

ISSUE	DATE	SUBJECT	VALID'D.N.
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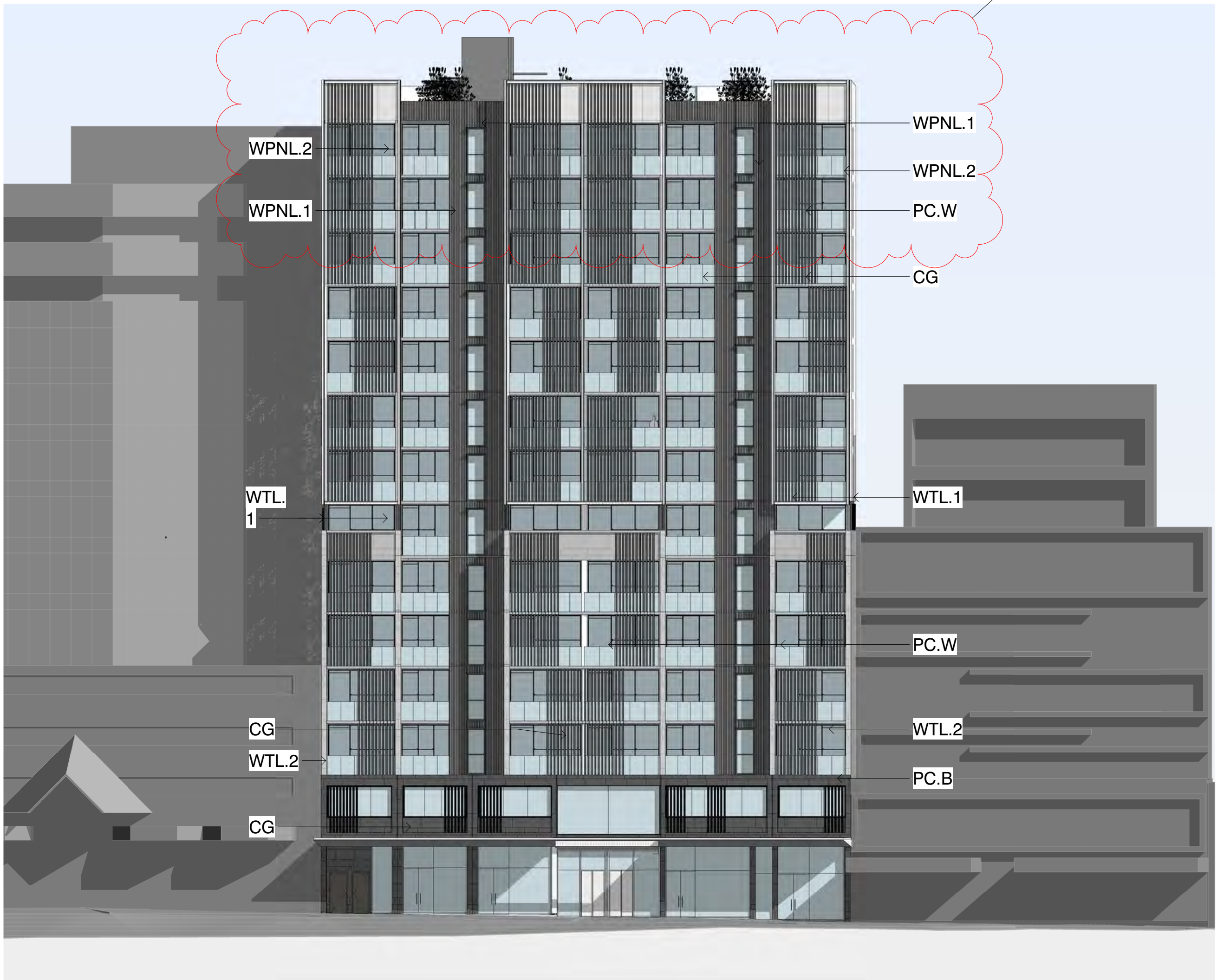
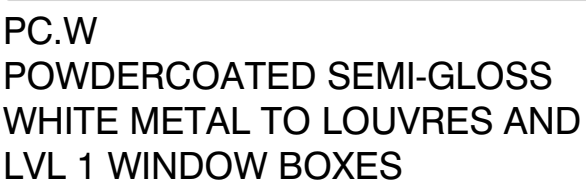
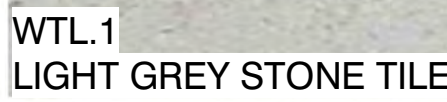
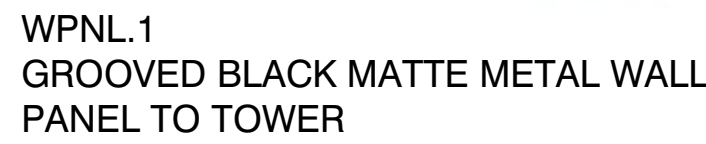
MERCURY 21 PTY LTD

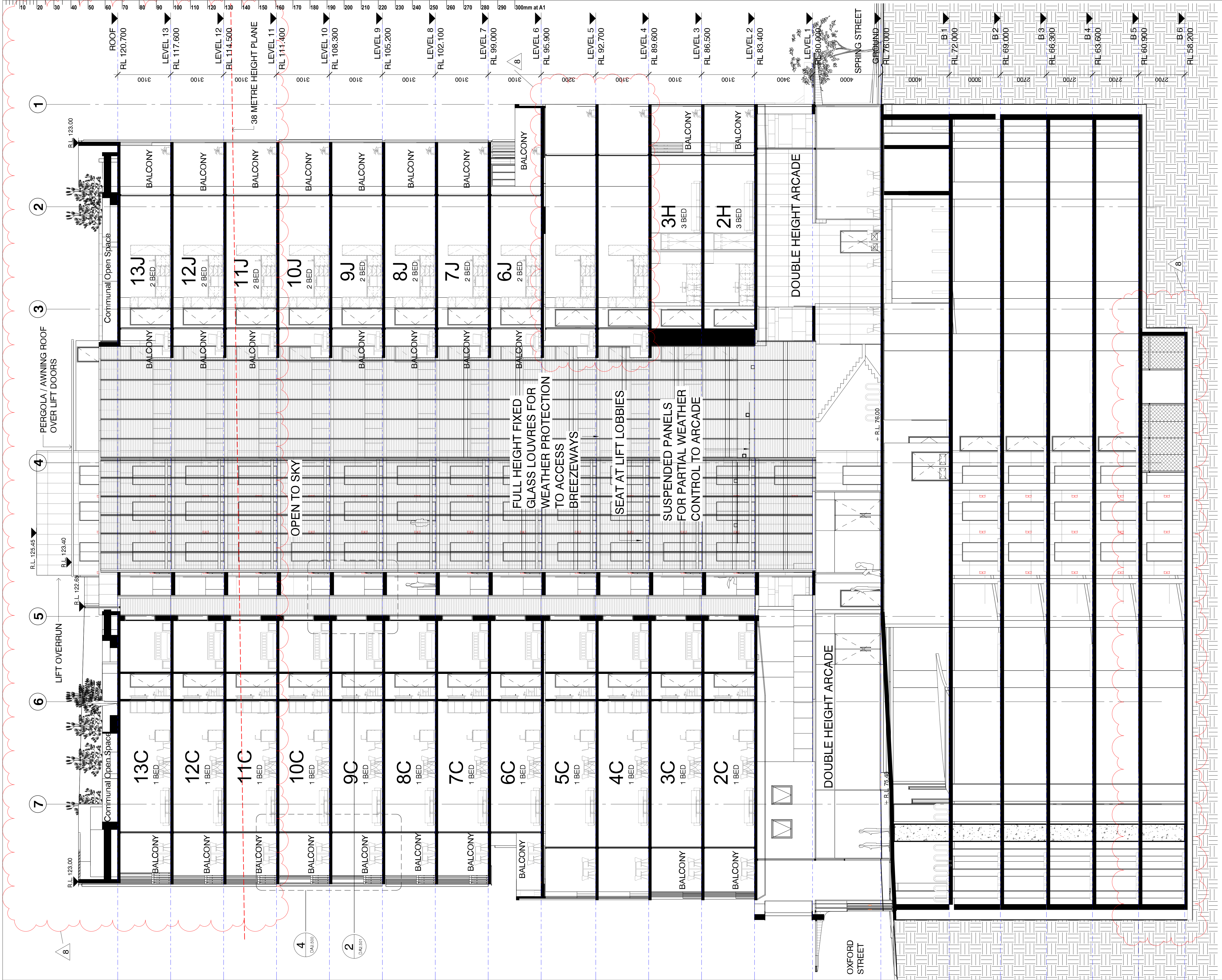
PROJECT
MIXED USE DEVELOPMENT

PHASE

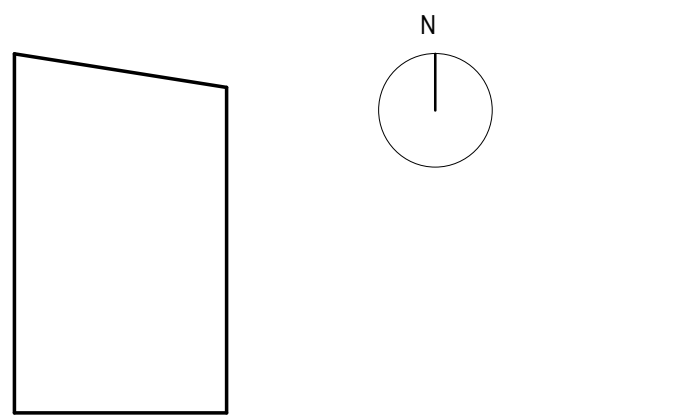
DRAWN	SCALE AT A1	ORIGIN DATE
GM	As indicated	11/20/15

PROJECT No	DRAWING No	REVISION
15 407	DA9.200	6





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.



8	06.12.16	SECTION 96 VPA SUBMISSION	ARH
7	24.11.16	L1 COMMERCIAL ADJUSTED	GM
6	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
5	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.08.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
T	28.04.16	FOR REVIEW	GM
S	27.04.16	SCHEME UPDATE	ARH
R	22.04.16	SCHEME UPDATE	ARH
Q	08.04.16	SCHEME UPDATE	ARH
P	05.04.16	REDESIGN CONCEPT	ARH
N	10.12.15	DA ISSUE	GM
M	04.12.15	DA ISSUE REVIEW	GM
L	23.11.15	DA ISSUE REVIEW	GM
K	06.11.15	ISSUE TO CONSULTANTS	GM
J	30.10.15	SERVICES AND STRUCTURE COORDINATION ISSUE	GM
I	15.10.15	ISSUE TO CONSULTANTS	GM
H	30.09.15	APARTMENT PLANS UPDATED	GM
G	18.09.15	ISSUE FOR CONSULTANT INFORMATION	ARH
F	19.06.15	PRE-DA REVIEW ISSUE	GM
E	05.06.15	PRE-DA SUBMISSION	MS
D	02.06.15	PRE-DA SUBMISSION	MS
C	29.05.15	PRE-DA REVIEW ISSUE	MS
B	21.05.15	GENERAL UPDATE	GM
A	13.05.15	GENERAL UPDATE	GM

