

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

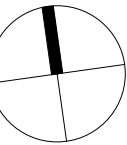
FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	29/08/2015	PRE DA FEEDBACK INCORPORATED		
2	13/10/2015	APARTMENT MIX REVISED		
3	16/10/2015	CLIENT FEEDBACK INCORPORATED		
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
11	03/12/2015	LEVELS 3 & 4 UPDATED TO 3 BEDS		
12	08/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
16	20/01/2017	POST DA AMENDMENTS		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



Client  
Project  
MIXED USE DEVELOPMENT  
362 - 374 Oxford Street,  
Bondi Junction

Drawing Name  
Floorplan - Level 3 to 6



Date  
13.04.2017

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
ND

Chk.  
NH

Job No.  
5185

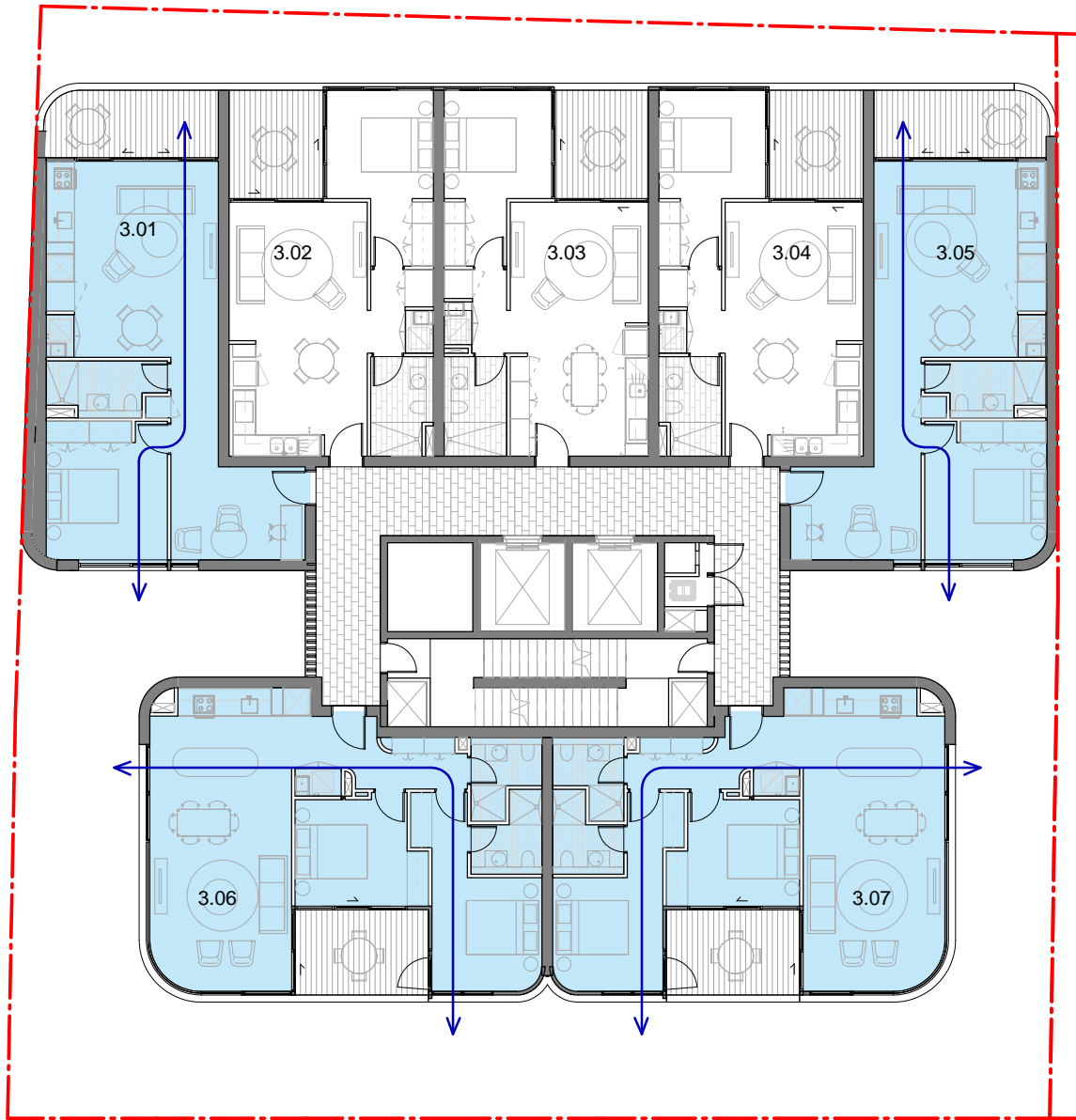
Drawing No.  
DA-0205

Revision  
/ 20

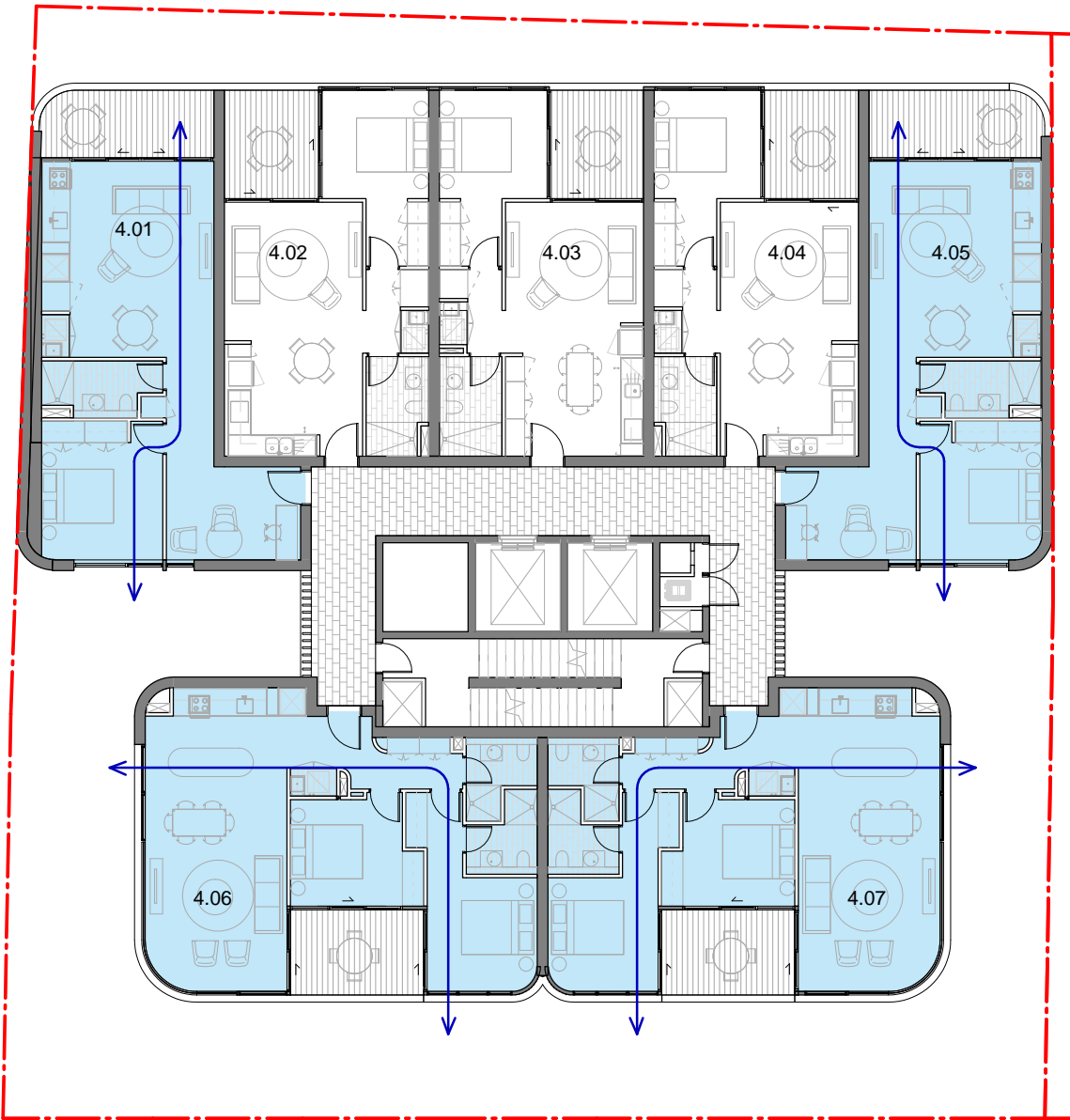
Level 3 - 6

0 1 2m  
SCALE 1:100

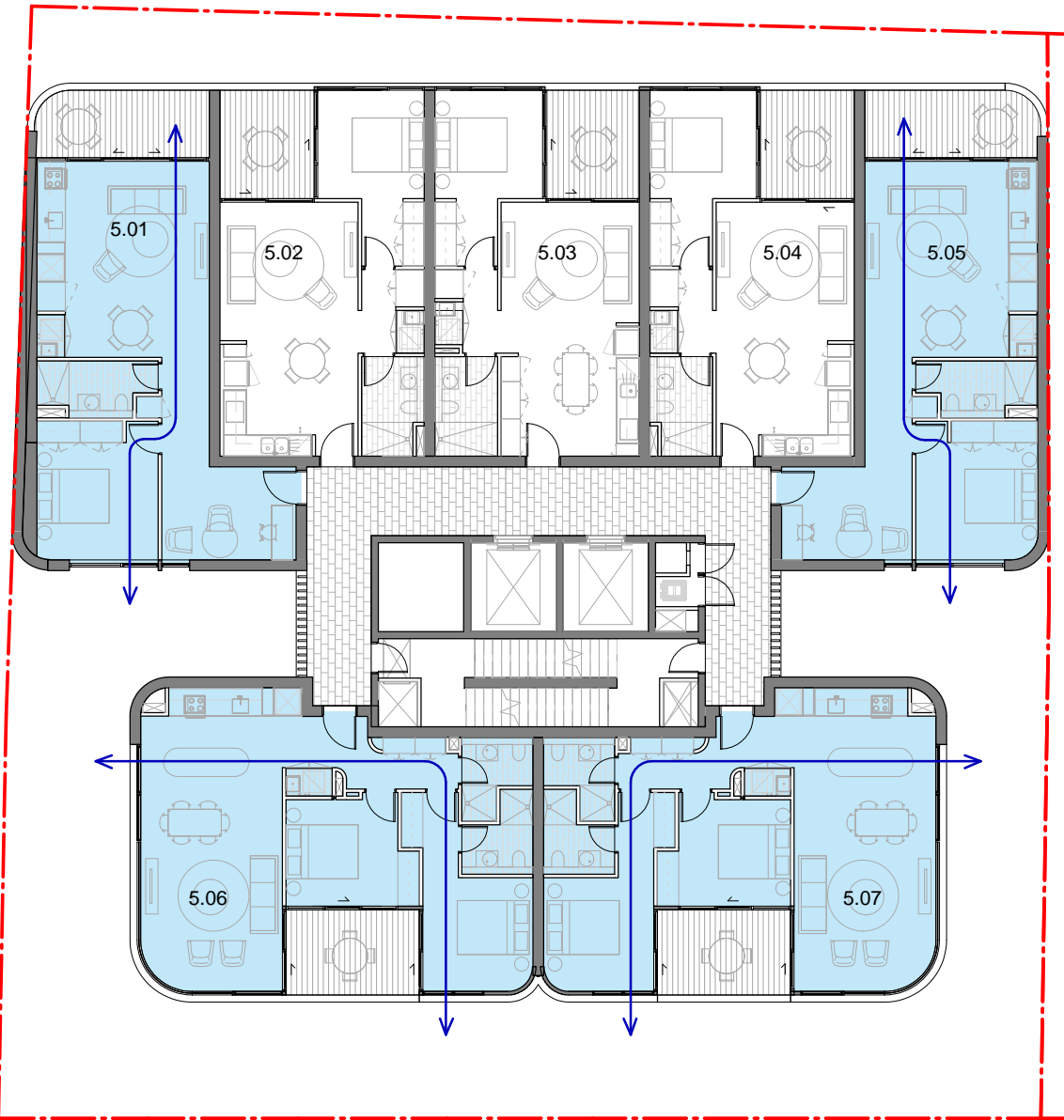




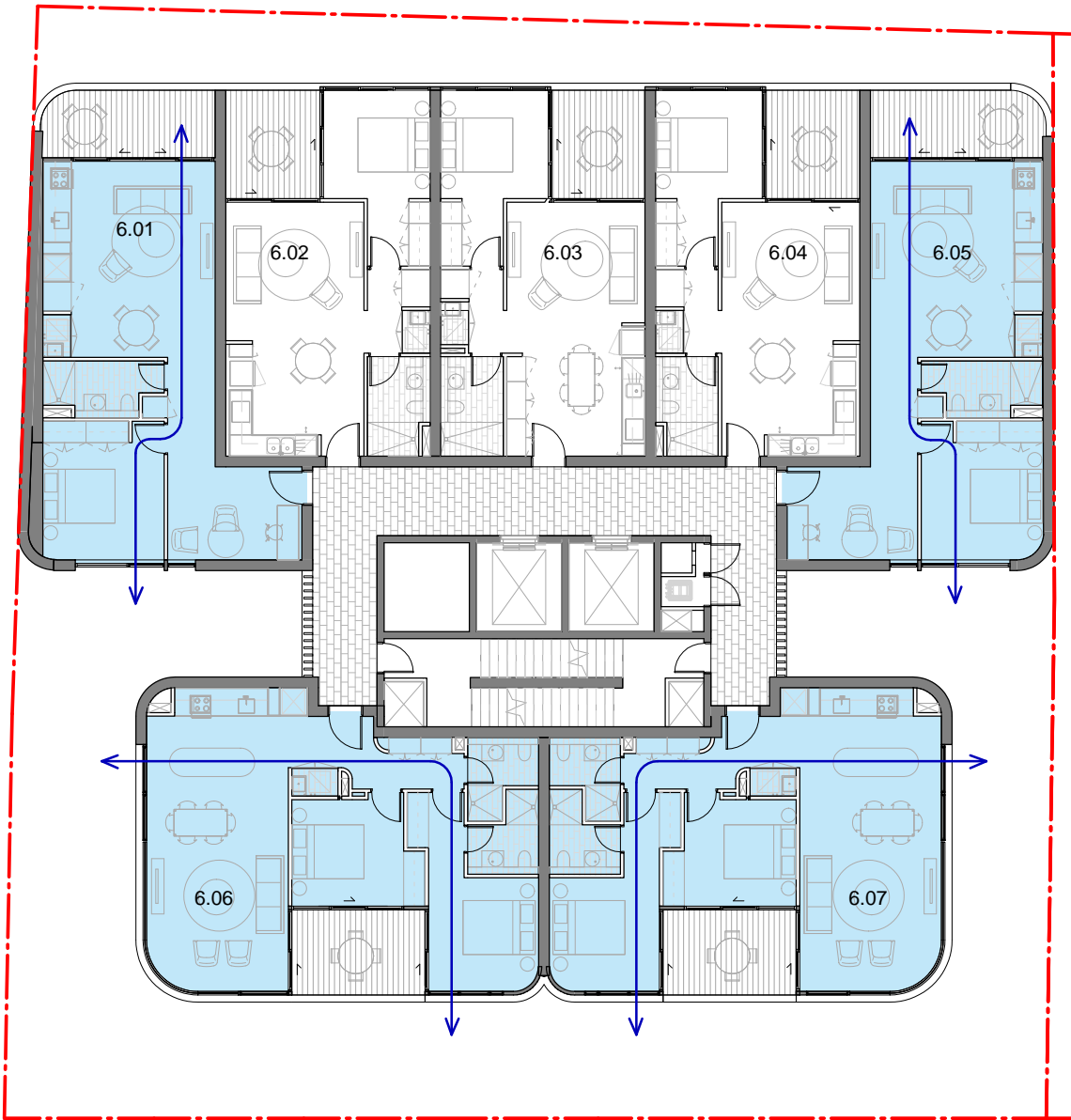
Cross Flow - Level 3



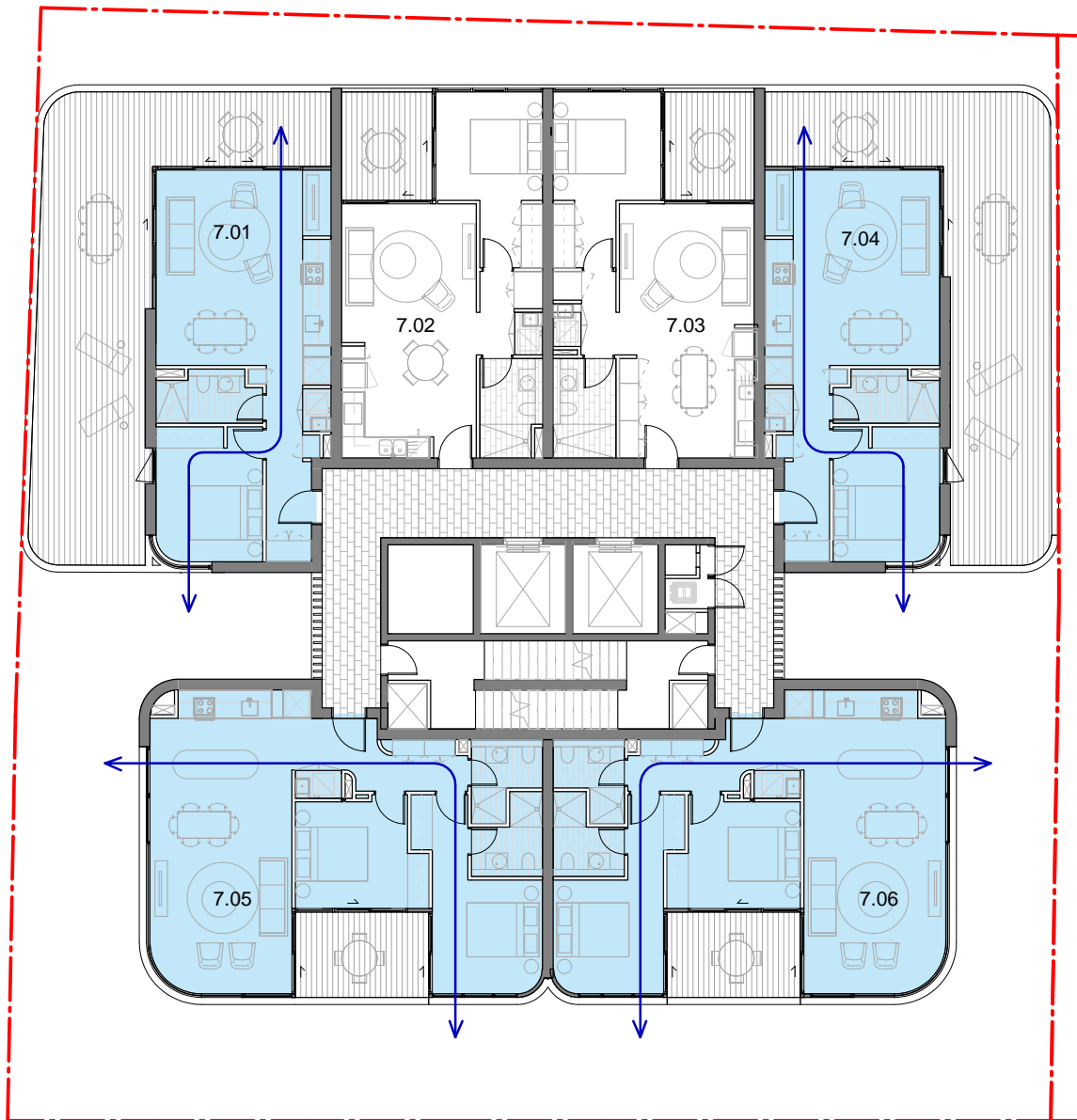
Cross Flow - Level 4



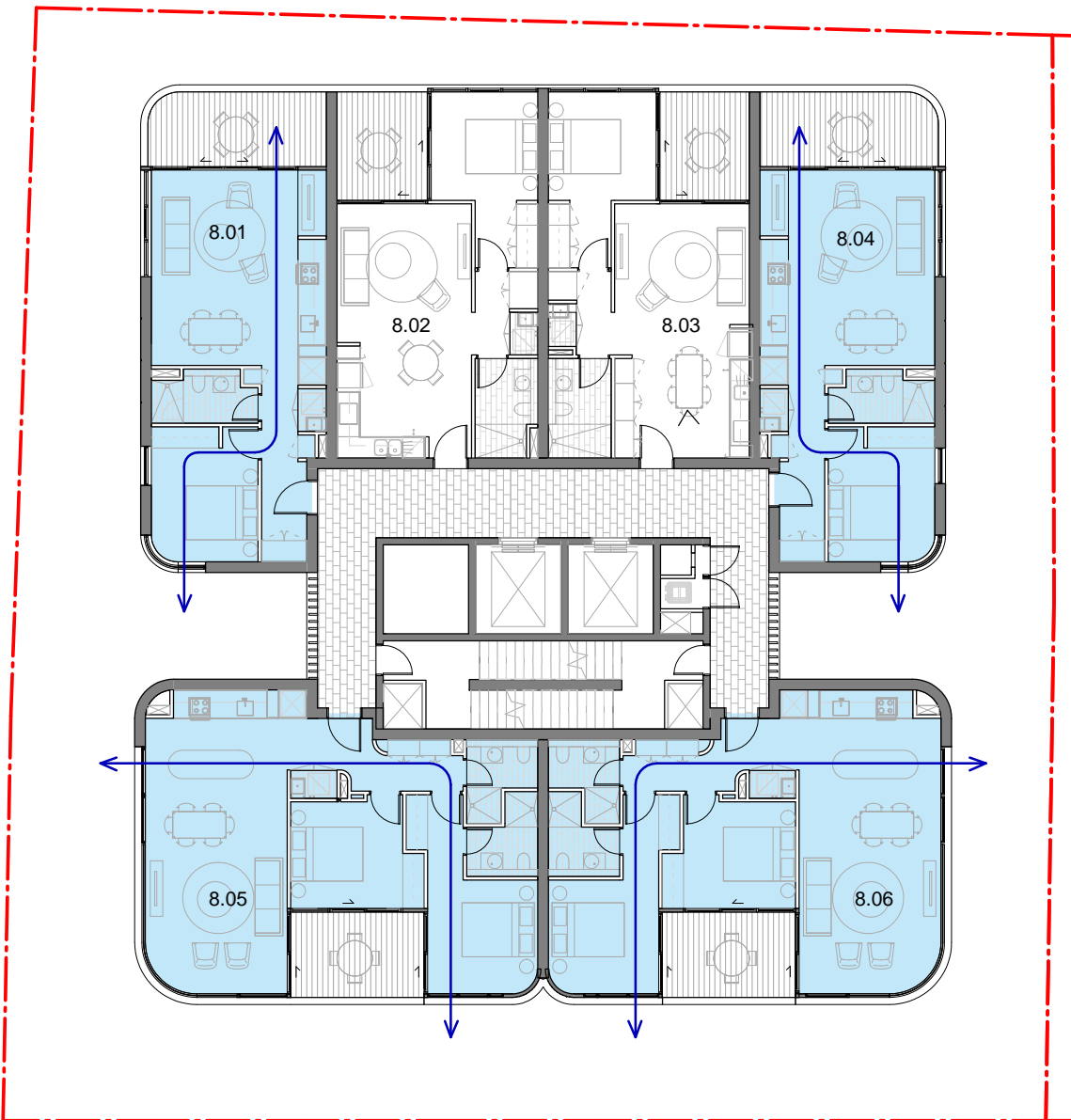
Cross Flow - Level 5



Cross Flow - Level 6



Cross Flow - Level 7



Cross Flow - Level 8

Cross Vent		Cross Vent		Cross Vent	
Name	Cross Flow	Name	Cross Flow	Name	Cross Flow
3.02	No	3.01	Yes	7.04	Yes
3.03	No	3.05	Yes	7.05	Yes
3.04	No	3.06	Yes	7.06	Yes
4.02	No	3.07	Yes	8.01	Yes
4.03	No	4.01	Yes	8.04	Yes
4.04	No	4.05	Yes	8.05	Yes
5.02	No	4.06	Yes	8.06	Yes
5.03	No	4.07	Yes	Yes: 24	
5.04	No	5.01	Yes	Grand total: 40	
6.02	No	5.05	Yes	Cross Vent up to level 8	
6.03	No	5.06	Yes	(9th storey):	
6.04	No	5.07	Yes	(24/40) = 60%	
7.02	No	6.01	Yes	<b>ADG DESIGN</b>	
7.03	No	6.05	Yes	<b>CRITERIA</b>	
8.02	No	6.06	Yes	AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.	
8.03	No	6.07	Yes		
No: 16		7.01	Yes		

