

Attachment B

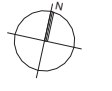
Selected Drawings



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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



A 12.07.2022DA SUBMISSION

Rev.	Date	Description

Scale
 m 0 2 4 6 8
 1:200 at A3 1:100 at A1

REFERENCES
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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
 SITE ANALYSIS

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE
 1 : 200

SHEET SIZE
 A3

PROJECT NUMBER
 SD18-0904

DRAWING NUMBER
 DA 1004

REVISION
 A

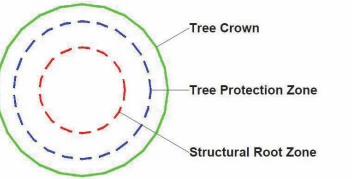
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LEGEND

- PROPOSED NEW WALLS
- EXISTING WALLS & COLUMN TO BE RETAINED
- EXISTING AREA TO BE REMOVED

Tree Legend



B 23.06.2023 AMENDMENTS
 A 12.07.2022 DA SUBMISSION

Rev.	Date	Description
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

REFERENCES

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PROJECT STAGE
DA

PROJECT DETAILS
alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

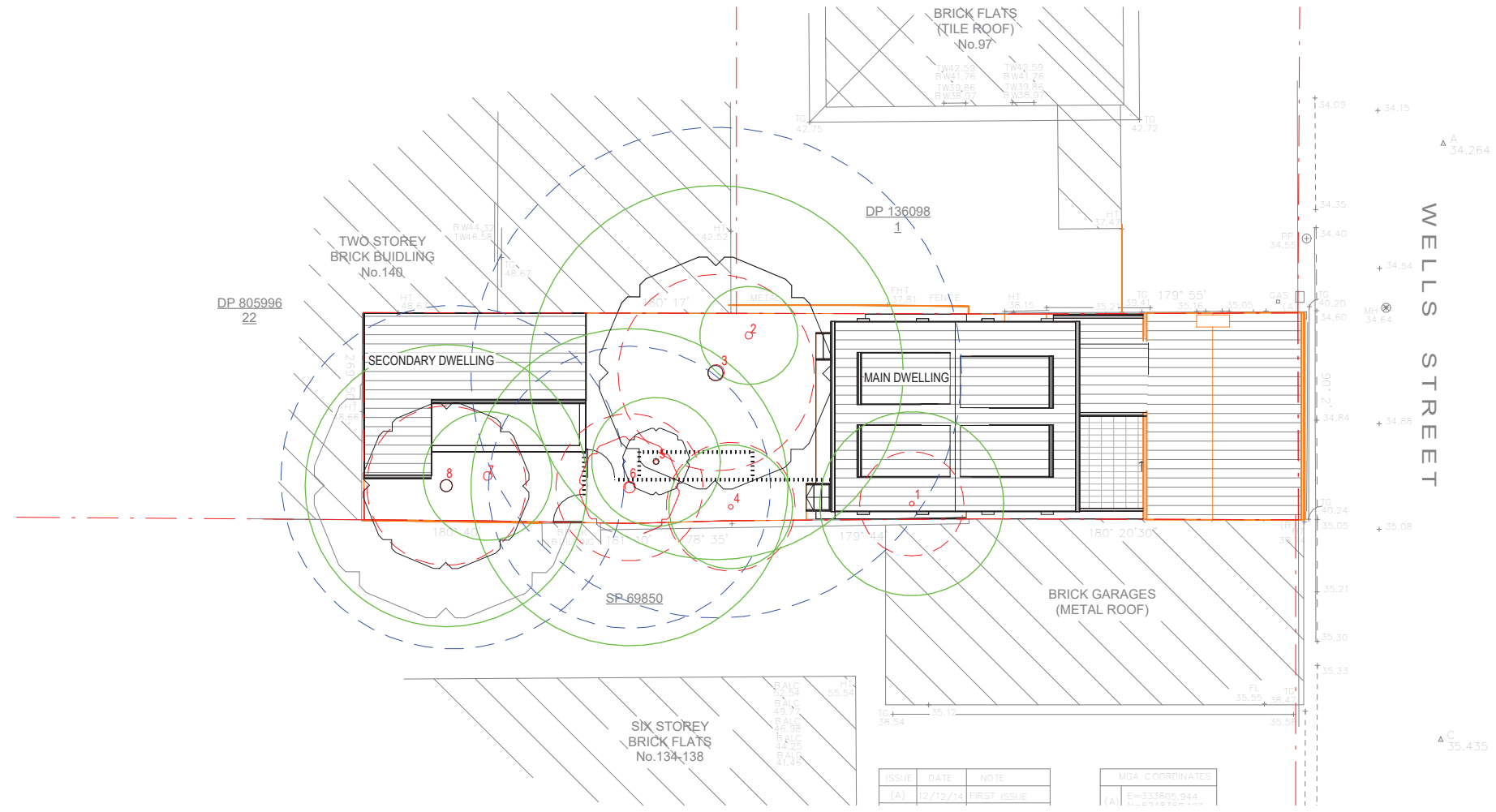
CLIENT DETAILS
 Tom Tung Cat

DRAWING TITLE
SITE PLAN

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 1005	B



1 SITE PLAN
 1:200

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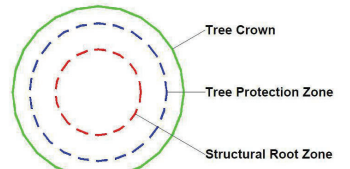
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 NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



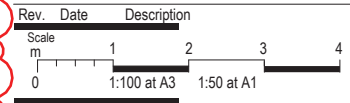
LEGEND

- PROPOSED NEW WALLS
- EXISTING WALLS & COLUMN TO BE RETAINED
- EXISTING AREA TO BE REMOVED

Tree Legend



- C 24.08.2023 AMENDMENTS
- B 23.06.2023 AMENDMENTS
- A 12.07.2022 DA SUBMISSION



REFERENCES

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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

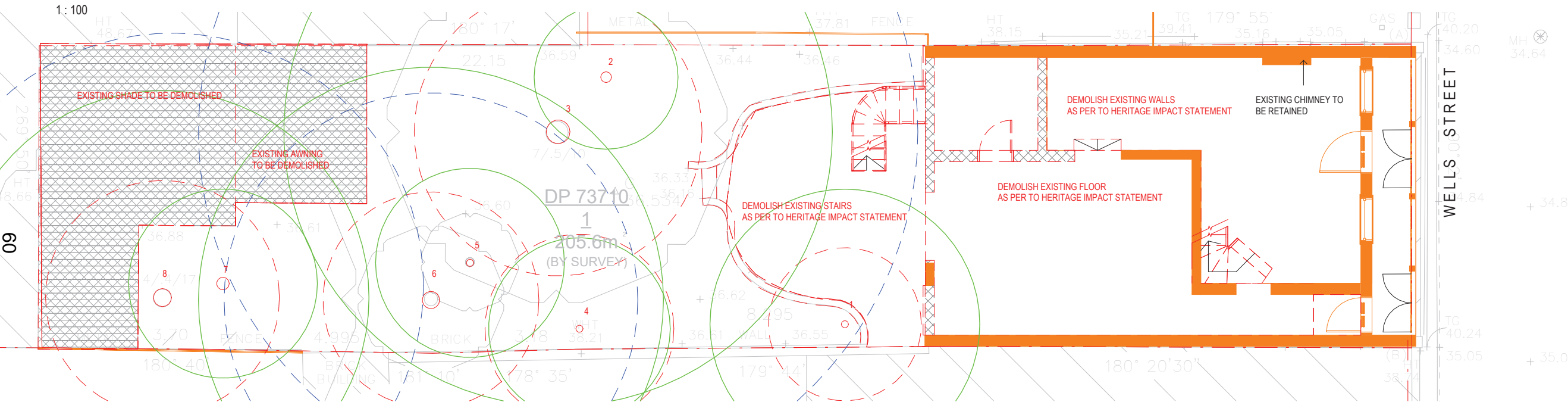
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GROUND LEVEL

DRAWN DESIGNED CHECKED
 SM SM SM

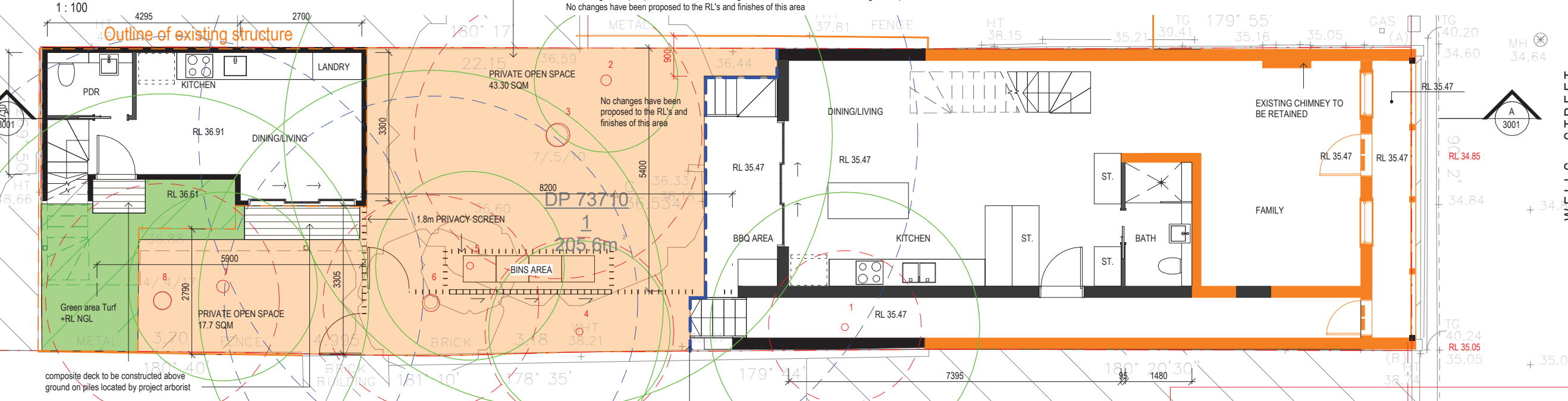
DRAWING SCALE SHEET SIZE
 1 : 100 A3

PROJECT NUMBER DRAWING NUMBER REVISION
 SD18-0904 DA 1102 C

1 GROUND FLOOR PLAN - EXISTING



2 GROUND FLOOR PLAN - DEMOLITION



3 GROUND FLOOR PLAN - PROPOSED



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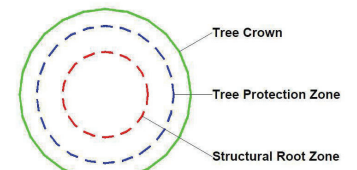
NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



LEGEND

- PROPOSED NEW WALLS
- EXISTING WALLS & COLUMN TO BE RETAINED
- EXISTING AREA TO BE REMOVED

Tree Legend



- C 24.08.2023 AMENDMENTS
- B 23.06.2023 AMENDMENTS
- A 12.07.2022 DA SUBMISSION

Rev.	Date	Description
C	24.08.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

Scale	1	2	3	4
0	1:100 at A3	1:50 at A1		

REFERENCES

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PROJECT STAGE
DA
 PROJECT DETAILS
alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

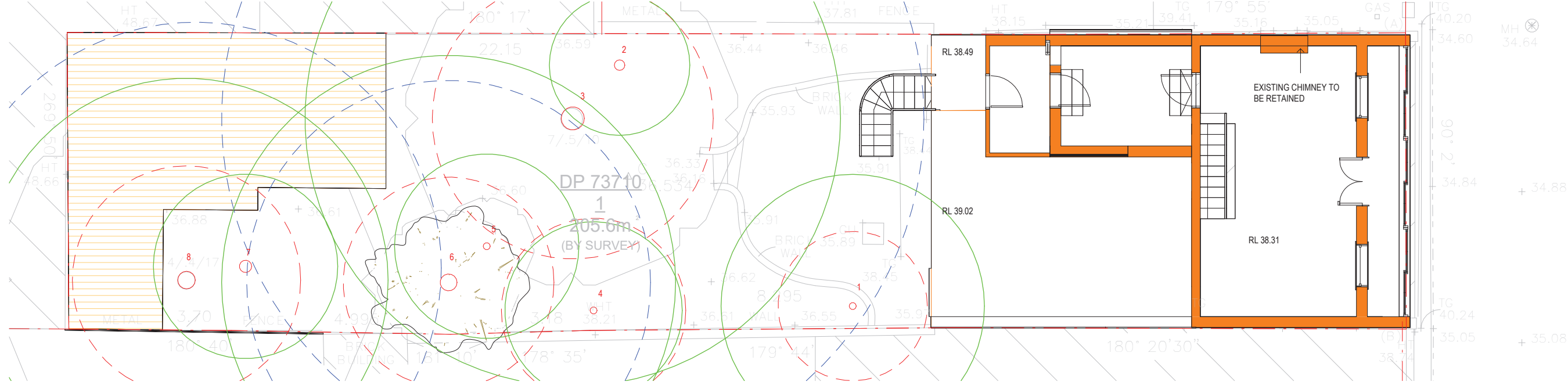
CLIENT DETAILS
 Tom Tung Cat

DRAWING TITLE
LEVEL 01

DRAWN DESIGNED CHECKED
 SM SM SM

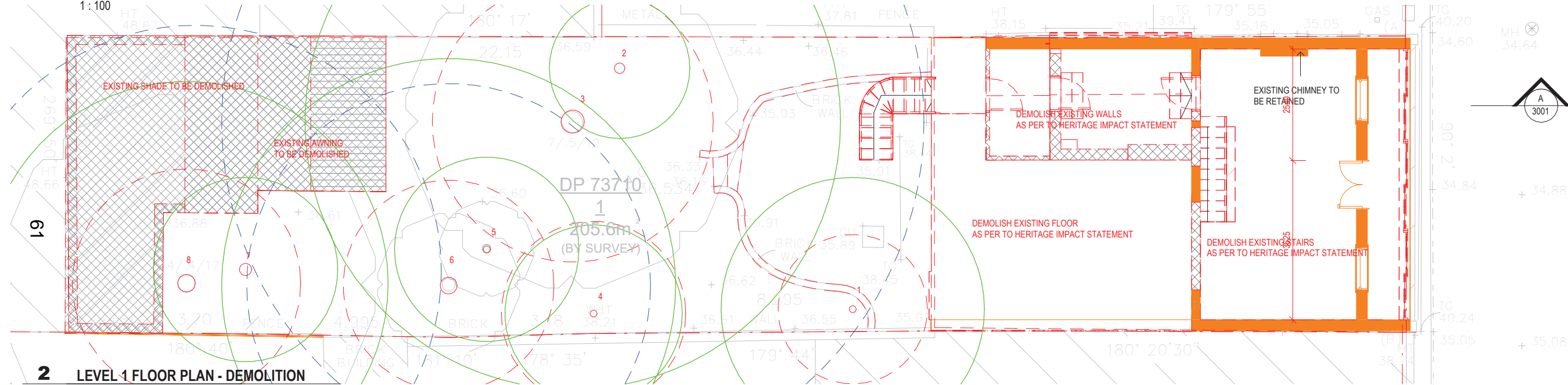
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PROJECT NUMBER DRAWING NUMBER REVISION
 SD18-0904 DA 1103 C



