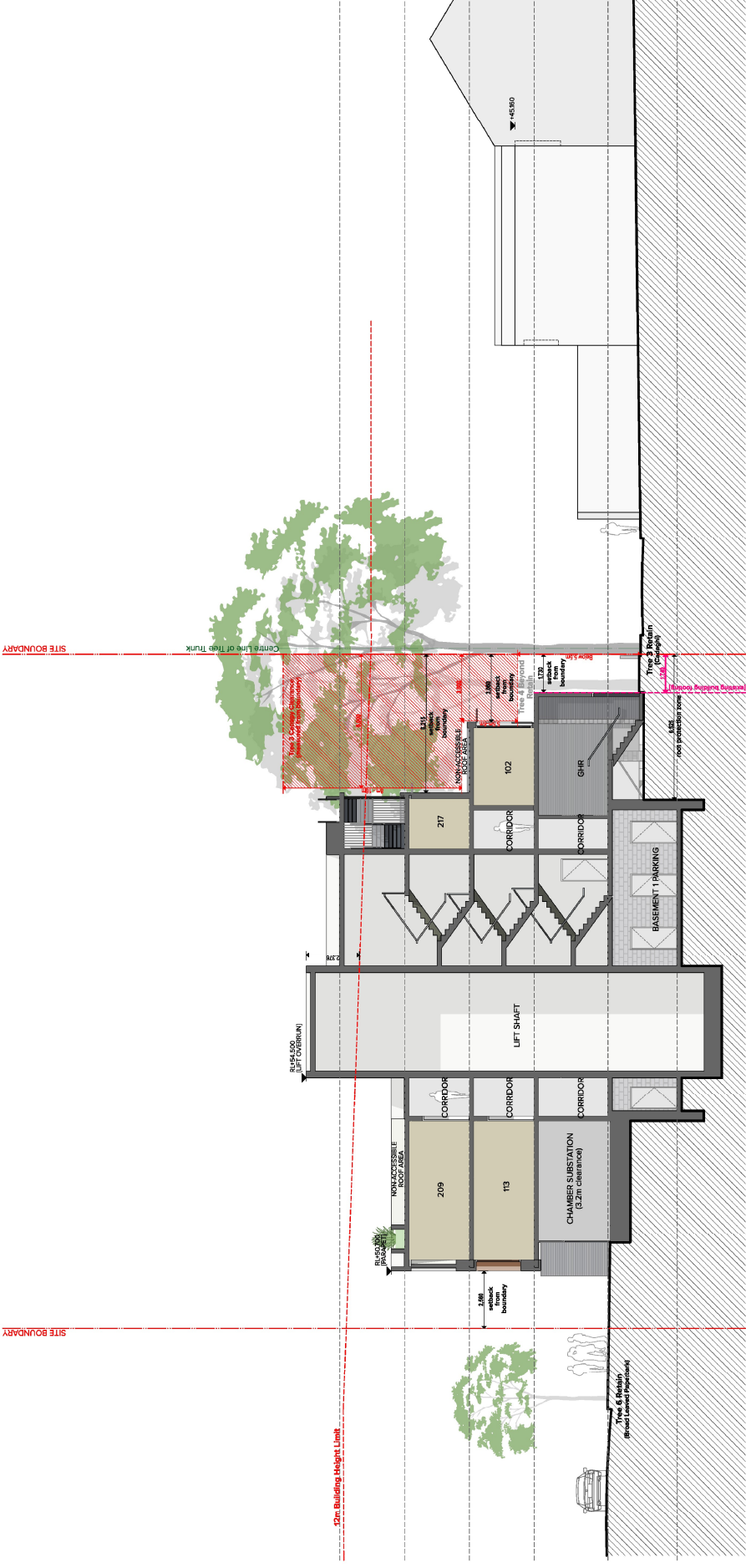
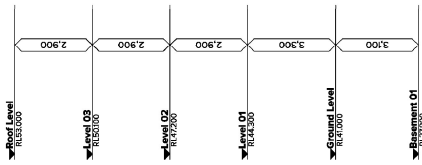