ISSUE	DATE	SUBJECT	VALID.
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ABN: 48 942 921 969
Nominated Architects:
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Sydney Australia
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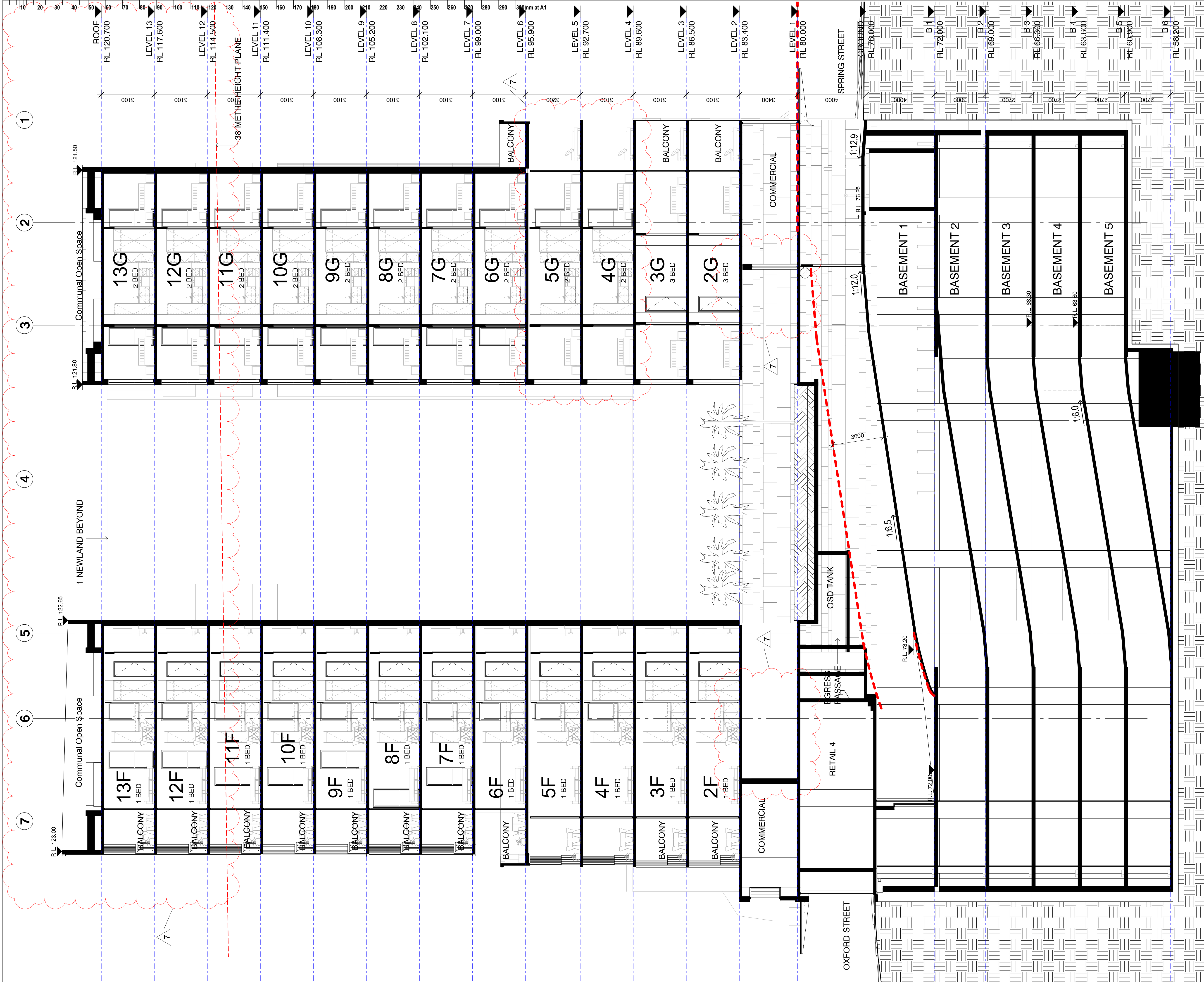
PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE
VPA SUBMISSION - 2 EXTRA FLOORS

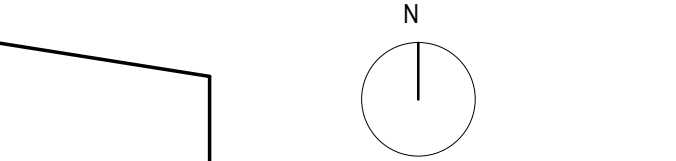
DRAWN	SCALE AT A1	ORIGIN DATE
GM	1 : 100	05/13/15

DESCRIPTION
SECTION 1

PROJECT No	DRAWING No	REVISION
15 407	DA2.200	8



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7	06.12.16	SECTION 96 VPA SUBMISSION	ARH
6	24.11.16	L1 COMMERCIAL ADJUSTED	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
3	07.10.16	PROVISION FOR TRUCK ACCESS TO BASEMENT	ARH
2	06.09.16	ISSUED FOR REVIEW	GM
1	02.09.16	DA REVIEW	GM
F	10.12.15	DA ISSUE	GM
E	04.12.15	DA ISSUE REVIEW	GM
D	23.11.15	DA ISSUE REVIEW	GM
C	19.06.15	PRE-DA REVIEW ISSUE	GM
B	05.06.15	PRE-DA SUBMISSION	MS
A	02.06.15	PRE-DA SUBMISSION	MS

ISSUE	DATE	SUBJECT	VALIDN.
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MERCURY 21 PTY LTD

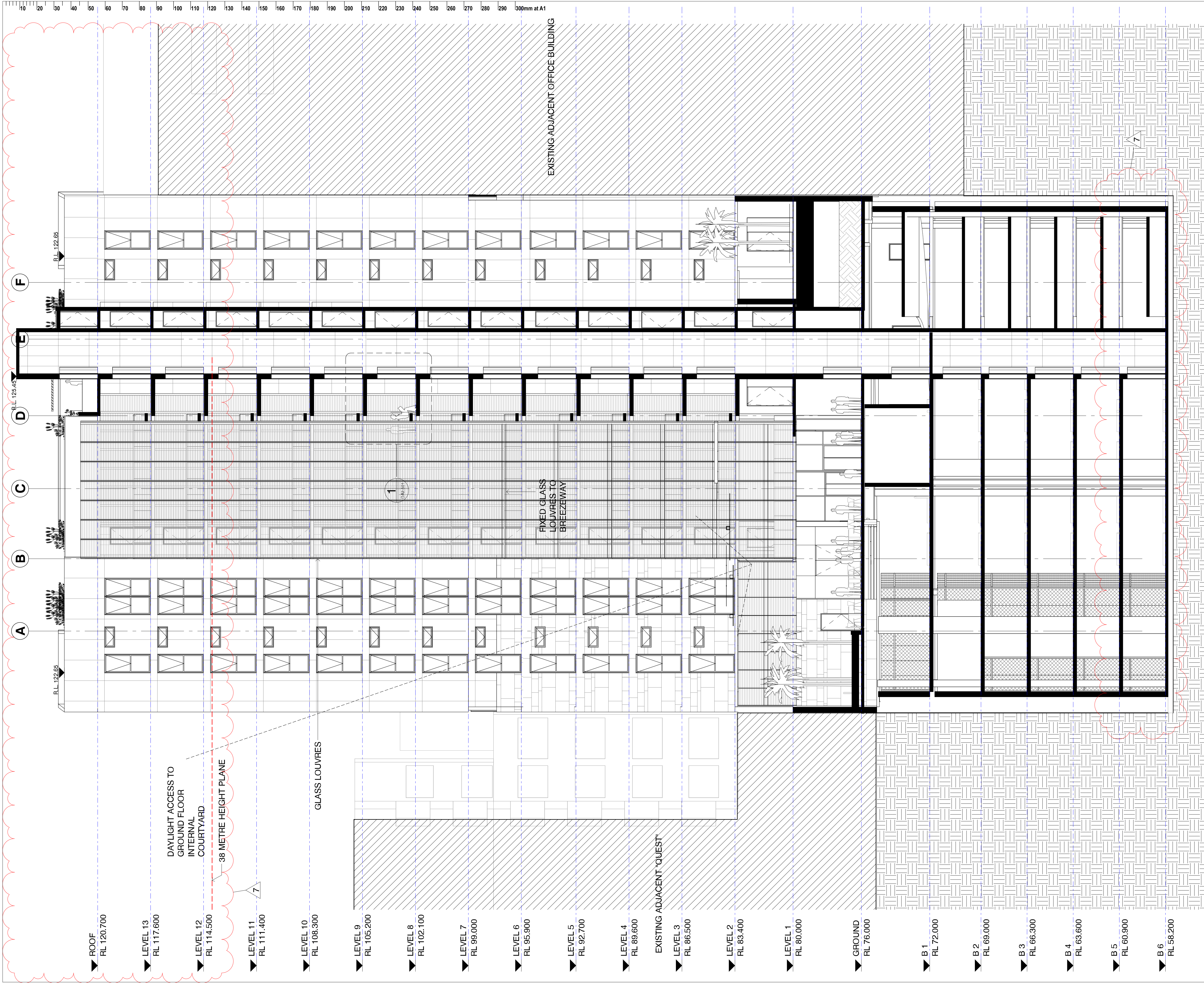
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PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

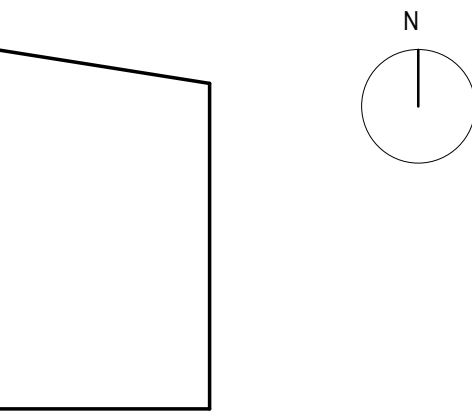
PHASE
VPA SUBMISSION - 2 EXTRA FLOORS
DRAWN SCALE AT A1 ORIGIN DATE
Author 1 : 100 05/31/15

DESCRIPTION
SECTION 2

PROJECT No	DRAWING No	REVISION
15 407	DA2.201	7



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7	06.12.16	SECTION 96 VPA SUBMISSION	ARH
6	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
5	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
N	28.04.16	FOR REVIEW	GM
M	27.04.16	SCHEME UPDATE	ARH
L	22.04.16	SCHEME UPDATE	ARH
K	10.12.15	DA ISSUE	GM
J	04.12.15	DA ISSUE REVIEW	GM
I	23.11.15	DA ISSUE REVIEW	GM
H	06.11.15	ISSUE TO CONSULTANTS	GM
G	30.09.15	APARTMENT PLANS UPDATED	GM
F	18.09.15	ISSUE FOR CONSULTANT INFORMATION	ARH
E	19.06.15	PRE-DA REVIEW ISSUE	GM
D	05.06.15	PRE-DA SUBMISSION	MS
C	02.06.15	PRE-DA SUBMISSION	MS
B	29.05.15	PRE-DA REVIEW ISSUE	MS
A	09.03.15	INITIAL ISSUE	AXH

ISSUE	DATE	SUBJECT	VALID.
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PLANNER
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MERCURY 21 PTY LTD

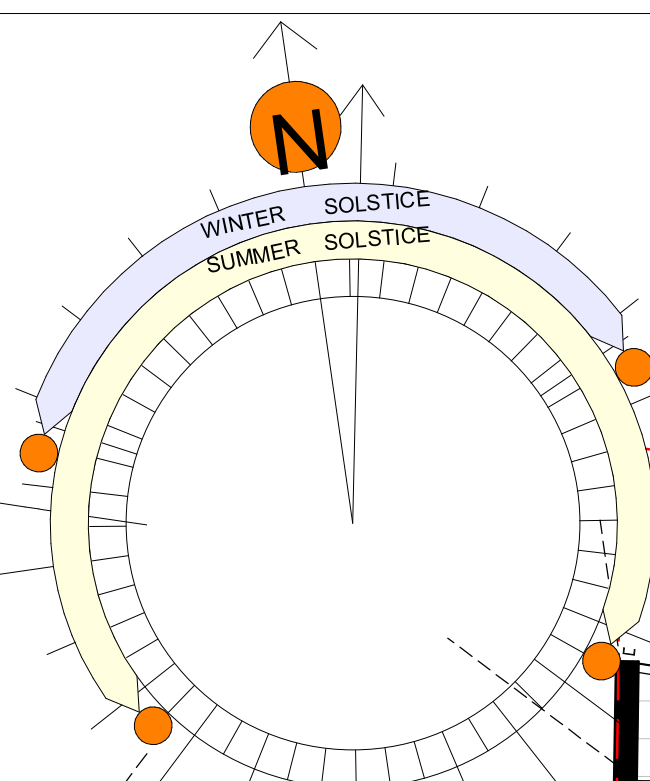
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PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

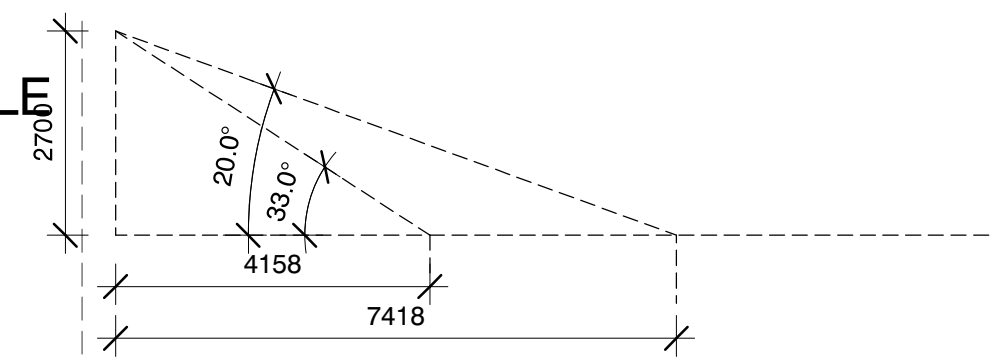
PHASE
VPA SUBMISSION - 2 EXTRA FLOORS
DRAWN SCALE AT A1 ORIGIN DATE
ARH 1 : 100 03/08/15