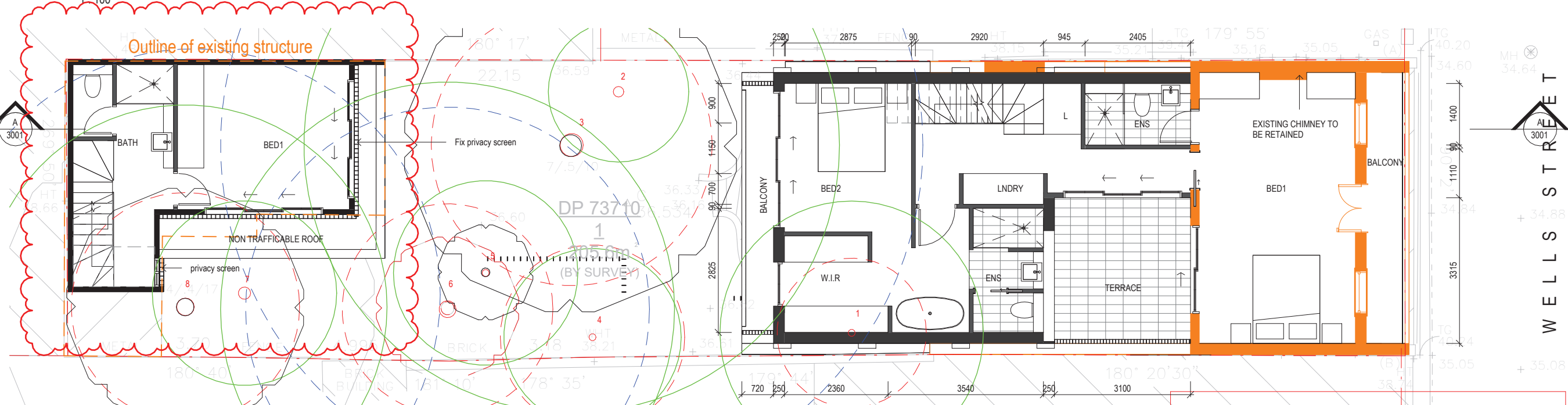
1 LEVEL 1 FLOOR PLAN - EXISTING

1:100



2 LEVEL 1 FLOOR PLAN - DEMOLITION

1:100



3 LEVEL 1 FLOOR PLAN - PROPOSED

1:100

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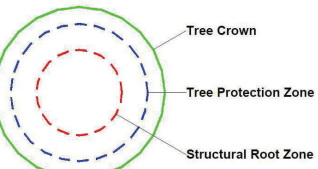
NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



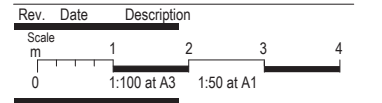
LEGEND

- PROPOSED NEW WALLS
- EXISTING WALLS & COLUMN TO BE RETAINED
- EXISTING AREA TO BE REMOVED

Tree Legend



- C 24.08.2023 AMENDMENTS
- B 23.06.2023 AMENDMENTS
- A 12.07.2022 DA SUBMISSION



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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

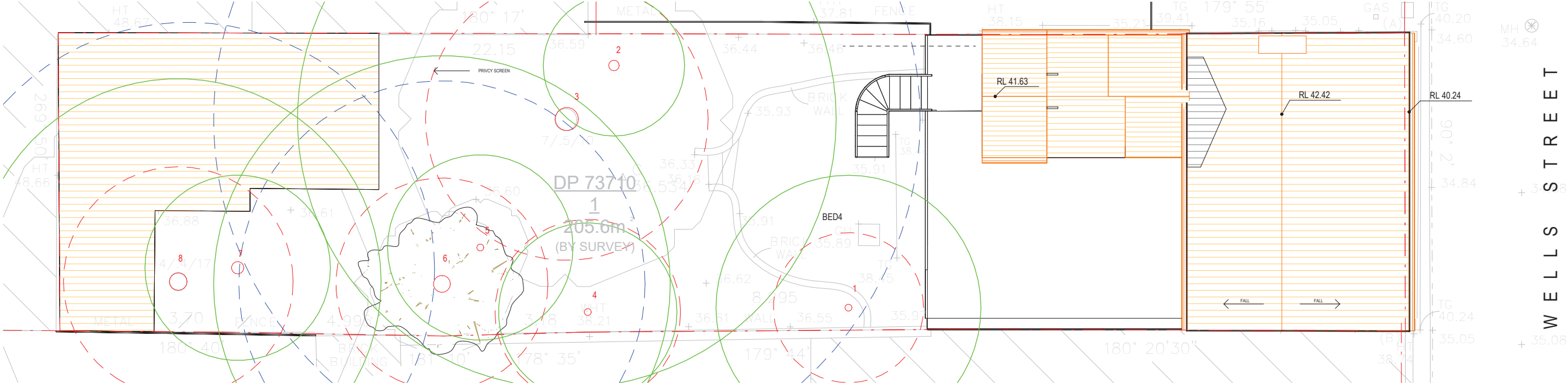
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LEVEL 02

DRAWN SM DESIGNED SM CHECKED SM

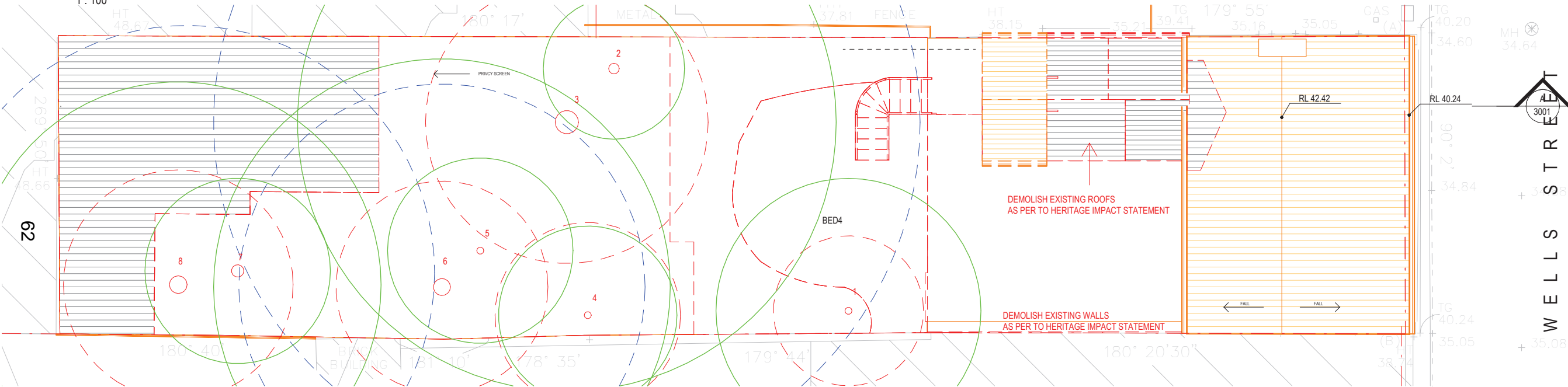
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PROJECT NUMBER SD18-0904 DRAWING NUMBER DA 1104 REVISION C



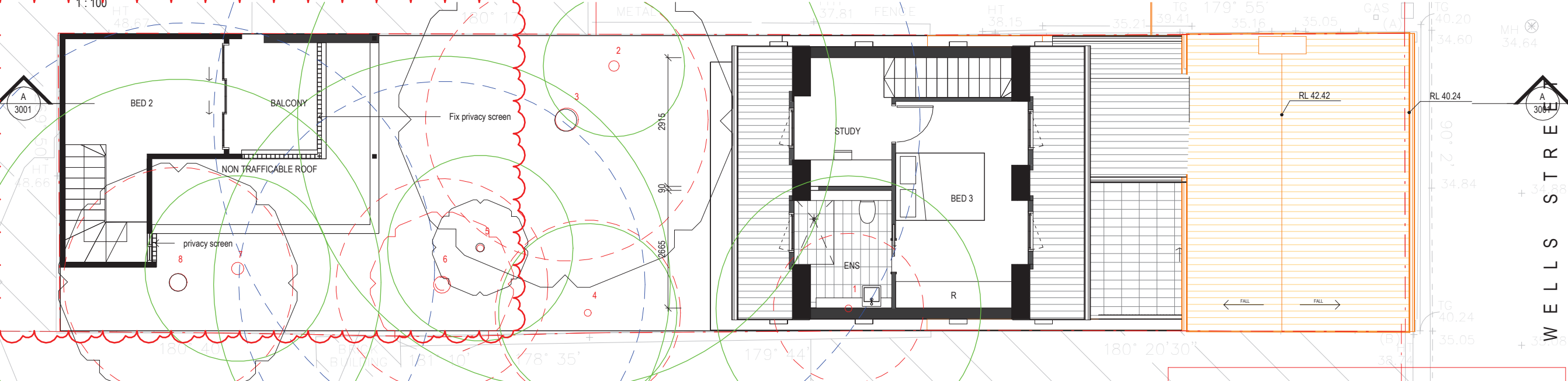
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1:100



2 LEVEL 2 FLOOR PLAN - DEMOLITION

1:100



3 LEVEL 2 FLOOR PLAN - PROPOSED

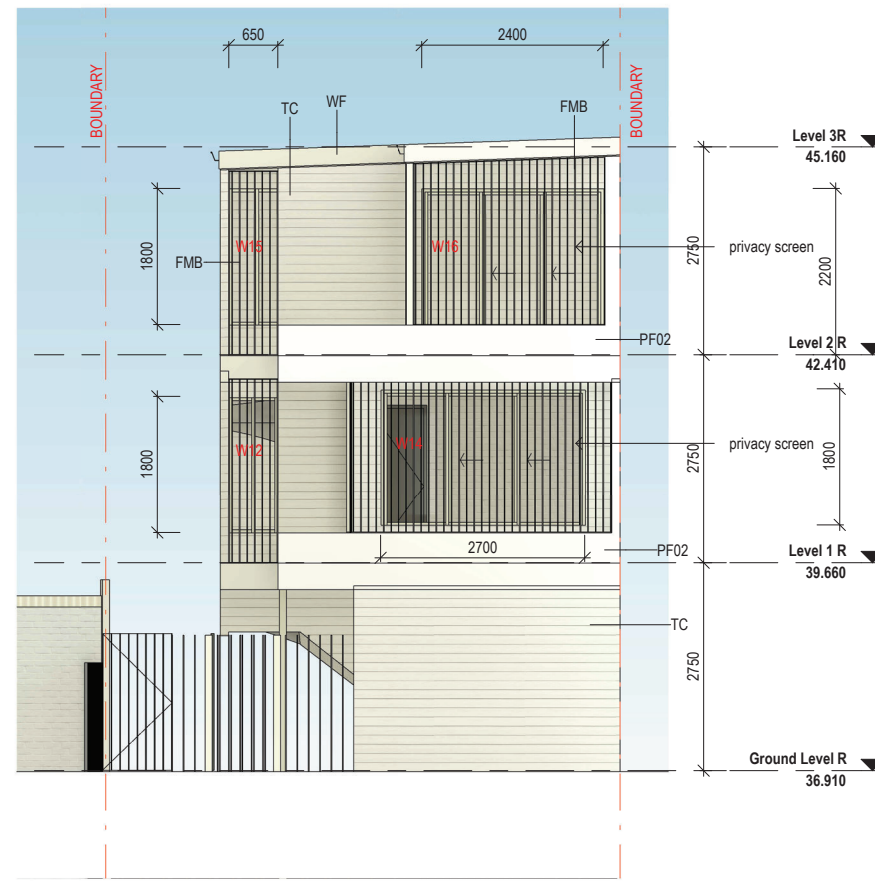
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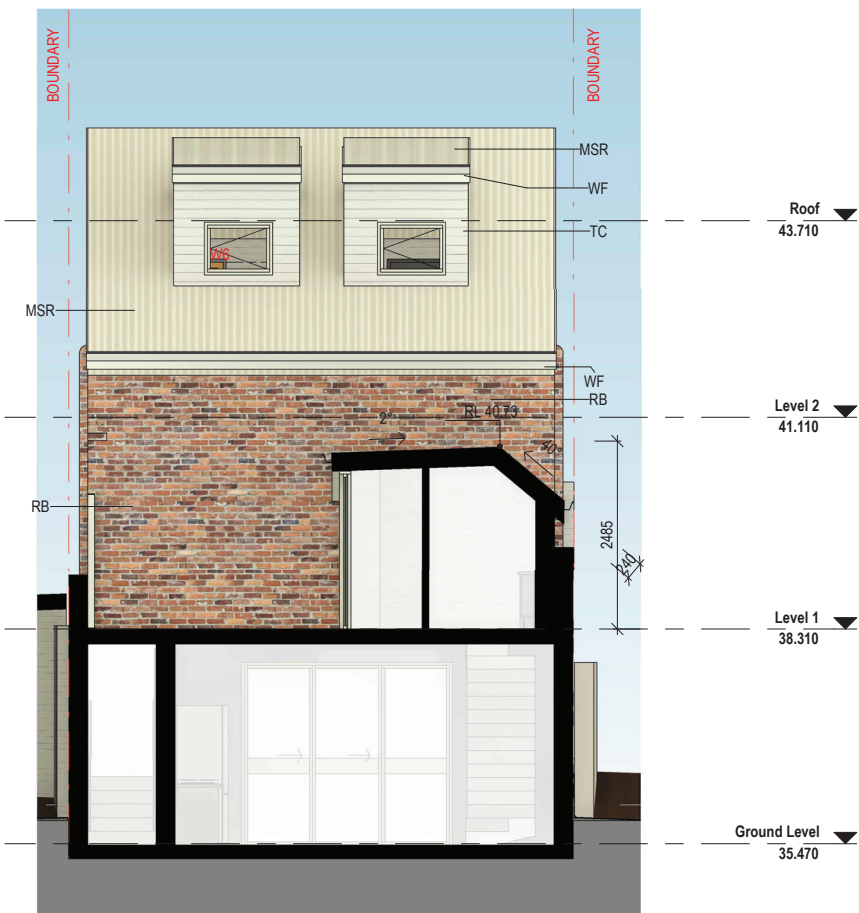
E1 COURTYARD ELEVATION 1

