

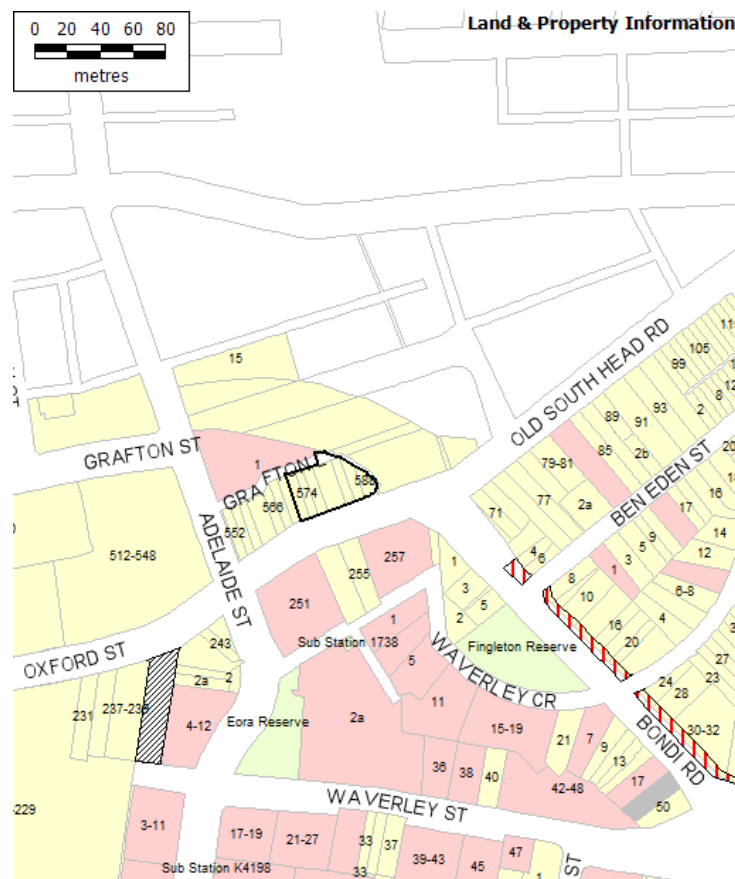
DEVELOPMENT APPLICATION ASSESSMENT

Mixed use development

Waverley
Council

| | |
|---------------------------|--|
| Application number | DA 501/2012 |
| Site address | 570-588 Oxford Street, Bondi Junction |
| Proposal | Demolition of existing buildings, construction of a 19 storey residential tower (133 apartments, including 14 for affordable housing), ground level retail and basement parking. |
| Date of lodgement | 23 November 2012 Amended plans 3 July 2013 Further Amended plans 17 September 2013 |
| Owner | Natalina Giacco, E Juaroney, J Cassimatis, T Cass, P Kalligeros, Bolside Pty Ltd, Peat Cheon Nominees Pty Ltd, Hollywood Investments Pty Ltd and Waverley Council (road reserve to lane). |
| Applicant | Lindsay Bennelong Developments Pty Ltd |
| Submissions | First Exhibition: Twenty Three (23) Second Exhibition: Five (5) |
| Cost of works | \$65,097,200 |
| Issues | Affordable Housing, Height, FSR, Materials and Finishes, View Loss, and Overshadowing. |
| Recommendation | Approval subject to conditions |

Site Map



1.1 SITE AND SURROUNDING LOCALITY

The site is known as 570-588 Oxford Street, Bondi Junction and consists of eight (8) properties between Oxford Street and Grafton Lane, Bondi Junction. The site is legally described as Lots D, E, F & G DP 407377, Lot 1 DP 73839, Lot A DP 440268, Lot 4 DP 262918 and Lot 50 DP 788523). The land has an area of 1,515.8m² which includes a small portion of Grafton Lane, located at the rear of the properties, which is in the process of being purchased by the applicant from Waverley Council. The site has a road frontage to both Oxford Street and Grafton Lane.

The area comprises a mix of commercial, retail and residential uses. Adjoining buildings are diverse, ranging from low scale single storey terraces through to large towers. To the north west of the site is a 16 storey apartment building called “The Eclipse”. To the west, is a row of two storey shops and the Westfield Shopping centre. To the east is the major intersection of Bondi Road, Oxford Street, Syd Einfeld Drive and Old South Head Road. Four properties are located on the opposite side of Oxford Street to the south:

- 257 Oxford Street, a residential tower known as the “Harbourview” apartments;
- 253 – 255 Oxford Street two low scale commercial buildings with a recent approval for a residential tower; and
- 251 Oxford Street, a 16 storey mixed use building.



Figure 1: Site viewed from Oxford Street



Figure 2: Site viewed from Grafton Lane



Figure 3: Development to the south viewed from the site

1.2 PROPOSAL

The proposal seeks development consent for:

- Demolition of the existing buildings
- Construction of a 19 storey mixed use development incorporating:
 - 138 residential apartments (including 14 affordable housing apartments);
 - 661.8m² of ground floor retail floorspace;
 - 133 basement car spaces;
 - Communal open space, landscaping and associated site works.

The proposal has a maximum height of 65.9m and a maximum floor space ratio (FSR) of 8.05:1 - 12,202m² of gross floor area (GFA).

A photomontage of the building is shown in Figure 4 below.



Figure 4: Photomontage of the proposal viewed from the east

1.3 RELEVANT HISTORY

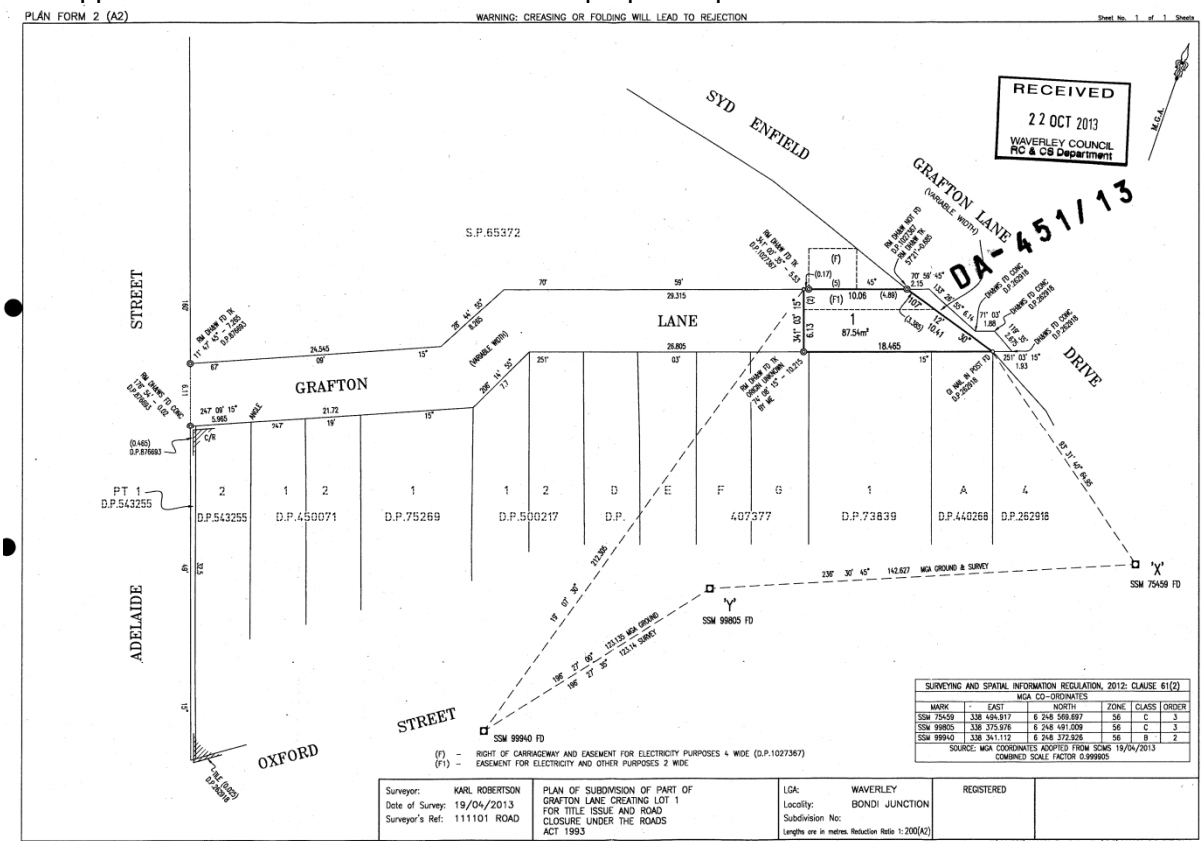
Grafton Lane Land Sale

On 19 October 2010 Council resolved to proceed with the investigation of the sale of the rear portion of Grafton Lane adjacent to the subject development site. On 19 July 2011 Council resolved to progress the closure of 95m² of Grafton Lane and proceed with the sale of this lane. Specifically, Council resolved that:-

- “1. This report be treated as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2) of the Local Government Act 1993.
2. Council receives and notes the report from the General Manager on negotiations with the applicant involved in the proposed road closure of the eastern end of Grafton Lane at Syd Enfield Drive.
3. Council confirms its position on the offer to purchase 95 square meters of Grafton Lane should the road be closed.
4. Council progresses with the formal closure of Grafton Lane as detailed on the plan attached to the report.”

The sale of this land has commenced, and as of the time of preparation of this report, the necessary easements for infrastructure are in the process of being negotiated and will be reflected in the final plan of subdivision.

A development application (see DA No. 451/2013) has been lodged to create this allotment. This application is still undetermined and the proposed plan of subdivision is shown below.



A condition requiring the completion of this sale is recommended and also the retention of pedestrian access from the existing pedestrian path adjoining the Syd Einfield Drive to the unclosed portion of Grafton Lane.

As Council is a landowner, this assessment has been prepared by an independent planning consultant.

DA Process

The applicant first met with Council's planning officers on 19 April 2012 regarding the proposal. Council wrote to the applicant advising them on the likely issues with its proposal.

The application was lodged on 23 November 2012 for a 22 storey (70.3m) mixed use development with a GFA of 13,270m². A preliminary assessment of the application was finalised on 5 April 2013 and the application was deferred for a number of reasons:-

- The portion of the basement within the proposed road reserve on Oxford Street was not permissible under the Waverley Local Environmental Plan 2012.
- The application involved land currently owned by Council, being part of Grafton Lane and therefore the applicant was required to obtain landowners consent from Council for the DA.
- The Floor Space and Height Variations sought under Clause 4.6 were not justified as required by the LEP. It was also requested that the justification assess the likely amenity and environmental impacts, such as view loss, and should not be relying on the VPA for the proposed variation.
- The proposed development exceeded the allowable car parking.
- The issues raised by the SEPP 65 Waverley Design Review.
- The residential amenity of the apartments, specifically solar access, the number of south facing and single aspect apartments, and floor to ceiling heights.
- Further information was required in regards to the provision of affordable housing.
- The wind impacts on the public domain surrounding the building.

In response to the proposal's deferral an amended application was lodged on the 3 July 2013. The amended plans addressed the majority of the issues raised in Council's deferment letter, including:

- Removing the portion of the basement within the proposed road reserve on Oxford Street.
- Obtaining land owners consent for the land currently owned by Council.
- Removing the FSR non-compliance and reducing the height variation sought under Clause 4.6, including additional justification for the likely amenity and environmental impacts, such as view loss.
- Reducing the proposed car parking.
- Design revisions to address some of the issues raised by the SEPP 65 Waverley Design Review Panel.
- Improved residential amenity of the apartments.
- Nominating the specific apartments that will be provided as affordable housing.
- Additional assessment and mitigation measures to address the wind impacts on the public domain surrounding the building.

Following a review of the amended application, Council wrote to the applicant on 29 August 2013 regarding some further outstanding issues, specifically:

- The enclosed balcony design, required to mitigate the wind conditions, along with some other areas within the building that potentially should also be included in the FSR calculation, would take the development's FSR above the maximum base FSR (7:1) + 15% variation provided under clause 4.4B. Based on the legal advice received from

Council's lawyers a Clause 4.6 variation to the FSR development standard cannot be used in conjunction with Clause 4.4B. Accordingly it was requested that the applicant modify the design of the balcony screens and address the areas identified as potentially being GFA, or alternatively modify the design of its proposal to reduce the FSR.

- Council's position that where development proposes to exceed the FSR by 15% (or less) under Clause 4.4B, then 50% of the additional floor space must be provided as affordable housing units and the total value of the excess floor space above the standard must be dedicated to affordable housing (generally consistent with Council's recently adopted VPA policy). Council also offered the applicant the alternative of entering into a VPA for the additional floor space rather than utilising Clause 4.4B.

In response to Council's letter the applicant submitted a second amended application on 17 September 2013, which addressed the design of the balcony screens and made minor changes / further clarification in relation to the areas that were identified as potentially being GFA rather than plant. The applicant confirmed that it wished to proceed with using Clause 4.4B rather than enter a VPA.

This report is an assessment of the amended proposal lodged on the 17 September 2013.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP

SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are implemented.

SEPP 55 Remediation of Land

Based on the available historical data, the risk of potentially contaminating activities undertaken on the site was considered to be low. The applicant's Environmental Site Assessment makes a number of recommendations which have been included as conditions of consent.

SEPP 65 Design Quality of Residential Flat Development

Under Clause 30 of the SEPP 65 the consent authority is required to take into account the advice of the relevant design review panel, the designs quality when evaluated against the design quality principles and the Residential Flat Design Code. The design quality of the building has been one of the major issues identified in the assessment of the application.

Subject to some further refinement, which can be conditioned, the proposed development is considered to achieve the design quality principles of SEPP 65 and is generally consistent with the 'rules of thumb' set out in the Residential Flat Design Code in terms of internal residential amenity. The proposed apartments will generally achieve a good level of residential amenity.

Council's SEPP 65 Design Review Panel reviewed the proposal on the 4th February 2013. It then undertook a further review of the amended scheme on 8 July 2013. The Design Review Panel issued revised comments on 16 July 2013, which conclude that:

The Panel considers that the revised submission still needs further design improvement and additional design detail. This remains crucial given the prominence of the site and its architectural and urban design importance in Bondi Junction. If approved, the building will be there for many decades, home to many and very prominent in the evolving urban scene. Therefore more design input is critical now.

The design and the drawings still need further consideration to prove that the mass proposed could become an acceptable architectural outcome. The details of the proposed architectural character remain too scant, and need to be more completely documented as part of the application. The Panel has frequently seen more detail in much smaller applications.

The Panel strongly recommends that the material qualities and façade design need further work, and suggests this may be best dealt with by deferred commencement conditions. This would give the proponent and architects time to fully resolve and make a clear commitment to the high quality materials and acoustic, thermal, maintenance and aesthetic façade performance that this prominent building should enjoy.

It is agreed with the Design Review Panel that the details of the proposed architectural character are currently insufficient and the site's prominence and urban design importance in Bondi Junction means it is essential that further design work is undertaken, specifically the material qualities and façade design. We do not agree with the Design Review Panel that the resolution of this detail is necessary to determine whether the massing proposed is an acceptable architectural outcome. In our opinion the massing of the proposal is acceptable in this location and context. Whilst the additional detail could be requested by way of deferred commencement condition, it equally can be dealt with by way of condition.

Accordingly, a condition has been placed on the consent that requires the applicant to submit further detail, in relation to the material qualities and façade design to the Design Review Panel for endorsement prior to the granting of any Construction Certificate.

The Design Review Panel's general comments have been considered where relevant in the environmental assessment in Section below.

SEPP (Infrastructure) 2007

The proposed development was referred to the RMS under clause 104 of the Infrastructure SEPP. The RMS' comments are considered under Section 3.1.

Waverley Local Environmental Plan (LEP) 2012

| COMPLIANCE CHECK | | | |
|--|--|--|---------------------------------|
| Control | Standard | Proposed | Compliance |
| WLEP 2012 | | | |
| cl. 2.2 Zoning | <ul style="list-style-type: none"> B4 Mixed Use | The proposed shop top housing is permissible with development consent. | Yes |
| cl. 4.3 Height | <ul style="list-style-type: none"> 60 m | 65.9m (variation under clause 4.6, see further discussion below) | No |
| cl. 4.4 Floor Space | <ul style="list-style-type: none"> 7:1 | 8.05:1 | Yes (subject to cl 4.4b) |
| cl. 4.4b Affordable Housing | <ul style="list-style-type: none"> The base FSR can be increased by up to 15% subject to conditions attached to the consent that achieve the requirements of cl 4.4B(4). | 14 affordable housing units (800.48m ²) are proposed. See further discussion below. | Yes |
| cl. 5.1A Development on land intended to be acquired for public purposes | <ul style="list-style-type: none"> Development consent must not be granted to any development on land to which cl 5.1A applies other than development for a purpose specified opposite that land in Column 2 of that Table. | The proposed development makes provision for future road widening in accordance with the Land Reservation Acquisition Map. | Yes |
| cl. 6.2 Earthworks | <ul style="list-style-type: none"> Before granting development consent for development involving ancillary earthworks, the consent authority must consider a range of matters. | The impacts of the earthworks on the adjoining properties can be appropriately managed by the conditions of consent. | Yes |
| cl. 6.5 Active Street Fronts | <ul style="list-style-type: none"> Active street frontages must be provided to Oxford Street. | Retail and residential building entrances have been provided at the ground floor and will activate Oxford Street. | Yes |
| Waverley DCP 2012 | | | |
| Part B General Provisions | | | |
| cl. 5 Stormwater | Stormwater management measures are proposed in accordance with the relevant Council requirements. | | Yes |
| cl. 6 Access | An access report has been prepared by the applicant | | Yes |

| COMPLIANCE CHECK | | | |
|--|--|---|------------|
| Control | Standard | Proposed | Compliance |
| | confirming the proposal is capable of achieving the relevant standards in relation to access. | | |
| cl. 7 Transport | Parking rates <ul style="list-style-type: none"> Commercial (1.6/100m² - 10.6 spaces) Residential (0.6 per 1B (43.8), 0.8 per 2B (32.8), 1.2 per 3B (22.8)) Visitor 1 per 7 units after first 12 (17.2) Total: 127 spaces | 133 car spaces. There is no justification for the proposed variation to the maximum car parking rates. A condition limiting the number of spaces to 127. | No |
| | <ul style="list-style-type: none"> Loading – 1 per 50+ dwellings and 1 per 400m² GFA retail Total: 4 loading spaces | 2 spaces. The areas provided are considered adequate despite the numeric non-compliance. | No |
| | <ul style="list-style-type: none"> Bicycle parking – 1 space per dwelling (133 spaces), 1 space per 10 units for visitors (13 spaces) and 1 space 150m² of commercial/retail GFA (4 spaces) Total: 150 spaces | 152 spaces | Yes |
| Part C2 Multi Unit and Multi Dwelling housing | | | |
| cl. 2.13 Communal Open Space | A communal open space area has been provided for the residents on the building's podium. | | Yes |
| cl. 2.15 Solar Access and Overshadowing | <ul style="list-style-type: none"> 70% of apartments to achieve 3 hours solar access between 9am and 3pm during mid-winter | 71% of apartments achieve 3 hours solar access in mid-winter | Yes |
| cl. 2.16 Views | Views are considered in further detail below. | | Yes |
| cl.2.17 Visual Privacy and Security | The proposal will achieve adequate visual privacy and security. | | Yes |
| cl. 2.18 Apartment Size and Layout | <ul style="list-style-type: none"> 1 bedroom – 50 sqm 2 bedroom – 80 sqm 3 bedroom – 100 sqm | All apartments comply with minimum area requirements. | Yes |
| cl. 2.19 Ceiling Heights | <ul style="list-style-type: none"> 2.7m for residential floors | 2.7m | Yes |
| cl. 2.20 Storage | <ul style="list-style-type: none"> 1 bedroom – 5 m³ 2 bedroom – 8 m³ | Specific storage details have not been provided | Yes |

| COMPLIANCE CHECK | | | |
|---|---|---|----------------|
| Control | Standard | Proposed | Compliance |
| | <ul style="list-style-type: none"> 3 bedroom – 10 m³ | however, a larger area has been allocated within the basement. A further condition requiring equitable allocation of the storage has been recommend. | |
| cl. 2.22 Acoustic Privacy | <ul style="list-style-type: none"> Soundproofing to be provided for all units | A condition is recommended. | Yes |
| cl. 2.23 Natural Ventilation | <ul style="list-style-type: none"> 60% of apartments are to be naturally cross ventilated | 62% | Yes |
| cl. 2.24 Building Services | <ul style="list-style-type: none"> Plant integrated into design | Plant is reasonably integrated with building design | Yes |
| Part D Commercial Development | | | |
| cl. 2 Signage | <ul style="list-style-type: none"> Signage plan is required | A condition is recommended. | N/A |
| Part E1 Bondi Junction Centre | | | |
| cl. 1.1 Built Form | <ul style="list-style-type: none"> Block edge and tower form | The proposed development achieves the desired form. | Yes |
| cl. 1.2 Building Use | <ul style="list-style-type: none"> Ground floor retail First floor commercial Activity to Lane | Ground floor retail, with residential above. | In part |
| cl. 1.5 Active Street frontage | <ul style="list-style-type: none"> Retail ground floor | Retail is provided at ground floor. | Yes |
| cl. 1.6 Street Alignment and front setbacks | <ul style="list-style-type: none"> Development should address the street alignment | The proposal addresses the future street alignment. | Yes |
| cl.1.6 (a) – tower setbacks | <ul style="list-style-type: none"> 6 m setback above level 6 for tower | The building provides an alternative setback to minimise impacts on adjoining properties. See further discussion below. | No |
| cl. 1.7 Separation | <ul style="list-style-type: none"> Building separation as per the RFDC | Only a small area of the tower sits within the 24m separation zone with the Eclipse building. The affected part of the Eclipse tower includes an area without windows and a balcony which is orientated perpendicular to the proposed tower. It will not result in any material impact on residential amenity of residents of the | In part |

| COMPLIANCE CHECK | | | |
|--|---|--|---------------------------------------|
| Control | Standard | Proposed | Compliance |
| | | Eclipse tower or the subject building. | |
| cl. 1.8 Side and Rear setbacks | The proposed variations to the setback will ensure a better design outcome. See further discussion below. | | No |
| cl. 1.9 Building Footprint | <ul style="list-style-type: none"> 100% site coverage Maximum 18 m depth and no habitable room more than 8 m from light source. | 100% The irregular forms results in a building with a depth greater than 18m, however no habitable room is more than 8m from a light source and all apartments will generally have good solar access and cross ventilation. | Yes In part |
| cl. 1.10 Building Orientation – address street | <ul style="list-style-type: none"> Refer to Figure 30 Colonnades are not permitted Awnings should have consistent heights about the footpath | An awning is proposed along the Oxford Street frontage. | Yes |
| cl. 1.11 No. storeys | <ul style="list-style-type: none"> 6 storeys block edge / tower 8 to 16 storey max. | 6 storeys to the block edge and an 18 storey tower. The proposed height variation is considered below. | Yes No |
| cl. 1.13 Design Excellence | <ul style="list-style-type: none"> Development must exhibit design excellence. | The proposal has the potential to exhibit design excellence, subject to demonstrating a high standard of materials and detailing. A condition has been recommended to address this issue. | Capable of achieving |
| Cl. 1.14 Building Elevations | <ul style="list-style-type: none"> All elevations contribute to the street. | All elevations contribute to the street. | Yes |
| Cl. 1.15 Public Art | <ul style="list-style-type: none"> A development of this scale requires public art. | A condition ensuring public art is provided is recommended to a value of \$40,000. This amount is based on the comparable value provided within similar scaled and recently approved developments. | Yes |
| cl.1.16 Awning required | <ul style="list-style-type: none"> An awning is to be provided along Oxford Street | An awning is proposed along the Oxford Street frontage. | Yes |
| cl. 1.18/1.19 Flexibility / Ceiling Height | <ul style="list-style-type: none"> Ground – 4 m levels 1 to 5 – 3.5m Above level 5 – 2.7m | The proposed development only provides 2.7m high ceilings for levels 1-5, thereby limiting | Yes No Yes |

| COMPLIANCE CHECK | | | |
|---|--|---|------------|
| Control | Standard | Proposed | Compliance |
| | | the potential for these levels to be used for commercial purposes. Whilst this is not desirable, it is unlikely the proposed podium would be converted to a commercial use in the short to medium term. | |
| cl. 20 External living | <ul style="list-style-type: none"> Provide external living areas to all dwellings | Each apartment will have access to an external living area. | Yes |
| cl. 21 Wind – buildings over 5 storeys | <ul style="list-style-type: none"> Buildings shall not create uncomfortable or unsafe wind conditions in the public domain > 5 storeys in height requires wind environment statement | The applicant's Wind Impact Statement confirms that subject to adoption of the recommendations in the report, the proposed development will not result in uncomfortable or unsafe wind conditions in the public domain. | Yes |
| cl.22 Reflectivity | <ul style="list-style-type: none"> Limit large areas of glass to a maximum of 60% Shade glass with horizontal, vertical or diagonal shading devices | The building does not contain large areas of glazing. A standard condition will be imposed limiting the level of reflectivity. | Yes |
| cl. 25 Access vehicular access off lane / | <ul style="list-style-type: none"> Vehicular access to be on secondary frontage Must be enclosed by roller doors or the like Vehicle and pedestrian entries must be well differentiated | <p>Vehicular access is provided along Grafton Lane. Access is through roller doors.</p> <p>Vehicle and pedestrian entries have been differentiated.</p> | Yes |

Height (LEP 2012 Clause 4.3)

The parapet height matches the 60m limit to the Oxford Street frontage. However due to the fall of the land to the rear, the height to the lane frontage exceeds the height limit by approximately 4.25 metres and the roof top plant room, which is setback from the parapet in the centre of the tower, has a maximum height of 65.9. The development therefore has a maximum exceedance of the height control in clause 4.3 of LEP 2012 by 5.9m. The proposal also varies the 16 storey height limit in the DCP.

