

Attachment C2

**Urban Design Report (Part 2 of 2) – 85-93
Commonwealth Street, Surry Hills**

“BETTER PLACED” REVIEW

VIEW FROM HUNT STREET

GANSW - Better Placed

Review and integration of “Better Placed” into the Proposal ensures that the development and policy outcomes it seeks to change presents a considered and robust approach that aligns with the seven objectives set out in Better Placed. In doing so, the proposal adopts a process of early integration, connection, and collaboration between design, planning and development. Furthermore, the policy and design outcomes proposed demonstrates an understanding of place, through research, analysis, precedent analysis, as well as alternative design solutions. An assessment of the proposed built form against the seven objectives in Better Placed is provided below.

1. **Better fit – contextual, local and of its place.**
 - The proposal responds to the existing topography of the site, surrounding structures, as well as the buildings history.
 - An allowance for new urban components to be balanced by the retention and enhancement of the existing building and surrounding natural and built form elements.
 - Proposed massing takes guidance from the building footprint, as well as the height and massing of adjacent buildings to the north (i.e., 79-83, 46 and 69 Commonwealth Street).
 - The proposal will provide opportunities for a contemporary urban form that retains and reinforces the historic building and city structure.
 - The proposal provides an opportunity to enhance the qualities and distinctive characteristics of this area of Surry Hills established by other developments, both constructed and approved.
 - The proposal will provide further richness, diversity and quality to the local precinct by proving diversity in architecture and land uses.
 - Rooftop open space is incorporated to enhance natural elements across the site, activation at elevated levels, and to promote the scenic qualities of the site established by the surrounding topography.
2. **Better performance - sustainable, adaptable and durable.**
 - Sustainability and resilience against climate change is achievable through the implementation of design standards established through state and local controls.
 - The proposal presents new opportunities for ecologically sustainable development (ESD) principles and outcomes to be incorporated into the site.
3. **Better for community - inclusive, connected and diverse.**
 - The Proposal through the provision of new employment floorspace will allow for improved diversity in the offering of commercial uses.
 - The intensification of commercial uses will provide an economic framework that supports engaging places and resilient communities.
 - Access though walking, cycling and public transport is promoted with the aim of reducing private car usage and in turn reducing traffic impacts, air pollution and transport costs.
4. **Better for people - safe, comfortable and liveable.**
 - New employment floorspace and the addition of a rooftop area will improve the building's ability to provide improved internal air quality, access to views, and natural light to support safe, comfortable and enjoyable experience for tenants.
 - The proposal provides an opportunity for the retention and upgrade of the existing building to ensure its longevity to an existing building whilst minimising the need for its replacement.
 - that it lasts longer as valuable part of the city's existing building stock, minimising the need for its replacement.
5. **Better working - functional, efficient and fit for purpose.**
 - The proposal will ensure the building is able to maximise its functionality and performance, supporting existing and future commercial uses in an optimal and efficient manner than what is currently available.
 - The proposal will ensure the building is able to adapt to the changing needs of commercial markets and existing tenants.
 - Improvements in the design and function of commercial floor space will support enhanced productivity and the effectiveness for organisations who use this space.
6. **Better value - creating and adding value.**
 - The proposal seeks to take advantage of its location, leveraging on the existing characteristics and qualities of the site to increase social, economic, and environmental benefits to the existing and future tenants as well as the wider community.
 - This is realised through the adaptation and incorporation of good design, effective materials and construction methods to protect and enhance the buildings value.
 - The proposal provides the impetus for change and implementation of good design in a location that showcases the City's support and encouragement of good design in the locality and neighbouring Surry Hills area.
7. **Better look and feel - engaging, inviting and attractive.**
 - A key feature of the Proposal is its location and setting in a prominent corner location which is enhanced by a topography that varies and changes around the site. These elements create a visual setting that has guided the proposal and the design options presented.
 - Built form will complement this urban landscape allowing for an urban setting that is diverse and proportionate in scale to the surrounding built and natural environment.
 - The proposal presents a significant intervention into the built environment that can provide energy and interest into the local streetscape, encouraging visitors, activity and enjoyment of the public domain that surrounds the site.
 - The proposal provides opportunities for contemporary design that will contribute to the rich and diverse urban setting that has been created by existing and proposed developments along Commonwealth Street and within the surrounding area.
 - The proposal utilises the site's location to present a future built form outcome that is visually attractive and engaging to tenants and the wider community, and ultimately landmarking the building and the site.

9.0 Structural Engineering Report

PO Box 942
Strawberry Hills 2012
M 0411 258 419
E richard@richardgreenconsulting.com.au

RICHARD GREEN CONSULTING

17 October 2022

Surry Hills Pty Ltd

Attention: Leon Fink / Brian Zulaikha

TO WHOM IT MAY CONCERN

**Alterations and Additions to
85-93 Commonwealth Street, Surry Hills**

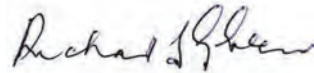
The additions to the existing building are shown in the drawings prepared by Brian Zulaikha Architects. The existing building is a timber building, concrete pads footings and brick stair cores.

There are drawings, that show the existing structure. A latter extension consisting of the foyer, lift and stair core is concrete. The building is presently occupied which made it difficult to investigate every column and footings and all areas of the timber floor. However, we could access some columns and footings. We determined the extent of the timber deterioration. The timber was checked for rot and insect activity.

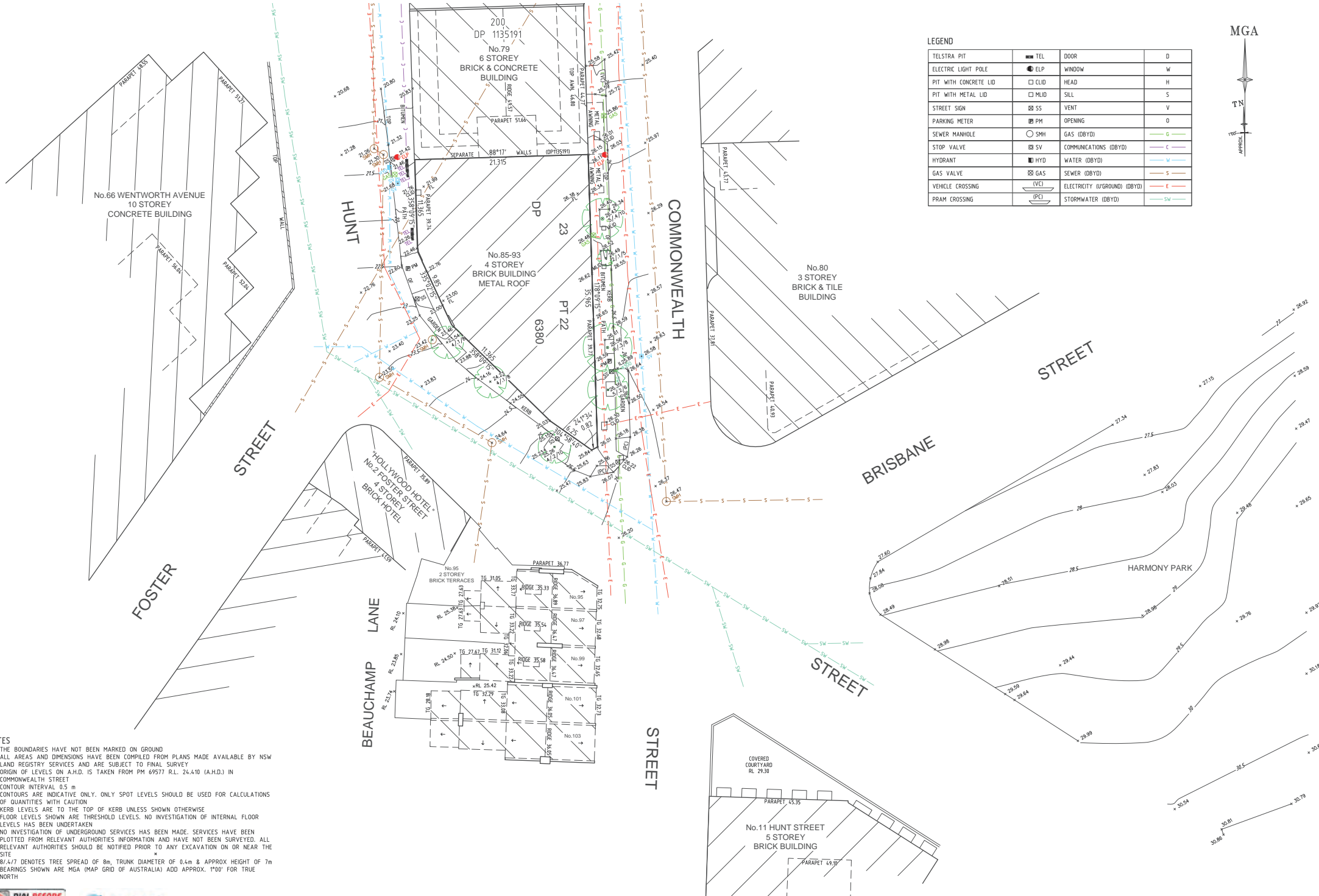
We have investigated the existing structure and have taken into account the deterioration of the timber, are of the opinion that the additional floors shown on the architects drawings can be added to the existing building provided the new floors are lightweight. That is steel and bondek and there are no heavy loads are on the roof. The stair and lift core walls need to be extended up.

There will be the need to further investigate all the footings and the timber as they were inaccessible. It will be necessary to do some remedial work on the building, but this will not prevent the additions to the building.

Yours sincerely

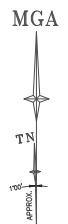


Richard Green
BE (Hons) M Eng Sc FIE Aust



LEGEND

TELSTRA PIT	TEL	DOOR	D
ELECTRIC LIGHT POLE	ELP	WINDOW	W
PIT WITH CONCRETE LID	CLID	HEAD	H
PIT WITH METAL LID	MLID	SILL	S
STREET SIGN	SS	VENT	V
PARKING METER	PM	OPENING	O
SEWER MANHOLE	SMH	GAS (DBYD)	G
STOP VALVE	SV	COMMUNICATIONS (DBYD)	C
HYDRANT	HYD	WATER (DBYD)	W
GAS VALVE	GAS	SEWER (DBYD)	S
VEHICLE CROSSING (VC)		ELECTRICITY (U/GROUND) (DBYD)	E
PRAM CROSSING (PC)		STORMWATER (DBYD)	SW



NOTES

THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
 ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY NSW LAND REGISTRY SERVICES AND ARE SUBJECT TO FINAL SURVEY
 ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM PM 69577 R.L. 24.410 (A.H.D.) IN COMMONWEALTH STREET
 CONTOUR INTERVAL 0.5 m
 CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

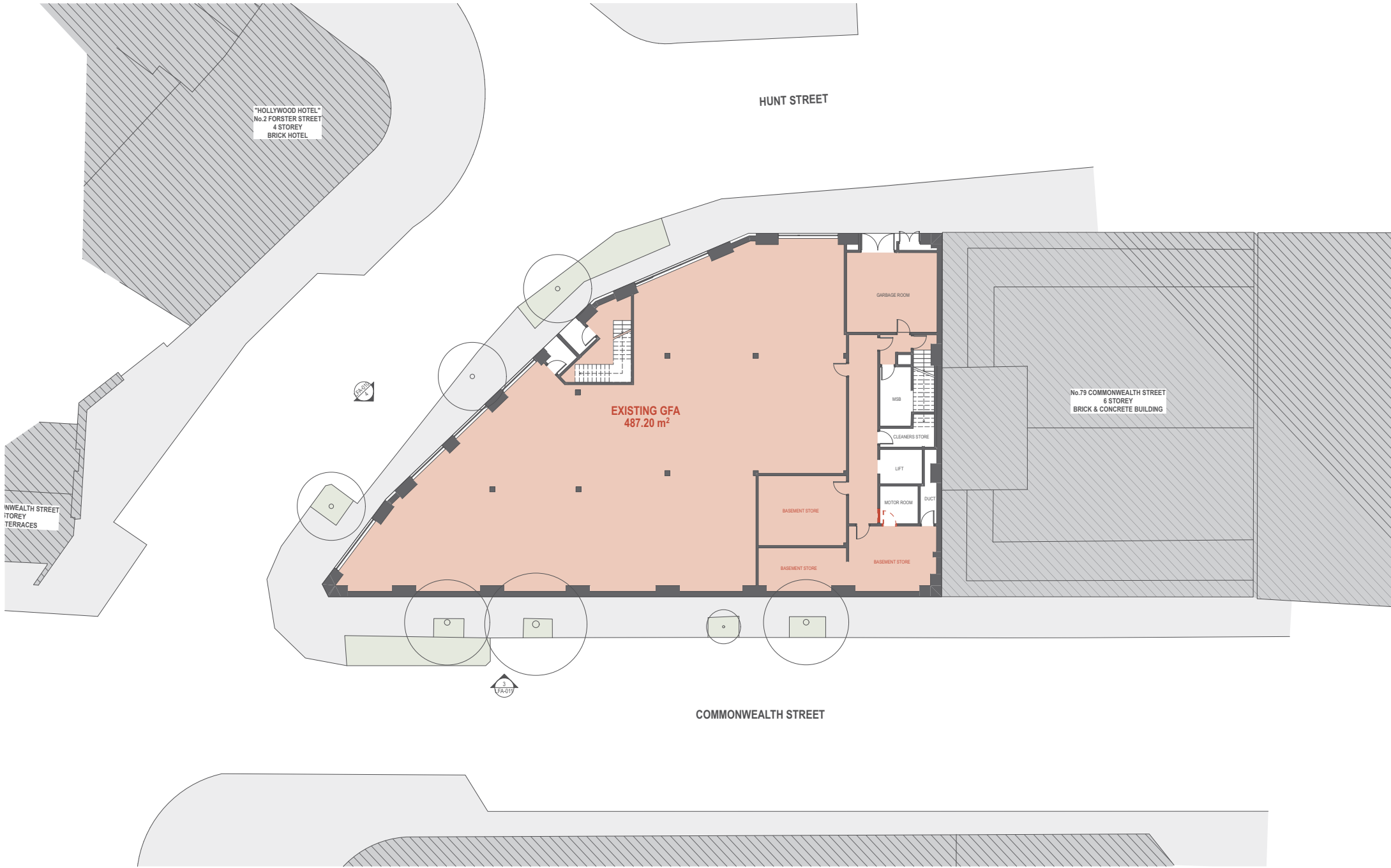
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G	00/00/00	--	00	C	00/00/00	--	00
F	00/00/00	--	00	B	07/07/21	ELEVATIONS ADDED FOR 95-101 COMMONWEALTH ST	003
E	00/00/00	--	00	A	11/01/20	ELEVATIONS ADDED	002



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:

Client: SURRY HILLS PTY LTD
 Drawing title: PLAN OF DETAIL AND LEVELS OVER LOTS 22 & 23 IN DP 6380, KNOWN AS 85-93 COMMONWEALTH STREET.
 datum AHD
 site Area 570.9m²
 reference number 29230 002
 scale 1:200
 date of sur 30/10/21





EXISTING/DEMOLITION GA PLAN - BASEMENT
1:100

DATE	REV	DESCRIPTION

NOTES:
Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Brian Zulalkha Architect NSW reg. no. 2791, and must not be reproduced or copied wholly or in part without written permission of Brian Zulalkha Architect.

PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Bathurst East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE: EXISTING/DEMOLITION PLANS-BASEMENT

SCALES: 1:100

PHASE: PP

DRAWING NO: A-010

PROJECT NO: 201205

DRAWN BY: CW

CHECKED: BZ

DATE: 25.10.2021

REV:

PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Bathurst East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE: EXISTING/DEMOLITION PLANS-BASEMENT

SCALES: 1:100

PHASE: PP

DRAWING NO: A-010

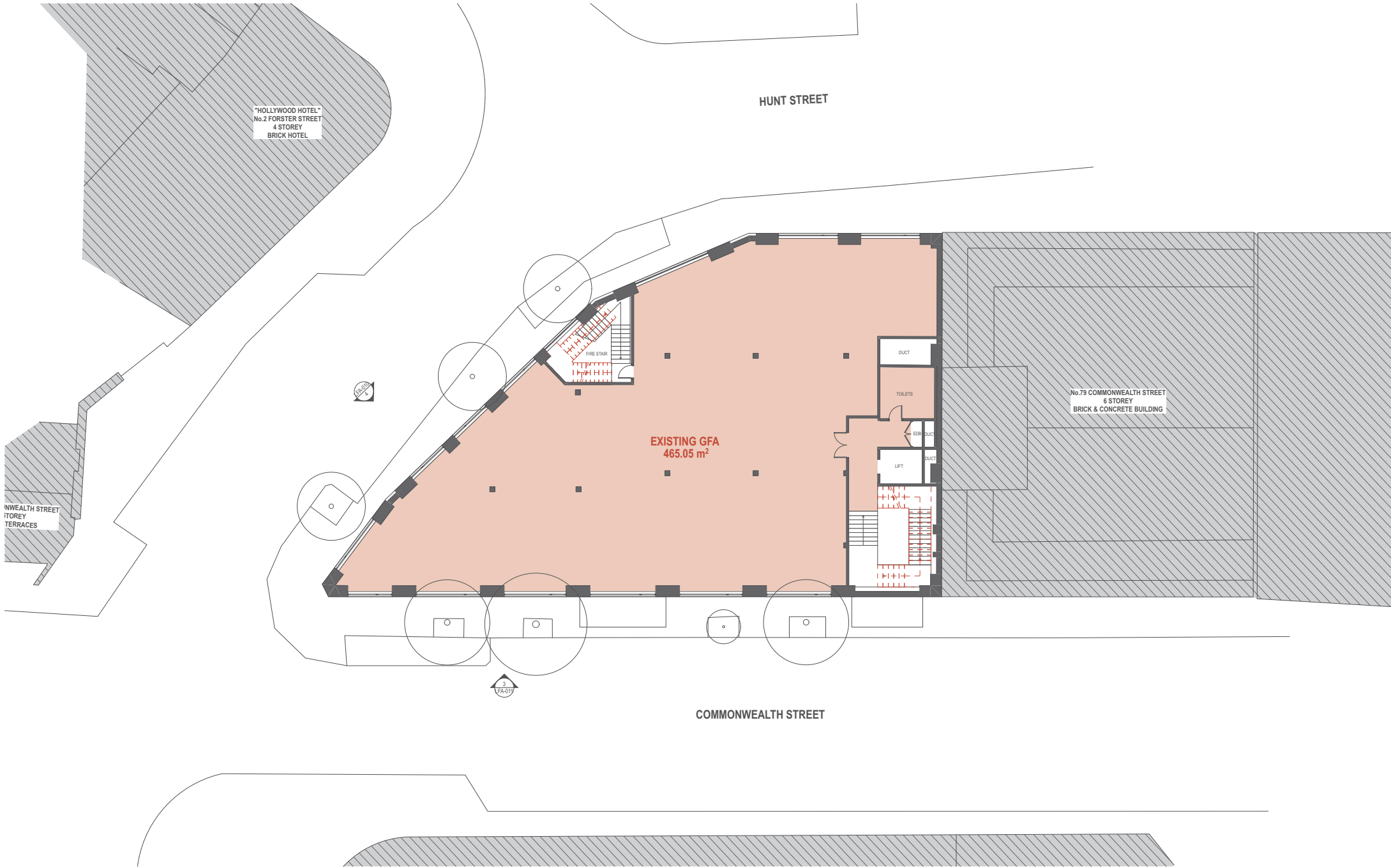
PROJECT NO: 201205

DRAWN BY: CW

CHECKED: BZ

DATE: 25.10.2021

REV:



EXISTING/DEMOLITION GA PLAN - LEVEL 1
1:100

DATE	REV	DESCRIPTION

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NSW Reg No. 2791
EMAIL: brian@bzg.com.au

