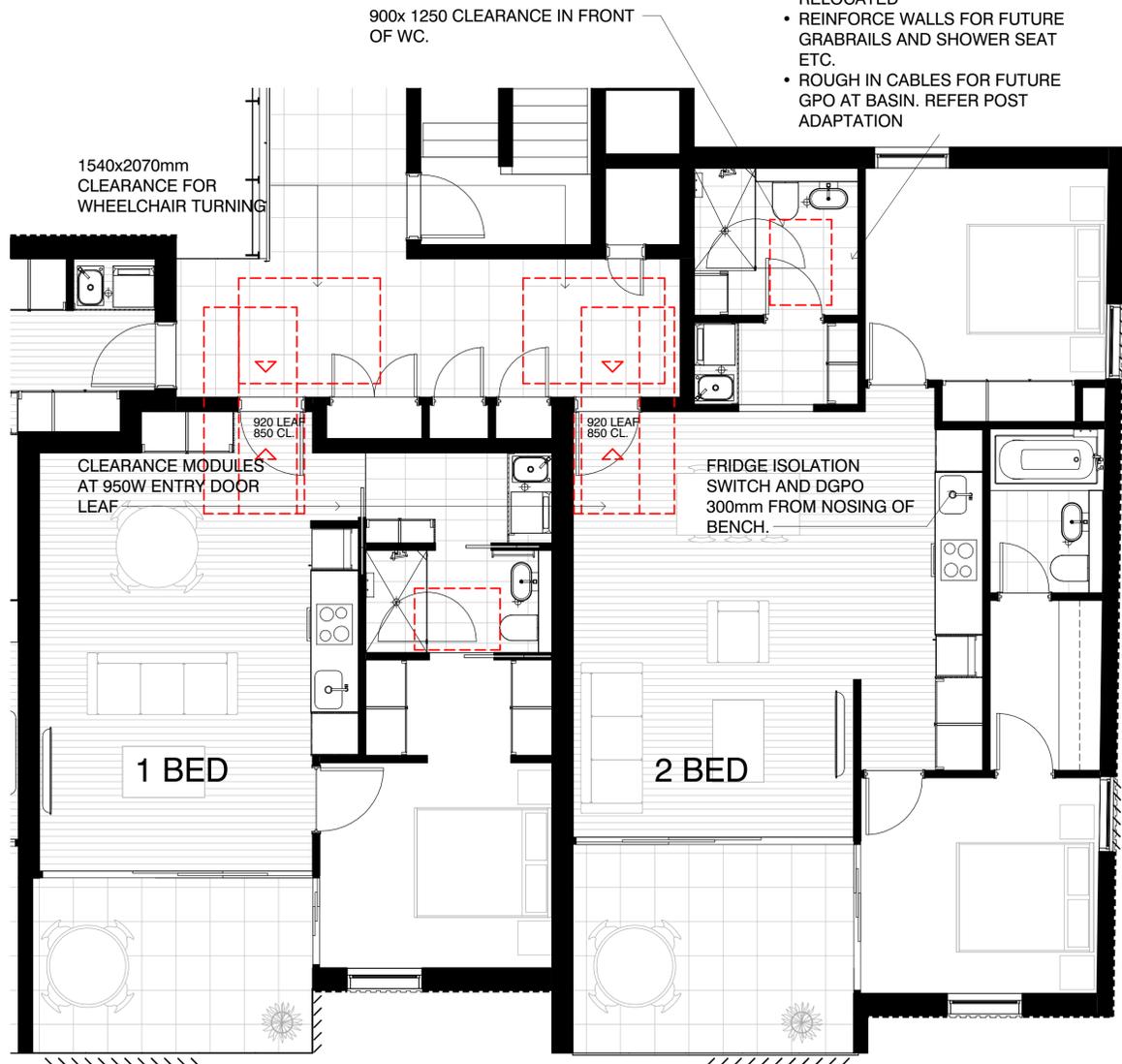






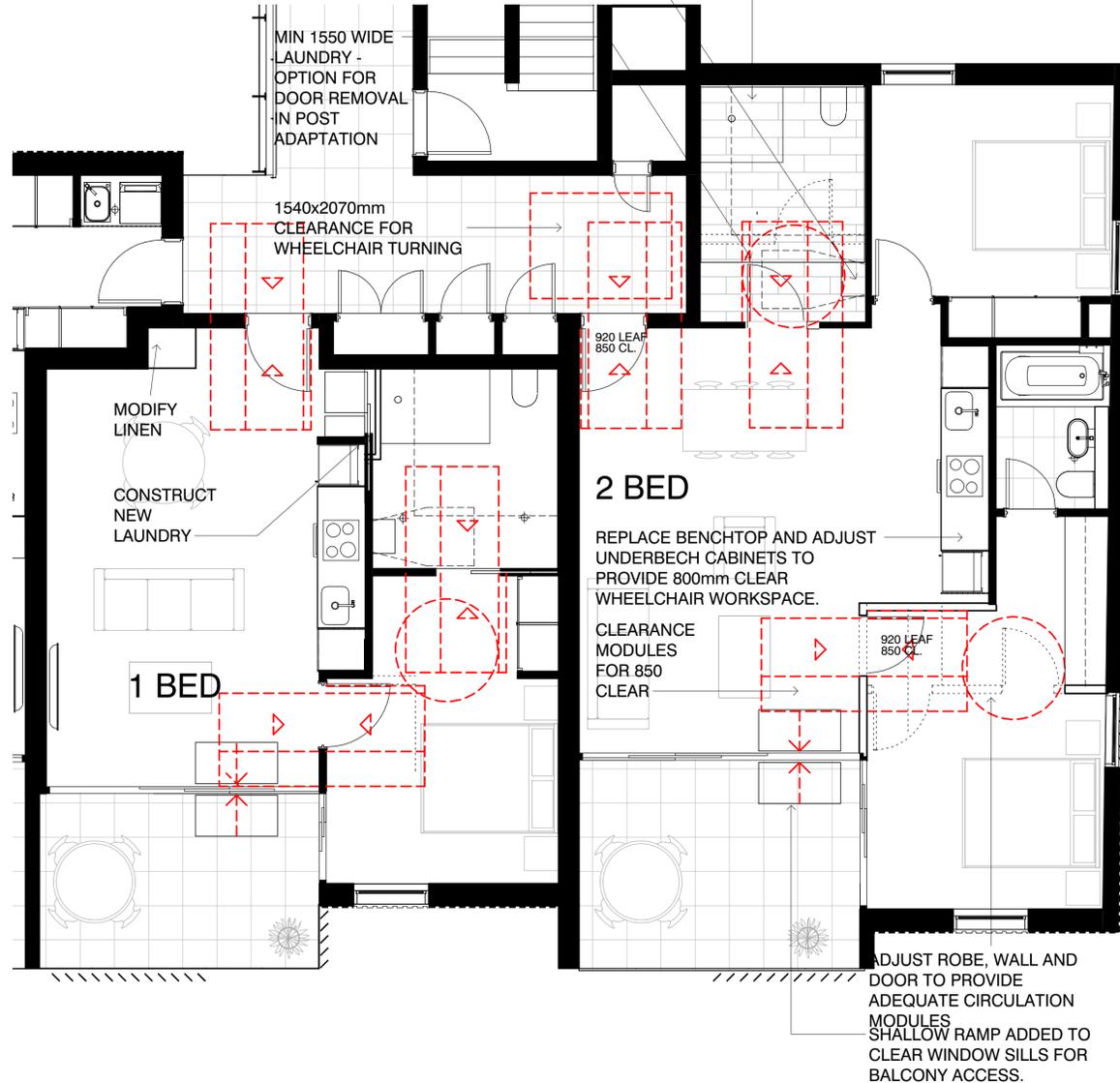


- PRE-ADAPTATION PROVISIONS:**
- LOCATE BASIN WASTE OUTSIDE OF ACCESSIBLE BASIN MODULE.
  - NO HOBS IN SHOWER.
  - INSTALL BLIND WASTE FOR POST ADAPTATION WC IF WC TO BE RELOCATED
  - REINFORCE WALLS FOR FUTURE GRABRAILS AND SHOWER SEAT ETC.
  - ROUGH IN CABLES FOR FUTURE GPO AT BASIN. REFER POST ADAPTATION



**PRE ADAPTATION WORKS:**

- RETRO FIT ENSUITE:**
- GRABRAILS.
  - ACCESSIBLE SUITE.
  - SHOWER SEAT.
  - ACCESSIBLE PAN TO BLIND WASTE.
  - BASIN WASTE PIPE TO EXISTING OUTLET. ENSURE PIPE ROUTE OUTSIDE OF AS1428.1 KNEE CLEARANCE.



**POST ADAPTATION WORKS:**

THE BCA HAS NO PRESCRIPTION FOR THE QUANTITY OF DWELLINGS TO MADE ADAPTABLE. AS4299 IS NOT REFERENCED BY THE BCA.

GUIDANCE IS TAKEN FROM THE SEPP65 AND ACCOMPANYING APARTMENT DESIGN GUIDE (ADG). THEY REQUIRE:  
 - 20% OF DWELLINGS SHOULD ACHIEVE SILVER LEVEL COMPLIANCE WITH THE LIVABLE HOUSING GUIDELINE  
 - A VARIETY OF DWELLINGS TO BE AS4299 COMPLIANT (NO QUANTITY SPECIFIED)

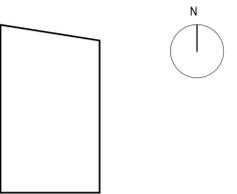
A TARGET OF 10% (10 DWELLINGS) HAS BEEN ADOPTED.

ALL ADAPTABLE APARTMENTS HAVE STRATA TITLED CARSPACES THAT ARE ACCESSIBLE

WORKS SHOWN IN PRE-ADAPTATION ARE TO BE UNDERTAKEN BY THE BUILDER (IE DURING CONSTRUCTION). WORKS NOTED AS "POST ADAPTATION" INDICATE WORKS THAT WOULD BE CARRIED OUT BY THE RESIDENT TO RETRO FIT THE APARTMENT.

