

47-55 GRAFTON STREET

AMENDED

BONDI JUNCTION, NSW 2022

Development Application - POST REVISED DA SUBMISSION APRIL 2019

ARCHITECTURAL DRAWINGS IN RESPONSE TO DEFERRAL

A0000 to A0089	REV	TITLE, COVER PAGE, SITE	A0200 to A0399	REV	ELEVATIONS AND SECTIONS
A-0000	H	COVER PAGE	A-0200	F	ELEVATION 1 - NORTH
A-0001	F	EXECUTIVE SUMMARY	A-0201	F	ELEVATION 2 - SOUTH
A-0001-1	B	REVISIONS SCHEDULE	A-0202	G	ELEVATION 3 - EAST
A-0001-2	C	REVISIONS SCHEDULE	A-0203	G	ELEVATION 4 - WEST
A-0002	F	PERSPECTIVE 01 - GRAFTON STREET	A-0205	F	PODIUM NORTH ELEVATION
A-0003	F	PERSPECTIVE 02 - HEGARTY LANE WEST	A-0206	F	PODIUM SOUTH ELEVATION
A-0004	D	PERSPECTIVE 03 - HEGARTY LANE EAST	A-0207	F	PODIUM EAST ELEVATION
A-0005	B	PERSPECTIVE 04 - OPEN WALKWAYS	A-0208	F	PODIUM WEST ELEVATION
A-0010	F	LOCATION PLAN	A-0300	G	SECTIONS
A-0011	F	SITE ANALYSIS	A-0310	A	RETAIL SECTIONS
A-0020	C	SURVEY PLAN	A-0311	A	TYPICAL TOWER FLOOR TO FLOOR
A-0021	E	TUNNEL & EASEMENTS PLAN	A-0312	A	COMMERCIAL SECTIONS
A-0022	E	DEMOLITION PLAN	A-0320	A	BASEMENT SECTIONS 01
			A-0321	A	BASEMENT SECTIONS 02
			A-0322	A	BASEMENT SECTIONS 03

A0090 to A0149	REV	GENERAL ARRANGEMENT	A0400 to A0499	REV	COMPLIANCE DIAGRAMS
A-0098	G	BASEMENT 03	A-0400	E	GROSS FLOOR AREA FSR DIAGRAMS 01
A-0099	G	GROUND FLOOR + BASEMENT 02	A-0401	E	GROSS FLOOR AREA FSR DIAGRAMS 02
A-0100	G	BASEMENT 01	A-0402	E	GROSS FLOOR AREA FSR DIAGRAMS 03
A-0101	F	LEVEL 01	A-0403	E	GROSS FLOOR AREA FSR DIAGRAMS 04
A-0102	F	LEVEL 02	A-0405	E	APARTMENT MIX DIAGRAM 01
A-0103	F	LEVEL 03	A-0406	E	APARTMENT MIX DIAGRAM 02
A-0104	F	LEVEL 04	A-0410	E	STORAGE DIAGRAMS 01
A-0105	F	LEVEL 05	A-0411	E	STORAGE DIAGRAMS 02
A-0106	F	LEVEL 06	A-0420	E	CROSS VENTILATION DIAGRAMS
A-0107	F	LEVEL 07	A-0425	A	NATURAL VENTILATION
A-0108	F	LEVEL 08	A-0430	F	SUN EYE VIEW 21 JUNE 01
A-0109	F	LEVEL 09	A-0431	F	SUN EYE VIEW 21 JUNE 02
A-0110	F	LEVEL 10	A-0432	B	SUN EYE VIEW 21 JANUARY
A-0111	F	LEVEL 11	A-0433	A	SOLAR ACCESS - SUMMER - PODIUM
A-0112	F	LEVEL 12	A-0440	G	COMPLIANCE SHADOW DIAGRAMS - 9AM - 21 JUNE
A-0113	F	LEVEL 13	A-0441	B	COMPLIANCE SHADOW DIAGRAMS - 12PM - 21 JUNE
A-0114	F	LEVEL 14	A-0442	B	COMPLIANCE SHADOW DIAGRAMS - 3PM - 21 JUNE
A-0115	F	LEVEL 15	A-0450	D	COMMUNAL OPEN SPACE DIAGRAMS
A-0116	F	LEVEL 16	A-0460	A	GLAZING DIAGRAMS 01
A-0117	F	LEVEL 17	A-0461	A	GLAZING DIAGRAMS 02
A-0118	F	LEVEL 18	A-0465	B	SETBACK DIAGRAMS
A-0119	G	LEVEL 19	A-0470	C	3D VIEW HEIGHT PLANE
A-0120	G	LEVEL 20 (PLANT)	A-0472	B	DETAIL 3D HEIGHT PLANE 01
A-0121	G	ROOF PLAN	A-0473	B	DETAIL 3D HEIGHT PLANE 02
			A-0474	A	SUN EYE VIEW ADG COMPARISON 01
			A-0475	A	SUN EYE VIEW ADG COMPARISON 02
			A-0476	A	SHADOW IMPACT DIAGRAMS PROPOSED 01
			A-0477	A	SHADOW IMPACT DIAGRAMS PROPOSED 02
			A-0480	A	3D VIEW EXISTING BUILDING
			A-0490	B	FACADE MAINTENANCE DIAGRAM

A0500 to A0599	REV	EXTERNAL FINISHES
A-0500	E	EXTERNAL FINISHES
A-0510	A	EXTERIOR FINISHES & COLOURS



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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

NO.				REVISION				BY				CHK				DATE				NO.				REVISION				BY				CHK				DATE				LEGEND				KEY PLAN				CLIENT				ARCHITECT				PROJECT				DATE				DRAWN				KL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Deferral Response Drawing Revision Schedule				
WCC Deferral Letter - 26/07/19				
WCC Reference	Subject	WCC Deferral Text	Arch Dwg Rev Ref No	Drawing Revision Description
AM		AMENITY		
AM-19		The lap pool area should be provided with change rooms and amenities.	AM19.1	An accessible bathroom has been provided adjacent to the pool lift. Refer drawing A-0105/F.
AM-20		Consider the inclusion of an internal community room for resident meetings or functions as previously suggested by the Design Excellence Panel.	---	An internal community room has not been provided as there are other meeting venues available on site by arrangement with the retail operators or off-site at hotel/function facilities within the Bondi Junction CBD. The ongoing use of such on and off site facilities provides support for local businesses.
AM-21		Communal open space in the south east portion of the site should have universal access.	AM21.1	The East side Level 1 Courtyard has been simplified by the removal of the raised slab over the former Basement 1 Loading area there by providing level access to all paved and seating areas. Refer drawing A-0101/F
AM-22		Apartment 1.11 may not comply to Access to Premises requirements – a very small adjustment is required.	AM22.1	Level 1 Southern entrance landscape courtyards and pathways have been modified to align with the reduced walkways above and on the East side simplified by the removal of the raised slab over the former Basement 1 Loading area. Accessibility restrictions previously identified have been removed. Refer drawing A-0101/F
AM-23		Level 5 plans do not indicate how occupants access the private terraces as no doors are indicated on the plans.	AM23.1	Arrow symbols have been added to the Level 5 façade window wall to indicate sliding glazed doors consistent with the symbols on the other drawings. Refer drawing A-0105/F
AS		AESTHETICS		
AS-24		Large 1:20 wall sections would assist understanding of how the various material finishes and details will be allocated to the facades, and cross referenced to the indicative external finishes with a colour palette	AS24.1	A new drawing has been created with a series of notated colour façade close up 3D views taken from the Deferral Response Model. The views have been tagged with the exterior finishes material code shown in previous applications, drawing A-0500/E, with additional notation added to describe the content of the 3D views to assist with a more complete understanding of the exterior form and finishes. Refer drawing A-0500/E and A-0510/A.
AM		ADDITIONAL MATTERS		
AM-25		Show the ceiling heights of the commercial/retail premises. More sections are required that demonstrate that the floor-to-floor heights work within the height limit.	AM25.1	New sections have been provided indication the commercial and retail ceiling heights. Refer new drawings A-0310/A and A-0312/A
			AM25.2	New detailed section drawing for the typical residential floor to floor height (3050mm) has been included. 3050mm F to floor height were an industry standard for many years and successfully used on may multi-residential developments of note, ie Regent Place/Lumiere, Once Central Park, which achieved 2700mm/2400mm ceiling heights. Refer new drawing A-0311/A.
AM-26		Further to the point raised above, the acoustic report should address noise mitigation between the different uses on site and these should be shown on the plans. The section should demonstrate how any acoustic treatment of the ground floor retail tenancies is provided within the floor-to-floor height.	AM26.1	An updated Acoustic Report has been prepared to indicate separation compliance between different usage zones. Refer to the separate document. Discontinuous construction and acoustic treatment wall and ceiling zones have been indicated in the new retail section drawing A-310/A.
AM-27	NATHERS & BASIX	NATHERS and BASIX stamped plans are required with all requirements shown on the plans. Updated BASIX/NATHERS certificate are also required.	---	NATHERS and BASIX Stamped Plans are being prepared and will be submitted as soon as possible post the submission of the Deferral Response documents. Refer to the separate document.
AM-28	Separation of Amenities	Commercial tenancies should provide a toilet which is accessed from the commercial tenancies, not from the common residential area. There should be no access to the common residential areas from the commercial uses to ensure security for residents.	AM28.1	Dedicated unisex bathrooms have been introduced on each commercial floor in conjunction with the new Commercial Interfloor stairway. Refer to drawings A-0101/F, A-0102/F and A-0104/F.
			AM28.2	Dedicated Retail PWD bathrooms have been provided on Grafton St and Hegardt Lane. Grafton St PWD bathroom is to be shared with Residential Lobby visitors. Refer to drawing A-0101/F.
AM-29	Kitchen Exhaust	Exhaust/ducting, internal ventilation shaft for the retail shops at ground level needs to be provided/demonstrated on the plans	AM29.1	Duel Kitchen Exhaust risers from the Retail levels through the Podium and Tower to the roof top have been shown on the drawings. Refer amended drawings A-0099/F to A-0120/F.
AM-30	Basement Sections	The parking basement level 01 is behind the retail frontage on Grafton Street. Please provide detail of the treatment of this area including sections.	AM30.1	The floor levels of the basement have been adjusted to accommodate the relocated and expanded loading area (B2). Detailed sections reflecting the changes have been provided. Refer new drawings A-0310/A, A-0320/A, A-0321/A, A-0322/A.
AM-31	i) Waste Management Plan	An updated Waste Management Plan and	---	An updated Waste Management Plan has been prepared to reflect the adjusted Retail and Commercial layout areas and the relocated Garbage Cute and Waste Collection area associated with relocated Loading Area on B2. Refer to the separate document.
	ii) Public Art Strategy	Public Art Strategy are referenced in the documentation and have not been submitted	---	A Public Art Strategy document has been prepared and adjusted to reflect the Deferral response design principles. Refer to the separate document.
		END		

Consequential Revisions			
Revisions are notated in red italic and underlined text.			
	Subject	Amended DA Rev Ref No	Drawing Revision Description
OVERALL REVISIONS			
	Overall - Drawing List	OA1.1	Architectural drawing list and associated revisions updated.
	Overall - Revisions Schedule	OA1.2	Revisions Schedule updated to reflect Councils Deferral Letter and associated changes. The 2nd drawing of revision descriptions included in the April 19 Amended DA is no longer required and has been deleted.
	Overall - Executive Summary	OA1.3	The project summary has been updated as a consequence of the changes made in response to the Councils letter of deferral.
	Unchanged Drawings	OA1.4	The following drawings are unchanged from the April 19 Revised Submission but have been included in Deferral response to complete the set; A-0002/F, A-0010/F, A-0020/C, A-0021/E, A-0022/E, A-0150/D, A-0151/D, A-0207/F, A-0208/F, A-0500/E.
	Background Changes	OA1.5	The background built form of the building shown has changed as a consequence of the changes in response to the Councils letter of deferral.
	60m Height Plain	OA1.6	The 60m Height Plain has been specifically matched to the Features Survey boundary AHD points and the twisted surface re-modelled. The resultant 60m Height Plain line has been recalculated to be the façade face on each elevation rather than at the boundary as indicated in previous submissions. Refer to drawings A-0200/F to A0203/F. The 60m Height Plain on each overall section has been redefined as well to be positioned on the building centreline. Refer to drawings A
BASEMENT REVISIONS			
	Basement Internals	BA1.1	The internal layouts and floor levels for all basements have been adjusted to relocate vehicles, motorcycles, service rooms, bicycle and end of trip facilities all to suit the relocated loading area and the car lifts. The alignment to the back of the Grafton St Retail spaces has been adjusted to suit and to achieve a consistent relationship with the street frontage double height spaces. Refer drawings A-0098/F, A-0099/F and A-100/F.
	Basement Storage	BA1.2	As part of the overall updates to the basement the residential storage has been recalculated to confirm overall compliance.
	Basement Structure	BA2.1	<i>Some new basment columns and a blade wall has been added and where necessary adjacent existing columns have been adjusted in position to lessen the building loads onto columns immediately over the rail tunnels below. Car parking bay positions have been adjusted to suit with no loss of cars.</i>
	Basement Structure	BA2.2	<i>The car lifts have been move 1 car bay West to provide better end wall support to the structure over.</i>
PODIUM REVISIONS			
	Commercial Internals	PR1.1	The core of the Commercial building has been adjusted to include an internal stair and the lift has been relocated to better align with the central residential core for structural efficiency. The back wall of the Commercial building has been realigned parallel to the Tower Core and structure to consolidate the Commercial floors into a more efficient floor plate. Refer to drawings A-0101/F to A0104/F.
		END	

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A	AMENDED DA	ANA	TB	08/04/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST	06/11/19	EZ
B	DEFERRAL RESPONSE	FO	TB	24/09/19													LEVEL 4, 55 GRAFTON STREET		BONDI JUNCTION, NSW 2022	SCALE	CHECKED
C	AMENDED DEFERRAL RESPONSE	EZ	TB	06/11/19													BONDI JUNCTION			PROJ NO.	APPROVED
																	NSW 2022			DWG NO.	REVISION
																			STATUS	A-0001-2	C
																			DEVELOPMENT APPLICATION		
																			DWG TITLE		
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PROJECT SUMMARY

Address	LOT 2 / DP 1073908 47-55 Grafton St, Bondi Junction
Site Area	2070m²
Land Use	B4 Mixed Use
Building Height (m)	60m
FSR	6:1
Max GFA	12,420m ²

PROJECT SUMMARY

Total Proposed Units:	106	
Unit Mix	CONTROL	PROPOSED
Studio	N/A	8 (8%)
1 Bed		28 (26%)
2 Bed		48 (45%)
3 Bed		22 (21%)
Total GFA (m2)	12,420m²	12,420 m²
Residential		11,733 m²
Retail		314 m²
Commercial		373 m²
Building Height (m)	60m	Top of Parapet = 61.975m Top of Plant = 68.30m (from Lobby RL 66.400)
Car Parking Provided	CONTROL	PROPOSED
Residential	95	85
Accessible	11	11
Res Visitor	15	15
Retail	0-2	0
Commercial	0-6	0
TOTAL	121 Car Spaces	111 Car Spaces
Motorbike	24	23
Bicycle	122	124

ADG COMPLIANCE CHECKLIST

PROVISION	CONTROL	PROPOSED
Cross Ventilation	60%	75%
Solar 2hr	70%	96.23%
No Solar	15% (Max)	0%
Communal Open Space	25% Site Area 12.5% Site Area with Solar Access	518m ² (25%) Complies (15%)
Deep Soil	7% Site Area	-
Storage	Studio - 4 m ³ 1 Bed - 6 m ³ 2 Bed - 8 m ³ 3 Bed - 10 m ³ <i>At least 50% to be located within unit</i>	Complies
Building Separation	Up to 4 storeys (approx. 12m) 12m between habitable rooms/balconies 9m between habitable/balconies and non-habitable rooms 6m between non-habitable rooms Five to eight storeys (approx. 25m): 18m between habitable rooms/balconies 13m between habitable rooms/bal & non-habitable rooms/bal 9m between non-habitable rooms Nine storeys and above (over 25m): 24m between habitable rooms/balconies 18m between habitable rooms/bal and non-habitable rooms 12m between non-habitable rooms	
Apartment Size	Studio – 35m ² One bedroom – 50m ² Two bedroom apartments – 70m ² Three bedroom apartments – 90m ² <i>Additional bathrooms increase the min internal area by 5m²</i>	
Balcony Size	Studio apartments: 4m ² 1 Bedroom apartments: 8m ² , minimum 2m depth 2 Bedroom apartments: 10m ² , minimum 2m depth 3 Bedroom apartments: 12m ² , minimum 2.4m depth <i>The minimum balcony depth to be considered as contributing to the balcony area is 1m.</i>	

WDCP 2012/ WLEP 2012 COMPLIANCE CHECKLIST

PROVISION	CONTROL												
Setbacks	<p>GROUND FLOOR TO FIFTH FLOOR</p> <ul style="list-style-type: none"> - 0m Setback if no window to side boundary - MIN. 9m For primary windows in living space & balconies - MIN. 4.5m For all other windows <p>TOWER BUILDING FORM (SIXTH TO NINTH FLOOR & ABOVE)</p> <ul style="list-style-type: none"> - MIN. 12m To all adjacent buildings with windows 												
Carparking	<p>Residential (WDCP CI B8.1.1)</p> <p>Multi-dwelling/unit housing & Shop Top Housing</p> <p>Studio - 0.5 spaces / dwelling</p> <p>1 Bedroom - 0.6 spaces / dwelling</p> <p>2 Bedroom - 0.9 space / dwelling</p> <p>3 Bedroom - 1.2 space / dwelling</p> <p><i>Incl. 10% Residential Accessible</i></p> <p>Res. Visitors (WDCP CI B8.1.1)</p> <p>1 space per 5 dwellings</p> <p>Retail (WDCP CI B8.1.1)</p> <p>min rate - 0 spaces</p> <p>max rate - 2.0/100m² GFA</p> <p>Commercial (WDCP CI B8.1.1)</p> <p>min rate - 0 spaces</p> <p>max rate - 0.66/100m² GFA</p>												
Bicycle Parking	<table border="0"> <tr> <td>Residential (WDCP CI B8.1.2)</td><td>REQUIRED</td></tr> <tr> <td>Residents - 1 space per dwelling / unit</td><td>106</td></tr> <tr> <td>Visitor - 1 space per 10 dwellings/units</td><td>11</td></tr> <tr> <td>Commercial/Retail</td><td></td></tr> <tr> <td>1/150m² of GFA</td><td>5</td></tr> <tr> <td>TOTAL</td><td>122</td></tr> </table>	Residential (WDCP CI B8.1.2)	REQUIRED	Residents - 1 space per dwelling / unit	106	Visitor - 1 space per 10 dwellings/units	11	Commercial/Retail		1/150m ² of GFA	5	TOTAL	122
Residential (WDCP CI B8.1.2)	REQUIRED												
Residents - 1 space per dwelling / unit	106												
Visitor - 1 space per 10 dwellings/units	11												
Commercial/Retail													
1/150m ² of GFA	5												
TOTAL	122												
Motorbike Parking	<table border="0"> <tr> <td>Residential (WDCP CI B8.1.2)</td><td>REQUIRED</td></tr> <tr> <td>3 motorbike spaces / 15 carspaces</td><td>24</td></tr> </table>	Residential (WDCP CI B8.1.2)	REQUIRED	3 motorbike spaces / 15 carspaces	24								
Residential (WDCP CI B8.1.2)	REQUIRED												
3 motorbike spaces / 15 carspaces	24												

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1 PERSPECTIVE 01 - GRAFTON STREET
1 : 100 @ A1



ARTIST IMPRESSION

NO.				REVISION	BY	CHK	DATE	NO.				REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE				DRAWN	FC							
A				ISSUED FOR CONSULTANTS	AC	TB	28/03/17														SCALE												
B				ISSUED FOR DA	AC	TB	24/04/18														PROJ NO.												
C				INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18														DWG NO.												
D				WCC PREVIEW MEETING	ANA	TB	08/11/18																				NOTES:						
E				AMENDED DA	ANA	TB	08/04/19																				DO NOT SCALE FROM DRAWINGS.						
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ARTIST IMPRESSION

1 PERSPECTIVE 02 - HEGARTY LANE WEST
1 : 100 @ A1

[illegible]

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1 PERSPECTIVE 03 - HEGARTY LANE EAST
1 : 100 @ A1

[illegible]



A photograph of a modern architectural interior. The space is characterized by a clean, white ceiling and walls. In the foreground, there are large, vibrant green plants with broad leaves. To the right, a large, curved wall is covered in dense, vertical green foliage. The floor is a light, neutral color. In the background, there are white columns and a white railing. The overall atmosphere is bright and airy, with a strong emphasis on natural elements.

NEW PERSPECTIVE VIEWS DRAWING


[illegible]

LEGEND

CLOUD LEGEND

 REVISION  ON HOLD

KEY PLAN



0 5 m

A horizontal scale bar divided into five equal segments, with '0' at the left end and '5 m' at the right end. To the right of the scale bar is a circular north arrow with a vertical line and a small hook at the top, indicating North is towards the top right of the page.

CLIENT

COONARA DEVELOPMENTS P/L

LEVEL 4, 55 GRAFTON STREET

BONDI JUNCTION

NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9559 6510
F 02 9559 6510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
PERSPECTIVE 04 - OPEN WALKWAYS

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0005	REVISION	B
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LEGEND

CLOUD LEGEND

REVISION ON HOLD

KEY PLAN

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

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TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS	DEVELOPMENT APPLICATION
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DWG TITLE
LOCATION PLAN

DATE	24/09/10
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PROJ NO.	17202
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DWG NO. **A 0010**

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REVISION

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Application No: DA-155/2018
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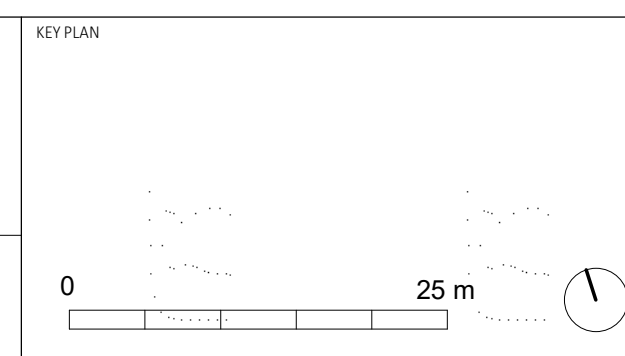
[illegible]

LEGEND

CLIQUE LEGEND

REVISION

ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS	DEVELOPMENT APPLICATION
DWG TITLE	SITE ANALYSIS

DATE	24/09/19	DRAWN	FC
SCALE	1:500@A1, 1:1000@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0011	REVISION	F
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Date Received: 05/12/2019

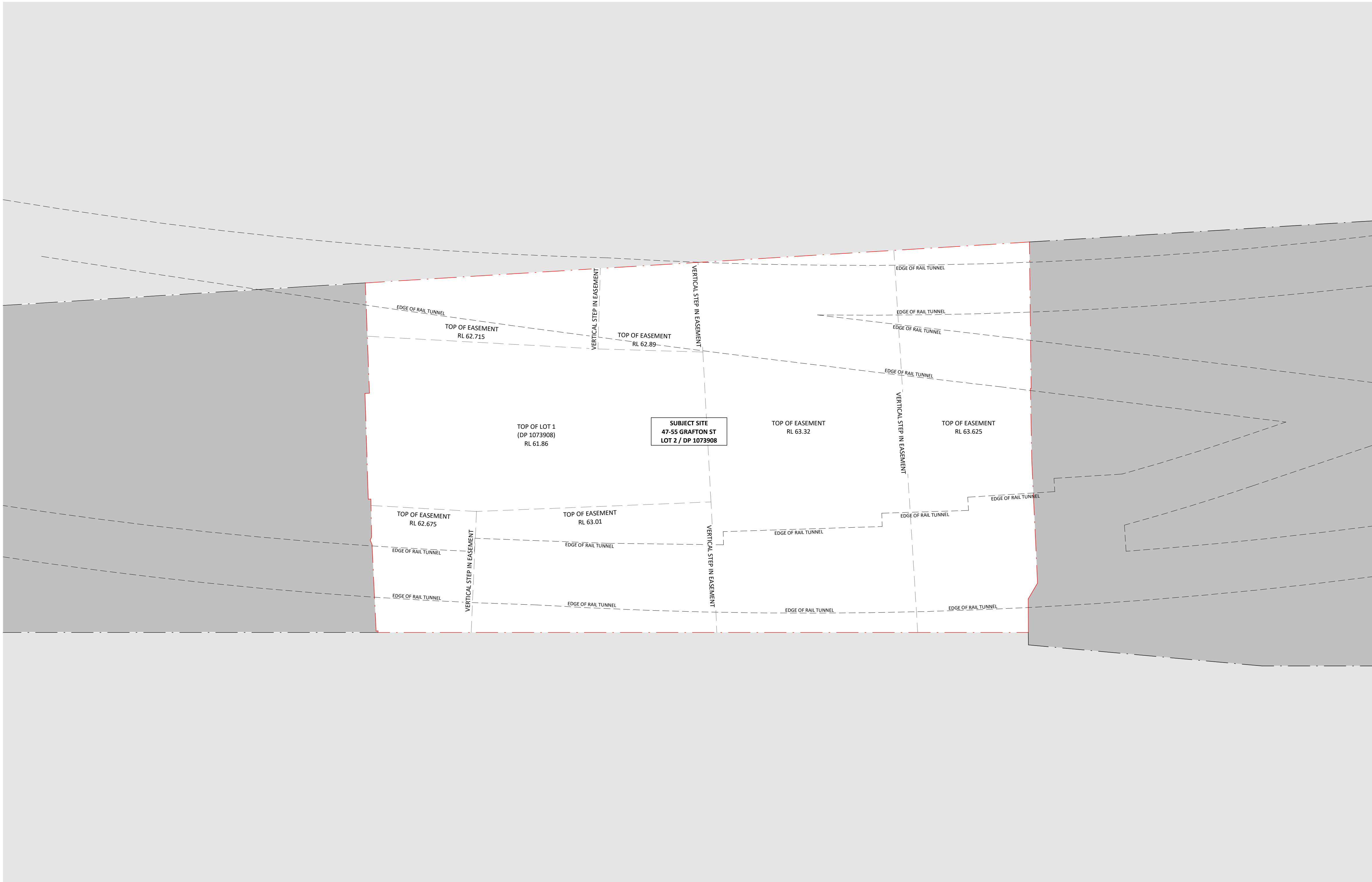


SURVEY REFERENCE	
TAKEN FROM	LTS LOCKLEY SURVEYORS
DATE	10/05/2017
REVISION	1
REFERENCE NO	44668DT

NO. REVISION				BY	CHK	DATE	NO. REVISION				BY	CHK	DATE	LEGEND		KEY PLAN		CLIENT		ARCHITECT		PROJECT		DATE		DRAWN		
A	INITIAL ISSUE TO COUNCIL						ANA	TB	09/11/18										COONARA DEVELOPMENTS P/L		Suite 41 & 42, Level 4 61 Marlborough Street Surrey Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada		47-55 GRAFTON ST		08/04/19		ANA	
B	WSC PREVIEW MEETING						ANA	TB	09/11/18										LEVEL 4, 55 GRAFTON STREET		BONDI JUNCTION		1:200@A1, 1:400@A3		CHECKED		TB	
C	AMENDED DA						ANA	TB	08/04/19										NSW 2022		BONDI JUNCTION, NSW 2022		PROJ NO. 17393		APPROVED			
																							DWG NO. A-0020		REVISION		C	
																							STATUS		DEVELOPMENT APPLICATION			
																							DWG TITLE		SURVEY PLAN			
																							NOTES:		DO NOT SCALE FROM DRAWINGS.			
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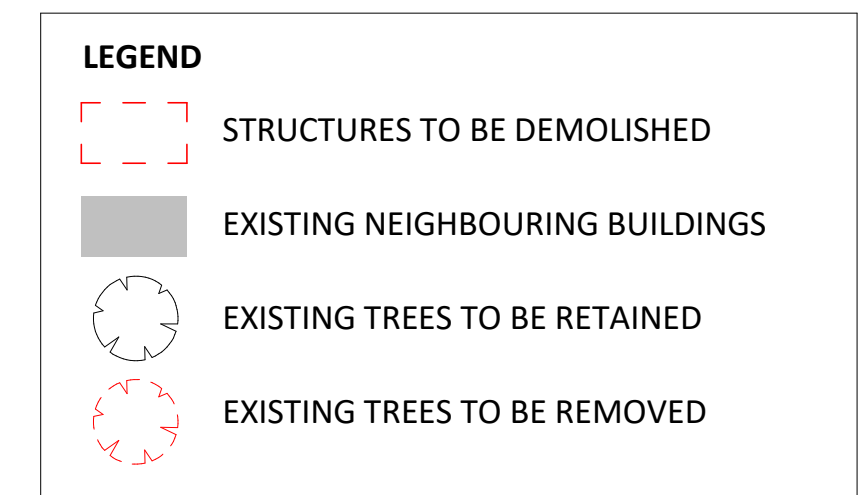


1 TUNNEL & EASEMENT PLAN
1 : 200 @ A1

SURVEY REFERENCE	
TAKEN FROM	LTS LOCKLEY SURVEYORS
DATE	10/05/2017
REVISION	1
REFERENCE NO	44668DT

[illegible]

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Date Received: 05/12/2019

[illegible]

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Application No: DA-155/2018
Date Received: 05/12/2019



LEGEND	
GM	GAS METERS
WM	WATER METERS
MSB	MAIN SWITCH BOARD
ELEC	ELECTRICAL
CW PUMP	COLD WATER PUMP
M	MOTORBIKE SPACE
T	TANDEM CARSPACE
V	VISITOR CARSPACE
FCR	FIRE CONTROL ROOM

LINE OF RAIL TUNNEL UNDER

LINE OF EASEMENT UNDER

[illegible]

RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019

LEGEND	
GM	GAS METERS
WM	WATER METERS
MSB	MAIN SWITCH BOARD
ELEC	ELECTRICAL
CW PUMP	COLD WATER PUMP
M	MOTORBIKE SPACE
T	TANDEM CARSPACE
V	VISITOR CARSPACE
FCR	FIRE CONTROL ROOM

LEGEND

GM	GAS METERS
WM	WATER METERS
MSB	MAIN SWITCH BOARD
ELEC	ELECTRICAL
CW PUMP	COLD WATER PUMP
M	MOTORBIKE SPACE
T	TANDEM CARSPACE
V	VISITOR CARSPACE
FCR	FIRE CONTROL ROOM

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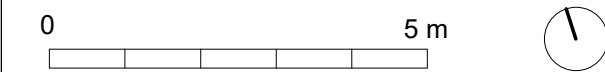
1 GROUND FLOOR + BASEMENT 02
1 : 100 @ A1

[illegible]

LEGEND

CLOUD LEGEND

KEY PLAN



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896
Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179
QLD Architects 5590

www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
GROUND FLOOR + BASEMENT 02

DATE	06/11/19
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SCALE 1:100@A1, 1:200@A3

PROJ NO.	17393
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DWG NO.	
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A-009

NOTES:
DO NOT SCALE FROM DE

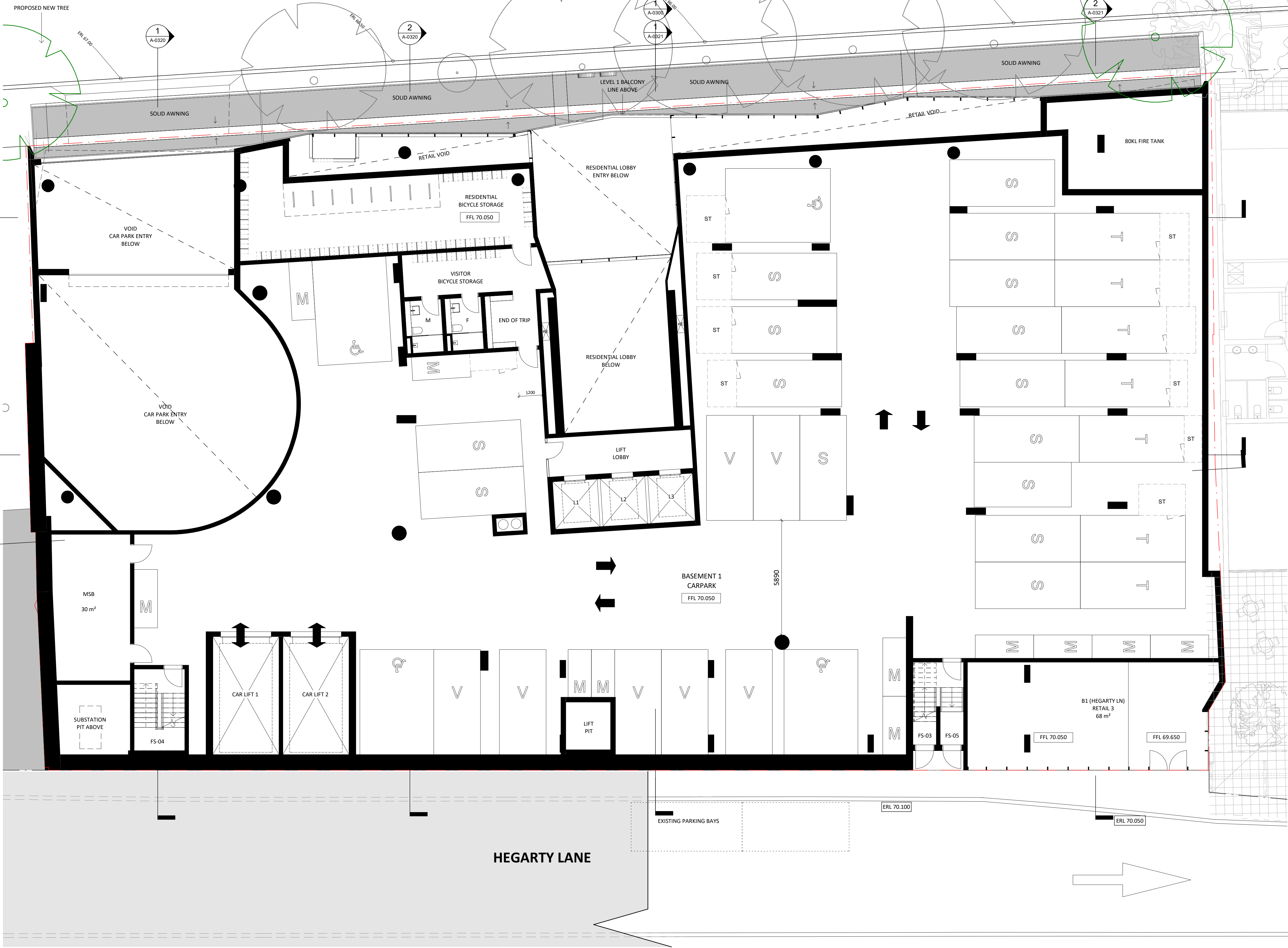
VERIFY ALL DIMENSIONS
CODING ON THE BEDDING

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

PARKING - BASEMENT 01	
Car Bay (S) Small	1
Car Bay Standard	14
Car Bay (T) Standard Tandem	7
Car Bay (V) Standard Visitor	7
Car Bay Disabled (AS2890-2009)	4
Total Parking Spaces	33
MOTORBIKES - BASEMENT 01	
Motorbike Bay (3000 x 1200)	11
PARKING - OVERALL	
Car Bay (S) Small	1
Car Bay Standard	63
Car Bay (T) Standard Tandem	21
Car Bay (V) Standard Visitor	15
Car Bay Disabled (AS2890-2009)*Inc 1 car share	11
Total Parking Spaces	111
MOTORBIKES - OVERALL	
Motorbike Bay (3000 x 1200)	23
BICYCLES - OVERALL	
Commercial	6
Residential	106
Visitor	12
Total Bicycles	124
NB: ALL CAR BAYS 2.4 x 5.4m UNLESS OTHERWISE NOTED	
LEGEND	
GM	GAS METERS
WM	WATER METERS
MSB	MAIN SWITCH BOARD
ELEC	ELECTRICAL
CW PUMP	COLD WATER PUMP
M	MOTORBIKE SPACE
T	TANDEM CARSPACE
V	VISITOR CARSPACE
FCR	FIRE CONTROL ROOM



1 BASEMENT 01
1: 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17					
B	ISSUED FOR DA	AC	TB	24/04/18					
C	FOR INFORMATION	AC	TB	26/05/18					
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18					
E	WCC PREVIEW MEETING	ANA	TB	08/11/18					
F	AMENDED DA	ANA	TB	08/04/19					
G	DATERIAL RESPONSE	FC	TB	24/06/19					
H	AMENDED DEFERRAL RESPONSE	FC	TB	06/11/19					

LEGEND
CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN
0 5 m

CLIENT
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022



ARCHITECT
Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 55590 www.koichitakada.com
PROJECT
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
BASEMENT 01

DATE	06/11/19	DRAWN	EZ
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0100	REVISION	G
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<p>RECEIVED Waverley Council</p> <p>Application No: DA-155/2018</p> <p>Date Received: 05/12/2019</p>	
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[illegible]

CLOUD LEGEND

 REVISION  ON HOLD

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896
Nominated Architect:
Koichi Takada

