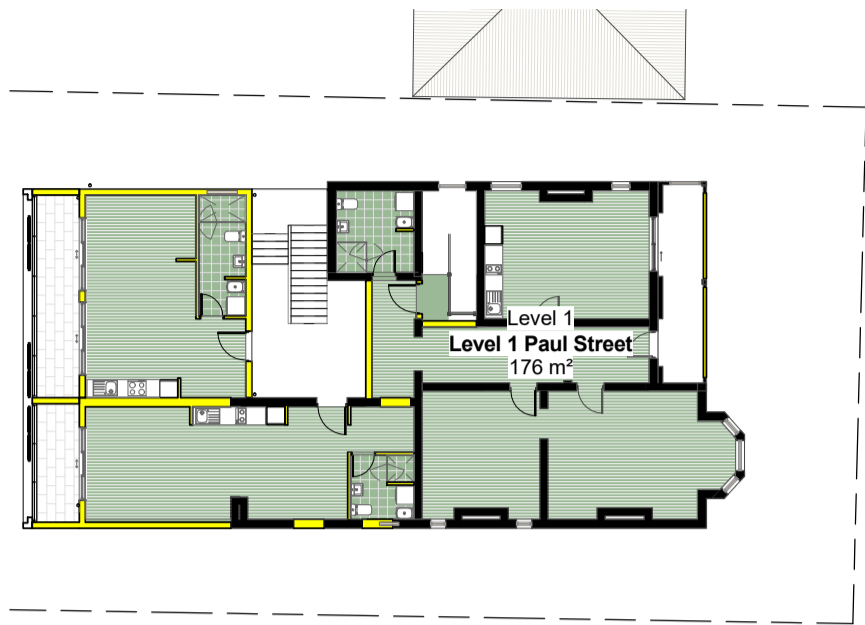
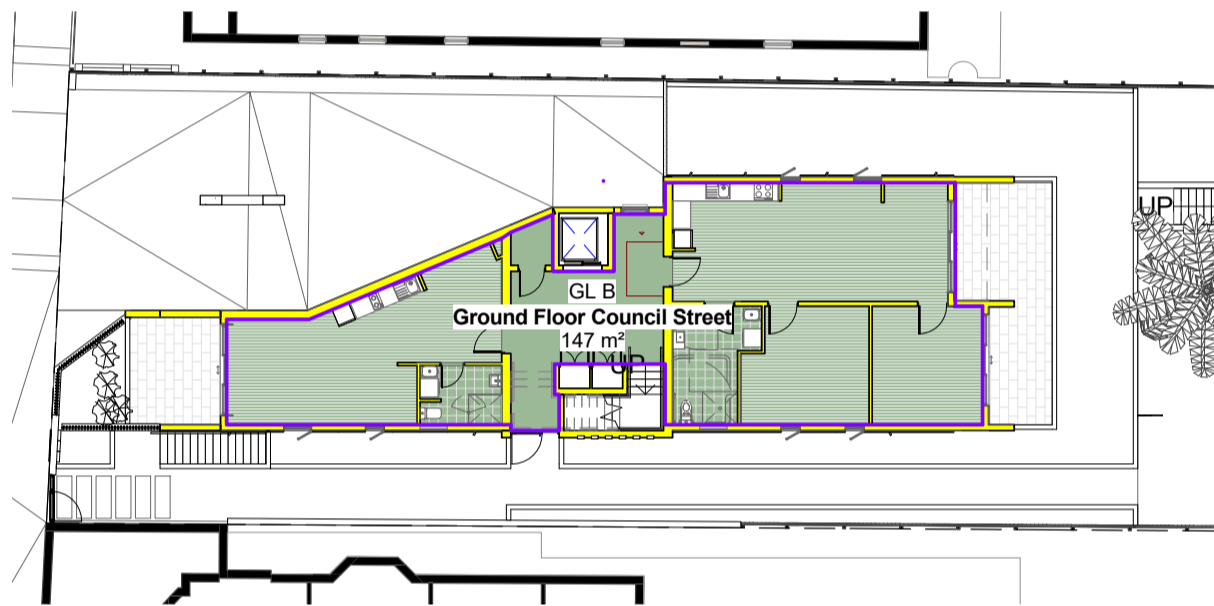


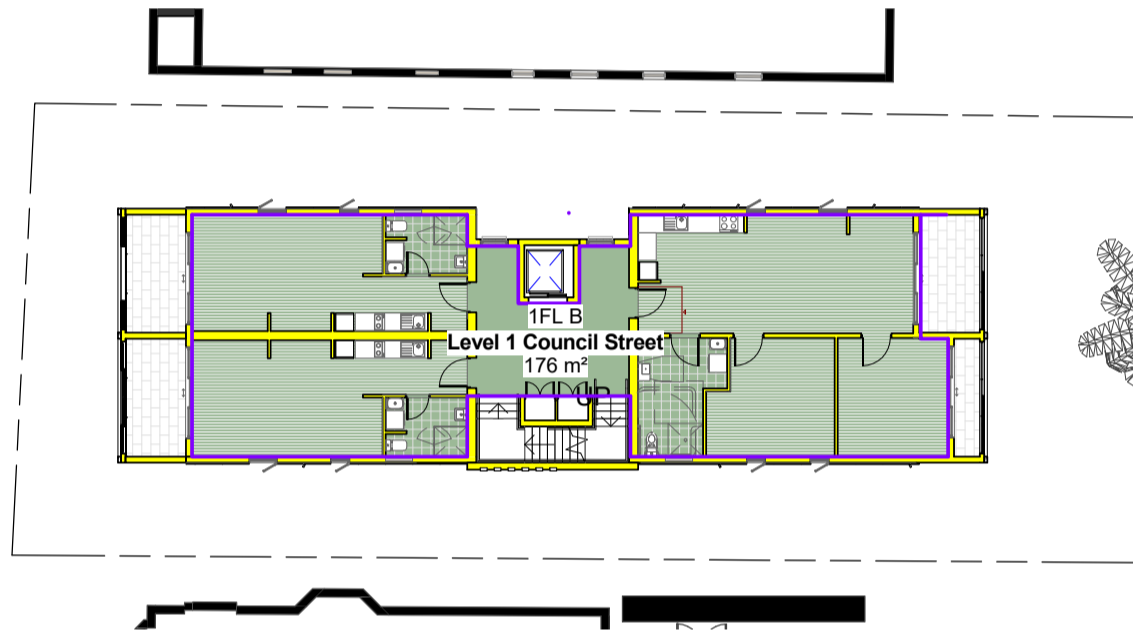
Ground Floor
1 : 250



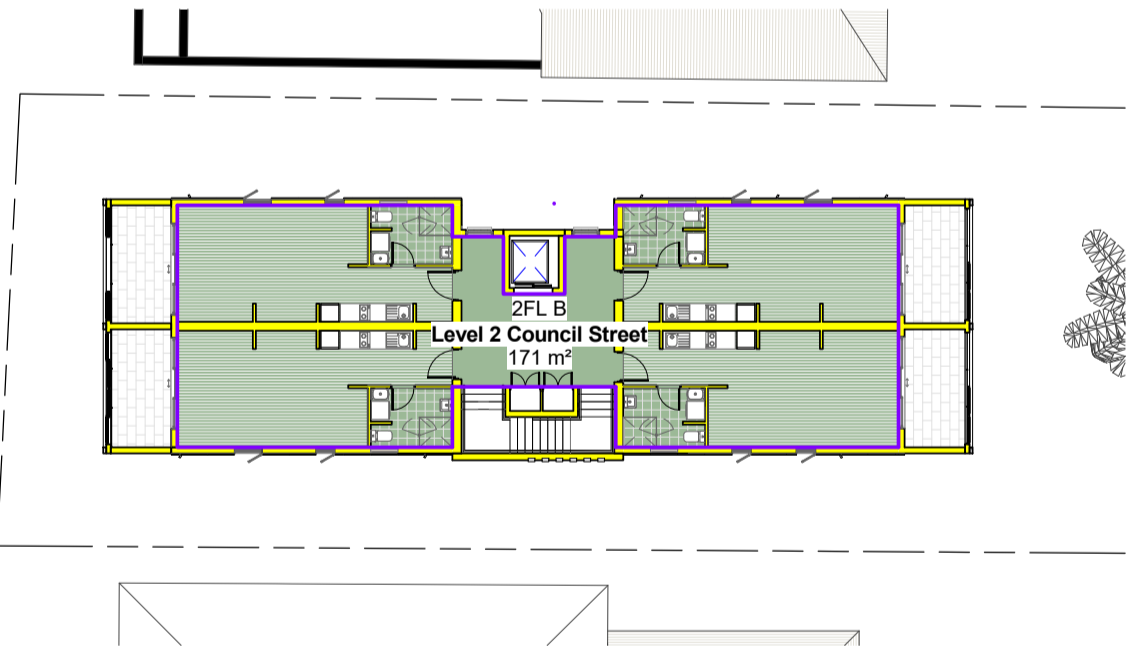
Level 1
1 : 250



GL B
1 : 250



1FL B
1 : 250



2FL B
1 : 250

Area Schedule (Gross Building) Paul Street	
Level	Area

Ground Floor Paul Street	171 m²
Level 1 Paul Street	176 m²
Grand total: 2	346 m²

Area Schedule (Gross Building) Council Street	
Level	Area

Ground Floor Council Street	147 m²
Level 1 Council Street	176 m²
Level 2 Council Street	171 m²
Grand total: 3	493 m²

27 Paul St & 8 to 10 Council Street Bondi Junction Lot 1 DP 908329 & Lot A & B DP 162284

8-10 Council St : 573.2 m²
27 Paul St : 644.3 m²

Site Area Total : 1217.5 m²

Permissible FSR - Permissible Area to 8-10 Council St. Only : 0.6 :1 343.92m²
Bonus FSR - Affordable Rental Housing to 8-10 Council St. Only : 0.5 :1 286.60m²
Permissible Total FSR - Permissible Area to 8-10 Council St. Only : 1.1 :1 630.52m²
Permissible FSR - Permissible Area to 27 Paul St. Only : 0.6 :1 386.58m²

Proposed Area 27 Paul St: 346 m²

Proposed FSR 27 Paul St : 0.54 :1

Proposed Area 8-10 Council St: 493 m²

Proposed FSR 8-10 Council St: 0.86 :1

Proposed Total Area 839 m²

Gross Floor Area:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - any area for common vertical circulation, such as lifts and stairs, and
 - any basement:
 - storage, and
 - vehicular access, loading areas, garbage and services, and
 - plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - car parking to meet any requirements of the consent authority (including access to that car parking), and
 - any space used for the loading or unloading of goods (including access to it), and
 - terraces and balconies with outer walls less than 1.4 metres high, and
 - voids above a floor at the level of a storey or storey above.

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

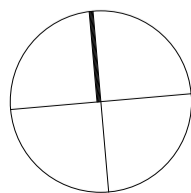
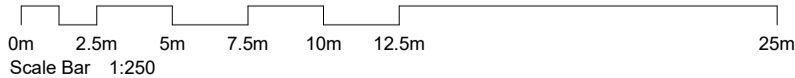
All Levels Indicated Taken To Australian Height Datum (AHD) Levels Prefixed With 'RL' Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels

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 BONDJ JUNCTION NSW 2022

C:\NJA Local\CRI00216 27 Paul St Bondi Junction\CRI00216 DA GT Local 171107.rvt

JOB No.	CRI00216
DATE	21.10.16
SCALE	A1 @ As indicated
DWG No.	DA.060 C

GFA



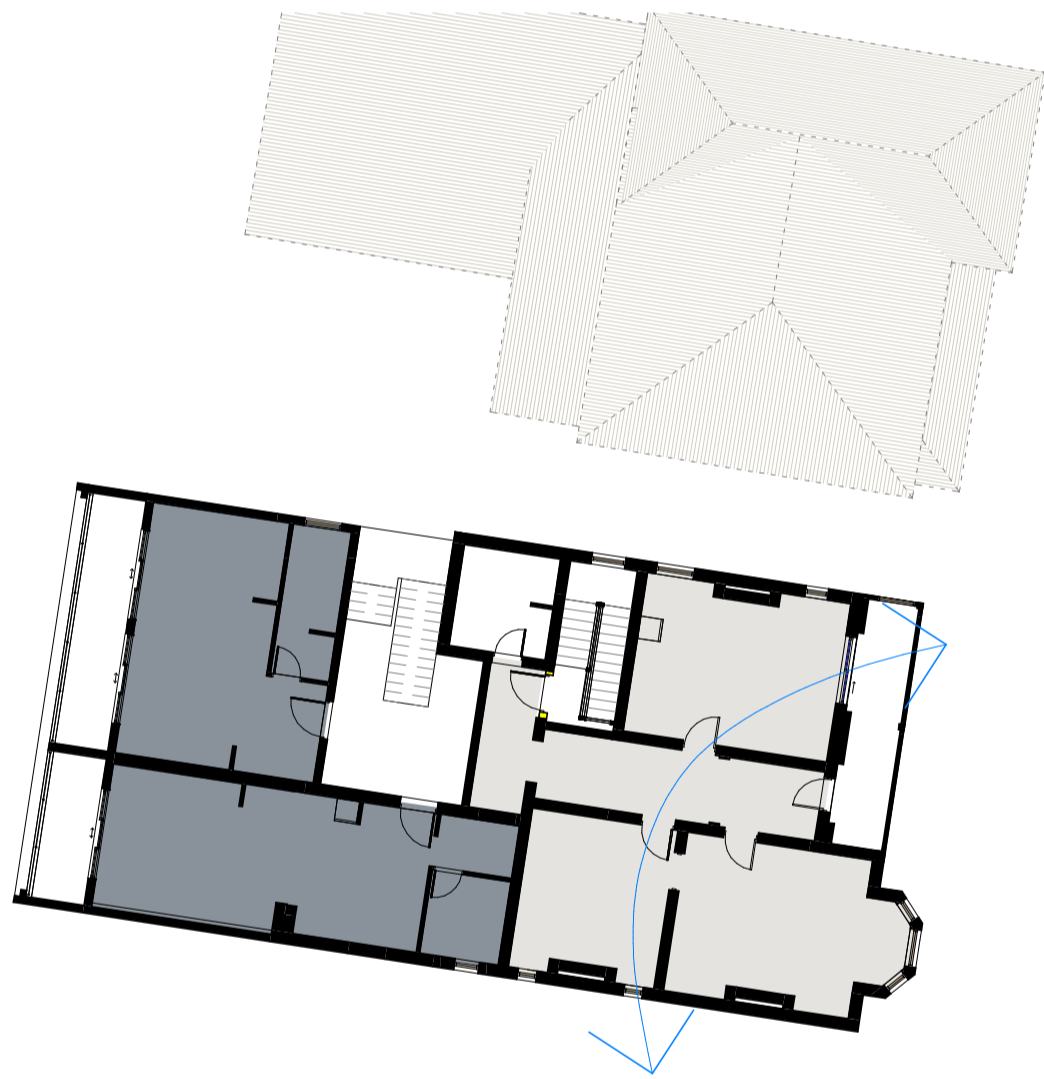
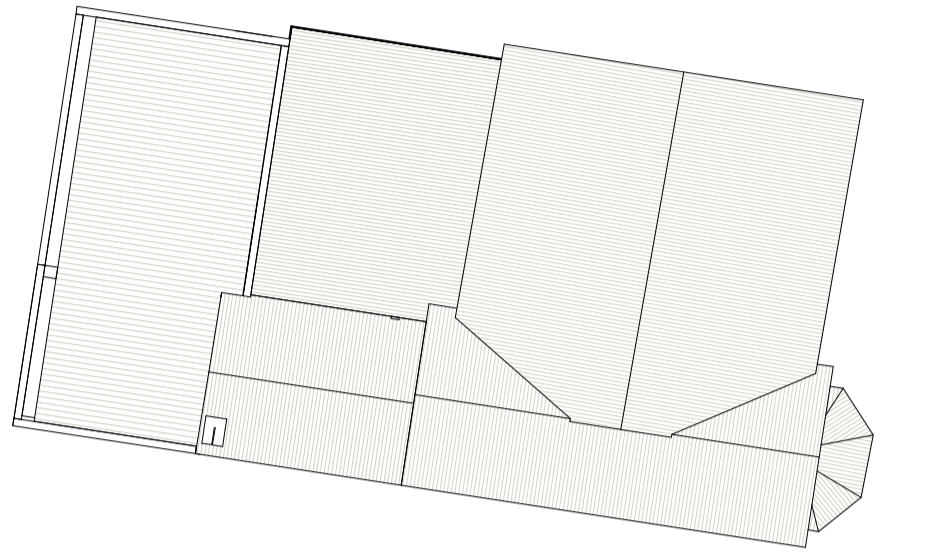
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



1.0 Ground Floor
1 : 200



3.0 Level 2
1 : 200



2.0 Level 1
1 : 200

SEPP 65 Cross Ventilation Calculation

Total Units	Units Achieving Cross Ventilation	%
16	11	82%

↔ Cross Ventilation Path

■ Not Achieving Cross Ventilation Requirements

Cross Ventilated Unit Calculation - SEPP 65 Part 4B

- At least 60% of apartments are naturally cross ventilated in the building.
- Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line

General Notes

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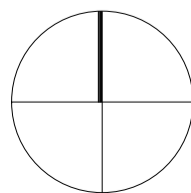
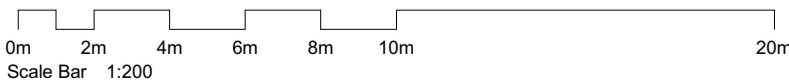
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NOT For Construction



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

C:\Revit Local\CR00216 Paul St Bondi Junction\CR00216 DA Local Model 180104.rvt

JOB No. CR00216

DATE 21.10.16

SCALE A1 @ As indicated

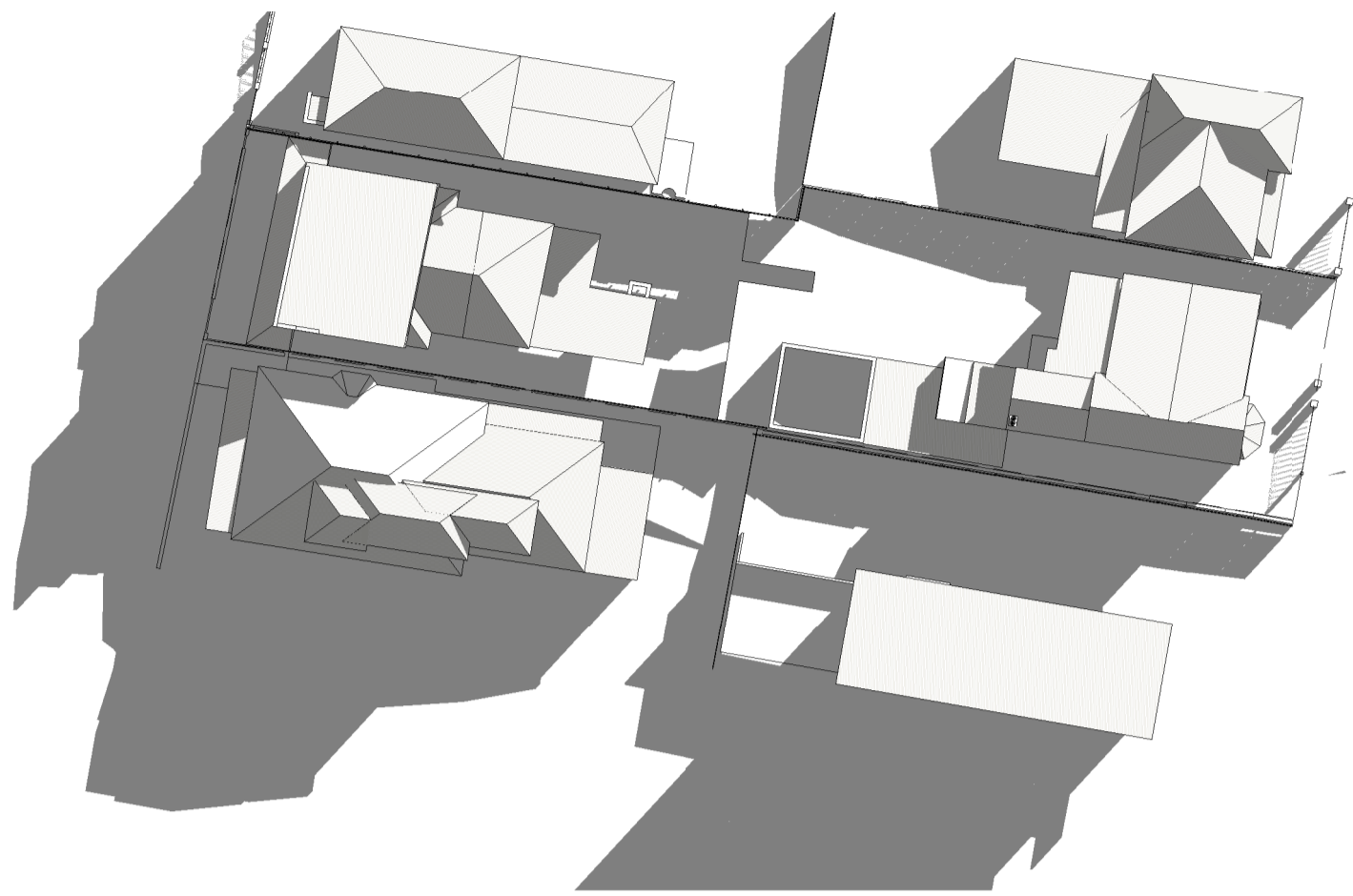
DWG No.

