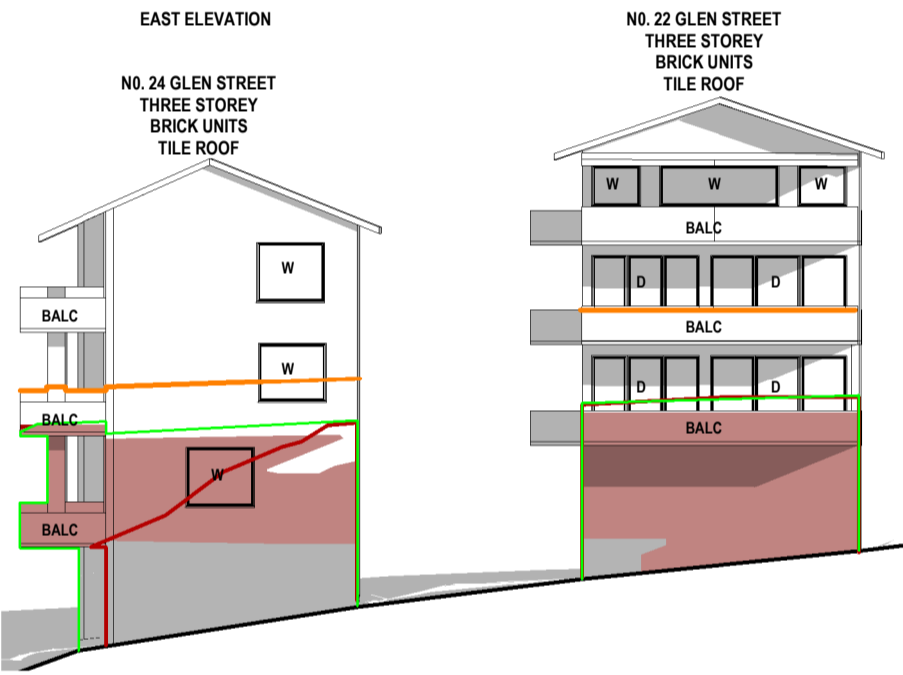


SHADOW ANALYSIS: S.4.55

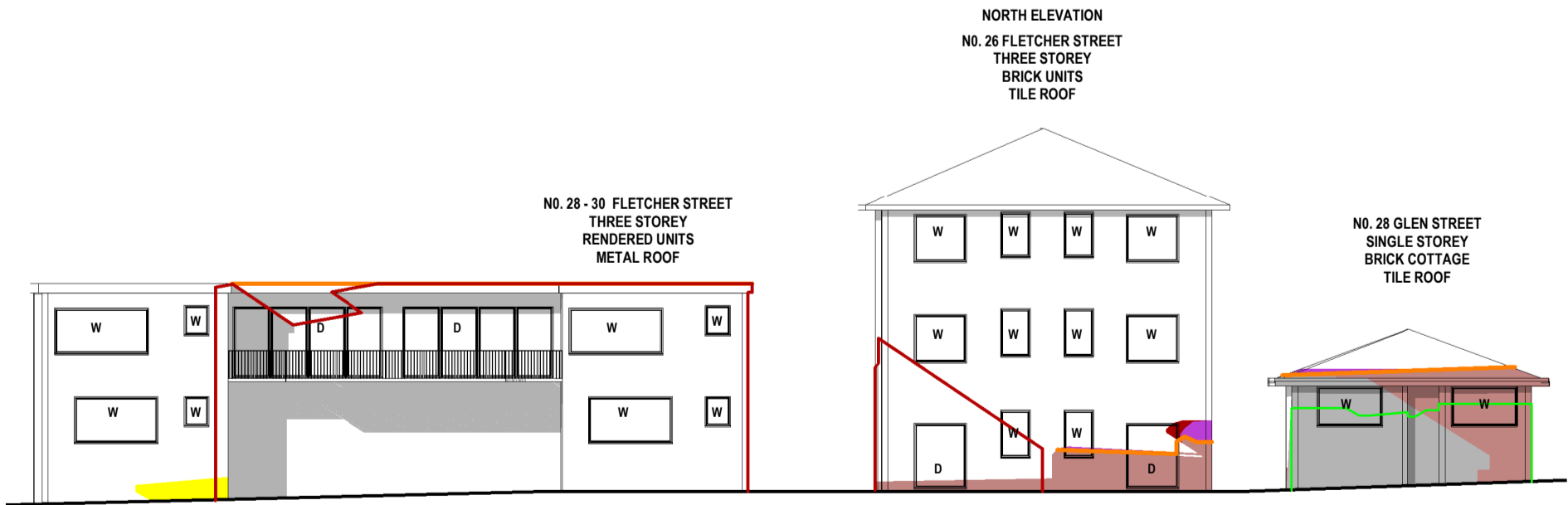
NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

Shadowing June 21st 9.00am  
1 : 200

- LEGEND:
- DENOTES OUTLINE OF EXISTING STRUCTURES DEMOLISHED
  - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
  - DENOTES AREA OF PROPOSED S.4.55 NEW RESIDENTIAL BUILDING
  - DENOTES OUTLINE OF APPROVED BUILDING & SHADOW
  - DENOTES AREA OF APPROVED ADDITIONAL BUILDING SHADOW
  - DENOTES AREA OF PROPOSED S.4.55 ADDITIONAL SHADOW AS COMPARED TO APPROVED
  - DENOTES AREA OF PROPOSED S.4.55 REDUCTION OF SHADOW AS COMPARED TO APPROVED
  - DENOTES OUTLINE OF COMPLIANT DCP ENVELOPE & SHADOW
  - DENOTES SHADOW OF MAXIMUM LEP HEIGHT PLANE
  - DENOTES AREA OF PROPOSED S.4.55 EXCEEDING 12.5m HEIGHT PLANE
  - DENOTES AREA OF PROPOSED BUILDING SHADOW EXCEEDING 12.5m HEIGHT PLANE (NON-COMPLIANCE)
  - DENOTES OUTLINE OF COUNCIL'S COMPLIANT ENVELOPE & SHADOW



NOTE:  
SHADOWS SHOWN HAVE BEEN COMPILED FROM INFORMATION FROM DETAIL & LEVEL SURVEY BY SURVPLAN SURVEYORS JOB NO. 1724 REV.A DATED 22.02.23 & ARCHITECTURAL PLANS & MODELS SUPPLIED BY MHNDU DATED 7/8/2024 & COUNCIL'S COMPLIANT ENVELOPE DATED 9/07/24



SHADOW  
ANALYSIS

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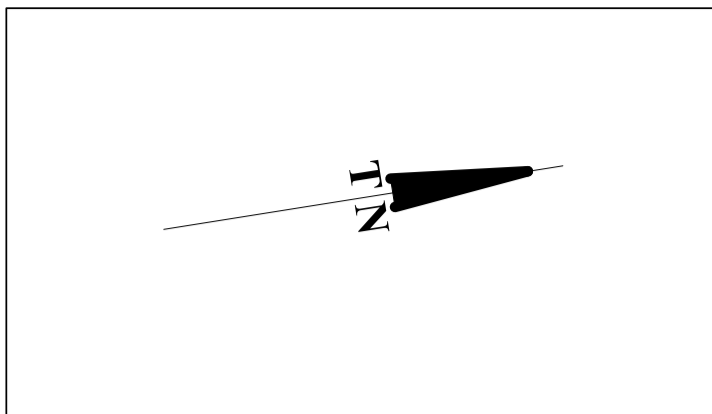
MOBILE: 0410 699919  
info@cadrafrnsw.com.au

Project:  
**SHADOW ANALYSIS: S.4.55**  
NO 1-7 ANDREWS AVENUE & 26 GLEN STREET  
BONDI NSW  
CLIENT: DCN PROPERTY GROUP

Drawing title:  
**Shadowing June 21st 9.00am**

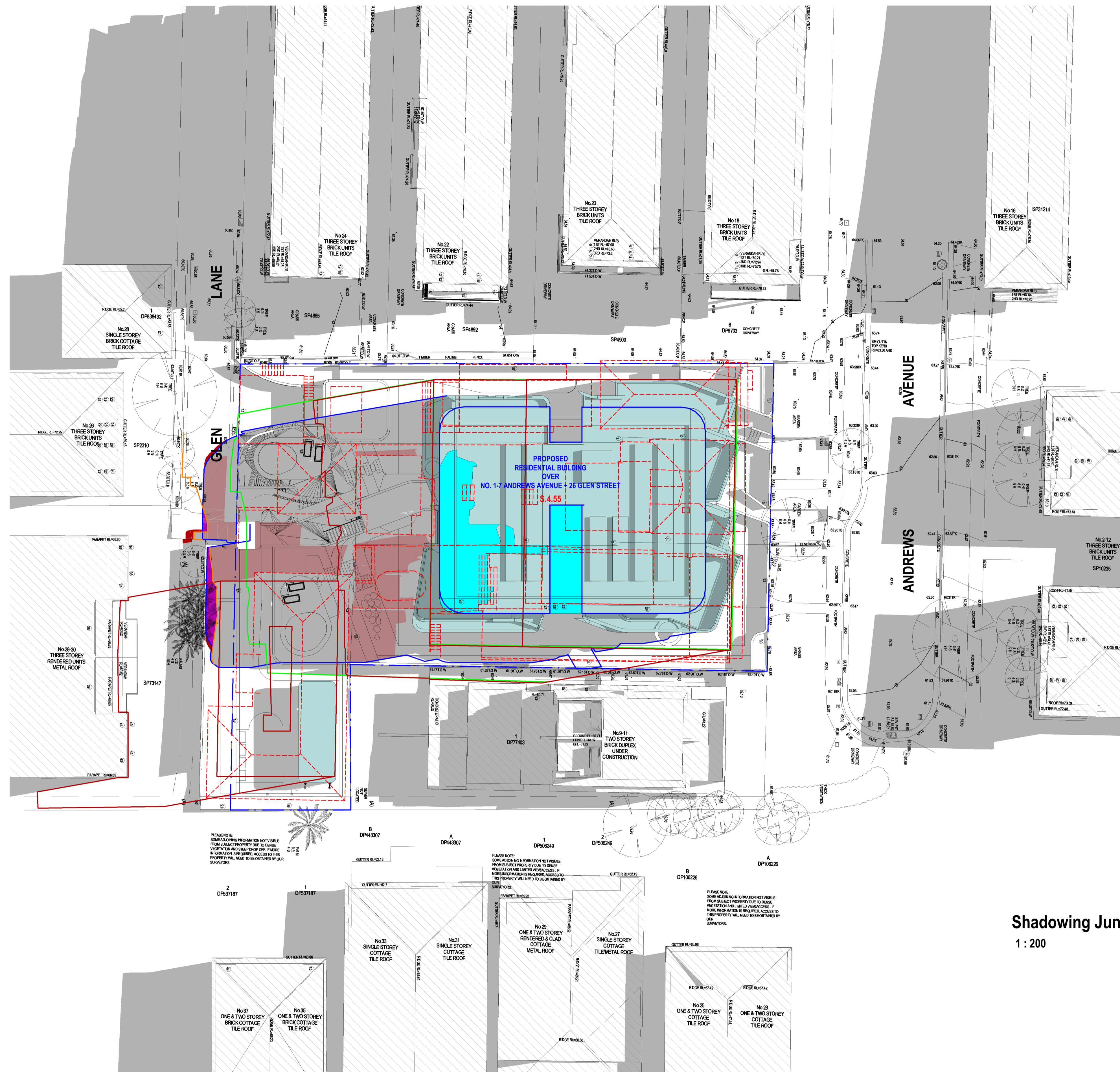
Date: 03-10-24  
Scale: 1 : 200  
Drawn by: KP  
Checked by: JD

Project number **23-101 A100**















### SHADOW ANALYSIS: S.4.55

NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW



**LEGEND:**

- |   |  |
|---|--|
|  | DENOTES OUTLINE OF EXISTING STRUCTURES DEMOLISHED                                      |
|  | DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW                                 |
|  | DENOTES AREA OF PROPOSED S4.55 NEW RESIDENTIAL BUILDING                                |
|  | DENOTES OUTLINE OF APPROVED BUILDING & SHADOW  |
|  | DENOTES AREA OF APPROVED ADDITIONAL BUILDING SHADOW                                    |
|  | DENOTES AREA OF PROPOSED S.4.55 ADDITIONAL SHADOW AS COMPARED TO APPROVED              |
|  | DENOTES AREA OF PROPOSED S.4.55 REDUCTION OF SHADOW AS COMPARED TO APPROVED            |
|  | DENOTES OUTLINE OF COMPLIANT DCP ENVELOPE & SHADOW                                     |
|  | DENOTES SHADOW OF MAXIMUM LEP HEIGHT PLANE   |
|  | DENOTES AREA OF PROPOSED S.4.55 EXCEEDING 12.5m HEIGHT PLANE                           |
|  | DENOTES AREA OF PROPOSED BUILDING SHADOW EXCEEDING 12.5m HEIGHT PLANE (NON-COMPLIANCE) |
|  | DENOTES OUTLINE OF COUNCIL'S COMPLIANT ENVELOPE & SHADOW                               |

**NOTE:**

SHADOWS SHOWN HAVE BEEN COMPILED  
FROM INFORMATION FROM DETAIL & LEVEL  
SURVEY BY SURVPLAN SURVEYORS JOB NO.  
1724 REV.A DATED 22.02.23 & ARCHITECTURAL  
PLANS & MODELS SUPPLIED BY MHNDU  
DATED 7/8/2024 & COUNCIL'S COMPLIANT  
ENVELOPE DATED 9/07/24

D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date

## Shadowing June 21st 12.00pm

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Project:  
**SHADOW ANALYSIS: S.4.55**

NO 1-7 ANDREWS AVENUE & 26 GLEN STREET  
BONDI NSW

CLIENT: DCN PROPERTY GROUP

**Drawing title:**

### Shadowing June 21st 12.00pm

Date: 03-10-24

Scale: 1 : 200

Drawn by: KP













Checked by: JD

Project number **23-101** **A101**



NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

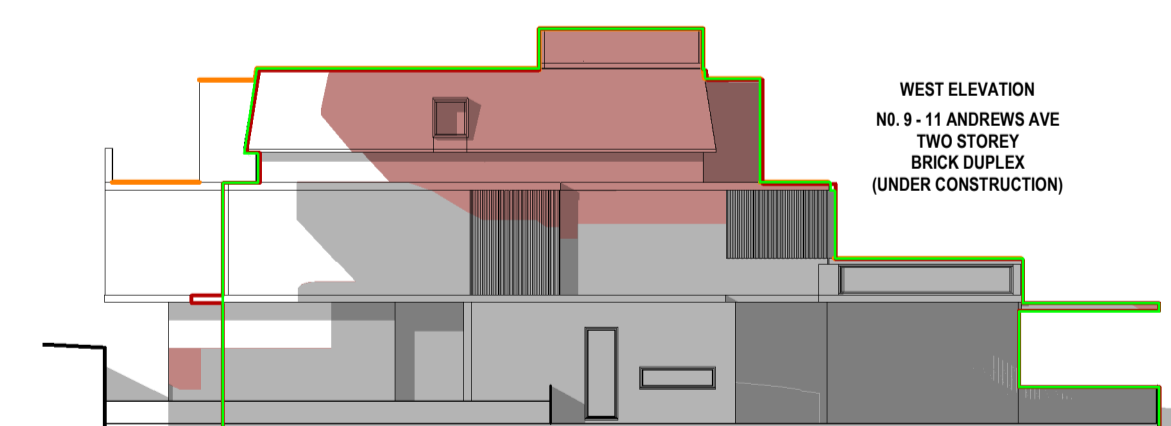
**LEGEND:**

- |   |  |
|---|--|
|    | DENOTES OUTLINE OF EXISTING STRUCTURES DEMOLISHED                                      |
|    | DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW                                 |
|    | DENOTES AREA OF PROPOSED \$4.55 NEW RESIDENTIAL BUILDING                               |
|    | DENOTES OUTLINE OF APPROVED BUILDING & SHADOW  |
|    | DENOTES AREA OF APPROVED ADDITIONAL BUILDING SHADOW                                    |
|    | DENOTES AREA OF PROPOSED \$4.55 ADDITIONAL SHADOW AS COMPARED TO APPROVED              |
|    | DENOTES AREA OF PROPOSED \$4.55 REDUCTION OF SHADOW AS COMPARED TO APPROVED            |
|    | DENOTES OUTLINE OF COMPLIANT DCP ENVELOPE & SHADOW                                     |
|    | DENOTES SHADOW OF MAXIMUM LEP HEIGHT PLANE   |
|    | DENOTES AREA OF PROPOSED \$4.55 EXCEEDING 12.5m HEIGHT PLANE                           |
|    | DENOTES AREA OF PROPOSED BUILDING SHADOW EXCEEDING 12.5m HEIGHT PLANE (NON-COMPLIANCE) |
|  | DENOTES OUTLINE OF COUNCIL'S COMPLIANT ENVELOPE & SHADOW                               |