PROJECT NO: 201205

DRAWING TITLE: EXISTING/DEMOLITION PLANS- LEVEL 1

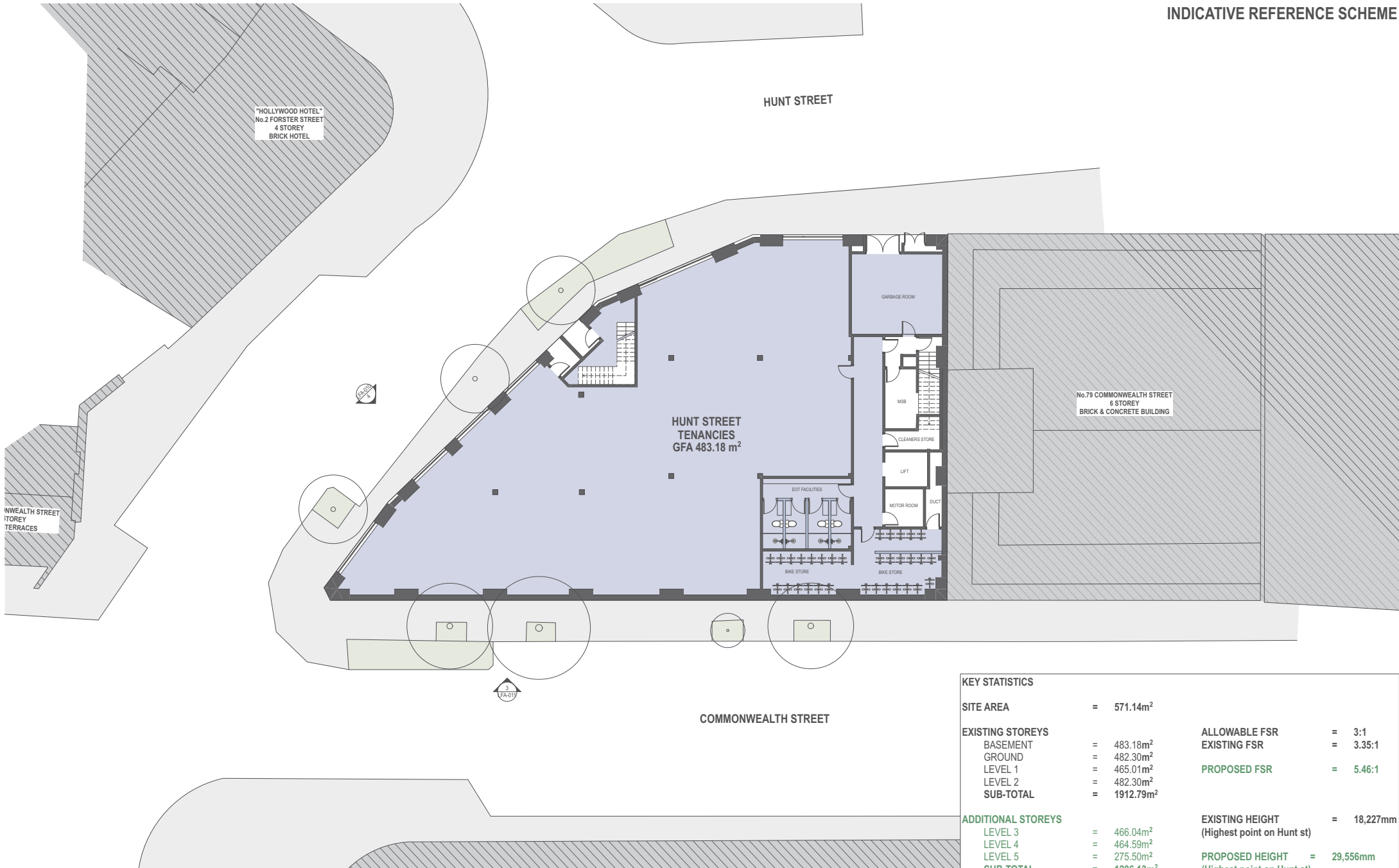
SCALES: PP

PHASE: PP

DRAWING NO: A-012

REVISIONS: REV

DRAWN BY	CW
CHECKED	BZ
DATE	25.10.2021
REV	

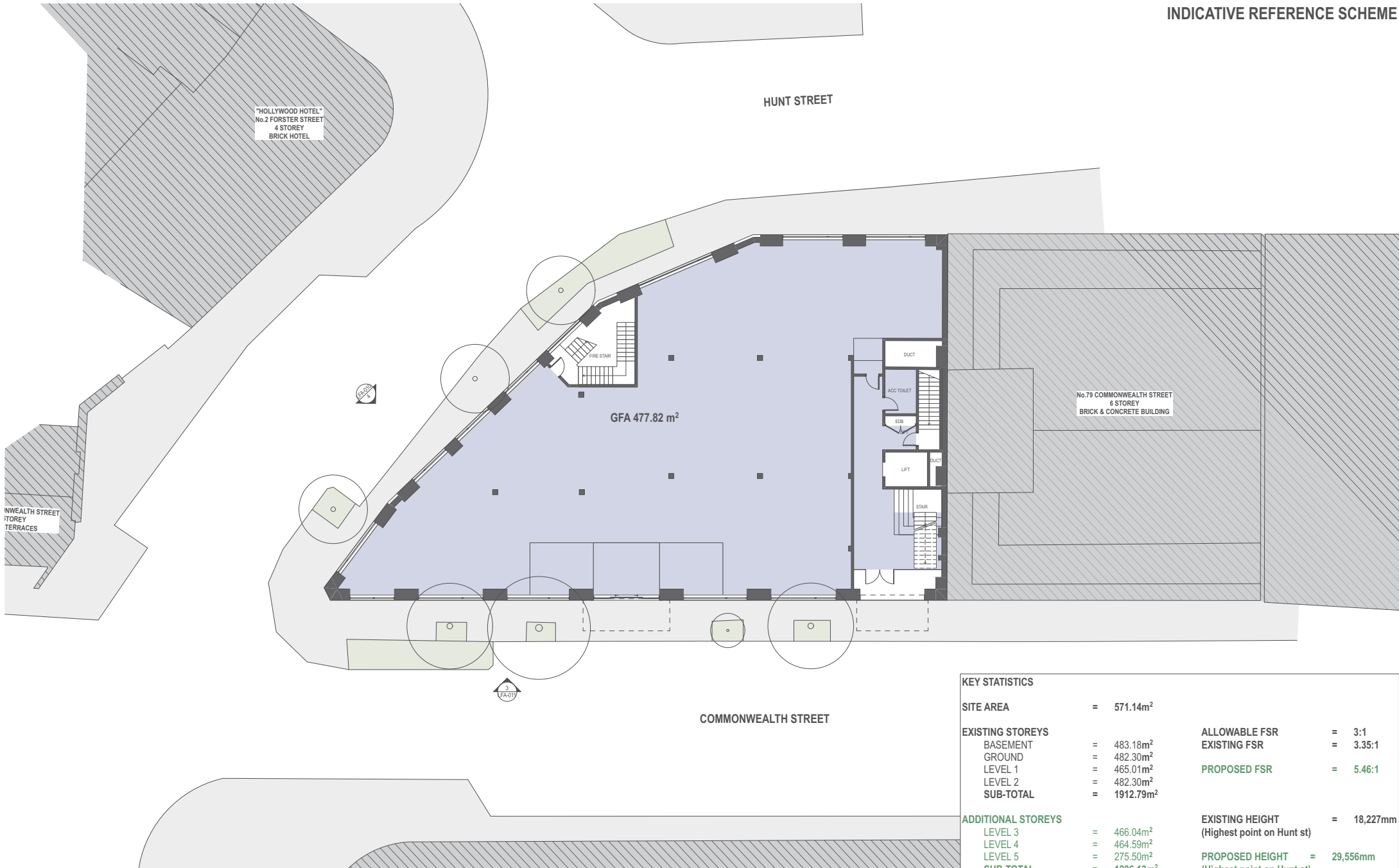


KEY STATISTICS			
SITE AREA	=	571.14m ²	
EXISTING STOREYS			ALLOWABLE FSR = 3:1
BASEMENT	=	483.18m ²	EXISTING FSR = 3.35:1
GROUND	=	482.30m ²	PROPOSED FSR = 5.46:1
LEVEL 1	=	465.01m ²	
LEVEL 2	=	482.30m ²	
SUB-TOTAL	=	1912.79m²	
ADDITIONAL STOREYS			EXISTING HEIGHT = 18,227mm
LEVEL 3	=	466.04m ²	(Highest point on Hunt st)
LEVEL 4	=	464.59m ²	PROPOSED HEIGHT = 29,556mm
LEVEL 5	=	275.50m ²	(Highest point on Hunt st)
SUB-TOTAL	=	1206.13m²	
GFA TOTAL	=	3118.92m²	

1 BASEMENT GFA PLAN 1:100

DATE	REV	DESCRIPTION	NOTES
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PROJECT: COMMONWEALTH STREET	ARCHITECT: BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@bzg.com.au	DRAWING TITLE: BASEMENT PLAN	DRAWN BY: CW
	PROJECT NO: 201205	SCALES: 1:100	DATE: 25.10.2021
		PHASE: PP	DRAWING NO: A-010

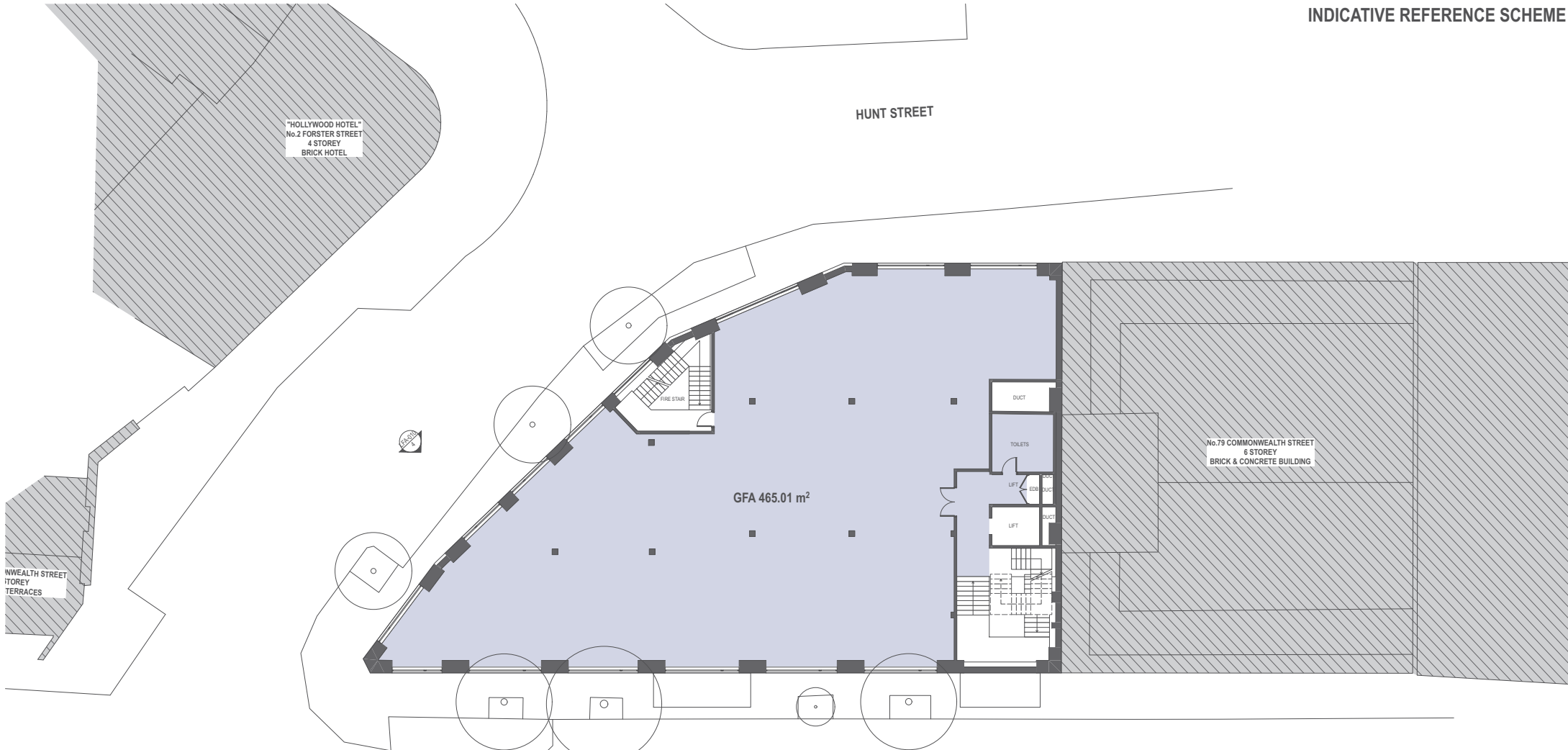


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1 GROUND FLOOR GFA PLAN 1:100

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	PROJECT NO.: 201205	SCALES	CHECKED BZ
		PHASE PP	DATE 25.10.2021
		DRAWING NO A-011	REV



GFA 465.01 m²

WELFARE STREET TOWNHOUSE TERRACES

"HOLLYWOOD HOTEL"
No. 2 FORSTER STREET
4 STOREY
BRICK HOTEL

No. 79 COMMONWEALTH STREET
6 STOREY
BRICK & CONCRETE BUILDING

COMMONWEALTH STREET

HUNT STREET

KEY STATISTICS			
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GFA TOTAL	=	3118.92m²	

1 GFA PLAN - LEVEL 1
1:100

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT
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EMAIL: brian@bzg.com.au

PROJECT NO: 201205

DRAWING TITLE: LEVEL 1 PLAN

SCALES: PP

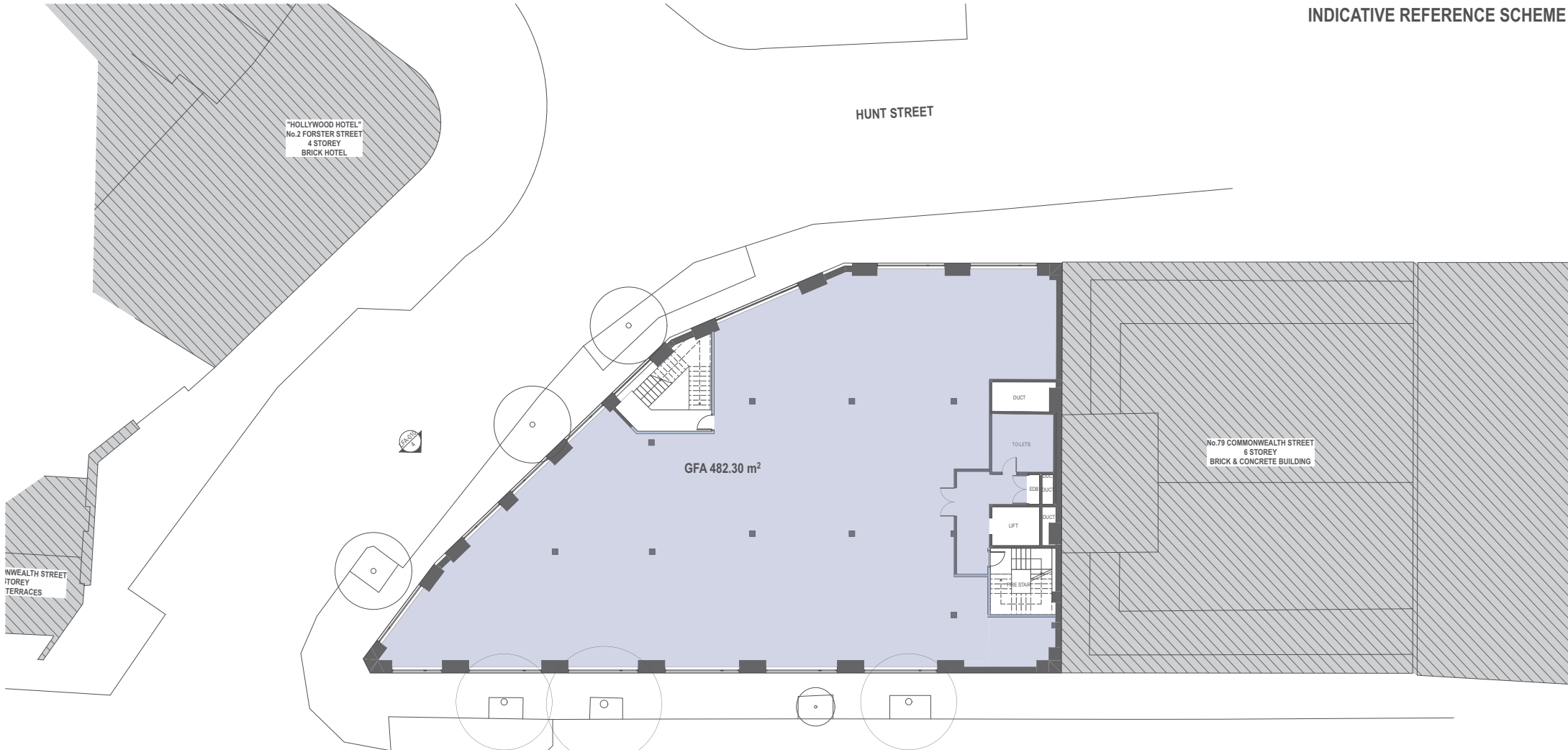
DRAWING NO: A-012

DRAWN BY: CW

CHECKED: BZ

DATE: 25.10.2021

REV: PP



WWEALTH STREET
TORY
TERRACES

"HOLLYWOOD HOTEL"
No.2 FORSTER STREET
4 STOREY
BRICK HOTEL

HUNT STREET

No.79 COMMONWEALTH STREET
6 STOREY
BRICK & CONCRETE BUILDING

GFA 482.30 m²

COMMONWEALTH STREET

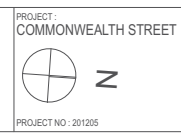
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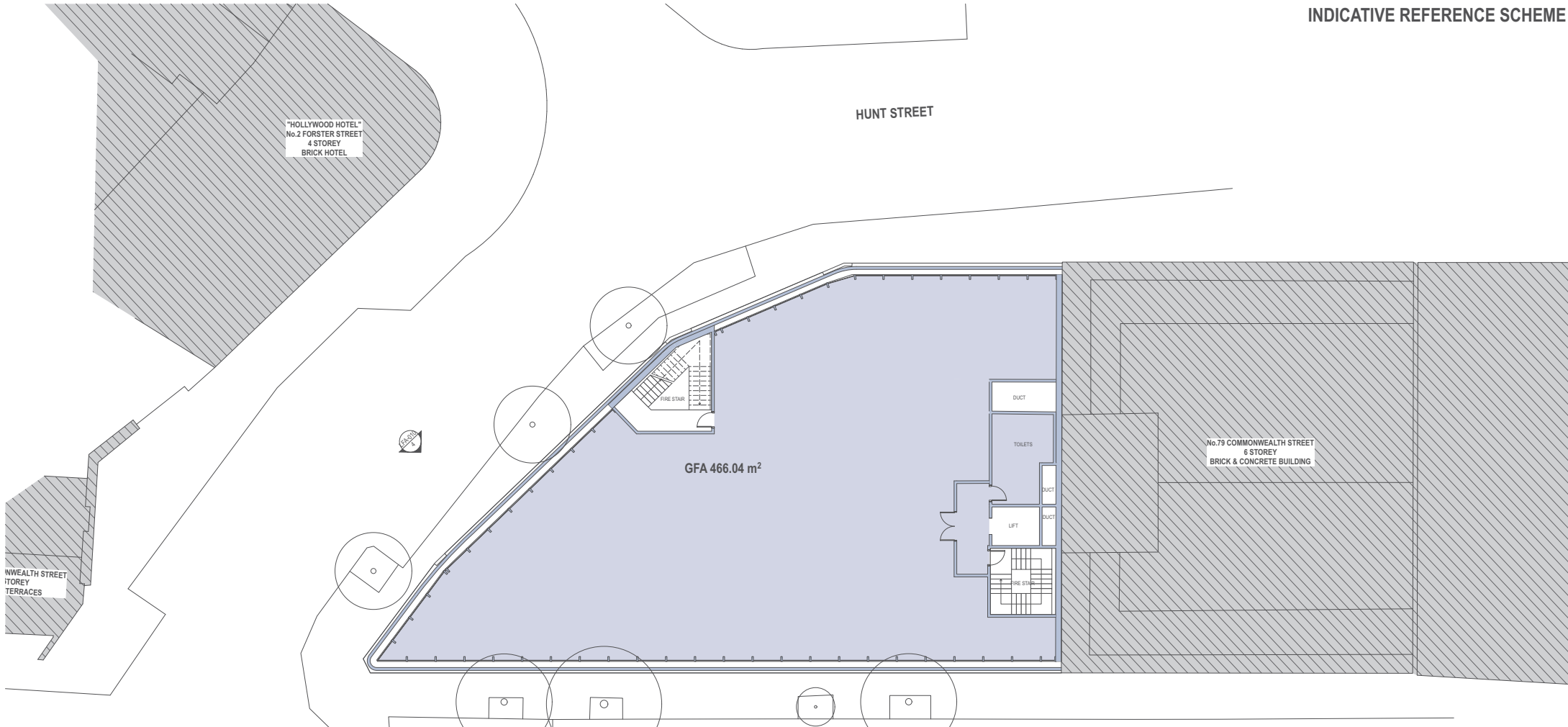
1 LEVEL 2 GFA PLAN
1:100

