

60m HEIGHT PLANE
AT SOUTH SITE
BOUNDARY

PROPOSED
INCREASE BUILDING SETBACK

132.090

128.340

LEVEL 17

119

6,177

(6M)

NE OF 332 -
XFORD ST

NORTH ELEVATION

5069 GRAPTON ST. BONDI JUNCTION
12-11-14

SCALE 1:100@A3

0 1 2 3 4 5m

LANE
E

RESIDENTIAL BUILDING
BEHIND SHOWN DOTTED

130.530

PROPOSED
INCREASE
BUILDING SETBACK

RL 128.340

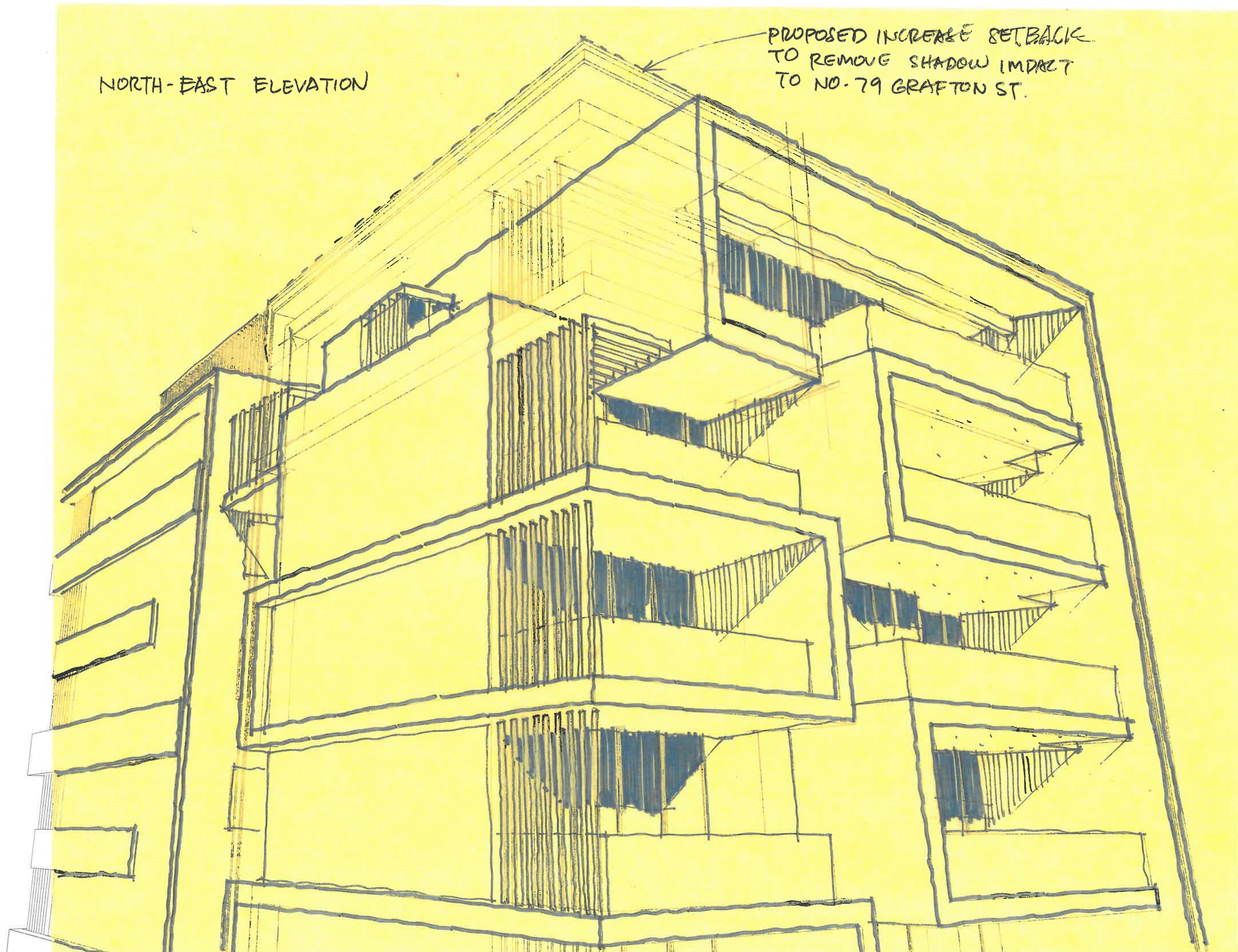