**NOTE:**

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**Shadowing June 21st 3.00pm**  
1 : 200



WEST ELEVATION  
NO. 9 - 11 ANDREWS AVE  
TWO STOREY  
BRICK DUPLEX  
(UNDER CONSTRUCTION)

D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
<b>Issue</b>	<b>Amendment</b>	<b>Date</b>

## SHADOW ANALYSIS

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Project:  
**SHADOW ANALYSIS: S.4.55**  
 NO 1-7 ANDREWS AVENUE & 26 GLEN STREET  
 BONDI NSW  
 CLIENT: DCN PROPERTY GROUP

**Drawing title:**

### Shadowing June 21st 3.00pm

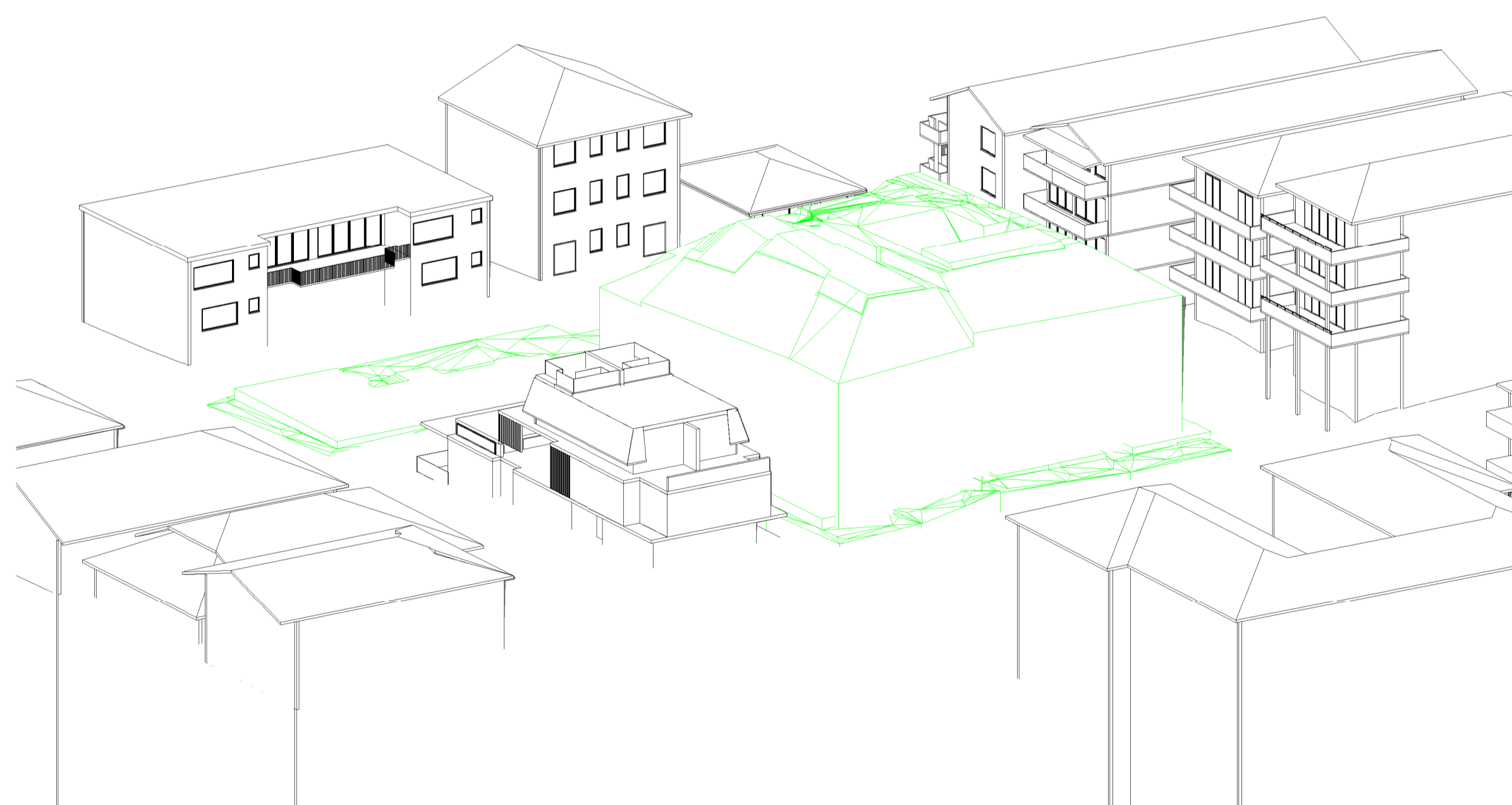
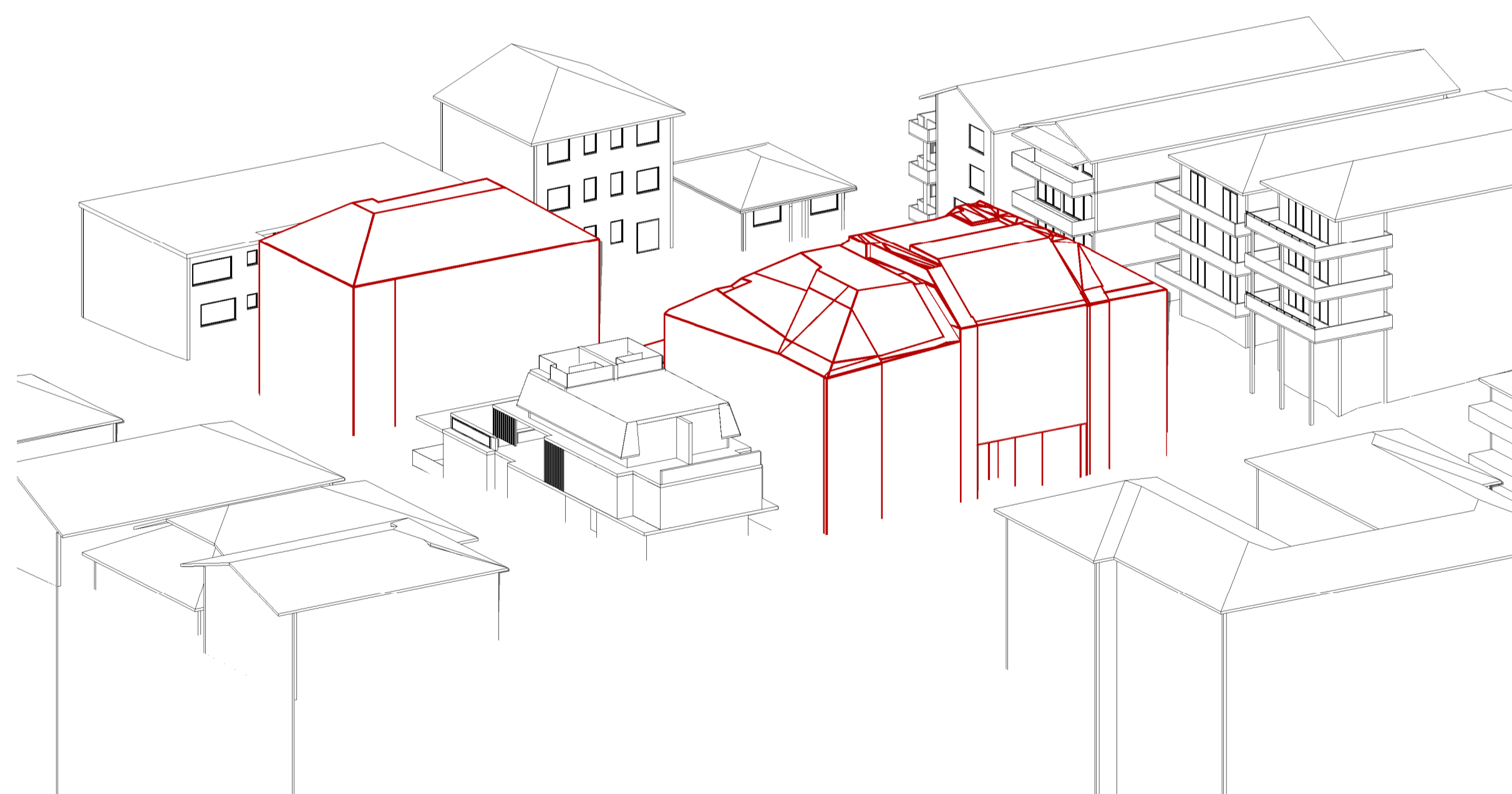
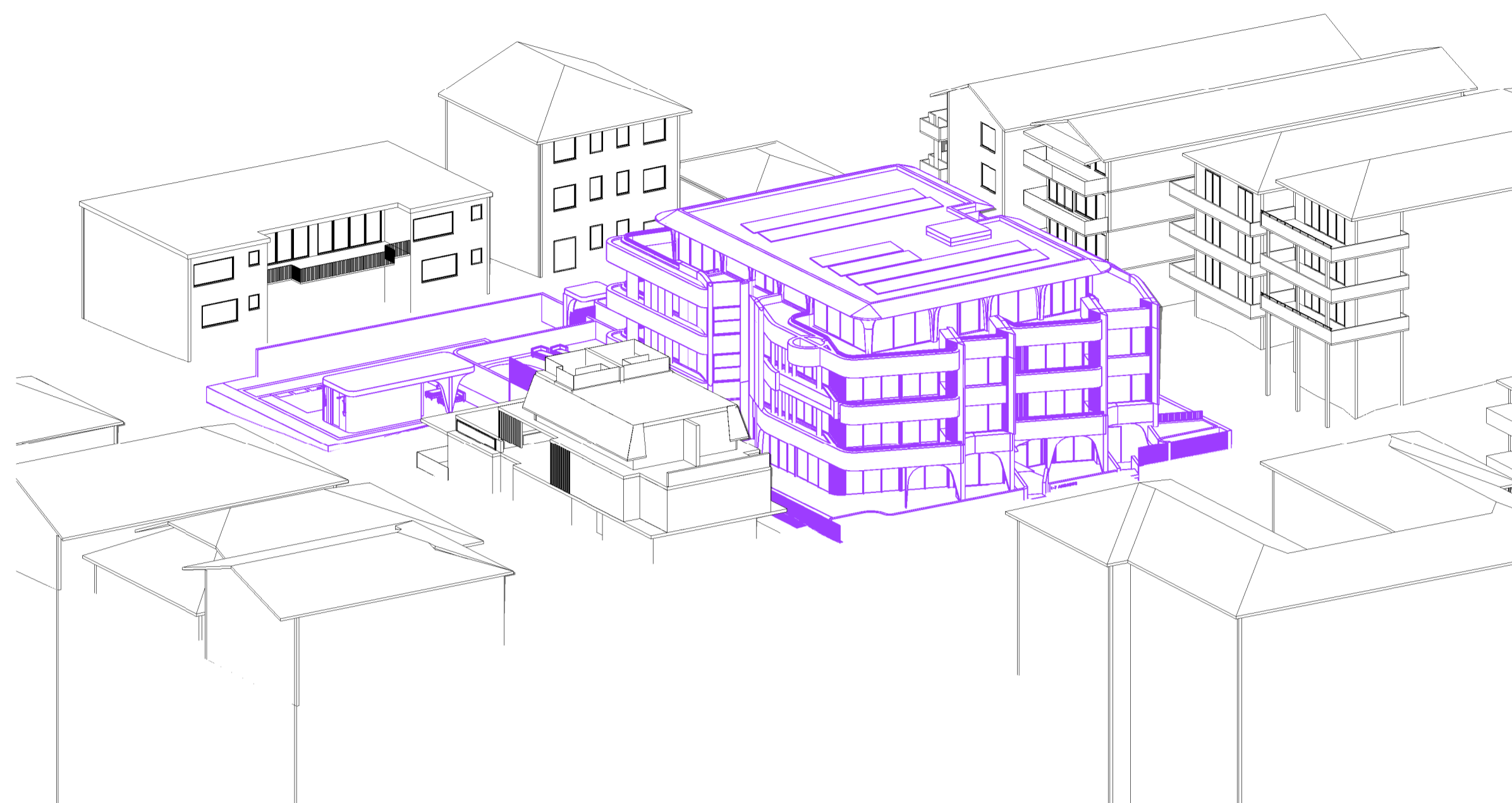
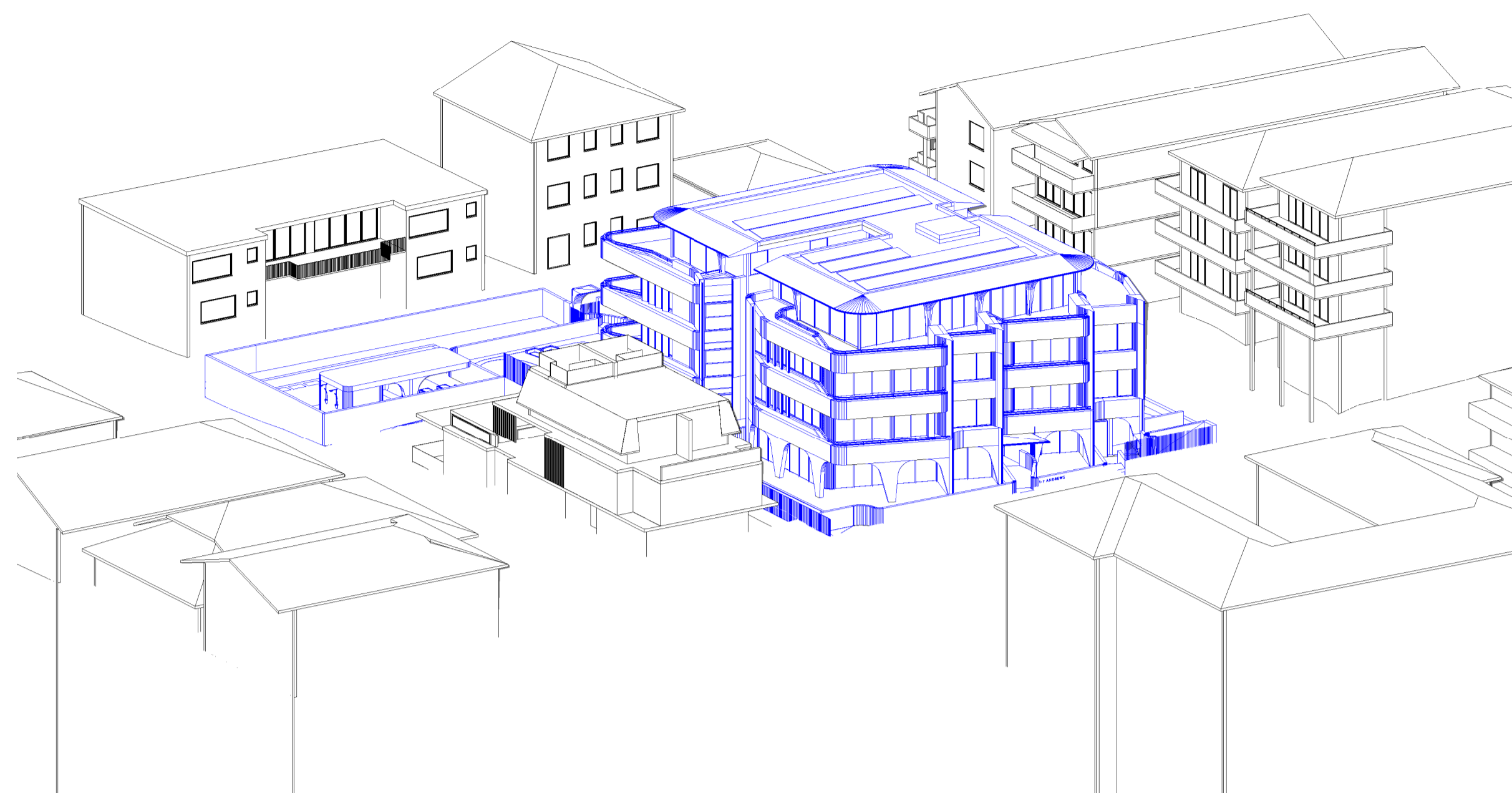
Date: 03-10-24