DATE	REV	DESCRIPTION:

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PROJECT NO.: 201205	SCALES PP	DATE 25.10.2021	CHECKED BZ
	DRAWING NO A-013	REV	





GFA 466.04 m²

"HOLLYWOOD HOTEL"
No. 2 FORSTER STREET
4 STOREY
BRICK HOTEL

No. 79 COMMONWEALTH STREET
6 STOREY
BRICK & CONCRETE BUILDING

COMMONWEALTH STREET
TERRACES

HUNT STREET

COMMONWEALTH STREET

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GFA TOTAL	=	3118.92m²	

1 LEVEL 3 GFA PLAN
1:100

DATE	REV	DESCRIPTION

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ARCHITECT
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 NSW Reg No. 2791
 EMAIL: brian@bzg.com.au

PROJECT:
COMMONWEALTH STREET

DRAWING TITLE
LEVEL 3 PLAN

SCALE
 1:100

PHASE
 PP

DRAWING NO
A-014

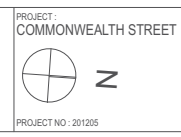
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 25.10.2021

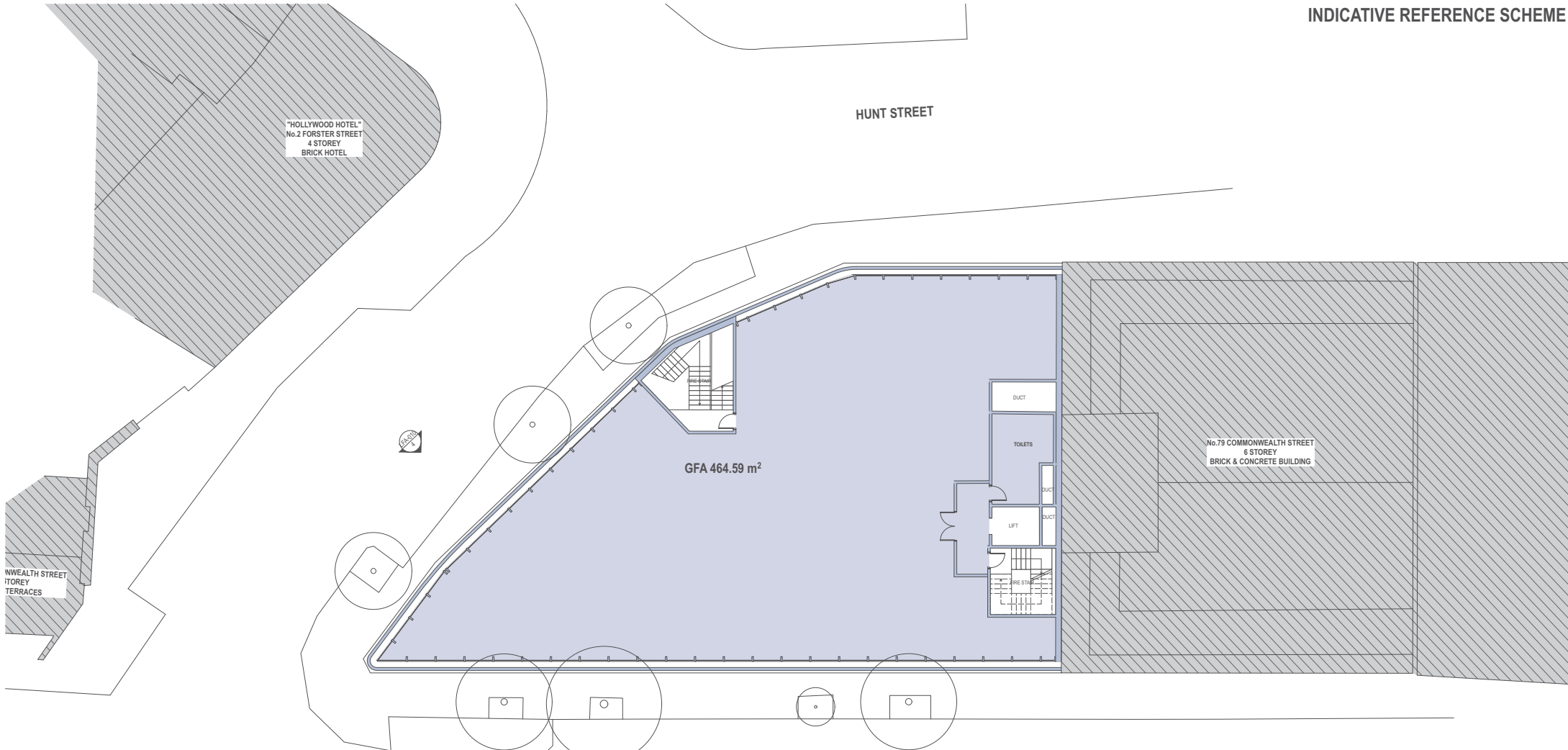
REVISION
 REV

DRAWN BY
 CW

CHECKED
 BZ

PROJECT NO : 201205





WWEALTH STREET STOREY TERRACES

"HOLLYWOOD HOTEL"
No. 2 FORSTER STREET
4 STOREY
BRICK HOTEL

HUNT STREET

GFA 464.59 m²

No. 79 COMMONWEALTH STREET
6 STOREY
BRICK & CONCRETE BUILDING

COMMONWEALTH STREET

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GFA TOTAL	=	3118.92m²	

1 LEVEL 4 GFA PLAN
1:100

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULALKHA ARCHITECT
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NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE: LEVEL 4 PLAN

SCALES: 1:100

PHASE: PP

DRAWING NO: A-015

DATE: 25.10.2021

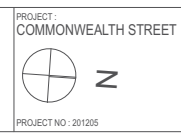
REVISIONS:

DRAWN BY: CW

CHECKED: BZ

REV: PP

PROJECT NO: 201205





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LEVEL 5 GFA PLAN
1:100

DATE	REV	DESCRIPTION

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EMAIL: brian@bzg.com.au

DRAWING TITLE: LEVEL 5 PLAN

SCALES: 1:100

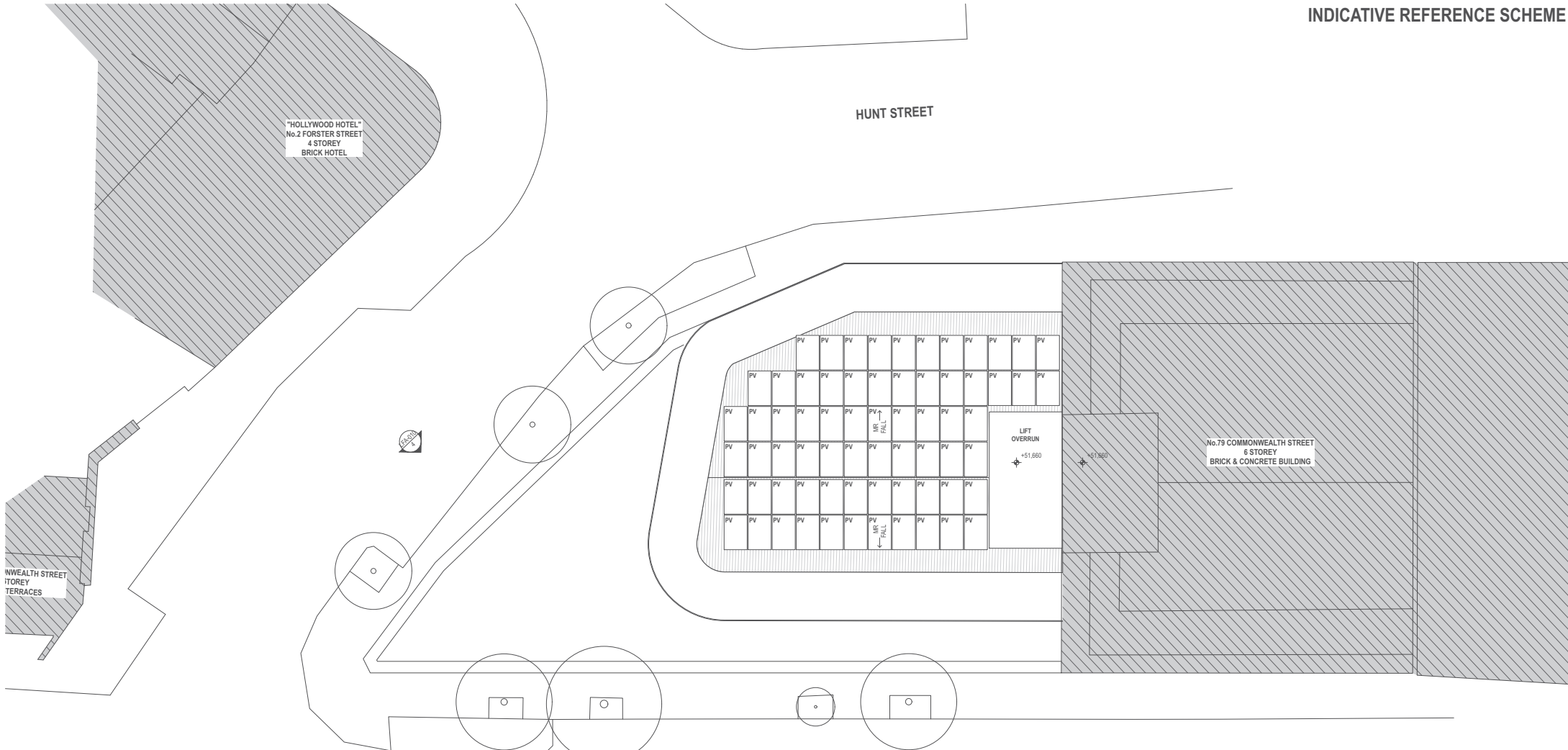
PHASE: PP

DRAWING NO: A-016

DATE: 25.10.2021

REVISIONS:

DRAWN BY		CHECKED		DATE	
CW		BZ		25.10.2021	
DRAWN BY		CHECKED		DATE	
PP		A-016		REV	



INWEALTH STREET
TERRACES

"HOLLYWOOD HOTEL"
No.2 FORSTER STREET
4 STOREY
BRICK HOTEL

HUNT STREET

No.79 COMMONWEALTH STREET
6 STOREY
BRICK & CONCRETE BUILDING

COMMONWEALTH STREET

KEY STATISTICS			
SITE AREA	=	571.14m ²	
EXISTING STOREYS			ALLOWABLE FSR = 3:1
BASEMENT	=	483.18m ²	EXISTING FSR = 3.35:1
GROUND	=	482.30m ²	PROPOSED FSR = 5.46:1
LEVEL 1	=	465.01m ²	
LEVEL 2	=	482.30m ²	
SUB-TOTAL	=	1912.79m²	
ADDITIONAL STOREYS			EXISTING HEIGHT = 18,227mm
LEVEL 3	=	466.04m ²	(Highest point on Hunt st)
LEVEL 4	=	464.59m ²	PROPOSED HEIGHT = 29,556mm
LEVEL 5	=	275.50m ²	(Highest point on Hunt st)
SUB-TOTAL	=	1206.13m²	
GFA TOTAL	=	3118.92m²	

1 ROOF GFA PLAN
1:100

DATE	REV	DESCRIPTION

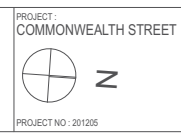
NOTES:
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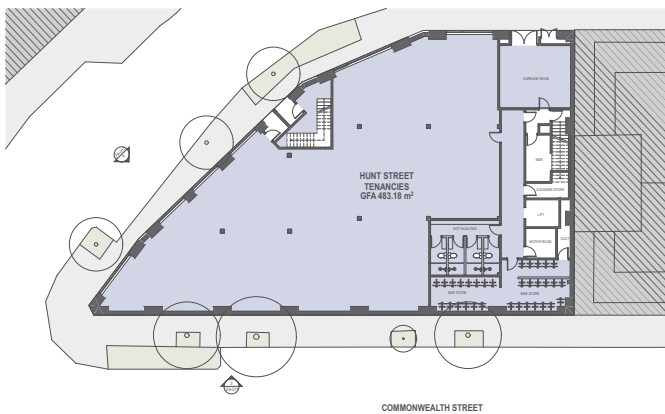
PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Balmain East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

PROJECT NO: 201205

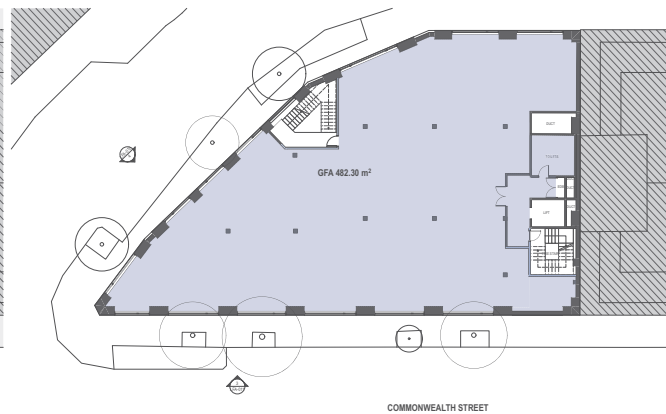
DRAWN BY: CW
CHECKED: BZ
DATE: 25.10.2021
SCALE: 1:100
PHASE: PP
DRAWING NO: A-017
REV:





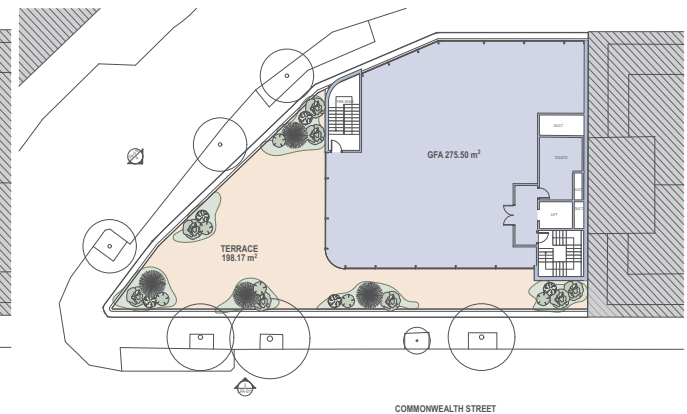
COMMONWEALTH STREET

1 BASEMENT GFA PLAN
1:200



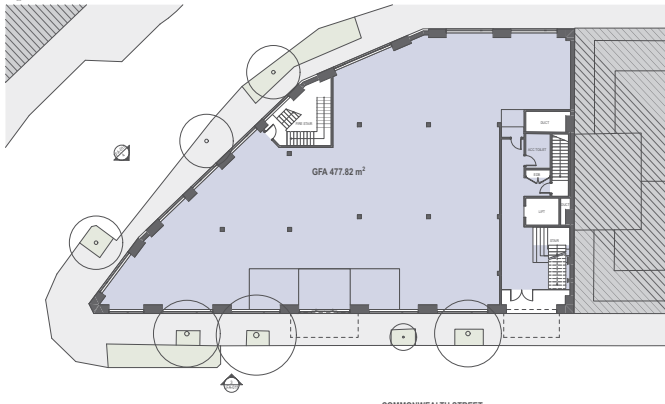
COMMONWEALTH STREET

4 LEVEL 2 GFA PLAN
1:200



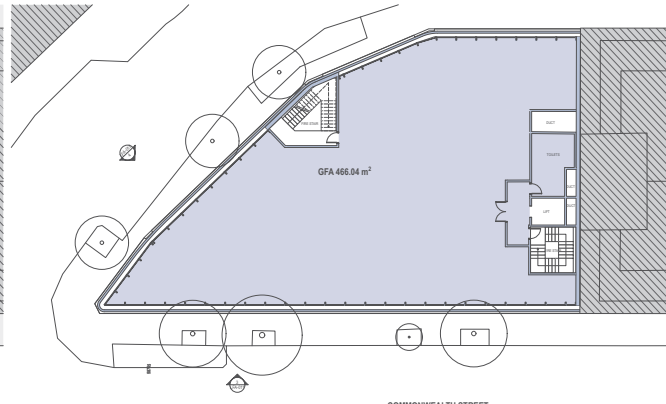
COMMONWEALTH STREET

7 LEVEL 5 GFA PLAN
1:200



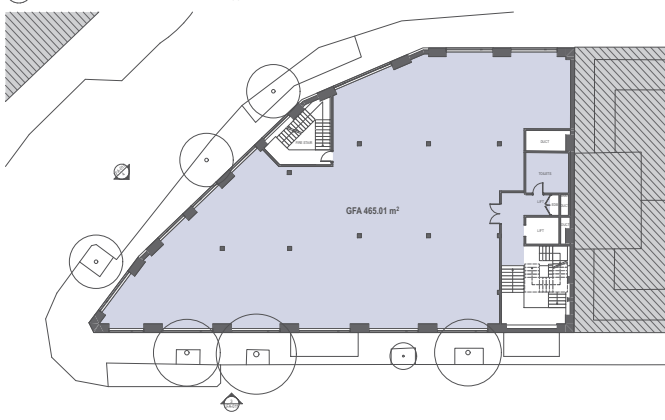
COMMONWEALTH STREET

2 GROUND FLOOR GFA PLAN
1:200



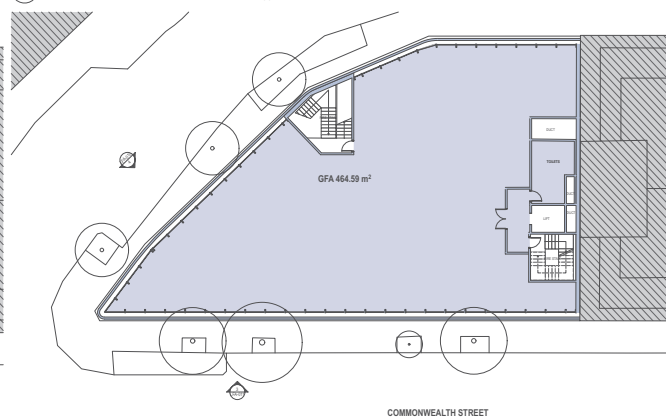
COMMONWEALTH STREET

5 LEVEL 3 GFA PLAN
1:200



COMMONWEALTH STREET

3 GFA PLAN - LEVEL 1
1:200



COMMONWEALTH STREET

6 LEVEL 4 GFA PLAN
1:200

KEY STATISTICS			
SITE AREA	=	571.14m ²	
EXISTING STOREYS			ALLOWABLE FSR = 3:1
BASEMENT	=	483.18m ²	EXISTING FSR = 3.35:1
GROUND	=	482.30m ²	PROPOSED FSR = 5.46:1
LEVEL 1	=	465.01m ²	
LEVEL 2	=	482.30m ²	
SUB-TOTAL	=	1912.79m²	
ADDITIONAL STOREYS			EXISTING HEIGHT = 18,227mm
LEVEL 3	=	466.04m ²	(Highest point on Hunt st)
LEVEL 4	=	464.59m ²	PROPOSED HEIGHT = 29,556mm
LEVEL 5	=	275.50m ²	(Highest point on Hunt st)
SUB-TOTAL	=	1206.13m²	
GFA TOTAL	=	3118.92m²	

