

ATTACHMENT A

ATTACHMENT A

ARCHITECTURAL PLANS

**161 & 163-165 CLARENCE STREET AND
304 KENT STREET, SYDNEY**

ATTACHMENT A

NO. 107

DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER DIMENSIONS OF THE EXISTING OR PROPOSED STRUCTURE. THE NUMBER OF THE DRAWING AND SHEET SHALL BE INDICATED ON ALL COPIES OF THIS DRAWING AND SHEET.

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FOR DEVELOPMENT APPLICATION

GROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 88, Avenue 11
 Moore Park, NSW 2001
 T 02 9222 0288
 F 02 9222 0288
 www.growninternational.com.au

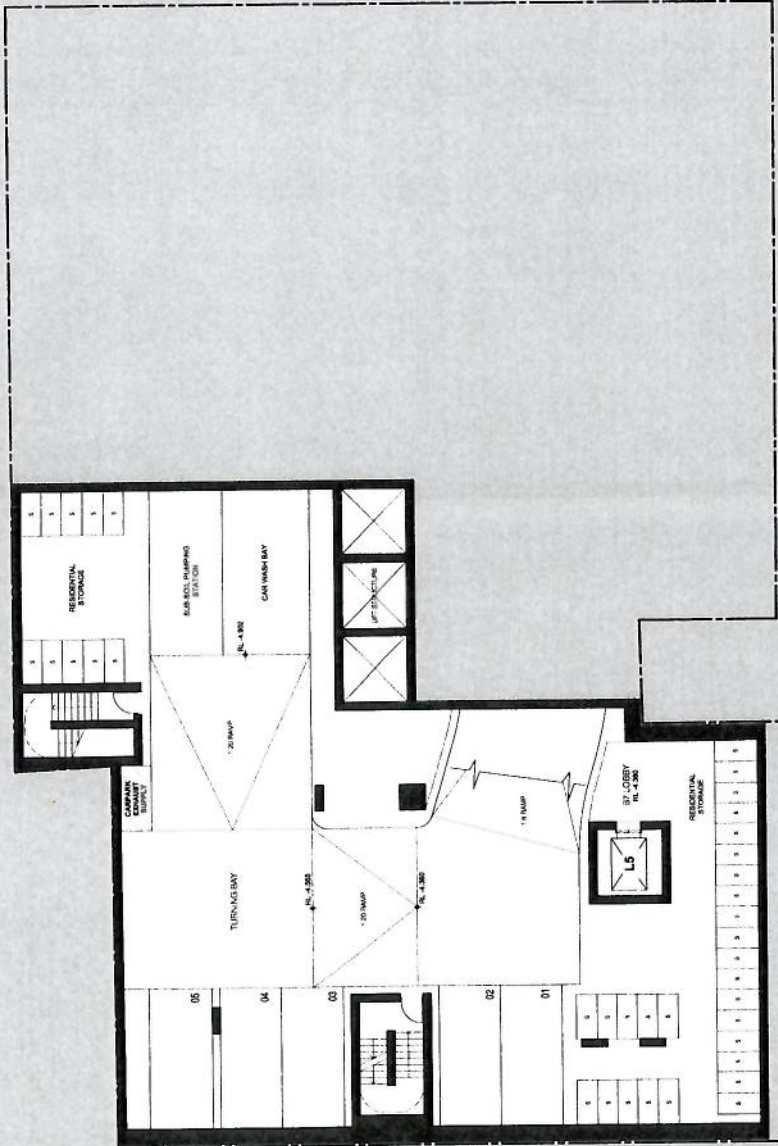
KOICHI TAKADA ARCHITECTS
 Koichi & Koko Takada
 61 Macquarie Street
 Sydney, NSW 2000
 T 02 9222 8822
 F 02 9222 8822
 www.koichitakada.com.au

PROJECT
 151 CLARENCE STREET
 151 - 155 CLARENCE ST & 304 KENT ST.
 SYDNEY, NSW 2000

SCALE
 1:100

DATE
 13/14

BASEMENT BY
 NAME NO. NUMBER
 A-093 H
 SCALE 1:2000/A3
 DATE 14/02/2014



BASEMENT BY

RESIDENTIAL CAR PARK = 5
 CAR WASH BAY

TOTAL

CARPARK BREAKDOWN:
 RESIDENTIAL = 02
 SERVICE APARTMENTS = 12
 SERVICE VEHICLES = 6
 RETAIL = 1
 SHARED VEHICLES = 2
 MOTORCYCLE PARKING = 15
 BICYCLE PARKING = 60
 RESIDENTIAL BICYCLE STORAGE = 220

* Inc 30 ACCESSIBLE PARKING

TOTAL = 112

KENT STREET

CLARENCE STREET

Energy Rating
 Certificate Number 14730679

single-dwelling rating
 multi-unit development (each rating or ratings)
 Energy Star rating (if applicable)

Revised downlights confirmation: Rated with Rated without

Assessor Name/Number Tracy Coohi VICBDM/121473
 Assessor Signature [Signature]
 Date 17.02.14



1 BASEMENT BY
 SCALE 1:200

ATTACHMENT A

NOTE: THIS PLAN SHOWS THE TYPICAL BASEMENT B2 TO B6. THE EXACT NUMBER OF SERVICE VEHICLES, RETAIL, MOTORCYCLE PARKING, STORAGE, AND OTHER AREAS WILL BE DETERMINED BY THE CONSULTANT'S SURVEY AND DESIGN. THE CONSULTANT'S SURVEY AND DESIGN WILL BE PROVIDED TO THE DEVELOPER FOR REVIEW AND APPROVAL.

NO.	DESCRIPTION	AREA (SQ. METERS)	NO.	DESCRIPTION	AREA (SQ. METERS)
1	RESIDENTIAL STORAGE	10.0	11	RESIDENTIAL STORAGE	10.0
2	RESIDENTIAL STORAGE	10.0	12	SERVICED APARTMENTS	10.0
3	RESIDENTIAL STORAGE	10.0	13	SERVICED APARTMENTS	10.0
4	RESIDENTIAL STORAGE	10.0	14	SERVICED APARTMENTS	10.0
5	RESIDENTIAL STORAGE	10.0	15	SERVICED APARTMENTS	10.0
6	RESIDENTIAL STORAGE	10.0	16	SERVICED APARTMENTS	10.0
7	RESIDENTIAL STORAGE	10.0	17	SERVICED APARTMENTS	10.0
8	RESIDENTIAL STORAGE	10.0	18	SERVICED APARTMENTS	10.0
9	RESIDENTIAL STORAGE	10.0	19	SERVICED APARTMENTS	10.0
10	RESIDENTIAL STORAGE	10.0	20	SERVICED APARTMENTS	10.0
11	RESIDENTIAL STORAGE	10.0	21	SERVICED APARTMENTS	10.0
12	RESIDENTIAL STORAGE	10.0	22	SERVICED APARTMENTS	10.0
13	RESIDENTIAL STORAGE	10.0	23	SERVICED APARTMENTS	10.0
14	RESIDENTIAL STORAGE	10.0	24	SERVICED APARTMENTS	10.0
15	RESIDENTIAL STORAGE	10.0	25	SERVICED APARTMENTS	10.0
16	RESIDENTIAL STORAGE	10.0	26	SERVICED APARTMENTS	10.0
17	RESIDENTIAL STORAGE	10.0	27	SERVICED APARTMENTS	10.0
18	RESIDENTIAL STORAGE	10.0	28	SERVICED APARTMENTS	10.0
19	RESIDENTIAL STORAGE	10.0	29	SERVICED APARTMENTS	10.0
20	RESIDENTIAL STORAGE	10.0	30	SERVICED APARTMENTS	10.0
21	RESIDENTIAL STORAGE	10.0	31	SERVICED APARTMENTS	10.0
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25	RESIDENTIAL STORAGE	10.0	35	SERVICED APARTMENTS	10.0
26	RESIDENTIAL STORAGE	10.0	36	SERVICED APARTMENTS	10.0
27	RESIDENTIAL STORAGE	10.0	37	SERVICED APARTMENTS	10.0
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29	RESIDENTIAL STORAGE	10.0	39	SERVICED APARTMENTS	10.0
30	RESIDENTIAL STORAGE	10.0	40	SERVICED APARTMENTS	10.0
31	RESIDENTIAL STORAGE	10.0	41	SERVICED APARTMENTS	10.0
32	RESIDENTIAL STORAGE	10.0	42	SERVICED APARTMENTS	10.0
33	RESIDENTIAL STORAGE	10.0	43	SERVICED APARTMENTS	10.0
34	RESIDENTIAL STORAGE	10.0	44	SERVICED APARTMENTS	10.0
35	RESIDENTIAL STORAGE	10.0	45	SERVICED APARTMENTS	10.0
36	RESIDENTIAL STORAGE	10.0	46	SERVICED APARTMENTS	10.0
37	RESIDENTIAL STORAGE	10.0	47	SERVICED APARTMENTS	10.0
38	RESIDENTIAL STORAGE	10.0	48	SERVICED APARTMENTS	10.0
39	RESIDENTIAL STORAGE	10.0	49	SERVICED APARTMENTS	10.0
40	RESIDENTIAL STORAGE	10.0	50	SERVICED APARTMENTS	10.0

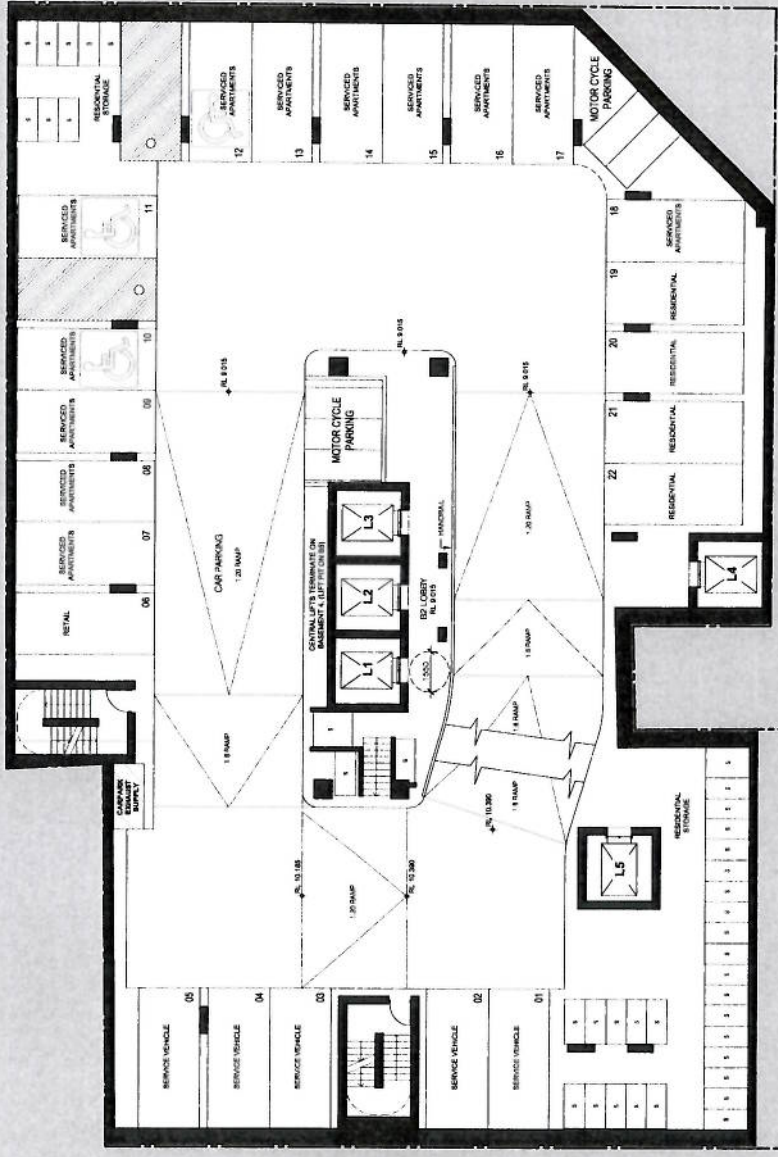
FOR DEVELOPMENT APPLICATION

CLARENCE INTERNATIONAL HOLDINGS GROUP
 Level 11, 65 Market St,
 Sydney NSW, 1511 2081
 Tel: 61 2 9231 3333
 Fax: 61 2 9231 3339
 www.clarenceintl.com.au

KOICHI TAKADA ARCHITECTS
 Level 4, 41, Kent St,
 Sydney NSW, 1511 2010
 Tel: 61 2 9231 8888
 Fax: 61 2 9231 8888
 www.koichiarchitects.com.au

PROJECT: 181 CLARENCE STREET
 CLARENCE STREET, 301 KENT ST,
 SYDNEY, NSW 2000

NO. 10: 13144
 SHEET: 11
 DRAWING: TYPICAL BASEMENT B2 TO B6
 SCALE: A-088
 DATE: 14/02/2014



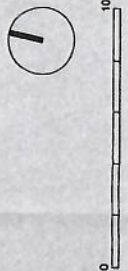
TYPICAL BASEMENT B2 - B6

RESIDENTIAL CAR PARK = 4
SERVICED APARTMENTS = 12
RETAIL = 1
SERVICE VEHICLE = 5
* Inc 3 ACCESSIBLE PARKING
MOTORCYCLE PARKING = 5
TOTAL
CARPARK BREAKDOWN:
RESIDENTIAL = 02
SERVICED APARTMENTS = 12
SERVICE VEHICLES = 5
RETAIL = 1
SHARED VEHICLES = 2
MOTORCYCLE PARKING = 15
* Inc 3 ACCESSIBLE PARKING
RESIDENTIAL STORAGE = 10
RESIDENTIAL BI-CYCLE STORAGE = 220
* Inc 30 ACCESSIBLE PARKING
TOTAL = 112

ENERGY Green Star
 Assessor Name: Tracy Cooles VICRD/AV121473
 Assessor Signature: [Signature]
 Date: 17.02.14

Energy Rating: 4.5 stars
 Heating: 30 MJ/m²
 Cooling: 24 MJ/m²

Revised drawings confirmation: Reser with Reser without



1 TYPICAL BASEMENT B2 TO B6
 SCALE 1:250

NOTE: 100% SUDS PLAN PROVIDED FOR THE DEVELOPMENT OF THE PROPOSED DEVELOPMENT. THE PROVISION OF THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COUNCIL OF THE CITY OF SYDNEY.

