47-55 GRAFTON STREET



BONDI JUNCTION, NSW 2022

Development Application - POST REVISED DA SUBMISSION APRIL 2019

ARCHITECTURAL DRAWINGS IN RESPONSE TO DEFERRAL

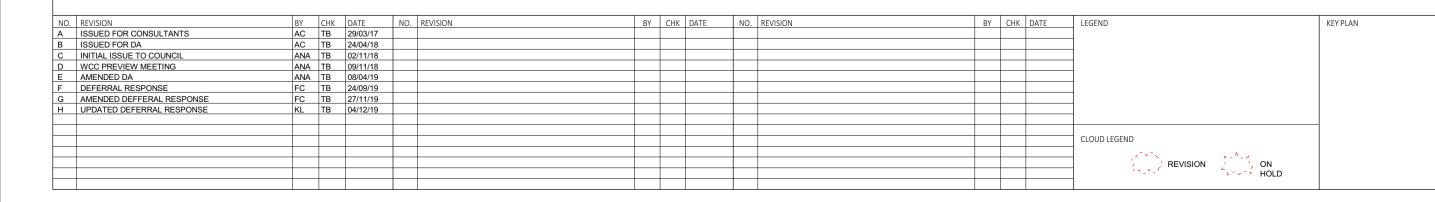
A0000 to A0089	REV	TITLE, COVER PAGE, SITE	A0200 to A0399	REV	ELEVATIONS AND SECTIONS
A-0000	Н	COVER PAGE	A-0200	F	ELEVATION 1 - NORTH
A-0001	F	EXECUTIVE SUMMARY	A-0201	F	ELEVATION 2 - SOUTH
A-0001-1	В	REVISIONS SCHEDULE	A-0202	G	ELEVATION 3 - EAST
A-0001-2	С	REVISIONS SCHEDULE	A-0203	G	ELEVATION 4 - 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	В	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	Α	RETAIL SECTIONS
A-0020	С	SURVEY PLAN	A-0311	Α	TYPICAL TOWER FLOOR TO FLOOR
A-0021	Е	TUNNEL & EASEMENTS PLAN	A-0312	Α	COMMERCIAL SECTIONS
A-0022	E	DEMOLITION PLAN	A-0320	Α	BASEMENT SECTIONS 01
			A-0321	Α	BASEMENT SECTIONS 02
			A-0322	Α	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
A-0099	G	GROUND FLOOR + BASEMENT 02	A-0401	E	GROSS FLOOR AREA FSR DIAGRAMS
A 0100	_	DACENAENT OF	A 0.402	_	CDOCC FLOOD ADEA FCD DIACRAAG

A0030 to A0143	IXLV	CENEIXAE ARRANGEMENT	A0400 to A0499	IVE	COMP LIANCE 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	Ε	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	Ε	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	Е	CROSS VENTILATION DIAGRAMS
A-0107	F	LEVEL 07	A-0425	Α	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	В	SUN EYE VIEW 21 JANUARY
A-0111	F	LEVEL 11	A-0433	Α	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	В	COMPLIANCE SHADOW DIAGRAMS - 12PM - 21 JUNE
A-0114	F	LEVEL 14	A-0442	В	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	Α	GLAZING DIAGRAMS 01
A-0117	F	LEVEL 17	A-0461	Α	GLAZING DIAGRAMS 02
A-0118	F	LEVEL 18	A-0465	В	SETBACK DIAGRAMS
A-0119	G	LEVEL 19	A-0470	С	3D VIEW HEIGHT PLANE
A-0120	G	LEVEL 20 (PLANT)	A-0472	В	DETAIL 3D HEIGHT PLANE 01
A-0121	G	ROOF PLAN	A-0473	В	DETAIL 3D HEIGHT PLANE 02
			A-0474	Α	SUN EYE VIEW ADG COMPARISON 01
			A-0475	Α	SUN EYE VIEW ADG COMPARISON 02
A0150 to A0199	REV	ADAPTABLE APARTMENTS	A-0476	Α	SHADOW IMPACT DIAGRAMS PROPOSED 01
A 0150	_	ADADTADLE ADADTMENTS CHAPD LEVEL (CHEET 1)	A-0477	Α	SHADOW IMPACT DIAGRAMS PROPOSED 02
A-0150	E	ADAPTABLE APARTMENTS - SILVER LEVEL (SHEET 1)	A-0480	Α	3D VIEW EXISTING BUILDING
A-0151	E	ADAPTABLE APARTMENTS - SILVER LEVEL (SHEET 2)	A-0490	В	FACADE MAINTENANCE DIAGRAM
A-0152	E	ADAPTABLE APARTMENTS - SILVER LEVEL (SHEET 3)			

A0500 to A05	99 REV	EXTERNAL FINISHES
	_	

A-0500 E EXTERNAL FINISHES

A-0510 A EXTERIOR FINISHES & COLOURS



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

PROJECT	DATE 04/12/19	DRAWN KL
47-55 GRAFTON ST	SCALE	CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
DEVELOPMENT APPLICATION	DWG NO. A-0000	REVISION H
DWG TITLE COVER PAGE	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEF COPYING OR THE REPRODUCTION OF PROHIBITED WITHOUT THE CONSENT	



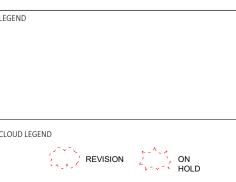
		Deferral Response Drawing Revision WCC Deferral Letter - 26/07/1		
WCC Reference	Subject	WCC Deferral Text	Arch Dwg Rev Ref No	Drawing Revision Description
SF-01	L19 Height Control & Habitable Space	BUILT FORM No habitable space is permitted to exceed the height development standard. The roof shall be genuine communal open space only (with W/C acceptable) and plant/services. This will ensure that the development provides a consolidated area of communal open space with adequate solar access which will not be in conflict with any adjoining private open spaces. The provision of private open space adjacent or adjoining communal open space will lead to visual and acoustic privacy issues for the associated residential unit.		The L19 upper portion of Apartment 18.01 has been removed along with the private terraces for Apartments 18.02 and 18.03. Only Communal open space and bathroom are th only habitable spaces that occur on this level. Displaced GFA has been transfererd to increase Commercial space in the lower Podium levels. Refer drawing A-0119/F.
			BF1.2	PV panels have been distributed on the North side of the Level 19 roof are for easier access and maintenance. Refer item ST11.1 and, Refer drawing A-0119/F.
			BF1.3	The design of the top of of the building has been amended to reduce the width and bulk of the roof top plant room. Refer drawing A-0119/F and A-0120/F. The extent of the Communal Open Space, outdoor balustrades and plant rooms above the 60m height plain has been indicated. Refer to drawing A-0470/B and new drawings A-0472/A and A-0473/A.
F-02 i)	Hegarty Lane Podium	The amended form continues to raise concern for an undefined and poor streetscape presentation along Hegarty Lane that lacks a consistent height and alignment with the existing and proposed built form along the lane and is contrary to the urban form controls and objectives for Bondi Junction Centre as stipulated in the DCP (Part E 1.2 Urban Form Controls). This was specifically requested in Council's Pre-DA advice and previous deferral letter. The DCP must be the focal point in the design and assessment of a Development Application.		Refer to Item BF2.1 and the SEE for a response to this matter.
ii)	Hegarty Lane Streetscape	As such, the podium and street wall needs to be a more meaningfully activated façade to Hegarty Lane. This could be achieved by an increase in commercial space that addresses the lane within the DCP podium envelope and presents as a 4 storey streetwall extending much wider than presently shown.		The Hegarty Lane Commercial building has been strengthened by lengthening the built form in the East and West directions parallel to Heharty Lane. The central built form occupies 60% of the site frontage facing Hegarty Lane with 100% frontage up to Level 2 with the majority activated by the Commercial and retail use. Refer to drawing A-0206/F and new perspective comparison views on drawing A-0480/A. Refer to drawings A0101/F to A-0105/F. The Hegarty Lane Perspective Views have been updated to reflect the increased built form of the retail and Commercial Podium. Refer to drawings A-0003/F and A-0004/F.
iii)	Hegarty Lane Streetscape	The landscaped areas could be consolidated and framed on the east and west and more commercial space provided in the undercroft areas/podium to Hegarty Lane with the inclusion of public art.	BF2.3	The East and West landscape portions facing Hegarty Lane have been consolidated as lowe form Communal Open Space that transitions to the Through Site Links on the neighbouring properties. Refer also Item ST12.2. Refer drawings A-0101/F and A-0102/F.
				A Public Art Strategy document has been prepared and adjusted to reflect the Deferral response design principles. Refer to the separate document.
F-03	Tower Bulk	The concentration of the bulk of the building (including both the podium and the tower) towards the north of the site results in a wide tower form, rather than a slimmer form which is at odds with the intent of the controls.	BF3.1	The Tower has been moved 600mm to the West to equalise the relationship between the the East and West facades and the East and West setbacks. Refer to drawings A-0106/F to A-0118/F.
F-04 i)	Tower Side Setback	The tower should be more slender by complying with the 12m required side setbacks with no encroachments (including balconies).	BF4.1	The DCP setback lines to the side boundaries have been adjusted to 6m as permitted for non-primary windows. Refer to drawings A-0106/F to A-0118/F. The East and West splayed balcony, glass balustrade, and small portion of the adjoining glazed wall that is inside the 12m DCP side setbacks has been highlighted. Refer to new drawing A-0465/A.
ii)	Tower Front Setback	Some variation to the front setback may be considered in order to provide the articulation to the front façade as proposed, however please demonstrate the relationship with the recent approved scheme at 59-75 Grafton Street.	BF4.2	The variable stepped angle articulated North façade of the Tower stepps behind the Northern setback at the North East and North West corners to soften the Tower corners and slightly opens up the neighbouring views accrss the site. Refer to drawings A-0106/F to A-0118/F.
			BF4.3	The approved DA floor plans of 59-75 Grafton St, as known, have been referenced into the each Tower floor plan to indicate the building to building relationship. Refer to drawings A-0106/F to A-0118/F.
F-05	Adjoining Property Views	Views from adjoining properties must be considered and demonstrated.		Refer separate View Impact Report.
T (PARKING AND TRAFFIC		
r-06 i)	Vehicle Entry	There shall be only one vehicular access point to the site. The preferred vehicular entry is from Hegarty Lane however Grafton Street will be considered as the alternative, if necessary	PT6.1	The Hegarty Lane vehicle entrance has been removed and the Basements have been redesign for all vehicles to enter and exit from a single point on Grafton St at the same Western location as previously shown. Refer drawing A-0100/F and A-0206/F.
			PT6.2	Hegarty Lane is less suitable for MRV manouvering due to the steeper fall in the roadway and a resultant wider vehicle opening would deminish the greater retail activated frontage now shown. Refer drawing A-0100/F and A-0206/F.
			PT6.3	Vehicle circulation between Basement levels has been provided by a pair of car lifts. Refer to drawings A-098/F, A-099/F and A-0100/F.
ii)	Residential Parking Quanity	There is an opportunity for reducing the number of parking spaces to accommodate this requirement as the RMS guideline requires only 88 residential spaces and 120 spaces have been provided.	PT6.4	Within the constrains of the Rail Tunnel easements below and the street levels the basement has been restricted to 3 levels which provides parking for a total of 111 cars due to the loss of carparking on Basement 1 West due to the introduction of the void over the MRV area on Basement 2. Refer to drawings A-098/F, A-099/F and A-0100/F.
г-07	Service Vehicle Size	The basement and vehicle entry must accommodate a medium rigid vehicle for waste collection, not a small rigid vehicle.	PT7.1	A MRV has been allowed for in the re-designed West Basement 2 with the required vehicl turning being carried out by a turntable. Height for the taller vehicle has been provided by the introduction of a void into Basement 1 above and raising the entrance height as well a the awning. Refer to drawings A-0099/F, A-0100/F, A0200/F and A-0320/A.
PT-08	Non-residential Vehicles	Please nominate on the plans three (3) loading spaces, fifteen (15) visitor spaces and one (1) car share space.	PT8.1	3 Loading spaces have been added on Basement 2, West where the new MRV service and turntable space has been located along with 1 car share space. Refer drawing A-0099/F. 15 Visitor spaces have been incorporated over the 3 basement levels. Refer to drawings A-0098/F, A-0099/F and A-0100/F.

Winter W	ED	Deferral Response Drawing Revision Schedule							
Section 1997 Well District Medical Section 1997 Well District Me		WCC Reference	Subject			Drawing Revision Description			
HE CHAP DE LA CAMPAGNET CONTRACT DE LA CAMPAGN		ST		SUSTAINABLILTY	Rev Ref No				
Windows Counting		ST-09		The removal of the winter-gardens has helped with floor space compliance however the acoustic report indicates that the podium balconies will have excessive road noise and up to 12 floors will also be adversely affected. All north facing rooms will need acoustic treatment to openings. This issue needs to be resolved particularly in regards to cross ventilation	ST9.1	away from the noise source, ie East, West or South. Tower apartments with single aspect North facing facades will be provided with ducted natural ventilation from the south facing plantroom.			
Page 1996 on the Same and Sa	Waverley Council Application No: DA-155/2018	ST-10		approximately 5 times more heat than walls which in turn leads to greater need for airconditioning. Double glazing will retain the heat which is helpful in winter but not so in summer. The SHGC and U-Values of the glass are not evident in the design documentation. Nevertheless, reduced areas of solar heat gain and increased external sun shading are the best solution. Sun shading is needed on the north, west and south-west glass in particular and should be designed to respond to the requirements of each specific orientation. Interior shades have a relatively small impact, but have the important role of controlling glare and		direct solar access by the facade indentation. The East façade will be predominately shaded in the early morning by the built form of the approved 59 Grafton street and South Eastern neighbouring buildings. Refer Suns Eye View drawings A-0430/D, A0431/D and new drawings A-0432/A and A-0433/A.			
Set described as control of facility included. Page of the control of facility included the lowest global policy and control of fac					ST10.2	protected by direct solar access by the facade indentation. The slab edges on the North Façade have variable angled projections that further protect the remaining 23% of forward glazing. Refer Suns Eye View drawings A-0430/D, A0431/D and new drawings A-0432/A and A-0433/A.			
ST12 The war concern regarding (seed 1 to 4 unto with horizones storag the internal general seed of the seed of th					ST10.3	by direct solar access by the facade indentation. Full height angled vertical louvers have been included to protect the forward glazing while preserving harbour and city views. Refer Suns Eye View drawings A-0430/D, A0431/D and new drawings A-0432/A and A-0433/A.			
13-12 The ass concern regarding Lawe I to 4 with with indexedoms from the internal command upon paging subjected in rode is suited. 13-13 The ass concern regarding Lawe I to 4 with with indexedoms from the internal command upon paging subjected in rode is suited. 13-14 The assistance of the concern regarding Lawe I to 4 with with herefore the concern regarding paging subjected in size the contract of private very law of the concern regarding paging subjected in six the contract of the private paging subject to the paging subject		ST-11		Please show on the plans p/v solar cells for power generation to common areas	ST11.1	and mainteance. Refer also Item BF1-2 and,			
Command con pages with potential mote stock in conflict with popular exhances Price and vision Price a					ST11.2	of the Level 5 Terrace.			
moved bot legistry Line frostage is manifest the southern obtained between the sport of the development of states and states of the sport of the development of the states and states of the states and states of the states of th		ST-12		communal open spaces with potential noise issues in conflict with openable windows.	ST12.1	private seating areas removed. 1.1m height gates have been added to at the entrance of each walkway to separate common circulation areas from the individual apartment entrances.			
Contrary to the understanding from the previous proposal that natural ventilation only was to be part of time development's sustainability credentials. A UANDSCAPING IA-14 The Design Excilinors hand (DEP) continuous to have conners about the quality of the internal country sign that will be selected for much of the day, More detailed solar access that all sugarans should be part of any further submission to clarify just what is achievable. IA-15 An updated detailed landscaping plan should be provided for all individual pass access and individual pass access and individual pass access provided by for what is register than that which would be achieved by a fall height Problum for the inergit of legarity Lane. Here to downing, A 0430/D, A0431/D and new drawings A 0433/A and A 0433/A. IA-15 An updated detailed landscaping plan should be provided for all landscaped areas indicating which is a contract to a second or the contract of a second or any landscaped areas on the outpern elevation or in shaded undercroft areas IA-16 Stermal common circulation spaces, briggs close to the east and west boundaries and pool ware have the operated to create privacy and noise issues for neighbours, and light spill any light that need to be improved. IA-17 The baleony landscaped areas that are larger than the submission spaces, briggs done to the east and west boundaries and pool ware larger than the special to create privacy and noise issues for neighbours, and light spill a register than the special to create privacy and noise issues for neighbours, and light spill and the policy of the self-policy of the sel					ST12.2	moved to the Hegarty Lane frontage to maximise the separation distance between the apartment bedroom windows on Level 1 to 4. The separation distance from the bedroom windows are 6.475m to the private walkway gate and 9.3m to the edge of the Communal Open Space which would be similar to the Podium to Podium separation distance across Hegarty Lane. The types of use and times of use for all Communal Open Space will be strictly controlled by the body corporate to limit the potential for any negative impact on the development or neighbours.			
he Design Excellence Panel (DEP) continues to have concerns about the quality of the internal court-parts that will be shaded for much of the day. More detailed solar access diagrams should be part of any further submission to clarify just what is achievable. LA-15 An updated detailed landscaping plan should be provided for all landscaped areas indicating shade tolerant plants for any landscaped areas on the southern elevation or in shaded underror'n areas LA-16 An updated detailed landscaping plan should be provided for all landscaped areas indicating shade tolerant plants for any landscaped areas on the southern elevation or in shaded underror'n areas LA-16 Esternal common circulation spaces, bridges dose to the east and west boundaries and pool areas have the potential to create privacy and noise issues for neighbours, and light spill at night that need to be improved. LA-17 The ballowy landscaped areas that are beyond handralls need to be considered for maintenance and safety. To be effective, planter boxes would need to have suitable dimensions (wieth, soil depth, drainage and irrigation spatials etc) LA-18 The paved terrace areas for the private apartments on the podium seem excessive and more planted areas should be considered for opportunity and the podium seems excessive and more planted areas should be considered for opportunity to consideration of partments and the murber of people that could use the space in outdoor to partments show that would be affected by lower believed to the rear information and included space provided to the rear information access that is a fortied to the rear information and included to the rear infor		ST-13	Air Conditioning	contrary to the understanding from the previous proposal that natural ventilation only was					
Internal countywards that will be shaded for much of the day. More detailed solar access that diagrams should be part of any further submission to clarify just what is achievable. LA-15 An updated detailed landscaping plan should be provided for all landscaped areas. The extent of access provided by lower built form at the East and West ends of Hegarty Lane is greater than that which would be achieved by a full height Polium for the length of Hegarty Lane. Refer to drawings A-0432/D and new drawings A-0432/A and A-0433/A. An updated detailed landscaping plan should be provided for all landscaped areas indicating which would be achieved by a full height Polium for the length of Hegarty Lane. Refer to trawings A-0432/D and new drawings A-0432/A and A-0433/A. LA-16 External common circulation spaces, bridges close to the east and west boundaries and pool areas have the potential or east privacy and noise issues for neighbours, and light spill at night that need to be improved. External common circulation spaces, bridges close to the east and west boundaries and pool areas that are beyond handrals in each to east privacy and noise issues for neighbours, and light spill at night that need to be improved. The types of use and times of use for all Communal Open Space will be strictly controlled by the object of the east of the majority of time will be unoccupied to neighbours, and light spill at night boundaries and pool areas that are beyond handrals need to be considered for maintenance and safety. To be effective, planted boxes would need to have suitable dimensions (width, sol depth, drianage and ringston spalals etc) A171 The balcony landscaped areas that are beyond handrals need to be considered for maintenance and safety. To be effective, planted boxes would need to have suitable dimensions (width, sol depth, drianage and infigured private partments and the solar private private provides and walknows to the private partment soulding. A181 The paved terrace areas for the private apartments on the po		LA		LANDSCAPING					
shade tolerant plants for any landscaped areas on the southern elevation or in shaded undercroft areas LA-16 External common circulation spaces, bridges close to the east and west boundaries and pool areas have the potential to create privacy and noise issues for neighbours, and light spill at night that need to be improved. The types of use and times of use for all Communal Open Space will be strictly controlled by the body corporate to limit the potential for any negative impact on the development or neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closes to the neighbours. 1		LA-14		internal courtyards that will be shaded for much of the day. More detailed solar access	LA14.1	including associated close up views have been provided to indicate direct soloar access that is afforded to the rear internal atriums and landscaped areas. The extent of access provided by lower built form at the East and West ends of Hegarty Lane is greater than that which would be achieved by a full height Podium for the length of Hegarty Lane.			
areas have the potential to create privacy and noise issues for neighbours, and light spill at night that need to be improved. Compare to limit the potential for any negative impact on the development or neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closest to the neighbours, but he foundary. The private bridges and walkways to the Southern apartment entrances on Levels 1 to 4 serve 1 or 2 apartments each and for the majority of time will be unoccupied or occupied in a transitory manner. The privacy and noise potential is no greater than an internal corridor and lift lobby in any residential apartment building. The balcony landscaped areas that are beyond handrails need to be considered for maintenance and safety. To be effective, planter boxes would need to have suitable dimensions (width, soil depth, drainage and irrigation spatials etc) LA7.1		LA-15		shade tolerant plants for any landscaped areas on the southern elevation or in shaded		layouts. The Landscape Plans indicate shade tolerant plants in the appropriate locations.			
maintenance and safety. To be effective, planter boxes would need to have suitable dimensions (width, soil depth, drainage and irrigation spatials etc) LA-18 The paved terrace areas for the private apartments on the podium seem excessive and more planted areas should be considered to reduce heat and contain the number of people that could use the space in consideration of apartments above that would be affected by maintenance and safety. To be effective, planter boxes would need to have suitable Tower and the North Elevation of the Podium to access glazing and external planting areas. All other Podium facades have low maintenace solid facade finishes and can be easily accessed off walkways or side terraces. Refer new drawing A-0490/A. LA17.2 All LA18.1 The extent of soft landscaping has been expanded to provide buffer zones between apartments while affording usable external spaces suitable for the larger apartments on this level.		LA-16		areas have the potential to create privacy and noise issues for neighbours, and light spill at	***	the body corporate to limit the potential for any negative impact on the development or neighbours. 1800 height wind/acoustic and privacy screens are to be located along the Eastern margins closest to the neigbouring boundary. The private bridges and walkways to the Southern apartment entrances on Levels 1 to 4 serve 1 or 2 apartments each and for the majority of time will be unoccupied or occupied in a transitory manner. The privacy and noise potential is no greater than an internal corridor			
more planted areas should be considered to reduce heat and contain the number of people apartments while affording usable external spaces suitable for the larger apartments on this that could use the space in consideration of apartments above that would be affected by		LA-17		maintenance and safety. To be effective, planter boxes would need to have suitable dimensions (width, soil depth, drainage and irrigation spatials etc)		Tower and the North Elevation of the Podium to access glazing and external planting areas. All other Podium facades have low maintenace solid facade finishes and can be easily accessed off walkways or side terraces . Refer new drawing A-0490/A.			
		LA-18		more planted areas should be considered to reduce heat and contain the number of people that could use the space in consideration of apartments above that would be affected by	LA18.1	apartments while affording usable external spaces suitable for the larger apartments on this level.			

NO. REVISION A AMENDED DA	BY CHK DATE NO. REVISION ANA TB 08/04/19	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
B DEFERRAL RESPONSE	FC TB 24/09/19				COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street	47-55 GRAFTON ST	SCALE	CHECKED TB
					LEVEL 4, 55 GRAFTON STREET	Surry Hills, NŠW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
					BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect:	DEVELOPMENT APPLICATION	A-0001-1	REVISION B
			CLOUD LEGEND			NSW Architects 6901 VIC Architects 16179	DWG TITLE REVISIONS SCHEDULE	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFOR	PRE COMMENCING WORK.
			REVISION O H	ON HOLD		QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF THE PROHIBITED WITHOUT THE CONSENT OF	THIS DRAWING IS STRICTLY IF THE CLIENT & KOICHI TAKADA ARCHITECTS

WCC Reference	e Subject	WCC Deferral Letter - 26/07/19 WCC Deferral Text	Arch Dwg Rev Ref No	Drawing Revision Description
AM		AMENITY	Rev Rei No	
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 arrangment 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. Discontinious 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 Commerciasl 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 Hegardty 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.
	1	END		

NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND
Α	AMENDED DA	ANA	ТВ	08/04/19											
В	DEFERRAL RESPONSE	FC	ТВ	24/09/19											
С	AMENDED DEFERRAL RESPONSE	EZ	ТВ	06/11/19											
															CLOUD LEGE



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



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

AMENDED

		Re	Consequential Revisions evisions are notated in red italic and underlined text.						
	Subject	Amended DA	Drawing Revision Description						
		Rev Ref No							
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 be 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 REVISION	S								
	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.						
	<u>Basement Structure</u>		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.						
	<u>Basement Structure</u>	BA2.2	The car lifts have been move 1 car bay West to provide better end wall support to the structure over.						
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							
		END							

PROJECT	DATE 06/11/19	DRAWN EZ
47-55 GRAFTON ST	SCALE	CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
DEVELOPMENT APPLICATION	A-0001-2	REVISION C
DWG TITLE REVISIONS SCHEDULE	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE CO COPYING OR THE REPRODUCTION OF THIS DE PROHIBITED WITHOUT THE CONSENT OF THE	RAWING IS STRICTLY



RECEIVED **Waverley Council** Application No: DA-155/2018

Date Received: 05/12/2019

PROJECT SUMMARY

LOT 2 / DP 1073908 **Address**

47-55 Grafton St, Bondi Junction

2070m² Site Area

B4 Mixed Use **Land Use**

Building Height (m) 60m

FSR 6:1

12,420m² Max GFA

PROJECT SUMMARY

Bicycle

106 **Total Proposed Units:**

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 11,733 m² Residential 314 m² 373 m² Commercial

Building Height (m) 60m Top of Parapet = 61.975m Top of Plant = 68.30m

(from Lobby RL 66.400)

124

Car Parking Provided CONTROL **PROPOSED** 95 Residential 11 11 Accessible 15 **Res Visitor** Retail 0-2 0-6 Commercial TOTAL 121 Car Spaces 111 Car Spaces 24 23 Motorbike

122

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 with Solar Access	518m² (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 At least 50% to be located within unit	Complies
Building Separation	Up to 4 storeys (approx. 12m) 12m between habitable rooms/balconies 9m between habitable/balconies and no 6m between non-habitable rooms	
	Five to eight storeys (approx. 25m): 18m between habitable rooms/balconies 13m between habitable rooms/bal & no	

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

Studio – 35m² **Apartment Size** One bedroom – 50m²

Two bedroom apartments – 70m² Three bedroom apartments – 90m²

9m between non-habitable rooms

Additional bathrooms increase the min internal area by 5m²

Balcony Size Studio apartments: 4m²

> 1 Bedroom apartments: 8m², minimum 2m depth 2 Bedroom apartments: 10m², minimum 2m depth 3 Bedroom apartments: 12m², minimum 2.4m depth

The minimum balcony depth to be considered as contributing to the balcony area is 1m.

PROVISION CONTROL

WDCP 2012/ WLEP 2012 COMPLIANCE CHECKLIST

Setbacks GROUND FLOOR TO FIFTH FLOOR

- 0m Setback if no window to side boundary

- MIN. 9m For primary windows in living space & balconies

- MIN. 4.5m For all other windows

TOWER BUILDING FORM (SIXTH TO NINTH FLOOR & ABOVE)

- MIN. 12m To all adjacent buildings with windows

Carparking Residential (WDCP CI B8.1.1)

Multi-dwelling/unit housing & Shop Top Housing

0.5 spaces / dwelling Studio -1 Bedroom - 0.6 spaces / dwelling 2 Bedroom - 0.9 space / dwelling 3 Bedroom - 1.2 space / dwelling Incl. 10% Residential Accessible

Res. Visitors (WDCP Cl B8.1.1) 1 space per 5 dwellings

Retail (WDCP CI B8.1.1) min rate - 0 spaces max rate - 2.0/100m² GFA

Commercial (WDCP CI B8.1.1) min rate - 0 spaces max rate - 0.66/100m² GFA

Bicycle Parking Residential (WDCP CI B8.1.2)

Residents - 1 space per dwelling / unit Visitor - 1 space per 10 dwellings/units

Commercial/Retail 1/150m² of GFA

REQUIRED

106

11

122

Motorbike Parking Residential (WDCP Cl B8.1.2)

REQUIRED 3 motorbike spaces / 15 carspaces 24

TOTAL

NO. REVISION	BY CHK DATE NO. REVISION	BY CHK	DATE	NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN EC
A ISSUED FOR CONSULTANTS	AC TB 29/03/17									/	24/09/19	10
B ISSUED FOR DA	AC TB 24/04/18							COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TD
C INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18								61 Marlborough Street			ID
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D WCC PREVIEW MEETING E AMENDED DA F DEFERRAL RESPONSE	ANA TB 09/11/18							LEVEL 4, 55 GRAFTON STREET		DONIDL HIMOTION MOW 0000	PROJ NO. 17303	APPROVED
E AMENDED DA	ANA TB 08/04/19								Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	7. THOVED
F DEFERRAL RESPONSE	FC TB 24/09/19							BONDI JUNCTION		CTATUC	DWG NO.	REVISION
								NSW 2022	ABN 63 131 365 896 Nominated Architect:	314103	= :: = :: = :	REVISION
									Nominated Architect:	DEVELOPMENT APPLICATION	A-0001	F
									Koichi Takada			
						CLOUD LECEND			NSW Architects 6901	DWG TITLE	NOTES:	
						CLOOD LEGEND			NSW Architects 6901 VIC Architects 16179	EXECUTIVE SUMMARY	DO NOT SCALE FROM DRAWINGS.	
						REVISION			QLD Architects 5590		VERIFY ALL DIMENSIONS ON SITE BEFORE COP	MMENCING WORK.
						REVISION ON HOLD					COPYING OR THE REPRODUCTION OF THIS DR	AWING IS STRICTLY
						- HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF THE (CLIENT & KOICHI TAKADA ARCH

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



PERSPECTIVE 01 - GRAFTON STREET

1: 100 @ A1

NO	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK DATE	NO.	REVISION BY	CHK	DATE	LEGEND	KEY PLAN
Α		AC	ТВ	29/03/17										
В	ISSUED FOR DA	AC	ТВ	24/04/18										
С	INITIAL ISSUE TO COUNCIL	ANA	ТВ	02/11/18										
D	WCC PREVIEW MEETING	ANA	ТВ	09/11/18										
Е		ANA	ТВ	08/04/19										
F	DEFERRAL RESPONSE	FC	ТВ	24/09/19										
													CLOUD LEGEND	
													REVISION / ON HOLD	
													1	

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

CHITECT	
uite 41 & 42, Level 4 1 Marlborough Street urry Hills, NSW 2010 02 9698 8510	
BN 63 131 365 896 lominated Architect: oichi Takada	
SW Architects 6901 IC Architects 16179 ILD Architects 5590	ARCHITECTS

ROJECT	DATE	24/09/19	DRAWN	FC
17-55 GRAFTON ST	SCALE		CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	A-0002	REVISION	F
WG TITLE PERSPECTIVE 01 - GRAFTON STREET	VERIFY AL	CALE FROM DRAWINGS. L DIMENSIONS ON SITE BEFORE COMMEN OR THE REPRODUCTION OF THIS DRAWIN ED WITHOUT THE CONSENT OF THE CLIEN	G IS STRICTL	_Y

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



PERSPECTIVE 02 - HEGARTY LANE WEST
1: 100 @ A1

NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK	DATE L	EGEND	KEY
Α	ISSUED FOR CONSULTANTS	AC	ТВ	29/03/17												
В	ISSUED FOR DA	AC	ТВ	24/04/18												
С	INITIAL ISSUE TO COUNCIL	ANA	ТВ	02/11/18												
D	WCC PREVIEW MEETING	ANA	ТВ	09/11/18												
E	AMENDED DA	ANA	ТВ	08/04/19												
F	DEFERRAL RESPONSE	FC	ТВ	24/09/19												
														C	CLOUD LEGEND	
															10-V-C	
															REVISION 2 ON HOLD	
															REVISION ON HOLD	

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	ARCHITECTS

		A STATE OF THE STA		1
PROJECT	DATE 2	4/09/19	DRAWN	FC
47-55 GRAFTON ST	SCALE		CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO. 1	7393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	\- 0003	REVISION	F
PERSPECTIVE 02 - HEGARTY LANE WEST	VERIFY ALL DI	E FROM DRAWINGS. MENSIONS ON SITE BEFORE COMMENI THE REPRODUCTION OF THIS DRAWING VITHOUT THE CONSENT OF THE CLIENT	3 IS STRICTL	

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



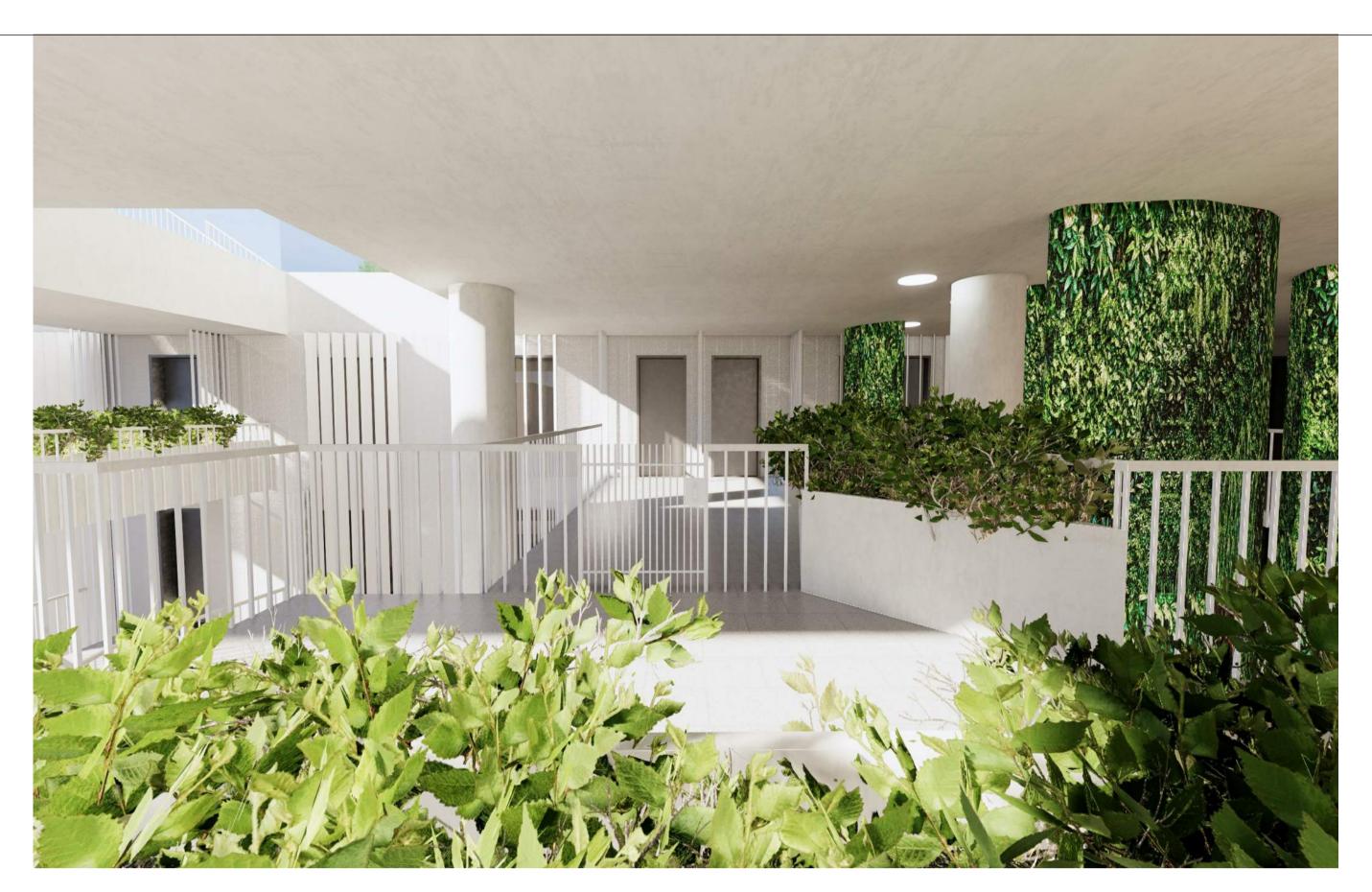
PERSPECTIVE 03 - HEGARTY LANE EAST 1: 100 @ A1

													AND REPORT OF STREET			
NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	K
Α		ANA	TB	02/11/18												i
В	WCC PREVIEW MEETING	ANA	TB	09/11/18												i
С	AMENDED DA	ANA	TB	08/04/19												ı
ם	DEFERRAL RESPONSE	FC	ТВ	24/09/19												ı
																ı
																ı
																ı
																ı
																1
																ı
															CLOUD LEGEND	ı
															10-V-C	ı
															REVISION , ON	ı
															\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1

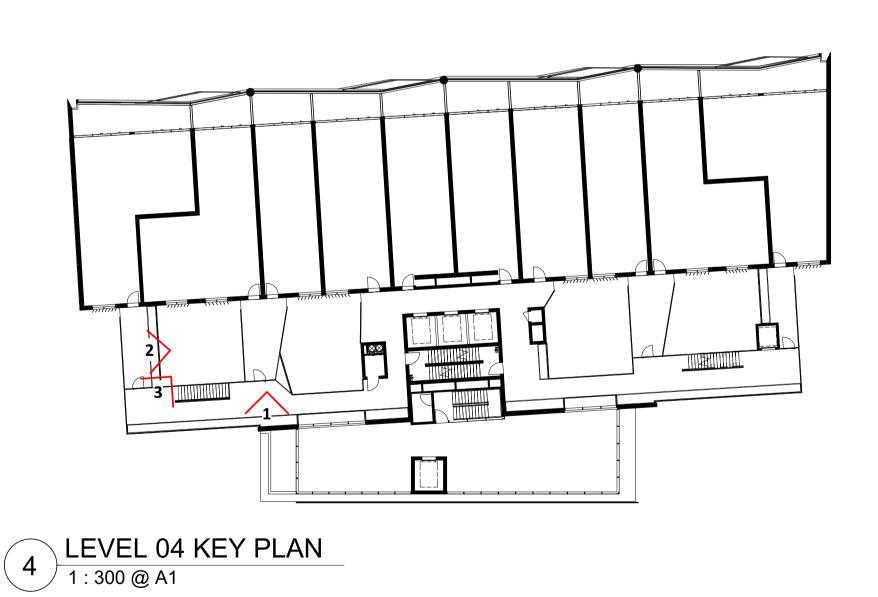
LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

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	TAKADA
NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	ARCHITECT5

	ANTISTIN	AF KLSSION
ROJECT	DATE 24/09/19	DRAWN FC
17-55 GRAFTON ST	SCALE	CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
TATUS DEVELOPMENT APPLICATION	A-0004	REVISION D
WE TITLE PERSPECTIVE 03 - HEGARTY LANE EAST	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFOR COPYING OR THE REPRODUCTION OF TH PROHIBITED WITHOUT THE CONSENT OF	

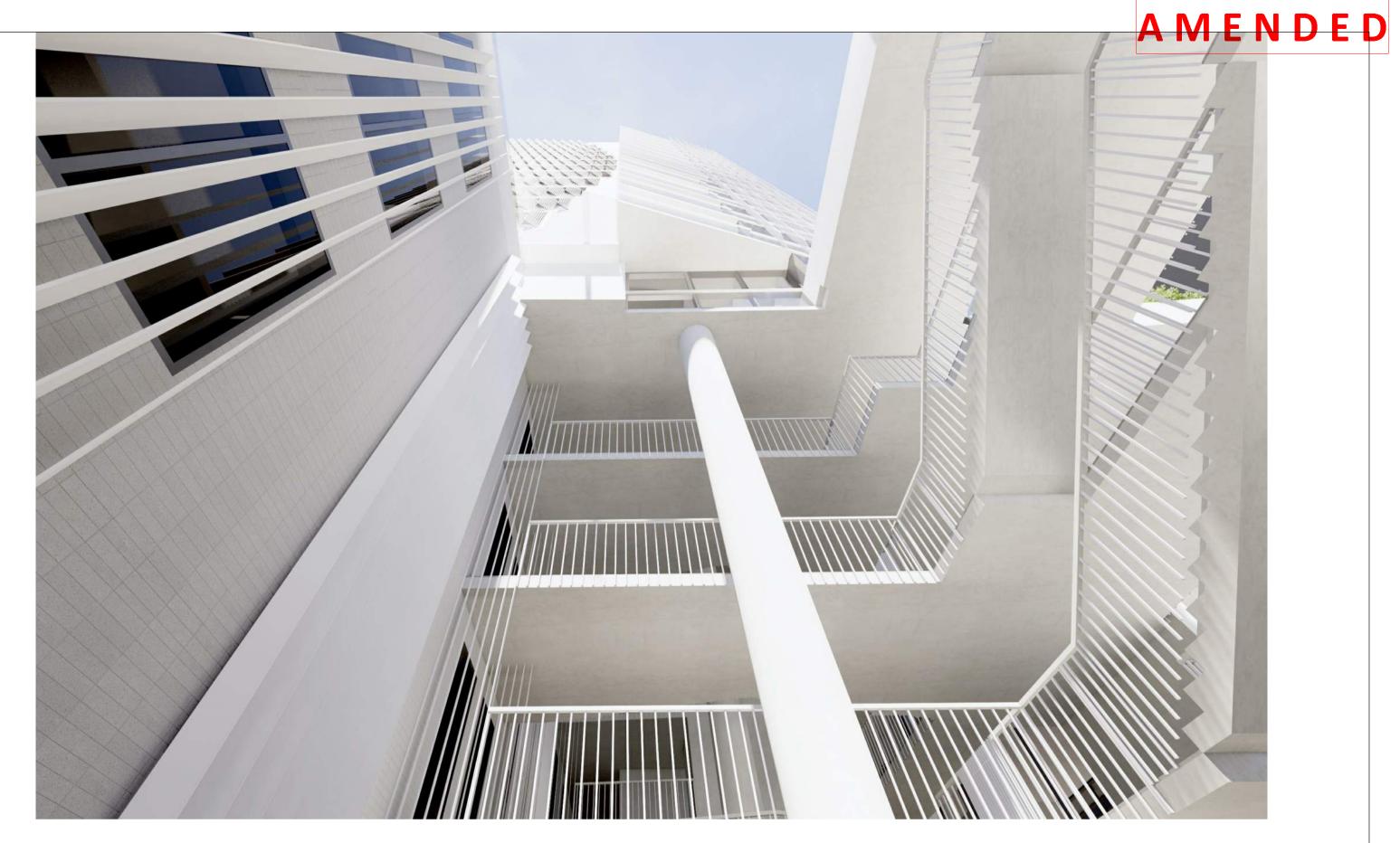


WALKWAY ENTRY TO APARTMENTS

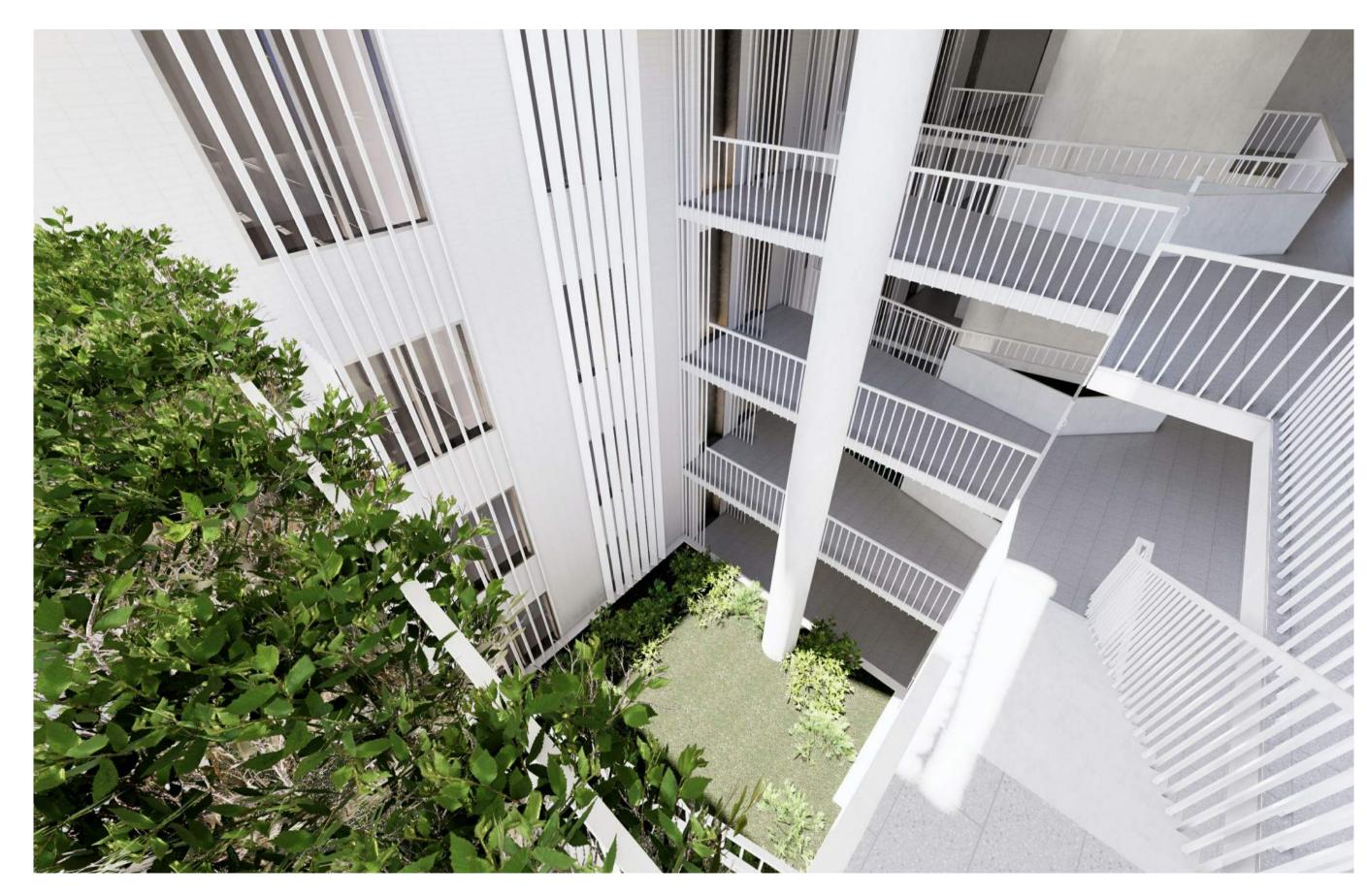


NEW PERSPECTIVE VIEWS DRAWING

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



SOUTH WEST ATRIUM - VIEW UP



SOUTH WEST ATRIUM - VIEW UP

NO. REVISION	BY C	HK DATE	NO. REVISION	BY CHK DATE	NO. REVISION	BY CHK DA	TE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT
NO. REVISION A AMENDED DA B DEFERRAL RESPONSE	FC T	B 08/04/19 B 24/09/19)						COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST
									LEVEL 4, 55 GRAFTON STREET	o i Maribolough Street	BONDI JUNCTION, NSW 2022
									BONDI JUNCTION NSW 2022	ABN 63 131 365 896	STATUS DEVELOPMENT APPLICATION
							CLOUD LECTUD			Koichi Takada	DWG TITLE
							CLOUD LEGEND	0 5 m		NSW Architects 6901 VIC Architects 16179 QLD Architects 5590	PERSPECTIVE 04 - OPEN WALKWAYS
							REVISION ON HOLD			www.koichitakada.com	

PROJECT

47-55 GRAFTON ST

BONDI JUNCTION, NSW 2022

STATUS

DEVELOPMENT APPLICATION

DWG TITLE

PERSPECTIVE 04 - OPEN WALKWAYS

DO NOT SCALE FROM DRAWINGS.

