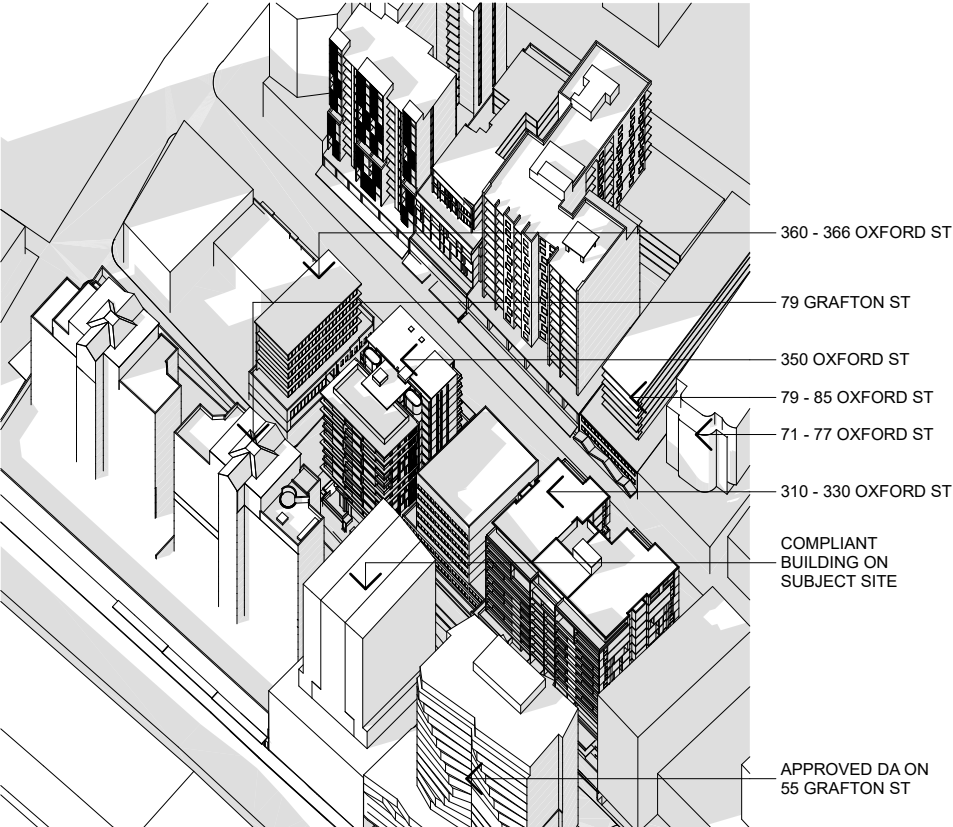
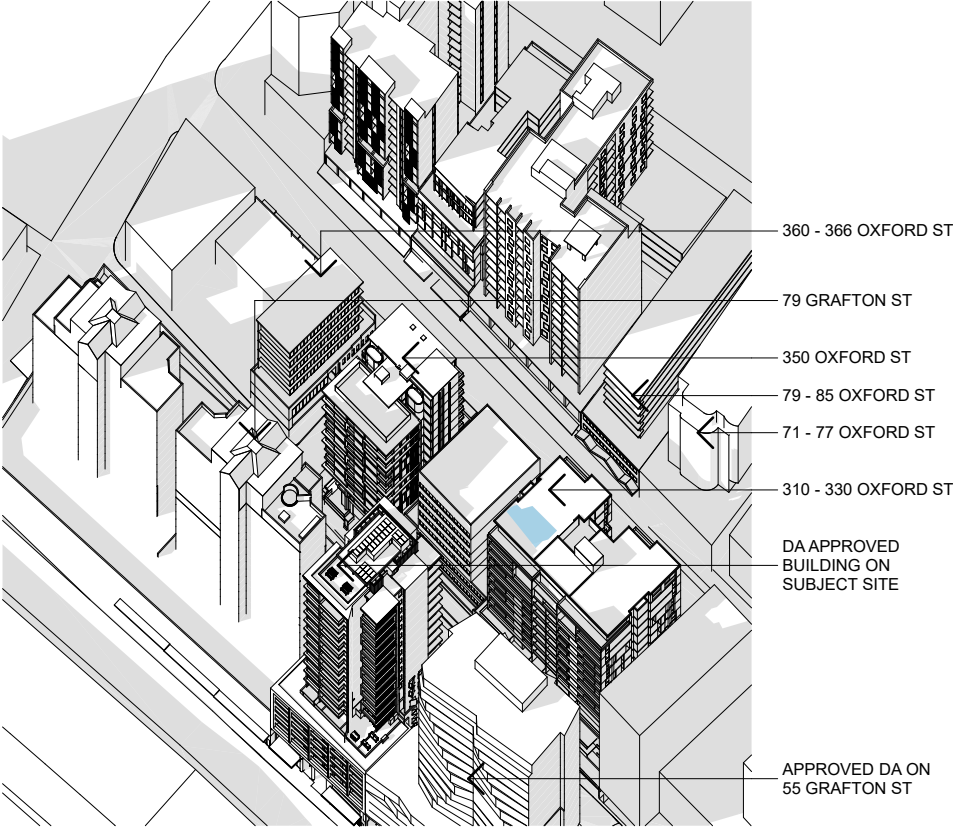
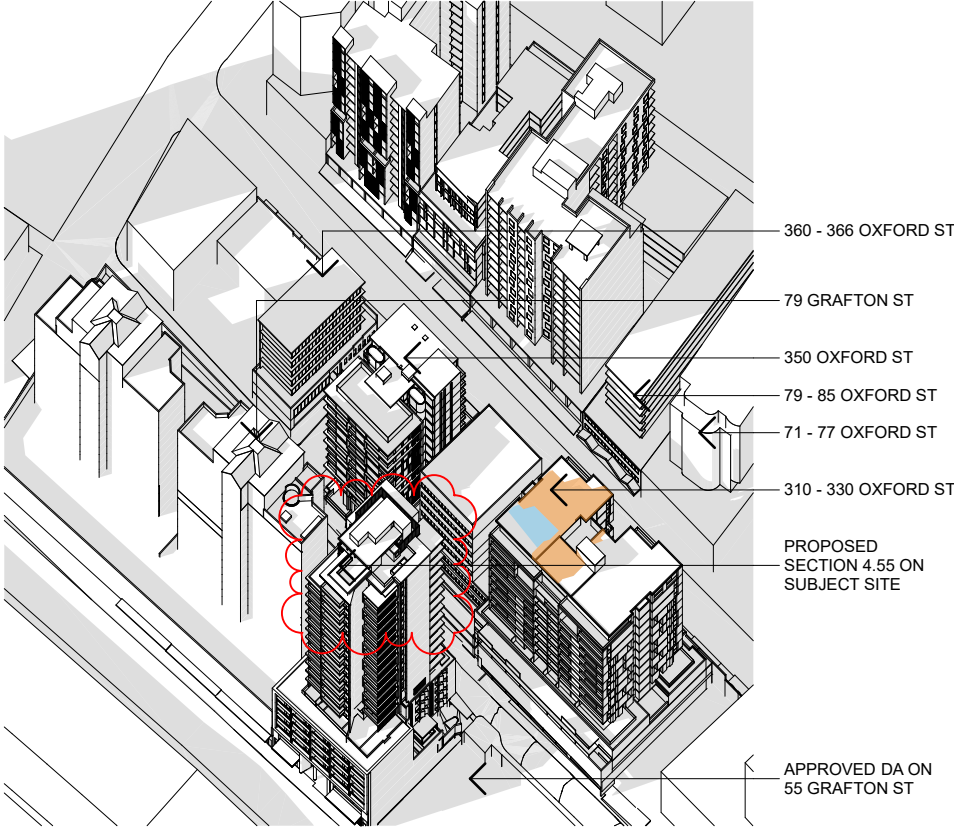




COMPLIANT BUILDING SHADOWS AT 9AM  
COMPLIANT BUILDING - 21 JUNE 9AM

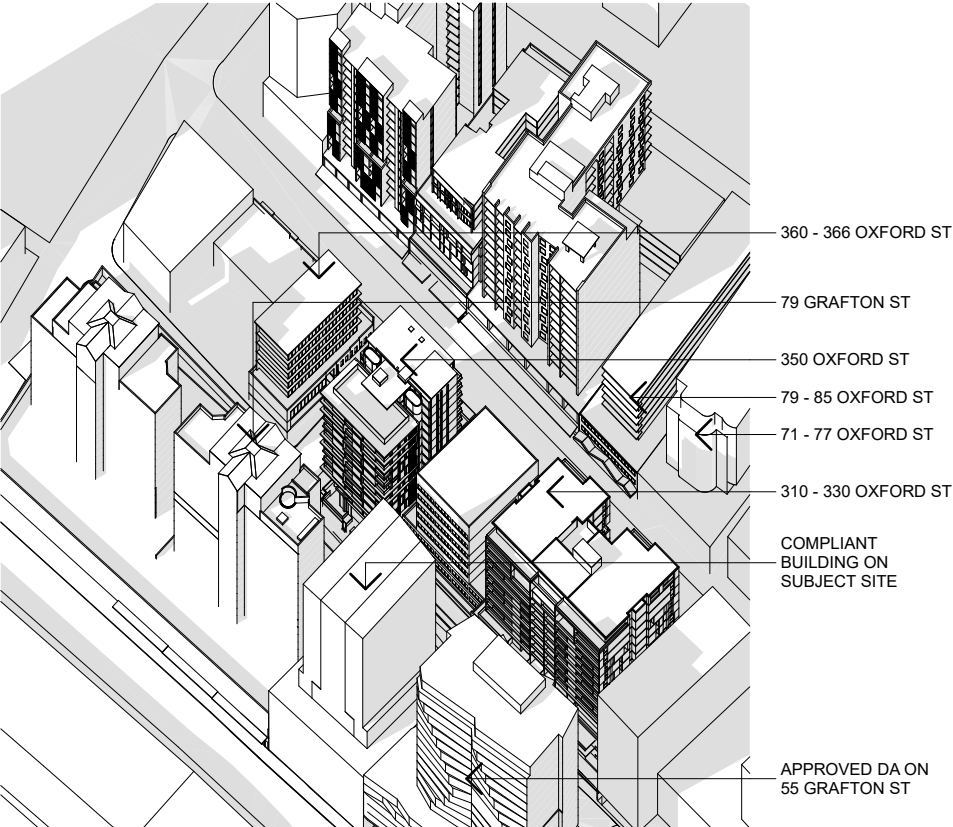


DA APPROVED BUILDING SHADOWS AT 9AM  
DA APPROVED BUILDING - 21 JUNE 9AM

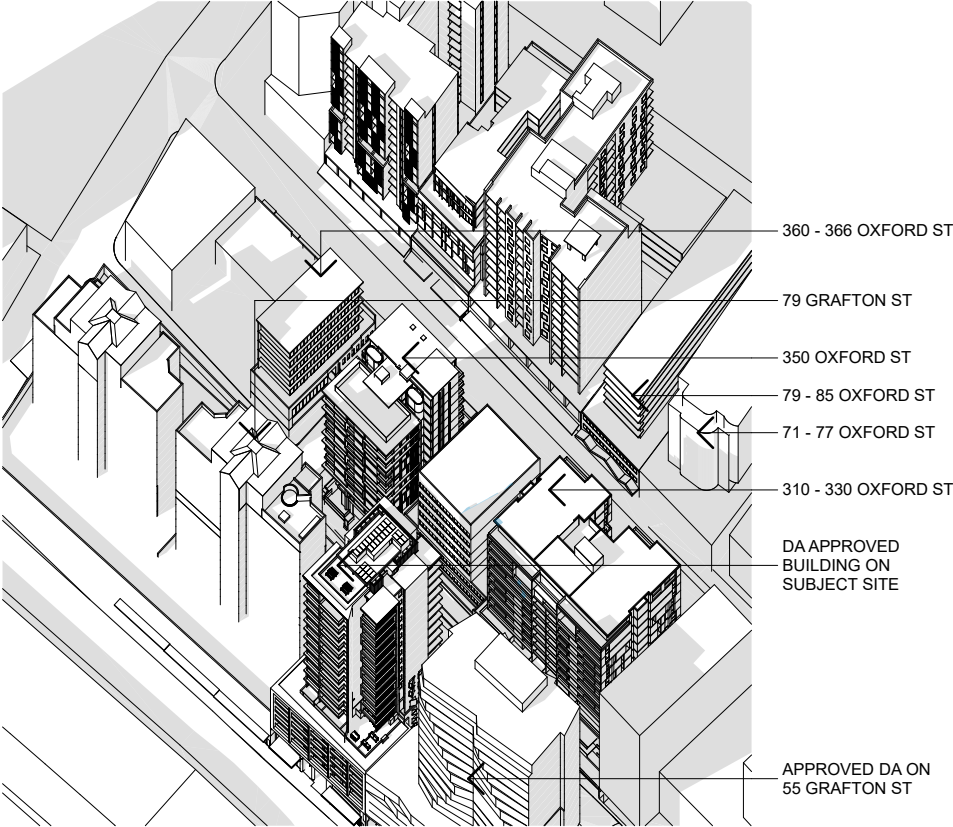


PROPOSED SECTION 4.55 BUILDING SHADOWS AT 9AM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 9AM

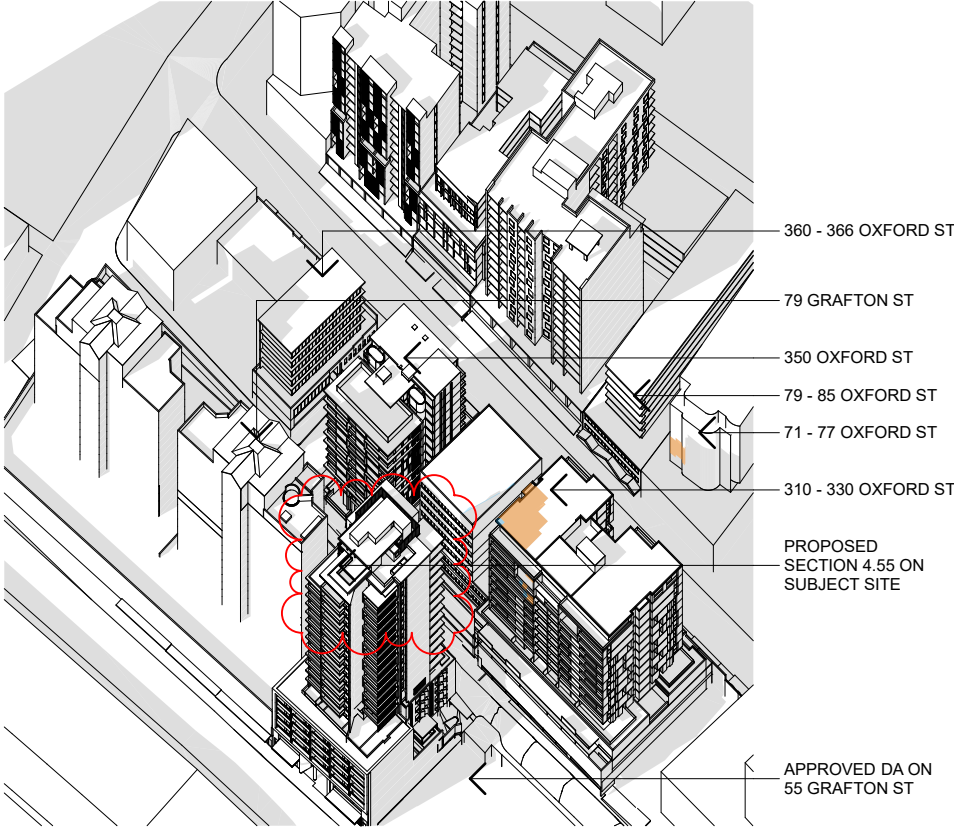
- LEGEND - SHADOW DIAGRAM
- SHADOW OF COMPLIANT BUILDING
  - APPROVED DA ADDITIONAL SHADOW
  - PROPOSED SECTION 4.55 ADDITIONAL SHADOW