DESCRIPTION
SECTION 3
PROJECT No DRAWING No REVISION
15 407 DA2.202 7

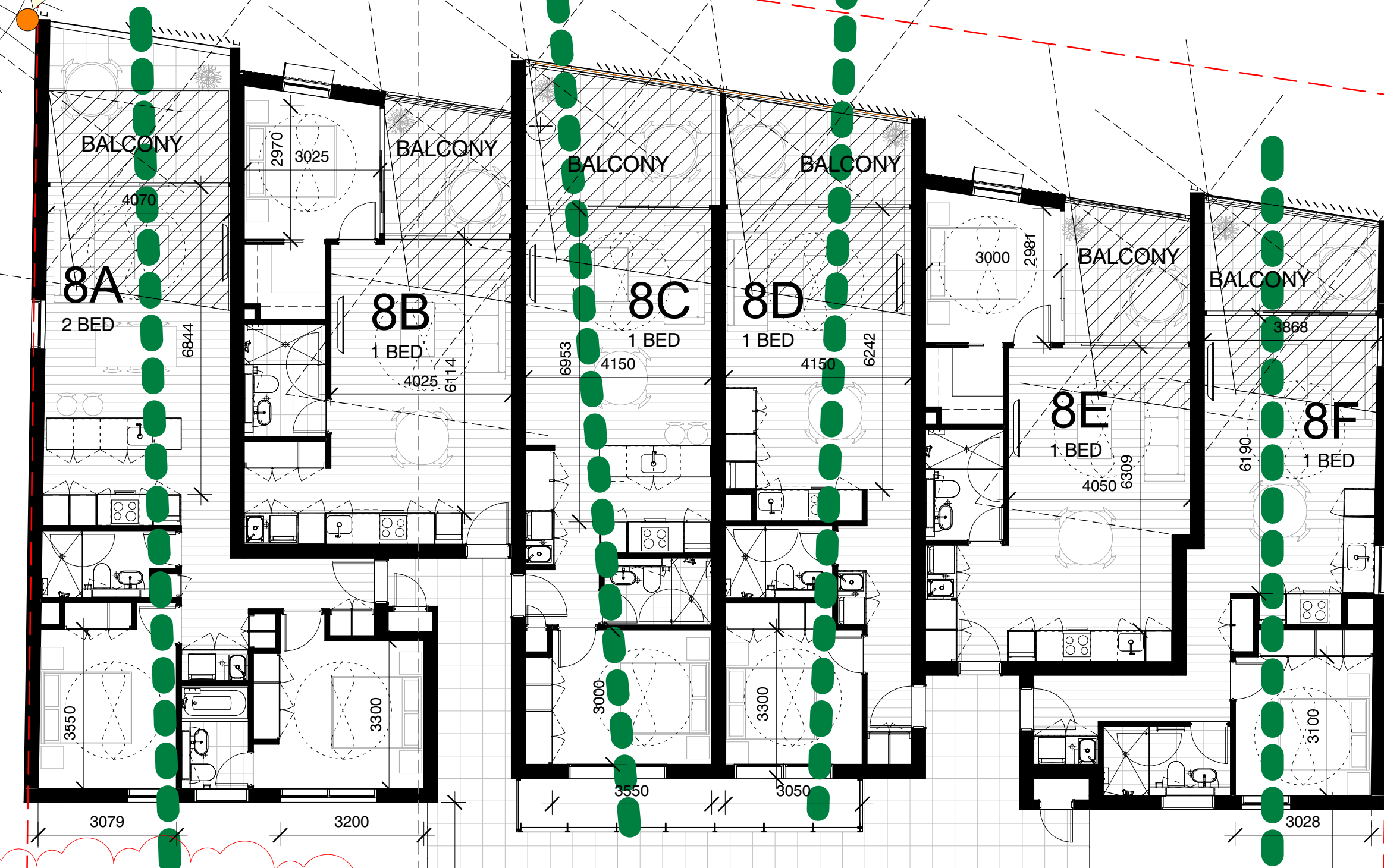
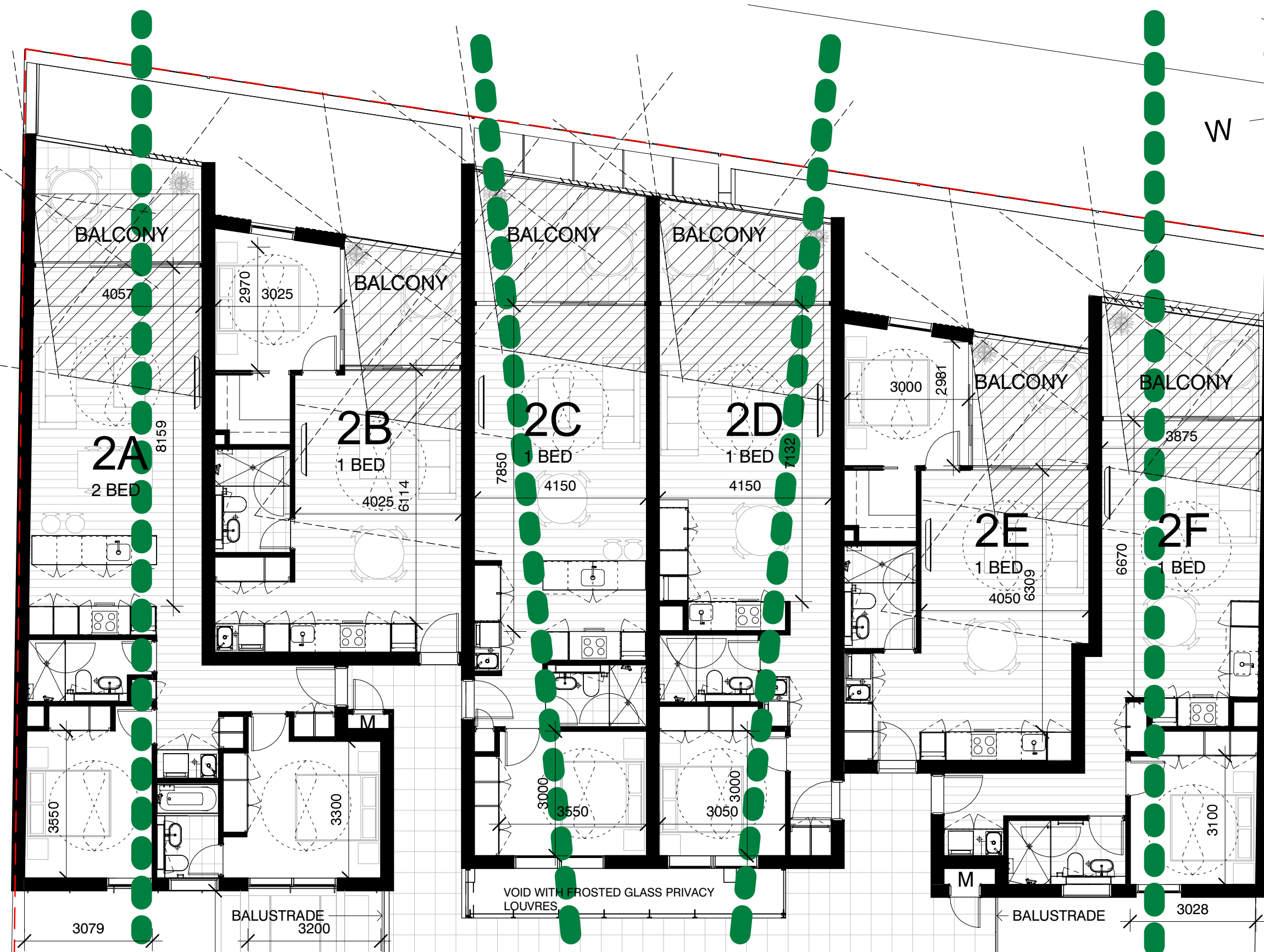
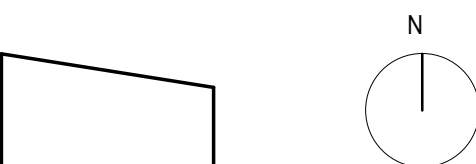
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



SYDNEY SUN ANGLE
9AM 20
NOON 33
3PM 20



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NUMBER OF DWELLINGS = 106

WINTER LIGHT
NORTH WING
L2 TO L13 (6) X 12 = 72
SOUTH WING
J X 5 = 5
TOTAL 75 (71%)

NO DIRECT WINTER LIGHT
H X 8
J X 7
= 16 (15%)

PART LIGHT (APP 1 HOUR)
G X 12
= 15 (14%)

THROUGH/CROSS
VENTILATION
L2 TO L5 (6) X 4 = 24
L6 TO L13 (6) X 8 = 48
TOTAL 72 (68%)

ADAPTABLE -
REFER DRAWING
DA8.160

1 L 2 SEPP65 STUDY
1 : 100

2 L 8 SEPP65 STUDY
1 : 100

7	06.12.16	SECTION 96 VPA SUBMISSION	ARRH
6	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
5	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
D	28.04.16	FOR REVIEW	GM
C	27.04.16	SCHEME UPDATE	ARRH
B	22.04.16	SCHEME UPDATE	ARRH
A	20.10.15	TYPICAL APARTMENT LAYOUTS FOR REVIEW	GM

ISSUE	DATE	SUBJECT	VALID.
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PROJECT
MIXED USE DEVELOPMENT

109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE
VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN	SCALE AT A1	ORIGIN DATE
GM	1 : 100	10/20/15