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

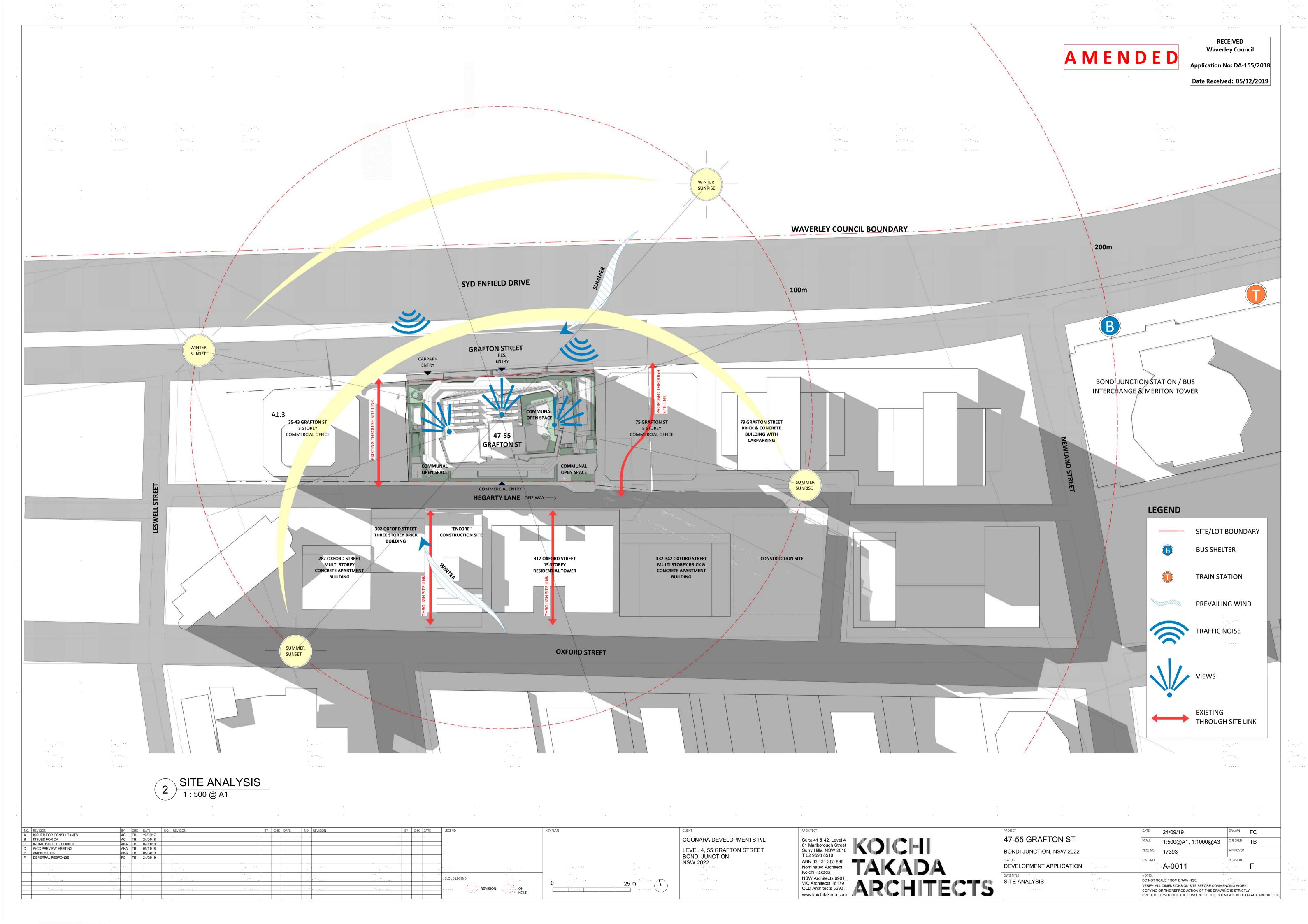
COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY
PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

RECEIVED
Waverley Council
Application No: DA-155/2018

Date Received: 05/12/2019

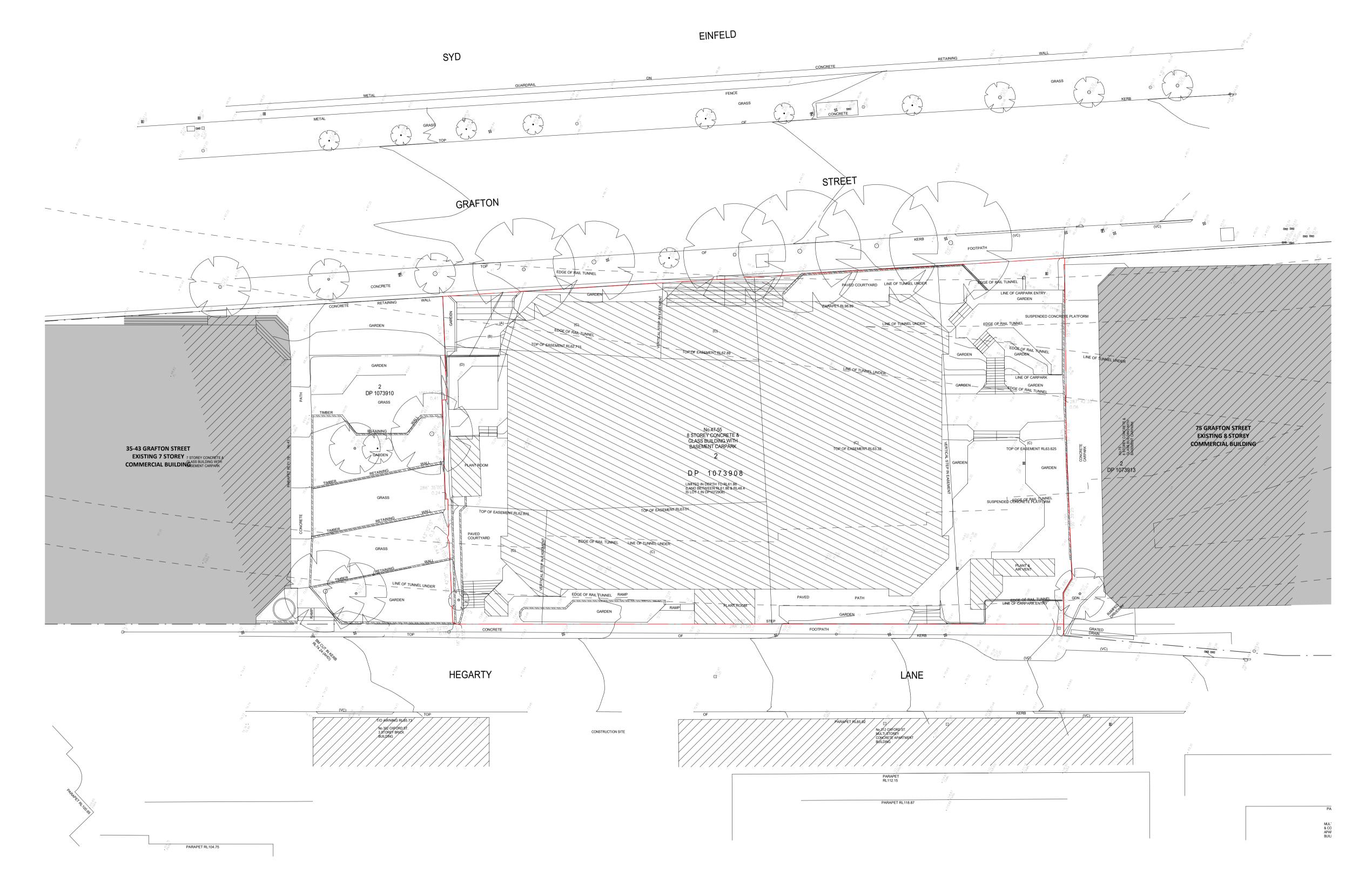


ISIUN		DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
UED FOR CONSULTANTS UED FOR DA FIAL ISSUE TO COUNCIL C PREVIEW MEETING ENDED DA FERRAL RESPONSE		29/03/17 24/04/18					COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	47-55 GRAFTON ST BONDI JUNCTION, NSW 2022	SCALE	CHECKED TB
TIAL ISSUE TO COUNCIL	ANA TB	02/11/18									
C PREVIEW MEETING ENDED DA	ANA TB	09/11/18 08/04/19			_			Surry Hills, NSW 2010		PROJ NO. 17393	APPROVED
FERRAL RESPONSE	FC TB	08/04/19 24/09/19						1 02 9098 85 10		DWCNO	PEVICION
							NSW 2022	ABN 63 131 365 896	DEVELOPMENT APPLICATION	DWG NO.	REVISION
								ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	DEVELOPMENT APPLICATION	A-0010	Г
									DWG TITLE LOCATION PLAN	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 ARC	
					CLOOD LEGEND						
								QLD Architects 5590			



RECEIVED
Waverley Council
Application No: DA-155/2018

Date Received: 05/12/2019



1 SURVEY PLAN - BY OTHERS 1: 200 @ A1 SURVEY REFERENCE

TAKEN FROM LTS LOCKLEY SURVEYORS

DATE 10/05/2017

REVISION 1

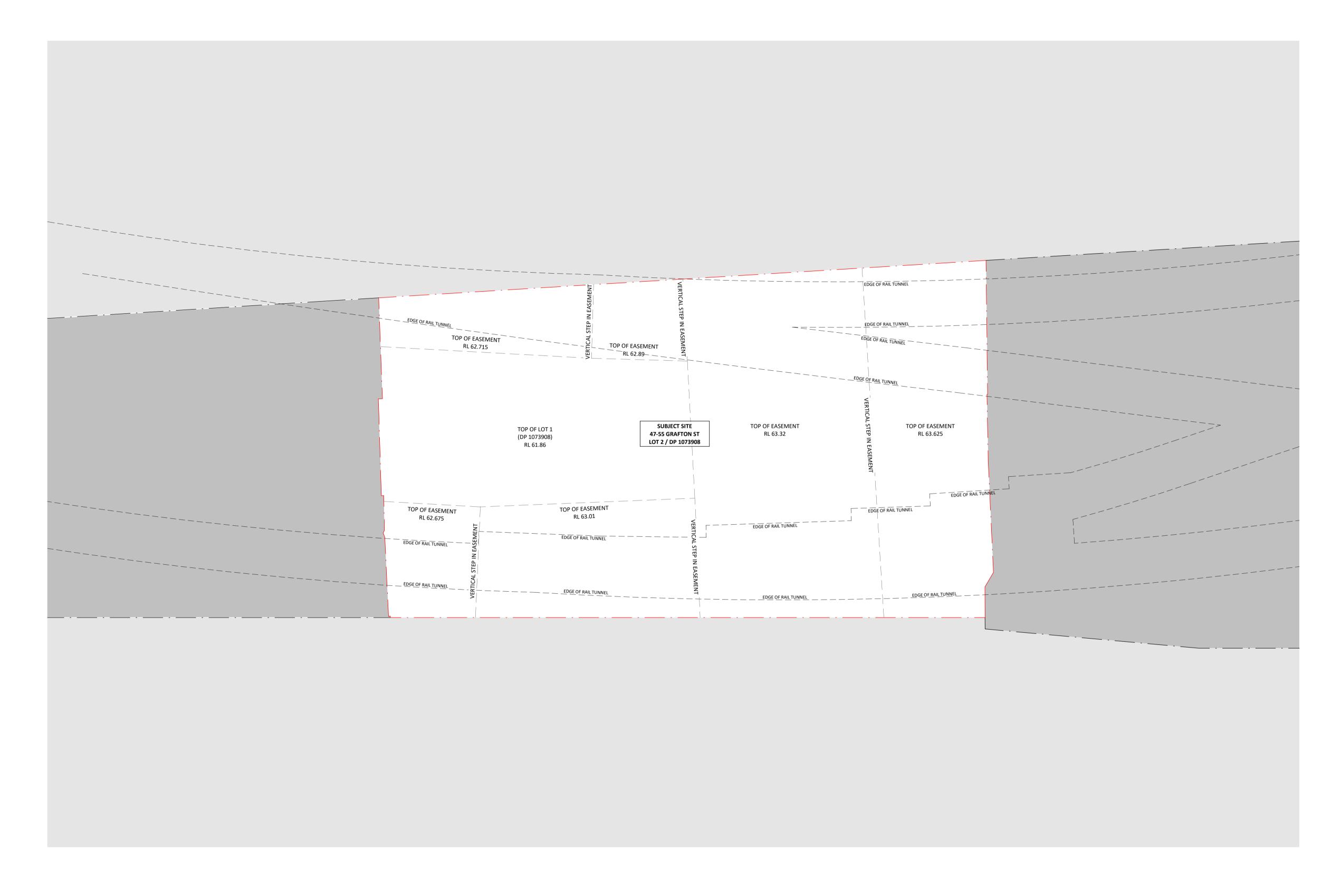
REFERENCE NO 44668DT

NO. REVISION	BY CHK DATE NO. REVISION BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 08/04/19	DRAWN ANA
A INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18						00/04/19	ANA
B WCC PREVIEW MEETING	ANA TB 09/11/18			COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1.200@Δ1 1.400@Δ3	CHECKED TD
A INITIAL ISSUE TO COUNCIL B WCC PREVIEW MEETING C AMENDED DA	ANA TB 08/04/19				61 Marlborough Street		1.200@A1, 1.400@A3	ID
				LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	DONDL ILINOTION, NOW 2000	PROJ NO. 47202	APPROVED
					T 02 9698 8510	BONDI JUNCTION, NSW 2022	1/393	ATTROVED
				BONDI JUNCTION		CTATUC	DWCNO	REVISION
				NSW 2022	ABN 63 131 365 896	31A103		REVISION
					Nominated Architect:	DEVELOPMENT APPLICATION	A-0020	C
					Koichi Takada			
		CLOUDITGEND			NSW Architects 6901	DWG TITLE	NOTES:	
		CLOOD LEGEND				SURVEY PLAN	DO NOT SCALE FROM DRAWINGS.	
		5-1-X	10 m (\ \		V10 / Wellikeete 10110	OSITVET TEXT	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMEN?	.NCING WORK.
		REVISION ON HOLD			QLD Architects 5590		COPYING OR THE REPRODUCTION OF THIS DRAWING	NG IS STRICTLY
		HOLD			www.koichitakada.com	<i>J</i>	PROHIBITED WITHOUT THE CONSENT OF THE CLIENT	NT & KOICHI TAKADA ARCHITECTS
							THOMBITED WITHOUT THE CONCENT OF THE CEIENT	TA TOTOTH THE OLD THE CONTINE



RECEIVED **Waverley Council** Application No: DA-155/2018

Date Received: 05/12/2019



TUNNEL & EASEMENT PLAN 1: 200 @ A1

SURVEY REFERENCE

TAKEN FROM LTS LOCKLEY SURVEYORS 10/05/2017

REVISION 1

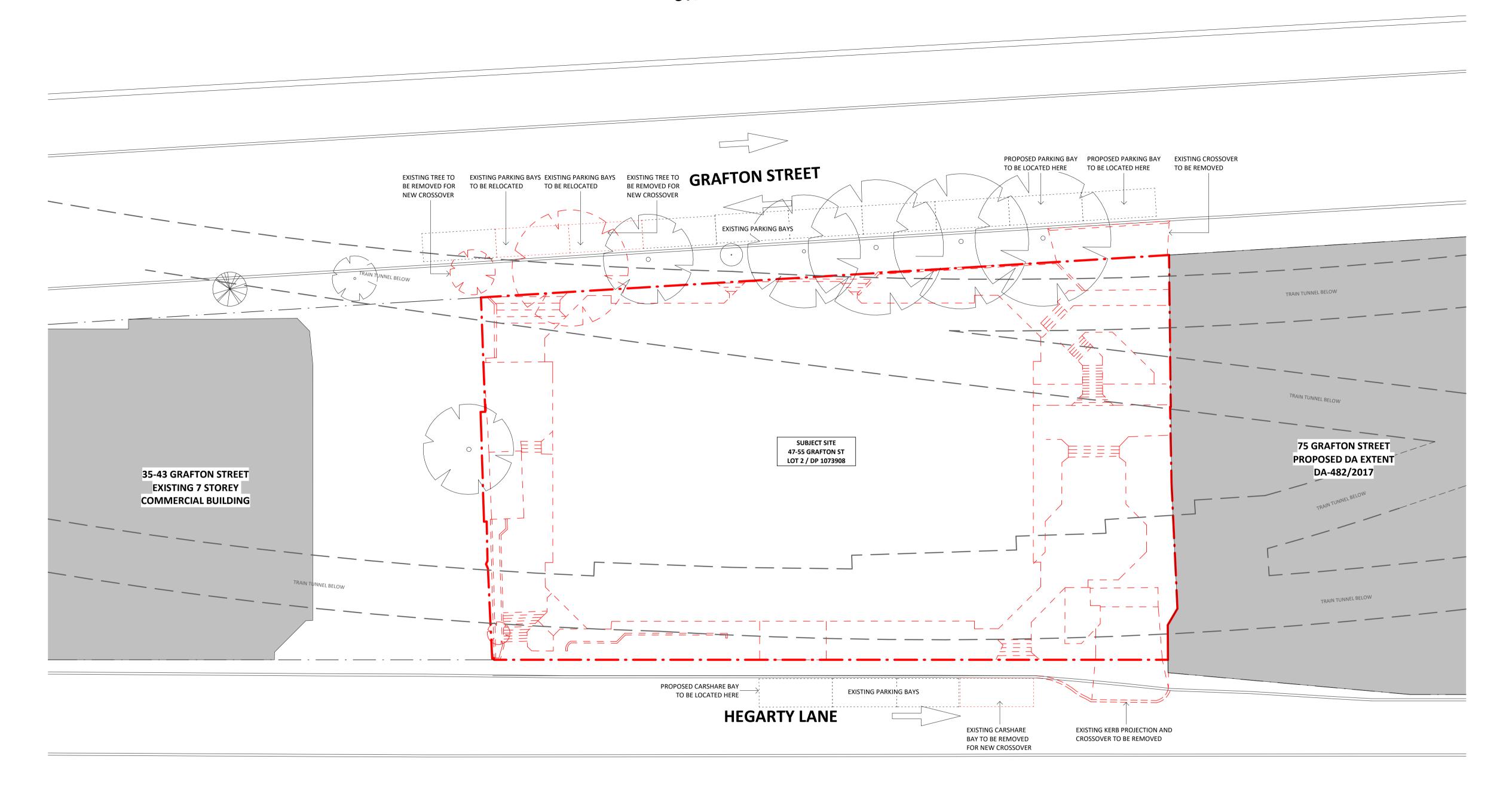
REFERENCE NO 44668DT

NO. REVISION	BY	CHK DATE NO. REVISION	BY CHK DATE	NO. REVISION	BY CHK	DATE LEGEND	KEYPLAN	CLIENT	ARCHITECT	PROJECT	DATE 08/04/19	DRAWN ANA
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D WCC PREVIEW MEETING		IB 24/04/18						COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1:200@A1, 1:400@A	3 CHECKED TB
D WCC PREVIEW MEETING E AMENDED DA	ANA	TB 02/11/18 TB 09/11/18 TB 08/04/19						LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
								BONDI JUNCTION NSW 2022	T 02 9698 8510 ABN 63 131 365 896	STATUS	DWG NO.	REVISION
								11617 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0021	E
						CLOUD LEGEND	0 10		NSW Architects 6901	TUNNEL & EASEMENTS PLAN	NOTES: DO NOT SCALE FROM DRAWINGS.	
						REVISION ON HOLD	0 10 m		VIC Architects 16179 QLD Architects 5590	TOTALE & EXCEMENTO FEAT	VERIFY ALL DIMENSIONS ON SITE BEFORE C	COMMENCING WORK. DRAWING IS STRICTLY
						HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF THE	E CLIENT & KOICHI TAKADA ARCHITECTS.



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

SYD ENFIELD DRIVE



LEGEND

STRUCTURES TO BE DEMOLISHED

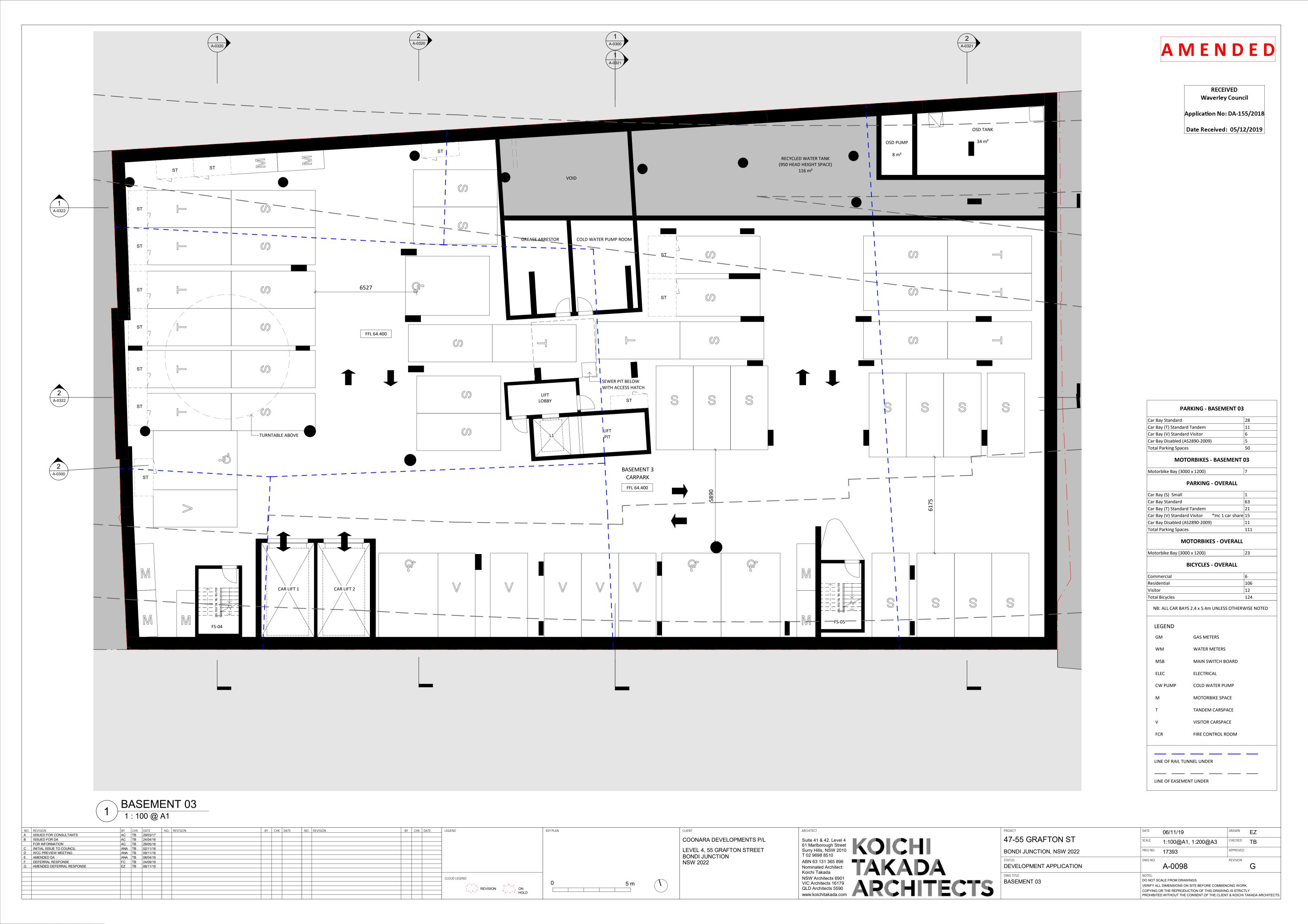
EXISTING NEIGHBOURING BUILDINGS

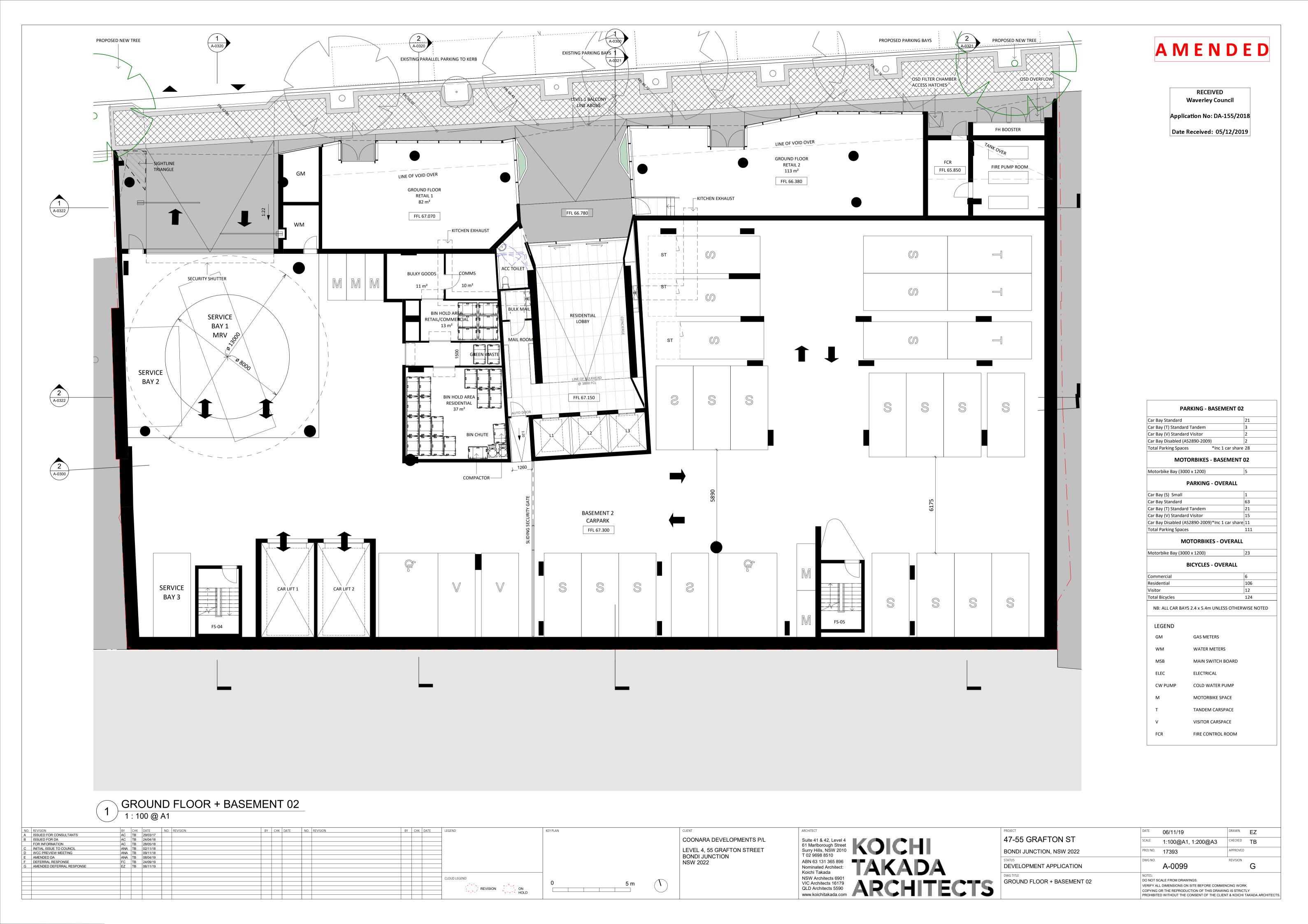
EXISTING TREES TO BE RETAINED

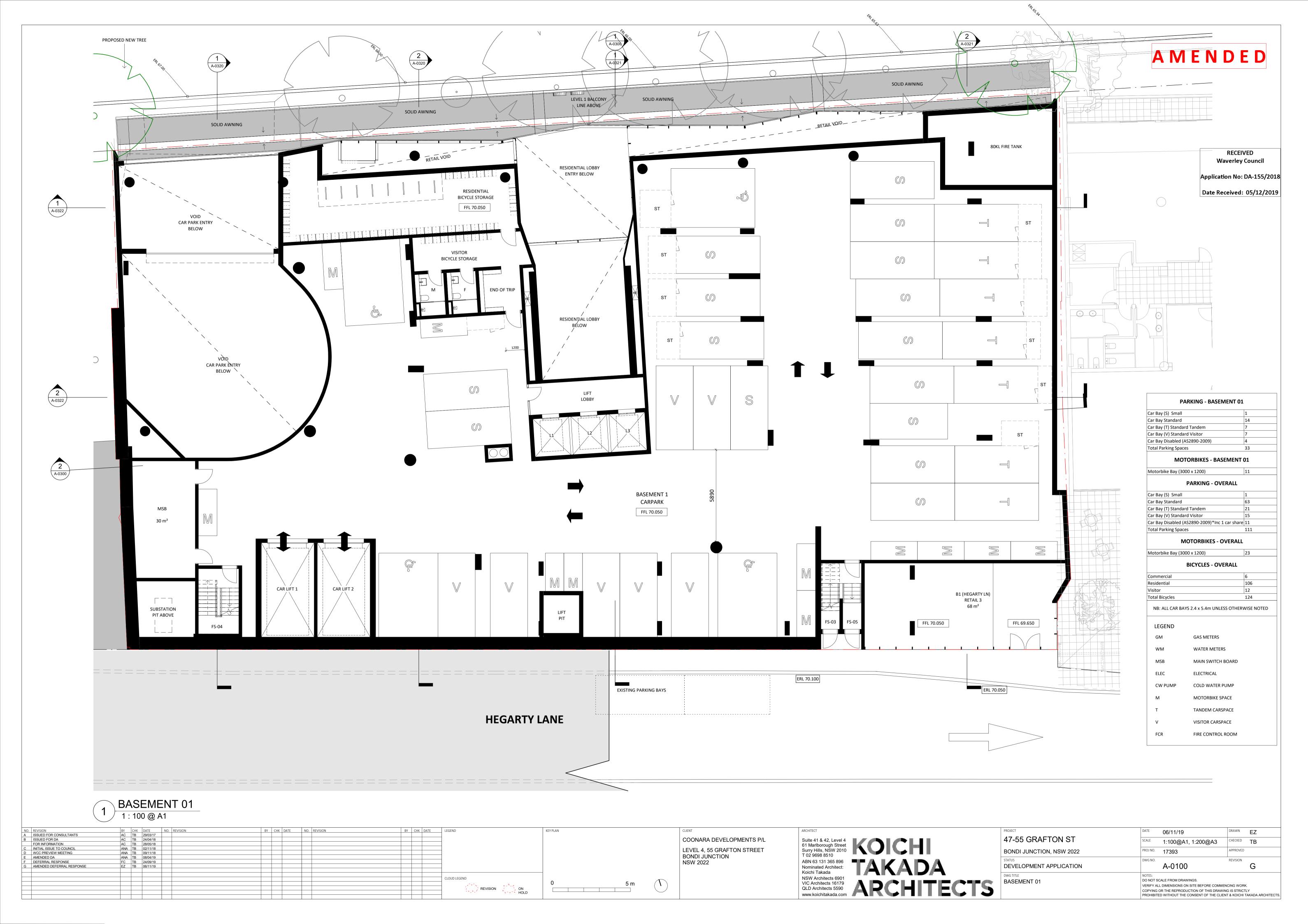
EXISTING TREES TO BE REMOVED



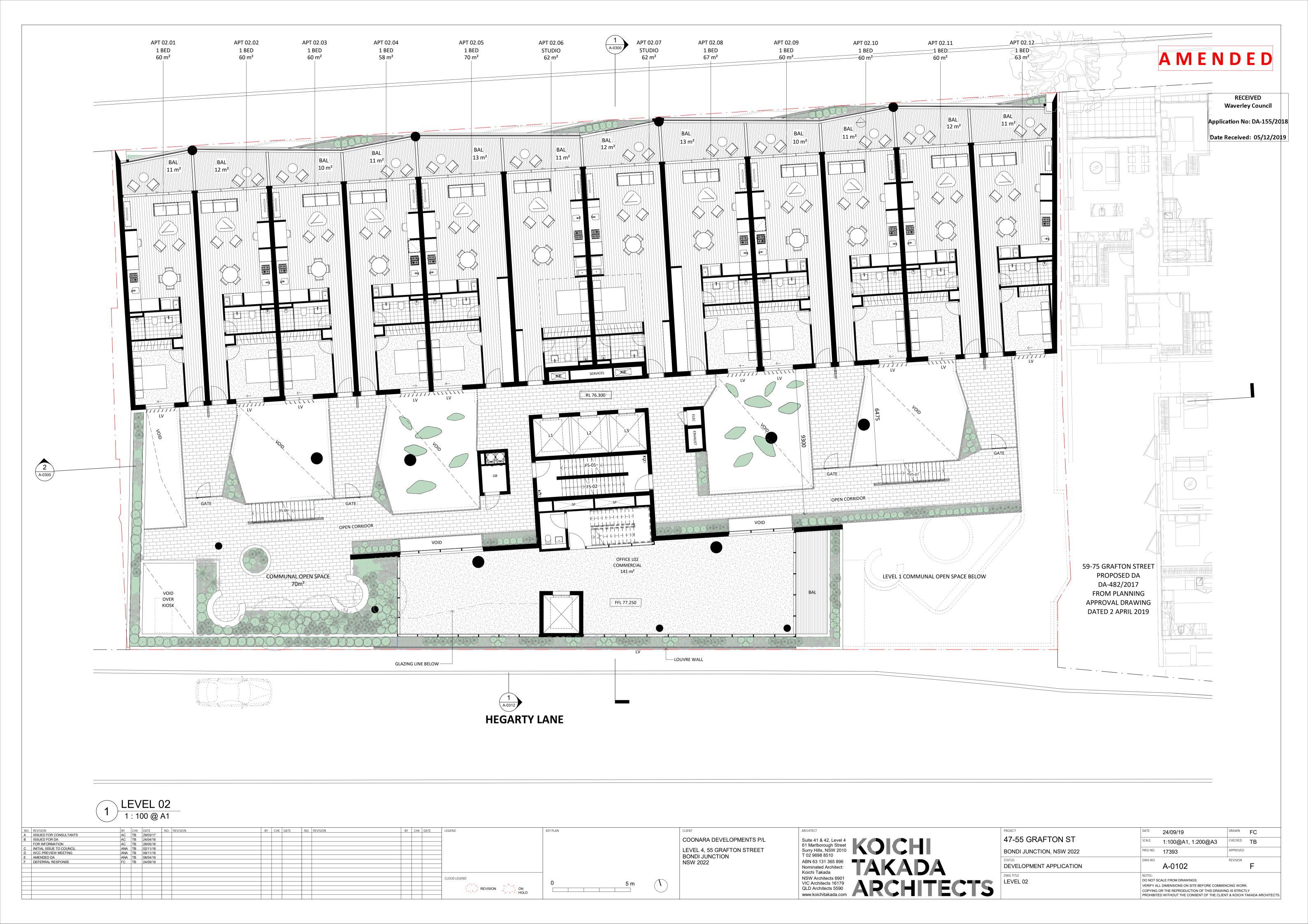
NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN		CLIENT	ARCHITECT	PROJECT	DATE 08/04/19 DRAWN AN	ιΔ
A ISSUED FOR CONSULTANTS	AC TB 29/03/17								00/04/19 AN	^
B ISSUED FOR DA	AC TB 24/04/18					COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1.200@Δ1 1.400@Δ3 CHECKED TR	,
C INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18						61 Marlborough Street		1.200@A1, 1.400@A3	
D WCC PREVIEW MEETING	ANA TB 09/11/18					LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	DONDL ILINOTION NOW 0000	PROJ NO. 17303 APPROVED	
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D WCC PREVIEW MEETING E AMENDED DA	ANA TB 08/04/19						T 02 9698 8510	BONDI JUNCTION, NSW 2022	17393	
						BONDI JUNCTION NSW 2022		STATUS	DWG NO. REVISION	
						NSW 2022	ABN 63 131 365 896	DEVELOPMENT APPLICATION	A 0000	
							Nominated Architect:	DEVELOPMENT APPLICATION	A-0022 E	
							Koichi Takada			
			CLOUDLEGEND				NSW Architects 6901	DWG TITLE	NOTES:	
			CEGOD EEGEND	0	10 m			DEMOLITION PLAN	DO NOT SCALE FROM DRAWINGS.	
			,,,,,,,		10 111 (1)		VIC Architects 16179 OI D Architects 5590		VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.	
				REVISION ON HOLD			QLD / Notification 5000		COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY	
				, I HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA	A ARCHITECTS