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4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
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10	23/11/2015	UPDATED CONSULTANT ISSUE		
14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Analysis - Cross Ventilation

Date Scale Sheet Size  
13.04.2017 1 : 200 @ A1

Drawn Chk.  
ND NH

Job No. Drawing No. Revision  
5185 DA-3041 / 20

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Solar - Level 3



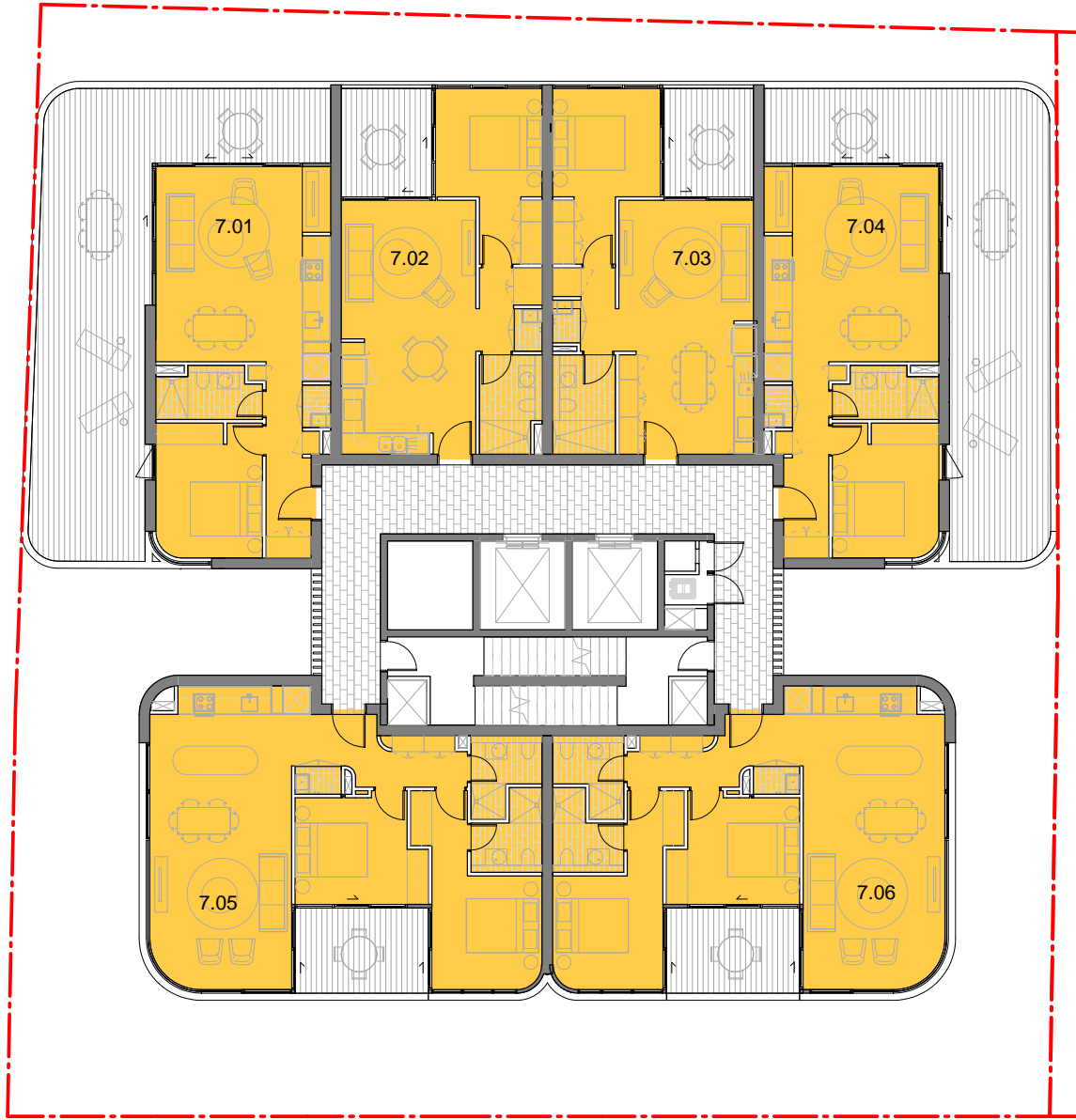
Solar - Level 4



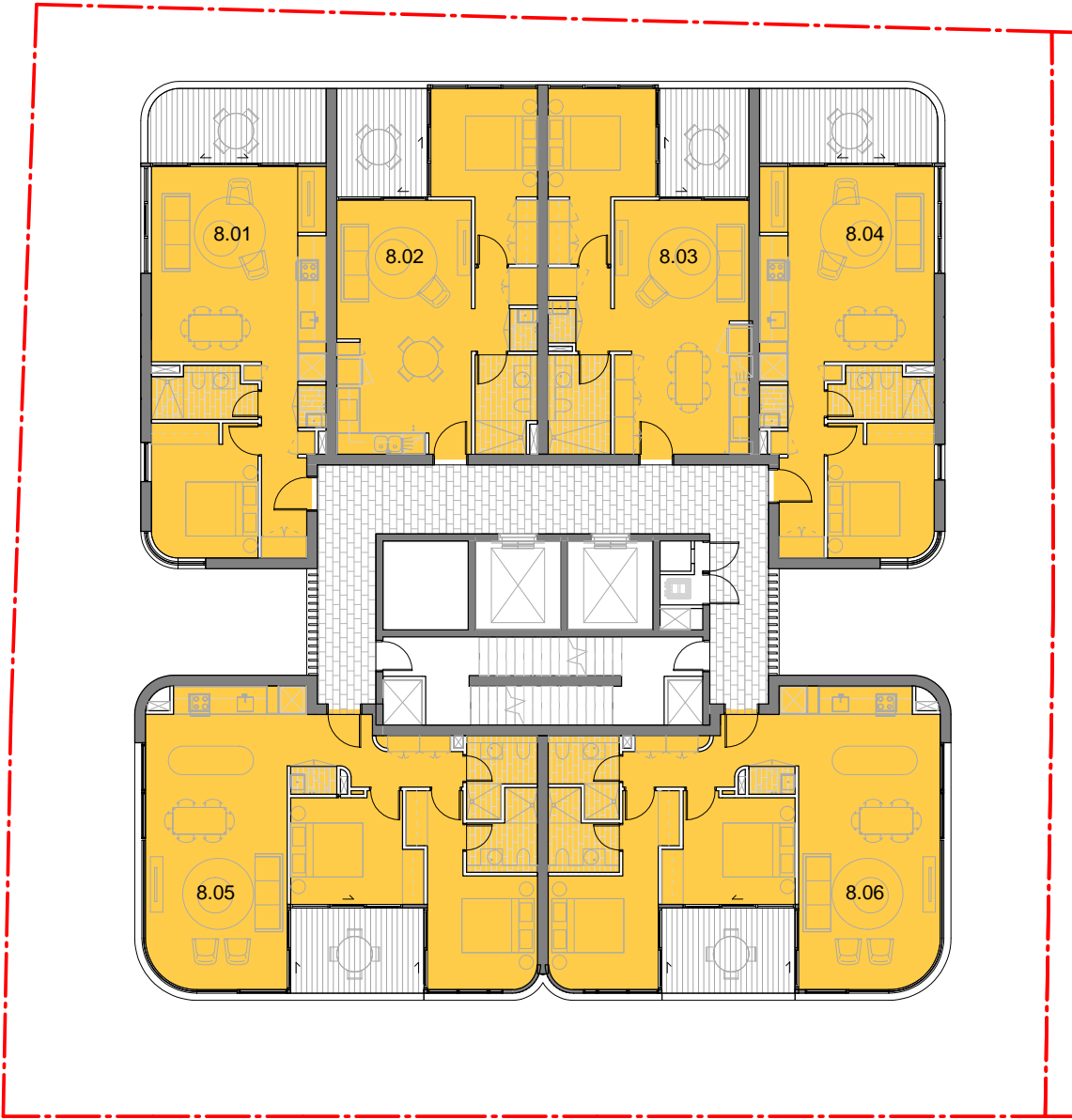
Solar - Level 5



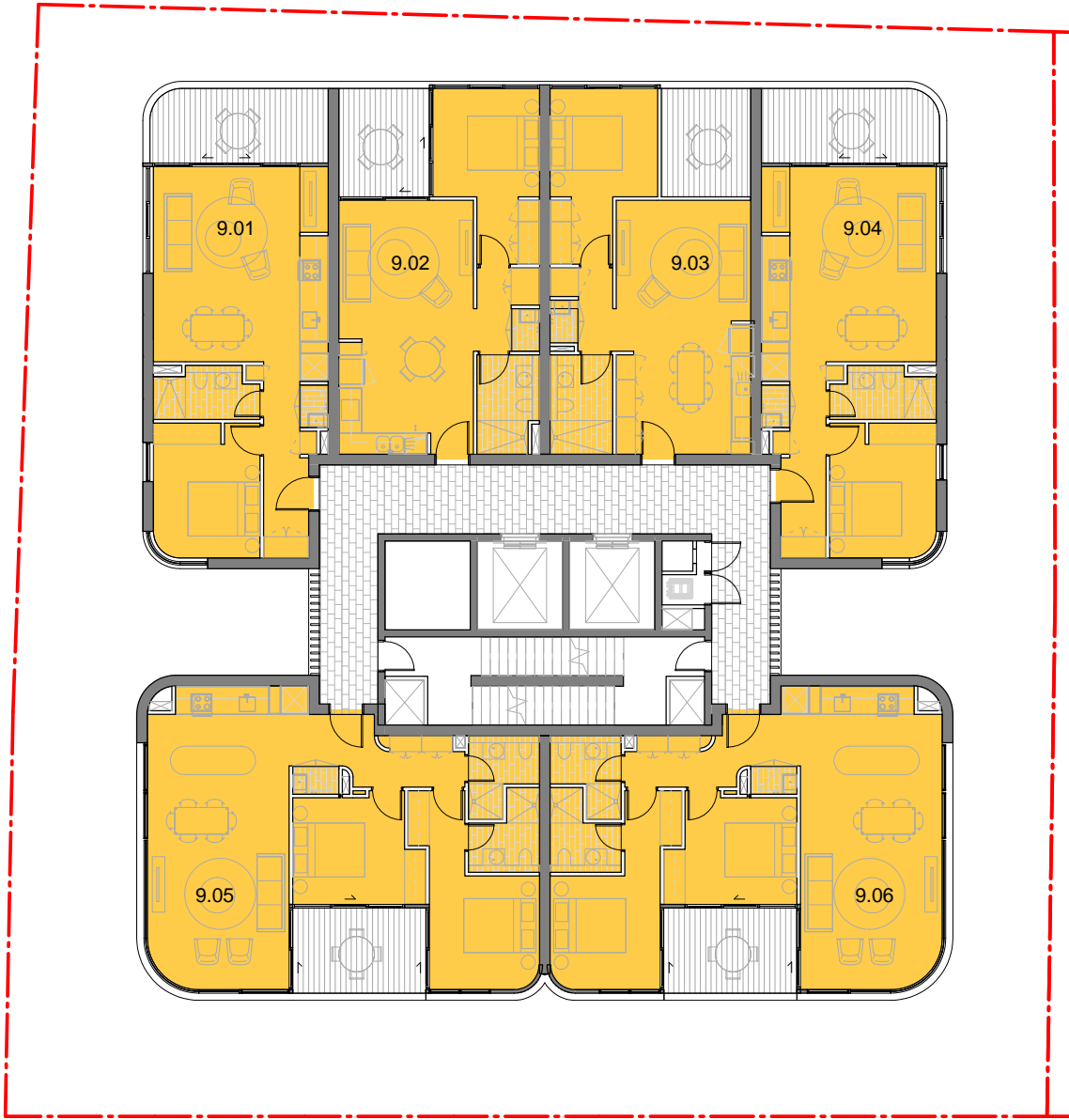
Solar - Level 6



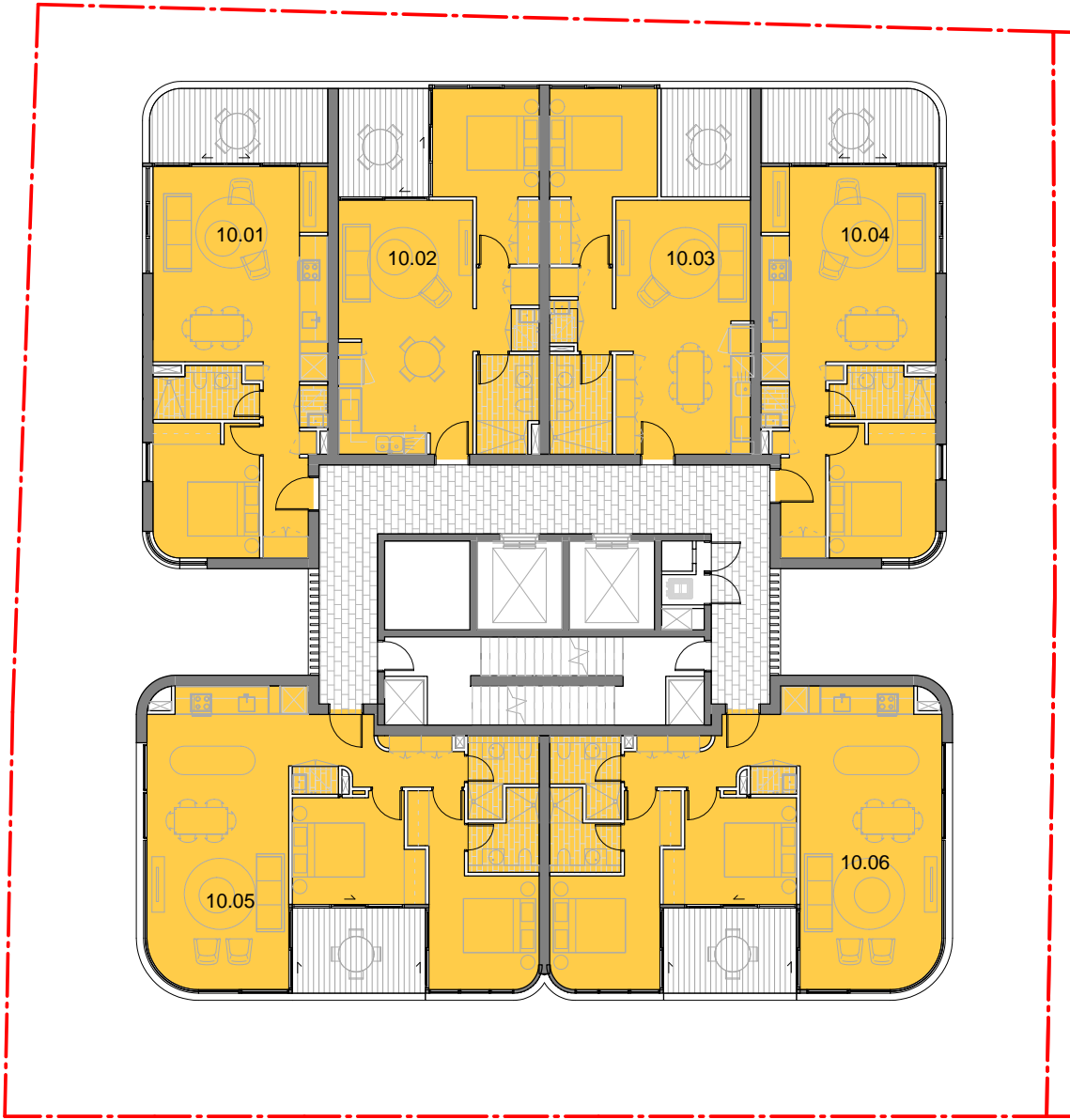
Solar - Level 7



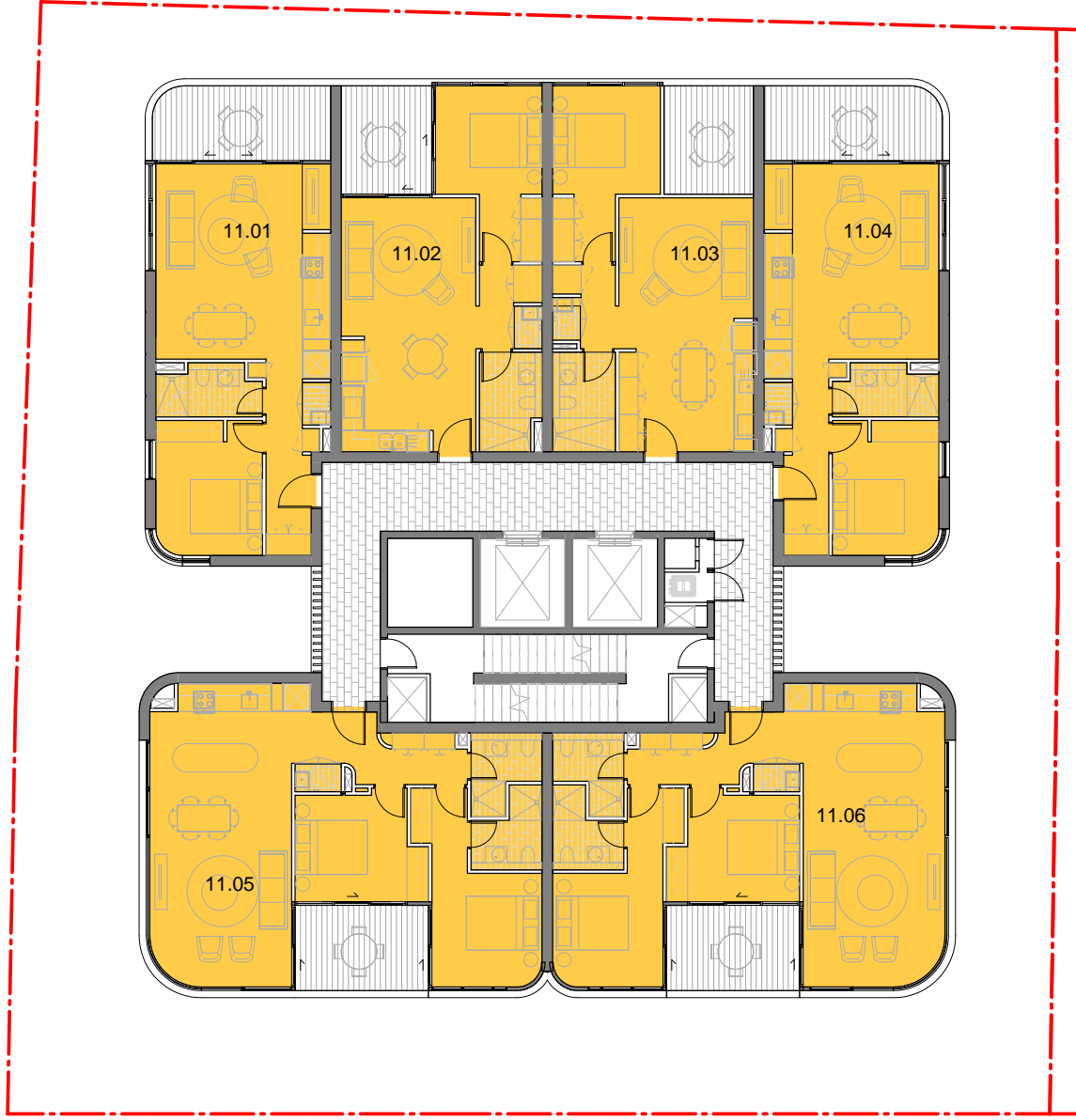
Solar - Level 8



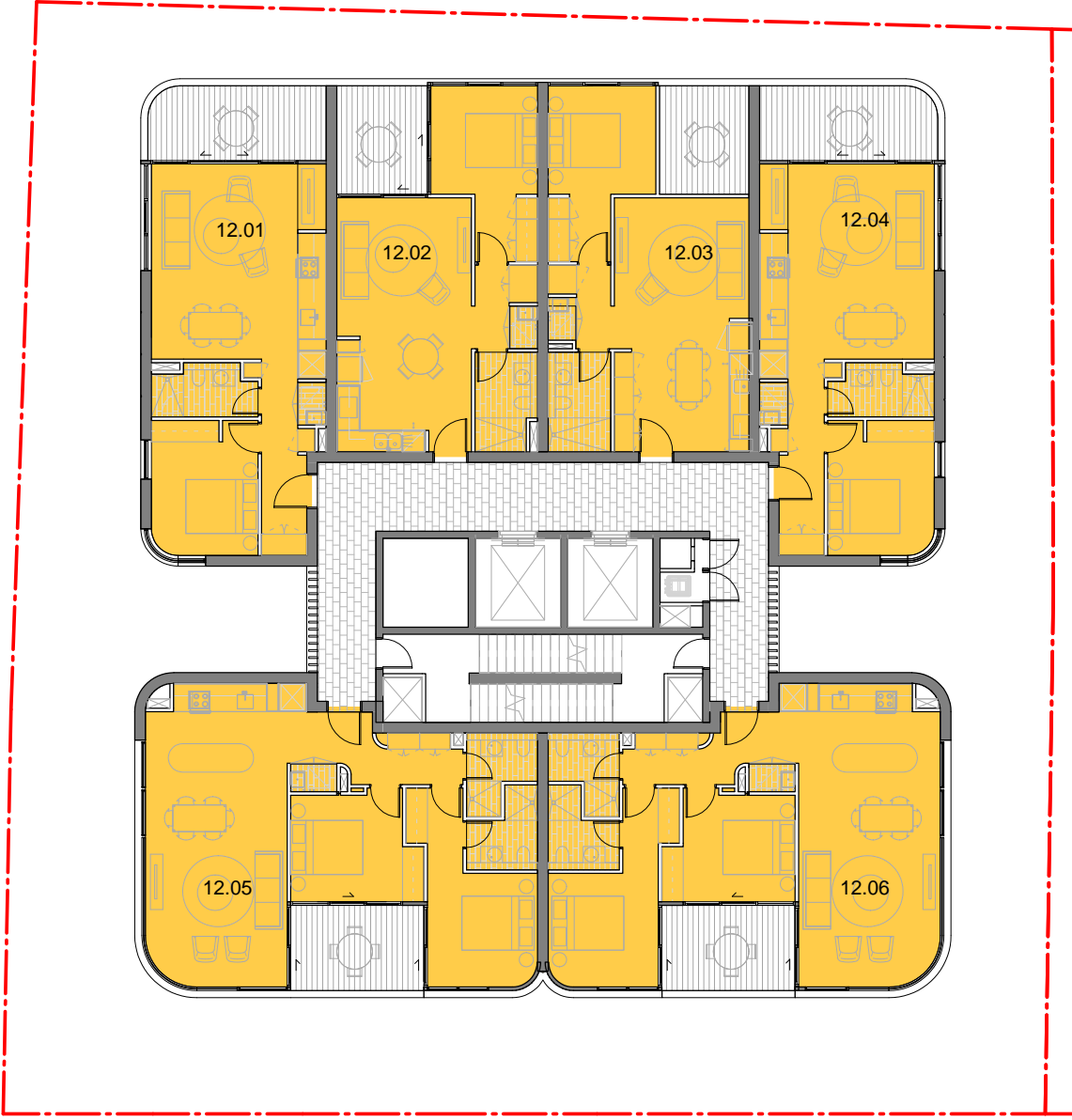
Solar - Level 9



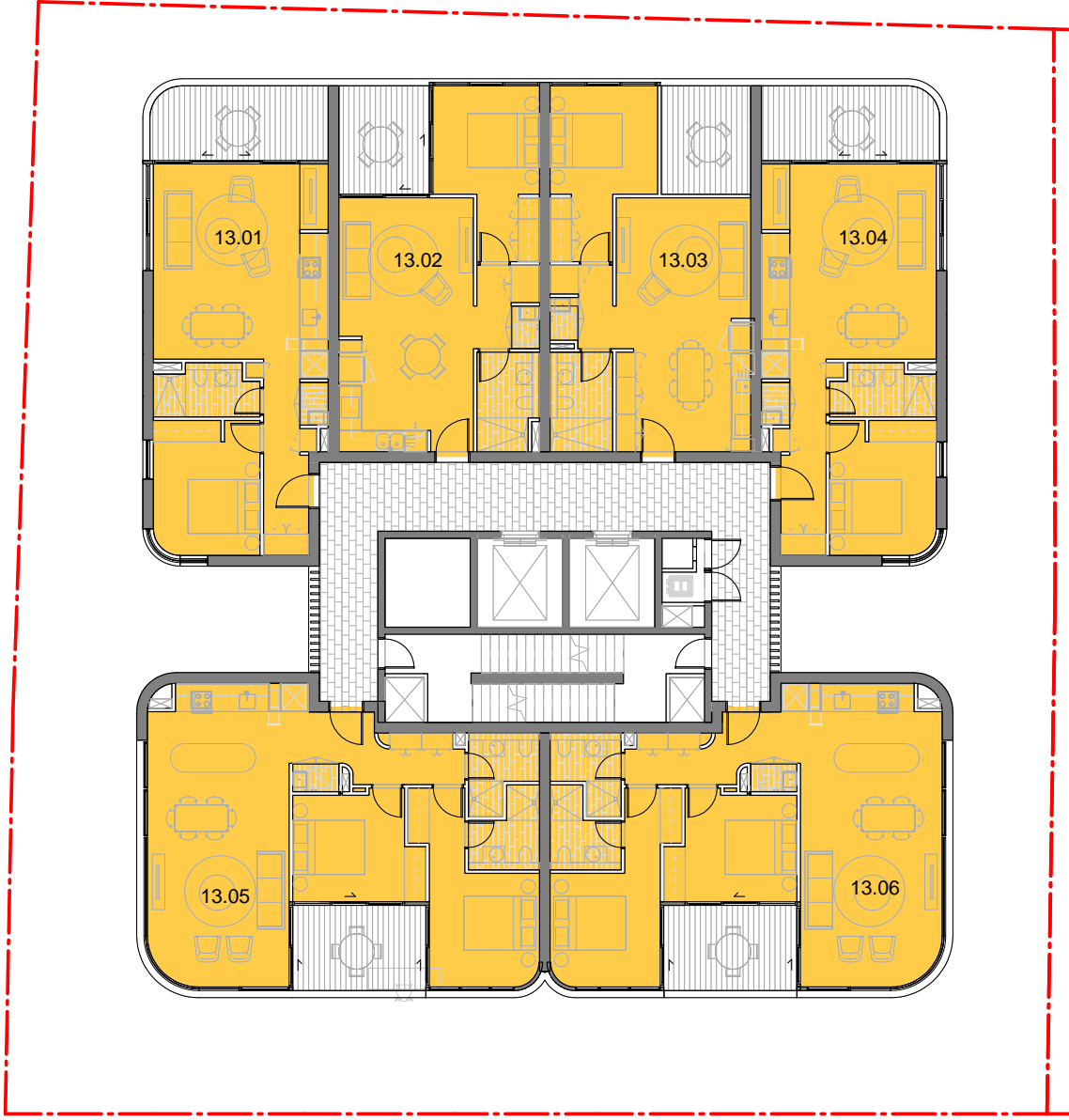
Solar - Level 10



Solar - Level 11



Solar - Level 12



Solar - Level 13

Solar		Solar		Solar	
Unit	Solar	Unit	Solar	Unit	Solar
3.05	2 HRS	10.01	2 HRS	3.01	15 MINS.
4.05	2 HRS	10.02	2 HRS	3.02	15 MINS.
5.04	2 HRS	10.03	2 HRS	3.03	15 MINS.
5.05	2 HRS	10.04	2 HRS	3.04	15 MINS.
6.04	2 HRS	10.05	2 HRS	4.01	15 MINS.
6.05	2 HRS	10.06	2 HRS	4.02	15 MINS.
6.07	2 HRS	11.01	2 HRS	4.03	15 MINS.
7.01	2 HRS	11.02	2 HRS	4.04	15 MINS.
7.02	2 HRS	11.03	2 HRS	5.01	15 MINS.
7.03	2 HRS	11.04	2 HRS	5.02	15 MINS.
7.04	2 HRS	11.05	2 HRS	5.03	15 MINS.
7.05	2 HRS	11.06	2 HRS	6.01	15 MINS.
