

# **Attachment B**

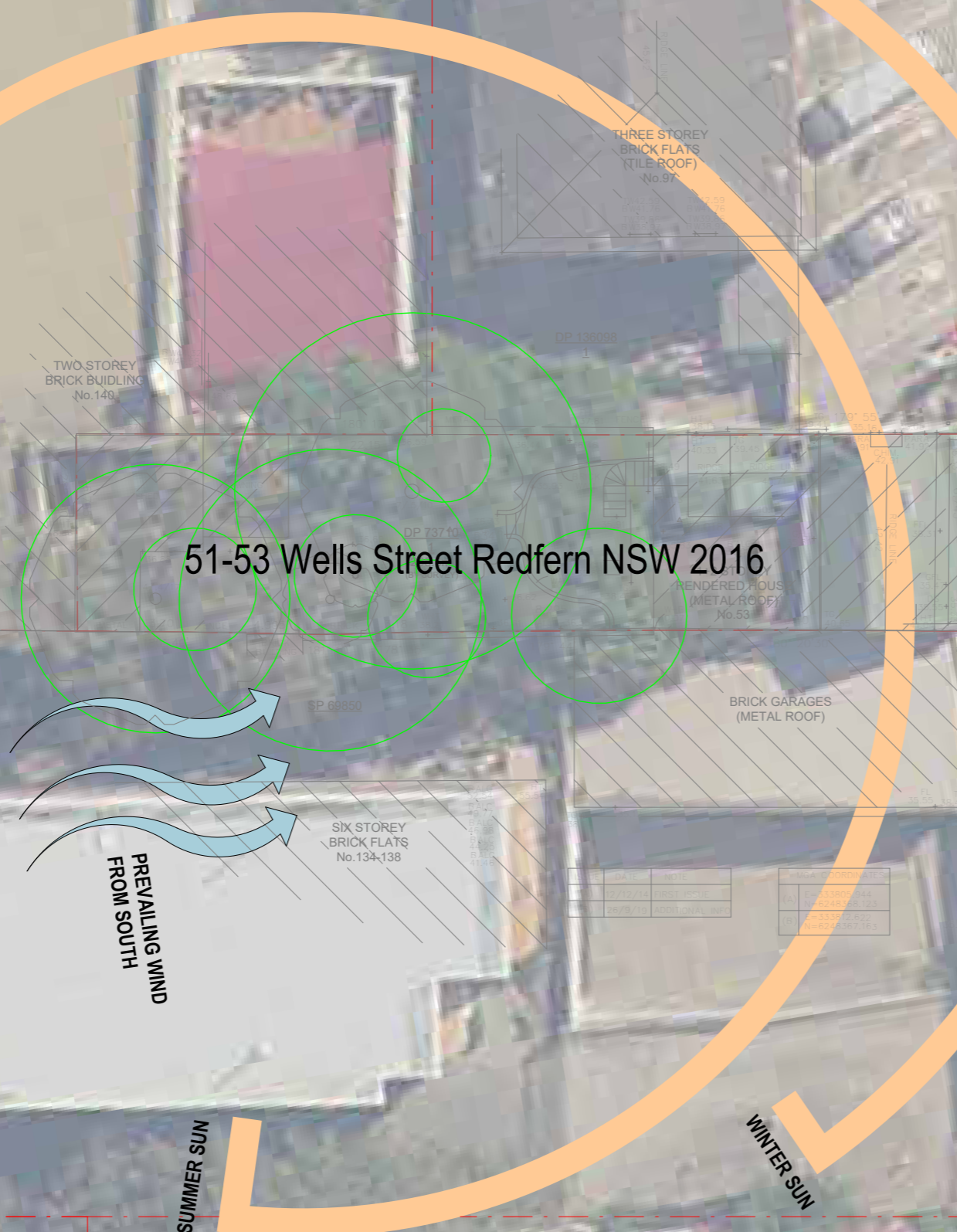
**Selected Drawings**



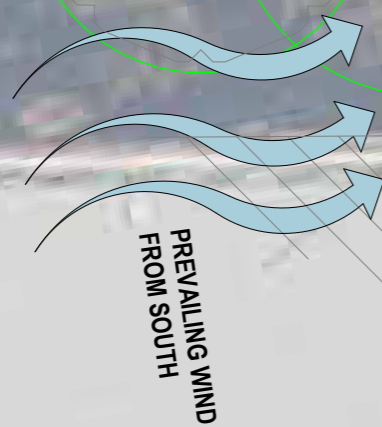
PREVAILING WIND FROM WEST AND NORTH-WEST



DISTANCE TO REDFERN TRAIN STATION (400m)



51-53 Wells Street Redfern NSW 2016



PREVAILING WIND FROM SOUTH



PREVAILING WIND FROM NORTH

SUMMER SUN

WINTER SUN



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A 56 Day St, Leichhardt NSW 2040

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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



Rev	Date	Description
A	12.07.2022	DA SUBMISSION

Scale  
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 A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 1004	A

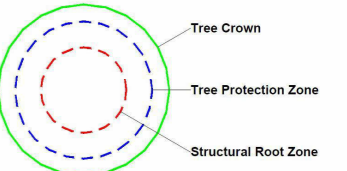
DA documentation prepared by Superdraft (Rev A) and Updated by SN Architects (Rev B & C & D)



**LEGEND**

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

**Tree Legend**



- C 17.11.2023 AMENDMENTS
- B 23.06.2023 AMENDMENTS
- A 12.07.2022 DA SUBMISSION

Rev.	Date	Description
C	17.11.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
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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

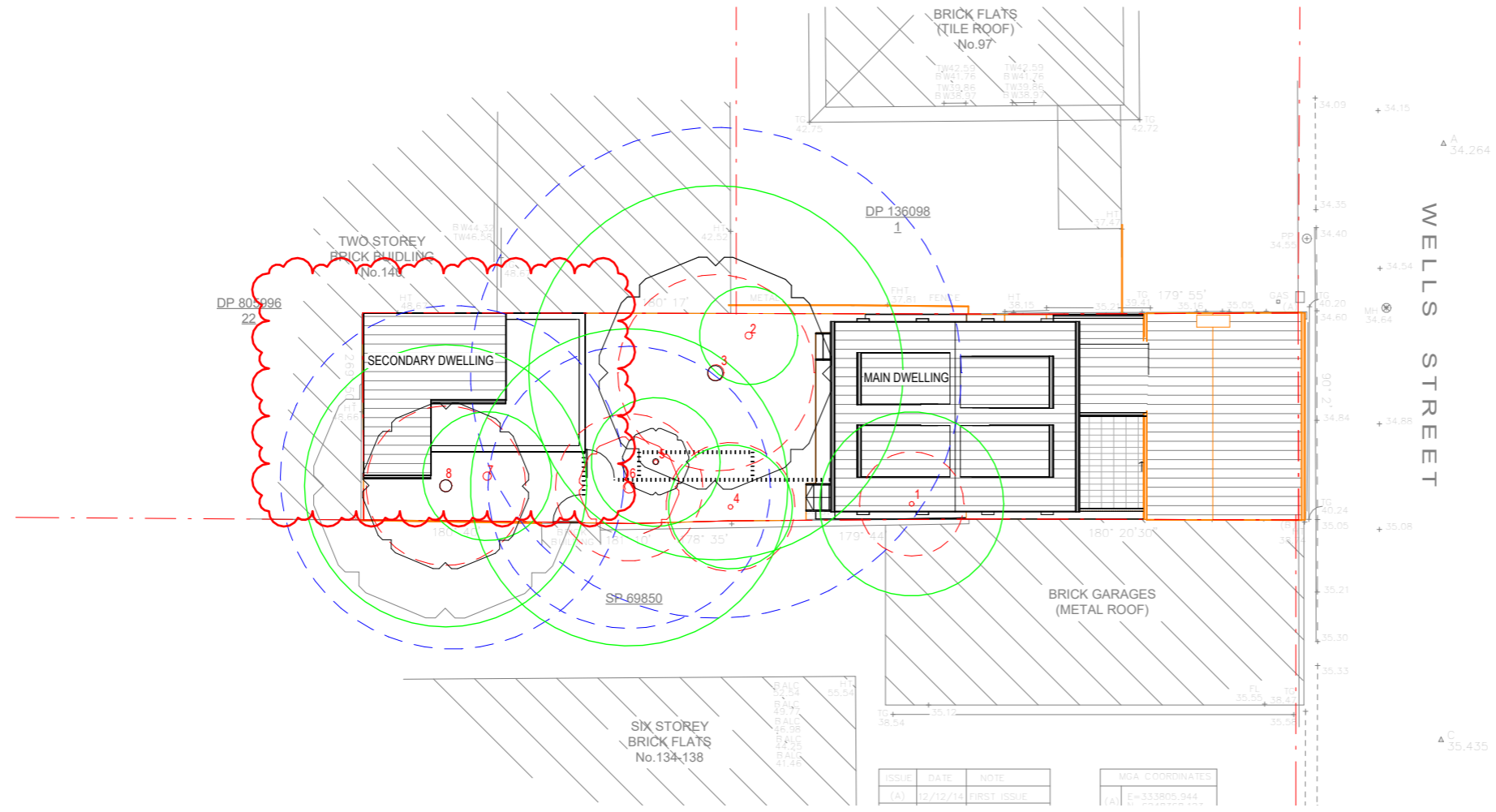
**DRAWING TITLE**

**SITE PLAN**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE  
 As indicated A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 1005	C



ISSUE	DATE	NOTE	MGA COORDINATES
(A)	12/12/14	FIRST ISSUE	(A) E=333805.944

**1 SITE PLAN**  
 1:200

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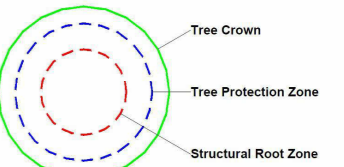
NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



**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
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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**

**GROUND LEVEL**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

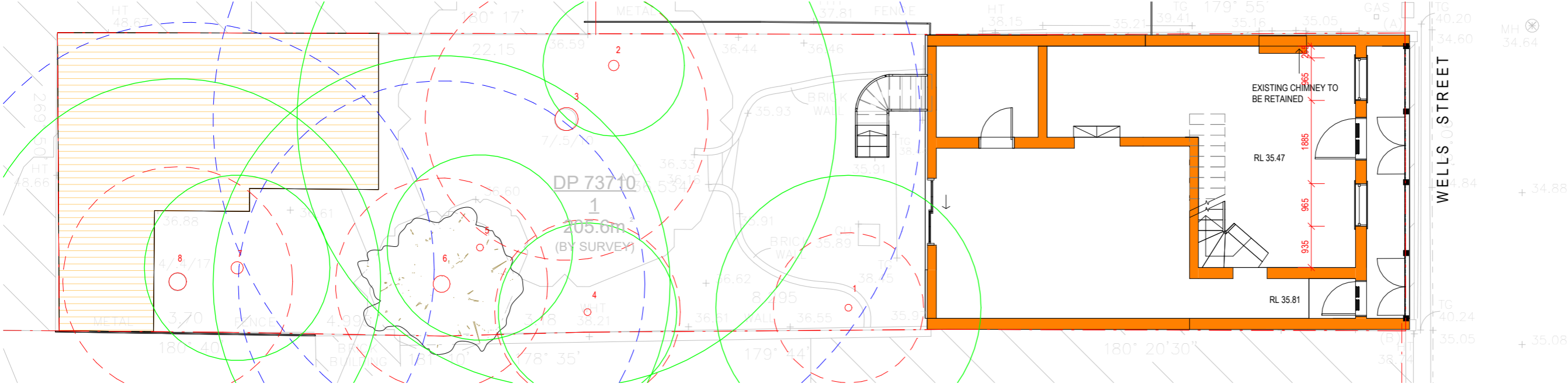
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1 : 100 A3

PROJECT NUMBER  
SD18-0904

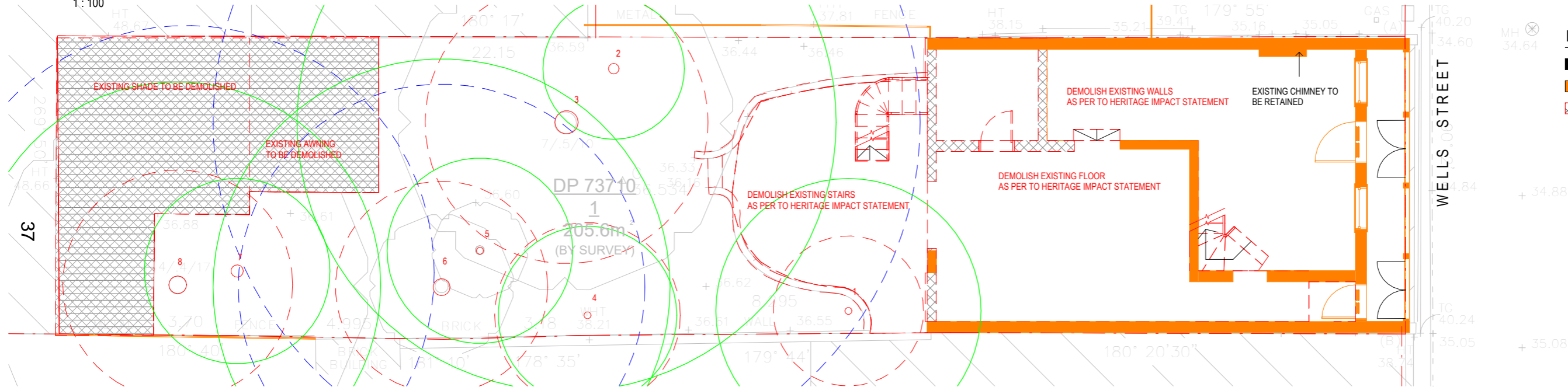
DRAWING NUMBER  
DA 1102

REVISION  
C



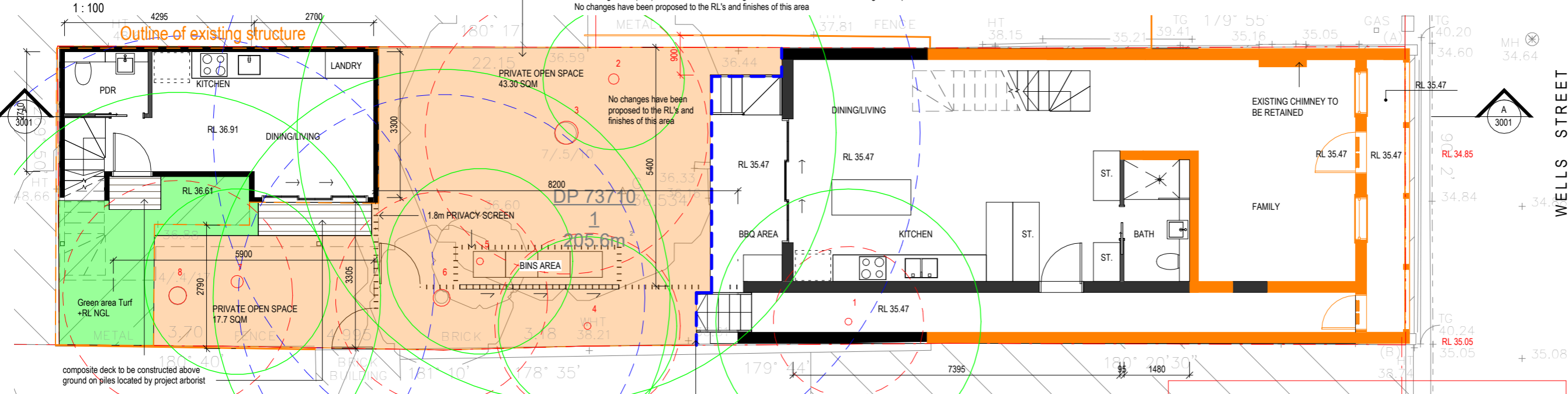
**1 GROUND FLOOR PLAN - EXISTING**

1 : 100



**2 GROUND FLOOR PLAN - DEMOLITION**

1 : 100



**3 GROUND FLOOR PLAN - PROPOSED**

1 : 100

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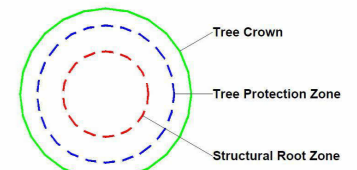
NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