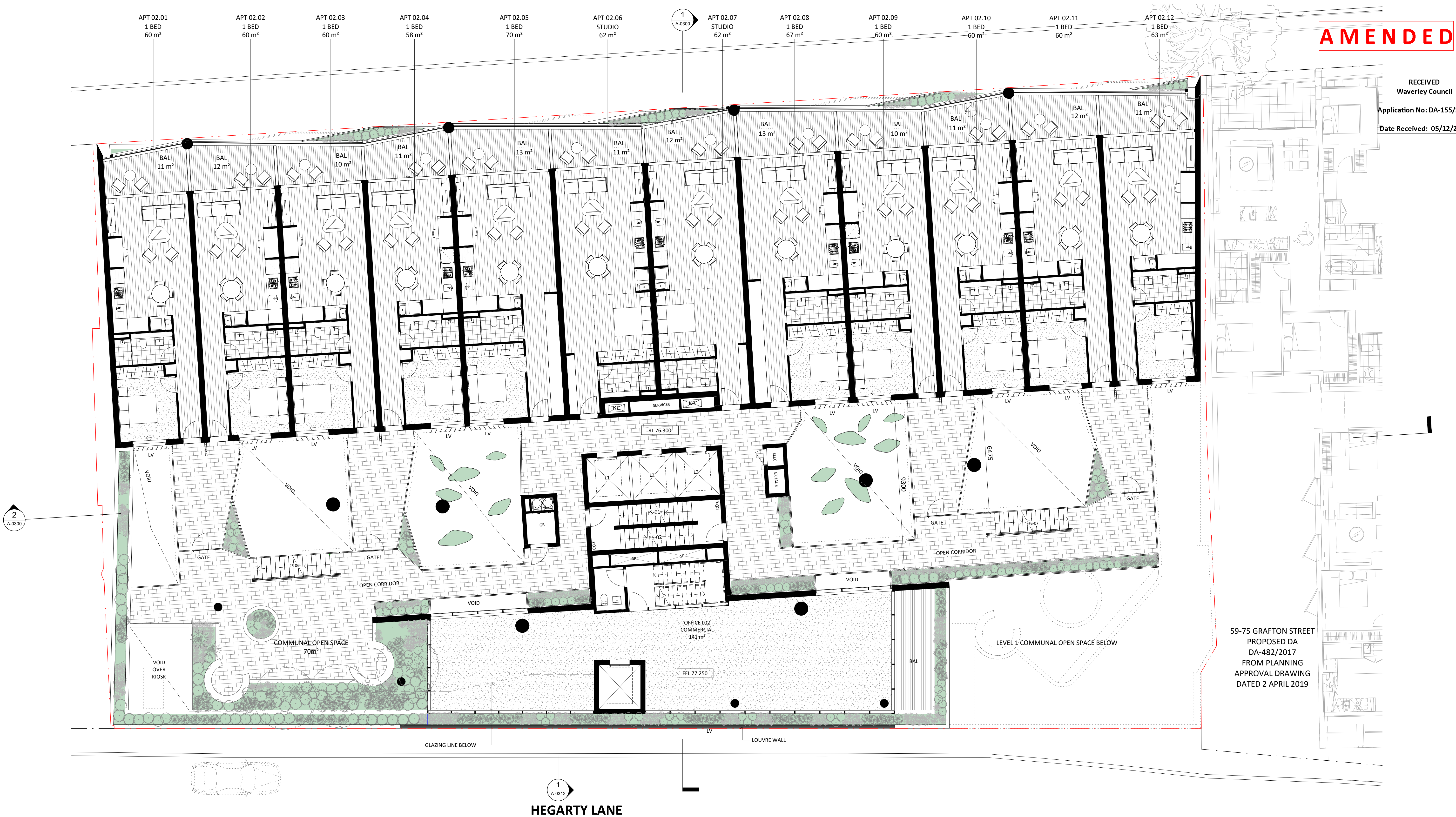
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ. NO.	17393	APPROVED	
DWG. NO.	A-0101	REVISION	F
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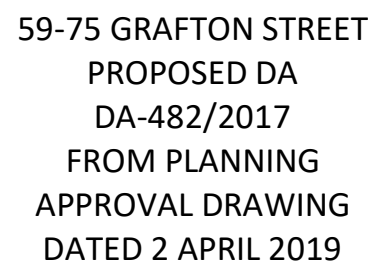
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Application No: DA-155/2018
Date Received: 05/12/2019



1 LEVEL 02
1 : 100 @ A1

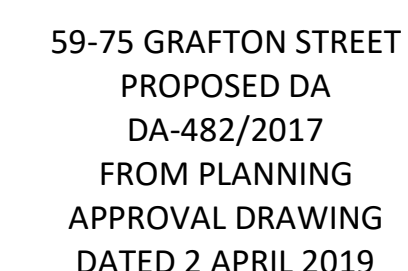
NO. REVISION					BY	CHK	DATE	NO. REVISION					BY	CHK	DATE	LEGEND		KEY PLAN		ARCHITECT		CLIENT		PROJECT		DATE	24/09/19	DRAWN	FC
A ISSUED FOR CONSULTANTS					AC	TB	28/03/17	B ISSUED FOR DA					AC	TB	24/04/18			0		Sulle 41 & 42, Level 4 61 Marlborough Street Sunny Hills, NSW 2010 T 02 9608 5510		47-55 GRAFTON ST		SCALE	1:100@A1, 1:200@A3	CHECKED	TB		
C FOR INFORMATION					AC	TB	28/05/18	D INITIAL ISSUE TO COUNCIL					ANA	TB	02/11/18					ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		BONDI JUNCTION, NSW 2022		PROJ NO.	17393	APPROVED			
E WCC PREVIEW MEETING					ANA	TB	09/11/18	F AMENDED DA					ANA	TB	08/04/19							STATUS		DWG NO.	A-0102	REVISION	F		
F DEFERRAL RESPONSE					FC	TB	24/09/19															DEVELOPMENT APPLICATION		NOTES:					
																						LEVEL 02		DO NOT SCALE FROM DRAWINGS.					
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DATE	24/09/19	DRAWN	FC
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PROJ NO.	17393	APPROVED	
DWG NO.		REVISION	
	A-0103		F
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LEGEND
CLOUD L

KEY PLAN

0

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

KOICHI TAKADA ARCHITECTS

PROJECT	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS	DEVELOPMENT APPLICATION
DWG TITLE	LEVEL 04

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0104	REVISION	F

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Date Received: 05/12/2019



59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

1 LEVEL 05
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/06/19										

LEGEND
REVISION
ON HOLD

KEY PLAN
0 5 m

CLIENT
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

ARCHITECT
Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 55590 www.koichitakada.com
KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
LEVEL 05

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0105	REVISION	F
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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

2
A-0300

1
A-0300

6m DCP
FRONT SETBACK

6m DCP
SETBACK

6m DCP
SETBACK

12m DCP
SETBACK

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

APT 06.01
2 BED
91 m²

APT 06.03
2 BED
89 m²

APT 06.04
2 BED
88 m²

APT 06.05
2 BED
92 m²

APT 06.06
2 BED
91 m²

CENTRELINE OF LANEWAY

1
LEVEL 06
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/06/19										

LEGEND

CLOUD LEGEND

REVISION ON HOLD

KEY PLAN

0 5 m

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
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NSW Architects 6901
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QLD Architects 5590
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ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 06

DATE
24/09/19

SCALE
1:100@A1, 1:200@A3

PROJ NO.
17393

DWG NO.
A-0106

DRAWN
FC

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Application No: DA-155/2018
Date Received: 05/12/2019

6m DCP
FRONT SETBACK

6m DCP
SETBACK

PRIMARY
WINDOW

PRIMARY
WINDOW

6m DCP
SETBACK

12m DCP
SETBACK

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

HEGARTY LANE

CENTRELINE OF LANEWAY

1 LEVEL 07
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17					
B	ISSUED FOR DA	AC	TB	24/04/18					
C	FOR INFORMATION	AC	TB	26/05/18					
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18					
E	WCC PREVIEW MEETING	ANA	TB	08/11/18					
F	AMENDED DA	ANA	TB	08/04/19					
G	DEFERRAL RESPONSE	FC	TB	24/09/19					

LEGEND

CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN

0 5 m

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
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Surry Hills, NSW 2010
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ABN 63 131 365 896
Nominated Architect:
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NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 07

DATE
24/09/19

SCALE
1:100@A1, 1:200@A3

PROJ NO.
17393

DWG NO.
A-0107

DRAWN
FC

CHECKED
TB

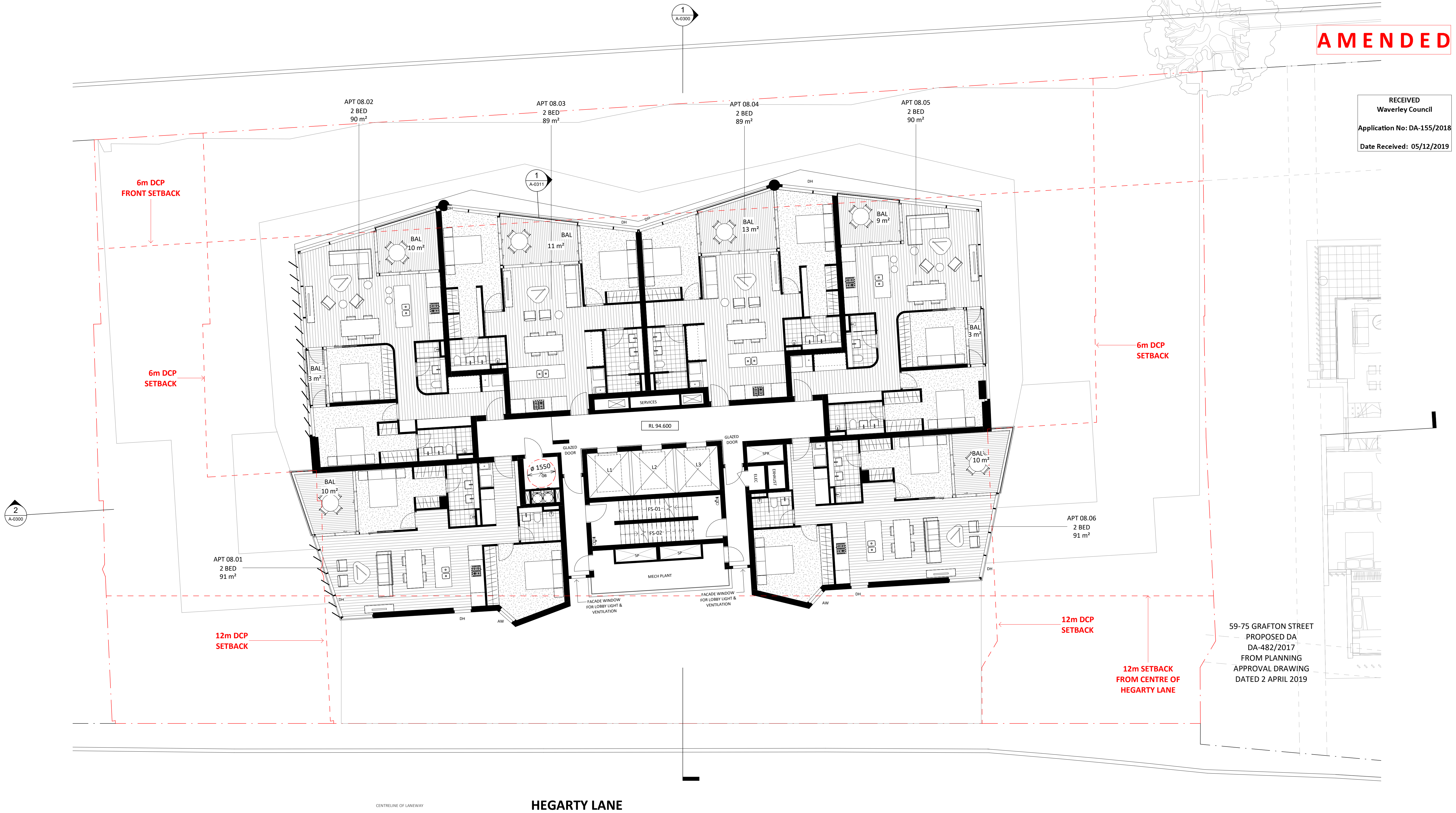
APPROVED

REVISION
F

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



1 LEVEL 08
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	08/11/18										
F	AMENDED DA	ANA	TB	08/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN
0 5 m

CLIENT
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

ARCHITECT
Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 55590 www.koichitakada.com
KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
LEVEL 08

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0108	REVISION	F
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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

6m DCP
FRONT SETBACK

6m DCP
SETBACK

6m DCP
SETBACK

12m DCP
SETBACK

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

APT 09.01
2 BED
91 m²

APT 09.02
2 BED
91 m²

APT 09.03
2 BED
88 m²

APT 09.04
2 BED
89 m²

APT 09.05
2 BED
90 m²

APT 09.06
2 BED
91 m²

BAL
10 m²

BAL
11 m²

BAL
14 m²

BAL
9 m²

BAL
3 m²

BAL
10 m²

BAL
10 m²

Ø 1550

MECH PLANT

GLAZED DOOR
FOR LOBBY LIGHT & VENTILATION

GLAZED DOOR
FOR LOBBY LIGHT & VENTILATION

CENTRELINE OF LANEWAY

HEGARTY LANE

1 LEVEL 09
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/06/19										

LEGEND
REVISION
ON HOLD

KEY PLAN

0 5 m

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 55590
www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 09

DATE
24/09/19

SCALE
1:100@A1, 1:200@A3

PROJ NO.
17393

DWG NO.
A-0109

DRAWN
FC

CHECKED
TB

APPROVED

REVISION
F

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RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

6m DCP
FRONT SETBACK

6m DCP
SETBACK

6m DCP
SETBACK

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

HEGARTY LANE

CENTRELINE OF LANEWAY

1 LEVEL 10
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN
0 5 m

CLIENT
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

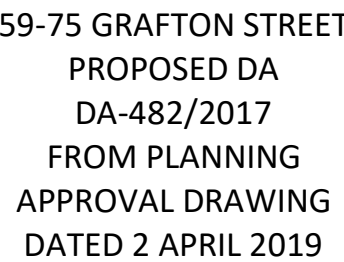
ARCHITECT
Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 55590 www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
LEVEL 10

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0110	REVISION	F
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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	REVISION		
A-0111			F
NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.			

AMENDED

RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

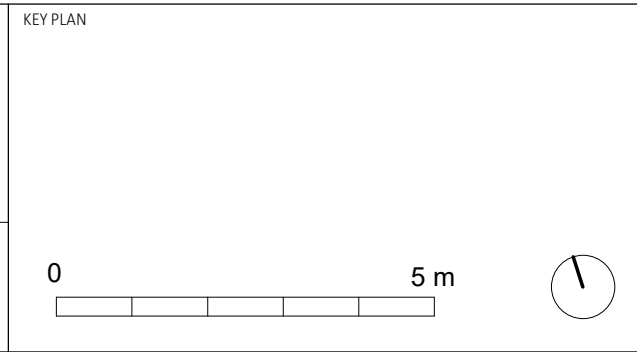


2
A-0300

1 LEVEL 12
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 55590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

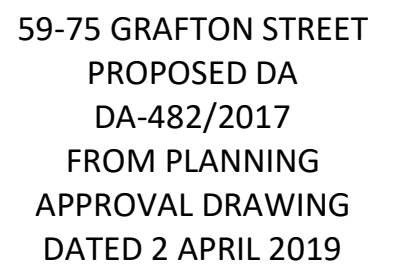
PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 12

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0112	REVISION	F
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Application No: DA-155/2018
Date Received: 05/12/2019



HEGARTY LANE

[illegible]

CLOUD LEGEND

100

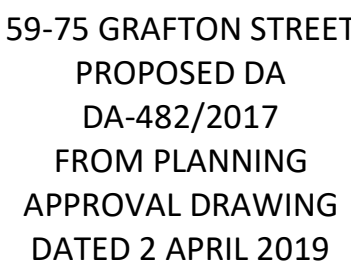
ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

DWG TITLE
LEVEL 13

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ. NO.	17393	APPROVED	
DWG. NO.	A-0113	REVISION	F
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RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.		REVISION	
	A-0114		F
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AMENDED

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



1 LEVEL 15
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	SCALE	DRAWN
CLOUD LEGEND REVISION ON HOLD	0 5 m	COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 55590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	24/09/19	1:100@A1, 1:200@A3	FC

STATUS	DWG NO.	NOTES	CHECKED
DEVELOPMENT APPLICATION	A-0115	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.	TB


REVISION	APPROVED
F	


RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

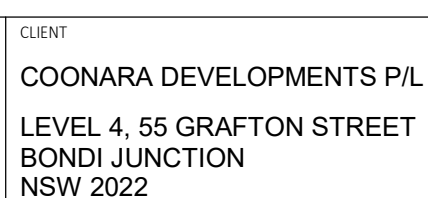


LEGEND

CLOUD LEGEND

 REVISION

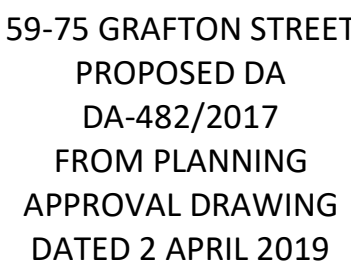
 ON HOLD



**KOICHI
TAKADA
ARCHITECTS**

PROJECT	DATE	24/09/19	DRAWN	FC
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	SCALE	1:100@A1, 1:200@A3	CHECKED	TB
	PROJ NO.	17393	APPROVED	
STATUS	DWG NO.		REVISION	
DEVELOPMENT APPLICATION	A-0116			F
DWG TITLE	NOTES:			
LEVEL 16	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOSCIUSZKO ARCHITECTS			

RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.		REVISION	
A-0117		F	
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AMENDED

RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

2
A-0300

1
A-0300

APT 18.01
3 BED
180 m²

APT 18.02
3 BED
153 m²

APT 18.03
3 BED
181 m²

TOTAL: TBC

6m DCP
FRONT SETBACK

6m DCP
SETBACK

6m DCP
SETBACK

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

CENTRELINE OF LANEWAY

HEGARTY LANE

1
LEVEL 18
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	09/11/18										
F	AMENDED DA	ANA	TB	06/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND

CLOUD LEGEND

REVISION
ON HOLD

KEY PLAN

0 5 m

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 55590
www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 18

DATE
24/09/19

SCALE
1:100@A1, 1:200@A3

PROJ NO.
17393

DWG NO.
A-0118

DRAWN
FC

CHECKED
TB

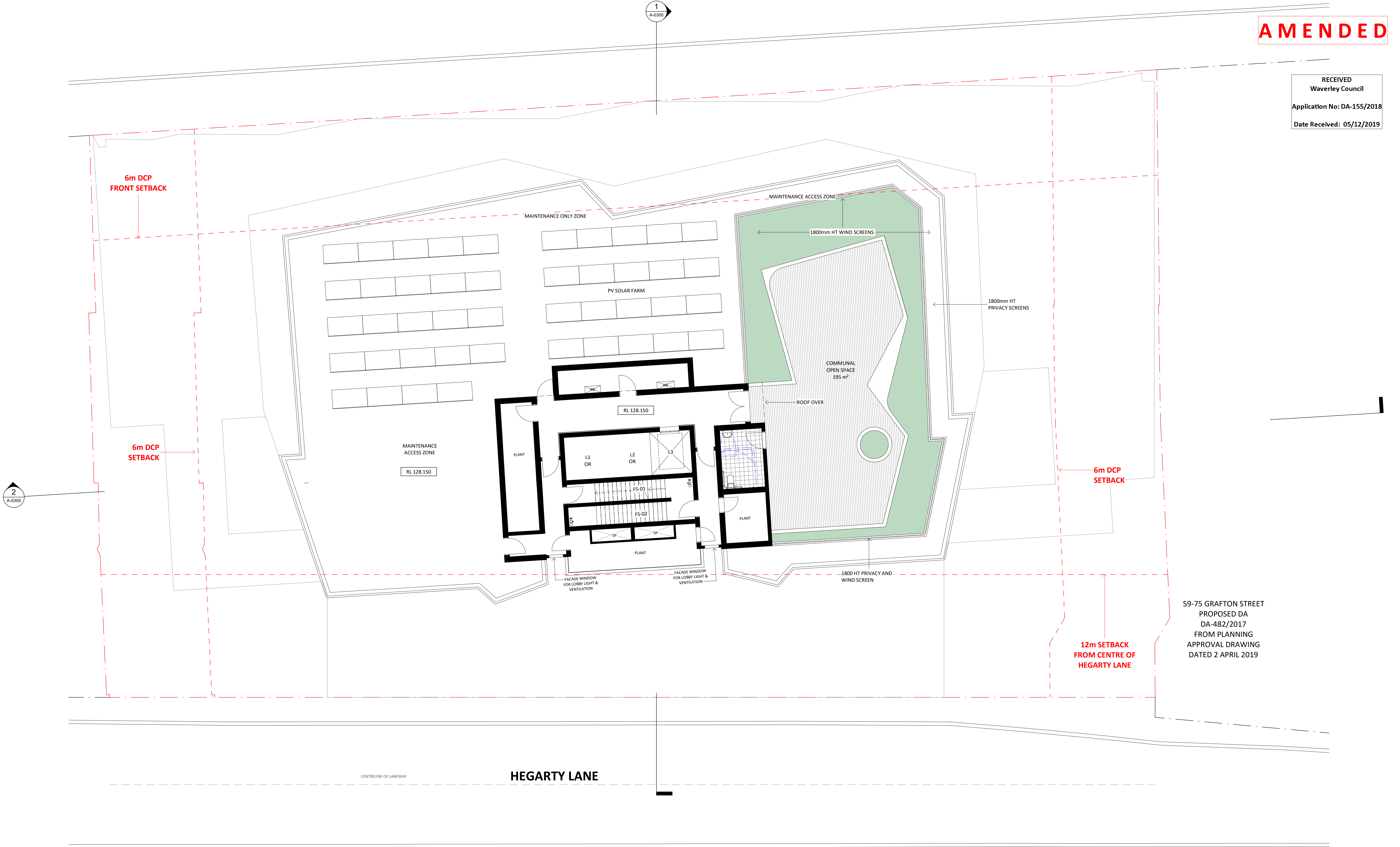
APPROVED

REVISION
F

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AMENDED

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

12m SETBACK
FROM CENTRE OF
HEGARTY LANE

6m DCP
SETBACK

1800mm HT
PRIVACY SCREENS

1800mm HT WIND SCREENS

COMMUNAL
OPEN SPACE
195 m²

ROOF OVER

RL 128.150

PLANT

L1
OR

L2
OR

L3

FS-01

FS-02

PLANT

FACADE WINDOW
FOR LOBBY LIGHT &
VENTILATION

FACADE WINDOW
FOR LOBBY LIGHT &
VENTILATION

1800 HT PRIVACY AND
WIND SCREEN

MAINTENANCE
ACCESS ZONE
RL 128.150

MAINTENANCE ONLY ZONE

MAINTENANCE ONLY ZONE

PV SOLAR FARM

6m DCP
FRONT SETBACK

6m DCP
SETBACK

2
A-0300

1
A-0300

CENTRELINE OF LANEWAY

HEGARTY LANE

1 LEVEL 19
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	08/11/18										
F	AMENDED DA	ANA	TB	08/04/19										
G	DEFERRED RESPONSE	FC	TB	24/08/19										
H	UPDATED DEFERRED RESPONSE	KL	TB	04/12/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN

0 5 m



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 55590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION

DWG TITLE
LEVEL 19

DATE
04/12/19

SCALE
1:100@A1, 1:200@A3

PROJ NO.
17393

DWG NO.
A-0119

DRAWN
KL

CHECKED
TB

APPROVED

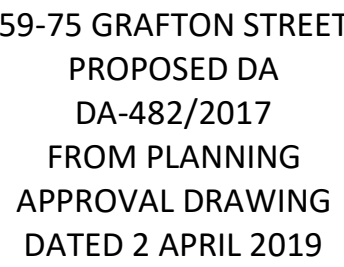
REVISION
G

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RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



DATE	04/12/19	DRAWN	KL
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	REVISION		
A-0120			G
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AMENDED

59-75 GRAFTON STREET
PROPOSED DA
DA-482/2017
FROM PLANNING
APPROVAL DRAWING
DATED 2 APRIL 2019

HEGARTY LANE

1 LEVEL 21 (ROOF)
1 : 100 @ A1

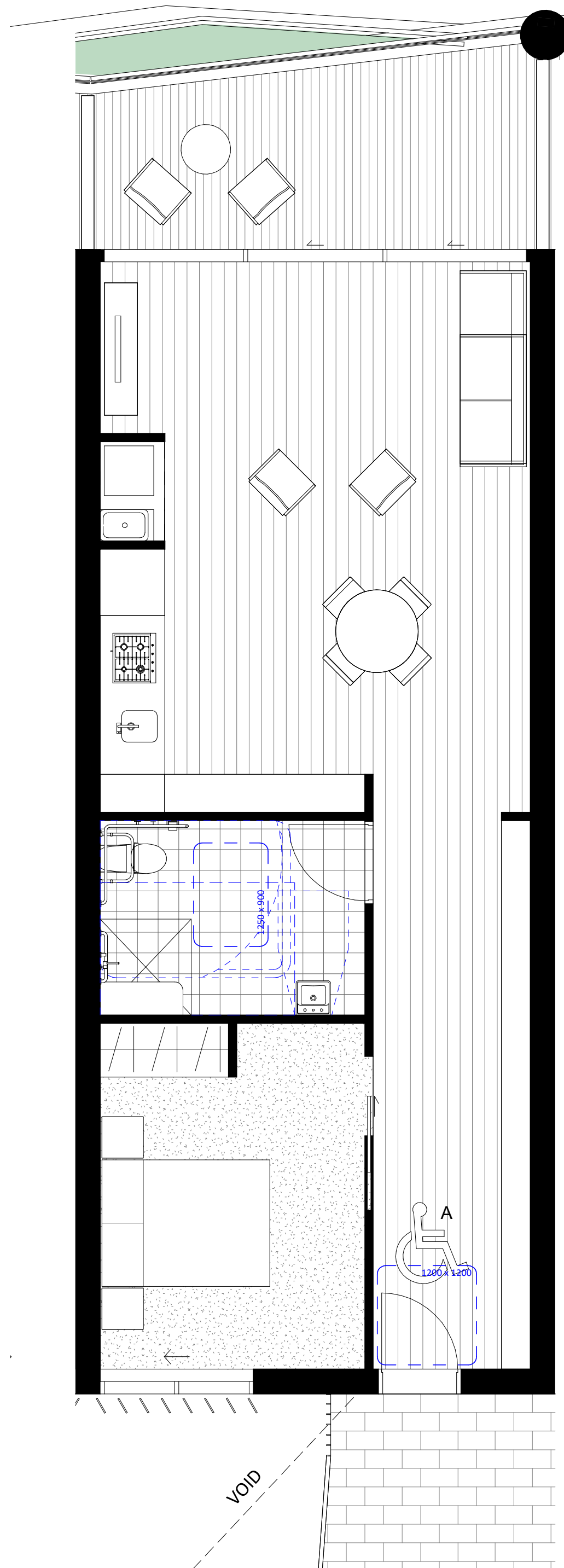
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AMENDED

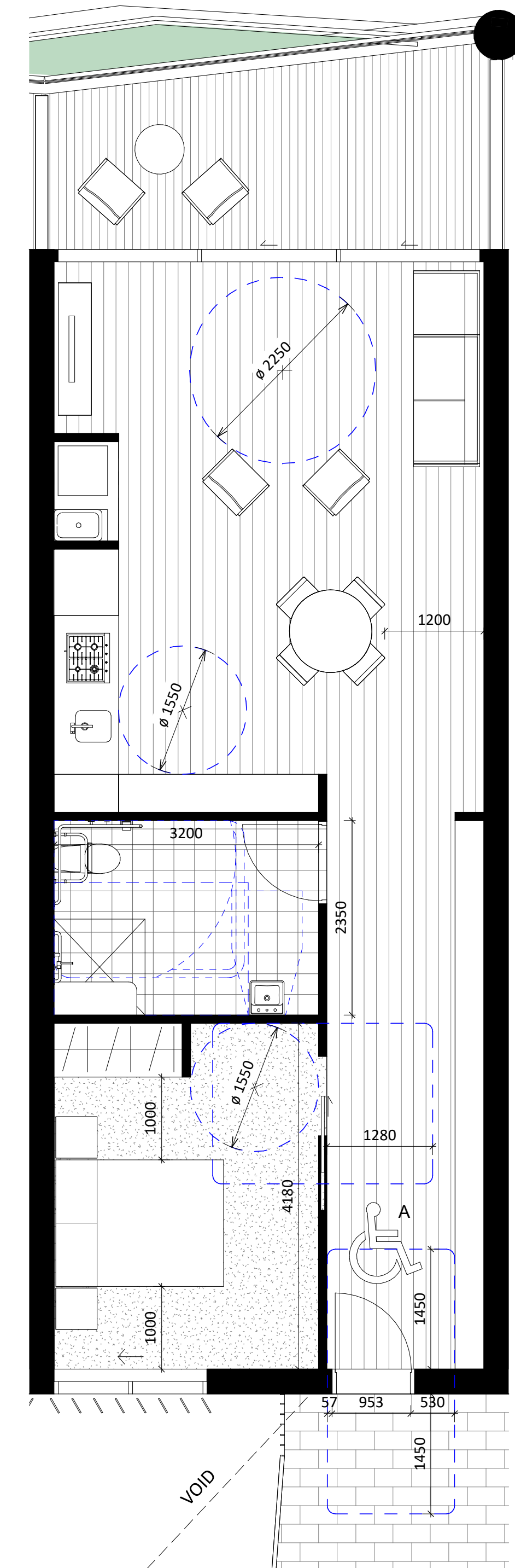
RECEIVED
Waverley Council

Application No: DA-155/2018

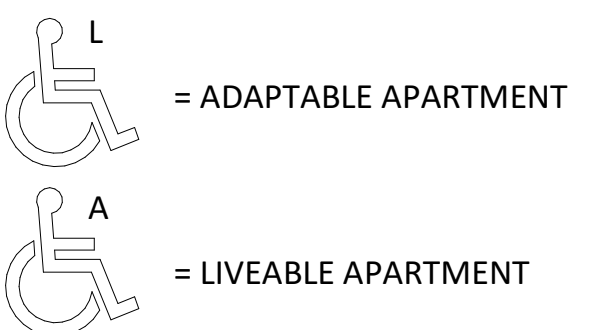
Date Received: 05/12/2019



1 LIVEABLE - PODIUM (LEVEL 3) - APT 3
1 : 50 @ A1



2 ADAPTABLE - PODIUM (LEVEL 3) - APT 3
1:50 @ A1




APARTMENT TYPES	
A03.04	A / L
A03.07 (MIRROR)	L
A04.04	A / L
A04.07 (MIRROR)	L
TOTAL: 2 x A UNITS, 4 x L UNITS	
TOTAL A : 11 UNITS	
TOTAL L : 22 UNITS	


NOTE:
A = ADAPTABLE APARTMENTS
L = LIVEABLE APARTMENTS

[illegible]


LEGEND

CLOUD LEGEND

 REVISION

 ON HOLD

KEY PLAN



0 2.5 m

A horizontal scale bar divided into five equal segments, with '0' at the left end and '2.5 m' at the right end. To the right of the scale bar is a circular north arrow with a vertical line pointing towards the top right.

CLIENT

COONARA DEVELOPMENTS P/L

LEVEL 4, 55 GRAFTON STREET

BONDI JUNCTION

NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
67 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VVO Architects 10719
QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
ADAPTABLE APARTMENTS - SILVER LEVEL
(SHEET 1)

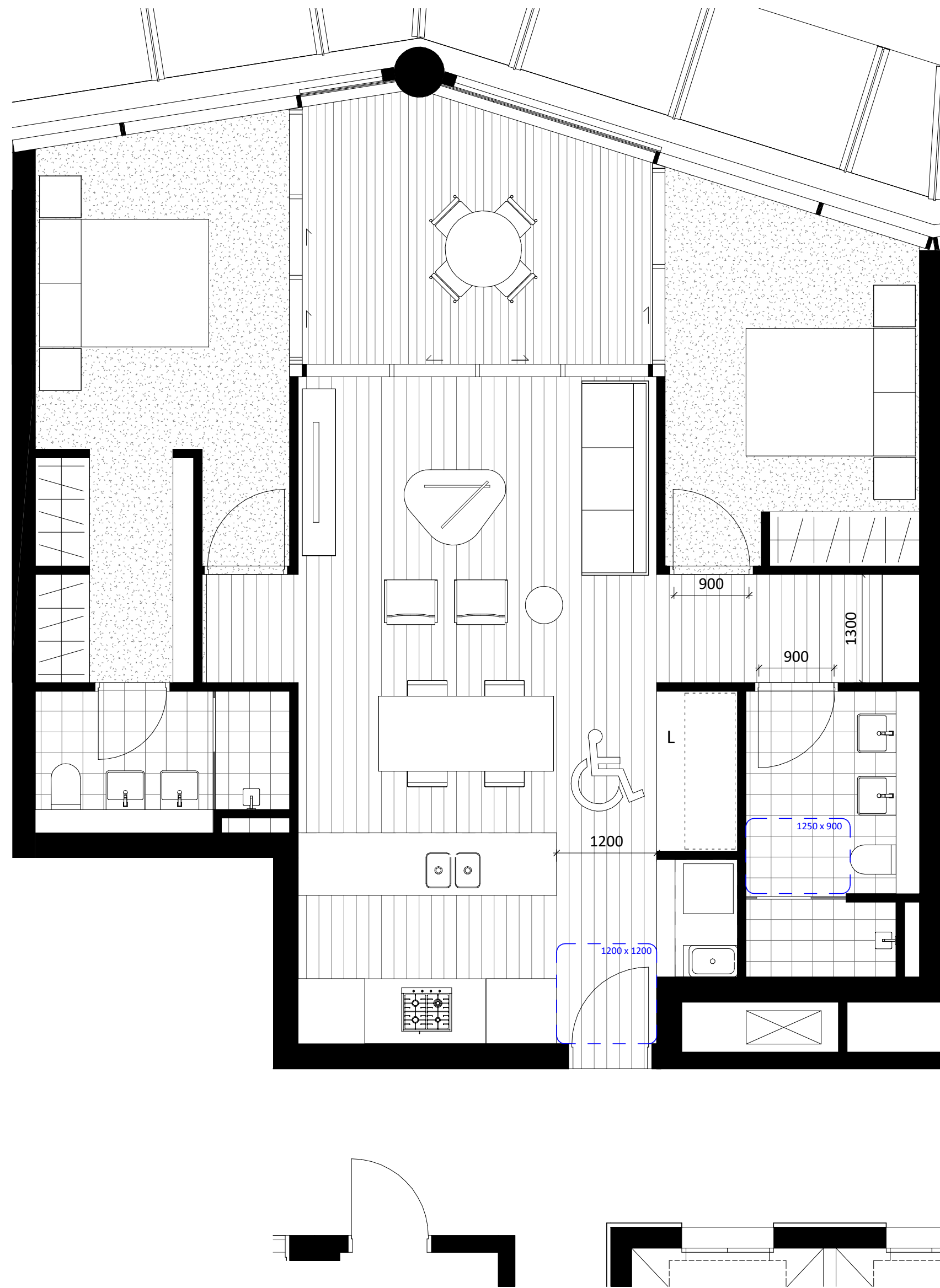
DATE	24/09/19	DRAWN	FC
SCALE	1:50@A1, 1:100@A3	CHECKED	TB
PROJ. NO.	17393	APPROVED	
DWG. NO.	A-0150	REVISION	E
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AMENDED

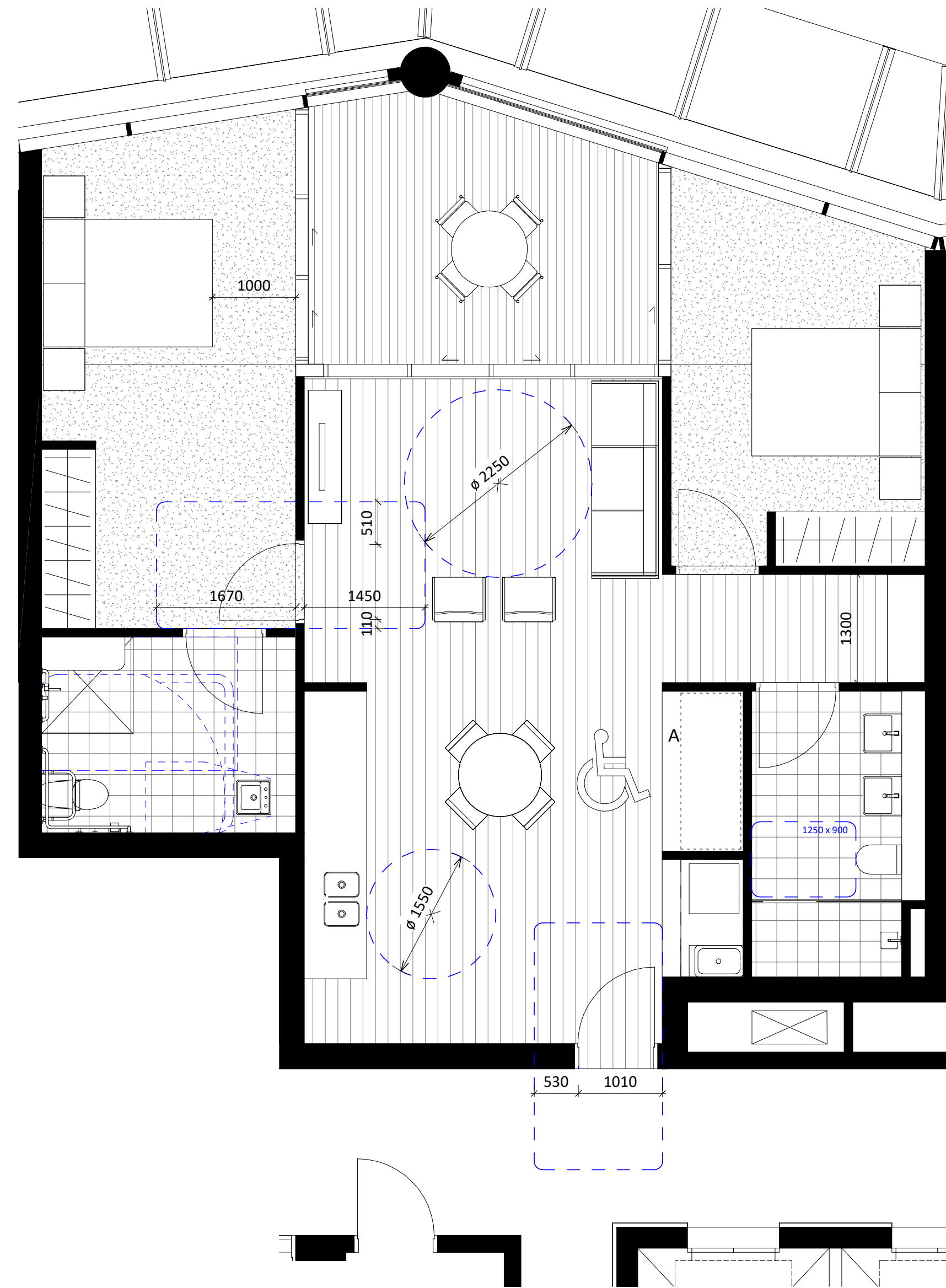
RECEIVED
Waverley Council

Application No: DA-155/2018

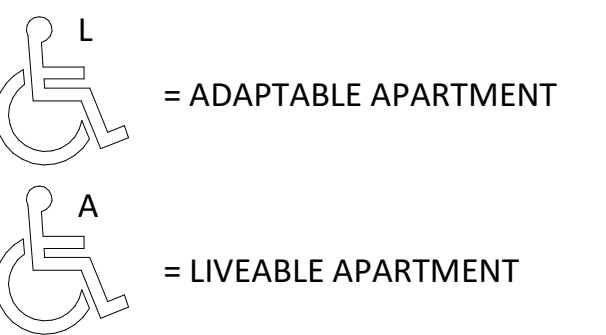
Date Received: 05/12/2019



1 ADAPTABLE - MID RISE (LEVEL 6) - APT3
1 : 50 @ A1



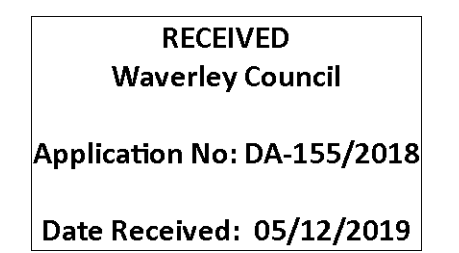
2 LIVEABLE - MID RISE (LEVEL 6) - APT3
1: 50 @ A1