COMPLIANT BUILDING SHADOWS AT 10AM  
COMPLIANT BUILDING - 21 JUNE 10AM



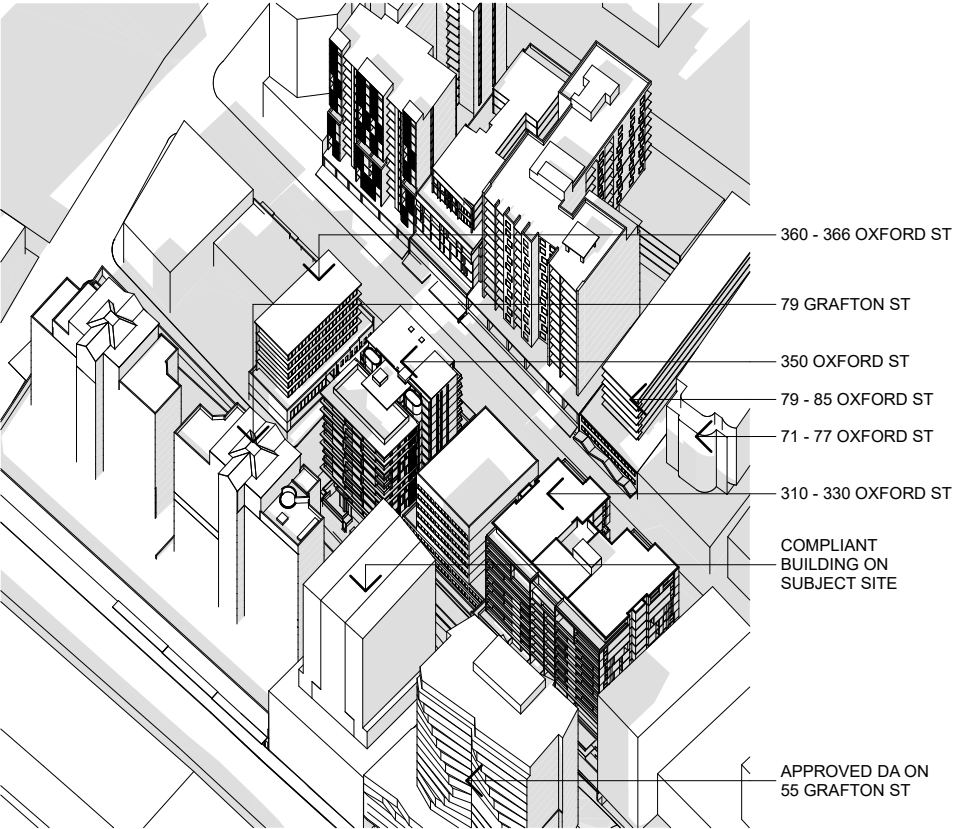
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DA APPROVED BUILDING - 21 JUNE 10AM



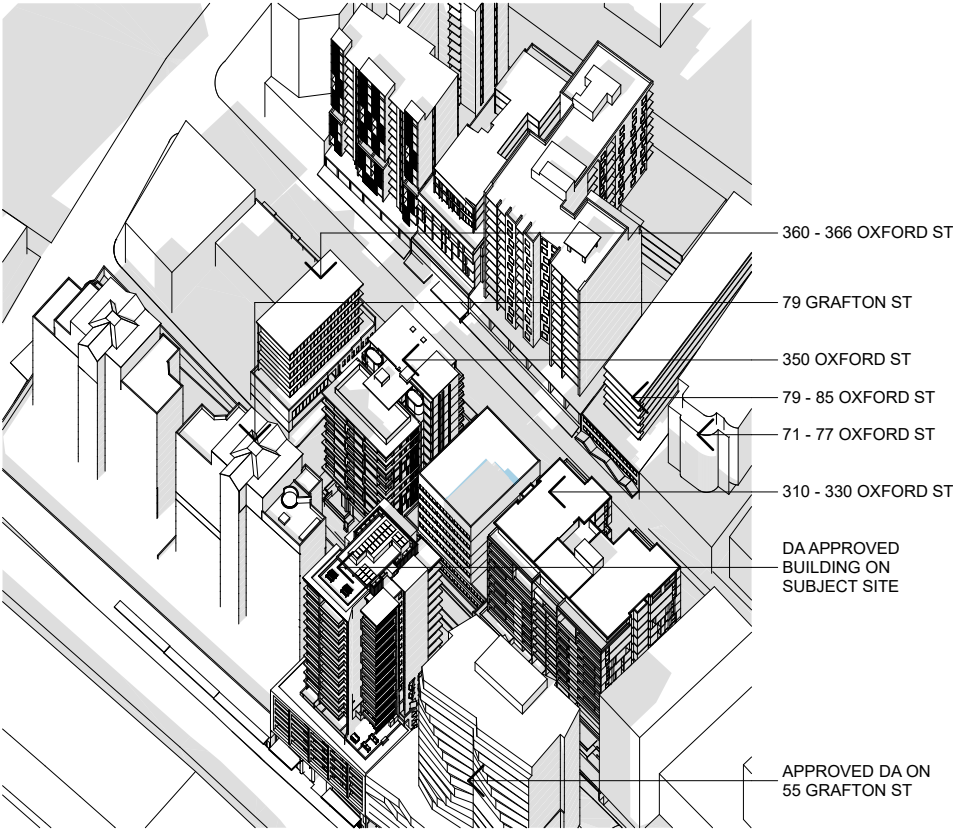
PROPOSED SECTION 4.55 BUILDING SHADOWS AT 10AM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 10AM

- LEGEND - SHADOW DIAGRAM
- SHADOW OF COMPLIANT BUILDING
  - APPROVED DA ADDITIONAL SHADOW
  - PROPOSED SECTION 4.55 ADDITIONAL SHADOW

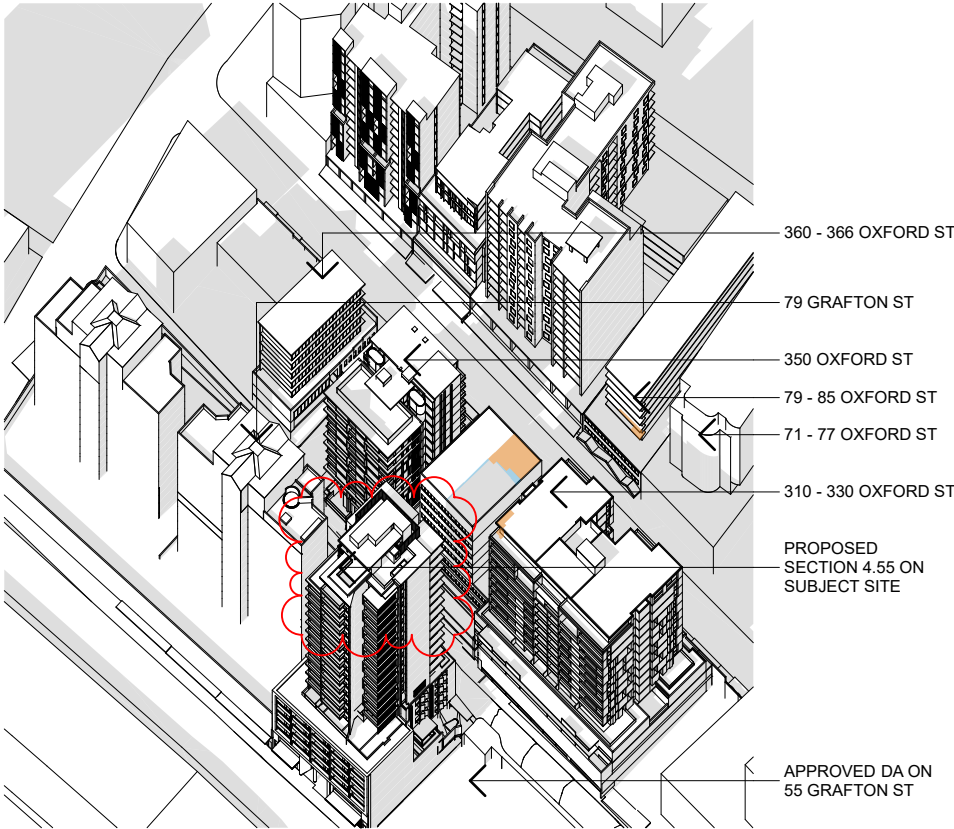




COMPLIANT BUILDING SHADOWS AT 11AM  
COMPLIANT BUILDING - 21 JUNE 11AM

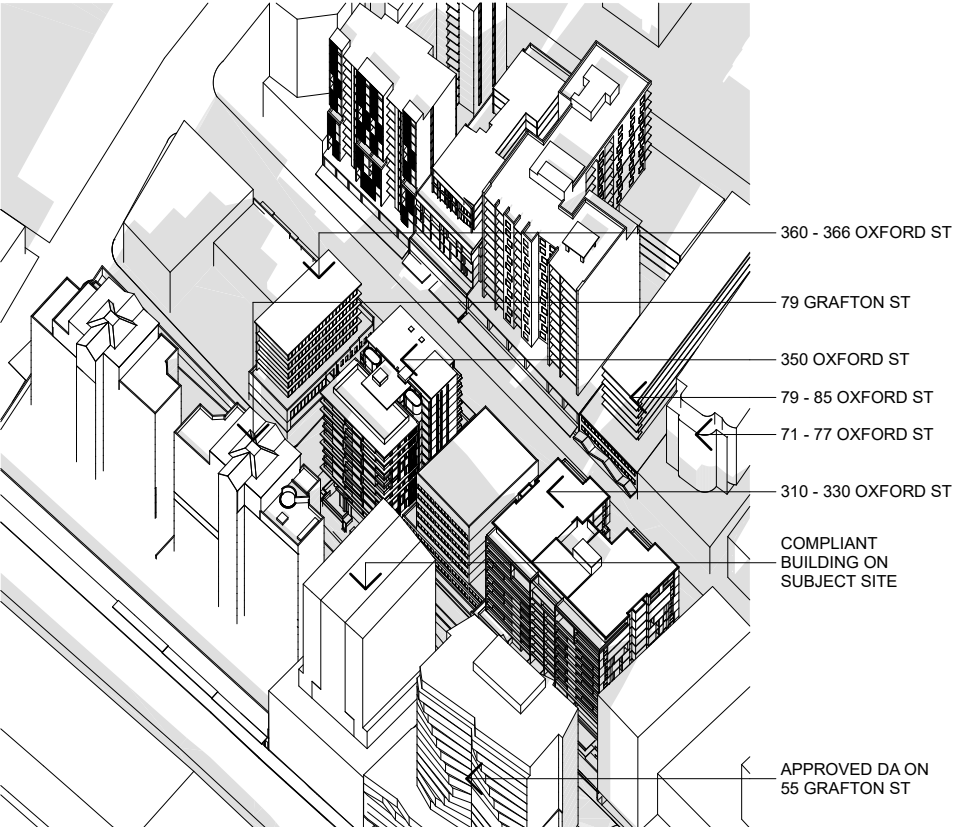


DA APPROVED BUILDING SHADOWS AT 11AM  
DA APPROVED BUILDING - 21 JUNE 11AM

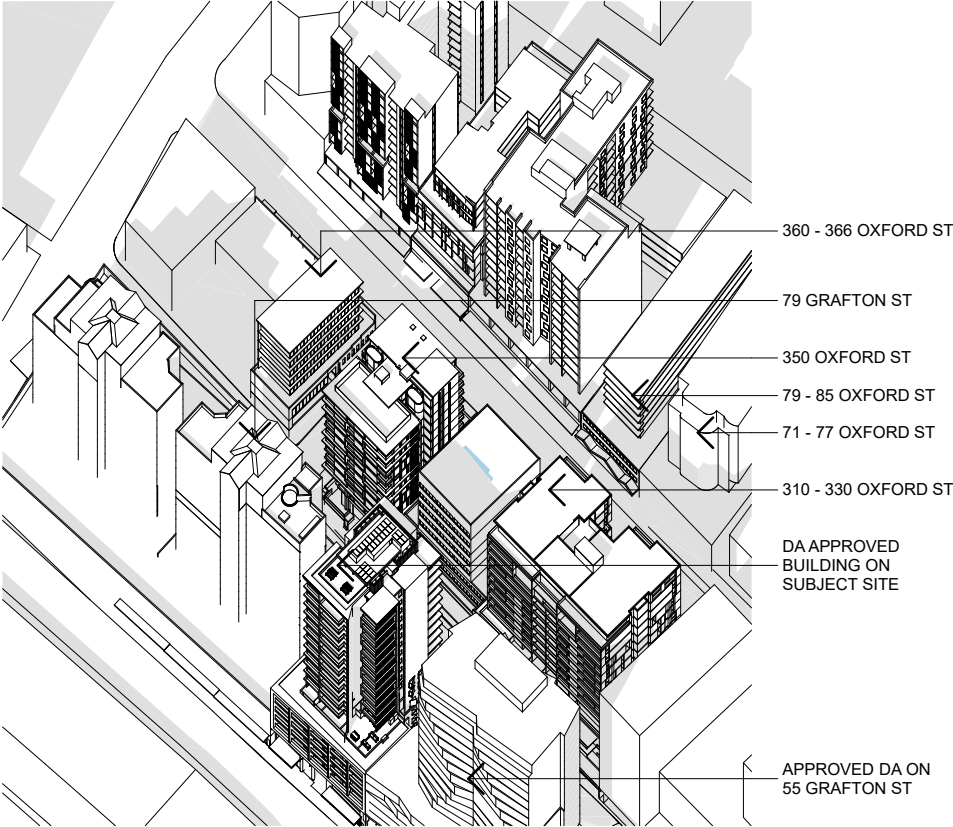


PROPOSED SECTION 4.55 BUILDING SHADOWS AT 11AM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 11AM

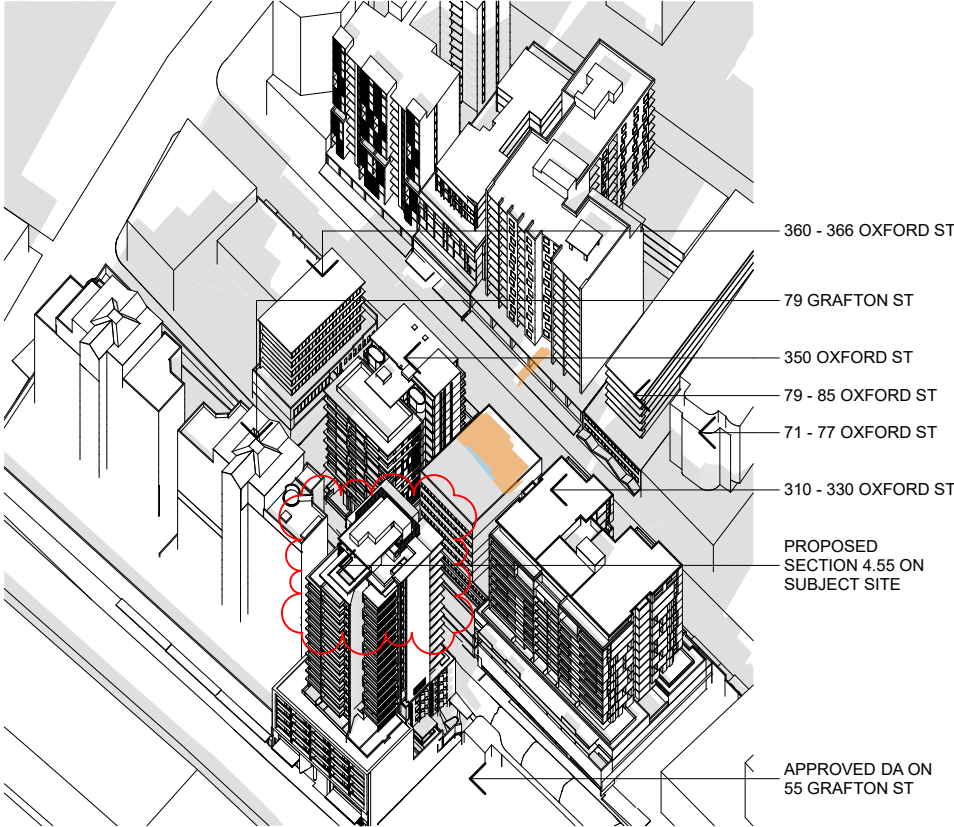
- LEGEND - SHADOW DIAGRAM
- SHADOW OF COMPLIANT BUILDING
  - APPROVED DA ADDITIONAL SHADOW
  - PROPOSED SECTION 4.55 ADDITIONAL SHADOW



