S4.56 SUBMISSION

CLUB BONDI JUNCTION RSL - GRAY STREET BONDI JUNCTION



LOCATION PLAN - NOT TO SCALE

	DRAWING LIST - S4.55 SUBMISSION	0	
Sheet Number	Sheet Name	Current Revision	Package
DA 0000		D	04 55
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	С	S4.55
DA 2010	GROUND LEVEL PLAN	С	S4.55
DA 2012	LEVEL 2 PLAN	С	S4.55
DA 2013	LEVEL 3-5 PLAN	С	S4.55
DA 2014	LEVEL 6 PLAN	С	S4.55
DA 2015	LEVEL 7 PLAN	C	S4.55
DA 2015A	LEVEL&PLAN	A	S4.55
DA 2016	LEVEL 9 PLAN	С	S4.55
DA 2050	BASIX NOTES	В	S4.55
DA 2200	COMPARISON PLAN B3	В	S4.55
DA 2201	COMPARISON PLAN B2	В	S4.55
DA 2202	COMPARISON PLAN B1	В	S4.55
DA 2203	COMPARISON PLAN GF	В	S4.55
DA 2205	COMPARISON PLAN L2	В	S4.55
DA 2206	COMPARISON PLAN L3-5	В	S4.55
DA 2207	COMPARISON PLAN LO	B	S4.55
DA 2208	COMPARISON PLAN L7	B A	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 3200	SOLAR COMPLIANCE	C	S4.55
DA 3207	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3210 DA 3211	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3211 DA 3212	ADAPTABLE + UNIVERSAL UNITS	B	S4.55
DA 3220	UNIVERSAL UNIT LAYOUTS	B	S4.55
DA 3221		B	S4.55
DA 3222	UNIVERSAL UNIT LAYOUTS	В	S4.55



0005166120 24 May 2021 Assessor Tracey Cools Accreditation No. HERA10033 Address 1-9 Gray Street , Bondi Junction, NSW, 2022

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Application No: DA-533/2017/1/E

Date Received: 29/07/2021

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Consultant	Traffic
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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	e)	08/16/17
Drawing Created (by)		AP/SW
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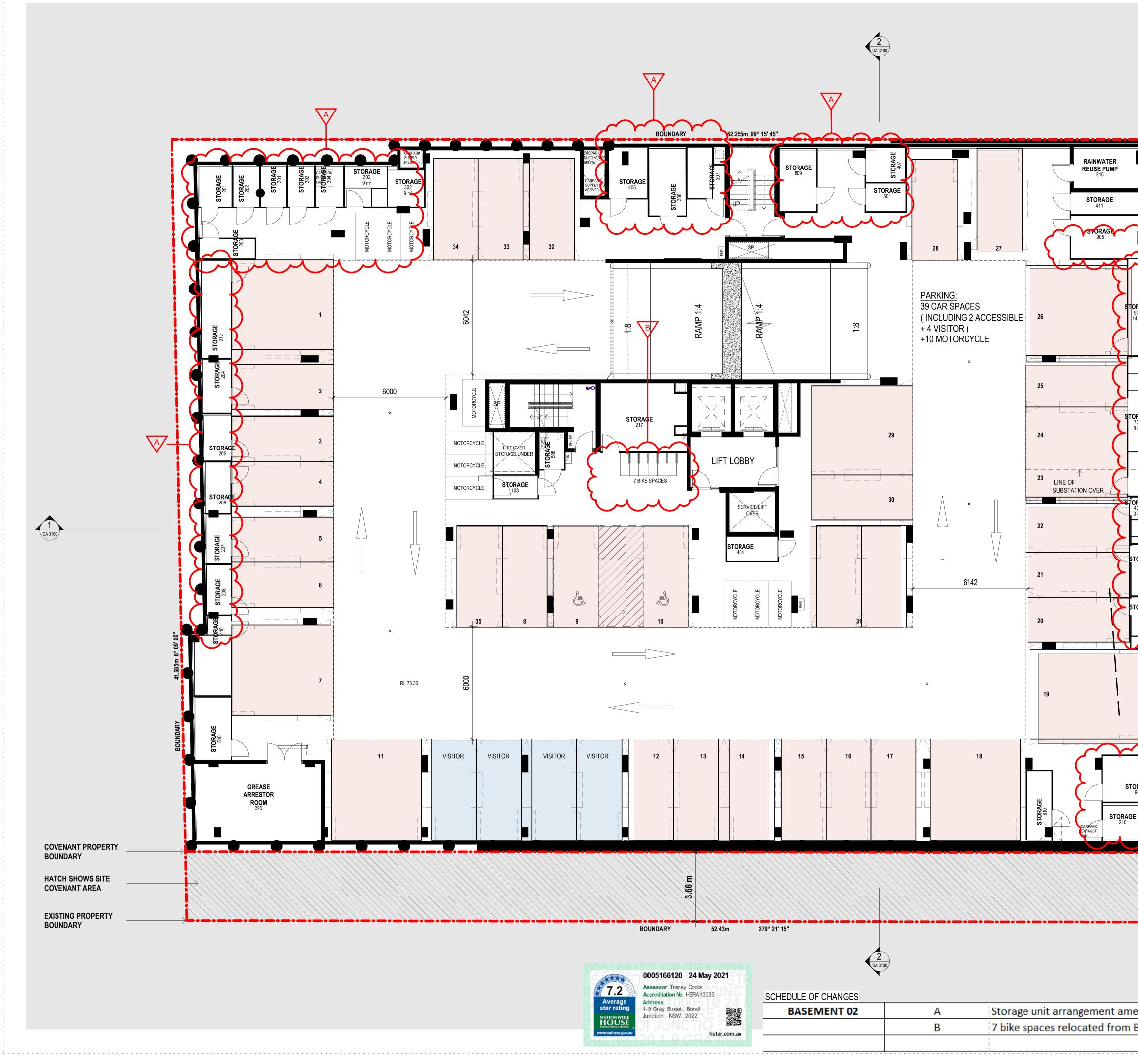
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SCHEDULE OF CHANGES

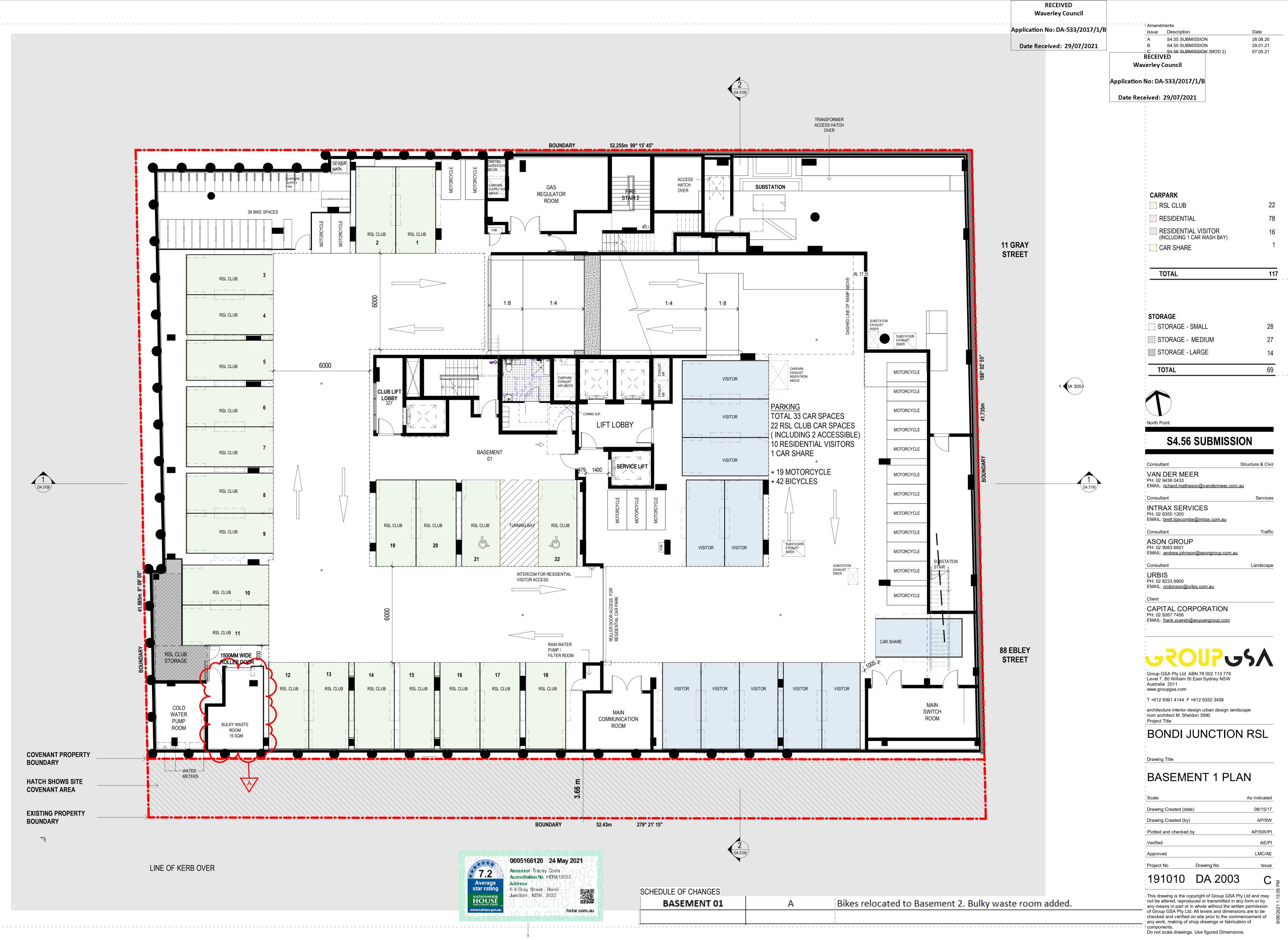
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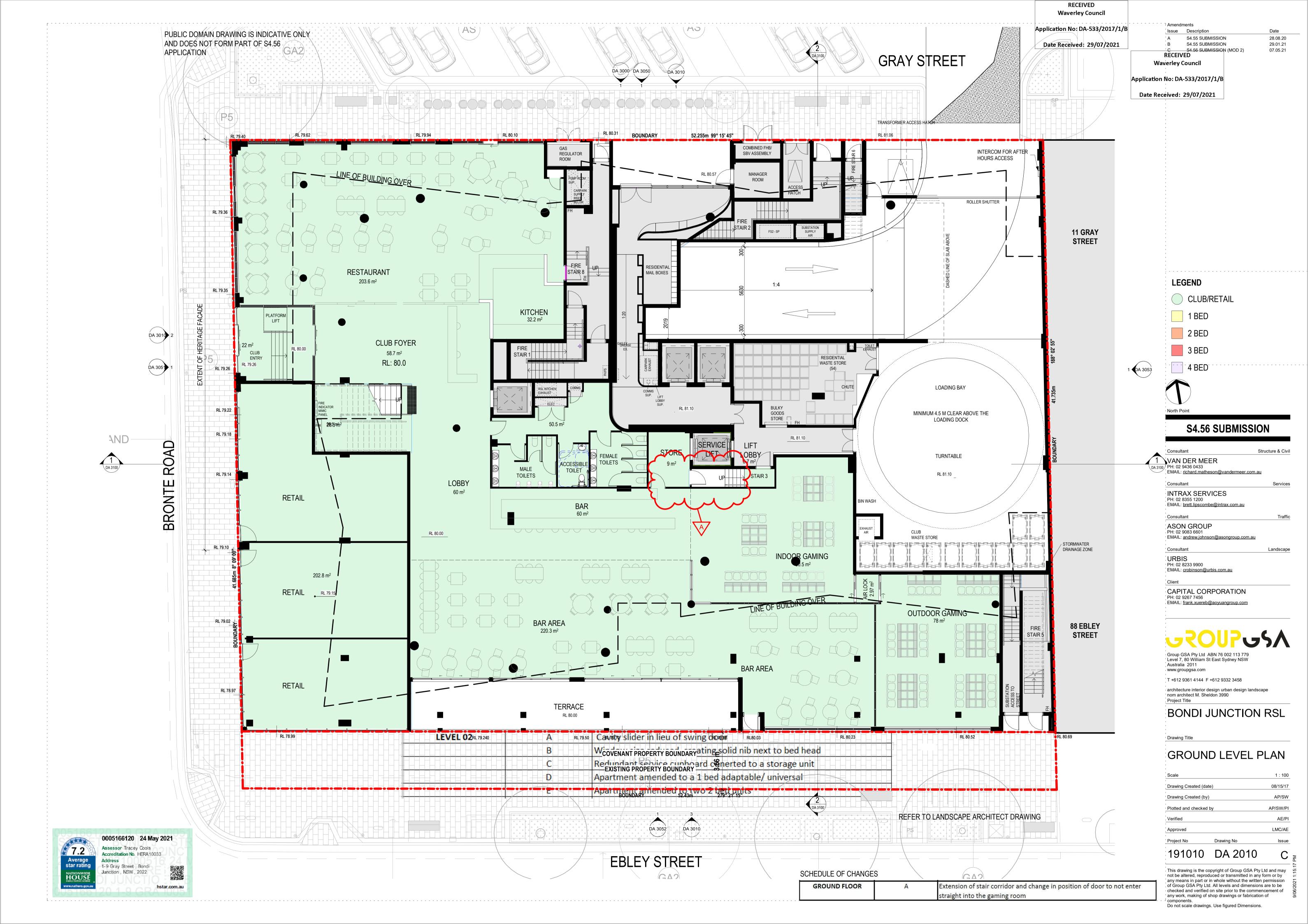


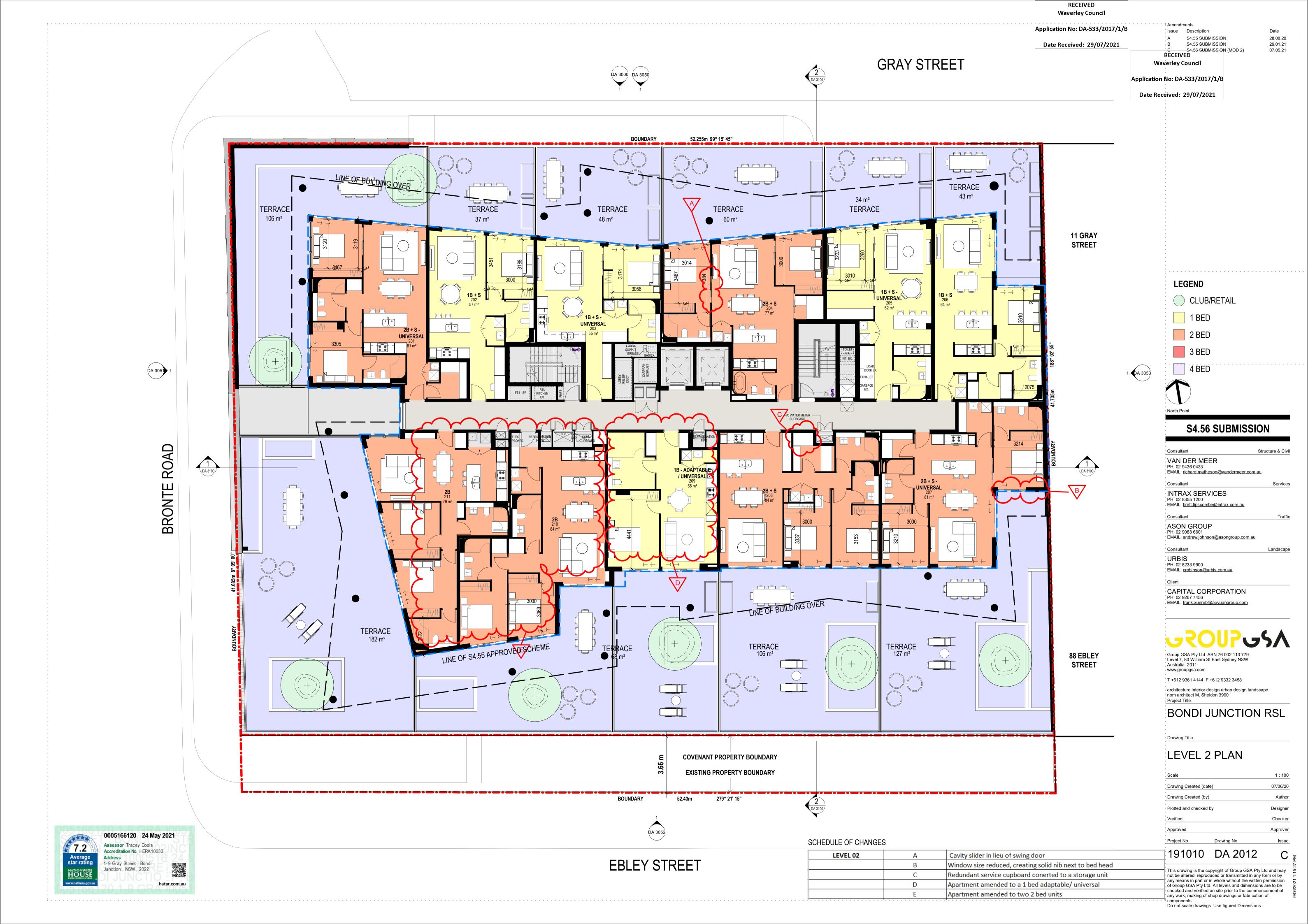
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om disable	r to disabled			PH: 02 9436 0433 EMAIL: richard.mathes Consultant INTRAX SERVI PH: 02 8355 1200 EMAIL: brett.lipscombe Consultant ASON GROUP PH: 02 9083 6601 EMAIL: andrew.johnson Consultant URBIS PH: 02 8233 9900 EMAIL: crobinson@urt Client CAPITAL CORI PH: 02 9267 7456 EMAIL: frank.xuereb@ Group GSA Pty Ltd AE Level 7, 80 William Str Australia 2011 www.groupgsa.com T +612 9361 4144 F + architecture interior des nom architect M. Sheld Project Title BASEEME Scale Drawing Created (date) Drawing Created (by) Plotted and checked by Verified Approved Project No 191010	on@vandermeer.com.au CES @intrax.com.au n@asongroup.com.au is.com.au PORATION aoyuangroup.com UPUU N76 002 113 779 East Sydney NSW 612 9332 3458 sign urban design landsca on 3990 UNCTION NT 3 PLA NT 3 PLA	Traffic Landscape Landscape RSL N As indicated 08/15/17 AP/SW/PI AP/SW/PI AP/SW/PI AE/PI LMC/AE Issue C



