

AMENDED PLANS

RECEIVED
Waverley Council
Application No: DA-533/2017/1/A
Date Received: 10/02/2021

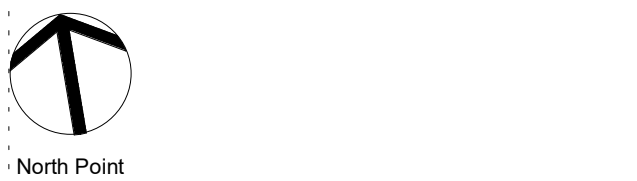
RECEIVED
Waverley Council
Application No: DA-533/2017/1/A
Date Received: 10/02/2021

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21

CARPARK	
RSL CLUB	22
RESIDENTIAL	78
RESIDENTIAL VISITOR (INCLUDING 1 CAR WASH BAY)	16
CAR SHARE	1

TOTAL 117

STORAGE	
STORAGE - SMALL	28
STORAGE - MEDIUM	27
STORAGE - LARGE	14
TOTAL	69



S4.55 SUBMISSION

Consultant	Structure & Civil
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Consultant	Landscape
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EMAIL: robinson@urbis.com.au	
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CAPITAL CORPORATION	
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

BASEMENT 3 PLAN

Scale		As indicated
Drawing Created (date)		08/15/17
Drawing Created (by)		AP/SW
Plotted and checked by		AP/SW/PI
Verified		AE/PI
Approved		LMC/AE
Project No	Drawing No	Issue

191010 DA 2001 B

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SCHEDULE OF CHANGES

BASEMENT 03	A	Parking spaces adjusted
	B	Combined fire services water storage tank added
	C	Car wash bay/ visitor parking relocated

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North Point

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Drawing Title

BASEMENT 2 PLAN

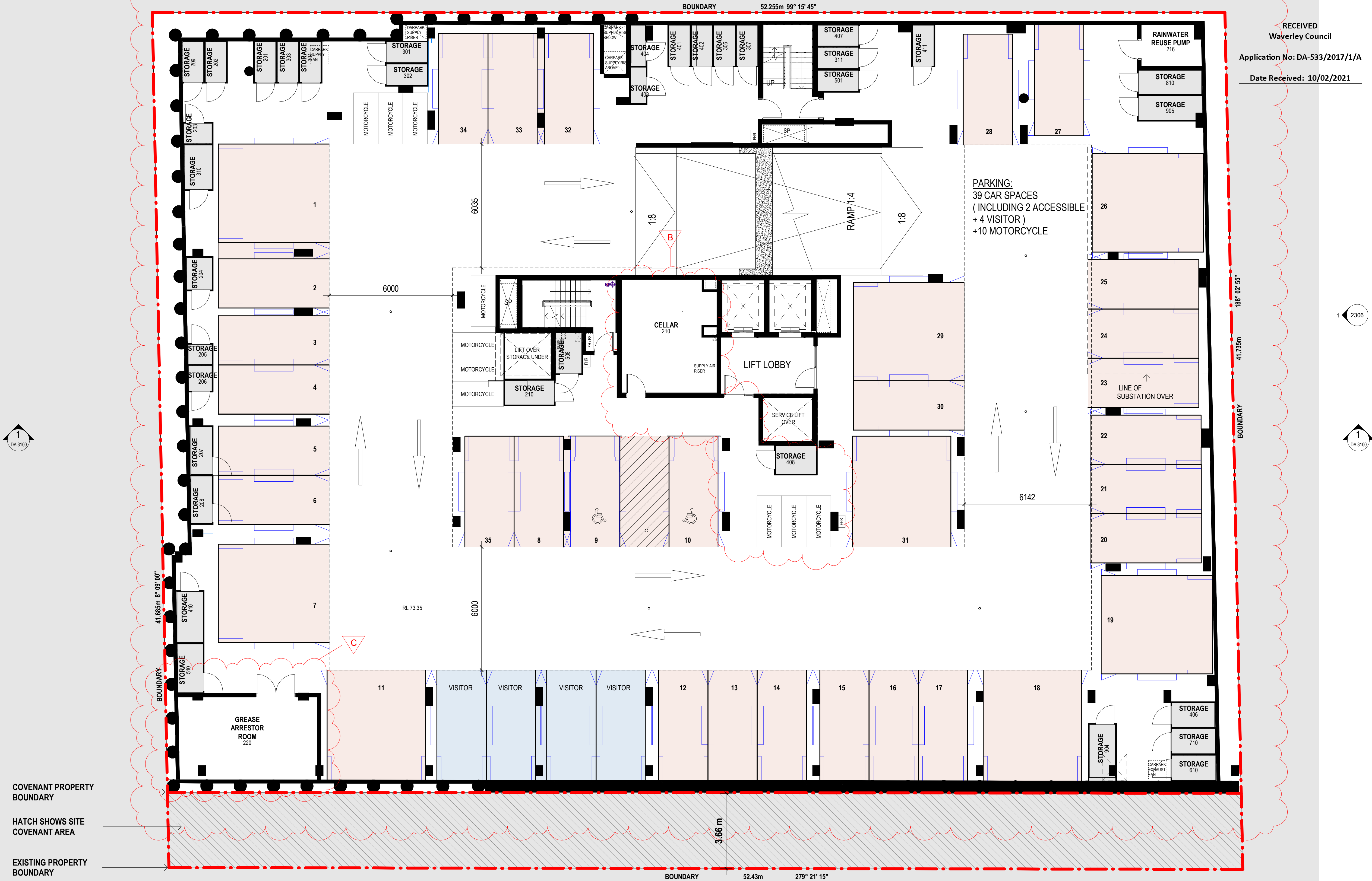
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Plotted and checked by	AP/SW/PI	
Verified	AE/PI	
Approved	LMC/AE	
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191010 DA 2002 B

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SCHEDULE OF CHANGES

BASEMENT 02	A	Parking spaces adjusted to align with structural column layout
	B	Residential waste relocated to Ground Floor
	C	Grease arrestor added. Motorcycles relocated to Basement 01



1
DA 3100

2
DA 3100

1
2306

1
DA 3100

2
DA 3100

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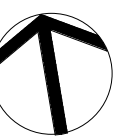
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BASEMENT 1 PLAN

Scale	As indicated	
Drawing Created (date)	08/15/17	
Drawing Created (by)	AP/SW	
Plotted and checked by	AP/SW/PI	
Verified	AE/PI	
Approved	LMC/AE	
Project No	Drawing No	Issue

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SCHEDULE OF CHANGES

BASEMENT 01	A	Parking spaces adjusted
	B	Motorcycle relocated

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LEGEND

- CLUB/RETAIL
- 1 BED
- 2 BED
- 3 BED

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GROUND LEVEL PLAN

Scale 1 : 100

Drawing Created (date) 08/15/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

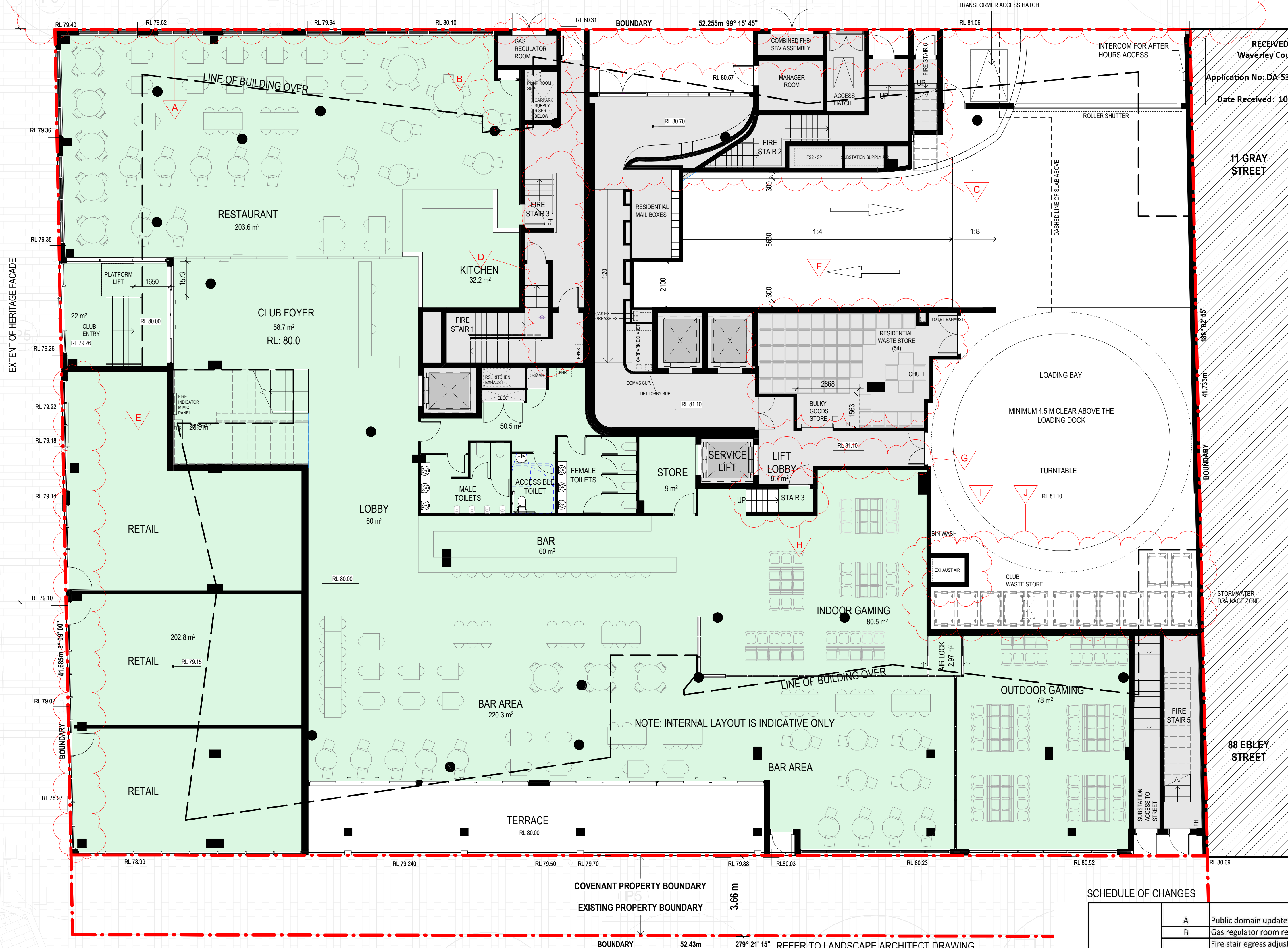
Verified AE/PI

Approved LMC/AE

Project No Drawing No Issue

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SCHEDULE OF CHANGES

GROUND FLOOR	A	Public domain updates as per council comments
	B	Gas regulator room relocated
	C	Fire stair egress adjusted. Residential entry Straightened.
	D	Services added
	E	Doors added
	F	Residential waste hold amended to include waste chute
	G	Door to loading dock adjusted
	H	Stairs added up to the lift lobby
	I	Carpark exhaust riser moved
	J	Club waste holding area adjusted

HERITAGE
FACADE TO BE
RETAINED

BRONTE ROAD

GRAY STREET

AWNING
AMENDED PLANS

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11 GRAY STREET

LEGEND

- CLUB/RETAIL
- 1 BED
- 2 BED
- 3 BED



North Point

S4.55 SUBMISSION

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LEVEL 1 PLAN

Scale 1 : 100

Drawing Created (date) 08/15/17

Drawing Created (by) PM

Plotted and checked by AP/SW/PI

Verified PD

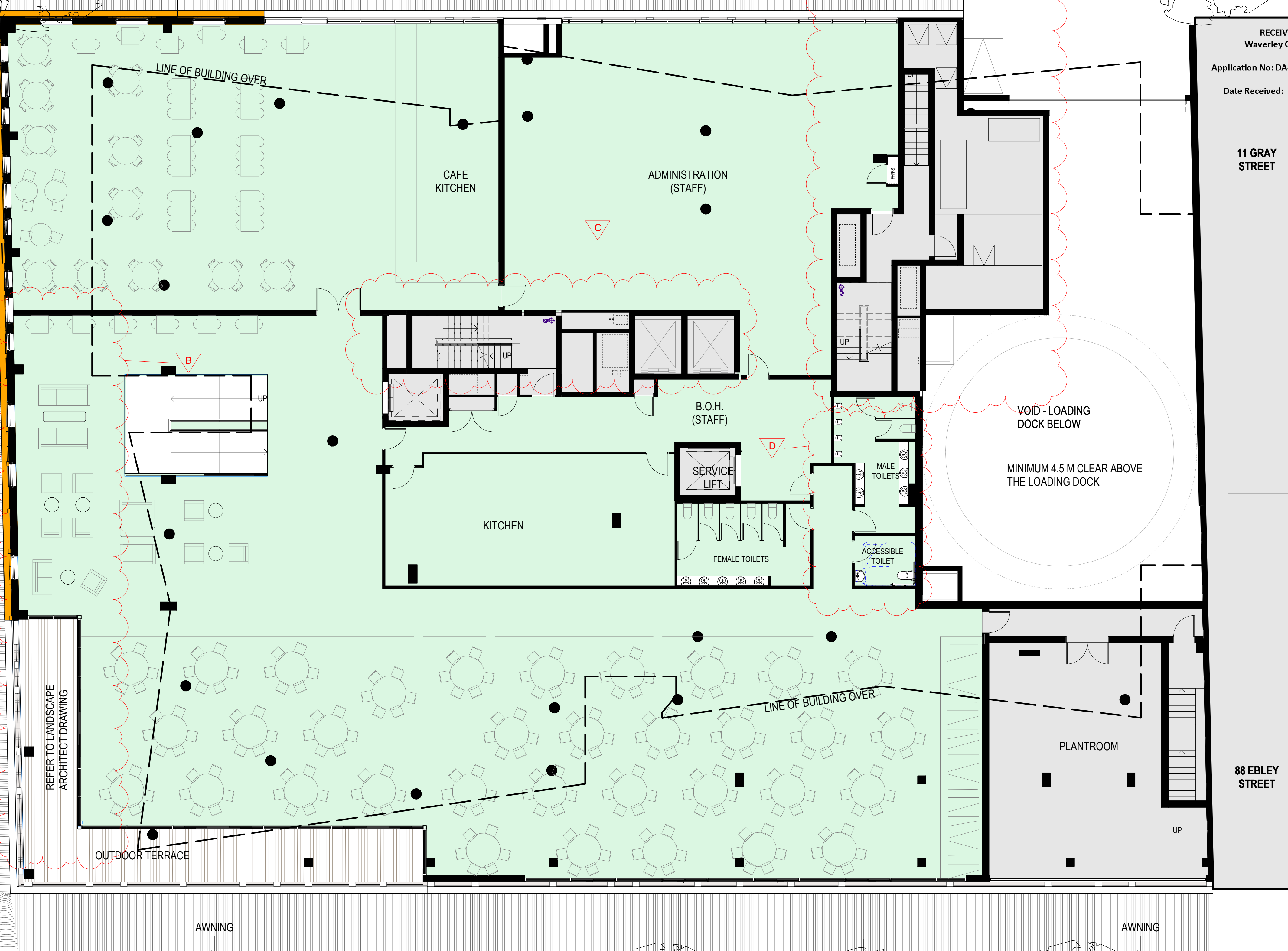
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Project No Drawing No Issue

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EBLEY STREET

SCHEDULE OF CHANGES

LEVEL 01	A	Stair refined and space above substation hatch removed
	B	Landscape terrace added to club area
	C	Fire stair and services reorganised
	D	Plant room adjusted

NOTE: INTERNAL LAYOUT IS INDICATIVE ONLY



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LEGEND	
	CLUB/RETAIL
	1 BED
	2 BED
	3 BED



S4.55 SUBMISSION

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Project Title

BONDI JUNCTION RSL

Drawing Title

LEVEL 2 PLAN

Scale 1 : 100

Drawing Created (date) 07/06/20

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

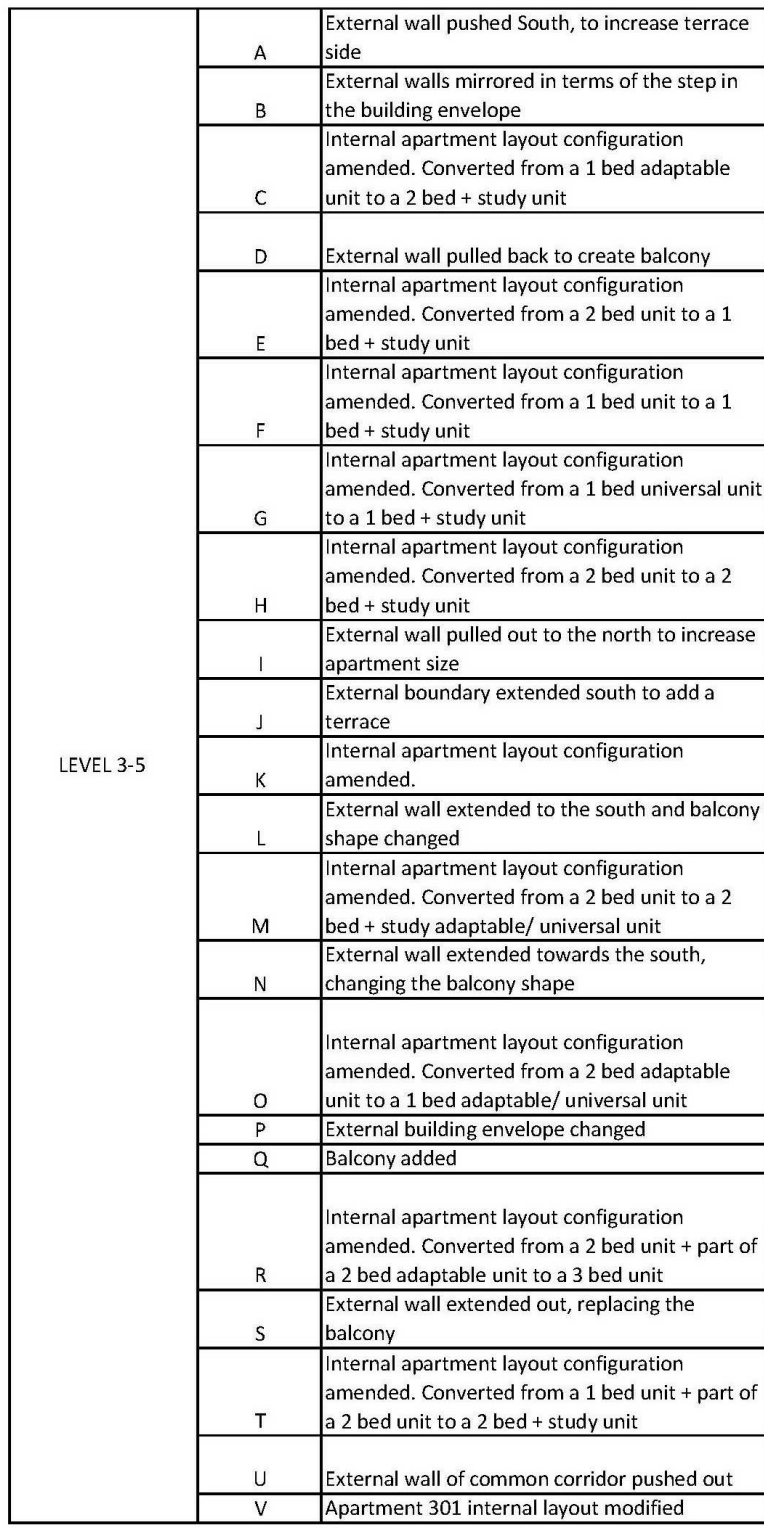
Project No Drawing No Issue

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SCHEDULE OF CHANGES

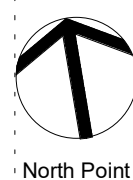
Level 2	A	Western external wall straightened
	B	Internal apartment layout configuration amended
	C	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 1 bed + study unit
	D	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 1 bed + study universal unit
	E	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
	F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study universal unit
	G	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	H	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study, universal unit
	I	Splayed External wall straightened
	J	Splayed External wall straightened
	K	Internal apartment layout configuration amended. Converted from a 3 bed adaptable unit split partly to a 2 bed + study unit
	L	Splayed External wall straightened
	M	Internal apartment layout configuration amended. Converted from a part 3 bed adaptable unit and part 2 bed adaptable unit to a 2 bed + study unit
	N	Splayed External wall changed to be horizontal
	O	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit and part of a 2 bed unit to a 3 bed unit
	P	Services in corridor moved to the east. Corridor wall moved.





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- LEGEND
- CLUB/RETAIL
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 - 2 BED
 - 3 BED



S4.55 SUBMISSION

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Project Title

BONDI JUNCTION RSL

Drawing Title

LEVEL 6 PLAN

Scale 1 : 100

Drawing Created (date) 07/06/20

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

191010 DA 2014 B

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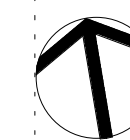
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North Point

S4.55 SUBMISSION

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BONDI JUNCTION RSL

Drawing Title

LEVEL 7-8 PLAN

Scale 1 : 100

Drawing Created (date) 07/06/20

Drawing Created (by) Author

Plotted and checked by Designer

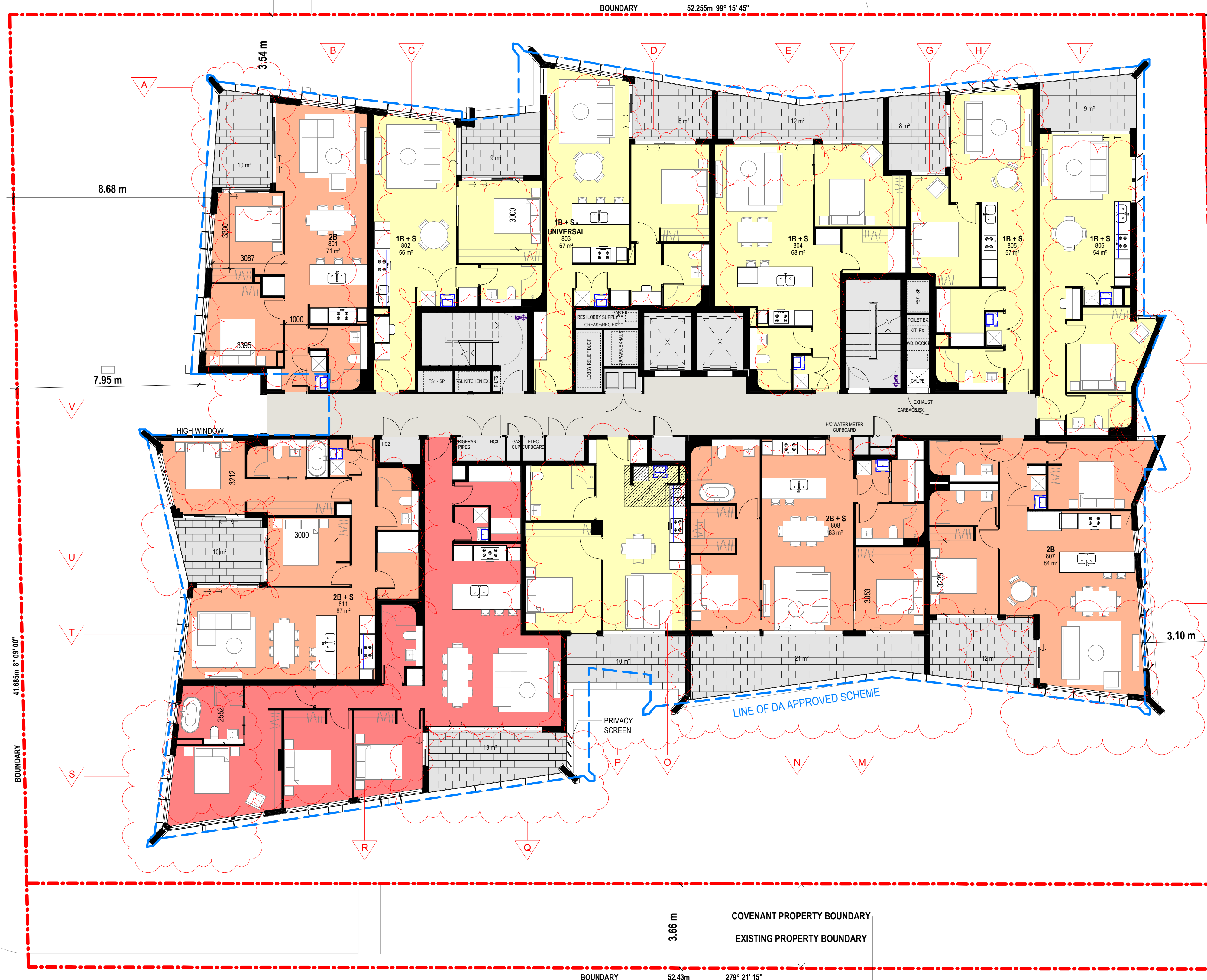
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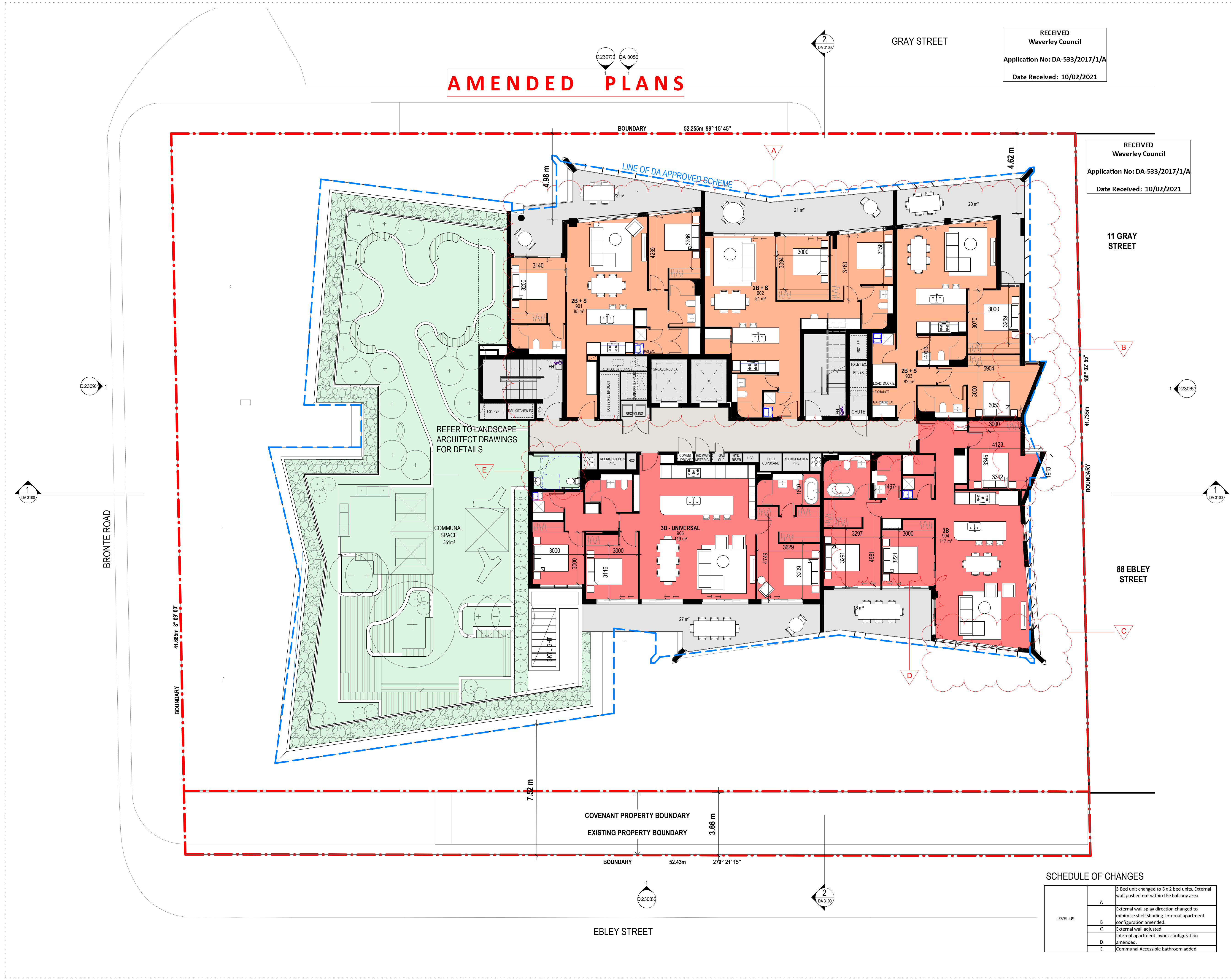
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SCHEDULE OF CHANGES

A	External wall pushed out, making the balcony smaller
B	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 2 bed unit
C	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
D	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study universal unit
E	External wall pushed back, increasing the balcony size
F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
G	Internal apartment layout configuration amended. Converted from part of a 3 bed unit to a 1 bed + study unit
H	External wall pushed out to the building edge, decreasing balcony size
I	Internal apartment layout configuration amended. Converted from part of a 3 bed unit to a 1 bed + study unit
J	External wall gully direction changed
K	Internal apartment layout configuration amended. Converted from a 3 bed unit to a 2 bed unit
L	External wall pushed out to the building edge, decreasing balcony size
M	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
N	External walls pushed back to increase balcony size
O	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit to a 1 bed adaptable unit
P	External wall envelope moved to increase balcony size
Q	External wall envelope moved to increase balcony size
R	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit and part of a 2 bed unit to a 3 bed unit
S	External wall pushed out replacing the balcony and increasing the apartment size
T	Internal apartment layout configuration amended. Converted from part of a 2 bed unit and part of a 2 bed unit to 2 bed + study unit
U	Internal walls pushed back to increase balcony size
V	External wall of common corridor pushed in



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BONDI JUNCTION RSL

Drawing Title

LEVEL 9 PLAN

Scale 1 : 100

Drawing Created (date) 10/04/17

Drawing Created (by) PM

Plotted and checked by LMC/AE

Verified PD

Approved LMC/AE

Project No Drawing No Issue

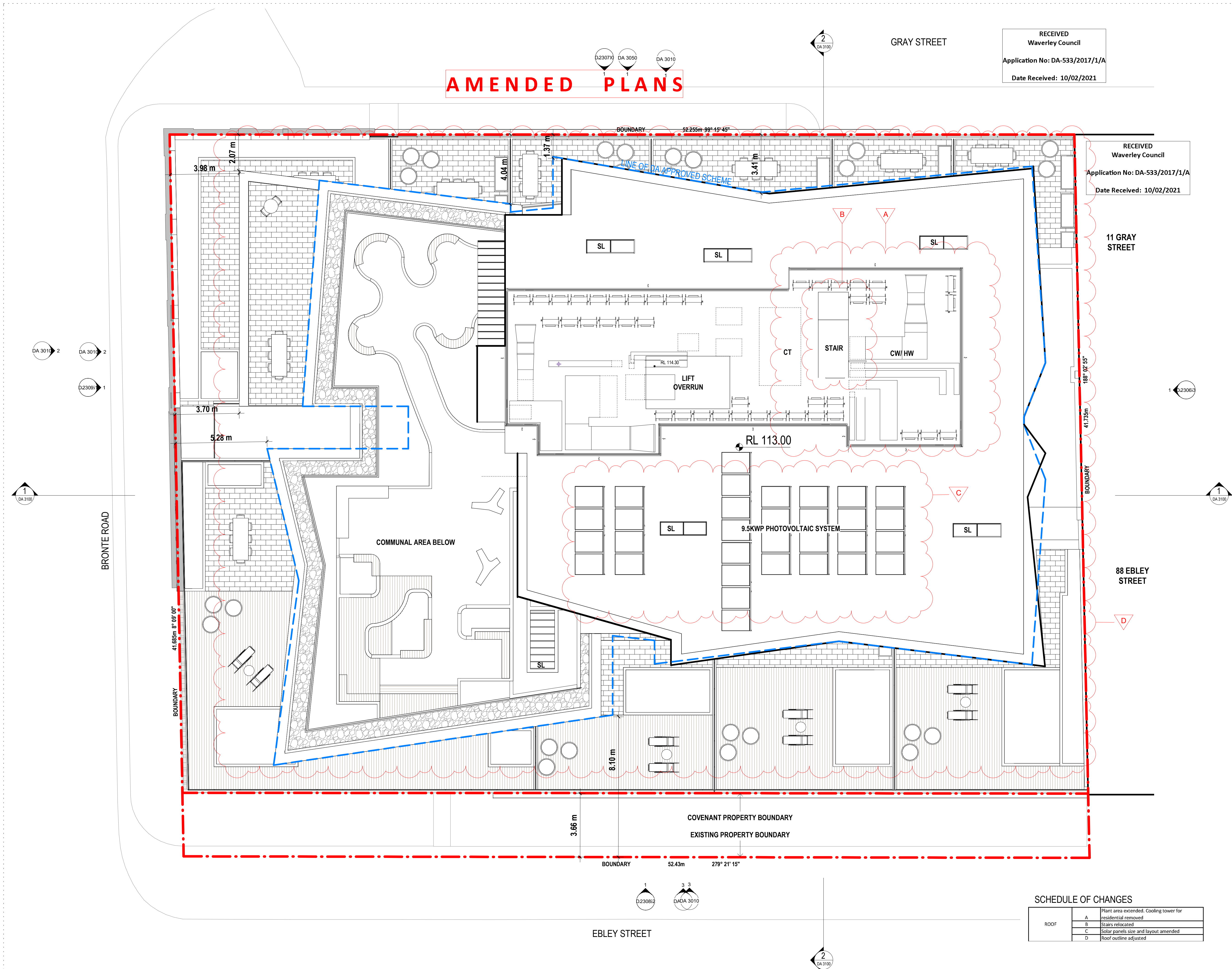
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SCHEDULE OF CHANGES