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR TENDER	17/02/14	[Signature]	[Signature]
2	FOR DEVELOPMENT APPLICATION	17/02/14	[Signature]	[Signature]
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FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 LEVEL 11, 48 ANNE ST
 MOORE PARK, NSW 2001
 P 02 9223 2298
 F 02 9223 2298
 www.crownintl.com.au

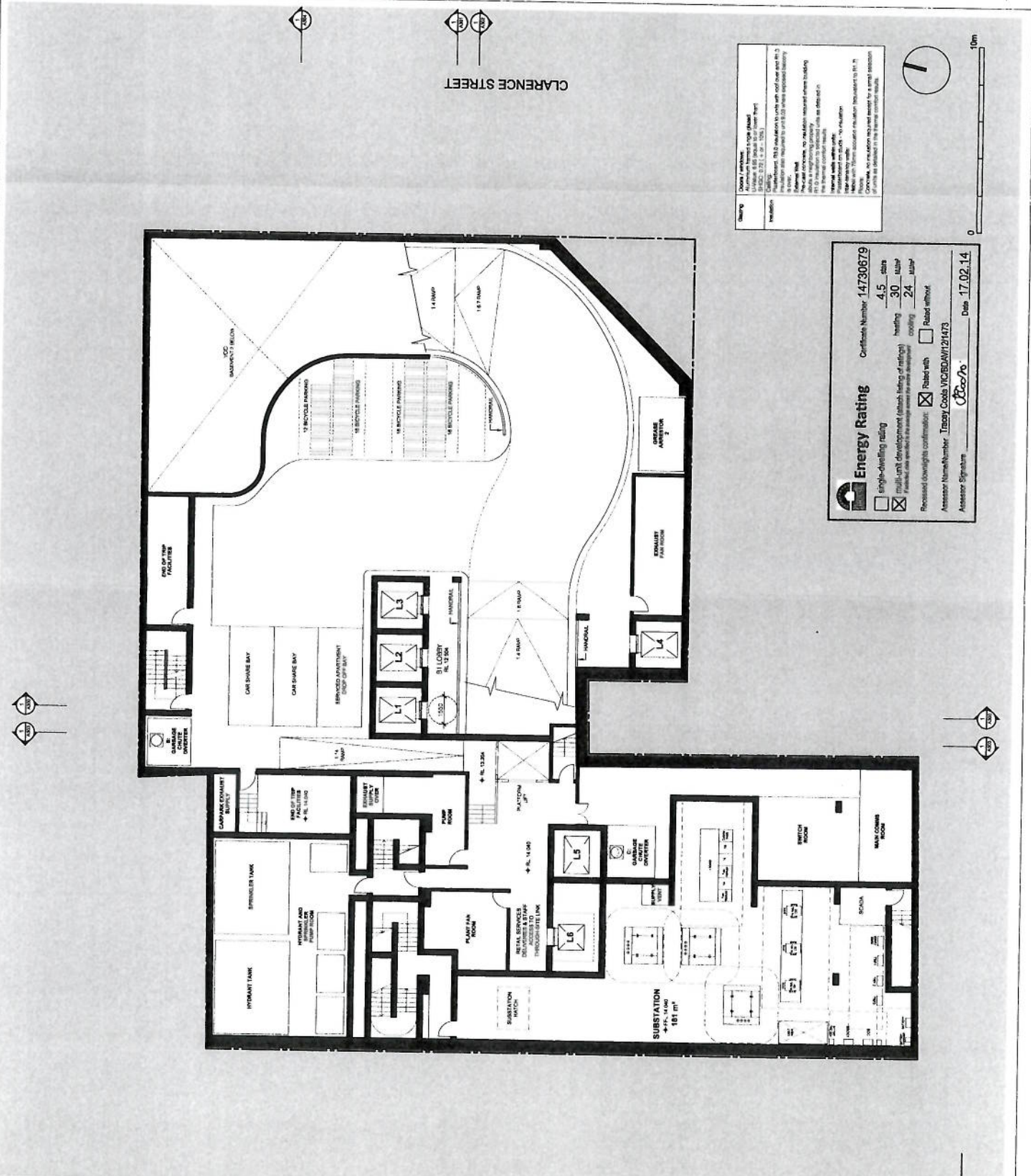
KOICHI TAKADA ARCHITECTS
 Suite 41 & 42 Level 4
 81 Macquarie Street
 Sydney, NSW 2000
 P 02 9223 4510
 F 02 9223 4510
 www.koichitakada.com.au

161 CLARENCE STREET
 161-162 CLARENCE ST & 304 KENT ST
 SYDNEY, NSW 2000

Plot No: 13144
 Site No: 161
 Scale: 1:200

BASEMENT 1
 Scale: 1:200

A-089
 H
 1:200/043
 14/02/2014



BASEMENT B1

CAR SHARE = 2
BICYCLE PARKING = 60
TOTAL
CARPARK BREAKDOWN:
RESIDENTIAL = 02
SERVICED APARTMENTS = 12
SERVICE VEHICLES = 6
RETAIL = 1
SHARED VEHICLES = 2
MOTORCYCLE PARKING = 15
BICYCLE PARKING = 60
RESIDENTIAL BICYCLE STORAGE = 220
* Inc 30 ACCESSIBLE PARKING
TOTAL = 112

Energy Rating Certificate Number 14730679

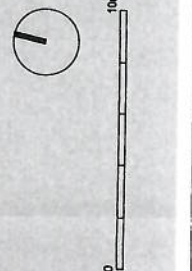
Energy Rating: 4.5 stars

Building Energy Rating: 30 stars

Copy: 24 stars

Revised Design: Rate with Rate without

Assessor Name: Tracy Cook VICBDAM121473
 Assessor Signature: [Signature] Date: 17.02.14



BASEMENT 1
 SCALE 1:200

BASEMENT 1
 SCALE 1:200

NOTES

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS AND APPROVED BY THE LOCAL AUTHORITY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

FOR DEVELOPMENT APPLICATION

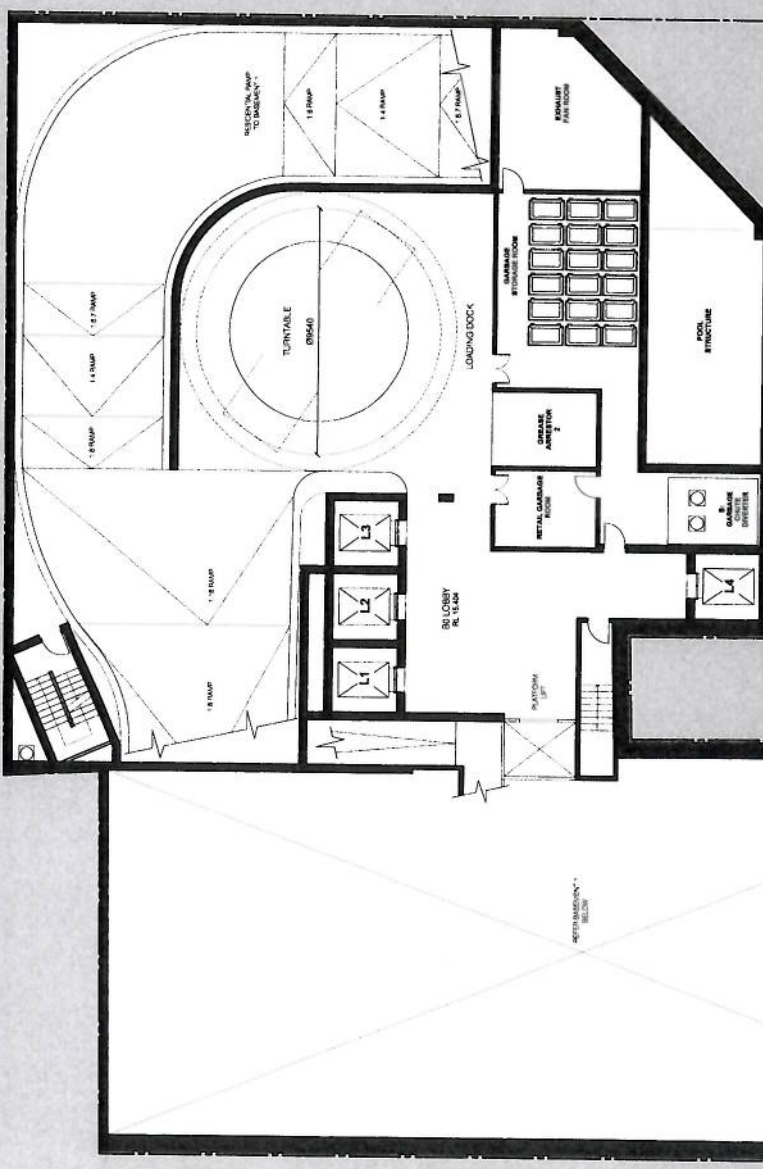
CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 48 Alfred St,
 Sydney, NSW 2000
 P 61 2 9222 2288
 www.crowninternational.com.au

KOICHI TAKADA ARCHITECTS
 Suite 41 & 42, Level 4
 150 Pitt Street
 Sydney, NSW 2000
 P 61 2 9222 2288
 koichi@takadaarchitects.com.au

181 CLARENCE STREET
 181 CLARENCE ST, A 304 KENT ST
 SYDNEY, NSW 2000

PROJ NO: 13144
 SHEET NO: 1/1
 SCALE: AS SHOWN

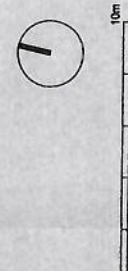
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 DRAWN BY: H
 CHECKED BY: H
 PROJECT NO: 1402/2014



CLARENCE STREET

KENT STREET

Energy Rating
 Certificate Number: 14730679
 4.5 stars
 single-dwelling rating
 multi-unit development (single rating of rating)
 Rating: 30 stars
 cooling: 24 stars
 Rating with: Rated with Rated without
 Assessor Name/Number: Tracey Cook VICEDAV121473
 Assessor Signature: *Tracey Cook* Date: 17.02.14



BASEMENT B0
 9.8km WASTE VEHICLE LOADING DOCK

TOTAL CARPARK BREAKDOWN:
 RESIDENTIAL = 82
 SERVICED APARTMENTS = 12
 RETAIL VEHICLES = 5
 RETAIL VEHICLES = 2
 MOTORCYCLE PARKING = 15
 BICYCLE PARKING = 60
 RESIDENTIAL BICYCLE STORAGE = 220
 * inc 30 ACCESSIBLE PARKING
 TOTAL = 112

1 BASEMENT 0 - LOADING DOCK
 SCALE 1:200

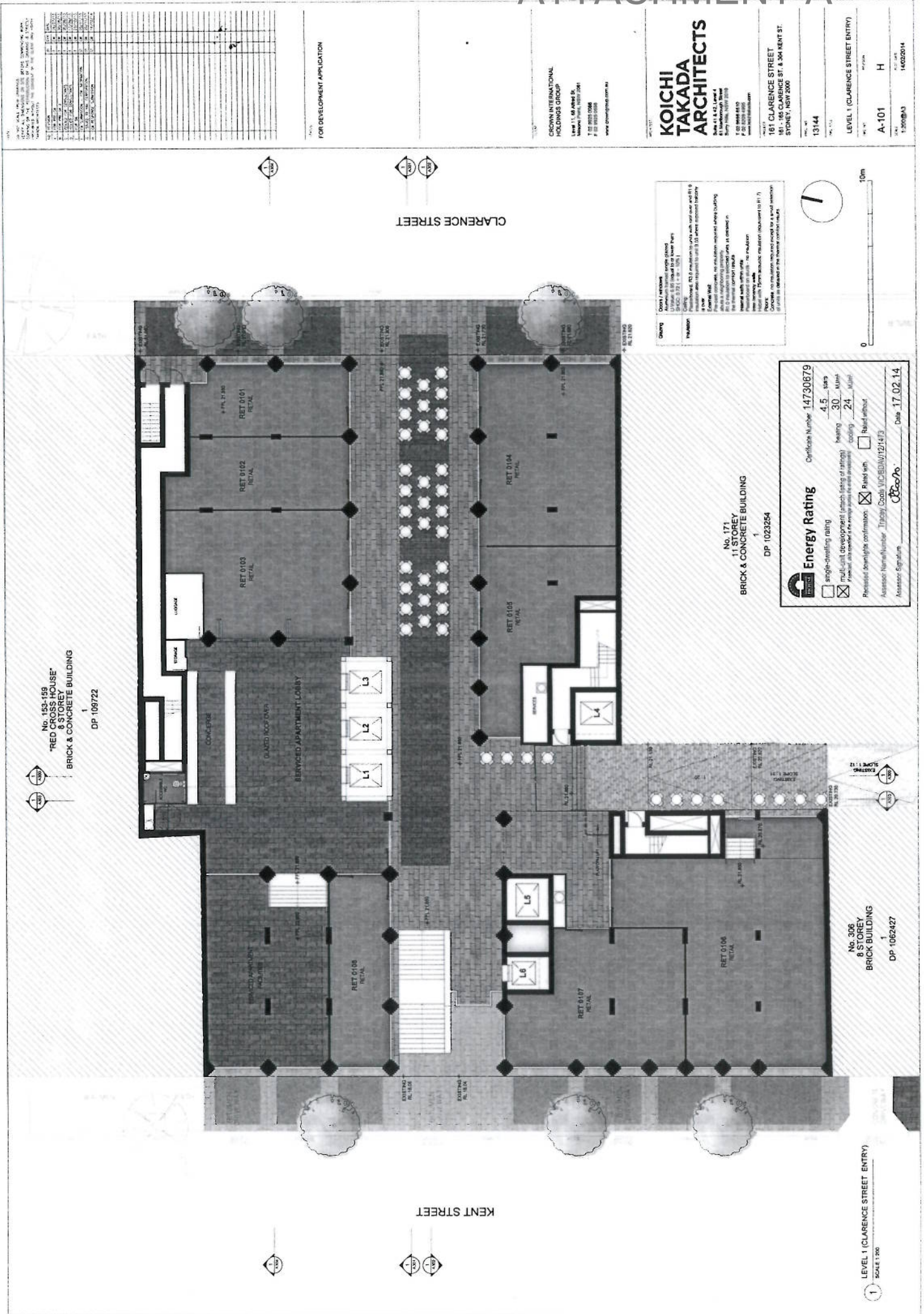


TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT

NO.	DESCRIPTION	AREA (SQM)	TYPE
1	RESIDENTIAL	12,500	APARTMENT
2	COMMERCIAL	1,500	RETAIL
3	RECREATION	500	GYMNASIUM
4	OTHER	200	LOBBY
5	TOTAL	14,700	