The applicant has submitted a clause 4.6 exception to the height of buildings development standard.

As set out below, we are of the view that the consent authority can be satisfied that the proposal meets the requirements of clause 4.6, specifically (relevant LEP criteria *italics*):

That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

One of the objectives of clause 4.4 Floor Space Ratio is to provide an appropriate correlation between maximum building heights and density controls. However, as the development seeks to take advantage of the affordable rental housing provision under clause 4.4B, which provides for variations to the maximum GFA by up to 15% GFA, the height control no longer has the strong correlation with density control. If the height development standard was enforced in this instance the GFA would need to either be accommodated within the tower floor-plate, resulting in a bulkier tower with greater environmental impacts, or removed from the development, resulting in an associated reduction in the provision of affordable housing and therefore public benefit.

It is therefore appropriate to consider whether the impact of the additional height is a better outcome than making the building bulkier or reducing the provision of affordable housing.

The additional height will not result in any additional view loss, and arguably alleviates potential view loss by having a less bulky building. The additional shadowing impacts of the additional height will be negligible. As noted by the Design Review Panel:

“The Applicant previously provided 3-d analysis that (sic) the permissible envelope and it is evident that the proposed tower is a better outcome. The extensive view sharing analysis has also now been provided. The proposed height does not seem to create any view sharing problems, as the upper floors are above other buildings in any case.”

The tower complies with the 60m height at the Oxford Street parapet and will read as a building that complies with the maximum height control. It is noted that Council’s Design Review Panel also formed the opinion that the height proposed was reasonable.

In light of the minor nature of the non-compliance, the discrepancy in the height and FSR controls created by the application of clause 4.4B, and the absence of any environmental impacts, strict compliance with height standard is considered to be both unreasonable and unnecessary in the circumstances of the case and there is sufficient environmental planning ground to justify the minor departure from the development standard.

The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

The development is consistent with the objectives of the building height development standard and B4 Mixed Use zone. Specifically, the proposed height variation will not impact on the amenity of neighbouring properties. The building will still be compatible with the height, bulk and scale of the existing and desired character of the locality and positively complements and contributes to the physical definition of the street network and public space.

Whether contravention of the development standard raises any matter of significance for State or regional environmental planning

The contravention will not raise any matters of significance for State or regional environmental planning.

The public benefit of maintaining the development standard

There is no public benefit of maintaining the standard. Conversely, as noted above, a tower that complies with the height control would require both a reduction in floor space, and therefore a reduction in the provision of affordable housing, or for the floor space to be redistributed into the bulk of the tower, resulting in a greater environmental impact.

FSR (LEP 2012 Clause 4.4 and 4.4B)

The proposed development has an FSR of 8.05:1 and therefore exceeds the FSR development standard in LEP 2012 of 7:1. This variation is made pursuant to clause 4.4B, which stipulates that the maximum FSR can be increased by an additional 15% if conditions are attached to that consent to the effect that:

- (a) at least 50% of the area of the affordable housing incentive for the development will be allocated to one or more dwellings providing affordable housing in the development, and*
- (b) for at least 3 years from the date of the issue of the occupation certificate for the development:*
 - (i) the dwelling or dwellings will be available for rent as affordable housing, and*
 - (ii) all such accommodation will be managed by a registered community housing provider, and*
- (c) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements in paragraph (b) are met.*

The proposed FSR, and associated environmental impact, is only considered acceptable on the basis of that it will deliver an important public benefit in the form of affordable rental housing. The public benefit associated with the affordable housing is discussed in further detail below.

Transport (DCP 2012 Part B - 7)

The proposed development provides 133 car spaces. This does not comply with Council's DCP which sets a maximum of 127 spaces. There is no justification for the proposed variation to the maximum car parking rates provided by the applicant. Providing more car parking above the maximum rate on a site that is well serviced by public transport is not supported. Accordingly a condition limiting the number of spaces to 127 has been included.

The proposed development provides 2 loading dock spaces. This does not comply with Council's DCP which requires a minimum of 4 spaces. However, Council's Traffic Committee did not raise issue with the proposed loading dock, and it is considered sufficient for the size and types of retail / residential uses proposed.

Views (DCP 2012 Part C2 - 2.16)

The proposed development will result in view loss from the properties to the south. In particular:

- 251 Oxford Street (Residential)
- 253-255 Oxford Street (Commercial with approval for residential)
- 257 Oxford Street (Residential)

Despite resulting in some view loss impacts, the proposed development is considered to be consistent with Council's view sharing controls in DCP 2012 and the planning principle

enunciated by the decision of Senior Commissioner Roseth in *Tenacity Consulting Pty Ltd v Warringah Council* [2004] NSWLEC 140. Commissioner Roseth provides a four step test for assessment to determine whether an impact on views is significant and reasonable.

1. Identify the views to be affected

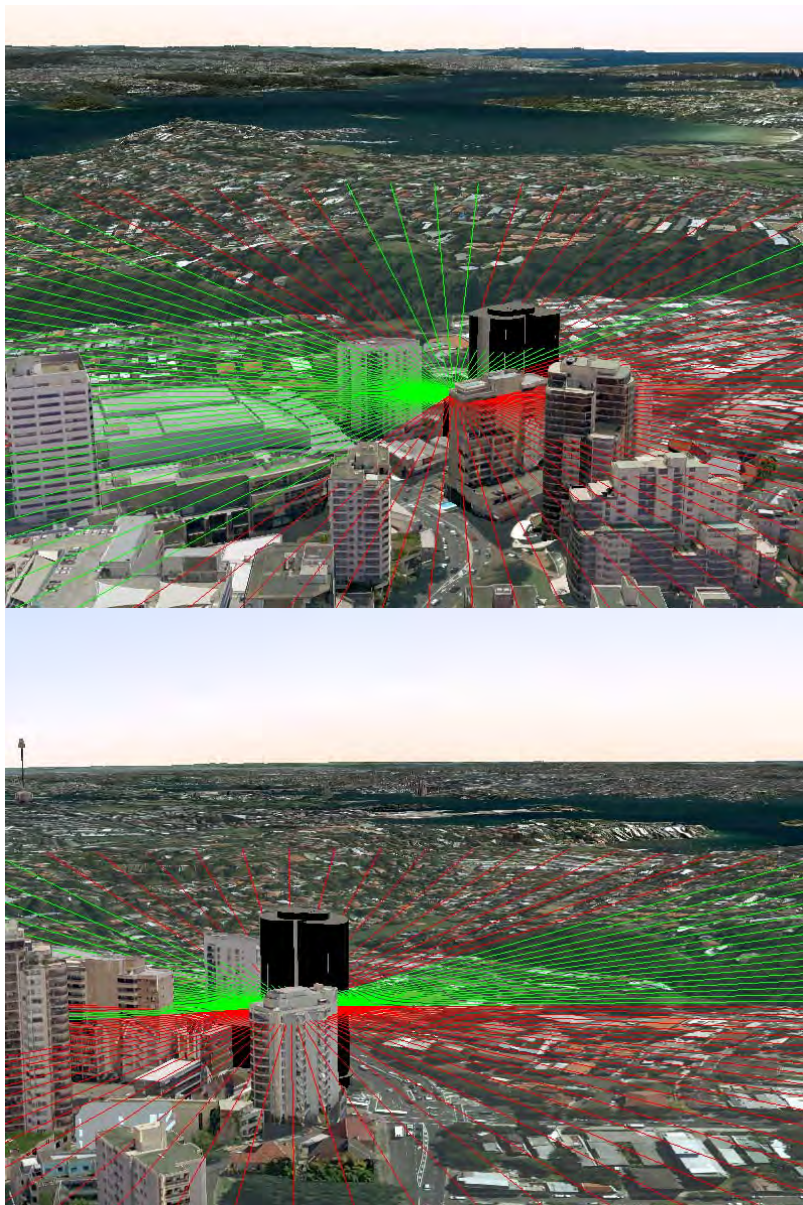
As shown in the extracts below taken from the view analysis, the properties to the south currently enjoy a number of iconic views that include the city skyline, Harbour Bridge, North and South Head, and Bondi Beach.

2. Consider what part of the property the views are obtained

Where the views are obtained depends on the specific apartment and these views are enjoyed from a variety of locations within the affected apartments, but generally include the primary living areas of those apartments.

3. Assess the extent of the impact

The extracts from the view analysis below demonstrates that whilst the building will have an impact on views from the buildings to the south, each of the buildings to the south still retain some of their iconic views.



4. Assess the reasonableness of the proposal that is causing the impact

The fourth step is to assess the reasonableness of the proposal that is causing the impact. Commissioner Roseth states:

“development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable.”

Furthermore, in Senior Commissioner Roseth's fourth principle he states that:

With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.

As discussed elsewhere in the assessment, the non-compliance with the building height development standard does not result in any additional view loss above a compliant scheme. Indeed as noted elsewhere a more compliant building in terms of height could have a greater impact. Where other non-compliances are proposed, such as the setbacks, they generally work to improve view sharing rather than result in view loss. The view impacts are therefore created by the compliant part of the building envelope.

In the case of the subject proposal, due to its location, a more skillful design would not reduce the impact on the views of the neighbours, without unreasonably impacting on the development potential of the site and effectively rendering it undevelopable, which in the context of a regional centre such as Bondi Junction is unreasonable. Consequently, in accordance with Senior Commissioner Roseth's fourth planning principle, the view impact is considered acceptable.

Setbacks and Separation (DCP 2012 Part E1. 1.6-1.8)

The proposal varies the following DCP numerical provisions:

- 6m primary tower setback;
- 24m building separation above 6 storeys; and
- 12m rear tower setback.

Council's Urban Designer has also requested that the tower form be setback at least 6m from the Oxford Street street wall and two metres from the Syd Einfeld and Grafton Lane street walls in order to reduce the overpowering presence of the tower within the streets and lane and reduce the wind effects at street level.

It is our view that the zero metre setback at the Oxford Street and Syd Enfield Drive corner is integral to the architectural integrity of the proposal and if the proposal was required to provide a 6m setback it would necessitate a complete redesign of the building and not necessarily result in an improved built form outcome.

Despite the non-compliances, particularly with the corner setback, the building is considered to be compatible with the bulk, scale, streetscape and existing character of the locality and has been designed, where possible, to minimise its impacts on the adjoining properties. As noted by the Design Review Panel *“The podium and tower components have been modelled into a curved, sinuous form that has the potential to make a memorable building on this prominent corner site. It is demonstrated in the applicant's analysis that this form reduces the apparent bulk from that of the permissible envelope.”*

The irregular tower floorplate will result in a building that from some perspectives will appear quite slender and others more bulky. However, the curved nature will effectively mitigate the

bulk of the tower. Importantly it will be more slender from the key pedestrian vantage points of Oxford Street and Old South Head Road and is at its bulkiest from Syd Enfield Drive, where it is less visually sensitive. The tower floorplate has a GFA of approximately 730m² which is slender when compared to other similar towers. By the way and comparison we note this floorplate is below the maximum floor-plate control of 750m² that the City of Sydney has recently adopted in its DCP for buildings over 35m outside of central Sydney. We also note that despite its size, the circular nature of the floorplate generally provides for apartments with a high level of amenity.

Only a small area of the tower sits within the 24m building separation zone with the Eclipse building. The affected part of the Eclipse tower includes an area without windows and a balcony which is orientated perpendicular to the proposed tower. It will not result in any material impact on residential amenity of residents of the Eclipse tower or the subject building.

In regards to the wind impacts, whilst a setback would provide better pedestrian amenity at that corner, the applicant's Wind Impact Statement confirms that subject to adoption of the recommendations in the report, the proposed development will not result in uncomfortable or unsafe wind conditions in the public domain. It is noted that the potentially affected area of the public domain adjoins a major freeway at the rear of a building. This area between the building and the freeway has though site link function but is not conducive to pedestrians congregating. Therefore achieving a high level of pedestrian comfort is not considered important in this location.

Design Excellence (DCP 2012 Part E1. 1.13)

The proposal has the potential to exhibit design excellence. However, the Design Review Panel raised serious concern with the material qualities and façade design, noting:

Some more developed drawings have now been submitted on the materials, colours and detail. However the Panel considers that these still fall well short of the high quality fusion of aesthetics and environmental performance. Consisting of pre-finished aluminium panel, glass and glazing bars, the flush facade lacks complexity and material quality. How does it finish at the parapet? How does it join into the podium or the awning? How are the plant room ventilation grilles integrated? It still has many technical problems that need to be resolved in relation to noise and heat gain.

The Panel is concerned to ensure that the larger buildings now being built in and around Bondi Junction are designed and built with robust materials and an enduring character. An aluminium sandwich panel may be quite bland on such a dominant building with such a large expanse of facade.

Large rendered and painted surfaces, to the lane, for example, are likely to present ongoing maintenance problems for an Owners Corporation.

Consisting of pre-finished aluminium panel, glass and glazing bars, the flush tower facades lack complexity and material quality. How do they finish at the parapet? How do they join into the podium or the awning? How are the plant room ventilation grilles integrated? The resolution of this panel type with the glazing and balcony elements still needs a far higher level of resolution, if these are to be the main expressive elements of the facades. While there has been some investigation of hob details, the resolution of cappings and parapets, junctions with the roof terraces, awnings and shop fronts remains deficient.

As previously discussed, it is agreed with the Panel that the details of the proposed architectural character are currently insufficient and the site's prominence and urban design importance in Bondi Junction means it is essential that further design work is undertaken.

Accordingly, a condition has been included that requires the applicant to submit further detail, in relation to the material qualities and façade design to the Panel for its endorsement in order to ensure that the proposal achieves design excellence.

In this instance the quality of the materials and finishes of this tower are considered to be so important that the review and ultimately certification of a condition concerning this matter is to be done as a formal referral to Council's Design Review Panel.

Public Domain Improvements

The scheme also relies on and provides for various significant changes to its public domain, such as road widening to Oxford Street and part resumption of Grafton Lane. Conditions in this respect are recommended, however on a fine-grain level various objectives should be achieved in respect to these improvements.

The resumption of the rear portion of Grafton Lane should not close this lane from pedestrian access from the existing public footway next to Syd Einfeld Drive. A condition requiring a pedestrian link between Grafton Lane and the Syd Einfeld Drive pedestrian link is recommended.

The presentation of the building at ground level to the Syd Einfeld Drive pedestrian link present a blank wall, some consideration should be given to enlivening this aspect of the building. The current uses within the building to this level comprise waste rooms and bike facilities. Nevertheless, some articulation of this wall and windows to the bike change room / shower areas would considerably improve the presentation of the building to the existing Syd Einfeld Drive pedestrian link.

For the future planning of this development, consideration should also be given to an active retail use to the frontage of the Syd Einfeld Drive pedestrian link; such a space would have a real uniqueness and make the adjoining pedestrian environment safer.

2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposed development is permissible in, and consistent with the objectives of, the B4 Mixed Use zone. The proposed building reflects the scale of development provided for under LEP 2012. It is therefore considered to be suitable for the site.

2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS

The original application was notified, advertised and site notice erected for 14 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development*. Twenty three (23) submissions were received.

The application was amended (plans lodged 03/07/13), it was renotified. Five (5) submissions were received.

The issues raised in the submissions to the amended scheme are summarised and discussed below.

| ISSUE | ASSESSMENT |
|--|---|
| The bulk and scale of the tower <ul style="list-style-type: none"> – 177/18-34 Waverley Street, Bondi Junction – SP 31337, 251 Oxford Street – 253-55 Oxford Street | An assessment of the bulk and scale of the tower are considered in the assessment above. |
| The bulk and scale of the podium <ul style="list-style-type: none"> – SP 31337, 251 Oxford Street | The scale of the podium achieves Council's desired built form for the podium. |
| The FSR in the LEP was contingent on the use being commercial. <ul style="list-style-type: none"> – 177/18-34 Waverley Street | The proposed uses are permissible in the B4 Mixed Use zone. The bonus FSR under clause 4.4B is contingent on affordable housing being provided within the development. |
| The development will increase traffic congestion <ul style="list-style-type: none"> – 177/18-34 Waverley Street – SP 31337, 251 Oxford Street | The number of car parking spaces has been conditioned to achieve compliance with DCP 2012. The RMS, Council's traffic engineer and Traffic Planning Committee supported the proposal, and its associated traffic impacts, subject to conditions. |
| Loss of views <ul style="list-style-type: none"> – SP 31337, 251 Oxford Street – 253-55 Oxford Street | The impact of the development on views is considered in the assessment above. |
| Loss of solar access / overshadowing <ul style="list-style-type: none"> – SP 31337, 251 Oxford Street | An elevational shadow analysis undertaken demonstrates that the apartments in 251 Oxford Street will continue to receive in excess of 3 hours solar access during mid-winter. Therefore any additional overshadowing on the building's facade is considered acceptable. |
| Wind impacts <ul style="list-style-type: none"> – SP 31337, 251 Oxford Street | The applicant's Wind Impact Statement confirms that subject to adoption of the recommendations in the report, the proposed development will not result in any uncomfortable or unsafe wind conditions in the public domain. |
| Construction Management <ul style="list-style-type: none"> – SP 31337, 251 Oxford Street | Conditions have been placed on the consent to ensure the impact from the construction of the building are appropriately managed/mitigated. |

| ISSUE | ASSESSMENT |
|--|--|
| Acoustic Impacts from Plant – SP 31337, 251 Oxford Street | A condition of consent has been recommended to ensure the acoustic performance of the building plant will comply with Council's standards. |

2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

The proposed development is the result of consolidating a number of underutilised sites, in close proximity to strategic infrastructure. Whilst the development will have impacts on adjoining properties the impacts are considered acceptable in the context of a high density environment, where the proposal is largely compliant and where possible has been designed to minimise its impacts. The proposal also includes the significant public benefit of providing affordable rental housing. It is considered that the proposal is in the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

3.1 External

SEPP 65 – Design Quality of Residential Flat Development

Council's SEPP 65 Panel reviewed the proposal on the 4th February 2013. It then undertook a further review of the amended scheme on 8 July 2013. The Panel issued revised comments on 16 July 2013, which are considered throughout this environmental assessment.

Roads and Maritime Services

The RMS raised no objection to the proposed development, subject to the applicant satisfying the requirements set out in its letter. The RMS' requirements have been incorporated as conditions of consent.

Ausgrid

Ausgrid advised that it required provision for an electricity substation onsite. Ausgrid's requirement has been incorporated as condition of consent.

3.2 Internal

The original application was referred to the various internal Council specialists and the comments received formed part of the deferral of the application. Upon the application being amended on 3/7/13 and 17/9/13, where relevant additional comments were sought. A summary of the comments from each referral are provided below (copy of all comments available on file) – comments provided are generally addressed in the recommended conditions of consent.

Social Planning

An offer of affordable housing has been made in respect to clause 4.4B of LEP 2012. That offer is accepted and a condition recognising the affordable housing proposed is recommended.

Urban Design

Council's Urban Designer provided comments in relation to the setbacks, tower form, ground floor, bike parking, wind mitigation and public domain. The issues raised by Council's Urban Designer have been considered as part of the assessment and where relevant form part of the conditions of consent.

Traffic and Technical Services

The proposal was considered at Council's Traffic Committee on 28 February 2013.

The Committee raised no objections to the proposal and recommended conditions of consent that are imposed in the recommended conditions.

Technical Services also reviewed the proposal and raised no objection to the proposal on traffic and storm water grounds and similarly their conditions are imposed in the recommended conditions.

Environmental Health Issues

Council's Environmental Health Officer requested various standard conditions be applied to the development consent.

Fire Safety

Council's Fire Safety Officer requested the imposition of various conditions that are to be applied to the development consent.

Waste Management

Council's Waste Management Officer provided conditions of consent that are imposed as part of the recommended conditions of consent.

4. SUMMARY

The proposed development seeks approval for demolition of existing buildings, construction of a 19 storey residential tower (133 apartments, including 14 for affordable housing), ground level retail and basement parking at 570-588 Oxford Street, Bondi Junction.

The development varies the maximum LEP height control of 60m by 5.9m, and relies on clause 4.4B 'incentives for providing affordable rental housing' to exceed the maximum FSR control of 7:1 by 15% (1.05:1). The bulk and scale of the development is considered appropriate and the impacts acceptable on the basis that an adequate public benefit is delivered through the provision of affordable rental housing.

The development will have an impact on the adjoining properties, however, these impacts are considered to be reasonable, particularly in a high density environment such as Bondi Junction that has been zoned to have a maximum building height of 60m and a FSR of 7:1 to 8.05:1

The design of the tower and podium is generally supported, and where non-compliances are proposed they generally deliver a better environmental outcome. However, the

proposed architectural character is not sufficient justified in terms of the level of detail and design resolution provided and given the site's prominence and urban design importance in Bondi Junction, it is considered essential that further design work is undertaken in respect to refinement of the detail of this design. Accordingly, a condition has been placed on the consent that requires the applicant to submit further detail in relation to the material qualities and façade design to Council's Design Review Panel for approval.

The scheme also provides for various significant changes to its public domain, such as road widening to Oxford Street and resumption of part of Grafton Lane. These works can provide a valuable opportunity for revitalizing the public domain around the site and conditions in this regards are proposed.

This is a landmark building that will contribute to the strategic development of the Bondi Junction centre; it generally complies with the relevant planning controls and is recommended for consent subject to conditions.

5. RECOMMENDATION TO JOINT REGIONAL PLANNING PANEL

That the Development Application be **APPROVED** by the Joint Regional Planning Panel subject to the Conditions in **Appendix A**.

Report prepared by:

JBA Planning

Independent Assessor

James Harrison / Michael Rowe

Application reviewed by:

Philip Bull

Area Manager – South

(Reviewed and agreed on behalf of the Development and Building Unit by Mitchell Reid and Arif Faruqi)

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

- (a) Architectural Plan Nos DA 1001 to DA 1012, DA 1100, DA 2001 to DA 2003, DA 2501, DA 2601 and DA 9500 tables and documentation prepared by Daryl Jackson Robin Dyke, with Lacoste and Stevenson dated 12 September 2013 (cover sheet), and received by Council on date 17 September 2013;
- (b) Landscape Plan No. LBE08-000-600 and documentation prepared by Place Planning and Design, dated June 2013;
- (c) BASIX Certificate and Thermal Comfort Report dated 27 June 2013 and received by Council on 3 July 2013;
- (d) Building Code of Australia Capability Report dated 21 November 2012, report No. J120567 and prepared by Vic Lilli and Partners and received by Council on 23 November 2012;
- (e) Reflectivity Assessment dated June 2013 prepared by SLR consultants and received by Council on 3 July 2013;
- (f) Environmental Wind Updates dated June 2013 prepared by SLR consultants and received by Council on 3 July 2013;
- (g) Plan of Proposed Land Dedication prepared by Tasy Moraitis dated 01 July 2013 and received by Council on 3 July 2013;
- (h) Preliminary Environmental Site Assessment prepared by Environmental Investigation Services dated December 2011 and received by Council on 23 November 2012;
- (i) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part G1, Waverley DCP 2010 received by Council on 3 July 2013.

Except where amended by the following conditions of consent.

2. CONSULTANT REPORTS

The recommendations contained in the various specialist consultant reports outlined in Condition 1 shall be adhered to. Where any conflict arises between a condition of consent, the development's Principle Certifying Authority may determine which is to apply.

3. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) The BASIX certificate is to be modified to reflect the approved development.

- (b) The elevations of the building fronting the Syd Einfeld Drive pedestrian link are to be better articulated and suitable windows provided to the adjoining bike store / changing rooms to improve the amenity of these places and better modulate this elevation of the building.
- (c) The public domain plans for the development are to provide a dedicated pedestrian link from the Syd Einfeld Drive pedestrian link to Grafton Lane over the closed portion of Grafton Lane. This link is to be a minimum of 1.5m wide and recognized on the title of the site via an easement, right of way or dedication in favour of public pedestrian access.

The amendments shall be submitted for the approval of the Principal Certifying Authority prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

4. ARCHITECTURAL DETAILING

Prior to the issue of any Construction Certificate further detail and modification of the design is to be submitted and endorsed by the Waverley Design Review Panel which address the following matters:

- (a) A schedule of external materials and finishes and design details of the building's facade. (There is a need for a durable and 'raw' material in the external façade that are not dependant on too frequent maintenance / painted finishes.)
- (b) The above details to include detailed drawings of the shop fronts, entry foyers, awnings, window and balcony details and major junctions between materials.
- (c) Detailed drawings of the method of resolution of shading, wind protection and suitable ventilation to single aspect units.
- (d) A signage strategy for the building, specifying locations and external colours of signage.
- (e) The material and method of fixing the external shading / privacy blades.
- (f) The Oxford Street portion of the ground floor and podium is to be redesigned to align with the northern boundary of the road acquisition area particularly at the western end so it matches any future street wall on future development at 568 Oxford Street to avoid a blank wall to the street.

The amendments shall be submitted to the approval of Council's SEPP 65 Design Review Panel with a referral fee of \$800. The Panel is to approve the above details prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

5. TRAFFIC, ACCESS AND PARKING

The proposal shall be amended as follows:

- (a) The on-site car parking provision is to be reduced to a maximum of 127 spaces.
- (b) A total of 17 car parking spaces be provided within the basement car park area for the parking of resident visitor cars. Details of the location of the resident visitor parking be submitted to Council prior to the release of the Construction Certificate.

