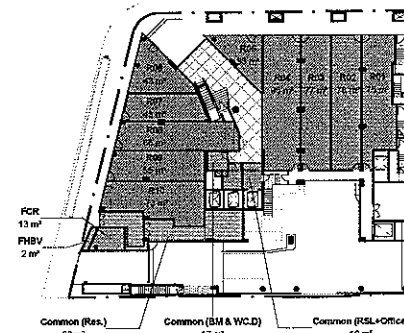
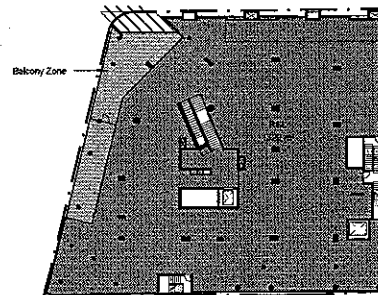


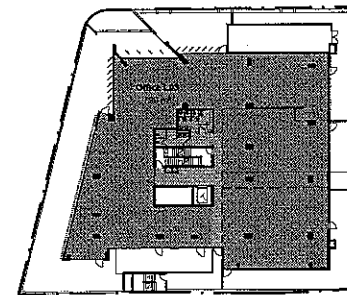
0 Site Plan
1:500



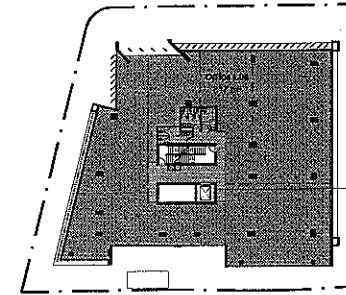
1 Level 01 (GF)
1:500



2 Level 02 (RSL)
1:500



3 Level 03 (Office)
1:500



4 Level 04 (Office)
1:500

Colour Key - GFA Areas

- 00 Site Areas (Surveyed)
- 1 Common Habitable Rooms
- 2 Residential (Class 2)
- 2.1 Common Residential Zones (Class 2)
- 5 Commercial / Office (Class 5)
- 5.1 Common Commercial / Office Zones (Class 5)
- 6 Retail Units (Class 6)
- 9b RSL (Class 9b)
- 9b.1 Common RSL Zones (Class 9b)

Gross Floor Area (GFA) Schedule (Planning Areas)

Common (RM & WC.D)	17 m²	Level 1 (GF)
Common (Res.)	66 m²	Level 1 (GF)
Common (RSL+Office)	10 m²	Level 1 (GF)
FCR	13 m²	Level 1 (GF)
FHBV	2 m²	Level 1 (GF)
RD1	75 m²	Level 1 (GF)
RD2	78 m²	Level 1 (GF)
RD3	77 m²	Level 1 (GF)
RD4	95 m²	Level 1 (GF)
RD5	33 m²	Level 1 (GF)
RD6	43 m²	Level 1 (GF)
RD7	43 m²	Level 1 (GF)
RD8	68 m²	Level 1 (GF)
RD9	55 m²	Level 1 (GF)
RD10	73 m²	Level 1 (GF)
	747 m²	
RSL	1328 m²	Level 2 (RSL)
	1328 m²	
Office (Circ)	74 m²	Level 3 (Circ / WC's)
Office L03	799 m²	Level 3 (Office)
	873 m²	
Office (Circ)	76 m²	Level 4 (Circ / WC's)
Office L04	817 m²	Level 4 (Office)
	893 m²	
Com Res L05	33 m²	Level 5 (Residential)
Unit 5A	110 m²	Level 5 (Residential)
Unit 5B	59 m²	Level 5 (Residential)
Unit 5C	90 m²	Level 5 (Residential)
Unit 5D	90 m²	Level 5 (Residential)
Unit 5E	87 m²	Level 5 (Residential)
Unit 5F	87 m²	Level 5 (Residential)
	556 m²	
Com Res L06	33 m²	Typical Levels 06-12 (Residential)
Unit 6A	86 m²	Typical Levels 06-12 (Residential)
Unit 6B	59 m²	Typical Levels 06-12 (Residential)
Unit 6C	90 m²	Typical Levels 06-12 (Residential)
Unit 6D	90 m²	Typical Levels 06-12 (Residential)
Unit 6E	87 m²	Typical Levels 06-12 (Residential)
Unit 6F	87 m²	Typical Levels 06-12 (Residential)
	534 m²	
Com Res L13	33 m²	Level 13 (Residential)
Unit 13A	106 m²	Level 13 (Residential)
Unit 13B	74 m²	Level 13 (Residential)
Unit 13C	88 m²	Level 13 (Residential)
Unit 13D	90 m²	Level 13 (Residential)
Unit 13E	87 m²	Level 13 (Residential)
Unit 13F	87 m²	Level 13 (Residential)
	568 m²	
Com Res L17	36 m²	Typical Levels 14-17 (Residential)
Unit 17A-1	51 m²	Typical Levels 14-17 (Residential)
Unit 17A-2	52 m²	Typical Levels 14-17 (Residential)
Unit 17B	74 m²	Typical Levels 14-17 (Residential)
Unit 17C	88 m²	Typical Levels 14-17 (Residential)
Unit 17D	90 m²	Typical Levels 14-17 (Residential)
Unit 17E	87 m²	Typical Levels 14-17 (Residential)
Unit 17F	87 m²	Typical Levels 14-17 (Residential)
	596 m²	
Com Res L18	33 m²	Level 18 (Residential)
Unit 18A	106 m²	Level 18 (Residential)
Unit 18B	72 m²	Level 18 (Residential)
Unit 18C	90 m²	Level 18 (Residential)
Unit 18D	90 m²	Level 18 (Residential)
Unit 18E	87 m²	Level 18 (Residential)
Unit 18F	87 m²	Level 18 (Residential)
	595 m²	
Site Area	1647 m²	Site Area
	1847 m²	

Total For Levels 05-12
= 3738 m²

Total For Levels 14-17
= 2264 m²

Total GFA = 11531 m²

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Planning

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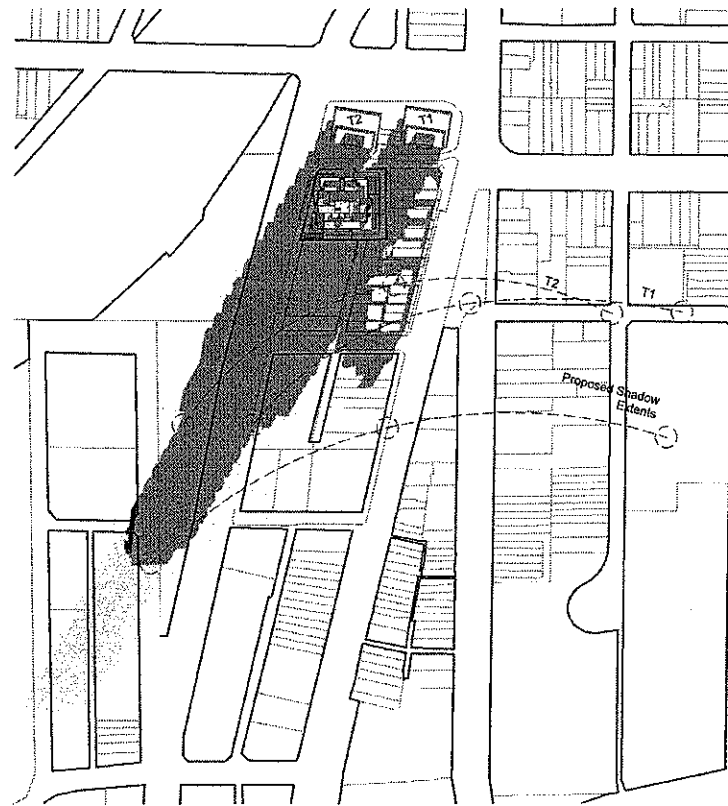
Sheet No. 1 of 19

Gross Floor Area (GFA) Definition

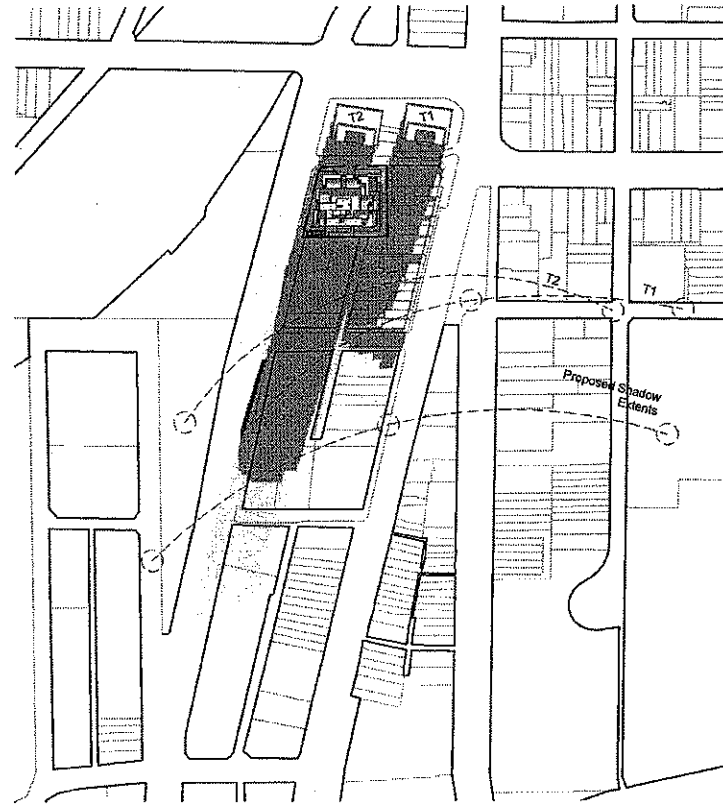
Standard Instrument Principal Local Environmental Plan (2006-155a)

Gross Floor Area Means The Sum Of The Floor Area Of Each Floor Of A Building Measured From The Internal Face Of External Walls, Or From The Internal Face Of Walls Separating The Building From Any Other Building, Measured At A Height Of 1.4 Metres Above The Floor.