7.06	2 HRS	12.01	2 HRS	6.02	15 MINS.
8.01	2 HRS	12.02	2 HRS	6.03	15 MINS.
8.02	2 HRS	12.03	2 HRS	15 MINS.: 14	
8.03	2 HRS	12.04	2 HRS	3.06	N/A
8.04	2 HRS	12.05	2 HRS	3.07	N/A
8.05	2 HRS	12.06	2 HRS	4.06	N/A
8.06	2 HRS	13.01	2 HRS	4.07	N/A
9.01	2 HRS	13.02	2 HRS	5.06	N/A
9.02	2 HRS	13.03	2 HRS	5.07	N/A
9.03	2 HRS	13.04	2 HRS	6.06	N/A
9.04	2 HRS	13.05	2 HRS	N/A: 7	
9.05	2 HRS	13.06	2 HRS	Grand total: 70	
9.06	2 HRS	2 HRS: 49			

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20	13.04.2017	DA RESUBMISSION		

LEGEND

2 HRS MIN 2 HOURS SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.

TOTAL: 49/70 = 70%

>15 MINS

MINIMUM 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.

TOTAL: 14/70 = 20%

<15 MINS

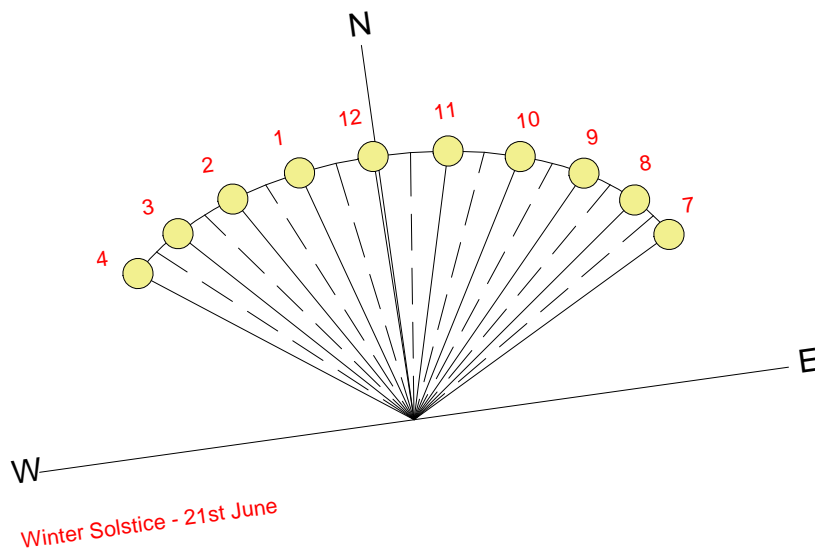
LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM.

TOTAL: 7/70 = 10%

ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING TO RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MIN WINTER.

- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING TO RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.



Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Analysis - Solar Diagrams

Date

13.04.2017

Scale

As indicated

Sheet Size

@ A1

Drawn

ND

Chk.

NH

Job No.

5185

Drawing No.

DA-3031

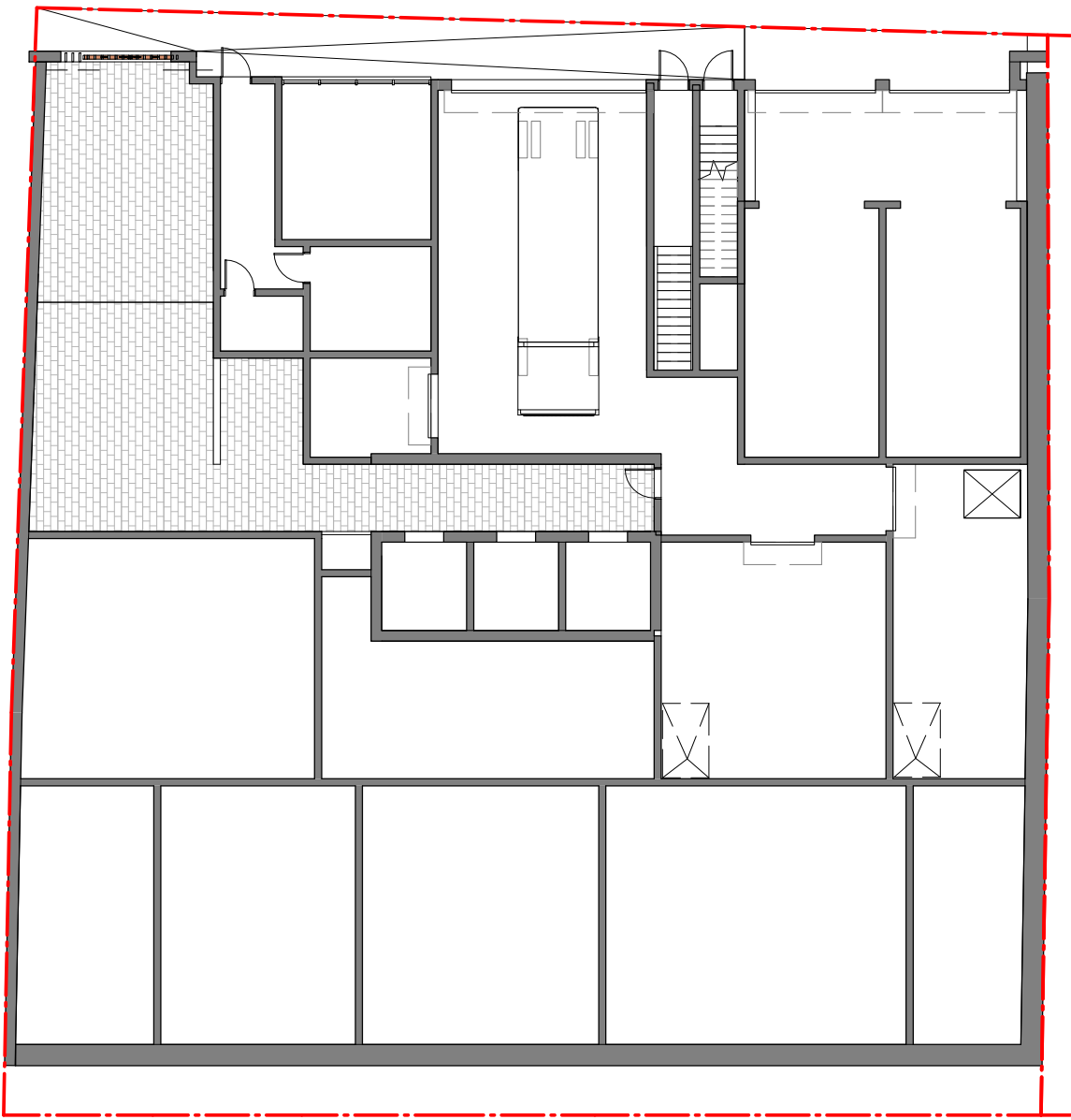
Revision

/ 20

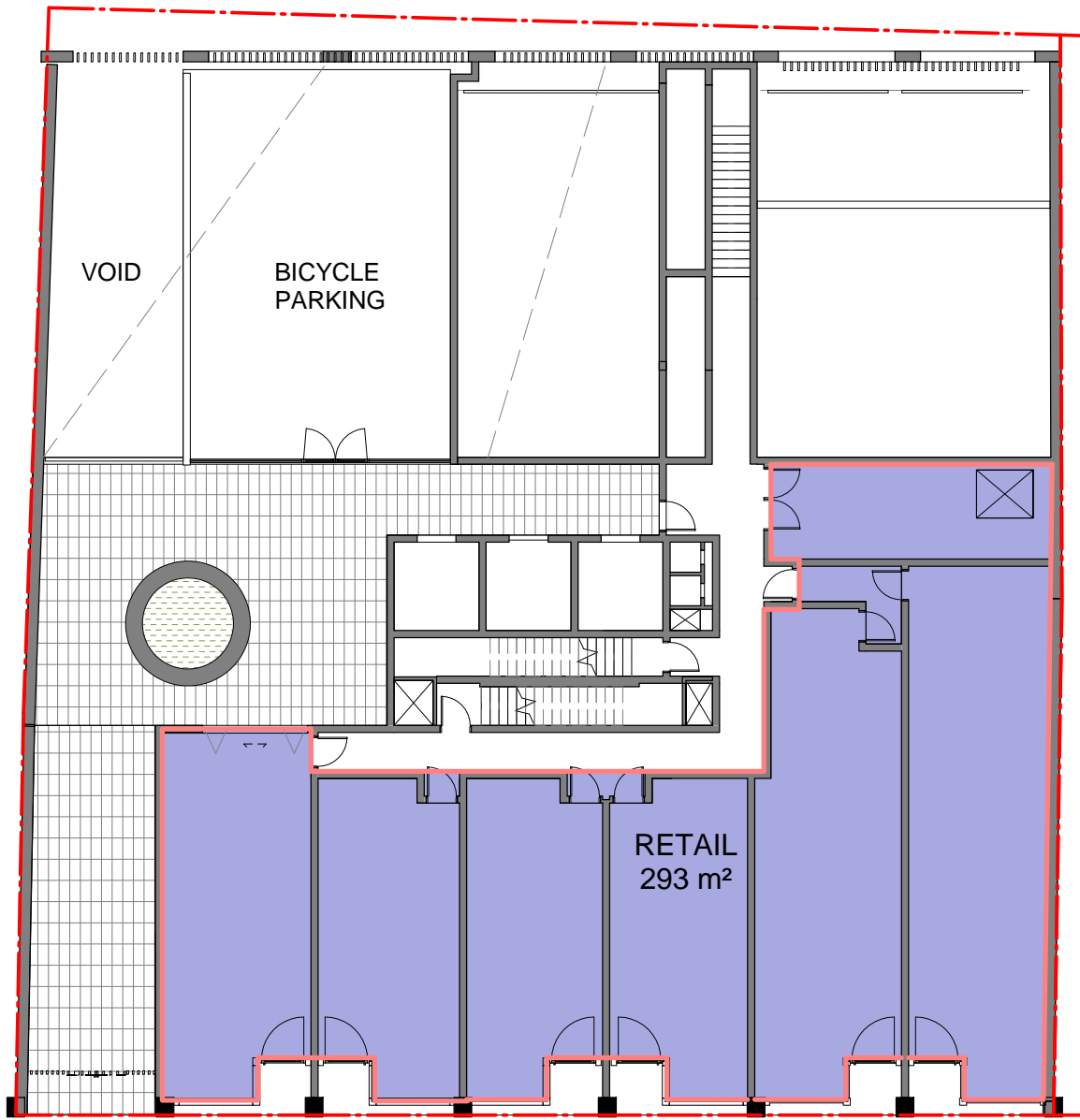
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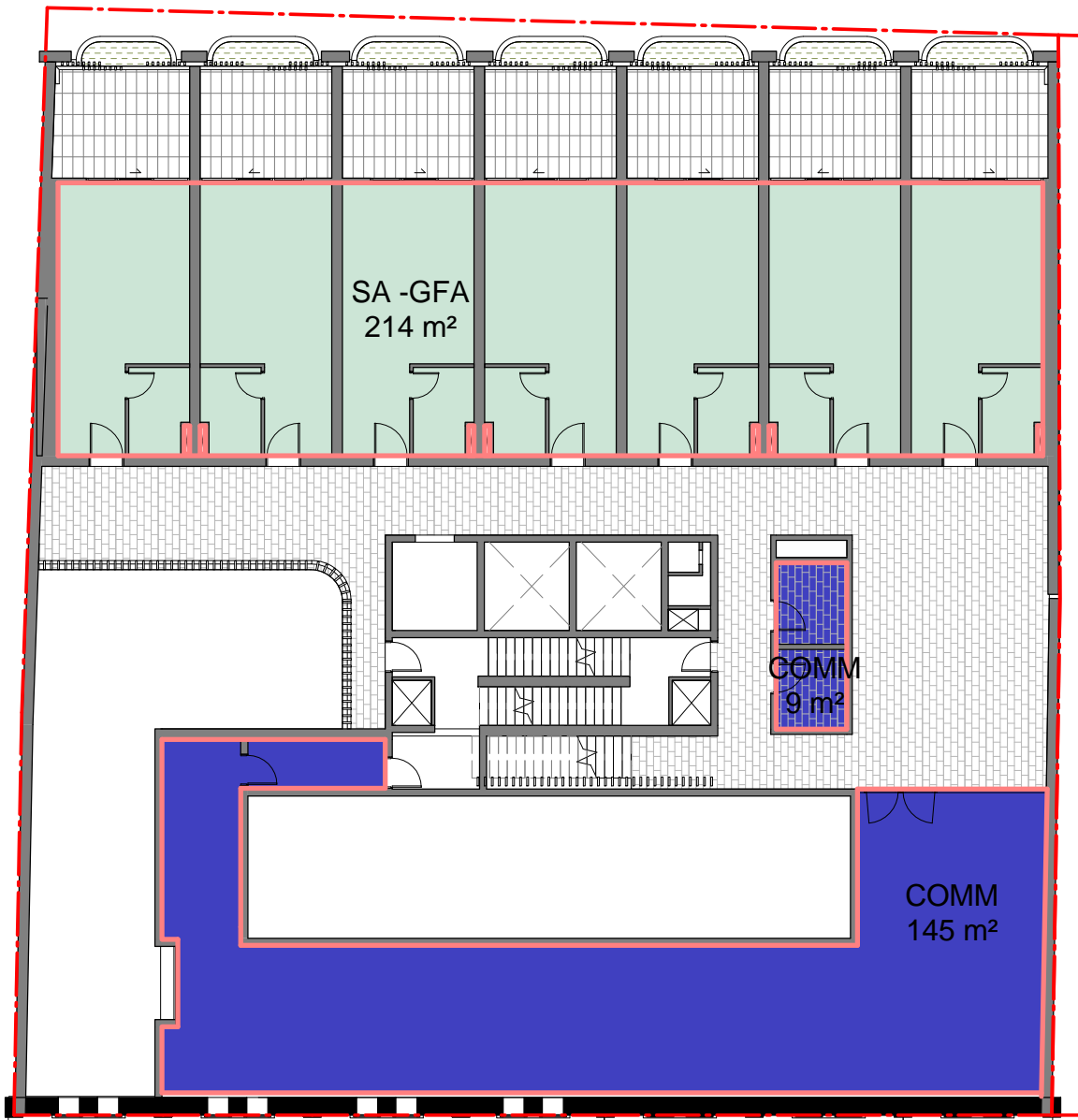




