

DA-482/2017 – 57-59 Grafton Street, Bondi Junction

The highlighted **RED** in the drawings summary below are those that are added but not amended

The list of drawings are:

| Drawing No. | Drawing Name                       | Drawing Revision | Drawing Date |
|-------------|------------------------------------|------------------|--------------|
| DA0000      | COVERPAGE                          | C                | 7/12/2018    |
| DA1100      | SITE PLAN                          | B                | 7/12/2018    |
| DA2100      | LOWER GROUND FLOOR PLAN            | E                | 1/04/2019    |
| DA2101      | UPPER GROUND FLOOR PLAN            | E                | 1/04/2019    |
| DA2102      | LEVEL 1 PLAN                       | E                | 1/04/2019    |
| DA2103      | LEVEL 2 PLAN                       | E                | 1/04/2019    |
| DA2104      | LEVEL 3 PLAN                       | E                | 1/04/2019    |
| DA2105      | LEVEL 4 PLAN                       | E                | 1/04/2019    |
| DA2106      | LEVEL 5 PLAN                       | F                | 2/04/2019    |
| DA2107      | LEVEL 6 PLAN                       | D                | 1/04/2019    |
| DA2108      | LEVEL 7 PLAN                       | D                | 1/04/2019    |
| DA2109      | L8, L10, L12, L14, L16             | D                | 1/04/2019    |
| DA2110      | L9, L11, L13, L15 PLANS            | D                | 1/04/2019    |
| DA2111      | LEVEL 17 PLANS                     | D                | 1/04/2019    |
| DA2112      | ROOF TERRACE PLAN                  | F                | 2/04/2019    |
| DA2113      | PLANT LEVEL                        | D                | 7/12/2018    |
| DA2114      | ROOF PLAN                          | B                | 7/12/2018    |
| DA2200      | SECTION A                          | C                | 7/12/2018    |
| DA2201      | SECTION B                          | D                | 1/04/2019    |
| DA2300      | NORTH ELEVATION                    | D                | 7/12/2018    |
| DA2301      | SOUTH ELEVATION                    | E                | 1/04/2019    |
| DA2302      | EAST ELEVATION                     | C                | 7/12/2018    |
| DA2303      | WEST ELEVATION                     | D                | 7/12/2018    |
| DA2402      | UNIT TYPE PLANS                    | D                | 1/04/2019    |
| DA2403      | UNIT TYPE PLANS                    | D                | 1/04/2019    |
| DA2404      | ADAPTABLE UNIT TYPE PLANS          | D                | 1/04/2019    |
| DA2405      | ADAPTABLE UNIT TYPE PLANS          | D                | 1/04/2019    |
| DA2406      | ADAPTABLE UNIT TYPE PLAN           | D                | 1/04/2019    |
| DA2407      | UNIT TYPE PLANS                    | C                | 1/04/2019    |
| DA2408      | UNIT TYPE PLANS                    | C                | 1/04/2019    |
| DA2409      | VENTILATION _ ACOUSTIC SLOT DETAIL | B                | 1/04/2019    |
| DA2700      | VIEW 1                             | C                | 7/12/2018    |
| DA2701      | VIEW 2                             | C                | 7/12/2018    |
| DA2702      | VIEW 3                             | C                | 7/12/2018    |
| DA9000      | GFA DIAGRAMS 1                     | F                | 2/04/2019    |
| DA9001      | GFA DIAGRAMS 2                     | F                | 2/04/2019    |

DA-482/2017 – 57-59 Grafton Street, Bondi Junction

The highlighted **RED** in the drawings summary below are those that are added but not amended

The list of drawings are:

| Drawing No. | Drawing Name                              | Drawing Revision | Drawing Date |
|-------------|-------------------------------------------|------------------|--------------|
| DA9002      | DEVELOPMENT & COMPLIANCE SUMMARY          | E                | 2/04/2019    |
| DA9003      | BUILDING SET BACK AND BUILDING SEPARATION | C                | 7/12/2018    |
| DA9004      | BUILDING SET BACK AND BUILDING SEPARATION | C                | 7/12/2018    |
| DA9005      | HEIGHT PLANE DIAGRAM                      | C                | 7/12/2018    |
| DA9006      | EXTERNAL FINISHES NORTH                   | C                | 7/12/2018    |
| DA9007      | EXTERNAL FINISHES SOUTH                   | C                | 7/12/2018    |
| DA9008      | EXTERNAL FINISHES WEST                    | C                | 7/12/2018    |
| DA9009      | EXTERNAL FINISHES EAST                    | B                | 7/12/2018    |
| DA9010      | EXTERNAL FINISHES - STENCILE PRE-CAST     | B                | 7/12/2018    |
| DA9100      | SHADOW DIAGRAMS COMPARISION - 9AM         | C                | 7/12/2018    |
| DA9101      | SHADOW DIAGRAMS COMPARISION - 10AM        | C                | 7/12/2018    |
| DA9102      | SHADOW DIAGRAMS COMPARISION - 11AM        | C                | 7/12/2018    |
| DA9103      | SHADOW DIAGRAMS COMPARISION - 12PM        | C                | 7/12/2018    |
| DA9104      | SHADOW DIAGRAMS COMPARISION - 1PM         | C                | 7/12/2018    |
| DA9105      | SHADOW DIAGRAMS COMPARISION - 2PM         | C                | 7/12/2018    |
| DA9106      | SHADOW DIAGRAMS COMPARISION - 3PM         | C                | 7/12/2018    |
| DA9107      | SHADOW DIAGRAMS PLANS                     | C                | 7/12/2018    |
| DA9200      | ADG COMPLIANCE SUMMARY                    | C                | 7/12/2018    |
| DA9201      | SUN EYE VIEW _ SOLAR ACCESS 01            | C                | 7/12/2018    |
| DA9202      | SUN EYE VIEWS _ SOLAR ACCESS 02           | C                | 7/12/2018    |

# DEVELOPMENT APPLICATION

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PREVIOUS FACADE REVISION



REVISED AMEUREMENT

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## 59 - 75 GRAFTON STREET BONDI JUNCTION

COTTEEPARKER

JPR

SYDNEY

Level 4, 50 Stanley Street

East Sydney NSW 2010

T 61 2 9366 1133

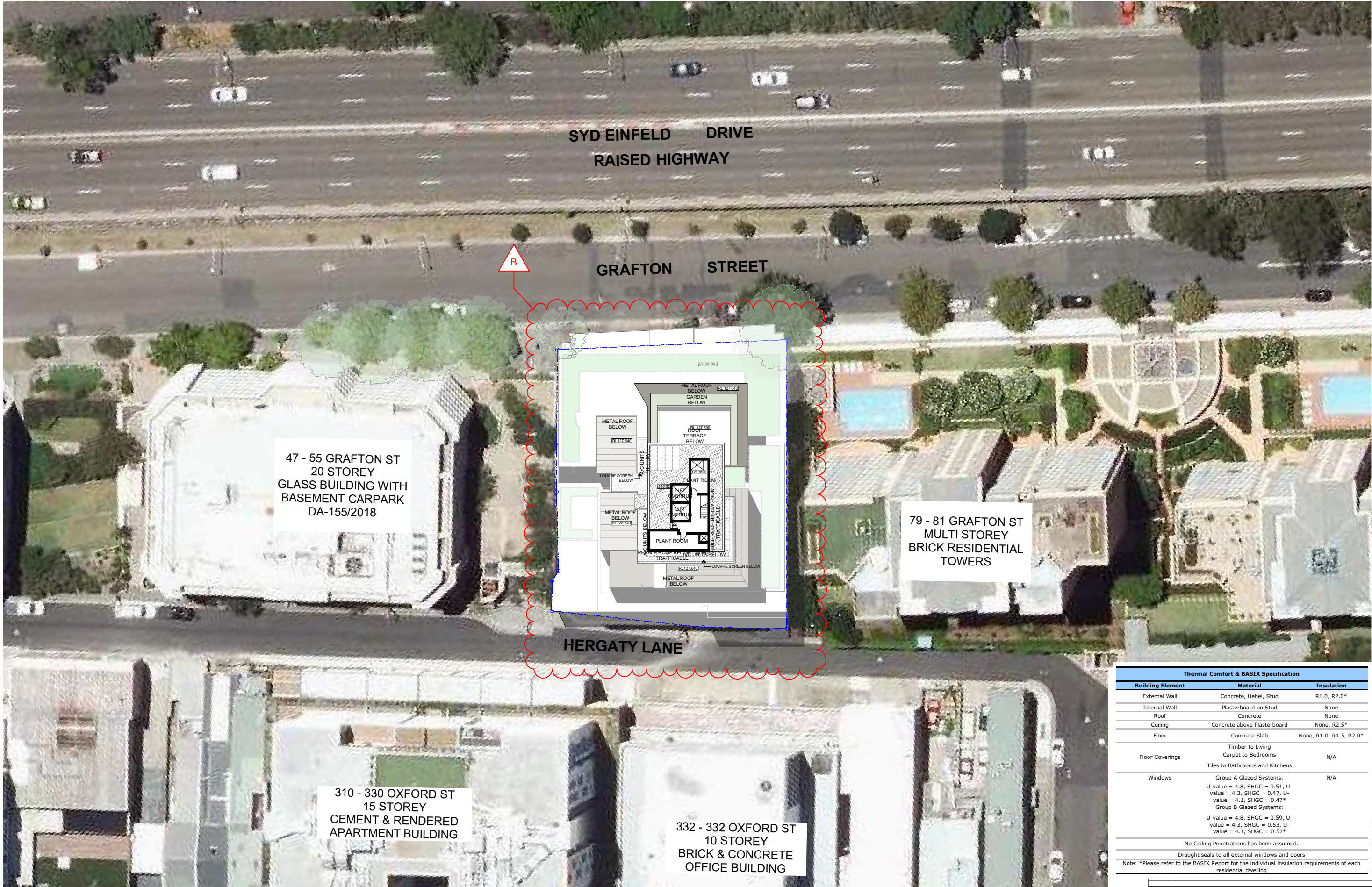
COTTEE PARKER ARCHITECTS PTY LTD

ABN 77 010 924 106

COTTEEPARKER.COM.AU

REVISION DATE: 26/10/2018





**SITE PLAN**

SCALE 1:500

FILE: 5069 Grafton St DA Master

| Thermal Comfort & BASIX Specification                                                                           |                                                                                                                                                                                                                                  |                         |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Building Element                                                                                                | Material                                                                                                                                                                                                                         | Insulation              |
| External Wall                                                                                                   | Concrete, Hebel, Stud                                                                                                                                                                                                            | R1.0, R2.0*             |
| Internal Wall                                                                                                   | Plasterboard on Stud                                                                                                                                                                                                             | None                    |
| Roof                                                                                                            | Concrete                                                                                                                                                                                                                         | None                    |
| Ceiling                                                                                                         | Concrete above Plasterboard                                                                                                                                                                                                      | None, R2.5*             |
| Floor                                                                                                           | Concrete Slab                                                                                                                                                                                                                    | None, R1.0, R1.5, R2.0* |
| Floor Coverings                                                                                                 | Timber to Living                                                                                                                                                                                                                 | N/A                     |
|                                                                                                                 | Carpet to Bedrooms                                                                                                                                                                                                               |                         |
|                                                                                                                 | Tiles to Bathrooms & Kitchens                                                                                                                                                                                                    |                         |
| Windows                                                                                                         | Group A Glazed Systems:<br>U-value = 4.8, SHGC = 0.51, U-value = 4.3, SHGC = 0.47, U-value = 4.1, SHGC = 0.47*<br>Group B Glazed Systems:<br>U-value = 4.8, SHGC = 0.59, U-value = 4.3, SHGC = 0.53, U-value = 4.1, SHGC = 0.52* | N/A                     |
|                                                                                                                 | No Ceiling Penetrations has been assumed.                                                                                                                                                                                        |                         |
| Draught seals to all external windows and doors                                                                 |                                                                                                                                                                                                                                  |                         |
| Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling |                                                                                                                                                                                                                                  |                         |

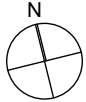
|     |                                               |            |
|-----|-----------------------------------------------|------------|
| 20  | ROOF TERRACE LAYOUT ALTERED & LOWERED         |            |
| REV | Issue Name                                    | DATE       |
|     |                                               |            |
|     |                                               |            |
| A   | DA ISSUED                                     | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018 | 01/08/2018 |

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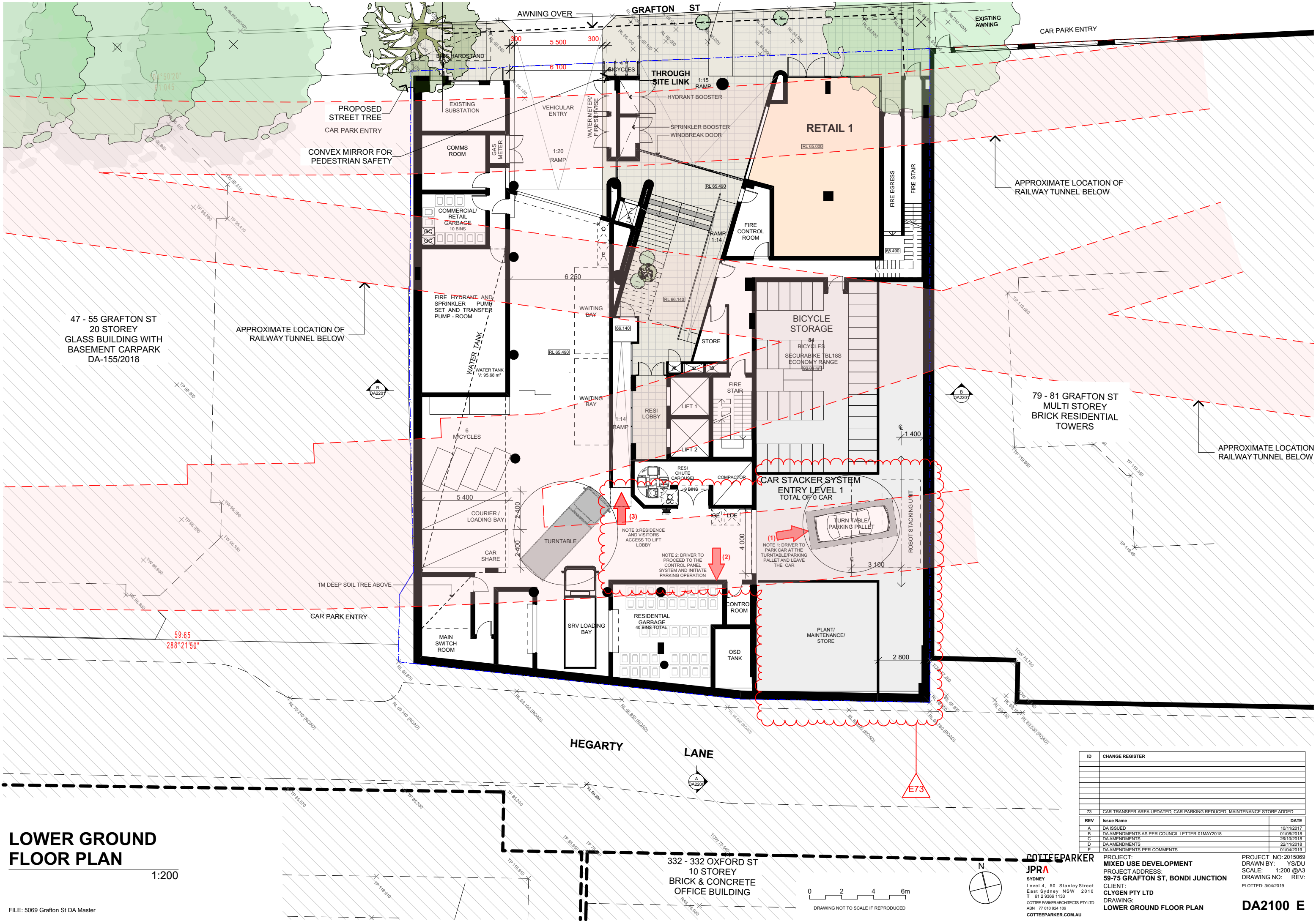
PROJECT: **MIXED USE DEVELOPMENT**  
PROJECT ADDRESS: **59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT: **CLYGEN PTY LTD**  
DRAWING: **SITE PLAN**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:500 @A3  
PLOTTED: 7/12/2018  
REV:

**DA1100 B**







LOWER GROUND FLOOR PLAN

1:200

FILE: 5069 Grafton St DA Master

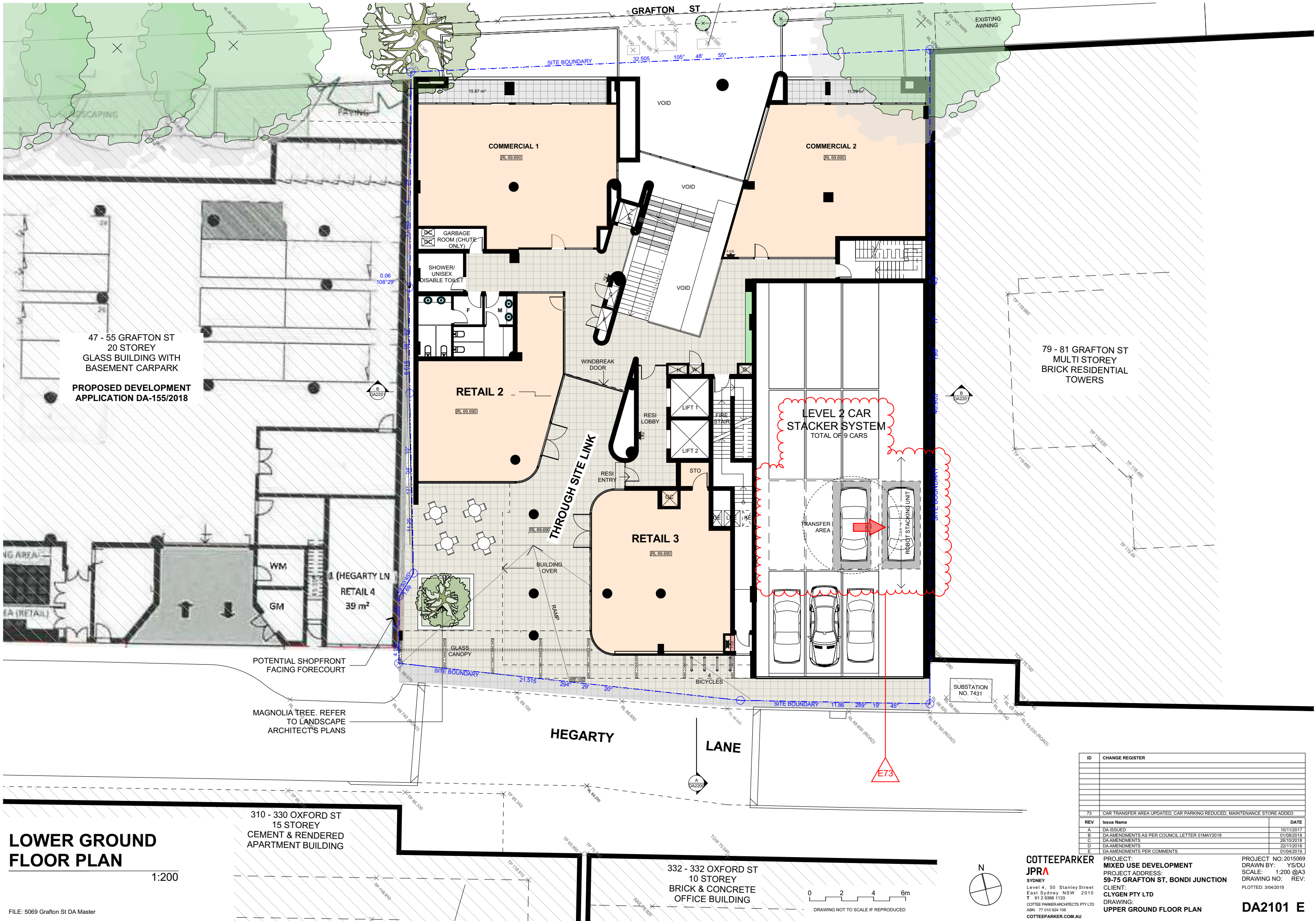
| ID  | CHANGE REGISTER                                                         |            |
|-----|-------------------------------------------------------------------------|------------|
|     |                                                                         |            |
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|     |                                                                         |            |
|     |                                                                         |            |
|     |                                                                         |            |
| 73  | CAR TRANSFER AREA UPDATED, CAR PARKING REDUCED, MAINTENANCE STORE ADDED |            |
| REV | Issue Name                                                              | DATE       |
| A   | DA ISSUED                                                               | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                           | 01/08/2018 |
| C   | DA AMENDMENTS                                                           | 26/10/2018 |
| D   | DA AMENDMENTS                                                           | 22/11/2018 |
| E   | DA AMENDMENTS PER COMMENTS                                              | 01/04/2019 |

PROJECT: MIXED USE DEVELOPMENT  
PROJECT ADDRESS: 59-75 GRAFTON ST, BONDI JUNCTION  
CLIENT: CLYGEN PTY LTD  
DRAWING: LOWER GROUND FLOOR PLAN

PROJECT NO: 2015069  
DRAWN BY: YS/DJ  
SCALE: 1:200 @A3  
PLOTTED: 3/04/2019  
REV:

DA2100 E





LOWER GROUND  
FLOOR PLAN

1:200

FILE: 5069 Grafton St DA Master

| ID  | CHANGE REGISTER                                                         |            |
|-----|-------------------------------------------------------------------------|------------|
|     |                                                                         |            |
|     |                                                                         |            |
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|     |                                                                         |            |
|     |                                                                         |            |
| 73  | CAR TRANSFER AREA UPDATED, CAR PARKING REDUCED, MAINTENANCE STORE ADDED |            |
| REV | Issue Name                                                              | DATE       |
| A   | DA ISSUED                                                               | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                           | 01/08/2018 |
| C   | DA AMENDMENTS                                                           | 26/10/2018 |
| D   | DA AMENDMENTS                                                           | 22/11/2018 |
| E   | DA AMENDMENTS PER COMMENTS                                              | 01/04/2019 |

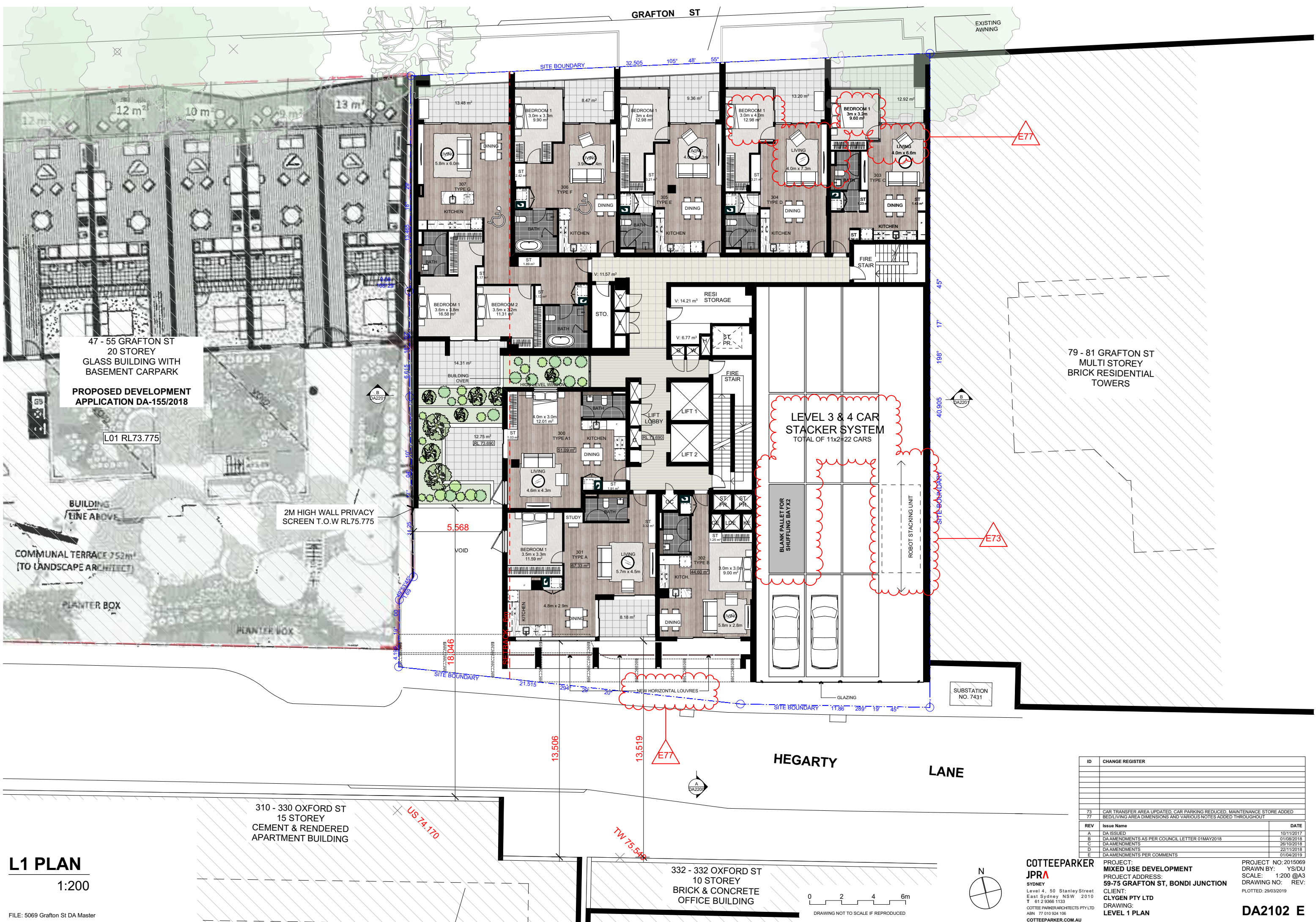
**COTTEEPARKER**  
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PROJECT: **MIXED USE DEVELOPMENT**  
PROJECT ADDRESS: **59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT: **CLYGEN PTY LTD**  
DRAWING: **UPPER GROUND FLOOR PLAN**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:200 @A3  
PLOTTED: 3/04/2019  
REV:

**DA2101 E**





L1 PLAN  
1:200

FILE: 5069 Grafton St DA Master

| ID  | CHANGE REGISTER                                                         | DATE       |
|-----|-------------------------------------------------------------------------|------------|
| 73  | CAR TRANSFER AREA UPDATED, CAR PARKING REDUCED, MAINTENANCE STORE ADDED | 10/11/2017 |
| 77  | BEDLIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT            | 01/08/2018 |
| REV | Issue Name                                                              | DATE       |
| A   | DA ISSUED                                                               | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                           | 01/08/2018 |
| C   | DA AMENDMENTS                                                           | 26/10/2018 |
| D   | DA AMENDMENTS                                                           | 22/11/2018 |
| E   | DA AMENDMENTS PER COMMENTS                                              | 01/04/2019 |

**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: **LEVEL 1 PLAN**

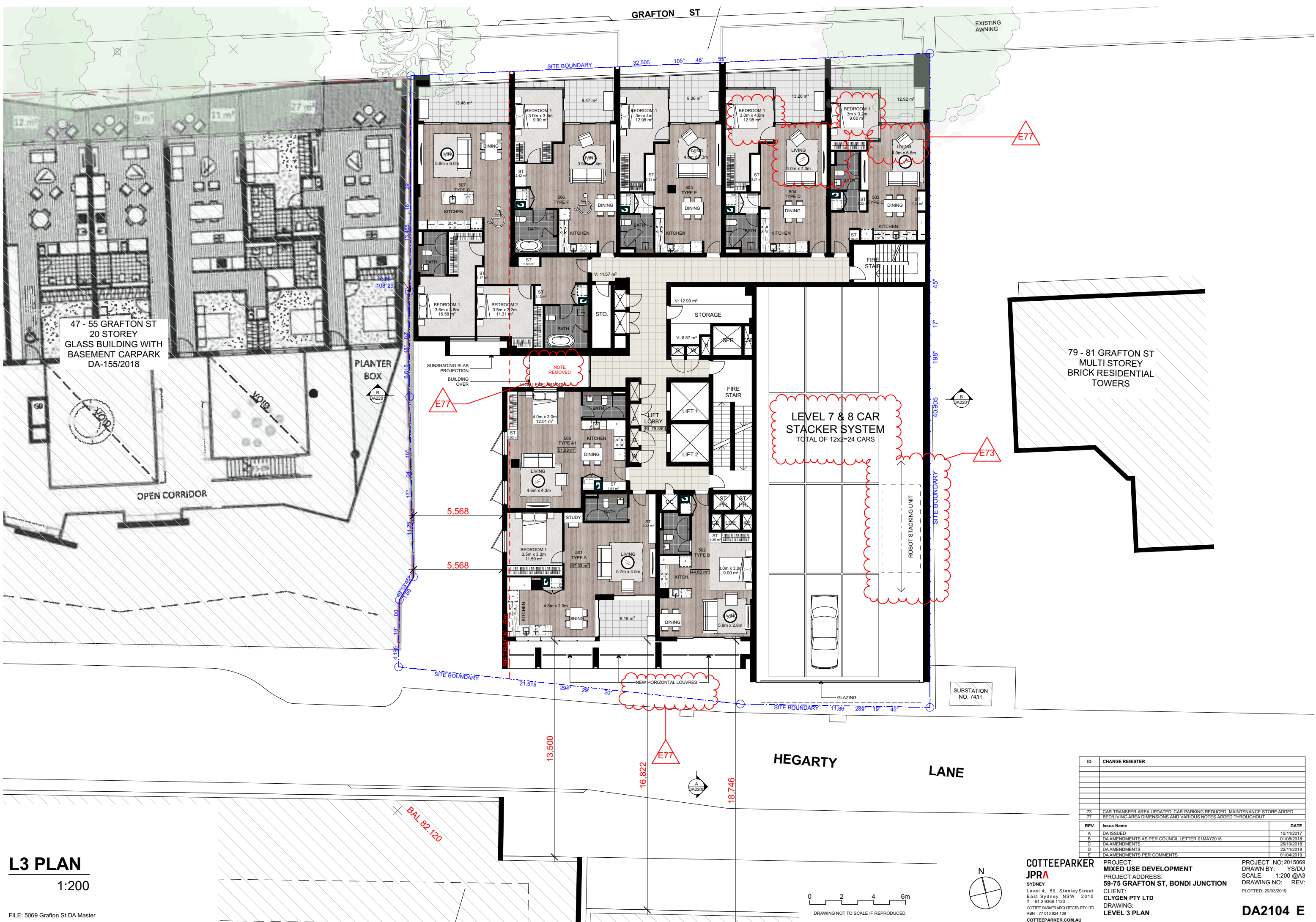
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:200 @A3  
PLOTTED: 29/03/2019

