Attachment B

Selected Drawings





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REFERENCES

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NOTES

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PROJECT STAGE

DA

PROJECT DETAIL alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

Tom Tung Cat

SITE ANALYSIS

DESIGNED DRAWN SM SM

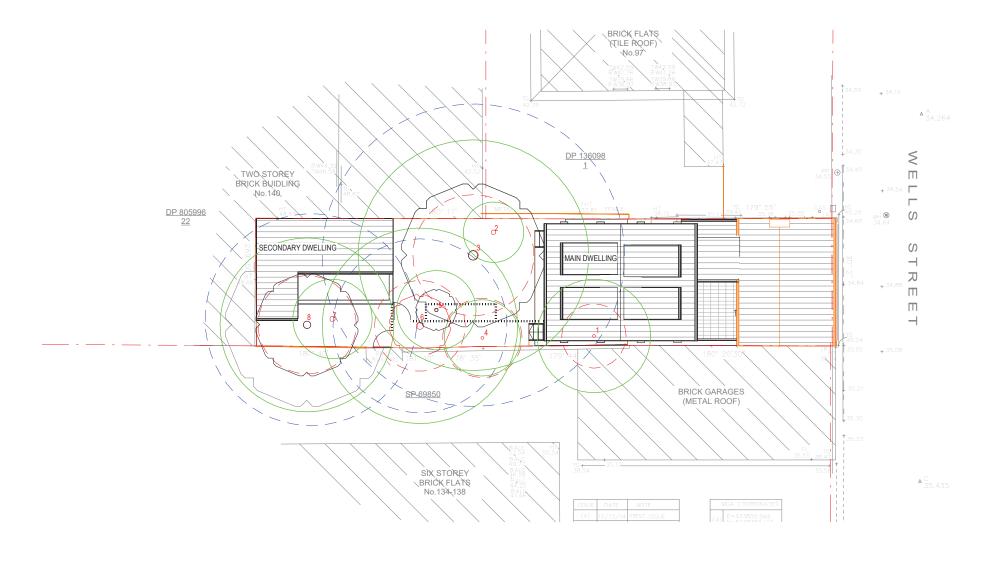
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DRAWING SCALE SHEET SIZE 1:200 A3

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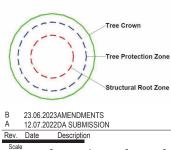
LEGEND

PROPOSED NEW WALLS

EXISTING WALLS & COLUMN TO BE RETAINED

EXISTING AREA TO BE REMOVED

Tree Legend





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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING SITE PLAN

DRAWN SM

CHECKED SM

DRAWING SCALE SHEET SIZE As indicated A3

DESIGNED

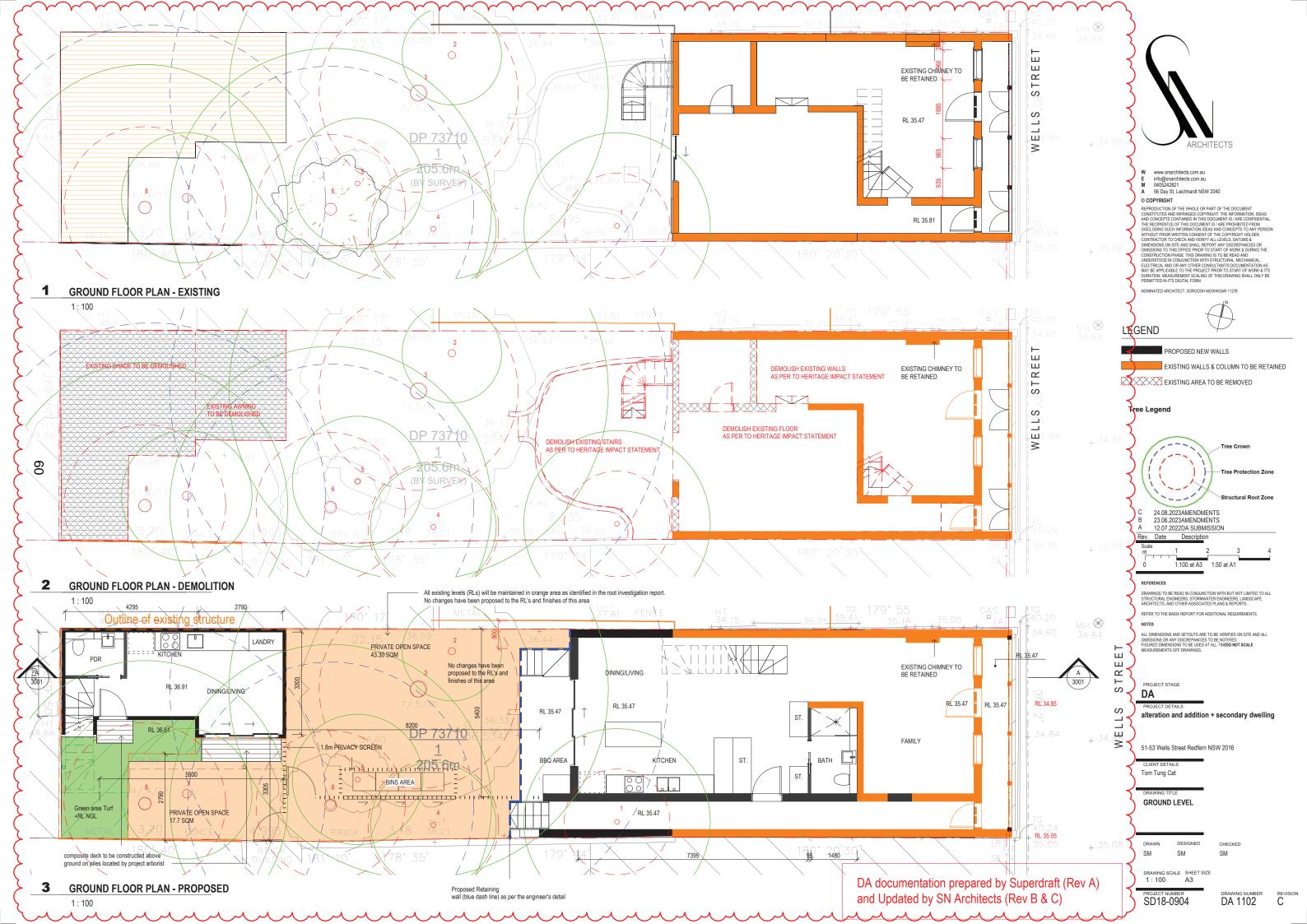
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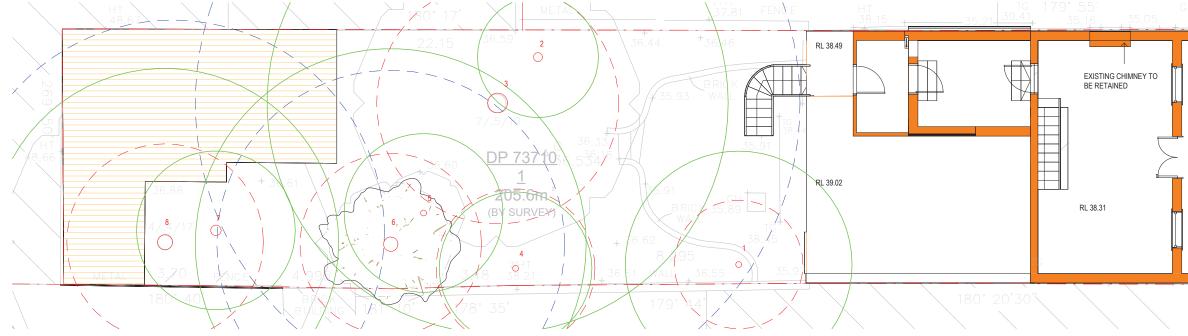
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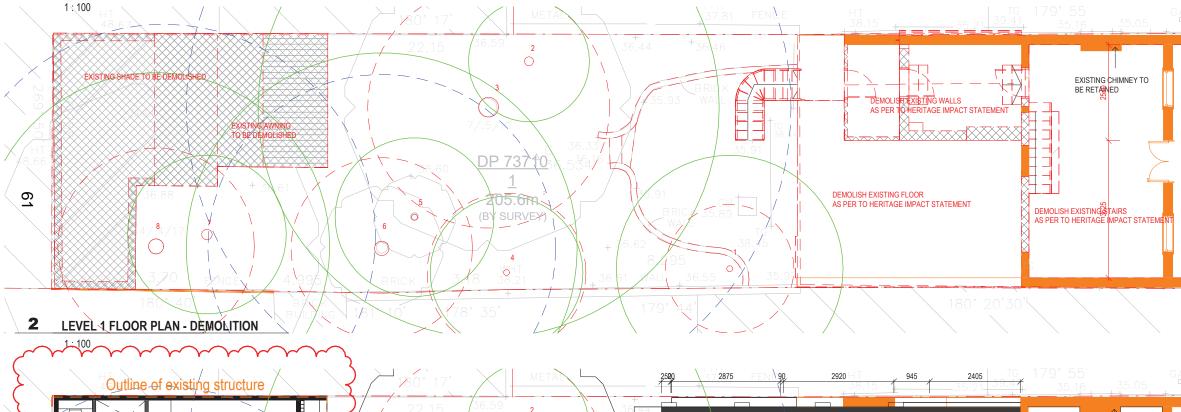