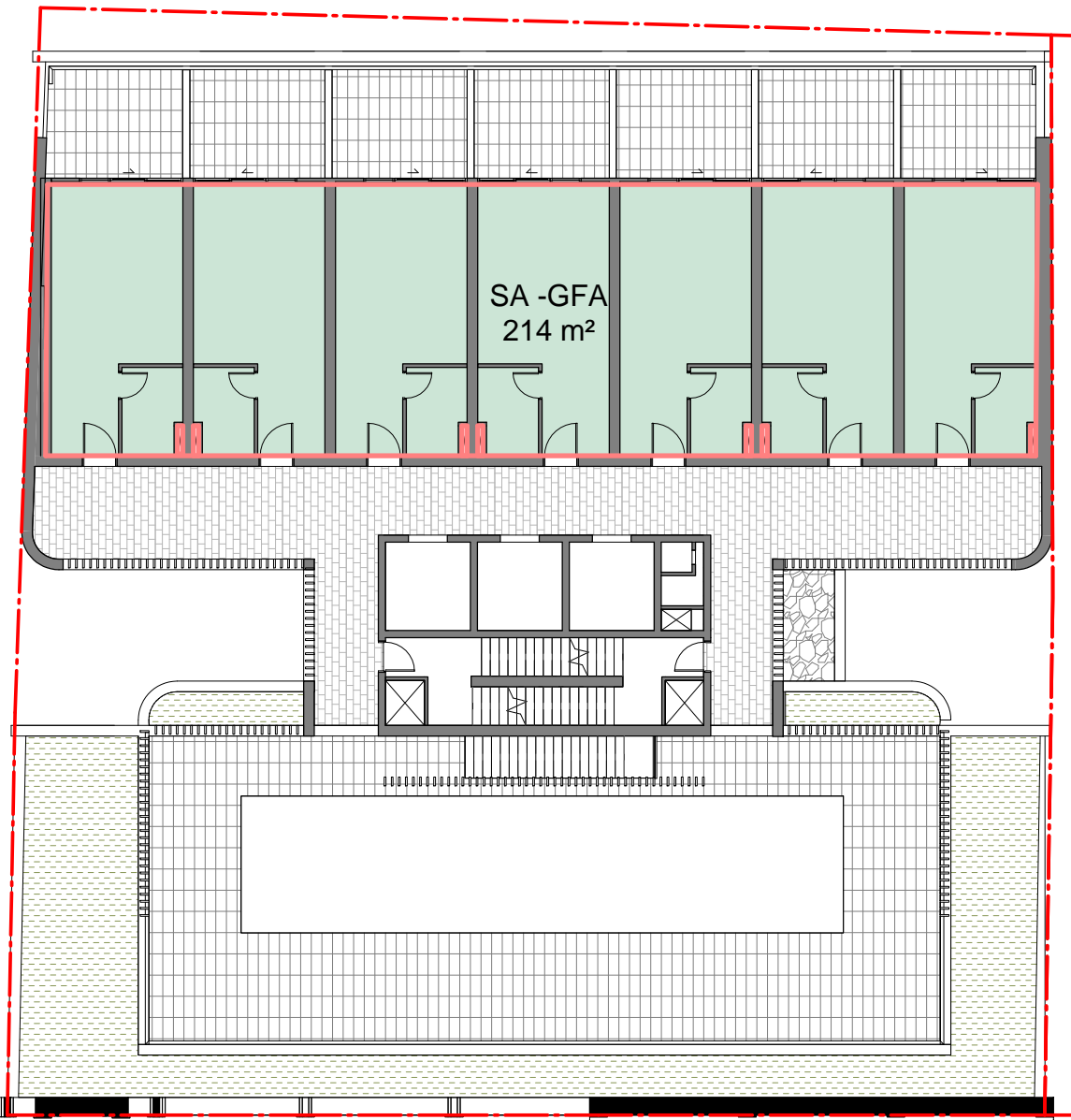
Basement 1



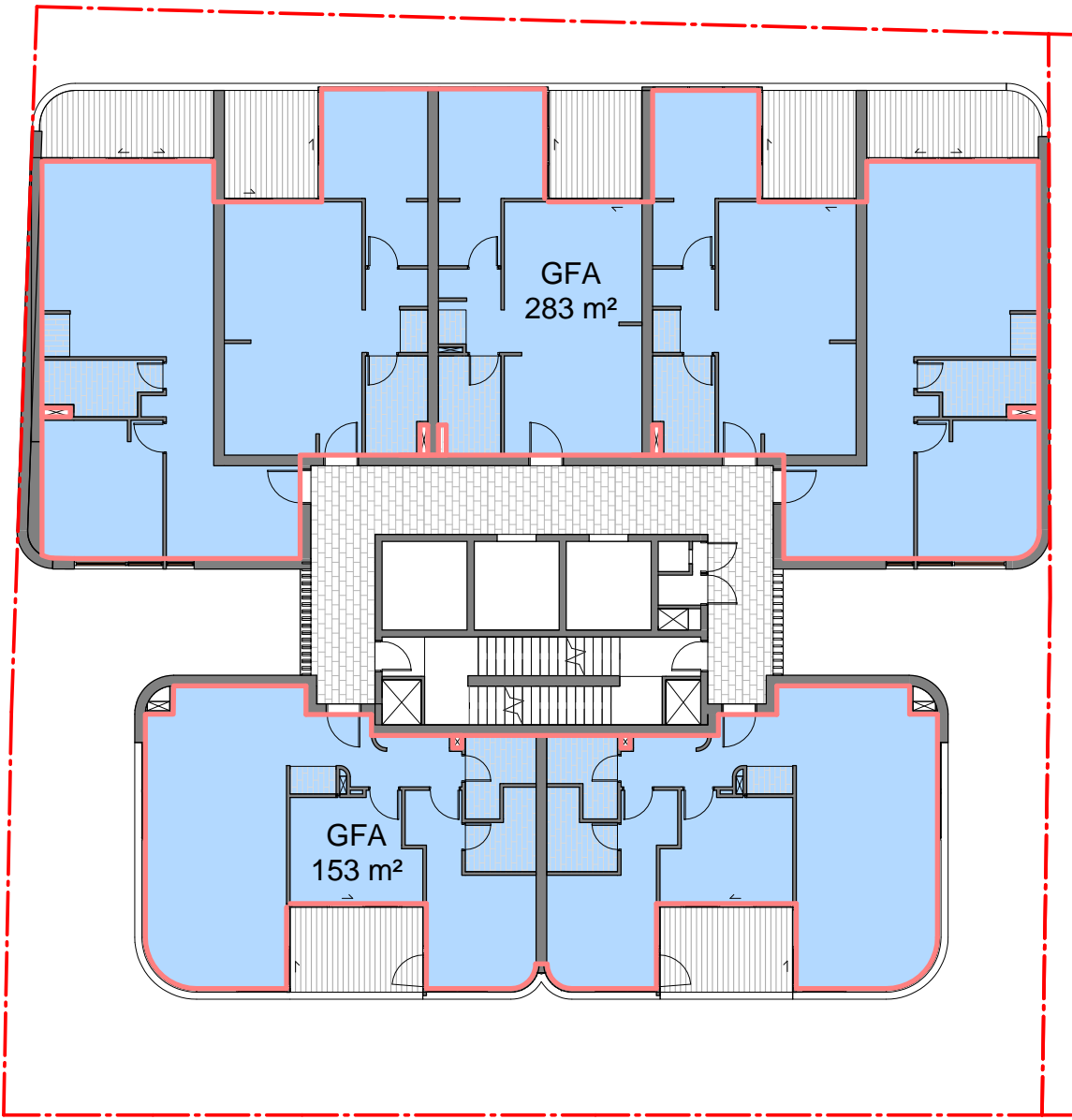
Ground Floor



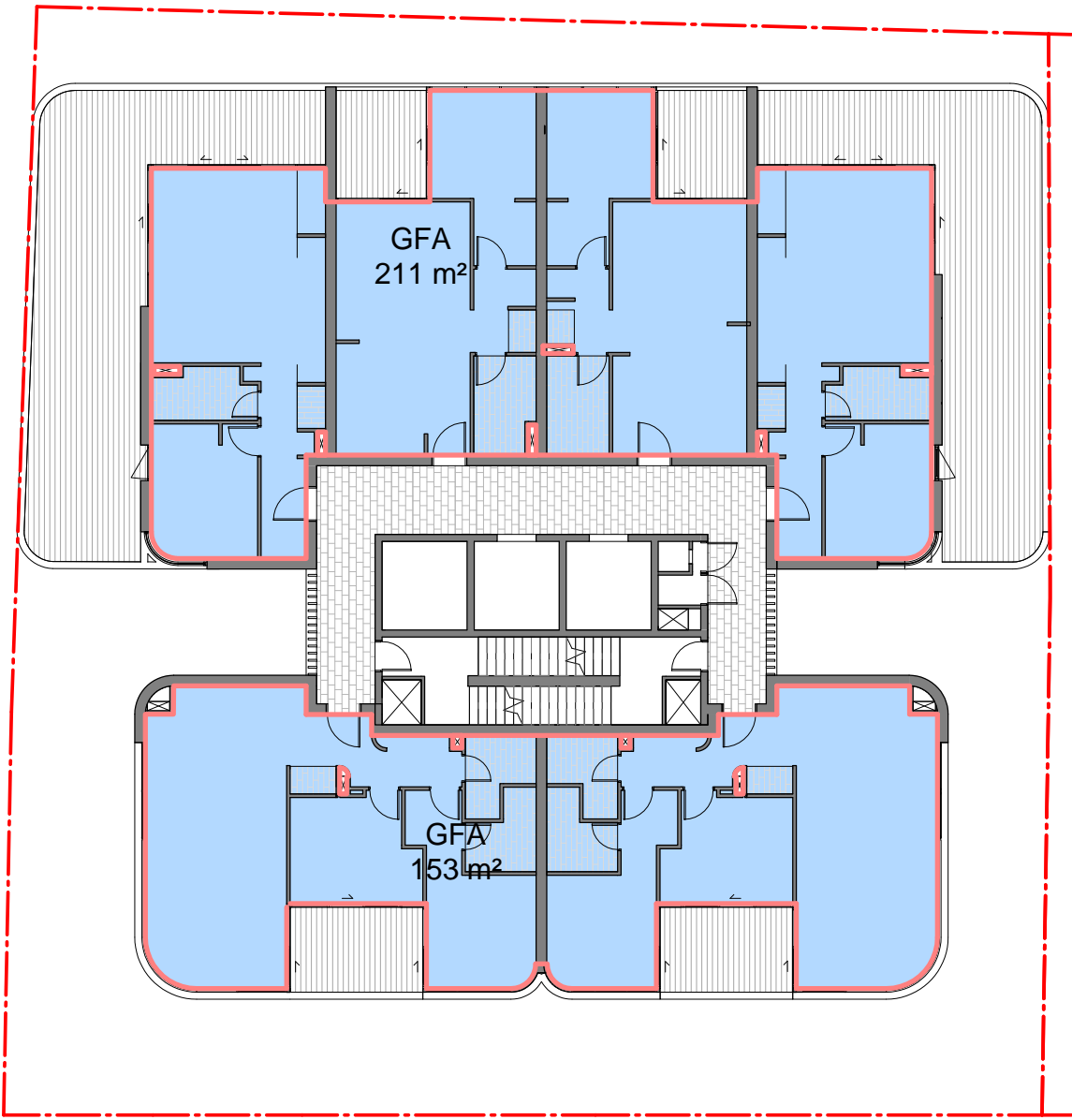
Level 1



Level 2



Level 3 - 6



Level 7 - 13

Area Schedule (GFA TOTAL)	
Level	Area
Ground Floor	293 m <sup>2</sup>
Level 1	368 m <sup>2</sup>
Level 2	214 m <sup>2</sup>
Level 3	436 m <sup>2</sup>
Level 4	436 m <sup>2</sup>
Level 5	436 m <sup>2</sup>
Level 6	436 m <sup>2</sup>
Level 7	364 m <sup>2</sup>
Level 8	364 m <sup>2</sup>
Level 9	364 m <sup>2</sup>
Level 10	364 m <sup>2</sup>
Level 11	364 m <sup>2</sup>
Level 12	364 m <sup>2</sup>
Level 13	364 m <sup>2</sup>
Grand total	5168 m <sup>2</sup>
Site Area	899.8 m <sup>2</sup>
FSR	5.74 : 1

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Client



Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Area Calculations - GFA

Date	Scale	Sheet Size
13.04.2017	1 : 200	@ A1

Drawn	Chk.
ND	NH

Job No.	Drawing No.	Revision
5185	DA-2901	/ 20

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Proposed Residential Scheme	Date	12/04/2017
-----------------------------	------	------------

Post DA	Rev	3
---------	-----	---

Total Site Area	899.8			
Allowable GFA	4499	Allowable	FSR	5.00 :1
<b>Additional 15 %</b>	5173.85		Additional 15%	5.75 :1
<b>Proposed Total GFA</b>	<b>5168</b>	<b>Proposed</b>	<b>FSR</b>	<b>5.74 :1</b>

Difference	-6
------------	----

OCCUPANCY	LEVEL	GFA	Retail	NSA	EFCNY NSA/GFA	SERVICED APARTMENTS				RESIDENTIAL APARTMENTS					GRAND TOTAL	CROSS VENT	SOLAR
						ST	1B	2B	3B	ST	1B	1B+	2B	3B			
	Floor to floor height															Up to Level 8	
PLANT/ WASTE	Basement 1	3.4	0														
RESIDENTIAL	Ground		0														
RETAIL	Ground	3.5	293														
SERVICED APARTMENTS	Basement 1 (Lobby)		0														
	L01	3.1	214		0%	7									7	NA	0
	L02	3.5	214		0%	7									7	NA	0
FACILITIES / GYM	L01	3.5	154														
	L03	3.1	436		0%					3	2	2		7	4	1	
RESIDENTIAL APARTMENTS	L04	3.7	436		0%					3	2	2		7	4	1	
	L05	3.1	436		0%					3	2	2		7	4	2	
	L06	3.1	436		0%					3	2	2		7	4	3	
	L07	3.1	364		0%					4		2		6	4	6	
	L08	3.1	364		0%					4		2		6	4	6	
	L09	3.1	364		0%					4		2		6		6	
	L10	3.1	364		0%					4		2		6		6	
	L11	3.1	364		0%					4		2		6		6	
	L12	3.1	364		0%					4		2		6		6	
	L13	3.1	364		0%					4		2		6		6	
	TERRACE	Roof	3.1														
HEIGHT	38m Max. building height from natural ground	54.8															
	Subtotal					14	0	0	0	0	40	8	22	0		24	49
	Unit Mix %					17%	0%	0%	0%	0%	48%	10%	26%	0%		60%	
	Totals		5168	0	0	0%	14				70					84	

Adaptable apartments (10%) 7

Parking	Control	ST	1B	2B	3B	Min. Req	Additional	TOTAL	Achieved	Shortfall	
	Residential Parking Rates	0.5	0.6	0.9	1.4						
	Parking Spaces by Apartment		28.8	19.8	0	49	21	70	70.0		
	Car Share - Residential	1 per		90 unit		1			1.0		
	Minimum required carspaces to be inclusive of.										
	Adaptable Parking	1 per		adaptable unit		7					
	Visitor										
		1 per	5			14			11.0		
		Carwash Bay/ Visitor				0	1		1.0		
		TOTAL VISITOR						12.0		2.0	
	Additional										
	Retail Space	2 per		100 sqm		3			3.0		
	Commerical/ bussiness	0.66 per		100 sqm		2			0.0	1	
	Serviced Apartments * to be justified by traffic engineer										
	Staff Parking						2.0		2.0		
	Total Car spaces achieved								(3.5 Basement parking levels)		88.0
	Motorbike										
	Motorbikes	3 per		15 Carspaces		18			15.0	3.0	
	Bicycle										
	Residential	1 per		Unit		70			70.0		
	Visitor	1 per	10	Units		7			7.0		
	Retail/ Comercial	1 per		150 sqm		3			3.0		
	Total Bicycle spaces required										80.0



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MIXED USE DEVELOPMENT  
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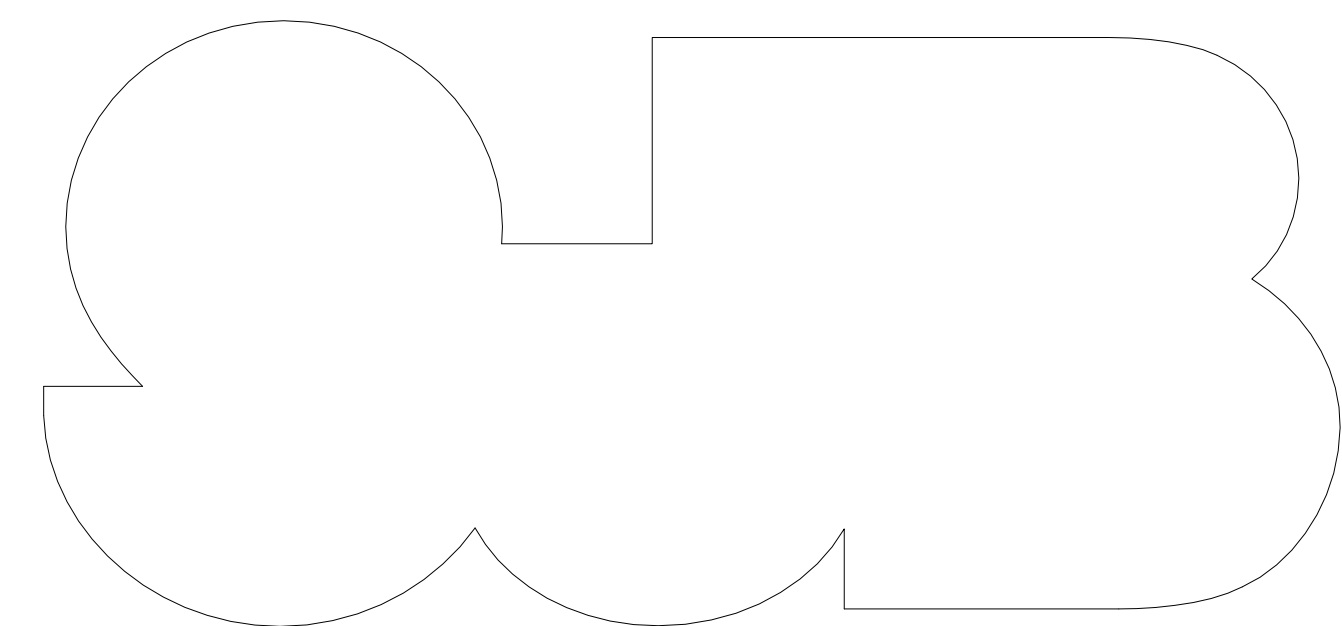
Project Number:5185  
Date: 13.04.2017  
Client: Stargate Property Group

Proposed Residential Scheme														Date		12/04/2017		
Post DA														Rev		3		
Total Site Area			899.8															
Allowable GFA			4499			Allowable			FSR			5.00 :1						
Additional 15 %			5173.85			Additional 15%						5.75 :1						
Proposed Total GFA			5168			Proposed			FSR			5.74 :1						
Difference			-6															
OCCUPANCY	LEVEL	GFA	Retail	NSA	EFCNY NSA/GFA	SERVICED APARTMENTS				RESIDENTIAL APARTMENTS				GRAND TOTAL	CROSS VENT		SOLAR	
						ST	1B	2B	3B	ST	1B	1B+	2B		3B			
	Floor to floor height														Up to Level 8			
PLANT/WASTE	Basement 1	3.4	0															
RESIDENTIAL	Ground		0															
RETAIL	Ground	3.5	293															
SERVICED APARTMENTS	Basement 1 (Lobby)		0															
	L01	3.1	214		0%	7							7	NA	0			
	L02	3.5	214		0%	7							7	NA	0			
FACILITIES / GYM																		
	L01	3.5	154															
RESIDENTIAL APARTMENTS	L03	3.1	436		0%								3	2	2	7	4	1
	L04	3.7	436		0%								3	2	2	7	4	1
	L05	3.1	436		0%								3	2	2	7	4	2
	L06	3.1	436		0%								3	2	2	7	4	3
	L07	3.1	364		0%								4		2	6	4	6
	L08	3.1	364		0%								4		2	6	4	6
	L09	3.1	364		0%								4		2	6		6
	L10	3.1	364		0%								4		2	6		6
	L11	3.1	364		0%								4		2	6		6
	L12	3.1	364		0%								4		2	6		6
	L13	3.1	364		0%								4		2	6		6
	TERRACE	Roof	3.1															
	HEIGHT	38m Max. building height from natural ground	54.8															
	Subtotal					14	0	0	0	0	40	8	22	0		24	49	
	Unit Mix %					17%	0%	0%	0%	0%	48%	10%	26%	0%		60%		
	Totals	5168	0	0	0%	14					70				84		70%	

Contents	
Sheet Number	Sheet Name
0002	General Notes
0102	Site Analysis Plan
0103	Site Plan - Rail Stratum
0201	Floorplan - Basement 1 (Level B1)
0202	Floorplan - Ground
0203	Floorplan - Level 1
0204	Floorplan - Level 2
0205	Floorplan - Level 3 to 6
0206	Floorplan - Level 7
0207	Floorplan - Level 8 to 13
0208	Floorplan - Roof
0209	Floorplan - Basement 2 & 3 (Level B2 - B3)
0210	Floorplan - Basement 4 & 5 (Level B4 - B5)
0211	Floorplan - Basement 6 (Level B6)
0501	Elevation - South (Oxford St)
0502	Elevation - North (Rowe Lane)
0503	Elevation - East
0504	Elevation - West
0505	Detailed Elevation - Proposed Heritage Facade (Oxford Street)
0506	Detailed Section - Heritage Facade (Oxford Street)
0601	Section A
1401	Typical Apartment Type & Adaptable Unit Plans
2901	Area Calculations - GFA
3001	Shadow Analysis - Winter Solstice at 9am and 12pm
3002	Shadow Analysis - Winter Solstice at 3pm
3031	Analysis - Solar Diagrams
3041	Analysis - Cross Ventilation
4001	Oxford Street Perspective
4002	Oxford Street Perspective
4003	Rowe Lane - Artist Impression



## LOCATION PLAN





FOR APPROVAL

Rev	Date	Revision	By	Chk.
20	13.04.2017	DA RESUBMISSION		



Elevation - Oxford St

Scale- 1 : 50

FINISHES

Metal

M1  
Sliding privacy screen  
(copper colour)

M2  
Metal battens  
(copper colour)

M3  
Metal 'Supa Battens'  
(copper colour)

M4  
Metal Soffit Trim / Slab Edge  
(copper colour)

Glass

G1  
Metal framed clear glazing to retail  
(black frame colour)

G2  
Metal framed clear glazing to  
residential apartments  
(black frame colour)

G3  
Metal framed glass balustrade  
(black handrail colour)

G4  
Metal framed clear glazing to  
residential apartments  
(copper frame colour)

Paint

P1  
External paint colour equal to DULUX  
'Natural White'

P2  
External paint colour equal to DULUX  
'Raku'

P3  
External paint colour equal to DULUX  
'Black'

P4  
External paint colour equal to DULUX  
'Marais'

P5  
External paint colour equal to DULUX  
'Clay Pipe'

P6  
External paint colour equal to DULUX  
'Bread Crumb Quarter'

P7  
External paint colour equal to DULUX  
'Strap'

P8  
External paint colour equal to DULUX  
'Highgate'

Concrete

CN1  
Concrete - Smooth Natural Finish

CN2  
Concrete with rebates, dark grey finish

CN3  
Concrete - Board finish

Masonry

B1  
Face Brick - Tan Colour

Finishes Schedule

P1

P2

P3

P4

P5

P6

P7

P8

M1

M2

M3

G4,M4

CN1

CN2

CN3

B1

Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Detailed Elevation - Proposed  
Heritage Facade (Oxford Street)

Date

13.04.2017

Scale

1:50

Sheet Size

@ A1

Drawn

ND

Chk.

NH

Job No.

