

S4.56 SUBMISSION

CLUB BONDI JUNCTION RSL - GRAY STREET BONDI JUNCTION

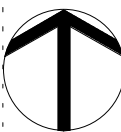


LOCATION PLAN - NOT TO SCALE

DRAWING LIST - S4.55 SUBMISSION			
Sheet Number	Sheet Name	Current Revision	Package
DA 0000	DRAWING LIST / LOCATION PLAN	B	S4.55
DA 2001	BASEMENT 3 PLAN	C	S4.55
DA 2002	BASEMENT 2 PLAN	C	S4.55
DA 2003	BASEMENT 1 PLAN	C	S4.55
DA 2010	GROUND LEVEL PLAN	C	S4.55
DA 2012	LEVEL 2 PLAN	C	S4.55
DA 2013	LEVEL 3-5 PLAN	C	S4.55
DA 2014	LEVEL 6 PLAN	C	S4.55
DA 2015	LEVEL 7 PLAN	C	S4.55
DA 2015A	LEVEL 8 PLAN	A	S4.55
DA 2016	LEVEL 9 PLAN	C	S4.55
DA 2050	BASIX NOTES	B	S4.55
DA 2200	COMPARISON PLAN B3	B	S4.55
DA 2201	COMPARISON PLAN B2	B	S4.55
DA 2202	COMPARISON PLAN B1	B	S4.55
DA 2203	COMPARISON PLAN GF	B	S4.55
DA 2205	COMPARISON PLAN L2	B	S4.55
DA 2206	COMPARISON PLAN L3-5	B	S4.55
DA 2207	COMPARISON PLAN L6	B	S4.55
DA 2208	COMPARISON PLAN L7	B	S4.55
DA 2208A	COMPARISON PLAN L8	A	S4.55
DA 2209	COMPARISON PLAN L9	B	S4.55
DA 2302	COMPARISON ELEVATION SOUTH	B	S4.55
DA 3002	ELEVATION SOUTH - EBLEY STREET	C	S4.55
DA 3100	BUILDING SECTIONS	B	S4.55
DA 3200	GFA DIAGRAMS	B	S4.55
DA 3201	GFA DIAGRAMS	B	S4.55
DA 3202	GFA DIAGRAMS	B	S4.55
DA 3206	CROSS VENT COMPLIANCE	B	S4.55
DA 3207	SOLAR COMPLIANCE	C	S4.55
DA 3210	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3211	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3212	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3220	UNIVERSAL UNIT LAYOUTS	B	S4.55
DA 3221	UNIVERSAL UNIT LAYOUTS	B	S4.55
DA 3222	UNIVERSAL UNIT LAYOUTS	B	S4.55

SCHEDULE OF CHANGES

- NEW SHEET ADDED



S4.56 SUBMISSION

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

BONDI JUNCTION RSL

Drawing Title		
DRAWING LIST / LOCATION PLAN		
Scale	1 : 10	
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 0000	B

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Amendments		
Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21
C	S4.56 SUBMISSION (MOD 2)	07.05.21

RECEIVED  
Waverley Council  
Application No: DA-533/2017/1/B  
Date Received: 29/07/2021

CARPARK

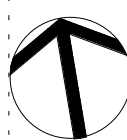
RSL CLUB	22
RESIDENTIAL	78
RESIDENTIAL VISITOR (INCLUDING 1 CAR WASH BAY)	16
CAR SHARE	1

TOTAL 117

STORAGE

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

TOTAL 69



North Point

S4.56 SUBMISSION

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BONDI JUNCTION RSL

Drawing Title

BASEMENT 3 PLAN

Scale As indicated

Drawing Created (date) 08/15/17

Drawing Created (by) AP/SW

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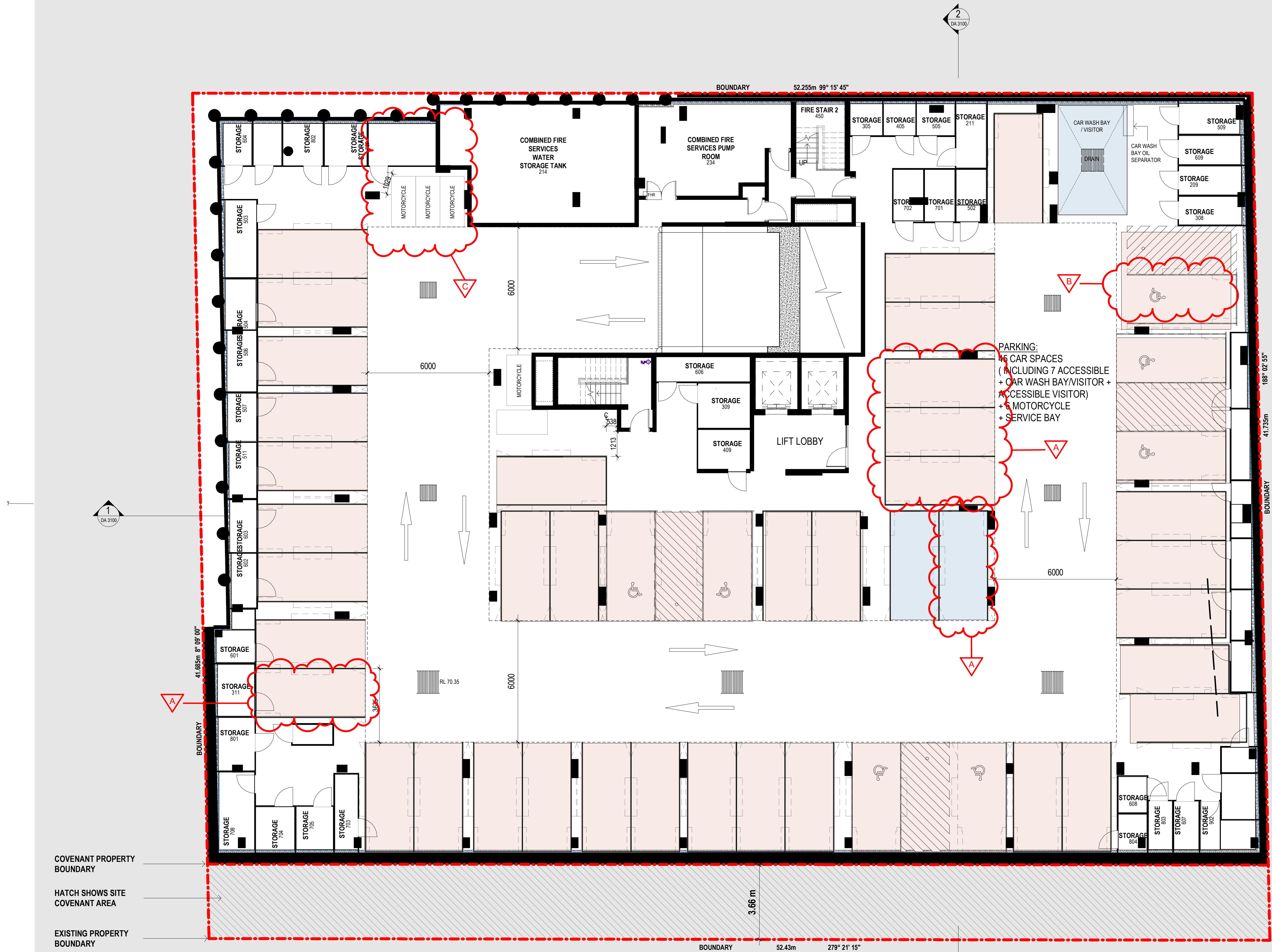
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Project No Drawing No Issue

191010 DA 2001 C

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COVENANT PROPERTY  
BOUNDARY

HATCH SHOWS SITE  
COVENANT AREA

EXISTING PROPERTY  
BOUNDARY



SCHEDULE OF CHANGES

BASEMENT 03		
A	Parking space amended from disabled to regular	
B	Parking space amended from regular to disabled	
C	Amendment of motorcycle parking layout	



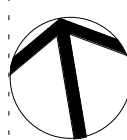
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C	S4.56 SUBMISSION (MOD 2)		07.05.21

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RESIDENTIAL VISITOR (INCLUDING 1 CAR WASH BAY)	16
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North Point

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## BONDI JUNCTION RSL

Drawing Title

## BASEMENT 2 PLAN

Scale As indicated

Drawing Created (date) 08/15/17

Drawing Created (by) AP/SW

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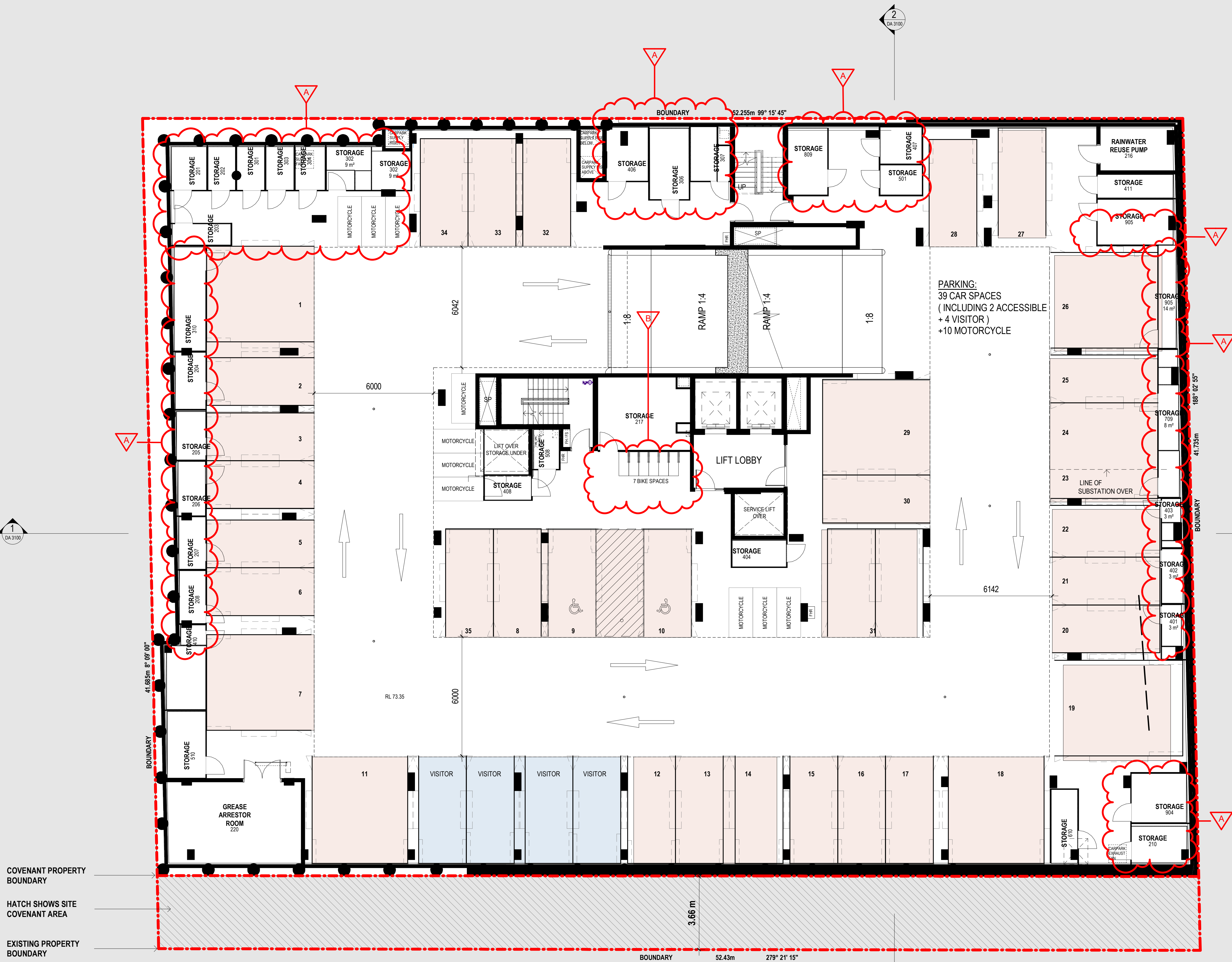
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Project No Drawing No Issue

191010 DA 2002 C

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COVENANT PROPERTY  
BOUNDARY

HATCH SHOWS SITE  
COVENANT AREA

EXISTING PROPERTY  
BOUNDARY



### SCHEDULE OF CHANGES

BASEMENT 02	A	Storage unit arrangement amended
	B	7 bike spaces relocated from Basement 1 to Basement 2



Amendments	Issue	Description	Date
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STORAGE - SMALL	28
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TOTAL 69



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BONDI JUNCTION RSL

Drawing Title

BASEMENT 1 PLAN

Scale As indicated

Drawing Created (date) 08/15/17

Drawing Created (by) AP/SW

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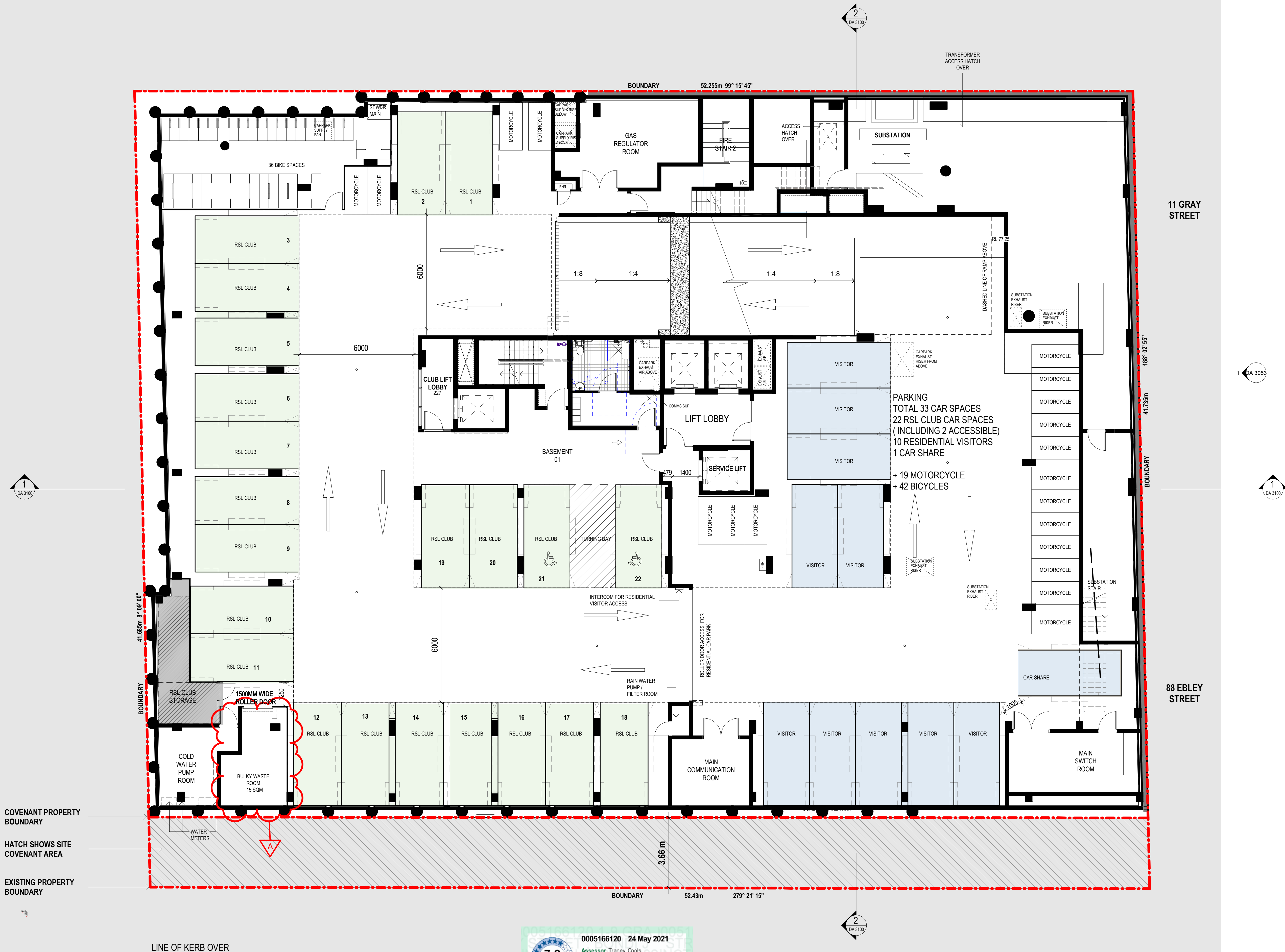
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Project No Drawing No Issue

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COVENANT PROPERTY BOUNDARY

HATCH SHOWS SITE COVENANT AREA

EXISTING PROPERTY BOUNDARY

LINE OF KERB OVER



SCHEDULE OF CHANGES

BASEMENT 01

A

Bikes relocated to Basement 2. Bulky waste room added.



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APPLICATION

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#### LEGEND

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



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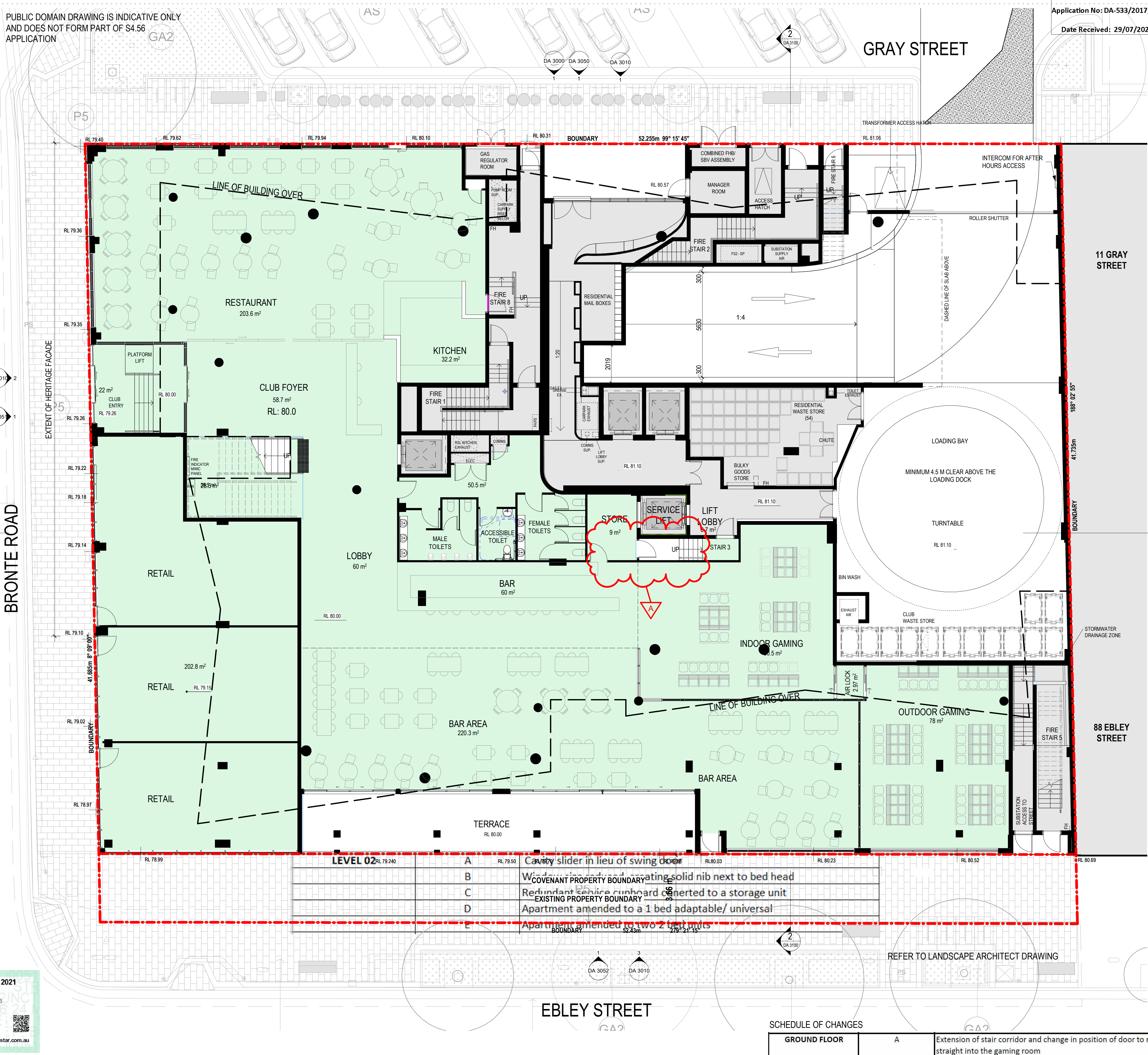
#### BONDI JUNCTION RSL

Drawing Title

#### 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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A	Cavity slider in lieu of swing doors
B	W/ COVENANT PROPERTY BOUNDARY
C	Redundant service cupboard converted to a storage unit
D	Apartment amended to a 1 bed adaptable/ universal
E	Apartment amended to two 2 bed units

#### SCHEDULE OF CHANGES

GROUND FLOOR	A	Extension of stair corridor and change in position of door to not enter straight into the gaming room
--------------	---	---





GRAY STREET

BRONTE ROAD

11 GRAY STREET

88 EBLEY STREET

EBLEY STREET

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

S4.56 SUBMISSION

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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
191010	DA 2012	C

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SCHEDULE OF CHANGES

LEVEL 02	A	Cavity slider in lieu of swing door
	B	Window size reduced, creating solid nib next to bed head
	C	Redundant service cupboard converted to a storage unit
	D	Apartment amended to a 1 bed adaptable / universal
	E	Apartment amended to two 2 bed units





Amendments		Date
Issue	Description	
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21
C	S4.56 SUBMISSION (MOD 2)	07.05.21



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

S4.56 SUBMISSION

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BONDI JUNCTION RSL

Drawing Title		
LEVEL 3-5 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 2013	C

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SCHEDULE OF CHANGES		
LEVEL 03-05		
A	Bedroom door and robe amended	
B	Louvres added	
C	Storage added in lieu of services	
D	Apartment internal layout amended	





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C	S4.56 SUBMISSION (MOD 2)	07.05.21

LEGEND

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



North Point

S4.56 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 C

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LEGEND

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S4.56 SUBMISSION

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Project Title

BONDI JUNCTION RSL

Drawing Title

LEVEL 7 PLAN

Scale	1 : 100
Drawing Created (date)	04/22/21
Drawing Created (by)	Author
Plotted and checked by	Designer
Verified	Checker
Approved	Approver

Project No Drawing No Issue  
191010 DA 2015 C

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SCHEDULE OF CHANGES

LEVEL 07		
	A	Louvres added
	B	Cavity door added
	C	Kitchen layout amended
	D	Internal layout amended
	E	1 bed room unit removed and apartment layout changed to a 4 bedroom apartment



LEGEND

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



S4.56 SUBMISSION

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LEVEL 8 PLAN

Scale 1 : 100

Drawing Created (date) 07/06/20

Drawing Created (by) Author

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Verified Checker

Approved Approver

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191010 DA 2015A A

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GRAY STREET

11 GRAY STREET

88 EBLEY STREET

EBLEY STREET

SCHEDULE OF CHANGES

LEVEL 08		
A	Louvres added	
B	806 bedroom door replaced with cavity sider	
C	1 bed room unit removed and 809 floor plan amended to include study	



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



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

BONDI JUNCTION RSL

Drawing Title

LEVEL 9 PLAN

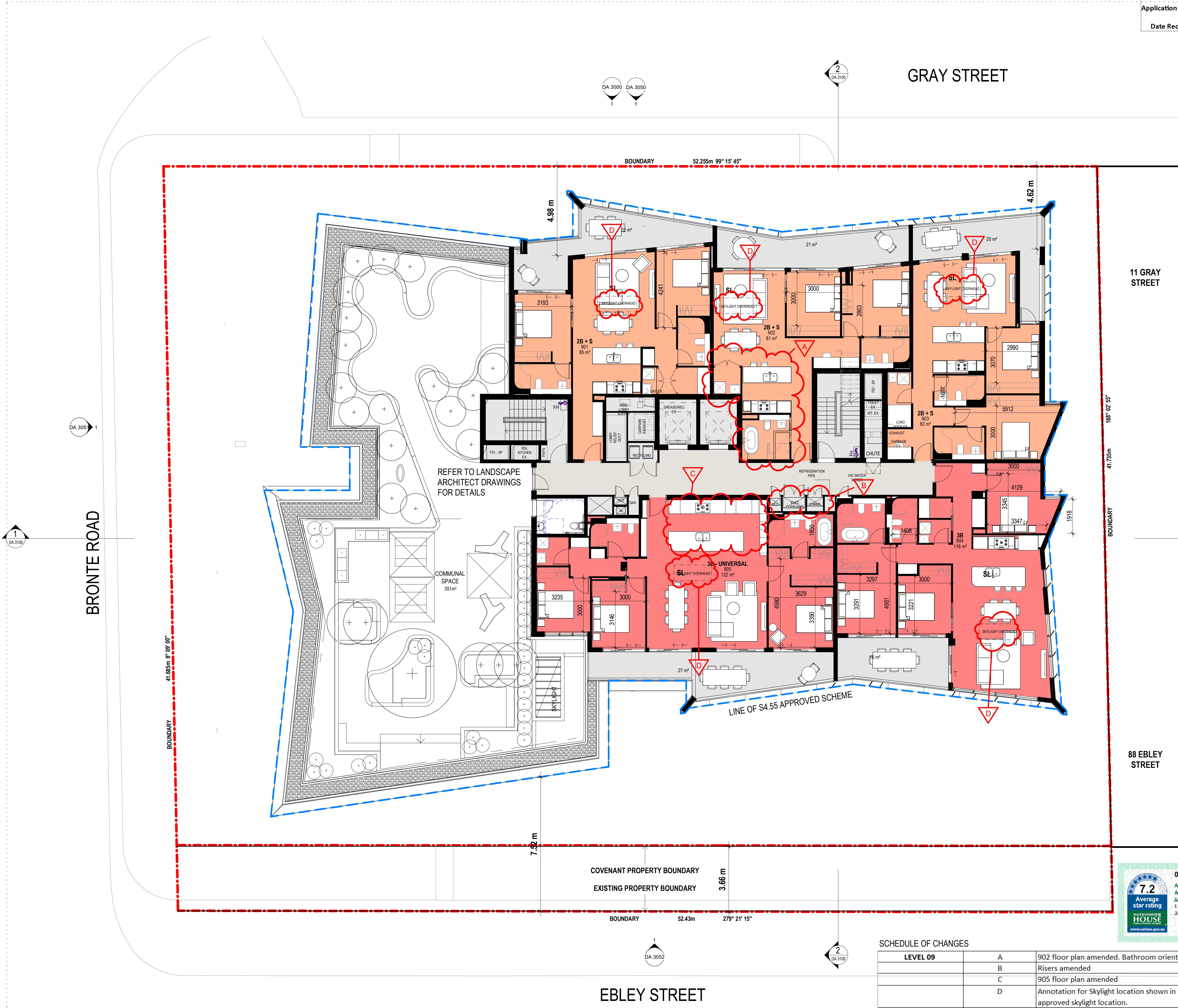
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Drawing Created (by)	MB, LK	
Plotted and checked by	LMC/AE	
Verified	NT	
Approved	LMC/AE	
Project No	Drawing No	Issue

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SCHEDULE OF CHANGES

LEVEL 09		
	A	902 floor plan amended. Bathroom orientation changed
	B	Risers amended
	C	905 floor plan amended
	D	Annotation for Skylight location shown in level 9 plan. No change to approved skylight location.