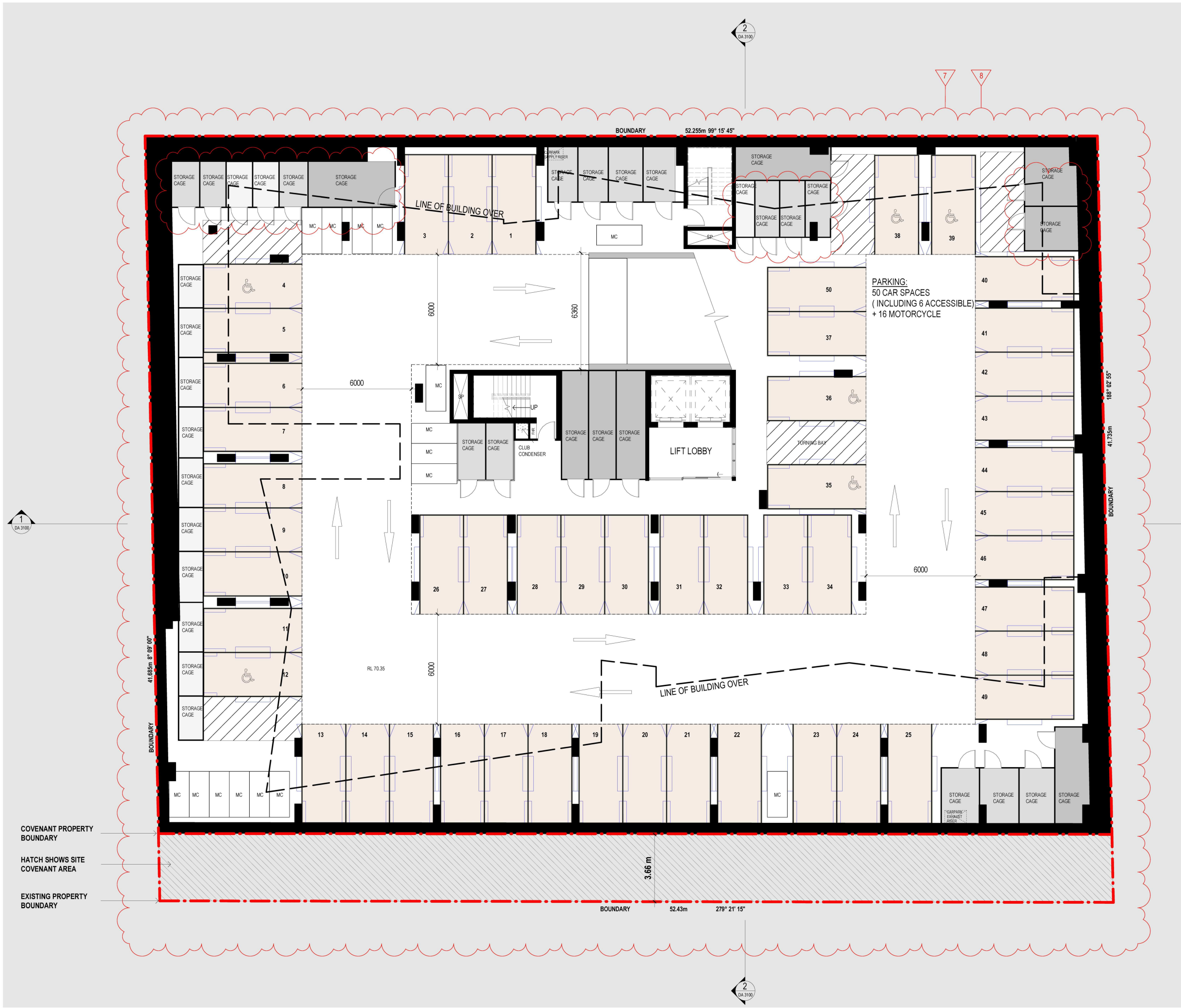
ROOF	A	Plant area extended. Cooling tower for residential removed
	B	Stairs relocated
	C	Solar panels size and layout amended
	D	Roof outline adjusted

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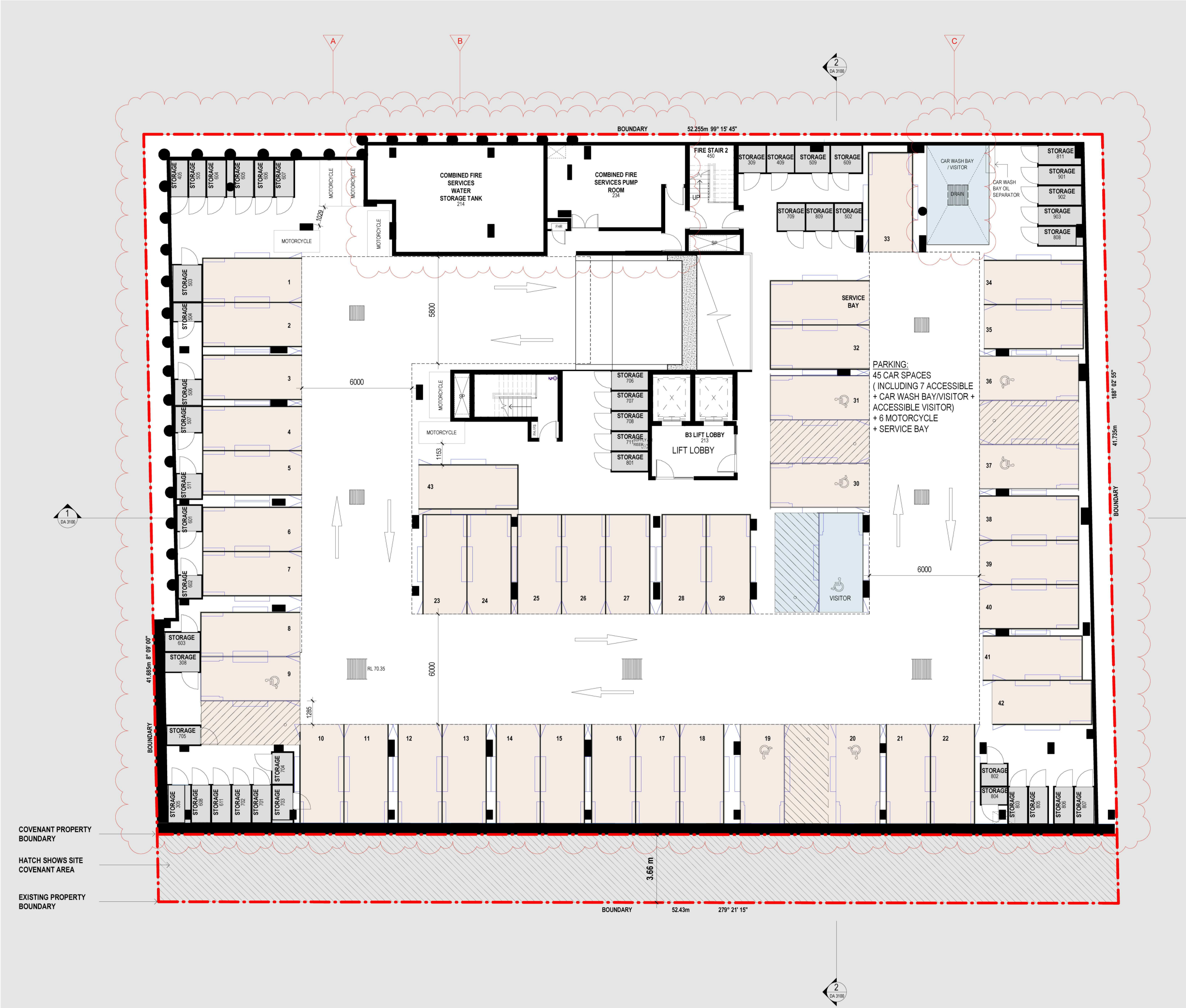
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DA - APPROVED BASEMENT 03 PLAN



PROPOSED BASEMENT 03 PLAN

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	C	Car wash bay/ visitor parking relocated

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

S4.55 SUBMISSION

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BONDI JUNCTION RSL

COMPARISON PLAN
BASEMENT 3

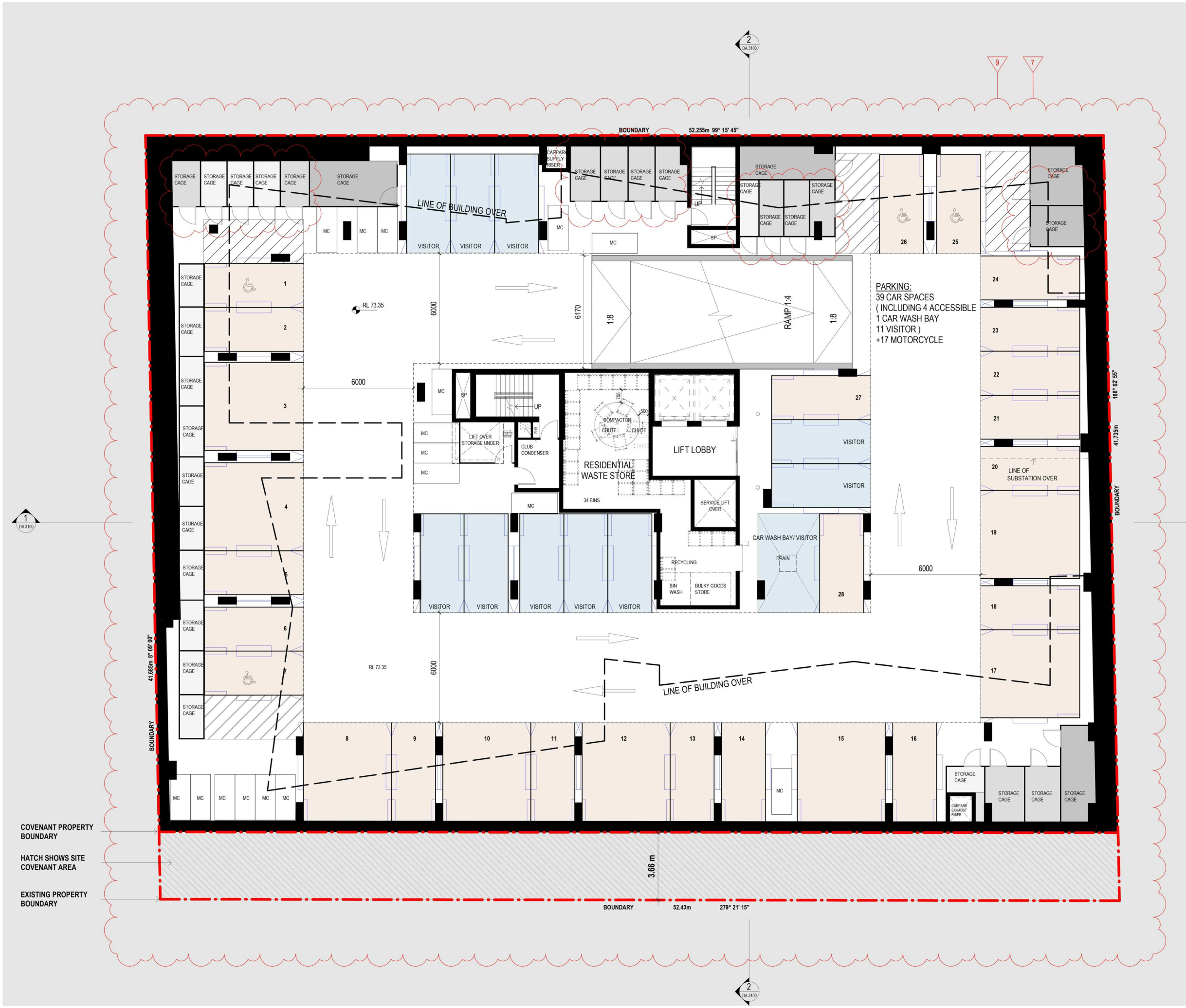
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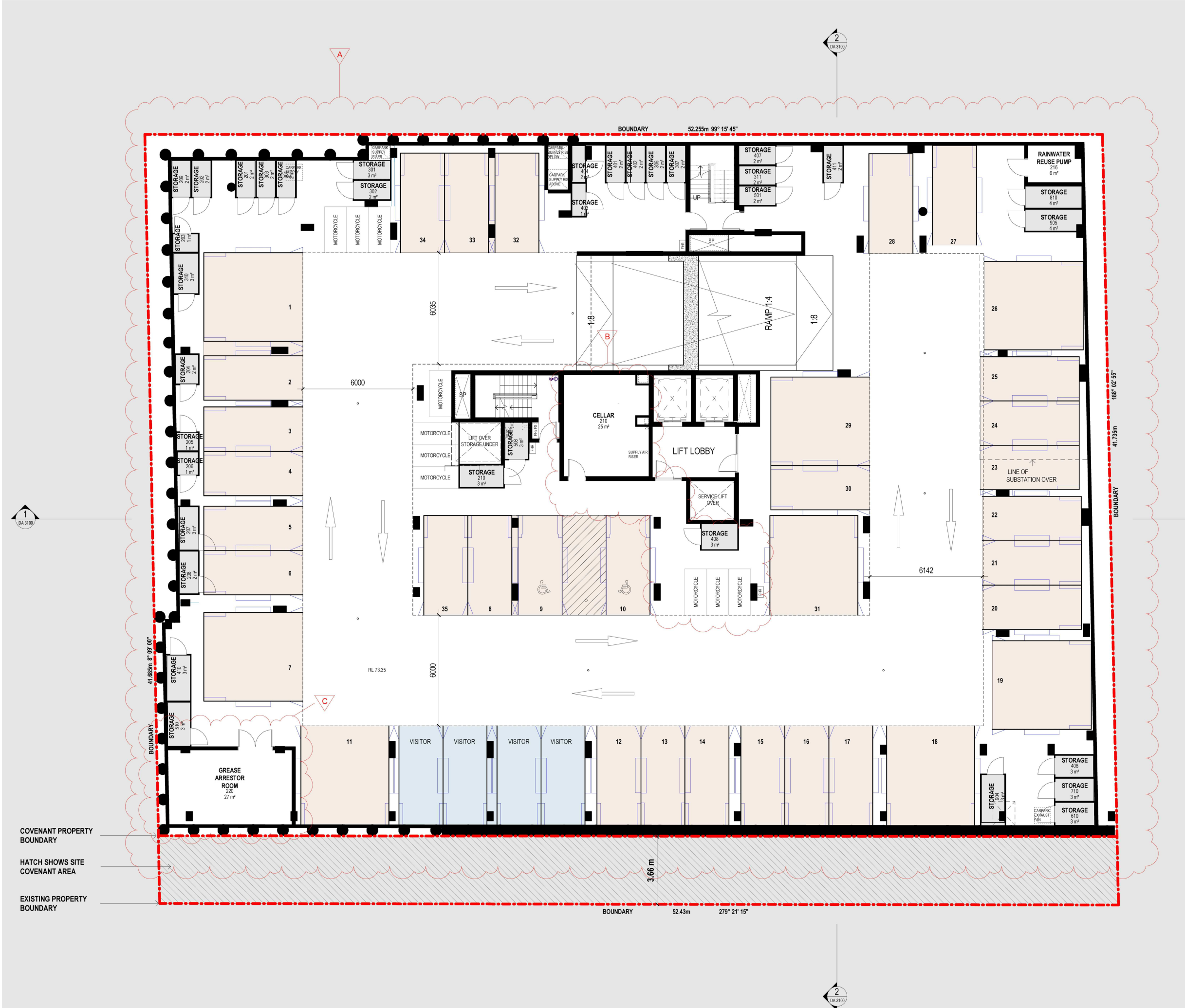
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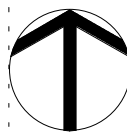


PROPOSED BASEMENT 02 PLAN

SCHEDULE OF CHANGES

BASEMEMENT 02	A	Parking spaces adjusted to align with structural column layout
	B	Residential waste relocated to Ground Floor
	C	Grease arrestor added. Motorcycles relocated to Basement 01

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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COMPARISON PLAN
BASEMENT 2

Scale

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DA - APPROVED BASEMENT 01 PLAN



PROPOSED BASEMENT 01 PLAN

SCHEDULE OF CHANGES

BASEMENT 01	A	Parking spaces adjusted
	B	Motorcycle relocated

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

S4.55 SUBMISSION

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COMPARISON PLAN
BASEMENT 1

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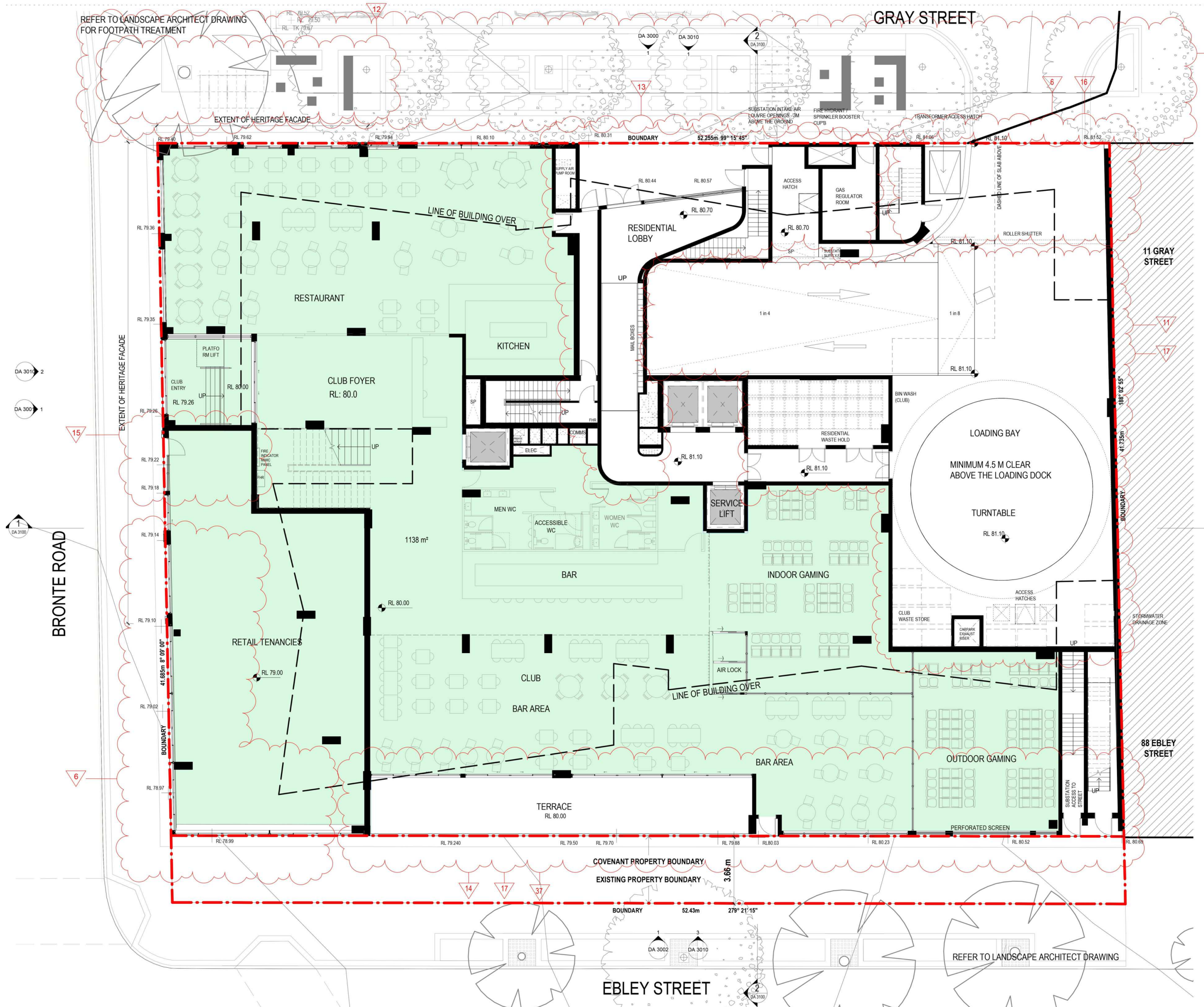
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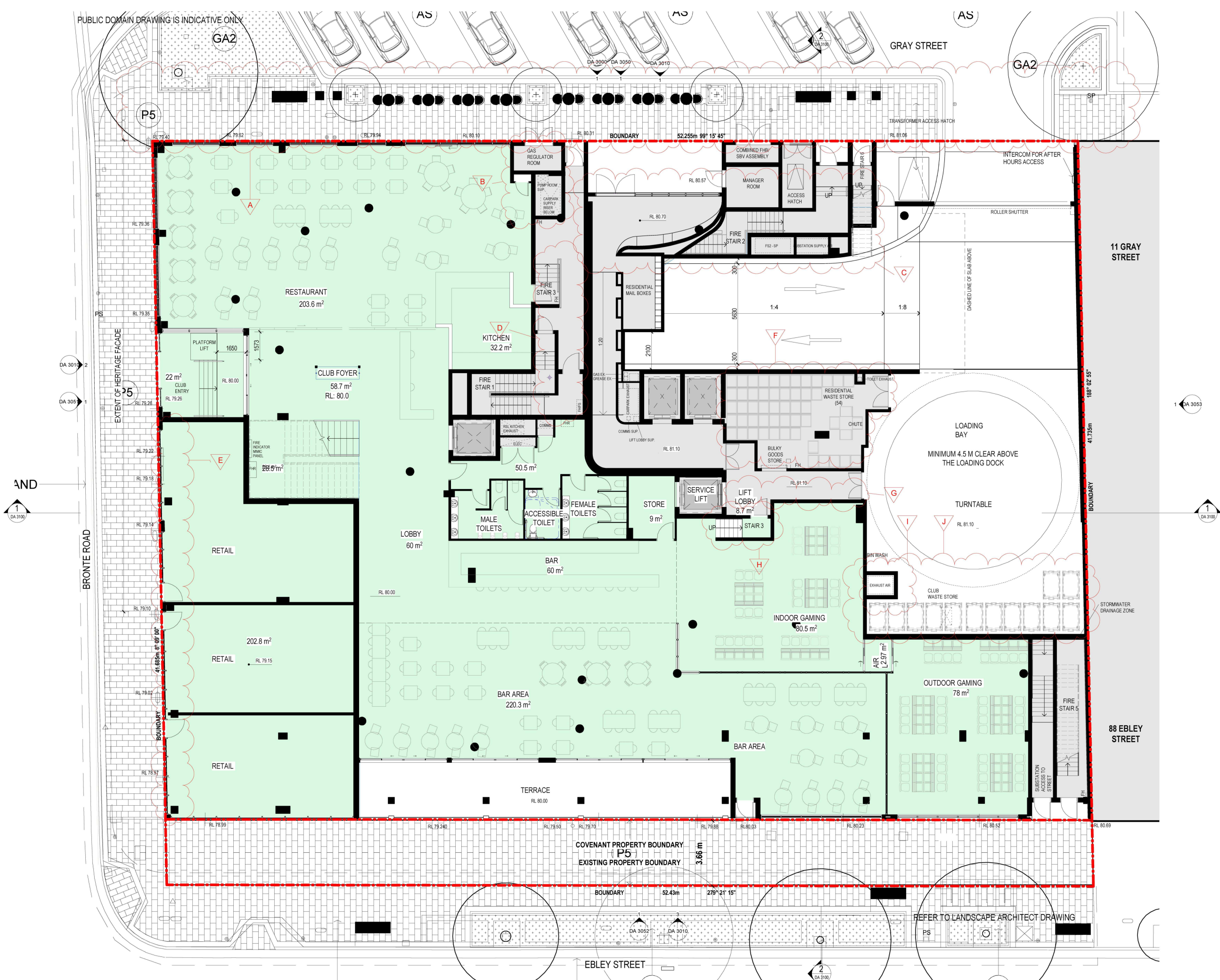
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DA - APPROVED GROUND FLOOR PLAN

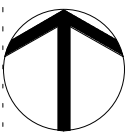


PROPOSED GROUND FLOOR PLAN

SCHEDULE OF CHANGES

GROUND FLOOR	A	Public domain updates as per council comments
	B	Gas regulator room relocated
	C	Fire stair egress adjusted . Residential entry Straightened.
	D	Services added
	E	Doors added
	F	Residential waste hold amended to include waste chute
	G	Door to loading dock adjusted
	H	Stairs added up to the lift lobby
	I	Carpark exhaust riser moved
	J	Club waste holding area adjusted

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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DA - APPROVED LEVEL 01 PLAN

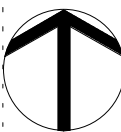


PROPOSED LEVEL 01 PLAN

SCHEDULE OF CHANGES

LEVEL 01	A	Stair refined and space above substation hatch removed
	B	Landscape terrace added to club area
	C	Fire stair and services reorganised
	D	Plant room adjusted

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



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Drawing Title

COMPARISON PLAN
LEVEL 1

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DA - APPROVED LEVEL 02 PLAN



PROPOSED LEVEL 02 PLAN

Level 2	A	Western external wall straightened
	B	Internal apartment layout configuration amended
	C	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 1 bed + study unit
	D	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 1 bed + study universal unit
	E	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
	F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study universal unit
	G	Internal apartment layout configuration amended. Converted from a 1 bed + study unit
	H	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study, universal unit
	I	Splayed External wall straightened
	J	Splayed External wall straightened
	K	Internal apartment layout configuration amended. Converted from a 3 bed adaptable unit split partly to a 2 bed + study unit
	L	Splayed External wall straightened
	M	Internal apartment layout configuration amended. Converted from a part 3 bed adaptable unit and part 2 bed adaptable unit to a 2 bed + study unit
	N	Splayed External wall changed to be horizontal
	O	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit and part of a 2 bed unit to a 3 bed unit
	P	Services in corridor moved to the east. Corridor wall moved.

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

S4.55 SUBMISSION

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COMPARISON PLAN
LEVEL 2

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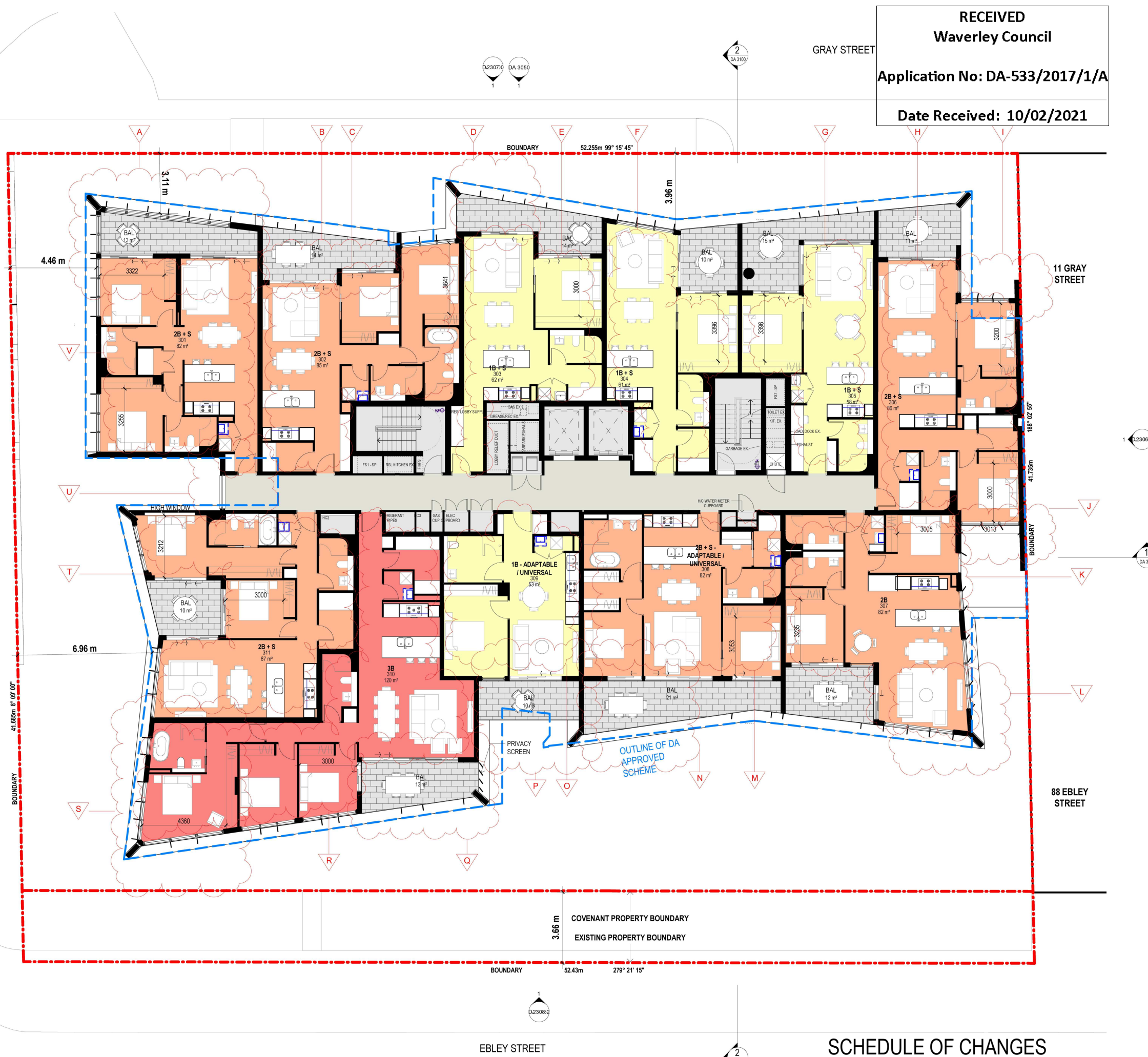
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DA - APPROVED LEVEL 03-05 PLAN



PROPOSED LEVEL 03-05 PLAN

SCHEDULE OF CHANGES

LEVEL 3-5	A	External wall pushed South, to increase terrace size
	B	External walls mirrored in terms of the step in the building envelope
	C	Internal apartment layout configuration amended. Converted from a 1 bed adaptable unit to a 2 bed + study unit
	D	External wall pulled back to create balcony
	E	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 1 bed + study unit
	F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	G	Internal apartment layout configuration amended. Converted from a 1 bed universal unit to a 1 bed + study unit
	H	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
	I	External wall pulled out to the north to increase apartment size
	J	External boundary extended south to add a terrace
	K	Internal apartment layout configuration amended.
	L	External wall extended to the south and balcony shape changed
	M	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study adaptable/ universal unit
	N	External wall extended towards the south, changing the balcony shape
	O	Internal apartment layout configuration amended. Converted from a 2 bed adaptable unit to a 1 bed adaptable/ universal unit
	P	External building envelope changed
	Q	Balcony added
	R	Internal apartment layout configuration amended. Converted from a 2 bed unit + part of a 2 bed adaptable unit to a 3 bed unit
	S	External wall extended out, replacing the balcony
	T	Internal apartment layout configuration amended. Converted from a 1 bed unit + part of a 2 bed unit to a 2 bed + study unit
	U	External wall of common corridor pushed out
	V	Apartment 301 internal layout modified

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

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COMPARISON PLAN
LEVEL 3-5

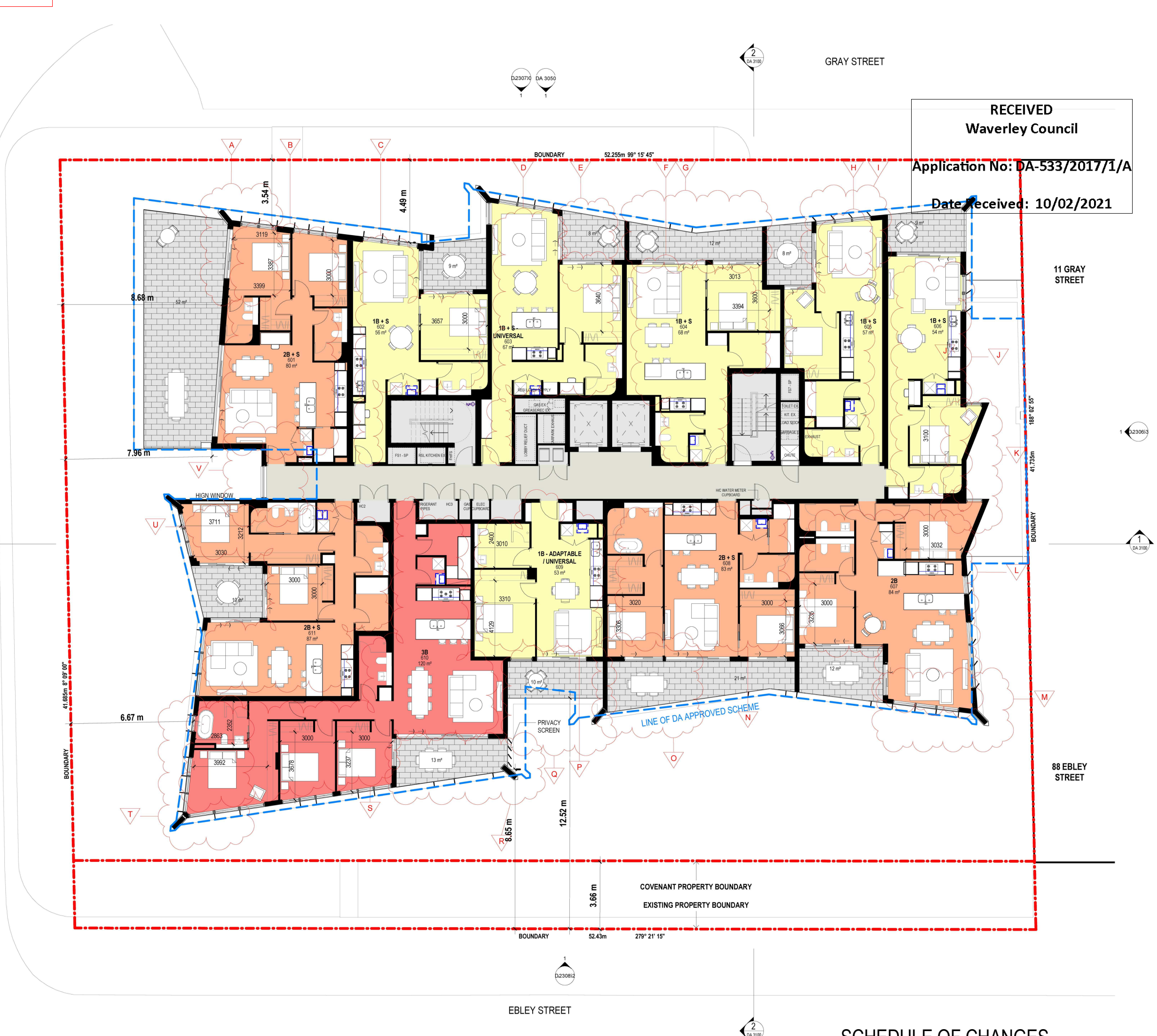
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AMENDED PLANS



DA - APPROVED LEVEL 06 PLAN



PROPOSED LEVEL 06 PLAN

SCHEDULE OF CHANGES

LEVEL 06	A	External wall moved
	B	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 2 bed + study unit
	C	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	D	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study universal unit
	E	External wall pushed out North to increase apartment space and decrease balcony size
	F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	G	External wall set back to increase balcony size
	H	Internal apartment layout configuration amended. Converted from a 1 bed universal unit to a 1 bed + study unit
	I	External wall set back to increase balcony size
	J	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	K	External wall splay direction changed
	L	Internal apartment layout configuration amended.
	M	External wall pushed out south to increase apartment space and decrease balcony size
	N	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
	O	External wall pushed out south to increase apartment space and decrease balcony size
	P	Internal apartment layout configuration amended. Converted from a 2 bed adaptable unit to a 1 bed adaptable/ universal unit
	Q	Balcony size extended to fit apartment
	R	Balcony added for 3 bed apartment. Privacy screen added.
	S	Internal apartment layout configuration amended. Converted from a part of a 2 bed unit and part of a 2 bed adaptable unit to a 3 bed unit.
	T	External wall pushed out to building edge replacing the balcony
	U	Internal apartment layout configuration amended. Converted from a part of a 2 bed unit and part of a 1 bed unit to a 2 bed + study unit
	V	External wall of common corridor pushed in