APARTMENT TYPES	
A05.02	A / L
A05.03 (MIRROR)	L
A06.03	A / L
A06.04 (MIRROR)	L
A07.03	A / L
A07.04 (MIRROR)	L
TOTAL: 3 x A UNITS, 6 x L UNITS	

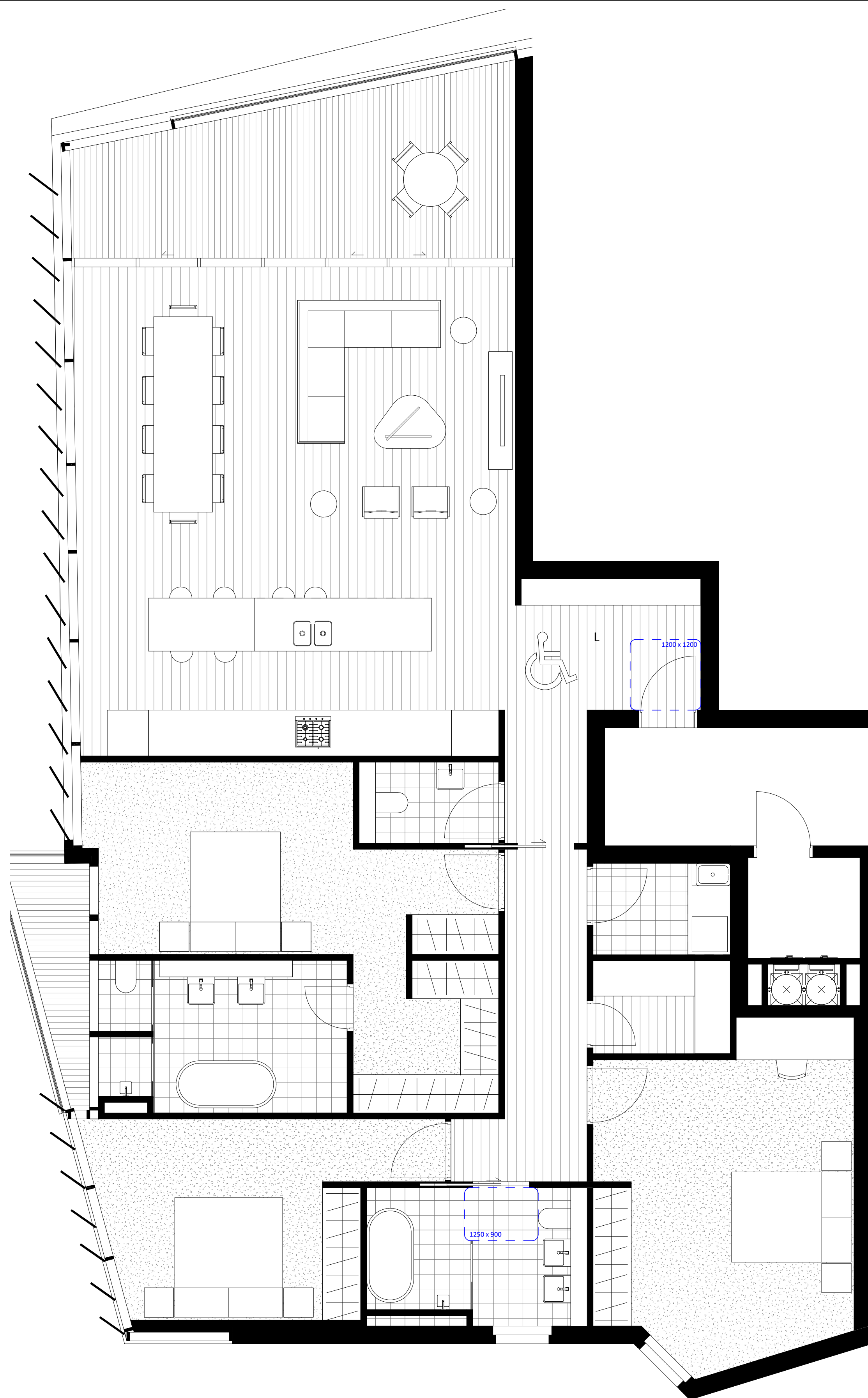
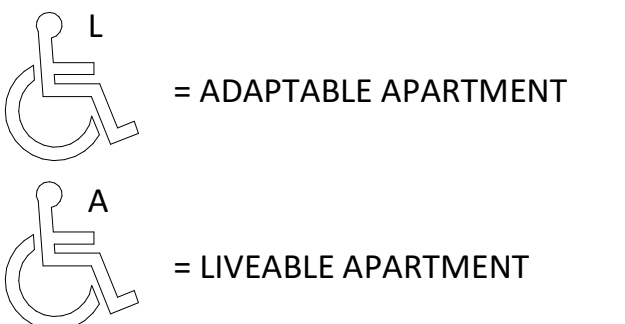
NOTE:
A = ADAPTABLE APARTMENTS
L = LIVEABLE APARTMENTS

[illegible]

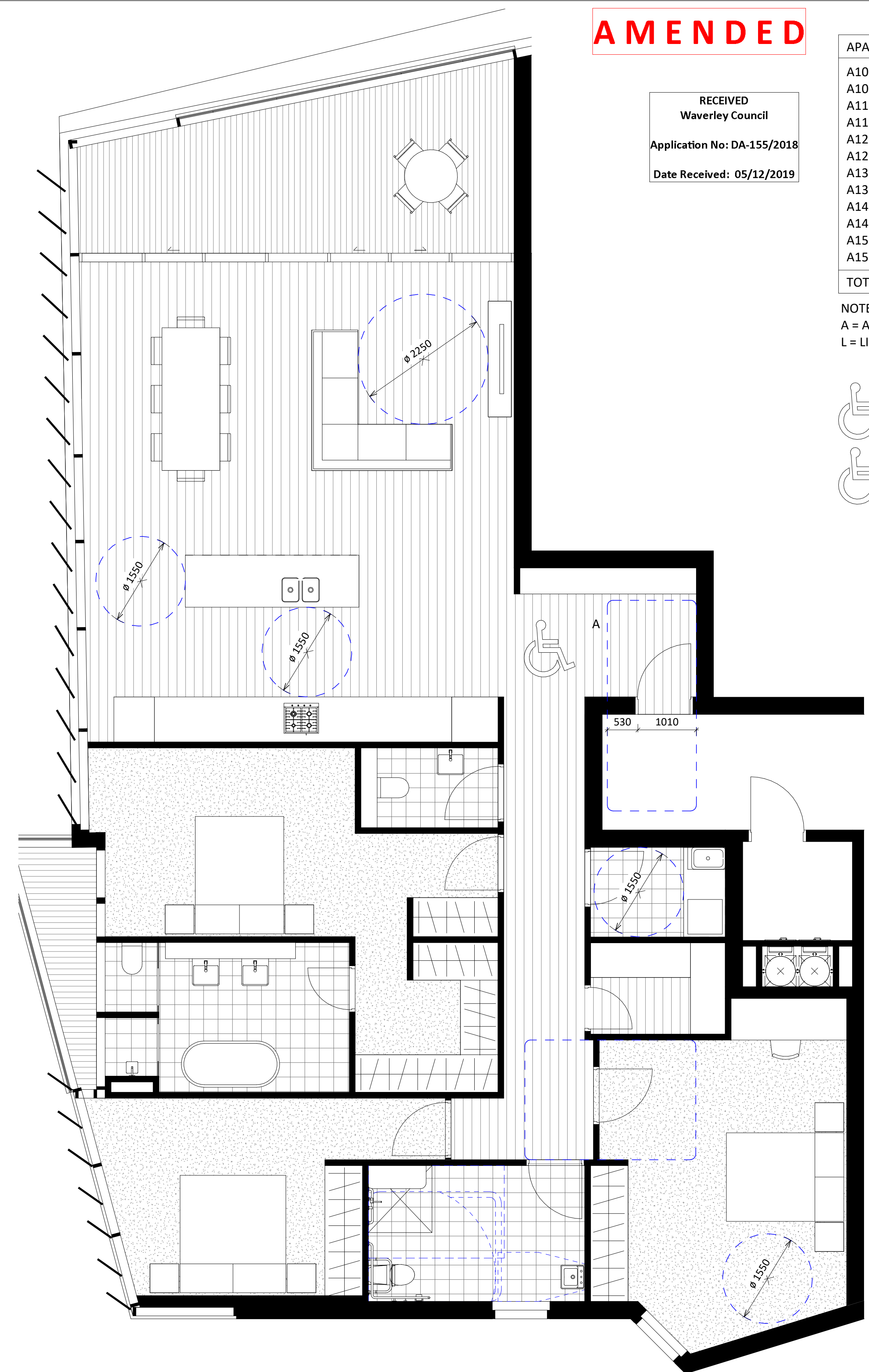


APARTMENT TYPES	
A10.01	A / L
A10.04 (MIRROR)	L
A11.01	A / L
A11.04 (MIRROR)	L
A12.01	A / L
A12.04 (MIRROR)	L
A13.01	A / L
A13.04 (MIRROR)	L
A14.01	A / L
A14.04 (MIRROR)	L
A15.01	A / L
A15.04 (MIRROR)	L
TOTAL: 6 x A UNITS, 12 x L UNITS	

NOTE:
A = ADAPTABLE APARTMENTS
L = LIVEABLE APARTMENTS



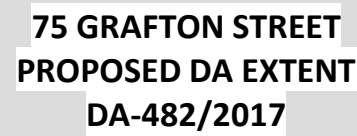
1 ADAPTABLE - HIGH RISE - (LEVEL 13) APT 1
1 : 50 @ A1



2 LIVEABLE - HIGH RISE - (LEVEL 13) APT 1
1:50 @ A1

[illegible]

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



35-43 GRAFTON STREET
PERMISSIBLE EXTENT
OF GROUND TO LEVEL 5

[illegible]

LEGEND

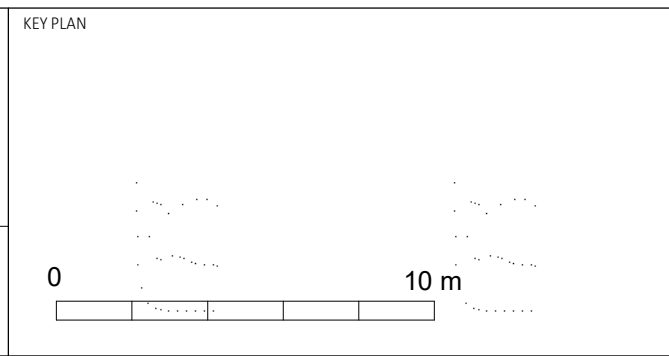
.....

CLIQUE LEGEND

.....

REVISION

ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896

Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179
QLD Architects 5590

www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS	
DEVELOPMENT APPLICATION	

DWG TITLE
ELEVATION 1 - NORTH

DATE	24/09/19	DRAWN	FC
SCALE	1:200@A1, 1:400@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0200	REVISION	F
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Application No: DA-155/2018
Date Received: 05/12/2019

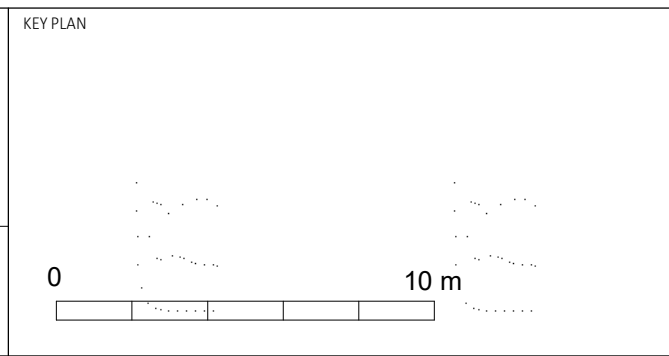
35-43 GRAFTON STREET
PERMISSIBLE EXTENT
OF GROUND TO LEVEL 5

75 GRAFTON STREET
PROPOSED DA EXTENT
DA-482/2017

1 SOUTH ELEVATION - HEGARTY LANE
1 : 200 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	FOR INFORMATION	AC	TB	26/05/18										
D	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
E	WCC PREVIEW MEETING	ANA	TB	08/11/18										
F	AMENDED DA	ANA	TB	08/04/19										
G	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 69 131 365 896
Nominated Architect:
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NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
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**KOICHI
TAKADA
ARCHITECTS**

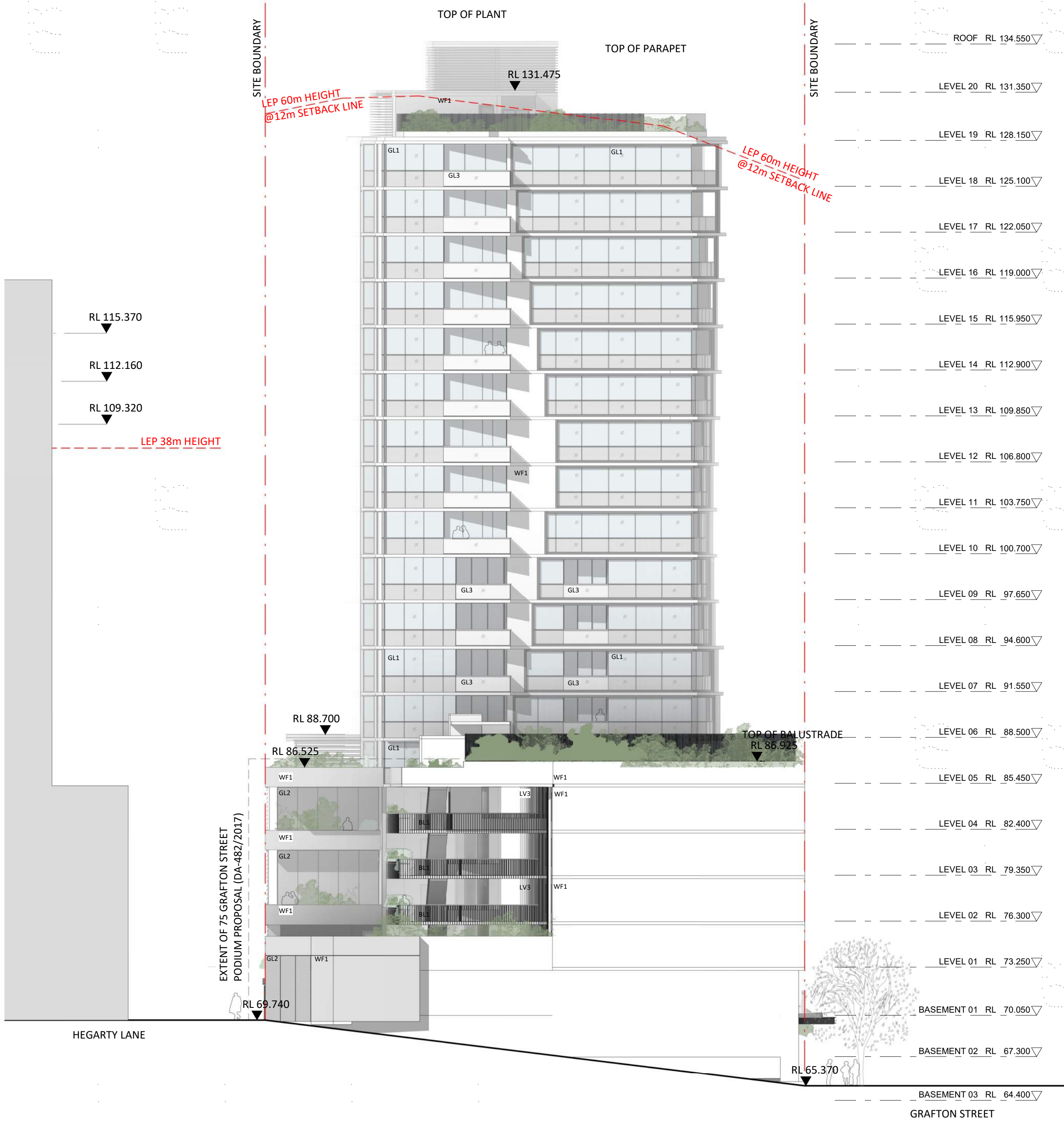
PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
ELEVATION 2 - SOUTH

DATE	24/09/19	DRAWN	FC
SCALE	1:200@A1, 1:400@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0201	REVISION	F
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EXTERNAL FINISHES LEGEND	
WF1	PRECAST CONCRETE (WHITE)
WF2	CONCRETE W/RELIEF PATTERN (WHITE)
BL1	EXTERNAL BALUSTRADE (WHITE COLOUR)
LV1	EXTERNAL LOUVRES (WHITE)
LV2	EXTERNAL LOUVRES (DARK GREY)
LV3	PRIVACY LOUVRES (WHITE)
LV4	PRIVACY LOUVRES (DARK GREY)
CL1	CLADDING (DARK GREY)
GL1	RESIDENTIAL CLEAR GLAZING
GL2	RETAIL/ COMMERCIAL CLEAR GLAZING
GL3	RESIDENTIAL BALUSTRADE GLAZING
GL4	RESIDENTIAL BALUSTRADE GLAZING WITH FRIT
GL5	RESIDENTIAL COLOUR BACK GLAZING
AL1	ALUMINUM WINDOW FRAME (WHITE)
AL2	ALUMINUM WINDOW FRAME (DARK GREY)

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RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

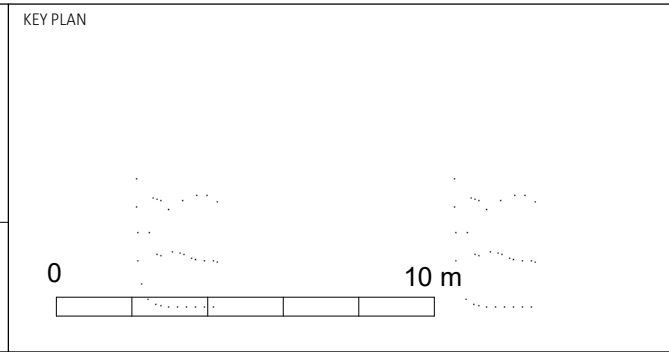


1 EAST ELEVATION
1 : 200 @ A1

EXTERNAL FINISHES LEGEND	
WF1	PRECAST CONCRETE (WHITE)
WF2	CONCRETE W/RELIEF PATTERN (WHITE)
BL1	EXTERNAL BALUSTRADE (WHITE COLOUR)
LV1	EXTERNAL LOUVRES (WHITE)
LV2	EXTERNAL LOUVRES (DARK GREY)
LV3	PRIVACY LOUVRES (WHITE)
LV4	PRIVACY LOUVRES (DARK GREY)
CL1	CLADDING (DARK GREY)
GL1	RESIDENTIAL CLEAR GLAZING
GL2	RETAIL/ COMMERCIAL CLEAR GLAZING
GL3	RESIDENTIAL BALUSTRADE GLAZING
GL4	RESIDENTIAL BALUSTRADE GLAZING WITH FRIT
GL5	RESIDENTIAL COLOUR BACK GLAZING
AL1	ALUMINUM WINDOW FRAME (WHITE)
AL2	ALUMINUM WINDOW FRAME (DARK GREY)

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
D	WOC PREVIEW MEETING	ANA	TB	09/11/18										
E	AMENDED DA	ANA	TB	08/04/19										
F	DEFERRAL RESPONSE	FC	TB	24/09/19										
G	UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
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NSW Architects 6901
VIC Architects 16179
QLD Architects 5550
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
ELEVATION 3 - EAST

DATE	04/12/19	DRAWN	KL
SCALE	1:200@A1, 1:400@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0202	REVISION	G
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Date Received: 05/12/2019



DATE	04/12/19	DRAWN	KL
SCALE	1:200@A1, 1:400@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	REVISION		
A-0203		G	
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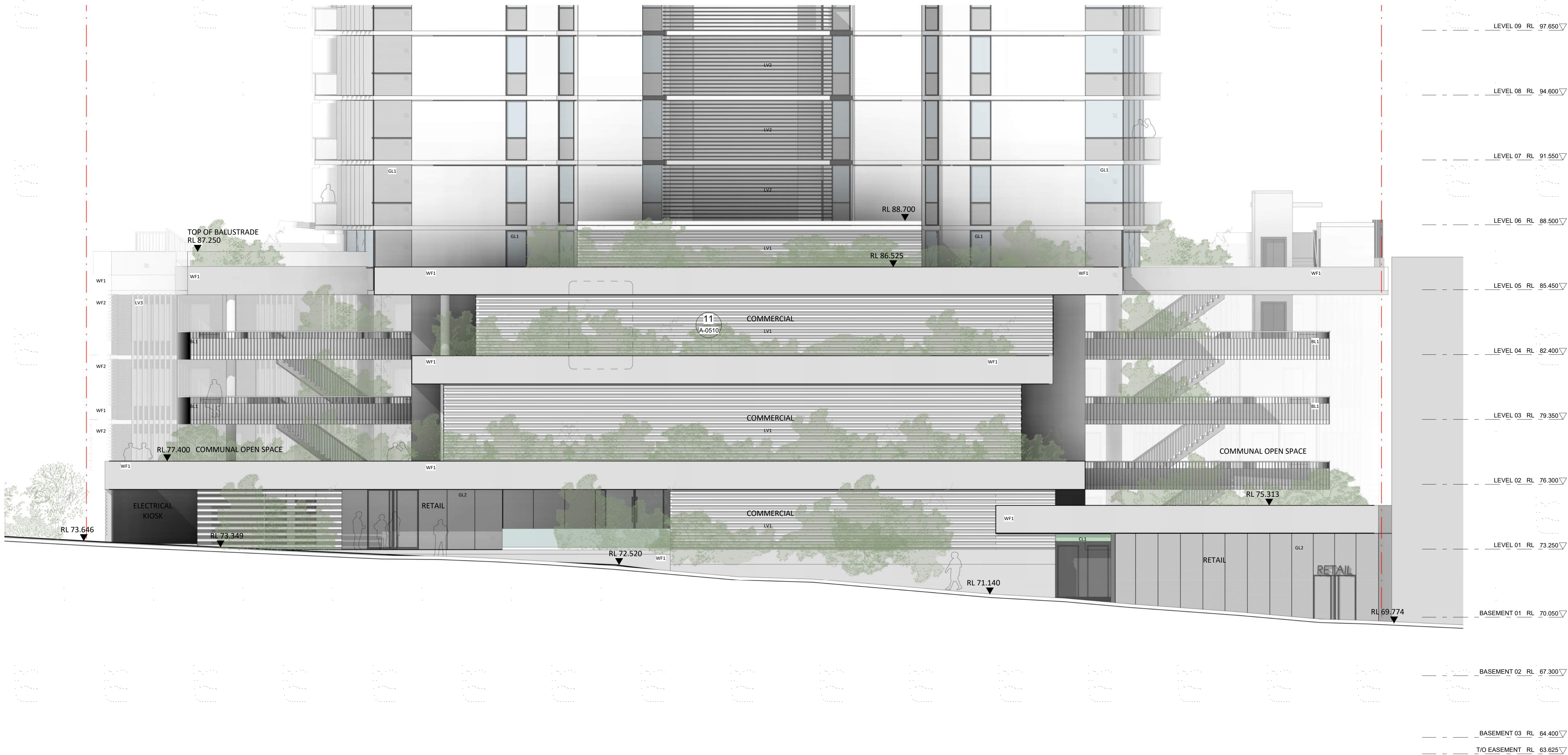
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Application No: DA-155/2018
Date Received: 05/12/2019



DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0205	REVISION	F
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Application No: DA-155/2018
Date Received: 05/12/2019

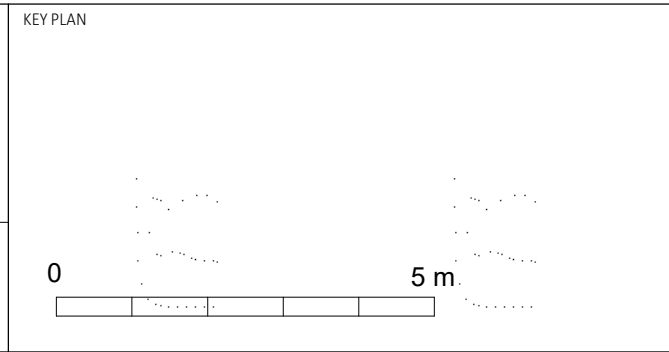


1 PODIUM SOUTH ELEVATION
1 : 100 @ A1

EXTERNAL FINISHES LEGEND	
WF1	PRECAST CONCRETE (WHITE)
WF2	CONCRETE W/RELIEF PATTERN (WHITE)
BL1	EXTERNAL BALUSTRADE (WHITE COLOUR)
LV1	EXTERNAL LOUVRES (WHITE)
LV2	EXTERNAL LOUVRES (DARK GREY)
LV3	PRIVACY LOUVRES (WHITE)
LV4	PRIVACY LOUVRES (DARK GREY)
CL1	CLADDING (DARK GREY)
GL1	RESIDENTIAL CLEAR GLAZING
GL2	RETAIL/ COMMERCIAL CLEAR GLAZING
GL3	RESIDENTIAL BALUSTRADE GLAZING
GL4	RESIDENTIAL BALUSTRADE GLAZING WITH FRIT
GL5	RESIDENTIAL COLOUR BACK GLAZING
AL1	ALUMINUM WINDOW FRAME (WHITE)
AL2	ALUMINUM WINDOW FRAME (DARK GREY)

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
D	WCC PREVIEW MEETING	ANA	TB	08/11/18										
E	AMENDED DA	ANA	TB	08/04/19										
F	DEFERRAL RESPONSE	FC	TB	24/09/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

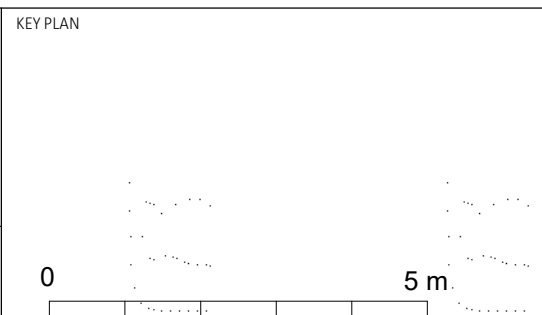
ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
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NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
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**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
PODIUM SOUTH ELEVATION

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0206	REVISION	F
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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

[illegible]

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
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**KOICHI
TAKADA
ARCHITECTS**

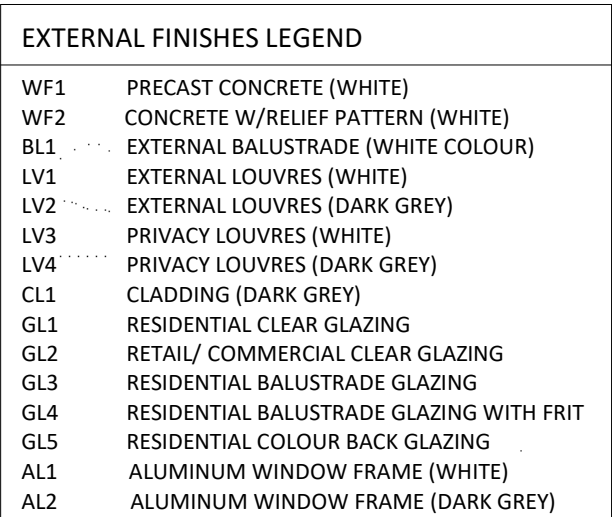
PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
PODIUM EAST ELEVATION

DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0207	REVISION	F
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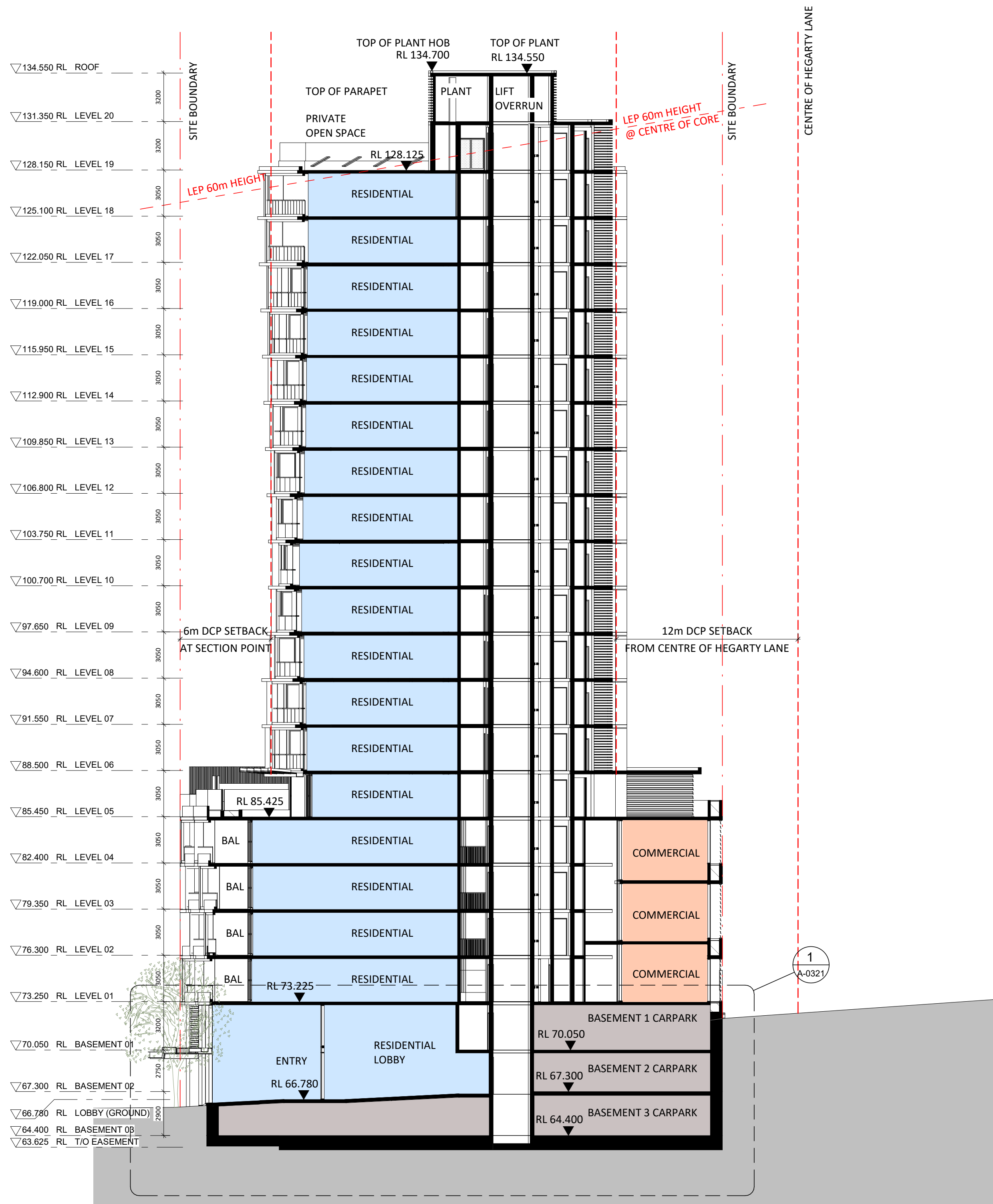
RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



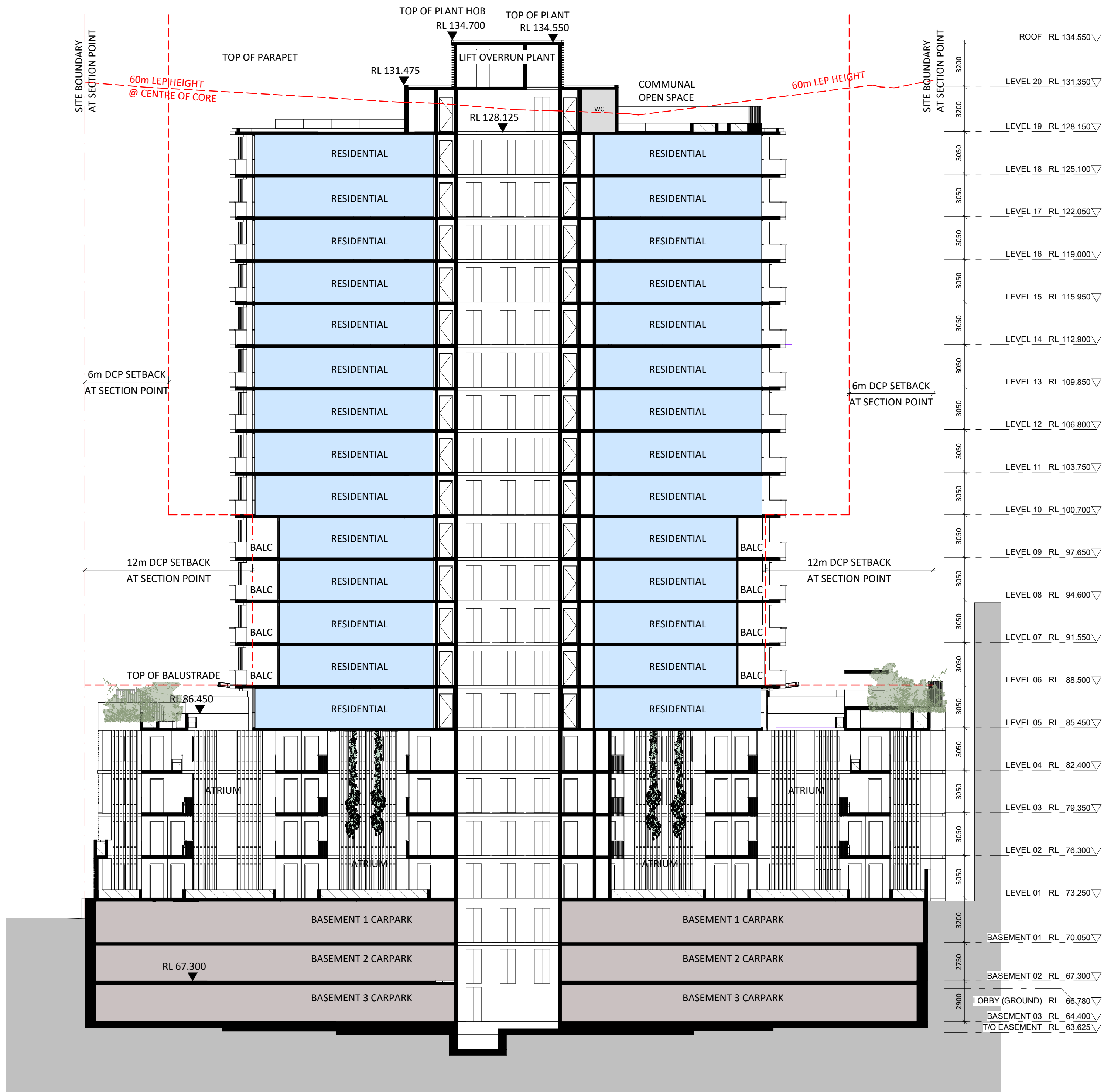
DATE	24/09/19	DRAWN	FC
SCALE	1:100@A1, 1:200@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0208	REVISION	F
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Application No: DA-155/2018
Date Received: 05/12/2019



1 NORTH / SOUTH SECTION
1 : 200 @ A1



2 EAST / WEST SECTION
1 : 200 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE
A	ISSUED FOR CONSULTANTS	AC	TB	28/03/17										
B	ISSUED FOR DA	AC	TB	24/04/18										
C	INITIAL ISSUE TO COUNCIL	ANA	TB	02/11/18										
D	WCC PREVIEW MEETING	ANA	TB	09/11/18										
E	AMENDED DA	ANA	TB	08/04/19										
F	DEFERRAL RESPONSE	FC	TB	24/09/19										
G	UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19										

LEGEND
CLOUD LEGEND
REVISION
ON HOLD

KEY PLAN
0 10 m

CLIENT
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

ARCHITECT
Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com

KOICHI
TAKADA
ARCHITECTS

PROJECT
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022
STATUS
DEVELOPMENT APPLICATION
DWG TITLE
SECTIONS

DATE	04/12/19	DRAWN	KL
SCALE	1:200@A1, 1:400@A3	CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0300	REVISION	G
NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.			