1 : 100



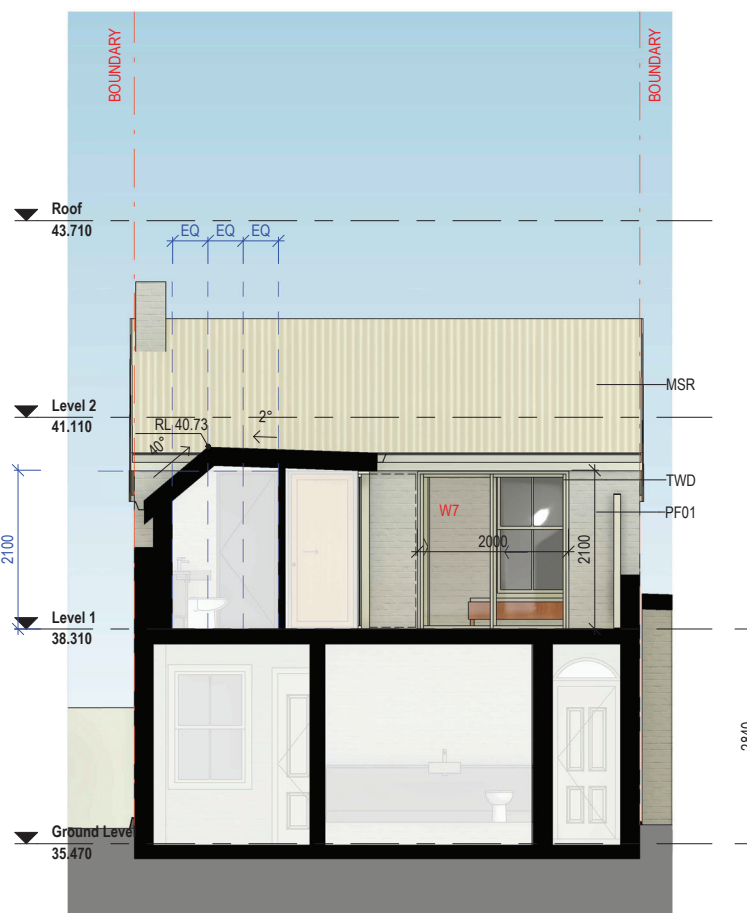
E2 COURTYARD ELEVATION 2

1 : 100



C1 SECTION B

1 : 100



C2 SECTION C

1 : 100

MATERIAL LEGEND -

	FMB	white powder coated metal flat bar balustrade and screen dulux Surfemist®
	MSR	STEEL ROOFING Colorbond® Surfemist®
	PF01	white painted brick - dulux neutral white
	PF02	PAINTED FINISH - DULUX PALE TENDRIL
	RB	Austral san selmo reclaimed original
	TC	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

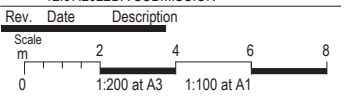


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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278

C 24.08.2023AMENDMENTS
 B 23.06.2023AMENDMENTS
 A 12.07.2022DA SUBMISSION



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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
ELEVATIONS_ SHEET 1

DRAWN SM DESIGNED SM CHECKED SM

DRAWING SCALE 1 : 100 SHEET SIZE A3

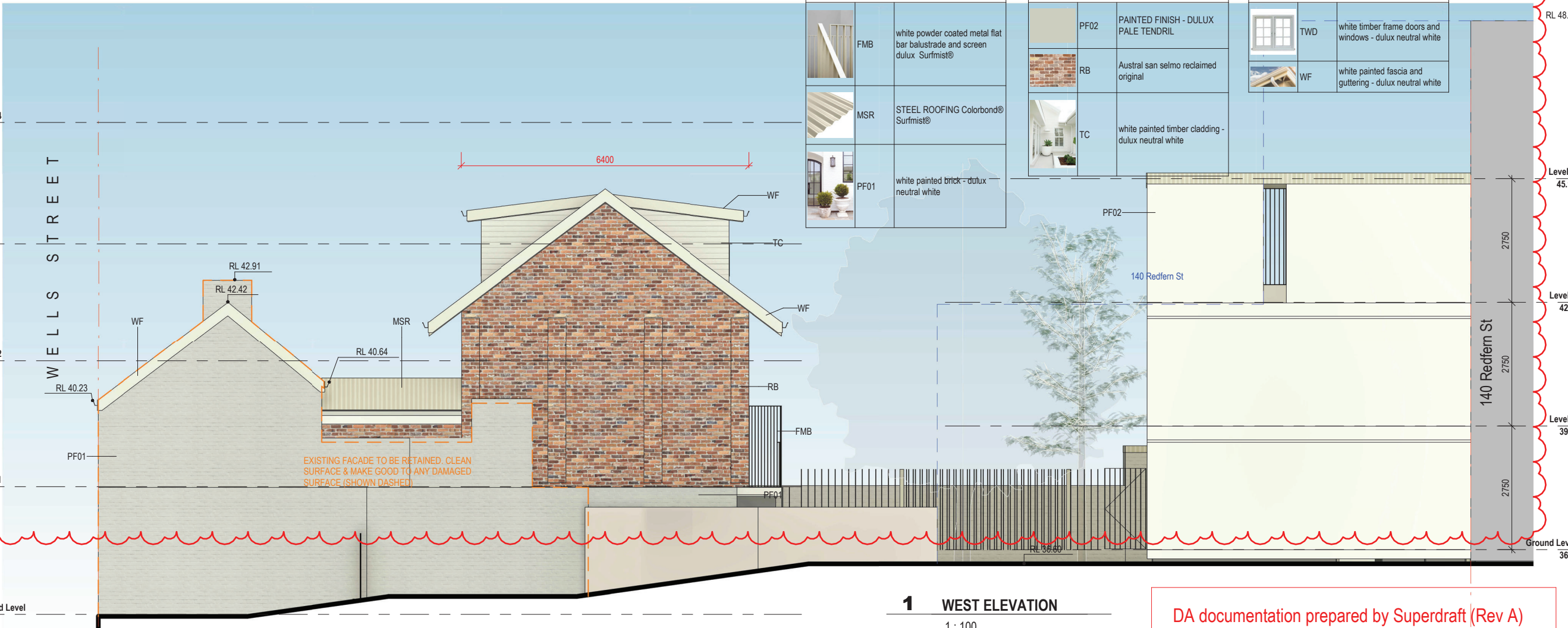
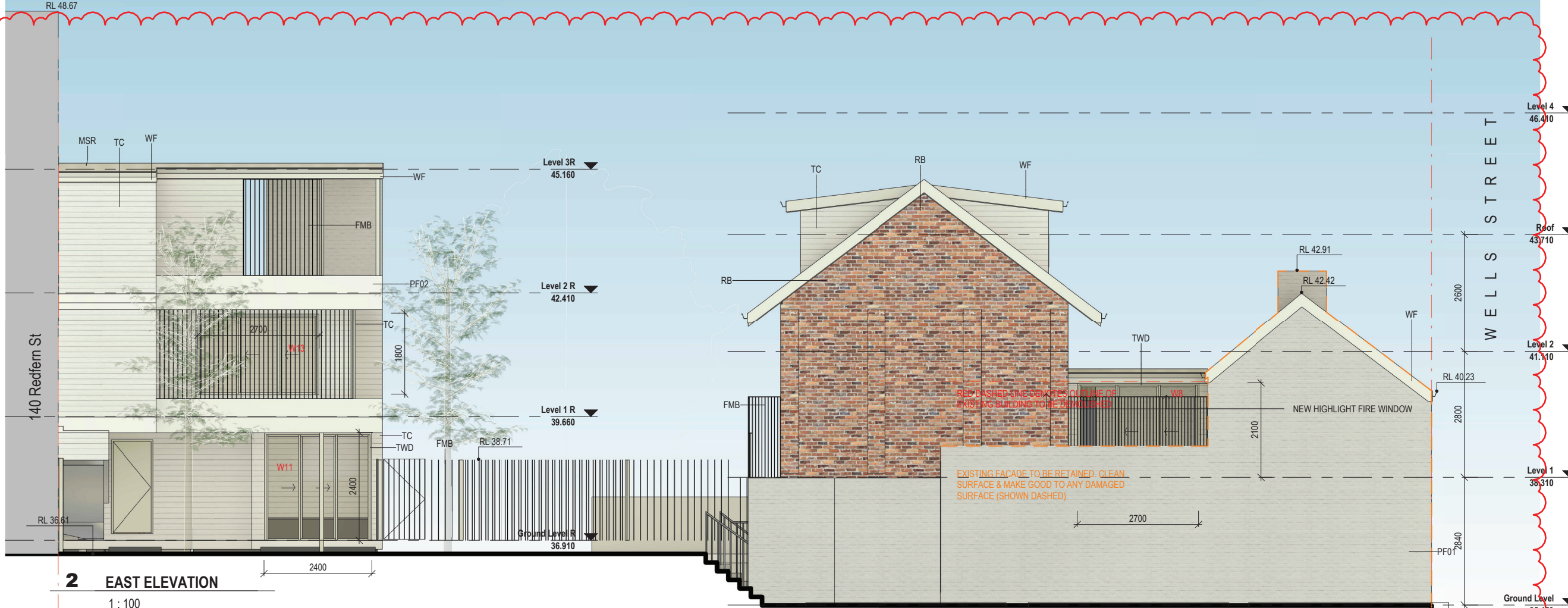
PROJECT NUMBER SD18-0904 DRAWING NUMBER DA 2001 REVISION C

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MATERIAL LEGEND -

FMB	white powder coated metal flat bar balustrade and screen dulux Surfsmist®
MSR	STEEL ROOFING Colorbond® Surfsmist®
PF01	white painted brick - dulux neutral white

MATERIAL LEGEND -

PF02	PAINTED FINISH - DULUX PALE TENDRIL
RB	Austral san selmo reclaimed original
TC	white painted timber cladding - dulux neutral white

MATERIAL LEGEND -

TWD	white timber frame doors and windows - dulux neutral white
WF	white painted fascia and guttering - dulux neutral white

REFERENCES

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B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

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PROJECT STAGE
 DA

PROJECT DETAILS
 alteration and addition + secondary dwelling

CLIENT DETAILS
 Tom Tung Cat

DRAWING TITLE
 ELEVATIONS_SHEET 2

DRAWN	DESIGNED	CHECKED
SM	SM	SM

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DRAWING SCALE
 1 : 100 A3

PROJECT NUMBER
 SD18-0904

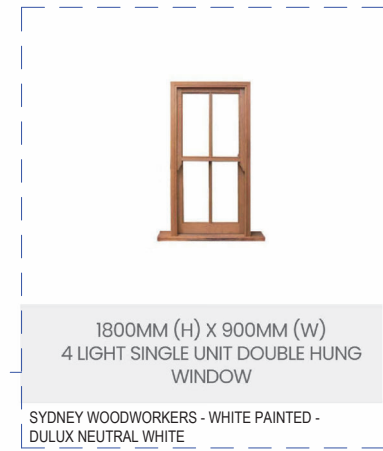
DRAWING NUMBER
 DA 2002

REVISION
 C



MATERIAL LEGEND -

	FMB	white powder coated metal flat bar balustrade and screen dulux Surfemist®
	MSR	STEEL ROOFING Colorbond® Surfemist®
	PF01	white painted brick - dulux neutral white
	PF02	PAINTED FINISH - DULUX PALE TENDRIL
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	TWD	white timber frame doors and windows - dulux neutral white
	WF	white painted fascia and guttering - dulux neutral white