- (c) The clearance height in the loading bay area and at the roller shutter at Grafton Lane be not less than 4m.
- (d) Waste collection and other vehicles accessing the site not to exceed 8.8m in length.
- (e) All loading and unloading to take place within the loading bay area at all times for both the residential and retail components of the development. Loading and unloading not to take place from Oxford Street or Grafton Lane.
- (f) A boom gate or other barrier be installed to separate the resident parking from the resident visitor parking.
- (g) Details of the proposed bicycle storage cages in the basement car parks and the bike parking facilities proposed at the western end of the Oxford Street footpath be submitted to Council for the approval of the Divisional Manager, Technical Services prior to the release of the Construction Certificate.
- (h) All works proposed on Oxford Street and at the intersection of Oxford Street, Bondi Road and Syd Einfield Drive, including changes to kerb alignments and pedestrian facilities, be submitted to the Roads and Maritime Services (RMS) for approval prior to works commencing.
- (i) Full engineering drawings and specifications for all works proposed outside the site on Oxford Street and the cycleway adjacent to the eastern boundary of the site be submitted to Council for the approval of the Divisional Manager, Technical Services prior to works commencing.
- (j) A staging plan / schedule for the works being undertaken on the road reserve be submitted to Council for the approval of the Divisional Manager, Technical Services prior to demolition or other works commencing on the development site.
- (k) All costs associated with dedicating the strip of land on the Oxford Street frontage for road widening purposes be borne by the applicant.
- (l) The closure of Grafton Lane at the rear of the property be carried out in accordance with the requirements of Council's Divisional Manager, Technical Services. Full engineering details of adjustments to the kerb and gutter and roadway to affect the closure be submitted to Council for the approval of the Divisional Manager, Technical Services prior to works commencing.

The amendments shall be submitted for the approval of the Principal Certifying Authority Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

6. SITE CONTAMINATION

Site contamination is to be managed in accordance with the recommendations of the Preliminary Environmental Site Assessment prepared by Environmental Investigation Services dated December 2011 and received by Council on 23 November 2012.

Prior to the issue of the any Construction Certificate, an EPA Accredited Site Auditor (a list of auditors can be found on the NSW EPA website) shall certify that:-

- the site is suitable or will be suitable, after remediation, for the proposed use;
- a suitable site specific OH&S plan is prepared and adopted for the site for the contamination likely to be encountered on site; and,

- a suitable location has been identified for any contaminated fill or materials to be removed from the site.

The 'site specific OH&S plan' is to be included in the project's Construction Certificate documentation and a copy available on site throughout demolition and construction works.

7. SYD EINFELD DRIVE PEDESTRIAN LINK

The Syd Einfeld Drive pedestrian link is to be maintained during construction of the project, in this regard approved hoardings may intrude into this area but its design must allow for pedestrian and cycle access throughout construction.

8. APPROVED DESIGN - RESIDENTIAL DEVELOPMENT

The approved design (including an element or detail of that design) or materials, finish or colours of the building must not be changed so as to affect the internal layout or external appearance of the building, without the approval of Council.

9. ARCHITECT TO SUPERVISE DESIGN

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of **a qualified designer** in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

10. BONDI JUNCTION 3D CAD MODEL REQUIRED

Prior to a Construction Certificate being issued, an accurate 1:1 electronic model of the detailed construction stage drawings must be submitted to Council for the electronic Bondi Junction Model.

The data required to be submitted must include and identify:

- (i) building design above and below ground in accordance with the development consent;
- (ii) all underground services and utilities, underground structures and basements, known archaeological structures and artefacts;
- (iii) property boundaries and the kerb lines adjacent to the site.

Further information and technical requirements should be obtained from Council's E-Planning (3D Modelling) Officer, in the Planning and Environmental Services Department of Council.

Prior to an Occupation Certificate being issued, a second and updated 'as built' 1:1 electronic model, in accordance with the above requirements, of the completed development must be submitted to Council for the electronic Bondi Junction Model.

Note: The submitted model/data must be amended to reflect any modifications to the approval (under section 96 of the Environmental Planning and Assessment Act) that affect the location of any of the underground services or structures and/or external configuration of building above ground.

11. ROLLER SHUTTERS

The installation of roller shutters or grilles, in front of, or in place of a standard window or shop fronts is prohibited. Council Policy requires the retention of a glass shop front for window display purposes

12. TERMS OF RESTRICTIONS, COVENANTS AND EASEMENT

All covenants, restrictions and easements required to be registered by these conditions of consent must provide that they cannot be varied, modified or removed without the consent of the Council.

13. DETAILED PUBLIC DOMAIN PLAN

A detailed public domain plan shall be submitted indicating all works sought to the public domain area in accordance with Council's 'Bondi Junction Public Domain Technical Manual'. Details should include (though not limited to) furniture, pavement, garbage bins, lighting, bicycle parking etc.

The amendments shall be submitted for the approval and satisfaction of Council prior to the lodgement of the relevant Construction Certificate under the Environmental Planning and Assessment Act 1979.

14. SIGNAGE PLAN

No signage is approved. A Signage Plan, providing for consistent commercial signage for the retail tenancies is to be provided to the satisfaction of Waverley Council prior to the issue of a Construction Certificate for the development.

The following principles apply to the Signage Plan:-

- (a) Above awning signage other than building identification signage will not be supported.
- (b) A consistent suite of signs is to be provided to each commercial tenancy and allow for change in tenancies.
- (c) The signage should have a high-quality and consistent design and allow for the identification needs of the individual tenants.
- (d) Third party advertising is prohibited on the building.

15. DEVELOPMENT APPLICATIONS FOR NON-RESIDENTIAL USE

Specific development applications are to be lodged for the approval of Council in connection with the usage of any retail or commercial areas within the development, prior to the occupation of the premises.

16. TELECOMMUNICATION FACILITIES ON MULTI-UNIT DWELLINGS

Telecommunication facilities on new multi-unit dwellings are opposed. The Owners' Corporation is prohibited from entering into leasing agreements with telecommunication companies to erect or install any commercial telecommunication device (other than for the explicit use of the occupants) on the building.

17. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Excavation, proposed or undertaken in the certification or construction of the development, that results in additional habitable or non-habitable floor space (including storage) shall require the submission of a new development application or Section 96 application to modify the approved development. During consideration of this application construction work on site shall cease without prior agreement of Council. Failure to comply with this condition may lead to Council prosecuting or taking a compliance action against the development for breach of its consent.

18. USE OF COMMON PROPERTY

No exclusive use of common property (other than for approved storage) shall occur without the prior consent of Council. In this regard the applicant is to register a restriction as to user that prohibits the separate occupation, use or disposition of the land by way of agreement, instrument or dealing including an agreement, instrument or dealing evidenced by a company's constitution or articles of association. The restriction as to user is to be registered prior to the issue of the Occupation Certificate.

19. GENERAL MODIFICATIONS – PARKING

The proposal shall be amended as follows:

- (a) Car parking shall be provided at a maximum rate of:
 - i. 17 residential visitor spaces;
 - ii. 10 retail spaces;
 - iii. 100 residential spaces;
 - iv. Maximum of 127 spaces overall.
- (b) A minimum of 10% of all vehicle spaces are to be accessible.
- (c) Ownership of car park lot spaces within the basement shall be limited to parties owning a unit (commercial/residential) within the building and limited to 2 car spaces to any one residential unit.

The amendments shall be submitted for the approval of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate under the Environmental Planning and Assessment Act 1979.

20. GENERAL MODIFICATIONS – DISABLED ACCESS

The proposal shall be amended as follows:

- (a) At least 10% of all residential units are to be 'adaptable dwelling' (note an adaptable dwelling is housing that is designed and built to accommodate the needs of occupants with mobility impairment to Australian Standard 1428: Design for Access and Mobility Services).
- (b) The adaptable dwellings should not be clustered together but rather spread throughout the development and should include both one and two bedroom units.
- (c) A fully accessible sanitary facility is to be provided for public use on ground level.

The amendments shall be submitted for the approval of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate under the Environmental Planning and Assessment Act 1979.

21. BICYCLE PARKING

Bicycle parking shall be provided in accordance with the layout, design and security requirements of AS 2890.3 – 1993 Parking Facilities- Bicycle parking Facilities including:

- (i) Security Class 1 bike lockers for occupants of residential buildings
- (ii) Security Class 2 bike enclosures for staff/employees and
- (iii) Security Class 3 bike rails/racks for visitors.

Details of the bicycle parking facilities shall be submitted to Council for approval prior to the release of the Construction Certificate.

22. LAND TITLE ARRANGEMENTS

Prior to issue of the Construction Certificate, the portion of Grafton Lane nominated as part of the site is to be closed (as a road) and the land's conveyance to the applicant completed.

The subject site is to be consolidated into one allotment, reflecting proposed road widening, covenants, restrictions, easements and dedications, prior to issue of an Occupation Certificate for the development.

23. STRATA SUBDIVISION

Consent is required for strata subdivision of the development.

In respect to the allocation of car parking and storage spaces, those spaces are not permitted to be subdivided as individual allotments and are to be part lots allocated to individual residential or commercial allotments or identified as common property. Parts allotments are to be generally allocated in accordance with the parking and storage requirements of Waverley Development Control Plan 2012.

24. PROVISION OF PUBLIC ART

Public art is to be provided within the development to a minimum value of \$40,000. In this regard, the applicant is to refer to Council's 'Public Art in the Private Domain' manual and Public Art Committee.

The nominated public art proposal is to be to the satisfaction of Council's public art committee and incorporated into the proposal's construction certificate documentation.

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

25. SECTION 94A CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:
 - (1) Where the total development cost is less than \$500,000:
"Waverley Council Cost Summary Report"; or,
 - (2) Where the total development cost is \$500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from:
www.waverley.nsw.gov.au/publications/

- (b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.
- (c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

Advisory Note

- A development valued at \$100,000 or less will be exempt from the levy.
- A development valued at \$100,001 - \$200,000 will attract a levy of 0.5%.
- A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

26. AFFORDABLE HOUSING INCENTIVE

- (a) For the purposes of this condition:

“affordable housing” has the same meaning that it has in the Environmental Planning and Assessment Act 1979; and

a “household” as referred to in the definition of “affordable housing” is taken to be a very low income household, low income household or moderate income household if the household:

- i. has a gross income that is less than 120 per cent of the median household income for the time being for the Sydney Statistical Division (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or
 - ii. is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.
- (b) Pursuant to clause 4.4B(3) of the Waverley Local Environmental Plan 2012 the gross floor area of the development must not exceed 12,202.19sqm which includes an affordable housing incentive of 1,591.59sqm.
 - (c) Pursuant to clause 4.4B(4) of the Waverley Local Environmental Plan 2012 the dwelling(s) numbered R1I, R1J, R1K, R2H, R2I, R2J, R2K, R3H, R3J, R3K, R4H, R4J, R4K & R5H on the approved plans (which have a gross floor area of 795.8 sqm being at least 50% of the affordable housing incentive of 1,591.59 sqm) must be used for the purpose of providing affordable housing in the development and for 3 years from the date of commencement of lease(s) of the nominated dwellings with Council's registered community housing provider. On the date of commencement of the above lease(s) the subject dwellings will be made available for rent as affordable housing and will be managed by a registered community housing provider endorsed by Waverley Council. The subject units are to be made available to Council's registered community housing provider and the lease(s) commenced within three (3) month of the issue of an occupation certificate for the subject accommodation.
 - (d) In accordance with clause 4.4B(4)(c) of Waverley Local Environmental Plan 2012 a restriction will be registered, before the date of the issue of any occupation certificate, against the title of the property on which the development is to be carried out, in

accordance with section 88E of the Conveyancing Act 1919, that will ensure that the requirements in condition 3(c) are met.

27. PUBLIC DOMAIN IMPROVEMENTS

The footpaths surrounding the site are to be upgraded in accordance with Council's Local Village Centres Public Domain Technical Manual. In this regard, the applicant is to confer with Council's Divisional Manager, Technical Services prior to commencement of those works

28. GROUND ANCHORS

Prior to works commencing on site, a plan, showing the location and type of all ground anchors that will be required to extend beyond any of the existing or proposed boundaries of the site shall be submitted to Council for the approval of the Divisional Manager, Technical Services. Please note, a fee applies for each anchor approved to extend into a road reserve.

29. HEAD CLERANCES

The loading facility and roller shutter off Grafton Lane shall have a clearance height that will allow access by the 8.8m long rigid vehicle and 10.2m long refuse vehicles described in the "Assessment of Traffic and Parking Implications" report prepared by Transport and Traffic Planning Associates dated July, 2013. Details of the head clearance and the dimensions of the design vehicles shall be submitted to Council for the approval of the Divisional Manager, Technical Services prior to the release of the Construction Certificate.

30. APPROVAL OF ROADWORKS BY RMS

Full engineering drawings of all works proposed on Oxford Street and at the intersection of Oxford Street, Bondi Road and Syd Einfield Drive shall be submitted to the Roads and Maritime Services (RMS) for approval prior to those works commencing.

31. ROAD WIDENING AND FOOTPATH WORKS

The Oxford Street roadway outside the site shall be widened and the cycleway adjacent to the eastern boundary shall be constructed to the satisfaction of Council and the RMS prior to the issue of an Occupation Certificate. Full engineering drawings and specifications for the works shall be submitted to Council's Planning and Environmental Services and the RMS for approval prior to those works commencing.

32. STAGING PLAN OF WORKS OUTSIDE THE SITE

A staging plan / schedule for the works to be undertaken on the road reserve shall be submitted to Council for the approval of the Divisional Manager, Technical Services prior to demolition or other works commencing on the site.

33. DEDICATION OF LAND FOR ROAD WIDENING

The 3m wide strip of land on the Oxford Street frontage of the site shall be dedicated as road to Council prior to the release of the Occupation Certificate. All costs associated with dedicating the strip of land shall be borne by the applicant.

34. CLOSURE OF GRAFTON LANE

The closure of Grafton Lane at the rear of the property shall be carried out in accordance with the requirements of Council's Divisional Manager, Technical Services. Full engineering details of adjustments to the kerb and gutter and roadway to affect the closure and provide the truck holding bay shall be submitted to Council for the approval of the Divisional Manager, Technical Services prior to works commencing.

35. BOND REQUIRED

A deposit of guarantee satisfactory to Council for the amount of \$ **180,000** must be provided as security for the payment of the cost of any one or more of the following:

- (a) making good any damage caused to any property of Council as a consequence of the doing of anything which the consent relates;
- (b) completing any public works (such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with the consent; and/or
- (c) remediating any defects in such public work that arise within six months after the work is completed.

The bond shall be lodged with Council prior to issue of the Construction Certificate.

36. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

37. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, including demolition, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations; and
- (c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

38. RESIDENTIAL STORAGE

A Storage Allocation Plan is to be provided to Council for approval prior to the issue of a Construction Certificate demonstrating that the following storage volumes have been allocated to each apartment:

- 1 Bedroom Unit: 5m³
- 2 Bedroom Unit: 8m³
- 3 Bedroom Unit: 10m³

Note: The above storage can be provided within each apartment.

39. NOISE ATTENUATION IN RESIDENTIAL FLAT BUILDINGS

Noise attenuation is to be achieved in all residential units within the building by a minimum of the following standards:

- (a) A wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates sole occupancy units or a sole occupancy unit from a stairway, public corridor, hallway or the like;
- (b) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
- (c) A wall or floor shall have a FSTC of not less than 55 if it separates a sole occupancy unit from a plant room;
- (d) A floor separating sole occupancy units must not have a FSTC of less than 50; and
- (e) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

Details are to be provided on the plans to the satisfaction of the Principal Certifying Authority prior to the issue of the Construction Certificate.

40. SERVICE AUTHORITIES

The applicant is to seek approval from the relevant services authority regarding any possible modification to the service authority's infrastructure prior to the issue of a Construction Certificate.

41. ARCHITECT TO SUPERVISE DESIGN - CONSTRUCTION CERTIFICATE DOCUMENTATION

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of a qualified designer in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

In accordance with clause 143a of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue a construction certificate unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted.

42. HOARDING REQUIRED

A standard B-Class hoarding designed and constructed in accordance with the requirements of the Work Cover Authority being erected on the street alignments of the property, prior to the commencement of building operations, and such hoardings to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council must be obtained prior to the erection of the hoarding.

43. GEOTECHNICAL ENGINEERS REPORT

A geotechnical report, regarding the stability of the subject site and stating that damage should not occur to any adjoining premises as a result of the proposed bulk excavation, driven type piles and shoring works, is to be submitted to the Principal Certifying Authority, Council and the owners of adjoining premises. The report is to be submitted prior to the issue of a Construction Certificate and commencement of any such works on the site.

44. DETAILS OF BULK EXCAVATION, SHORING OR PILE CONSTRUCTION

A report shall be prepared by a suitably qualified and practising Structural Engineer detailing the proposed methods of bulk excavation, shoring or pile construction, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works. The Report shall be submitted to the Principal Certifying Authority, Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the plans and specifications together with the Construction Certificate.

45. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) Checklist 2 shall be submitted to the Principal Certifying Authority for approval in accordance with Part G1, Waverley DCP 2010 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

46. CONSTRUCTION VEHICLE AND PEDESTRIAN PLAN OF MANAGEMENT

A "Construction Vehicle and Pedestrian Plan of Management" (CVPPM) is to be approved by Council prior to the issue of a Construction Certificate and the undertaking of any demolition, excavation, remediation or construction on the site.

The CVPPM shall provide details of the following:

- (a) The proposed route to be taken by demolition/construction vehicles in the Waverley Council area when accessing and exiting the site.
- (b) The type and size of demolition/construction vehicles. Trucks with dog trailers and semi trailers may not be approved for use if it is considered with the information submitted that such vehicles cannot adequately and safely gain access to and from the site or where access into or out of the site may not be possible without the need to remove an unsatisfactory number of vehicles parked on the roadway adjacent to or opposite the site.
- (c) The location of truck holding areas remote from the site should Council not give approval for demolition/construction vehicles to stand on the roadway in the vicinity of the site.
- (d) Traffic control measures to be put in place when trucks, manoeuvring in the vicinity of the site, will interfere with the free flow of traffic.
- (e) The location and materials of construction of temporary driveways providing access into and out of the site.
- (f) The location and length of any proposed Works/Construction Zones. Note: such zones require the approval of the Waverley Traffic Committee and Council prior to installation.
- (g) The hours of operation of demolition/construction vehicles.
- (h) The number of and where it is proposed to park light vehicles associated with staff/employees/contractors working on the site.
- (i) How it is proposed to cater for the safe passage of pedestrians past the site. The details shall include:
 - the route required to be taken by pedestrians including signage and any other control measures that will need to be put in place to direct and keep pedestrians on the required route;
 - any obstructions such as street furniture, trees and bollards etc., that may interfere with the safe passage of pedestrians;
 - the type(s) of material on which pedestrians will be required to walk;
 - the width of the pathway on the route;
 - the location and type of proposed hoardings;
 - the location of existing street lighting.

47. STORMWATER MANAGEMENT

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. Stormwater system details are to be submitted in accordance with the Waverley Development Control Plan 2012 prior to the issue of a Construction Certificate.

48. ENGINEERING DETAILS

Structural details prepared and certified by a practicing Structural Engineer being furnished to the Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

49. BASIX

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and cannot be modified under Section 96 of the *Environmental Planning and Assessment Act 1979*.

50. AUSGRID SUBSTATION

An Ausgrid substation is to be provided within the development. Documentary evidence of compliance is to be provided to the satisfaction of the Principle Certifying Authority prior to the issue of the Construction Certificate that Ausgrid's requirements for the location and size of a kiosk type distribution centre on the subject land has been provided within the development (Ausgrid contact CBD and Eastern Suburbs network ph 9663 9326).

51. NOISE MANAGEMENT PLAN - CONSTRUCTION SITES

A Noise Management Plan must be submitted to The Principal Certifying Authority for approval prior to the issue of a construction certificate and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include, but not be limited to the following:-

- (a) Identification of nearby residents and other sensitive locations near to the site;
- (b) Description of hours of work and what work will be undertaken
- (c) Description of what work practices will be applied to minimise noise
- (d) Mitigation measures to control noise from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- (e) Selection criteria for plant and equipment;
- (f) Community consultation;
- (g) Details of work schedules for all construction phases;
- (h) Selection of traffic routes to minimise residential noise intrusion;
- (i) Schedule of plant and equipment use and maintenance programs;
- (j) Noise monitoring techniques and method of reporting results;

- (k) The methodology to be employed for handling and investigating any complaints should they arise, including documentation and feedback mechanisms;
- (l) Identification of a site contact person to follow up on complaints and site signage erected to advise of persons name and contact details.
- (m) Site induction details for employees and contractors, and;
- (n) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

52. NOISE MANAGEMENT PLAN - DEMOLITION, EXCAVATION AND CONSTRUCTION

A site specific noise management plan must be submitted to the Principal Certifying Authority for approval and comment prior to the issue of a construction certificate and complied with during any building works. The plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include but not be limited to the following:-

- (a) Confirmation of the level of community consultation that has, is and will be undertaken with Building Managers/occupiers/residents of noise sensitive properties likely to be affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- (b) Confirmation of noise methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with Council's noise criteria.
- (c) What course of action will be undertaken following receipt of a complaint concerning site noise emissions?
- (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring property to a minimum.
- (m) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

53. NOISE - ACOUSTIC REPORT

An acoustic investigation of the proposal shall be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the proposal and is to be submitted with the Construction Certificate. The investigation shall include, but not be limited to:

- (a) The identification of sensitive noise receivers potentially impacted by the proposal;
- (b) The quantification of the existing acoustic environment at the receiver locations (measurement techniques and assessment period should be fully justified and in accordance with relevant Australian Standards and the NSW Environment Protection Authority (EPA) requirements);

- (c) The formation of a suitable assessment criteria having regard to the guidelines contained in the NSW EPA Industrial Noise Policy;
- (d) The identification of operational noise producing facets of the development and the subsequent predictions of resultant noise at the identified sensitive receiver locations from the operation of the use. Where appropriate the predication procedures must be justified and include an evaluation of prevailing atmospheric conditions that may promote noise propagation;
- (e) A statement indicating that the development/use will comply with the relevant criteria together with details of acoustic control measures that will be incorporated into the development/use, will not create adverse noise impacts to surrounding development.

54. PROVISION FOR SHAFT FOR FUTURE FOOD PREMISES

Adequate provision shall be made for the installation of a mechanical exhaust system for future premises where food is prepared. This includes the provision of a shaft that complies with the Building Code of Australia, to the roof for the ductwork and the flue of the system.

55. SITE HEALTH & SAFETY PLAN

A Site Health & Safety Plan is to be prepared prior to the commencement of remediation works by a person competent to do such Plan. All works are to be carried out in accordance with this Plan. This Plan shall include:

- (a) hazard identification and control
- (b) site security
- (c) personal protective equipment
- (d) work zones and decontamination procedures
- (e) contingency plans and incident reporting
- (f) environmental monitoring

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the and the Principal Certifying Authority immediately.

56. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

57. BUILDING CODE OF AUSTRALIA

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

58. DILAPIDATION REPORTS

A Dilapidation surveys must be conducted and dilapidation reports prepared by a practising professional engineer (structural) of all buildings, (both internal and external), including ancillary structures located on land adjoining the site and of such further buildings located within the likely “zone of influence” of any excavation, dewatering and/or construction induced vibration. The survey must identify which properties are within the likely 'zone of influence'.

These properties must include (but are not limited to) 1 Adelaide Street, 590-594 Oxford Street and adjoining road infrastructure, and any others identified to be in the zone of influence in the Dilapidation Survey.

The dilapidation reports must be completed and submitted to the Principal Certifying Authority with or prior to the Notice of Commencement and prior to the commencement of any development work. The adjoining building owner(s) must be given a copy of the dilapidation report for their building(s) prior to the commencement of any work.

Please note the following:

- (a) The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.
- (b) This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.
- (c) Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.
- (d) Council will not become directly involved in disputes between the Developer, its contractors and the owners of neighbouring buildings.
- (e) In the event that access for undertaking the dilapidation survey is denied the applicant is to demonstrate in writing to the satisfaction of the Council that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.

59. NSW ROADS AND MARITIME SERVICES REQUIREMENTS

The following NSW Roads and Maritime Services (RMS) requirements apply to the development:-

1. RMS has previously dedicated a strip of land as road along the generally eastern boundary of the subject property. RMS has no approved proposal that requires any part of the subject property for road purposes. Therefore there are no objections to the development proposal on property grounds provided all buildings and structures are clear of the Syd Einfeld Drive road reserve (unlimited in height or depth) and clear of the above land other than footpath pedestrian awning.
2. The developer is to comply with the requirements of the Technical Direction (GTD 2012/001). This will require the developer to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures to the RMS for assessment. The developer is to meet the full cost of the assessment by the RMS.

This report would need to address the following key issues:

- a. The impact of excavation/rock anchors on the stability of the Syd Einfeld Drive and detailing how the carriageway would be monitored for settlement.
 - b. The impact of the excavation on the structural stability of the Syd Einfeld Drive.
 - c. Any other issues that may need to be addressed. (Contact: Geotechnical Engineer Stanley Yuen on phone 8837 0246 or Graham Yip on phone 8837 0245 for details).
3. The proposed development should be designed such that road traffic noise from Syd Einfeld Drive is mitigated by durable materials to satisfy requirements under Clause 102(3) of State Environmental Planning Policy (Infrastructure) 2007. The RMS's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
 4. A detailed Construction Traffic Management Plan and associated Traffic Control Plan shall be prepared and submitted to Council/RMS/TMC prior to the issue of a Construction Certificate.
 5. The layout of the proposed car parking areas, loading docks and access driveway associated with the subject development (including, grades, turn paths, lifts, sight distance requirements, aisle widths and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
 6. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a swept path plan shall be submitted to Council for approval, which illustrates that the proposed development complies with this requirement.
 7. A Road Occupancy Licence should be obtained from the RMS/TMC for any works that may impact on traffic flows on Syd Einfeld Drive during construction activities.
 8. The proposed development will generate additional pedestrian movements in the area. Consideration should be given to ensuring pedestrian safety.
 9. All vehicles shall enter and exit the site in a forward direction.
 10. All works associated with the development are to be at no cost to the RMS.