5185

Drawing No.

DA-0505

Revision

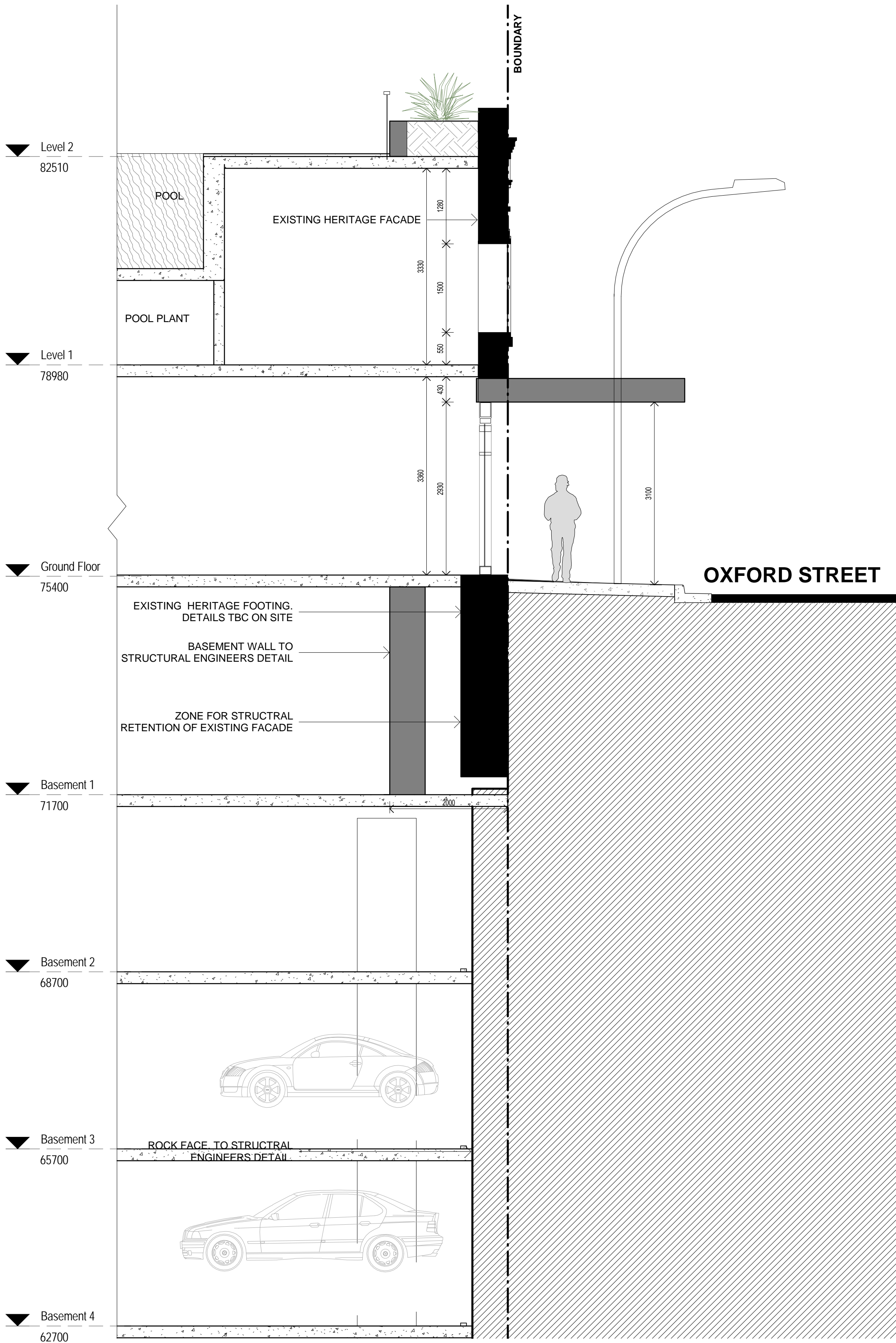
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FOR APPROVAL

Rev	Date	Revision	By	Chk.
20	13.04.2017	DA RESUBMISSION		



Heritage Facade Section  
Scale- 1 : 50



Shopfront View

Client



Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

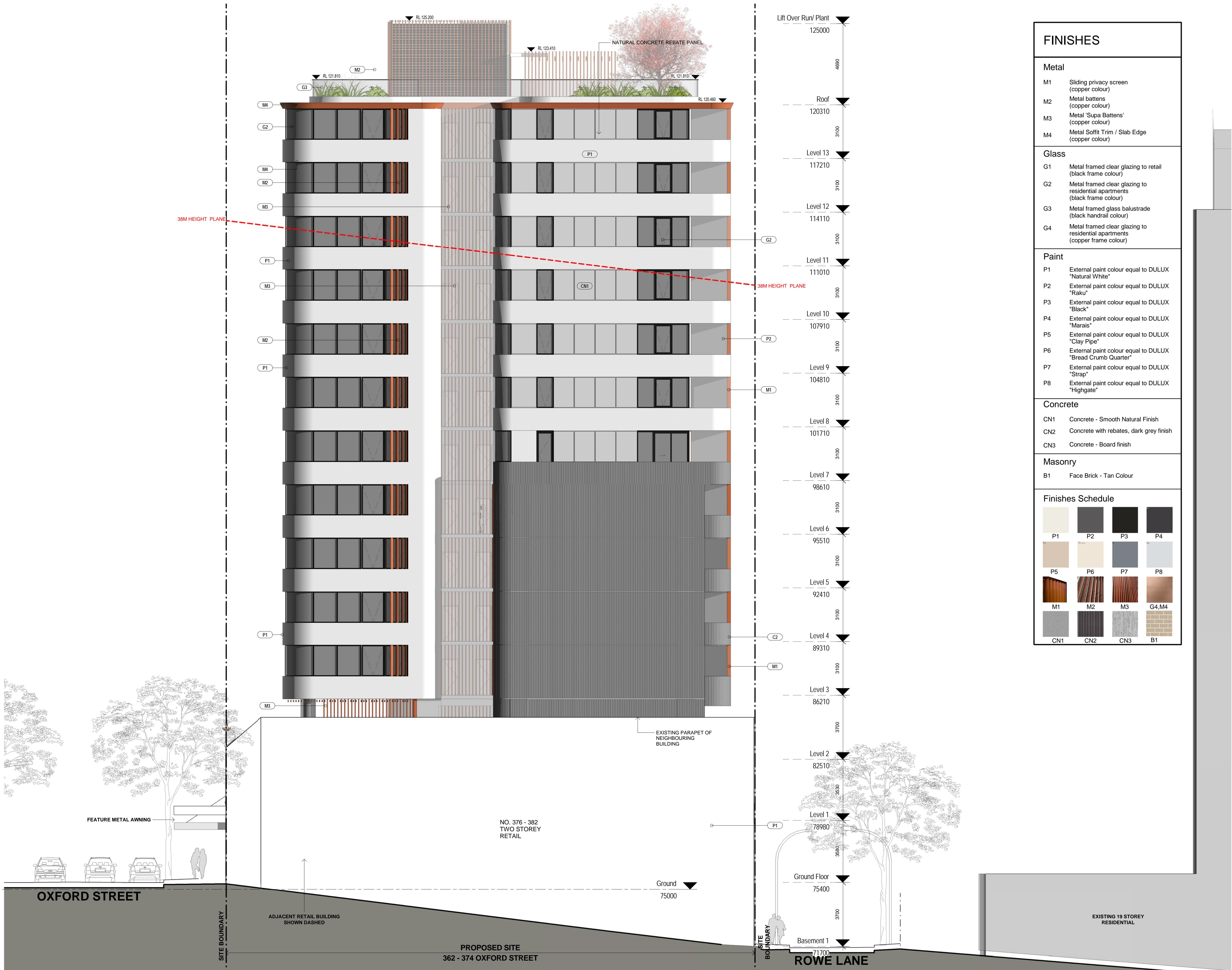
Detailed Section - Heritage Facade  
(Oxford Street)

Date 13.04.2017 Scale 1 : 50 Sheet Size @ A1

Drawn ND Chk. NH

Job No. 5185 Drawing No. DA-0506 Revision / 20





## FINISHES

### Metal

M1	Sliding privacy screen (copper colour)
M2	Metal battens (copper colour)
M3	Metal 'Supa Battens' (copper colour)
M4	Metal Soffit Trim / Slab Edge (copper colour)

### Glass

G1	Metal framed clear glazing to retail (black frame colour)
G2	Metal framed clear glazing to residential apartments (black frame colour)
G3	Metal framed glass balustrade (black handrail colour)
G4	Metal framed clear glazing to residential apartments (copper frame colour)

### Paint

P1	External paint colour equal to DULUX 'Natural White'
P2	External paint colour equal to DULUX 'Raku'
P3	External paint colour equal to DULUX 'Black'
P4	External paint colour equal to DULUX 'Marais'
P5	External paint colour equal to DULUX 'Clay Pipe'
P6	External paint colour equal to DULUX 'Bread Crumb Quarter'
P7	External paint colour equal to DULUX 'Strap'
P8	External paint colour equal to DULUX 'Highgate'

### Concrete

CN1	Concrete - Smooth Natural Finish
CN2	Concrete with rebates, dark grey finish
CN3	Concrete - Board finish

### Masonry

B1	Face Brick - Tan Colour
----	-------------------------

### Finishes Schedule

P1	P2	P3	P4
P5	P6	P7	P8
M1	M2	M3	G4, M4
CN1	CN2	CN3	B1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

## FOR APPROVAL

Rev	Date	Revision	By	Chk.
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	09/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		

Client

**STAR(\*)GATE**  
PROPERTY

Project

**MIXED USE DEVELOPMENT**

**362 - 374 Oxford Street,  
Bondi Junction**

Drawing Name

**Elevation - East**

Date  
**13.04.2017**

Scale  
**1:100**

Sheet Size  
**@ A1**

Drawn  
**ND**

Chk.  
**NH**

Job No.  
**5185**

Drawing No.  
**DA-0503**

Revision  
**/ 20**

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FINISHES


Metal	
M1	Sliding privacy screen (copper colour)
M2	Metal battens (copper colour)
M3	Metal 'Supa Battens' (copper colour)
M4	Metal Soffit Trim / Slab Edge (copper colour)

Glass	
G1	Metal framed clear glazing to retail (black frame colour)
G2	Metal framed clear glazing to residential apartments (black frame colour)
G3	Metal framed glass balustrade (black handrail colour)
G4	Metal framed clear glazing to residential apartments (copper frame colour)

Paint	
P1	External paint colour equal to DULUX "Natural White"
P2	External paint colour equal to DULUX "Raku"
P3	External paint colour equal to DULUX "Black"
P4	External paint colour equal to DULUX "Marais"
P5	External paint colour equal to DULUX "Clay Pipe"
P6	External paint colour equal to DULUX "Bread Crumb Quarter"
P7	External paint colour equal to DULUX "Strap"
P8	External paint colour equal to DULUX "Highgate"

Concrete	
CN1	Concrete - Smooth Natural Finish
CN2	Concrete with rebates, dark grey finish
CN3	Concrete - Board finish

Masonry	
B1	Face Brick - Tan Colour

Finishes Schedule			
			
P1	P2	P3	P4
			
P5	P6	P7	P8
			
M1	M2	M3	G4, M4
			
CN1	CN2	CN3	B1



Elevation - North (Rowe Lane)

Scale- 1 : 100

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
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13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		

Client  
**STAR(\*)GATE**  
PROPERTY

Project  
**MIXED USE DEVELOPMENT**  
**362 - 374 Oxford Street,**  
**Bondi Junction**

Drawing Name  
**Elevation - North (Rowe Lane)**

Date  
**13.04.2017**

Scale  
**1:100**

Sheet Size  
**@ A1**

Ground  
**ND00**

Chk.  
**NH**

Job No.  
**5185**

Drawing No.  
**DA-0502**

Revision  
**/ 20**

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FINISHES	
<b>Metal</b>	
M1	Sliding privacy screen (copper colour)
M2	Metal battens (copper colour)
M3	Metal 'Supa Battens' (copper colour)
M4	Metal Soffit Trim / Slab Edge (copper colour)
<b>Glass</b>	
G1	Metal framed clear glazing to retail (black frame colour)
G2	Metal framed clear glazing to residential apartments (black frame colour)
G3	Metal framed glass balustrade (black handrail colour)
G4	Metal framed clear glazing to residential apartments (copper frame colour)
<b>Paint</b>	
P1	External paint colour equal to DULUX "Natural White"
P2	External paint colour equal to DULUX "Raku"
P3	External paint colour equal to DULUX "Black"
P4	External paint colour equal to DULUX "Marais"
P5	External paint colour equal to DULUX "Clay Pipe"
P6	External paint colour equal to DULUX "Bread Crumb Quarter"
P7	External paint colour equal to DULUX "Strap"
P8	External paint colour equal to DULUX "Highgate"
<b>Concrete</b>	
CN1	Concrete - Smooth Natural Finish
CN2	Concrete with rebates, dark grey finish
CN3	Concrete - Board finish
<b>Masonry</b>	
B1	Face Brick - Tan Colour
<b>Finishes Schedule</b>	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision	By Chk.
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST	
5	05/11/2015	REVISED FLOORPLAN	
8	16/11/2015	ISSUE TO CONSULTANTS	
10	23/11/2015	UPDATED CONSULTANT ISSUE	
12	09/12/2015	ISSUE TO CONSULTANTS	
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED	
14	01/02/2016	DA ISSUE	
19	30.03.2017	FOR COODINATION	
20	13.04.2017	DA RESUBMISSION	

Client

**STAR(★)GATE**  
PROPERTY

Project

**MIXED USE DEVELOPMENT**

**362 - 374 Oxford Street, Bondi Junction**

Drawn Name

Elevation - South (Oxford St)

Date 13.04.2017 Scale 1:100 Sheet Size @ A1

Drawn ND Chk. NH

Job No. 5185 Drawing No. DA-0501 Revision / 20

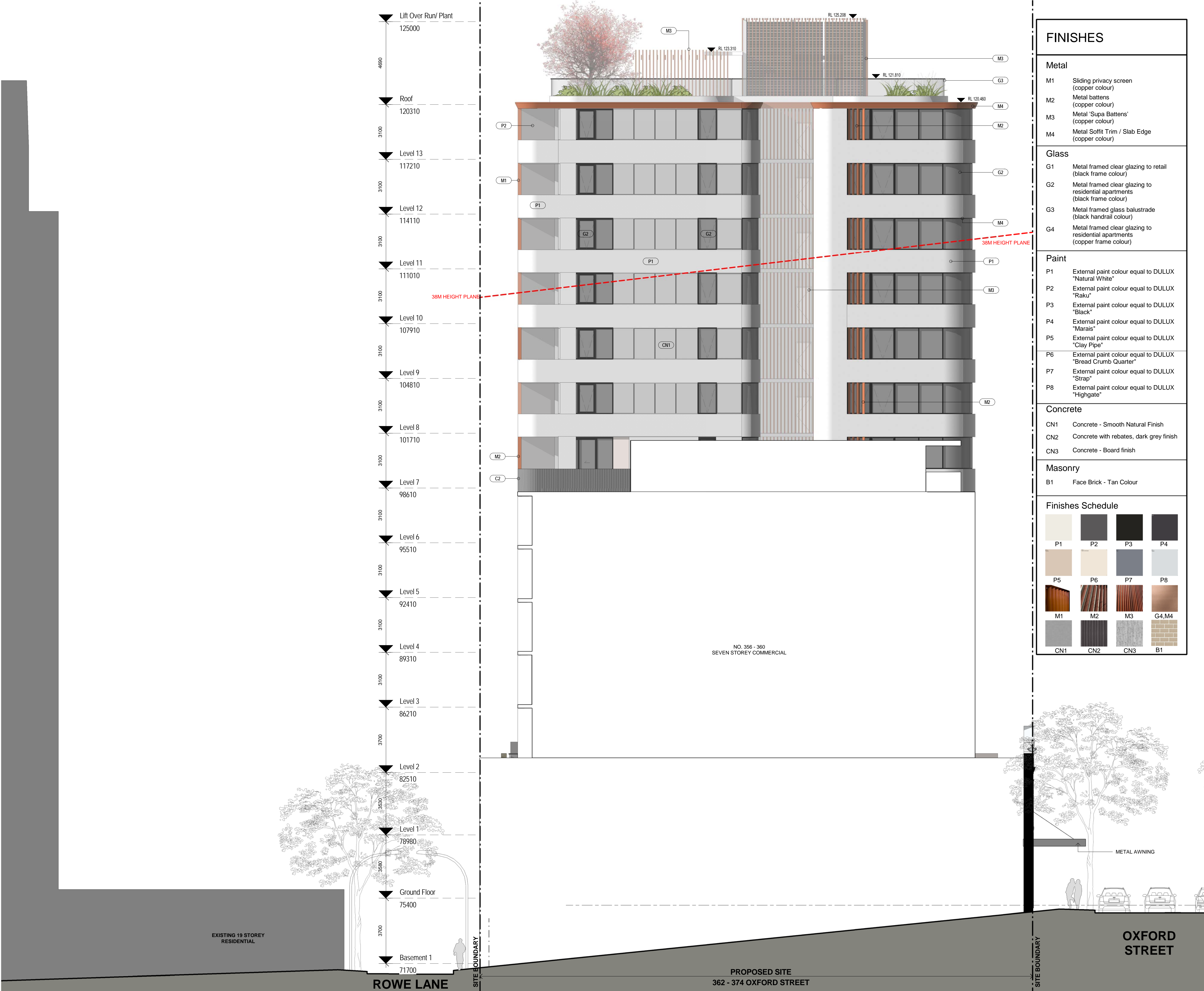
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Elevation - West

Scale- 1 : 100



FINISHES

Metal

- M1 Sliding privacy screen (copper colour)  
M2 Metal battens (copper colour)  
M3 Metal 'Supa Battens' (copper colour)  
M4 Metal Soffit Trim / Slab Edge (copper colour)

Glass

- G1 Metal framed clear glazing to retail (black frame colour)  
G2 Metal framed clear glazing to residential apartments (black frame colour)  
G3 Metal framed glass balustrade (black handrail colour)  
G4 Metal framed clear glazing to residential apartments (copper frame colour)

Paint

- P1 External paint colour equal to DULUX "Natural White"  
P2 External paint colour equal to DULUX "Raku"  
P3 External paint colour equal to DULUX "Black"  
P4 External paint colour equal to DULUX "Marais"  
P5 External paint colour equal to DULUX "Clay Pipe"  
P6 External paint colour equal to DULUX "Bread Crumb Quarter"  
P7 External paint colour equal to DULUX "Strap"  
P8 External paint colour equal to DULUX "Highgate"

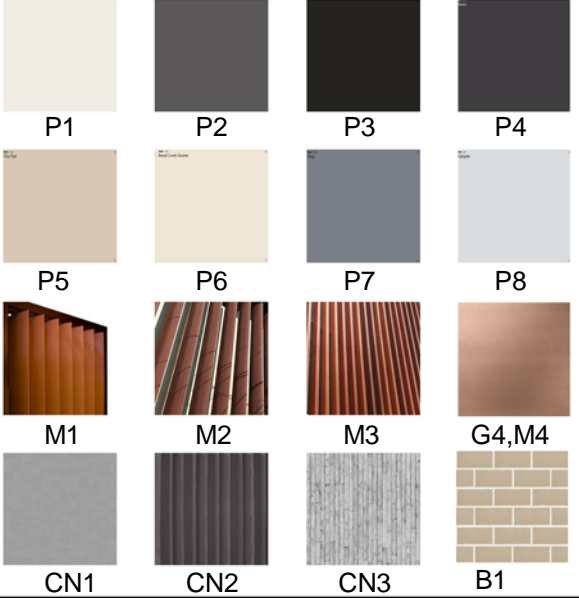
Concrete

- CN1 Concrete - Smooth Natural Finish  
CN2 Concrete with rebates, dark grey finish  
CN3 Concrete - Board finish

Masonry

- B1 Face Brick - Tan Colour

Finishes Schedule



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	09/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		

Client

STAR(\*)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Elevation - West

Date 13.04.2017 Scale 1:100 Sheet Size @ A1

Drawn ND Chk. NH

Job No. 5185 Drawing No. DA-0504 Revision / 20

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Rev	Date	Revision	By	Chk.
1	20/09/2015	PRE DA FEEDBACK INCORPORATED		
2	13/10/2015	APARTMENT MIX REVISED		
3	16/10/2015	CLIENT FEEDBACK INCORPORATED		
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
6	09/11/2015	CARPARKING UPDATED		
7	12/11/2015	FURTHER BASEMENT LEVELS ADDED		
8	16/11/2015	ISSUE TO CONSULTANTS		
9	19/11/2015	BASEMENT CARPARKING SETBACK AND FURTHER LEVELS ADDED		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
11	03/12/2015	LEVELS 3 & 4 UPDATED TO 3 BEDS		
12	09/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
16	20/01/2017	POST DA AMENDMENTS		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



Basement 1

0 1 2m  
SCALE 1:100

Client



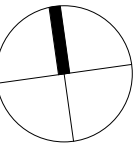
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Floorplan - Basement 1 (Level B1)



Date	Scale	Sheet Size
13.04.2017	1 : 100	@ A1

Drawn	Chk.
ND	NH

Job No.	Drawing No.	Revision
5185	DA-0201	/ 20



Parking Schedule	
PARKING TYPE	Count
ADAPTABLE	7
CAR SHARE	1
CARWASH BAY/ VISITOR	1
MOTORBIKE	15
RESIDENTIAL	63
RETAIL	3
SERVICED APARTMENT STAFF	2
VISITOR	11
TOTAL	103

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Rev	Date	Revision	By	Chk.
6	09/11/2015	CARPARKING UPDATED		
7	12/11/2015	FURTHER BASEMENT LEVELS ADDED		
8	16/11/2015	ISSUE TO CONSULTANTS		
9	19/11/2015	BASEMENT CARPARKING SETBACK AND FURTHER LEVELS ADDED		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	08/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



Basement 3

0 1 2m  
SCALE 1:100

Basement 2

0 1 2m  
SCALE 1:100

Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Floorplan - Basement 2 & 3 (Level  
B2 - B3)

Date

13.04.2017

Scale

1 : 100

Sheet Size

@ A1

Drawn

ND

Chk.

NH

Job No.

5185

Drawing No.