B 23.06.2023AMENDMENTS
 A 12.07.2022DA SUBMISSION

Rev.	Date	Description

Scale
 m 0 2 4 6 8
 1:200 at A3 1:100 at A1

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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
ELEVATIONS_SHEET 3

DRAWN Author
 DESIGNED Checker
 CHECKED Approver

DRAWING SCALE 1:50
 SHEET SIZE A3

PROJECT NUMBER SD18-0904
 DRAWING NUMBER DA 2003
 REVISION B

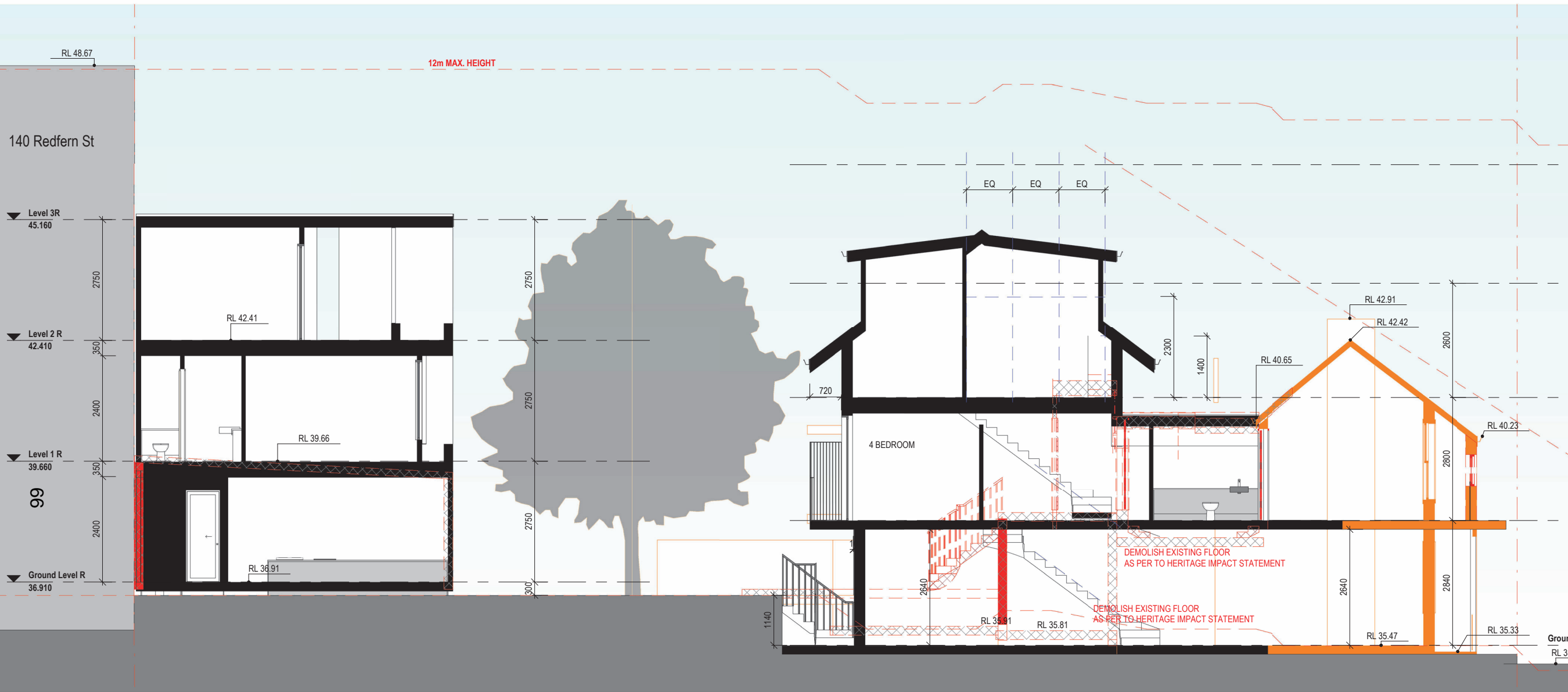
1 FRONT ELEVATION
 1 : 50

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Rev.	Date	Description
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

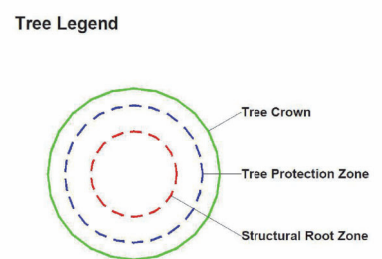
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 1:200 at A3 1:100 at A1

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 RL 39.66
 RL 42.41
 RL 42.91
 RL 42.42
 RL 40.65
 RL 40.23
 RL 40.23
 RL 41.110
 RL 43.710
 RL 48.67



A SECTION A
 1 : 100

- LEGEND**
- PROPOSED NEW WALLS
 - EXISTING WALLS & COLUMN TO BE RETAINED
 - EXISTING AREA TO BE REMOVED



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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
SECTION A

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE	SHEET SIZE
1 : 100	A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 3001	B

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Rev.	Date	Description



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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

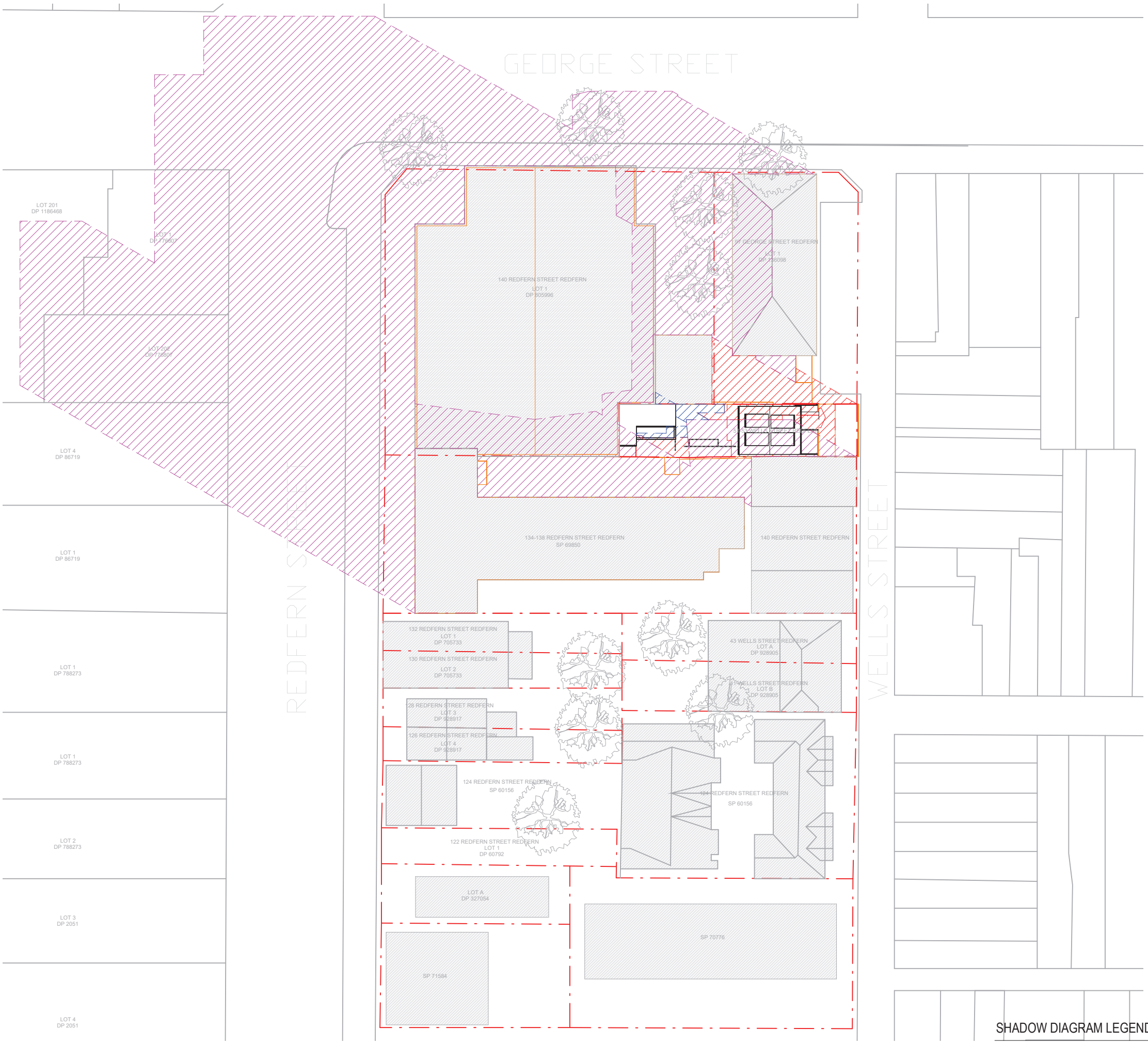
DRAWING TITLE

SHADOW DIAGRAM-21JUNE-09AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6001	A



SHADOW DIAGRAM LEGEND

- SHADOWS CAST BY EXISTING NEIGHBOUR
- SHADOWS CAST BY EXISTING BUILDING
- ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

DA documentation prepared by Superdraft (Rev A)
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GEORGE STREET



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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

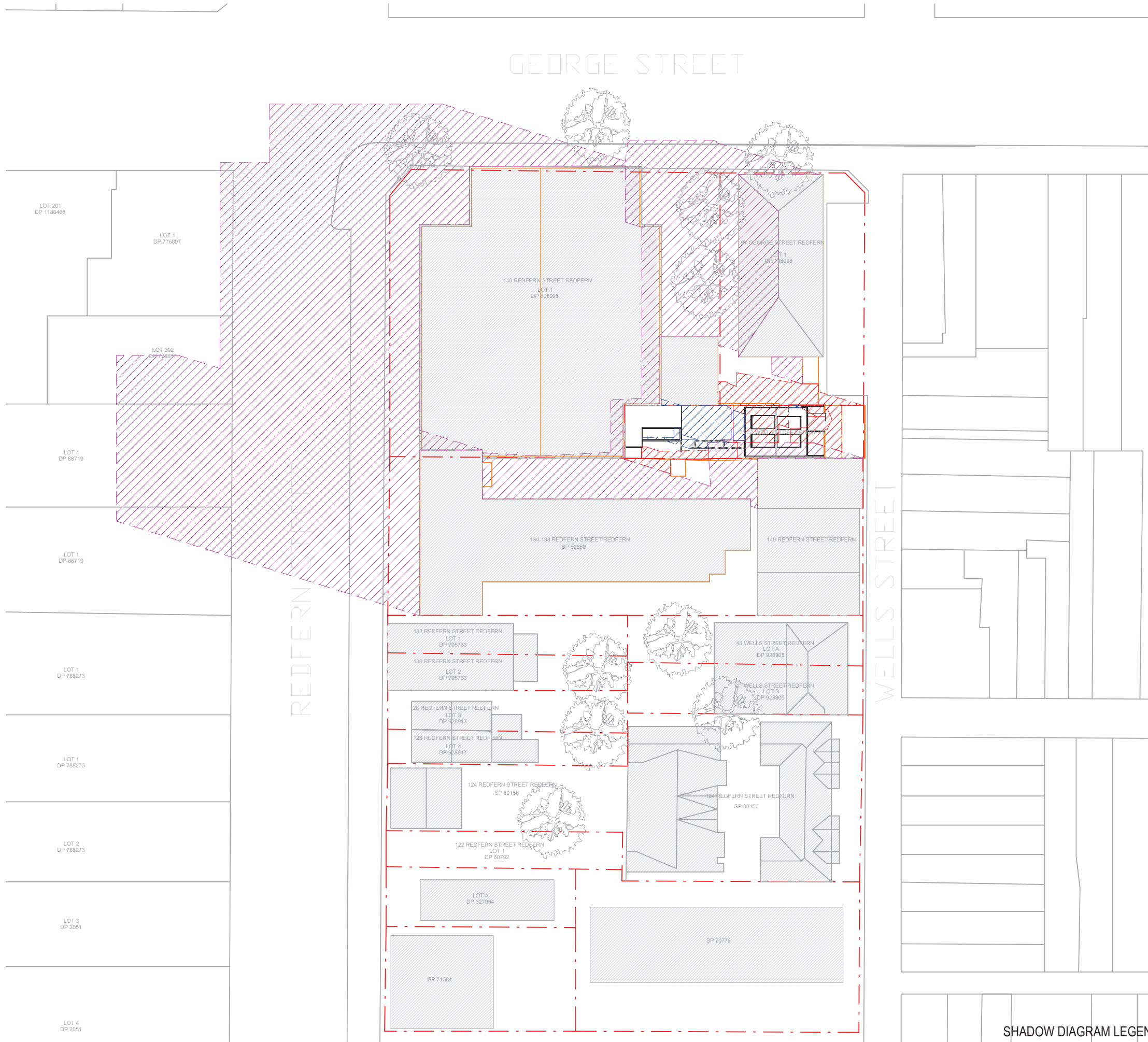
SHADOW DIAGRAM-21JUNE-10AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6002	A