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

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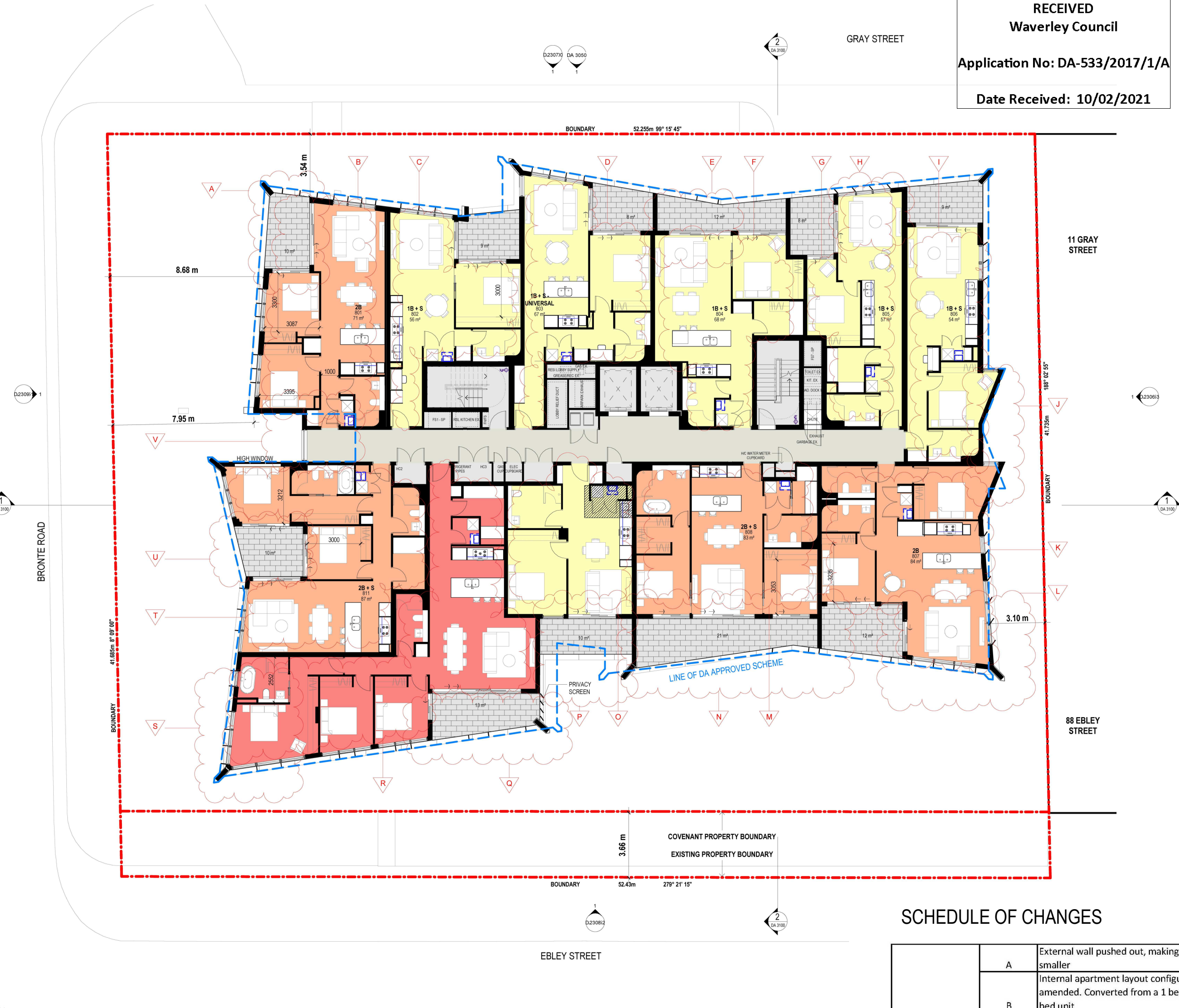
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DA - APPROVED LEVEL 07-08 PLAN



PROPOSED LEVEL 07-08 PLAN

SCHEDULE OF CHANGES

LEVEL 07 - 08	A	External wall pushed out, making the balcony smaller
	B	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 2 bed unit
	C	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	D	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study universal unit
	E	External wall pushed back, increasing the balcony size
	F	Internal apartment layout configuration amended. Converted from a 1 bed unit to a 1 bed + study unit
	G	Internal apartment layout configuration amended. Converted from part of a 3 bed unit to a 1 bed + study unit
	H	External wall pushed out to the building edge, decreasing balcony size
	I	Internal apartment layout configuration amended. Converted from part of a 3 bed unit to a 1 bed + study unit
	J	External wall play direction changed
	K	Internal apartment layout configuration amended. Converted from a 3 bed unit to a 2 bed unit
	L	External wall pushed out to the building edge, decreasing balcony size
	M	Internal apartment layout configuration amended. Converted from a 2 bed unit to a 2 bed + study unit
	N	External walls pushed back to increase balcony size
	O	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit to a 1 bed adaptable unit
	P	External wall envelope moved to increase balcony size
	Q	External wall envelope moved to increase balcony size
	R	Internal apartment layout configuration amended. Converted from part of a 2 bed adaptable unit and part of a 2 bed unit to a 3 bed unit
	S	External wall pushed out replacing the balcony and increasing the apartment size
	T	Internal apartment layout configuration amended. Converted from part of a 2 bed unit and part of a 2 bed unit to 2 bed + study unit
	U	External walls pushed back to increase balcony size
	V	External wall of common corridor pushed in

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21

S4.55 SUBMISSION

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COMPARISON PLAN
LEVEL 7-8

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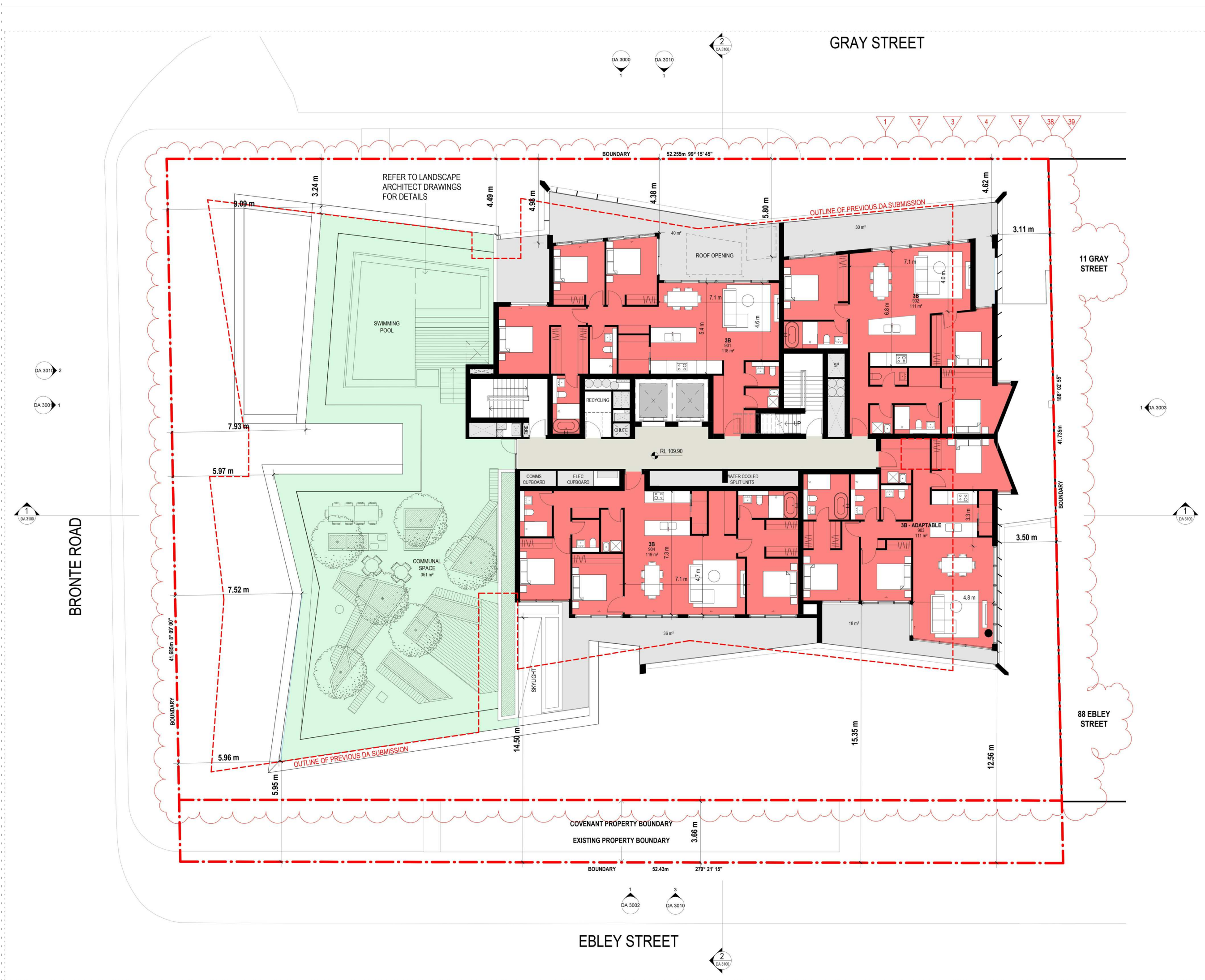
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Date Received: 10/02/2021



DA - APPROVED LEVEL 09 PLAN

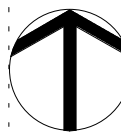


PROPOSED LEVEL 09 PLAN

SCHEDULE OF CHANGES

LEVEL 09	A	3 Bed unit changed to 3 x 2 bed units. External wall pushed out within the balcony area
	B	External wall splay direction changed to minimise shelf shading. Internal apartment configuration amended.
	C	External wall adjusted
	D	Internal apartment layout configuration amended.
	E	Communal Accessible bathroom added

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

Consultant	Structure & Civil
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Consultant	Traffic
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Project Title

BONDI JUNCTION RSL

COMPARISON PLAN
LEVEL 9

Scale		
Drawing Created (date)		01/19/21
Drawing Created (by)		Author
Plotted and checked by		Designer
Verified		Checker
Approved		Approver
Project No	Drawing No	Issue

191010 DA 2209 A

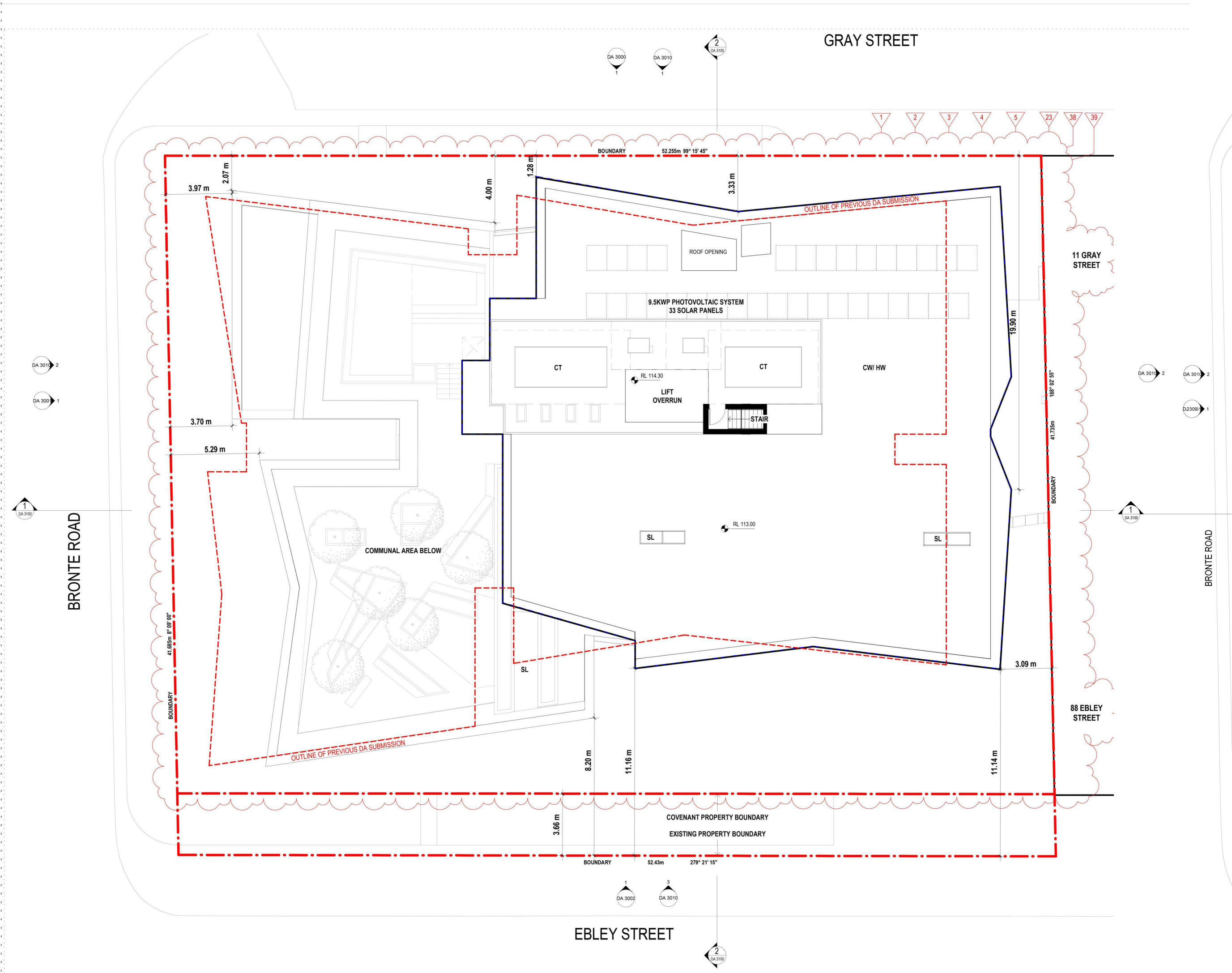
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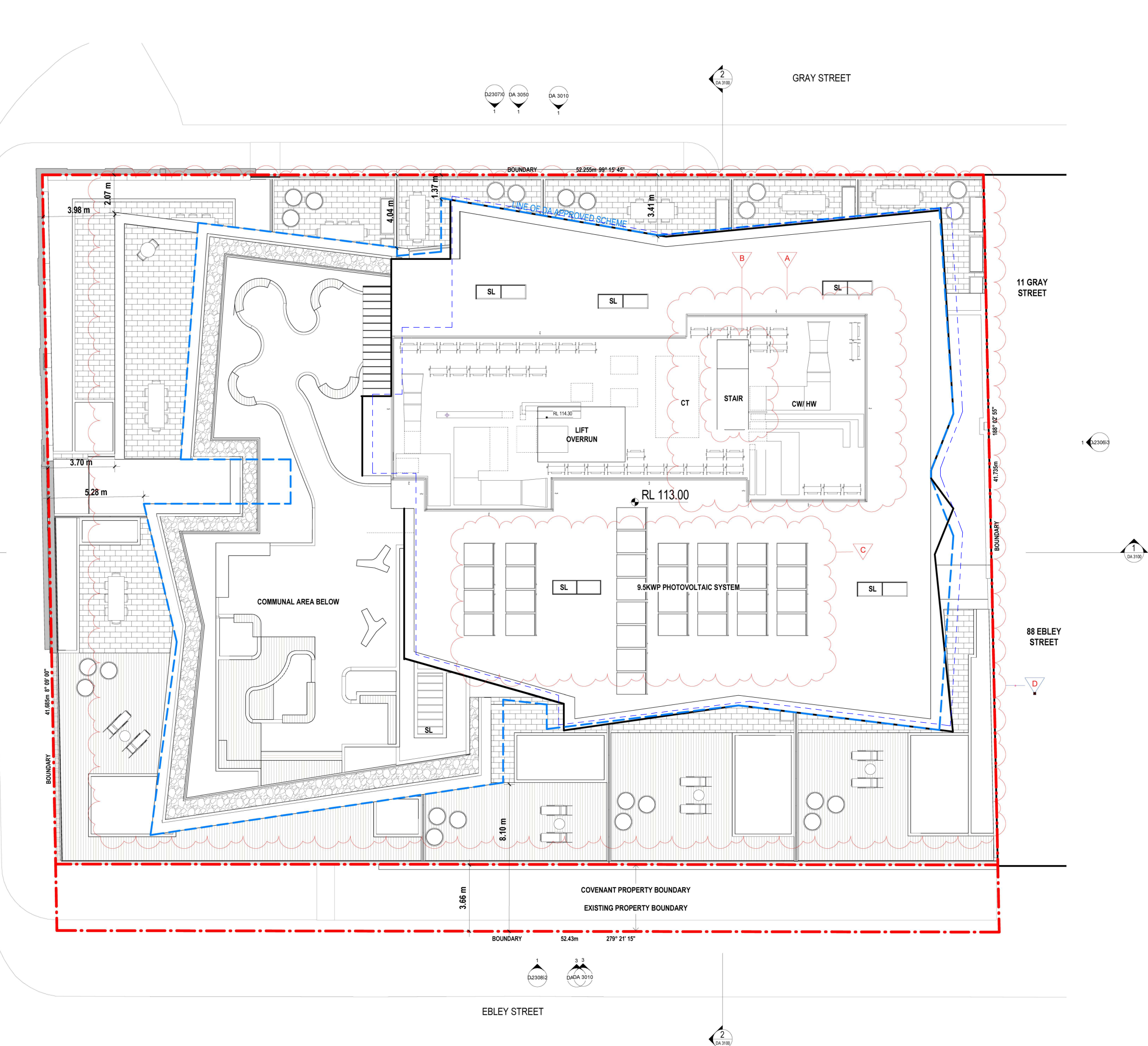
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DA - APPROVED ROOF PLAN

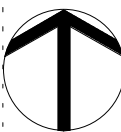


PROPOSED ROOF PLAN

SCHEDULE OF CHANGES

ROOF	Change
A	Plant area extended. Cooling tower for residential removed
B	Stairs relocated
C	Solar panels size and layout amended
D	Roof outline adjusted

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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Drawing Title

COMPARISON PLAN
ROOF

Scale

Drawing Created (date) 01/19/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

191010 DA 2210 A

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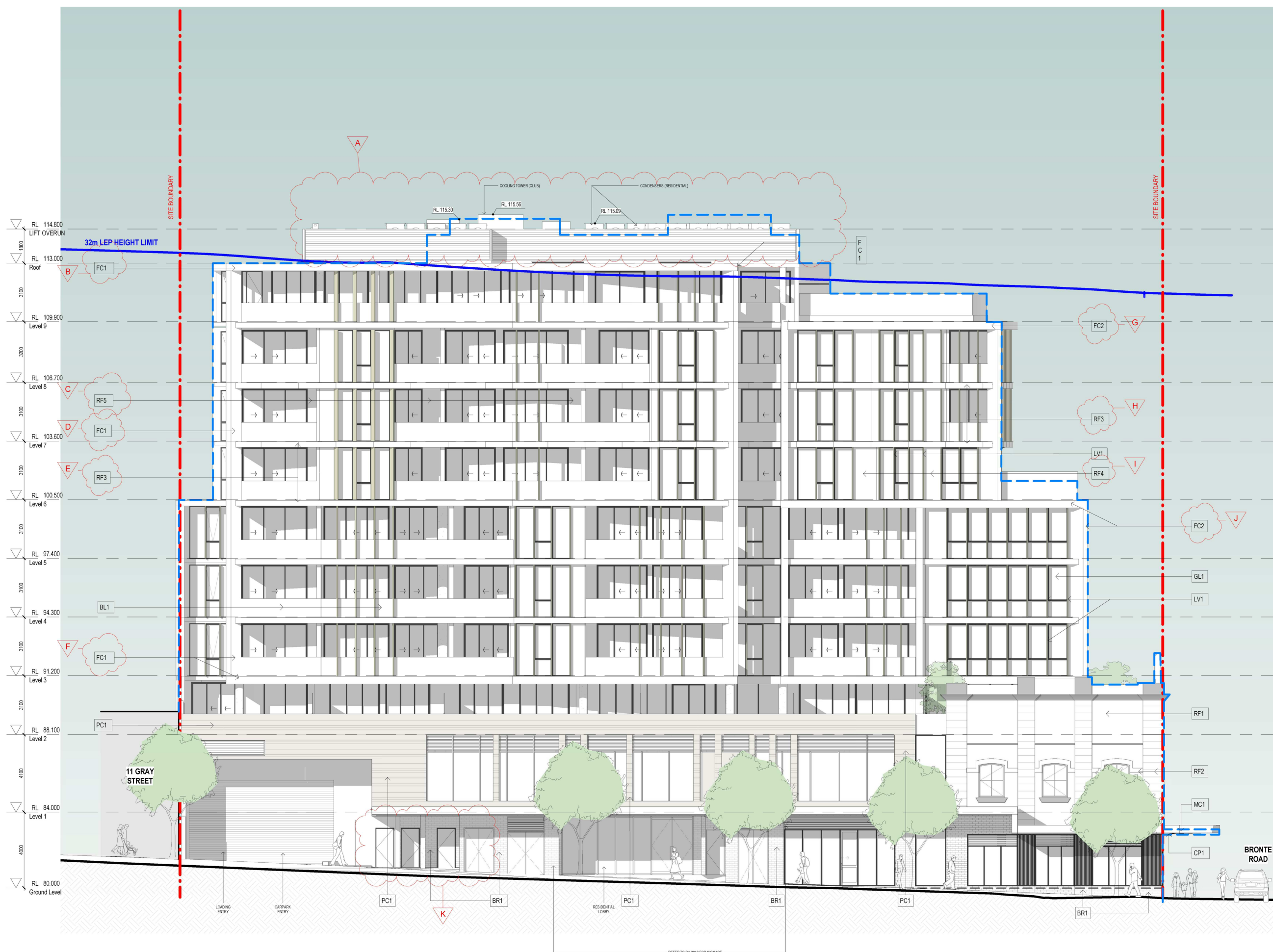
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DA - APPROVED NORTH ELEVATION

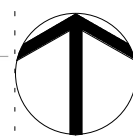


PROPOSED NORTH ELEVATION

SCHEDULE OF CHANGES

NORTH	A	Roof plant area extended to the west
	B	Changed from metal cladding to pre-finished fibre cement cladding black
	C	Changed from metal cladding to façade finish painted render white
	D	Changed from metal cladding to pre-finished fibre cement cladding black
	E	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	F	Changed from metal cladding to pre-finished fibre cement cladding black
	G	Changed from metal cladding to pre-finished fibre cement cladding white
	H	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	I	Changed from metal cladding to façade finish painted render black
	J	Changed from metal cladding to pre-finished fibre cement cladding white
	K	Service doors and egress door added

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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Project Title

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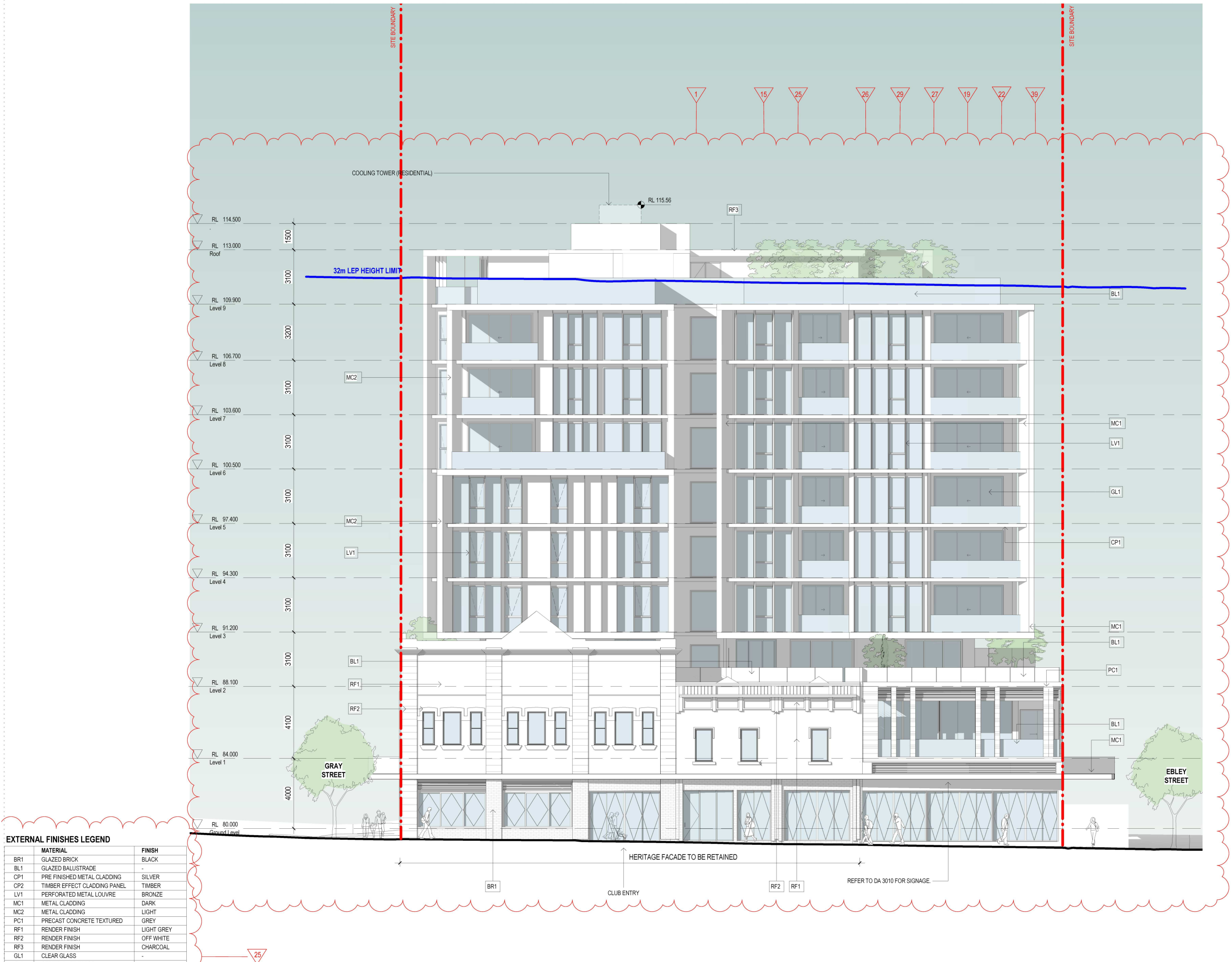
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Scale		
Drawing Created (date)	01/19/21	Author
Drawing Created (by)		Designer
Plotted and checked by		Checker
Verified		Approver
Approved		Issue
Project No	Drawing No	Issue
191010	DA 2300	A

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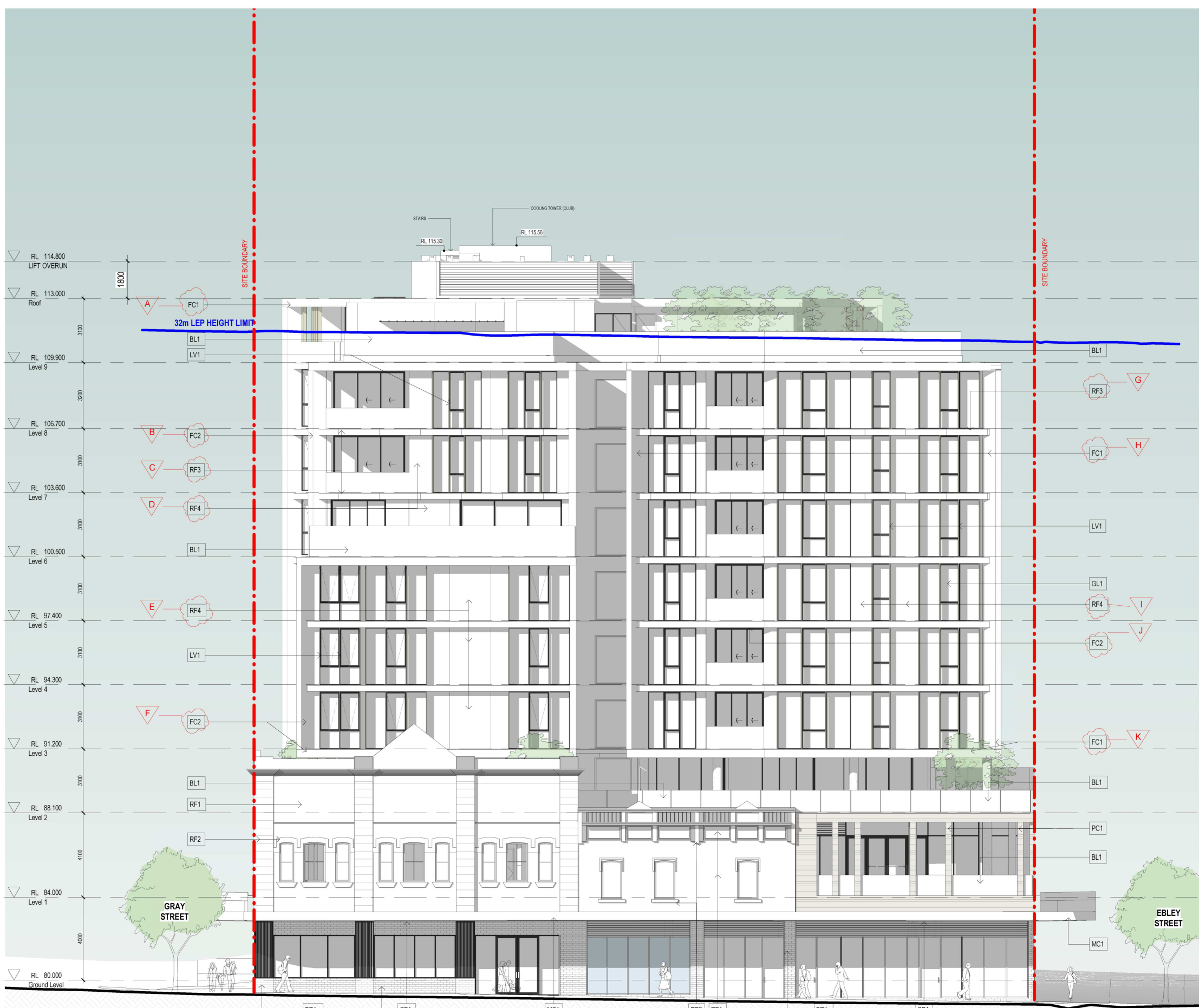
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Date Received: 10/02/2021



DA - APPROVED WEST ELEVATION

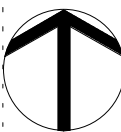


PROPOSED WEST ELEVATION

SCHEDULE OF CHANGES

WEST	A	Changed from metal cladding to pre-finished fibre cement cladding black
	B	Changed from metal cladding to pre-finished fibre cement cladding white
	C	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	D	Changed from metal cladding to facade finish painted render black
	E	Changed from metal cladding to facade finish painted render black
	F	Changed from metal cladding to pre-finished fibre cement cladding white
	G	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	H	Changed from metal cladding to pre-finished fibre cement cladding black
	I	Changed from metal cladding to facade finish painted render black
	J	Changed from metal cladding to pre-finished fibre cement cladding white
	K	Changed from metal cladding to pre-finished fibre cement cladding black

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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BONDI JUNCTION RSL

Drawing Title

COMPARISON
ELEVATION - WEST

Scale

Drawing Created (date) 01/19/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

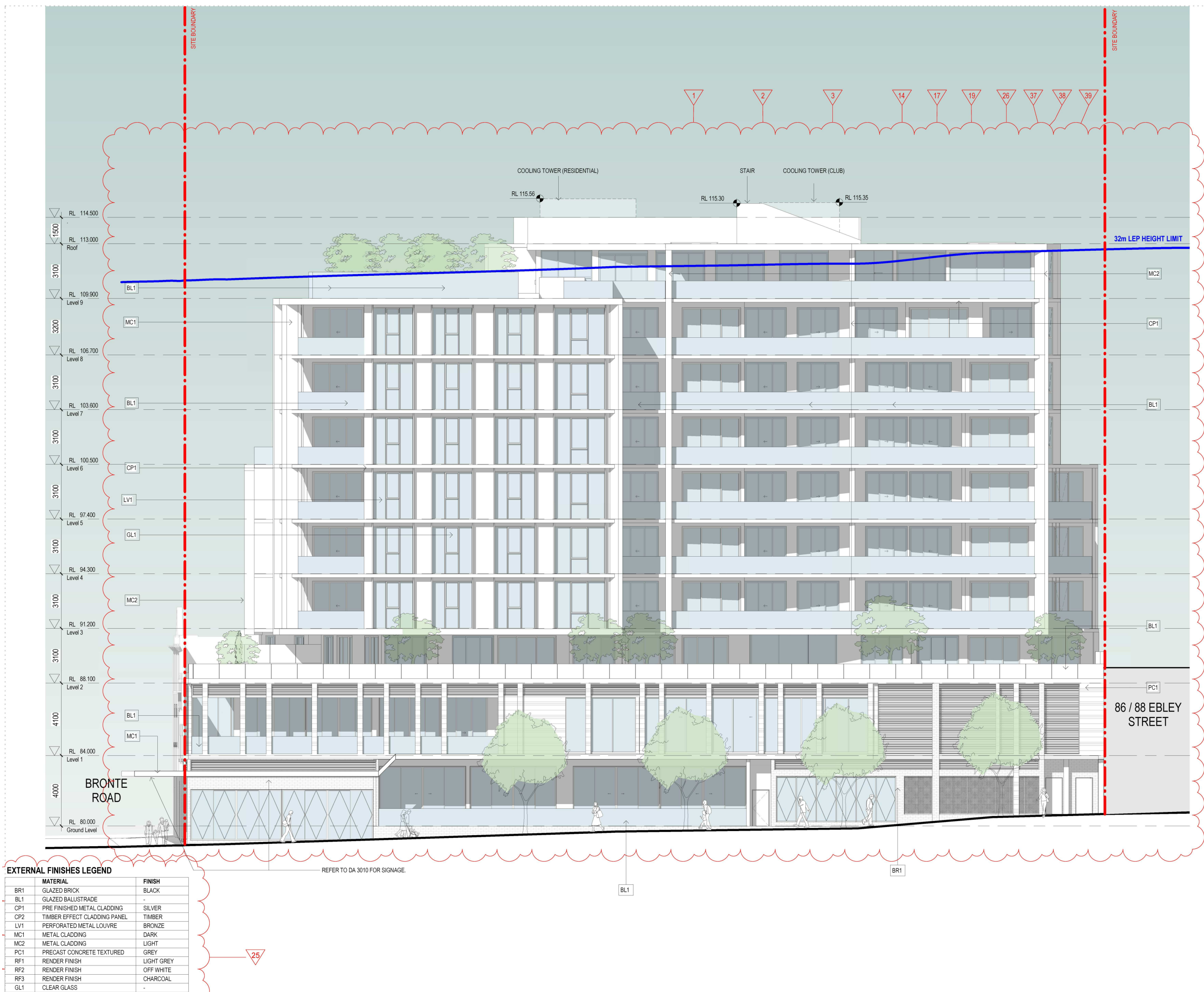
191010 DA 2301 A

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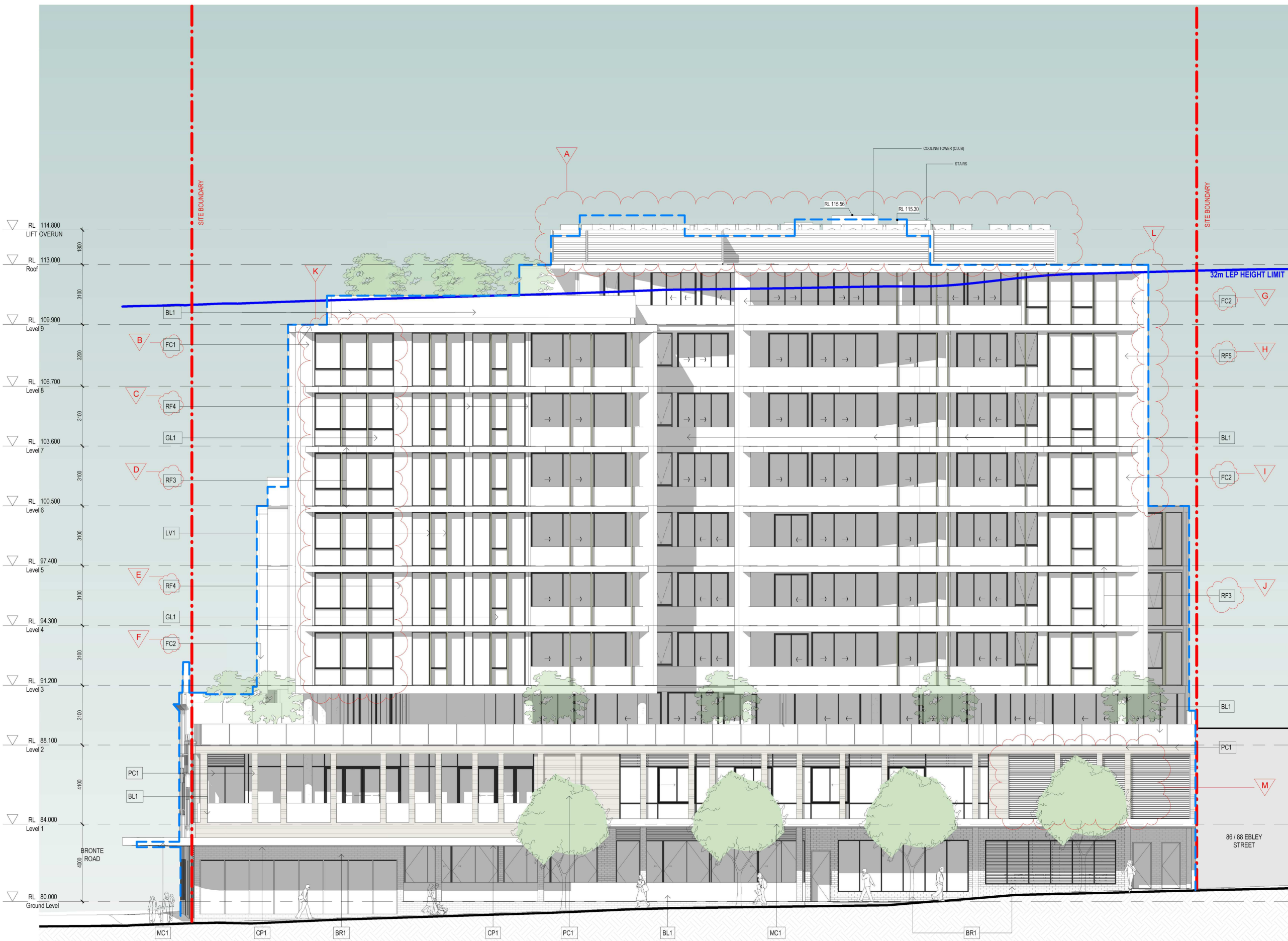
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DA - APPROVED SOUTH ELEVATION