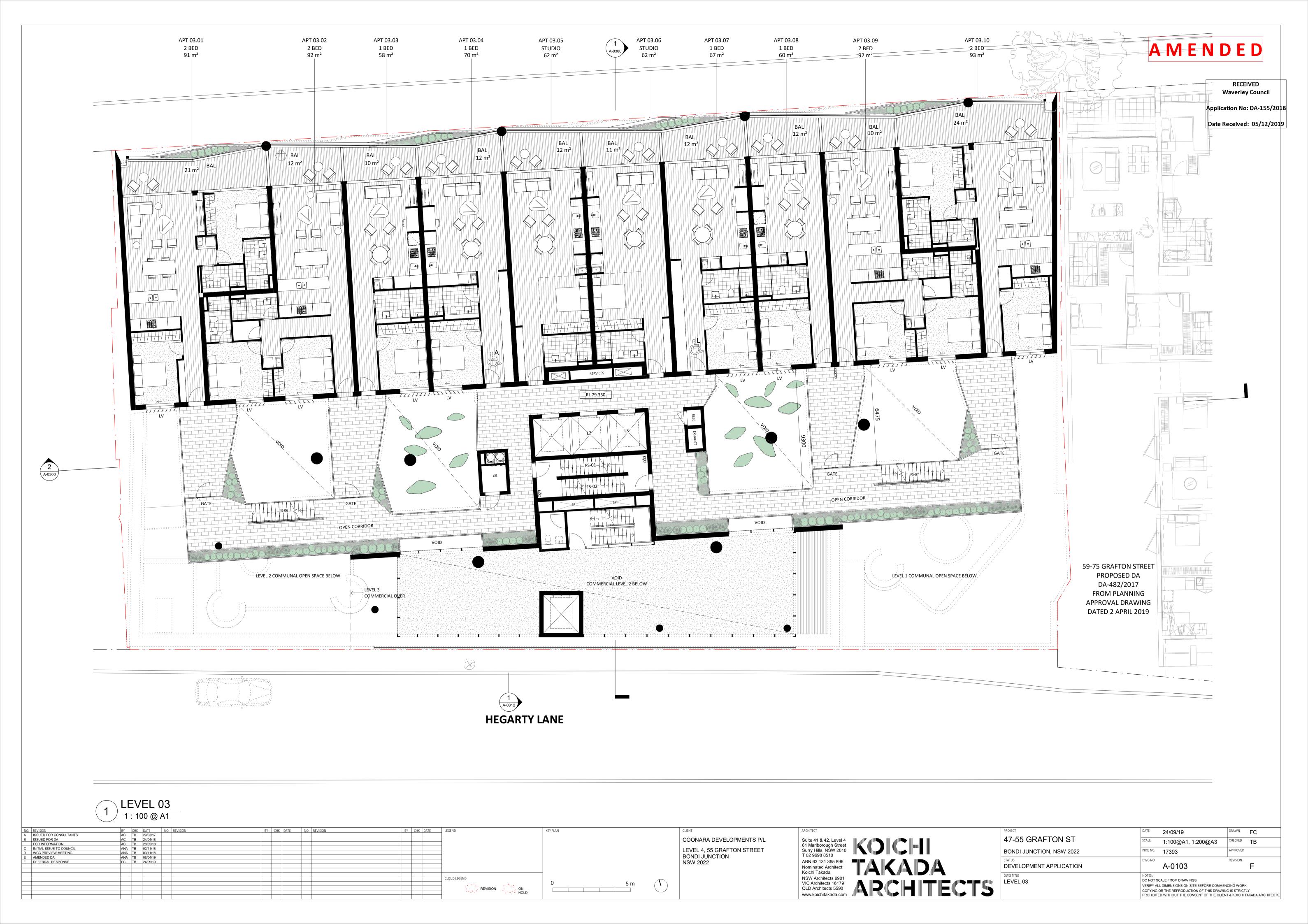


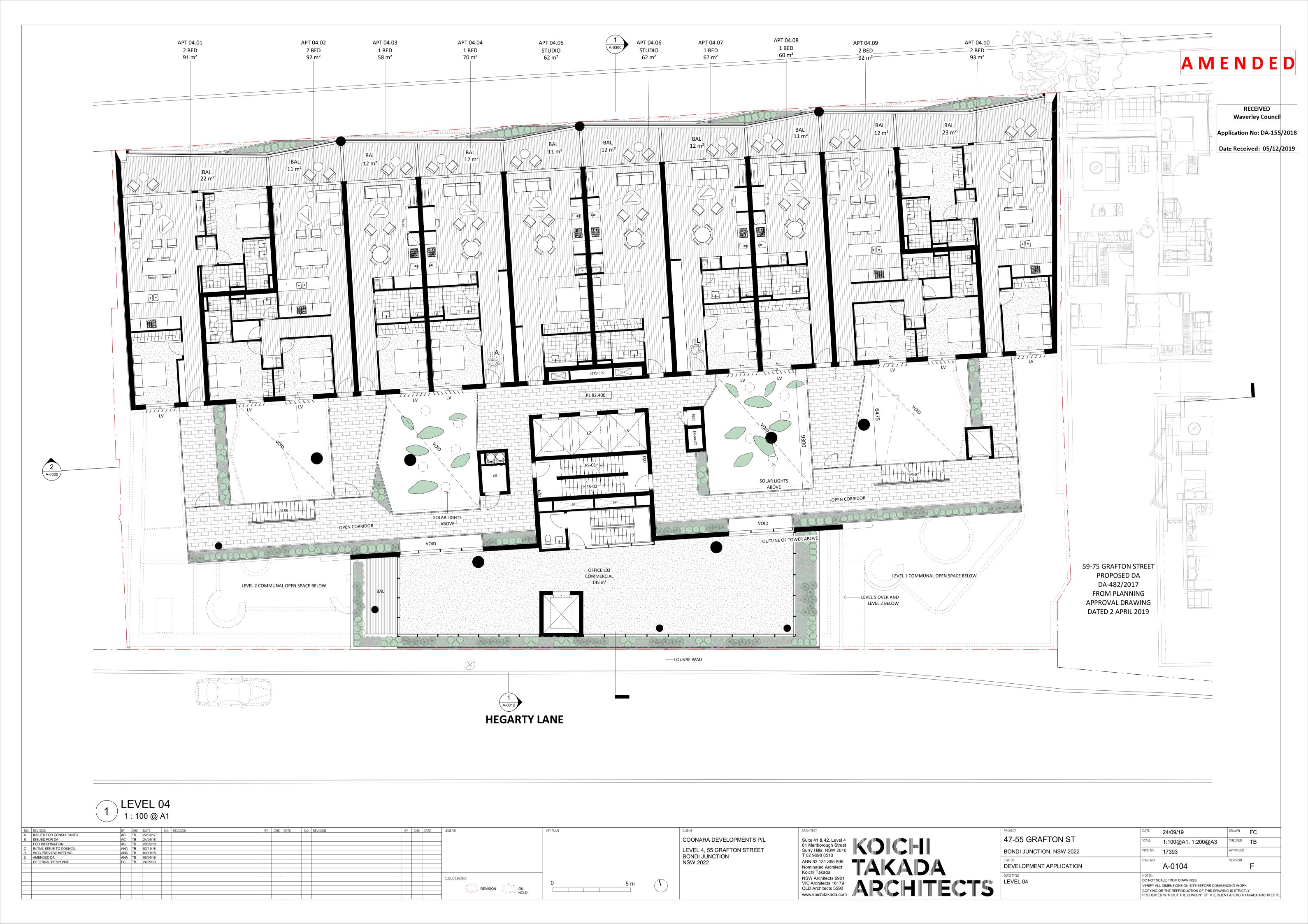


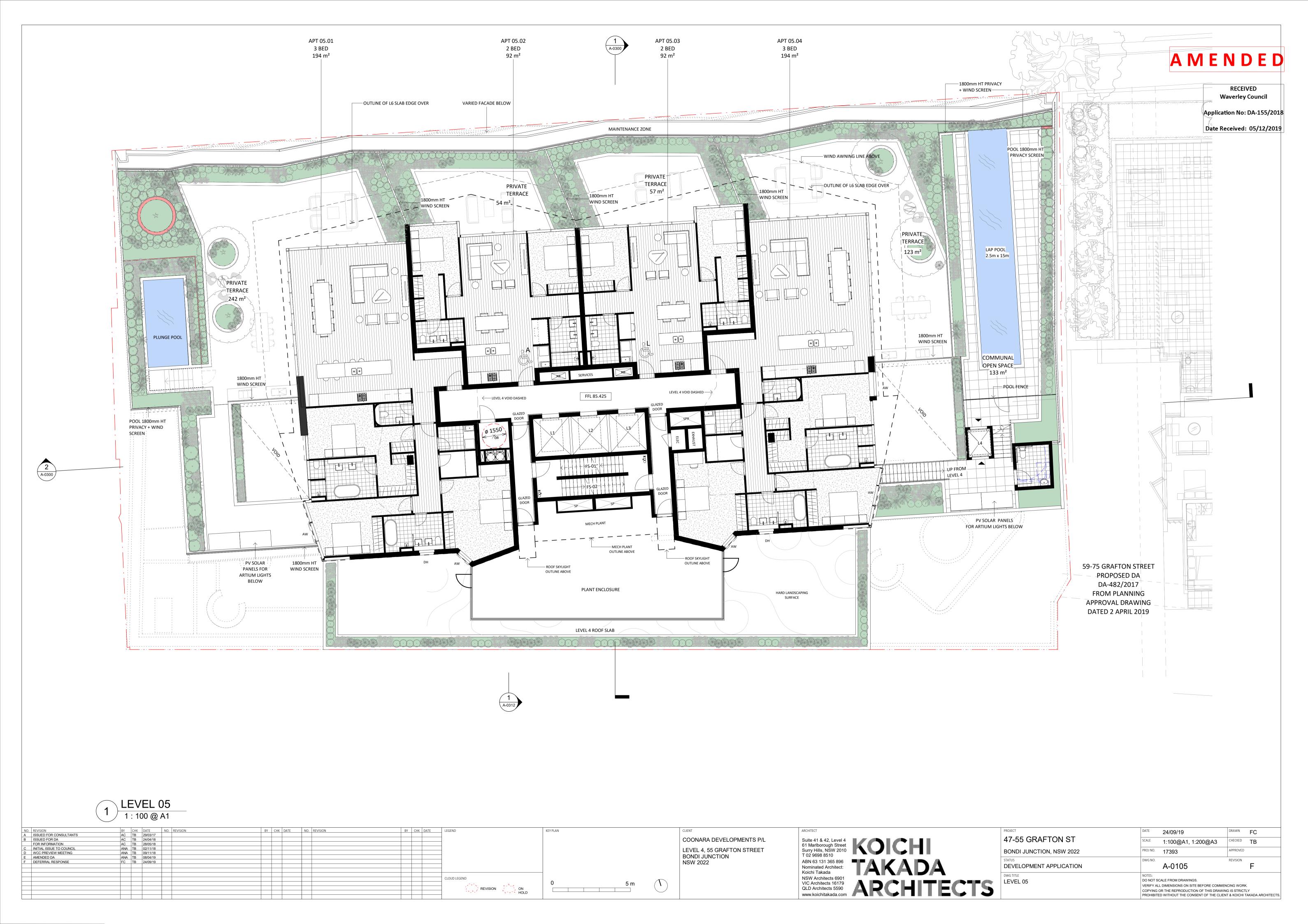


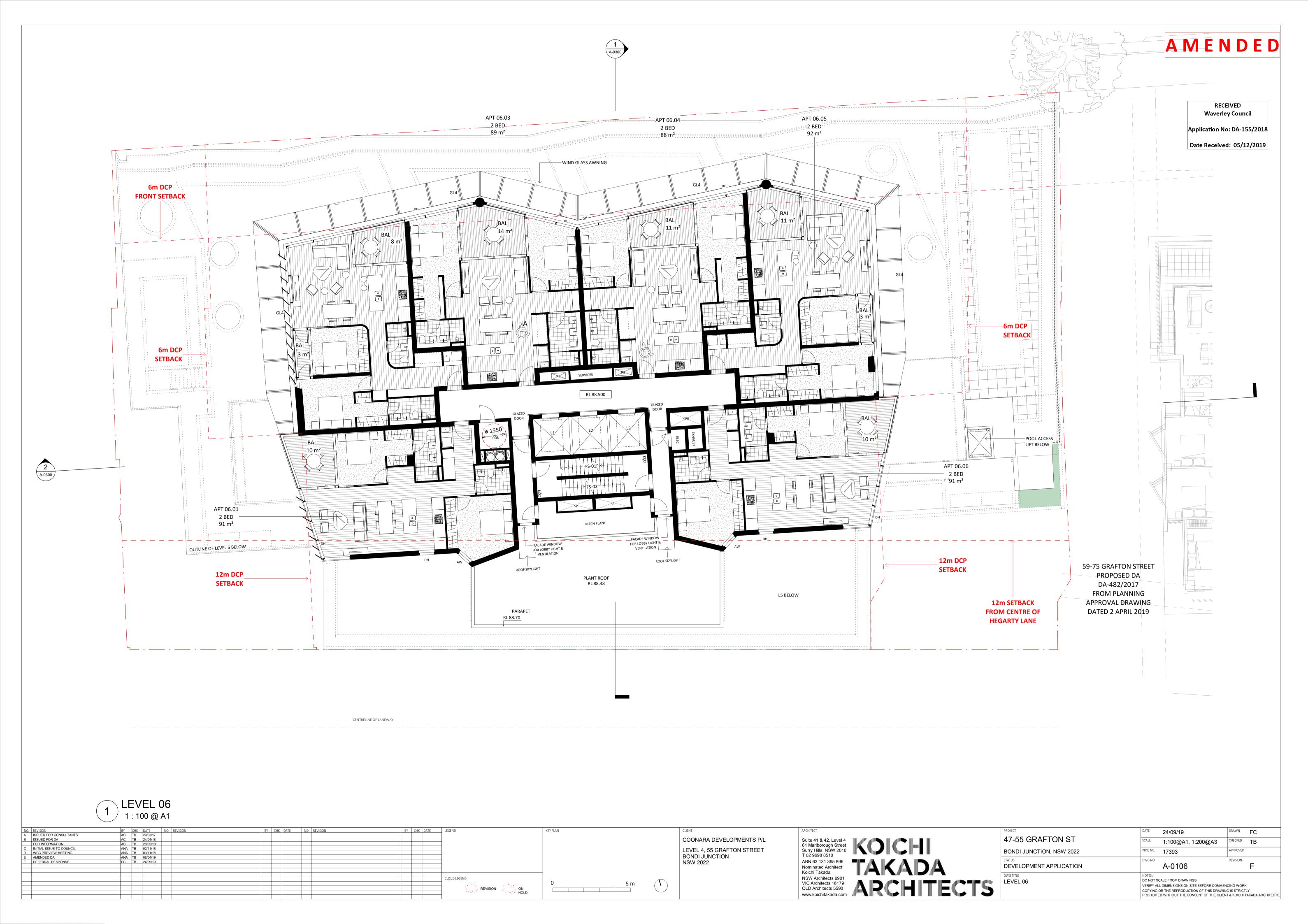


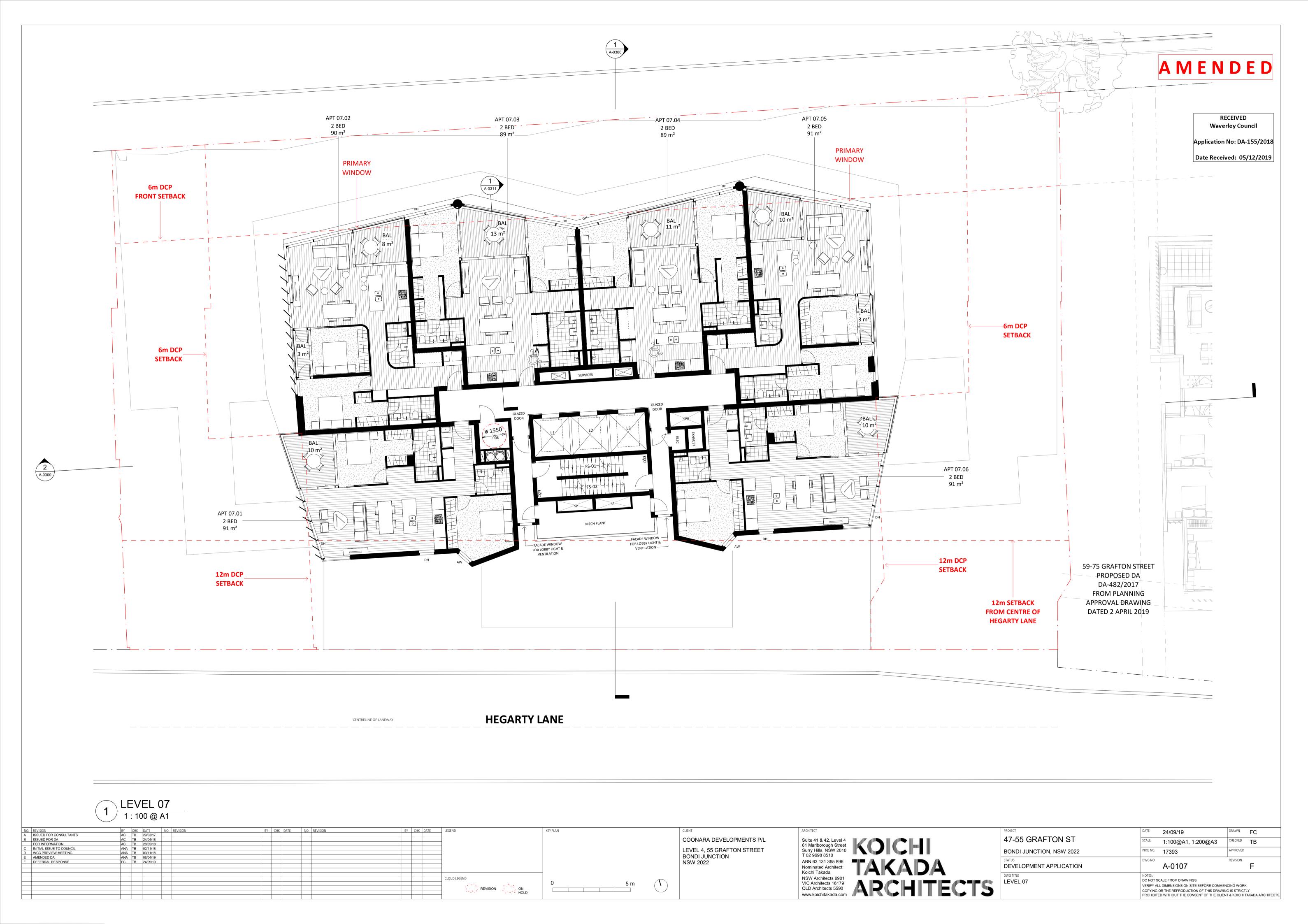


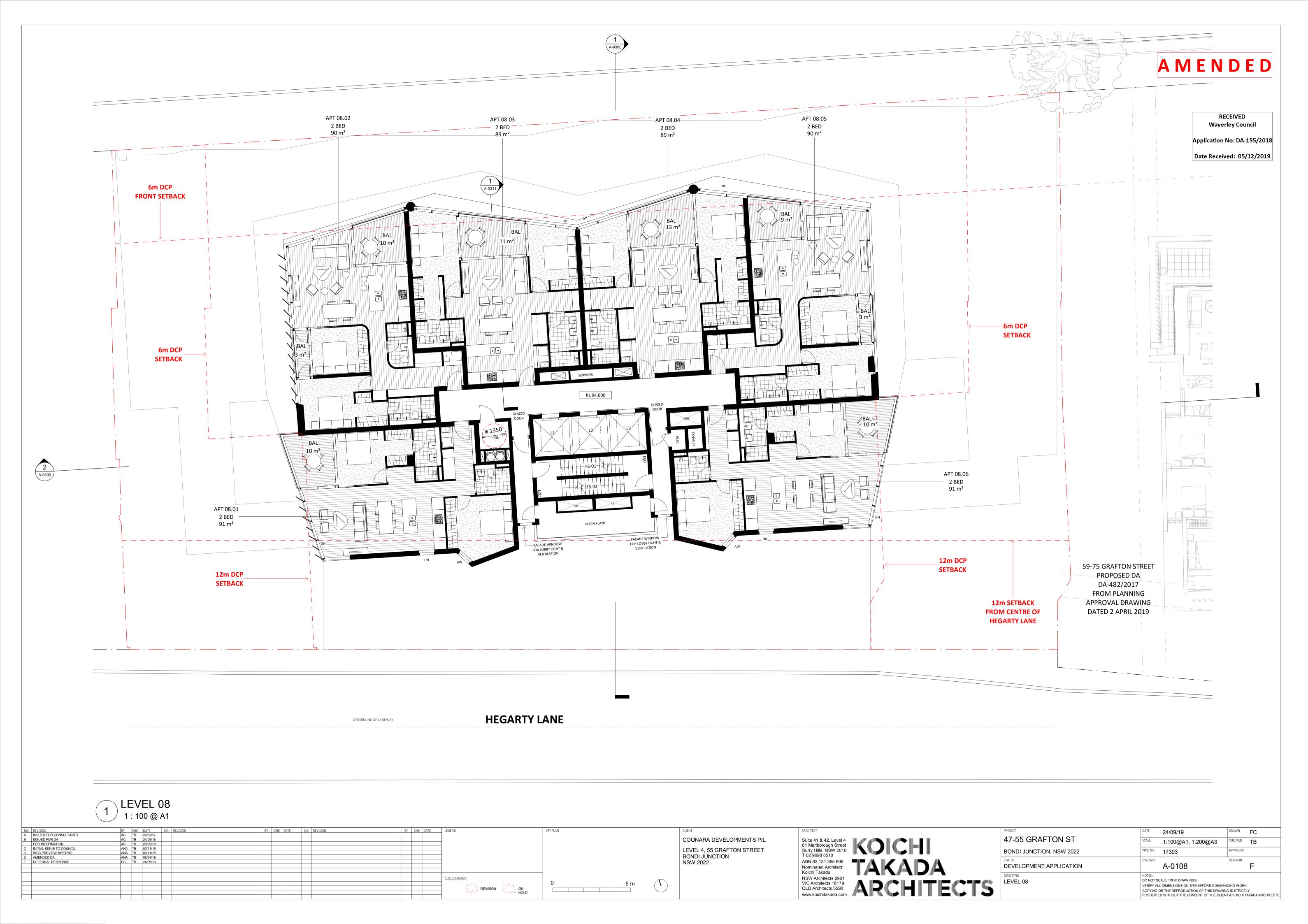


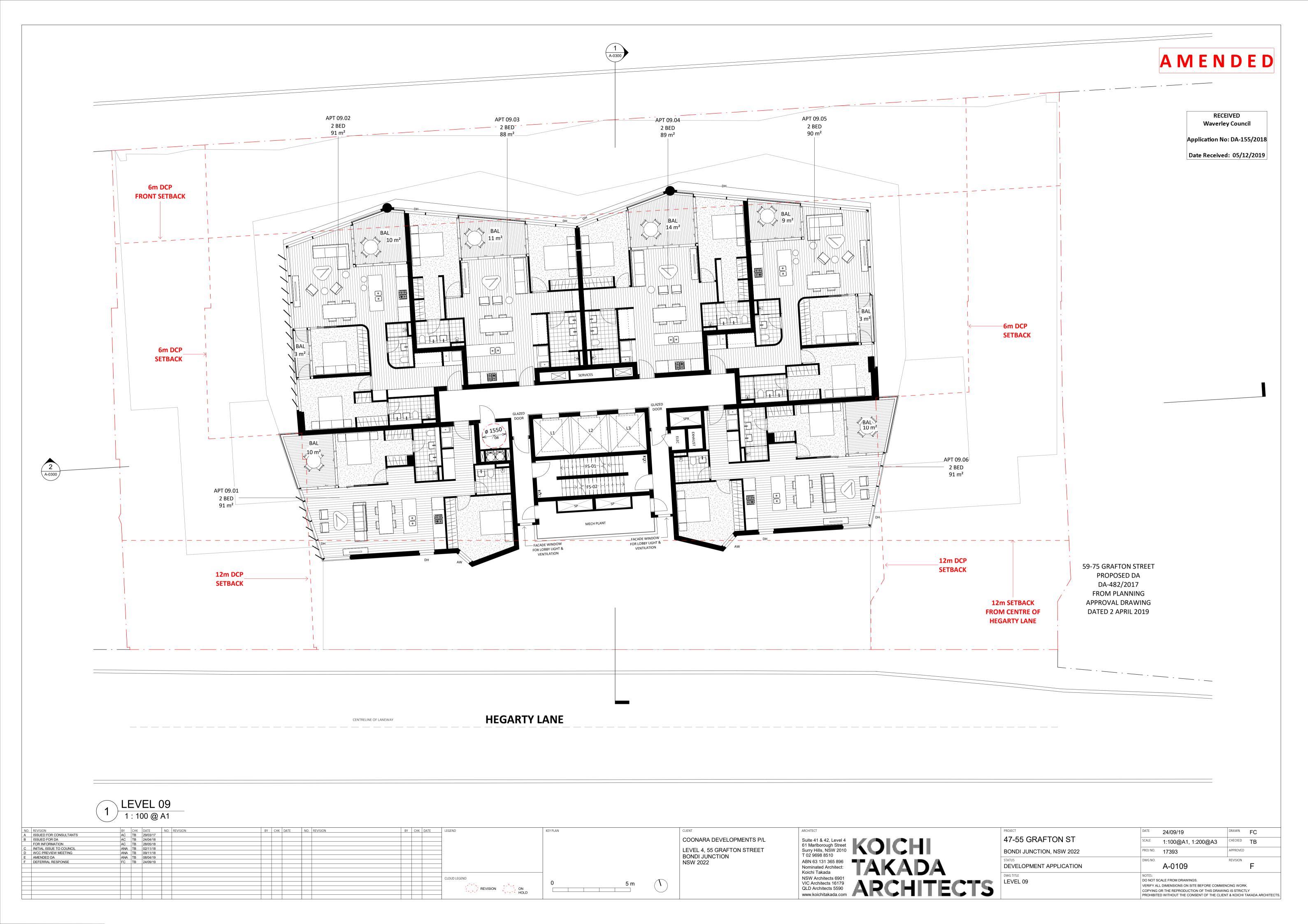


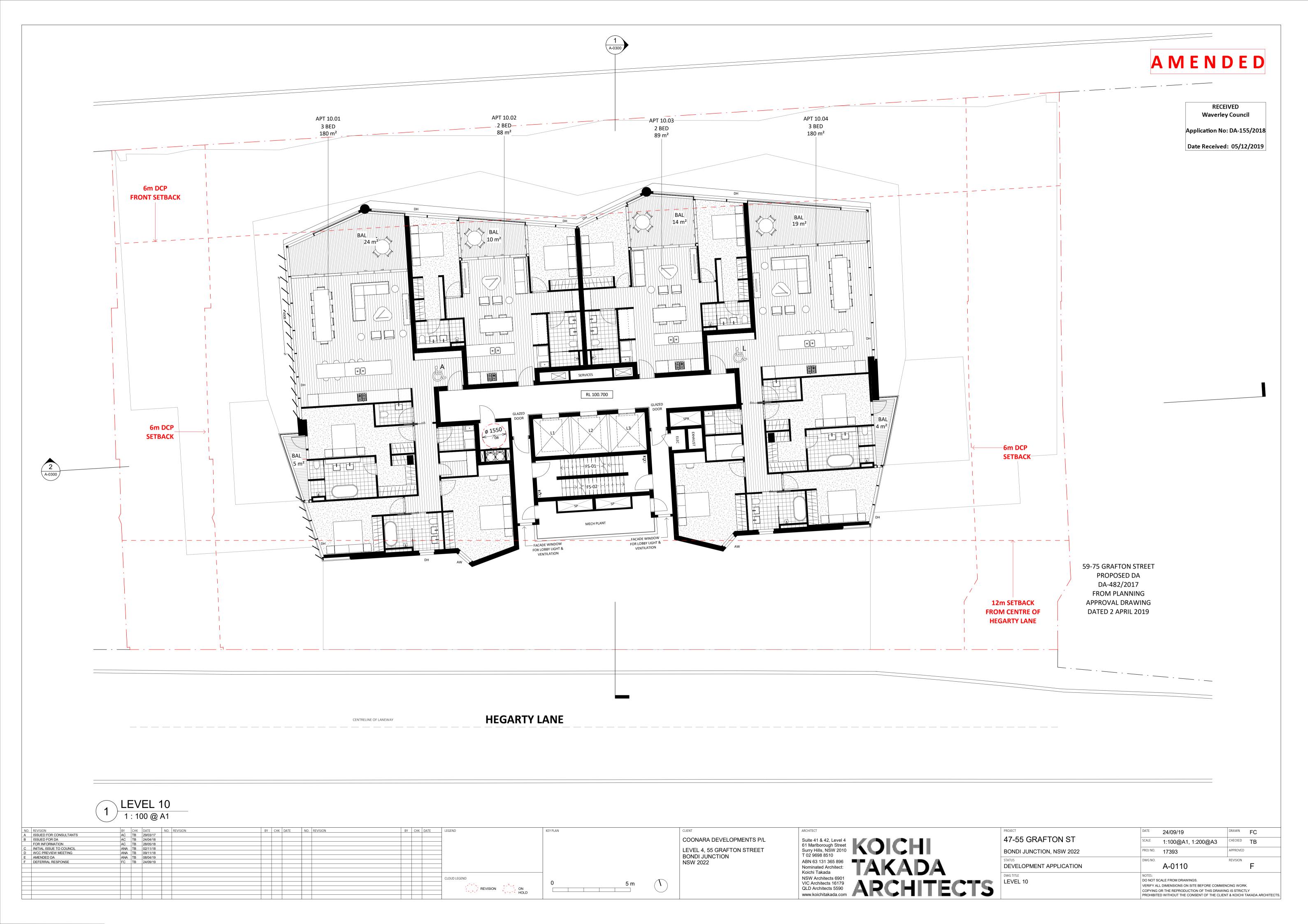


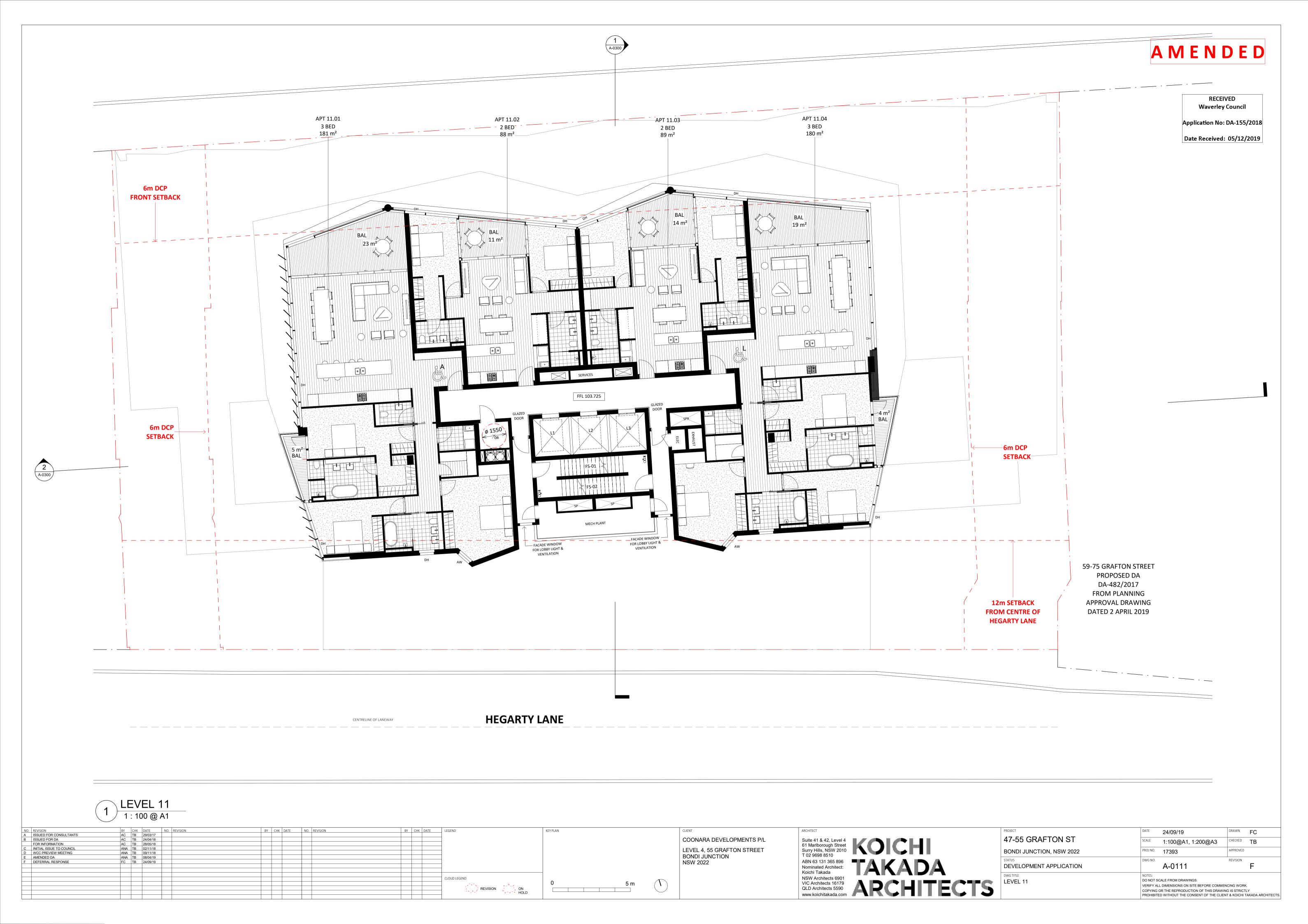


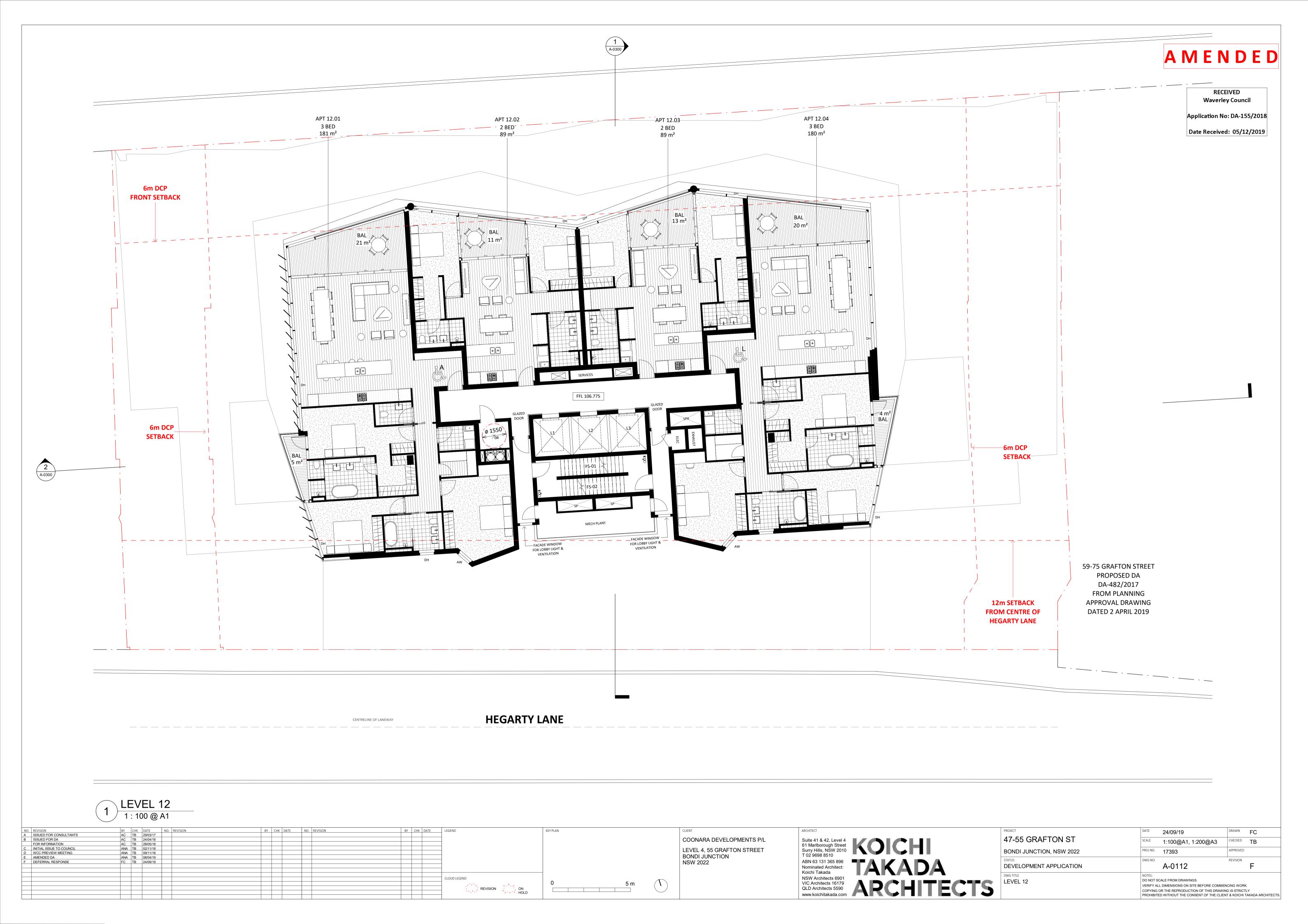


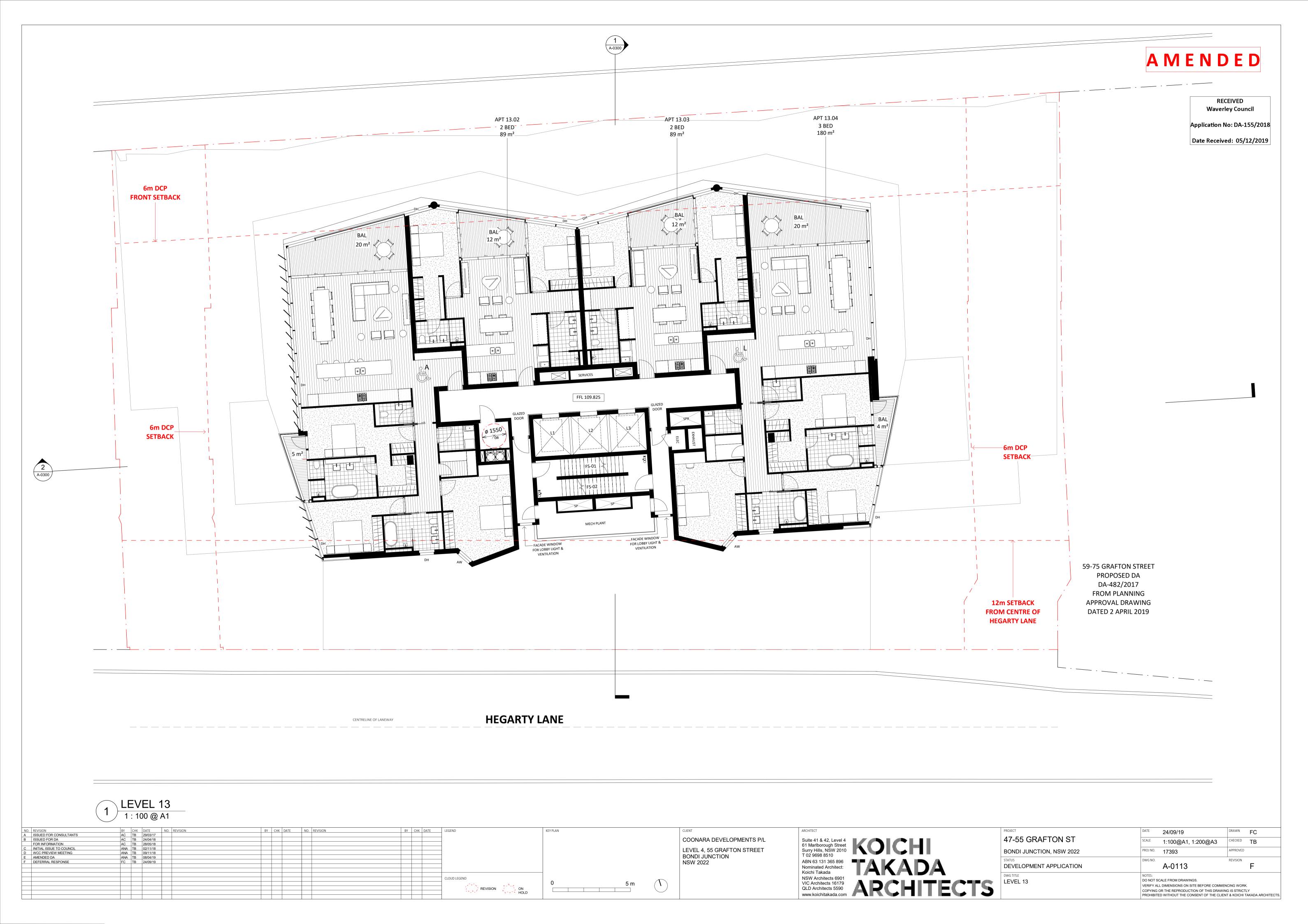


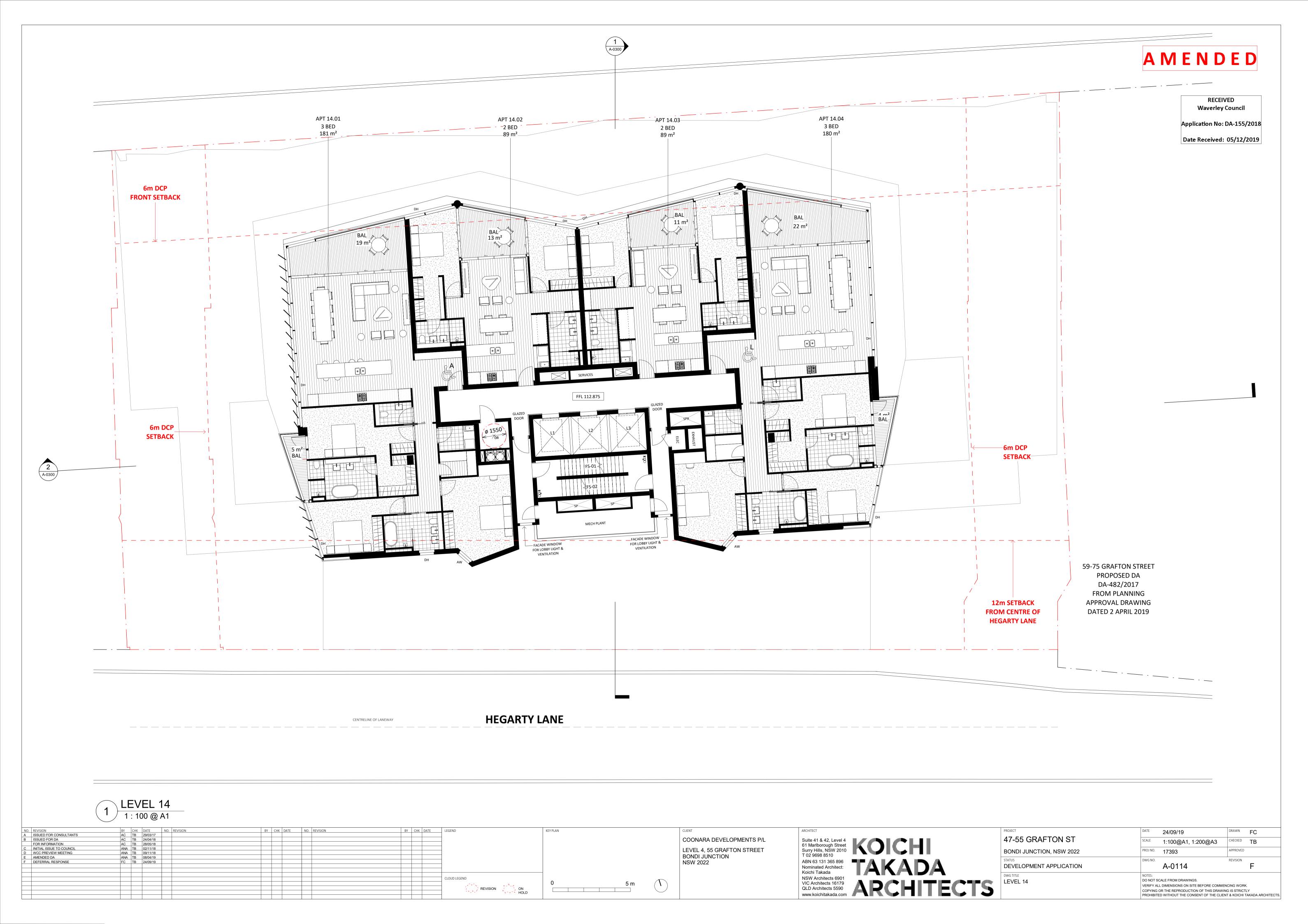


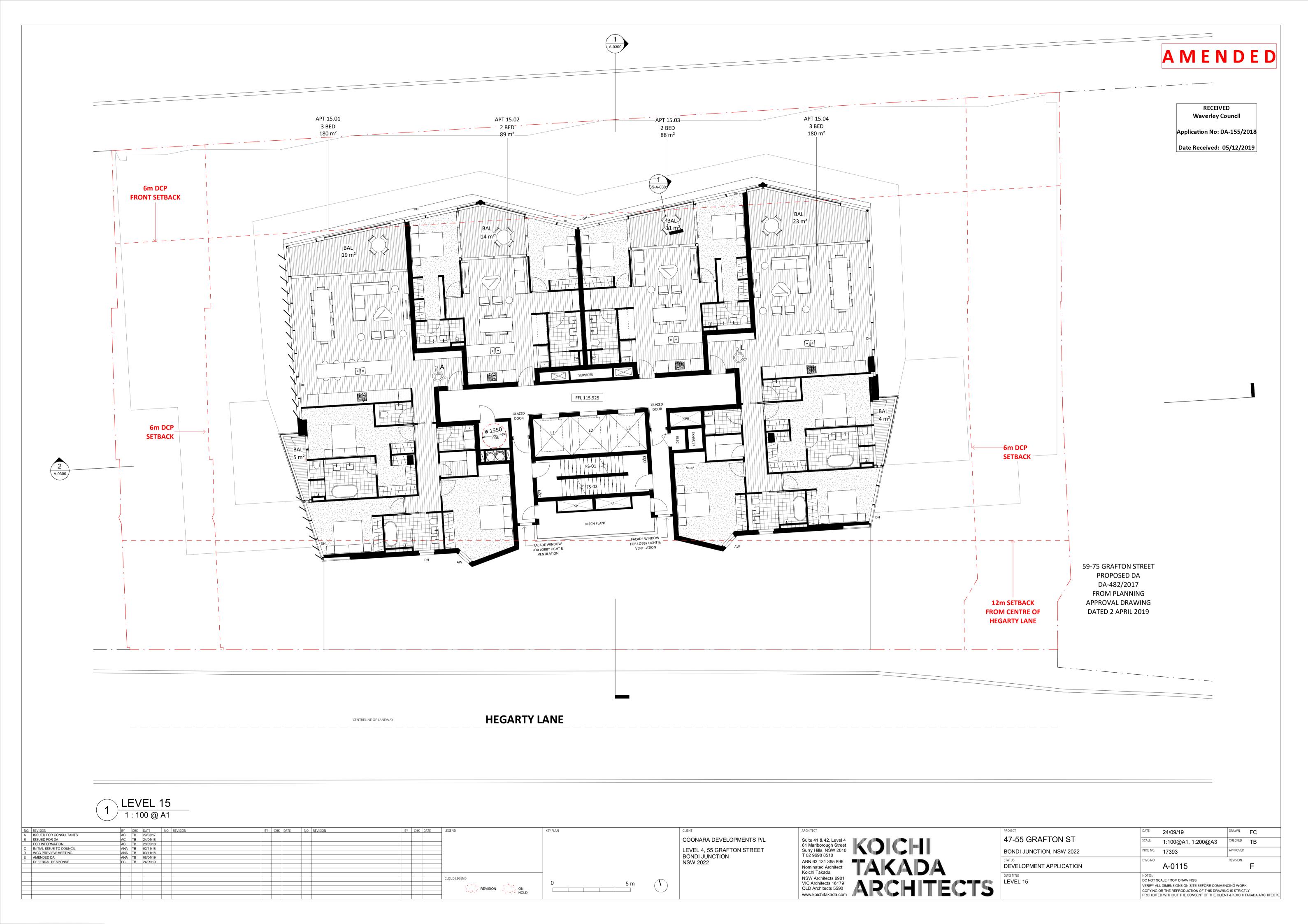


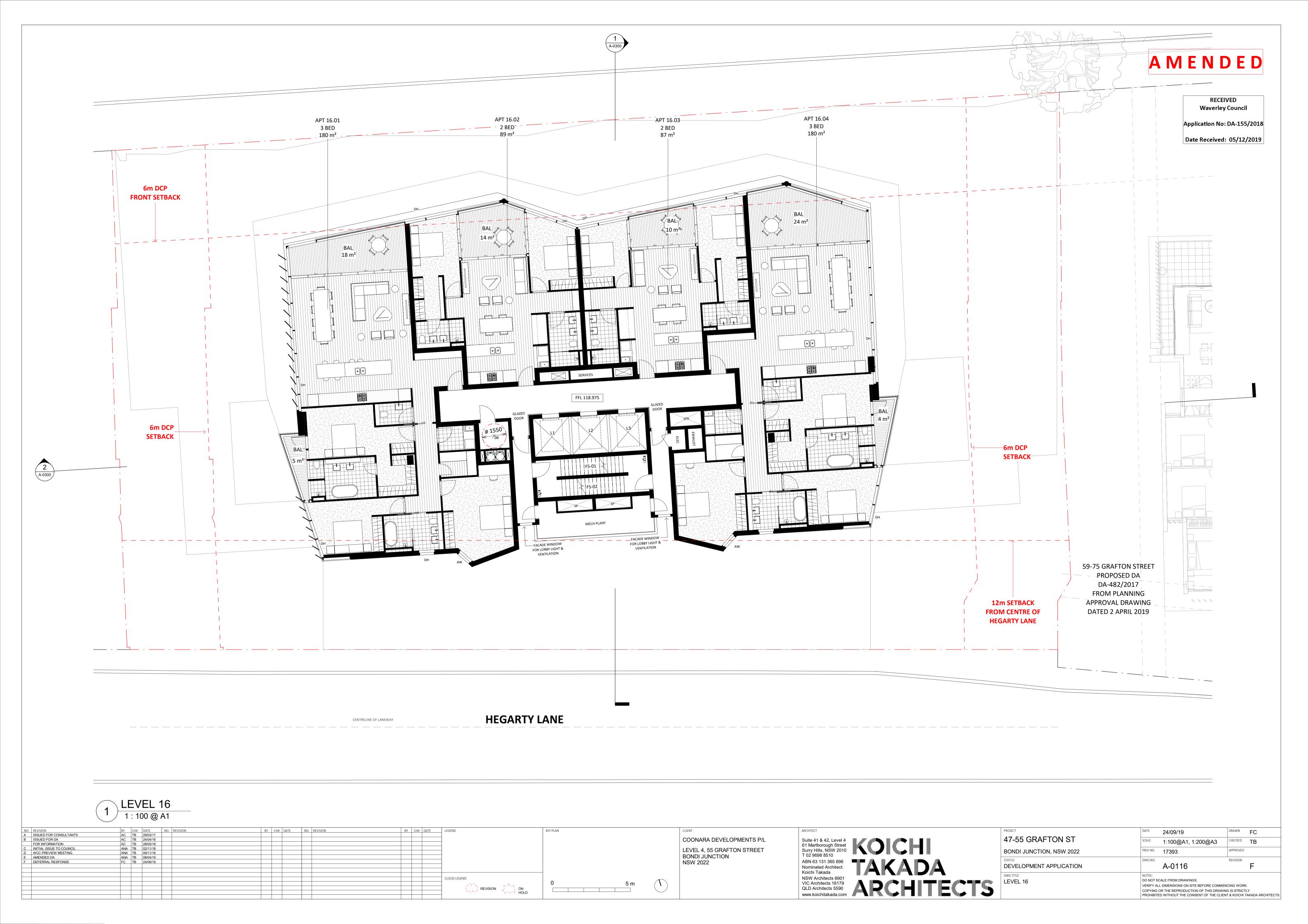


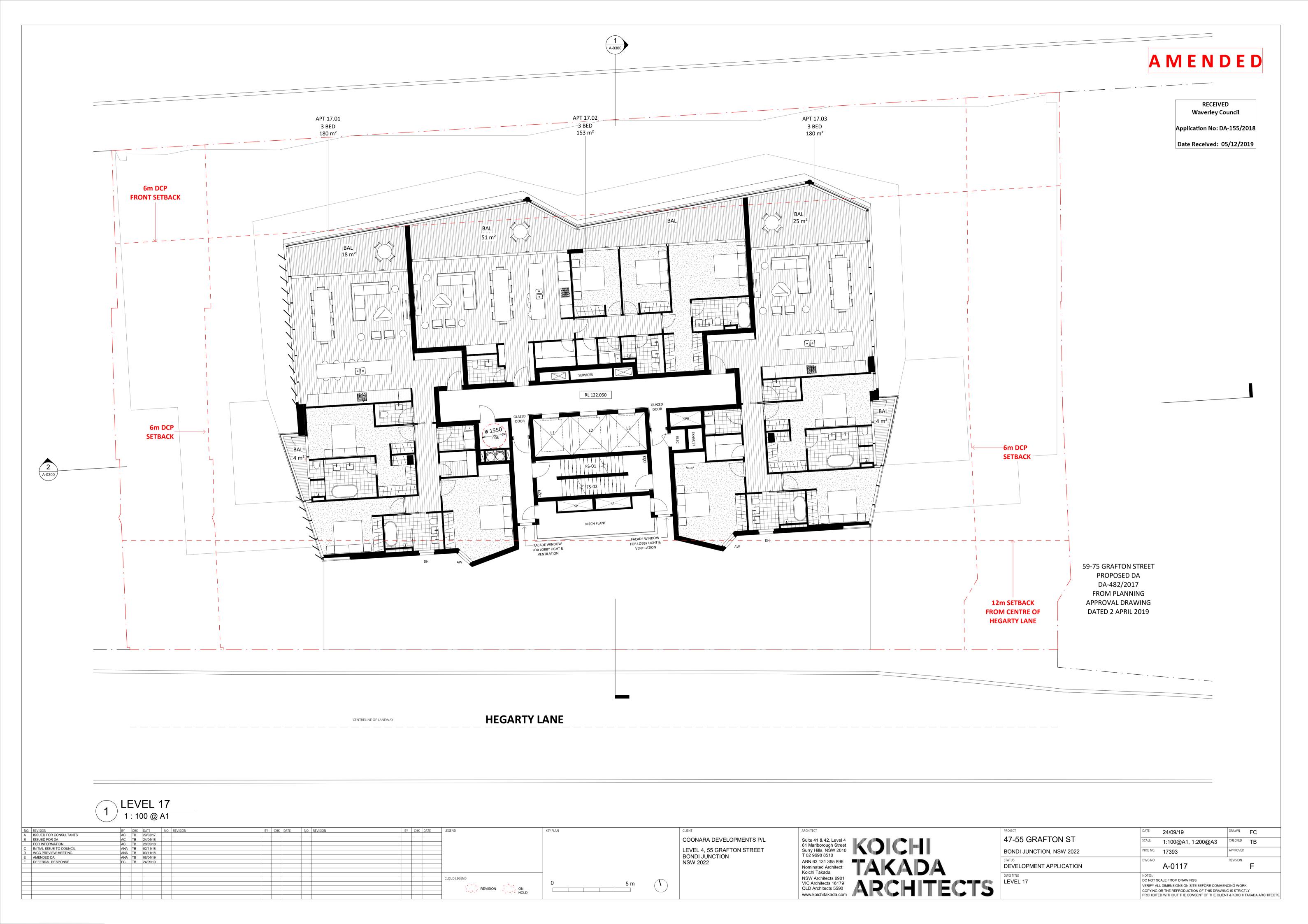


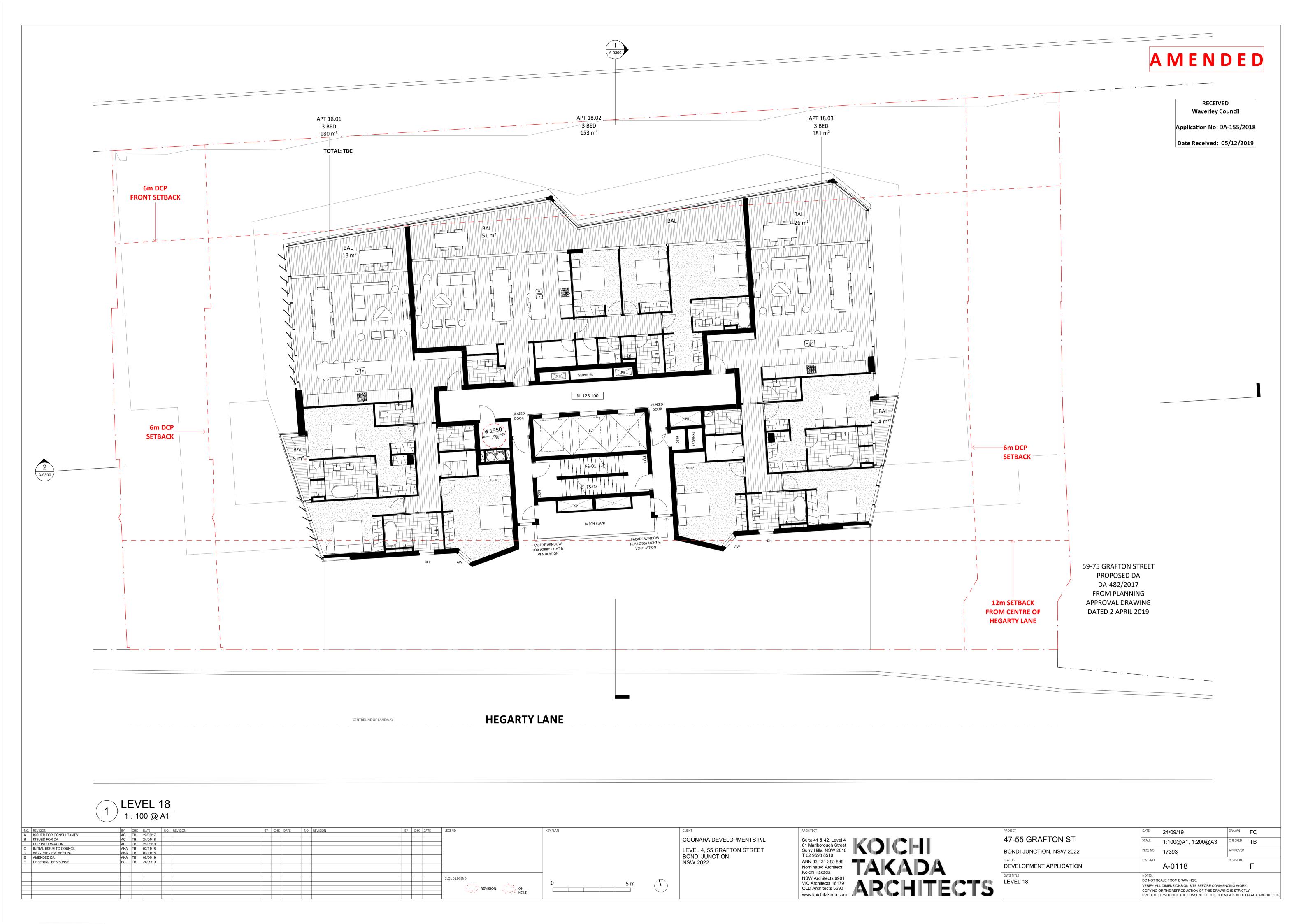


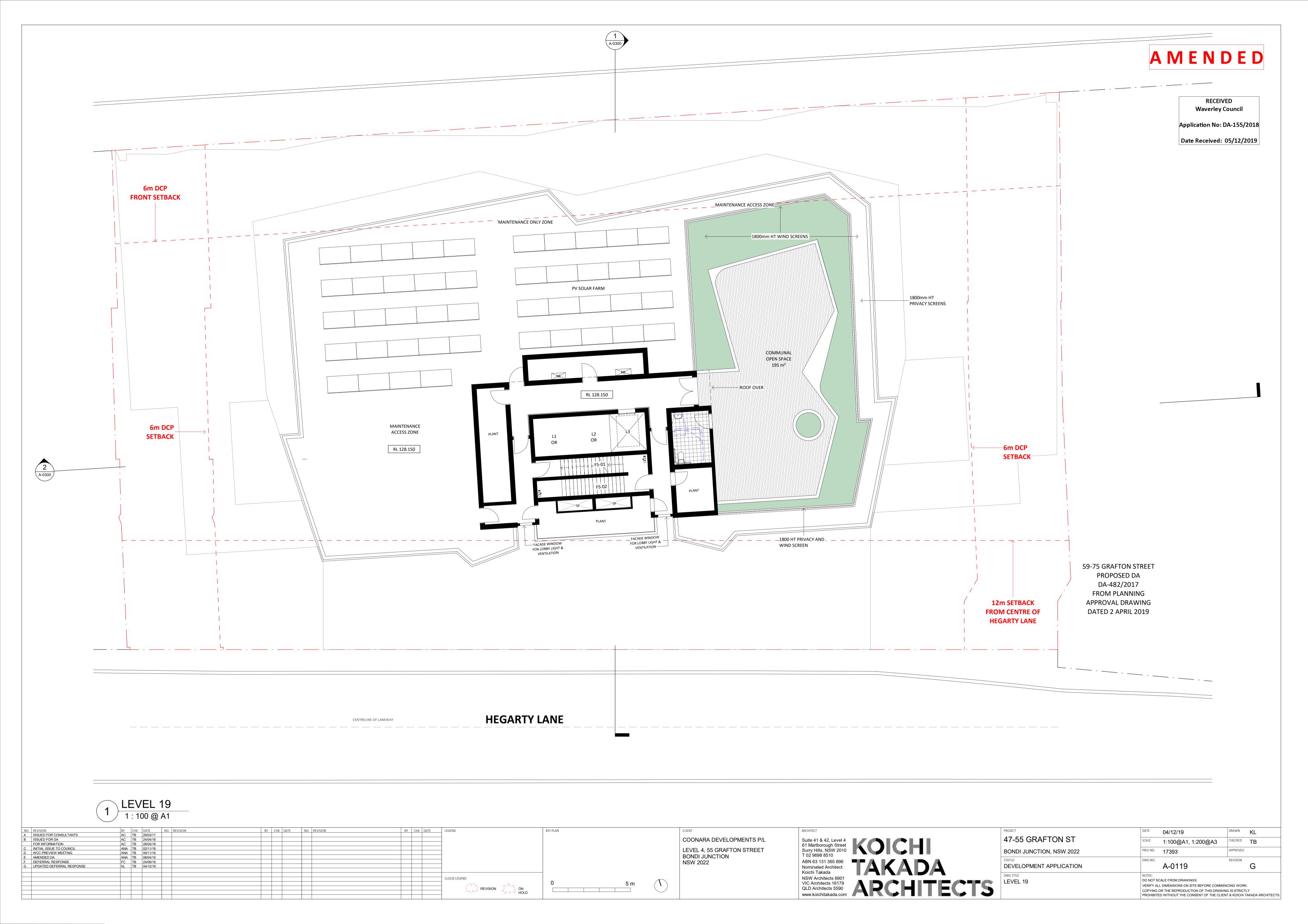


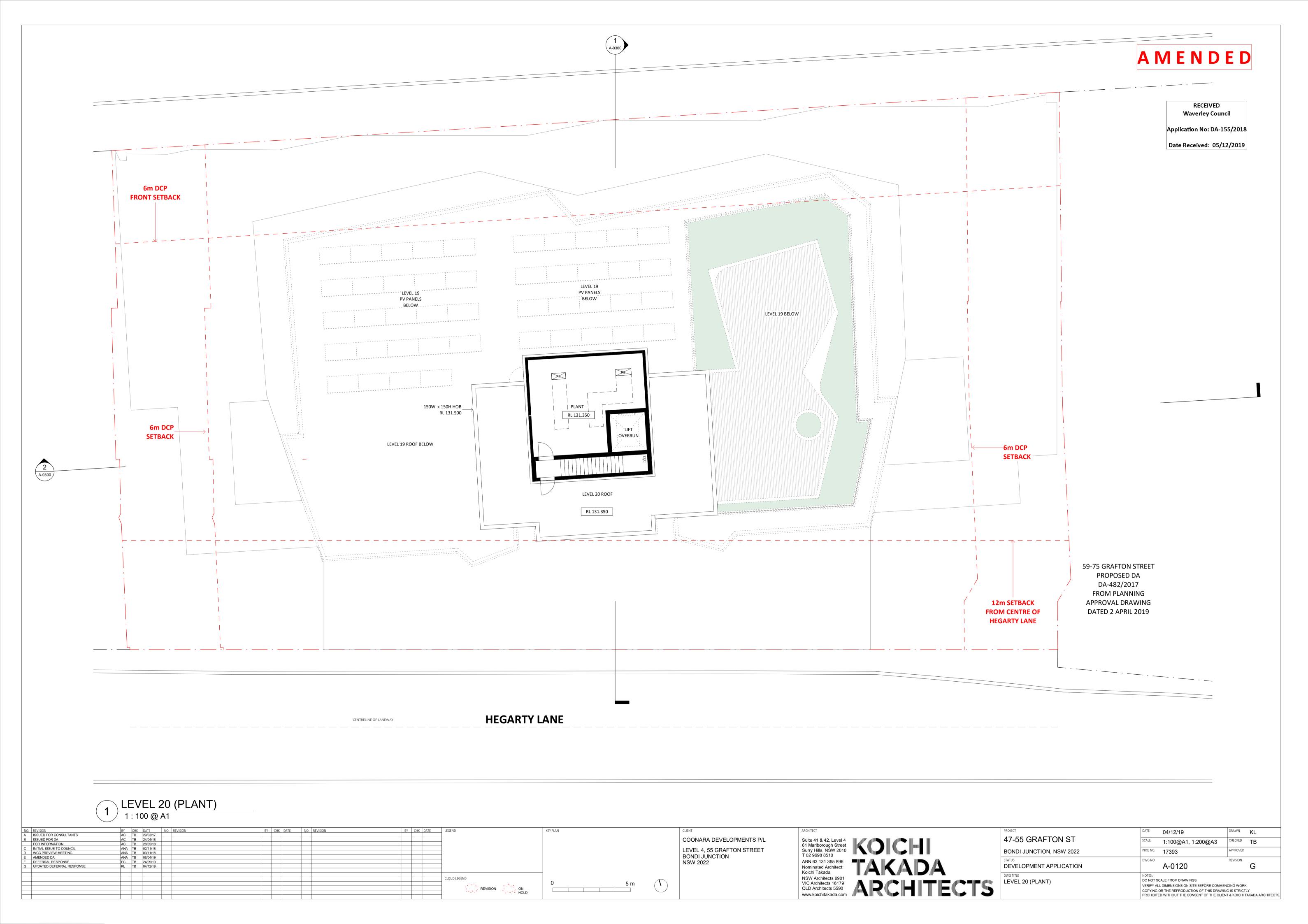


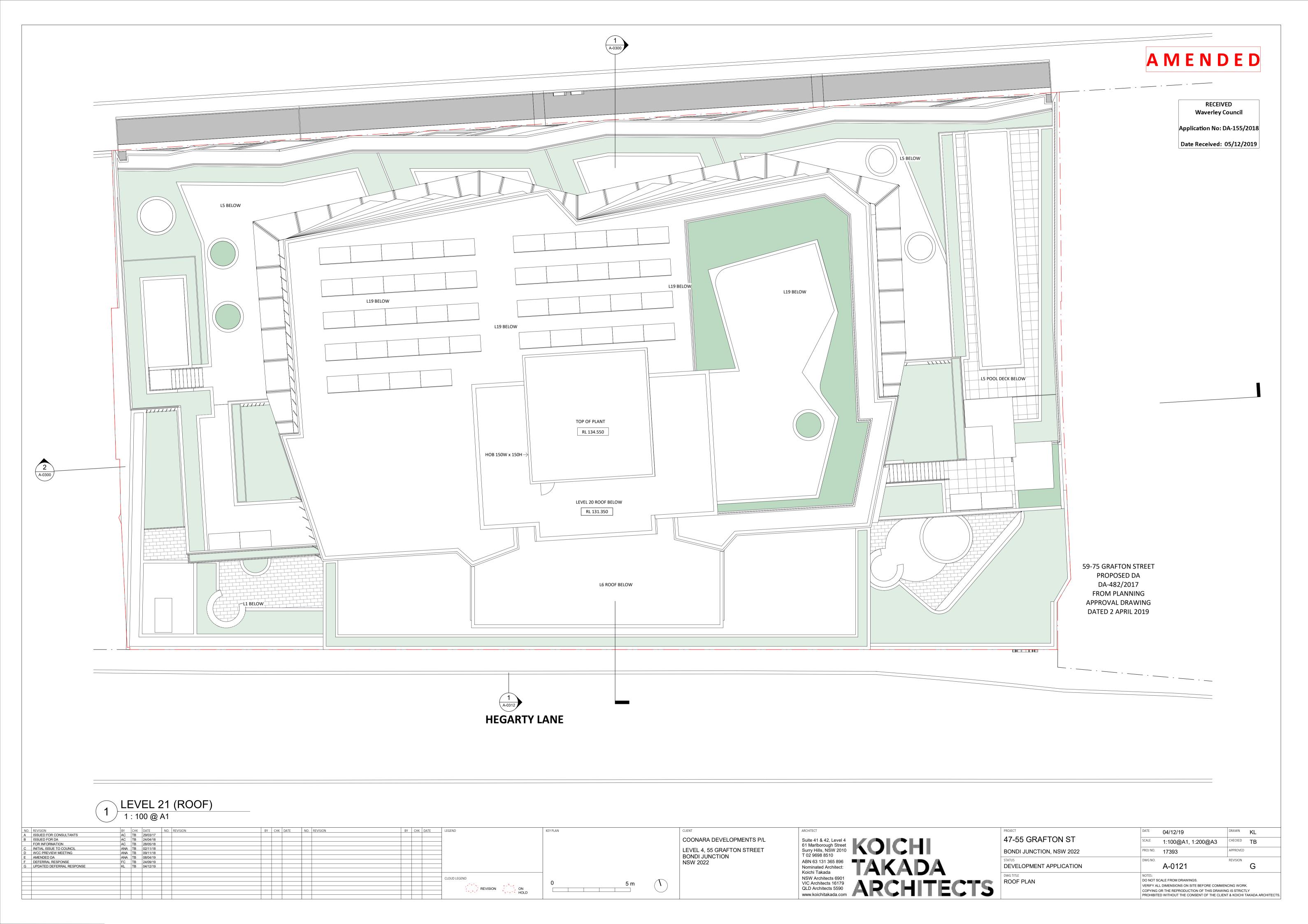










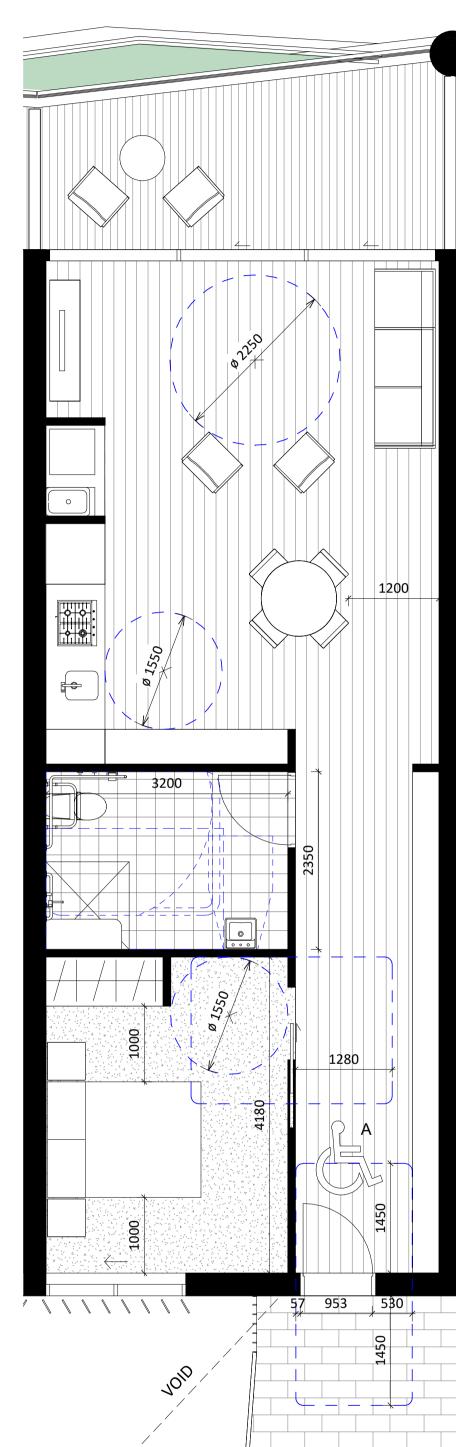




RECEIVED **Waverley Council**

Application No: DA-155/2018

Date Received: 05/12/2019



= ADAPTABLE APARTMENT

= LIVEABLE APARTMENT

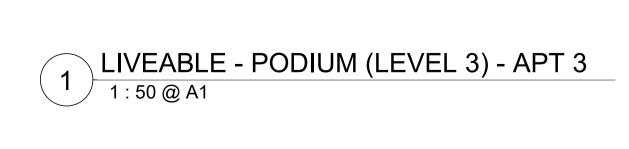
APARTMENT TYPES	
A03.04	A/L
A03.07 (MIRROR)	L
A04.04	A/L
A04.07 (MIRROR)	L

TOTAL: 2 x A UNITS, 4 x L UNITS

TOTAL A: 11 UNITS TOTAL L : 22 UNITS

NOTE:

A = ADAPTABLE APARTMENTS L = LIVEABLE APARTMENTS



BY CHK DATE LEGEND

REVISION ON HOLD

BY CHK DATE NO. REVISION
AC TB 29/03/17
AC TB 24/04/18
ANA TB 02/11/18
ANA TB 08/04/19
FC TB 24/09/19

NO. REVISION
A ISSUED FOR CONSULTANTS
B ISSUED FOR DA
C INITIAL ISSUE TO COUNCIL
D AMENDED DA
E DEFERRAL RESPONSE

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

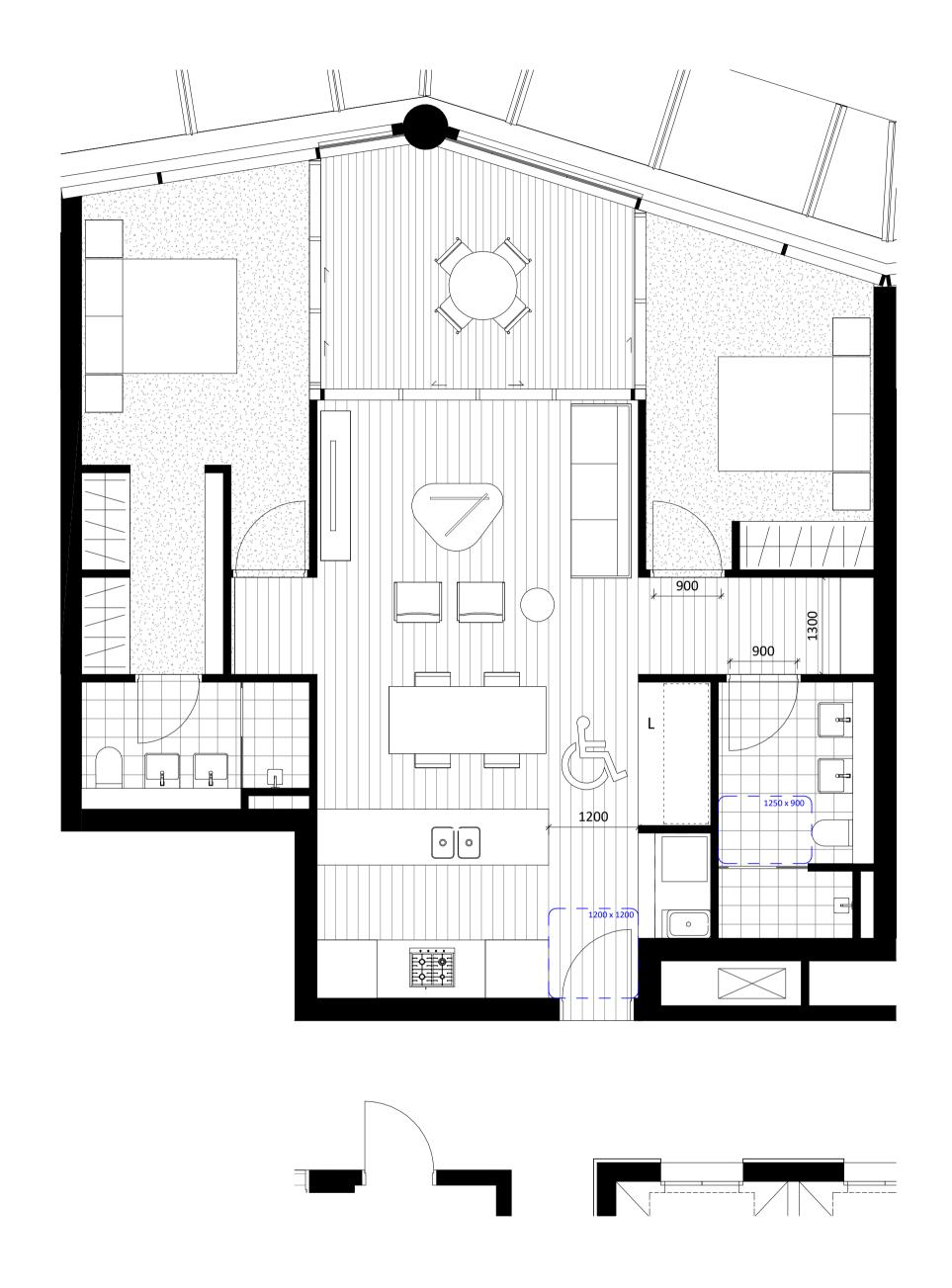
COONARA DEVELOPMENTS P/L

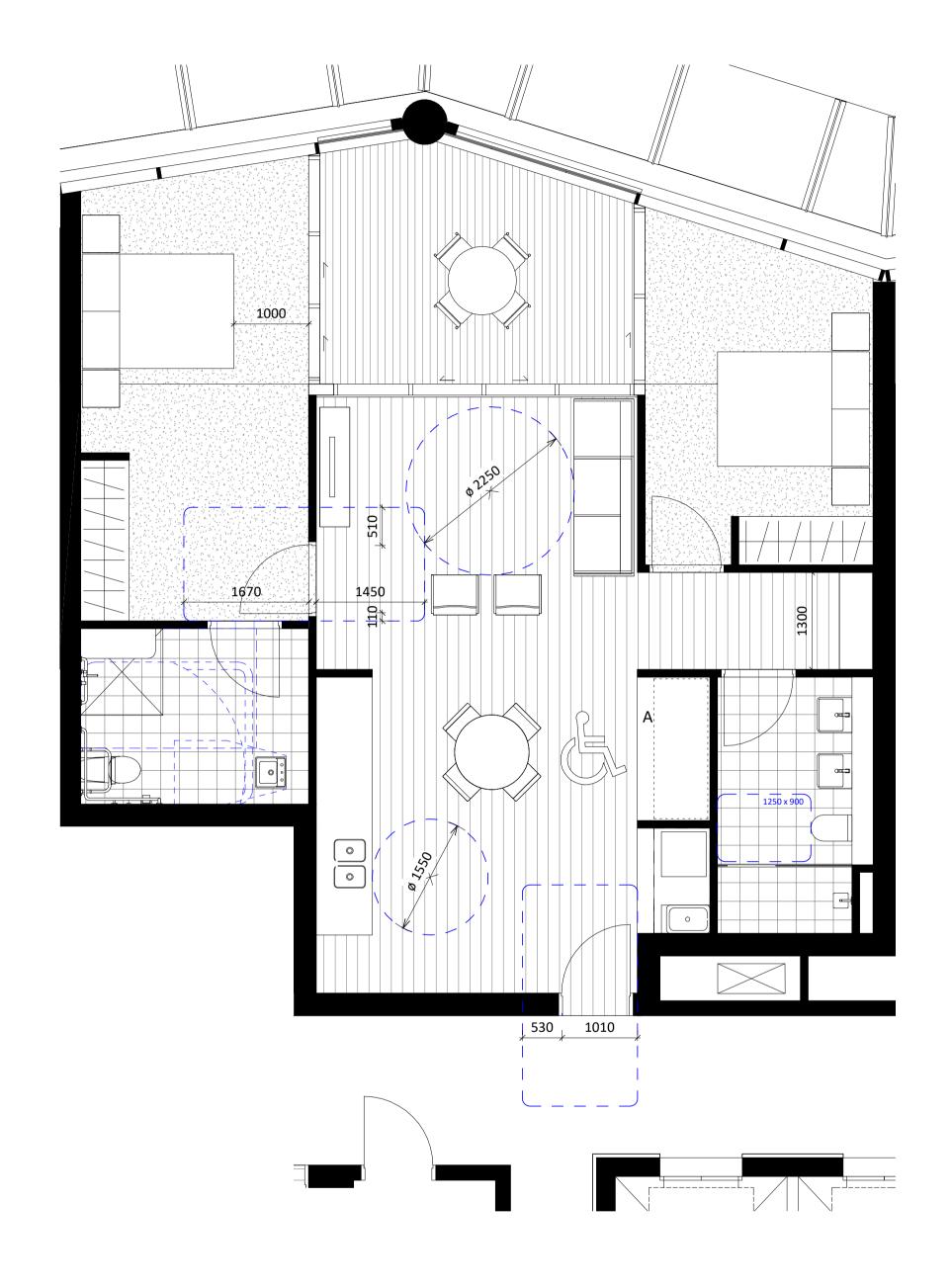
LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

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	TAKADA
NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	ARCHITECT5

PROJECT	DATE	24/09/19	DRAWN	FC
47-55 GRAFTON ST	SCALE	1:50@A1, 1:100@A3	CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	A-0150	REVISION	Е
ADAPTABLE APARTMENTS - SILVER LEVEL (SHEET 1)	VERIFY ALL	CALE FROM DRAWINGS. DIMENSIONS ON SITE BEFORE COMMENTO THE REPRODUCTION OF THIS DRAWIND WITHOUT THE CLIENTOF	G IS STRICTL	•

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





= ADAPTABLE APARTMENT

= LIVEABLE APARTMENT

APARTMENT TYPES A/L A05.03 (MIRROR) A/L A06.04 (MIRROR) A/L A07.04 (MIRROR)

TOTAL: 3 x A UNITS, 6 x L UNITS

NOTE:

A = ADAPTABLE APARTMENTS L = LIVEABLE APARTMENTS

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

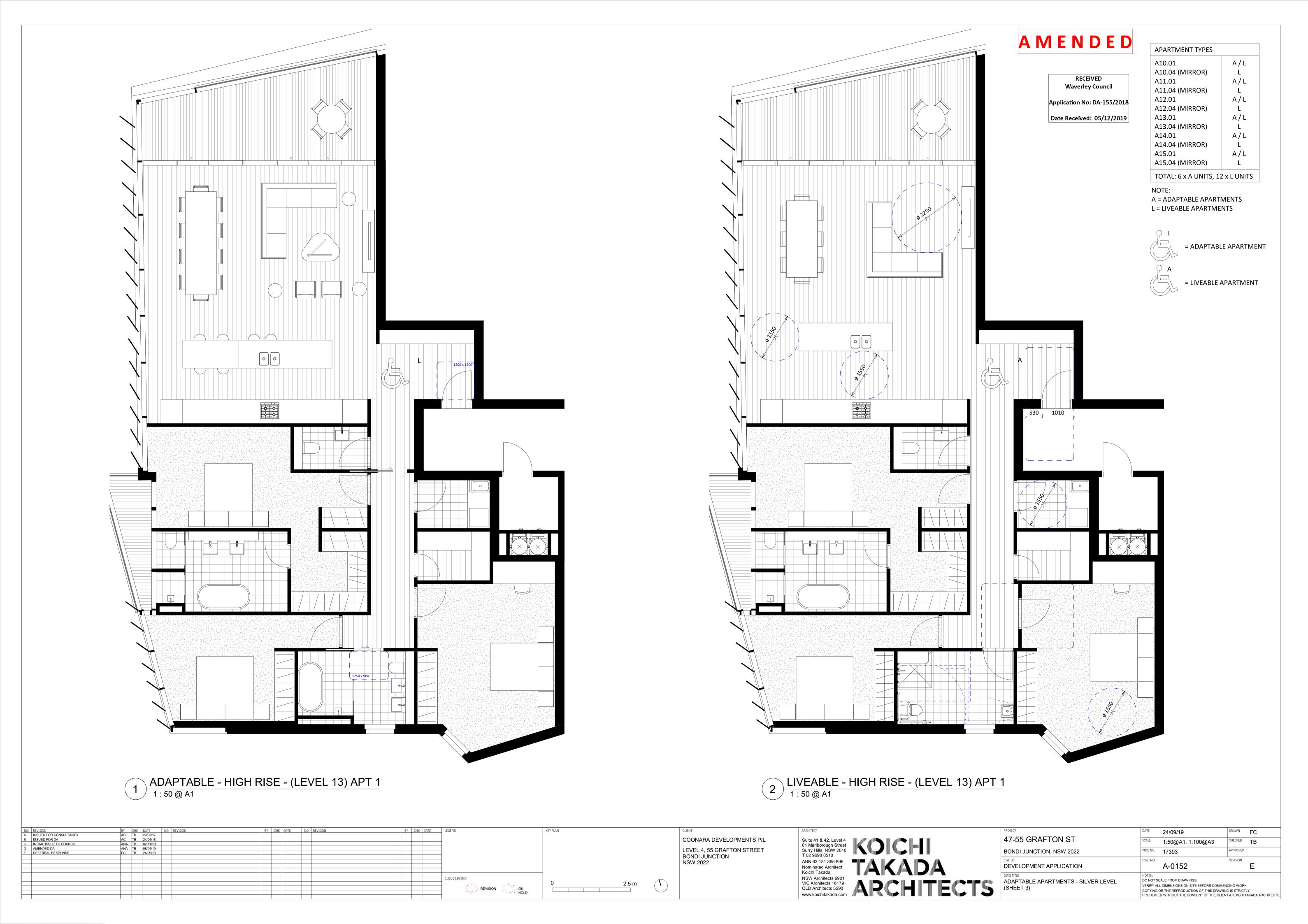
		1	-		APTABLE - MID RIS	SE	E (I	LEV	EL	_ 6) - APT3	
REVISION	BY	СНК	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	
SSUED FOR CONSULTANTS	AC	ТВ	29/03/17								
SSUED FOR DA	AC	ТВ	24/04/18								

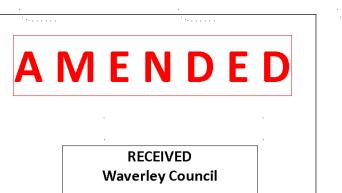
NO.	REVISION ISSUED FOR CONSULTANTS ISSUED FOR DA INITIAL ISSUE TO COUNCIL AMENDED DA DEFERRAL RESPONSE	BY C	СНК	DATE	NO. REVISION	BY CHK DATE	NO.	REVISION	BY	CH	HK DATE	LEGEND	KEY PLAN	
Α	ISSUED FOR CONSULTANTS	AC T	ГВ	29/03/17										
В	ISSUED FOR DA	AC T	ГВ	24/04/18										
С	INITIAL ISSUE TO COUNCIL	ANA T	ГВ	02/11/18										
D	AMENDED DA	ANA T	ГВ	08/04/19										
Е	DEFERRAL RESPONSE	FC T	ГВ	24/09/19										1
												0.0.00.050500		
												CLOUD LEGEND		
												1-v-C K-A.A	$\mid 0 $ 2.5 m $\langle \setminus \rangle$	1
												REVISION ON HOLD		1
												V-V-V HOLD		

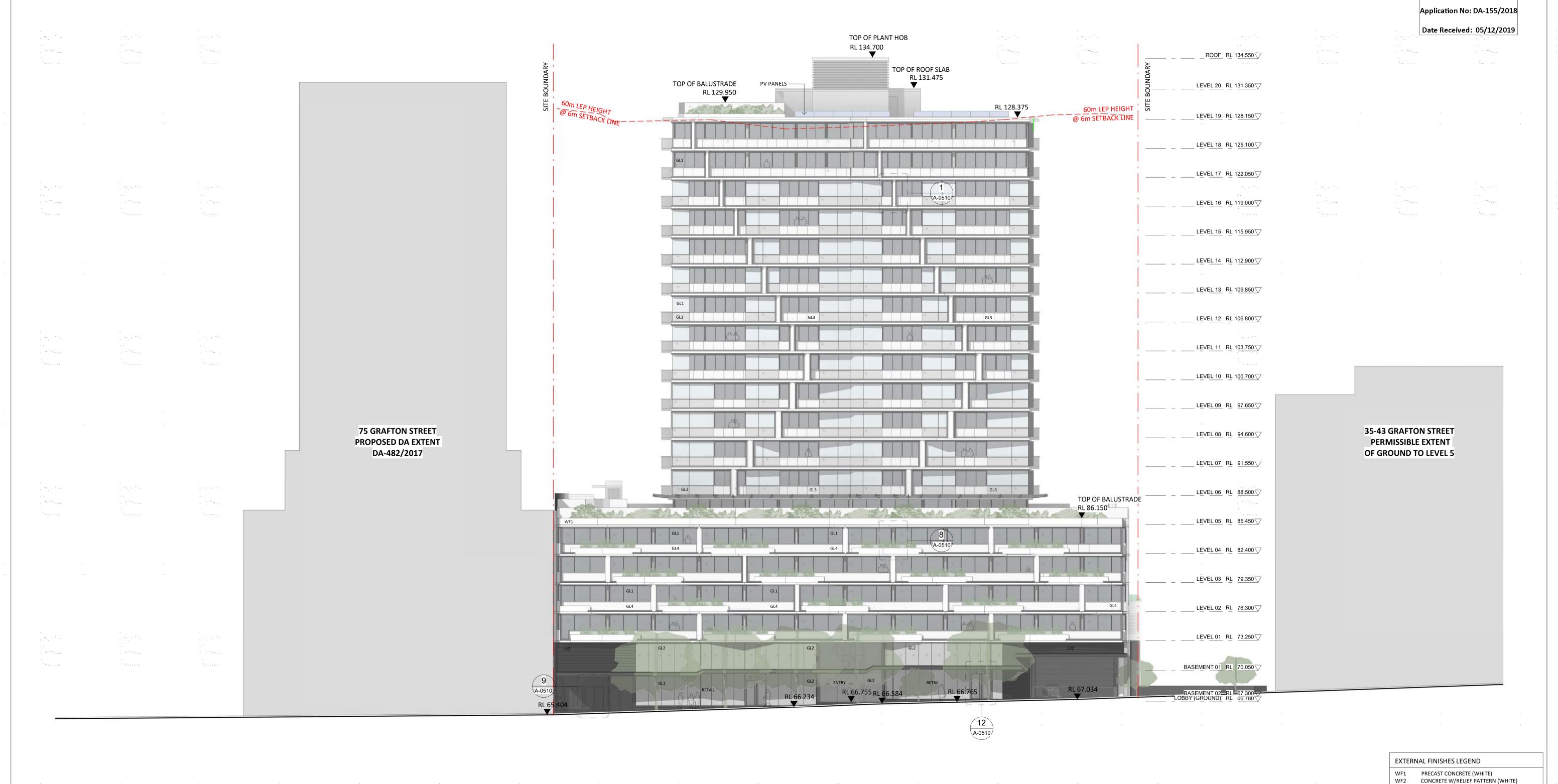
COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022

LHITECT	
uite 41 & 42, Level 4 I Marlborough Street urry Hills, NSW 2010 02 9698 8510	
BN 63 131 365 896 ominated Architect: oichi Takada	TAKADA
SW Architects 6901 C Architects 16179 LD Architects 5590	ARCHITECTS
MM kaichitakada cam	

PROJECT	DATE	24/09/19	DRAWN	FC
47-55 GRAFTON ST	SCALE	1:50@A1, 1:100@A3	CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	A-0151	REVISION	E
ADAPTABLE APARTMENTS - SILVER LEVEL (SHEET 2)	VERIFY ALL	ALE FROM DRAWINGS. DIMENSIONS ON SITE BEFORE COMMEN OF THE REPRODUCTION OF THIS DRAWING D WITHOUT THE CONSENT OF THE CLIEN	G IS STRICTL	Y







NORTH ELEVATION - GRAFTON STREET 1 : 200 @ A1

BY CHK DATE NO. REVISION

AC TB 29/03/17

AC TB 24/04/18

ANA TB 02/11/18

ANA TB 09/11/18

ANA TB 08/04/19

FC TB 24/09/19 NO. REVISION

A ISSUED FOR CONSULTANTS

B ISSUED FOR DA

C INITIAL ISSUE TO COUNCIL BY CHK DATE NO. REVISION BY CHK DATE LEGEND WCC PREVIEW MEETING AMENDED DA DEFERRAL RESPONSE NSW 2022

REVISION NON HOLD

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

10 m

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

·	AL2 ALUMINUM WINDOW FRAME (DARK GREY)
PROJECT	DATE 24/09/19 DRAWN FC
47-55 GRAFTON ST	SCALE 1:200@A1, 1:400@A3 CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
DEVELOPMENT APPLICATION	DWG NO. REVISION F
DWG TITLE ELEVATION 1 - NORTH	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

EXTERNAL BALUSTRADE (WHITE COLOUR)

EXTERNAL LOUVRES (WHITE) EXTERNAL LOUVRES (DARK GREY) PRIVACY LOUVRES (WHITE) PRIVACY LOUVRES (DARK GREY) CLADDING (DARK GREY)

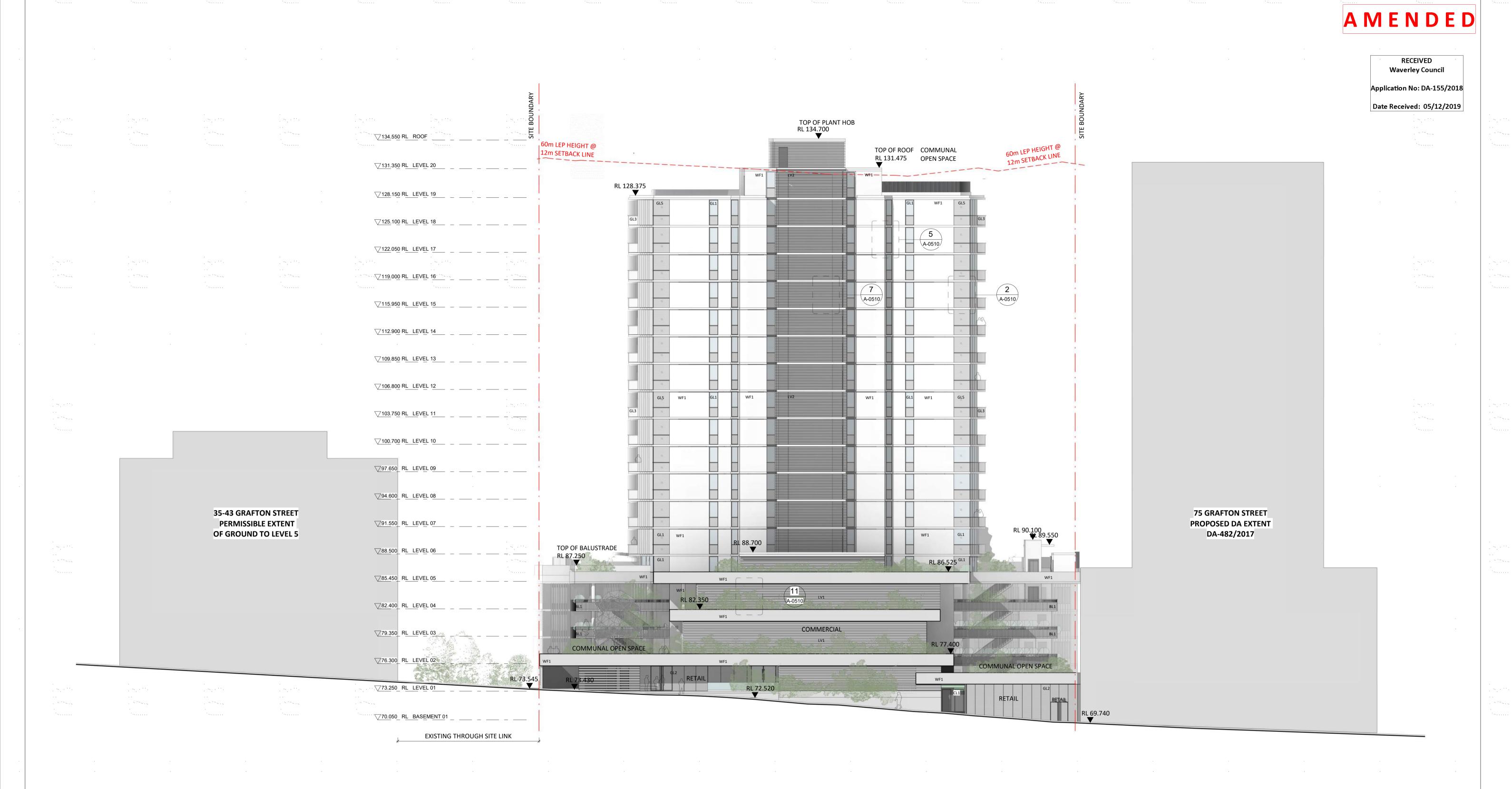
RESIDENTIAL CLEAR GLAZING

RETAIL/ COMMERCIAL CLEAR GLAZING

RESIDENTIAL BALUSTRADE GLAZING WITH FRIT

RESIDENTIAL BALUSTRADE GLAZING

RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE)



1 SOUTH ELEVATION - HEGARTY LANE 1: 200 @ A1

BY CHK DATE NO. REVISION

BY CHK DATE NO. REVISION

AC TB 29/03/17

AC TB 24/04/18

AC TB 28/05/18

ANA TB 02/11/18

ANA TB 09/11/18

ANA TB 08/04/19

FC TB 24/09/19

NO. REVISION

A ISSUED FOR CONSULTANTS

B ISSUED FOR DA

FOR INFORMATION

INITIAL ISSUE TO COUNCIL WCC PREVIEW MEETING

AMENDED DA

DEFERRAL RESPONSE

BY CHK DATE LEGEND

REVISION HOLD

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

10 m

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

PROJECT	DATE 24/09/19 DRAWN FC
47-55 GRAFTON ST	SCALE 1:200@A1, 1:400@A3 CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
STATUS	DWG NO. REVISION
DEVELOPMENT APPLICATION	A-0201 F
DWG TITLE	NOTES:
ELEVATION 2 - SOUTH	DO NOT SCALE FROM DRAWINGS.
	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
	COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY

EXTERNAL FINISHES LEGEND

PRECAST CONCRETE (WHITE)
CONCRETE W/RELIEF PATTERN (WHITE)
EXTERNAL BALUSTRADE (WHITE COLOUR)

EXTERNAL LOUVRES (WHITE)
EXTERNAL LOUVRES (DARK GREY)
PRIVACY LOUVRES (WHITE)
PRIVACY LOUVRES (DARK GREY)
CLADDING (DARK GREY)

RESIDENTIAL CLEAR GLAZING

RETAIL/ COMMERCIAL CLEAR GLAZING

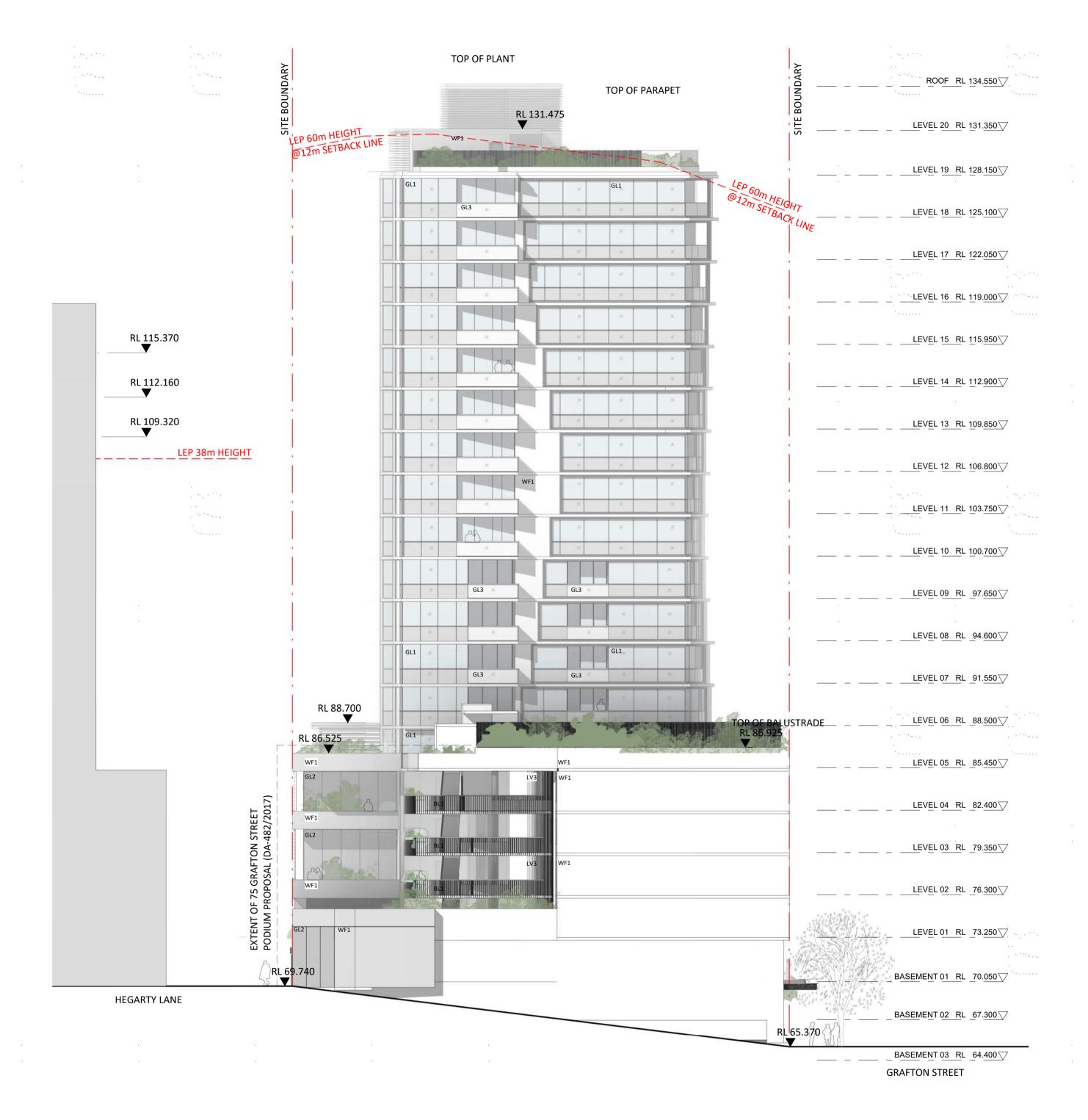
RESIDENTIAL BALUSTRADE GLAZING WITH FRIT RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE) ALUMINUM WINDOW FRAME (DARK GREY)

RESIDENTIAL BALUSTRADE GLAZING

PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

RECEIVED
Waverley Council
Application No: DA-155/2018

Date Received: 05/12/2019



1 EAST ELEVATION
1: 200 @ A1

NO. REVISION

A ISSUED FOR CONSULTANTS

B ISSUED FOR DA

C INITIAL ISSUE TO COUNCIL

WCC PREVIEW MEETING
AMENDED DA
DEFERRAL RESPONSE

UPDATED DEFERRAL RESPONSE

BY CHK DATE NO. REVISION BY CHK DATE NO. REVISION BY CHK DATE LEGEND

AC TB 29/03/17

AC TB 24/04/18

ANA TB 09/11/18

ANA TB 09/11/18

ANA TB 09/11/18

ANA TB 09/11/18

ANA TB 04/12/19

KL TB 04/12/19

CLQUD LEGEND

REVISION

REVISION HOLD

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

10 m

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

	AL2 ALUMINUM WINDOW FRAME (DARK GREY)
PROJECT	DATE 04/12/19 DRAWN KL
47-55 GRAFTON ST	SCALE 1:200@A1, 1:400@A3 CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
DEVELOPMENT APPLICATION	DWG NO. REVISION G
DWG TITLE ELEVATION 3 - EAST	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

EXTERNAL FINISHES LEGEND

PRECAST CONCRETE (WHITE)
CONCRETE W/RELIEF PATTERN (WHITE)
EXTERNAL BALUSTRADE (WHITE COLOUR)

EXTERNAL LOUVRES (WHITE)

EXTERNAL LOUVRES (DARK GREY)

PRIVACY LOUVRES (WHITE)

PRIVACY LOUVRES (DARK GREY)

CLADDING (DARK GREY)

RESIDENTIAL CLEAR GLAZING

RETAIL/ COMMERCIAL CLEAR GLAZING

RESIDENTIAL BALUSTRADE GLAZING WITH FRIT

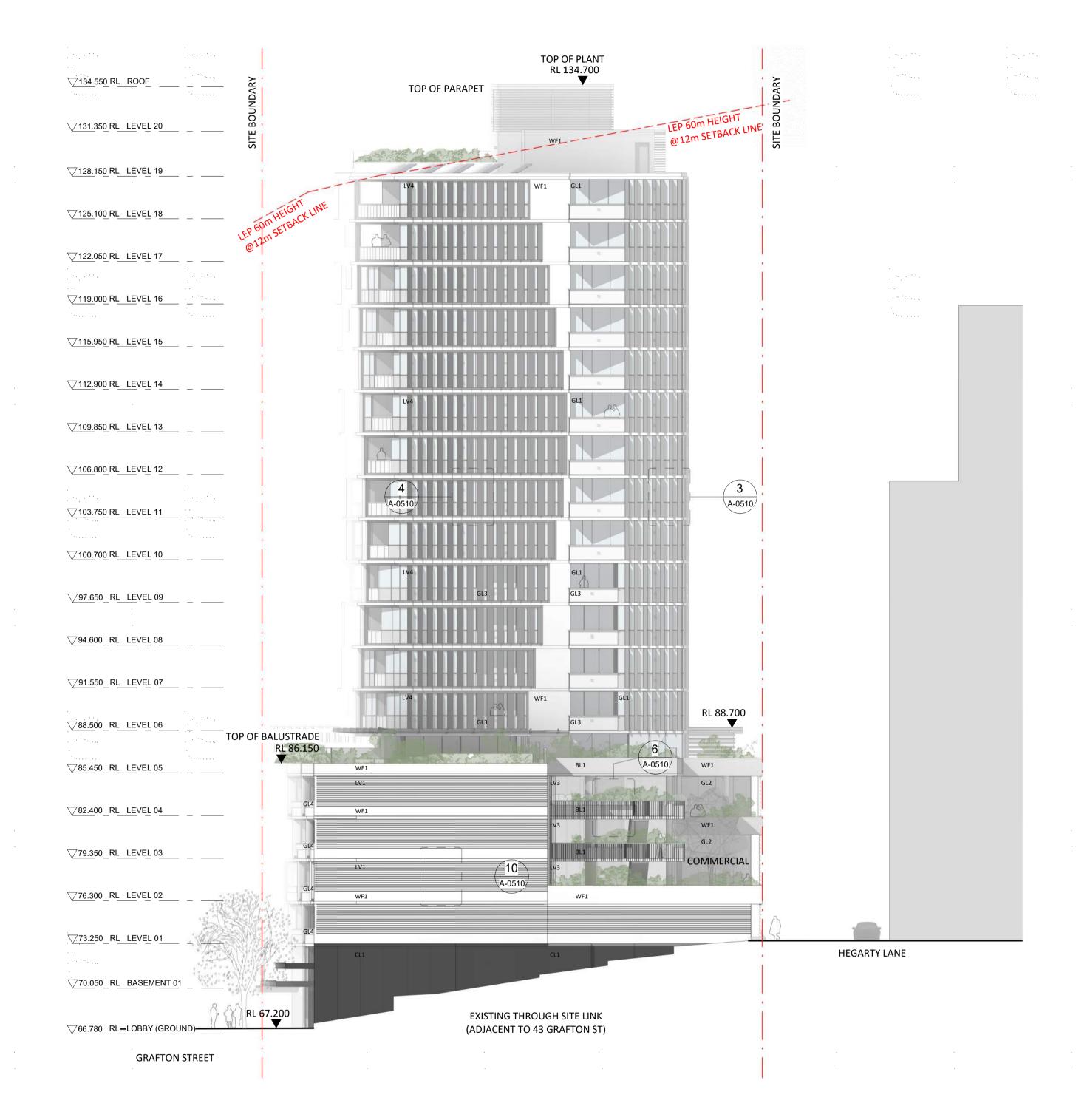
RESIDENTIAL BALUSTRADE GLAZING

RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE)

RECEIVED **Waverley Council**

Application No: DA-155/2018

Date Received: 05/12/2019



EXTERNAL FINISHES LEGEND

- PRECAST CONCRETE (WHITE) CONCRETE W/RELIEF PATTERN (WHITE) EXTERNAL BALUSTRADE (WHITE COLOUR)
- EXTERNAL LOUVRES (WHITE)
- EXTERNAL LOUVRES (DARK GREY)
- PRIVACY LOUVRES (WHITE) PRIVACY LOUVRES (DARK GREY)
- CLADDING (DARK GREY)
- RESIDENTIAL CLEAR GLAZING
- RETAIL/ COMMERCIAL CLEAR GLAZING
- RESIDENTIAL BALUSTRADE GLAZING
- RESIDENTIAL BALUSTRADE GLAZING WITH FRIT
- RESIDENTIAL COLOUR BACK GLAZING

- ALUMINUM WINDOW FRAME (WHITE) ALUMINUM WINDOW FRAME (DARK GREY)

WEST ELEVATION

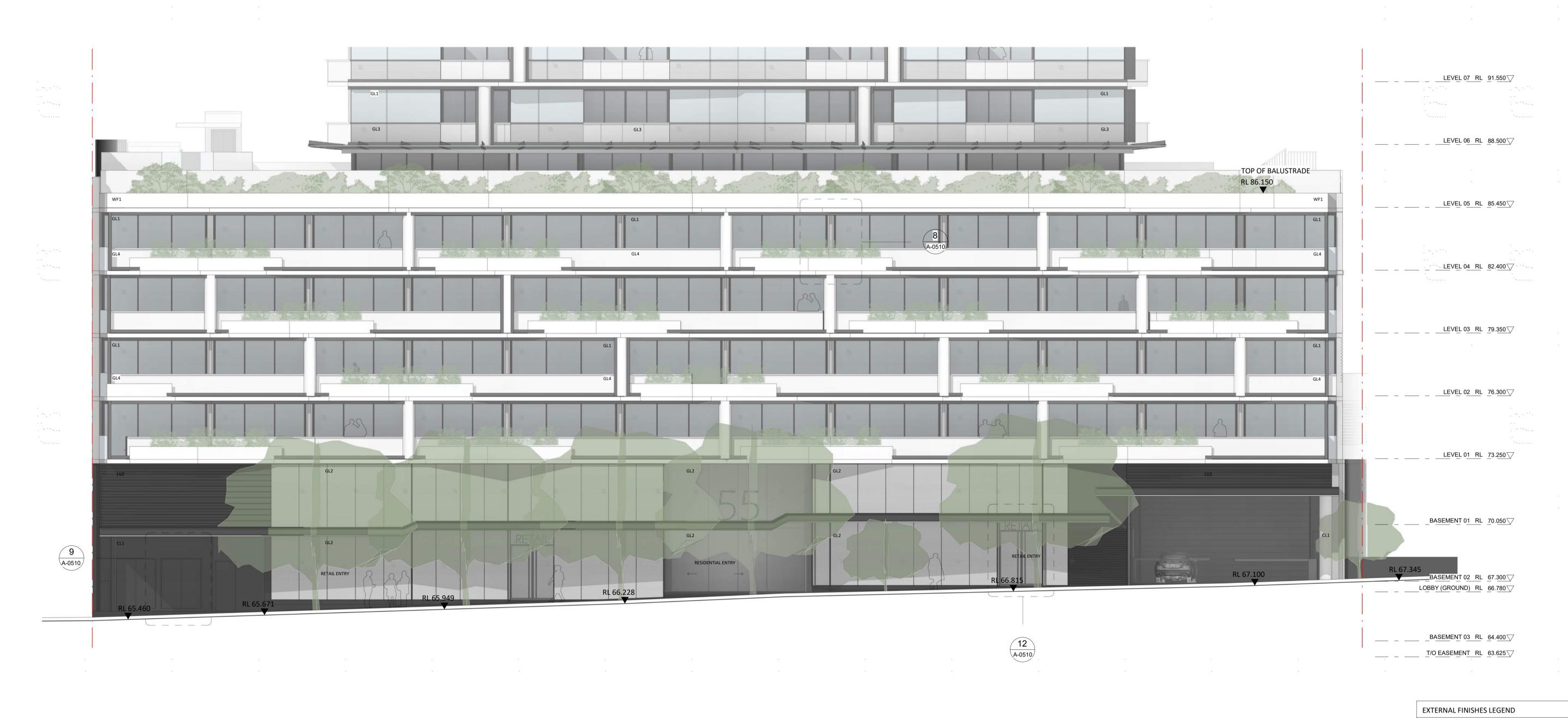
. REVISION	BY CHK	DATE	NO. REVISION		BY CH	HK DATE NO	. REVISION		BY	CHK DATE	LEGEND		KEY PLAN		CLIENT		ARCHITECT		PROJECT
ISSUED FOR CONSULTANTS	AC TB	29/03/17																	
ISSUED FOR DA	AC TB	24/04/18													COONARA DEVELOPMENTS PA	'L	Suite 41 & 42. Level 4		47-55
INITIAL ISSUE TO COUNCIL	ANA TB	02/11/18														_	61 Marlborough Street		11 00
WCC PREVIEW MEETING	ANA TB	09/11/18													LEVEL 4, 55 GRAFTON STREET	Τ	Surry Hills, NSW 2010		501151
AMENDED DA	ANA TB	08/04/19														l	3011y Hills, NSW 2010		BONDI
DEFERRAL RESPONSE	FC TB	24/09/19													BONDI JUNCTION		T 02 9698 8510		
UPDATED DEFERRAL RESPONSE	, KL TB	04/12/19						_							NSW 2022		ABN 63 131 365 896		STATUS
4				and the second s								and the second s	And the second second	Section 2015	11011 2022	4	Nominated Architect:		DEVELO
····																	Koichi Takada		
												• •							DWG TITLE
professional and the second	Land Contract		1 10 10 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	a section of the section			1.19.00	in the same			. CLOUD LEG	LEGEND		a section and a	and the second	Land the second	NSW Architects 6901		
												/=v=\	0 .	10 m			VIC Architects 16179		▶ ELEVAT
*********	**********		********	**********				*********				REVISION ON		199	*********	********	QLD Architects 5590	- ADV	
												V-V-V HOLD					unun kajabitakada sam		

ROJECT		DATE	04/12/19	DRAWN	KL
7-55 GRAFTON ST		SCALE	1:200@A1, 1:400@A3	CHECKED	ТВ
SONDI JUNCTION, NSW 2022		PROJ NO.	17393	APPROVED	
TATUS DEVELOPMENT APPLICATION	in the second se	DWG NO.	A-0203	REVISION	G
WG TITLE LEVATION 4 - WEST	The state of the s	VERIFY ALL	ALE FROM DRAWINGS. DIMENSIONS ON SITE BEFORE COMN RETHE REPRODUCTION OF THIS DRAW DIWITHOUT THE CONSENT OF THE CL	VING IS STRICTI	LY

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



PRECAST CONCRETE (WHITE) CONCRETE W/RELIEF PATTERN (WHITE) EXTERNAL BALUSTRADE (WHITE COLOUR)

EXTERNAL LOUVRES (WHITE) EXTERNAL LOUVRES (DARK GREY) PRIVACY LOUVRES (WHITE)

PRIVACY LOUVRES (DARK GREY) CLADDING (DARK GREY) RESIDENTIAL CLEAR GLAZING

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY

RETAIL/ COMMERCIAL CLEAR GLAZING RESIDENTIAL BALUSTRADE GLAZING

RESIDENTIAL BALUSTRADE GLAZING WITH FRIT

RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE) ALUMINUM WINDOW FRAME (DARK GREY)

PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510 COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION ABN 63 131 365 896 NSW 2022 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 VIC Architects 16179
QLD Architects 5590 ...
www.koichitakada.com

PROJECT	DATE	24/09/19	DRAWN	FC
47-55 GRAFTON ST	SCALE	1:100@A1, 1:200@A3	CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
STATUS	DWG NO.		REVISION	
DEVELOPMENT APPLICATION		A-0205		F
PODIUM NORTH ELEVATION		ALE FROM DRAWINGS.	and a second	

PODIUM NORTH ELEVATION 1 : 100 @ A1

NO.	REVISION	BY	CHK	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND
Α	ISSUED FOR CONSULTANTS	AC	ТВ	29/03/17											
В	ISSUED FOR DA	AC	ТВ	24/04/18											
С	INITIAL ISSUE TO COUNCIL	ANA	ТВ	02/11/18											
D	WCC PREVIEW MEETING	ANA	ТВ	09/11/18											
Е	AMENDED DA	ANA	ТВ	08/04/19									'		
F	DEFERRAL RESPONSE	FC	ТВ	24/09/19											
														<u> </u>	
	and the second of the second o					The state of the s					A Charles and A		'		. CLOUD LEGEND
														,	,

AMENDED RECEIVED **Waverley Council** Application No: DA-155/2018 Date Received: 05/12/2019 _____ LEVEL 09 RL 97.650 \ __LEVEL 08 RL 94.600 \rightarrow RL 88.700 LEVEL 06 RL 88.500 RL 86.525 ___LEVEL 05 RL 85.450 \ __LEVEL 03 RL 79.350 ▽ COMMUNAL OPEN SPACE __LEVEL 02 RL _76.300 ▽ RL 75.313 COMMERCIAL RL 73.646 ___LEVEL 01_RL _73.250 ▽ RL 72.520 WF1 RETAIL RL 71.140 BASEMENT 01 RL 70.050 BASEMENT 02 RL 67.300 BASEMENT 03 RL 64.400 \rightarrow T/O EASEMENT RL 63.625 EXTERNAL FINISHES LEGEND PRECAST CONCRETE (WHITE) CONCRETE W/RELIEF PATTERN (WHITE) EXTERNAL BALUSTRADE (WHITE COLOUR) EXTERNAL LOUVRES (WHITE) EXTERNAL LOUVRES (DARK GREY) PRIVACY LOUVRES (WHITE) LV3 PRIVACY LOUVRES (DARK GREY) CLADDING (DARK GREY) PODIUM SOUTH ELEVATION RESIDENTIAL CLEAR GLAZING RETAIL/ COMMERCIAL CLEAR GLAZING 1 : 100 @ A1 RESIDENTIAL BALUSTRADE GLAZING GL3 RESIDENTIAL BALUSTRADE GLAZING WITH FRIT GL4 RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE) AL2 ALUMINUM WINDOW FRAME (DARK GREY) BY CHK DATE NO. REVISION

AC TB 29/03/17

AC TB 24/04/18

ANA TB 02/11/18

ANA TB 09/11/18

ANA TB 08/04/19

FC TB 24/09/19 BY CHK DATE NO. REVISION BY CHK DATE LEGEND DRAWN FC 24/09/19 DT CHN DATE Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010 47-55 GRAFTON ST COONARA DEVELOPMENTS P/L 1:100@A1, 1:200@A3 CHECKED TB LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION, NSW 2022 PROJ NO. 17393 APPROVED BONDI JUNCTION T 02 9698 8510 ABN 63 131 365 896 REVISION NSW 2022 A-0206 DEVELOPMENT APPLICATION Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179
QLD Architects 5590
www.koichitakada.com DO NOT SCALE FROM DRAWINGS. PODIUM SOUTH ELEVATION REVISION ON HOLD 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.