88



SHADOW DIAGRAM LEGEND

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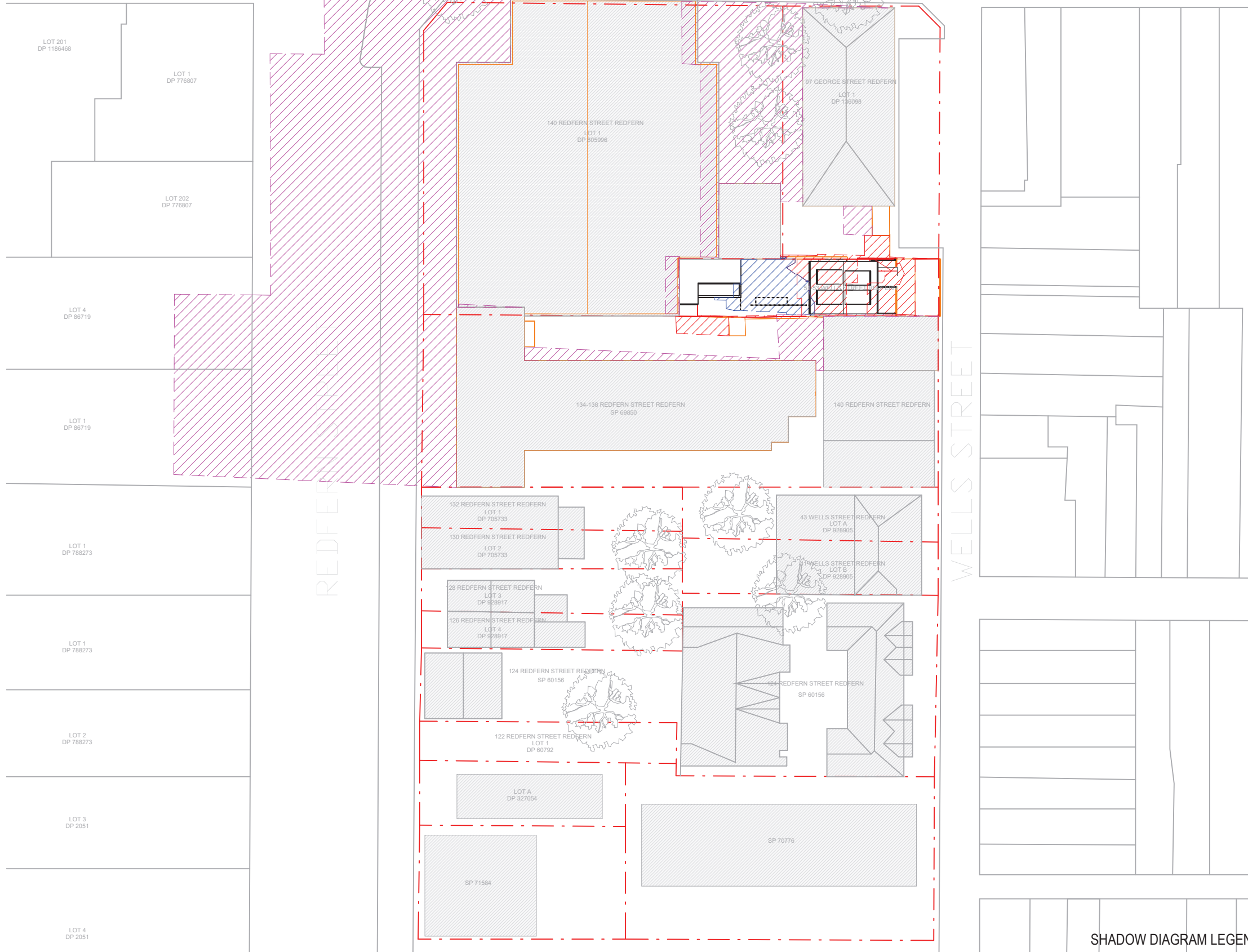
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69



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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

SHADOW DIAGRAM-21JUNE-11AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6003	A

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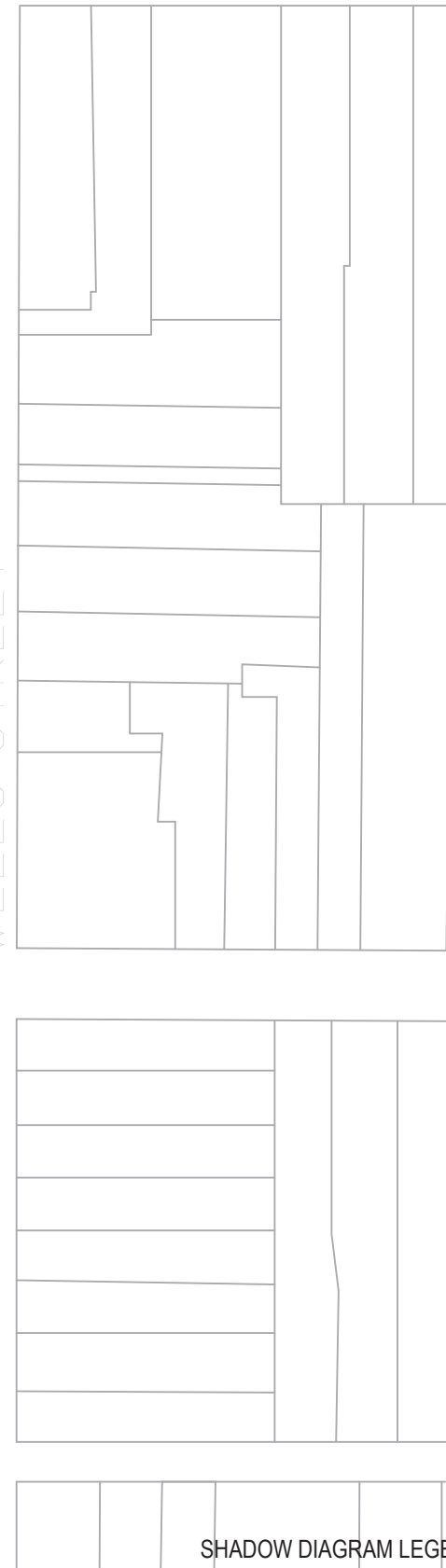
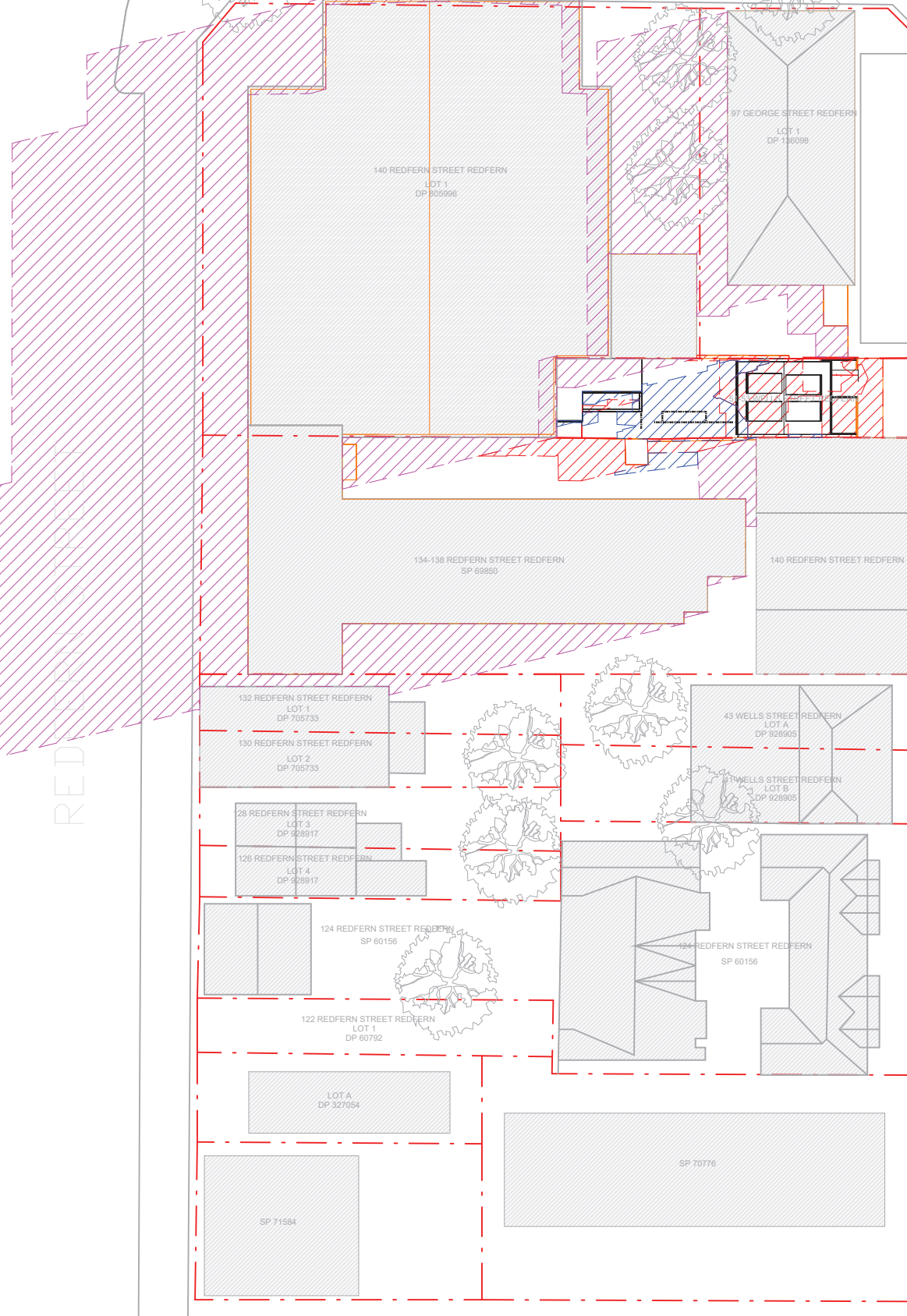
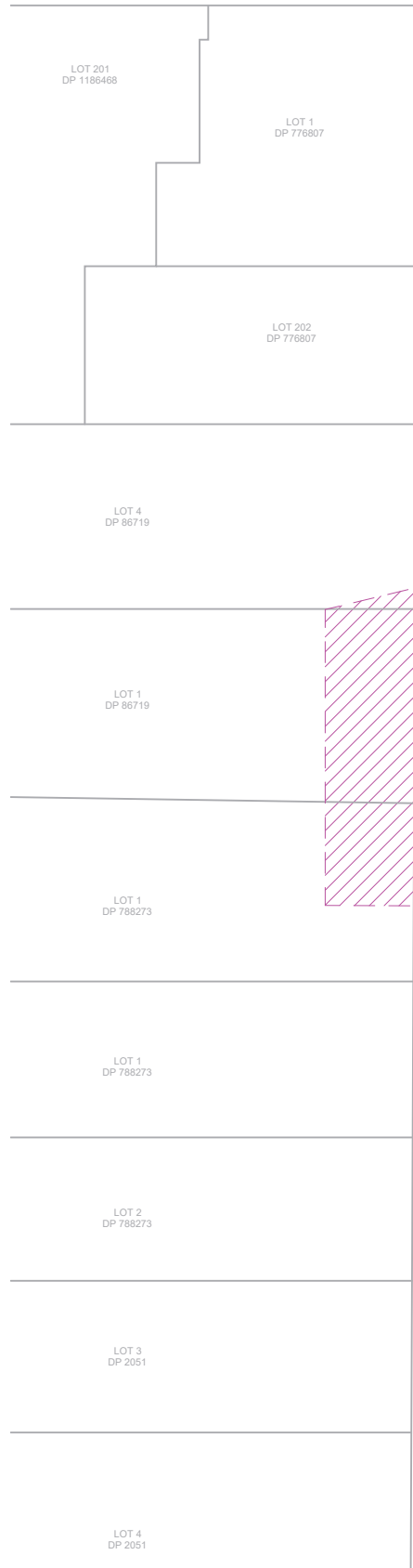
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70



Rev.	Date	Description
A	23.06.2023	AMENDMENTS

Scale
 m 0 2 4 6 8
 1:200 at A3 1:100 at A1

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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
SHADOW DIAGRAM-21JUNE-12AM

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6004	A

SHADOW DIAGRAM LEGEND

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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 DETAILS