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	Date Recei	ved: 29/07/2021	A S4.55 SUBMISSION B S4.55 SUBMISSION	28.08.20 29.01.21
		,	C S4.56 SUBMISSION (MOD 2)	07.05.21
			Waverley Council	
			Application No: DA-533/2017/1/B	
			Date Received: 29/07/2021	
	,		Date Received: 29/07/2021 CARPARK RSL CLUB RESIDENTIAL RESIDENTIAL RESIDENTIAL VISITOR (INCLUDING 1 CAR WASH BAY) CAR SHARE TOTAL	2 7 1 1 2
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			TOTAL	69
41.735m				
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		DA 3100	PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.co</u> Consultant INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	<u>m.au</u> Services
			Consultant ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.</u> ;	Traffic
			Consultant	Landscape
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Į.			EMAIL: crobinson@urbis.com.au	
			Client CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
			Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com	, \$٨
			T +612 9361 4144 F +612 9332 3458 architecture interior design urban design la nom architect M. Sheldon 3990 Project Title	ndscape
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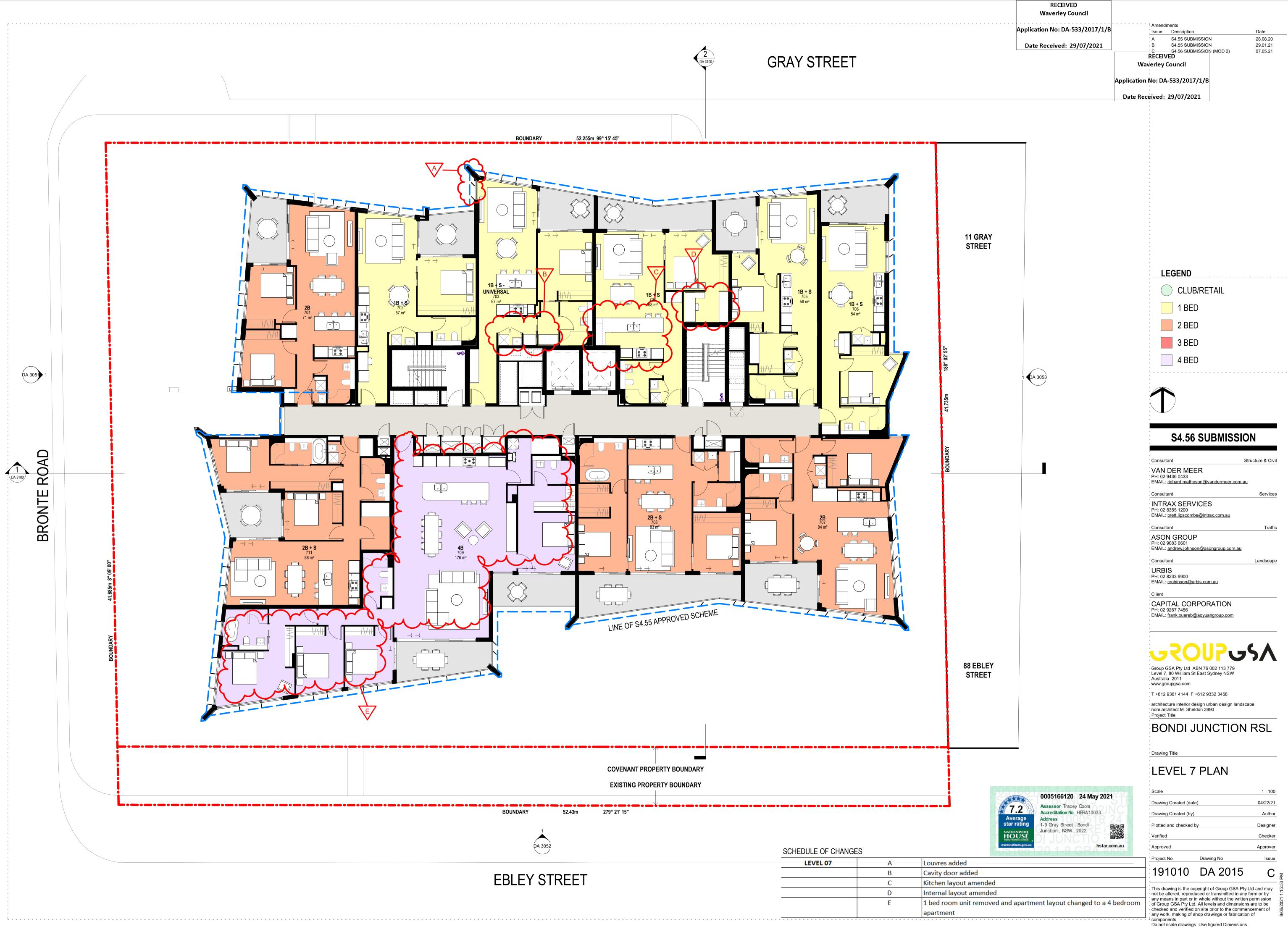






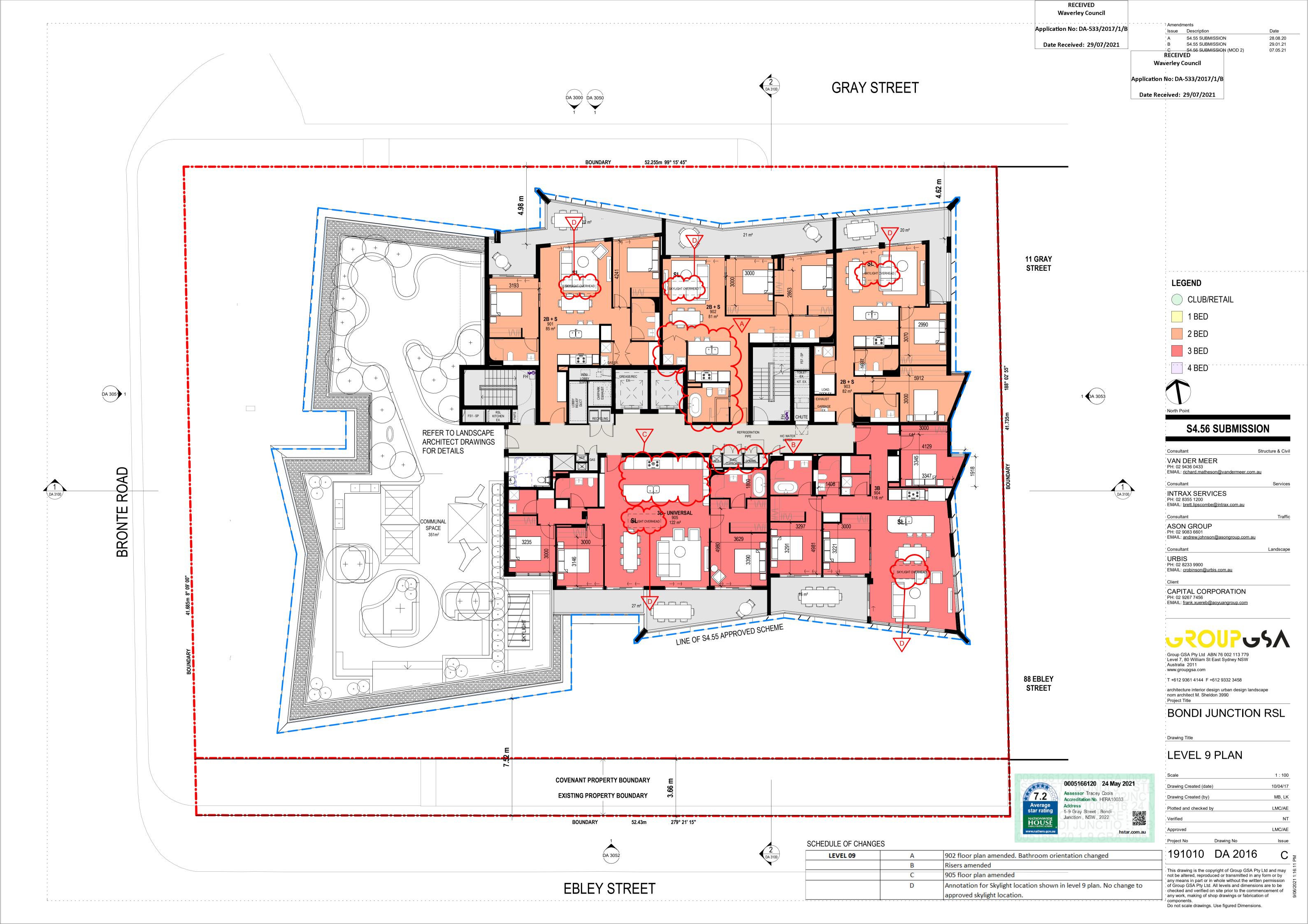








LEVEL 08	А	Louvres added
	В	806 bedroom
	С	1 bed room ur



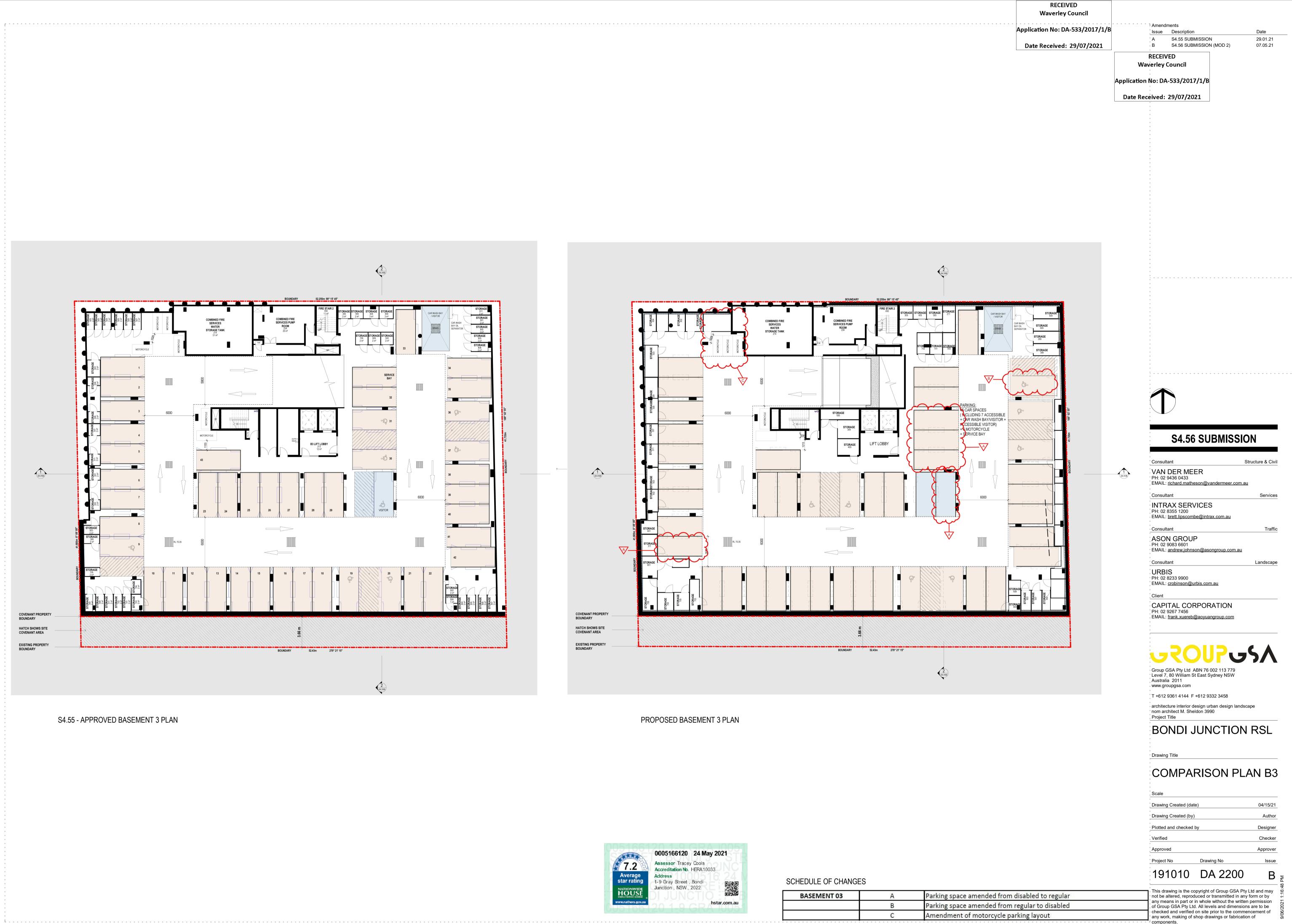
BASIX THERMAL COMFORT INCLUSIONS		BASIX ENERGY INCLUSIONS	
Glazing Doors/windows	U-Value: 3.40 (equal to or lower than) SHGC: 0.33 (±10%)	Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
	Aluminium frame double glazing tint to all remaining units U-Value: 3.40 (equal to or lower than) SHGC: 0.40 (±10%) values are AFRC, total window system values (glass and frame)	Lift motors	All lifts to have gearless traction with VVVF motor
		Appliances & other efficiency measures	Gas cooktop & electric oven
Roof	Concrete roof no insulation Medium colour (0.475 < SA < 0.7)	within units	Dishwashers: 3.5 star Clothes dryer: 2.0 star
Ceiling	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	Heating & cooling within units	All units to have individual, single phase, reverse cycle air conditioning to living area least 1 bedroom. A minimum efficiency of 2.5 stars is required for cooling; and A min efficiency of 2.5 stars is required for heating.
	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.	Artificial lighting within units	At least 80% of all light fittings with-in each room are to have fluorescent or LED glob Dedicated LED/florescent Light fittings
External wall	Fibre Cement Cladding wall with a minimum R1.5 insulation (insulation only value) Default colour modelled	Ventilation within units	Bathroom – Individual fan, ducted to roof or façade – manual on / manual off switch l 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 o
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.	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
Walls with-in dwellings	Plasterboard on studs – no insulation		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
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.	Artificial lighting to common areas	Car park area – Fluorescent lights with zoned switching and motion sensors Lifts – L
Floor coverings	Default floor coverings modelled		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 s Bicycle park & E.O.T Facility room – light emitting diodes (LEDs) with manual on / m switch Ground floor, Lift lobbies and Hallways – light emitting diodes (LEDs) with zoned swi motion sensors
		Alternative energy	9.5 kWp PV system

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

				RECEIVED Waverley Council	
				Application No: DA-533/2017/1/I	
				Date Received: 29/07/2021	A S4.56 SUBMISSION 21.04.21 B S4.56 SUBMISSION (MOD 2) 07.05.21
					RECEIVED Waverley Council
					Application No: DA-533/2017/1/B
BASIX THERMAL COMFORT INCLUSIONS		BASIX ENERGY INCLUSIONS			Date Received: 29/07/2021
Glazing Doors/windows	U-Value: 3.40 (equal to or lower than) SHGC: 0.33 (±10%) Aluminium frame double glazing tint to all remaining units		Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers		
	U-Value: 3.40 (equal to or lower than) SHGC: 0.40 (±10%) values are AFRC, total window system values (glass and frame)	Lift motors	All lifts to have gearless traction with VVVF motor		
Roof	Concrete roof no insulation Medium colour (0.475 < SA < 0.7)	Appliances & other efficiency measures within units	Gas cooktop & electric oven Dishwashers: 3.5 star Clothes dryer: 2.0 star		
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.	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.		
	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.	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		
External wall	Fibre Cement Cladding wall with a minimum R1.5 insulation (insulation only value) Default colour modelled	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		
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.	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		
Walls with-in dwellings	Plasterboard on studs – no insulation		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		
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.	Artificial lighting to common areas	Car park area – Fluorescent lights with zoned switching and motion sensors Lifts – LED lights connected to lift call button		
Floor coverings	Default floor coverings modelled		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		S4.56 SUBMISSION
			Ground floor, Lift lobbies and Hallways – light emitting diodes (LEDs) with zoned switching and motion sensors		Consultant Structure & Civil
		Alternative energy	9.5 kWp PV system		PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.com.au</u> Consultant Services
					INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u> Consultant Traffic
					ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.au</u> Consultant Landscape
					URBIS PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>
BASIX WATER INCLUSIONS					CAPITAL CORPORATION
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				EMAIL: <u>frank.xuereb@aoyuangroup.com</u>
Appliances within units	Dishwashers: 4.0 star				Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW
Central rainwater storage	No BASIX requirements				Australia 2011 www.groupgsa.com T +612 9361 4144 F +612 9332 3458 architecture interior design urban design landscape
Fire sprinkler test water	No BASIX restriction				BONDI JUNCTION RSL
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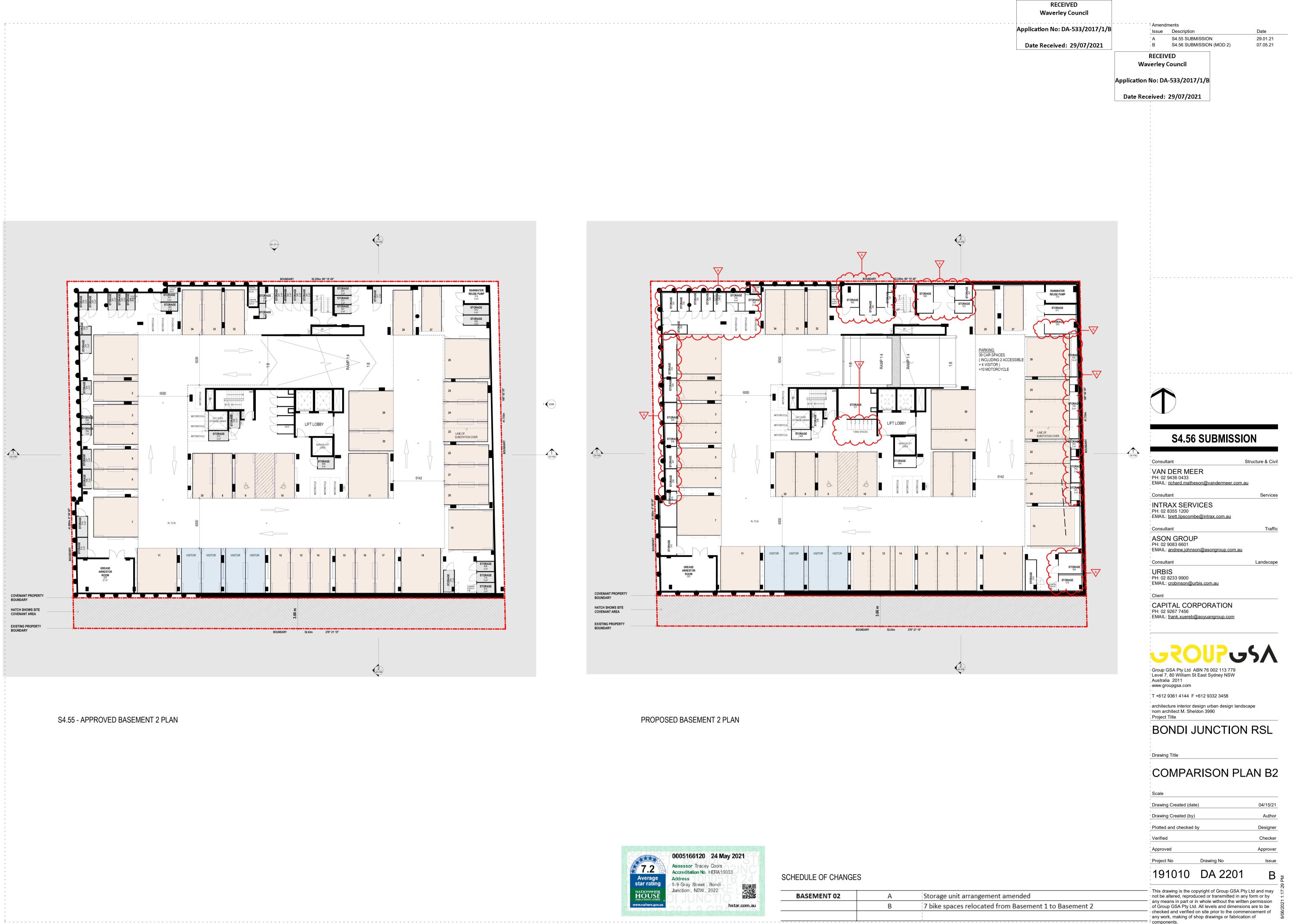
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Parking space
Parking space
Amendment o

components. Do not scale drawings. Use figured Dimensions.