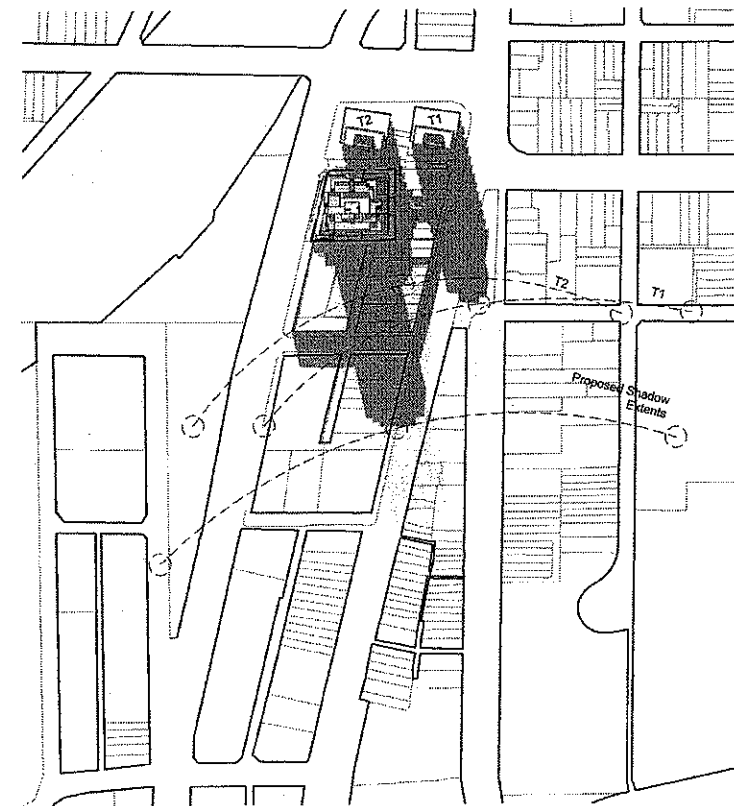
- And Includes:
- (a) The Area Of A Mezzanine, And
 - (b) Habitable Rooms In A Basement Or An Attic, And
 - (c) Any Shop, Auditorium, Cinema, And The Like, In A Basement Or Attic.
- But Excludes:
- (a) Any Area For Common Vertical Circulation, Such As Lifts And Stairs, And
 - (b) Any Basement.
 - (c) Storage, And
 - (d) Vehicle Access, Loading Areas, Garbage And Services, And
 - (e) Plant Rooms, Lift Towers, And Other Areas Used Exclusively For Mechanical Services Or Ducting, And
 - (f) Car Parking To Meet Any Requirements Of The Consent Authority (Including Access To That Car Parking), And
 - (g) Any Spaces Used For The Loading Or Unloading Of Goods (Including Access To It, And
 - (h) Terraces And Balconies With Outer Walls Less Than 1.4 Metres High, And
 - (i) Voids Above A Floor At The Level Of A Storey Or Storey Above.



Proposed - 21 June 0900
1:2000



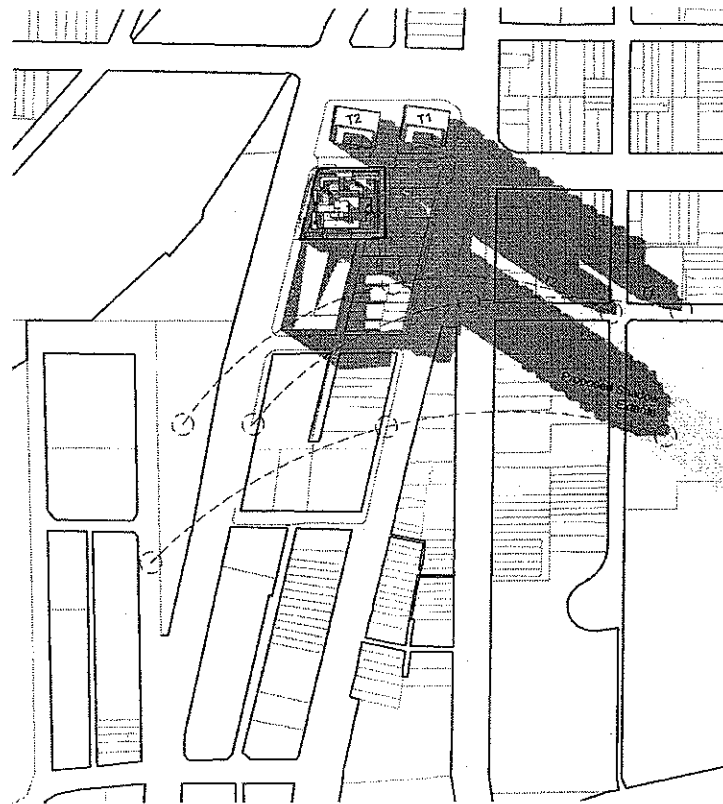
Proposed - 21 June 0900
1:2000



Proposed - 21 June 1200
1:2000



Proposed - 21 June 1500
1:2000



Proposed - 21 June 1500
1:2000

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Sheet No. 2 of 19

Additional Shadow
Cast by Proposed GNS
Modifications

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other
Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DAR00 & Abbreviation Schedule For Proposed Features.
Survey Underlay Provided By CBD Surveying Services Pty Ltd -
Refer To Drawing 302805.



Development Application - S96

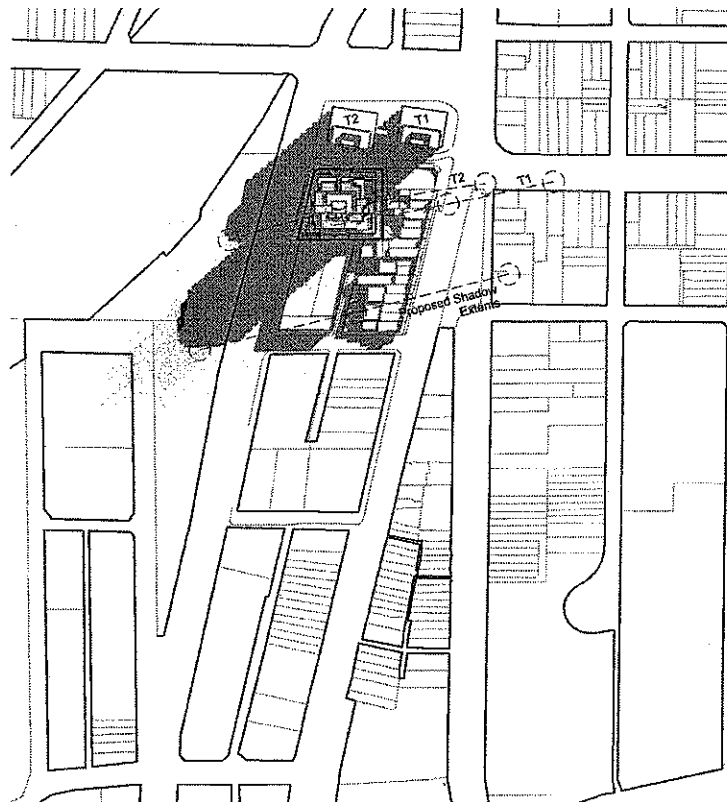
Rev	Description	Date
1	Initial Design & Planning	12/10/08
2	Final Design & Planning	19/10/08

PO BOX 254 ANNANDALE NSW 2038 T: 02 9 517 2822 F: 02 9 517 2833

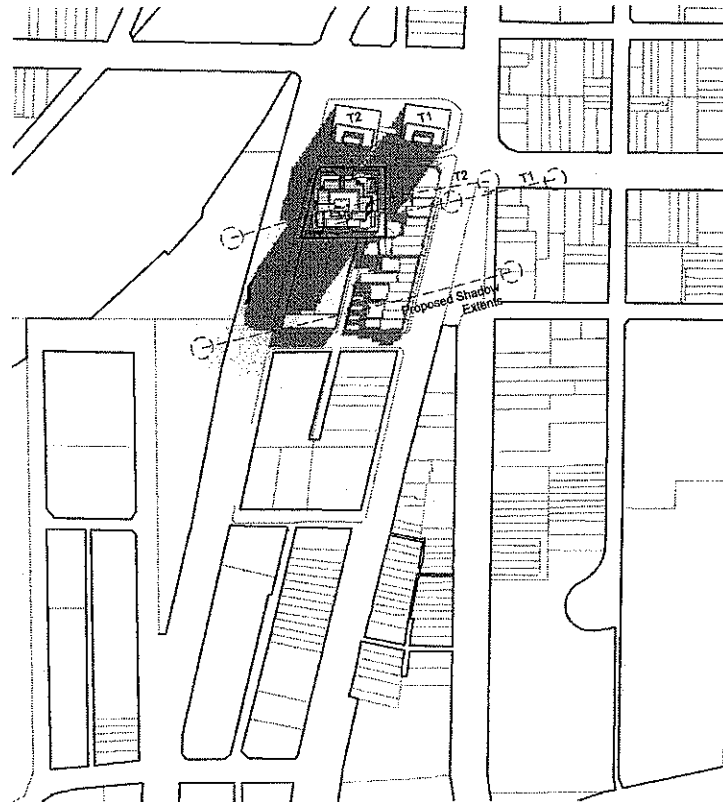
Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	JOB No.	DATE	SCALE	DWG No.
TITLE		Aug 2009	@ A1 As Indicated	
				DA053 B

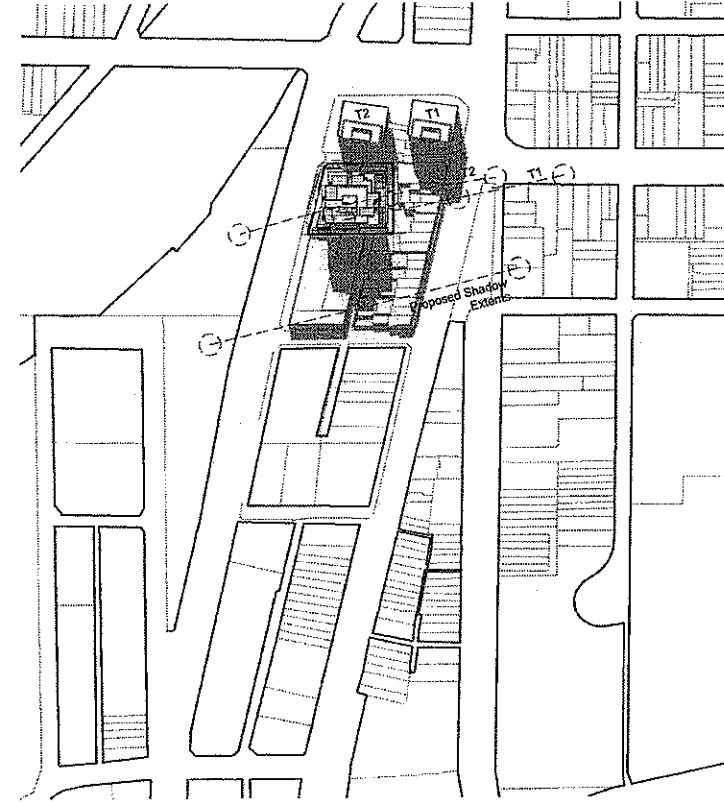
**Proposed Shadow Diagrams June 21
(Winter Solstice)**