Tom Tung Cat

DRAWING TITLE

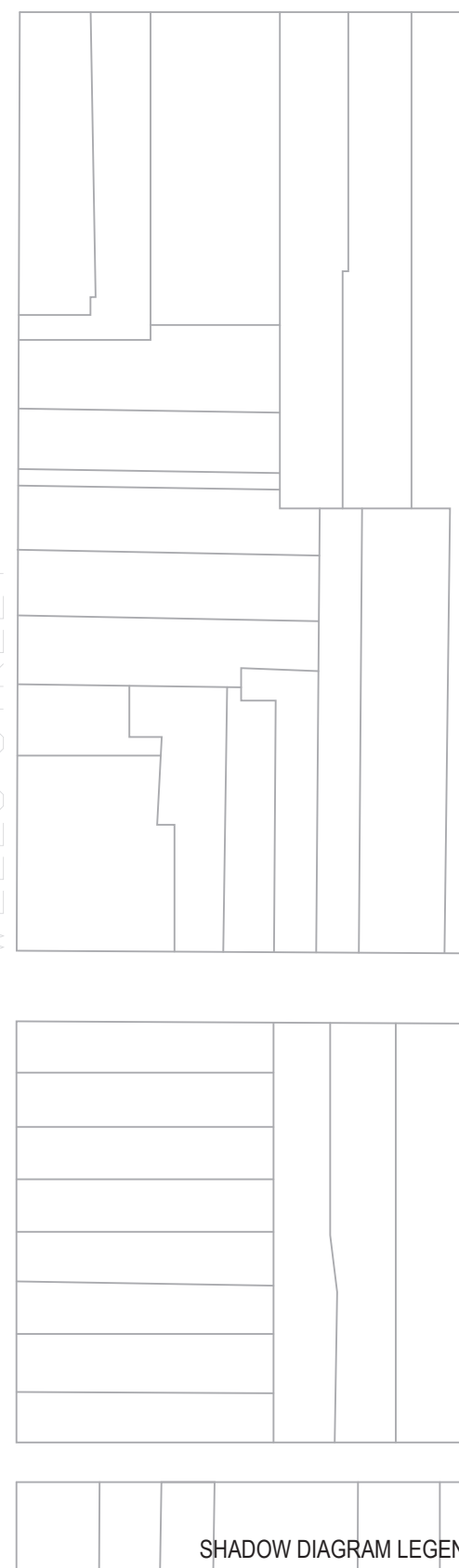
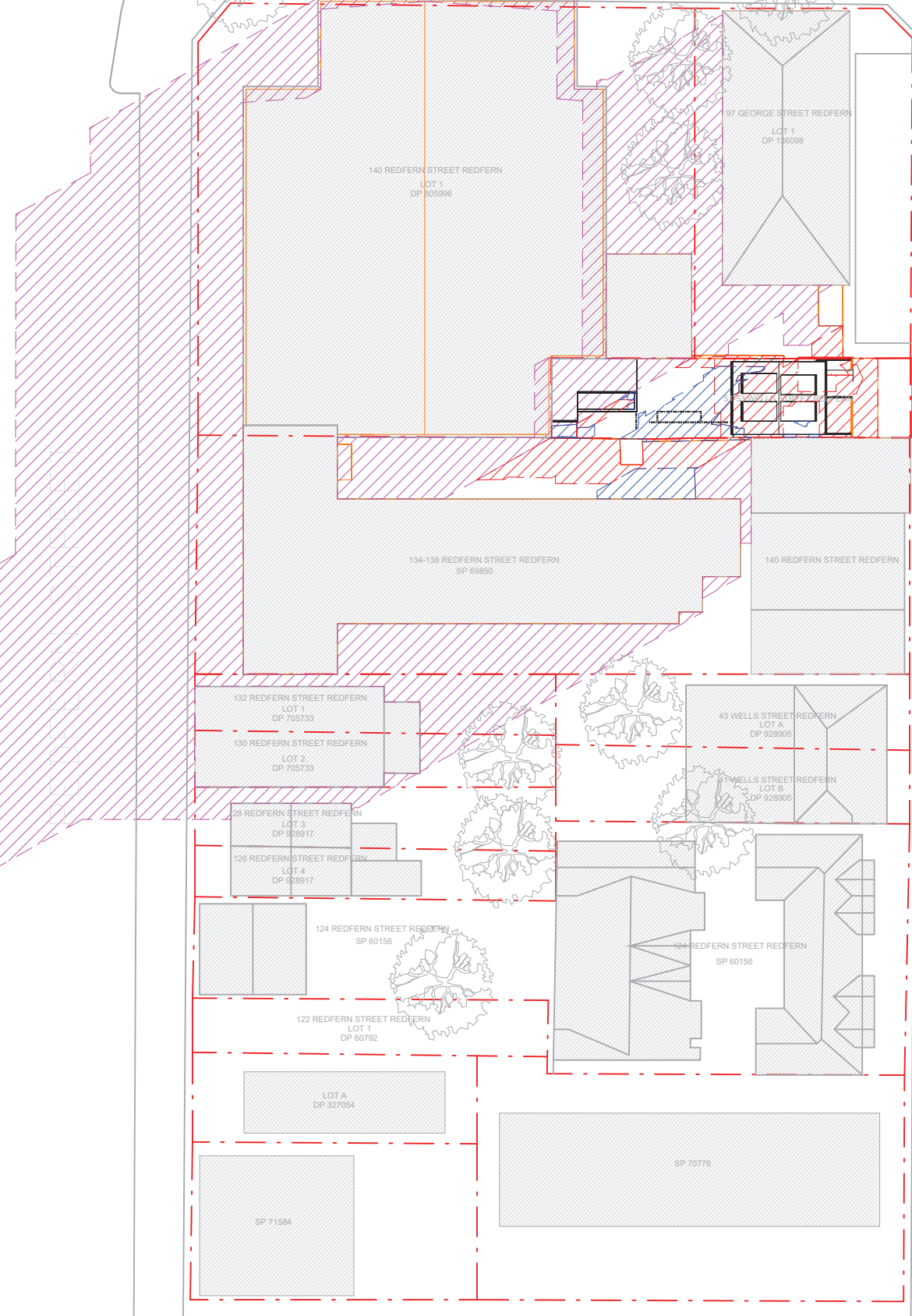
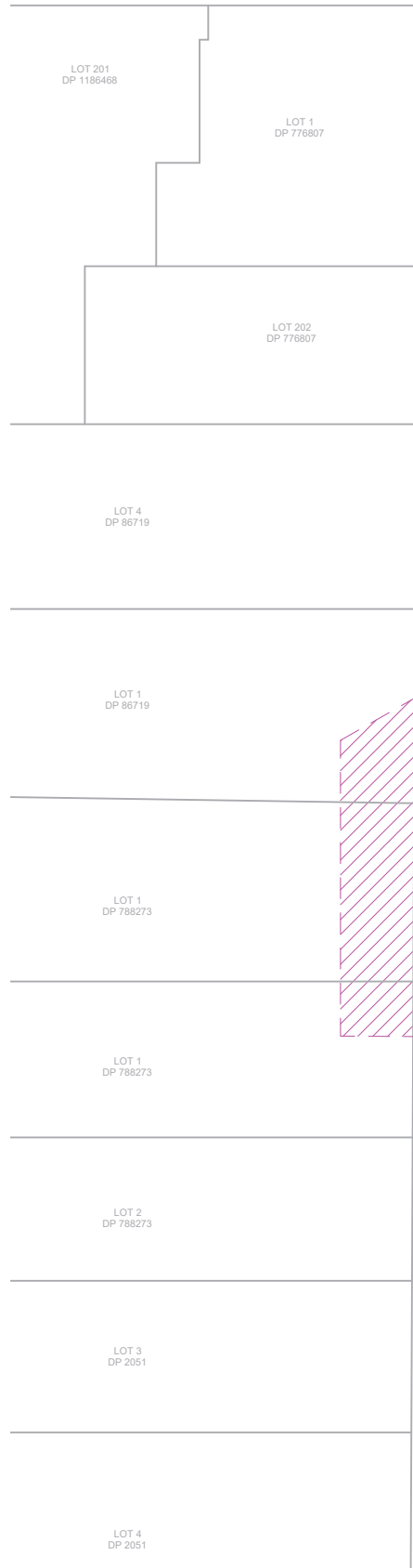
SHADOW DIAGRAM-21JUNE-01PM

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SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6005	A

71



SHADOW DIAGRAM LEGEND

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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

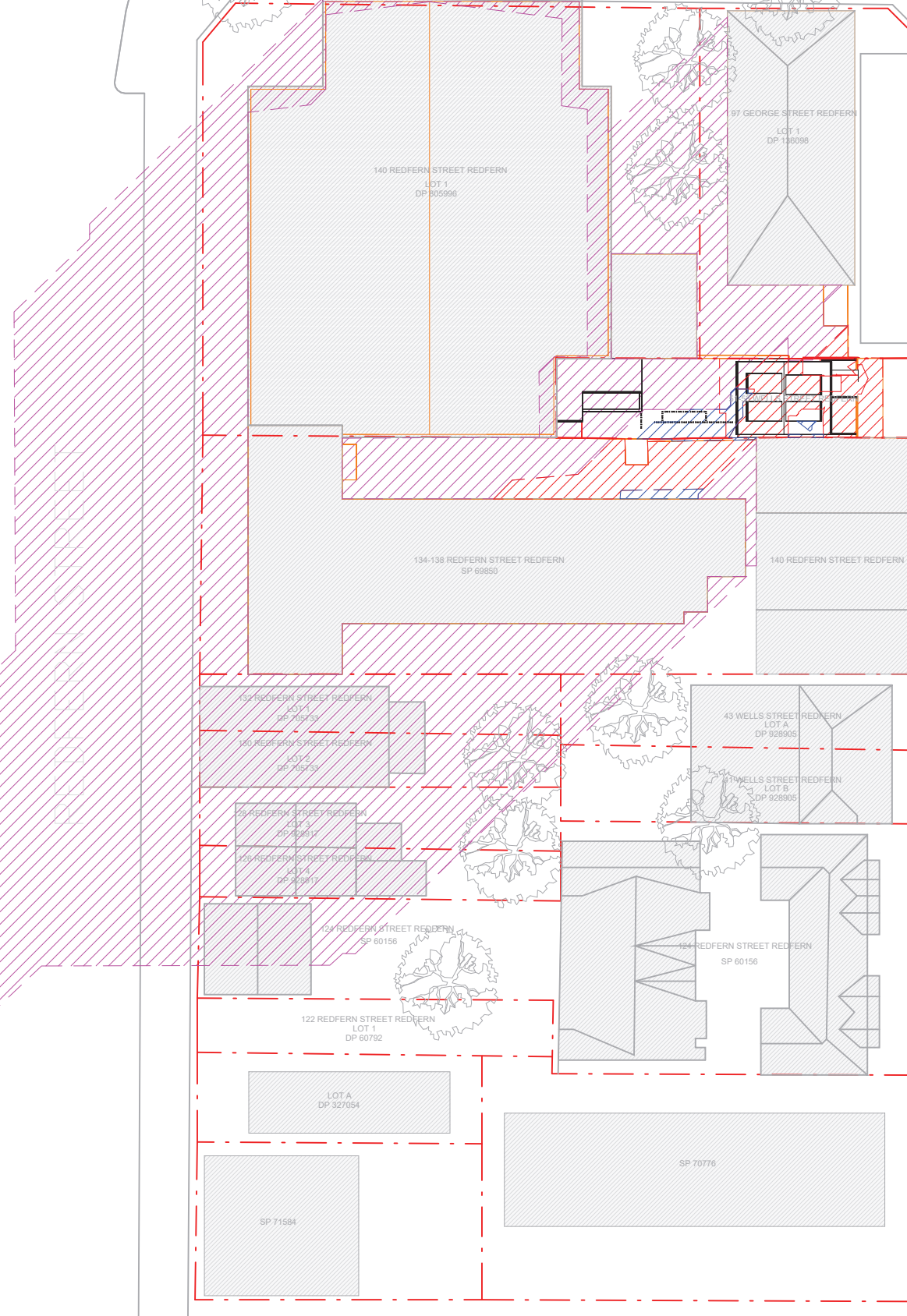
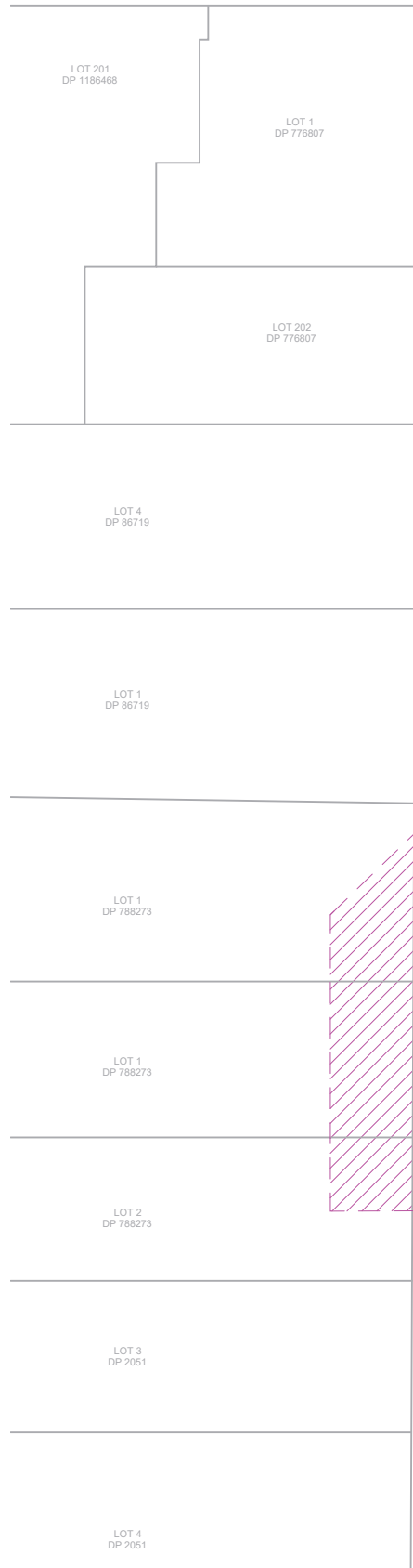
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SM	SM	SM

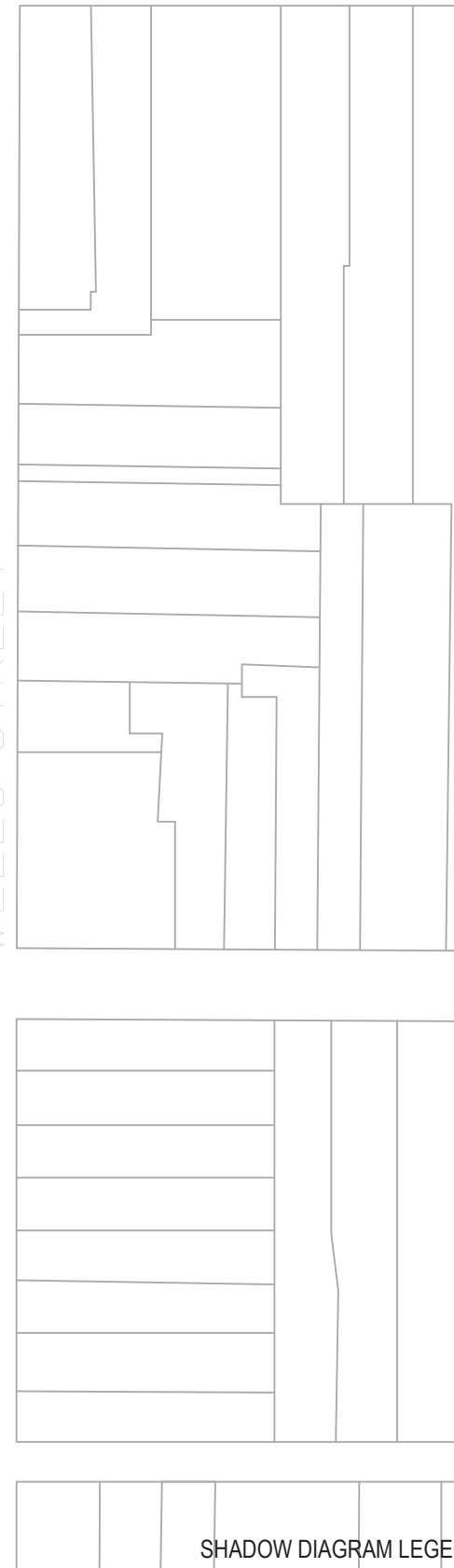
DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 6006	A