**COMPLIANT BUILDING SHADOWS AT 12 NOON**  
COMPLIANT BUILDING - 21 JUNE 12NOON



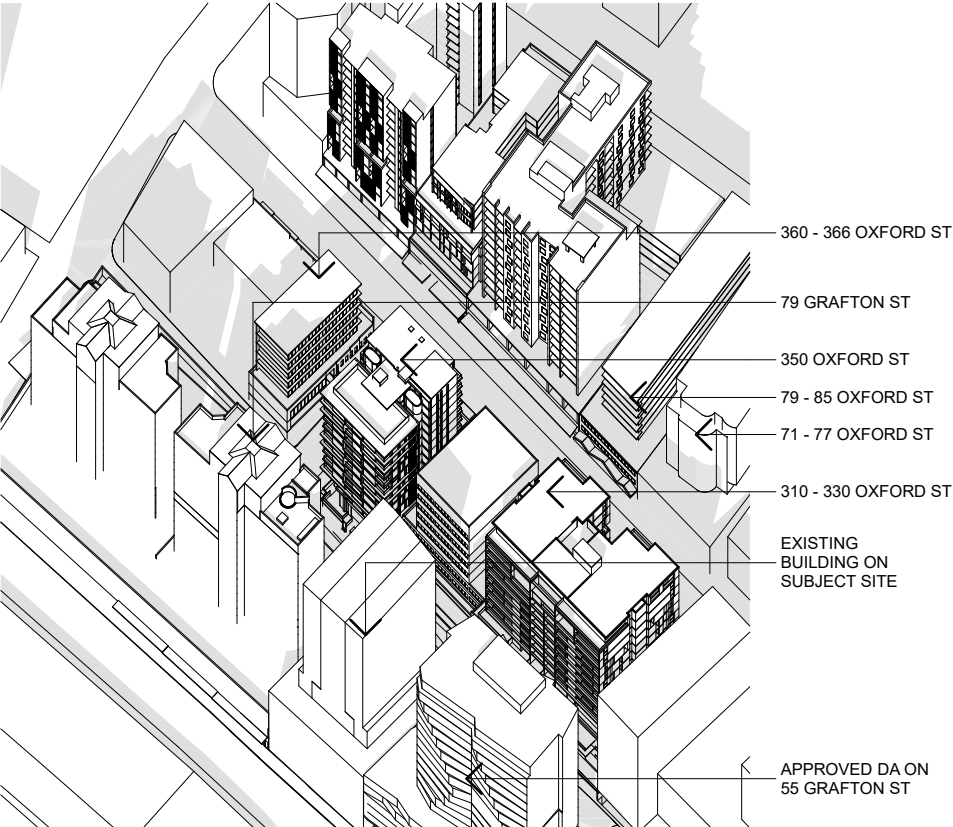
**DA APPROVED BUILDING SHADOWS AT 12 NOON**  
DA APPROVED BUILDING - 21 JUNE 12 NOON



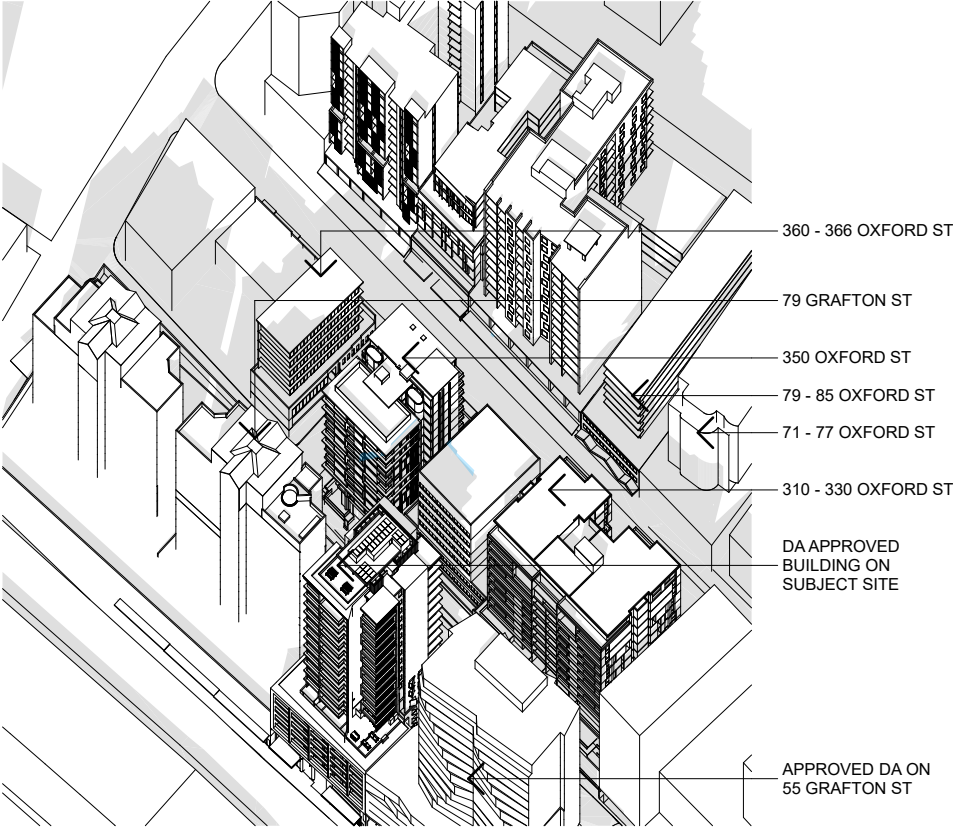
**PROPOSED SECTION 4.55 BUILDING SHADOWS AT 12NOON**  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 12NOON

- LEGEND - SHADOW DIAGRAM
- SHADOW OF COMPLIANT BUILDING
  - APPROVED DA ADDITIONAL SHADOW
  - PROPOSED SECTION 4.55 ADDITIONAL SHADOW

