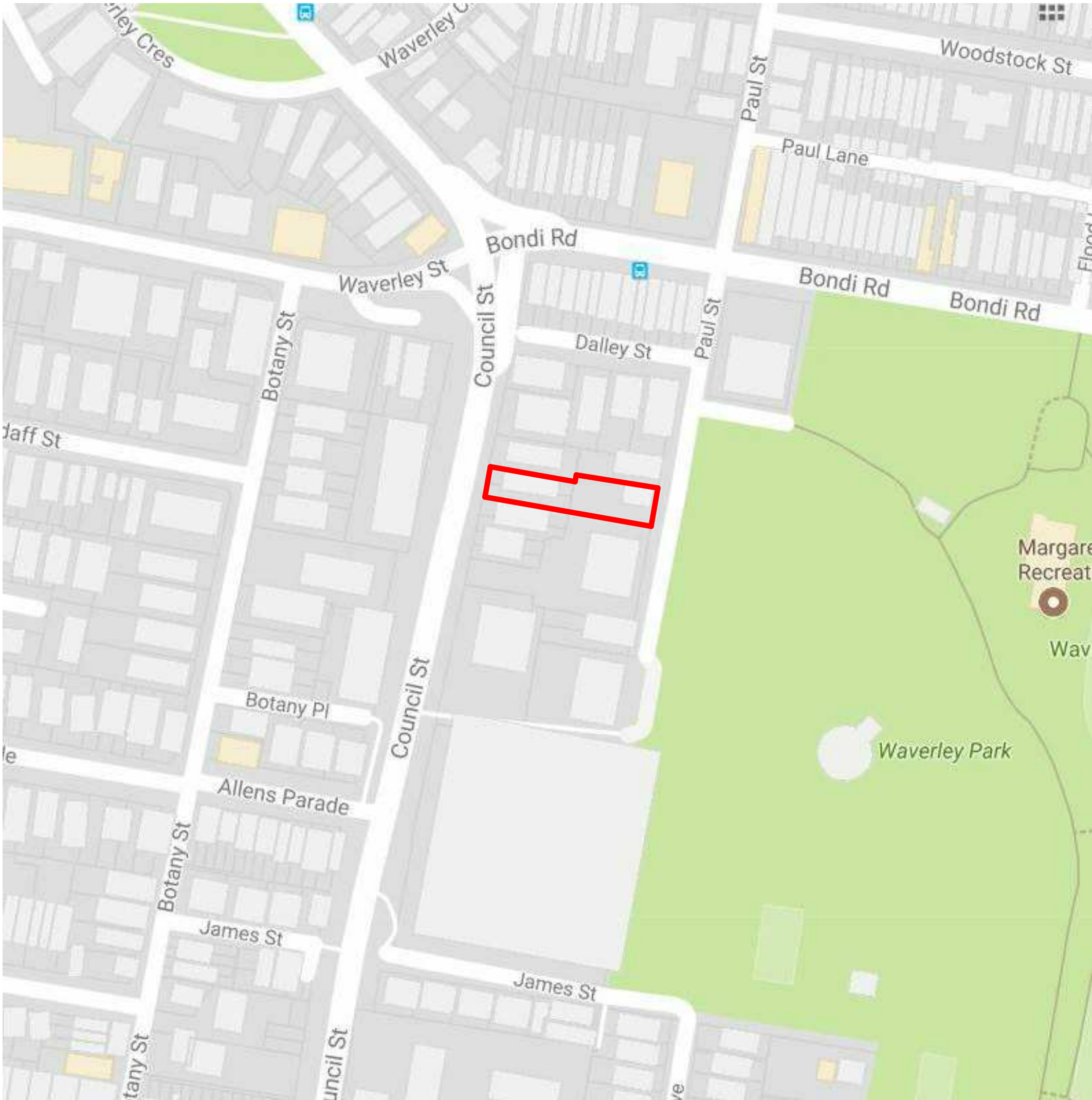




AFFORDABLE RENTAL HOUSING

8-10 COUNCIL AND 27 PAUL ST BONDJ JUNCTION

DA Drawings			
Sheet No.	Rev	Title	Date
DA.000	D	Cover Page	05.01.18
DA.005	C	Site Context Analysis	09.11.17
DA.009	C	Site Analysis	09.11.17
DA.030	C	Demolition Plan	09.11.17
DA.050	C	Shadows 21st June	09.11.17
DA.051	A	Shadows 12 Council St	09.11.17
DA.060	C	GFA	09.11.17
DA.100	E	Ground Floor and Basement Plan	05.01.18
DA.101	E	First and Second Floor Plans	05.01.18
DA.102	E	Proposed Roof Plan	05.01.18
DA.200	E	Section	05.01.18
DA.300	E	Elevations	05.01.18
DA.301	E	Elevations	05.01.18
DA.400	C	Ramp Plan & Section	09.11.17
DA.700	C	SEPP 65 Solar Access Diagram	09.11.17
DA.701	C	Solar Access Study	09.11.17
DA.705	A	Direct Sunlight Study - Ground Floor	05.01.18
DA.706	A	Direct Sunlight Study - L1	05.01.18
DA.707	A	Direct Sunlight Study - L2	05.01.18
DA.720	C	SEPP 65 Cross Ventilation Diagram	09.11.17
DA.730	A	View Impact Analysis	05.01.18
DA.910	C	Finishes	09.11.17
DA.911	C	Finishes	09.11.17
DA.950	D	Perspective Views	05.01.18
DA.951	B	Photomontage	03.05.17



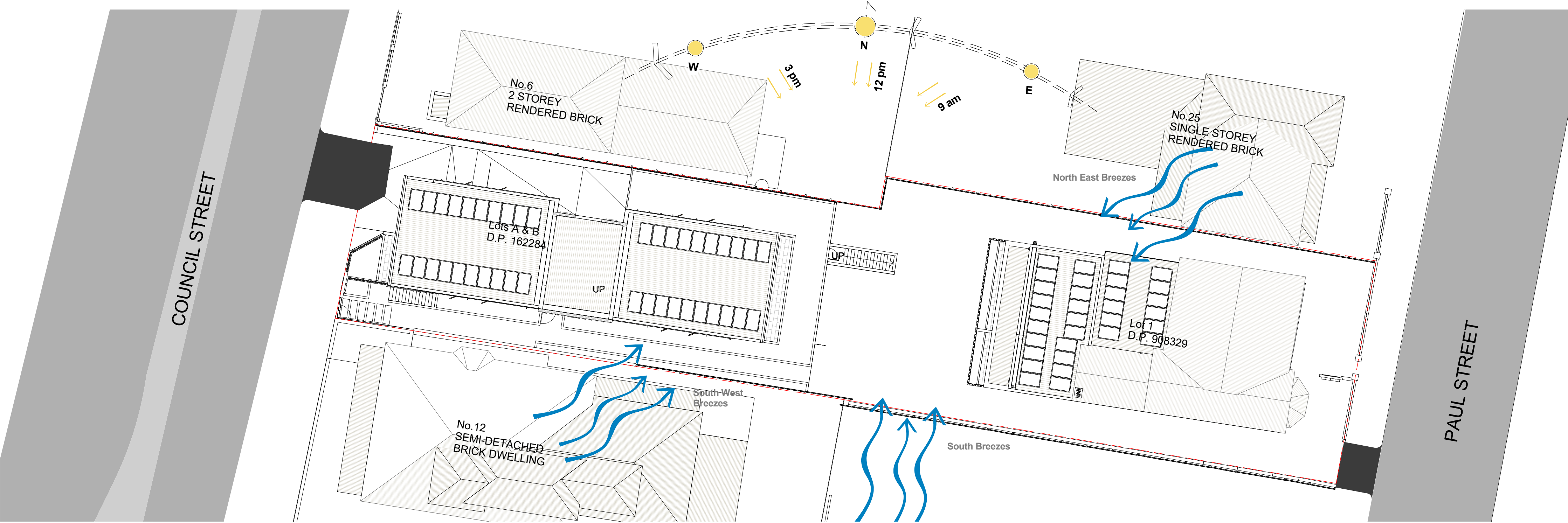
CNR PARRAMATTA RD & JOHNSTON ST • PO BOX 254 • ANNANDALE • NSW 2038 • T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