DESCRIPTION
SEPP 65 STUDIES

PROJECT No	DRAWING No	REVISION
15 407	DA8.150	7

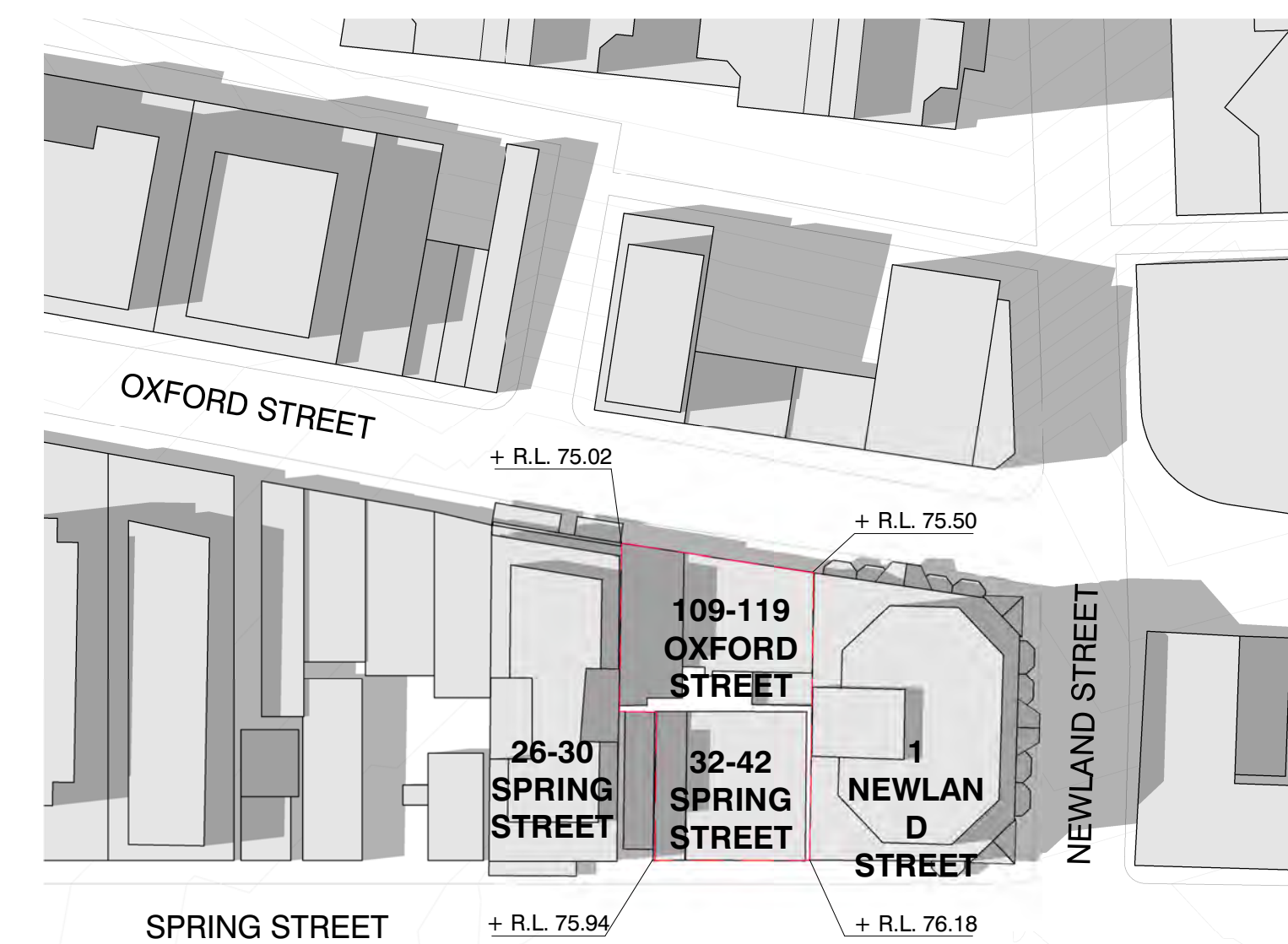
25/05/2017 12:06:29 PM



1 SHADOW SUMMER - 9AM EXISTING
1 : 1000



2 SHADOW SUMMER - 12PM EXISTING
1 : 1000



3 SHADOW SUMMER - 3PM EXISTING
1 : 1000



4 SHADOW SUMMER - 9AM PROPOSED
1 : 1000

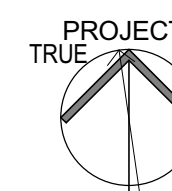


5 SHADOW SUMMER - 12PM PROPOSED
1 : 1000



6 SHADOW SUMMER - 3PM PROPOSED
1 : 1000

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KEY PLAN

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

[illegible]

A	29.05.15	PRE-DA REVIEW ISSUE	M
B	02.06.15	PRE-DA SUBMISSION	M
C	05.06.15	PRE-DA SUBMISSION	M
D	19.06.15	PRE-DA REVIEW ISSUE	G
E	23.11.15	DA ISSUE REVIEW	G
F	04.12.15	DA ISSUE REVIEW	G
G	10.12.15	DA ISSUE	G
1	06.12.16	SECTION 96 VPA SUBMISSION	AF

ISSU	DAT	SUBJEC	VALIDITY
E	E	T	

CLIENT
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ARCHITECT

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ROBIN DYKE

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Robin Dyke NSW Registration No 3739
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ABN:48 942 921 969

PROJECT

MIXED USE DEVELOPMENT

109-119 OXFORD / 34-42 SPRING
STREET BOND
JUNCTION, NSW 2022

VPA SUBMISSION - 2 EXTRA

SCALE AT A1	ISSUE DATE
1 : 1000	06.12.16

DESCRIPTION

SHADOW DIAGRAM SUMMER SOLSTICE

PROJECT No	DRAWING No	REVISION
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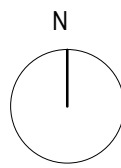
15 407 DA3.101 1

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10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1

FOR FINISHES REFER SHEET A9200

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38m HEIGHT PLANE

SLIDING OPERABLE LOUVRED
SCREENS TO ALL BALCONIES FOR
WIND AND ACOUSTIC PROTECTION.

8

R.L. 123.00

ROOF
RL 120.700

LEVEL 13
RL 117.600

LEVEL 12
RL 114.500

LEVEL 11
RL 111.400

LEVEL 10
RL 108.300

LEVEL 9
RL 105.200

LEVEL 8
RL 102.100

LEVEL 7
RL 99.000

LEVEL 6
RL 95.900

LEVEL 5
RL 92.700

LEVEL 4
RL 89.600

PREDOMINANTLY "OPAQUE" FACADE

LEVEL 3
RL 86.500

LEVEL 2
RL 83.400

LEVEL 1
RL 80.000

GROUND
RL 76.000

ARTICULATED RESIDENTIAL FACADE

EXISTING NEIGHBOURING
PROPERTY

PEDESTRIAN ARCADE
FOR THROUGH SITE LINK.

RESIDENTIAL LOBBY
ENTRY

VEHICLE ENTRY POINT

8	06.12.16	SECTION 96 VPA SUBMISSION	ARR
7	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
6	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
5	07.10.16	PROVISION FOR TRUCK ACCESS TO BASEMENT	ARR
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
F	28.04.16	FOR REVIEW	GM
E	27.04.16	SCHEME UPDATE	ARR
D	22.04.16	SCHEME UPDATE	ARR
C	10.12.15	DA ISSUE	GM
B	04.12.15	DA ISSUE REVIEW	GM
A	23.11.15	DA ISSUE REVIEW	GM

ISSUE	DATE	SUBJECT	VALIDN.
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PLANNER
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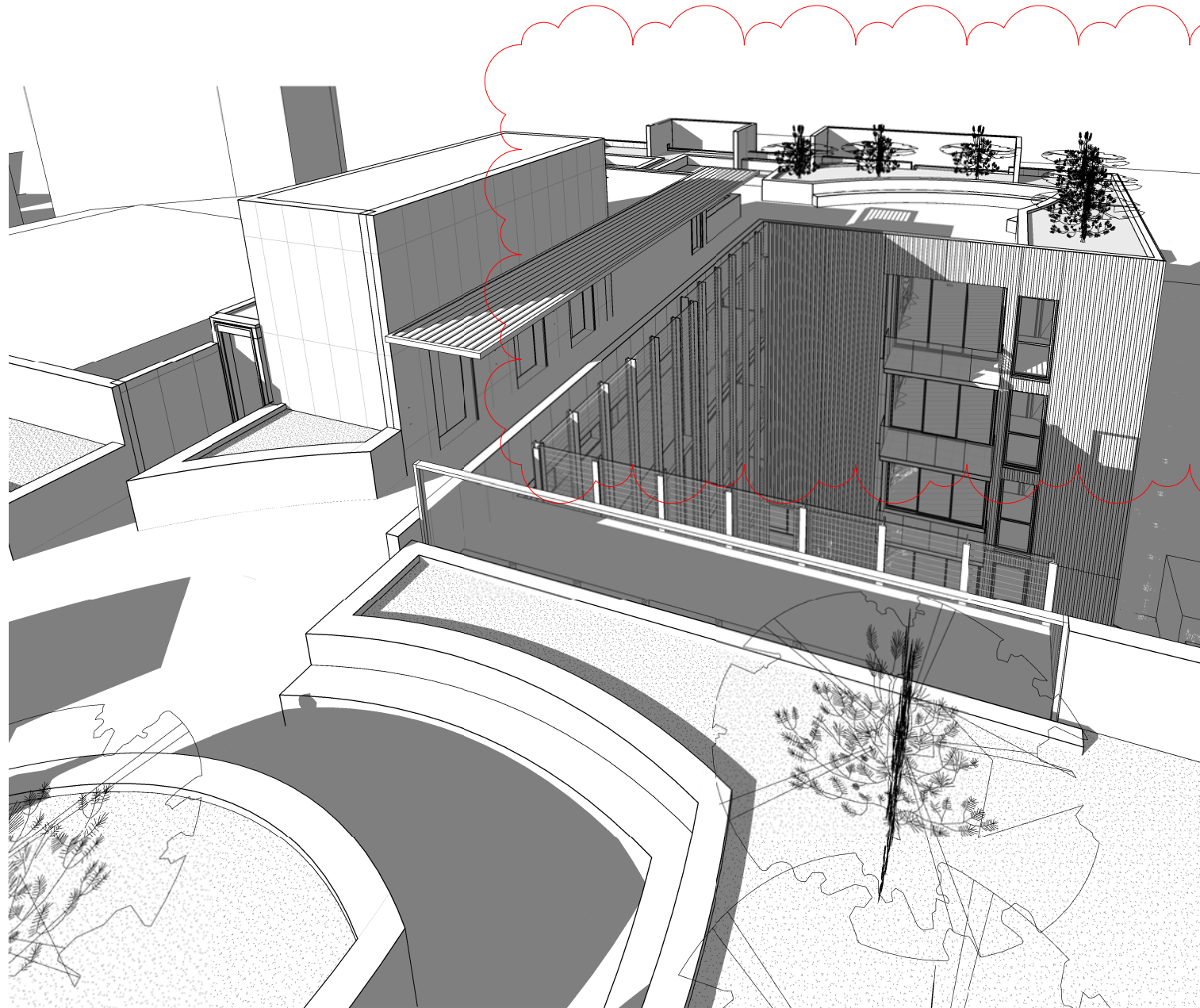
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Nominated Architects:
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Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

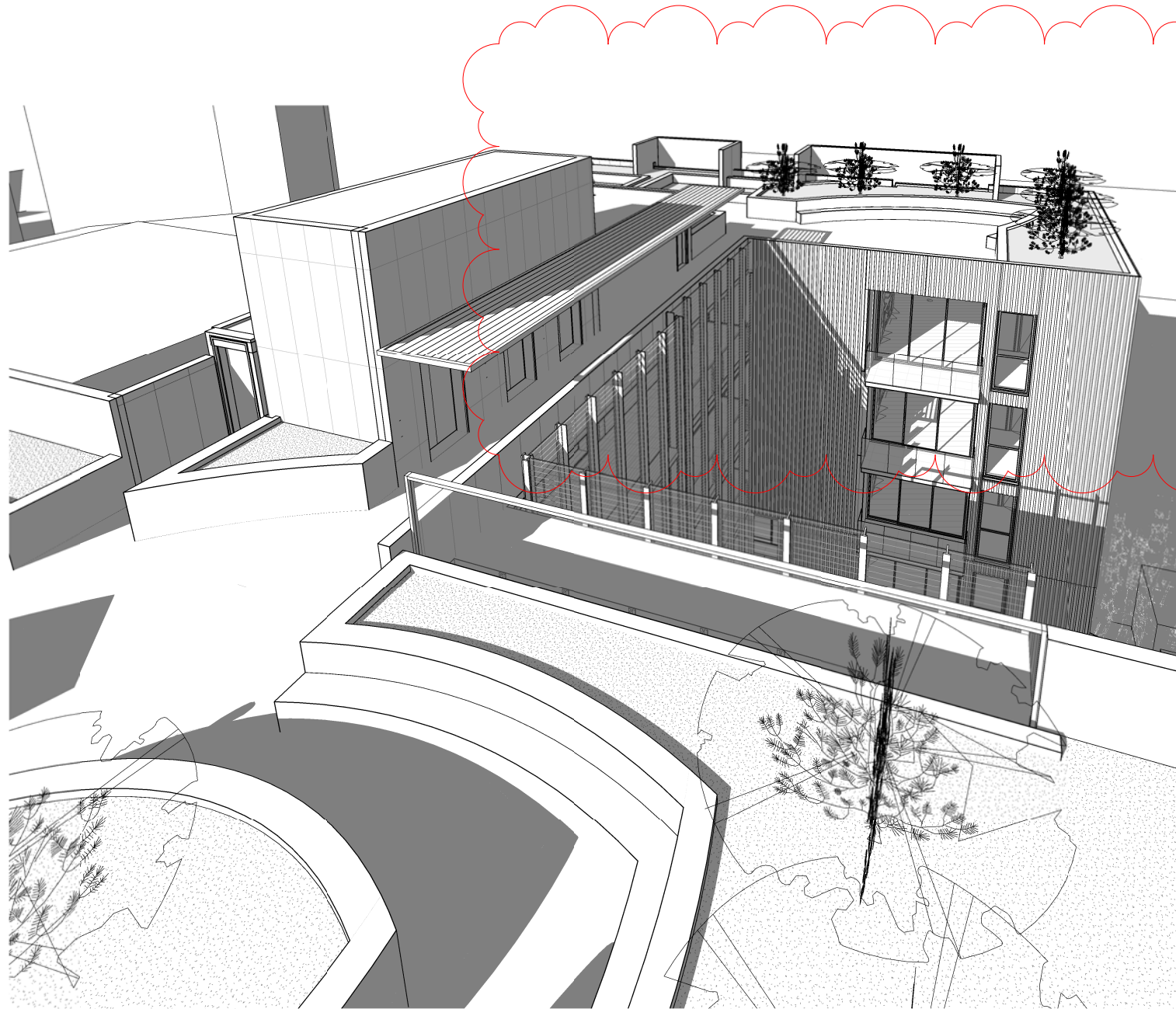
PHASE
VPA SUBMISSION - 2 EXTRA FLOORS
DRAWN SCALE AT A1 ORIGIN DATE
GM 1 : 100 11/20/15