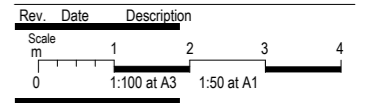
**LEGEND**

- 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

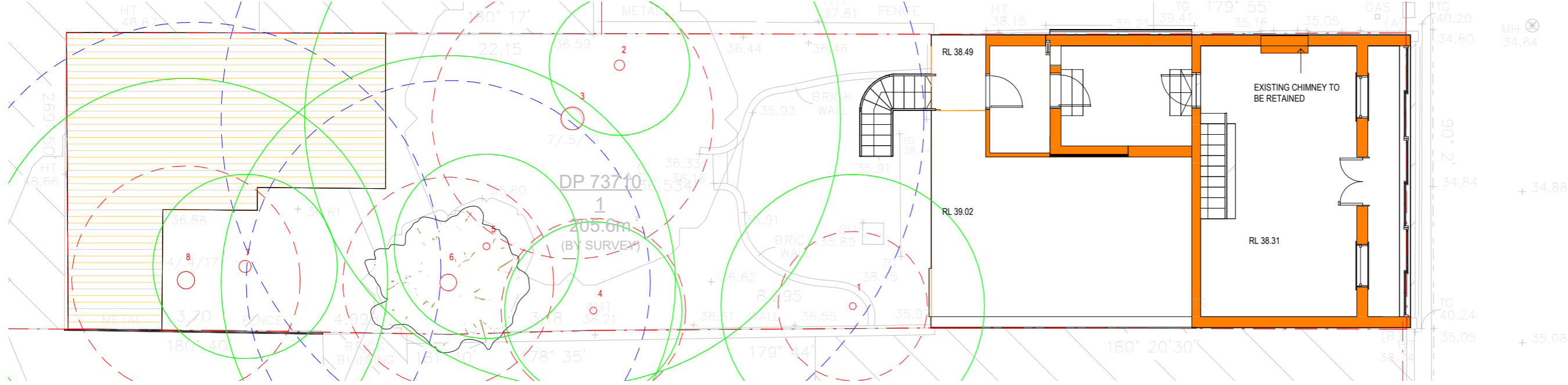
**CLIENT DETAILS**  
 Tom Tung Cat

**DRAWING TITLE**  
**LEVEL 01**

**DRAWN** SM  
**DESIGNED** SM  
**CHECKED** SM

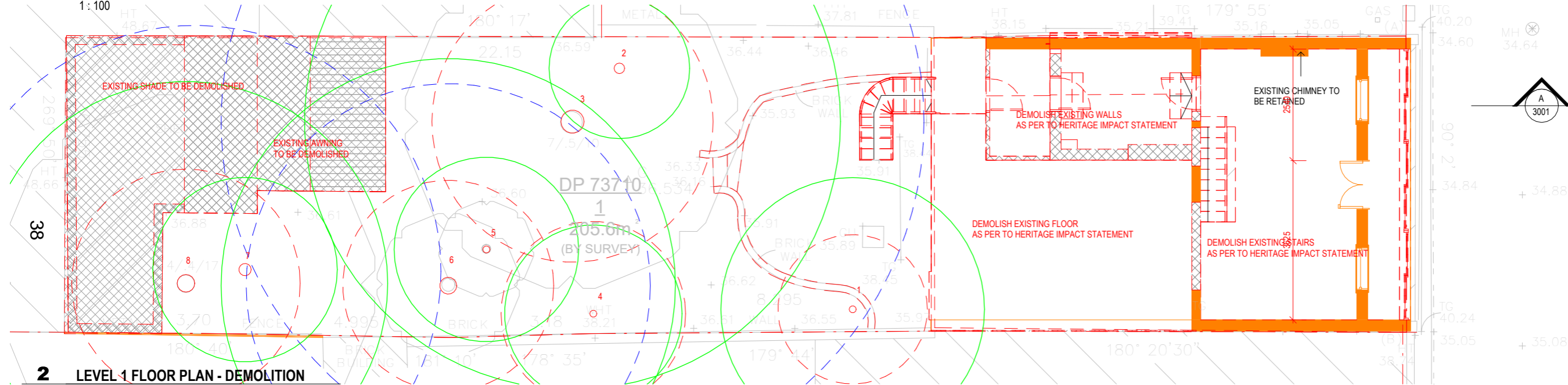
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**PROJECT NUMBER** SD18-0904  
**DRAWING NUMBER** DA 1103  
**REVISION** C



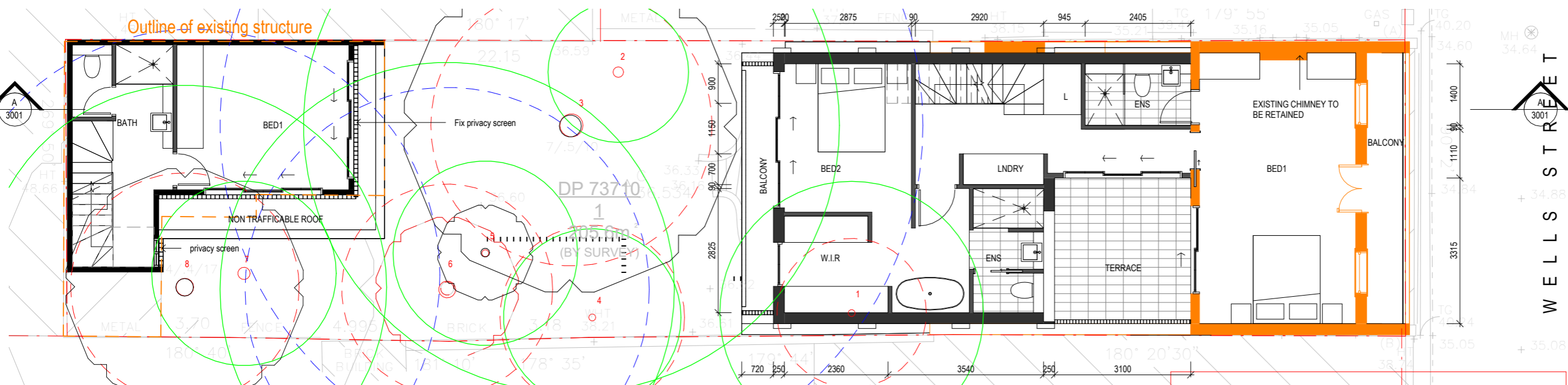
**1 LEVEL 1 FLOOR PLAN - EXISTING**

1 : 100



**2 LEVEL 1 FLOOR PLAN - DEMOLITION**

1 : 100



**3 LEVEL 1 FLOOR PLAN - PROPOSED**

1 : 100

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WELLS STREET



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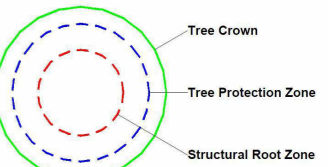
NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



**LEGEND**

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

**Tree Legend**



- D 17.11.2023 AMENDMENTS
- C 24.08.2023 AMENDMENTS
- B 23.06.2023 AMENDMENTS
- A 12.07.2022 DA SUBMISSION

Rev.	Date	Description
D	17.11.2023	AMENDMENTS
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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

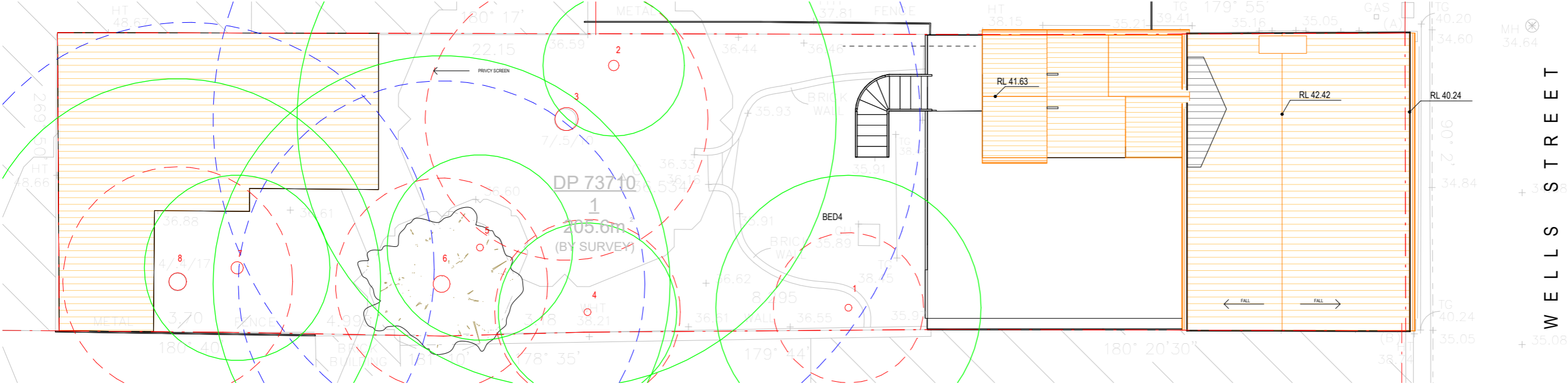
**CLIENT DETAILS**  
 Tom Tung Cat

**DRAWING TITLE**  
**LEVEL 02**

**DRAWN** SM  
**DESIGNED** SM  
**CHECKED** SM

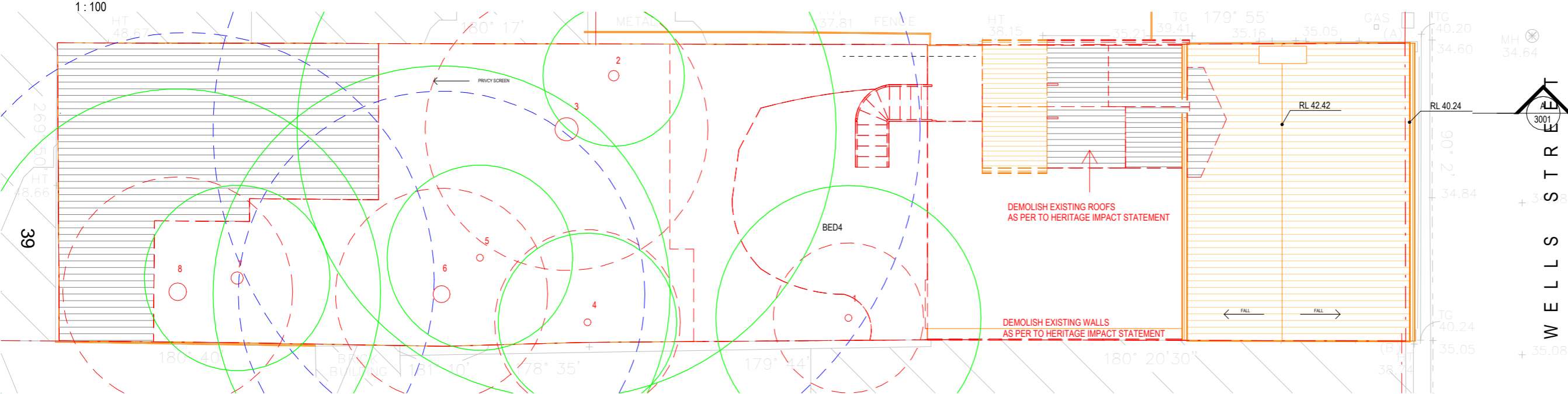
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**SHEET SIZE** A3