BASIX THERMAL COMFORT INCLUSIONS

Glazing Doors/windows	Aluminium framed double glazed Low-e Low SHGC glazing to units 307, 407, 507, 601 & 701: U-Value: 3.40 (equal to or lower than) SHGC: 0.33 (±10%) Aluminium frame double glazing tint to all remaining units U-Value: 3.40 (equal to or lower than) SHGC: 0.40 (±10%) values are AFRC, total window system values (glass and frame)
Roof	Concrete roof no insulation Medium colour (0.475 < SA < 0.7)
Ceiling	Plasterboard ceiling, R1.2 insulation (insulation only value) where balconies and communal space are above Plasterboard ceiling with a minimum R2.5 insulation (insulation only value) to soffit of concrete, where roof is over. Plasterboard ceiling, no insulation where neighbouring units are above. Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assume non-ventilated LED down lights IC abutted and covered.
External wall	Fibre Cement Cladding wall with a minimum R1.5 insulation (insulation only value) Default colour modelled
Inter tenancy walls	75 mm Hebel power panel to walls adjacent to neighbours and hallways, no insulation required Minimum 200mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required.
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete, with a minimum R1.2 insulation (insulation only value) required to units where open sub-floor is below Concrete between levels no insulation required.
Floor coverings	Default floor coverings modelled

BASIX WATER INCLUSIONS

Fixtures within units	Showerheads: Mid flow (>6L but <=7.5 L/min) Toilets: 4.0 star Kitchen taps: 5.0 star Bathroom vanity taps: 5.0 star
Appliances within units	Dishwashers: 4.0 star
Central rainwater storage	No BASIX requirements
Fire sprinkler test water	No BASIX restriction

BASIX ENERGY INCLUSIONS

Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
Lift motors	All lifts to have gearless traction with VVVF motor
Appliances & other efficiency measures within units	Gas cooktop & electric oven Dishwashers: 3.5 star Clothes dryer: 2.0 star
Heating & cooling within units	All units to have individual, single phase, reverse cycle air conditioning to living areas and at least 1 bedroom. A minimum efficiency of 2.5 stars is required for cooling; and A minimum efficiency of 2.5 stars is required for heating.
Artificial lighting within units	At least 80% of all light fittings with-in each room are to have fluorescent or LED globes. Dedicated LED/florescent Light fittings
Ventilation within units	Bathroom – Individual fan, ducted to roof or façade – manual on / manual off switch Laundry – Individual fan, ducted to roof or façade – manual on / manual off switch Kitchen range hood – Individual fan, ducted to roof or façade – manual on / manual off switch
Ventilation to common areas	Car park area– supply & exhaust air with a carbon monoxide monitor & VSD fan Garbage rooms – Exhaust air, running continuously Plant/Switch/Pump room – Supply only, interlocked to light Bicycle Park – Supply only, none i.e running continuously E.O.T Facility – Exhaust only, interlocked to light Ground floor, Lift lobbies and hallways – Supply only, time clock or BMS controlled
Artificial lighting to common areas	Car park area – Fluorescent lights with zoned switching and motion sensors Lifts – LED lights connected to lift call button Garbage rooms – light emitting diodes (LEDs) with motion sensor Plant/Switch/Pump room – light emitting diodes (LEDs) with manual on / manual off switch Bicycle park & E.O.T Facility room – light emitting diodes (LEDs) with manual on / manual off switch Ground floor, Lift lobbies and Hallways – light emitting diodes (LEDs) with zoned switching and motion sensors
Alternative energy	9.5 kWp PV system

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BASIX NOTES

Scale

Drawing Created (date)12/05/17

Drawing Created (by)OM

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VerifiedNT

ApprovedLMC

Project NoDrawing NoIssue

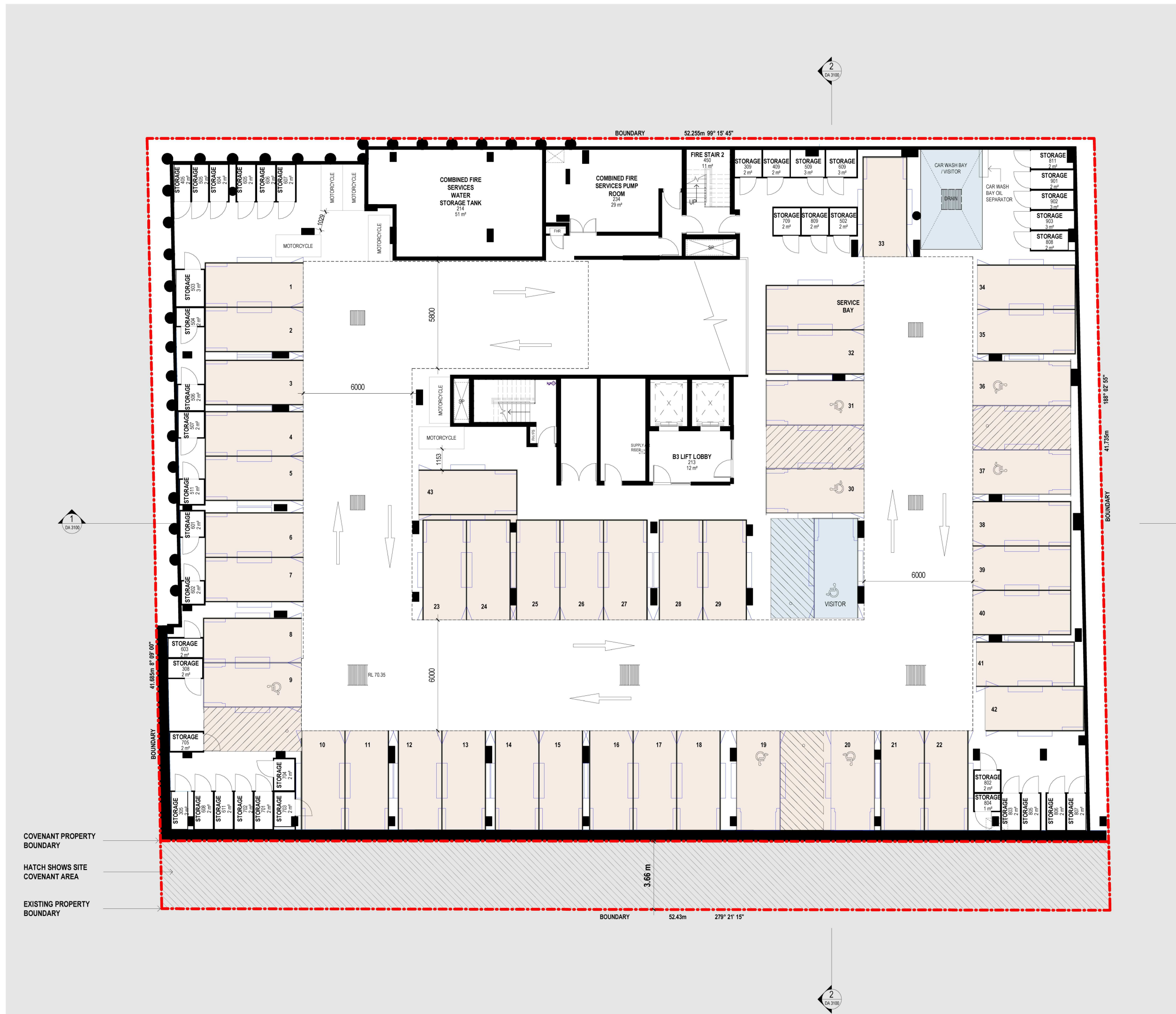
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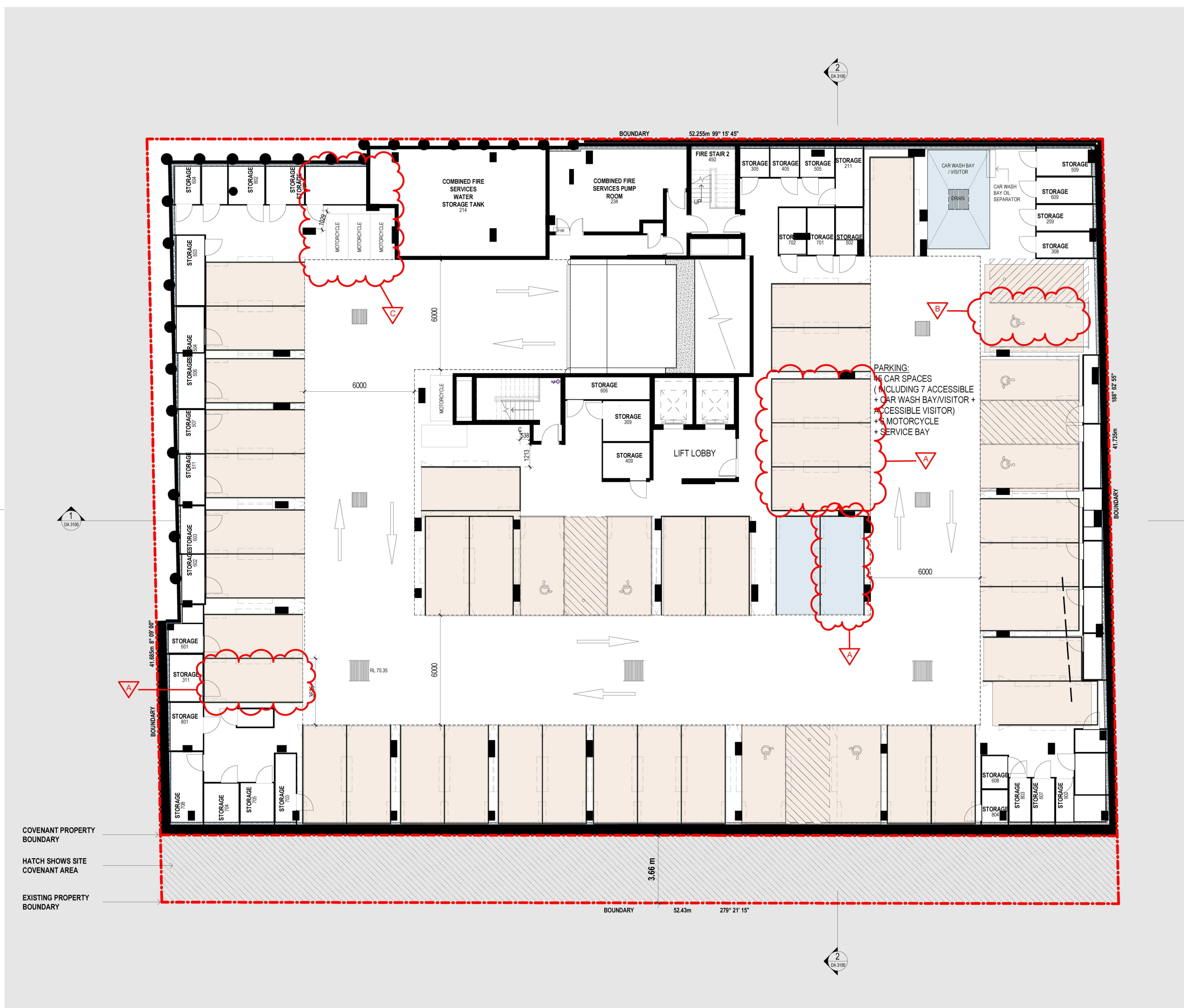




Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21
B	S4.56 SUBMISSION (MOD 2)	07.05.21



S4.55 - APPROVED BASEMENT 3 PLAN

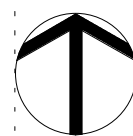


PROPOSED BASEMENT 3 PLAN



SCHEDULE OF CHANGES

BASEMENT 03		
	A	Parking space amended from disabled to regular
	B	Parking space amended from regular to disabled
	C	Amendment of motorcycle parking layout



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COMPARISON PLAN B3

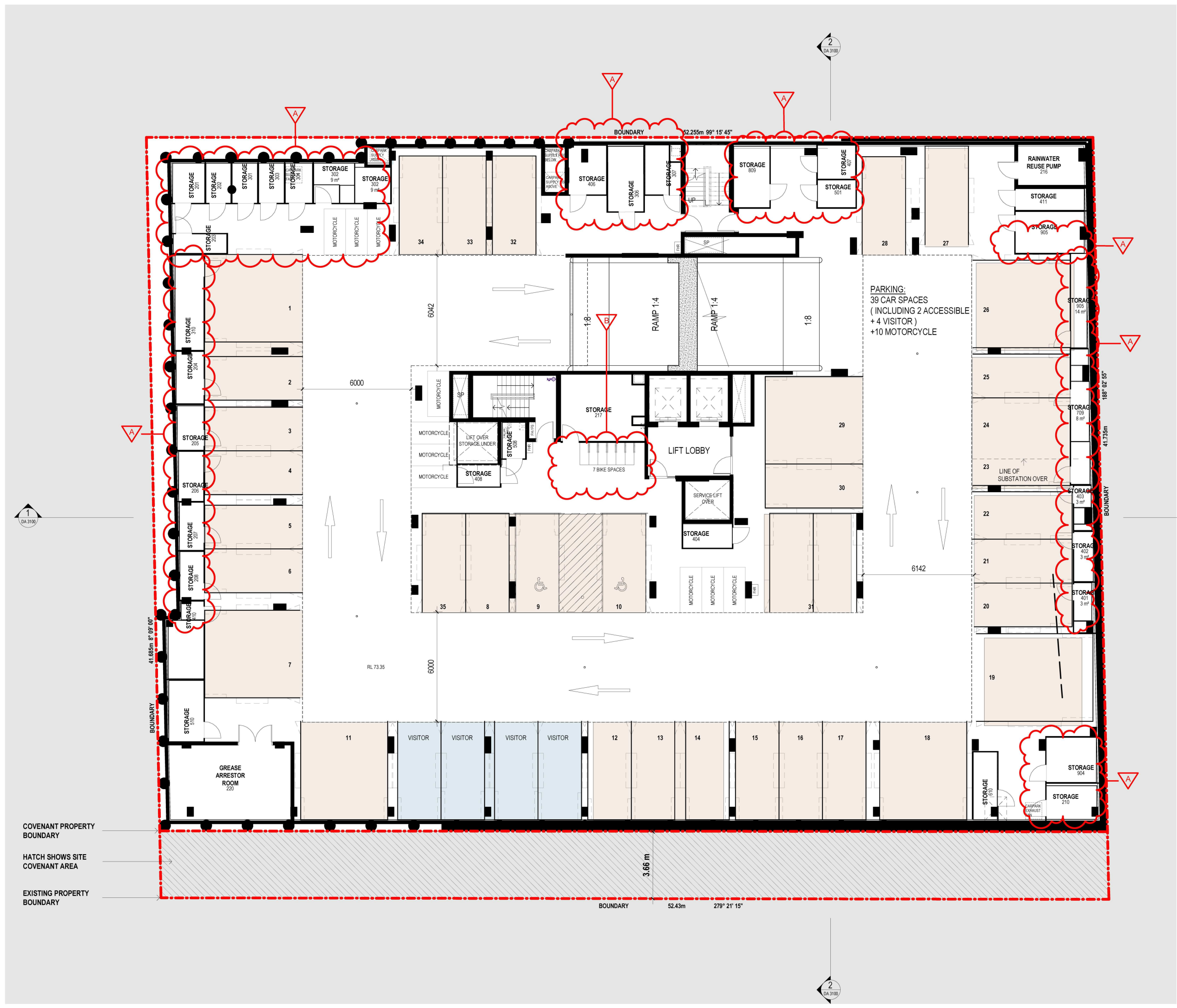
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Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
Project No	Drawing No	Issue

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S4.55 - APPROVED BASEMENT 2 PLAN

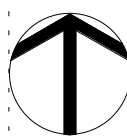


PROPOSED BASEMENT 2 PLAN



SCHEDULE OF CHANGES

BASEMENT 02	A	Storage unit arrangement amended
	B	7 bike spaces relocated from Basement 1 to Basement 2



S4.56 SUBMISSION

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COMPARISON PLAN B2

Scale

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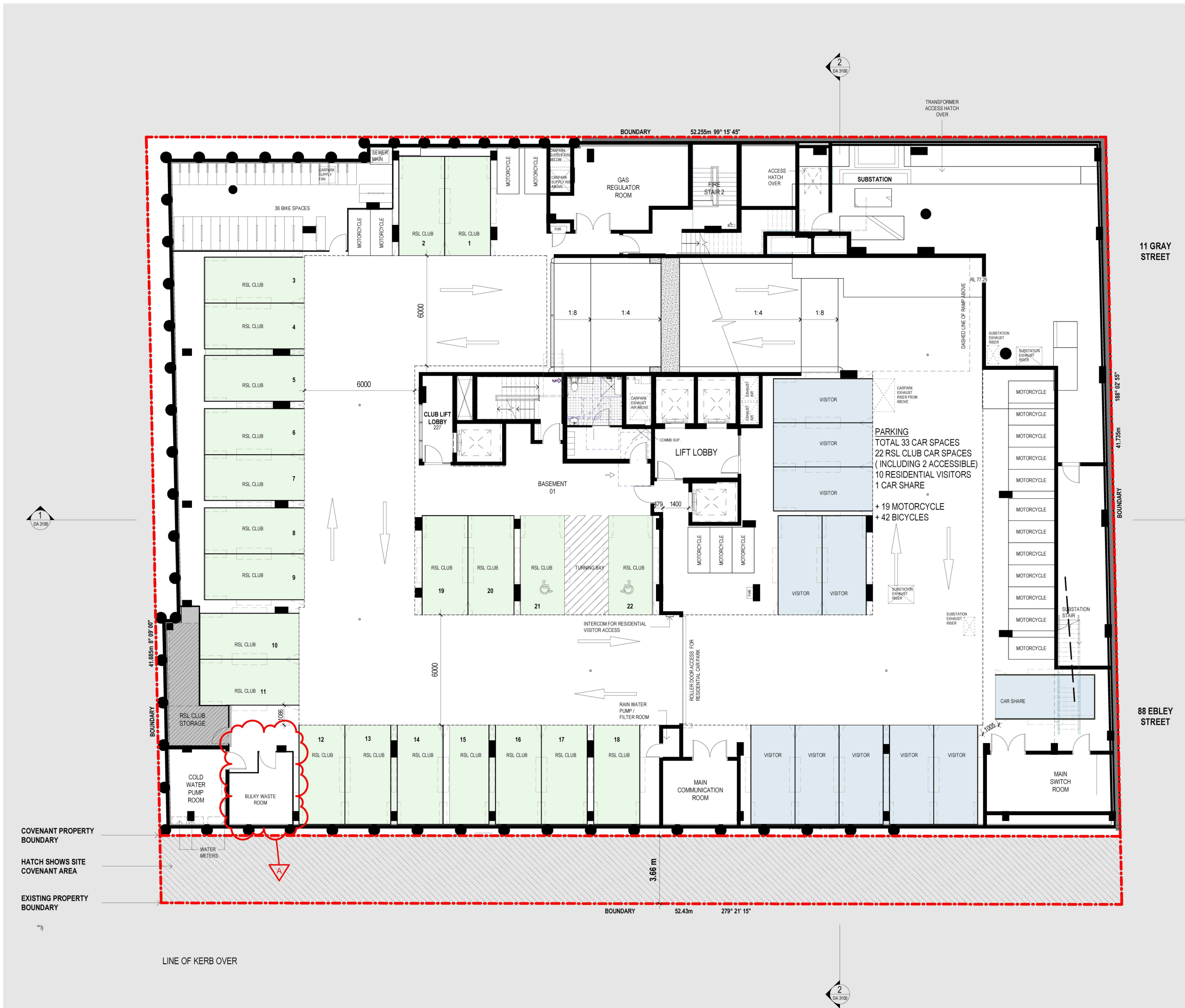


Issue	Description	Date
A	S4.55 SUBMISSION	29.01.21
B	S4.56 SUBMISSION (MOD 2)	07.05.21

RECEIVED  
Waverley Council  
Application No: DA-533/2017/1/B  
Date Received: 29/07/2021



S4.55 - APPROVED BASEMENT 1 PLAN

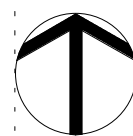


PROPOSED BASEMENT 1 PLAN



SCHEDULE OF CHANGES

BASEMENT 01	A	Bikes relocated to Basement 2. Bulky waste room added.
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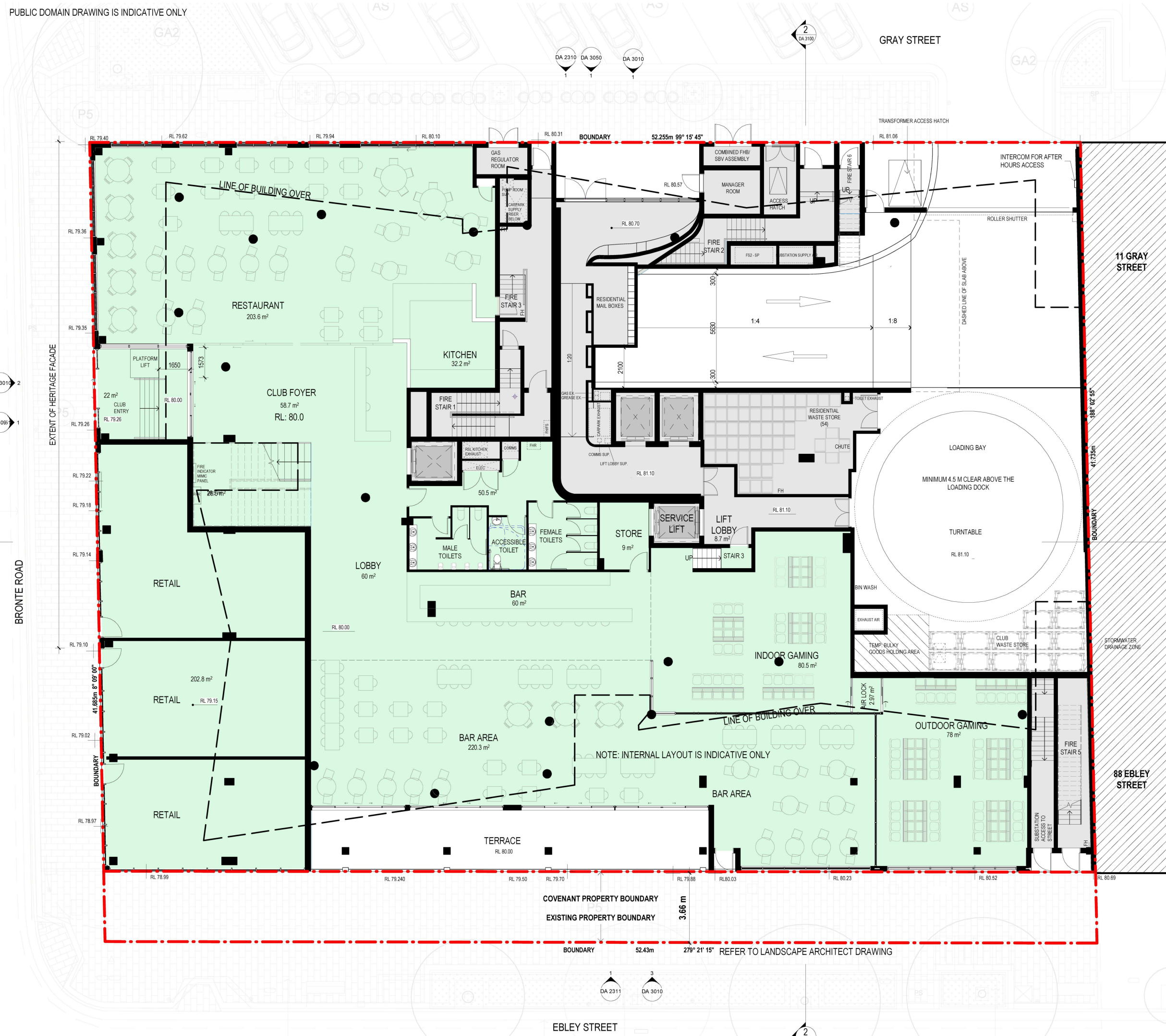
COMPARISON PLAN B1