DESCRIPTION
SOUTH ELEVATION - SPRING STREET
PROJECT No DRAWING No REVISION
15 407 DA2.020 8

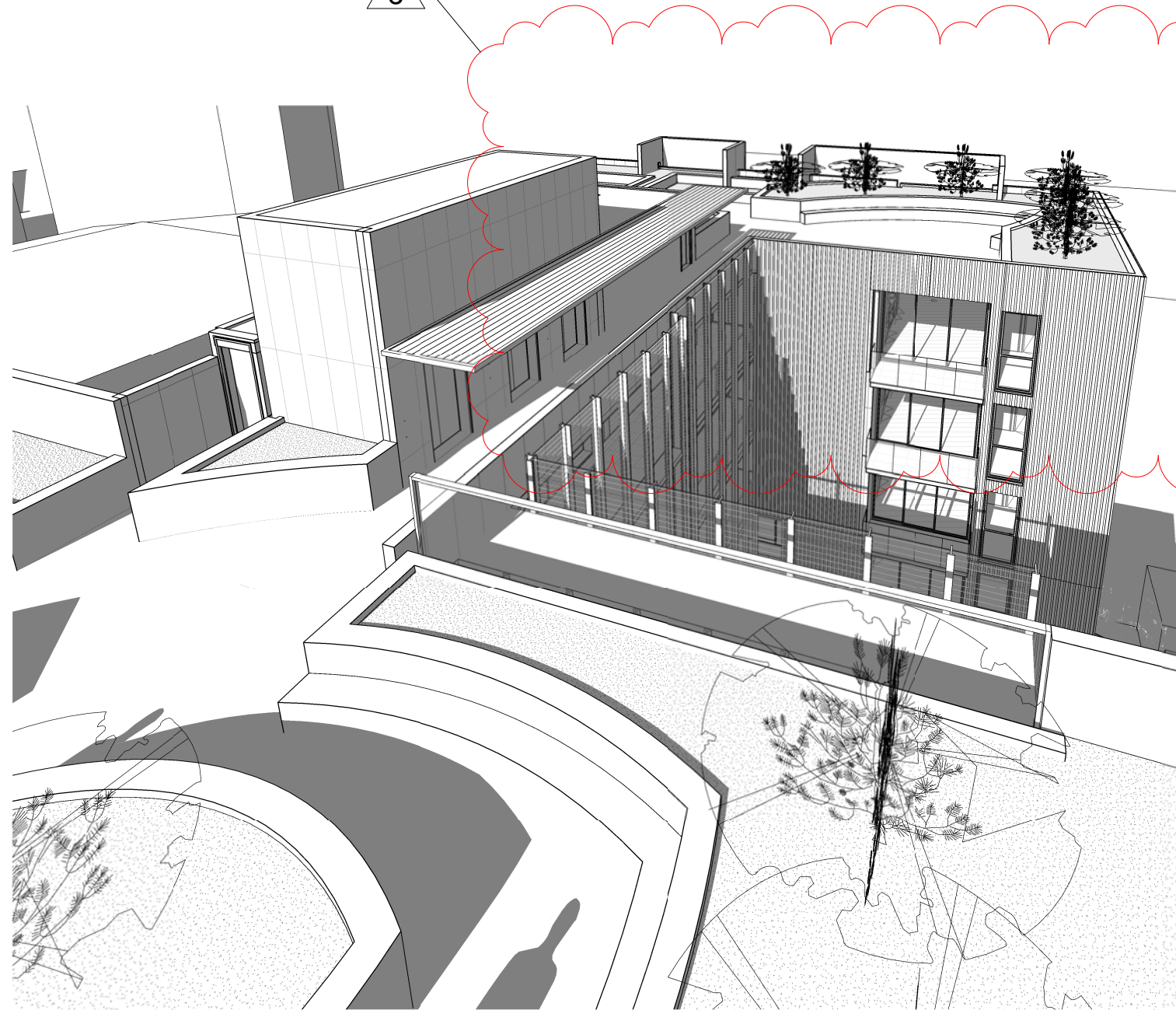
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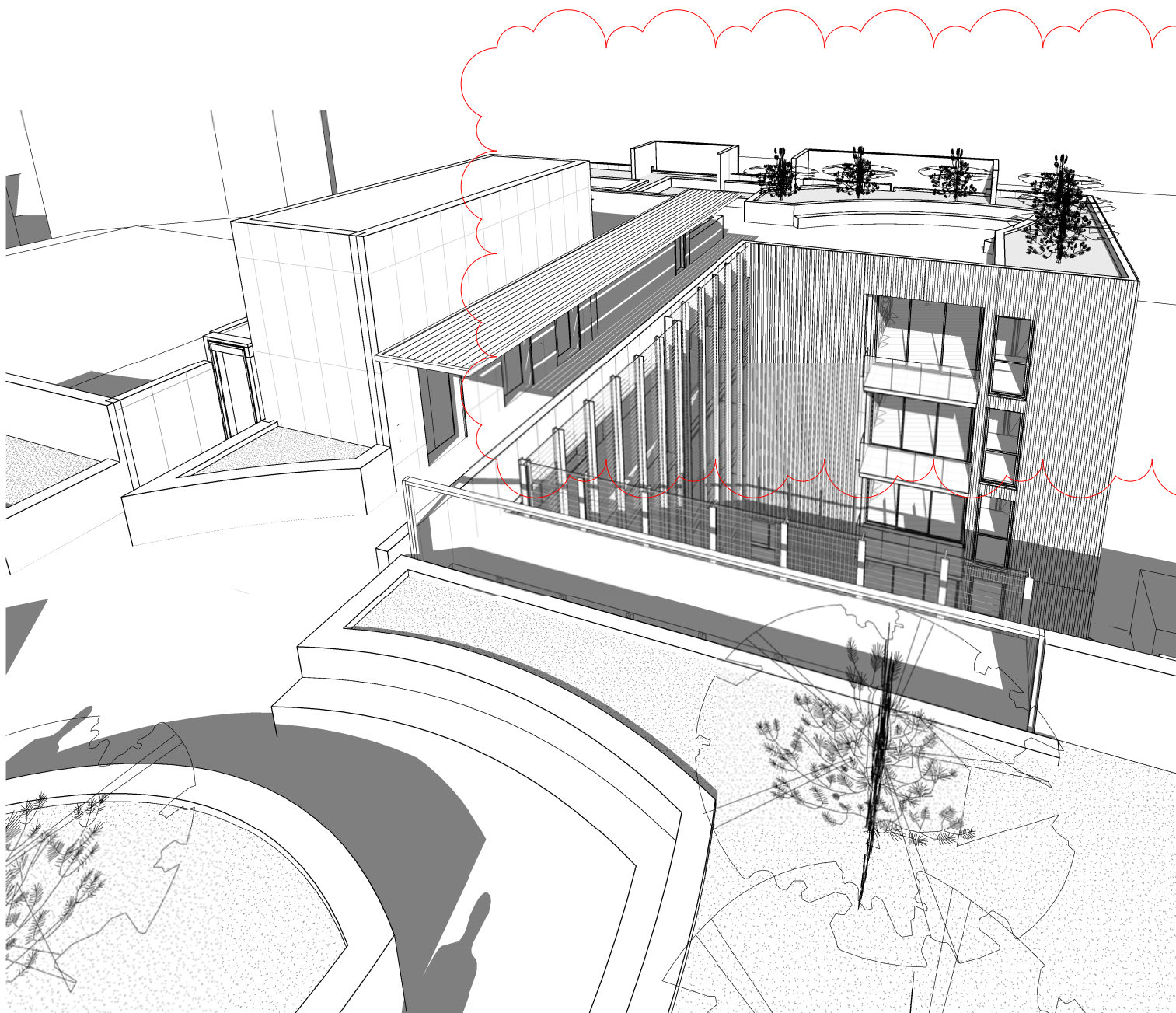
1 SHADOW TEST 9am