**DA2102 E**









L3 PLAN  
1:200

FILE: 5069 Grafton St DA Master

| ID | CHANGE REGISTER                                                         | DATE       |
|----|-------------------------------------------------------------------------|------------|
| 73 | CAR TRANSFER AREA UPDATED, CAR PARKING REDUCED, MAINTENANCE STORE ADDED | 01/11/2017 |
| 77 | BEDLIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT            | 01/08/2018 |
| 78 | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                           | 26/10/2018 |
| 79 | DA AMENDMENTS                                                           | 22/11/2018 |
| 80 | DA AMENDMENTS PER COMMENTS                                              | 01/04/2019 |

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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:  
**LEVEL 3 PLAN**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:200 @A3  
PLOTTED: 29/03/2019  
REV:

**DA2104 E**







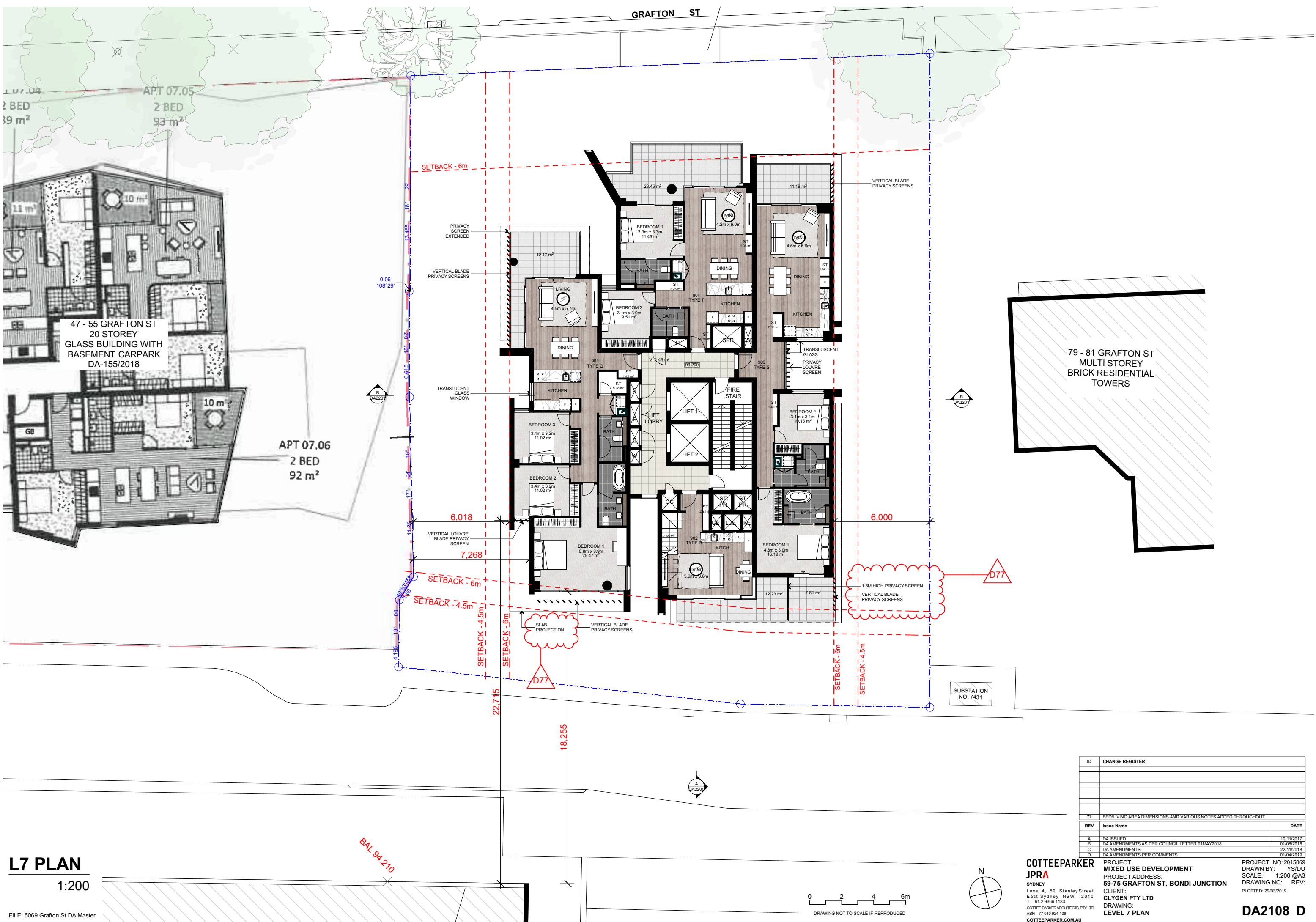












**L7 PLAN**  
1:200

FILE: 5069 Grafton St DA Master

**COTTEEPARKER**  
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PROJECT: **MIXED USE DEVELOPMENT**  
PROJECT ADDRESS: **59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT: **CLYGEN PTY LTD**  
DRAWING: **LEVEL 7 PLAN**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:200 @A3  
DRAWING NO: REV:  
PLOTTED: 29/03/2019

**DA2108 D**

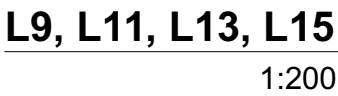
| ID | CHANGE REGISTER                                               |
|----|---------------------------------------------------------------|
| 77 | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |

| 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 |
| D   | DA AMENDMENTS PER COMMENTS                    | 01/04/2019 |









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 ABRN 77 010 954 106  
 COTTETPARKER.COM.AU

**PROJECT:**  
**MIXED USE DEVELOPMENT**  
**PROJECT ADDRESS:**  
**59-75 GRAFTON ST, BONDI JUNCTION**  
**CLIENT:**  
**OLYGEN PTY LTD**  
**DRAWING:**  
**L9, L11, L13, L15 PLANS**

**PROJECT NO:** 2015069  
**DRAWN BY:** YS/DU  
**SCALE:** 1:200 @A3  
**DRAWING NO:** REV:  
**PLOTTED:** 29/03/2019

**DA2110 D**













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 ABN: 77 010 554 106  
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**PROJECT:**  
**MIXED USE DEVELOPMENT**  
**PROJECT ADDRESS:**  
**59-75 GRAFTON ST, BONDI JUNCTION**  
**CLIENT:**  
**CLYGEN PTY LTD**  
**DRAWING:**  
**PLANT LEVEL**

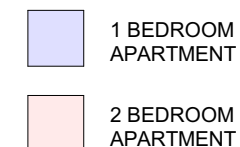
**PROJECT NO:** 2015069  
**DRAWN BY:** YS/DU  
**SCALE:** 1:200 @ 3V  
**DRAWING NO:** REV:  
**PLOTTED:** 7/12/2018

**DA2113 D**





## 59-75 GRAFTON ST



## LEGEND - DIMENSIONING

SEPARATION DISTANCE PROVIDED (IN RED)

COMPLYING SEPARATION DISTANCE (IN BLUE)

[illegible]

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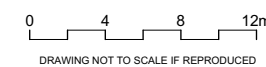
**PROJECT:**  
**MIXED USE DEVELOPMENT**  
**PROJECT ADDRESS:**  
**59-75 GRAFTON ST, BONDI JUNCTION**  
**CLIENT:**  
**CLYGEN PTY LTD**  
**DRAWING:**  
**SECTION A**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:400 @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

DA2200 C

1:400

FILE: 5069 Grafton St DA Master





This architectural floor plan illustrates a multi-story building with a central core and two wings of residential units. The plan includes the following details:

- Unit Layouts:** Units are arranged in two wings. The left wing includes units 1901, 1801, 1701, 1601, 1501, 1401, 1301, 1201, 1101, 1001, 901, 801, 701, 600, 500, 400, and 300. The right wing includes units 1902, 1802, 1703, 1602, 1503, 1402, 1303, 1202, 1103, 1002, 903, 802, 703, and 602.
- Core and Common Areas:** A central core contains a shaft and lift. Common areas include a retail space (RETAIL 2), car parking, residential bike storage, and a mechanical parking system.
- Structural and Leveling Details:** The plan shows various levels from Level 1 to Level 17, with elevations ranging from +65.490 to +132.090. A 60m height control is indicated. Structural elements like columns and beams are shown.
- Parking and Storage:** Car stacks are provided for levels 1 through 8, with specific bay counts (e.g., 12 bays for Level 8, 11 bays for Level 4). A red cloud highlights the total number of parking spaces shown, with a callout 'D73'.
- Orientation and Context:** The plan is oriented with Grafton Street to the left. An approximate location of a railway tunnel is shown below the building.

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

SEPARATION DISTANCE PROVIDED (IN RED)

20.156

(18M)

COMPLYING SEPARATION DISTANCE (IN BLUE)

1:400

DRAWING NOT TO SCALE IF REPRODUCED

PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**SECTION B**

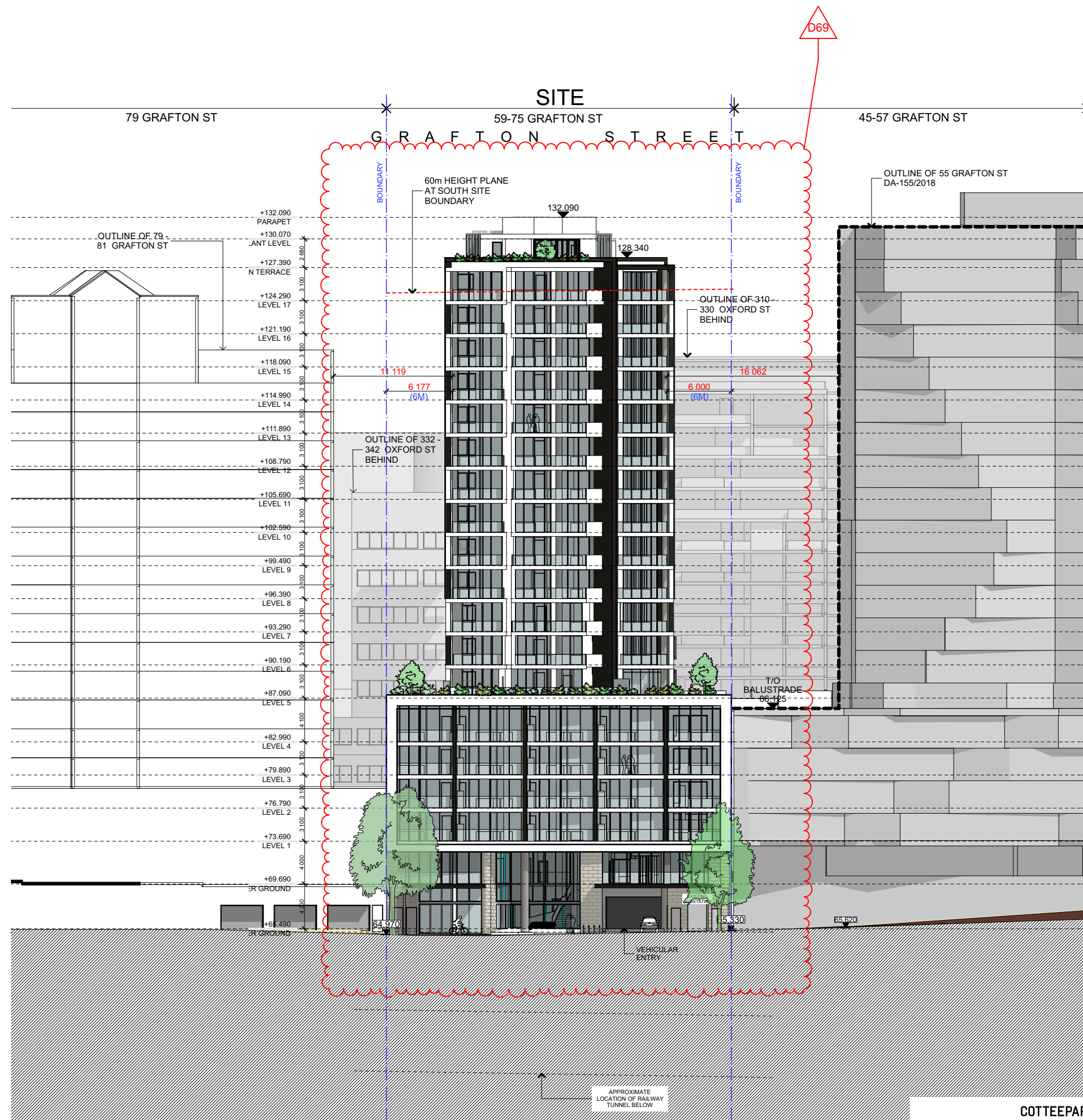
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:400 @A3  
DRAWING NO: REV:  
PLOTTED: 29/03/2019

DA2201 D

[illegible]

## 1:400

FILE: 5069 Grafton St DA Master



## LEGEND - DIMENSIONING

SEPARATION DISTANCE  
PROVIDED (IN RED)

COMPLYING SEPARATION  
DISTANCE (IN BLUE)

| ID  | CHANGE REGISTER                               |            |
|-----|-----------------------------------------------|------------|
|     |                                               |            |
|     |                                               |            |
|     |                                               |            |
|     |                                               |            |
|     |                                               |            |
|     |                                               |            |
| 69  | BALCONY AND FACADE LAYOUT CHANGED             |            |
| REV | Issue Name                                    | DATE       |
| A   | DA ISSUED                                     | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018 | 01/08/2018 |
| C   | DA AMENDMENTS                                 | 26/10/2018 |
| D   | DA AMENDMENTS                                 | 27/11/2018 |

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ABN 77 010 924 106  
**COTTEEPARKER.COM.AU**

DIAMENDMENTS

PROJECT:  
**MIXED USE DEVELOPMENT**

PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**

CLIENT:  
**CLYGEN PTY LTD**

DRAWING:  
**NORTH ELEVATION**

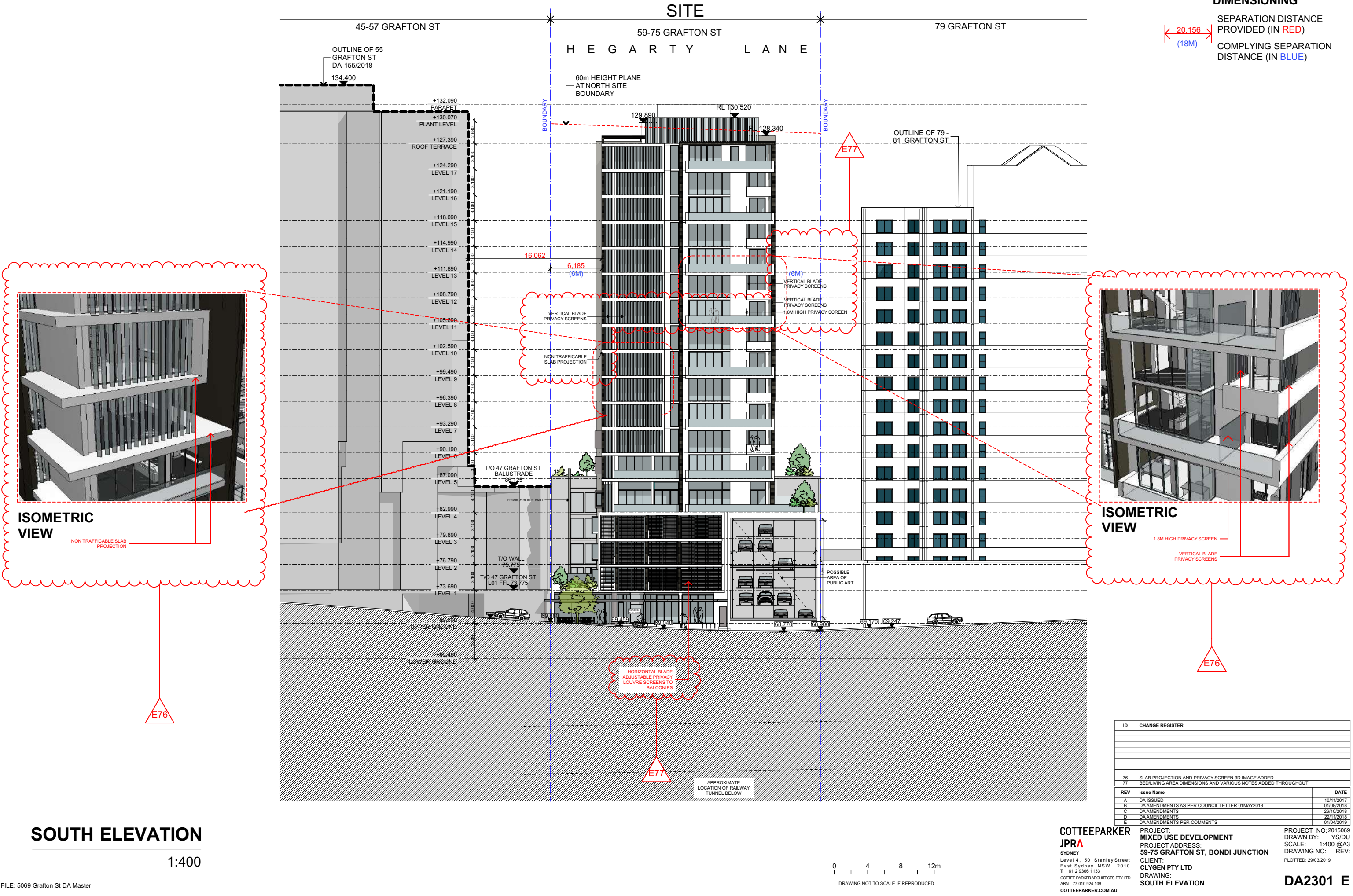
22/11/2018  
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:400 @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

DA2300 D



LEGEND - DIMENSIONING

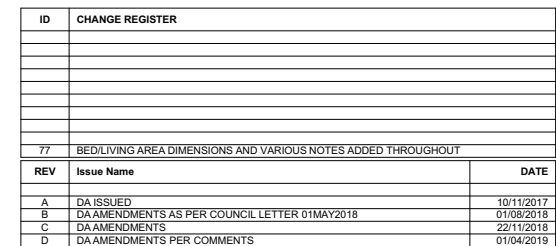
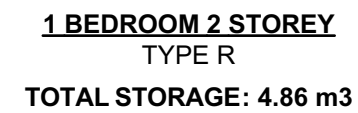
SEPARATION DISTANCE PROVIDED (IN RED)  
COMPLYING SEPARATION DISTANCE (IN BLUE)











**COTTEEPARKER**  
**JPR**  
**SYDNEY**  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
[COTTEEPARKER.COM.AU](http://COTTEEPARKER.COM.AU)

DA AMENDMENTS PER COMMENTS

PROJECT:  
**MIXED USE DEVELOPMENT**

PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**

CLIENT:  
**CLYGEN PTY LTD**

DRAWING:  
**UNIT TYPE PLANS**

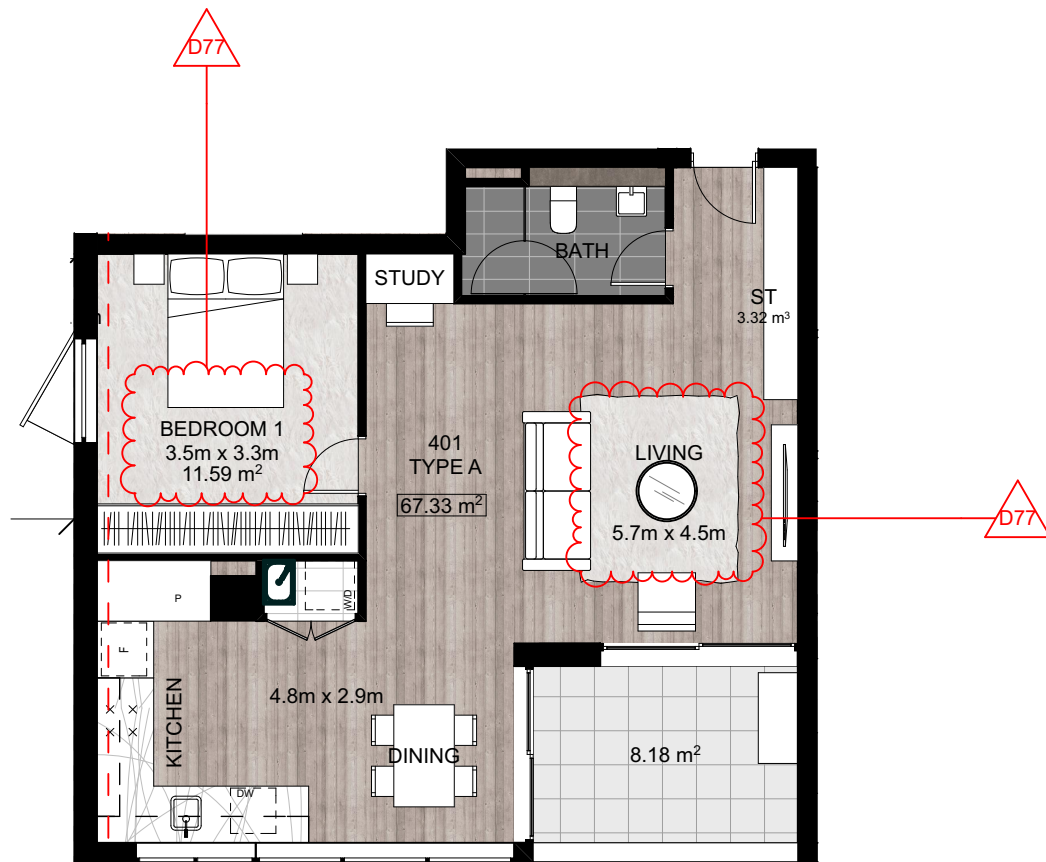
01/04/2019  
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:100 @A3  
DRAWING NO: REV:  
PLOTTED: 29/03/2019

DA2402 D

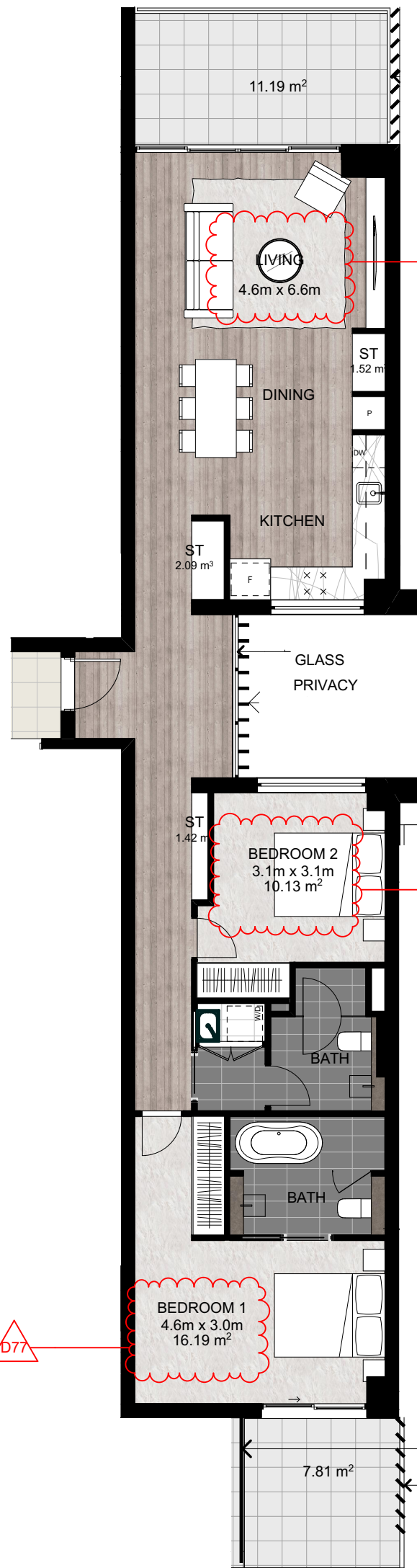




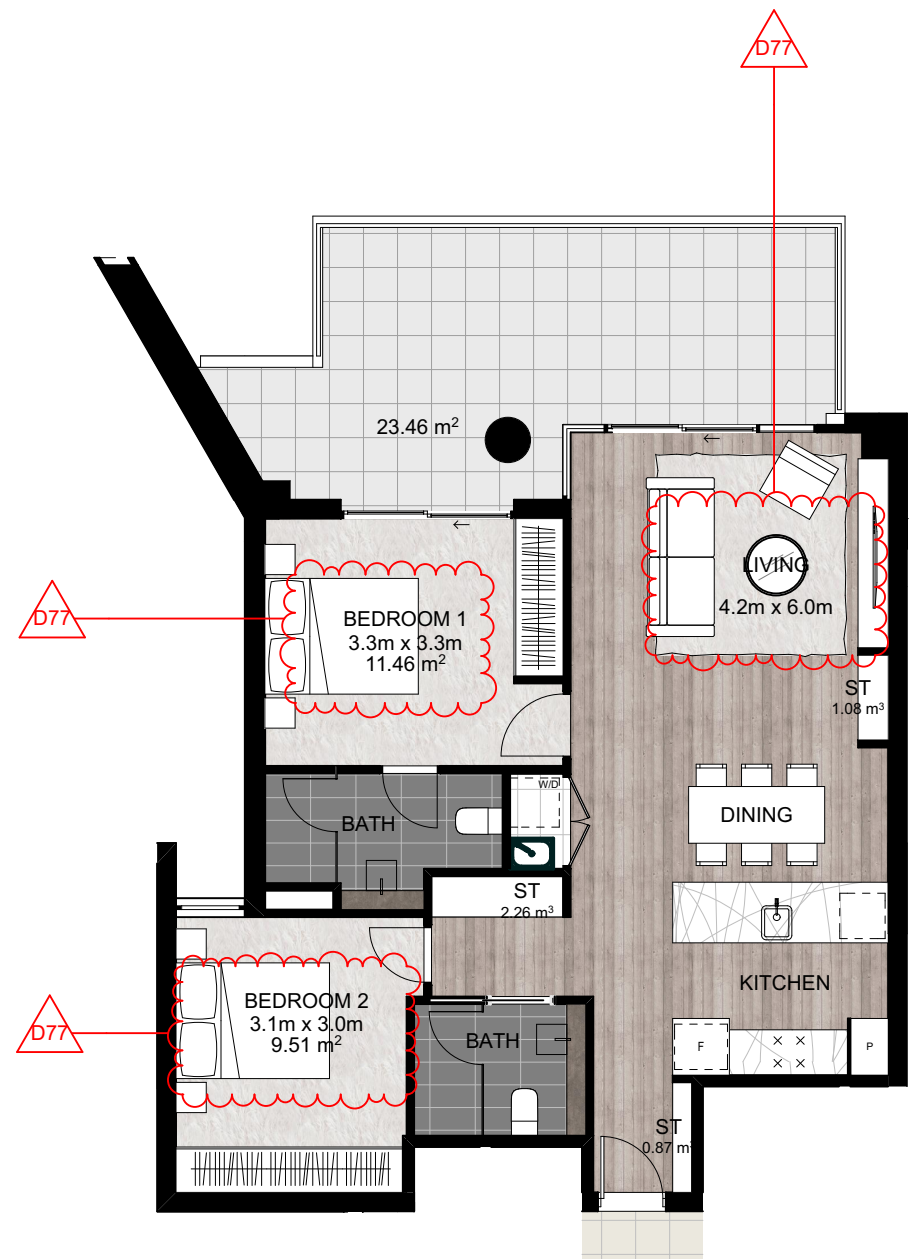
**STUDIO**  
**TYPE A1**  
**TOTAL STORAGE: 1.03 m³**



**1 BEDROOM**  
**TYPE A**  
**TOTAL STORAGE: 3 m³**



**2 BEDROOM**  
**TYPE S**  
**TOTAL STORAGE: 4.48 m³**



**2 BEDROOM**  
**TYPE T**  
**TOTAL STORAGE: 4.21 m³**

| ID  | CHANGE REGISTER                                               | DATE       |
|-----|---------------------------------------------------------------|------------|
| 77  | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |            |
| 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 |
| D   | DA AMENDMENTS PER COMMENTS                                    | 01/04/2019 |

**COTTEEPARKER**  
**JPR**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
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COTTEEPARKERARCHITECTS 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: **UNIT TYPE PLANS**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:100 @A3  
PLOTTED: 29/03/2019  
REV:

**DA2403 D**



**TOTAL STORAGE: 4 m3**



**TOTAL STORAGE: 4 m3**

| 77  | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |            |
|-----|---------------------------------------------------------------|------------|
| 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 |
| D   | DA AMENDMENTS PFR COMMENTS                                    | 01/04/2019 |

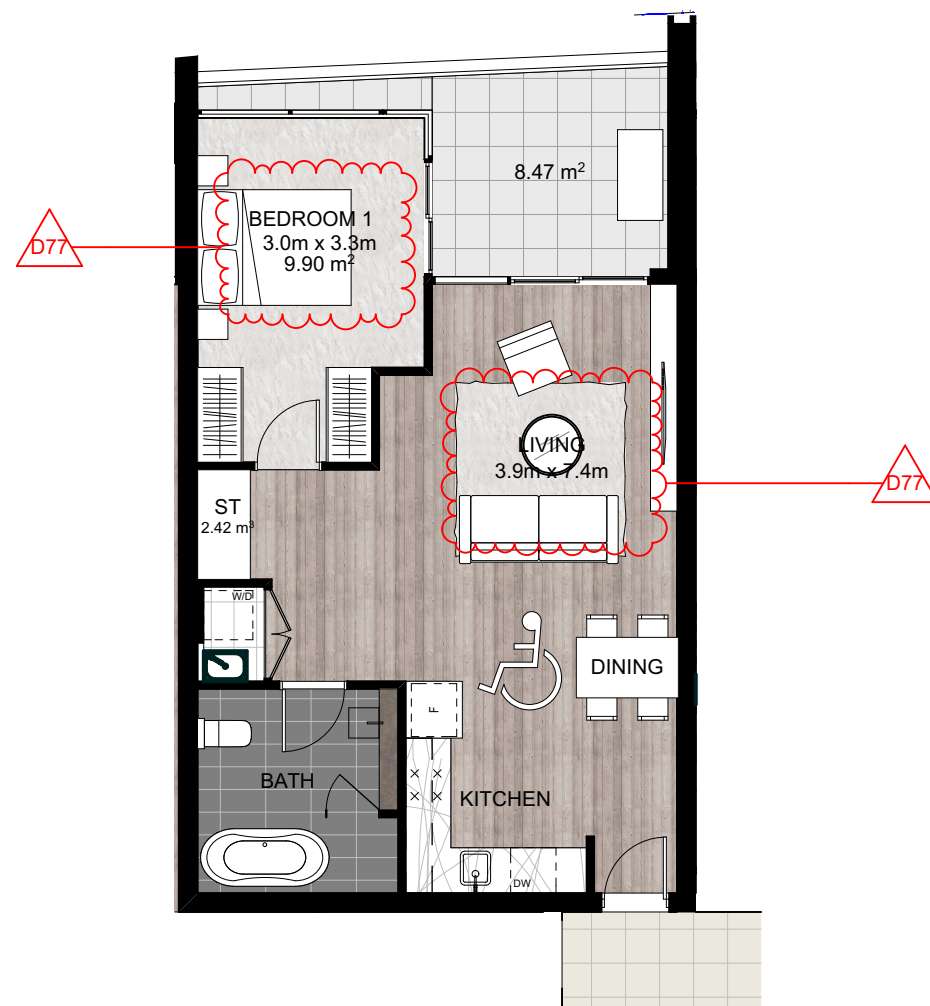
**COTTEEPARKER**  
**JPR**  
**SYDNEY**  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
**COTTEEPARKER.COM.AU**

PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**ADAPTABLE UNIT TYPE PLANS**

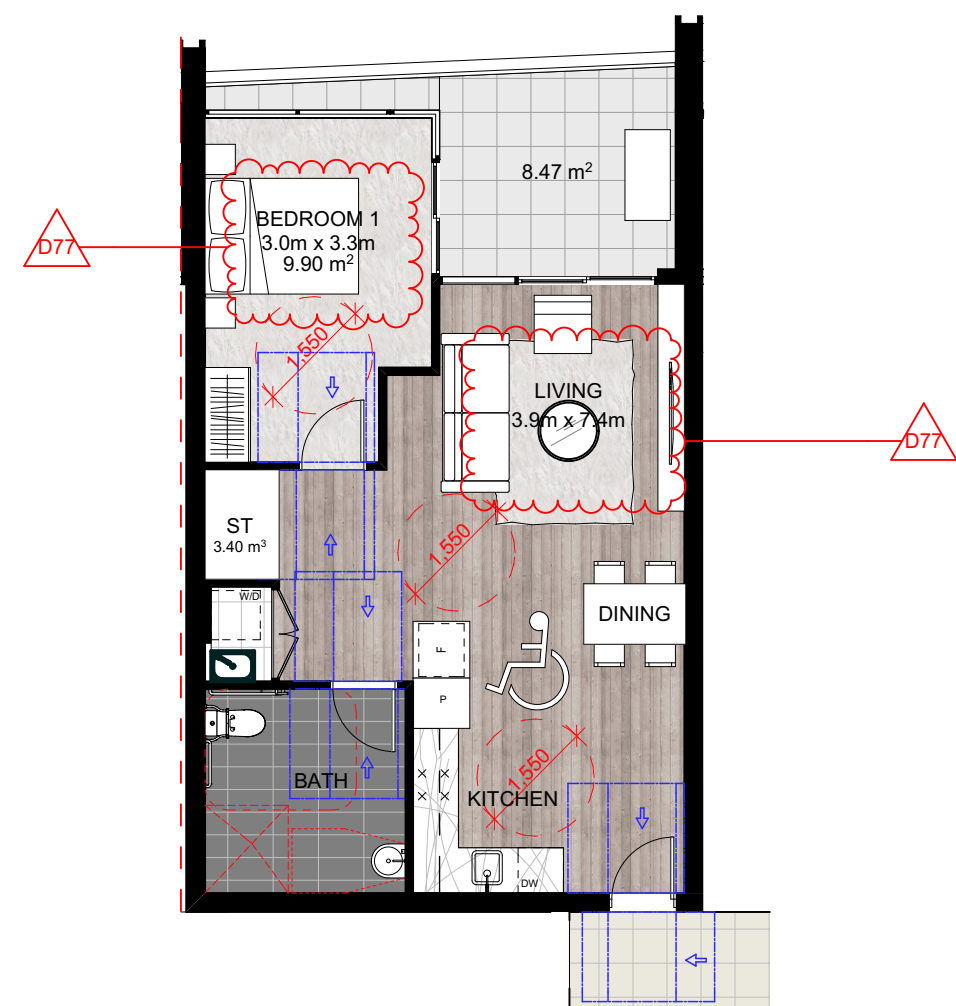
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:100 @A3  
DRAWING NO: REV:  
PLOTTED: 29/03/2019

DA2404 D





**1 BEDROOM**  
TYPE F-  
PRE- ADAPTATION  
**TOTAL STORAGE: 4.9 m3**



**1 BEDROOM**  
TYPE F -  
POST- ADAPTATION  
**TOTAL STORAGE: 3.4 m3**

| ID  | CHANGE REGISTER                                               |            |
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|     |                                                               |            |
| 77  | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |            |
| 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 |
| D   | DA AMENDMENTS PFR COMMENTS                                    | 01/04/2019 |

**COTTEEPARKER**  
**JPR**  
**SYDNEY**  
Level 4, 50 Stanley Street  
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ABN 77 010 924 106  
[COTTEEPARKER.COM.AU](http://COTTEEPARKER.COM.AU)

DA AMENDMENTS PER COMMENTS

PROJECT:  
**MIXED USE DEVELOPMENT**

PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**

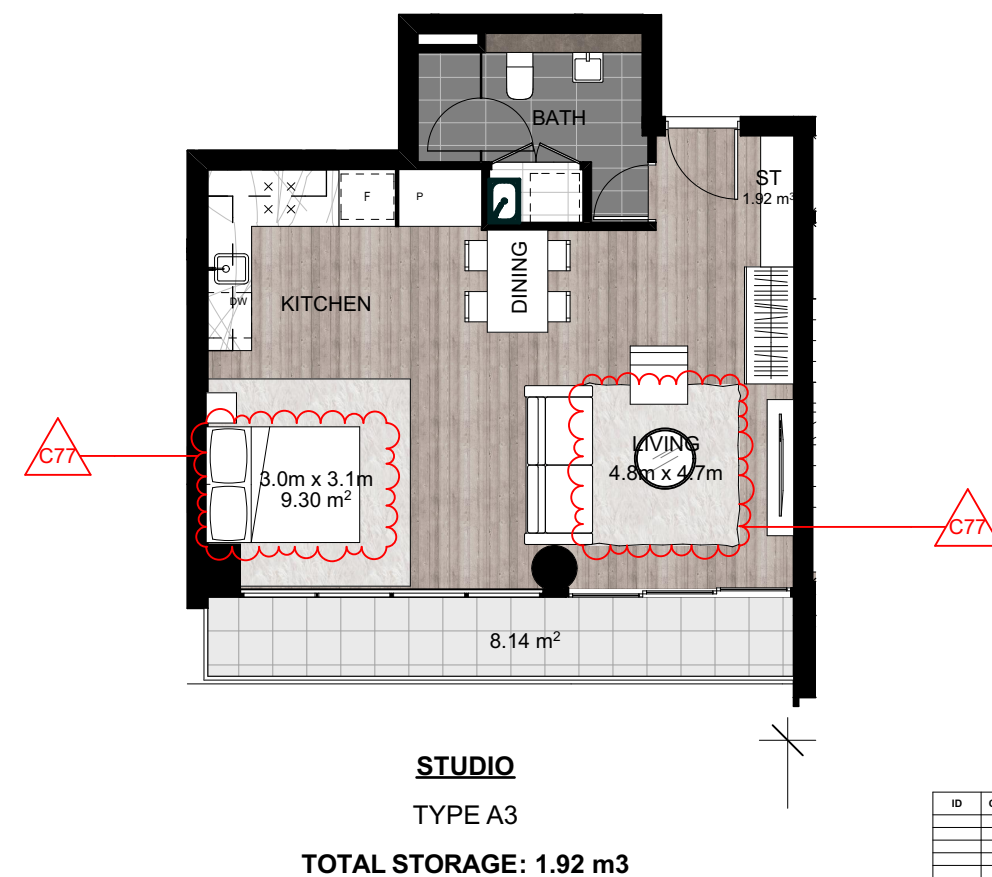
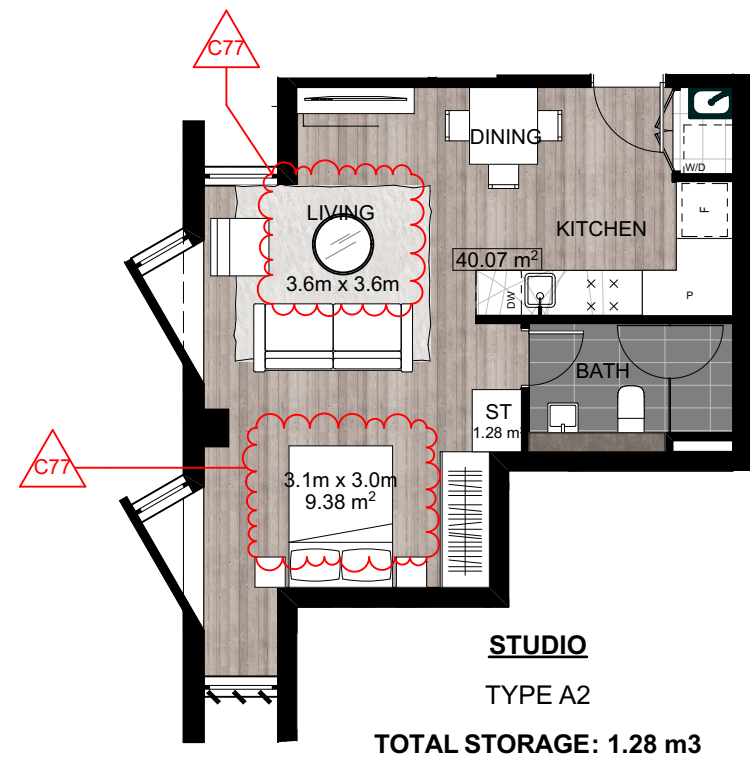
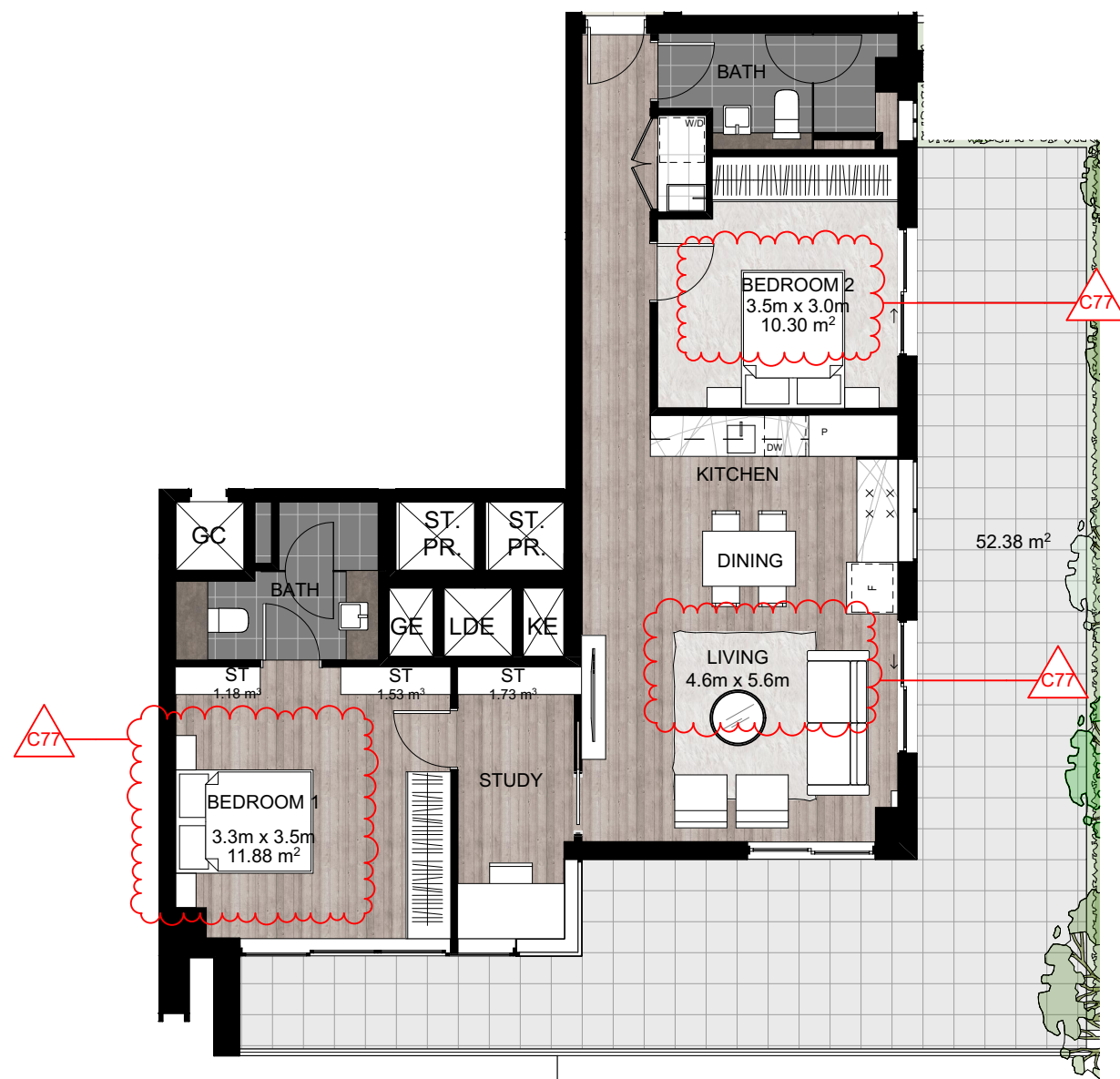
CLIENT:  
**CLYGEN PTY LTD**

DRAWING:  
**ADAPTABLE UNIT TYPE PLANS**

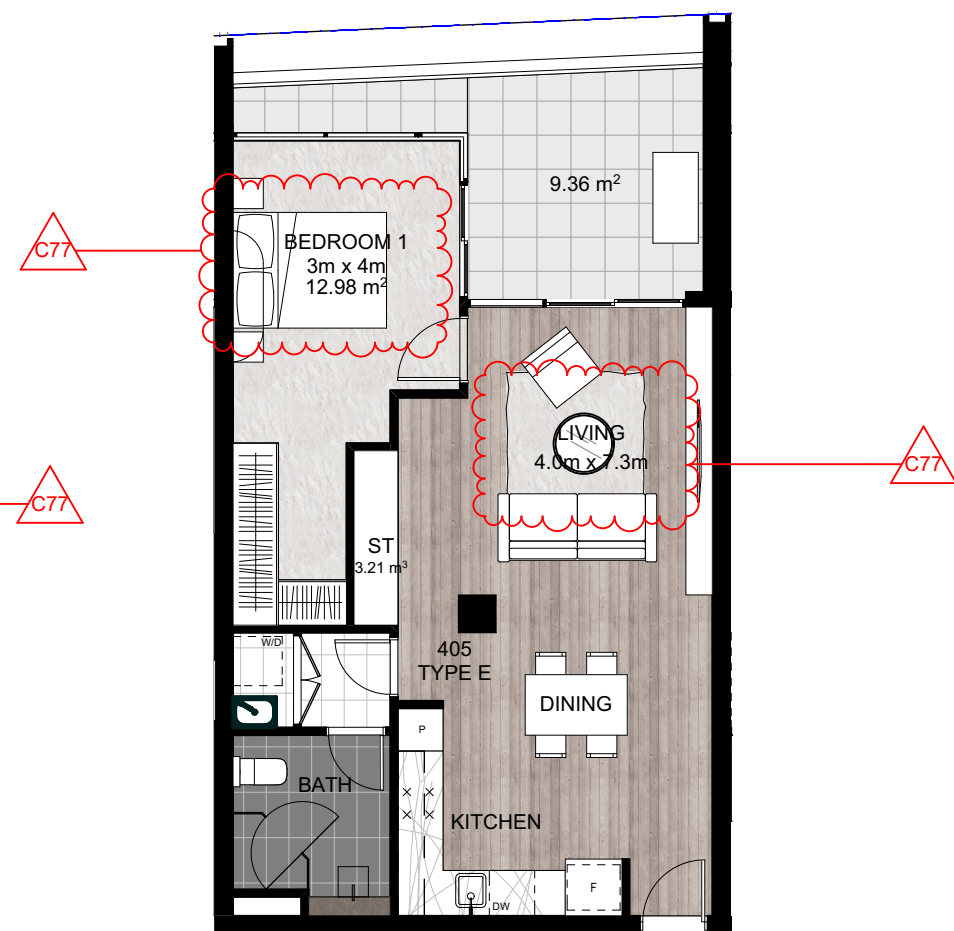
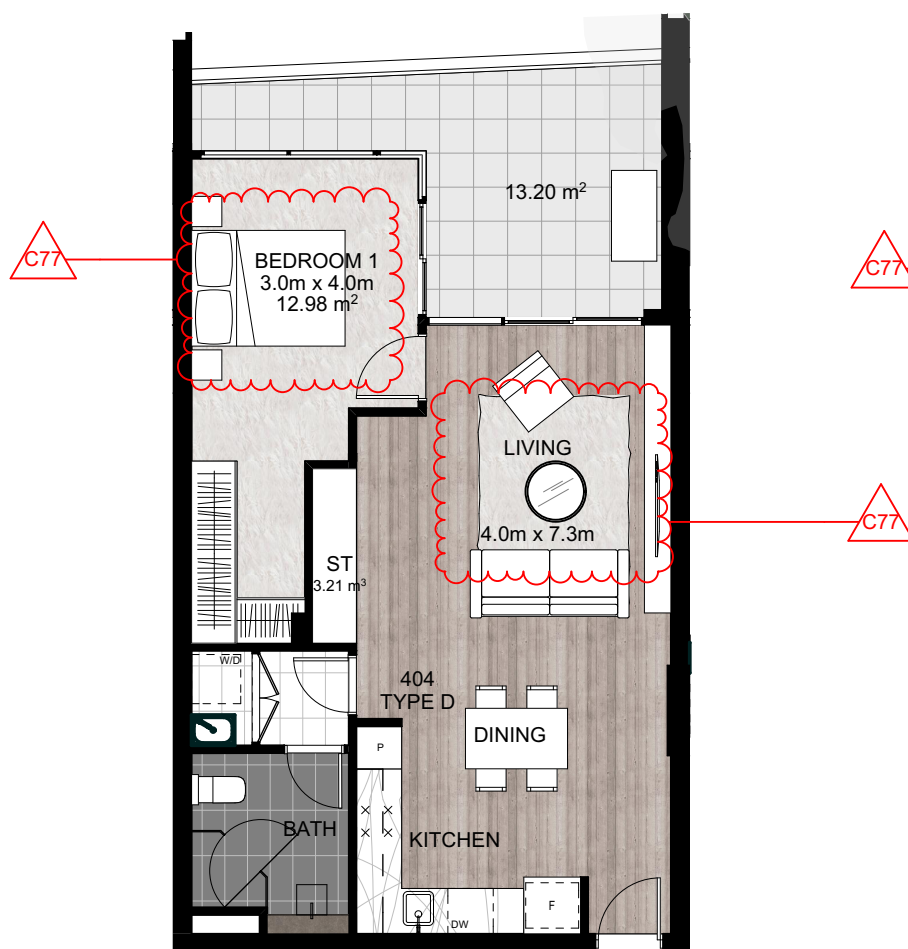
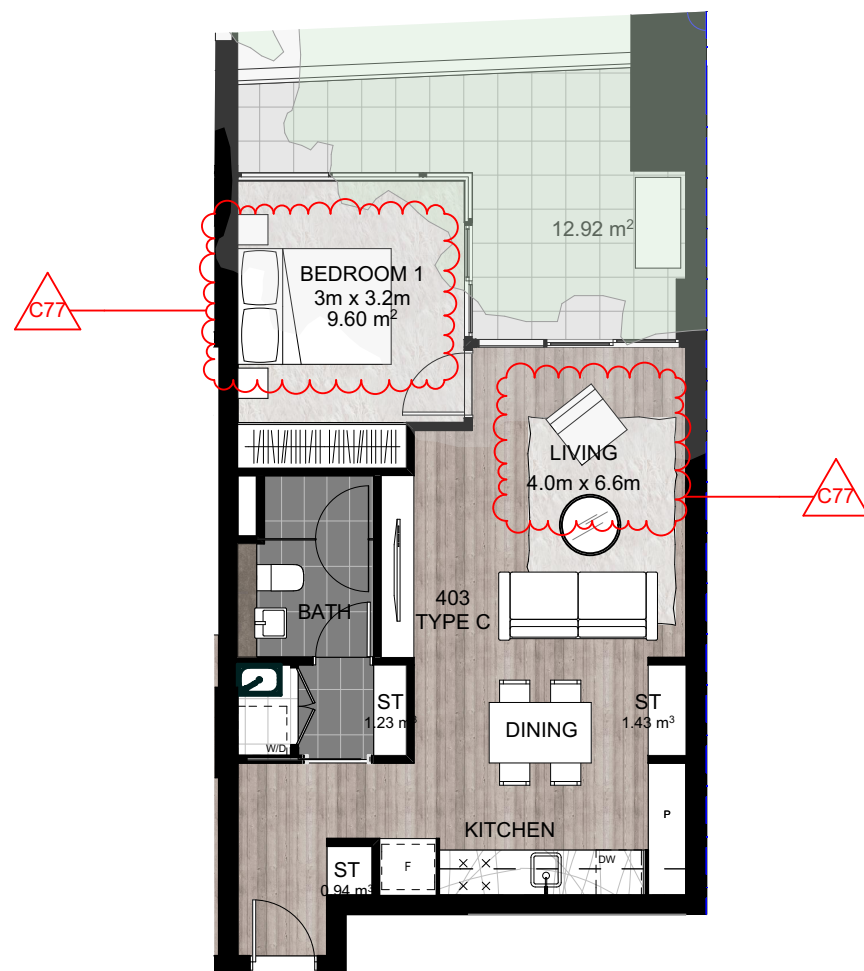
01/04/2019  
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:100 @A3  
DRAWING NO: REV:  
PLOTTED: 29/03/2019





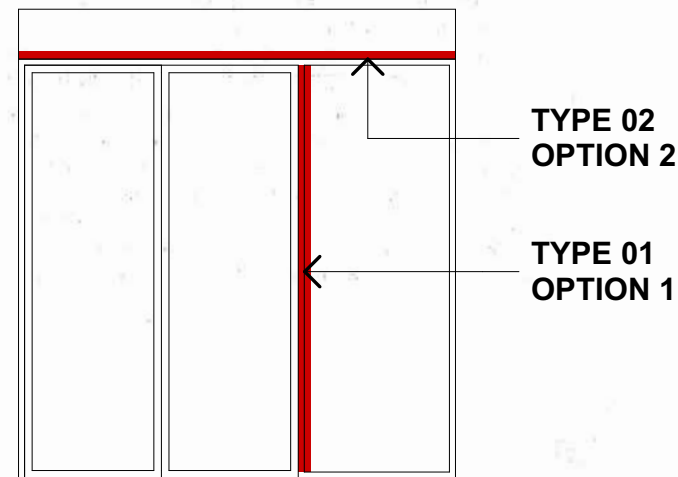
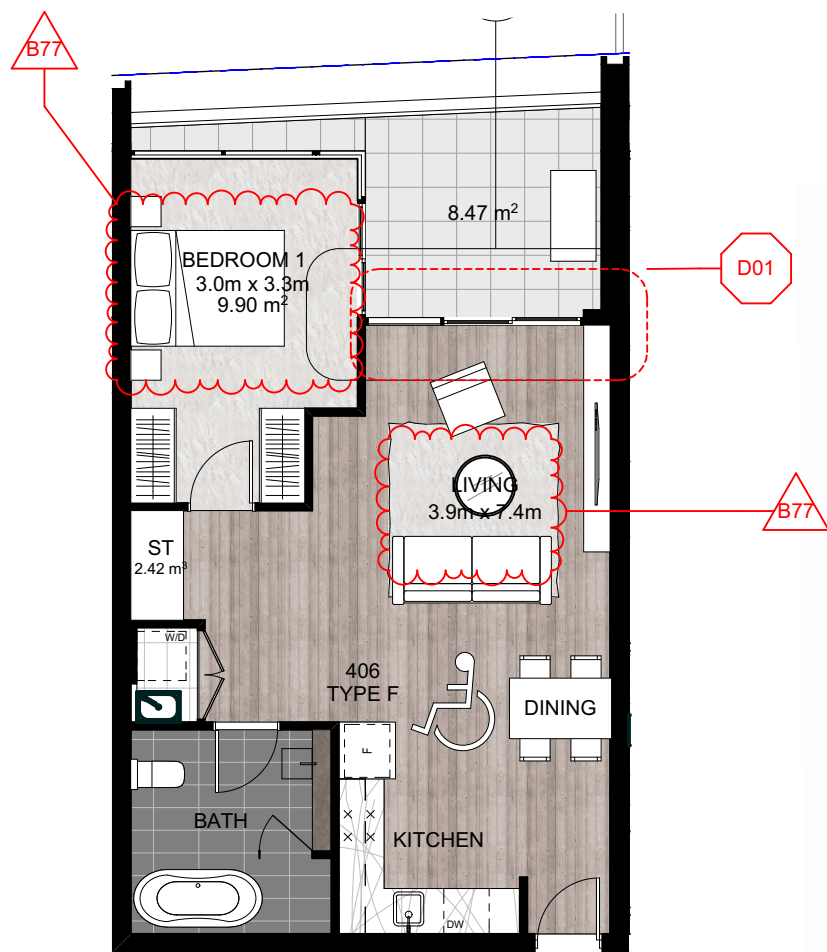


| ID  | CHANGE REGISTER                                               |            |
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| 77  | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |            |
| REV | Issue Name                                                    | DATE       |
|     |                                                               |            |
| A   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                 | 01/08/2018 |
| B   | DA AMENDMENTS                                                 | 22/11/2018 |
| C   | DA AMENDMENTS PER COMMENTS                                    | 01/04/2019 |



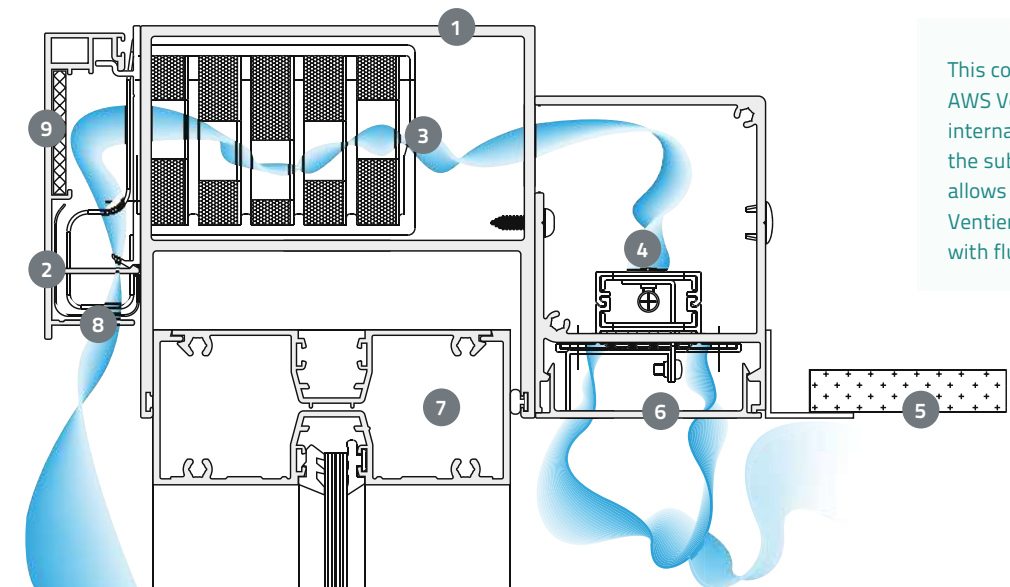
| ID  | CHANGE REGISTER                                               |            |
|-----|---------------------------------------------------------------|------------|
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| 77  | BED/LIVING AREA DIMENSIONS AND VARIOUS NOTES ADDED THROUGHOUT |            |
| REV | Issue Name                                                    | DATE       |
|     |                                                               |            |
| A   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018                 | 01/08/2018 |
| B   | DA AMENDMENTS                                                 | 22/11/2016 |
|     | DA AMENDMENTS PFR COMMENTS                                    | 01/04/2018 |





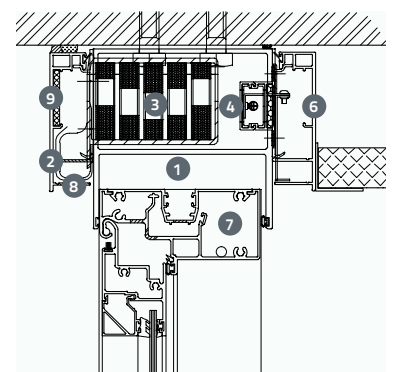
TYPICAL WINDOW ELEVATION  
NTS

DETAIL OF THE PROPOSED SYSTEM FOR ALTERNATIVE PASSIVE DESIGN SOLUTION TO ACHIEVE NATURAL VENTILATION FOR NOISE FROM SYD EINFELD DRIVE PER THE REPORT FROM WINDTECH DESIGN. FOR ADDITIONAL DETAILED INFORMATION REFER TO THIS REPORT



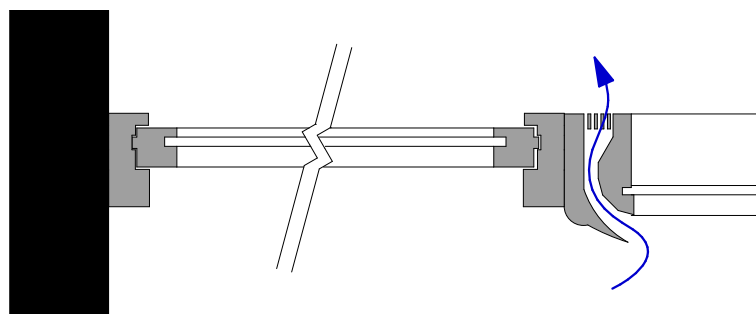
This configuration shows the AWS Ventient™ housed within an internally mounted box fixed to the sub-head. This configuration allows access to the AWS Ventient™ device when installed with flush plasterboard ceilings.

- 1 Trickle ventilation integrated into AWS sub-head.
- 2 External cover conceals ventilation slots and can be fitted with optional intumescent seals.
- 3 Optional proprietary sound absorber fitted with sound wafers to trap and diffuse sound without obstructing airflow.
- 4 Trickle ventilation device incorporating bimetal shape-memory alloy springs to automatically open and close the vent reflecting changes in the temperature of the fresh air.
- 5 Internal ceiling lining installed flush with vent housing.
- 6 Removable snap-filler allows access to filter and vent.
- 7 Compatible with a full range of AWS commercial window and door systems.
- 8 Stainless wire is fitted inside the air intake slot on the outer cover, ensuring insects are kept out of the intake recess.
- 9 Optional intumescent seal fills the opening in the case of fire.