72



WELLS STREET



SHADOW DIAGRAM LEGEND

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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

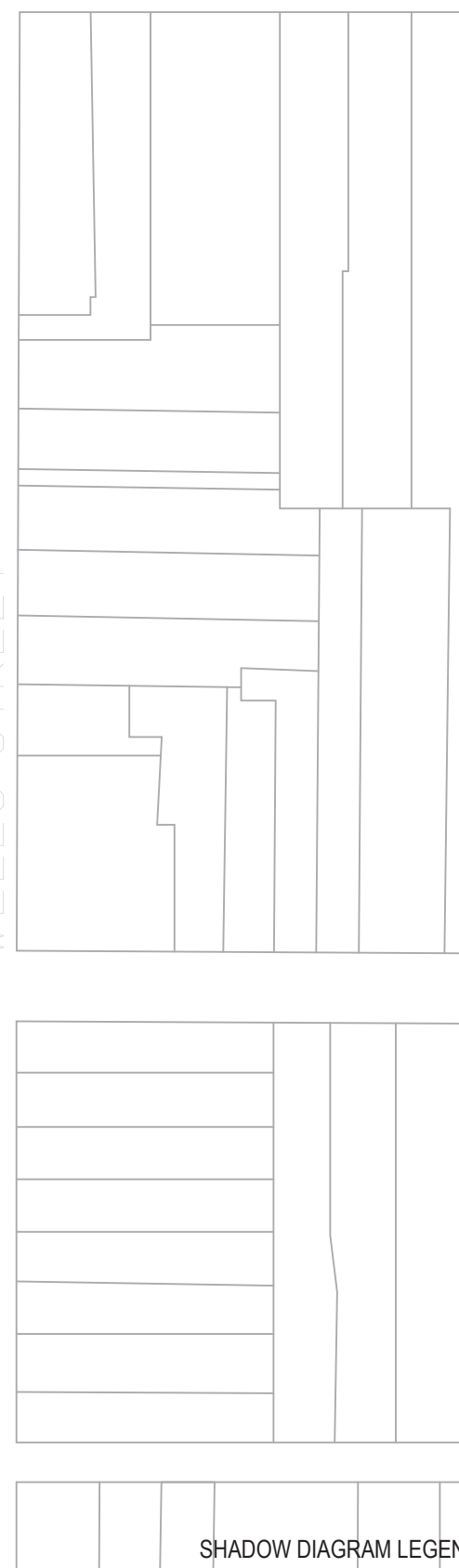
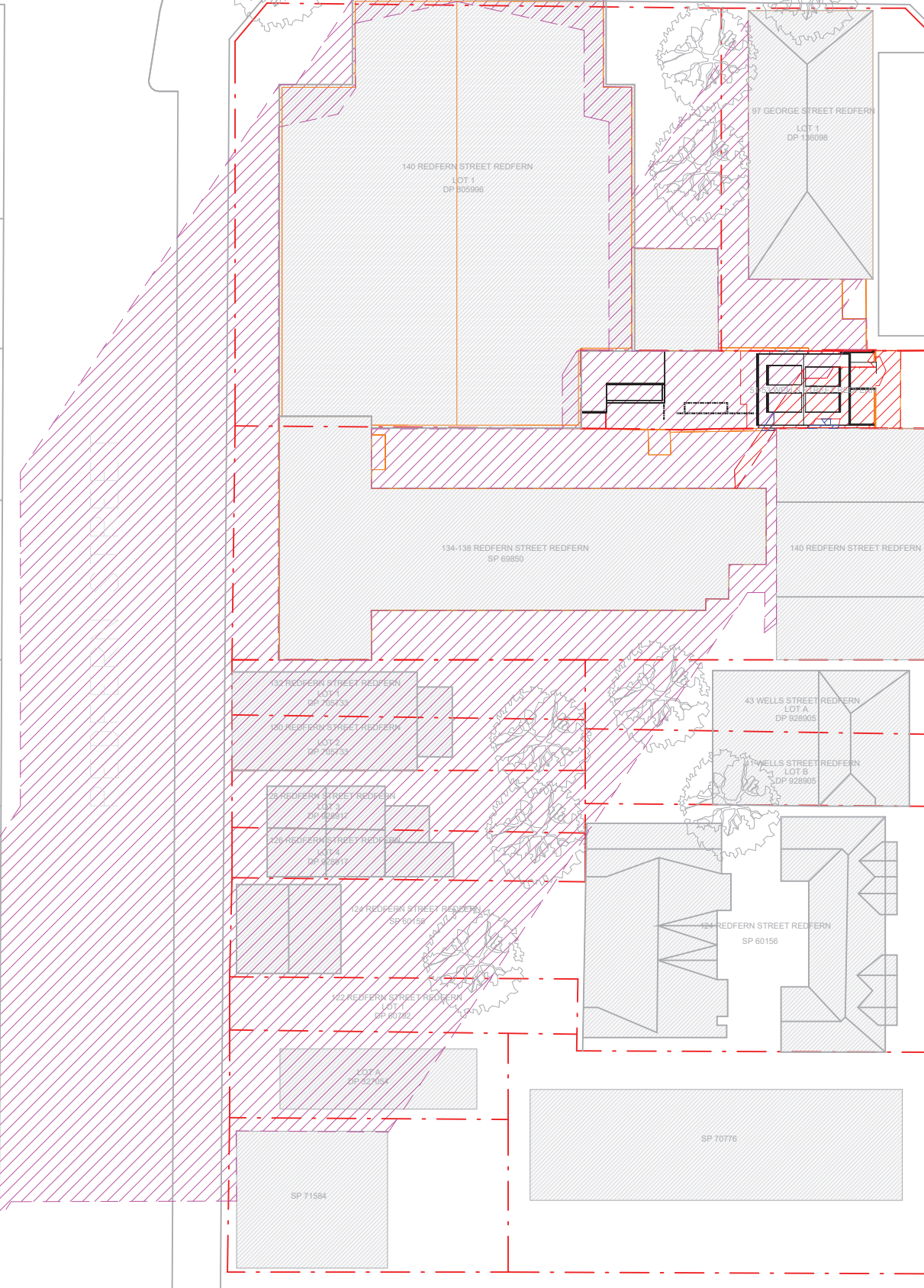
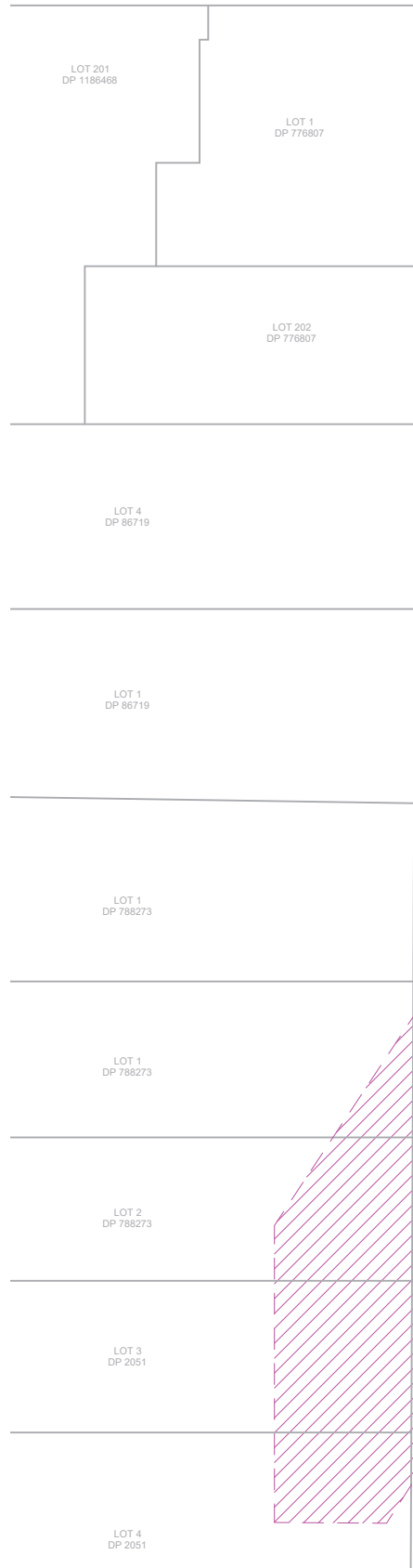
SHADOW DIAGRAM-21JUNE-03PM

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SM	SM	SM

DRAWING SCALE SHEET SIZE
 As indicated A3

PROJECT NUMBER SD18-0904 DRAWING NUMBER DA 6007 REVISION A

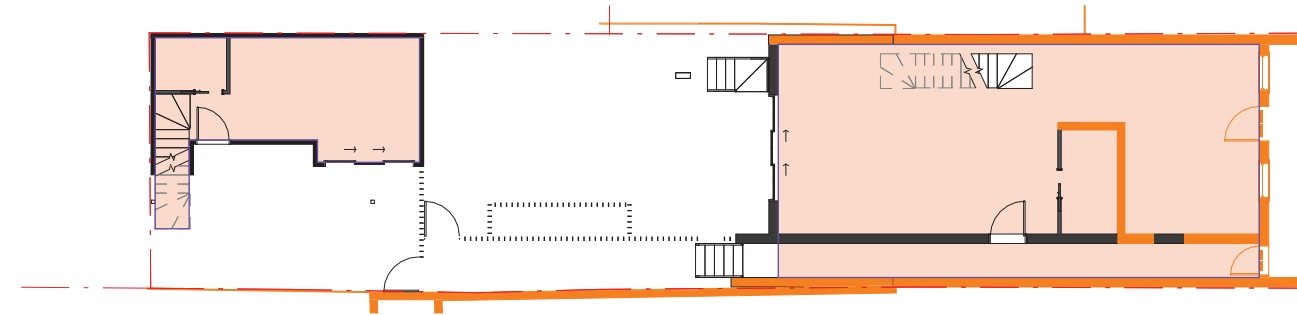
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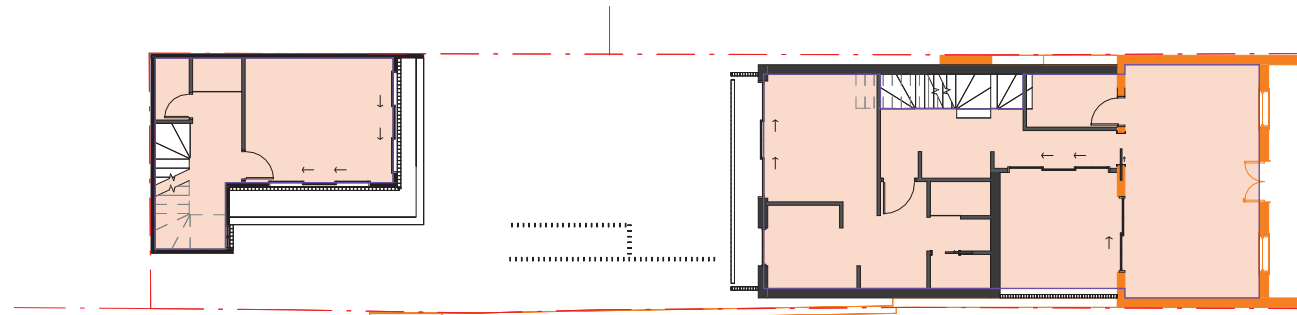
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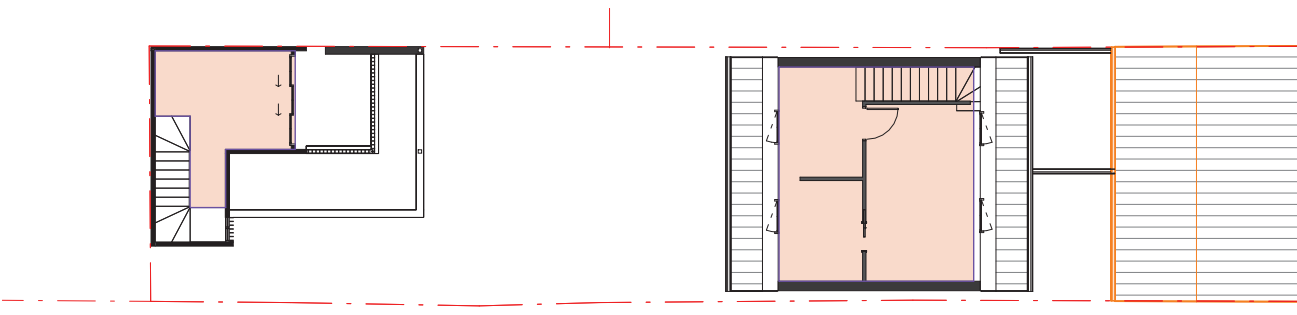
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G Ground Level