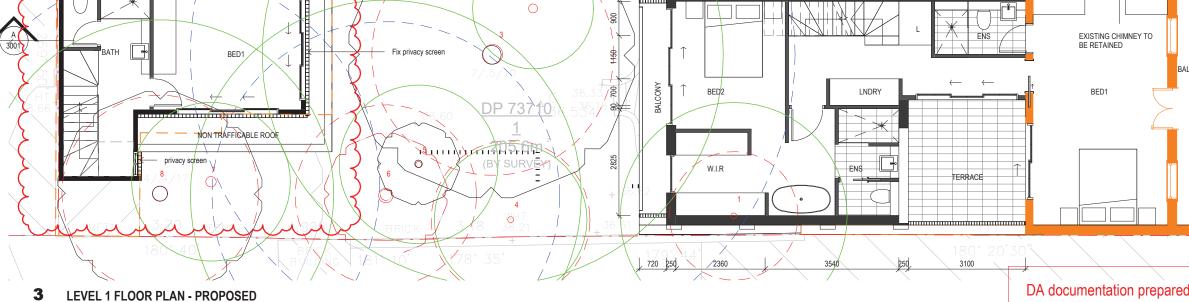
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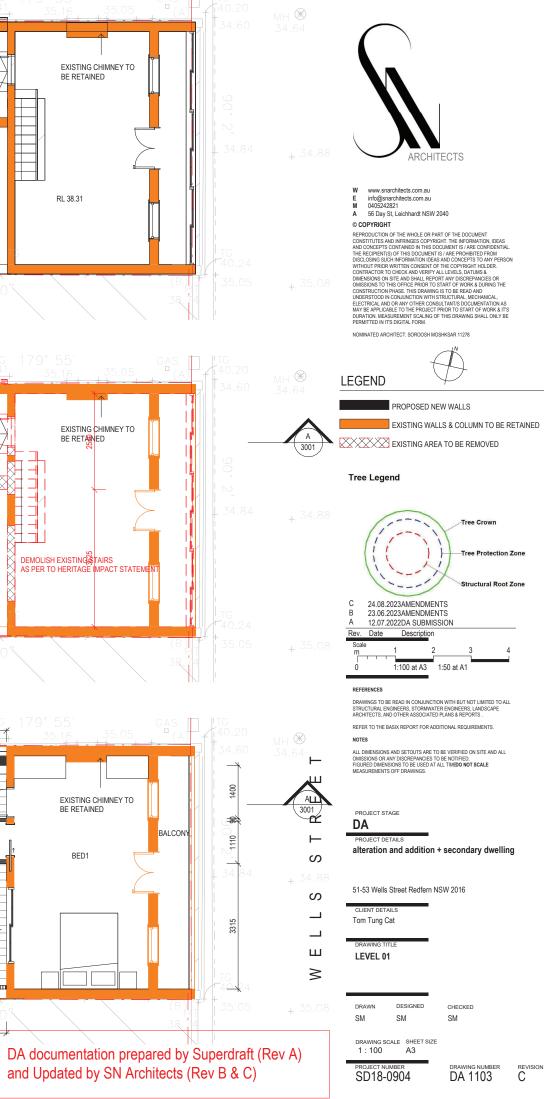
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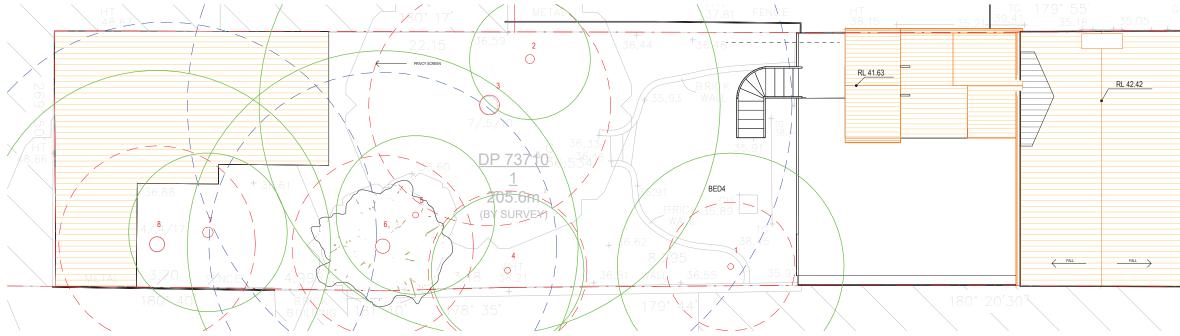




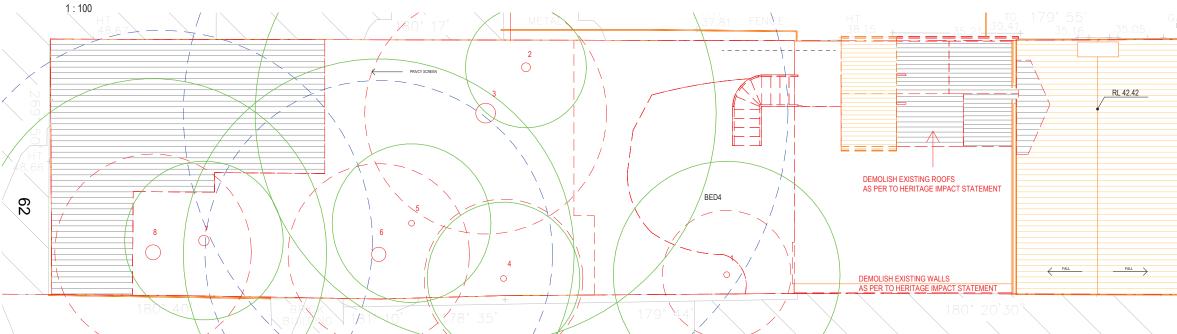
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1 **LEVEL 2 FLOOR PLAN - EXISTING**