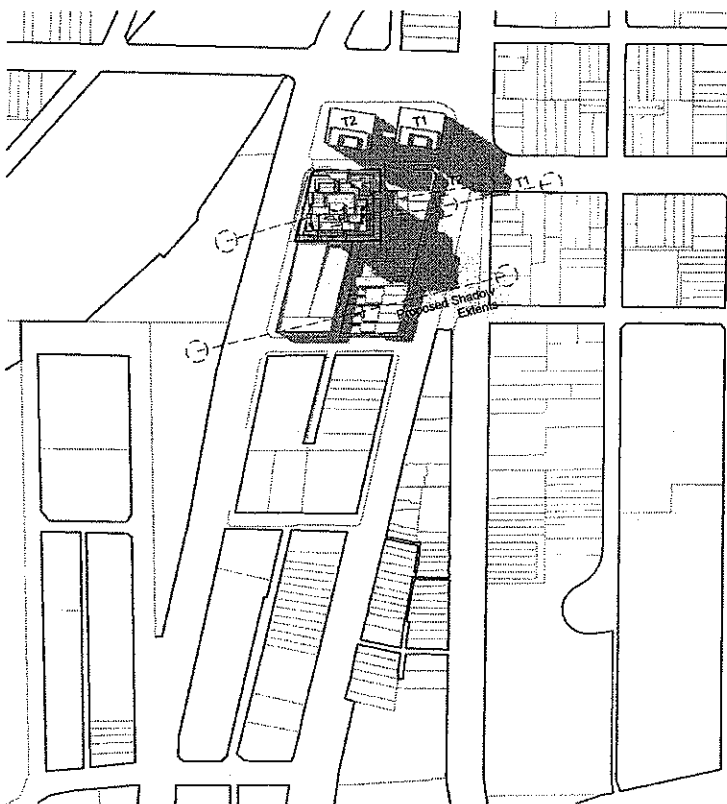
Proposed - 21 March 0900
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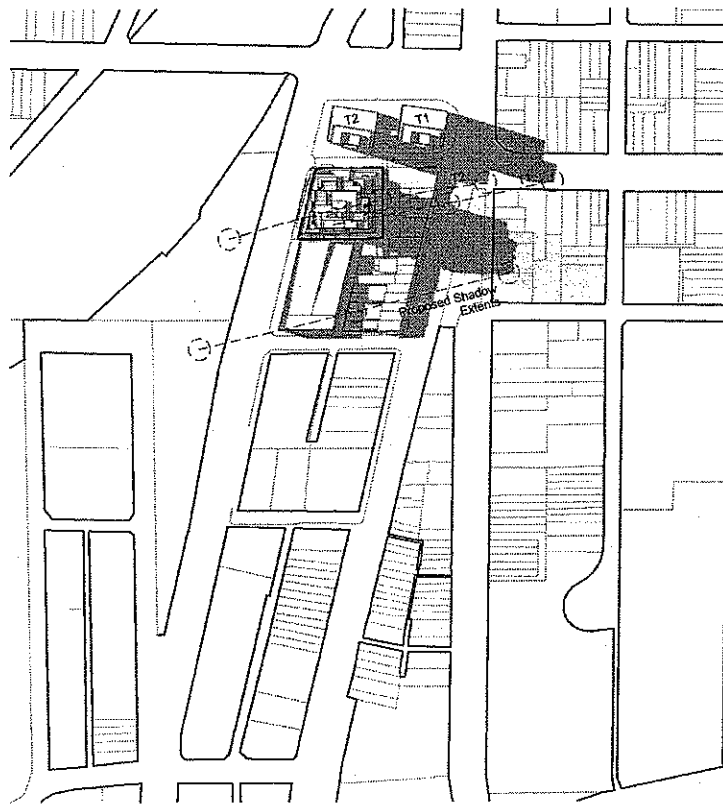
Proposed - 21 March 0900
1:2000



Proposed - 21 March 1200
1:2000



Proposed - 21 March 1500
1:2000



Proposed - 21 March 1500
1:2000



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Sheet No. 3 of 19

Additional Shadow
Cast By Proposed S96
Modifications

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other
Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DA000 & Abbreviation Schedule For Proposed Features.
Survey Underlay Created Out By CSD Surveying Services Pty Ltd -
Refer To Drawing 302608.



Development Application - S96

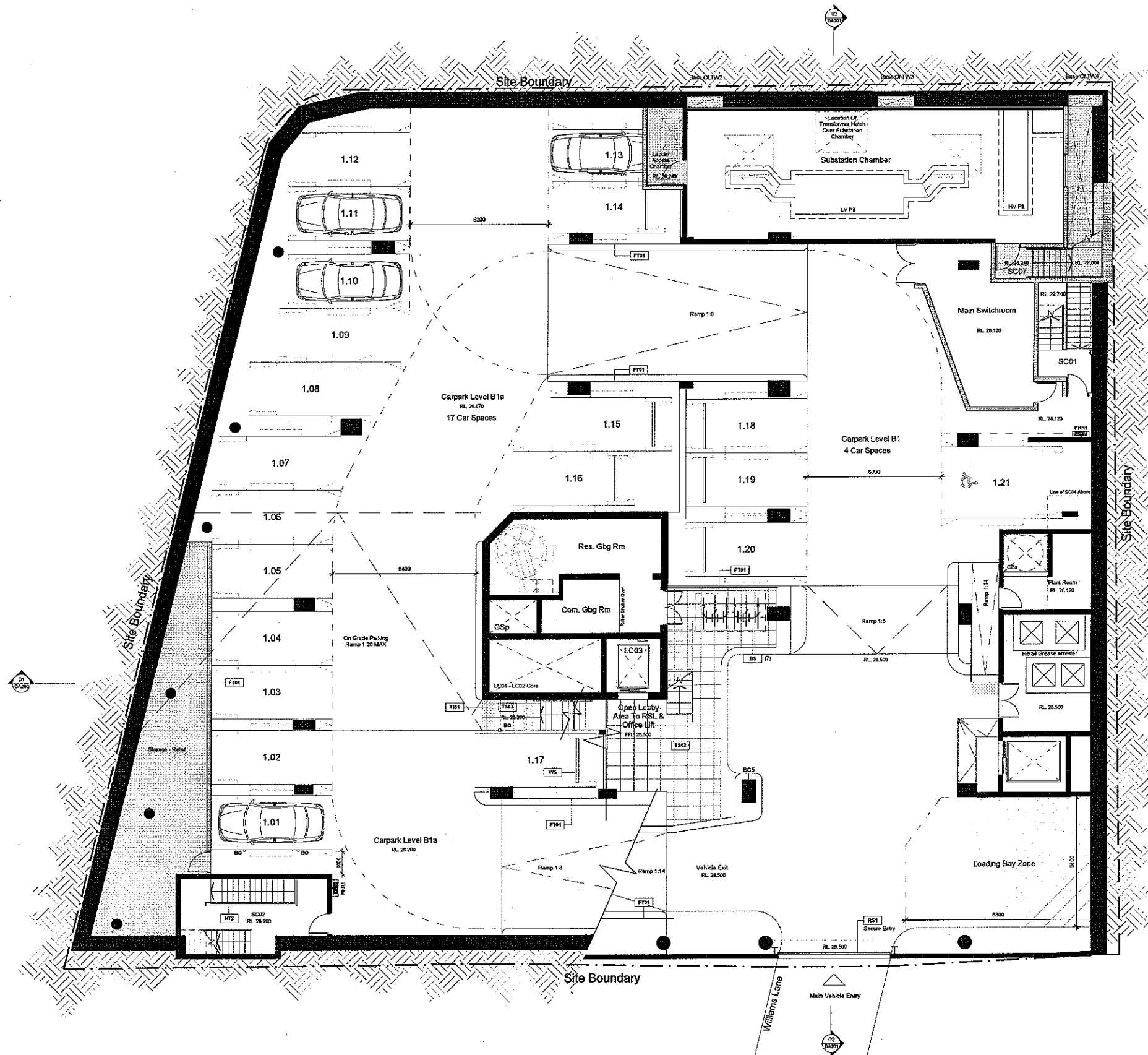
Rev	Description	Date
1	DA Issue To DCP (Form Name & Registered Amendment)	12/10/09
2	S96 Submission To DCP	19/10/10

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Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	JOB No.	DATE	SCALE	DWG No.
TITLE	DE000508	Aug 2009	@ A1	As Indicated
				DA054 B

Proposed Shadow Diagrams March 21
(Equinox)



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Sheet No. 6 of 19

NORDON JAGO

ARCHITECTS

REGISTRATION NO. 1787 REGISTRATION NO. 1787
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PO BOX 254 ANNANDALE NSW 2038 T. 02 9 517 2822 F. 02 9 517 2833

Development Application - S96

Rev	Description	Date
1	Submission base	13.08.09
2	Submission base	29.02.10
3	Submission base	13.08.10
4	Submission base	13.08.10
5	Submission base	13.08.10
6	Submission base	13.08.10
7	Submission base	13.08.10
8	Submission base	13.08.10
9	Submission base	13.08.10
10	Submission base	13.08.10

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DATE	SCALE	DWG No.
			Aug 2009	@ A1	
				1:100	
					DA094 H