1 Level 1



2 Level 2

Sydney Local Environmental Plan

SITE AREA	205.6m ²
ZONING	B2
RELEVANT CONTROLS	Sydney Local Environmental Plan
COUNCIL	Sydney
LOT / DP No.	NOT AFFECTED
FSR	1.5:1
HEIGHT OF BUILDING	12m
HERITAGE	Conservation Area - General
ACID SULPHATE SOILS	Class 5
KEY SITE	N/A
FLOOD PLANNING AREA	N/A
LAND RESERVATION ACQUISITION	N/A
NATURAL RESOURCE - BIODIVERSITY	N/A
FORESHORE BUILDING LINE	N/A

A 12.07.2022DA SUBMISSION

Rev.	Date	Description

Scale
 0 2 4 6 8
 0 1:200 at A3 1:100 at A1

Area Schedule (Gross Building)

Level	Area
main dwelling	
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 Dwelling	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	205.6m ²
PERMISSIBLE FLOOR SPACE RATIO	1.5:1
PERMISSIBLE GFA	308.4m ²
PROPOSED FLOOR SPACE RATIO	1.15:1
PROPOSED GFA	237.27m ²

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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	CHECKED
SM	SM	SM

DRAWING SCALE 1:200
 SHEET SIZE A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 7001	A

MATERIAL LEGEND

	FMB	white powder coated metal flat bar balustrade and screen dulux Surfist®
	MSR	STEEL ROOFING Colorbond® Surfist®
	PF01	white painted brick - dulux neutral white

75

MATERIAL LEGEND

	PF02	PAINTED FINISH - DULUX PALE TENDRIL
	RB	Austral san selmo reclaimed original
	TC	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 MOSHKAR 11278

B 23.06.2023AMENDMENTS
 A 12.07.2022DA SUBMISSION

Rev.	Date	Description
0		1:200 at A3
1		1:100 at A1

REFERENCES
 DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS .
 REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS.

NOTES
 ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED. FIGURED DIMENSIONS TO BE USED AT ALL TIMES DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

PROJECT STAGE
DA
 PROJECT DETAILS
alteration and addition + secondary dwelling

51-53 Wells Street Redfern NSW 2016

CLIENT DETAILS
 Tom Tung Cat

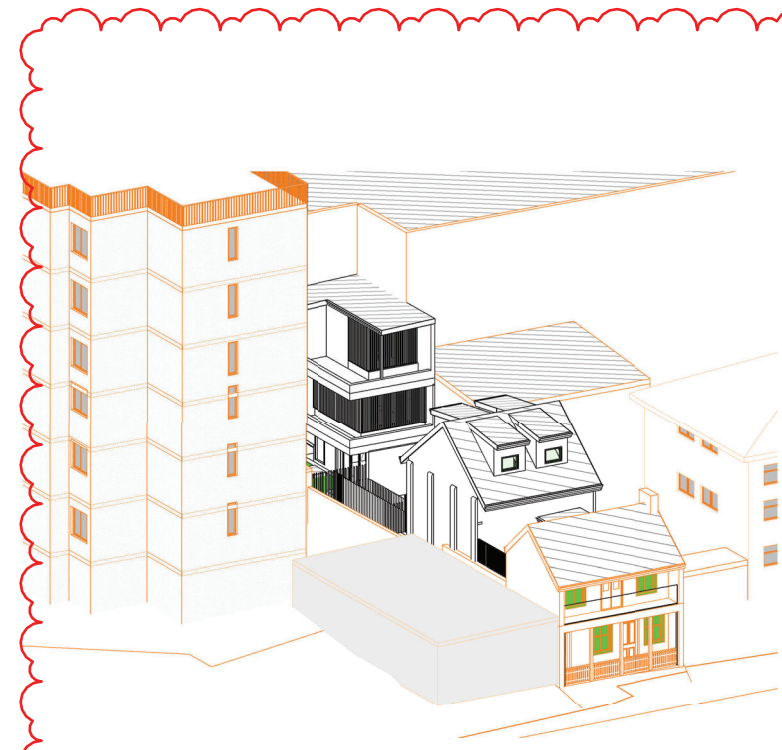
DRAWING TITLE
FINISHES SCHEDULE

DRAWN	DESIGNED	CHECKED
SM	SM	SM

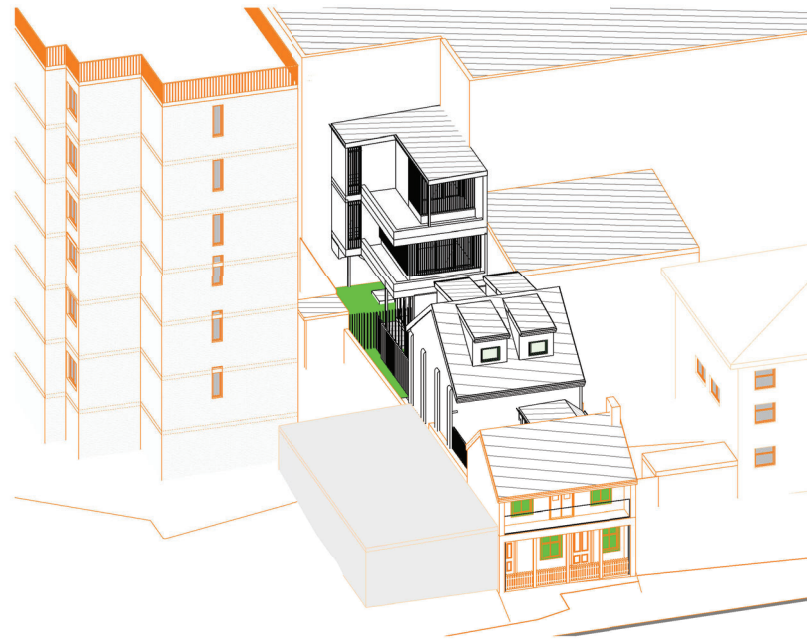
DRAWING SCALE SHEET SIZE
 A3

PROJECT NUMBER DRAWING NUMBER REVISION
 SD18-0904 DA 7041 B

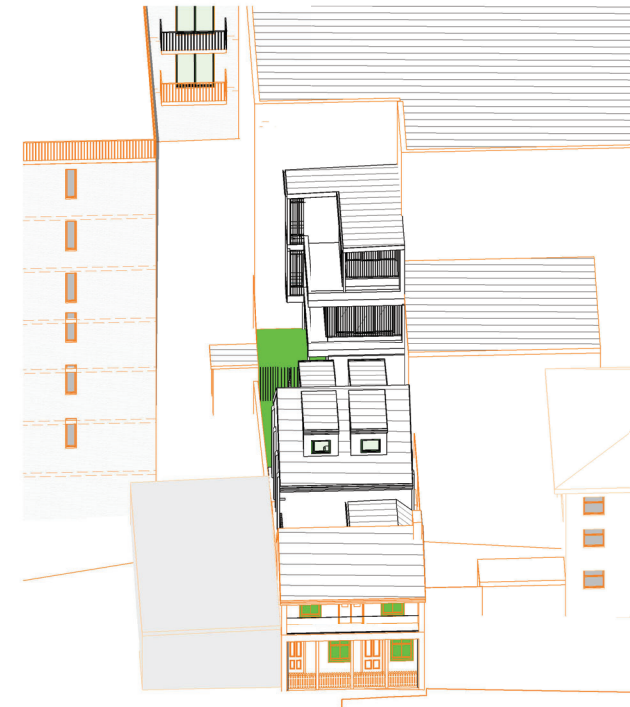
DA documentation prepared by Superdraft (Rev A) and Updated by SN Architects (Rev B & C)



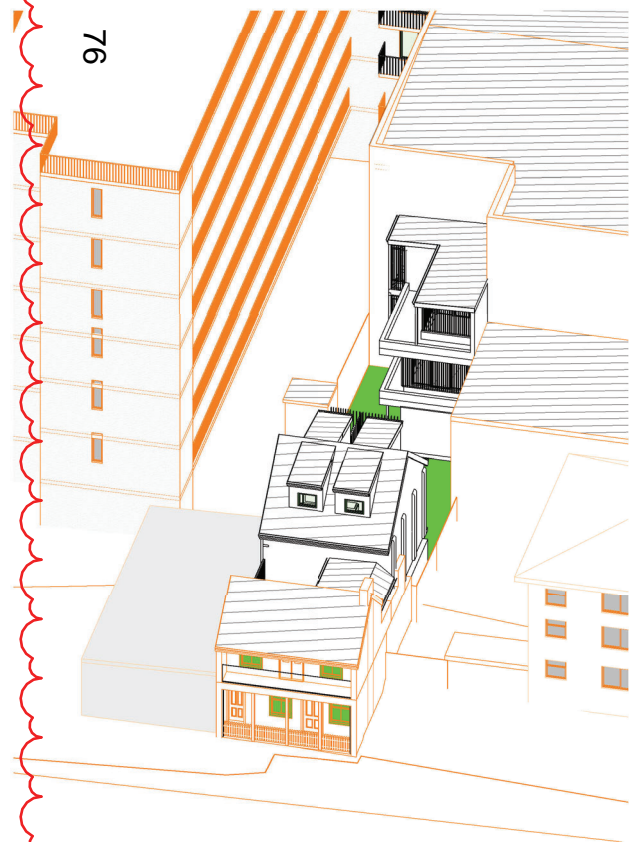
1 9am 21st of June - View from sun



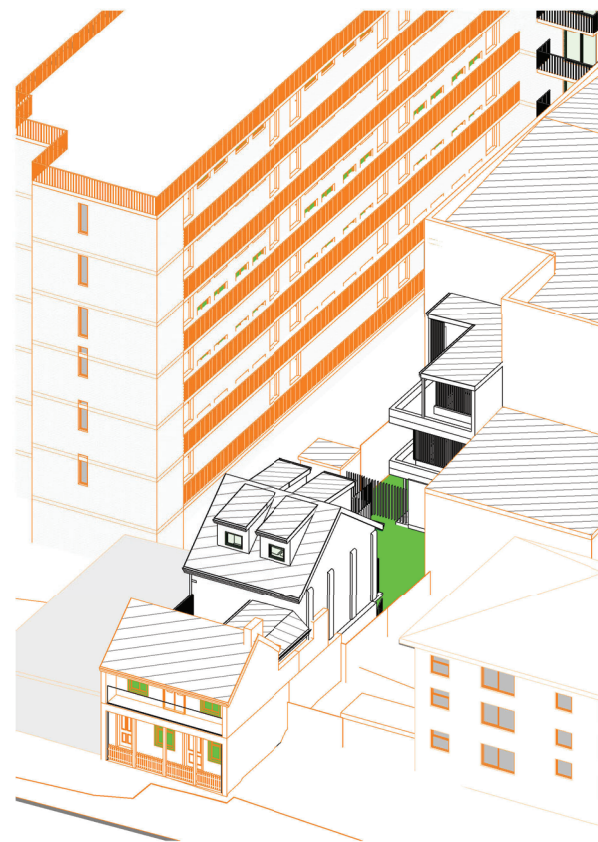
2 10am 21st of June - View from sun



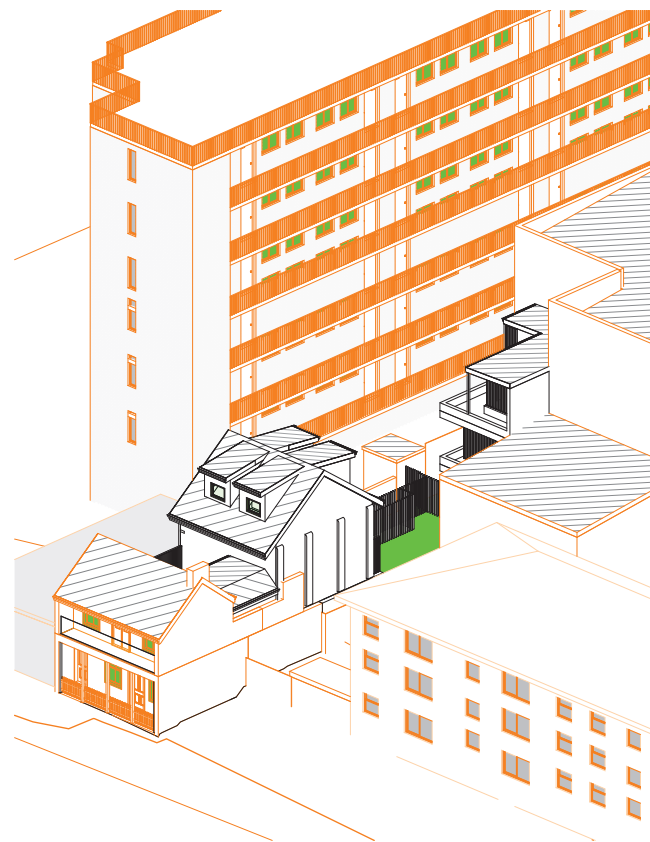
3 11am 21st of June - View from sun



4 12pm 21st of June - View from sun



5 1pm 21st of June - View from sun



6 2pm 21st of June - View from sun



7 3pm 21st of June - View from sun

Rev.	Date	Description
C	24.08.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

NOT TO SCALE

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51-53 Wells Street Redfern NSW 2016

CLIENT DETAILS
 Tom Tung Cat

DRAWING TITLE
VIEW FROM SUN

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE
 A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 7042	C

DA documentation prepared by Superdraft (Rev A)
 and Updated by SN Architects (Rev B & C)