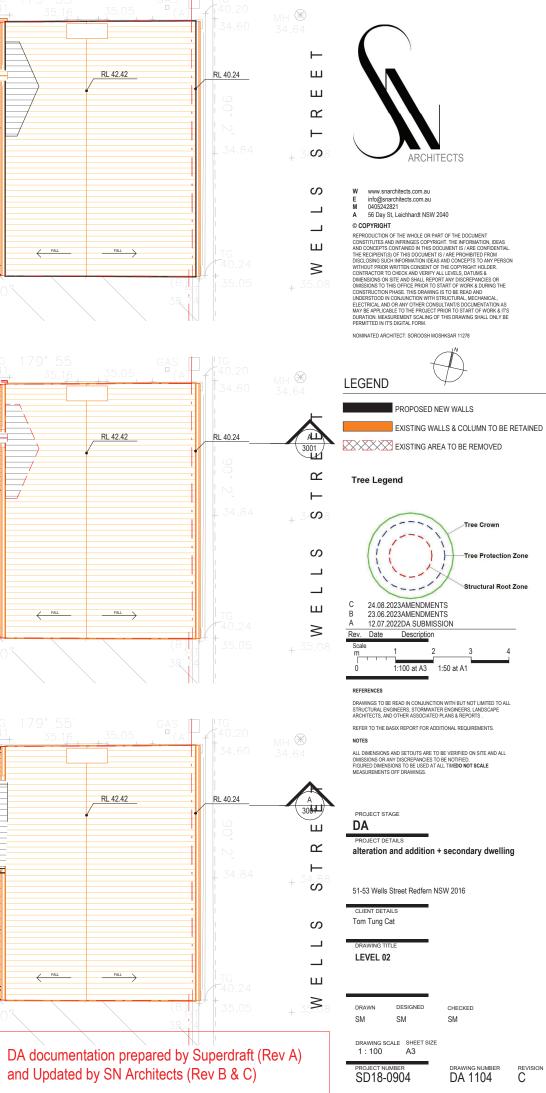
2 LEVEL 2 FLOOR PLAN - DEMOLITION

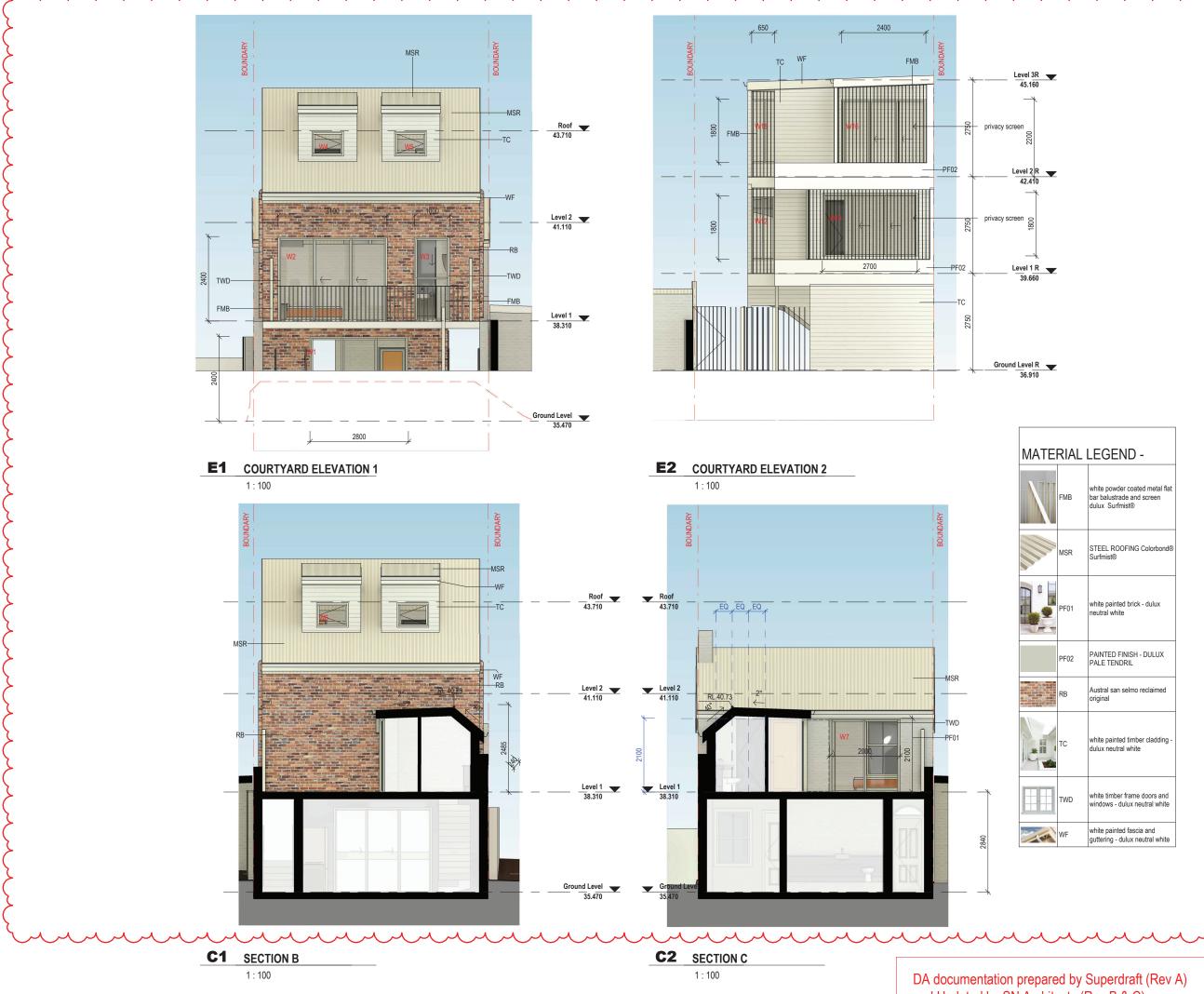


and Updated by SN Architects (Rev B & C)

3 LEVEL 2 FLOOR PLAN - PROPOSED

1:100





63

and Updated by SN Architects (Rev B & C)

	LEGEND -
FMB	white powder coated metal flat bar balustrade and screen dulux Surfmist®
MSR	STEEL ROOFING Colorbond® Surfmist®
PF01	white painted brick - dulux neutral white
PF02	PAINTED FINISH - DULUX PALE TENDRIL
RB	Austral san selmo reclaimed original
тс	white painted timber cladding - dulux neutral white
TWD	white timber frame doors and windows - dulux neutral white
WF	white painted fascia and guttering - dulux neutral white



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NOMINATED ARCHITECT: SOROOSH MOSHKSAR 11278