DEVELOPMENT APPLICATION		
Rev	Description	Date
A	Issue for Client Review	07.04.17
B	Issue for Development Application	03.05.17
C	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17
D	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2018	05.01.18

NOT For Construction

8-10 COUNCIL AND 27 PAUL ST BONDJ JUNCTION NSW 2022

TITLE		JOB No.	
Cover Page		DATE	21.10.16
		SCALE	A1 @
		DWG No.	DA.000 D
		C:\NJA Local\CR00216 27 Paul St Bondi Junction\CR00216 DA GT Local 171107.nt	



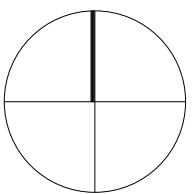
1.0 Solar Access & Site Orientation
1 : 200



1.1 Vehicular Circulation & Views
1 : 200

DEVELOPMENT APPLICATION		
Rev	Description	Date
A	Issue for Client Review	07.04.17
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NOT For Construction

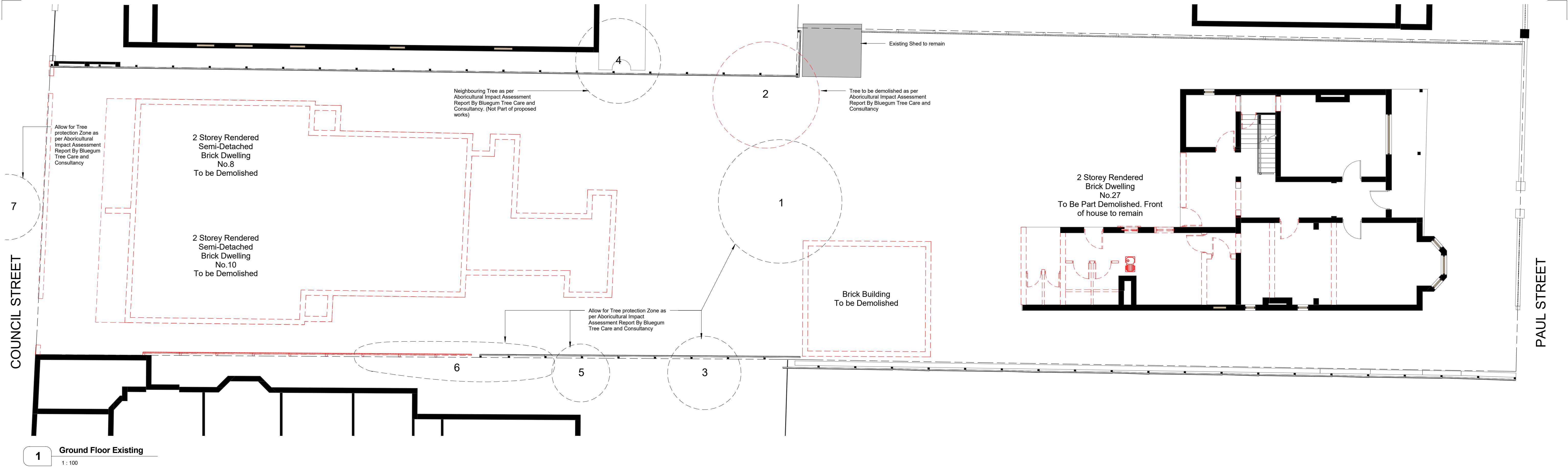


8-10 COUNCIL AND 27 PAUL ST BONDJ JUNCTION NSW 2022

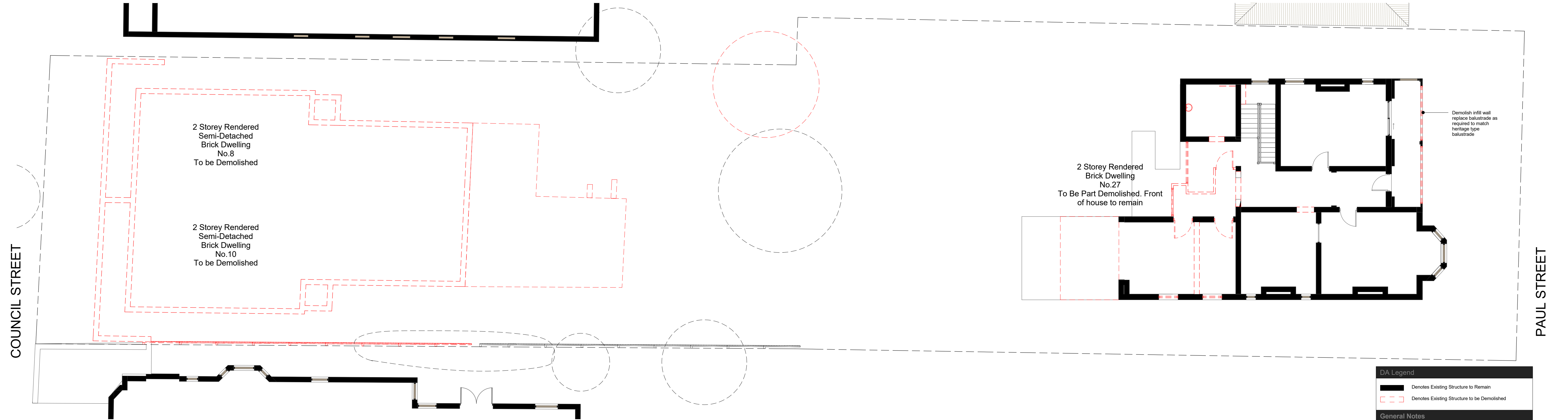
TITLE

Site Analysis

JOB No.	CRI00216	
DATE	21.10.16	
SCALE	A1 @	1 : 200
DWG No.	DA.009 C	



1 Ground Floor Existing
1 : 100



2 Level 1 Existing
1 : 100

DA Legend

— Denotes Existing Structure to Remain
- - - Denotes Existing Structure to be Demolished

General Notes

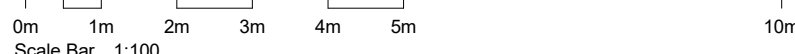
Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