# **Attachment B3**

**Selected Architectural Drawings**





ELIZABETH STREET

PROPOSED DEVELOPMENT

ELIZABETH LANE

TERRACES ON GREAT BUCKINGHAM STREET

- Legend**
- (B1) Clear Glass Balustrade fixed to top of concrete slab
  - (B2) Brickwork stretcher bond, bowed joint, 'Boreal Blue' Mix
  - (B3) Brickwork in R. & M. bowed joint, 'Boreal Blue' Mix
  - (B4) Brickwork in Pattern, bowed joint, 'Boreal Blue' Mix
  - (B5) Metal Cladding System with full concealed proposed finish to match proposed reveal, including edge and corner details.
  - (G1) Glass, Clear, Aluminium framing system, finish to match proposed C.D.I. Refer to performance requirements.
  - (G2) Glass, Clear, Aluminium framing system, finish to match proposed C.D.I. Refer to performance requirements.
  - (G3) Glass, Clear, Aluminium framing system, finish to match proposed C.D.I. Refer to performance requirements.
  - (G4) Glass, Clear, Aluminium framing system, finish to match proposed C.D.I. Refer to performance requirements.
  - (G5) Vertical Aluminium Screen System, Colour to match C.D.I.
  - (P1) Paint finish, colour to match Dulux 'Natural White'
  - (P2) Paint finish, colour to match Dulux 'Dorian'
  - (P3) Paint finish, colour to match Dulux 'Dorian'
  - (S1) Vertical Aluminium Blatten System, Colour to match P12
  - (S2) Vertical Aluminium Screen System, Colour to match C.D.I.

**NOTES**

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NSW BUILDING ACT 2016. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND THE NSW DEPARTMENT OF PLANNING AND INFRASTRUCTURE.

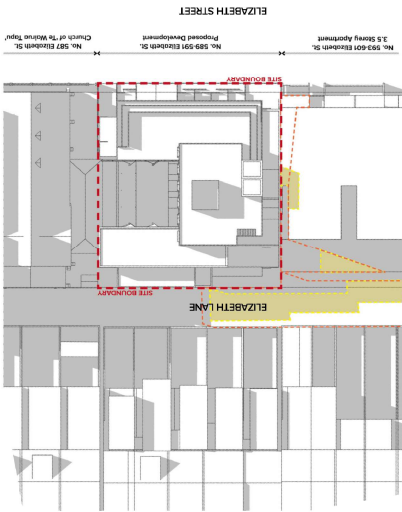
**CLIENT**  
 Zhongde Real Estate Pty Ltd AIF Zhongde Unit Trust  
 Suite 1002, 27-28 Balmoral Street  
 STONEY NSW 2200

**PROJECT INFO**  
 Project No: 18014  
 Client: Zhongde Real Estate Unit Trust  
 Site: 388-391 Elizabeth Street Redfern NSW 2016  
 Drawing Title: GA Sections  
 Drawing No: DA-350-301

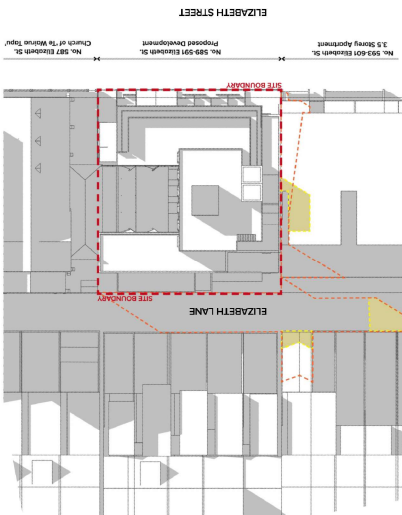
**TURNER**  
 1-11-2024  
 1-11-2024  
 1-11-2024