DA-0209

Revision

/ 20

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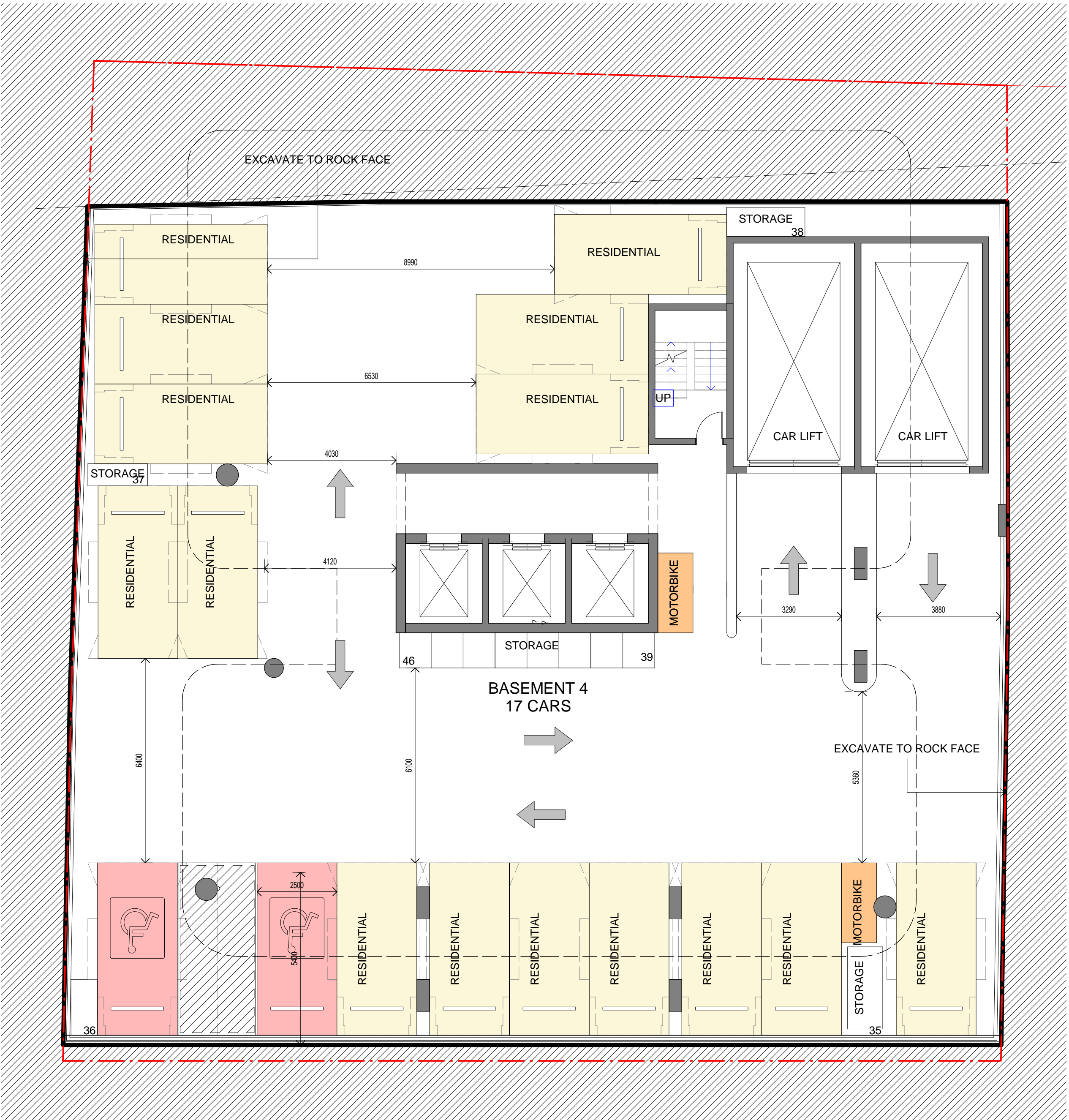
FOR APPROVAL

Rev	Date	Revision	By	Chk.
7	12/11/2015	FURTHER BASEMENT LEVELS ADDED		
8	16/11/2015	ISSUE TO CONSULTANTS		
9	19/11/2015	BASEMENT CARPARKING SETBACK AND FURTHER LEVELS ADDED		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	09/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		



Basement 5

0 1 2m  
SCALE 1:100



Basement 4

0 1 2m  
SCALE 1:100

Client

STAR(\*)GATE  
PROPERTY

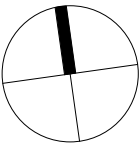
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Floorplan - Basement 4 & 5 (Level  
B4 - B5)



Date Scale Sheet Size

13.04.2017 1 : 100 @ A1

Drawn Chk.

ND NH

Job No. Drawing No. Revision

5185 DA-0210 / 20





Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
7	12/11/2015	FURTHER BASEMENT LEVELS ADDED		
8	16/11/2015	ISSUE TO CONSULTANTS		
9	19/11/2015	BASEMENT CARPARKING SETBACK AND FURTHER LEVELS ADDED		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	08/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		



Basement 6

0 1 2m  
SCALE 1:100

Client



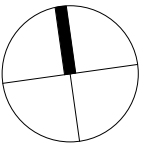
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Floorplan - Basement 6 (Level B6)



Date 13.04.2017 Scale 1 : 100 Sheet Size @ A1

Drawn ND Chk. NH

Job No. 5185 Drawing No. DA-0211 Revision / 20

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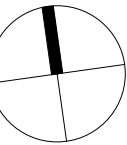
FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	29/09/2015	PRE DA FEEDBACK INCORPORATED		
2	13/10/2015	APARTMENT MIX REVISED		
3	16/10/2015	CLIENT FEEDBACK INCORPORATED		
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
6	16/11/2015	ISSUE TO CONSULTANTS		
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
11	03/12/2015	LEVELS 3 & 4 UPDATED TO 3 BEDS		
12	08/12/2015	ISSUE TO CONSULTANTS		
13	14/01/2016	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
14	01/02/2016	DA ISSUE		
16	20/01/2017	POST DA AMENDMENTS		
17	23/03/2017	POST DA ISSUE TO CONSULTANTS		
18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



Client  
Project  
MIXED USE DEVELOPMENT  
362 - 374 Oxford Street,  
Bondi Junction

Drawing Name  
Floorplan - Ground



Date  
13.04.2017

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
ND

Chk.  
NH

Job No.  
5185

Drawing No.  
DA-0202

Revision  
/ 20

Ground Floor

0 1 2m  
SCALE 1:100



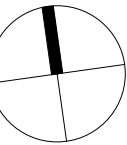
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Rev	Date	Revision	By	Chk.
1	29/08/2015	PRE DA FEEDBACK INCORPORATED		
2	13/10/2015	APARTMENT MIX REVISED		
3	16/10/2015	CLIENT FEEDBACK INCORPORATED		
4	30/10/2015	REVISED FLOORPLAN TO CLIENTS REQUEST		
5	05/11/2015	REVISED FLOORPLAN		
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13	14/01/2015	WASTE CHUTES RELOCATED AND CARPARK FIRE STAIR UPDATED		
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18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



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Project  
MIXED USE DEVELOPMENT  
362 - 374 Oxford Street,  
Bondi Junction

Drawing Name  
Floorplan - Level 1



Date  
13.04.2017

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
ND

Chk.  
NH

Job No.  
5185

Drawing No.  
DA-0203

Revision  
/ 20



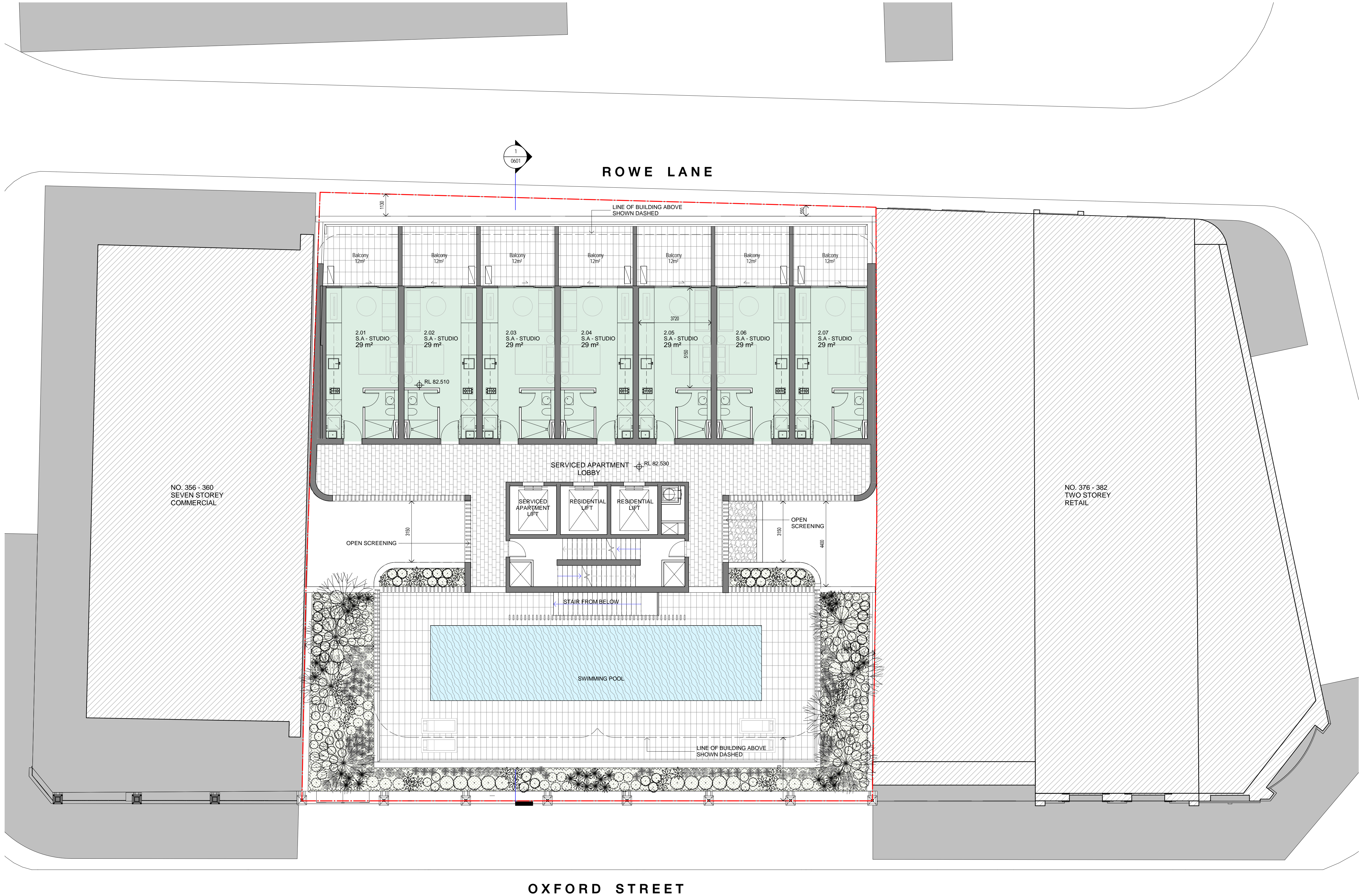
Level 1

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SCALE 1:100



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Level 2

0 1 2m  
SCALE 1:100

Client



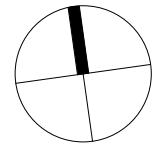
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Floorplan - Level 2



Date	Scale	Sheet Size
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Drawn	Chk.
ND	NH

Job No.	Drawing No.	Revision
5185	DA-0204	/ 20

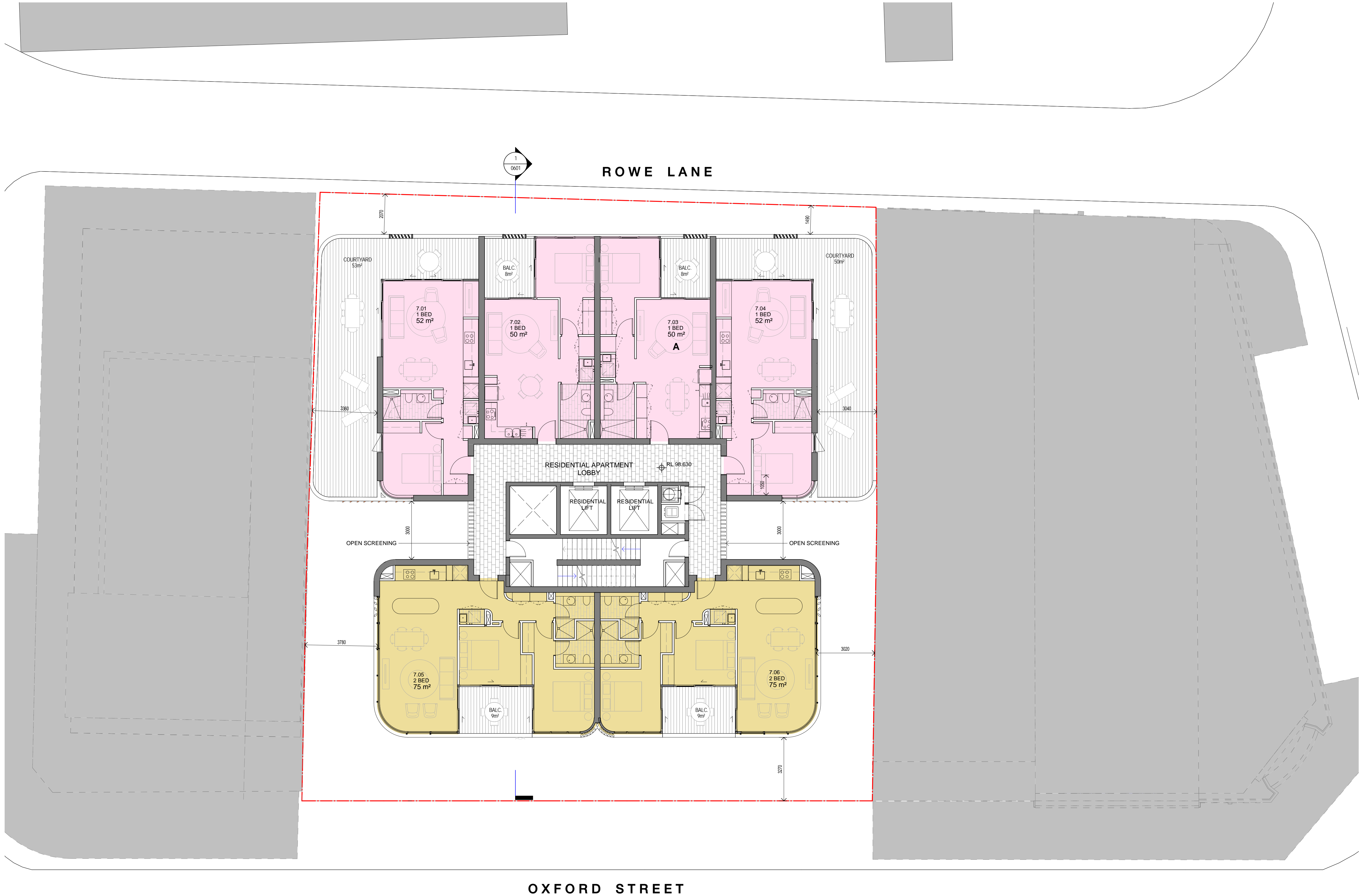


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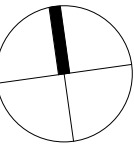
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19	30.03.2017	FOR COODINATION		
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Client  
Project  
MIXED USE DEVELOPMENT  
362 - 374 Oxford Street,  
Bondi Junction

Drawing Name  
Floorplan - Level 7



Date  
13.04.2017

Scale  
1 : 100

Sheet Size  
@ A1

Drawn  
ND

Chk.  
NH

Job No.  
5185

Drawing No.  
DA-0206

Revision  
/ 20

Level 7  
Scale- 1 : 100

0 1 2m  
SCALE 1:100

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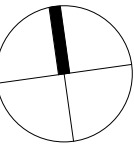
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18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		



MIXED USE DEVELOPMENT  
362 - 374 Oxford Street,  
Bondi Junction

Floorplan - Level 8 to 13



Date: 13.04.2017  
Scale: 1 : 100  
Sheet Size: @ A1

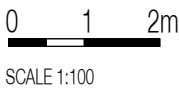
Drawn: ND  
Chk: NH

Job No.: 5185  
Drawing No.: DA-0207  
Revision: / 20

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Level 8 - 13  
Scale- 1 : 100

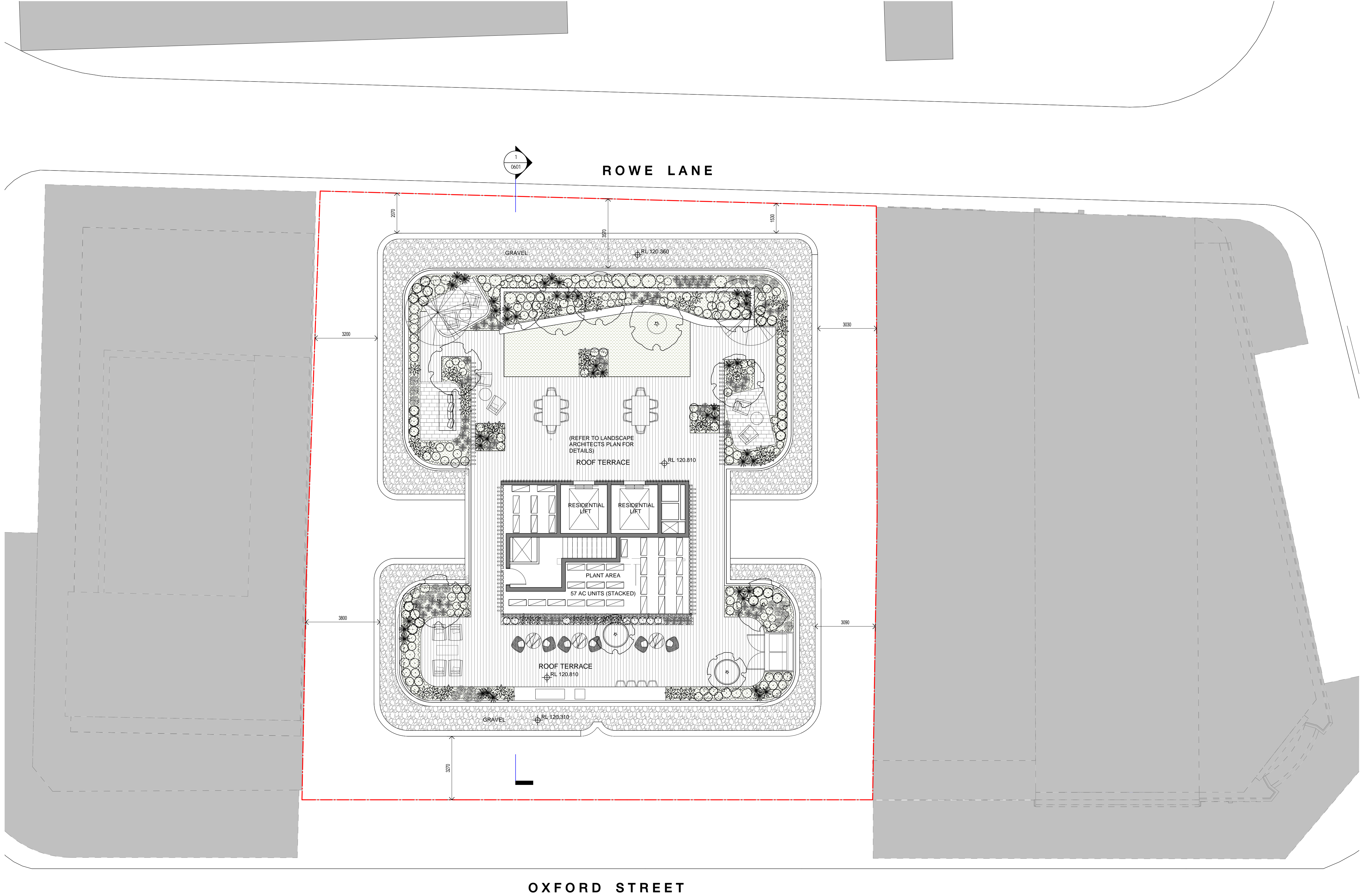


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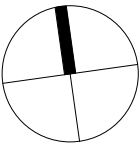
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18	29.03.2017	FLOORPLAN ISSUE TO BASIX		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		



Client  
**STAR GATE PROPERTY**  
Project  
**MIXED USE DEVELOPMENT**  
**362 - 374 Oxford Street, Bondi Junction**

Drawing Name  
**Floorplan - Roof**



Date  
**13.04.2017**  
Scale  
**1 : 100**  
Sheet Size  
**@ A1**

Drawn  
**ND**  
Chk.  
**NH**

Job No.  
**5185**  
Drawing No.  
**DA-0208**  
Revision  
**/ 20**



Roof

0 1 2m  
SCALE 1:100



'BASIX' ASSESSMENT – New RESULTS #4, 2017:

PROJECT: 362-374 Oxford Street, Bondi Junction – Residential Unit Development.

COUNCIL: Waverley.

BASIX RESULTS: The following table shows the overall BASIX RESULTS achieved for the dwelling(s) based upon 'OPTIONS' provided below:

	BASIX 'Targets'	PROJECT
'WATER'	(40 Points)	41 ✓
'THERMAL COMFORT' AccuRate 'Sustainability'	('PASS')	'PASS' ✓
'ENERGY'	(20 Points)	21 ✓

'THERMAL COMFORT' (AccuRate) OPTIONS:

(selection of all 'options' will enable the 'THERMAL COMFORT' target to be achieved)

The following design options were included during the New 6th Run of the AccuRate Assessment process.

Inclusion of ALL 'options' will enable the dwellings to achieve the BASIX Targets set for AccuRate:

Roof:	★ 'Green roof' generally: concrete, with 100mm thick extruded polystyrene insulation to topside.
Ceilings:	★ (Roof insulation to all 'Level 13' units). ★ <u>Units 6.01, 6.05: Min. R2.5 insulation to ceilings with balcony above.</u> ★ Not rated with down-lights. Any down-lights proposed will approved non-ventilated covers or shields to enable the installation of insulation with no gaps.
External Walls:	★ Concrete + R1.0 insulation generally throughout. ★ <u>Units 3.06, 3.07, 4.06, 4.07, 5.06, 5.07, 6.06, 6.07, 7.01, 7.04, 7.05, 7.06, 8.05, 8.06, 9.05, 9.06, 10.05, 10.06, 11.05, 11.06, 12.05, 12.06, 13.05, 13.06: R1.5 insulation to external walls.</u> ★ 'Light' colour.
Internal walls:	★ Plasterboard on stud within dwellings. ★ 75mm 'hebel' + stud to 'party walls'.
Floors:	★ Concrete throughout. ★ Carpet & tile coverings. ★ <u>Units 3.06, 3.07: R2.0 insulation to floors with 'outside air' below.</u>
Special Glazing requirements:	★ <u>Units 3.06, 3.07, 4.06, 4.07, 5.06, 5.07, 6.06, 6.07, 7.05, 7.06, 8.05, 8.06, 9.05, 9.06, 10.05, 10.06, 11.05, 11.06, 12.05, 12.06, 13.05, 13.06 - AFRC: Uw= 5.40, SHGC=0.49 to all awning glazing; AFRC: Uw= 5.40, SHGC=0.58 to all remaining glazing eg Single-glazed 'Low-e' clear.</u> ★ <u>ALL remaining units: All awning glazing - AFRC: Uw= 6.70, SHGC=0.57; all remaining glazing - AFRC: Uw= 6.70, SHGC=0.70 eg Single-glazed clear.</u>

'ENERGY' OPTIONS – Project 'Common Areas':

(selection of all 'options' will enable the 'ENERGY' target to be achieved.)

