

# **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  
 Erichard@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**

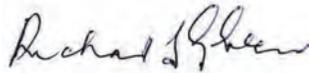
The additions to the existing building are shown in the drawings prepared by Brian Zulaikha Architects. The existing building is a timber building, concrete pads footings and brick stair cores.

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

252



# REFERENCE SCHEME

## 85-93 COMMONWEALTH STREET, SURRY HILLS, NSW 2010

### DRAWING LIST

		Scale @ A1
<b>A 120 GFA SUMMARY</b>		
A-120	GFA SUMMARY	1:200
<b>A 210 3D VIEWS</b>		
A-210	3D STRETSCAPE VIEWS	
A-211	3D STRETSCAPE VIEWS	
A-212	3D STRETSCAPE VIEWS	
A-213	3D STRETSCAPE VIEWS	
<b>A 000 GENERAL INFORMATION</b>		
A-001	COVER PAGE	1:1
A-011	SURVEY	1:1
<b>A 010 EXISTING PLANS</b>		
A-010	EXISTING/DEMOLITION PLANS-BASEMENT	1:100
A-011	EXISTING/DEMOLITION PLANS-GROUND FLOOR	
A-012	EXISTING/DEMOLITION PLANS-LEVEL 1	1:100
A-013	EXISTING/DEMOLITION PLANS-LEVEL 2	1:100
A-014	EXISTING/DEMOLITION PLANS-ROOF	1:100
<b>A 100 REFERENCE SCHEME PLANS</b>		
A-010	BASEMENT PLAN	1:100
A-011	GROUND FLOOR PLAN	
A-012	LEVEL 1 PLAN	
A-013	LEVEL 2 PLAN	1:100
A-014	LEVEL 3 PLAN	1:100
A-015	LEVEL 4 PLAN	1:100
A-016	LEVEL 5 PLAN	1:100
A-017	ROOF PLAN	1:100
<b>A 200 ELEVATIONS + VOLUMETRIC STUDY</b>		
A-200	PROPOSED PLANS -BASEMENT TO LEVEL 1	1:100
A-201	PROPOSED PLANS -LEVEL 2 TO ROOF	1:200, 1:100
<b>A 300 SHADOW DIAGRAMS</b>		
A-300	MARCH 21 SHADOW DIAGRAMS 9AM-11AM	
A-301	MARCH 21 SHADOW DIAGRAMS 12PM-2PM	
A-302	MARCH 21 SHADOW DIAGRAMS 3PM	
A-303	JUNE 21 SHADOW DIAGRAMS 9AM-11AM	
A-304	JUNE 21 SHADOW DIAGRAMS 12PM-2PM	
A-305	JUNE 21 SHADOW DIAGRAMS 3PM	
A-306	SEPTEMBER 21 SHADOW DIAGRAMS 9AM-11AM	
A-307	SEPTEMBER 21 SHADOW DIAGRAMS 12PM-2PM	
A-308	SEPTEMBER 21 SHADOW DIAGRAMS 3PM	
A-309	3D JUNE 21 SHADOW DIAGRAMS 9AM-11AM	
A-3010	3D JUNE 21 SHADOW DIAGRAMS 12PM-2PM	
A-3011	3D JUNE 21 SHADOW DIAGRAMS 3PM	

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

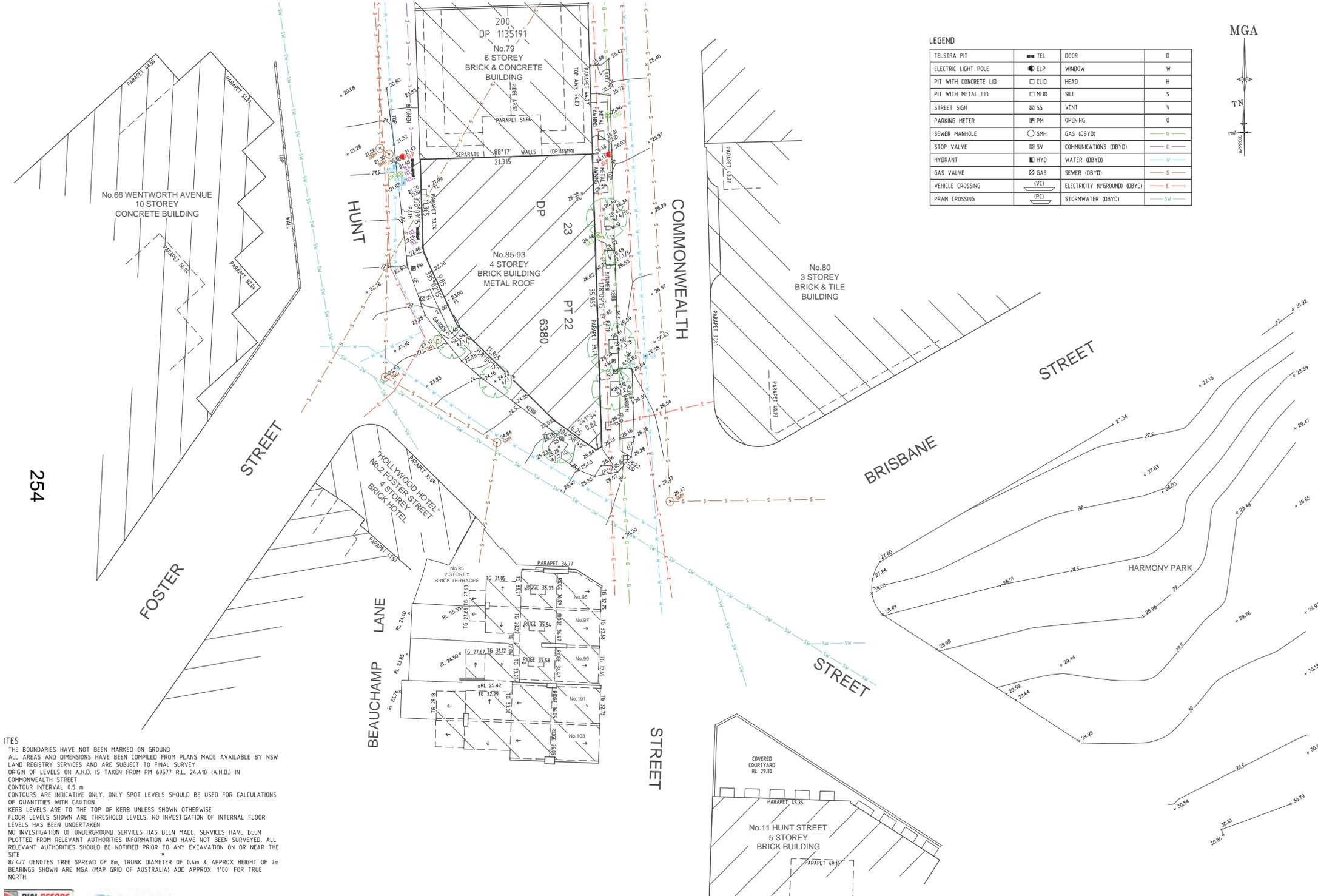
ARCHITECT  
**BRIAN ZULAKHA ARCHITECT**  
11/1 Grafton Street, Batman East  
NSW Reg No. 2791  
EMAIL: brian@bzq.com.au

DRAWING TITLE		DATE	DRAWN BY
<b>COVER PAGE</b>		25.10.2021	CW
SCALES		1:1	CHECKED
PP	DRAWING NO	REV	BZ
	<b>A-000</b>		



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



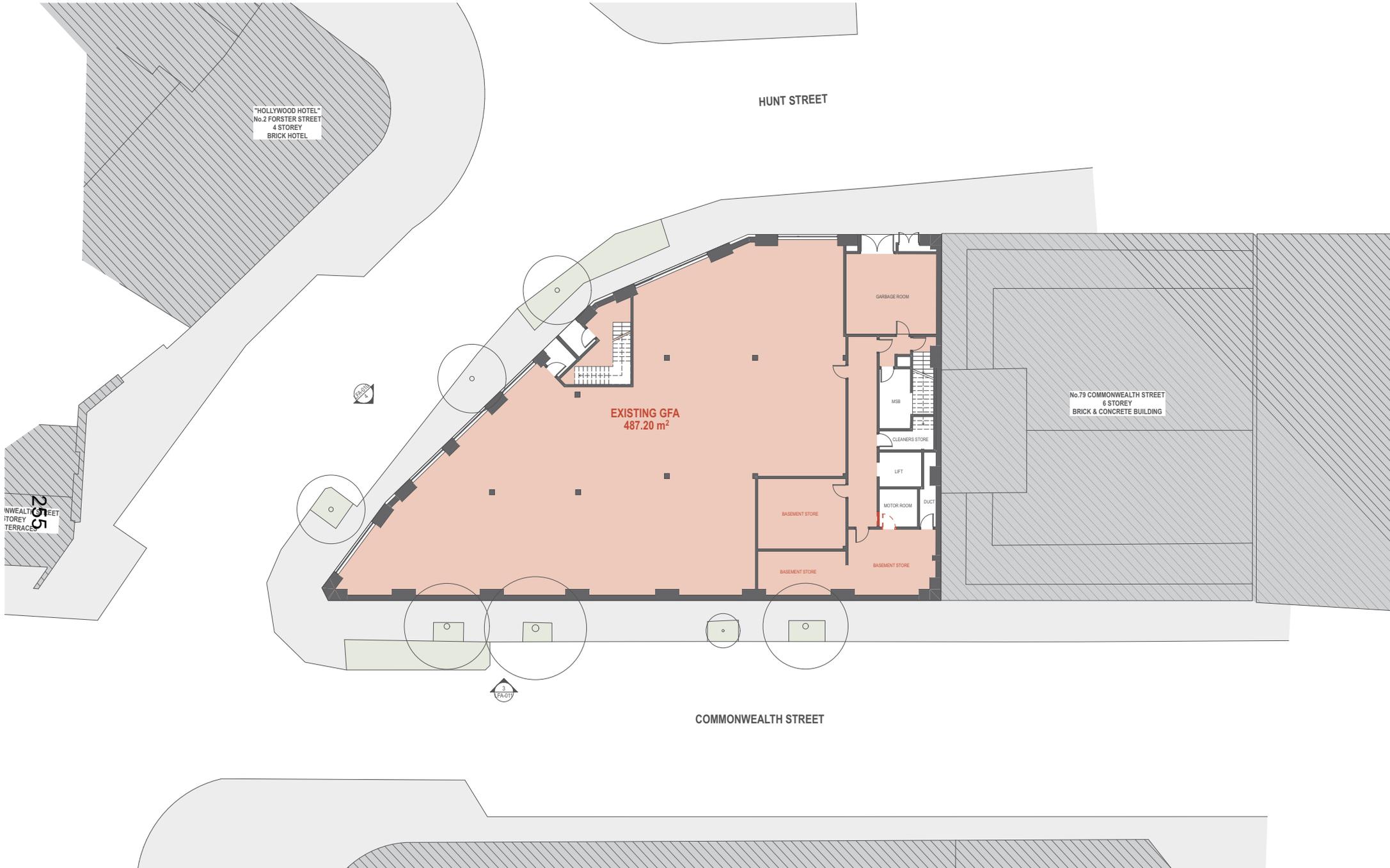
H	00/00/00	--	00	D	00/00/00	--	00
G	00/00/00	--	00	C	00/00/00	--	00
F	00/00/00	--	00	B	07/07/21	ELEVATIONS ADDED FOR 95-101 COMMONWEALTH ST	003
E	00/00/00	--	00	A	11/01/20	ELEVATIONS ADDED	002



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 570.9m<sup>2</sup>  
 reference number 29230 002  
 scale 1:200  
 date of sur 30/10/21

254



EXISTING/DEMOLITION GA PLAN - BASEMENT  
1:100

DATE	REV	DESCRIPTION

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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: PP