Site Survey Based On Drawing Received By P.J Baker & Associates Carried Out By P.J Baker & Associates Land & Engineering Surveyors - Refer To Drawing 020116

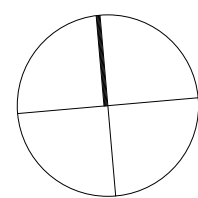
All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With *RL. Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

Drawings Are **Not** To Be Scaled From. Use Only Figured Dimensions Where Indicated

DEVELOPMENT APPLICATION		
Rev	Description	Date
A	Issue for Client Review	07.04.17
B	Issue for Development Application	03.05.17
C	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17

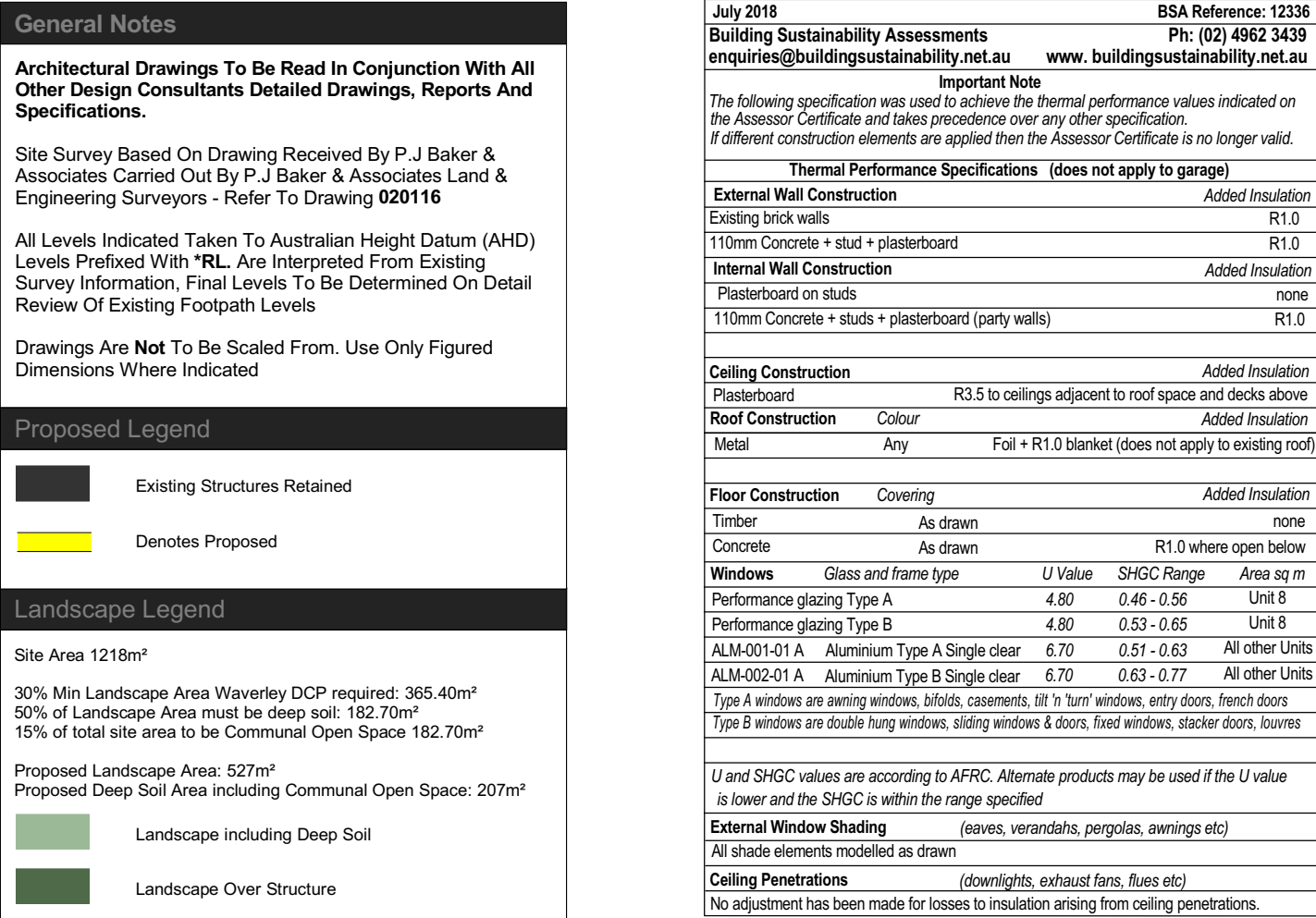


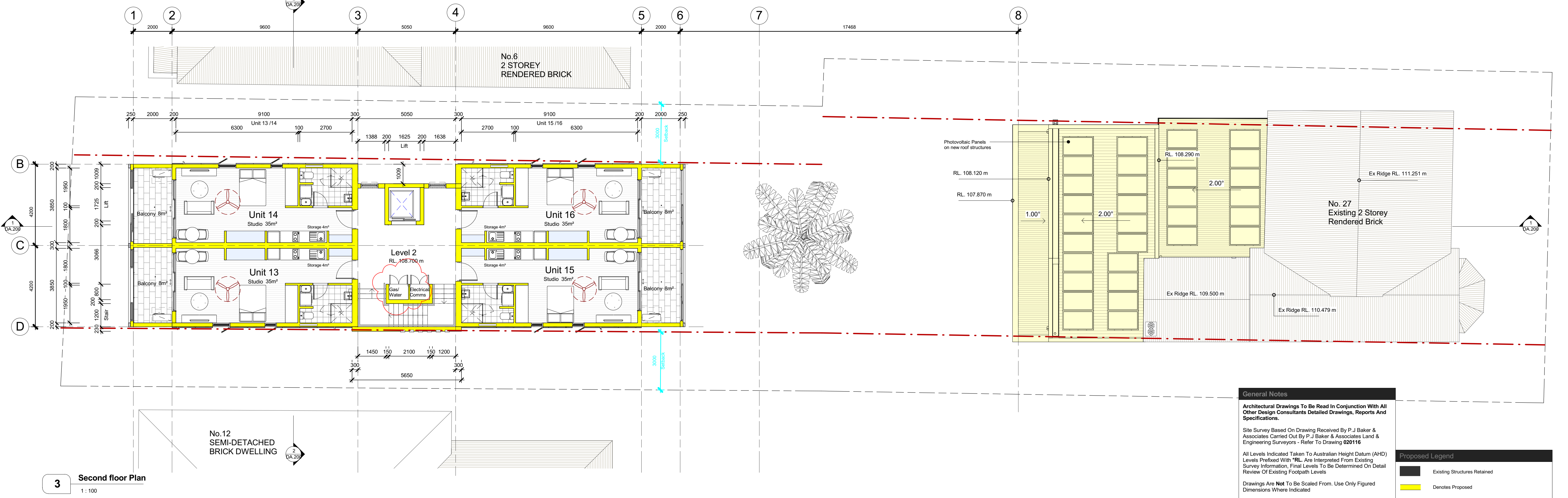
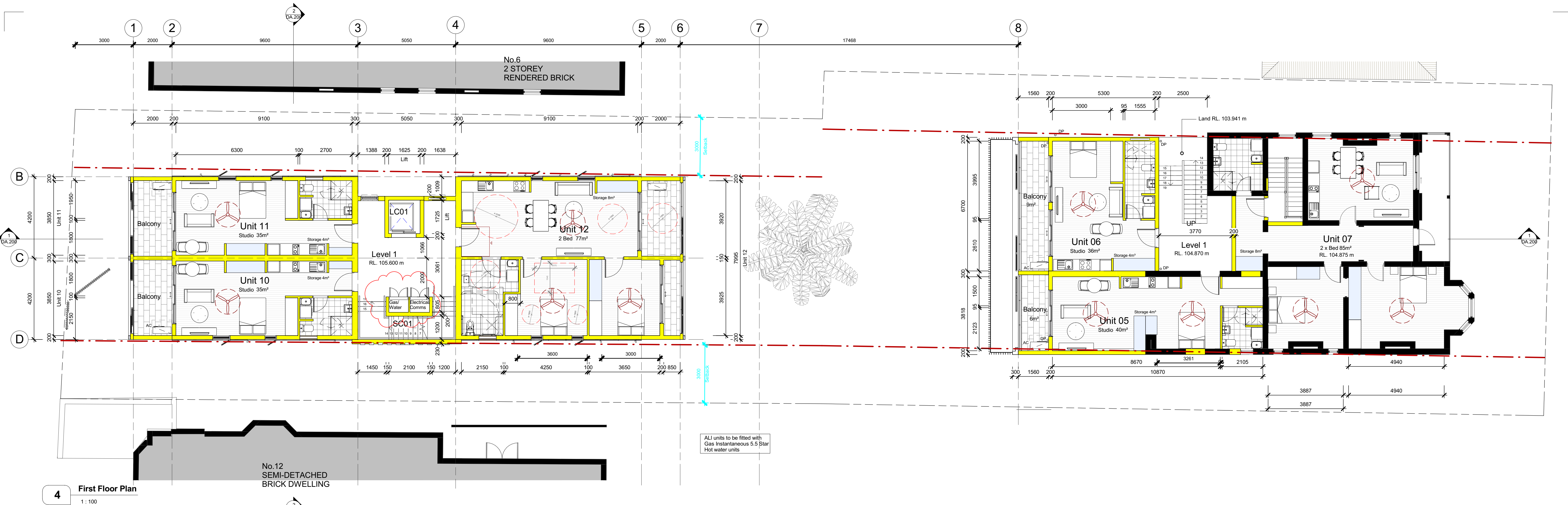
NOT For Construction