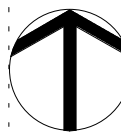


PROPOSED SOUTH ELEVATION

SCHEDULE OF CHANGES

SOUTH	A	Roof plant area extended to the east
	B	Changed from metal cladding to pre-finished fibre cement cladding black
	C	Changed from metal cladding to facade finish painted render black
	D	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	E	Changed from metal cladding to facade finish painted render black
	F	Changed from metal cladding to pre-finished fibre cement cladding white
	G	Changed from pre-finished metal cladding to pre-finished fibre cement cladding white
	H	Changed from metal cladding to facade finish painted render white
	I	Changed from metal cladding to pre-finished fibre cement cladding white
	J	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	K	Corner balcony changed to fully glazed wall
	L	Reduced building outline
	M	Plant area reduced

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

Consultant	Structure & Civil
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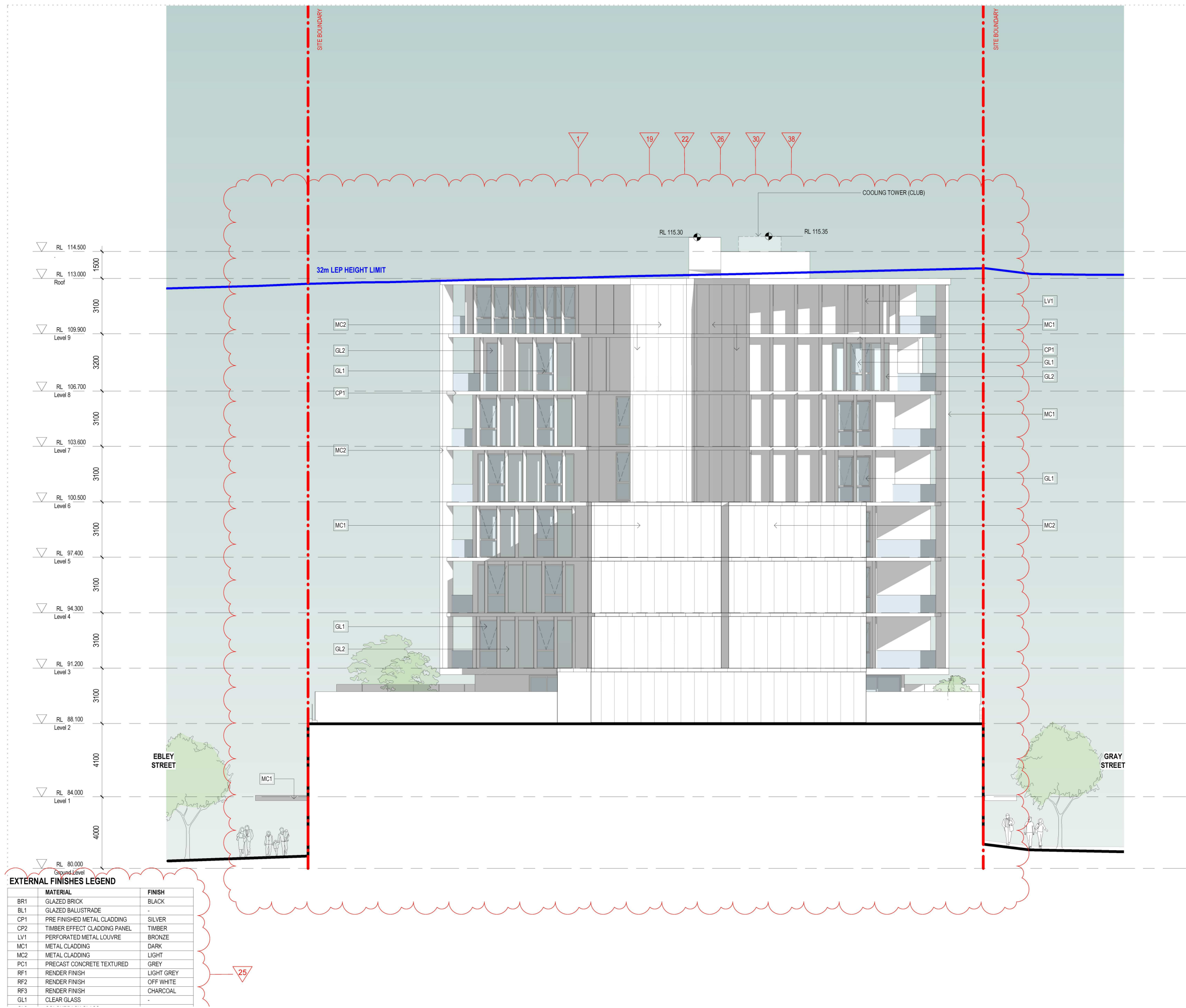
Drawing Title		
COMPARISON ELEVATION - SOUTH		
Scale		
Drawing Created (date)	01/19/21	
Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
Project No	Drawing No	Issue
191010	DA 2302	A

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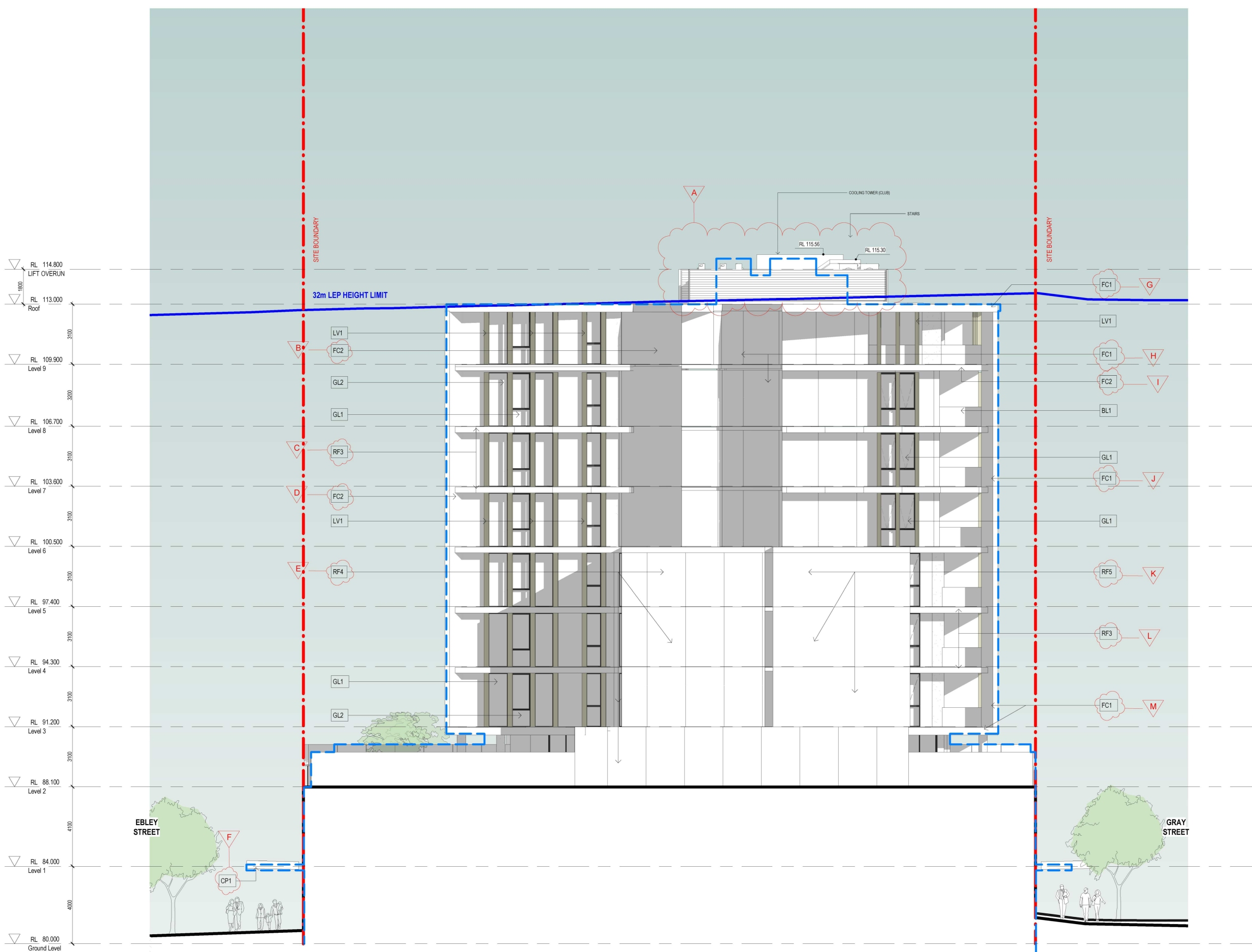
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DA - APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION

SCHEDULE OF CHANGES

EAST	A	Roof plant area extended
	B	Changed from metal cladding to pre-finished fibre cement cladding white
	C	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	D	Changed from metal cladding to pre-finished fibre cement cladding white
	E	Changed from metal cladding to facade finish painted render black
	F	Changed from metal cladding to awning soffit metal cladding timber effect finish
	G	Changed from metal cladding to pre-finished fibre cement cladding black
	H	Changed from metal cladding to pre-finished fibre cement cladding black
	I	Changed from metal cladding to pre-finished fibre cement cladding white
	J	Changed from metal cladding to pre-finished fibre cement cladding black
	K	Changed from metal cladding to facade finish painted render white
	L	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	M	Changed from metal cladding to pre-finished fibre cement cladding black

Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



S4.55 SUBMISSION

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Consultant	Landscape
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Client	
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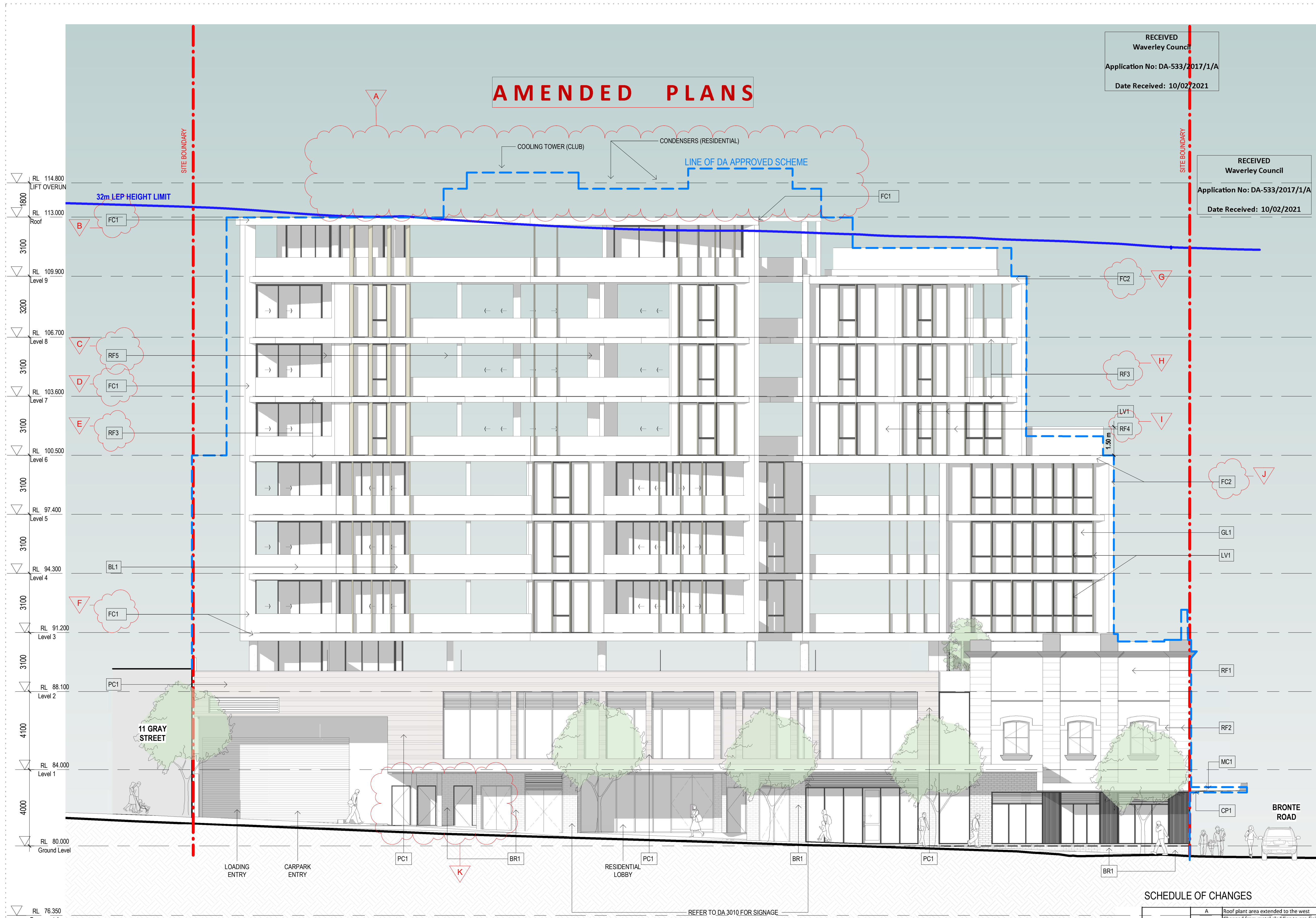


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Drawing Title	COMPARISON ELEVATION - EAST	
Scale		
Drawing Created (date)	01/20/21	Author
Drawing Created (by)		Author
Plotted and checked by		Designer
Verified		Checker
Approved		Approver
Project No	Drawing No	Issue
191010	DA 2303	A

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SCHEDULE OF CHANGES

NORTH	A	Roof plant area extended to the west
	B	Changed from metal cladding to pre-finished fibre cement cladding black
	C	Changed from metal cladding to pre-finished painted render white
	D	Changed from metal cladding to pre-finished fibre cement cladding black
	E	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	F	Changed from metal cladding to pre-finished fibre cement cladding black
	G	Changed from metal cladding to pre-finished fibre cement cladding white
	H	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	I	Changed from metal cladding to pre-finished painted render black
	J	Changed from metal cladding to pre-finished fibre cement cladding white
	K	Service doors and egress door added

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21

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BONDI JUNCTION RSL

Drawing Title

ELEVATION NORTH -
GRAY STREET

Scale 1 : 100

Drawing Created (date) 13/10/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

Approved LMC/AE

Project No Drawing No Issue

191010 DA 3000 B

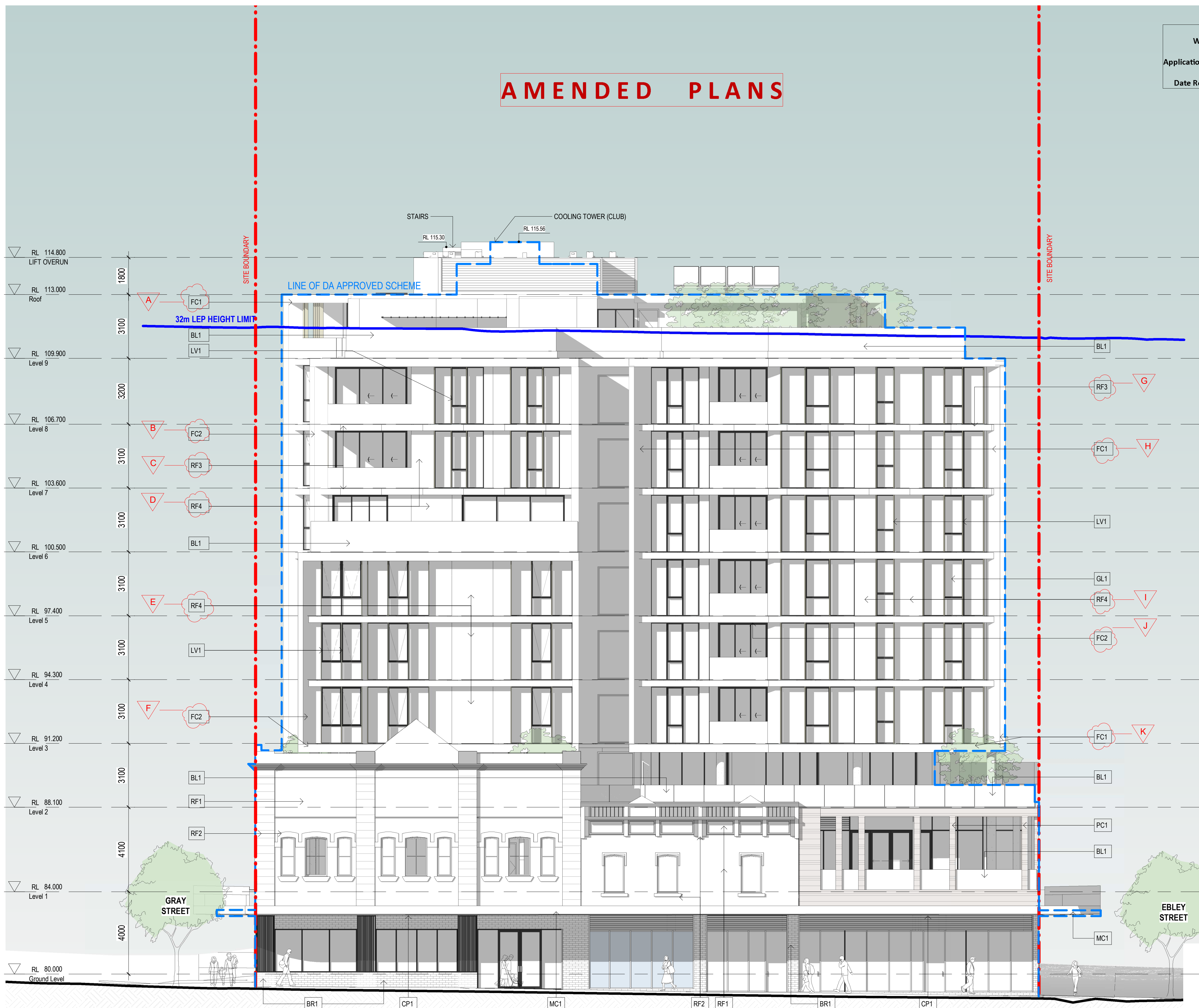
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Amendments		
Issue	Description	Date
A	\$4.55 SUBMISSION	28.08.20
B	\$4.55 SUBMISSION	29.01.21

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Consultant	Structure & Civil
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Project Title

BONDI JUNCTION RSL

Drawing Title

ELEVATION WEST -
BRONTE ROAD

Scale 1 : 100

Drawing Created (date) 13/10/17

Drawing Created (date)	10/10/11
Drawing Created (by)	AP/SW

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified	AE/PI
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Approved _____ LMC/AE

Project No	Drawing No	Issue
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101010 DA 2001 B

191010 DA 3001 B

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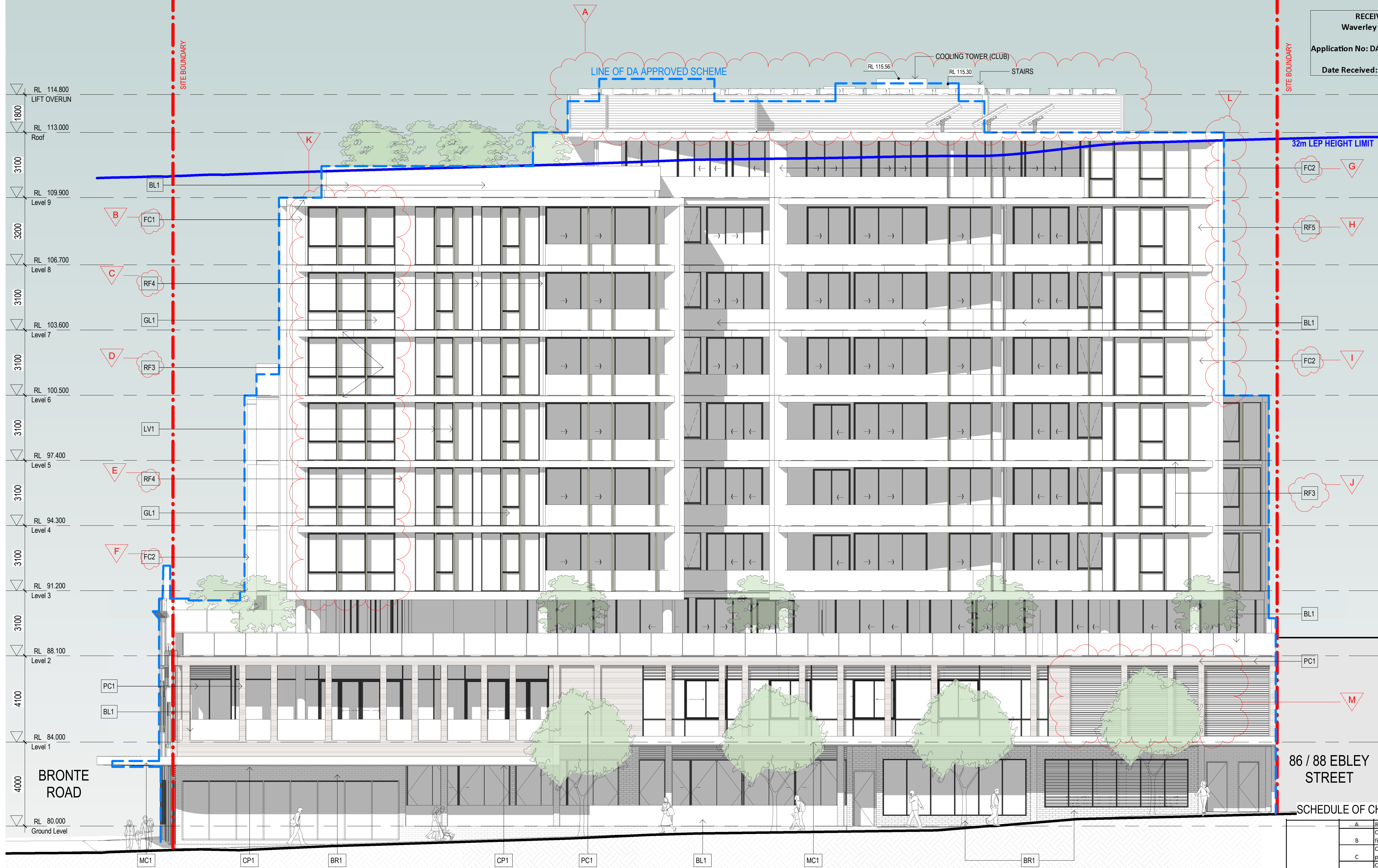
Do not scale drawings. Use figured Dimensions.

SCHEDULE OF CHANGES		
WEST	A	Changed from metal cladding to pre-finished fibre cement cladding black
	B	Changed from metal cladding to pre-finished fibre cement cladding white
	C	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	D	Changed from metal cladding to façade finish painted render black
	E	Changed from metal cladding to façade finish painted render black
	F	Changed from metal cladding to pre-finished fibre cement cladding white
	G	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	H	Changed from metal cladding to pre-finished fibre cement cladding black
	I	Changed from metal cladding to façade finish painted render black
	J	Changed from metal cladding to pre-finished fibre cement cladding white
	K	Changed from metal cladding to pre-finished fibre cement /raining black

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AMENDED PLANS



S4.55 SUBMISSION

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

ELEVATION SOUTH -
EBLEY STREET

Scale 1 : 100

Drawing Created (date) 13/10/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Plotted and checked by	FA/STH/1
Verified	AE/PI

Verified	AE/1
Approved	LMC/AE

Approved	LMC/AE
<p>_____</p> <p>_____</p> <p>_____</p>	

Project No	Drawing No	Issue
1	1	1

191010 DA 3002 B

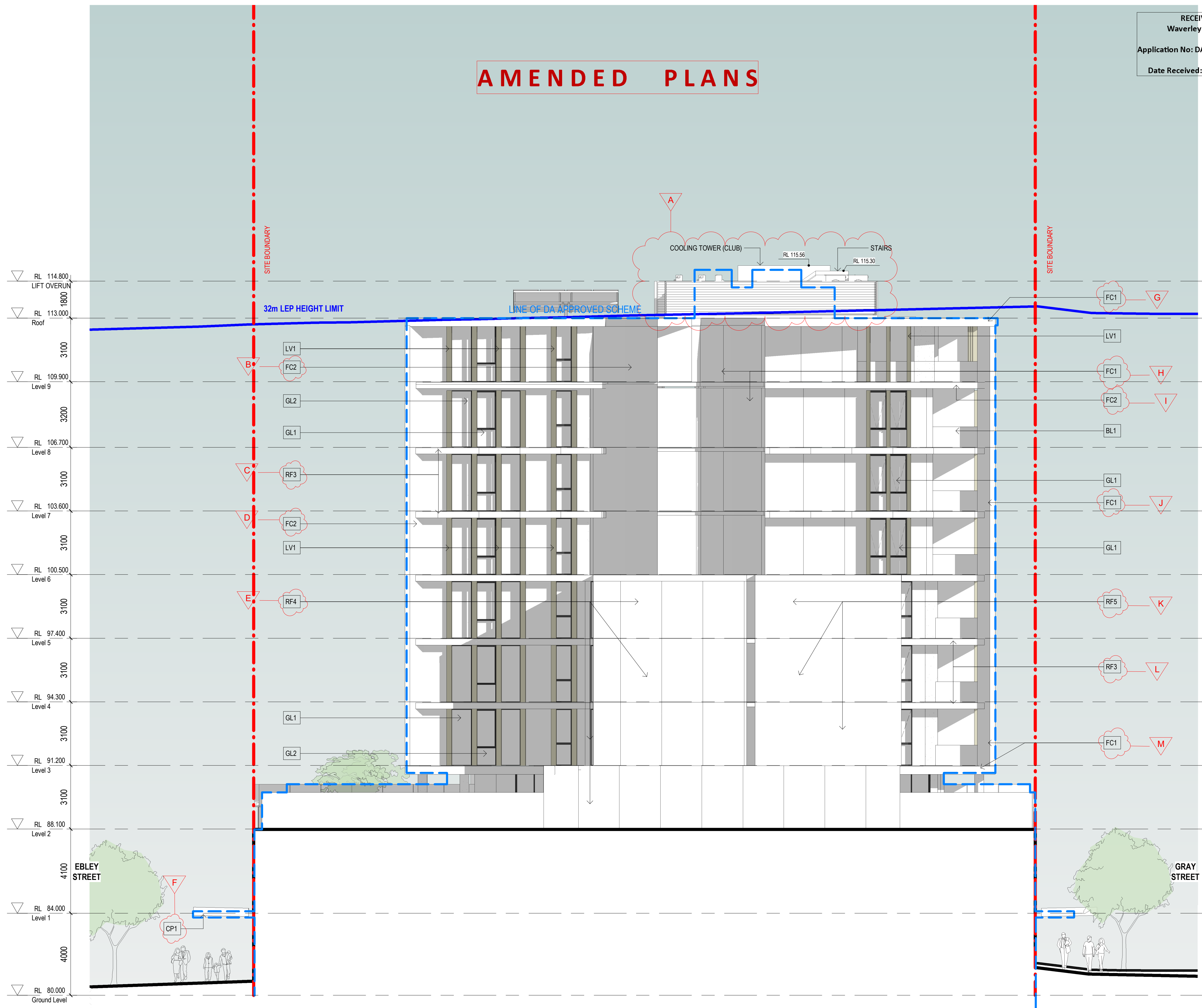
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Date Received: 10/02/2021

SCHEDULE OF CHANGES

EAST	A	Roof plant area extended
	B	Changed from metal cladding to pre-finished fibre cement cladding white
	C	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	D	Changed from metal cladding to pre-finished fibre cement cladding white
	E	Changed from metal cladding to façade finish painted render black
	F	Changed from metal cladding to awning soffit metal cladding timber effect finish
	G	Changed from metal cladding to pre-finished fibre cement cladding black
	H	Changed from metal cladding to pre-finished fibre cement cladding black
	I	Changed from metal cladding to pre-finished fibre cement cladding white
	J	Changed from metal cladding to pre-finished fibre cement cladding black
	K	Changed from metal cladding to façade finish painted render white
	L	Changed from pre-finished metal cladding to slab edge banding finish render charcoal
	M	Changed from metal cladding to pre-finished fibre cement cladding black

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21

S4.55 SUBMISSION

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architecture interior design urban design landscape
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Project Title

BONDI JUNCTION RSL

Drawing Title

ELEVATION EAST

Scale 1 : 100

Drawing Created (date) 08/16/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

Approved LMC/AE

Project No Drawing No Issue

191010 DA 3003 B

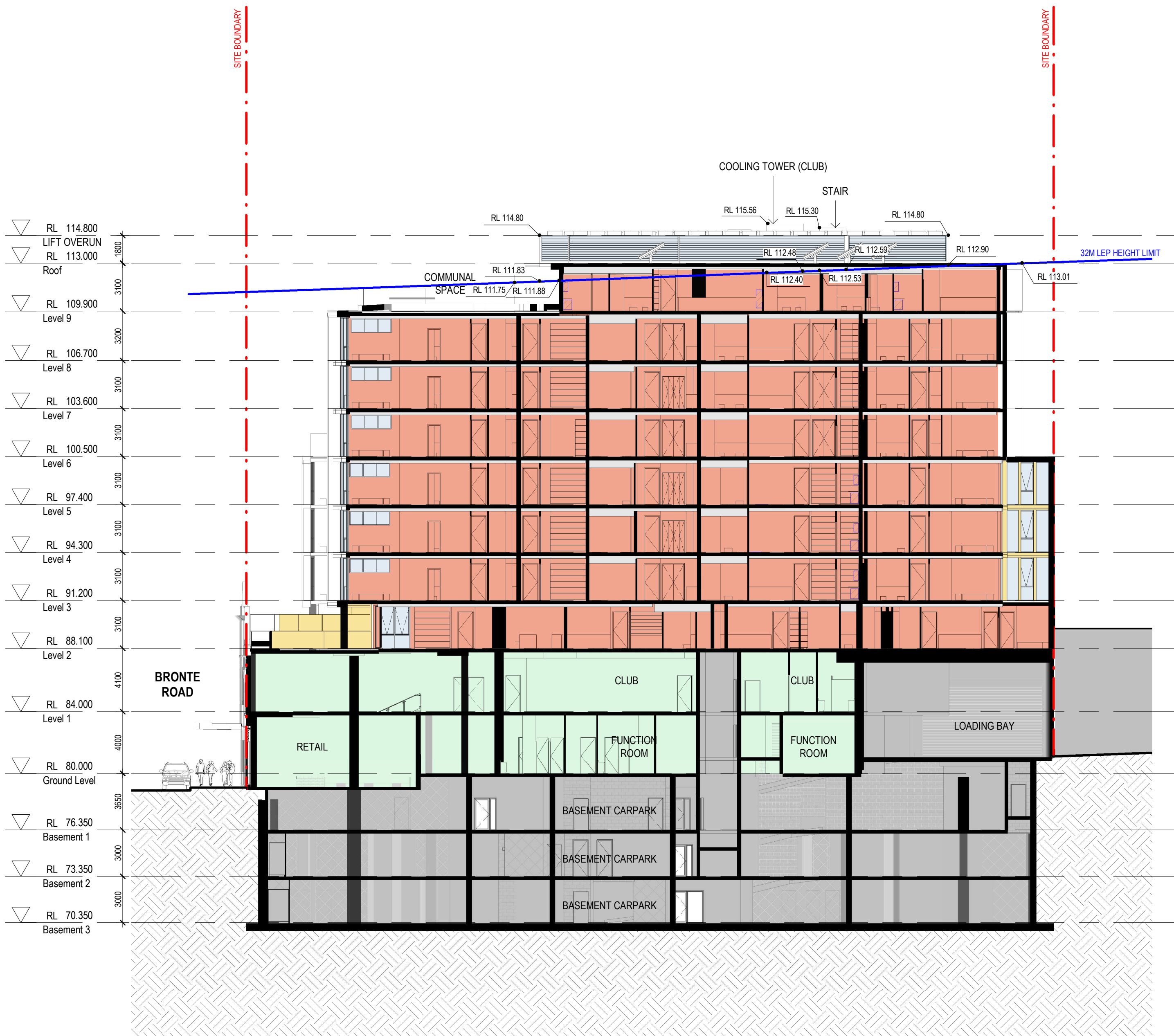
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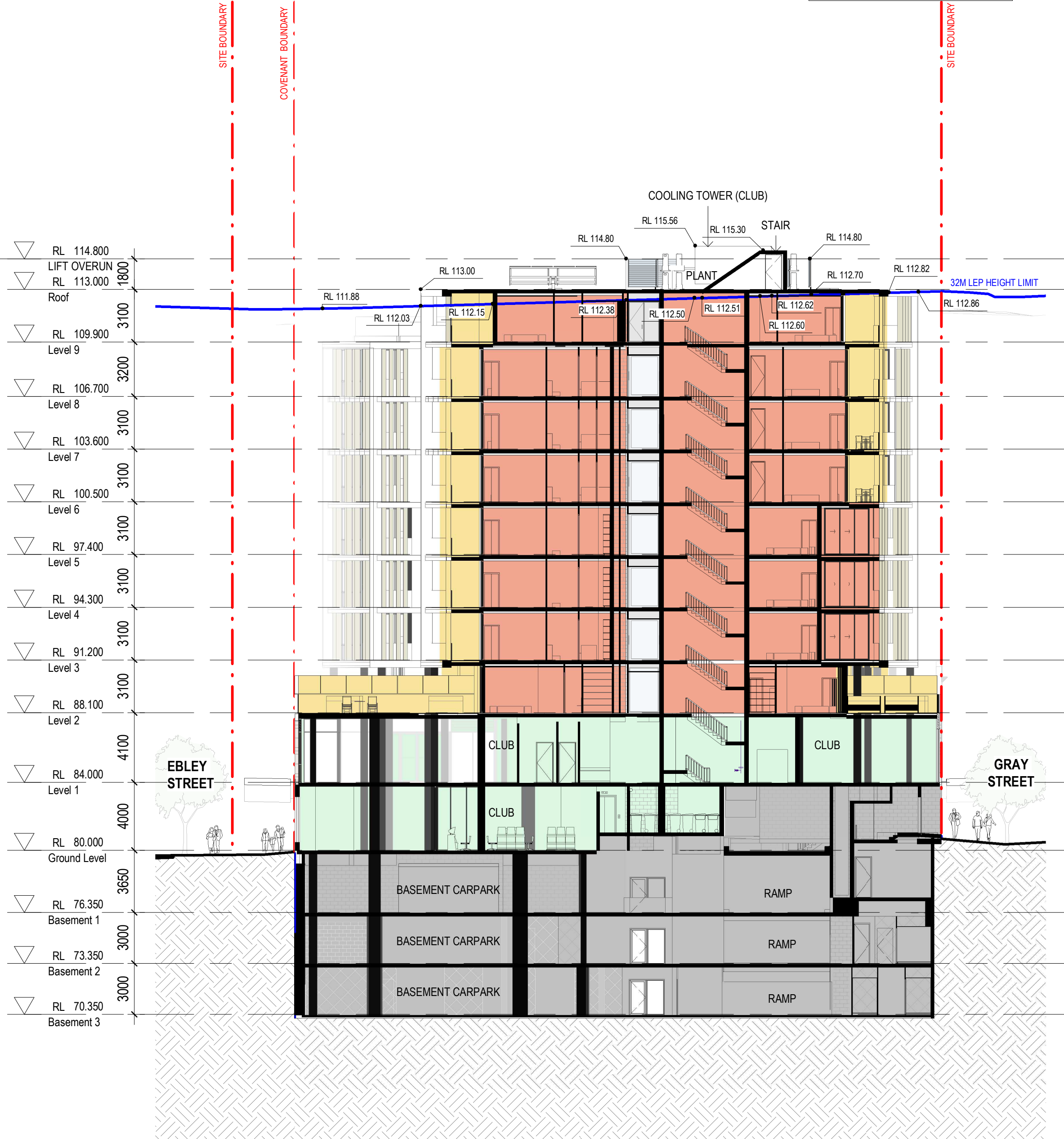
AMENDED PLANS