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

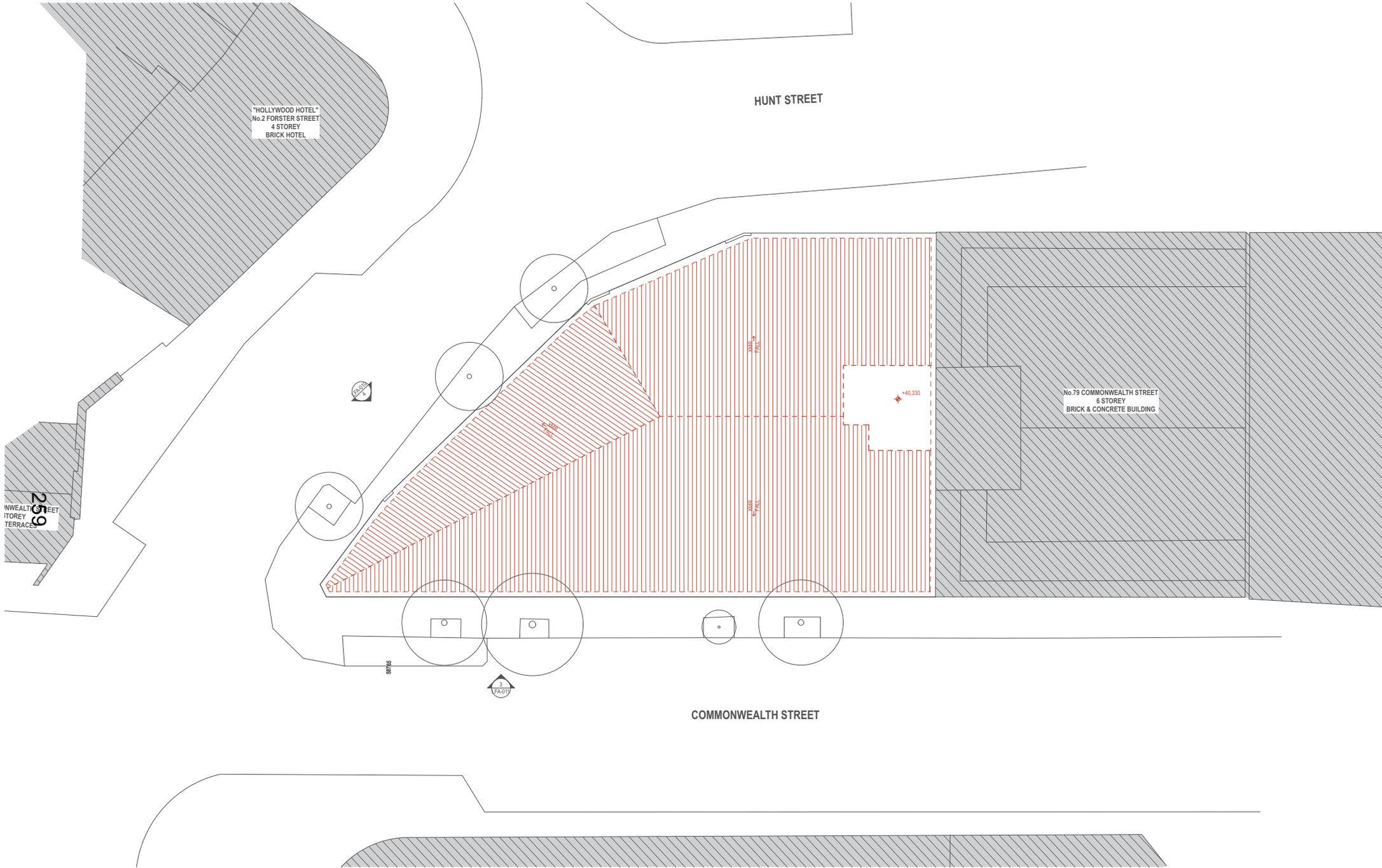
DATE: 25.10.2021

REV: PP









1 EXISTING/DEMOLITION GA PLAN - ROOF  
1:100

DATE	REV	DESCRIPTION

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

**DRAWING TITLE:**  
EXISTING/DEMOLITION PLANS - ROOF

**SCALES:**  
1:100

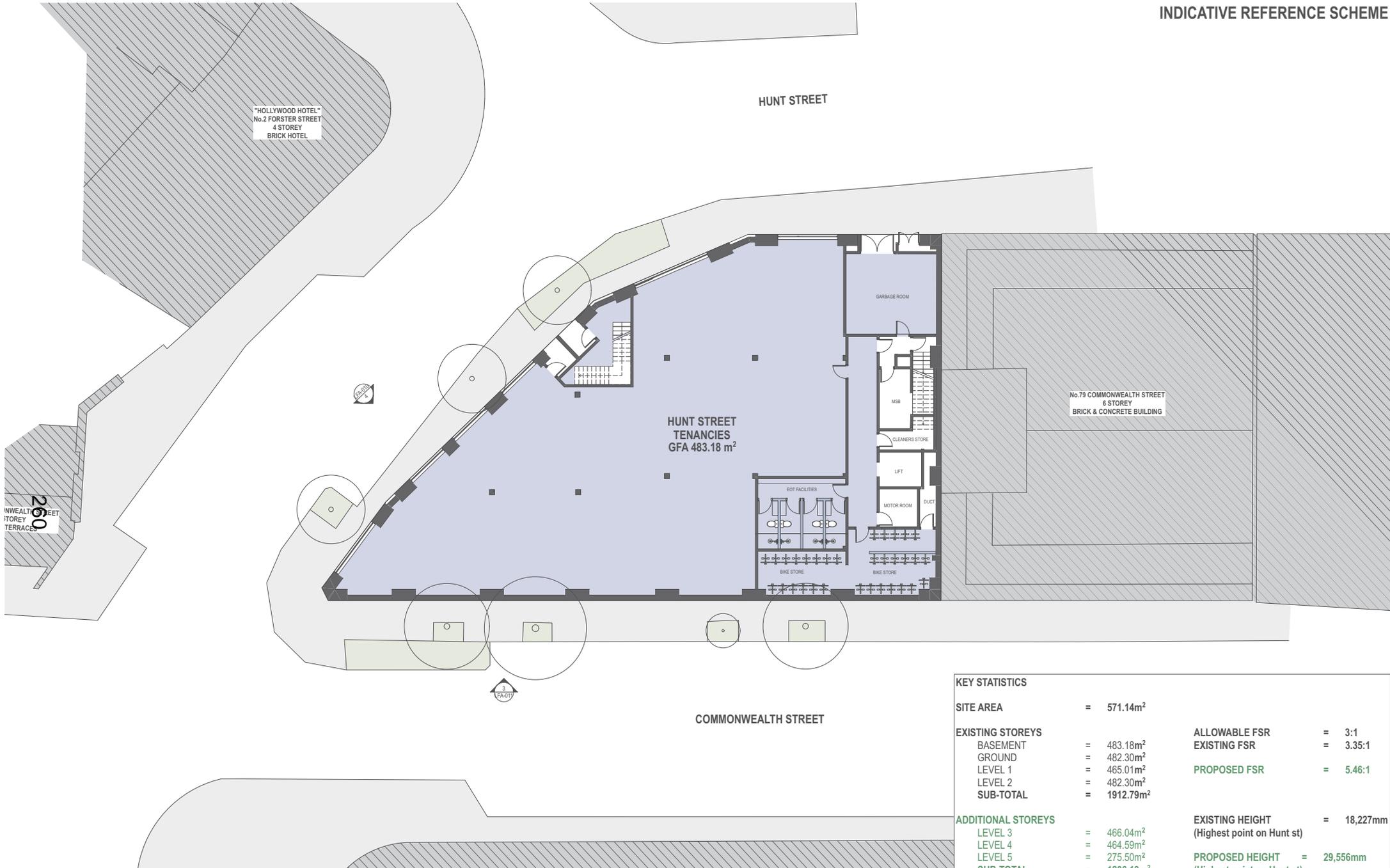
**PHASE:**  
PP

**DRAWING NO:**  
A-014

**PROJECT NO:**  
201205



DRAWN BY		CHECKED		DATE	
CW		BZ		25.10.2021	
PHASE	DRAWING NO	REV			
PP	A-014				



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

1 BASEMENT GFA PLAN 1:100

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET

ARCHITECT: BRIAN ZULAKHA ARCHITECT  
11/1 Grafton Street, Balmain East  
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DRAWING TITLE: BASEMENT PLAN

ARCHITECT'S SEAL: [Seal with name and registration details]

PROJECT NO: 201205

SCALES: 1:100

PHASE: PP

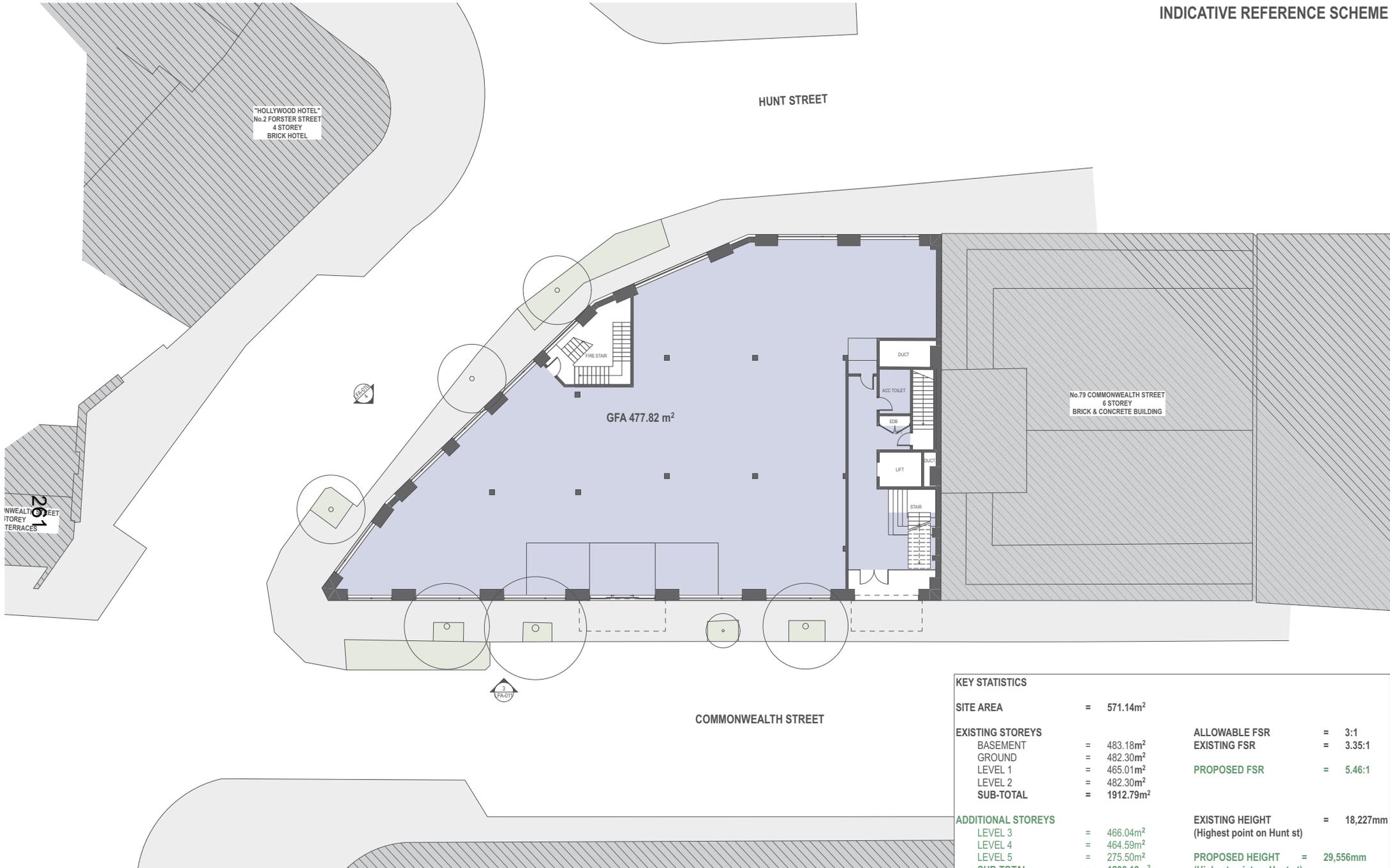
DRAWING NO: A-010

DRAWN BY: CW

CHECKED: BZ

DATE: 25.10.2021

REV: [ ]



GFA 477.82 m<sup>2</sup>

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

No. 79 COMMONWEALTH STREET  
6 STOREY  
BRICK & CONCRETE BUILDING

201  
STOREY  
TERRACES

HUNT STREET

COMMONWEALTH STREET

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1 GROUND FLOOR GFA PLAN 1:100

DATE	REV	DESCRIPTION

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

**DRAWING TITLE:** GROUND FLOOR PLAN

**SCALES:**

**PHASE:** PP

**DRAWING NO:** A-011

**DRAWN BY:** CW

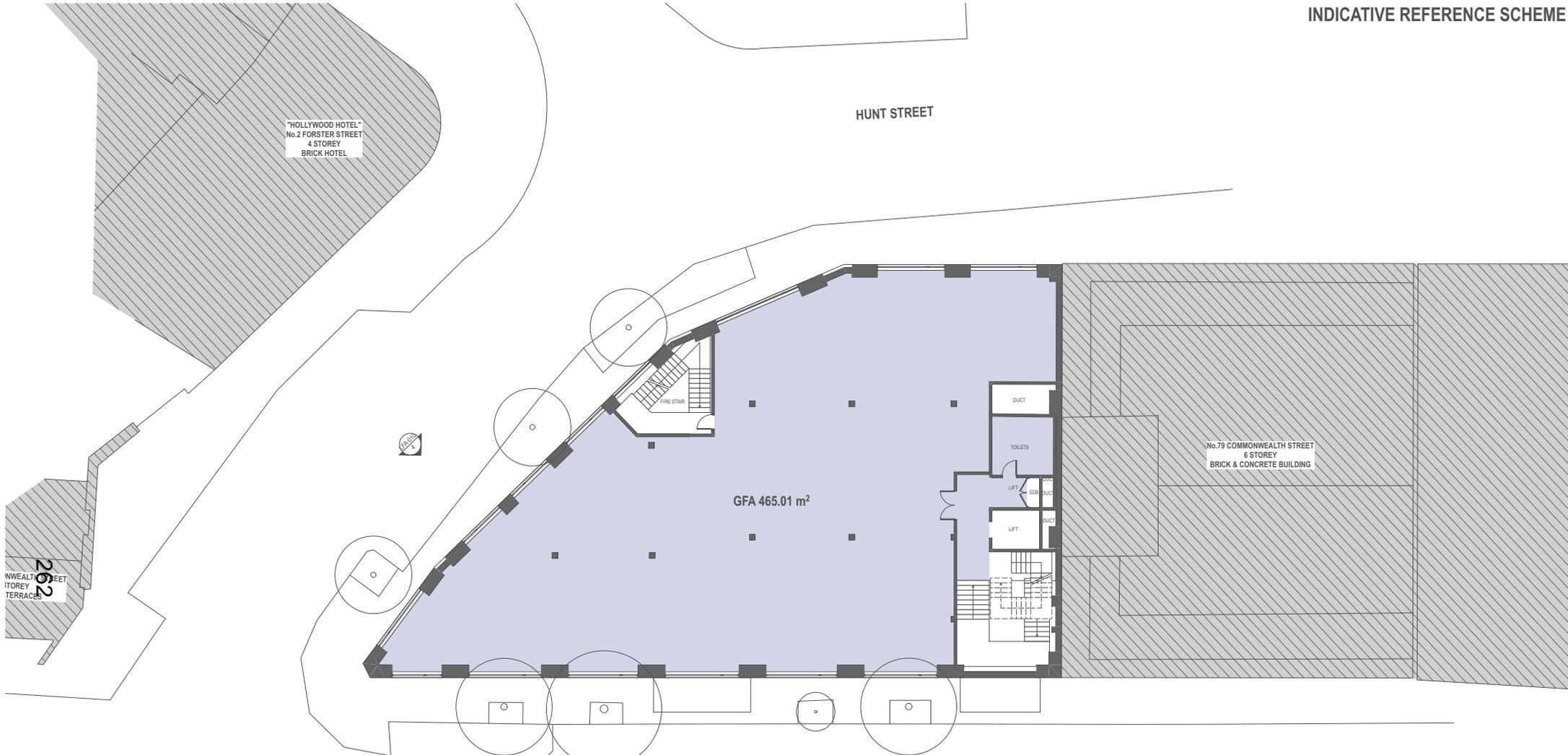
**CHECKED:** BZ

**DATE:** 25.10.2021

**REV:**

**PROJECT NO.:** 201205





GFA 465.01 m<sup>2</sup>

COMMONWEALTH STREET 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 PLAN - LEVEL 1  
1:100

DATE	REV	DESCRIPTION

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ARCHITECT  
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DRAWING TITLE  
LEVEL 1 PLAN

SCALES

PHASE PP

DRAWING NO  
A-012

DRAWN BY  
CW

CHECKED  
BZ

DATE  
25.10.2021

REV

PROJECT NO: 201205



GFA 482.30 m<sup>2</sup>

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

No. 79 COMMONWEALTH STREET  
6 STOREY  
BRICK & CONCRETE BUILDING

2 STOREY  
TERRACES

KEY STATISTICS			
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1 LEVEL 2 GFA PLAN 1:100

DATE	REV	DESCRIPTION

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

PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

DRAWING TITLE: LEVEL 2 PLAN

SCALES: 1:100

PHASE: PP

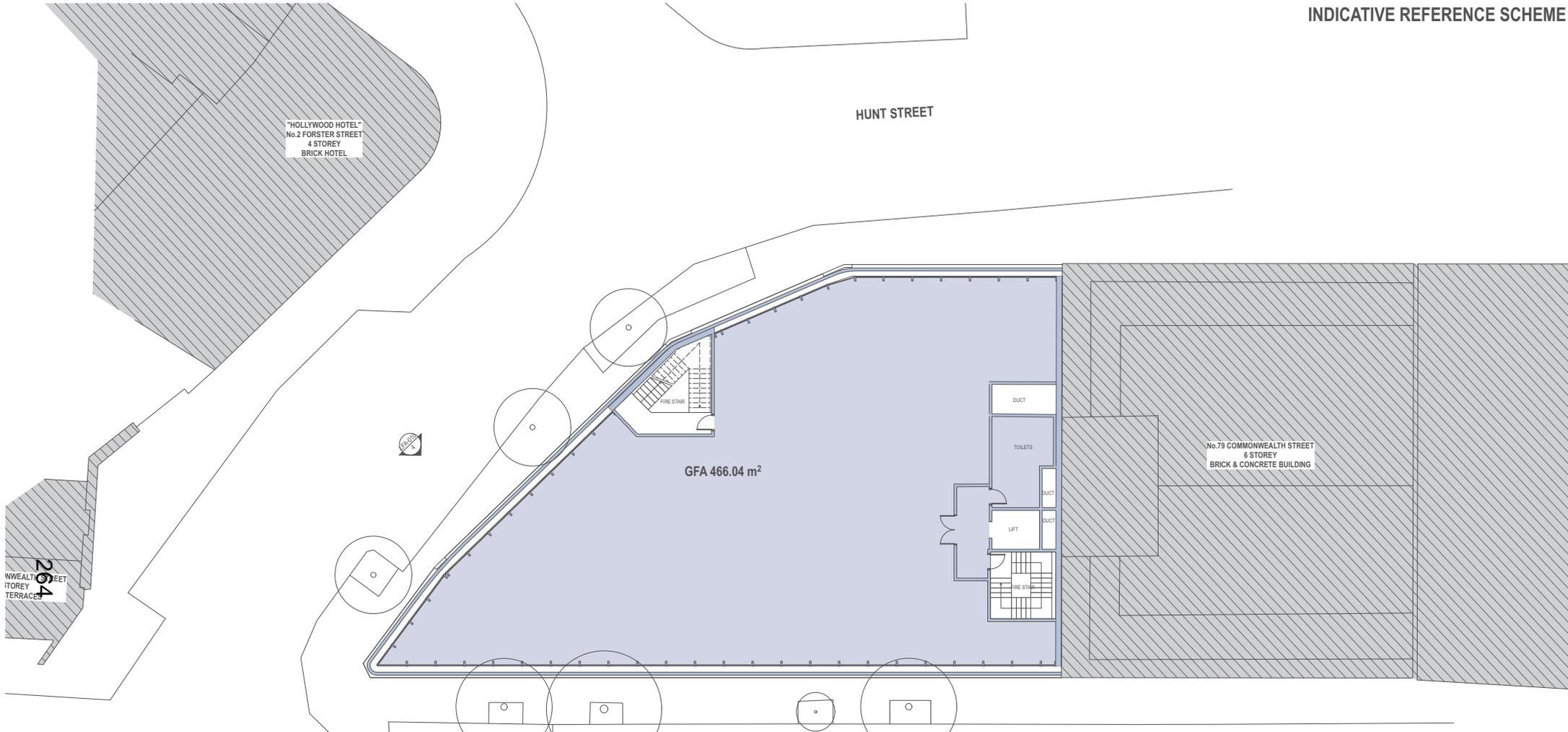
DRAWING NO: A-013

DRAWN BY: CW

CHECKED: BZ

DATE: 25.10.2021

REV:



1 LEVEL 3 GFA PLAN  
1:100

KEY STATISTICS			
<b>SITE AREA</b>	=	571.14m <sup>2</sup>	
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LEVEL 5	=	275.50m <sup>2</sup>	(Highest point on Hunt st)
<b>SUB-TOTAL</b>	=	<b>1206.13m<sup>2</sup></b>	
<b>GFA TOTAL</b>	=	<b>3118.92m<sup>2</sup></b>	

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 Zulakha Architect NSW reg. no. 2791, and must not be reproduced or copied wholly or in part without written permission of Brian Zulakha Architect.