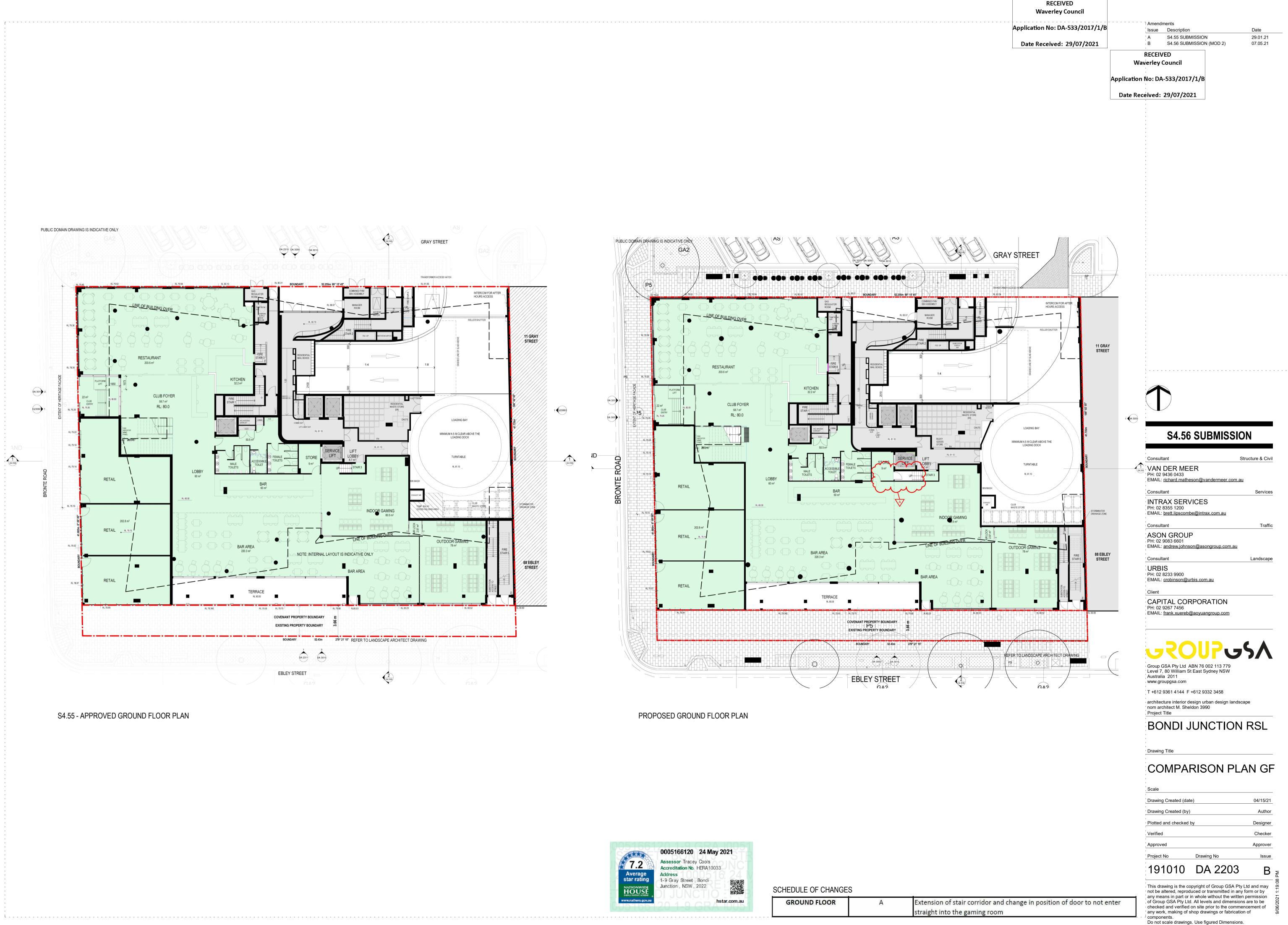
BASEMENT 02	А	Storage unit ar
	В	7 bike spaces r
		8
	• • • • • • • • • • • • • • • • • • •	







BASEMENT 01	A	Bikes relocate







GROUND FLOOR	А	Extension of stail
		straight into the

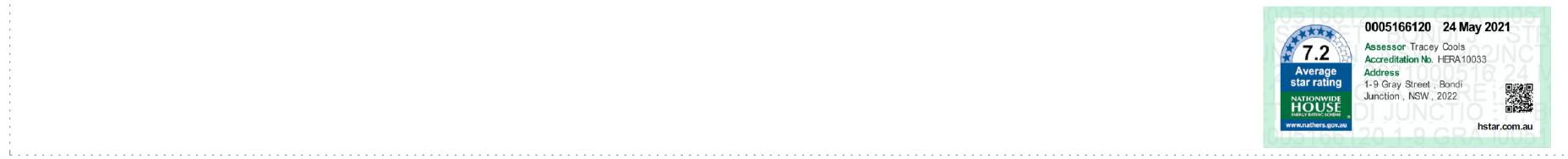


S4.55 - APPROVED LEVEL 2 PLAN



EBLEY STREET

PROPOSED LEVEL 2 PLAN



SCHEDULE OF CHANGES

LEVEL 02	Α	Cavity slider in lieu of swing door
	В	Window size reduced, creating solid nib next to bed head
	С	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

RECEIVED Waverley Council			
 Application No: DA-533/2017/1/B	⁻	ndments Description	Date
	. A	S4.55 SUBMISSION	29.01.21
Date Received: 29/07/2021	B	S4.56 SUBMISSION (MOD 2)	07.05.21
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	Waverley	y Council	
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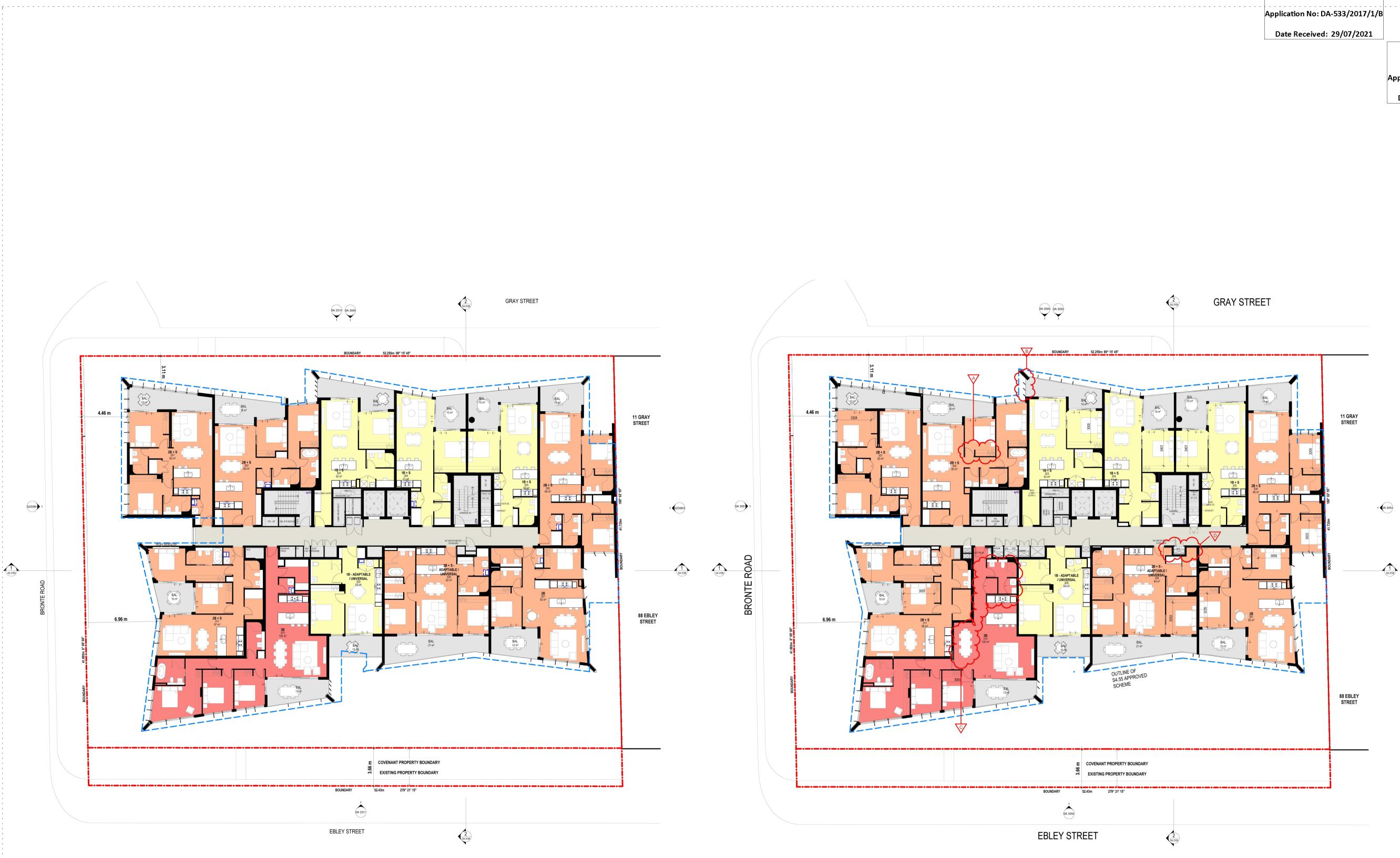
Consultant	Structure & Civi
VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.cor</u>	n.au
Consultant	Services
INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
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Consultant	Landscape
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Client	
CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: frank.xuereb@aoyuangroup.com	
	, \$A
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T +612 9361 4144 F +612 9332 3458	
architecture interior design urban design lan nom architect M. Sheldon 3990 Project Title	ndscape
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Drawing Title

COMPARISON PLAN L2

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Plotted and checked	by	Designer
Verified		Checker
Approved		Approver
Project No	Drawing No	Issue
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PROPOSED LEVEL 3-5 PLAN



SCHEDULE OF CHANGES

LEVEL 03-05	А	Bedroom door and robe amended
	В	Louvres added
	С	Storage added in lieu of services
	D	Apartment internal layout amended

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Application No: DA-533/2017/1/B	Amendments
Date Received: 29/07/2021	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



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Consultant	Structure & Civ
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Consultant	Service
INTRAX SERVICES PH: 02 8355 1200 EMAIL: brett.lipscombe@intrax.com.au	
Consultant	Traffi
ASON GROUP PH: 02 9083 6601	
EMAIL: andrew.johnson@asongroup.com.au	1
Consultant	Landscape
URBIS PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>	
Client	
CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
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Australia 2011 www.groupgsa.com	
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architecture interior design urban design land nom architect M. Sheldon 3990 Project Title	dscape

BONDI JUNCTION RSL

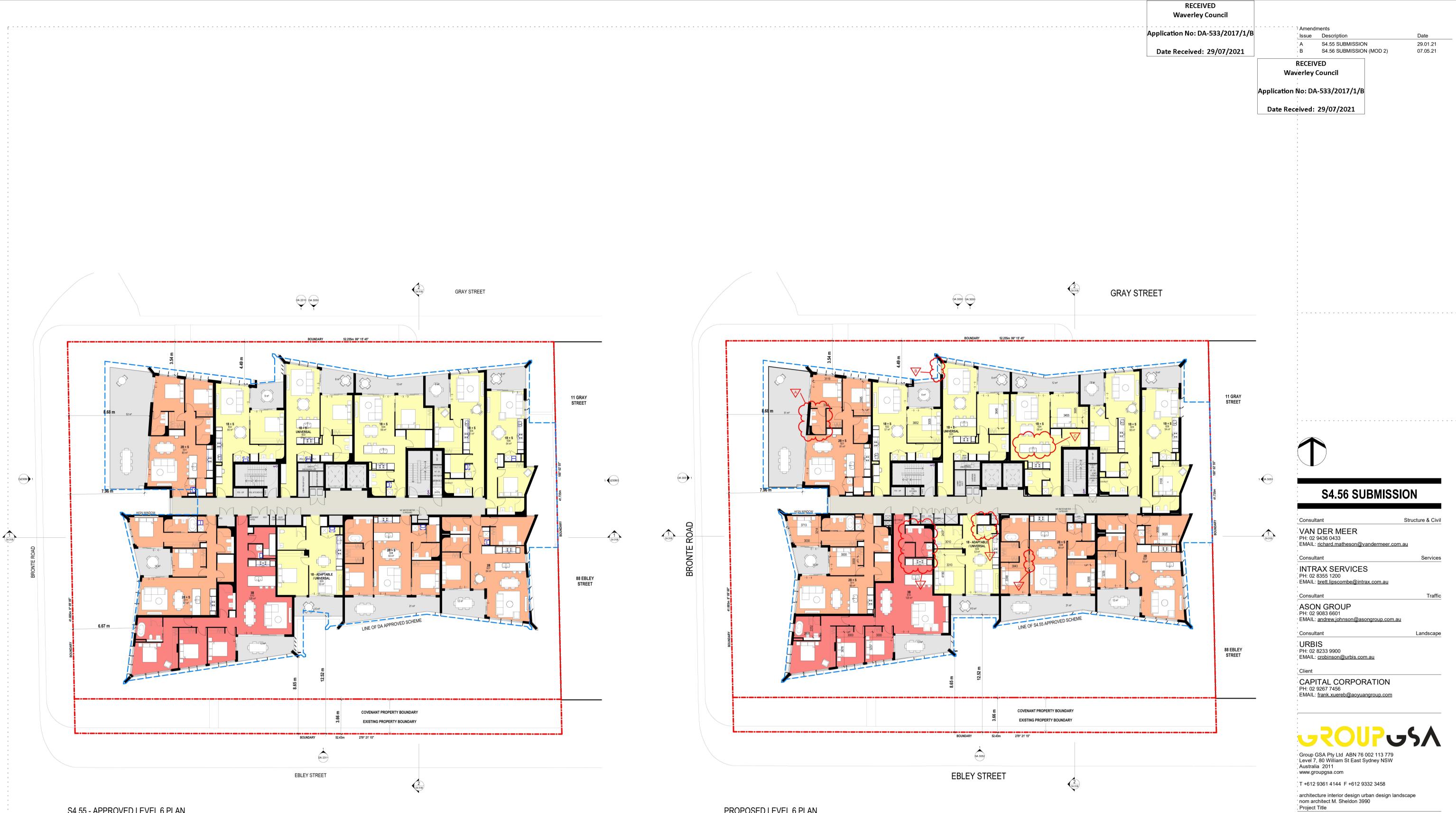
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COMPARISON PLAN L3-5

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Approved		Approver
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S4.55 - APPROVED LEVEL 3-5 PLAN



S4.55 - APPROVED LEVEL 6 PLAN

PROPOSED LEVEL 6 PLAN

SCHEDULE OF CHANGES

		· · · · · · · · · · · · · · · · · · ·
LEVEL 06	Α	Bathroom orientation change
	В	Louvres added
	С	Kitchen bench mirrored
	D	Bedroom door location moved
	E	Apartment internal layout modification
	F	Apartment internal layout modification

Consultant	Structure & Civil
VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.com</u>	<u>1.au</u>
Consultant	Services
INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.at</u>	<u>1</u>
Consultant	Landscape
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Client	
CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
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Drawing Title