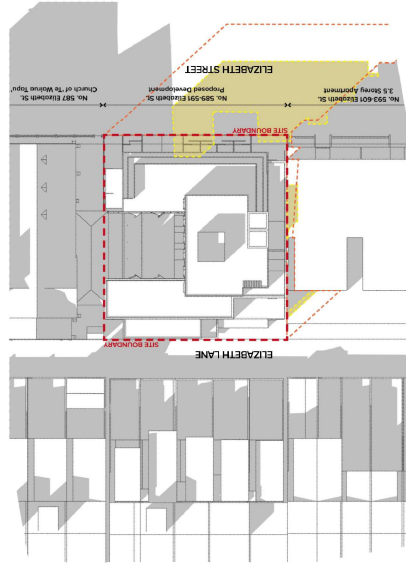
21st June - 11am



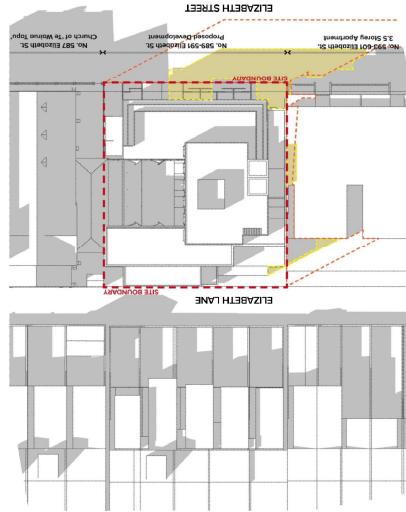
21st June - 10am



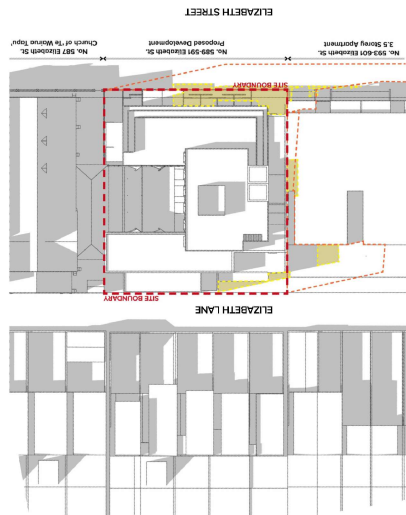
21st June - 9am



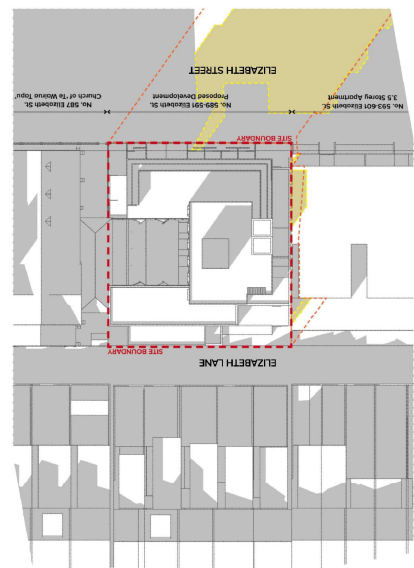
21st June - 2pm



21st June - 4pm



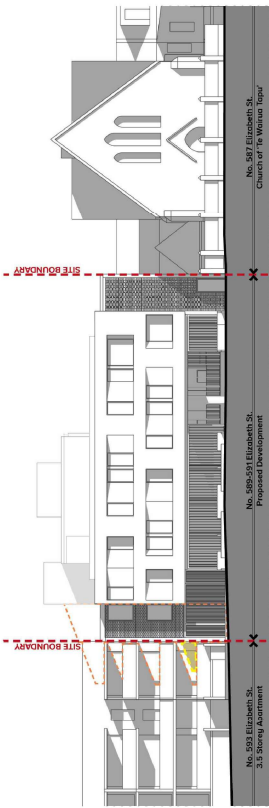
21st June - 12pm



21st June - 3pm

**Legend**

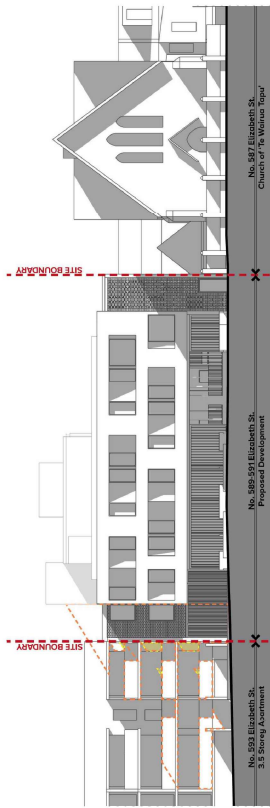
- Extent of Additional Shadow of Proposed Building
- Extent of Shadow of 12m Complying Building Envelope with No Setback
- Site Boundary