- GENERALLY:**
- THE APARTMENT IS TO BE PROVIDED WITH ADEQUATE POWER TO ENABLE THE INSTALLATION OF LIGHT FITTINGS CAPABLE OF GENERATING 300LUX IN THE LIVING ROOM, MAIN BEDROOM, KITCHEN, BATHROOM AND LAUNDRY.
  - ALL LIGHT SWITCHES ARE TO BE BETWEEN 900-1100 ABOVE FLOOR.
  - ROUGH IN GPOS WITH ADEQUATE SLACK IN THE CABLE TO PERMIT RELOCATION TO 600 ABOVE FLOOR.
  - SHOWER TAP POSITIONED FOR EASY REACH TO ACCESS SIDE OF THE SHOWER VERTICAL SLIDING RAIL AS REQUIRED BY AS 4299.
  - PROVIDE DGPO IN EACH LAUNDRY IN ACCORDANCE WITH AS 4299.
  - MAKE PROVISION FOR FUTURE DGPO BESIDE EACH BATHROOM BASIN IN ACCORDANCE WITH AS 4299.
  - AS1428.1 COMPLIANT DOOR HANDLES ARE TO BE RETRO FITTED IN POST ADAPTATION.
  - INSTALL PLYWOOD BEHIND BATHROOM SHEET LINING FOR CONVENIENT FIXING OF GRABRAILS TO PAN AND SHOWER.
  - PROVIDE SLIP RESISTANT TILES TO KITCHEN, LAUNDRY AND BATHROOMS TO RATING "X" (WET PENDULUM TEST)
  - PROVIDE THERMOSTATIC MIXING VALVE OR SIMILAR TO LAUNDRY TO ALLOW RESTRICTION OF THE WATER TEMPERATURE IN ACCORDANCE WITH AS 4299.

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	ARRH
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
A	28.04.16	FOR REVIEW	GM

ISSUE	DATE	SUBJECT	VALID.

PLANNER  
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**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	1:50	04/27/16

DESCRIPTION  
**ADAPTABLE DWELLINGS**

PROJECT No	DRAWING No	REVISION
15 407	DA8.160	6



Area Schedule (GFA)		
Level	Name	Sub Total
GROUND	Ground Level Retail	442.5 m <sup>2</sup>
LEVEL 1	Level 1 Commercial	344.1 m <sup>2</sup>
LEVEL 3	Level 2 - 3	1194.9 m <sup>2</sup>
LEVEL 4	Level 4 - 5	1176.0 m <sup>2</sup>
LEVEL 9	LEVEL 6 - 13	4423.8 m <sup>2</sup>
		7581.3 m <sup>2</sup>

Area Schedule (FSR)		
Building GFA	Site area	FSR Ratio
7581.3 m <sup>2</sup>	1318.5 m <sup>2</sup>	5.75