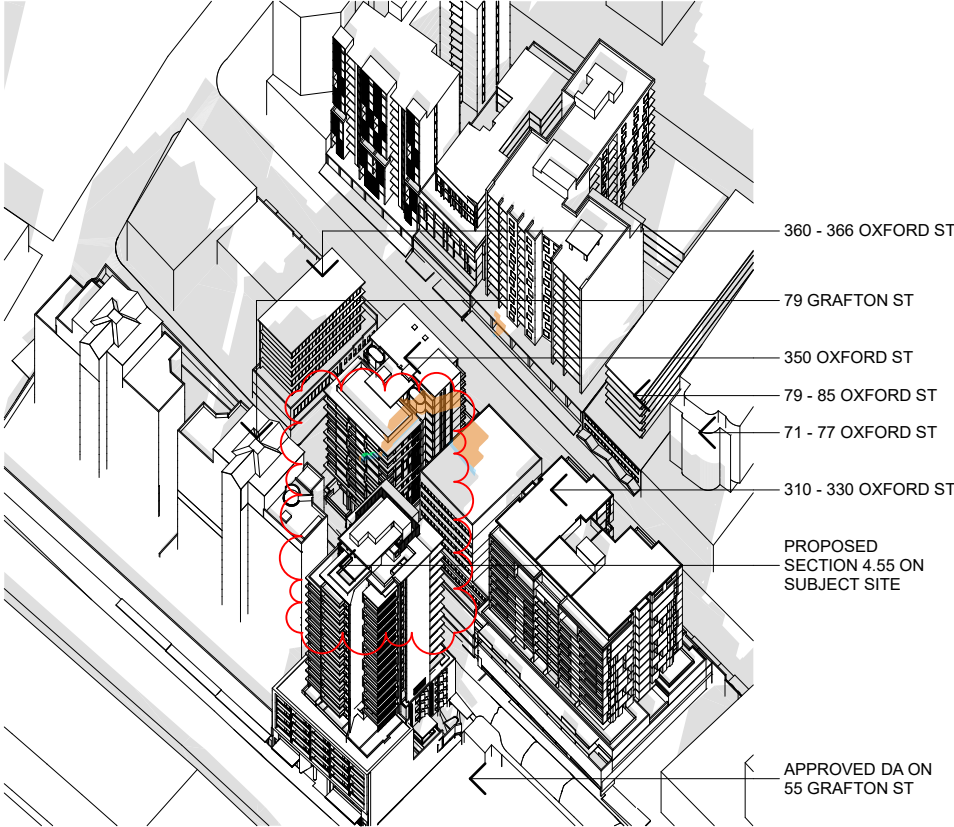




COMPLIANT BUILDING SHADOWS AT 1PM  
COMPLIANT BUILDING - 21 JUNE 1PM



DA APPROVED BUILDING SHADOWS AT 1PM  
DA APPROVED BUILDING - 21 JUNE 1PM



PROPOSED SECTION 4.55 BUILDING SHADOWS AT 1PM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 1PM

LEGEND - SHADOW DIAGRAM

- SHADOW OF COMPLIANT BUILDING
- APPROVED DA ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 REDUCED SHADOW

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H SECTION455 ADDENDUM

10/02/2021

SHADOW DIAGRAMS COMPARISON - 1PM

ISSUE PURPOSE  
SECTION 4.55

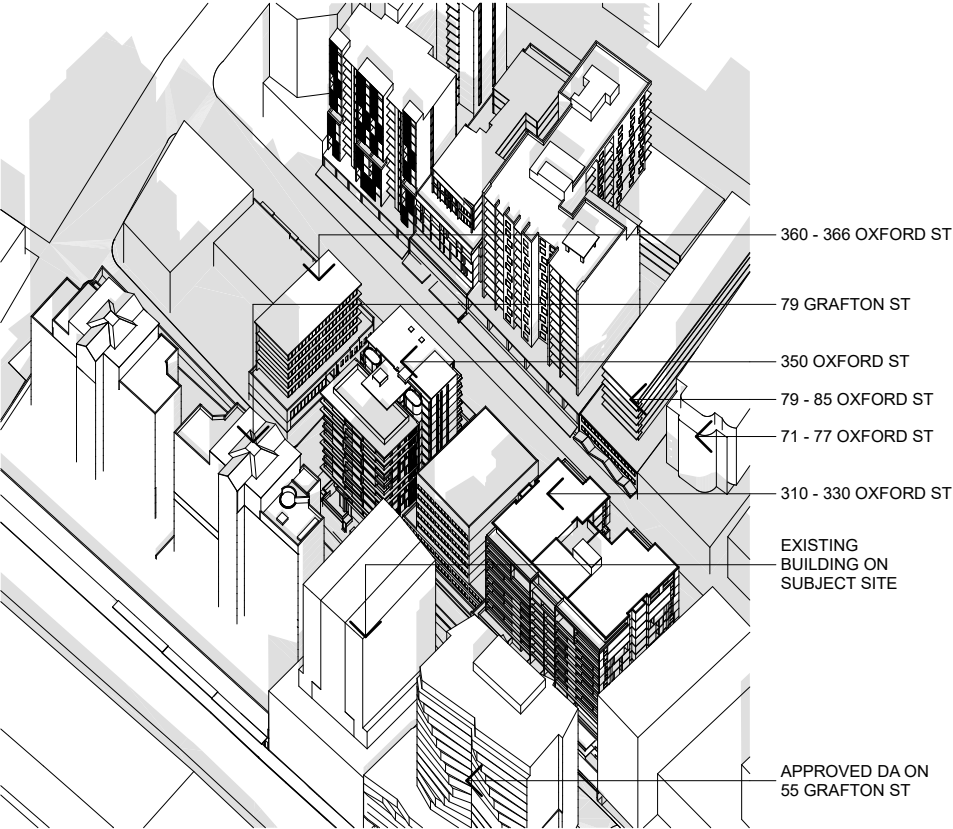
DATE

JOB No  
5069

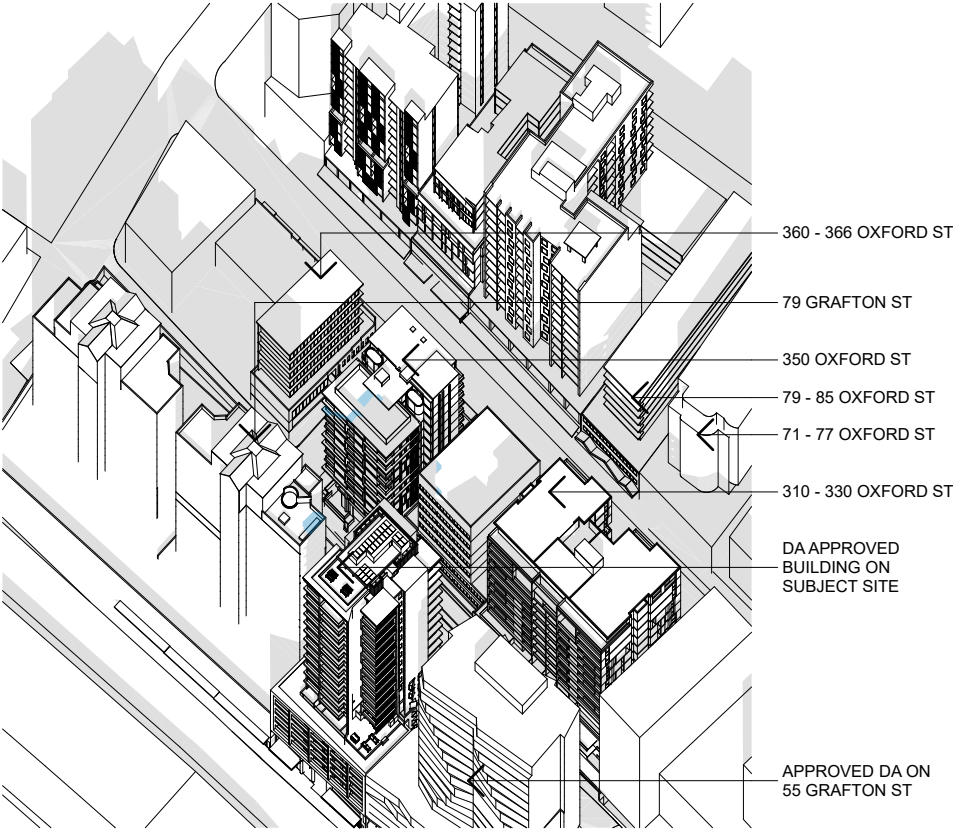
DWG No  
DA9104

ISSUE  
H

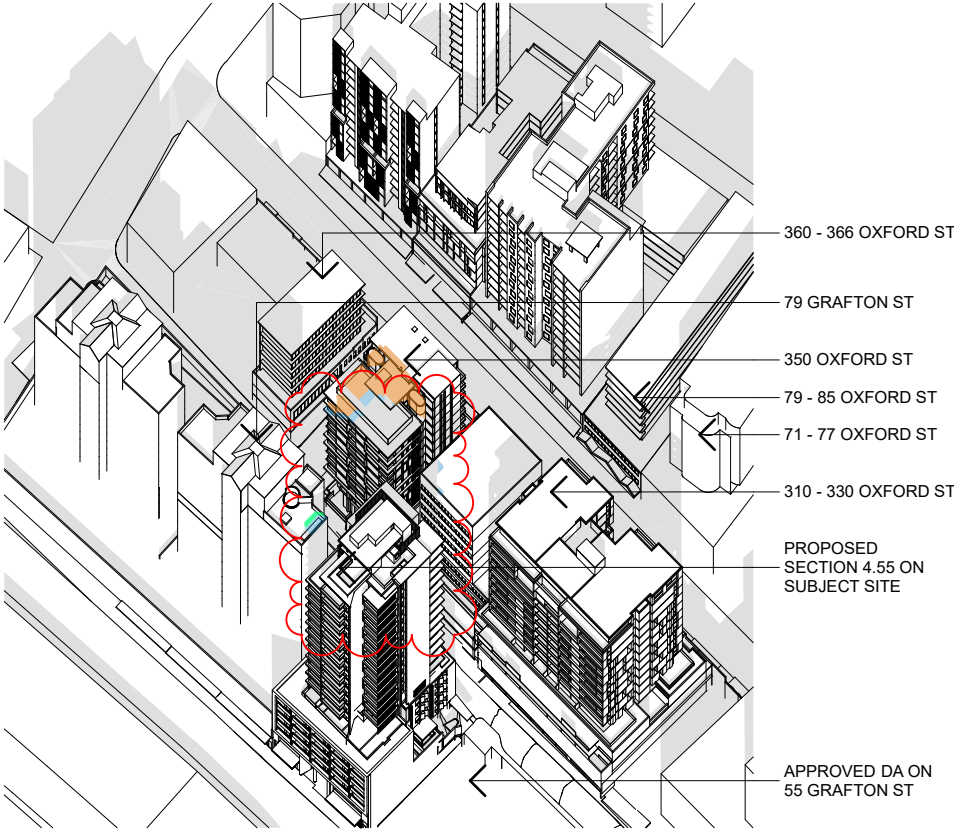
DATE  
11/02/2021



COMPLIANT BUILDING SHADOWS AT 2PM  
COMPLIANT BUILDING - 21 JUNE 2PM



DA APPROVED BUILDING SHADOWS AT 2PM  
DA APPROVED BUILDING - 21 JUNE 2PM

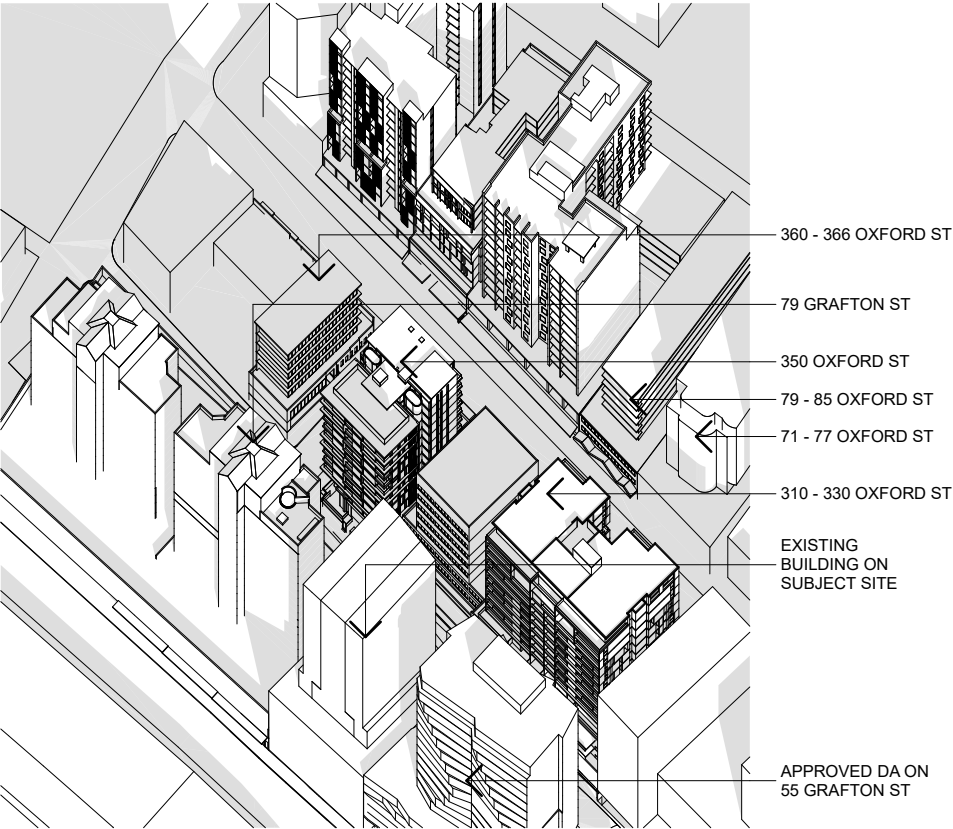


PROPOSED SECTION 4.55 BUILDING SHADOWS AT 2PM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 2PM

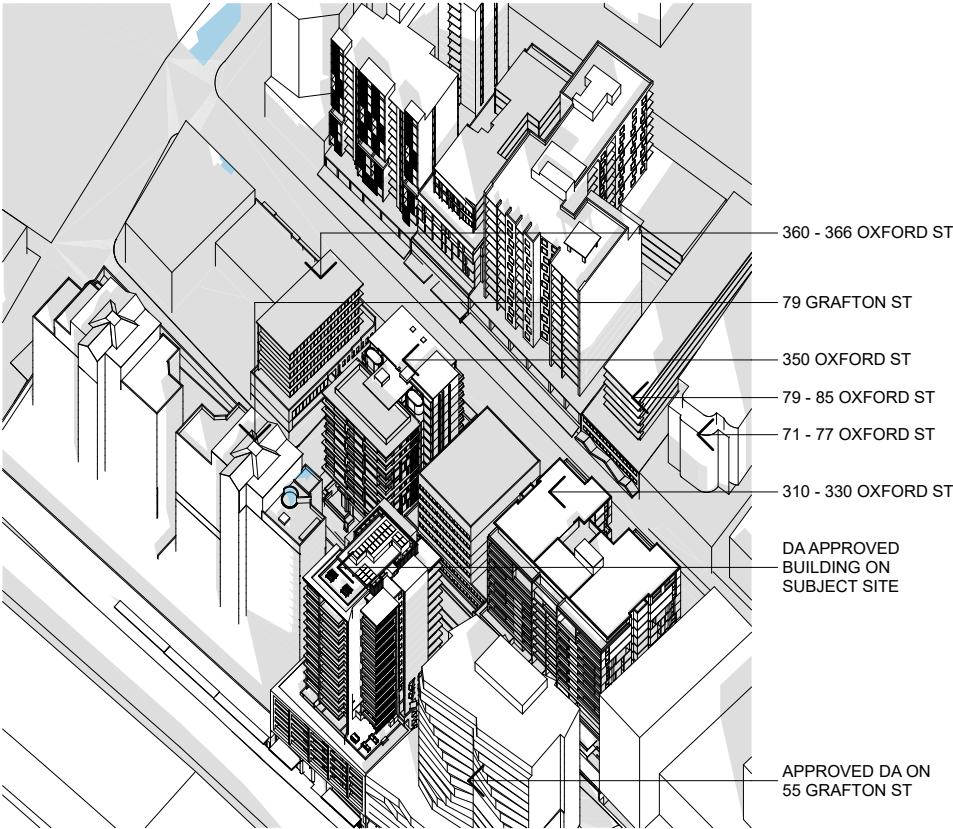
LEGEND - SHADOW DIAGRAM

- SHADOW OF COMPLIANT BUILDING
- APPROVED DA ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 REDUCED SHADOW

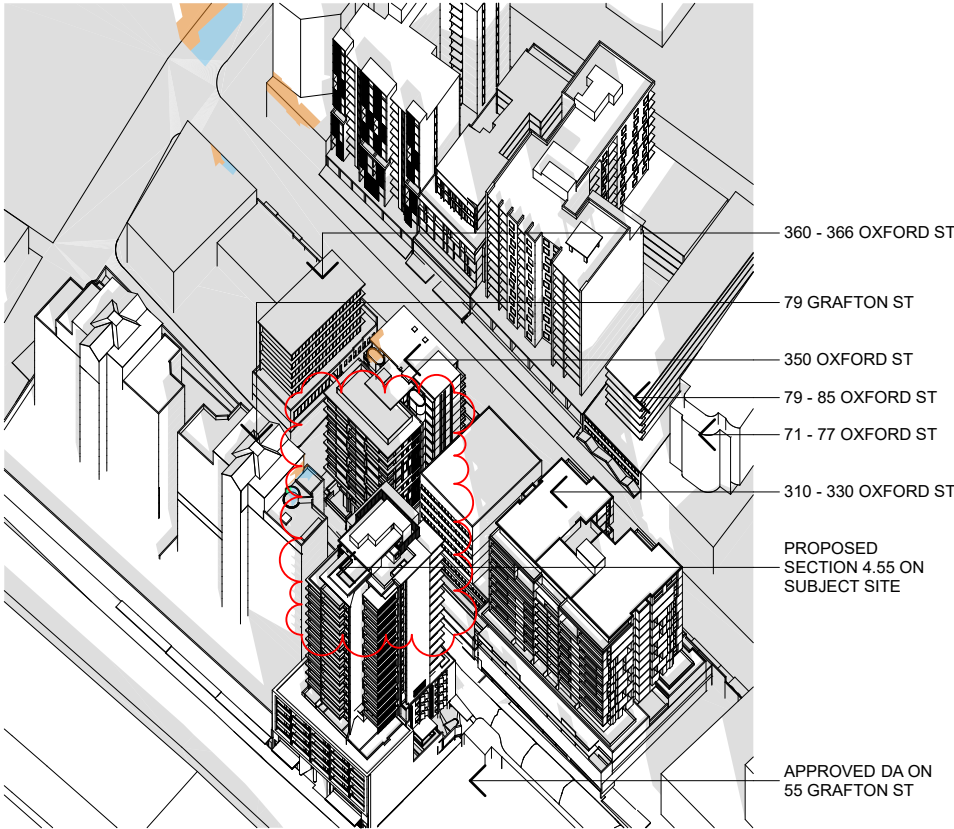




COMPLIANT BUILDING SHADOWS AT 3PM  
COMPLIANT BUILDING - 21 JUNE 3PM



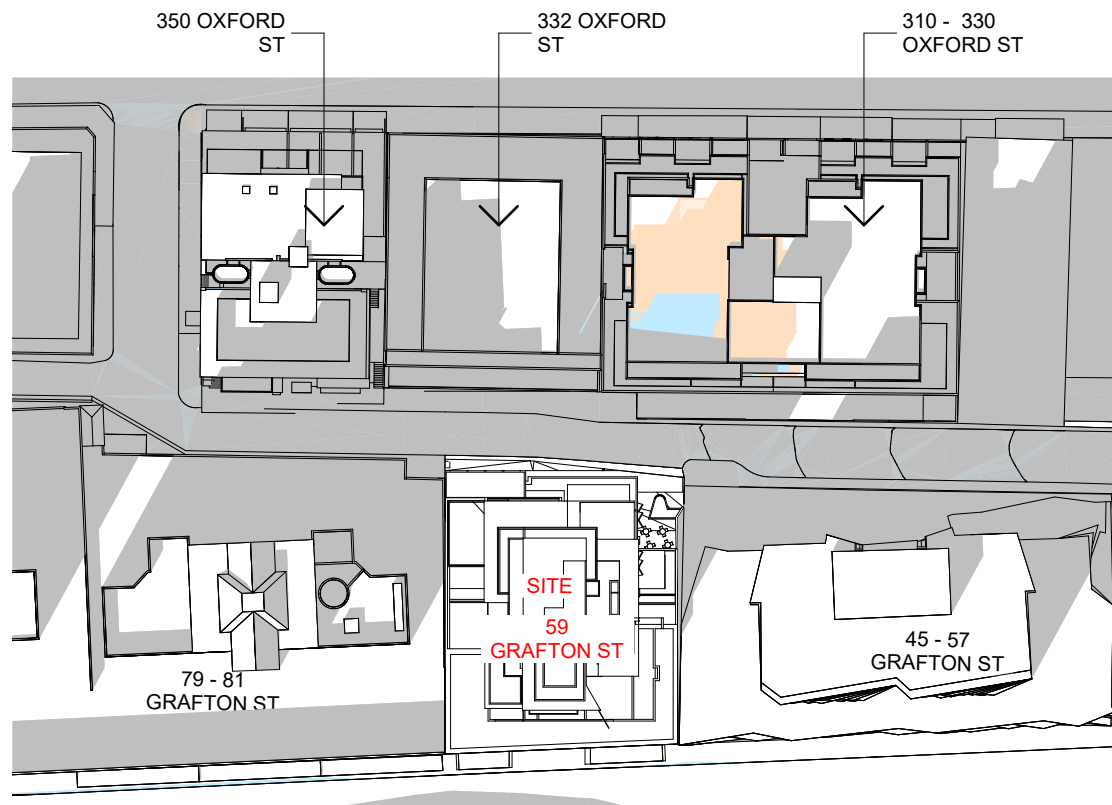
DA APPROVED BUILDING SHADOWS AT 3PM  
DA APPROVED BUILDING - 21 JUNE 3PM



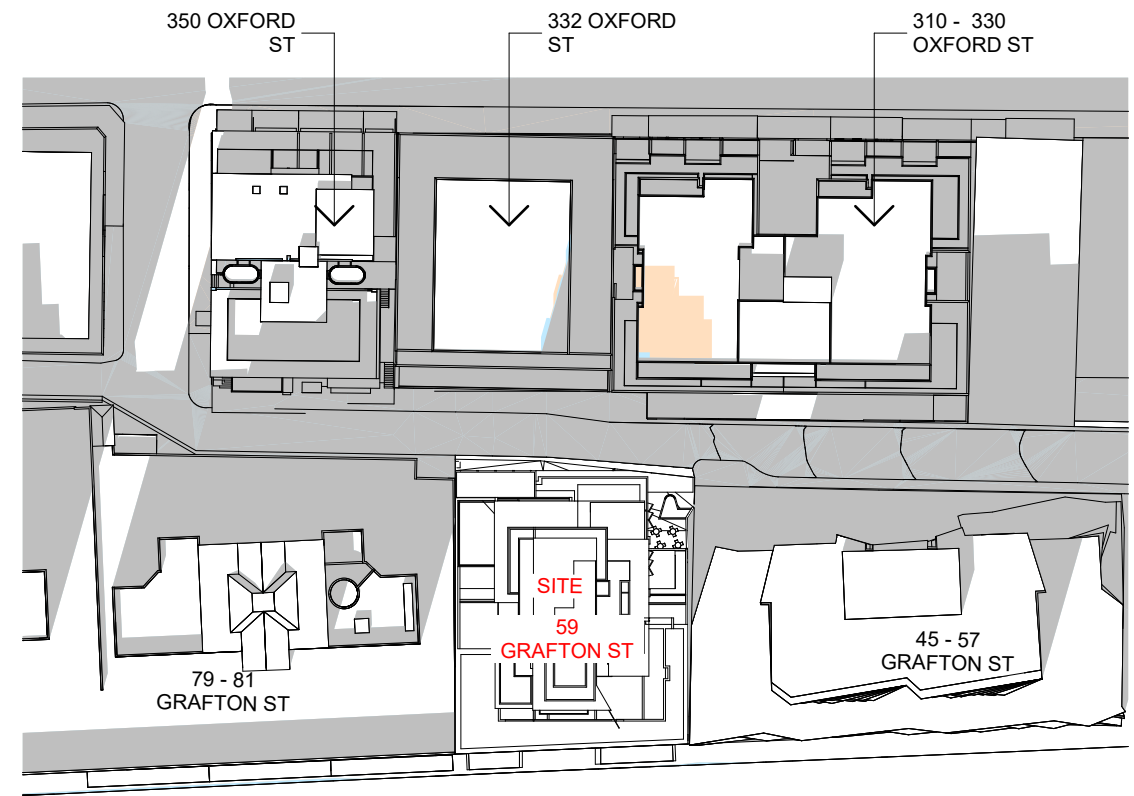
PROPOSED SECTION 4.55 BUILDING SHADOWS AT 3PM  
PROPOSED SECTION 4.55 BUILDING - 21 JUNE 3PM

LEGEND - SHADOW DIAGRAM

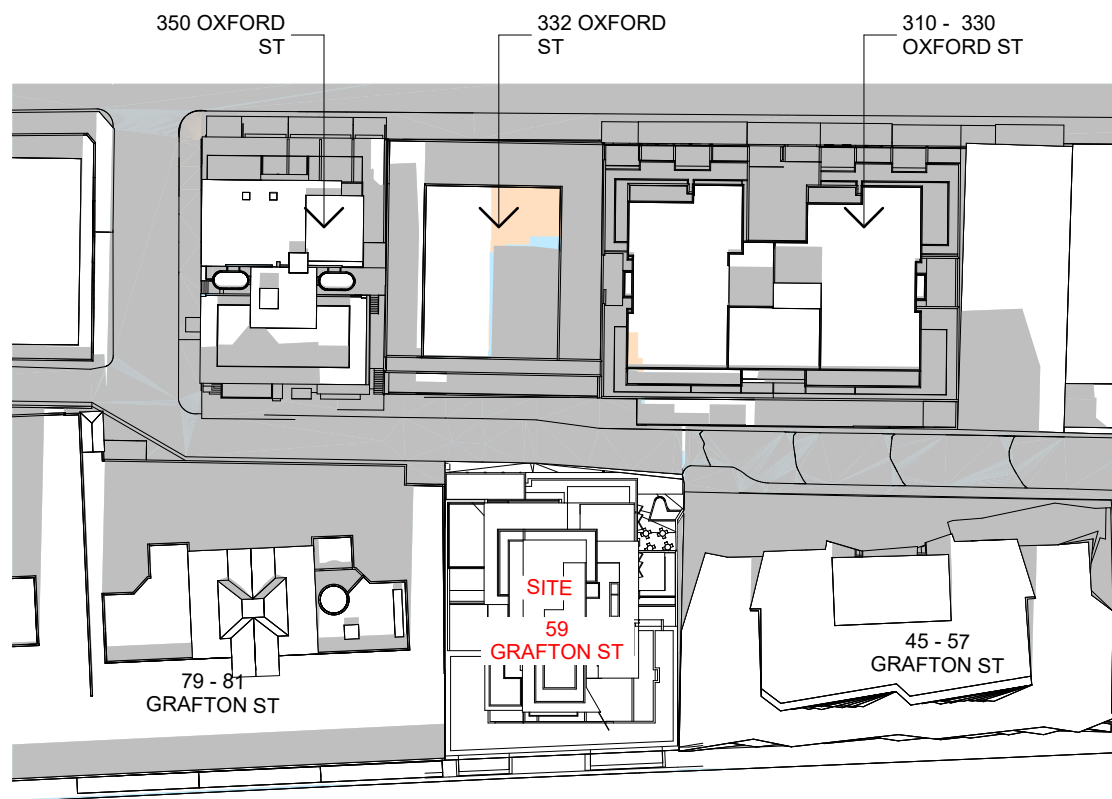
- SHADOW OF COMPLIANT BUILDING
- APPROVED DA ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 ADDITIONAL SHADOW
- PROPOSED SECTION 4.55 REDUCED SHADOW