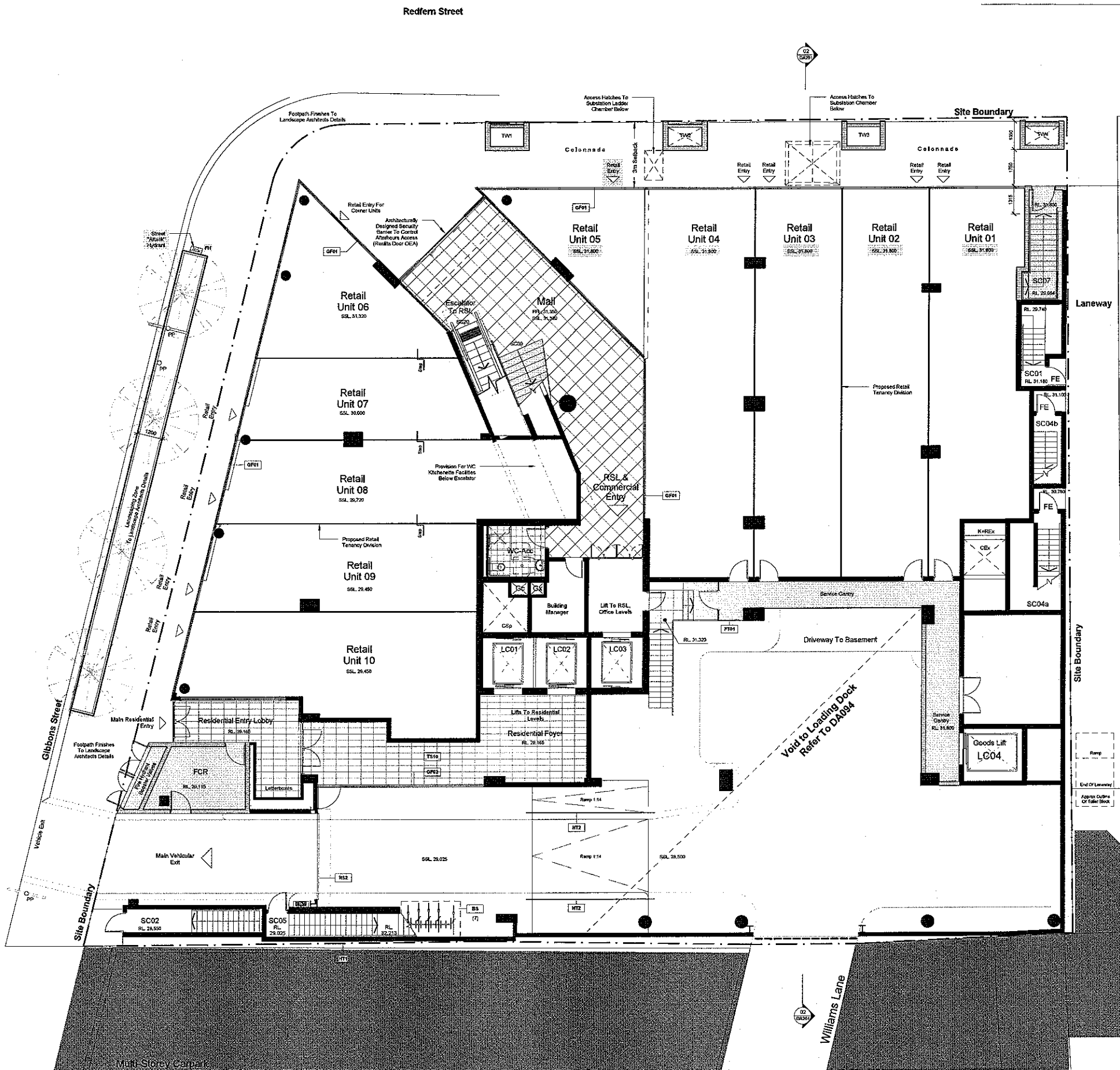
General Notes:

Architectural Drawings To Be Read In Conjunction With All Other
 Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To DA000 & Abbreviation Schedule For Proposed Finishes.

Survey Underlay Provided By CBD Surveying Services Pty Ltd -
 Refer To Drawing 302808.



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Sheet No. 7 of 19

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To DA000 & Abbreviation Schedule For Proposed Finishes.

Survey Underlay Carried Out By GSD Surveying Services Pty Ltd - Refer To Drawing 302806.

NORDON JAGO

ARCHITECTS

157 REDFERN STREET, REDFERN NSW 1540

TEL: (02) 9517 2822 FAX: (02) 9517 2833

PO BOX 254 ARHNDALIE NSW 2038 T. 02 9 517 2822 F. 02 9 517 2833

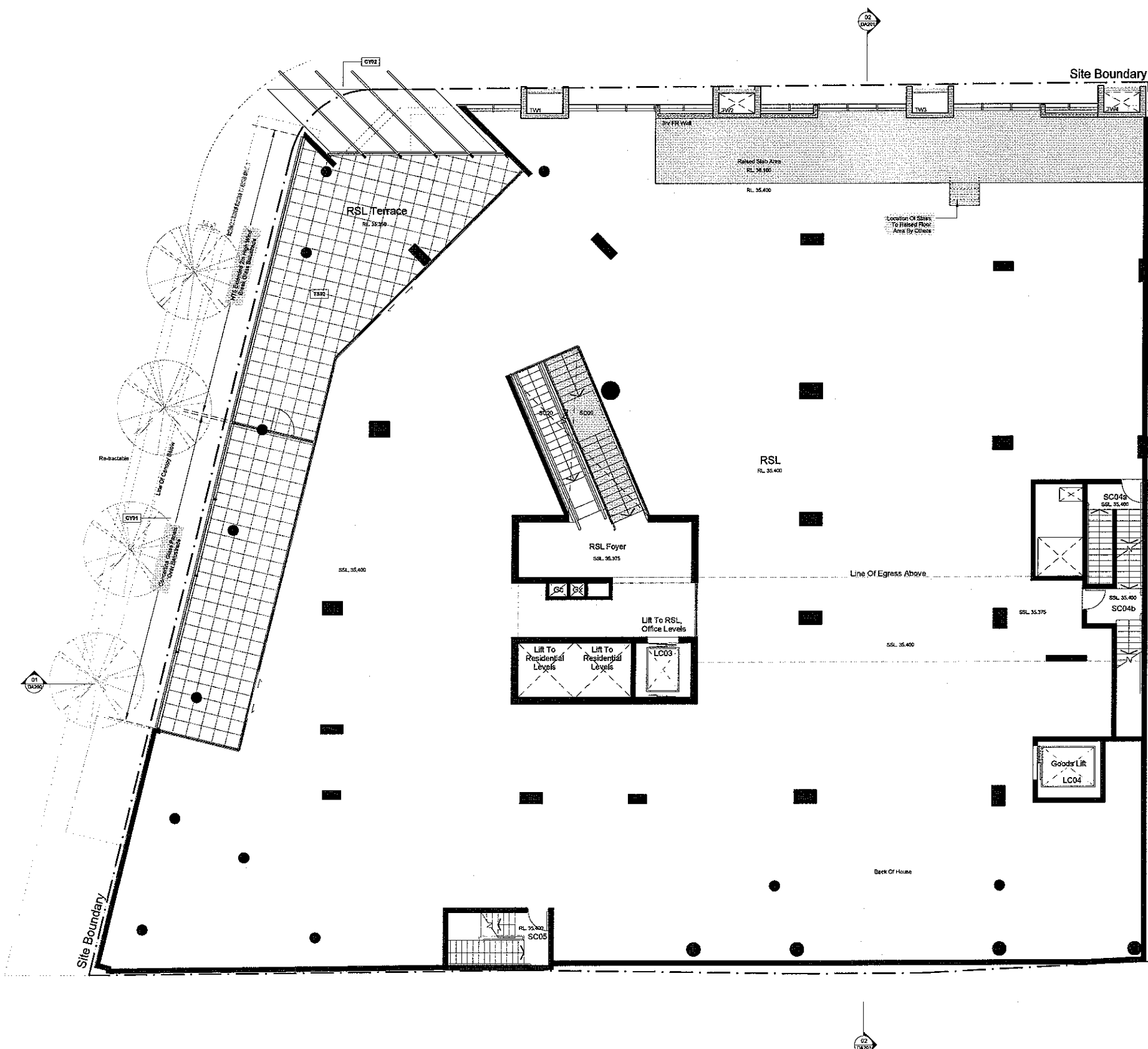
Development Application - S96

Rev	Description	Date
1	Construction Issue	15/05/09
2	Construction Issue	25/02/10
3	Issue For Design Sign Off	15/04/10
4	Issue For Design Sign Off	26/05/10
5	Issue For Design Sign Off	26/05/10
6	Issue For Design Sign Off	26/05/10
7	Issue For Design Sign Off	26/05/10
8	Issue For Design Sign Off	26/05/10
9	Issue For Design Sign Off	26/05/10
10	Issue For Design Sign Off	26/05/10

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DATE	SCALE	DWG No.
		DER00308	Aug 2009	1:100	DA100 H

Level 1 (Ground)



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Sheet No. 8 of 19



Development Application - S96

Rev	Description	Date
0	Consultation Issues	20/08/09
1	Issue For Client Sign-Off	15/09/09
2	Final Amendments	20/09/09
3	Final Issue For Sign-Off	20/09/09
4	Final Issue For Sign-Off	20/09/09
5	Final Issue For Sign-Off	20/09/09

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DATE	SCALE	DWG No.
	Level 2 (RSL)	DER00306	Aug 2009	@ A1 1:100	DA101 J