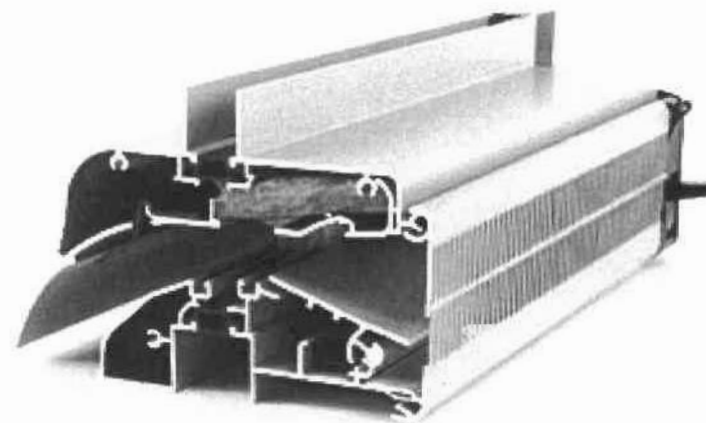


Standard configuration shows the AWS Ventient™ device mounted within sub-head. Optional angle bracket to accommodate suspended ceiling tile.

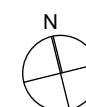
TYPE 02 OPTION 2 "AWS VENTIENT TRICKLE VENTILATION SYSTEM"  
NTS



TYPE 01 OPTION 1 "RENSON SONOVENT COMPACT SYSTEM"  
NTS



0 2 4 6m  
DRAWING NOT TO SCALE IF REPRODUCED



|                                                                                                                                                                  |  |                                                      |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|---------------------|
| COTTEEPARKER<br>JPR A                                                                                                                                            |  | PROJECT:<br>MIXED USE DEVELOPMENT                    | PROJECT NO: 2015069 |
| SYDNEY<br>Level 4, 50 Stanley Street<br>East Sydney NSW 2010<br>T 61 2 9366 1133<br>COTTEEPARKER ARCHITECTS PTY LTD<br>ABN 77 010 924 106<br>COTTEEPARKER.COM.AU |  | PROJECT ADDRESS:<br>59-75 GRAFTON ST, BONDI JUNCTION | DRAWN BY: YS/DU     |
|                                                                                                                                                                  |  | CLIENT:<br>CLYGEN PTY LTD                            | SCALE: 1:100 @A3    |
|                                                                                                                                                                  |  | DRAWING:<br>VENTILATION / ACOUSTIC SLOT DETAIL       | DRAWING NO: REV:    |
|                                                                                                                                                                  |  |                                                      | PLOTTED: 29/03/2019 |
|                                                                                                                                                                  |  |                                                      | DA2409 B            |



### AERIAL VIEW FROM NORTH EAST - EXISTING



### AERIAL VIEW FROM NORTH EAST - PROPOSED

[illegible]

**COTTEEPARKER**  
**JPR**  
**SYDNEY**  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
**COTTEEPARKER.COM.AU**

DA AMENDMENTS

PROJECT:  
**MIXED USE DEVELOPMENT**

PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**

CLIENT:  
**CLYGEN PTY LTD**

DRAWING:  
**VIEW 1**

22/11/2018  
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

DA2700 C





VIEW FROM GRAFTON STREET - EXISTING



VIEW FROM GRAFTON STREET - PROPOSED

| ID  | CHANGE REGISTER                               |            |
|-----|-----------------------------------------------|------------|
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|     |                                               |            |
| 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**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS 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:  
**VIEW 2**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

**DA2701 C**





VIEW FROM HEGARTY LANE

| ID  | CHANGE REGISTER                               |            |
|-----|-----------------------------------------------|------------|
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| 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 |

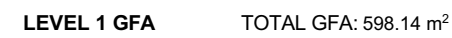
**COTTEEPARKER**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

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

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

**DA2702 C**





- ## LEGEND
- |                                                                                       |                                  |
|---------------------------------------------------------------------------------------|----------------------------------|
|  | GFA RETAIL                       |
|  | GFA RESIDENTIAL                  |
|  | GFA CIRCULATION<br>AND AMENITIES |
|  | STORAGE                          |
|  | COMMUNAL SPACE/<br>MEETING ROOM  |
|  | COMMUNAL OPEN SPACE              |

## GFA DIAGRAMS

[illegible]

**COTTEEPARKER**  
**JPR**  
**SYDNEY**  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
[COTTEEPARKER.COM.AU](http://COTTEEPARKER.COM.AU)

**GFA AMENDMENTS**

**PROJECT:**  
**MIXED USE DEVELOPMENT**

**PROJECT ADDRESS:**  
**59-75 GRAFTON ST, BONDI JUNCTION**

**CLIENT:**  
**CLYGEN PTY LTD**

**DRAWING:**  
**GFA DIAGRAMS 1**

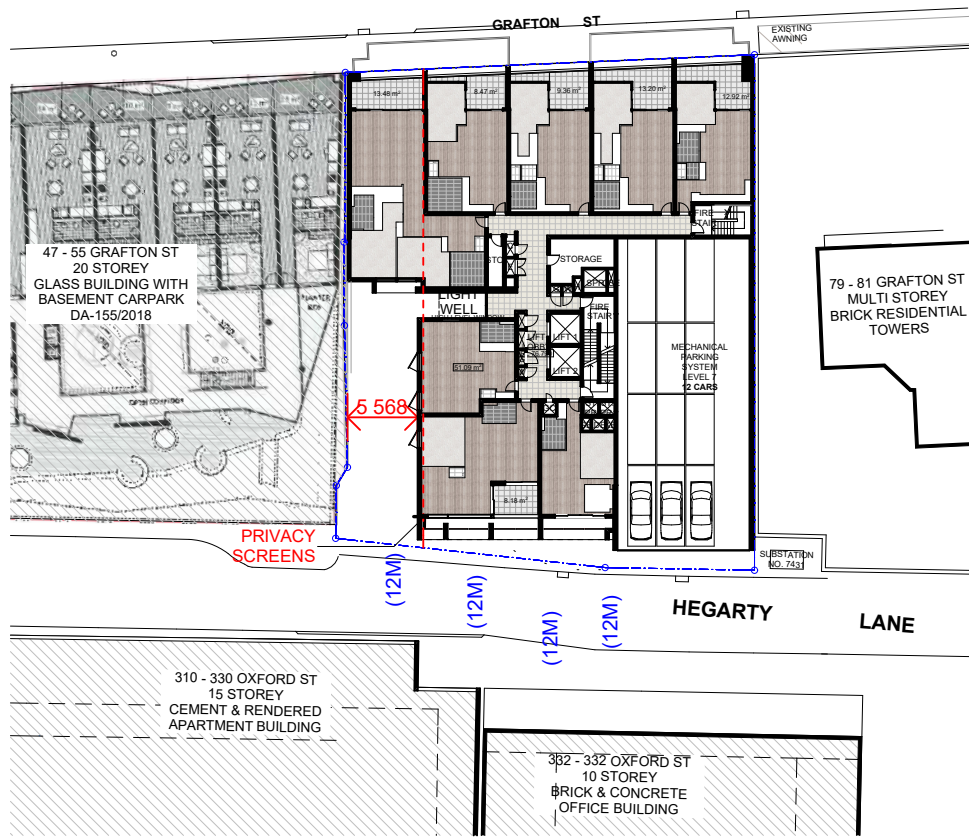
02/04/2019  
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:500 @A3  
DRAWING NO: REV:  
PLOTTED: 2/04/2019

DA9000 F

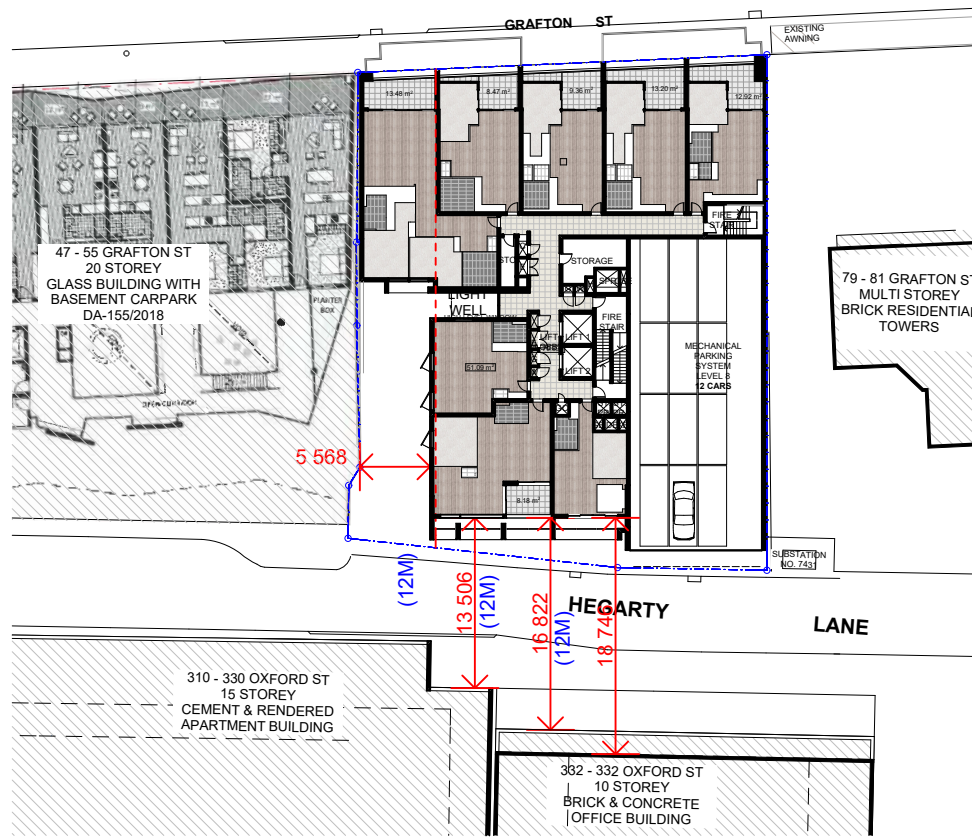




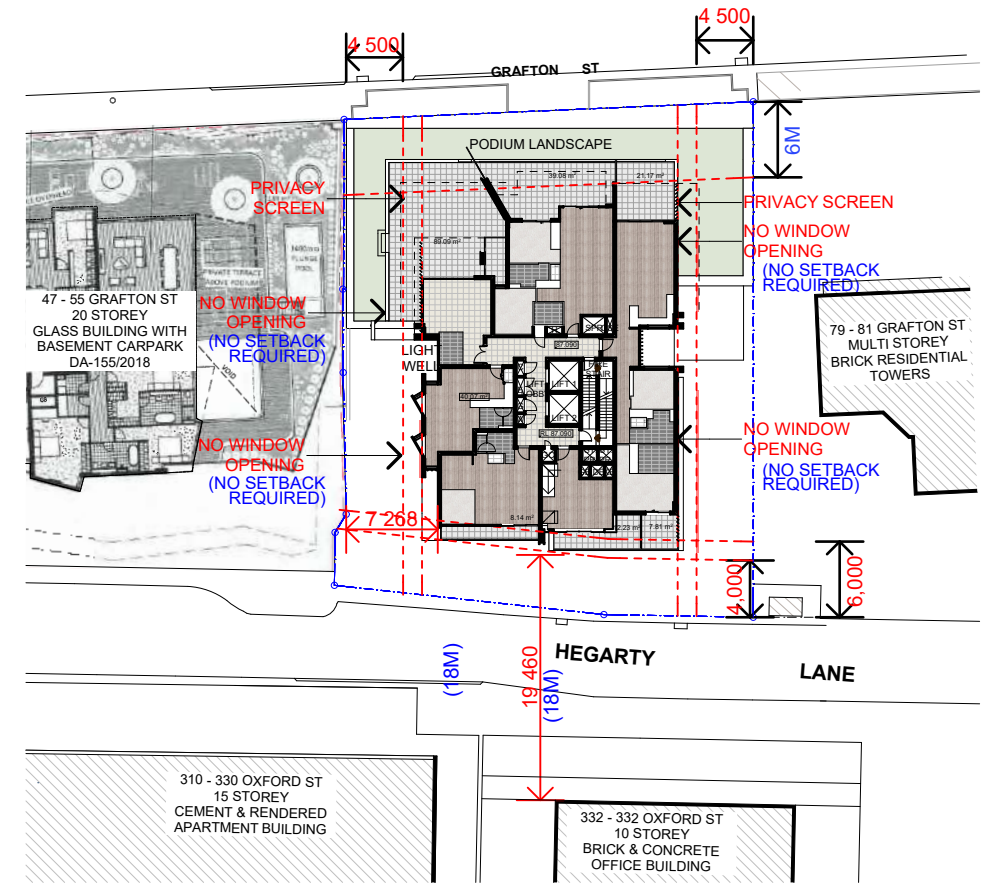




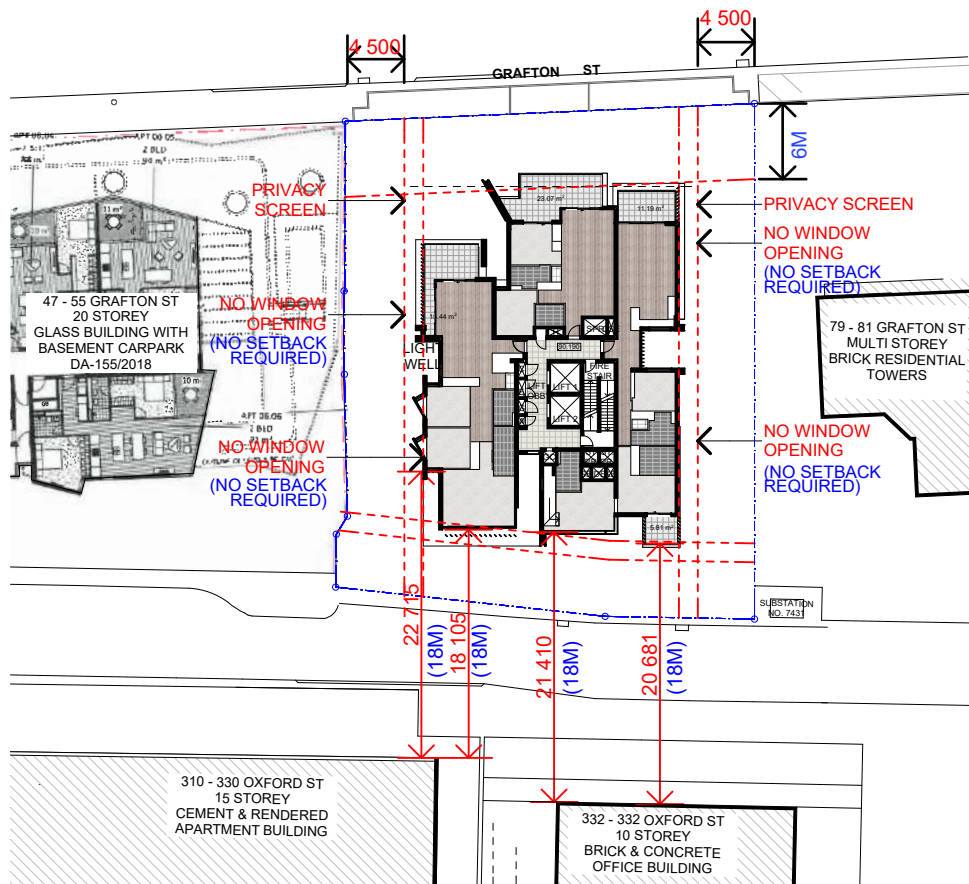
L1 - L2



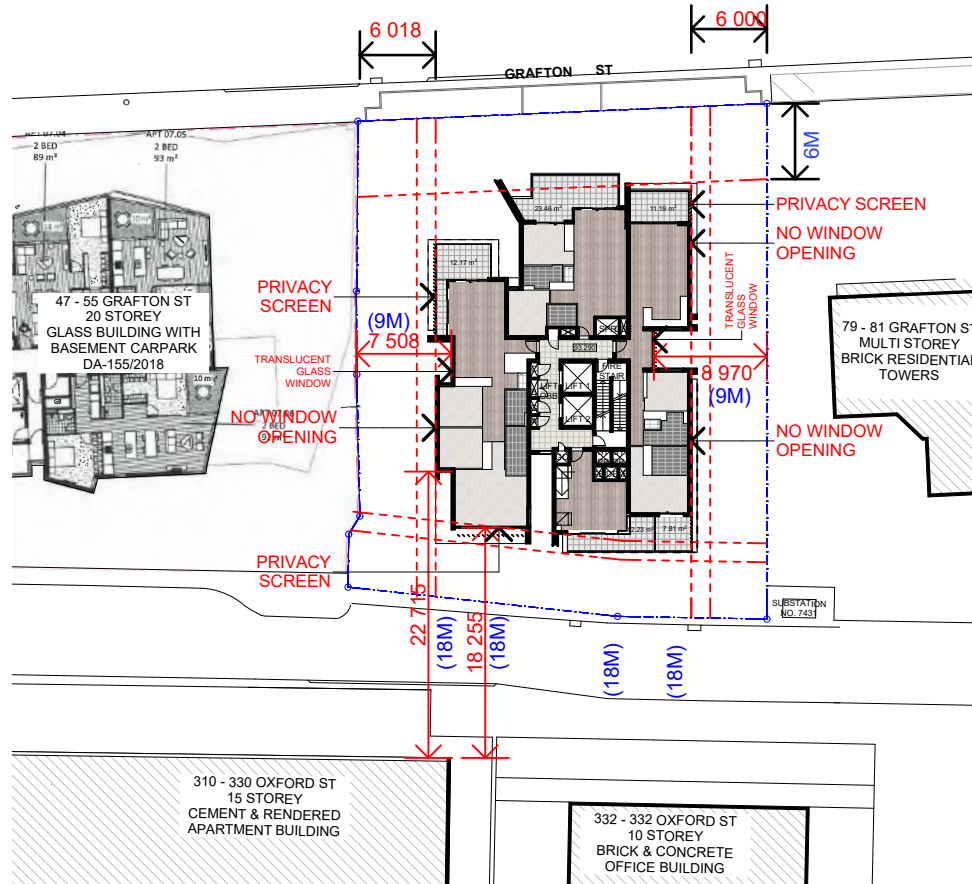
L3 - L4



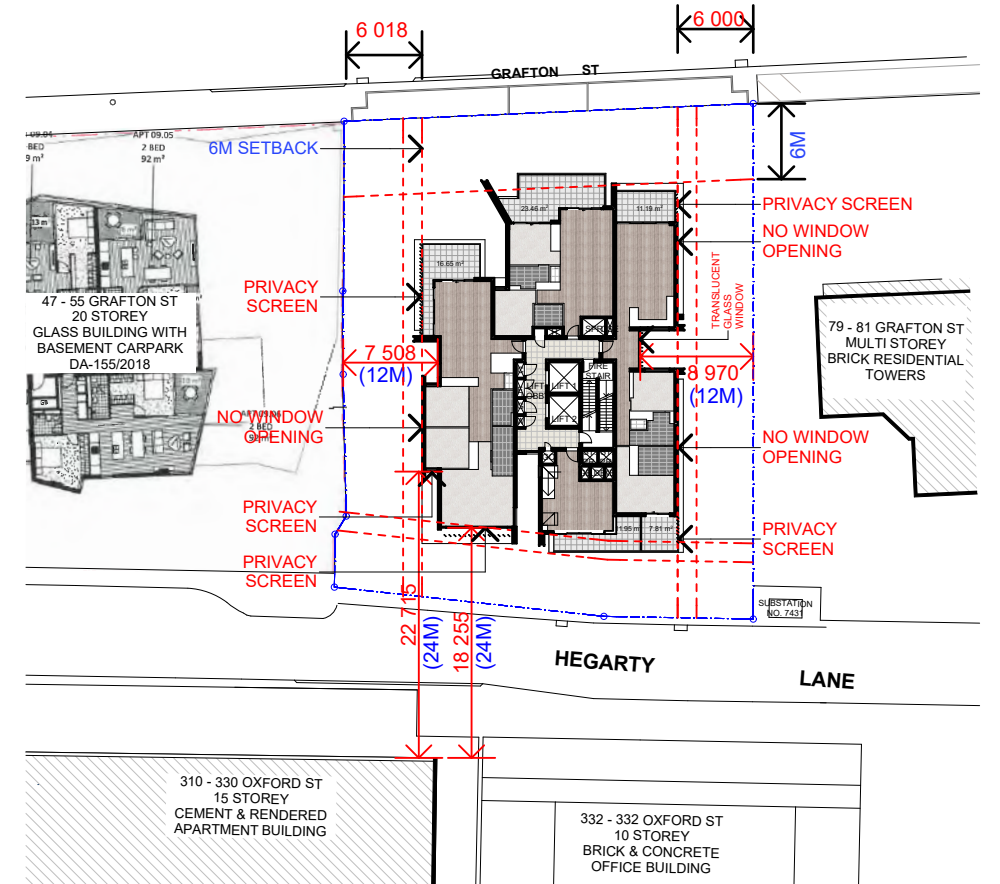
L5



L6



L7 - L8



L9 - L15

## BUILDING SET BACK AND BUILDING SEPARATION DIAGRAMS

FILE: 5069 Grafton St DA Master

### LEGEND

9.821 (6M) SEPARATION DISTANCE / SETBACK PROVIDED (IN RED)  
COMPLYING SEPARATION DISTANCE / SETBACK REQUIRED (IN BLUE)

| 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 |

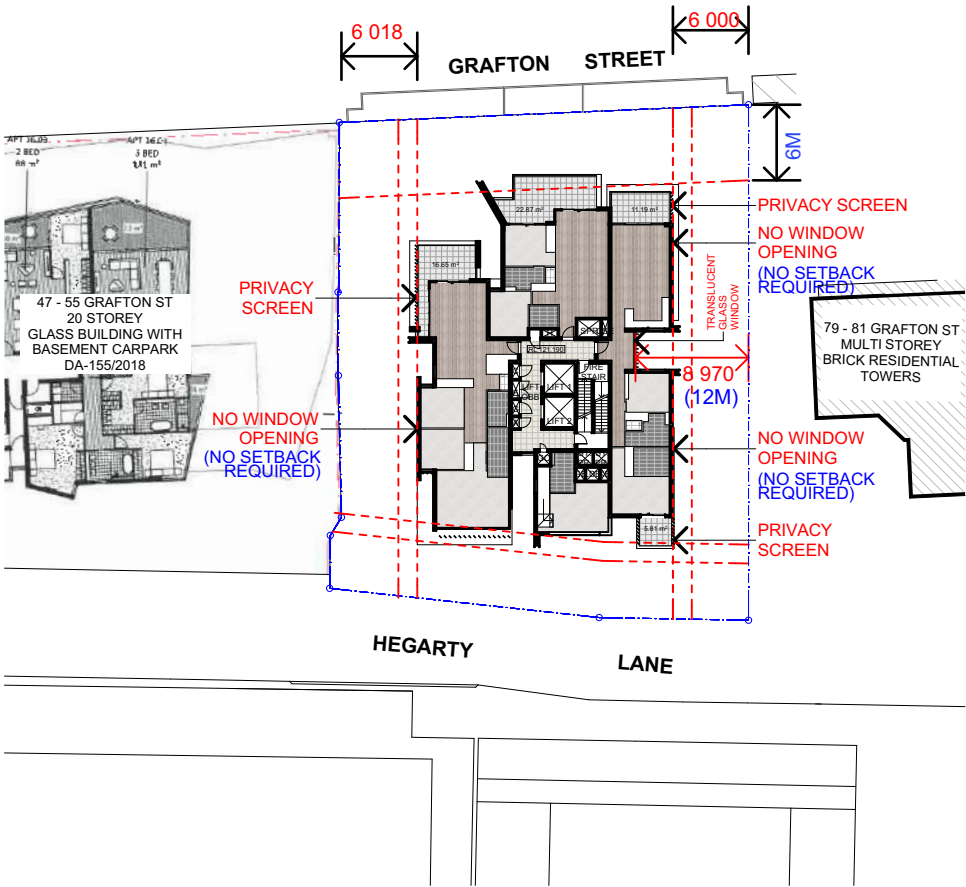
**COTTEEPARKER JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT: MIXED USE DEVELOPMENT  
PROJECT ADDRESS: 59-75 GRAFTON ST, BONDI JUNCTION  
CLIENT: CLYGEN PTY LTD  
DRAWING: BUILDING SET BACK AND BUILDING SEPARATION

PROJECT NO: 2015069  
DRAWN BY: YS/DJ  
SCALE: 1:600 @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

**DA9003 C**





L16 - L17

LEGEND

- 9,821

(6M)

SEPARATION DISTANCE / SETBACK PROVIDED (IN RED)
- COMPLYING SEPARATION DISTANCE / SETBACK REQUIRED (IN BLUE)

COTTEEPARKER

JPRA

SYDNEY

Level 4, 50 Stanley Street

East Sydney NSW 2010

T 61 2 9366 1133

COTTEE PARKER 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: BUILDING SET BACK AND BUILDING SEPARATION

PROJECT NO: 2015069

DRAWN BY: YS/DU

SCALE: 1:600 @A3

DRAWING NO: REV:

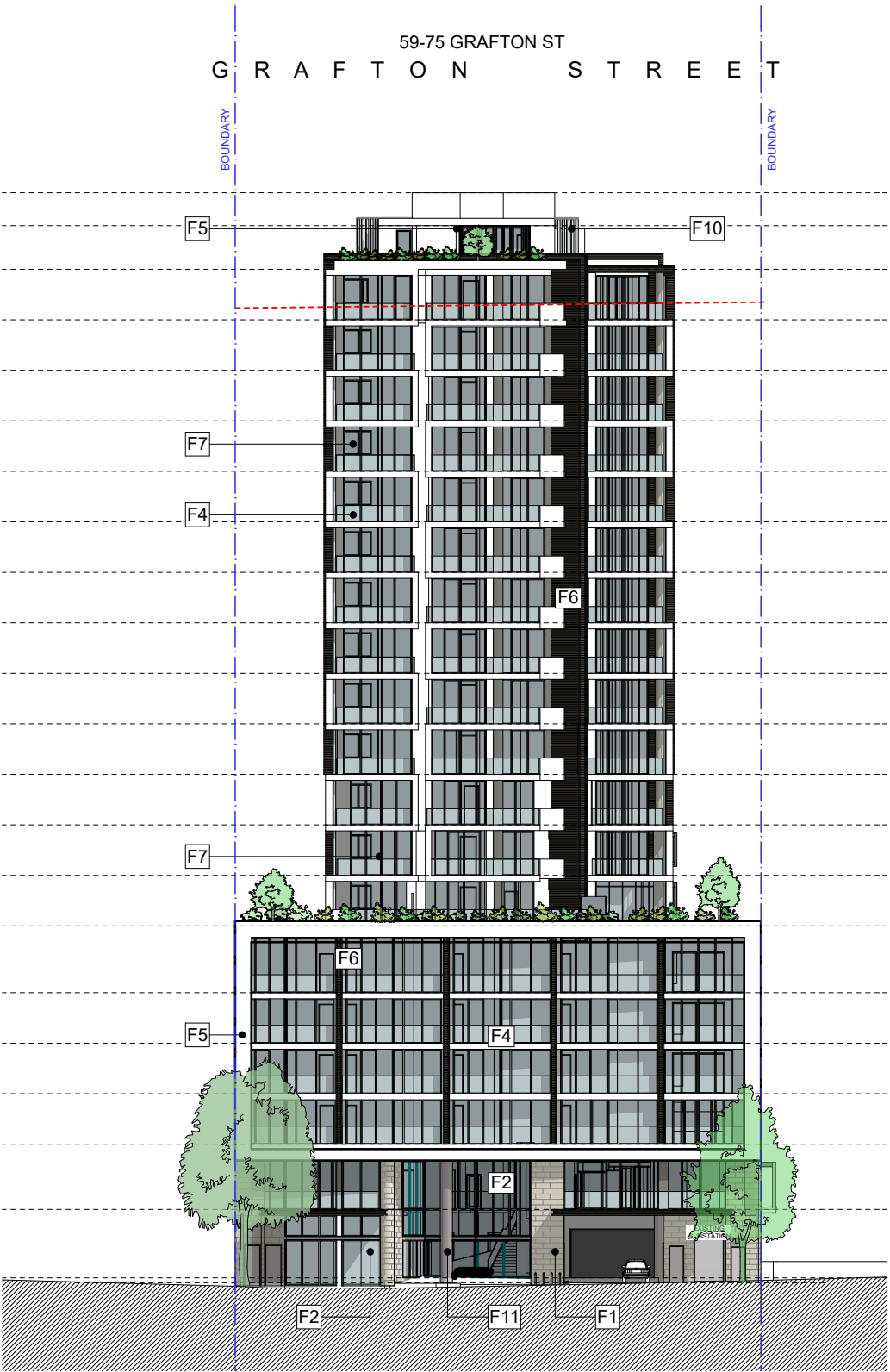
PLOTTED: 7/12/2018

DA9004 C

| ID  | CHANGE REGISTER                               |            |
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| 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 |







F1: SANDSTONE CLADDING



F2: SHOP FRONT



F3: ENTRY CANOPY/ AWNING



F4: GLASS BALUSTRADE



F5: WHITE RENDER



F6: ALUCOBOND CLADDING - BRONZE METALLIC FINISH



F7: FULL HEIGHT GLAZED RESIDENTIAL WINDOW



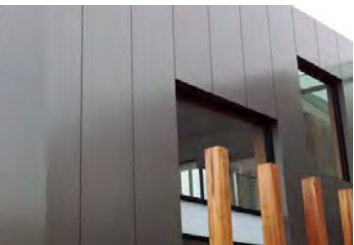
F8: FULL HEIGHT GLASS SCREEN TO COMMUNAL GARDEN



F9: GLAZED AWNING



F10: PRIVACY SCREEN



F11: ALUCOBOND CLADDING - SILVER METALLIC FINISH



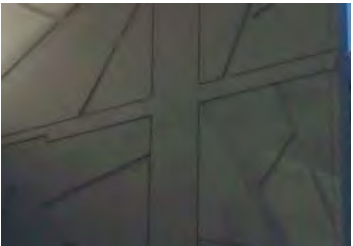
F12: LOURVED SCREEN FOR CARPARK



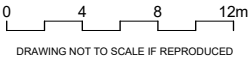
F13: CAR PARK FACADE



F14: OBSCURED GLASS PRIVACY SCREEN



F15: STENCILLED PATTERN IN CONCRETE



| 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**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT:  
**MIXED USE DEVELOPMENT**

DRAWN BY: YS/DU

PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**

CLIENT:  
**CLYGEN PTY LTD**

DRAWING:  
**EXTERNAL FINISHES NORTH**

PROJECT NO: 2015069

SCALE: 1:400 @A3

DRAWING NO: REV:

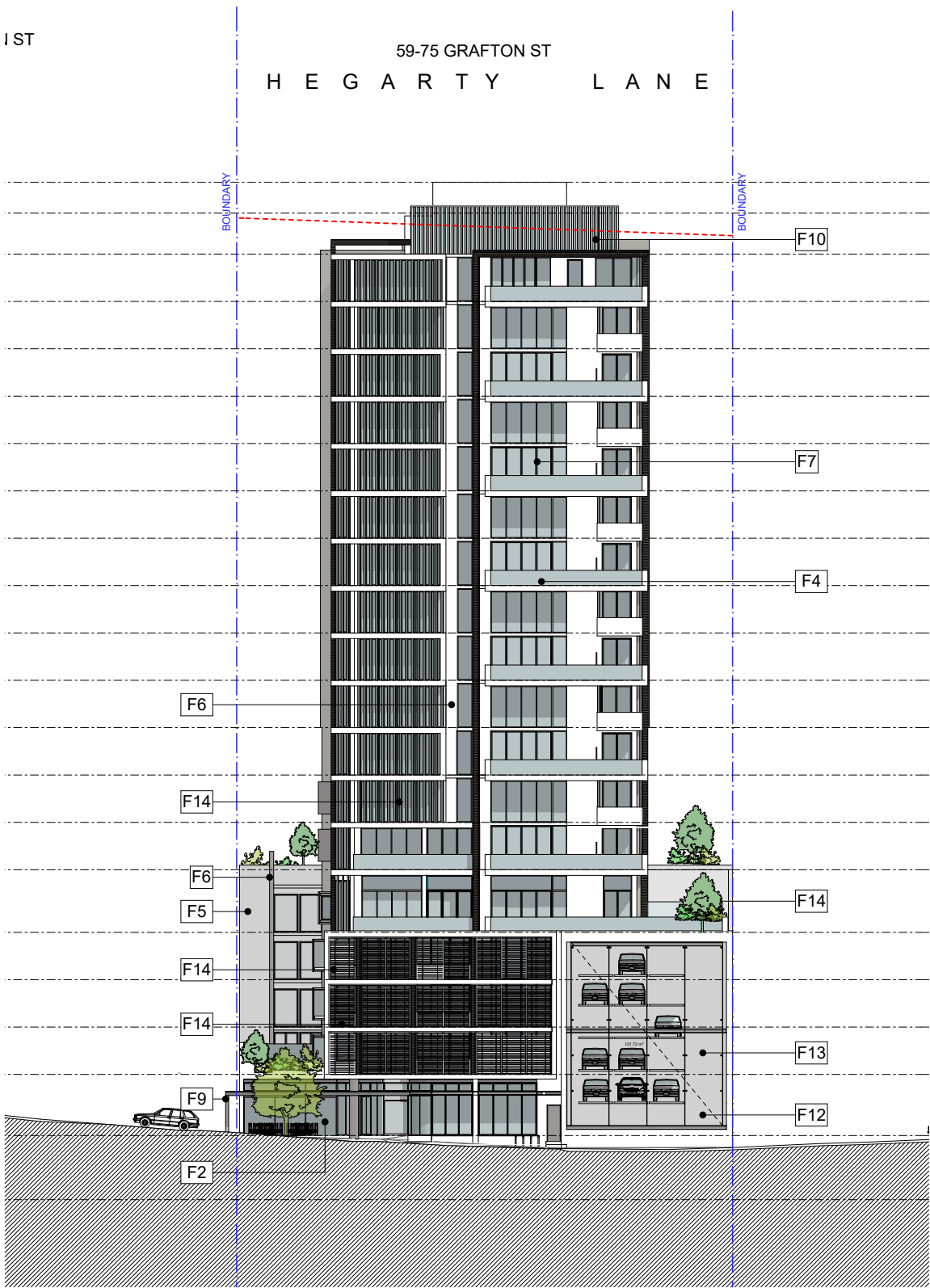
PLOTTED: 7/12/2018

**DA9006 C**



I ST

59-75 GRAFTON ST  
H E G A R T Y   L A N E



F1: SANDSTONE CLADDING



F2: SHOP FRONT



F3: ENTRY CANOPY/ AWNING



F4: GLASS BALUSTRADE



F5: WHITE RENDER



F6: ALUCOBOND CLADDING  
- BRONZE METALLIC FINISH



F7: FULL HEIGHT GLAZED  
RESIDENTIAL WINDOW



F8: FULL HEIGHT GLASS SCREEN  
TO COMMUNAL GARDEN



F9: GLAZED AWNING



F10: PRIVACY SCREEN



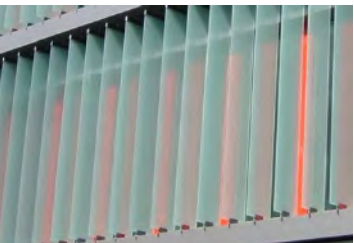
F11: ALUCOBOND CLADDING  
- SILVER METALLIC FINISH



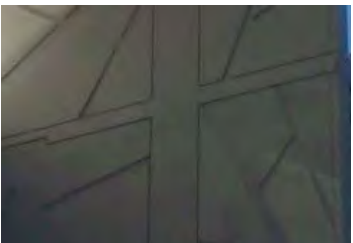
F12: LOUVRED SCREEN  
FOR CARPARK



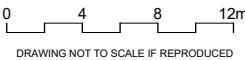
F13: CAR PARK FACADE



F14: OBSCURED GLASS  
PRIVACY SCREEN



F15: STENCILLED PATTERN IN  
CONCRETE



DRAWING NOT TO SCALE IF REPRODUCED

| 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 |

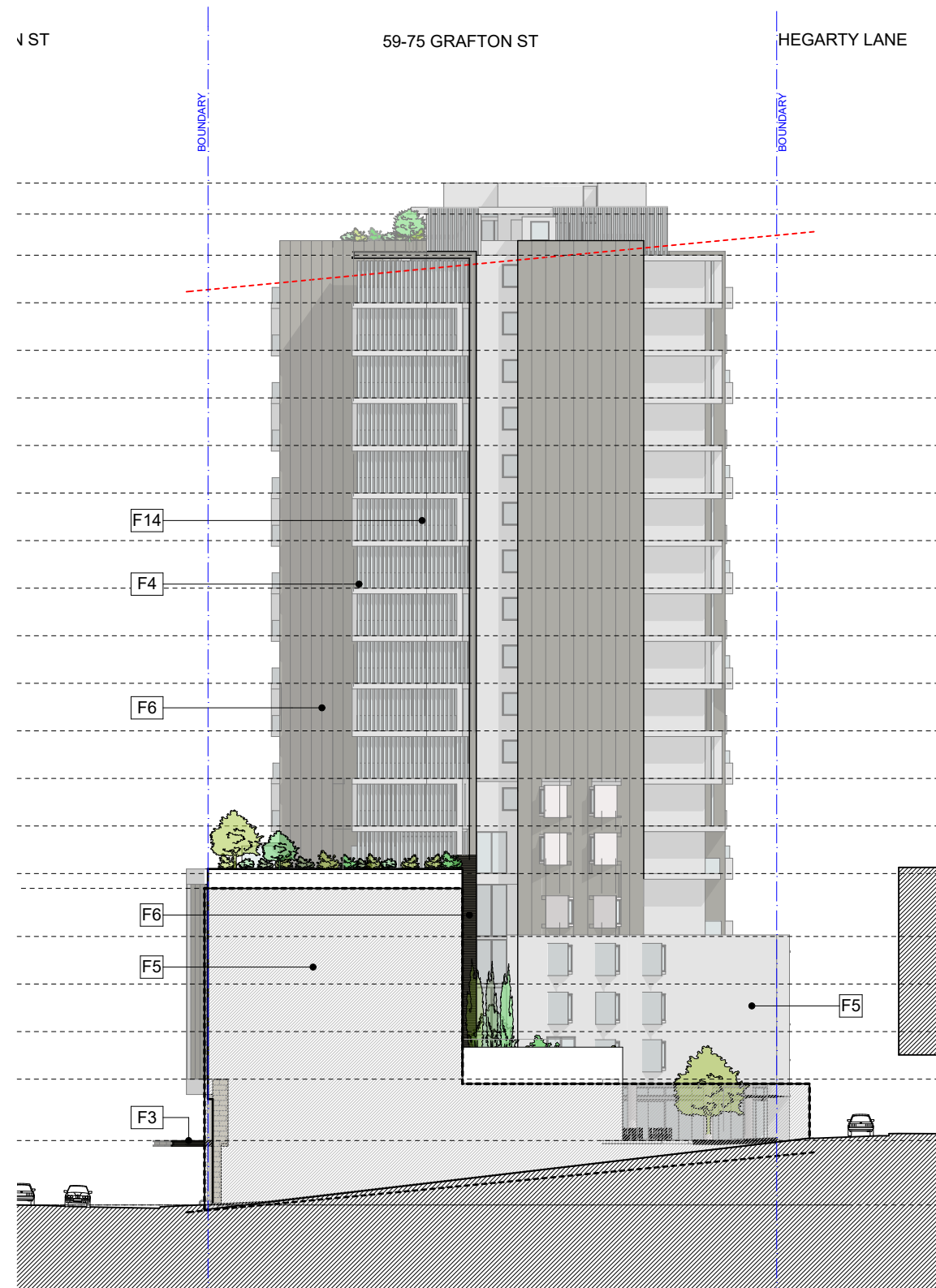
**COTTEEPARKER**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**EXTERNAL FINISHES SOUTH**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: 1:400 @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

**DA9007 C**





F1: SANDSTONE CLADDING



F2: SHOP FRONT



F3: ENTRY CANOPY/ AWNING



F4: GLASS BALUSTRADE



F5: WHITE RENDER



F6: ALUCOBOND CLADDING - BRONZE METALLIC FINISH



F7: FULL HEIGHT GLAZED RESIDENTIAL WINDOW



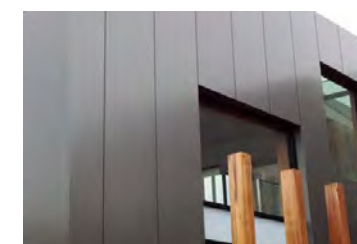
F8: FULL HEIGHT GLASS SCREEN TO COMMUNAL GARDEN



F9: GLAZED AWNING



F10: PRIVACY SCREEN



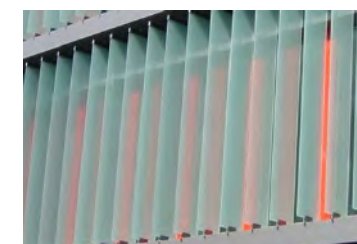
F11: ALUCOBOND CLADDING - SILVER METALLIC FINISH



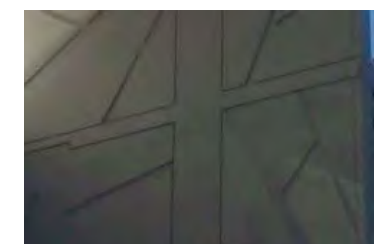
F12: LOUVRED SCREEN FOR CARPARK



F13: CAR PARK FACADE



F14: OBSCURED GLASS PRIVACY SCREEN

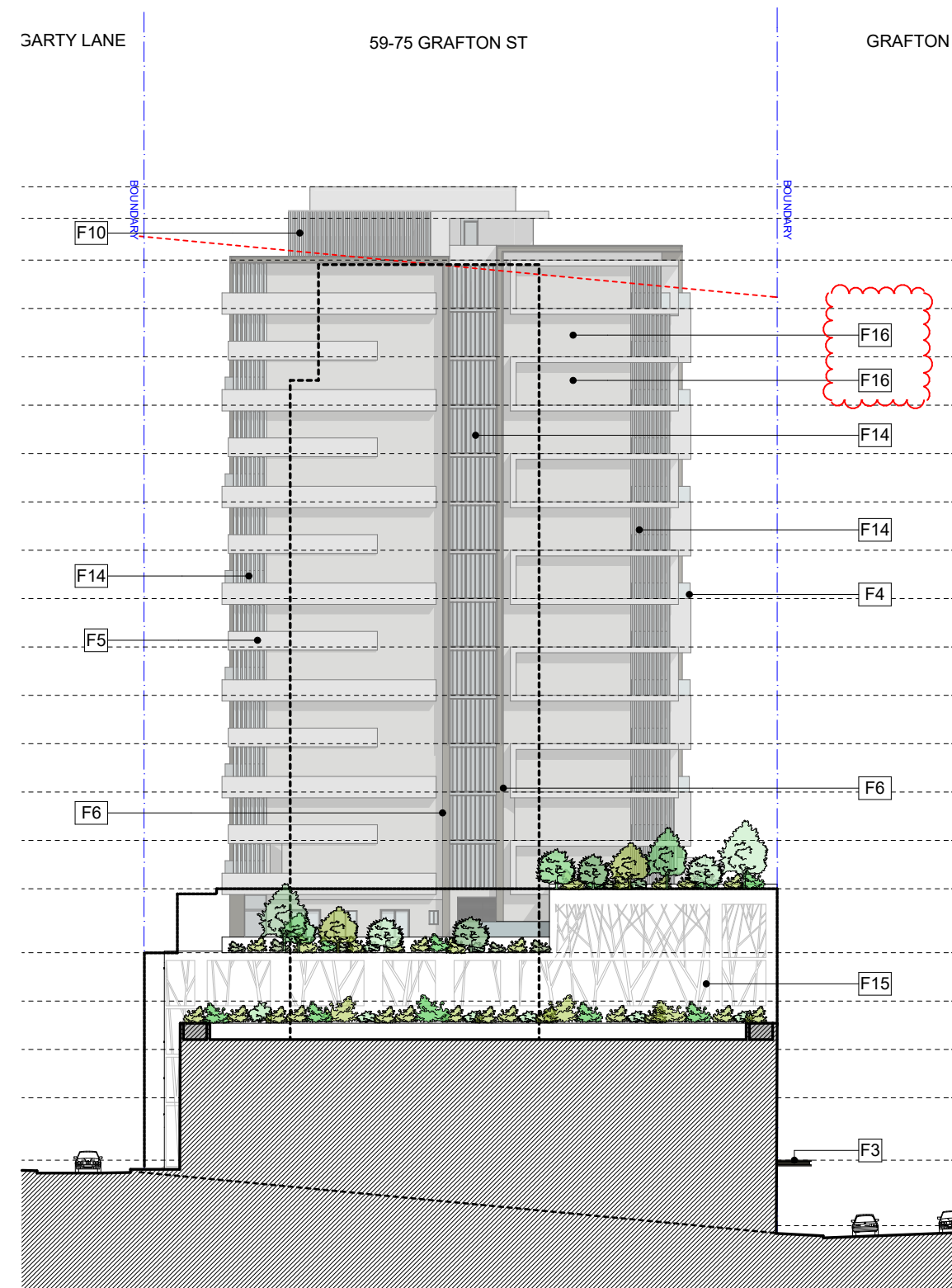


F15: STENCILLED PATTERN IN CONCRETE

0 4 8 12m  
DRAWING NOT TO SCALE IF REPRODUCED

| 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 |





F1: SANDSTONE CLADDING



F2: SHOP FRONT



F3: ENTRY CANOPY/ AWNING



F4: GLASS BALUSTRADE



F5: WHITE RENDER



F6: ALUCOBOND CLADDING  
- BRONZE METALLIC FINISH



F7: FULL HEIGHT GLAZED  
RESIDENTIAL WINDOW



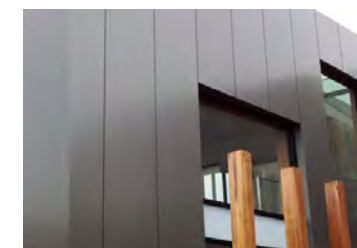
F8: FULL HEIGHT GLASS SCREEN  
TO COMMUNAL GARDEN



F9: GLAZED AWNING



F10: PRIVACY SCREEN



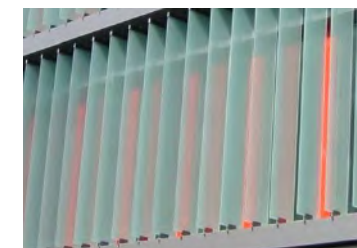
F11: ALUCOBOND CLADDING  
- SILVER METALLIC FINISH



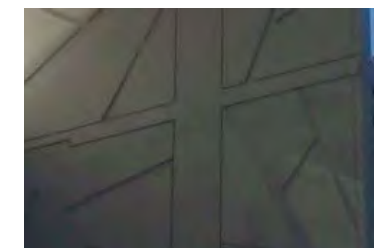
F12: LOUVERED SCREEN  
FOR CARPARK



F13: CAR PARK FACADE



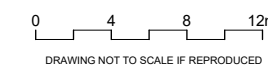
F14: OBSCURED GLASS  
PRIVACY SCREEN



F15: STENCILED PATTERN IN  
CONCRETE



F16: TRESPA FACADE



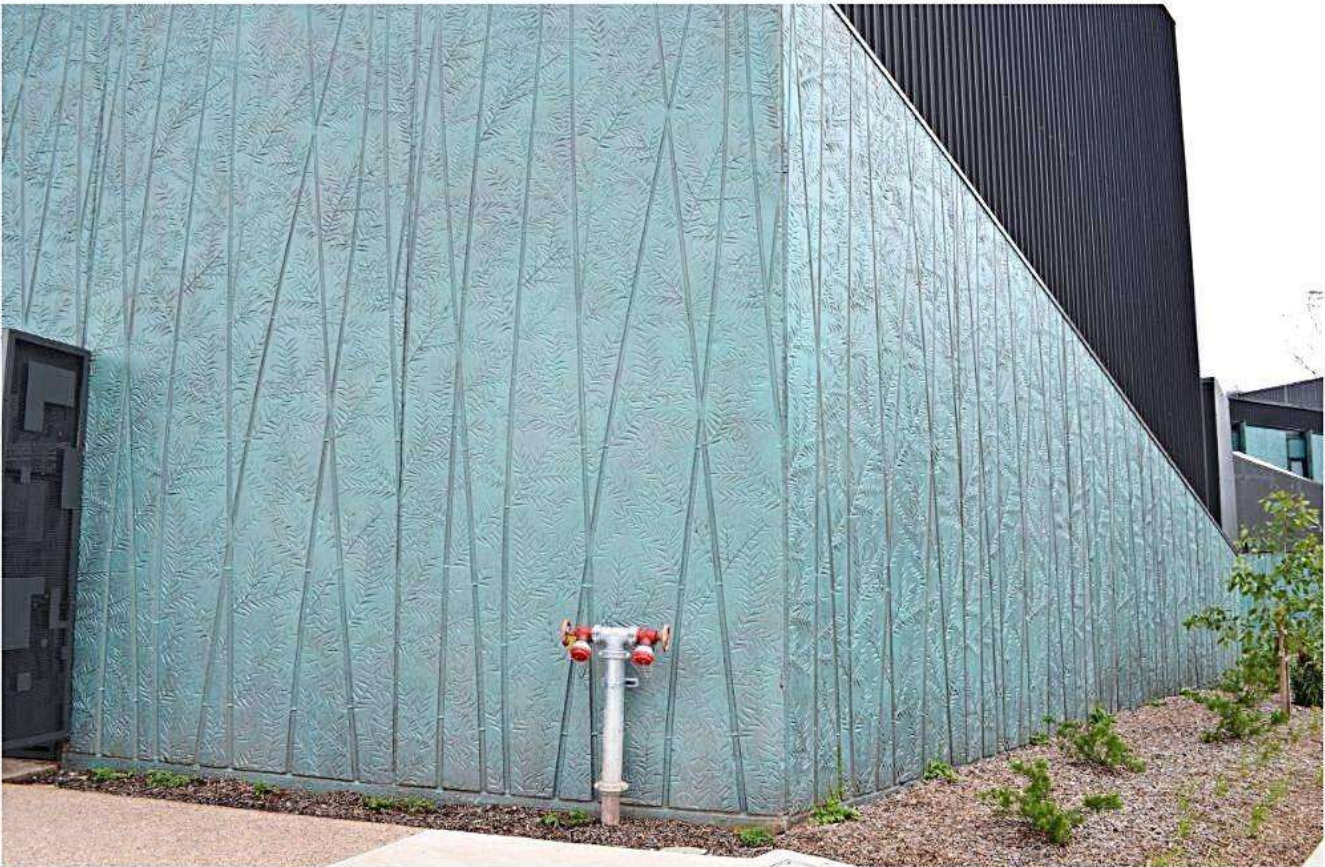
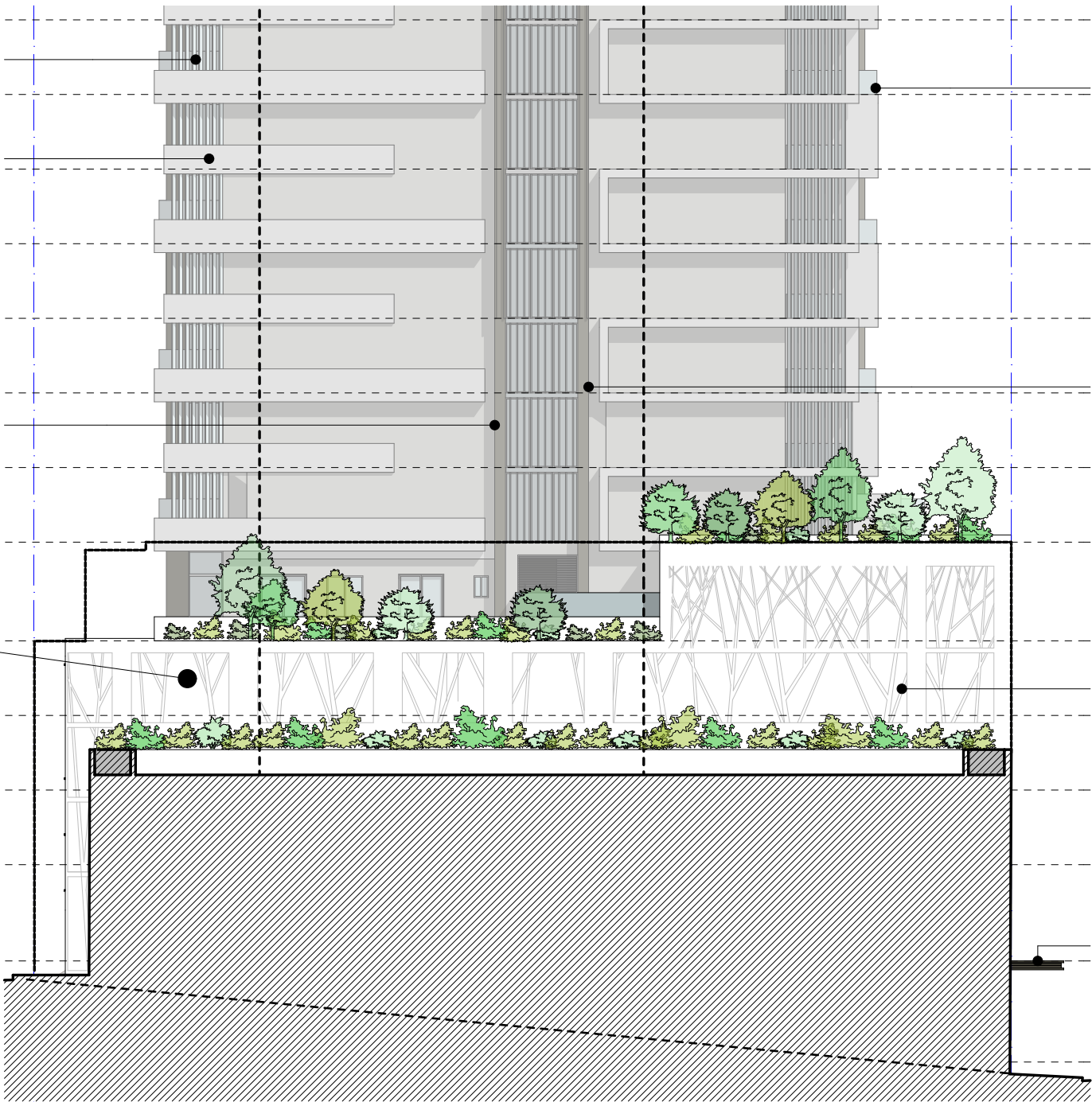
DRAWING NOT TO SCALE IF REPRODUCED

| REV | Issue Name                                    | DATE       |
|-----|-----------------------------------------------|------------|
|     |                                               |            |
| A   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018 | 01/08/2018 |
| B   | DA AMENDMENTS                                 | 22/11/2018 |

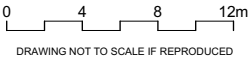




STENCILED PRE-CAST  
CONCRETE PANELS

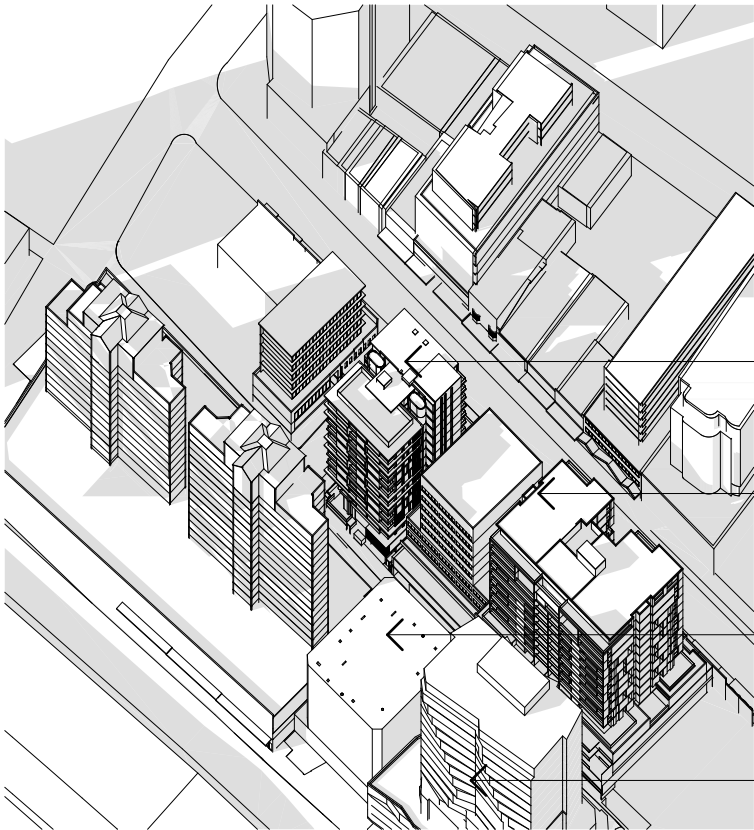


STENCILED PRE-CAST  
CONCRETE PANELS

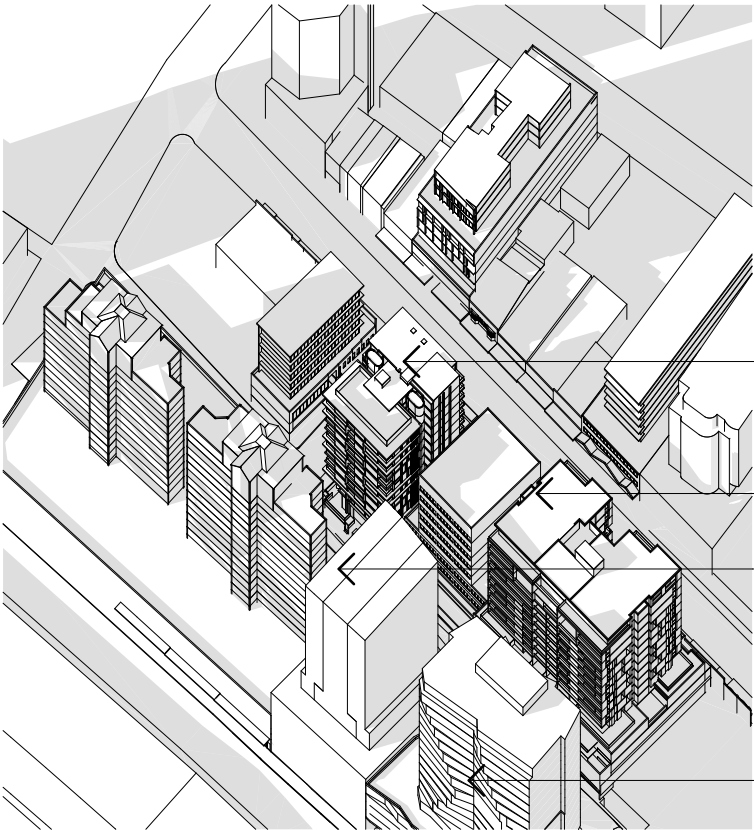


| ID  |                                               |            | CHANGE REGISTER |
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| REV | Issue Name                                    | DATE       |                 |
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| A   | DA AMENDMENTS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

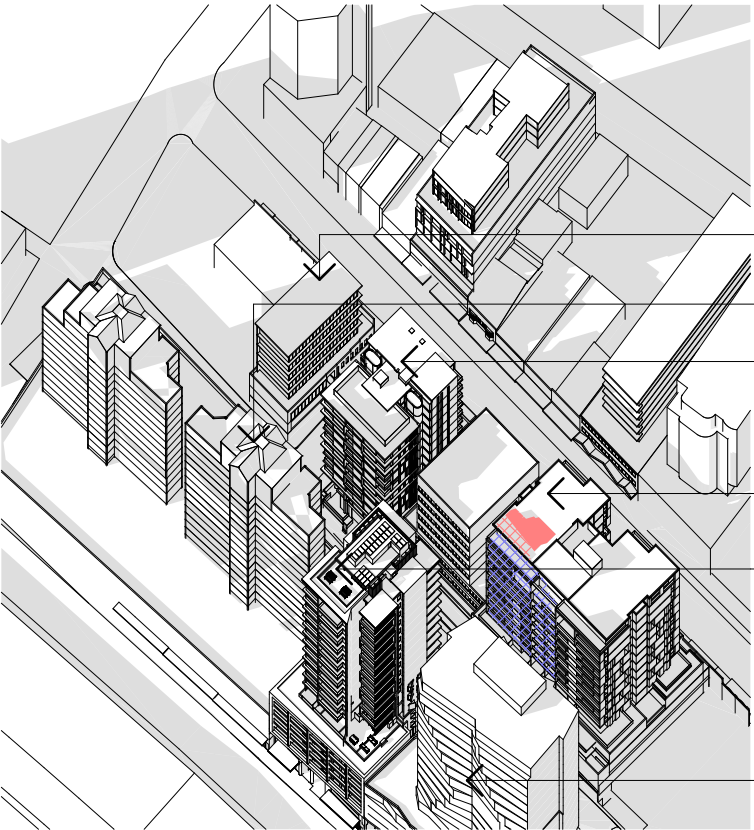




EXISTING BUILDING SHADOWS AT 9AM  
EXISTING BUILDING - 21 JUNE 9AM



COMPLYING ENVELOPE SHADOWS AT 9AM  
COMPLYING ENVELOPE - 21 JUNE 9AM



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

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                               |            |
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| 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 |