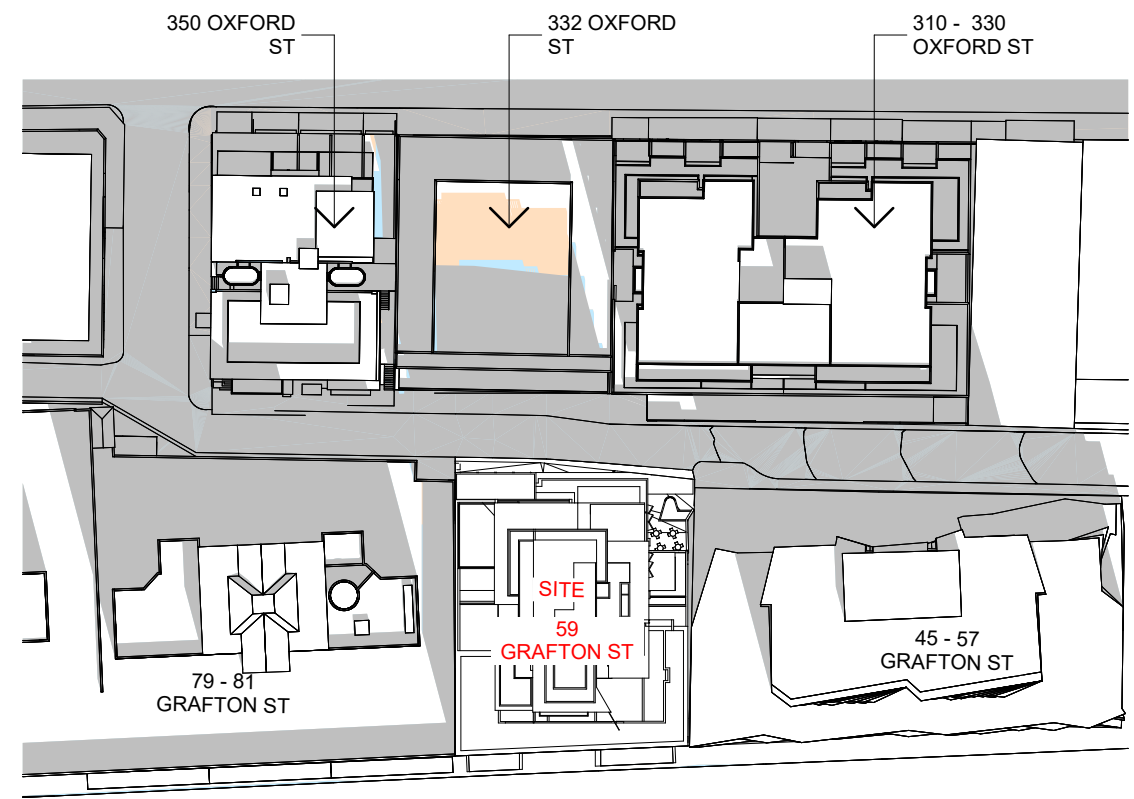
SHADOW DIAGRAM - 21 JUNE - 9AM



SHADOW DIAGRAM - 21 JUNE - 10AM



SHADOW DIAGRAM - 21 JUNE - 11AM



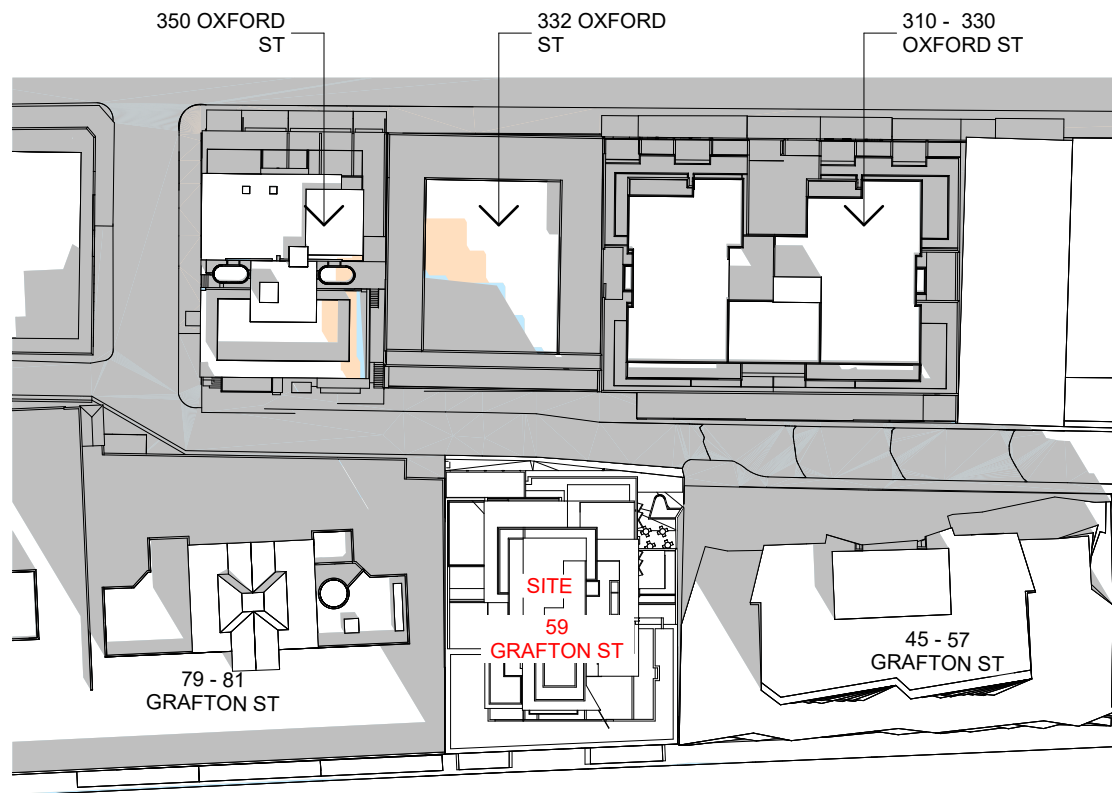
SHADOW DIAGRAM - 21 JUNE - 12PM



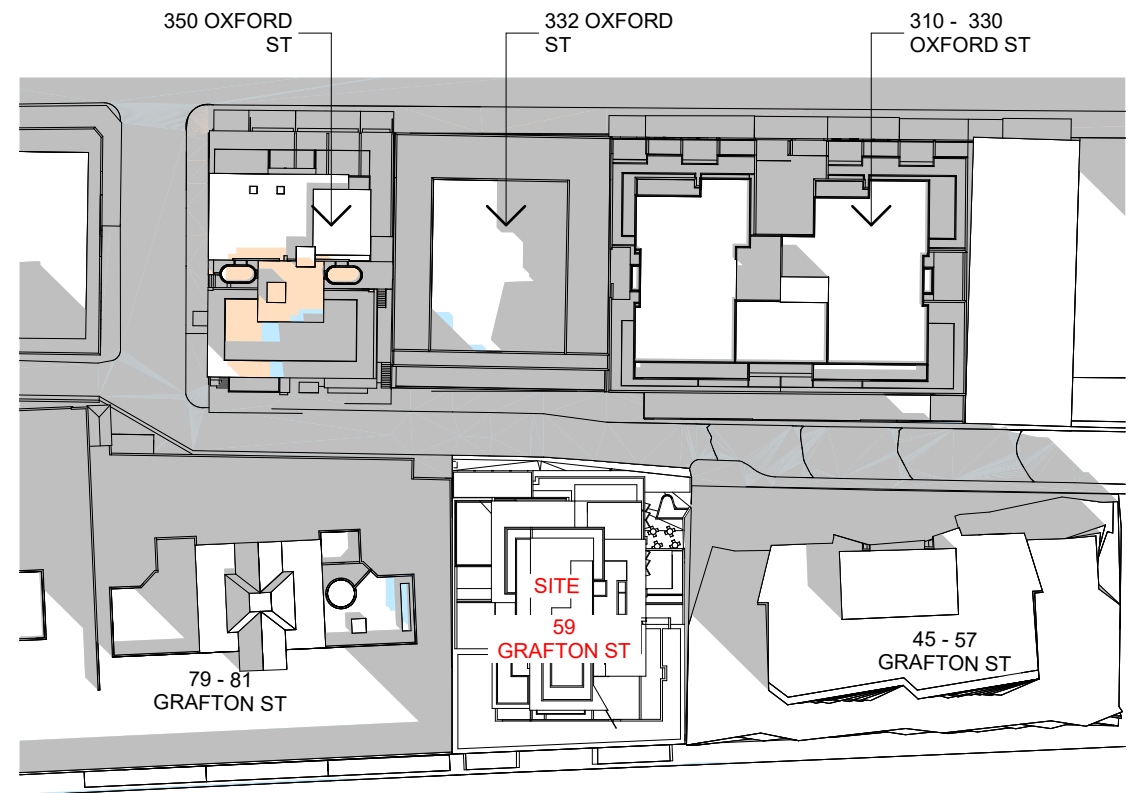
LEGEND - SHADOW DIAGRAM

-  SHADOW OF COMPLIANT BUILDING
-  APPROVED DA ADDITIONAL SHADOW
-  PROPOSED SECTION 4.55 ADDITIONAL SHADOW

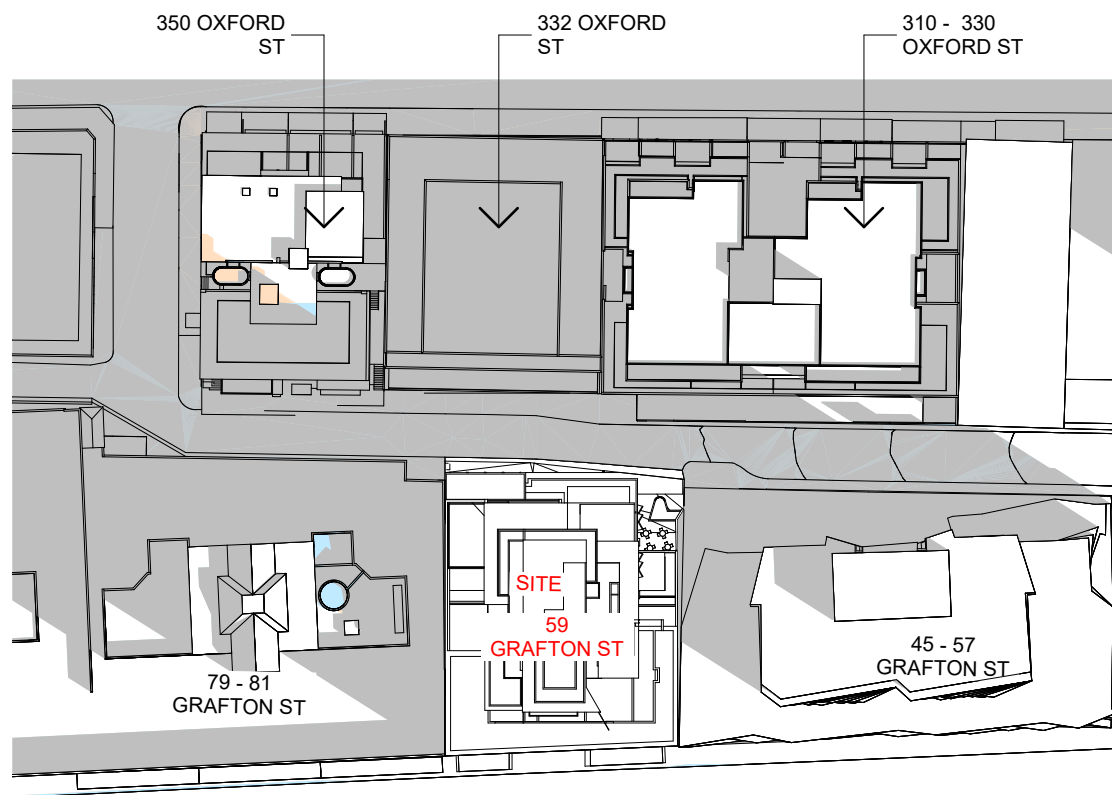




SHADOW DIAGRAM - 21 JUNE - 1PM



SHADOW DIAGRAM - 21 JUNE - 2PM

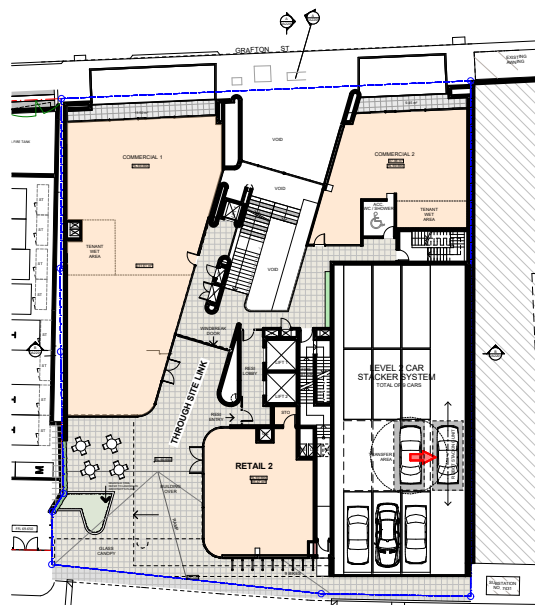


SHADOW DIAGRAM - 21 JUNE - 3PM

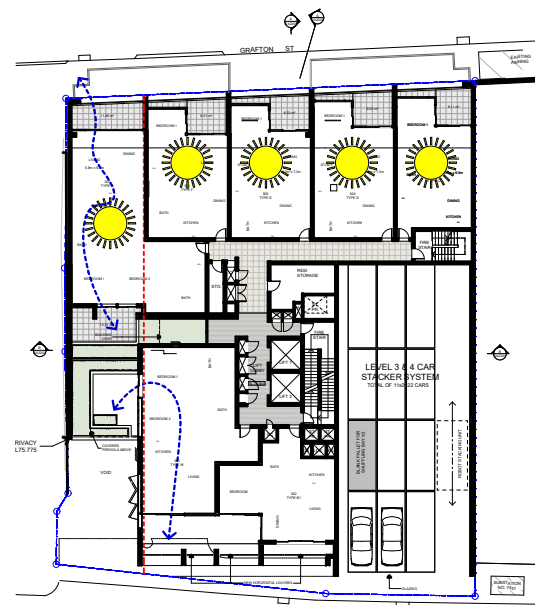


LEGEND - SHADOW DIAGRAM

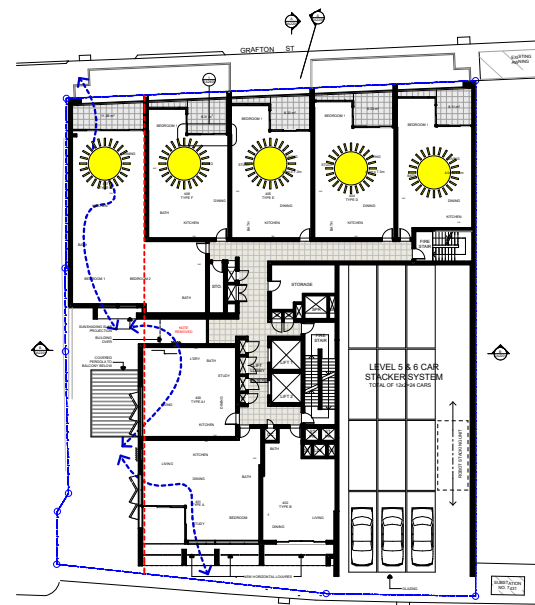
-  SHADOW OF COMPLIANT BUILDING
-  APPROVED DA ADDITIONAL SHADOW
-  PROPOSED SECTION 4.55 ADDITIONAL SHADOW