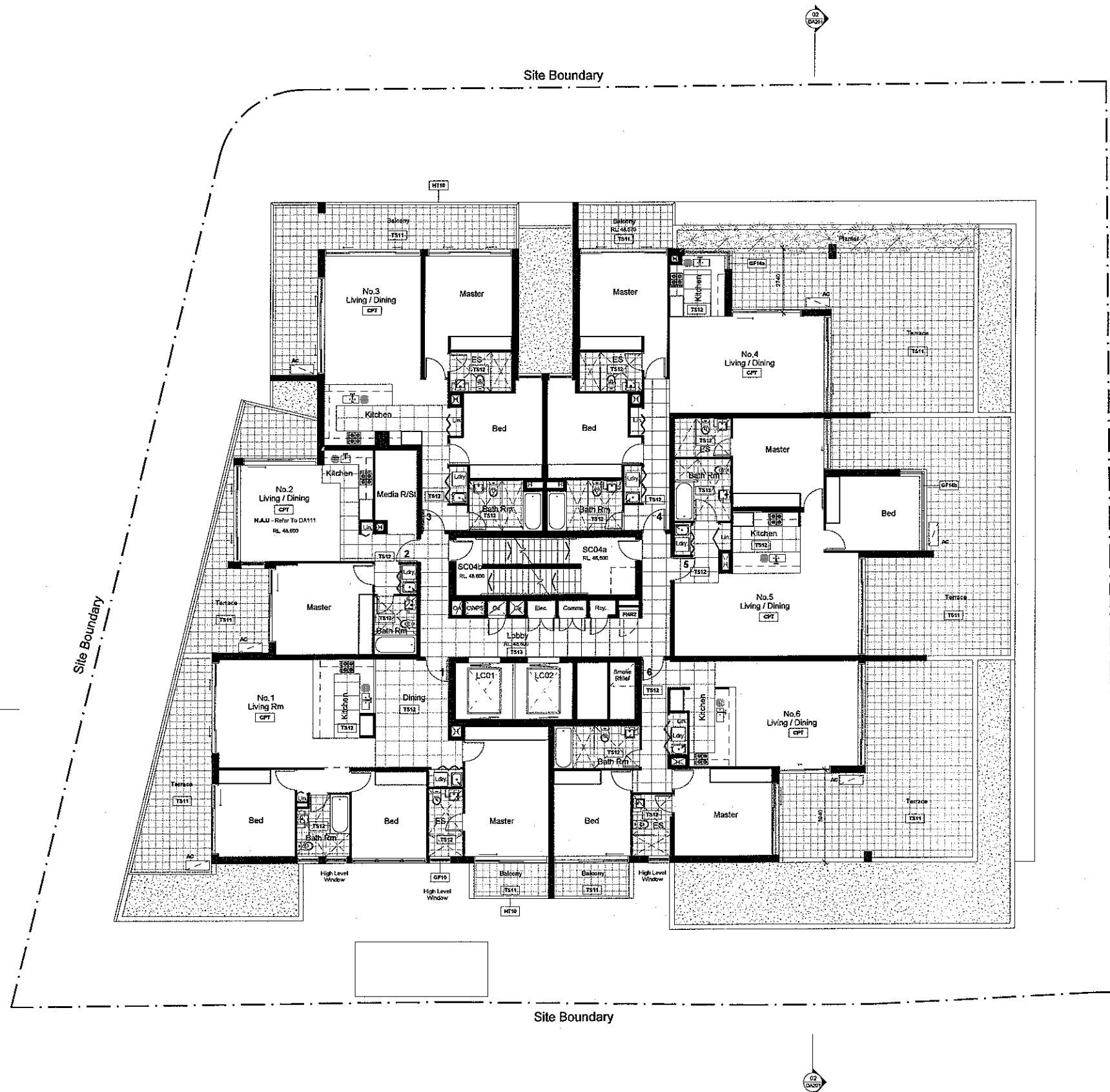
General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To DA000 & Abstraction Schedule For Proposed Finishes.

Survey Underlay Created Out By GEO Surveying Services Pty Ltd - Refer To Drawing 302068.



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Sheet No. 9 of 19

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To D4300 & Abbreviation Schedule For Proposed Features.

Survey Underlay Provided By CBD Surveying Services Pty Ltd - Refer To Drawing 302808.

NORDON JAGO

ARCHITECTS

REGISTRATION NO. 1152 REGISTRATION NO. 1152
STAFF: NORDON JAGO REGISTRATION NO. 1152
STAFF: NORDON JAGO REGISTRATION NO. 1152

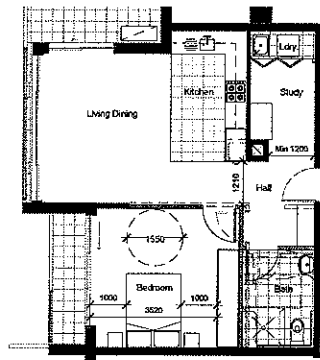
Development Application - S96

Rev	Description	Date
1	Issue For Check Sign Off	15.06.09
2	Issue To DCP	30.06.09
3	Issue To DCP (Amendments)	01.07.09
4	Additional Information For DCP	23.07.09
5	Issue To DCP (Final) More & Resubmitted Amendments	08.10.09
6	Issue To DCP	15.05.10

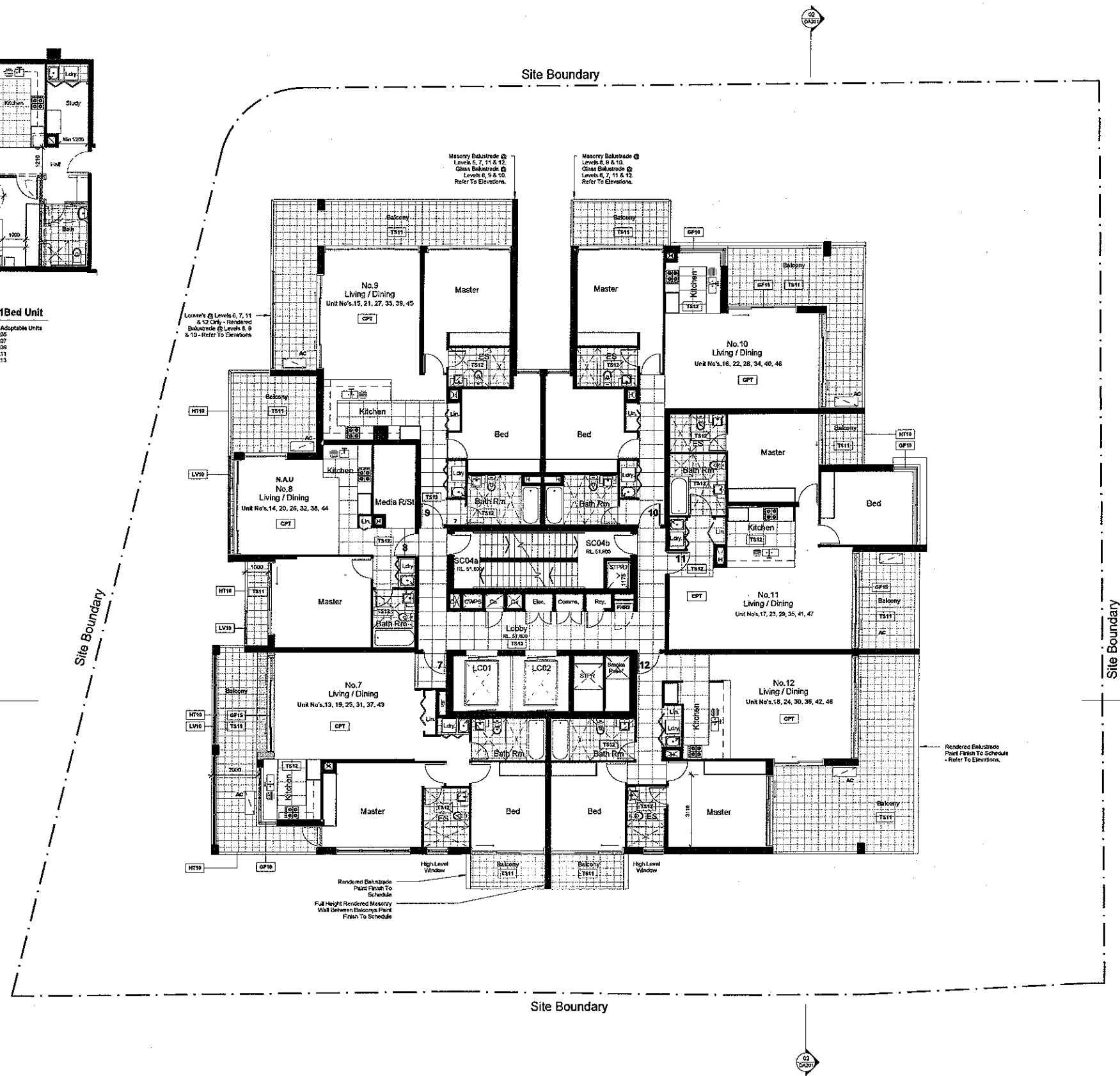
Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DEB00306
		DATE	Aug 2009
		SCALE	@ A1 1:100
		DWG No.	DA110 L

Level 5 (Residential)



1 Post Adaption - 1Bed Unit
1:100
Non-ventilated Adaptable Units
Unit 05 @ L05
Unit 14 @ L07
Unit 28 @ L09
Unit 35 @ L11
Unit 50 @ L13



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Sheet No. 10 of 19

S96 Amended Annex

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DA900 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By CSD Surveying Services Pty Ltd - Refer To Drawing 302808.

NORDON JAGO

ARCHITECTS
157 REDFERN STREET, REDFERN NSW 2015
TEL: (02) 9517 2822 FAX: (02) 9517 2833
WWW.NORDONJAGO.COM.AU

Development Application - S96

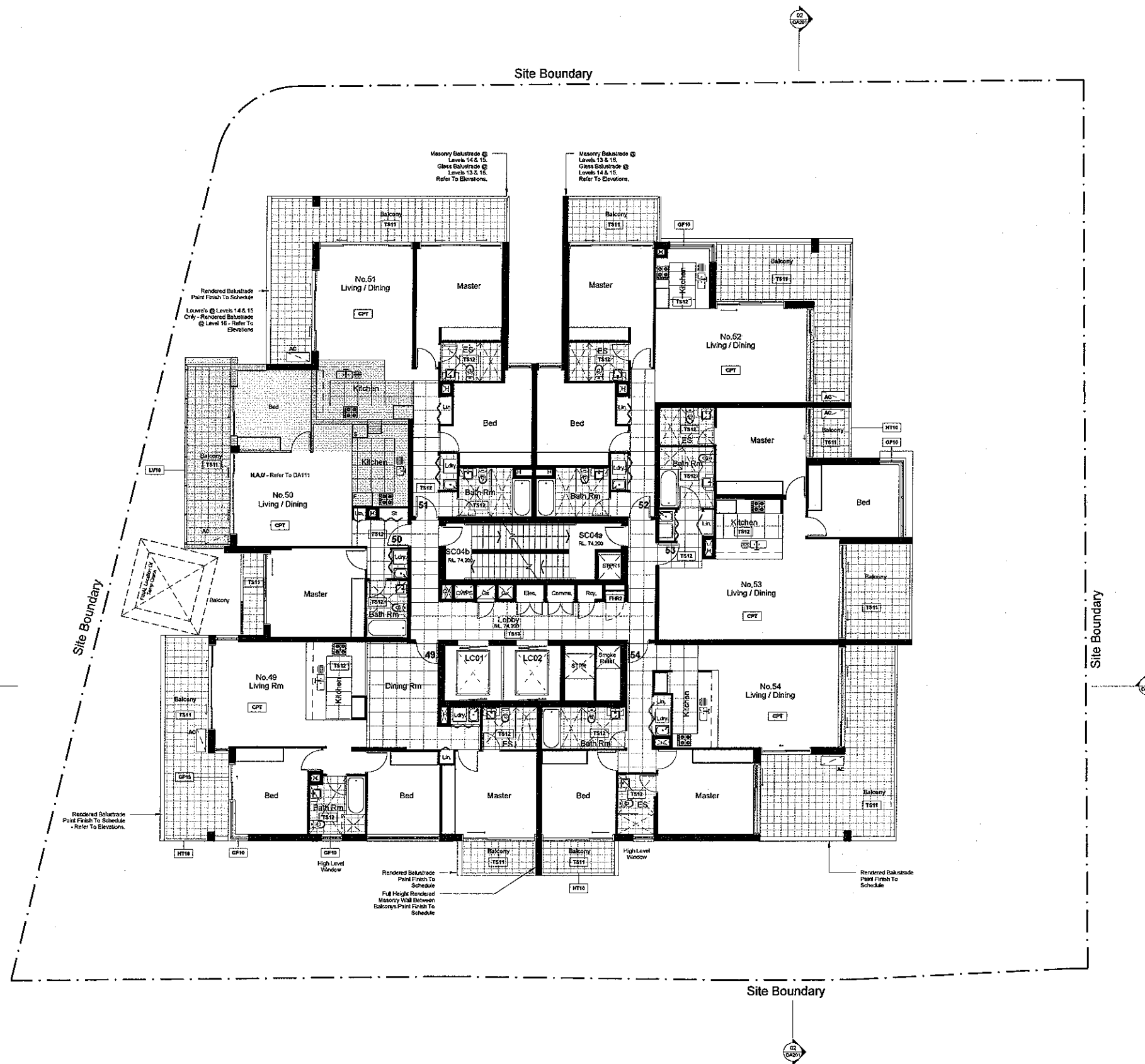
Rev	Description	Date
1	Consultation Issue	15/05/09
2	Issue For Council Sign Off	15/05/09
3	Issue To DCP	26/06/09
4	Issue To DCP (Amendment)	21/07/09
5	Issue To DCP (Cover More & Required Amendments)	06/10/09
6	Final Submission To DCP	18/10/10

