

ROOF PLAN - PROPOSED AMENDMENT

5069 - GRAFTON ST. BONDI JUNCTION - 16/4/19
SCALE 1:200 @ A3

60m HEIGHT PLANE
AT SOUTH SITE
BOUNDARY

PROPOSED BUILDING SETBACK
INCREASE

132.090

128.340

LEVEL 17

119

6,177
(6M)

VE OF 332 -
KFORD ST

6, (1)

NORTHT ELEVATION

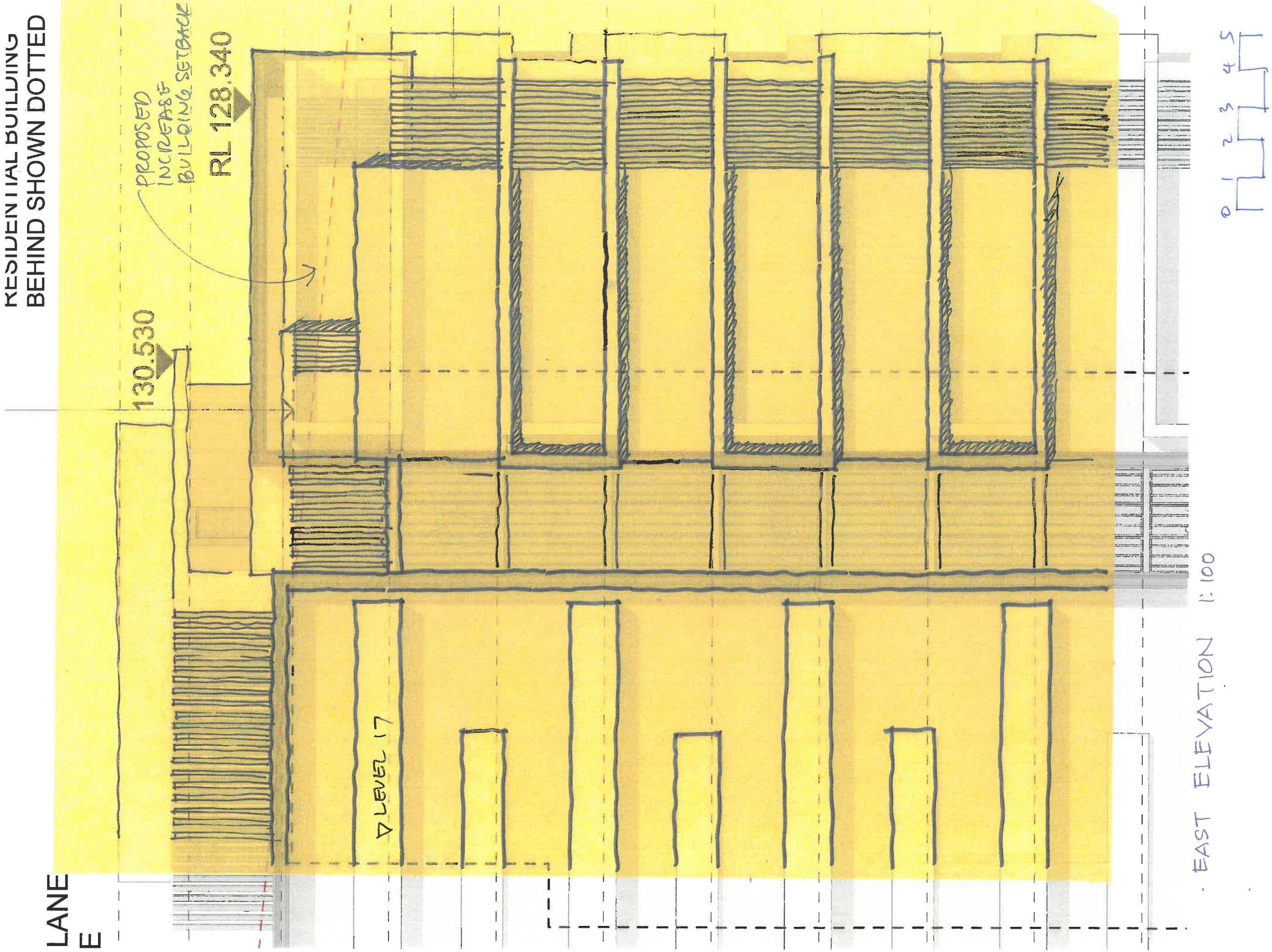
50m GRAFTON ST. BOUND JUNCTION

SCALE 1:100 @ A3

0 1 2 3 4 5m

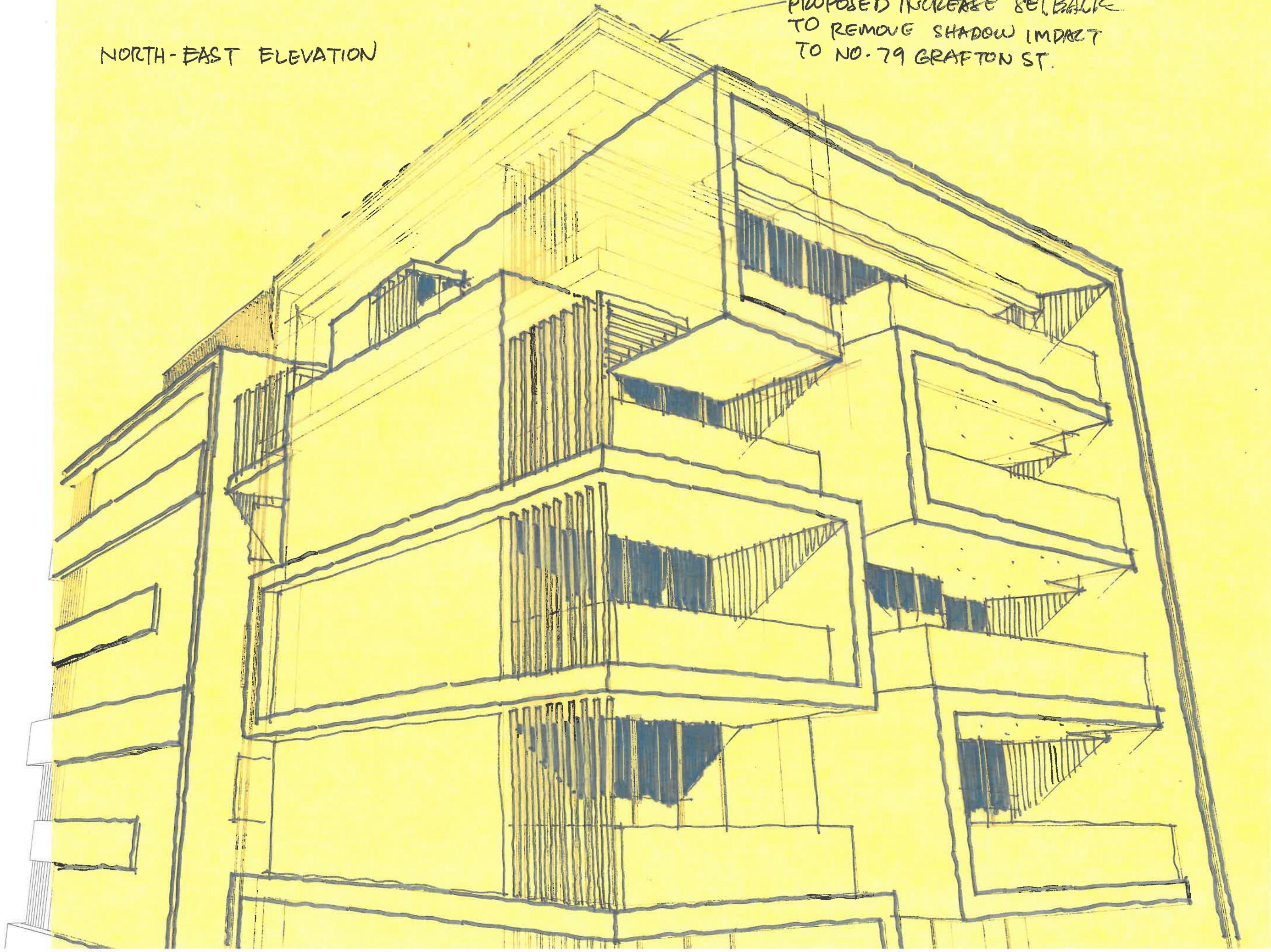
RESIDENTIAL BUILDING
BEHIND SHOWN DOTTED