8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

TITLE	Demolition Plan	
JOB No.	CRI00216	
DATE	21.10.16	
SCALE	A1 @	1 : 100
DWG No.	DA.030 C	

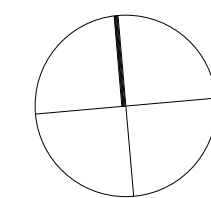




DEVELOPMENT APPLICATION		
Rev	Description	Date
A	Issue for Client Review	07.04.17
B	BASIX Details Added	26.04.17
C	Issue for Development Application	03.05.17
D	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17
E	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2018	05.01.18
F	Annotation and Finishes Updated	03.07.18

0m 1m 2m 3m 4m 5m 10m
Scale Bar 1:100

NOT For Construction



8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

TITLE

First and Second Floor Plans

C:\NJA Local\CR00216 27 Paul St Bondi Junction\CR00216 DA GT Local 171107.rvt

JOB No. CR100216

DATE October 2016

SCALE A1 @ 1:100

DWG No.

DA.101 F

General Notes

Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

Site Survey Based On Drawing Received By P.J Baker & Associates Carried Out By P.J Baker & Associates Land & Engineering Surveyors - Refer To Drawing 020116

All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With *RL. Are Interpreted From Existing Survey Information. Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

Drawings Are **Not** To Be Scaled From. Use Only Figured Dimensions Where Indicated

Proposed Legend

Existing Structures Retained

Denotes Proposed

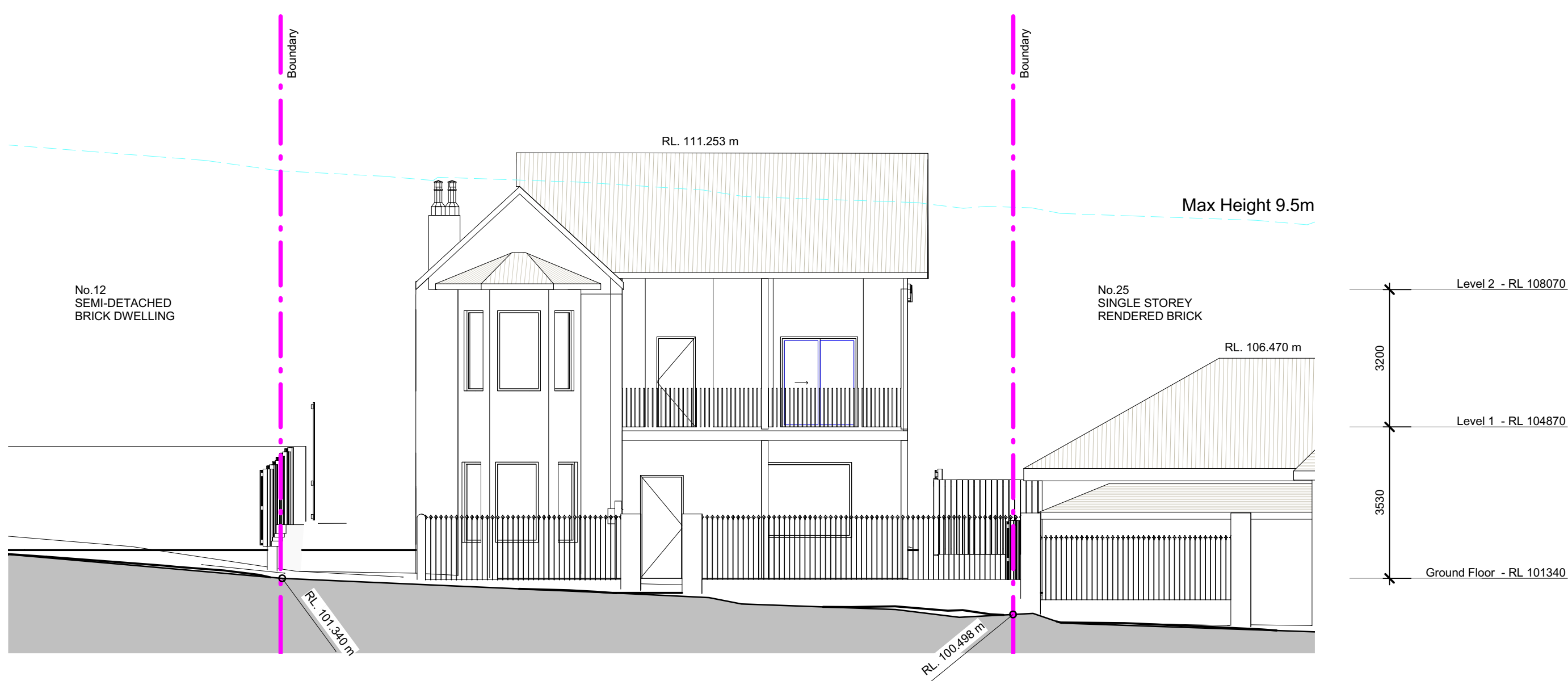
General Notes

Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

Site Survey Based On Drawing Received By P.J Baker & Associates Carried Out By P.J Baker & Associates Land & Engineering Surveyors - Refer To Drawing 020116