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Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DEI00008
		DATE	Aug 2009
		SCALE	@ A1 1:100
		DWG No.	DA111 J

Levels 6 to 12 (Residential)



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Sheet No. 11 of 19

S96 Amended Areas

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DA000 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By CIB Surveying Services Pty Ltd - Refer To Drawing 302005.



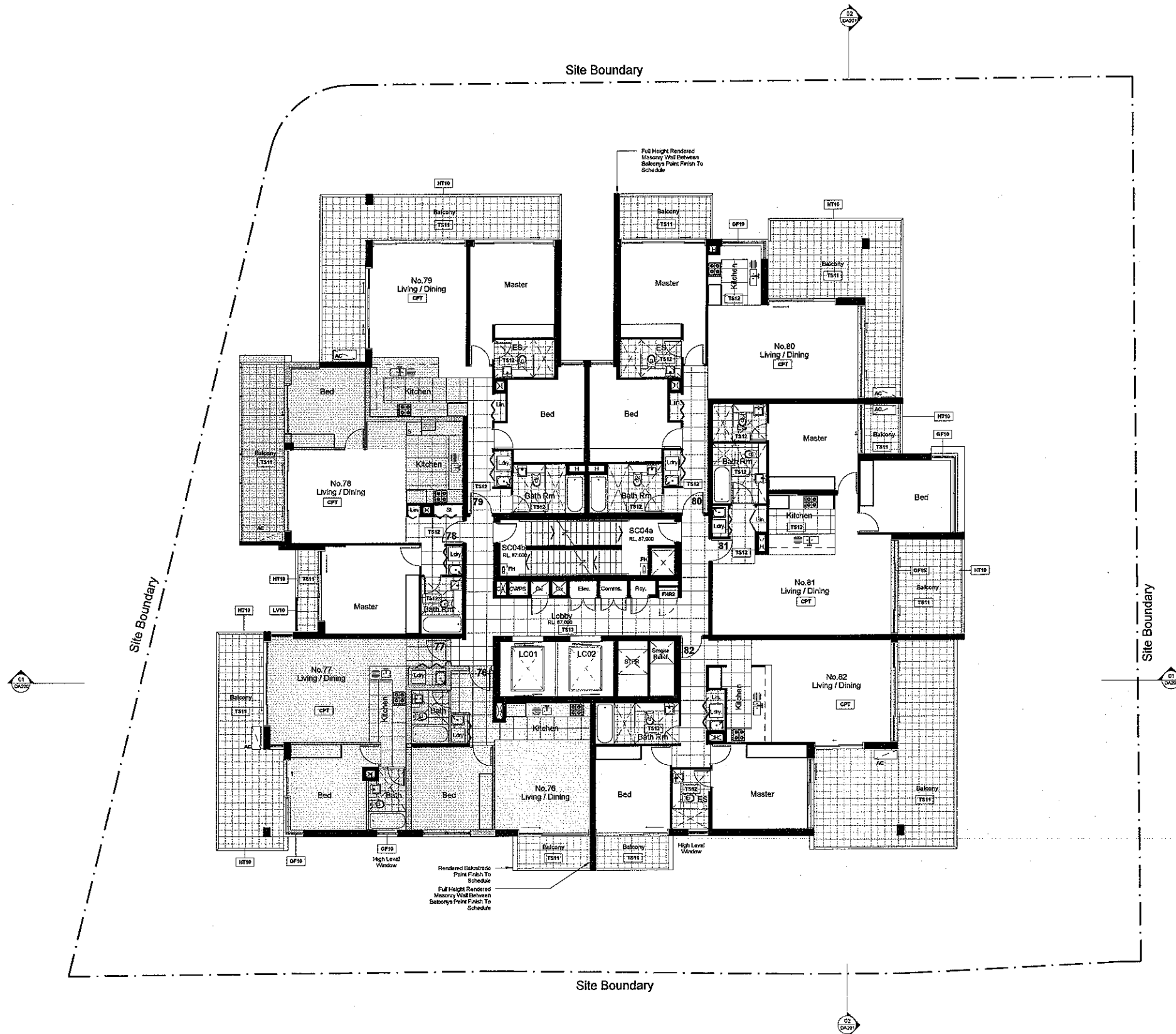
Development Application - S96

Rev	Description	Date
0	Consultant Name	25/05/09
1	Issue For Client Sign Off	15/06/09
2	DA Issue To DCP	15/06/09
3	DA Issue To DCP (Amendments)	05/07/09
4	DA Issue To DCP (New More & Resubmitted Amendments)	09/10/09
5	S96 Schedule 10 DCP	18/10/10

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DE100308
		DATE	Aug 2009
		SCALE	@ A1 1 : 100
		DWG No.	DA112 J

Level 13 (Residential)



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Sheet No. 12 of 19

S96 Amended Areas

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other
Consentants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DMS90 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay/Carried Out By CBD Surveying Services Pty Ltd -
Refer To Drawing 302805.

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Development Application - S96

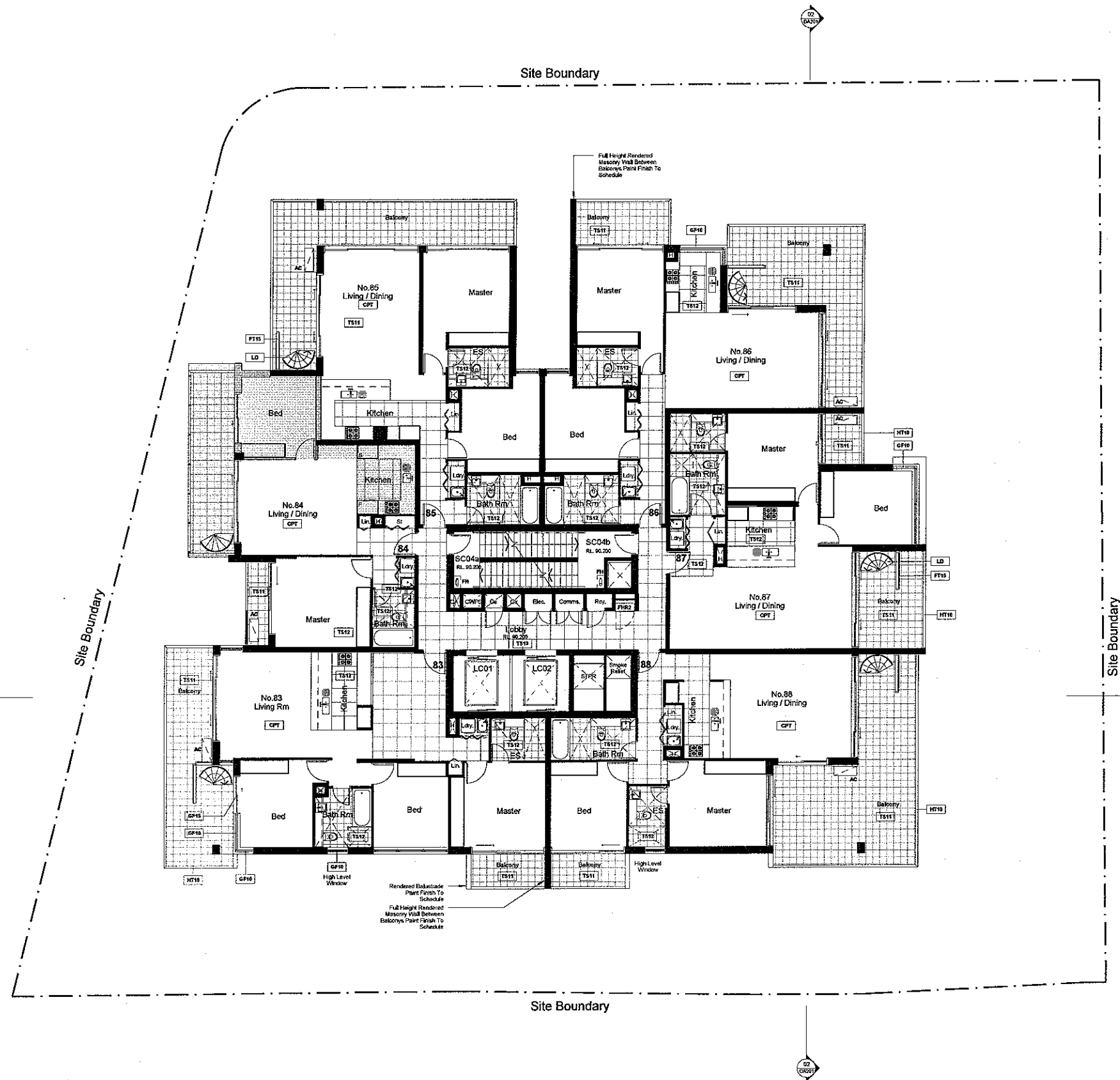
Rev	Description	Date
1	Submitted Issue	28/05/09
2	Issue For Client Sign Off	18/06/09
3	Issue To DCP	20/06/09
4	Additional Information for DA Issue To DCP	22/07/09
5	Issue To DCP (Cover Note & Requested Amendments)	09/08/09
6	Issue Submitted to DCP	18/08/09

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Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	JOB No.	DEIG0308
TITLE	DATE	Aug 2009
	SCALE	@ A1 1:100
	DWG No.	DA113 J

Levels 14 - 17 (Residential)



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Sheet No. 13 of 19

596 Amended Areas

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DA3000 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By CBG Surveying Services Pty Ltd - Refer To Drawing 30200.