COMPARISON PLAN L6

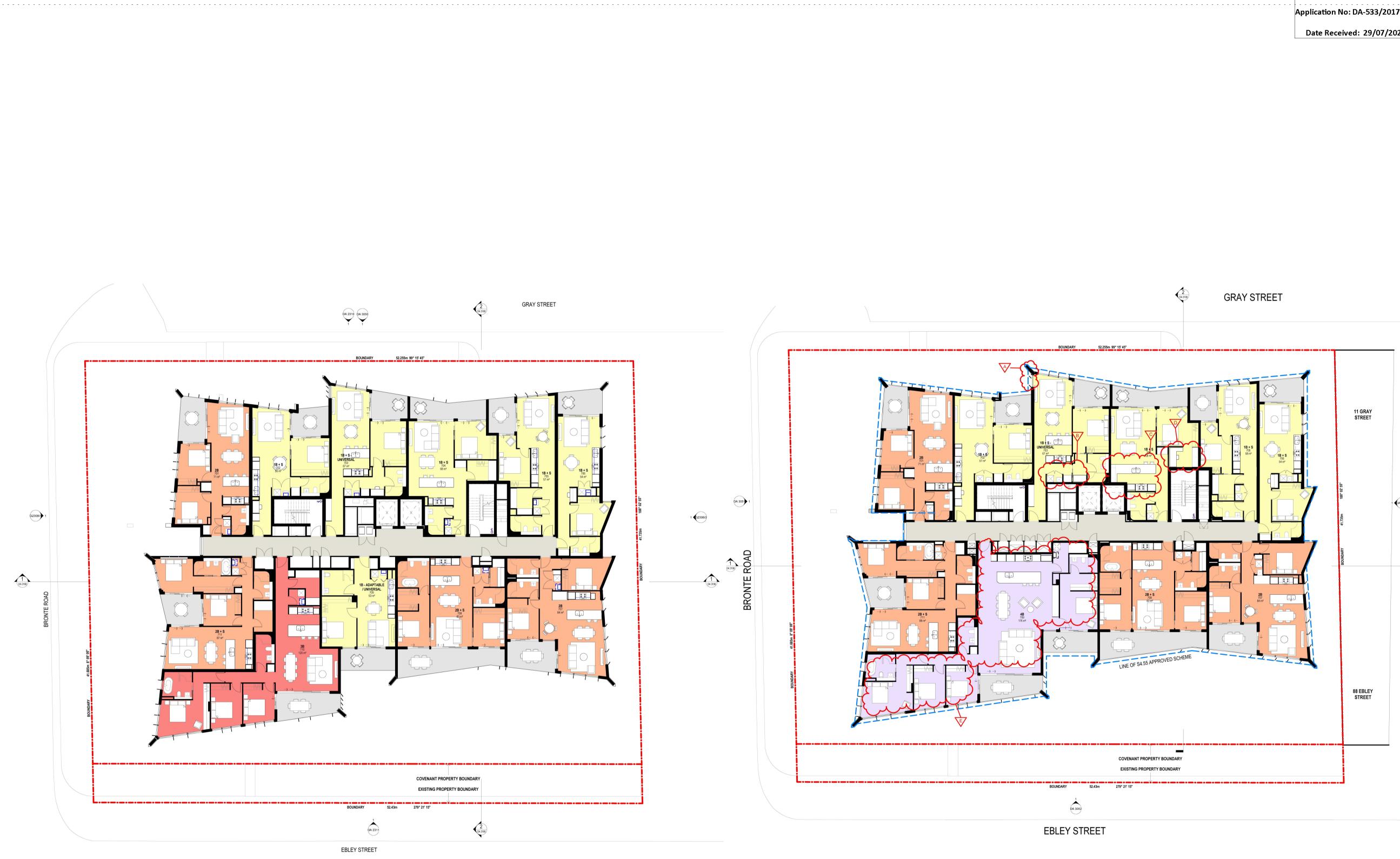
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Project No	Drawing No	Issue	
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Verified		Checker	
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Drawing Created (dat	e)	04/15/21	
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LEVEL 08	A	Louvres adde
	В	806 bedroom
	С	1 bed room u



S4.55 - APPROVED LEVEL 7 PLAN

PROPOSED LEVEL 7 PLAN



SCHEDULE OF CHANGES

7 2 Assessor Tracey Cools	LEVEL 07	Α	Louvres added
Accreditation No. HERA10033		В	Cavity door added
star rating 1-9 Gray Street , Bondi		С	Kitchen layout ame
NATIONWIDE HOUSE INTROVIRTING SCHIME		D	Internal layout am
www.nathers.gov.au hstar.com.au		E	1 bed room unit re
0001001201-3 OKA 1000	l		apartment
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RECEIVED Waverley Council		
	Amendments	
Application No: DA-533/2017/1/B	Issue Description	Date
Date Received: 29/07/2021	A S4.55 SUBMISSION B S4.56 SUBMISSION (MOD 2)	29.01.21 07.05.21
	RECEIVED	
	Waverley Council	
	Application No: DA-533/2017/1/B	
	Date Received: 29/07/2021	



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Consultant	Structure & Civil
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Consultant	Services
INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
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Client	
CAPITAL CORPORATION PH: 02 9267 7456	



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EMAIL: <u>frank.xuereb@aoyuangroup.com</u>

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

BONDI JUNCTION RSL

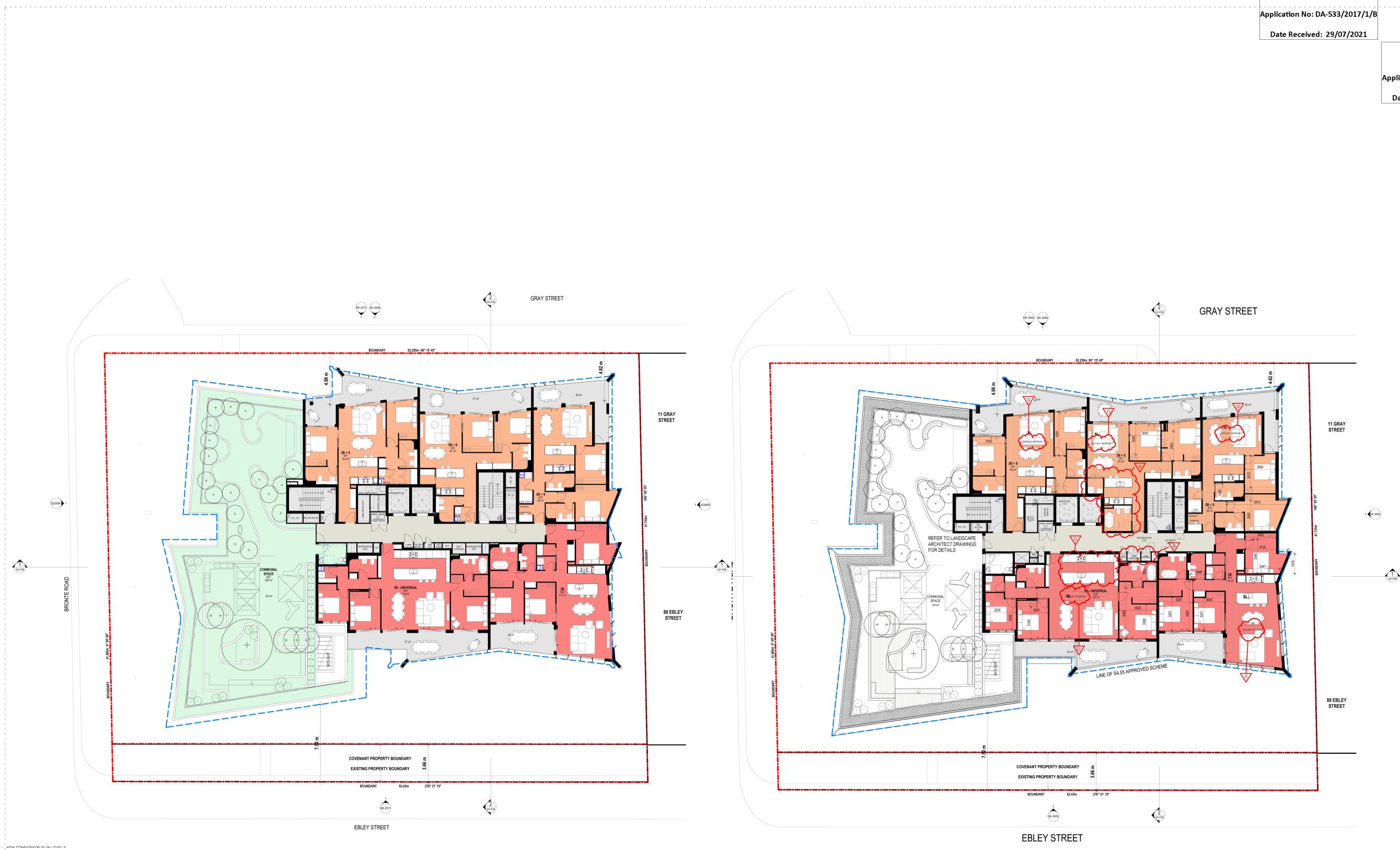
Drawing Title

COMPARISON PLAN L7

Scale 04/15/21 Drawing Created (date) Drawing Created (by) Author Plotted and checked by Designer Checker Verified Approved Approver Project No Drawing No Issue 191010 DA 2208 B₂

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ded amended amended nit removed and apartment layout changed to a 4 bedroom



S4.55 - APPROVED LEVEL 9 PLAN

PROPOSED LEVEL 9 PLAN

LEVEL 09	Α	902 floor plan ame
	В	Risers amended
	С	905 floor plan am
	D	Annotation for Sky
		approved skylight
· · · · · · · · · · · · · · · · · · ·		

RECEIVED Waverley Council			
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	Waverley Council		
	Application No: DA-533/201	L 7/1/ B	
	Date Received: 29/07/2	021	
	1		

amended. Bathroom orientation changed

amended

r Skylight location shown in level 9 plan. No change to ight location.



S4.56 SUBMISSION

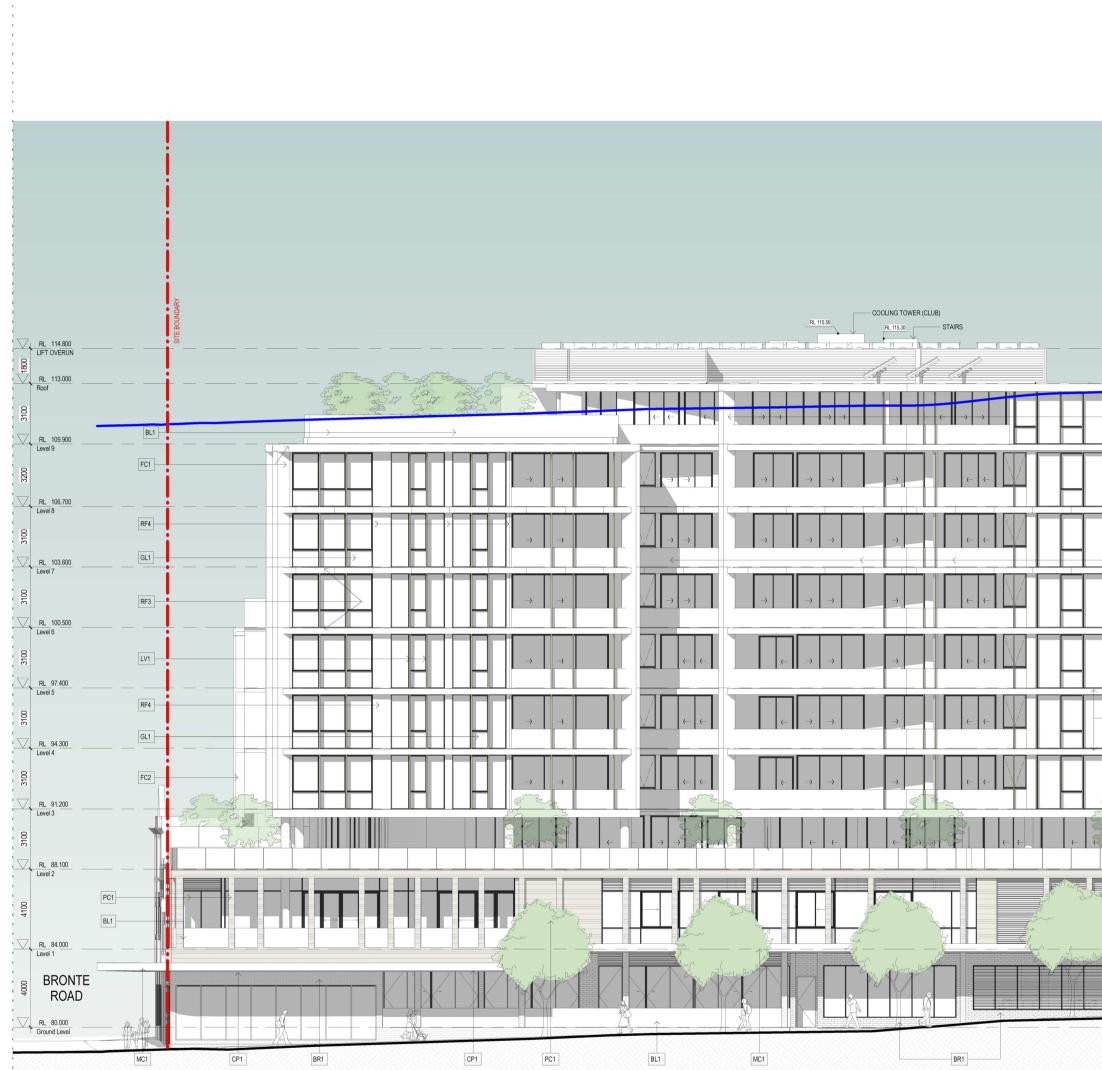
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Consultant	Structure & Civil
VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.com</u>	<u>.au</u>
Consultant	Services
INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.au</u>	
Consultant	Landscape
URBIS PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>	
Client	
CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011	, \$ \
www.groupgsa.com	
, T +612 9361 4144 F +612 9332 3458 architecture interior design urban design lanc nom architect M. Sheldon 3990 , Project Title	lscape
BONDI JUNCTIO	N RSL

Drawing Title

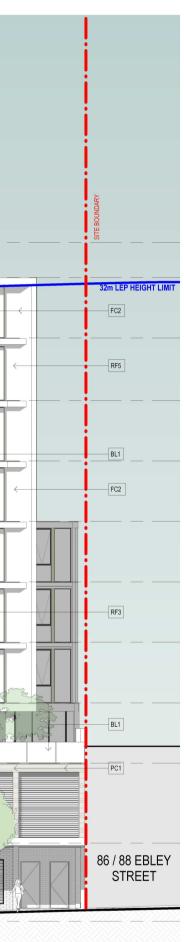
COMPARISON PLAN L9

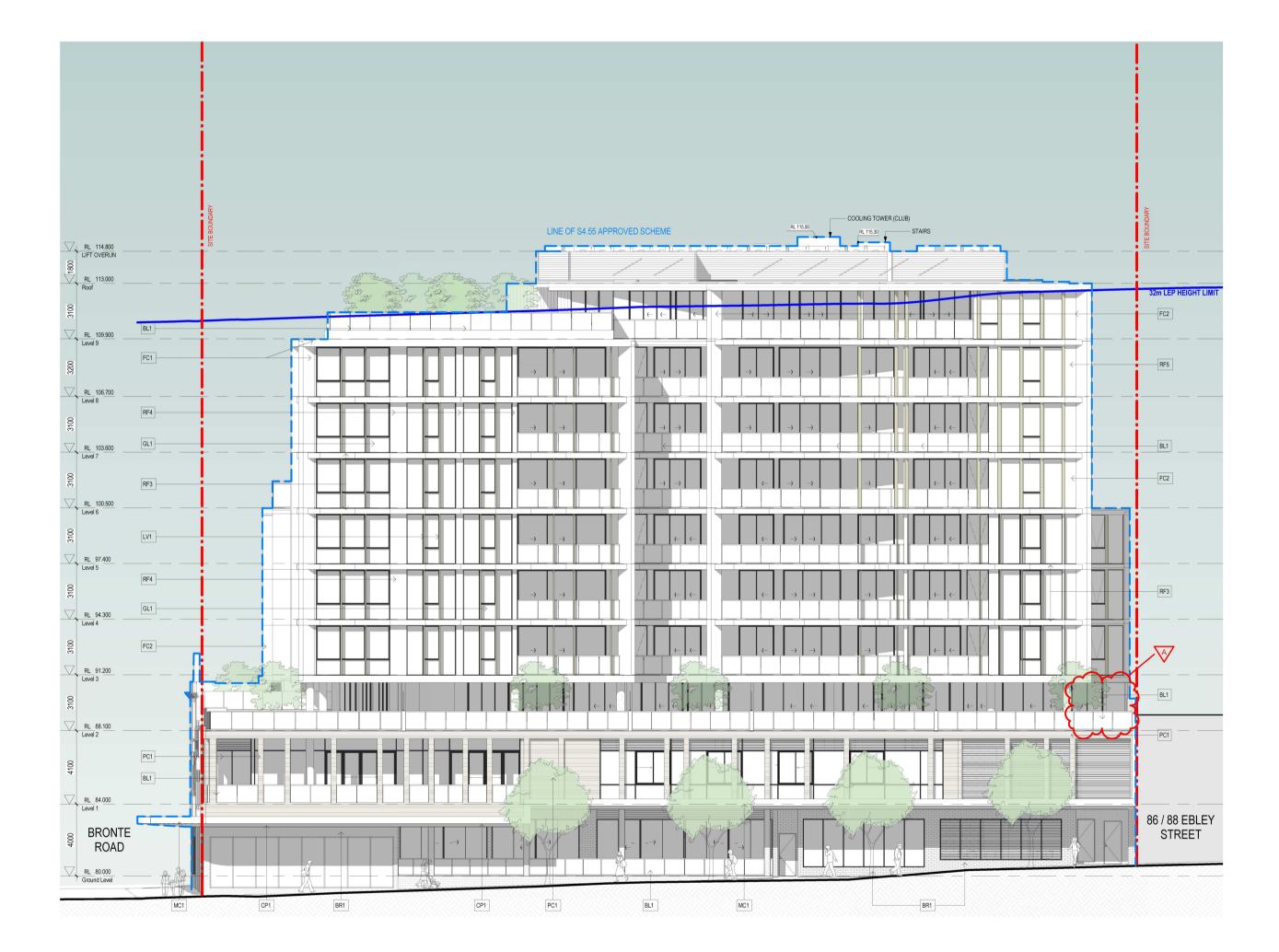
)	04/15/21
	Author
y	Designer
	Checker
	Approver
Drawing No	Issue
DA 2209	В
	y Drawing No

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S4.55 - APPROVED SOUTHERN ELEVATION