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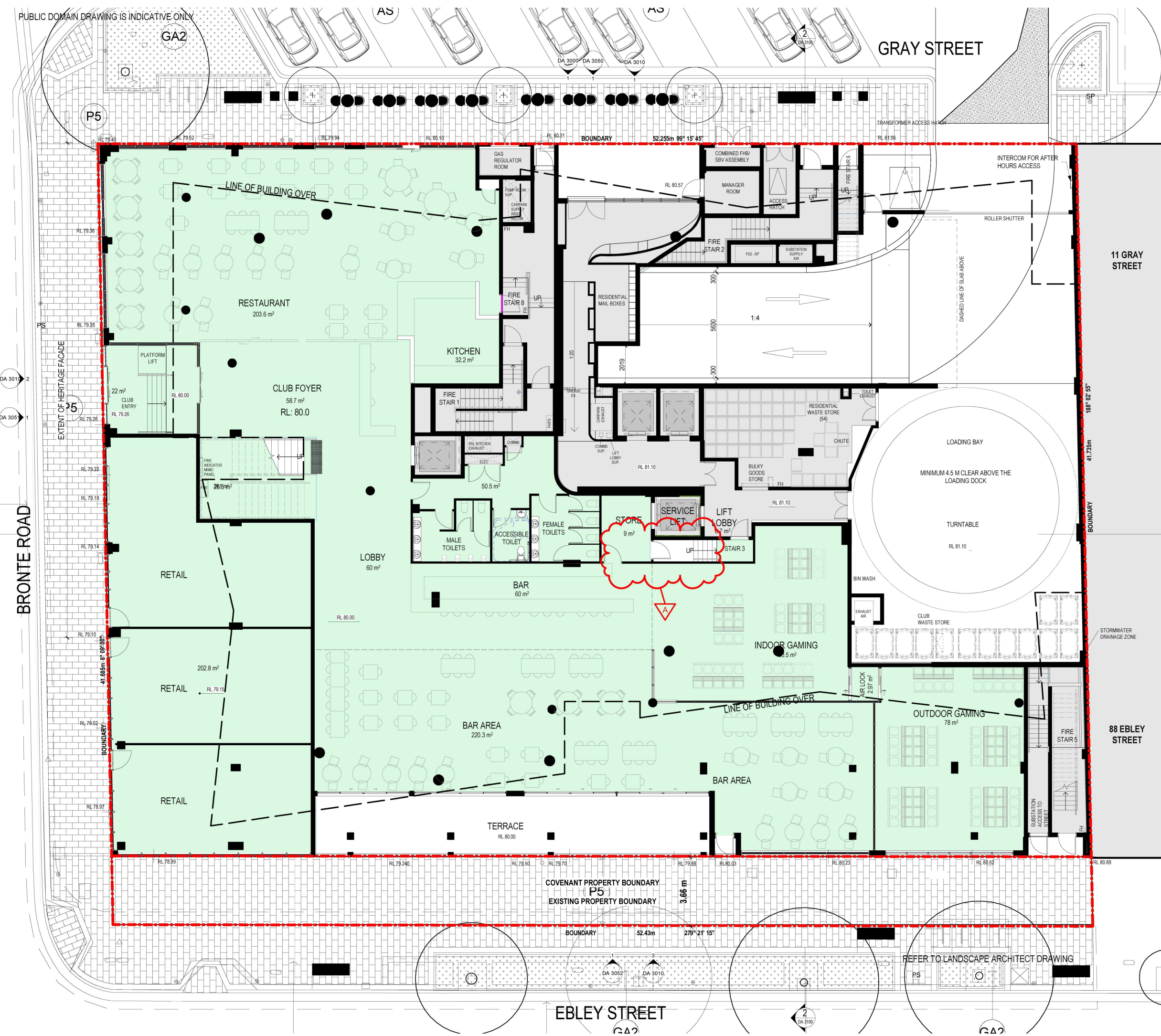
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S4.55 - APPROVED GROUND FLOOR PLAN

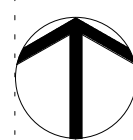


PROPOSED GROUND FLOOR PLAN



SCHEDULE OF CHANGES

GROUND FLOOR	A	Extension of stair corridor and change in position of door to not enter straight into the gaming room
--------------	---	---



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COMPARISON PLAN GF

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S4.55 - APPROVED LEVEL 2 PLAN

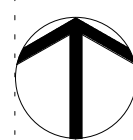


PROPOSED LEVEL 2 PLAN



SCHEDULE OF CHANGES

LEVEL 02		
A	Cavity slider in lieu of swing door	
B	Window size reduced, creating solid nib next to bed head	
C	Redundant service cupboard conerted to a storage unit	
D	Apartment amended to a 1 bed adaptable/ universal	
E	Apartment amended to two 2 bed units	



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COMPARISON PLAN L2

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S4.55 - APPROVED LEVEL 3-5 PLAN

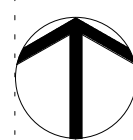


PROPOSED LEVEL 3-5 PLAN



SCHEDULE OF CHANGES

LEVEL 03-05		
A	Bedroom door and robe amended	
B	Louvres added	
C	Storage added in lieu of services	
D	Apartment internal layout amended	



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COMPARISON PLAN L3-5

Scale

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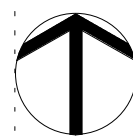
S4.55 - APPROVED LEVEL 6 PLAN



PROPOSED LEVEL 6 PLAN

SCHEDULE OF CHANGES

LEVEL 06		
	A	Bathroom orientation change
	B	Louvres added
	C	Kitchen bench mirrored
	D	Bedroom door location moved
	E	Apartment internal layout modification
	F	Apartment internal layout modification



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COMPARISON PLAN L6

Scale	
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Drawing Created (by)	Author
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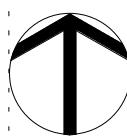
S4.55 - APPROVED LEVEL 8 PLAN



PROPOSED LEVEL 8 PLAN

SCHEDULE OF CHANGES

LEVEL 08		
A		Louvres added
B		806 bedroom door replaced with cavity sider
C		1 bed room unit removed and 809 floor plan amended to include study



S4.56 SUBMISSION

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COMPARISON PLAN L8

Scale

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S4.55 - APPROVED LEVEL 7 PLAN

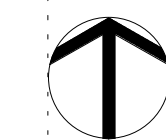


PROPOSED LEVEL 7 PLAN



SCHEDULE OF CHANGES

LEVEL 07		
	A	Louvres added
	B	Cavity door added
	C	Kitchen layout amended
	D	Internal layout amended
	E	1 bed room unit removed and apartment layout changed to a 4 bedroom apartment



S4.56 SUBMISSION

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Consultant	Traffic
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Consultant	Landscape
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nom architect M. Sheldon 3990  
Project Title

BONDI JUNCTION RSL

Drawing Title

COMPARISON PLAN L7

Scale

Drawing Created (date) 04/15/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

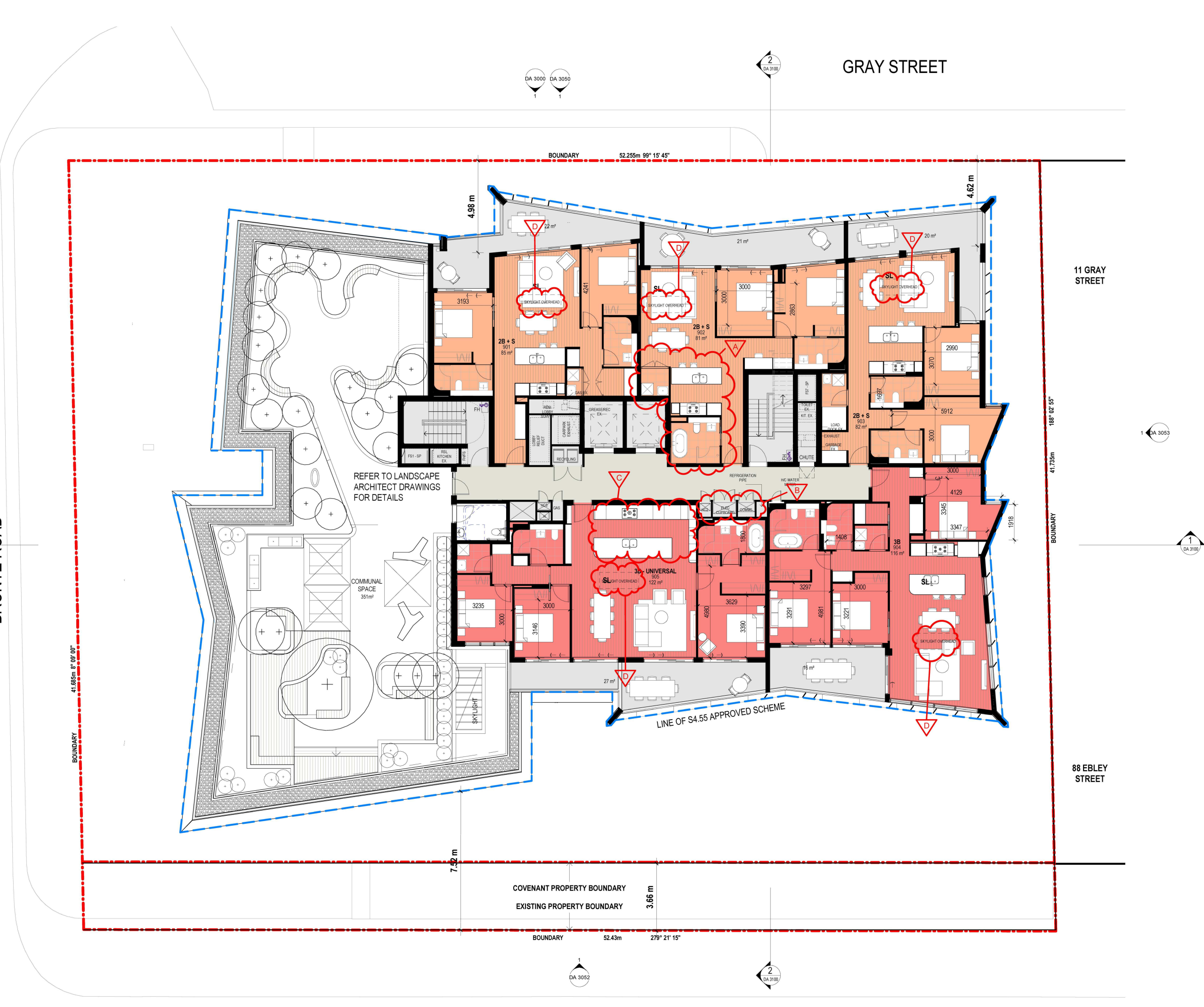
Project No Drawing No Issue  
191010 DA 2208 B

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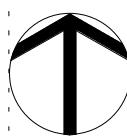
S4.55 - APPROVED LEVEL 9 PLAN



PROPOSED LEVEL 9 PLAN

SCHEDULE OF CHANGES

LEVEL 09	A	902 floor plan amended. Bathroom orientation changed
	B	Risers amended
	C	905 floor plan amended
	D	Annotation for Skylight location shown in level 9 plan. No change to approved skylight location.



S4.56 SUBMISSION

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BONDI JUNCTION RSL

Drawing Title

COMPARISON PLAN L9

Scale

Drawing Created (date) 04/15/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

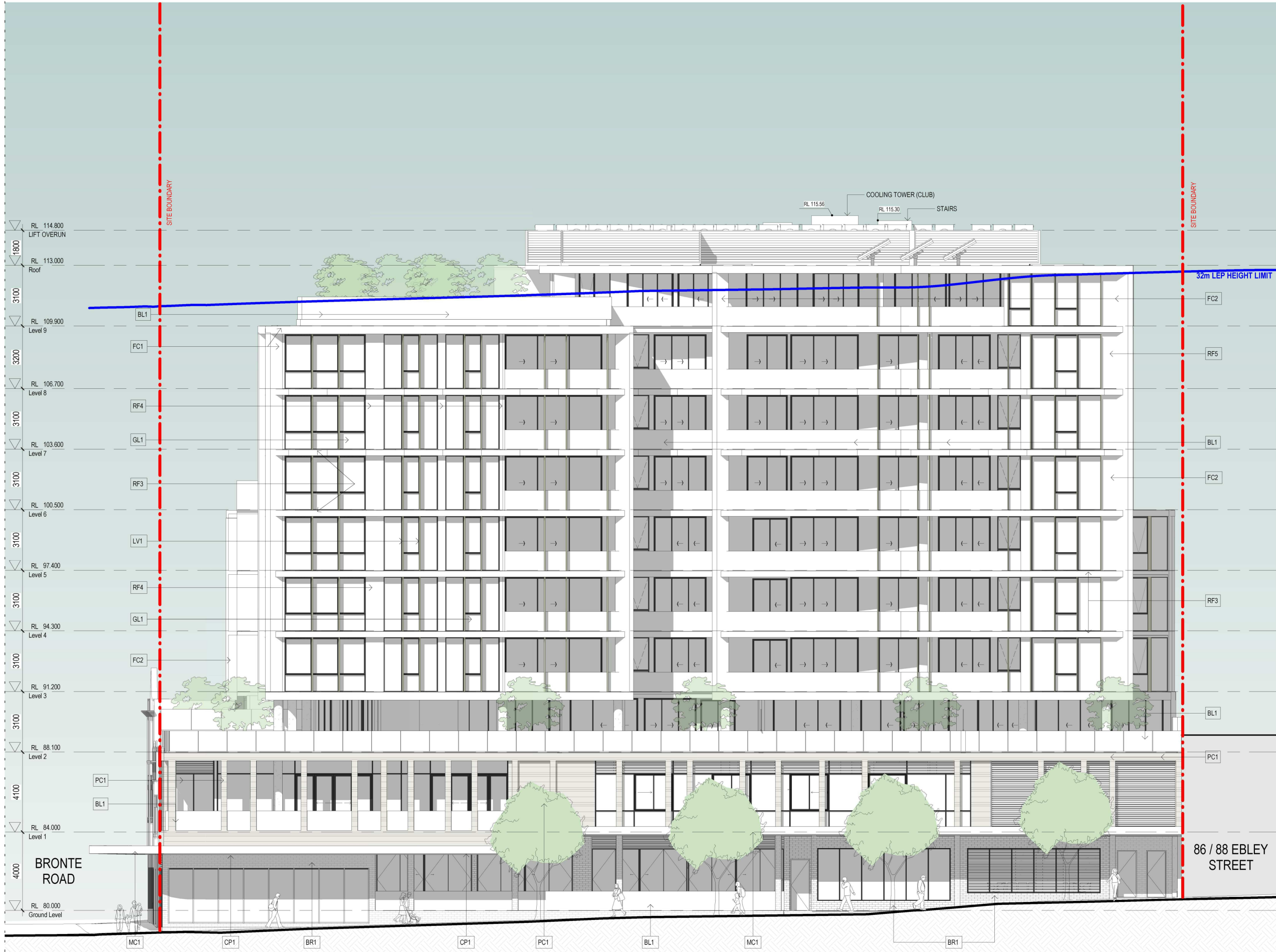
Approved Approver

Project No Drawing No Issue

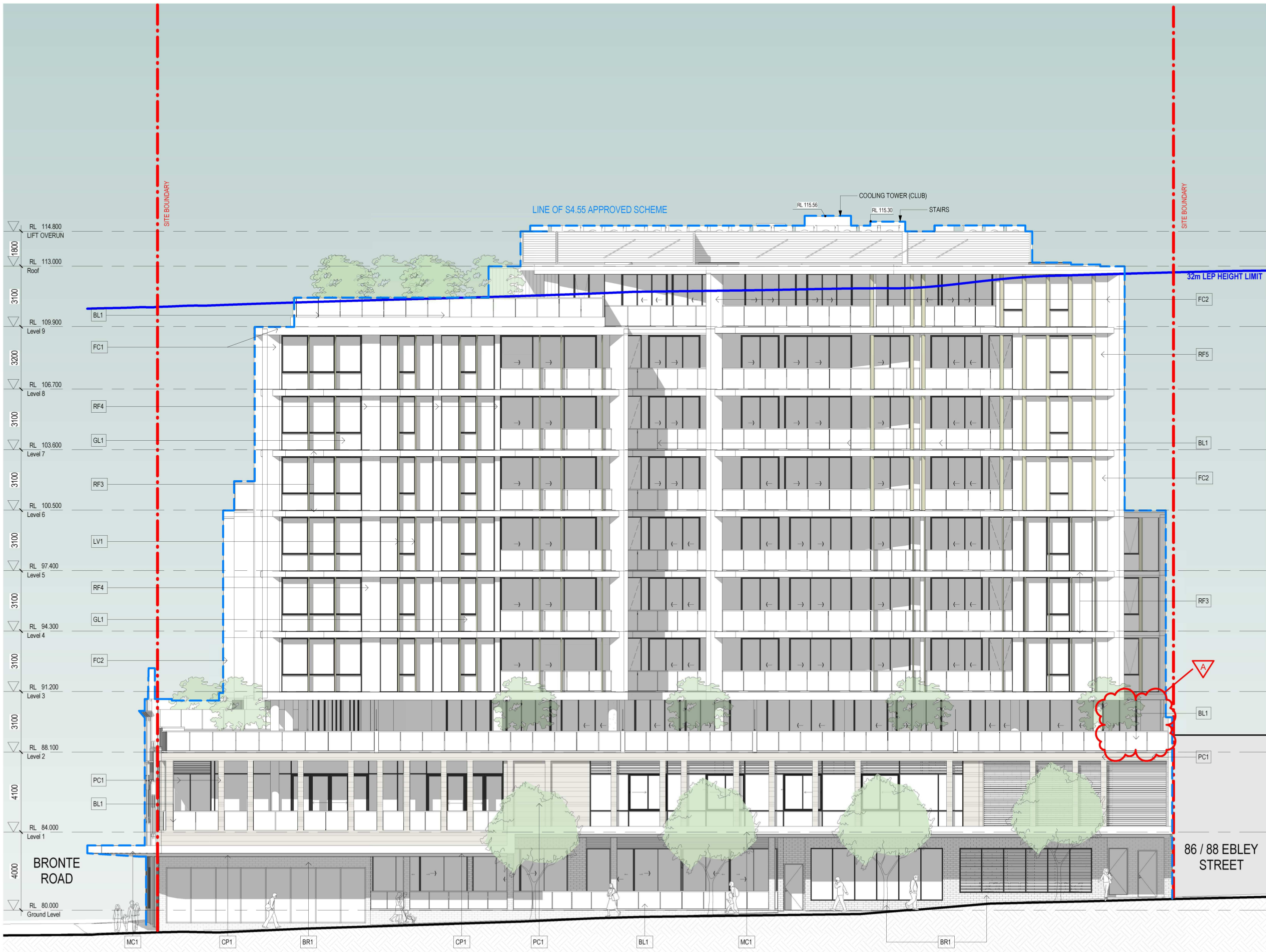
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S4.55 - APPROVED SOUTHERN ELEVATION

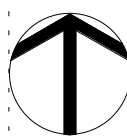


PROPOSED SOUTHERN ELEVATION

SCHEDULE OF CHANGES		
SOUTH ELEVATION	A	Window size reduced, creating solid nib next to bed head

SCHEDULE OF CHANGES

SOUTH ELEVATION	A	Window size reduced, creating solid nib next to bed head
-----------------	---	--



## S4.56 SUBMISSION

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## BONDI JUNCTION RSL

Drawing Title

## COMPARISON ELEVATION SOUTH

Scale

Drawing Created (date) 05/05/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

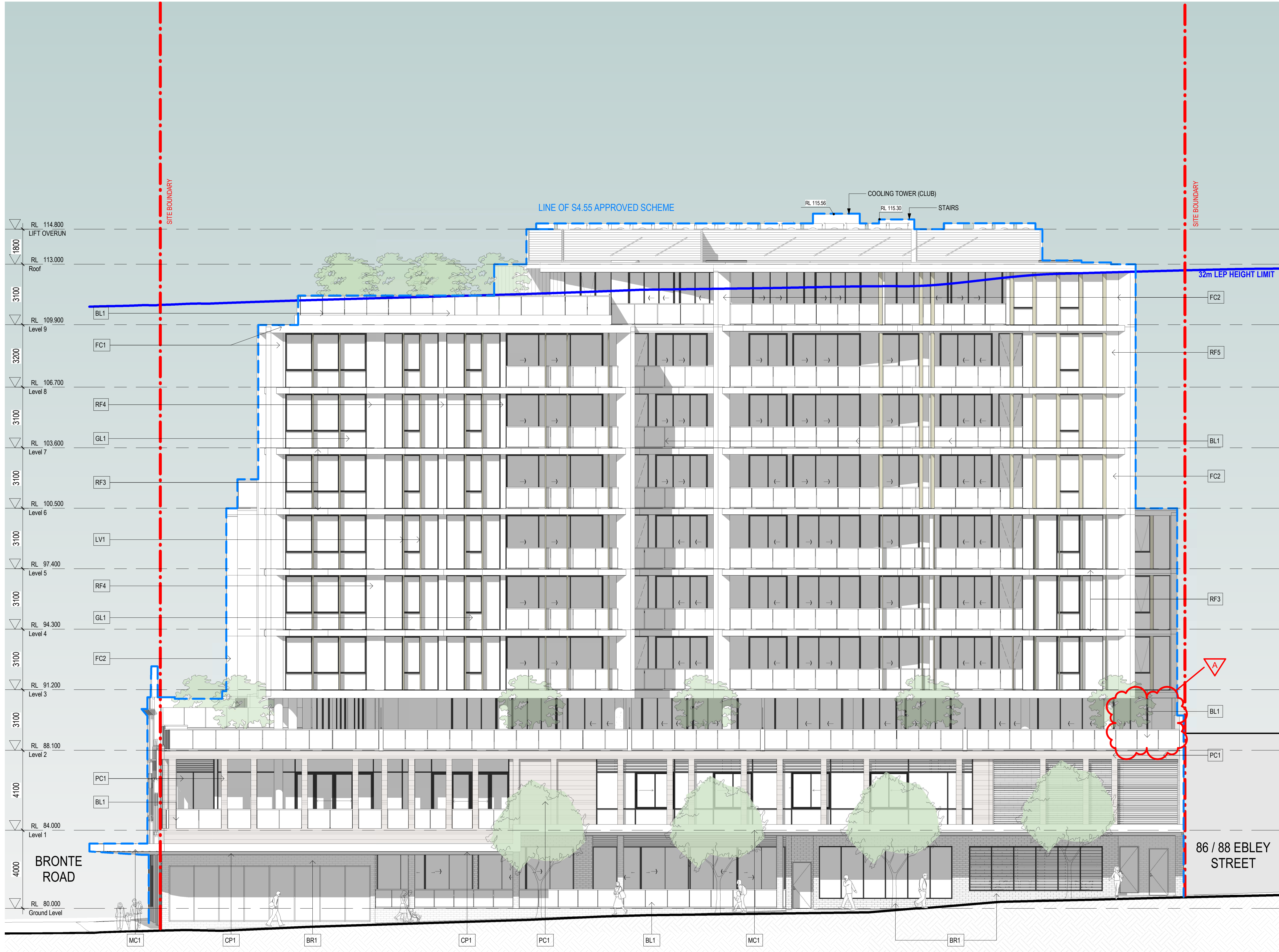
191010 DA 2302 B

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Amendments		Date
Issue	Description	
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21
C	S4.56 SUBMISSION (MOD 2)	07.05.21

RECEIVED  
Waverley Council  
Application No: DA-533/2017/1/B  
Date Received: 29/07/2021



SCHEDULE OF CHANGES

SOUTH ELEVATION	A	Window size reduced, creating solid nib next to bed head
-----------------	---	--