Any inquiries in relation to the above matters can be directed to the nominated Assistant Transport Planner, Xi Lin, on telephone (02) 8849 2076 or email xi.lin@rms.nsw.gov.au.

60. ESSENTIAL SERVICES - NEW BUILDING

Details of the proposed essential fire safety measures/services shall be submitted to the Principal Certifying Authority with the application for a Construction Certificate or be attached to the Construction Certificate, including a certificate, prepared by a person competent to do so, setting out the:

- (a) basis of design;
- (b) standard to which the system is to be installed; and
- (c) all relevant documentation, including all drawings such as wiring diagrams, duct layouts, hydraulic schematics etc and calculations shall be submitted for Council's records.

At the completion of the installation, certification containing the following information shall be attached to the application for an Occupation Certificate or to the Occupation Certificate:

- (a) inspection, testing and commissioning details;
- (b) date of inspection, testing and commissioning;
- (c) the name and address of the individual who carried out the test; and
- (d) a statement that the service has been designed, installed and is capable of operating to the above standard.

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

61. PRIOR TO SITE WORKS

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

- (a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or
- (b) the name and permit number of the owner/builder who intends to do the work; and
- (c) any change to these arrangements for doing of the work.

62. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

63. CONSTRUCTION OF NEW DRAINAGE INFRASTRUCTURE

The following requirements apply to the construction of new stormwater infrastructure associated with the development:-

- Under current design, orifice size to be 125mm diameter.
- All drainage and road works in Grafton Lane to be carried out as per attached Waverley Council Standard Drainage Drawing D1, D2, D7 and Standard Road Drawing R1.
- Upgrade 8m of existing 225mm diameter pipe at the corner of Grafton Lane (point A1 shown on drawing 1116/C04B) and connect to stormwater mains in Adelaide Street
- All pipes in Grafton Lane to be either concrete encased in 300mm minimum surrounding concrete or Class 4 pipes
- Mill and fill 40mm AC10 Asphalt in Grafton Lane to be carried out once stormwater works are completed

In respect to any queries in respect to the above requirements contact Council's Senior Design Team Leader (Stormwater) on 9369 8026.

64. FINISHED LEVELS

The finished level of the retail floors at the Oxford Street boundary shall match the Council's approved footpath level.

65. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

66. EXCAVATION BELOW FOOTINGS

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

- (a) preserve and protect the building from damage; and
- (b) if necessary, must underpin and support the building in an approved manner; and
- (c) must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

67. EXCAVATION TO BE MANAGED BY STRUCTURAL ENGINEER

Bulk excavation is to be managed by a practising structural engineer, in accordance with the specification for shoring and support, as detailed in the approved Construction Certificate.

68. OBSTRUCTION TO PUBLIC AREAS

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

- (a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;
- (b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and
- (c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

69. TOILET FACILITIES

Toilet facilities being provided on the work site in accordance with the requirements of Sydney Water.

49. NOISE FROM BUILDING WORKS - RESTRICTED ACTIVITIES

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:

1. Times identified by the community when they are less sensitive to noise
2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

70. REFRIGERATION UNITS & MECHANICAL PLANT

All refrigeration motors/units and other mechanical plant are to be installed within the building in an acoustically treated plant room. In this regard, adequate provision is to be made within the confines of the building for any plant and equipment associated with the use of the building.

71. EROSION, SEDIMENT AND POLLUTION CONTROL

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

72. SOIL AND WATER MANAGEMENT PLAN

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

73. USE OF FILL ON SITE

All fill imported on to the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported onto the site shall also be compatible with the existing soil characteristics for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported on to the site should be validated by either one or both of the following methods during remediation works;

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or

- (b) Sampling and analysis of the fill material should be conducted in accordance with the NSW EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

The only waste derived fill material that may be received at the development site is:

- (a) virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*), or
- (b) any other waste derived material the subject of a resource recovery exemption under cl. 51A of the *Protection of the Environmental Operations (Waste) Regulations 2005* that is permitted to be used as fill material.

Any waste derived material the subject of resource exemption received at the development site must be accompanied by documentation as to the materials compliance with the exemption conditions and must be provided to the Principal Certifying authority on request.

74. CONTAMINATING MATERIAL REQUIRED TO BE REMOVED

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (eg: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.
- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices. They shall also adopt work practices in accordance with the requirements of Safe Work Australia's National Standard for the Control of Inorganic Lead at Work (NOHSC: 1012 (1994) and NOHSC: 2015(1994).
- (c) All lead-contaminated materials being disposed of in accordance with the NSW Environment Protection Authority (EPA) Waste Classification Guidelines 2009 and the Protection of the Environment Operations Act 1997 (NSW).

75. DEMOLITION & SITE PREPARATION

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements NSW WorkCover Authority and the NSW Environment Protection Authority (EPA), and with the provisions of:

- (a) Work Health & Safety Act 2011;
- (b) Work Health & Safety Regulation 2011;
- (c) Protection of the Environment Operations Act 1997 (NSW) and
- (d) NSW EPA Waste Classification Guidelines 2009.

76. DEMOLITION REQUIREMENTS

Following demolition activities the soil must be tested by a person with suitable expertise, to ensure the soil lead levels are below acceptable health criteria for residential areas. The soil investigation being carried out in accordance with the NSW Environment Protection Authority

(EPA) "Guidelines for Consultants Reporting on Contaminated Sites". An approved NSW Environment Protection Authority (EPA) Auditor, in accordance with the NSW EPA's "Guidelines" shall issue a Site Audit Statement at the completion of the investigation, for the NSW Site Auditor Scheme.

77. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) confirm that no asbestos products are present on the subject land; or
- (c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);
- (d) describe the method of demolition;
- (e) describe the precautions to be employed to minimise any dust nuisance; and
- (f) describe the disposal methods for hazardous materials.

78. ASBESTOS REMOVAL

All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current Work Cover Asbestos or "Demolition Licence" and a current Work Cover Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos".

79. LOCATION OF BUILDING OPERATIONS

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

80. ALL BUILDING MATERIALS STORED ON SITE

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

81. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;

- (b) Sundays and public holidays; and
- (c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

82. USE OF HEAVY EARTH MOVEMENT EQUIPMENT

Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

83. QUALITY OF CONSTRUCTION ACT - INSPECTIONS

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certification.

MANDATORY Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 2, 3 and 4 portions of the building:

- (a) at the commencement of the building work;
- (b) prior to covering of waterproofing in any wet area for a minimum of 10% of rooms with wet area within a building;
- (c) prior to covering any stormwater drainage connections; and
- (d) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

In the case of a Class 5, 6, 7, 8 or 9 portions of the building:

- (a) at the commencement of the building work;
- (b) prior to covering any stormwater drainage connections; and
- (c) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

- (a) sediment control measures prior to the commencement of building work;
- (b) foundation material prior to undertaking building work;
- (c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
- (d) steel reinforcement, prior to pouring concrete;
- (e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;

- (f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and
- (g) swimming pool fencing prior to filling pool.

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

84. BONDJ JUNCTION STREET TREES

The provision of planting in Oxford Street is to be in accordance with Council's reviewed Bondi Junction Technical Manual and Bondi Junction Commercial Centre Design Framework and in discussion with Council.

85. WORK OUTSIDE PROPERTY BOUNDARY

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

86. AWNINGS

Awnings shall be a minimum of 3.5m above the footpath level and offset a minimum of 600mm behind the kerb (as proposed for the widened portion of Oxford Street).

87. CONVEX MIRRORS

Convex mirrors shall be installed within the site at the driveway on Grafton Lane to allow drivers exiting the site to view pedestrians and vehicles approaching along the Lane from both directions.

Details are to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction certificate.

88. VISITOR AND RETAIL CAR PARKING

Visitor, retail and resident car parking spaces are to be signposted to Council's satisfaction.

89. ACCESSIBLE CAR SPACE

A minimum of 10% of all car parking are to be provided as car spaces for the vehicles of people with disabilities.

The car spaces shall be identified and reserved at all times and be in the vicinity of a lift or as close as possible to public areas and facilities. The car spaces shall have minimum dimensions of 3.2m x 5.5m and minimum headroom clearance of 2.5m for vehicles fitted with a roof mounted wheelchair rack.

A notice shall be displayed at the entrance to the car park and at each change in direction indicating the location of car spaces and the maximum headroom for vehicles.

Details are to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

90. ACCESS

The development shall be provided with access and facilities for people with disabilities in accordance with AS1428.2 Design for Access and Mobility Part 2: Enhanced and Additional Requirements. Details are to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

91. ADAPTABLE HOUSING

Access in accordance with AS4299 - Adaptable Housing shall be provided to at least twelve units in the development. Details are to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

92. ACCESSIBLE SIGNAGE

Appropriate signage and tactile information indicating accessible facilities shall be provided at the main entrance directory or wherever directional signage or information is provided in the building. Such signage shall have regard to the provisions of AS1428.2.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

93. SYDNEY WATER

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. **Application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website www.sydneywater.com.au/customer/urban/index or telephone 13 20 92.**

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the subdivision plan/occupation of the development.

94. NOISE ATTENUATION CERTIFICATE

On completion of any building containing residential units and prior to the issue of the Occupation Certificate the applicant shall:

- (a) Engage and an Australian Association Acoustic Consultant to conduct a test for noise attenuation to classify the buildings performance on the National Star Rating Table and to confirm compliance with Condition Nos 39 and 53; and
- (b) Lodge with Council for public record, the noise attenuation star rating results.

95. FINAL OCCUPATION CERTIFICATE

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

96. ARCHITECT TO SUPERVISE DESIGN - OCCUPATION CERTIFICATE DOCUMENTATION

In accordance with clause 154A of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue an occupation certificate to authorise a person to commence occupation or use of the development unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued.

97. WASTE STORAGE

The following requirements apply to waste management:

- (a) Provide 10 x 660L MGB for residential garbage, 4 x 660L MGB for paper recycling and 6 x 660L MGB for commingled recycling collected each week. Should garbage compaction be utilised in the storage room, these numbers may reduce.
- (b) Provide 10 x 240L MGB for commercial garbage and 3 x 240L MGB for commercial recycling collected at least twice per week. The applicant must enter into a commercial waste agreement for the removal of this waste.
- (c) The commercial and residential waste storage areas must be separated at all times.
- (d) The waste and recycling storage areas must be bunded to the sewer and be equipped with a supply of hot and cold water mixed through a centralised mixing valve with a hose cock.
- (e) The waste and recycling storage areas must be able to accommodate all bins, with all bins simultaneously accessible.
- (f) A waste management plan must be submitted to Council to include all waste removal arrangements such as the Contractor, recyclables and all other waste (collection and disposal), prior to the occupation of the premises.
- (g) Provide a separate waste storage area suitably covered, bunded and drained to the sewer. The waste storage receptacles must be maintained in good order and repair at all times.
- (h) Provide a suitable storage area affectively bunded for chemicals, pesticides and cleaning products.
- (i) Provide a separate storage area for used and unused cooking oils suitably covered, bunded and drained to the sewer.
- (j) Provide dry basket arresters to the floor wastes in the food preparation and waste storage areas.
- (k) Confer with Sydney Water regarding whether a Trade Waste Agreement is required. A copy of the agreement shall be forwarded to Council if one is entered into with Sydney Water.

98. LIGHTING

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

99. ALLOCATION OF STREET NUMBER

The subdivision of the property has lead to the following allocation of street numbers:

- No.570-588 for the consolidated allotments;

The street number for each property shall be a minimum of 75mm high and shall be positioned 600mm-1500mm above ground level on the site boundary that fronts the street. The street number is to be positioned on the site prior to the issue of the Occupation Certificate.

Any variation to the above street numbering requires a new application to be lodged with Council.

100. PARKING PERMITS

In accordance with Council's Policy, Residents Preferential Parking permits will **not** be issued for this development when it is completed.

101. NOISE - MECHANICAL PLANT

Noise associated with mechanical plant shall not give rise to any one or more of the following:

- (a) Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.
- (b) A sound pressure level at any affected property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use. The source noise level must be assessed as a LAeq, 15 minute.
- (c) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.
- (d) A Certificate is to be submitted at the completion of all work and prior to the issue of an Occupation Certificate, from a suitably qualified Acoustic Engineer. The Certificate is to certify all plant and equipment complies with the terms of approval in relation to noise.

102. NOISE EMISSIONS

The use of the premises shall not give rise to:

- (a) Transmission of "Offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy;

- (b) A sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard 1055.

103. AIR EMISSIONS

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997. No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

104. MECHANICAL VENTILATION SYSTEMS

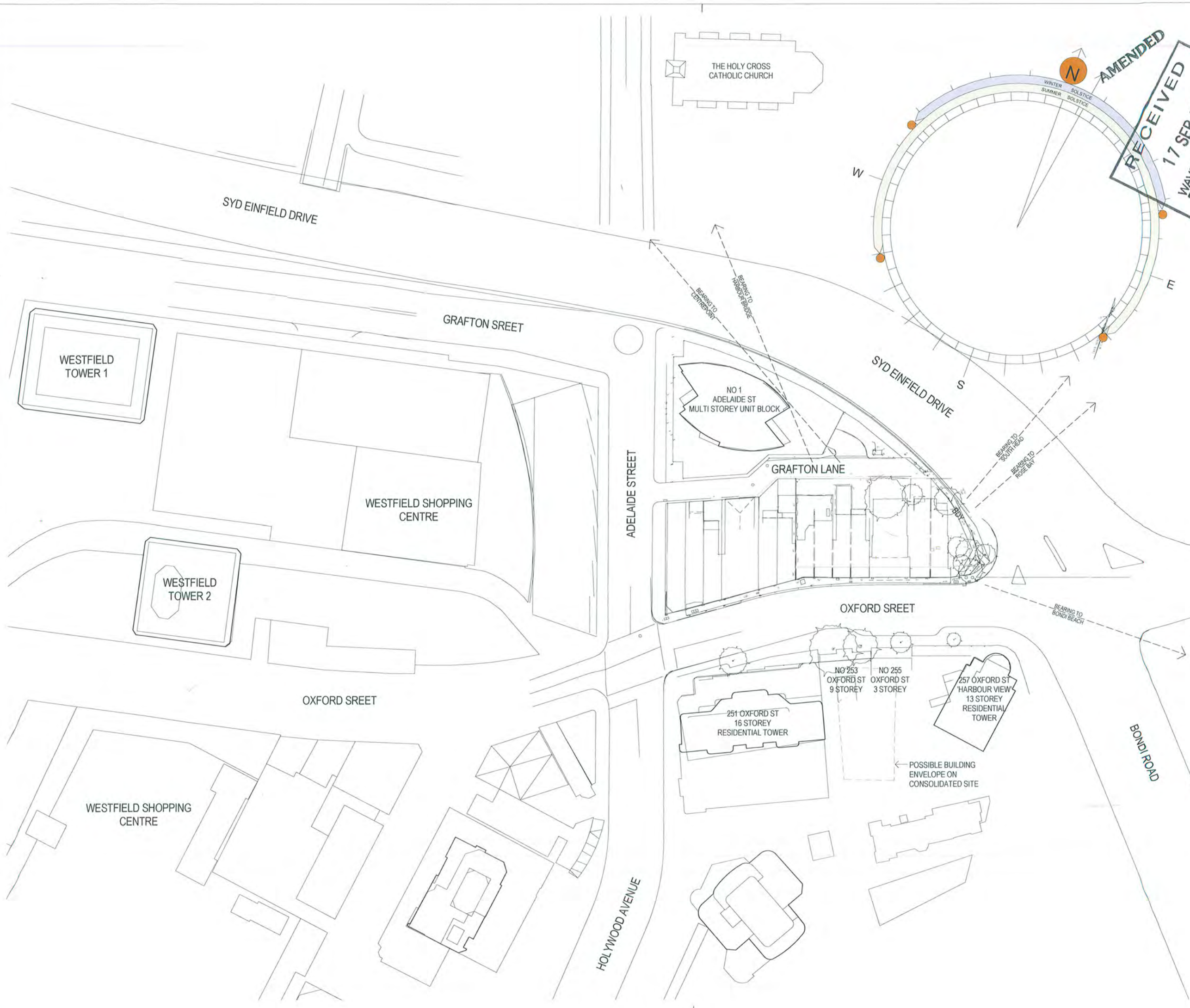
- (a) The premises are to be ventilated in accordance with the requirements of the Building Code of Australia & relevant Australia Standards.
- (b) Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668 - 1991 (Parts 1 and 2). Prior to installation, the design is to be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the Occupation Certificate, the work shall be certified by a person competent to do so. The certification shall include:
 - (i) inspection, testing and commissioning details;
 - (ii) date of inspection, testing and commissioning details;
 - (iii) the name and address of the individual who carried out the test; and
 - (iv) a statement that the service has been designed, installed and is capable of operating to the above standard.

105. CONTROL OF LEGIONNAIRES DISEASE

- (a) All cooling towers and warm water systems must be operated and maintained in accordance with AS/NZS 3666 2011, the *Public Health Act 2010*, *Public Health Regulation 2012* and *NSW Health Code of Practice for the Control of Legionnaires Disease*.
- (b) The occupier of the building must register and provide particulars of any water cooling, and warm-water systems as required under the provisions of the *Public Health Act, 2010 and Regulation*. Registration forms are available from Council.

106. DELIVERY OF GOODS

Loading and unloading of vehicles and delivery of goods to the land shall at all times be carried out within the site. The area set aside for car parking as shown on the approved plans shall be used for the parking of vehicles and for no other purpose.



This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on site. Report discrepancies immediately.

PROJECT TRUE

RECEIVED
17 SEP 2013
WAVERLEY COUNCIL
RC & CS Department

AMENDED

SYDNEY DRIVE
GRAFTON STREET

AUTHORISED FOR ISSUE

SIGN OFF DATE

DIRECTOR

DA-501/12

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 26.09.2012 | COORDINATION ISSUE | ED |
| 2 | 18.10.2012 | COORDINATION ISSUE | ED |
| 3 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23.11.2012 | DA ISSUE | AH |
| 5 | 28.06.2013 | DA ISSUE | AH |

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Lacoste + Stevenson

PROJECT
BONDI TOWER

570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| ED | 1 : 500 | 28.06.2013 |

DESCRIPTION
EXISTING SITE PLAN

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 0101 | 5 |

ADELAIDE STREET

ADELAIDE STREET

OXFORD STREET

SYD EINFELD DRIVE

GRAFTON LANE

ALL BUILDINGS AND VEGETATION
ON SITE TO BE DEMOLISHED

2 SURVEYOR'S SECTION

DA 0102 1:100

NOTE:
- SURVEY PREPARED BY DENNY LINKER & CO
DRAWING TO BE READ IN CONJUNCTION WITH SURVEY DRAWINGS:
111101-1-9 / DATED: 01.12.11
- THE GROUND LINE INDICATED ON SECTION D-D ON THIS SHEET IS
THE PROFILE OF THE 60m HEIGHT PLANE INDICATED ON SECTION
ON DRAWING DA2501

RECEIVED
17 SEP 2013
WAVERLEY COUNCIL
RC & CS Department

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

PROJECT TRUE

SCALE BAR

AUTHORISED FOR ISSUE

DIRECTOR

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 10/02/2012 | INITIAL ISSUE | AH |
| 2 | 22/02/2012 | PRE-DA ISSUE | AH |
| 3 | 26/06/2012 | COORDINATION ISSUE | ED |
| 4 | 16/10/2012 | COORDINATION ISSUE | ED |
| 5 | 13/11/2012 | PRE-SUBMISSION ISSUE | AH |
| 6 | 23/11/2012 | DA ISSUE | AH |
| 7 | 28/06/2013 | DA ISSUE | AH |

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA
DRAWN SCALE AT A1 ISSUE DATE
ED As indicated 28.06.2013
DESCRIPTION
EXISTING SITE SURVEY

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 0102 | 7 |

28/06/2013 5:59:21 PM

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---|--|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R10 BLOWN INSULATION MEAN U-VALUE |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTERIORITY WALLS INTERIORITY WALLS |
| WINDOWS | HEBEL POWER PANEL CLEAR GLAZED IN ALUMINIUM FRAME | NFRC GLAZING SYSTEM IN ALUMI R VALUES ≤ 0.657 AND SHG ≤ 0.68 WEATHERSTRIPPING FITTED ON WIN |
| | GLAZING TYPE | - 6-38 LAMINATED CLEAR UNFINISHED - DOUBLE GLAZED (200 TO 400 TS) R21 R2K R3U R4K R5K R5L R5S R5L R5S R5S R5S R5S R5S R5S R5S |
| FLOOR | CONCRETE SLAB | TILE (ALL BATHROOMS AND LAUNDRY) CARPET (BEDROOMS AND LIVING AREA) |
| ROOF | CONCRETE | R10 CEILING INSULATION |



PROJECT
TRI

SCALE BAR

OXFORD

AUTHORISED FOR ISSUE

2

DIRECTOR

SIGN OFF DATE _____

[illegible]

| ISSUE | DATE | SUBJECT | VALID? |
|-------|------|---------|--------|
|-------|------|---------|--------|

Client _____

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www.djrd.com.au
ARN: 48 942 921 969

Leopoldo J. Steinmann

LACOSIO + STEVENSON

PROJECT _____

RONDI TOWER

BONDI TOWER

[illegible]

570 - 588 OXFORD ST,

BONDI JUNCTION.

NSW 2022

NSW 2022

DA

| | | |
|-------|-------------|------------|
| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|

SP 1:200 28.06.2013

DESCRIPTION

PLACEMENT 108

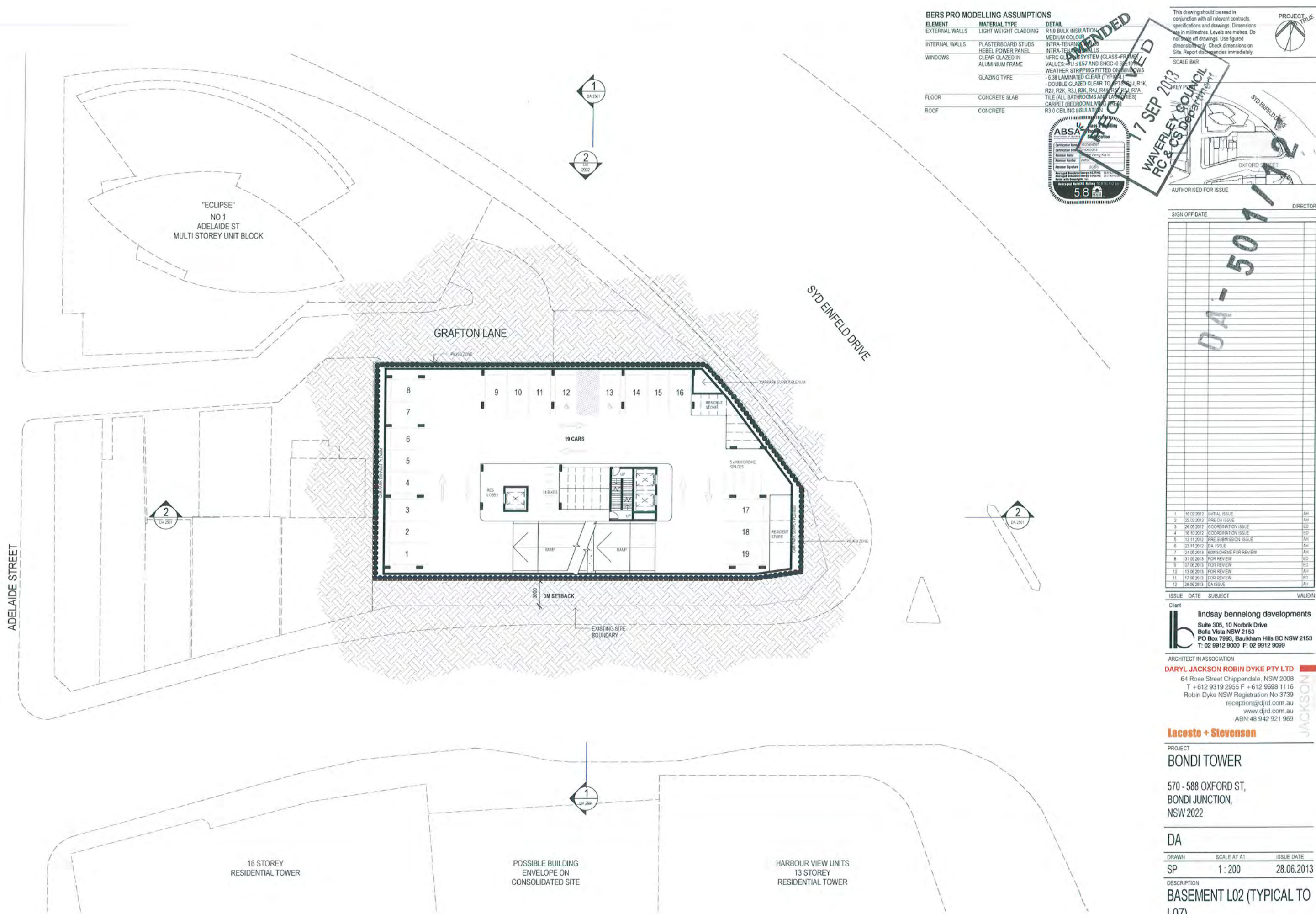
BASEMENT L00

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
|------------|------------|----------|