SEPP 65 Cross Ventilation Diagram

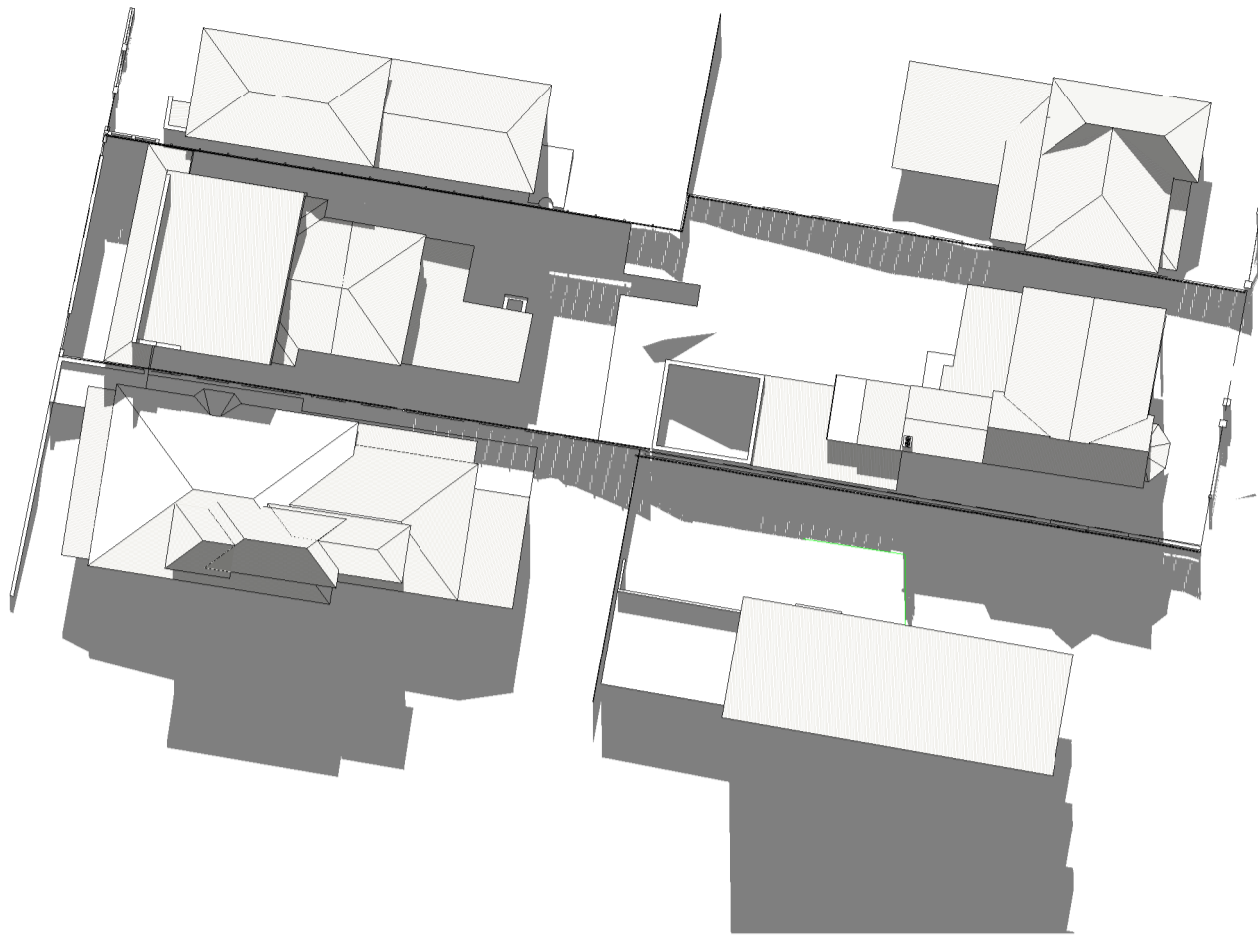
DA.720 C



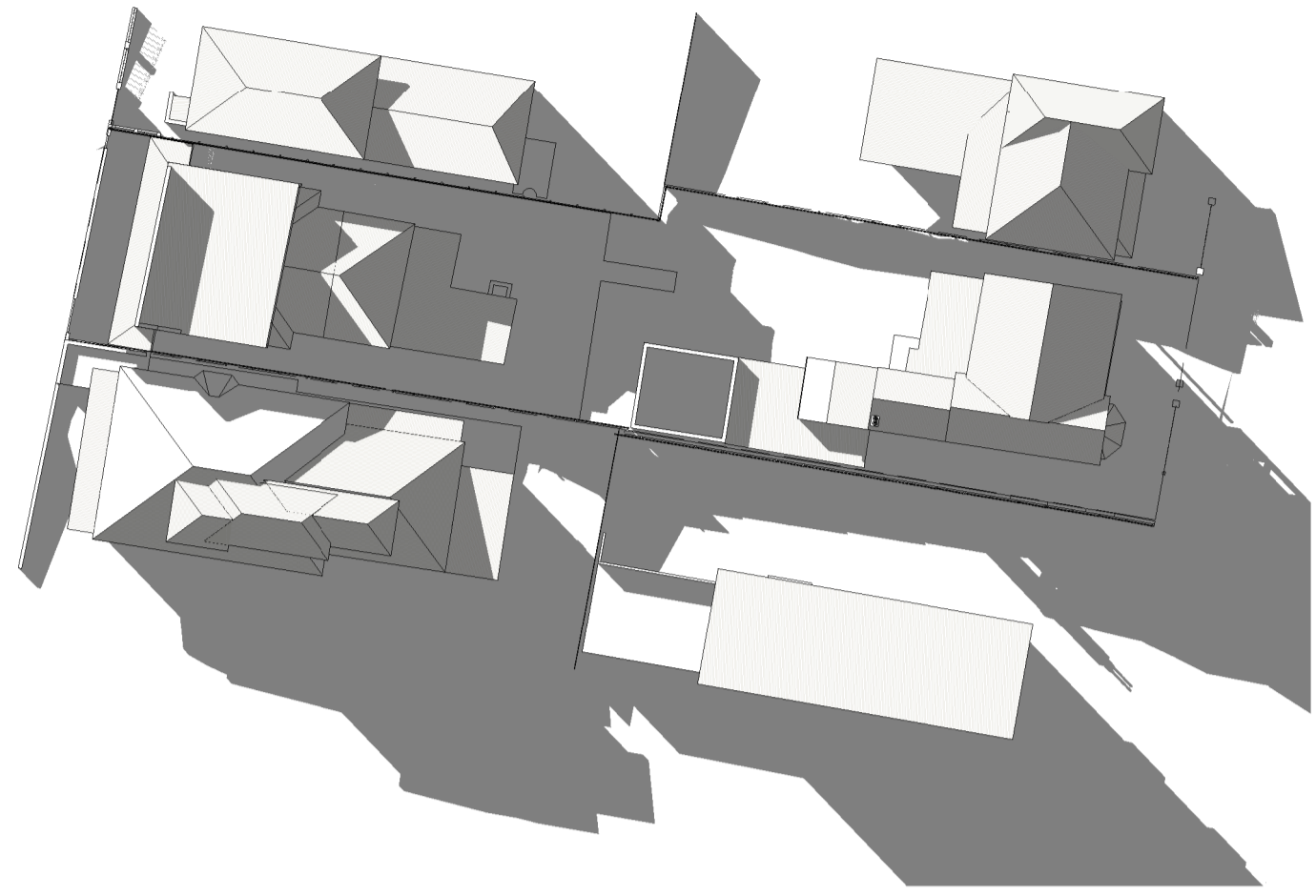
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T.02 9564 8800 F.02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926



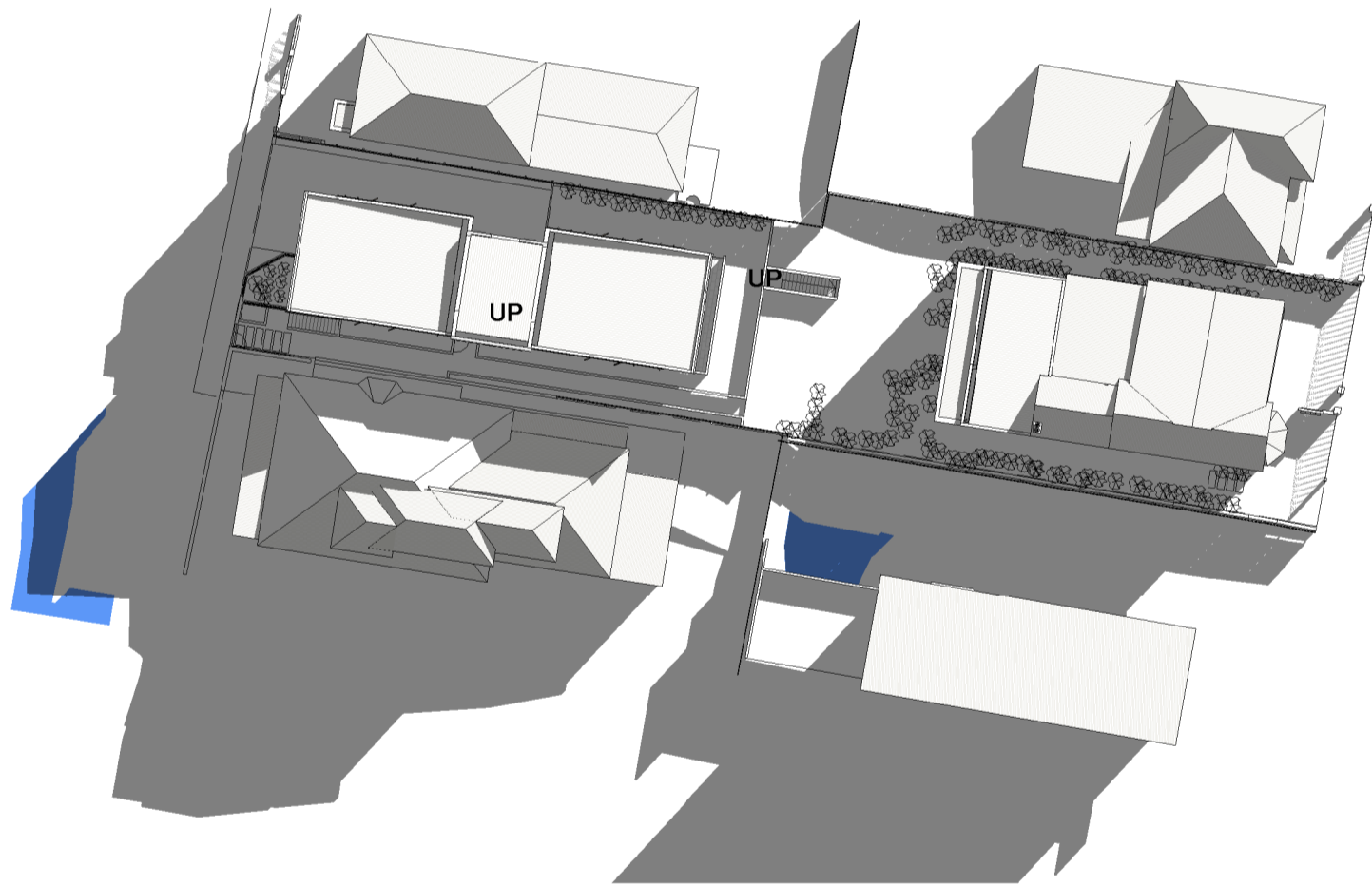
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1 : 500



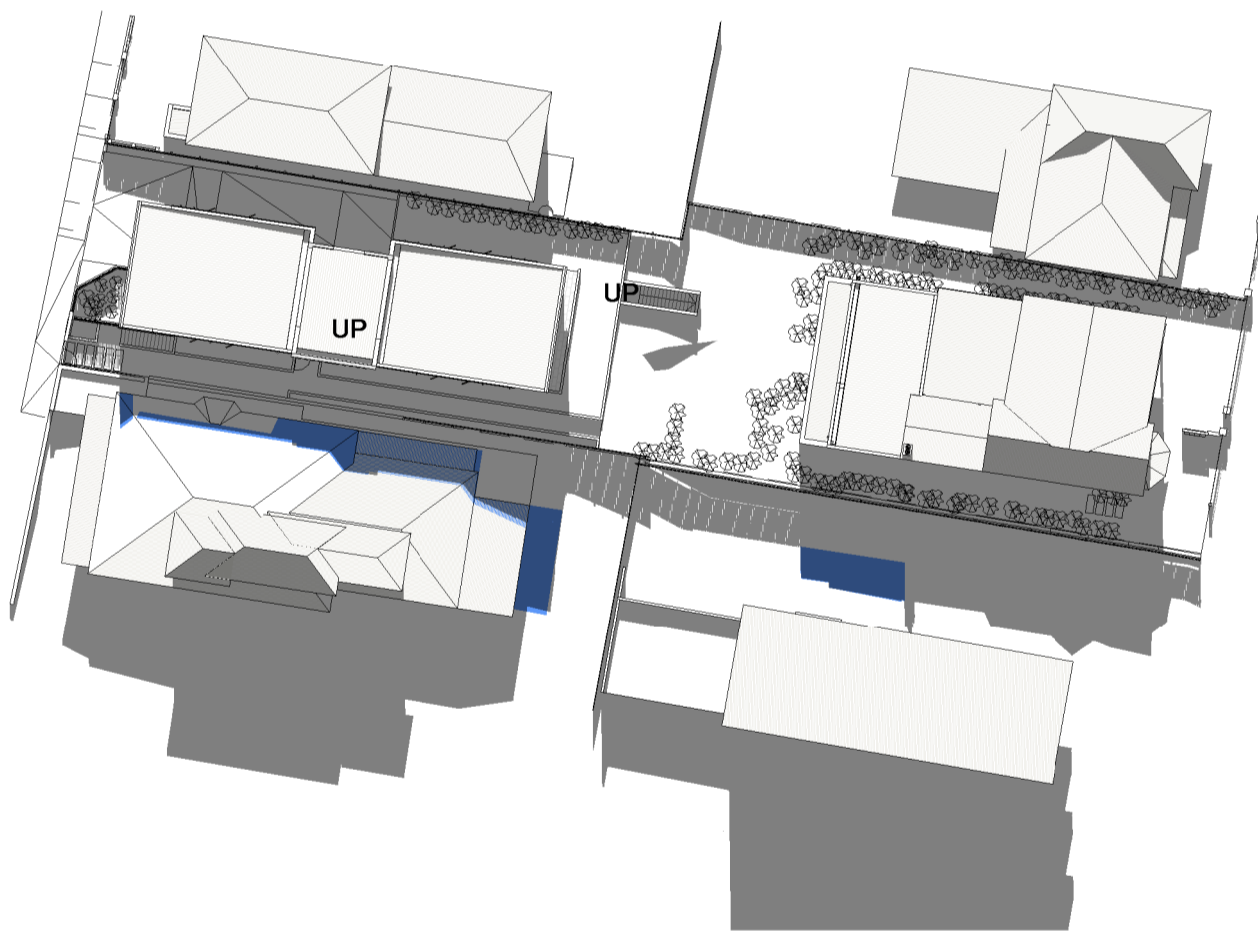
2 Existing 12pm 21st June
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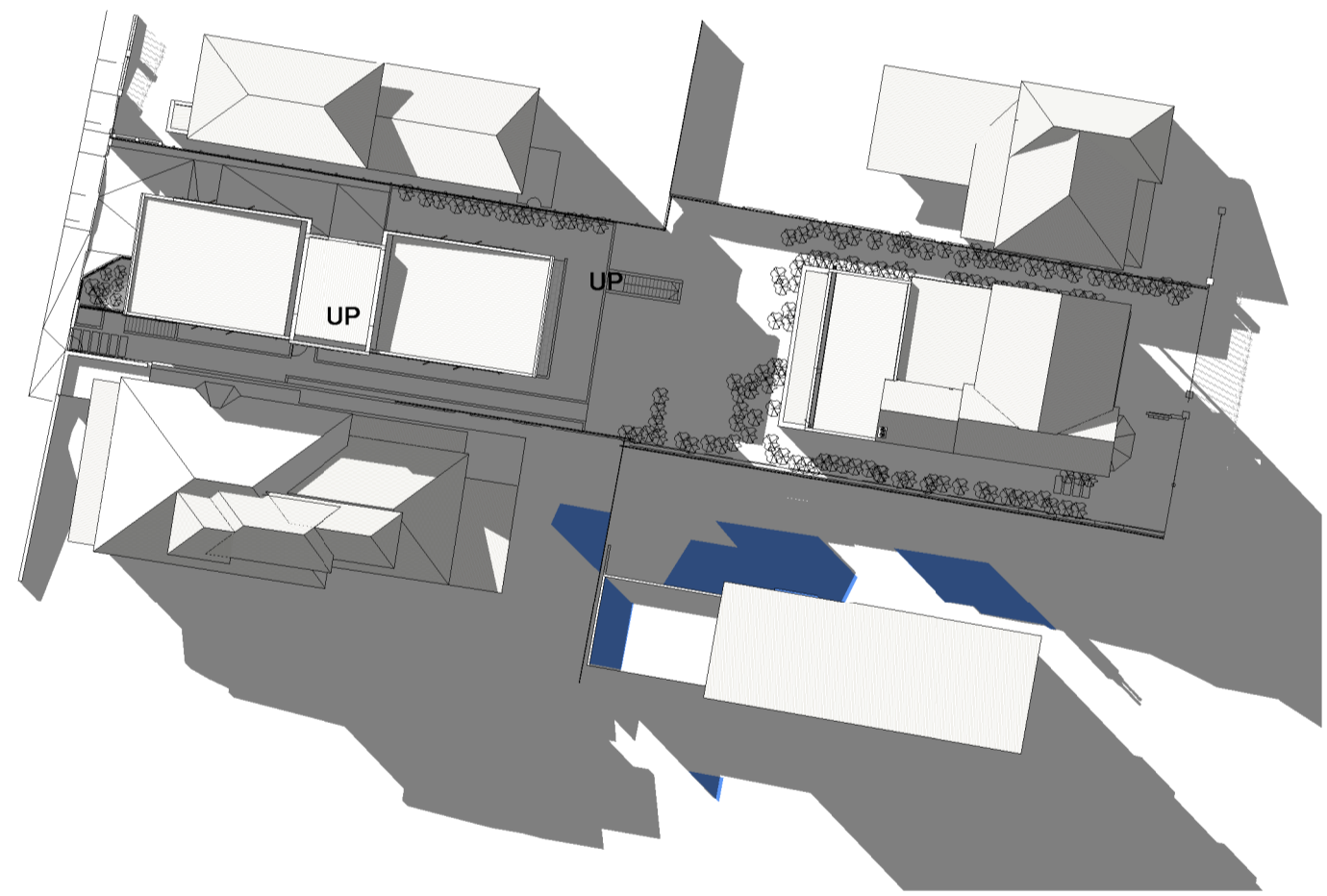
3 Existing 3pm 21st June
1 : 500



4 Proposed 9am 21st June
1 : 500



5 Proposed 12pm 21st June
1 : 500



6 Proposed 3pm 21st June
1 : 500

Shadows Legend:

Existing Shadow

Proposed Shadow

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 000116

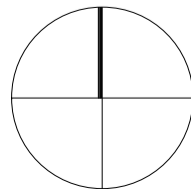
All Levels Indicated Taken To Australian Height Datum (AHD)
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Rev	Description	Date
A	Issue for Client Review	07.04.17
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C	Plans/Elevations Revised Following Council Letter 5th Oct 2017	09.11.17



NOT For Construction

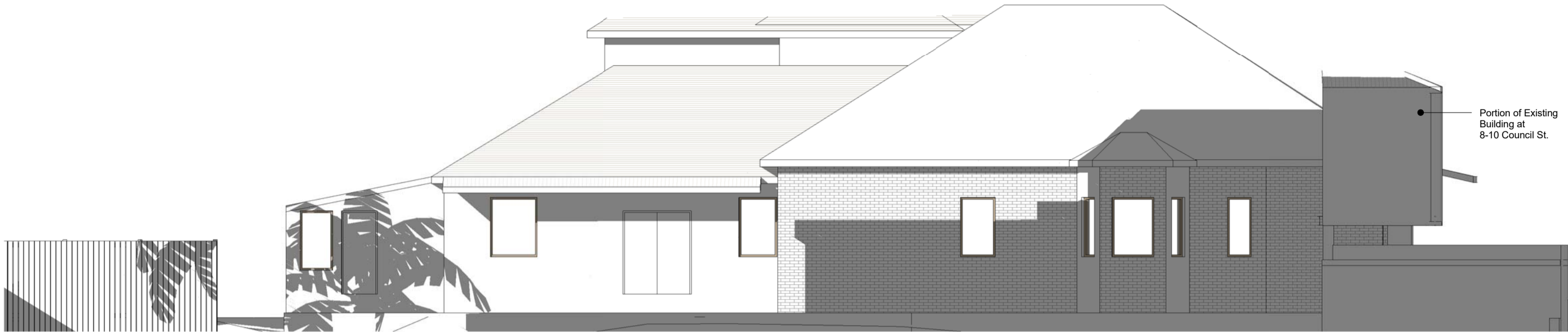


8-10 COUNCIL AND 27 PAUL ST BONDJ JUNCTION NSW 2022

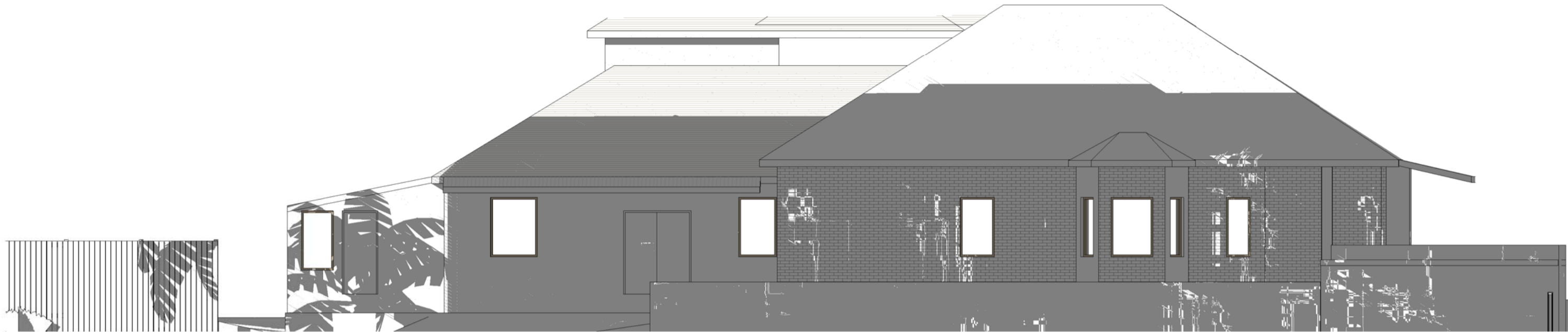
TITLE

Shadows 21st June

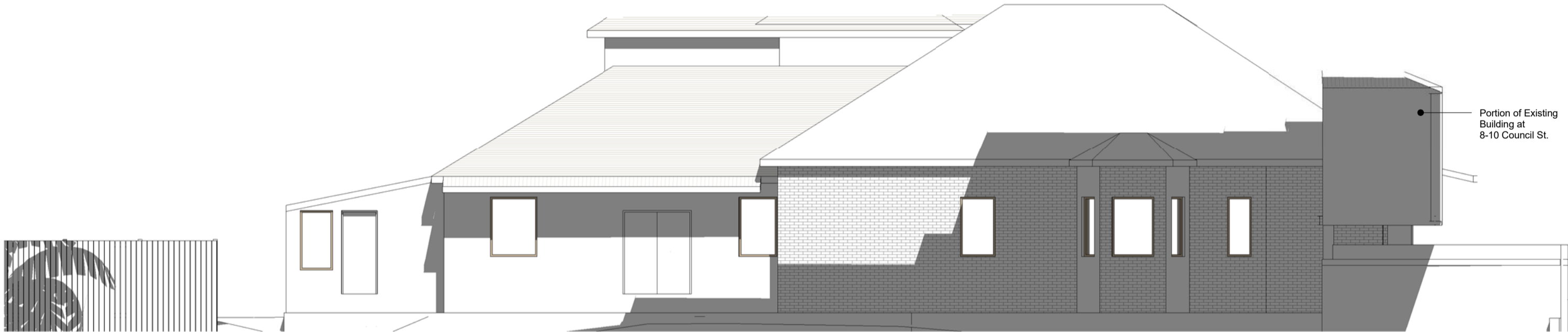
JOB No.	CRI00216
DATE	21.10.16
SCALE	A1 @ As indicated
DWG No.	DA.050 C