S4.56 SUBMISSION

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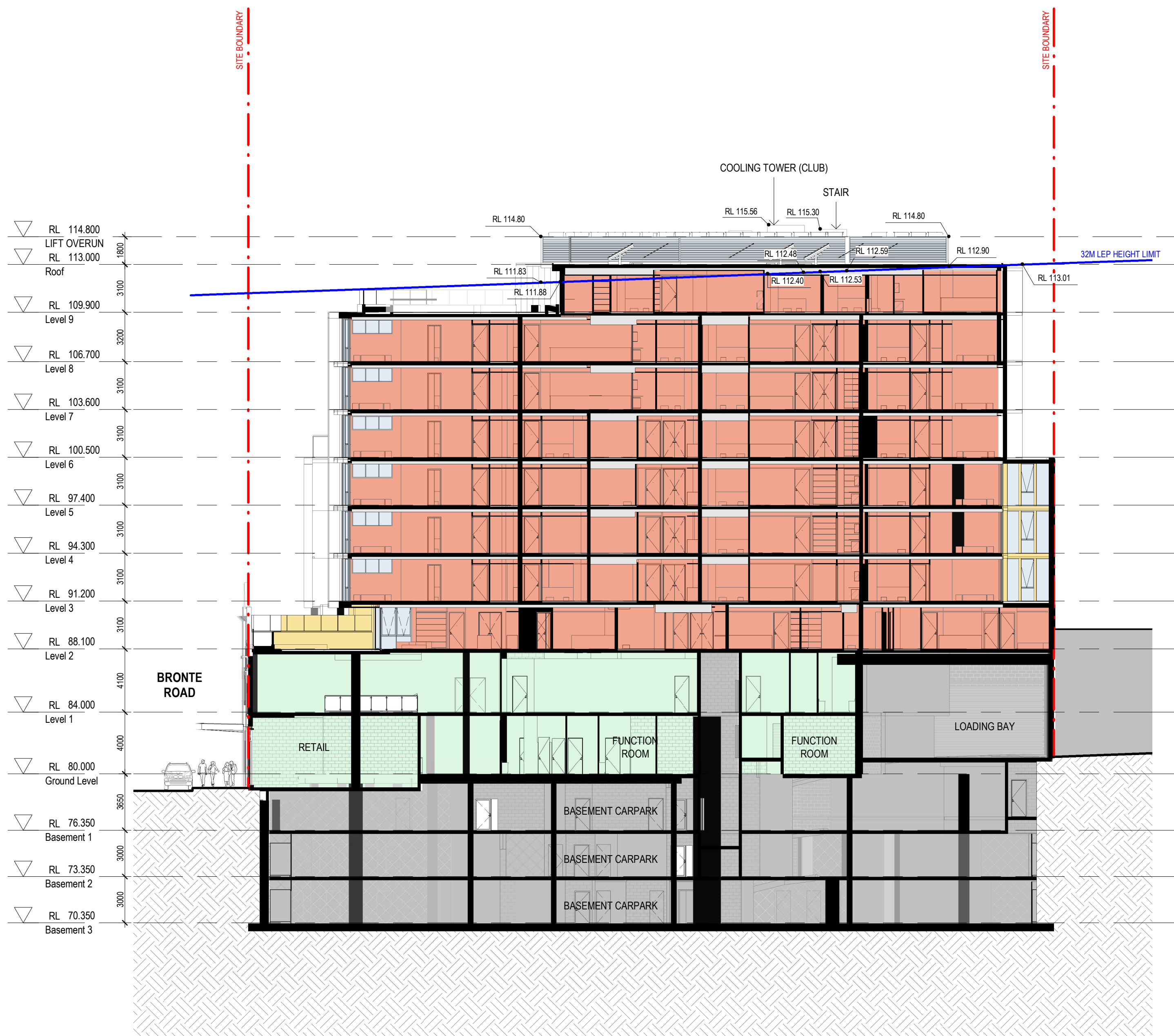
architecture interior design urban design landscape  
nom architect M. Sheldon 3990  
Project Title

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
Verified	AE/PI
Approved	LMC/AE
Project No	191010
Drawing No	DA 3002
Issue	C

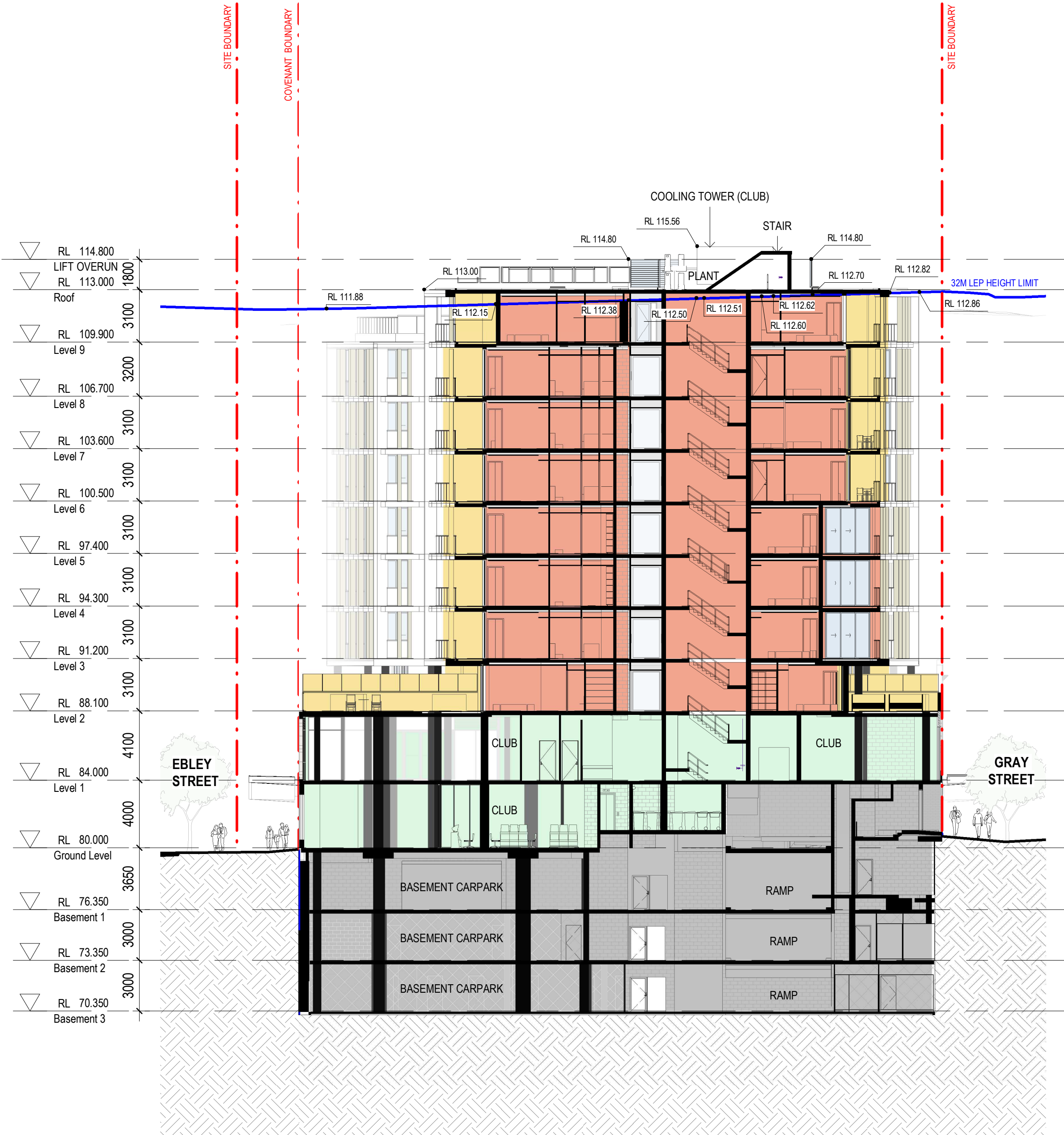
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1 BUILDING SECTION 1  
1:200

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



2 BUILDING SECTION 2  
1:200

## S4.56 SUBMISSION

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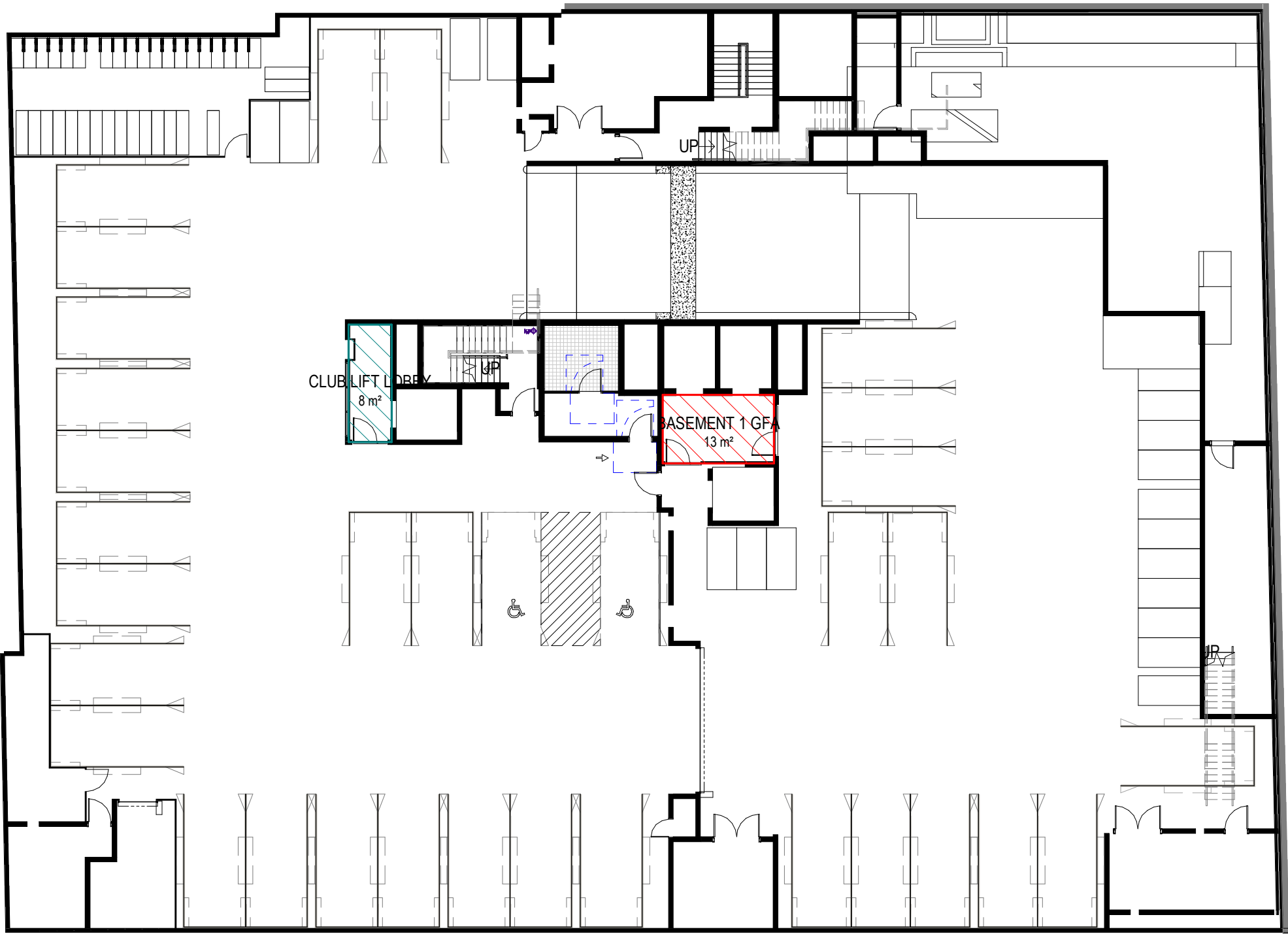
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## BONDI JUNCTION RSL

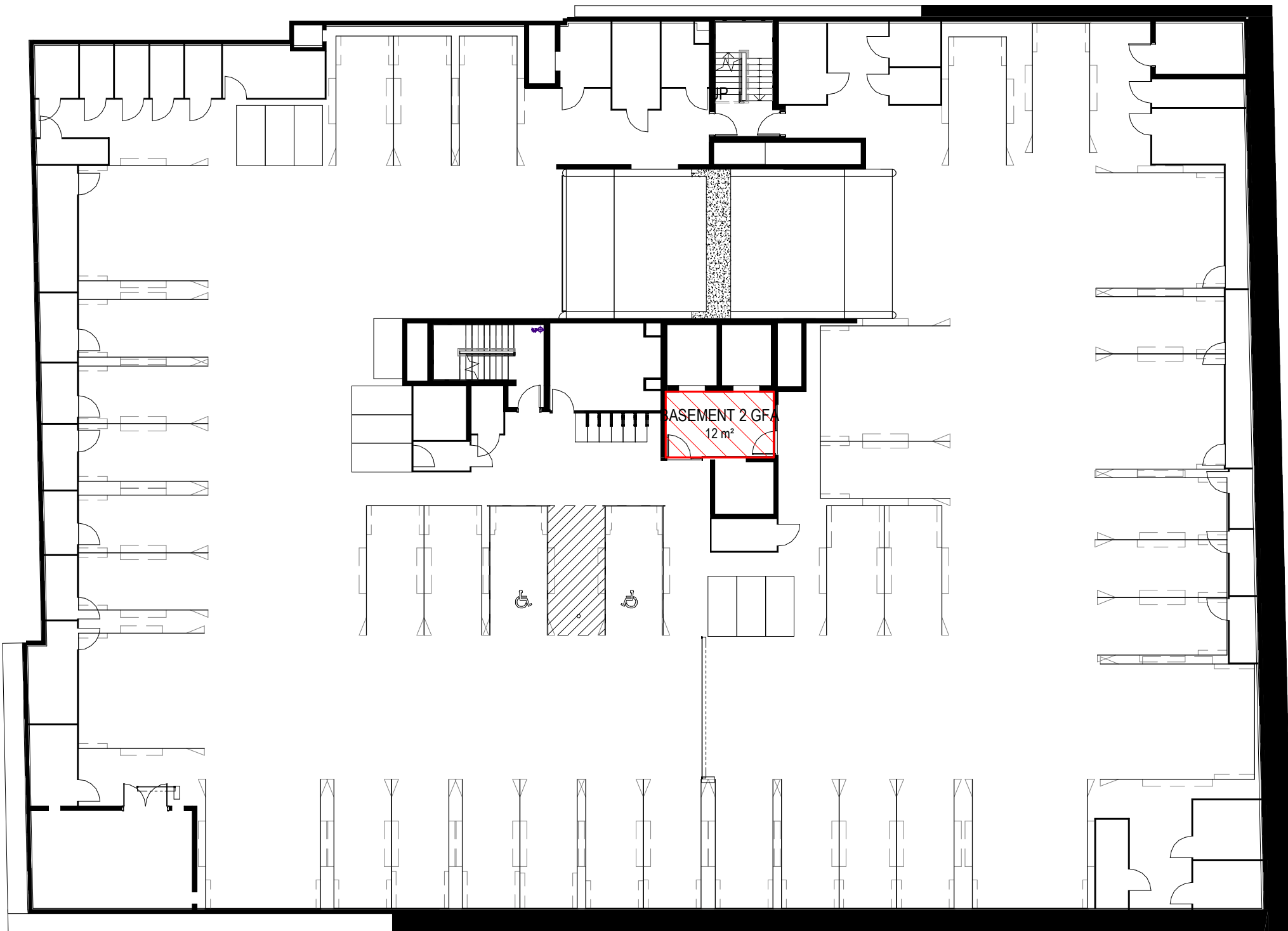
Drawing Title		
BUILDING SECTIONS		
Scale	As indicated	
Drawing Created (date)	19/02/20	
Drawing Created (by)	AP/SW	
Plotted and checked by	AP/SW/PI	
Verified	AE/PI	
Approved	LMC/AE	
Project No	Drawing No	Issue
191010	DA 3100	B

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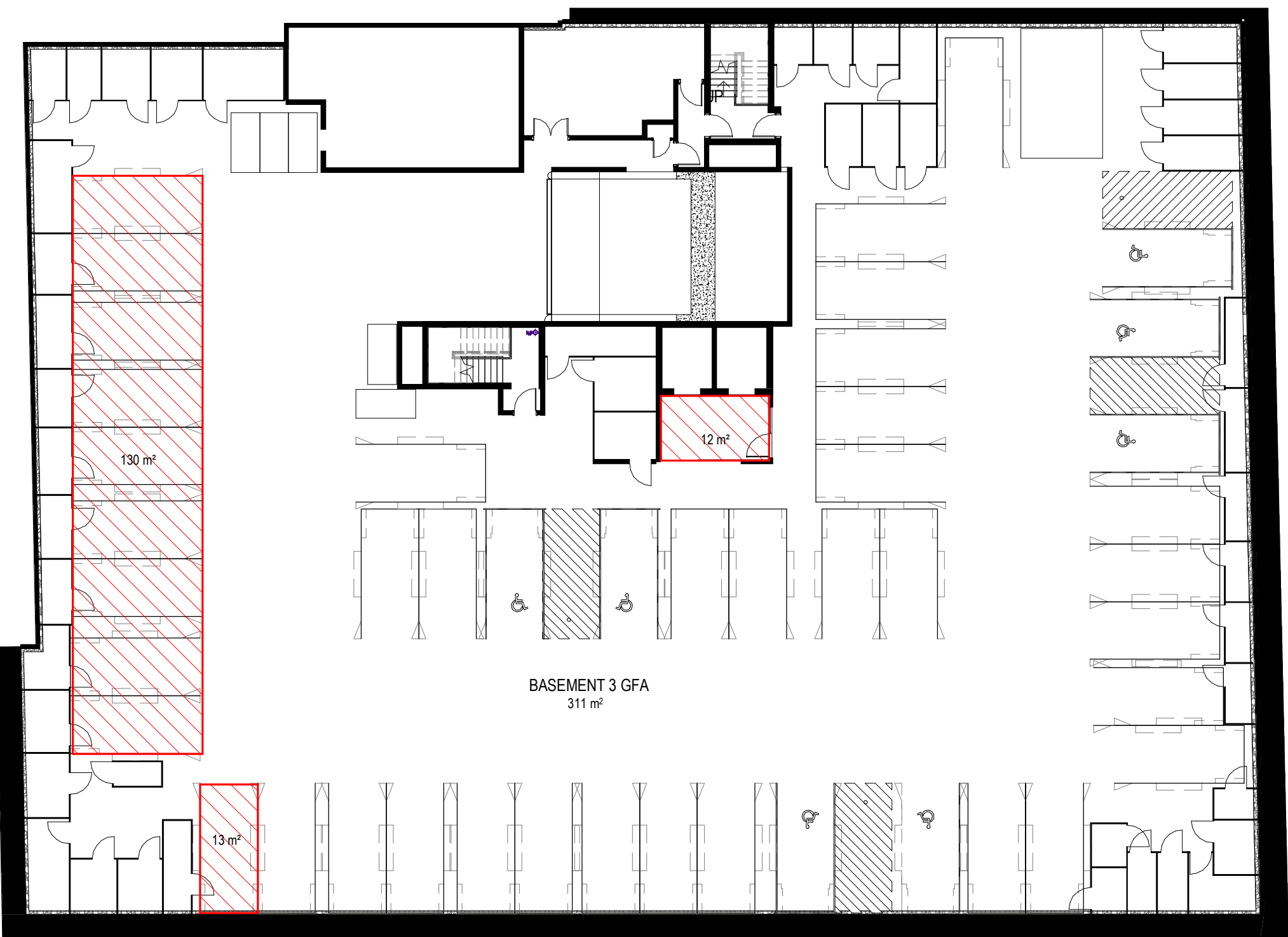




1 Basement 1  
1:200



2 Basement 2  
1:200



3 Basement 3  
1:200

GFA DEFINITION:

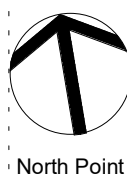
Gross Floor Area: means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

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



North Point

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nom architect M. Sheldon 3990  
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

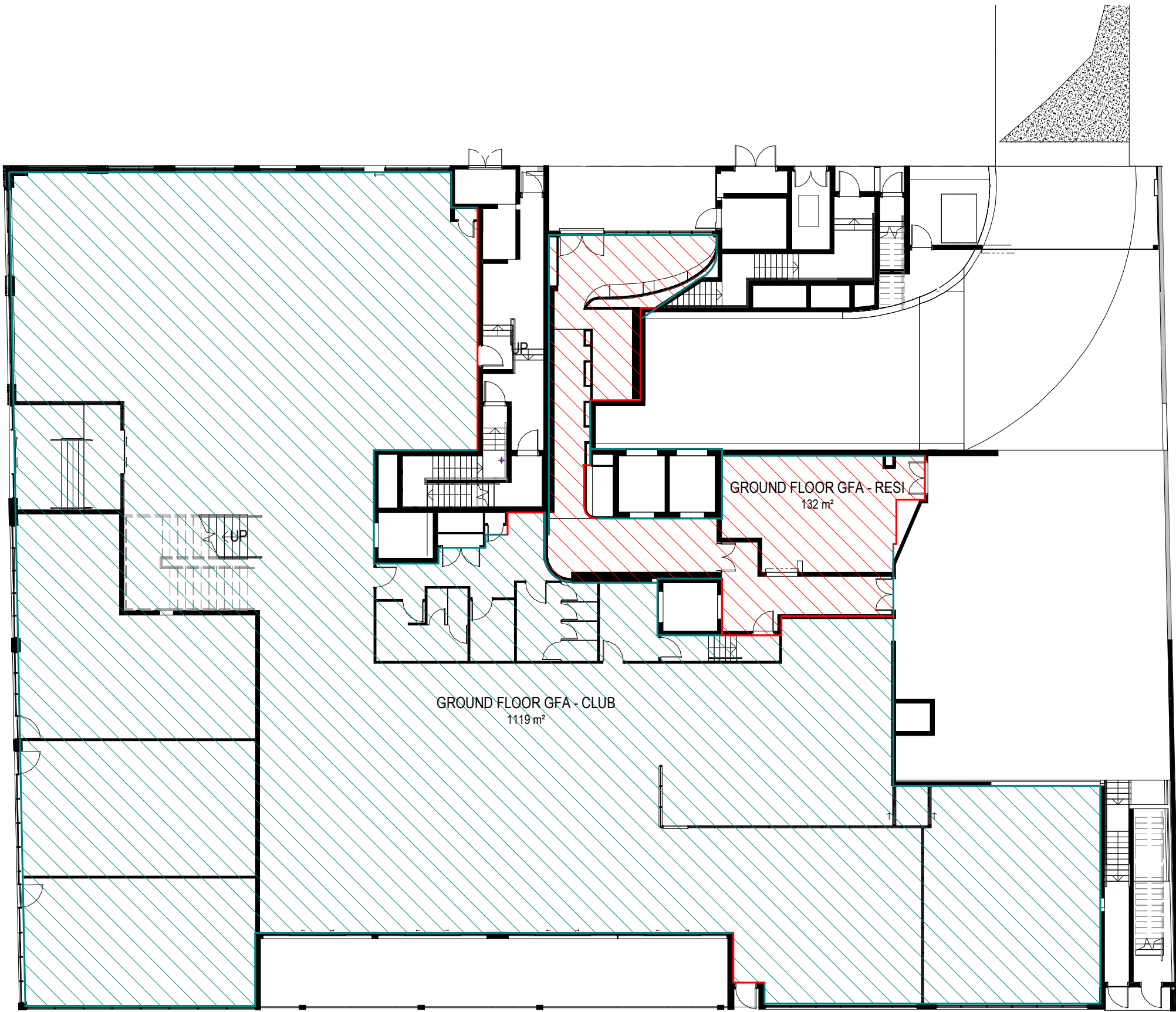
Project No Drawing No Issue

191010 DA 3200 B

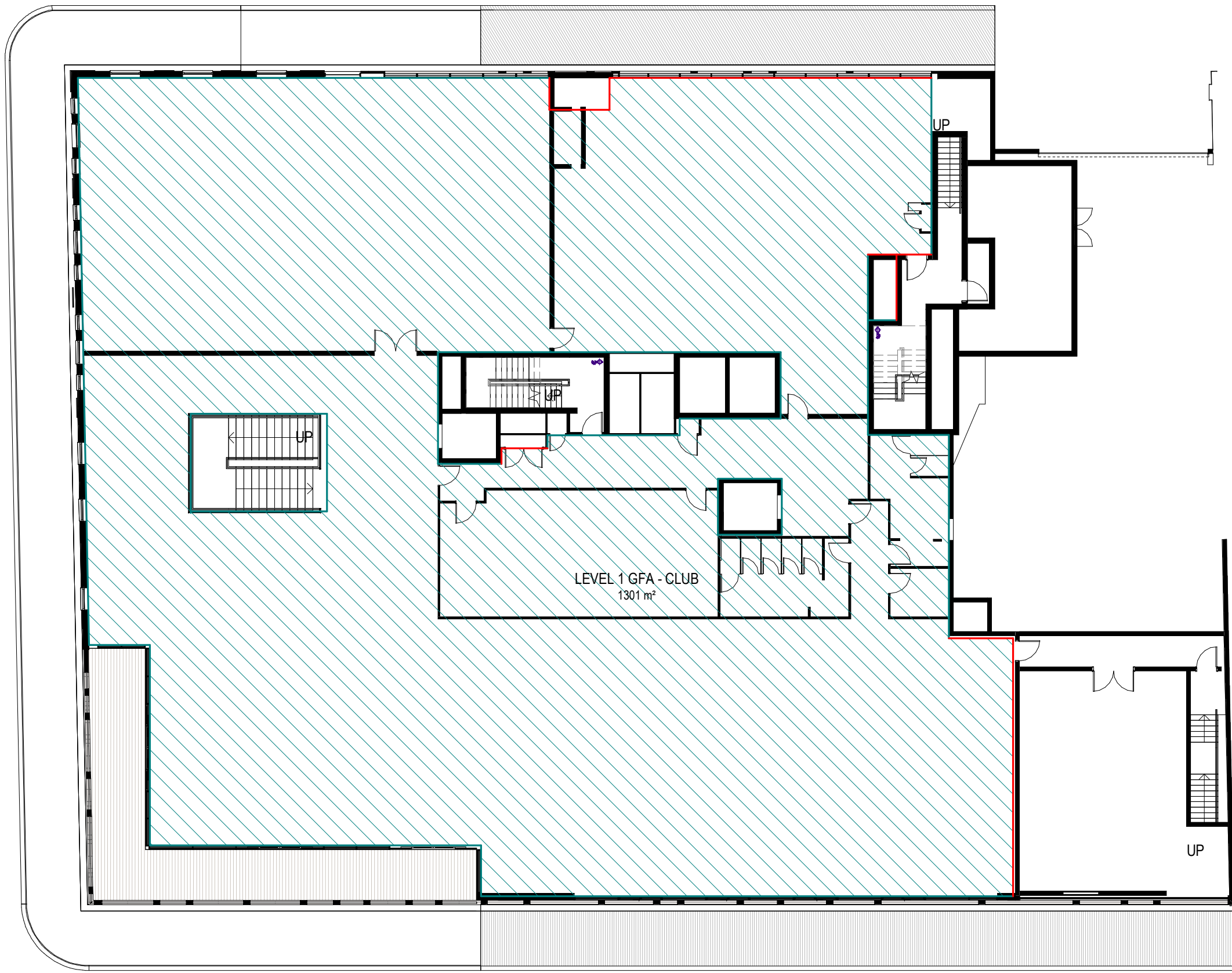
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9/06/2021 14:04 PM