BALCONY

RESIDENTIAL

LEVEL 01 RL 73.250

CEILING ZONE W/ACOUSTIC PANELS

THERMAL INSULATION

BICYCLE STORAGE

BICYCLE STORAGE

DISCONTINUOUS CONSTRUCTION

5750

CEILING ZONE W/ACOUSTIC PANELS

2600

GROUND FLOOR RETAIL 1

BULKY GOODS

BASEMENT 01 RL 70.050

AWNING

FLUSH GLAZED RETAIL SHOPFRONT

GRAFTON ST

RL 67.070

BASEMENT 02 RL 67.300

LOBBY (GROUND) RL 66.780

THERMAL INSULATION

BASEMENT 03 RL 64.400

COMMUNAL OPEN SPACE

LEVEL 01 RL 73.250

CAR PARK

DISCONTINUOUS CONSTRUCTION

2750

B1 (HEGARTY LN)
RETAIL 3

BASEMENT 01 RL 70.050

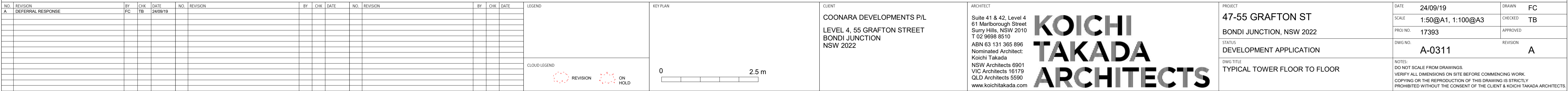
BASEMENT 02 RL 67.300

LOBBY (GROUND) RL 66.780

BASEMENT 03 RL 64.400

[illegible]

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Application No: DA-155/2018
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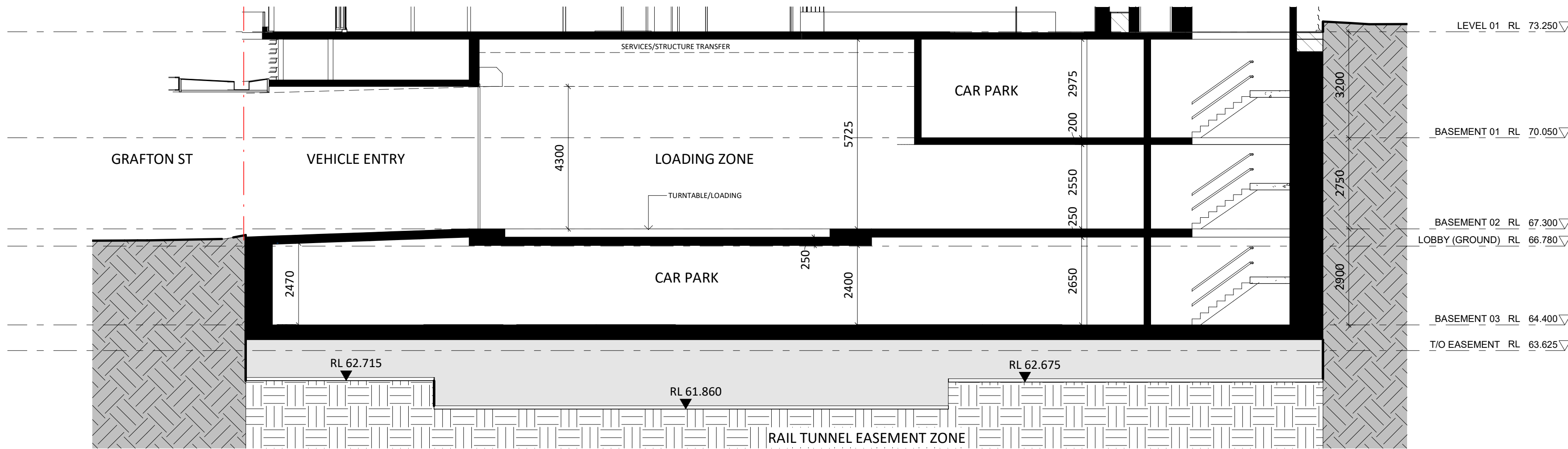
This architectural floor plan illustrates the layout of Level 02, which includes residential and commercial areas. The plan is bounded by Level 01 (RL 73.250) at the bottom and Level 03 (RL 79.350) at the top. The overall width of the section is 4200 units, and the height of the level is 3050 units. The plan features a central corridor system with residential open corridors on the left and a commercial lobby/entry area on the right. Key structural elements include thermal and acoustic insulation, design ceiling levels, and a design soffit level. The plan also shows the location of planters, flush glazed commercial shopfronts, louvre walls, and a balustrade. The plan is oriented with HEGARTY LANE to the right.

Level 02 Details:

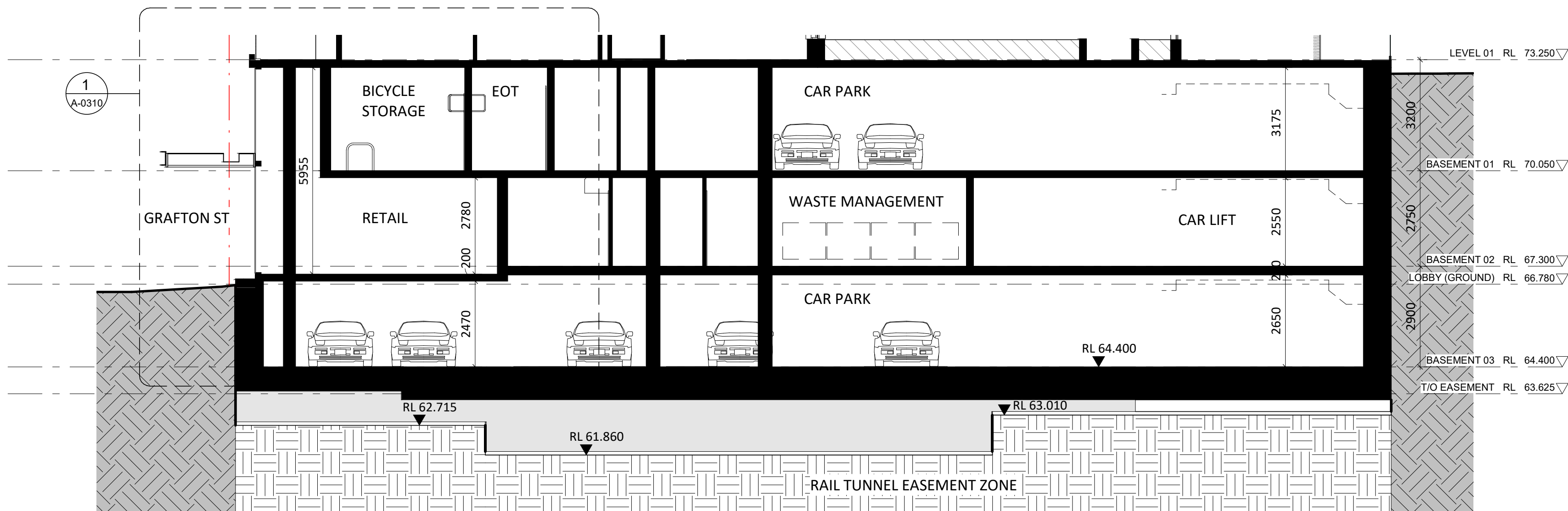
- Level 02 RL: 76.350**
- Overall Dimensions:** 4200 (width) x 3050 (height)
- Rooms and Spaces:**
 - RESIDENTIAL OPEN CORRIDOR
 - COMMERCIAL
 - RESIDENTIAL / COMMERCIAL LOBBY
 - ENTRY
- Structural and Material Callouts:**
 - PLANT
 - THERMAL & ACOUSTIC INSULATION
 - DESIGN CEILING LEVEL
 - DESIGN SOFFIT LEVEL
 - FLUSH GLAZED COMMERCIAL SHOPFRONT
 - LOUVRE WALL
 - PLANTER
 - ACOUSTIC INSULATION
 - FLUSH GLAZED COMMERCIAL SHOPFRONT
 - LOUVRE WALL
 - PLANTER
 - THERMAL INSULATION
 - DESIGN CEILING LEVEL
 - DESIGN SOFFIT LEVEL
 - LOUVRE WALL
 - BALUSTRADE
- Adjacent Levels:**
 - LEVEL 05 RL 85.450
 - LEVEL 04 RL 82.400
 - LEVEL 03 RL 79.350
 - LEVEL 01 RL 73.250
- Orientation:** HEGARTY LANE

NO. REVISION				BY	CHK	DATE	NO. REVISION				BY	CHK	DATE	LEGEND		KEY PLAN		CLIENT		ARCHITECT		PROJECT		DATE		DRAWN		FC	
A DEFERRAL RESPONSE				FC	TB	24/09/19												COONARA DEVELOPMENTS P/L		Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada		47-55 GRAFTON ST		24/09/19		FC			
																		LEVEL 4, 55 GRAFTON STREET		NSW Architects 6901 VIC Architects 161179 QLD Architects 5590 www.koichitakada.com		BONDI JUNCTION		1:100@A1, 1:200@A3		CHECKED		TB	
																		BONDI JUNCTION				APPROVED							
																						REVISION		A					

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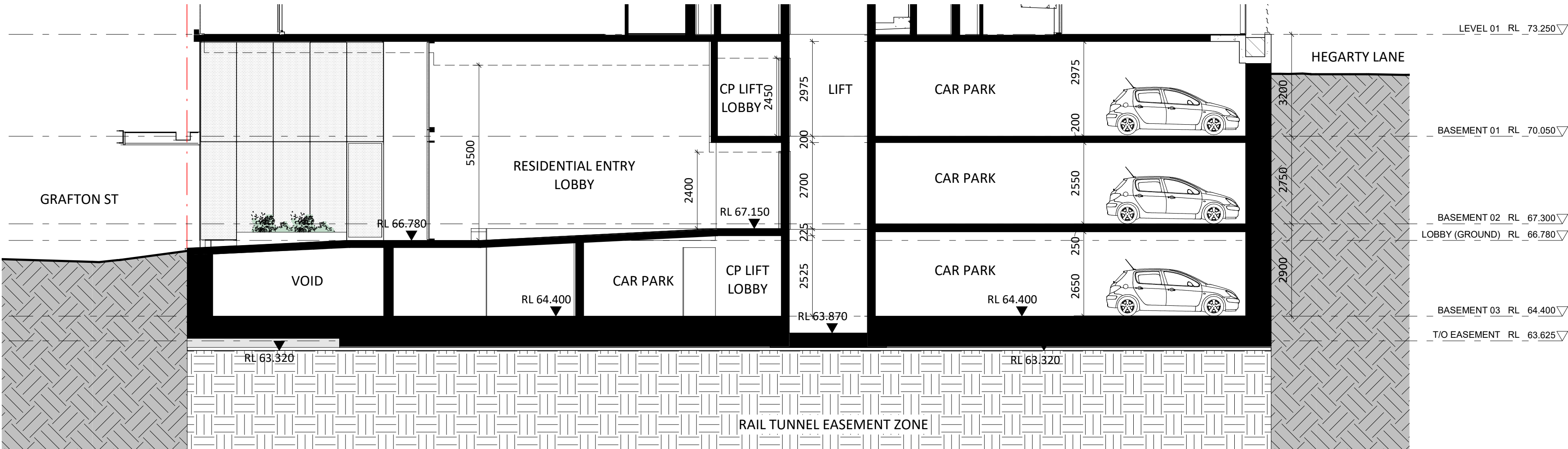
1 BASEMENT N/S SECTION 01
1 : 100 @ A1



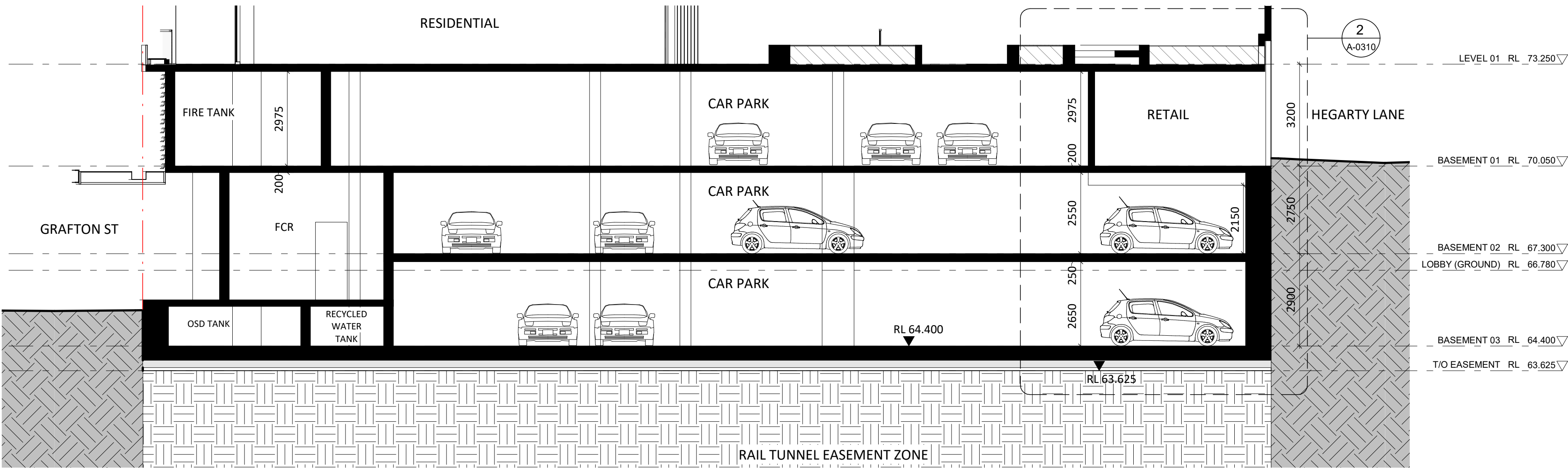
2 BASEMENT N/S SECTION 02
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A.	DEFERRAL RESPONSE	FC	TB	24/09/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	24/09/19	FC
																				SCALE: 1:100@A1, 1:200@A3	TB
																				PROJ NO. 17393	APPROVED
																				DWG NO. A-0320	REVISION A
																				NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.	

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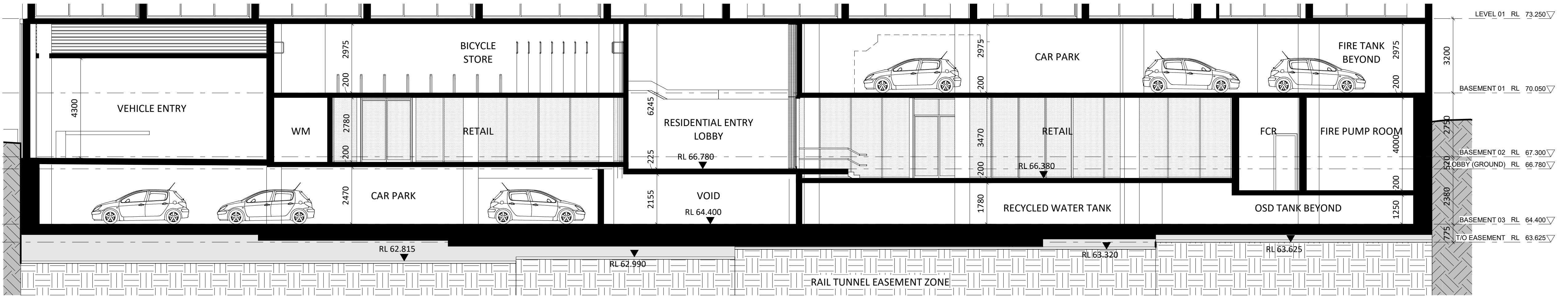
1 BASEMENT N/S SECTION 04
1 : 100 @ A1



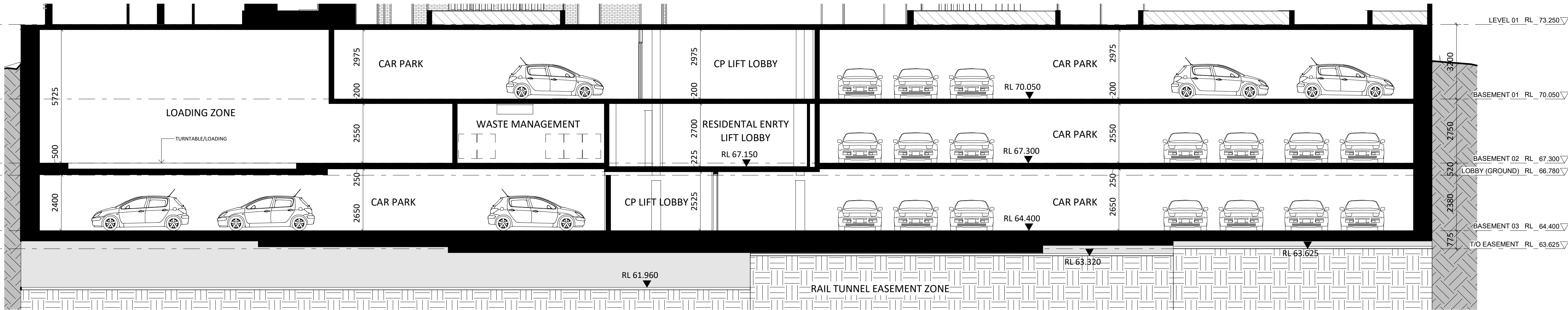
2 BASEMENT N/S SECTION 03
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A.	DEFERRAL RESPONSE	FC	TB	24/09/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	24/09/19	FC
																	LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022		1:100@A1, 1:200@A3	CHECKED	TB
																			17393	APPROVED	
																				DWG NO.	REVISION
																				A-0321	A
																				NOTES:	
																				DO NOT SCALE FROM DRAWINGS.	
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Date Received: 05/12/2019



1 BASEMENT E/W SECTION 01
1 : 100 @ A1



2 BASEMENT E/W SECTION 02
1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN
A.	DEFERRAL RESPONSE	FC	TB	24/09/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	24/09/19	FC
																	LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022		1:100@A1, 1:200@A3	CHECKED	TB
																			17393	APPROVED	
																				DWG NO.	REVISION
																				A-0322	A
																				NOTES:	
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GFA SUMMARY _ USE	
Type	Area
COMMERCIAL	373 m ²
RESIDENTIAL	11733 m ²
RETAIL	314 m ²
TOTAL	12420 m ²

GFA LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- COMMERCIAL GFA

GFA SUMMARY

SITE AREA = 2070 m²

MAX GFA 12,420 m²

TOTAL RESIDENTIAL GFA = 11733m²

TOTAL RETAIL GFA: 314m²


TOTAL COMMERCIAL GFA: 373m²


TOTAL GFA: 12,420m²

$$\text{FSR} = 6 : 1$$

LEGEND

CLOUD LEGEND

 REVISION

 ON HOLD

CLIENT

COONARA DEVELOPMENTS P/L

LEVEL 4, 55 GRAFTON STREET

BONDI JUNCTION

NSW 2022

**KOICHI
TAKADA
ARCHITECTS**

STATUS

STATUS

DWG TITLE
GROSS FLOOR AREA FSR DIAGRAMS 01

DATE	24/09/19
------	----------

SCALE

PROJ NO.	17393
----------	-------

	17555
DWG NO.	



A-0400

NOTES:
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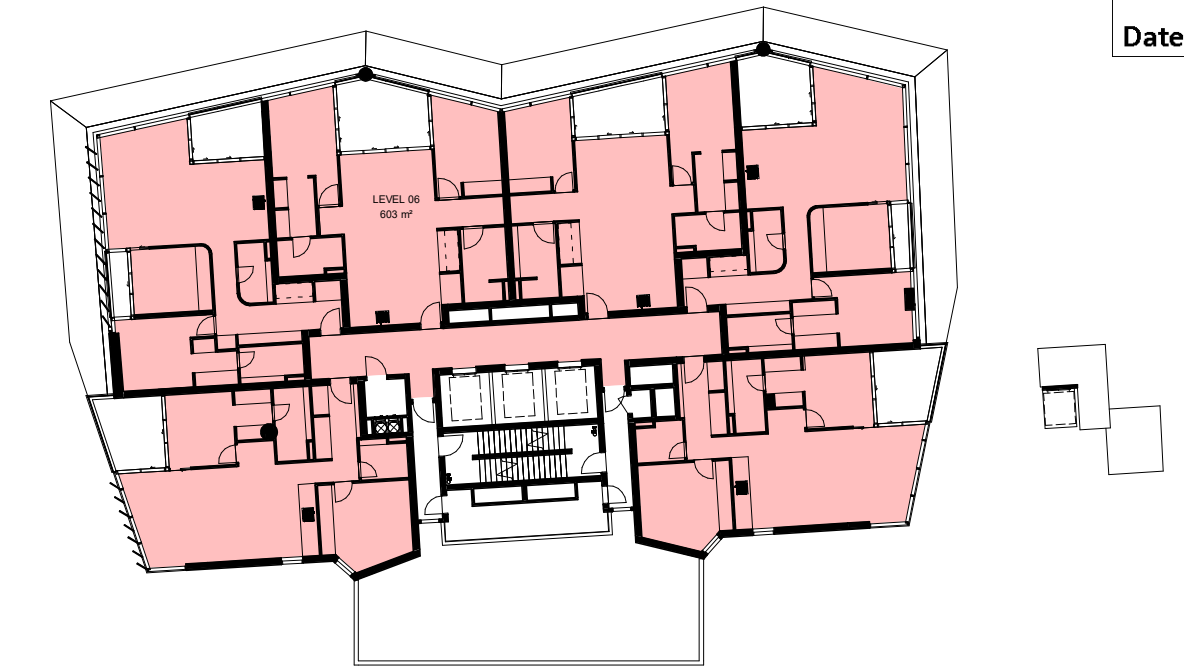
 COMMERCIAL 3  LEVEL 04

LEVEL 04



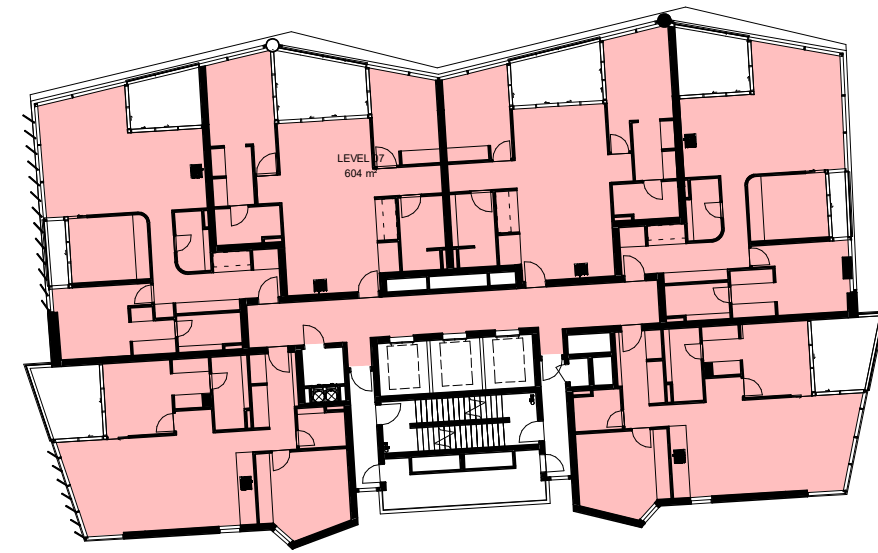
 LEVEL 05

LEVEL 05



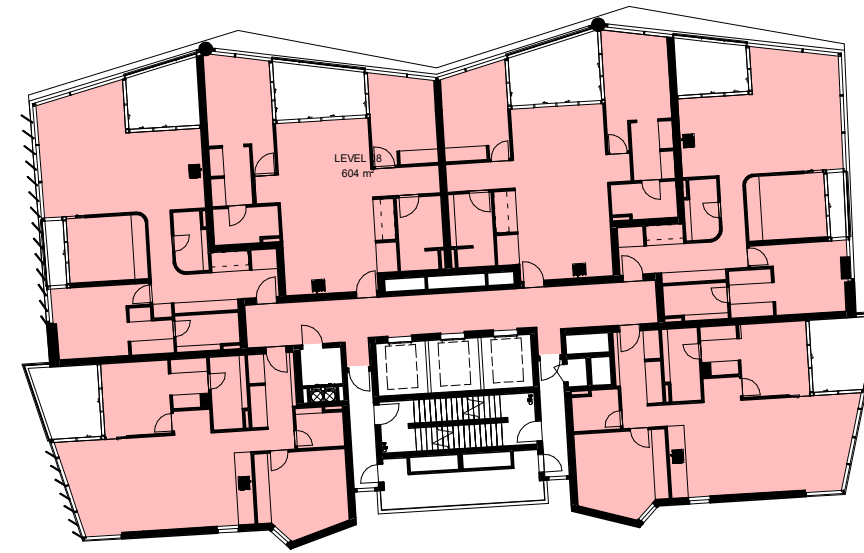
LEVEL 06

LEVEL 06



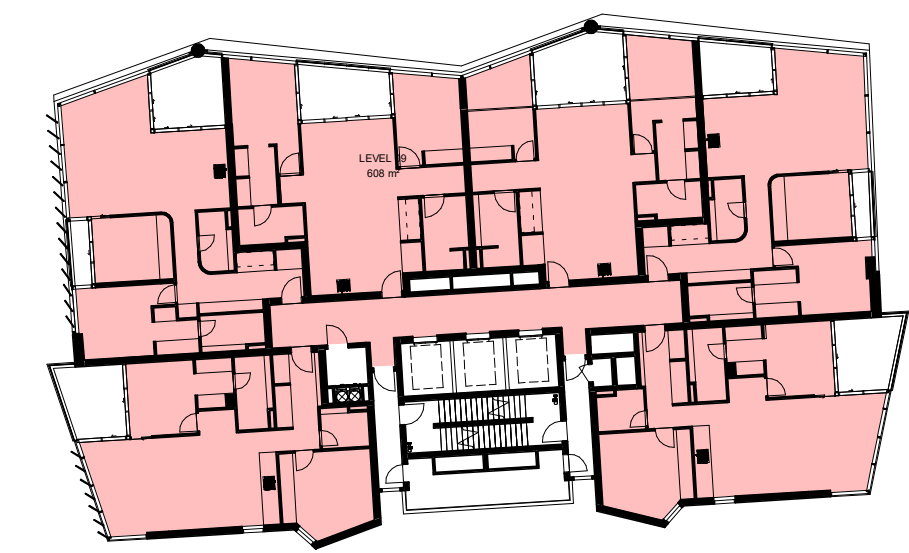
 LEVEL 07

LEVEL 07



LEVEL 08

LEVEL 08





LEVEL 09

LEVEL 09

[illegible]

LEGEND

CLOUD LEGEND

 REVISION  ON HOLD

	KEY PLAN
--	----------



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
GROSS FLOOR AREA FSR DIAGRAMS 02

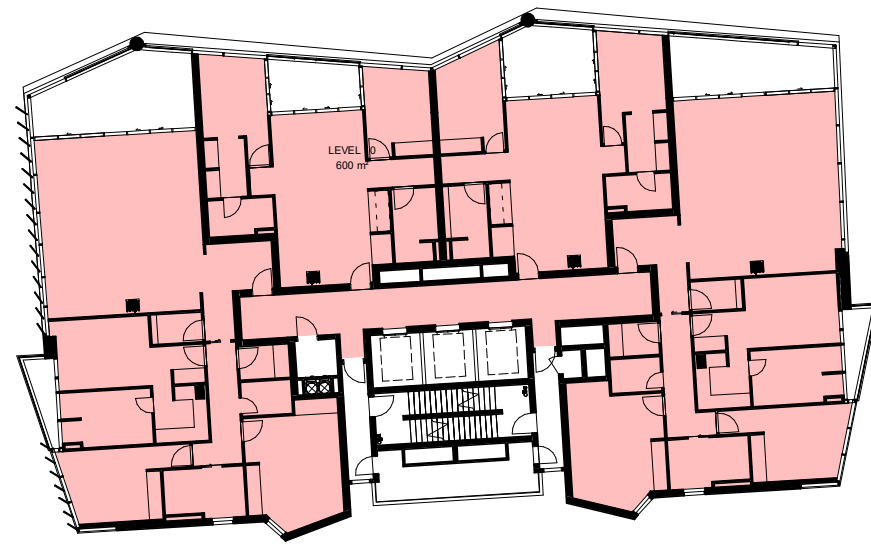
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SCALE		CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0401	REVISION	E
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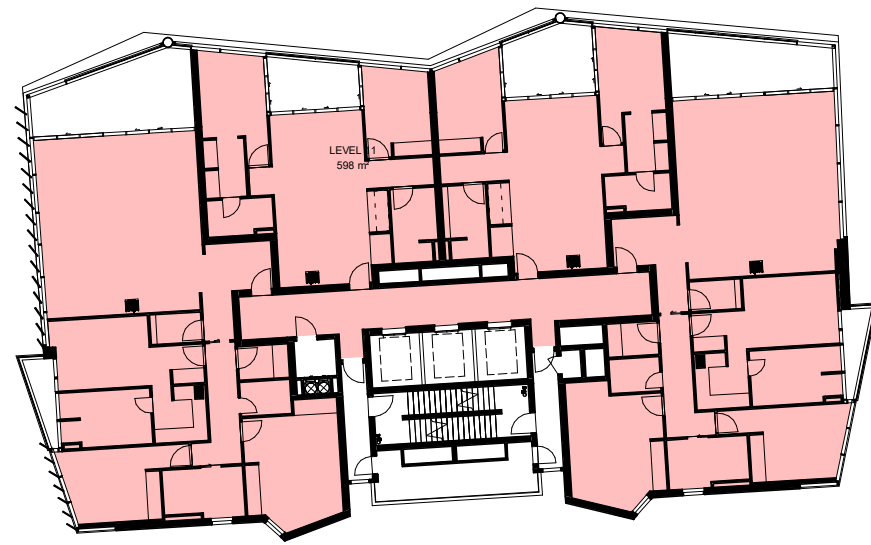
Application No: DA-155/2018

Date Received: 05/12/2019



LEVEL 10

LEVEL 10



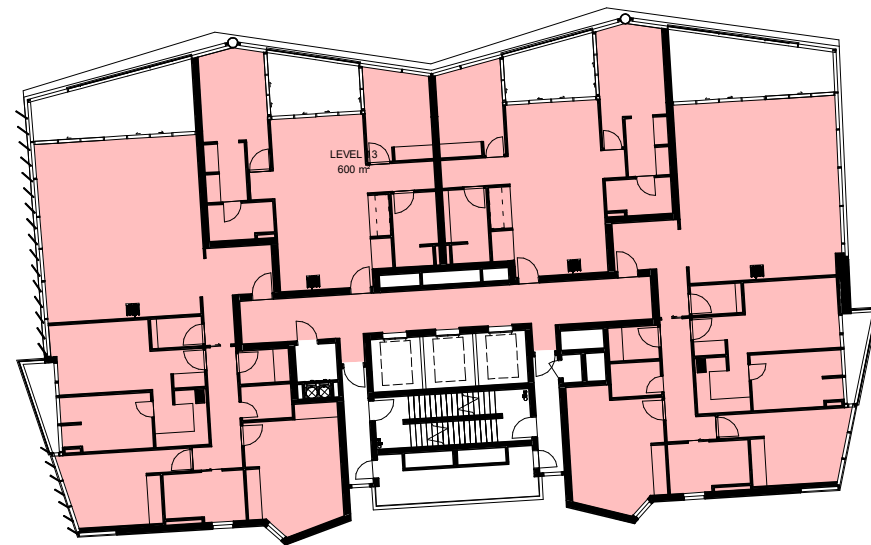
 LEVEL 11

LEVEL 11



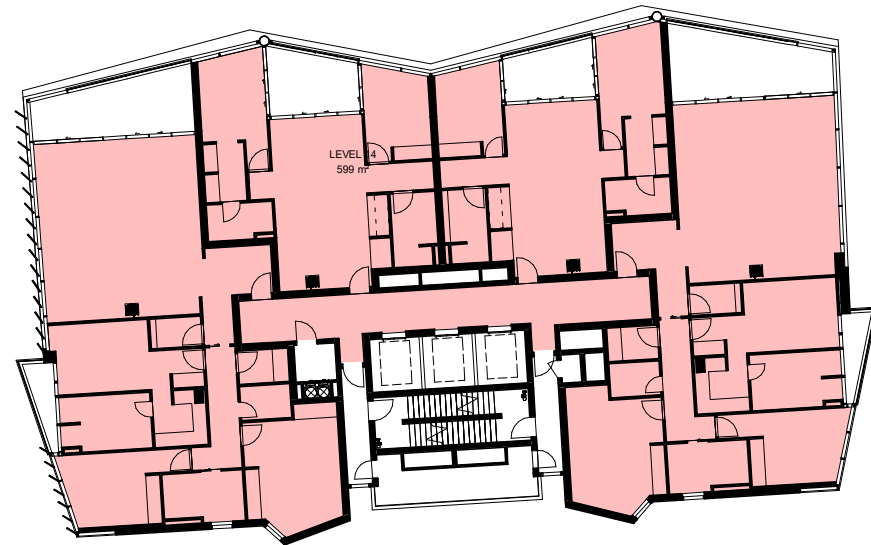
LEVEL 12

LEVEL 12



LEVEL 13

LEVEL 13



 LEVEL 14

LEVEL 14



 LEVEL 15

LEVEL 15

GFA LEGEND

RESIDENTIAL GFA

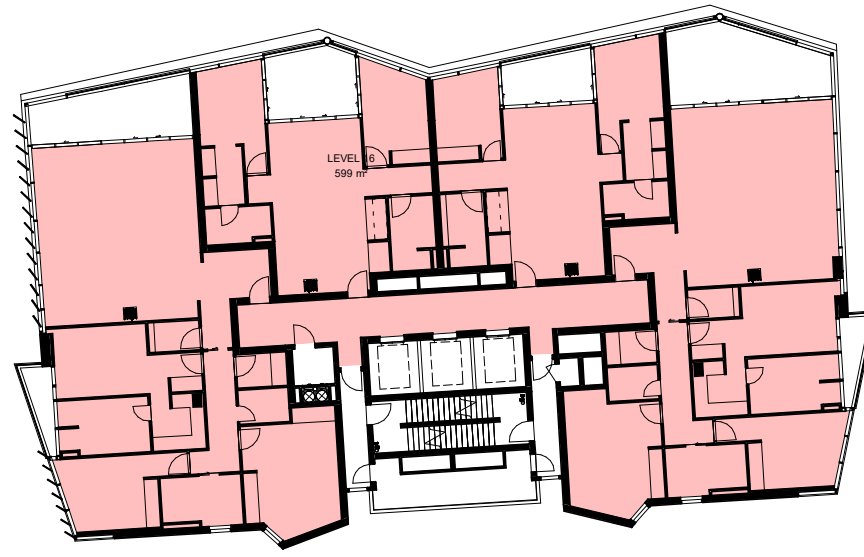
RETAIL GFA

COMMERCIAL GFA

[illegible]

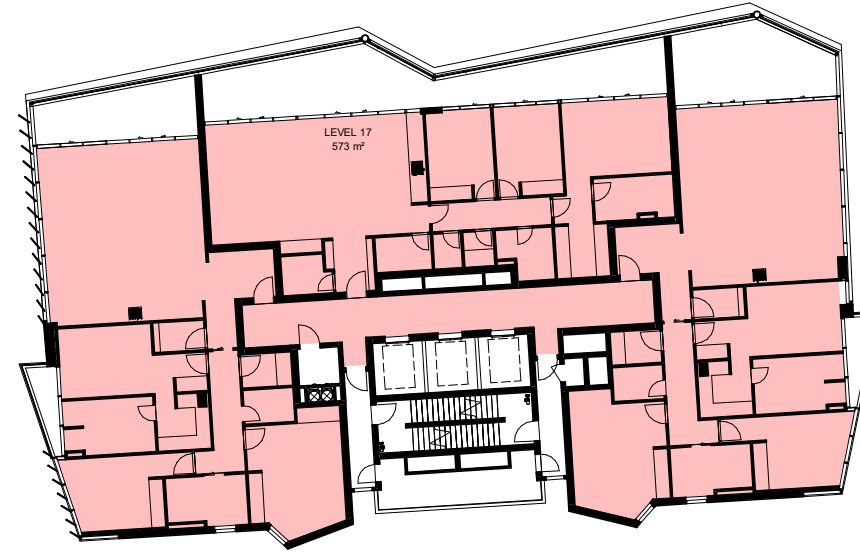
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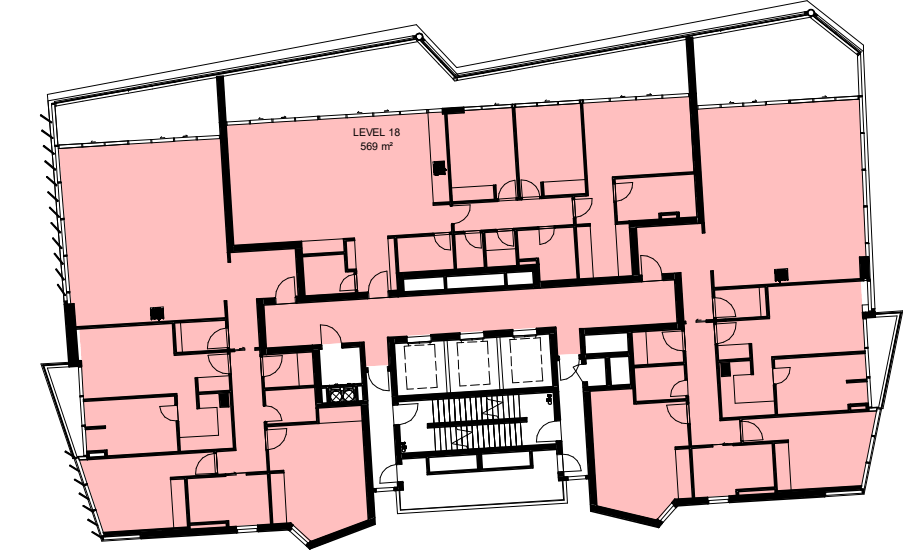
LEVEL 16