Scale: 1 : 200

Drawn by: KP

Checked by: JD

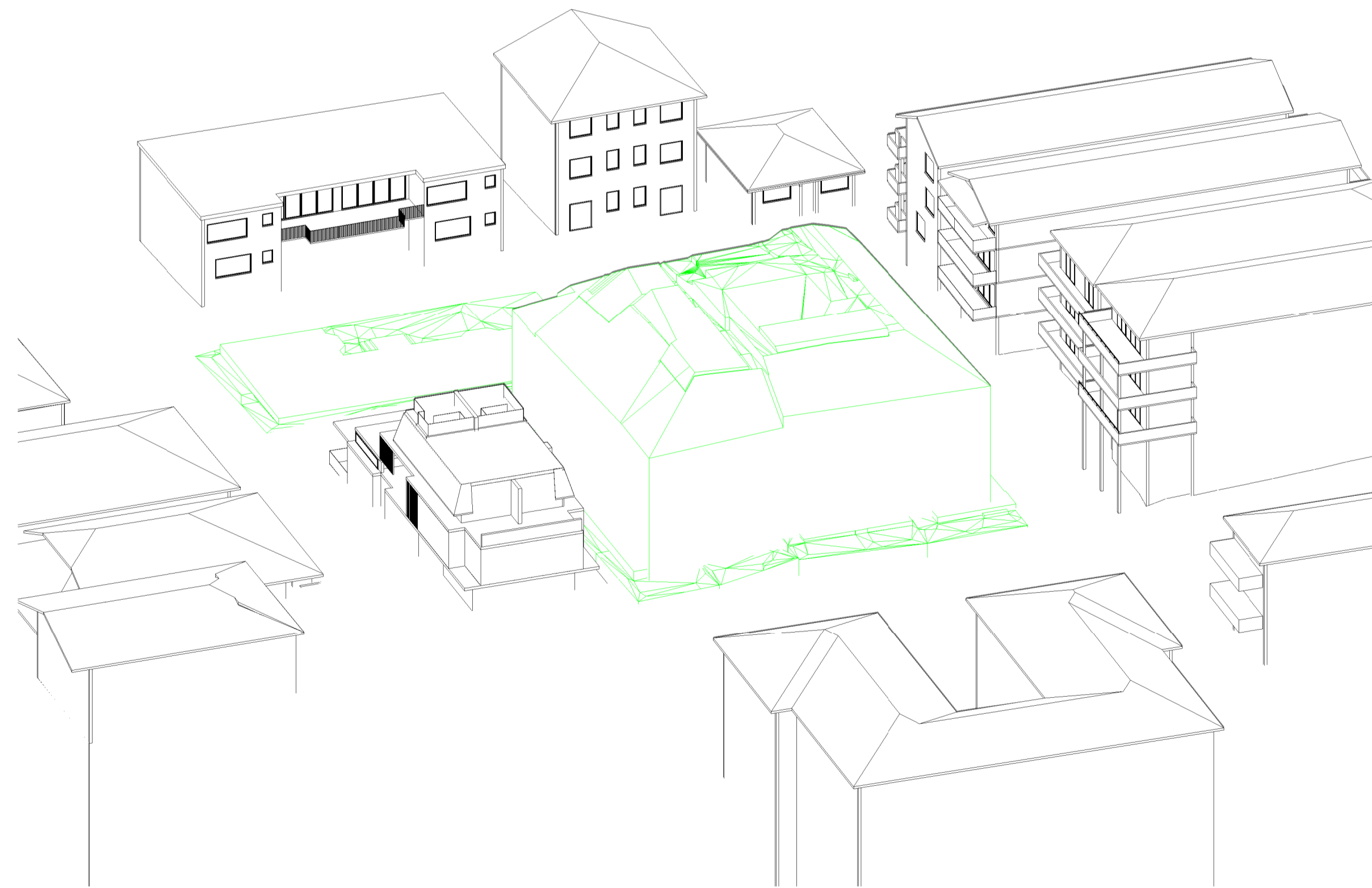
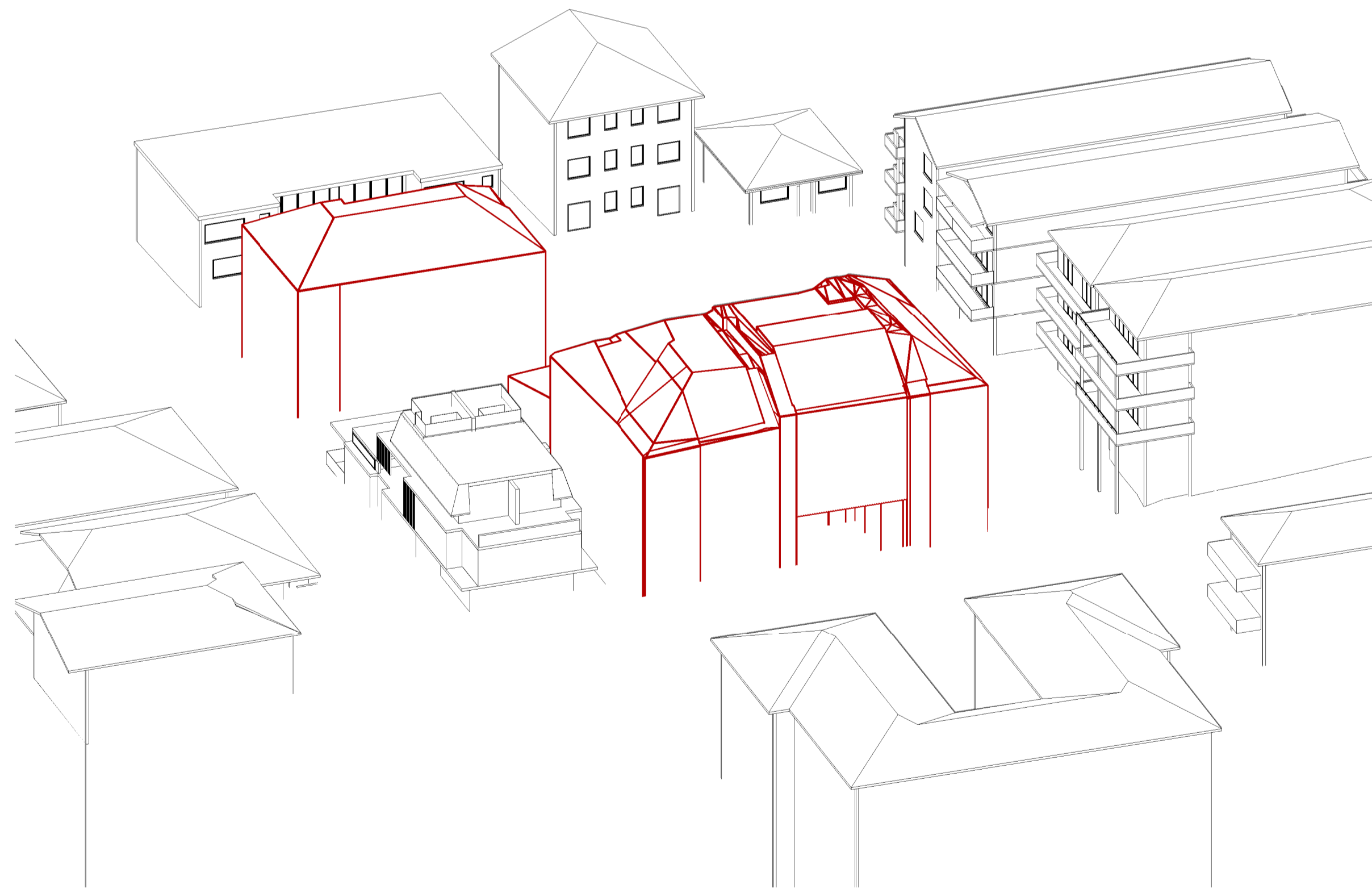
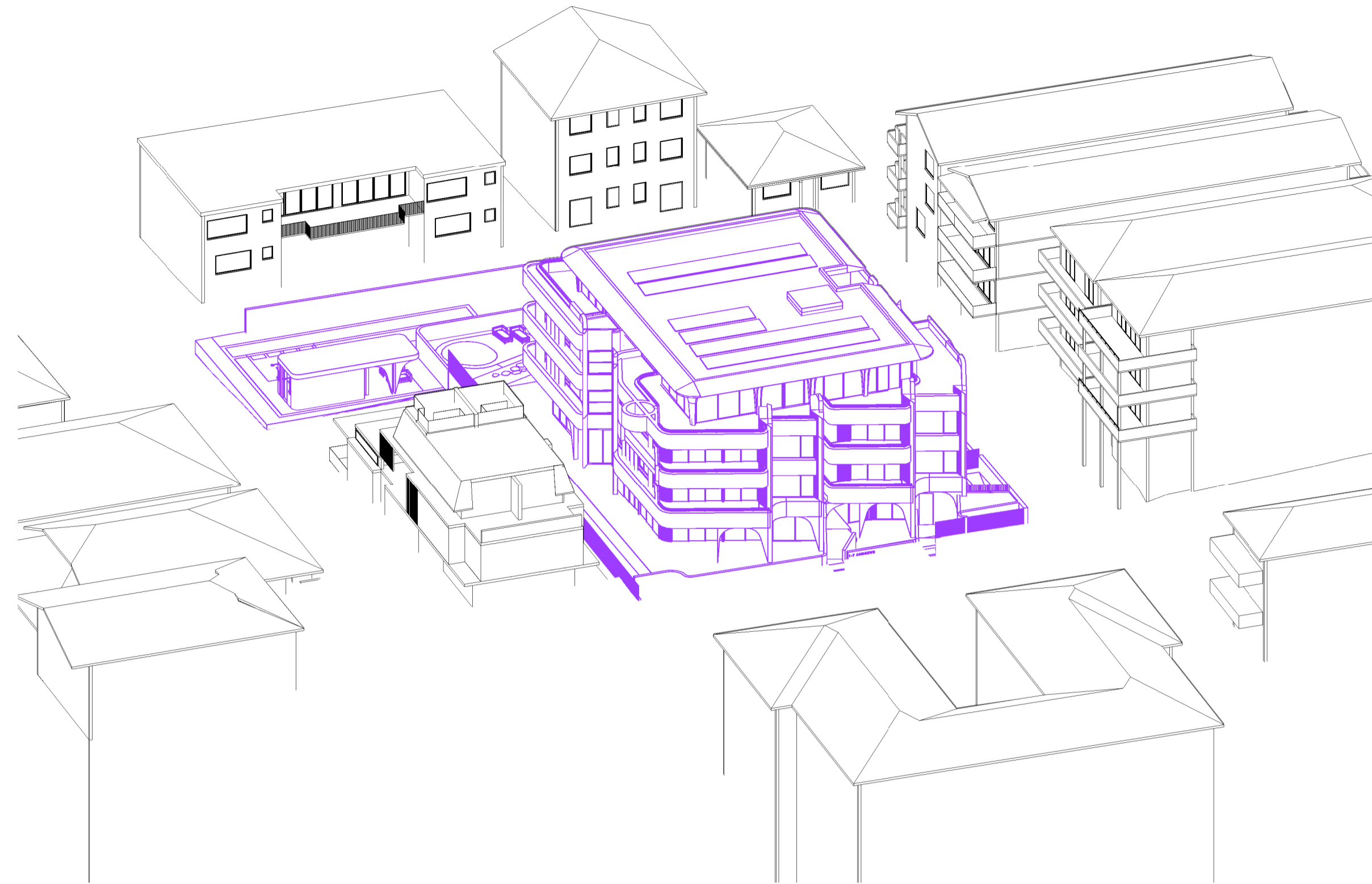
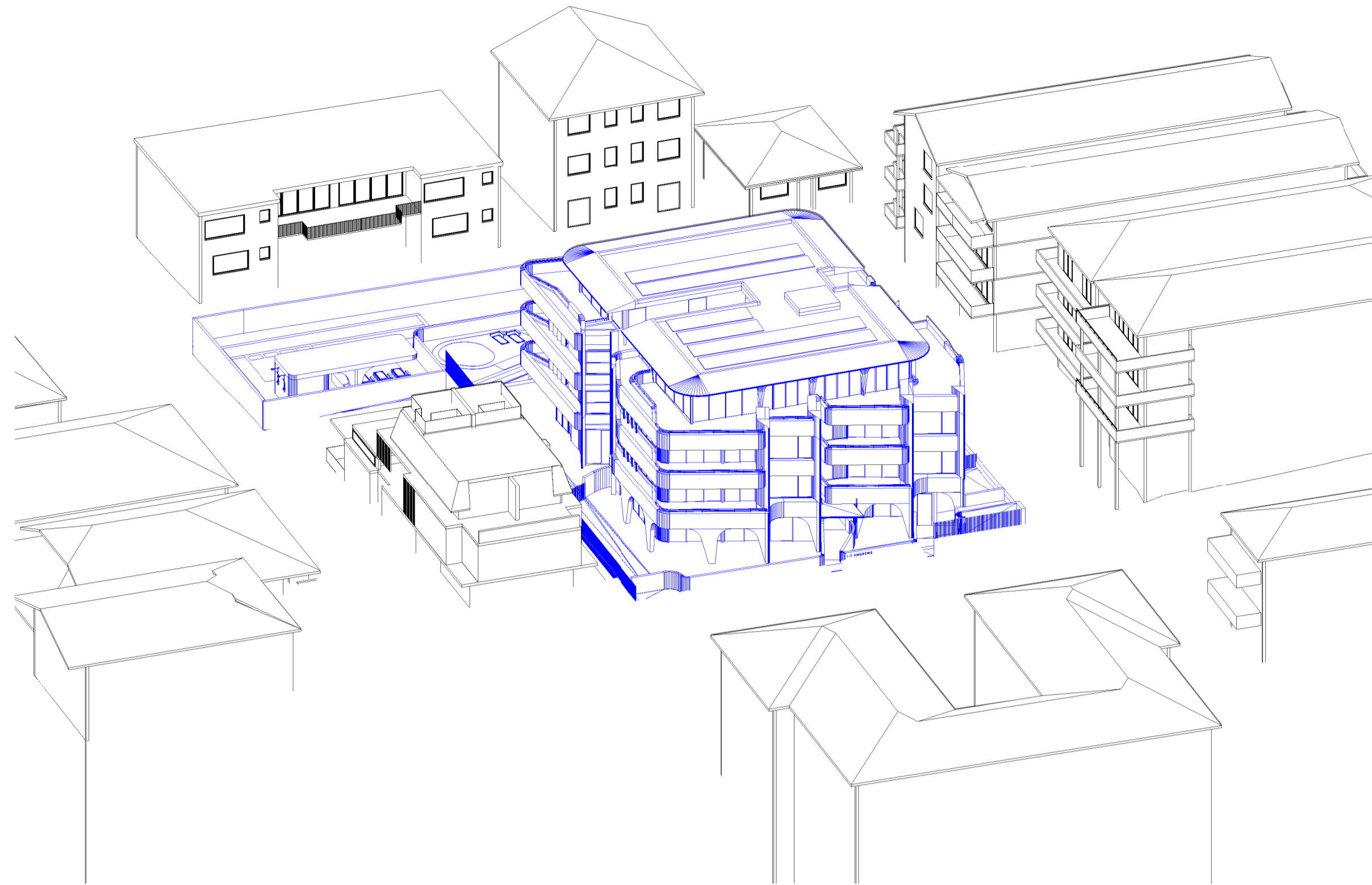
Project number **23-101** **A102**