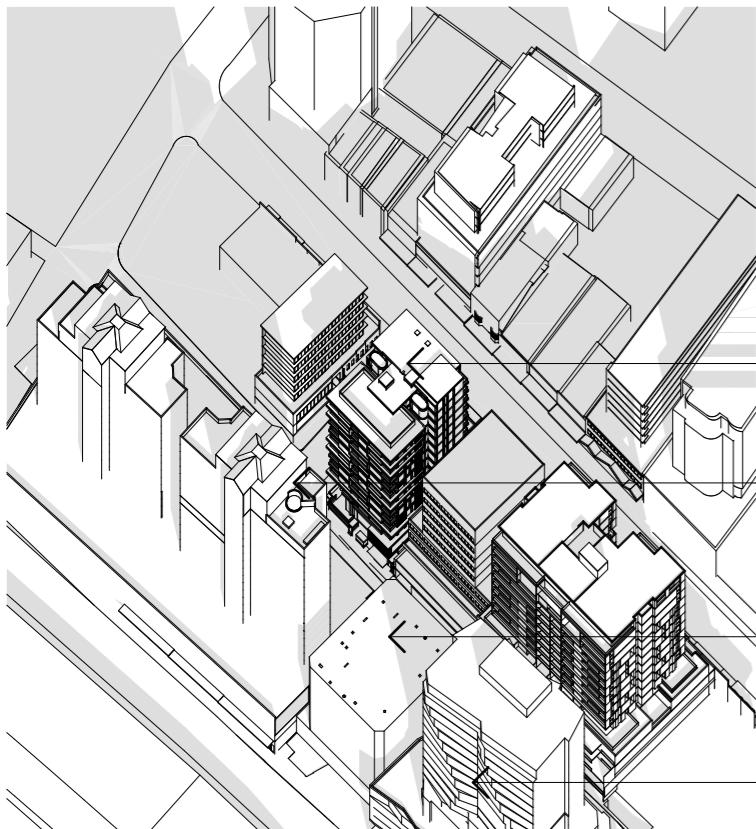
LANE
E



NORTH-EAST ELEVATION

PROPOSED INCREASE SETBACK
TO REMOVE SHADOW IMPACT
TO NO. 79 GRAFTON ST.