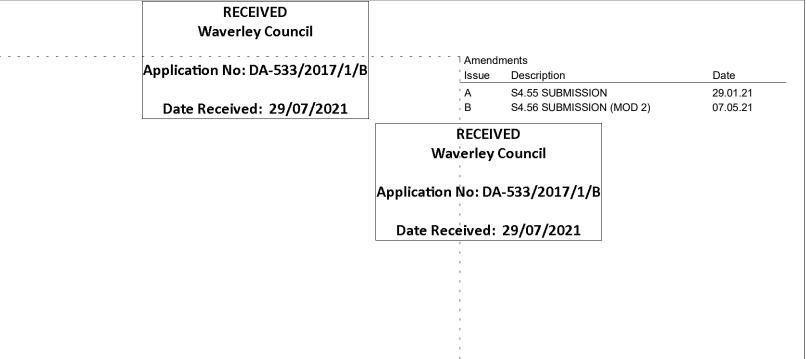




PROPOSED SOUTHERN ELEVATION

SCHEDULE OF CHANGES

SOUTH ELEVATION A



SCHEDULE OF CHANGES



S4.56 SUBMISSION

Consultant	Structure & Civil
VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.com</u> .	au
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INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
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Consultant	Landscape
URBIS PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>	
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CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
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Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011 www.groupgsa.com	
T +612 9361 4144 F +612 9332 3458	
architecture interior design urban design land nom architect M. Sheldon 3990 Project Title	scape

BONDI JUNCTION RSL

Drawing Title

COMPARISON ELEVATION SOUTH

Scale Drawing Created (date) Drawing Created (by)

Verified		Checker
Approved		Approver
Project No	Drawing No	Issue
191010	DA 2302	B ₂

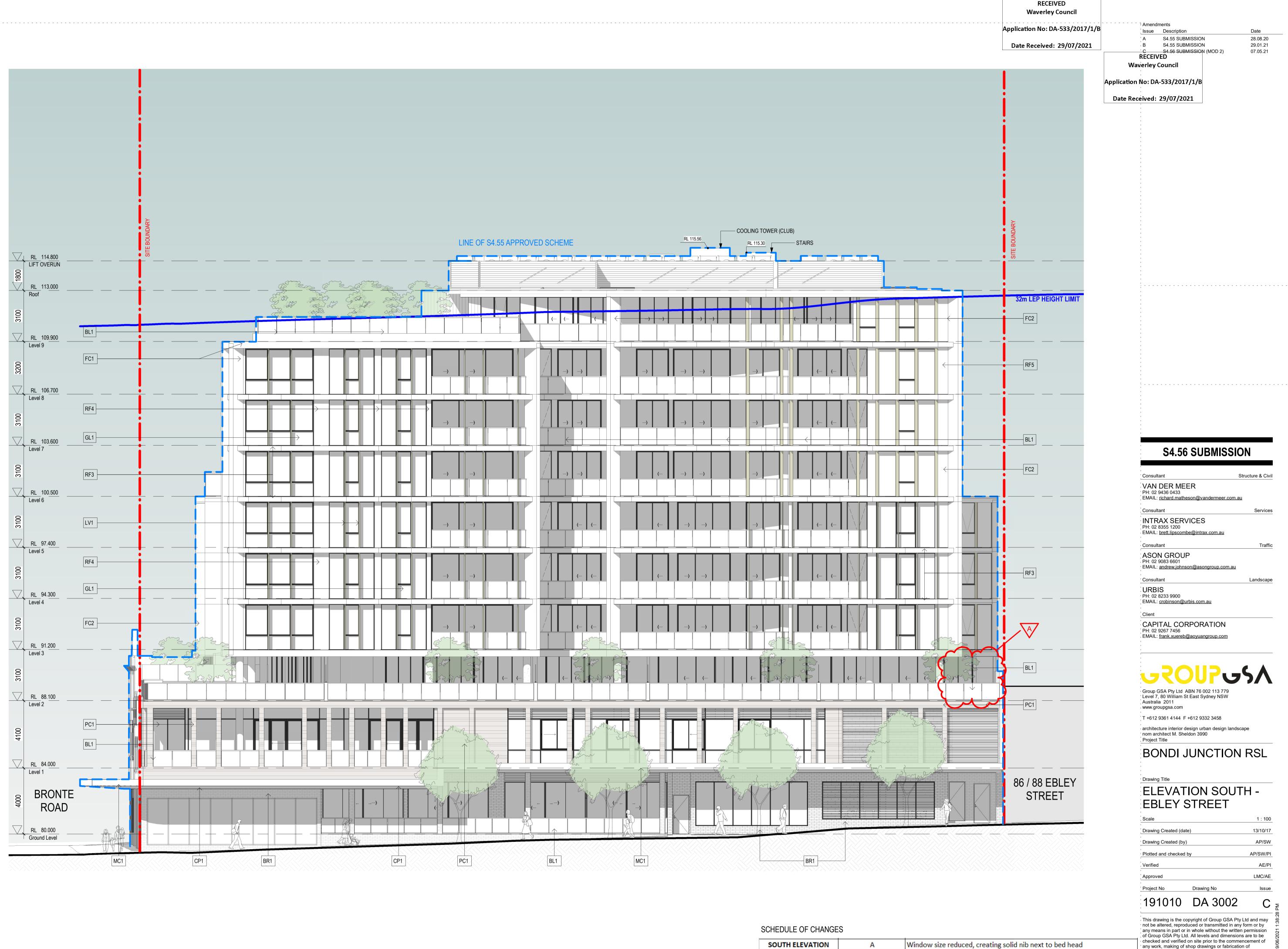
05/05/21

Author

Designer

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



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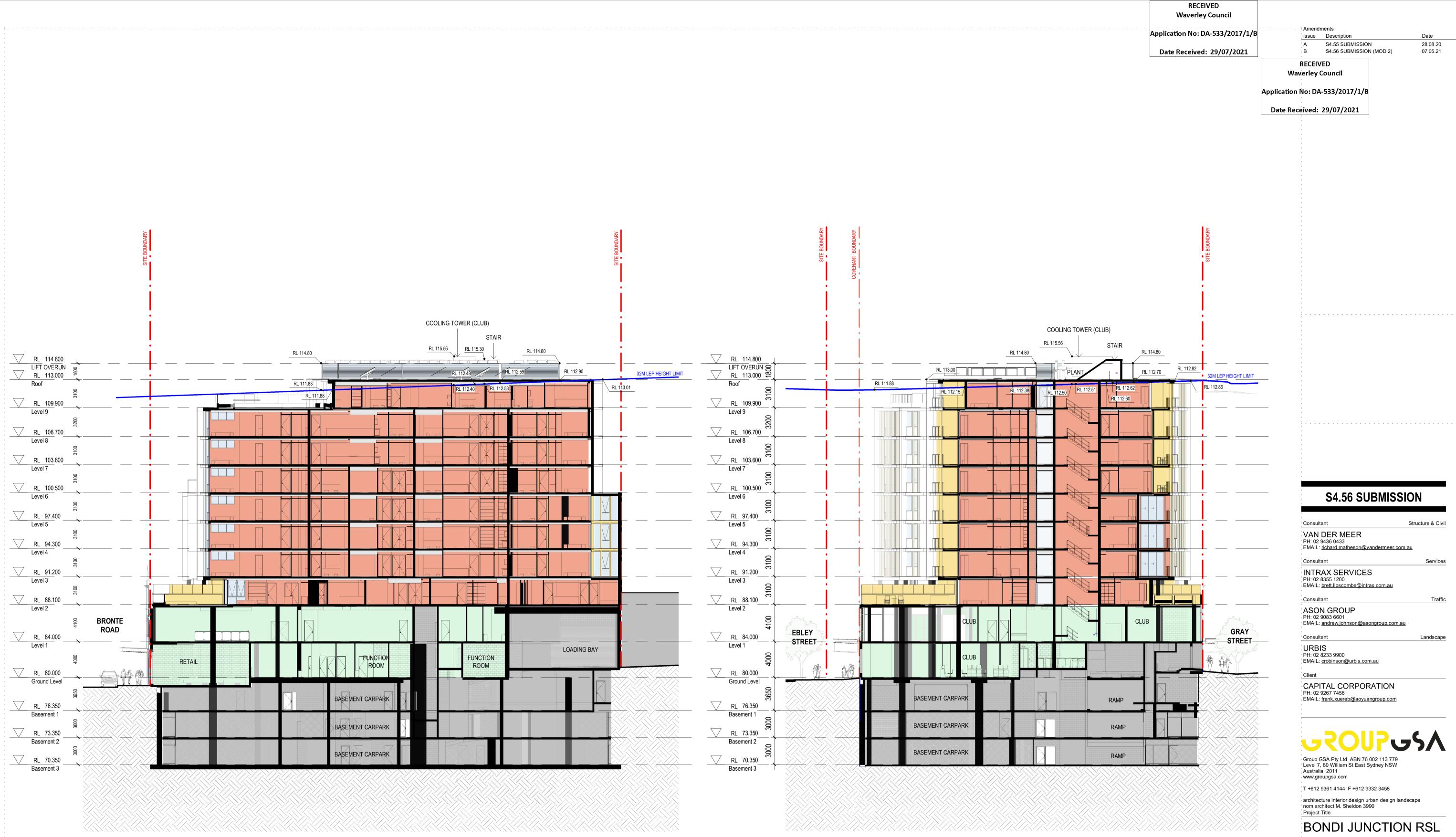
SCHEDULE OF CHANGES	

Window size reduced, creating solid nib next to bed head

any work, making of shop drawings or fabrication of ¹ components. Do not scale drawings. Use figured Dimensions.

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

1 BUILDING SECTION 1 1:200





L.....

Drawing Title

BUILDING SECTIONS

Scale		As indicated	
Drawing Created (date	e)	19/02/20	
	<i></i>	AP/SW	
Drawing Created (by)			
Plotted and checked I	бу	AP/SW/PI	
Verified		AE/PI	
Approved		LMC/AE	
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^J components. Do not scale drawings. Use figured Dimensions.





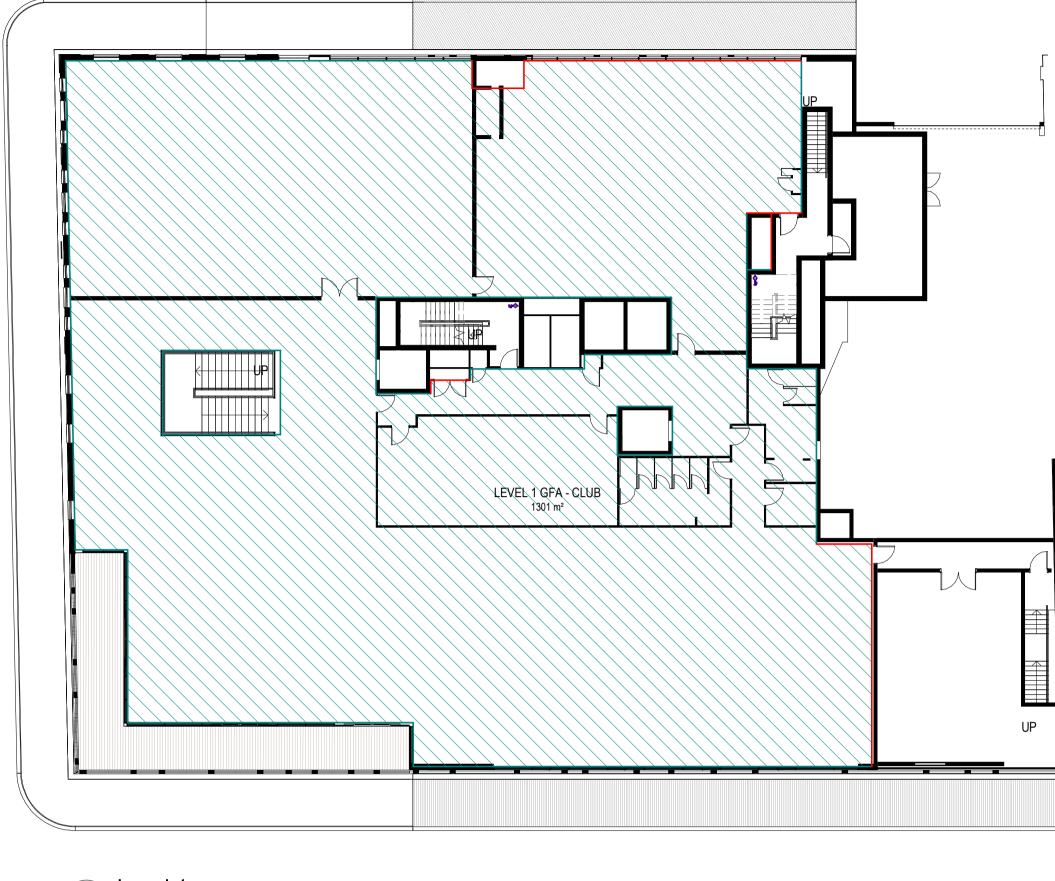


Waverley Co				
oplication No: DA-5	33/2017/1/B		Amendments	Date
Date Received: 29	/07/2021		A S4.55 SUBMISSIO B S4.56 SUBMISSIO	
			RECEIVED	
		Wa	verley Council	
		Application	No: DA-533/2017/1/B	
		Date Re	ceived: 29/07/2021	
DEFINITION:				
s Floor Area: means the sum of ing measured from the internal f				
nal face of walls separating the b sured at a height of 1.4 metres a				
ne area of a mezzanine, and abitable rooms in a basement or ny shop, auditorium, cinema, an		ent or attic.		
xcludes: ny area for common vertical circ				
ny basement: prage, and phigular access, loading process,	arbaga and convision	and		
ehicular access, loading areas, g ant rooms, lift towers and other a ces or ducting, and				
ar parking to meet any requirem des access to that car parking)	, and			
ny space used for the loading or and		·		
rraces and balconies with outer ids above a floor at the level of I Environmental Plan 2012.				
Area Schedule	. ,			
Level	Area			
Basement 3	155 m²			
	12 m ²			
	21 m²			
	1251 m² 1301 m²			
	379 m ²			
	960 m²		North Point	
	960 m ²			
Level 5	960 m²			
Level 6	910 m²		S4.56 SL	JBMISSION
	910 m² 901 m²			
Level 7 9 Level 8 9	901 m² 901 m²		Consultant	JBMISSION Structure & C
Level 7 S Level 8 S Level 9 S	901 m² 901 m² 546 m²			Structure & C
Level 7 S Level 8 S Level 9 S Roof G	901 m² 901 m²		Consultant VAN DER MEER PH: 02 9436 0433	Structure & C
Level 7 S Level 8 S Level 9 S Roof G	901 m ² 901 m ² 546 m ² 0 m ²		Consultant VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@v</u> Consultant INTRAX SERVICE	Structure & C /andermeer.com.au Servic
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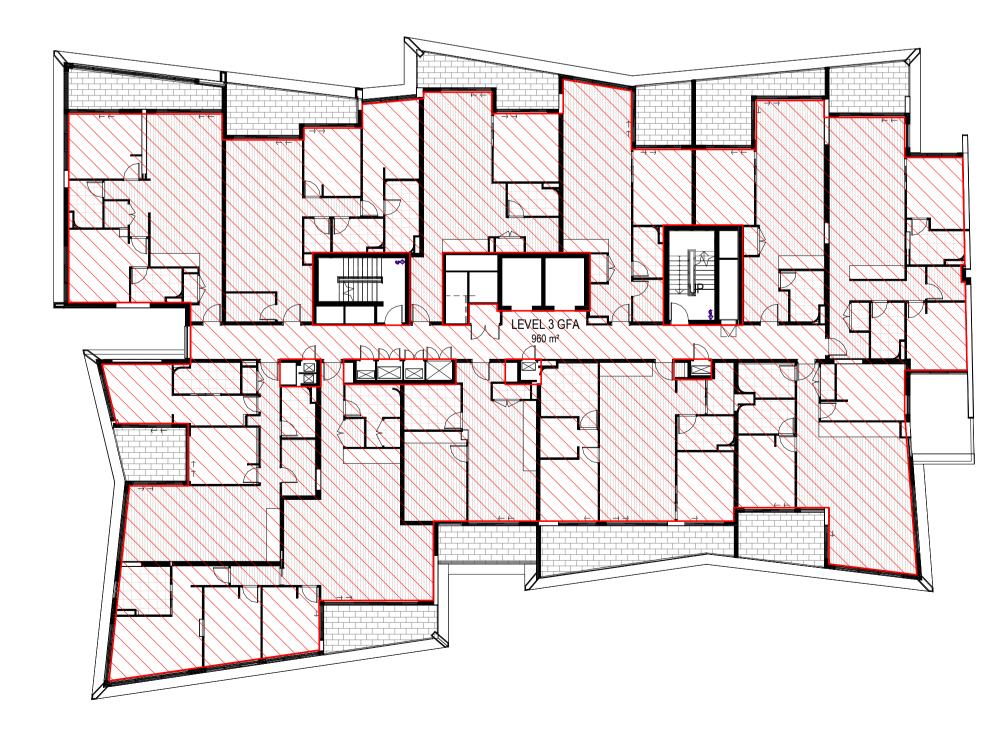
AP/SW/PI Plotted and checked by AE/PI Verified LMC/AE Approved Drawing No Project No Issue 191010 DA 3200 B₂