### SHADOW ANALYSIS: S.4.55

NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

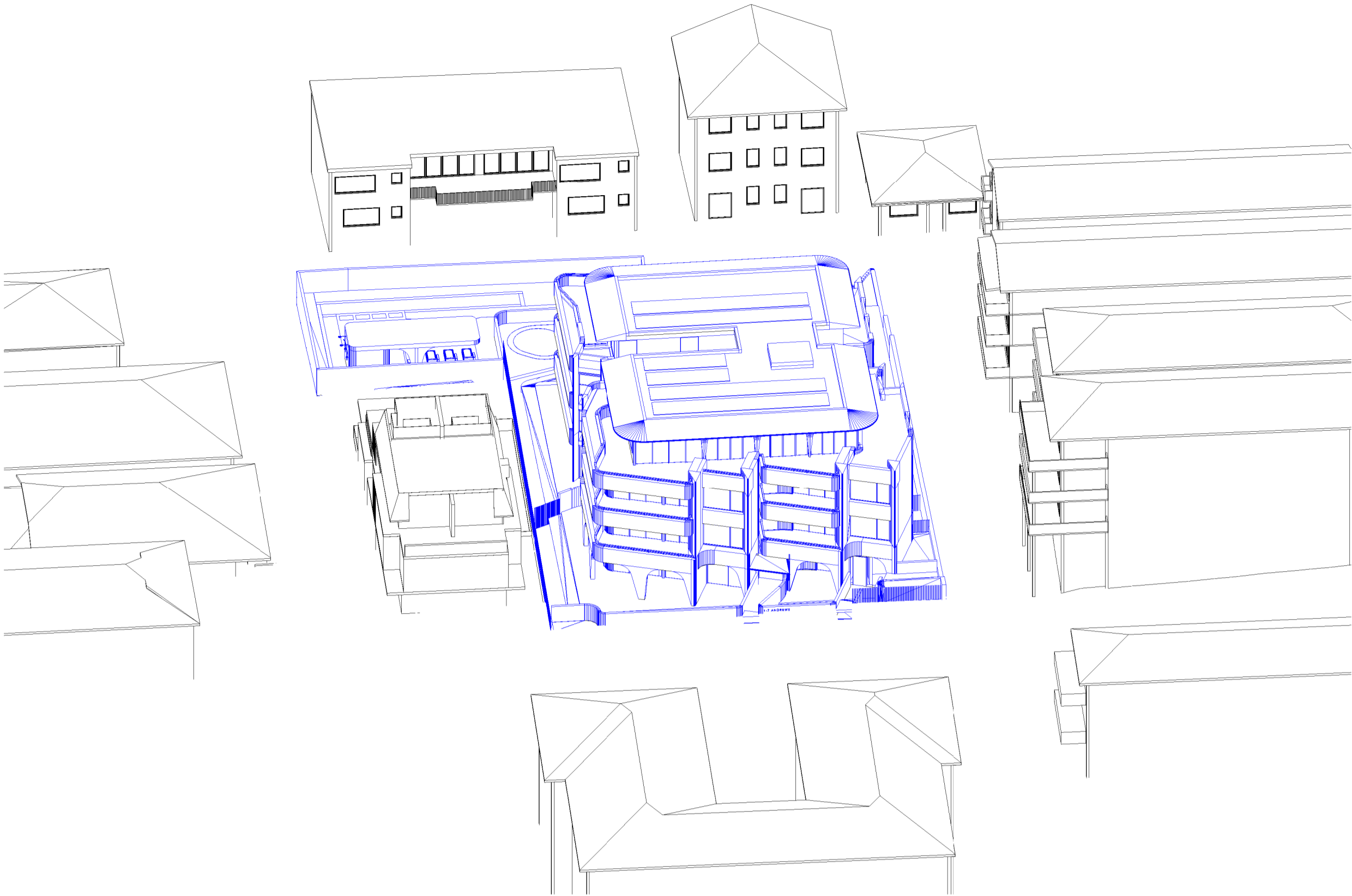
D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
<b>Issue</b>	<b>Amendment</b>	<b>Date</b>



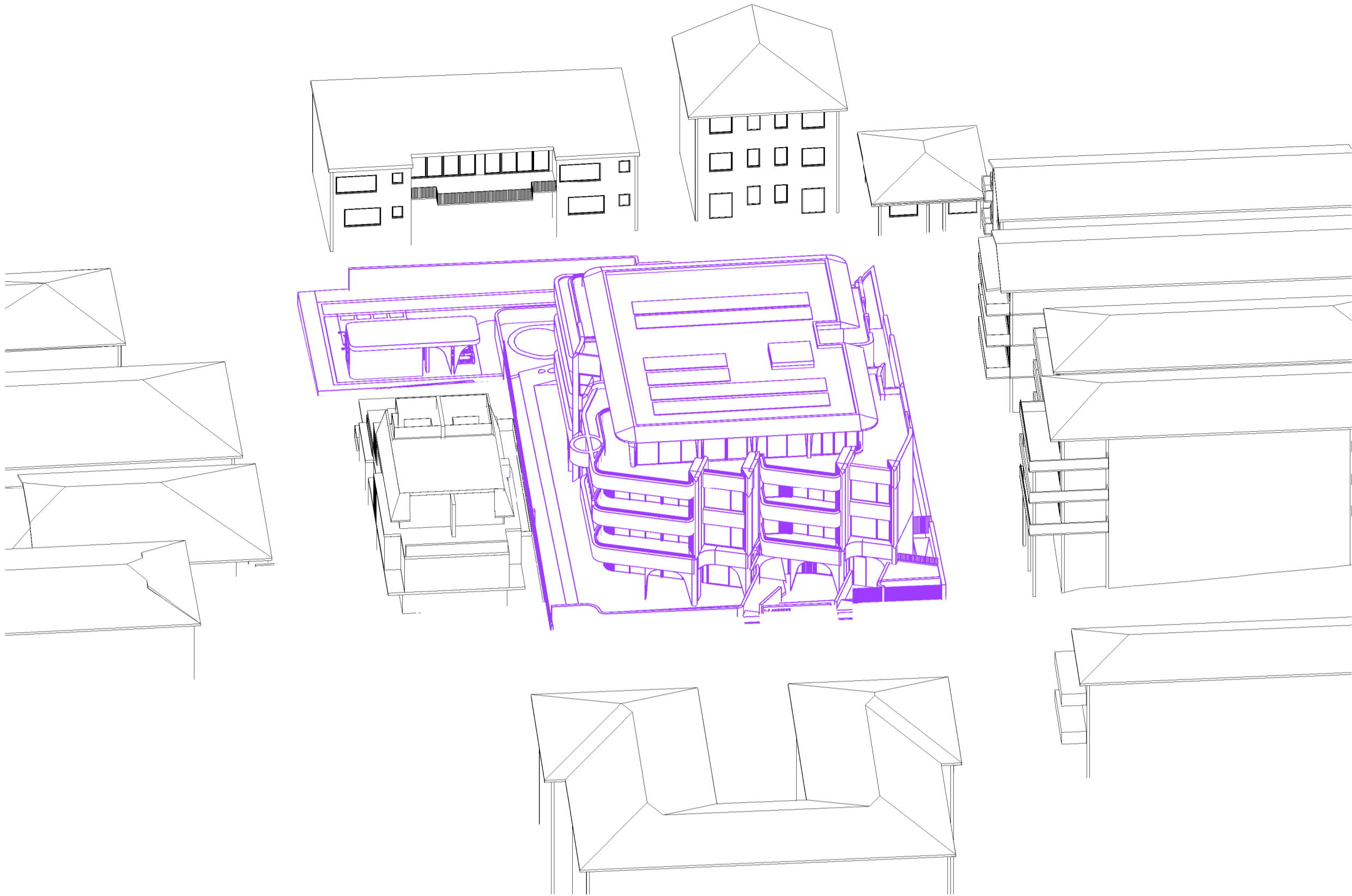
### SHADOW ANALYSIS: S.4.55

NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

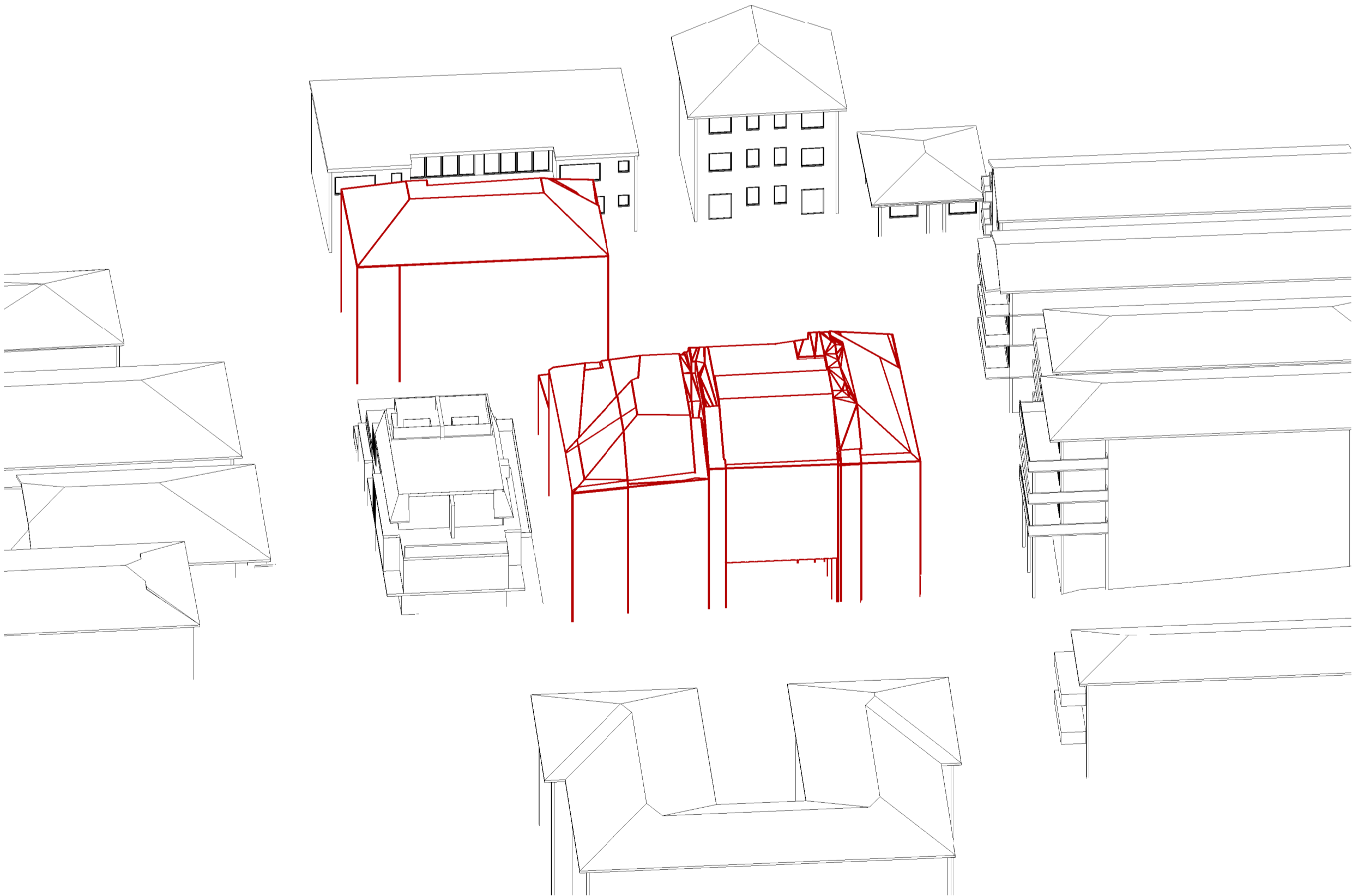
D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date