All Levels Indicated Taken To Australian Height Datum (AHD)
Levels Prefixed With *RL. Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

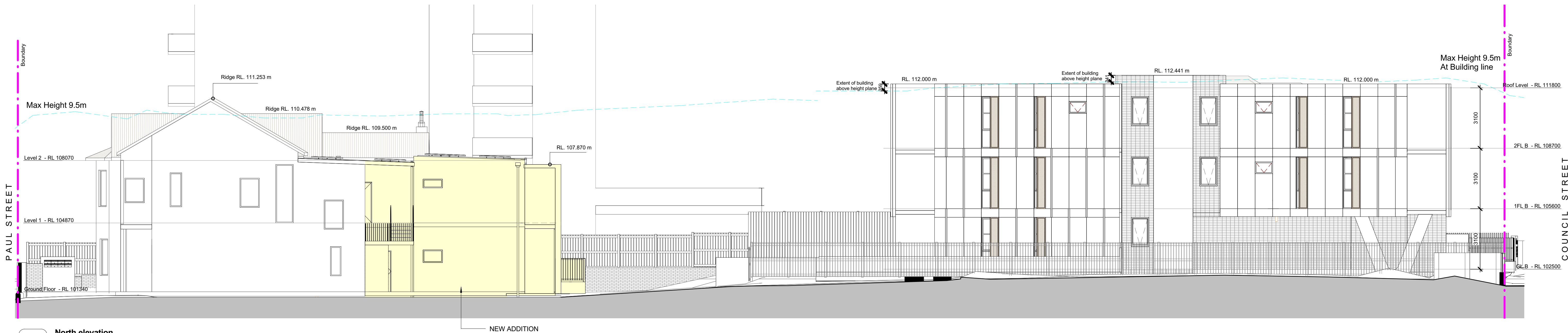
Drawings Are **Not** To Be Scaled From. Use Only Figured Dimensions Where Indicated



1.0 East Elevation 1
1 : 100



1.1 West Elevation 1
1 : 100

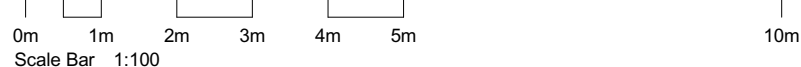


1.2 North elevation
1 : 100

DEVELOPMENT APPLICATION

Rev	Description	Date
A	Issue for Client Review	07.04.17
B	BASIX Details Added	28.04.17
C	Issue for Development Application	03.05.17
D	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17
E	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2018	06.01.18

NOT For Construction



8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

TITLE	Elevations			JOB No.	CRI00216
				DATE	October 2016
				SCALE	A1 @ 1 : 100
				DWG No.	DA.300 E



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

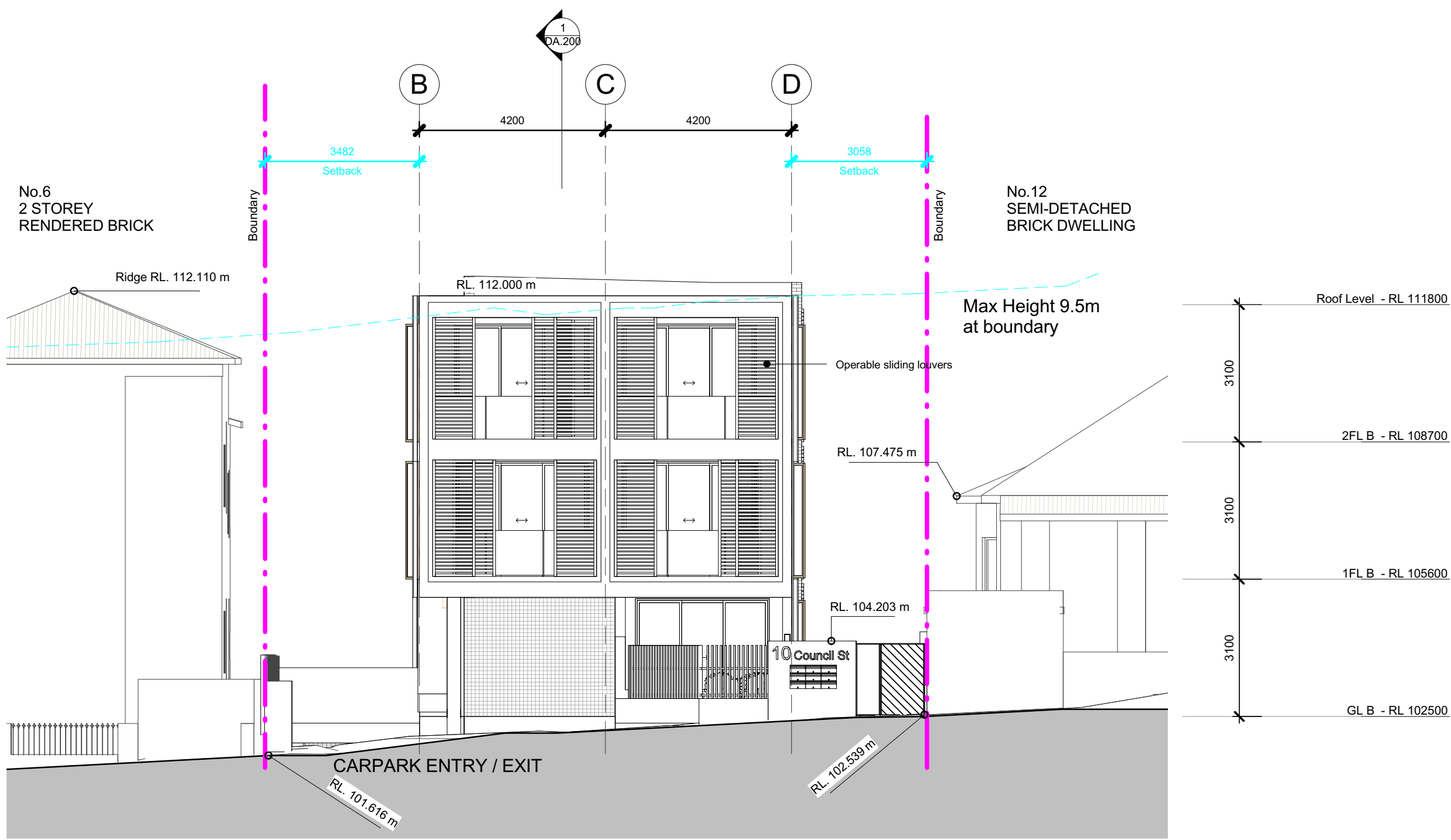
General Notes

Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

Site Survey Based On Drawing Received By P.J Baker & Associates Carried Out By P.J Baker & Associates Land & Engineering Surveyors - Refer To Drawing 020116