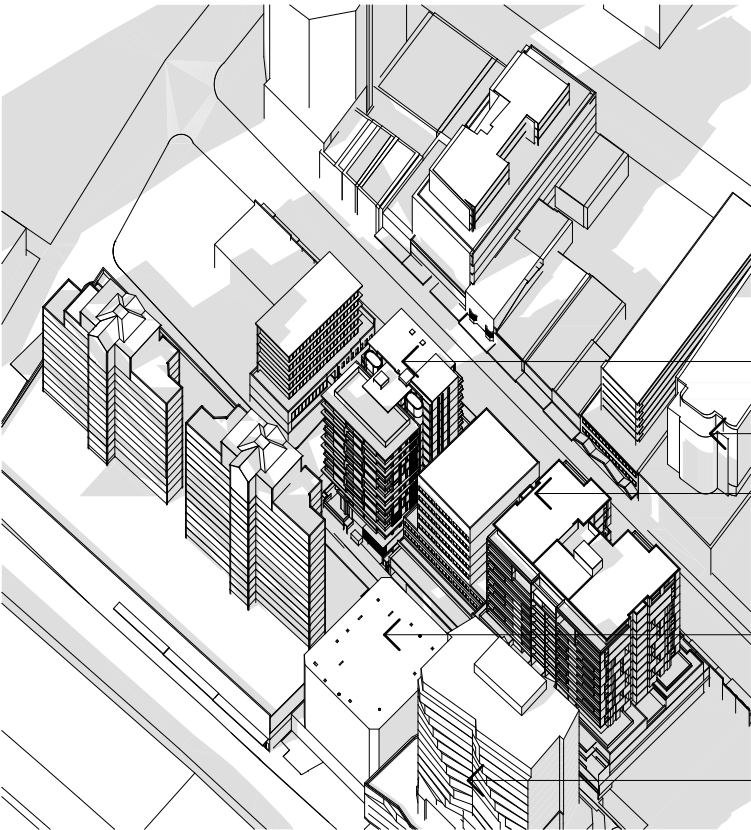
**COTTEEPARKER**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**SHADOW DIAGRAMS COMPARISON - 9AM**

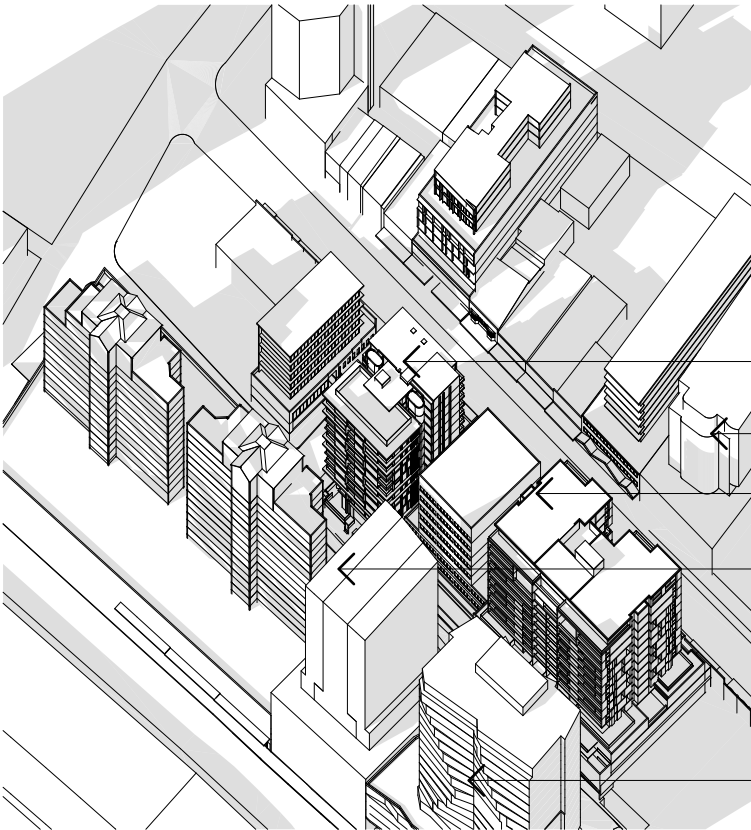
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: NTS @A3  
PLOTTED: 7/12/2018  
REV:

**DA9100 C**

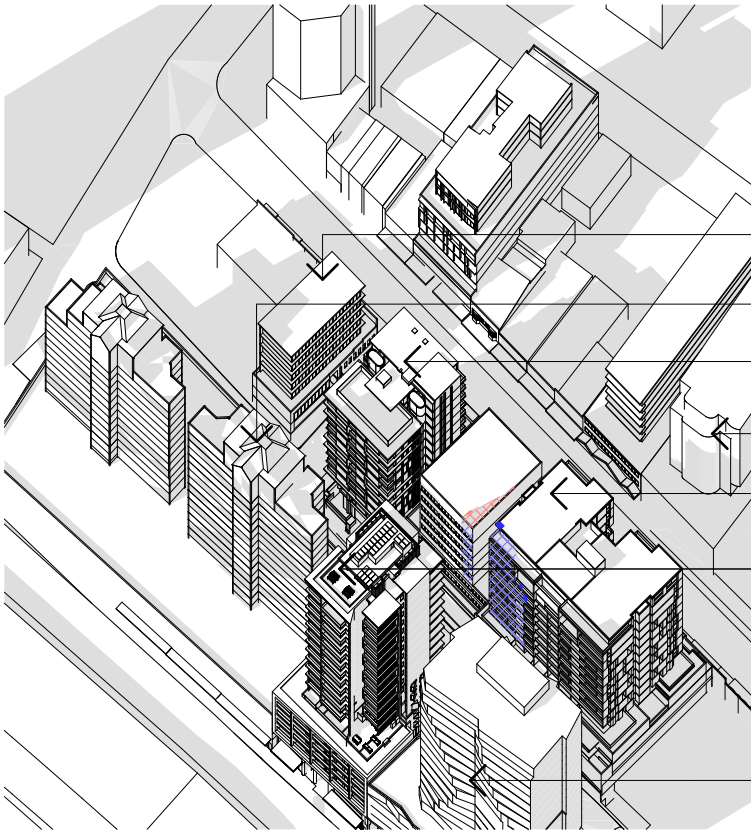




EXISTING BUILDING SHADOWS AT 10AM  
EXISTING BUILDING - 21 JUNE 10AM



COMPLYING ENVELOPE SHADOWS AT 10AM  
COMPLYING ENVELOPE - 21 JUNE 10AM



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

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                               |            |
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| 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

JPRA

SYDNEY

Level 4, 50 Stanley Street

East Sydney NSW 2010

T 61 2 9366 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 - 10AM

PROJECT NO:

2015069

DRAWN BY:

YS/DU

SCALE:

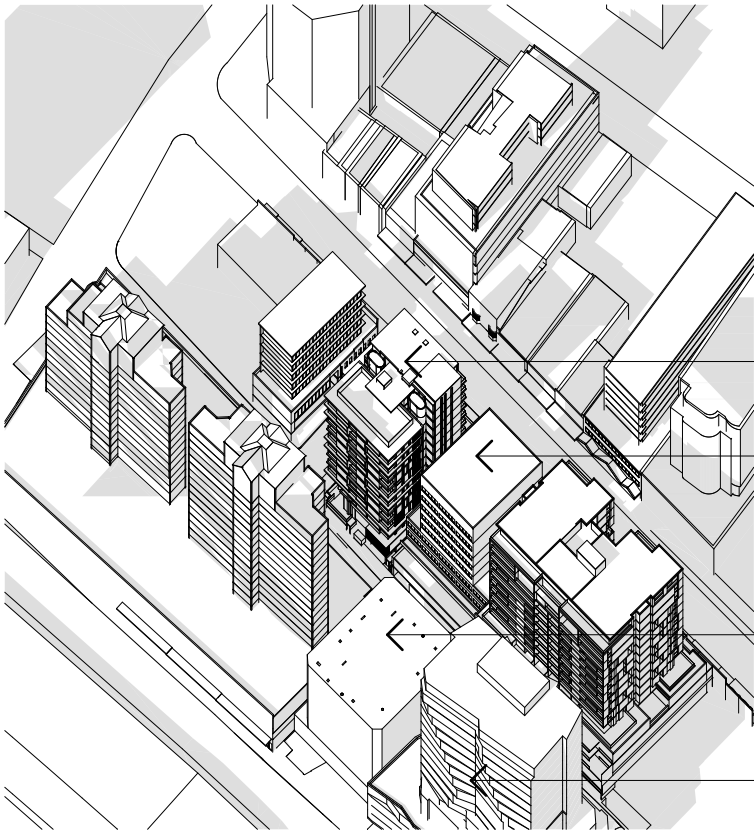
NTS @A3

DRAWING NO:

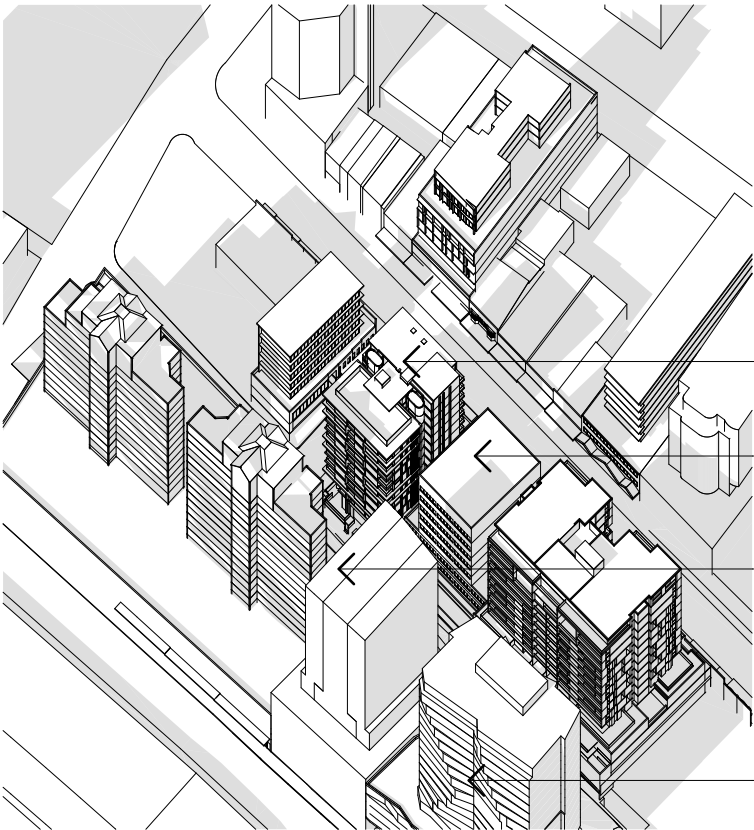
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PLOTTED: 7/12/2018

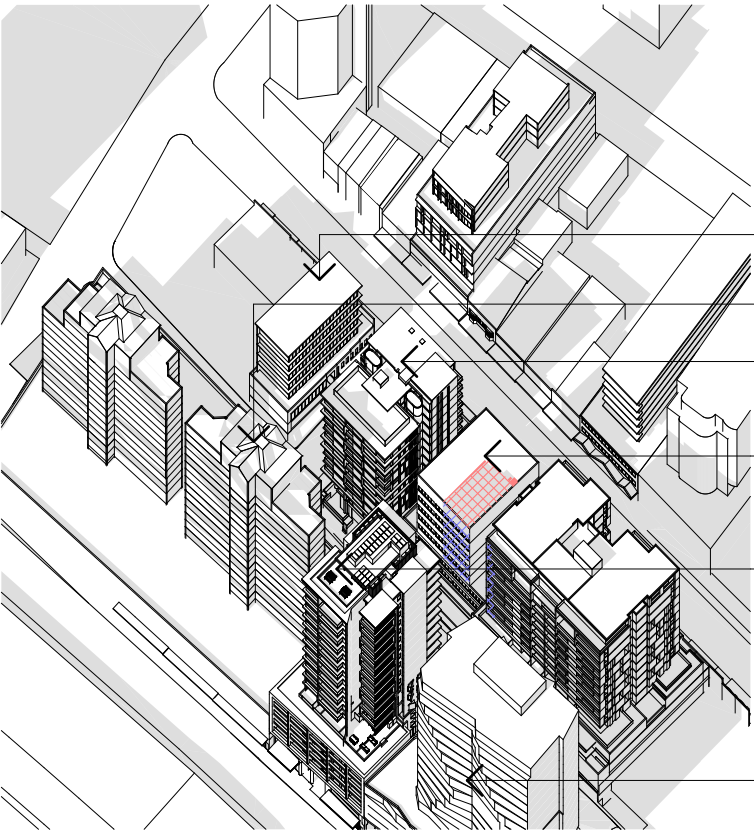
DA9101 C



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



COMPLYING ENVELOPE SHADOWS AT 11AM  
COMPLYING ENVELOPE - 21 JUNE 11AM



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

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                               |            |
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| REV | Issue Name                                    | DATE       |
| A   | DA ISSUED                                     | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018 | 01/08/2018 |
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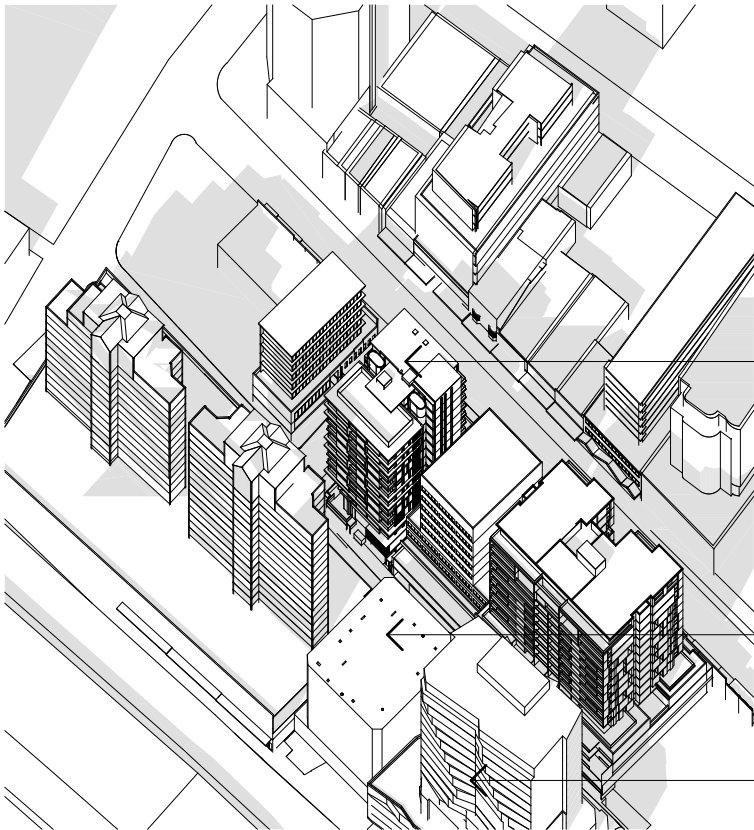
**COTTEEPARKER**  
**JPRA**  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**SHADOW DIAGRAMS COMPARISON - 11AM**

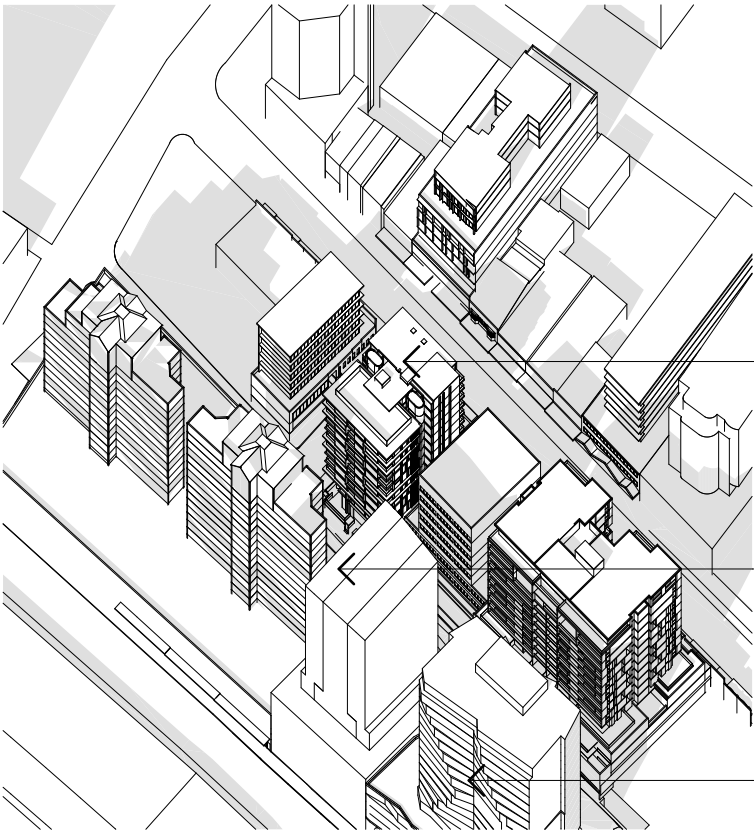
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: NTS @A3  
PLOTTED: 7/12/2018  
REV:

**DA9102 C**

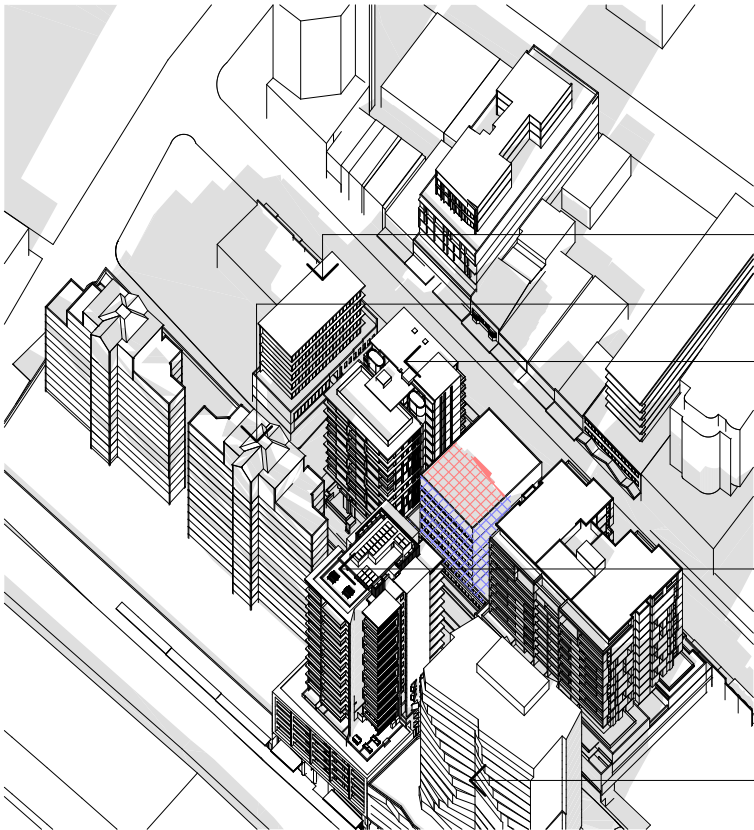




EXISTING BUILDING SHADOWS AT 12PM  
EXISTING BUILDING - 21 JUNE 12PM



COMPLYING ENVELOPE SHADOWS AT 12PM  
COMPLYING ENVELOPE - 21 JUNE 12PM



PROPOSED BUILDING SHADOWS AT 12PM  
PROPOSED BUILDING - 21 JUNE 12PM

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                               |            |
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| 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

JPRA

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T 61 2 9366 1133

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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 - 12PM

PROJECT NO:

2015069

DRAWN BY:

YS/DU

SCALE:

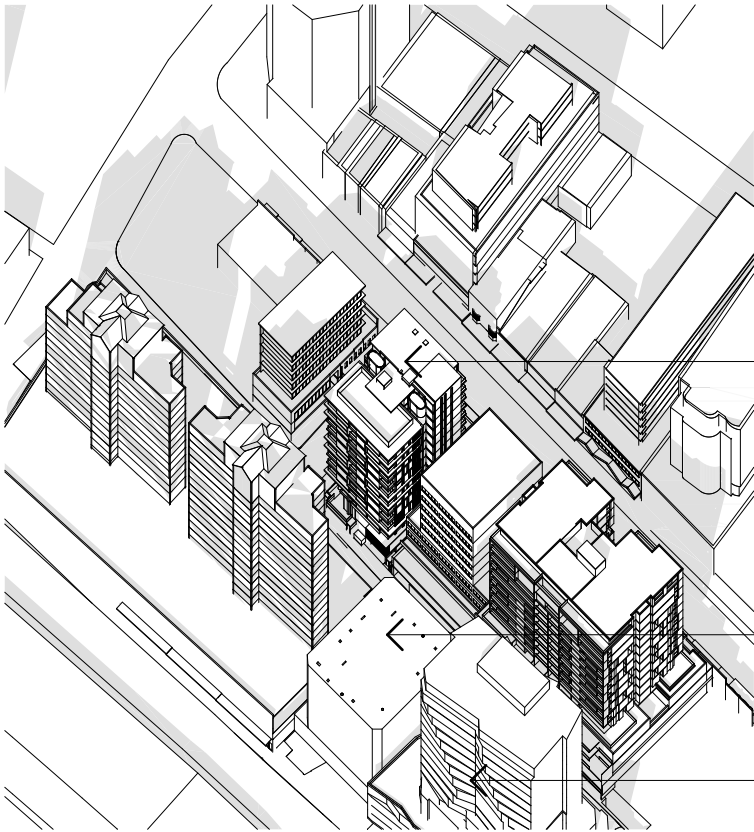
NTS @A3

DRAWING NO:

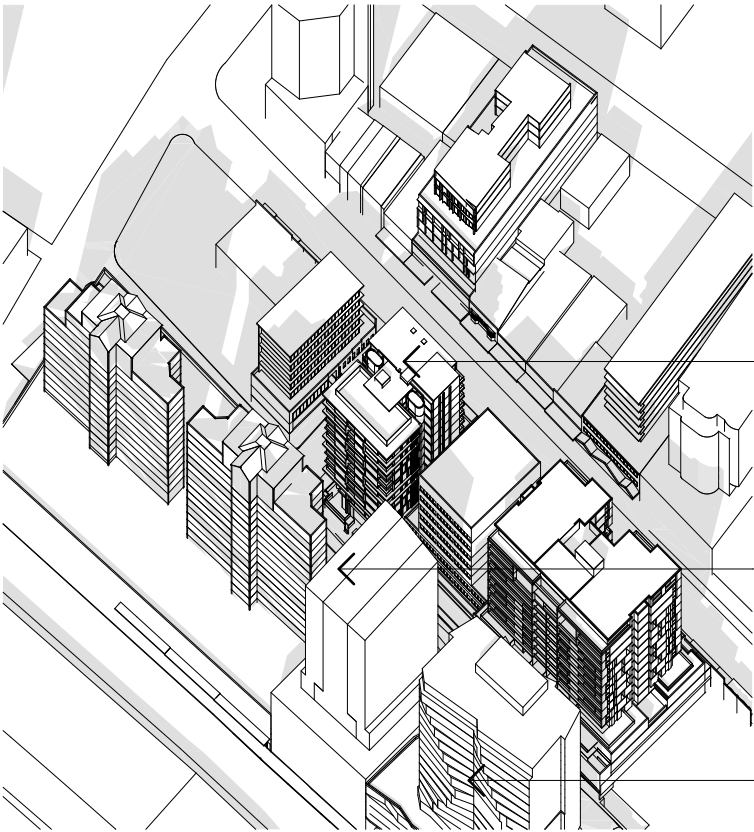
REV:

PLOTTED: 7/12/2018

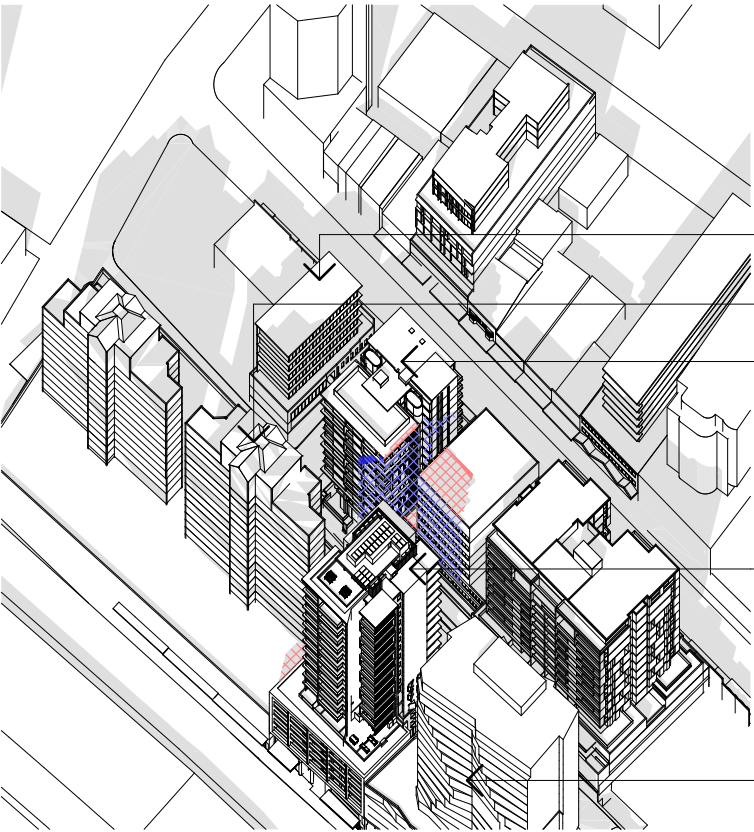
DA9103 C



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



COMPLYING ENVELOPE SHADOWS AT 1PM  
COMPLYING ENVELOPE - 21 JUNE 1PM



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

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

COTTEEPARKER

JPRA

SYDNEY

Level 4, 50 Stanley Street

East Sydney NSW 2010

T 61 2 9366 1133

COTTEEPARKERARCHITECTS 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 - 1PM

PROJECT NO:

2015069

DRAWN BY:

YS/DU

SCALE:

NTS @A3

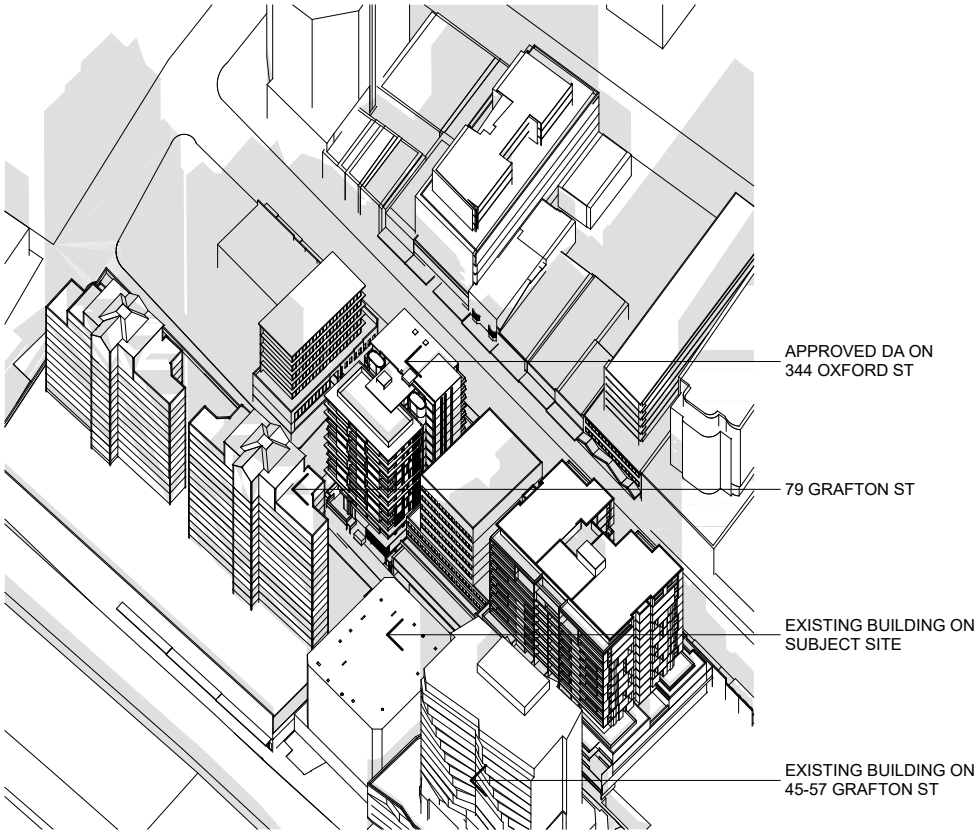
DRAWING NO:

REV:

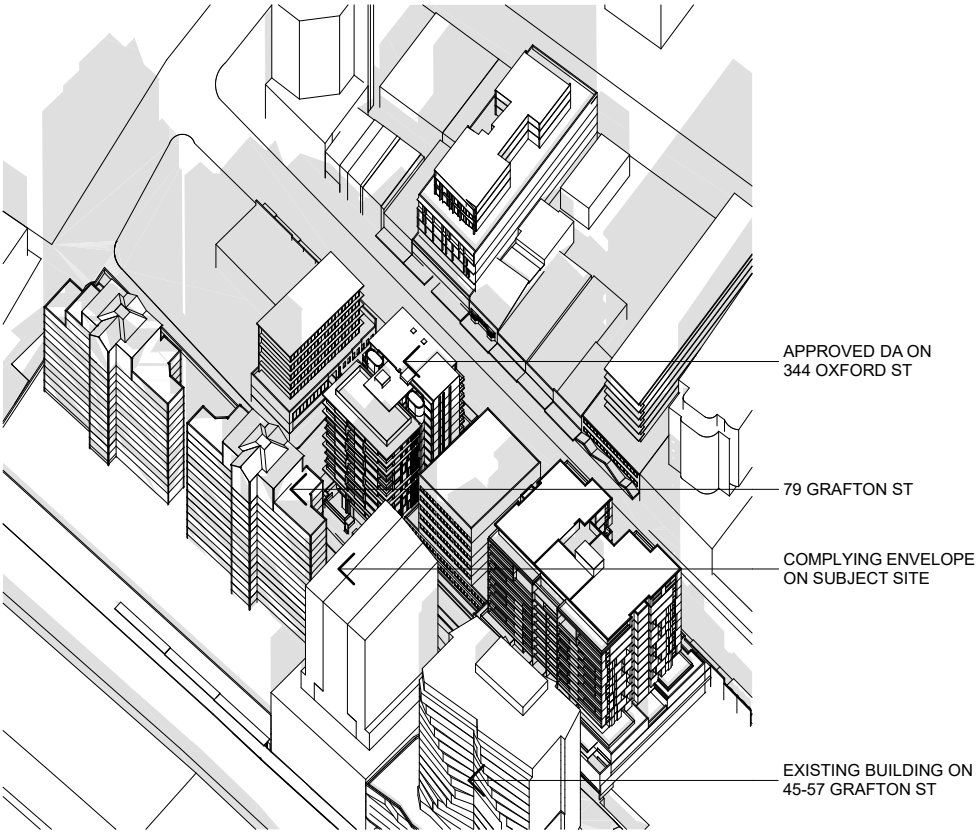
PLOTTED: 7/12/2018

DA9104 C

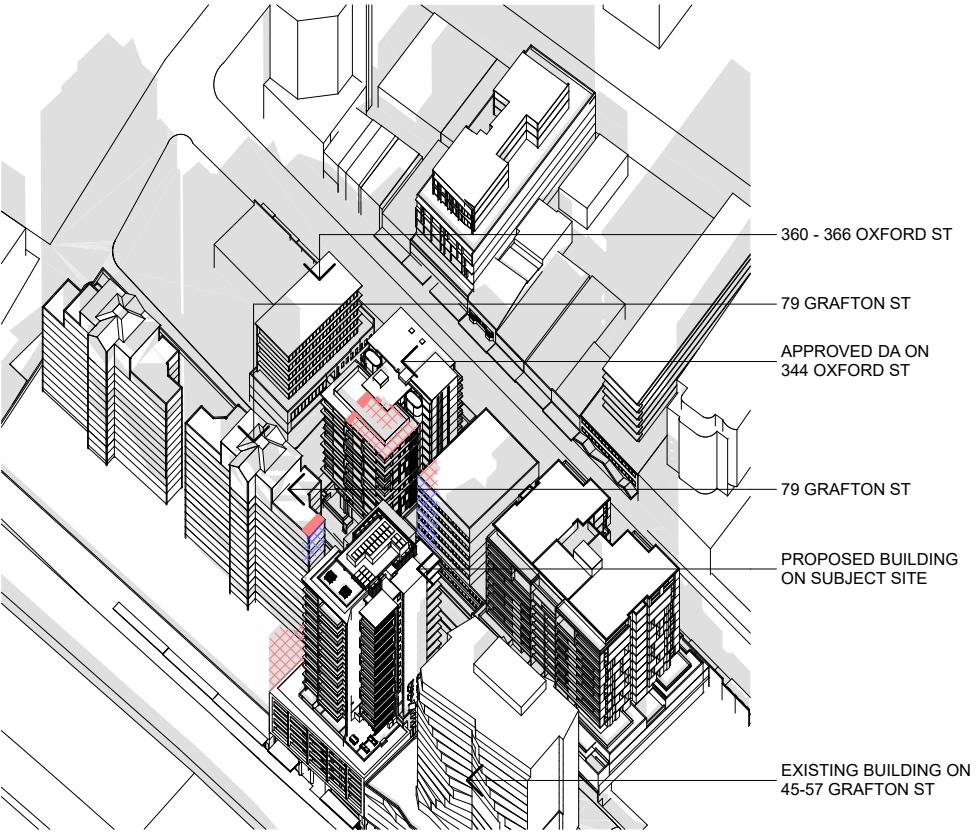




EXISTING BUILDING SHADOWS AT 2PM  
EXISTING BUILDING - 21 JUNE 2PM



COMPLYING ENVELOPE SHADOWS AT 2PM  
COMPLYING ENVELOPE - 21 JUNE 2PM



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

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

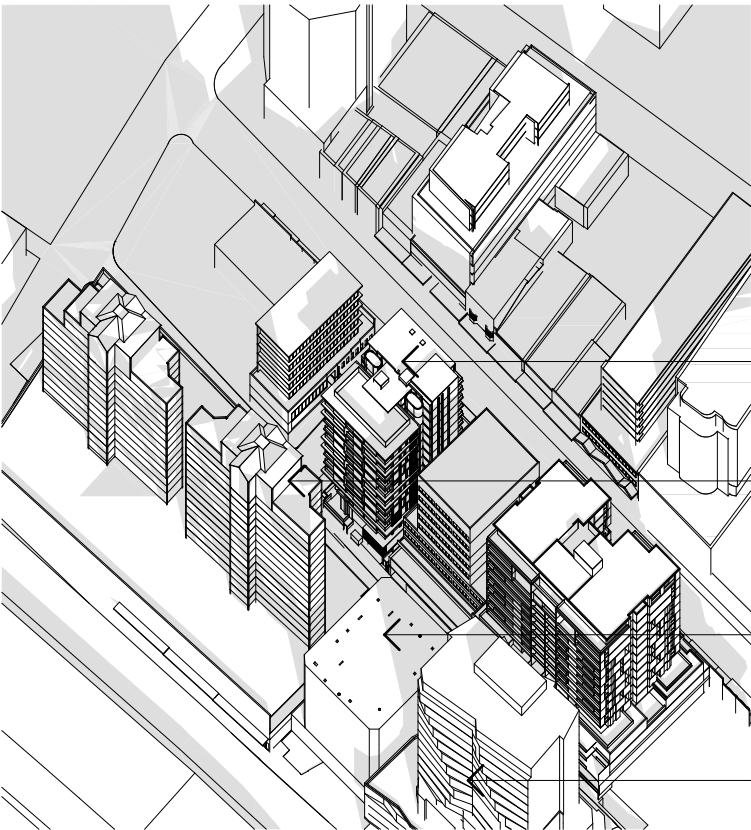
| ID  | CHANGE REGISTER                               |            |
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| REV | Issue Name                                    | DATE       |
| A   | DA ISSUED                                     | 10/11/2017 |
| B   | DA AMENDMENTS AS PER COUNCIL LETTER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

**COTTEEPARKER**  
**JPRA**  
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East Sydney NSW 2010  
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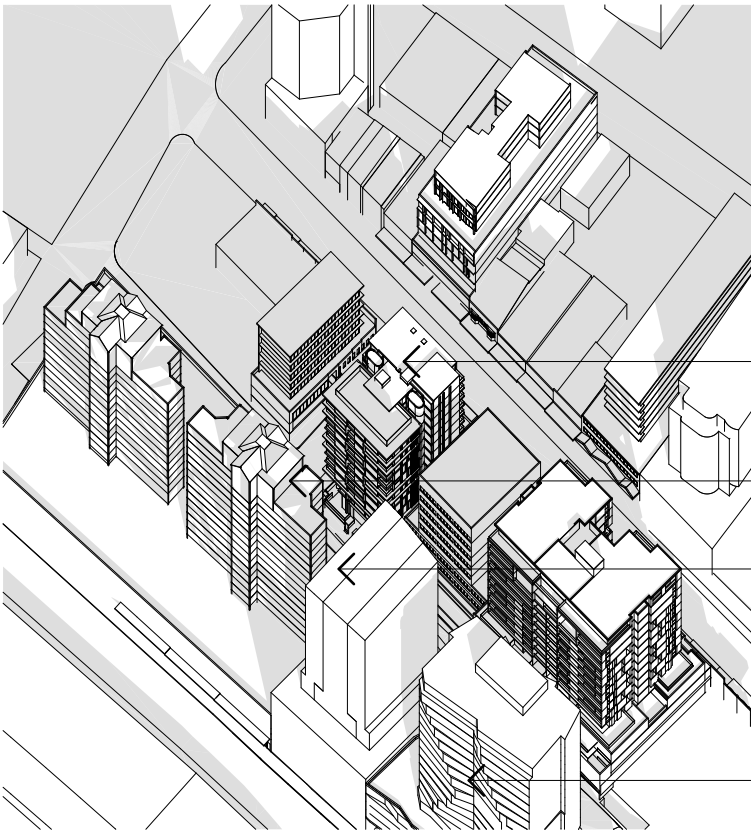
PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**SHADOW DIAGRAMS COMPARISON - 2PM**

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: NTS @A3  
PLOTTED: 7/12/2018  
REV:

**DA9105 C**



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                               |            |
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| 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 |

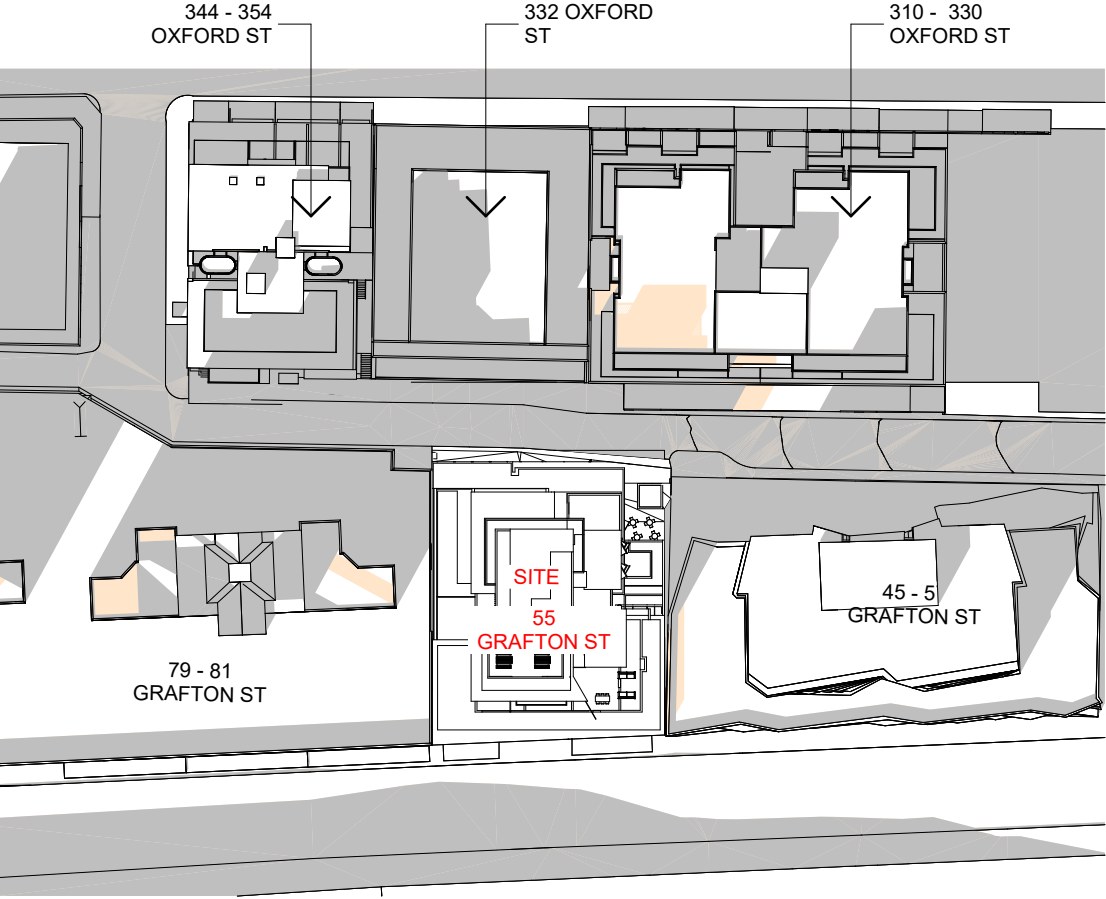
**COTTEEPARKER**  
**JPRA**  
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East Sydney NSW 2010  
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COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

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

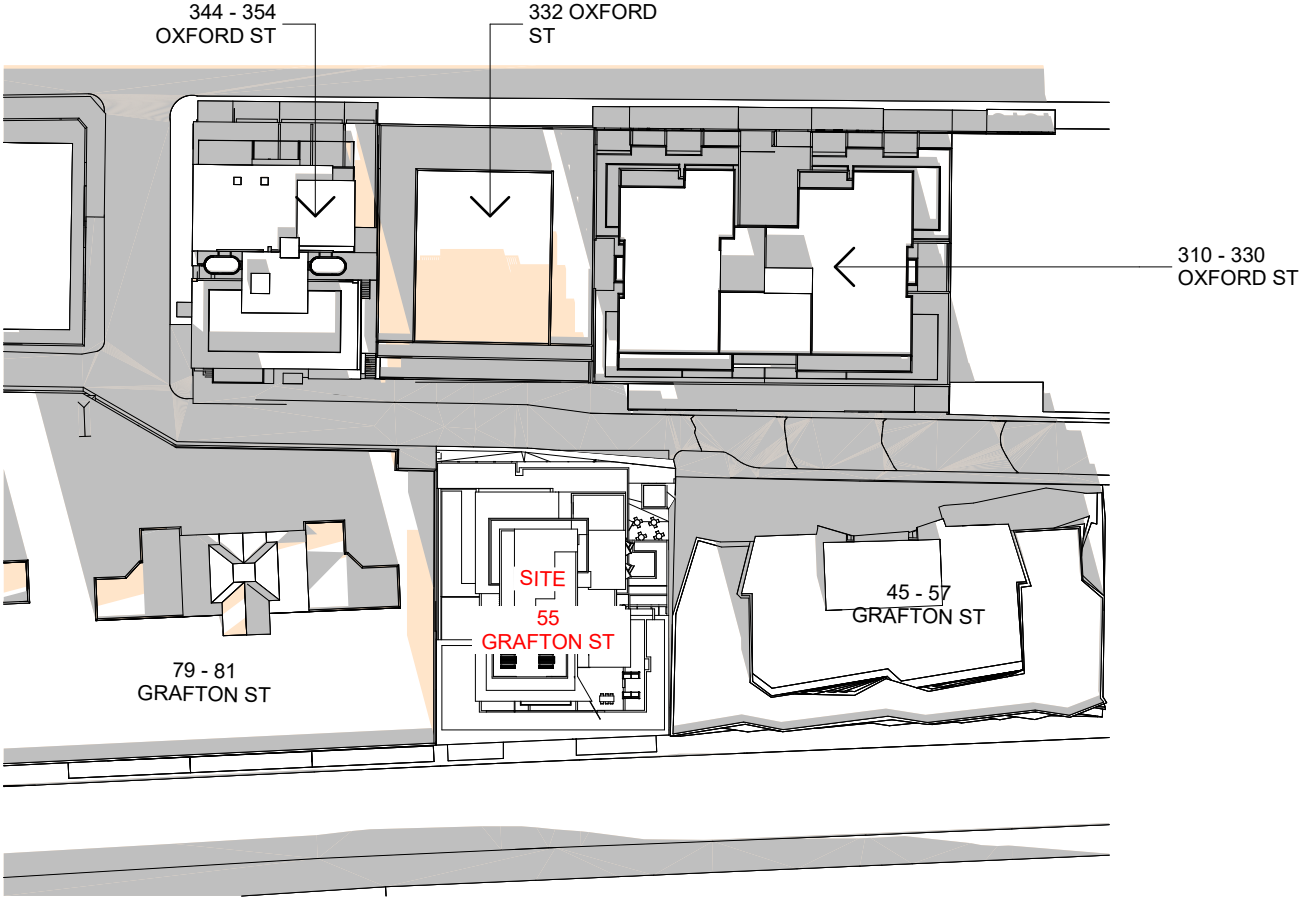
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DRAWN BY: YS/DU  
SCALE: NTS @A3  
PLOTTED: 7/12/2018  
REV:

**DA9106 C**

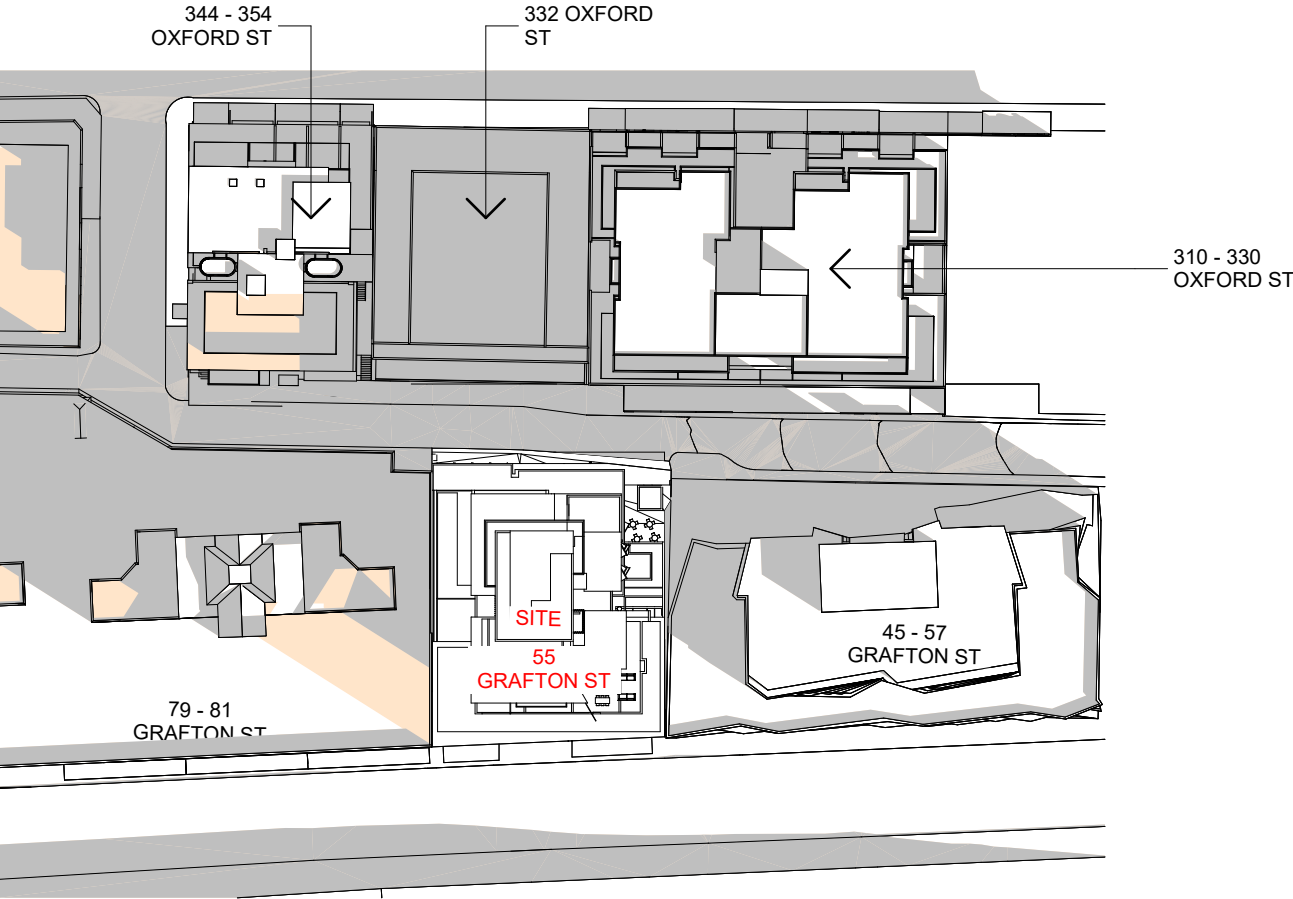




SHADOW DIAGRAM - 21 JUNE - 9AM



SHADOW DIAGRAM - 21 JUNE - 12PM



SHADOW DIAGRAM - 21 JUNE - 3PM

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS DUE TO PROPOSED BUILDING IN COMPARISON TO EXISTING BUILDING ON SITE

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

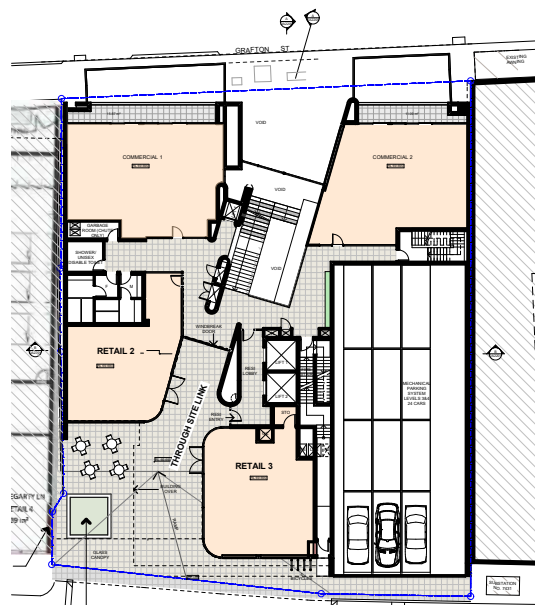
**COTTEEPARKER**  
**JPR**  
SYDNEY  
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East Sydney NSW 2010  
T 61 2 9366 1133  
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ABN 77 010 924 106  
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PROJECT:  
**MIXED USE DEVELOPMENT**  
PROJECT ADDRESS:  
**59-75 GRAFTON ST, BONDI JUNCTION**  
CLIENT:  
**CLYGEN PTY LTD**  
DRAWING:  
**SHADOW DIAGRAMS PLANS**

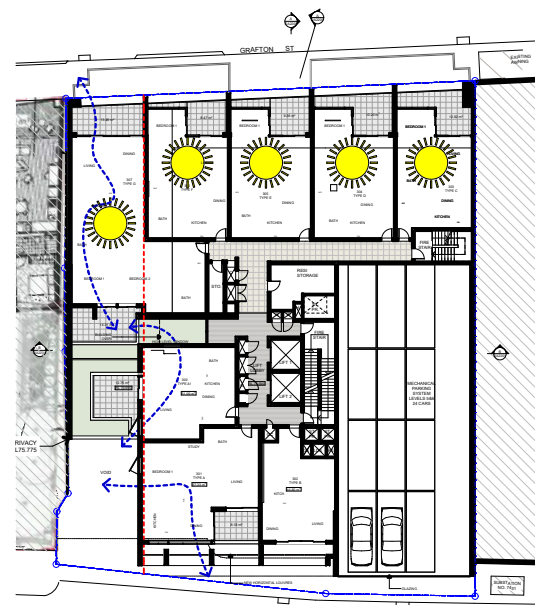
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
PLOTTED: 7/12/2018  
REV:

**DA9107 C**

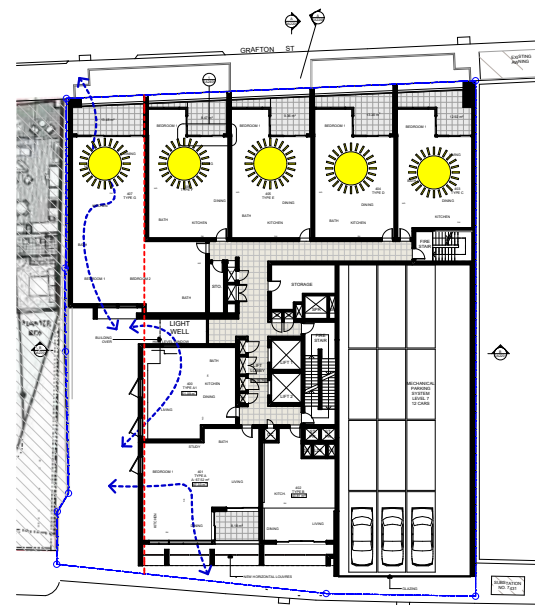




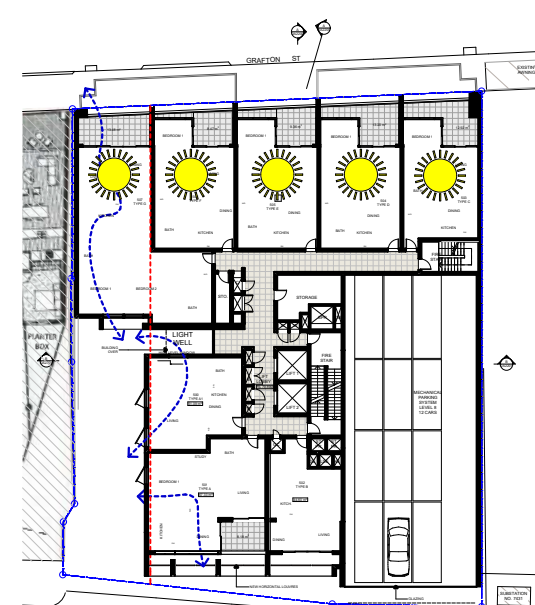
UPPER GROUND LEVEL



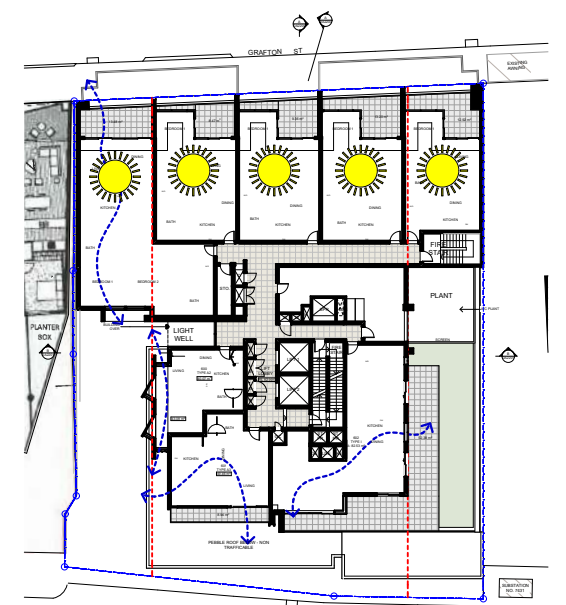
L1 UNITS RECEIVE SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 3



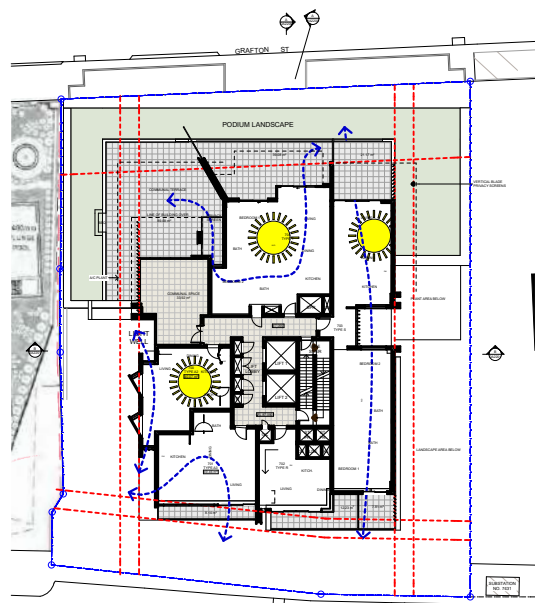
L2 UNITS RECEIVE SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 3



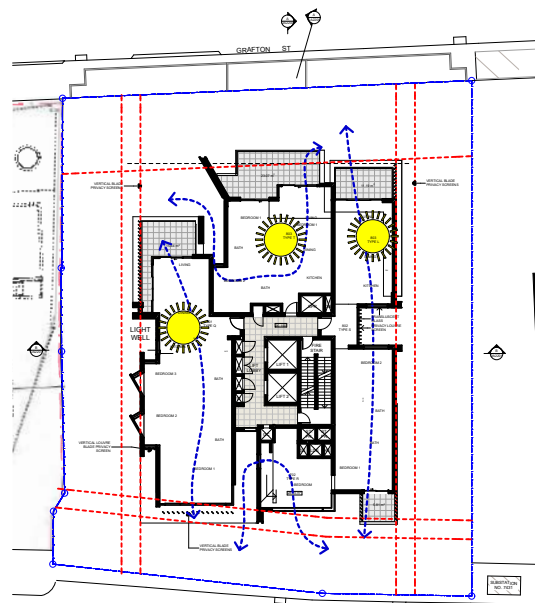
L3 UNITS RECEIVE SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 3



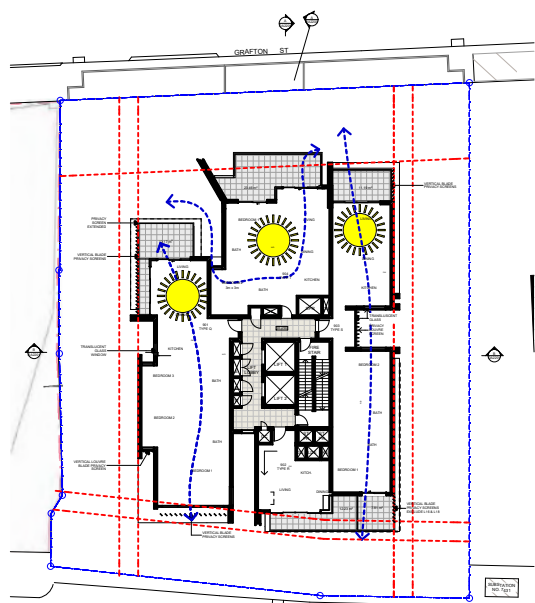
L4 UNITS RECEIVE SUNLIGHT: 5  
UNITS RECEIVE VENTILATION: 4



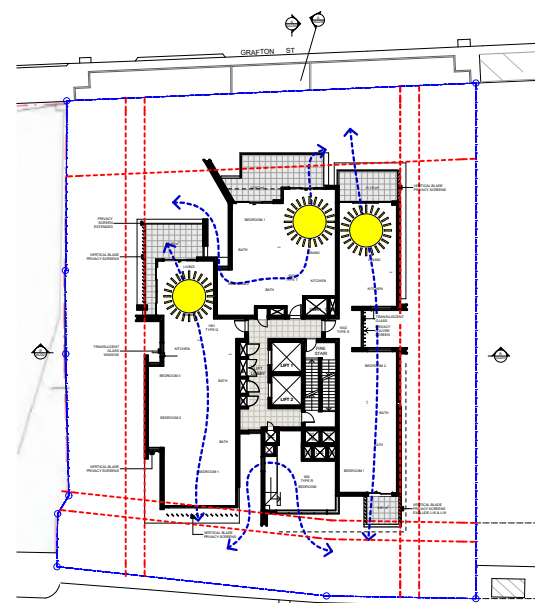
L5 UNITS RECEIVE SUNLIGHT: 3  
UNITS RECEIVE VENTILATION: 4



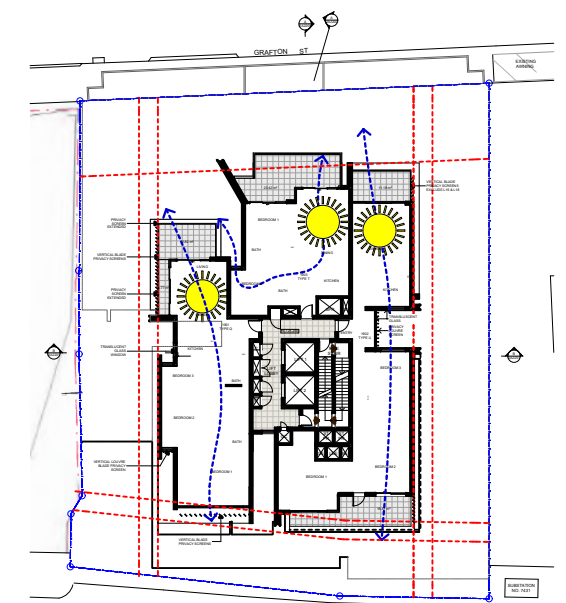
L6 UNITS RECEIVE SUNLIGHT: 3  
UNITS RECEIVE VENTILATION: 4



L7 UNITS RECEIVE SUNLIGHT: 3  
UNITS RECEIVE VENTILATION: 3



L8 - L16 UNITS RECEIVE SUNLIGHT: 3  
UNITS RECEIVE VENTILATION: 3.5



L17 UNITS RECEIVE SUNLIGHT: 3  
UNITS RECEIVE VENTILATION: 3

| ADG COMPLIANCE SUMMARY |                                                                |          |          |          |
|------------------------|----------------------------------------------------------------|----------|----------|----------|
|                        |                                                                | PROPOSED | REQUIRED |          |
|                        | TOTAL NUMBER OF UNITS                                          | 78       |          |          |
|                        | NUMBER OF UNITS FOR FIRST 10 LEVELS (L1-L9)                    | 51       |          |          |
| 1                      | NUMBER OF UNITS RECEIVING 3HRS SUNLIGHT ON 21ST JUNE           | 59       | 75.6%    | MIN. 70% |
| 2                      | NUMBER OF CROSS VENTILATED UNITS FOR FIRST 10 LEVELS (L1 - L9) |          |          |          |
|                        | OPT 1- NATURAL MOVEMENT (BLUE ARROW)                           | 32       | 62.7%    | MIN. 60% |
|                        | OPT 2- CEILING PLENUM (RED ARROW)                              | 33       | 64.7%    | MIN. 60% |
| 3                      | NUMBER OF TOTAL CROSS VENTILATED UNITS (L1 - L17)              |          |          |          |
|                        | OPT 1- NATURAL MOVEMENT (BLUE ARROW)                           | 59       | 75.6%    | MIN. 60% |
|                        | OPT 2- CEILING PLENUM (RED ARROW)                              | 57       | 73.1%    | MIN. 60% |
| 4                      | NUMBER OF SOUTH FACING UNITS                                   | 9        | 11.5%    | MAX. 15% |