**PROJECT NUMBER** SD18-0904  
**DRAWING NUMBER** DA 1104  
**REVISION** D



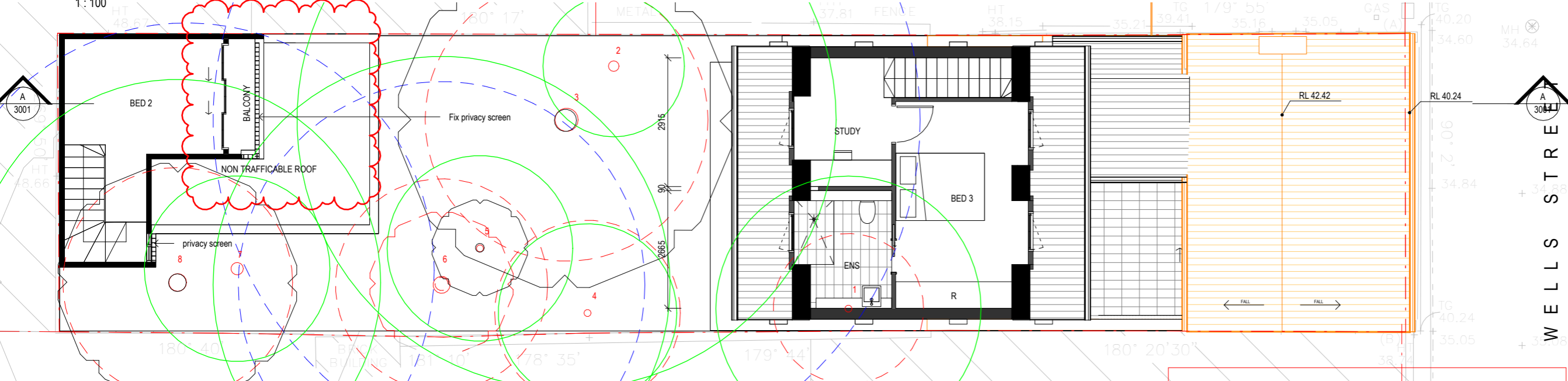
**1 LEVEL 2 FLOOR PLAN - EXISTING**

1:100



**2 LEVEL 2 FLOOR PLAN - DEMOLITION**

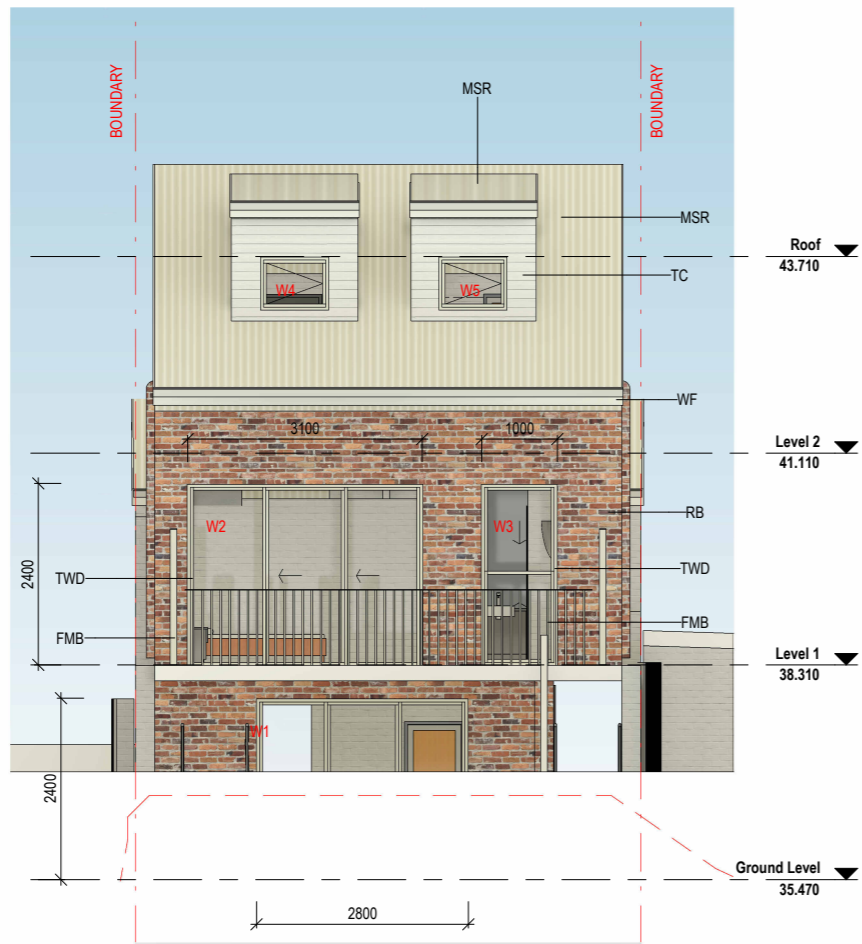
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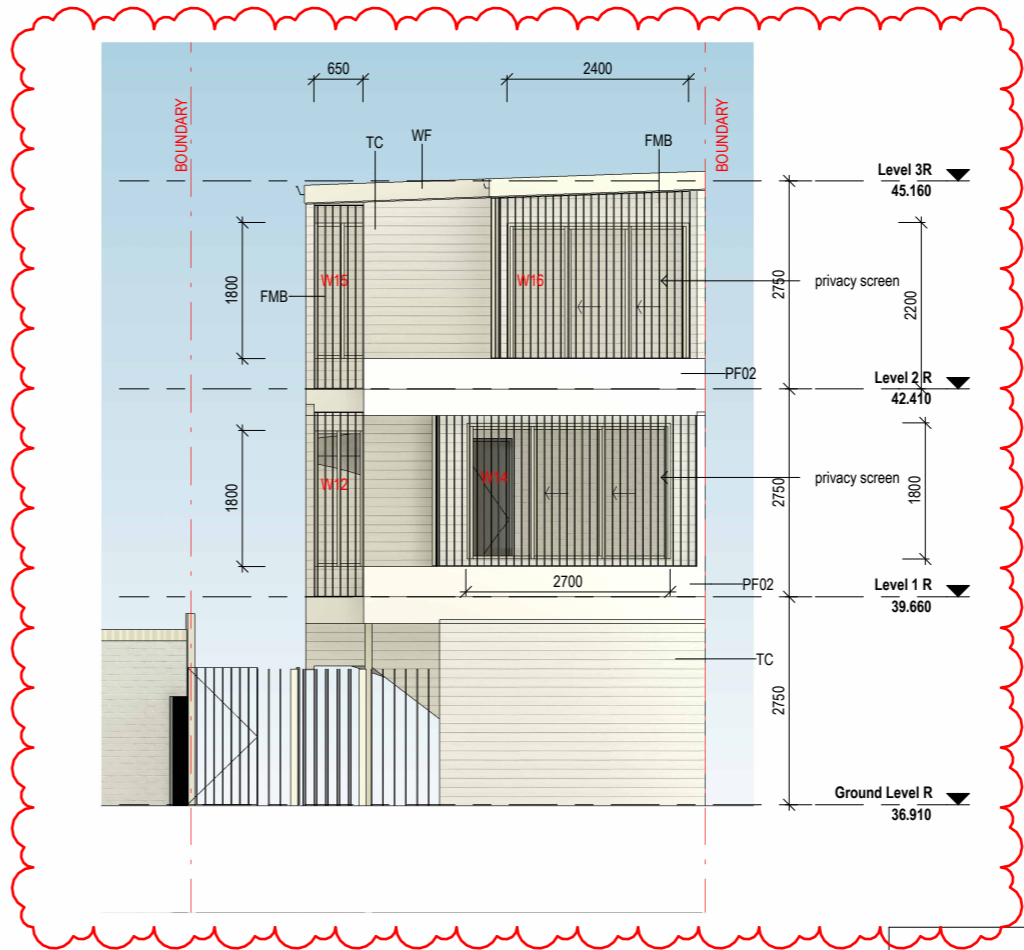
**3 LEVEL 2 FLOOR PLAN - PROPOSED**

1:100

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**E1 COURTYARD ELEVATION 1**  
1 : 100



**E2 COURTYARD ELEVATION 2**  
1 : 100

**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
	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

Rev.	Date	Description
D	17.11.2023	AMENDMENTS
C	24.08.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

Scale  
 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

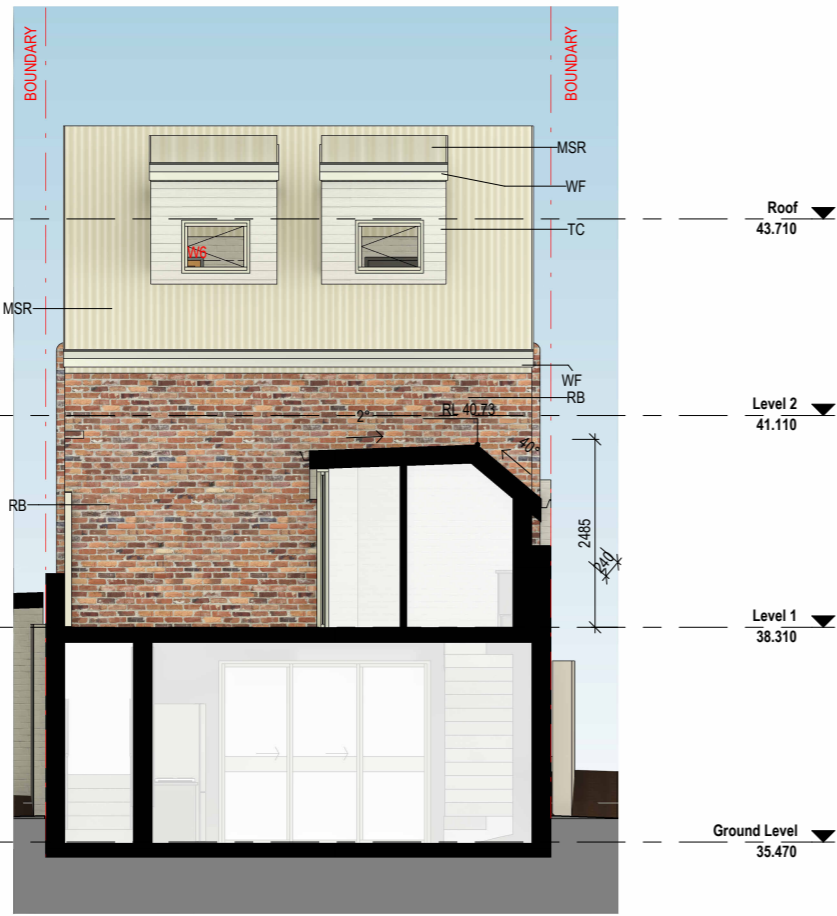
51-53 Wells Street Redfern NSW 2016  
**CLIENT DETAILS**  
 Tom Tung Cat

**DRAWING TITLE**  
 ELEVATIONS\_ SHEET 1

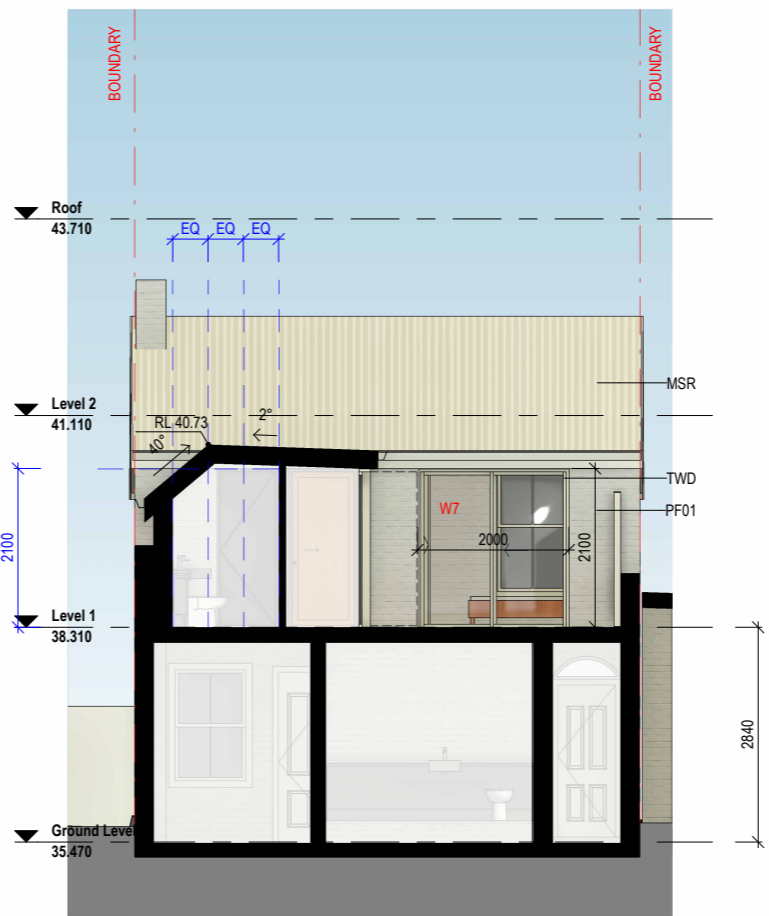
DRAWN	DESIGNED	CHECKED
SM	SM	SM

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PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 2001	D

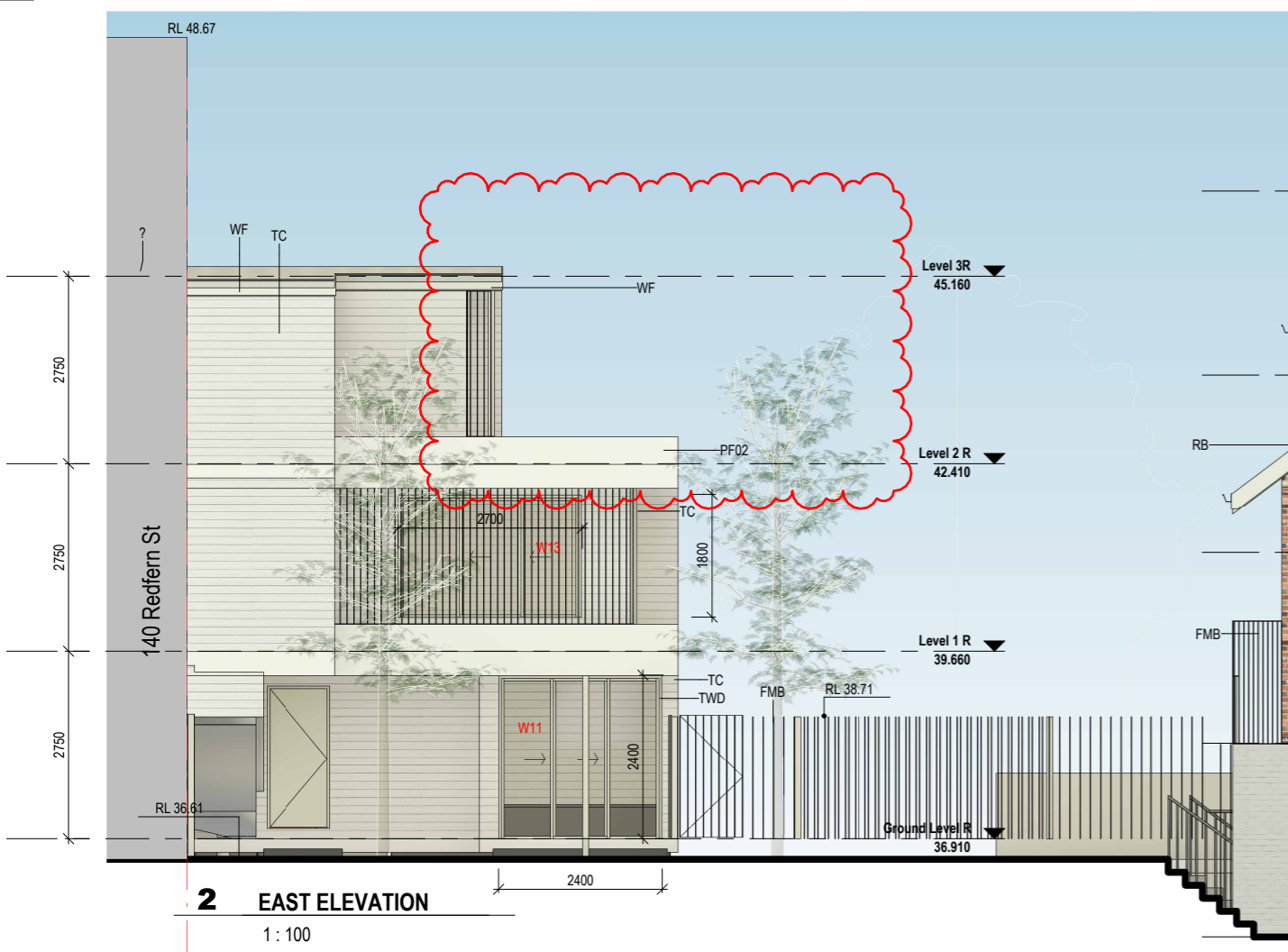
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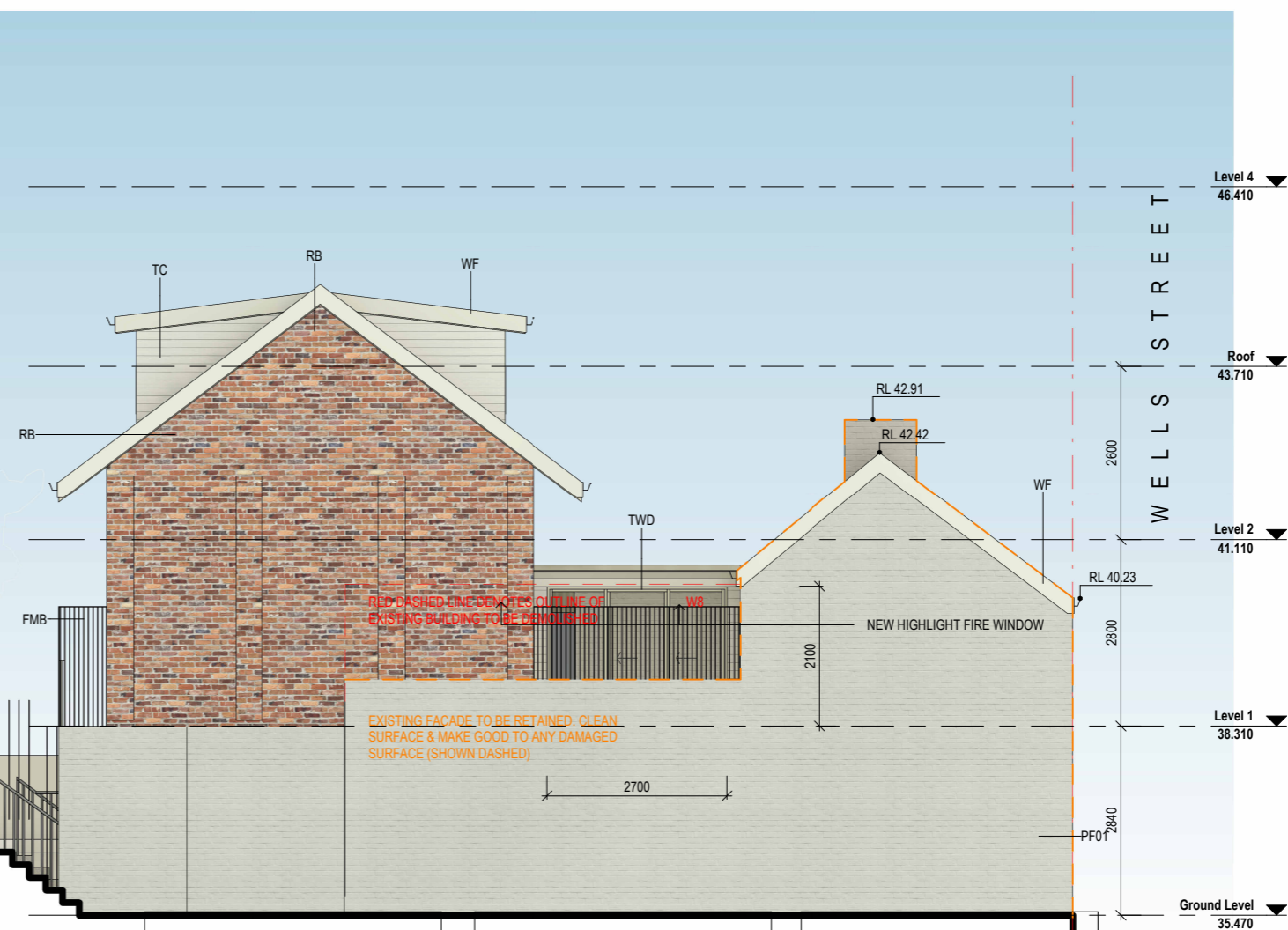
**C1 SECTION B**  
1 : 100