FOR DEVELOPMENT APPLICATION

DATE: 17.02.14

GROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 48 Kent St.
 Sydney NSW 1512, 2041
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 F 61 2 9223 0588
 www.growngroup.com.au

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 4/15 Kent Street
 Sydney NSW 1512, 2041
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 F 61 2 9223 0588
 www.koichitakada.com.au

181 CLARENCE STREET
 181 - 185 CLARENCE ST. A 304 KENT ST.
 SYDNEY, NSW 2000

13144

LEVEL 1 (CLARENCE STREET ENTRY)

A-101 H

1:200@A3 14/02/2014

Design Features
 Maximum building height 11.5m
 Maximum floor area 14,700 sqm
 Maximum site coverage 100%
 Maximum number of floors 11
 Maximum number of units 100
 Maximum number of parking spaces 100

Energy Rating
 Certificate Number: 14730879
 Rating: 4.5 stars
 Heating: 30 Multi
 Cooling: 24 Multi
 Refrigeration: 0 Multi
 Domestic hot water: 0 Multi
 Pool heating: 0 Multi
 Other: 0 Multi

Assessor: Name/Number: Tracey Coak VICE/DNA/121473
 Assessor Signature: *[Signature]*
 Date: 17.02.14

No. 171
 11 STOREY
 BRICK & CONCRETE BUILDING
 DP 1023254

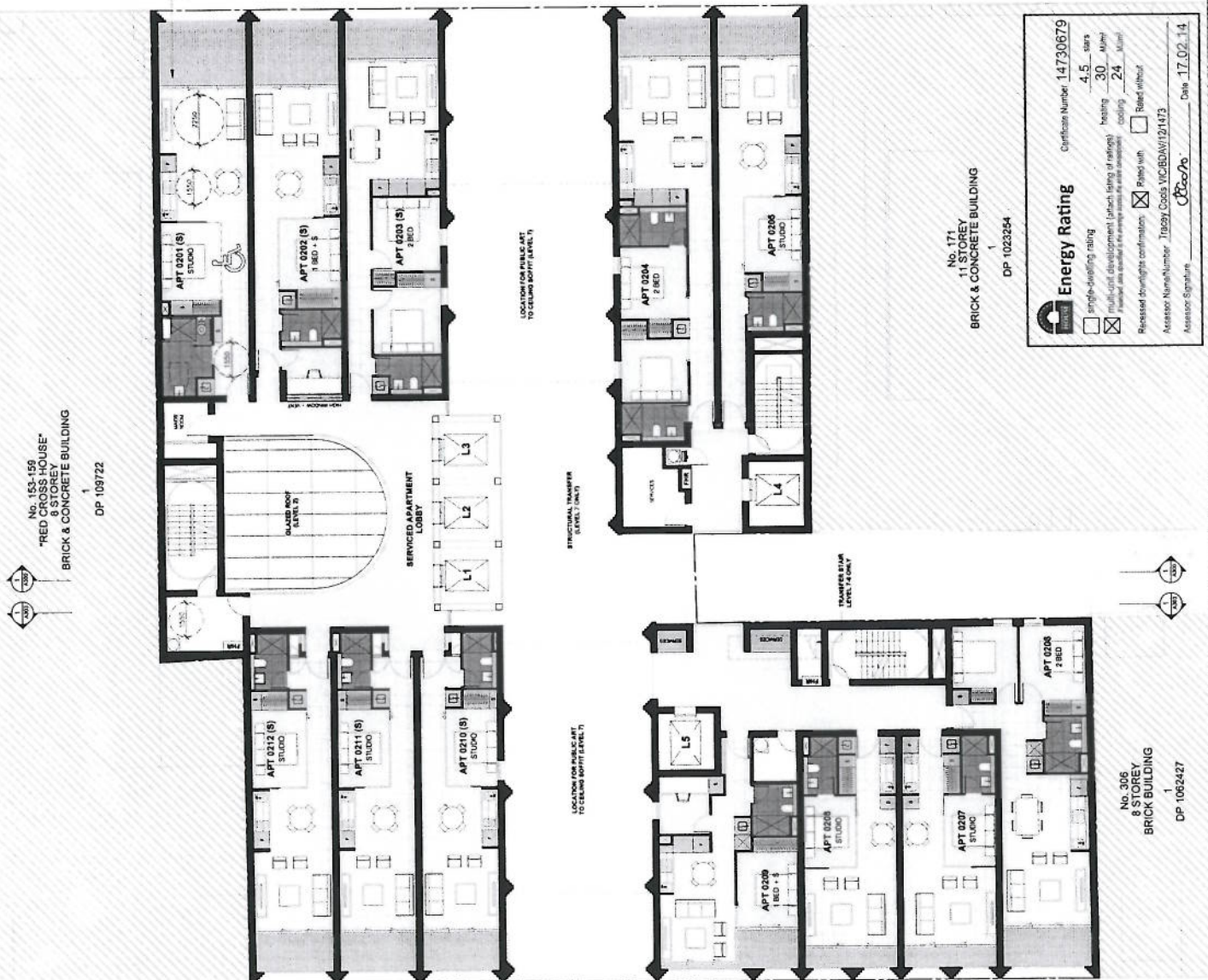
No. 152-159
 'RED CROSS HOUSE'
 BRICK & CONCRETE BUILDING
 DP 109722

No. 306
 8 STOREY
 BRICK BUILDING
 DP 1062427

LEVEL 1 (CLARENCE STREET ENTRY)
 SCALE 1:200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT. FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED CROSS HOUSE"
BRICK & CONCRETE BUILDING
DP 109722



NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	14.02.14
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FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
Level 11, 68 Avenue SE,
Melburn Place, 1600 7061
P 02 9603 0008
F 02 9603 0008
www.crowninternational.com.au

KOICHI TAKADA ARCHITECTS
Scale 1:1 & 1:2, Level 4
41 Market Street, 2100
P 02 9556 8415
F 02 9556 8995
www.koichitakada.com.au

161 CLARENCE STREET
161-169 CLARENCE ST. & 304 KENT ST
STREET, HOY 2000

13144
TYPICAL LEVEL 2 TO LEVEL 7
A-102 H
1:200/0A3
14/02/2014

CLARENCE STREET

KENT STREET

Cladding Fully finished
As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Roofing As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Insulation As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Windows As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Doors As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Paintwork As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Other As per approved design (B2B)
As per approved design (B2B)
As per approved design (B2B)

Energy Rating
Certificate Number: 14730679
Single-dwelling rating: 4.5 stars
Multi-unit development (batch listing of ratings):
- heating: 30 stars
- cooling: 24 stars
- hot water: 24 stars

Revised drawings confirmation: Rely with Rely without

Assessor Name/Number: Tracey Coos VCB/DWI/214173
Assessor Signature:

Date: 17.02.14

No. 171
11 STOREY
BRICK & CONCRETE BUILDING
DP 1023254

No. 306
8 STOREY
BRICK BUILDING
DP 1062427

TYPICAL LEVEL 2 TO LEVEL 7
SCALE 1:200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT. FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO A130

No. 153-159
"RED CROSS HOUSE"
BRICK & CONCRETE BUILDING
DP 108722



No. 306
8 STOREY
BRICK BUILDING
DP 1062427

No. 171
11 STOREY
BRICK & CONCRETE BUILDING
DP 1023254

Energy Rating Certificate Number 14730679

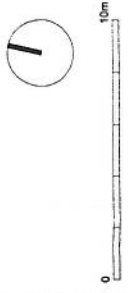
single-dwelling rating
 multi-unit development (each listing of ratings)
 Energy Use Intensity (per average gross floor area)

Heating: 4.5 stars
 Cooling: 30 stars
 Hot Water: 24 stars

Referred drawings confirmation: Rated with Rate without
 Assessor Name/Number: Tracy Coles VIC/BD/AV12/1173
 Assessor Signature: *Tracy Coles* Date: 17.02.14

Query

Doors/windows: 0.10m² or more above ground level
 Glazing: 0.10m² or more above ground level
 Windows: 0.10m² or more above ground level
 Balconies: 0.10m² or more above ground level
 Stairs: 0.10m² or more above ground level
 Lifts: 0.10m² or more above ground level
 Other: 0.10m² or more above ground level



CLARENCE STREET

KENT STREET

FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 153-159 Kent St.
 Sydney NSW 1511 2041
 T 02 9623 5008
 F 02 9623 5008
 www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
 Level 11 & 12, 153-159 Kent St.
 Sydney NSW 1511 2041
 T 02 9623 5008
 F 02 9623 5008
 www.koichiarchitects.com.au

161 CLARENCE STREET
 151-155 CLARENCE ST & 304 KENT ST
 SYDNEY, NSW 2000

13144
 LEVEL 9
 A-109 H
 1:200 @ A3
 14/02/2014

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	14/02/2014	KT	KT
2	ISSUED FOR PERMIT	14/02/2014	KT	KT
3	ISSUED FOR PERMIT	14/02/2014	KT	KT
4	ISSUED FOR PERMIT	14/02/2014	KT	KT
5	ISSUED FOR PERMIT	14/02/2014	KT	KT
6	ISSUED FOR PERMIT	14/02/2014	KT	KT
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8	ISSUED FOR PERMIT	14/02/2014	KT	KT
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10	ISSUED FOR PERMIT	14/02/2014	KT	KT
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49	ISSUED FOR PERMIT	14/02/2014	KT	KT
50	ISSUED FOR PERMIT	14/02/2014	KT	KT

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT. FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED CROSS HOUSE"
8 STOREY
BRICK & CONCRETE BUILDING
DP 109722



No. 171
11 STOREY
BRICK & CONCRETE BUILDING
DP 1023254

No. 306
8 STOREY
BRICK BUILDING
DP 1062427

KENT STREET

CLARENCE STREET

NO.	REVISIONS	DATE	BY	CHKD BY	APP'D BY
1	ISSUE FOR PERMIT	08/05/2014			
2	REVISED PER ENERGY RATING	11/06/2014			
3	REVISED PER COMMENTS FROM DP1023254	05/08/2014			
4	REVISED PER COMMENTS FROM DP1023254	05/08/2014			

FOR DEVELOPMENT APPLICATION

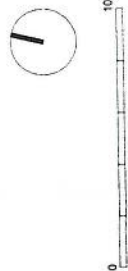
CROWN INTERNATIONAL
HOLDINGS GROUP
Level 11, 80 Alfred St,
Melbourne Place, Sydney NSW
T 02 9555 0088
F 02 9555 0066
www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
ARCHITECTS
Scale: 1:10, Level 1
21 Macquarie Street
Sydney NSW 2000
T 02 9229 9949
F 02 9229 9949
www.koichitakada.com

161 CLARENCE STREET
161 - 165 CLARENCE ST. A 304 KENT ST
STONEY, NSW 2000

13144
LEVEL 10
A-110 H
1/2008/3
14/02/2014

Cladding Ductile Cast Iron (Ductile Cast Iron) [4.5 stars]
Ultracore, 8.50 (Infinite) (Infinite) [4.5 stars]
Inclination: 0.00 (0.00) [4.5 stars]
Insulation: 120 (120) [4.5 stars]
Roofing: 0.00 (0.00) [4.5 stars]
Frame: 0.00 (0.00) [4.5 stars]
Floor: 0.00 (0.00) [4.5 stars]
Walls: 0.00 (0.00) [4.5 stars]
Windows: 0.00 (0.00) [4.5 stars]
Roof: 0.00 (0.00) [4.5 stars]
Floor: 0.00 (0.00) [4.5 stars]
Walls: 0.00 (0.00) [4.5 stars]
Windows: 0.00 (0.00) [4.5 stars]



Energy Rating
Certificate Number: 14730679
4.5 stars
 single-dwelling rating
 multi-unit residential (each filling of energy)
Heating: 30 kWh/m²/ann
Cooling: 24 kWh/m²/ann
Recessed downlights confirmation: Railed with Railed without
Assessor Name/Number: Tracey Cooks VIGSDM/1791473
Assessor Signature: *Tracey Cooks* Date: 17.02.14

LEVEL 10
SCALE 1:200

ATTACHMENT A

NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	17/02/14
2	REVISED PER PERMIT	17/02/14
3	REVISED PER PERMIT	17/02/14
4	REVISED PER PERMIT	17/02/14
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49	REVISED PER PERMIT	17/02/14
50	REVISED PER PERMIT	17/02/14

FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 17, 48 Market St.
 Melbourne, VIC 3000
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 F 03 9592 0000
 www.crowninternational.com.au

KOICHI TAKADA ARCHITECTS
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 Sydney, NSW 2000
 T 02 9231 1000
 F 02 9231 1000
 www.koichitakada.com

161 CLARENCE STREET
 181 - 185 CLARENCE ST. & 304 KENT ST.
 SYDNEY, NSW 2000

PROJECT NO: 13144
 LEVEL 11
 SCALE: A-111
 DATE: 14/02/2014



Energy Rating
 Certificate Number 14730679
 4.5 stars
 single-dwelling rating
 heating 30 - Water
 cooling 24 - Air
 assessed downlight configuration: Recessed with Recessed without
 Assessor Name: Tracey Coles VICBDAM121473
 Assessor Signature: [Signature]
 Date: 17.02.14



No. 171
 11 STOREY
 BRICK & CONCRETE BUILDING
 DP 1023254

No. 305
 8 STOREY
 BRICK BUILDING
 DP 1062427

NOTE: ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE LAYOUT. FOR POST ADAPTABLE LAYOUT PLEASE REFER TO DRAWING NO. A130

LEVEL 11
 SCALE 1:200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED CROSS" USE
8 STOREY
BRICK & CONCRETE BUILDING
1
DP 109722



KENT STREET

CLARENCE STREET



FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
Level 11, 80 Alfred St,
Melbourne, Vic. 3000
T 03 9255 5088
F 03 9255 5086
www.crowninternational.com.au

KOICHI TAKADA ARCHITECTS
Suite 4.1 & 4.2, Level 4
61 Melbourne Street
Bonython, Adelaide, SA 5005
T 08 8203 8998
F 08 8203 8999
www.koichiarchitects.com

181 CLARENCE STREET
181-185 CLARENCE ST. & 304 KENT ST.
STONEY, NSW 2006

13144

LEVEL 12

A-112

1:200@A3

DATE: 14/02/2014

Category	Details / Description
Structure	Concrete frame structure with brick masonry walls.
Roofing	Asph/Flt roof with 100mm insulation.
Windows	Double glazed windows with 100mm insulation.
Doors	Timber doors with 100mm insulation.
Floors	Concrete floors with 100mm insulation.
Other	Various other details as per specification.