Development Application - S96

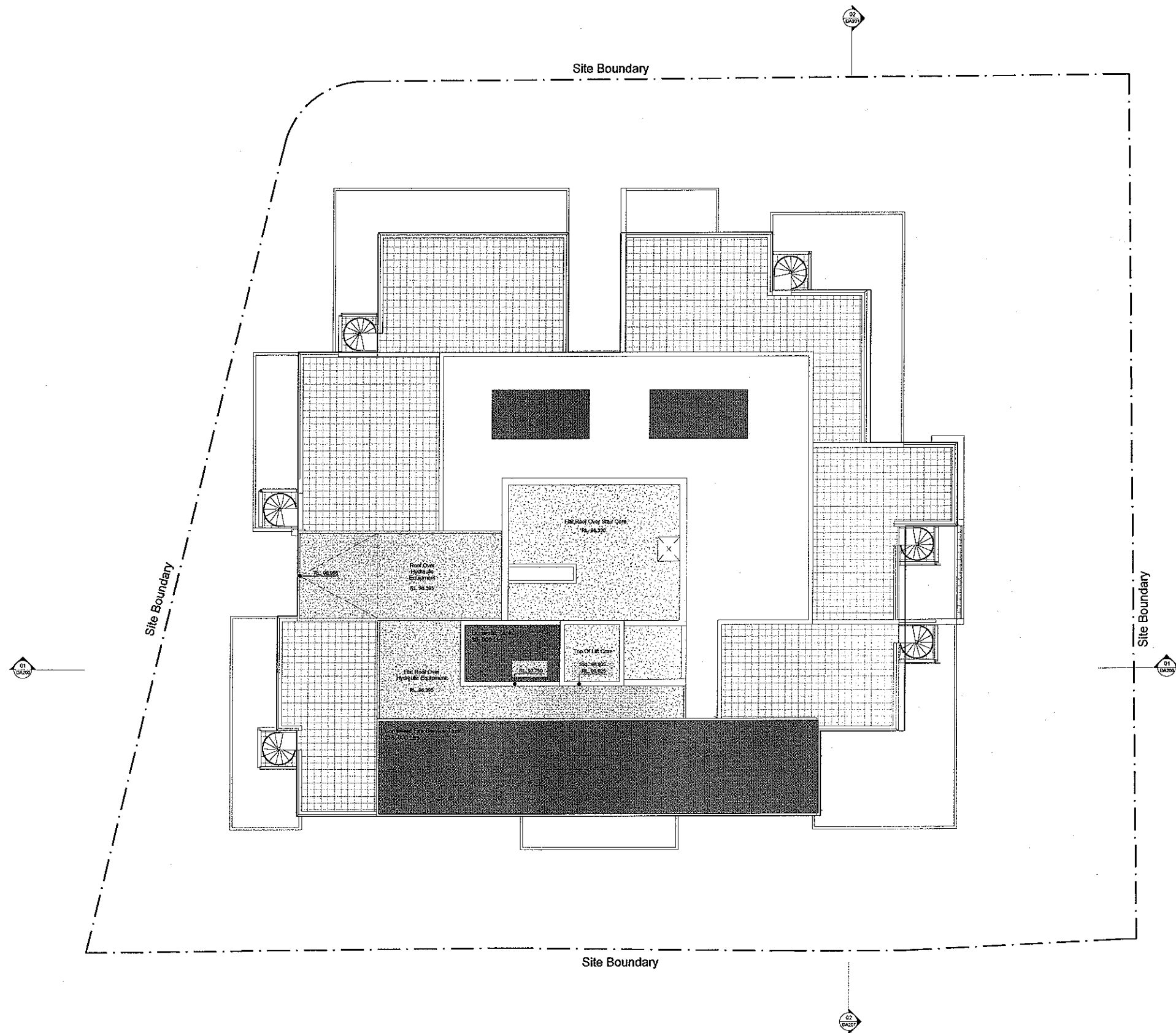
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1	Submitted Issue	20/06/09
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3	Issue For Client Sign Off	13/06/09
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5	Issue For Client Sign Off	13/06/09
6	Issue For Client Sign Off	13/06/09
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99	Issue For Client Sign Off	13/06/09
100	Issue For Client Sign Off	13/06/09

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Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DER00368
		DATE	Aug 2009
		SCALE	@ A1 1:100
		DWG No.	DA114 J

Level 18 (Residential)



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP09-0039 MOD1

granted on the 25/2/2011

Signed [Signature]

Sheet No. 15 of 19

S96 Amended Areas

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other
Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To DA990 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By CBD Surveying Services Pty Ltd -
Refer To Drawing 302908.

NORDON JAGO

REGISTRATION NO. 10011
110/111 NORDON JAGO REGISTRATION NO. 10011
110/111 NORDON JAGO REGISTRATION NO. 10011

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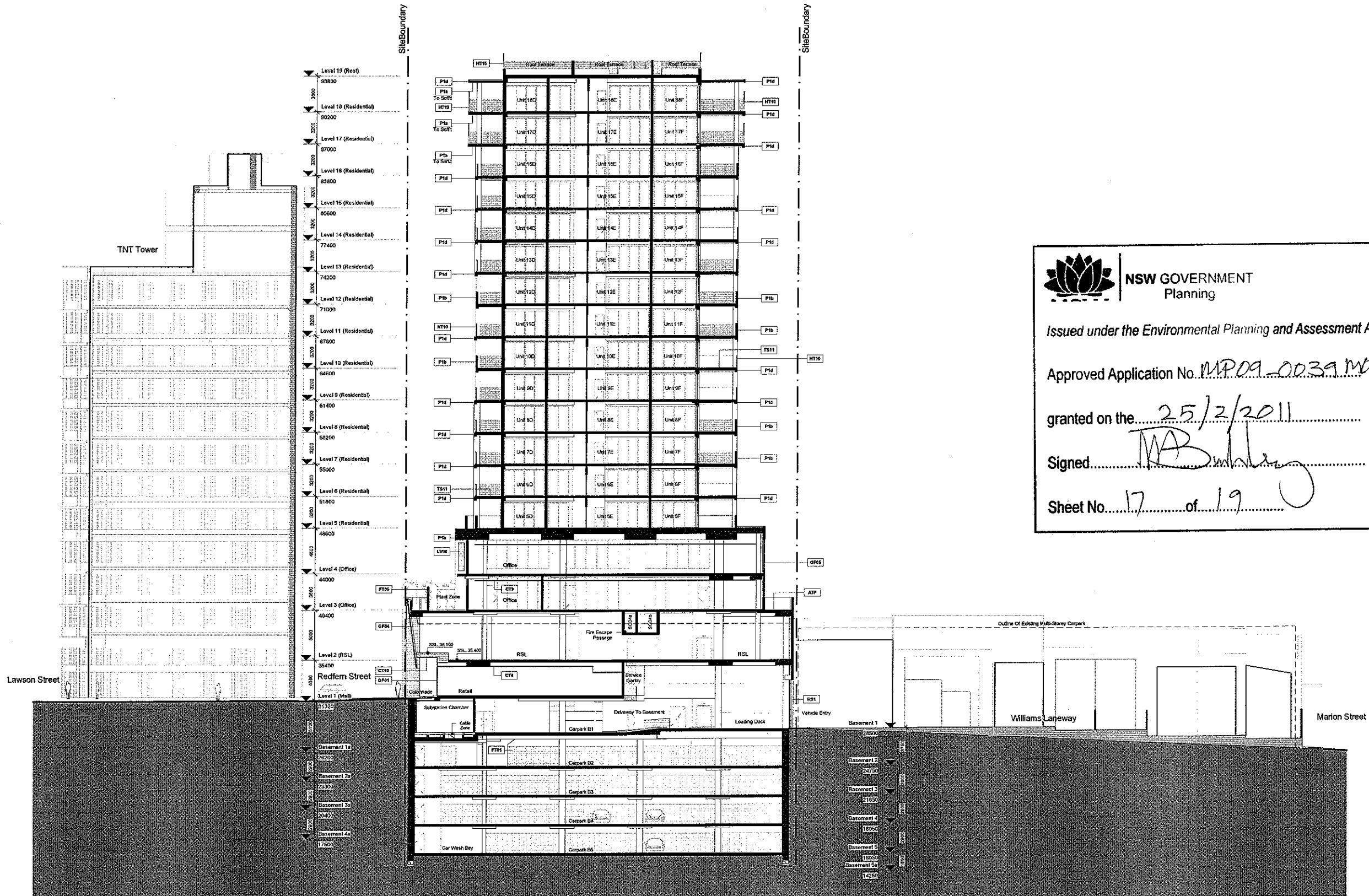
Development Application - S96

Rev	Description	Date
1	Submitted Issue	20.08.09
2	Issue For Client Sign Off	19.09.09
3	DA Issue To DCP	30.09.09
4	Updated Information For DA Issue To DCP	23.07.09
5	DA Issue To DCP (Leave More & Responded Amendments)	26.05.09
6	100% Submission to DCP	19.06.10

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	JOB No.	DEI00305
TITLE	DATE	Aug 2009
	SCALE	@ A1 1 : 100
	DWG No.	DA121 J

Roof



NSW GOVERNMENT Planning

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Approved Application No. MP09-0039 MDD1

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Signed [Signature]

Sheet No. 17 of 19

NORDON JAGO
ARCHITECTS

157 REDFERN STREET, SYDNEY NSW 2015
TEL: (02) 9517 2822 FAX: (02) 9517 2833
WWW.NORDONJAGO.COM.AU

Development Application - S96

Rev	Description	Date
1	Submitted	27/06/09
2	Revised	15/06/09
3	Revised	26/06/09
4	Revised	30/06/09
5	Revised	02/07/09
6	Revised	15/07/09