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Waverley Council
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Waverley Council
Application No: DA-533/2017/1/A
Date Received: 10/02/2021



1 BUILDING SECTION 1
1:200



2 BUILDING SECTION 2
1:200

LEGEND

	BALCONY / OPEN SPACE
	APARTMENT
	CLUB
	CIRCULATION
	CARPARK / LOADING / SERVICES

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20

S4.55 SUBMISSION

Consultant	Structure & Civil
VAN DER MEER PH: 02 9355 1200 EMAIL: richard.matheson@vandermear.com.au	
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Consultant	Traffic
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Consultant	Landscape
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Client	
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

BUILDING SECTIONS

Scale	As indicated	
Drawing Created (date)	19/02/20	
Drawing Created (by)	AP/SW	
Plotted and checked by	AP/SW/PI	
Verified	AE/PI	
Approved	LMC/AE	
Project No	Drawing No	Issue

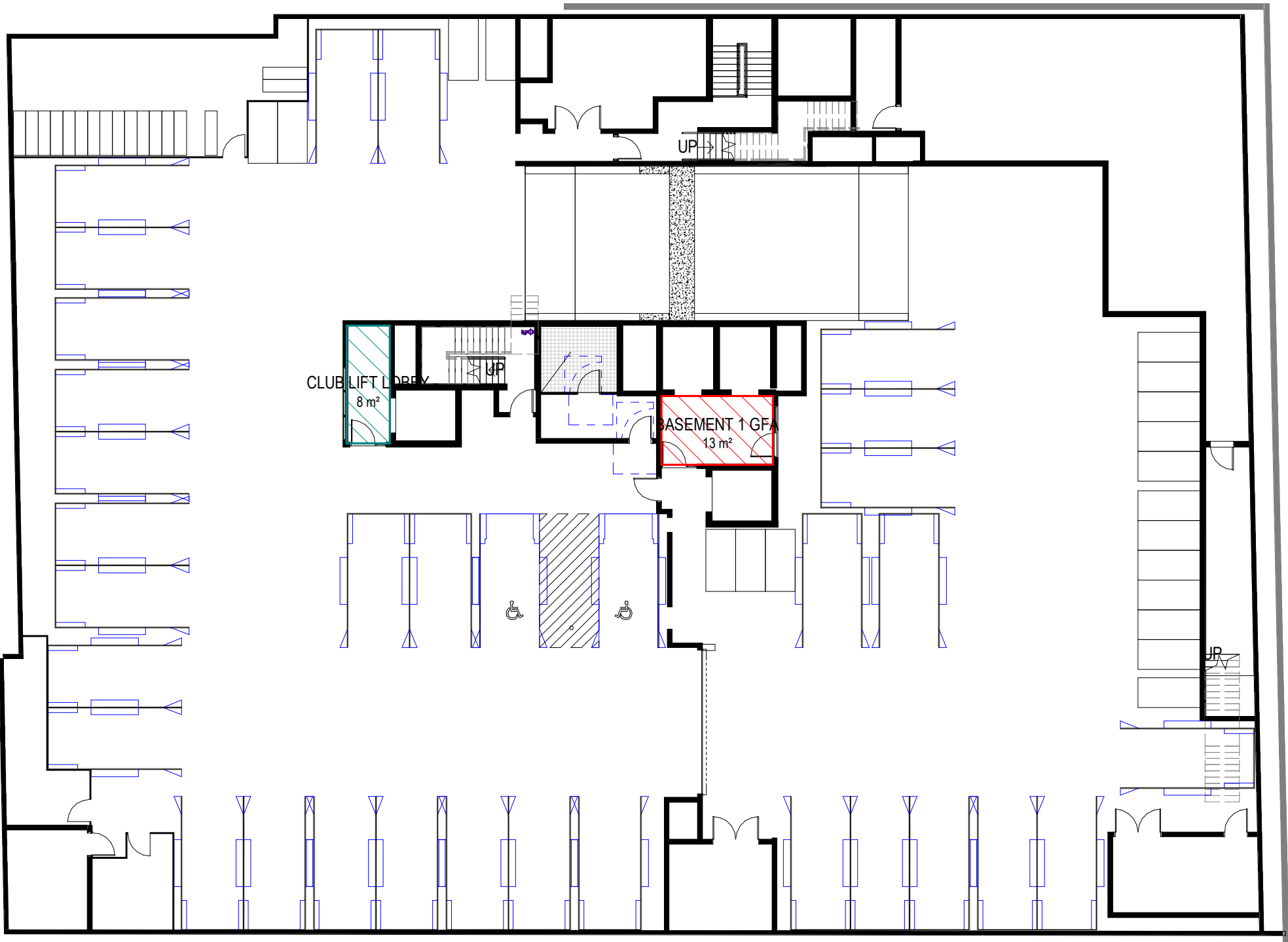
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AMENDED PLANS

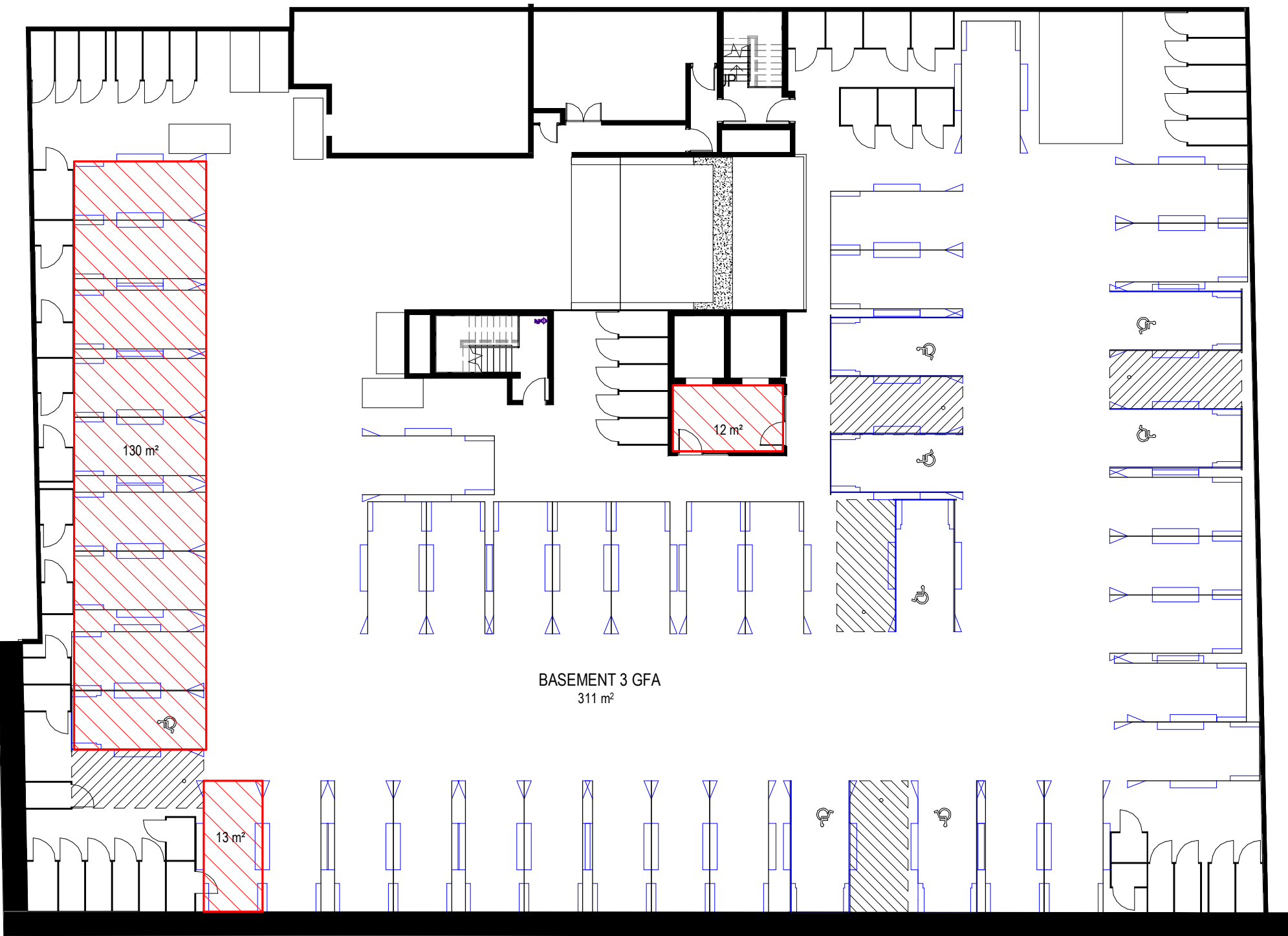
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Application No: DA-533/2017/1/A
Date Received: 10/02/2021



1 Basement 1
1:200



2 Basement 2
1:200



3 Basement 3
1:200

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Application No: DA-533/2017/1/A
Date Received: 10/02/2021

Gross Floor Area: means the sum of the floor area of each floor of a building, measured at a height of 1.4 metres above the floor, and includes:

- (a) habitable rooms in a basement or an attic; and
- (b) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (c) any area for common vertical circulation, such as lifts and stairs, and
- (d) any basement;
- (e) storage; and
- (f) vehicular access, loading areas, garbage and services, and
- (g) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting; and
- (h) car parking to meet any requirements for the consent authority (includes access to that car parking), and
- (i) any space used for the loading or unloading of goods (including access to it); and
- (j) terraces and balconies with outer walls less than 1.4 metres high, and
- (k) voids above a floor at the level of a storey or storey above." - Sydney Local Environmental Plan 2012.

Area Schedule (GFA)	
Level	Area

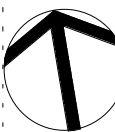
Basement 3	155 m²
Basement 2	12 m²
Basement 1	21 m²
Ground Level	1251 m²
Level 1	1301 m²
Level 2	879 m²
Level 3	960 m²
Level 4	960 m²
Level 5	960 m²
Level 6	910 m²
Level 7	901 m²
Level 8	901 m²
Level 9	546 m²
Roof	0 m²
Total	9756 m²

SITE AREA: 2180m²
MAX GFA 13080m² FSR 6:1
ACHIEVED GFA 9756m² FSR 4.47:1

RESIDENTIAL

CLUB

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20



North Point

S4.55 SUBMISSION

Consultant Structure & Civil

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architecture interior design urban design landscape
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Project Title

BONDI JUNCTION RSL

Drawing Title

GFA DIAGRAMS

Scale As indicated

Drawing Created (date) 08/16/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

Approved LMC/AE

Project No Drawing No Issue

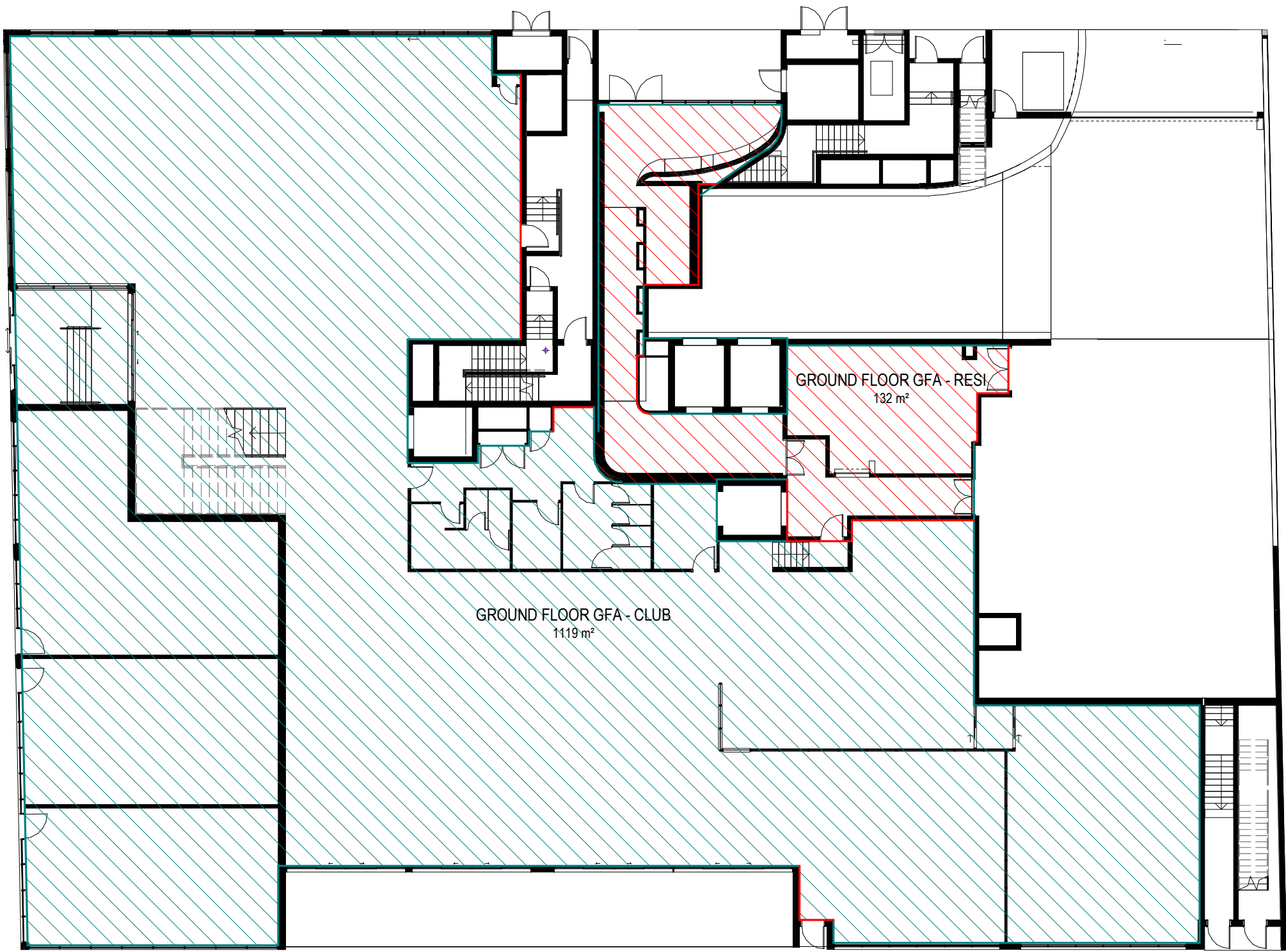
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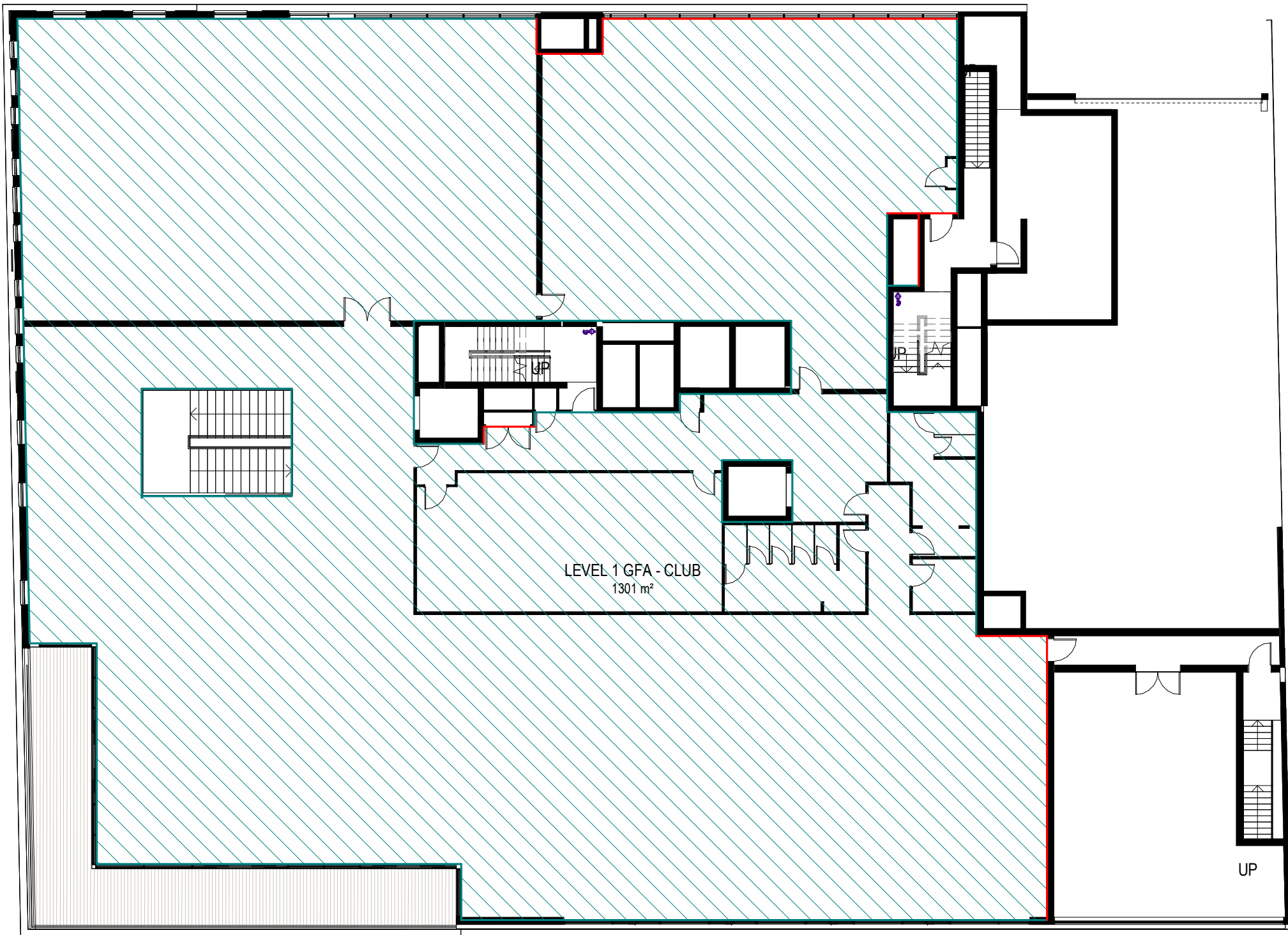
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AMENDED PLANS

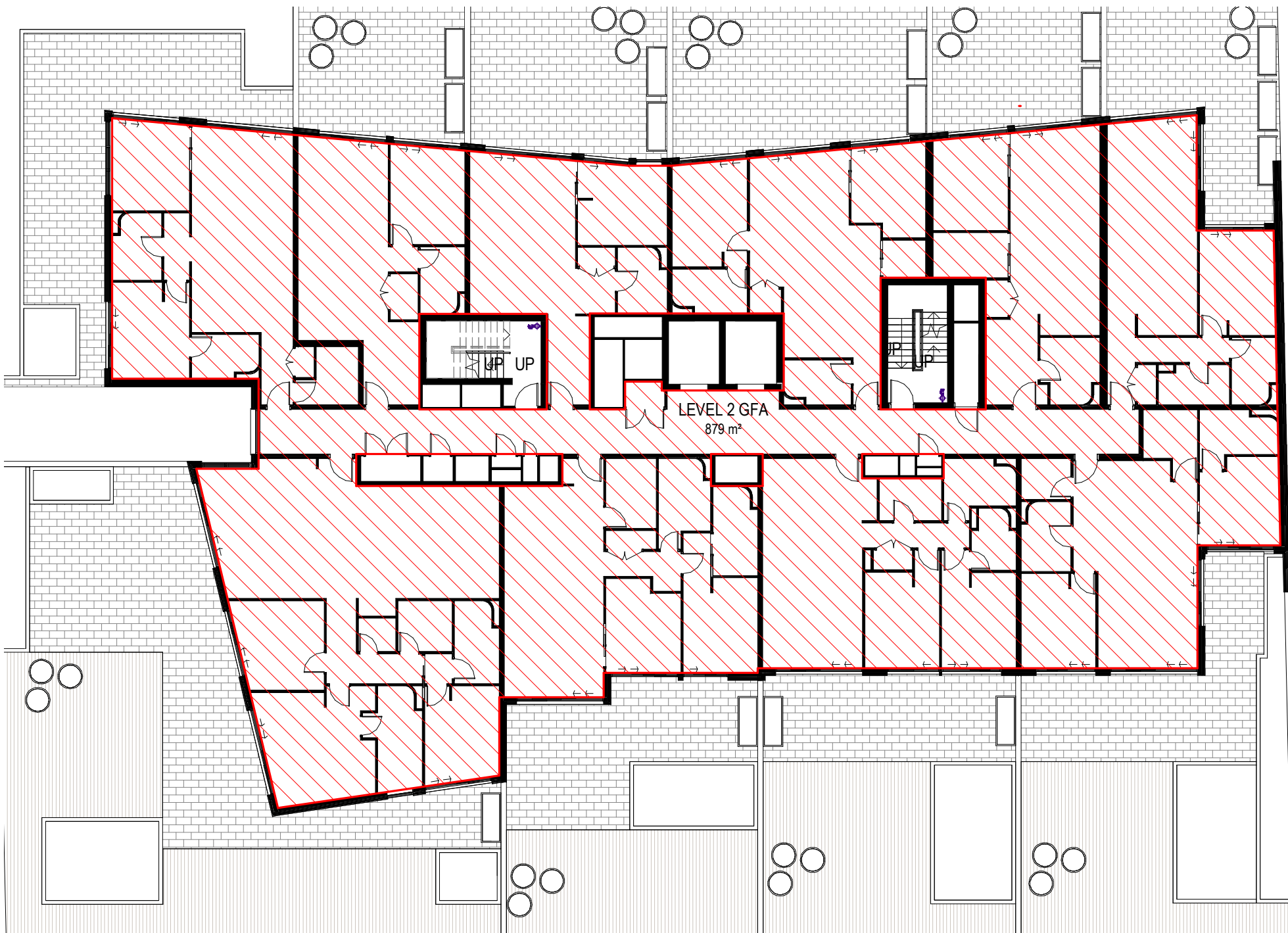
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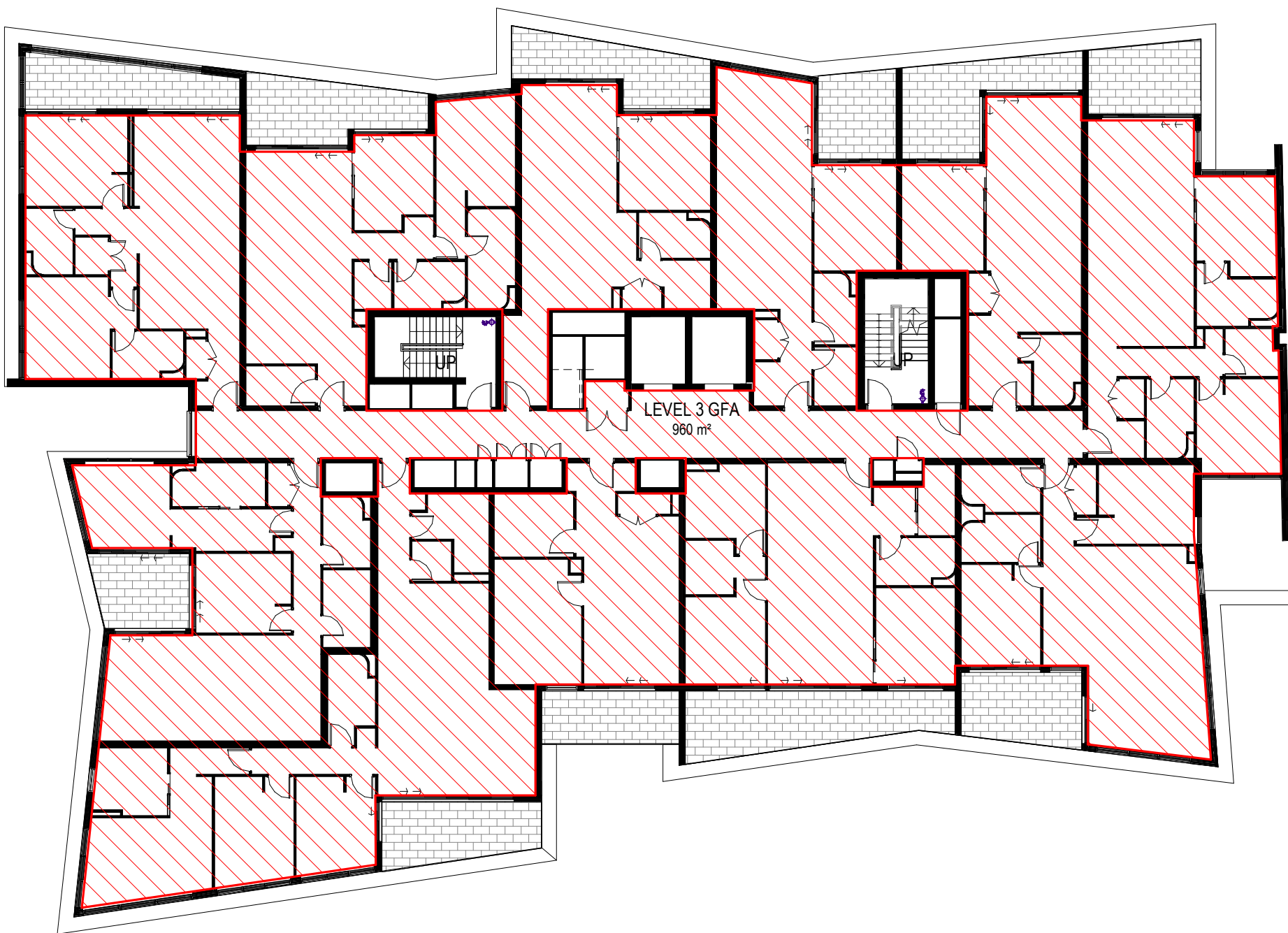
1 Ground Level
1:200



2 Level 1
1:200



3 Level 2
1:200



4 Level 3-5
1:200

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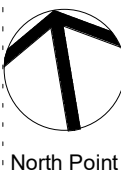
Area Schedule (GFA)	
Level	Area

Basement 3	155 m ²
Basement 2	12 m ²
Basement 1	21 m ²
Ground Level	1251 m ²
Level 1	1301 m ²
Level 2	879 m ²
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Level 4	960 m ²
Level 5	960 m ²
Level 6	910 m ²
Level 7	901 m ²
Level 8	901 m ²
Level 9	546 m ²
Roof	0 m ²
Total	9756 m ²

SITE AREA: 2180m²
MAX GFA 13080m² FSR 6:1
ACHIEVED GFA 9756m² FSR 4.47:1

GFA - RESIDENTIAL
GFA - CLUB

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20



North Point

S4.55 SUBMISSION

Consultant Structure & Civil

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

GFA DIAGRAMS

Scale As indicated

Drawing Created (date) 10/11/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

Approved LMC/AE

Project No Drawing No Issue

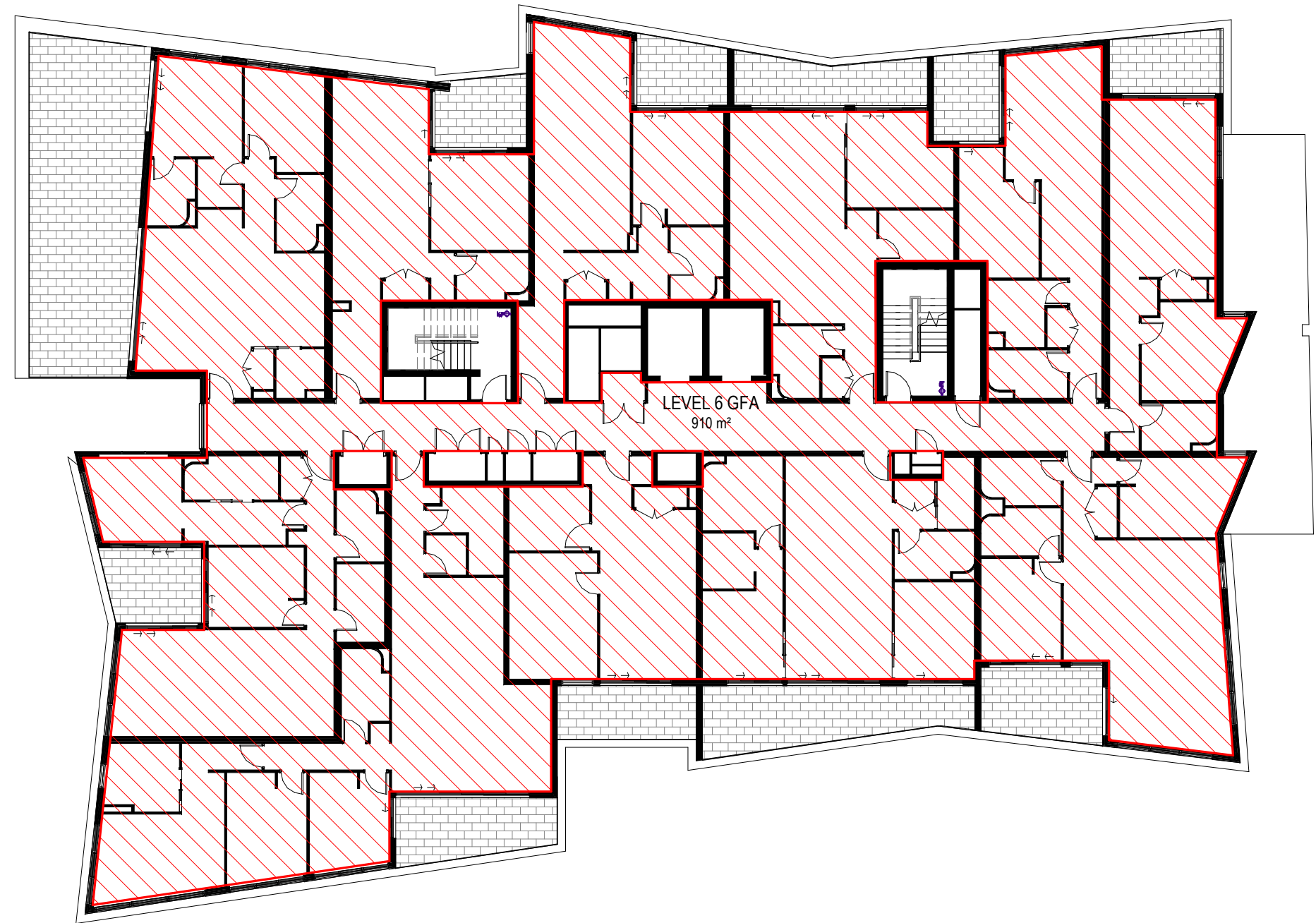
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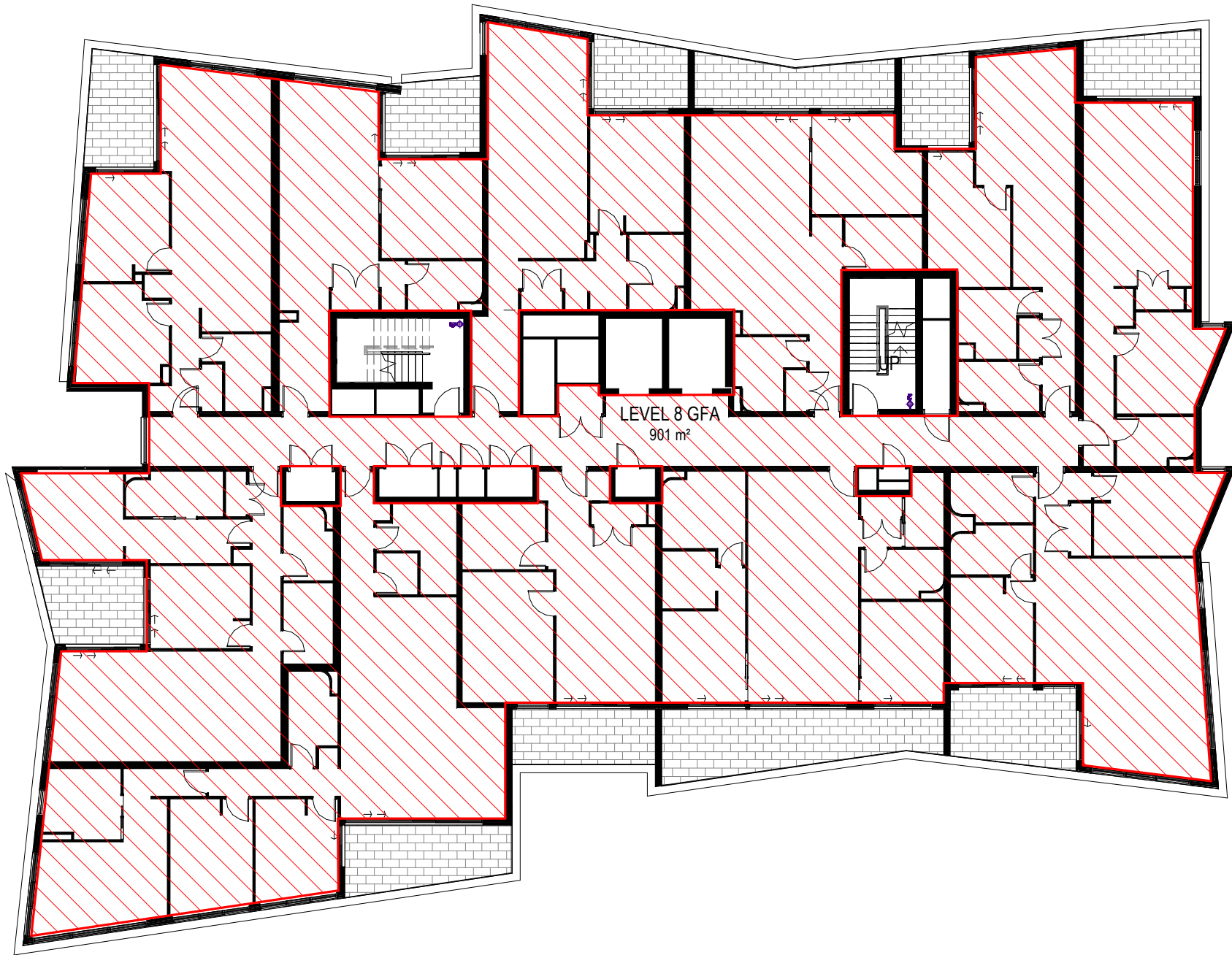
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AMENDED PLANS