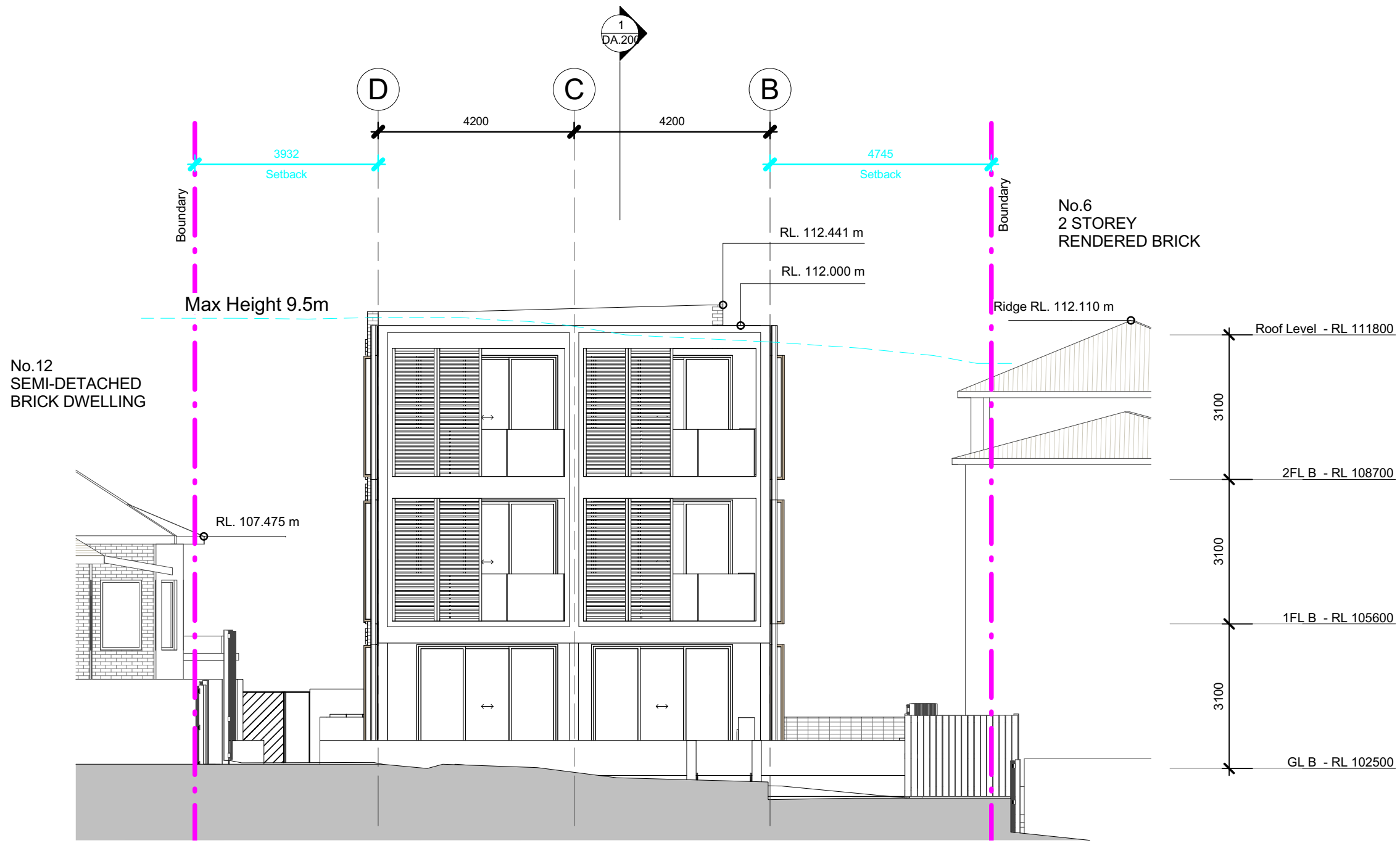
All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With *RL. Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

Drawings Are Not To Be Scaled From. Use Only Figured Dimensions Where Indicated



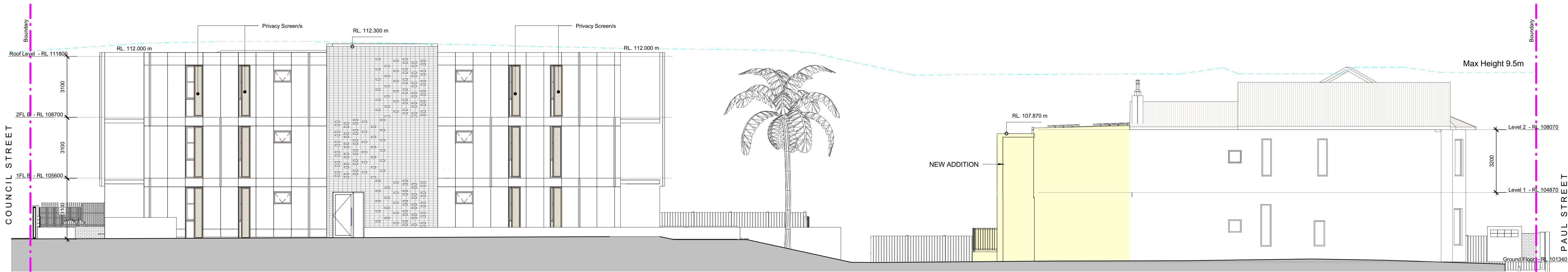
1.0 West Elevation 2

1 : 100



1.1 East Elevation 2

1 : 100



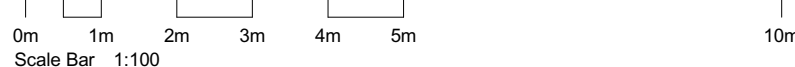
1.2 South elevation

1 : 100

DEVELOPMENT APPLICATION

Rev	Description	Date
A	Issue for Client Review	07.04.17
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C	Issue for Development Application	03.05.17
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E	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2018	05.01.18