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Balmain East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE: GFA SUMMARY

SCALES: 1:200

PHASE: PP

DRAWING NO: A-120

DATE: 25.10.2021

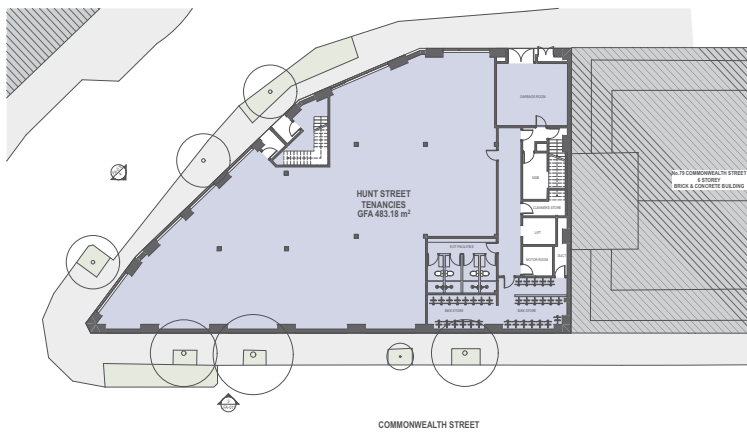
REV:

DRAWN BY: CW

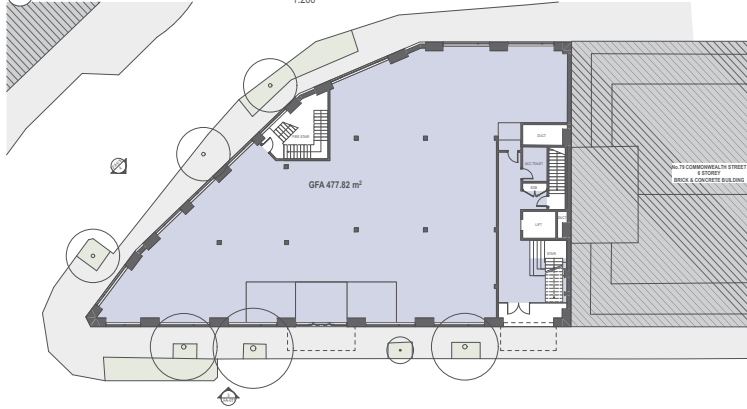
CHECKED: BZ

PROJECT NO.: 201205

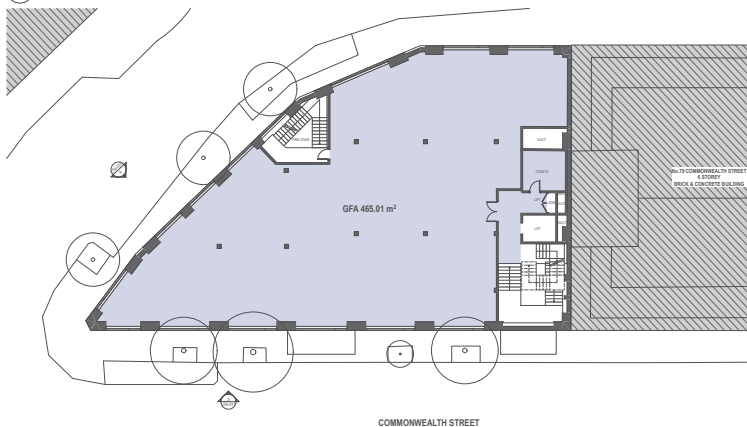
INDICATIVE REFERENCE SCHEME



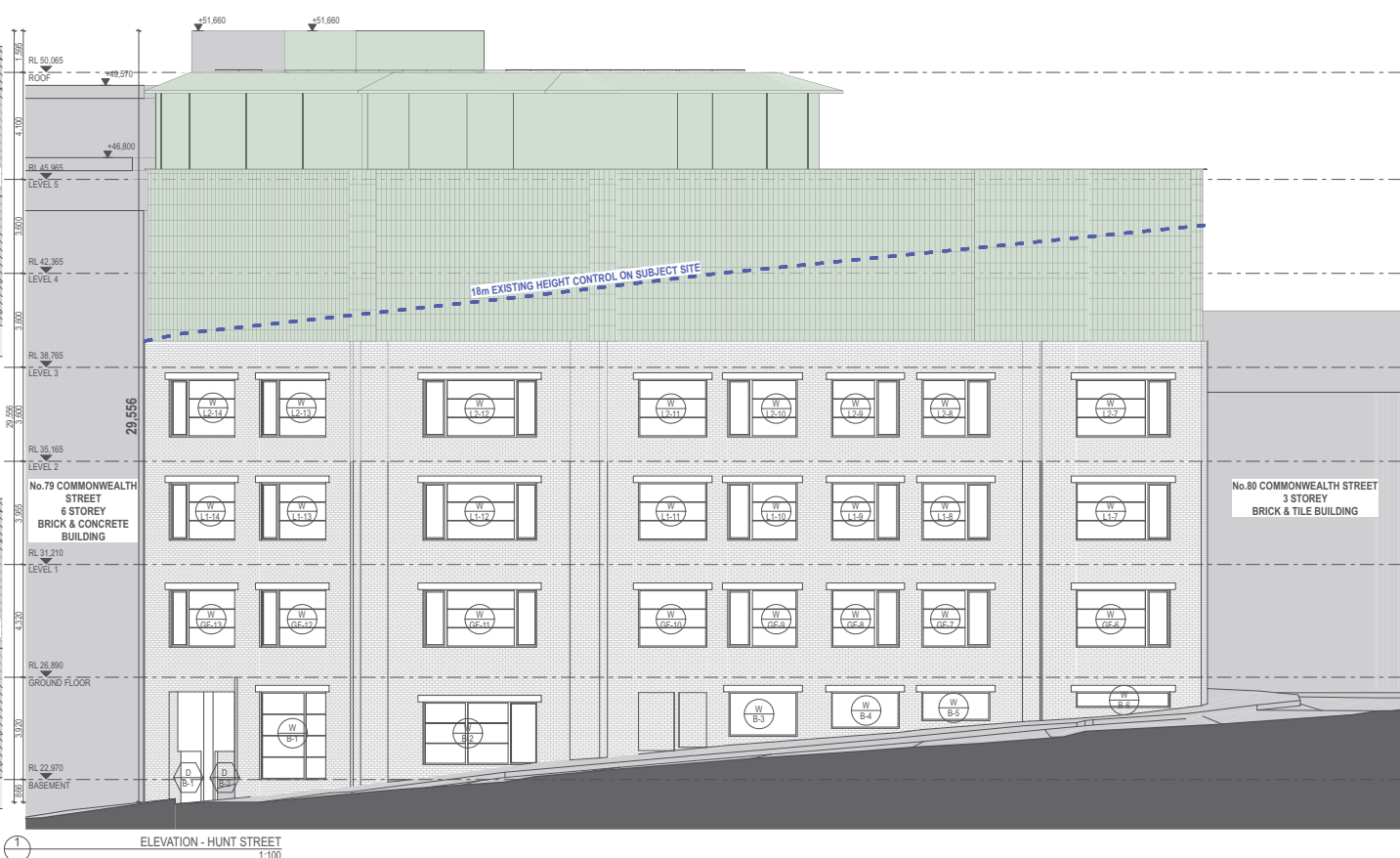
2 GFA PLAN - LOWER GROUND/ BASEMENT
1:200



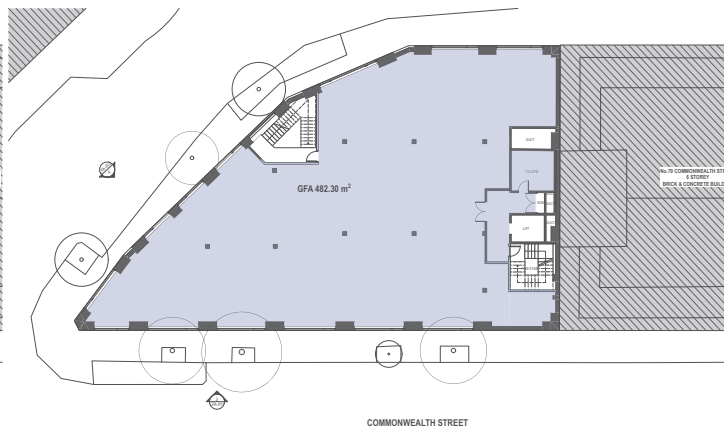
3 GFA PLAN - GROUND FLOOR
1:200



4 GFA PLAN - LEVEL 1
1:200



1 ELEVATION - HUNT STREET
1:100



5 GFA PLAN - LEVEL 2
1:200

KEY STATISTICS			
SITE AREA	=	571.14m ²	
EXISTING STOREYS			ALLOWABLE FSR = 3:1
BASEMENT	=	387.75m ²	EXISTING FSR = 3.18:1
GROUND	=	471.45m ²	PROPOSED FSR = 5.14:1
LEVEL 1	=	465.01m ²	
LEVEL 2	=	482.30m ²	
SUB-TOTAL	=	1806.51m²	
ADDITIONAL STOREYS			EXISTING HEIGHT = 18,227mm (Highest point on Hunt st)
LEVEL 3	=	466.04m ²	PROPOSED HEIGHT = 29,556mm (Highest point on Hunt st)
LEVEL 4	=	464.59m ²	
LEVEL 5	=	275.50m ²	
SUB-TOTAL	=	1206.13m²	
GFA TOTAL	=	3012.64m²	

INDICATIVE REFERENCE SCHEME

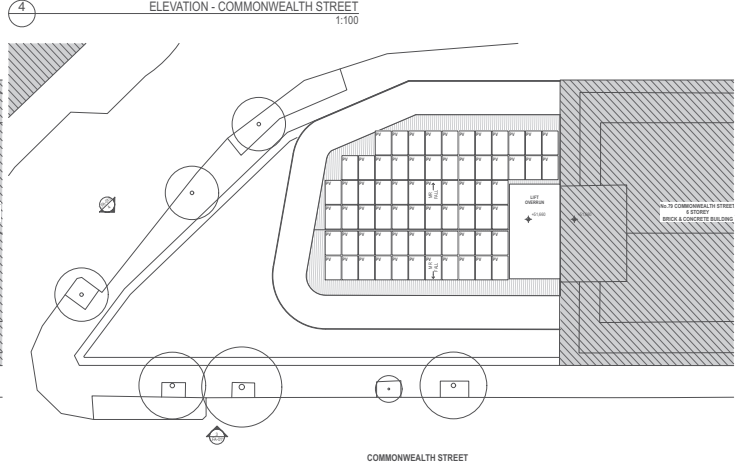
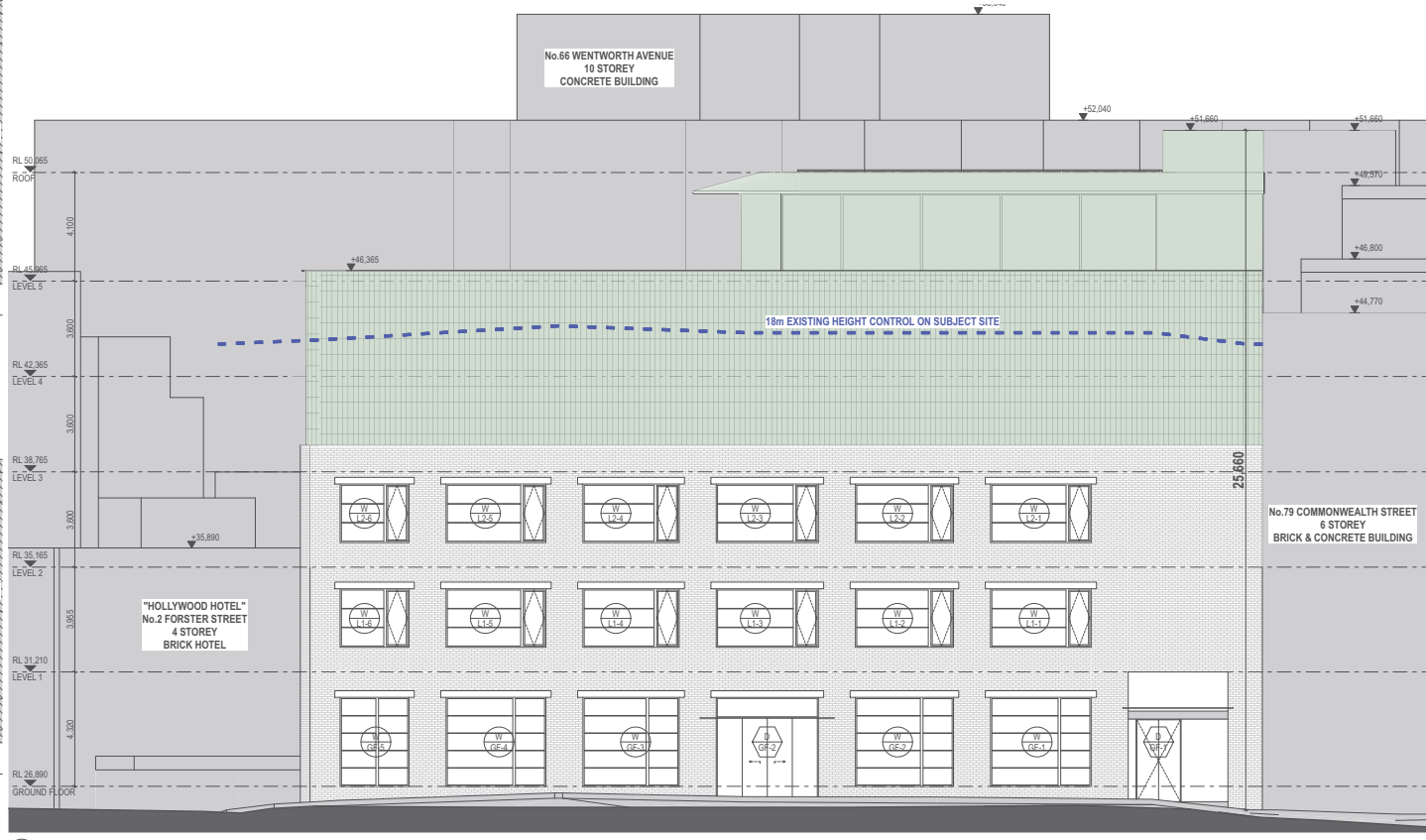
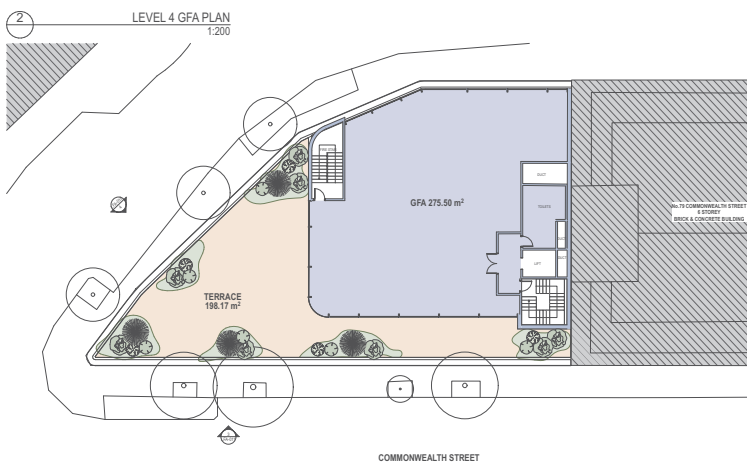
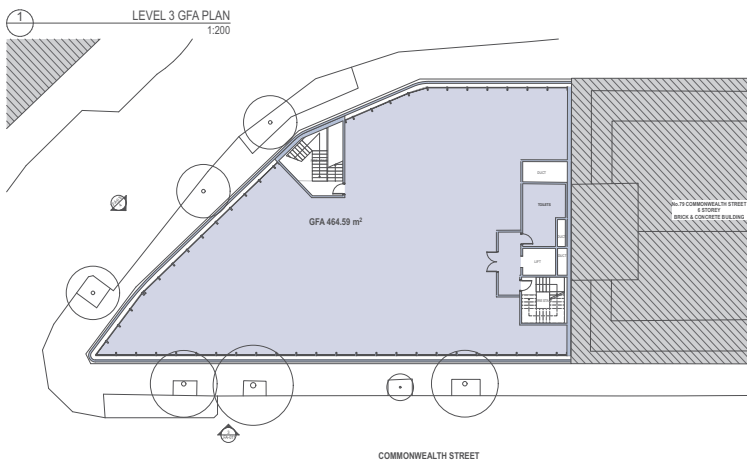
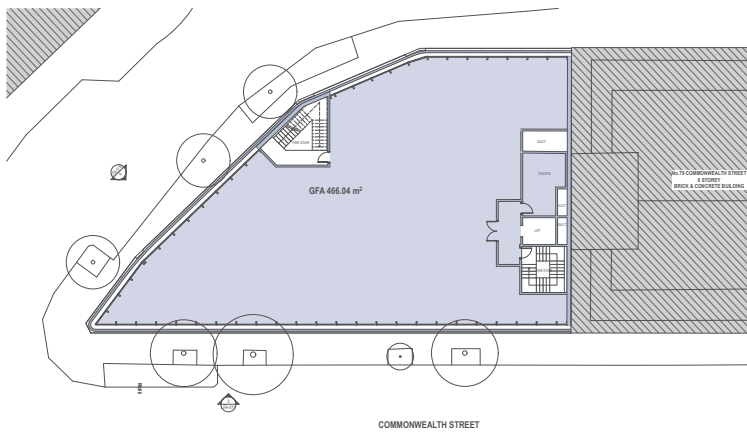
DATE	REV	DESCRIPTION:	NOTES:
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PROJECT:
COMMONWEALTH STREET

PROJECT NO : 201205

ARCHITECT
BRAN ZULAKHA ARCHITECT
11/1 Grafton Street, Bathurst East
NSW Reg No. 2791
EMAIL: brian@taz.com.au

DRAWING TITLE		DRAWN BY	
PROPOSED PLANS - BASEMENT TO LEVEL 1		CW	
CHECKED		BZ	
DATE		25.10.2021	
PHASE	1:100	DATE	25.10.2021
PP	DRAWING NO	REV	
	A-200		



KEY STATISTICS			
SITE AREA	=	571.14m ²	
EXISTING STOREYS			ALLOWABLE FSR = 3:1
BASEMENT	=	387.75m ²	EXISTING FSR = 3.18:1
GROUND	=	471.45m ²	PROPOSED FSR = 5.14:1
LEVEL 1	=	465.01m ²	
LEVEL 2	=	482.30m ²	
SUB-TOTAL	=	1806.51m²	
ADDITIONAL STOREYS			EXISTING HEIGHT = 18,227mm (Highest point on Hunt st)
LEVEL 3	=	466.04m ²	PROPOSED HEIGHT = 29,556mm (Highest point on Hunt st)
LEVEL 4	=	464.59m ²	
LEVEL 5	=	275.50m ²	
SUB-TOTAL	=	1206.13m²	
GFA TOTAL	=	3012.64m²	

DATE	REV	DESCRIPTION:	NOTES:
			Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Brian Zulalkha Architect NSW reg. no. 2791, and must not be reproduced or copied wholly or in part without written permission of Brian Zulalkha Architect.

PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT
 BRIAN ZULAKHA ARCHITECT
 11/1 Grafton Street, Balmain East
 NSW Reg No. 2791
 EMAIL: brian@taz.com.au

DRAWING TITLE
 PROPOSED PLANS - LEVEL 2 TO ROOF

SCALES
 1:200, 1:100

PHASE
 PP

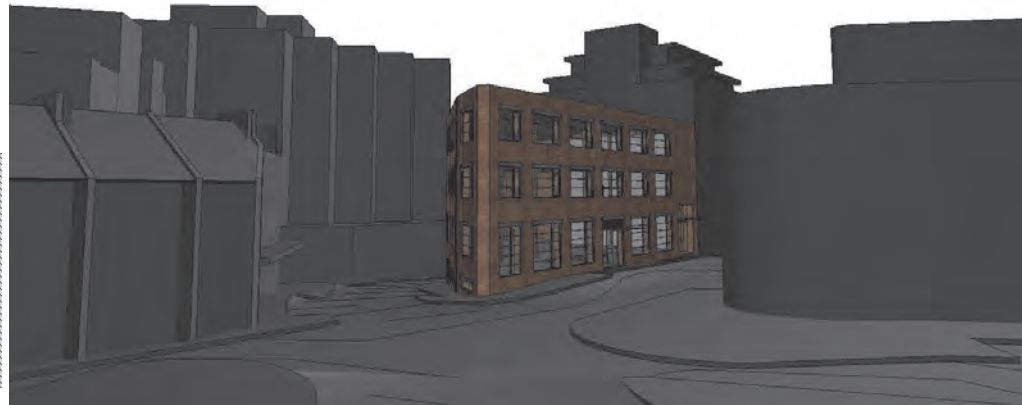
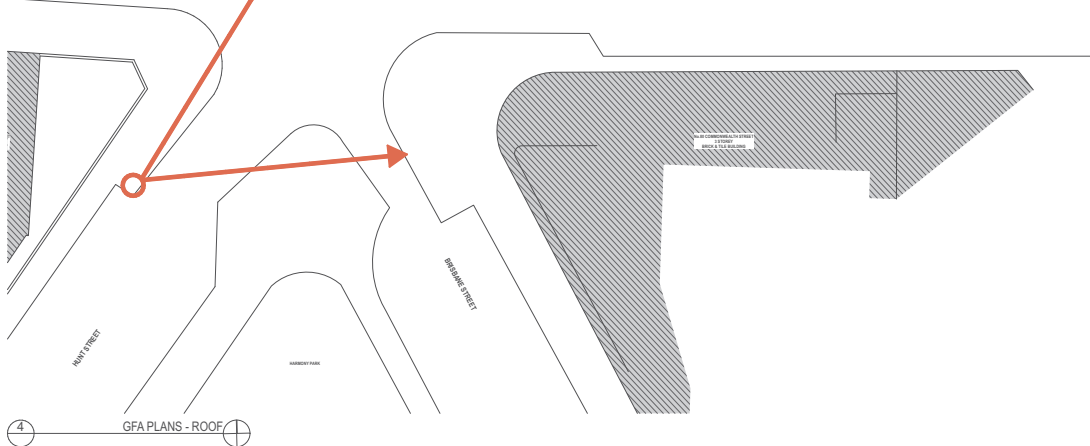
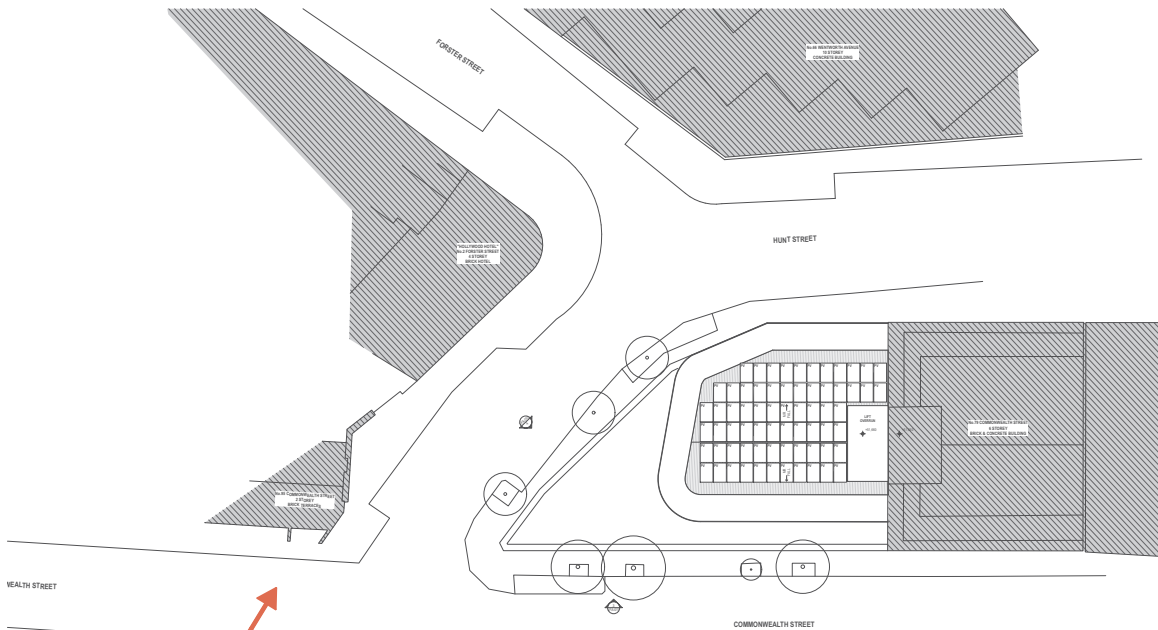
DRAWING NO
 A-201

DRAWN BY
 CW

CHECKED
 BZ

DATE
 25.10.2021

REV



5 3D VIEW - TOP OF HUNT ST - EXISTING



6 3D VIEW - TOP OF HUNT ST - PROPOSED

4 GFA PLANS - ROOF

DATE	REV	DESCRIPTION

NOTES:
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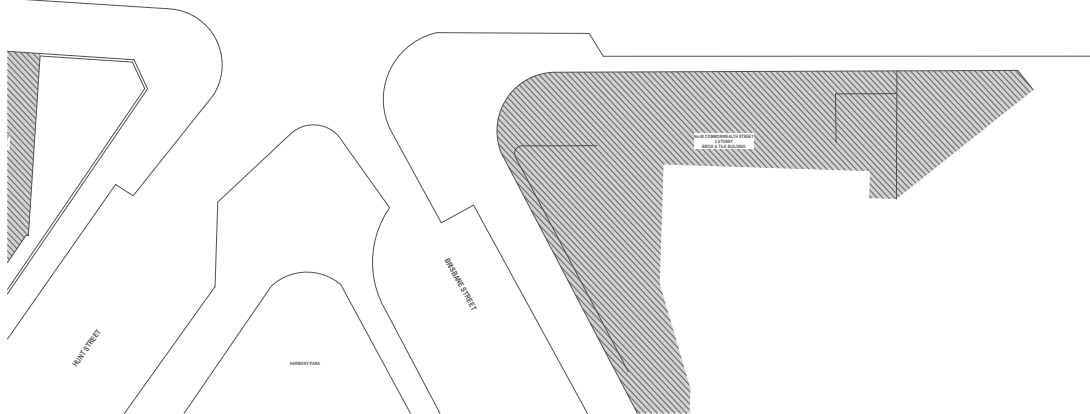
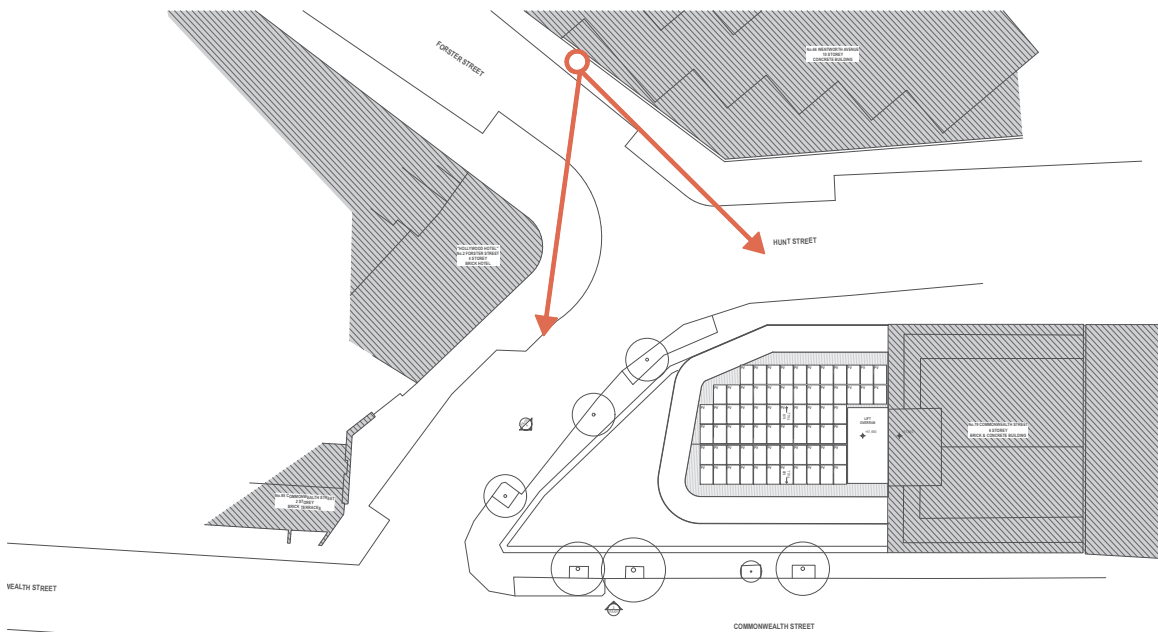
PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT
 BRIAN ZULANKHA ARCHITECT
 11/1 Grafton Street, Balmoral East
 NSW Reg No. 2791
 EMAIL: brian@taz.com.au

DRAWING TITLE		DRAWN BY
3D STRETSCAPE VIEWS		CW
SCALES		CHECKED
PHASE		DATE
PP	REV	25.10.2021

SCALE	DRAWING NO	REV
	A-211	



3 GFA PLANS - ROOF



4 3D VIEW - FORSTER STREET - EXISTING



8 3D VIEW - FORSTER STREET - PROPOSED

DATE	REV	DESCRIPTION

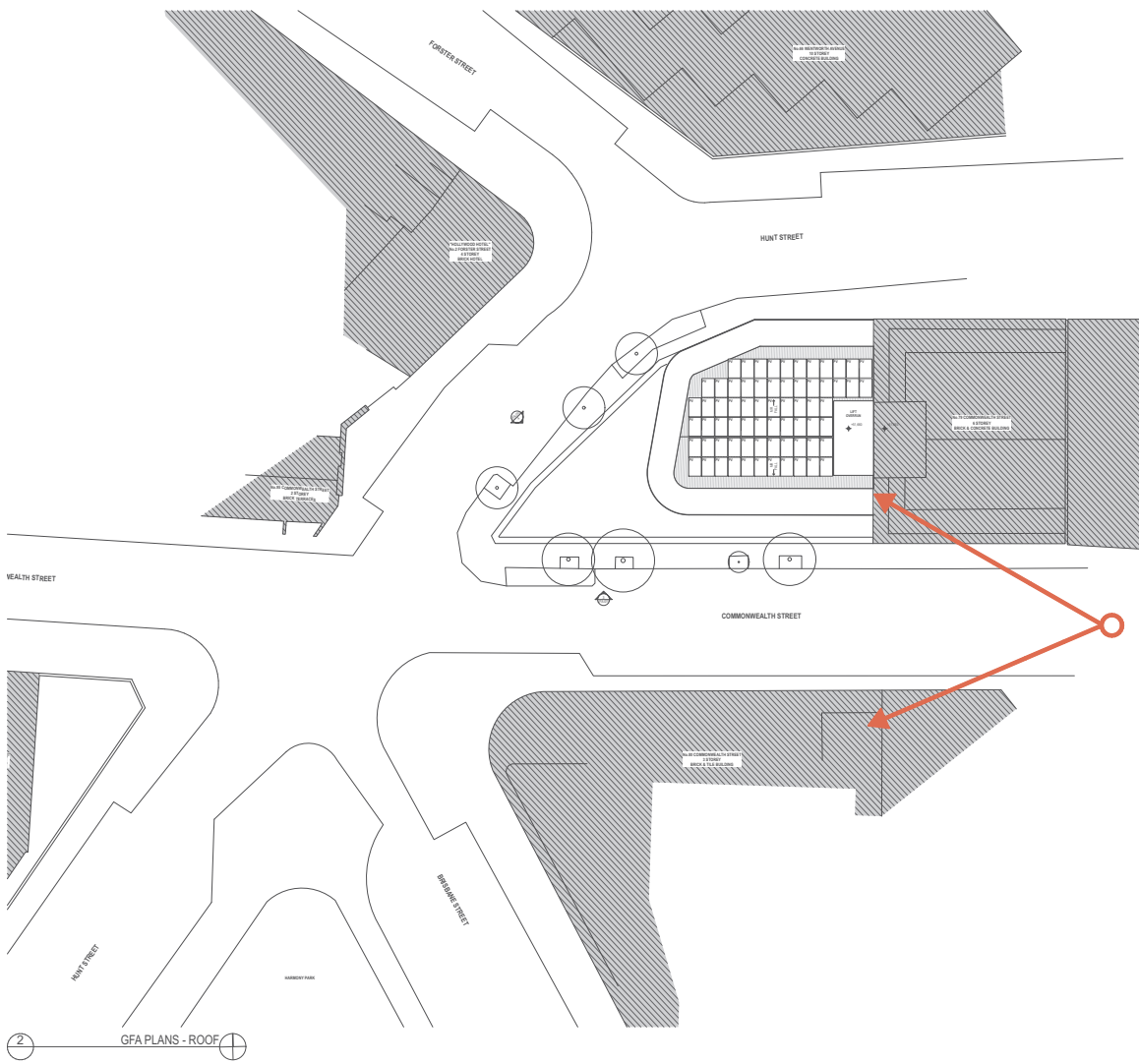
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PROJECT: COMMONWEALTH STREET

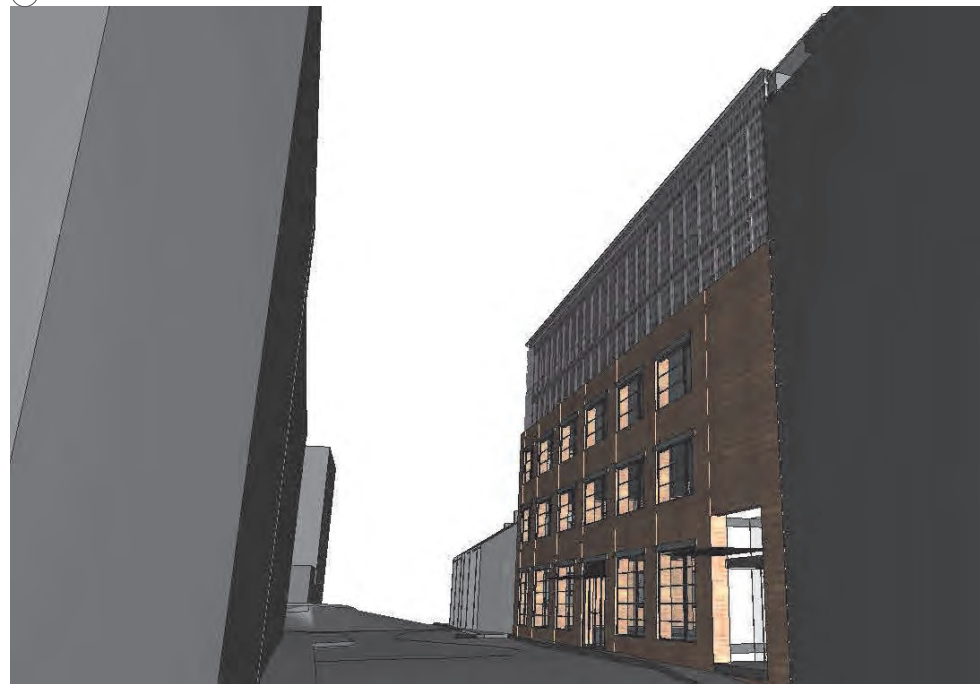
PROJECT NO: 201205

ARCHITECT
 BRIAN ZULANKHA ARCHITECT
 11/1 Grafton Street, Balmmain East
 NSW Reg No. 2791
 EMAIL: brian@taz.com.au

DRAWING TITLE		DRAWN BY
3D STRETSCAPE VIEWS		CW
SCALES		CHECKED
		BZ
PHASE		DATE
PP		25.10.2021
DRAWING NO		REV
A-212		



3 3D VIEW - COMMONWEALTH STREET NORTH - EXISTING



1 3D VIEW - COMMONWEALTH STREET NORTH - PROPOSED

DATE	REV	DESCRIPTION

NOTES:
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PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT: BRIAN ZULANKHA ARCHITECT
 11/1 Grafton Street, Balmain East
 NSW Reg No. 2791
 EMAIL: brian@taz.com.au

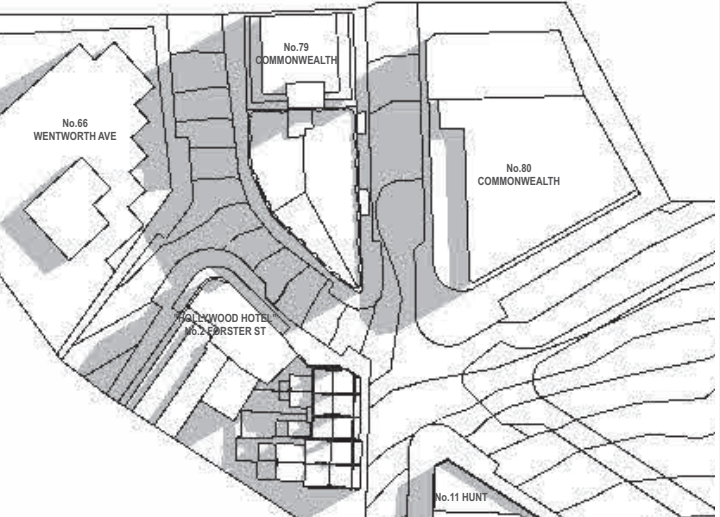
DRAWING TITLE: 3D STRETSCAPE VIEWS

SCALES	DATE
	25.10.2021
PHASE	DRAWING NO
PP	A-213

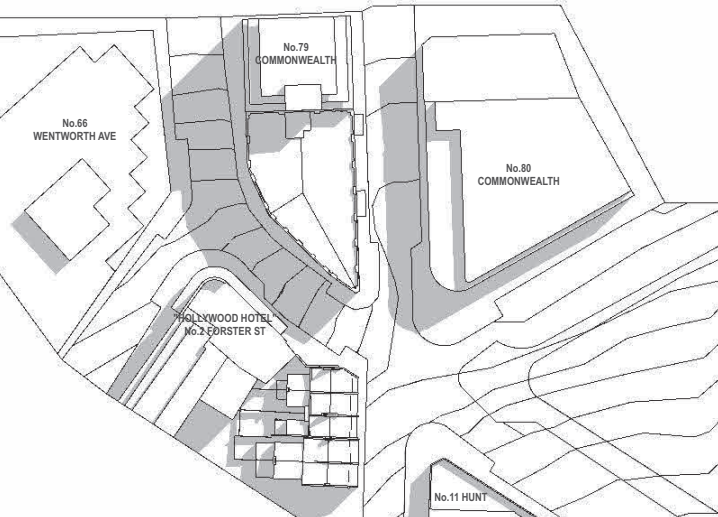
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CHECKED	BZ
DATE	25.10.2021
REV	