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Application No: DA-533/2017/1/A
Date Received: 10/02/2021



3 Level 6
1:200



2 Level 7-8
1:200

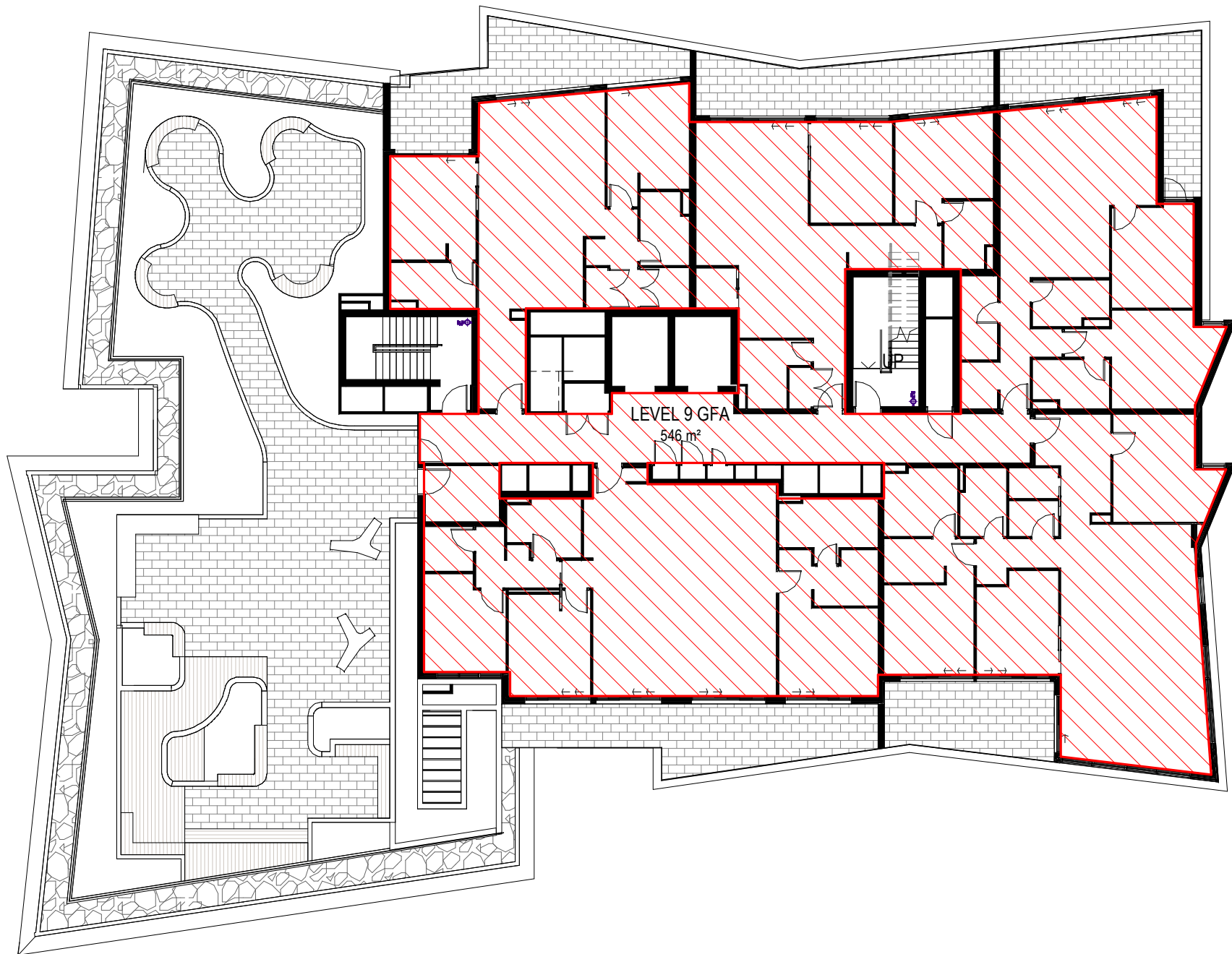
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Application No: DA-533/2017/1/A
Date Received: 10/02/2021

Area Schedule (GFA)	
Level	Area

Basement 3	155 m ²
Basement 2	12 m ²
Basement 1	21 m ²
Ground Level	1251 m ²
Level 1	1301 m ²
Level 2	879 m ²
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Level 4	960 m ²
Level 5	960 m ²
Level 6	910 m ²
Level 7	901 m ²
Level 8	901 m ²
Level 9	546 m ²
Roof	0 m ²
Total	9756 m ²

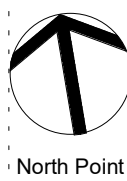
SITE AREA: 2180m²
MAX GFA 13080m² FSR 6.1
ACHIEVED GFA 9756m² FSR 4.47:1

-  GFA - RESIDENTIAL
 GFA - CLUB



1 Level 9
1:200

Amendments		
Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20



North Point
S4.55 SUBMISSION

Consultant Structure & Civil

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

GFA DIAGRAMS

Scale As indicated

Drawing Created (date) 10/20/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

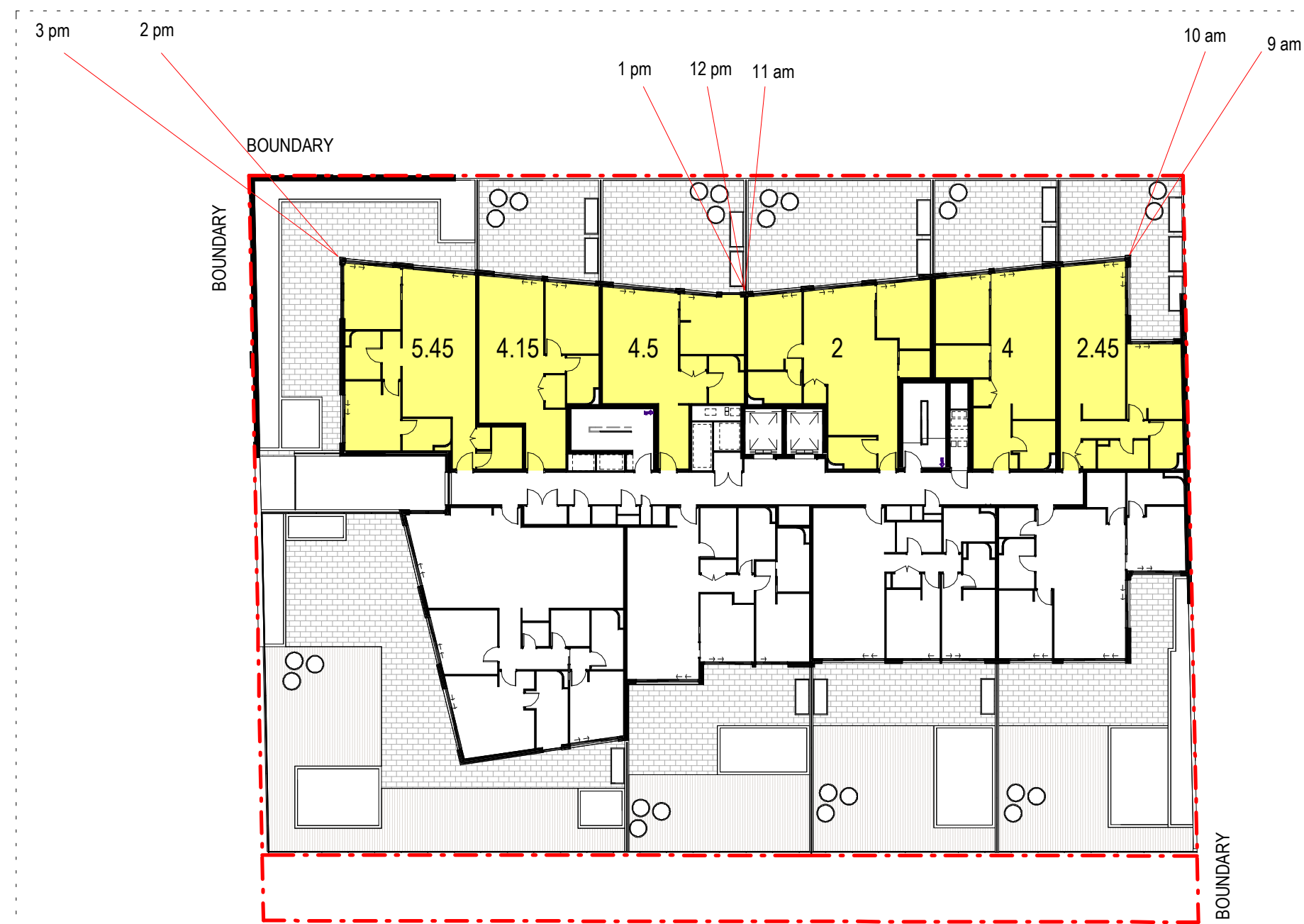
Approved LMC/AE

Project No Drawing No Issue

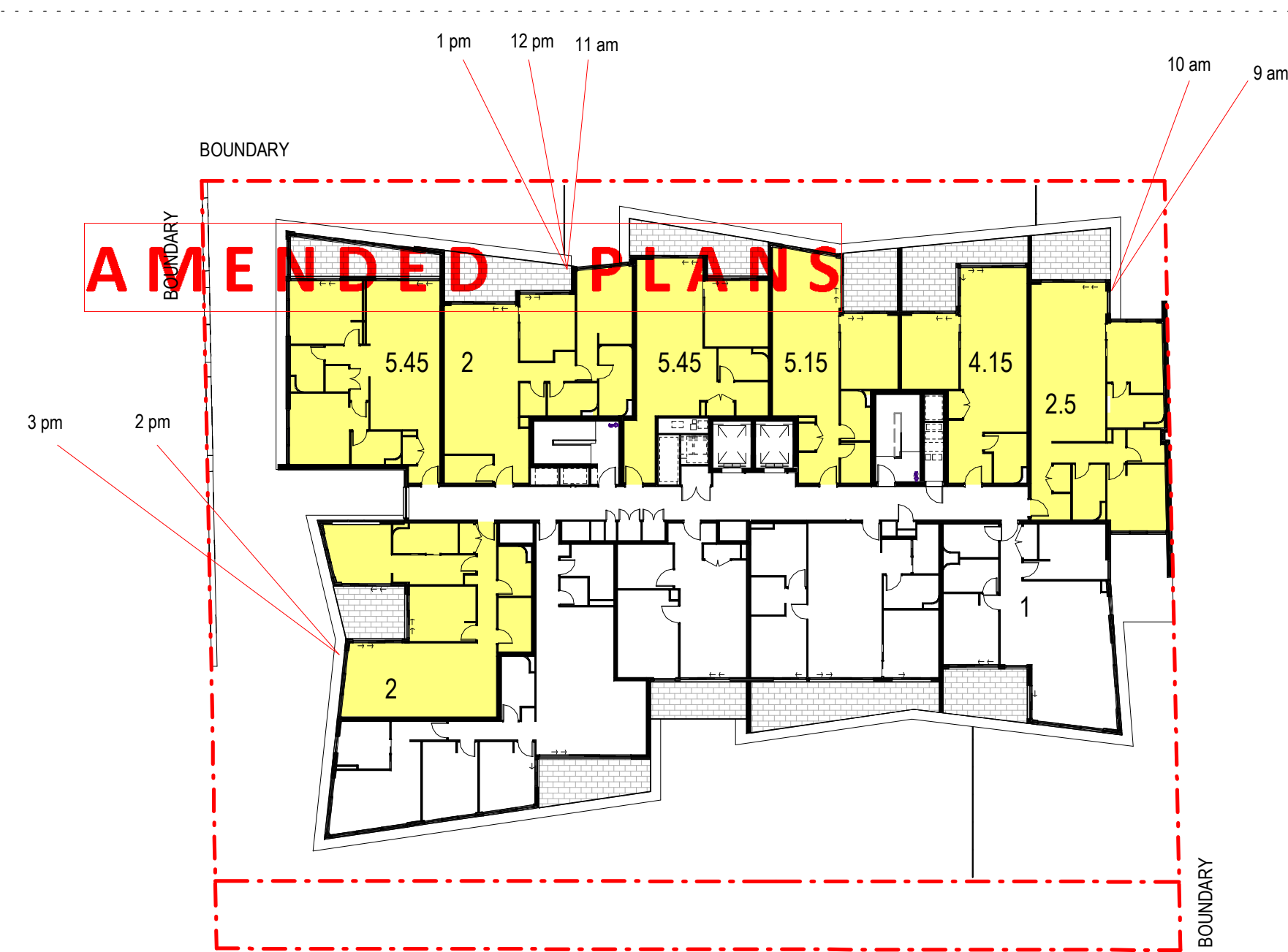
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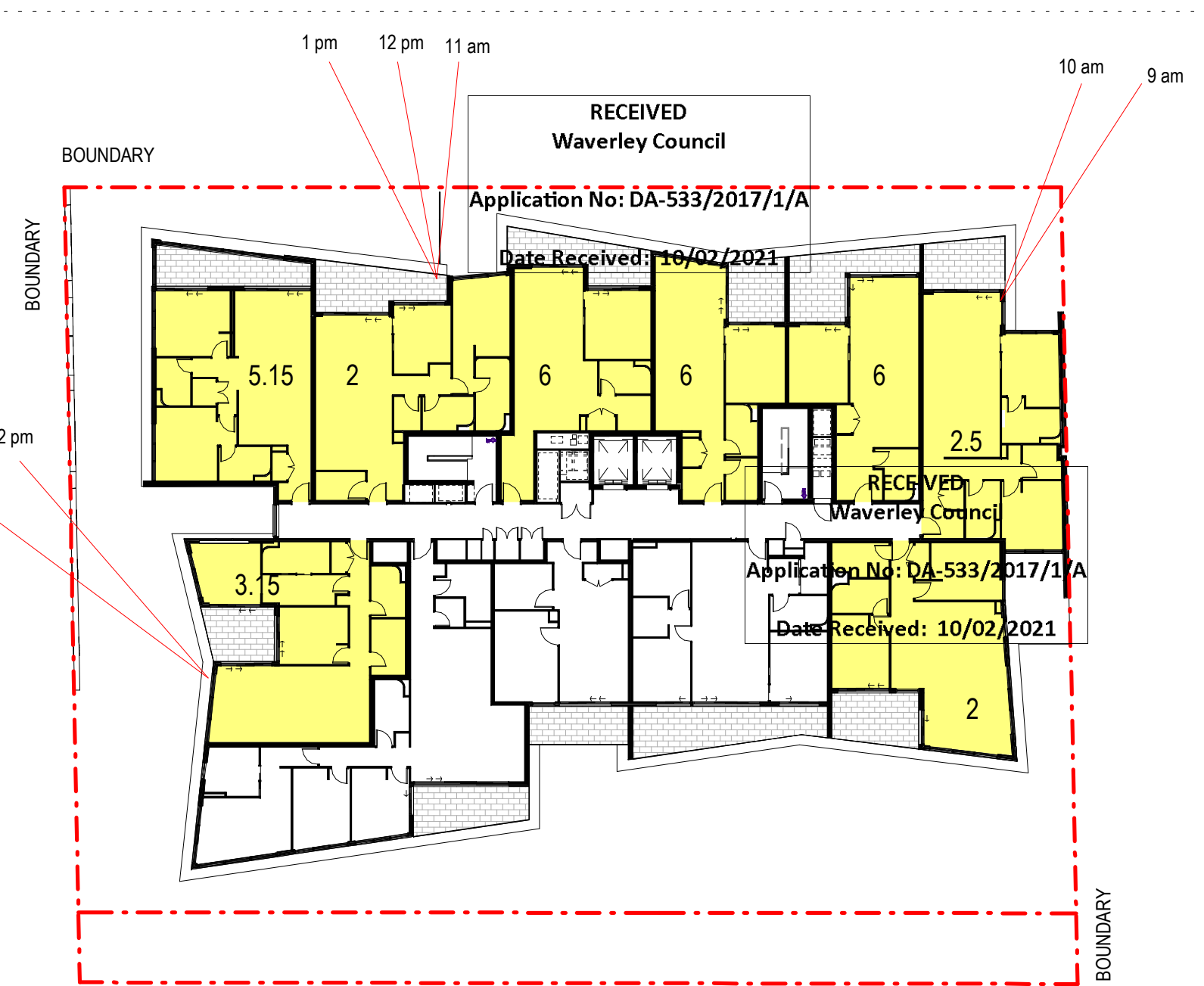
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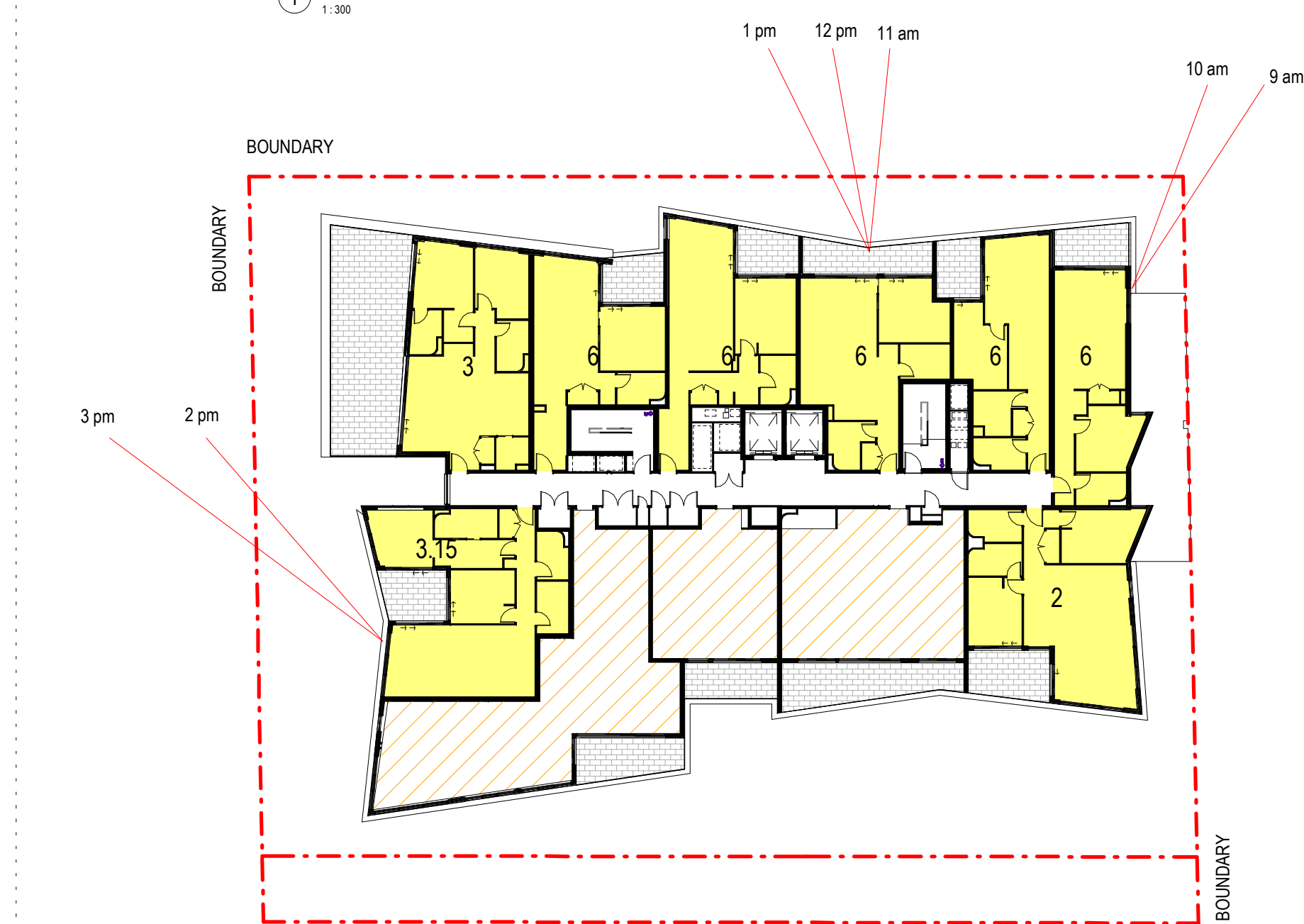
① LEVEL 2 - SOLAR ACCESS
1:300



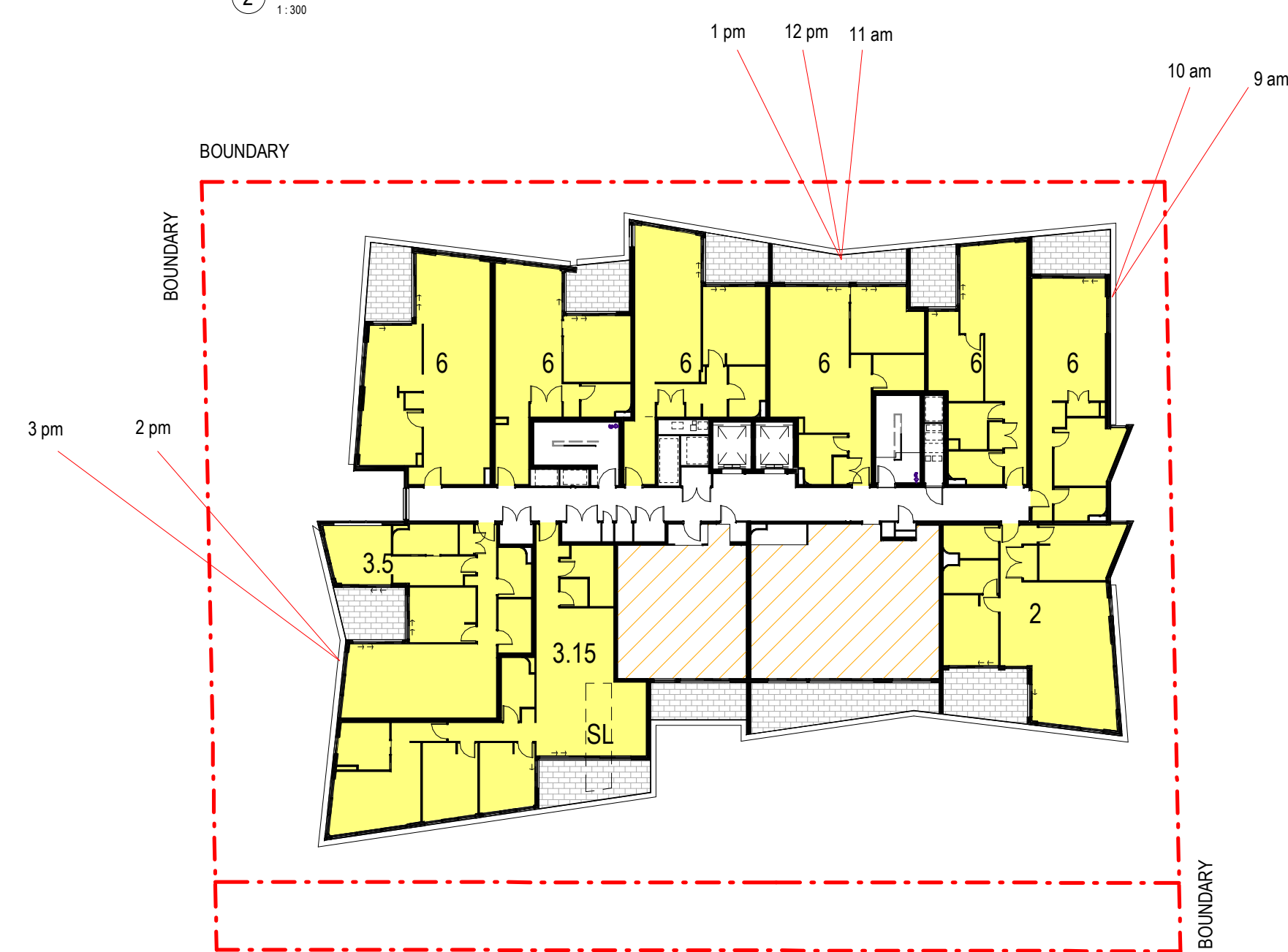
② LEVEL 3-4 - SOLAR ACCESS
1:300



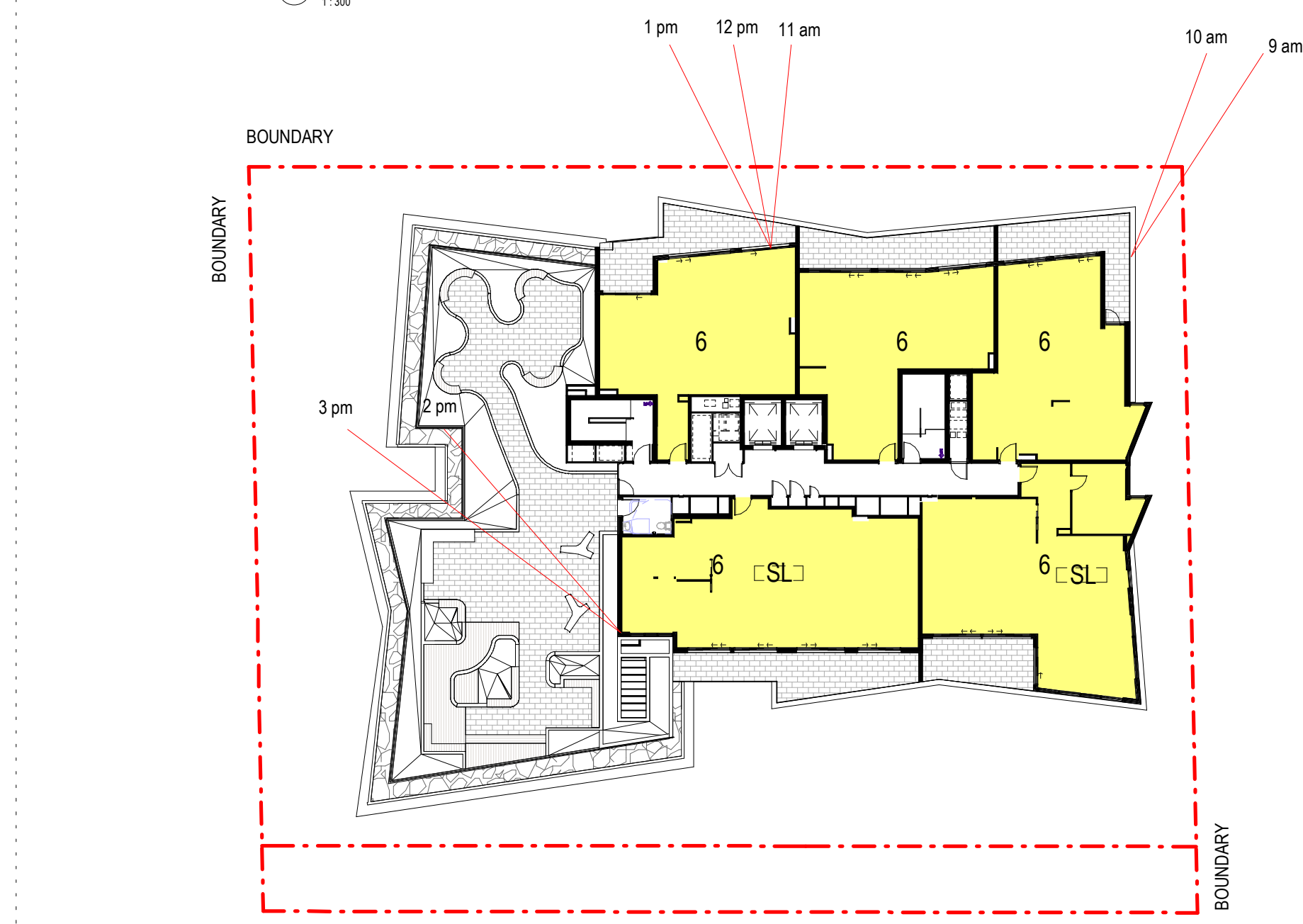
⑥ LEVEL 5 - SOLAR ACCESS
1:300



③ Level 6 - 7 SOLAR ACCESS
1:300



④ Level 8 - SOLAR ACCESS
1:300



⑤ LEVEL 9 - SOLAR ACCESS
1:300

- SL SKYLIGHT
- APARTMENTS ACHIEVING 0 HOURS OF DIRECT SUNLIGHT WITH ACCESS TO VIEW
- APARTMENTS ACHIEVING MINIMUM 2 HOURS OF DIRECT SUNLIGHT

DA APPROVED
UNITS WITH NO SOLAR ACCESS 16 OUT OF 78 = 20.5%

UNITS WITH NO SOLAR ACCESS MINUS APARTMENTS WITH NO
SOLAR ACCESS ALTHOUGH ACHIEVING IMPROVED APARTMENT
AMENITY THROUGH VIEW ACCESS 10 OUT OF 78 = 12.8%

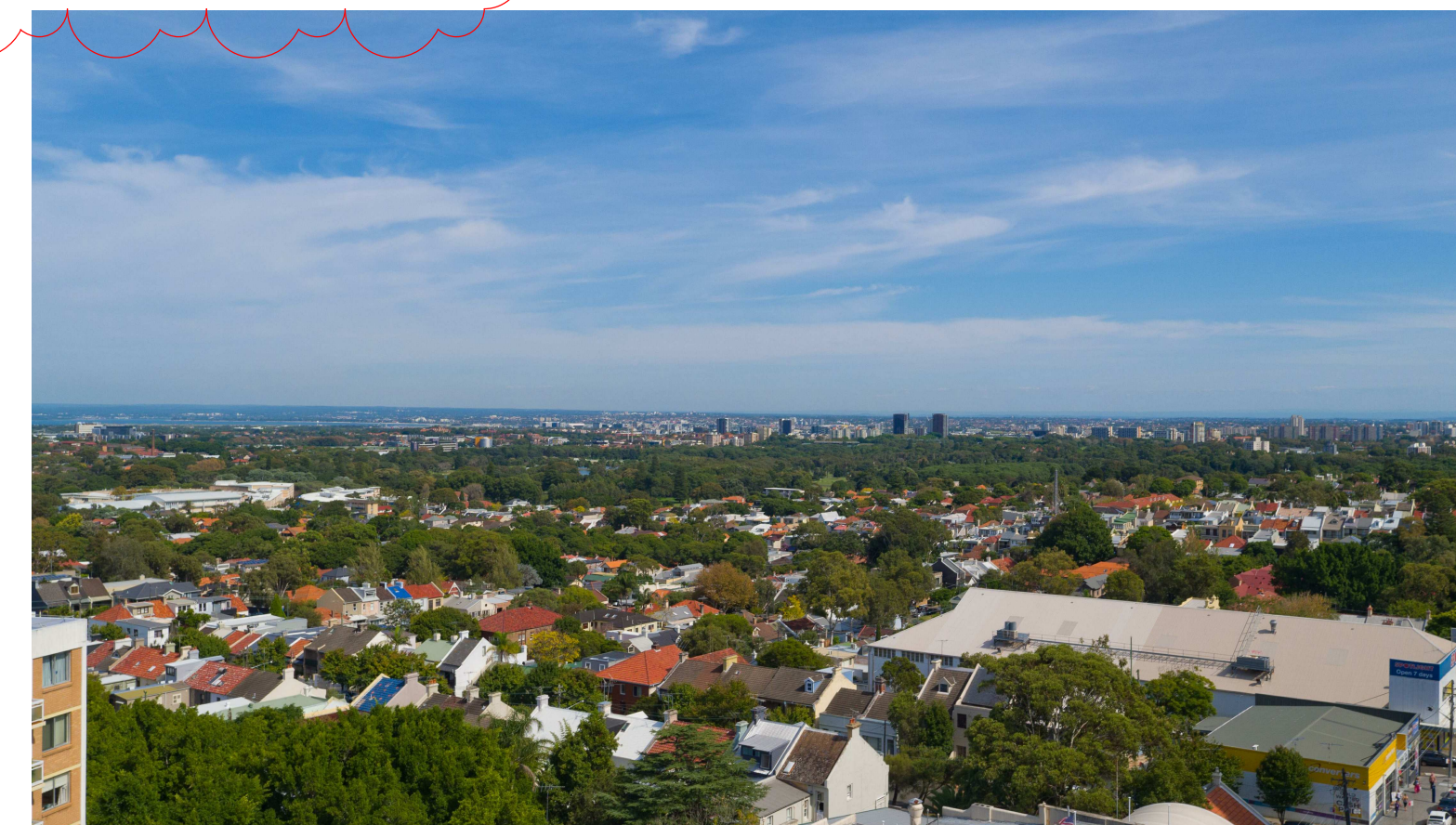
PROPOSED
UNITS WITH NO SOLAR ACCESS 21 OUT OF 81 = 25.9%

UNITS WITH NO SOLAR ACCESS MINUS APARTMENTS WITH NO SOLAR
ACCESS ALTHOUGH ACHIEVING IMPROVED APARTMENT AMENITY
THROUGH VIEW ACCESS 13 OUT OF 81 = 16%

SOLAR ACCESS SUMMARY:

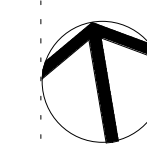
AT LEAST 70% OF APARTMENTS MUST RECEIVE 2 HOURS OR MORE OF
SUNLIGHT ON 21 JUNE BETWEEN 9AM AND 3PM