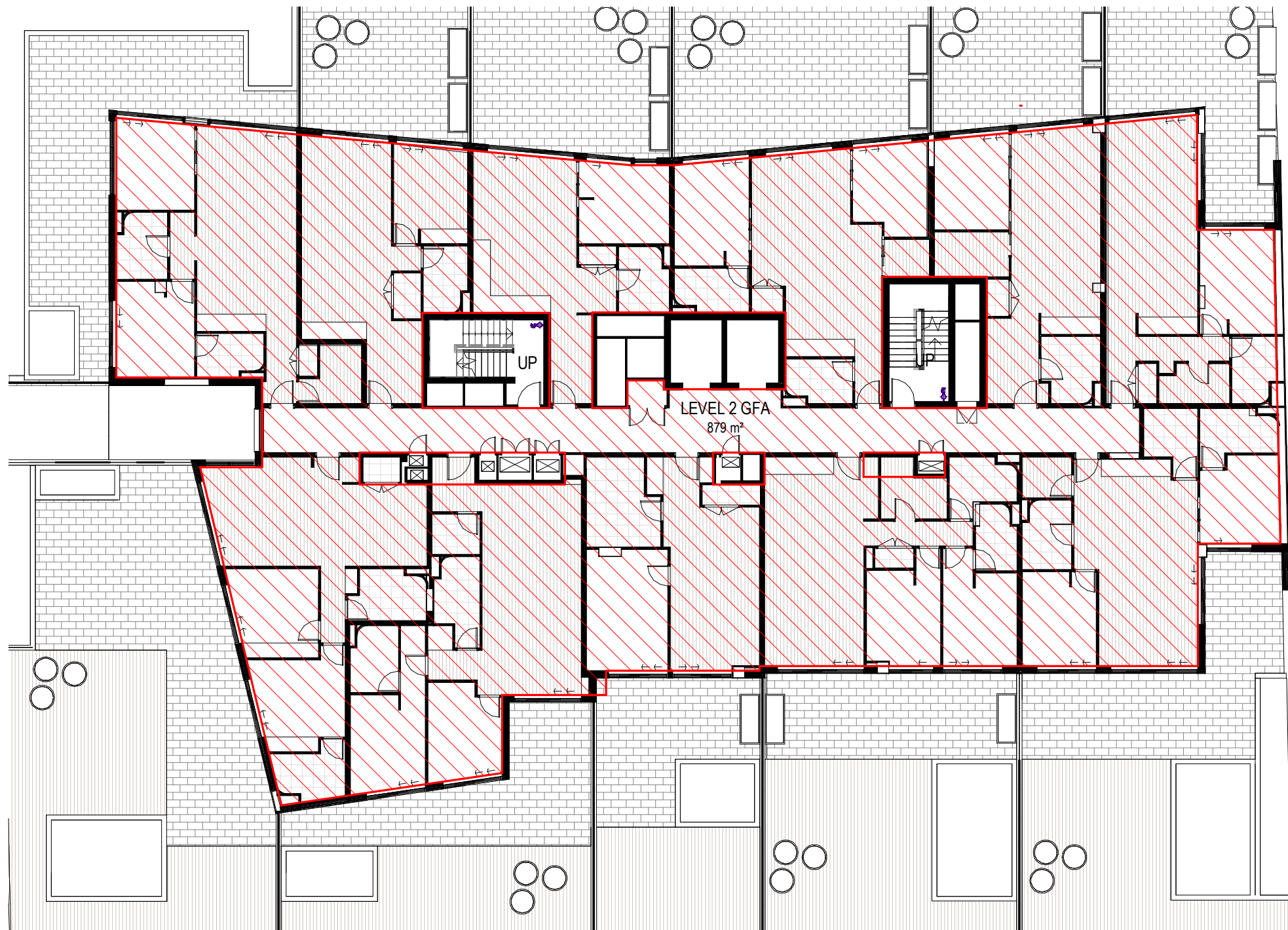




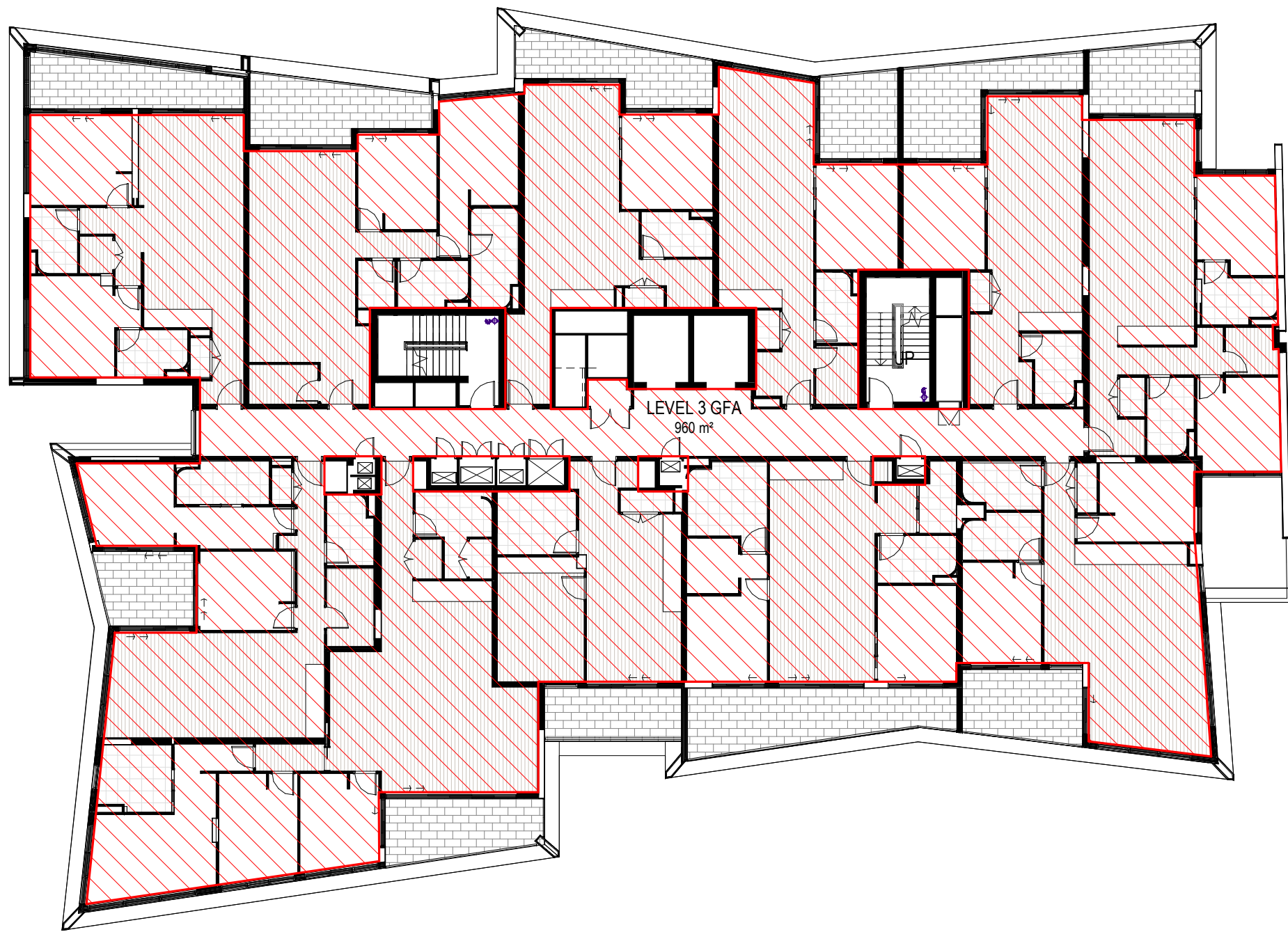
1 Ground Level  
1:200



2 Level 1  
1:200



3 Level 2  
1:200



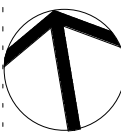
4 Level 3-5  
1:200

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

- GFA - RESIDENTIAL
- GFA - CLUB



North Point

## S4.56 SUBMISSION

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Project Title

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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

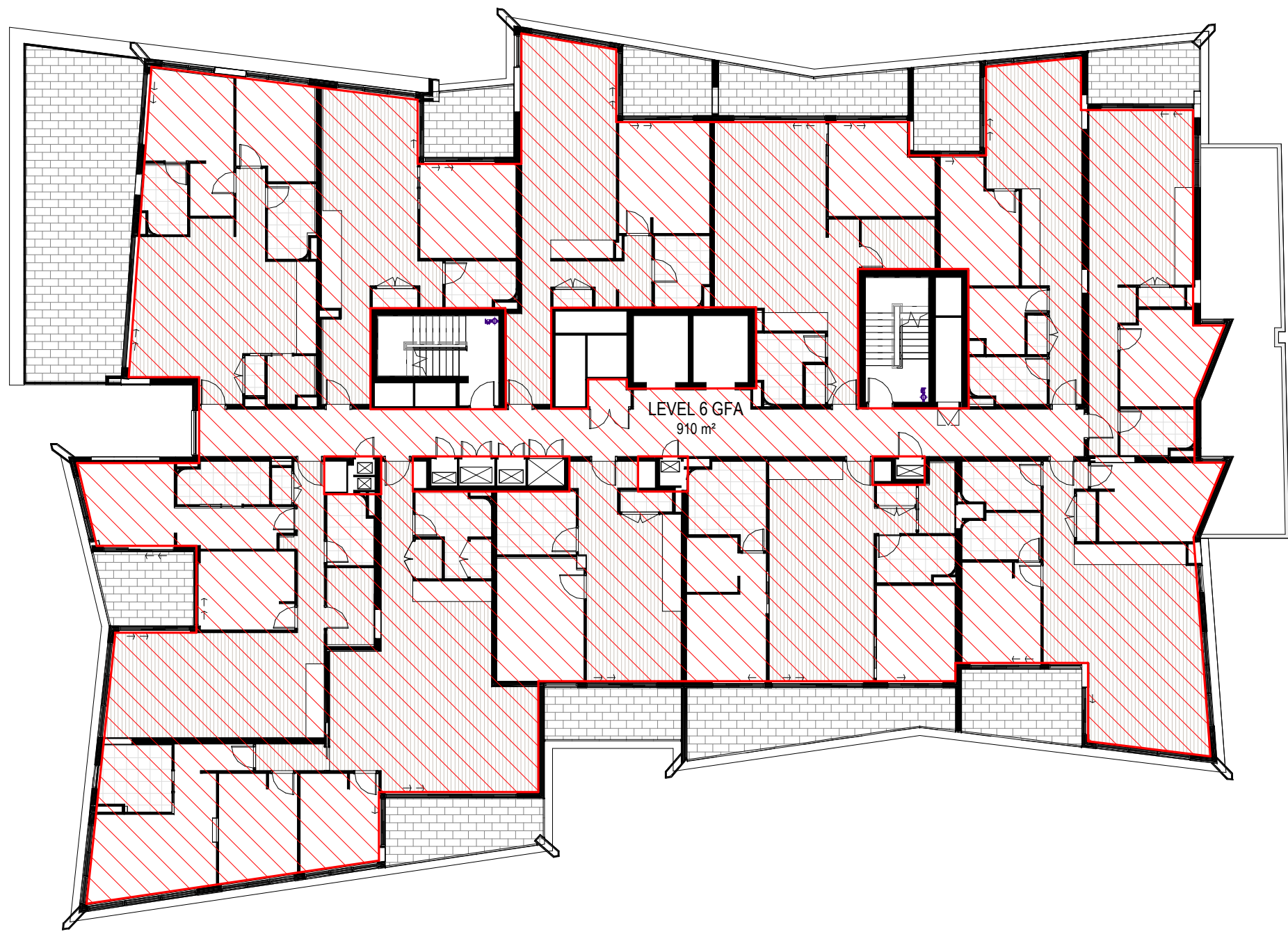
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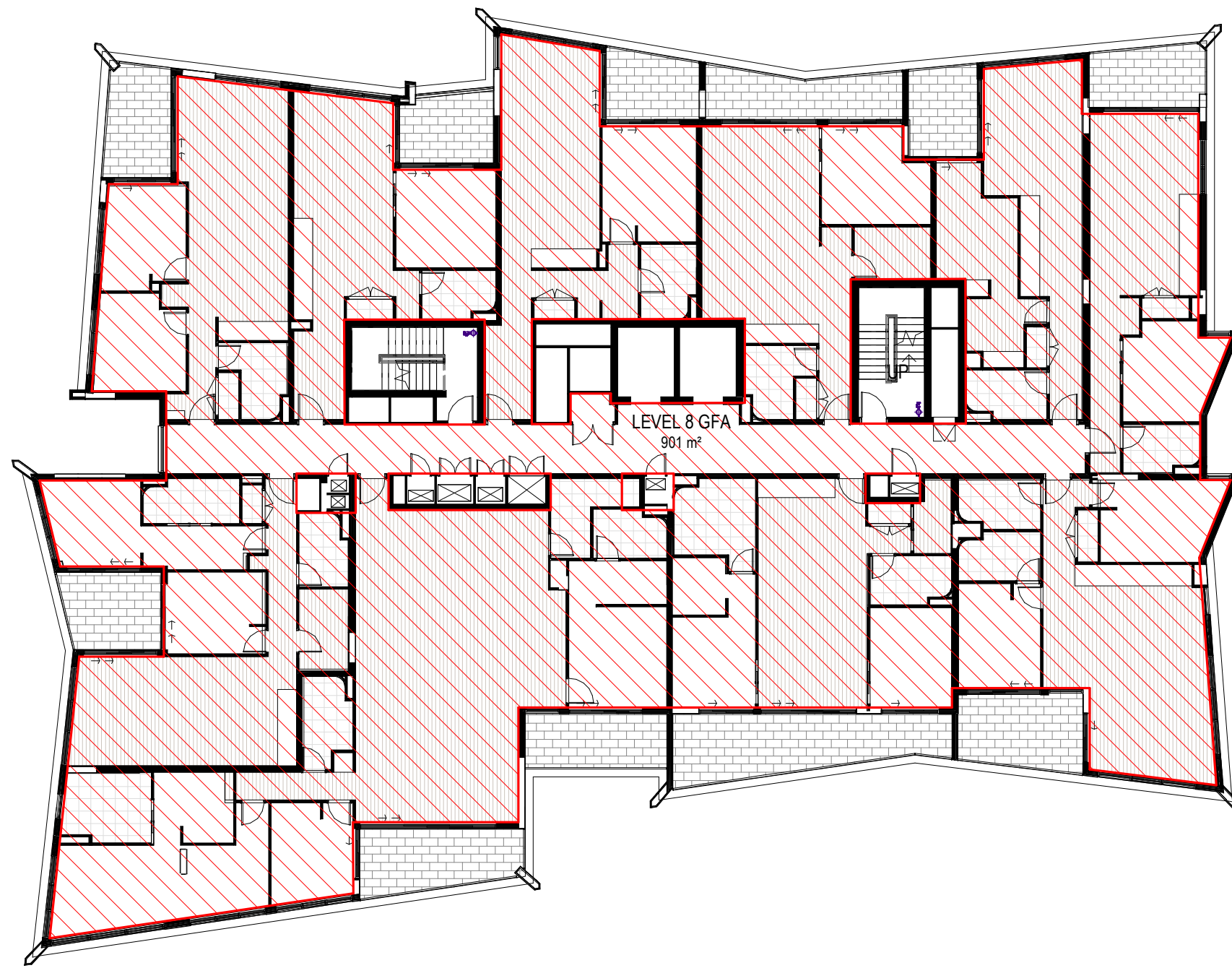
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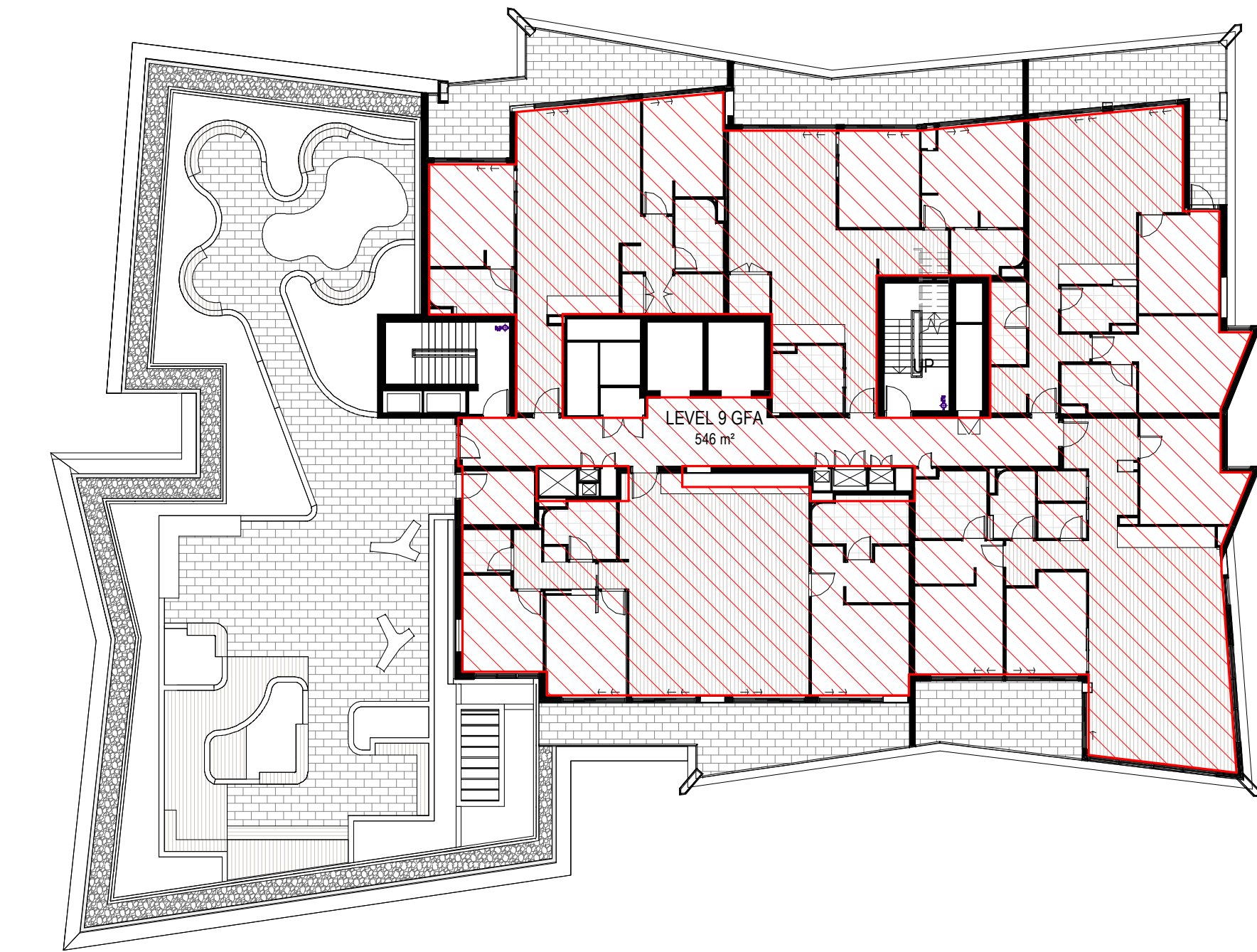




3 Level 6  
1:200



2 Level 7-8  
1:200



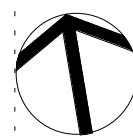
1 Level 9  
1:200

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

- GFA - RESIDENTIAL
- GFA - CLUB



North Point

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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

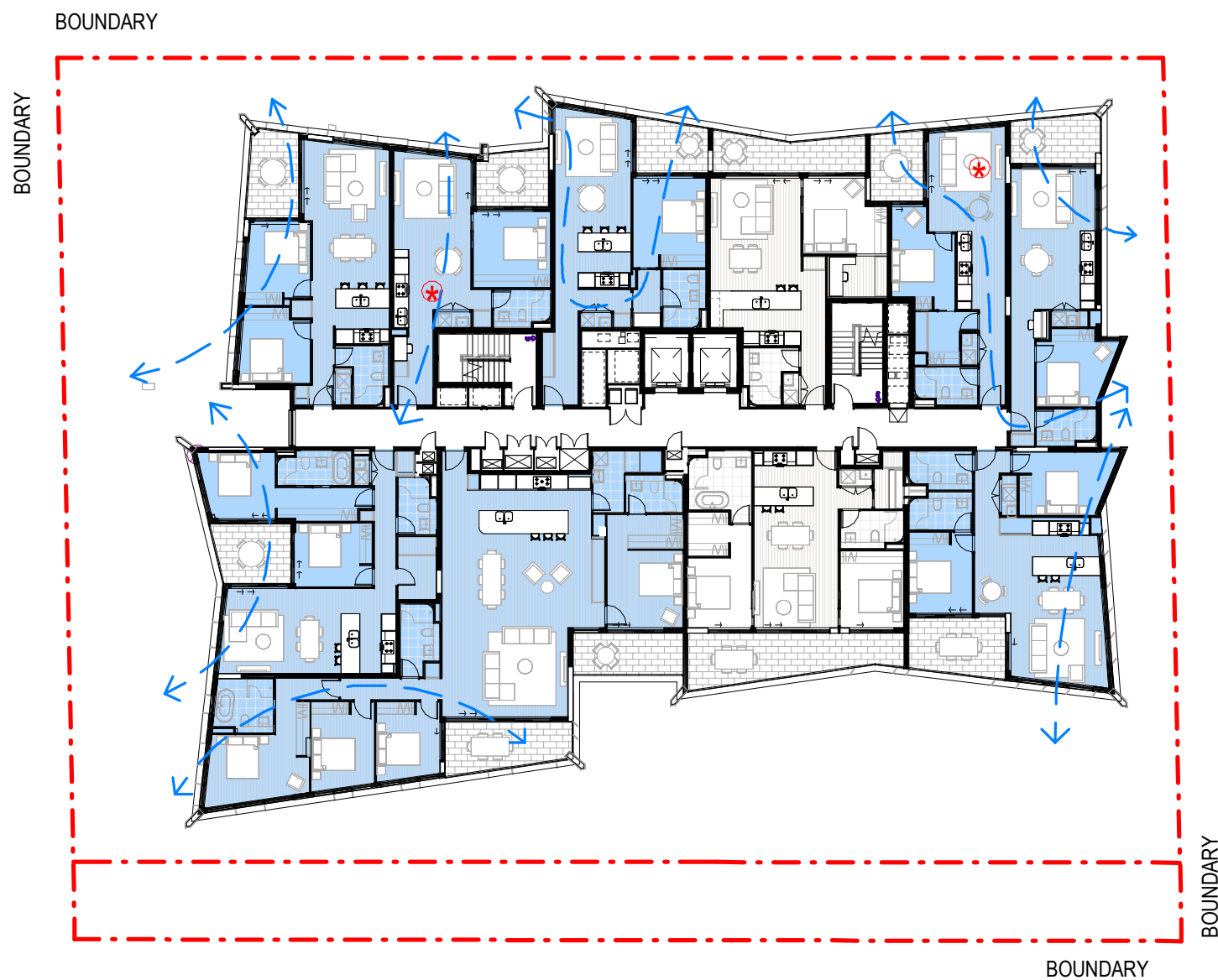
Project No Drawing No Issue

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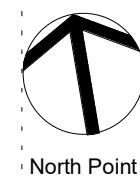
CROSS VENTILATION SUMMARY:

MINIMUM 60% OF APARTMENTS WITHIN THE FIRST 9 STOREYS WITH EFFECTIVE CROSS VENTILATION

LEVEL	APARTMENTS	CROSS VENTILATED	CROSS VENTILATED (PLENUM)	CROSS VENTILATED (TOTAL)
GROUND LEVEL	N/A	N/A	N/A	N/A
LEVEL 1	N/A	N/A	N/A	N/A
LEVEL 2	11	4/11	1/11	5/11
LEVEL 3	11	4/11	2/11	6/11
LEVEL 4	11	4/11	2/11	6/11
LEVEL 5	11	4/11	2/11	6/11
LEVEL 6	11	6/11	2/11	8/11
LEVEL 7	10	6/10	2/10	8/10
LEVEL 8	10	6/10	2/10	8/10
LEVEL 9	5	N/A	N/A	N/A
TOTAL	80	34/75 (45.33%)	13/75 (17.33%)	47/75 (62.66%)

\* CROSS VENTILATION TO APARTMENTS 202-802,311-511 & 605-805 VIA PLENUM, REFER TO UPDATED WINDTECH REPORT.