Energy Rating
Certificate Number: 14730679

4.5 stars
30 - water heating
24 - cooling
24 - hot water heating

Reassessed fourights confirmed: Rats with Rats without

Assessor Name/Number: Tracey Coors VIC/BDAM12/1473
Assessor Signature:

Date: 17.02.14

No. 171
11 STOREY
BRICK & CONCRETE BUILDING
1
DP 102254

No. 306
8 STOREY
BRICK BUILDING
1
DP 1062427

LEVEL 12
SCALE: 1/200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT, FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED CROSS HOUSE"
8 STOREY
BRICK & CONCRETE BUILDING
1
DP 108722



KENT STREET

CLARENCE STREET

FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
Level 11, 88 AVON ST.
MARKHAM PLACE, SYDNEY NSW 2001
T 02 9033 0208
F 02 9033 0206
www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
Architects
Level 11, 88 Avon St.
88 Markham Place
Sydney NSW 2001
T 02 9033 0208
F 02 9033 0206
www.koichitakada.com

161 CLARENCE STREET
181-185 CLARENCE ST. & 304 KENT ST.
SYDNEY, NSW 2000

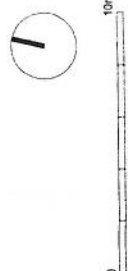
13144

LEVEL 13 & LEVEL 14

A-113 H

1,200/043 14/02/2014

Quality
Quality Standard: AS/NZS 4850 (2002)
U Value & R-Value: AS/NZS 4850 (2002)
Thermal Performance: AS/NZS 4850 (2002)
Sound Performance: AS/NZS 4850 (2002)
Fire Performance: AS/NZS 4850 (2002)
Structural Performance: AS/NZS 4850 (2002)
Accessibility: AS/NZS 4850 (2002)
Energy Performance: AS/NZS 4850 (2002)
Water Performance: AS/NZS 4850 (2002)
Air Performance: AS/NZS 4850 (2002)
Light Performance: AS/NZS 4850 (2002)
Acoustic Performance: AS/NZS 4850 (2002)
Vibration Performance: AS/NZS 4850 (2002)
Durability Performance: AS/NZS 4850 (2002)
Maintenance Performance: AS/NZS 4850 (2002)
Health Performance: AS/NZS 4850 (2002)
Safety Performance: AS/NZS 4850 (2002)
Security Performance: AS/NZS 4850 (2002)
Sustainability Performance: AS/NZS 4850 (2002)
Compliance Performance: AS/NZS 4850 (2002)



No. 171
1 STOREY
BRICK & CONCRETE BUILDING
1
DP 1023254

Energy Rating
Certificate Number 14730679
single-dwelling rating: 4.5 stars
multifamily development (classification of rating): heating 30 MJ/m², cooling 24 MJ/m²
Recessed-downlights confirmation: Recessed with Recessed without
Assessor Name/Number: Tracey Conks VIC/BBAV/121473
Assessor Signature: *Tracey Conks*
Date: 17.02.14

No. 306
8 STOREY
BRICK BUILDING
1
DP 1062427

TYPICAL LEVEL 13 & LEVEL 14
SCALE 1:200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE-ADAPTABLE
LAYOUT, FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A100

No. 153-159
"RED HOUSE"
8 STOREY
BRICK & CONCRETE BUILDING
1
DP 109722



No. 306
8 STOREY
BRICK BUILDING
1
DP 1062427

Energy Rating Certificate Number 14730679

Single-dwelling rating
 Multi-unit development (attach listing of ratings)
 Factual data verified of the average across the entire development

Reassessed dwellings confirmation: Rated with Rated without

Assessor Name/Number: Trebby Coob VIC/BDW/121473
 Assessor Signature: Date: 17.02.14

Heating: 4.5 Stars
 Cooling: 30 MJ/m²
 Hot water: 24 MJ/m²

No. 171
1 STOREY
BRICK & CONCRETE BUILDING
1
DP 1023254

Energy Rating

Single-dwelling rating
 Multi-unit development (attach listing of ratings)
 Factual data verified of the average across the entire development

Reassessed dwellings confirmation: Rated with Rated without

Assessor Name/Number: Trebby Coob VIC/BDW/121473
 Assessor Signature: Date: 17.02.14

Heating: 4.5 Stars
 Cooling: 30 MJ/m²
 Hot water: 24 MJ/m²

CHOWIN INTERNATIONAL HOLDINGS GROUP
Level 11, 80, Market Street, Sydney, NSW 2001
T 02 9933 0000
F 02 9933 0288
www.chowininternational.com.au

KOICHI TAKADA ARCHITECTS
101 CLARENCE STREET
101 - 105 CLARENCE ST. & 304 KENT ST.
SYDNEY, NSW 2000
T 02 9668 8100
F 02 9668 8101
www.koichiarchitects.com

FOR DEVELOPMENT APPLICATION

13144

TYPICAL LEVEL: 15 TO LEVEL 21

A-115 H

1:200@A3 14022014

TYPICAL LEVEL: 15 TO LEVEL 21
SCALE 1:200

NOTE:
ADAPTABLE LAYOUT INDICATES PRE ADAPTABLE
LAYOUT. FOR POST ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED CROSS HOUSE"
5 STOREY
BRICK & CONCRETE BUILDING
1
DP-109722



No. 171
11 STOREY
BRICK & CONCRETE BUILDING
1
DP-1023264

Energy Rating Certificate Number: 14730879

Single-dwelling rating: 4.5 stars
 Multi-unit development (each rating of ratings): 30 kWh/m² cooling, 24 kWh/m² heating
 Released drawings confirmation: Rated with Rate without
 Assessor Name/Number: Tracey Cooks VICBDAV121473
 Assessor Signature: *Tracey Cooks* Date: 17.02.14

No. 306
8 STOREY
BRICK BUILDING
1
DP-1062427

LEVEL 22 & LEVEL 23
SCALE: 1:200

NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMIT	17/02/14			
2	ISSUED FOR PERMIT	17/02/14			
3	ISSUED FOR PERMIT	17/02/14			
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50	ISSUED FOR PERMIT	17/02/14			

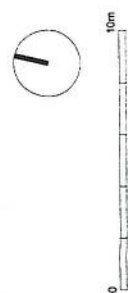
FOR DEVELOPMENT APPLICATION

CREMA INTERNATIONAL HOLDINGS GROUP
Level 11, 88 Kent St.
Melbourne Vic 3000
T 03 9623 0268
F 03 9623 0268
www.cremainternat.com.au

KOICHI TAKADA ARCHITECTS
Level 11, 88 Kent St.
Melbourne Vic 3000
T 03 9623 0268
F 03 9623 0268
www.koichitakada.com.au

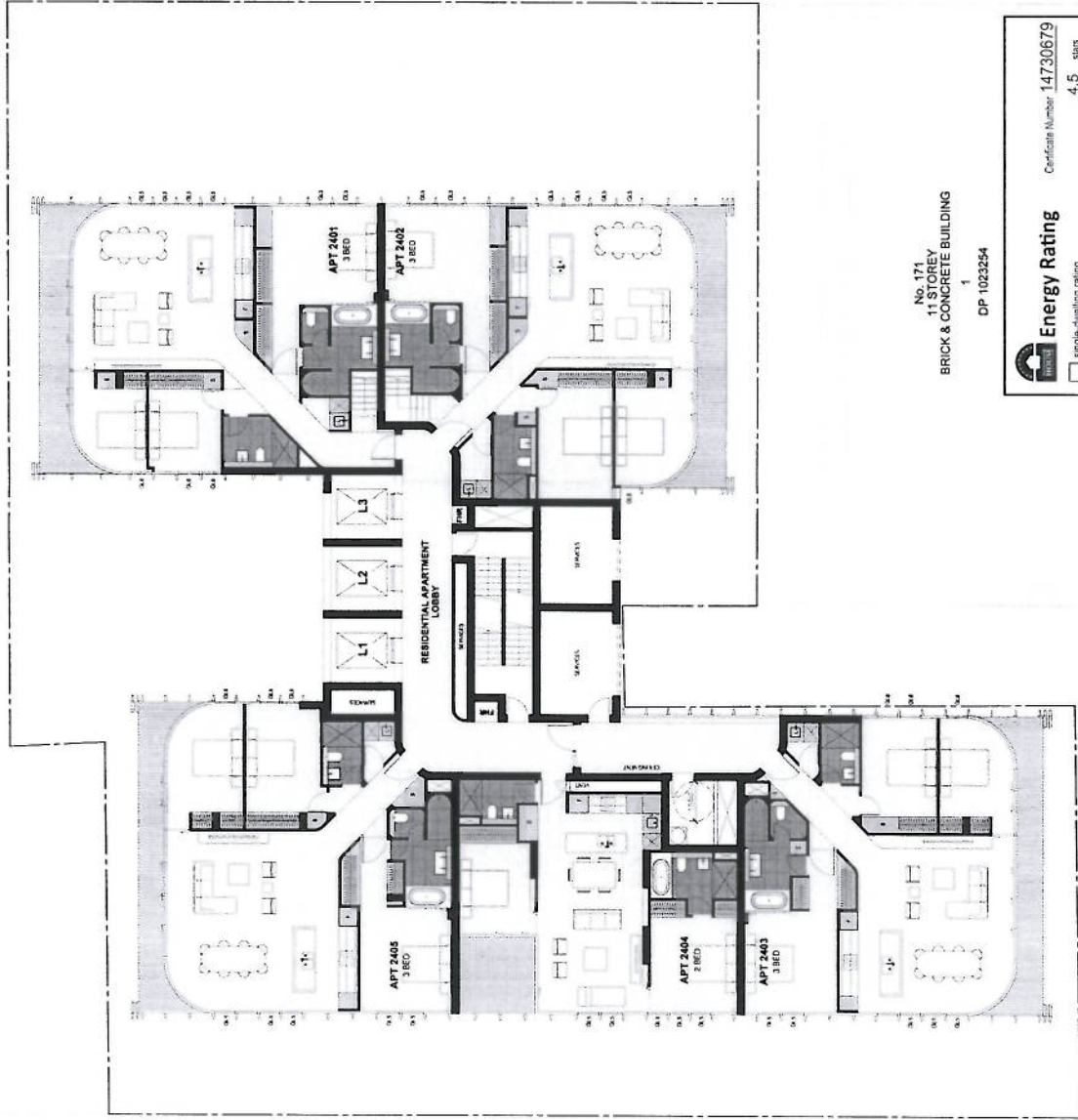
161 CLARENCE STREET
SYDNEY, NSW 2000
13144
LEVEL 22 & LEVEL 23
A-122 H
1300843 14022014

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NOTE:
ADAPTABLE LAYOUT INDICATES PRE-ADAPTABLE
LAYOUT. FOR POST-ADAPTABLE LAYOUT PLEASE
REFER TO DRAWING NO. A130

No. 153-159
"RED HOUSE"
6 STOREY
BRICK & CONCRETE BUILDING
1
DP 109722



KENT STREET

CLARENCE STREET



LEVEL 24
1
SCALE: 1:50

No. 306
8 STOREY
BRICK BUILDING
1
DP 1062427

Energy Rating Certificate Number: 14730679

single-dwelling rating Heating: 4.5 stars
 multi-unit development (each rating of category) Cooling: 30 kWh/m²/year
 multi-unit development (each rating of category) Cooling: 24 kWh/m²/year

Revised dwellings confirmation: Rated with Rated without

Assessor Name/Number: Tracey Cooks VQ(BDAW)12/1173
 Assessor Signature:

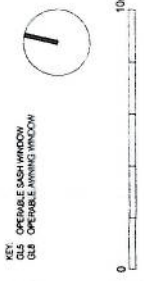
No. 171
11 STOREY
BRICK & CONCRETE BUILDING
1
DP 1062354

GLazing
Doors / windows: double glazing (60% U Value, 0.30, 0.25, 0.20, 0.18, 0.16, 0.15, 0.14, 0.13, 0.12, 0.11, 0.10, 0.09, 0.08, 0.07, 0.06, 0.05, 0.04, 0.03, 0.02, 0.01, 0.00)

Roofing
Roofing: 0.10, 0.15, 0.20, 0.25, 0.30, 0.35, 0.40, 0.45, 0.50, 0.55, 0.60, 0.65, 0.70, 0.75, 0.80, 0.85, 0.90, 0.95, 1.00, 1.05, 1.10, 1.15, 1.20, 1.25, 1.30, 1.35, 1.40, 1.45, 1.50, 1.55, 1.60, 1.65, 1.70, 1.75, 1.80, 1.85, 1.90, 1.95, 2.00

Glazing
Doors / windows: double glazing (60% U Value, 0.30, 0.25, 0.20, 0.18, 0.16, 0.15, 0.14, 0.13, 0.12, 0.11, 0.10, 0.09, 0.08, 0.07, 0.06, 0.05, 0.04, 0.03, 0.02, 0.01, 0.00)

Roofing
Roofing: 0.10, 0.15, 0.20, 0.25, 0.30, 0.35, 0.40, 0.45, 0.50, 0.55, 0.60, 0.65, 0.70, 0.75, 0.80, 0.85, 0.90, 0.95, 1.00, 1.05, 1.10, 1.15, 1.20, 1.25, 1.30, 1.35, 1.40, 1.45, 1.50, 1.55, 1.60, 1.65, 1.70, 1.75, 1.80, 1.85, 1.90, 1.95, 2.00



KEY:
GL: OPERABLE GLAZING WINDOW
OGL: OPERABLE OPENING WINDOW

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www.koichiarchitects.com.au

161 CLARENCE STREET
161-165 CLARENCE ST. & KENT ST.
SYDNEY NSW 2000

13144
LEVEL 24
A-124
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1:20000A3
14022014

FOR DEVELOPMENT APPLICATION

CREDA INTERNATIONAL HOLDINGS GROUP
Level 11 & 12, Level 4
101-103 Clarence Street
Sydney NSW 2000
T: 61 2 9398 8310
F: 61 2 9398 8311
www.creda.com.au

NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMIT	17/02/14			
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NO.	REVISION	DATE
1	ISSUED FOR TENDERS	17/02/14
2	FOR DEVELOPMENT APPLICATION	17/02/14
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FOR DEVELOPMENT APPLICATION

COVON INTERNATIONAL HOLDINGS GROUP
 Level 11, 144 Kent St.
 Sydney NSW 1512 2041
 T 02 9251 0048
 F 02 9251 0088
 www.covon.com.au