## LEGEND

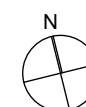
UNITS RECEIVING 3HRS SUNLIGHT



MOVEMENT OF WIND IN  
CROSS VENTILATED UNITS



MOVEMENT OF WIND IN CROSS VENTILATED  
UNITS THROUGH CEILING PLENUM



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ABN 77 010 924 106  
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| ID  | CHANGE REGISTER                               |            |
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| B   | DA AMENDMENTS AS PER COUNCIL LETTER 01MAY2018 | 01/08/2018 |
| C   | DA AMENDMENTS                                 | 22/11/2018 |

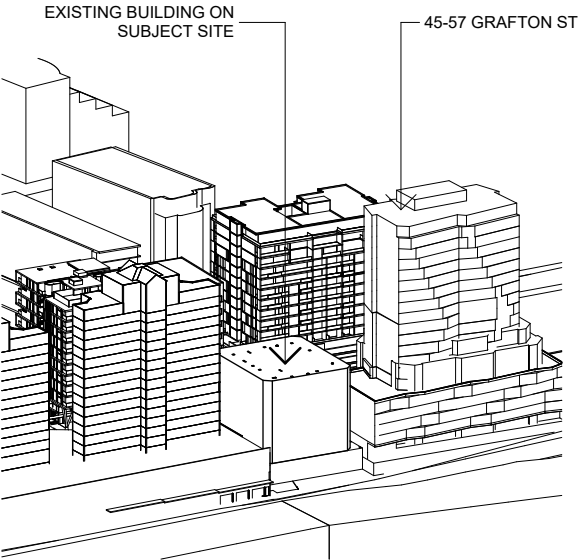
PROJECT: MIXED USE DEVELOPMENT  
PROJECT ADDRESS: 59-75 GRAFTON ST, BONDI JUNCTION  
CLIENT: CLYGEN PTY LTD  
DRAWING: ADG COMPLIANCE SUMMARY

PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
DRAWING NO: REV:  
PLOTTED: 7/12/2018

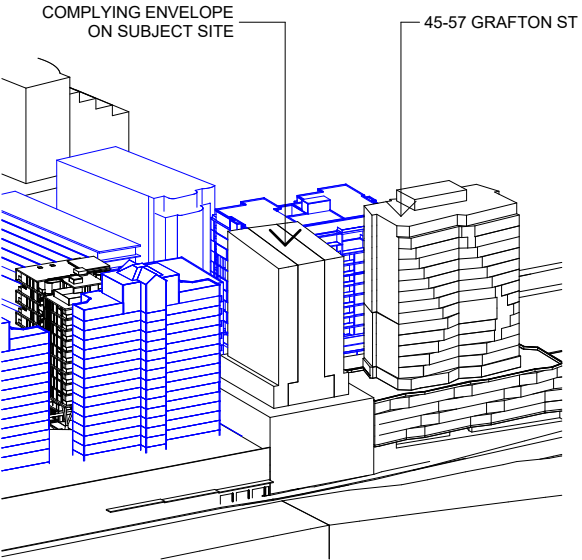
**DA9200 C**



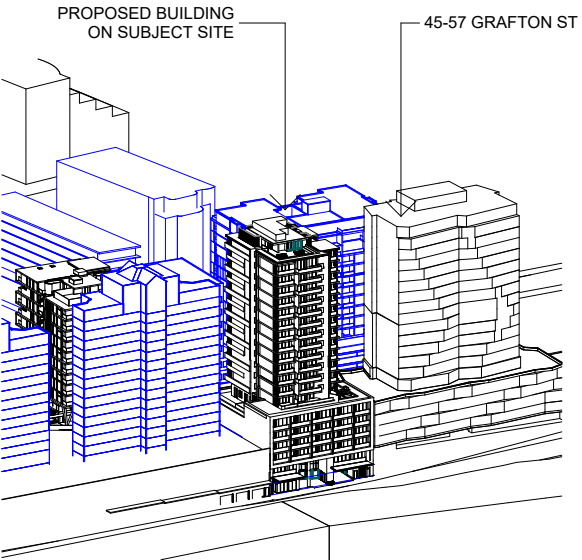
| Legend      |          | 9AM - 3PM                    |                   |       |       |       |       |       | Ventilation |      |
|-------------|----------|------------------------------|-------------------|-------|-------|-------|-------|-------|-------------|------|
| 1           |          | SUNLIGHT TO WINDOW & BALCONY |                   |       |       |       |       |       |             |      |
| 1           |          | NATURAL VENTILATION TO UNIT  |                   |       |       |       |       |       |             |      |
| Floor level | Unit no. | Orientation                  | HOURS OF DAYLIGHT |       |       |       |       |       |             | unit |
|             |          |                              | 9:00              | 10:00 | 11:00 | 12:00 | 13:00 | 14:00 | 15:00       |      |
| 1           | 300      | W                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 301      | S-W                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 302      | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 0    |
|             | 303      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
|             | 304      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 305      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 306      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 2           | 307      | N-S                          | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
|             | 400      | W                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 401      | S-W                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 402      | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 0    |
|             | 403      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 404      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 405      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 3           | 406      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 407      | N-S                          | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
|             | 500      | W                            | 0                 | 0     | 0     | 0     | 1     | 0     | 0           | 1    |
|             | 501      | S-W                          | 0                 | 0     | 0     | 0     | 1     | 0     | 0           | 1    |
|             | 502      | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 0    |
|             | 503      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
|             | 504      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
| 4           | 505      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 506      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 507      | N-S                          | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 600      | S-W                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 601      | S-W                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 602      | S-E                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 603      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
| 5           | 604      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 605      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 606      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 607      | N-S                          | 0                 | 1     | 1     | 1     | 1     | 1     | 0           | 5    |
|             | 700      | S-W                          | 0                 | 0     | 0     | 1     | 1     | 1     | 0           | 3    |
|             | 701      | S-W                          | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 702      | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
| 6           | 703      | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 704      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 801      | N-W-S                        | 0                 | 0     | 0     | 1     | 1     | 1     | 0           | 3    |
|             | 802      | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 7           | 803      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 901      | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
|             | 902      | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 903      | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 8           | 904      | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1001     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
|             | 1002     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1003     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 9           | 1101     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
|             | 1102     | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 1103     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1104     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 10          | 1201     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
|             | 1202     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1303     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1301     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 11          | 1302     | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 1303     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1304     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1401     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 12          | 1402     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1403     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1501     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 13          | 1502     | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 1503     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1504     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1601     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 14          | 1602     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1603     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1701     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 15          | 1702     | S                            | 0                 | 0     | 0     | 0     | 0     | 0     | 0           | 1    |
|             | 1703     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1704     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1801     | N-W-S                        | 0                 | 0     | 1     | 1     | 1     | 1     | 1           | 5    |
| 16          | 1802     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1803     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1901     | N-W-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             | 1902     | N-E-S                        | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
| 17          | 1903     | N                            | 0                 | 1     | 1     | 1     | 1     | 1     | 1           | 6    |
|             |          |                              |                   |       |       |       |       |       |             |      |
| Total       |          |                              | 59                |       |       |       |       |       |             | 59   |



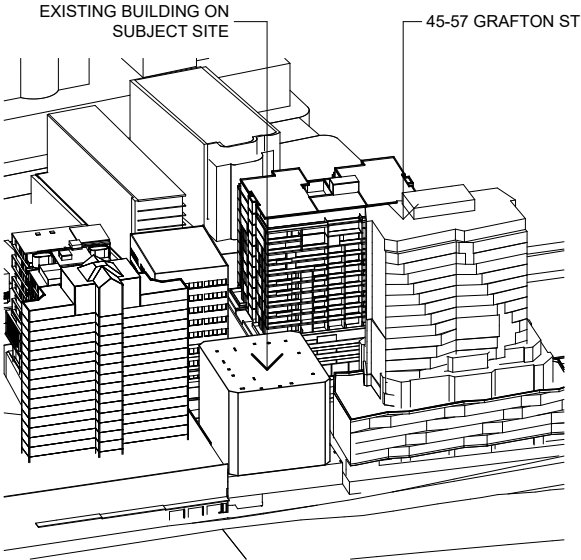
EXISTING BUILDINGS  
SUN EYE VIEW AT 9AM



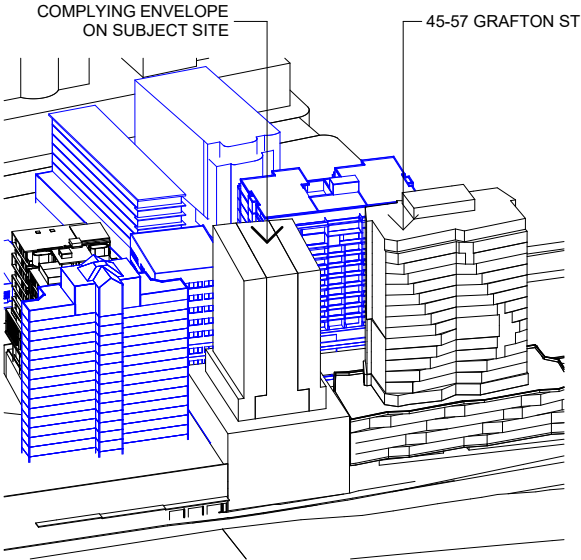
COMPLYING ENVELOPE  
SUN EYE VIEW AT 9AM



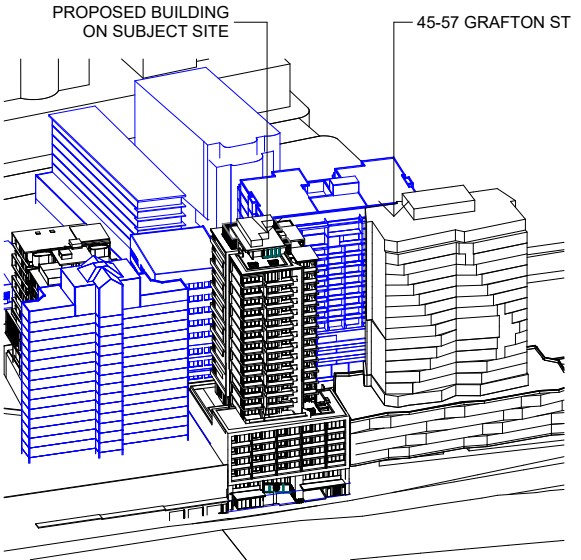
PROPOSED BUILDING  
SUN EYE VIEW AT 9AM



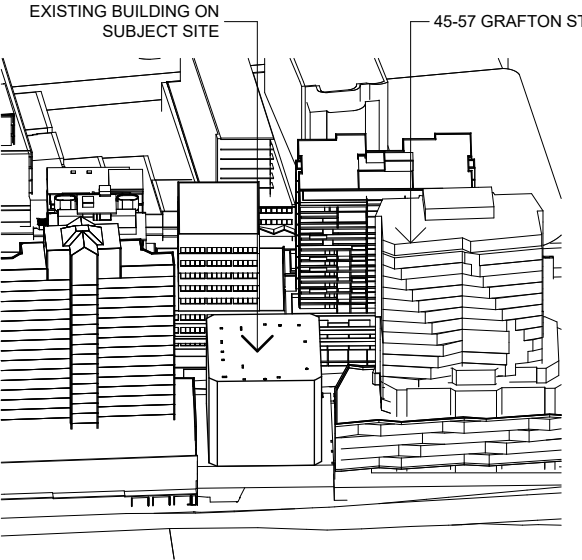
EXISTING BUILDINGS  
SUN EYE VIEW AT 10AM



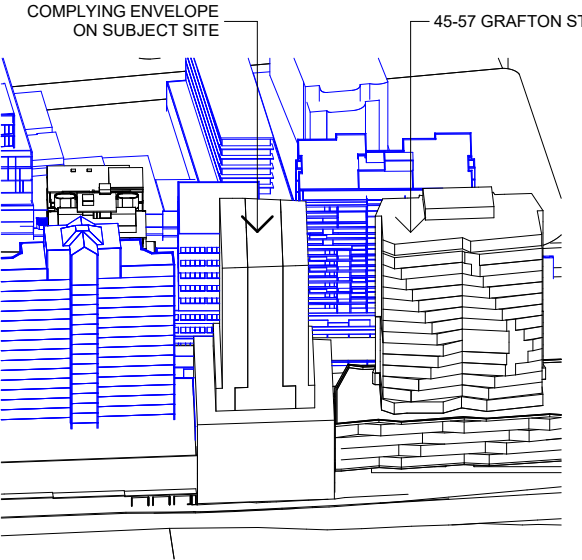
COMPLYING ENVELOPE  
SUN EYE VIEW AT 10AM



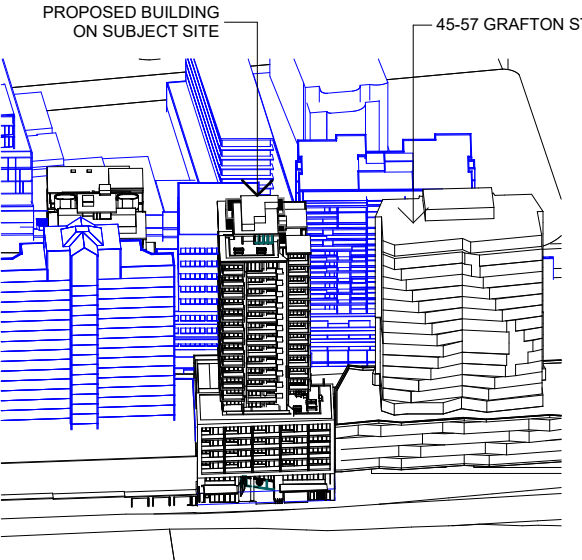
PROPOSED BUILDING  
SUN EYE VIEW AT 10AM



EXISTING BUILDINGS  
SUN EYE VIEW AT 11AM



COMPLYING ENVELOPE  
SUN EYE VIEW AT 11AM



PROPOSED BUILDING  
SUN EYE VIEW AT 11AM

| 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 |

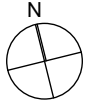
COTTEEPARKER  
JPR  
SYDNEY  
Level 4, 50 Stanley Street  
East Sydney NSW 2010  
T 61 2 9366 1133  
COTTEEPARKERARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

PROJECT: MIXED USE DEVELOPMENT  
PROJECT ADDRESS: 59-75 GRAFTON ST, BONDI JUNCTION  
CLIENT: CLYGEN PTY LTD  
DRAWING: SUN EYE VIEW/ SOLAR ACCESS 01

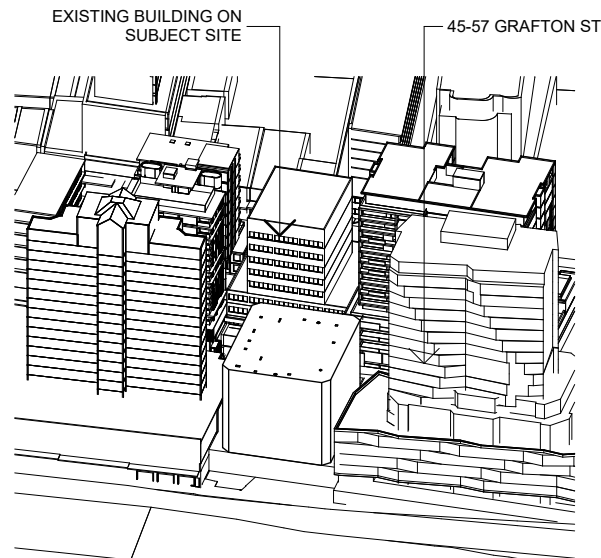
PROJECT NO: 2015069  
DRAWN BY: YS/DU  
SCALE: @A3  
PLOTTED: 7/12/2018  
REV:

DA9201 C

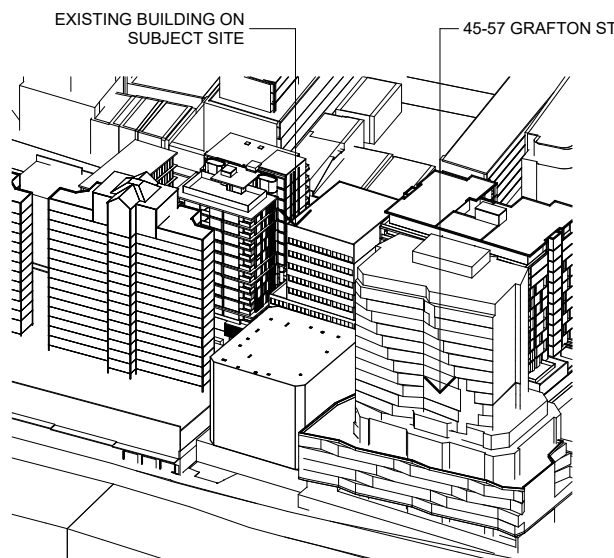
# SUN EYE VIEW/ SOLAR ACCESS 01



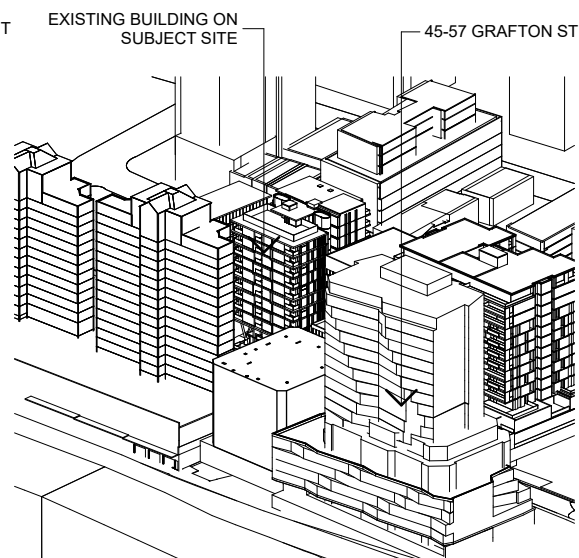




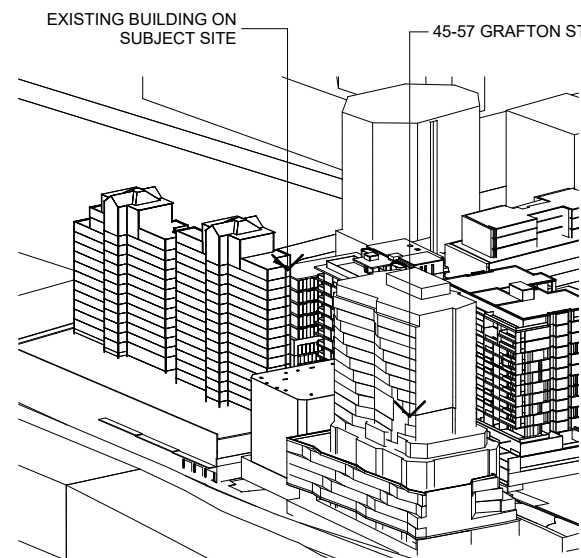
**EXISTING BUILDINGS  
SUN EYE VIEW AT 12PM**



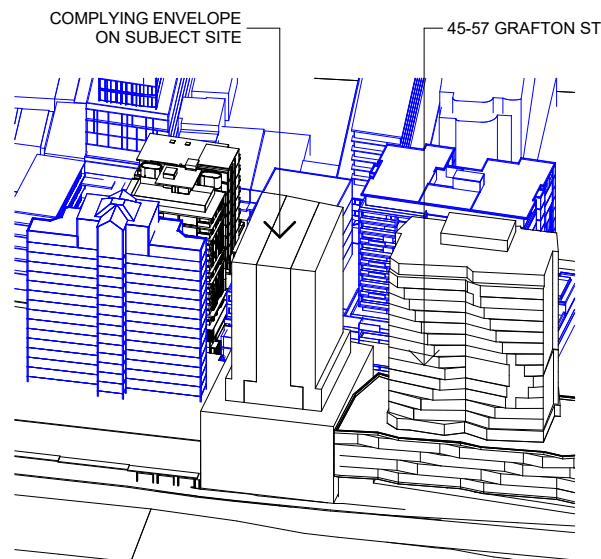
**EXISTING BUILDINGS  
SUN EYE VIEW AT 1PM**



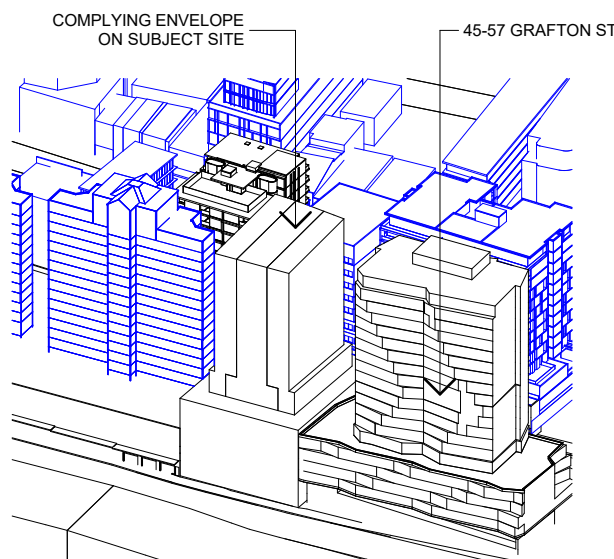
**EXISTING BUILDINGS  
SUN EYE VIEW AT 2PM**



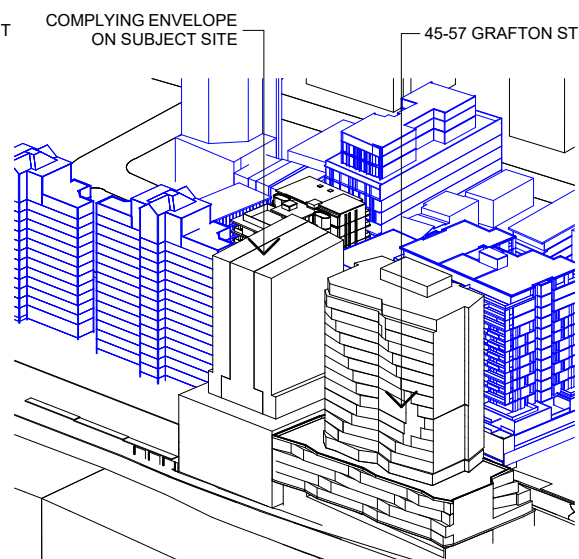
**EXISTING BUILDINGS  
SUN EYE VIEW AT 3PM**



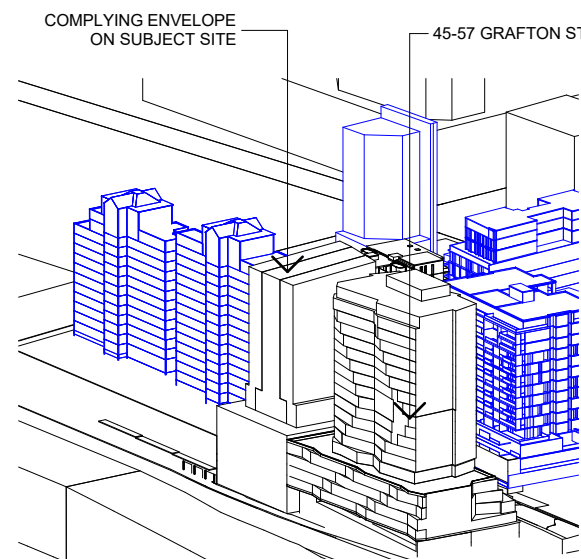
**COMPLYING ENVELOPE  
SUN EYE VIEW AT 12PM**



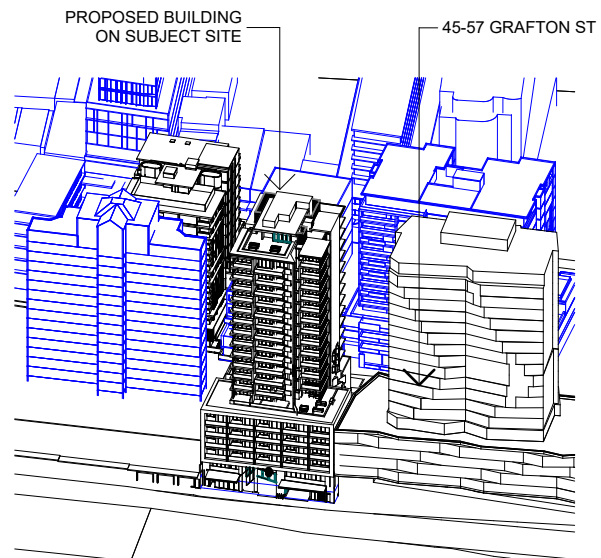
**COMPLYING ENVELOPE  
SUN EYE VIEW AT 1PM**



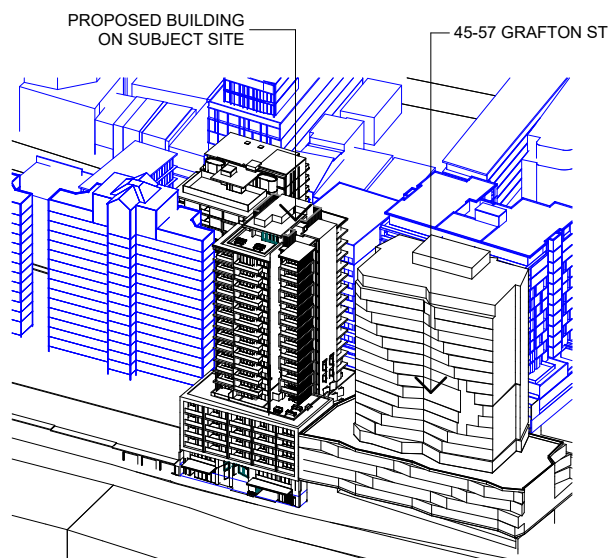
**COMPLYING ENVELOPE  
SUN EYE VIEW AT 2PM**



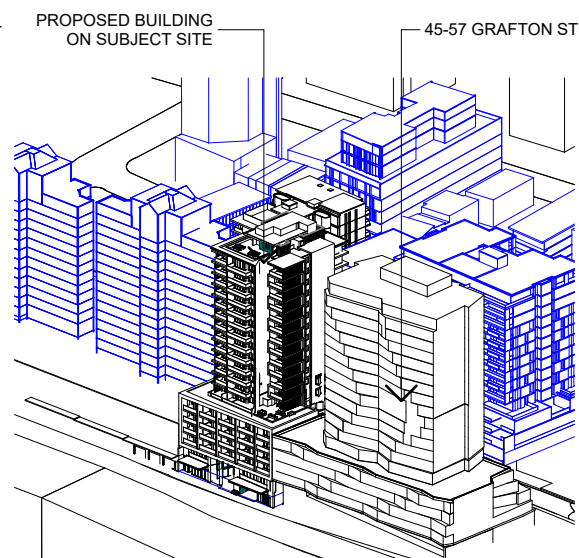
**COMPLYING ENVELOPE  
SUN EYE VIEW AT 3PM**



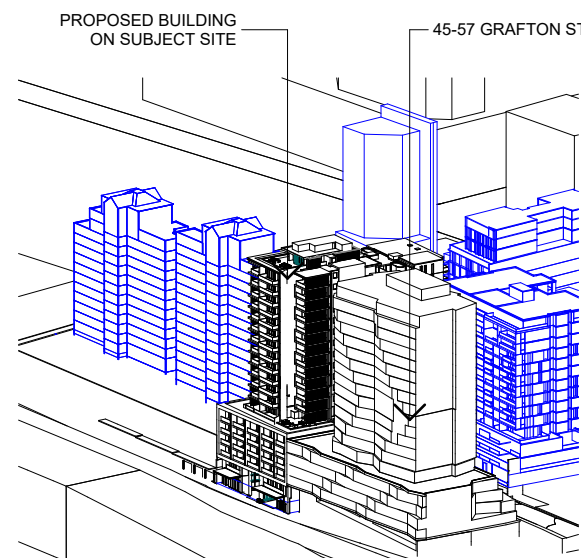
**PROPOSED BUILDING  
SUN EYE VIEW AT 12PM**



**PROPOSED BUILDING  
SUN EYE VIEW AT 1PM**



**PROPOSED BUILDING  
SUN EYE VIEW AT 2PM**



**PROPOSED BUILDING  
SUN EYE VIEW AT 3PM**

## SUN EYE VIEW/ SOLAR ACCESS 02

| 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 |

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 COTTEEPARKERARCHITECTS 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: **SUN EYE VIEWS / SOLAR ACCESS 02**

PROJECT NO: 2015069  
 DRAWN BY: YS/DU  
 SCALE: NTS @A3  
 DRAWING NO: REV:  
 PLOTTED: 7/12/2018

**DA9202 C**