REFER TO NATURAL VENTILATION STATEMENT PREPARED BY WINDTECH



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

BONDI JUNCTION RSL

Drawing Title

CROSS VENT  
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

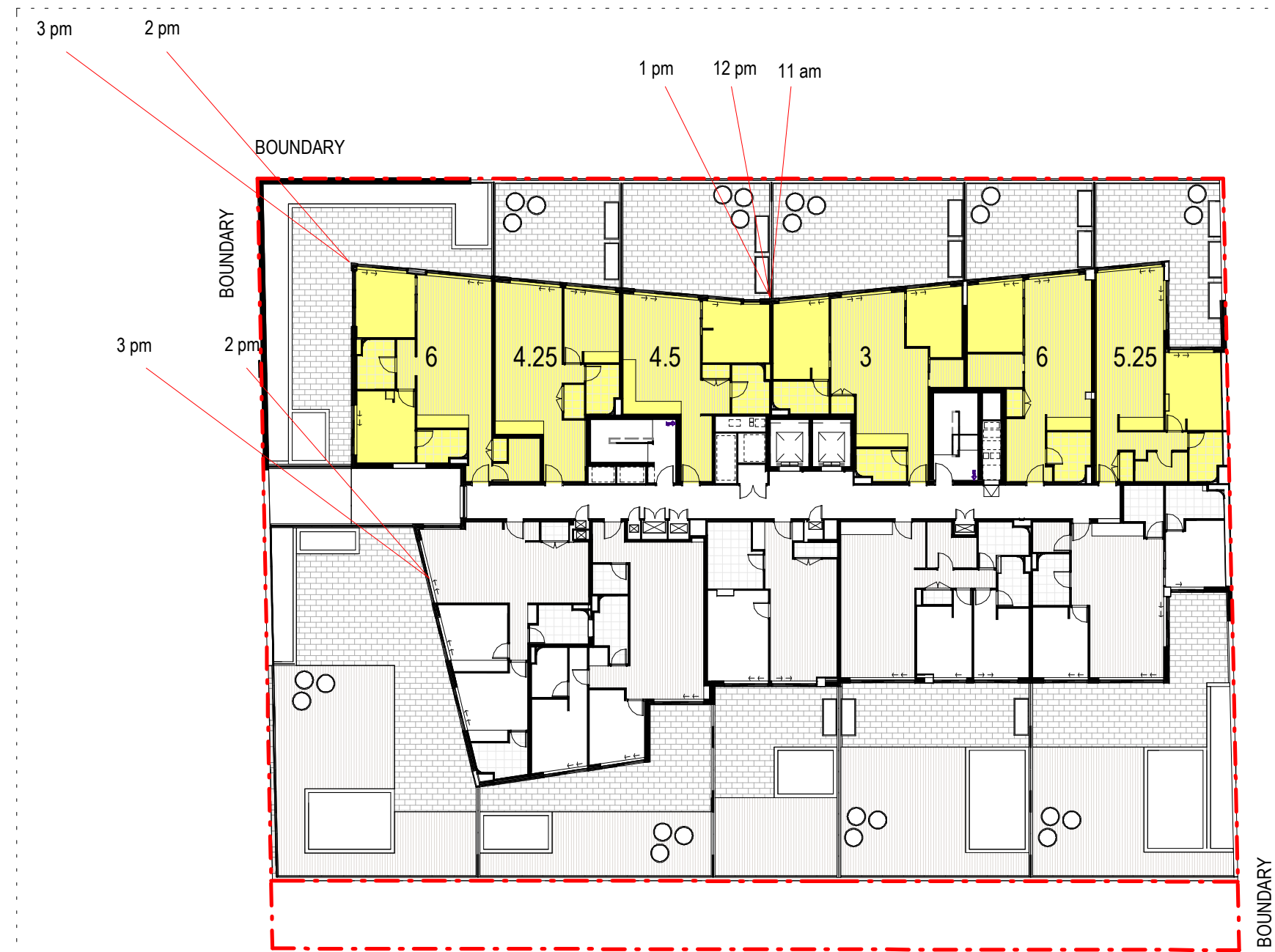
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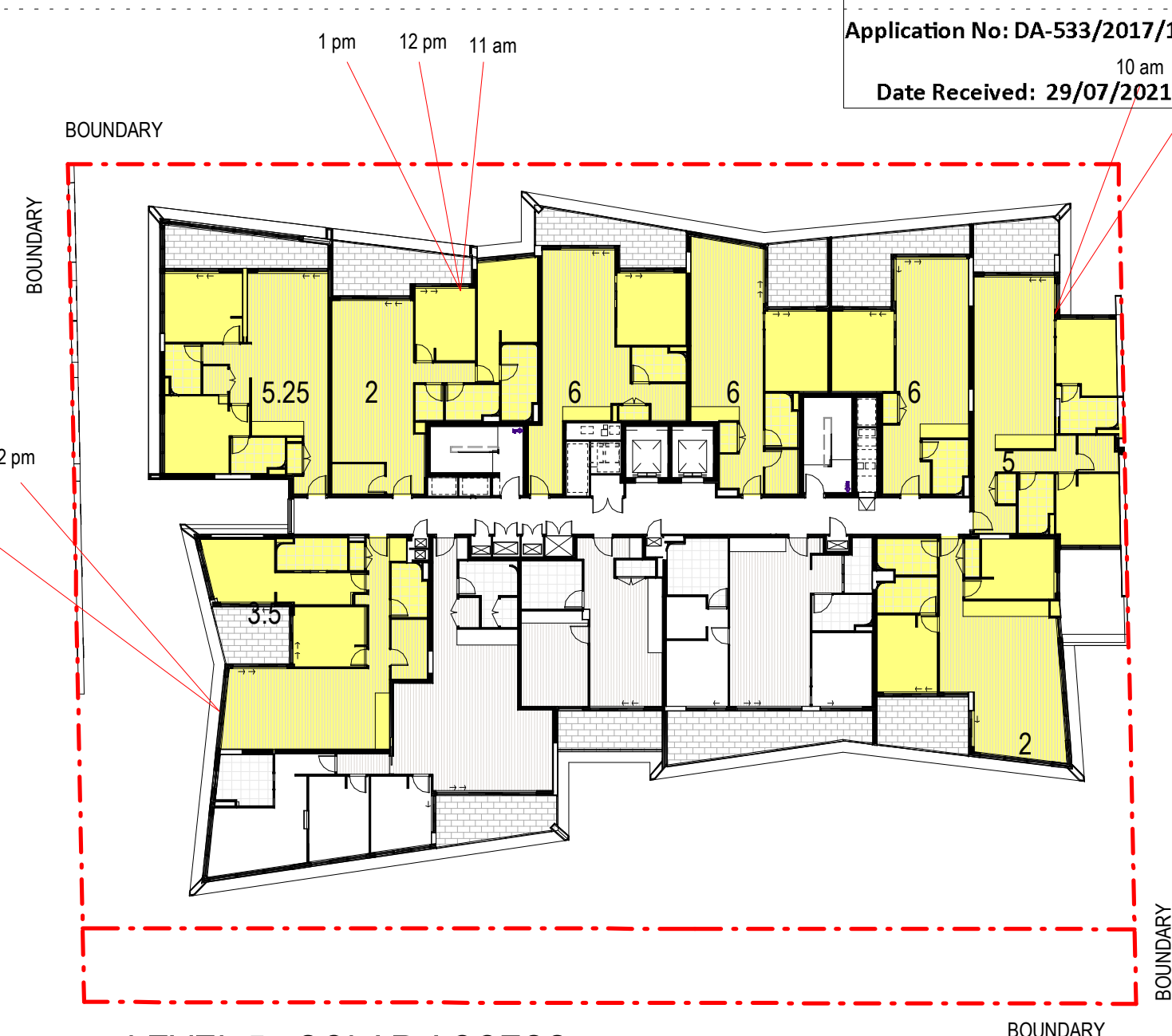




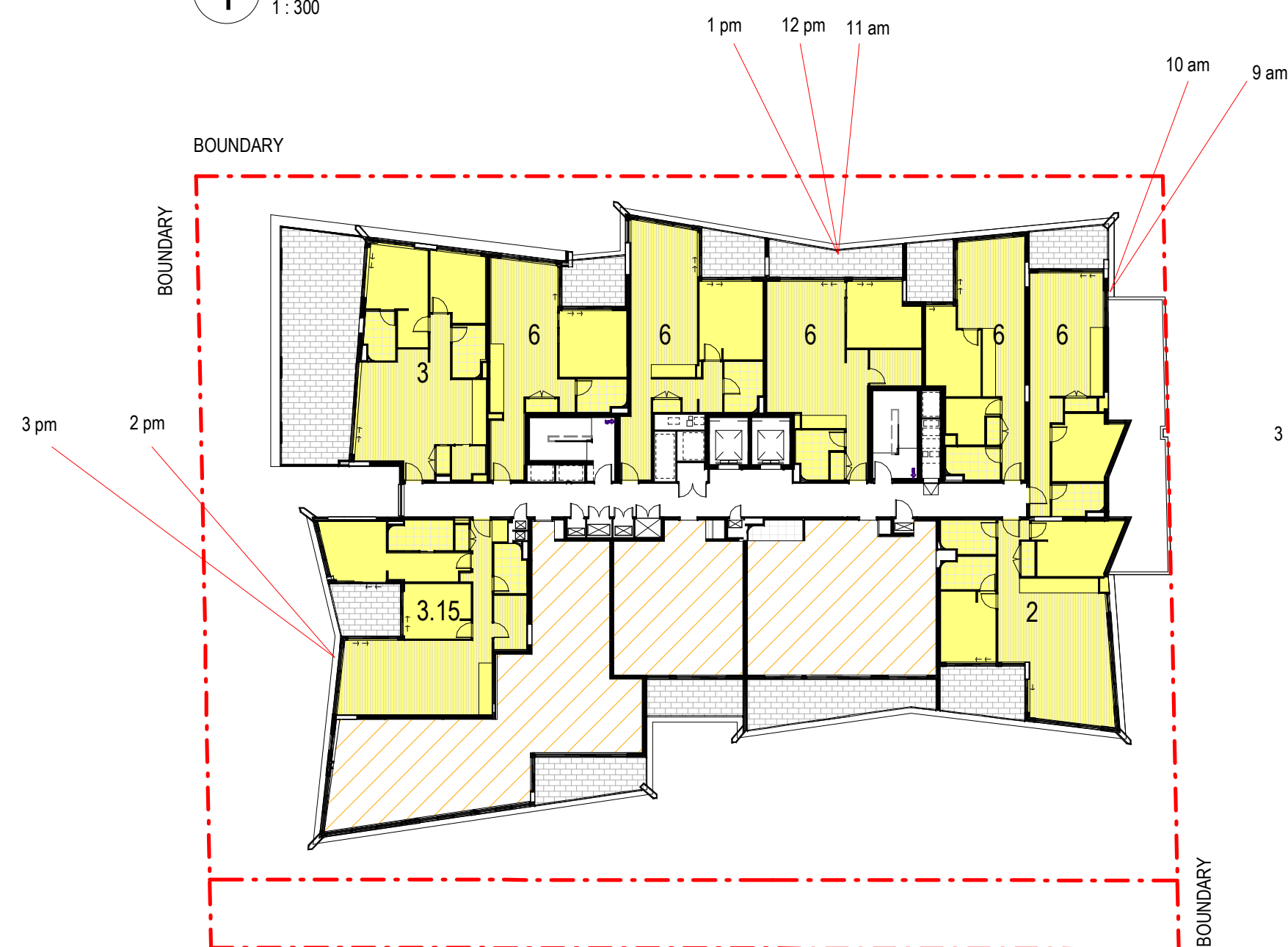
1 LEVEL 2 - SOLAR ACCESS  
1:300



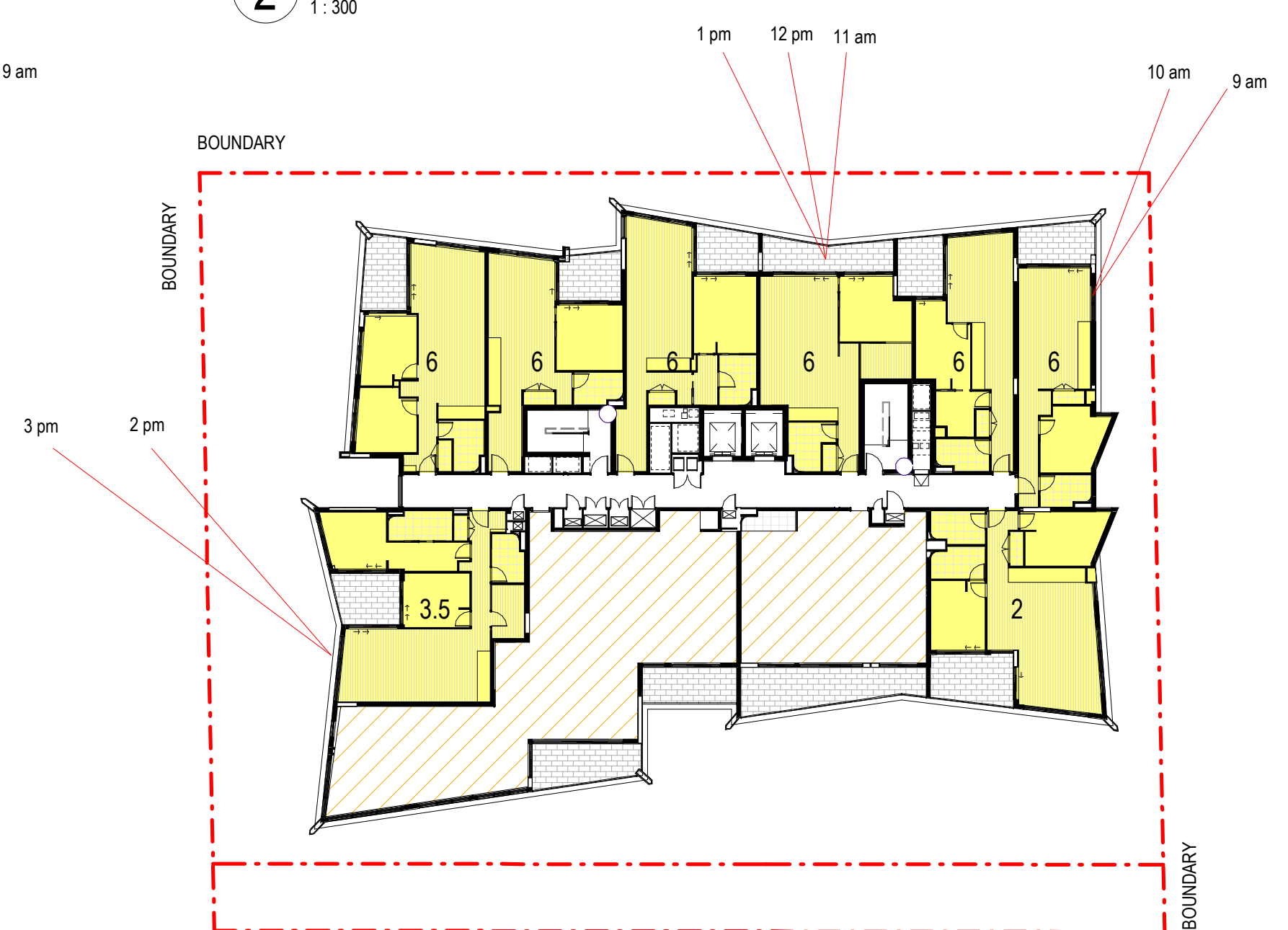
2 LEVEL 3-4 - SOLAR ACCESS  
1:300



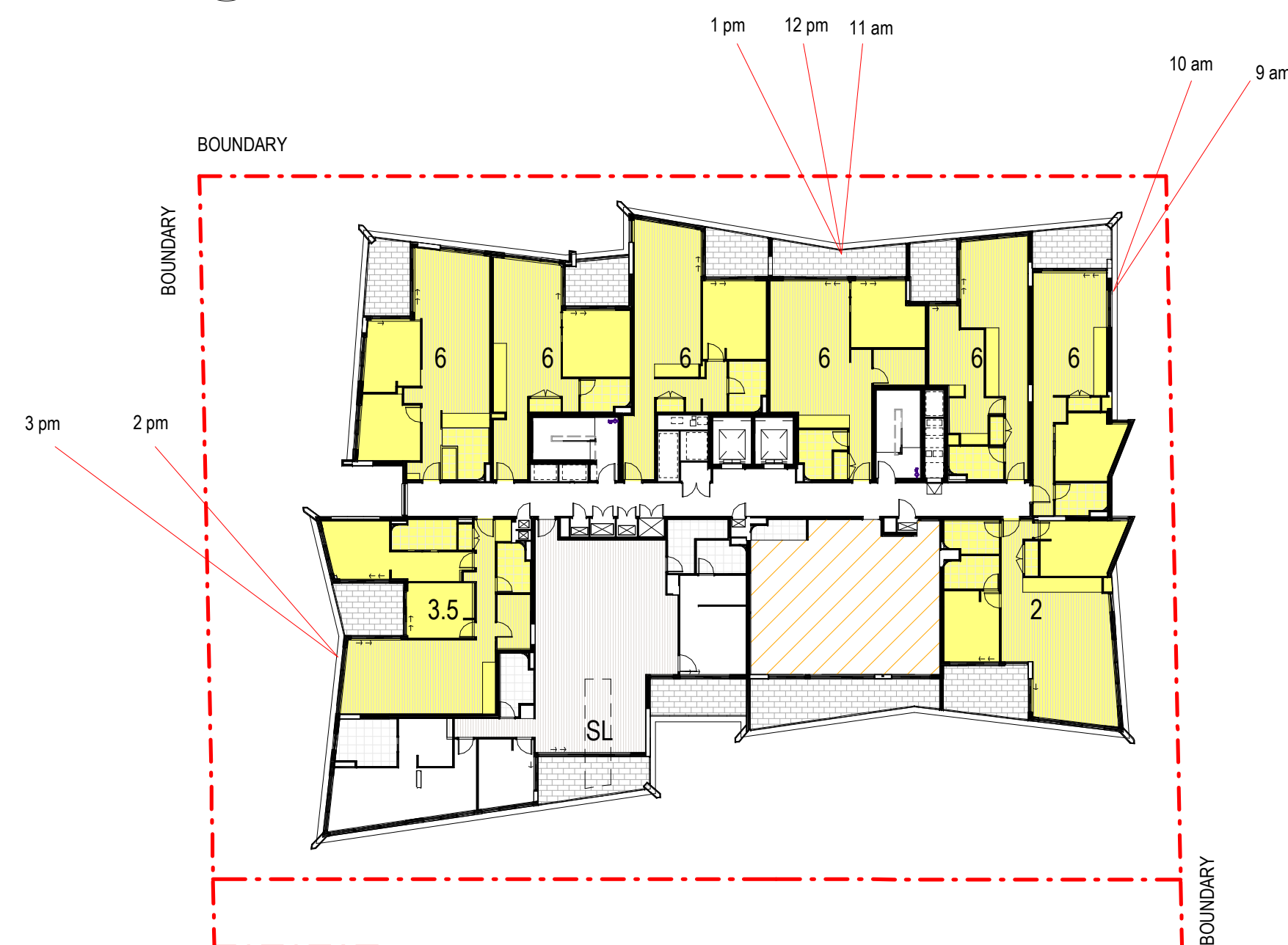
6 LEVEL 5 - SOLAR ACCESS  
1:300



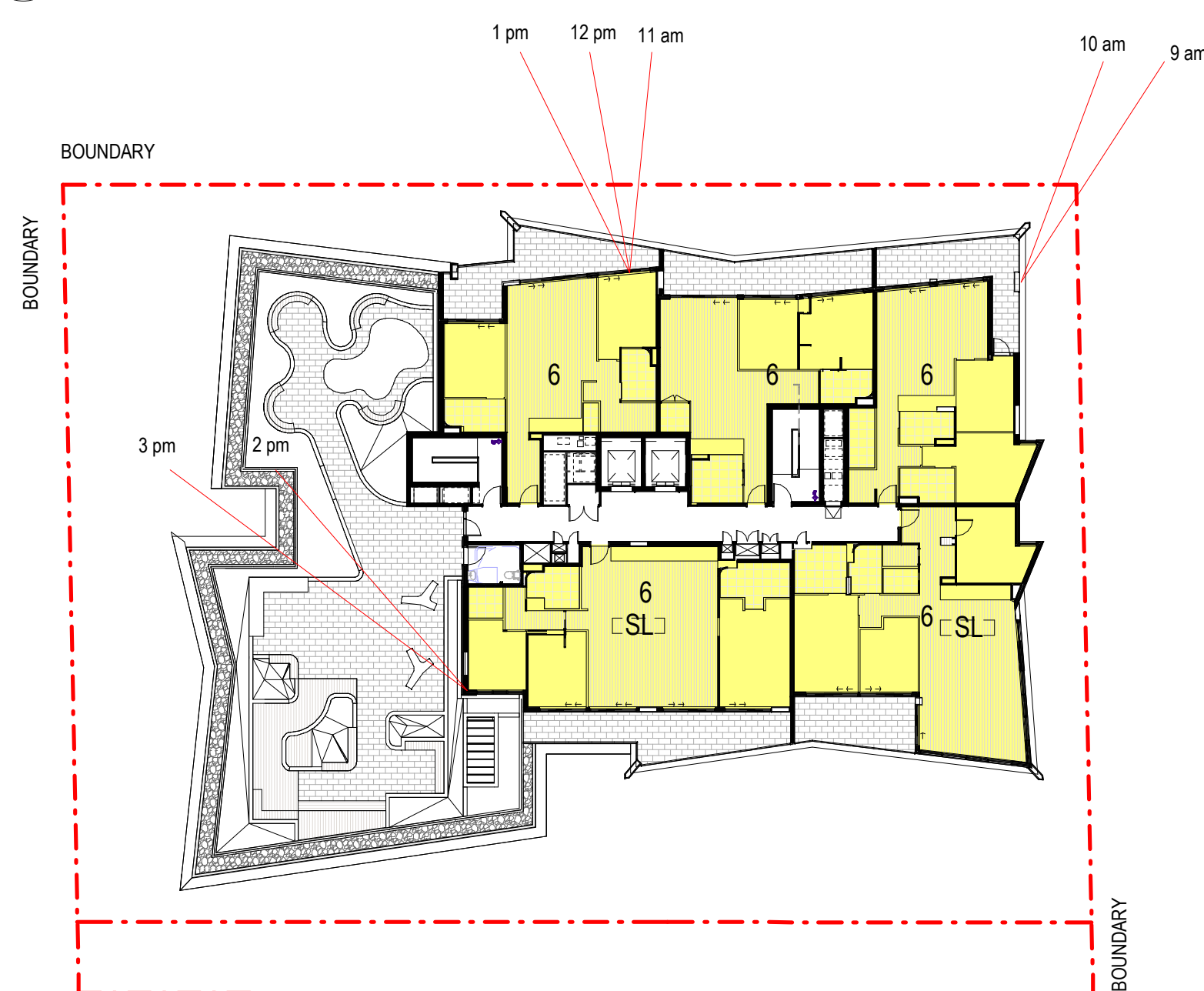
3 LEVEL 6 - SOLAR ACCESS  
1:300



7 LEVEL 7 - SOLAR ACCESS  
1:300



4 LEVEL 8 - SOLAR ACCESS  
1:300



5 LEVEL 9 - SOLAR ACCESS  
1:300

## 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	11	6/11
LEVEL 3	11	7/11
LEVEL 4	11	7/11
LEVEL 5	11	8/11
LEVEL 6	11	8/11
LEVEL 7	10	8/10
LEVEL 8	10	9/10
LEVEL 9	5	5/5
<b>TOTAL</b>	<b>80</b>	<b>58/80 (72.5%)</b>

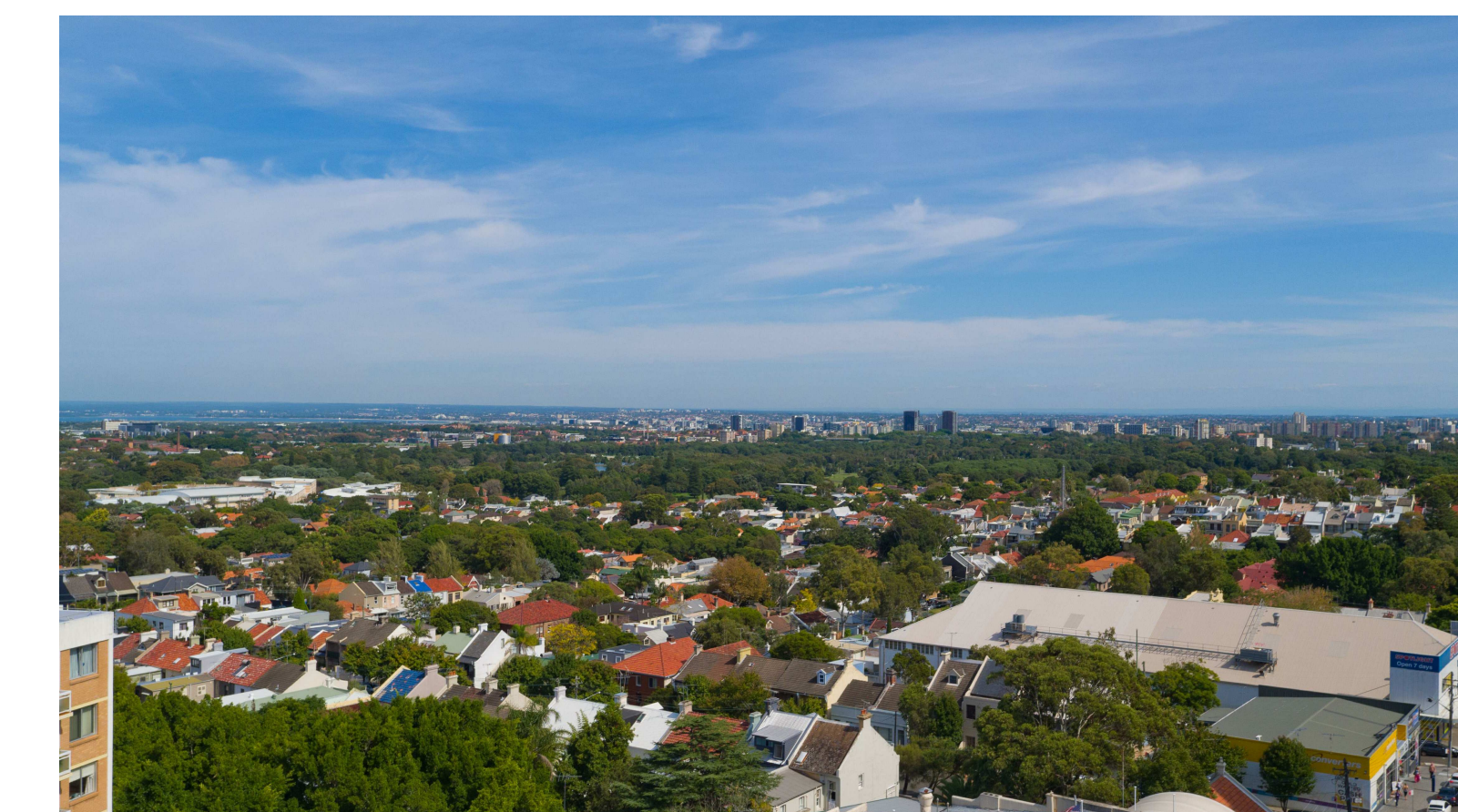
SL SKYLIGHT

APARTMENTS ACHIEVING 0 HOURS OF DIRECT SUNLIGHT WITH ACCESS TO VIEW

APARTMENTS ACHIEVING MINIMUM 2 HOURS OF DIRECT SUNLIGHT

UNITS WITH NO SOLAR ACCESS MINUS APARTMENTS WITH NO SOLAR ACCESS ALTHOUGH ACHIEVING IMPROVED APARTMENT AMENITY THROUGH VIEW ACCESS 14 OUT OF 80 = 17.5%