## FLOOR SPACE

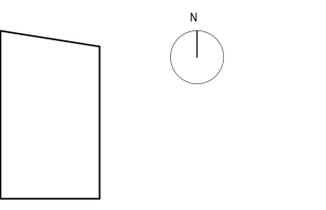
APARTMENT DETAILS			APARTMENT DETAILS			APARTMENT DETAILS			APARTMENT DETAILS			APARTMENT DETAILS				
APT	Type	Area	APT	Type	Area	APT	Type	Area	APT	Type	Area	APT	Type	Area		
2A	2 BED	81.6 m <sup>2</sup>	5A	BALCONY	10.9 m <sup>2</sup>	7H	BALCONY	10.7 m <sup>2</sup>	10E	BALCONY	8.8 m <sup>2</sup>	13B	BALCONY	8.5 m <sup>2</sup>		
2A	BALCONY	10.9 m <sup>2</sup>	5B	1 BED	50.3 m <sup>2</sup>	7J	BALCONY	12.7 m <sup>2</sup>	10F	1 BED	50.5 m <sup>2</sup>	13C	1 BED	51.1 m <sup>2</sup>		
2B	1 BED	50.3 m <sup>2</sup>	5C	BALCONY	8.5 m <sup>2</sup>	7K	2 BED	75.8 m <sup>2</sup>	10G	BALCONY	9.1 m <sup>2</sup>	13C	BALCONY	12.7 m <sup>2</sup>		
2B	BALCONY	8.5 m <sup>2</sup>	5D	1 BED	54.8 m <sup>2</sup>	7L	BALCONY	5.9 m <sup>2</sup>	10H	2 BED	77.5 m <sup>2</sup>	13D	1 BED	51.0 m <sup>2</sup>		
2C	1 BED	54.8 m <sup>2</sup>	5E	BALCONY	12.1 m <sup>2</sup>	7M	2 BED	76.3 m <sup>2</sup>	10I	BALCONY	12.9 m <sup>2</sup>	13D	BALCONY	9.4 m <sup>2</sup>		
2C	BALCONY	12.1 m <sup>2</sup>	5F	1 BED	54.6 m <sup>2</sup>	7N	BALCONY	13.5 m <sup>2</sup>	10J	1 BED	52.4 m <sup>2</sup>	13E	1 BED	50.2 m <sup>2</sup>		
2D	1 BED	54.6 m <sup>2</sup>	5G	BALCONY	9.3 m <sup>2</sup>	7O	1 BED	50.3 m <sup>2</sup>	10K	BALCONY	10.7 m <sup>2</sup>	13E	BALCONY	8.8 m <sup>2</sup>		
2D	BALCONY	9.3 m <sup>2</sup>	5H	1 BED	50.2 m <sup>2</sup>	7P	BALCONY	8.5 m <sup>2</sup>	10L	2 BED	75.8 m <sup>2</sup>	13F	1 BED	50.5 m <sup>2</sup>		
2E	1 BED	50.2 m <sup>2</sup>	5I	BALCONY	8.8 m <sup>2</sup>	7Q	1 BED	51.1 m <sup>2</sup>	10M	BALCONY	9.4 m <sup>2</sup>	13F	BALCONY	9.1 m <sup>2</sup>		
2E	BALCONY	8.8 m <sup>2</sup>	5J	1 BED	52.3 m <sup>2</sup>	7R	BALCONY	12.7 m <sup>2</sup>	10N	2 BED	76.3 m <sup>2</sup>	13G	BALCONY	12.9 m <sup>2</sup>		
2F	1 BED	52.3 m <sup>2</sup>	5K	BALCONY	9.8 m <sup>2</sup>	7S	1 BED	51.0 m <sup>2</sup>	10O	BALCONY	5.9 m <sup>2</sup>	13G	2 BED	77.5 m <sup>2</sup>		
2F	BALCONY	9.8 m <sup>2</sup>	5L	2 BED	88.0 m <sup>2</sup>	7T	BALCONY	9.4 m <sup>2</sup>	10P	1 BED	13.5 m <sup>2</sup>	13H	1 BED	52.4 m <sup>2</sup>		
2G	3 BED	115.5 m <sup>2</sup>	5M	BALCONY	21.8 m <sup>2</sup>	7U	1 BED	50.2 m <sup>2</sup>	10Q	1 BED	50.3 m <sup>2</sup>	13H	BALCONY	10.7 m <sup>2</sup>		
2G	BALCONY	21.8 m <sup>2</sup>	5N	1 BED	52.4 m <sup>2</sup>	7V	BALCONY	8.8 m <sup>2</sup>	10R	BALCONY	8.5 m <sup>2</sup>	13J	BALCONY	12.7 m <sup>2</sup>		
2H	3 BED	121.7 m <sup>2</sup>	5O	BALCONY	10.5 m <sup>2</sup>	7W	1 BED	50.5 m <sup>2</sup>	10S	1 BED	51.1 m <sup>2</sup>	13J	BALCONY	5.9 m <sup>2</sup>		
2H	BALCONY	27.2 m <sup>2</sup>	5P	BALCONY	22.3 m <sup>2</sup>	7X	BALCONY	9.0 m <sup>2</sup>	10T	BALCONY	12.7 m <sup>2</sup>	13J	2 BED	75.8 m <sup>2</sup>		
3A	2 BED	81.6 m <sup>2</sup>	5Q	2 BED	86.4 m <sup>2</sup>	7Y	2 BED	77.5 m <sup>2</sup>	10U	1 BED	51.0 m <sup>2</sup>					
3A	BALCONY	10.9 m <sup>2</sup>	5R	2 BED	76.3 m <sup>2</sup>	7Z	BALCONY	12.9 m <sup>2</sup>	10V	BALCONY	9.4 m <sup>2</sup>					
3B	1 BED	50.3 m <sup>2</sup>	5S	6A	BALCONY	16.0 m <sup>2</sup>	7AA	1 BED	52.4 m <sup>2</sup>	10W	1 BED	50.2 m <sup>2</sup>				
3B	BALCONY	8.5 m <sup>2</sup>	5T	6B	1 BED	50.3 m <sup>2</sup>	7AB	BALCONY	10.7 m <sup>2</sup>	10X	BALCONY	8.8 m <sup>2</sup>				
3C	1 BED	54.8 m <sup>2</sup>	5U	6B	BALCONY	8.5 m <sup>2</sup>	7AC	2 BED	75.8 m <sup>2</sup>	10Y	1 BED	50.5 m <sup>2</sup>				
3C	BALCONY	12.1 m <sup>2</sup>	5V	6C	1 BED	51.1 m <sup>2</sup>	7AD	BALCONY	12.7 m <sup>2</sup>	10Z	2 BED	77.5 m <sup>2</sup>				
3D	1 BED	54.6 m <sup>2</sup>	5W	6C	BALCONY	12.4 m <sup>2</sup>	7AE	BALCONY	5.9 m <sup>2</sup>	11A	BALCONY	77.5 m <sup>2</sup>				