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

PROJECT:  
**COMMONWEALTH STREET**

PROJECT NO.: 201205

DRAWING TITLE  
**LEVEL 3 PLAN**

SCALES  
 1:100

PHASE  
 PP

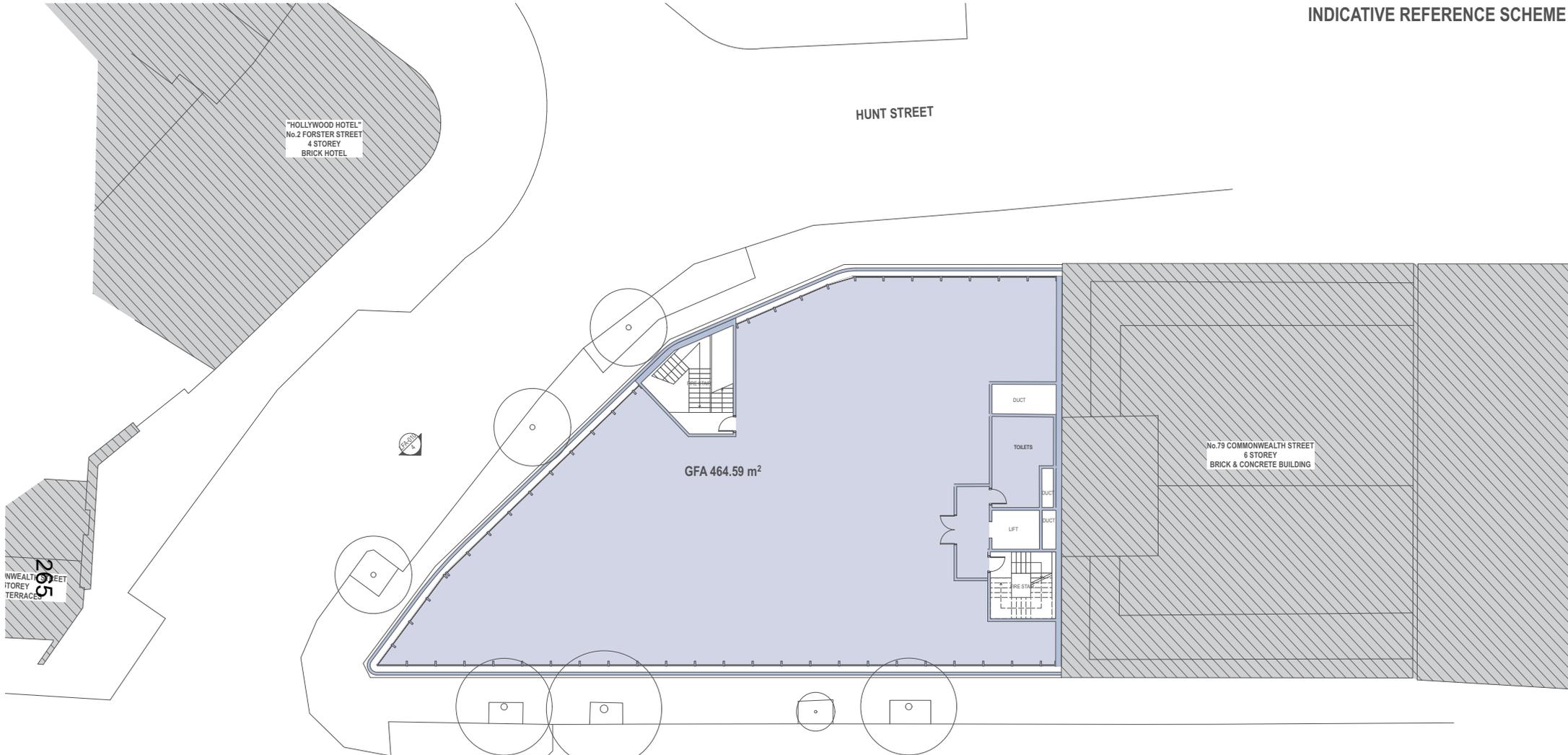
DRAWING NO  
**A-014**

DRAWN BY  
 CW

CHECKED  
 BZ

DATE  
 25.10.2021

REV



205  
COMMONWEALTH STREET  
TERRACES

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

HUNT STREET

GFA 464.59 m<sup>2</sup>

No. 79 COMMONWEALTH STREET  
6 STOREY  
BRICK & CONCRETE BUILDING

COMMONWEALTH STREET

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

1 LEVEL 4 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  
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EMAIL: brian@tzp.com.au

DRAWING TITLE: LEVEL 4 PLAN

ARCHITECT'S SEAL: [Seal]

PROJECT NO: 201205

SCALE: 1:100

PHASE: PP

DRAWING NO: A-015

DATE: 25.10.2021

DRAWN BY: CW

CHECKED: BZ

REV: [ ]



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

LEVEL 5 GFA PLAN  
1:100

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET

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DRAWING TITLE  
 LEVEL 5 PLAN

SCALES  
 1:100

PHASE  
 PP

DRAWING NO  
 A-016

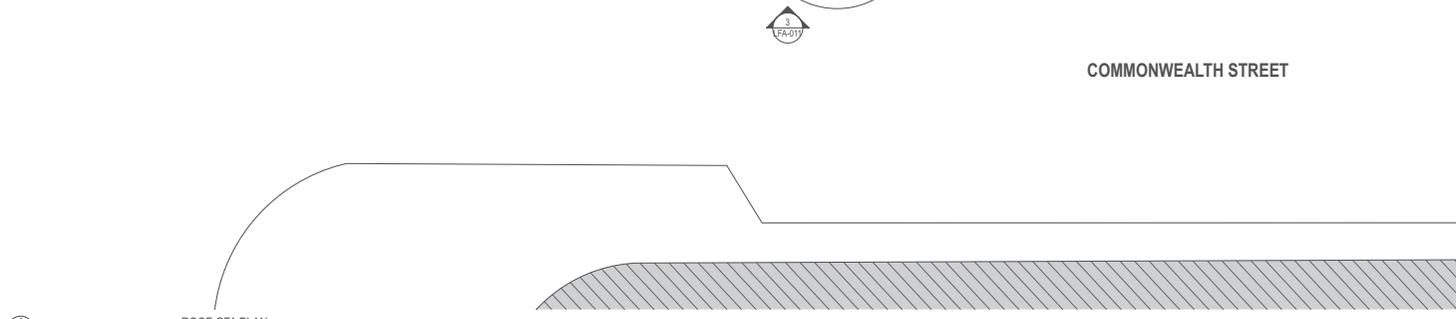
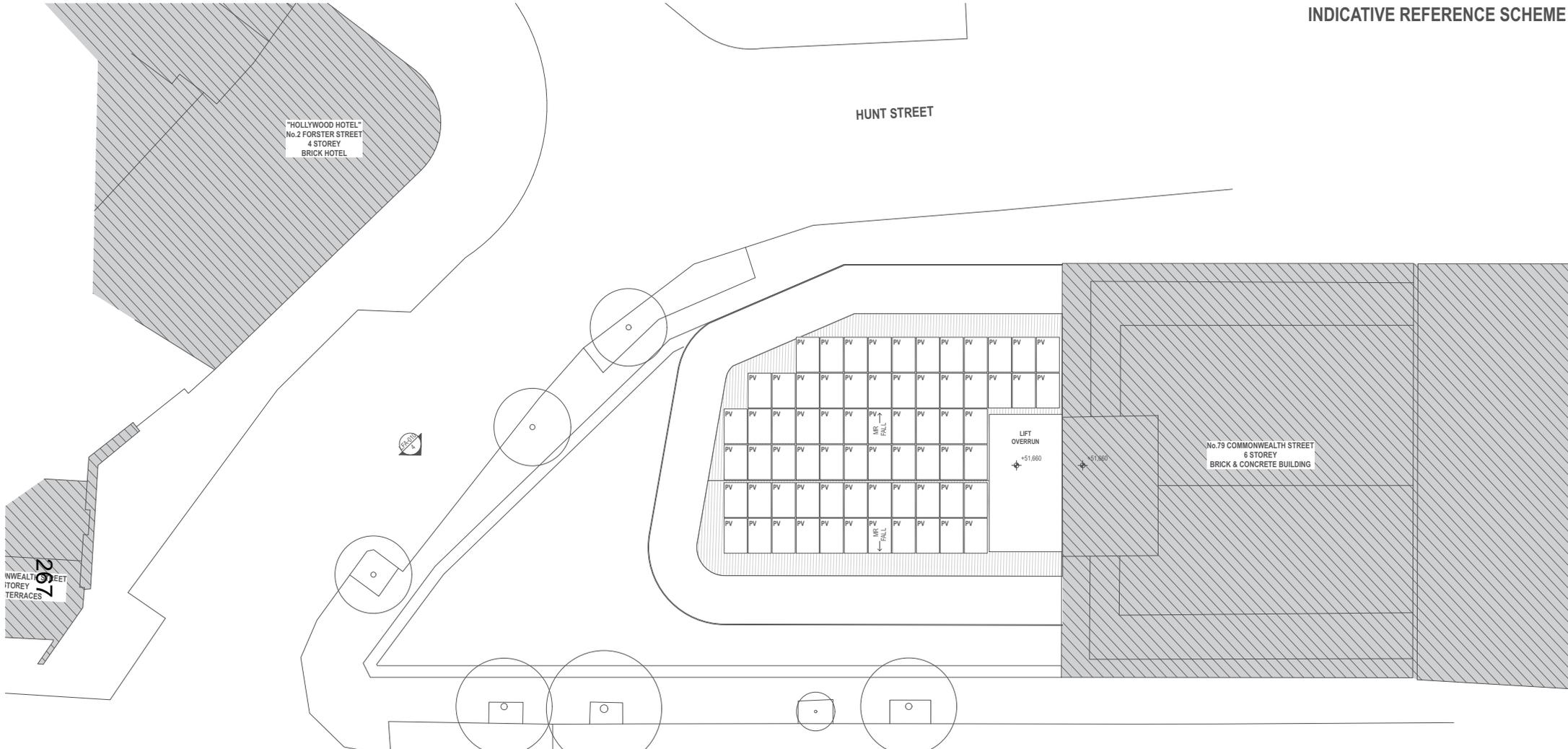
DATE  
 25.10.2021

REVISIONS  
 REV

DRAWN BY  
 CW

CHECKED  
 BZ

PROJECT NO : 201205



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

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  
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EMAIL: brian@bzg.com.au

**DRAWING TITLE:** ROOF PLAN

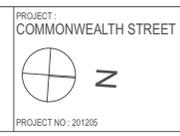
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**PHASE:** PP

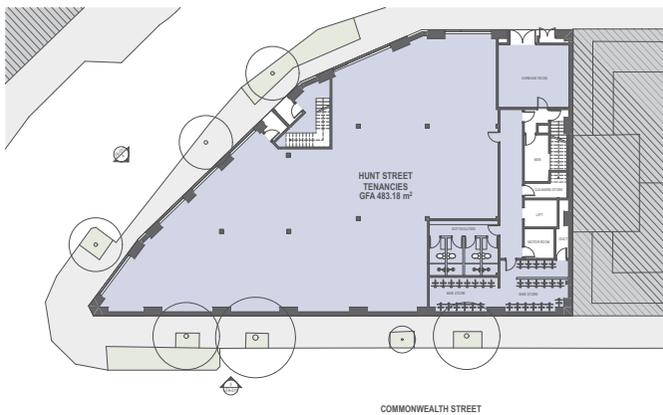
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**DATE:** 25.10.2021

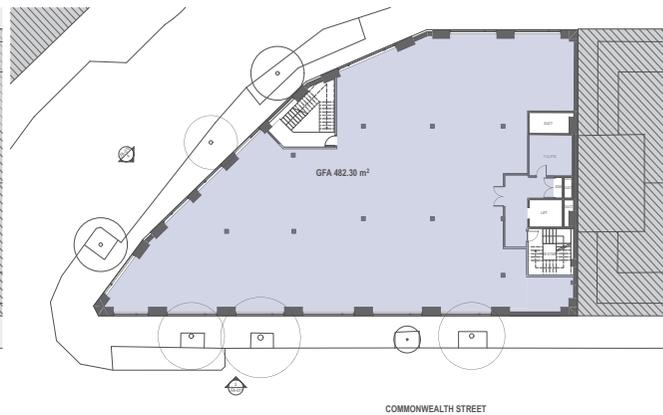
**REVISION:** REV



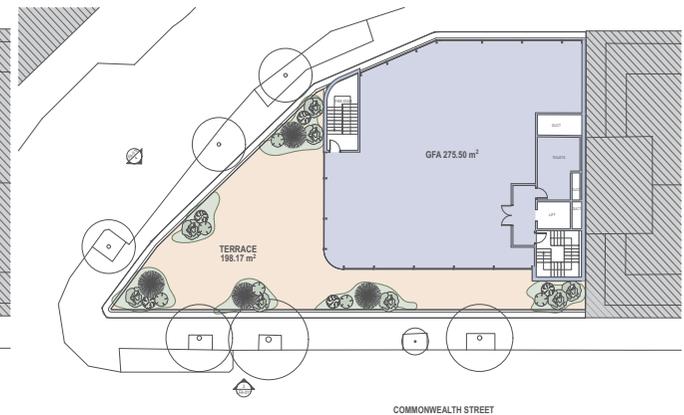
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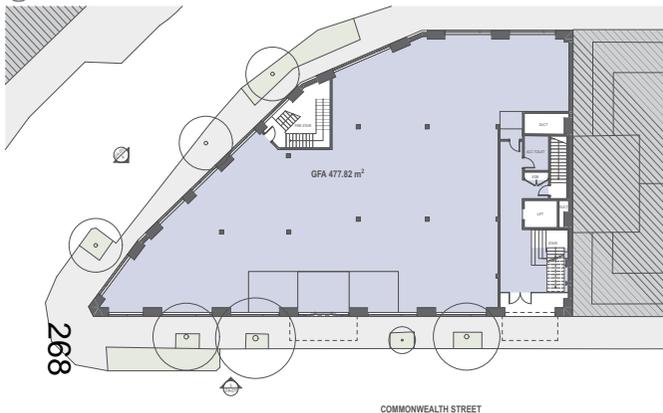
1 BASEMENT GFA PLAN  
1:200