'Common Areas' identified:	★ Car-parks; Plant rooms; Garbage Rooms; Switch room; ground floor lobbies; hallways.
Lighting:	★ Car-parks: fluorescents with motion sensors. ★ Garbage, plant & switch rooms: compact fluorescents with manual switches. ★ Lobbies & hallways: LED with motion sensors.
Lift systems:	★ Gearless traction with VVVF motors.
Water heating:	★ Central gas instantaneous; R1.0 insulation to internal piping.
Alternative Energy Supply:	★ N/A.
Swimming Pool:	★ N/A.
Ventilation:	★ Car-parks: 'exhaust only' ventilation; CO monitors with VSD fans. ★ Garbage rooms: 'exhaust only' ventilation. ★ Plant & switch rooms: no mechanical ventilation. ★ Lobbies & hallways: no mechanical ventilation.

'ENERGY' OPTIONS - Dwellings:

(selection of all 'options' will enable the 'ENERGY' target to be achieved.)

Ventilation:	★ Bathrooms + Laundries: Exhaust ducted, interlocked to light. ★ Kitchen: Ducted exhaust, manual 'on/off'.
Cooling:	★ Air-conditioners, single-phase, 3.0 'Star' to all areas. ★ 'Day/night' zoned between Bed & Living areas.
Heating:	★ Air-conditioners, single-phase, 3.0 'Star' to all areas. ★ 'Day/night' zoned between Bed & Living areas.
Water Heating:	★ Central - gas instantaneous.
Energy Efficient Lighting:	★ Compact fluorescents or LED, with dedicated fittings, to: <u>ALL</u> rooms.
Cooking:	★ Gas cook-top, electric oven.
Refrigerator space:	★ Well ventilated.
Dishwashers / Clothes dryers	★ 4.0★ / 4.0★
Clothes washers:	★ 4.0★.

'WATER' OPTIONS:

(selection of all 'options' will enable the 'WATER' target to be achieved)

Landscape vegetation:	★ <u>Common: 25m<sup>2</sup> lawn + 184m<sup>2</sup> gardens with 110m<sup>2</sup> low-water use species.</u> ★ <u>Private: (as per 'checklist' details) with 0% low-water use species.</u>
Rainwater tank:	★ Not required (by BASIX).
Pool:	★ N/A.
Dishwashers / Clothes washers:	★ '3★' / '3★'
Toilets, Showerheads, Taps:	★ Showerheads '3★' (7.5-9.0 L/min), Toilets '4★', Kitchen Taps '3★', Bathroom Taps '3★'.

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev Date Revision By Chk.

14 01/02/2016 DA ISSUE  
20 13.04.2017 DA RESUBMISSION

Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

General Notes

Date Scale Sheet Size  
13.04.2017 1 : 200 @ A1

Drawn Chk.  
ND NH

Job No. Drawing No. Revision

5185 DA-0002 / 20

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OXFORD STREET - PHOTO MONTAGE

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14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

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Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Oxford Street Perspective

Date13.04.2017ScaleSheet Size@ A1

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Job No.5185Drawing No.DA-4001Revision/ 20

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14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

Client

STAR(★)GATE  
PROPERTY

Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Oxford Street Perspective

Date13.04.2017ScaleSheet Size@ A1

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Job No.5185Drawing No.DA-4002Revision / 20

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ROWE LANE - ARTIST IMPRESSION

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14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

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Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
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Drawing Name

Rowe Lane - Artist Impression

Date13.04.2017ScaleSheet Size@ A1

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Job No.5185Drawing No.DA-4003Revision/ 20

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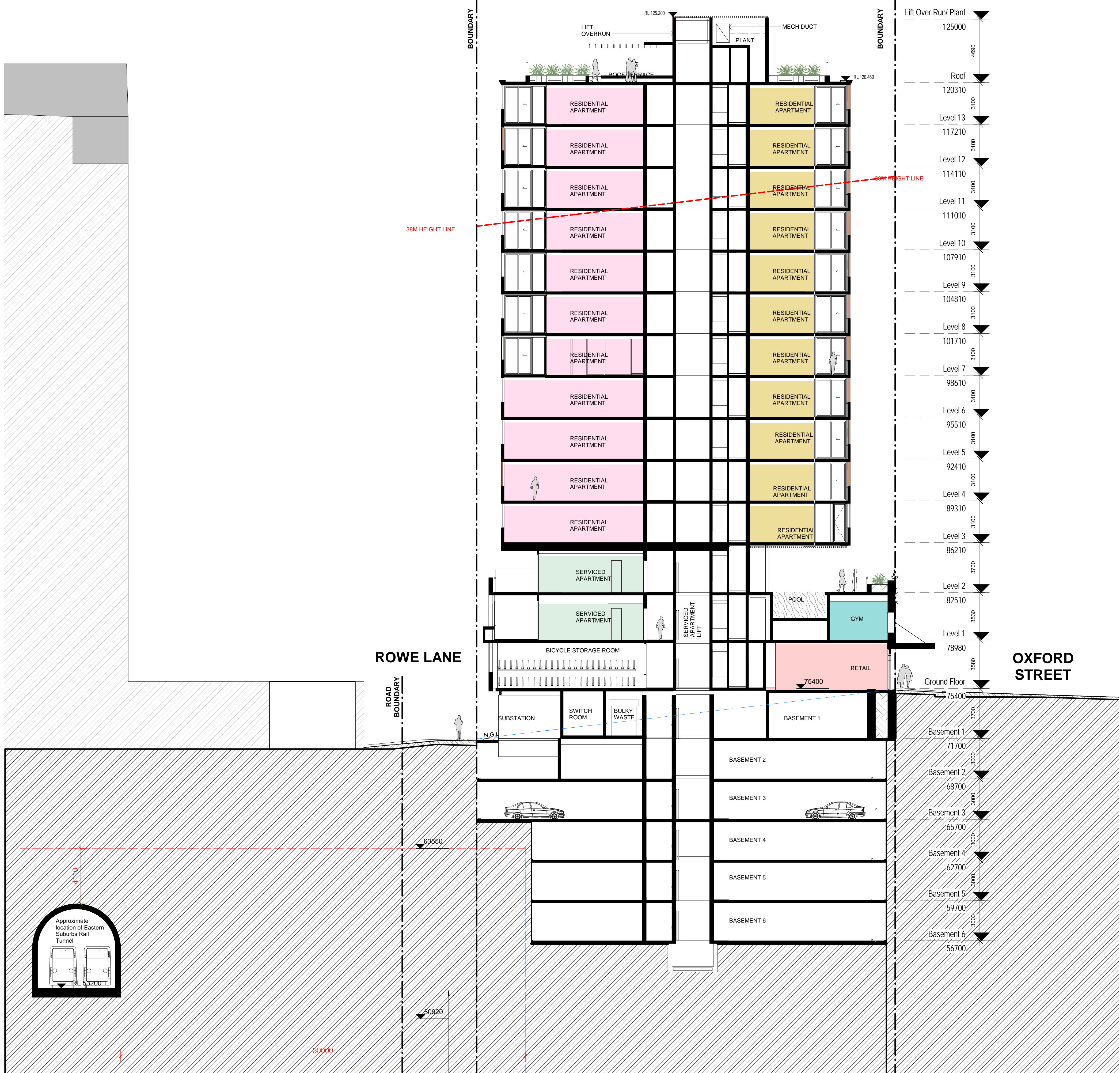


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6	09/11/2015	CARPARKING UPDATED		
7	12/11/2015	FURTHER BASEMENT LEVELS ADDED		
8	16/11/2015	ISSUE TO CONSULTANTS		
9	19/11/2015	BASEMENT CARPARKING SETBACK AND FURTHER LEVELS ADDED		
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20	13.04.2017	DA RESUBMISSION		



Section A  
Scale-1 : 150

STRATUM LOT FOR  
RAILWAY PURPOSES  
OVER WHOLE LANE

Client  
**STAR(\*)GATE**  
PROPERTY

Project  
**MIXED USE DEVELOPMENT**  
**362 - 374 Oxford Street,**  
**Bondi Junction**

Drawing Name  
**Section A**

Date  
**13.04.2017**

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Chk.  
**NH**

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Drawing No.  
**DA-0601**

Revision  
**/ 20**

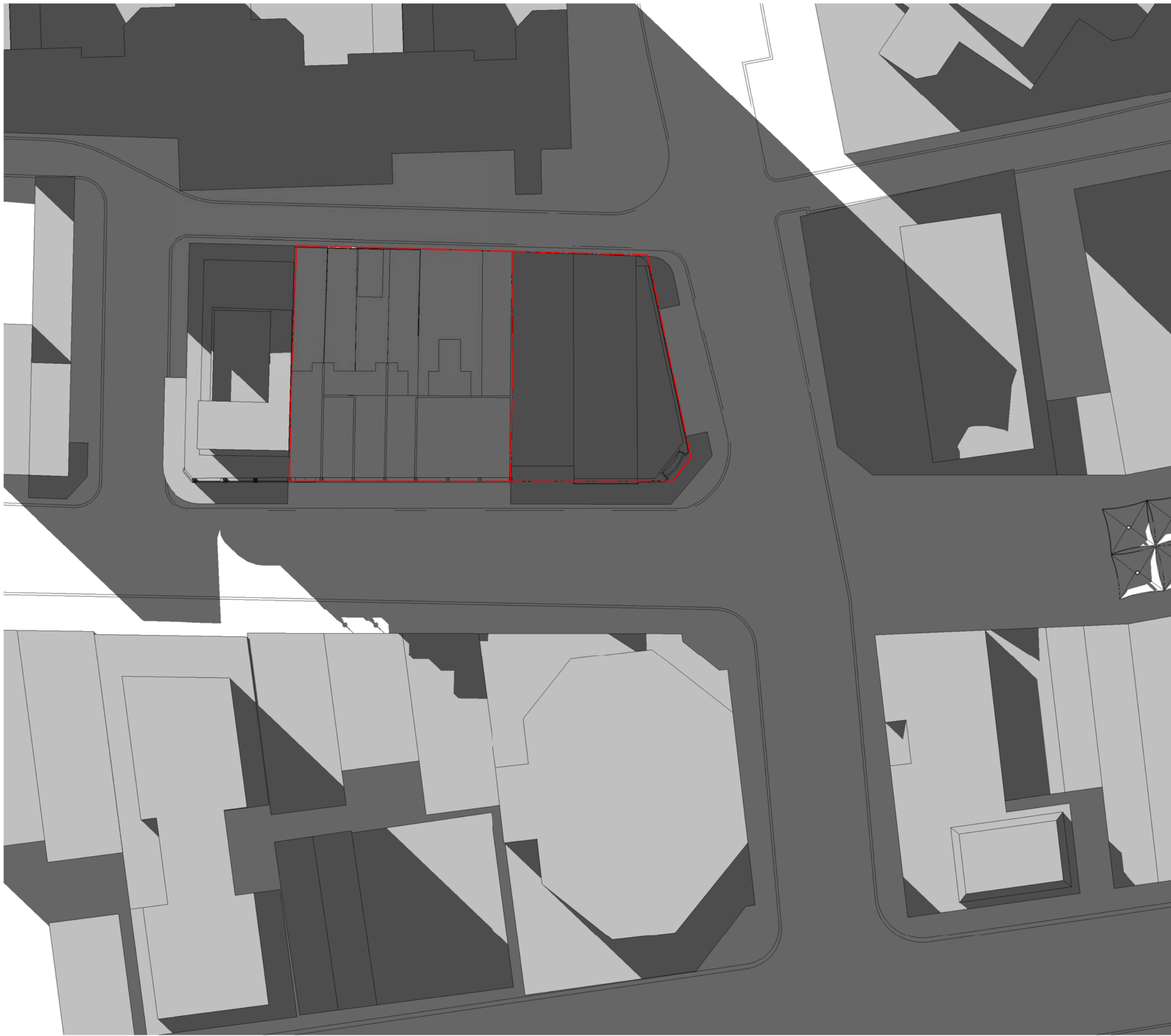
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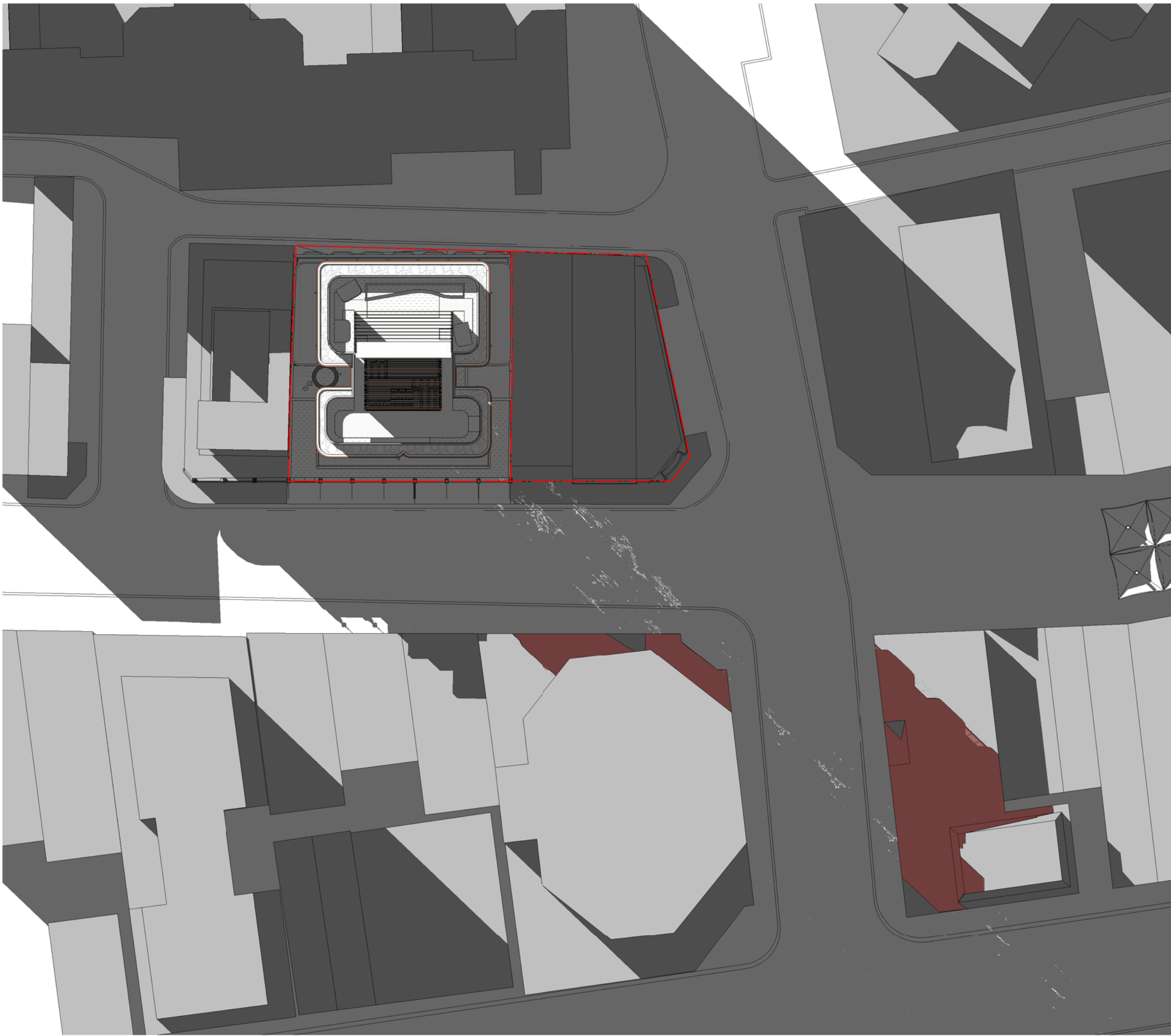
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Rev	Date	Revision	By	Chk.
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14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		



Existing - Winter at 3pm



Proposed - Winter at 3pm

Client



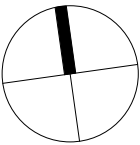
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Shadow Analysis - Winter Solstice  
at 3pm



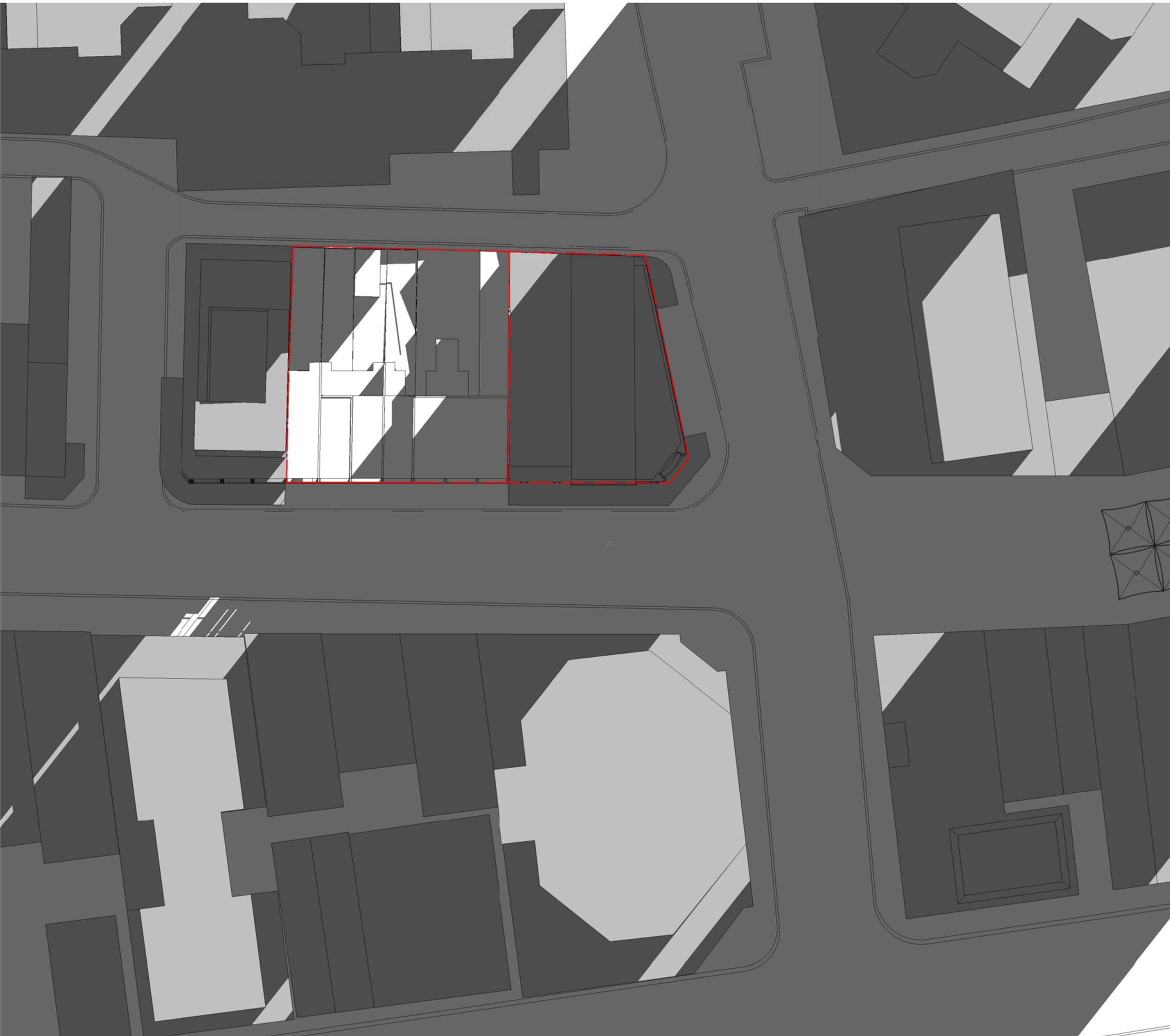
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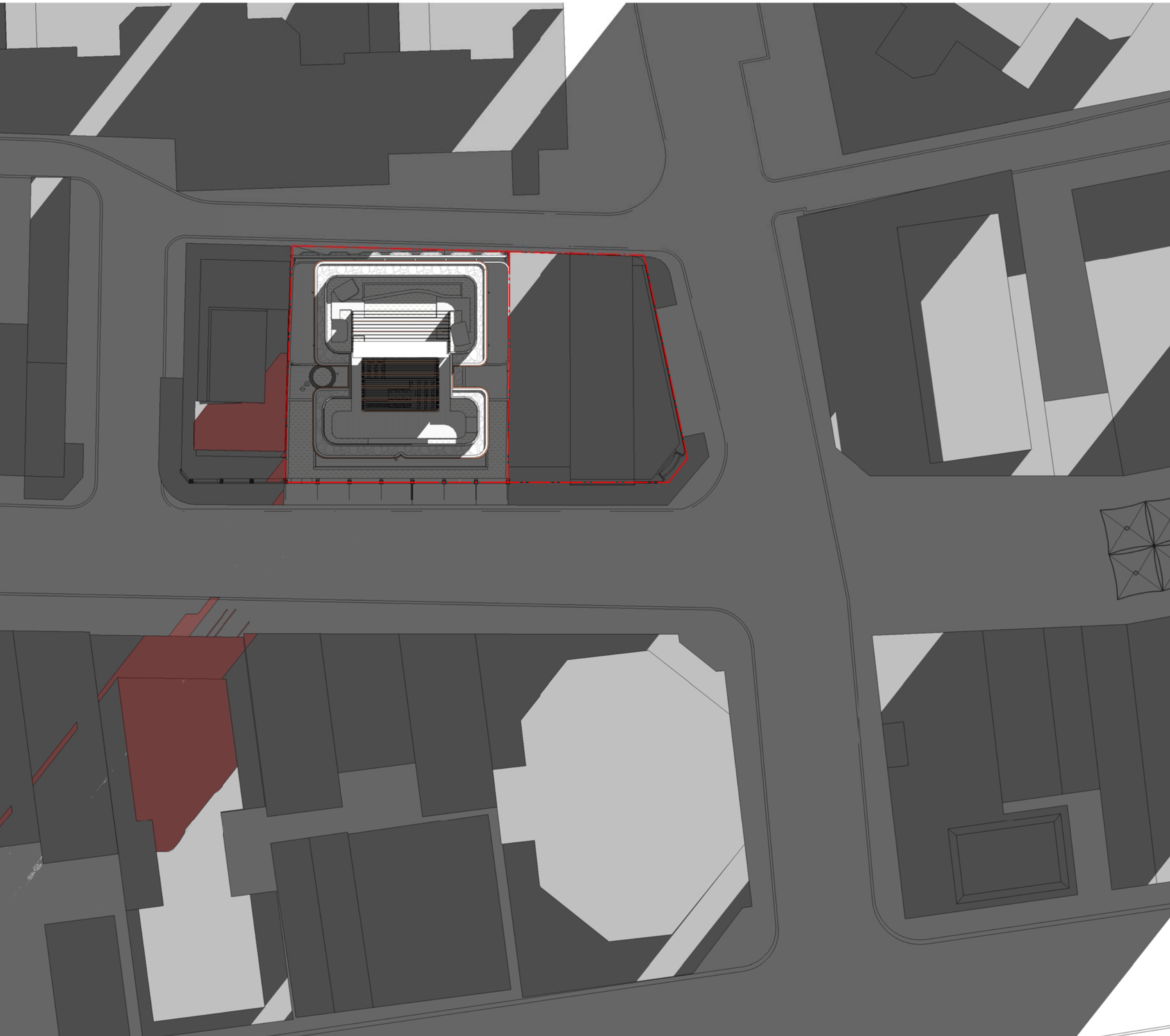
ND	NH
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Job No.	Drawing No.	Revision
5185	DA-3002	/ 20