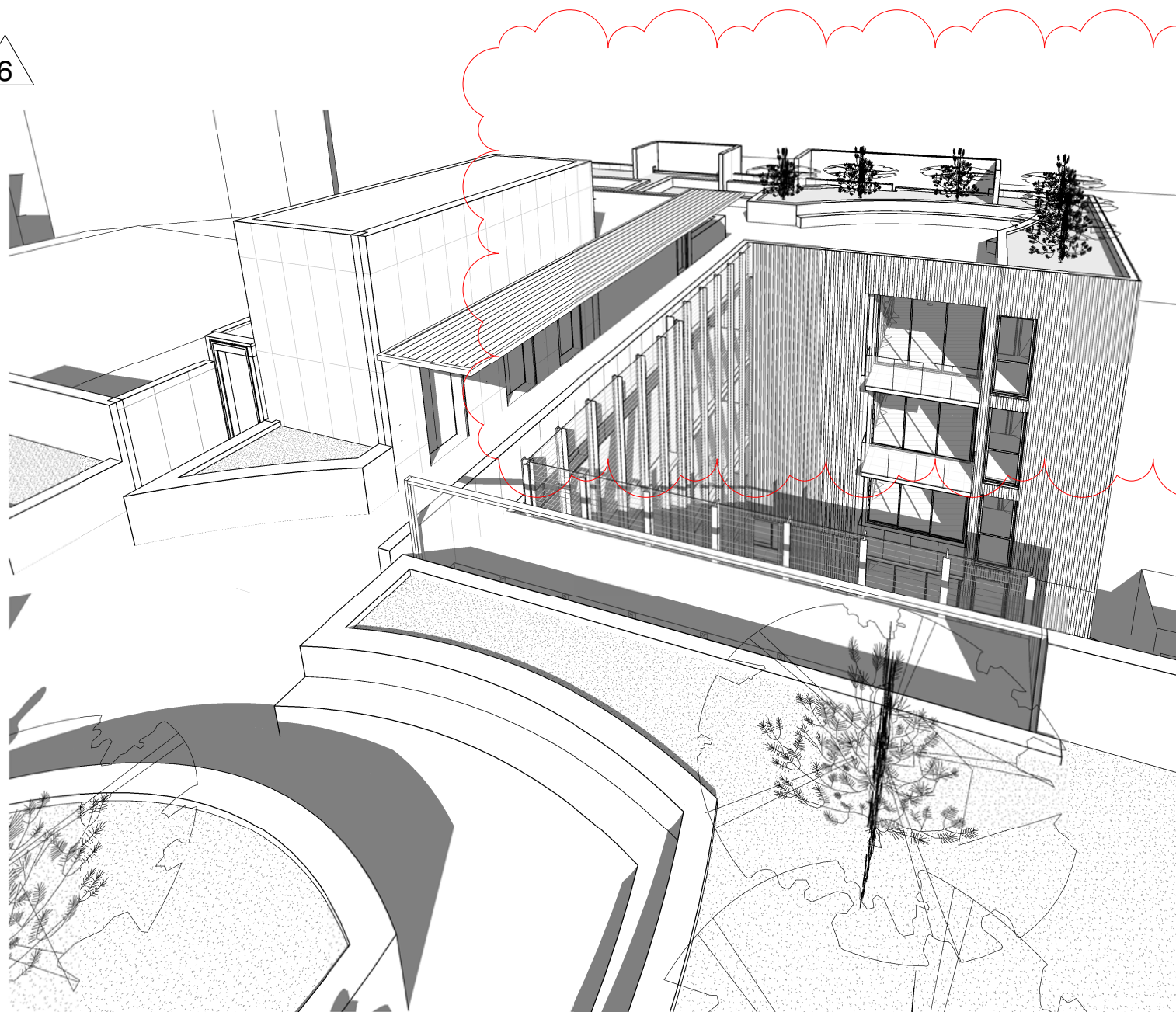
2 SHADOW TEST 10am



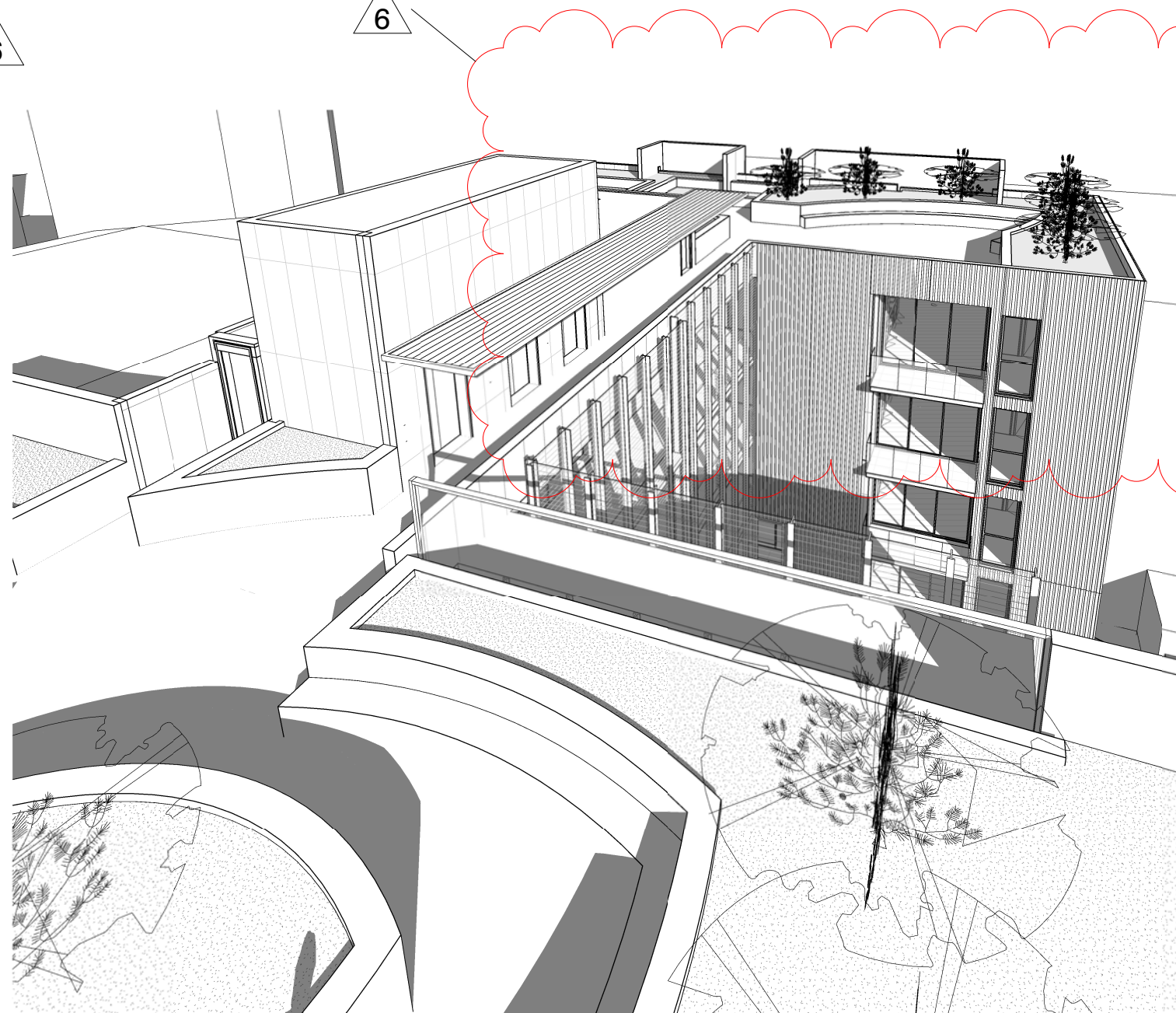
3 SHADOW TEST 11am



4 SHADOW TEST 12pm



5 SHADOW TEST 1pm



6 SHADOW TEST 2pm



7 SHADOW TEST 3pm

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6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
C	28.04.16	FOR REVIEW	GM
B	27.04.16	SCHEME UPDATE	ARH
A	05.04.16	REDESIGN CONCEPT	ARH

ISSUE	DATE	SUBJECT	VALIDN.
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PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE
VPA SUBMISSION - 2 EXTRA FLOORS
DRAWN SCALE AT A1 ORIGIN DATE
Author 04/06/16

DESCRIPTION
**SPRING STREET NORTH
FACADE SHADOW TEST**
PROJECT No DRAWING No REVISION
15 407 DA3.205 6

7-15 SPRING STREET

35-45 SPRING STREET

SHADOW CAST BY ADDITIONAL TWO STOREYS

AREA OF SHADOW CAST BY APPROVED BUILDING SHOWN BLUE TONED

EXTENT OF SHADOW CAST BY EXISTING BUILDINGS SHOWN DASHED

1 SPRING STREET SHADOW ELEVATION 9AM

7-15 SPRING STREET

35-45 SPRING STREET

SHADOW CAST BY ADDITIONAL TWO STOREYS

AREA OF SHADOW CAST BY PROPOSED BUILDING SHOWN CROSS HATCHED

EXTENT OF SHADOW CAST BY EXISTING BUILDINGS SHOWN DASHED

3 SPRING STREET SHADOW ELEVATION 12PM

AREA OF SHADOW CAST BY PROPOSED BUILDING SHOWN CROSS HATCHED

7-15 SPRING STREET

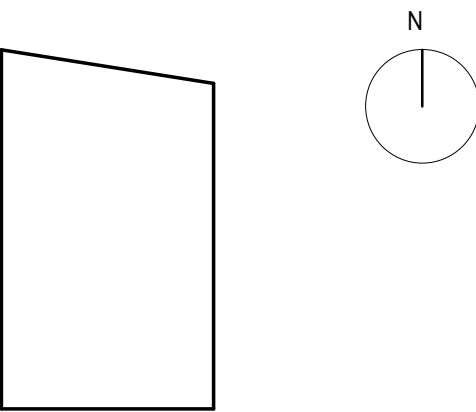
35-45 SPRING STREET

SHADOW CAST BY ADDITIONAL TWO STOREYS

EXTENT OF SHADOW CAST BY EXISTING BUILDINGS SHOWN DASHED

4 SPRING STREET SHADOW ELEVATION 3PM

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6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
E	28.04.16	FOR REVIEW	GM
D	27.04.16	SCHEME UPDATE	ARH
C	10.12.15	DA ISSUE	GM
B	04.12.15	DA ISSUE REVIEW	GM
A	23.11.15	DA ISSUE REVIEW	GM

ISSUE	DATE	SUBJECT	VALIDN.
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Nominated Architects:
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djrd.com.au

PROJECT
MIXED USE DEVELOPMENT

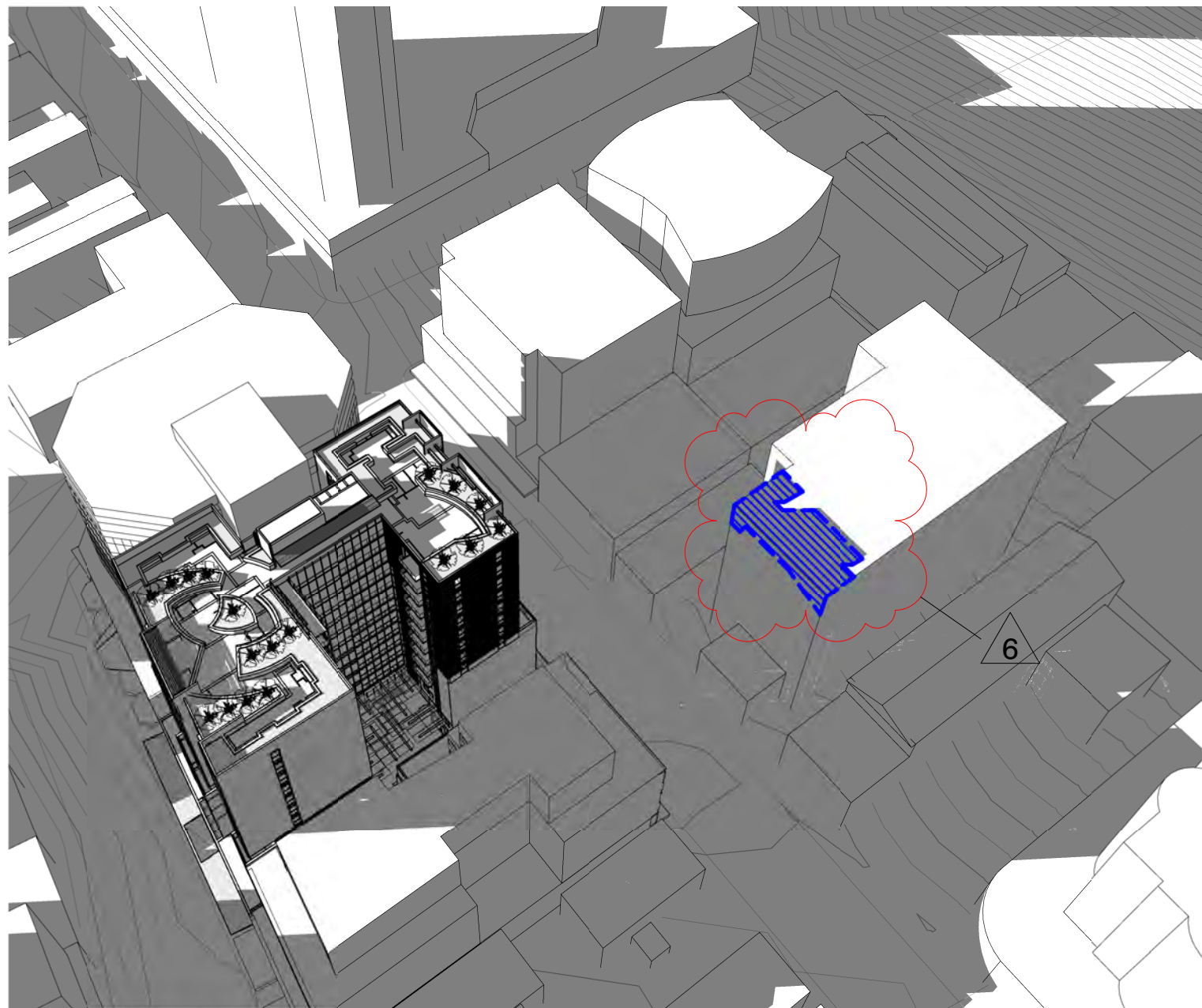
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE
VPA SUBMISSION - 2 EXTRA FLOORS

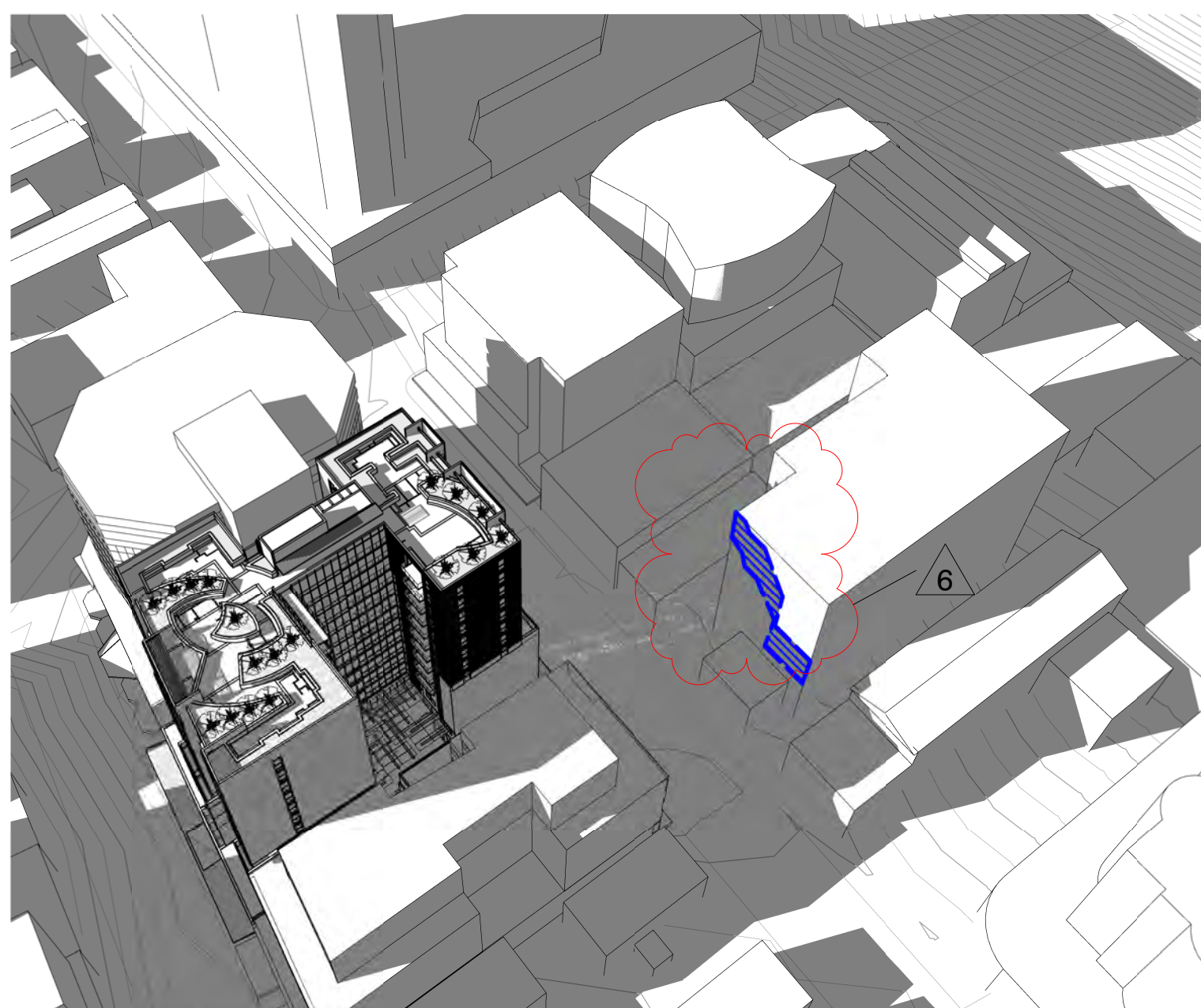
DRAWN	SCALE AT A1	ORIGIN DATE
Author	1 : 1	11/18/15