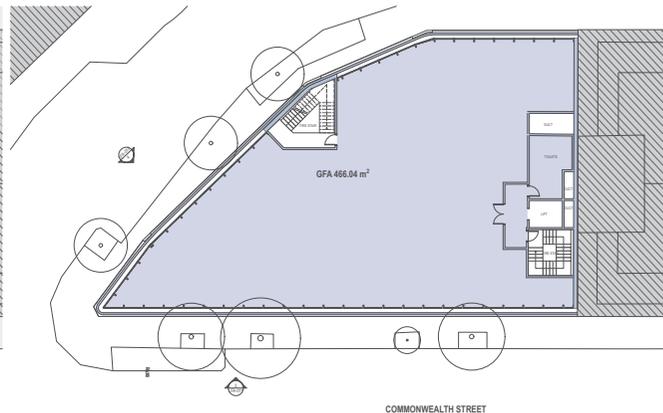
4 LEVEL 2 GFA PLAN  
1:200



7 LEVEL 5 GFA PLAN  
1:200

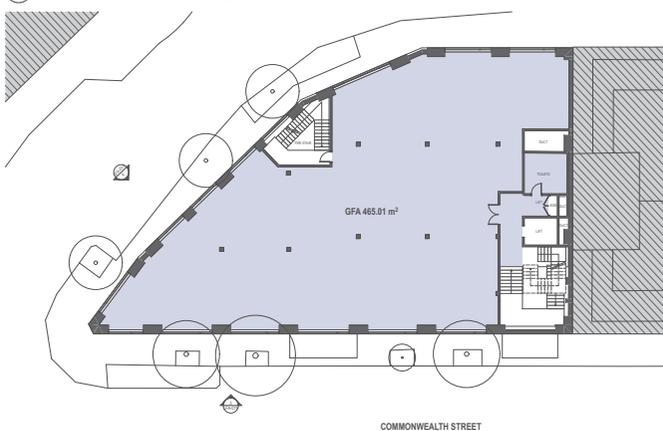


2 GROUND FLOOR GFA PLAN  
1:200

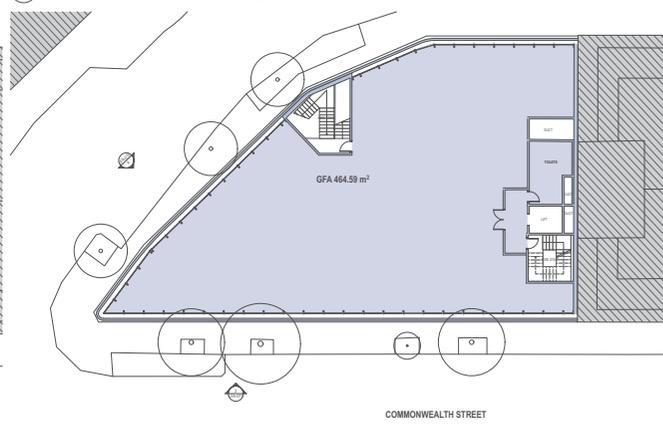


5 LEVEL 3 GFA PLAN  
1:200

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



3 GFA PLAN - LEVEL 1  
1:200



6 LEVEL 4 GFA PLAN  
1:200

DATE	REV	DESCRIPTION:

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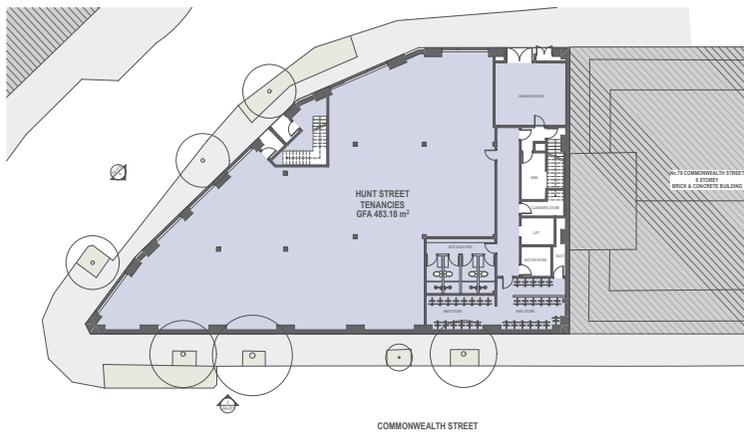
PROJECT:  
COMMONWEALTH STREET

PROJECT NO : 201205

ARCHITECT  
BRIAN ZULANKHA ARCHITECT  
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NSW Reg No. 2791  
EMAIL: brian@bzq.com.au

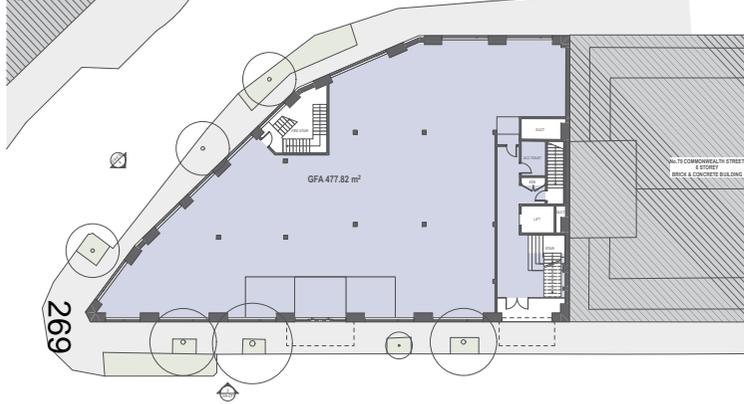
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GFA SUMMARY		CW
SCALES		CHECKED
1:200	DATE	BZ
PP	25.10.2021	REV
DRAWING NO	A-120	

## INDICATIVE REFERENCE SCHEME



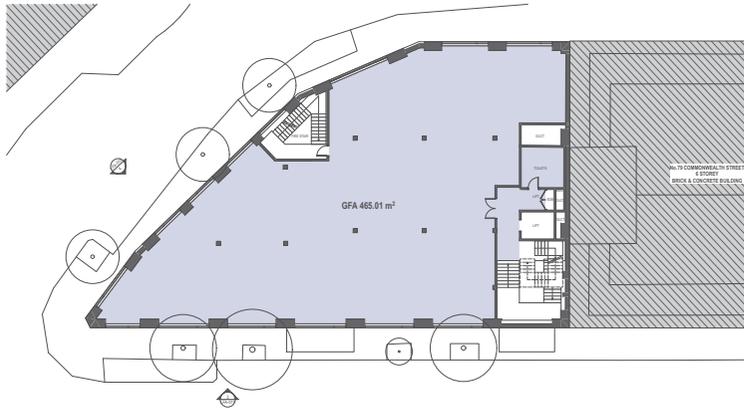
COMMONWEALTH STREET

2 GFA PLAN - LOWER GROUND/ BASEMENT  
1:200



COMMONWEALTH STREET

3 GFA PLAN - GROUND FLOOR  
1:200



COMMONWEALTH STREET

4 GFA PLAN - LEVEL 1  
1:200



1 ELEVATION - HUNT STREET  
1:100

1



COMMONWEALTH STREET

5 GFA PLAN - LEVEL 2  
1:200

5

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

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 Zulakha Architect NSW reg. no. 2791, and must not be reproduced or copied wholly or in part without written permission of Brian Zulakha Architect.

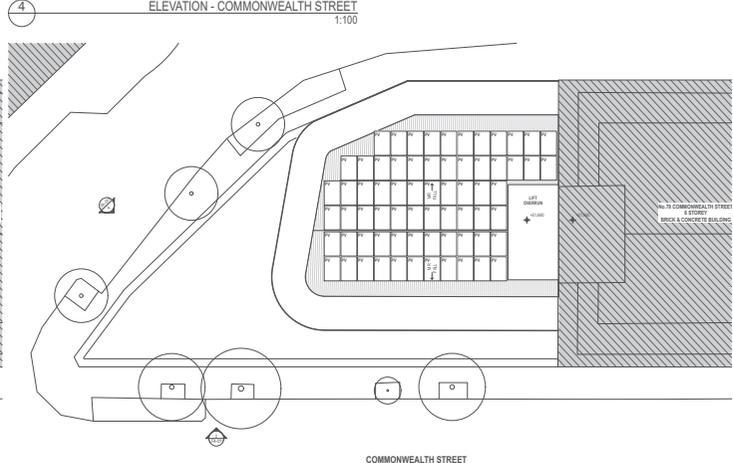
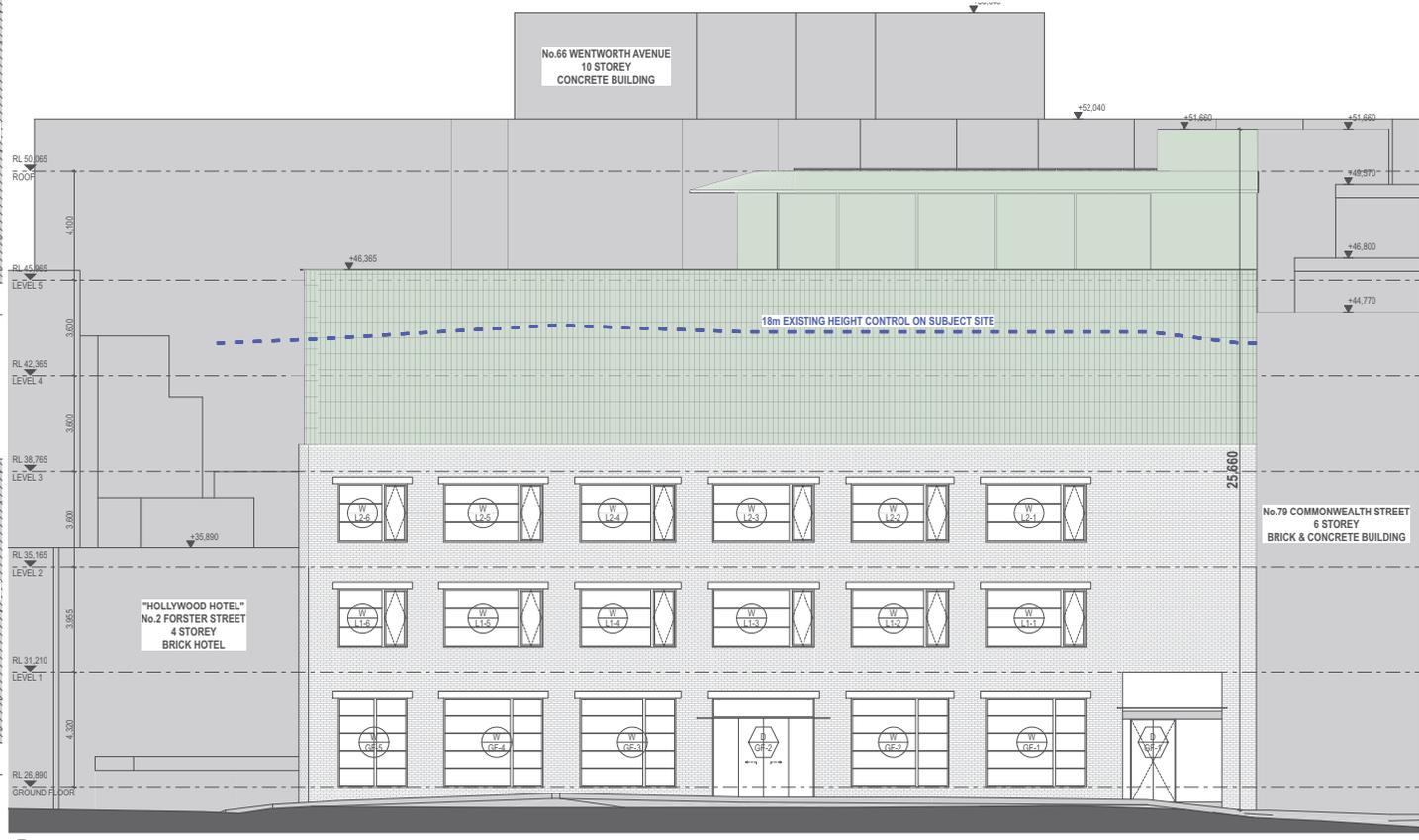
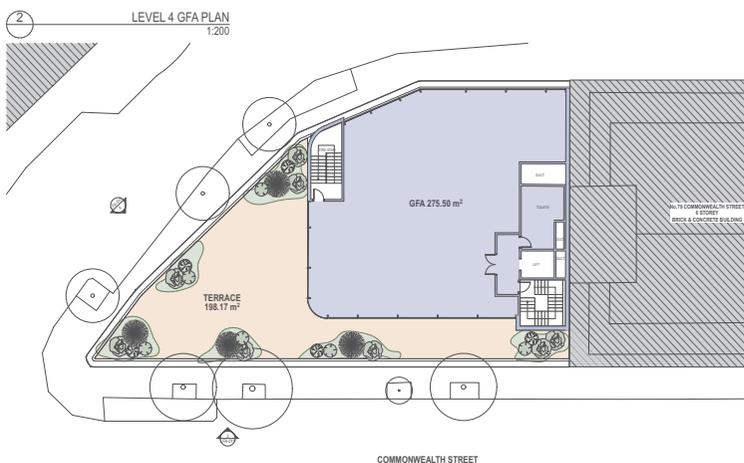
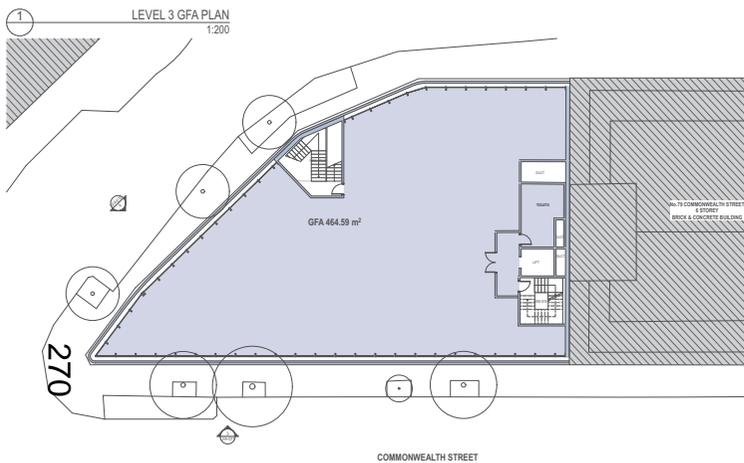
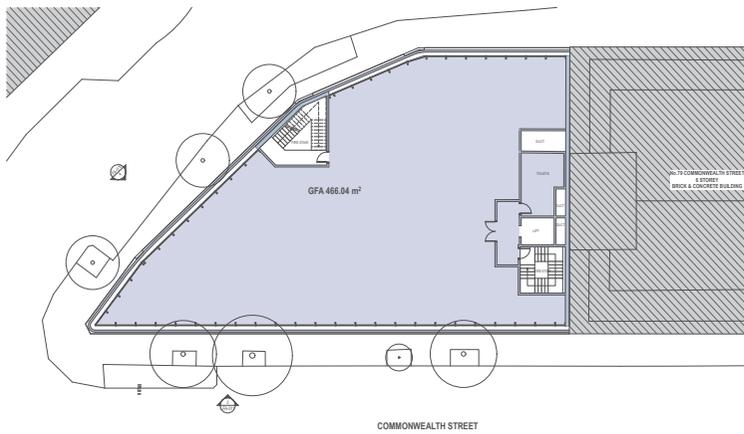
PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

ARCHITECT  
 BRIAN 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	
SCALES		CHECKED	
	1:100	BZ	
PHASE	DRAWING NO	DATE	
PP	A-200	25.10.2021	
		REV	