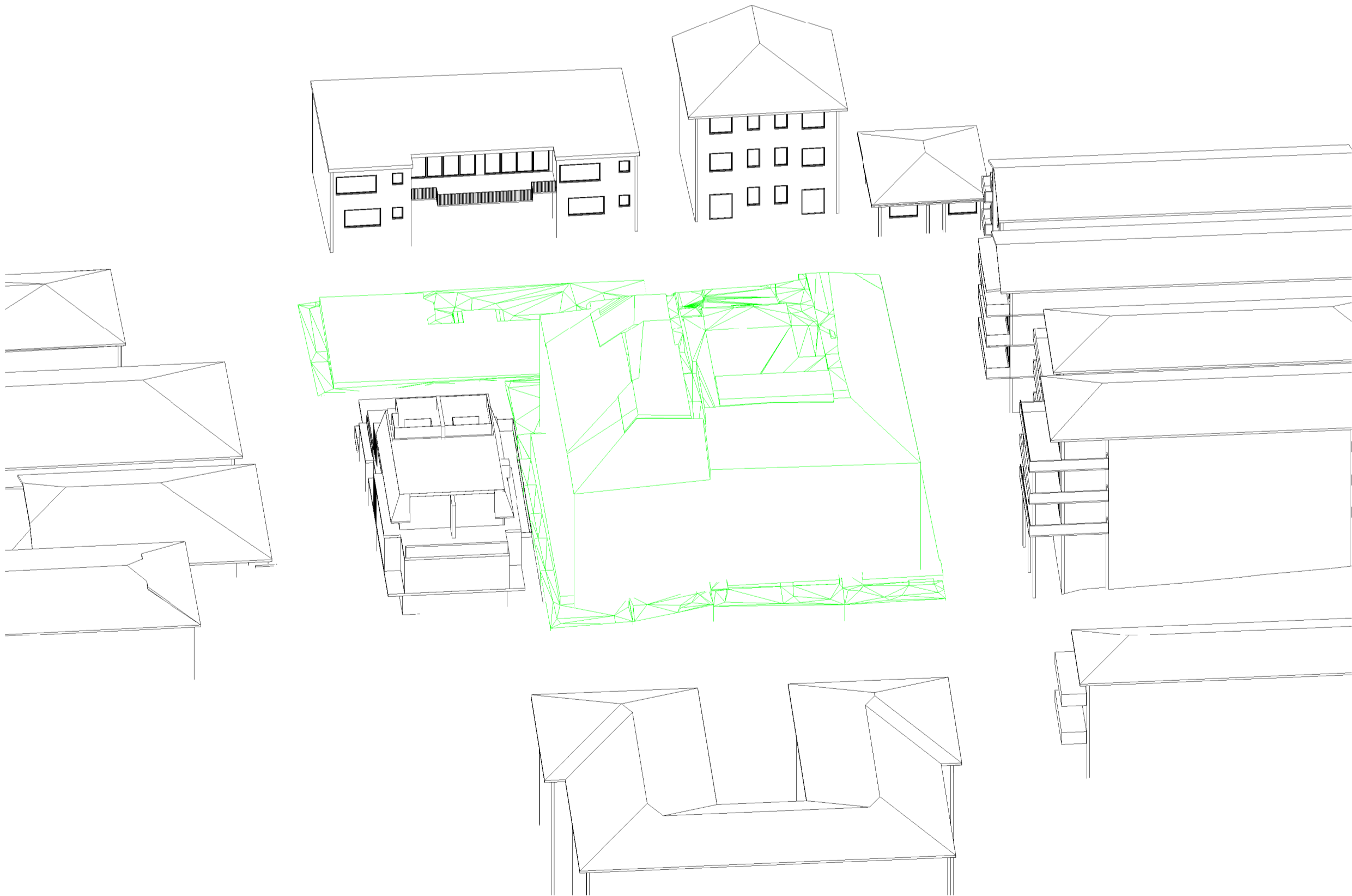
June 21st 11.00am Approved



June 21st 11.00am S4.55



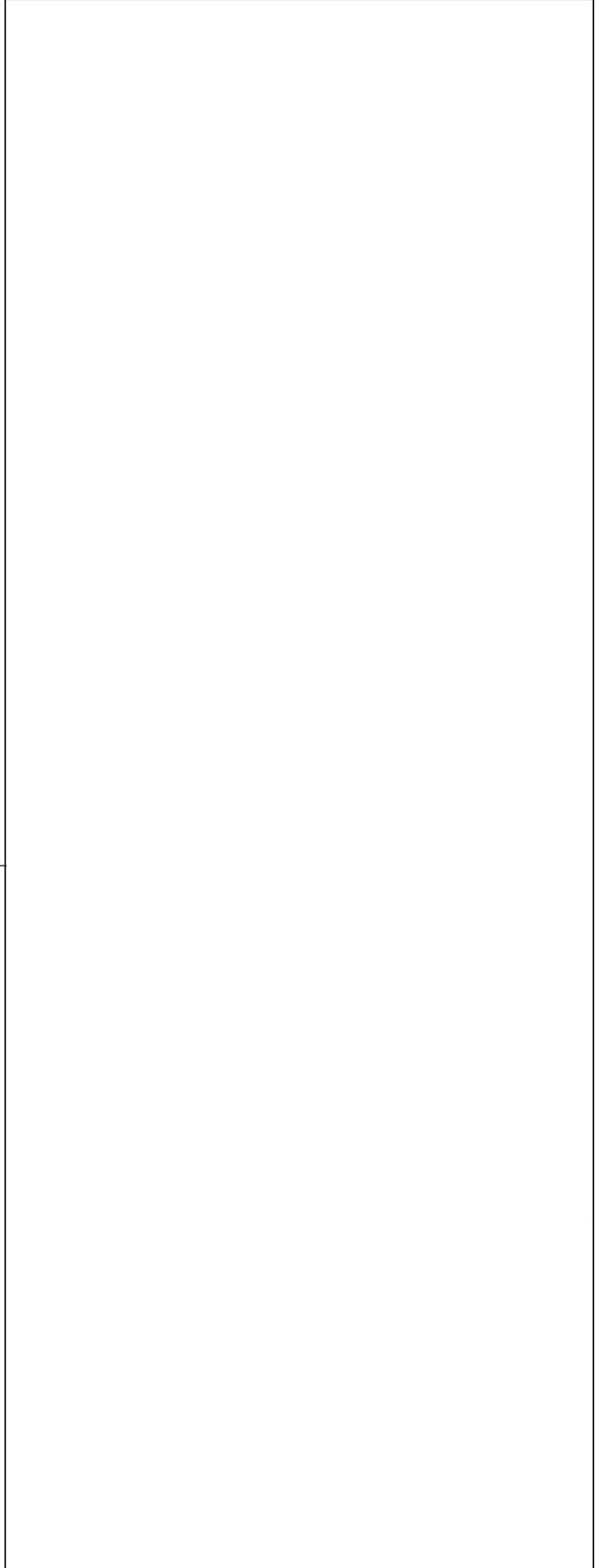
June 21st 11.00am Council's Compliant



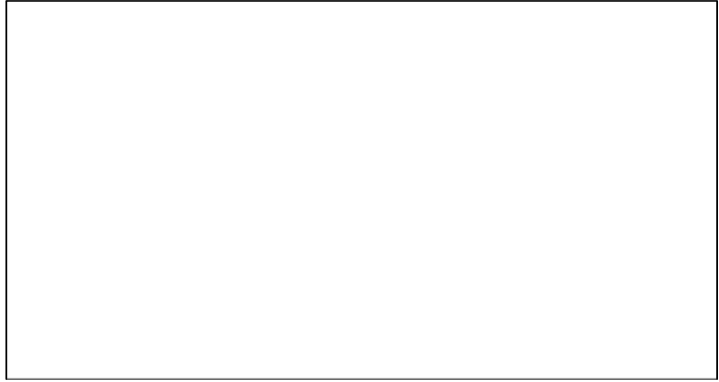
June 21st 11.00am DCP Envelope



**SHADOW ANALYSIS: S.4.55**  
NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW



D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date



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ANALYSIS**

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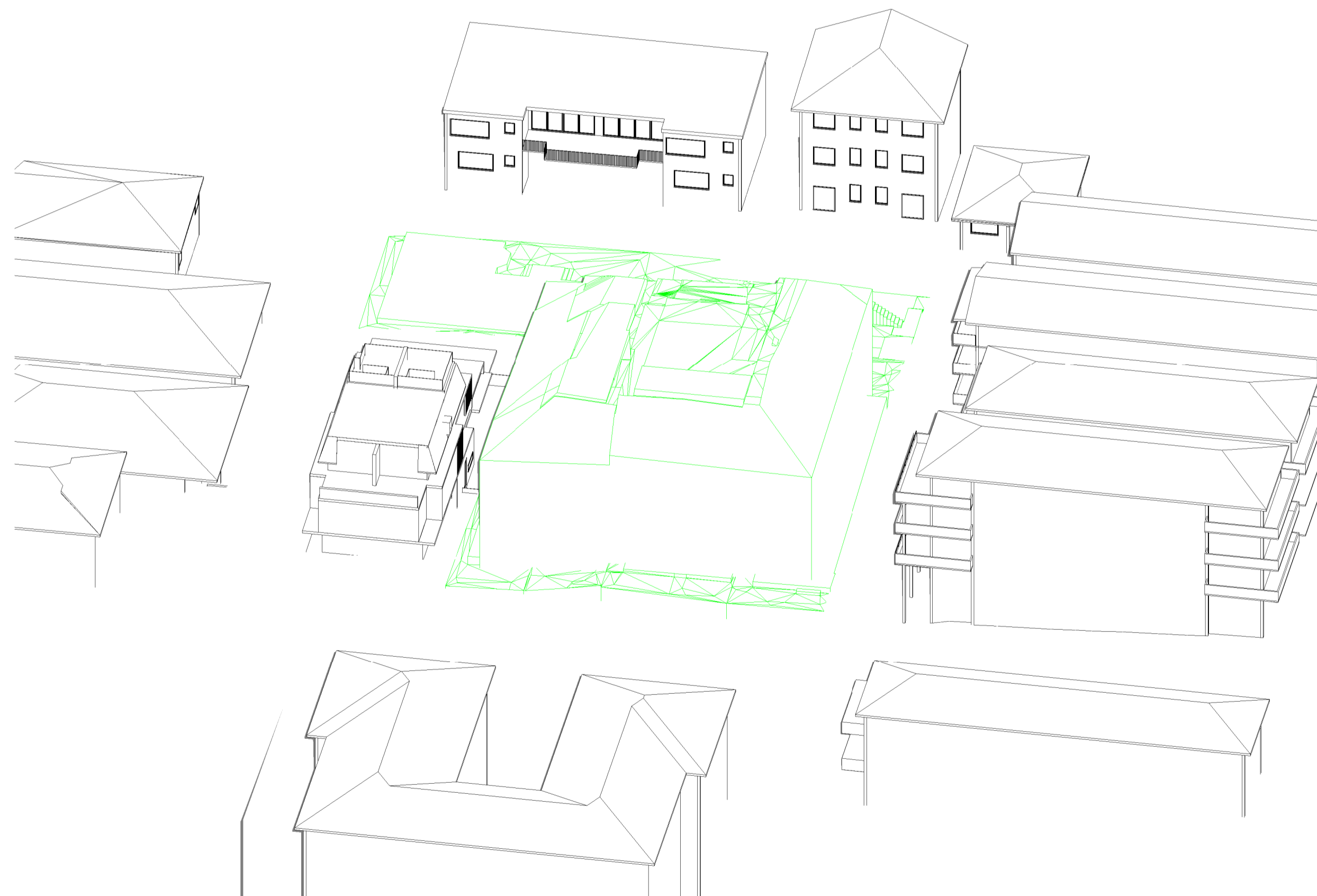
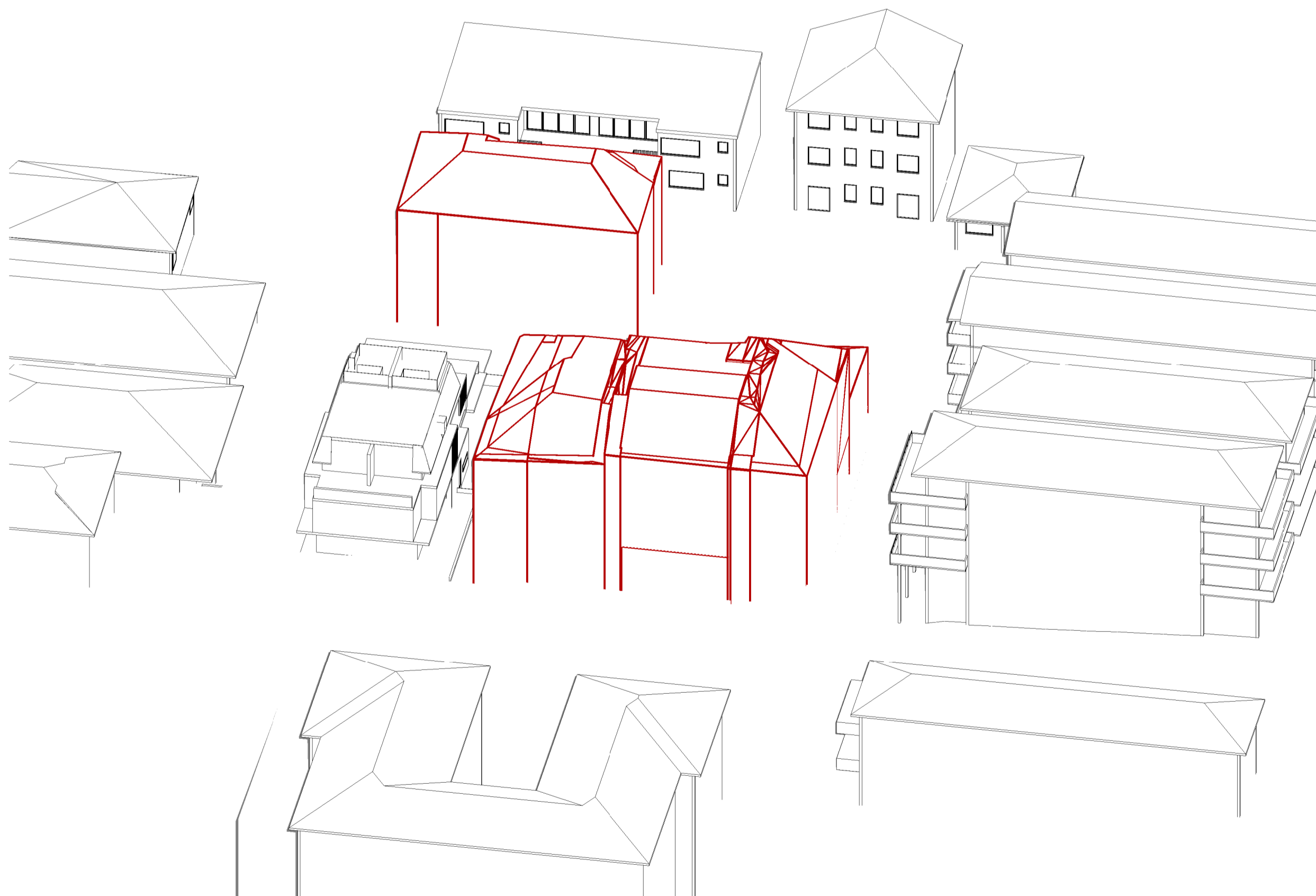
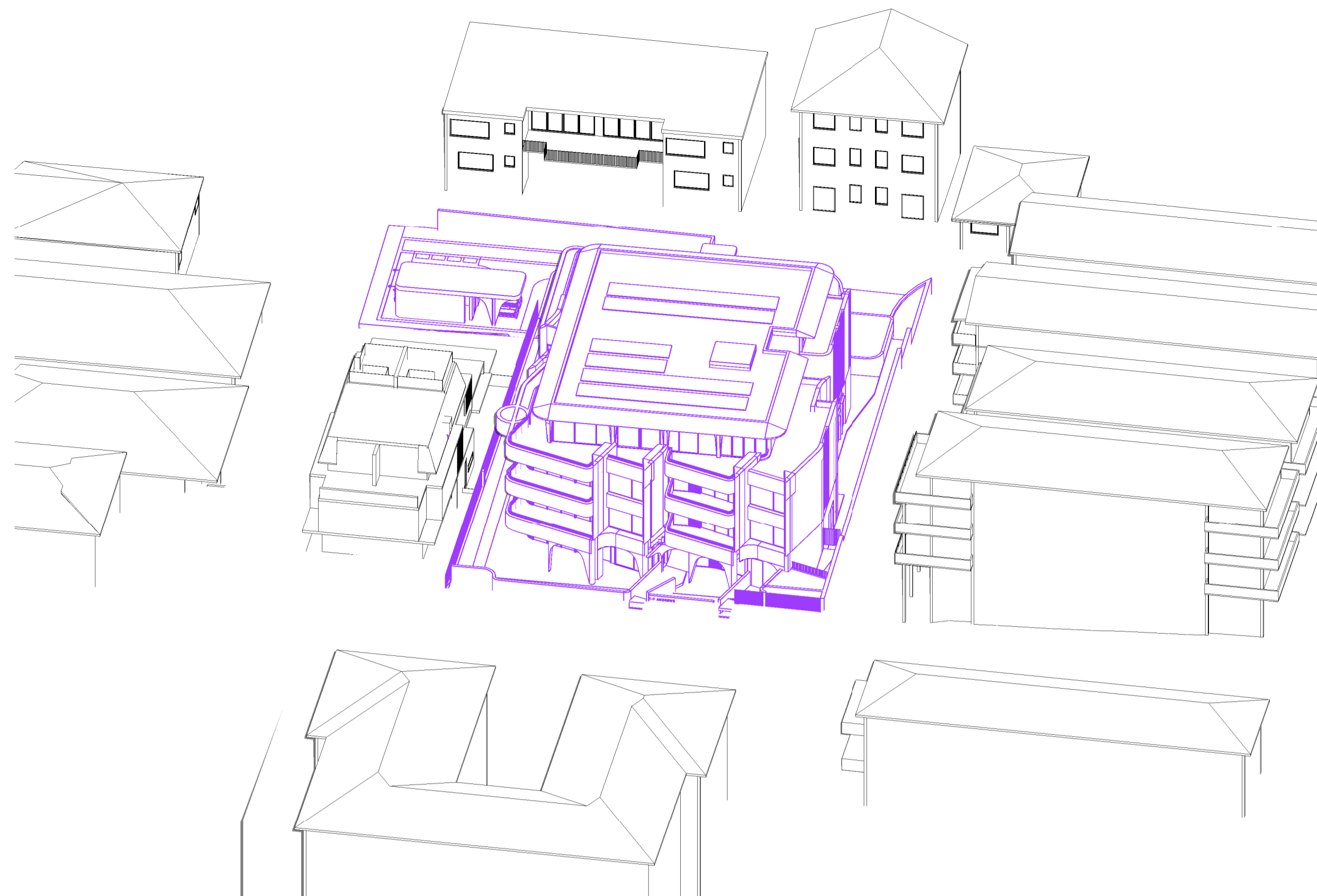
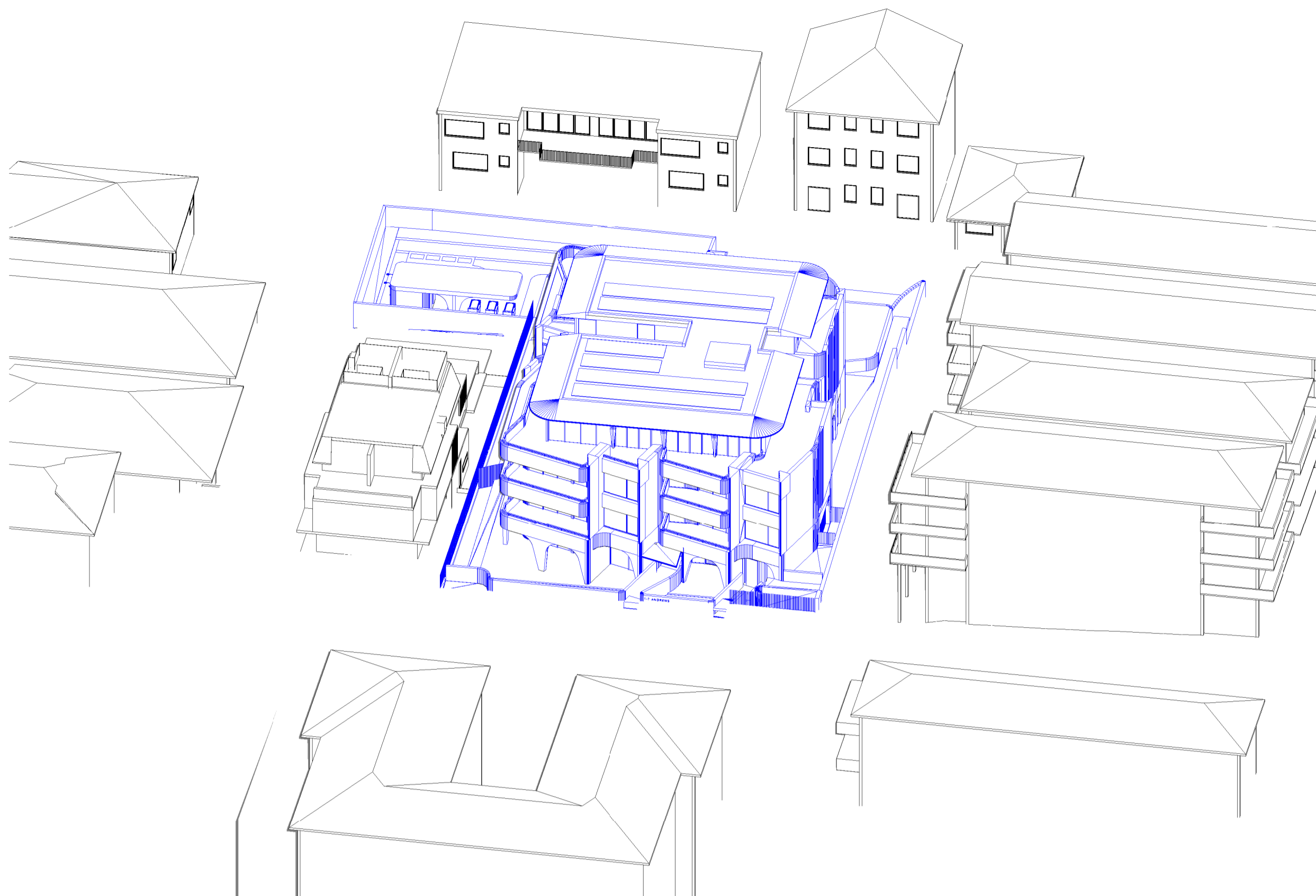
MOBILE: 0410 699919  
info@cadraftnsw.com.au