ARCHITECT	BRIAN ZULANKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au
DRAWN BY	CW
CHECKED	BZ
DATE	25.10.2021
REV	

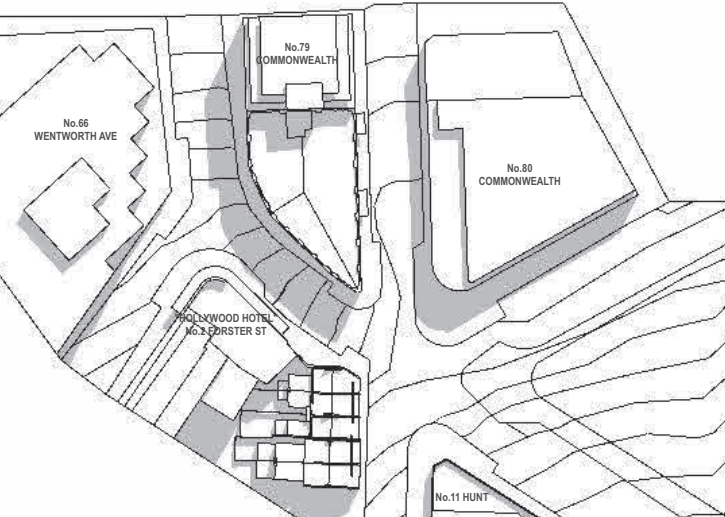
SUN SHADOW DIAGRAMS - 21 MARCH



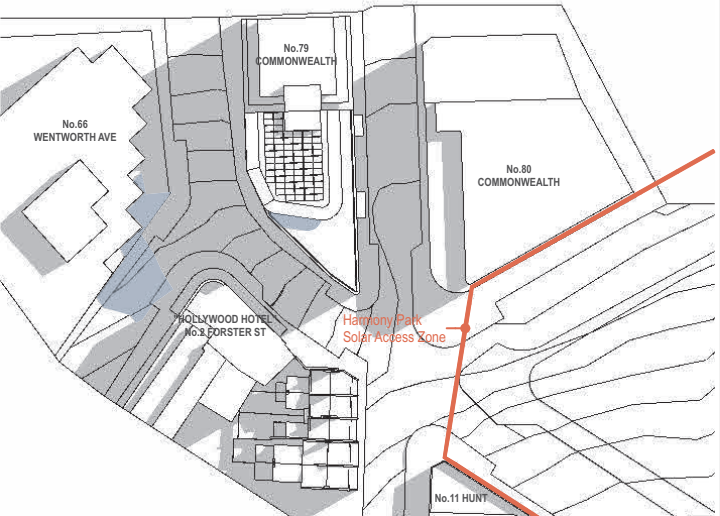
1 EXISTING - 21 MARCH 9AM



2 EXISTING - 21 MARCH 10AM

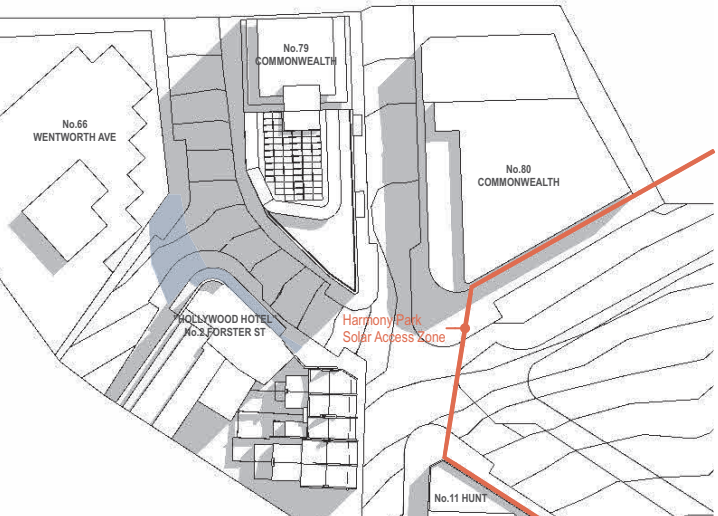


2 EXISTING - 21 MARCH 11AM



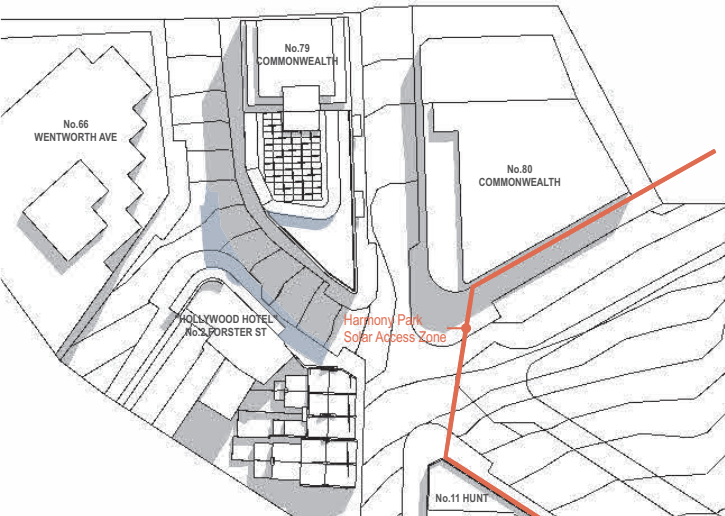
2 PROPOSED - 21 MARCH 9AM

MARCH 21 - 9AM



2 PROPOSED - 21 MARCH 10AM

MARCH 21 - 10 AM



2 PROPOSED - 21 MARCH 11AM

MARCH 21 - 11 AM

DATE	REV	DESCRIPTION

NOTES:
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PROJECT:
COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT
BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Balmain East
NSW Reg No. 2791
EMAIL: brian@taz.com.au

DRAWING TITLE
MARCH 21 SHADOW DIAGRAMS
9AM-11AM

SCALES

PHASE
PP

DRAWING NO
A-300

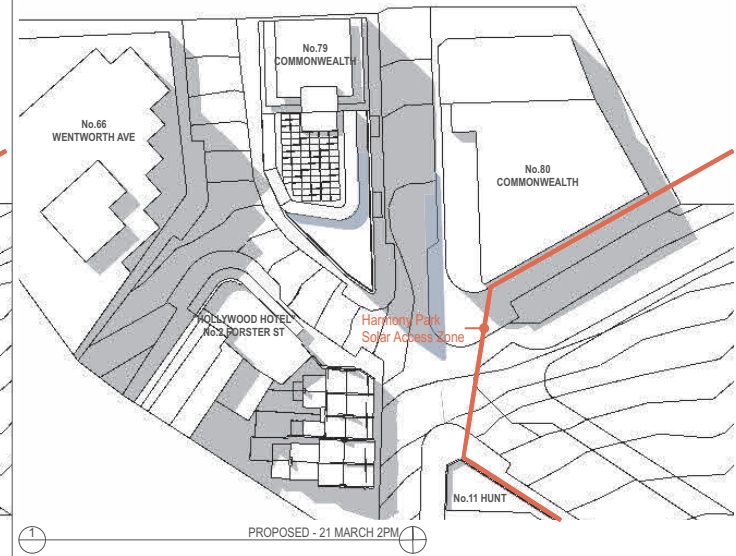
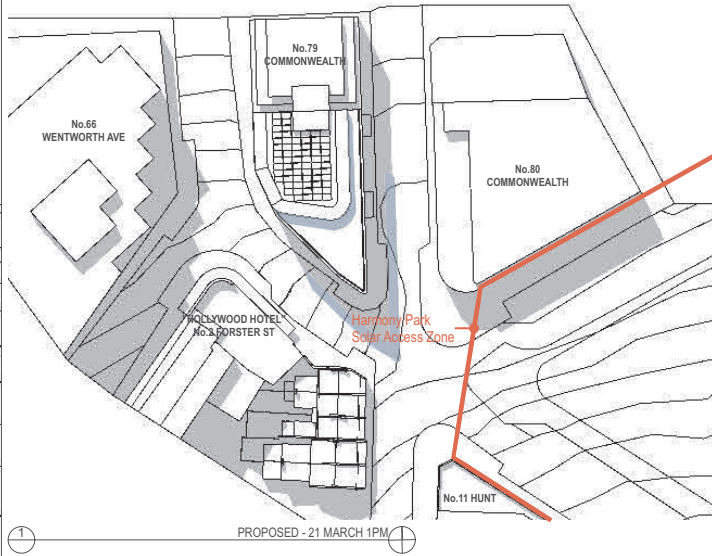
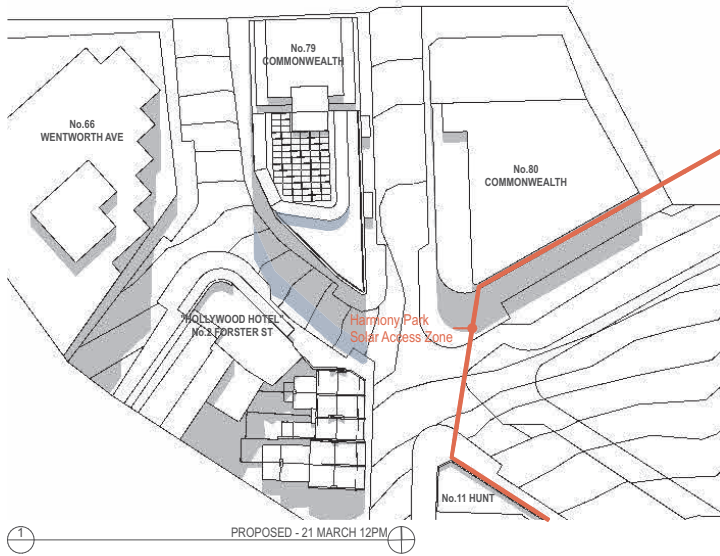
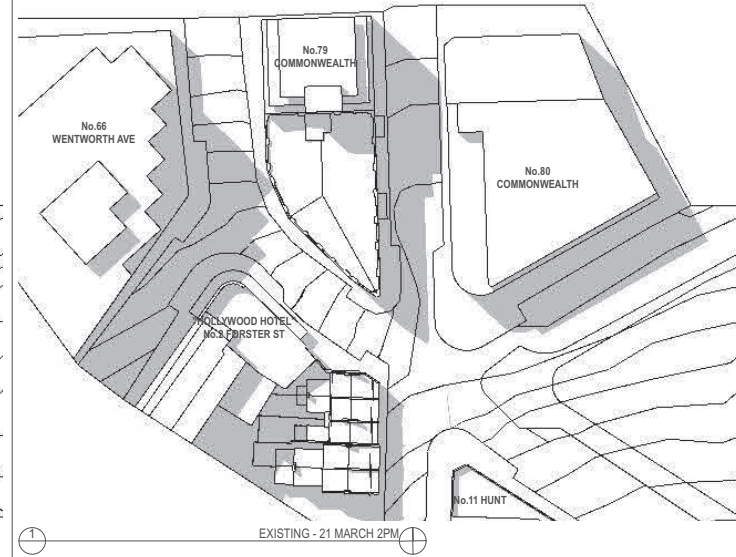
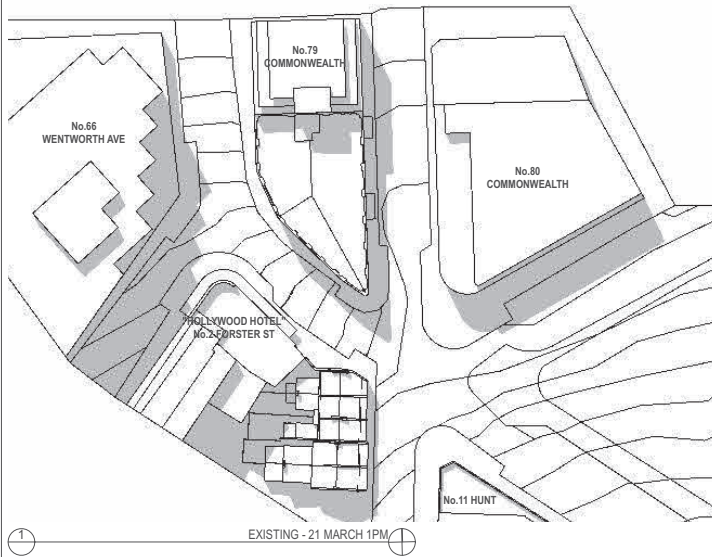
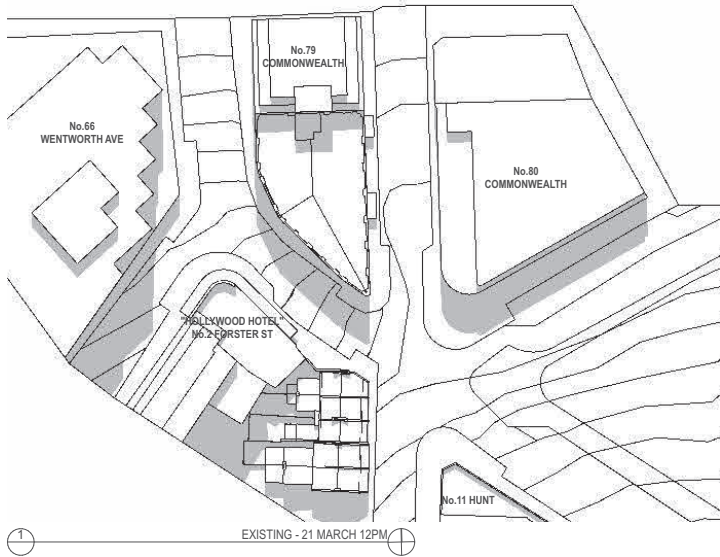
DRAWN BY
CW

CHECKED
BZ

DATE
25.10.2021

REV

SUN SHADOW DIAGRAMS - 21 MARCH



MARCH 21 - 12 PM

MARCH 21 - 1 PM

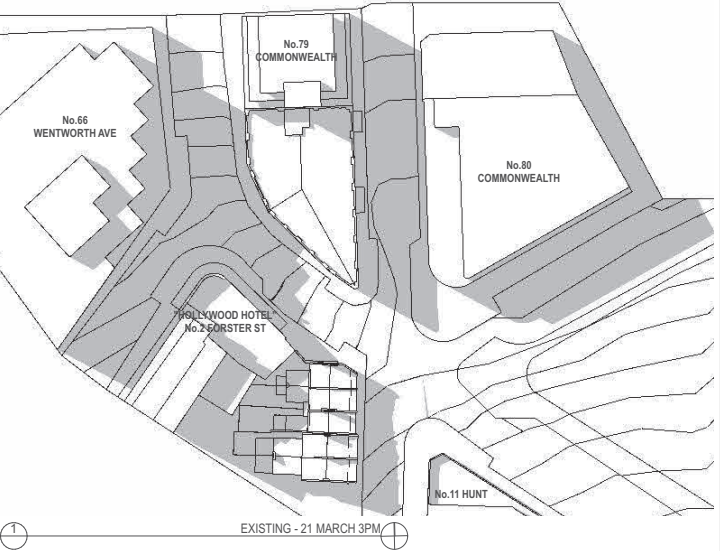
MARCH 21 - 2 PM

DATE	REV	DESCRIPTION

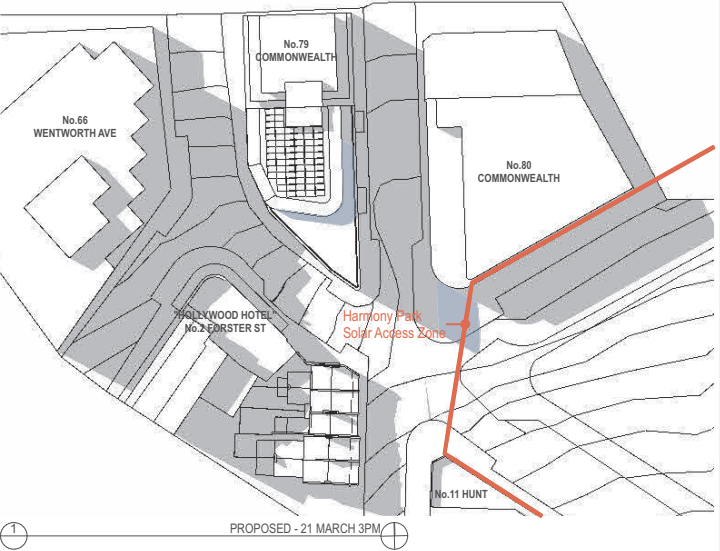
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PROJECT: COMMONWEALTH STREET	ARCHITECT: BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Bathman East NSW Reg No. 2791 EMAIL: brian@bzg.com.au	DRAWING TITLE: MARCH 21 SHADOW DIAGRAMS 12PM-2PM	DRAWN BY: CW
PROJECT NO: 201205		SCALES:	CHECKED: BZ
		PHASE: PP	DATE: 25.10.2021
		DRAWING NO: A-301	REV:

SUN SHADOW DIAGRAMS - 21 MARCH



EXISTING - 21 MARCH 3PM



PROPOSED - 21 MARCH 3PM

MARCH 21 - 3 PM

DATE	REV	DESCRIPTION:

NOTES:
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PROJECT: COMMONWEALTH STREET		ARCHITECT: BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au	DRAWING TITLE: MARCH 21 SHADOW DIAGRAMS 3PM	DRAWN BY: CW
PROJECT NO.: 201205			SCALES:	CHECKED: BZ
			PHASE: PP	DATE: 25.10.2021
			DRAWING NO: A-302	REV:

SUN SHADOW DIAGRAMS - 21 JUNE



1 EXISTING - JUNE 21 9AM



2 EXISTING - JUNE 21 10AM



3 EXISTING - JUNE 21 11AM



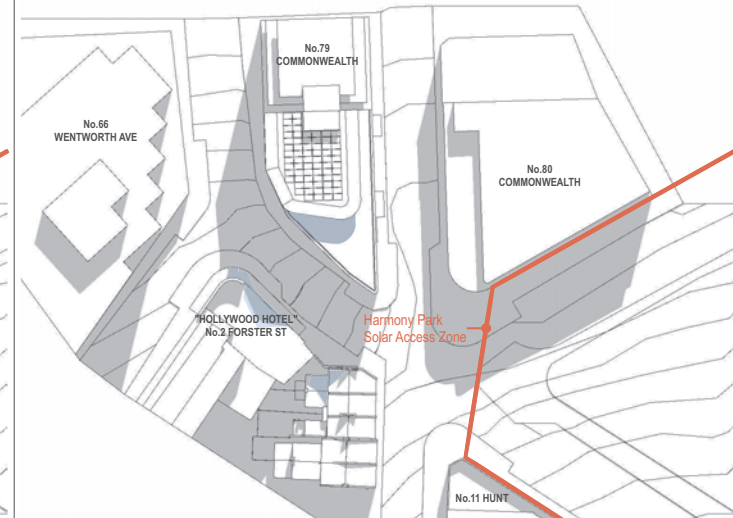
4 PROPOSED - JUNE 21 9AM

JUNE 21 - 9AM



5 PROPOSED - JUNE 21 10AM

JUNE 21 - 10 AM



6 PROPOSED - JUNE 21 11AM

JUNE 21 - 11 AM

DATE	REV	DESCRIPTION

NOTES:
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PROJECT: COMMONWEALTH STREET	ARCHITECT BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@bzg.com.au	DRAWING TITLE JUNE 21 SHADOW DIAGRAMS 9AM-11AM	DRAWN BY CW
PROJECT NO: 201205		SCALES	CHECKED BZ
		PHASE PP	DATE 25.10.2021
		DRAWING NO A-303	REV