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PROJECT STAGE

DA

PROJECT DETAILS

alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

Tom Tung Cat

DRAWING TITLE ELEVATIONS_SHEET 1

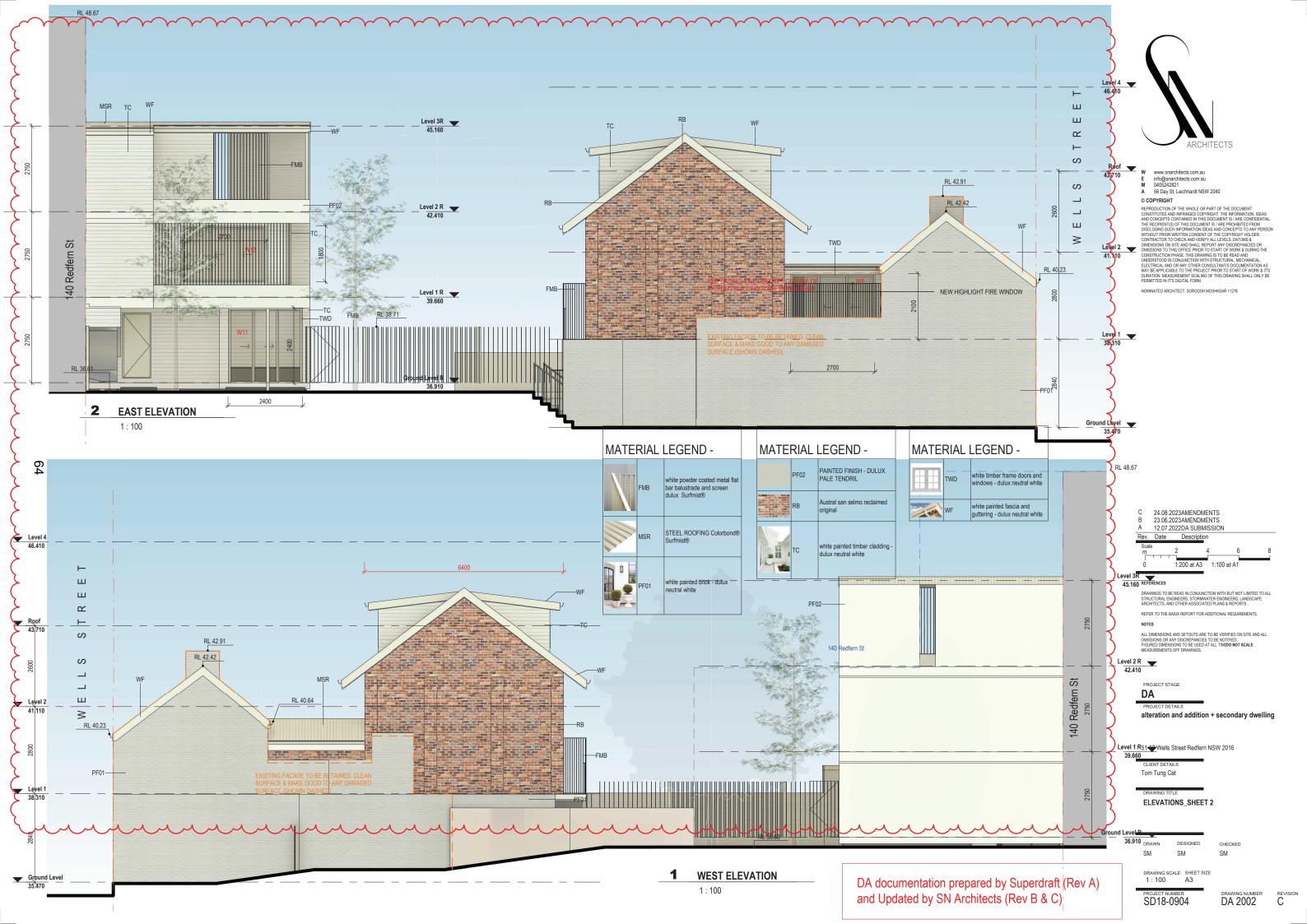
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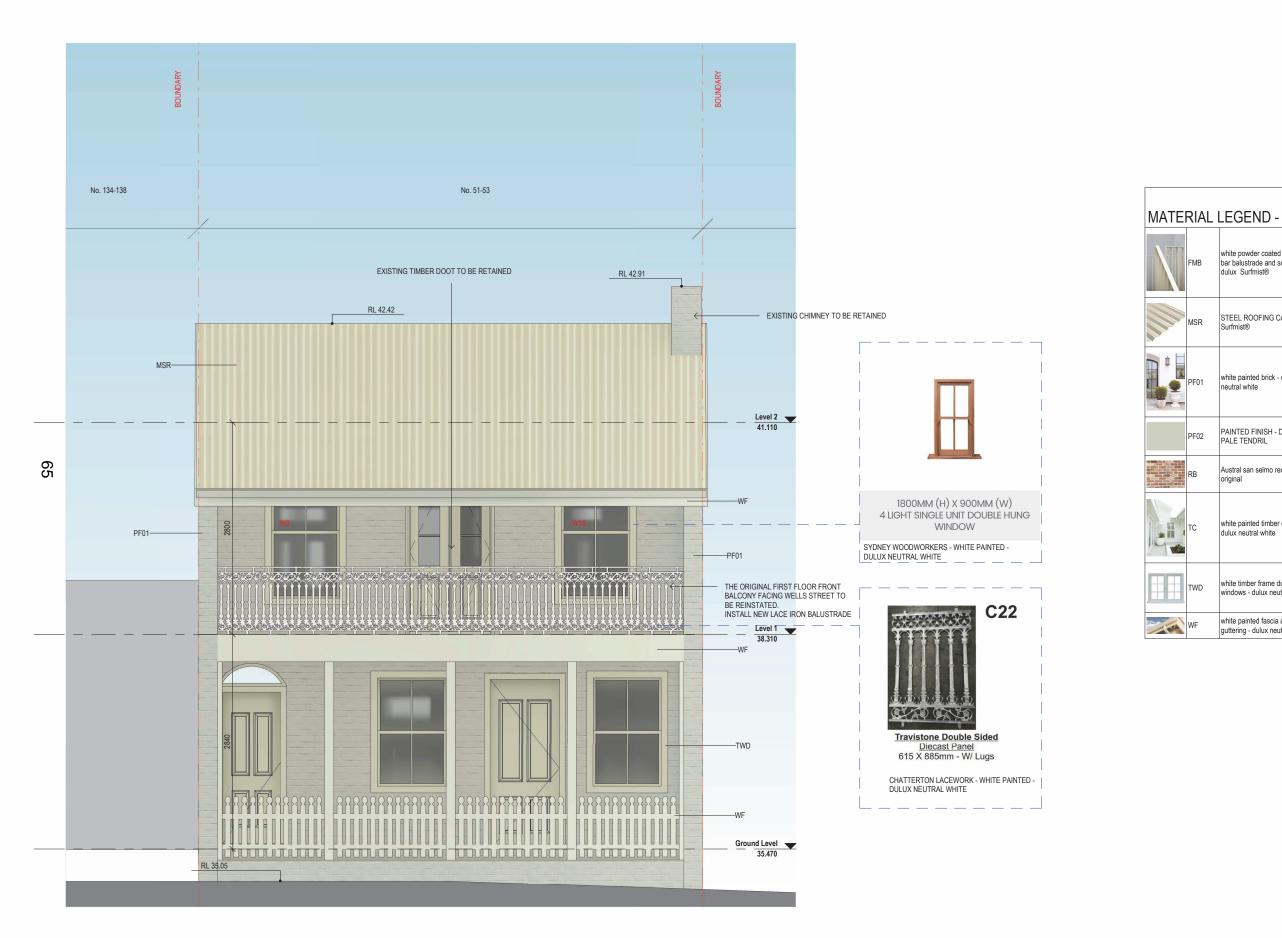
CHECKED SM

DRAWING SCALE SHEET SIZE 1:100 A3

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1 FRONT ELEVATION

1:50



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NOMINATED ARCHITECT: SOROOSH MOSHKSAR 11278

neutral white
PAINTED FINISH - DULUX PALE TENDRIL
Austral san selmo reclaimed original
white painted timber cladding - dulux neutral white
white timber frame doors and windows - dulux neutral white
white painted fascia and guttering - dulux neutral white

white powder coated metal flat

STEEL ROOFING Colorbond®

white painted brick - dulux

Surfmist®

MSR

PF01

TWD

WF

bar balustrade and screen dulux Surfmist®

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PROJECT STAGE

DA

PROJECT DETAIL alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE ELEVATIONS_SHEET 3

DRAWN Author

DESIGNED Checker

CHECKED Approver

DRAWING SCALE SHEET SIZE 1:50 A3

DA documentation prepared by Superdraft (Rev A)

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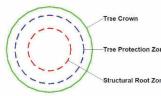
LEGEND

PROPOSED NEW WALLS

EXISTING WALLS & COLUMN TO BE RETAINED

EXISTING AREA TO BE REMOVED

Tree Legend



Free Protection Zone

Structural Root Zone

and Updated by SN Architects (Rev B & C)

REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS. NOTES

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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

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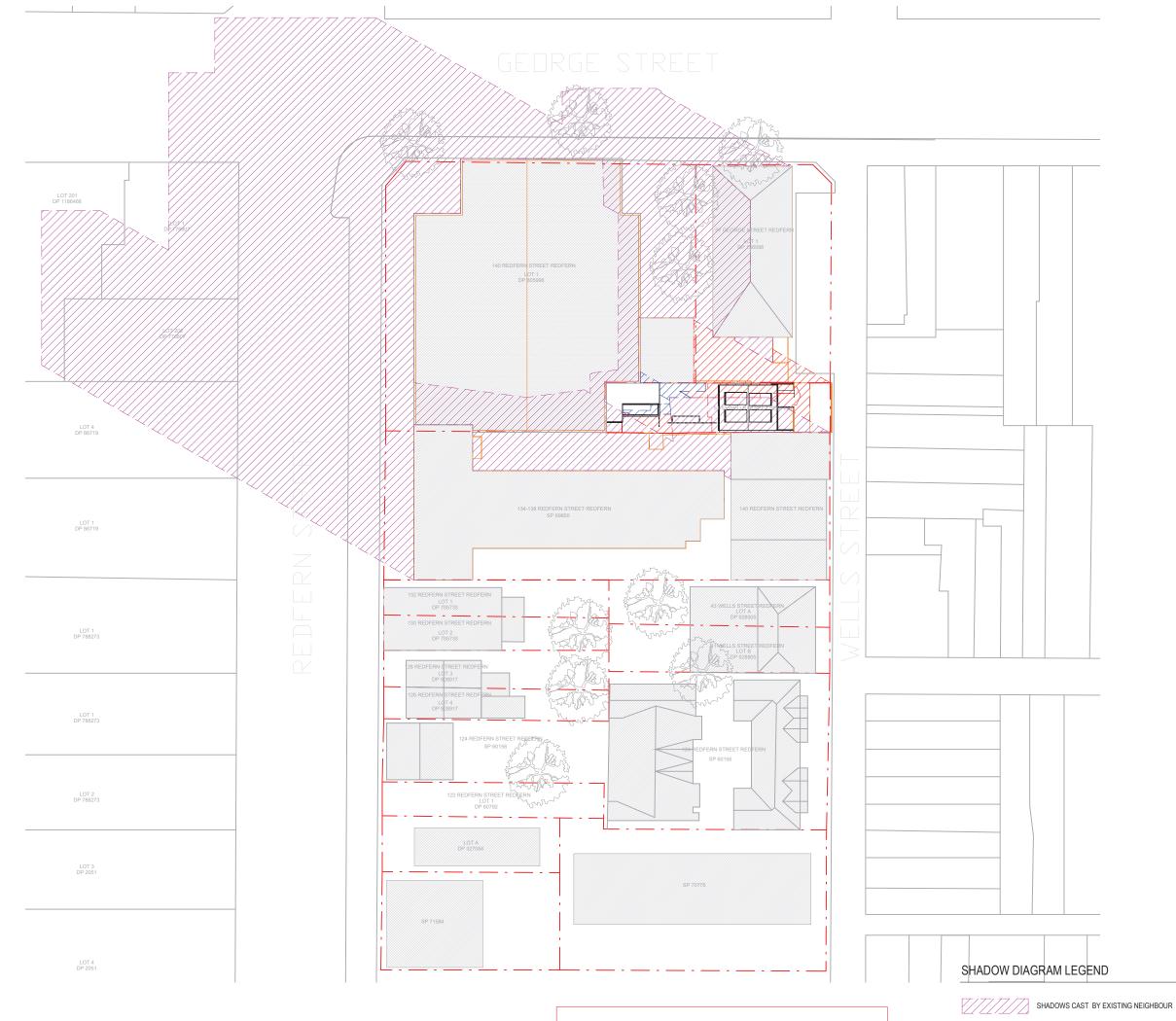
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DA documentation prepared by Superdraft (Rev A)