**INDICATIVE REFERENCE SCHEME**



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

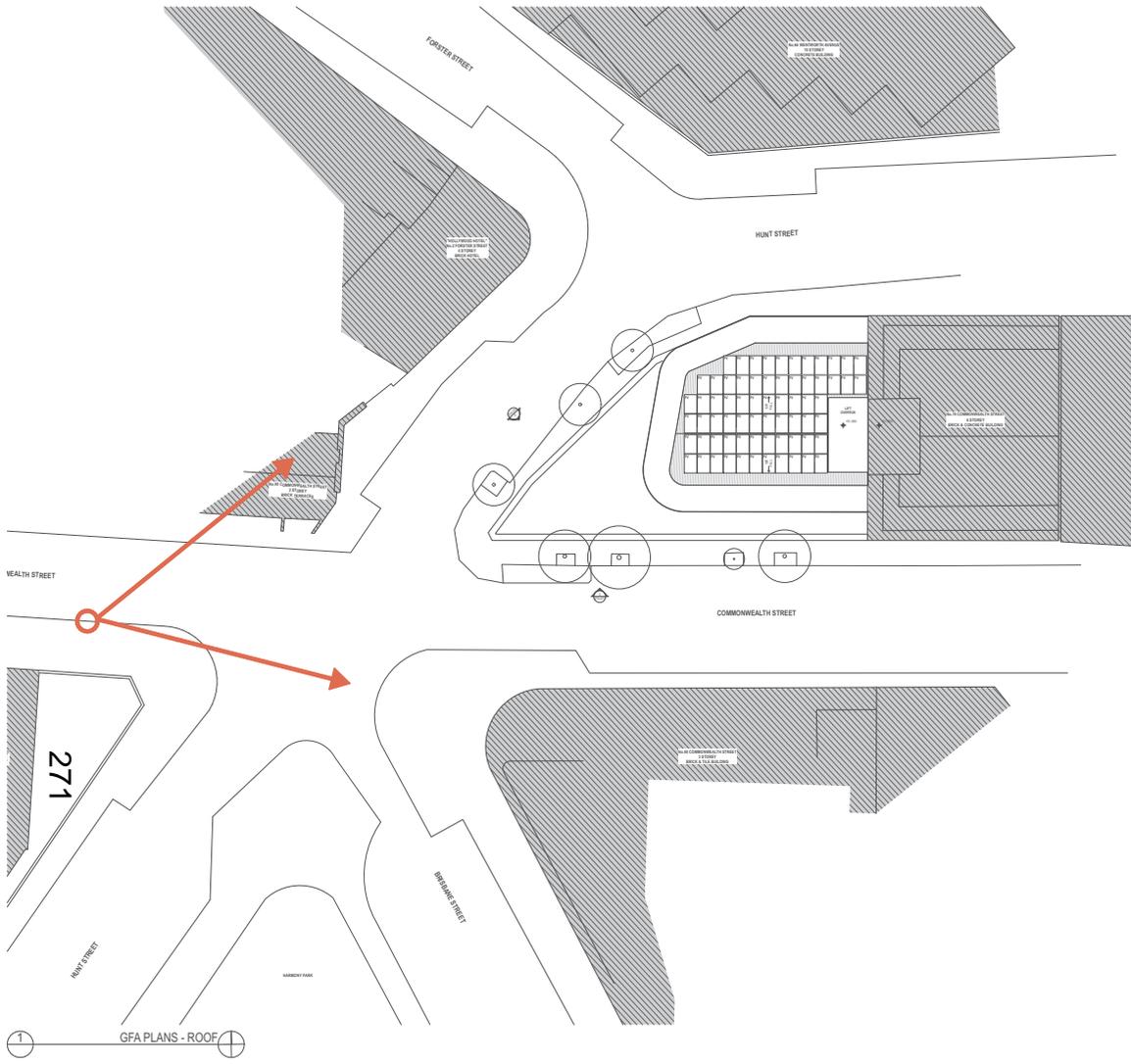
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			Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Brian Zulalkha Architect NSW reg. no. 2791, and must not be reproduced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

PROJECT: COMMONWEALTH STREET

PROJECT NO: 201205

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

DRAWING TITLE		DRAWN BY	
PROPOSED PLANS - LEVEL 2 TO ROOF		CW	
CHECKED		BZ	
SCALES	1:200, 1:100	DATE	25.10.2021
PHASE	PP	DRAWING NO	A-201
REV			



2 EXISTING - COMMONWEALTH STREET SOUTH - EXISTING



1 3D VIEW - COMMONWEALTH STREET SOUTH - PROPOSED

DATE	REV	DESCRIPTION

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PROJECT:  
**COMMONWEALTH STREET**

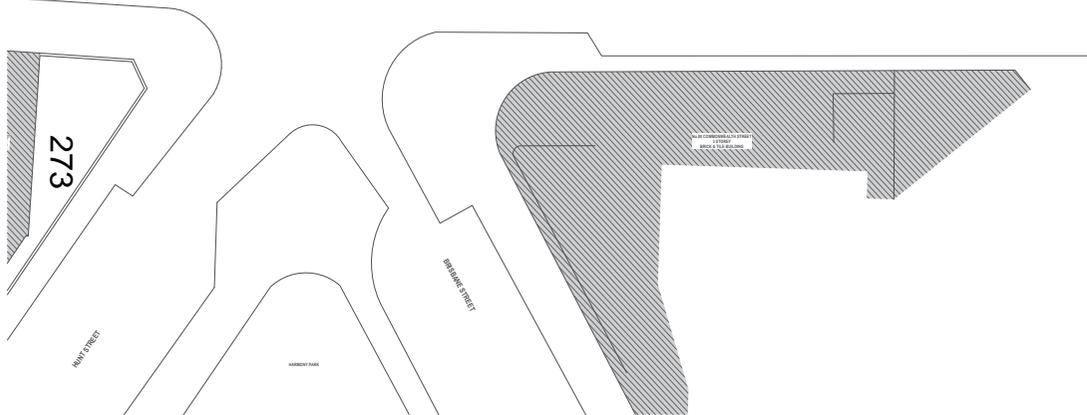
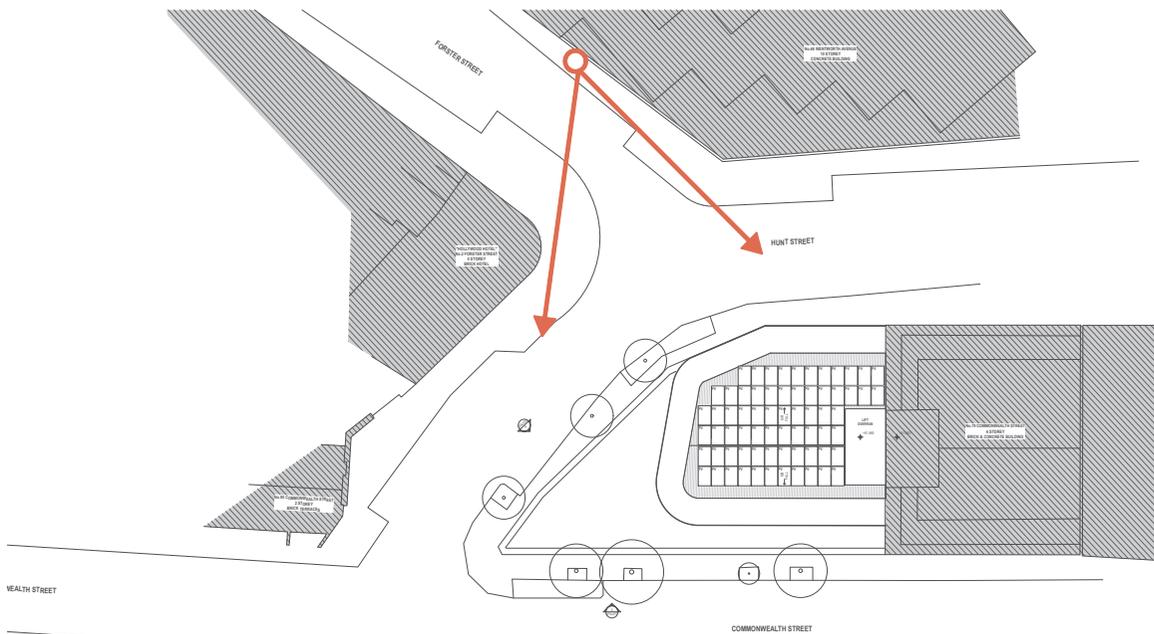
PROJECT NO : 201205

ARCHITECT  
**BRIAN ZULANKHA ARCHITECT**  
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 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

PHASE	DRAWING NO	REV
PP	A-210	





4 3D VIEW - FORSTER STREET - EXISTING



8 3D VIEW - FORSTER STREET - PROPOSED

3 GFA PLANS - ROOF

DATE	REV	DESCRIPTION

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**PROJECT:**  
COMMONWEALTH STREET

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

**PROJECT NO.:** 201205

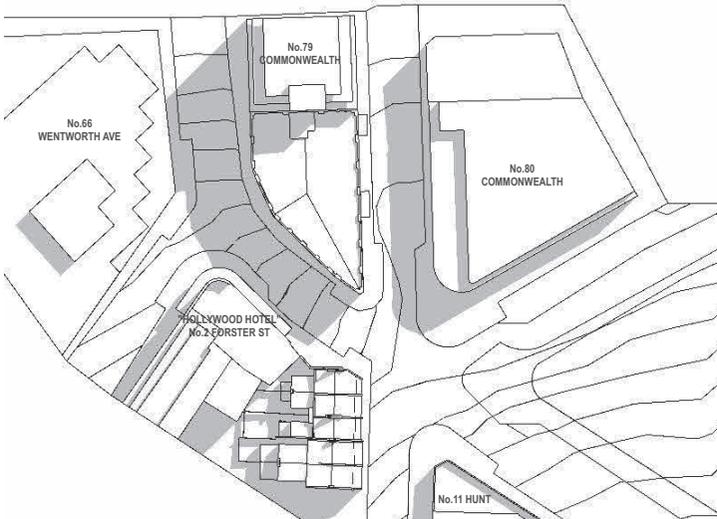
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PHASE		DATE
PP		25.10.2021
DRAWING NO		REV
A-212		



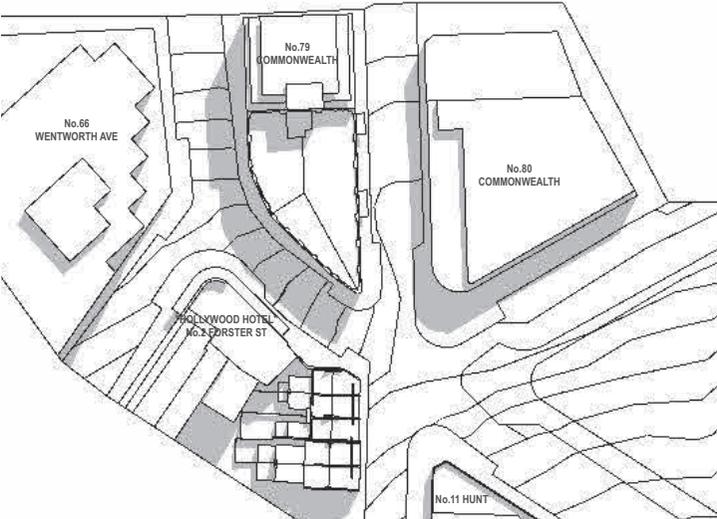
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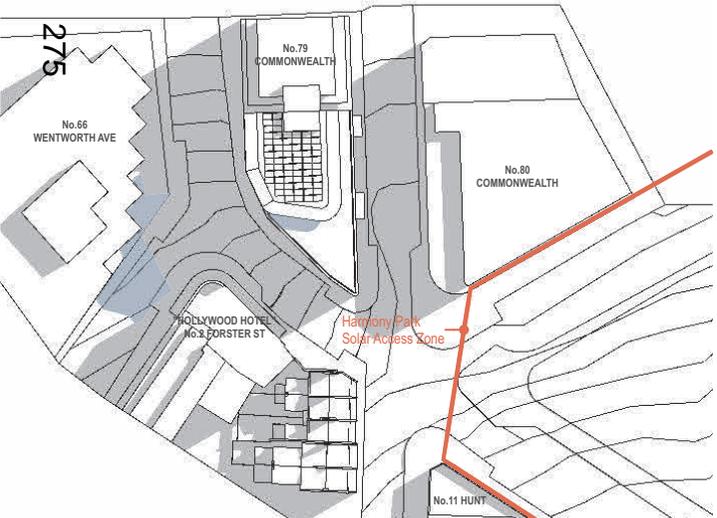
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2 EXISTING - 21 MARCH 10AM

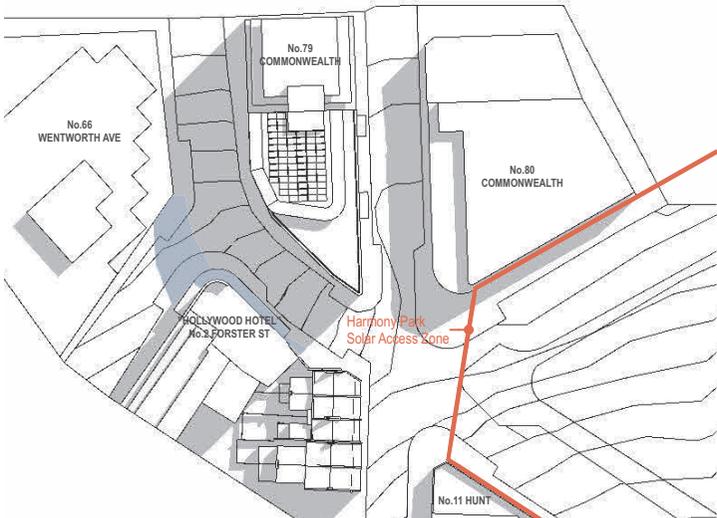


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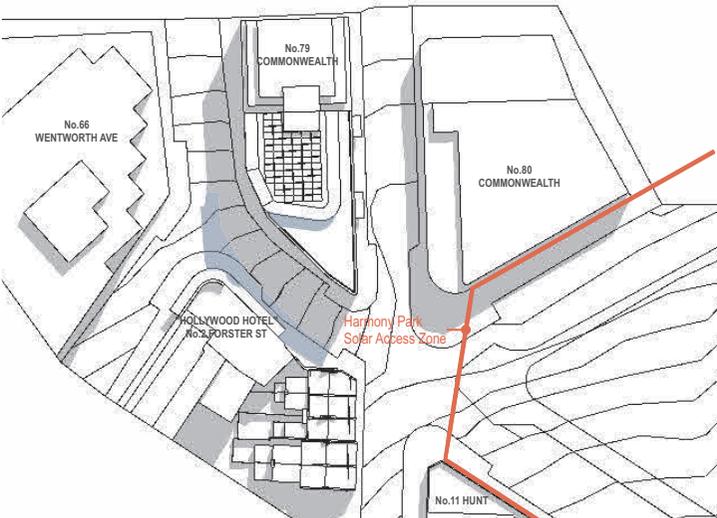
2 PROPOSED - 21 MARCH 9AM