Project:  
**SHADOW ANALYSIS: S.4.55**  
NO 1-7 ANDREWS AVENUE & 26 GLEN STREET  
BONDI NSW  
CLIENT: DCN PROPERTY GROUP

Drawing title:  
**3D Sun Views June 21st 11.00am**

Date: 03-10-24  
Scale:  
Drawn by: KP  
Checked by: JD

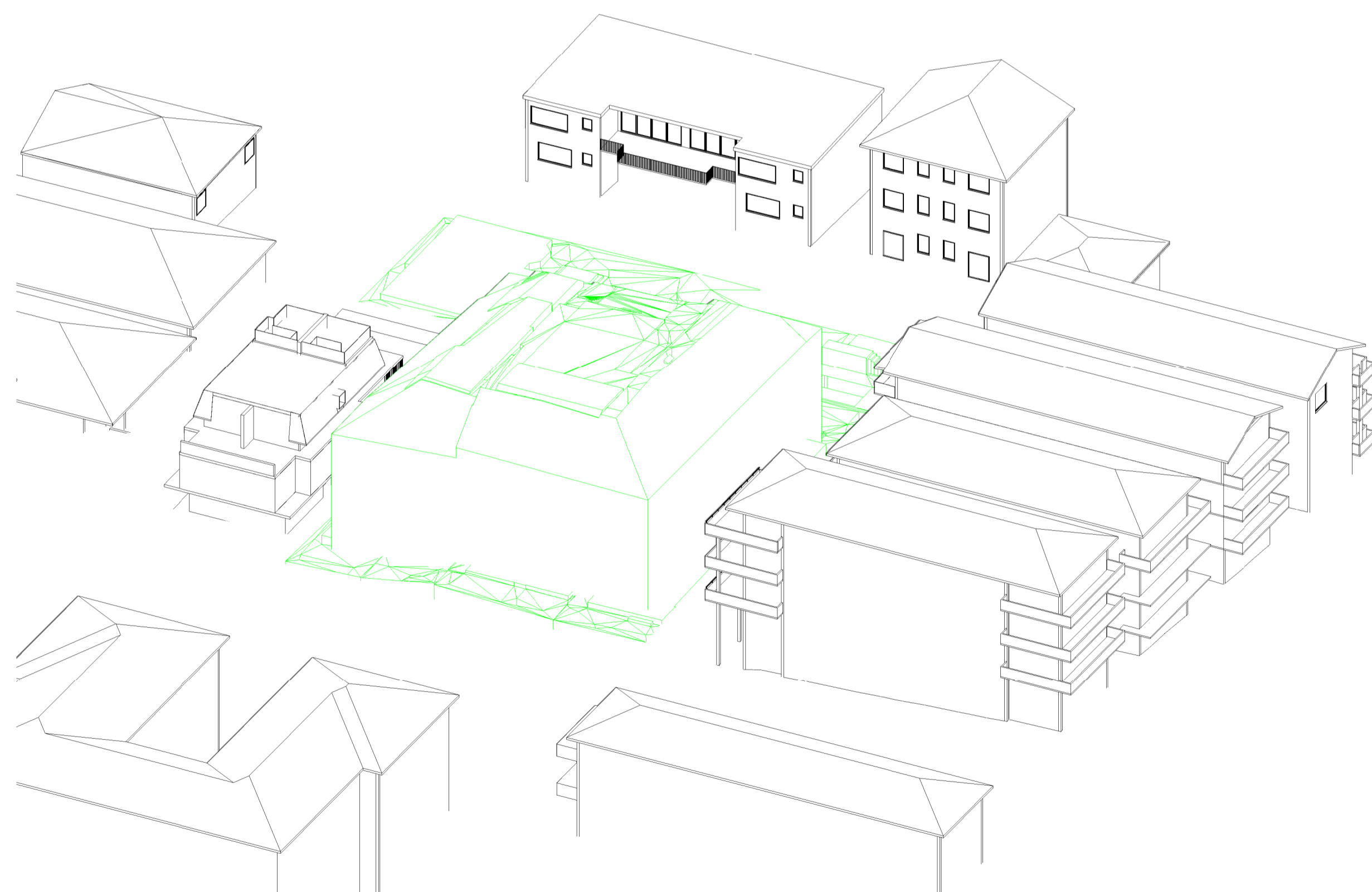
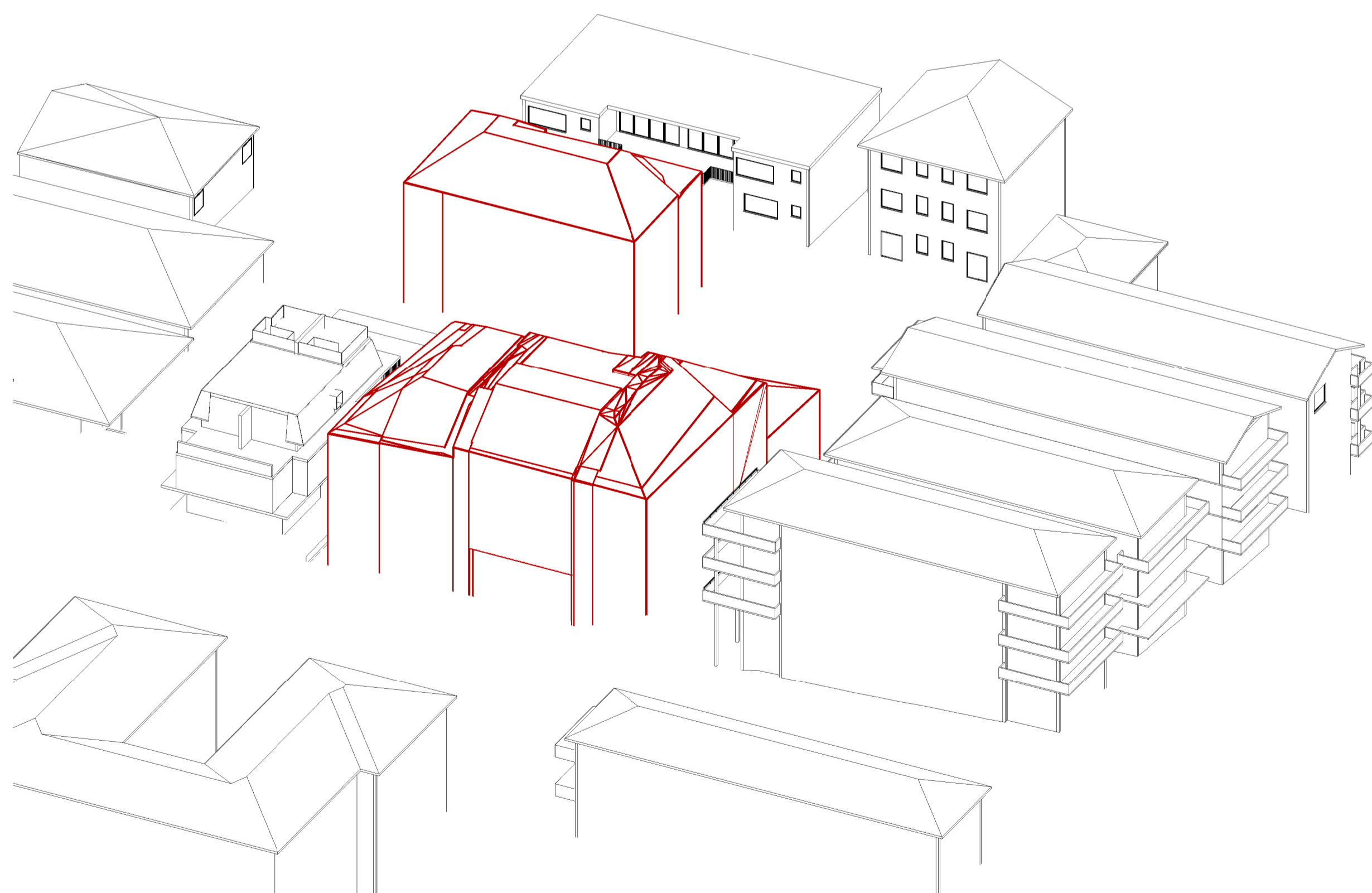
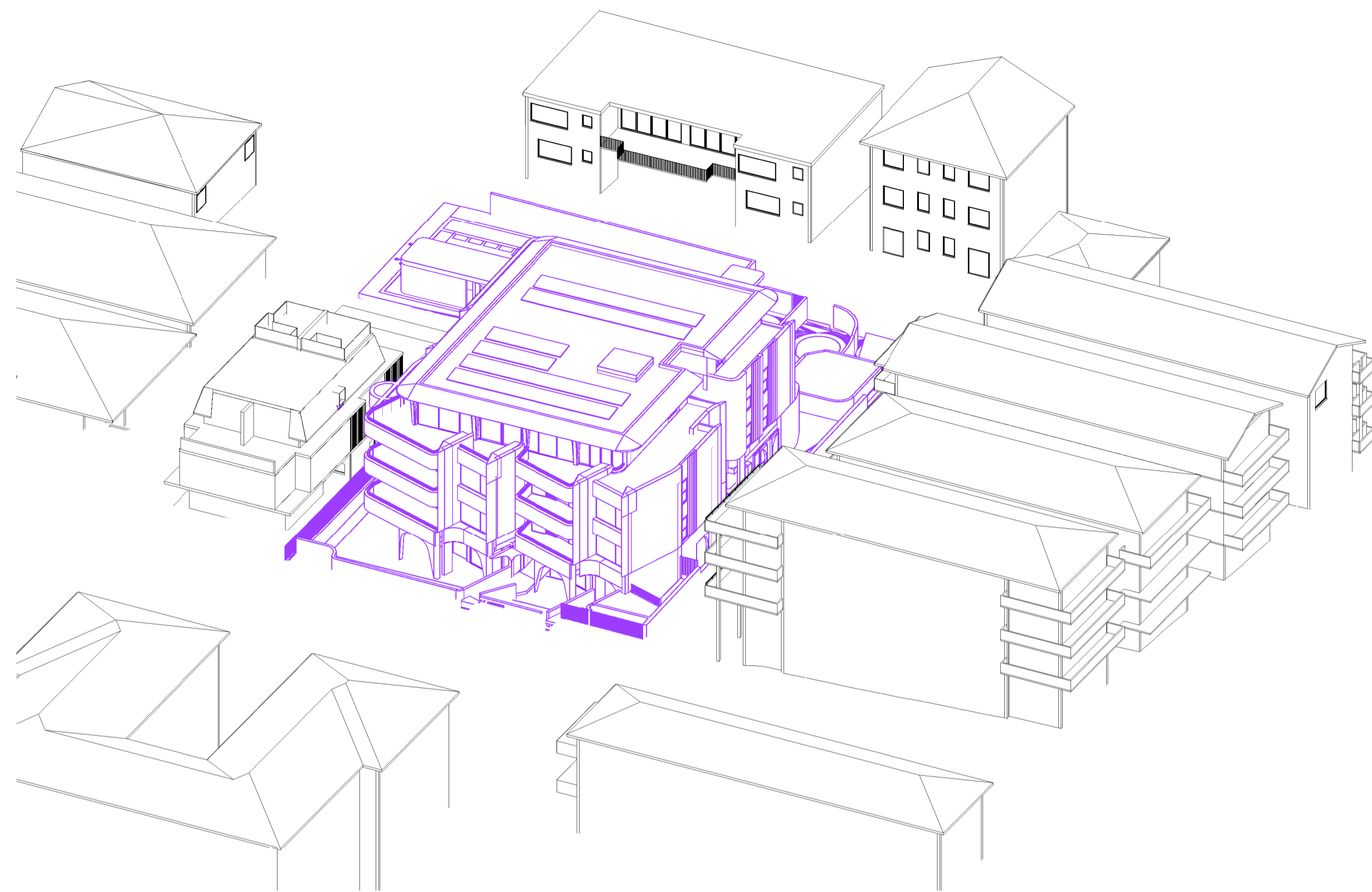
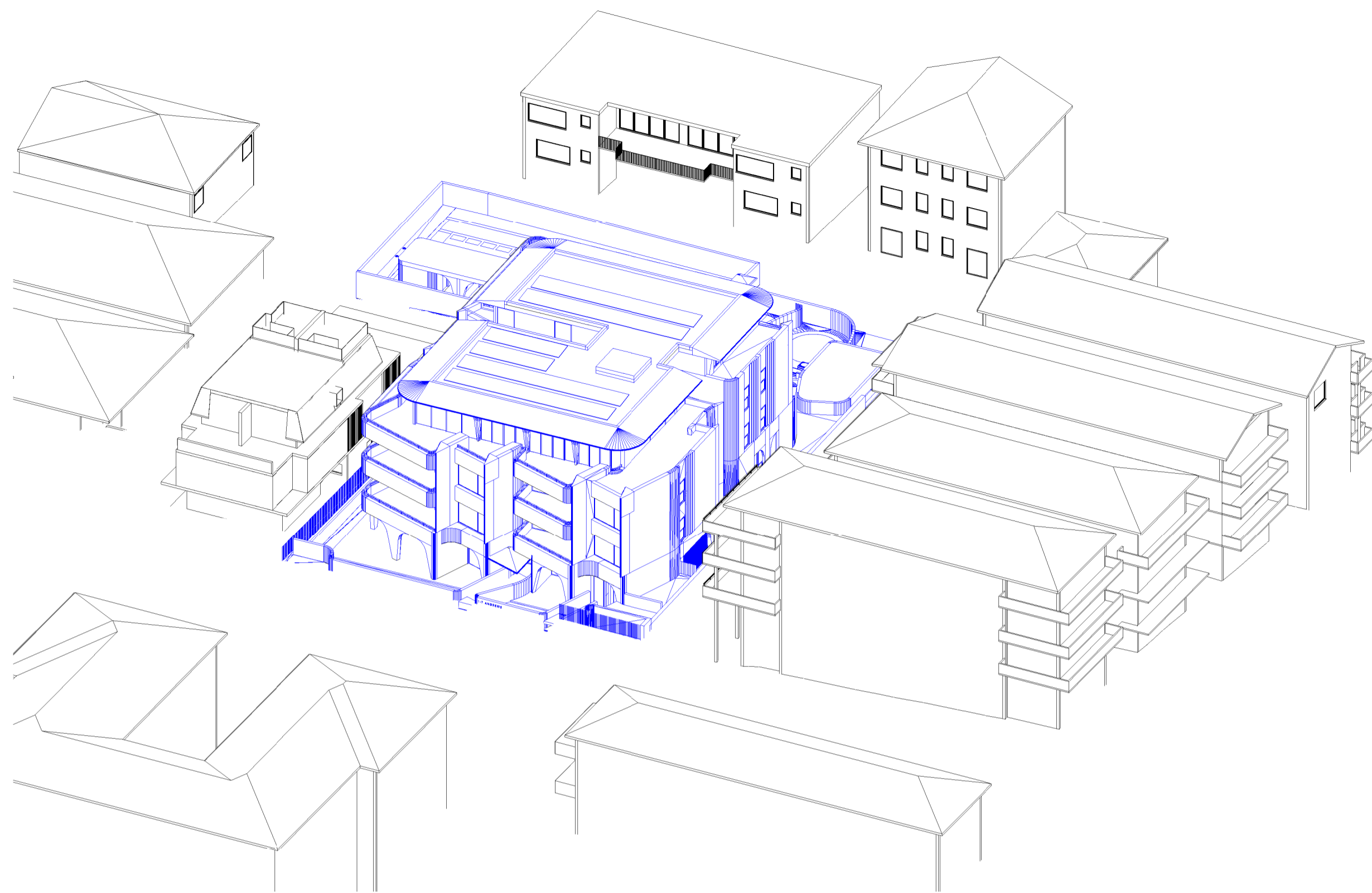
Project number **23-101 A105**



### SHADOW ANALYSIS: S.4.55

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& 26 GLEN STREET  
BONDI NSW