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NOMINATED ARCHITECT: SOROOSH MOSHKSAR 11278



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REFERENCES

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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-09AM

SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

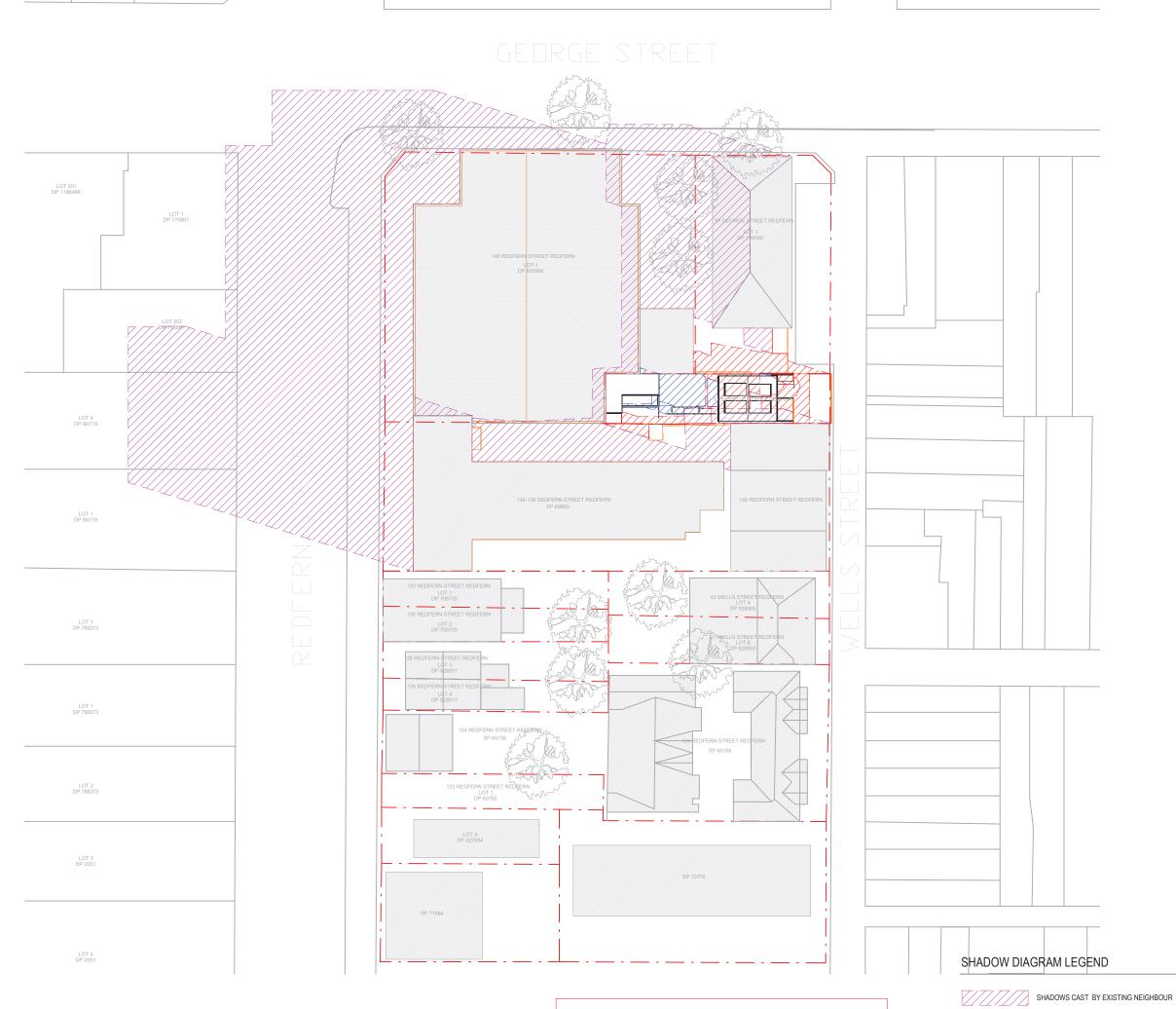
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PROJECT STAGE

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PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-10AM

SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

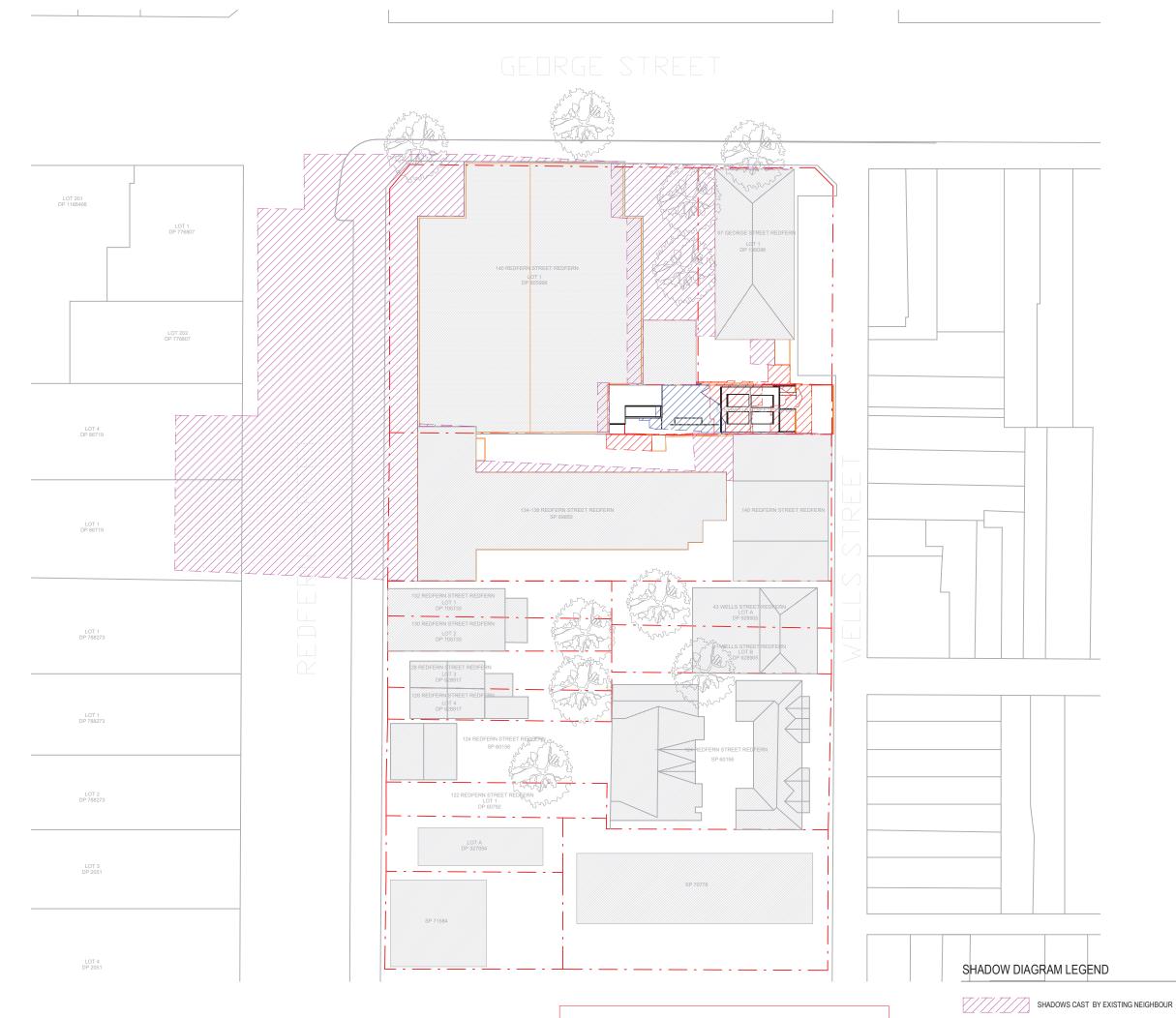
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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-11AM

SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

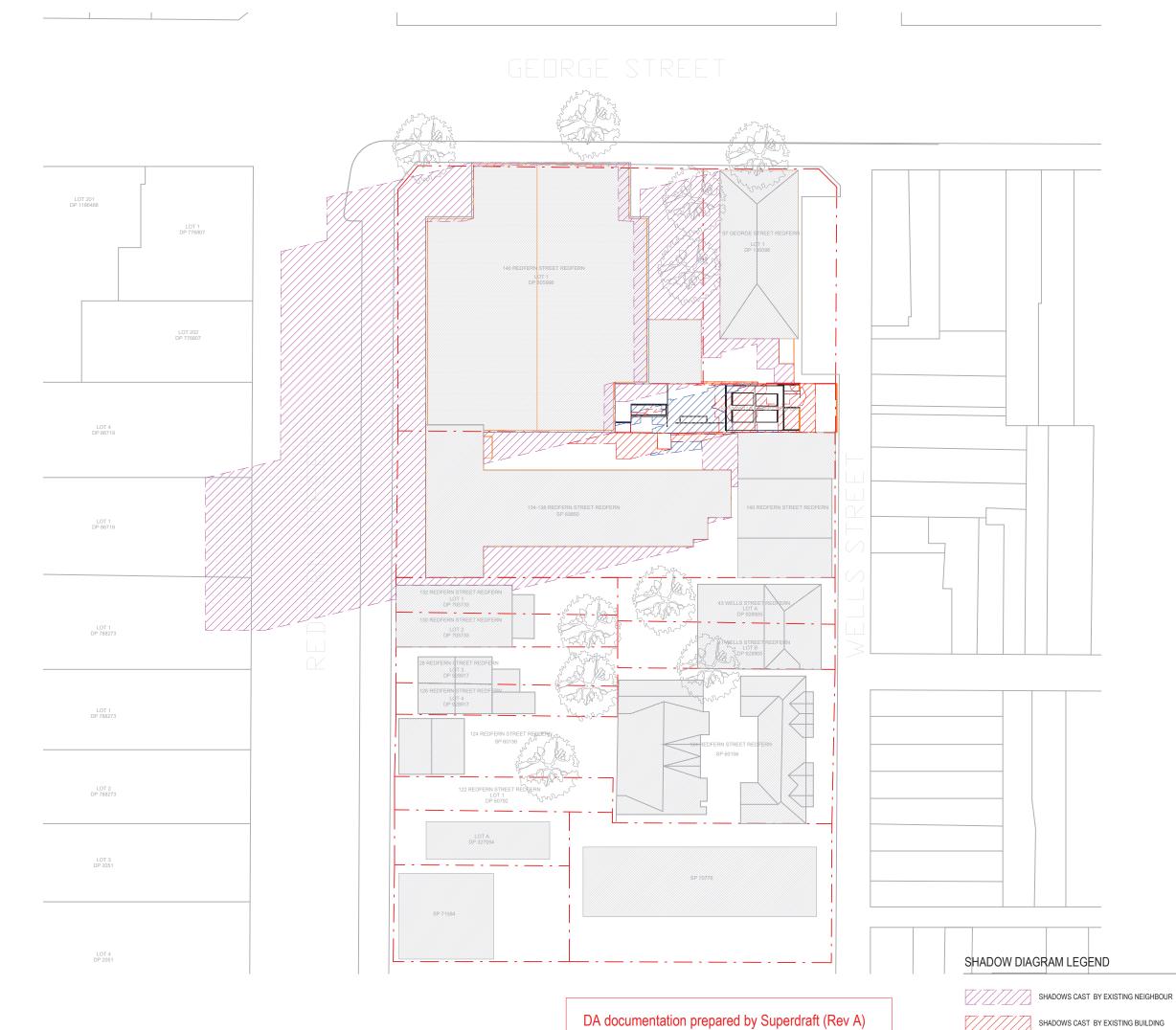
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CHECKED SM

DRAWING NUMBER





1 SHADOW DIAGRAM-21JUNE-12AM

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SHADOWS CAST BY EXISTING BUILDING ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING



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CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-12AM

DRAWN DESIGNED SM SM

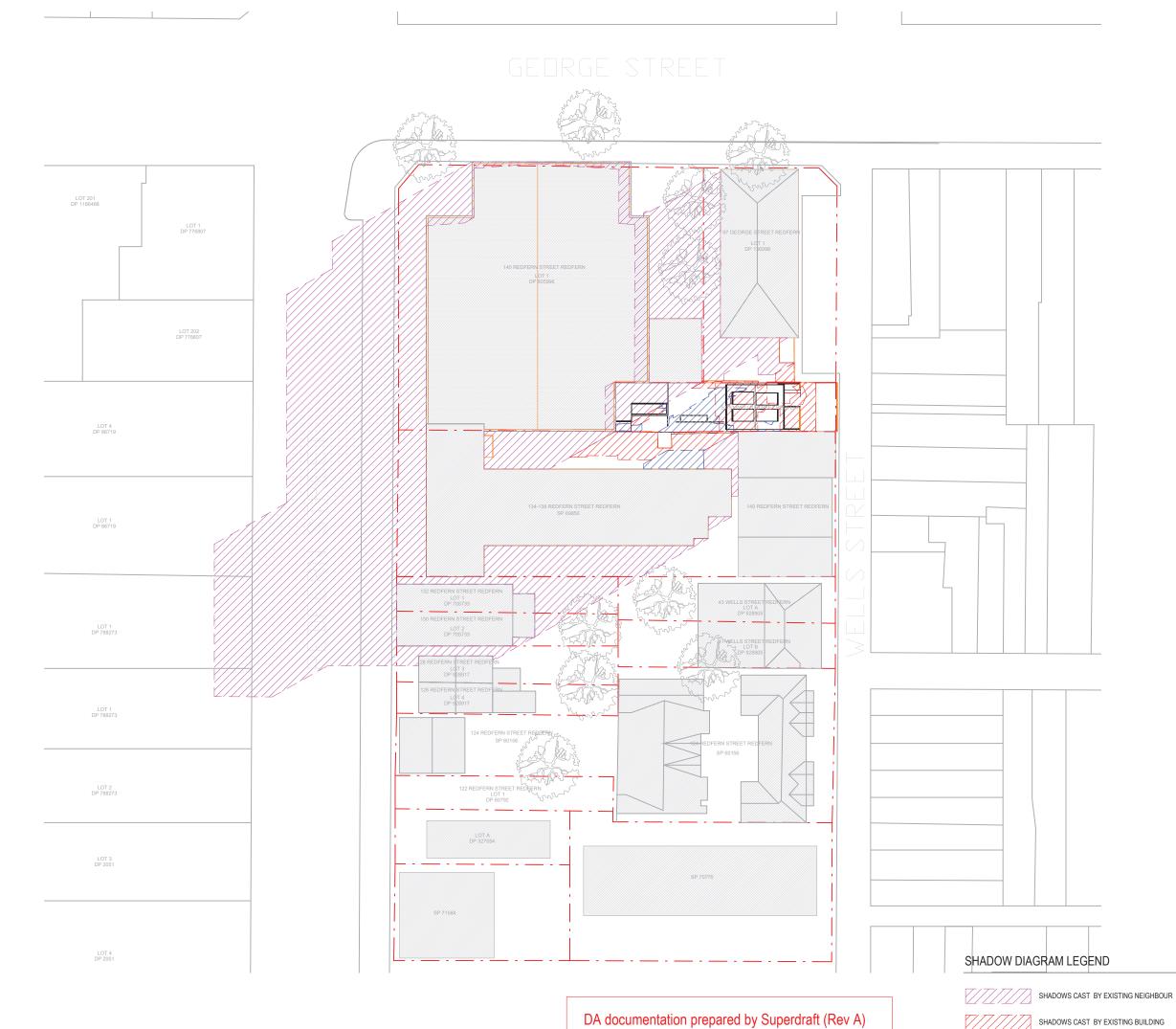
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1 SHADOW DIAGRAM-21JUNE-01PM and Updated by SN Architects (Rev B & C)