LEVEL 16



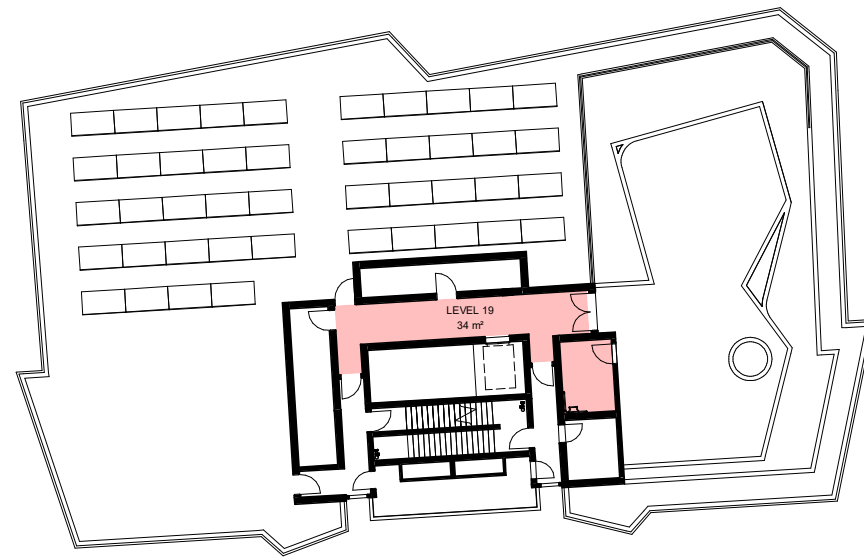
 LEVEL 17

LEVEL 17



 LEVEL 18

LEVEL 18



 LEVEL 19

LEVEL 19

[illegible]

AMENDED



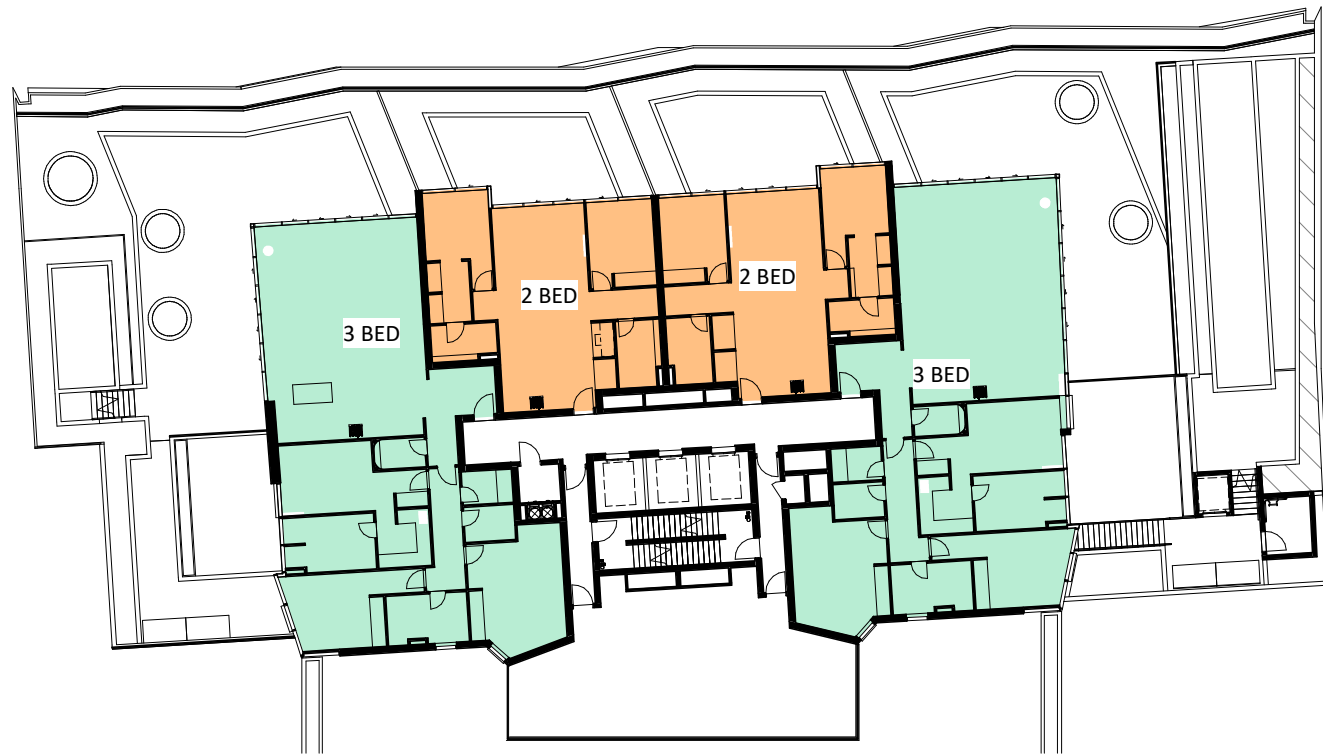
LEVEL 01



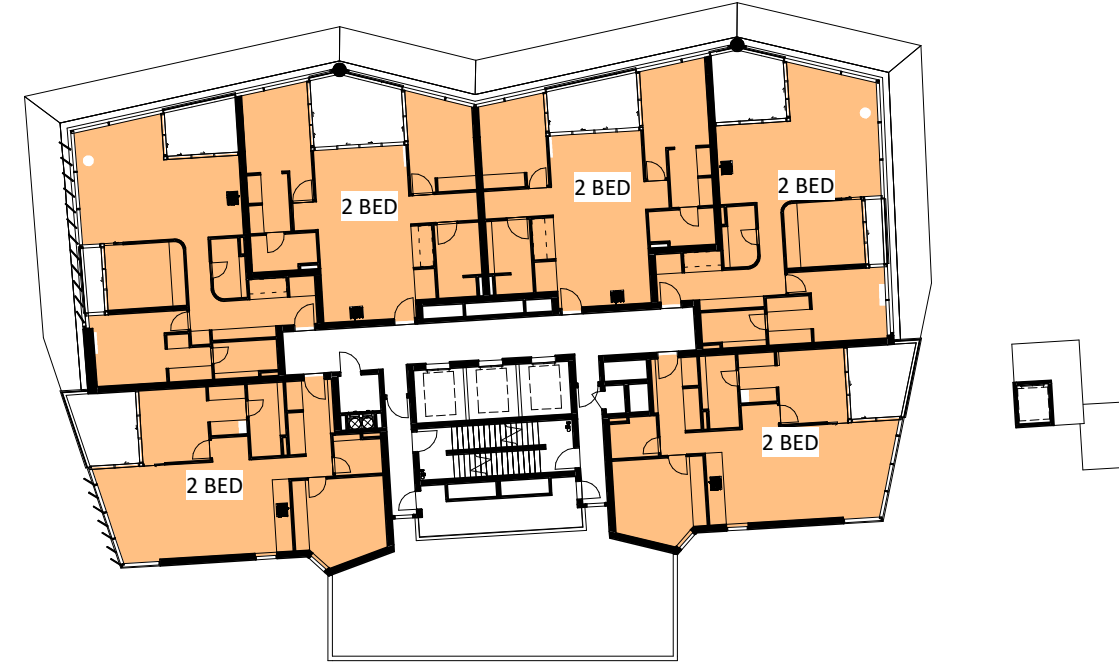
LEVEL 02



LEVEL 03 - 04



LEVEL 05







LEVEL 06 - 09



LEVEL 10 - 16

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Date Received: 05/12/2019

APARTMENT MIX

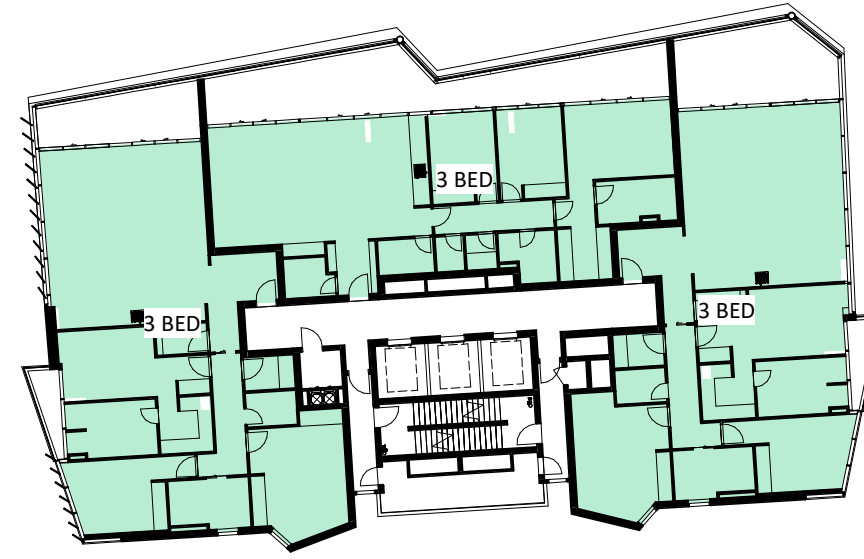
TYPE	TOTAL	PERCENTAGE
 STUDIO	8	8%
 1 BED	28	26%
 2 BED	48	45%
 3 BED	22	21%
	106	100%

[illegible]

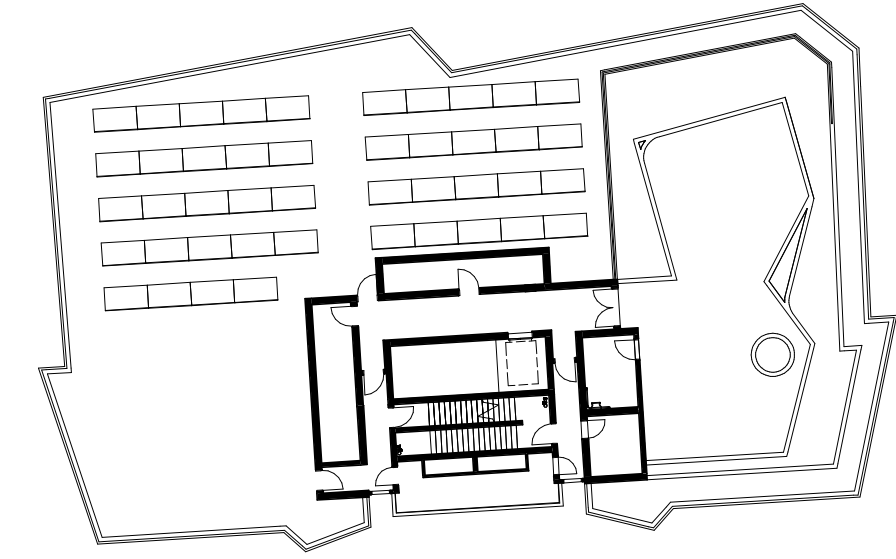
AMENDED



LEVEL 17







LEVEL 18



LEVEL 19

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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

APARTMENT MIX

TYPE	TOTAL	PERCENTAGE
 STUDIO	8	8%
 1 BED	28	26%
 2 BED	48	45%
 3 BED	22	21%
	106	100%

NO. REVISION				BY		CHK	DATE	NO. REVISION		BY		CHK	DATE	LEGEND		KEY PLAN		CLIENT		ARCHITECT		PROJECT		DATE		DRAWN		FC	
A				AC		TB	29/03/17											COONARA DEVELOPMENTS P/L		Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 Nominated Architect: Koichi Takada		47-55 GRAFTON ST		24/09/19		DRAWN		FC	
B				AC		TB	24/04/19											LEVEL 4, 55 GRAFTON STREET		NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		BONDI JUNCTION, NSW 2022		SCALE		CHECKED		TB	
C				ANA		TB	05/11/18											BONDI JUNCTION, NSW 2022				PROJ NO.		17393		APPROVED			
D				ANA		TB	06/04/19											BONDI JUNCTION				STATUS		DWG NO.		REVISION		E	
E				FC		TB	24/09/19											NSW 2022				DEVELOPMENT APPLICATION		A-0406					
																						DWG TITLE							
																						NOTES:							
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AT LEAST 50% OF THE REQUIRED STORAGE HAS TO BE WITHIN EACH APARTMENT AND ACCESSIBLE FROM EITHER THE HALL OR LIVING AREA. THE REST CAN BE PROVIDED IN BASEMENTS.

DATE	24/09/19	DRAWN	FC
SCALE		CHECKED	TB
PROJ NO.	17393	APPROVED	
DWG NO.	A-0410	REVISION	E
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STORAGE L6-9 - 155m³
LEVELS 06-09



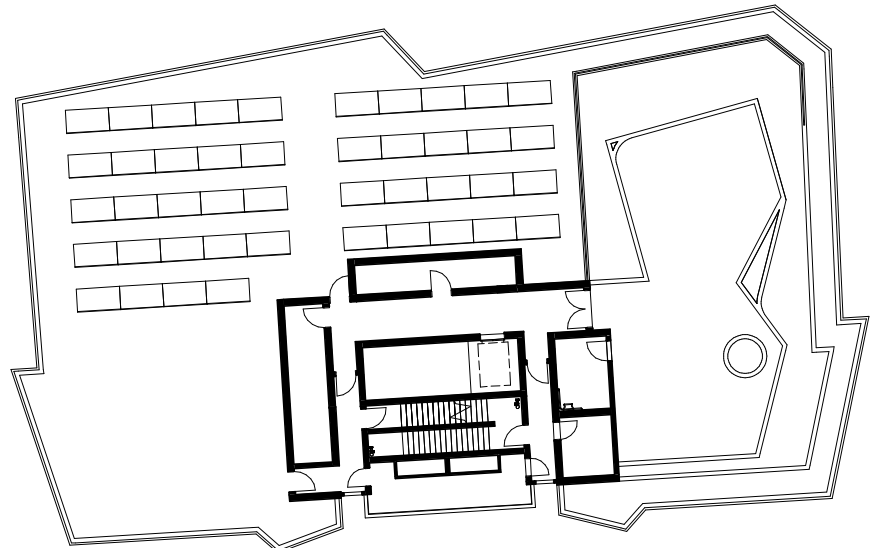
STORAGE L10-16 - 259m³
LEVELS 10-16



STORAGE - 36m³
LEVEL 17



STORAGE - 40m³
LEVEL 18



LEVEL 19

NOTE:

MINIMUM RATES OF RESIDENTIAL STORAGE ARE PROVIDED FOR ALL RESIDENTIAL APARTMENTS.

IN ADDITION TO KITCHEN CUPBOARDS AND BEDROOM WARDROBES, PROVIDE ACCESSIBLE STORAGE FACILITIES AT THE FOLLOWING MINIMUM RATES:

- STUDIO APARTMENTS 4m³
- ONE-BEDROOM APARTMENTS 6m³
- TWO-BEDROOM APARTMENTS 8m³
- THREE PLUS BEDROOM APARTMENTS 10m³

AT LEAST 50% OF THE REQUIRED STORAGE HAS TO BE WITHIN EACH APARTMENT AND ACCESSIBLE FROM EITHER THE HALL OR LIVING AREA. THE REST CAN BE PROVIDED IN BASEMENTS.

NO. REVISION						BY CHK DATE NO. REVISION						BY CHK DATE NO. REVISION						LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE		DRAWN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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A	ISSUED FOR CONSULTANTS					AC	TB	28/03/17								CLOUD LEGEND		COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	17393	APPROVED	E																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
B	ISSUED FOR DA					AC	TB	24/04/18													DWG NO.	A-0411	REVISION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
C	INITIAL ISSUE TO COUNCIL					ANA	TB	02/11/18								NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

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% APARTMENTS WITH NATURAL CROSS VENTILATION: 75%
NOTE: MIN. CROSS VENTILATION % AS PER ADG 4B - 60%

[illegible]

CLOUD LEGEND

REVISION

ON

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

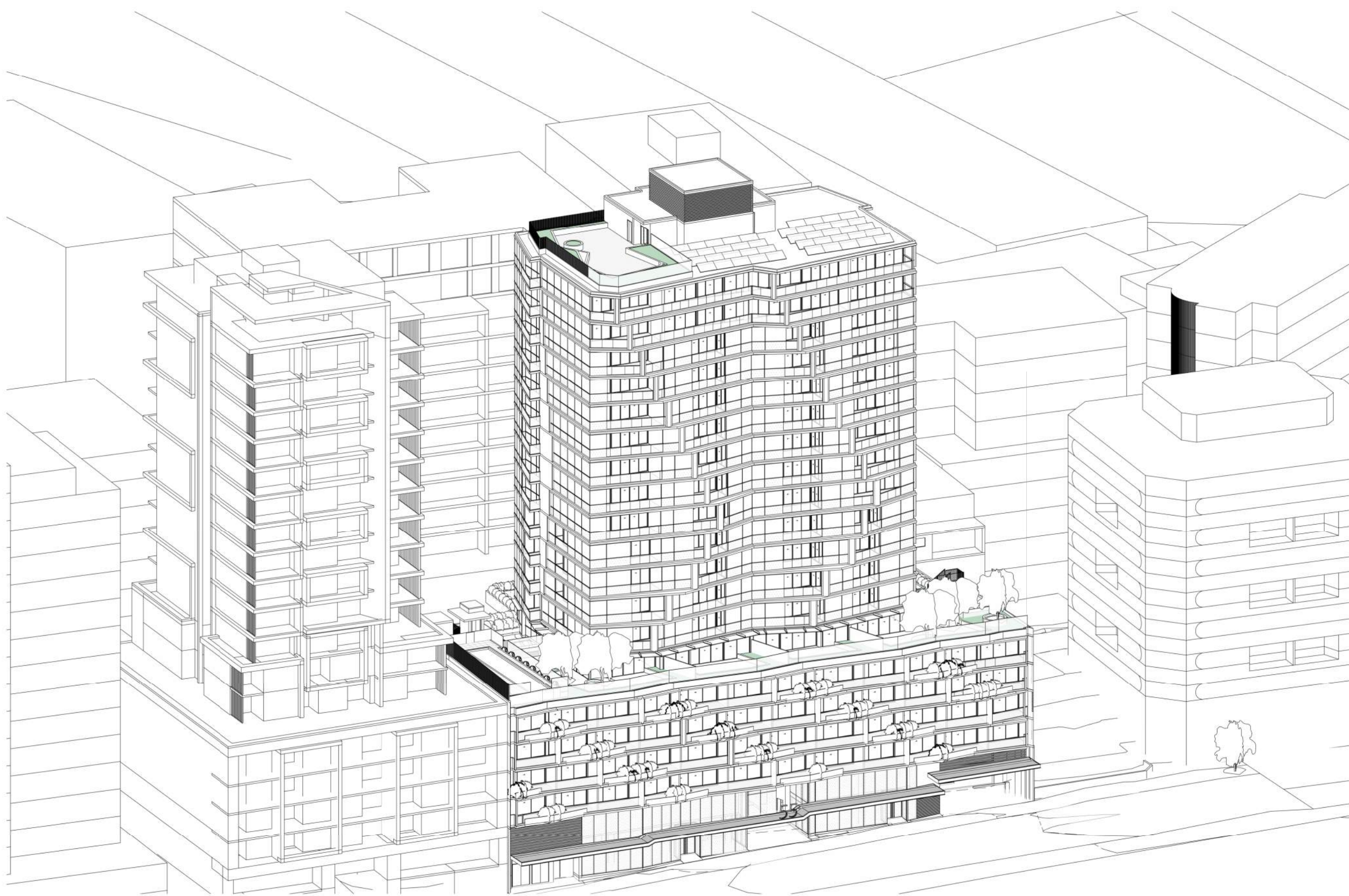
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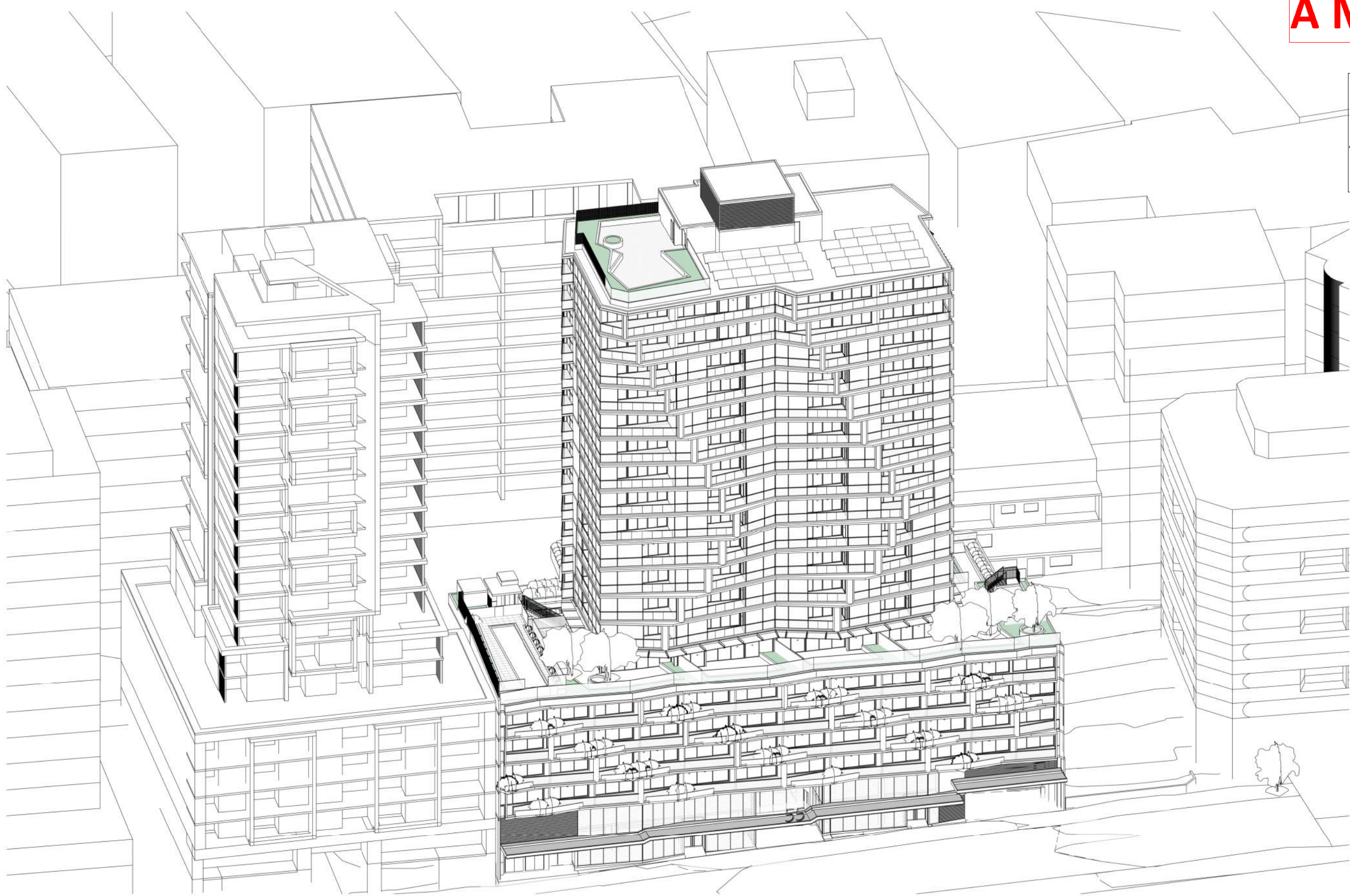
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Date Received: 05/12/2019



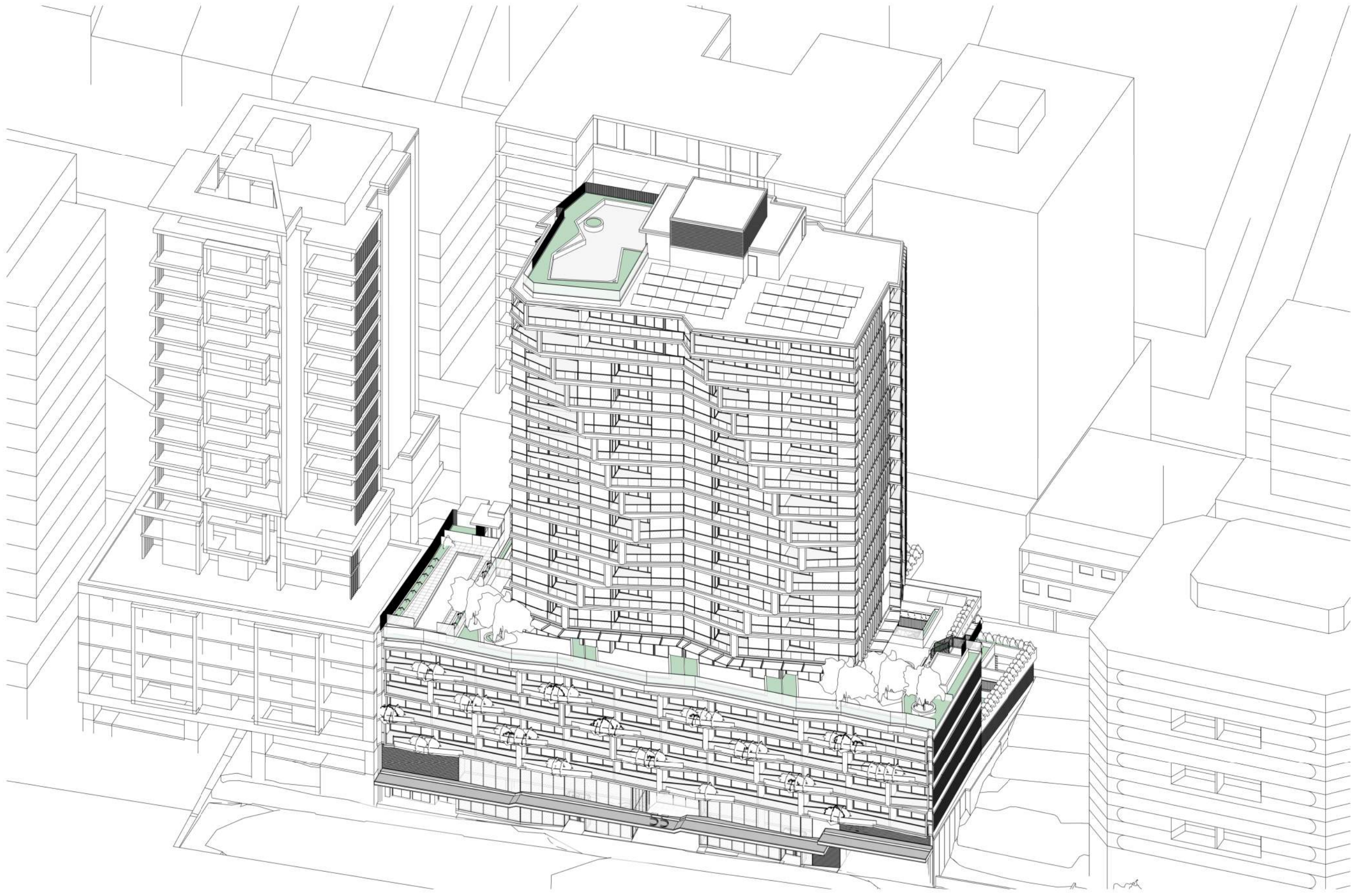
SUN EYE VIEW - 9AM JUNE 21



SUN EYE VIEW - 10AM JUNE 21

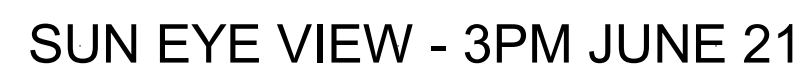
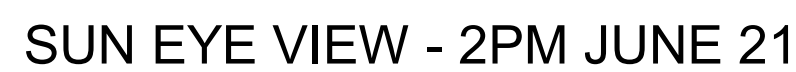
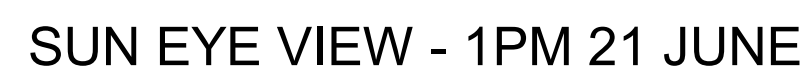


SUN EYE VIEW - 11AM JUNE 21



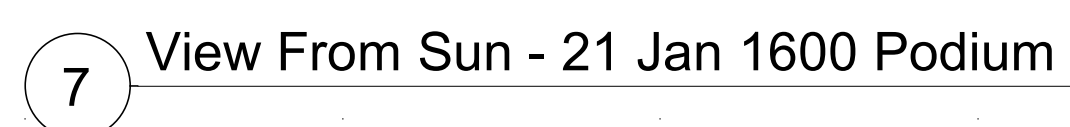
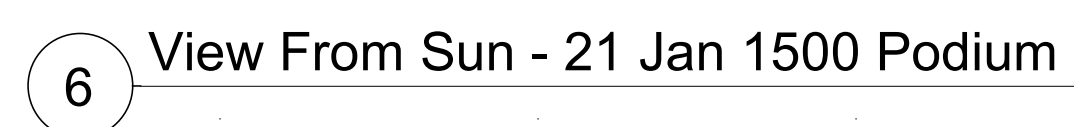
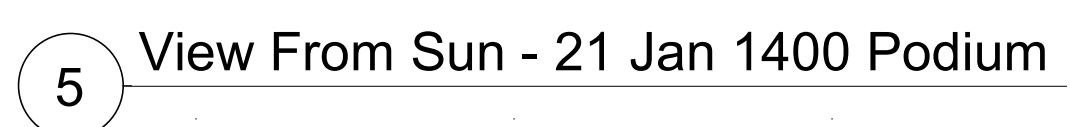
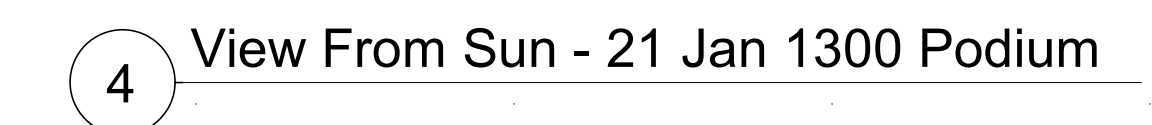
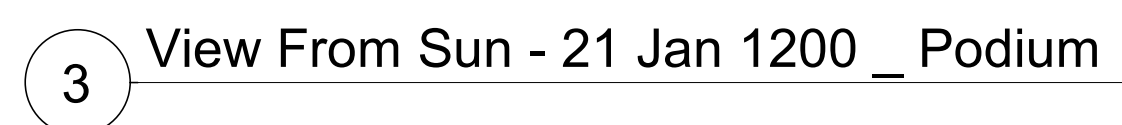
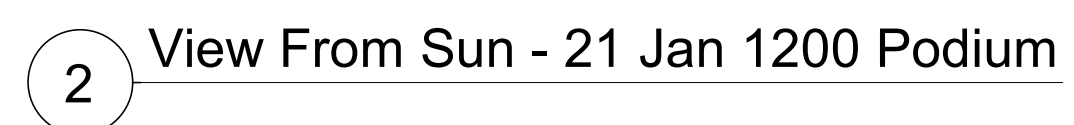
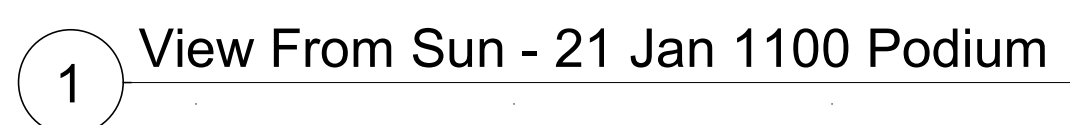
SUN EYE VIEW - 12PM JUNE 21

NO. REVISION				BY CHK DATE NO. REVISION				BY CHK DATE NO. REVISION				BY CHK DATE NO. REVISION				LEGEND				KEY PLAN				CLIENT				ARCHITECT				PROJECT				DATE				DRAWN							
A. ISSUED FOR CONSULTANTS				AC TB 28/03/17																				COONARA DEVELOPMENTS P/L				Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com				47-55 GRAFTON ST BONDI JUNCTION, NSW 2022				04/12/19				KL							
B. ISSUED FOR DA				AC TB 24/04/18																				LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022				DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.				SCALE				CHECKED											
C. INITIAL ISSUE TO COUNCIL				ANA TB 02/11/18																								PROJ NO.				17393				APPROVED											
D. AMENDED DA				ANA TB 08/04/19																								DWG NO.				A-0430				REVISION											
E. DEFERRAL RESPONSE				FC TB 24/03/19																																											
F. UPDATED DEFERRAL RESPONSE				KL TB 04/12/19																																											

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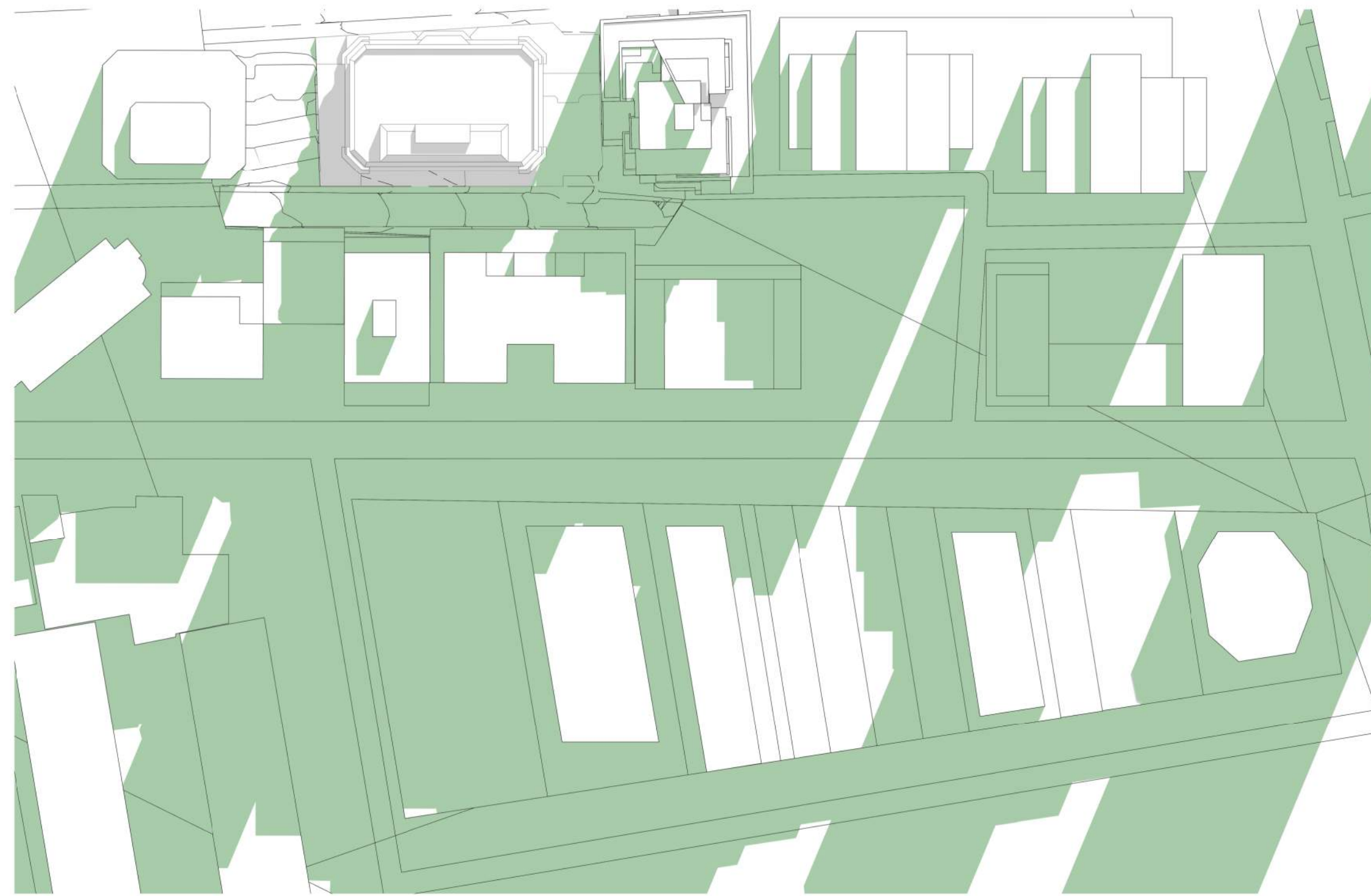


NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	KL
A	DEFERRAL RESPONSE	FC	TB	24/09/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada	47-55 GRAFTON ST	04/12/19		
B	UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19													LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022	Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	BONDI JUNCTION, NSW 2022		CHECKED	TB
																				SCALE		
																				PROJ NO.	17393	
																				DWG NO.	A-0432	REVISION
																						B
																				DWG TITLE	SUN EYE VIEW 21 JANUARY	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