LEVEL	APARTMENTS	SOLAR ACHIEVED
GROUND LEVEL	NIL	N/A
LEVEL 1	NIL	N/A
LEVEL 2	10	6/10
LEVEL 3	11	7/11
LEVEL 4	11	7/11
LEVEL 5	11	8/11
LEVEL 6	11	8/11
LEVEL 7	11	8/11
LEVEL 8	10	9/11
LEVEL 9	5	5/5
TOTAL	81	58/81 (71.6%)



VIEW FROM LV 6 TOWARDS SOUTH

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21



North Point

S4.55 SUBMISSION

Consultant Structure & Civil

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Drawing Title

SOLAR COMPLIANCE

Scale As indicated

Drawing Created (date) 08/16/17

Drawing Created (by) AP/SW

Plotted and checked by AP/SW/PI

Verified AE/PI

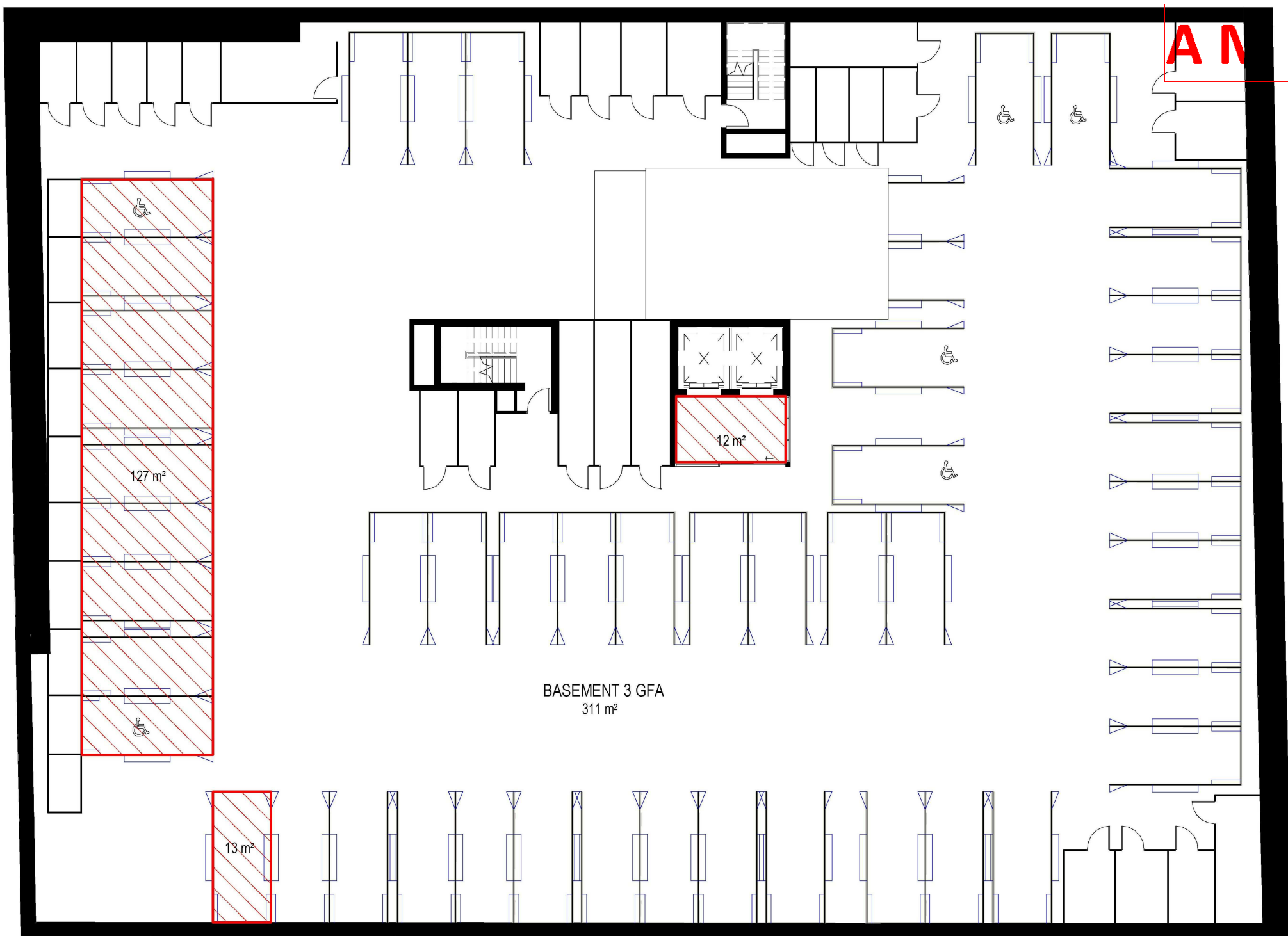
Approved LMC/AE

Project No Drawing No Issue

191010 DA 3207 B

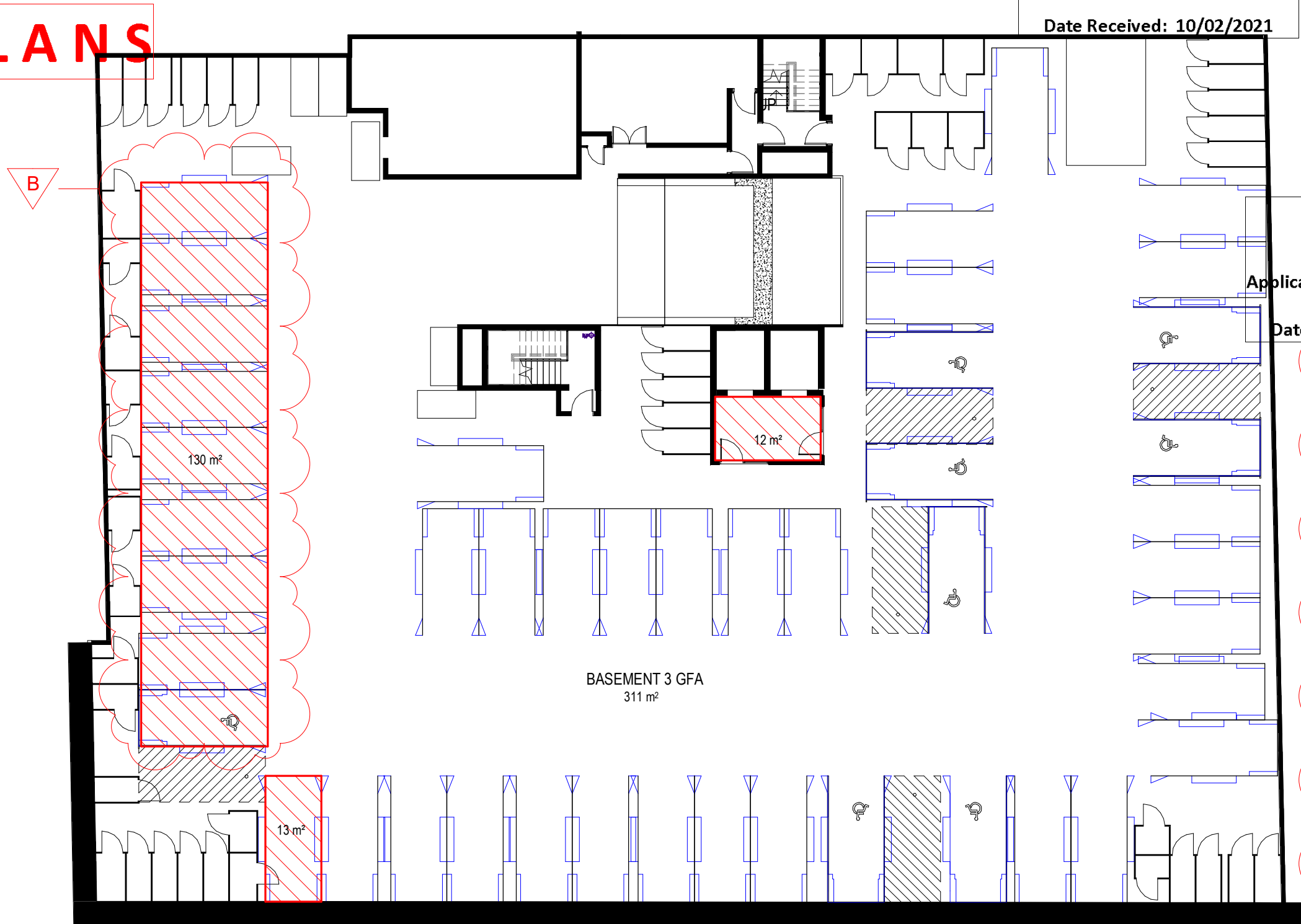
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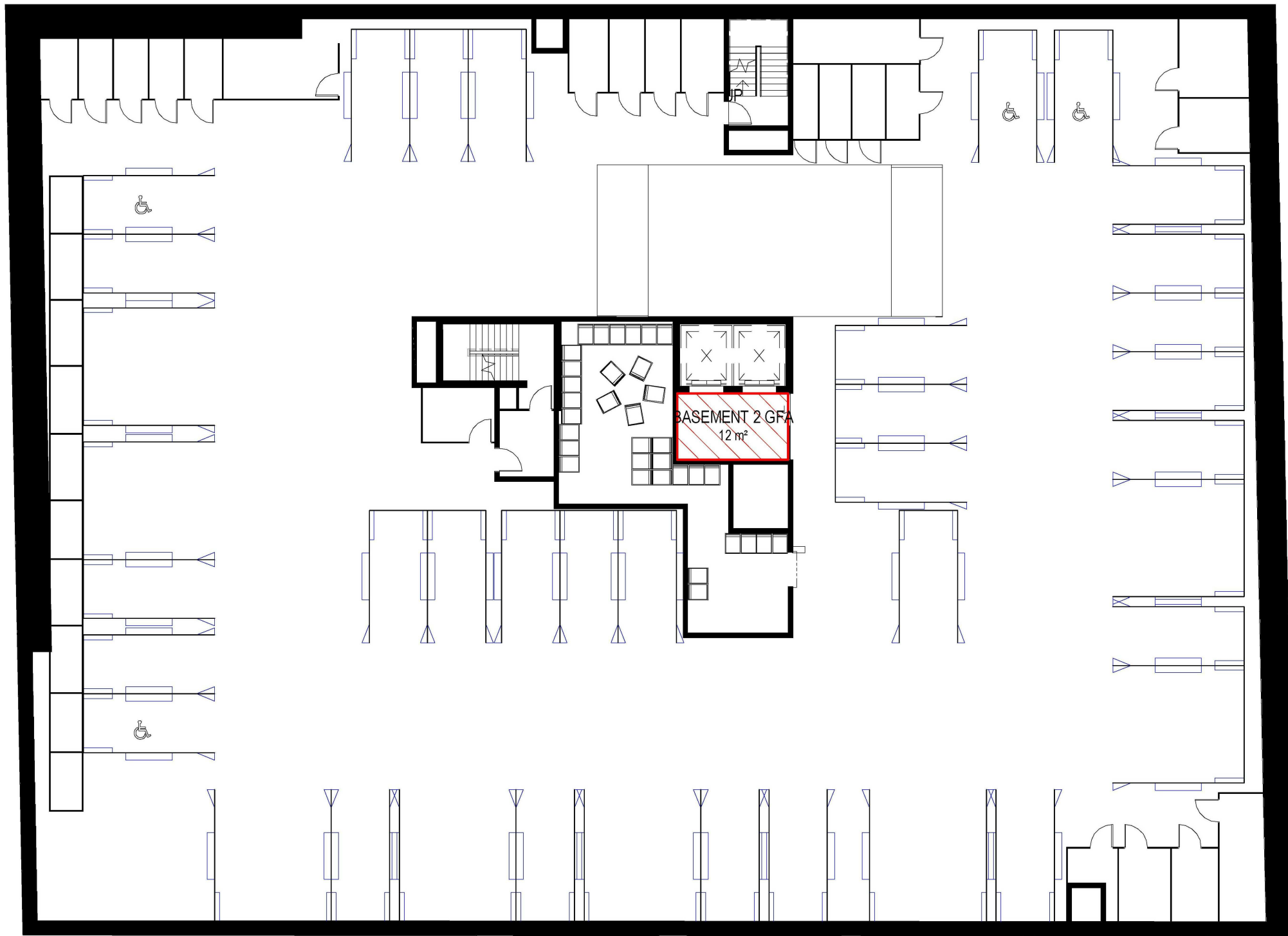


DA APPROVED BASEMENT 3 GFA

Area Schedule (GFA)	
Level	Area
Basement 3	152 m²
Basement 2	12 m²
Basement 1	20 m²
Ground Level	1262 m²
Level 1	1197 m²
Level 2	876 m²
Level 3	970 m²
Level 4	969 m²
Level 5	969 m²
Level 6	898 m²
Level 7	898 m²
Level 8	893 m²
Level 9	537 m²
Roof	0 m²
Total	9653 m²



PROPOSED BASEMENT 3 GFA



DA APPROVED BASEMENT 2 GFA

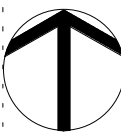


PROPOSED BASEMENT 2 GFA

 GFA - RESIDENTIAL
 GFA - CLUB

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Level 2	879 m²
Level 3	960 m²
Level 4	960 m²
Level 5	960 m²
Level 6	910 m²
Level 7	901 m²
Level 8	901 m²
Level 9	546 m²
Roof	0 m²
Total	9756 m²



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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

Drawing Title

GFA COMPARISON PLANS 1

Scale As indicated

Drawing Created (date) 02/03/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

191010 DA 3250 A

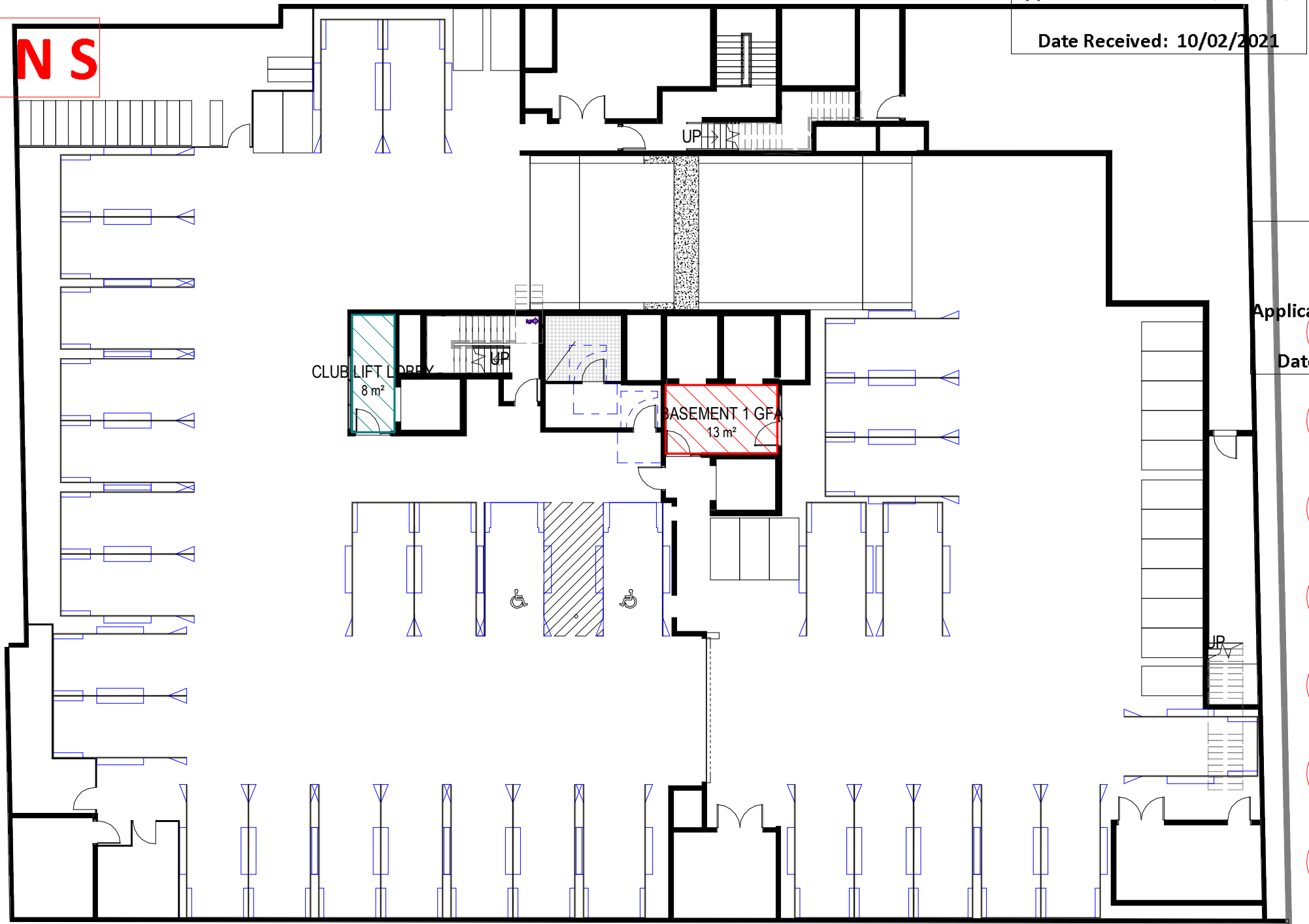
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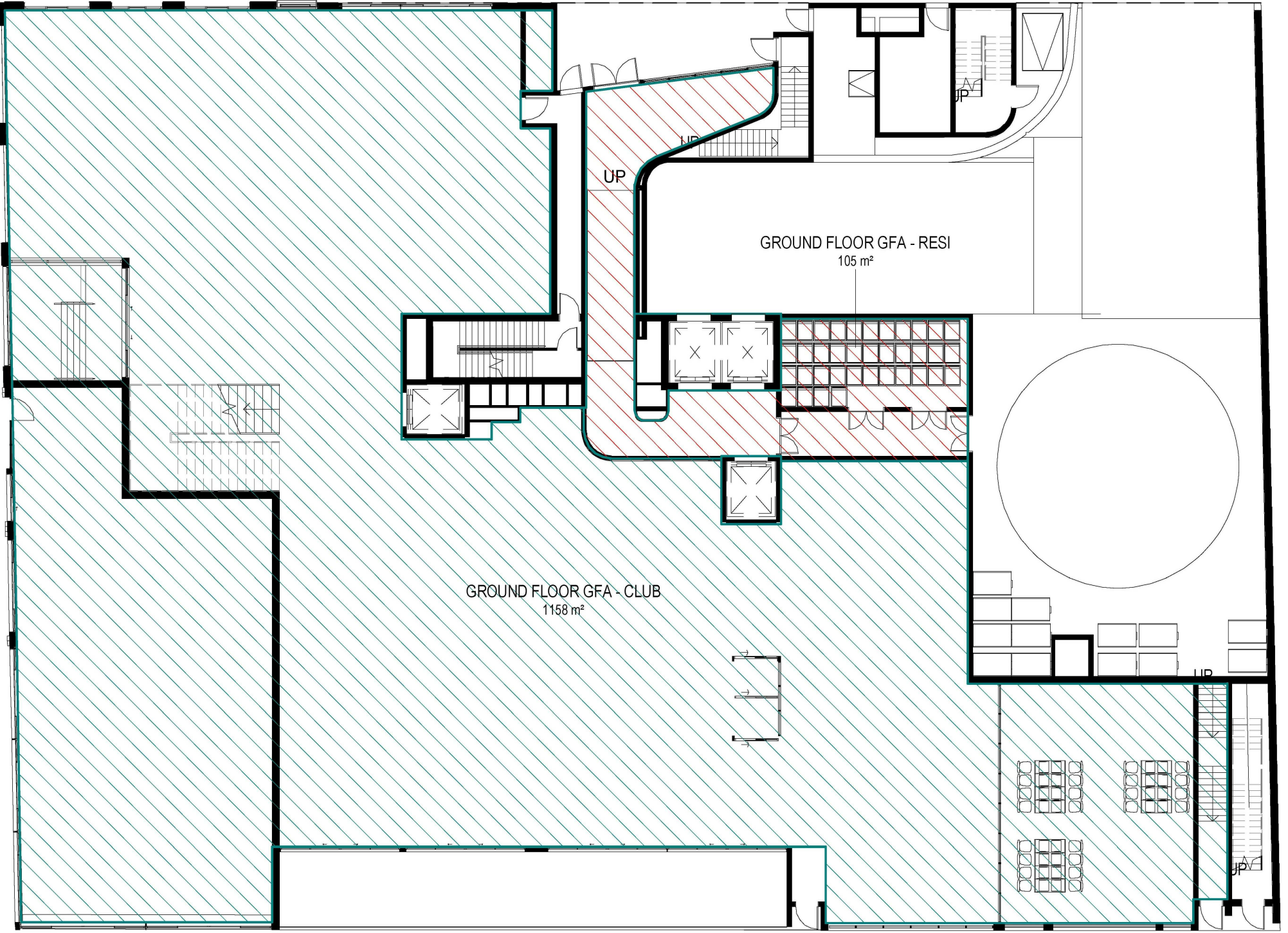


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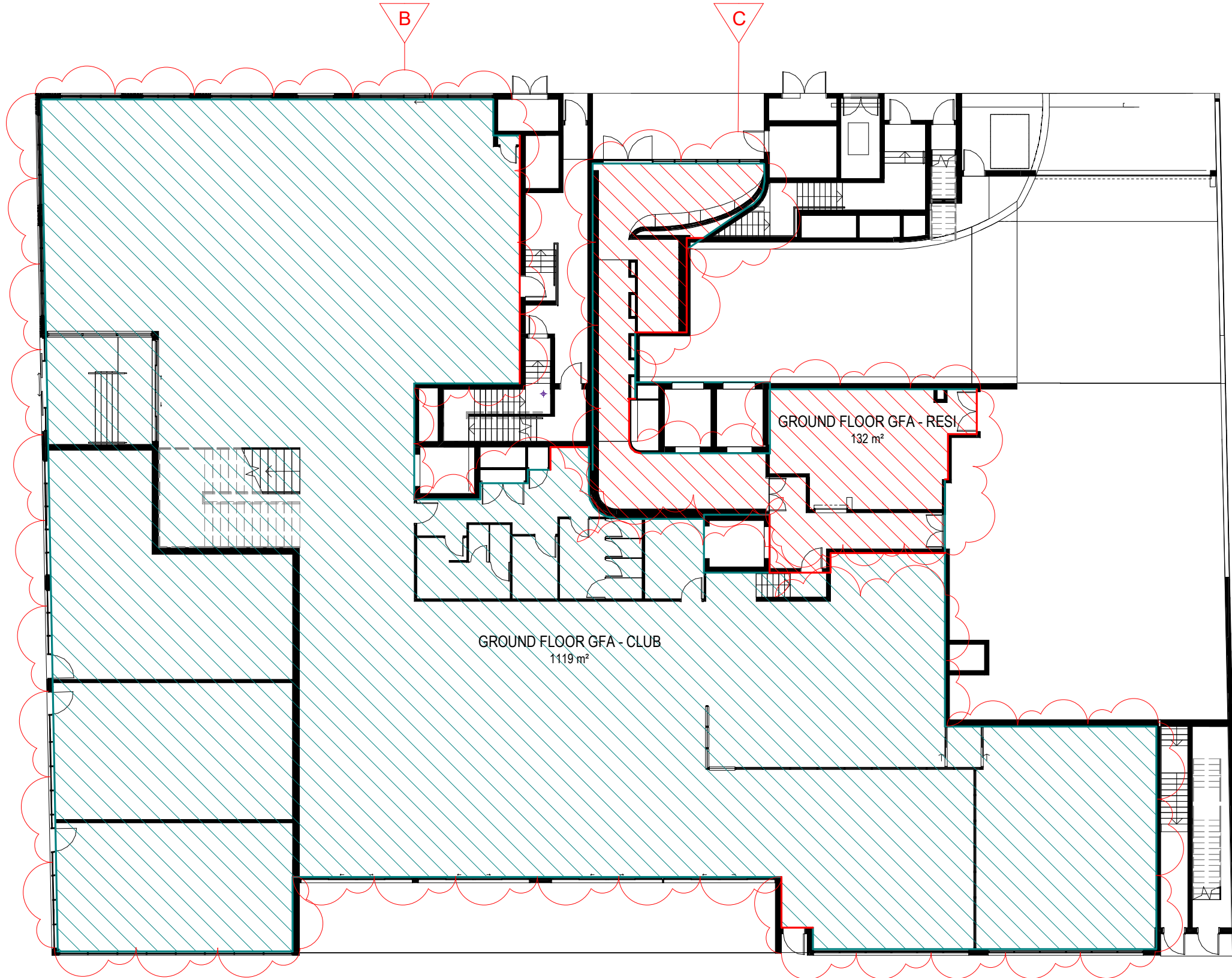
Area Schedule (GFA)	
Level	Area
Basement 3	152 m ²
Basement 2	12 m ²
Basement 1	20 m ²
Ground Level	1262 m ²
Level 1	1197 m ²
Level 2	876 m ²
Level 3	970 m ²
Level 4	969 m ²
Level 5	969 m ²
Level 6	898 m ²
Level 7	898 m ²
Level 8	893 m ²
Level 9	537 m ²
Roof	0 m ²
Total	9653 m ²



PROPOSED BASEMENT 1 GFA



DA APPROVED GROUND FLOOR GFA



PROPOSED GROUND FLOOR GFA

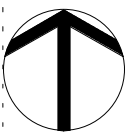
	GFA - RESIDENTIAL
	GFA - CLUB

Amendments		Date
Issue	Description	
A	S4.55 SUBMISSION	29.01.21

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Waverley Council
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Waverley Council
Application No: DA-533/2017/1/A
Date Received: 10/02/2021

Area Schedule (GFA)	
Level	Area
Basement 3	155 m ²
Basement 2	12 m ²
Basement 1	21 m ²
Ground Level	1251 m ²
Level 1	1301 m ²
Level 2	879 m ²
Level 3	960 m ²
Level 4	960 m ²
Level 5	960 m ²
Level 6	910 m ²
Level 7	901 m ²
Level 8	901 m ²
Level 9	546 m ²
Roof	0 m ²
Total	9756 m ²



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BONDI JUNCTION RSL

Drawing Title

GFA COMPARISON PLANS 2

Scale As indicated

Drawing Created (date) 02/03/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