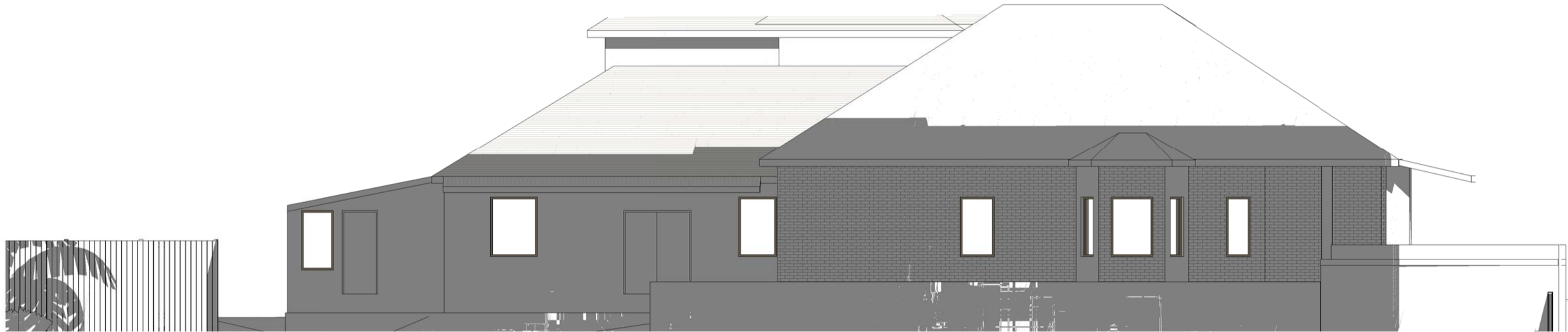
12 Council St, Bondi Junction NSW 2022
9am Existing 21st June



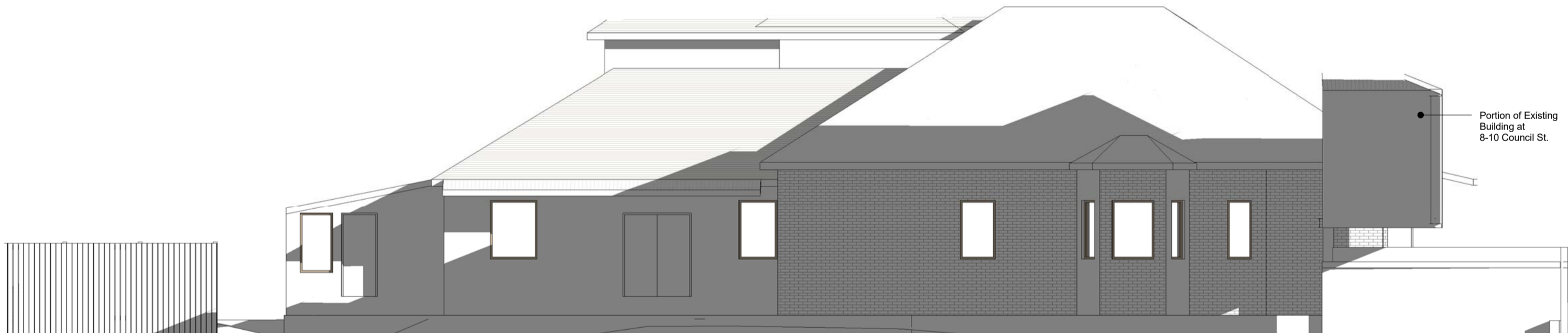
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9am Proposed 21st June



12 Council St, Bondi Junction NSW 2022
12pm Existing 21st June



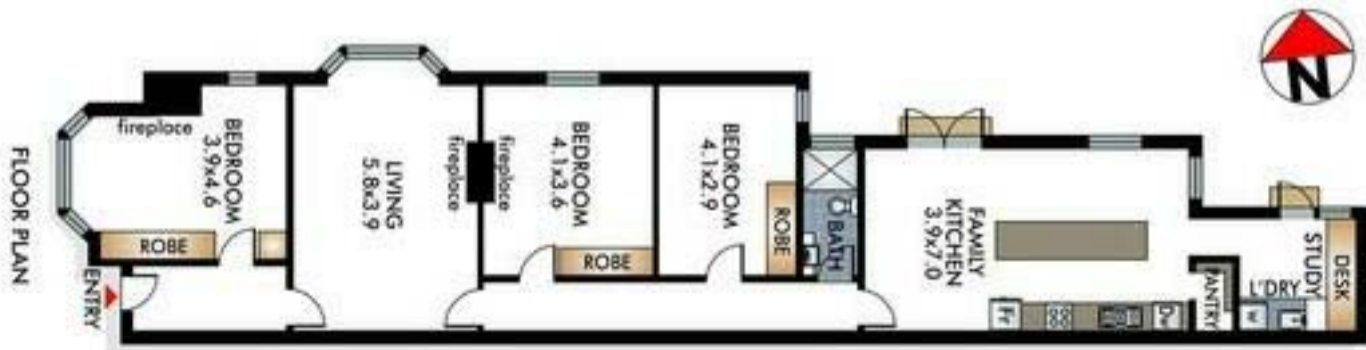
12 Council St, Bondi Junction NSW 2022
12pm Proposed 21st June



12 Council St, Bondi Junction NSW 2022
15pm Existing 21st June



12 Council St, Bondi Junction NSW 2022
15pm Proposed 21st June



12 Council St, Bondi Junction NSW 2022
1 : 1



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	Plans/Elevations Revised Following Council Letter 3th Oct 2017	09.11.17

NOT For Construction

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

TITLE		JOB No.	CRI00216
Shadows 12 Council St		DATE	21.10.16
		SCALE	A1 @ 1 : 1
		DWG No.	DA.051 A



1.0 Ground Floor
1 : 200



2.0 Level 1
1 : 200



3.0 Level 2
1 : 200

Solar Access		
Name	Solar Access	1m ² Direct Sunlight (15min Min)
Unit 01	2	Yes
Unit 02	3	Yes
Unit 03	3	Yes
Unit 04	1	No
Unit 05	3	Yes
Unit 06	3	Yes
Unit 07	6	Yes
Unit 08	3	Yes
Unit 09	2	Yes
Unit 10	3	Yes
Unit 11	3	Yes
Unit 12	4	Yes
Unit 13	3	Yes
Unit 14	6	Yes
Unit 15	2	Yes
Unit 16	6	Yes
Grand total: 16		

Total Units	Units Acheiving Solar Access (2Hrs Min)	%
16	15	94%

** Solar Access Compliance is calculated based on SEPP 65.

- Living rooms and private open spaces of 22 apartments in the building receive minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government area.
- A maximum of 1 apartment in the building receive no direct sunlight between 9 am and 3 pm at mid winter.

- Units Achieving Solar Access 7 Hrs
- Units Achieving Solar Access 2-6 Hrs
- Units Achieving Solar Access ≤1 Hrs
- Not Achieving Solar Access Requirements

General Notes

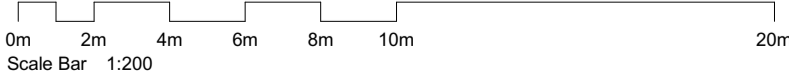
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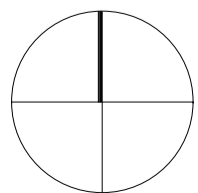
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Rev	Description	Date
A	Issue for Client Review	07.04.17
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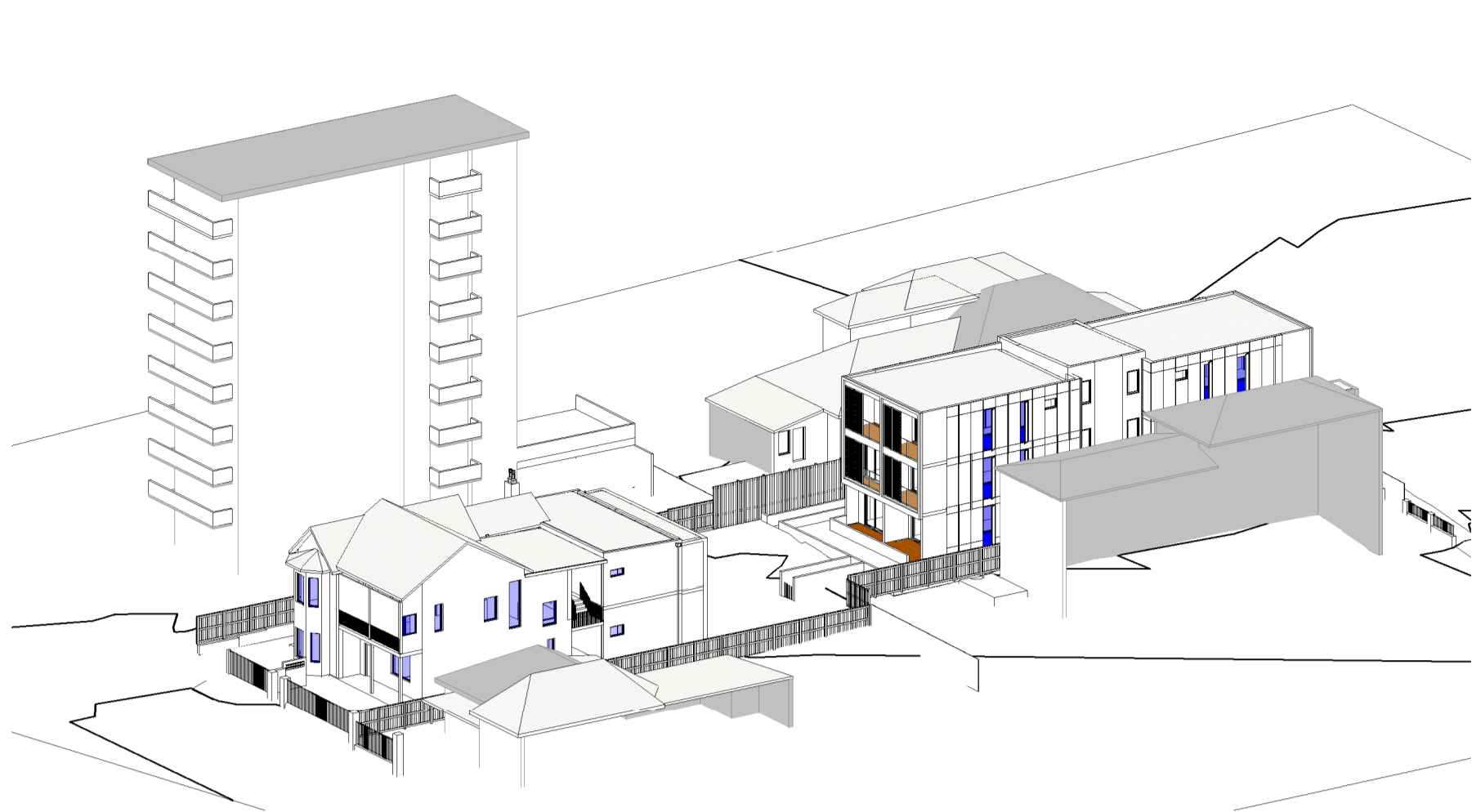


NOT For Construction

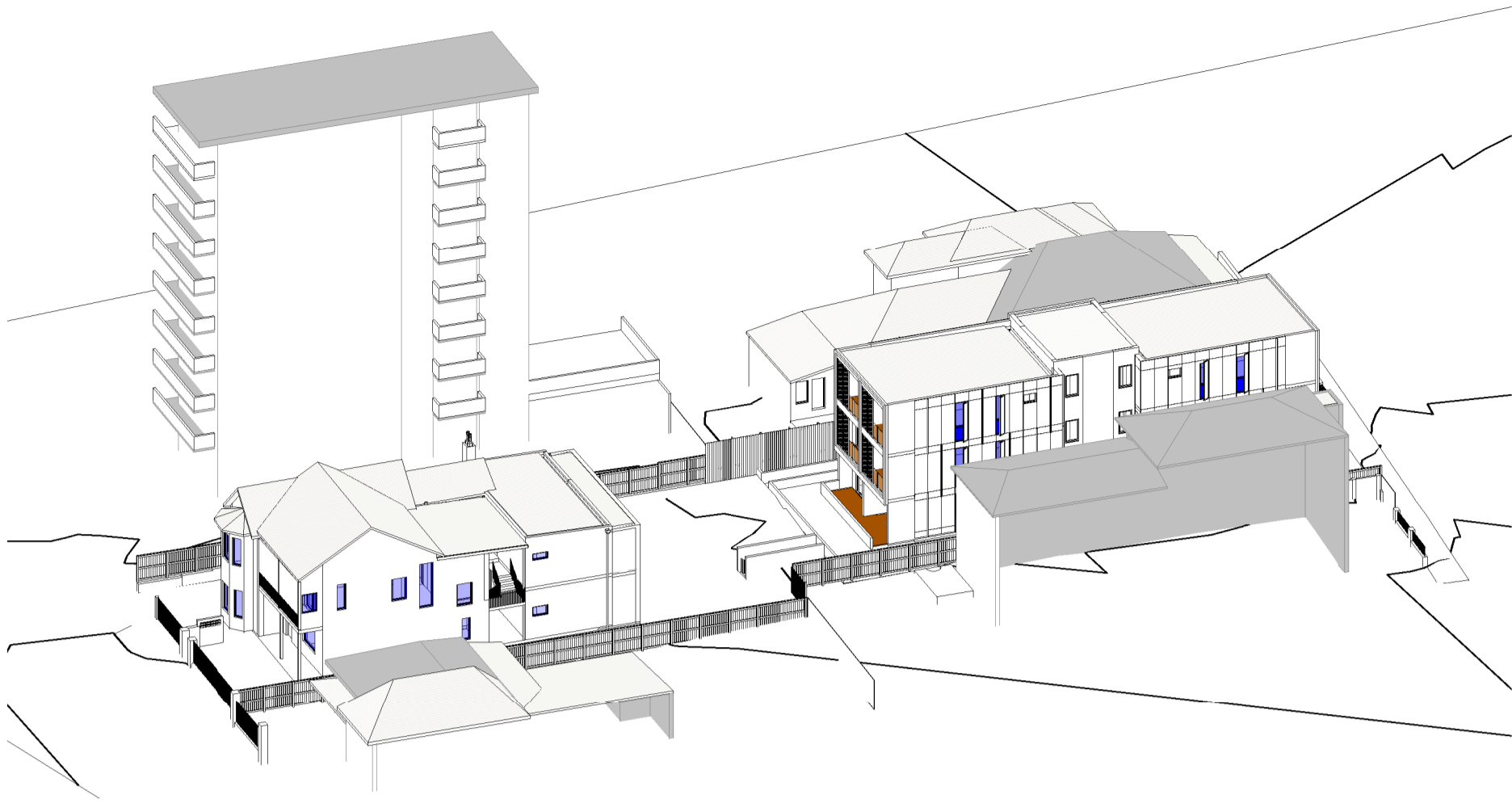


8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

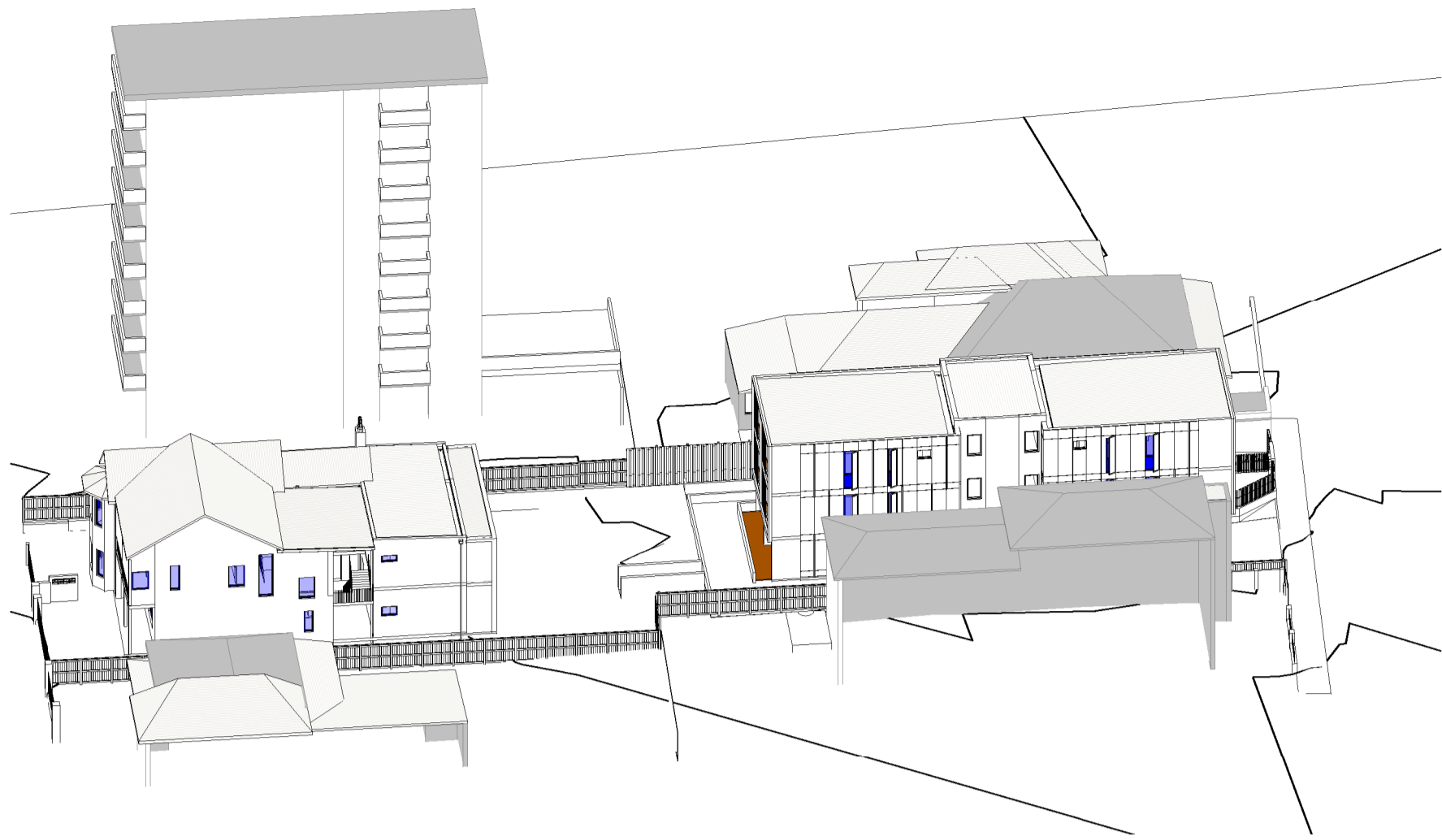
TITLE	SEPP 65 Solar Access Diagram	JOB No.	CRI00216
		DATE	21.10.16
		SCALE	A1 @ As indicated
		DWG No.	DA.700 C