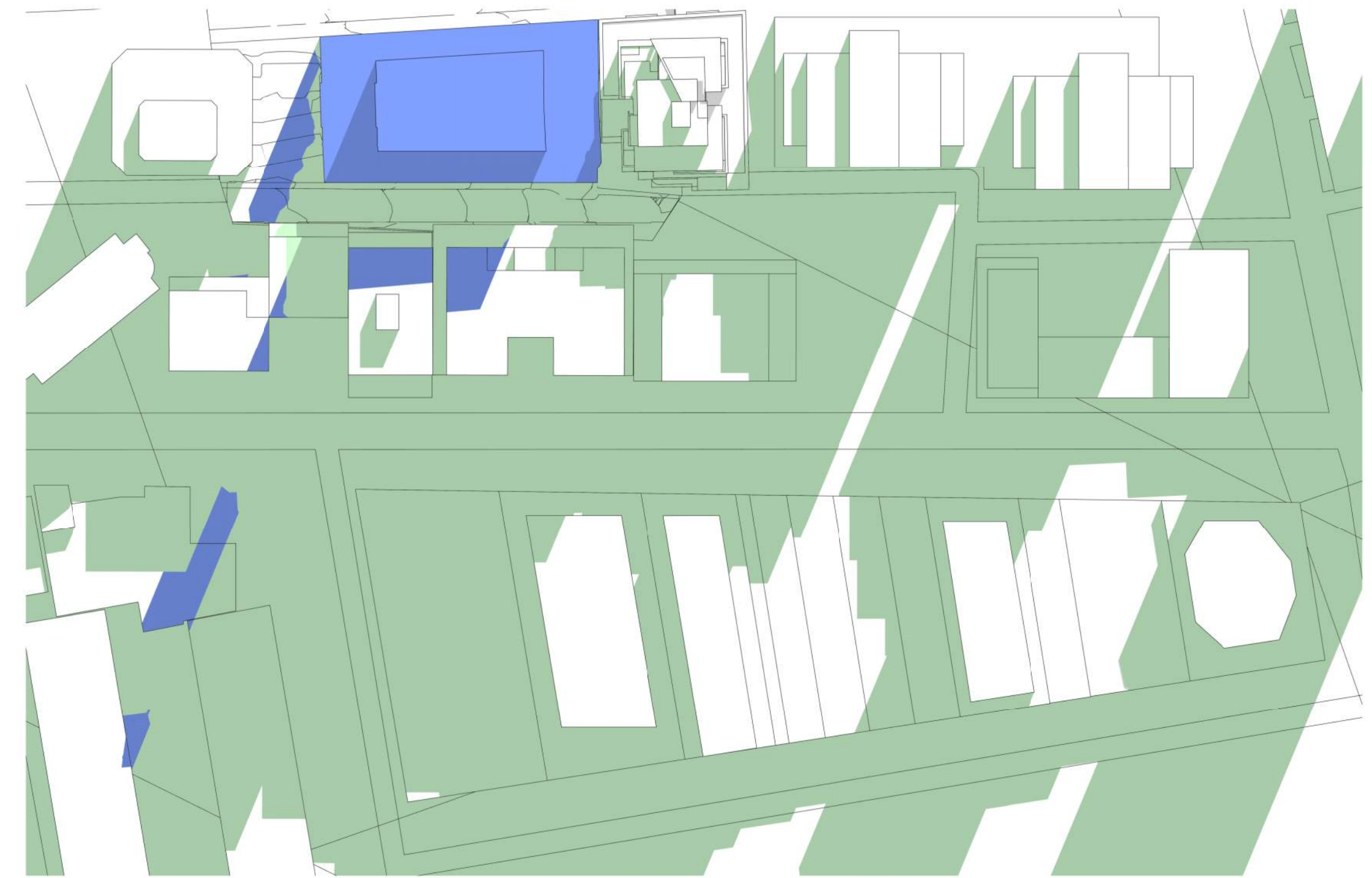
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AMENDED

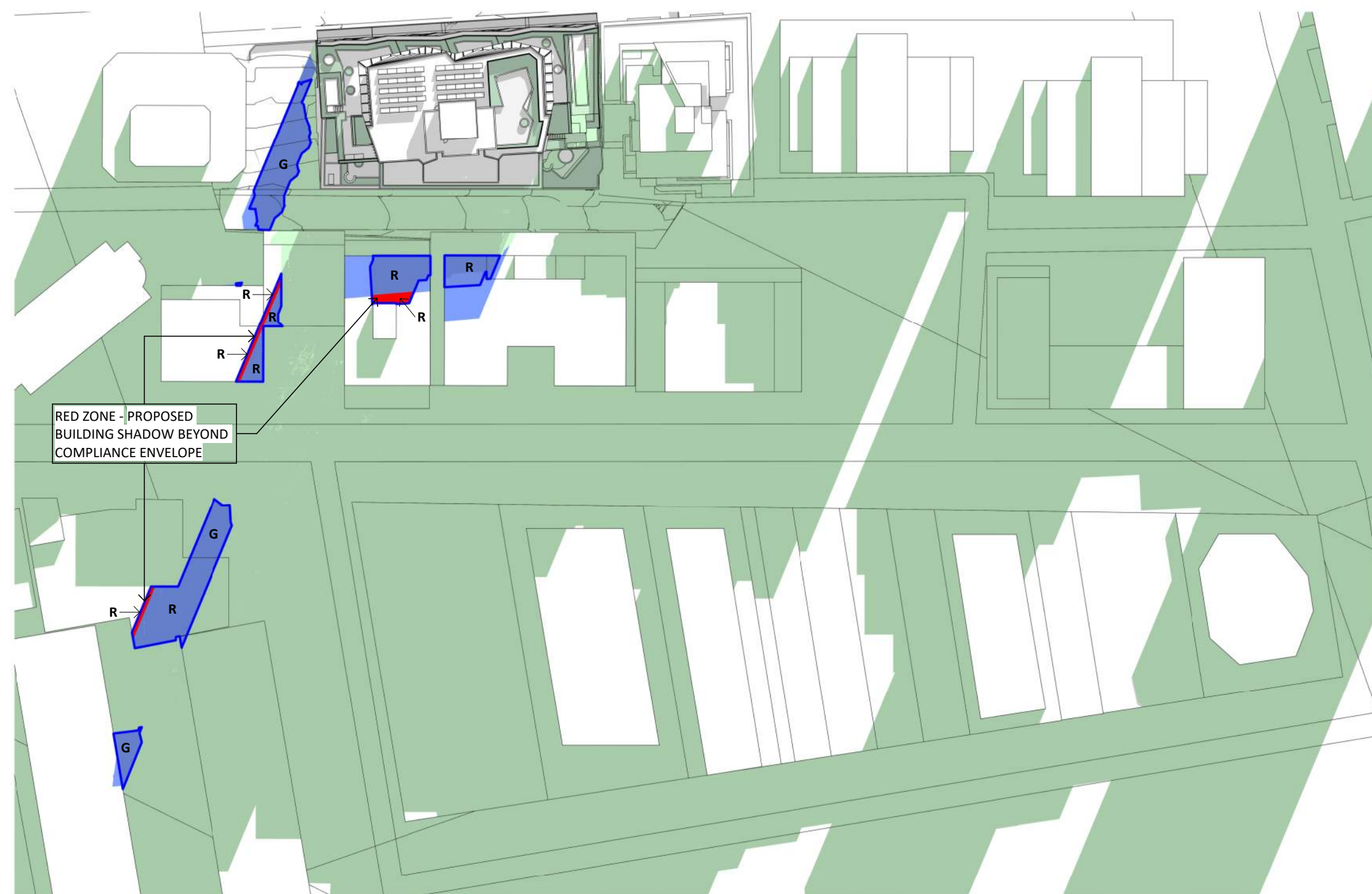
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Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



1 SHADOW DIAGRAM - 9AM - 21 JUNE EXISTING
1 : 1000 @ A1

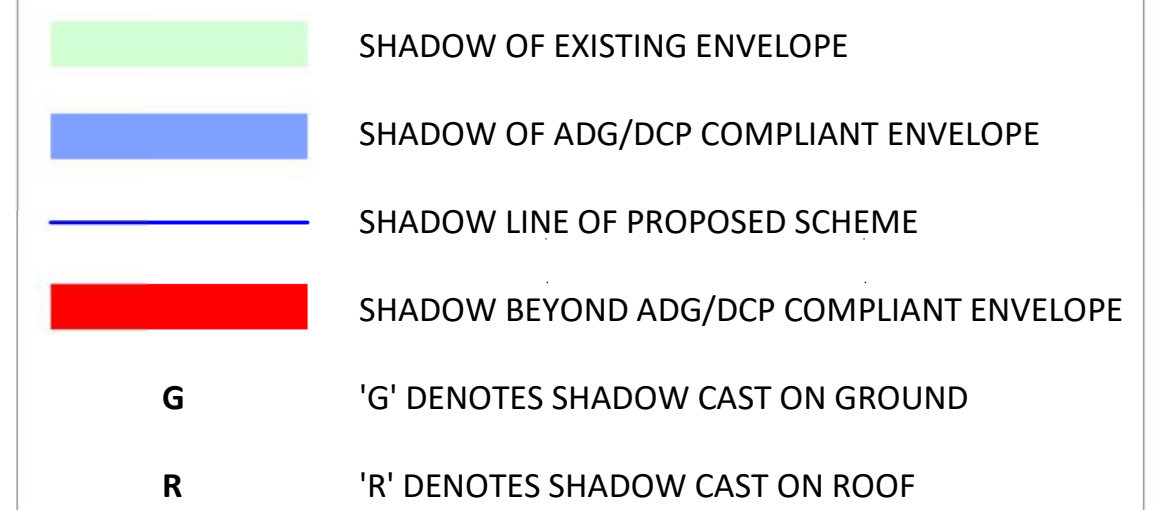


2 SHADOW DIAGRAM - 9AM - 21 JUNE COMPLIANT ENV
1 : 1000 @ A1



3 SHADOW DIAGRAM - 9AM - 21 JUNE COMBINED
1 : 1000 @ A1

LEGEND



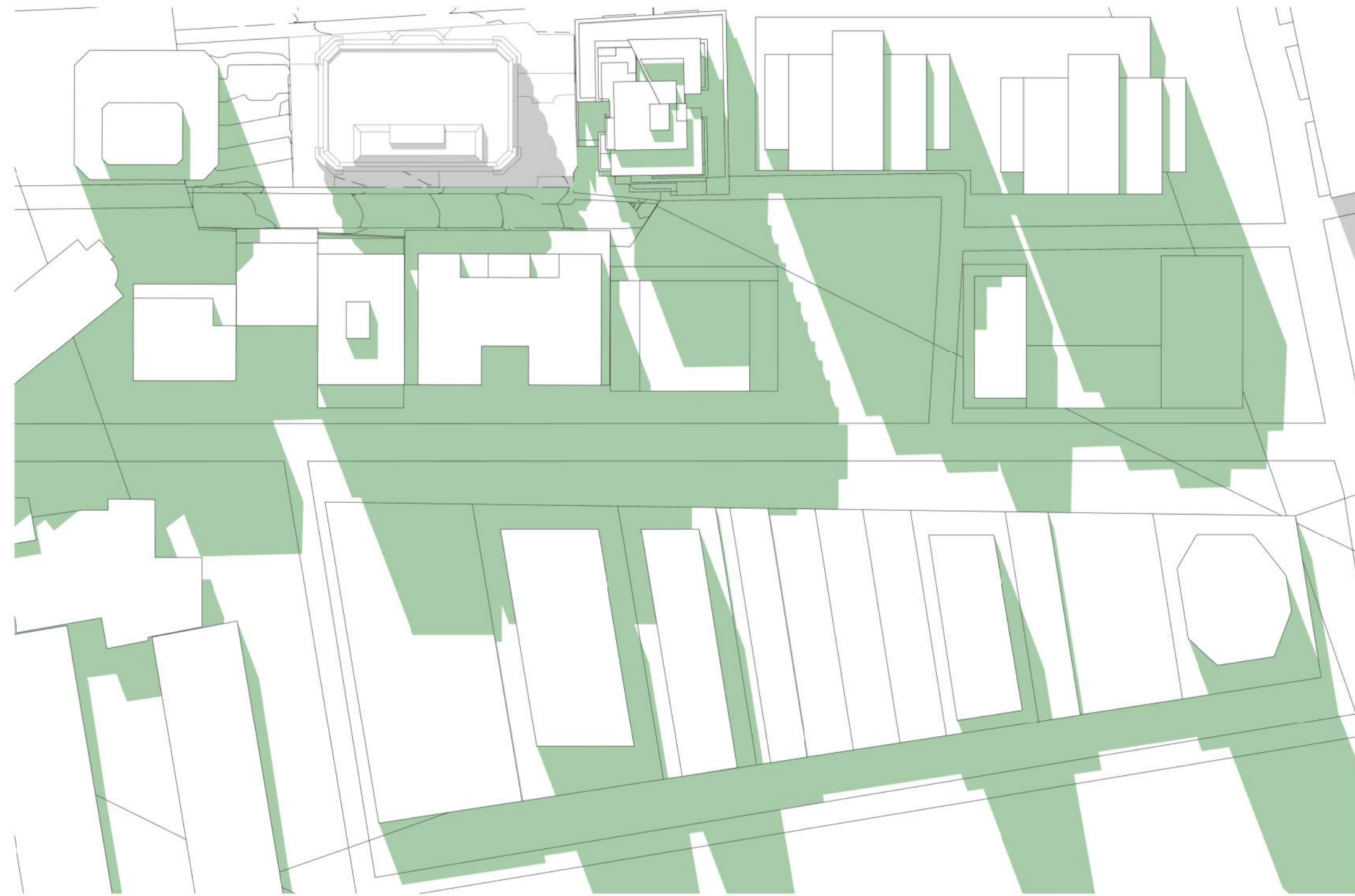
NO. REVISION				RY	CHK	DATE	NO. REVISION				RY	CHK	DATE	LEGEND			
A	ISSUED FOR CONSULTANTS						AC	TB	29/03/17								
B	ISSUED FOR DA						AC	TB	26/04/18								
C	INITIAL ISSUE TO COUNCIL						ANA	TB	09/11/19								
D	AMENDED DA						ANA	TB	09/04/19								
E	DEFERRAL RESPONSE						FC	TB	24/09/19								
F	AMENDED DEFERRAL RESPONSE						FC	TB	27/11/19								
G	UPDATED DEFERRAL RESPONSE						KL	TB	04/12/19								
</																	

AMENDED

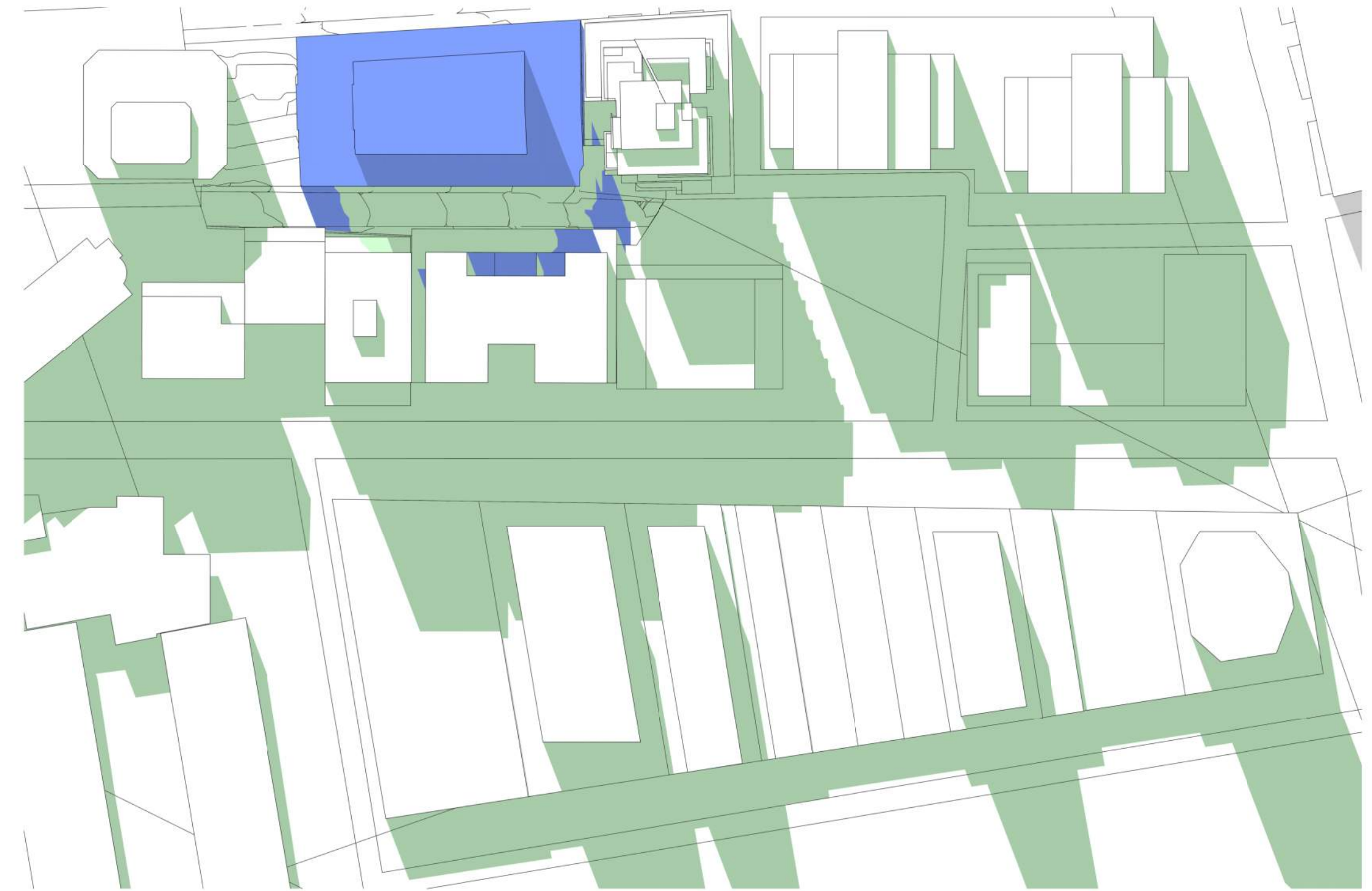
RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



1 SHADOW DIAGRAM - 12PM - 21 JUNE EXISTING
1 : 1000 @ A1

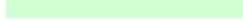





2 SHADOW DIAGRAM - 12PM - 21 JUNE COMPLIANT ENV
1 : 1000 @ A1



3 SHADOW DIAGRAM - 12PM - 21 JUNE COMBINED
1 : 1000 @ A1

LEGEND

	SHADOW OF EXISTING ENVELOPE
	SHADOW OF ADG/DCP COMPLIANT ENVELOPE
	SHADOW LINE OF PROPOSED SCHEME
	SHADOW BEYOND ADG/DCP COMPLIANT ENVELOPE
G	'G' DENOTES SHADOW CAST ON GROUND
R	'R' DENOTES SHADOW CAST ON ROOF

[illegible]

LEGEND

CLQUD LEGEND

REVISION

	KEY PLAN
--	----------



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS	DEVELOPMENT APPLICATION
--------	-------------------------

DWG TITLE
COMPLIANCE SHADOW DIAGRAMS - 12PM - 21
JUNE

DATE	04/12/10
------	----------

DATE	04/12/19	DATE
SCALE	1:10000 @ A1, 1:20000 @ A2	CHECK

SEND	1:1000@A
BOUND	1755

PROJ NO.	17393
BLK NO.	

A-0441

NOTES:

DO NOT SCALE FROM DRAWING
VERIFY ALL DIMENSIONS ON SITE

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IN	KL
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	KL
KEY	TD

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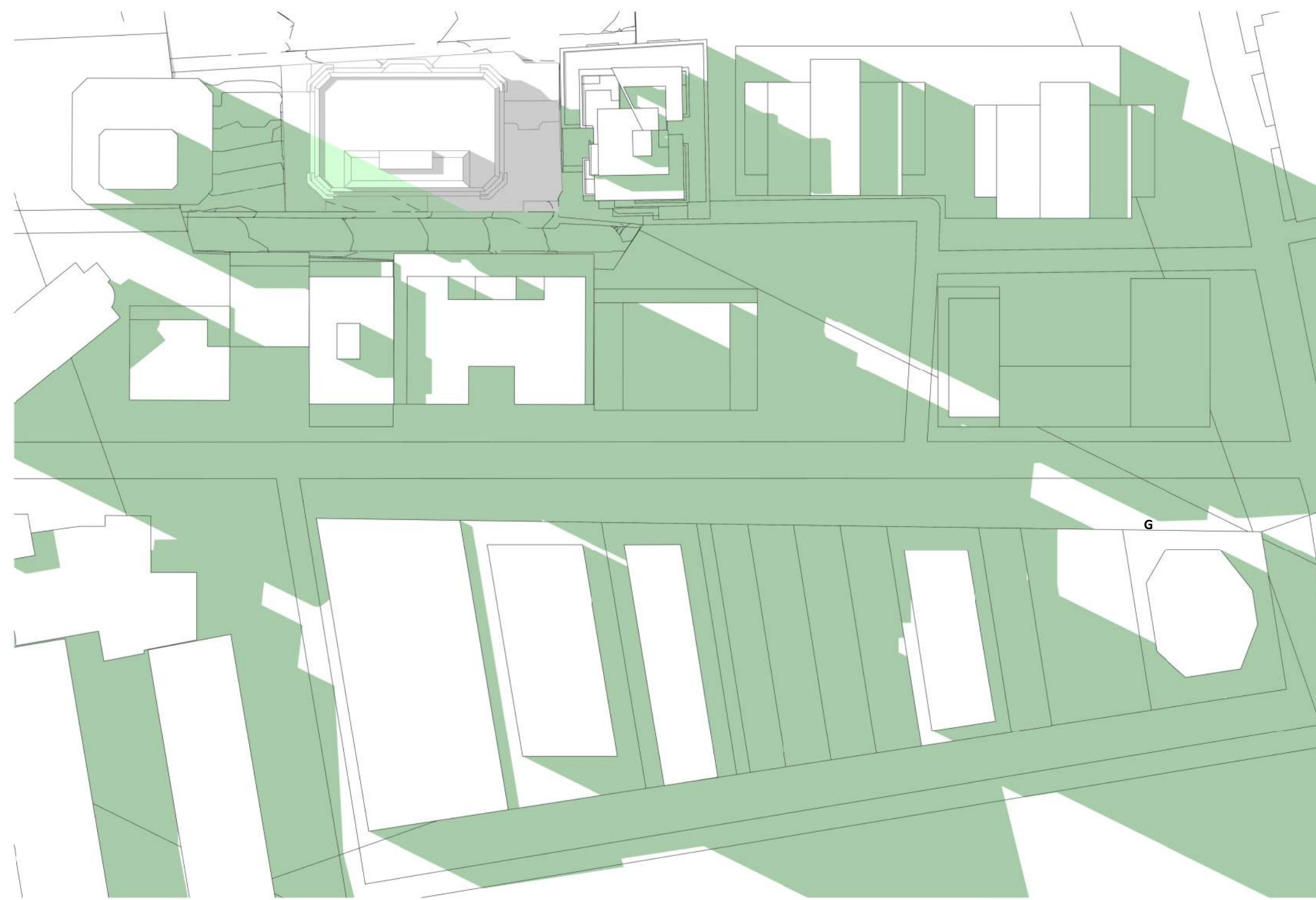
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B

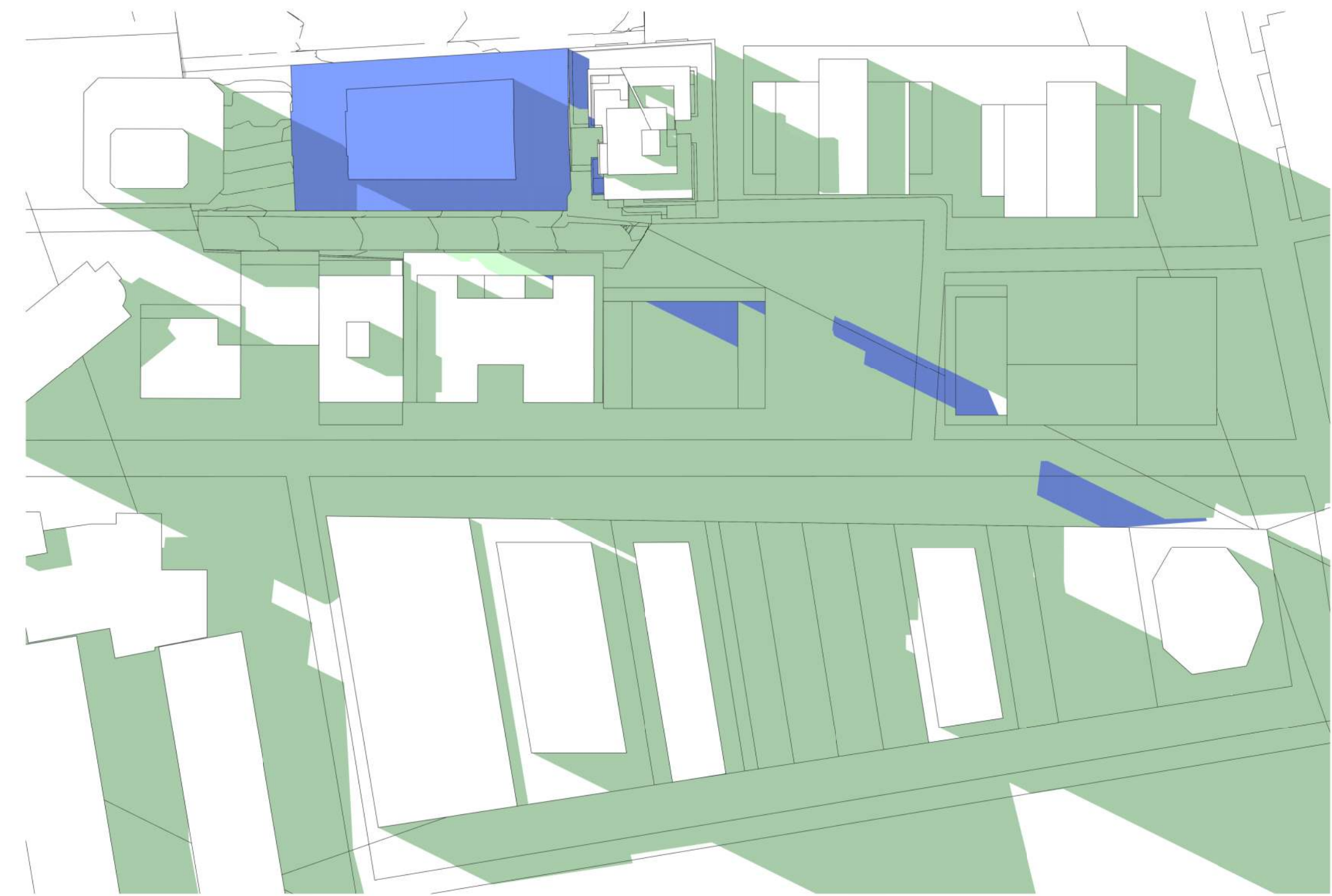
TRICTLY
ICHI TAKADA ARCHITECTS

AMENDED

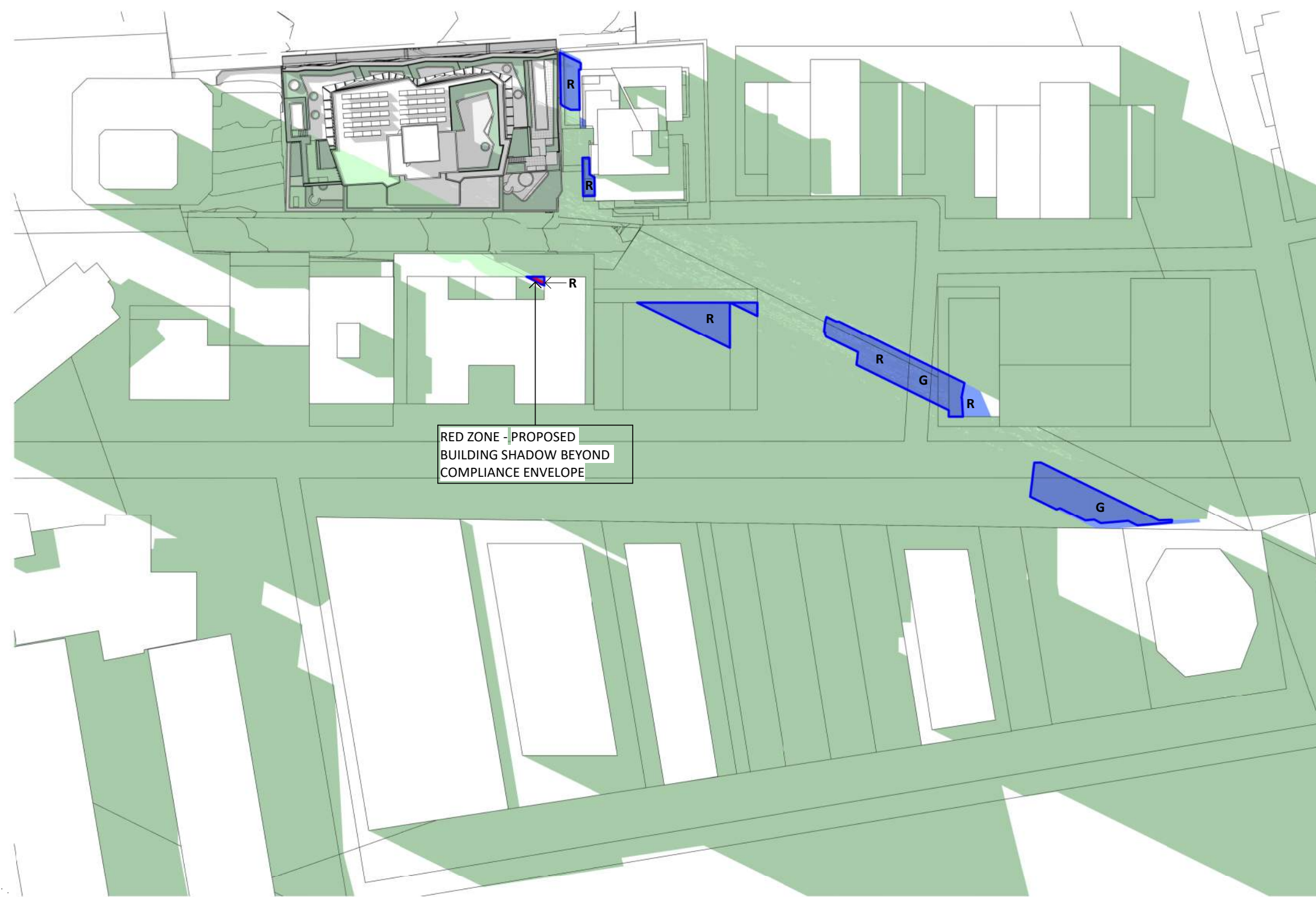
RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



1 SHADOW DIAGRAM - 3PM - 21 JUNE EXISTING
1:1000 @ A1







2 SHADOW DIAGRAM - 3PM - 21 JUNE COMPLIANT ENV
1 : 1000 @ A1



3 SHADOW DIAGRAM - 3PM - 21 JUNE COMBINED
1 : 1000 @ A1

LEGEND

	SHADOW OF EXISTING ENVELOPE
	SHADOW OF ADG/DCP COMPLIANT ENVELOPE
	SHADOW LINE OF PROPOSED SCHEME
	SHADOW BEYOND ADG/DCP COMPLIANT ENVELOPE
G	'G' DENOTES SHADOW CAST ON GROUND
R	'R' DENOTES SHADOW CAST ON ROOF

[illegible]

LEGEND

CLQUD LEGEND

END

REVISION

	KEY PLAN
--	----------



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

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KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS	DEVELOPMENT APPLICATION
--------	-------------------------

DWG TITLE
COMPLIANCE SHADOW DIAGRAMS - 3PM - 21
JUNE

DATE	04/12/10
------	----------

DATE	04/12/19	
SCALE	1:10000 @ A1 1:20000 @ A2	

SEND	1:1000@A
BOUND	1755

PROJ NO.	17393
STATUS	

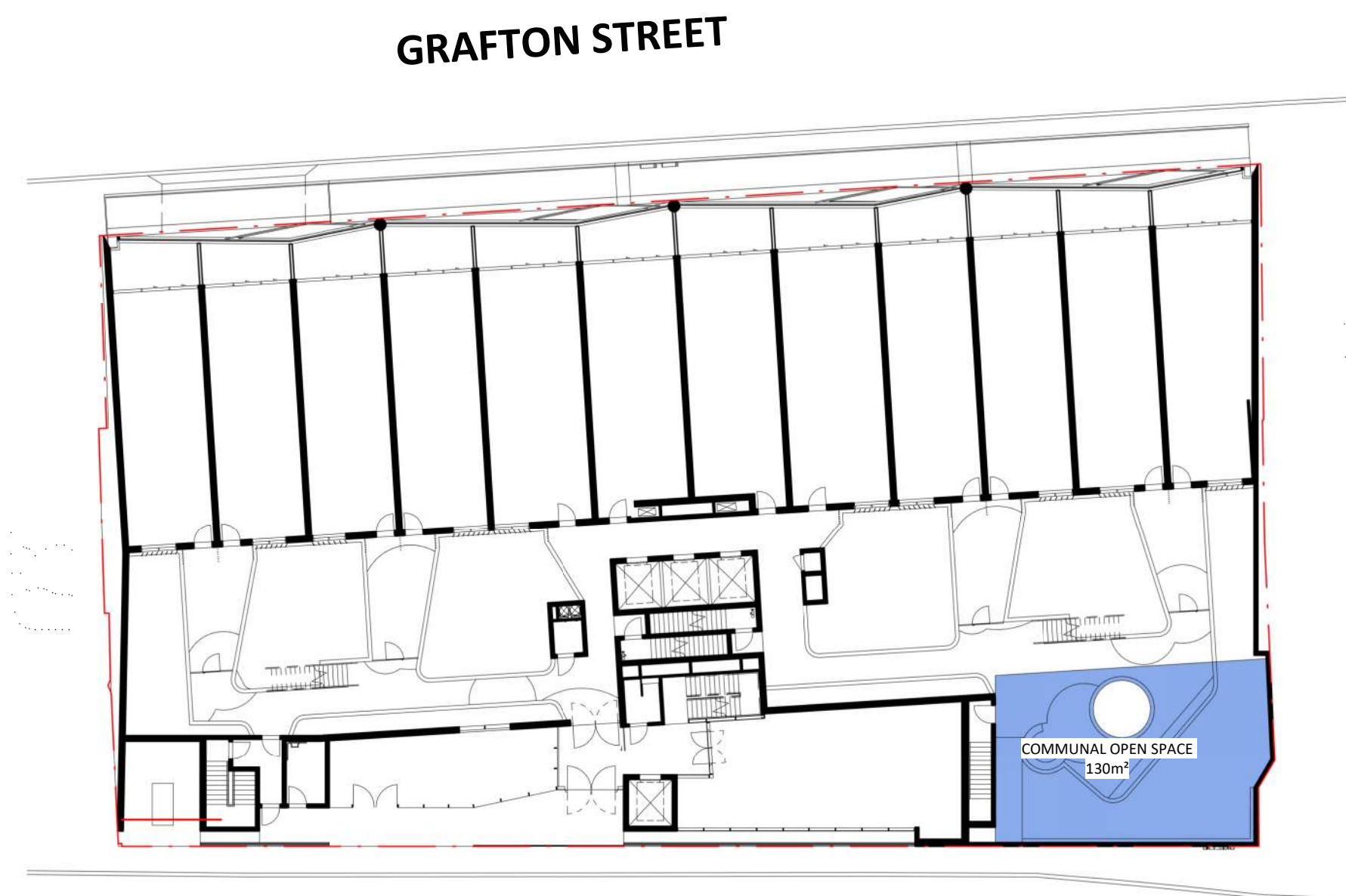
A-0442

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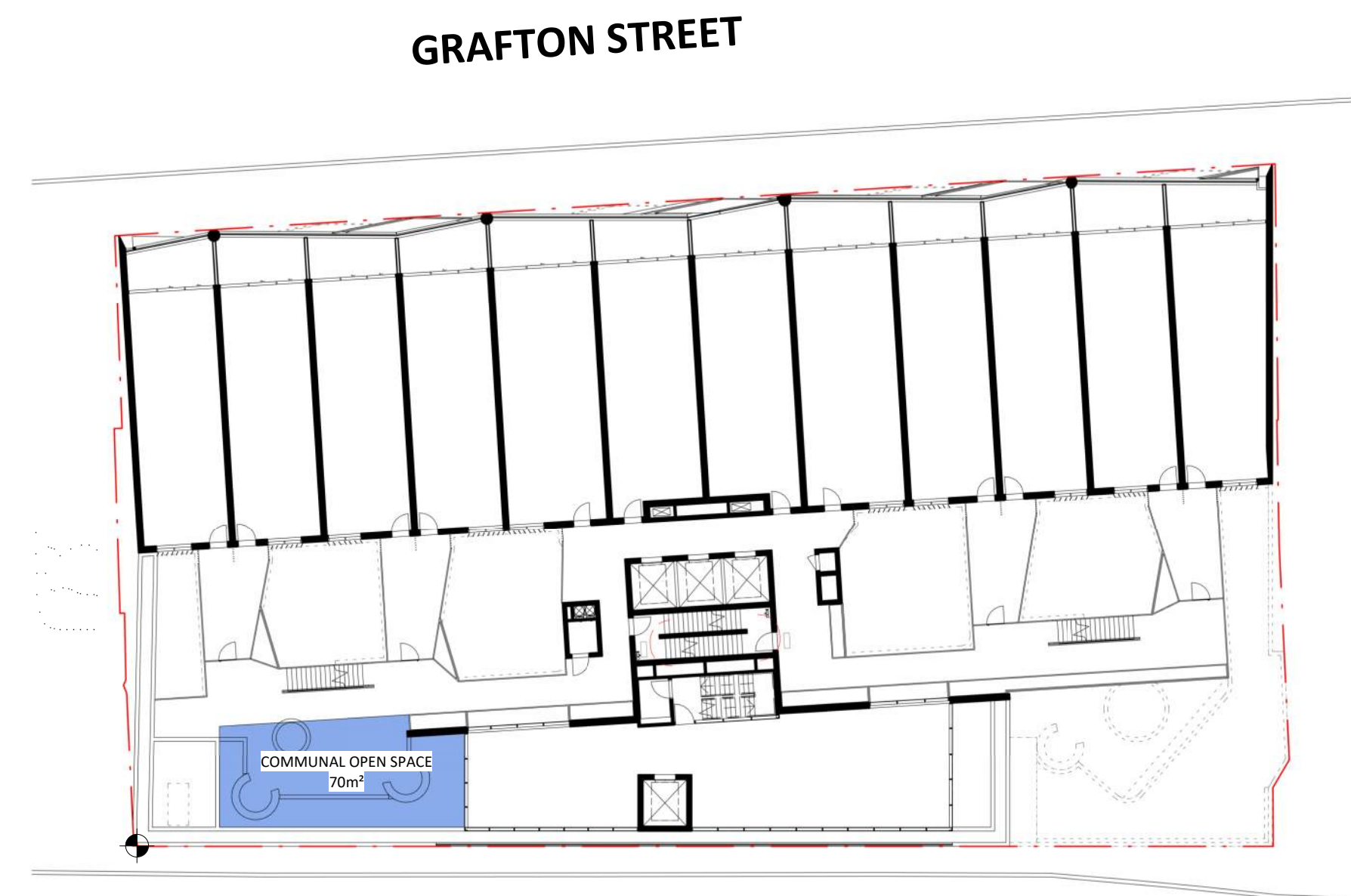
AMENDED

RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019



HEGARTY LANE

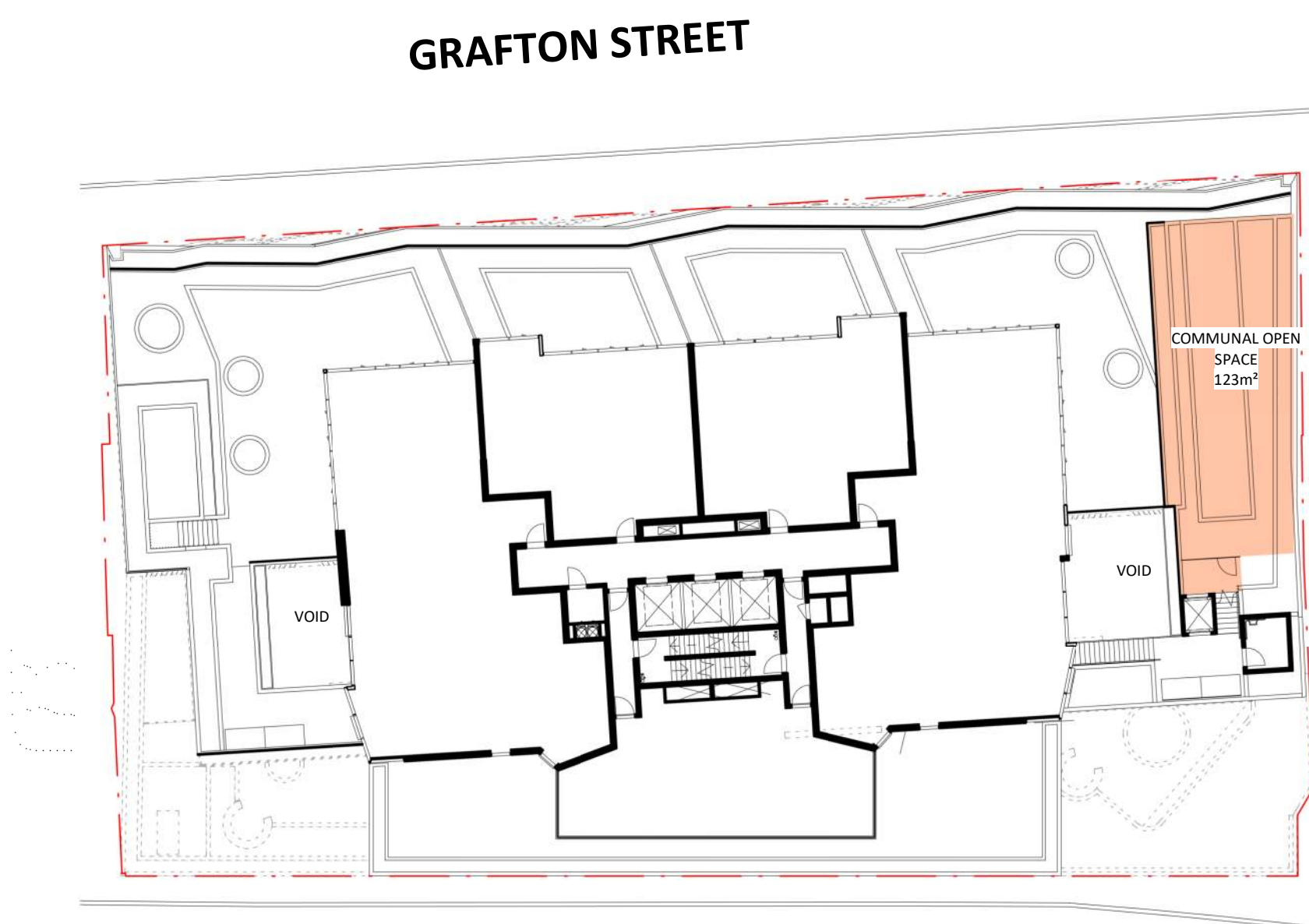
1 COMMUNAL OPEN SPACE - LEVEL 01



HEGARTY LANE

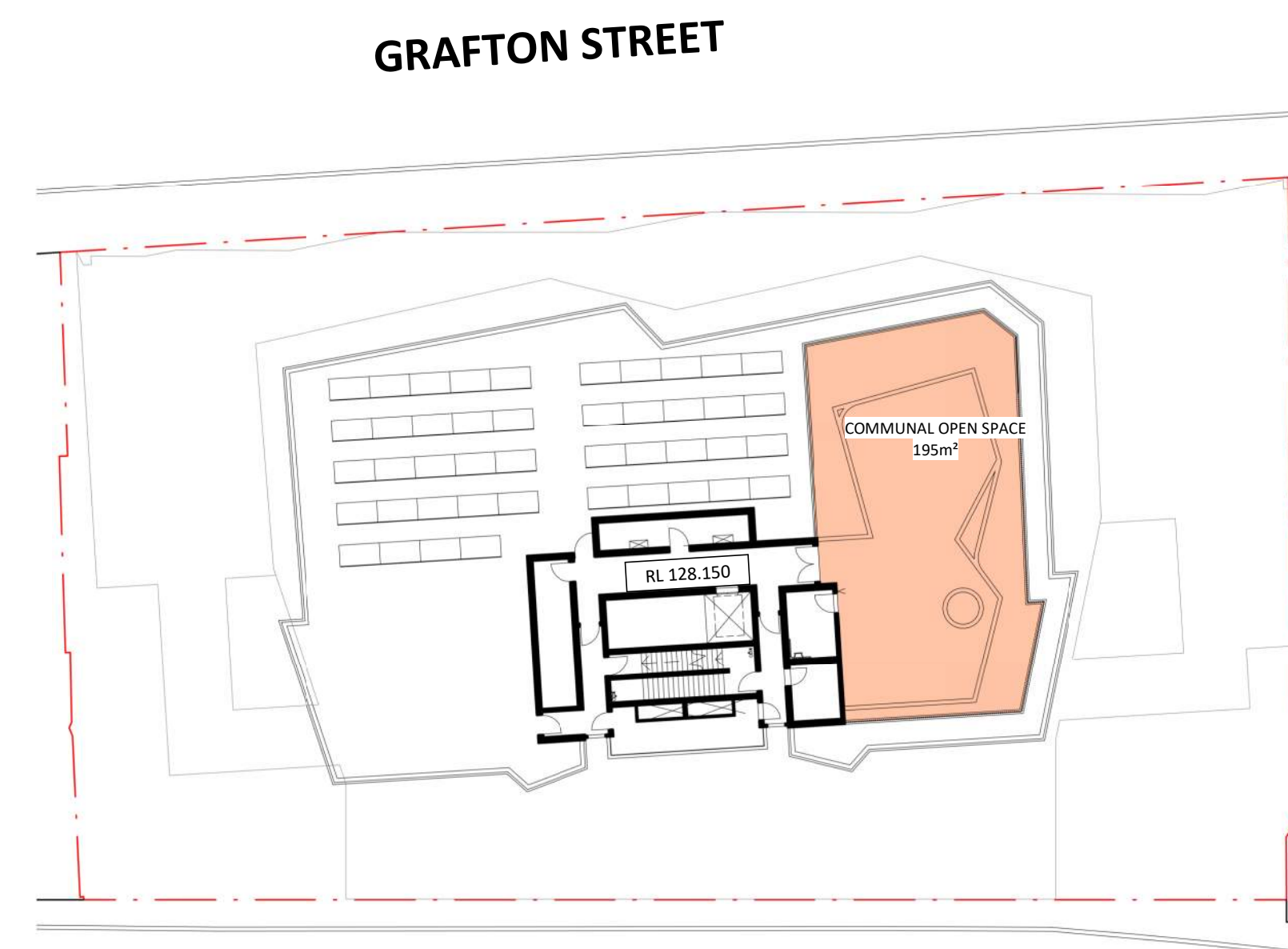
COMMUNAL OPEN SPACE - LEVEL 02

1 : 300 @ A1



HEGARTY LANE

2 COMMUNAL OPEN SPACE - LEVEL 05
1 : 300 @ A1



HEGARTY LANE

(4) COMMUNAL OPEN SPACE - LEVEL 19
1 : 300 @ A1

COMMUNAL OPEN SPACE WITH > 2 HRS OF DAYLIGHT

COMMUNAL OPEN SPACE WITH < 2 HRS OF DAYLIGHT

COMMUNAL OPEN SPACE AREA SUMMARY

SITE AREA	2070m ²
COMMUNAL OPEN SPACE <2 HRS DAYLIGHT JUNE 21	
COMMUNAL OPEN SPACE L01	130m ²
COMMUNAL OPEN SPACE L02	70m ²
	= 200m ²
COMMUNAL OPEN SPACE >2 HRS DAYLIGHT JUNE 21 (MINIMUM REQUIREMENT 258.75m ²)	
COMMUNAL OPEN SPACE L05	123m ²
COMMUNAL OPEN SPACE L19	195m ²
	= 318m ²
TOTAL COMMUNAL OPEN SPACE	518m ²
COMMUNAL OPEN SPACE REQUIRED	
	517.5m ² (25% of site)
COMMUNAL OPEN SPACE PROVIDED	
WITH <2H DAYLIGHT	25.0% of site 10.7% of site
WITH >2H DAYLIGHT	15.3% of site

[illegible]

LEGEND

CLIQUE LEGEND

REVISION

ON HOLD

KEY PLAN

CLIENT

COONARA DEVELOPMENTS P/L

LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
67 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896
Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179
QLD Architects 5590

www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

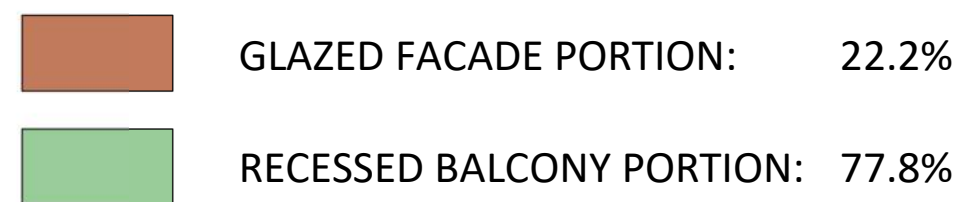
PROJECT	
47-55 GRAFTON ST	
BONDI JUNCTION, NSW 2022	
STATUS	
DEVELOPMENT APPLICATION	
DWG TITLE	
COMMUNAL OPEN SPACE DIAGRAM	

DATE	24/09/19	DRAWN	FC
SCALE		CHECKED	TB
PROJ. NO.	17393	APPROVED	
DWG. NO.	A-0450	REVISION	D
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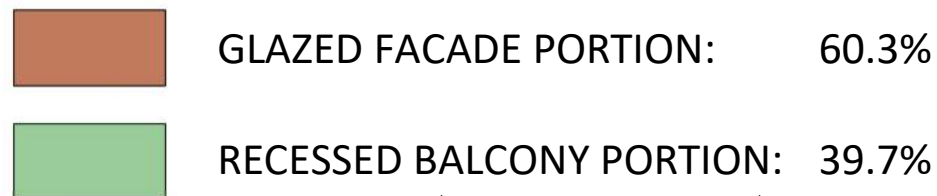
Application No: DA-155/2018

Date Received: 05/12/2019



NO. REVISION A. DEFERRAL RESPONSE				BY FC	CHK TB	DATE 24/09/19	NO. REVISION	BY	CHK	DATE	NO. REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
																	COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 696 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST	24/09/19	FC
																	LEVEL 4, 55 GRAFTON STREET	BONDI JUNCTION, NSW 2022	1:200 @A1, 1:400 @A3	CHECKED TB	
																	BONDI JUNCTION, NSW 2022	17393	APPROVED		
																	STATUS	DEVELOPMENT APPLICATION	DWG NO.	REVISION	
																		A-0460	A		
																	DWG TITLE	GLAZING DIAGRAMS 01	NOTES:		
																		DO NOT SCALE FROM DRAWINGS			
																		VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.			
																		COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY			
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Date Received: 05/12/2019



Architectural elevation drawing of a building facade. The facade is composed of several vertical sections. The central section is a large green panel with a grid of small, dark rectangular elements. To the left of this green panel is a series of white, rectangular panels, some of which are recessed, creating a stepped effect. To the right of the green panel is a series of white, rectangular panels, some of which are recessed, creating a stepped effect. The building is set against a white background. At the bottom of the drawing, there is a series of horizontal lines representing a base or foundation. The text "SITE BOUNDARY" is written vertically on the right side of the drawing.

2 WEST ELEVATION - GLAZED AREA
1 : 200 @ A1

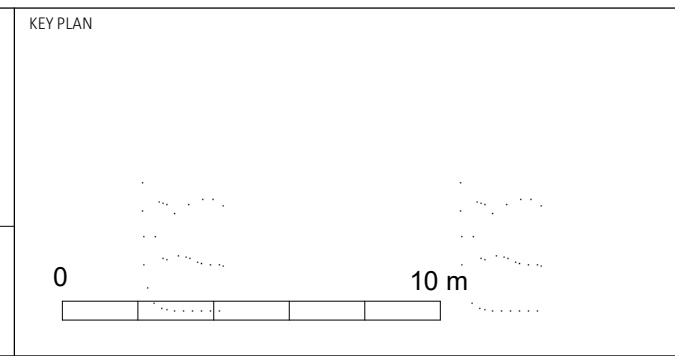
[illegible]

LEGEND

..... ON HOLD

REVISION

CLIQUE LEGEND



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

ABN 63 131 365 896

Nominated Architect:
Koichi Takada

NSW Architects 6901
VIC Architects 16179
QLD Architects 5590

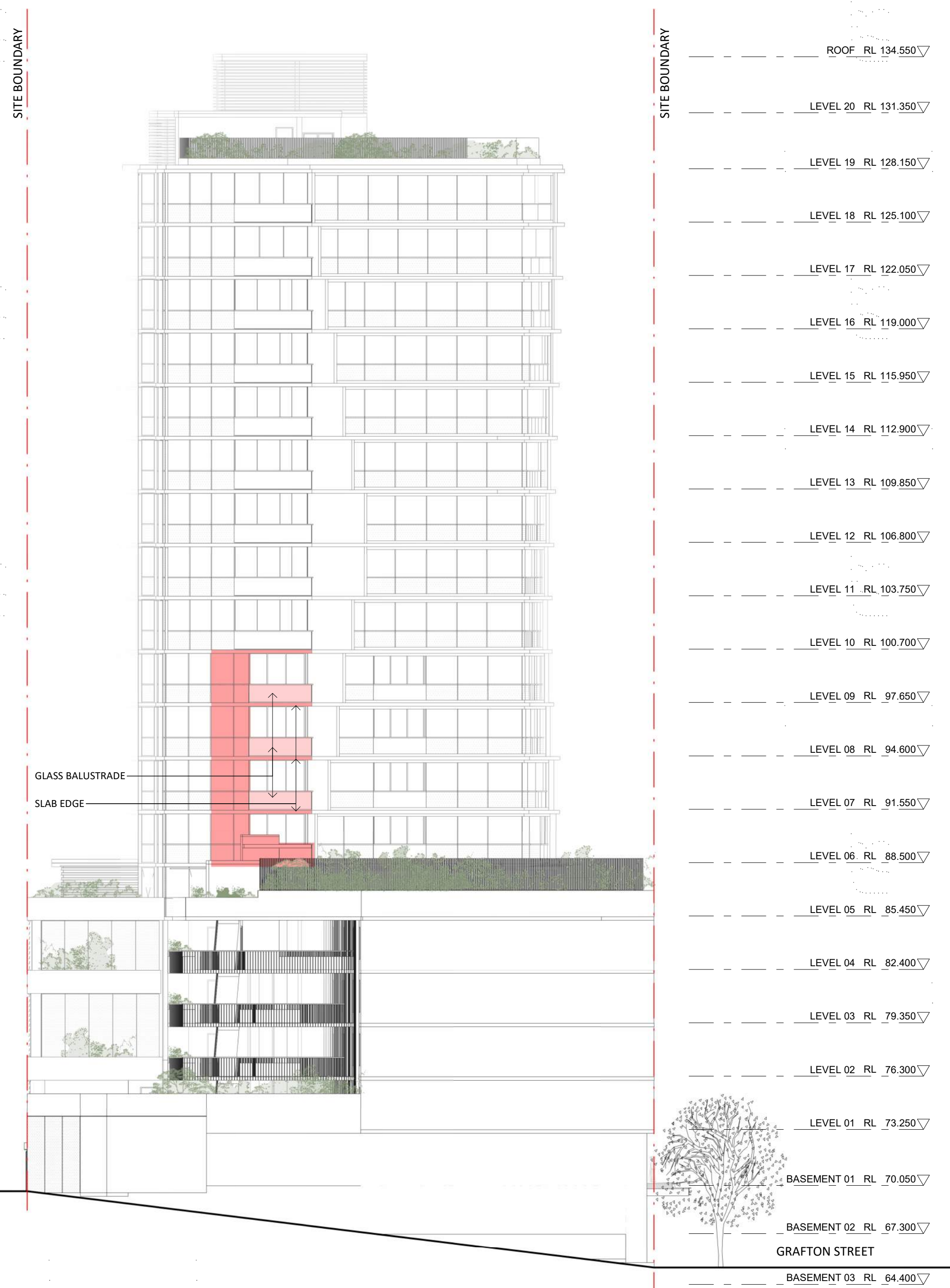
www.koichitakada.com

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ARCHITECTS**

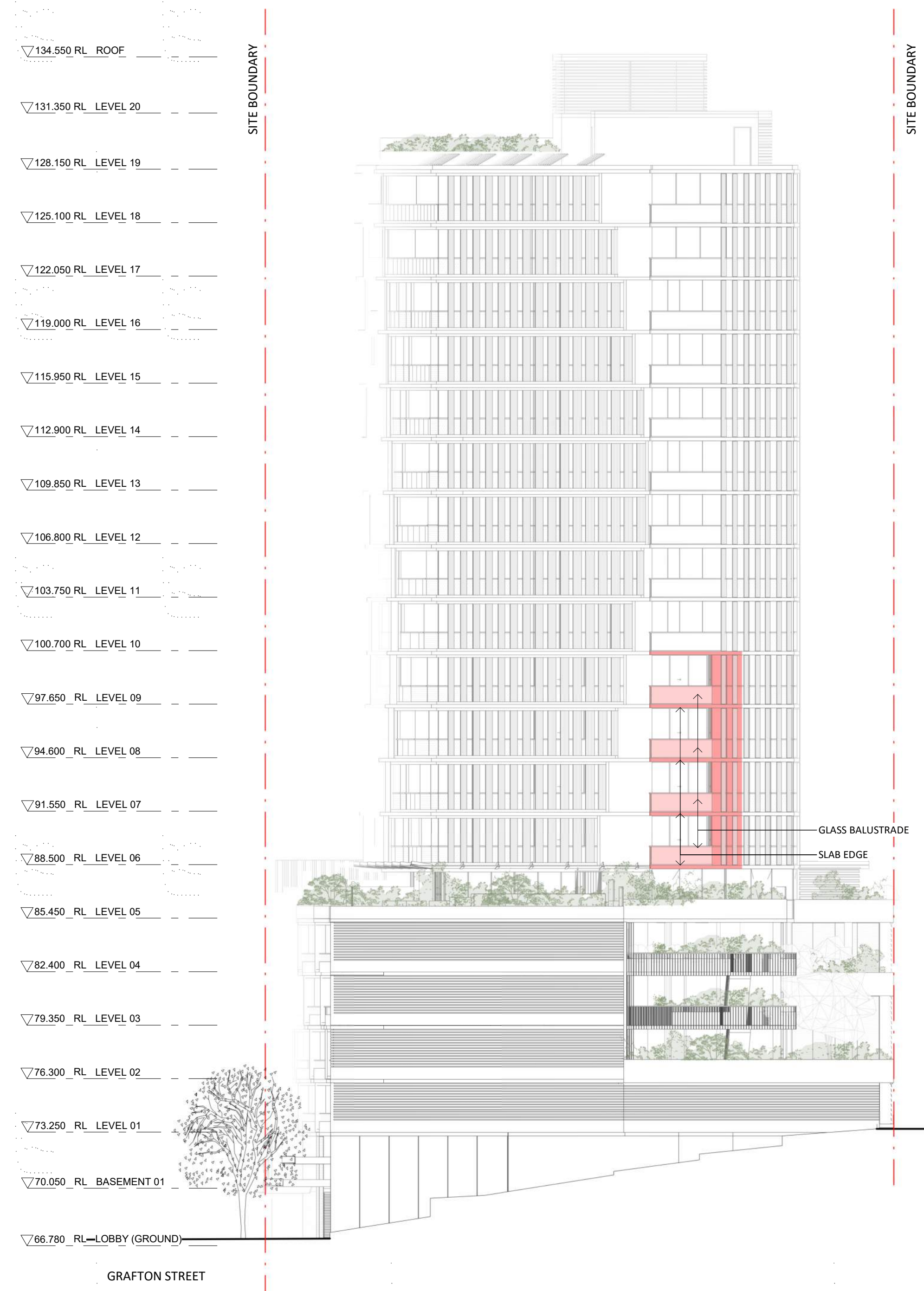
47-55 GRAFTON ST BONDI JUNCTION, NSW 2022		DATE 24/09/19 SCALE 1:200@A1, 1:400@A3 PROJ NO. 17393	DRAWN FC CHECKED TB APPROVED
STATUS DEVELOPMENT APPLICATION		DWG NO. A-0461	REVISION A
DWG TITLE GLAZING DIAGRAMS 02		NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.	

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Application No: DA-155/2018
Date Received: 05/12/2019



1 EAST SETBACK DIAGRAM
1 : 200 @ A1



2 WEST SETBACK DIAGRAM
1 : 200 @ A1

NO. REVISION				BY CHK DATE				NO. REVISION				BY CHK DATE				LEGEND
A	DEFERRAL RESPONSE	FC	TB	24/09/19												
B	UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19												



EXISTING RL'S (ERL'S) REFERENCE SURVEY	
TAKEN FROM	LTS LOCKLEY SURVEYORS
DATE	10/05/2017
REVISION	2
REFERENCE NO	44668DT

LEGEND

CLIQUE LEGEND

REVISION

ON HOLD

CLIENT

COONARA DEVELOPMENTS P/L

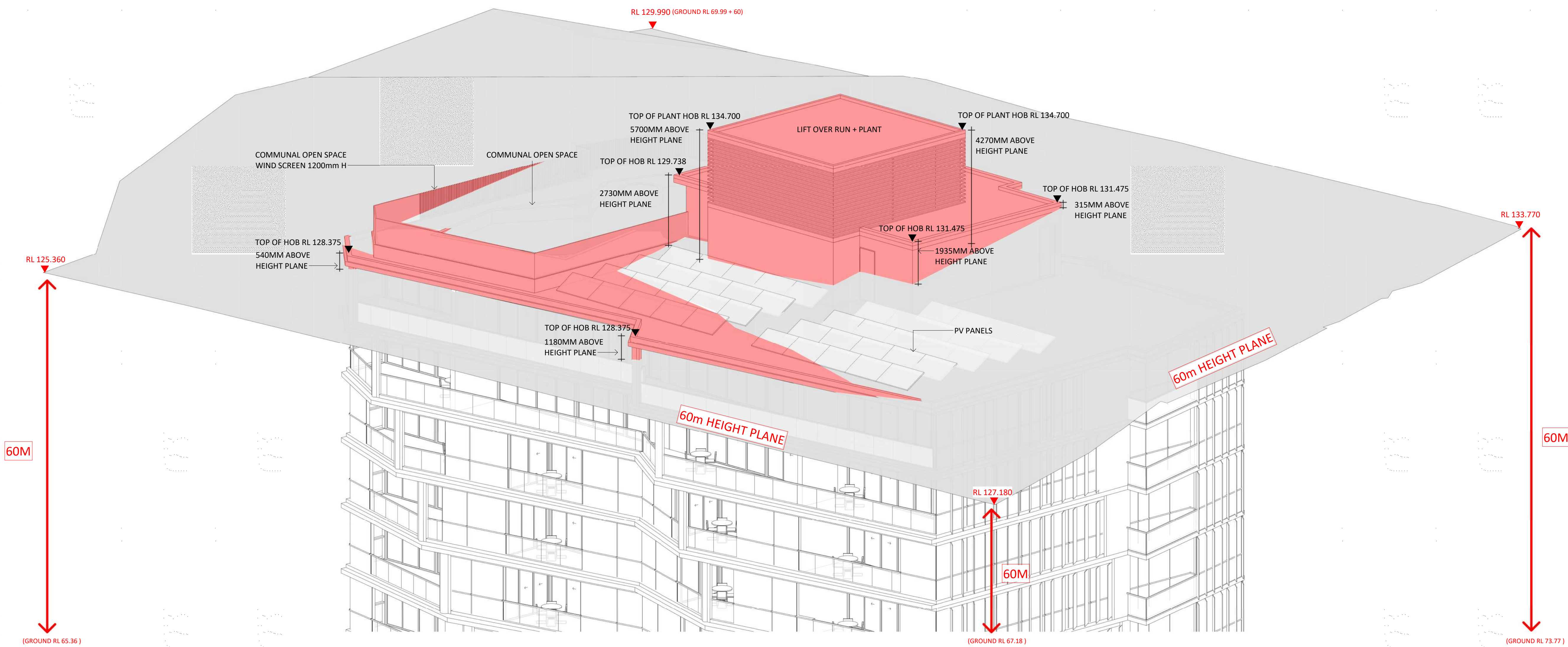
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

**KOICHI
TAKADA
ARCHITECTS**

DATE	04/12/19	DRAWN	KL
SCALE		CHECKED	TB
PROJ. NO.	17393	APPROVED	
DWG. NO.	A-0470	REVISION	C
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Application No: DA-155/2018
Date Received: 05/12/2019

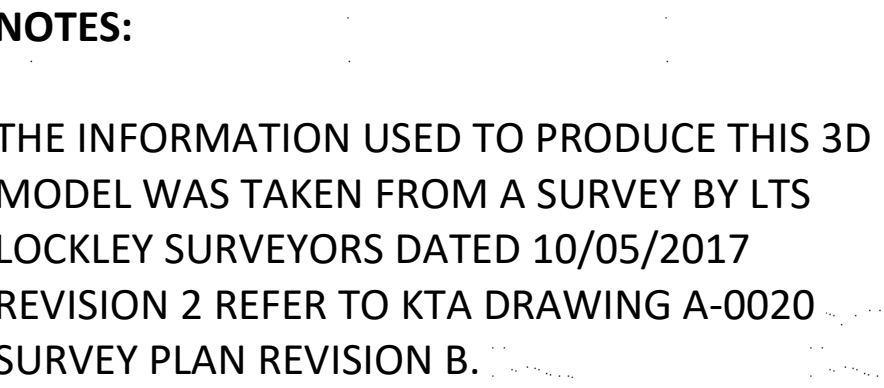


NOTES:

THE INFORMATION USED TO PRODUCE THIS 3D
MODEL WAS TAKEN FROM A SURVEY BY LTS
LOCKLEY SURVEYORS DATED 10/05/2017
REVISION 2 REFER TO KTA DRAWING A-0020
SURVEY PLAN REVISION B.

NO.				REVISION	BY	CHK	DATE	NO.				REVISION	BY	CHK	DATE	NO.				REVISION	BY	CHK	DATE			
A				DEFERRAL RESPONSE	FC	TB	24/09/19																			
B				UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19																			

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Application No: DA-155/2018
Date Received: 05/12/2019

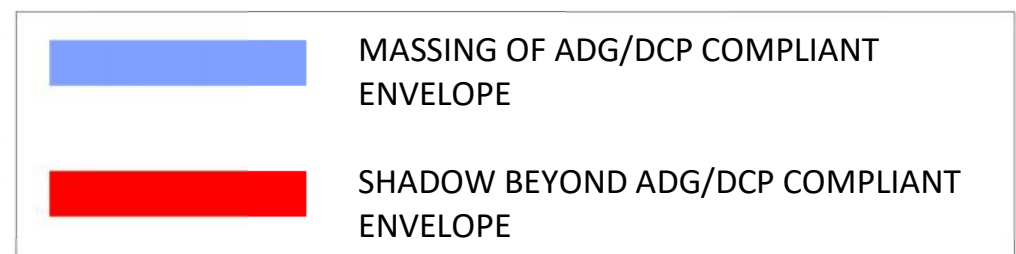


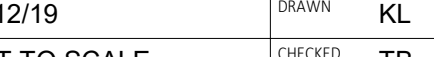
NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	KL		
A	DEFERRAL RESPONSE	FC	TB	24/09/19											SCALE					CHECKED	TB			
B	UPDATED DEFERRAL RESPONSE	ML	TB	04/12/19											PROJ NO.					17393	APPROVED			
															STATUS					DEVELOPMENT APPLICATION	DWG NO.	A-0473	REVISION	B
															DWG TITLE					DETAIL 3D HEIGHT PLANE 02	NOTES:	DO NOT SCALE FROM DRAWINGS.	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.	COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

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Date Received: 05/12/2019



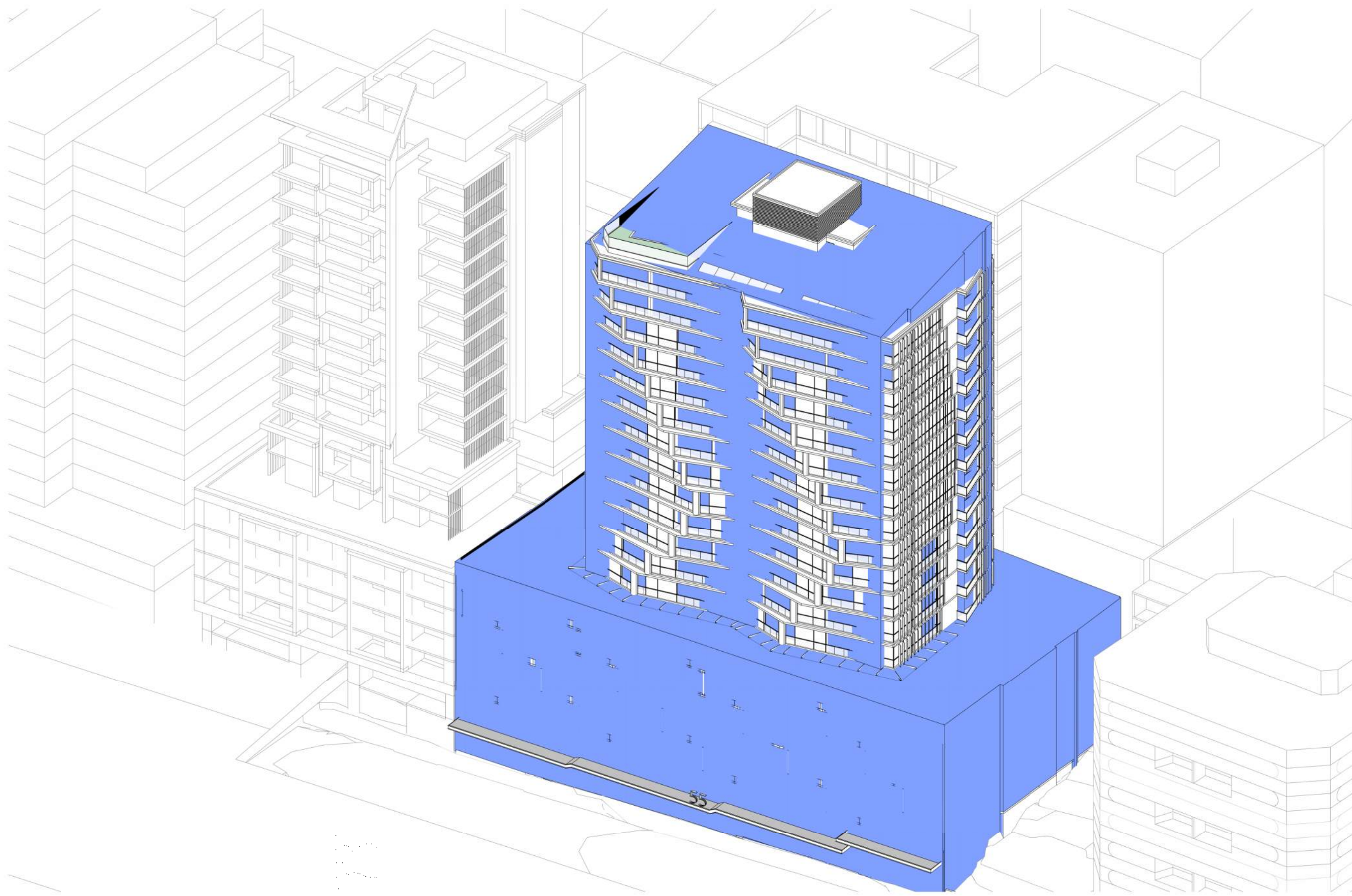
NO. REVISION				BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	KL	
A						04/12/19													COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada		47-55 GRAFTON ST	04/12/19		
UPDATED DEFERRAL RESPONSE																		LEVEL 4, 55 GRAFTON STREET	BONDI JUNCTION NSW 2022	BONDI JUNCTION, NSW 2022		SCALE	NOT TO SCALE	CHECKED	TB
																		BONDI JUNCTION		PROJ NO.		17393	APPROVED		
																		BONDI JUNCTION		DWG NO.		A-0474	REVISION:	A	
																						STATUS	DEVELOPMENT APPLICATION		
																						DWG TITLE	SUN EYE VIEW ADG COMPARISON 01	NOTES:	
																							DO NOT SCALE FROM DRAWINGS.		
																							VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.		
																							COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.		