MARCH 21 - 9AM



2 PROPOSED - 21 MARCH 10AM

MARCH 21 - 10AM



2 PROPOSED - 21 MARCH 11AM

MARCH 21 - 11AM

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**

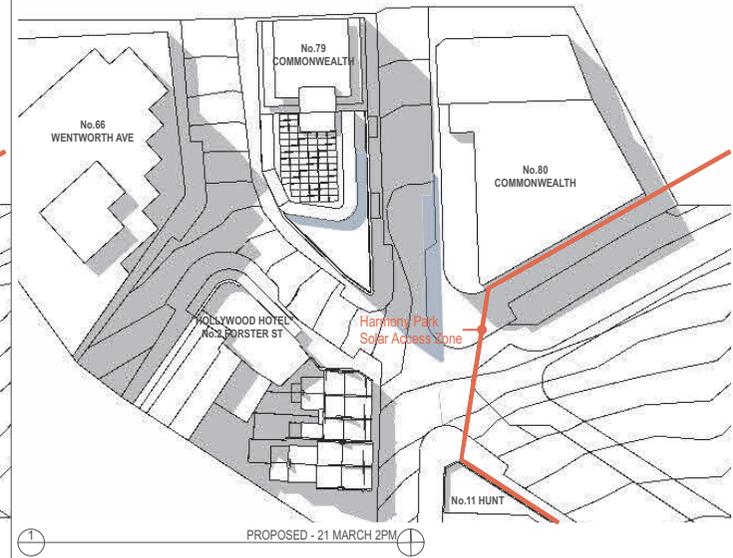
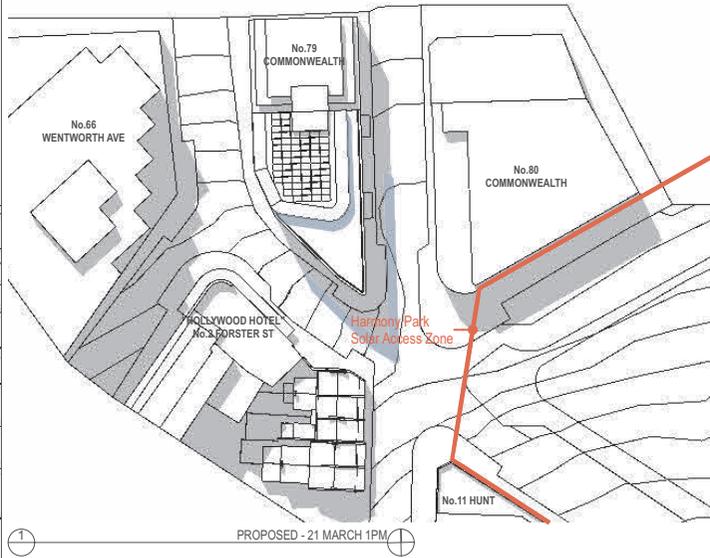
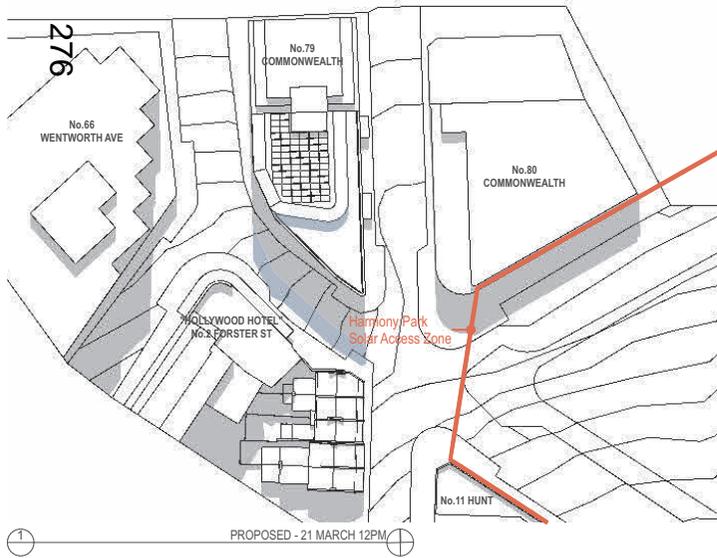
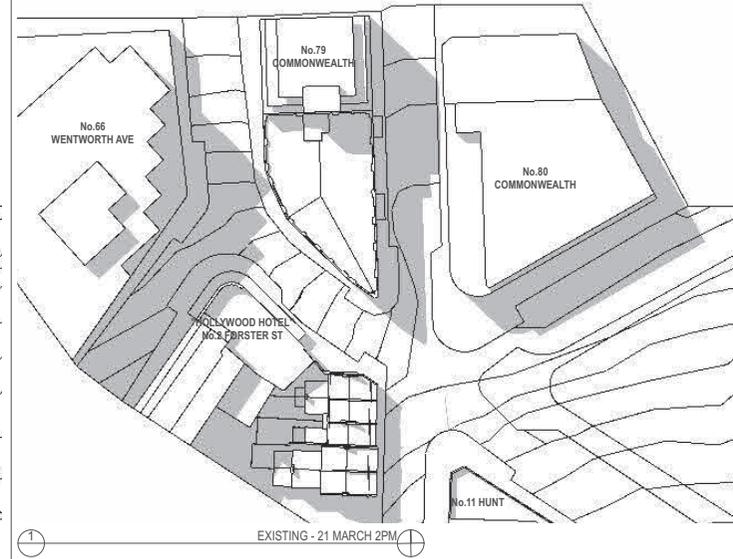
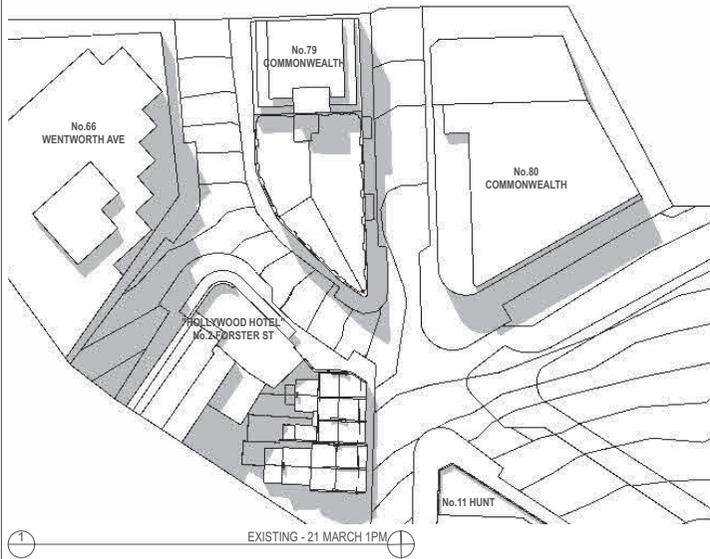
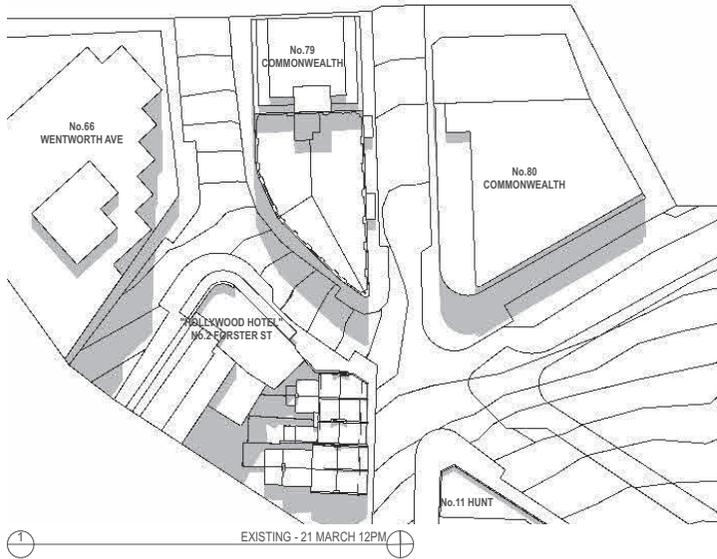
DRAWN BY  
CW

CHECKED  
BZ

DATE  
25.10.2021

REV

# SUN SHADOW DIAGRAMS - 21 MARCH



MARCH 21 - 12 PM

MARCH 21 - 1 PM

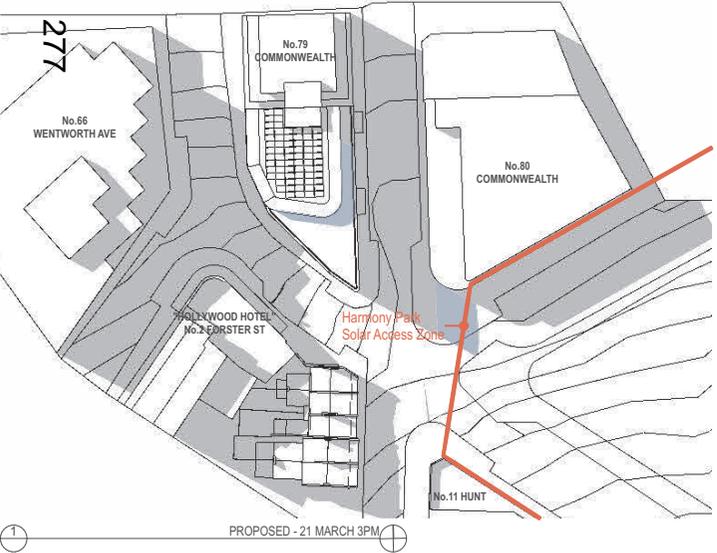
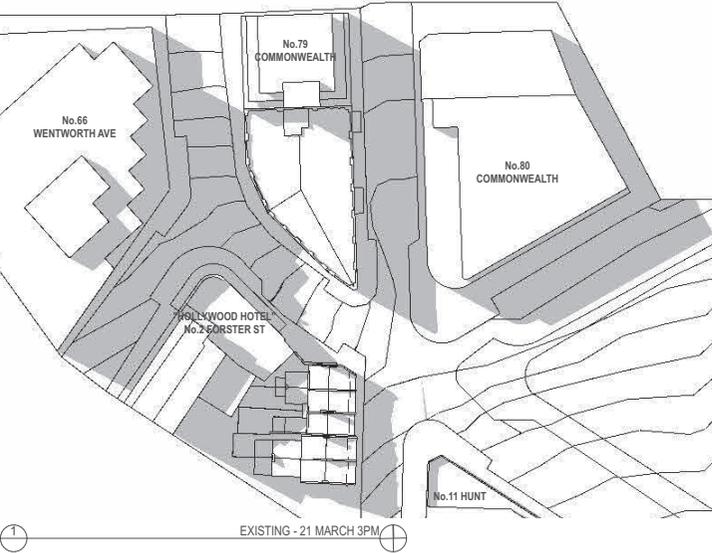
MARCH 21 - 2 PM

DATE	REV	DESCRIPTION

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

# SUN SHADOW DIAGRAMS - 21 MARCH



**MARCH 21 - 3 PM**

DATE	REV	DESCRIPTION:

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

# SUN SHADOW DIAGRAMS - 21 JUNE



1 EXISTING - JUNE 21 9AM



2 EXISTING - JUNE 21 10AM

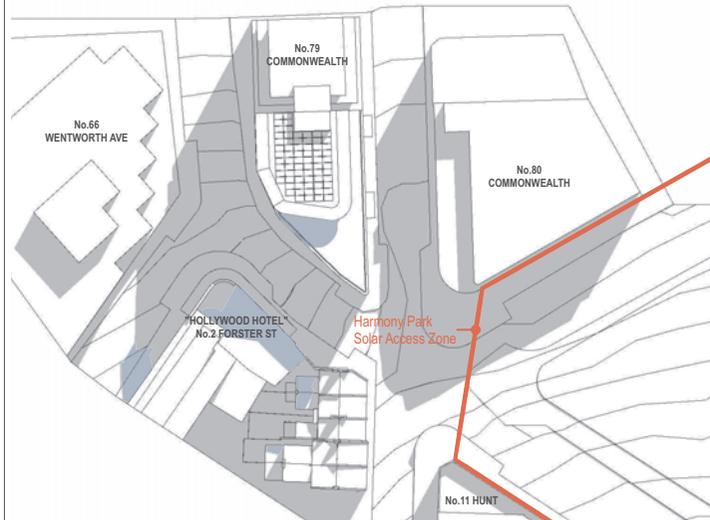


3 EXISTING - JUNE 21 11AM



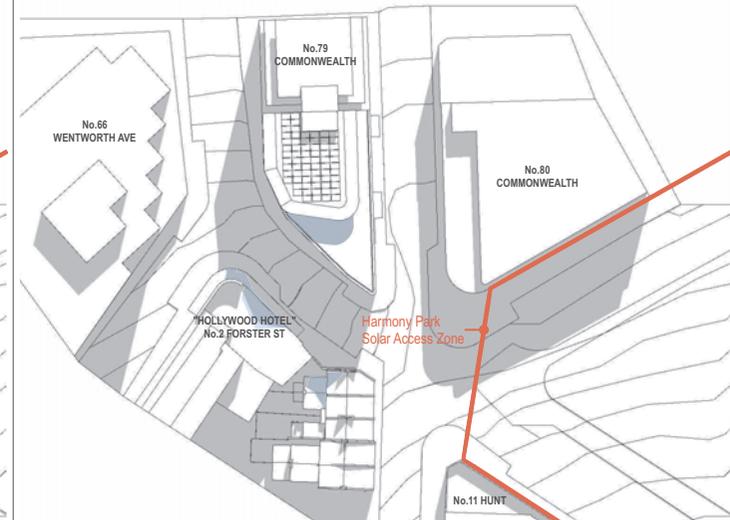
4 PROPOSED - JUNE 21 9AM

JUNE 21 - 9AM



5 PROPOSED - JUNE 21 10AM

JUNE 21 - 10 AM



6 PROPOSED - JUNE 21 11AM

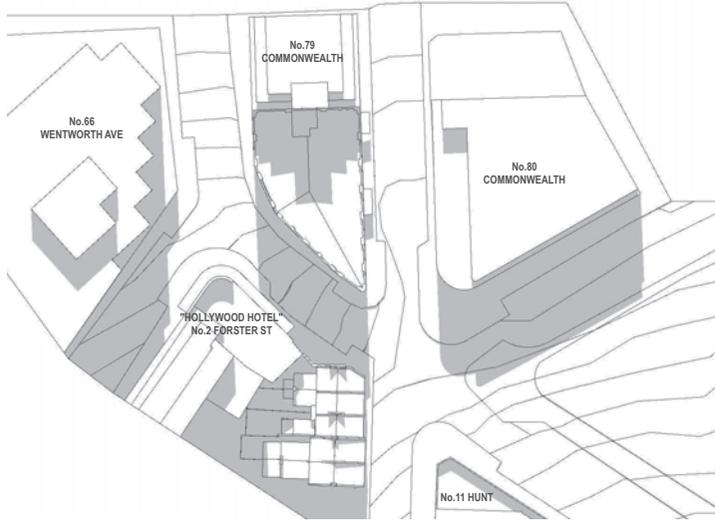
JUNE 21 - 11 AM

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		DATE 25.10.2021		CHECKED BZ	
PHASE PP		DRAWING NO A-303		REV			

# SUN SHADOW DIAGRAMS - 21 JUNE



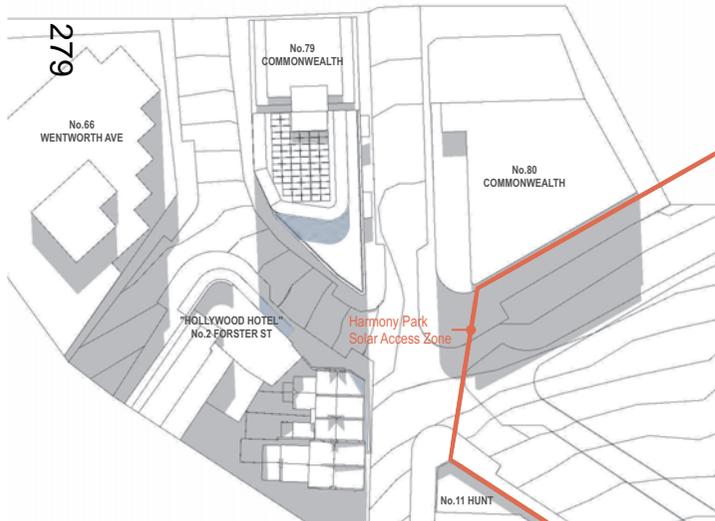
1 EXISTING - JUNE 21 12PM



2 EXISTING - JUNE 21 1PM

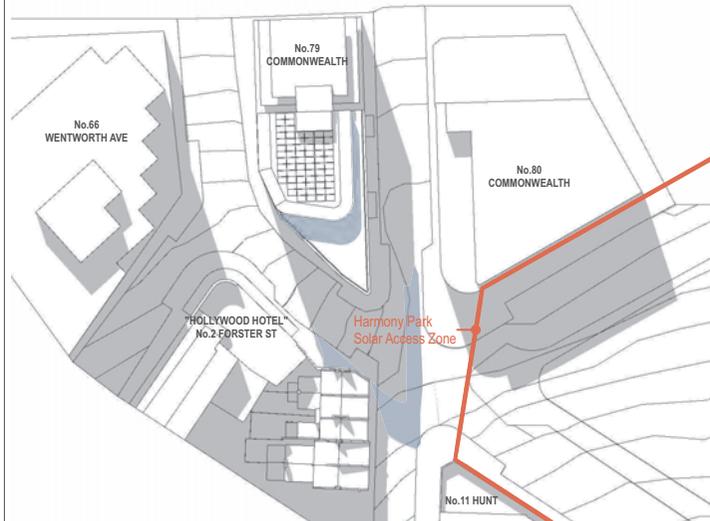


3 EXISTING - JUNE 21 2PM



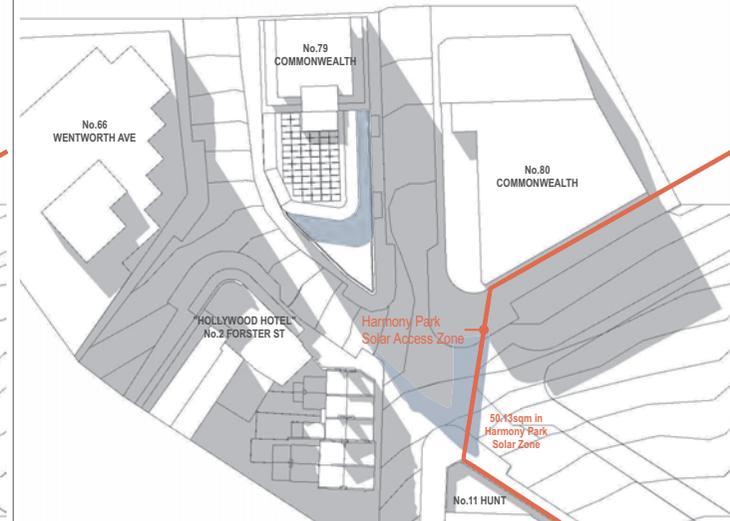
4 PROPOSED - JUNE 21 12PM

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 NO: 201205		ARCHITECT:		SCALES:		DATE: 25.10.2021	
PHASE: PP		DRAWING NO: A-304		REV:			