SUN SHADOW DIAGRAMS - 21 JUNE



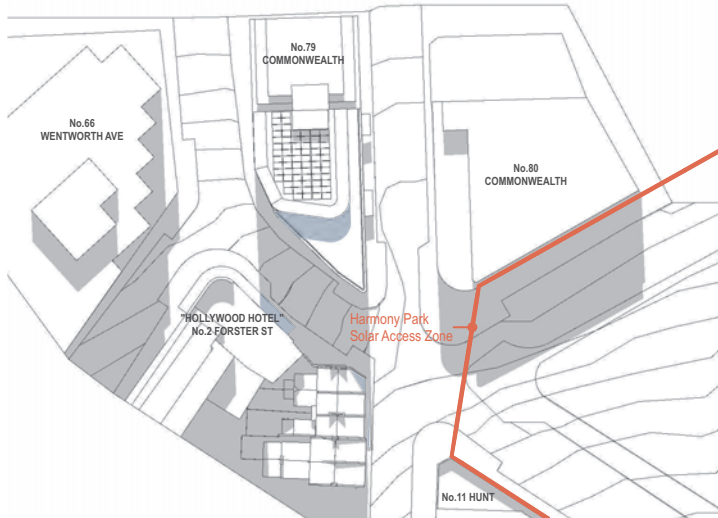
1 EXISTING - JUNE 21 12PM



2 EXISTING - JUNE 21 1PM

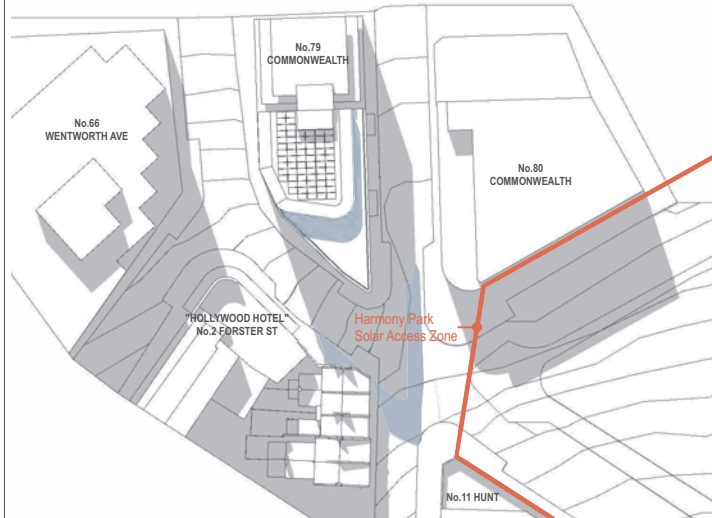


3 EXISTING - JUNE 21 2PM



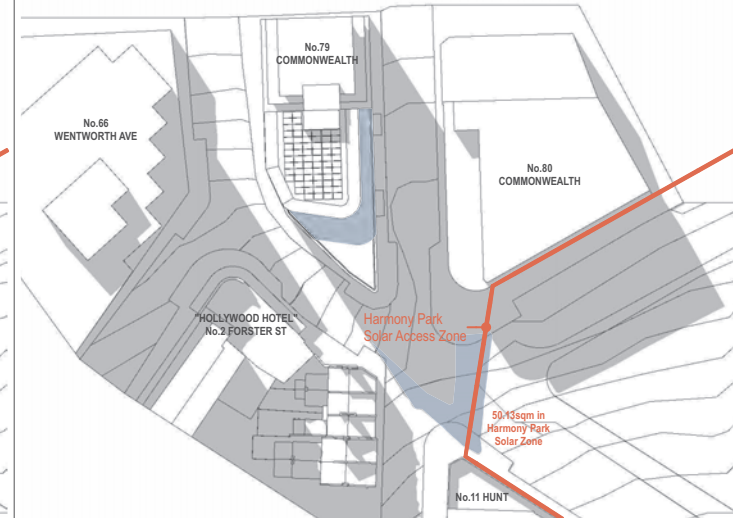
4 PROPOSED - JUNE 21 12PM

JUNE 21 - 12 PM



6 PROPOSED - JUNE 21 1PM

JUNE 21 - 1 PM



5 PROPOSED - JUNE 21 2PM

JUNE 21 - 2 PM

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET		ARCHITECT BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Bathman East NSW Reg No. 2791 EMAIL: brian@bzg.com.au		DRAWING TITLE JUNE 21 SHADOW DIAGRAMS 12PM-2PM		DRAWN BY CW	
PROJECT NO: 201205		ARCHITECT		SCALES		DATE 25.10.2021	
PHASE PP		DRAWING NO A-304		REV			



1 EXISTING - JUNE 21 3PM



2 PROPOSED - JUNE 21 3PM

JUNE 21 - 3 PM

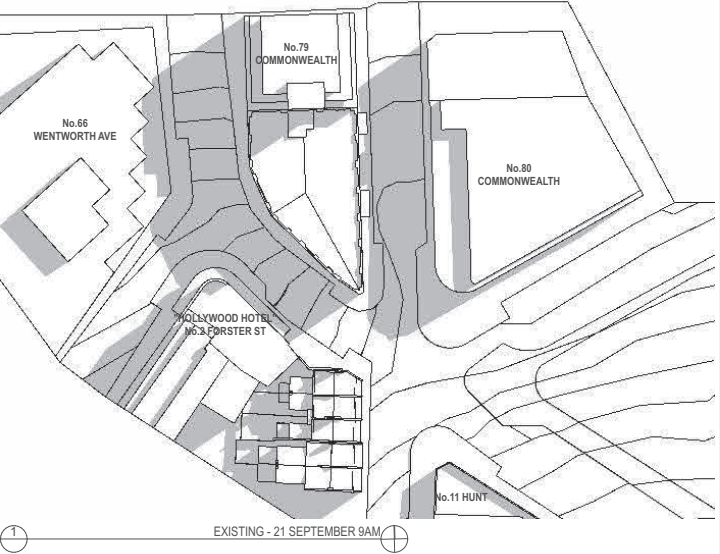
DATE	REV	DESCRIPTION:

NOTES:
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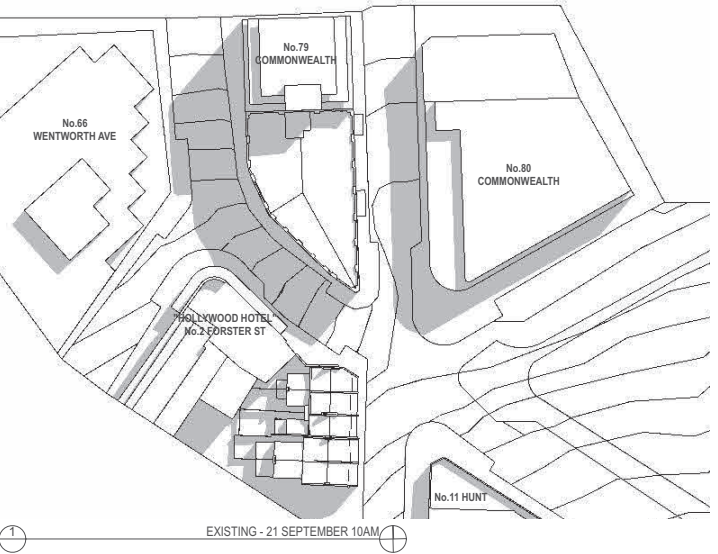
PROJECT:	COMMONWEALTH STREET
ARCHITECT:	BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@bzg.com.au
DRAWING TITLE:	JUNE 21 SHADOW DIAGRAMS 3PM
SCALES:	DATE: 25.10.2021
PHASE:	PP
DRAWING NO:	A-305
REV:	
PROJECT NO:	201205

DRAWN BY:	CW
CHECKED:	BZ
DATE:	25.10.2021
REV:	

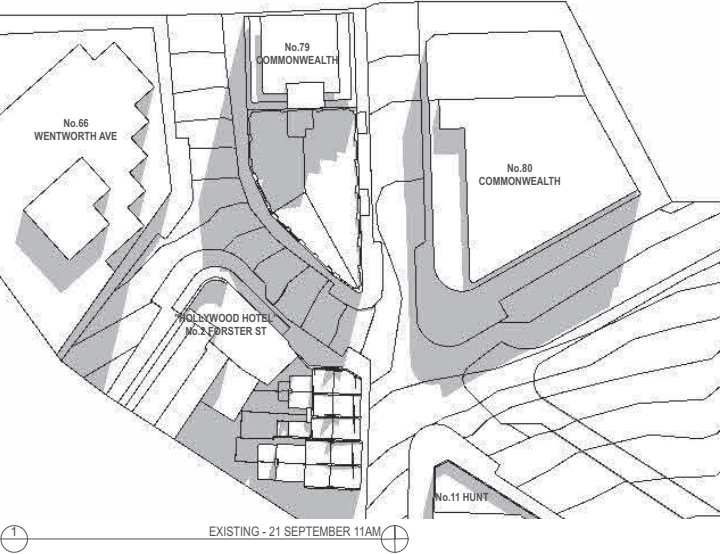
SUN SHADOW DIAGRAMS - 21 SEPTEMBER



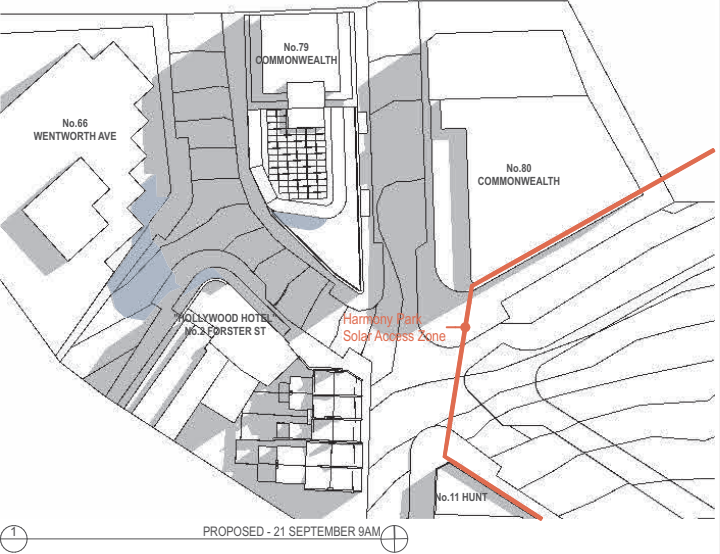
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EXISTING - 21 SEPTEMBER 10AM

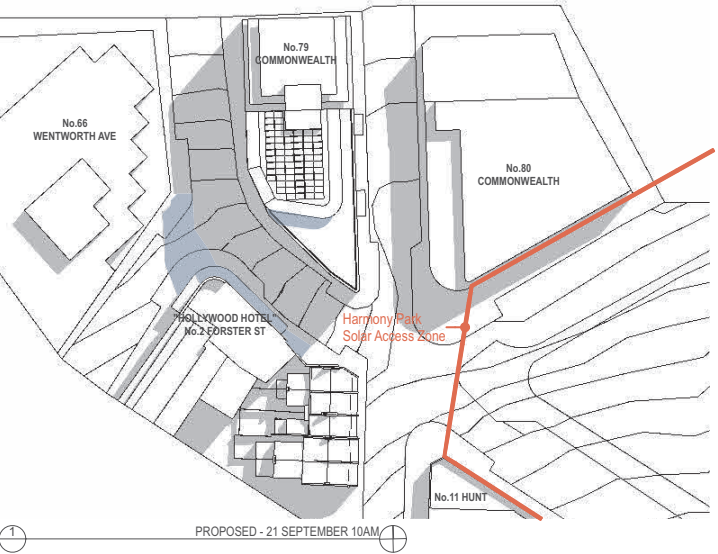


EXISTING - 21 SEPTEMBER 11AM



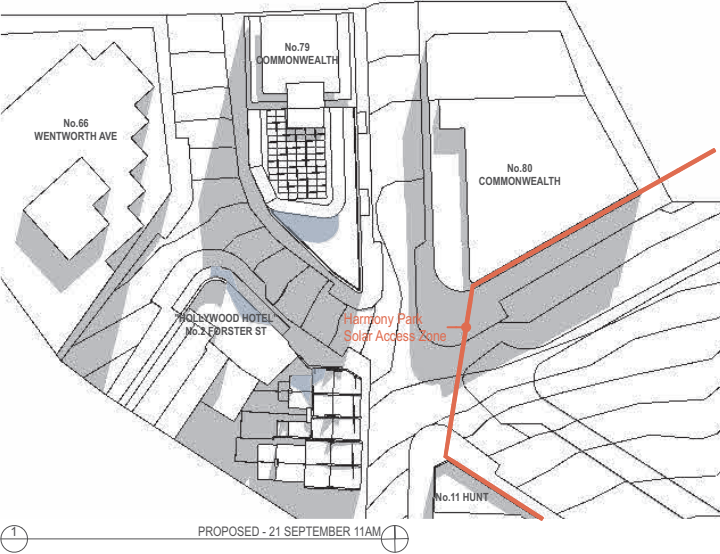
PROPOSED - 21 SEPTEMBER 9AM

SEPTEMBER 21 - 9AM



PROPOSED - 21 SEPTEMBER 10AM

SEPTEMBER 21 - 10 AM



PROPOSED - 21 SEPTEMBER 11AM

SEPTEMBER 21 - 11 AM

DATE	REV	DESCRIPTION

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PROJECT:
COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT
 BRIAN ZULAKHA ARCHITECT
1111 Grafton Street, Balmain East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE
SEPTEMBER 21 SHADOW DIAGRAMS 9AM-11AM

SCALES

PHASE
PP

DRAWING NO
A-306

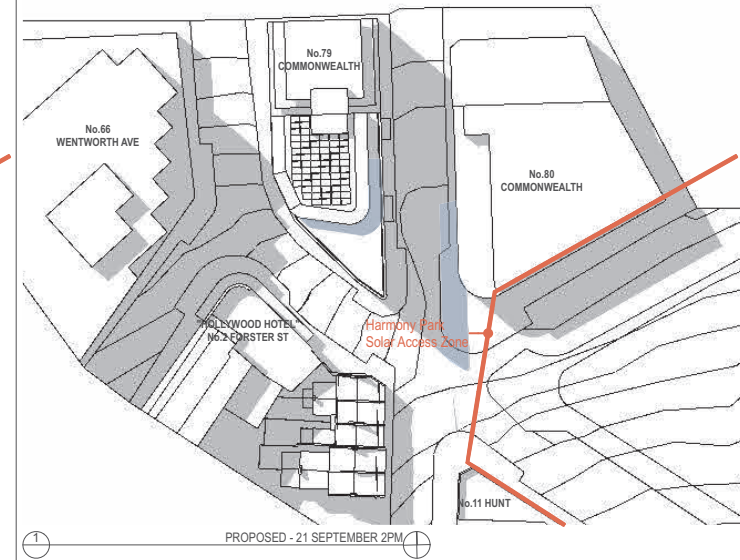
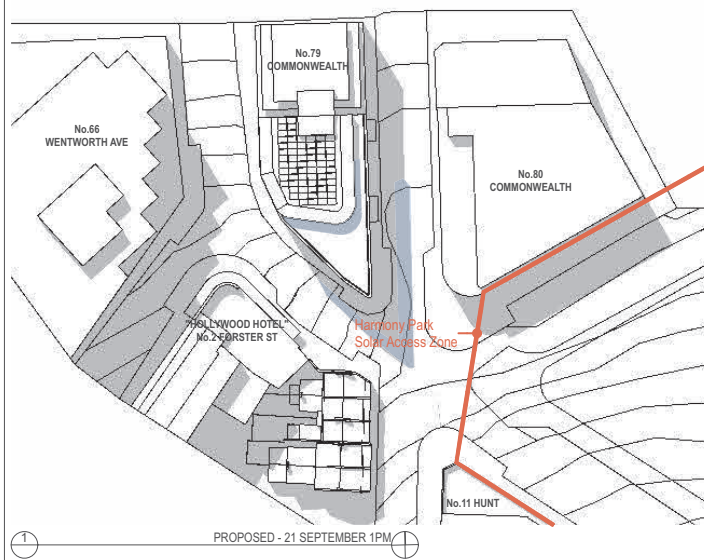
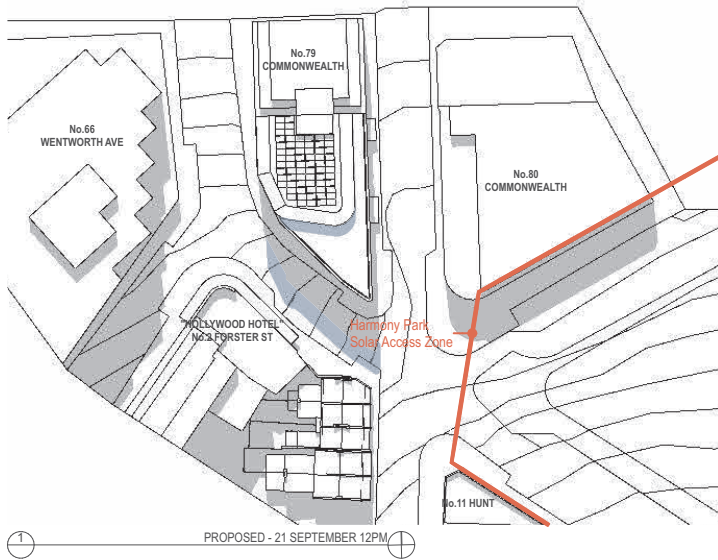
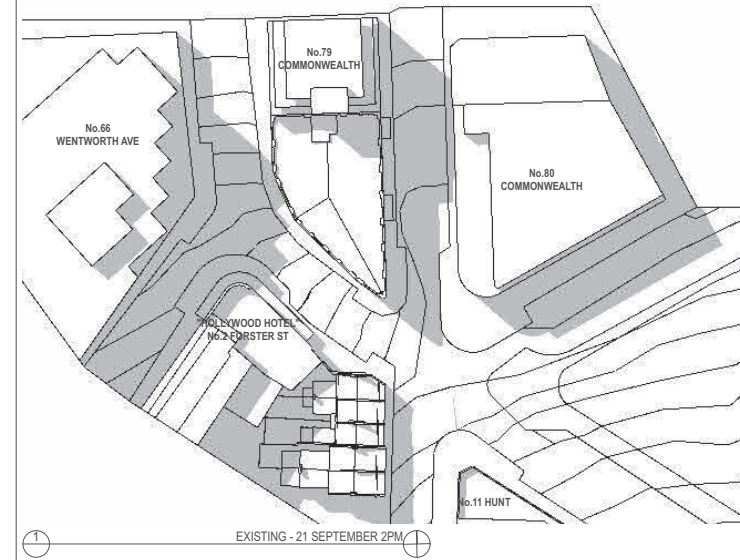
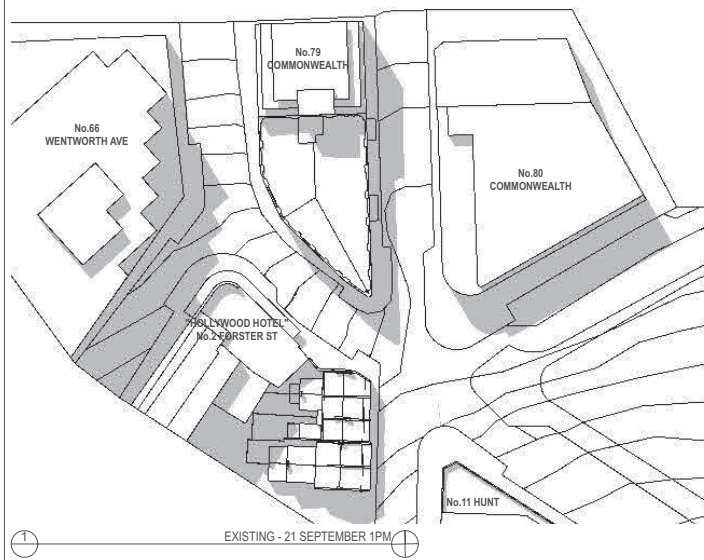
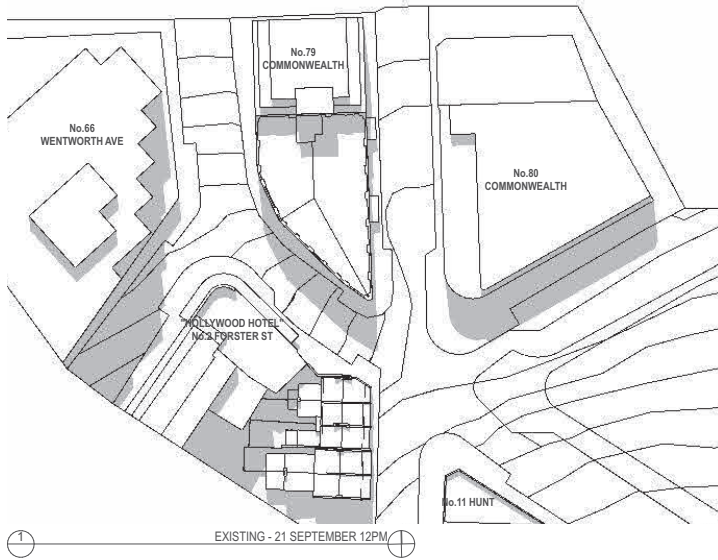
DRAWN BY
CW