AMENDED

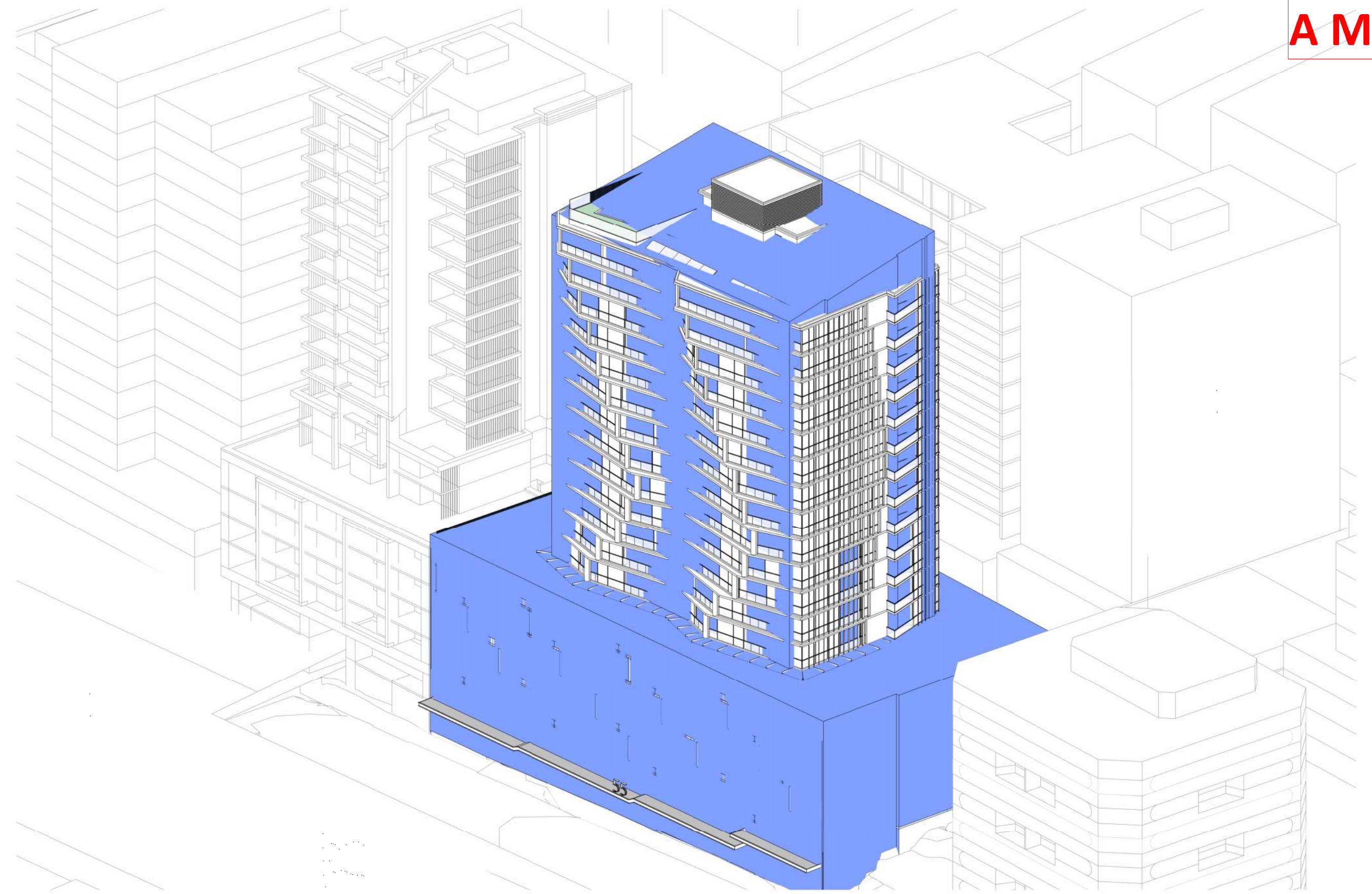
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Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



1 SUN EYE VIEW COMPARISON - 1PM 21 JUNE - ADG
@ A1



2 SUN EYE VIEW COMPARISON - 2PM JUNE 21 - ADG
@ A1



3 SUN EYE VIEW COMPARISON - 3PM JUNE 21 - ADG
@ A1

[illegible]

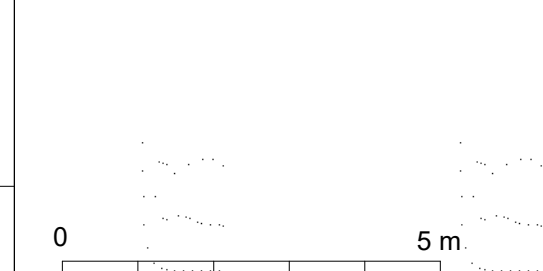
LEGEND

CLOUD LEGEND

REVISION

ON HOLD

KEY PLAN



CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
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Nominated Architect:
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www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
SUN EYE VIEW ADG COMPARISON 02

DATE	04/12/19	DRAWN	KL
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SCALE	CHECKED TB
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PROJ NO.	17393	APPROVED
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DWG NO.	REVISION
A-0475	A

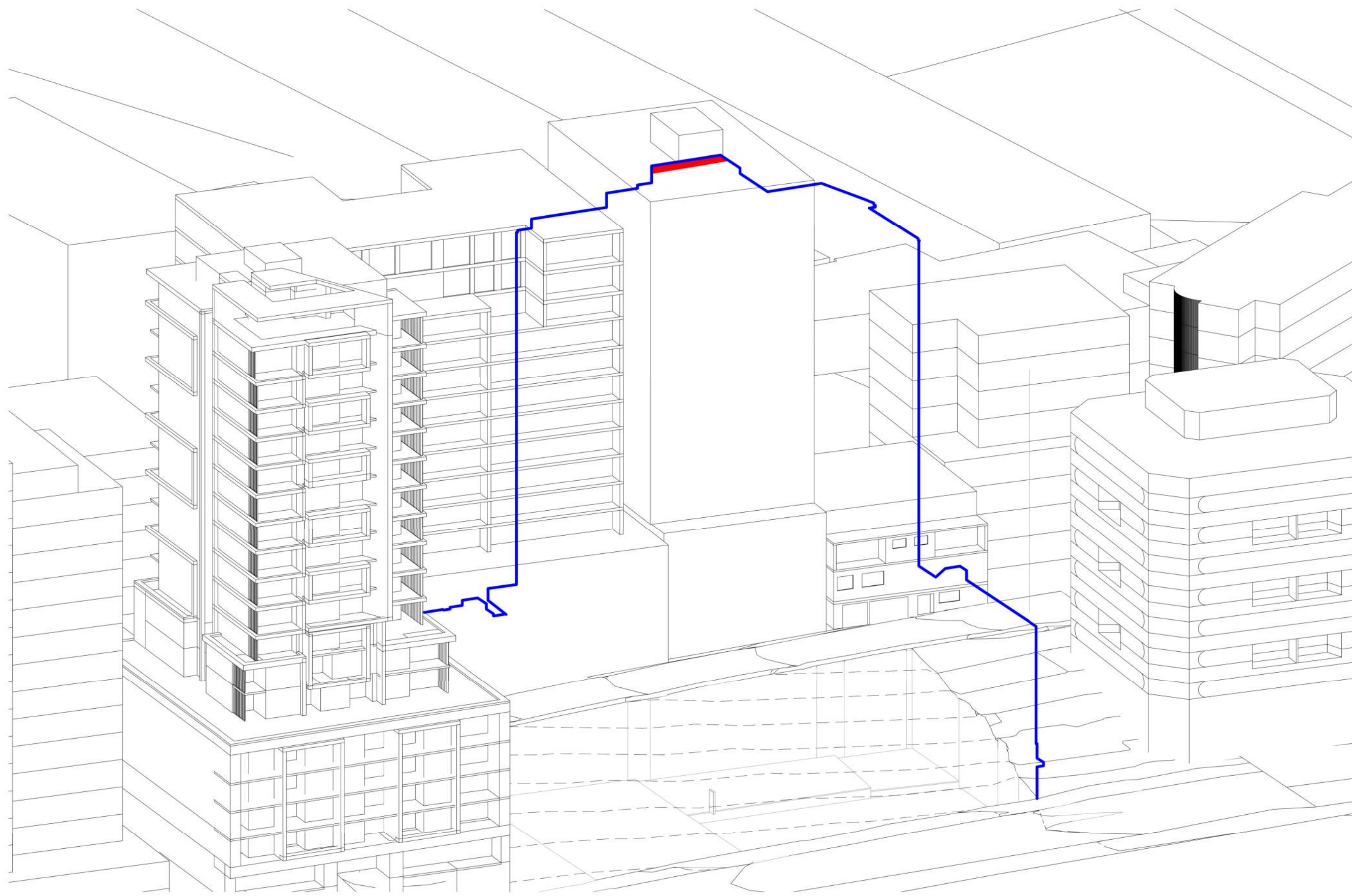
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AMENDED

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Waverley Council

Application No: DA-155/2018

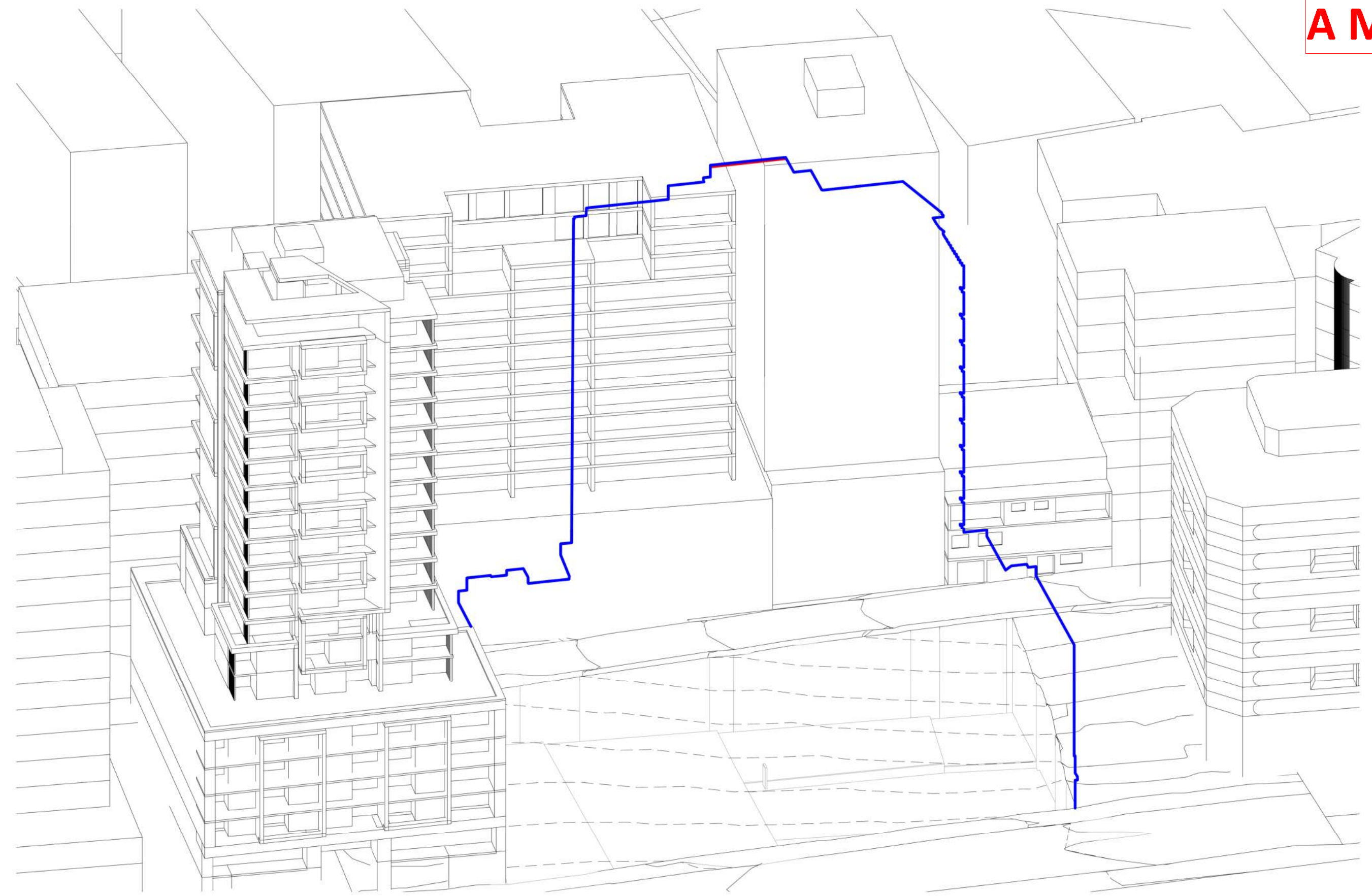
Date Received: 05/12/2019



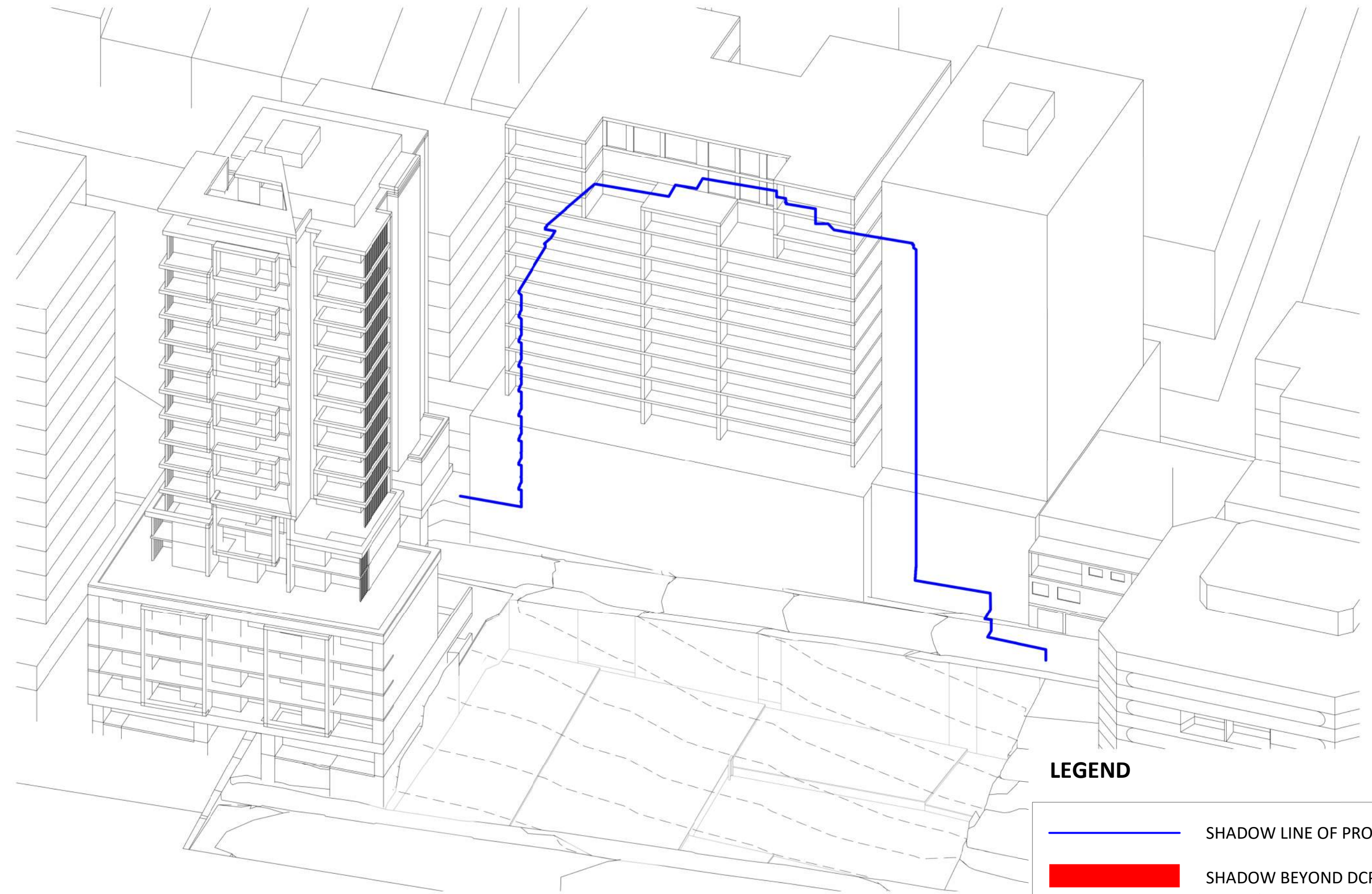
1 SHADOW IMPACT - 9AM JUNE 21
@ A1



3 SHADOW IMPACT - 11AM JUNE 21
@ A1



2 SHADOW IMPACT - 10AM JUNE 21
@ A1



LEGEND

SHADOW LINE OF PROPOSED SCHEME

SHADOW BEYOND DCP COMPLIANT ENVELOPE

[illegible]

LEGEND

CLIQUE LEGEND

REVISION

ON HOLD

KEY PLAN

CLIENT
COONARA DEVELOPMENTS P/L
LEVEL 4, 55 GRAFTON STREET
BONDI JUNCTION
NSW 2022

ARCHITECT
Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
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QLD Architects 5590
www.koichitakada.com

KOICHI TAKADA ARCHITECTS

PROJECT
47-55 GRAFTON ST
BONDI JUNCTION, NSW 2022

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
SHADOW IMPACT DIAGRAMS PROPOSED 01

DATE	04/12/19
------	----------

SCALE	NOT TO SCALE
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PROJ NO.	17393
----------	-------

DWG NO.	A 0436
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	SHADOW LINE OF PROPOSED SCHEME
	SHADOW BEYOND DCP COMPLIANT ENVELOPE

NO. REVISION				BY	CHK	DATE	NO. REVISION	BY	CHK	DATE	NO. REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CUSTOMER	ARCHITECT	PROJECT	DRAWN	KL
A	UPDATED DEFERRAL RESPONSE				KL	TB	04/12/19										COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022		
																	LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022	NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	KOICHI TAKADA ARCHITECTS	STATUS DEVELOPMENT APPLICATION	A
																				SCALE NOT TO SCALE	CHECKED TB
																				PROJ NO. 17393	APPROVED
																				DWG NO. A-0477	REVISION A
																					NOTES:
																					DO NOT SCALE FROM DRAWINGS.
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 FACADE MAINTENANCE ZONE

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510
ABN 63 131 365 896
Nominated Architect:
Koichi Takada
NSW Architects 6901
VIC Architects 16179
QLD Architects 5590
www.koichitakada.com

ARCHITECT

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510

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QLD Architects 5590
www.koichitakada.com

**KOICHI
TAKADA
ARCHITECTS**

DWG TITLE
FACADE MAINTENANCE DIAGRAM

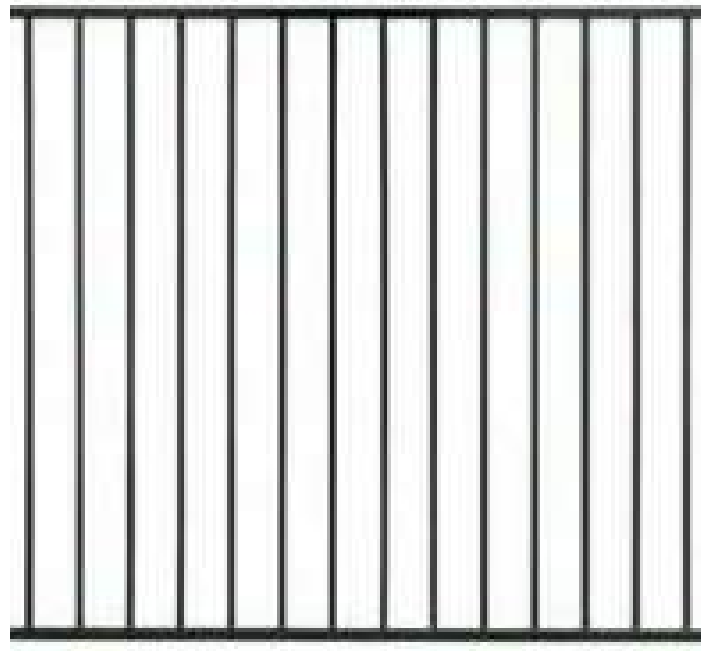
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EXTERNAL FINISHES

AMENDED

RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

WF 1
PRECAST CONCRETE WITH SEMI SMOOTH
FINISH (LIGHT COLOUR)



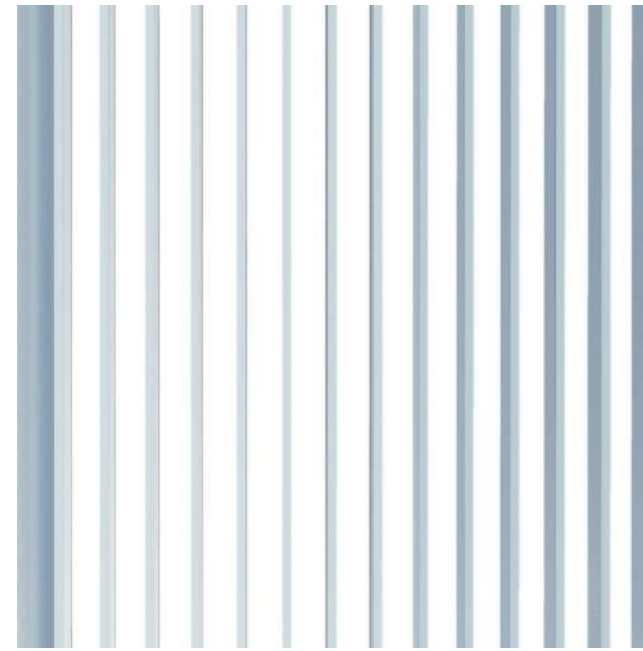
BL1
EXTERNAL BALUSTRADE
BLACK COLOUR



LV1
EXTERNAL LOUVRES
WHITE COLOUR



LV2
EXTERNAL LOUVRES
DARK COLOUR



LV3
PRIVACY LOUVRES
WHITE COLOUR



CL1
CLADDING 1 - DARK COLOUR



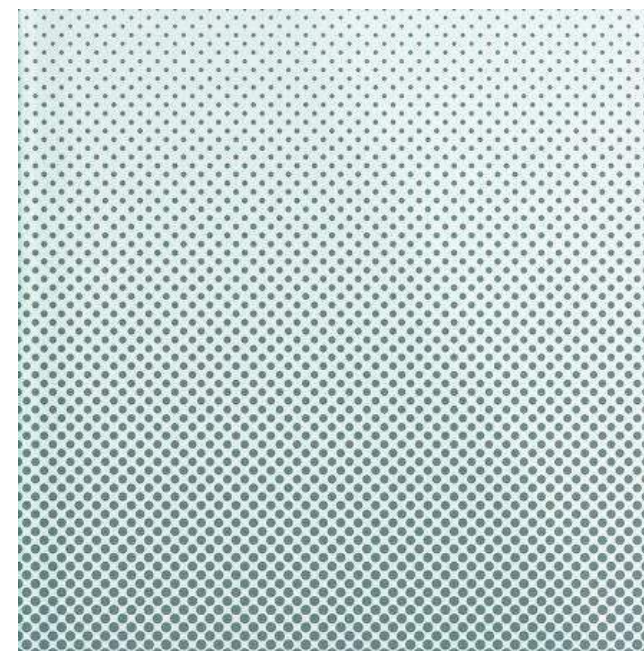
GL1
RESIDENTIAL CLEAR GLAZING



GL2
RETAIL/COMMERCIAL CLEAR
GLAZING



GL3
RESIDENTIAL BALUSTRADE GLAZING



GL4
RESIDENTIAL BALUSTRADE GLAZING
WITH FRIT

AL1
ALUMINIUM WINDOW FRAME
WHITE POWDERCOAT FINISH

PRECEDENT IMAGES - MATERIALITY



WHITE WINDOW FRAMES AND AESTHETIC



WHITE WINDOW FRAMES AND CEILINGS



WHITE SLAB EDGE AND COLUMNS



ROTATED SLAB EDGE WITH GLAZED BALUSTRADE

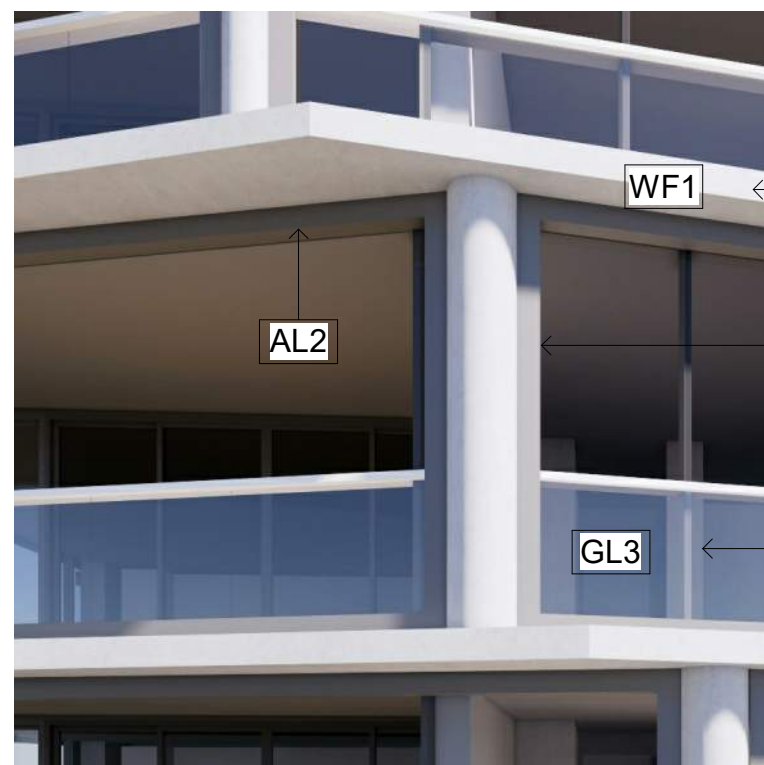


SLAB PROFILE AND WINDOW JUNCTION

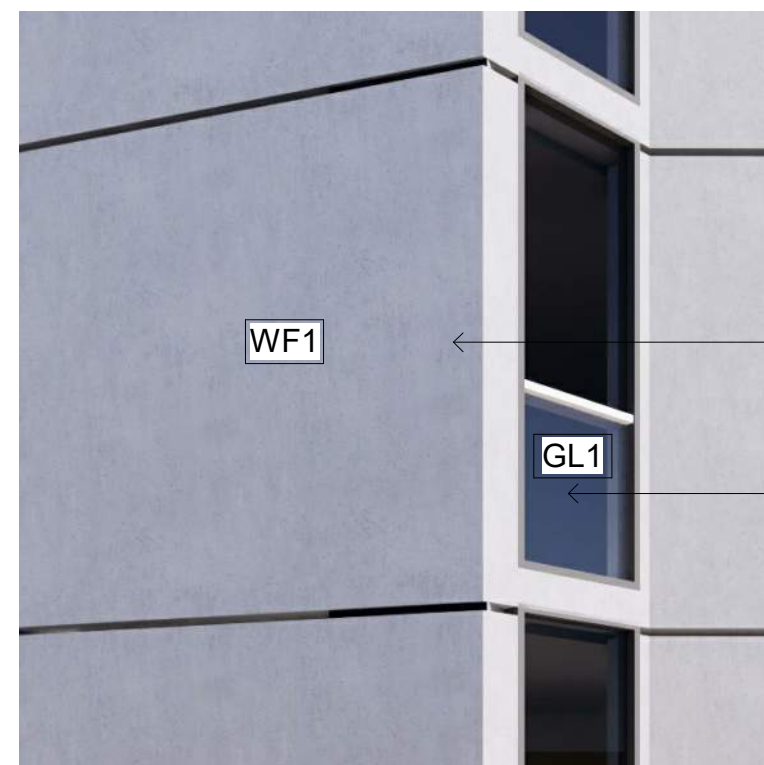
[illegible]

AMENDED

EXTERIOR FINISHES



1. TOWER FACADE 01



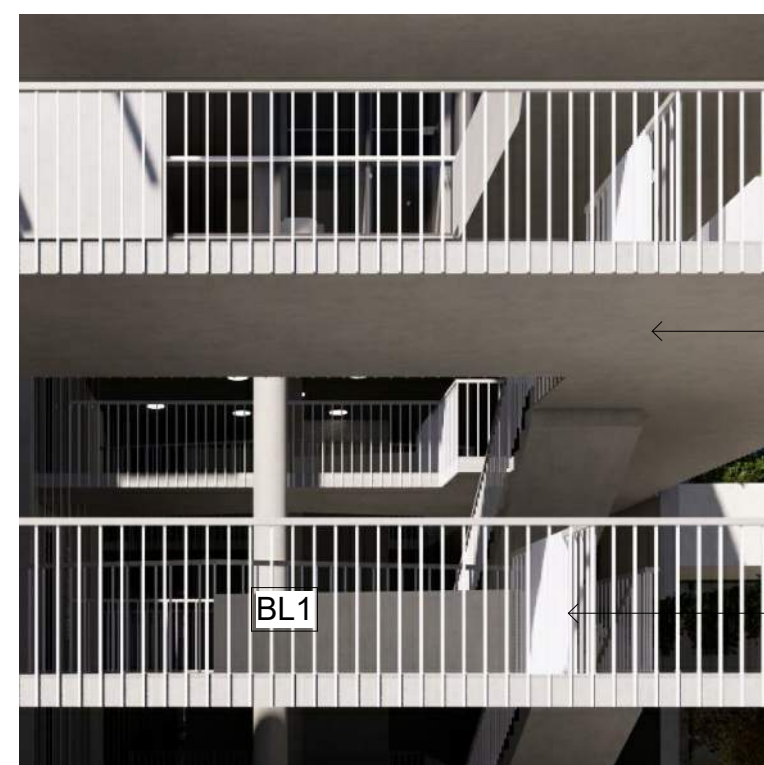
5. TOWER FACADE 05



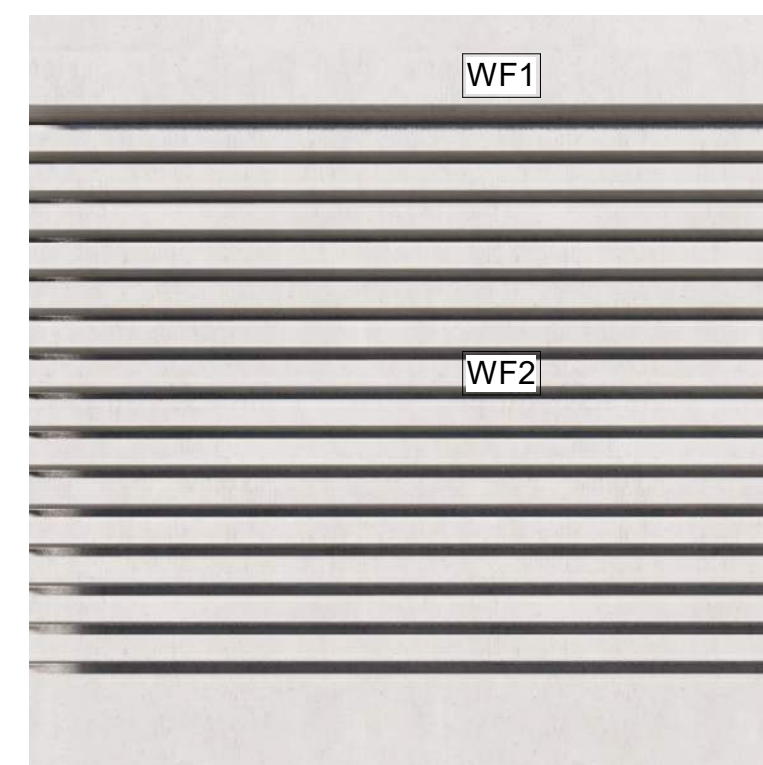
9. PODIUM FACADE 04



2. TOWER FACADE 02



6. PODIUM FACADE 01



10. PODIUM FACADE 05



3. TOWER FACADE 03



7. PODIUM FACADE 02



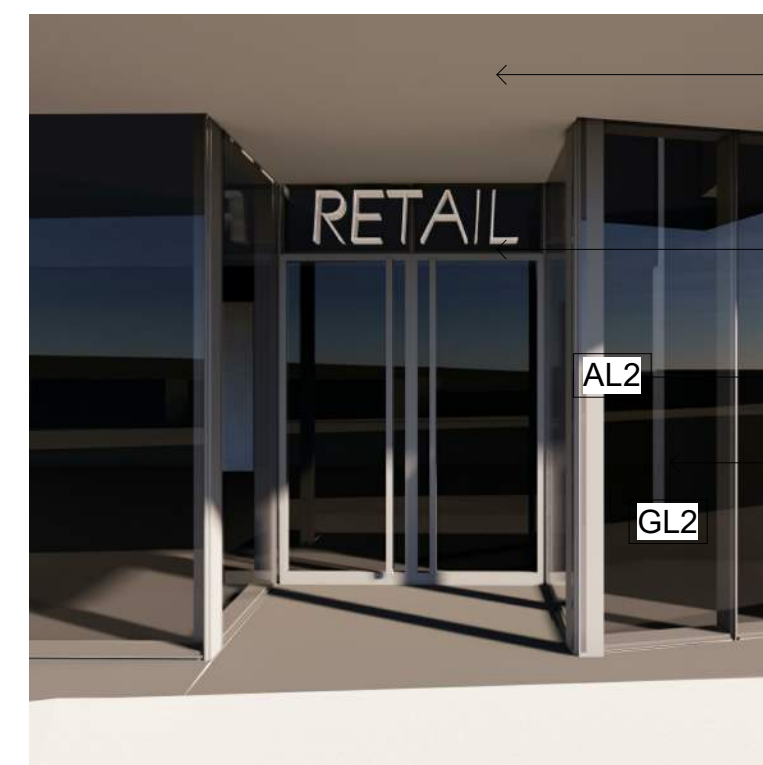
11. COMMERCIAL FACADE



4. TOWER FACADE 04



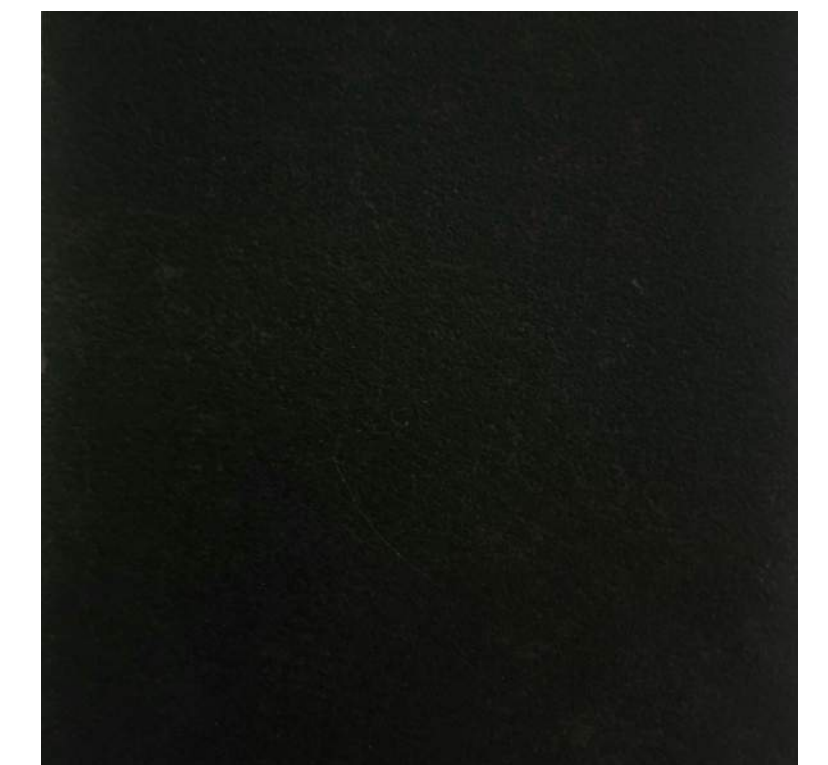
8. PODIUM FACADE 03



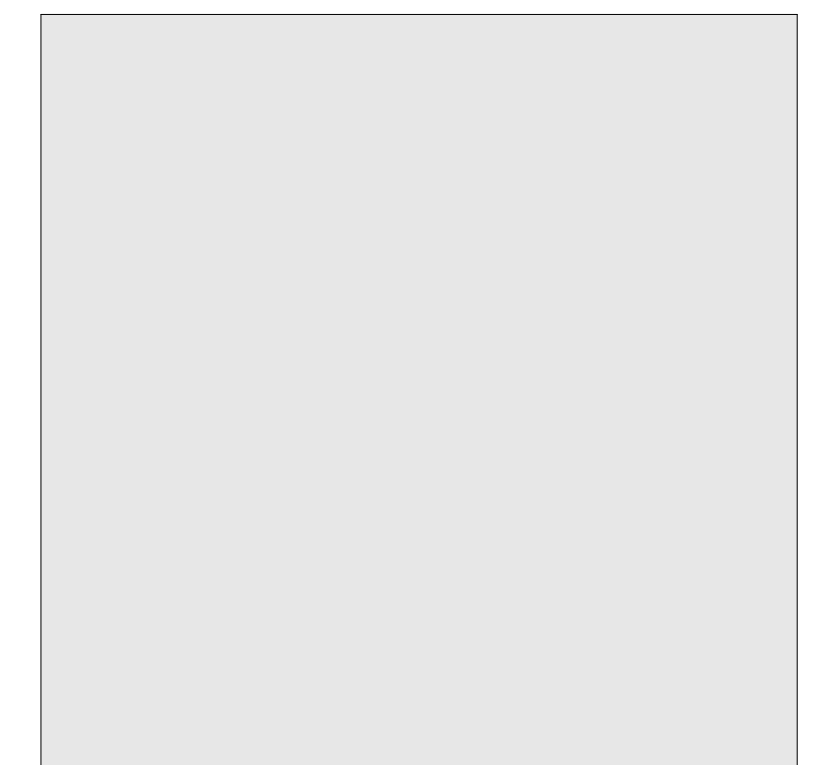
12. RETAIL FACADE

The logo of Waverley Council, featuring a stylized 'W' and the text 'Waverley Council'. Below the logo is a rectangular stamp with the text: RECEIVED, Waverley Council, Application No: DA-155/2018, and Date Received: 05/12/2019.

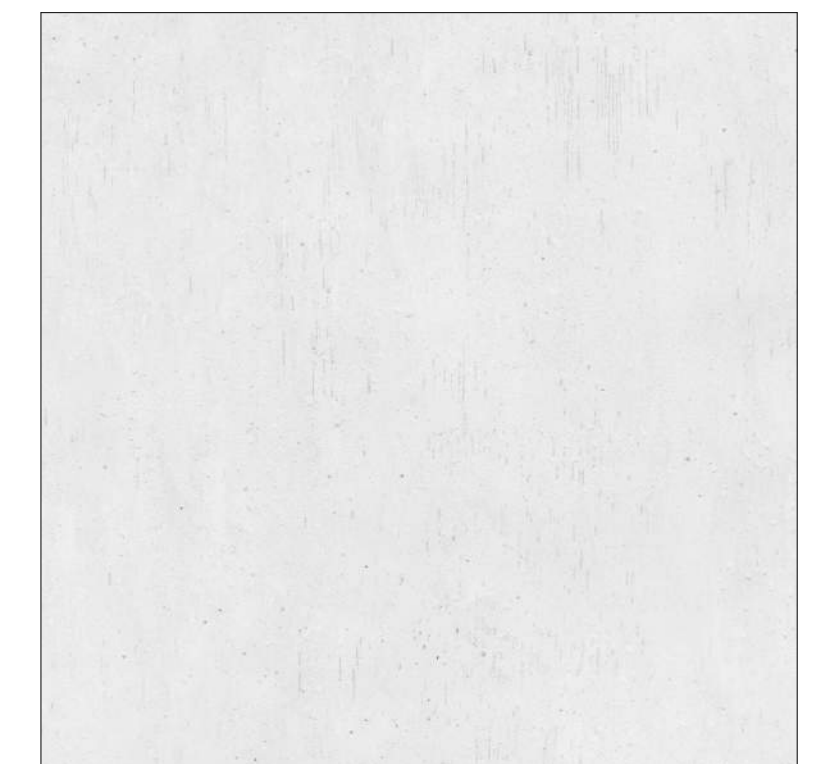
COLOUR PALETTE



ALUMINIUM (DARK GREY)



ALUMINIUM (WHITE)



CONCRETE (WHITE)

NO. REVISION				BY	CHK	DATE	NO. REVISION	BY	CHK	DATE	NO. REVISION	BY	CHK	DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE	DRAWN	FC
A																	COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	24/09/19	FC	
																				SCALE	CHECKED	TB
																				PROJ. NO.	17393	APPROVED
																				STATUS	DWG. NO.	REVISION
																				DEVELOPMENT APPLICATION	A-0510	A
																				DWG. TITLE	NOTES:	
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