KOICHI TAKADA ARCHITECTS
 161 CLARENCE STREET
 STONEY, NSW 2000
 T 02 9558 8110
 F 02 9558 8111
 www.koichitakada.com

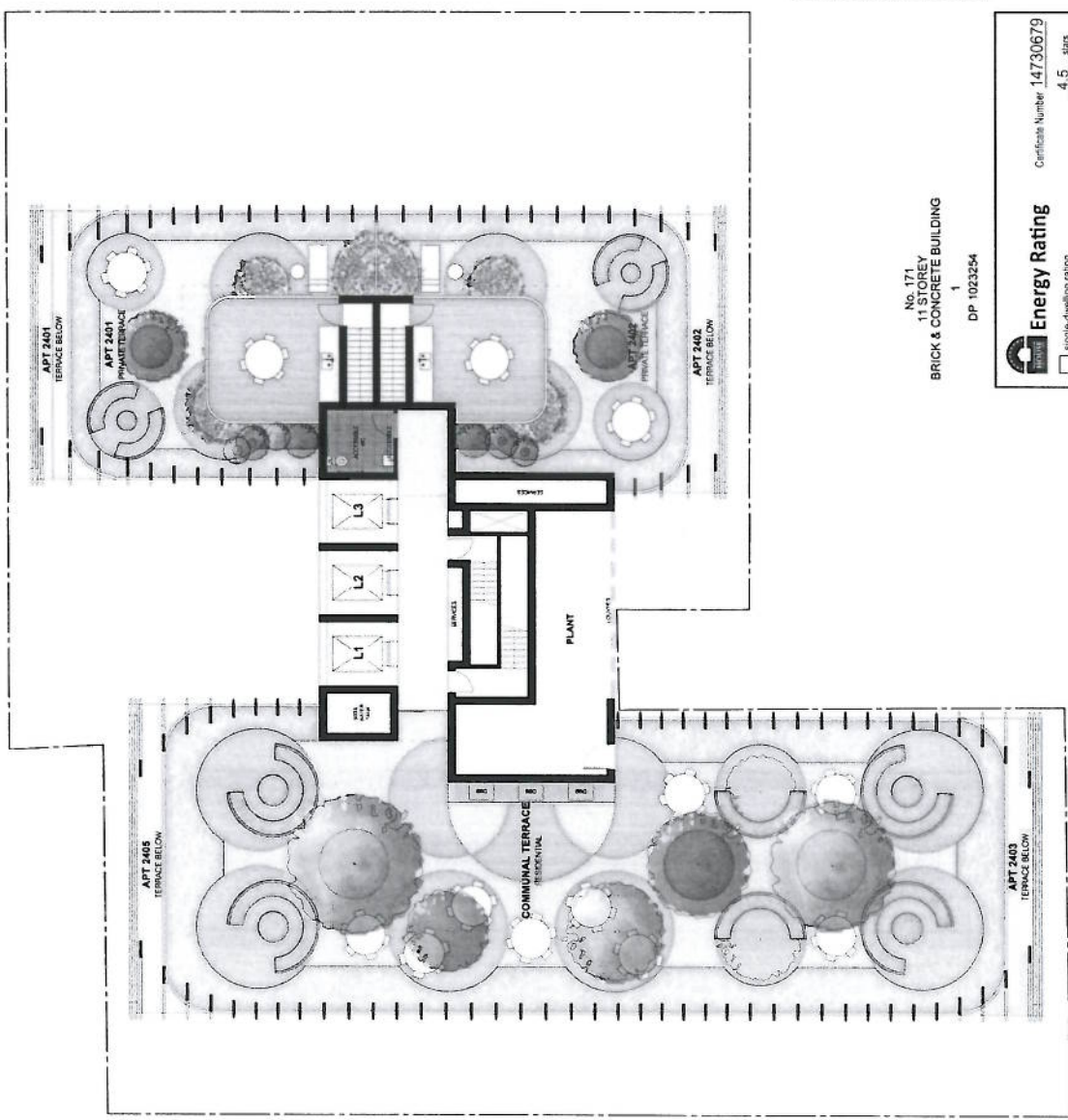
161 CLARENCE STREET
 161 - 165 CLARENCE ST. & 304 KENT ST
 STONEY, NSW 2000

13144

LEVEL 25

A-125 H

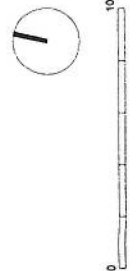
1/2008/043 14/02/2014



CLARENCE STREET

KENT STREET

Design
 Design architect: Koichi Takada Architects
 Australian Standard single element
 AS/NZS 4455.1:2003
 AS/NZS 4455.2:2003
 AS/NZS 4455.3:2003
 AS/NZS 4455.4:2003
 AS/NZS 4455.5:2003
 AS/NZS 4455.6:2003
 AS/NZS 4455.7:2003
 AS/NZS 4455.8:2003
 AS/NZS 4455.9:2003
 AS/NZS 4455.10:2003
 AS/NZS 4455.11:2003
 AS/NZS 4455.12:2003
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 AS/NZS 4455.14:2003
 AS/NZS 4455.15:2003
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 AS/NZS 4455.46:2003
 AS/NZS 4455.47:2003
 AS/NZS 4455.48:2003
 AS/NZS 4455.49:2003
 AS/NZS 4455.50:2003



NO. 171
 11 STOREY
 BRICK & CONCRETE BUILDING
 1
 DP 1023254

Energy Rating Certificate Number 14730679

single-dwelling rating: 4.5 stars
 Heating: 30 MJ/m²
 Cooling: 24 MJ/m²

Recessed downlight confirmation: Rated with Rated without

Assessor Name/Number: Tracy Cooks VIC(BDAM)121473
 Assessor Signature: *Tracy Cooks*
 Date: 17.02.14

No. 152-159
 'RED COCKATOO HOUSE'
 8 STOREY
 BRICK & CONCRETE BUILDING
 1
 DP 109722

No. 306
 8 STOREY
 BRICK BUILDING
 1
 DP 1062427

LEVEL 25
 SCALE 1:200

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	17/02/14		
2	REVISED PER PERMIT CONDITIONS	17/02/14		
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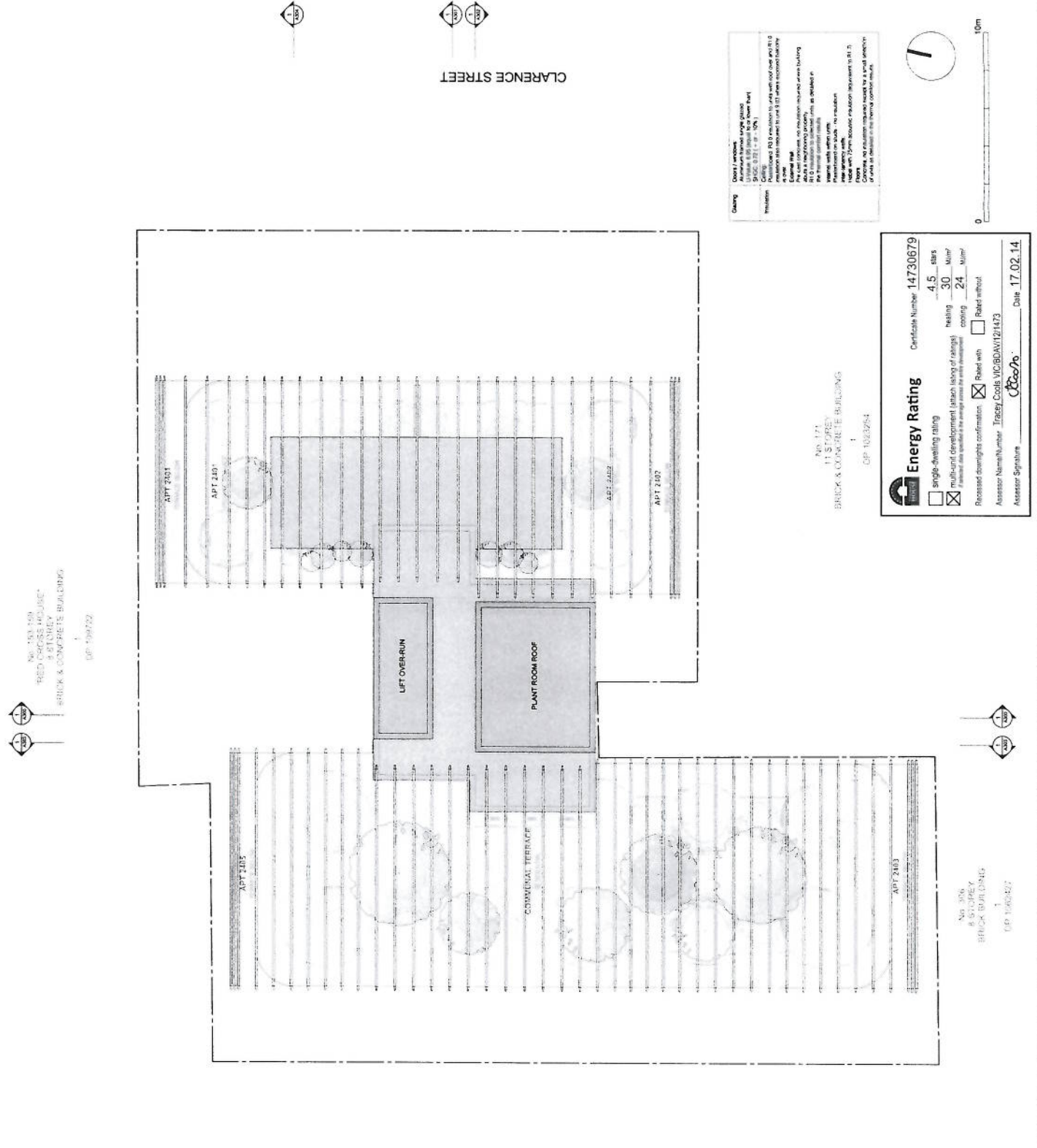
FOR DEVELOPMENT APPLICATION

COOIN INTERNATIONAL HOLDINGS GROUP
 Level 11, 88 Kent St
 Sydney Park, NSW 2051
 T 02 9252 0088
 F 02 9252 0999
 www.cooingroup.com.au

KOICHI TAKADA ARCHITECTS
 Level 11, 88 Kent St
 Sydney Park, NSW 2051
 T 02 9252 0088
 F 02 9252 0999
 www.koichitakada.com

161 CLARENCE STREET
 181 - 183 CLARENCE ST & 304 KENT ST
 SYDNEY, NSW 2000

13144
 LEVEL 26 - ROOF PLAN
 A-126 H
 1/2009/03 14/02/2014



NO. 158, 159
 RED CROSS HOUSE
 4 STOREY
 BRICK & CONCRETE BUILDING
 DP 136252

NO. 171
 11 STOREY
 BRICK & CONCRETE BUILDING
 DP 136254

NO. 306
 8 STOREY
 BRICK BUILDING
 DP 136257

LEVEL 26 - ROOF PLAN
 SCALE 1:200
 1
 Certificate Number 14730679
 4.5 stars
 single-dwelling rating
 Heating 30 MJ/m²
 Cooling 24 MJ/m²
 Replaced downlights confirmation Rebat with Rebat without
 Assessor Name/Number Tracey Coops VIC(BDA)/121473
 Assessor Signature *Tracey Coops* Date 17.02.14

Item No.	Description	Unit	Quantity	Rate	Total
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FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
Level 11, 55, Market St
Melbourne VIC 3000
T 03 9293 0000
F 03 9293 0099
www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
161 CLARENCE STREET
181-185 CLARENCE ST. & 304 KENT ST.
STONEY, NSW 2000

13144
CLARENCE STREET ELEVATION
A-200 H
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14/02/2014

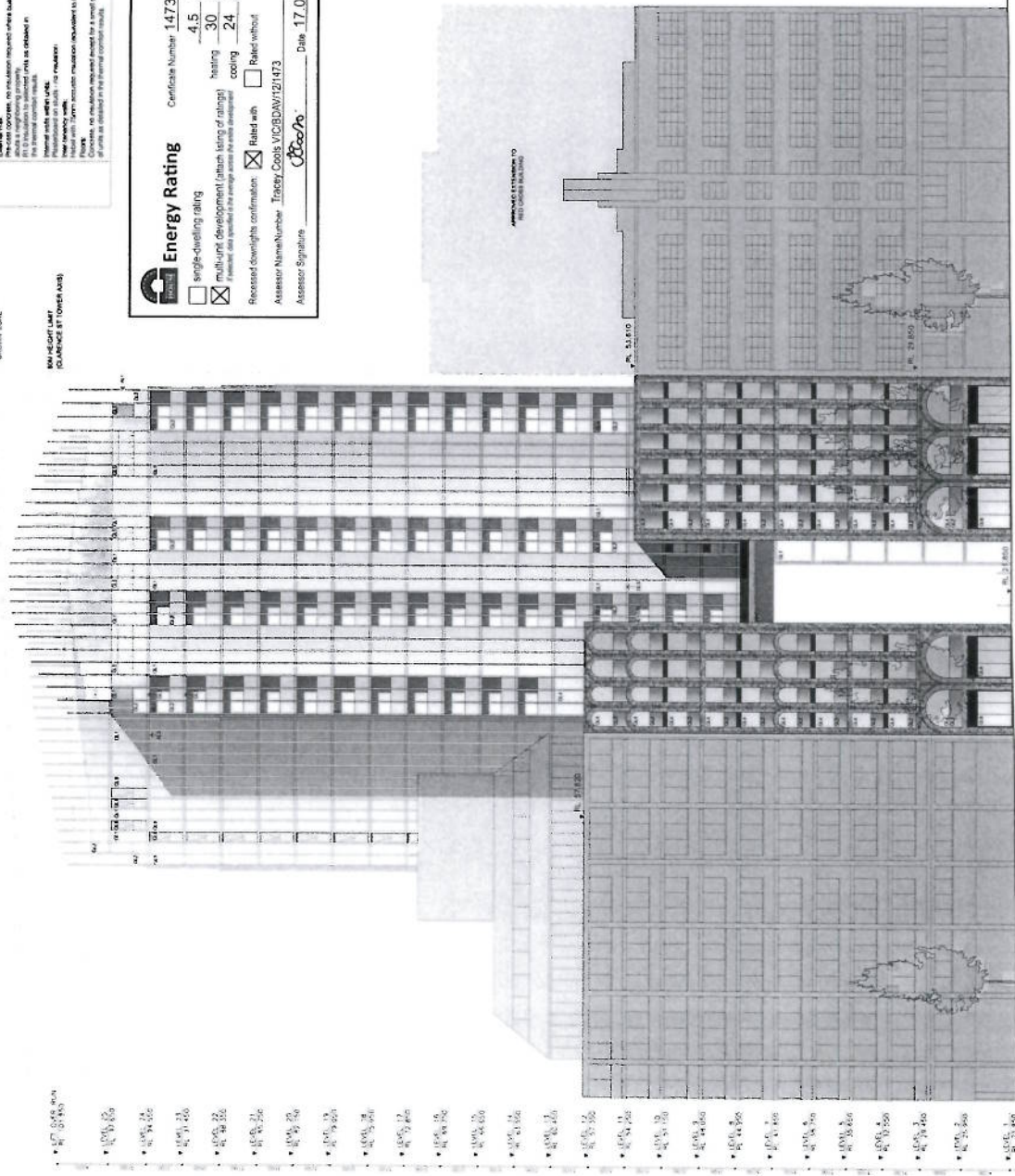
- 47. LIGHT FIXTURES: RECESSED IN CEILING UNITS
- 48. NUMBER PANEL SYSTEM TYPE 1, BRASS/ROSE GOLD
- 49. ALUMINIUM DOOR SYSTEM TYPE 1, BRASS/ROSE GOLD
- 50. ALUMINIUM DOOR SYSTEM TYPE 1, BRASS/ROSE GOLD
- 51. ALUMINIUM DOOR SYSTEM TYPE 1, BRASS/ROSE GOLD
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- 99. ALUMINIUM DOOR SYSTEM TYPE 1, BRASS/ROSE GOLD
- 100. ALUMINIUM DOOR SYSTEM TYPE 1, BRASS/ROSE GOLD