3D	BALCONY	9.3 m <sup>2</sup>	5X	6D	1 BED	51.0 m <sup>2</sup>	7AF	2 BED	76.3 m <sup>2</sup>	11B	BALCONY	12.9 m <sup>2</sup>				
3E	1 BED	50.2 m <sup>2</sup>	5Y	6D	BALCONY	9.6 m <sup>2</sup>	7AG	9A	BALCONY	13.5 m <sup>2</sup>	11C	1 BED	52.4 m <sup>2</sup>			
3E	BALCONY	8.8 m <sup>2</sup>	5Z	6E	1 BED	50.2 m <sup>2</sup>	7AH	9B	1 BED	50.3 m <sup>2</sup>	11D	BALCONY	10.7 m <sup>2</sup>			
3F	1 BED	52.3 m <sup>2</sup>	5AA	6E	BALCONY	8.8 m <sup>2</sup>	7AI	9B	BALCONY	8.5 m <sup>2</sup>	11E	2 BED	75.8 m <sup>2</sup>			
3F	BALCONY	9.8 m <sup>2</sup>	5AB	6F	1 BED	50.5 m <sup>2</sup>	7AJ	9C	1 BED	51.1 m <sup>2</sup>	11F	BALCONY	12.7 m <sup>2</sup>			
3G	3 BED	115.5 m <sup>2</sup>	5AC	6F	BALCONY	11.4 m <sup>2</sup>	7AK	9C	BALCONY	12.7 m <sup>2</sup>	11G	BALCONY	5.9 m <sup>2</sup>			
3G	BALCONY	21.8 m <sup>2</sup>	5AD	6G	2 BED	77.5 m <sup>2</sup>	7AL	9D	1 BED	51.0 m <sup>2</sup>	11H	BALCONY	9.4 m <sup>2</sup>			
3H	3 BED	121.7 m <sup>2</sup>	5AE	6G	BALCONY	30.4 m <sup>2</sup>	7AM	9D	BALCONY	9.4 m <sup>2</sup>	11I	2 BED	76.3 m <sup>2</sup>			
3H	BALCONY	27.2 m <sup>2</sup>	5AF	6H	1 BED	52.4 m <sup>2</sup>	7AN	9E	1 BED	50.2 m <sup>2</sup>	11J	BALCONY	50.3 m <sup>2</sup>			
4A	2 BED	81.6 m <sup>2</sup>	5AG	6H	BALCONY	10.5 m <sup>2</sup>	7AO	9E	BALCONY	8.8 m <sup>2</sup>	11K	BALCONY	8.5 m <sup>2</sup>			
4A	BALCONY	10.9 m <sup>2</sup>	5AH	6J	2 BED	75.8 m <sup>2</sup>	7AP	9F	1 BED	50.5 m <sup>2</sup>	11L	2 BED	77.5 m <sup>2</sup>			
4B	1 BED	50.3 m <sup>2</sup>	5AI	6J	BALCONY	30.7 m <sup>2</sup>	7AQ	9F	BALCONY	9.1 m <sup>2</sup>	11M	BALCONY	12.7 m <sup>2</sup>			
4B	BALCONY	8.5 m <sup>2</sup>	5AJ	6J	BALCONY	5.9 m <sup>2</sup>	7AR	9G	2 BED	77.5 m <sup>2</sup>	11N	BALCONY	51.0 m <sup>2</sup>			
4C	1 BED	54.8 m <sup>2</sup>	5AK	7A	2 BED	76.3 m <sup>2</sup>	7AS	9G	BALCONY	12.9 m <sup>2</sup>	11O	BALCONY	9.4 m <sup>2</sup>			
4C	BALCONY	12.1 m <sup>2</sup>	5AL	7A	BALCONY	13.5 m <sup>2</sup>	7AT	9H	1 BED	52.4 m <sup>2</sup>	11P	2 BED	50.2 m <sup>2</sup>			
4D	1 BED	54.6 m <sup>2</sup>	5AM	7B	1 BED	50.3 m <sup>2</sup>	7AU	9H	BALCONY	10.7 m <sup>2</sup>	11Q	BALCONY	8.8 m <sup>2</sup>			
4D	BALCONY	9.3 m <sup>2</sup>	5AN	7B	BALCONY	8.5 m <sup>2</sup>	7AV	9J	BALCONY	12.7 m <sup>2</sup>	11R	1 BED	50.5 m <sup>2</sup>			
4E	1 BED	50.2 m <sup>2</sup>	5AO	7C	1 BED	51.1 m <sup>2</sup>	7AW	9J	2 BED	75.8 m <sup>2</sup>	11S	BALCONY	9.1 m <sup>2</sup>			
4E	BALCONY	8.8 m <sup>2</sup>	5AP	7C	BALCONY	12.7 m <sup>2</sup>	7AX	9J	BALCONY	5.9 m <sup>2</sup>	11T	2 BED	76.3 m <sup>2</sup>			
4F	1 BED	52.3 m <sup>2</sup>	5AQ	7D	1 BED	51.0 m <sup>2</sup>	7AY	10A	2 BED	76.3 m <sup>2</sup>	11U	BALCONY	77.5 m <sup>2</sup>			
4F	BALCONY	9.8 m <sup>2</sup>	5AR	7D	BALCONY	9.4 m <sup>2</sup>	7AZ	10A	BALCONY	13.5 m <sup>2</sup>	11V	1 BED	52.4 m <sup>2</sup>			
4G	2 BED	88.0 m <sup>2</sup>	5AS	7E	1 BED	50.2 m <sup>2</sup>	7BA	10B	1 BED	50.3 m <sup>2</sup>	11W	BALCONY	10.7 m <sup>2</sup>			
4G	BALCONY	21.8 m <sup>2</sup>	5AT	7E	BALCONY	8.8 m <sup>2</sup>	7BB	10B	BALCONY	8.5 m <sup>2</sup>	11X	BALCONY	12.7 m <sup>2</sup>			
4H	1 BED	52.4 m <sup>2</sup>	5AU	7F	1 BED	50.5 m <sup>2</sup>	7BC	10C	1 BED	51.1 m <sup>2</sup>	11Y	BALCONY	5.9 m <sup>2</sup>			
4H	BALCONY	10.5 m <sup>2</sup>	5AV	7F	BALCONY	9.1 m <sup>2</sup>	7BD	10C	BALCONY	12.7 m <sup>2</sup>	11Z	2 BED	75.8 m <sup>2</sup>			
4J	BALCONY	22.3 m <sup>2</sup>	5AW	7G	2 BED	77.5 m <sup>2</sup>	7BE	10D	1 BED	51.0 m <sup>2</sup>	12A	2 BED	76.3 m <sup>2</sup>			
4J	2 BED	86.4 m <sup>2</sup>	5AX	7G	BALCONY	12.9 m <sup>2</sup>	7BF	10D	BALCONY	9.4 m <sup>2</sup>	12A	BALCONY	13.5 m <sup>2</sup>			
5A	2 BED	81.6 m <sup>2</sup>	5AY	7H	1 BED	52.4 m <sup>2</sup>	7BG	10E	1 BED	50.2 m <sup>2</sup>	12B	1 BED	50.3 m <sup>2</sup>			