**C2 SECTION C**  
1 : 100



**2 EAST ELEVATION**  
1 : 100



**1 WEST ELEVATION**  
1 : 100

**MATERIAL LEGEND -**

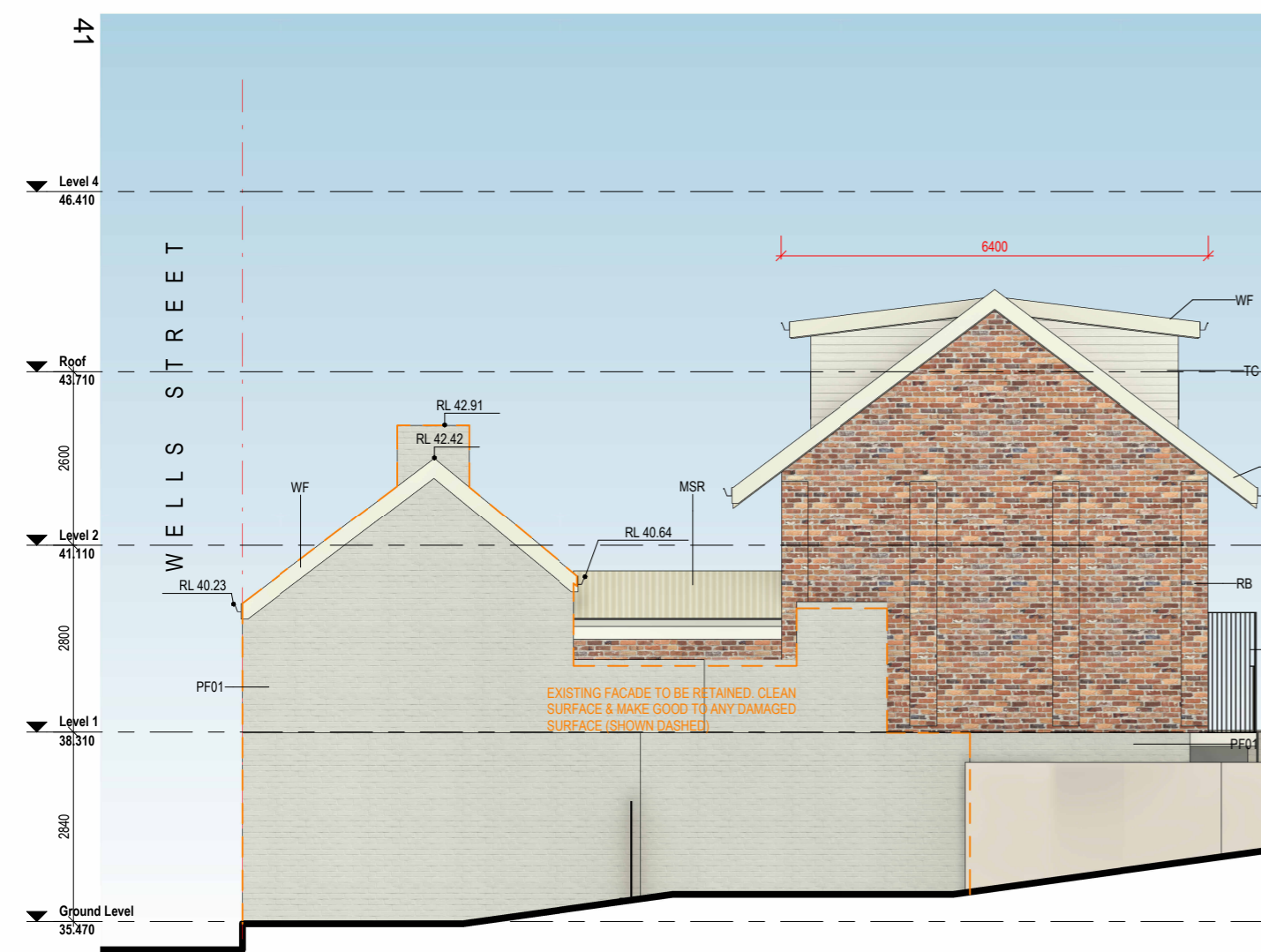
	FMB	white powder coated metal flat bar balustrade and screen dulux Surfsmist®
	MSR	STEEL ROOFING Colorbond® Surfsmist®
	PF01	white painted brick - dulux neutral white

**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



Rev. Date Description

D	17.11.2023	AMENDMENTS
C	24.08.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

Scale  
 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**

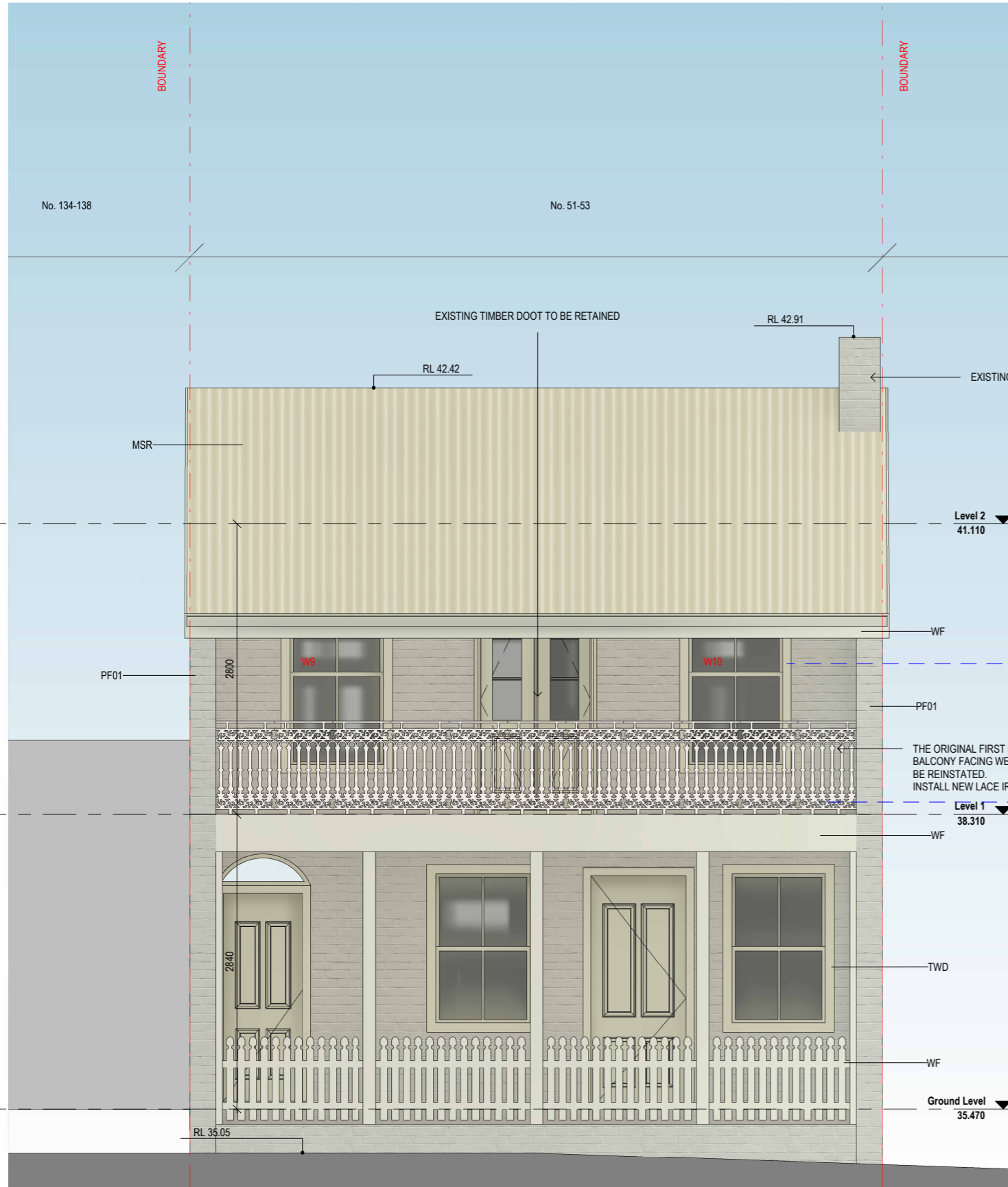
CLIENT DETAILS  
 Tom Tung Cat

DRAWING TITLE  
**ELEVATIONS\_SHEET 2**

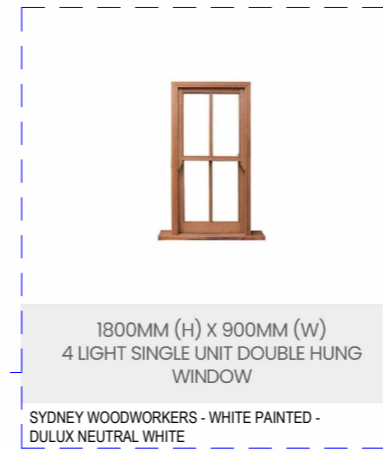
DRAWN	DESIGNED	CHECKED
SM	SM	SM

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MATERIAL 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
	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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B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

Scale: 0 2 4 6 8 m  
 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**

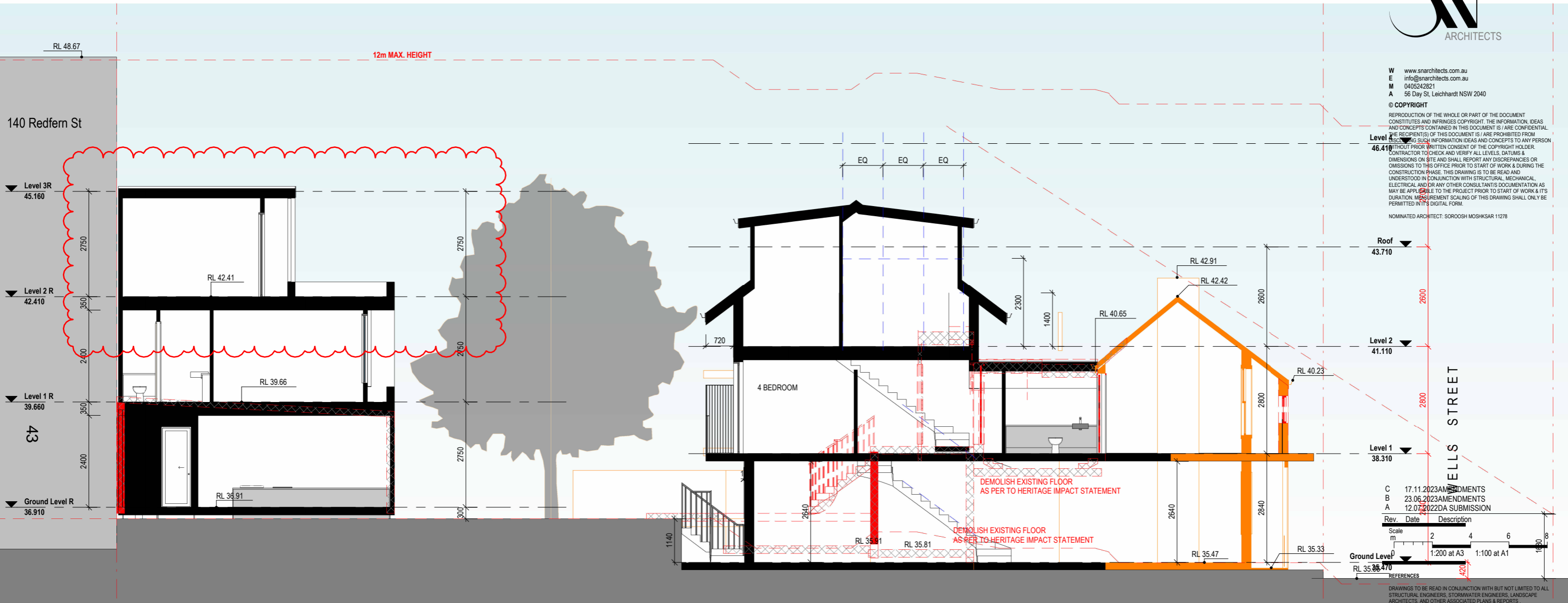
DRAWN	DESIGNED	CHECKED
Author	Checker	Approver