NO. REVISION

A ISSUED FOR CONSULTANTS

B ISSUED FOR DA

C INITIAL ISSUE TO COUNCIL

WCC PREVIEW MEETING AMENDED DA

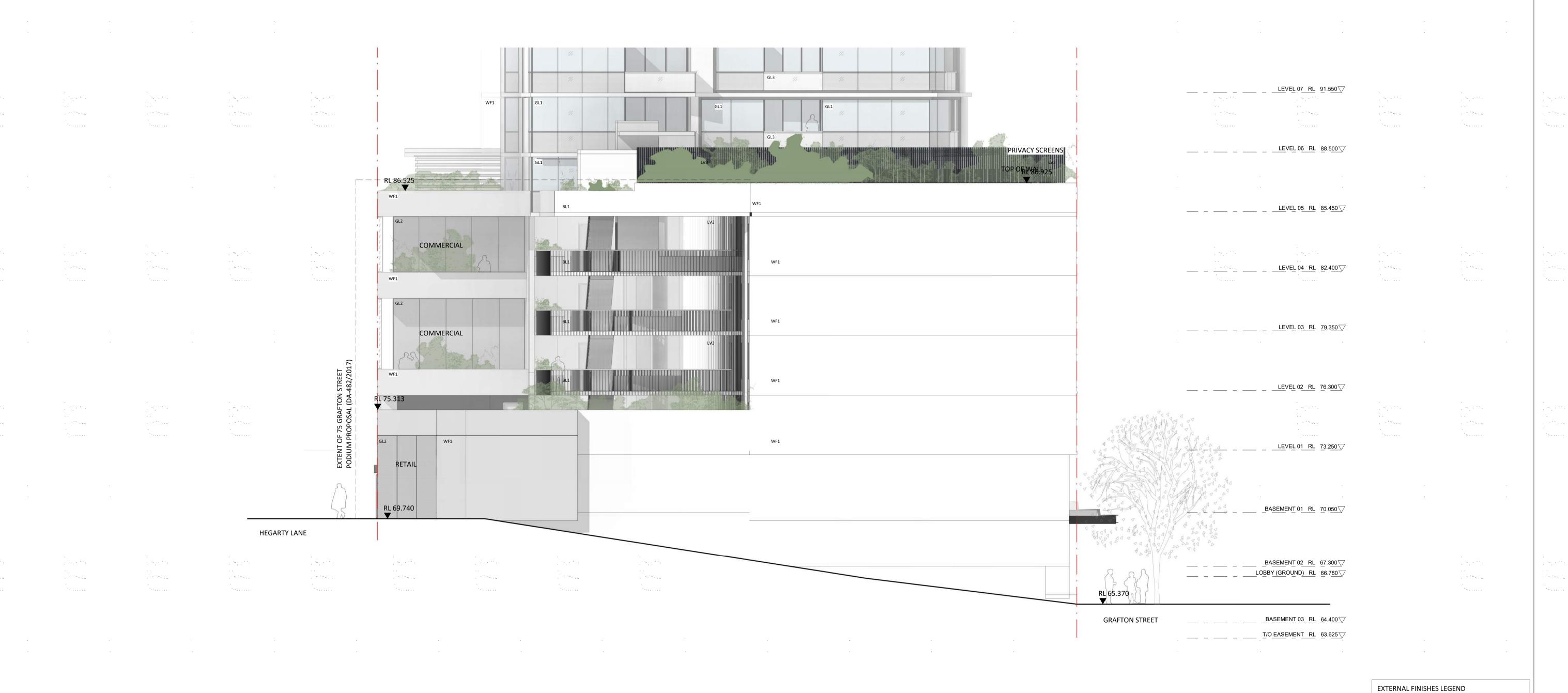
DEFERRAL RESPONSE



Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



PODIUM EAST ELEVATION 1 : 100 @ A1

REVISION	BY	CHK DATE	NO. REVISION	BY CHK DATE	NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	Р
ISSUED FOR CONSULTANTS	AC	TB 29/03/17									
ISSUED FOR DA	AC	TB 24/04/18							COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	
INITIAL ISSUE TO COUNCIL	ANA	TB 02/11/18								61 Marlborough Street	
WCC PREVIEW MEETING		TB 09/11/18							LEVEL 4, 55 GRAFTON STREET		_
AMENDED DA		TB 08/04/19								Surry Hills, NSW 2010	
DEFERRAL RESPONSE	FC	TB 24/09/19							BONDI JUNCTION	T 02 9698 8510	<u> </u>
									NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	S
4			and the second s					Separate Separate	110 V 2022	Nominated Architect:	[
										Koichi Takada	
• •					The state of the s			· ·		ROICH Takada	D
a management of the control of the c			and the second s	A Charles	The street of the second of th		. CLOUD LEGEND		and the second s	NSW Architects 6901	-
								0 . 5 m.		VIC Architects 16179	
***********	144		*		•		REVISION		**************************************	QLD Architects 5590	
							REVISION 2 HOLD				
										www.koichitakada.com	
•		-	· ·								_

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

PROJECT		DATE 24/09/19	DRAWN FC
47-55 GRAFTON ST		SCALE 1:100@A1, 1:200@A3	CHECKED TB
BONDI JUNCTION, NSW 2022		PROJ NO. 17393	APPROVED
STATUS DEVELOPMENT APPLICATION	i sejerni	DWG NO. A-0207	REVISION F
DWG TITLE PODIUM EAST ELEVATION		NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMM COPYING OR THE REPRODUCTION OF THIS DRAW PROHIBITED WITHOUT THE CONSENT OF THE CLIE	ING IS STRICTLY

PRECAST CONCRETE (WHITE)

EXTERNAL LOUVRES (WHITE) LV2 *** EXTERNAL LOUVRES (DARK GREY) PRIVACY LOUVRES (WHITE) PRIVACY LOUVRES (DARK GREY) CLADDING (DARK GREY)

RESIDENTIAL CLEAR GLAZING RETAIL/ COMMERCIAL CLEAR GLAZING

RESIDENTIAL BALUSTRADE GLAZING

RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE) ALUMINUM WINDOW FRAME (DARK GREY)

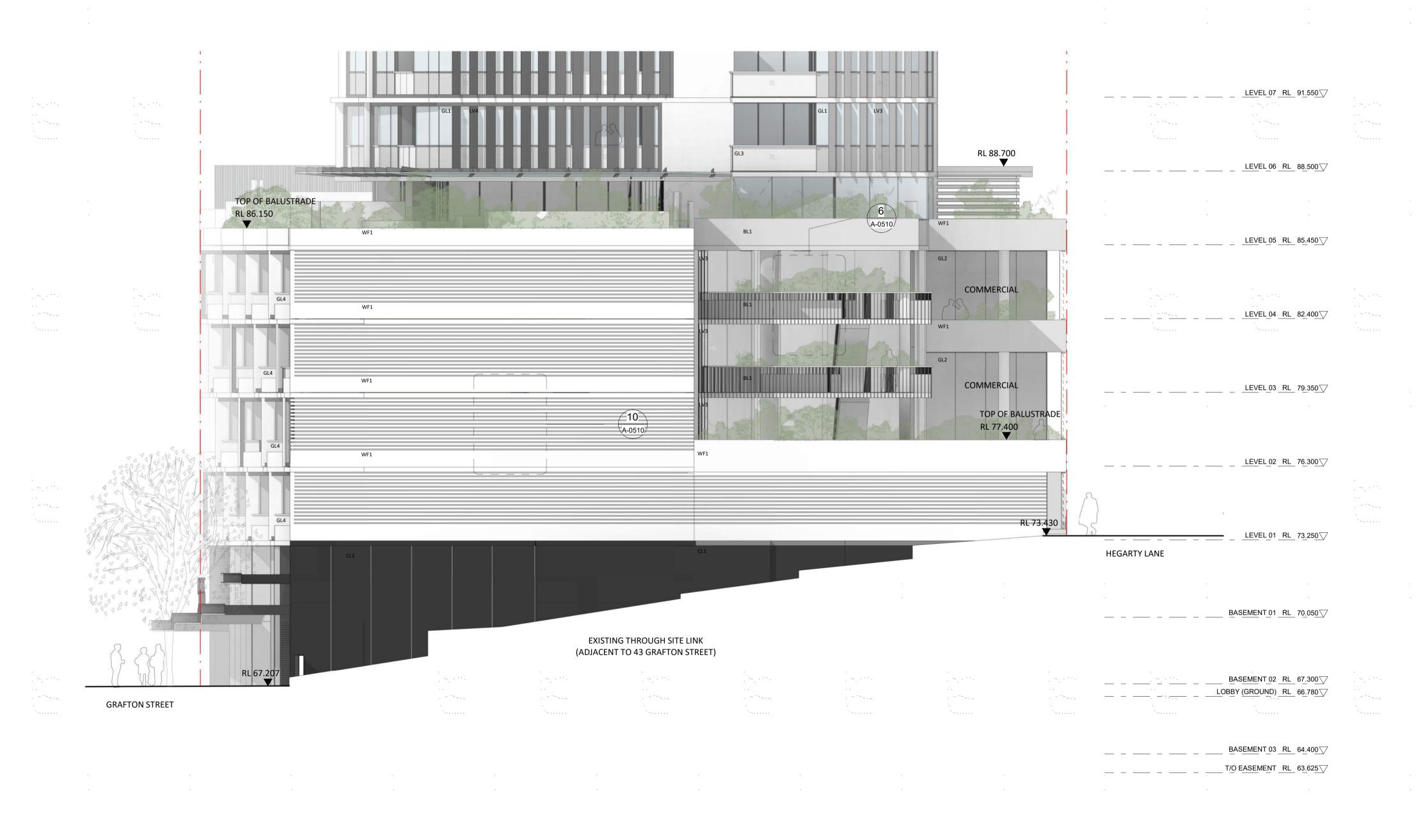
RESIDENTIAL BALUSTRADE GLAZING WITH FRIT

CONCRETE W/RELIEF PATTERN (WHITE) EXTERNAL BALUSTRADE (WHITE COLOUR)

RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



1 PODIUM WEST ELEVATION
1: 100 @ A1

					_											
Э.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	K
	ISSUED FOR CONSULTANTS	AC	TB	29/03/17												
	ISSUED FOR DA	AC	TB	24/04/18												
	INITIAL ISSUE TO COUNCIL	ANA	ТВ	02/11/18												
	WCC PREVIEW MEETING	ANA	ТВ	09/11/18												
	AMENDED DA	ANA	ТВ	08/04/19												
	DEFERRAL RESPONSE	FC	ТВ	24/09/19												
											_					
	and the second s					and the second s									and the	
											• •				• •	
															CLOUD LECEND	- 1

COONARA DEVELOPMEN	ITS P/L
LEVEL 4, 55 GRAFTON ST BONDI JUNCTION NSW 2022	TREET
	. 50

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

PROJECT		DATE	24/09/19	DRAWN F	-C
47-55 GRAFTON ST		SCALE	1:100@A1, 1:200@A3	CHECKED 7	ГВ
BONDI JUNCTION, NSW 2022		PROJ NO.	17393	APPROVED	
STATUS		DWG NO.		REVISION	
DEVELOPMENT APPLICATION			A-0208		=
PODIUM WEST ELEVATION	enter de la companya	VERIFY ALI	DIMENSIONS ON SITE BEFORE COMMEN	NCING WORK.	
Market Co.	******	CODVING	AD THE DEDDONINGTION OF THIS DONAIN	IC IS STRICTLY	

EXTERNAL FINISHES LEGEND

PRECAST CONCRETE (WHITE)
CONCRETE W/RELIEF PATTERN (WHITE)
EXTERNAL BALUSTRADE (WHITE COLOUR)

EXTERNAL LOUVRES (WHITE)
EXTERNAL LOUVRES (DARK GREY)
PRIVACY LOUVRES (WHITE)
PRIVACY LOUVRES (DARK GREY)
CLADDING (DARK GREY)

RESIDENTIAL CLEAR GLAZING
RETAIL/ COMMERCIAL CLEAR GLAZING

RESIDENTIAL BALUSTRADE GLAZING

RESIDENTIAL COLOUR BACK GLAZING ALUMINUM WINDOW FRAME (WHITE) ALUMINUM WINDOW FRAME (DARK GREY)

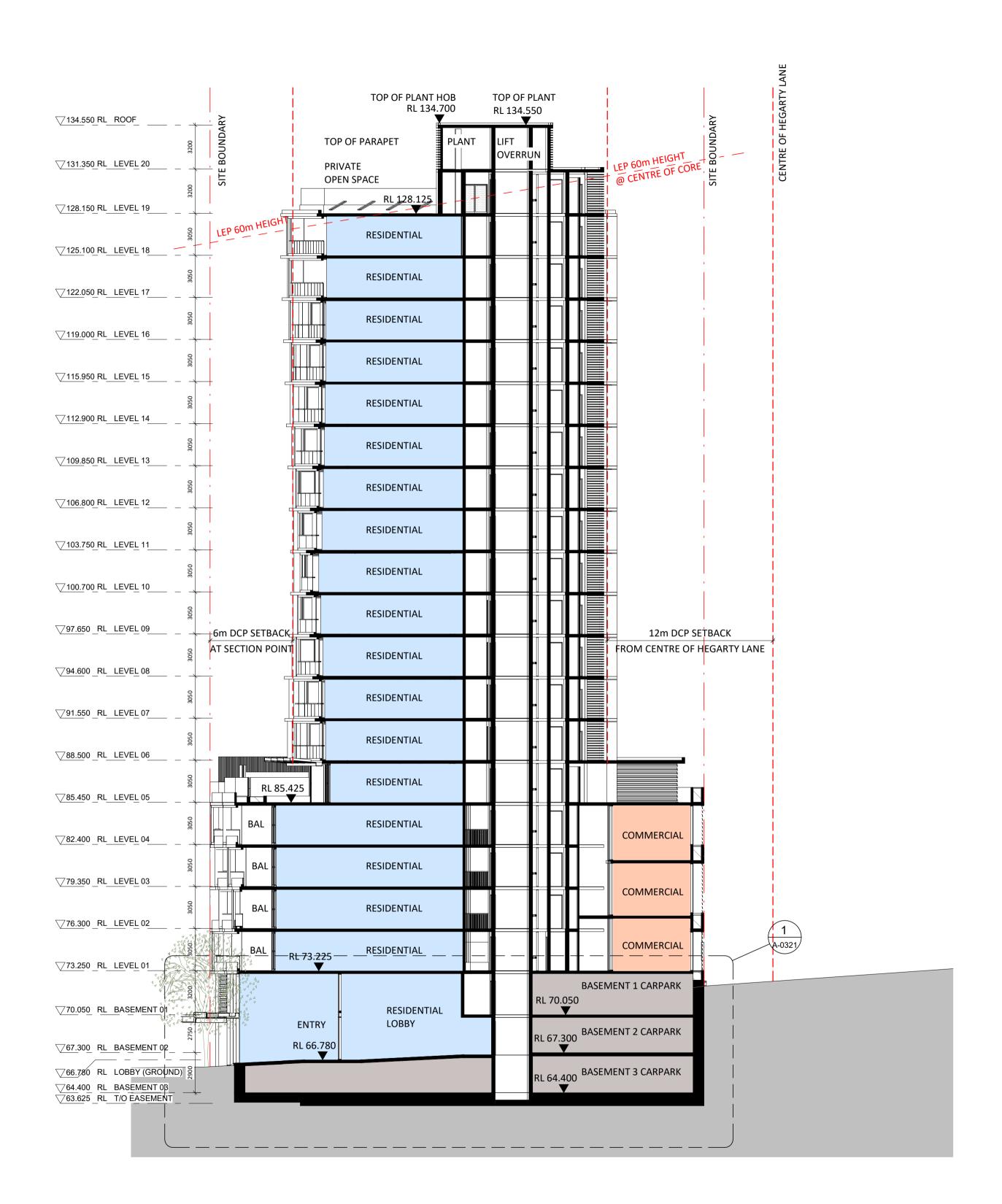
PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

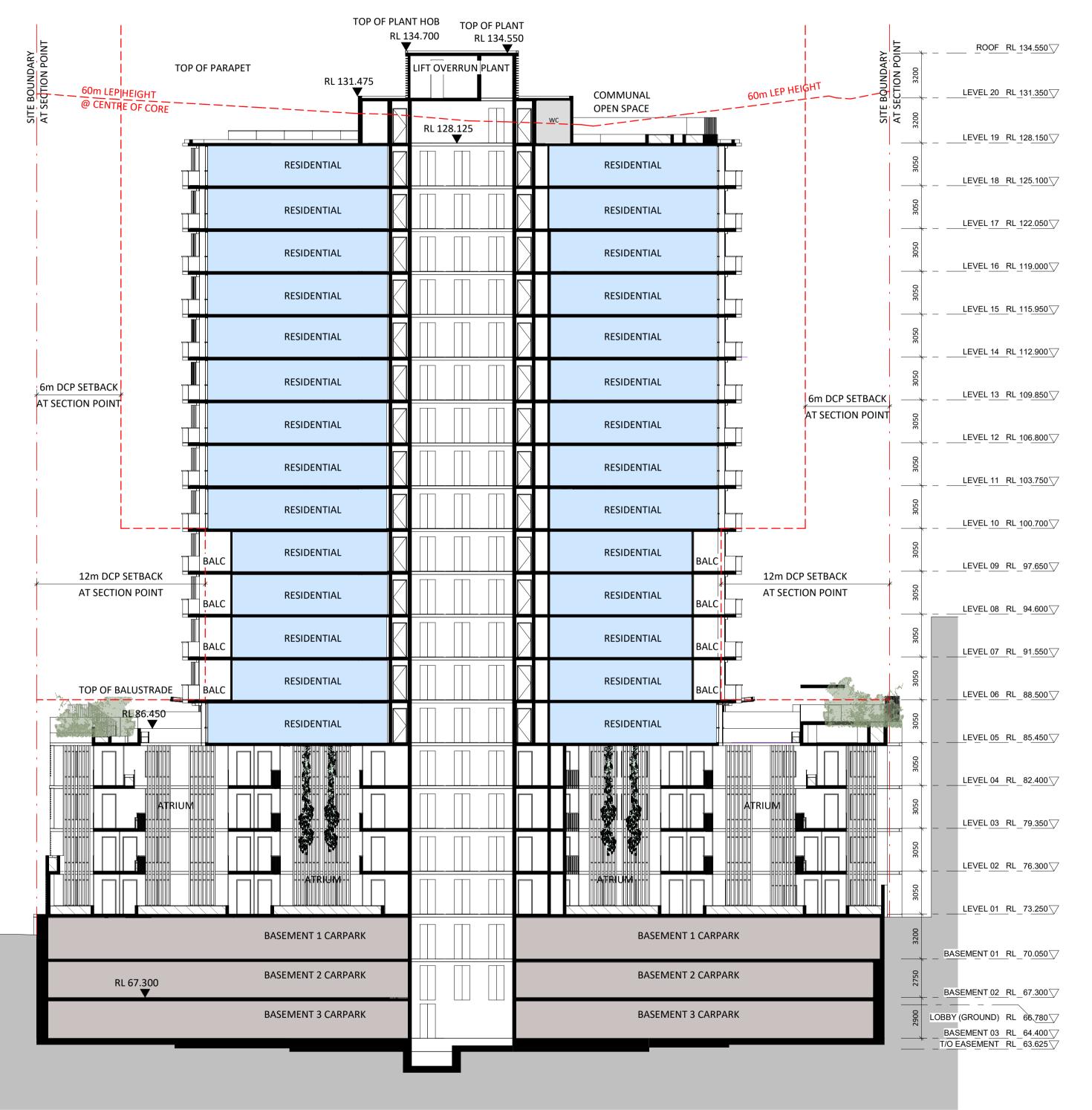
RESIDENTIAL BALUSTRADE GLAZING WITH FRIT

RECEIVED
Waverley Council

Application No: DA-155/2018

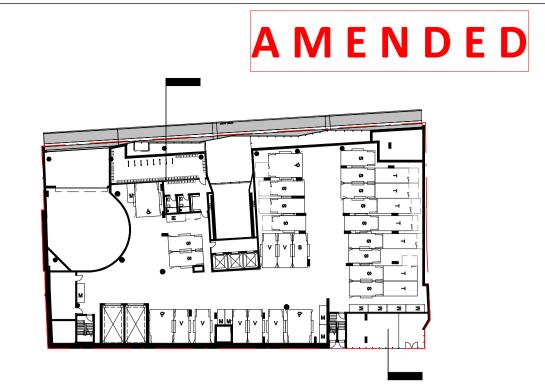
Date Received: 05/12/2019





1 NORTH / SOUTH SECTION 1:200 @ A1 2 EAST / WEST SECTION 1:200 @ A1

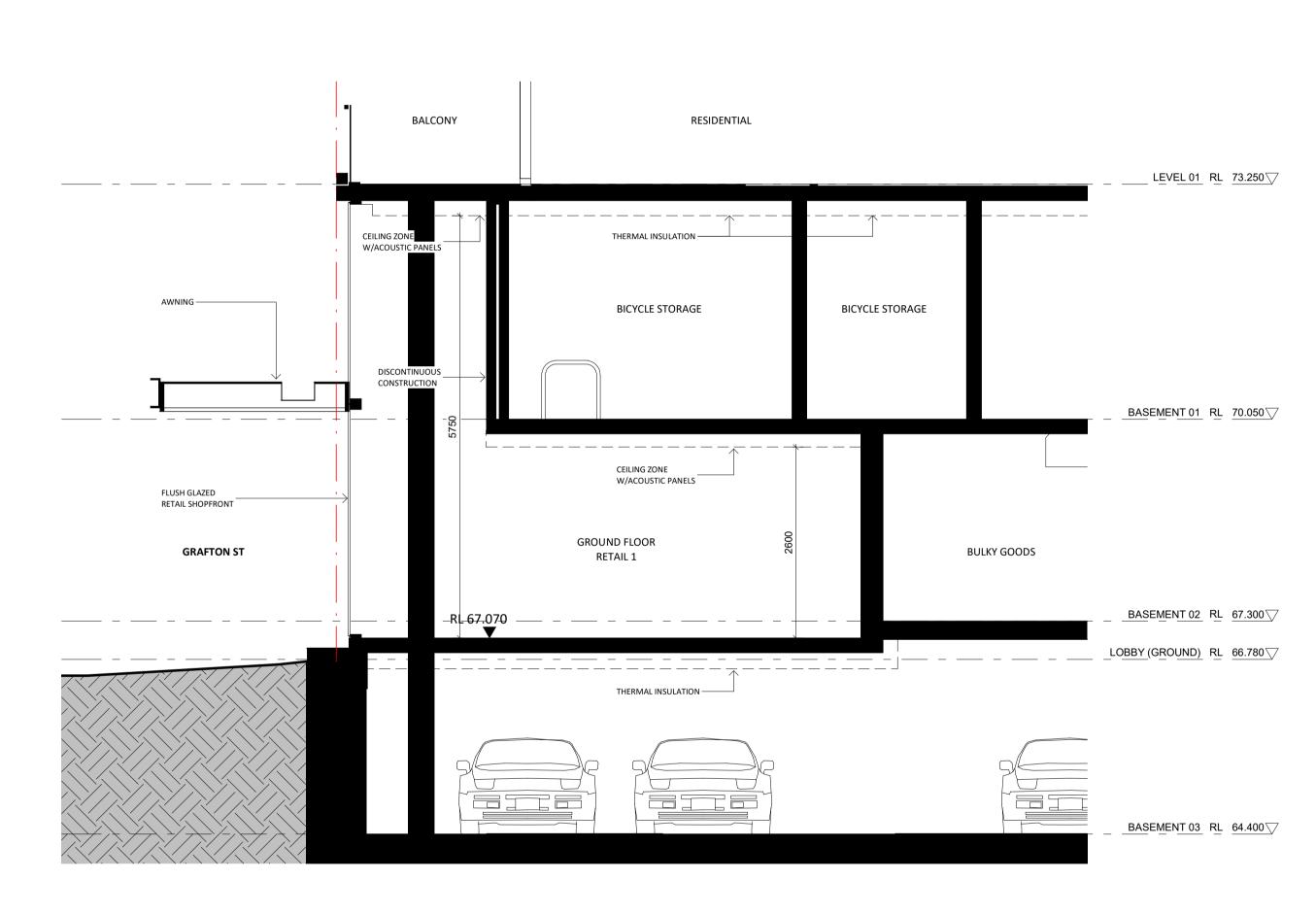
REVISION	BY CH	C DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 04/12/19	DRAWN KI
ISSUED FOR CONSULTANTS	AC TB	29/03/17							4 0- 4011 0-	04/12/19	IXL
ISSUED FOR DA INITIAL ISSUE TO COUNCIL WCC PREVIEW MEETING AMENDED DA DEFERRAL RESPONSE UPDATED DEFERRAL RESPONSE	AC TB	29/03/17 24/04/18					COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1.200@A1 1.400@	OA3 CHECKED TB
NITIAL ISSUE TO COUNCIL	ANA TB	02/11/18						61 Marlborough Street		1.200@A1, 1.400@/	AS ID
CC PREVIEW MEETING	ANA TB	09/11/18					LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	DONDLILINGTION NOW 2022	PROJ NO. 17303	APPROVED
IENDED DA	ANA TB	08/04/19						T 02 9698 8510	BONDI JUNCTION, NSW 2022	17393	7.1.1.0.125
FERRAL RESPONSE	FC TB	24/09/19					BONDI JUNCTION		CTATUC	DWC NO	REVISION
DATED DEFERRAL RESPONSE	KL TB	04/12/19					BONDI JUNCTION NSW 2022	ABN 63 131 365 896	31A103	DWG NO.	REVISION
								Nominated Architect:	DEVELOPMENT APPLICATION	A-0300	G
								Koichi Takada			
					CLOUD LEGEND			NSW Architects 6901	DWG TITLE	NOTES:	
					CLOOD LEGEND	0 10		VIC Architects 16179	SECTIONS	DO NOT SCALE FROM DRAWINGS.	
					12 × 1	0 10 m		VIC Architects 16179 QLD Architects 5590		VERIFY ALL DIMENSIONS ON SITE BEFORE	E COMMENCING WORK.
					REVISION , ON					COPYING OR THE REPRODUCTION OF THIS	IS DRAWING IS STRICTLY
					_ ``\~\~\ HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF T	THE CLIENT & KOICHI TAKADA ARCH



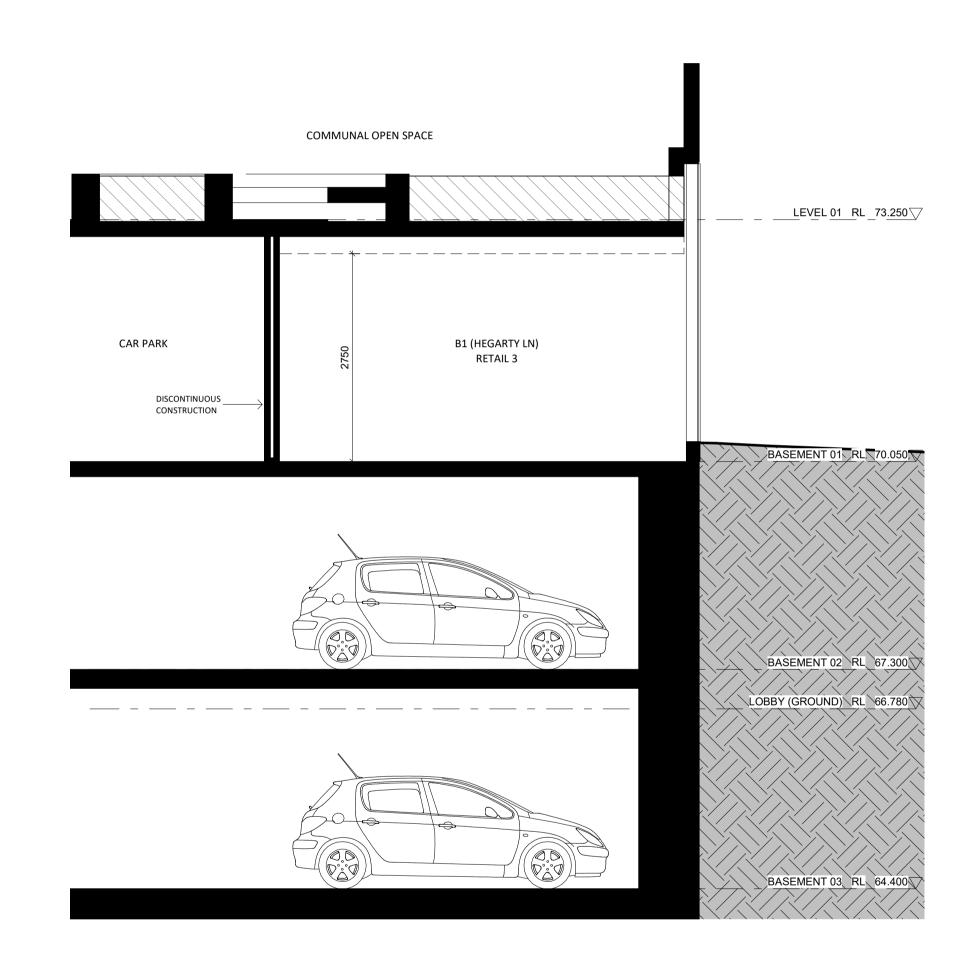
RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



1 RETAIL SECTION 01
1:50 @ A1



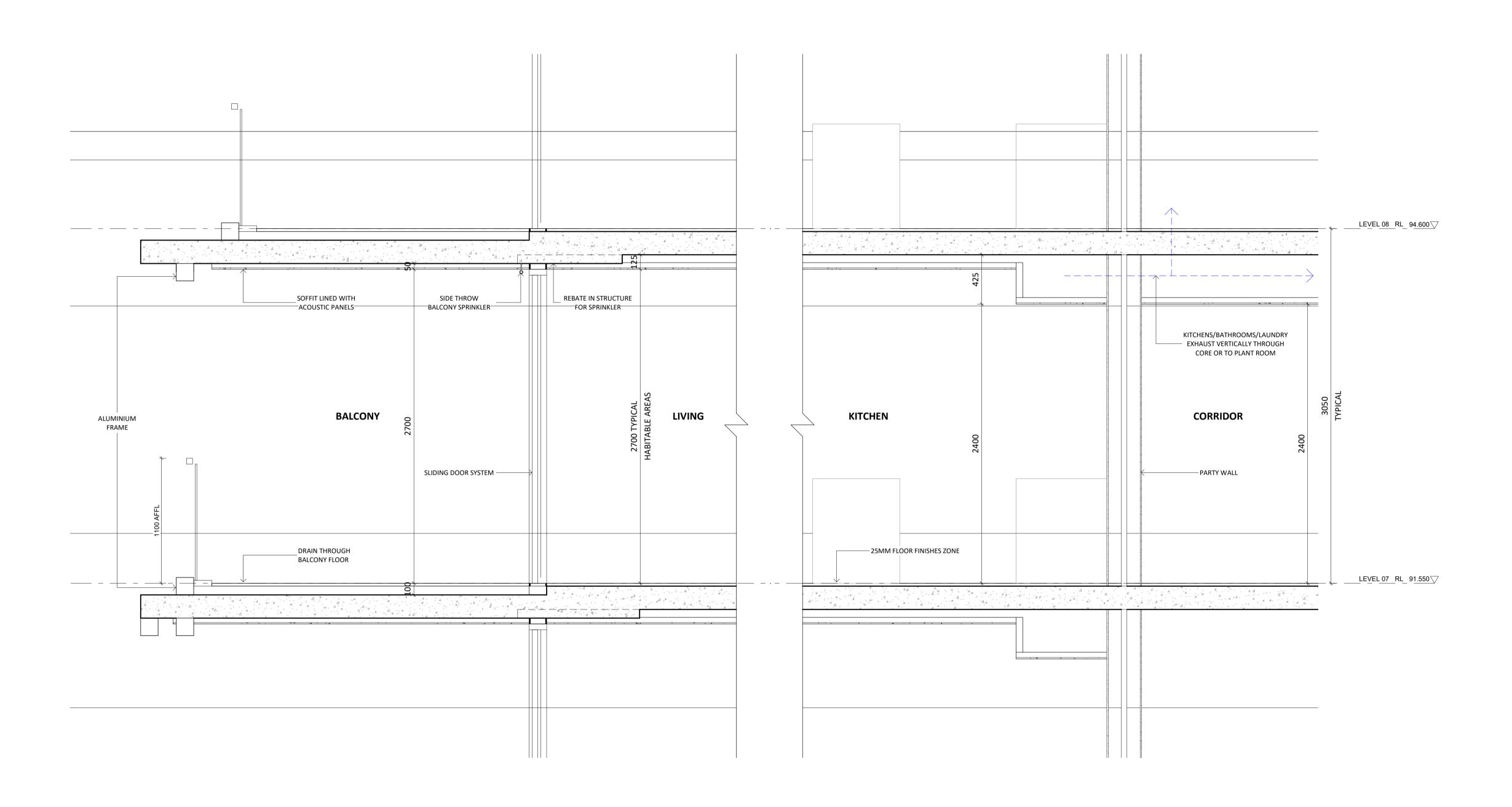
2 RETAIL SECTION 02 1:50 @ A1

NO.	REVISION	Y CHK	DATE NO. REVISION	BY	CHK DATE NO. REVISIO	В	CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	9	DRAWN FC
A	DEFERRAL RESPONSE	СТВ	24/09/19							COONARA DEVELOPMENTS P/L	Suite 41 & 42 Level 4	47-55 GRAFTON ST		.1, 1:100@A3	CHECKED TB
											Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510			A1, 1:100@A3	I B
										LEVEL 4, 55 GRAFTON STREET BONDLIUNCTION	1 02 3030 0010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393		APPROVED
										BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	STATUS DEVELOPMENT APPLICATION	DWG NO. A-031	10	REVISION
											Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-031	10	A
								CLOUD LEGEND	0.5		NCW Architecte 6001	RETAIL SECTIONS	NOTES: DO NOT SCALE FROM DRA	RAWINGS.	
								REVISION , ON	0 2.5 m		VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		VERIFY ALL DIMENSIONS	S ON SITE BEFORE COMME	NCING WORK.
								REVISION ON HOLD			www.koichitakada.com		PROHIBITED WITHOUT TH	THE CONSENT OF THE CLIEN	NG IS STRICTLY NT & KOICHI TAKADA ARCHITECTS.

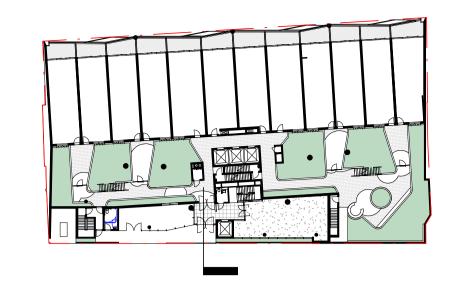
RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019

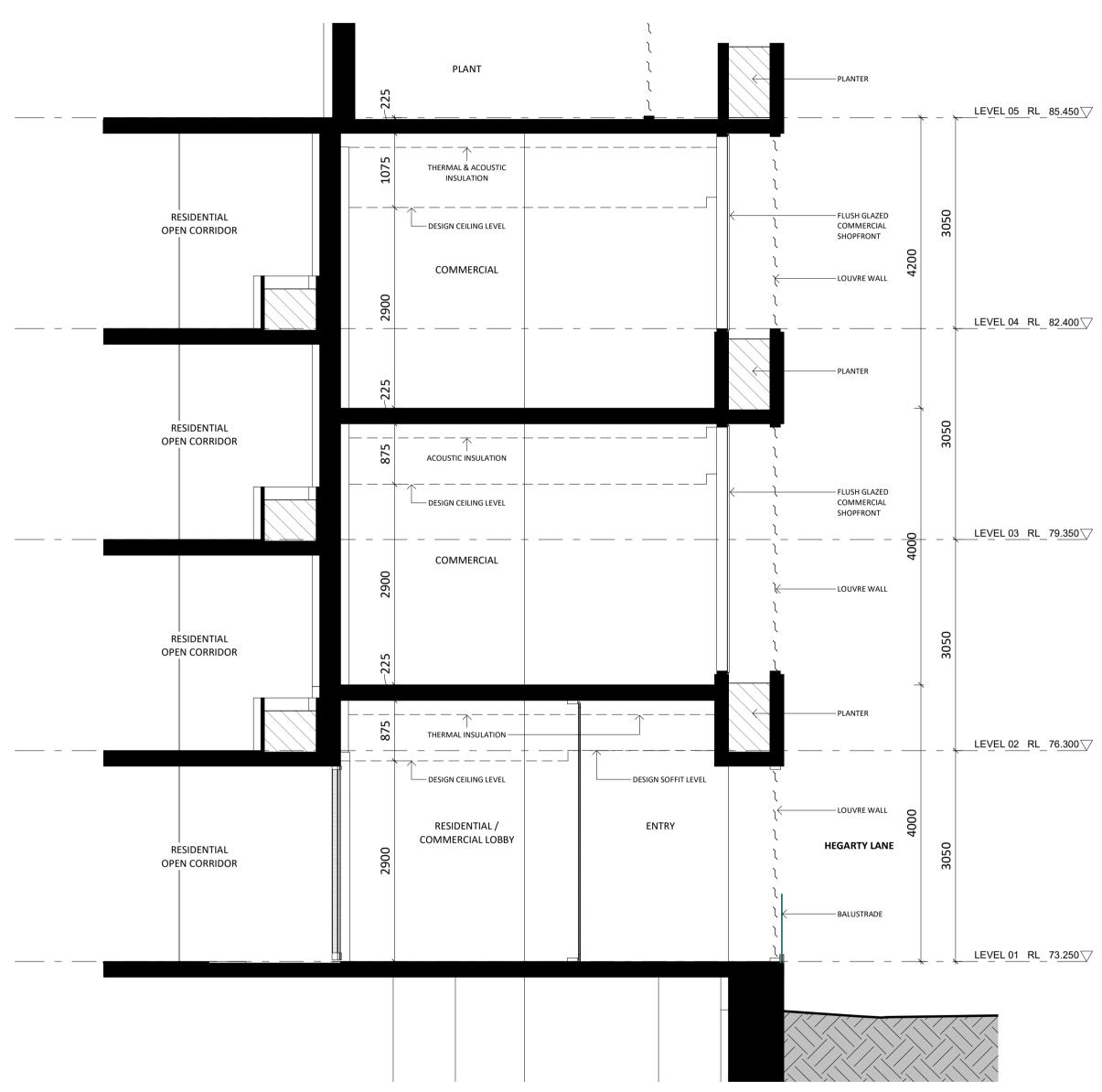


REVISION	BY CHK DATE	NO. REVISION	 BY CHK DATE	NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
EFERRAL RESPONSE	FC TB 24/09/19									47 55 OD 45TON OT	24/09/19	10
						_		COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	scale 1:50@A1, 1:100@A3	CHECKED TB
								LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
								BONDI JUNCTION NSW 2022	1 02 9090 00 10	STATUS	DWG NO.	REVISION
								1404V 2022	Nominated Architect:	DEVELOPMENT APPLICATION	A-0311	Α
										DWG TITLE	NOTES:	
						CLOUD LEGEND	0.5		NSW Architects 6901	TYPICAL TOWER FLOOR TO FLOOR	DO NOT SCALE FROM DRAWINGS.	
						10 TV TV	0 2.5 m		VIC Architects 16179	THIOME TOWERT EGOR TO LEGGR	VERIFY ALL DIMENSIONS ON SITE BEFORE COM	MENCING WORK.
						REVISION ON HOLD			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF THIS DRAI PROHIBITED WITHOUT THE CONSENT OF THE CL	WING IS STRICTLY
									www.kolchitakada.com		PROHIBITED WITHOUT THE CONSENT OF THE CL	JENT & KOICHI TAKADA



RECEIVED **Waverley Council**

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



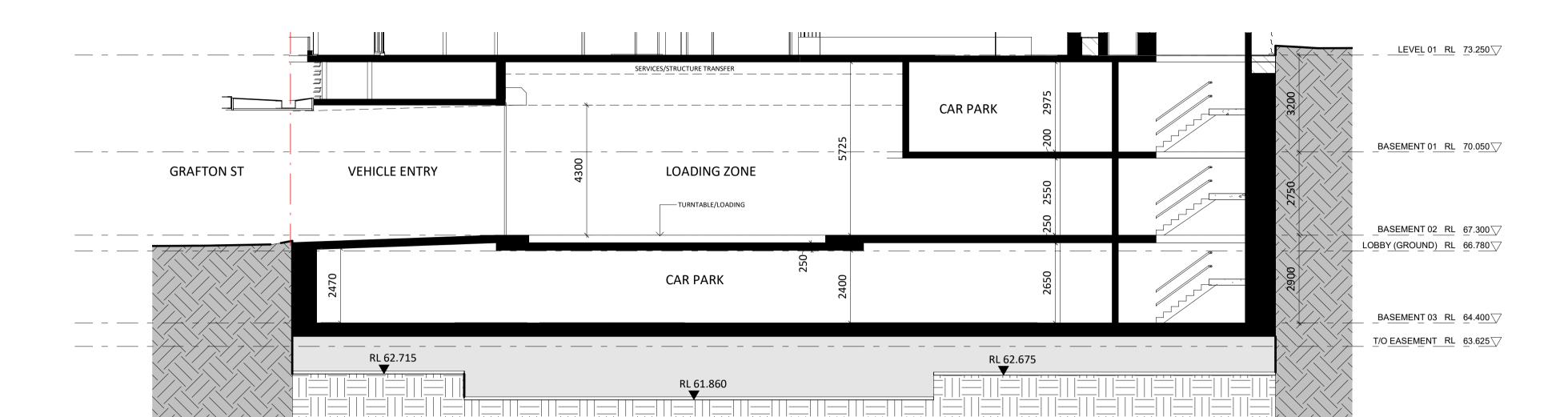
COMMERCIAL N/S SECTION
1:50 @ A1

NO. REVISION A DEFERRAL RESPONSE	BY CHK DATE NO. REVISION FC TB 24/09/19	BY CHK DATE	NO. REVISION	BY CHK DATE	LEGEND KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19 DRAWN FC
A DELENGENESI SINCE	10 15 240010					COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1:100@A1, 1:200@A3 CHECKED TB
						LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
						BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect:	DEVELOPMENT APPLICATION	DWG NO. REVISION A
					CLOUD LEGEND 0 5 m		NCW Architecta 6001	DWG TITLE COMMERCIAL SECTIONS	NOTES: DO NOT SCALE FROM DRAWINGS.
					REVISION ON HOLD		VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		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.

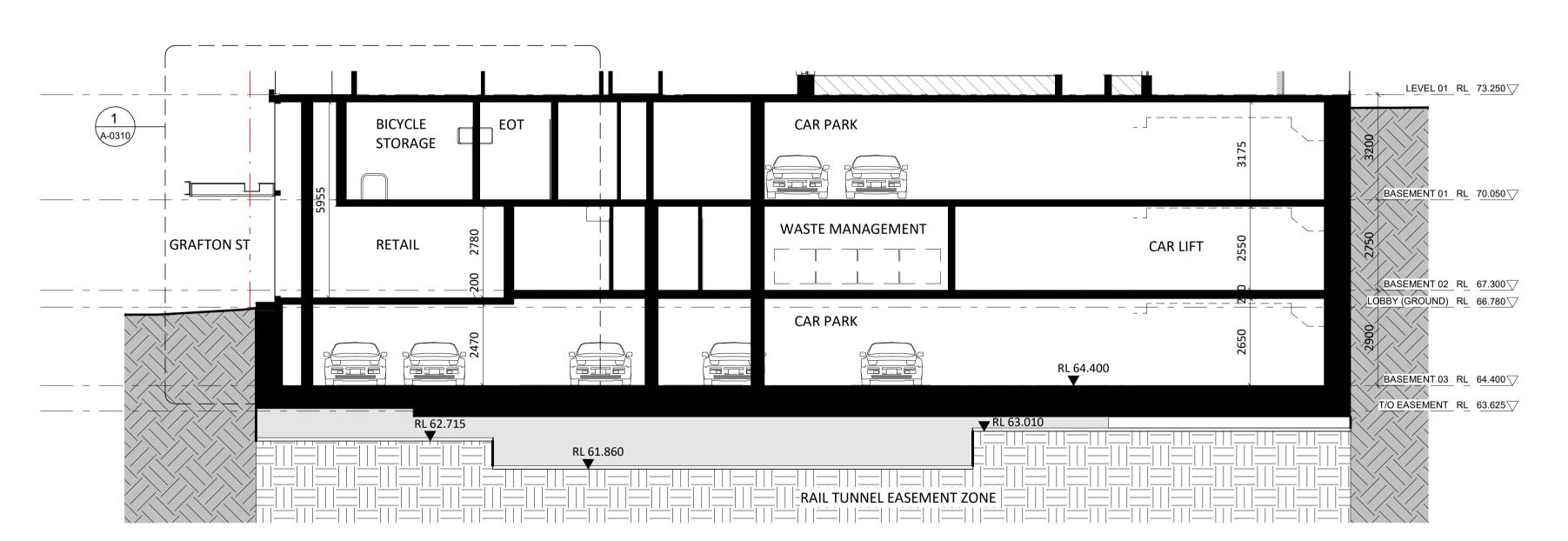
RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



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



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

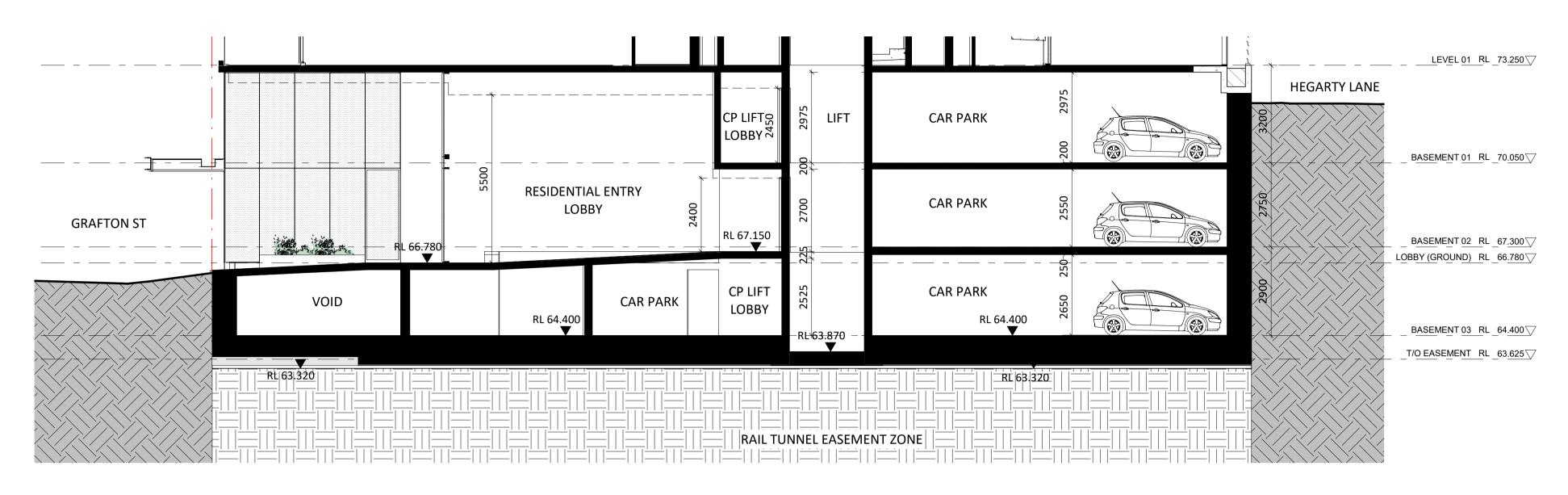
DATE 24/09/19 DRAWN FC SCALE 1:100@A1, 1:200@A3 CHECKED TB
1:100@A1, 1:200@A3 CHECKED TB
1.100@A1, 1.200@A3
PROJ NO. 17393 APPROVED
17335
DWG NO. REVISION
A-0320 A
71-0020
NOTES:
DO NOT SCALE FROM DRAWINGS.
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY
PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.



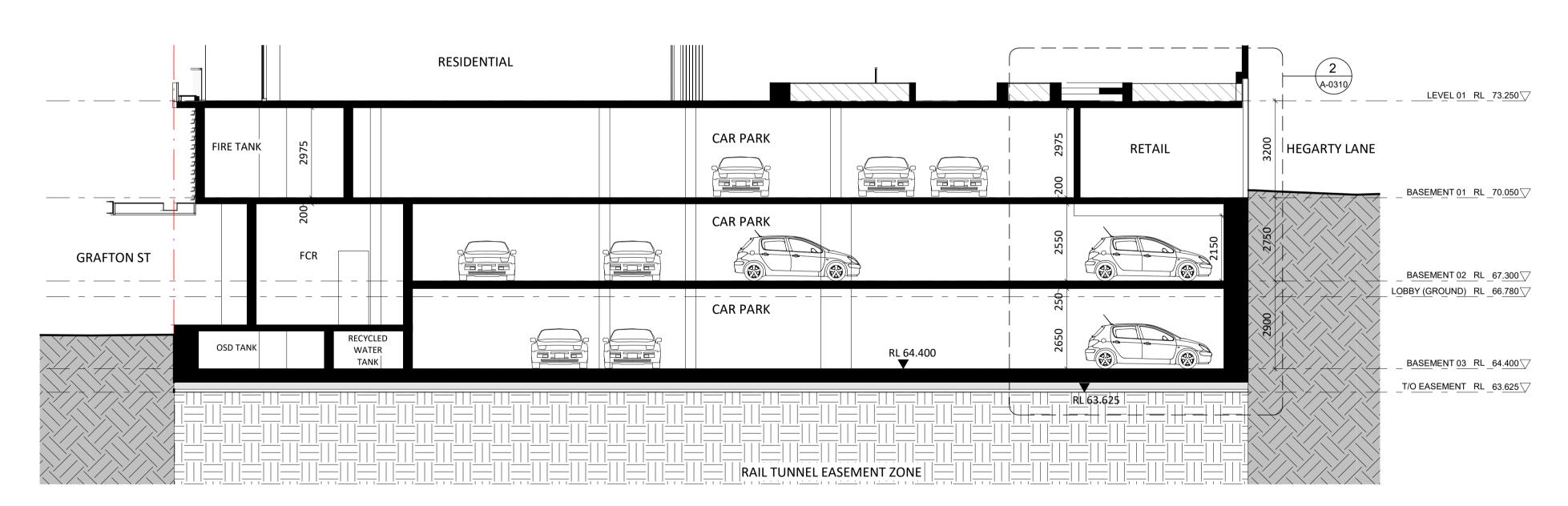
RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



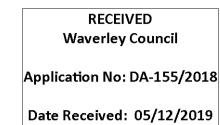
1 BASEMENT N/S SECTION 04 1:100@A1

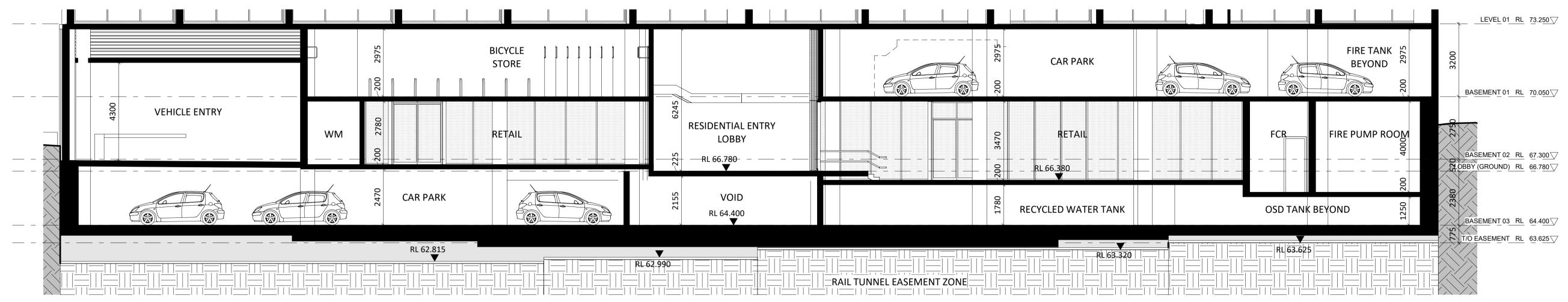


2 BASEMENT N/S SECTION 03 1:100@A1

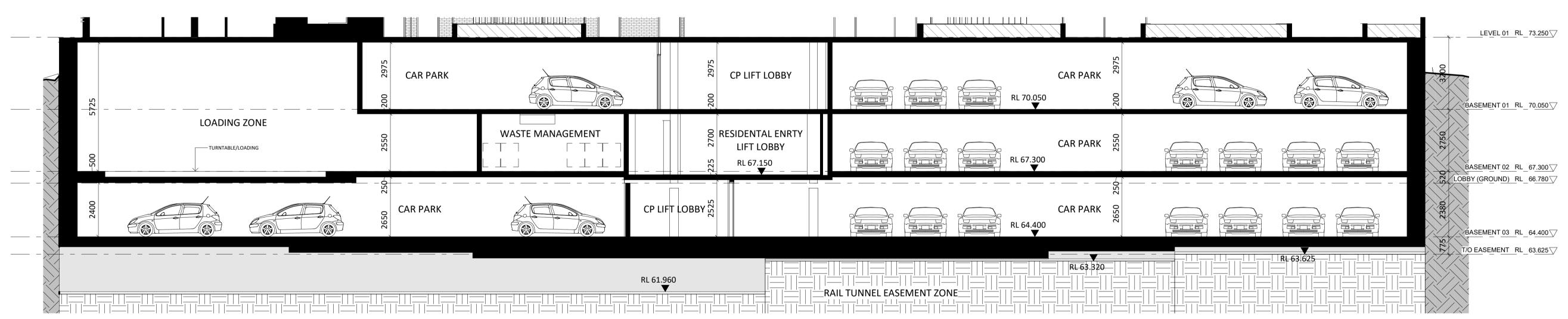
NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19 DRAWN FC
A DEFERRAL RESPONSE	FC TB 24/09/19							47 CC ODACTON OT	21/00/10
						COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	47-55 GRAFTON ST	SCALE 1:100@A1. 1:200@A3 CHECKED TB
						LEVEL 4 SE OBASTON OTREST	61 Marlborough Street		
						LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393
						BONDI JUNCTION NSW 2022	1 02 9090 0010	CTATUC	
						NSW 2022	ABN 63 131 365 896	STATUS	DWG NO. REVISION
							Nominated Architect:	DEVELOPMENT APPLICATION	A-0321 A
							ABN 63 131 365 896 Nominated Architect: Koichi Takada		
				CLOUD LEGEND			NCM Architecte 6001	DWG TITLE	NOTES:
				52505 2252.15	0 5 m		VIC Architects 16179	BASEMENT SECTIONS 02	DO NOT SCALE FROM DRAWINGS.
				REVISION	3111		VIC Architects 16179 QLD Architects 5590		VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
				REVISION / ON HOLD			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY
1							www.kolcintakada.com		PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITEC







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



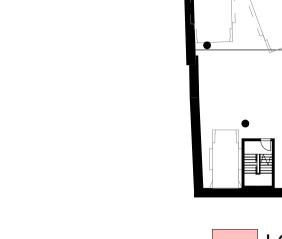
2 BASEMENT E/W SECTION 02 1:100@A1

O. REVISION DEFERRAL RESPONSE	BY CHK DATE FC TB 24/09/19	NO. REVISION	BY CHK DATE	NO. REVISION	BY CHK DATE LEG	GEND	KEYPLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
DEFERIVAL REGIONOL	10 16 2403/13							COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE 1:100@A1, 1:200@	@A3 CHECKED TB
								LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
								BONDI JUNCTION NSW 2022	ABN 63 131 365 896	STATUS DEVELOPMENT APPLICATION	DWG NO. A-0322	REVISION A
					CL	OUD LEGEND ON REVISION	0 5 m		Koichi Takada NSW Architects 6901 VIC Architects 16179 QLD Architects 5590	DWG TITLE BASEMENT SECTIONS 03	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFOR	RE COMMENCING WORK.
						REVISION , ON HOLD			www.koichitakada.com	2	COPYING OR THE REPRODUCTION OF THE PROHIBITED WITHOUT THE CONSENT OF	HIS DRAWING IS STRICTLY F THE CLIENT & KOICHI TAKADA

Application No: DA-155/2018

Date Received: 05/12/2019





LOBBY (GROUND)

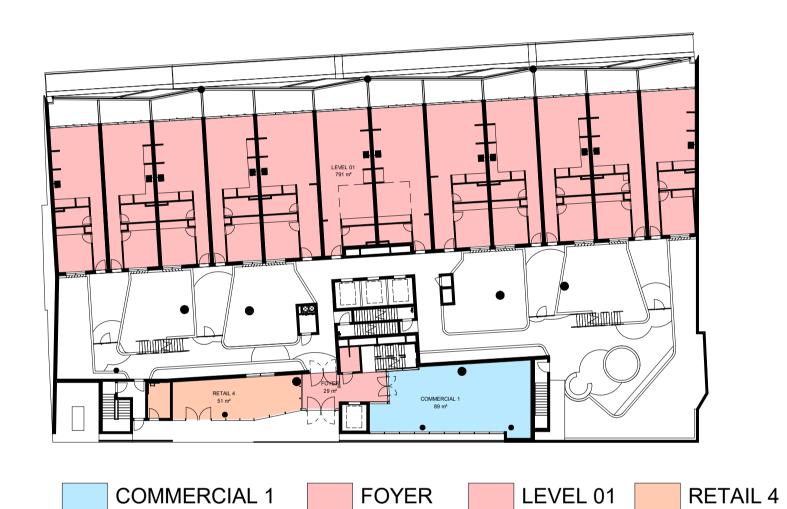


MAILROOM RETAIL 1

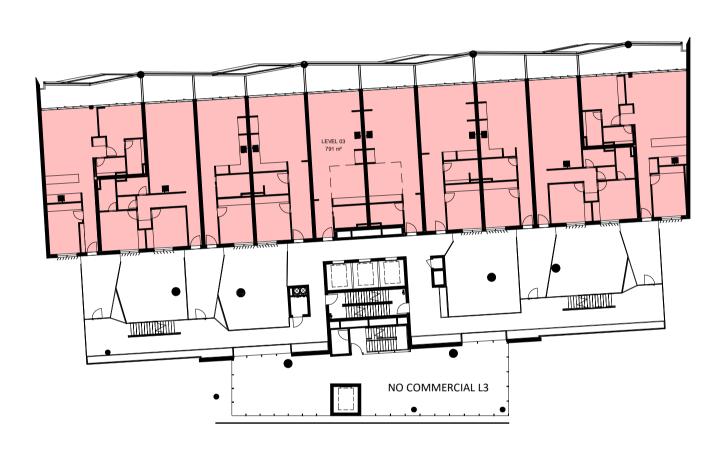
BASEMENT 01

FOYER RETAIL 3

BASEMENT 03







LEVEL 03

LEVEL 03

LEVEL 01

GFA SUMMA	RY _ LEVEL
Level	Area
BASEMENT 01	81 m²
BASEMENT 03	17 m²
LEVEL 01	960 m²
LEVEL 02	932 m²
LEVEL 03	791 m²
LEVEL 04	022 m²
LEVEL 05	638 m²
LEVEL 06	603 m²
LEVEL 07	604 m²
LEVEL 08	604 m²
LEVEL 09	608 m²
LEVEL 10	600 m²
LEVEL 11	598 m²
LEVEL 12	599 m²
LEVEL 13	600 m²
LEVEL 14	599 m²
LEVEL 15	599 m²
LEVEL 16	599 m²
LEVEL 17	573 m ²
LEVEL 18	569 m²
LEVEL 19	34 m²
LOBBY (GROUND)	277 m²
TOTAL	12420 m²