LEVEL 17

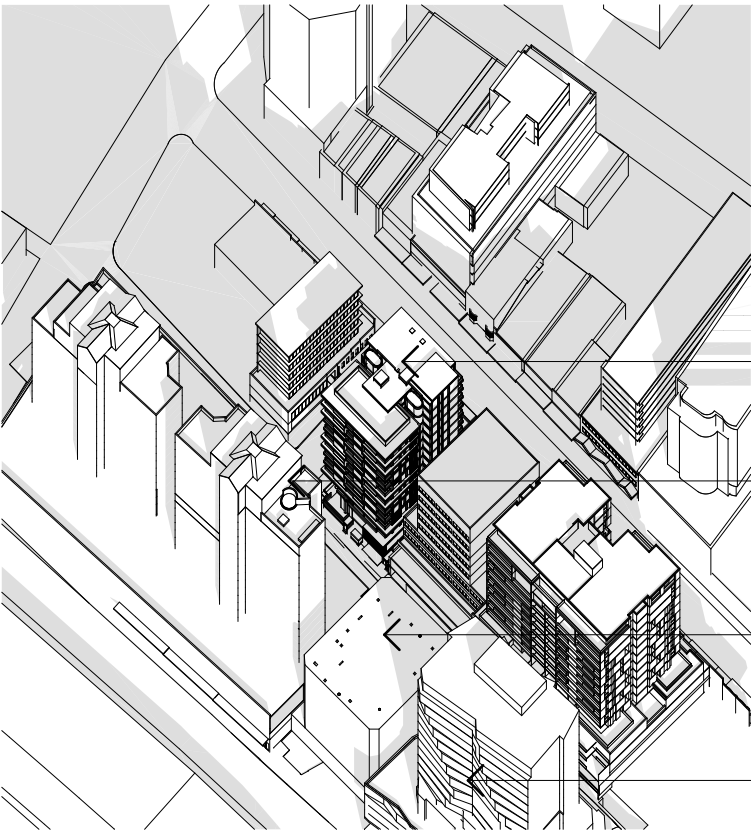
EAST ELEVATION 1:100

0 1 2 3 4 5

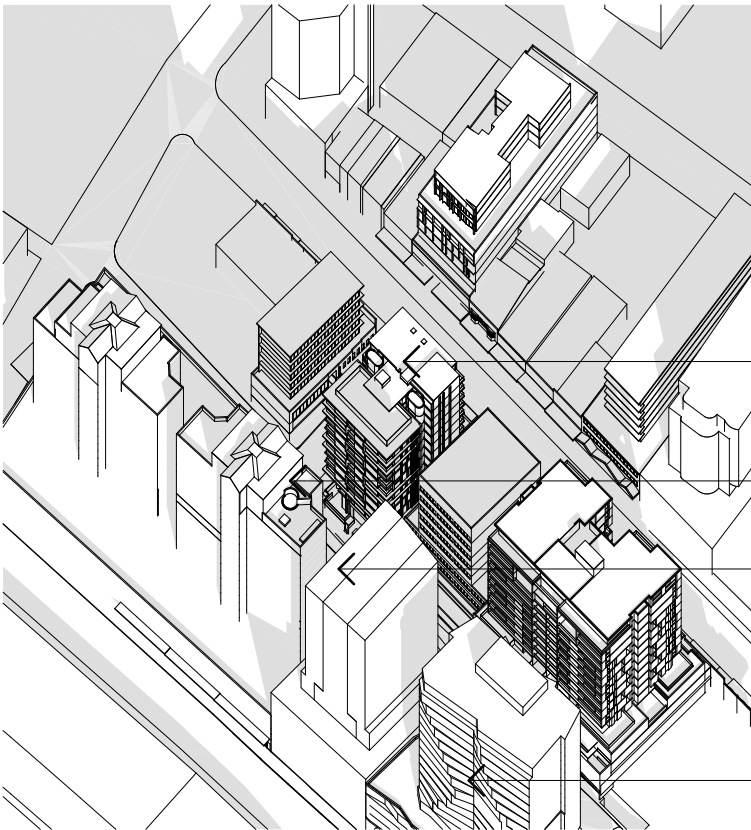
NORTH-EAST ELEVATION

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

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ABN 77 010 924 106

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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