07437 DA 1001 13

07 437 DA 1001 13

2016/06/03 12:00:00 PM

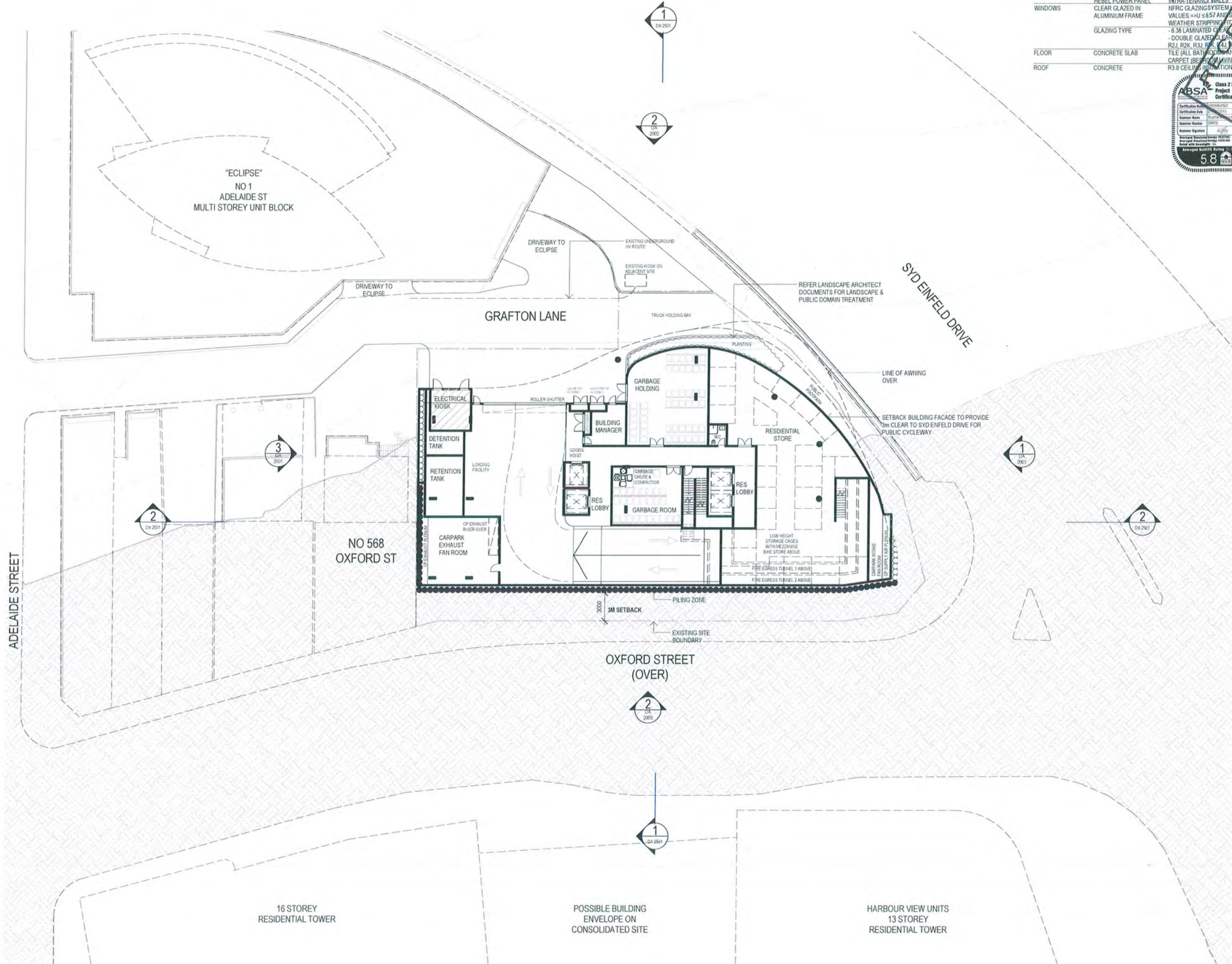
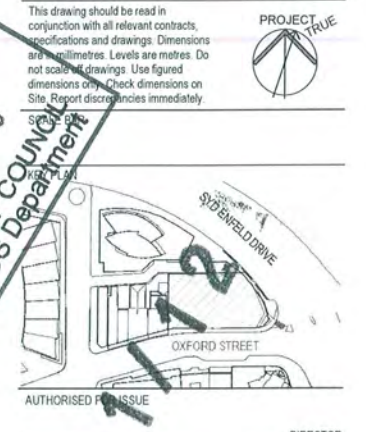


BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|-----------------------|---|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R1.0 BULK INSULATION, MEDIUM COLOUR |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTRA-TENANT WALLS |
| WINDOWS | HEBEL POWER PANEL | INTRA-TENANT WALLS |
| | GLAZING TYPE | NFRC GLASS SYSTEM (GLASS-FRAME) VALUES: PU 5.657 AND SHGC 0.6410 WEATHER STRIPPING FITTED ON ALL WINDOWS - 6.38 LAMINATED CLEAR (TYPICAL) - DOUBLE GLAZED CLEAR TO OPTS R1, R1K, R2, R2K, R3, R3K, R4, R4K, R5, R5K, R7A, R7B, R7C, R7D, R7E, R7F, R7G, R7H, R7I, R7J, R7K, R7L, R7M, R7N, R7O, R7P, R7Q, R7R, R7S, R7T, R7U, R7V, R7W, R7X, R7Y, R7Z, R8, R8K, R8L, R8M, R8N, R8O, R8P, R8Q, R8R, R8S, R8T, R8U, R8V, R8W, R8X, R8Y, R8Z, R9, R9K, R9L, R9M, R9N, R9O, R9P, R9Q, R9R, R9S, R9T, R9U, R9V, R9W, R9X, R9Y, R9Z, R10, R10K, R10L, R10M, R10N, R10O, R10P, R10Q, R10R, R10S, R10T, R10U, R10V, R10W, R10X, R10Y, R10Z, R11, R11K, R11L, R11M, R11N, R11O, R11P, R11Q, R11R, R11S, R11T, R11U, R11V, R11W, R11X, R11Y, R11Z, R12, R12K, R12L, R12M, R12N, R12O, R12P, R12Q, R12R, R12S, R12T, R12U, R12V, R12W, R12X, R12Y, R12Z, R13, R13K, R13L, R13M, R13N, R13O, R13P, R13Q, R13R, R13S, R13T, R13U, R13V, R13W, R13X, R13Y, R13Z, R14, R14K, R14L, R14M, R14N, R14O, R14P, R14Q, R14R, R14S, R14T, 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BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---------------------------------|-------------------------|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R10 BUILDING INSULATION |
| INTERNAL WALLS | PLASTERBOARD STUDS | HEBEL POWER PANEL |
| WINDOWS | CLEAR GLAZED IN ALUMINIUM FRAME | GLAZING TYPE |
| FLOOR | CONCRETE SLAB | |
| ROOF | CONCRETE | |



| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 26/09/2012 | COORDINATION ISSUE | ED |
| 2 | 16/10/2012 | COORDINATION ISSUE | ED |
| 3 | 13/11/2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23/11/2012 | DA ISSUE | AH |
| 5 | 24/05/2013 | SCHEME FOR REVIEW | AH |
| 6 | 31/05/2013 | FOR REVIEW | ED |
| 7 | 07/06/2013 | FOR REVIEW | ED |
| 8 | 13/06/2013 | FOR REVIEW | AH |
| 9 | 17/06/2013 | FOR REVIEW | ED |
| 10 | 28/06/2013 | DA ISSUE | AH |

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Lacoste + Stevenson
 PROJECT
BONDI TOWER
 570 - 588 OXFORD ST,
 BONDI JUNCTION,
 NSW 2022

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| ED | 1:200 | 28.06.2013 |

DESCRIPTION
BASEMENT L01

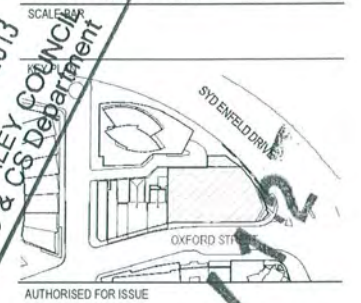
| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1003 | 10 |

BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---------------------------|---|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | PERIMETER INSULATION |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTERIOR COLOUR |
| WINDOWS | HEBEL POWER PANEL | INTERIOR TENANCY WALLS |
| | GLAZED IN ALUMINIUM FRAME | NFRC GLAZING SYSTEM (GLAZING FRAME) |
| | | VALUES: R1.5 R1.57 AND R1.57 R1.57 R1.57 |
| | | WEATHER STRIPPING (TYPICAL) WINDOWS |
| | | - 6.38 LAMINATED CLEAR TYPICAL |
| | | - DOUBLE GLAZED CLEAR TO APPTS R1.5 R1.57 R1.57 |
| FLOOR | CONCRETE SLAB | TILE (ALL BATHROOMS AND LAUNDRY) |
| ROOF | CONCRETE | CARPET (BEDROOMS AND LIVING AREA) |
| | | R3.0 CEILING (LIVING AREA) |



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| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|------------|-------|
| 1 | 07/06/2013 | FOR REVIEW | ED |
| 2 | 13/06/2013 | FOR REVIEW | AH |
| 3 | 17/06/2013 | FOR REVIEW | ED |
| 4 | 28/06/2013 | DA ISSUE | AH |

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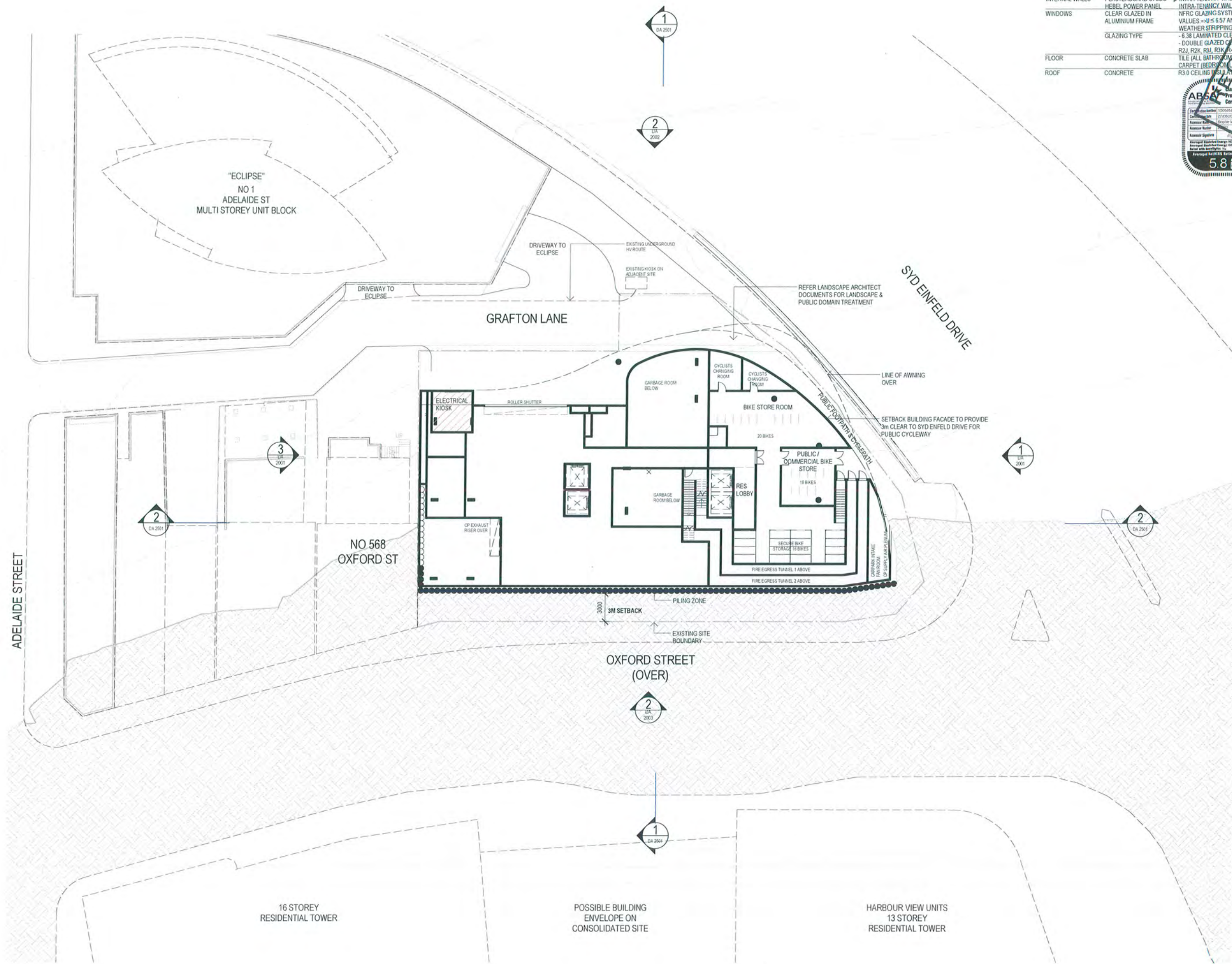
Lacoste + Stevenson
PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

| DA | SCALE AT A1 | ISSUE DATE |
|----|-------------|------------|
| ED | 1:200 | 28.06.2013 |

DESCRIPTION
BASEMENT L01 MEZZANINE

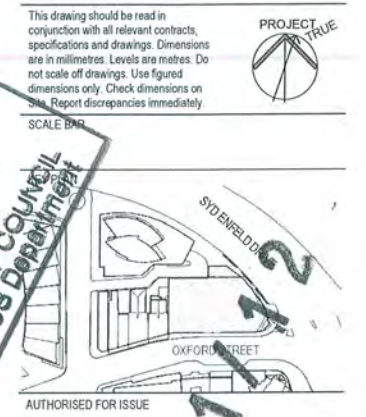
| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1004 | 4 |

28/06/2013 6:01:12 PM



BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---|---|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R1.0 BULK INSULATION MEDIUM DENSITY |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTRA-TENANCY WALLS INTRA-TENANCY WALLS |
| WINDOWS | HEBEL POWER PANEL CLEAR GLAZED IN ALUMINIUM FRAME | NFRC GLAZING SYSTEM (GLASS - FRAME) VALUES >U ≤ 0.57 AND SHGC ≤ 0.30 - 6.38 LAMINATED CLEAR (VCL) - DOUBLE GLAZED CLEAR TO GLAZES R1, R1K R2J, R2K, R3J, R3K, R4K, R5J, R5J, R7A TILE (ALL BATHROOMS AND LAUNDRIES) CARPET (BEDROOMS AND GARAGE) R3.0 CEILING INSULATION |
| FLOOR | CONCRETE SLAB | |
| ROOF | CONCRETE | |



AUTHORISED FOR ISSUE DIRECTOR

| ISSUE | DATE | SUBJECT | VALUON |
|-------|------------|----------------------|--------|
| 1 | 26/09/2012 | COORDINATION ISSUE | ED |
| 2 | 18/10/2012 | COORDINATION ISSUE | ED |
| 3 | 13/11/2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23/11/2012 | DA ISSUE | AH |
| 5 | 24/05/2013 | BM SCHEME FOR REVIEW | AH |
| 6 | 31/05/2013 | FOR REVIEW | ED |
| 7 | 07/06/2013 | FOR REVIEW | ED |
| 8 | 13/06/2013 | FOR REVIEW | AH |
| 9 | 17/06/2013 | FOR REVIEW | ED |
| 10 | 28/06/2013 | DA ISSUE | AH |
| 11 | 04/09/2013 | AMENDED DA ISSUE | ED |

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

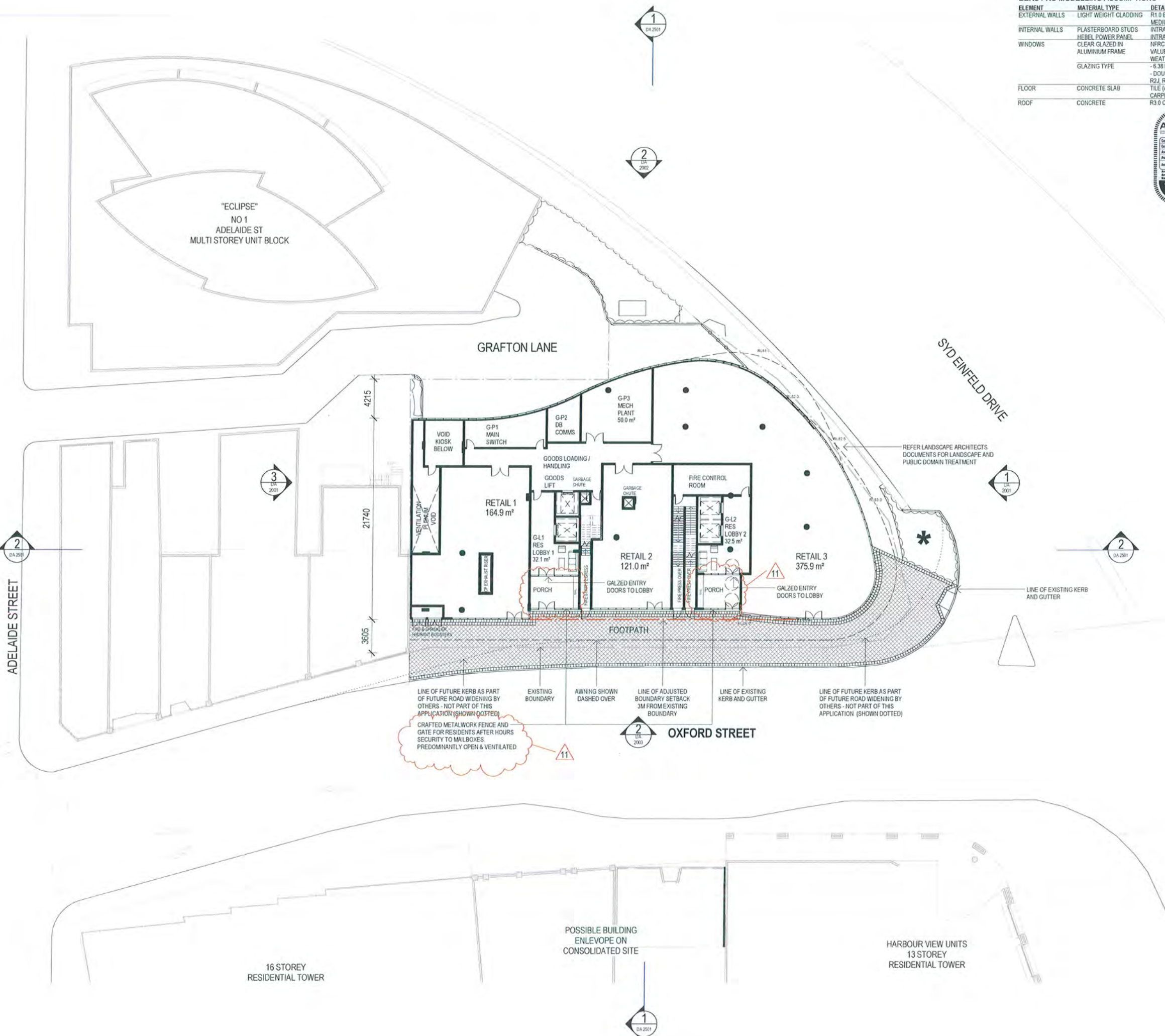
DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| ED | 1 : 200 | 04.09.2013 |

DESCRIPTION
GROUND FLOOR

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1005 | 11 |

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BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---|---|
| EXTERNAL WALLS | LIGHT WEIGHT GLADDING | R1.0 BULK INSULATION MEDIUM DENSITY |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTRA-TENANCY WALLS |
| WINDOWS | HEBEL POWER PANEL CLEAR GLAZED IN ALUMINIUM FRAME | NFRC GLAZING SYSTEM (GLASS+FRAME) VALUES: U ≤ 1.57 AND SHGC=0.68 (10%) WEATHER STRIPPING FITTED ON WINDOWS - 6.35 LAMINATED CLEAR (TYPICAL) DOUBLE GLAZED CLEAR TO APARTS R1-J, R1-K, R2-J, R2-K, R3-J, R3-K, R4-J, R4-K, R5-J, R5-K, R7A TILE (ALL BATHROOMS AND LAUNDRIES) CARPET (BEDROOM LIVING AREA) R3.0 CEILING INSULATION |
| FLOOR | CONCRETE SLAB | |
| ROOF | CONCRETE | |



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SIGN OFF DATE

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|-----------------------|-------|
| 1 | 26.06.2012 | COORDINATION ISSUE | ED |
| 2 | 16.10.2012 | COORDINATION ISSUE | ED |
| 3 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23.11.2012 | DA ISSUE | AH |
| 5 | 24.05.2013 | 60M SCHEME FOR REVIEW | ED |
| 6 | 31.05.2013 | FOR REVIEW | AH |
| 7 | 07.06.2013 | FOR REVIEW | ED |
| 8 | 13.06.2013 | FOR REVIEW | AH |
| 9 | 17.06.2013 | FOR REVIEW | ED |
| 10 | 28.06.2013 | DA ISSUE | AH |
| 11 | 04.09.2013 | AMENDED DA ISSUE | ED |

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Lacoste + Stevenson

PROJECT

BONDI TOWER

570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

DRAWN SCALE AT A1 ISSUE DATE

ED 1 : 200 04.09.2013

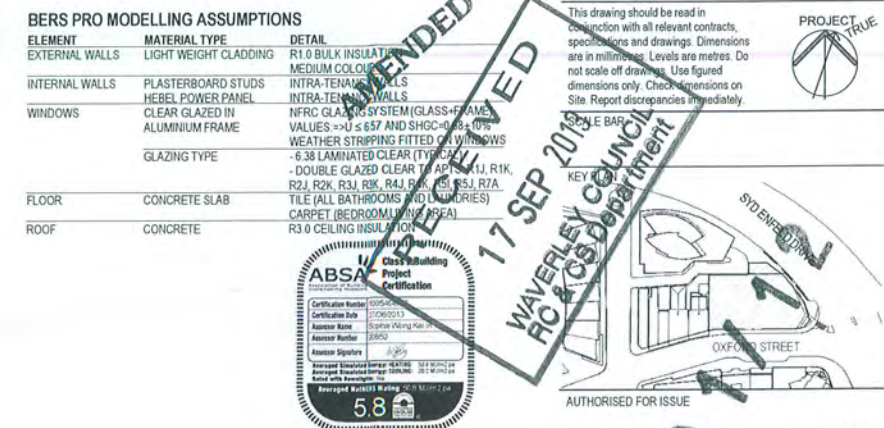
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PODIUM - R01

PROJECT No DRAWING No REVISION

07 437 DA 1006 11

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ISSUE DATE SUBJECT VALIDATION

Client

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Lacoste & Stevenson

JACKSON

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

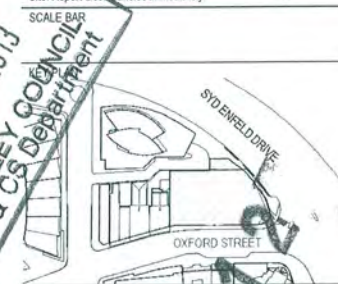
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| DRAWN | SCALE AT A1 | ISSUE DATE |
| ED | 1 : 200 | 04.09.2013 |
| DESCRIPTION | | |
| PODIUM - R02 - 04 | | |
| PROJECT No | DRAWING No | REVISION |
| 07 437 | DA 1007 | 11 |

BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|--|--|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R1.0 BULK INSULATION MEDIUM CLADDING |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTRA-TENANCY WALLS INTRA-TENANCY WALLS |
| WINDOWS | HEBEL POWER PANEL CLEAR GLAZED IN ALUMINIUM FRAME | NFRC GLAZING SYSTEM (GLASS+FRAME) VALUES => U ≤ 6.57 AND SHGC ≤ 0.8210% WEATHER STRIPPING FIT TO FRAME 6.38 LAMINATED CLEAR GLAZING DOUBLE GLAZED CLEAR TO APIS: R1J, R1K, R2J, R2K, R3J, R3K, R4J, R4K, R5J, R7A TILE (ALL BATHROOMS AND LAUNDRIES) CARPET (BEDROOM LIVING AREA) R3.0 CEILING INSULATION |
| FLOOR | CONCRETE SLAB | |
| ROOF | CONCRETE | |



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SIGN OFF DATE

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 26/09/2012 | COORDINATION ISSUE | ED |
| 2 | 16/10/2012 | COORDINATION ISSUE | ED |
| 3 | 13/11/2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23/11/2012 | DA ISSUE | AH |
| 5 | 24/05/2013 | BM SCHEME FOR REVIEW | AH |
| 6 | 31/05/2013 | FOR REVIEW | ED |
| 7 | 07/06/2013 | FOR REVIEW | ED |
| 8 | 13/06/2013 | FOR REVIEW | AH |
| 9 | 17/06/2013 | FOR REVIEW | ED |
| 10 | 28/06/2013 | DA ISSUE | AH |
| 11 | 04/09/2013 | AMENDED DA ISSUE | ED |

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE
DRAWN SCALE AT A1 ISSUE DATE
ED 1 : 200 04.09.2013
DESCRIPTION
PODIUM - R05