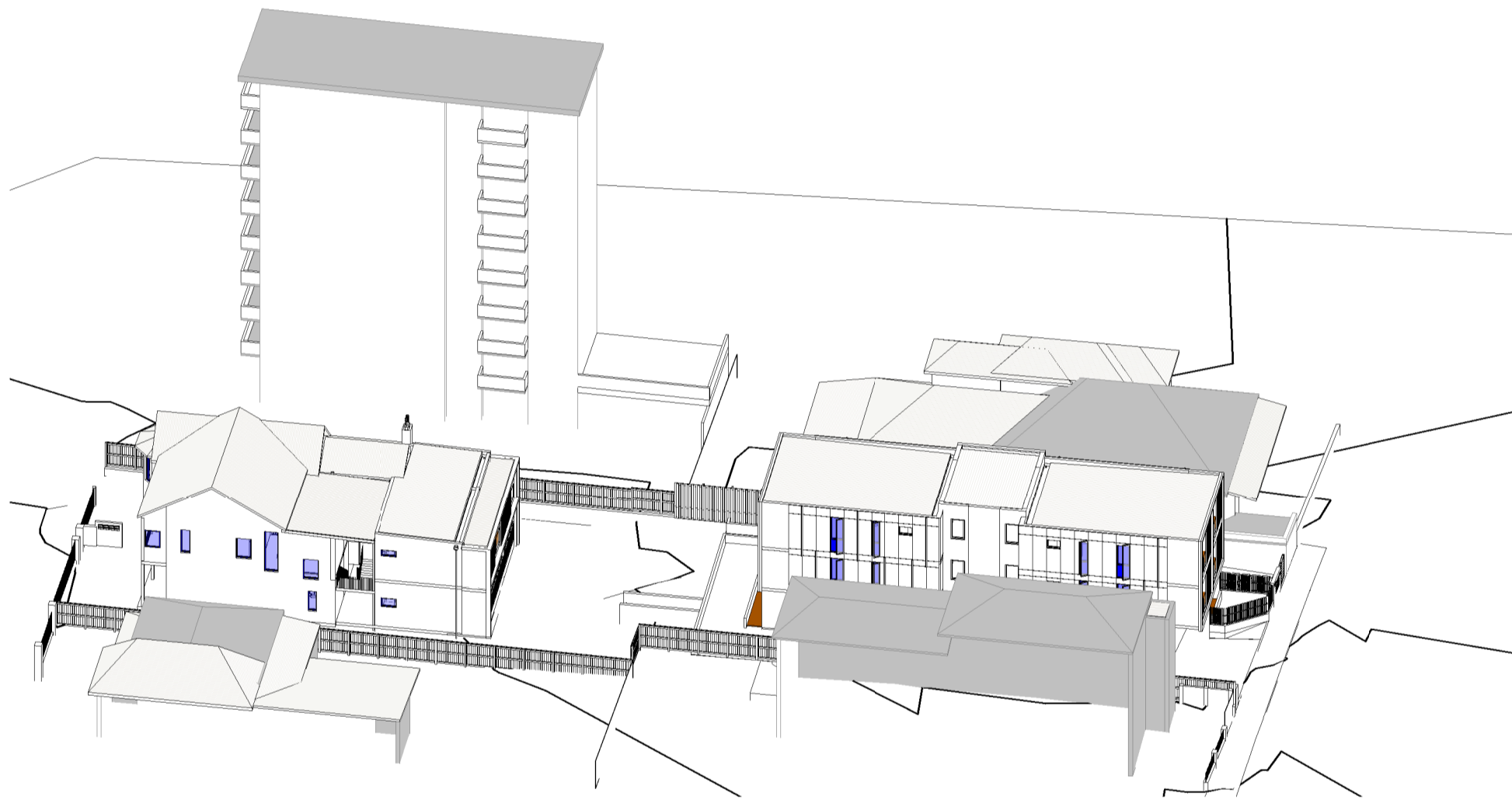
1.0 Solar Direction View 09h00



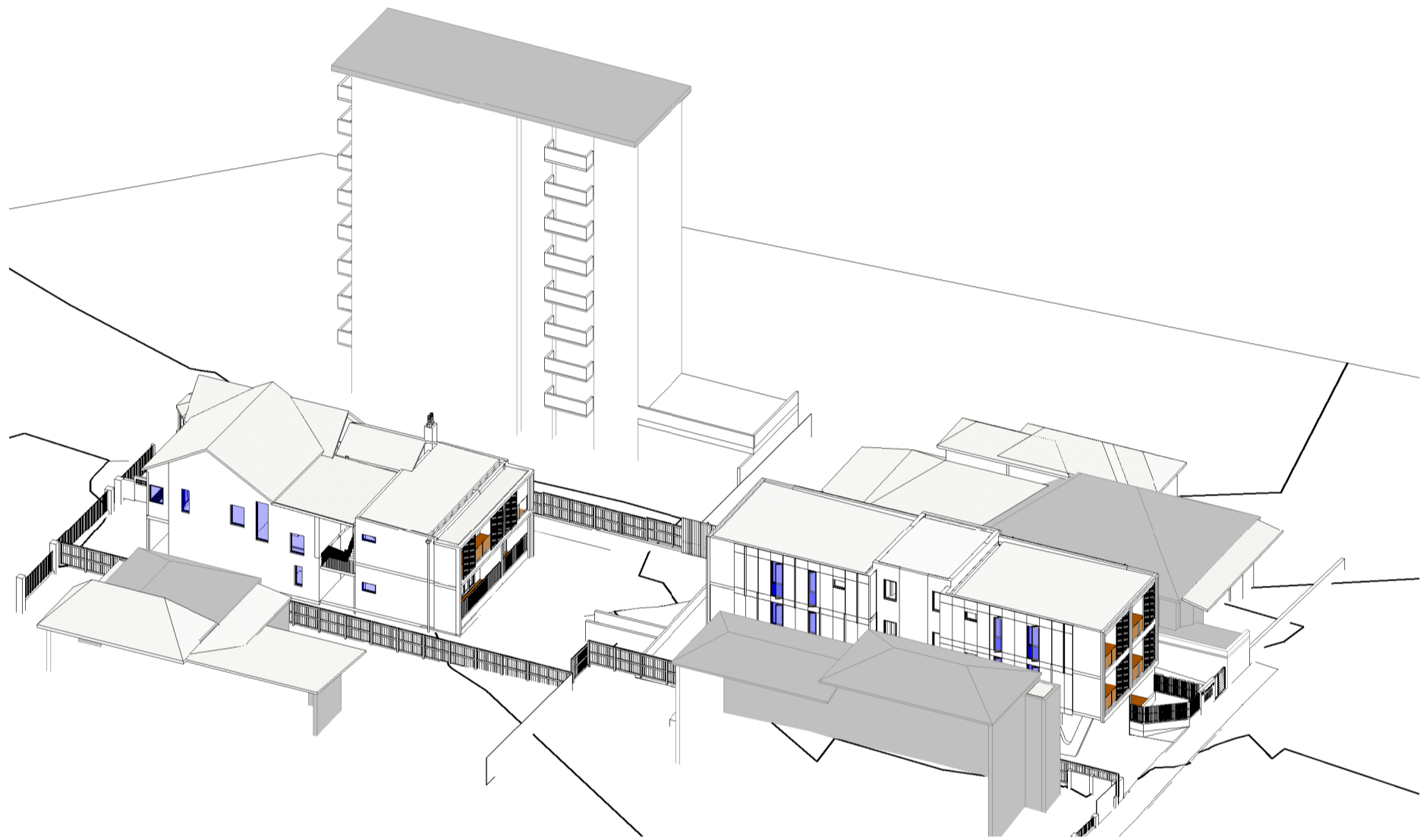
2.0 Solar Direction View 10h00



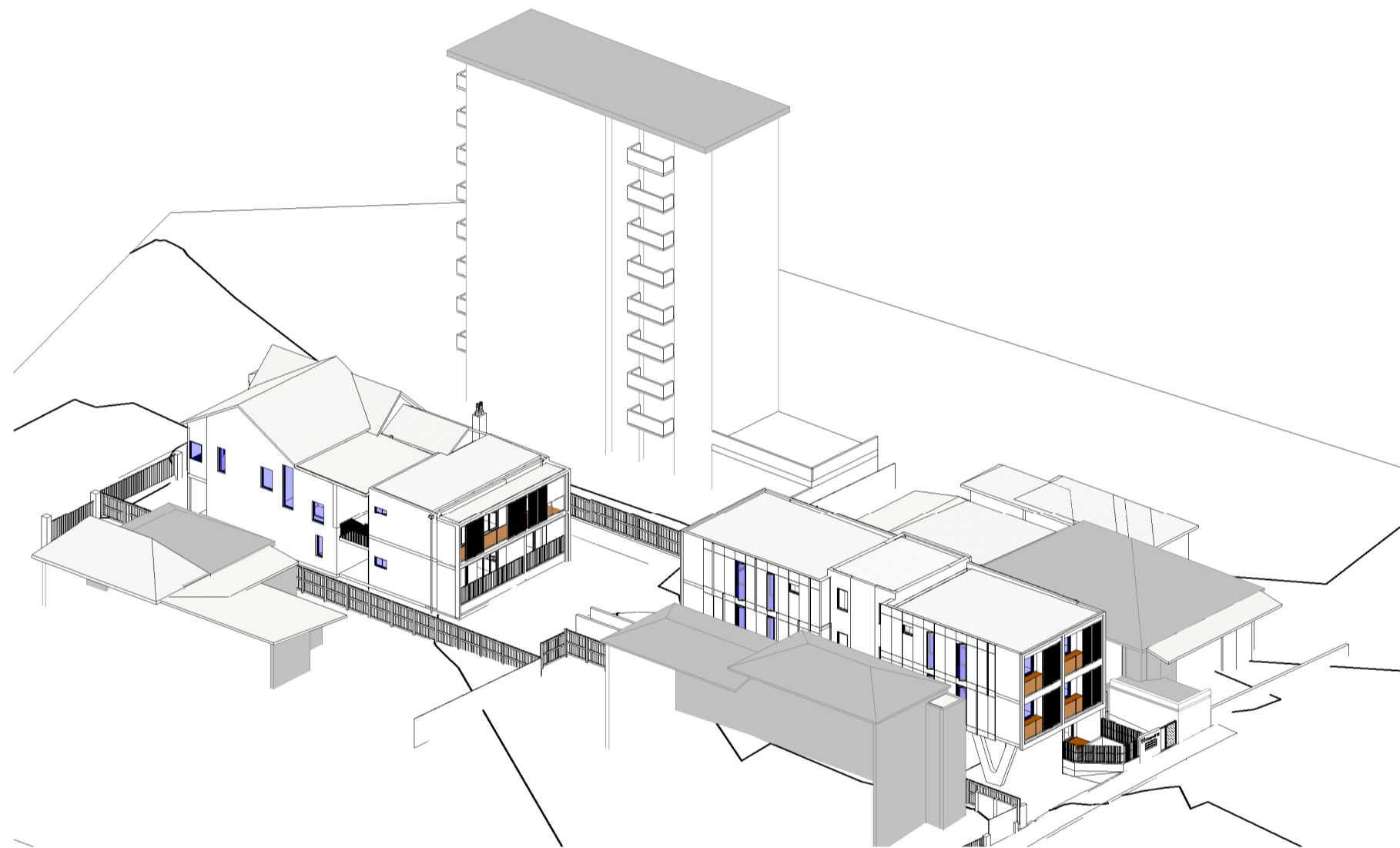
3.0 Solar Direction View 11h00



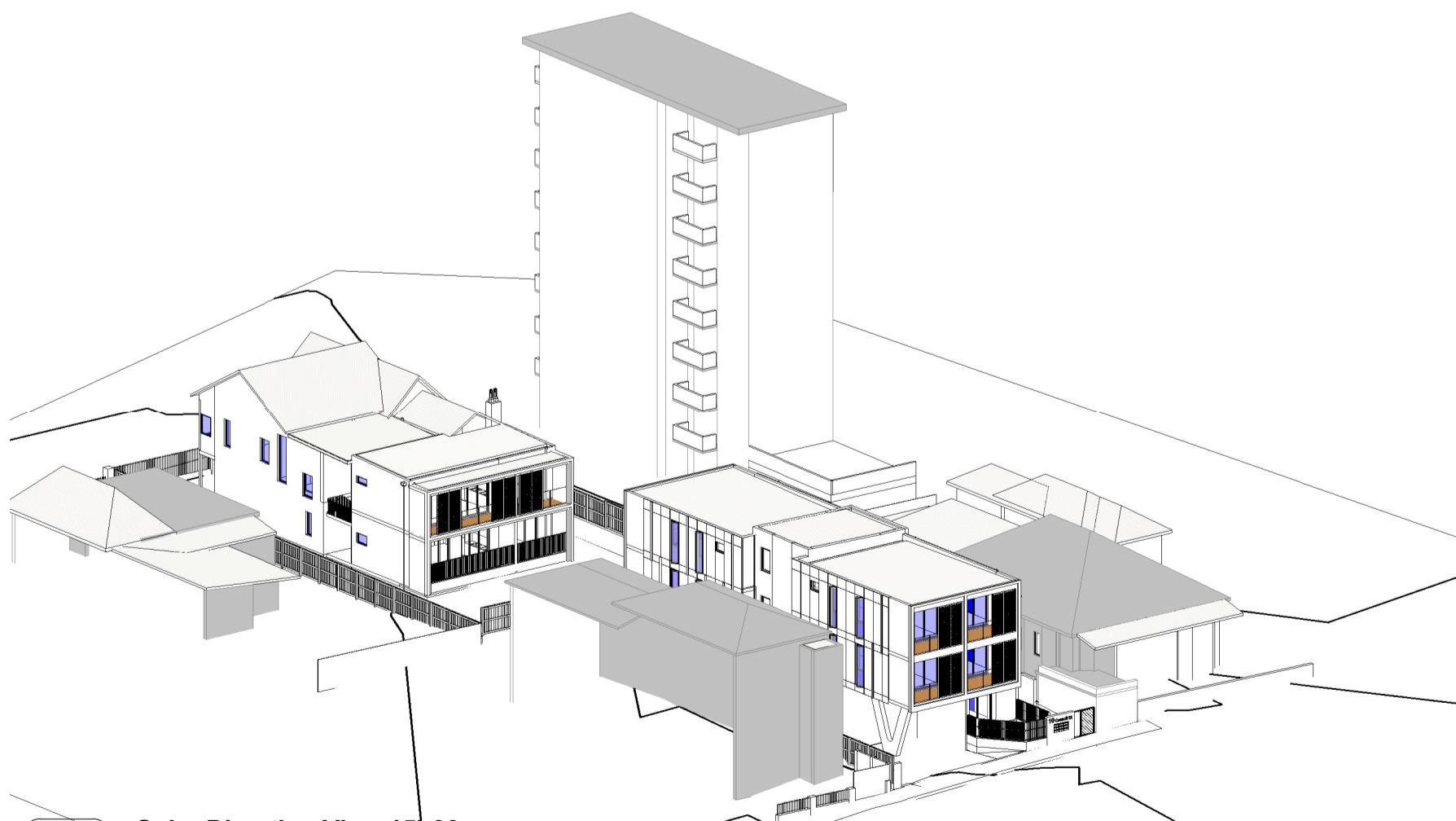
4.0 Solar Direction View 12h00



5.0 Solar Direction View 13h00



6.0 Solar Direction View 14h00



7.0 Solar Direction View 15h00

- Primary window to habitable space
- Primary Balcony area to habitable space

General Notes

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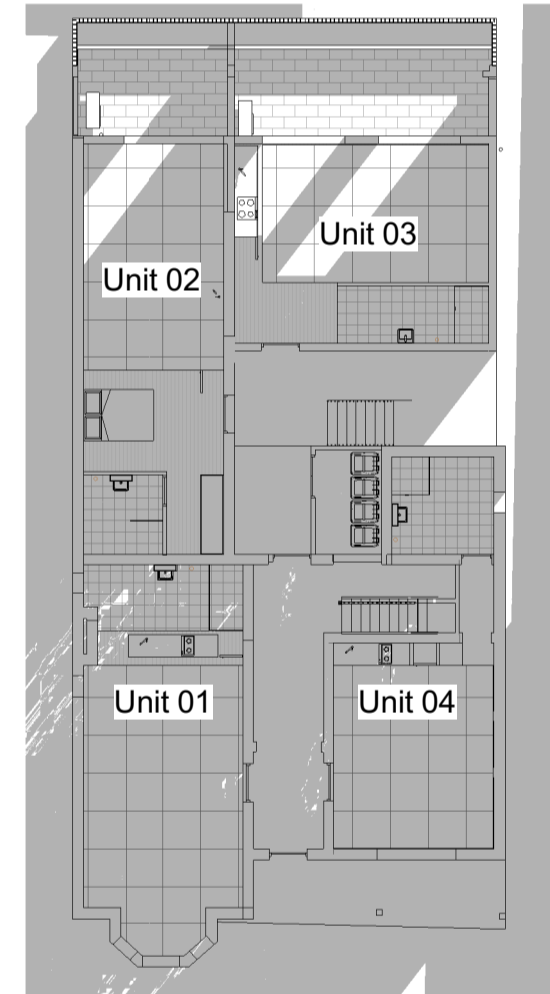