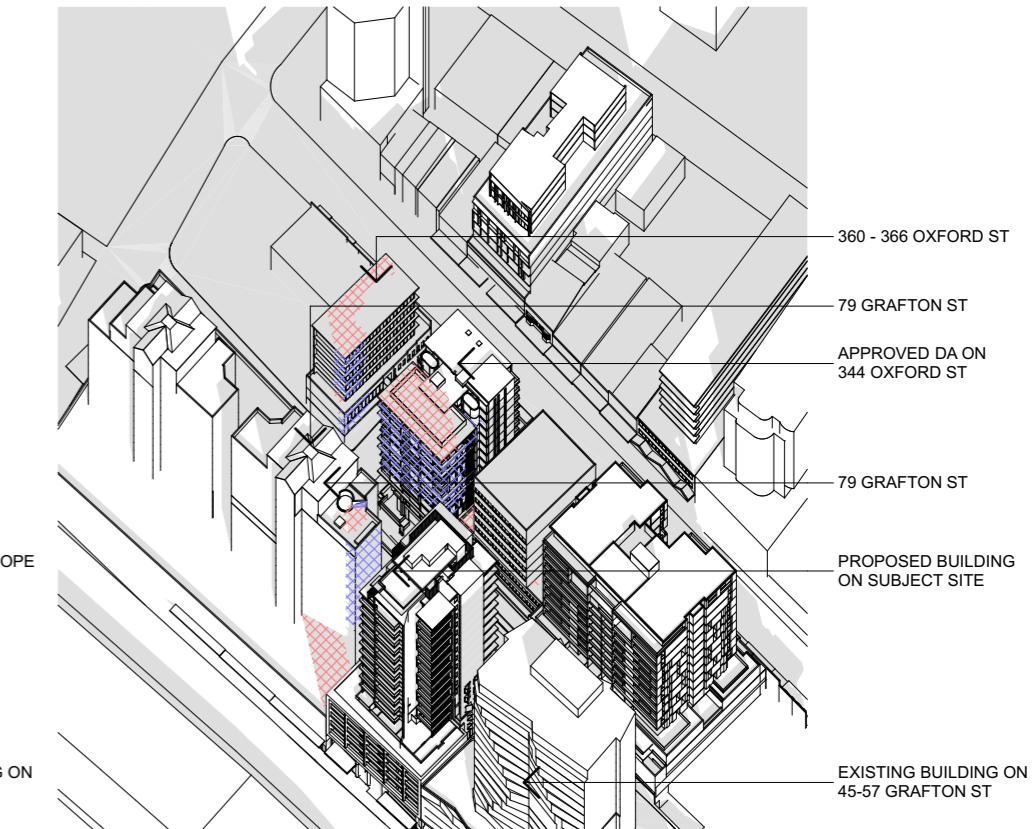




EXISTING BUILDING SHADOWS AT 3PM
EXISTING BUILDING - 21 JUNE 3PM



COMPLYING ENVELOPE SHADOWS AT 3PM
COMPLYING ENVELOPE - 21 JUNE 3PM



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

LEGEND - ONLY FOR PROPOSED BUILDING SHADOWS DIAGRAM

- EXISTING SHADOW
- ADDITIONAL SHADOW ON ROOFS OF NEIGHBOURING BUILDINGS IN COMPARISON TO EXISTING BUILDING SHADOWS
- ADDITIONAL SHADOW ON ROOFS OF NEIGHBOURING BUILDINGS IN COMPARISON TO COMPLYING ENVELOPE SHADOWS
- ADDITIONAL SHADOW ON WALLS / WINDOWS / BALCONIES OF NEIGHBOURING BUILDINGS IN COMPARISON TO EXISTING BUILDING SHADOWS
- ADDITIONAL SHADOW ON WALLS / WINDOWS / BALCONIES OF NEIGHBOURING BUILDINGS IN COMPARISON TO COMPLYING ENVELOPE SHADOWS

ID	CHANGE REGISTER	
REV	Issue Name	DATE
A	DA ISSUED	10/11/2017
B	DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018	01/08/2018
C	DA AMENDMENTS	22/11/2018

COTTEEPARKER
JPR
SYDNEY
Level 4, 50 Stanley Street
East Sydney NSW 2010
T 61 2 9396 1133
COTTEEPARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

PROJECT: **MIXED USE DEVELOPMENT**
PROJECT ADDRESS: **59-75 GRAFTON ST, BONDI JUNCTION**
CLIENT: **CLYGEN PTY LTD**
DRAWING: **SHADOW DIAGRAMS COMPARISON - 3PM**

PROJECT NO: 2015069
DRAWN BY: YS/DU
SCALE: NTS @A3
DRAWING NO: REV:
PLOTTED: 16/04/2019

DA9106 C