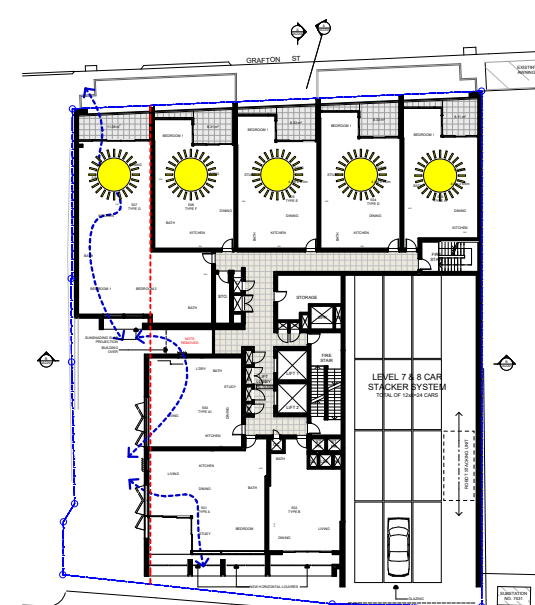
UPPER GROUND LEVEL



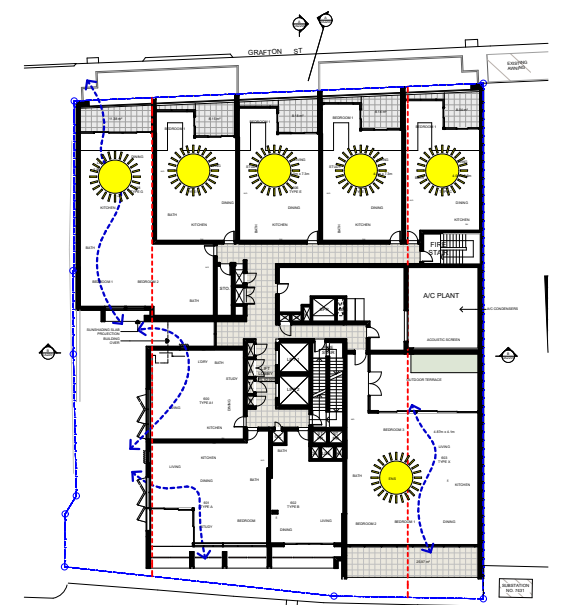
L1 UNITS RECEIVE 2HR SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 2



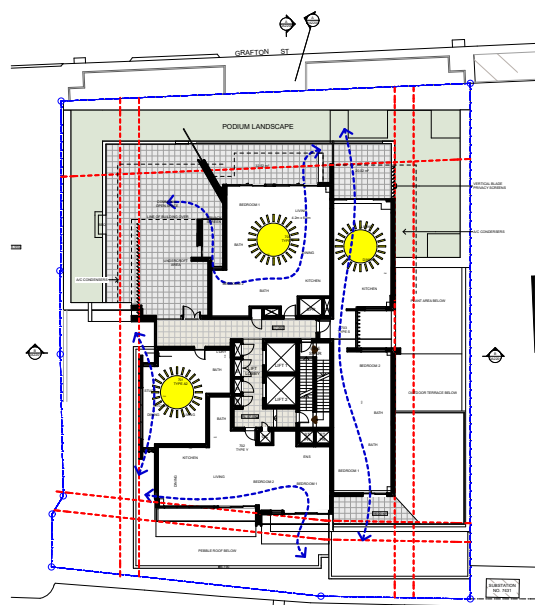
L2 UNITS RECEIVE 2HR SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 3



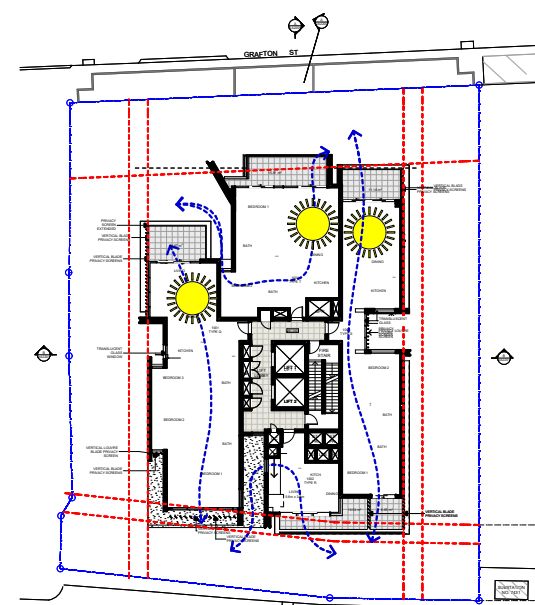
L3 UNITS RECEIVE 2HR SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 3



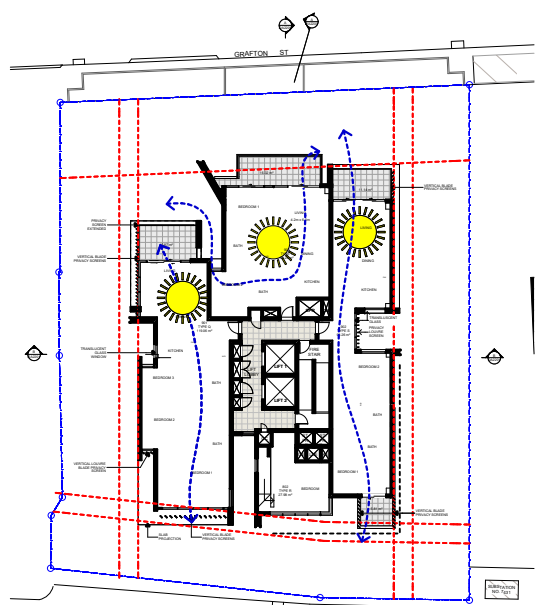
L4 UNITS RECEIVE 2HR SUNLIGHT: 6  
UNITS RECEIVE VENTILATION: 4



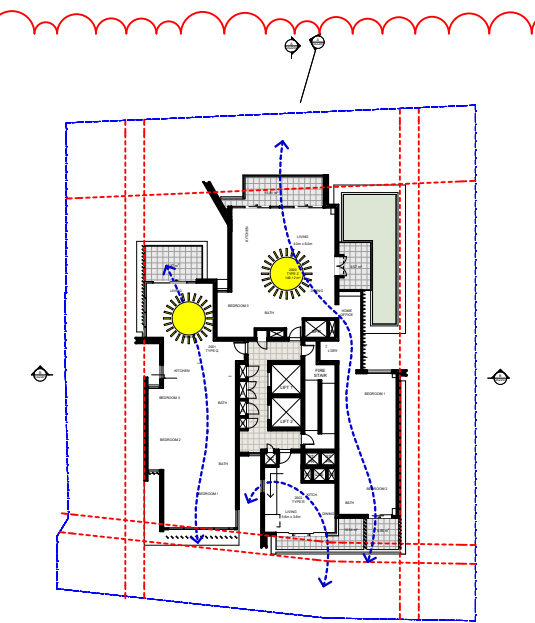
L5 UNITS RECEIVE 2HR SUNLIGHT: 2  
UNITS RECEIVE VENTILATION: 3



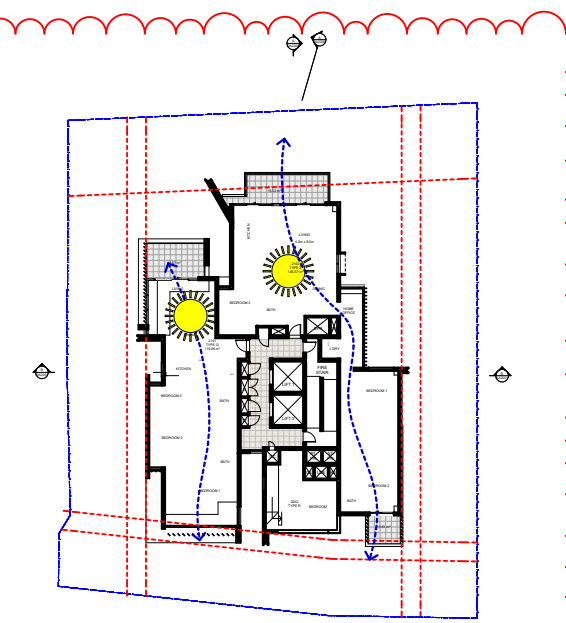
L6,8,10,12,14,16 UNITS RECEIVE 2HR SUNLIGHT: 18  
UNITS RECEIVE VENTILATION: 24



L7,9,11,13,15,17 UNITS RECEIVE 2HR SUNLIGHT: 18  
UNITS RECEIVE VENTILATION: 18



L18 UNITS RECEIVE 2HR SUNLIGHT: 2  
UNITS RECEIVE VENTILATION: 3



L19 UNITS RECEIVE 2HR SUNLIGHT: 2  
UNITS RECEIVE VENTILATION: 2

| ADG COMPLIANCE SUMMARY |                                                                |          |          |          |
|------------------------|----------------------------------------------------------------|----------|----------|----------|
|                        |                                                                | PROPOSED | REQUIRED |          |
|                        | TOTAL NUMBER OF UNITS                                          | 83       |          |          |
|                        | NUMBER OF UNITS FOR FIRST 10 LEVELS (L1-L9)                    | 50       |          |          |
| 1                      | NUMBER OF UNITS RECEIVING 2HRS SUNLIGHT ON 21ST JUNE           | 64       | 77.1%    | MIN. 70% |
| 2                      | NUMBER OF CROSS VENTILATED UNITS FOR FIRST 10 LEVELS (L1 - L9) |          |          |          |
|                        | OPT 1 - NATURAL MOVEMENT (BLUE ARROW)                          | 30       | 60.0%    | MIN. 60% |
|                        | OPT 2- CEILING PLENUM (RED ARROW)                              | 33       | 66.0%    | MIN. 60% |
| 3                      | NUMBER OF TOTAL CROSS VENTILATED UNITS (L1 - L19)              |          |          |          |
|                        | OPT 1- NATURAL MOVEMENT (BLUE ARROW)                           | 63       | 75.9%    | MIN. 60% |
|                        | OPT 2- CEILING PLENUM (RED ARROW)                              | 57       | 68.7%    | MIN. 60% |
| 4                      | NUMBER OF SOUTH FACING UNITS                                   | 11       | 13.3%    | MAX. 15% |



#### LEGEND

UNITS RECEIVING 2HRS SUNLIGHT



MOVEMENT OF WIND IN  
CROSS VENTILATED UNITS



MOVEMENT OF WIND IN CROSS VENTILATED  
UNITS THROUGH CEILING PLENUM

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59- 75 Grafton Street Mixed-Use Development

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

TITLE

ADG COMPLIANCE SUMMARY

H SECTION455 ADDENDUM

10/02/2021

ISSUE PURPOSE  
SECTION 4.55

DATE

JOB No  
5069

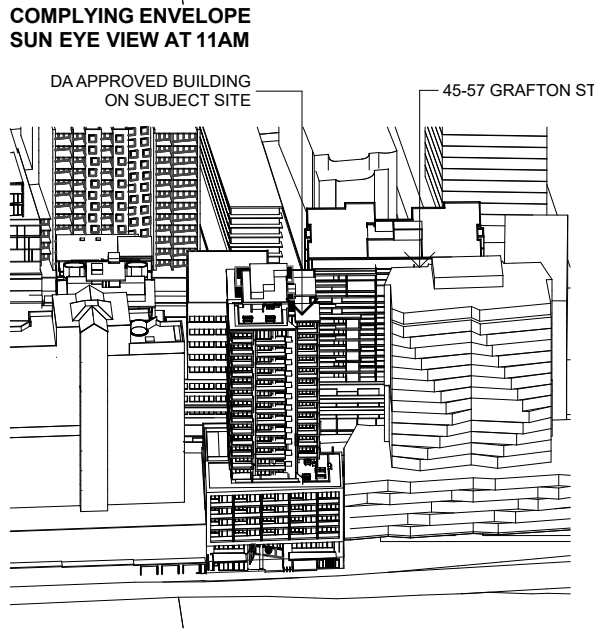
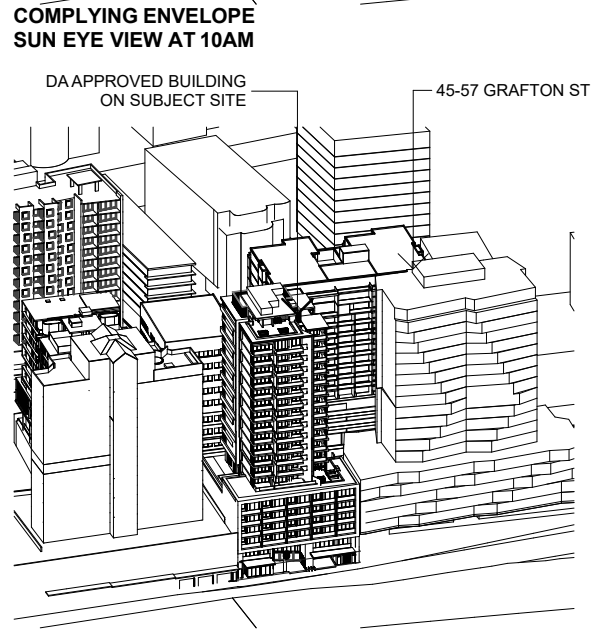
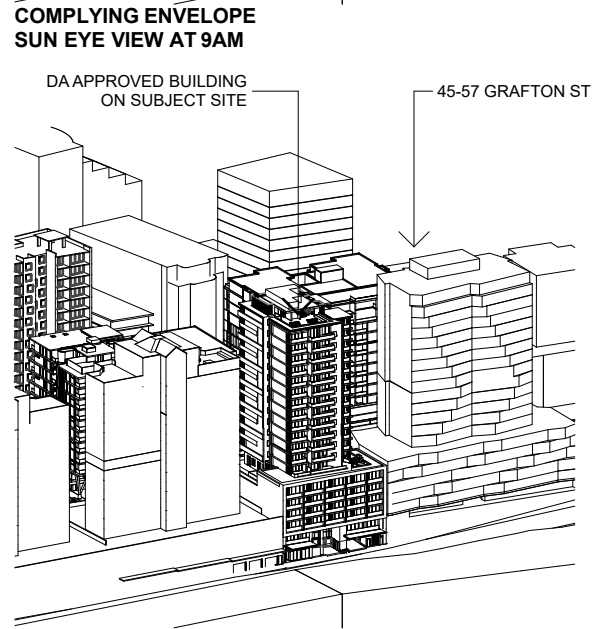
DWG No  
DA9200

ISSUE  
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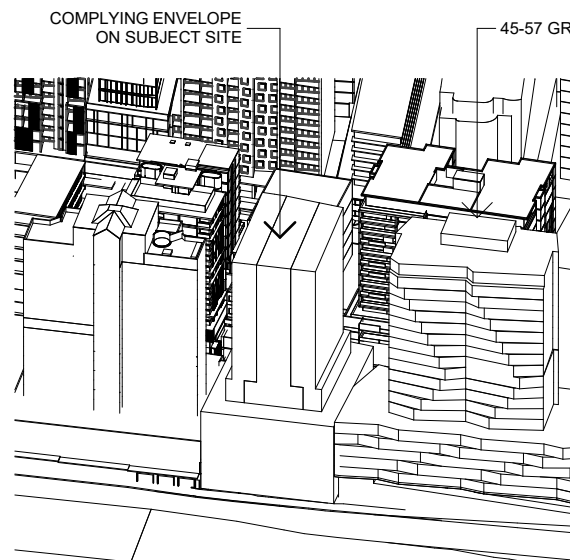
DATE  
20/11/2020