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1008 | 11 |

16/09/2013 10:56:40 AM



| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---|---|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R10 BULK INSULATION MEDIUM WEIGHT CLADDING |
| INTERNAL WALLS | PLASTERBOARD STUDS HEBEL POWER PANEL | INTERIOR WALLS INTERIOR WALLS |
| WINDOWS | CLEAR GLAZED IN ALUMINIUM FRAME | DOUBLE GLAZING SYSTEM GLASS FRAME VALUES >U ≤ 0.657 AND SHGC = 0.684101 WEATHER STRIPPING FITTED ON WINDOW |
| | GLAZING TYPE | - 638 LAMINATED GLASS (TYPICAL) - DOUBLE GLAZING (U-VALUE R1, R2) R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, R173, R174, R175, R176, R177, R178, R179, R180, R181, R182, R183, R184, R185, R186, R187, R188, R189, R190, R191, R192, R193, R194, R195, R196, R197, R198, R199, R200, R201, R202, R203, R204, R205, R206, R207, R208, R209, R210, R211, R212, R213, R214, R215, R216, R217, R218, R219, R220, R221, R222, R223, R224, R225, R226, R227, R228, R229, R230, R231, R232, R233, R234, R235, R236, R237, R238, R239, R240, R241, R242, R243, R244, R245, R246, R247, R248, R249, R250, R251, R252, R253, R254, R255, R256, R257, R258, R259, R260, R261, R262, R263, R264, R265, R266, R267, R268, R269, R270, R271, R272, R273, R274, R275, R276, R277, R278, R279, R280, R281, R282, R283, R284, R285, R286, R287, R288, R289, R290, R291, R292, R293, R294, R295, R296, R297, R298, R299, R300, R301, R302, R303, R304, R305, R306, R307, R308, R309, R310, R311, R312, R313, R314, R315, R316, R317, R318, R319, R320, R321, R322, R323, R324, R325, R326, R327, R328, R329, R330, R331, R332, R333, R334, R335, R336, R337, R338, R339, R340, R341, R342, R343, R344, R345, R346, R347, R348, R349, R350, R351, R352, R353, R354, R355, R356, R357, R358, R359, R360, R361, R362, R363, R364, R365, R366, R367, R368, R369, R370, R371, R372, R373, R374, R375, R376, R377, R378, R379, R380, R381, R382, R383, R384, R385, R386, R387, R388, R389, R390, R391, R392, R393, R394, R395, R396, R397, R398, R399, R400, R401, R402, R403, R404, R405, R406, R407, R408, R409, R410, R411, R412, R413, R414, R415, R416, R417, R418, R419, R420, R421, R422, R423, R424, R425, R426, R427, R428, R429, R430, R431, R432, R433, R434, R435, R436, R437, R438, R439, R440, R441, R442, R443, R444, R445, R446, R447, R448, R449, R450, R451, R452, R453, R454, R455, R456, R457, R458, R459, R460, R461, R462, R463, R464, R465, R466, R467, R468, R469, R470, R471, R472, R473, R474, R475, R476, R477, R478, R479, R480, R481, R482, R483, R484, R485, R486, R487, R488, R489, R490, R491, R492, R493, R494, R495, R496, R497, R498, R499, R500, R501, R502, R503, R504, R505, R506, R507, R508, R509, R510, R511, R512, R513, R514, R515, R516, R517, R518, R519, R520, R521, R522, R523, R524, R525, R526, R527, R528, R529, R530, R531, R532, R533, R534, R535, R536, R537, R538, R539, R540, R541, R542, R543, R544, R545, R546, R547, R548, R549, R550, R551, R552, R553, R554, R555, R556, R557, R558, R559, R560, R561, R562, R563, R564, R565, R566, R567, R568, R569, R570, R571, R572, R573, R574, R575, R576, R577, R578, R579, R580, R581, R582, R583, R584, R585, R586, R587, R588, R589, R590, R591, R592, R593, R594, R595, R596, R597, R598, R599, R600, R601, R602, R603, R604, R605, R606, R607, R608, R609, R610, R611, R612, R613, R614, R615, R616, R617, R618, R619, R620, R621, R622, R623, R624, R625, R626, R627, R628, R629, R630, R631, R632, R633, R634, R635, R636, R637, R638, R639, R640, R641, R642, R643, R644, R645, R646, R647, R648, R649, R650, R651, R652, R653, R654, R655, R656, R657, R658, R659, R660, R661, R662, R663, R664, R665, R666, R667, R668, R669, R670, R671, R672, R673, R674, R675, R676, R677, R678, R679, R680, R681, R682, R683, R684, R685, R686, R687, R688, R689, R690, R691, R692, R693, R694, R695, R696, R697, R698, R699, R700, R701, R702, R703, R704, R705, R706, R707, R708, R709, R710, R711, R712, R713, R714, R715, R716, R717, R718, R719, R720, R721, R722, R723, R724, R725, R726, R727, R728, R729, R730, R731, R732, R733, R734, R735, R736, R737, R738, R739, R740, R741, R742, R743, R744, R745, R746, R747, R748, R749, R750, R751, R752, R753, R754, R755, R756, R757, R758, R759, R760, R761, R762, R763, R764, R765, R766, R767, R768, R769, R770, R771, R772, R773, R774, R775, R776, R777, R778, R779, R780, R781, R782, R783, R784, R785, R786, R787, R788, R789, R790, R791, R792, R793, R794, R795, R796, R797, R798, R799, R800, R801, R802, R803, R8 |

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| ISSUE | DATE | SUBJECT | VALID'N |
|-------|------|---------|---------|
|-------|------|---------|---------|

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JACKSON

Lacoste + Stevenson

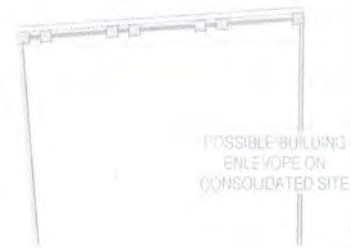
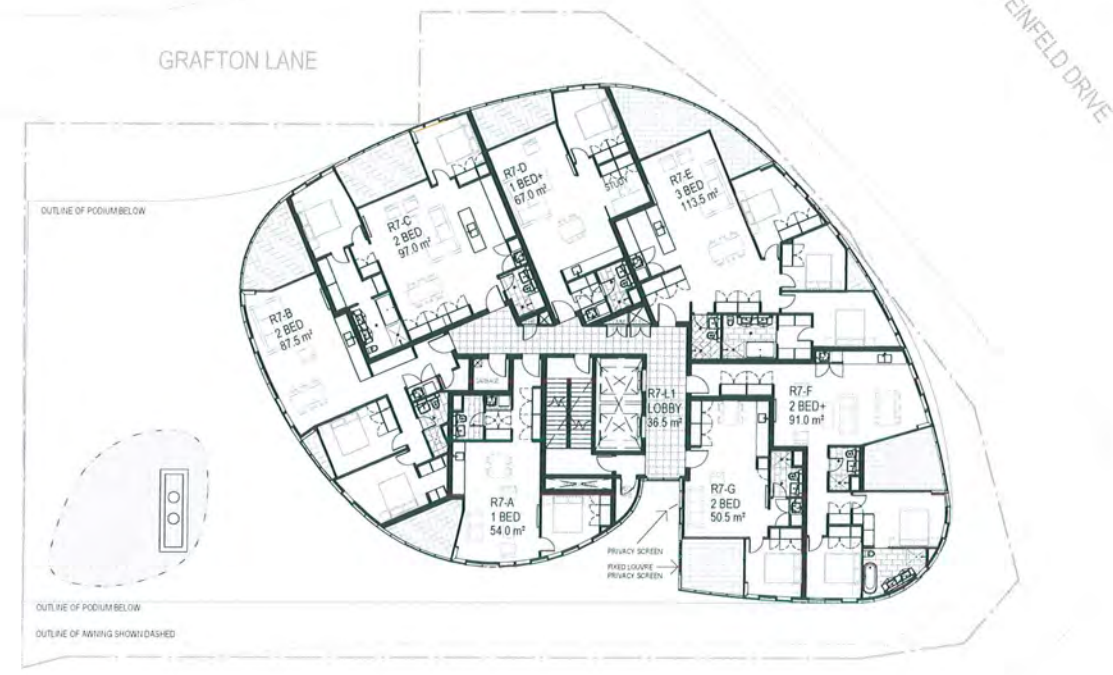
PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| ED | 1:200 | 04.09.2013 |

DESCRIPTION
PODIUM - R06

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1009 | 11 |



BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---------------------------------|-------------------|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R10 INSULATION |
| INTERNAL WALLS | PLASTERBOARD STUDS | HEBEL POWER PANEL |
| WINDOWS | CLEAR GLAZED IN ALUMINIUM FRAME | GLAZING TYPE |
| FLOOR | CONCRETE SLAB | |
| ROOF | CONCRETE | |



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| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|-----------------------|-------|
| 1 | 26.09.2012 | COORDINATION ISSUE | ED |
| 2 | 16.10.2012 | COORDINATION ISSUE | ED |
| 3 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23.11.2012 | DA ISSUE | AH |
| 5 | 24.05.2013 | BOM SCHEME FOR REVIEW | AH |
| 6 | 31.05.2013 | FOR REVIEW | ED |
| 7 | 07.06.2013 | FOR REVIEW | ED |
| 8 | 13.06.2013 | FOR REVIEW | AH |
| 9 | 17.06.2013 | FOR REVIEW | ED |
| 10 | 28.06.2013 | DA ISSUE | AH |

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA
DRAWN SCALE AT A1 ISSUE DATE
ED 1: 200 28.06.2013
DESCRIPTION
TOWER - R07 - R16

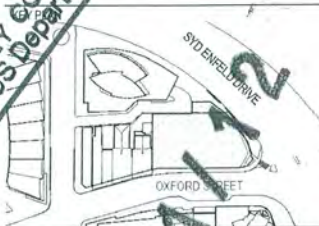
| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 1010 | 10 |

BERS PRO MODELLING ASSUMPTIONS

| ELEMENT | MATERIAL TYPE | DETAIL |
|----------------|---|---|
| EXTERNAL WALLS | LIGHT WEIGHT CLADDING | R1.0 BATT INSULATION MED. COLOUR |
| INTERNAL WALLS | PLASTERBOARD STUDS | INTRA-TENANCY WALLS |
| WINDOWS | HEBEL POWER PANEL CLEAR GLAZED IN ALUMINIUM FRAME | INTRA-TENANCY WALLS NFRG GLAZING SYSTEM (GLASS-FRAME) VALUES >U < 6.57 AND SHGC < 0.10% WEATHER STRIPPING FITTED ON WINDOWS - 6.38 LAMINATED CLEAR (TYPICAL) - DOUBLE GLAZED CLEAR TO APTS. R11, R12, R21, R22, R31, R32, R41, R42, R51, R52 TILE (ALL BATHS AND LAUNDRIES) CARPET (BATHS AND LAUNDRIES) |
| FLOOR | CONCRETE SLAB | R3.0 CEILING INSULATION |
| ROOF | CONCRETE | |



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AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 26.09.2012 | COORDINATION ISSUE | ED |
| 2 | 18.10.2012 | COORDINATION ISSUE | ED |
| 3 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 4 | 23.11.2012 | DA ISSUE | AH |
| 5 | 24.05.2013 | WM SCHEME FOR REVIEW | AH |
| 6 | 31.05.2013 | FOR REVIEW | ED |
| 7 | 07.06.2013 | FOR REVIEW | ED |
| 8 | 13.06.2013 | FOR REVIEW | AH |
| 9 | 28.06.2013 | DA ISSUE | AH |

ISSUE DATE SUBJECT VALID

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

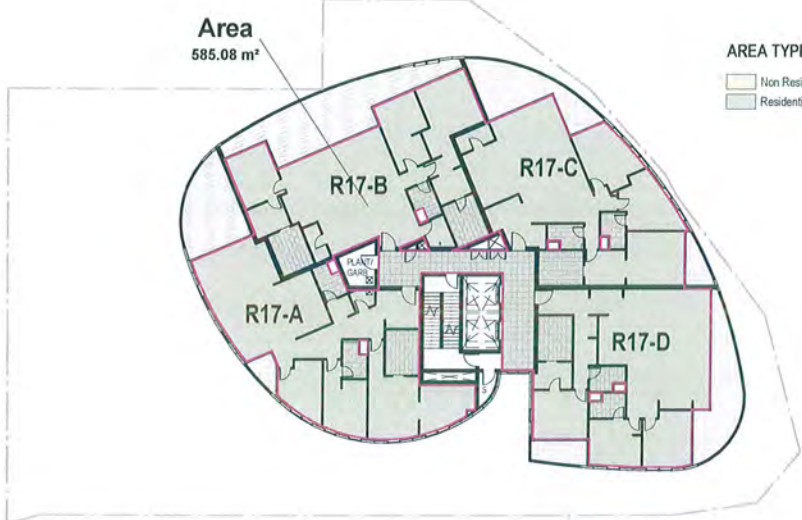
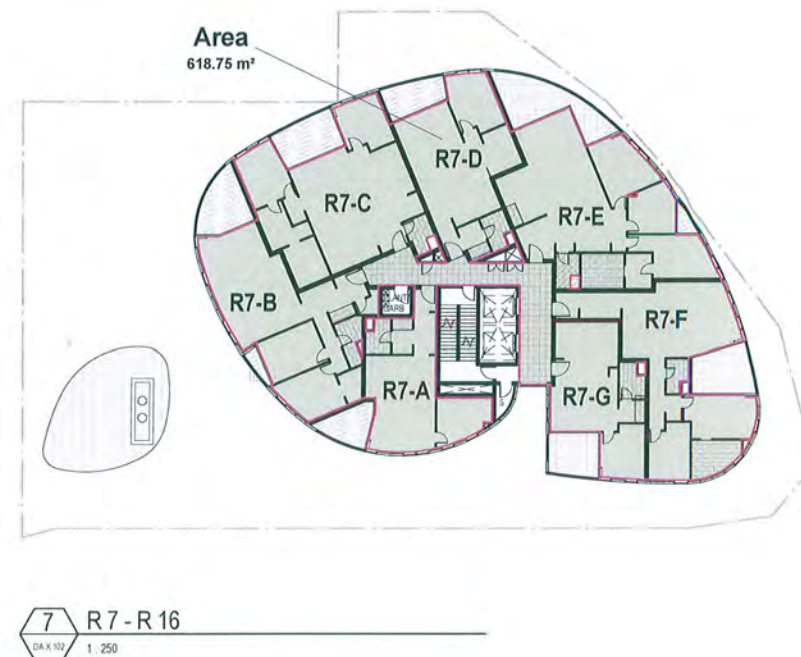
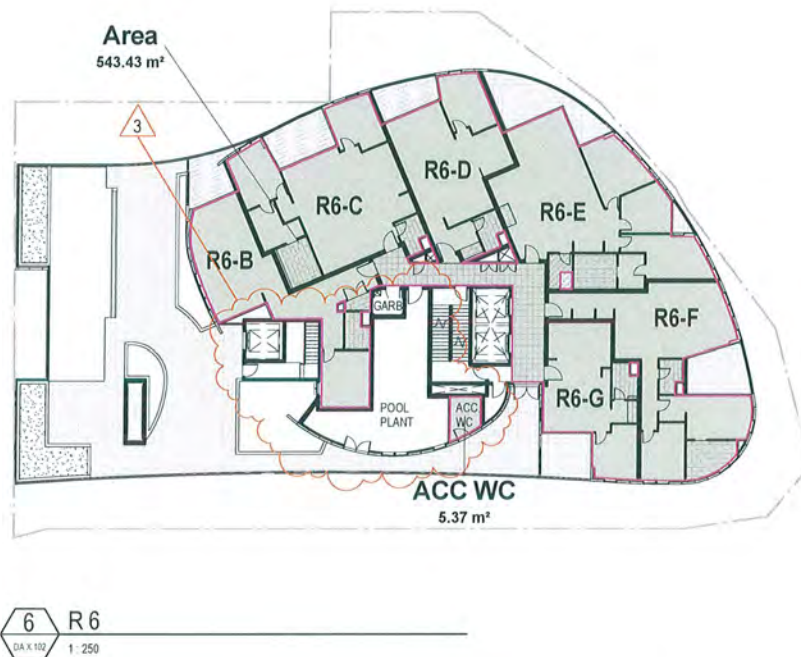
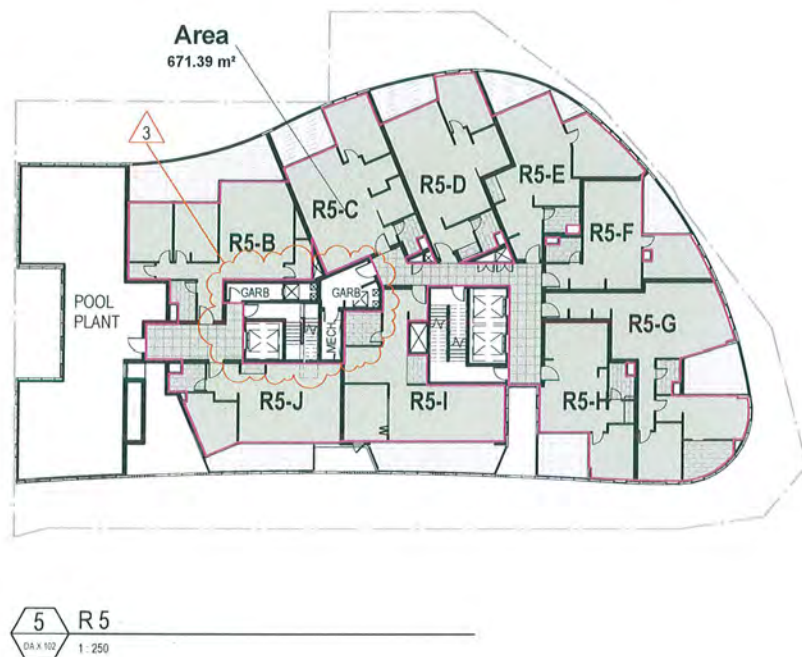
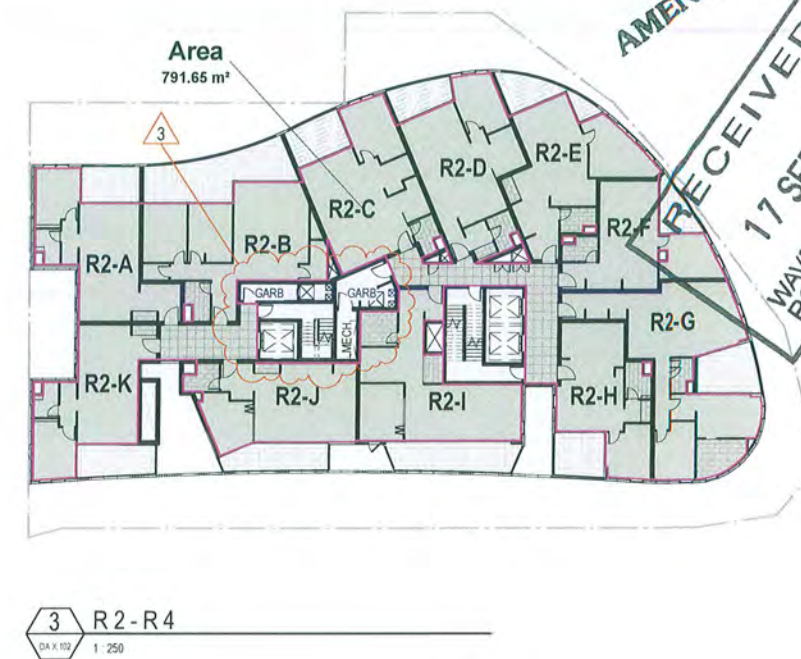
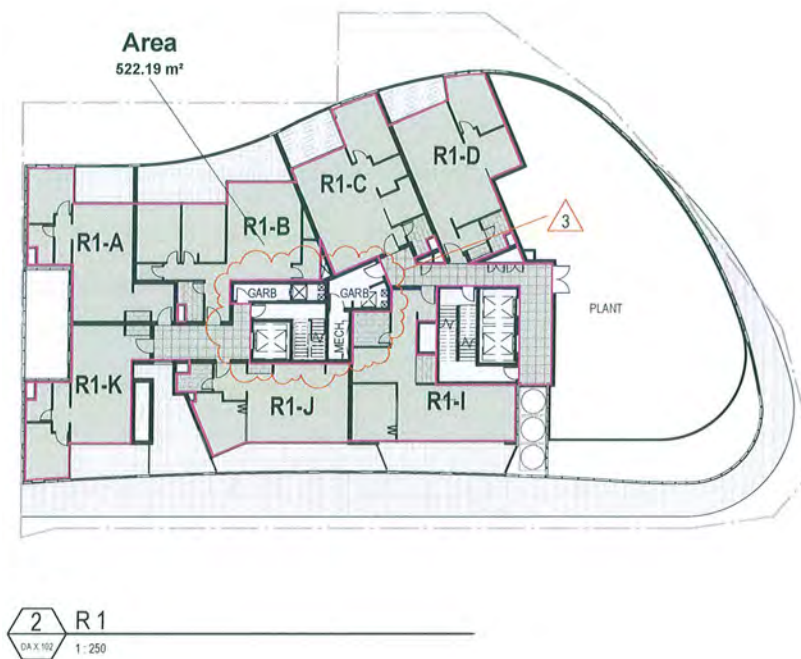
DA

DRAWN SCALE AT A1 ISSUE DATE
ED 1:200 28.06.2013

DESCRIPTION
TOWER - R17 - R18

PROJECT No DRAWING No REVISION
07 437 DA 1011 9

28/06/2013 6:04:22 PM



| FSR AREA SCHEDULE | | | | |
|--------------------|--------------|-----------|-------------|-------------|
| Area Discipline | Level | Area | Multi Level | Total Area |
| Non Residential | GROUND LEVEL | 375.89 m² | 1 | 375.89 m² |
| Non Residential | GROUND LEVEL | 120.95 m² | 1 | 120.95 m² |
| Non Residential | GROUND LEVEL | 164.93 m² | 1 | 164.93 m² |
| Non Residential: 3 | | | | 661.77 m² |
| Residential | LEVEL 0 | 630.06 m² | | |
| Residential | LEVEL 0 | 779.05 m² | | |
| Residential | GROUND LEVEL | 31.46 m² | 1 | 31.46 m² |
| Residential | GROUND LEVEL | 32.04 m² | 1 | 32.04 m² |
| Residential | R 1 | 522.19 m² | 1 | 522.19 m² |
| Residential | R 2 | 791.65 m² | 3 | 2374.94 m² |
| Residential | R 5 | 671.39 m² | 1 | 671.39 m² |
| Residential | R 6 | 543.43 m² | 1 | 543.43 m² |
| Residential | R 6 | 5.37 m² | 1 | 5.37 m² |
| Residential | R 7 | 618.75 m² | 10 | 6187.54 m² |
| Residential | R 17 | 585.08 m² | 2 | 1170.17 m² |
| Residential: 11 | | | | 11538.53 m² |
| Grand total: 14 | | | | 12200.30 m² |

| AFFORDABLE HOUSING | | | | |
|--------------------|--------|--------|-----------|--------------------|
| Level | Number | Name | Area | AFFORDABLE |
| R 1 | R1-I | 1 BED+ | 71.63 m² | AFFORDABLE HOUSING |
| R 1 | R1-J | 1 BED+ | 58.13 m² | AFFORDABLE HOUSING |
| R 1 | R1-K | 1 BED | 55.31 m² | AFFORDABLE HOUSING |
| R 2 | R2-H | 1 BED | 50.59 m² | AFFORDABLE HOUSING |
| R 2 | R2-I | 1 BED+ | 72.08 m² | AFFORDABLE HOUSING |
| R 2 | R2-J | 1 BED | 58.19 m² | AFFORDABLE HOUSING |
| R 2 | R2-K | 1 BED | 55.38 m² | AFFORDABLE HOUSING |
| R 3 | R3-H | 1 BED | 50.59 m² | AFFORDABLE HOUSING |
| R 3 | R3-J | 1 BED | 58.19 m² | AFFORDABLE HOUSING |
| R 3 | R3-K | 1 BED | 55.38 m² | AFFORDABLE HOUSING |
| R 4 | R4-H | 1 BED | 50.61 m² | AFFORDABLE HOUSING |
| R 4 | R4-J | 1 BED | 58.19 m² | AFFORDABLE HOUSING |
| R 4 | R4-K | 1 BED | 55.38 m² | AFFORDABLE HOUSING |
| R 5 | R5-H | 1 BED | 50.82 m² | AFFORDABLE HOUSING |
| | | | 800.48 m² | |

SITE AREA = 1515.8 SQM
FSR = 8.05:1
TOTAL AVAILABLE FSR = 12 202 SQM

TOTAL AREA OF AFFORDABLE HOUSING = 800.48 SQM
AFFORDABLE HOUSING AS BONUS FSR = 7.54% (0.754:1)

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PROJECT TRUE

AMENDED

RECEIVED

17 SEP 2013

WAVERLEY COUNCIL

RC & CS Department

AUTHORISED FOR ISSUE

SYDNEY DRIVE

OXFORD STREET

| ISSUE | DATE | SUBJECT | VALUATOR |
|-------|------------|------------------|----------|
| 1 | 02/08/2013 | FOR REVIEW | ED |
| 2 | 05/08/2013 | FOR SUBMISSION | AN |
| 3 | 04/09/2013 | AMENDED DA ISSUE | ED |

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Lacoste + Stevenson

PROJECT

BONDI TOWER

570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

DRAWN SCALE AT A1 ISSUE DATE

ED 1: 250 04.09.2013

DESCRIPTION

FLOOR SPACE ANALYSIS

PROJECT No DRAWING No REVISION

07 437 DA 1100 3

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17 SEP 2013
WAVERLEY COUNCIL
RC & CS Department

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| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|-----------------------|-------|
| 1 | 10/02/2012 | INITIAL ISSUE | AH |
| 2 | 22/02/2012 | PRE-DA ISSUE | AH |
| 3 | 26/06/2012 | COORDINATION ISSUE | ED |
| 4 | 16/10/2012 | COORDINATION ISSUE | ED |
| 5 | 13/11/2012 | PRE-SUBMISSION ISSUE | AH |
| 6 | 20/11/2012 | DA ISSUE | AH |
| 7 | 24/05/2013 | 60M SCHEME FOR REVIEW | AH |
| 8 | 31/05/2013 | FOR REVIEW | ED |
| 9 | 07/06/2013 | FOR REVIEW | ED |
| 10 | 13/06/2013 | FOR REVIEW | AH |
| 11 | 17/06/2013 | FOR REVIEW | ED |
| 12 | 28/06/2013 | DA ISSUE | AH |
| 13 | 04/09/2013 | AMENDED DA ISSUE | ED |