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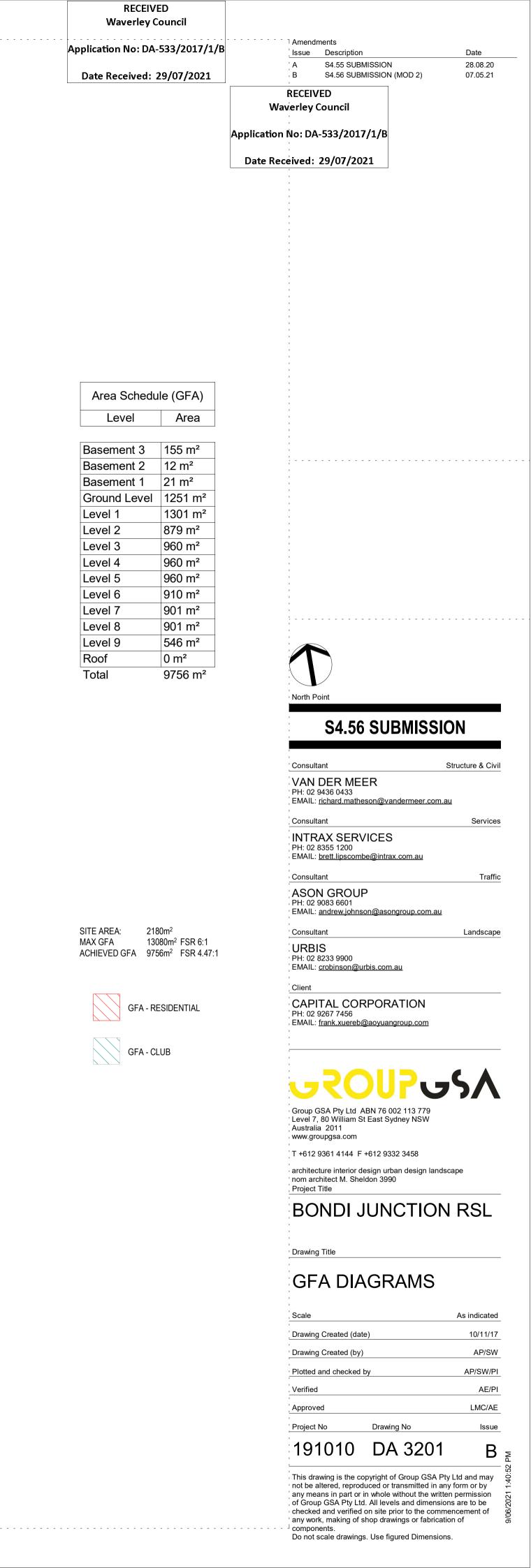




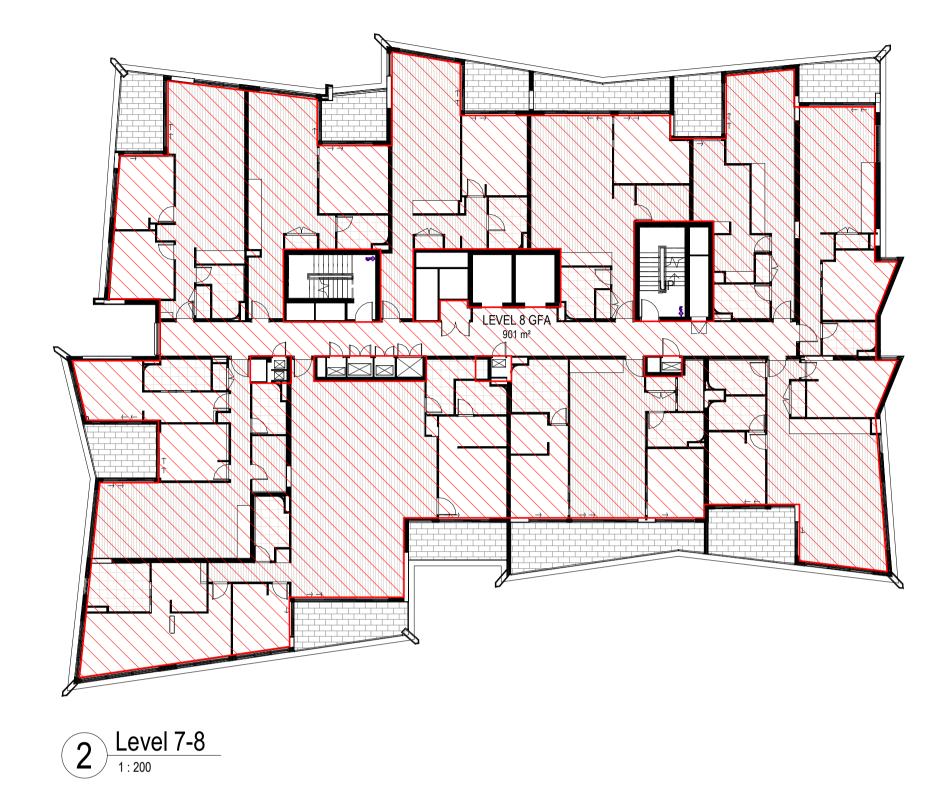
2 Level 1 1:200



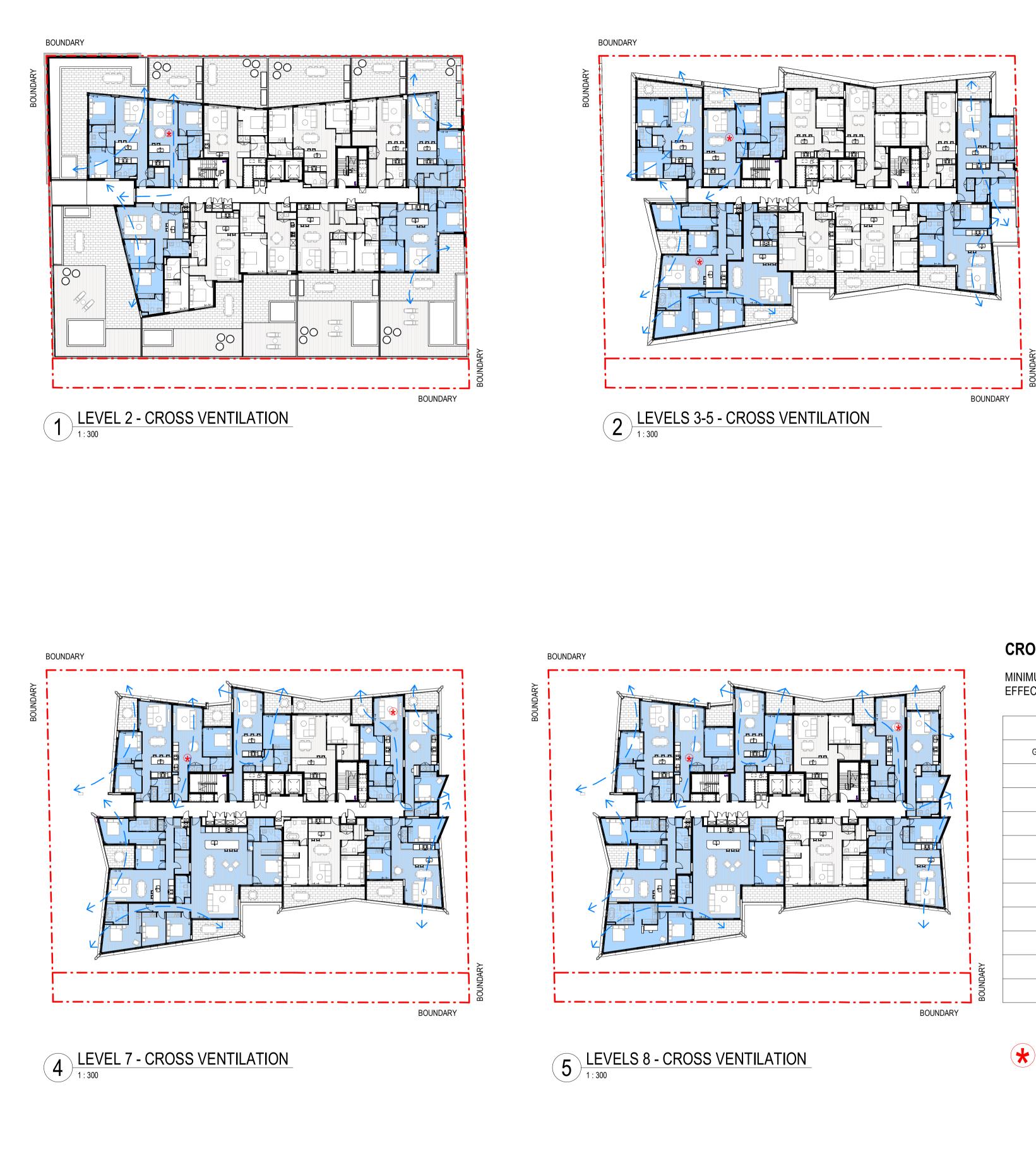
4 Level 3-5







RECEIVED Waverley Council	
Application No: DA-533/2017/1/B	Amendments
Date Received: 29/07/2021	A S4.55 SUBMISSION 28.08.20 B S4.56 SUBMISSION (MOD 2) 07.05.21
	RECEIVED Waverley Council
A a a	
	plication No: DA-533/2017/1/B
	Date Received: 29/07/2021
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 m² Level 2 879 m²	
Level 3 960 m ² Level 4 960 m ²	
Level 5 960 m ²	
Level 6 910 m² Level 7 901 m²	
Level 8 901 m ²	
Level 9 546 m² Roof 0 m²	
Total 9756 m ²	North Point
	S4.56 SUBMISSION
	Consultant Structure & Civil
	PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.com.au</u>
	Consultant Services
	PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>
	Consultant Traffic
	ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.au</u>
SITE AREA: 2180m ² MAX GFA 13080m ² FSR 6:1	Consultant Landscape
ACHIEVED GFA 9756m ² FSR 4.47:1	URBIS PH: 02 8233 9900
GFA - RESIDENTIAL	EMAIL: <u>crobinson@urbis.com.au</u> Client
	CAPITAL CORPORATION PH: 02 9267 7456
GFA - CLUB	EMAIL: <u>frank.xuereb@aoyuangroup.com</u>
	ϧ;ͻϽͿϨϣϚ
	Group GSA Pty Ltd ABN 76 002 113 779
	ل Level 7, 80 William St East Sydney NSW م Australia 2011 سww.groupgsa.com
	T +612 9361 4144 F +612 9332 3458
	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
0005166120 24 May 2021	Approved LMC/AE
7.2 Assessor Tracey Cools Accreditation No. HERA10033	Project No Drawing No Issue
Average Address star rating 1-9 Gray Street , Bondi	191010 DA 3202 B
Junction , NSW , 2022	This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by
www.nathers.gov.au hstar.com.au	
	 cnecked and verified on site prior to the commencement of ' any work, making of shop drawings or fabrication of J components. Do not scale drawings. Use figured Dimensions.





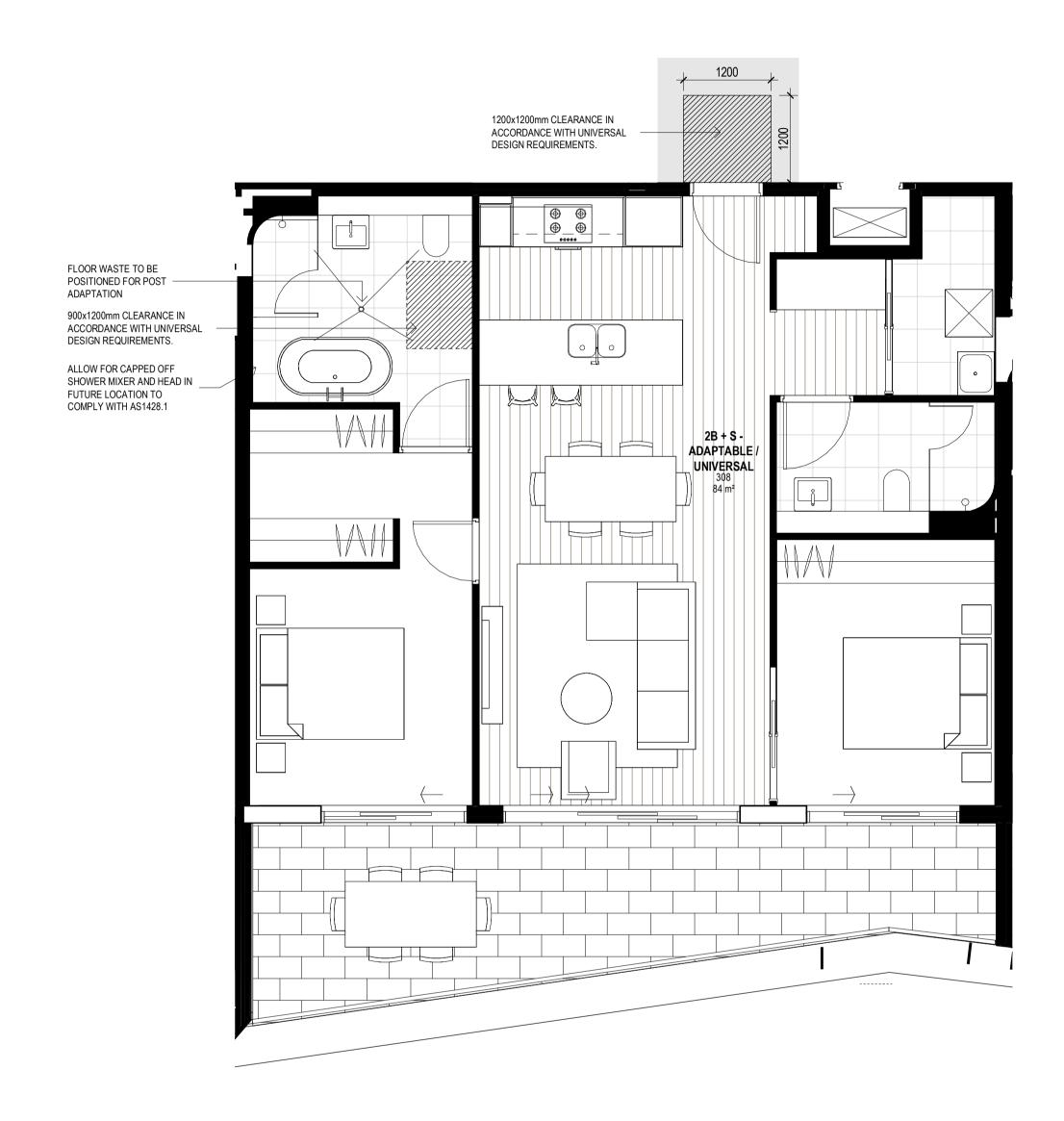
		BOUNDAR			EDA-533/2017/1/B Applicat Date	Amendments Issue Description A S4.55 SUBMISSION (MOD 2) RECEIVED Waverley Council ion No: DA-533/2017/1/B Received: 29/07/2021	
<page-header><page-header></page-header></page-header>	<page-header><page-header></page-header></page-header>	CROSS VENTILATION SUMMAR MINIMUM 60% OF APARTMENTS WITHIN THE EFFECTIVE CROSS VENTILATION Image: Image	FIRST 9 STOREYS WITH CROSS VENTILATED CROSS VENTILATED N/A I N/A I 4/11 I 4/11 I 4/11 I 4/11 I 6/11 I 6/11 I 6/10 I N/A I 1 I 1 I 1 I I 1 I I 1 I I 1 I I I 1 I I I 1 I I I 1 I I I 1 I I I 1 I I I I 1 I I I I 1 I I I I 1 I I I I 1 I I I I I 1 I <t< td=""><td>N/A N/A 1/11 2/11 2/11 2/11 2/11 2/11 2/11 2/11 2/11 2/10 N/A</td><td>ENTILATED (TOTAL) N/A N/A 5/11 6/11 6/11 6/11 6/11 6/11 8/10 8/10 8/10 8/10 8/10 8/10 7/75 (62.66%)</td><td>North Point S4.56 SUBMUS Consultant VAN DER MEER PH: 02 9436 0433 EMAIL: richard.matheson@vandermeer.co Consultant INTRAX SERVICES PH: 02 8355 1200 EMAIL: brett.lipscombe@intrax.com.au Consultant ASON GROUP PH: 02 9083 6601 EMAIL: andrew.johnson@asongroup.com Consultant URBIS PH: 02 8233 9900 EMAIL: crobinson@urbis.com.au Client CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: frank.xuereb@aoyuangroup.com</td><td>SION Structure & Civil Om.au Services Landscape</td></t<>	N/A N/A 1/11 2/11 2/11 2/11 2/11 2/11 2/11 2/11 2/11 2/10 N/A	ENTILATED (TOTAL) N/A N/A 5/11 6/11 6/11 6/11 6/11 6/11 8/10 8/10 8/10 8/10 8/10 8/10 7/75 (62.66%)	North Point S4.56 SUBMUS Consultant VAN DER MEER PH: 02 9436 0433 EMAIL: richard.matheson@vandermeer.co Consultant INTRAX SERVICES PH: 02 8355 1200 EMAIL: brett.lipscombe@intrax.com.au Consultant ASON GROUP PH: 02 9083 6601 EMAIL: andrew.johnson@asongroup.com Consultant URBIS PH: 02 8233 9900 EMAIL: crobinson@urbis.com.au Client CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: frank.xuereb@aoyuangroup.com	SION Structure & Civil Om.au Services Landscape
ULEVEL 7 - CROSS VENTILATION 1:300	5 LEVELS 8 - CROSS VENTILATION 1: 300		TATEMENT PREPARED BY WINDTECH	7.2 Average star rating NATIONWIDE HERCY RATING SOLENT WWW.nathers.gov.au	5166120 24 May 2021 ssor Tracey Cools iditation No. HERA10033 ess iray Street , Bondi ion , NSW , 2022 hstar.com.au	Drawing Title CROSS VENT COMPLIANCE Scale Drawing Created (date) Drawing Created (by) Plotted and checked by Verified Approved Project No Drawing No 191010 DA 3200 This drawing is the copyright of Group GS not be altered, reproduced or transmitted any means in part or in whole without the of Group GSA Pty Ltd. All levels and dime checked and verified on site prior to the c any work, making of shop drawings or fab	As indicated 08/16/17 AP/SW AP/SW/PI AE/PI LMC/AE Issue 06 B A Pty Ltd and may in any form or by written permission ensions are to be ommencement of rication of



SOLAR ACHIEVED
N/A
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6/11
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9/10
5/5
58/80 (72.5%)