UNITS WITH NO SOLAR ACCESS 20 OUT OF 80 = 25%

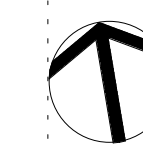


VIEW FROM LV 6 TOWARDS SOUTH

RECEIVED  
Waverley Council  
Application No: DA-533/2017/1/B  
Date Received: 29/07/2021

Issue	Description	Date
A	S4.55 SUBMISSION	28.08.20
B	S4.55 SUBMISSION	29.01.21
C	S4.56 SUBMISSION (MOD 2)	07.05.21

RECEIVED  
Waverley Council  
Application No: DA-533/2017/1/B  
Date Received: 29/07/2021



North Point

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

## BONDI JUNCTION RSL

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

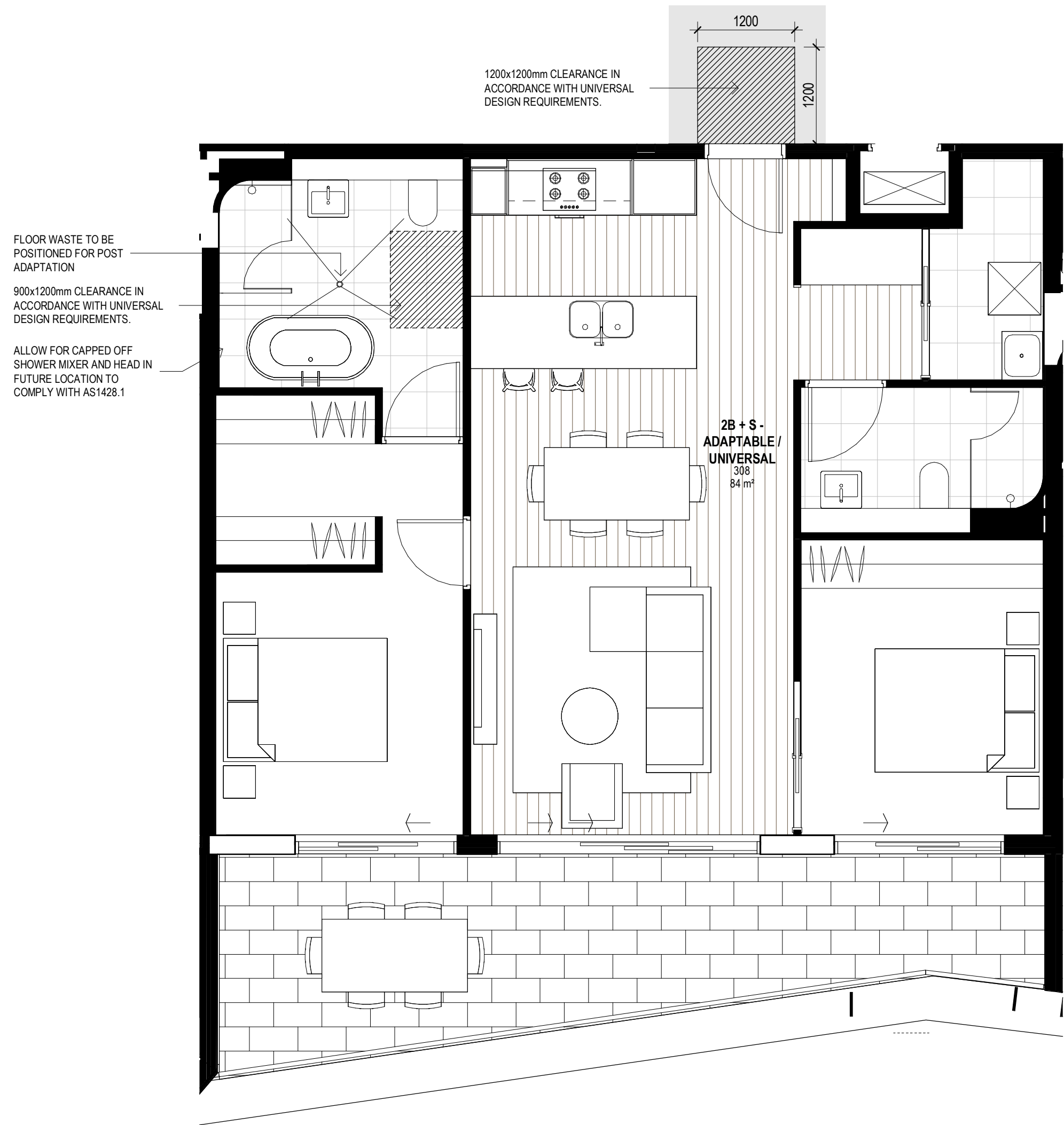
191010 DA 3207 C

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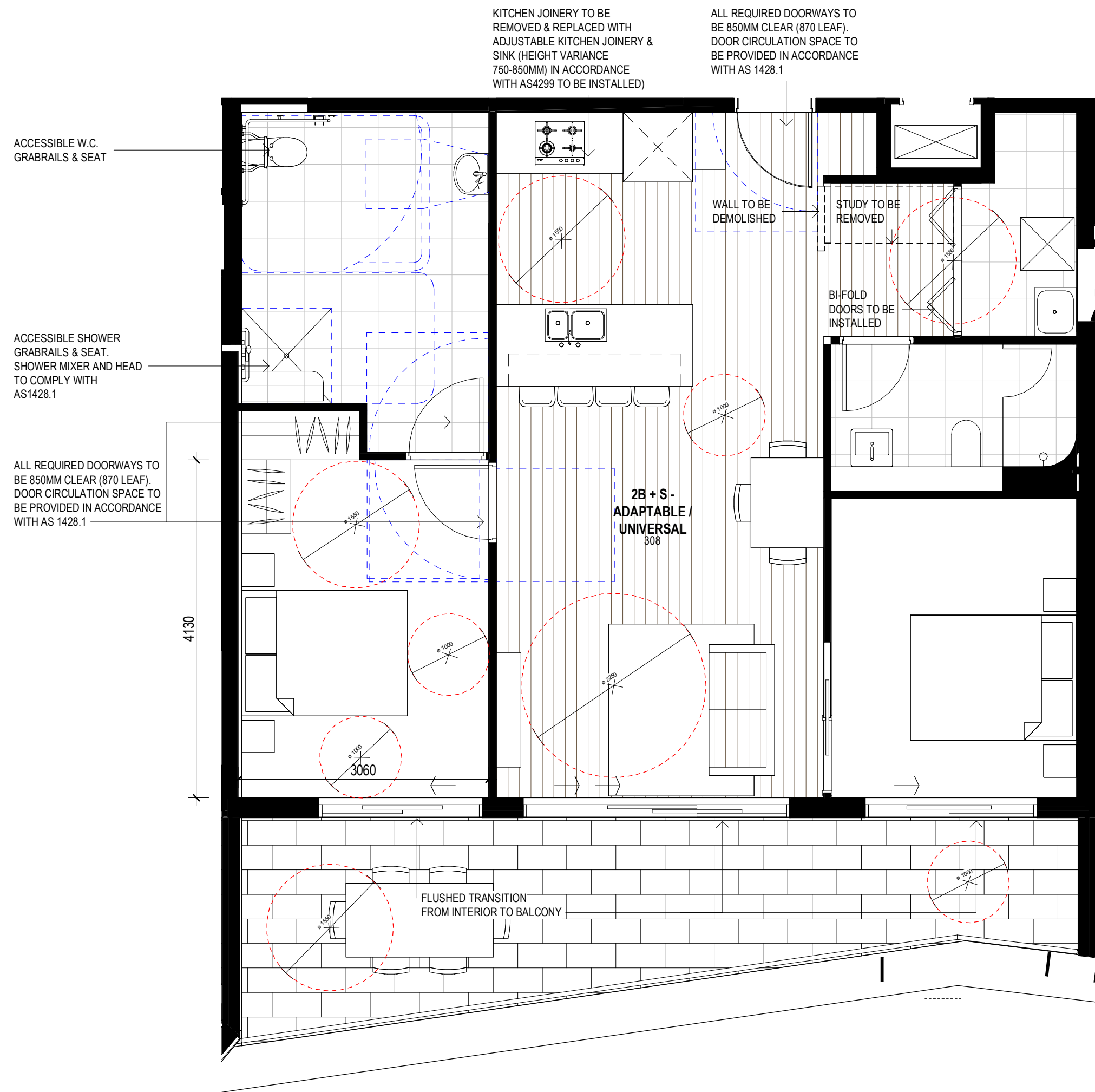
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9/06/2021 14:17 PM





1 PRE ADAPTABLE & UNIVERSAL - 2B + S (LEVELS 3-5) - UNITS 308 408 508  
1 : 50



2 POST ADAPTABLE - 2B + S (LEVELS 3-5) - UNITS 308 408 508  
1 : 50

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## BONDI JUNCTION RSL

Drawing Title

## ADAPTABLE + UNIVERSAL UNITS

Scale 1 : 50

Drawing Created (date) 08/16/17

Drawing Created (by) OM

Plotted and checked by VB/OM

Verified NT

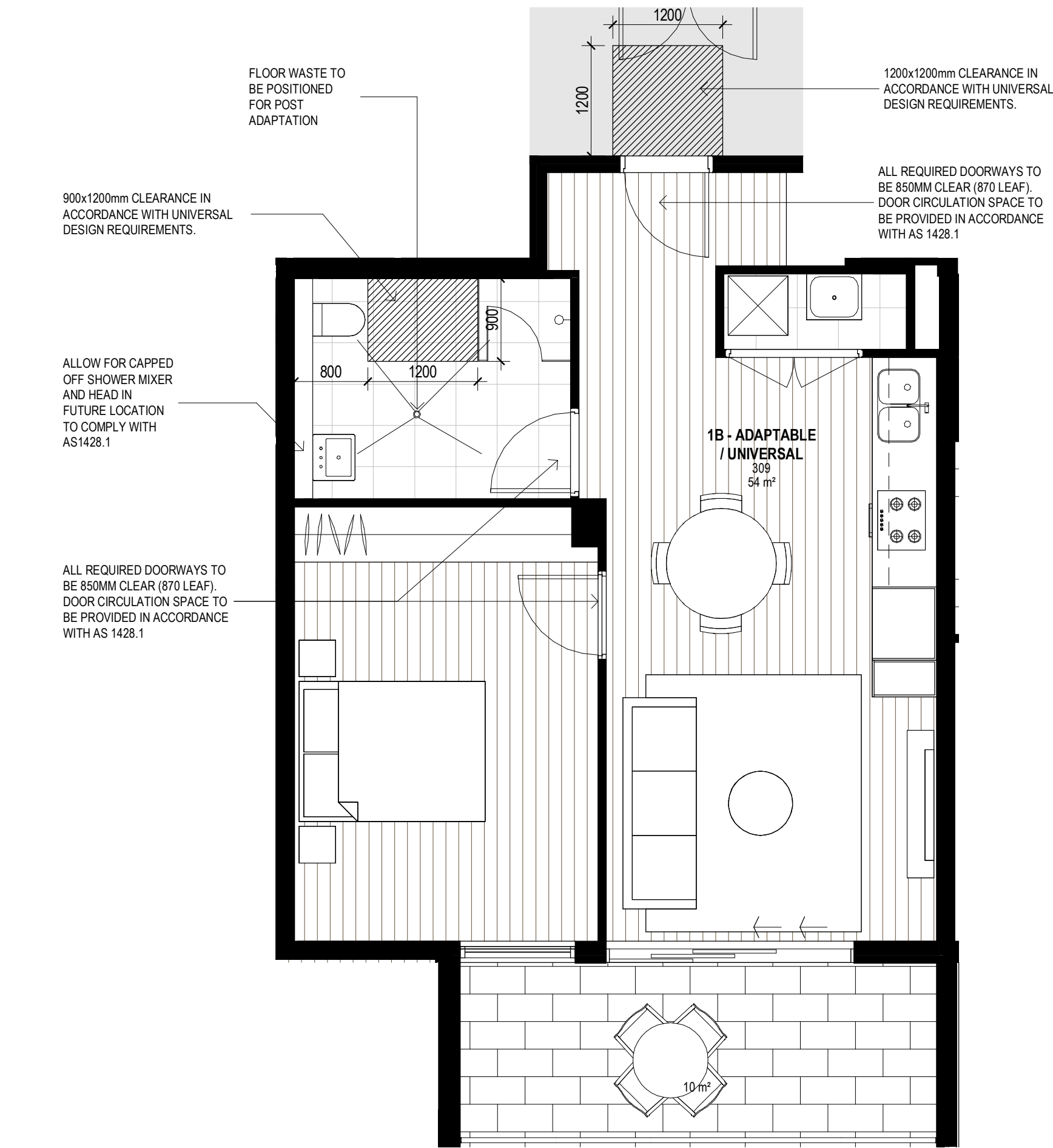
Approved LMC/AE

Project No Drawing No Issue

191010 DA 3210 B

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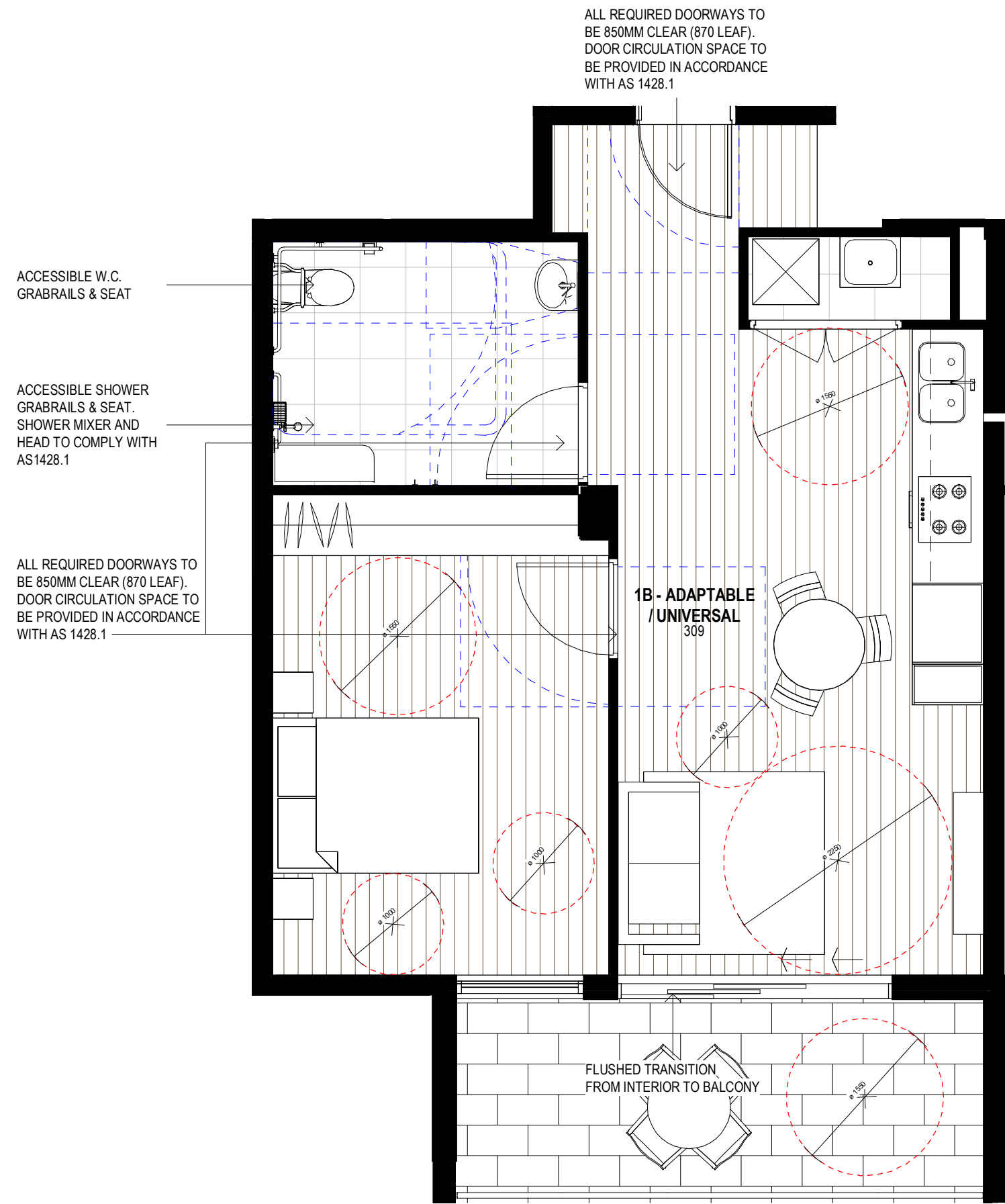




1

PRE ADAPTABLE & UNIVERSAL - 1B (LEVELS 3-8) - UNITS 309 409 509 609

1 : 50



2

POST ADAPTABLE - 1B (LEVELS 3-8) - UNITS 309 409 509 609

1 : 50

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nom architect M. Sheldon 3990  
Project Title

BONDI JUNCTION RSL

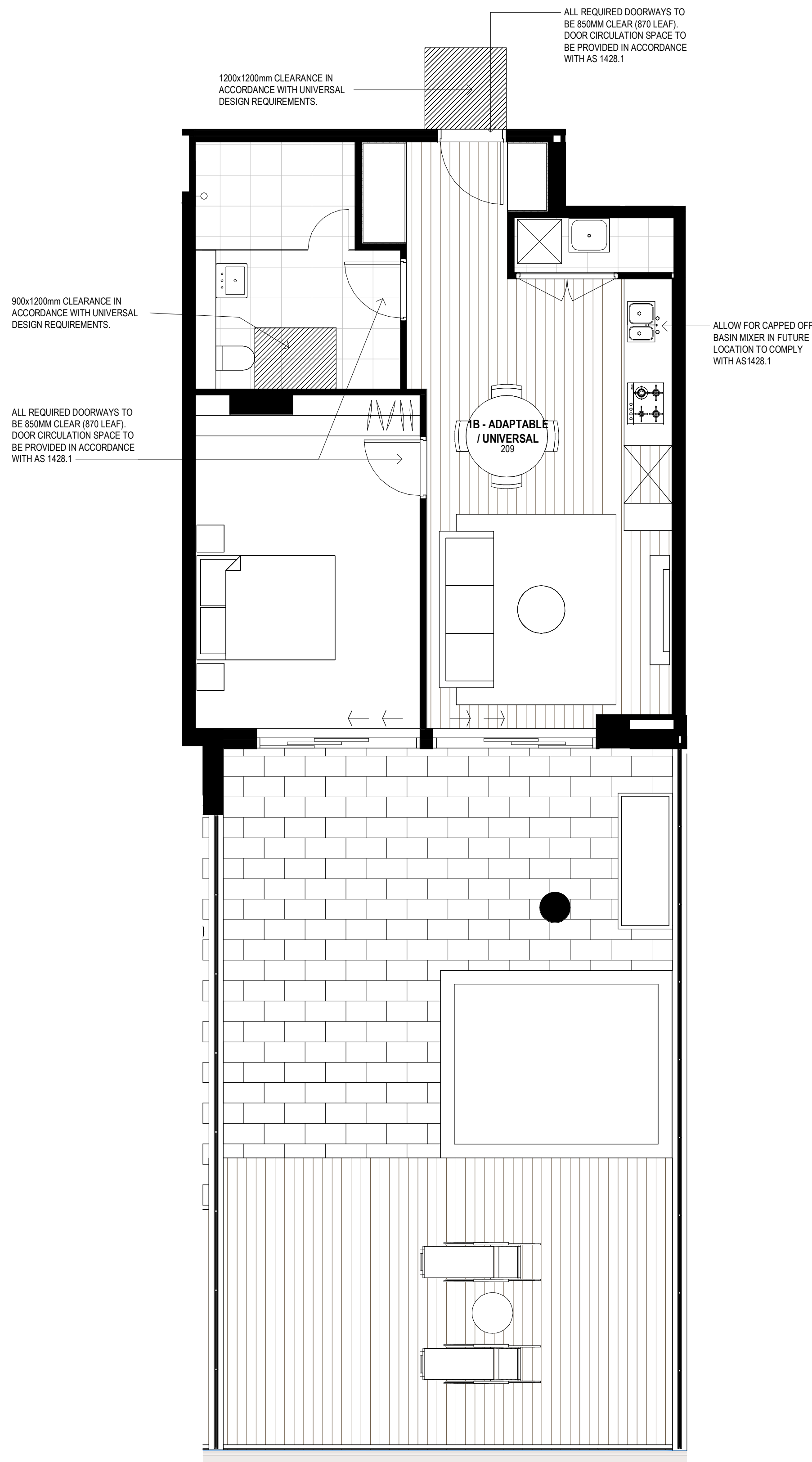
Drawing Title		
ADAPTABLE + UNIVERSAL UNITS		
Scale	1 : 50	
Drawing Created (date)	08/16/17	
Drawing Created (by)	OM	
Plotted and checked by	VB/OM	
Verified	NT	
Approved	LMC/AE	
Project No	Drawing No	Issue

191010 DA 3211 B

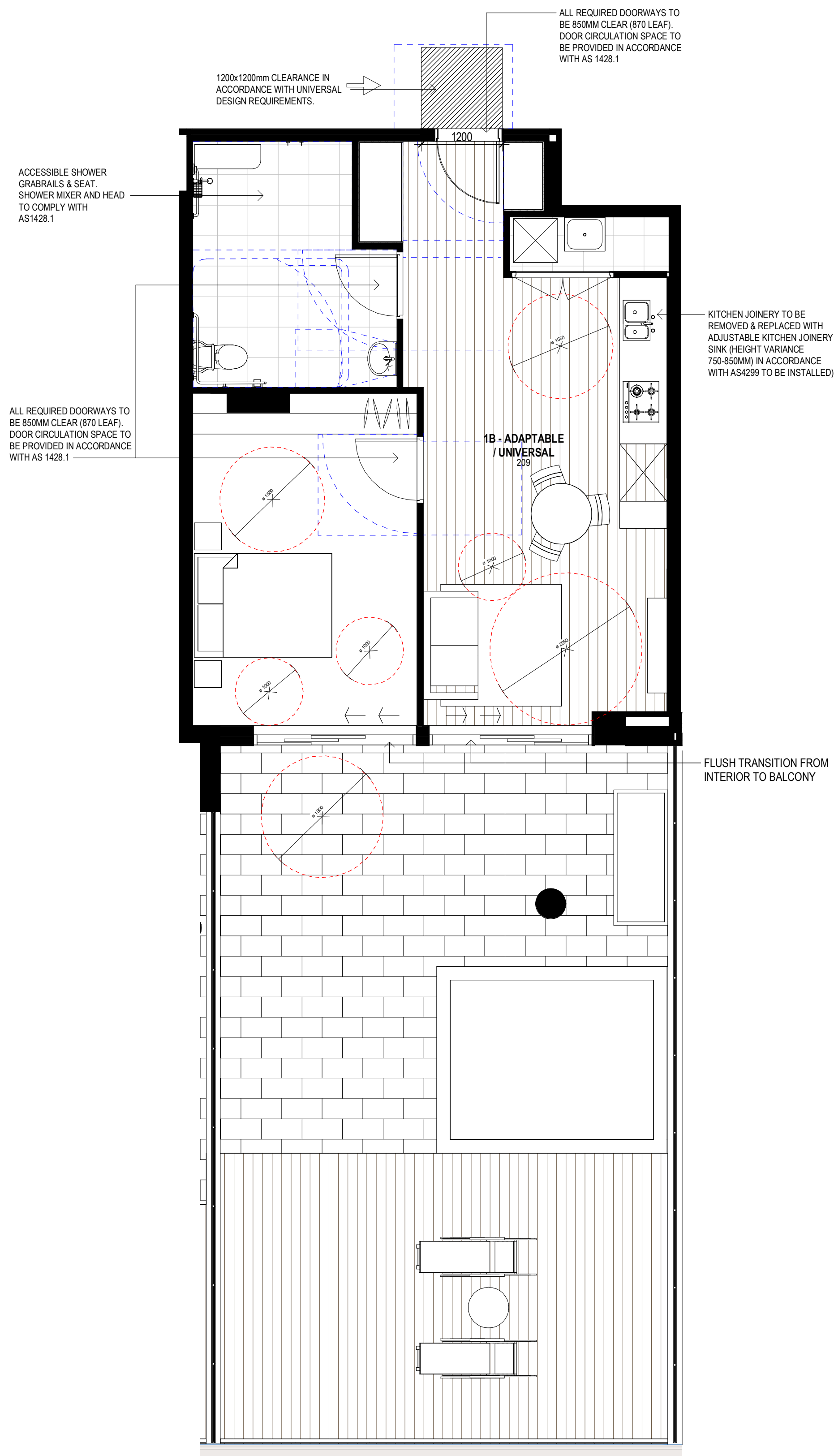
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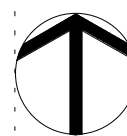
Amendments		Date
Issue	Description	
A	S4.55 SUBMISSION	28.08.20
B	S4.56 SUBMISSION (MOD 2)	07.05.21