DRAWING SCALE: 1:50  
 SHEET SIZE: A3

PROJECT NUMBER: SD18-0904  
 DRAWING NUMBER: DA 2003  
 REVISION: B

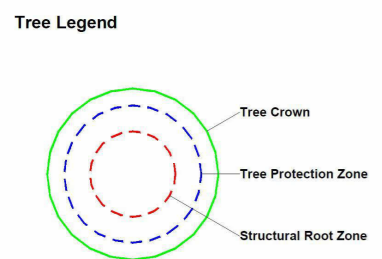
**1 FRONT ELEVATION**  
 1:50

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**A SECTION A**  
 1 : 100

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



Rev.	Date	Description
C	17.11.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

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

REFERENCES  
 RL 35.470

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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**


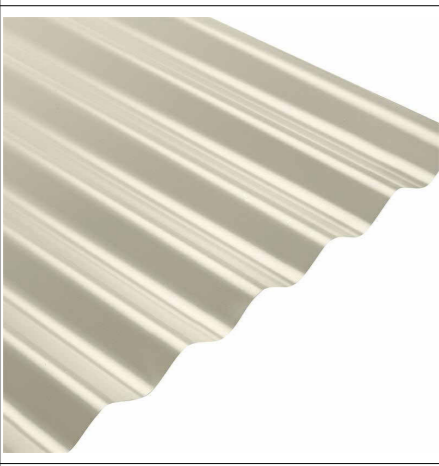

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE  
 1 : 100 A3

PROJECT NUMBER DRAWING NUMBER REVISION  
 SD18-0904 DA 3001 C

DA documentation prepared by Superdraft (Rev A)  
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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

44

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

Scale  
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 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

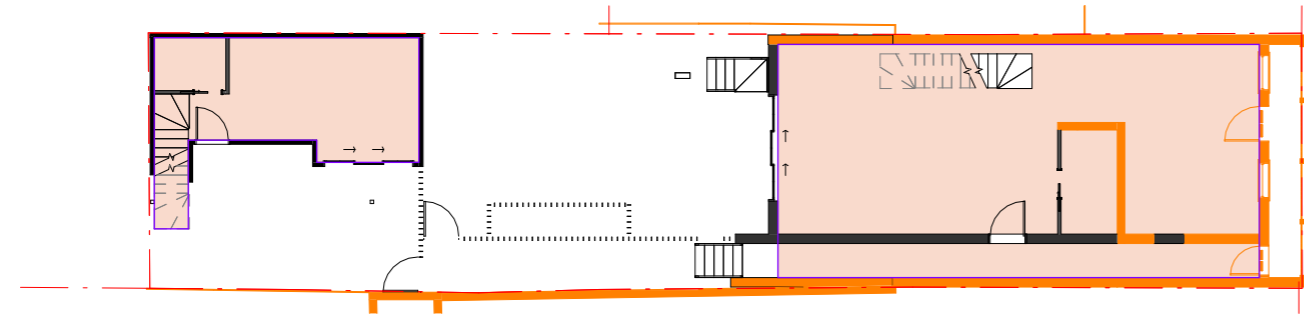
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DRAWN	DESIGNED	CHECKED
SM	SM	SM

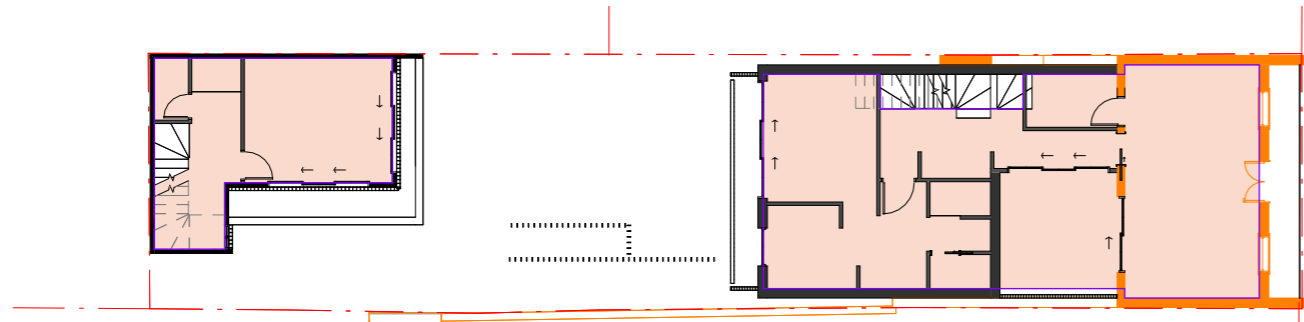
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PROJECT NUMBER DRAWING NUMBER REVISION  
 SD18-0904 DA 7041 B

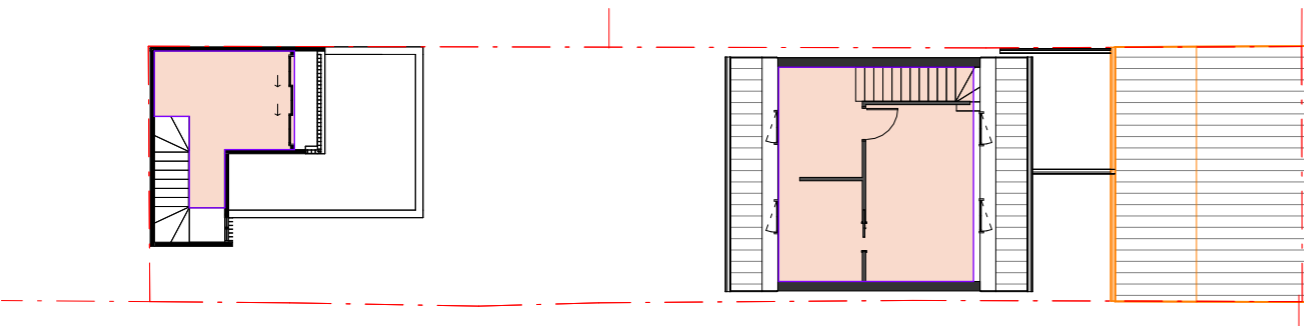
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**G** Ground Level



**1** Level 1



**2** Level 2

**Sydney Local Environmental Plan**

SITE AREA	205.6m <sup>2</sup>
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

**Area Schedule (Gross Building)**

Level	Area
<b>main dwelling</b>	
Ground Level	78.47 m <sup>2</sup>
Level 1	72.63 m <sup>2</sup>
Level 2	29.18 m <sup>2</sup>
	180.29 m <sup>2</sup>
<b>secondary dwelling</b>	
Ground Level	22.65 m <sup>2</sup>
Level 1	24.04 m <sup>2</sup>
Level 2	10.30 m <sup>2</sup>
	56.99 m <sup>2</sup>
Grand total	237.27 m <sup>2</sup>

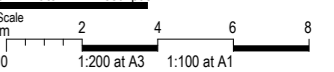
**AREA CALCULATIONS - FLOOR SPACE RATIO**

SITE AREA	205.6m <sup>2</sup>
PERMISSIBLE FLOOR SPACE RATIO	1.5:1
PERMISSIBLE GFA	308.4m <sup>2</sup>
PROPOSED FLOOR SPACE RATIO	1.15:1
PROPOSED GFA	237.27m <sup>2</sup>

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A 12.07.2022DA SUBMISSION

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

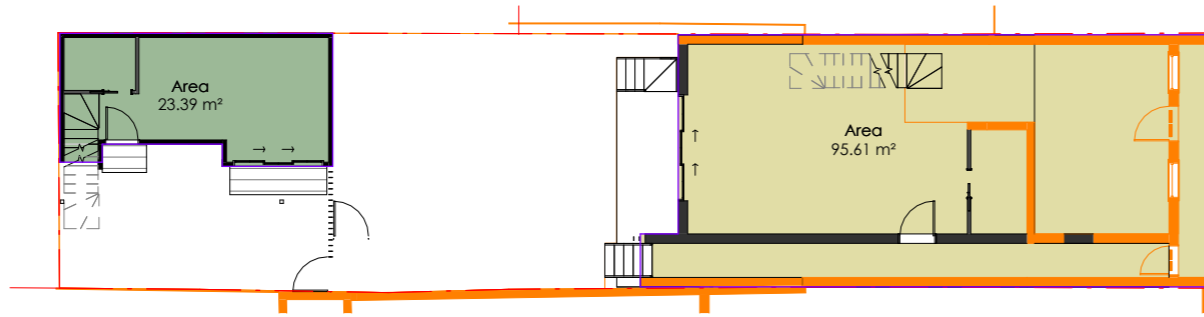
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**GFA CALCULATION**

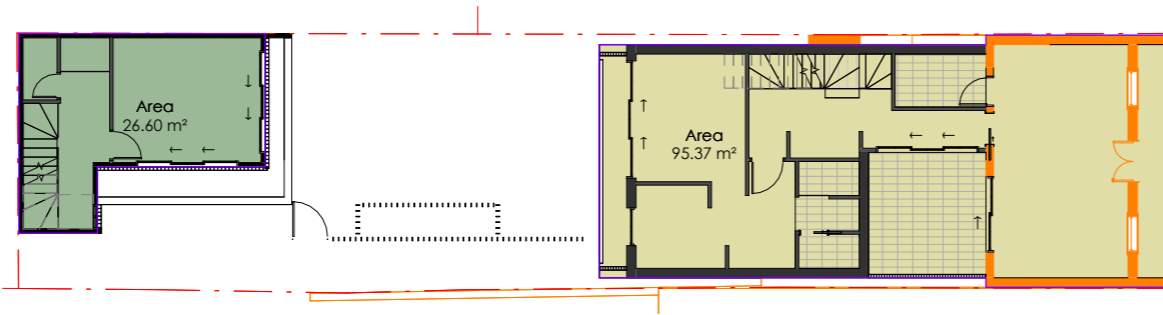
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SM	SM	SM

DRAWING SCALE SHEET SIZE  
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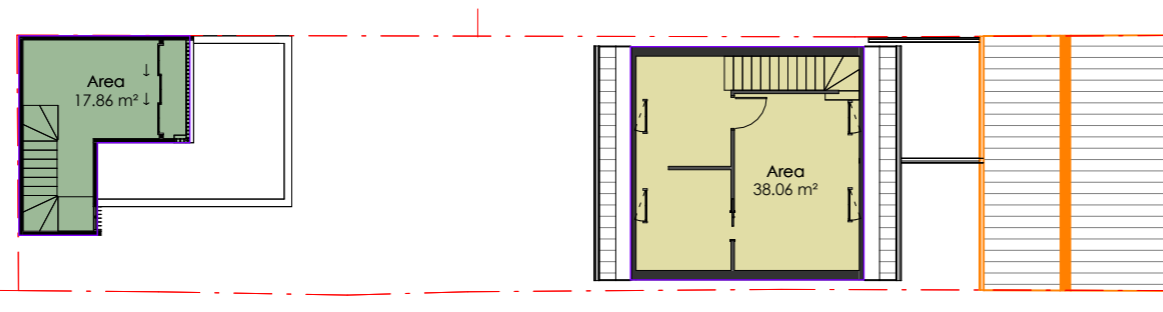
PROJECT NUMBER DRAWING NUMBER REVISION  
SD18-0904 DA 7001 A



**1** Ground Level  
1 : 200



**2** Level 1  
1 : 200



**3** Level 2  
1 : 200

Total Floor Area Calculation	
Level	Area

main dwelling	
Ground Level	95.61 m <sup>2</sup>
Level 1	95.37 m <sup>2</sup>
Level 2	38.06 m <sup>2</sup>
	229.04 m <sup>2</sup>

secondary dwelling	
Ground Level	23.39 m <sup>2</sup>
Level 1	26.60 m <sup>2</sup>
Level 2	17.86 m <sup>2</sup>
	67.85 m <sup>2</sup>

A 17.11.2023 AMENDMENTS		
Rev.	Date	Description

Scale  
 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  
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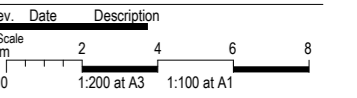
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**TOTAL FLOOR AREA**

DRAWN	DESIGNED	CHECKED
Author	Checker	Approver

DRAWING SCALE	SHEET SIZE
1 : 200	A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	7002	A

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PROJECT STAGE  
**DA**  
 PROJECT DETAILS  
**alteration and addition + secondary dwelling**

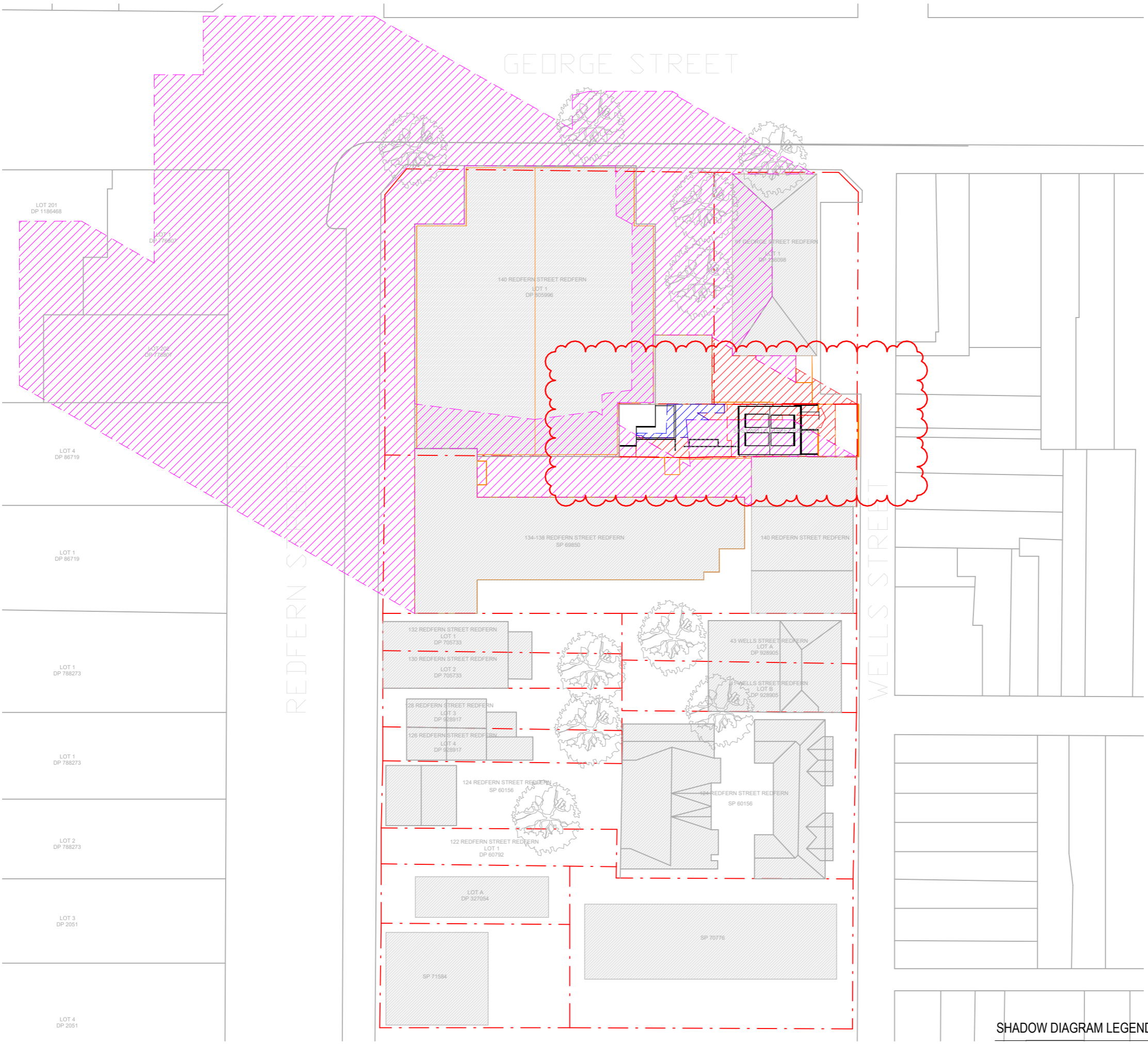
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 CLIENT DETAILS  
 Tom Tung Cat