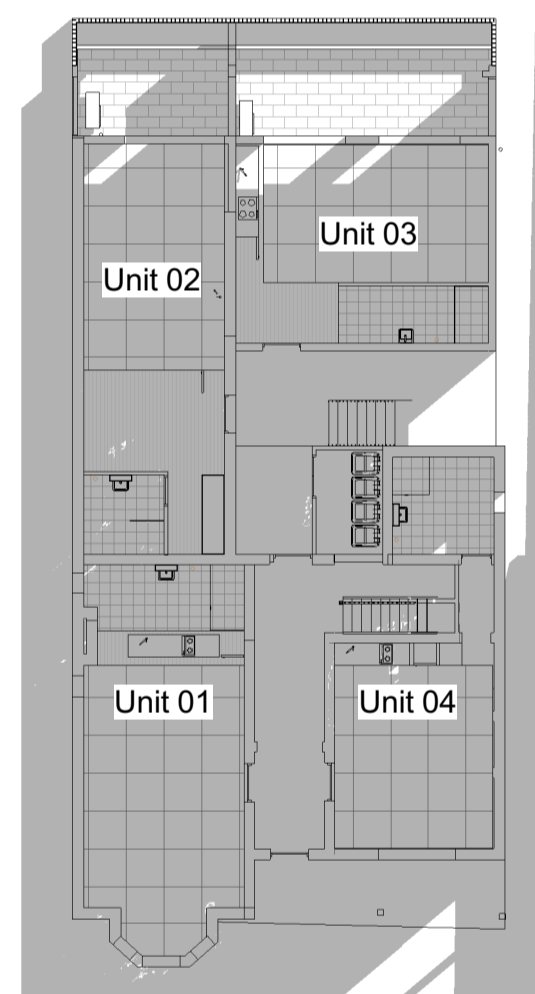
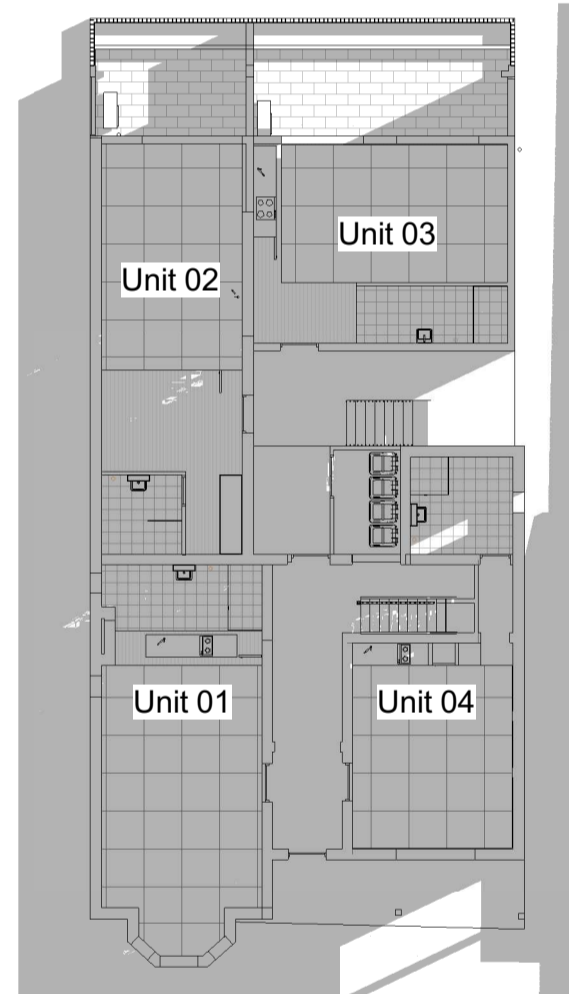
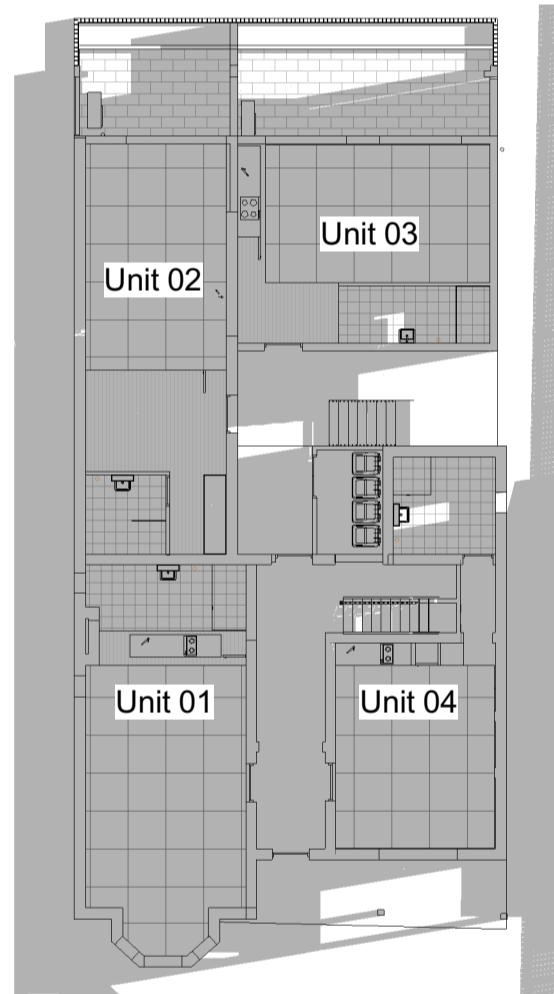
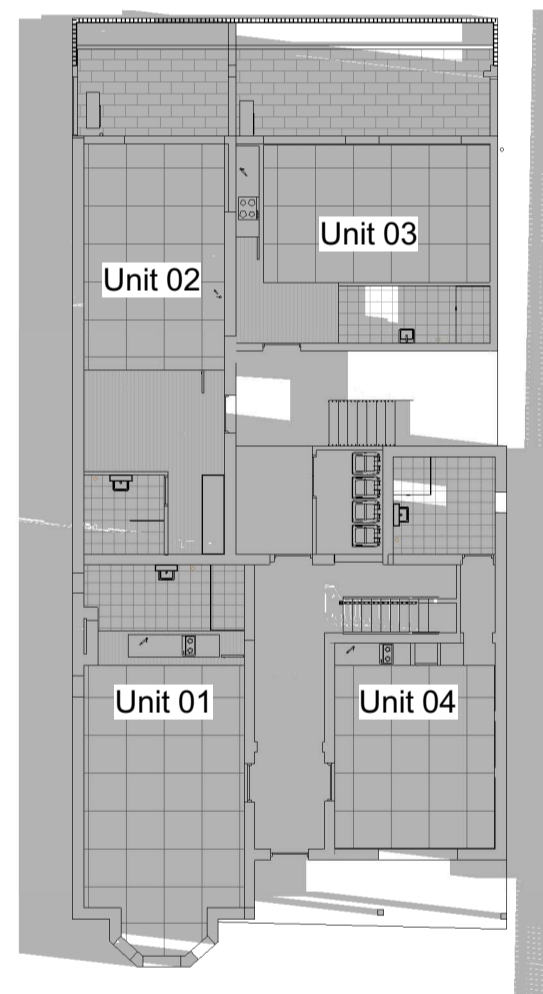
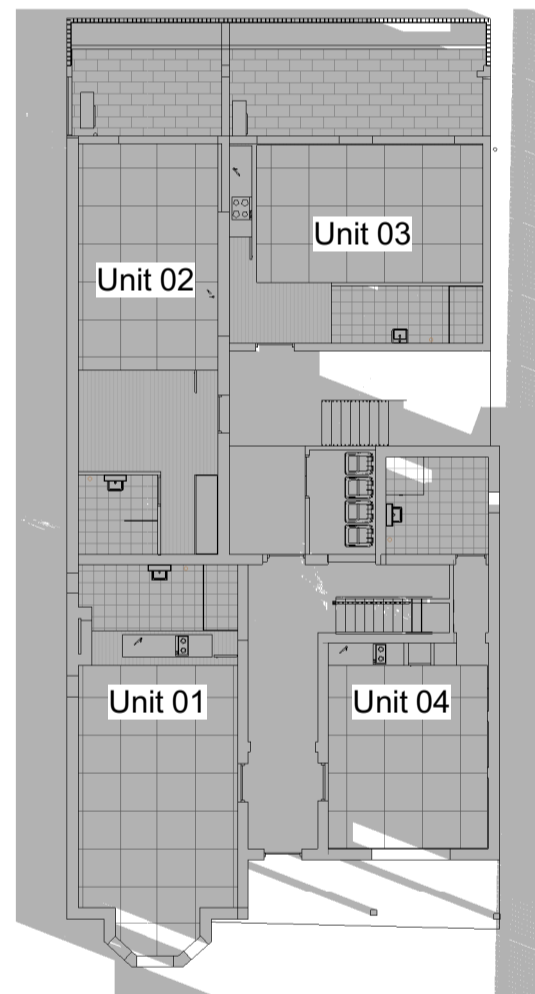
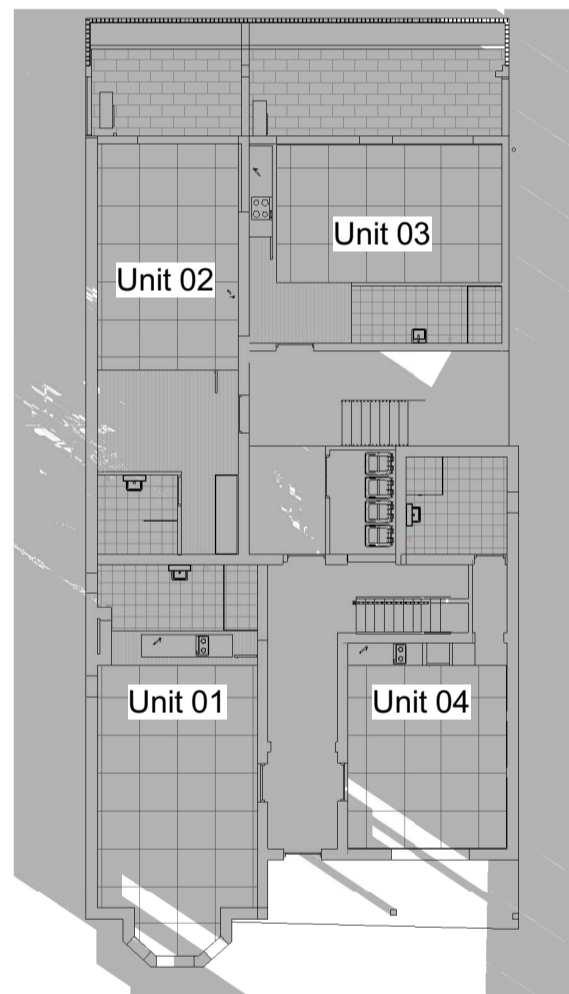
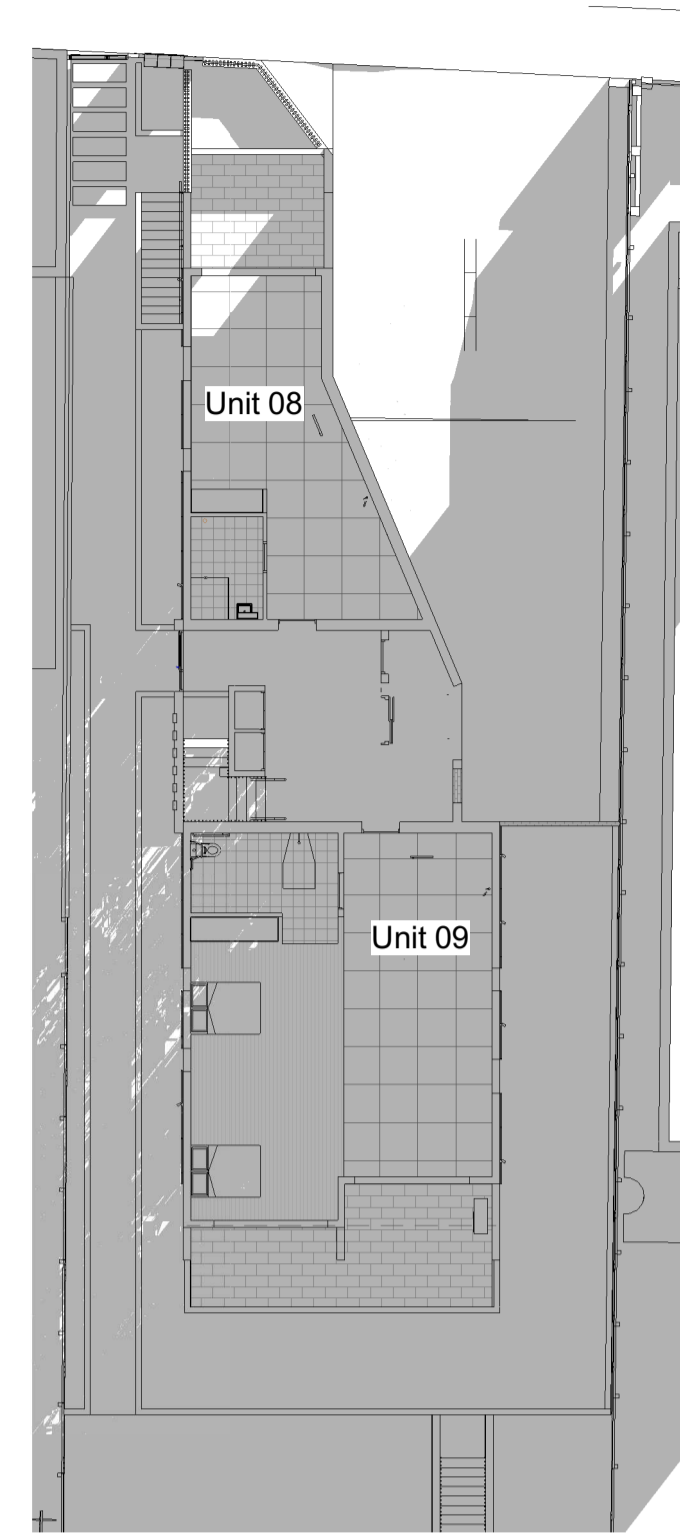
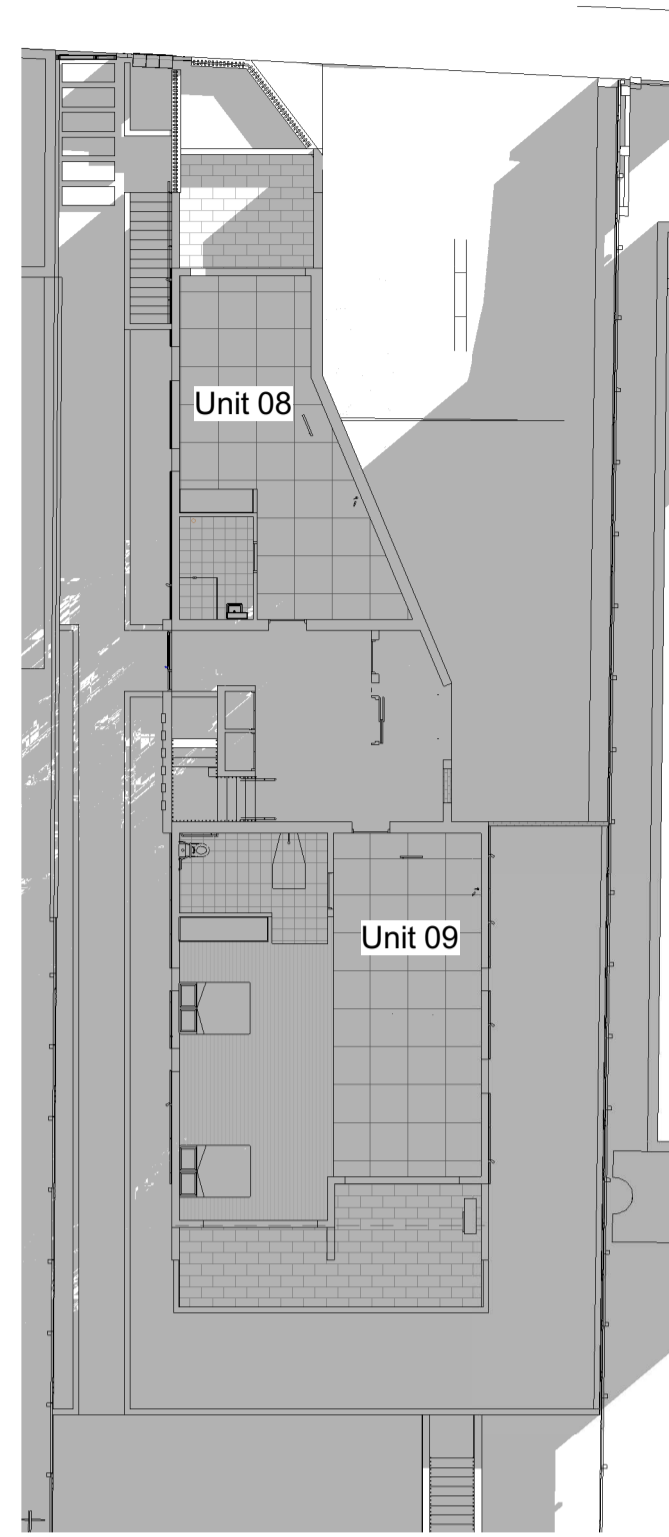
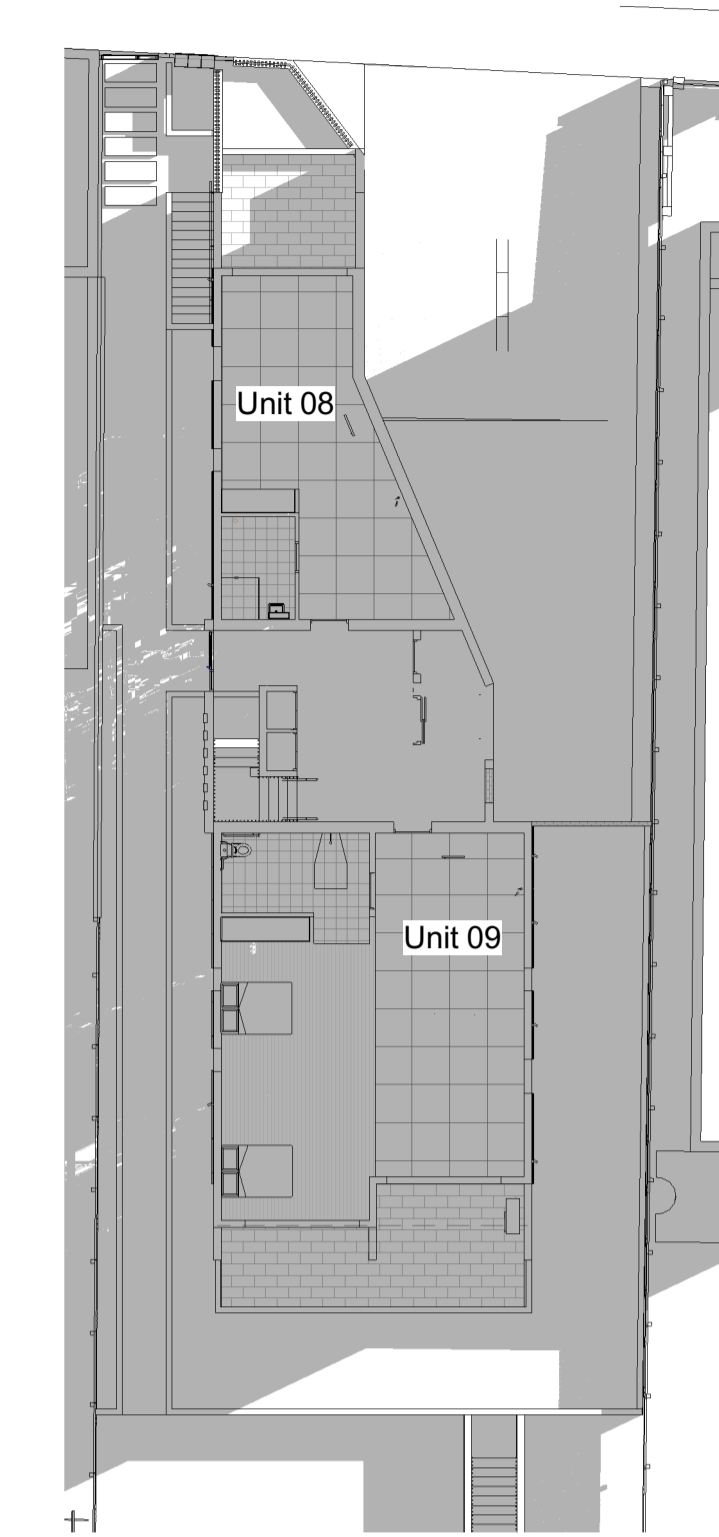
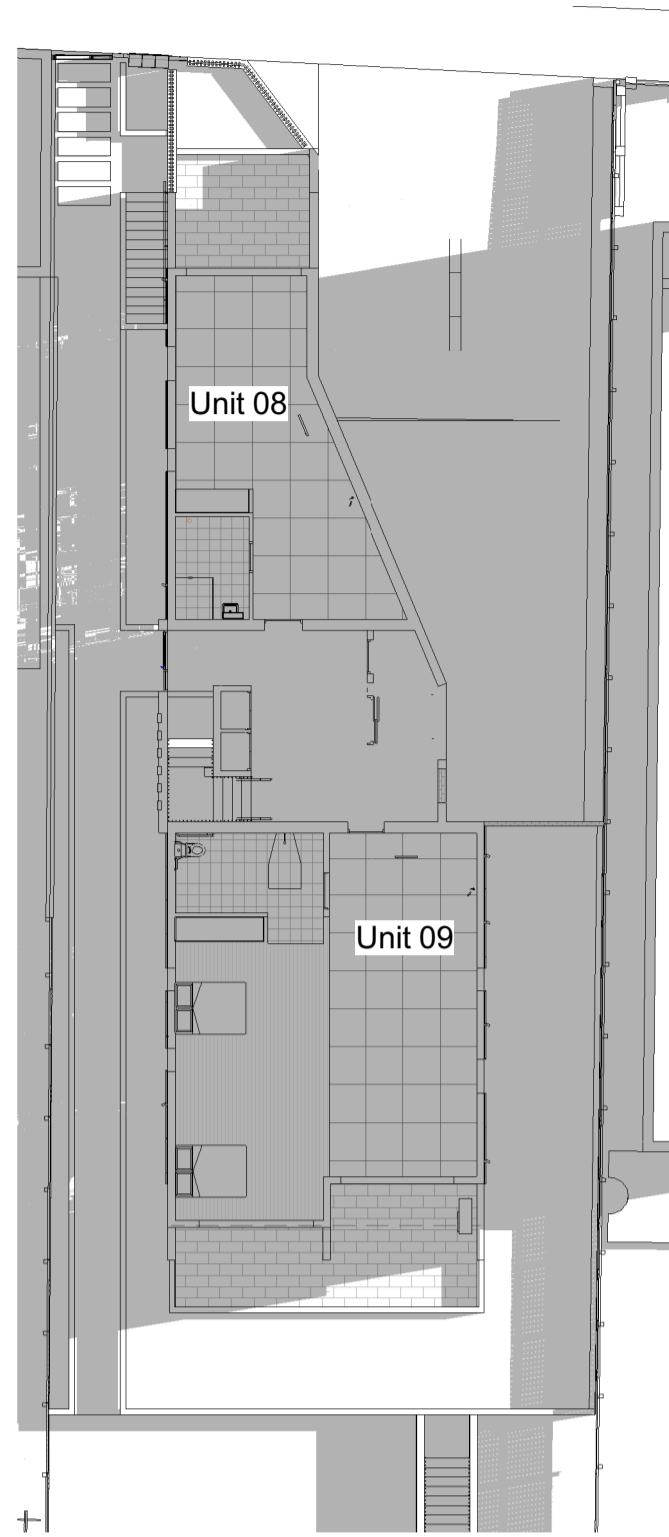
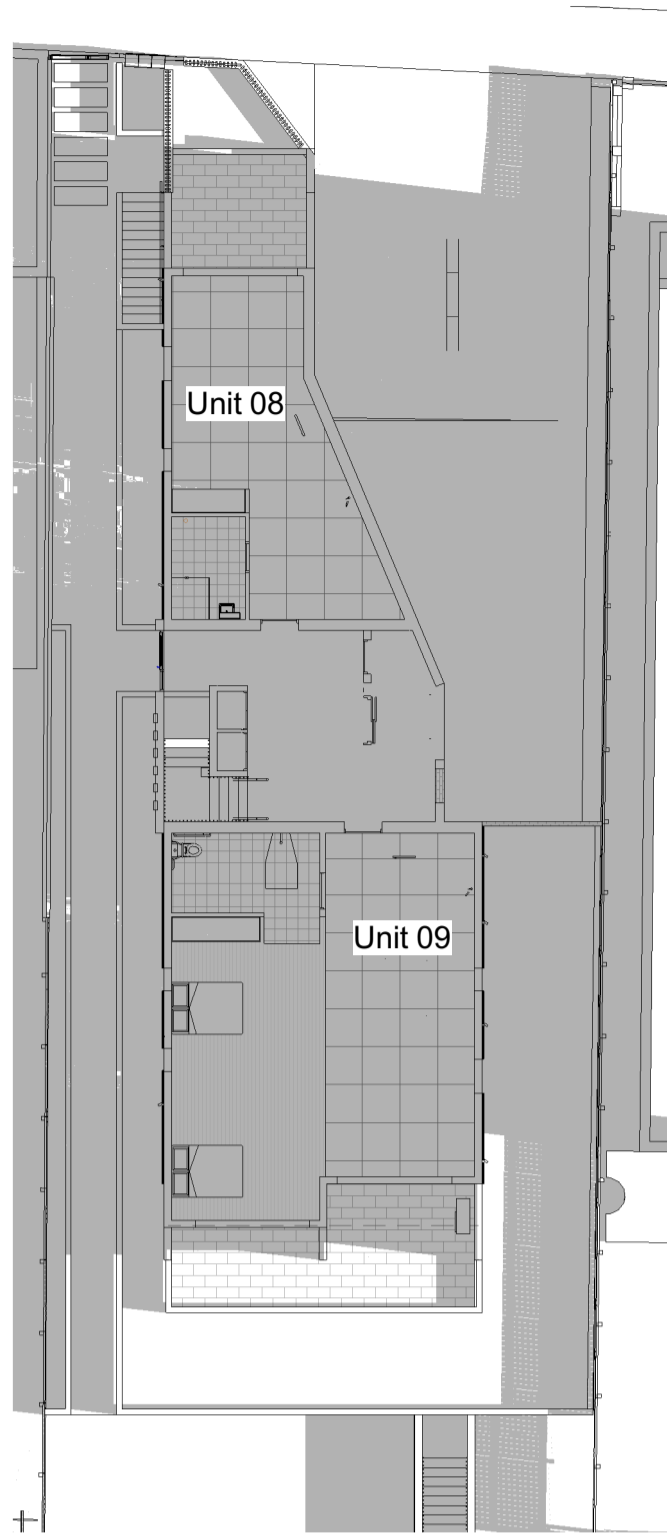
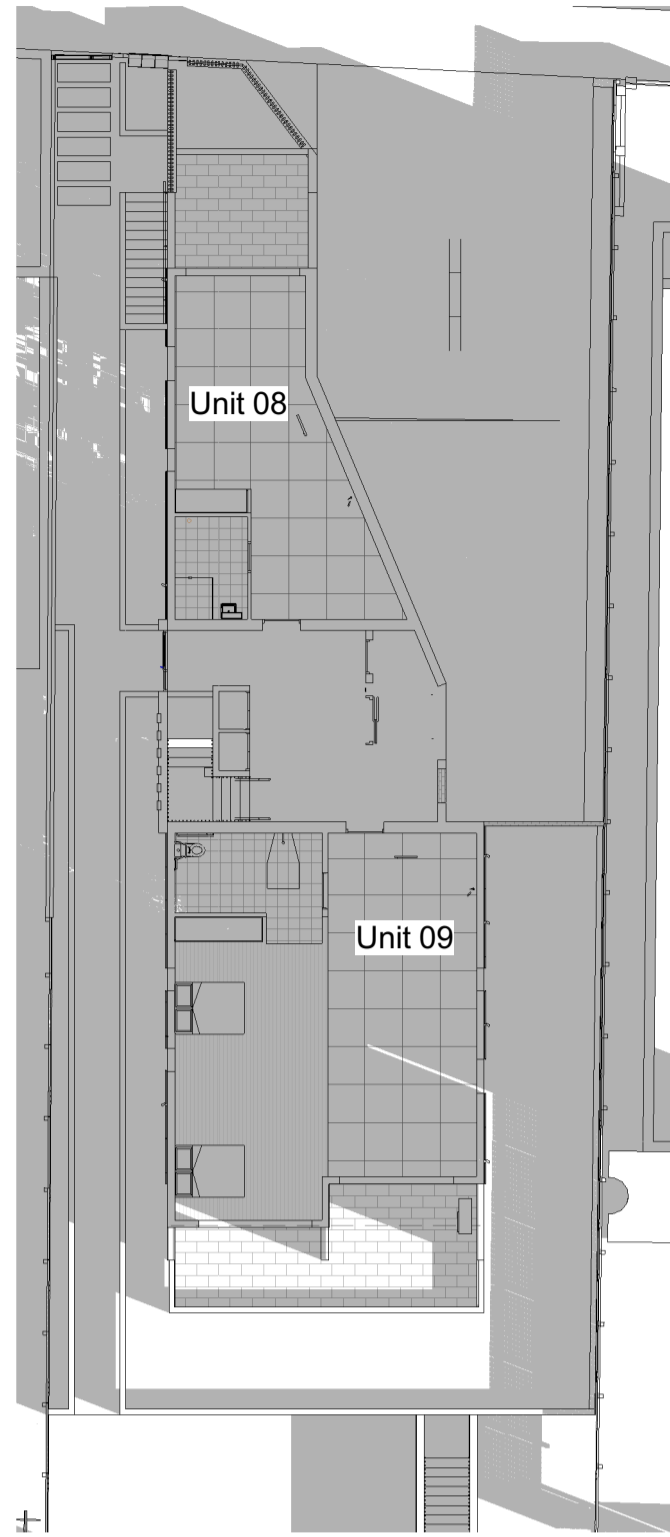
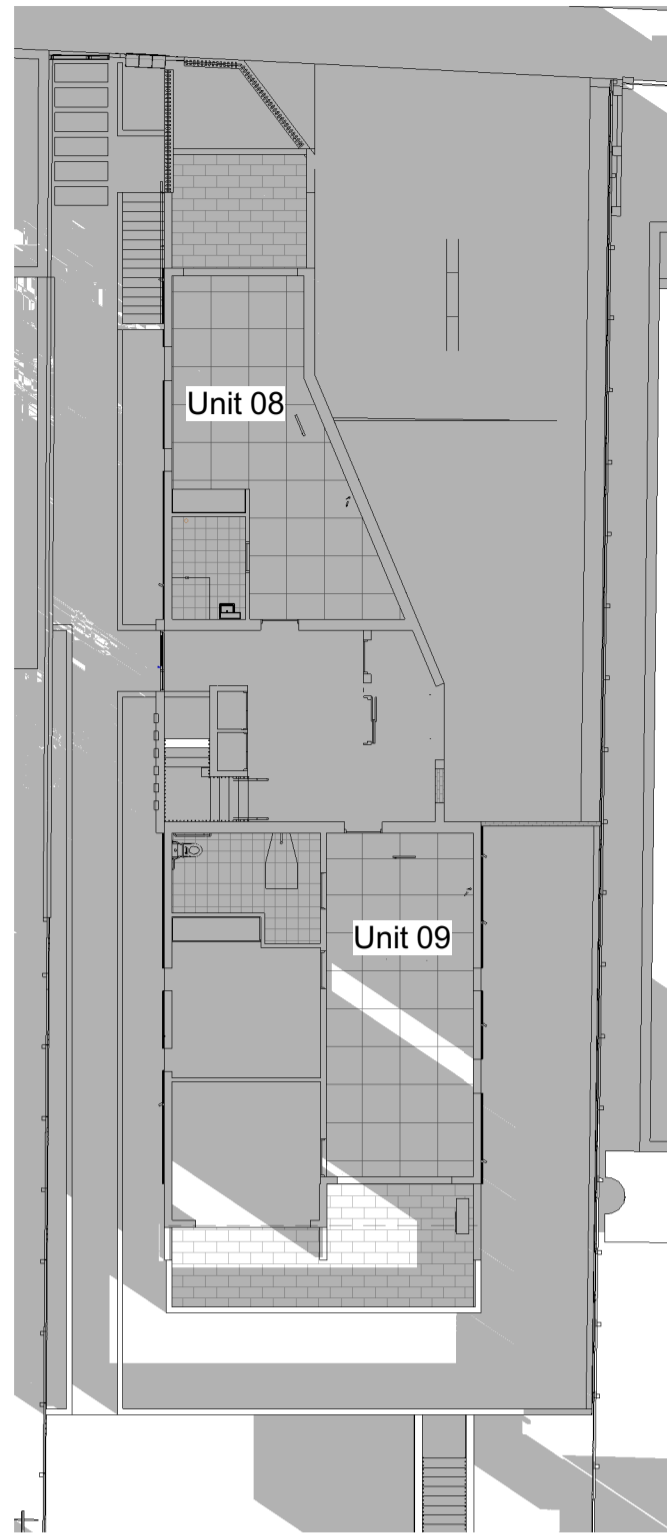
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NOT For Construction