Proposed Mixed Use Development - 157 Redfern Street REDFERN

PATH	TITLE	JOB No.	DATE
		DE00036	Aug 2009
			SCALE @ A1 As Indicated
			DWG No. DA201 H

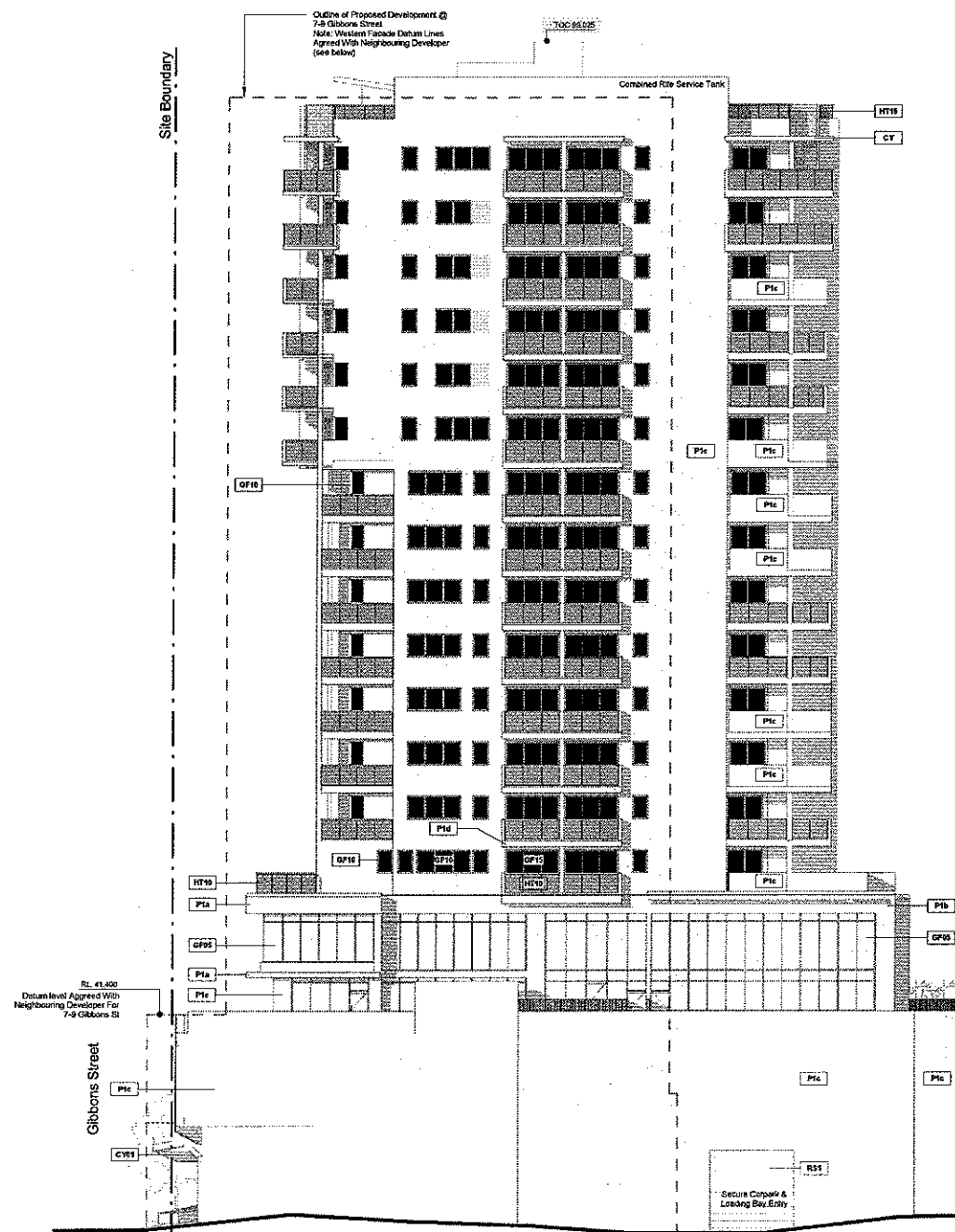
General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

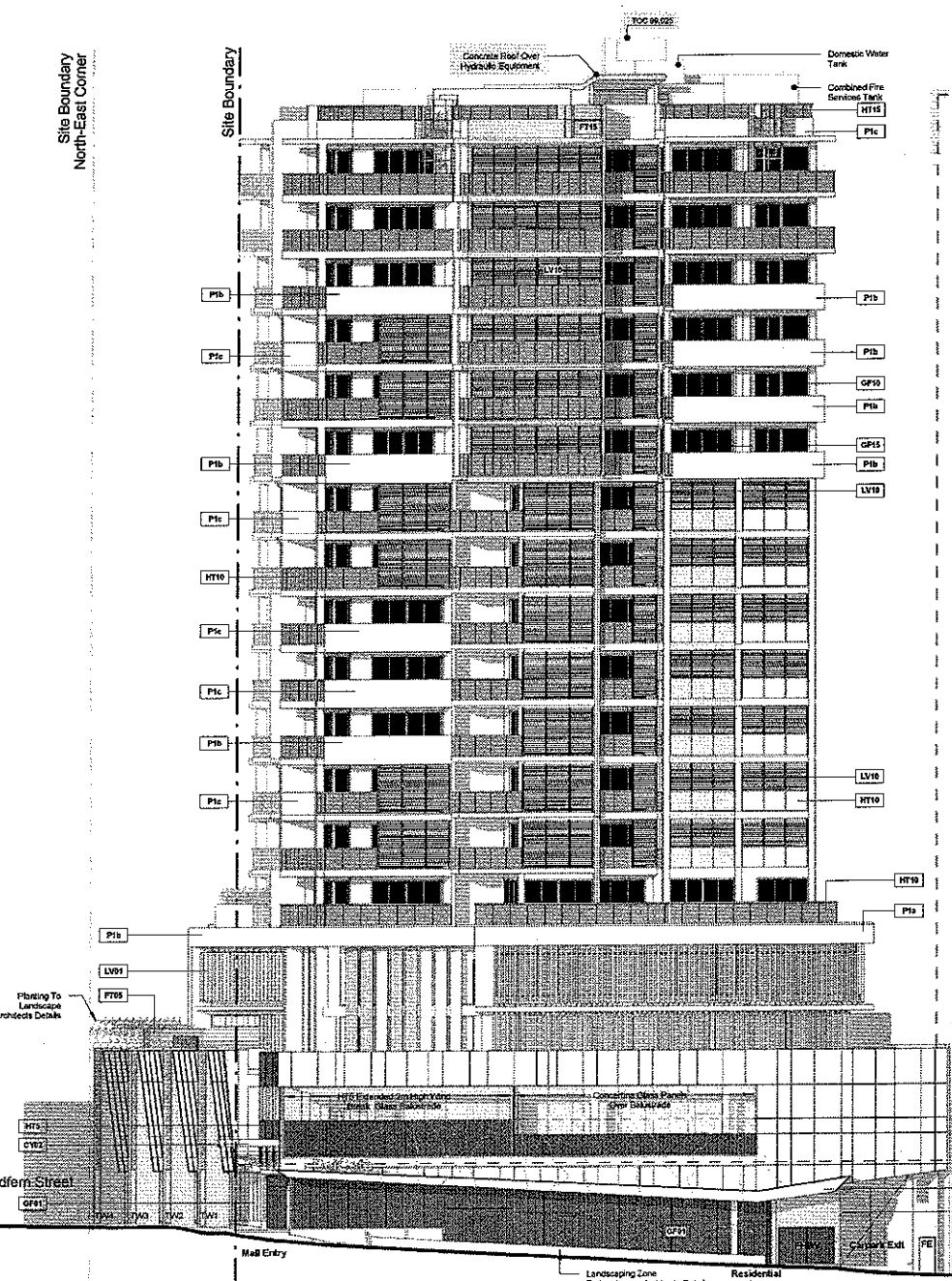
Refer To DA800 & Abbreviation Schedule For Proposed Finishes.

Survey Underlay Provided By QED Surveying Services Pty Ltd - Refer To Drawing 302806.



Level 19 (Roof)	93800
Level 18 (Residential)	90200
Level 17 (Residential)	87000
Level 16 (Residential)	83800
Level 15 (Residential)	80600
Level 14 (Residential)	77400
Level 13 (Residential)	74200
Level 12 (Residential)	71000
Level 11 (Residential)	67800
Level 10 (Residential)	64600
Level 9 (Residential)	61400
Level 8 (Residential)	58200
Level 7 (Residential)	55000
Level 6 (Residential)	51800
Level 5 (Residential)	48600
Level 4 (Office)	44000
Level 3 (Office)	40400
Level 2 (RSL)	35400
Level 1 (Mail)	31320
Basement 1	28500

Site Boundary
North-East Corner



Level 19 (Roof)	93800
Level 18 (Residential)	90200
Level 17 (Residential)	87000
Level 16 (Residential)	83800
Level 15 (Residential)	80600
Level 14 (Residential)	77400
Level 13 (Residential)	74200
Level 12 (Residential)	71000
Level 11 (Residential)	67800
Level 10 (Residential)	64600
Level 9 (Residential)	61400
Level 8 (Residential)	58200
Level 7 (Residential)	55000
Level 6 (Residential)	51800
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Level 3 (Office)	40400
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Level 1 (Mail)	31320
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NSW GOVERNMENT
Planning

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Approved Application No. MP09-0039 MOD1

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Signed [Signature]

Sheet No. 19 of 19

2 West Elevation
1:200

NORDON JAGO

ARCHITECTS
STATION 1, 10/100
DANIELA P. JAGO

Development Application - S96

Rev	Description	Date
1	Issue For Client Sign Off	19/06/09
2	Issue For Client Sign Off	26/06/09
3	Issue For Client Sign Off	30/06/09
4	Issue For Client Sign Off	23/07/09
5	Issue For Client Sign Off	23/07/09
6	Issue For Client Sign Off	23/07/09
7	Issue For Client Sign Off	23/07/09
8	Issue For Client Sign Off	23/07/09
9	Issue For Client Sign Off	23/07/09
10	Issue For Client Sign Off	23/07/09

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Proposed Mixed Use Development - 157 Redfern Street REDFERN

JOB No.	DE00308
DATE	Aug 2009
SCALE	@ A1 As Indicated
DWG No.	DA301 G

South & West Elevations

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other
Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To DA300 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By CBD Surveying Services Pty Ltd -
Refer To Drawing 302808.