GFA SUMMAR	Y _ LEVEL
Level	Area
BASEMENT 01	81 m²
BASEMENT 03	17 m^2
LEVEL 01	960 m²
LEVEL 02	932 m²
LEVEL 03	791 m²
LEVEL 04	933 m²
LEVEL 05	638 m²
LEVEL 06	603 m²
LEVEL 07	604 m²
LEVEL 08	604 m²
LEVEL 09	608 m²
LEVEL 10	600 m²
LEVEL 11	598 m²
LEVEL 12	599 m²
LEVEL 13	600 m²
LEVEL 14	599 m²
LEVEL 15	599 m²
LEVEL 16	599 m²
LEVEL 17	573 m²
LEVEL 18	569 m²
LEVEL 19	34 m²
LOBBY (GROUND)	277 m²

. 03	/91 III-		
. 04	933 m²		
. 05	638 m²		
.06	603 m²		
. 07	604 m²		
.08	604 m²		
. 09	608 m²		
. 10	600 m²		
11	598 m²		
. 12	599 m²		
. 13	600 m²		
. 14	599 m²		
. 15	599 m²	CEA CUBARA	NDV LICE
16	599 m²	GFA SUMMA	ARY _ USE
. 17	573 m²	Туре	Area
. 18	569 m²	COMMERCIAL	373 m²
19	34 m²	RESIDENTIAL	11733 m²
Y (GROUND)	277 m²	RETAIL	314 m²

TOTAL

LEVEL 02

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

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

RETAIL 2

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

	RESIDENTIAL GFA
	RETAIL GFA
	COMMERCIAL GFA

GFA SUMMARY

GFA LEGEND

SITE AREA = 2070 m^2

MAX GFA 12,420 m²

TOTAL RESIDENTIAL GFA = 11733m²

TOTAL RETAIL GFA: 314m²

TOTAL COMMERCIAL GFA: 373m²

TOTAL GFA: 12,420m²

FSR = 6 : 1

REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN EC
ISSUED FOR CONSULTANTS	AC TB 29/03/17								24/09/19	10
ISSUED FOR CONSULTANTS ISSUED FOR DA INITIAL ISSUE TO COUNCIL AMENDED DA DEFERRAL RESPONSE	AC TB 24/04/18					COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TD
INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18						61 Marlborough Street			ID
AMENDED DA	ANA TB 08/04/19					LEVEL 4, 55 GRAFTON STREET	Surry Hills. NSW 2010	DONDL ILINOTION, NOW, 0000	PROLNO 47000	APPROVED
DEFERRAL RESPONSE	FC TB 24/09/19							BONDI JUNCTION, NSW 2022	PROJ NO. 17393	ATTROVED
						BONDI JUNCTION NSW 2022	1 02 9698 8510	CTATUC	DINCNO	REVISION
						NSW 2022	ABN 63 131 365 896	214102	DWG NO.	REVISION
							ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0400	E
							Koichi Takada			
				CLOUD LECEND			NSW Architects 6901	DWG TITLE	NOTES:	
				CLOUD LEGEND				GROSS FLOOR AREA FSR DIAGRAMS 01	DO NOT SCALE FROM DRAWINGS.	
								GROOD I LOOK AIRLAT OR DIAGRAMO OT	VERIFY ALL DIMENSIONS ON SITE BEFO	RE COMMENCING WORK.
				REVISION ON HOLD			QLD Architects 5590		COPYING OR THE REPRODUCTION OF T	THIS DRAWING IS STRICTLY
				V-V-V HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF	E THE CLIENT & KOICHI TAKADA ARC

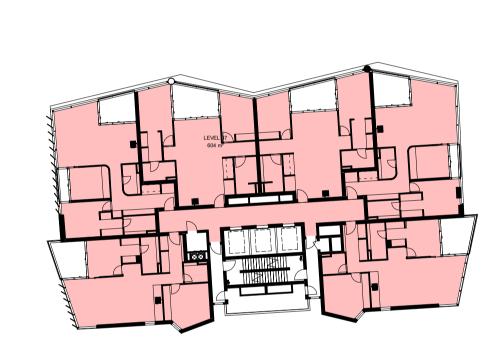
12420 m²

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

LEVEL 06

LEVEL 06





COMMERCIAL 3 LEVEL 04

LEVEL 07

LEVEL 04

LEVEL 07

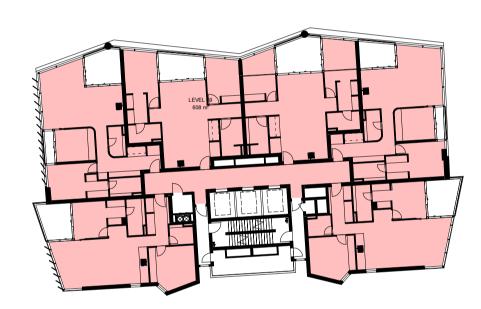


LEVEL 08

LEVEL 05

LEVEL 05

LEVEL 08



LEVEL 09

LEVEL 09







COMMERCIAL GFA	
----------------	--

O. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
ISSUED FOR CONSULTANTS	AC TB 29/03/17				OCOMADA DEVELODMENTO DA		AZ EE ODAETONI OT		
INITIAL ISSUE TO COLINO	AC TB 24/04/18				COONARA DEVELOPMENTS P/	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
ISSUED FOR CONSULTANTS ISSUED FOR DA INITIAL ISSUE TO COUNCIL AMENDED DA DEFERRAL RESPONSE	ANA TB 02/11/18 ANA TB 08/04/19				1 5) (5) 4 55 0D 1 5 7 0 1 0 T D 5 5 7	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010			
DEFERRAL RESPONSE	FC TB 24/09/19				LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
SEI EINVERLESI SINSE	10 15 2100/10				BONDI JUNCTION	1 02 9090 0010	<u>'</u>		
					BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	STATUS	DWG NO.	REVISION
					11011 2022	Nominated Architect:	DEVELOPMENT APPLICATION	A-0401	E
						Koichi Takada			
			CLOUDLEGEND			NSW Architects 6001	DWG TITLE	NOTES:	
			CEOOD EEGEND			VIC Architects 16179	GROSS FLOOR AREA FSR DIAGRAMS 02	DO NOT SCALE FROM DRAWINGS.	
			REVISION) ON				VERIFY ALL DIMENSIONS ON SITE BEFO	ORE COMMENCING WORK.
			REVISION 2	HOLD		QLD Architects 5590		COPYING OR THE REPRODUCTION OF	THIS DRAWING IS STRICTLY
				11025		www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT O	OF THE CLIENT & KOICHI TAKADA A

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



LEVEL 10

LEVEL 10



LEVEL 11

LEVEL 11



LEVEL 12

LEVEL 12



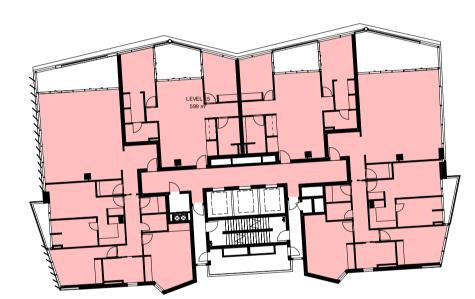
LEVEL 13

LEVEL 13



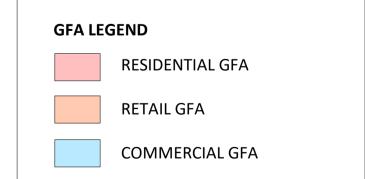
LEVEL 14

LEVEL 14



LEVEL 15

LEVEL 15



). REVISION	BY CHK DAT	NO NO	. REVISION	BY CHK DATE	NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
ISSUED FOR DA	AC TB 24/0	04/18							COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
ISSUED FOR CONSULTANTS ISSUED FOR DA INITIAL ISSUE TO COUNCIL AMENDED DA DEFERRAL RESPONSE	ANA TB 02/1 ANA TB 08/0	11/18 04/19							LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
DEFERRAL RESPONSE	FC TB 24/0	09/19							BONDI JUNCTION NSW 2022	1 02 9090 0310	STATUS	11,292	REVISION
									NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0402	E
										Koichi Takada	DWG TITLE	NOTES:	
							CLOUD LEGEND			NSW Architects 6901 VIC Architects 16179	GROSS FLOOR AREA FSR DIAGRAMS 03	DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE	E COMMENCINIC WORK
							REVISION ON HOLD			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF THE	IS DRAWING IS STRICTLY
										www.kolcnitakada.com		PROHIBITED WITHOUT THE CONSENT OF 1	THE CLIENT & KOICHI TAKADA AF

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



LEVEL 16



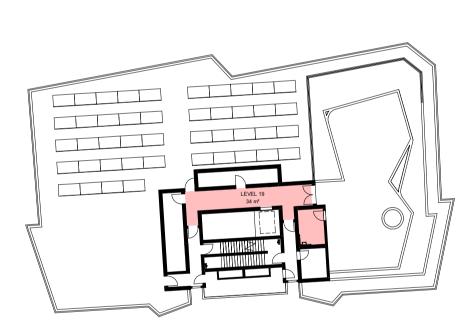
LEVEL 17

LEVEL 17

LEVEL 18

LEVEL 18

LEVEL 16

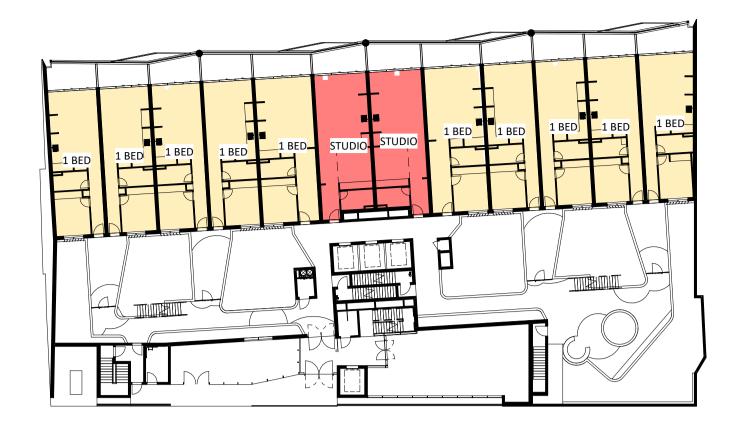


LEVEL 19

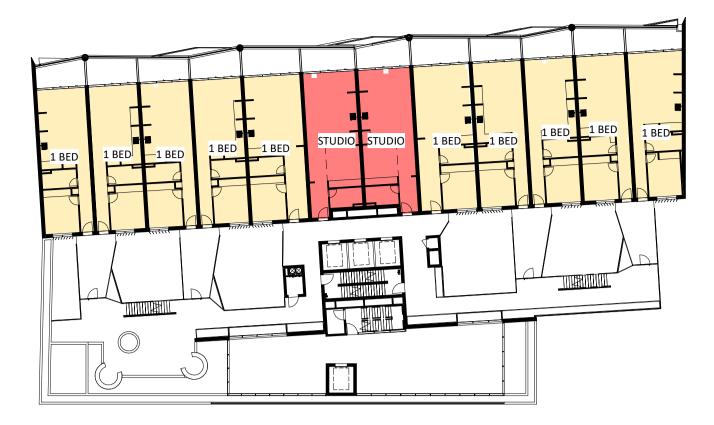
LEVEL 19



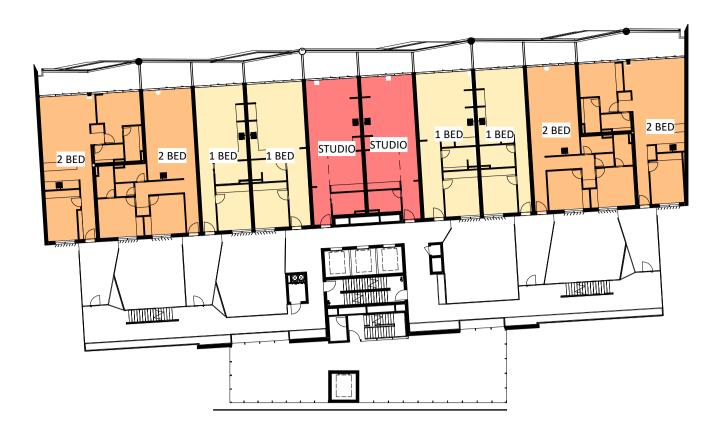
NO. REVISION	BY	CHK DAT	TE NO. REVISION	BY CH	HK DATE NO	REVISION	BY CH	IK DATE	LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
A ISSUED FOR CONSULTANTS	AC	TB 29/	03/17										4 OD 4-TON OT	oo	. •
B ISSUED FOR DA	AC	TB 24/	04/18								COONARA DEVELOPMENTS P/L	Suite 41 & 42. Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D AMENDED DA E DEFERRAL RESPONSE	ANA	TB 02/	/11/18									Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510			I D
D AMENDED DA	ANA	TB 08/	704/19 709/19								LEVEL 4, 55 GRAFTON STREET	Surry Hills NSW 2010	DONIDL HINGTION NOW COCC	PROLNO 47000	APPROVED
E DEFERRAL RESPONSE	FC	TB 24/	/09/19								BOND WINGTION	T 02 0609 9510	BONDI JUNCTION, NSW 2022	1/393	ATTROVED
											BONDI JUNCTION	1 02 3030 0310	CTATUC	BUICHO	DEVICION
											NSW 2022	ABN 63 131 365 896	STATUS	DWG NO.	REVISION
											11011 2022	Nominated Architect:	DEVELOPMENT APPLICATION	A-0403	F I
														710100	_
													DWG TITLE	NOTES:	
									CLOUD LEGEND			NSW Architects 6901	CDOCC ELOOD ADEA ECD DIACDAMO 04	DO NOT SCALE FROM DRAWINGS.	
									J-7√= C			VIC Architects 16179	GROSS FLOOR AREA FSR DIAGRAMS 04	VERIEVALL DIMENSIONS ON SITE REFOR	SE COMMENCING WORK
									REVISION ON			NSW Architects 6901 VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		VERIF I ALL DIWENSIONS ON SITE BEFORE	E CONNICING WORK.
									The Hold			www.keishitakada.com		COPYING OR THE REPRODUCTION OF TH	IS DRAWING IS STRICTLY
									1			www.kolcriitakada.com iiii aliii iiii aliii iiii aliii iiii aliii iiii aliii iiii aliii aliii aliii aliii aliii		PROHIBITED WITHOUT THE CONSENT OF	THE CLIENT & KOICHLTAKADA ARCHITECTS.







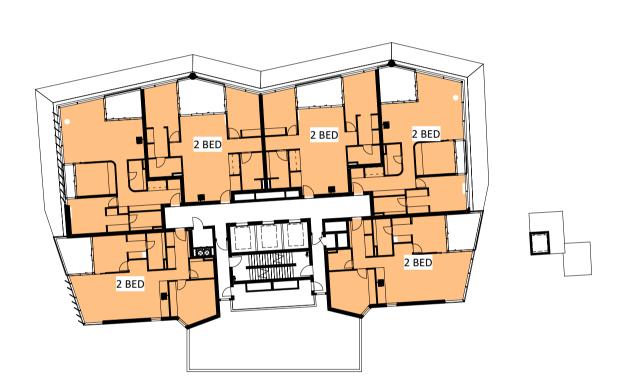
LEVEL 02



LEVEL 03 - 04



LEVEL 05



LEVEL 06 - 09



LEVEL 10 - 16

RECEIVED
Waverley Council
Application No: DA-155/2018

Date Received: 05/12/2019

APARTMENT MIX

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

REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
ISSUED FOR CONSULTANTS ISSUED FOR DA	AC TB 29/03/17 AC TB 24/04/18				COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
ISSUED FOR CONSULTANTS ISSUED FOR DA INITIAL ISSUE TO COUNCIL AMENDED DA DEFERRAL RESPONSE	ANA TB 02/11/18 ANA TB 08/04/19 FC TB 24/09/19				LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
					BONDI JUNCTION NSW 2022	T 02 9698 8510 ABN 63 131 365 896	STATUS	DWG NO.	REVISION
						ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0405	_
			CLOUD LEGEND			NSW Architects 6001	APARTMENT MIX DIAGRAM 01	NOTES: DO NOT SCALE FROM DRAWINGS.	
			REVISION	ON HOLD		VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF PROHIBITED WITHOUT THE CONSENT OF	THIS DRAWING IS STRICTLY







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

LEVEL 17 LEVEL 18 LEVEL 19

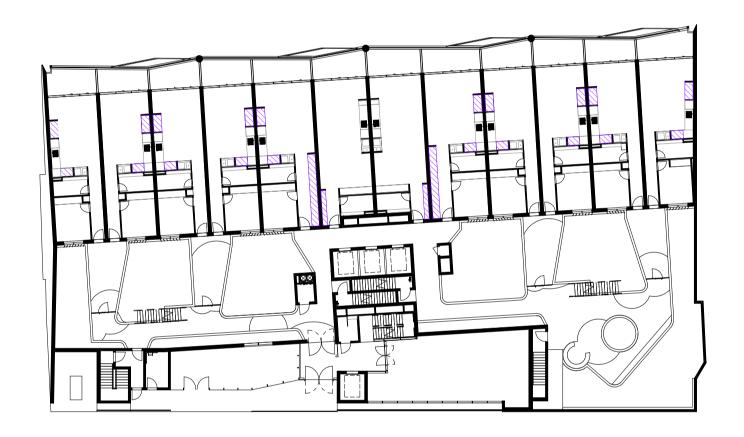
APARTMENT MIX

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

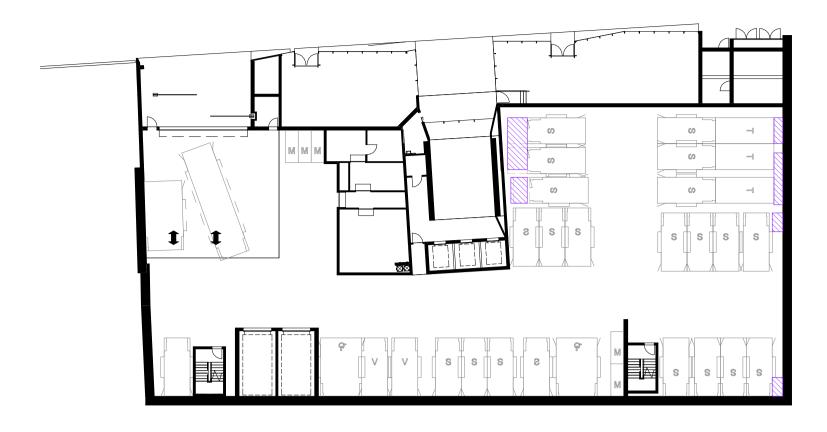
NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D AMENDED DA E DEFERRAL RESPONSE	AC TB 29/03/17 AC TB 24/04/18				COONARA DEVELOPMENTS P/L	Suite 41 & 42 Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
C INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18					61 Marlborough Street	17 00 010 11 1011 01	337.62	IB
D AMENDED DA E DEFERRAL RESPONSE	ANA TB 08/04/19 FC TB 24/09/19				LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
	10 15 2,400,10				BONDI JUNCTION	1 02 3030 03 10	CTATUC	DWC NO	REVISION
					BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0406	REVISION
						Nominated Architect: Koichi Takada	DEVELOPMENT AFFLICATION	A-0400	
			CLOUD LECEND			NSW Architecte 6001	DWG TITLE	NOTES:	
			CLOUD LEGEND			VIC Architects 16179	APARTMENT MIX DIAGRAM 02	DO NOT SCALE FROM DRAWINGS.	
			REVISION , ON			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		VERIFY ALL DIMENSIONS ON SITE BEFORE	RE COMMENCING WORK.
			REVISION 2 ON HOLD			www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF T	THE CLIENT & KOICHI TAKADA ARCHITECT



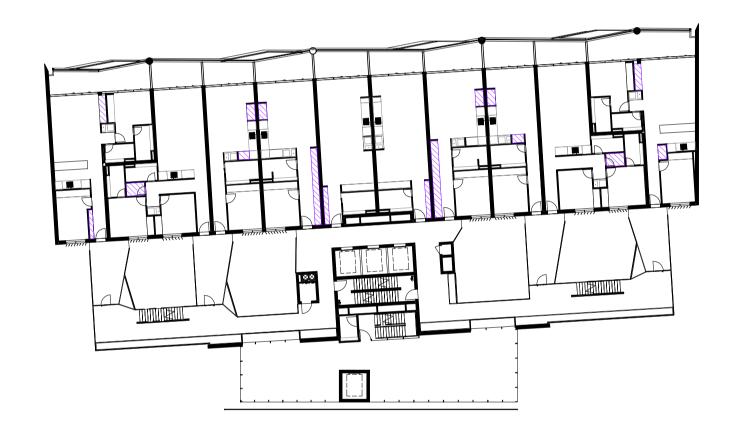
STORAGE - 135m³
BASEMENT 03



STORAGE L1&2 - 168m³ LEVELS 01-02



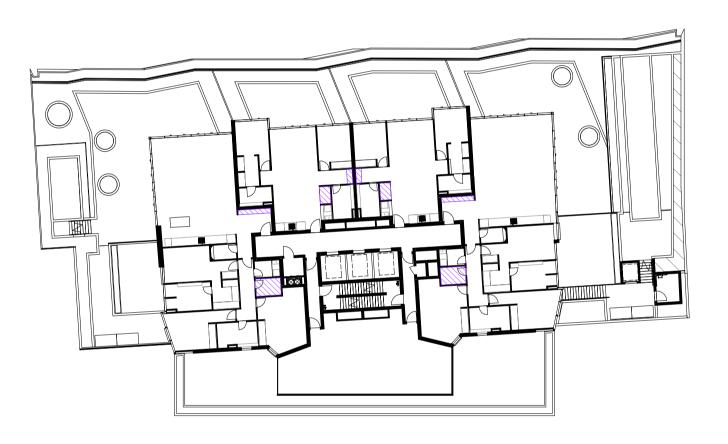
STORAGE - 44m³
BASEMENT 02



STORAGE L3&4 - 140m³ LEVELS 03-04



STORAGE - 92m³
BASEMENT 01



STORAGE - 36m³ LEVEL 05

STORAGE AREA REQUIREMENTS:

REQUIRED STORAGE AREA: 804m³

TOTAL STORAGE AREA BASEMENT: 271m³

TOTAL STORAGE AREA TOWER: 834m³

OVERALL TOTAL STORAGE AREA: 1105m³

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.

O. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D AMENDED DA E DEFERRAL RESPONSE	AC TB 29/03/17						47 FF ODAFTON OT	24/00/10	10
ISSUED FOR DA	AC TB 24/04/18				COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TR
C INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18					61 Marlborough Street			1.5
D AMENDED DA	ANA TB 08/04/19				LEVEL 4, 55 GRAFTON STREET	Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17202	APPROVED
DEFERRAL RESPONSE	FC TB 24/09/19					T 02 9698 8510	DOINDI JUNGTION, INSVV 2022	17393	
					BONDI JUNCTION NSW 2022		STATUS	DWG NO	REVISION
					NSW 2022	ABN 63 131 365 896	DEVELOPMENT APPLICATION	A 0.440	KEVISION
						Nominated Architect:	DEVELOPMENT APPLICATION	A-0410	
						Koichi Takada			
			CLOUDLEGEND			NSW Architects 6901	DWG TITLE	NOTES:	
			CEOOD LEGEND	0	5	140 A 147 4 40470	STORAGE DIAGRAMS 01	DO NOT SCALE FROM DRAWINGS.	
			, v T V T V T V T V T V T V T V T V T V T	,	5 m (\ \)		- 1 3 : 3 : 3 : 3 : 3 : 3 : 3 : 3 : 3 : 3	VERIFY ALL DIMENSIONS ON SITE BEFO	ORE COMMENCING WORK.
			REVISION	', ON		QLD Architects 5590		COPYING OR THE REPRODUCTION OF	THIS DRAWING IS STRICTLY
			V-V	HOLD		www.kojchitakada.com		PROHIBITED WITHOUT THE CONSENT O	DE THE CLIENT & KOICHLEAKADA



RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



STORAGE L6-9 - 155m³

LEVELS 06-09



STORAGE L10-16 - 259m³

LEVELS 10-16



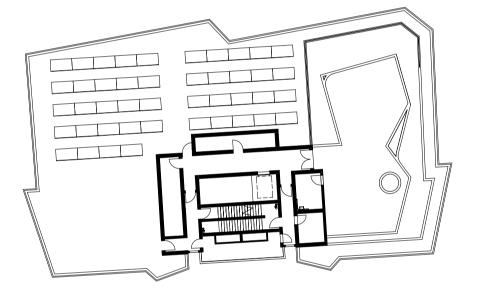
STORAGE - 36m³

LEVEL 17



STORAGE - 40m³

LEVEL 18



LEVEL 19

NOTE:

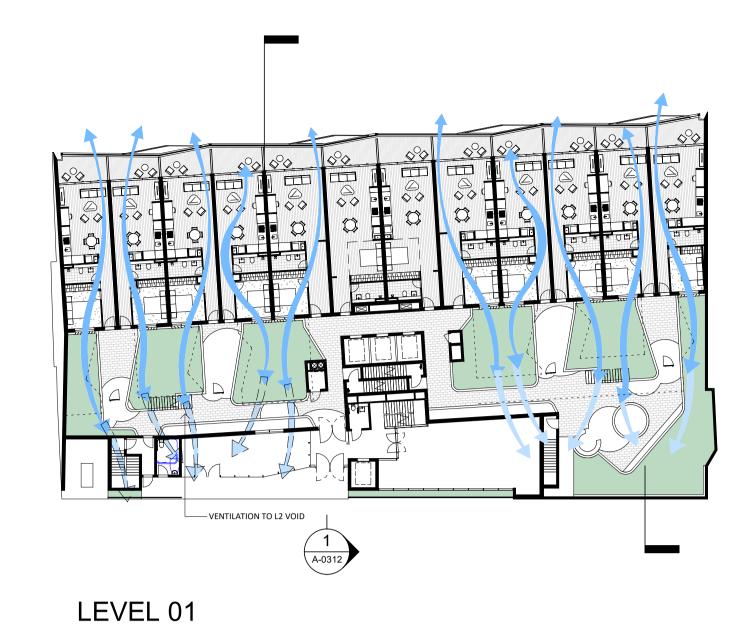
MINIMUM RATES OF RESIDENTIAL STORAGE ARE PROVIDED FOR ALL RESIDENTIAL APARTMENTS.

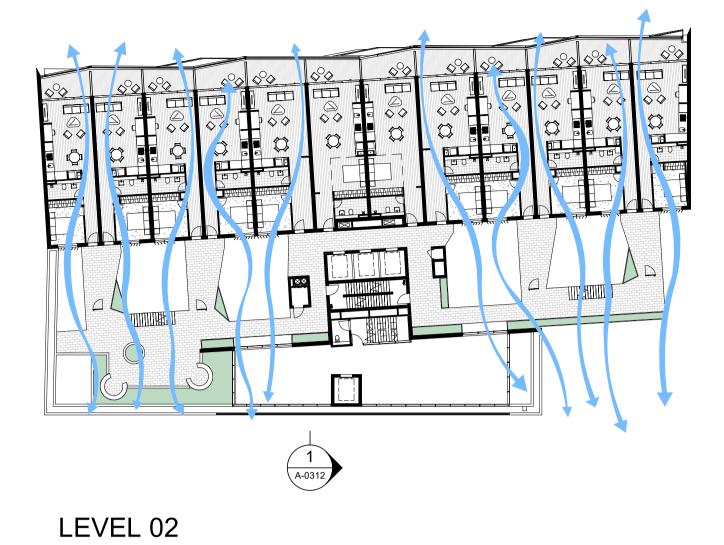
IN ADDITION TO KITCHEN CUPBOARDS AND BEDROOM WARDROBES, PROVIDE ACCESSIBLE STORAGE FACILITIES AT THE FOLLOWING MINIMUM RATES:

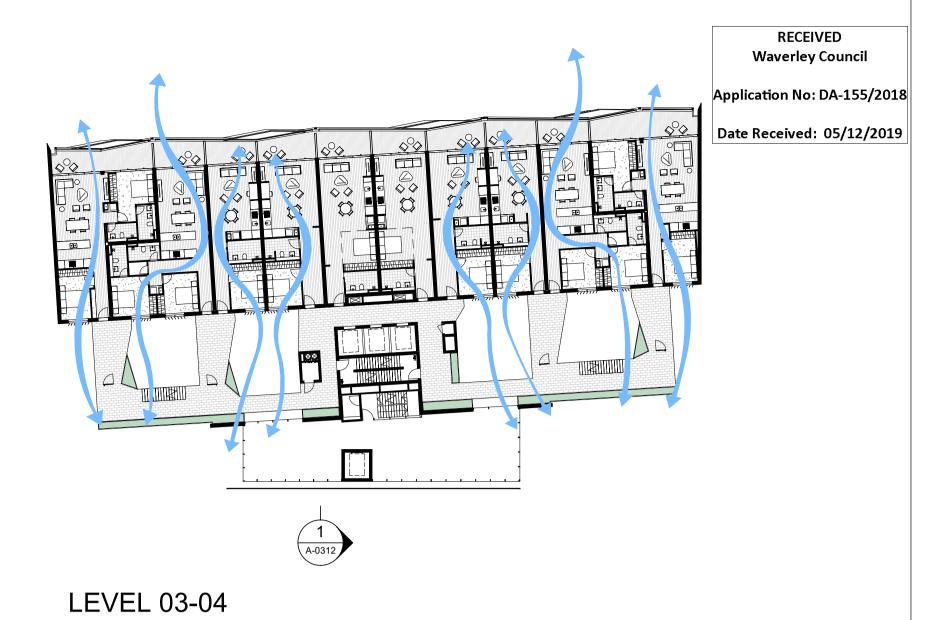
- STUDIO APARTMENTS 4m³
- ONE-BEDROOM APARTMENTS 6m³
- TWO-BEDROOM APARTMENTS 8m³
 THREE PLUS BEDROOM APARTMENTS 10m³

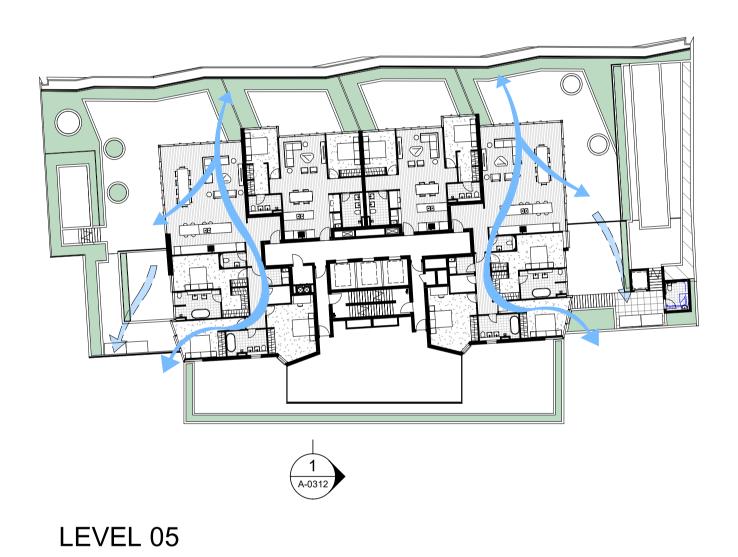
AT LEAST 50% OF THE REQUIRED STORAGE HAS TO BE WITHIN EACH APARTMENT AND ACCESSIBLE FROM EITHER THE HALL OR LIVING AREA. THE REST CAN BE PROVIDED IN BASEMENTS.

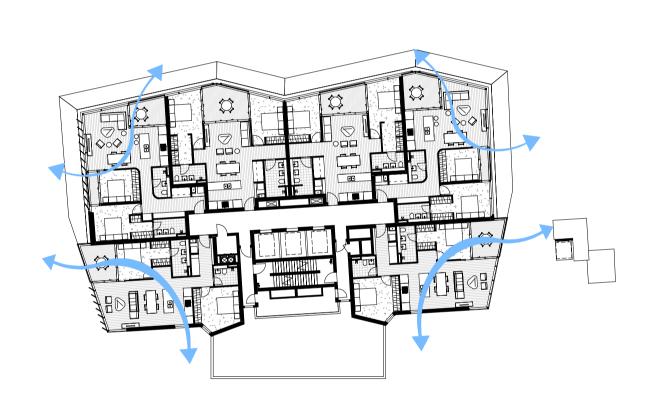
EVISION	BY CHK DATE	NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
SSUED FOR CONSULTANTS	AC TB 29/03/17							47 FF ODAFTON OT	24/03/13	
SSUED FOR DA NITIAL ISSUE TO COUNCIL	AC TB 24/04/18					COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
	ANA TB 02/11/18						61 Marlborough Street			
MENDED DA DEFERRAL RESPONSE	ANA TB 08/04/19					LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
DEFERMAL RESPONSE	FC TB 24/09/19					BONDI JUNCTION	1 02 9096 65 10	20112100110111,11011 2022	11000	
						BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect:	STATUS	DWG NO.	REVISION
						NOVV 2022	Nominated Architect:	DEVELOPMENT APPLICATION	A-0411	F
							Koichi Takada		7.0111	_
								DWG TITLE	NOTES:	
				CLOUD LEGEND			NSW Architects 6901	STORAGE DIAGRAMS 02	DO NOT SCALE FROM DRAWINGS.	
				- ۷ - ر	K-1-7	(\)	VIC Architects 16179 QLD Architects 5590	U OTAGE DIAGRANIO 02	VERIFY ALL DIMENSIONS ON SITE BEF	FORE COMMENCING WORK.
				· · · · · · · · · · · · · · · · · · ·	REVISION 2 ON HOLD		QLD Alchitects 5590		COPYING OR THE REPRODUCTION OF	F THIS DRAWING IS STRICTLY
					V-V- HOLD		www.koichitakada.com		DROUBLIED WITHOUT THE CONCENT	T OF THE CLIENT & KOICHI TAKADA AF





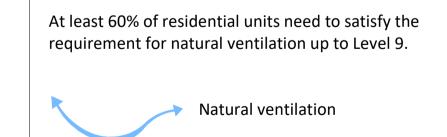






LEVEL 06-09

CROSS VENTILATION SUMMARY

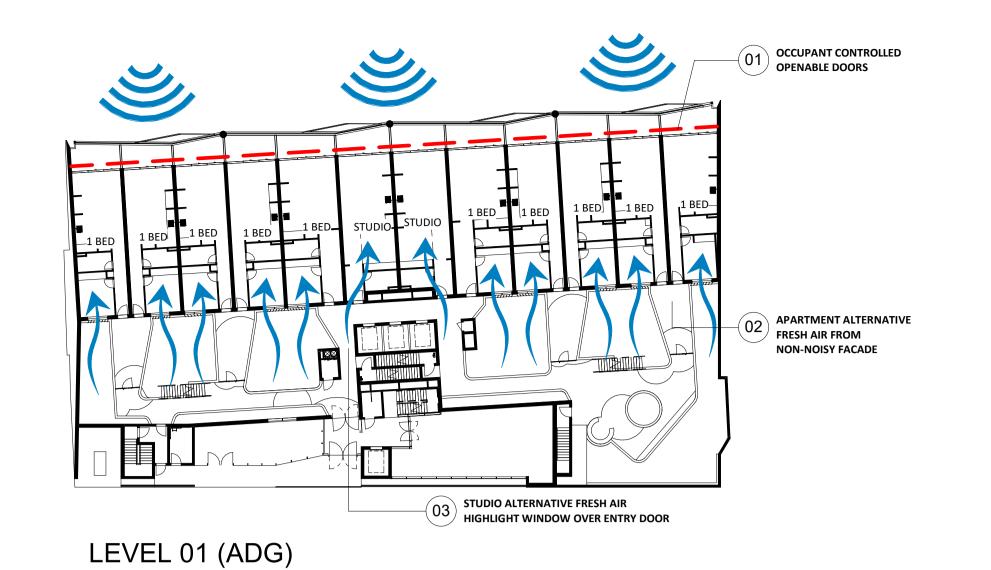


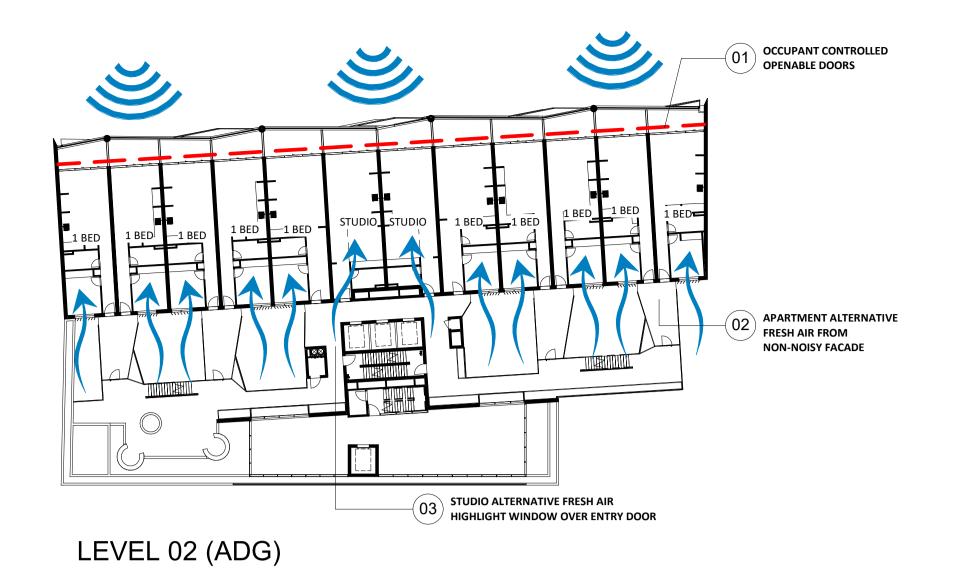
Apartment achieving cross ventilation between for first nine storeys = 54 / 72 = 75%

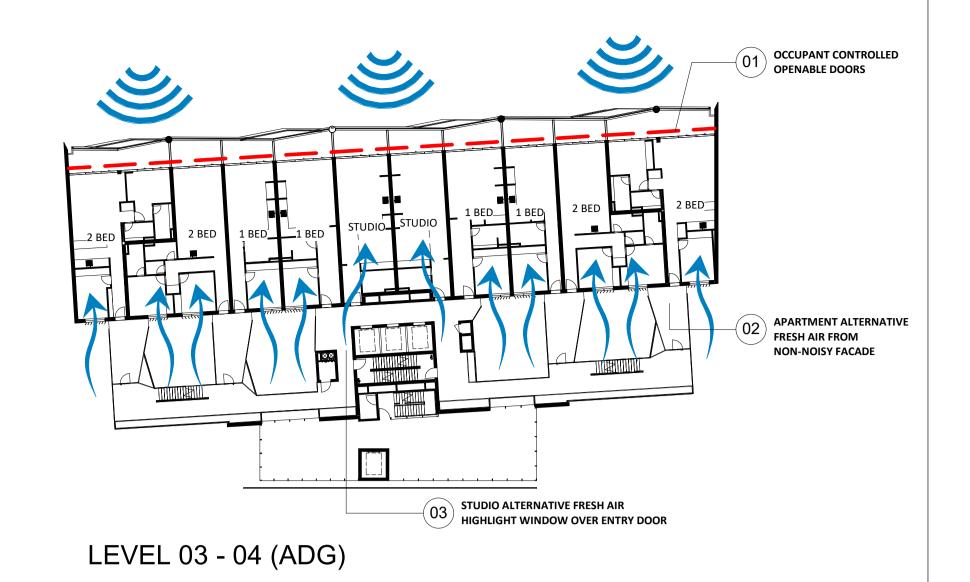
	NUMBER OF APARTMENTS	NATURALLY VENTILATED APARTMENTS
LEVEL 1	12	10
LEVEL 2	12	10
LEVEL 3	10	8
LEVEL 4	10	8
LEVEL 5	4	2
LEVEL 6	6	4
LEVEL 7	6	4
LEVEL 8	6	4
LEVEL 9	6	4
TOTAL	72	54

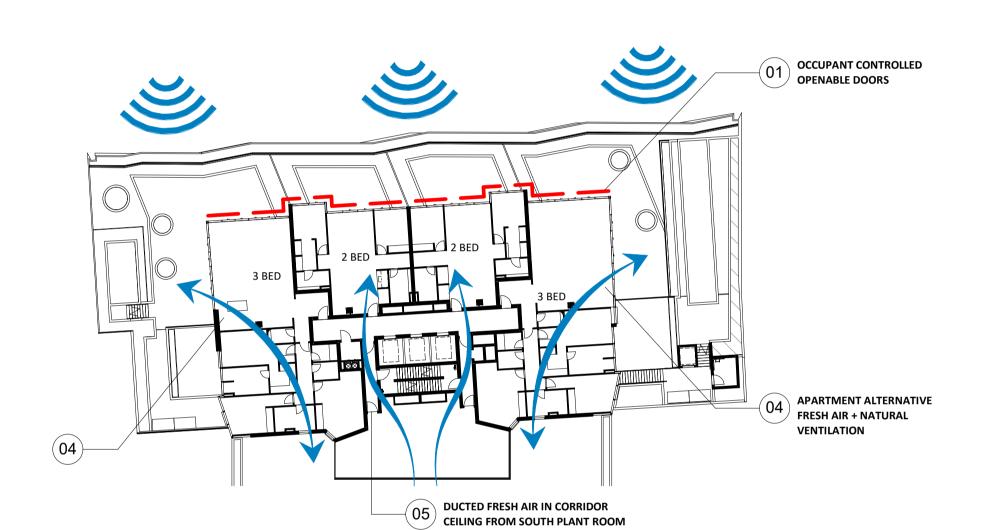
% APARTMENTS WITH NATURAL CROSS VENTILATION: 75% NOTE: MIN. CROSS VENTILATION % AS PER ADG 4B - 60%

NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE NO. REVISION	BY CHK DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
B ISSUED FOR CONSULTANTS B ISSUED FOR DA	AC TB 29/03/17 AC TB 24/04/18				COONARA DEVELOPMENTS P/L	Suite 41 & 42 Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
C INITIAL ISSUE TO COUNCIL	ANA TB 02/11/18					61 Marlborough Street	17 00 01 11 11 1011 01		IB
A ISSUED FOR CONSULTANTS B ISSUED FOR DA C INITIAL ISSUE TO COUNCIL D AMENDED DA E DEFERRAL RESPONSE	ANA TB 08/04/19				LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
					BONDI JUNCTION NSW 2022	1 02 3030 03 10	STATUS	DWG NO	REVISION
					NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0420	F
						Koichi Takada	DWC TITLE	NOTES	_
			CLOUD LEGEND			NSW Architecte 6001	CROSS VENTILATION DIAGRAMS	DO NOT SCALE FROM DRAWINGS.	
			DEMON PARTY ON	(\ \		VIC Architects 16179 QLD Architects 5590	CROSS VENTILATION DIAGRANIS	VERIFY ALL DIMENSIONS ON SITE BEFORE	COMMENCING WORK.
			REVISION 2 ON HOLD			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		COPYING OR THE REPRODUCTION OF THIS	S DRAWING IS STRICTLY
						www.kolcintakada.com iiii aiiii		PROHIBITED WITHOUT THE CONSENT OF TH	HE CLIENT & KOICHI TAKADA ARCHITEC





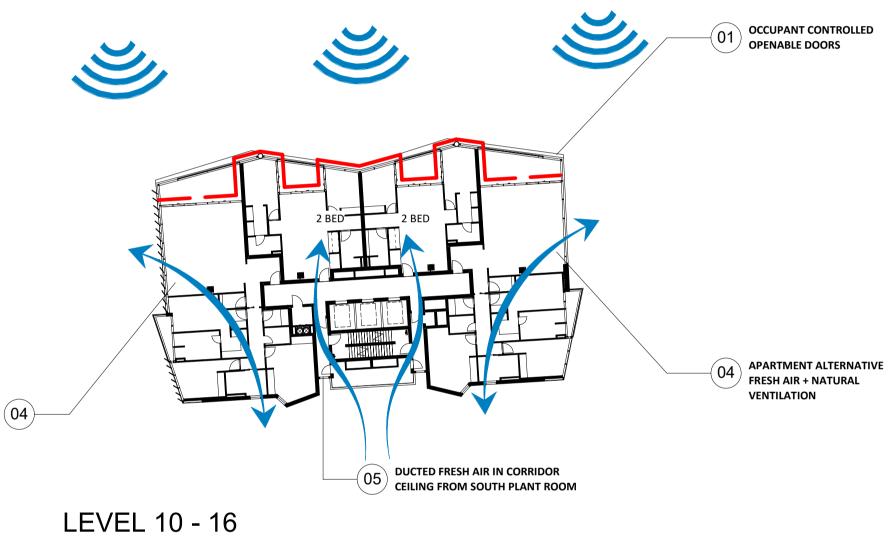




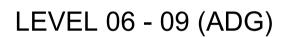
01 OCCUPANT CONTROLLED OPENABLE DOORS

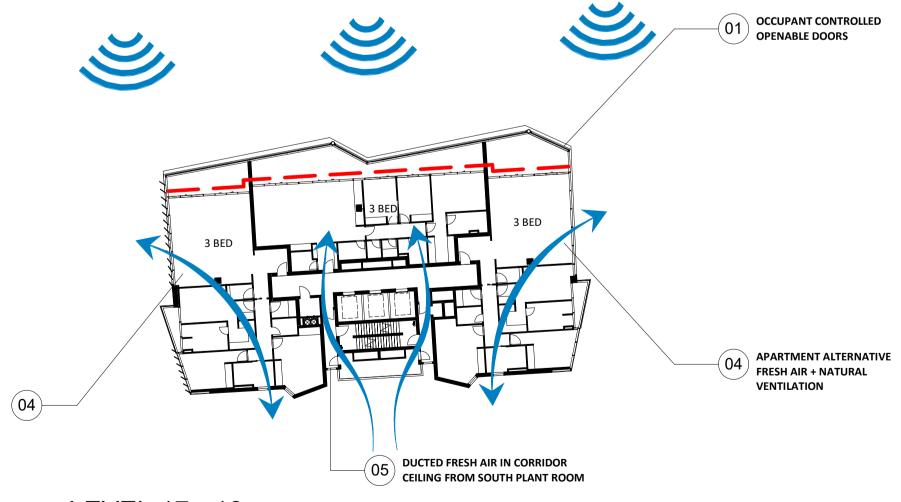
02 APARTMENT ALTERNATIVE FRESH AIR FROM NON-NOISY FACADE

DUCTED FRESH AIR IN CORRIDOR CEILING FROM SOUTH PLANT ROOM



LEVEL 05 (ADG)





D9 (ADG)

-04) APARTMENT ALTERNATIVE

FRESH AIR + NATURAL VENTILATION

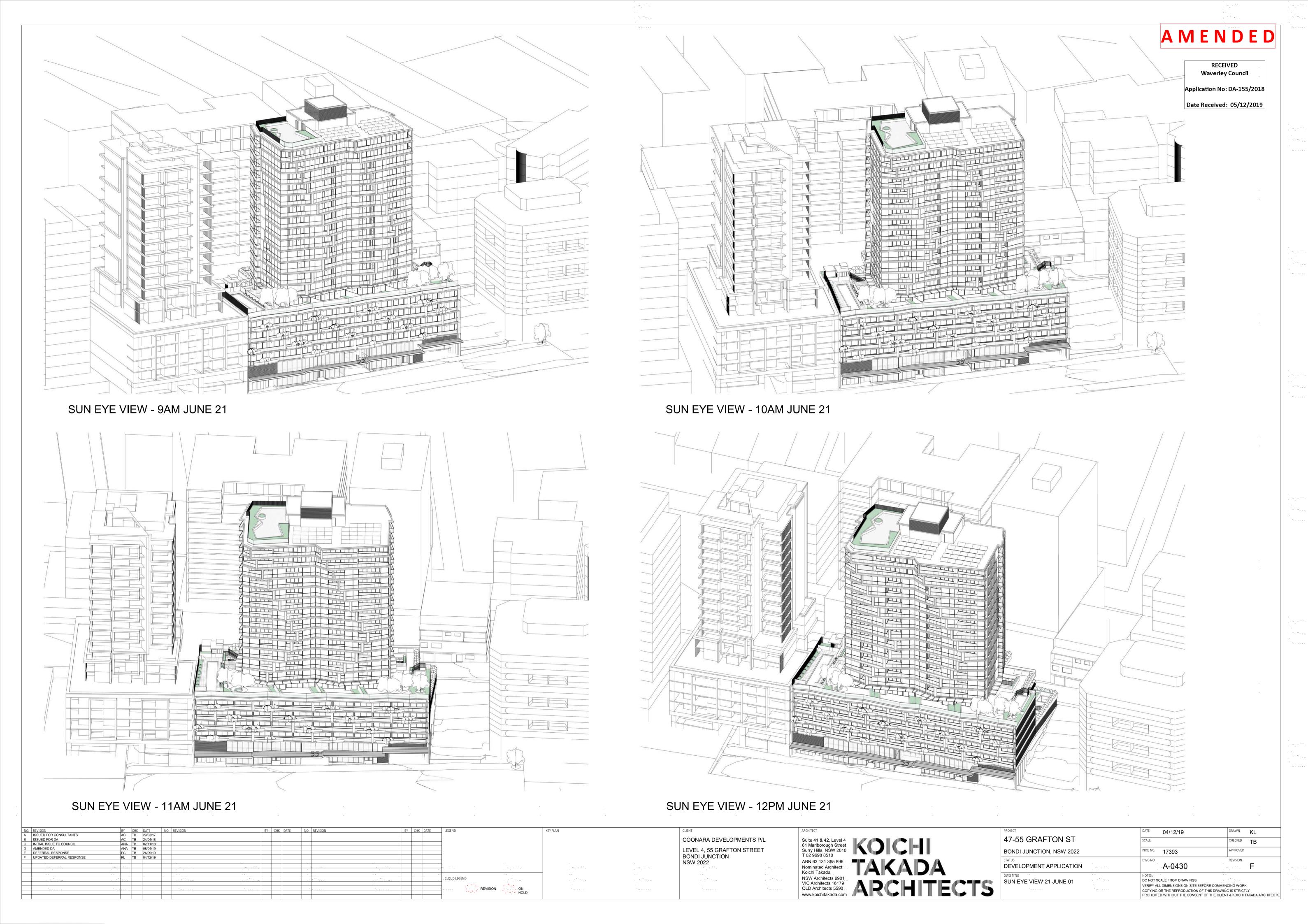
AMENDED

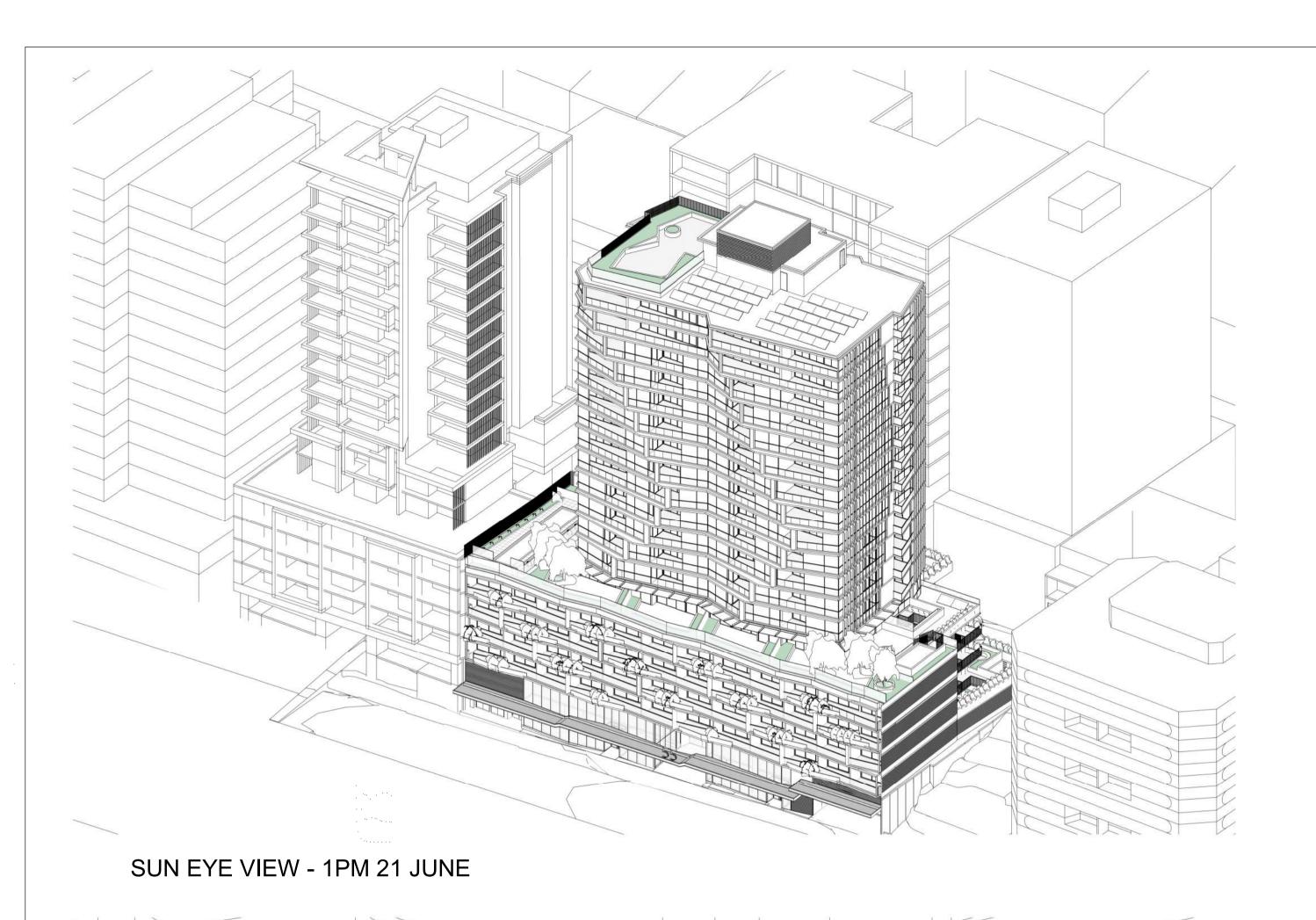
RECEIVED
Waverley Council
Application No: DA-155/2018
Date Received: 05/12/2019