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

C:\Revit Local\CR00216 Paul St Bondj Junction\CR00216 DA Local Model 180104.rvt		JOB No.	CR100216
TITLE	Solar Access Study	DATE	21.10.16
		SCALE	A1 @ As indicated
		DWG No.	DA.701 C



21 June 9am GF

21 June 10am GF

21 June 11am GF

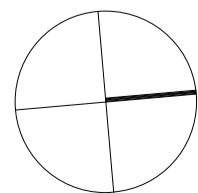
21 June 12pm GF

21 June 1pm GF

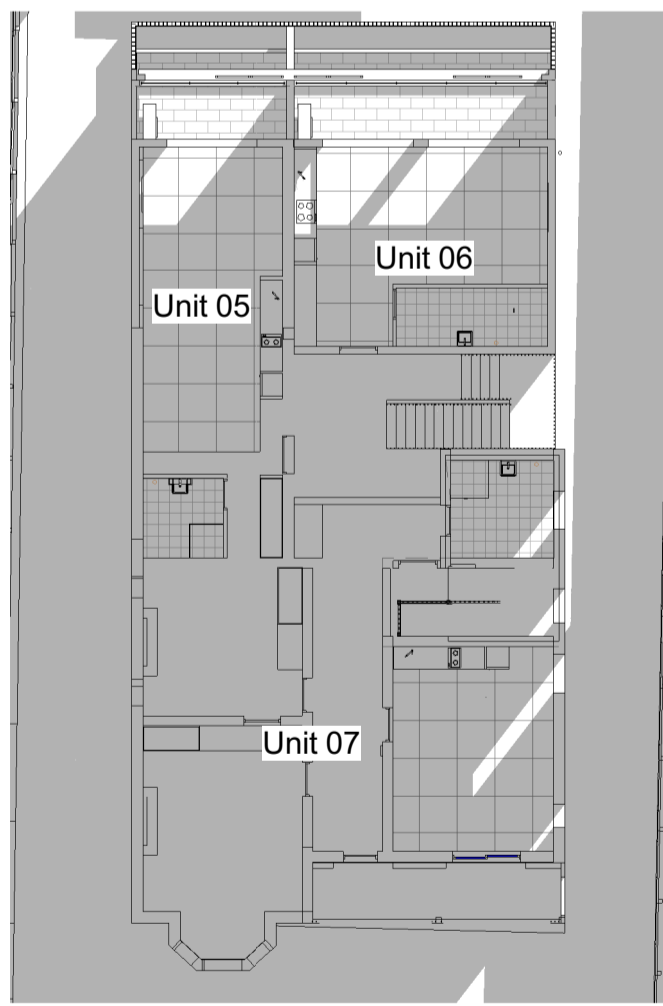
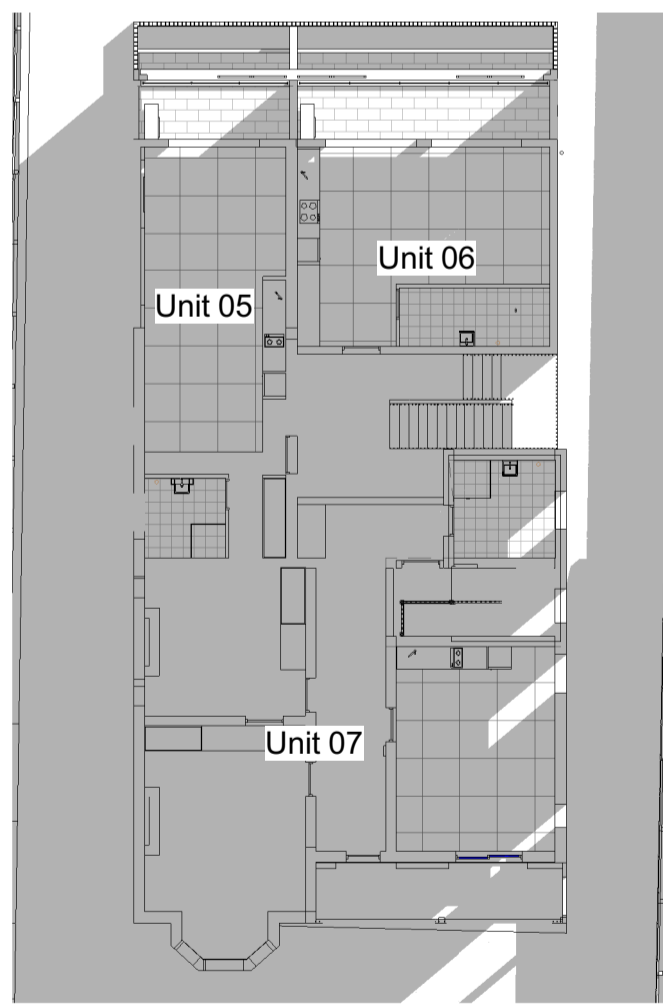
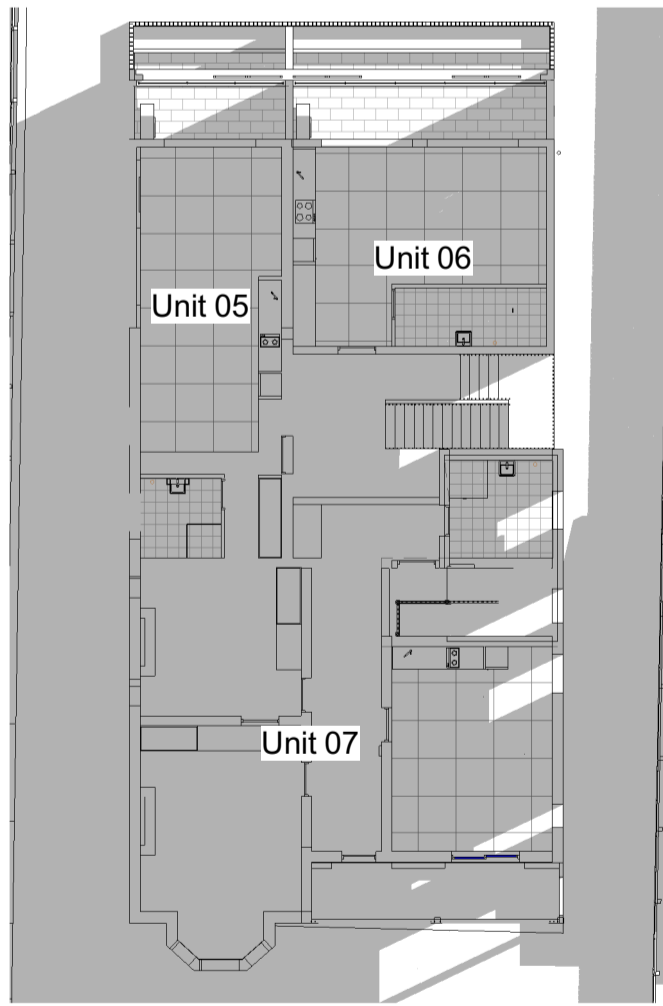
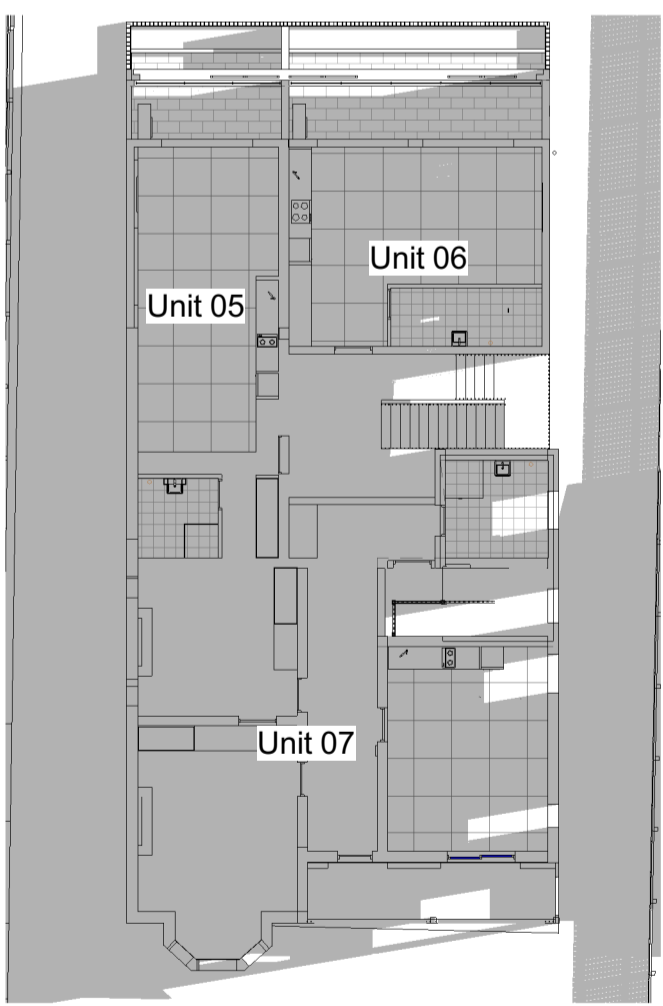
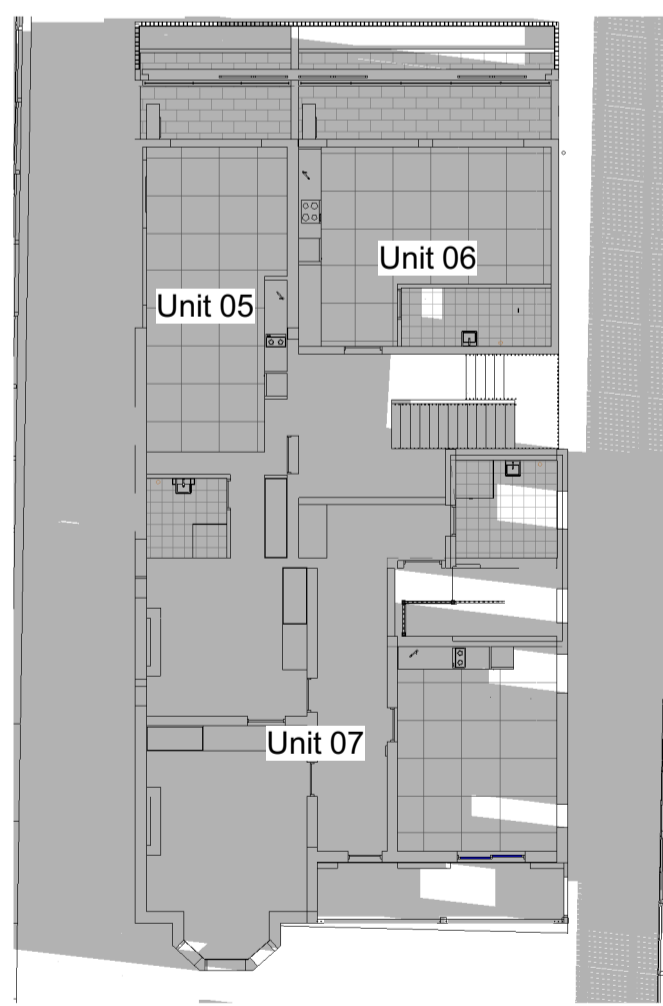
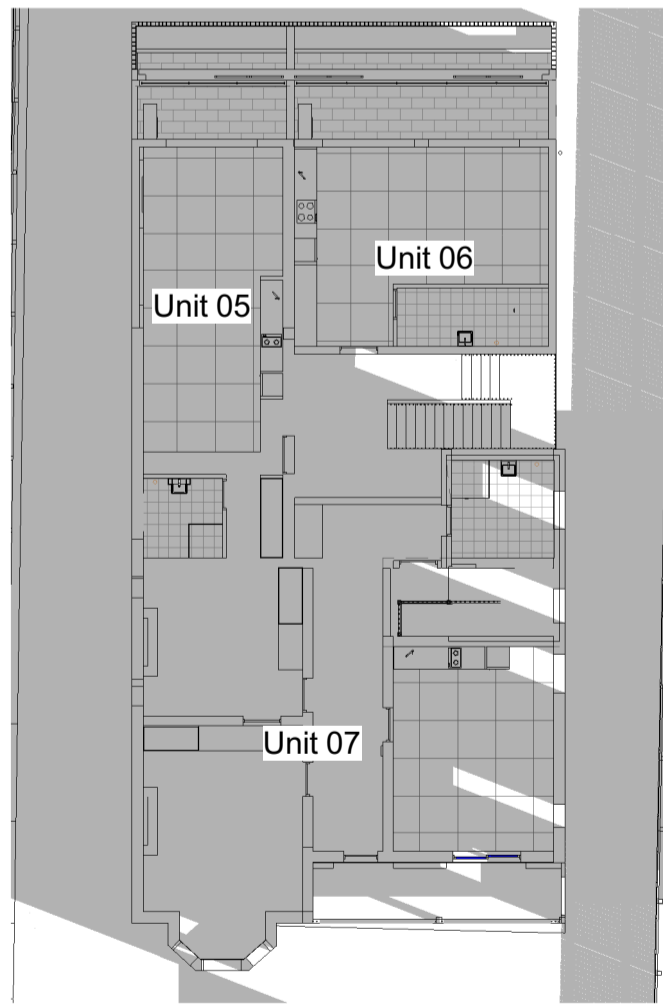
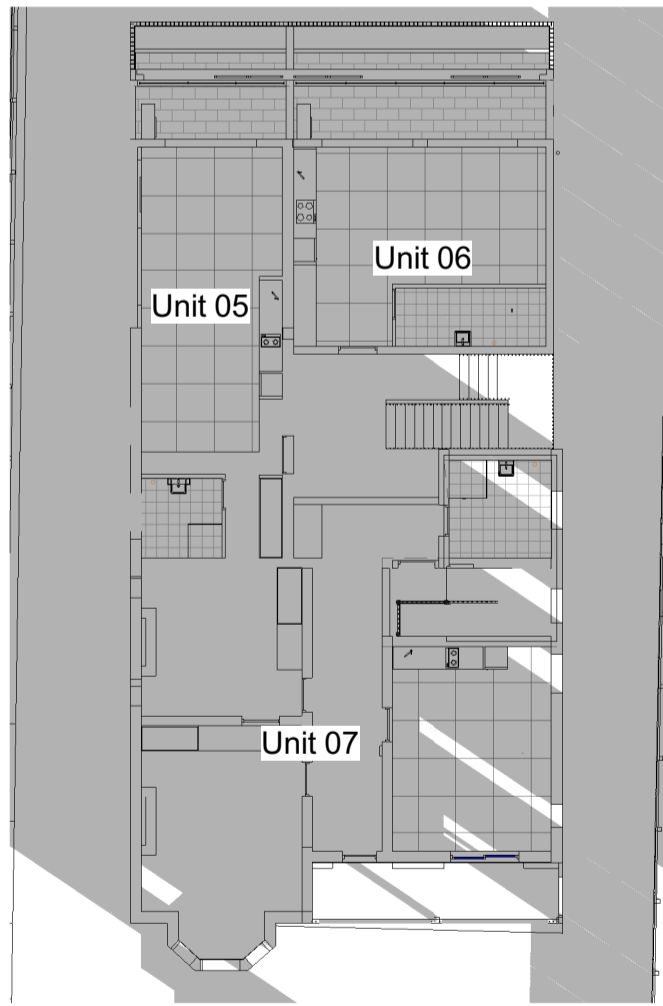