# SUN SHADOW DIAGRAMS - 21 JUNE



1 EXISTING - JUNE 21 3PM



2 PROPOSED - JUNE 21 3PM

**JUNE 21 - 3 PM**

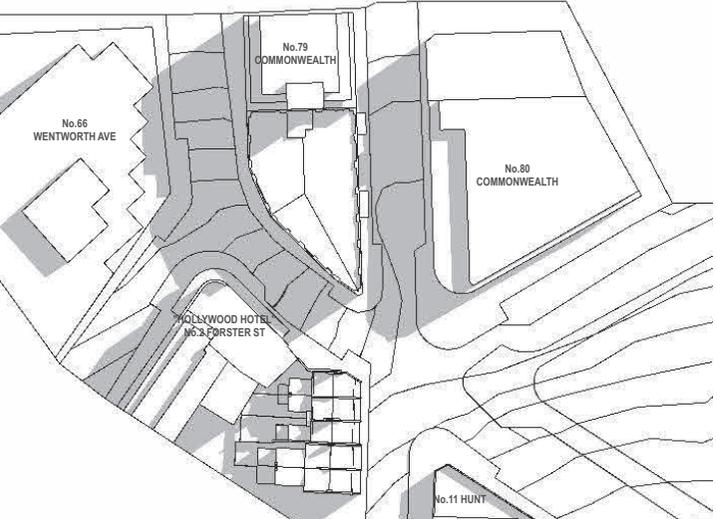
DATE	REV	DESCRIPTION:

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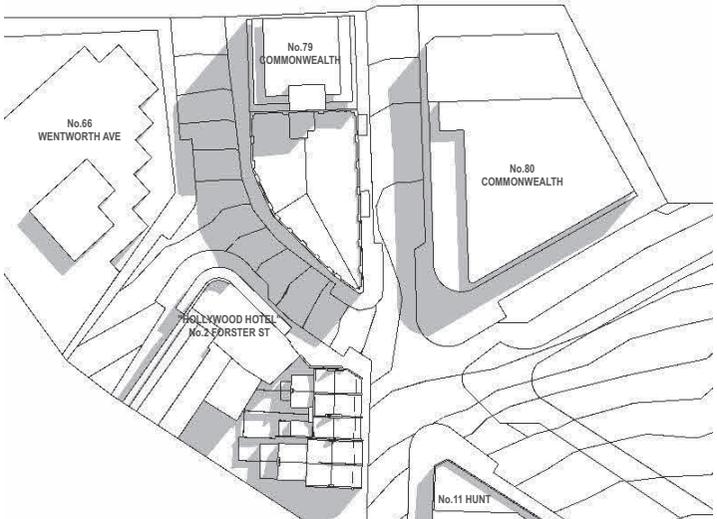
PROJECT: <b>COMMONWEALTH STREET</b>	ARCHITECT: <b>BRIAN ZULAKHA ARCHITECT</b> 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au	DRAWING TITLE: <b>JUNE 21 SHADOW DIAGRAMS</b> 3PM	DRAWN BY: CW
PROJECT NO.: 201205		SCALES:	CHECKED: BZ
		PHASE: PP	DATE: 25.10.2021
		DRAWING NO: 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

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

# SUN SHADOW DIAGRAMS - 21 SEPTEMBER



EXISTING - 21 SEPTEMBER 9AM



EXISTING - 21 SEPTEMBER 10AM

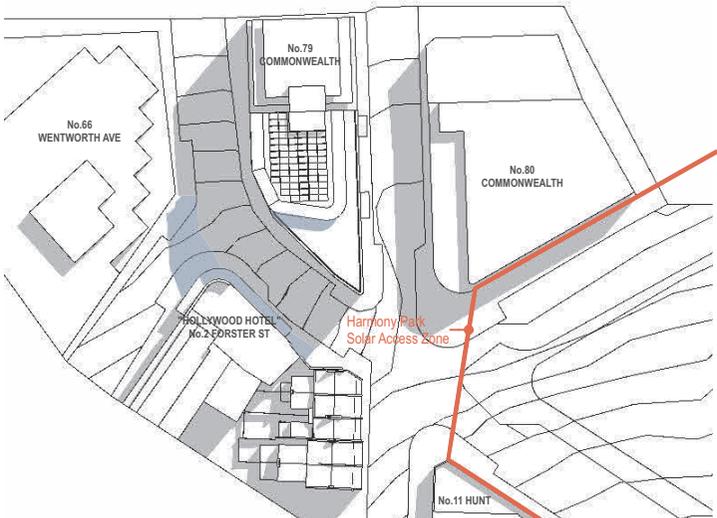


EXISTING - 21 SEPTEMBER 11AM



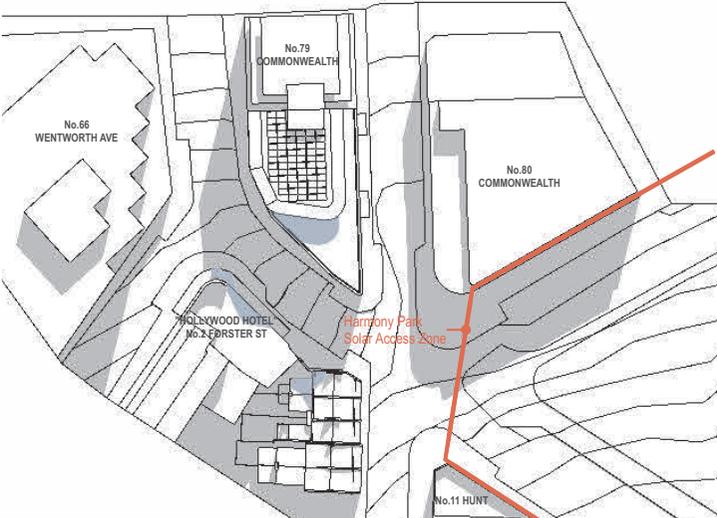
PROPOSED - 21 SEPTEMBER 9AM

SEPTEMBER 21 - 9AM



PROPOSED - 21 SEPTEMBER 10AM

SEPTEMBER 21 - 10 AM



PROPOSED - 21 SEPTEMBER 11AM

SEPTEMBER 21 - 11 AM

DATE	REV	DESCRIPTION

**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@bzg.com.au

DRAWING TITLE  
**SEPTEMBER 21 SHADOW DIAGRAMS 9AM-11AM**

SCALES

PHASE  
PP

DRAWING NO  
**A-306**

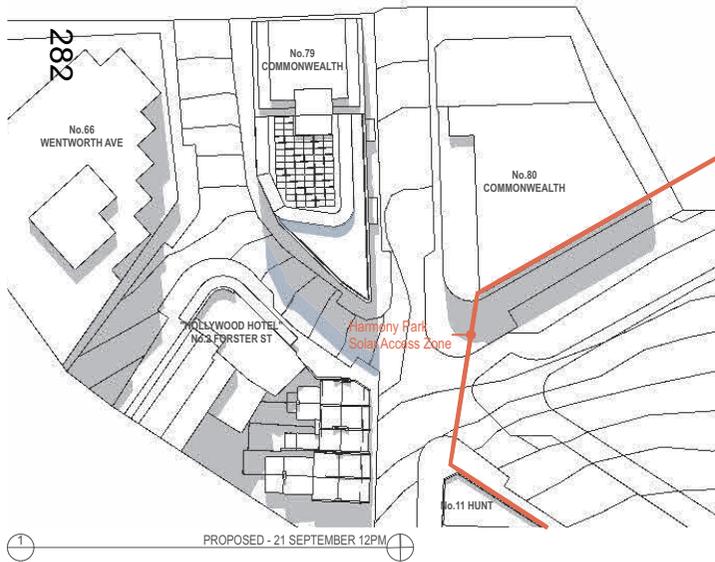
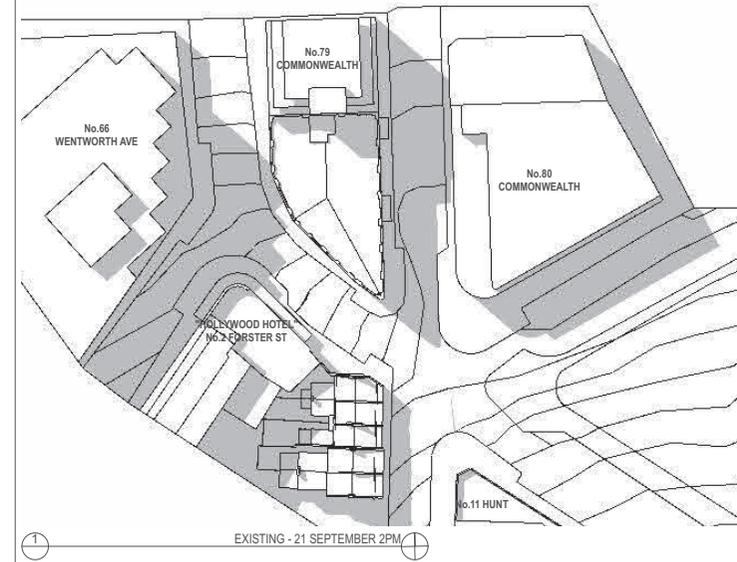
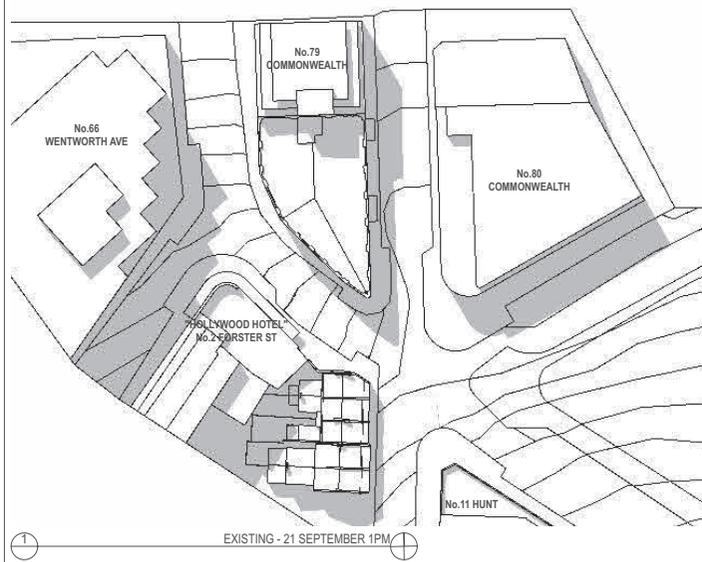
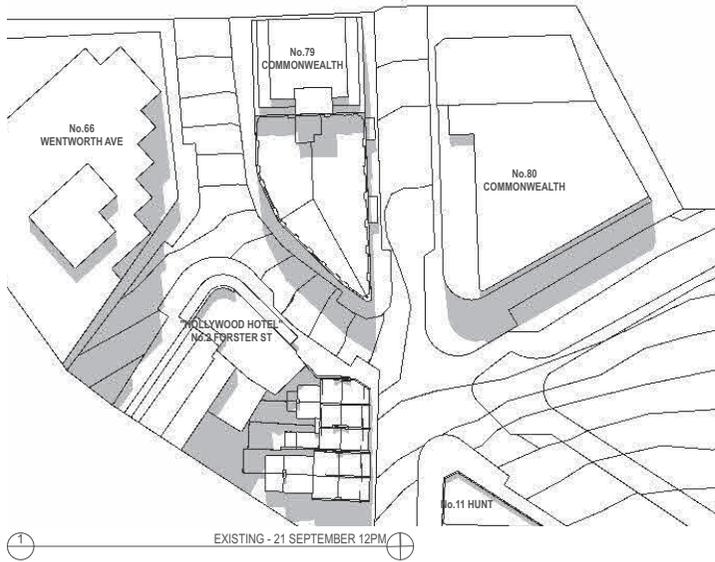
DRAWN BY  
CW

CHECKED  
BZ

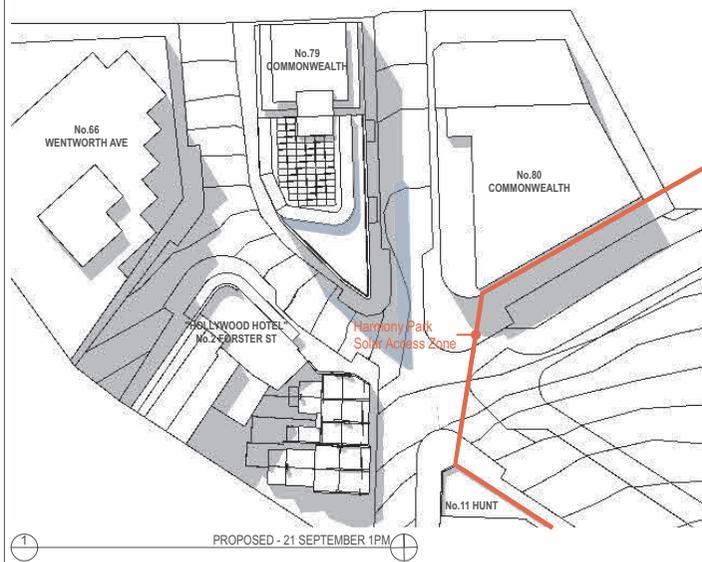
DATE  
25.10.2021

REV

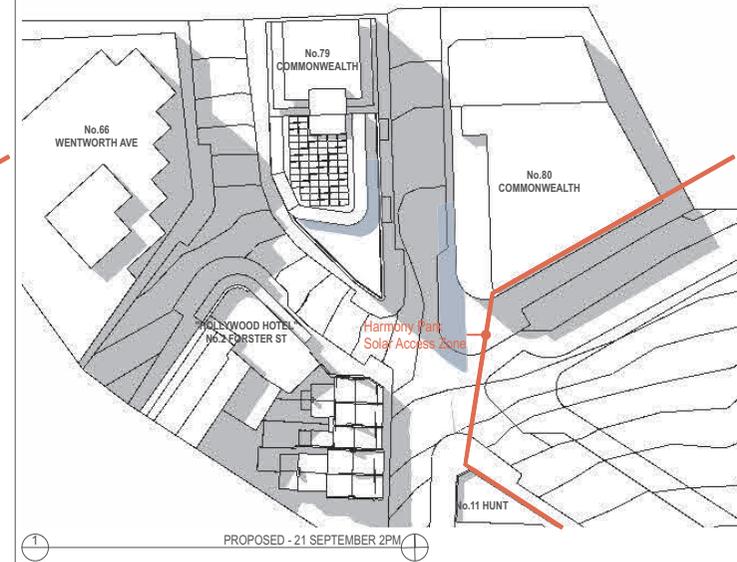
# SUN SHADOW DIAGRAMS - 21 SEPTEMBER



SEPTEMBER 21 - 12 PM



SEPTEMBER 21 - 1 PM



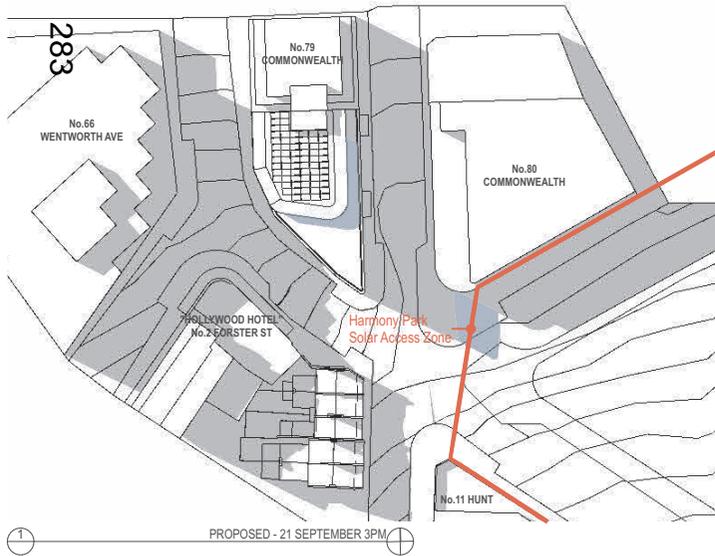
SEPTEMBER 21 - 2 PM

DATE	REV	DESCRIPTION

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PROJECT: COMMONWEALTH STREET	ARCHITECT BRIAN ZULALKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au	DRAWING TITLE SEPTEMBER 21 SHADOW DIAGRAMS 12PM-2PM	DRAWN BY CW
PROJECT NO: 201205		SCALES	CHECKED BZ
		PHASE PP	DATE 25.10.2021
		DRAWING NO A-307	REV