Energy Rating
Certificate Number 14730679

single-chilling rating 4.5 stars
 multi-chilling development (plus rating of rating) 30 MWh/yr
 heating 24 MWh/yr
 cooling 24 MWh/yr

Recessed Downlights confirmation Rated with Rated without

Assessor Name/Number Tracey Coles VIC/BDW/121473
 Assessor Signature [Signature]
 Date 17.02.14



1 CLARENCE STREET ELEVATION
SCALE: 1:500

Item	Description	Quantity	Unit	Value
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FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 60 Alfred St,
 Melbourne, Vic 3000
 P 03 9623 0000
 www.crowninternational.com.au

KOICHI TAKADA ARCHITECTS
 Scale 1:1 & 1:2, Level 4
 181 Clarence Street
 Sydney, NSW 2000
 P 02 9238 8110
 www.koichitakada.com

181 CLARENCE STREET
 181 CLARENCE STREET & 304 KENT ST
 SYDNEY, NSW 2000

13144	KENT STREET ELEVATION
A-201	H
14002/014	14002/014

- 417. FLOOR FINISHES/CEILING FINISHES
- 418. ALUMINIUM WINDOW SYSTEMS
- 419. ALUMINIUM WINDOW SYSTEMS - THERMALLY-BREAKING
- 420. ALUMINIUM WINDOW SYSTEMS - THERMALLY-BREAKING - COLOUR
- 421. ALUMINIUM WINDOW SYSTEMS - THERMALLY-BREAKING - COLOUR - FINISH
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Energy Rating Certificate Number 14730679

Single-dwelling rating
 Multi-unit development (based on rating of ratings)

Heating 4.5 stars
 Cooling 30 MJ/m²/yr
 Rated with Rated without

Reassess (overnight confirmation) Rated with Rated without

Assessor Name/Number Tracey Coops (UCBDA)/21473
 Assessor Signature [Signature] Date 17.02.14

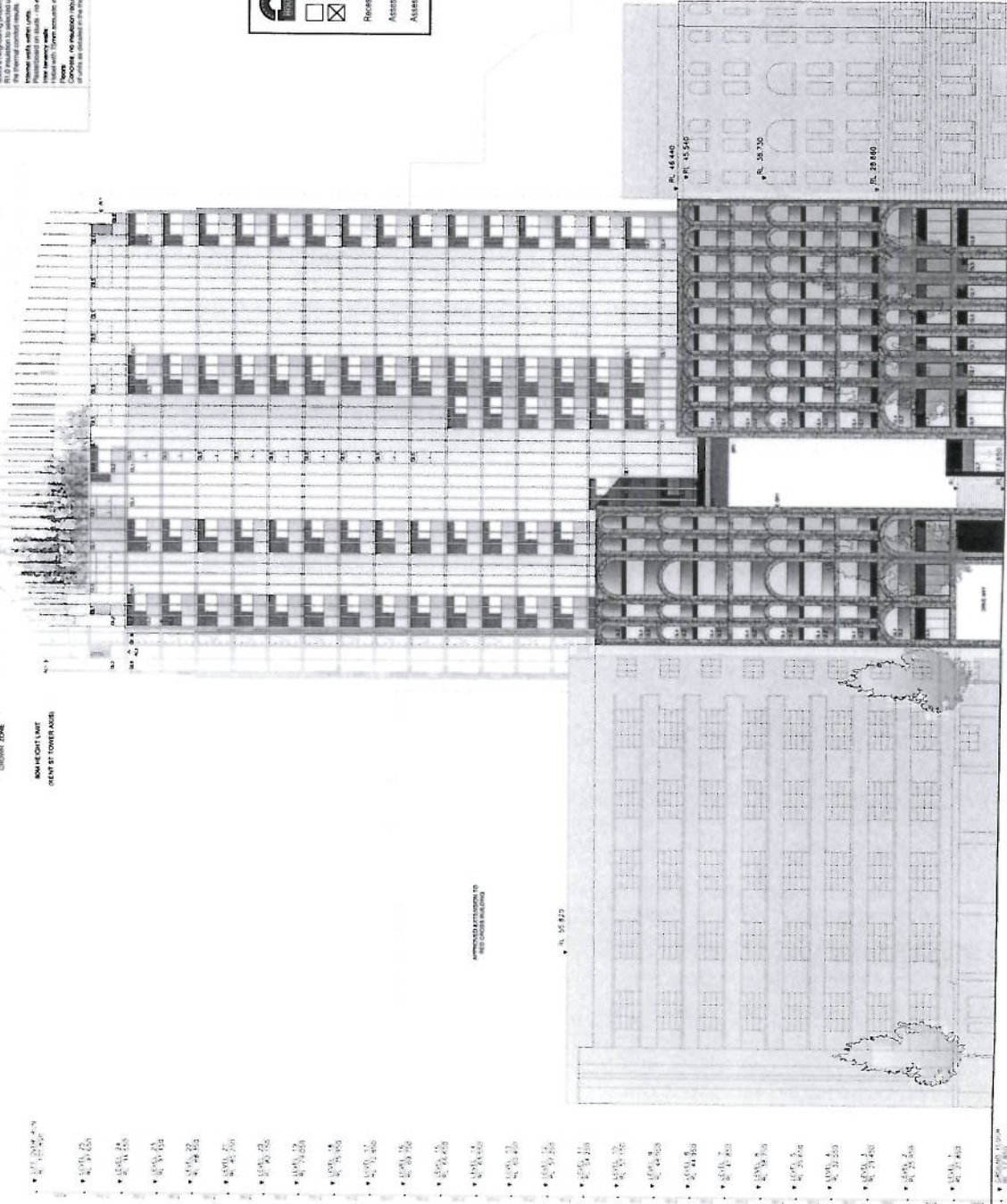
Energy Rating

Single-dwelling rating
 Multi-unit development (based on rating of ratings)

Heating 4.5 stars
 Cooling 30 MJ/m²/yr
 Rated with Rated without

Reassess (overnight confirmation) Rated with Rated without

Assessor Name/Number Tracey Coops (UCBDA)/21473
 Assessor Signature [Signature] Date 17.02.14



KENT STREET ELEVATION
 SCALE 1:100

0 20m

NOTE: ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 118 Bridge St
 Sydney NSW 2001
 T 02 9232 0088
 F 02 9232 5088
 www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
 2/22 BRIDGE ROAD
 SYDNEY NSW 2001
 T 02 9232 0088
 F 02 9232 5088
 www.koichi-takada.com.au

161 CLARENCE STREET
 161 - 163 CLARENCE ST. & 304 KENT ST
 SYDNEY, NSW 2000

13144
 NORTH ELEVATION
 A-203 H
 14/03/2014

- Cladding**
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Energy Rating

single-dwelling rating

4.5 stars

30 MJ/m² heating cooling

24 MJ/m² heating cooling

Reassessed downgrade confirmation: Rated with Rated without

Assessor Name/Number: Tracy Coos VICBD/AV/210473

Assessor Signature: *[Signature]*

Certificate Number: 14730679

Date: 17.02.14

Cladding

Cladding details:

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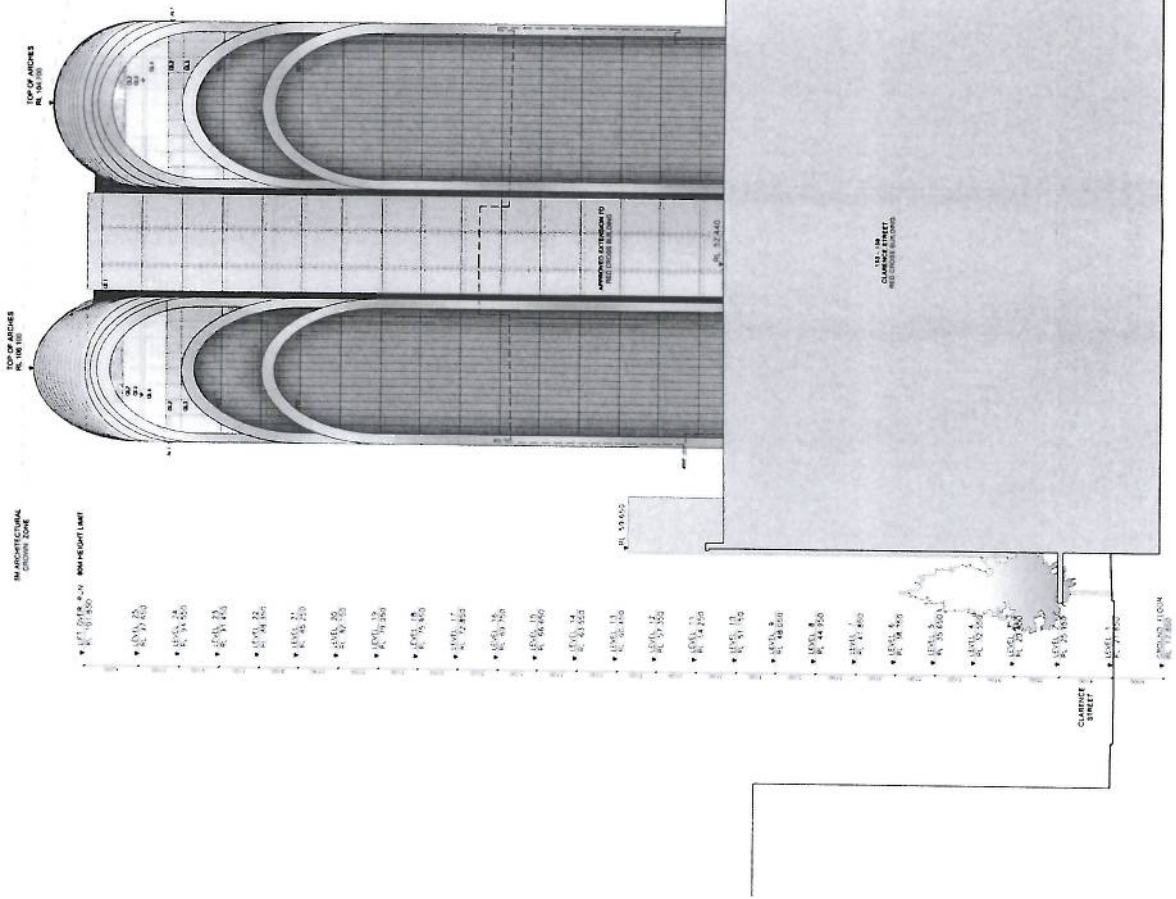
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Energy Rating Certificate Number **14730679**

single-dwelling rating 4.5 stars
 multi-unit development (each tenancy or strata) rating 30 units
 reassessed downlights confirmation Rated with Rated without
 reassessed downlights confirmation Rated with Rated without

Assessor Name/Number: Tracy Cross VICBDAV121473
 Assessor Signature: *Tracy Cross* Date: 17.02.14

ARCHITECTURAL ZONE 204

Code	Description	Material	Colour
A1	EXTERIOR WALLS	ALUMINIUM	WHITE
A2	ALUMINIUM WINDOW FRAMES	ALUMINIUM	WHITE
A3	ALUMINIUM DOOR FRAMES	ALUMINIUM	WHITE
A4	ALUMINIUM WINDOW GLASS	ALUMINIUM	WHITE
A5	ALUMINIUM DOOR GLASS	ALUMINIUM	WHITE
A6	ALUMINIUM BALCONY RAILING	ALUMINIUM	WHITE
A7	ALUMINIUM BALCONY RAILING GLASS	ALUMINIUM	WHITE
A8	ALUMINIUM BALCONY RAILING GLASS	ALUMINIUM	WHITE
A9	ALUMINIUM BALCONY RAILING GLASS	ALUMINIUM	WHITE
A10	ALUMINIUM BALCONY RAILING GLASS	ALUMINIUM	WHITE
A11	ALUMINIUM BALCONY RAILING GLASS	ALUMINIUM	WHITE
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FOR DEVELOPMENT APPLICATION