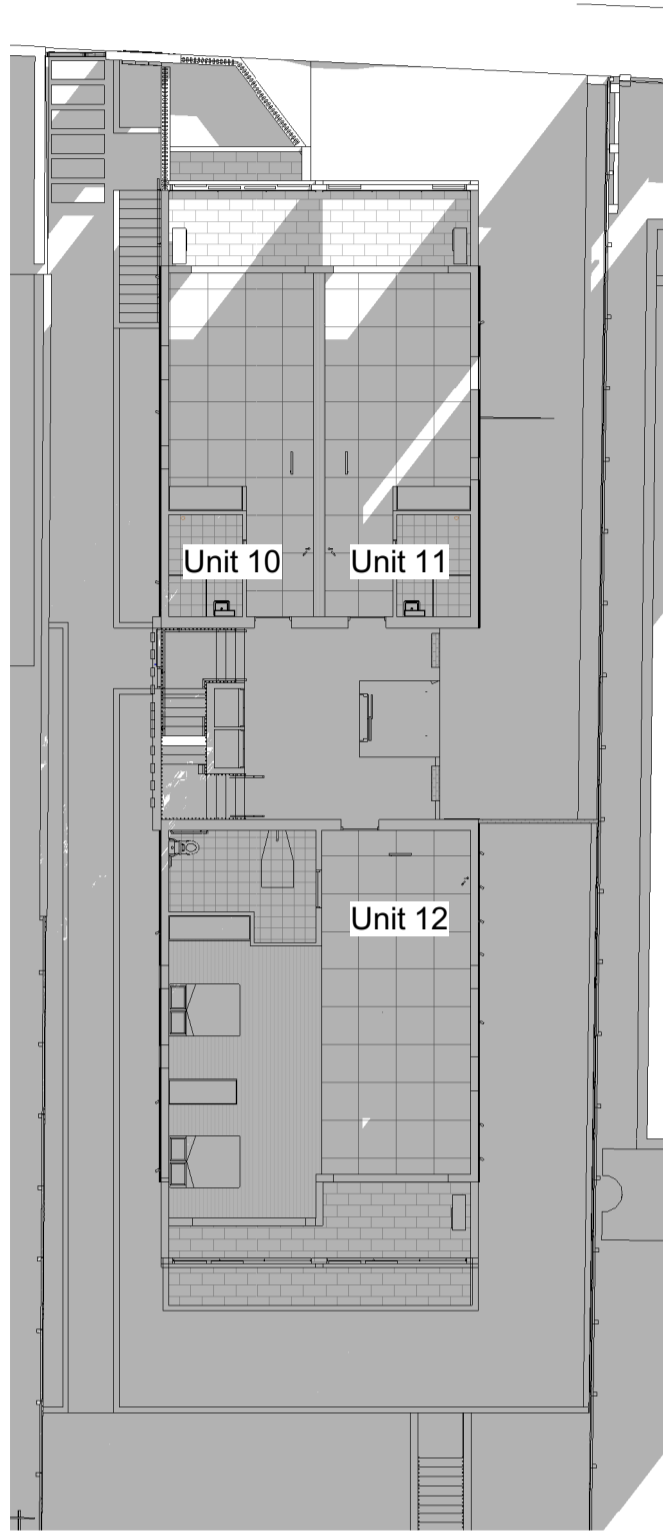
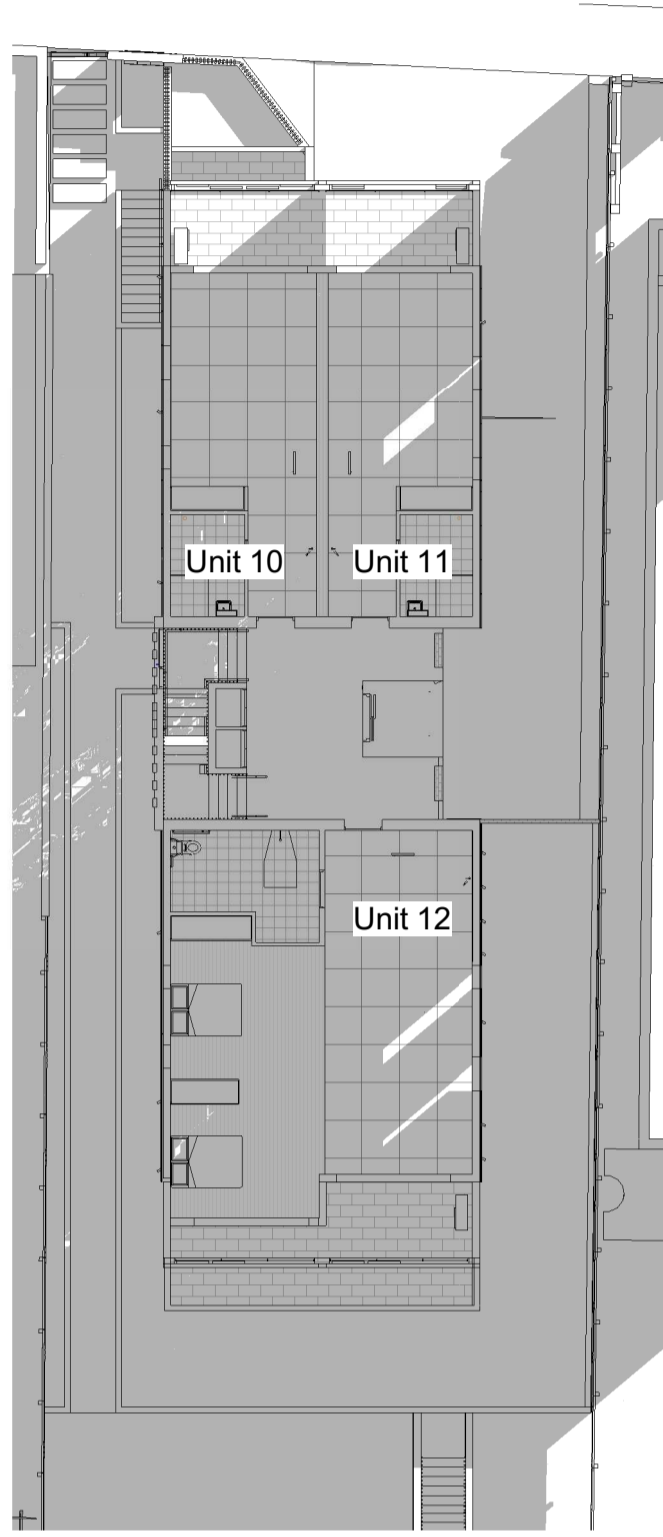
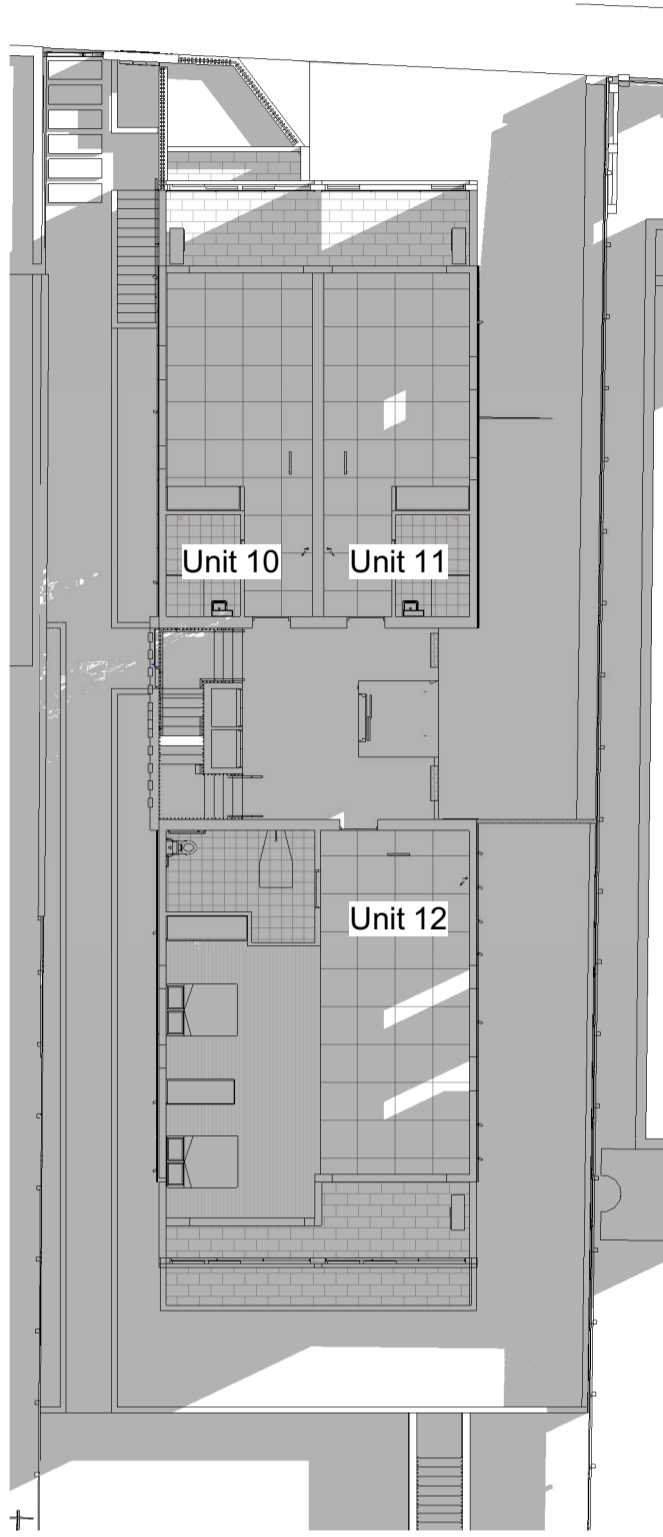
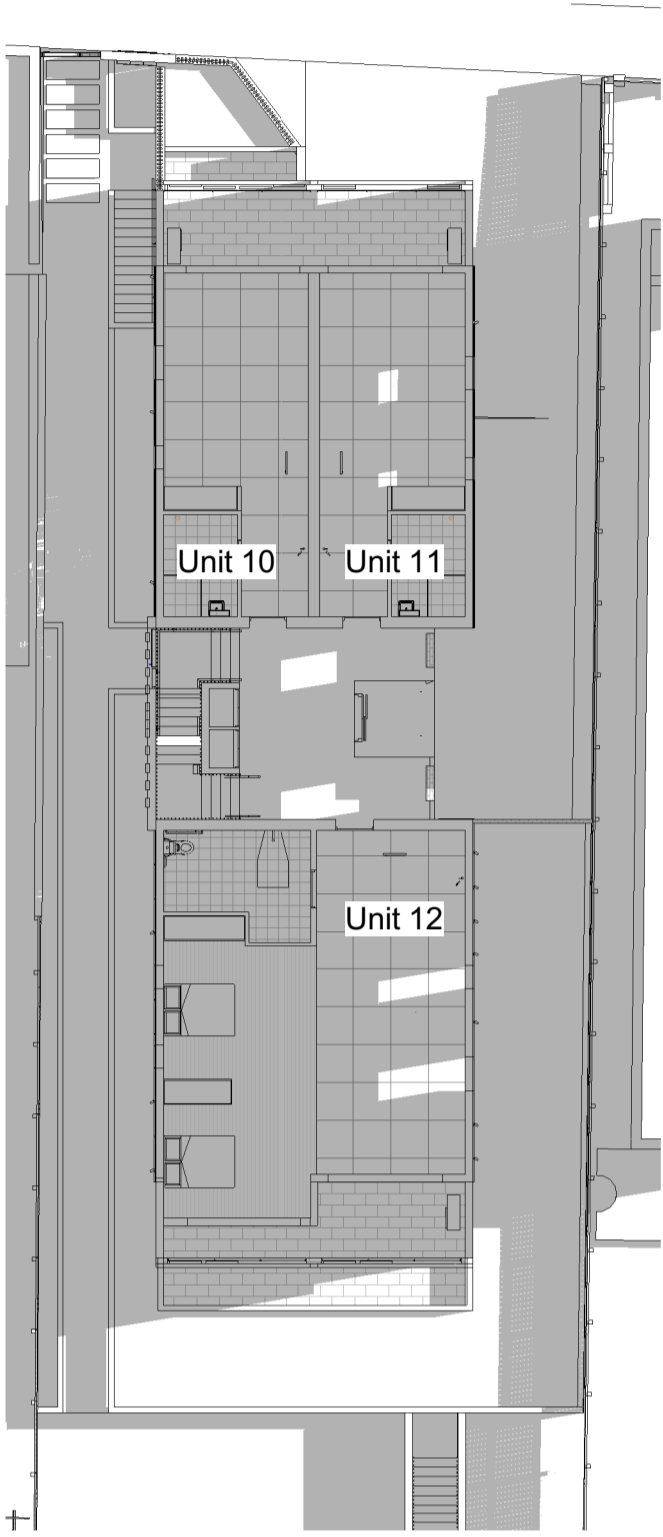
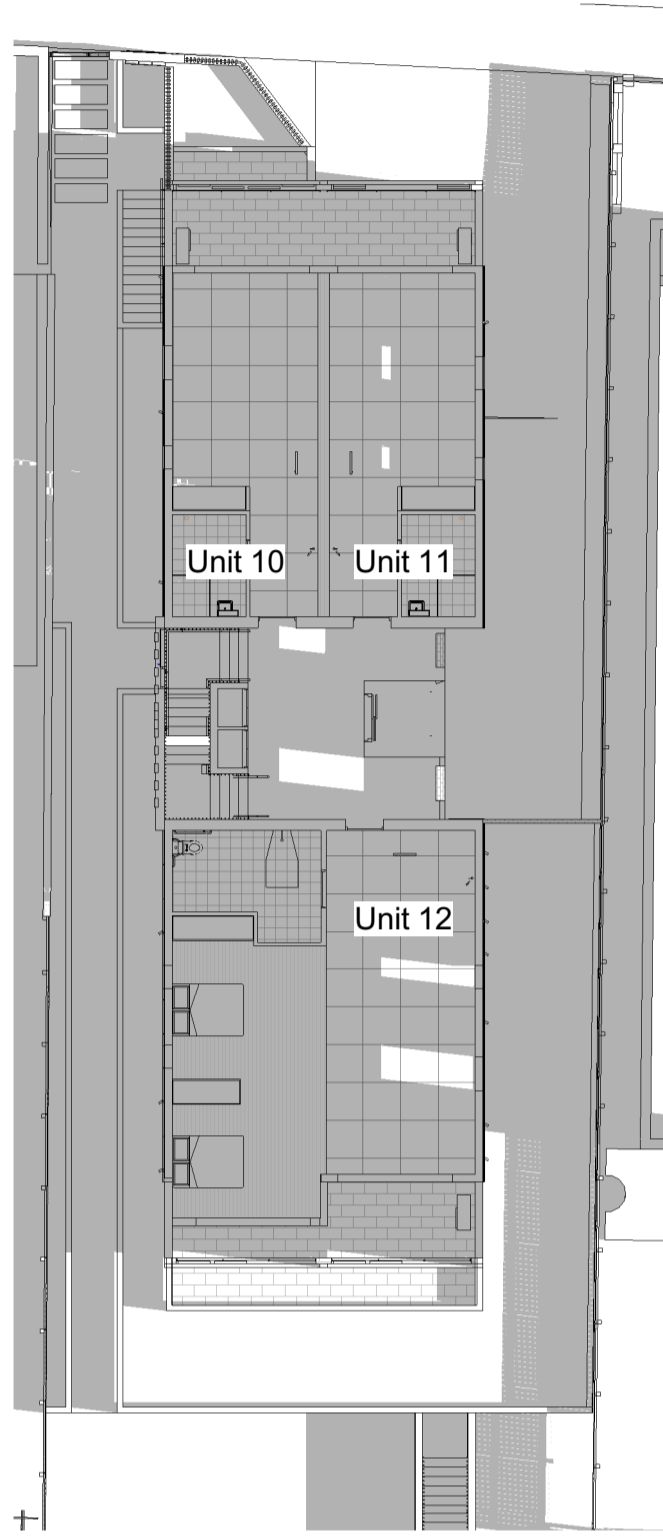
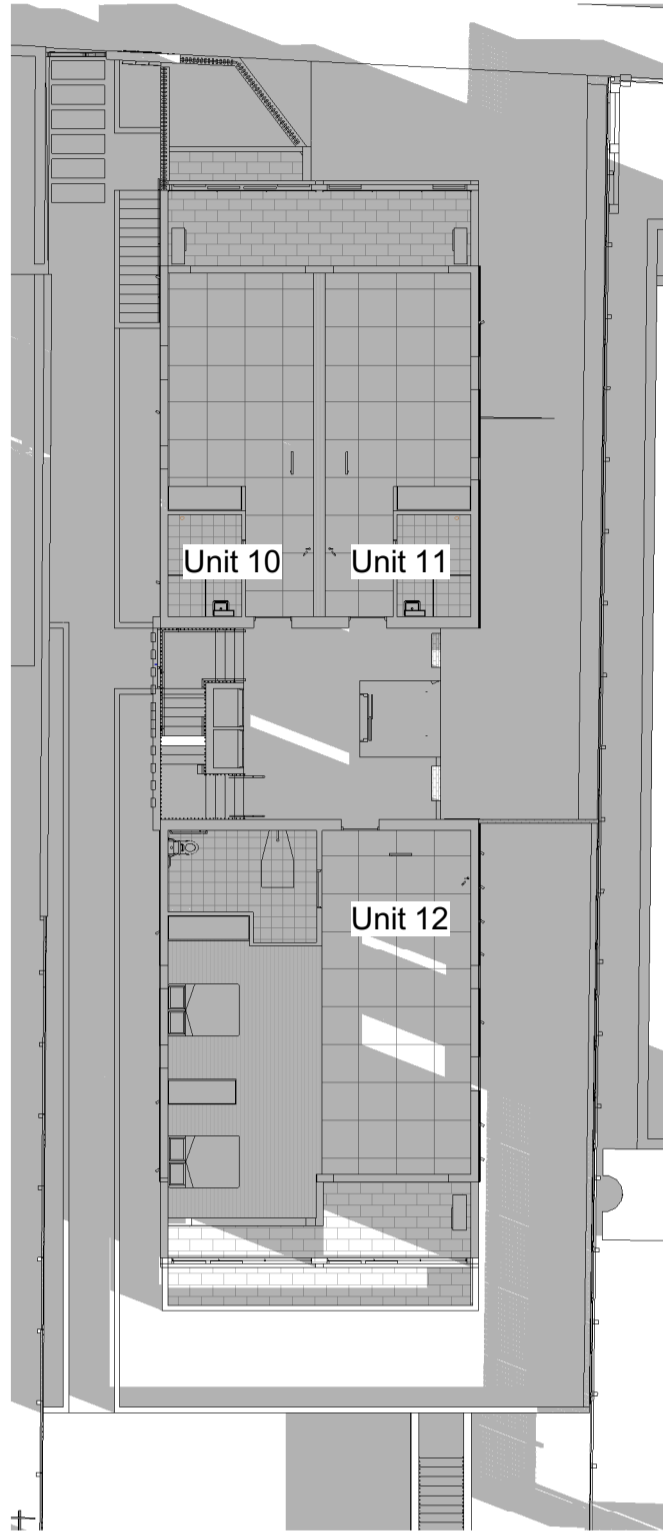
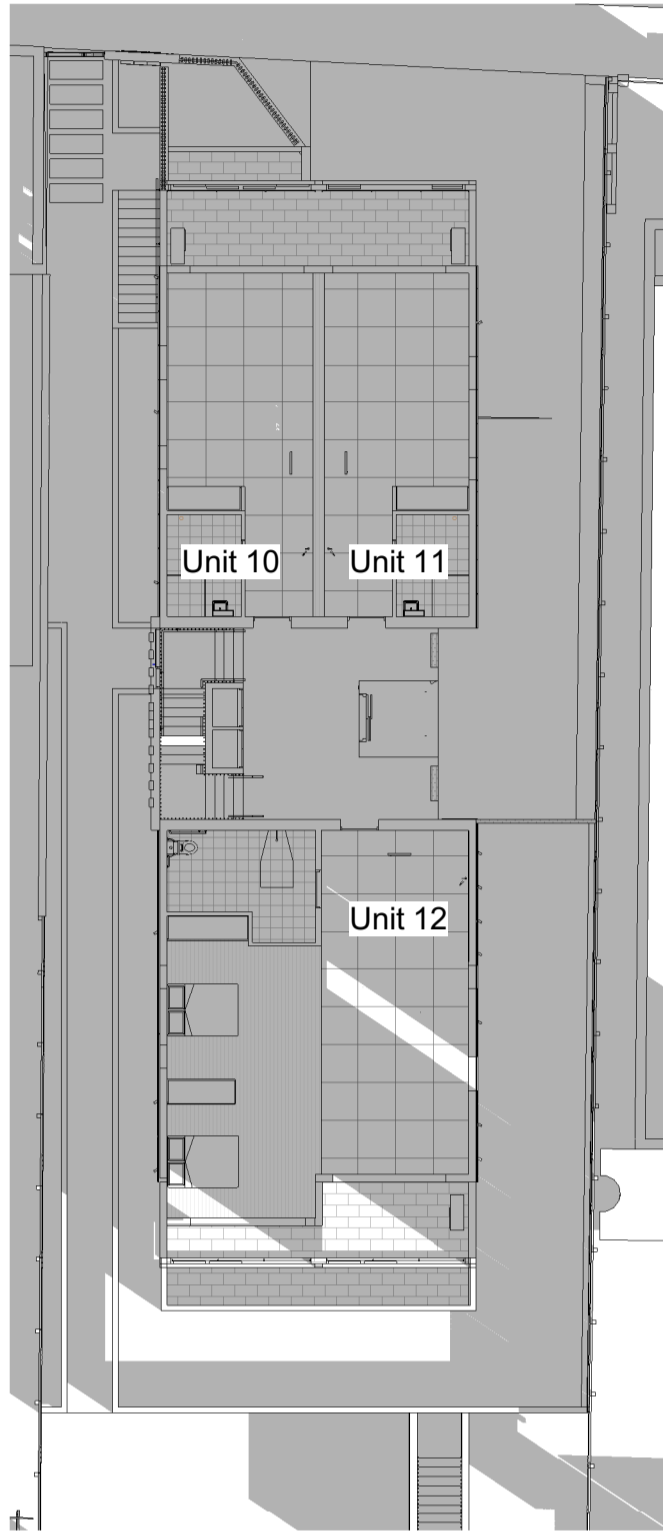
21 June 2pm GF

21 June 3pm GF

DEVELOPMENT APPLICATION		
Rev	Description	Date
A	Plans/Elevations/Sections Revised Following Council Email 2nd Jan 2016	05.01.16



TITLE	C:\NJA Local\CR00216 27 Paul St Bondi Junction\CR00216 DA GT Local 171107.rvt		JOB No.	CR00216
	Direct Sunlight Study - Ground Floor		DATE	21.10.16
			SCALE	A1 @
			DWG No.	DA.705 A