# SUN SHADOW DIAGRAMS - 21 SEPTEMBER



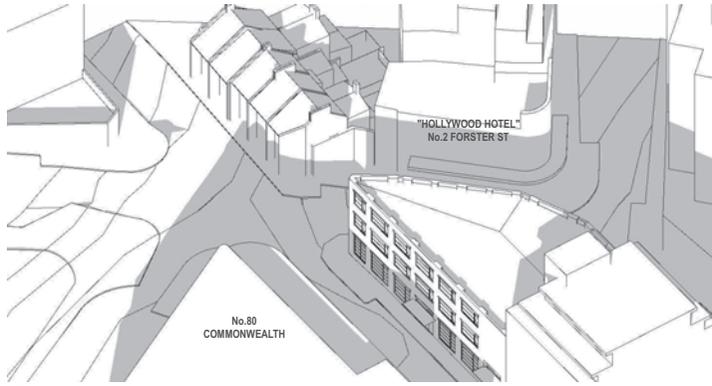
SEPTEMBER 21 - 3 PM

DATE	REV	DESCRIPTION

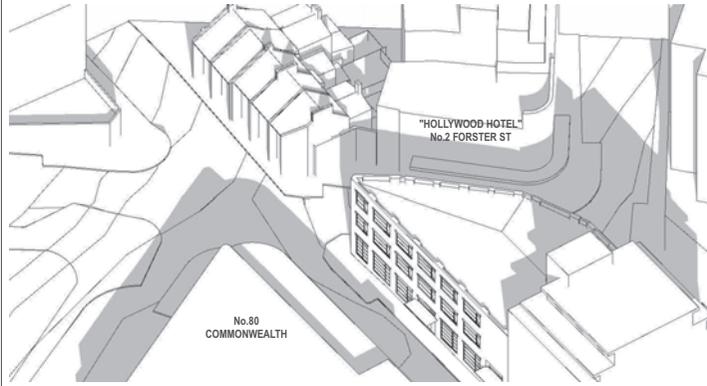
**NOTES:**  
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PROJECT: COMMONWEALTH STREET		ARCHITECT: BRIAN ZULAKHA ARCHITECT 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au		DRAWING TITLE: SEPTEMBER 21 SHADOW DIAGRAMS 3PM		DRAWN BY: CW	
PROJECT NO.: 201205		ARCHITECT: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

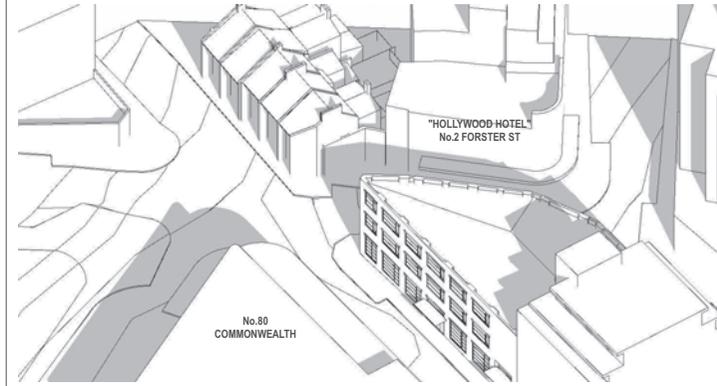
# 3D SUN SHADOW DIAGRAMS - 21 JUNE



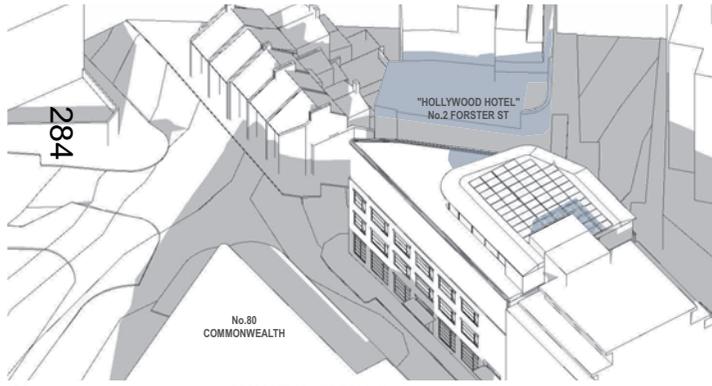
EXISTING 3D - JUNE 21 9AM



EXISTING 3D - JUNE 21 10AM

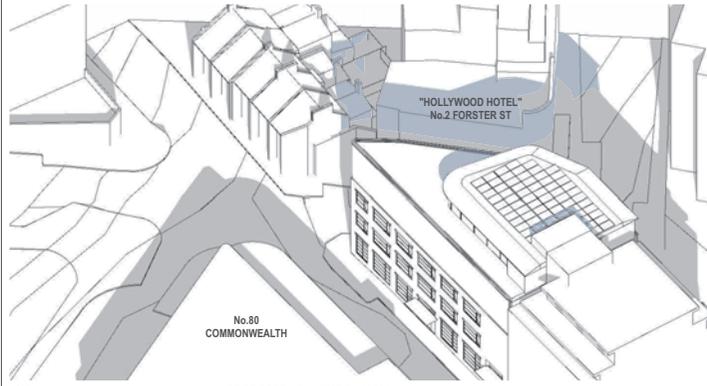


EXISTING 3D - JUNE 11AM



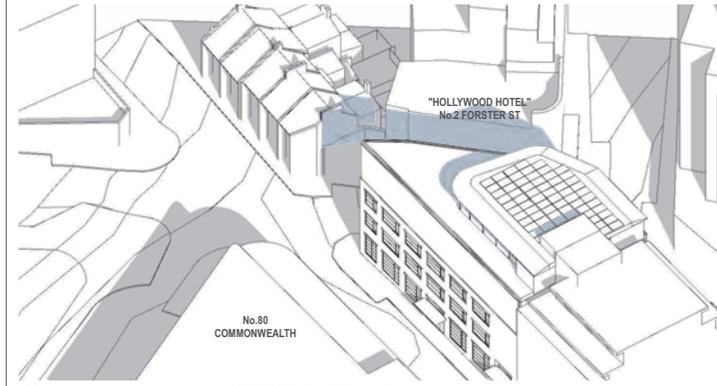
PROPOSED 3D - JUNE 21 9AM

JUNE 21 - 9AM



PROPOSED 3D - JUNE 21 10AM

JUNE 21 - 10 AM



PROPOSED 3D - JUNE 21 11AM

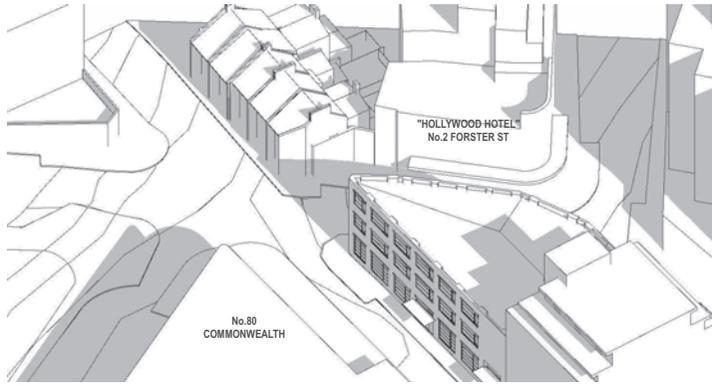
JUNE 21 - 11 AM

DATE	REV	DESCRIPTION

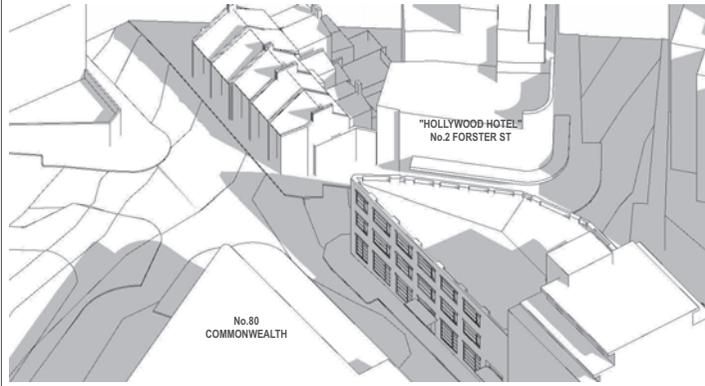
**NOTES:**  
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PROJECT: <b>COMMONWEALTH STREET</b>	ARCHITECT: <b>BRIAN ZULAKHA ARCHITECT</b> 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@taz.com.au	DRAWING TITLE: <b>3D JUNE 21 SHADOW DIAGRAMS</b> 9AM-11AM	DRAWN BY: CW
PROJECT NO: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

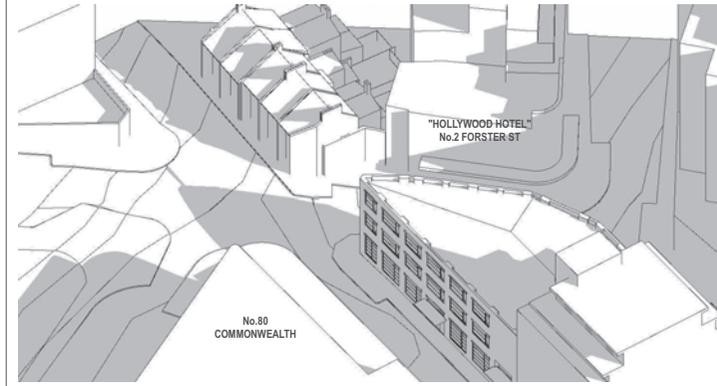
# 3D SUN SHADOW DIAGRAMS - 21 JUNE



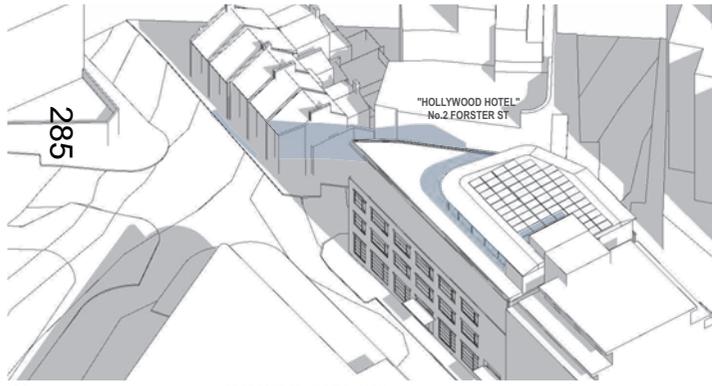
EXISTING 3D - JUNE 21 12PM



EXISTING 3D - JUNE 21 1PM

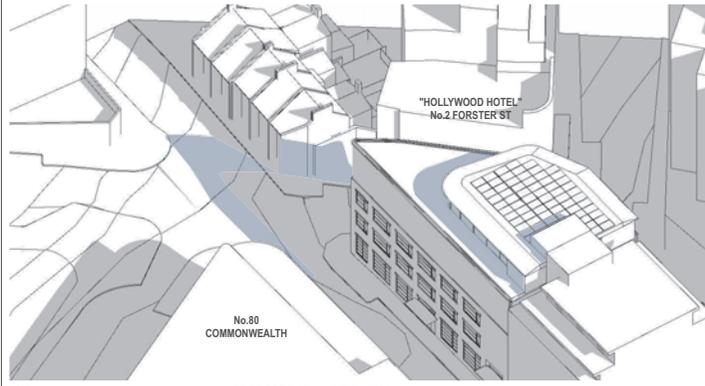


EXISTING 3D - JUNE 21 2PM



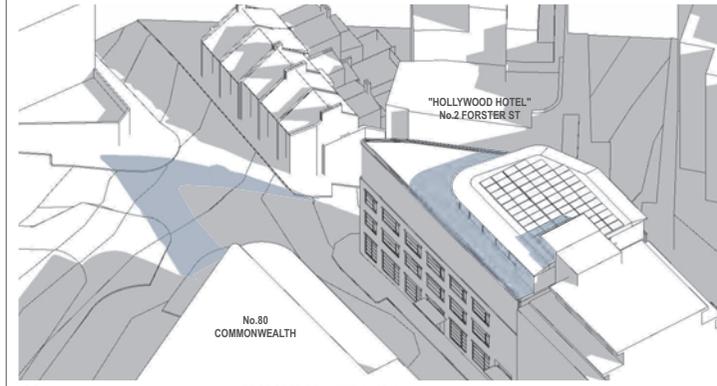
PROPOSED 3D - JUNE 21 12PM

JUNE 21 - 12 PM



PROPOSED 3D - JUNE 21 1PM

JUNE 21 - 1 PM



PROPOSED 3D - JUNE 21 2PM

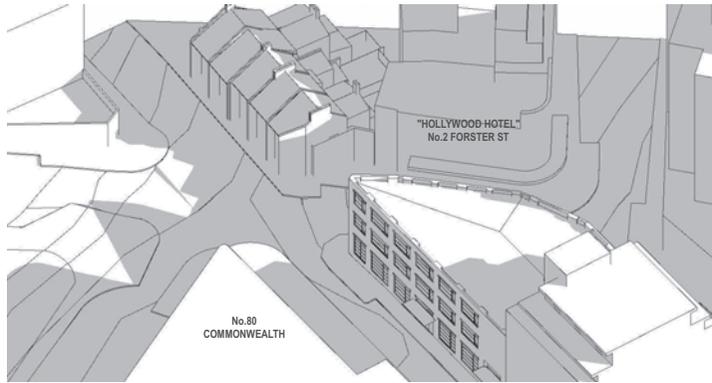
JUNE 21 - 2 PM

DATE	REV	DESCRIPTION

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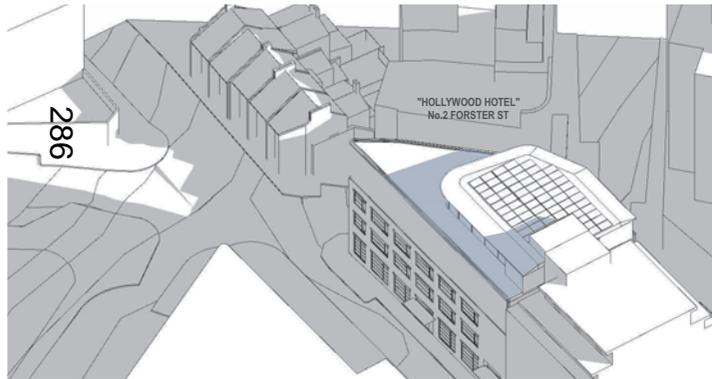
PROJECT: <b>COMMONWEALTH STREET</b>	ARCHITECT: <b>BRIAN ZULAKHA ARCHITECT</b> 11/1 Grafton Street, Balmain East NSW Reg No. 2791 EMAIL: brian@bzg.com.au	DRAWING TITLE: <b>3D JUNE 21 SHADOW DIAGRAMS</b> 12PM-2PM	DRAWN BY: CW
PROJECT NO.: 201205		SCALES:	CHECKED: BZ
		PHASE: PP	DATE: 25.10.2021
		DRAWING NO: <b>A-3010</b>	REV:

# 3D SUN SHADOW DIAGRAMS - 21 JUNE



EXISTING 3D - JUNE 21 3PM

No.11 HUNT



PROPOSED 3D - JUNE 21 3PM

JUNE 21 - 3 PM

DATE	REV	DESCRIPTION:

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