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CROWN INTERNATIONAL HOLDINGS GROUP
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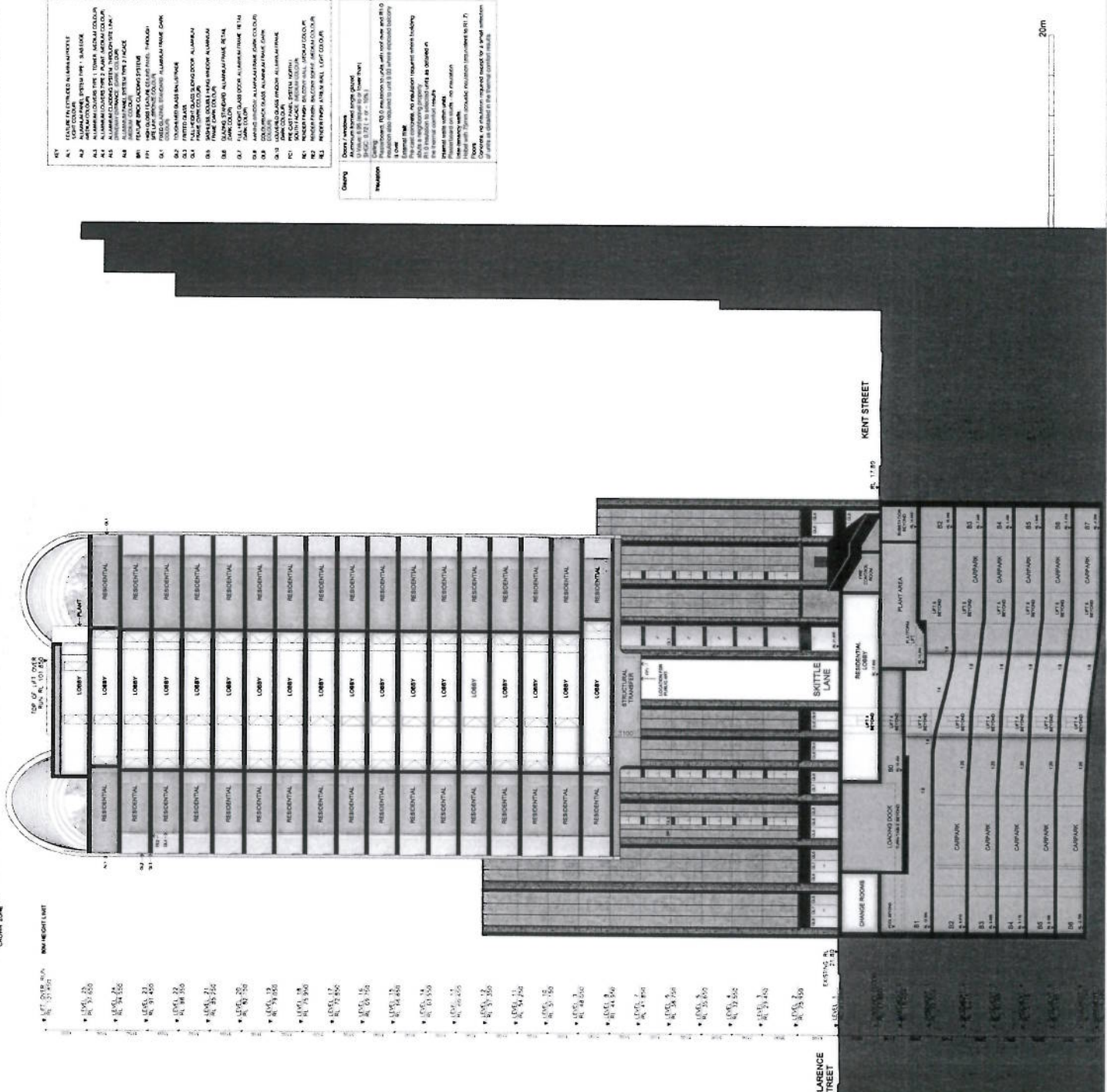
161 CLARENCE STREET
 81-85 CLARENCE ST & 304 KENT ST,
 SYDNEY, NSW 2000

13144

SECTION 3

A-302 H

14/09/13 14/02/2014



FOR DEVELOPMENT APPLICATION

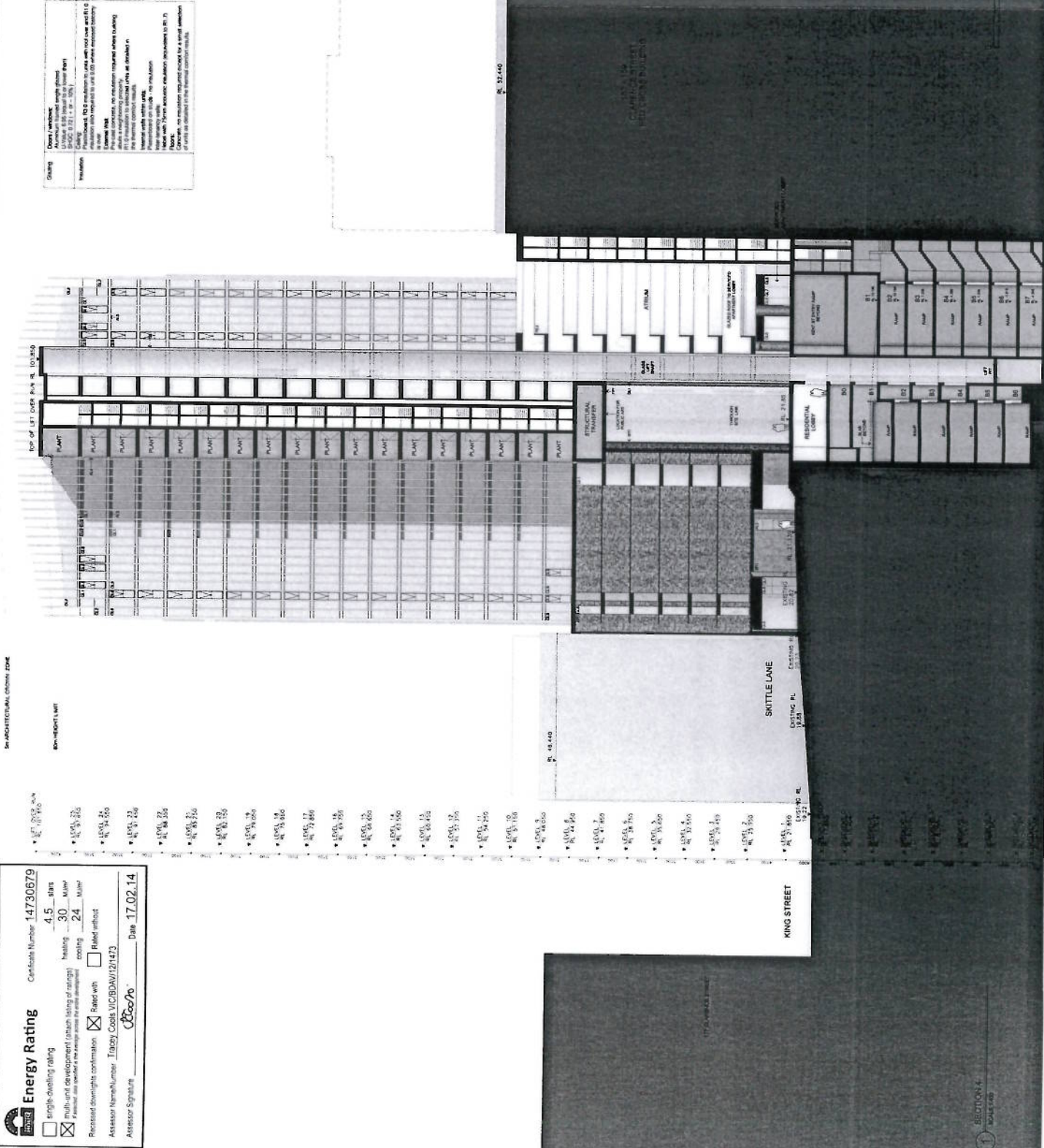
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- 99. FUTURE FULL HEIGHT GLASS SYSTEM
- 100. FUTURE FULL HEIGHT GLASS SYSTEM

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 60 Anne St,
 Moore Park, NSW 2011
 Australia
 P 61 2 9333 3088
 www.crownintl.com.au

KOICHI TAKADA ARCHITECTS
 121-131, 44, Level 4
 South Hill, NSW 2010
 Australia
 P 61 2 9222 8955
 www.koichi-takada.com

161 CLARENCE STREET
 161-185 CLARENCE ST & 34 KENT ST,
 SYDNEY, NSW 2000
 13144
 SECTION 4
 A-303
 14/02/2014



Energy Rating
 Certificate Number: 14730679
 Rating: 4.5 - 5 stars
 Reissued downlights confirmation: Rated with Rated without
 Assessor Name/Number: Tracy Cooks VIC/BD4V121473
 Assessor Signature: [Signature]
 Date: 17.02.14



SECTION 4
 SCALE 4:50

TABLE 1: MATERIALS SCHEDULE

Item	Description	Notes
1	CONCRETE	AS PER SPECIFICATIONS
2	BRICKWORK	AS PER SPECIFICATIONS
3	GLASS	AS PER SPECIFICATIONS
4	ALUMINIUM	AS PER SPECIFICATIONS
5	STEEL	AS PER SPECIFICATIONS
6	WOOD	AS PER SPECIFICATIONS
7	PAINT	AS PER SPECIFICATIONS
8	ROOFING	AS PER SPECIFICATIONS
9	MECHANICAL	AS PER SPECIFICATIONS
10	ELECTRICAL	AS PER SPECIFICATIONS
11	PLUMBING	AS PER SPECIFICATIONS
12	INSULATION	AS PER SPECIFICATIONS
13	CEILING	AS PER SPECIFICATIONS
14	FLOORING	AS PER SPECIFICATIONS
15	WALLS	AS PER SPECIFICATIONS
16	DOORS	AS PER SPECIFICATIONS
17	WINDOWS	AS PER SPECIFICATIONS
18	CLADDING	AS PER SPECIFICATIONS
19	ROOF FINISH	AS PER SPECIFICATIONS
20	INTERIORS	AS PER SPECIFICATIONS
21	EXTERIORS	AS PER SPECIFICATIONS
22	LANDSCAPE	AS PER SPECIFICATIONS
23	MECHANICAL	AS PER SPECIFICATIONS
24	ELECTRICAL	AS PER SPECIFICATIONS
25	PLUMBING	AS PER SPECIFICATIONS
26	INSULATION	AS PER SPECIFICATIONS
27	CEILING	AS PER SPECIFICATIONS
28	FLOORING	AS PER SPECIFICATIONS
29	WALLS	AS PER SPECIFICATIONS
30	DOORS	AS PER SPECIFICATIONS
31	WINDOWS	AS PER SPECIFICATIONS
32	CLADDING	AS PER SPECIFICATIONS
33	ROOF FINISH	AS PER SPECIFICATIONS
34	INTERIORS	AS PER SPECIFICATIONS
35	EXTERIORS	AS PER SPECIFICATIONS
36	LANDSCAPE	AS PER SPECIFICATIONS
37	MECHANICAL	AS PER SPECIFICATIONS
38	ELECTRICAL	AS PER SPECIFICATIONS
39	PLUMBING	AS PER SPECIFICATIONS
40	INSULATION	AS PER SPECIFICATIONS
41	CEILING	AS PER SPECIFICATIONS
42	FLOORING	AS PER SPECIFICATIONS
43	WALLS	AS PER SPECIFICATIONS
44	DOORS	AS PER SPECIFICATIONS
45	WINDOWS	AS PER SPECIFICATIONS
46	CLADDING	AS PER SPECIFICATIONS
47	ROOF FINISH	AS PER SPECIFICATIONS
48	INTERIORS	AS PER SPECIFICATIONS
49	EXTERIORS	AS PER SPECIFICATIONS
50	LANDSCAPE	AS PER SPECIFICATIONS

FOR DEVELOPMENT APPLICATION

CROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 48 Anne St.
 Moore Park, NSW 2001
 T 61 2 9292 5008
 F 61 2 9292 5006
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 F 61 2 9292 5006
 www.koichitakada.com.au

181 CLARENCE STREET
 181 - 185 CLARENCE ST. & 304 KENT ST.
 SYDNEY, NSW 2000

13144

SECTION 5

A-304

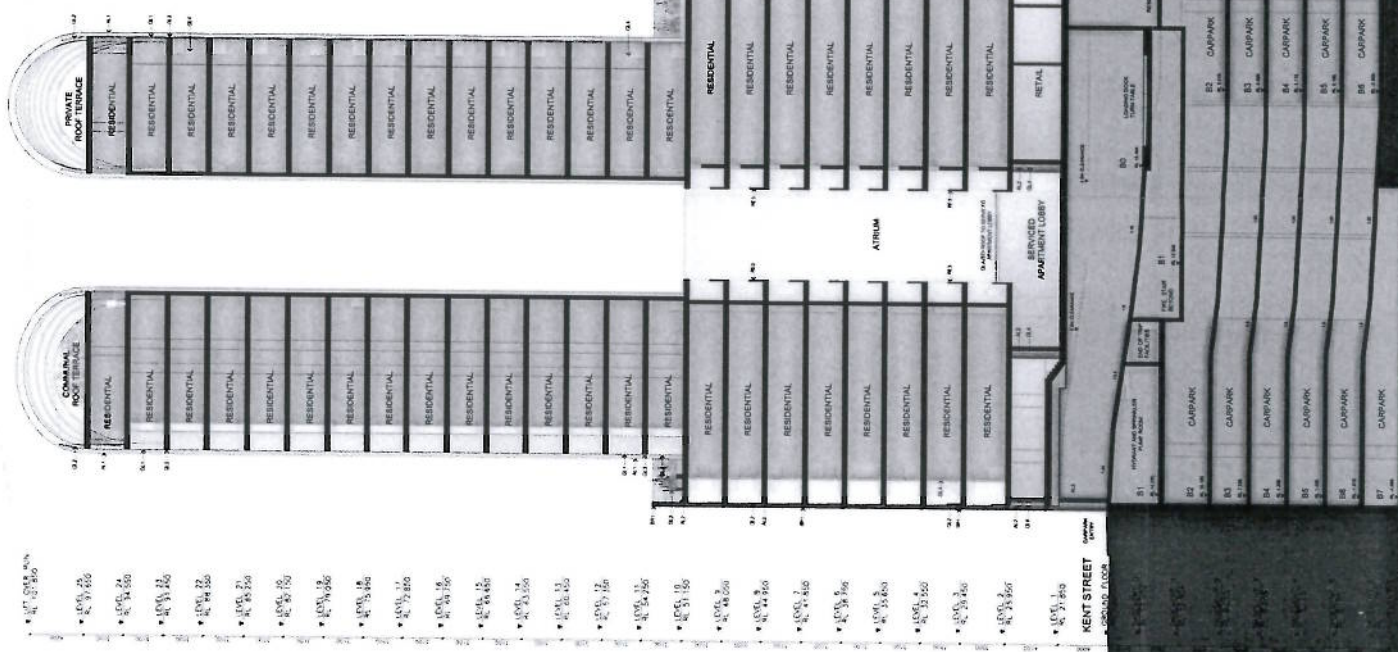
14022014

20m

SECTION 5
 SCALE 1:100

SUBJECTUAL CROWN ZONE

MAX HEIGHT LIMIT



- 01 TYPICAL FINISHED ALUMINIUM PROFILE
- 02 ALUMINIUM SYSTEM WITH 1 BARCODE
- 03 ALUMINIUM SYSTEM WITH 2 BARCODES
- 04 ALUMINIUM SYSTEM WITH 3 BARCODES
- 05 ALUMINIUM SYSTEM WITH 4 BARCODES
- 06 ALUMINIUM SYSTEM WITH 5 BARCODES
- 07 ALUMINIUM SYSTEM WITH 6 BARCODES
- 08 ALUMINIUM SYSTEM WITH 7 BARCODES
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- 101 ALUMINIUM SYSTEM WITH 100 BARCODES

Energy Rating Certificate Number **14730679**

single-dwelling rating **4.5** stars
 Heating **30** kWh/m² year
 Cooling **24** kWh/m² year

Rated with Rated without

Assessor Name/Number **Tony Cross UICBDA/21473**
 Assessor Signature *[Signature]* Date **17.02.14**

Check Does it include:
 1. A floor slab required to be tested?
 2. A roof slab required to be tested?
 3. A wall slab required to be tested?
 4. A ceiling slab required to be tested?
 5. A floor slab required to be tested?
 6. A roof slab required to be tested?
 7. A wall slab required to be tested?
 8. A ceiling slab required to be tested?
 9. A floor slab required to be tested?
 10. A roof slab required to be tested?
 11. A wall slab required to be tested?
 12. A ceiling slab required to be tested?