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NOMINATED ARCHITECT: SOROOSH MOSHKSAR 11278



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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-01PM

SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

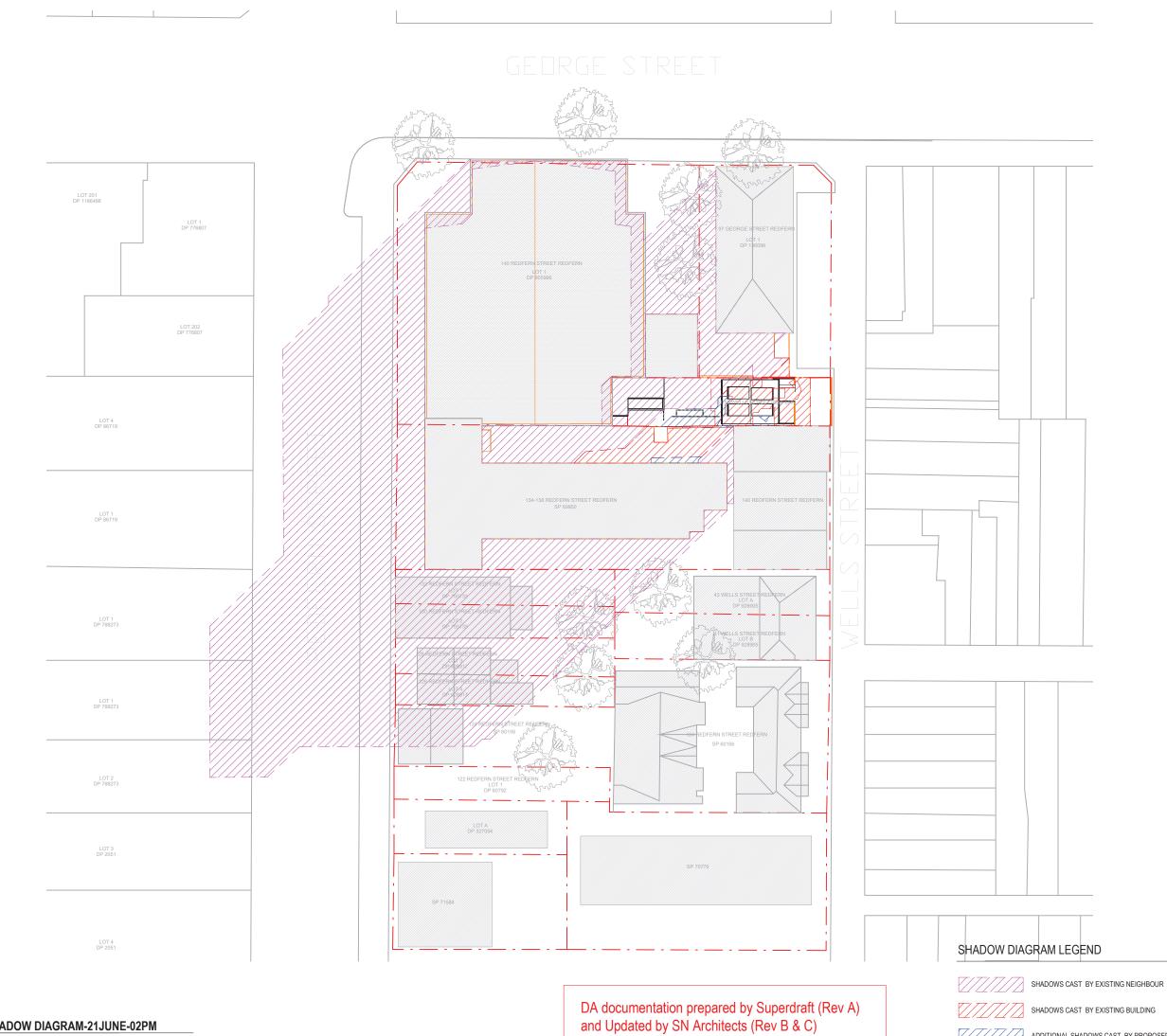
DRAWN DESIGNED SM SM

SD18-0904

CHECKED SM

DRAWING NUMBER





1 SHADOW DIAGRAM-21JUNE-02PM



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PROJECT STAGE

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PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

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SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

DRAWN DESIGNED SM SM

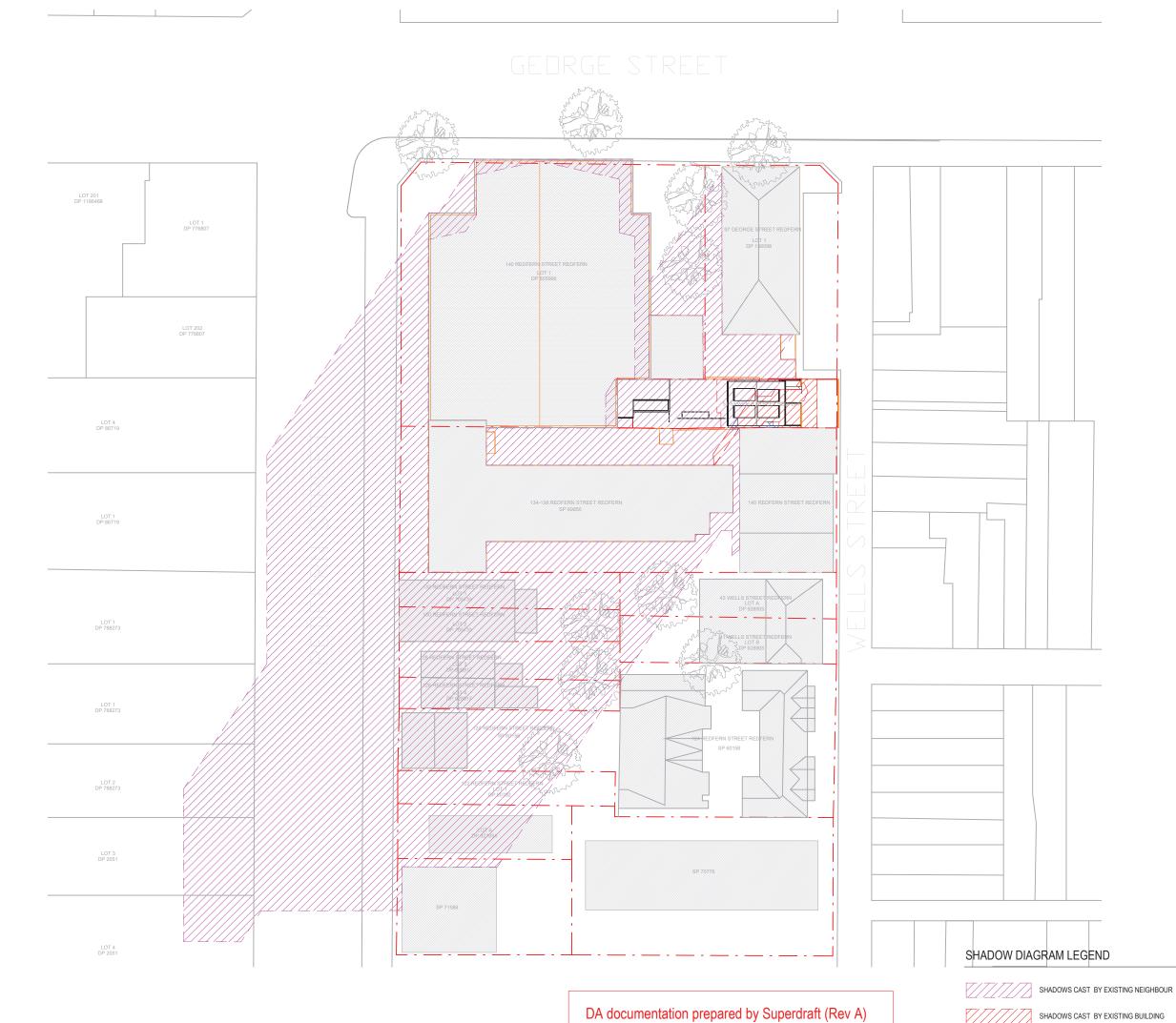
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DRAWING SCALE SHEET SIZE As indicated A3

DRAWING NUMBER

 $\mathbf{A}^{\mathsf{REVISION}}$



1 SHADOW DIAGRAM-21JUNE-03PM and Updated by SN Architects (Rev B & C)



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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAIL

Tom Tung Cat

DRAWING TITLE SHADOW DIAGRAM-21JUNE-03PM

SHADOWS CAST BY EXISTING BUILDING

ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

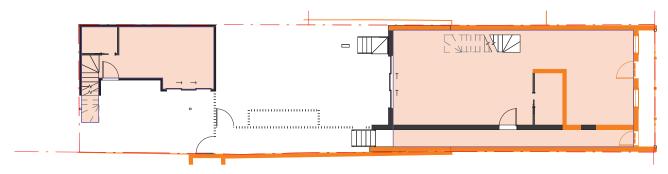
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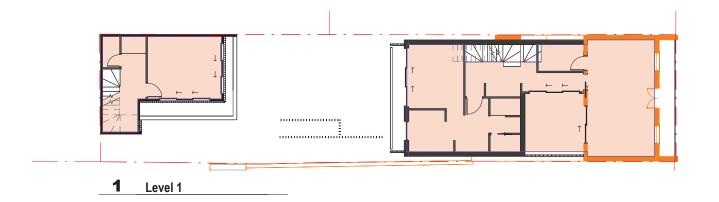
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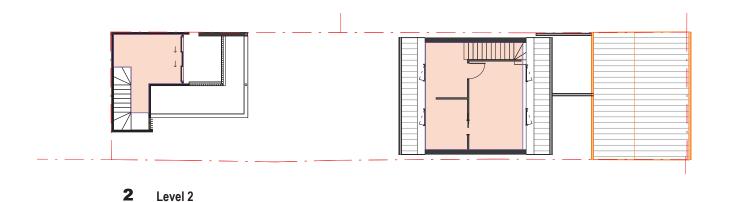
DRAWING NUMBER





G Ground Level





SITE AREA ZONING

RELEVANT CONTROLS COUNCIL LOT / DP No. FSR HEIGHT OF BUILDING HERITAGE ACID SULPHATE SOILS KEY SITE KEY SITE FLOOD PLANNING AREA LAND RESERVATION ACQUISITION NATURAL RESOURCE - BIODIVERS FORESHORE BUILDING LINE

Area Schedule	(
Level	Τ
main dwelling	

main uwening	
Ground Level	78.47 m ²
Level 1	72.63 m ²
Level 2	29.18 m ²
	180.29 m ²
secondary dwelling	
Ground Level	22.65 m ²
Level 1	24.04 m ²
Level 2	10.30 m ²
	56.99 m ²
Grand total	237.27 m ²

AREA CALCULATIONS - FLOOR SPACE RATIO

SITE AREA

PERMISSIBLE FLOOR SPACE RAT PERMISSIBLE GFA

PROPOSED FLOOR SPACE RATIC PROPOSED GFA

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NOMINATED ARCHITECT: SOROOSH MOSHKSAR 11278



Sydney Local Environmental Plan

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205.6m ²
B2
Sydney Local Environmental Plar
Sydney
NOT AFFECTED
1.5:1
12m
Conservation Area - General
Class 5
N/A

N	
SITY	

(Gross Building)

Area

	205.6m²
TIO	1.5:1 308.4m²
0	1.15:1 237.27m²

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Rev.	Date	De	scription	1			
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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAILS

Tom Tung Cat

DRAWING TITLE GFA CALCULATION

DRAWN DESIGNED SM SM

CHECKED SM

DRAWING SCALE SHEET SIZE 1:200 A3

SD18-0904





MATERIAL LEGEND	MATERIAL LEGEND		
FMB white powder coated metal flat bar balustrade and screen dulux Surfmist®	PF02 PAINTED FINISH - DULUX PALE TENDRIL		
	RB Austral san selmo reclaimed original		
MSR STEEL ROOFING Colorbond® Surfmist®	TC white painted timber cladding - dulux neutral white		
Ff1 white painted brick - dulux neutral white			
	TWD white timber frame doors and windows - dulux neutral white		
	WF white painted fascia and guttering - dulux neutral white		



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PROJECT STAGE

DA

PROJECT DETAILS alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAILS

Tom Tung Cat

DRAWING TITLE FINISHES SCHEDULE

DESIGNED DRAWN

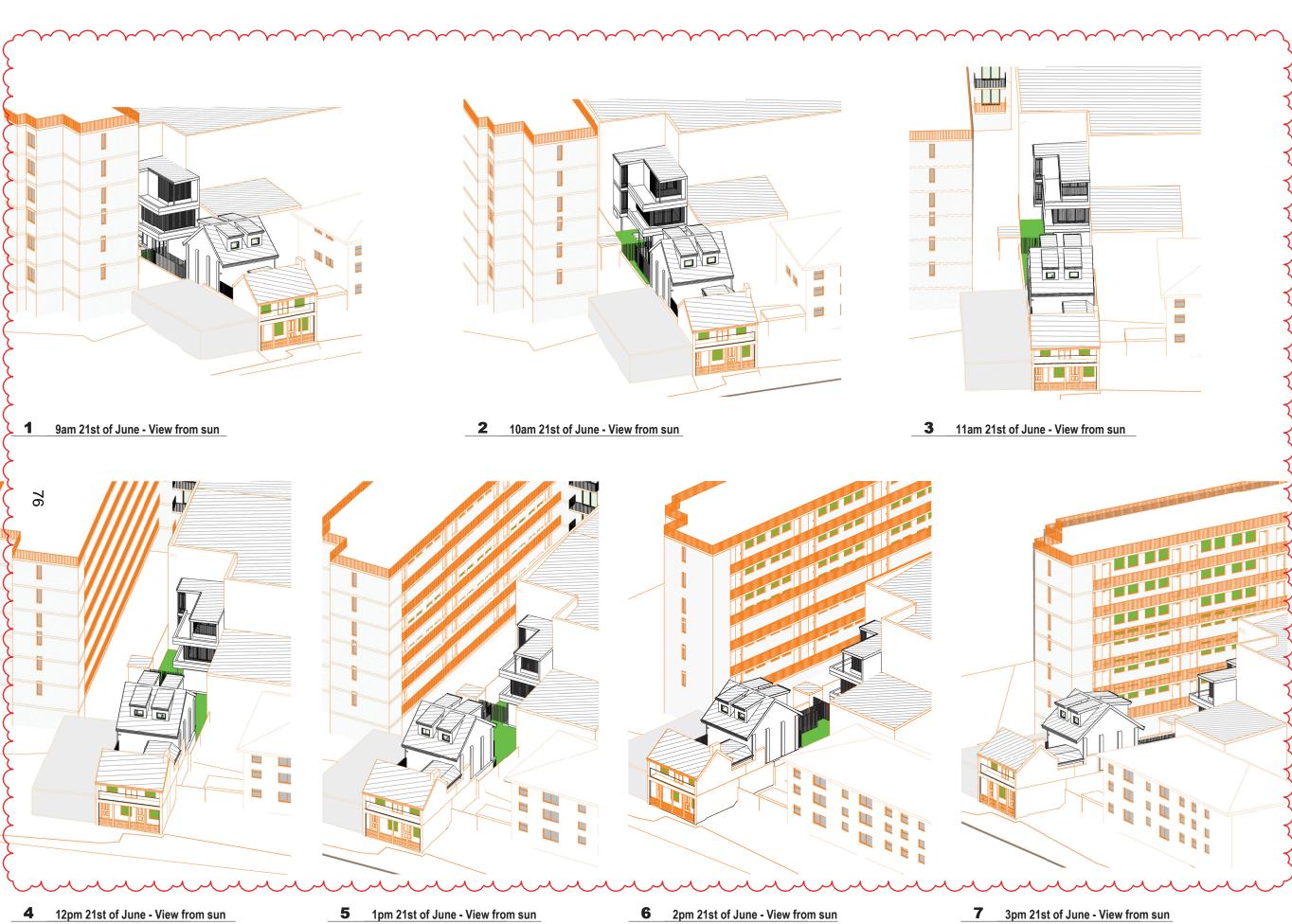
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SM DRAWING SCALE SHEET SIZE

PROJECT NUMBER SD18-0904





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С	24.08.20	23AMENDMENTS
В	23.06.20	23AMENDMENTS
А	12.07.20	22DA SUBMISSION
Rev.	Date	Description

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PROJECT STAGE

DA

alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

Tom Tung Cat

VIEW FROM SUN

DA documentation prepared by Superdraft (Rev A)

DRAWN DESIGNED SM SM

SD18-0904

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DRAWING SCALE SHEET SIZE A3

DA 7042