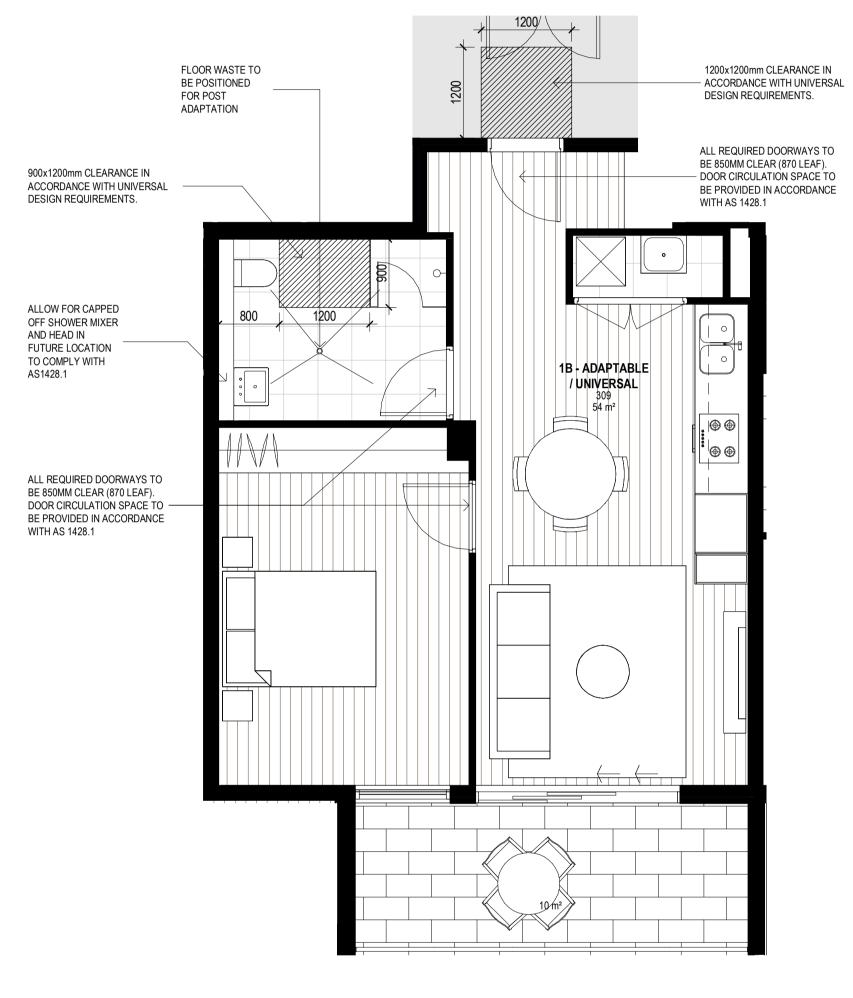
Consultant	Structure & Civil
VAN DER MEER PH: 02 9436 0433 EMAIL: <u>richard.matheson@vandermeer.co</u>	<u>m.au</u>
Consultant	Services
INTRAX SERVICES PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>	
Consultant	Traffic
ASON GROUP PH: 02 9083 6601 EMAIL: <u>andrew.johnson@asongroup.com.a</u>	<u>au</u>
Consultant	Landscape
URBIS PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>	
Client	
CAPITAL CORPORATION PH: 02 9267 7456 EMAIL: <u>frank.xuereb@aoyuangroup.com</u>	
Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW	, \$A
Australia 2011 www.groupgsa.com	
T +612 9361 4144 F +612 9332 3458	

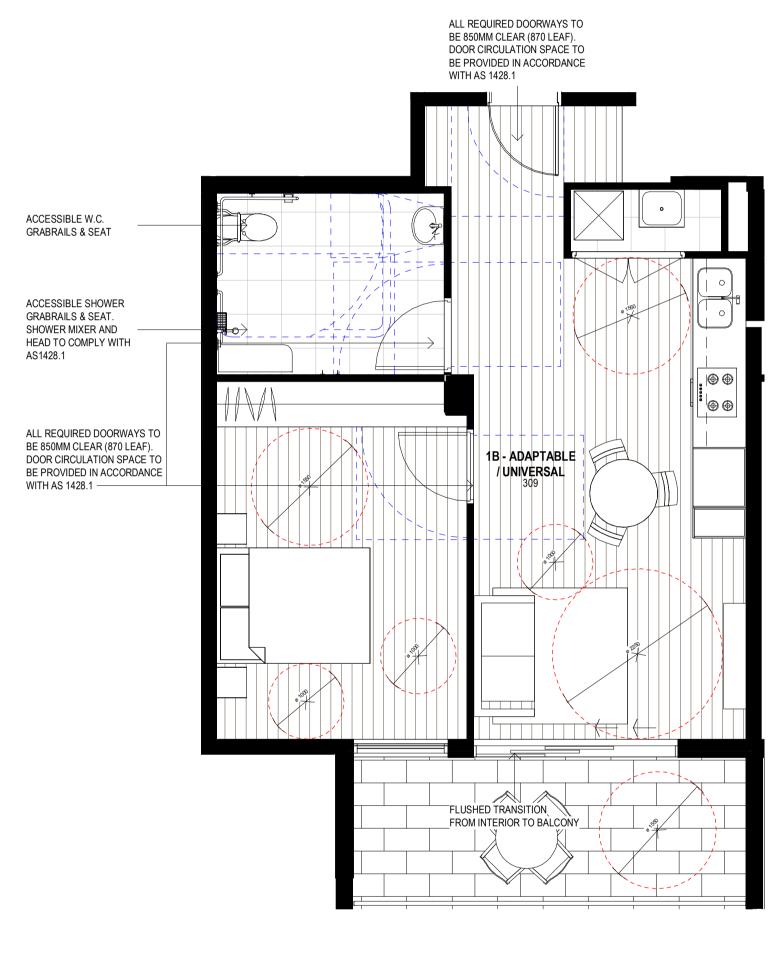
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Drawing Created (dat	e)	08/16/17
Drawing Created (by)		AP/SW
Plotted and checked	by	AP/SW/PI
Verified		AE/PI
Approved		LMC/AE
Project No	Drawing No	Issue
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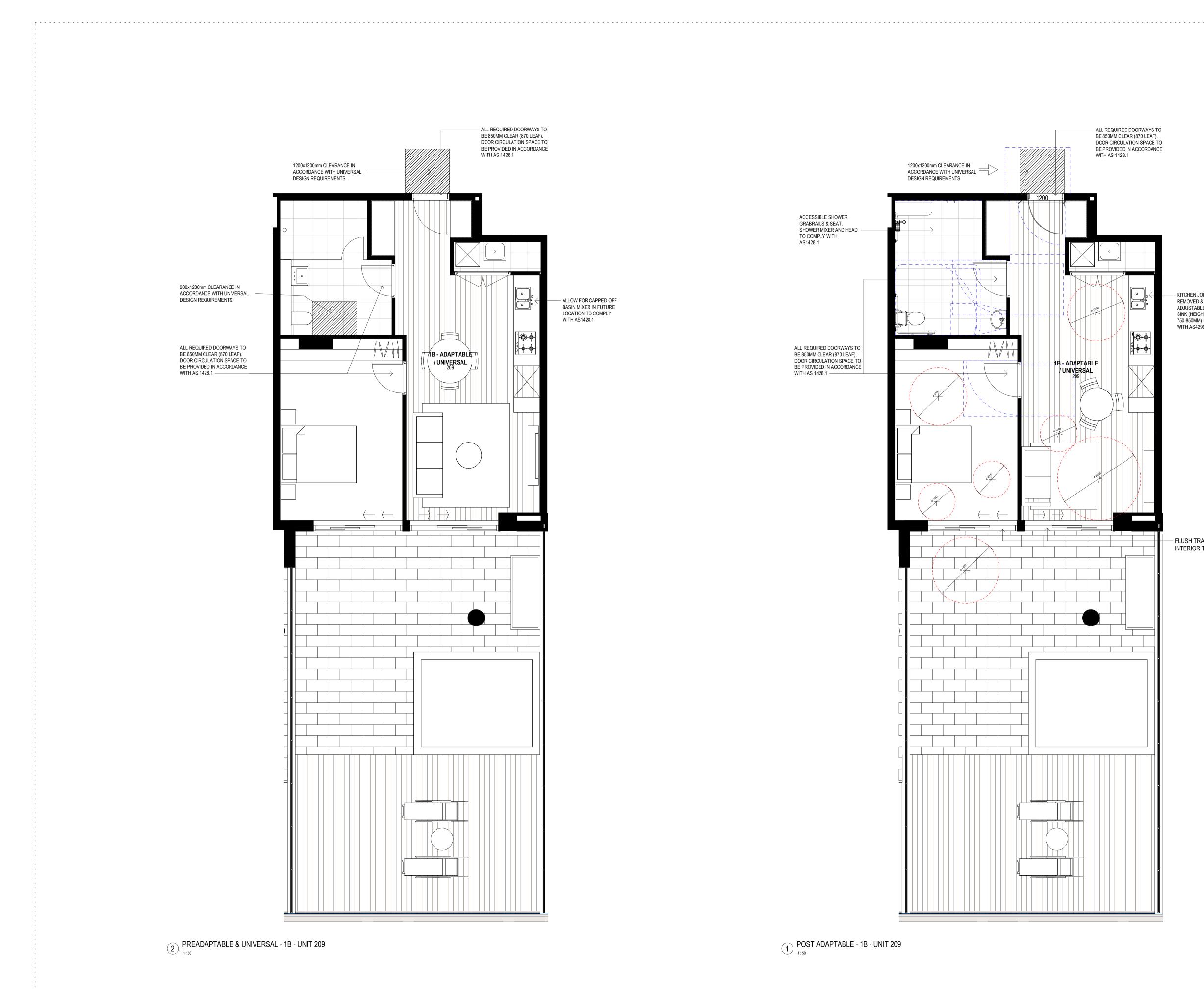


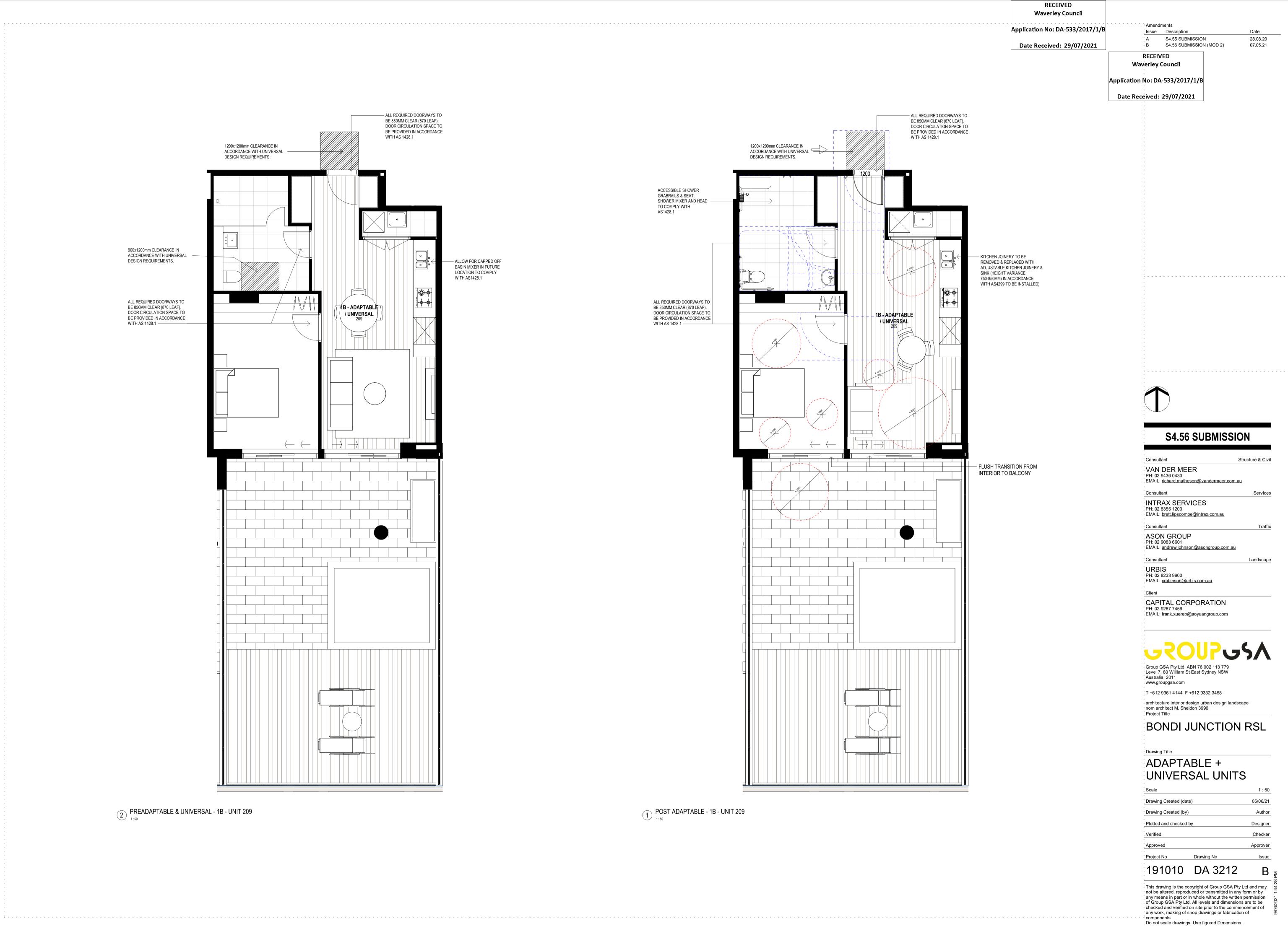




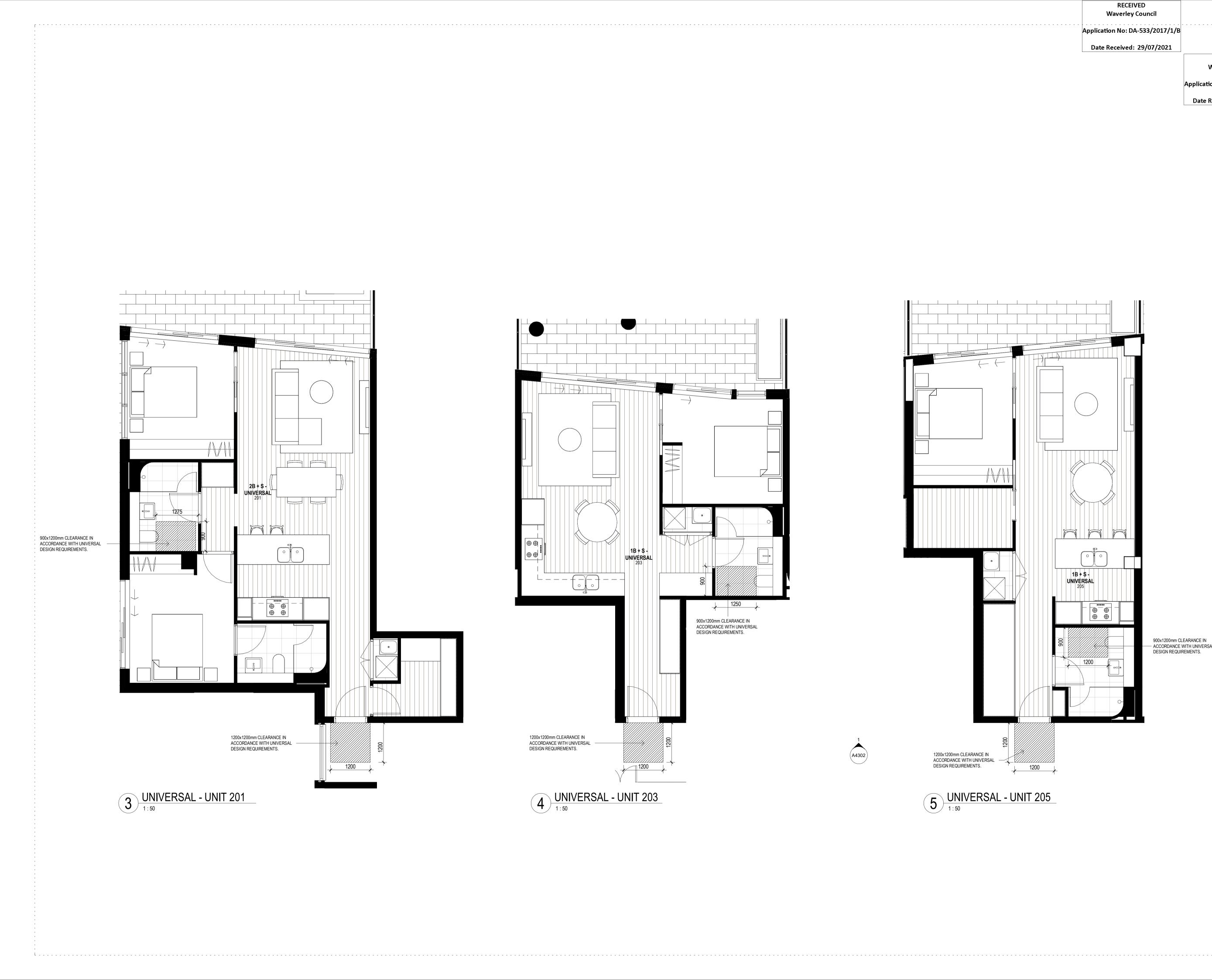
		Application No: DA-533/2017/1/B Amendments Date Asystem Description Date Asystem S4.55 SUBMISSION (MOD 2) 28.08.20 B S4.56 SUBMISSION (MOD 2) 07.05.21 RECEIVED Waverley Council Application No: DA-533/2017/1/B Date Received: 29/07/2021
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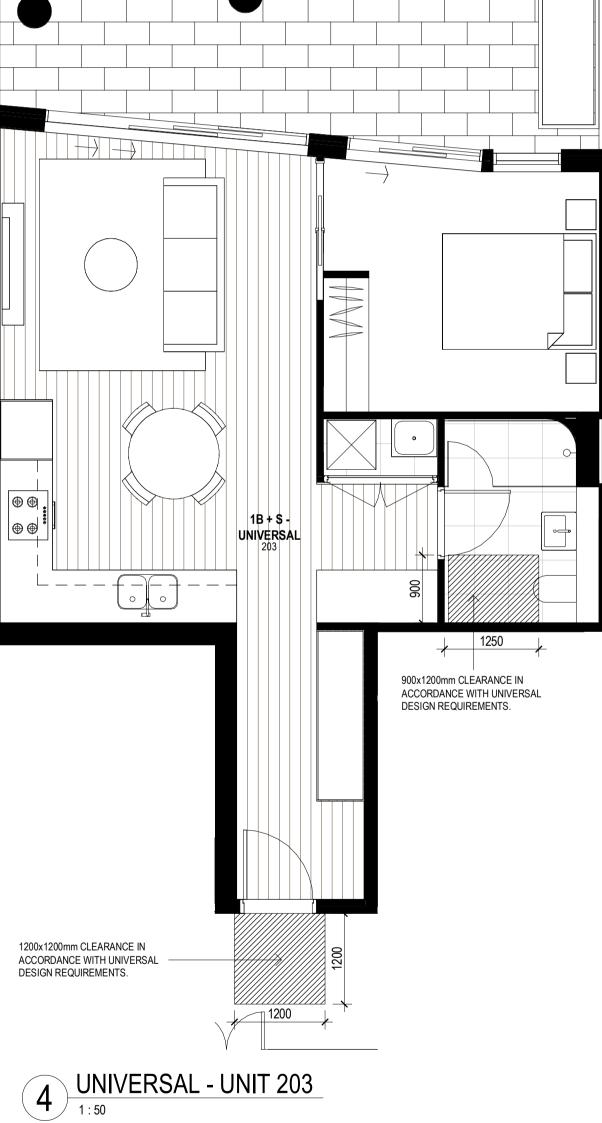
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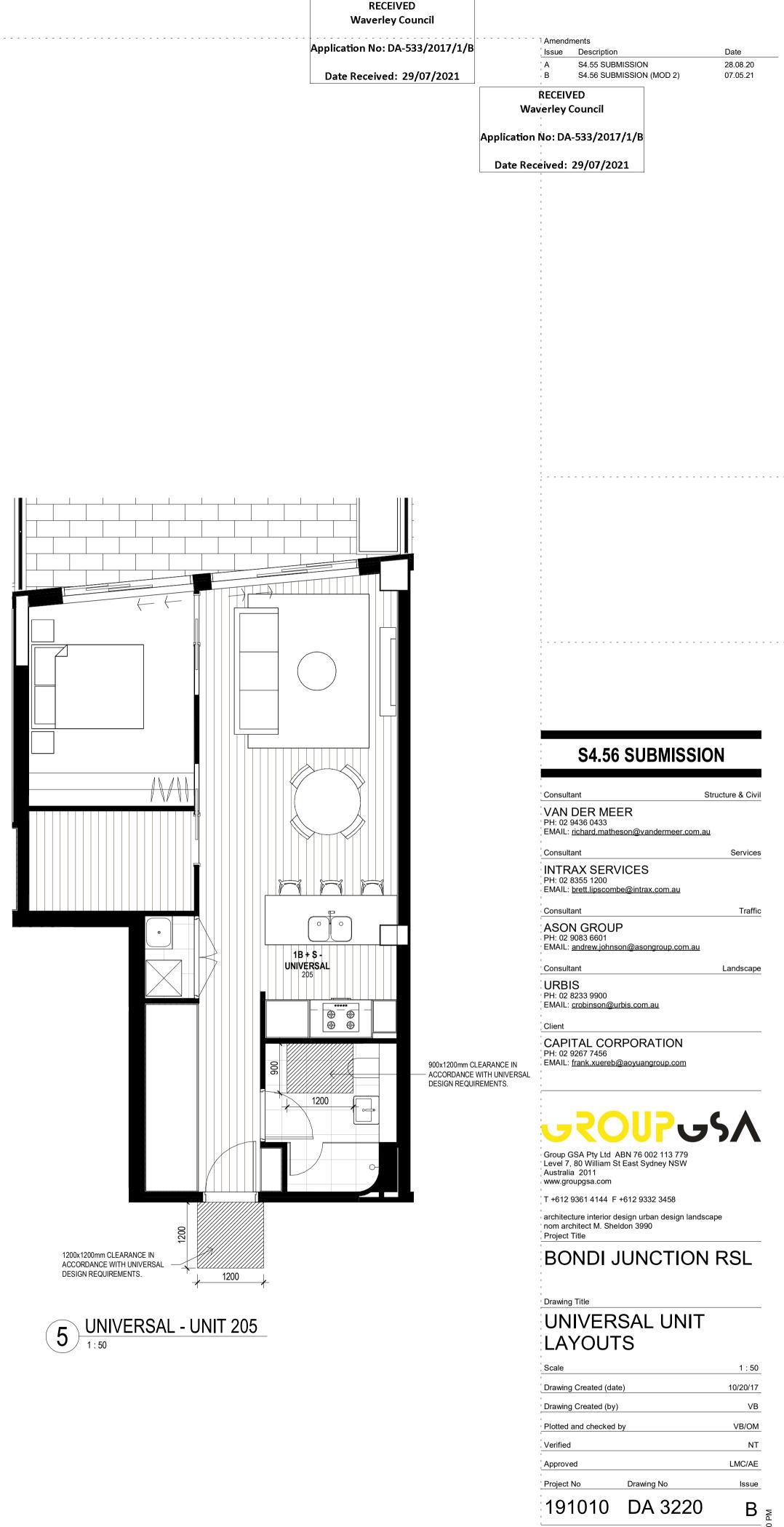