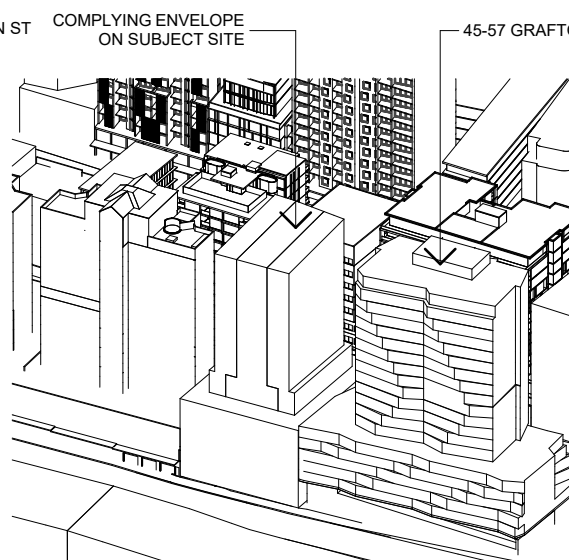
|       |      |       |   |   |   |   |   |   |   |   |    |    |
|-------|------|-------|---|---|---|---|---|---|---|---|----|----|
| 17    | 1902 | 0     | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1  | 1  |
|       | 1903 | 0     | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1  | 1  |
| 18    | 2001 | N-W-S | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 5 | 1  | 1  |
|       | 2002 | S     | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0  | 1  |
|       | 2003 | N-E-S | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 1  | 1  |
|       | 2004 | 0     | 0 |   |   |   |   |   |   |   |    |    |
| 19    | 2101 | N-W-S | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 1  | 1  |
|       | 2102 | N-E-S | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 6 | 1  | 1  |
|       | 2103 | 0     | 0 |   |   |   |   |   |   |   |    |    |
| Total |      |       |   |   |   |   |   |   |   |   | 64 | 63 |



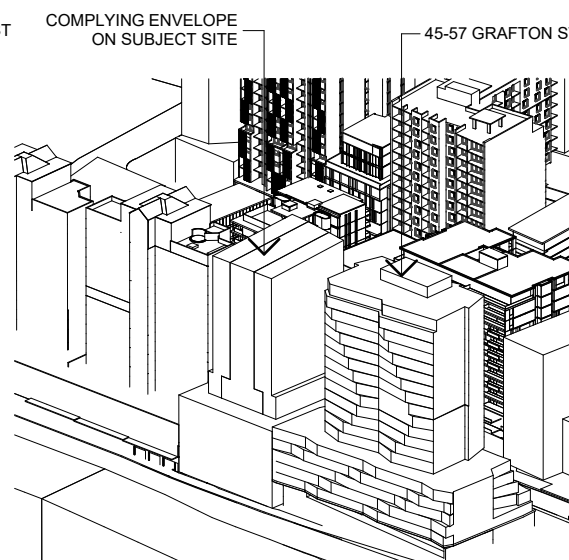




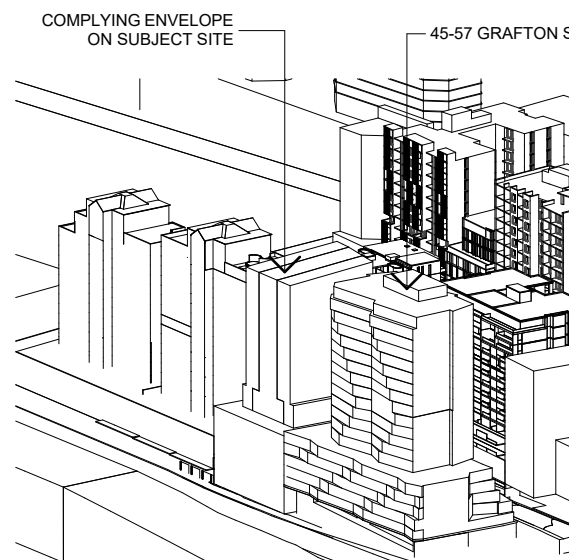
COMPLYING ENVELOPE  
SUN EYE VIEW AT 12PM



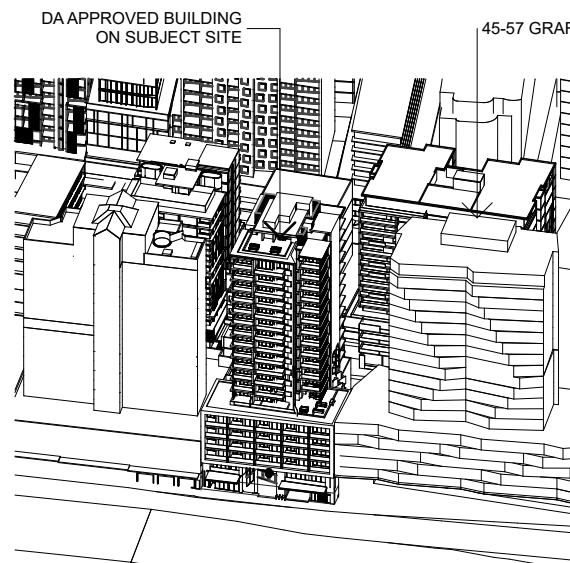
COMPLYING ENVELOPE  
SUN EYE VIEW AT 1PM



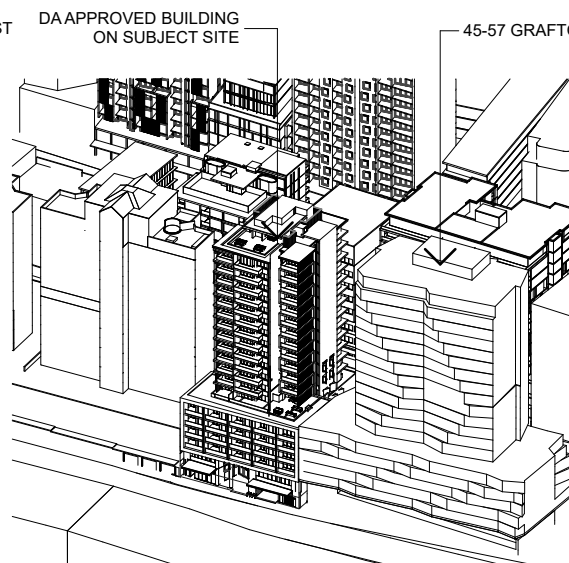
COMPLYING ENVELOPE  
SUN EYE VIEW AT 2PM



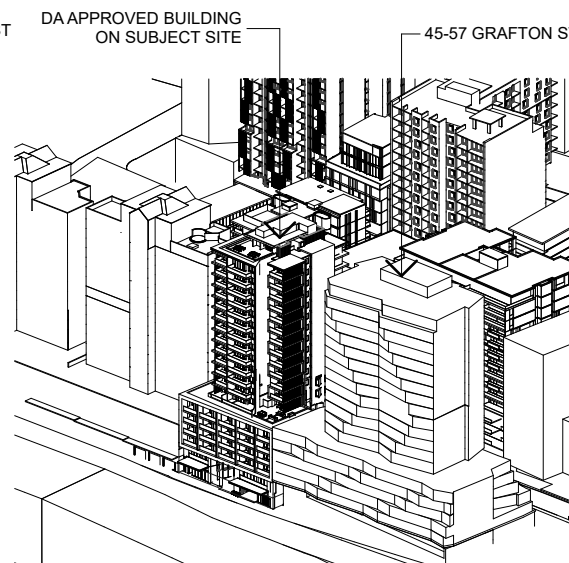
COMPLYING ENVELOPE  
SUN EYE VIEW AT 3PM



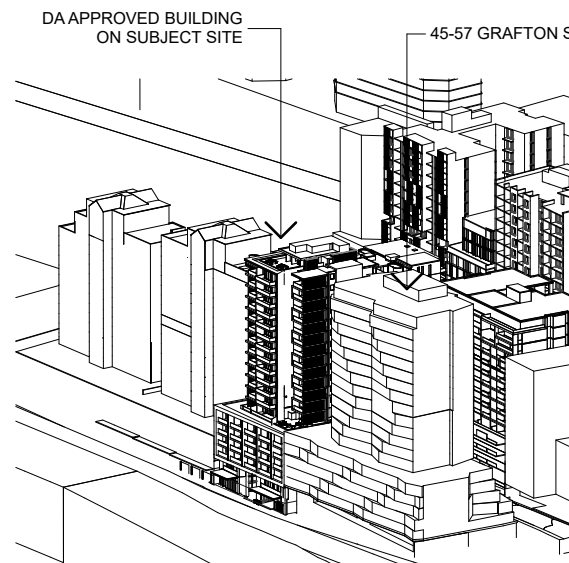
DA APPROVED BUILDING  
SUN EYE VIEW AT 12PM



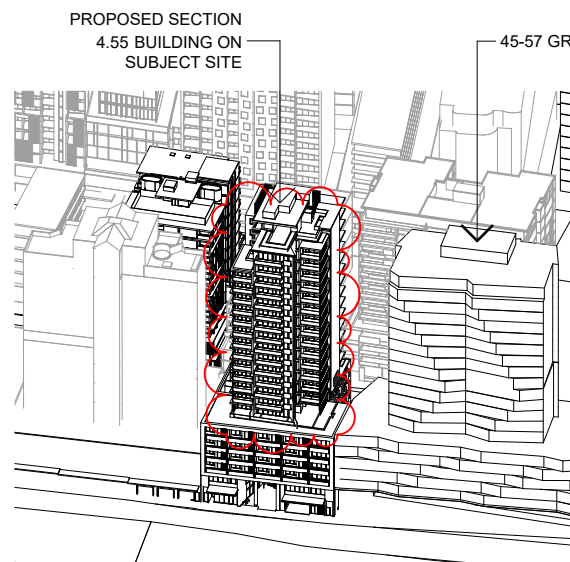
DA APPROVED BUILDING  
SUN EYE VIEW AT 1PM



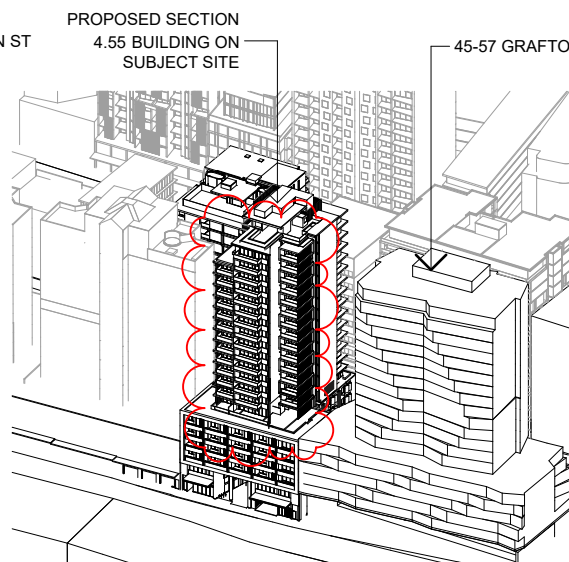
DA APPROVED BUILDING  
SUN EYE VIEW AT 2PM



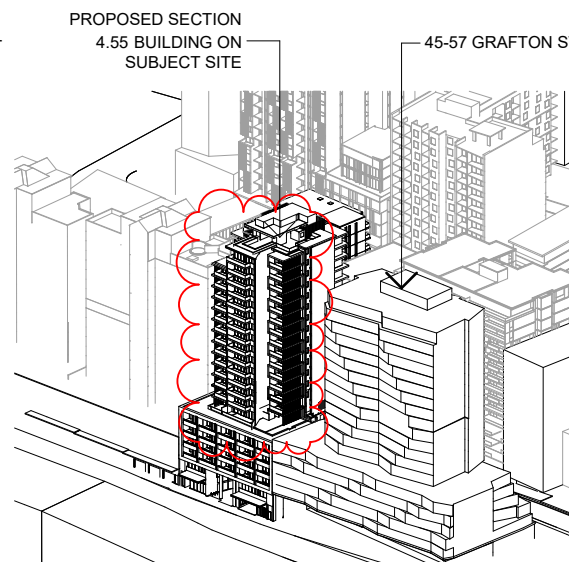
DA APPROVED BUILDING  
SUN EYE VIEW AT 3PM



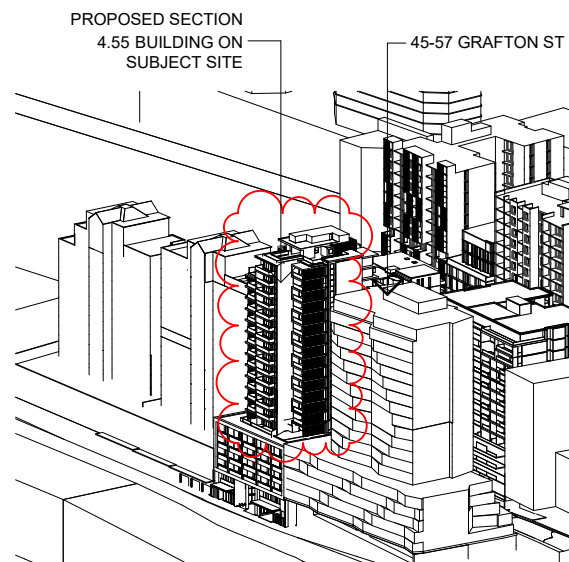
PROPOSED SECTION 4.55 BUILDING  
SUN EYE VIEW AT 12PM



PROPOSED SECTION 4.55 BUILDING  
SUN EYE VIEW AT 1PM



PROPOSED SECTION 4.55 BUILDING  
SUN EYE VIEW AT 2PM



PROPOSED SECTION 4.55 BUILDING  
SUN EYE VIEW AT 3PM

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TITLE

01 SECTION455 ADDENDUM

10/02/2021

ISSUE PURPOSE

DATE

SECTION 4.55

JOB No

5069

DWG No

DA9202

ISSUE

01

DATE

20/11/2020

SUN EYE VIEWS / SOLAR ACCESS 02



| SHADOW ANALYSIS OF PROPOSAL TO 350 OXFORD ST APARTMENTS - 2 LEVELS REDUCED |          |             |                             |         |         |         |         |         |        |        |        |        |        |             |            |
|----------------------------------------------------------------------------|----------|-------------|-----------------------------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|-------------|------------|
| APARTMENT                                                                  | LOCATION | REVISION    | 11.30PM                     | 11.45PM | 12.00PM | 12.15PM | 12.30PM | 12.45PM | 1.00PM | 1.15PM | 1.30PM | 1.45PM | 2.00PM | TOTAL HOURS | DIFFERENCE |
| 1                                                                          | NW/L9    | LIVING ROOM | DA APPROVED                 | ✓       | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      | ✓      |        |        | 1h 45m      | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL | ✓       | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      |        |        |        | 1h 45m      |            |
|                                                                            |          | BALCONY     | DA APPROVED                 | ✓       | ✓       | ✓       | ✓       | ✓       | ✓      |        |        |        |        | 1h 30m      | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL | ✓       | ✓       | ✓       | ✓       | ✓       | ✓      |        |        |        |        | 1h 30m      |            |
| 2                                                                          | NM/L9    | LIVING ROOM | DA APPROVED                 |         | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      | ✓      |        |        | 1h 45m      | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      | ✓      |        |        | 1h 45m      |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      | ✓      | ✓      |        | 2h          | -13%       |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         | ✓       | ✓       | ✓       | ✓       | ✓      | ✓      | ✓      |        |        | 1h 45m      |            |
| 3                                                                          | NE/L9    | LIVING ROOM | DA APPROVED                 |         |         |         | ✓       | ✓       | ✓      | ✓      | ✓      | ✓      | ✓      | 1h 45m      | -14%       |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         | ✓       | ✓       | ✓      | ✓      | ✓      | ✓      |        | 1h 30m      |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         |         |         |         |         | ✓      | ✓      | ✓      | ✓      | ✓      | 1h          | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         |         |         | ✓      | ✓      | ✓      | ✓      | ✓      | 1h          |            |
| 4                                                                          | NW/L8    | LIVING ROOM | DA APPROVED                 |         | ✓       | ✓       | ✓       | ✓       | ✓      |        |        |        |        | 1h 15m      | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         | ✓       | ✓       | ✓       | ✓       | ✓      |        |        |        |        | 1h 15m      |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         | ✓       | ✓       | ✓       | ✓       |        |        |        |        |        | 1h          | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         | ✓       | ✓       | ✓       | ✓       |        |        |        |        |        | 1h          |            |
| 5                                                                          | NM /L8   | LIVING ROOM | DA APPROVED                 |         |         |         | ✓       | ✓       | ✓      | ✓      |        |        |        | 1h          | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         | ✓       | ✓       | ✓      | ✓      |        |        |        | 1h          |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         |         |         |         | ✓       | ✓      | ✓      | ✓      |        |        | 45m         | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         |         | ✓       | ✓      | ✓      | ✓      |        |        | 45m         |            |
| 6                                                                          | NE /L8   | LIVING ROOM | DA APPROVED                 |         |         |         |         |         |        | ✓      | ✓      | ✓      |        | 30m         | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         |         |         |        | ✓      | ✓      | ✓      |        | 30m         |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         |         |         |         |         |        |        |        | ✓      |        | -           | -          |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         |         |         |        |        |        | ✓      |        | -           |            |
| 7                                                                          | NW/L7    | LIVING ROOM | DA APPROVED                 |         |         |         | ✓       | ✓       | ✓      |        |        |        |        | 30m         | +50%       |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         |         | ✓       | ✓       | ✓      | ✓      |        |        |        | 45m         |            |
|                                                                            |          | BALCONY     | DA APPROVED                 |         |         | ✓       | ✓       | ✓       |        |        |        |        |        | 30m         | 0%         |
|                                                                            |          |             | PROPOSED SECTION 4.55 -2LVL |         |         | ✓       | ✓       | ✓       |        |        |        |        |        | 30m         |            |