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 B



**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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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



B 17.11.2023 AMENDMENTS  
 A 23.06.2023 AMENDMENTS

Rev.	Date	Description
B	17.11.2023	AMENDMENTS
A	23.06.2023	AMENDMENTS

Scale  
 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

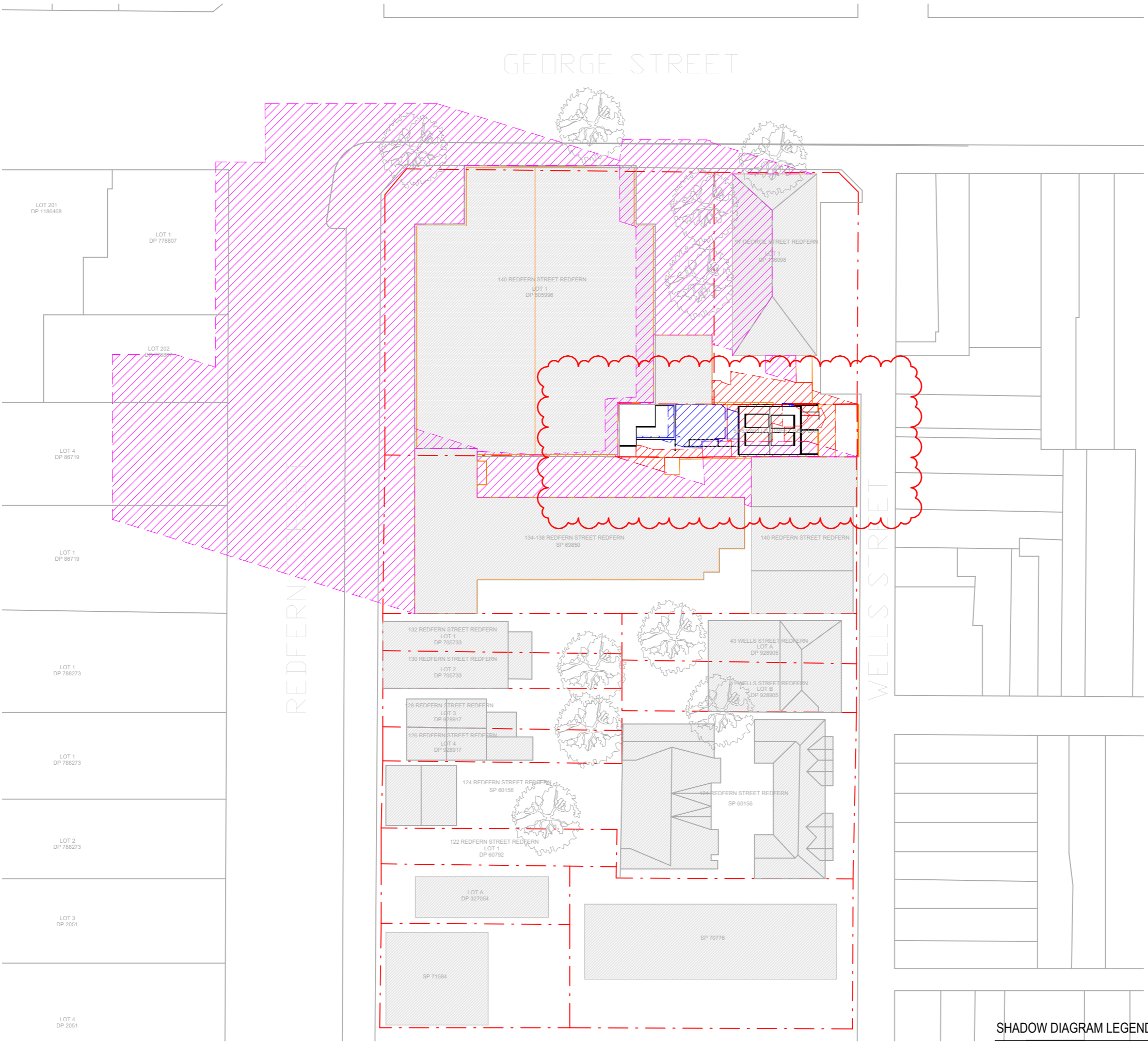
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DRAWN	DESIGNED	CHECKED
SM	SM	SM

**DRAWING SCALE** SHEET SIZE  
 As indicated A3

**PROJECT NUMBER** DRAWING NUMBER REVISION  
 SD18-0904 DA 6002 B

48



### SHADOW DIAGRAM LEGEND

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

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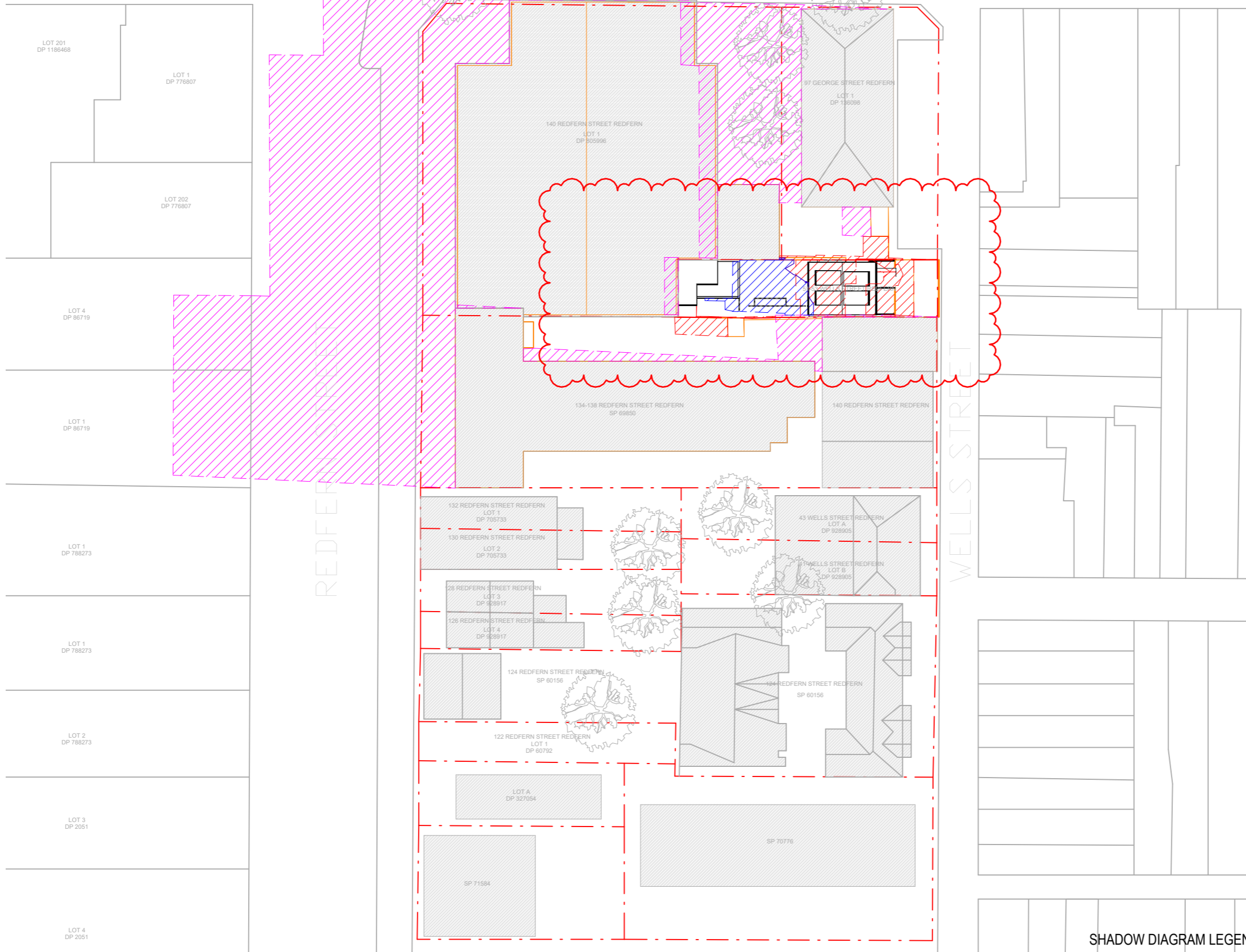
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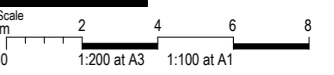


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B 17.11.2023AMENDMENTS  
 A 23.06.2023AMENDMENTS

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-11AM**

DRAWN DESIGNED CHECKED  
 SM SM SM

DRAWING SCALE SHEET SIZE  
 As indicated A3

PROJECT NUMBER DRAWING NUMBER REVISION  
 SD18-0904 DA 6003 B

SHADOW DIAGRAM LEGEND

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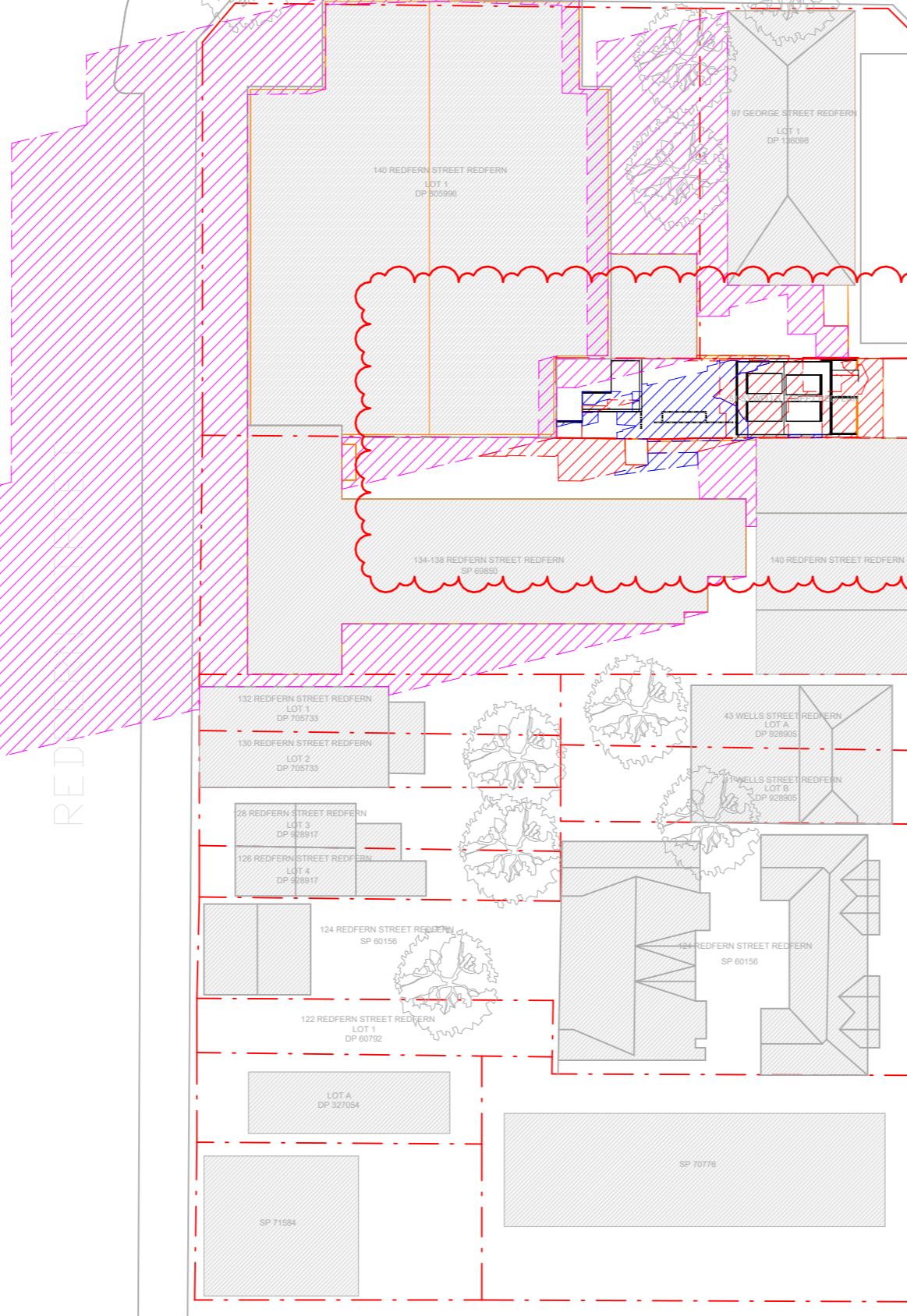
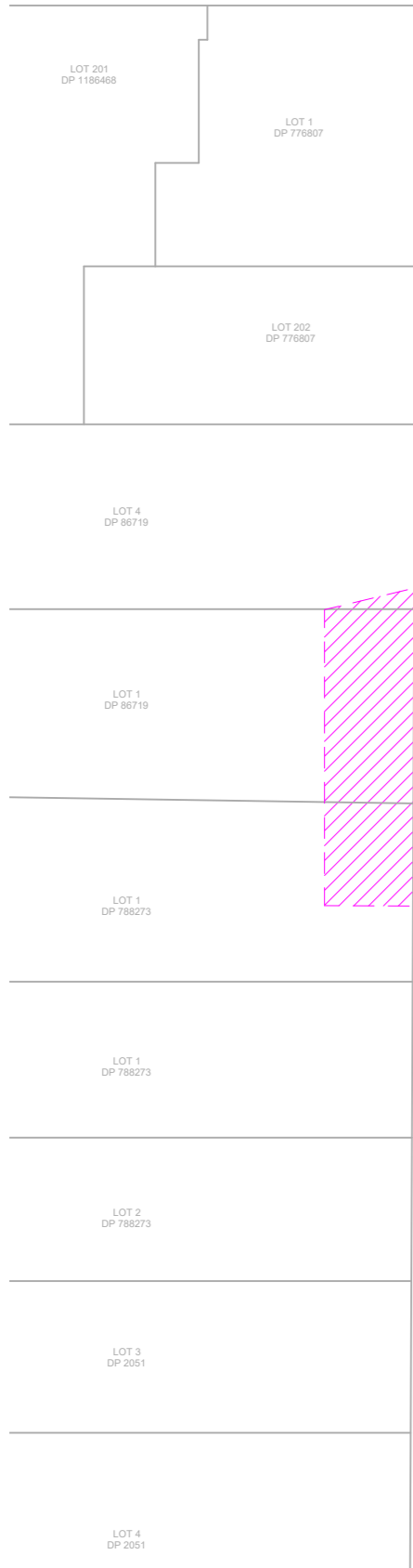
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**SHADOW DIAGRAM-21JUNE-12AM**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE  
 As indicated A3