DESCRIPTION
SPRING STREET SHADOW ELEVATIONS - WINTER

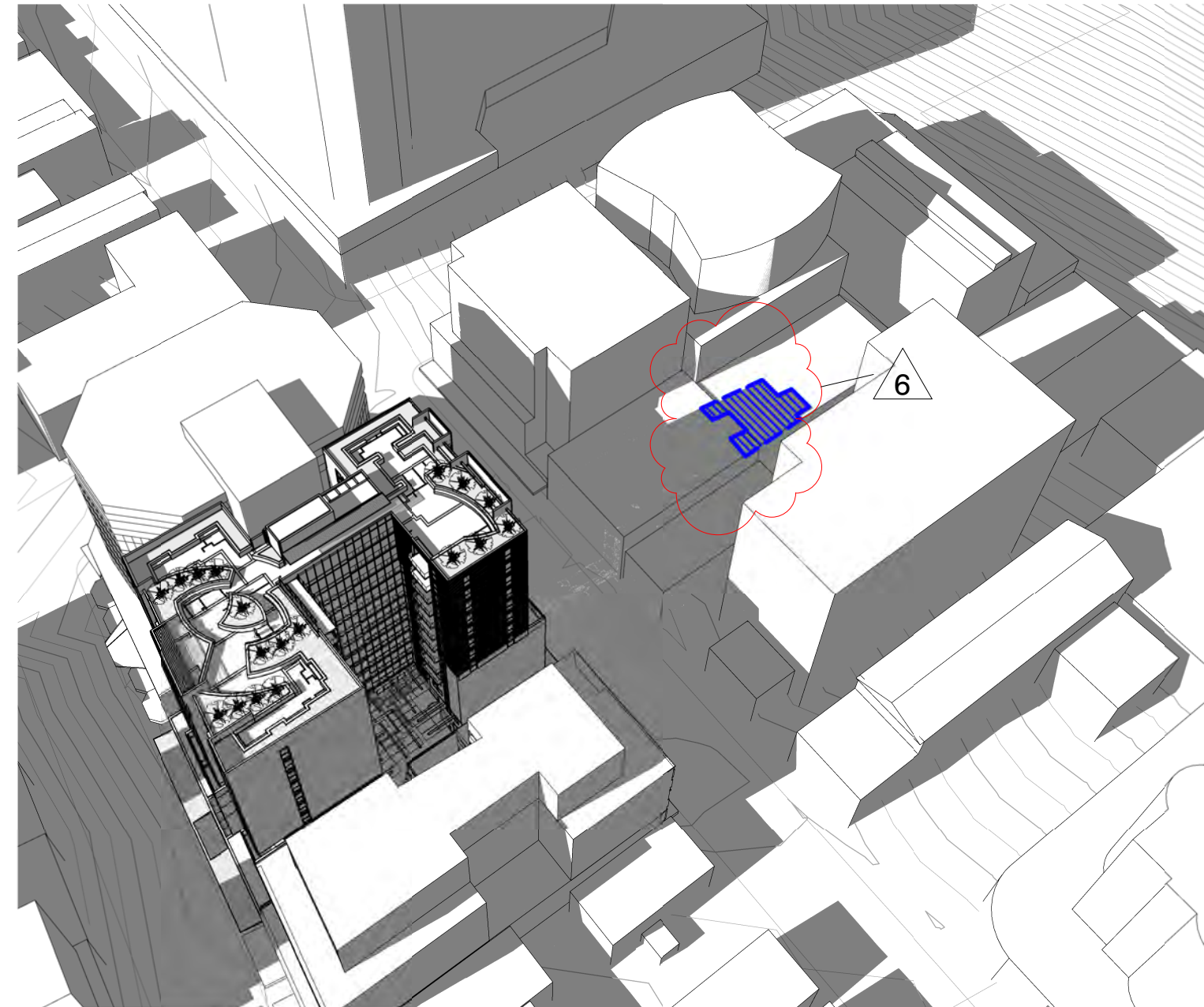
PROJECT No	DRAWING No	REVISION
15 407	DA3.200	6