CHECKED
BZ

DATE
25.10.2021

REV

SUN SHADOW DIAGRAMS - 21 SEPTEMBER



SEPTEMBER 21 - 12 PM

SEPTEMBER 21 - 1 PM

SEPTEMBER 21 - 2 PM

DATE	REV	DESCRIPTION

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PROJECT:
COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT
BRIAN ZULAKHA ARCHITECT
11/1 Grafton Street, Balmain East
NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE
SEPTEMBER 21 SHADOW DIAGRAMS 12PM-2PM

SCALES

PHASE
PP

DRAWING NO
A-307

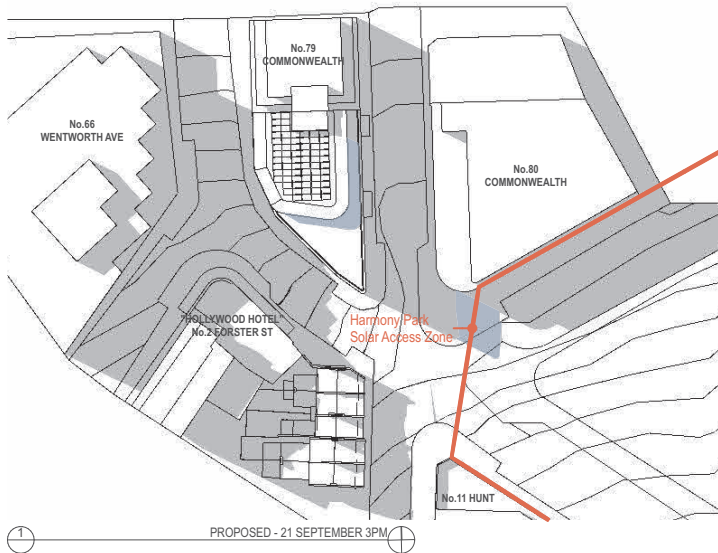
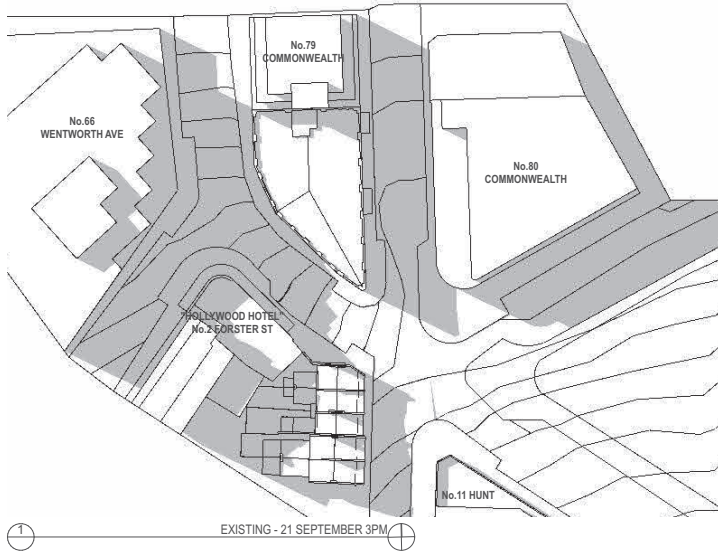
DRAWN BY
CW

CHECKED
BZ

DATE
25.10.2021

REV

SUN SHADOW DIAGRAMS - 21 SEPTEMBER



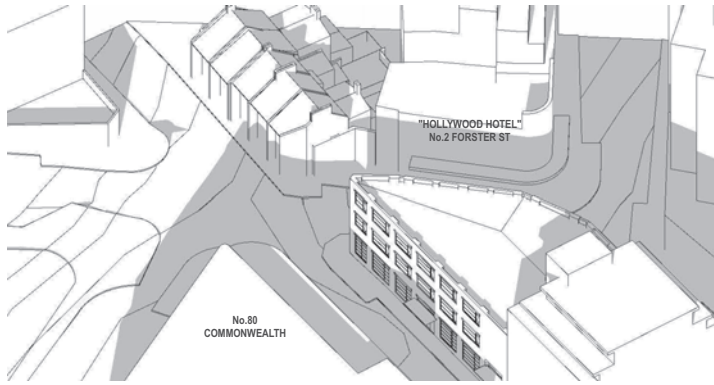
SEPTEMBER 21 - 3 PM

DATE	REV	DESCRIPTION:

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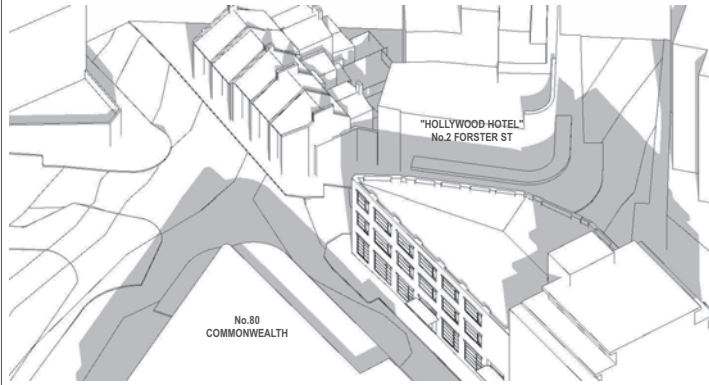
PROJECT: COMMONWEALTH STREET		ARCHITECT: BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au		DRAWING TITLE: SEPTEMBER 21 SHADOW DIAGRAMS 3PM		DRAWN BY: CW	
PROJECT NO.: 201205		SCALES:		DATE: 25.10.2021		CHECKED: BZ	
PHASE: PP		DRAWING NO: A-308		REV:			

3D SUN SHADOW DIAGRAMS - 21 JUNE



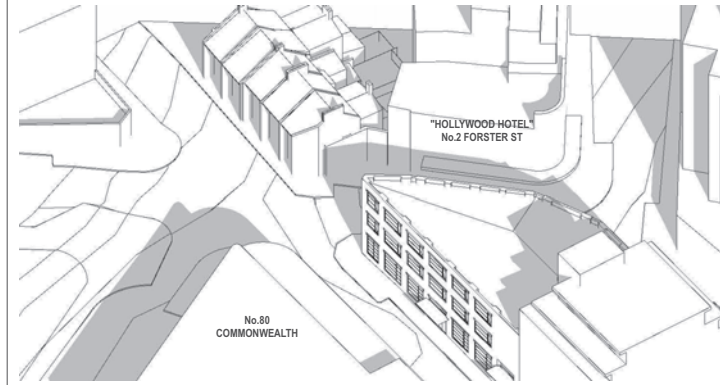
EXISTING 3D - JUNE 21 9AM

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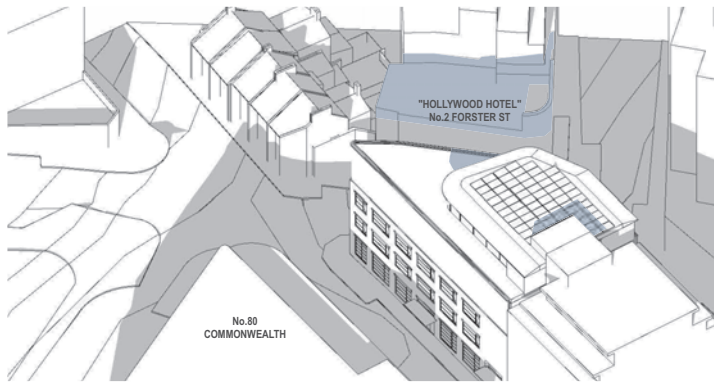
EXISTING 3D - JUNE 21 10AM

1



EXISTING 3D - JUNE 11AM

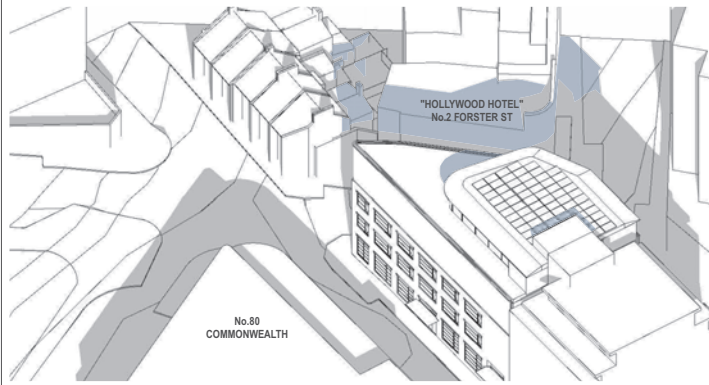
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PROPOSED 3D - JUNE 21 9AM

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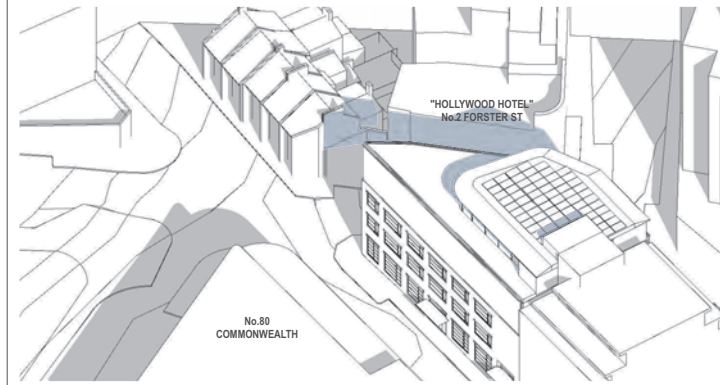
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PROPOSED 3D - JUNE 21 10AM

1

JUNE 21 - 10 AM



PROPOSED 3D - JUNE 21 11AM

1

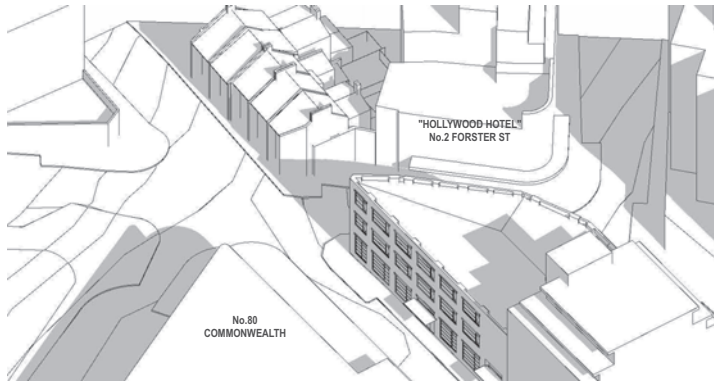
JUNE 21 - 11 AM

DATE	REV	DESCRIPTION

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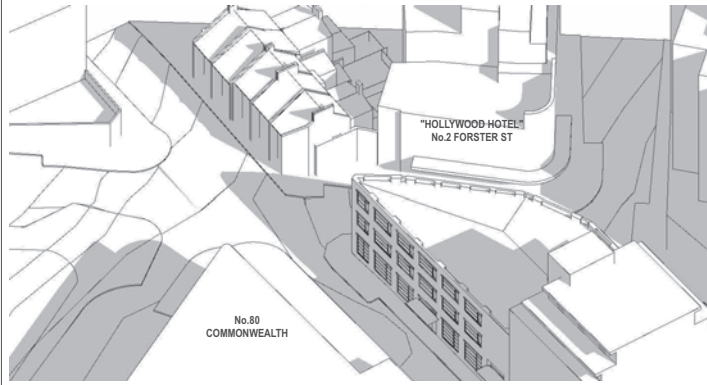
PROJECT: COMMONWEALTH STREET	ARCHITECT: BRAN ZULANKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au	DRAWING TITLE: 3D JUNE 21 SHADOW DIAGRAMS 9AM-11AM	DRAWN BY: CW
PROJECT NO.: 201205		SCALES:	CHECKED: BZ
		PHASE: PP	DATE: 25.10.2021
		DRAWING NO: A-309	REV:

3D SUN SHADOW DIAGRAMS - 21 JUNE



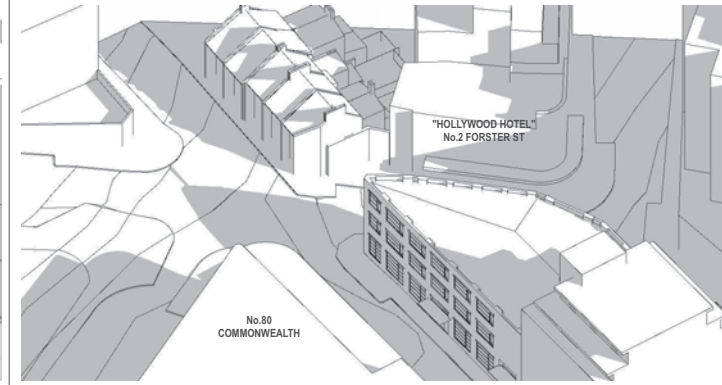
EXISTING 3D - JUNE 21 12PM

No.11 HUNT



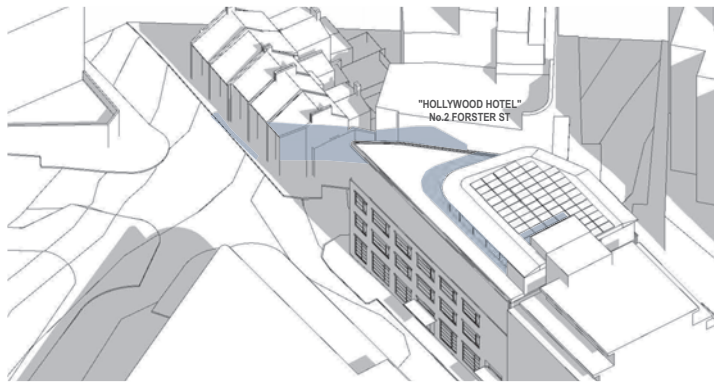
EXISTING 3D - JUNE 21 1PM

No.80 COMMONWEALTH



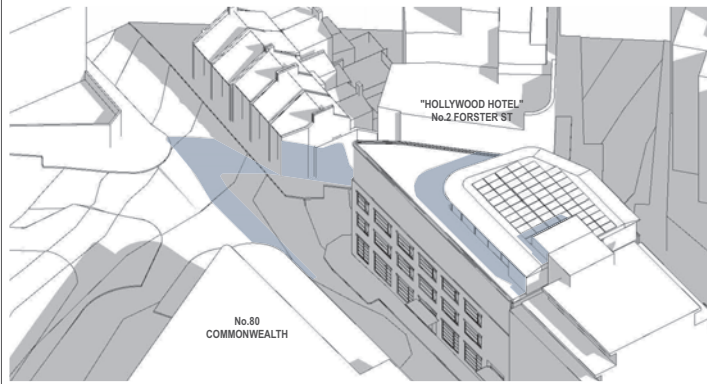
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No.80 COMMONWEALTH



PROPOSED 3D - JUNE 21 12PM

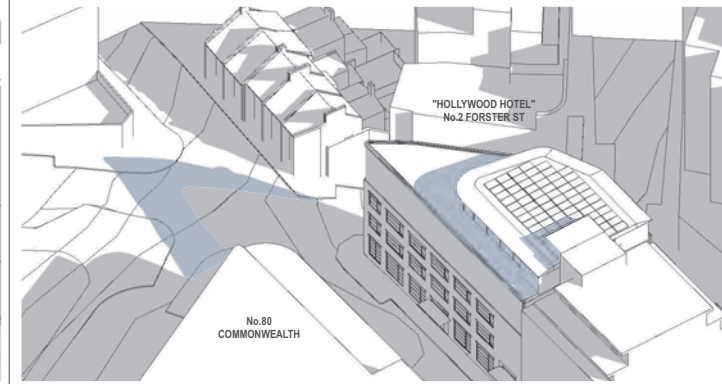
JUNE 21 - 12 PM



PROPOSED 3D - JUNE 21 1PM

No.80 COMMONWEALTH

JUNE 21 - 1 PM



PROPOSED 3D - JUNE 21 2PM

No.80 COMMONWEALTH

JUNE 21 - 2 PM

DATE	REV	DESCRIPTION

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PROJECT:
COMMONWEALTH STREET

PROJECT NO : 201205

ARCHITECT
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NSW Reg No. 2791
EMAIL: brian@bzg.com.au

DRAWING TITLE
3D JUNE 21 SHADOW DIAGRAMS
12PM-2PM

SCALES

PHASE
PP

DRAWING NO
A-3010

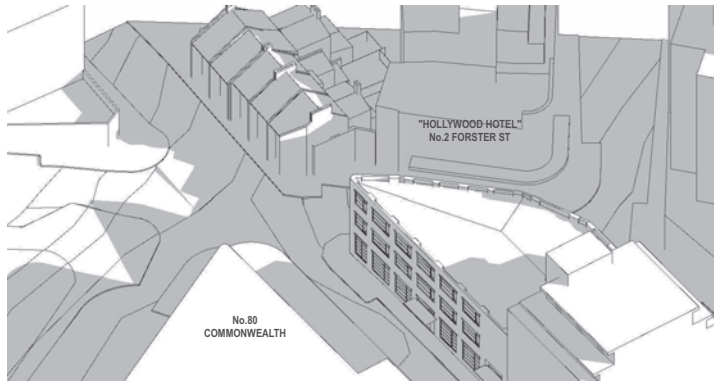
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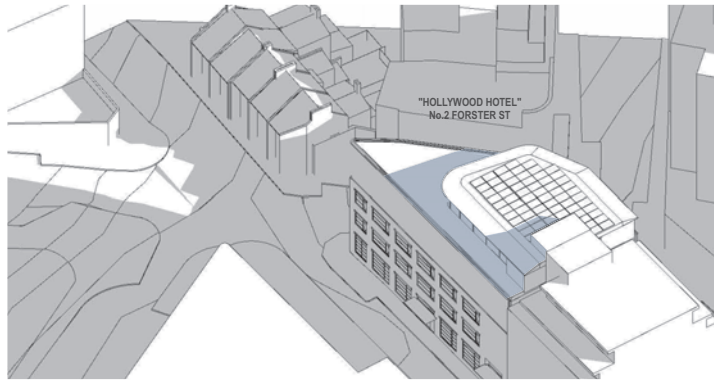
DATE
25.10.2021

REV

3D SUN SHADOW DIAGRAMS - 21 JUNE



EXISTING 3D - JUNE 21 3PM



PROPOSED 3D - JUNE 21 3PM

JUNE 21 - 3 PM

DATE	REV	DESCRIPTION:

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PROJECT: COMMONWEALTH STREET		ARCHITECT BRIAN ZULANKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@tqz.com.au	DRAWING TITLE 3D JUNE 21 SHADOW DIAGRAMS 3PM	DRAWN BY CW
PROJECT NO: 201205			SCALES	CHECKED BZ
PHASE PP	DRAWING NO A-3011	REV	DATE 25.10.2021	