ISSUE DATE SUBJECT VALID

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Lacoste + Stevenson

PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

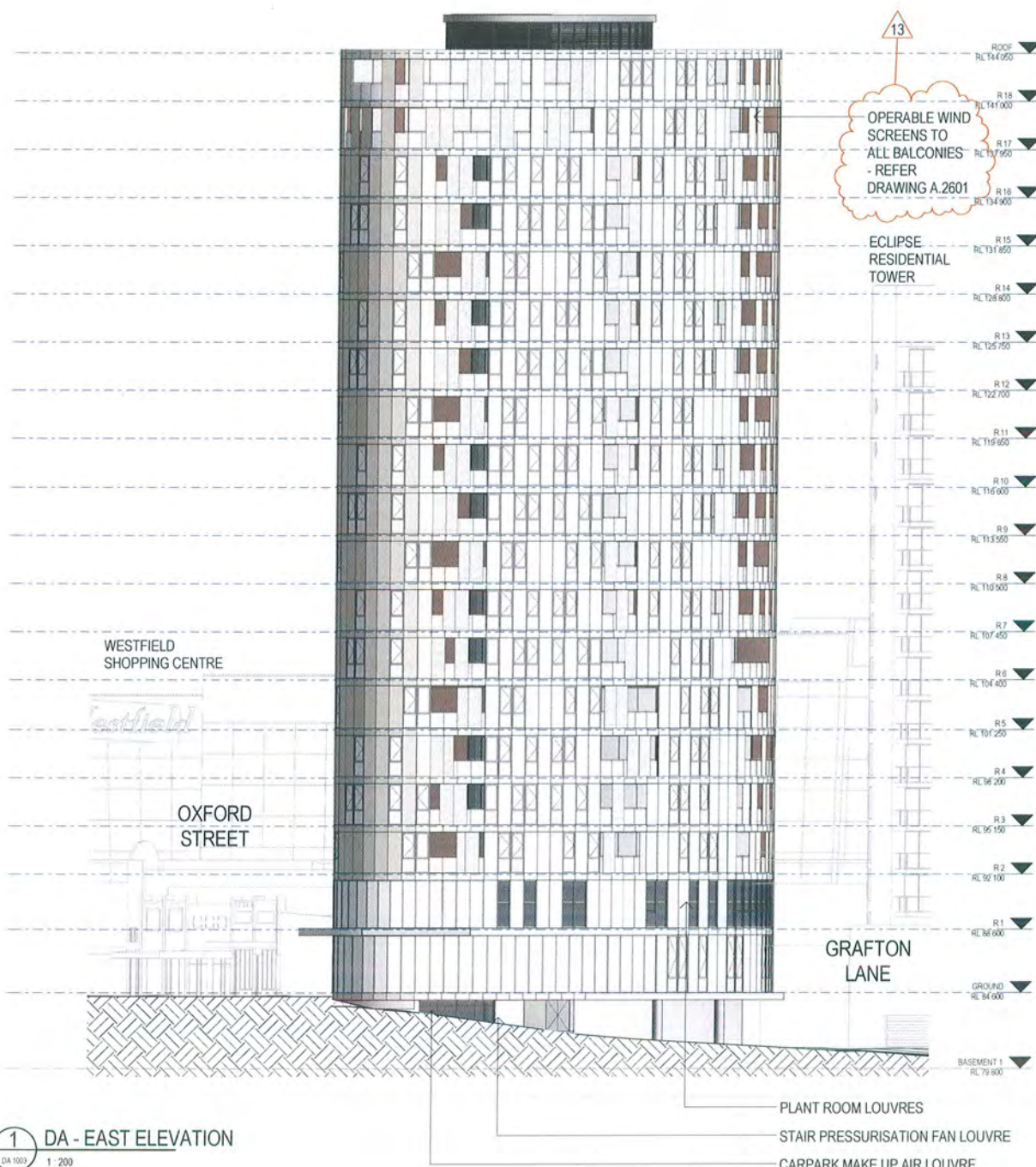
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| ED | 1:200 | 04.09.2013 |

DESCRIPTION
ELEVATION EAST / WEST

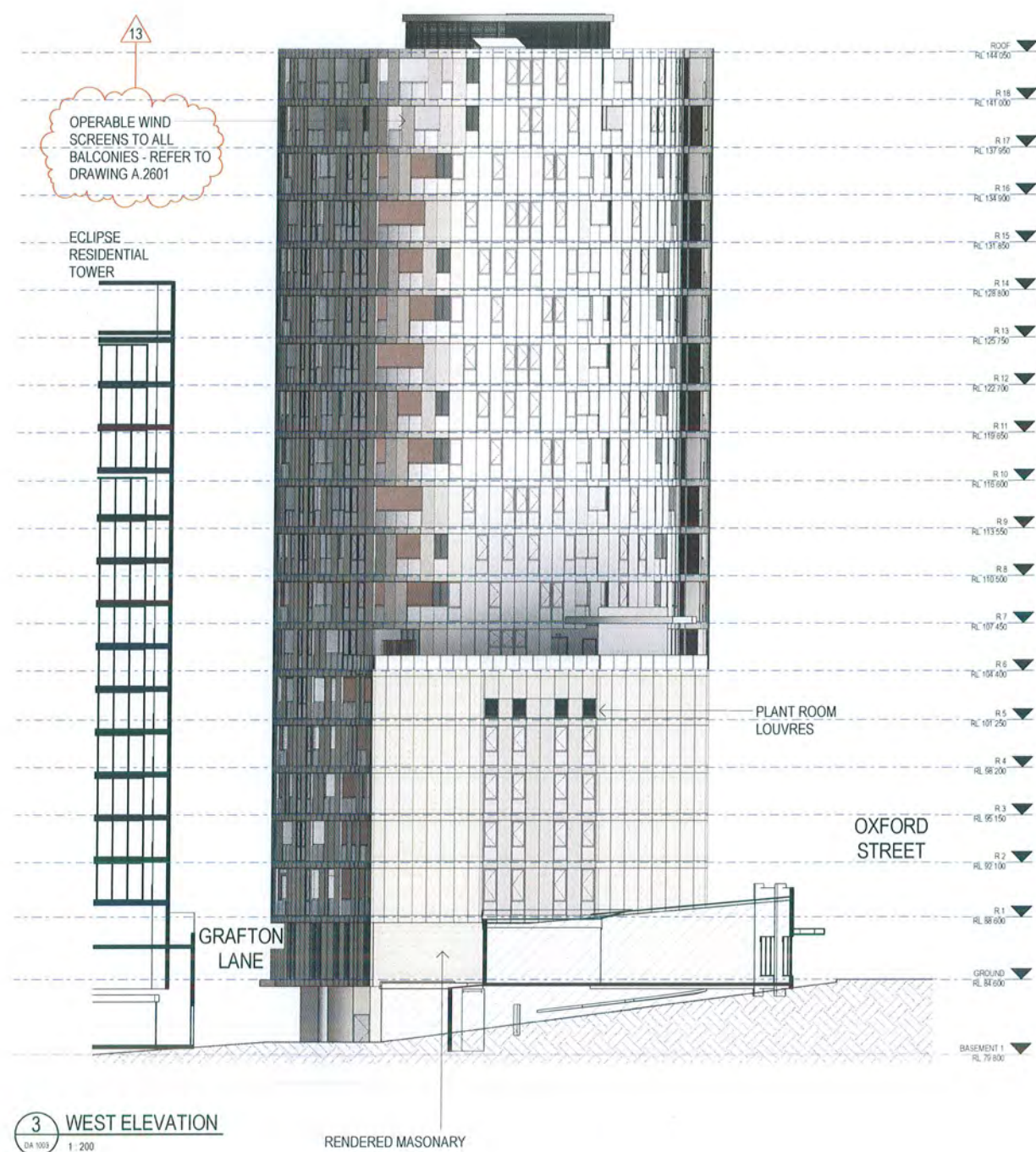
| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 2001 | 13 |

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2
DA 2501



1 DA - EAST ELEVATION
DA 1003 1:200



3 WEST ELEVATION
DA 1003 1:200

AMENDED
RECEIVED
17 SEP 2013
WAVERLEY COUNCIL
RC & CS Department

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SIGN OFF DATE
DIRECTOR

DA-507142

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|-----------------------|-------|
| 1 | 10.02.2012 | INITIAL ISSUE | AH |
| 2 | 22.02.2012 | PRE-DA ISSUE | AH |
| 3 | 26.09.2012 | COORDINATION ISSUE | ED |
| 4 | 18.10.2012 | COORDINATION ISSUE | ED |
| 5 | 13.11.2012 | PRE-SUBMISSION ISSUE | AH |
| 6 | 23.11.2012 | DA ISSUE | AH |
| 7 | 24.06.2013 | WOM SCHEME FOR REVIEW | AH |
| 8 | 31.05.2013 | FOR REVIEW | ED |
| 9 | 07.06.2013 | FOR REVIEW | ED |
| 10 | 13.06.2013 | FOR REVIEW | AH |
| 11 | 17.06.2013 | FOR REVIEW | ED |
| 12 | 28.06.2013 | DA ISSUE | AH |
| 13 | 04.09.2013 | AMENDED DA ISSUE | ED |

ISSUE DATE SUBJECT VALID

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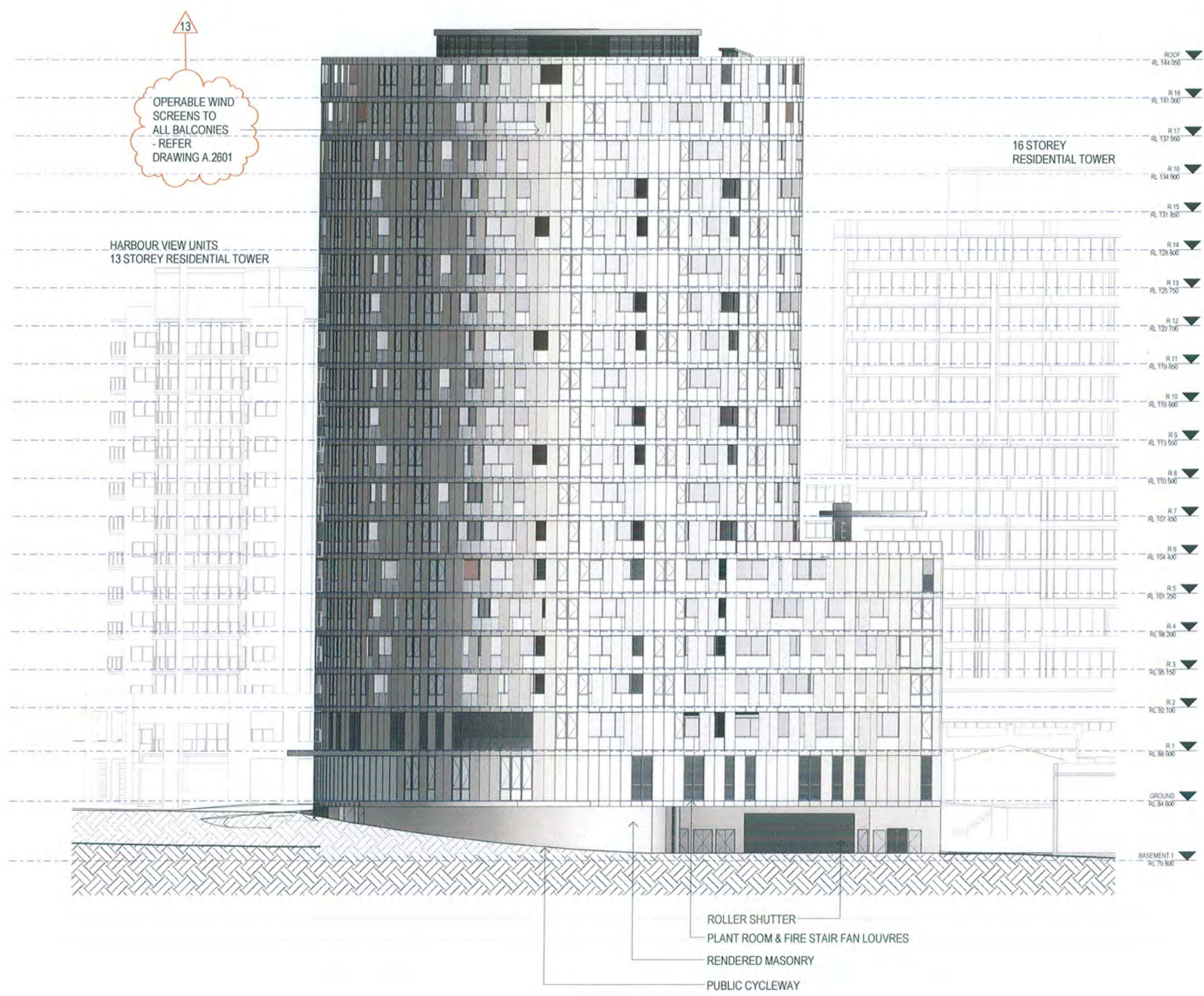
PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| ED | 1 : 200 | 04.09.2013 |

DESCRIPTION
ELEVATION NORTH

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 2002 | 13 |



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SYD EINFELD DRIVE
ADELAIDE STREET

AUTHORISED FOR ISSUE

SIGN OFF DATE DIRECTOR

DA-501112

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|-----------------------|-------|
| 1 | 10.02.2012 | INITIAL ISSUE | AH |
| 2 | 22.02.2012 | PRE-DA ISSUE | AH |
| 3 | 26.09.2012 | COORDINATION ISSUE | ED |
| 4 | 16.10.2012 | COORDINATION ISSUE | ED |
| 5 | 13.11.2012 | PRE-SUBMISSION ISSUE | AH |
| 6 | 23.11.2012 | DA ISSUE | AH |
| 7 | 24.05.2013 | 60M SCHEME FOR REVIEW | AH |
| 8 | 31.05.2013 | FOR REVIEW | ED |
| 9 | 07.06.2013 | FOR REVIEW | ED |
| 10 | 13.06.2013 | FOR REVIEW | AH |
| 11 | 17.06.2013 | FOR REVIEW | ED |
| 12 | 28.06.2013 | DA ISSUE | AH |
| 13 | 04.09.2013 | AMENDED DA ISSUE | ED |

ISSUE DATE SUBJECT VALID

Client
lindsay benenlong developments
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Lacoste + Stevenson

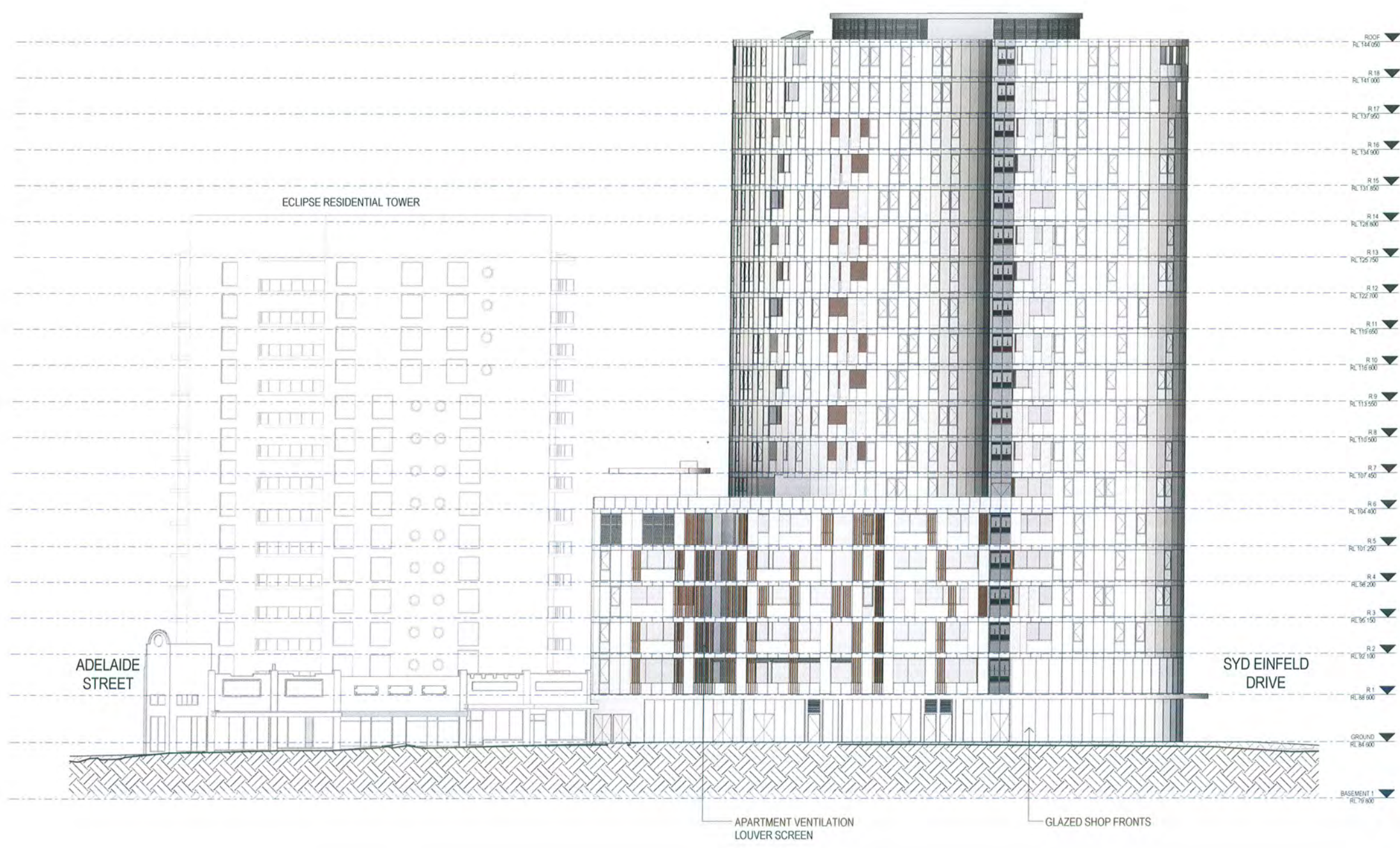
PROJECT
BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
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| ED | 1 : 200 | 04.09.2013 |

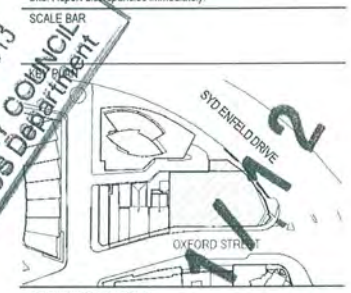
DESCRIPTION
ELEVATION SOUTH

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 2003 | 13 |



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 17 SEP 2013
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DA-50

| ISSUE | DATE | SUBJECT | VALIDITY |
|-------|------------|-----------------------|----------|
| 1 | 10.02.2012 | INITIAL ISSUE | AH |
| 2 | 22.02.2012 | PRE-DA ISSUE | AH |
| 3 | 26.09.2012 | COORDINATION ISSUE | ED |
| 4 | 16.10.2012 | COORDINATION ISSUE | ED |
| 5 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 6 | 23.11.2012 | DA ISSUE | AH |
| 7 | 24.05.2013 | KOM SCHEME FOR REVIEW | AH |
| 8 | 31.05.2013 | FOR REVIEW | ED |
| 9 | 07.06.2013 | FOR REVIEW | ED |
| 10 | 13.06.2013 | FOR REVIEW | AH |
| 11 | 17.06.2013 | FOR REVIEW | ED |
| 12 | 28.06.2013 | DA ISSUE | AH |
| 13 | 04.09.2013 | AMENDED DA ISSUE | ED |

ISSUE DATE SUBJECT VALIDITY

Client
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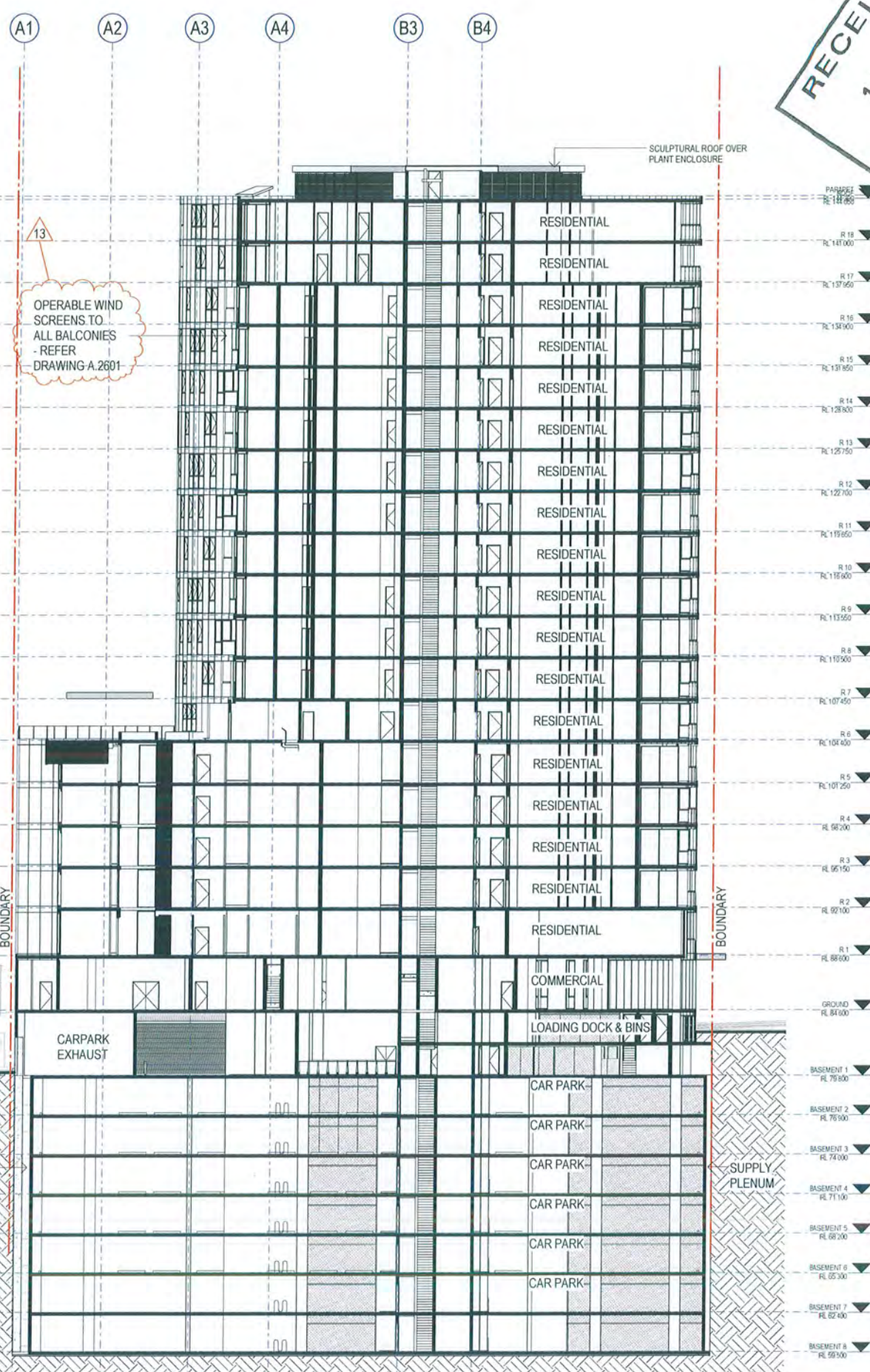
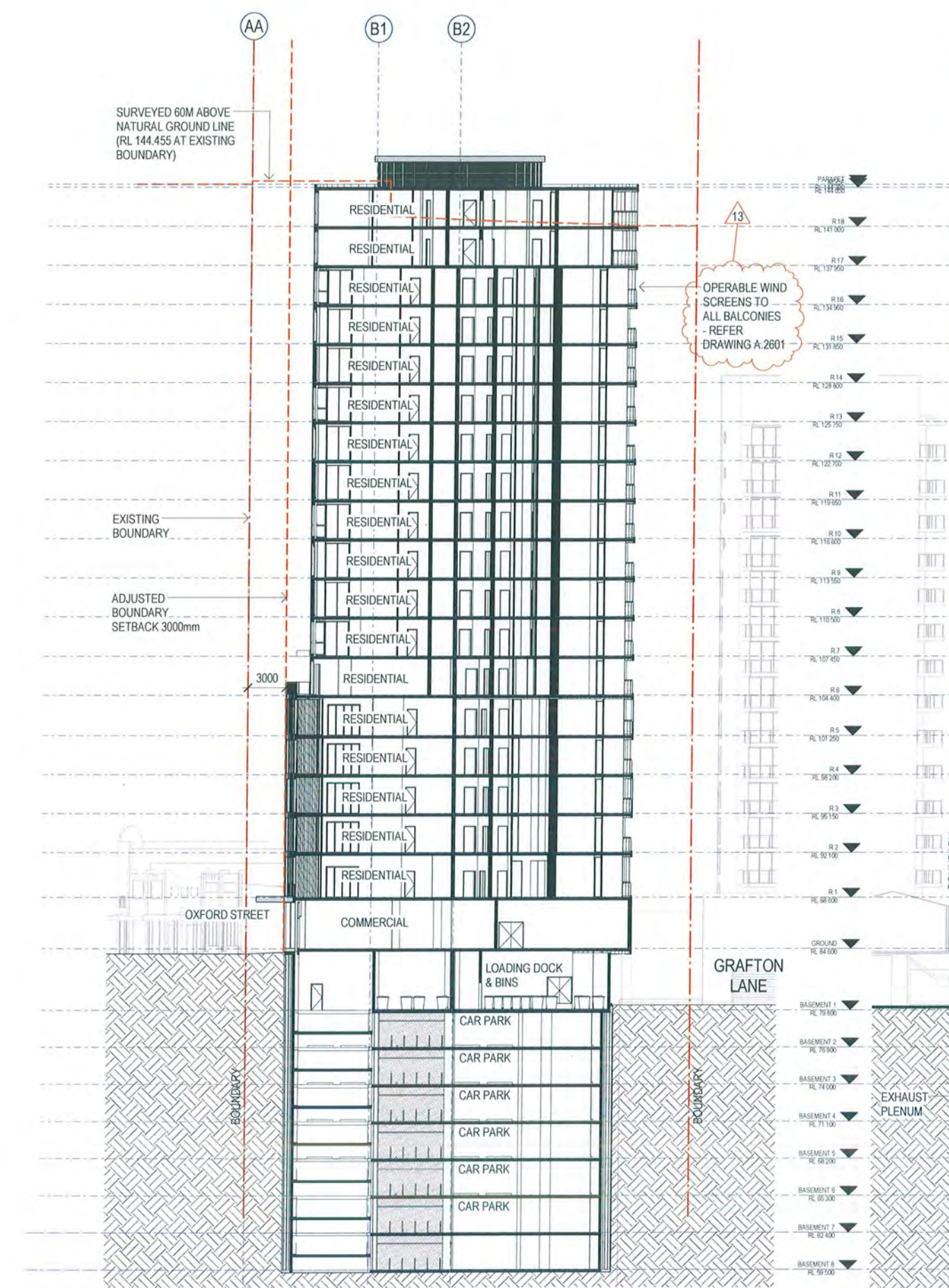
PROJECT
BONDI TOWER
 570 - 588 OXFORD ST,
 BONDI JUNCTION,
 NSW 2022