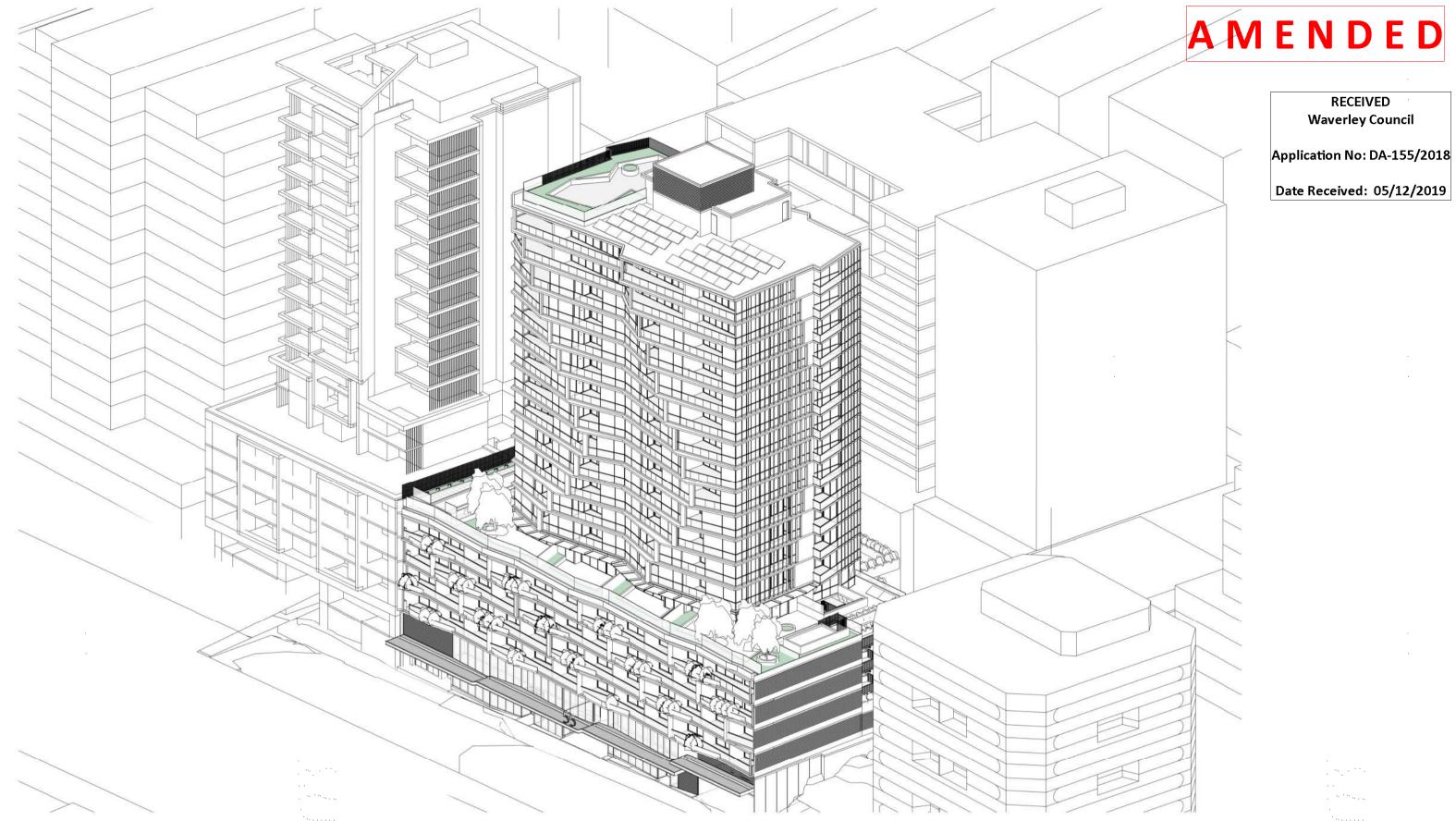
LEVEL 17 - 18

BY CHK DATE NO. REVISION
FC TB 24/09/19 NO. REVISION
A DEFERRAL RESPONSE BY CHK DATE LEGEND Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010 COONARA DEVELOPMENTS P/L LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022 T 02 9698 8510 ABN 63 131 365 896 Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179 REVISION ON HOLD QLD Architects 5590 www.koichitakada.com

RCHITECTS	DWGTITLE NATURAL VENTILATION	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEF COPYING OR THE REPRODUCTION OF PROHIBITED WITHOUT THE CONSENT	
AKADA	DEVELOPMENT APPLICATION	DWG NO. A-0425	REVISION A
	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
	47-55 GRAFTON ST	SCALE	CHECKED TB
	PROJECT	DATE 24/09/19	DRAWN FC







SUN EYE VIEW - 2PM JUNE 21



										1/1/	1			27)			
	SUN EYE	Ξ\	/IE	W	- 31	PM JUNE	21										
NO.	REVISION	ВУ	СНК	DATE	NC). REVISION		BY CHK DATE	NO. REVISION		BY	CHK DATE	LEGEND		KEY PLAN		
	ISSUED FOR CONSULTANTS	AC	ТВ	29/03/													
	ISSUED FOR DA	AC	ТВ	24/04/													
С	INITIAL ISSUE TO COUNCIL	AN	А ТВ	02/11/	18												
	AMENDED DA		А ТВ	08/04/													
	DEFERRAL RESPONSE	FC	ТВ	24/09/													
F	UPDATED DEFERRAL RESPONSE	KL	ТВ	04/12/													
						_	_										
	<u> </u>													green and the			green and the
		•	·				• •			<u> </u>			• •	· · ·		•	
													· ·	• •			
	The state of the s					and the second	production of the second		and the second	and the second			CLOUD LEGEND	and the second		e free and	and the second
													. J-v-C	8-1-2			
						***************************************	*			*********			REVISION	ON HOLD	*.,		56
													\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	V-V- HOLD			

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

PROJECT	DATE 04/12/19	DRAWN KL	
47-55 GRAFTON ST	SCALE	CHECKED TB	
BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO. A-0431	REVISION F	
DWG TITLE SUN EYE VIEW 21 JUNE 02	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE C	COMMENCING WORK	
***************************************	DRAWING IS STRICTLY E CLIENT & KOICHI TAKADA ARCHITECTS		

SOLAR ACCESS SUMMARY

APARTMENTS RECEIVING MINUMUM. 2 HOURS SOLAR ACCESS TO THE LIVING AREA BETWEEN 9AM-3PM ON THE 21ST JUNE

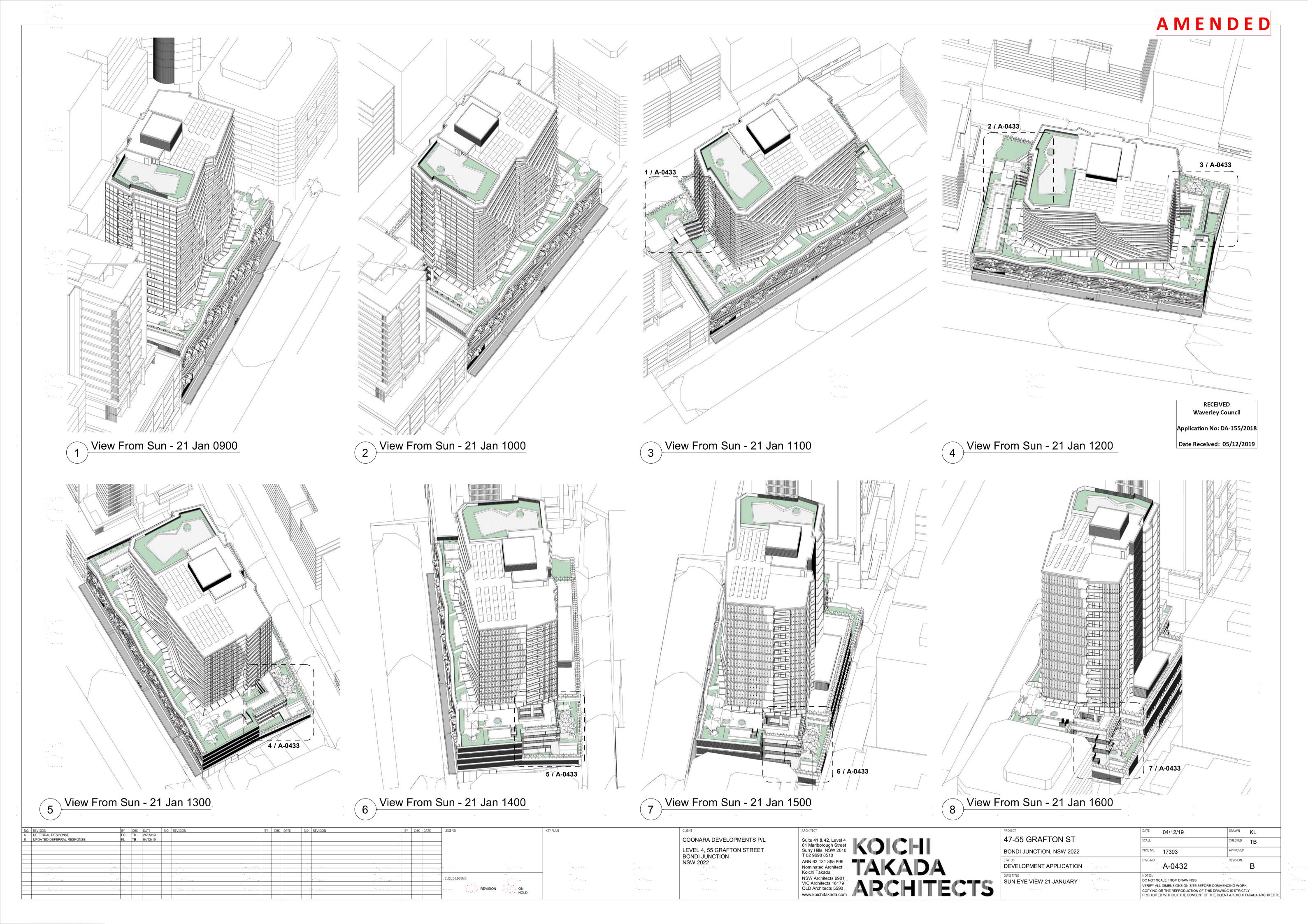
102

UNITS ≥ 2H SOLAR ACCESS

TOTAL UNITS

UNITS 106

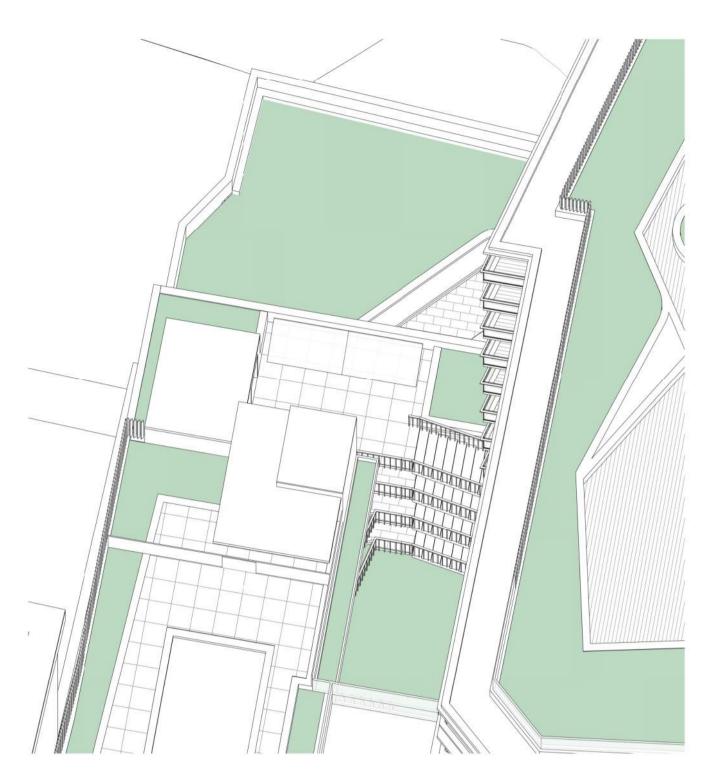
% UNITS ≥ 2H SOLAR ACCESS = 96.23%



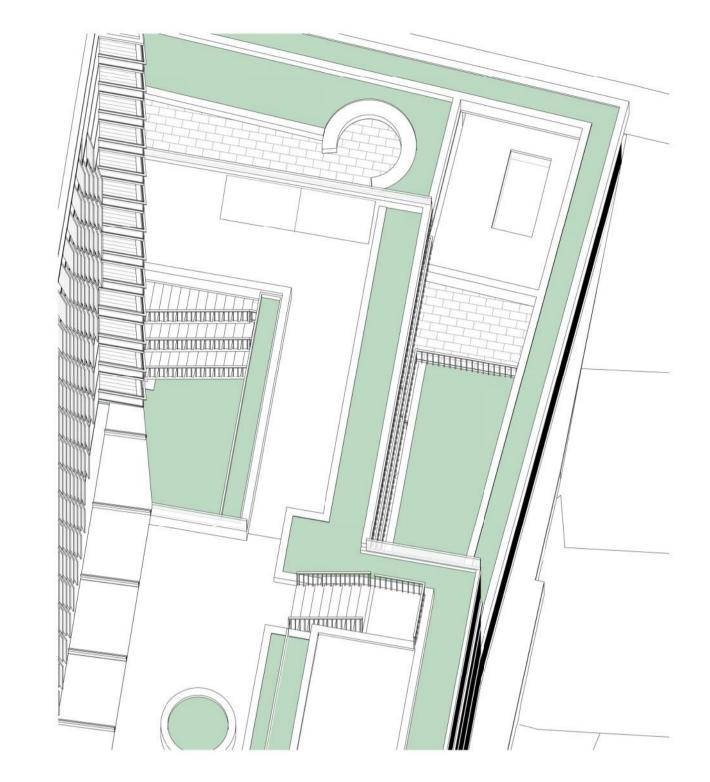




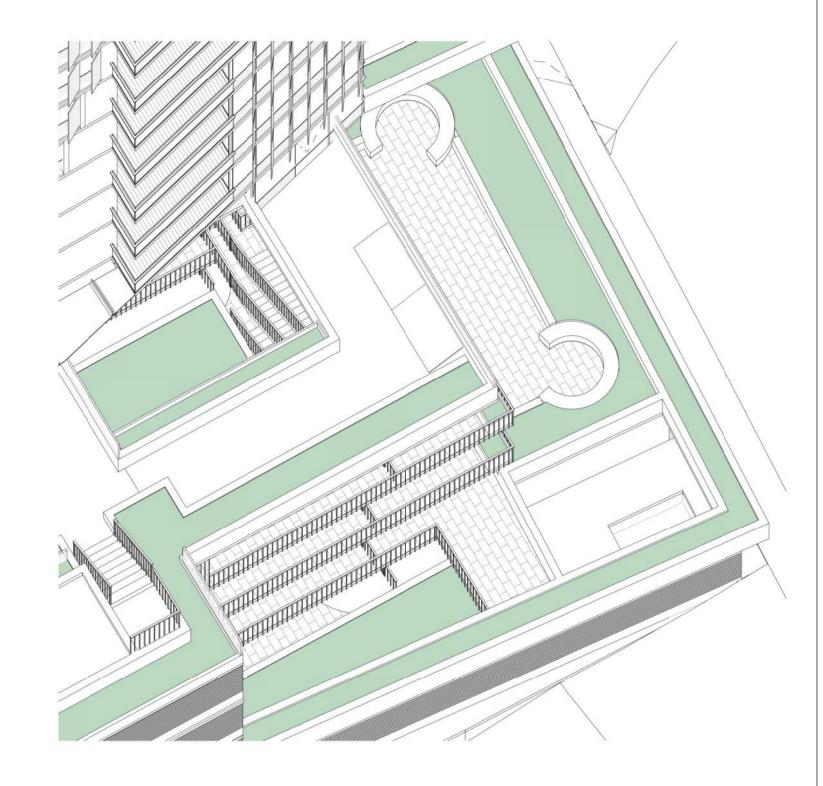
View From Sun - 21 Jan 1100 Podium



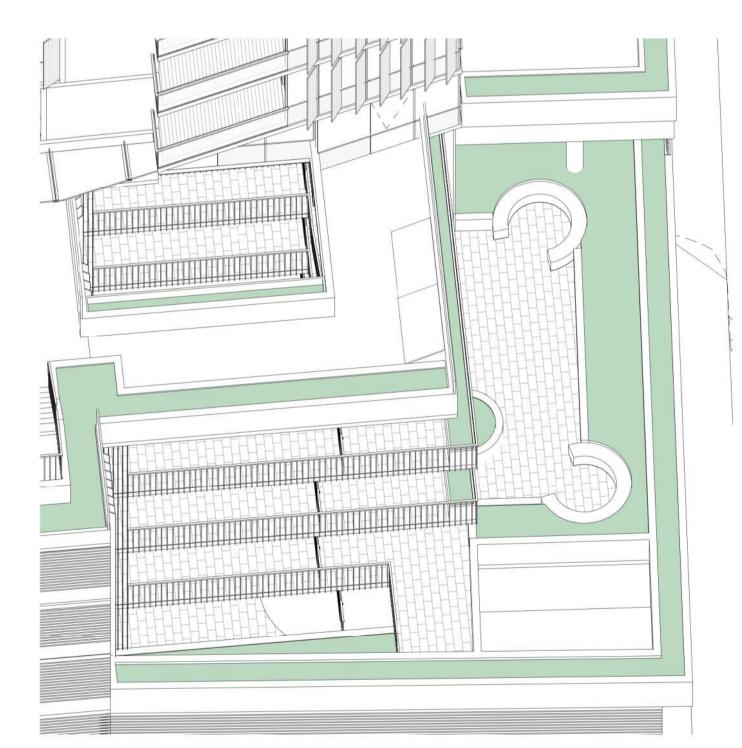
View From Sun - 21 Jan 1200 Podium



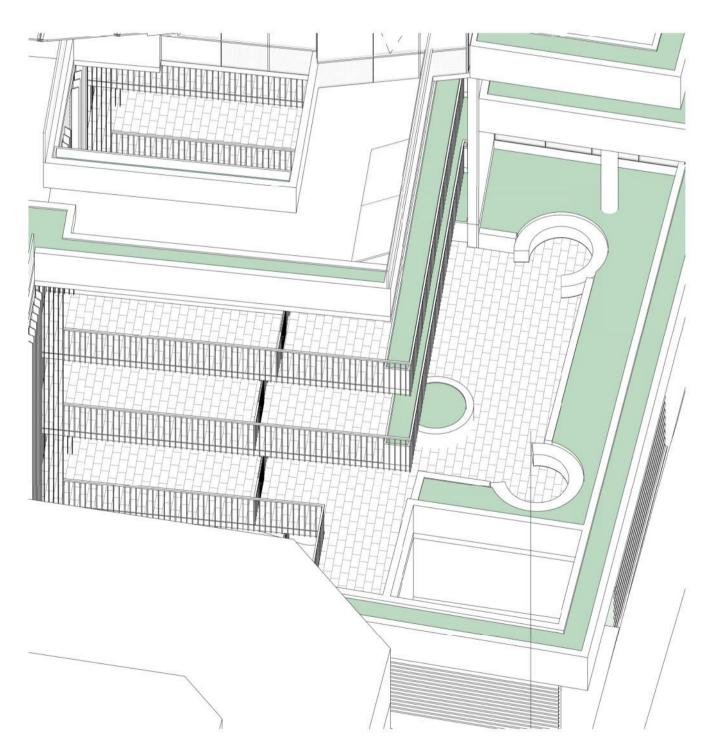
3 View From Sun - 21 Jan 1200 _ Podium



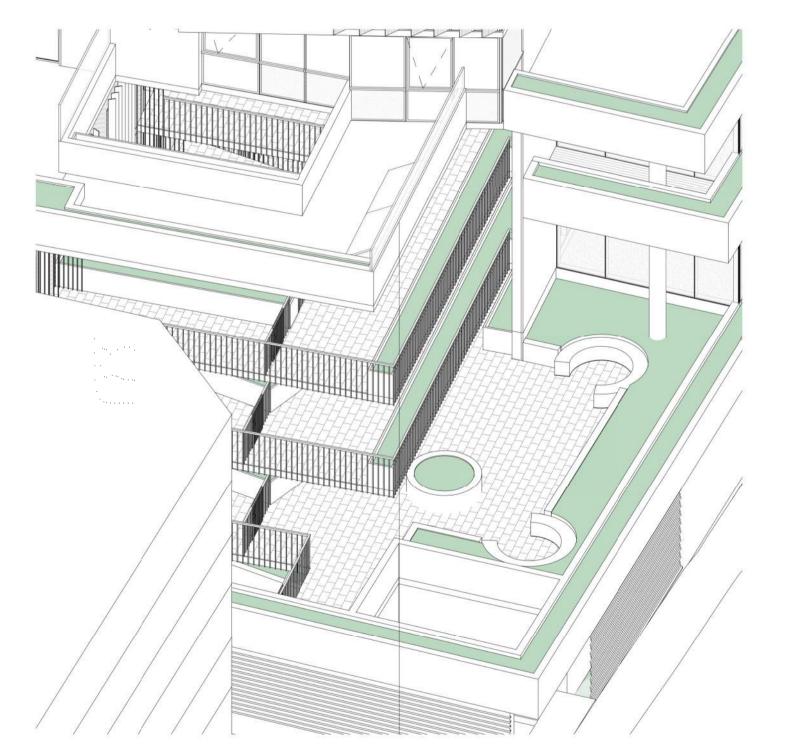
View From Sun - 21 Jan 1300 Podium



View From Sun - 21 Jan 1400 Podium



View From Sun - 21 Jan 1500 Podium



7 View From Sun - 21 Jan 1600 Podium

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

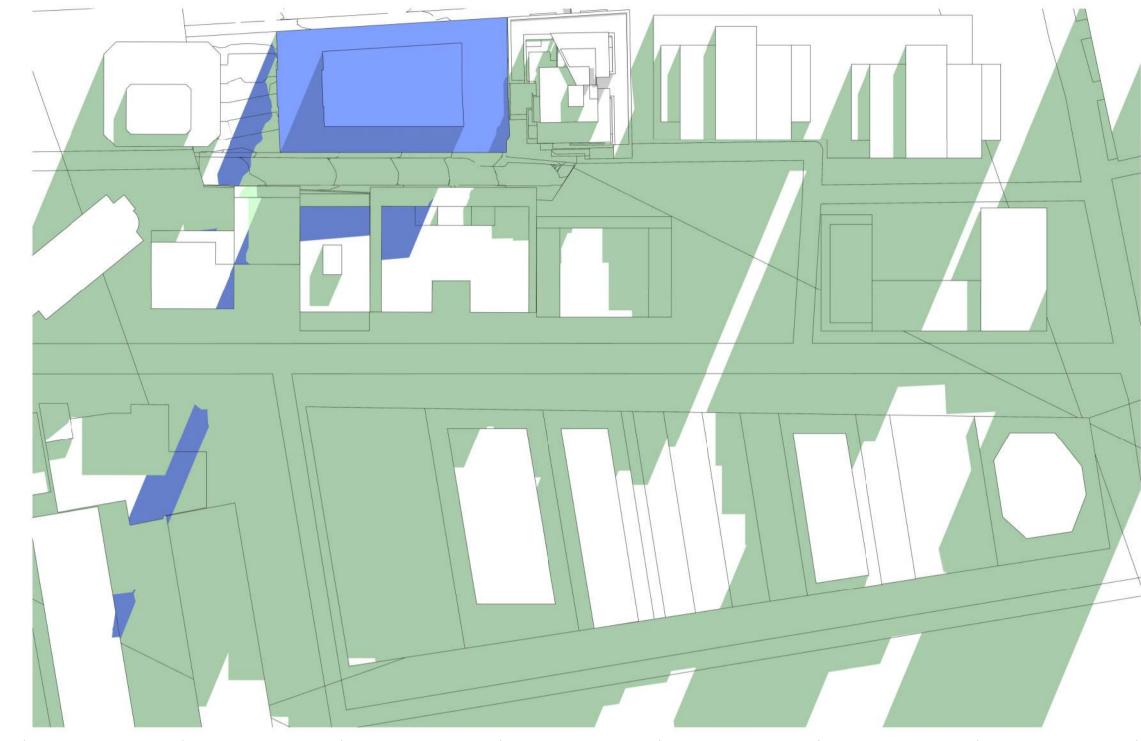
PROJECT	DATE 24/09/19 DRAWN FC
47-55 GRAFTON ST	SCALE CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
DEVELOPMENT APPLICATION	DWG NO. REVISION A
SOLAR ACCESS - SUMMER - PODIUM	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY

PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

RECEIVED **Waverley Council**

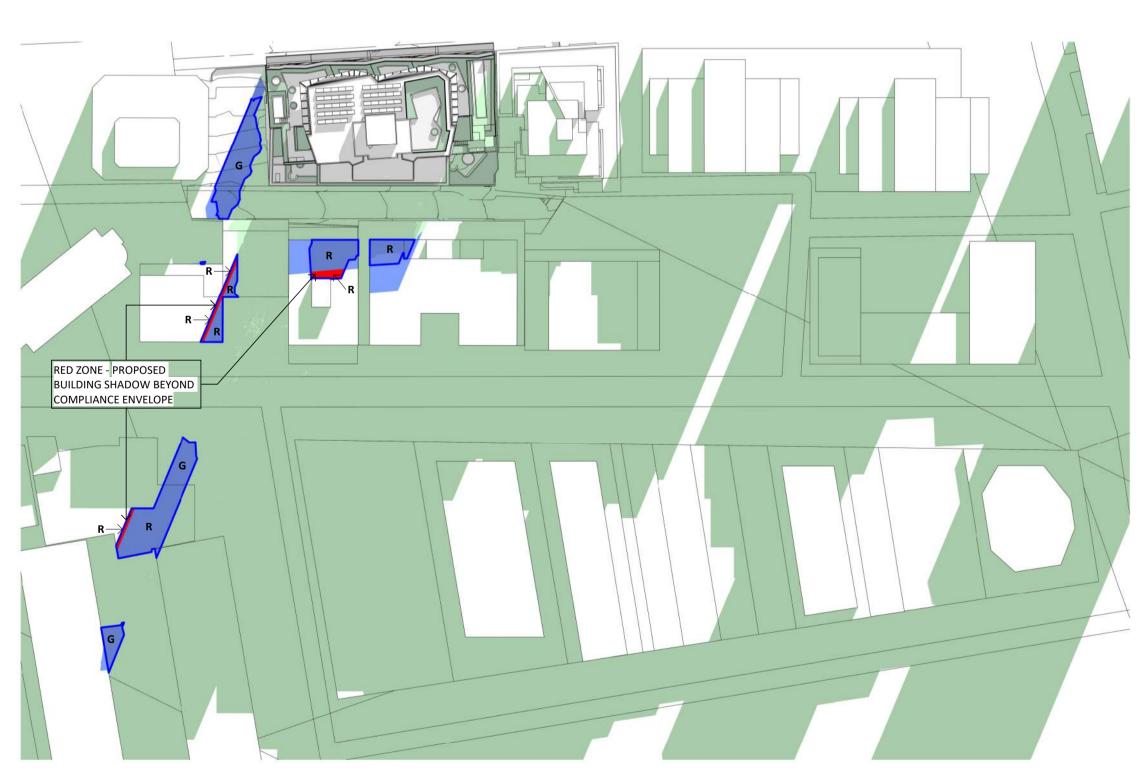
Application No: DA-155/2018

Date Received: 05/12/2019



SHADOW DIAGRAM - 9AM - 21 JUNE COMPLIANT ENV

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



BY CHK DATE LEGEND

REVISION PROPERTY ON HOLD

SHADOW DIAGRAM - 9AM - 21 JUNE COMBINED

BY CHK DATE NO. REVISION

NO. REVISION

A ISSUED FOR CONSULTANTS

B ISSUED FOR DA

C INITIAL ISSUE TO COUNCIL

D AMENDED DA

E DEFERRAL RESPONSE

: AMENDED DEFFERAL RESPONSE

UPDATED DEFERRAL RESPONSE

UPDATED DEFERRAL RESPONSE

BY CHK DATE NO. REVISION

AC TB 29/03/17

AC TB 24/04/18

ANA TB 02/11/18

ANA TB 08/04/19

FC TB 24/09/19

FC TB 27/11/19

KL TB 04/12/19

LEGEND

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

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

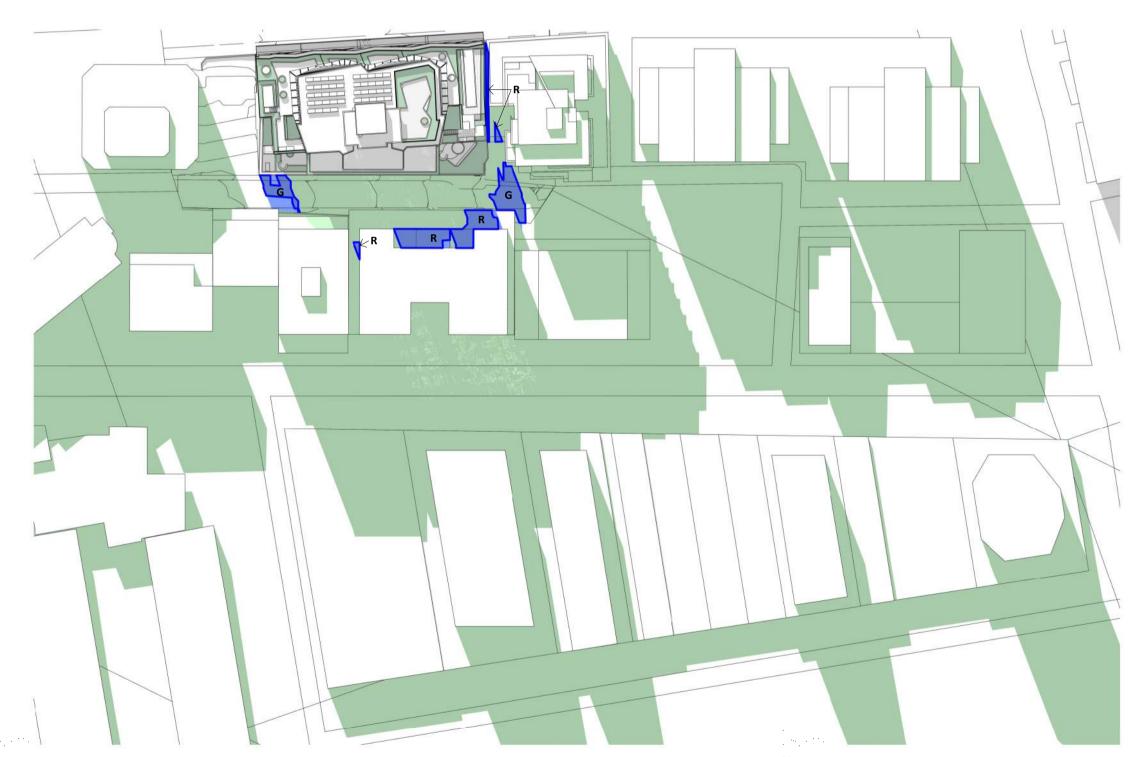
PROJECT	DATE 04/12/19 DRAWN KL
47-55 GRAFTON ST	SCALE 1:1000@A1, 1:2000@A3 CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
DEVELOPMENT APPLICATION	DWG NO. REVISION G
COMPLIANCE SHADOW DIAGRAMS - 9AM - 21 JUNE	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.



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

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

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



BY CHK DATE LEGEND

3 SHADOW DIAGRAM - 12PM - 21 JUNE COMBINED

NO. REVISION

A AMENDED DEFFERAL RESPONSE

B UPDATED DEFERRAL RESPONSE

BY CHK DATE NO. REVISION
FC TB 27/11/19
KL TB 04/12/19

LEGEND

SHADOW OF EXISTING ENVELOPE

SHADOW OF ADG/DCP COMPLIANT ENVELOPE

SHADOW LINE OF PROPOSED SCHEME

SHADOW BEYOND ADG/DCP COMPLIANT ENVELOPE

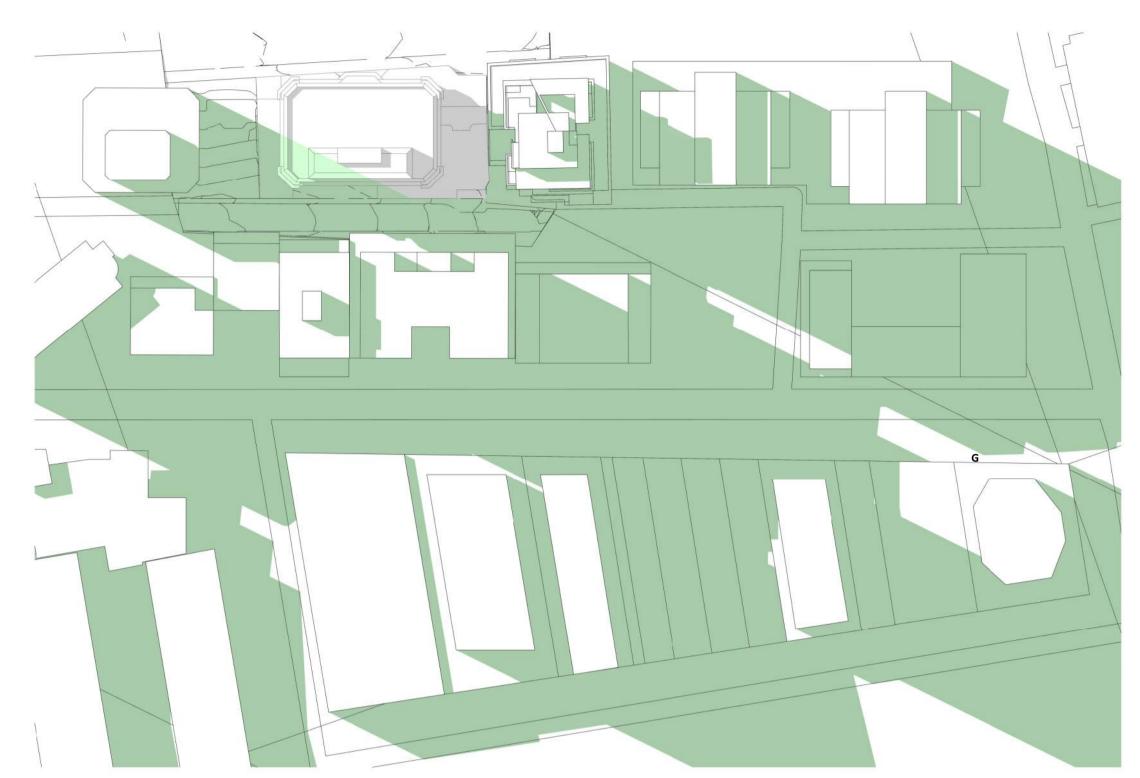
G 'G' DENOTES SHADOW CAST ON GROUND

R 'R' DENOTES SHADOW CAST ON ROOF

	COONARA DEVELOPMENTS PA	/L	
	LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION NSW 2022		
and the second second	Land Control		
50 m	i marana		



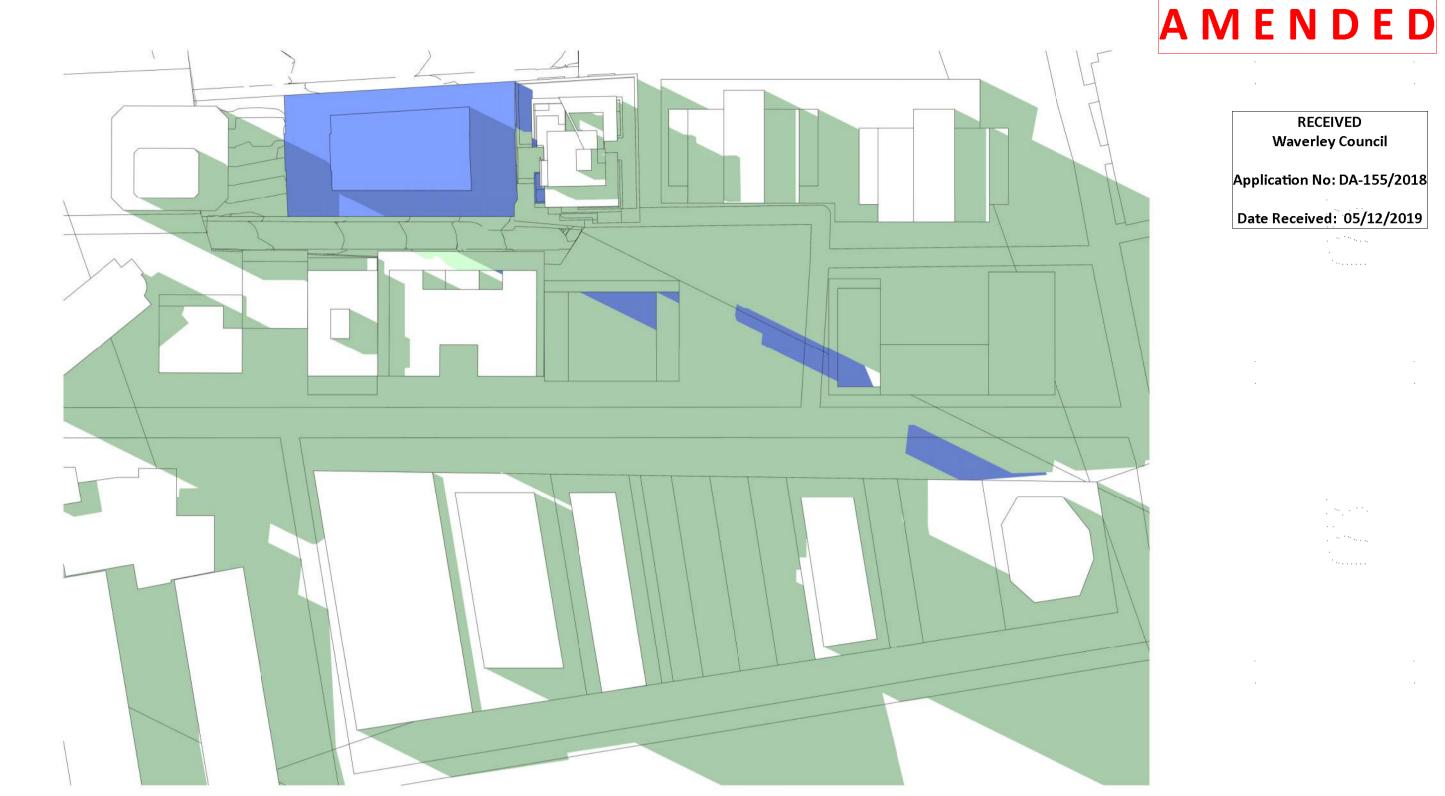
PROJECT	DATE	04/12/19	DRAWN	KL
47-55 GRAFTON ST	SCALE	1:1000@A1, 1:2000@A3	CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	A-0441	REVISION	В
DWG TITLE COMPLIANCE SHADOW DIAGRAMS - 12PM - 21 JUNE	VERIFY AL	CALE FROM DRAWINGS. L DIMENSIONS ON SITE BEFORE COMMEI OR THE REPRODUCTION OF THIS DRAWIN DO WITHOUT THE CONSENT OF THE CLIE	NCING WORK	_Y



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

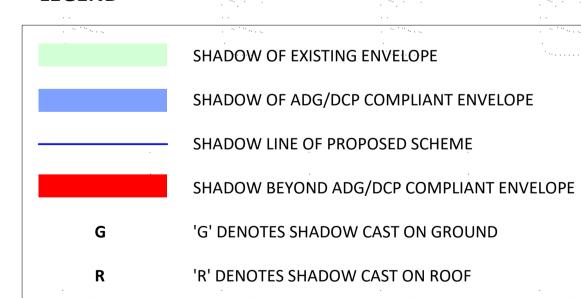


SHADOW DIAGRAM - 3PM - 21 JUNE COMBINED



SHADOW DIAGRAM - 3PM - 21 JUNE COMPLIANT ENV

LEGEND



RECEIVED **Waverley Council**

Application No: DA-155/2018

Date Received: 05/12/2019

BY CHK DATE LEGEND NO. REVISION
A AMENDED DEFFERAL RESPONSE
B UPDATED DEFERRAL RESPONSE BY CHK DATE NO. REVISION
FC TB 27/11/19
KL TB 04/12/19 BY CHK DATE NO. REVISION 04/12/19 47-55 GRAFTON ST Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010
T 02 9698 8510 COONARA DEVELOPMENTS P/L 1:1000@A1, 1:2000@A3 CHECKED TB LEVEL 4, 55 GRAFTON STREET BONDI JUNCTION, NSW 2022 PROJ NO. 17393 BONDI JUNCTION ABN 63 131 365 896 REVISION NSW 2022 A-0442 DEVELOPMENT APPLICATION В Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179
QLD Architects 5590
www.koichitakada.com COMPLIANCE SHADOW DIAGRAMS - 3PM - 21 DO NOT SCALE FROM DRAWINGS. REVISION JON HOLD 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.

RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019

GRAFTON STREET



HEGARTY LANE

COMMUNAL OPEN SPACE - LEVEL 01

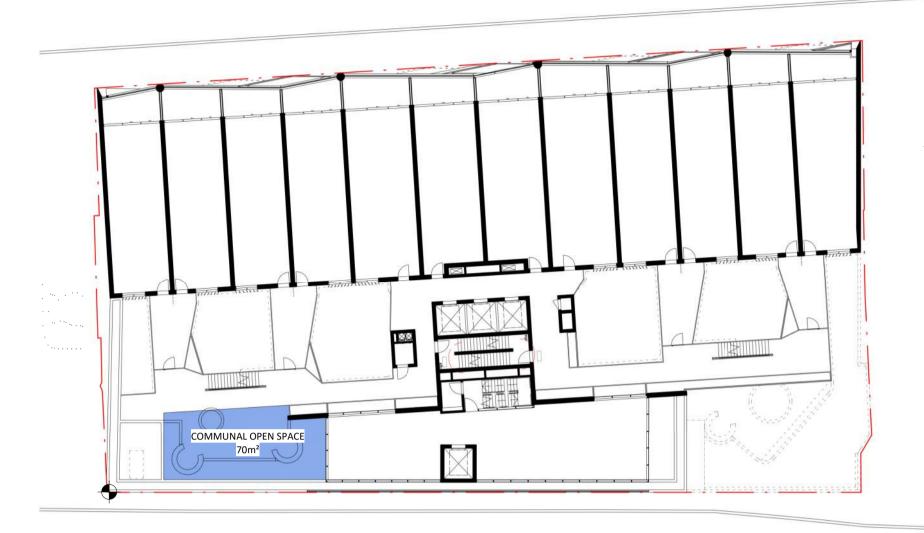
GRAFTON STREET



HEGARTY LANE

COMMUNAL OPEN SPACE - LEVEL 05

GRAFTON STREET

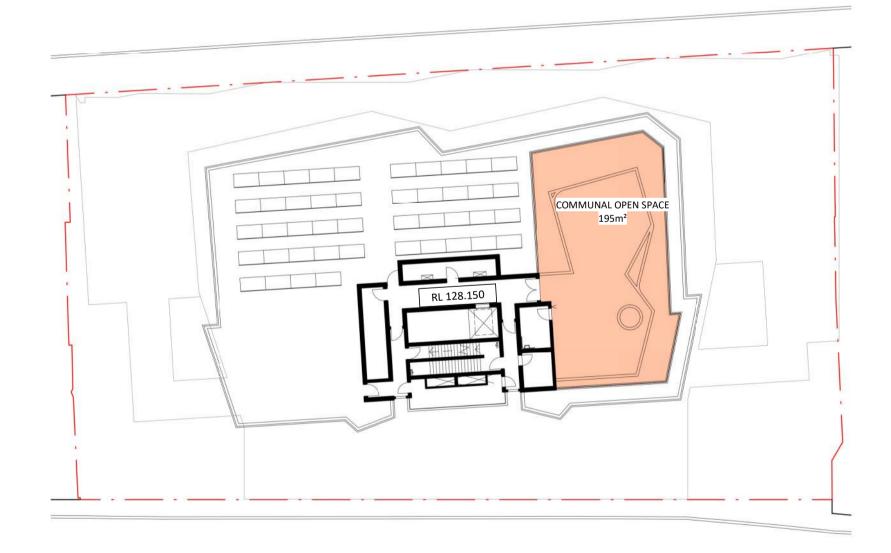


HEGARTY LANE

COMMUNAL OPEN SPACE - LEVEL 02

1:300 @ A1

GRAFTON STREET



HEGARTY LANE

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

SITE AREA

COMMUNAL OPEN SPACE WITH > 2 HRS OF DAYLIGHT

COMMUNAL OPEN SPACE WITH < 2 HRS OF DAYLIGHT

COMMUNAL OPEN SPACE AREA SUMMARY

COMMUNAL OPEN SPACE <2 HRS DAYLIGHT JUNE 21

COMMUNAL OPEN SPACE L01 130m²

COMMUNAL OPEN SPACE L02 70m²

= 200m²

COMMUNAL OPEN SPACE >2 HRS DAYLIGHT JUNE 21 (MINIMUM REQUIREMENT 258.75m²)

COMMUNAL OPEN SPACE L05 COMMUNAL OPEN SPACE L19

TOTAL COMMUNAL OPEN SPACE

CE L19 195m² = 318m²

COMMUNAL OPEN SPACE REQUIRED 517.5m² (25% of site)

2070m²

123m²

518m²

PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

COMMUNAL OPEN SPACE PROVIDED 25.0% of site WITH <2H DAYLIGHT 10.7% of site WITH >2H DAYLIGHT 15.3% of site

PROJECT

REVISION		DT	CHK	DATE	INU.	REVISION		DI	CHK	DATE	NO.	KEVISION		DT	CHK	DATE	LEGEND
ISSUED FOR CONSULTANTS		AC	ТВ	29/03/17													I
INITIAL ISSUE TO COUNCIL		ANA	TB	02/11/18													1
AMENDED DA		ANA	ТВ	08/04/19													
DEFERRAL RESPONSE		FC	ТВ	24/09/19													1
																	1
																	1
																	1
44.																	
																	i i
a managara	1.00					a management	a management					e thanks	and the second				CLOUD LEGEND
)-v
																	12.1

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

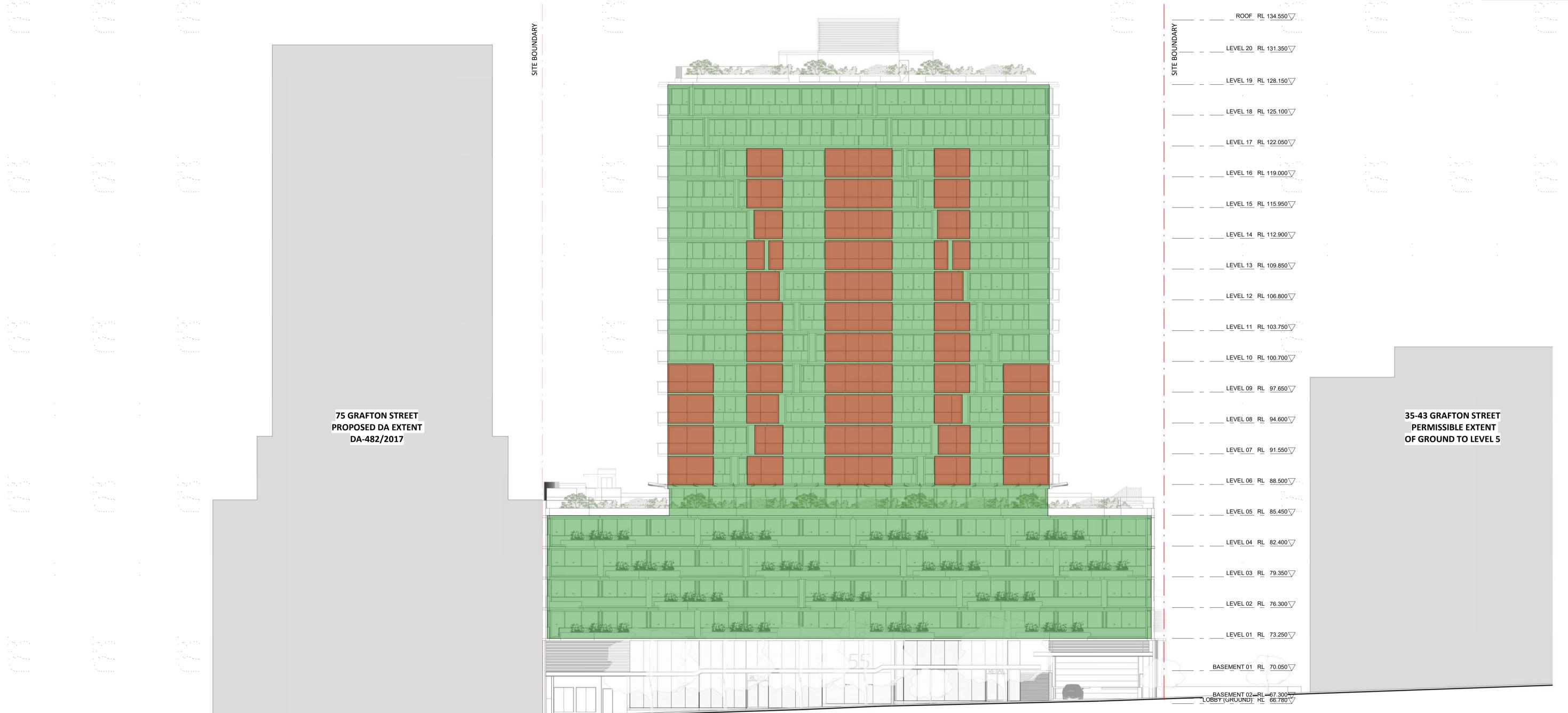


PROJECT	DATE 24/09/19 PRAWN FC
47-55 GRAFTON ST	SCALE CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
STATUS	DWG NO. REVISION
DEVELOPMENT APPLICATION	A-0450 D
COMMUNAL OPEN SPACE DIAGRAMS	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY

RECEIVED
Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019



GLAZED FACADE PORTION:

RECESSED BALCONY PORTION: 77.8%

٠.	1	NORTH EL	EVATION - G	LAZED AREA
		1 : 200 @ A1	e e Postantia	e e La servicione

SION	BY CHK DATE	NO. RE	VISION	BY CHK DATE	NO. REVISION	BY CHK DATE I	LEGEND		KEY PLAN		CLIENT		ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
ERRAL RESPONSE	FC TB 24/09/19										0001454555	0.0"		AZ EE ODAETONI OT	21/00/10	
											COONARA DEVELOPMENT	S P/L	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010	47-55 GRAFTON ST	1:200@A1, 1:400@A3	CHECKED T
											LEVEL 4 SE OBASTONIOTS	\	61 Marlborough Street			
											LEVEL 4, 55 GRAFTON STF	KEET	Surry Hills, NSW 2010	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
											BONDI JUNCTION NSW 2022		1 02 9090 03 10	CTATUS	DIVIGNO	REVISION
											NSW 2022		ABN 63 131 365 896	SIAIUS	DWG NO.	. KEVISION
· · · · · · · · · · · · · · · · · · ·							. **.	g englander	page 100			and the second second	Nominated Architect:	DEVELOPMENT APPLICATION	A-0460	green and the
					 				-				ABN 63 131 365 896 Nominated Architect: Koichi Takada	DWCTITLE	NOTEC	
The second			, artego				CLOUD LEGEND	in the second	a tea	with a second	a second	a tea	NSW Architects 6901	OLAZINO DIA CRAMO OA	DO NOT SCALE FROM DRAWINGS	a team
) = v = (A	0	10 m			VIC Architects 16179	GLAZING DIAGRAMS 01	VEDIEV ALL DIMENSIONS ON SITE RESORT COMME	AENCING WORK
			•. •.				REV	VISION NON HOLD			•	•.	QLD Architects 5590	**************************************	VERIFY ALL DIMENSIONS ON SITE BEFORE COMME	ZINCING WORK.