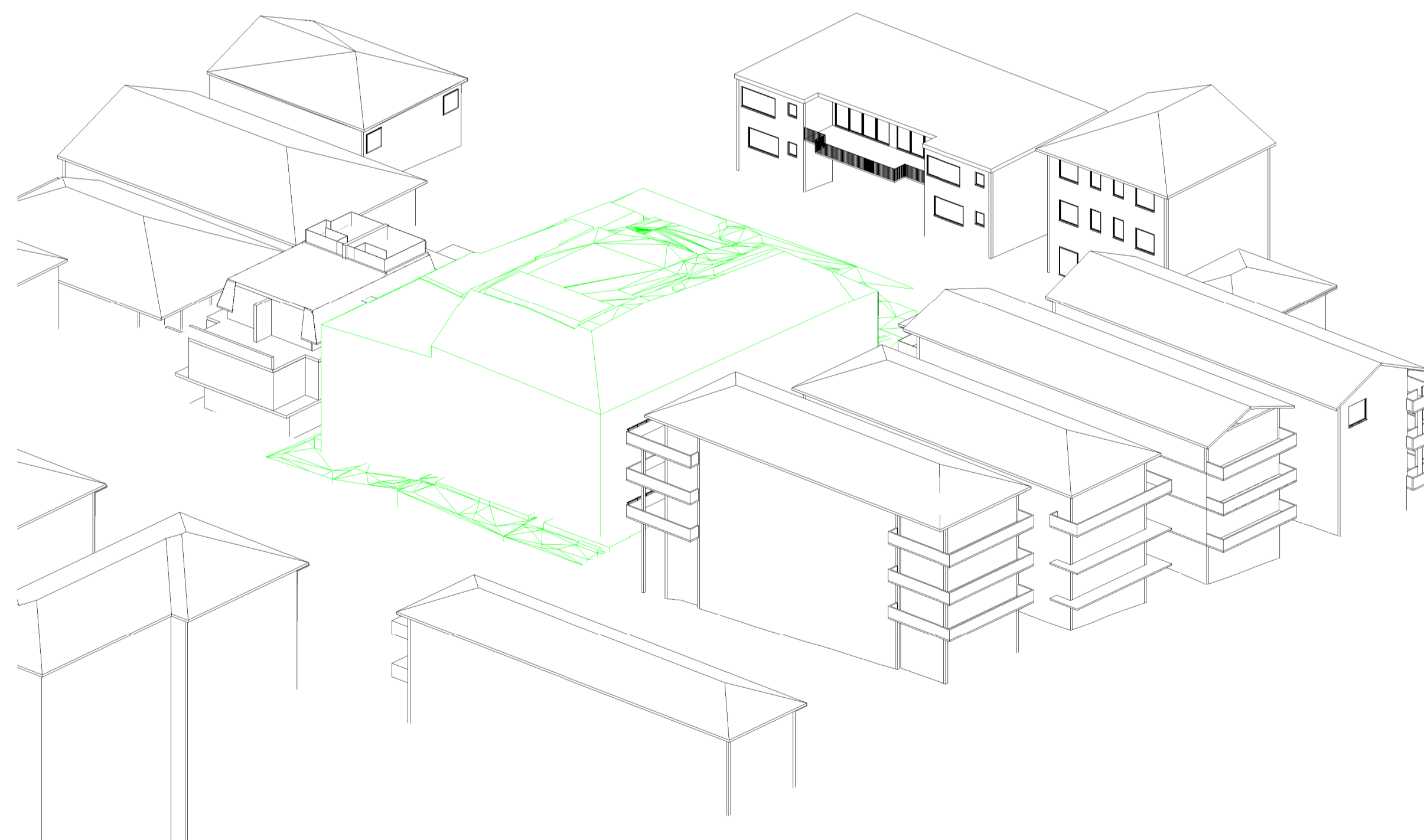
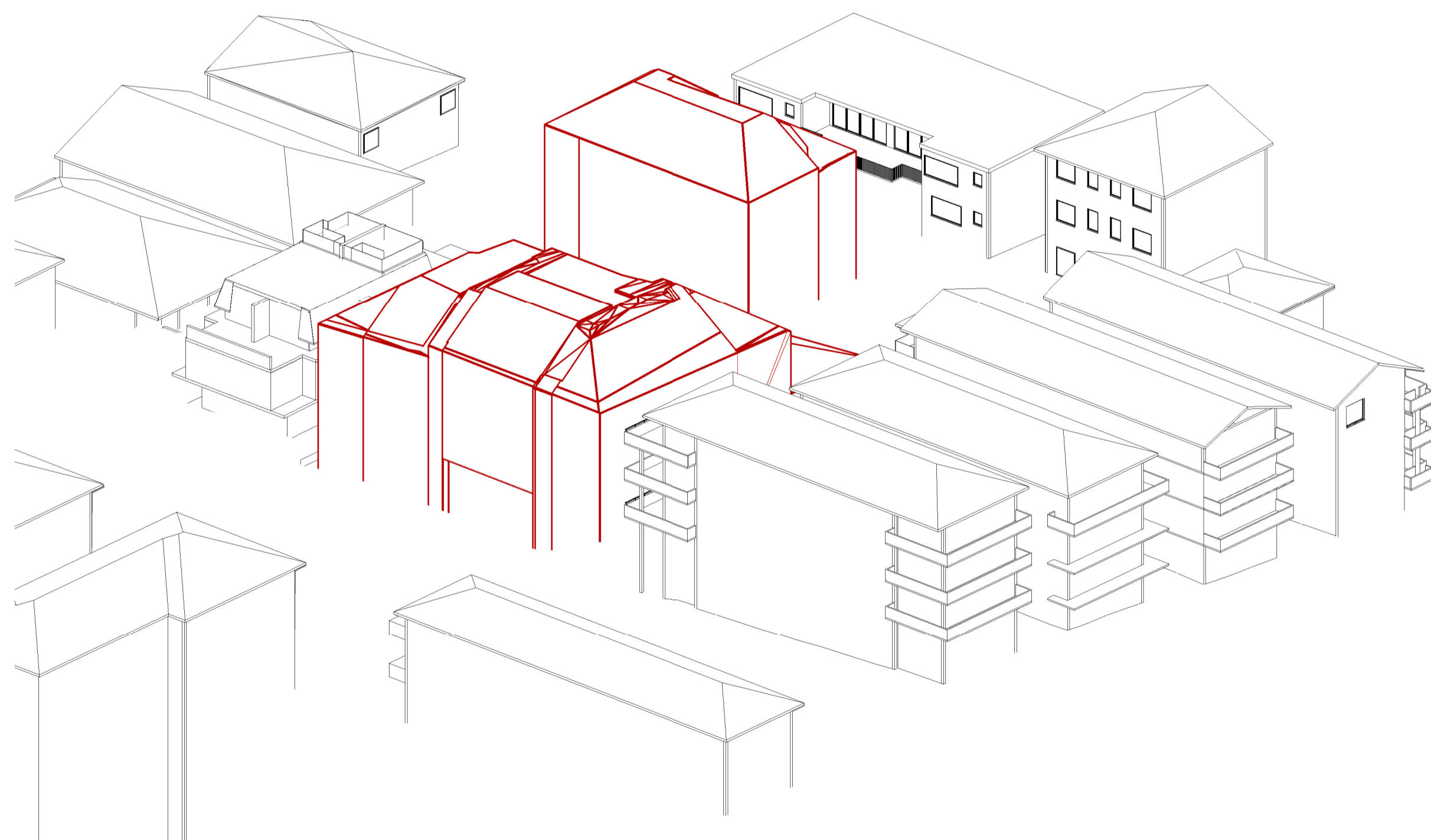
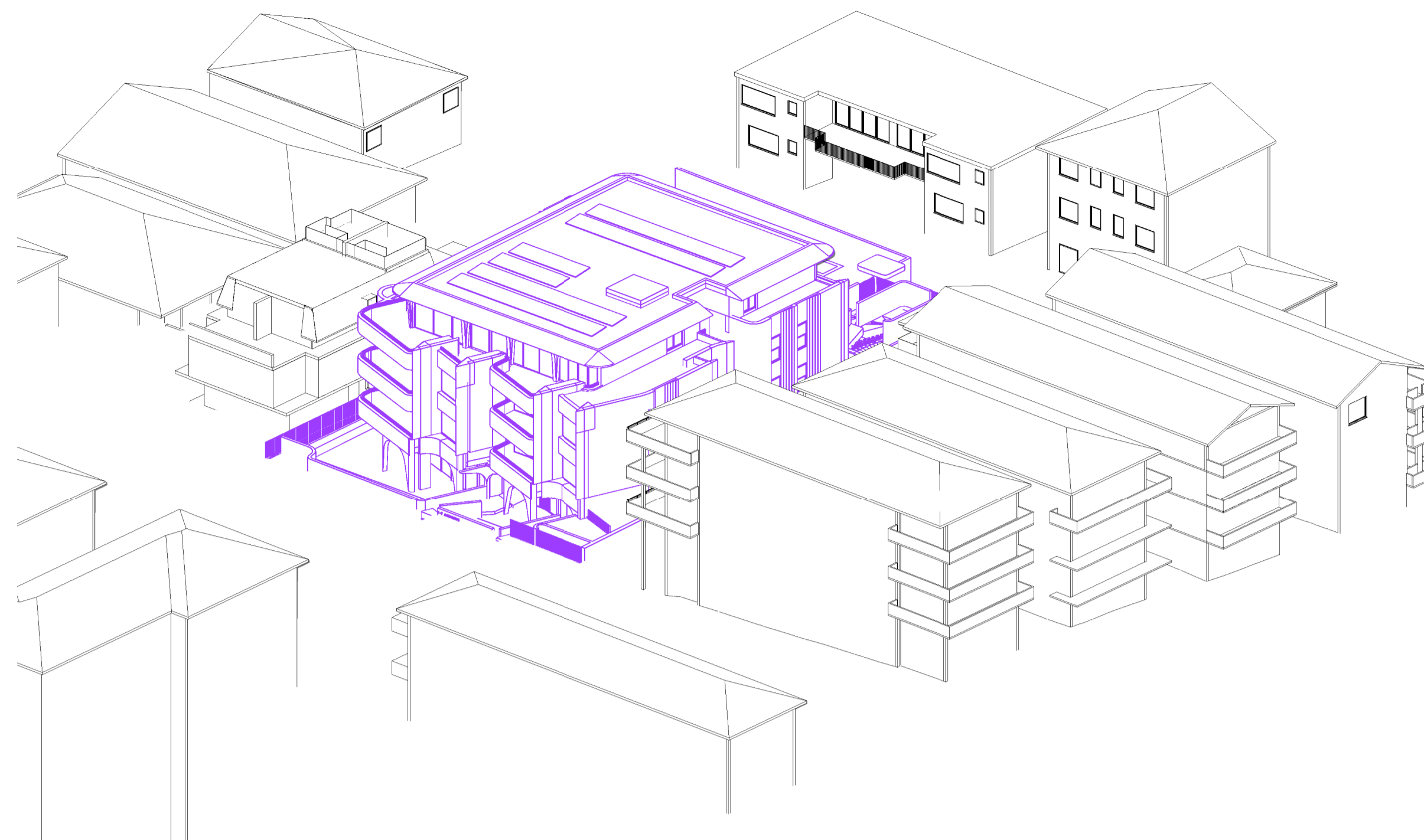
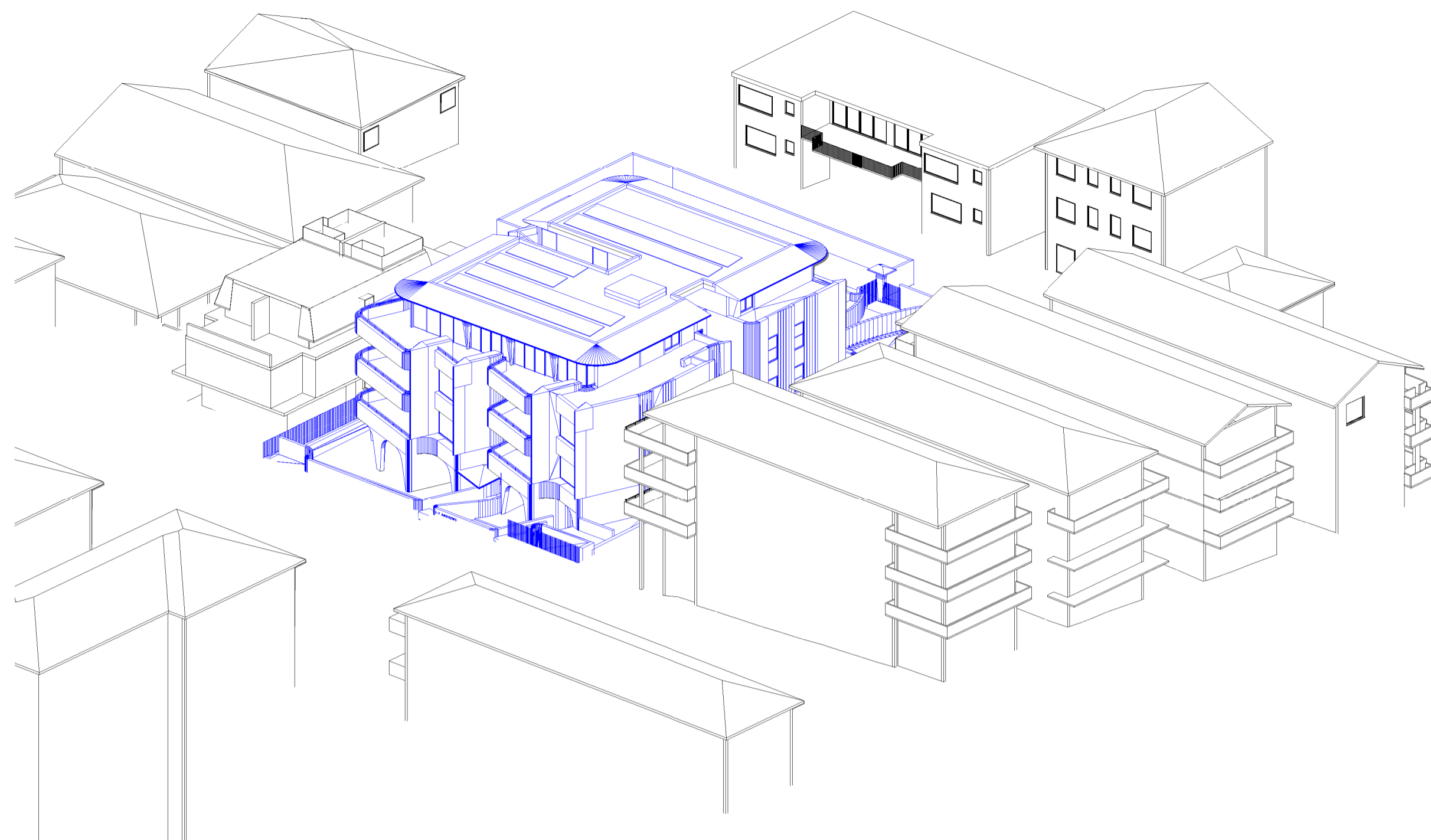
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C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date