SCHEDULE OF VEHICLE PROVISION		
RESIDENTIAL		110
VISITOR	INCLUDING 2 RES. CARWASH	18
CAR SHARE/		1
COMMERCIAL		5
RETAIL		6
TOTAL		140
ACCESSIBLE	1 PER ADAPTABLE DWELLING + 1 VISITOR	11
MOTORBIKES	3 SPACES PER 15 CAR SPACES	28
BICYCLES	REQUIRED: 1 / APT + 1 VISITOR / 10 APTS + 1 / 150SQM RETAIL PROVIDED: 106 BASEMENT RES. LOCKERS + 12 PUBLIC RACKS ON GROUND + 20 AT B1	138

## PARKING

NO.	DATE	SECTION	DESCRIPTION	BY
8	06.12.16	SECTION 96 VPA SUBMISSION		ARRH
7	24.11.16	L1 COMMERCIAL ADJUSTED		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
T	28.04.16	FOR REVIEW		GM
S	27.04.16	SCHEME UPDATE		ARRH
R	22.04.16	SCHEME UPDATE		ARRH
Q	05.04.16	REDESIGN CONCEPT		ARRH
P	10.12.15	DA ISSUE		GM
N	04.12.15	DA ISSUE REVIEW		GM
M	23.11.15	DA ISSUE REVIEW		GM
L	06.11.15	ISSUE TO CONSULTANTS		GM
K	30.10.15	SERVICES AND STRUCTURE COORDINATION ISSUE		GM
J	15.10.15	ISSUE TO CONSULTANTS		GM
I	9.10.15	NORTHERN LAYOUT / SPLAY OPTION		ARRH
H	9.10.15	NORTHERN APARTMENT LAYOUT AMENDED		GM
G	30.09.15	APARTMENT PLANS UPDATED		GM
F	25.09.15	ISSUE FOR REVIEW		GM
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	28.05.15	PRE-DA REVIEW ISSUE		MS
A	21.05.15	GENERAL UPDATE		GM

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.



## SEPP 65 COMMENTARY

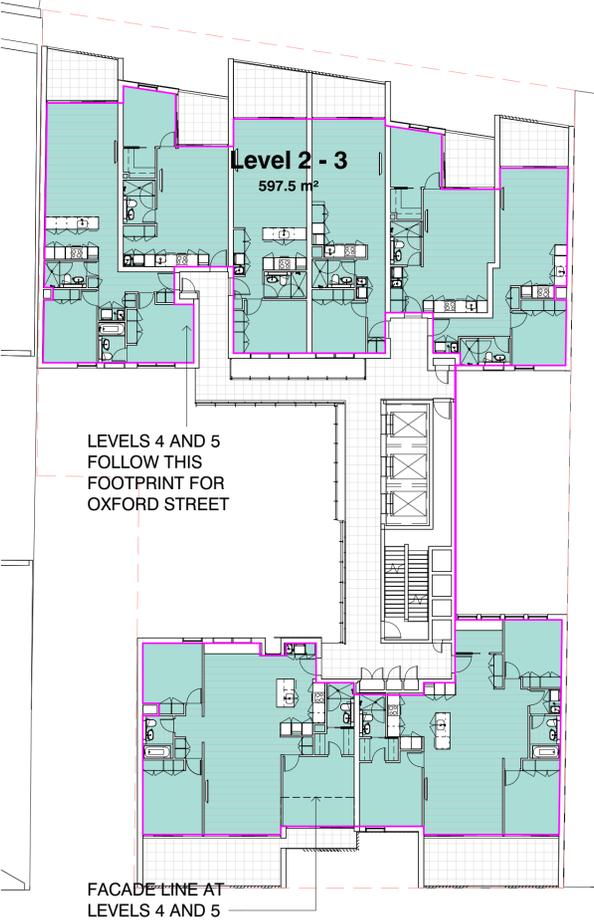
SEPP 65 (RFDC) HEADLINE STATISTICS:

- NUMBER OF APARTMENTS RECEIVING MID WINTER DAYLIGHT = 75 (71%)
- NUMBER OF APARTMENTS RECEIVING NIL MID WINTER DAYLIGHT = 16 (15%)
- NUMBER OF APARTMENTS PERMITTING CROSS OR THROUGH NATURAL VENTILATION = 72 (67%)
- MINIMUM APARTMENT SIZES AND PRIVATE OPEN SPACE (BALCONIES) ARE ACHIEVED

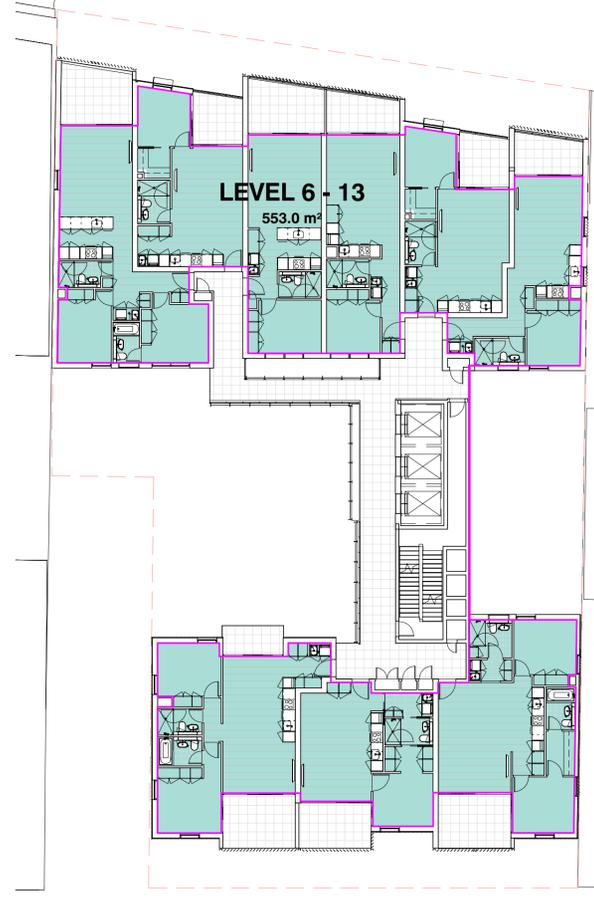
- COMMUNAL OPEN SPACE. BEING A CONSTRAINED DENSE, URBAN SITE, 18% OF THE SITE AREA WILL BE PROVIDED AT ROOF LEVEL. THE SIZE AND PROPORTION OF PRIVATE BALCONIES HAS BEEN SET TO PERMIT PROPER TABLE AND CHAIR FURNISHING
- DEEP SOIL PLANTING NOT ACHIEVED. RAINWATER COLLECTION VIA BASEMENT TANKS FOR RE-USE IN THE LANDSCAPING

1 FSR GROUND  
1 : 200

2 LEVEL 1  
1 : 200



5 FSR LEVELS 2 - 3  
1 : 200



4 FSR LEVELS 6 - 13  
1 : 200

## APARTMENT MIX

APARTMENTS BY TYPE	NO. BEDROOMS
1 BED	
1 BED: 70	
2 BED: 32	
3 BED	
3 BED: 4	
Grand total: 106	

ISSUE DATE SUBJECT VALID.

PLANNER  
**ELTON CONSULTING**  
T 9387 2700 www.elton.com.au

CLIENT  
**MERCURY 21 PTY LTD**

ARCHITECT, INTERIOR DESIGNER  
**djrd architects**  
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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