ATTACHMENT A

GROWN INTERNATIONAL HOLDINGS GROUP
 Level 11, 64 Avenue St,
 Macquarie Park, NSW 2108
 T: 02 9925 5288
 F: 02 9935 0588
 www.growninternational.com.au

KOICHI TAKADA ARCHITECTS

Level 4 & 5, 64 Avenue St,
 Macquarie Park, NSW 2108
 T: 02 9988 8150
 F: 02 9238 0999
 www.koichitakada.com

161 CLARENCE STREET
 SYDNEY NSW 2000

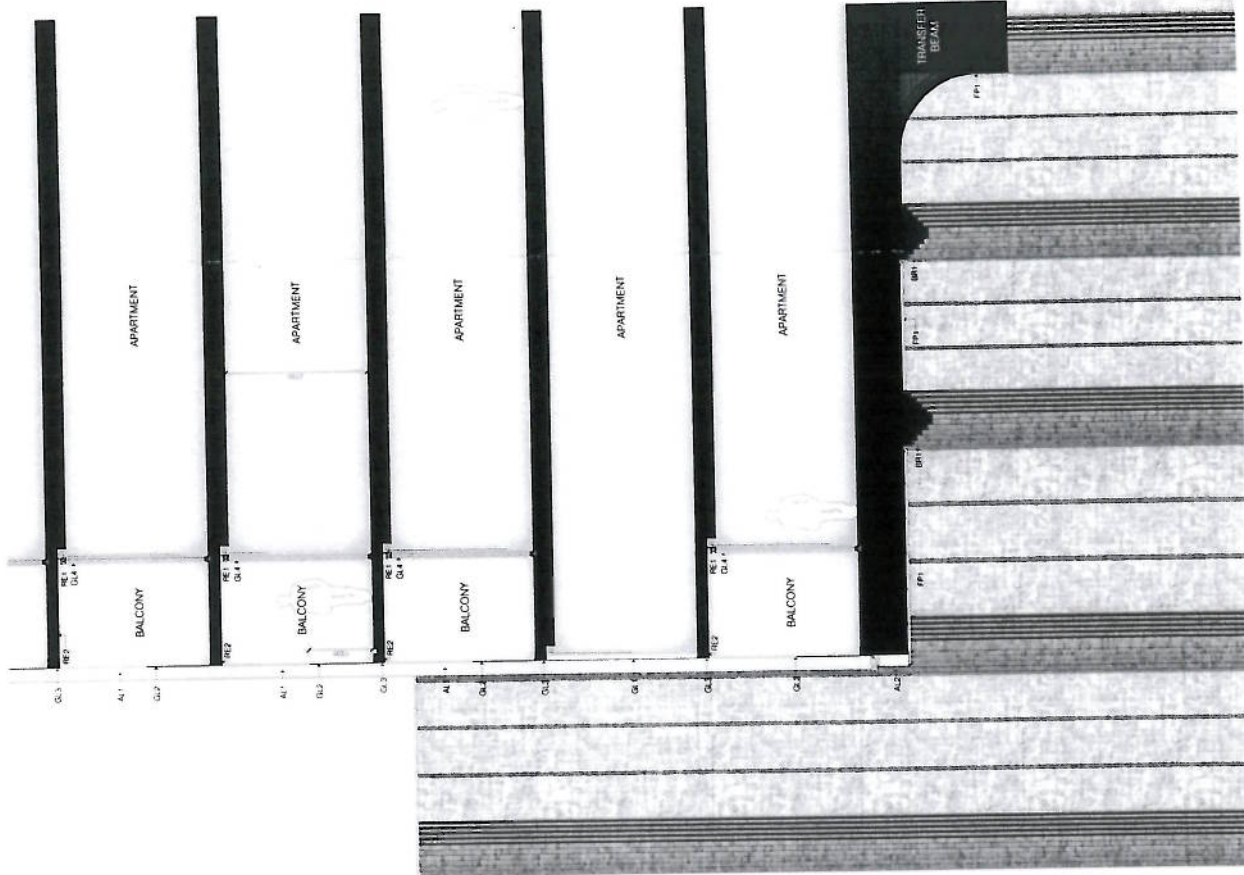
13144

TYPICAL TOWER FACADE DETAIL 02

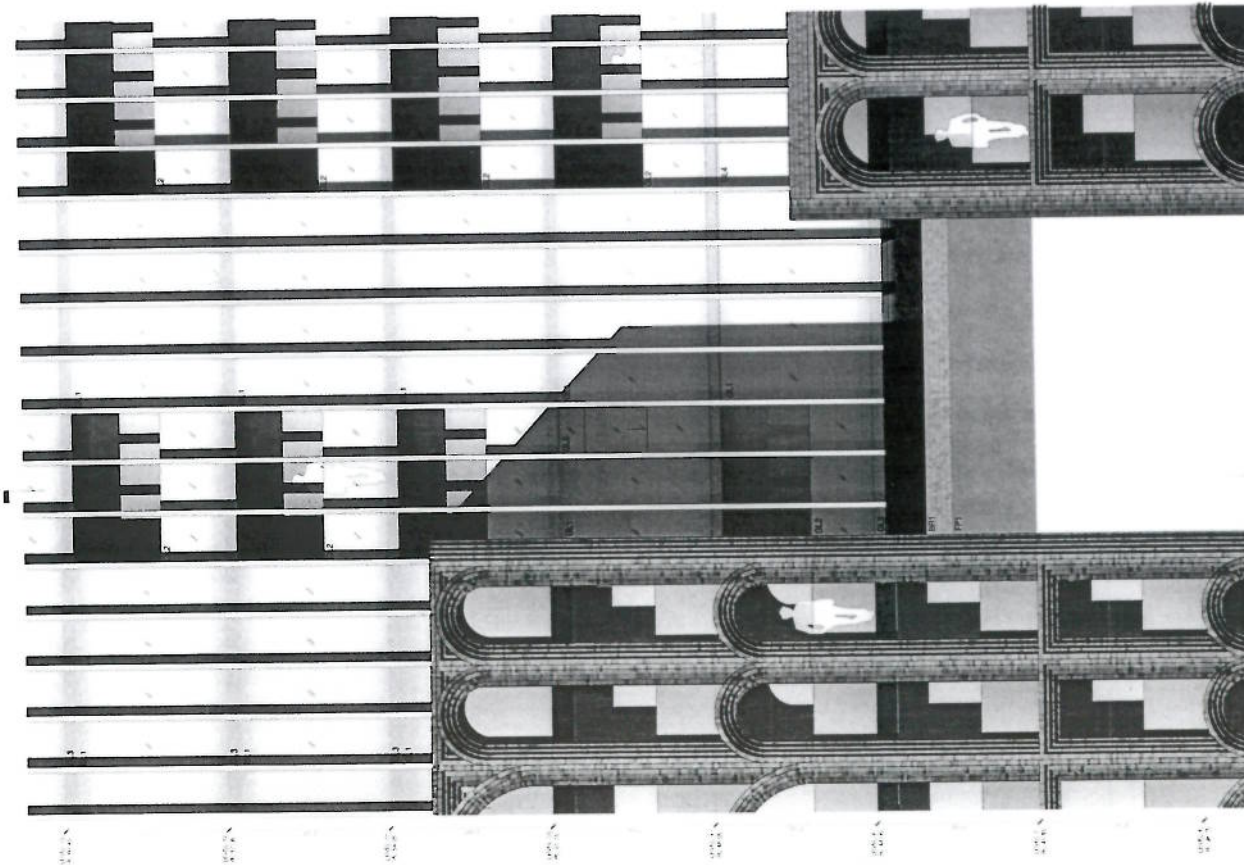
A-351 E

1/10/2013 23/10/2013

FOR DEVELOPMENT APPLICATION



- 01. EXTERIOR FINISHES, WALLS AND FLOORING
- 02. EXTERIOR FINISHES, CEILING
- 03. EXTERIOR FINISHES, WALLS AND FLOORING
- 04. EXTERIOR FINISHES, WALLS AND FLOORING
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- 100. EXTERIOR FINISHES, WALLS AND FLOORING



TOWER FACADE DETAIL 02
 SCALE 1:100
 0 2m

NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT APPLICATION	10/01/2013
2	REVISED FOR DEVELOPMENT APPLICATION	10/01/2013
3	REVISED FOR DEVELOPMENT APPLICATION	10/01/2013
4	REVISED FOR DEVELOPMENT APPLICATION	10/01/2013
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100	REVISED FOR DEVELOPMENT APPLICATION	10/01/2013

FOR DEVELOPMENT APPLICATION

COVANN INTERNATIONAL HOLDINGS GROUP
 Level 11, 100 Pitt Street
 Sydney NSW 2000
 T 61 2 9232 8888
 F 61 2 9232 8888
 www.covann.com.au

KOICHI TAKADA ARCHITECTS
 Scale 1:100 Level 4
 61 Macquarie Street
 Sydney NSW 2000
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161 CLARENCE STREET
 161-165 CLARENCE ST & 304 KENT ST
 SYDNEY, NSW 2000

13144

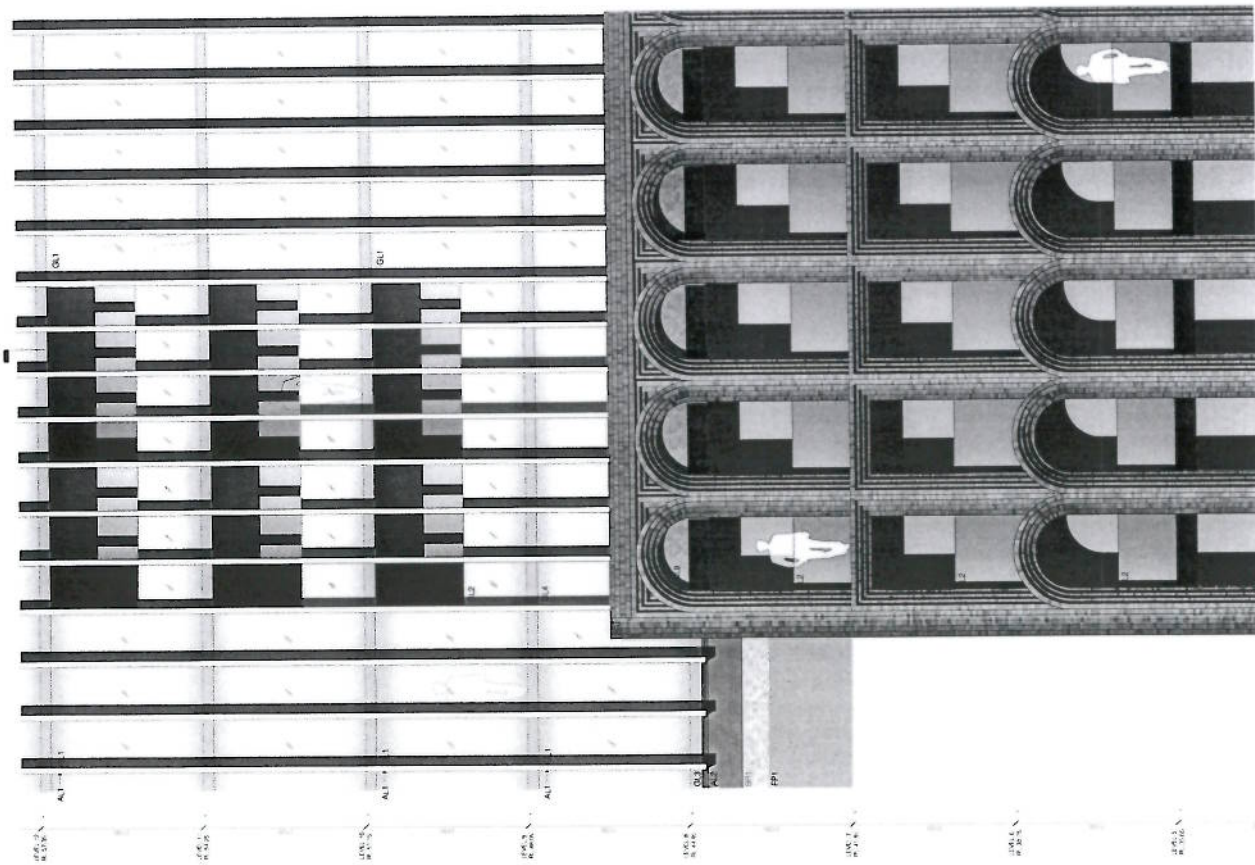
PODIUM FACADE DETAIL 01

A-352 E

1:100/03 23/10/2013



- BR1 BRASS BRUSHED ALUMINIUM FRAME DARK COLOUR
- GL2 GLASS
- AL1 ALUMINIUM COATED STEEL WITH ANTI-CORROSION COATING
- AL2 ALUMINIUM COATED STEEL WITH ANTI-CORROSION COATING
- RE1 REINFORCED CONCRETE
- RE2 REINFORCED CONCRETE
- RE3 REINFORCED CONCRETE
- GL4 GLASS
- GL5 GLASS



PODIUM FACADE DETAIL 01
 SCALE 1:100
 0 2m