② PREADAPTABLE & UNIVERSAL - 1B - UNIT 209  
1:50



① POST ADAPTABLE - 1B - UNIT 209  
1:50



## S4.56 SUBMISSION

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## BONDI JUNCTION RSL

Drawing Title

## ADAPTABLE + UNIVERSAL UNITS

Scale 1: 50

Drawing Created (date) 05/06/21

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

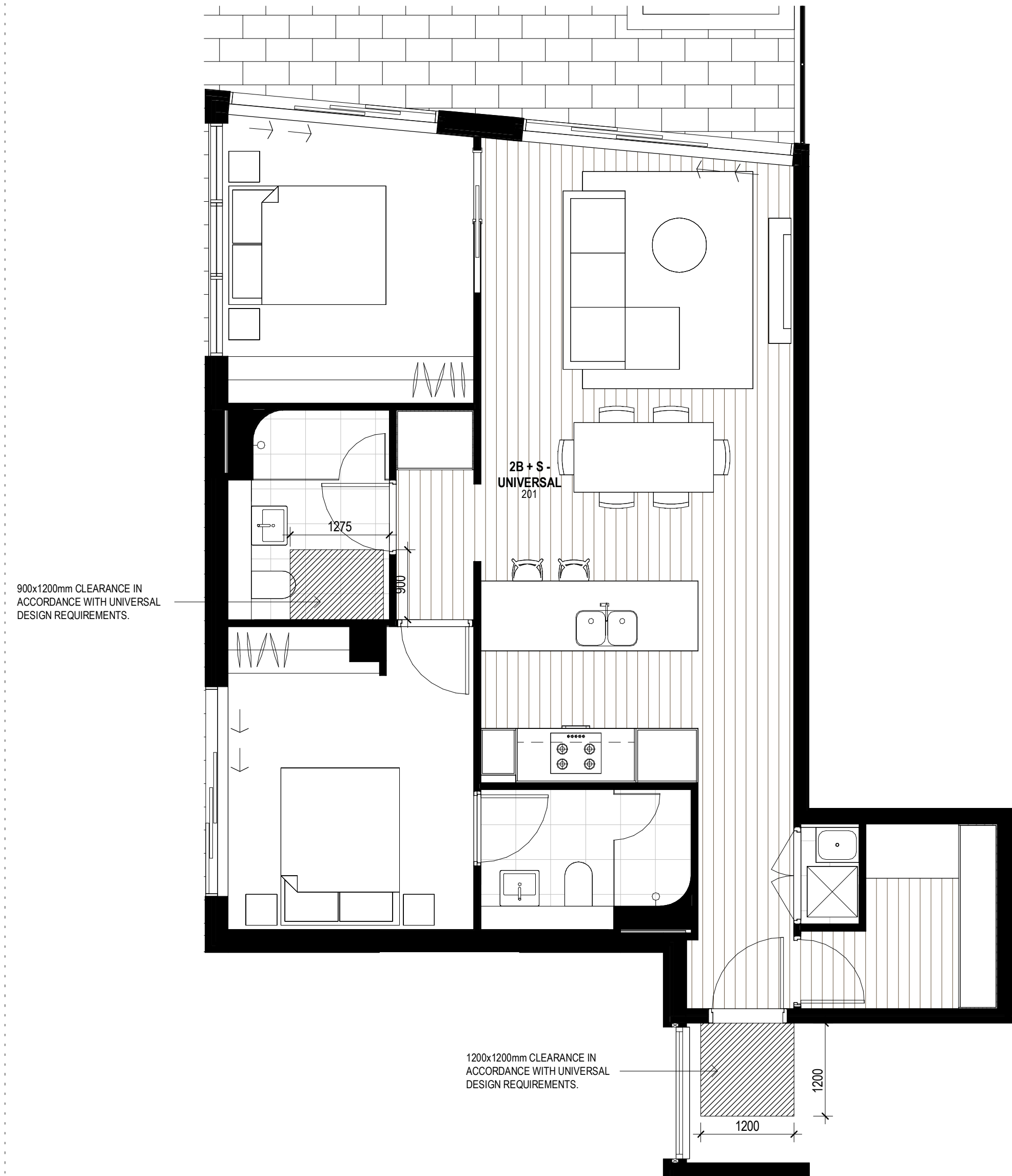
Approved Approver

Project No Drawing No Issue

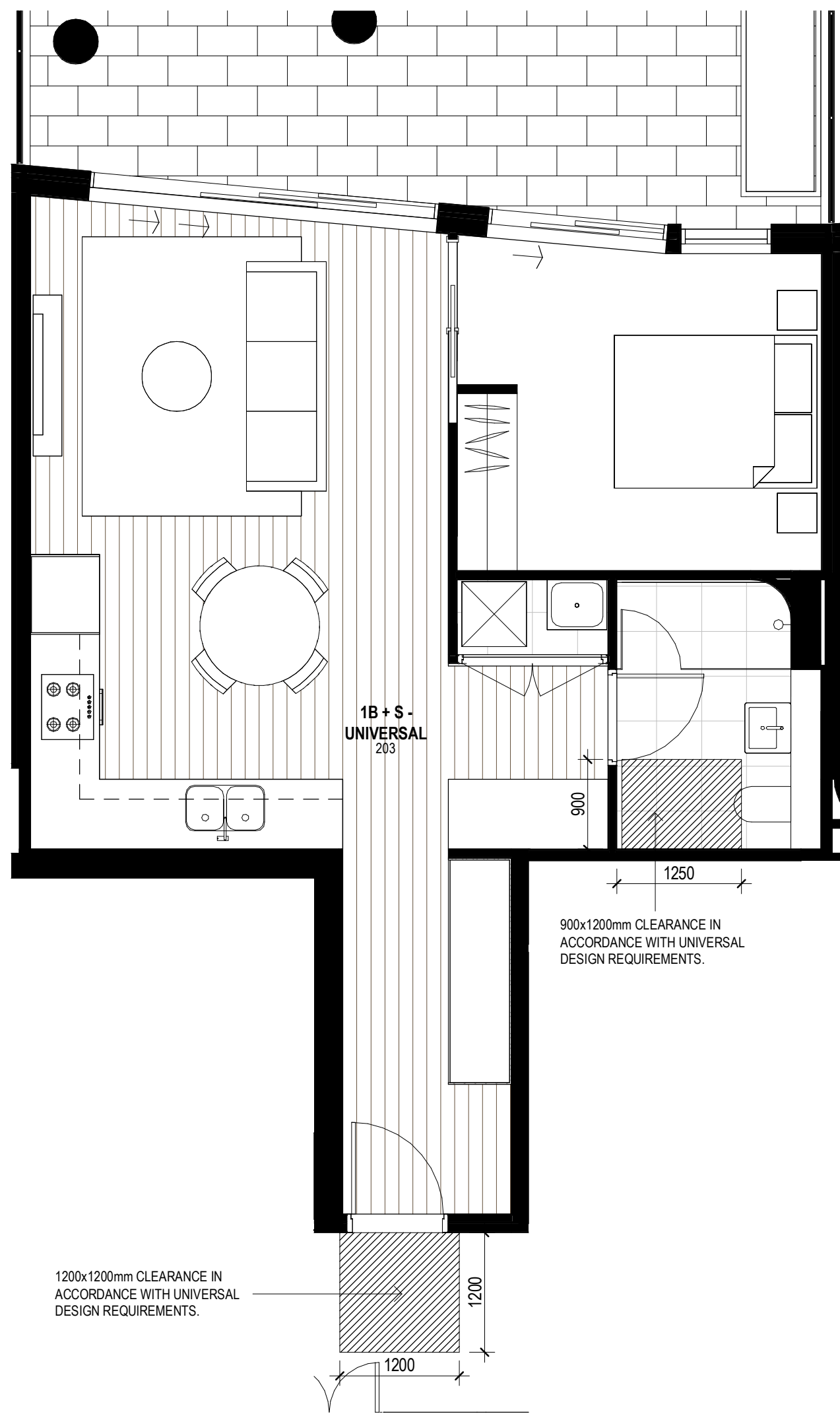
191010 DA 3212 B

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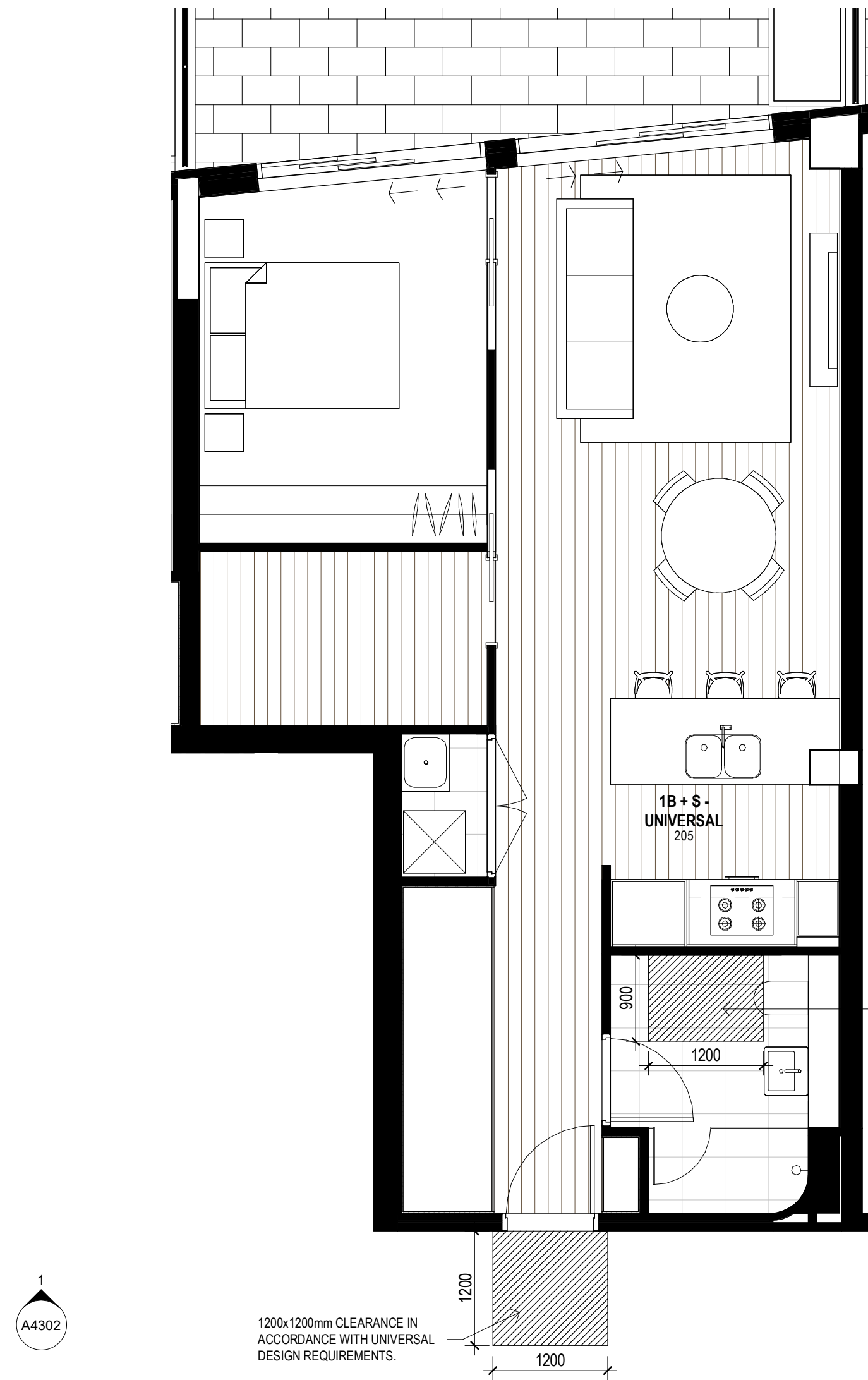




3 UNIVERSAL - UNIT 201  
1 : 50



4 UNIVERSAL - UNIT 203  
1 : 50



5 UNIVERSAL - UNIT 205  
1 : 50

## S4.56 SUBMISSION

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## BONDI JUNCTION RSL

Drawing Title

## UNIVERSAL UNIT LAYOUTS

Scale 1 : 50

Drawing Created (date) 10/20/17

Drawing Created (by) VB

Plotted and checked by VB/OM

Verified NT

Approved LMC/AE

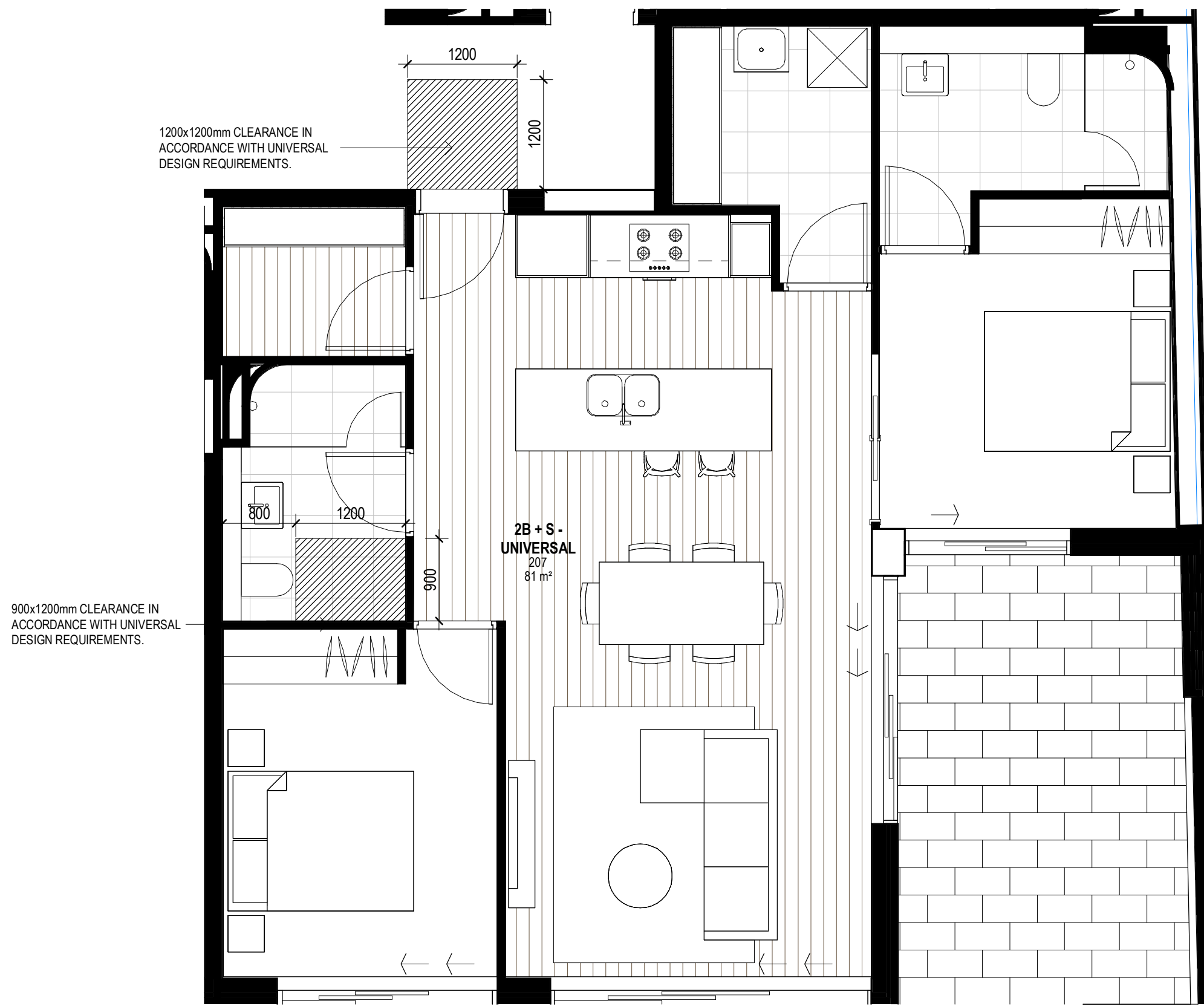
Project No Drawing No Issue

191010 DA 3220 B

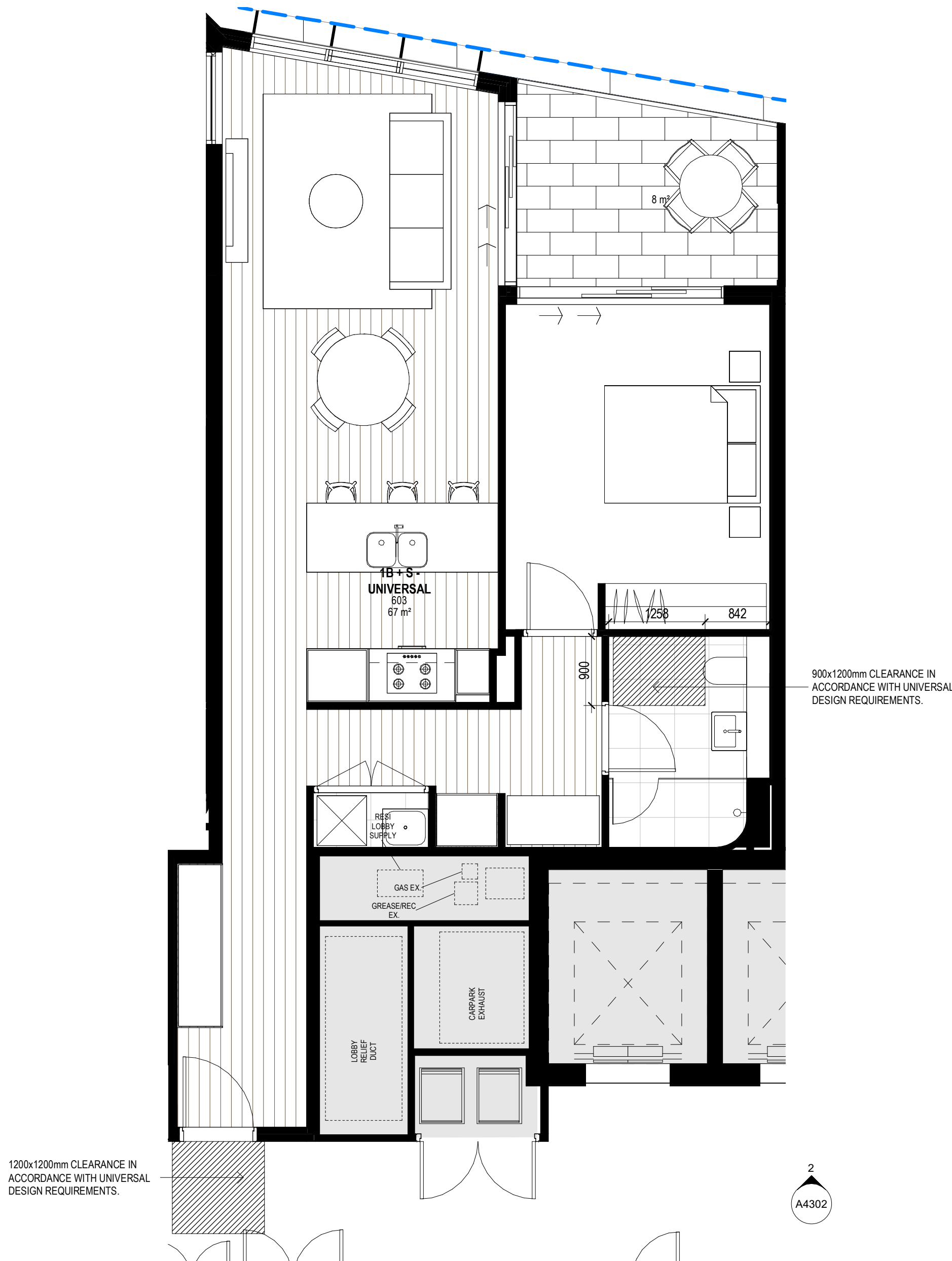
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2 UNIVERSAL - UNIT 207  
1:50



1 UNIVERSAL - UNITS 603/703/803  
1:50

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BONDI JUNCTION RSL

Drawing Title

UNIVERSAL UNIT  
LAYOUTS

Scale 1:50

Drawing Created (date) 07/13/20

Drawing Created (by) VB

Plotted and checked by VB/OM

Verified NT

Approved LMC/AE

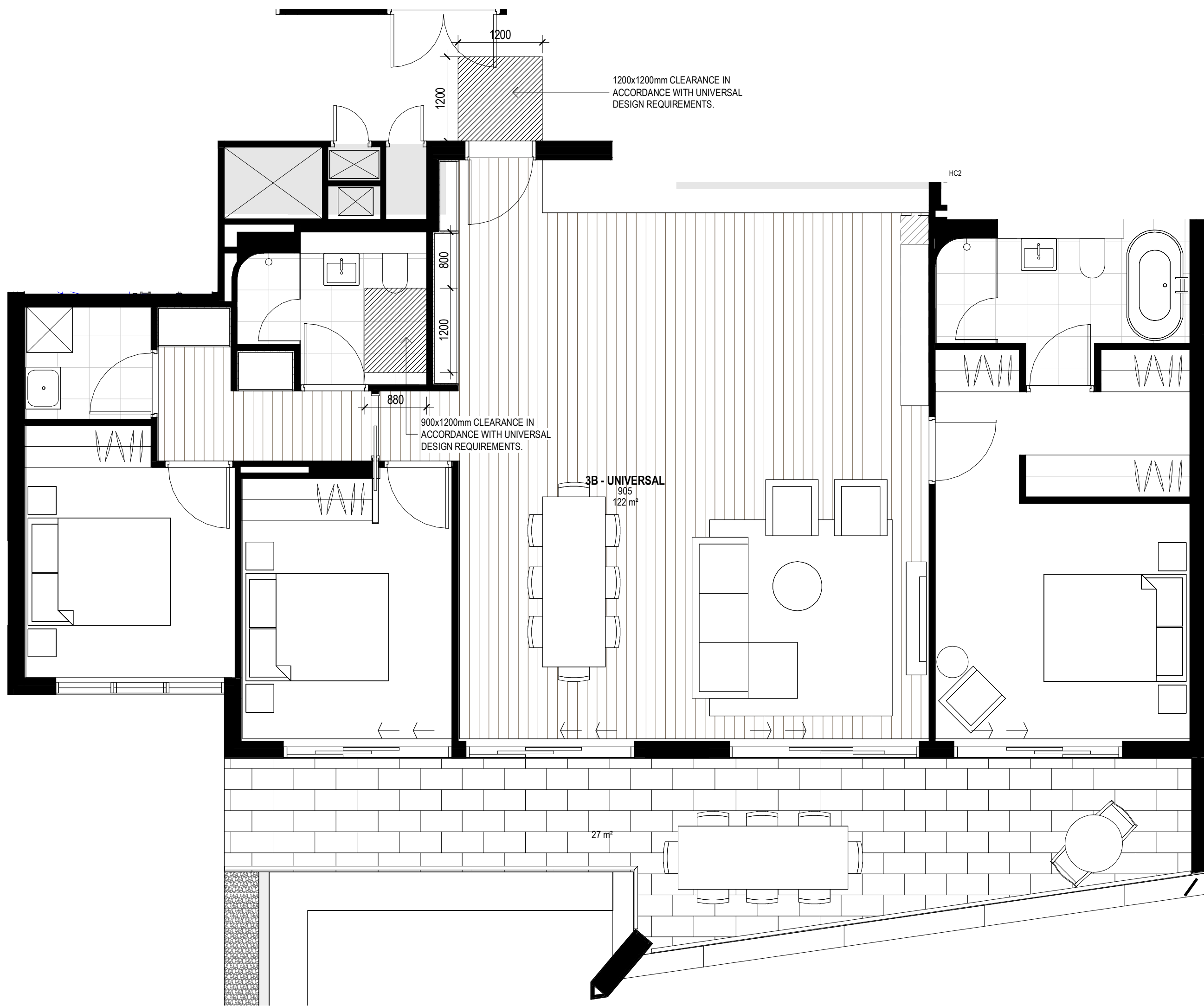
Project No Drawing No Issue

191010 DA 3221 B

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9/06/2021 14:50 PM





1

UNIVERSAL - UNIT 905

1 : 50

S4.56 SUBMISSION

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nom architect M. Sheldon 3990

Project Title

BONDI JUNCTION RSL

Drawing Title

UNIVERSAL UNIT

LAYOUTS

Scale

1 : 50

Drawing Created (date)

07/20/20

Drawing Created (by)

OM

Plotted and checked by

OM

Verified

NT

Approved

LMC/AE

Project No

Drawing No

Issue

191010

DA 3222

B

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