### SHADOW ANALYSIS: S.4.55

NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

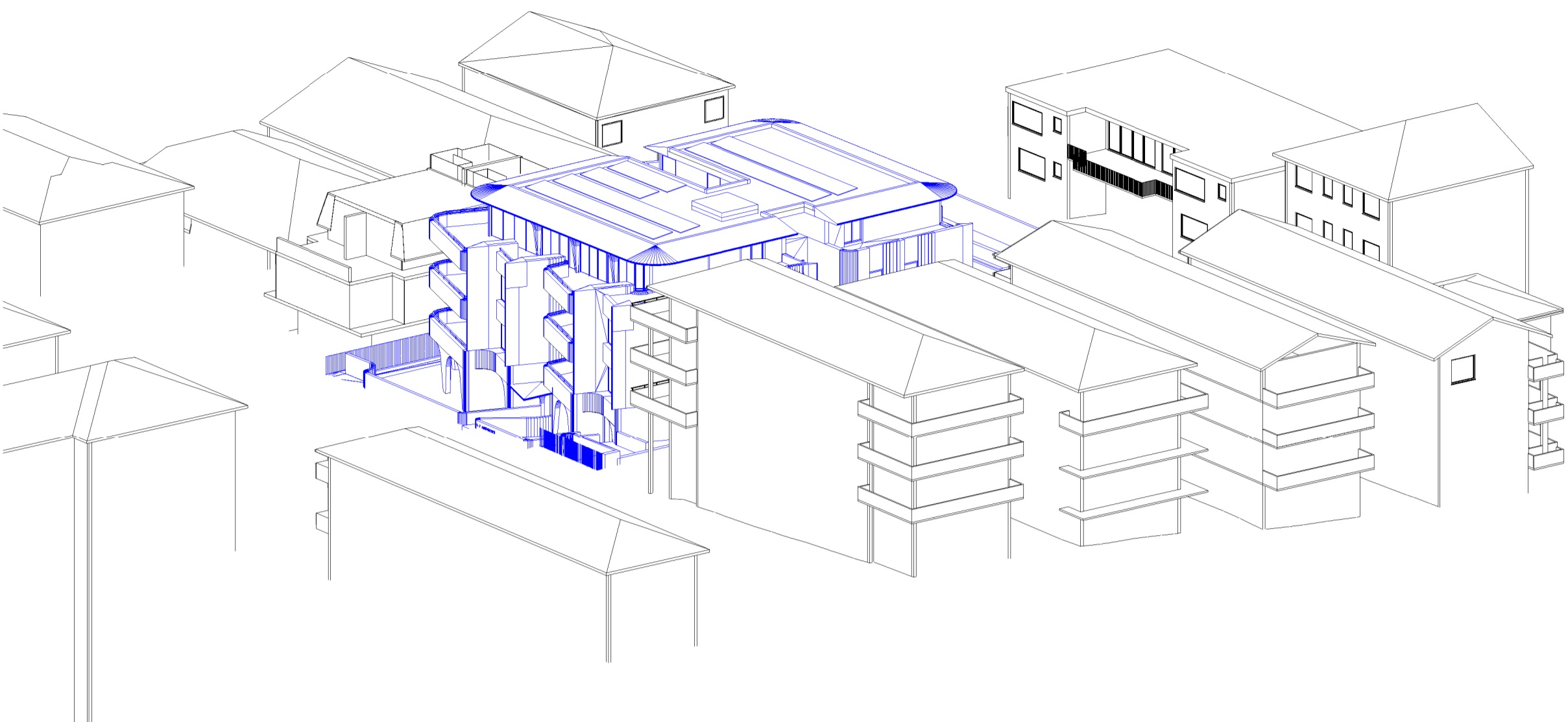
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C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date



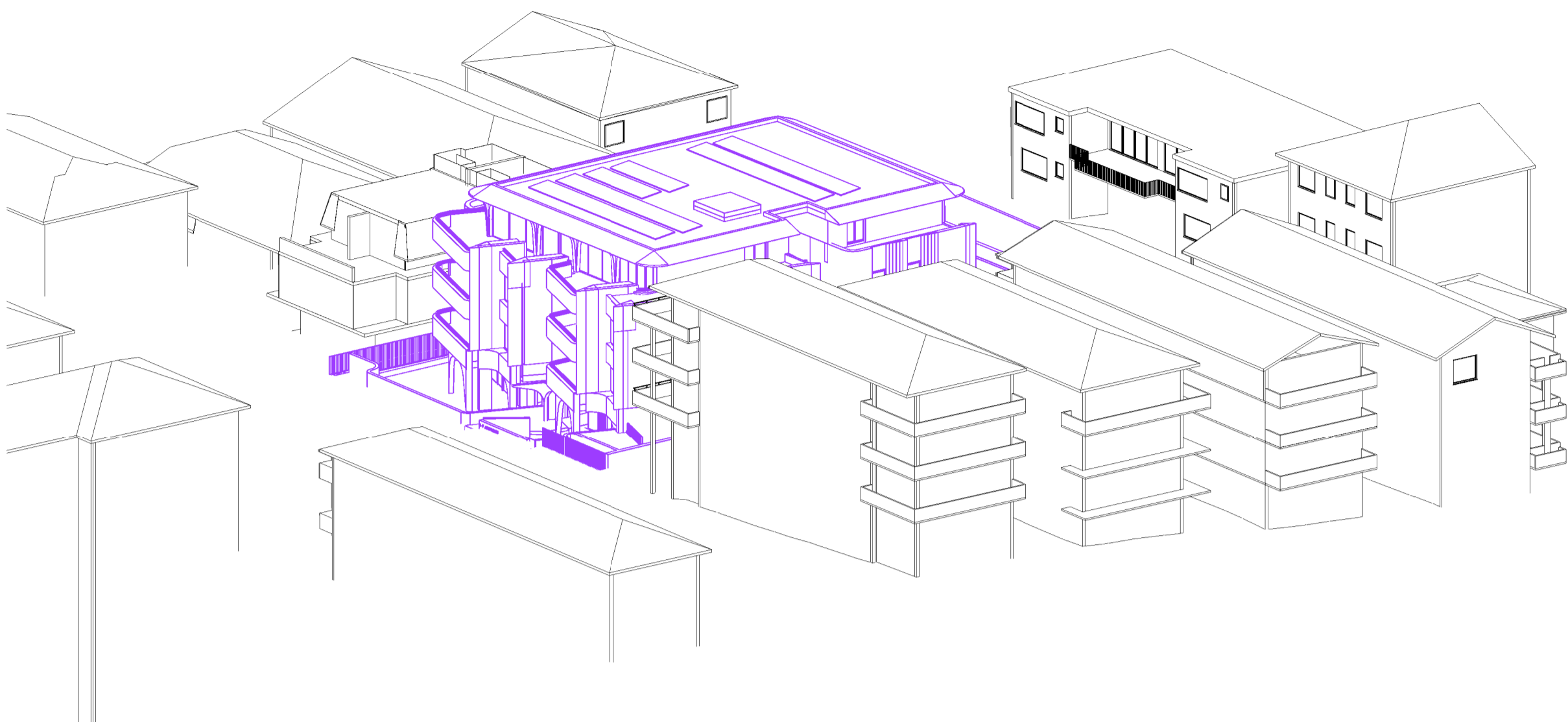
### SHADOW ANALYSIS: S.4.55

NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW

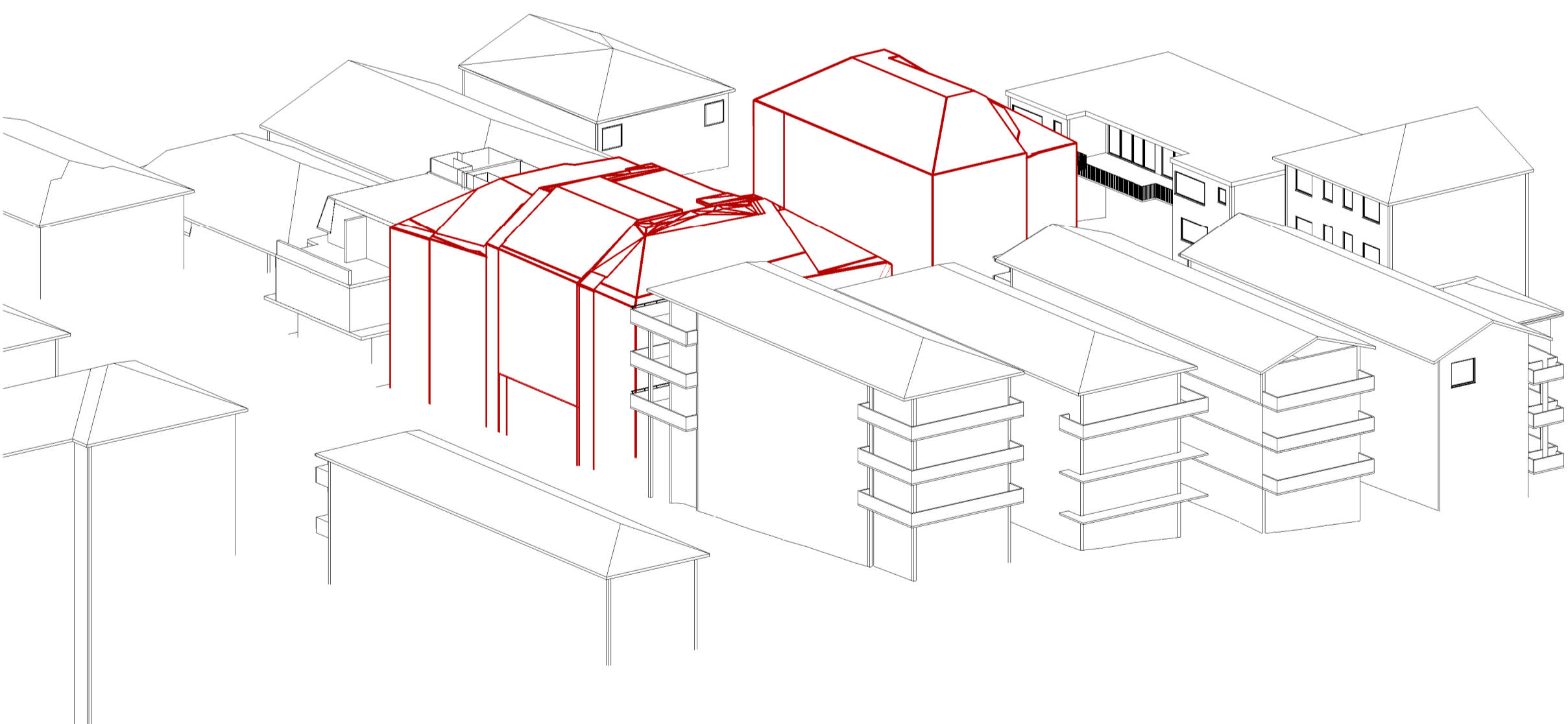
D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
<b>Issue</b>	<b>Amendment</b>	<b>Date</b>



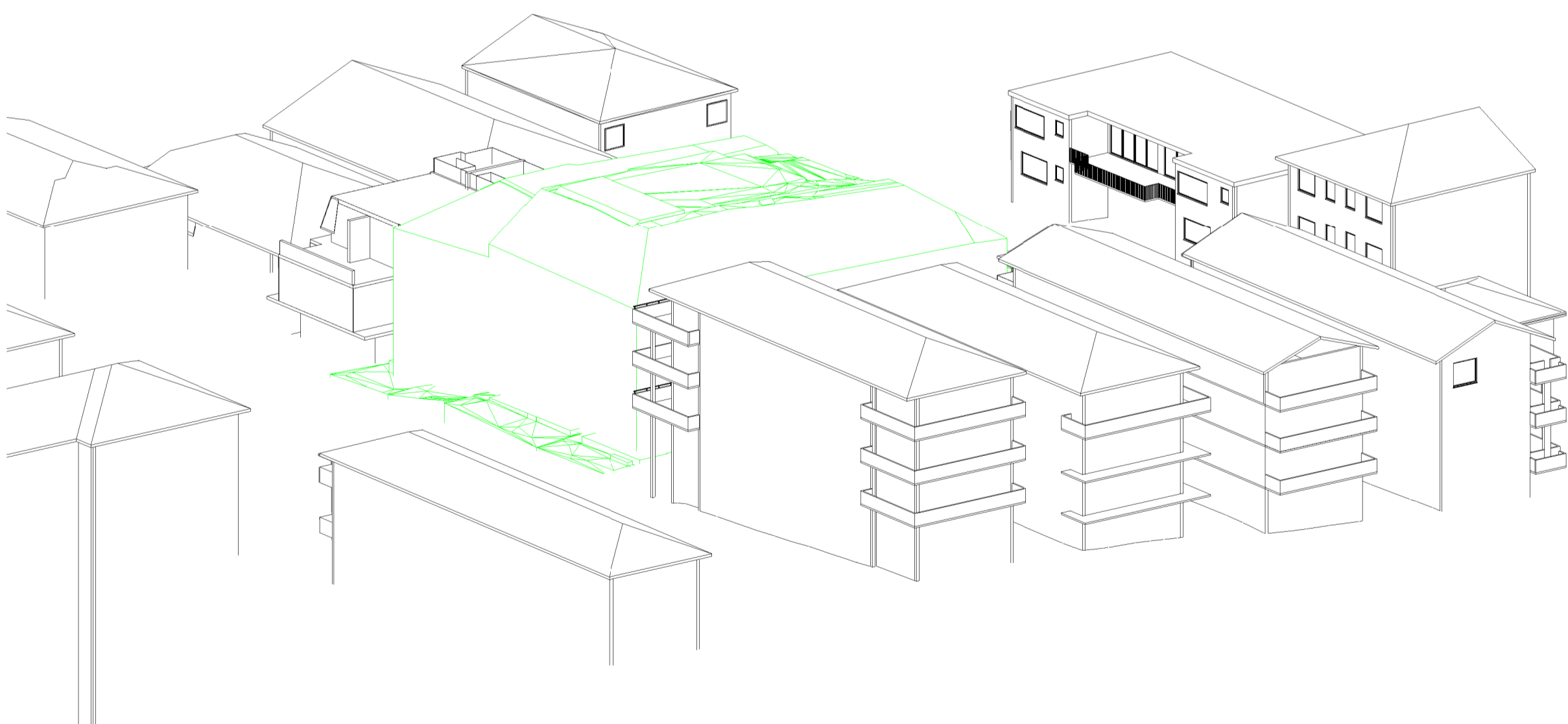
June 21st 3.00pm Approved



June 21st 3.00pm S4.55



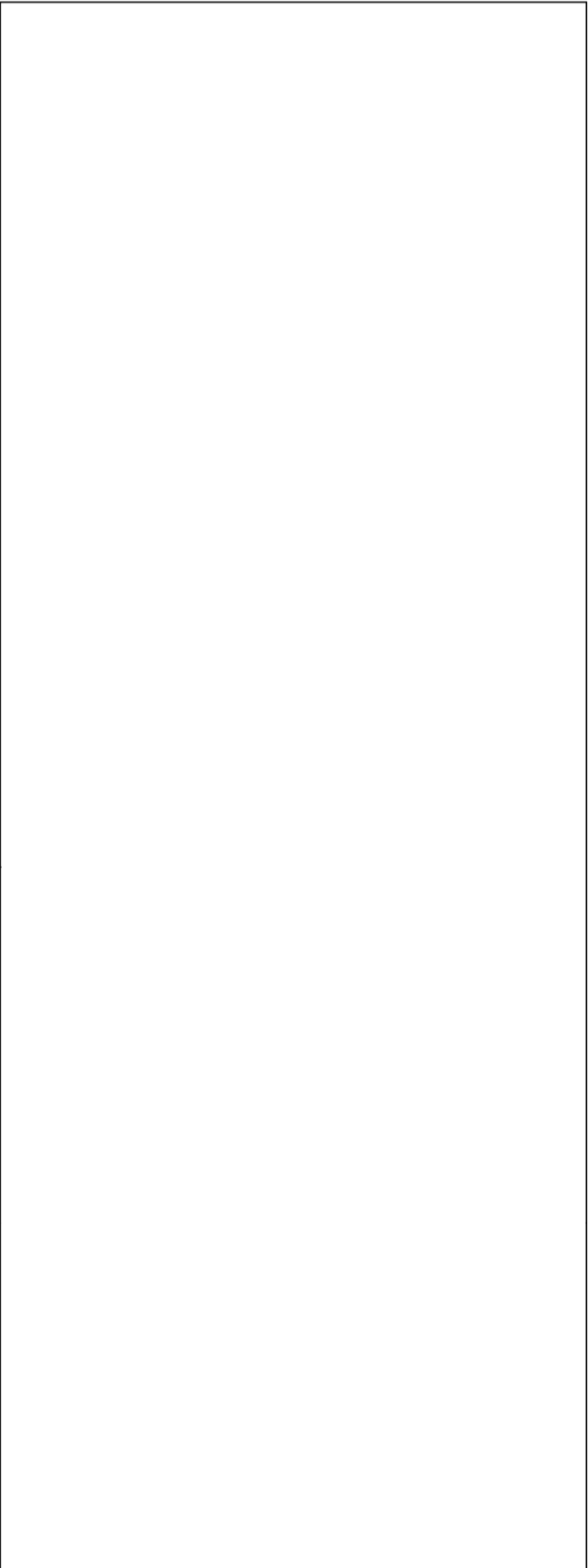
June 21st 3.00pm Council's Compliant



June 21st 3.00pm DCP Envelope



**SHADOW ANALYSIS: S.4.55**  
NO 1-7 ANDREWS AVENUE  
& 26 GLEN STREET  
BONDI NSW



D	S.4.55 PROPOSAL	03-10-24
C	UPDATED PROPOSAL	07-08-24
B	COUNCIL'S COMPLIANT ENVELOPE	12-07-24
Issue	Amendment	Date



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ANALYSIS**

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Project:  
**SHADOW ANALYSIS: S.4.55**  
NO 1-7 ANDREWS AVENUE & 26 GLEN STREET  
BONDI NSW  
CLIENT: DCN PROPERTY GROUP

Drawing title:  
**3D Sun Views June 21st 3.00pm**

Date: 03-10-24  
Scale:  
Drawn by: KP  
Checked by: JD

Project number **23-101 A109**