NOT For Construction

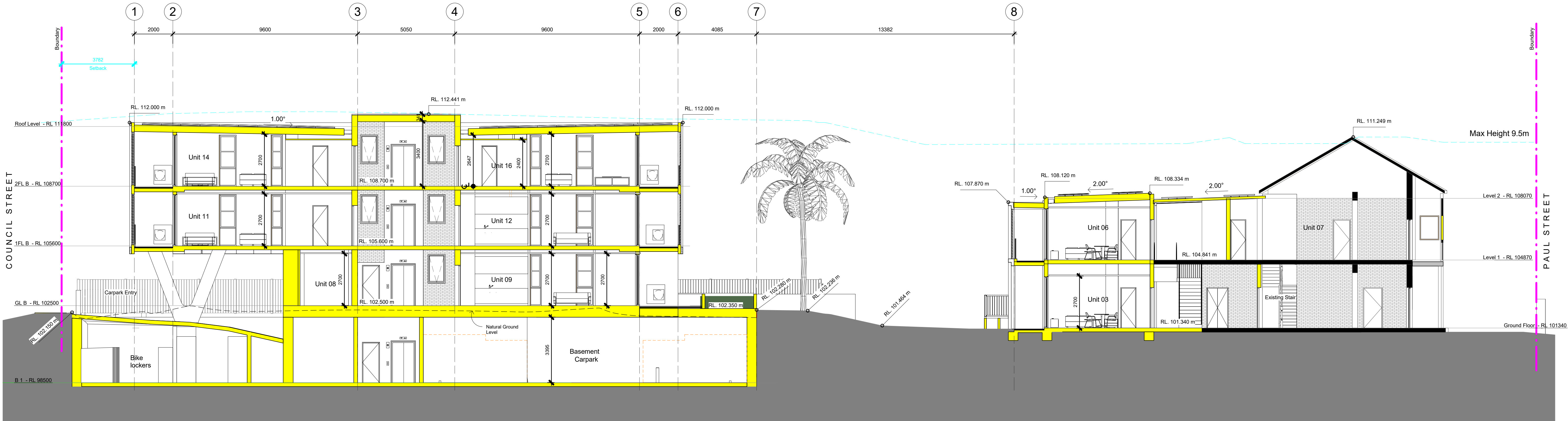


8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

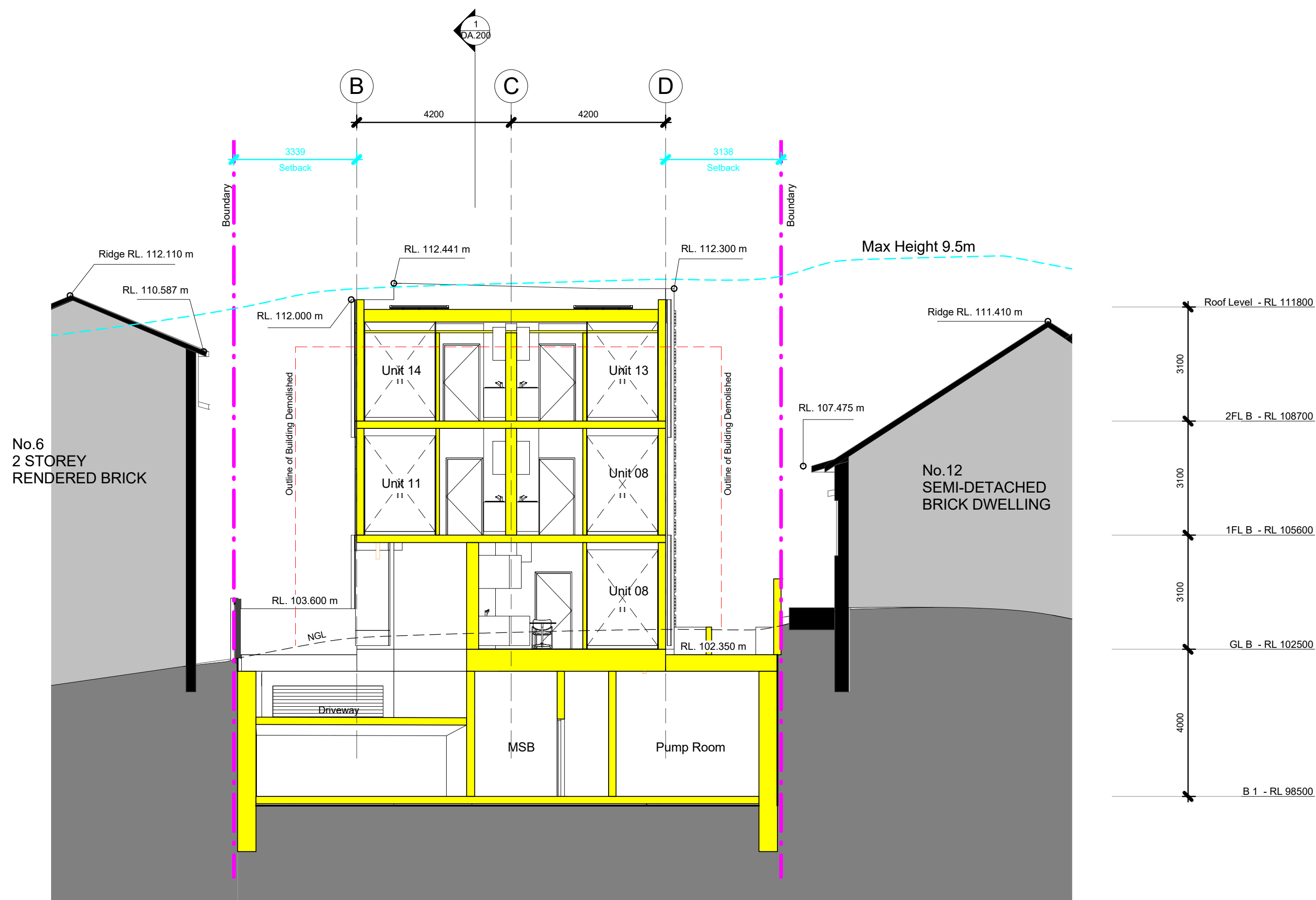
TITLE

Elevations

JOB No.	CRI00216
DATE	October 2016
SCALE	A1 @ 1 : 100
DWG No.	DA.301 E



1 East West Section
1 : 100



2 North South Section
1 : 100

Proposed Legend

- Existing Structures Retained
- Denotes Proposed

General Notes

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Site Survey Based On Drawing Received By P.J Baker & Associates Carried Out By P.J Baker & Associates Land & Engineering Surveyors - Refer To Drawing 020116

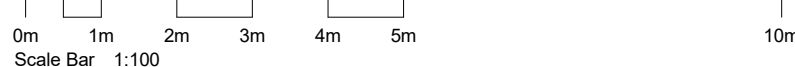
All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With "RL" Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

Drawings Are Not To Be Scaled From. Use Only Figured Dimensions Where Indicated

DEVELOPMENT APPLICATION

Rev	Description	Date
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E	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2018	05.01.18