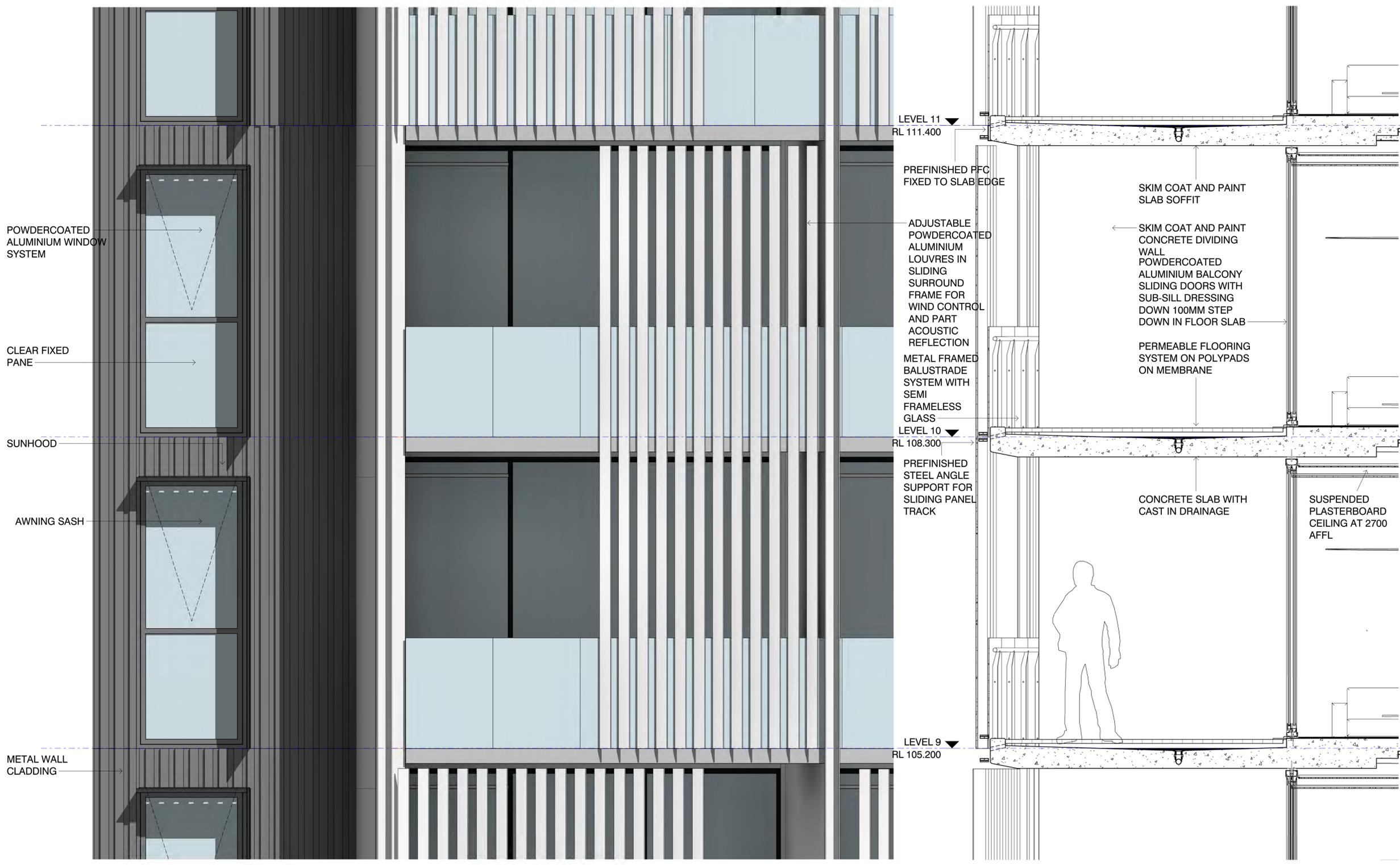
PHASE  
VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN	SCALE AT A1	ORIGIN DATE
SP	As indicated	05/06/15

DESCRIPTION  
**AREA CALCULATIONS**

PROJECT No	DRAWING No	REVISION
15 407	DA8.100	8

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.



ISSUE	DATE	SUBJECT	VALIDN.
6	06.12.16	SECTION 96 VPA SUBMISSION	ARRH
5	06.11.16	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	ARRH
A	22.04.16	SCHEME UPDATE	ARRH

POWDERCOATED ALUMINIUM WINDOW SYSTEM

CLEAR FIXED PANE

SUNHOOD

AWNING SASH

METAL WALL CLADDING

LEVEL 11  
RL 111.400

PREFINISHED PFC FIXED TO SLAB EDGE

ADJUSTABLE POWDERCOATED ALUMINIUM LOUVRES IN SLIDING SURROUND FRAME FOR WIND CONTROL AND PART ACOUSTIC REFLECTION

METAL FRAMED BALUSTRADE SYSTEM WITH SEMI FRAMELESS GLASS

LEVEL 10  
RL 108.300

PREFINISHED STEEL ANGLE SUPPORT FOR SLIDING PANEL TRACK

LEVEL 9  
RL 105.200

LEVEL 11  
RL 111.400

LEVEL 10  
RL 108.300

LEVEL 9  
RL 105.200

SKIM COAT AND PAINT SLAB SOFFIT

SKIM COAT AND PAINT CONCRETE DIVIDING WALL POWDERCOATED ALUMINIUM BALCONY SLIDING DOORS WITH SUB-SILL DRESSING DOWN 100MM STEP DOWN IN FLOOR SLAB

PERMEABLE FLOORING SYSTEM ON POLYPADS ON MEMBRANE

CONCRETE SLAB WITH CAST IN DRAINAGE

SUSPENDED PLASTERBOARD CEILING AT 2700 AFFL

**2** PODIUM FACADE DETAIL ELEVATION  
DA1.119 1 : 20

**4** BALCONY SECTION  
DA2.209 1 : 20

PLANNER  
**ELTON CONSULTING**  
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CLIENT  
**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  
GM 1 : 20 01/11/16

DESCRIPTION  
**BALCONY FACADE DETAIL**

PROJECT No DRAWING No REVISION  
15 407 DA2.500 6

