Existing - Winter at 9am



Proposed - Winter at 9am



Existing - Winter at 12pm



Proposed - Winter at 12pm

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	25/09/2016	PRE DA FEEDBACK INCORPORATED		
14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

Client

STAR(★)GATE  
PROPERTY

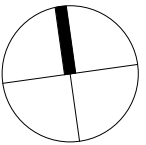
Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Shadow Analysis - Winter Solstice  
at 9am and 12pm



Date	Scale	Sheet Size
13.04.2017	1 : 500	@ A1

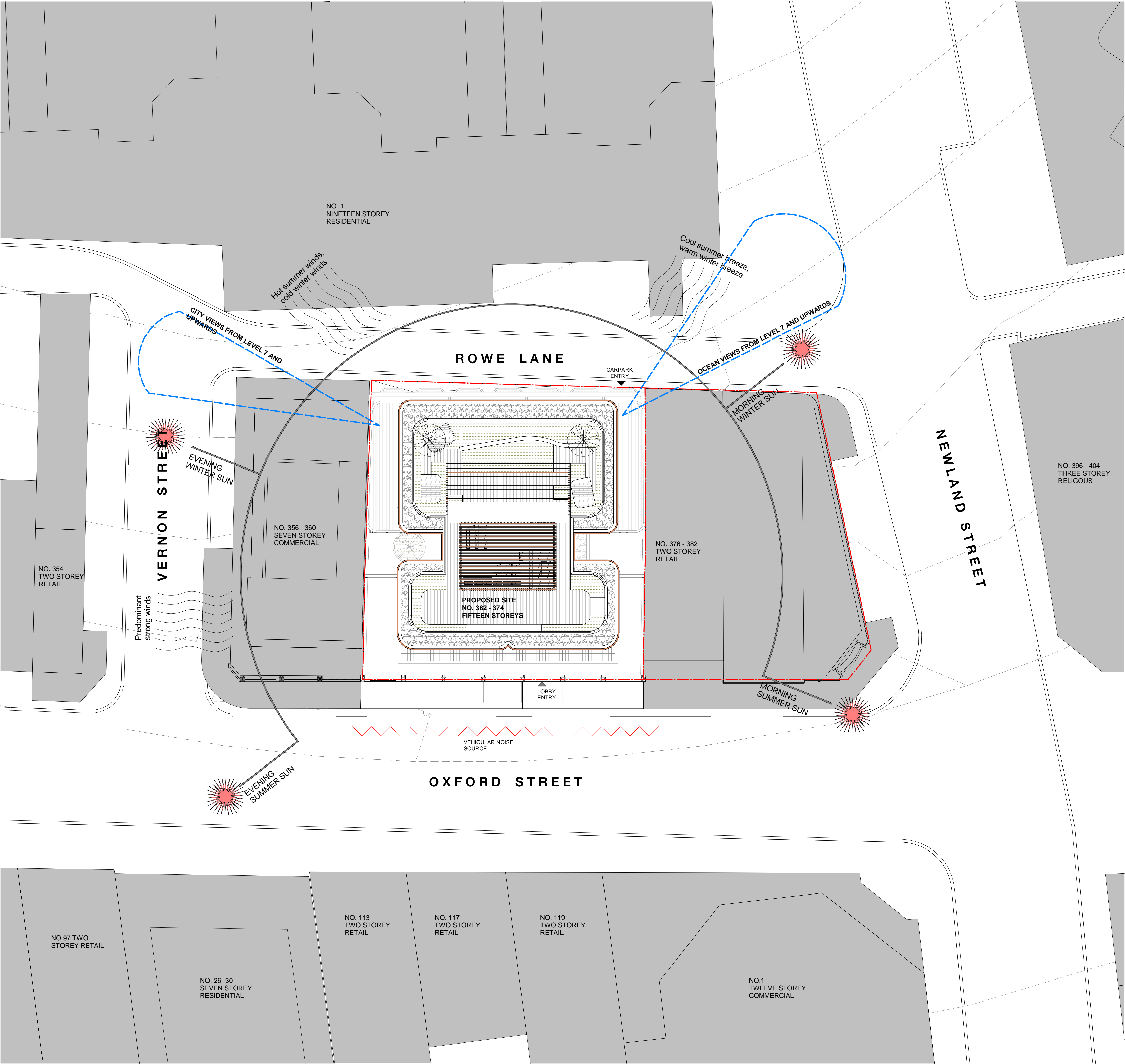
Drawn	Chk.
ND	NH

Job No.	Drawing No.	Revision
5185	DA-3001	/ 20

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Surry Hills NSW  
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**Site Plan**  
Scale- 1 : 200

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

## FOR APPROVAL

Rev	Date	Revision	By	Chk.
8	16/11/2015	ISSUE TO CONSULTANTS		
10	23/11/2015	UPDATED CONSULTANT ISSUE		
12	08/12/2015	ISSUE TO CONSULTANTS		
14	01/02/2016	DA ISSUE		
19	30.03.2017	FOR COODINATION		
20	13.04.2017	DA RESUBMISSION		

Client

**STAR(\*)GATE**  
PROPERTY

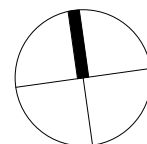
Project

**MIXED USE DEVELOPMENT**

**362 - 374 Oxford Street,  
Bondi Junction**

Drawing Name

**Site Analysis Plan**



Date: 13.04.2017 Scale: 1 : 200 Sheet Size: @ A1

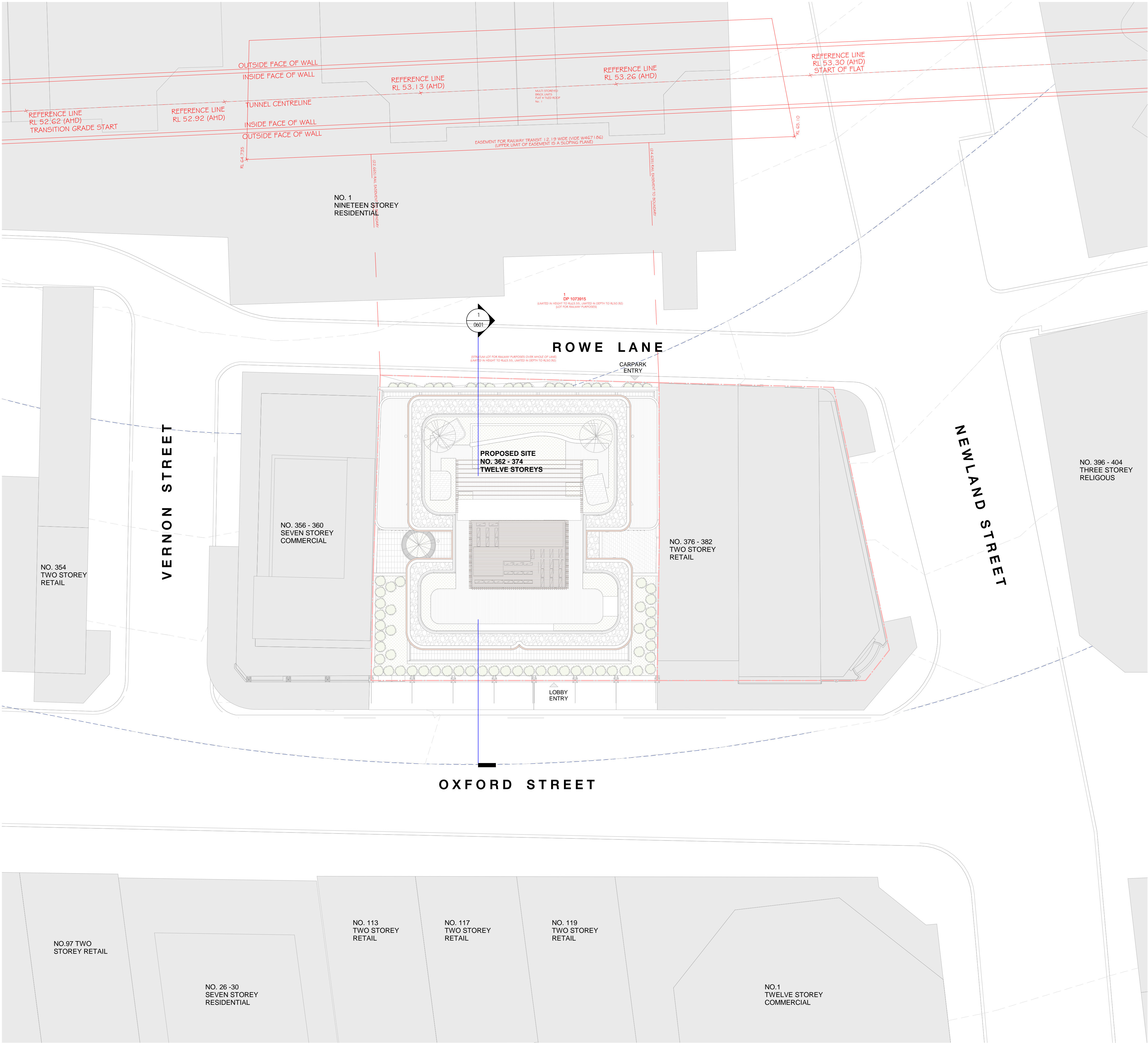
Drawn: ND Chk.: NH

Job No.: 5185 Drawing No.: DA-0102 Revision: / 20

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Site Plan - Rail Stratum  
Scale- 1 : 200

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
14	01/02/2016	DA ISSUE		
19	30.03.2017	FOR COORDINATION		
20	13.04.2017	DA RESUBMISSION		

Client  
**STAR(\*)GATE**  
PROPERTY

Project  
**MIXED USE DEVELOPMENT**  
**362 - 374 Oxford Street,**  
**Bondi Junction**

Drawing Name  
**Site Plan - Rail Stratum**



Date  
**13.04.2017**

Scale  
**1 : 200**

Sheet Size  
**@ A1**

Drawn  
**ND**

Chk.  
**NH**

Job No.  
**5185**

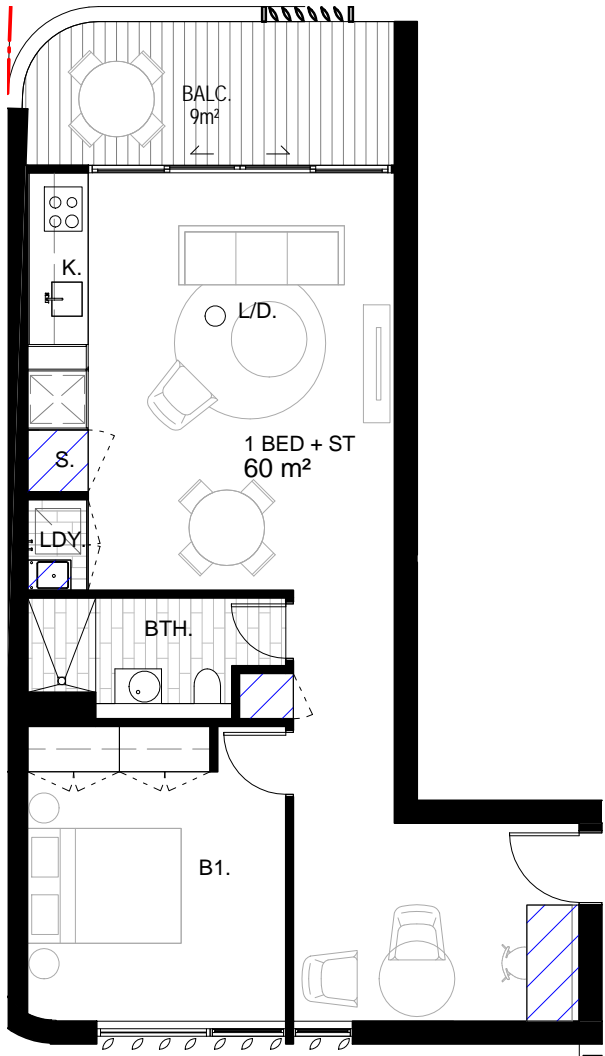
Drawing No.  
**DA-0103**

Revision  
**/ 20**

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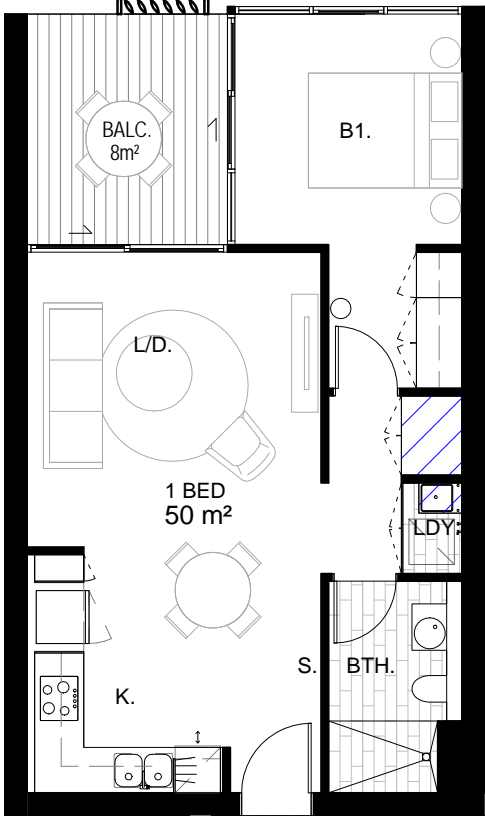


TYPICAL UNITS



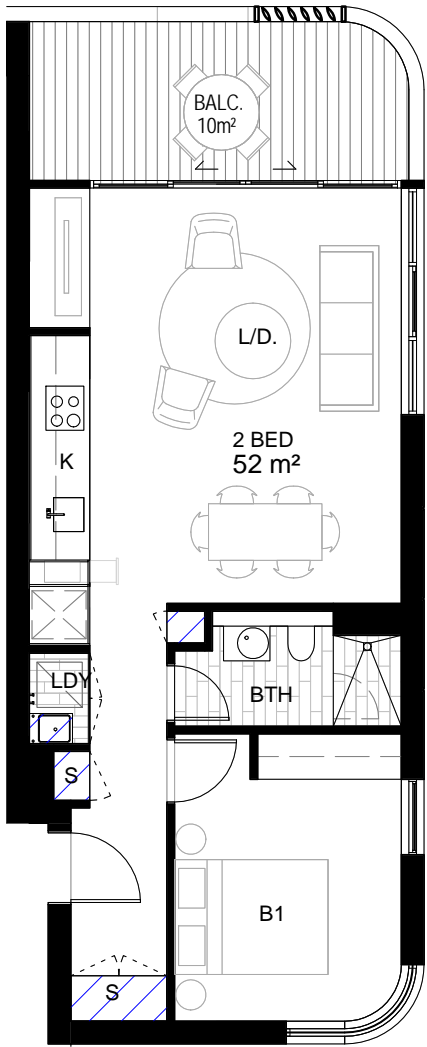
**1 BED + STUDY - TYPE 1**

AREA	STORAGE:
Internal: 60m²	Internal: 5m³
External: 9m²	External: 2m³
Total: 69m²	Total: 7m³
	COUNT: 8



**1 BED - TYPE 1**

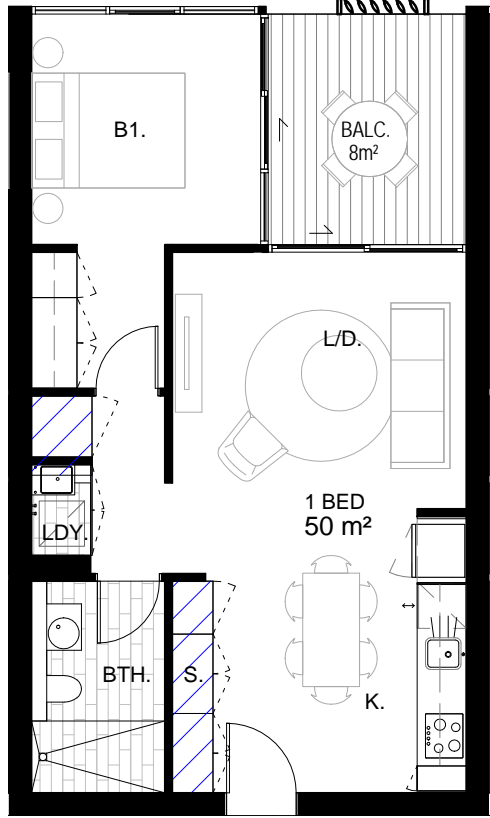
AREA	STORAGE:
Internal: 50m²	Internal: 3m³
External: 8m²	External: 3m³
Total: 58m²	Total: 6m³
	COUNT: 15



**1 BED - TYPE 3**

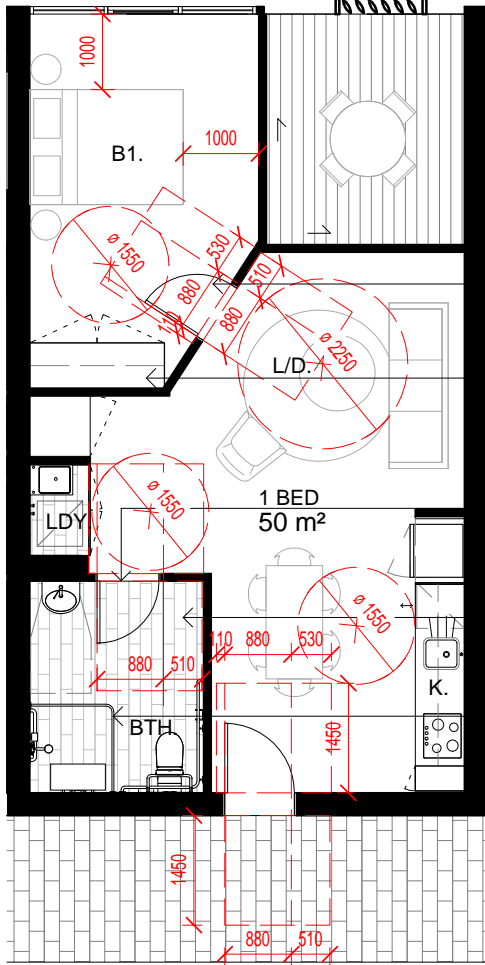
AREA	STORAGE:
Internal: 52m²	Internal: 3.5m³
External: 10m²	External: 3m³
Total: 62m²	Total: 6m³
	COUNT: 14

ADAPTABLE UNITS



**1 BED - TYPE 2 (PRE ADAPTED)**

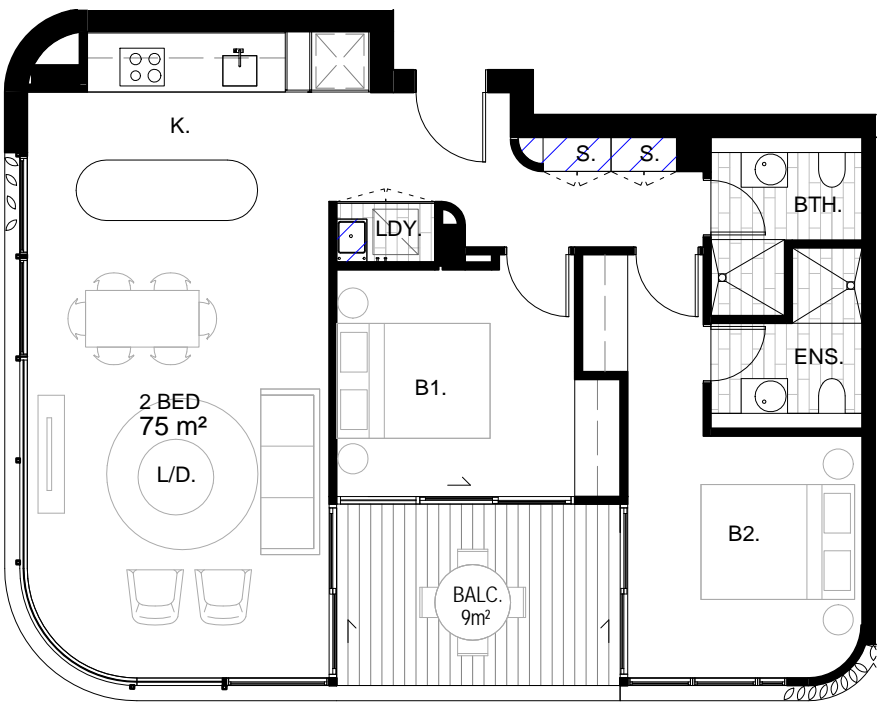
AREA	STORAGE:
Internal: 50m²	Internal: 5m³
External: 8m²	External: 2m³
Total: 58m²	Total: 7m³
	COUNT: 11



**1 BED - TYPE 2 (POST ADAPTED)**

COUNT:	7
--------	---

- BEDROOM DOOR & WALL RELOCATED
- ROBE RELOCATED
- BATHROOM DOOR INSTALLED
- STORAGE TO BE DEMOLISHED.
- DOUBLE PLUMBING POINTS FOR ADAPTABLE BATHROOM



**2 BED - TYPE 1**

AREA	STORAGE:
Internal: 75m²	Internal: 3m³
External: 9m²	External: 5m³
Total: 84m²	Total: 8m³
	COUNT: 22

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
14	01/02/2016	DA ISSUE		
20	13.04.2017	DA RESUBMISSION		

Client



Project

MIXED USE DEVELOPMENT

362 - 374 Oxford Street,  
Bondi Junction

Drawing Name

Typical Apartment Type &  
Adaptable Unit Plans

Date	Scale	Sheet Size
13.04.2017	1 : 100	@ A1

Drawn	Chk.
ND	NH

Job No.	Drawing No.	Revision
5185	DA-1401	/ 20

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