PROJECT NUMBER DRAWING NUMBER REVISION  
 SD18-0904 DA 6004 B

50



SHADOW DIAGRAM LEGEND

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- ADDITIONAL SHADOWS CAST BY PROPOSED BUILDING

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**DA**  
**PROJECT DETAILS**  
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51-53 Wells Street Redfern NSW 2016  
**CLIENT DETAILS**  
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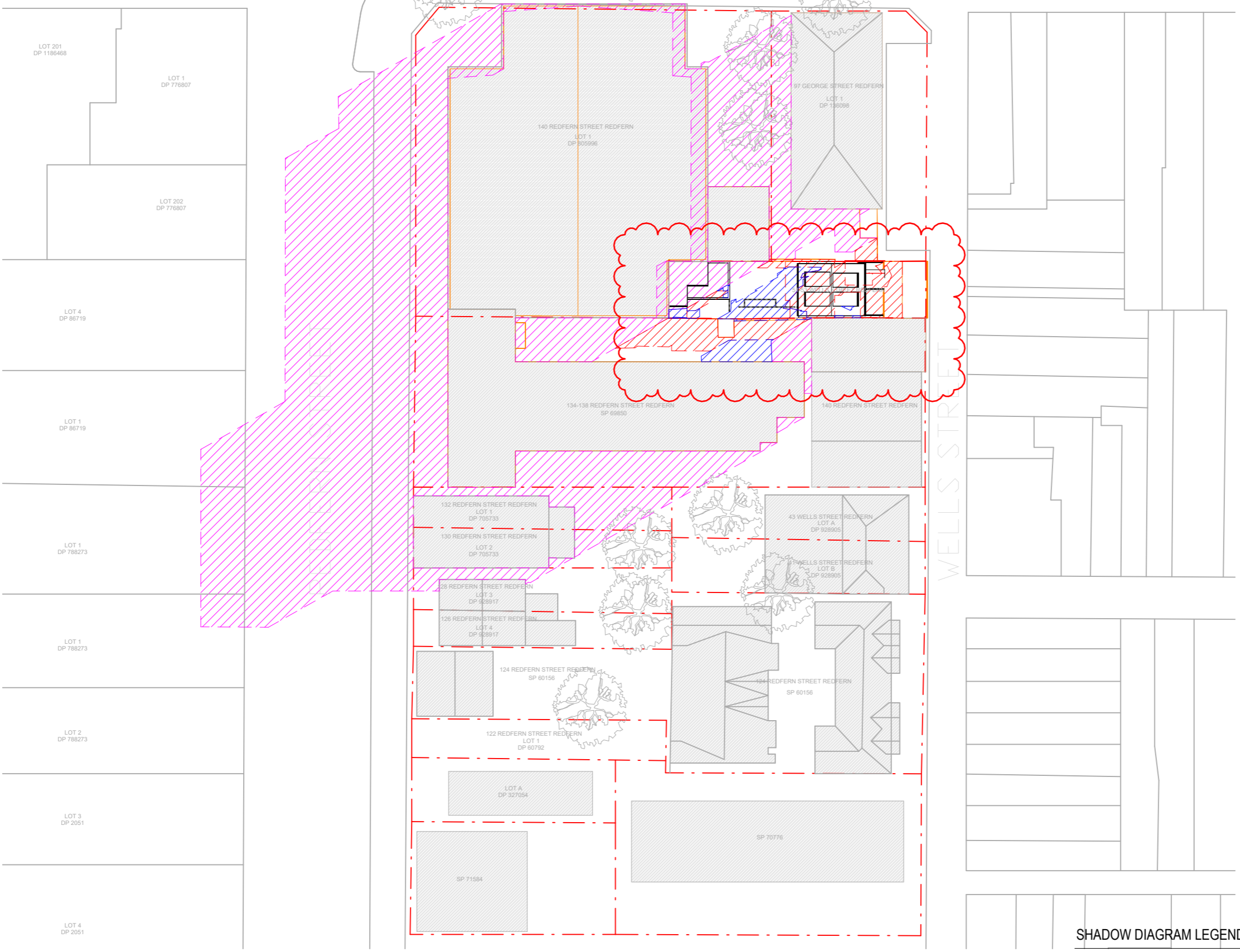
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DRAWN	DESIGNED	CHECKED
SM	SM	SM

**DRAWING SCALE** SHEET SIZE  
 As indicated A3

**PROJECT NUMBER** DRAWING NUMBER REVISION  
 SD18-0904 DA 6005 B

51



### SHADOW DIAGRAM LEGEND

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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



B 17.11.2023 AMENDMENTS  
 A 23.06.2023 AMENDMENTS

Rev.	Date	Description
B	17.11.2023	AMENDMENTS
A	23.06.2023	AMENDMENTS

Scale  
 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

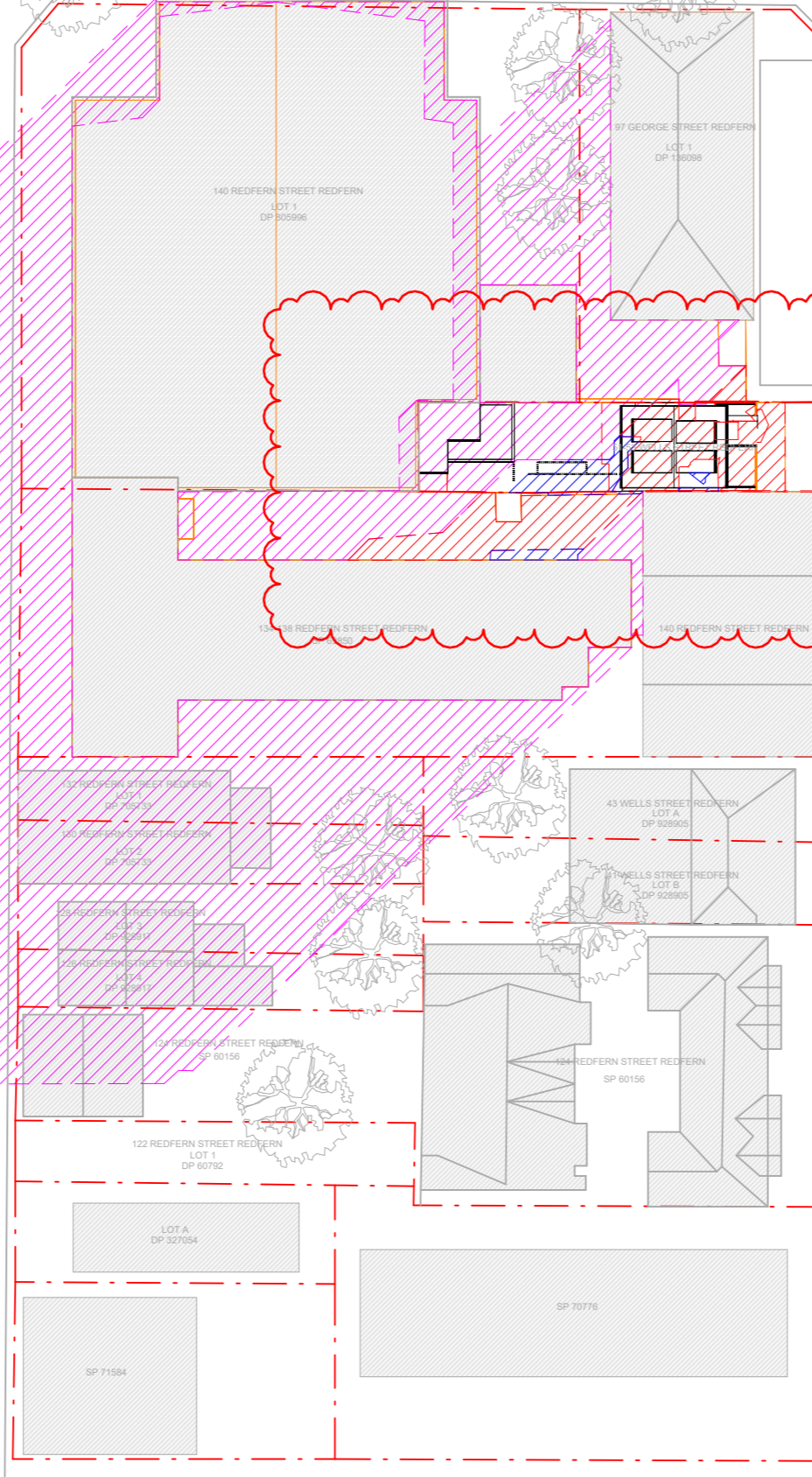
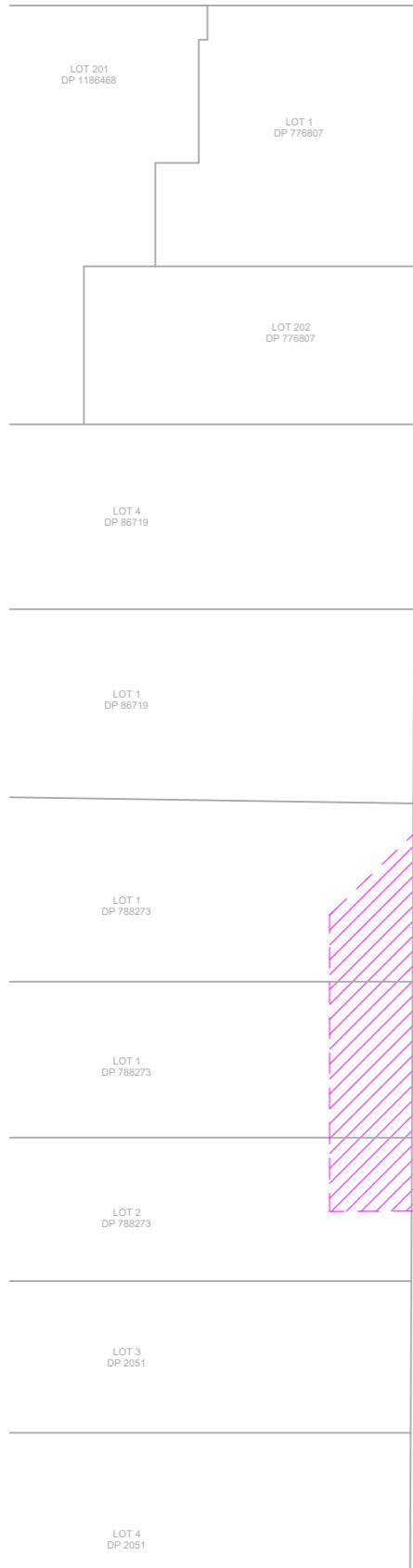
DRAWING TITLE  
**SHADOW DIAGRAM-21JUNE-02PM**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE  
 As indicated A3

PROJECT NUMBER DRAWING NUMBER REVISION  
 SD18-0904 DA 6006 B

52



### 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) and Updated by SN Architects (Rev B & C & D)

# GEORGE STREET



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NOMINATED ARCHITECT: SOROOSH MOSHKAR 11278