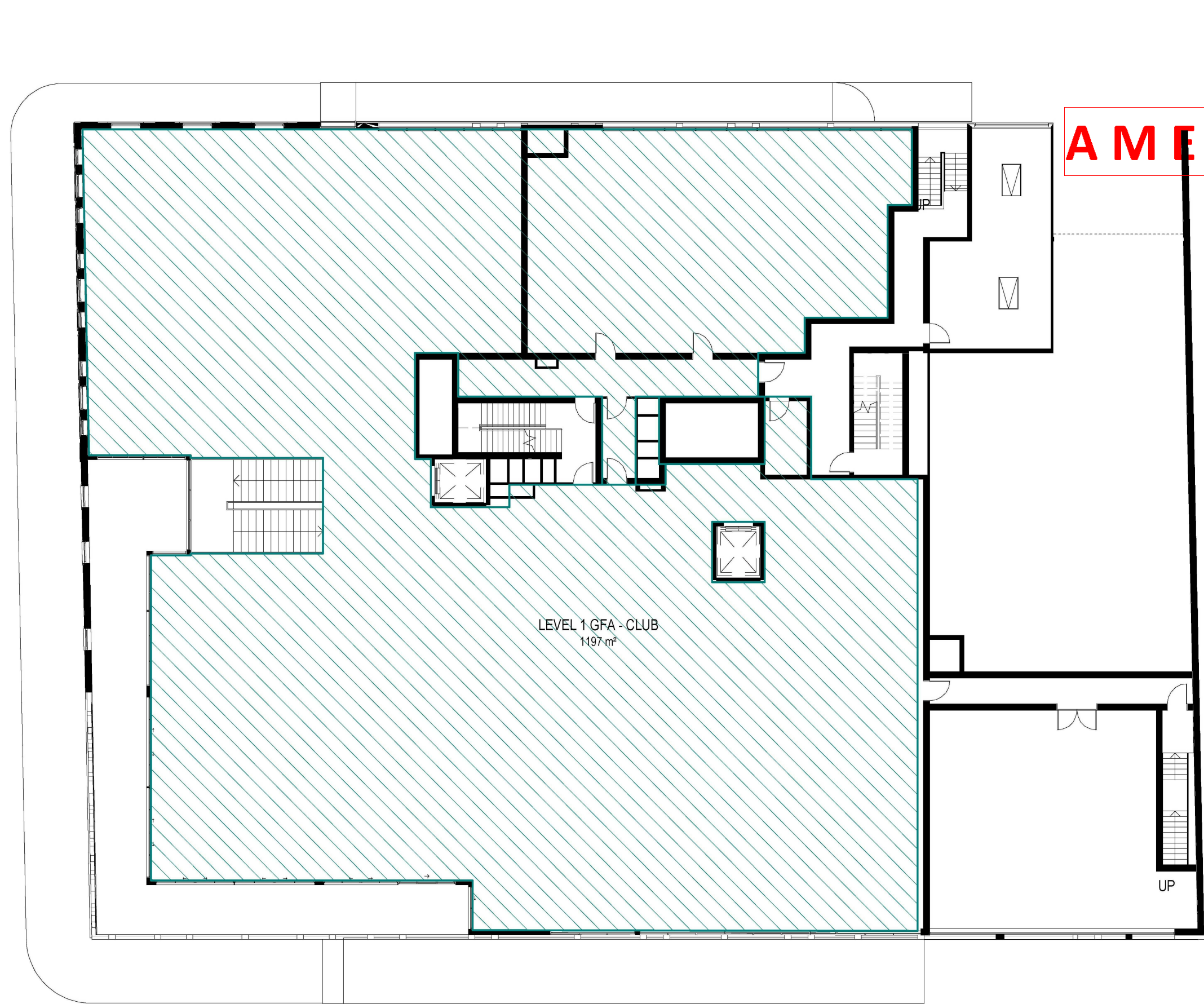
Approved Approver

Project No Drawing No Issue

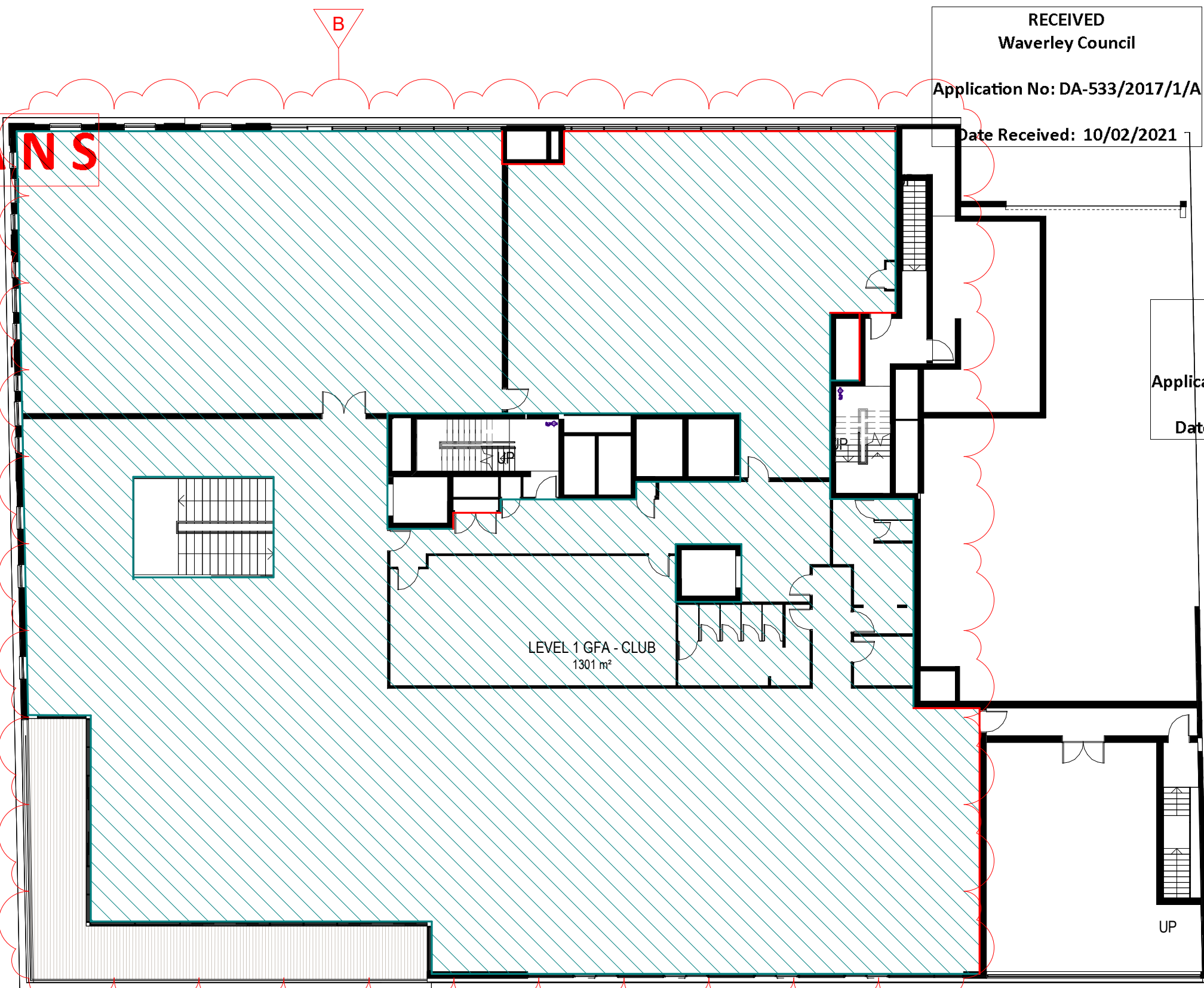
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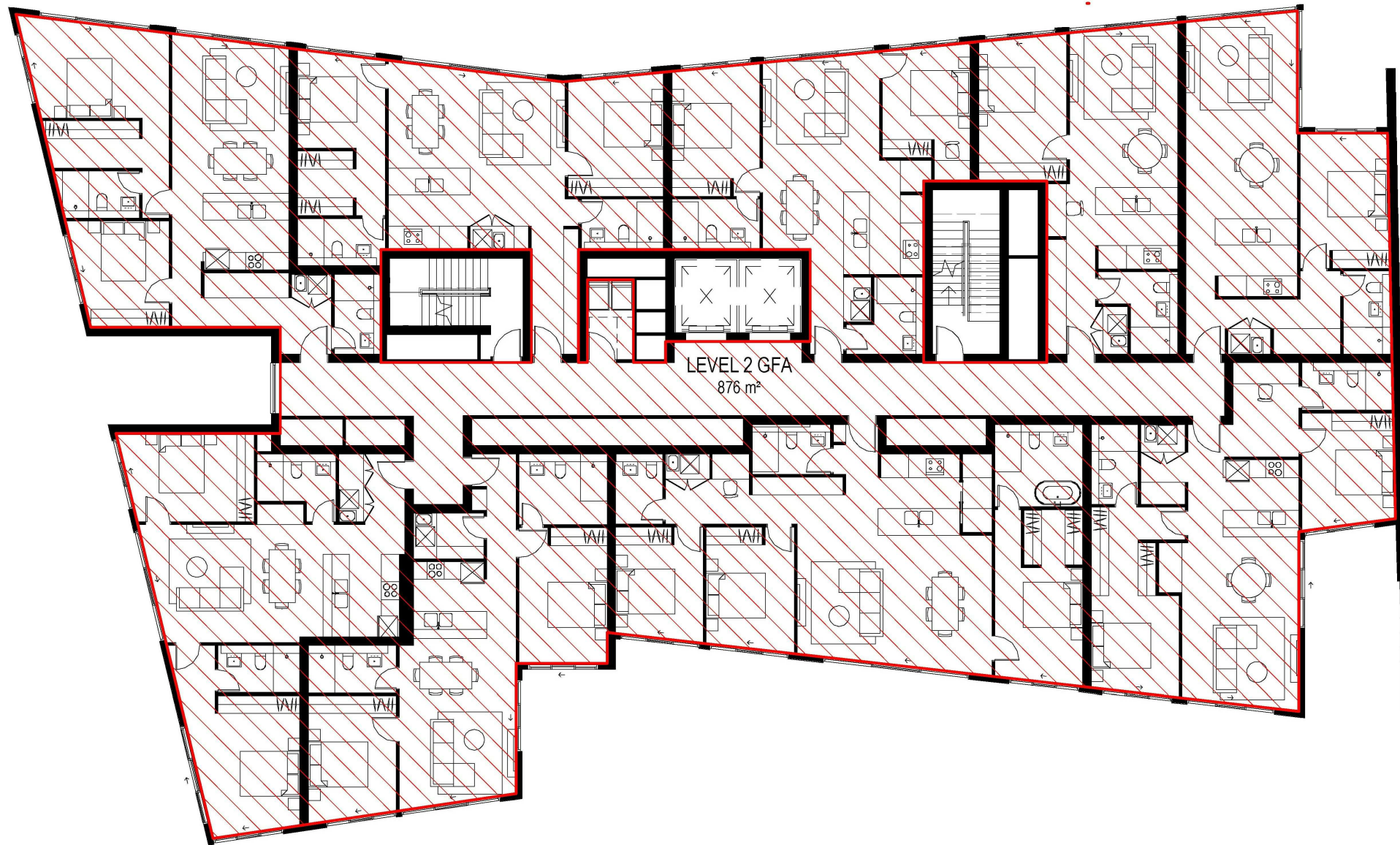
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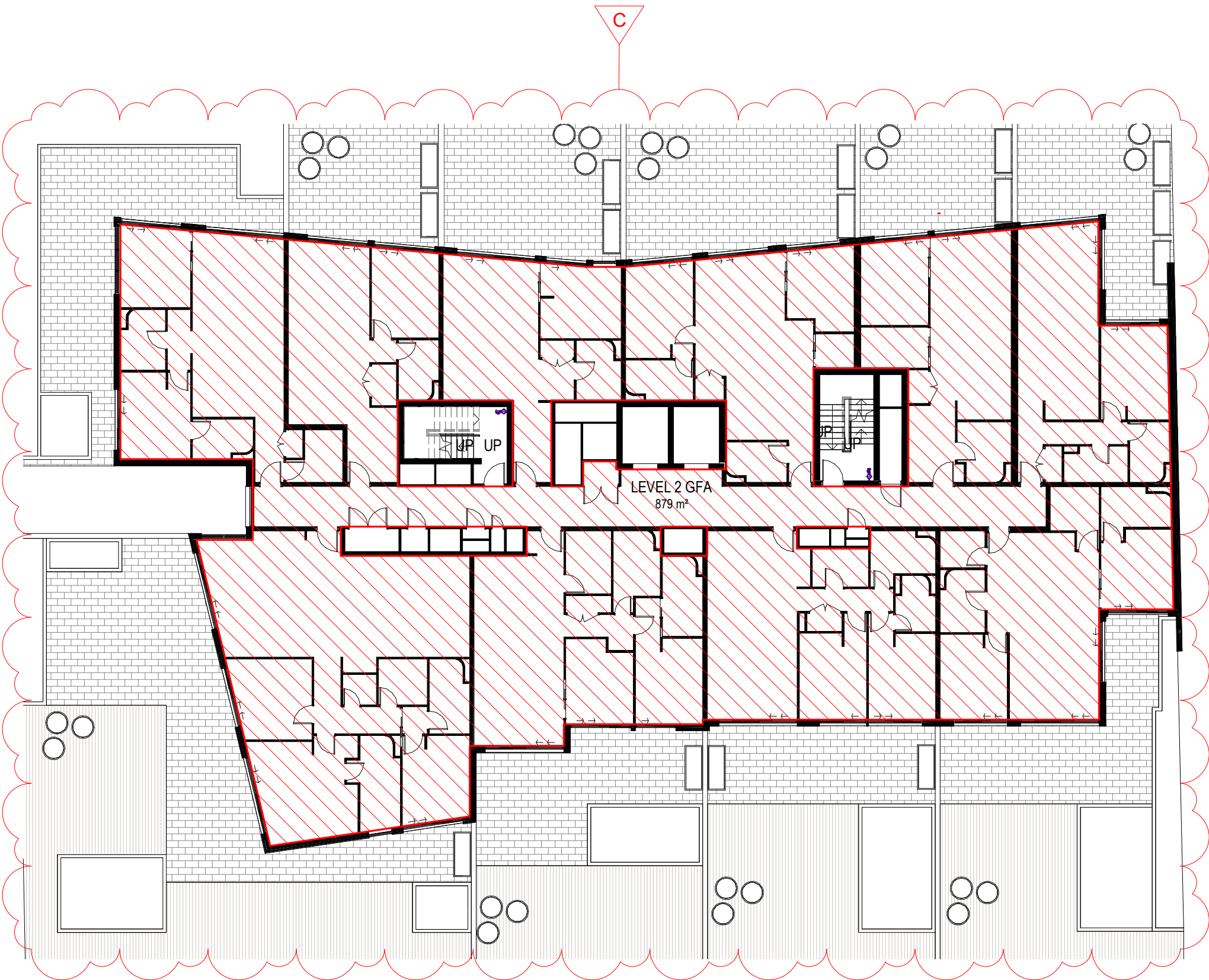
DA APPROVED LEVEL 1 GFA



PROPOSED LEVEL 1 GFA



DA APPROVED LEVEL 2 GFA



PROPOSED LEVEL 2 GFA

AMENDED PLANS

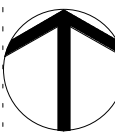
Area Schedule (GFA)	
Level	Area

Basement 3	152 m²
Basement 2	12 m²
Basement 1	20 m²
Ground Level	1262 m²
Level 1	1197 m²
Level 2	876 m²
Level 3	970 m²
Level 4	969 m²
Level 5	969 m²
Level 6	898 m²
Level 7	898 m²
Level 8	893 m²
Level 9	537 m²
Roof	0 m²
Total	9653 m²

Area Schedule (GFA)	
Level	Area

Basement 3	155 m²
Basement 2	12 m²
Basement 1	21 m²
Ground Level	1251 m²
Level 1	1301 m²
Level 2	879 m²
Level 3	960 m²
Level 4	960 m²
Level 5	960 m²
Level 6	910 m²
Level 7	901 m²
Level 8	901 m²
Level 9	546 m²
Roof	0 m²
Total	9756 m²

Amendments		Date
Issue	Description	
A	S4.55 SUBMISSION	29.01.21



FOR TENDER

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BONDI JUNCTION RSL

Drawing Title

GFA COMPARISON PLANS 3

Scale As indicated

Drawing Created (date) 02/03/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

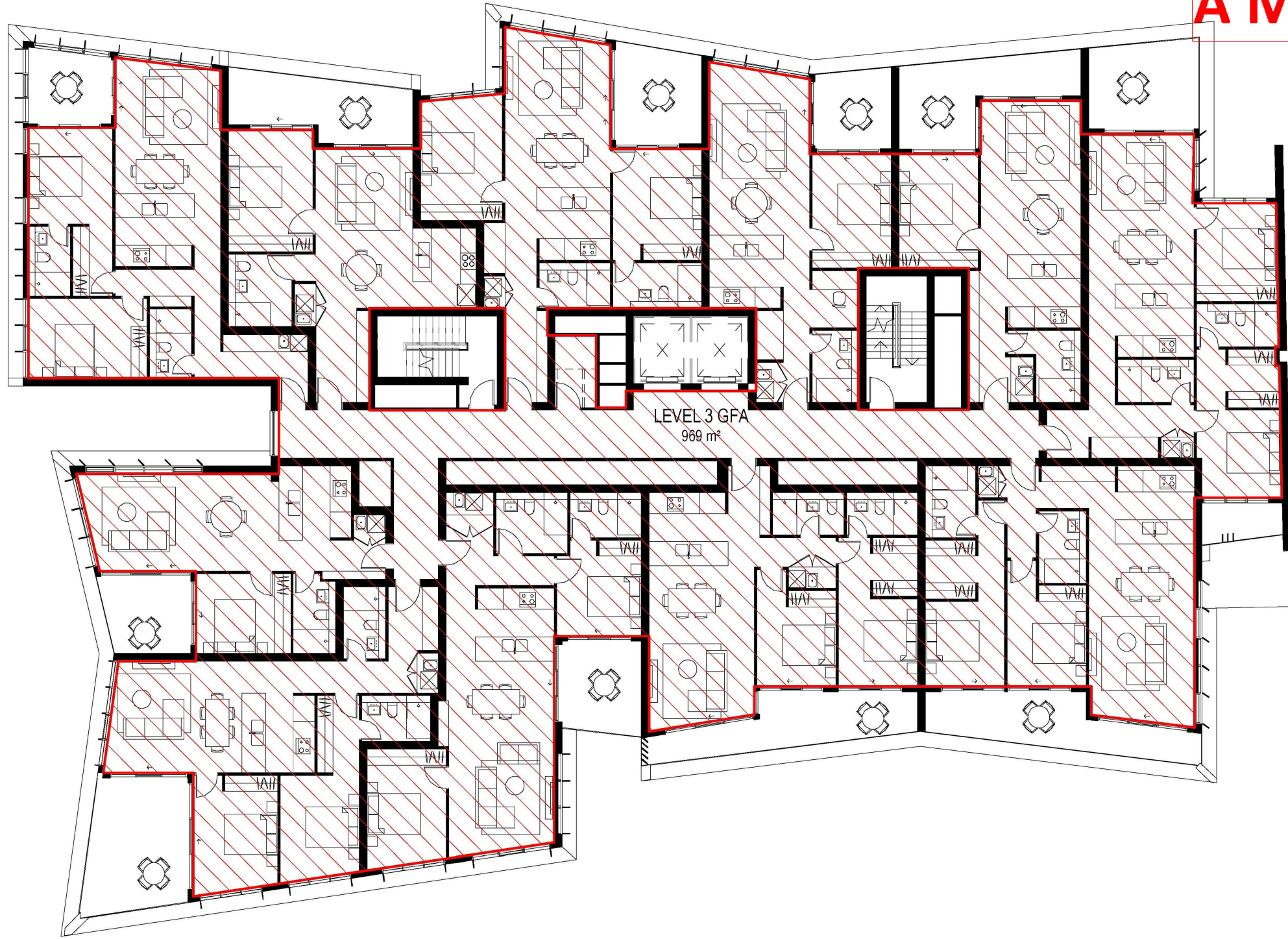
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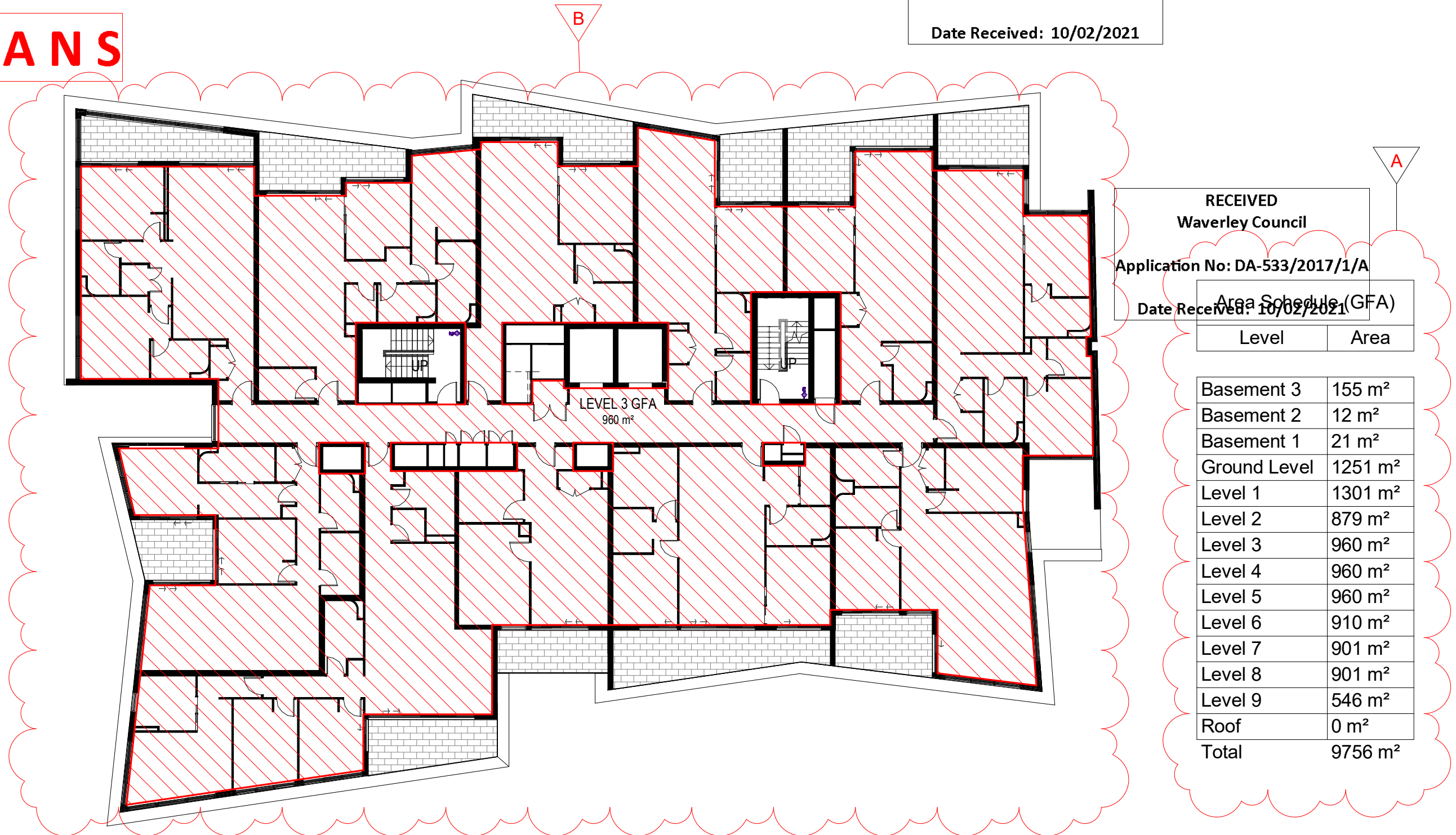
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Waverley Council
Application No: DA-533/2017/1/A
Date Received: 10/02/2021

AMENDED PLANS



DA APPROVED LEVEL 3-5 GFA

Area Schedule (GFA)	
Level	Area
Basement 3	152 m ²
Basement 2	12 m ²
Basement 1	20 m ²
Ground Level	1262 m ²
Level 1	1197 m ²
Level 2	876 m ²
Level 3	970 m ²
Level 4	969 m ²
Level 5	969 m ²
Level 6	898 m ²
Level 7	898 m ²
Level 8	893 m ²
Level 9	537 m ²
Roof	0 m ²
Total	9653 m ²



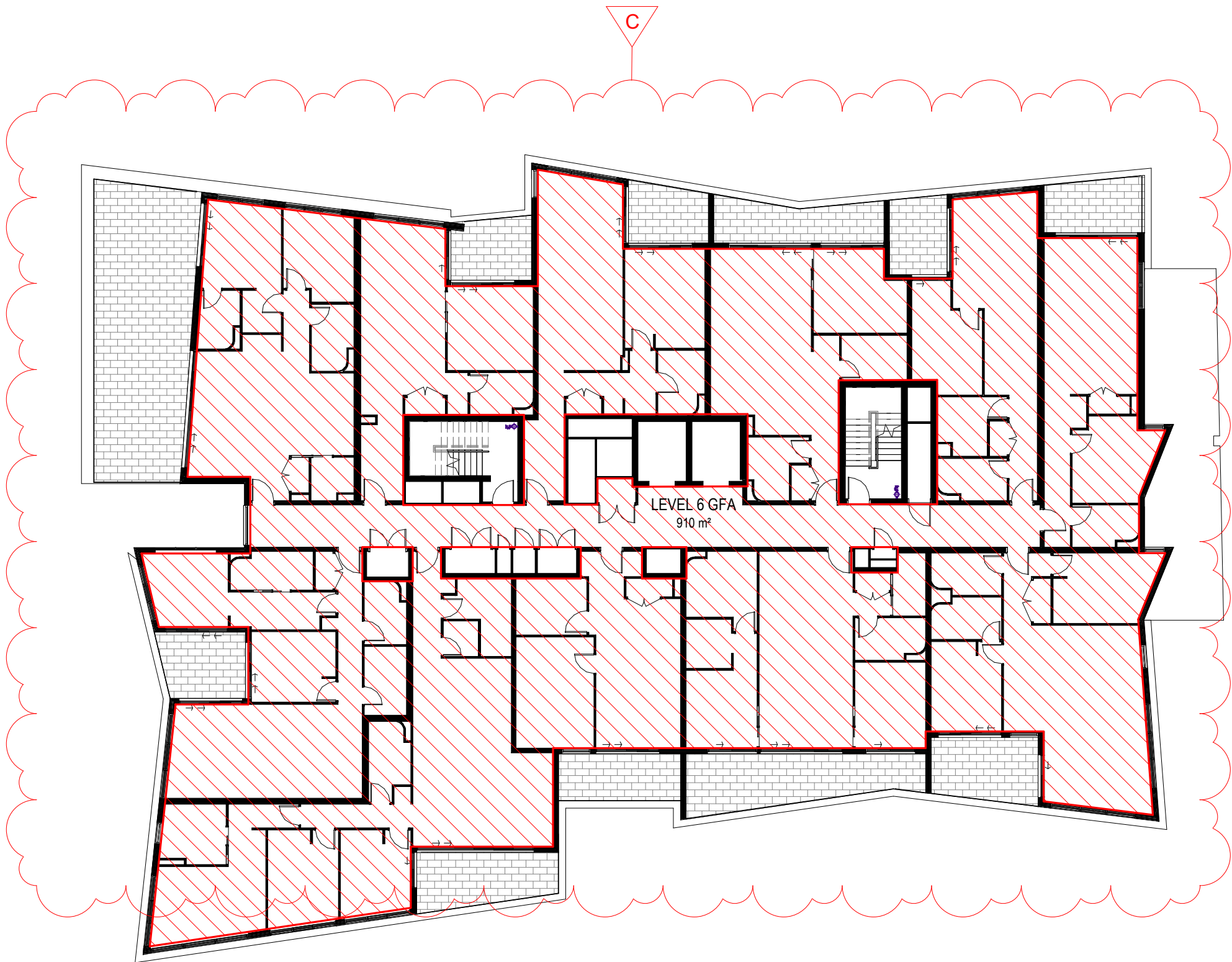
PROPOSED LEVEL 3-5 GFA

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Area Schedule (GFA)	
Level	Area
Basement 3	155 m ²
Basement 2	12 m ²
Basement 1	21 m ²
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Level 7	901 m ²
Level 8	901 m ²
Level 9	546 m ²
Roof	0 m ²
Total	9756 m ²

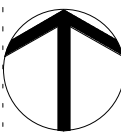


DA APPROVED LEVEL 6 GFA



PROPOSED LEVEL 6 GFA

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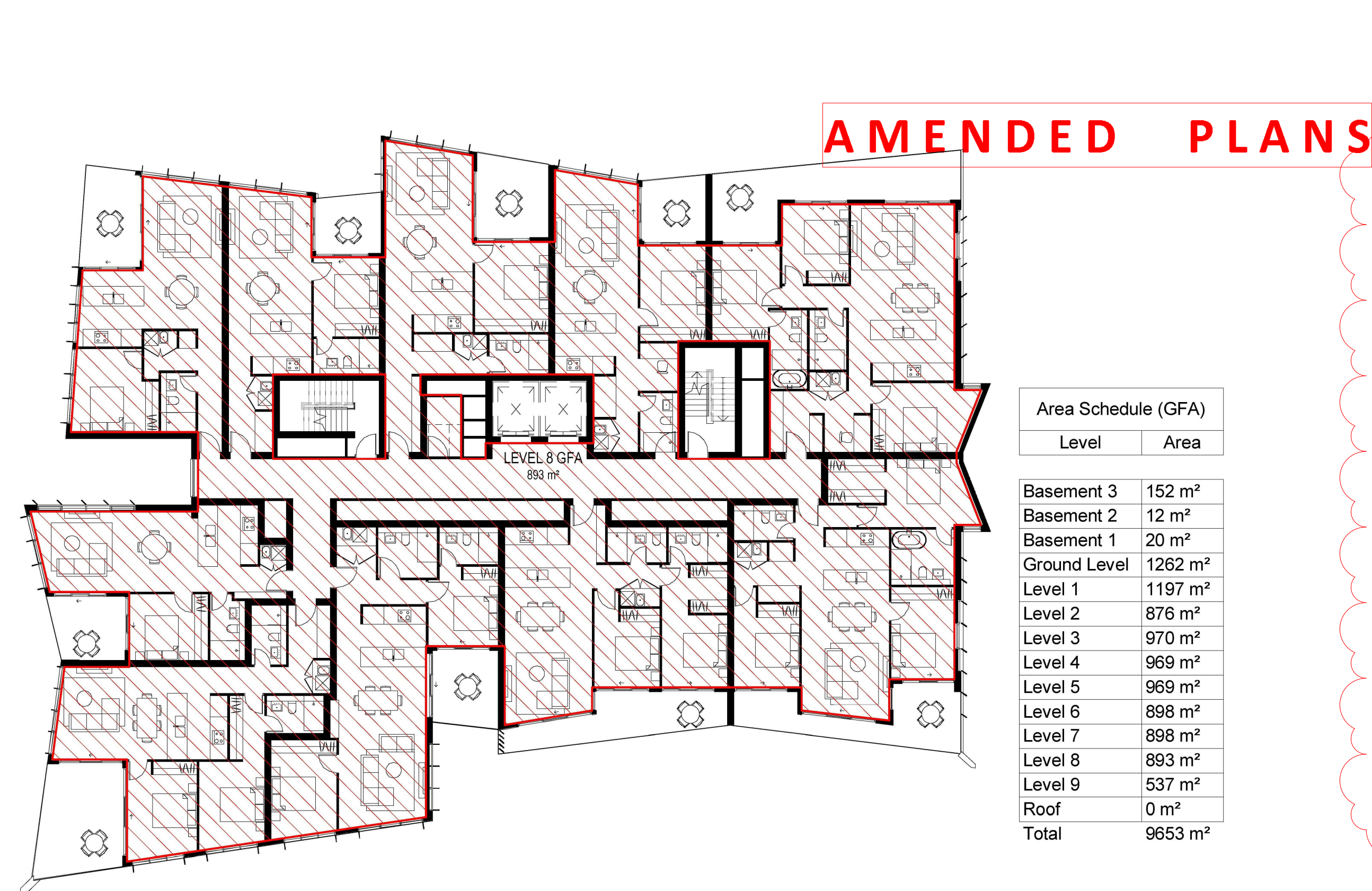
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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

BONDI JUNCTION RSL

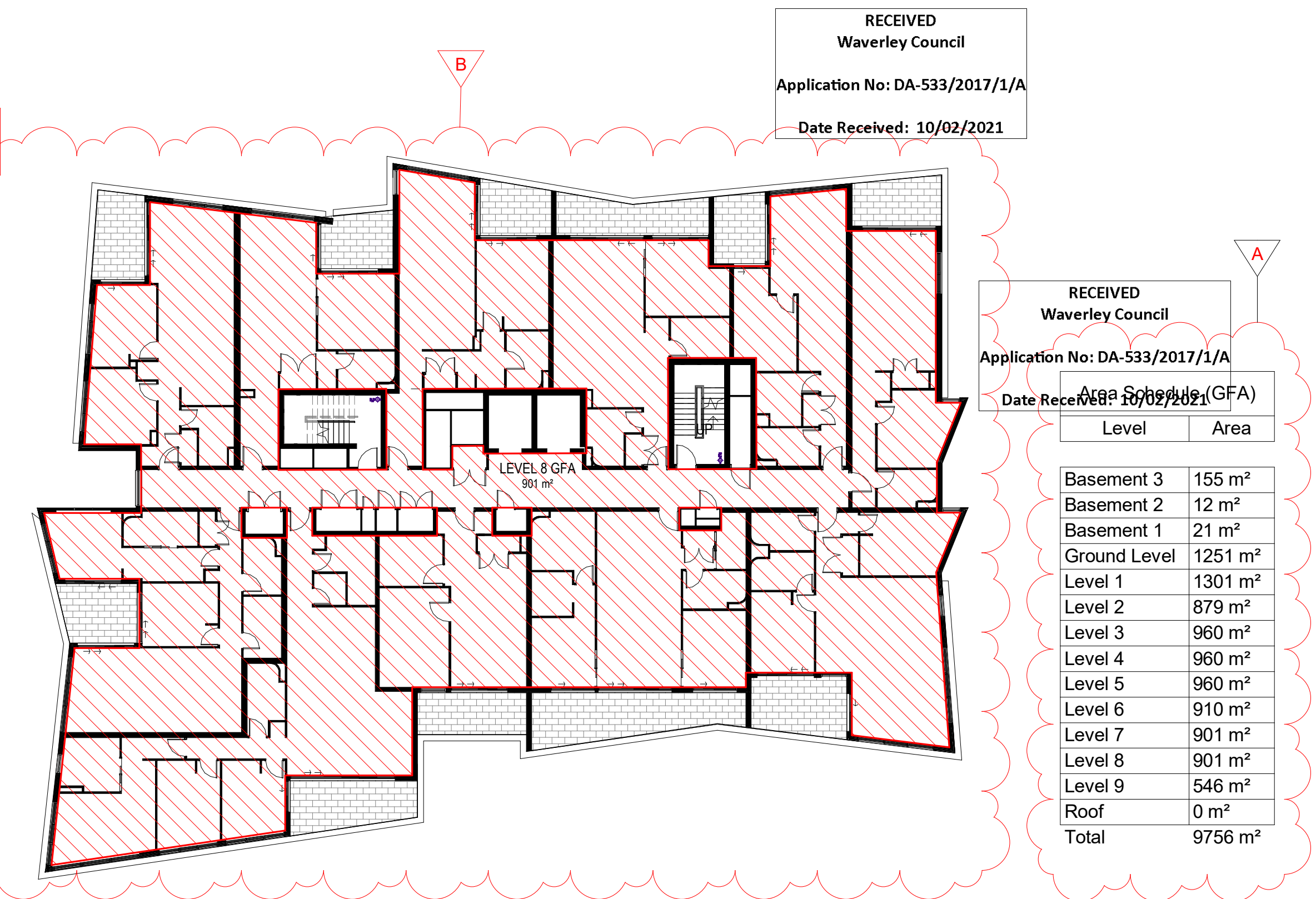
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Scale	As indicated	
Drawing Created (date)	02/03/21	
Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
Project No	Drawing No	Issue
191010	DA 3253	A

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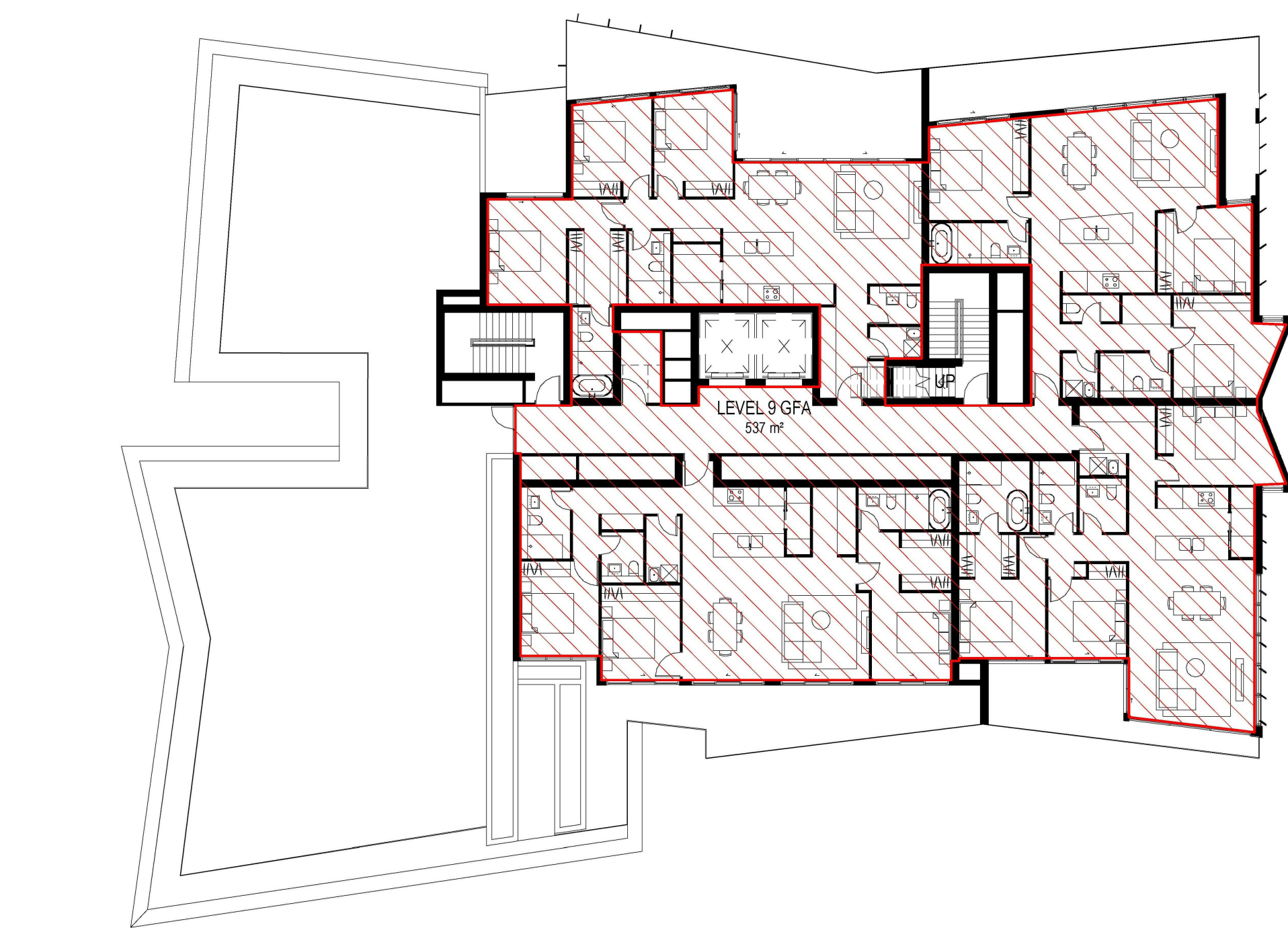
Amendments		
Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21



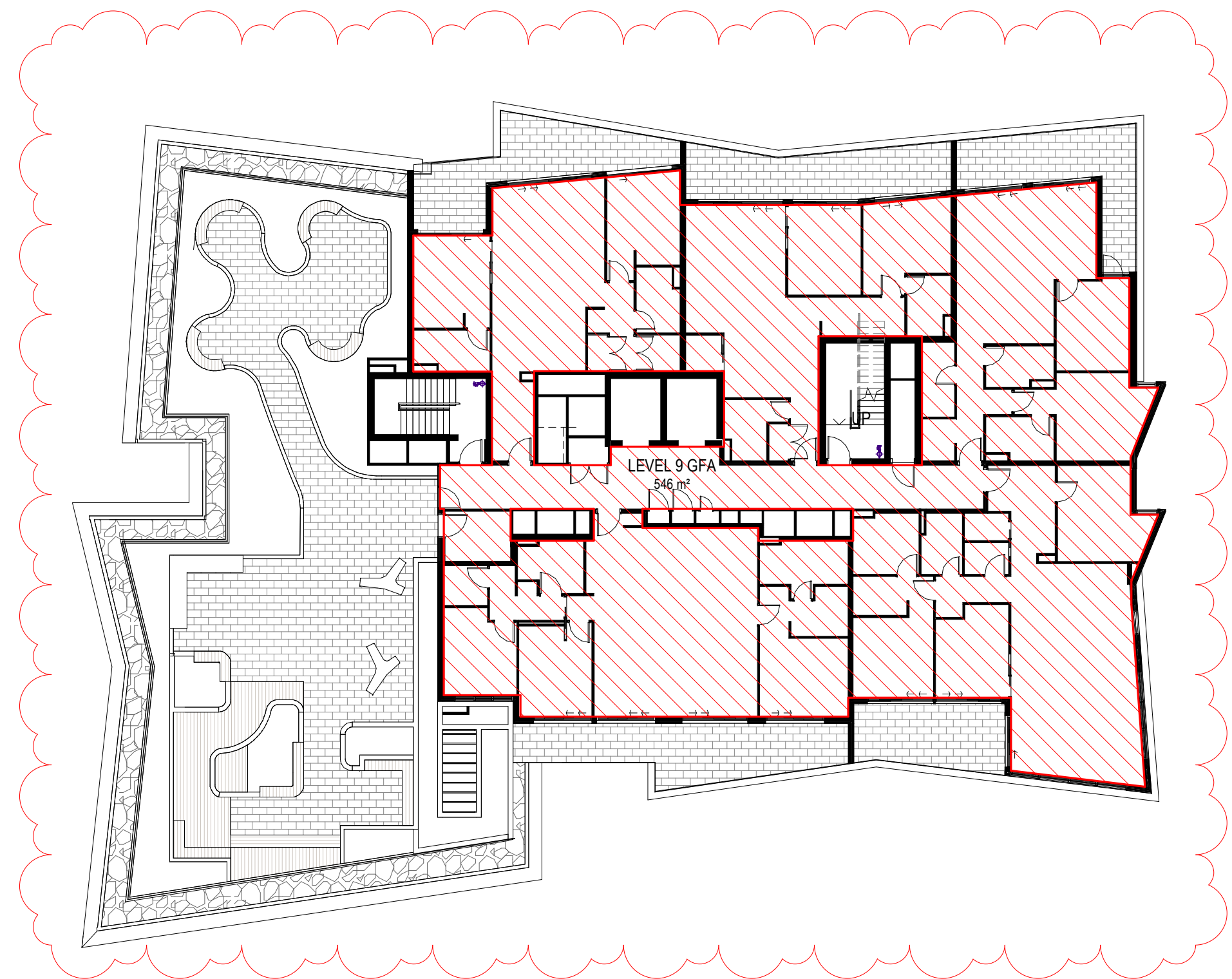
DA APPROVED LEVEL 7-8 GFA



PROPOSED LEVEL 7-8 GFA

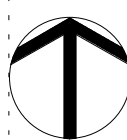


DA APPROVED LEVEL 9 GFA



PROPOSED LEVEL 9 GFA

	GFA - RESIDENTIAL
	GFA - CLUB



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BONDI JUNCTION RSL

Drawing Title		
GFA COMPARISON PLANS 5		
Scale	As indicated	
Drawing Created (date)	02/03/21	
Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
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