RECEIVED **Waverley Council** Application No: DA-155/2018 Date Received: 05/12/2019 ROOF RL 134.550 __LEVEL 20 RL 131.350 ▽ ASTRACTION. __LEV<u>E</u>L <u>19</u> RL <u>128.150</u> ▽ ___LEVEL 18 RL 125.100 ▽ LEVEL 17 RL 122.050 √119.000 RL LEVEL 16 __LEVEL 16 RL 119.000 ▽ ____ _ LEVEL 15 RL 115.950 \ ____ _ _ _ _ _ LEVEL 14 RL 112.900 \(\sqrt{} ___LEVEL 13 RL 109.850 \ <u>√109.850</u> RL LEVEL 13_____ ∑106.800 RL LEVEL 12______ __LEVEL 12 RL 106.800 ▽ √103.750 RL LEVEL 11 ___LEVEL 11 RL 103.750 \ ____ _ LEVEL 10 RL 100.700 \rightarrow ____ LEVEL 09 RL 97.650 \ __LEVEL 08 RL _94.600 ▽ ____ _ _ _ _ _ LEVEL 07 RL _91.550 \rightarrow ___LEVEL 06 RL _88.500 \ THE TANK __LEVEL 05 RL _85.450 ▽ __LEVEL 04 RL _82.400 ▽ 79.350_RL_LEVEL 03______ LEVEL 03 RL 79.350 🗸 ___LEVEL 02 RL _76.300 ▽ 73.250 RL LEVEL 01 **HEGARTY LANE** ₹ 70.050 RL BASEMENT 01 **HEGARTY LANE** BASEMENT 02 RL 67.300 🗸 \times 66.780 RL—LOBBY (GROUND)— **GRAFTON STREET GRAFTON STREET** BASEMENT 03 RL 64.400 GLAZED FACADE PORTION: 60.3% GLAZED FACADE PORTION: 55.0% RECESSED BALCONY PORTION: 39.7% RECESSED BALCONY PORTION: 45.0% WEST ELEVATION - GLAZED AREA EAST ELEVATION - GLAZED AREA 1:200 @ A1 1 : 200 @ A1 NO. REVISION
A DEFERRAL RESPONSE BY CHK DATE NO. REVISION FC TB 24/09/19 BY CHK DATE LEGEND 24/09/19 Suite 41 & 42, Level 4
61 Marlborough Street
Surry Hills, NSW 2010 47-55 GRAFTON ST COONARA DEVELOPMENTS P/L 1:200@A1, 1:400@A3 LEVEL 4, 55 GRAFTON STREET PROJ NO. 17393 BONDI JUNCTION, NSW 2022 BONDI JUNCTION T 02 9698 8510 ABN 63 131 365 896 REVISION NSW 2022 A-0461 DEVELOPMENT APPLICATION Α Nominated Architect: Koichi Takada NSW Architects 6901 VIC Architects 16179
QLD Architects 5590 .
www.koichitakada.com DO NOT SCALE FROM DRAWINGS. GLAZING DIAGRAMS 02 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

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

WEST SETBACK DIAGRAM

12m DCP SETBACK

2 WEST SETBACK DIAGRA 1:200 @ A1

√119.000 RL LEVEL 16

7 103.750 RL LEVEL 11

79.350_RL_LEVEL 03_______

73.250 RL LEVEL 01

₹ 70.050 RL BASEMENT 01

\times 66.780 RL—LOBBY (GROUND)—

GRAFTON STREET

ROOF RL 134.550

__LEV<u>E</u>L <u>20</u> RL <u>1</u>31.<u>350</u> ▽

__LEVEL 19 RL 128.150 ▽

LEVEL 18 RL 125.100

LEVEL 17 RL 122.050

__LEVEL 16 RL 119.000 ▽

__LEVEL 12 RL 106.800 ▽

____LEVEL 11 RL 103.750 ___

___LEVEL 09 RL _97.650 \

__LEVEL 08 RL _94.600 \rightarrow

___LEVEL 07 RL _91.550 \

__LEVEL 06 RL _88.500 ▽

__LEV<u>E</u>L 05 RL _85.450 ▽

__LEVEL 04 RL _82.400 ▽

__LEV<u>E</u>L 03 RL _79.350 ▽

__LEVEL 02 RL _76.300 ▽

BASEMENT 01 RL 70.050

BASEMENT 02 RL 67.300

BASEMENT 03 RL 64.400

GRAFTON STREET

FACADE ELEMENTS INSIDE

12m DCP SETBACK

____ _ _ _ _ _ LEVEL 15 RL 115.950 \rightarrow

_________________LEVEL 14 RL 112.900

____ _ _ _ _ _ LEVEL 10 RL 100.700 \rightarrow

______ <u>LEVE</u>L <u>13</u> RL <u>10</u>9.<u>850</u>

NO.	. REVISION	BY	СНК	DATE	NO.	REVISION		BY	CHK	DATE	NO.	REVISION		BY	CHK DATE		LEGEND	KEY PLAN			CLIENT
A	DEFERRAL RESPONSE	FC	ТВ	24/09/19																	
В	UPDATED DEFERRAL RESPONSE	KL	TB	04/12/19																	COONA
																					LEVEL 4
			\perp																		BONDI
																					NSW 20
																			production of the second	and the second second	
		•										<u>'</u>	·								
	**					* *						•					CLQUD LEGEND		• •	• •	
	and the second					and the second	in the second					* The second of	A Contract of				CLOUD LEGEND	Λ	and the second	40	
			+-														12-4-K	U	•	10 m	
	*********	**********	-		_	······	*********				-	·	*			<u> </u>	REVISION CON HOLD		Transaction (1900000	
																	TV-V- HOLD				

EAST SETBACK DIAGRAM

GLASS BALUSTRADE —

HEGARTY LANE

ONARA DEVELOPMENTS P/L

/EL 4, 55 GRAFTON STREET

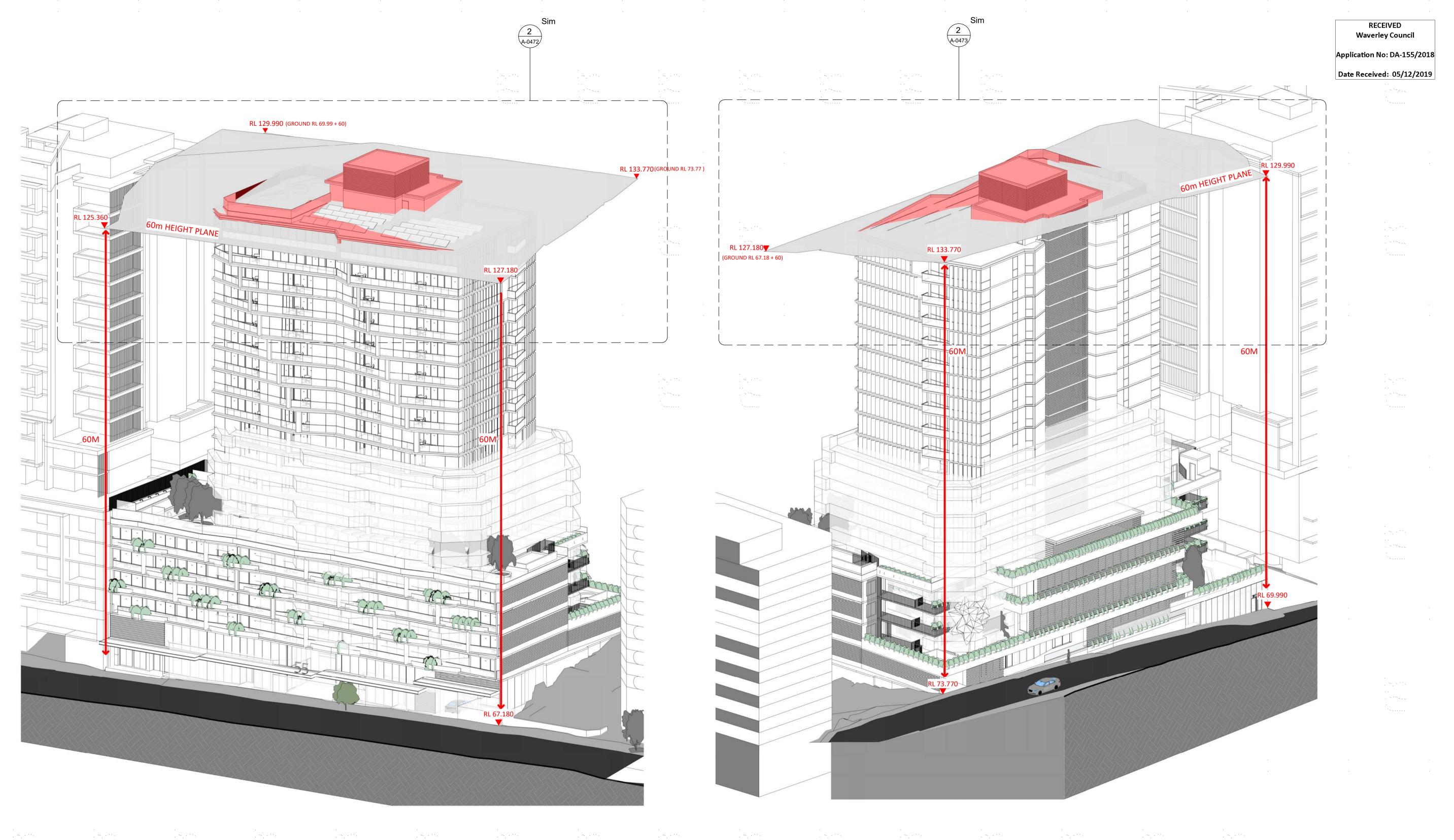
NDI JUNCTION

W 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

PROJECT	DATE 04/12/19 DRAWN KL
47-55 GRAFTON ST	SCALE 1:200@A1, 1:400@A3 CHECKED TB
BONDI JUNCTION, NSW 2022	PROJ NO. 17393 APPROVED
DEVELOPMENT APPLICATION	DWG NO. REVISION B
DWG TITLE SETBACK DIAGRAMS	NOTES: DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
	COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY



VIEW FROM WEST - GRAFTON STREET

VIEW FROM WEST - HEGARTY LANE

EXISTING RL'S (ERL'S) REFERENCE SURVEY

TAKEN FROM LTS LOCKLEY SURVEYORS

DATE 10/05/2017

REVISION 2

REFERENCE NO 44668DT

NO. REVISION	BY CH	HK DATE	NO. F	REVISION	BY CHK DATE	NO. REVISION	BY CHK DATE	LEGEND	KEY PLAN		CLIENT	ARCHITECT		PROJECT	DATE 04/12/19	DRAWN KI
A AMENDED DA	ANA TE	3 08/04/19												45 55 0D 4 5T 0 1 0T	0 17 127 10	,
B DEFERRAL RESPONSE	FC TE	3 24/09/19									COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level		47-55 GRAFTON ST	SCALE	CHECKED TB
A AMENDED DA B DEFERRAL RESPONSE C UPDATED DEFERRAL RESPONSE	KL TE	3 04/12/19										61 Marlborough Stre				ID
											LEVEL 4, 55 GRAFTON STREET	Surry Hills NSW 201		DONEL HINGTION NOW COOK	PROLNO 47000	APPROVED
											LEVEL 4, 33 GIVAL TON STREET	T 02 0600 0510		BONDI JUNCTION, NSW 2022	1/393	AFFROVED
											BONDI JUNCTION	1 02 3030 03 10		AT 17:10	- I sure us	
											BONDI JUNCTION NSW 2022	ABN 63 131 365 896		SIAIUS	DWG NO.	REVISION
				and the second s			to the second se		and the second second	April 1995	NOW 2022	Nominated Architect		DEVELOPMENT APPLICATION	A-0470	C
												Koichi Takada			7.0.110	
												NOICHI TANAUA		DWG TITLE	NOTES:	• •
and the second	1.000			The Market Control of the Control of		and the state of t	Land the second	. CLOUD LEGEND	and the second	and the second	and the second s	NSW Architects 690		2D VIEW HEICHT DLANE	DO NOT SCALE FROM DRAWINGS.	and the second
								, , , , , , , , , , , , , , , , , , ,				VIC Architects 16179		3D VIEW HEIGHT PLANE	VEDIEV ALL DIMENSIONS ON SITE REFORM	SE COMMENCING WORK
**********	*********			Talling Talling			********	REVISION	********	*********	***************************************	QLD Architects 5590	ARCHITECT5	59	VERIFT ALL DIMENSIONS ON SITE BEFORE	LO DRAMINO INCIDENTIAL
								V-V- HOLD				yayay kajabitakada aa			COPYING OR THE REPRODUCTION OF THIS	'S DRAWING IS STRICTLY
												www.koichitakada.cc			PROHIBITED WITHOUT THE CONSENT OF T	THE CLIENT & KOICHI TAKADA ARCHITECTS

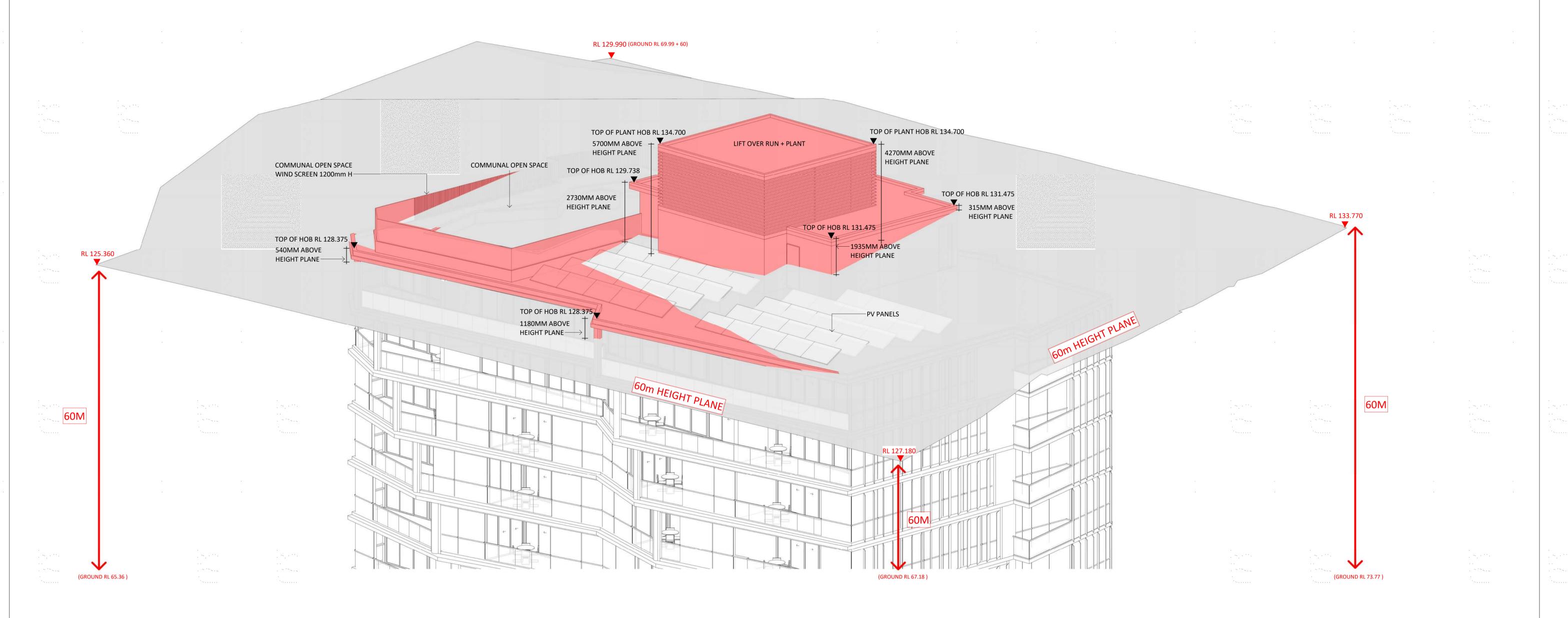


Waverley Council

Application No: DA-155/2018

RECEIVED

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.

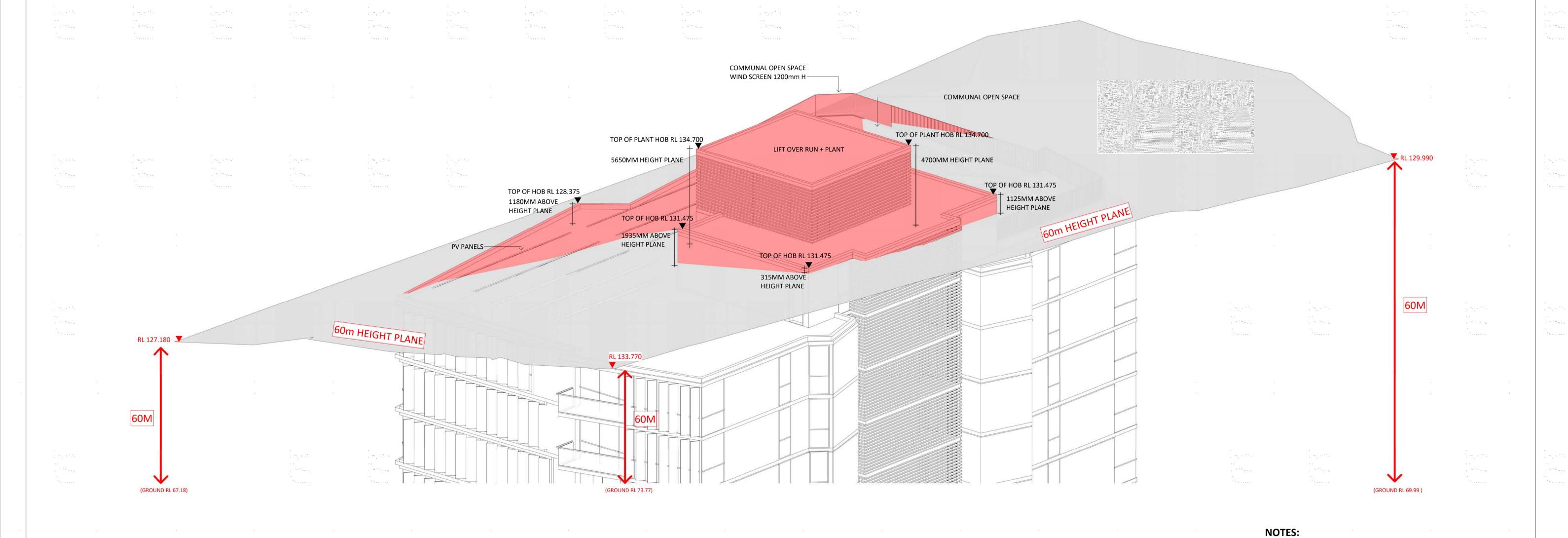
REVISION	BY CHK DATE	NO. REVISION	BY CHK DA	E NO. REVISION	BY	CHK DATE	LEGEND	KEY PLAN	·	CLIENT	·	ARCHITECT	PROJECT	DATE 04/12/19	DRAWN 🗾
DEFERRAL RESPONSE UPDATED DEFERRAL RESPONSE	FC TB 24/09/19													04/12/19	INL
UPDATED DEFERRAL RESPONSE	KL TB 04/12/19									COONARA DEVELOPME	NTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
										LEVEL 4, 55 GRAFTON S	STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
										BONDI JUNCTION NSW 2022		ABN 63 131 365 896 Nominated Architect: Koichi Takada	STATUS	DWG NO.	REVISION
											A Section of the second	Nominated Architect:	DEVELOPMENT APPLICATION	A-0472	, B
												Koichi Takada	DWG TITLE	NOTES:	
and the second		in the same	in the state of th		i a tanan		CLOUD LEGEND	and the second	and the second	and the second	production and the second	NSW Architects 6901	DETAIL 2D LIEIGHT DI ANE 04	DO NOT SCALE FROM DRAWINGS	a section and
												VIC Architects 16179	DETAIL 3D HEIGHT PLANE 01	VEDIEV ALL DIMENSIONS ON SITE BEFOR	DE COMMENCING WORK
**********		**********	*		*******		REVISION ON	*********	********	*******	********	VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	* ***********************************	OCDANIA OF THE BEDDONIOTION OF THE	INC COMMENCING WORK.
							The Hold					www.koichitakada.com		DROUBITED WITHOUT THE CONSENT OF	HIS DRAWING IS STRICTLY
												www.kolcintakada.com		PROHIBITED WITHOUT THE CONSENT OF	FINE CLIENT & NOICHLIANADA ANCHITECTS.



RECEIVED **Waverley Council**

Application No: DA-155/2018

Date Received: 05/12/2019

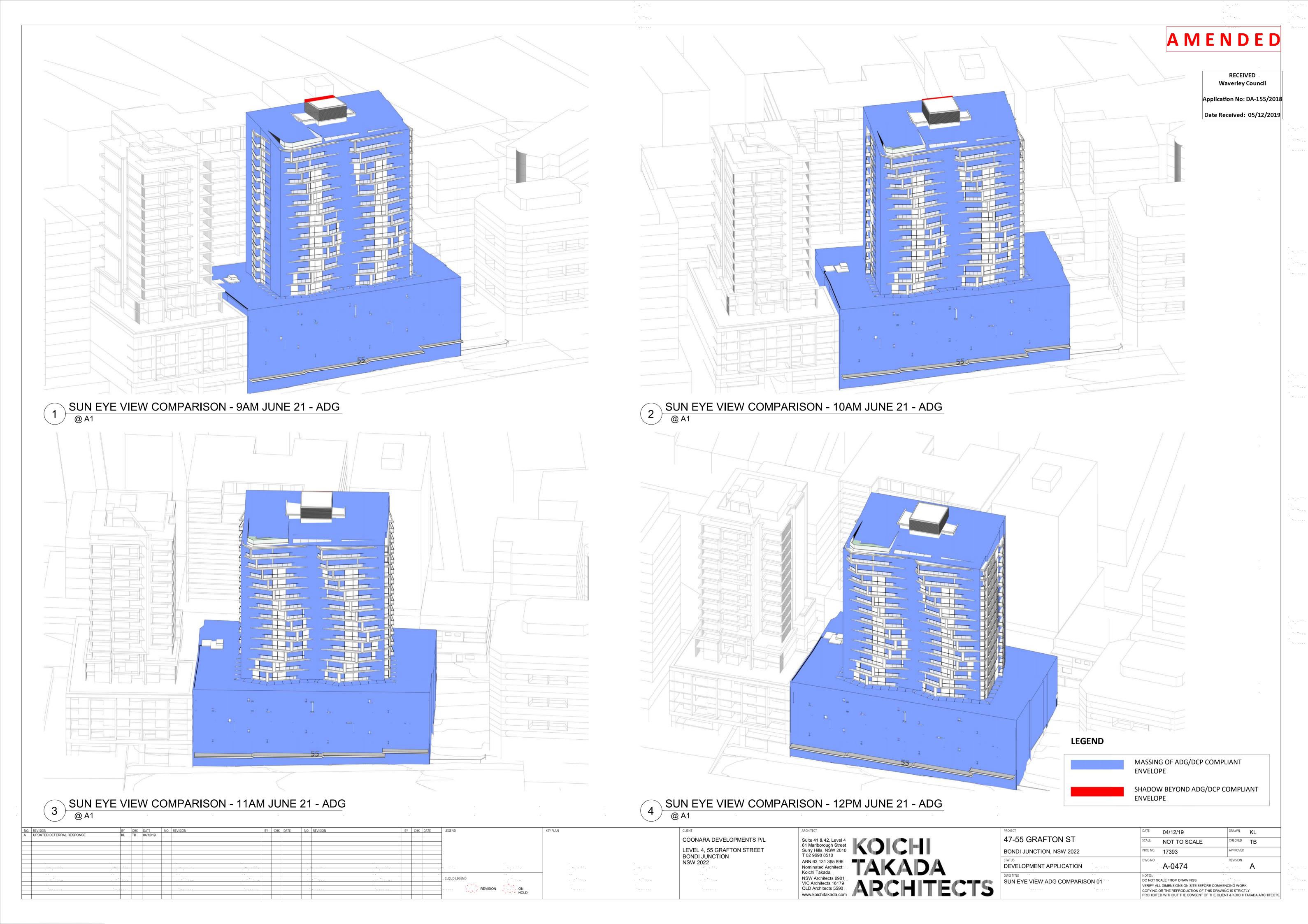


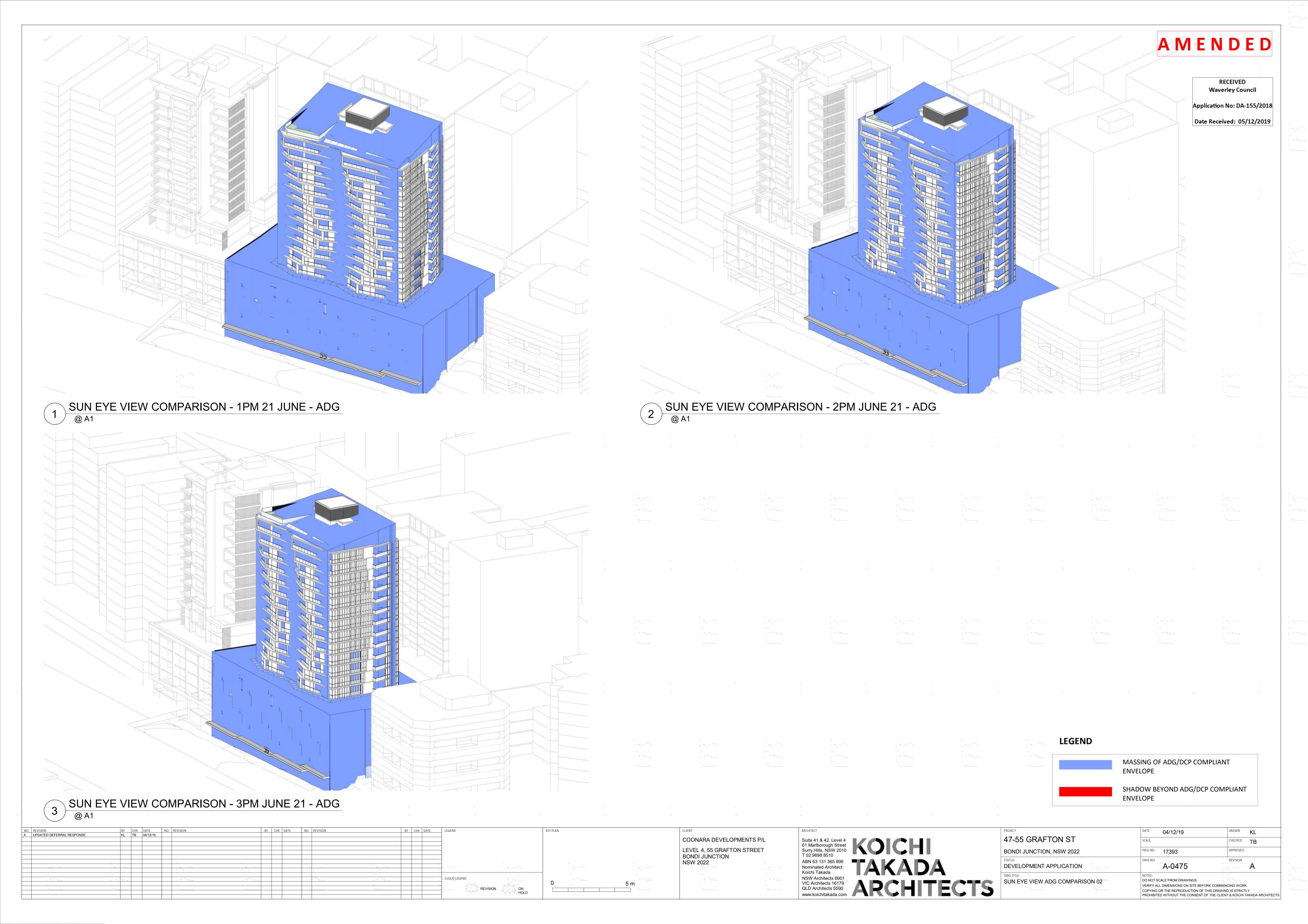
MODEL WAS TAKEN FROM A SURVEY BY LTS

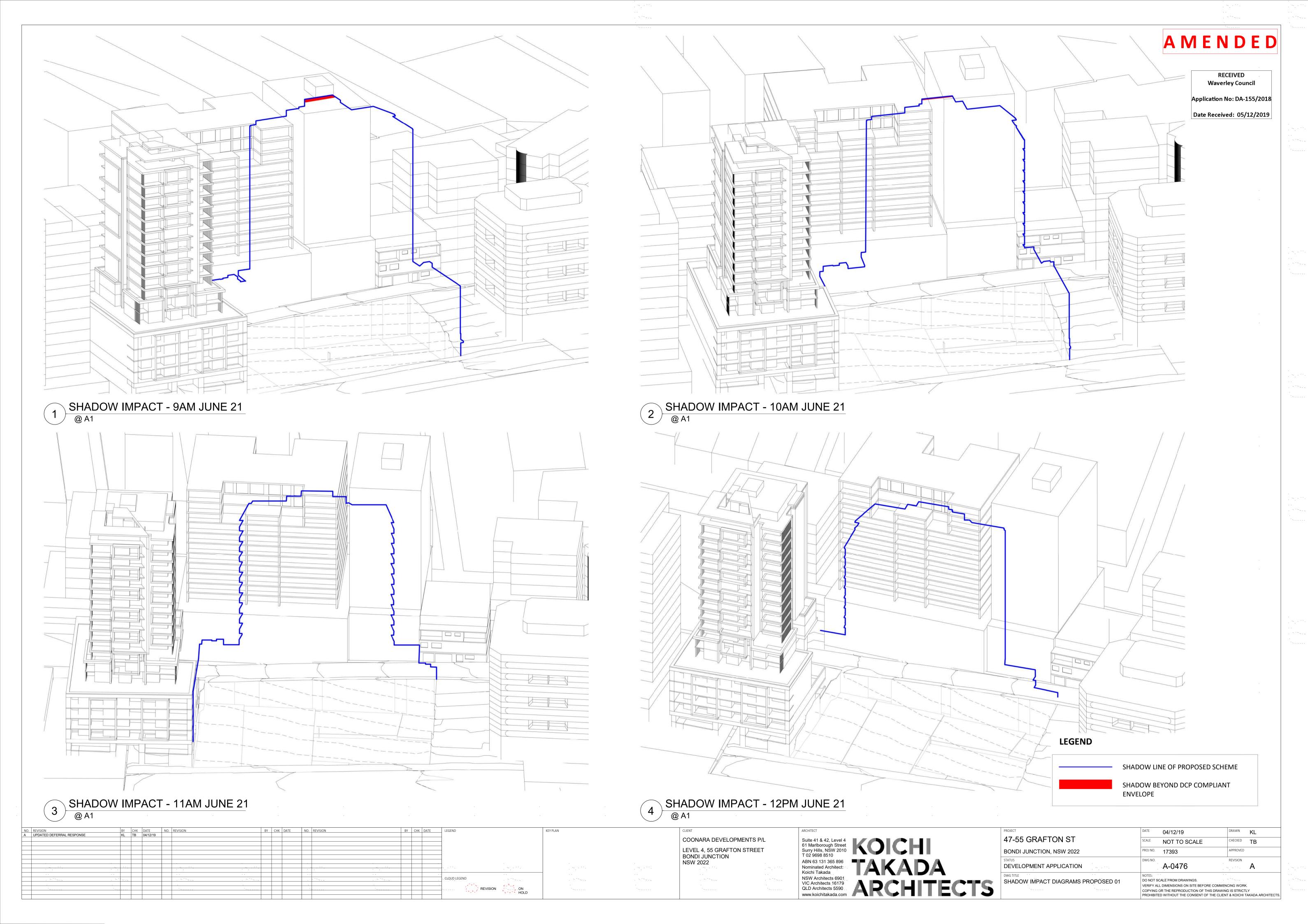
LOCKLEY SURVEYORS DATED 10/05/2017 REVISION 2 REFER TO KTA DRAWING A-0020 SURVEY PLAN REVISION B.

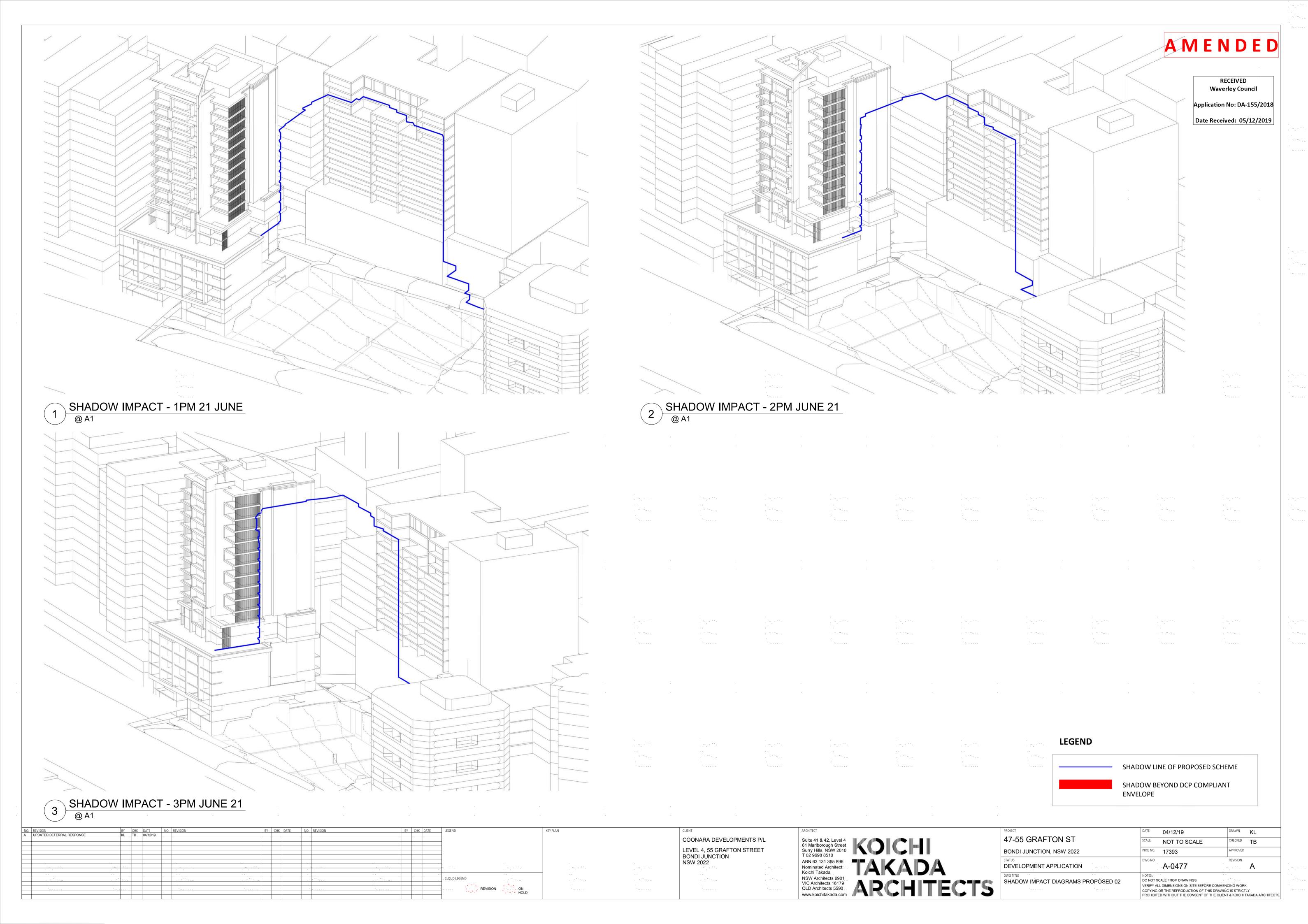
THE INFORMATION USED TO PRODUCE THIS 3D

. REVISION	BY CHK DATE	NO. REVISION	BY	CHK DATE	NO. REVISION	BY	CHK DATE LEGEN	ND	KEY PLAN		CLIENT		ARCHITECT	PROJECT	DATE 04/12/19	DRAWN KI
DEFERRAL RESPONSE	FC TB 24/09/19													4 0- 4011 0-	07/12/19	IXL
DEFERRAL RESPONSE UPDATED DEFERRAL RESPONSE	KL TB 04/12/19										COONARA DEVELOPM	MENTS P/L	Suite 41 & 42, Level 4 61 Marlborough Street	47-55 GRAFTON ST	SCALE	CHECKED TB
											LEVEL 4, 55 GRAFTON	STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
										•	BONDI JUNCTION NSW 2022		ABN 63 131 365 896	STATUS	DWG NO.	REVISION
									and the second second		in the second	Section 1	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	A-0473	В
* *													Koichi Takada	DWG TITLE	NOTES:	
and the second		and the same	La transport		and the same	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	. CLOUD	D. LEGEND	a market and a	and the second	a section and	and the second	NSW Architects 6901	DETAIL 3D HEIGHT PLANE 02	DO NOT SCALE FROM DRAWINGS.	and the second
								J-v-C K-A-X					VIC Architects 16179	DETAIL 3D REIGHT PLAINE 02	VERIEV ALL DIMENSIONS ON SITE BEFOR	RE COMMENCING WORK
***************************************	*	***************************************	********		·	***************************************	<u>'</u>	REVISION ON HOLD	*******	*******	********	********	QLD Architects 5590 .	Sec	CORVING OR THE REPRODUCTION OF TH	HIS DRAWING IS STRICTLY
								HOLD					VIC Architects 16179 QLD Architects 5590 www.koichitakada.com		PROHIBITED WITHOUT THE CONSENT OF	F THE CLIENT & KOICHI TAKADA ARCHITECT











RECEIVED Waverley Council

Application No: DA-155/2018

Date Received: 05/12/2019

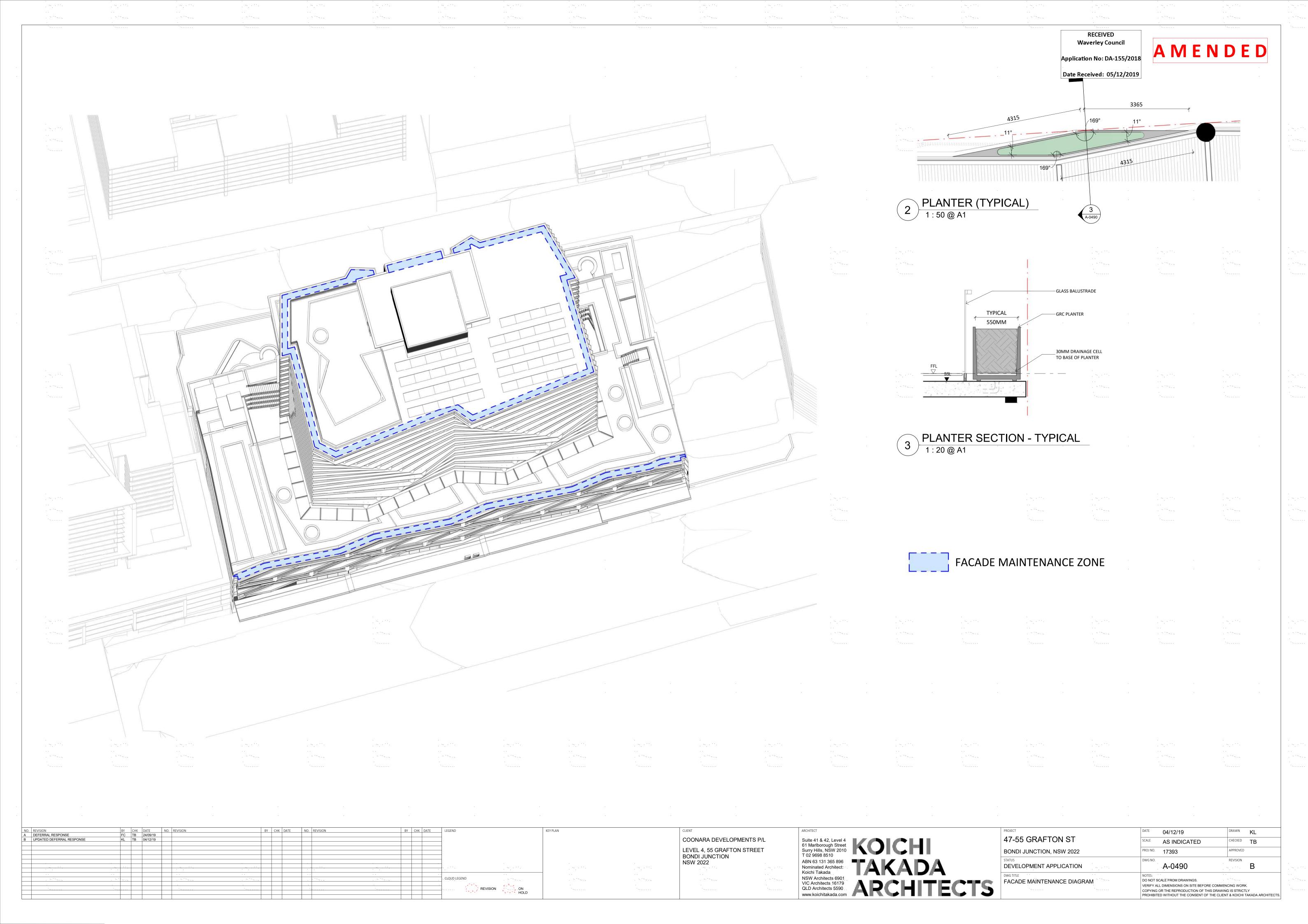


HEGARTY LANE: BEFORE



HEGARTY LANE: AFTER

NO. F	REVISION BY CHK DEFERRAL RESPONSE FC TB	DATE NO. REVISION	BY CHK DATE NO. REVISION BY CHK	DATE LEGEND	KEY PLAN	CLIENT	ARCHITECT	PROJECT	DATE 24/09/19	DRAWN FC
A 1	DEFERMAL RESPONSE	24/09/19				COONARA DEVELOPMENTS P/L	Suite 41 & 42, Level 4	47-55 GRAFTON ST	SCALE	CHECKED TB
						LEVEL 4, 55 GRAFTON STREET	Suite 41 & 42, Level 4 61 Marlborough Street Surry Hills, NSW 2010 T 02 9698 8510	BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED
						BONDI JUNCTION NSW 2022	ABN 63 131 365 896 Nominated Architect: Koichi Takada	DEVELOPMENT APPLICATION	DWG NO. A-0480	REVISION
				CLOUD LEGEND			NSW Architecte 6001	DWG TITLE 3D VIEW EXISTING BUILDING	NOTES: DO NOT SCALE FROM DRAWINGS.	
				REVISION ON HOLD			VIC Architects 16179 QLD Architects 5590 www.koichitakada.com	OB VIEW EXISTING BOLEBING	VERIFY ALL DIMENSIONS ON SITE BEFORE COMM COPYING OR THE REPRODUCTION OF THIS DRAW PROHIBITED WITHOUT THE CONSENT OF THE CLII	JENCING WORK. WING IS STRICTLY LIENT & KOICHI TAKADA ARCHITECTS.



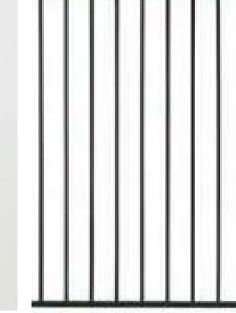
EXTERNAL FINISHES



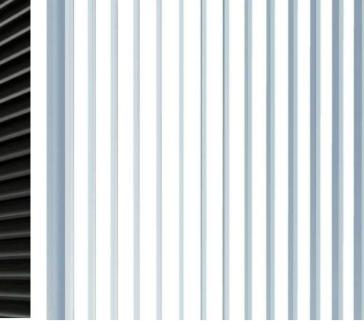
RECEIVED **Waverley Council**

Date Received: 05/12/2019

Application No: DA-155/2018









PRECAST CONCRETE WITH SEMI SMOOTH FINISH (LIGHT COLOUR)

EXTERNAL BALUSTRADE BLACK COLOUR

LV1 **EXTERNAL LOUVRES** WHITE COLOUR

LV2 **EXTERNAL LOUVRES** DARK COLOUR

LV3 PRIVACY LOUVRES WHITE COLOUR

CLADDING 1 - DARK COLOUR



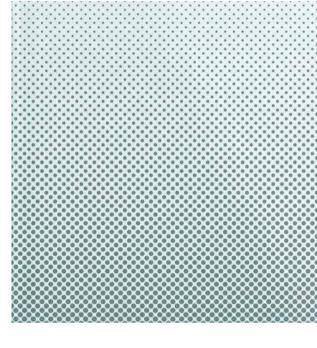
RESIDENTIAL CLEAR GLAZING



RETAIL/COMMERCIAL CLEAR GLAZING



RESIDENTIAL BALUSTRADE GLAZING



RESIDENTIAL BALUSTRADE GLAZING WITH FRIT



ALUMINIUM WINDOW FRAME WHITE POWDERCOAT FINISH

PRECEDENT IMAGES - MATERIALITY



WHITE WINDOW FRAMES AND AESTHETIC



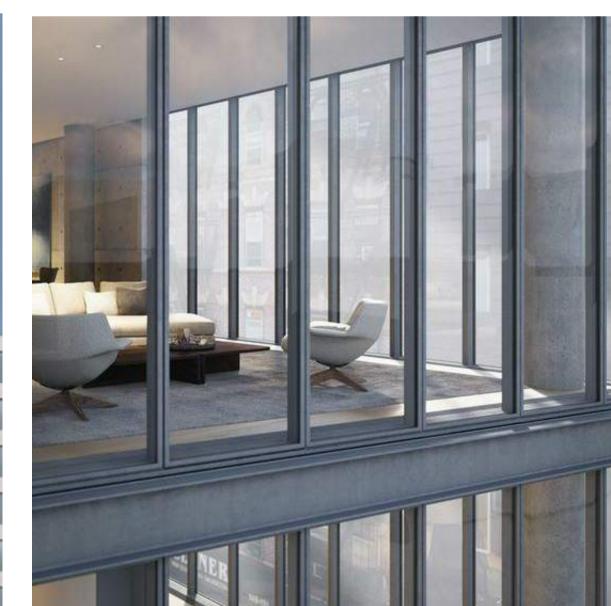
WHITE WINDOW FRAMES AND CEILINGS



WHITE SLAB EDGE AND COLUMNS



ROTATED SLAB EDGE WITH GLAZED BALUSTRADE



SLAB PROFILE AND WINDOW JUNCTION

L																	
	NO.	REVISION B	BY (СНК	DATE	NO.	REVISION	BY	СНК	DATE	NO.	REVISION	BY	CHK	DATE	LEGEND	KEY PI
	Α	ISSUED FOR CONSULTANTS A	AC .	TB	29/03/17												
	В	ISSUED FOR DA A	AC .	TB	24/04/18												
	С	INITIAL ISSUE TO COUNCIL A	ANA .	TB	02/11/18												
	D	AMENDED DA A	ANA .	TB	08/04/19												
	E	DEFERRAL RESPONSE F	-C .	TB	24/09/19												
L																	
																CLOUD LEGEND	
																√-v-\	
																REVISION , ON	
																REVISION ON HOLD	

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	ARCHITECT5

PROJECT	DATE	24/09/19	DRAWN	FC
47-55 GRAFTON ST	SCALE	1:100@A1, 1:200@A3	CHECKED	ТВ
BONDI JUNCTION, NSW 2022	PROJ NO.	17393	APPROVED	
DEVELOPMENT APPLICATION	DWG NO.	A-0500	REVISION	Е
DWG TITLE EXTERNAL FINISHES		ALE FROM DRAWINGS. . DIMENSIONS ON SITE BEFORE COMMEN	ICING WORK.	

COPYING OR THE REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT THE CONSENT OF THE CLIENT & KOICHI TAKADA ARCHITECTS.

EXTERIOR CLADDING (DARK GREY)

CONCRETE W/PATCH & PAINT FINISH

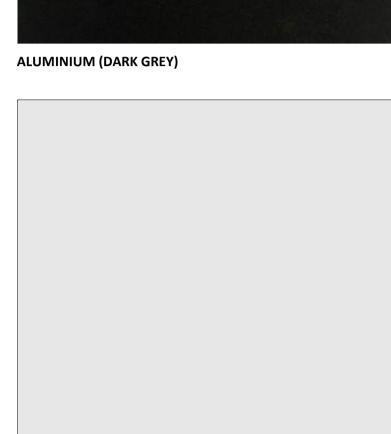
PRECAST CONCRETE W/RELIEF PATTERN (WHITE)

(WHITE CONCRETE PATINA)

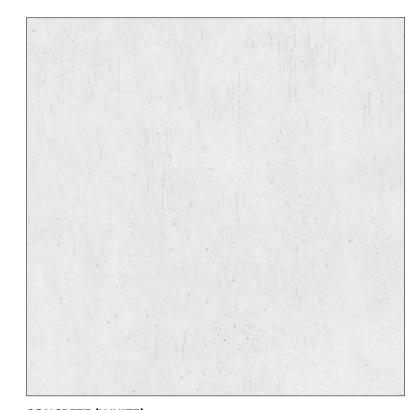


Application No: DA-155/2018

COLOUR PALETTE



ALUMINIUM (WHITE)



CONCRETE (WHITE)

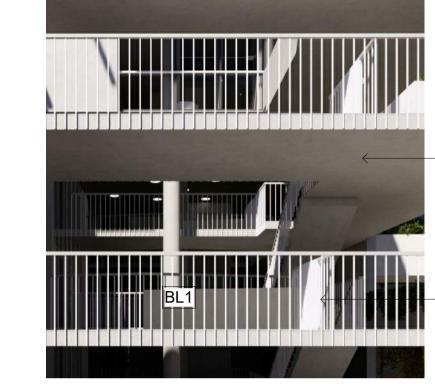
Date Received: 05/12/2019

WF1 CL1 -CONCRETE W/PATCH & PAINT FINISH (WHITE CONCRETE PATINA) -RESIDENTIAL CLEAR GLAZING

5. TOWER FACADE 05

6. PODIUM FACADE 01

7. PODIUM FACADE 02



—CONCRETE SOFFIT PALISADE STYLE POWDER COATED ALUMINIUM BALUSTRADE (WHITE)

POWDER COATED ALUMINIUM LOUVERS

RESIDENTIAL BALUSTRADE GLAZING W/FRIT

(DARK GREY)

10. PODIUM FACADE 05

WF2

9. PODIUM FACADE 04

(WHITE CONCRETE PATINA) POWDER COATED ALUMINIUM LOUVERS (WHITE)

-AWNING SOFFIT

RETAIL SIGNAGE ZONE

CONCRETE W/PATCH & PAINT FINISH

11. COMMERCIAL FACADE



POWDER COATED ALUMINIUM FRAME (DARK GREY) -RETAIL/COMMERCIAL CLEAR GLAZING

12. RETAIL FACADE

GL5 GL1

RESIDENTIAL GLAZING - CLEAR

CONCRETE W/PATCH & PAINT FINISH

-RESIDENTIAL BALUSTRADE GLAZING

— POWDER COATED ALUMINIUM FRAME (DARK GREY)

(WHITE CONCRETE PATINA)

RESIDENTIAL GLAZING - COLOUR BACK

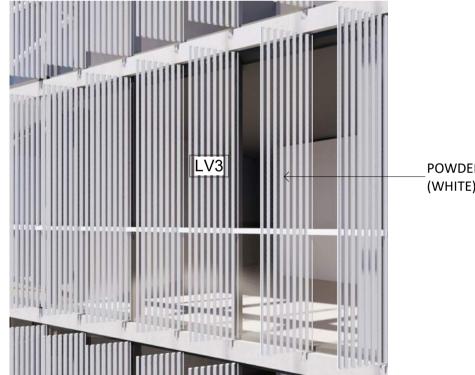
POWDER COATED ALUMINIUM FRAME (WHITE)

2. TOWER FACADE 02

1. TOWER FACADE 01

EXTERIOR FINISHES

AL2



POWDER COATED ALUMINIUM PRIVACY LOUVRES (WHITE)



POWDER COATED ALUMINIUM PRIVACY LOUVRES (DARK GREY)

RESIDENTIAL GLAZING - CLEAR CONCRETE W/PATCH & PAINT FINISH (WHITE CONCRETE PATINA)

8. PODIUM FACADE 03

4. TOWER FACADE 04

BY CHK DATE LEGEND NO. REVISION
A DEFERRAL RESPONSE BY CHK DATE NO. REVISION
FC TB 24/09/19 BY CHK DATE NO. REVISION REVISION ON HOLD

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

PROJECT	DATE 24/09/19	DRAWN FC		
47-55 GRAFTON ST	SCALE	CHECKED TB		
BONDI JUNCTION, NSW 2022	PROJ NO. 17393	APPROVED		
STATUS	DWG NO.	REVISION		
DEVELOPMENT APPLICATION	A-0510	A		
DWG TITLE EXTERIOR FINISHES & COLOURS	NOTES: DO NOT SCALE FROM DRAWINGS.			
	VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.			
	COPYING OR THE REPRODUCTION OF THIS DR PROHIBITED WITHOUT THE CONSENT OF THE C			