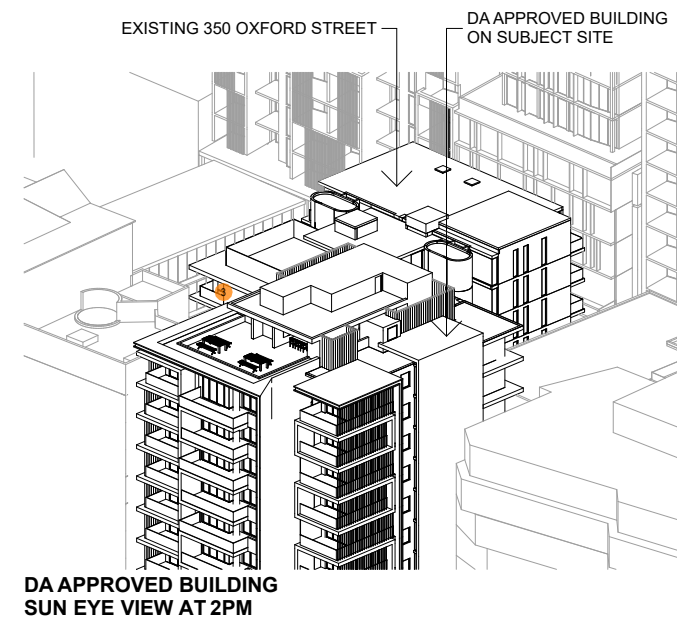
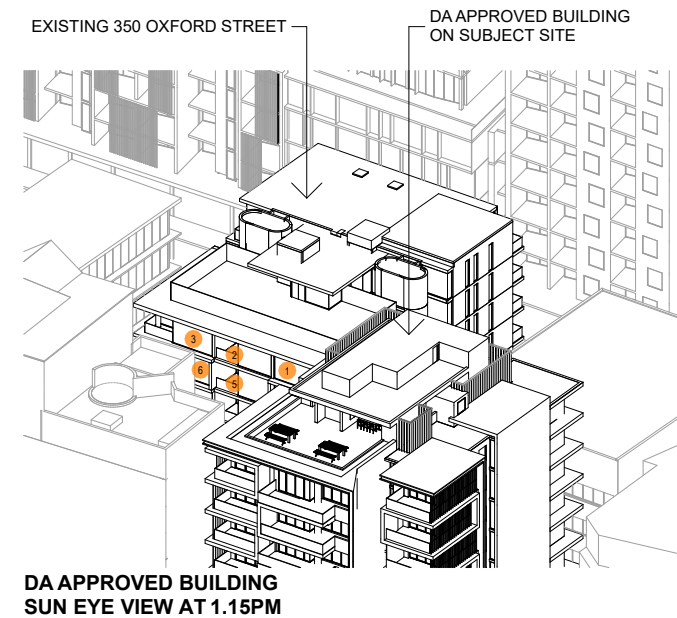
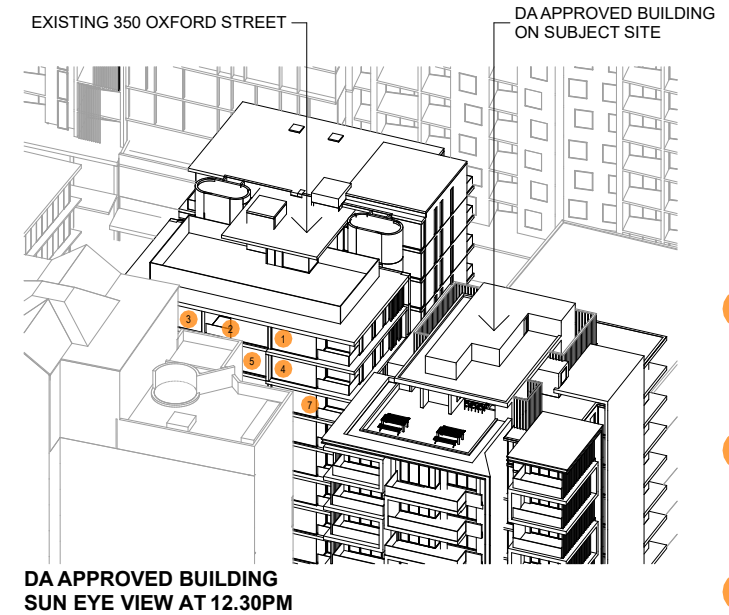
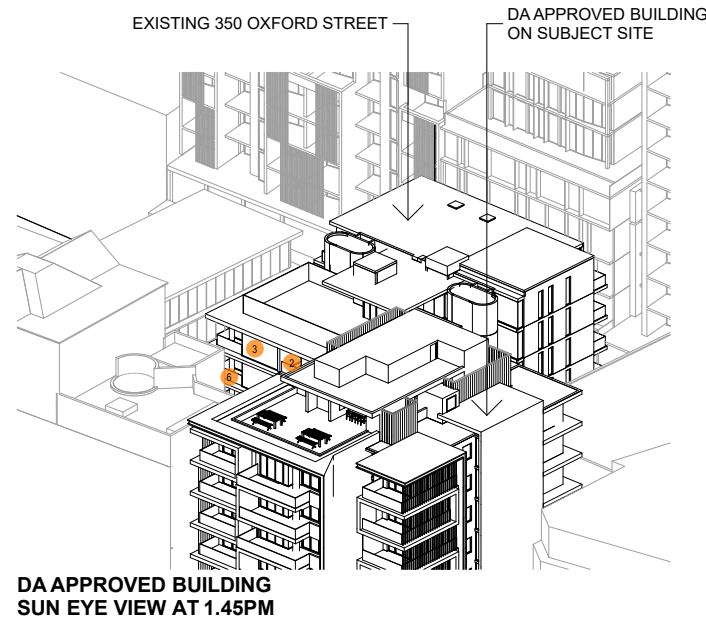
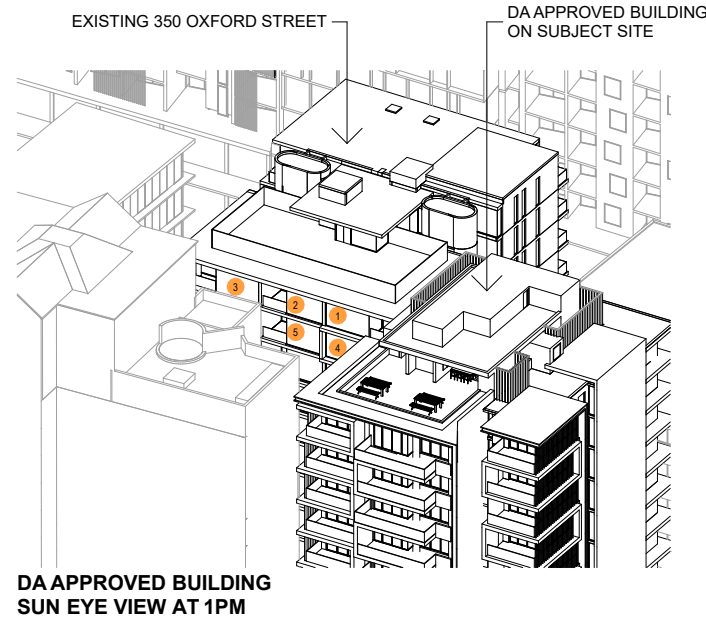
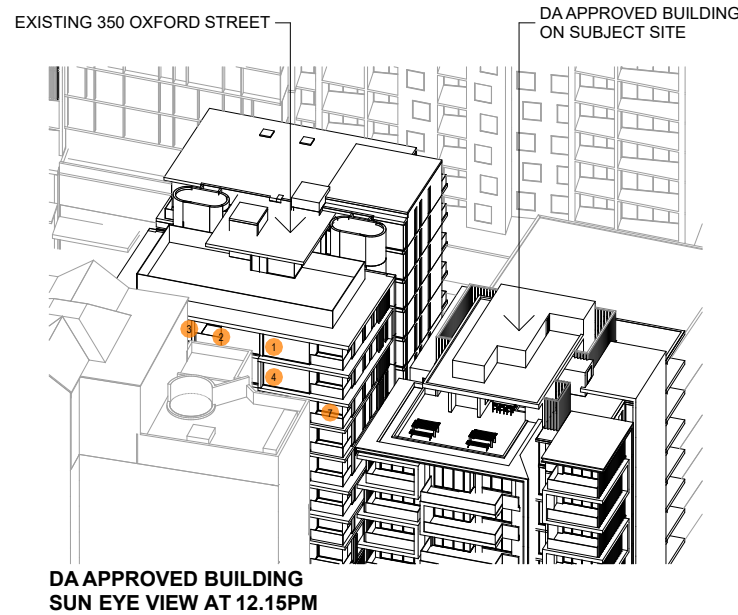
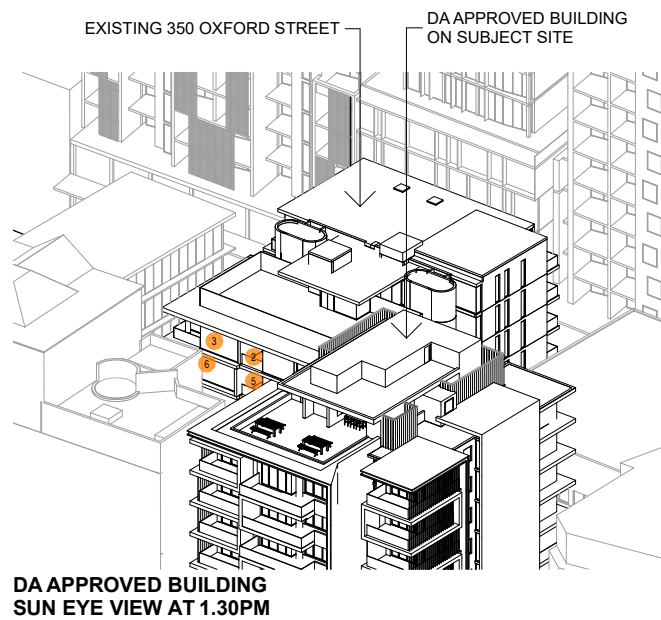
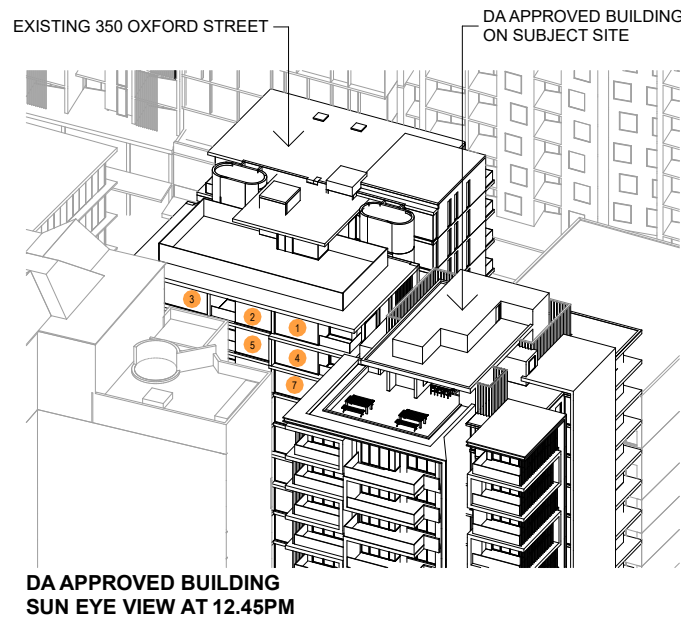
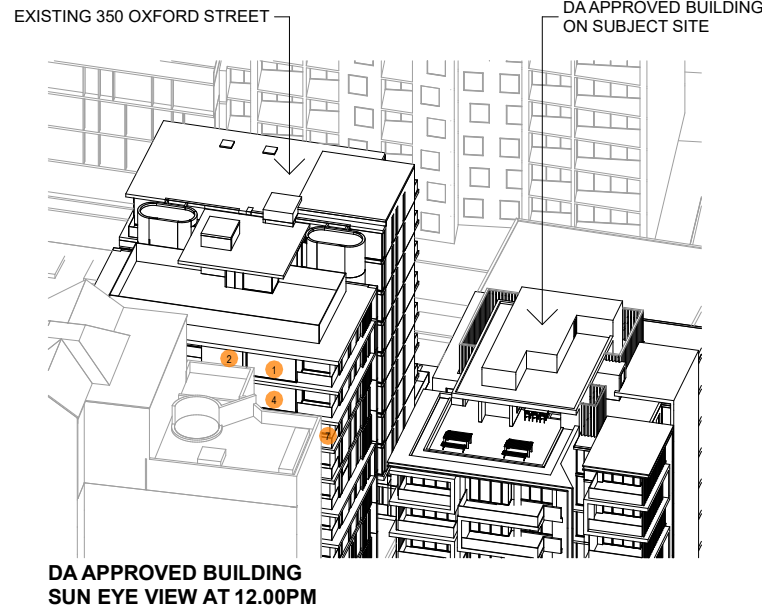
NOTE:

350 Oxford Street, Bondi Junction known as Diamond, is a 13 storey, mixed-use building featuring 65 residential apartments.

The additional 2 storeys proposed for 59-75 Grafton St under the VPA have an effect on the solar access of 7 apartments of 350 Oxford Street, on levels 7-9.

Of these, 3 apartments do not have their solar access reduced by more than 20% where they already receive less than 2 hours of solar access in winter. These apartments therefore meet the criteria for solar access of the Apartment Design Guide (ADG).

Details of the solar access received by the remaining 4 apartments are summarised in the table above and itemised on the drawings.



## LEGEND

SOLAR ACCESS  
OF APARTMENTS  
OF 350 OXFORD  
ST AFFECTED BY  
PROPOSAL

- 1 NW/L9  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 2 NM/L9  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 3 NE/L9  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 4 NW/L8  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 5 NM/L8  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 6 NE/L8  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED
- 7 NW/L7  
APARTMENT -  
SOLAR ACCESS  
ACHIEVED

**COTTEEPARKER** 

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COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
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**59- 75 Grafton Street Mixed-Use Development**

59-75 GRAFTON STREET, BONDI JUNCTION

CLIENT - CLYGEN

TITLE

**SHADOW DIAGRAM - DETAIL 02**

A SECTION455 ADDENDUM

10/02/2021

ISSUE PURPOSE

DATE

JOB No

DWG No

ISSUE

DATE

**SECTION 4.55**

**5069**

**DA9204**

**A**

20/11/2020



- LEGEND
- SOLAR ACCESS OF APARTMENTS OF 350 OXFORD ST AFFECTED BY PROPOSAL
- 1

NW/L9 APARTMENT - SOLAR ACCESS ACHIEVED
- 2

NM/L9 APARTMENT - SOLAR ACCESS ACHIEVED
- 3

NE/L9 APARTMENT - SOLAR ACCESS ACHIEVED
- 4

NW/L8 APARTMENT - SOLAR ACCESS ACHIEVED
- 5

NM/L8 APARTMENT - SOLAR ACCESS ACHIEVED
- 6

NE/L8 APARTMENT - SOLAR ACCESS ACHIEVED
- 7

NW/L7 APARTMENT - SOLAR ACCESS ACHIEVED