- ALLOW FOR CAPPED OFF BASIN MIXER IN FUTURE LOCATION TO COMPLY WITH AS1428.1

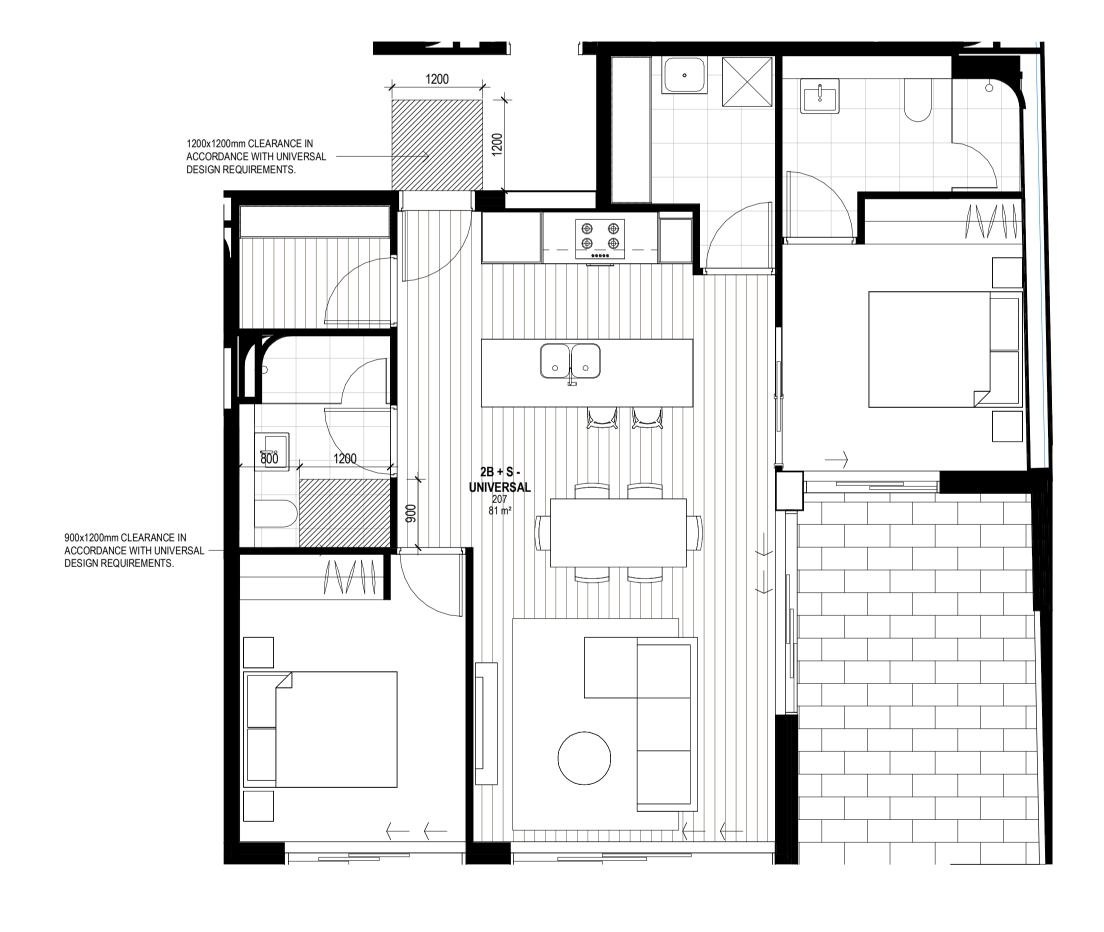




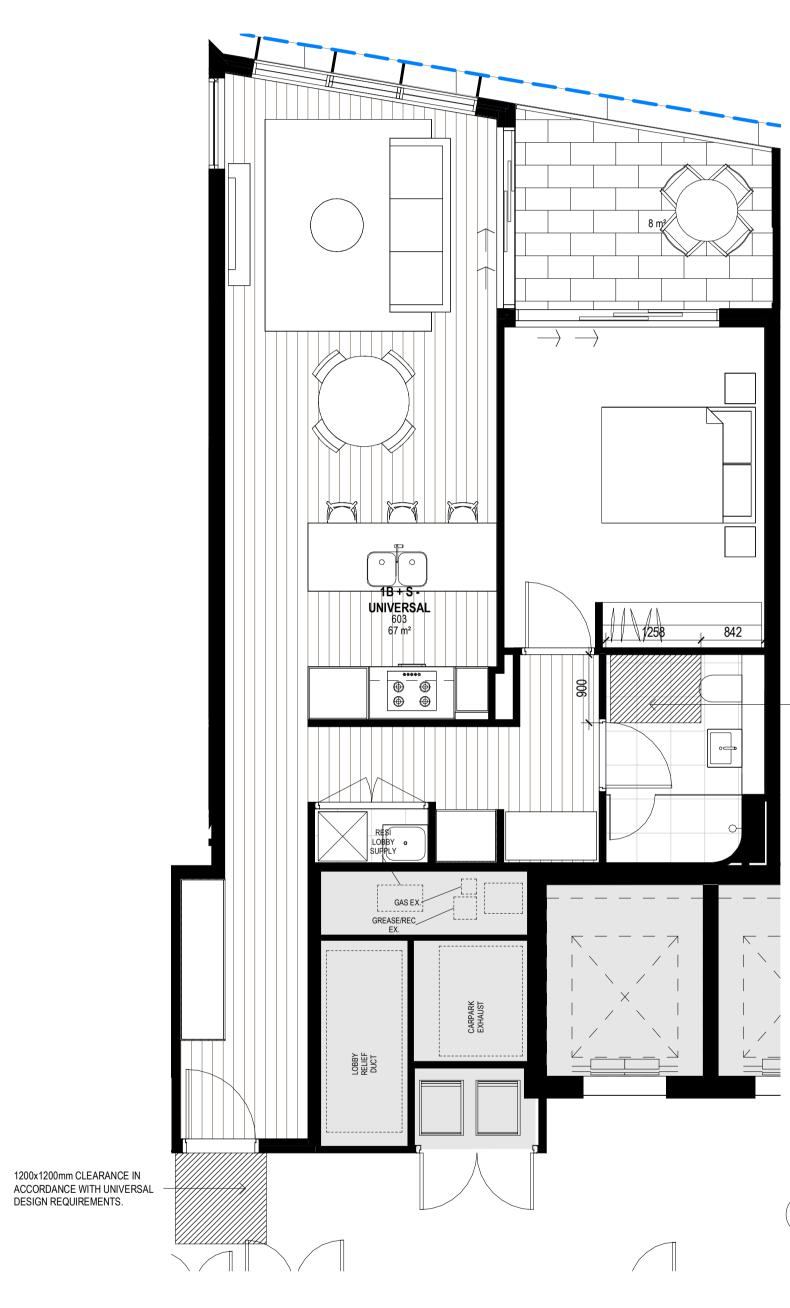
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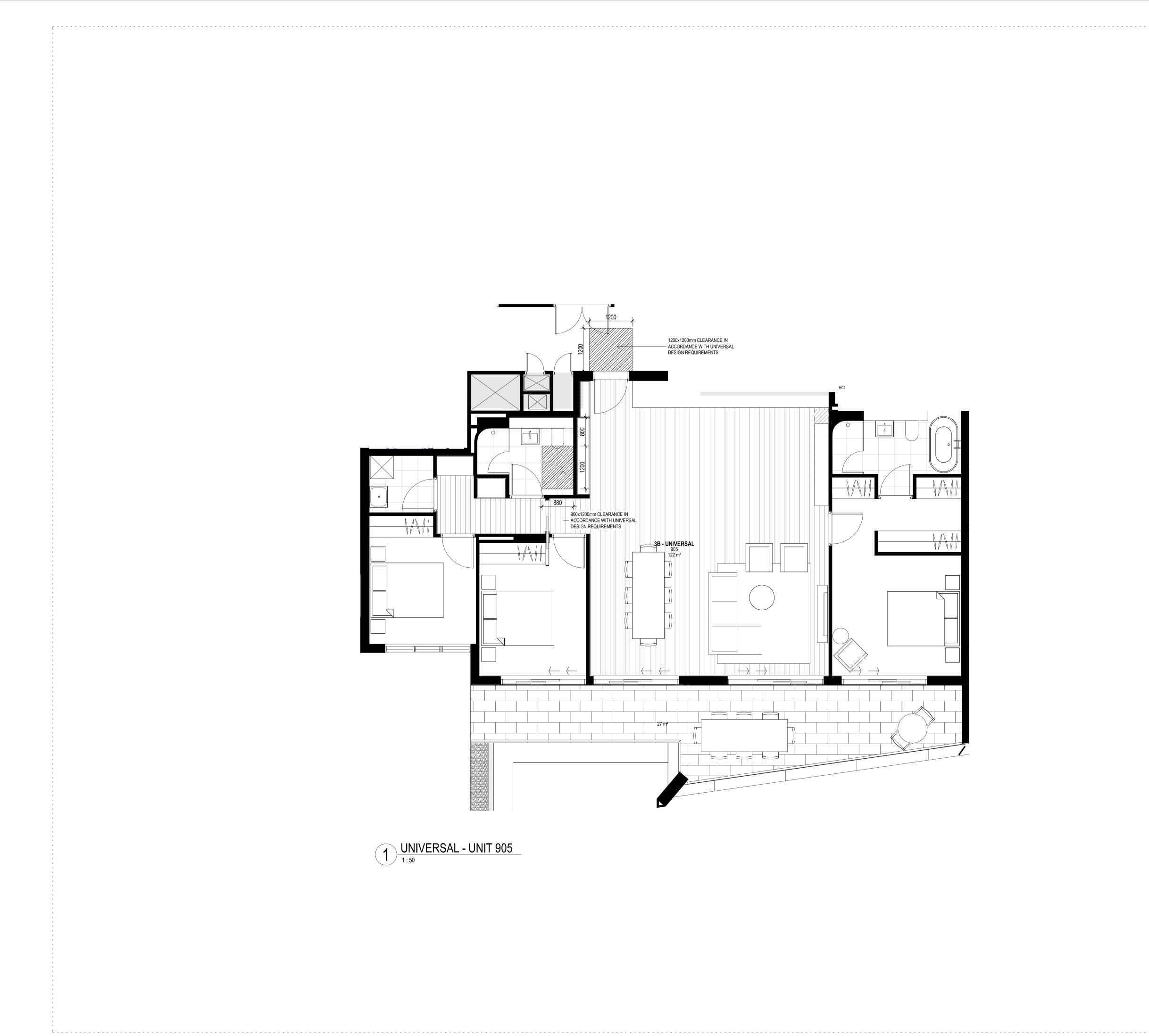








	RECEIVED Waverley Council	
	Application No: DA-533/20 Date Received: 29/07/2	17/1/B Issue Description Date A S4.55 SUBMISSION 28.08.20
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		Scale 1:50 Drawing Created (date) 07/13/20 Drawing Created (by) VB Plotted and checked by VB/OM Verified NT Approved LMC/AE Project No Drawing No Issue 1910010 DA 3221 B This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.



Application No: DA-533/2017/1/B	Amendments Issue Description Date
Date Received: 29/07/2021	A S4.55 SUBMISSION 28.08.20 B S4.56 SUBMISSION (MOD 2) 07.05.21
	RECEIVED Waverley Council
	plication No: DA-533/2017/1/B
	Date Received: 29/07/2021
	S4.56 SUBMISSION
	34.30 30 DIVII3310 N
	Consultant Structure & Civil
	VAN DER MEER PH: 02 9436 0433
	EMAIL: richard.matheson@vandermeer.com.au
	INTRAX SERVICES
	PH: 02 8355 1200 EMAIL: <u>brett.lipscombe@intrax.com.au</u>
	Consultant Traffic
	ASON GROUP PH: 02 9083 6601
	EMAIL: andrew.johnson@asongroup.com.au
	Consultant Landscape
	PH: 02 8233 9900 EMAIL: <u>crobinson@urbis.com.au</u>
	Client
	CAPITAL CORPORATION PH: 02 9267 7456
	EMAIL: frank.xuereb@aoyuangroup.com
	ϤϨΟͿϲϧϒ
	Group GSA Pty Ltd ABN 76 002 113 779 Level 7, 80 William St East Sydney NSW Australia 2011
	www.groupgsa.com
	T +612 9361 4144 F +612 9332 3458
	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title
	architecture interior design urban design landscape nom architect M. Sheldon 3990
	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title
	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title BONDI JUNCTION RSL Drawing Title
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	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title Drawing Title UNIVERSAL UNIT LAYOUTS Scale 1:50 Drawing Created (date) 07/20/20 Drawing Created (by) 0M Plotted and checked by 0M Verified NT Approved LMC/AE Project No Drawing No Issue
	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title Drawing Title UNIVERSAL UNIT LAYOUTS Scale 1:50 Drawing Created (date) 07/20/20 Drawing Created (by) 0M Plotted and checked by 0M Verified NT Approved LMC/AE Project No Drawing No Issue
	architecture interior design urban design landscape nom architect M. Sheldon 3990 Project Title Drawing Title UNIVERSAL UNIT LAYOUTS Scale 1:50 Drawing Created (date) 07/20/20 Drawing Created (by) 0M Plotted and checked by 0M Verified NT Approved LMC/AE Project No Drawing No Issue
	architecture interior design urban design landscape 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 (date) 07/20/20 Drawing Created (by) 0M Plotted and checked by 0M Verified NT Approved LMC/AE Project No Drawing No Issue 191010 DA 32222 B

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