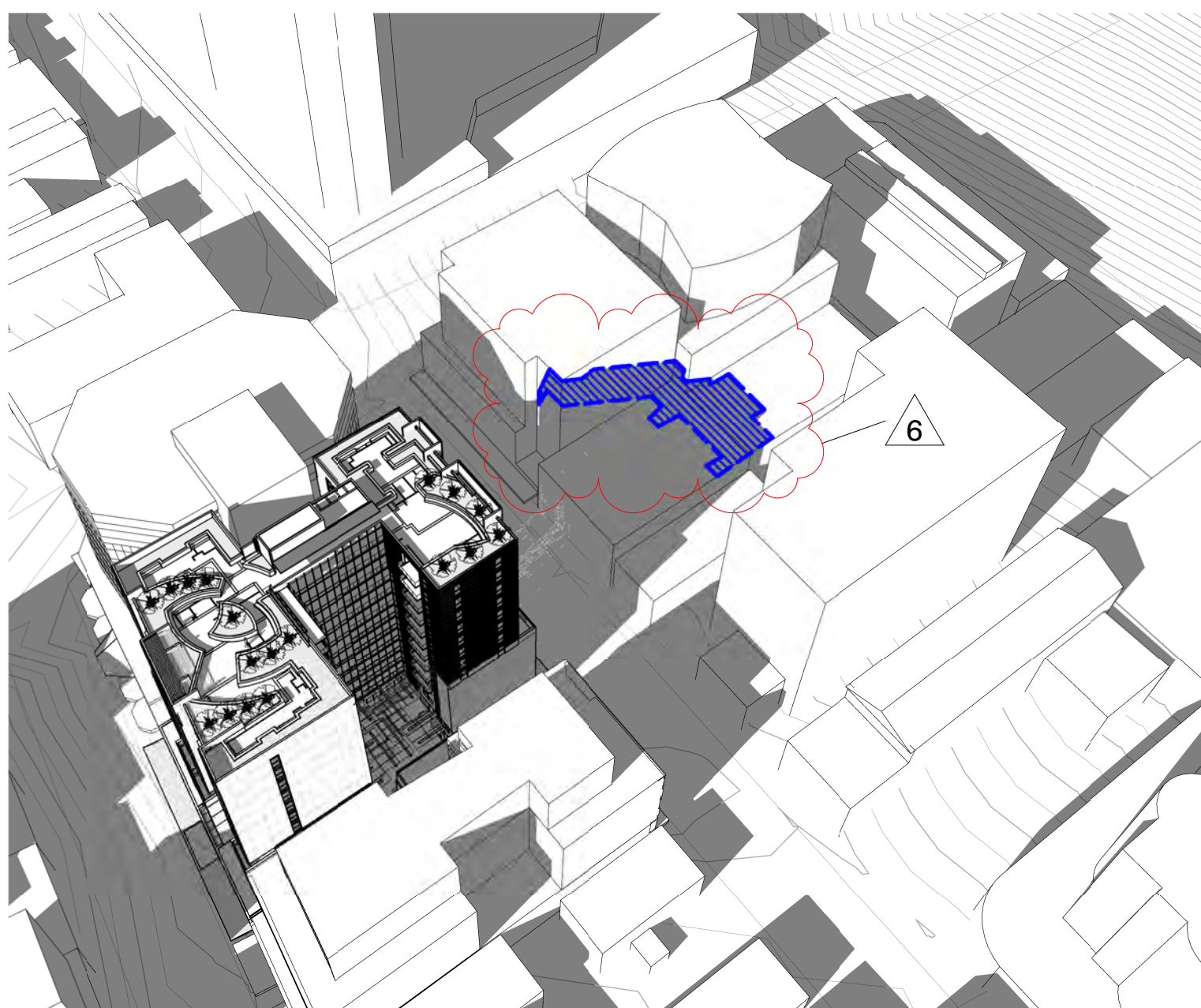
1 SHADOW SPRING ST 9am



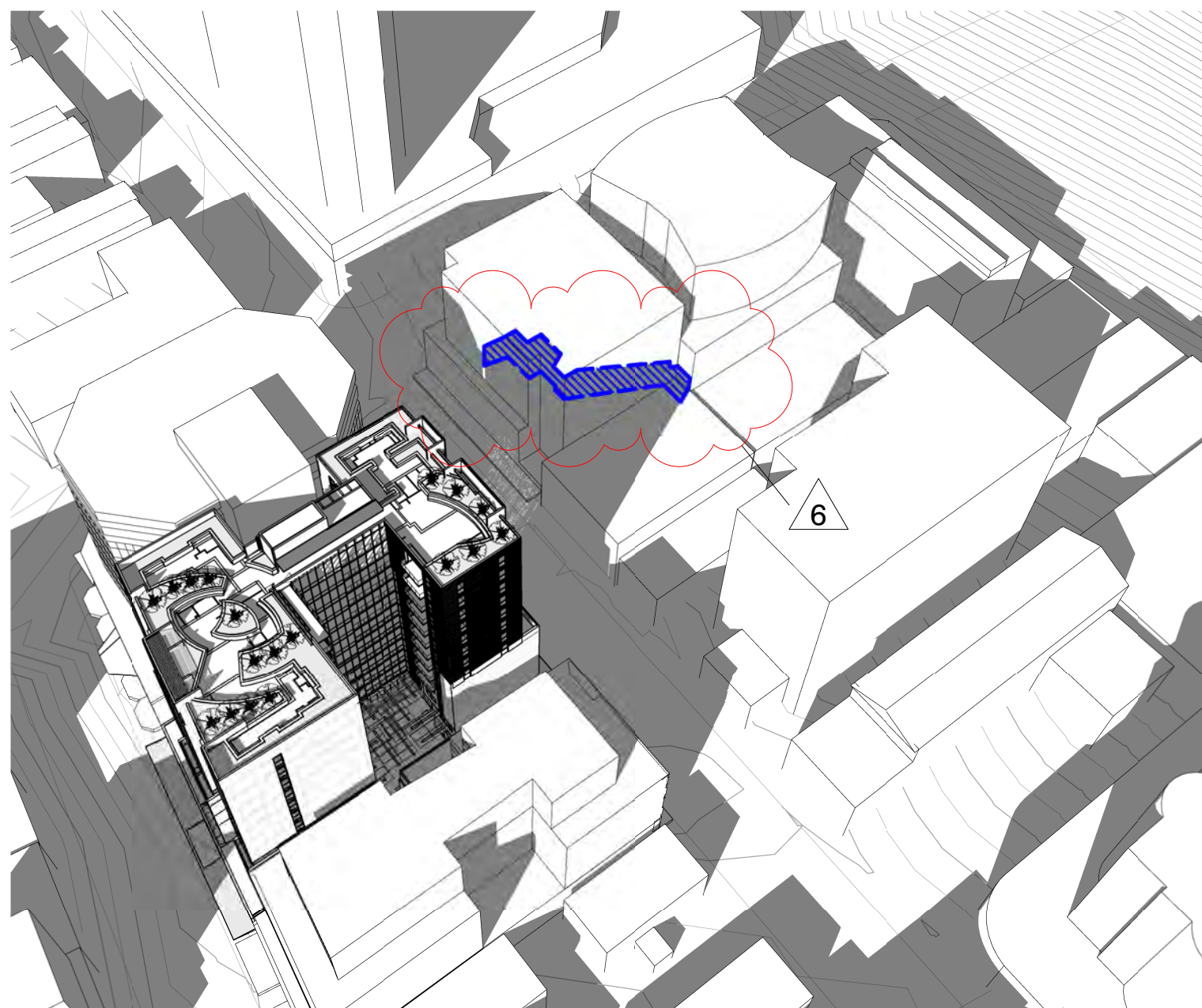
4 SHADOW SPRING ST 10am



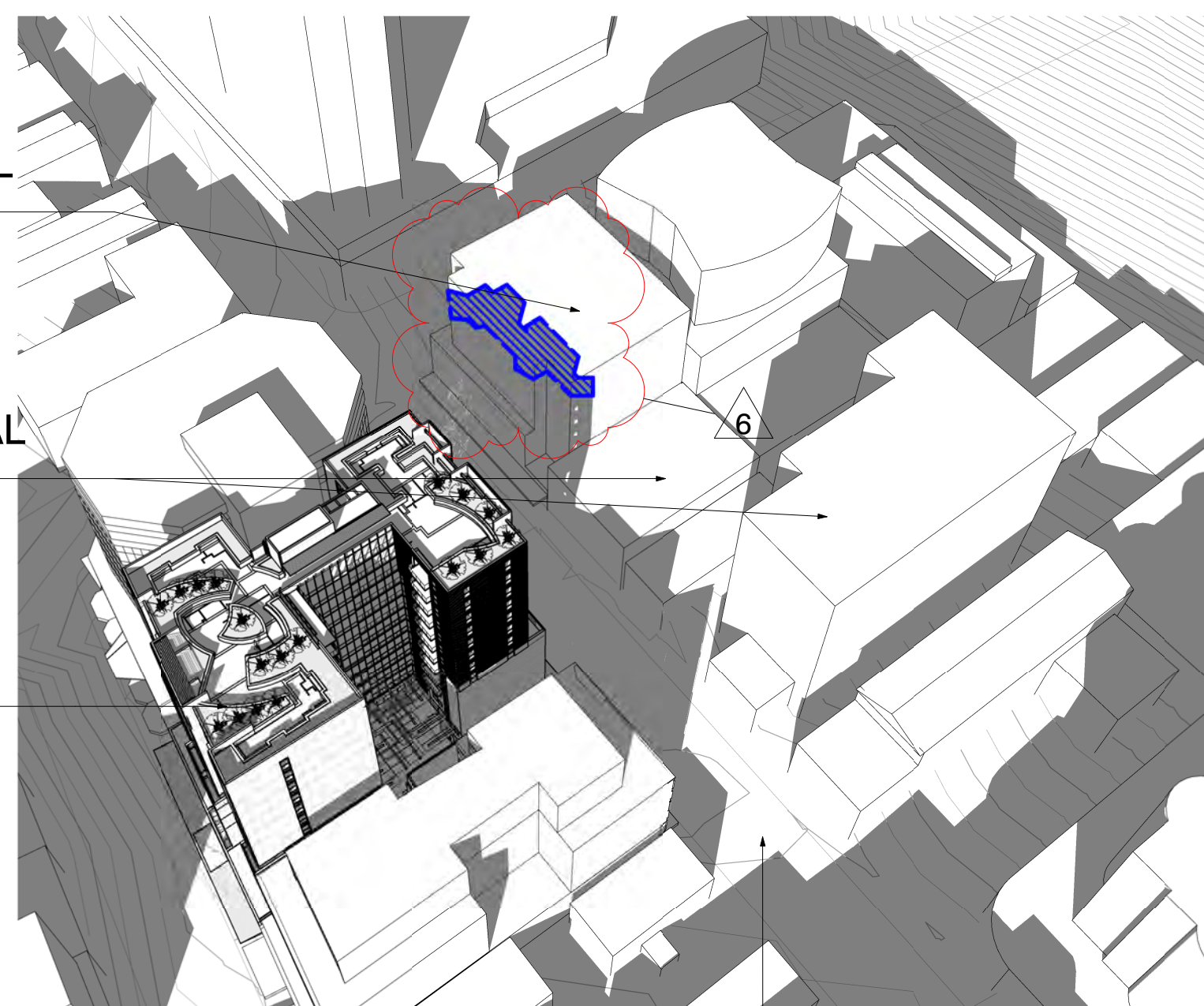
5 SHADOW SPRING ST 11am



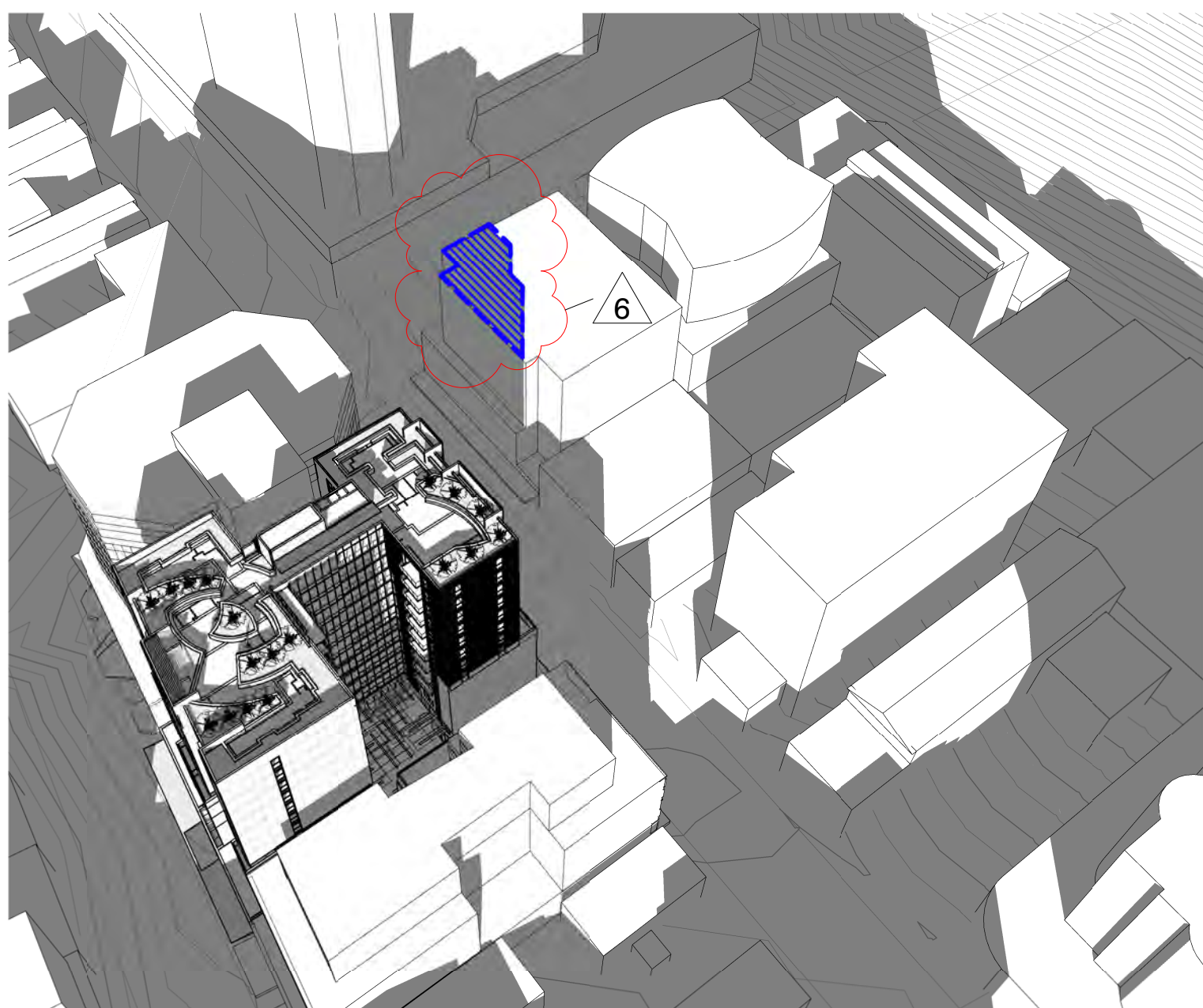
2 SHADOW SPRING ST 12pm



6 SHADOW SPRING ST 1pm



7 SHADOW SPRING ST 2pm



3 SHADOW SPRING ST 3pm

EXISTING
RESIDENTIAL
BUILDING

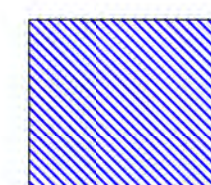
EXISTING
COMMERCIAL
BUILDINGS

PROPOSED
BUILDING

SPRING STREET

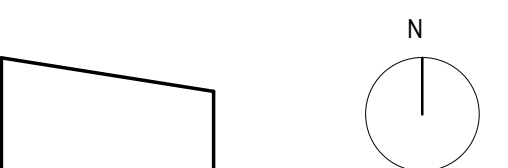
THIS SHEET INDICATES THE SHAOW CAST BY THE
PROPOSED AND EXISTING BUILDINGS ON THE
BUILDINGS ON THE SOUTH SIDE OF SPRING STREET

THE BUILDING ON THE CORNER OF SPRING AND
NEWLAND IS RESIDENTIAL AND WILL RECIEVE
ADDITIONAL SHADOW IN THE AFTERNOON.



INDICATES SHADOW CAST BY ADDITIONAL 2 STOREYS
OVER AND ABOVE THE APPROVED BUILDING
ENVELOPE

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.



6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
C	28.04.16	FOR REVIEW	GM
B	27.04.16	SCHEME UPDATE	ARH
A	22.04.16	SCHEME UPDATE	ARH

ISSUE	DATE	SUBJECT	VALIDN.
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PLANNER
ELTON CONSULTING
T 9387 2700 www.elton.com.au
CLIENT

MERCURY 21 PTY LTD

ARCHITECT, INTERIOR DESIGNER

djrd architects
T +612 9319 2955
ABN: 48 942 921 969
Nominated Architects:
Andrew Hipwell 6562
Daniel Beekwilder 6192
64 Rose Street
Chippendale NSW 2008
Sydney Australia
djrd.com.au

PROJECT
MIXED USE DEVELOPMENT

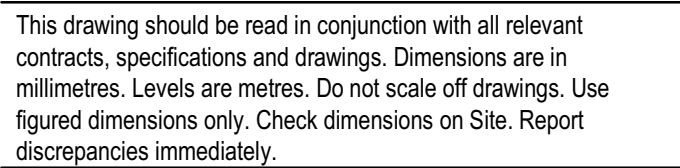
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE
VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN	SCALE AT A1	ORIGIN DATE
Author	1 : 1	04/12/16

DESCRIPTION
**SPRING STREET SOUTH
SHADOW STUDY**

PROJECT No	DRAWING No	REVISION
15 407	DA3.202	6



7	06.12.16	SECTION 96 VPA SUBMISSION	ARH
6	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
5	20.10.16	REVISED SCHEME ISSUE TO CONSULTANTS	GM
4	06.09.16	ISSUE FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
E	28.04.16	FOR REVIEW	GM
D	27.04.16	SCHEME UPDATE	ARH
C	22.04.16	SCHEME UPDATE	ARH
B	10.12.15	DA ISSUE	GM
A	04.12.15	DA ISSUE REVIEW	GM

ISSUE	DATE	SUBJECT	VALID'D.N.
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PLANNER
ELTON CONSULTING
T 9387 2700 www.elton.com.au

CLIENT

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PROJECT
MIXED USE DEVELOPMENT
109-119 OXFORD / 34-42 SPRING STREET
BONDI JUNCTION, NSW 2022

PHASE		
VPA SUBMISSION - 2 EXTRA FLOORS		
DRAWN	SCALE AT A1	ORIGIN DATE
Author	1 : 100	12/04/15

DESCRIPTION
WEST ELEVATION

PROJECT No	DRAWING No	REVISION
15 407	DA2.021	7