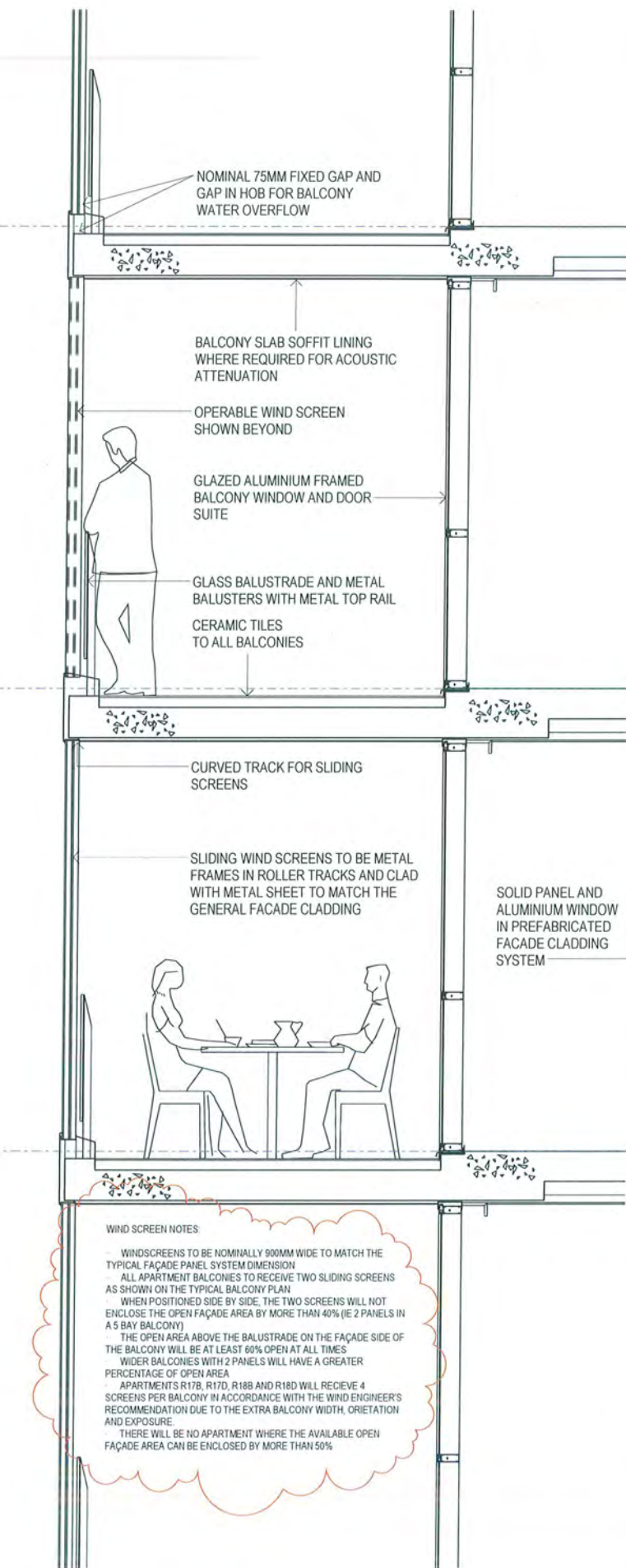
DA ISSUE

DRAWN SCALE AT A1 ISSUE DATE
 ED 1:200 04.09.2013

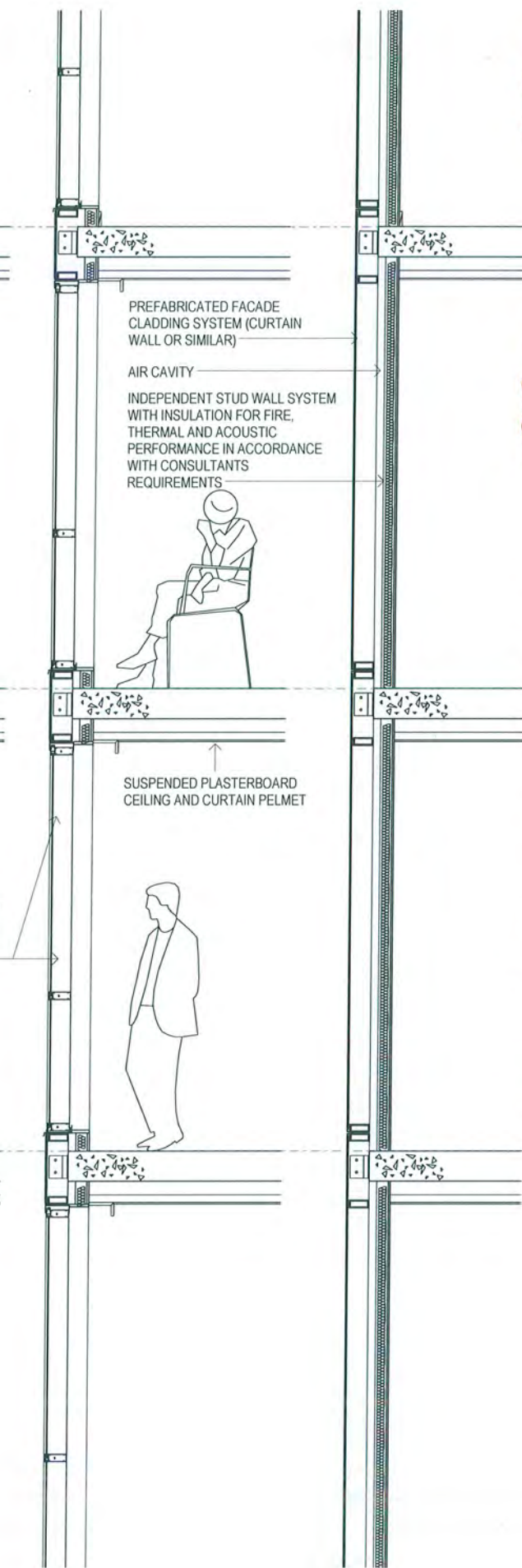
DESCRIPTION
SECTIONS

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 2501 | 13 |



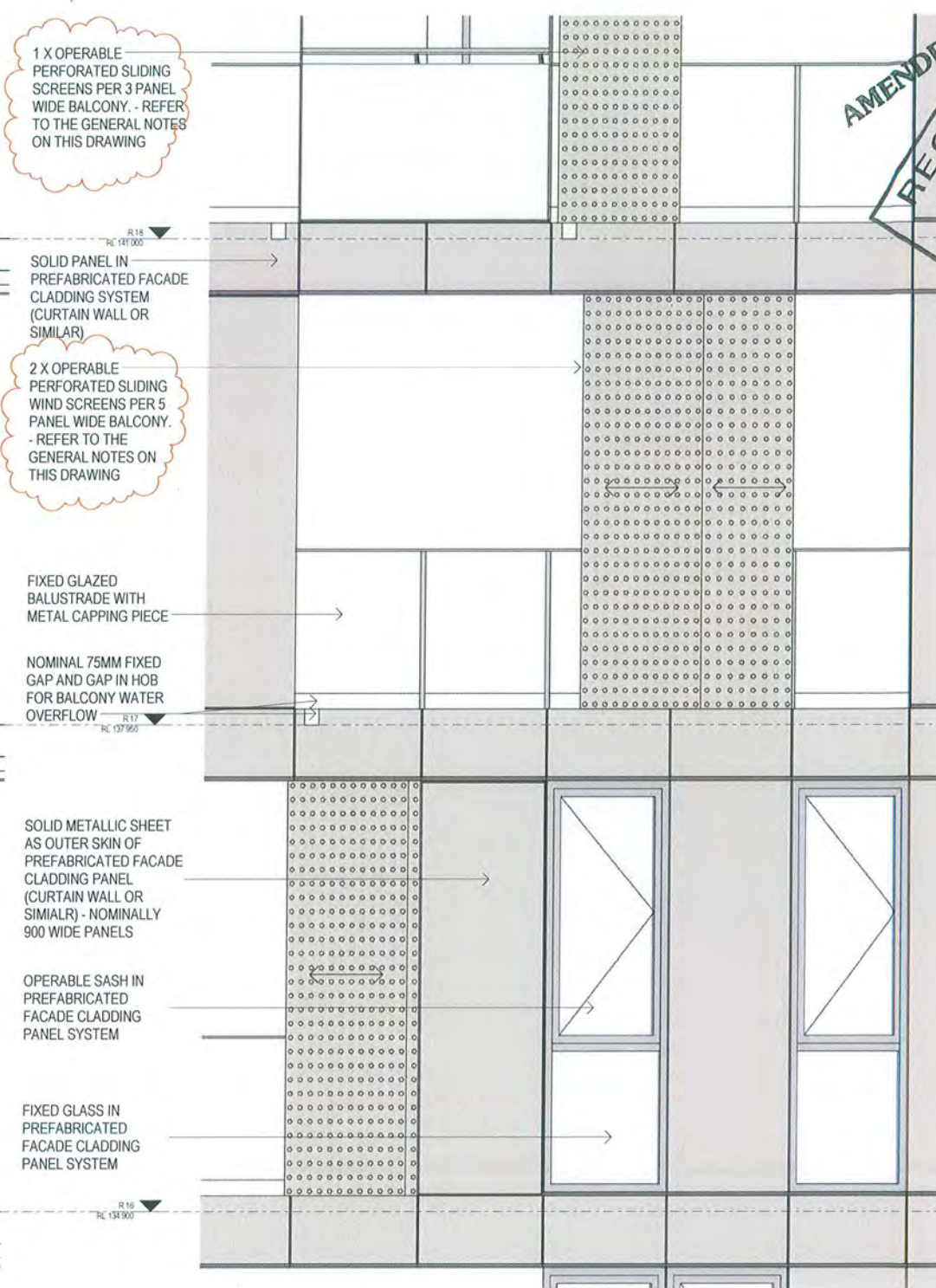


TYPICAL BALCONY



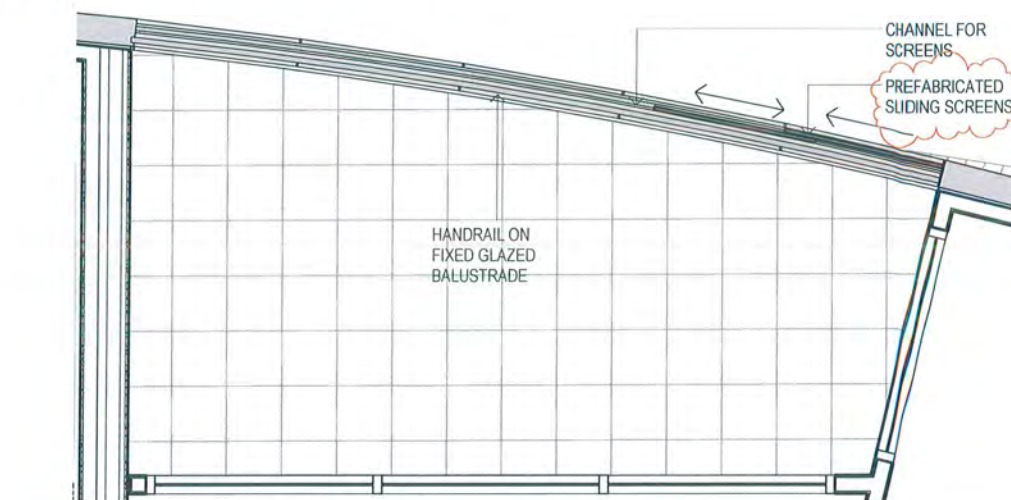
TYPICAL GLAZED FACADE

TYPICAL SOLID FACADE



2 FACADE DETAIL ELEVATION

DA 1011 1:20

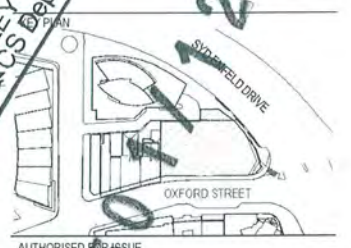


3 TYPICAL BALCONY PLAN

DA 1011 1:20

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17 SEP 2012
WAVERLEY COUNCIL
RC & CS DEPARTMENTS

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SIGN OFF DATE

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|----------------------|-------|
| 1 | 13.11.2012 | PRE SUBMISSION ISSUE | AH |
| 2 | 23.11.2012 | DA ISSUE | AH |
| 3 | 28.06.2013 | DA ISSUE | AH |
| 4 | 30.08.2013 | WIND SCREENS AMENDED | AH |
| 5 | 04.09.2013 | AMENDED DA ISSUE | ED |
| 6 | 12.09.2013 | AMENDED DA ISSUE | AH |

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Lacoste + Stevenson

PROJECT

BONDI TOWER
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

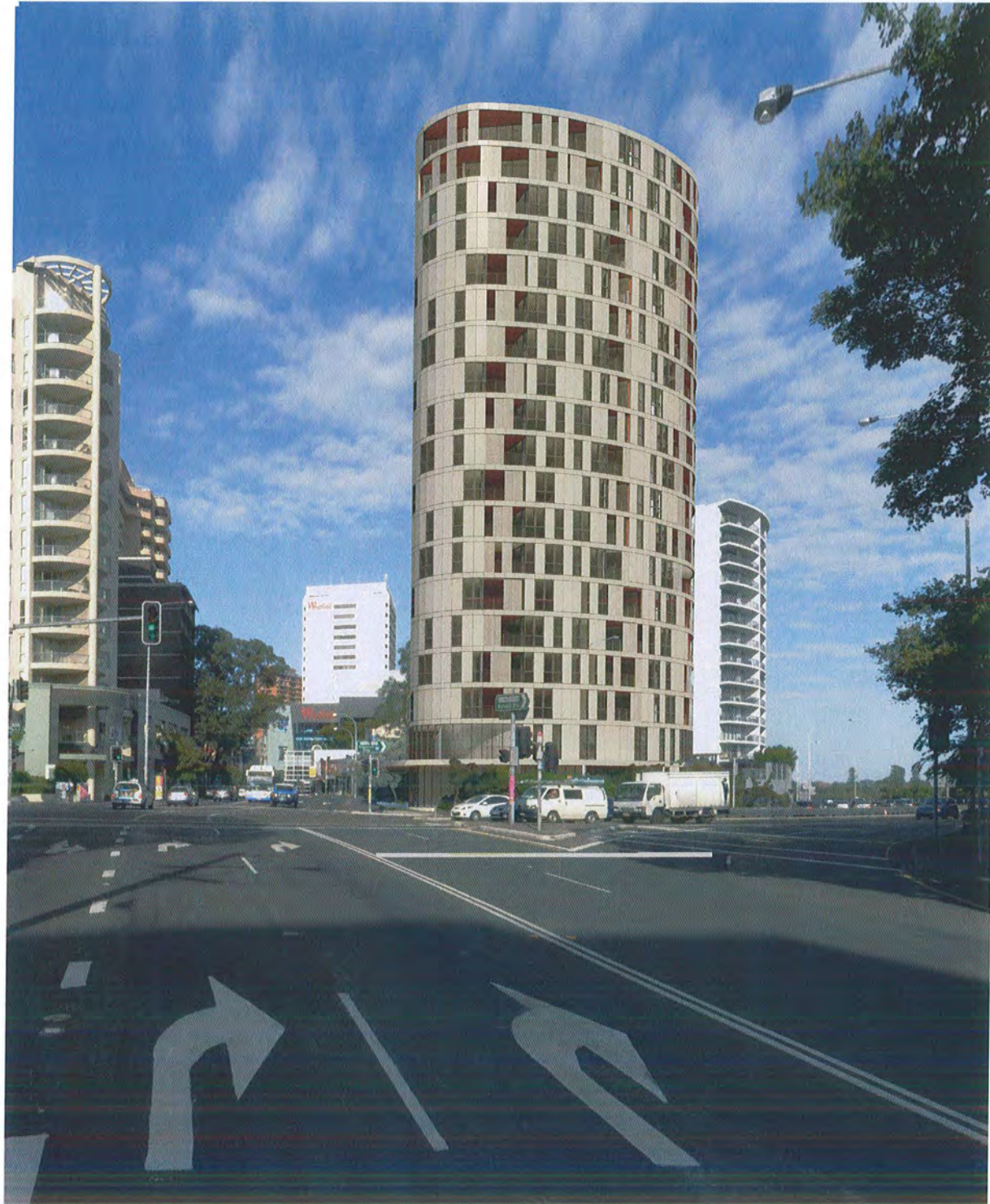
DA ISSUE

DRAWN: AH SCALE: A1 ISSUE DATE: 12.09.2013

DESCRIPTION: FACADE DETAILS

PROJECT No: 07 437 DRAWING No: DA 2601 REVISION: 6

13/09/2013 11:39:53 AM



STREET VIEW 1



STREET VIEW 2

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17 SEP 2013
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PROJECT TRUE

SCALE BAR

SYD ENFIELD DRIVE

OXFORD STREET

AUTHORISED FOR ISSUE

DIRECTOR

501112

| ISSUE | DATE | SUBJECT | VALID |
|-------|------------|------------------|-------|
| 1 | 23.11.2012 | DA ISSUE | AH |
| 2 | 28.06.2013 | DA ISSUE | AH |
| 3 | 04.09.2013 | AMENDED DA ISSUE | ED |

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PROJECT
BONDI TOWER

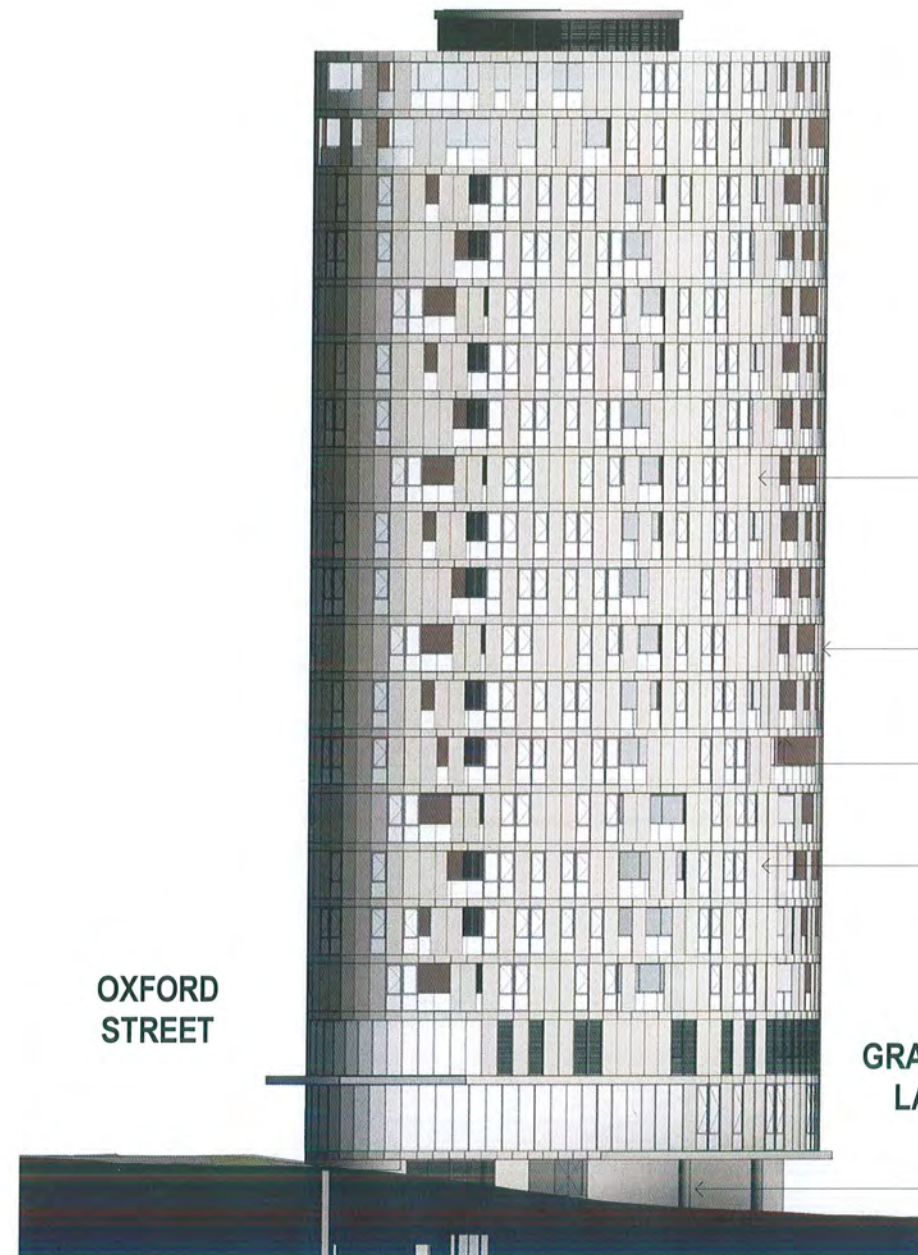
570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|-------------|------------|
| SP | | 04.09.2013 |

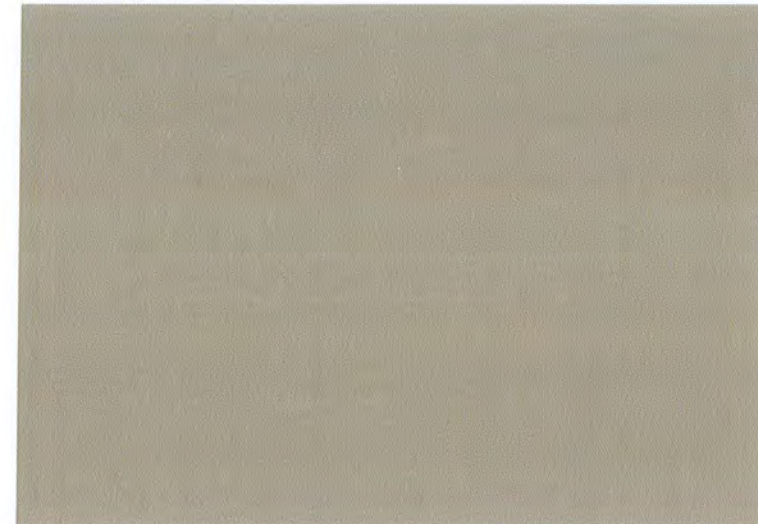
DESCRIPTION
PHOTOMONTAGES SHEET 2

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 9002 | 3 |



1 ELEVATION - EAST
1:200

FINISHES LEGEND



1. GENERAL FACADE PANEL - ALPOLIC 'PALE COPPER METALLIC'



2. TILED BALCONY WALLS - COLORTILE 'CPPG138'



3. TIMBER PANELLING OR PAINTED SHEET TO BALCONY SOFFIT WHERE REQUIRED FOR ACOUSTIC TREATMENT - LAMICOLOR 'OLIVO'



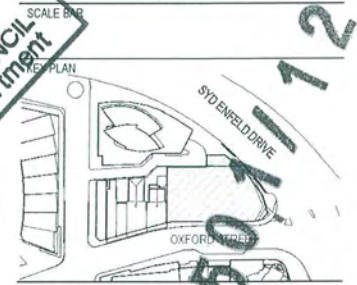
4. WINDOW FRAME & BALUSTRADE POWDERCOATED ALUMINIUM SIMILAR TO DULUX 'NAMADJI'



5. PAINTED RENDER DULUX 'MUD PUDDLE'



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| ISSUE | DATE | SUBJECT | VALIDITY |
|-------|------------|----------|----------|
| 1 | 23.11.2012 | DA ISSUE | A1 |
| 2 | 25.06.2013 | DA ISSUE | A1 |

Client

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PROJECT

BONDI TOWER

570 - 588 OXFORD ST,
BONDI JUNCTION,
NSW 2022

DA ISSUE

| DRAWN | SCALE AT A1 | ISSUE DATE |
|-------|--------------|------------|
| DK | As indicated | 25.06.2013 |

DESCRIPTION
SAMPLE BOARD

| PROJECT No | DRAWING No | REVISION |
|------------|------------|----------|
| 07 437 | DA 9500 | 2 |

16/09/2013 12:10:05 PM