NOT For Construction

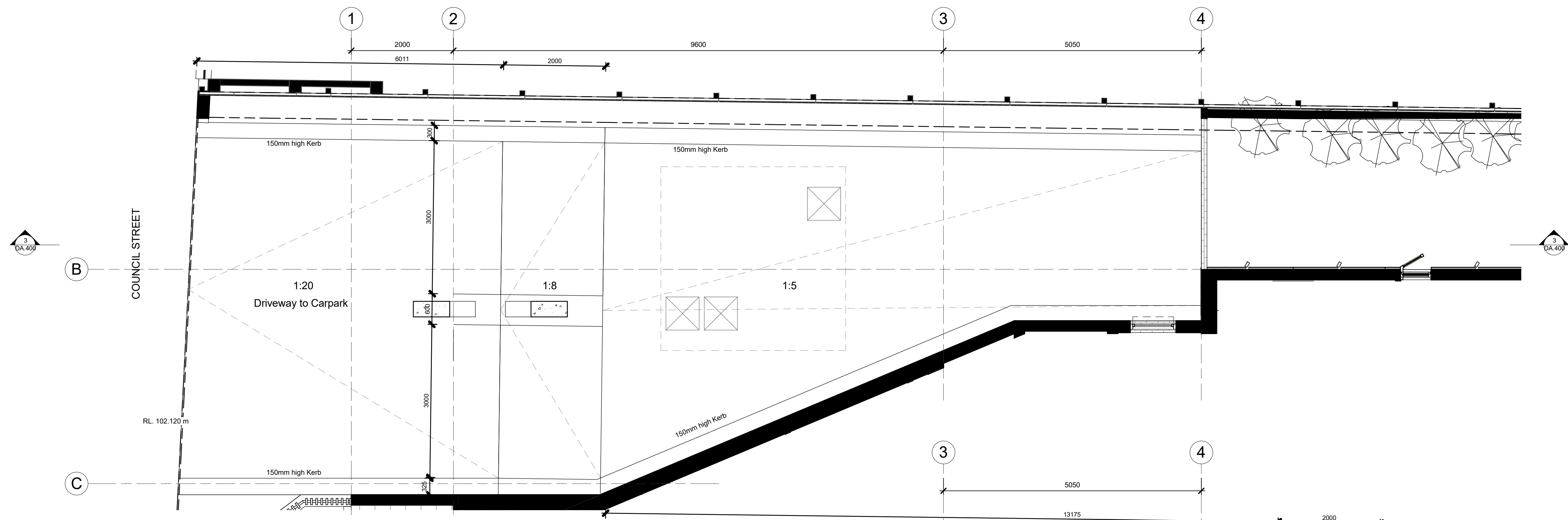


8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

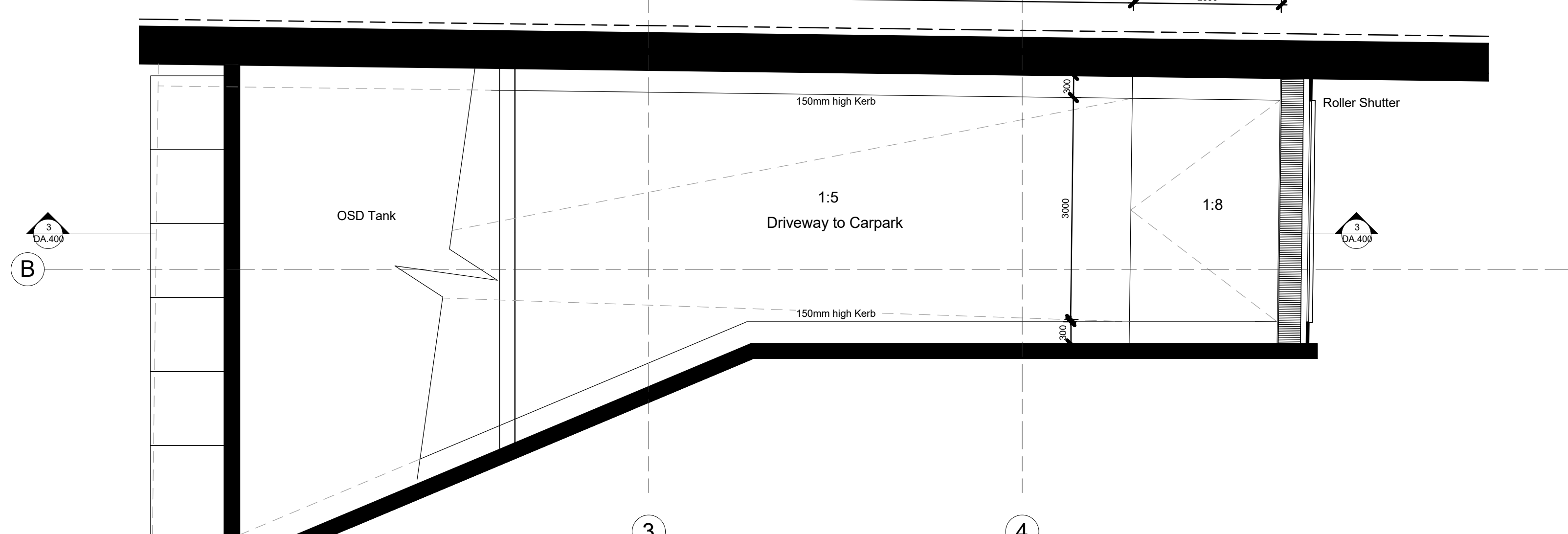
TITLE

Section

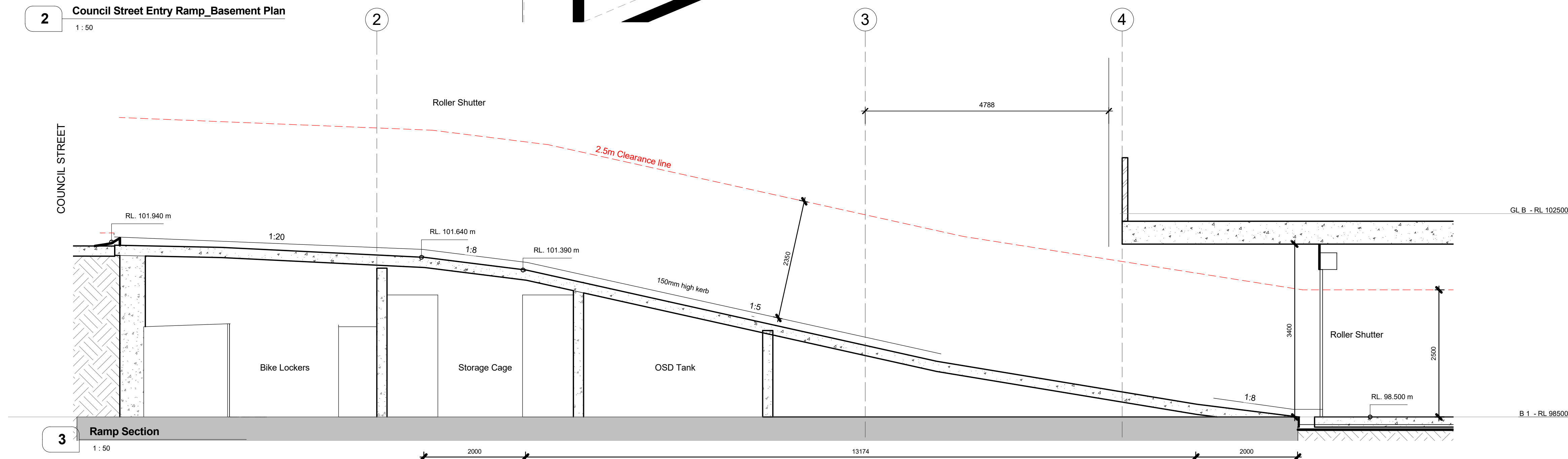
JOB No.	CRI00216
DATE	21.10.16
SCALE	A1 @ 1:100
DWG No.	DA.200 E



1 Council Street Entry Ramp_Ground Floor
1:50



2 Council Street Entry Ramp_Basement Plan
1:50

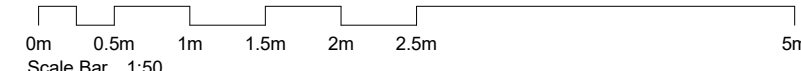


3 Ramp Section
1:50

DEVELOPMENT APPLICATION

Rev	Description	Date
A	Issue for Client Review	07.04.17
B	Issue for Development Application	03.05.17
C	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17

NOT For Construction



8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

TITLE

Ramp Plan & Section

JOB No.	CRI00216
DATE	21.10.16
SCALE	A1 @ 1:50
DWG No.	DA.400 C