21 June 9am L1

21 June 10am L1

21 June 11am L1

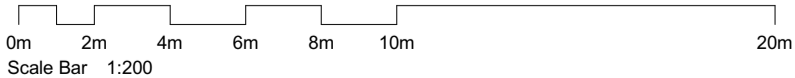
21 June 12pm L1

21 June 1pm L1

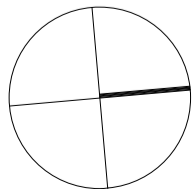
21 June 2pm L1

21 June 3pm L1

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



NOT For Construction

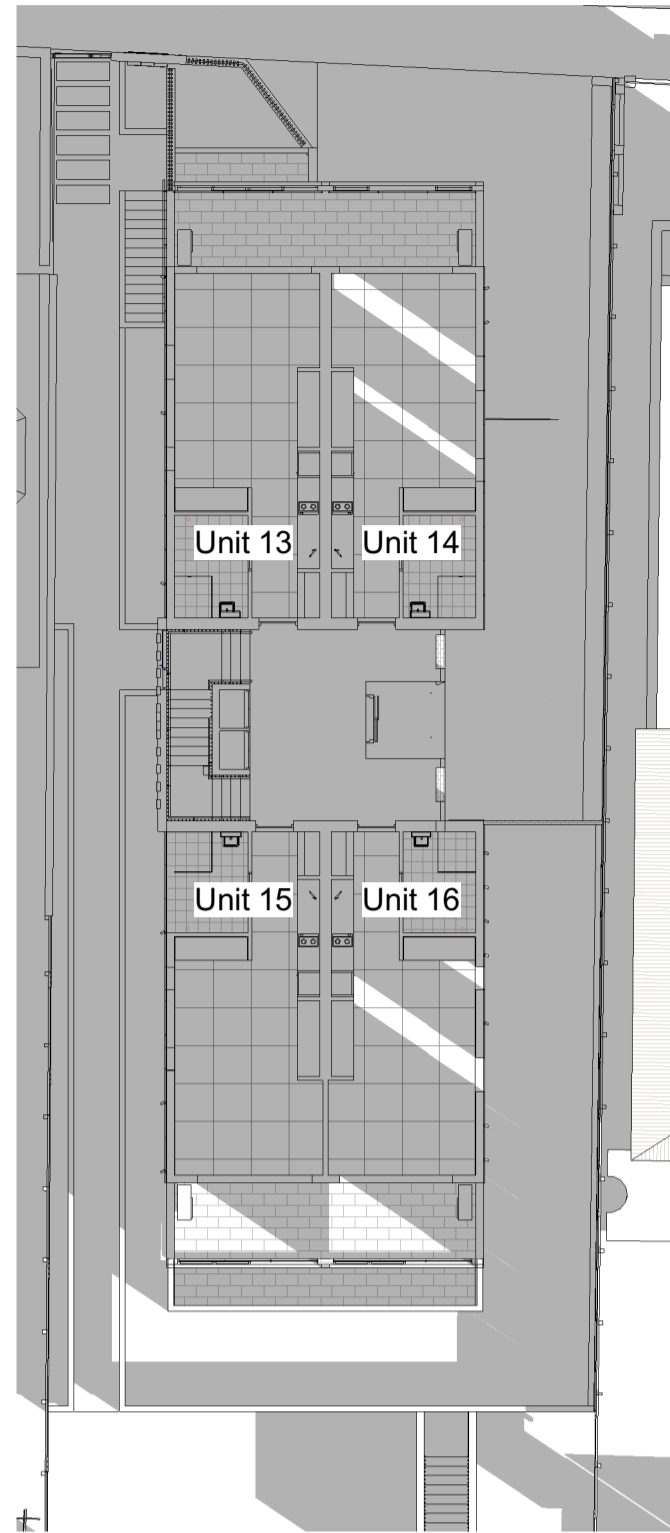


8-10 COUNCIL AND 27 PAUL ST BONDI JUNCTION NSW 2022

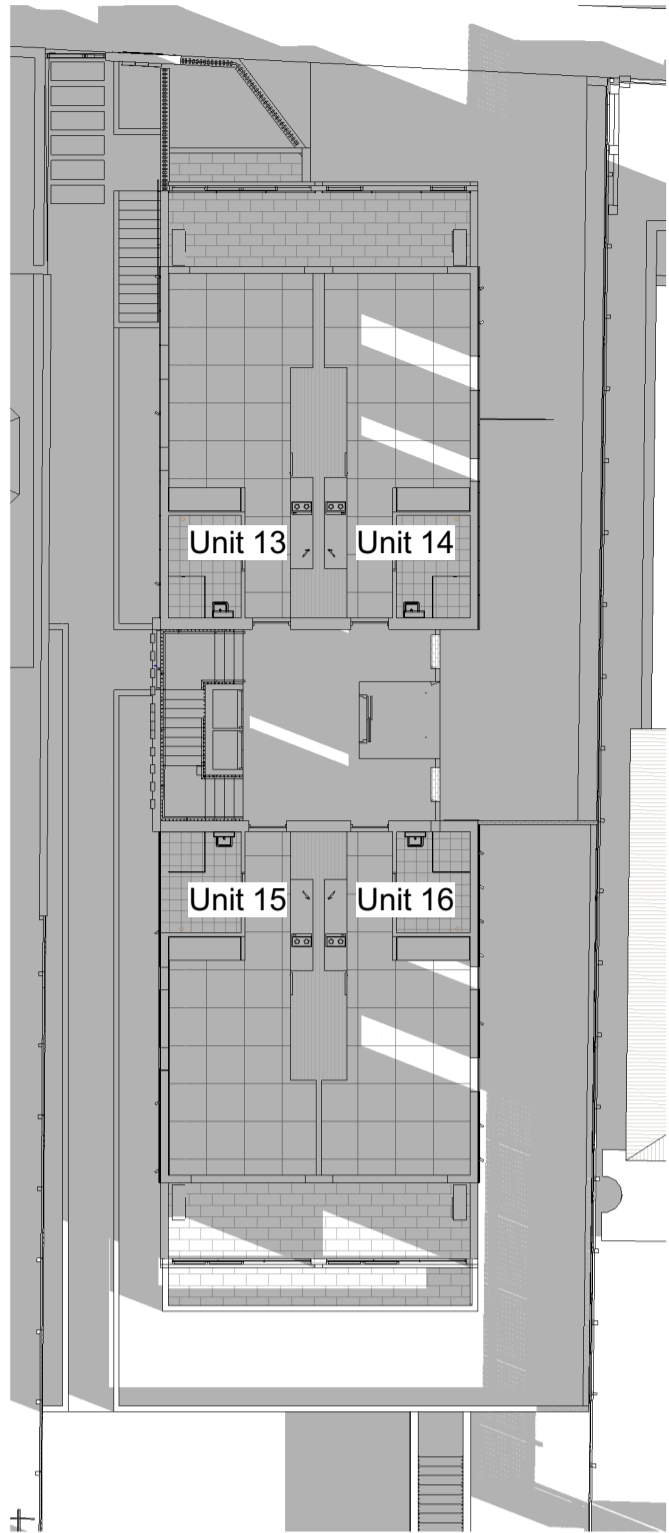
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Direct Sunlight Study - L1

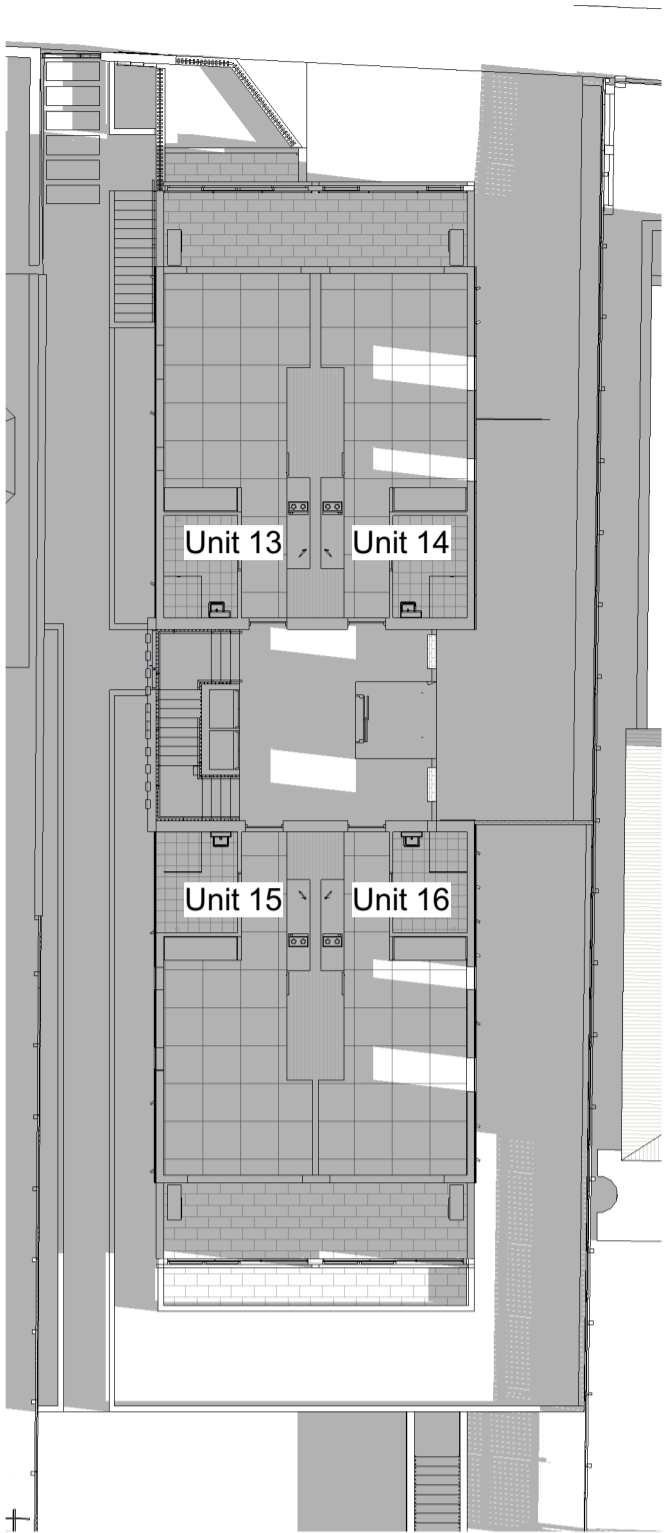
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DATE	21.10.16
SCALE	A1 @
DWG No.	DA.706 A



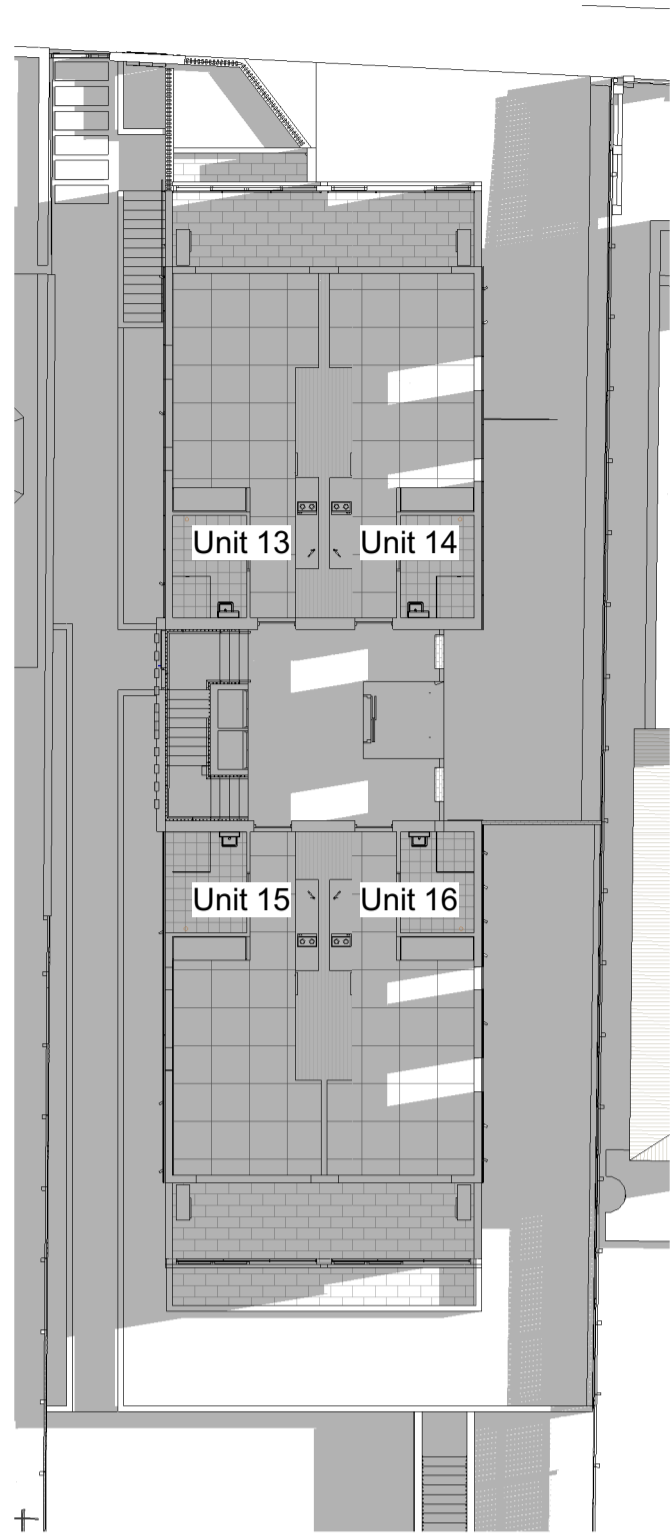
21 June 9am L2



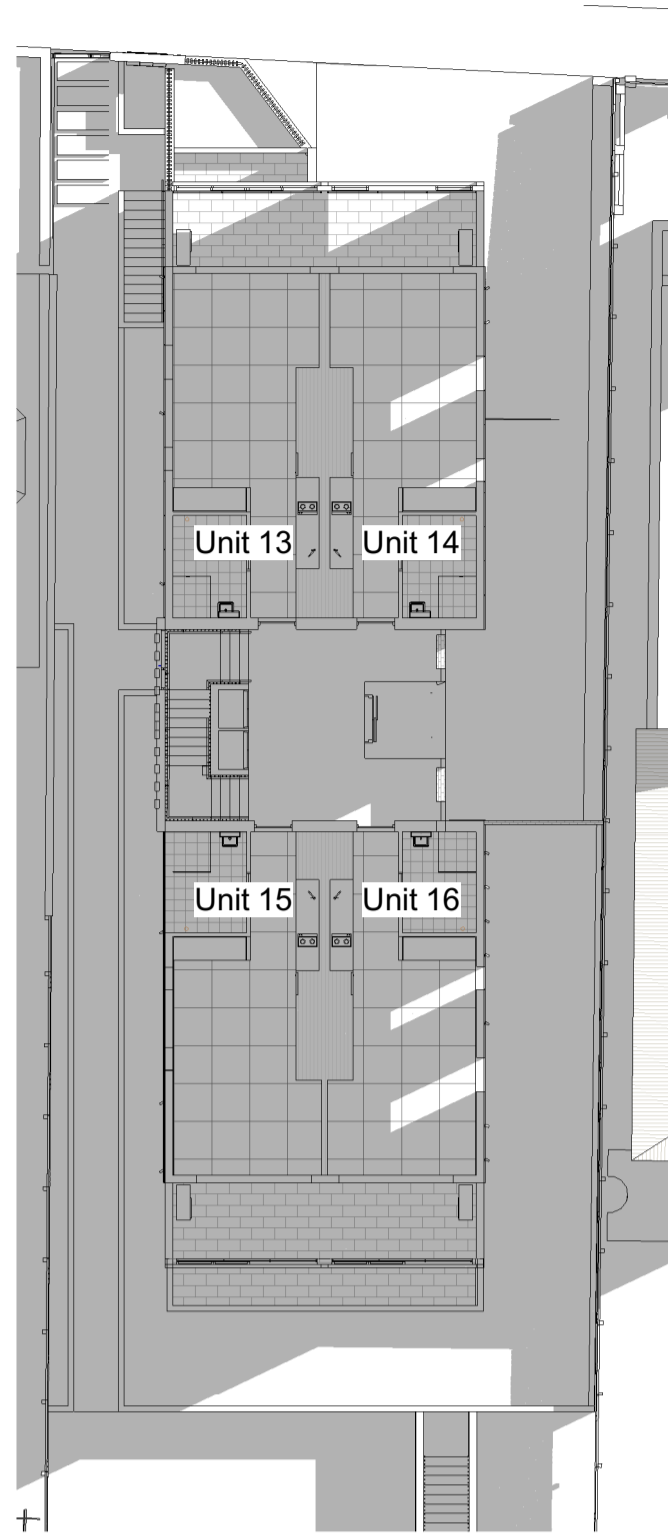
21 June 10am L2



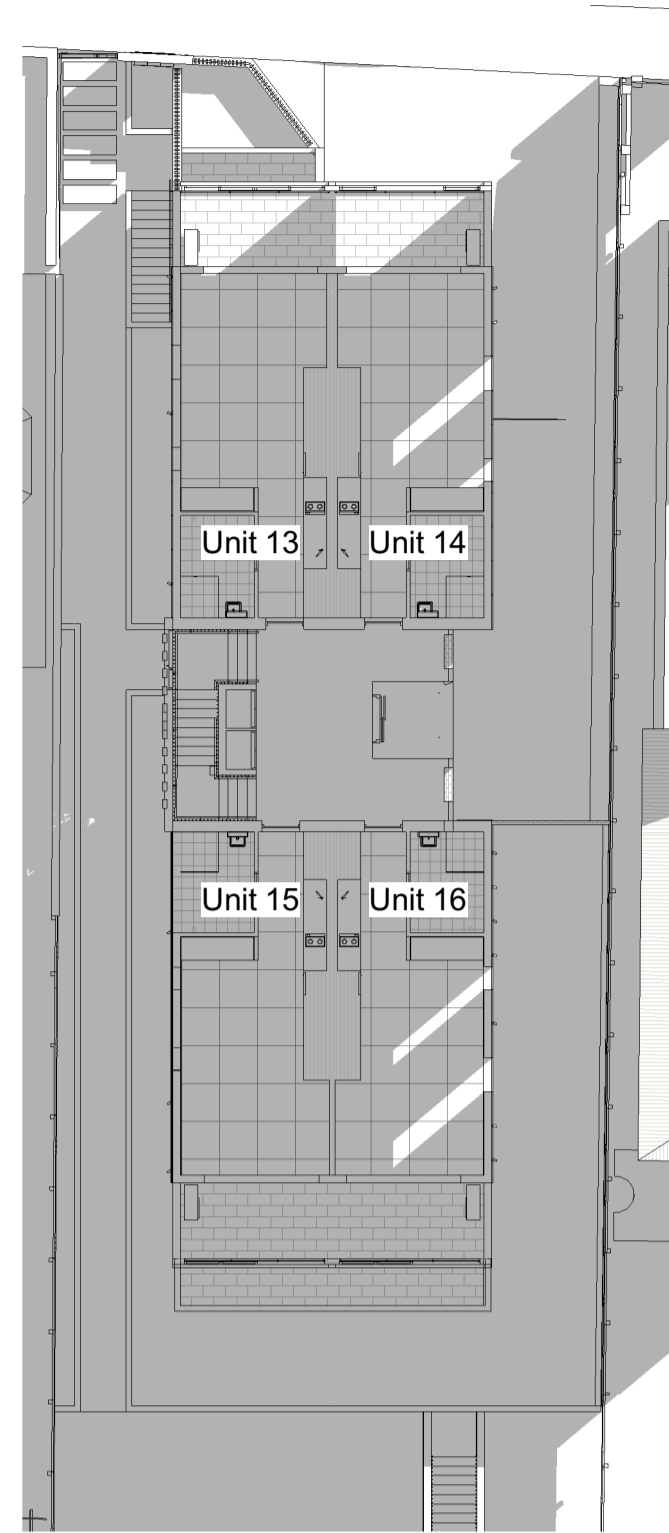
21 June 11am L2



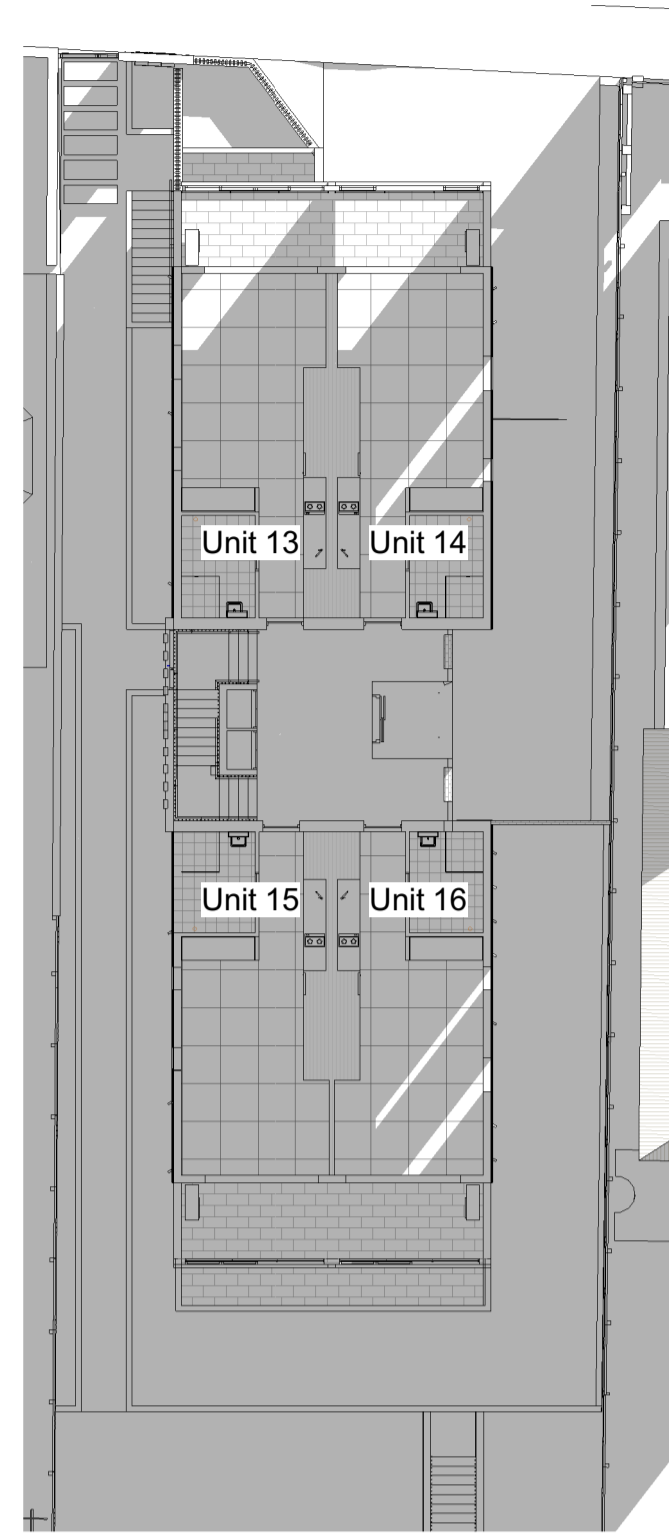
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21 June 1pm L2

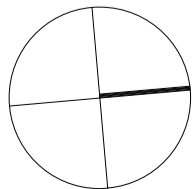


21 June 2pm L2



21 June 3pm L2

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



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

TITLE	C:\NJA Local\CR00216 27 Paul St Bondi Junction\CR00216 DA GT Local 171107.rvt		JOB No.	CR00216
	Direct Sunlight Study - L2		DATE	21.10.16
			SCALE	A1 @
			DWG No.	DA.707 A