B 17.11.2023 AMENDMENTS  
 A 23.06.2023 AMENDMENTS

Rev.	Date	Description
B	17.11.2023	AMENDMENTS
A	23.06.2023	AMENDMENTS

Scale  
 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

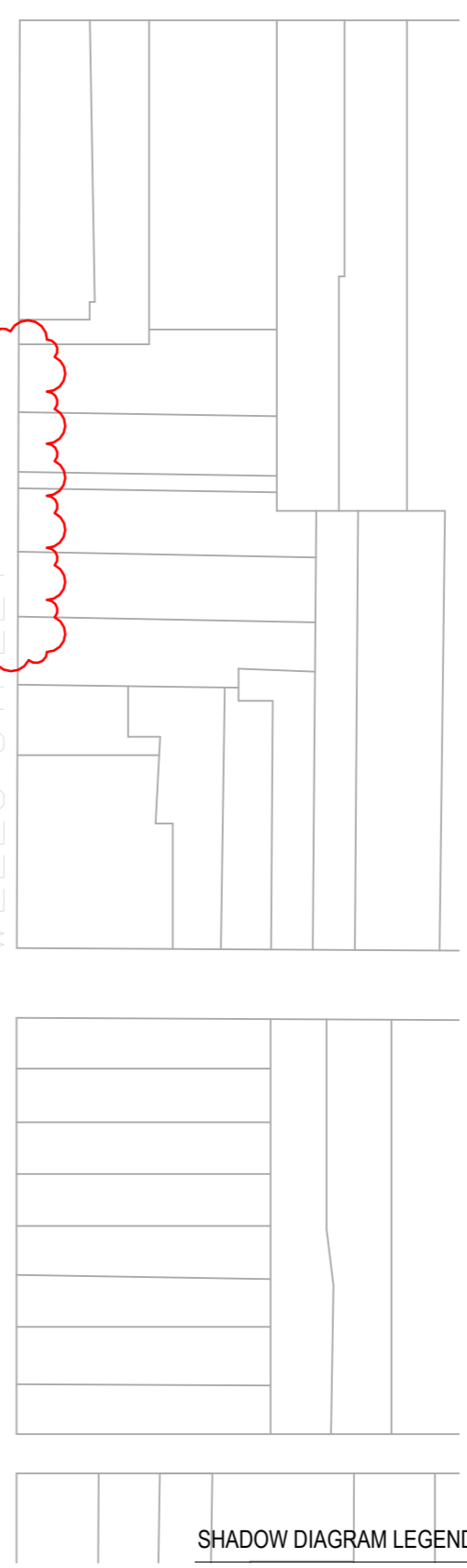
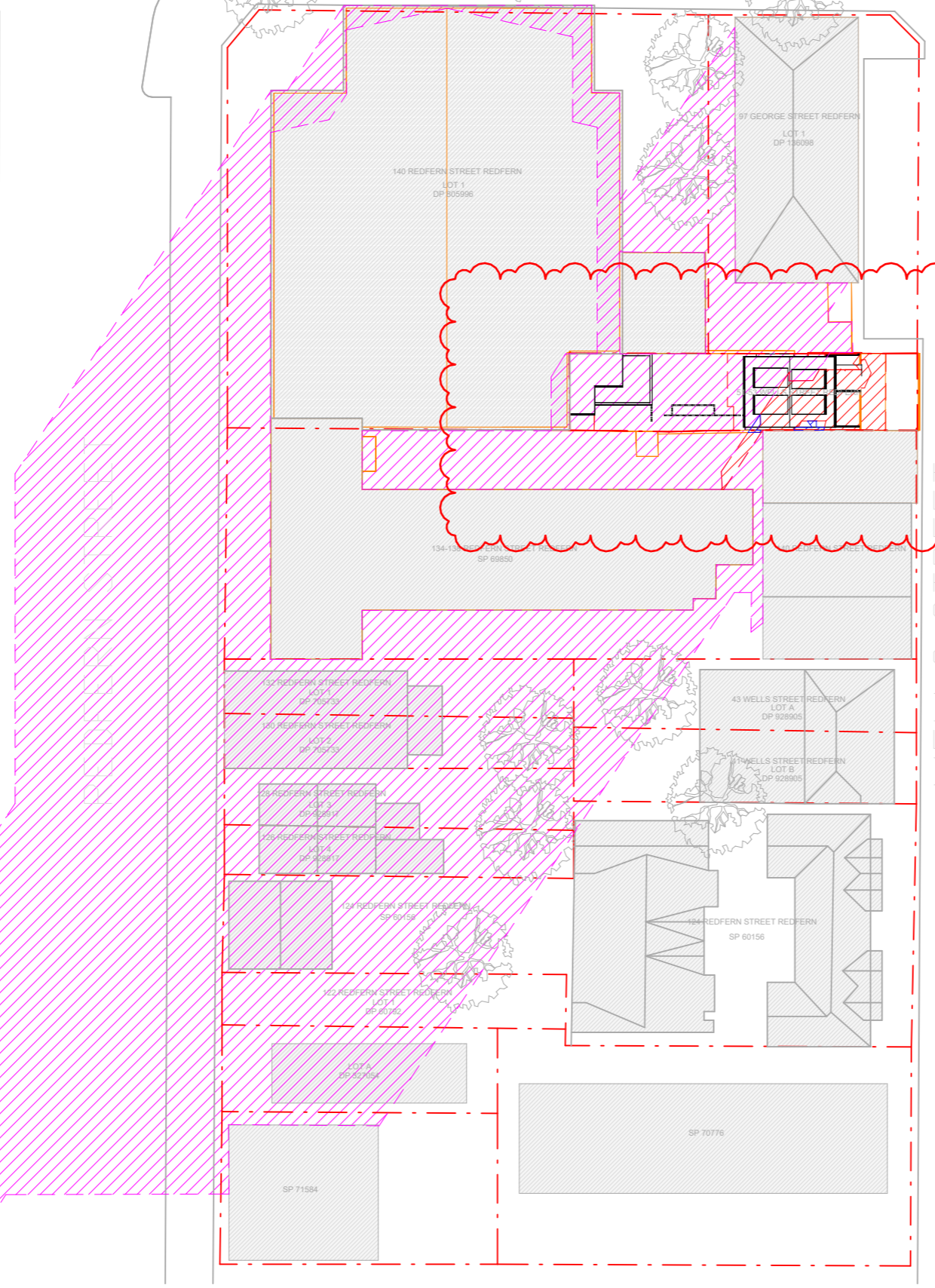
**DRAWING TITLE**  
**SHADOW DIAGRAM-21JUNE-03PM**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

**DRAWING SCALE** SHEET SIZE  
 As indicated A3

**PROJECT NUMBER** **DRAWING NUMBER** **REVISION**  
 SD18-0904 DA 6007 B

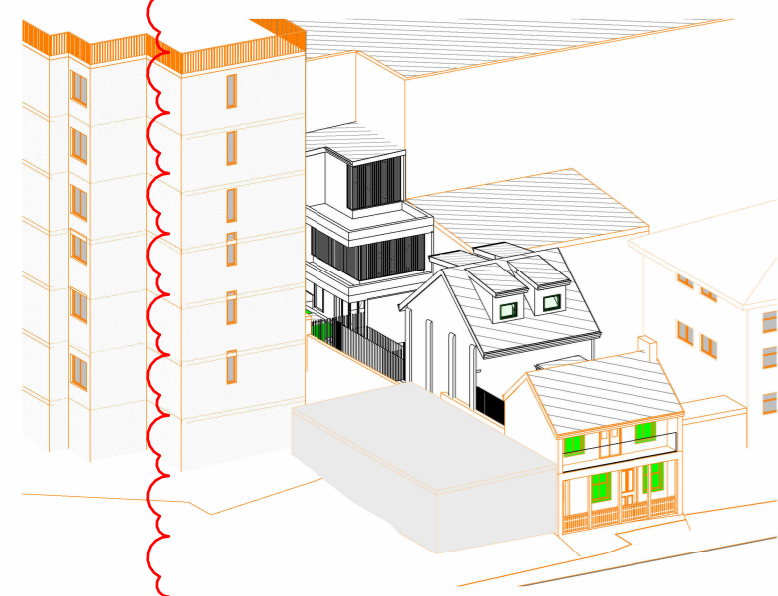
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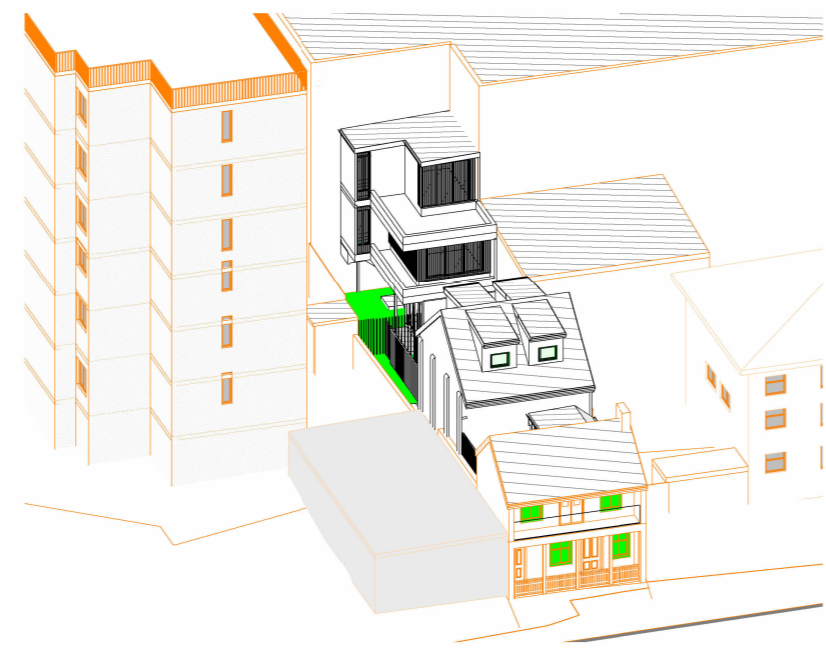
### SHADOW DIAGRAM LEGEND

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

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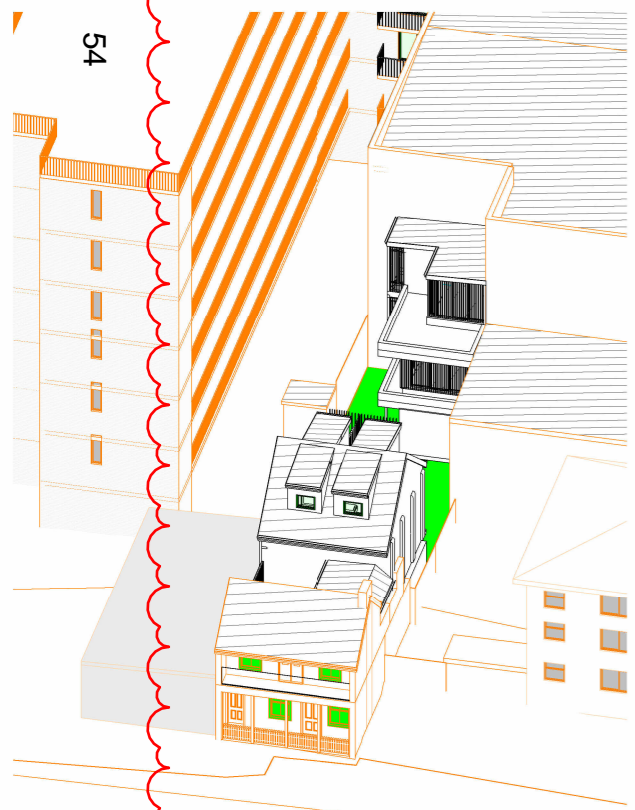
**1** 9am 21st of June - View from sun



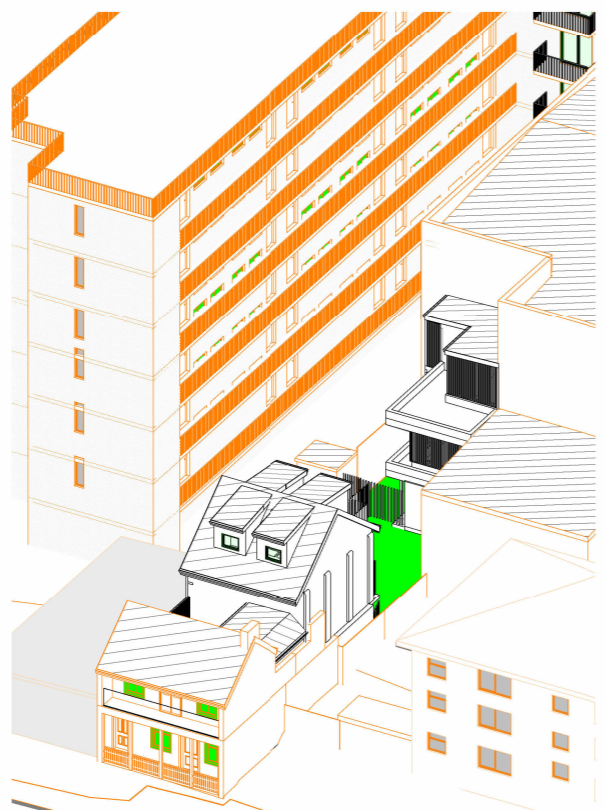
**2** 10am 21st of June - View from sun



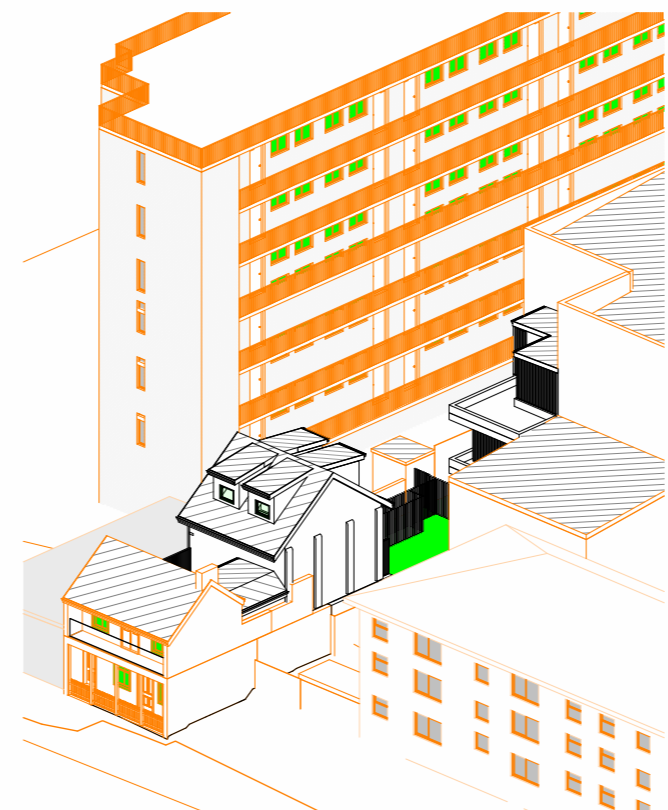
**3** 11am 21st of June - View from sun



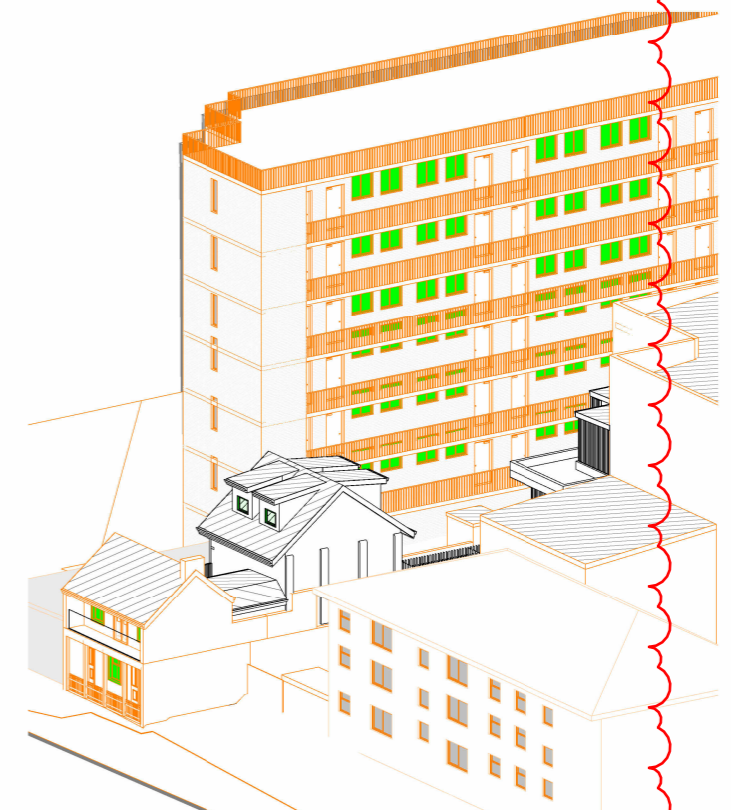
**4** 12pm 21st of June - View from sun



**5** 1pm 21st of June - View from sun



**6** 2pm 21st of June - View from sun



**7** 3pm 21st of June - View from sun

54

D	17.11.2023	AMENDMENTS
C	24.08.2023	AMENDMENTS
B	23.06.2023	AMENDMENTS
A	12.07.2022	DA SUBMISSION

Rev.	Date	Description
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NOT TO SCALE

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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  
**VIEW FROM SUN**

DRAWN	DESIGNED	CHECKED
SM	SM	SM

DRAWING SCALE SHEET SIZE  
 A3

PROJECT NUMBER	DRAWING NUMBER	REVISION
SD18-0904	DA 7042	D

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