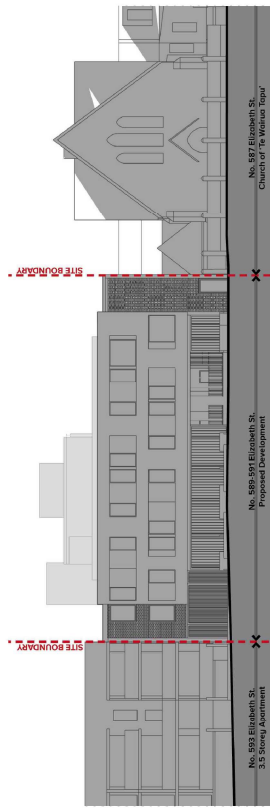
21st June - 9am



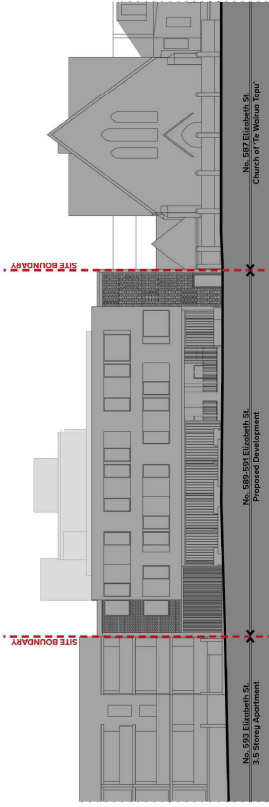
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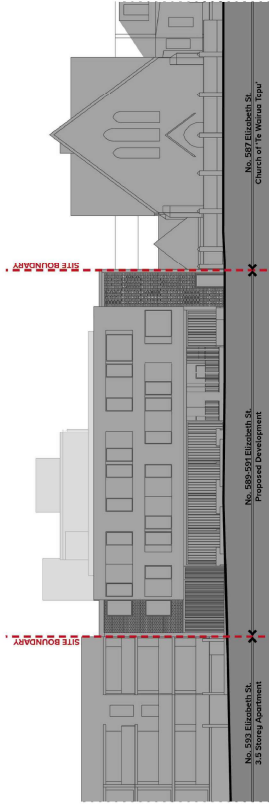
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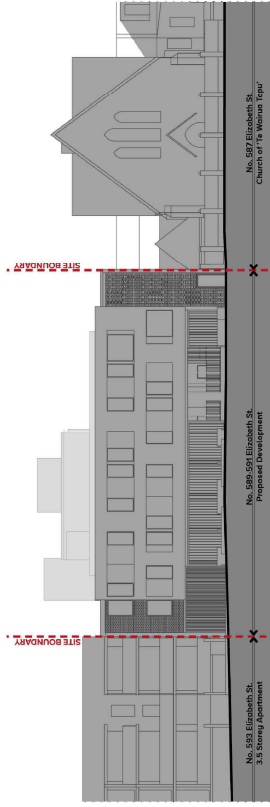
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21st June - 1pm



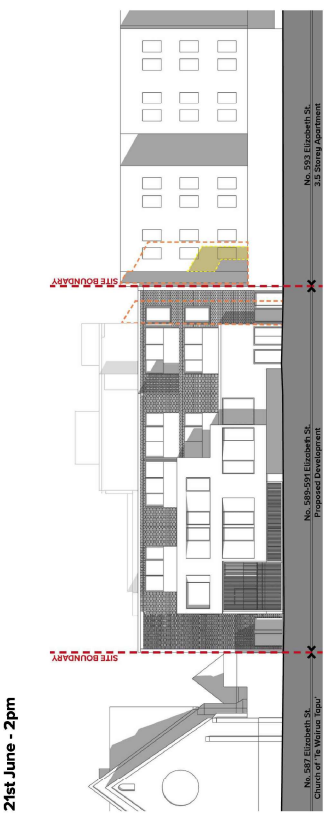
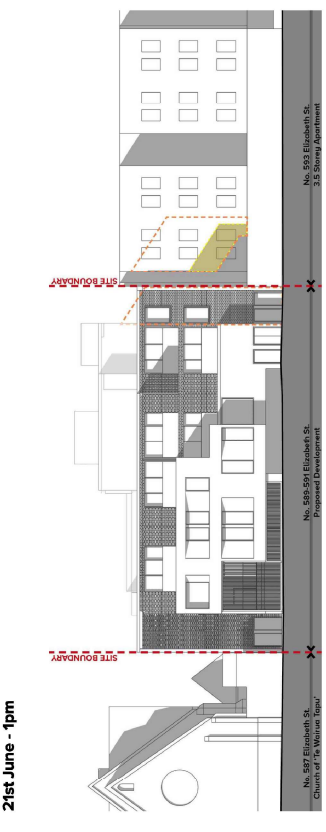
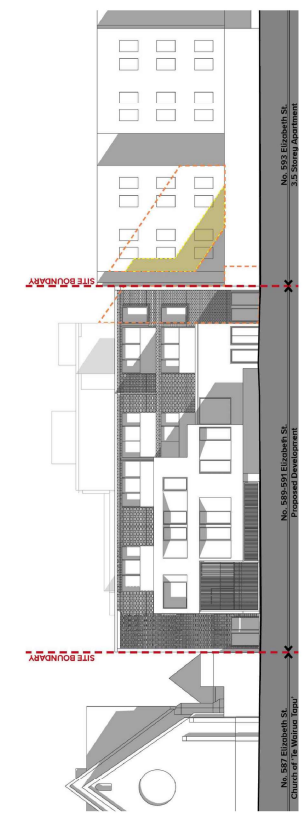
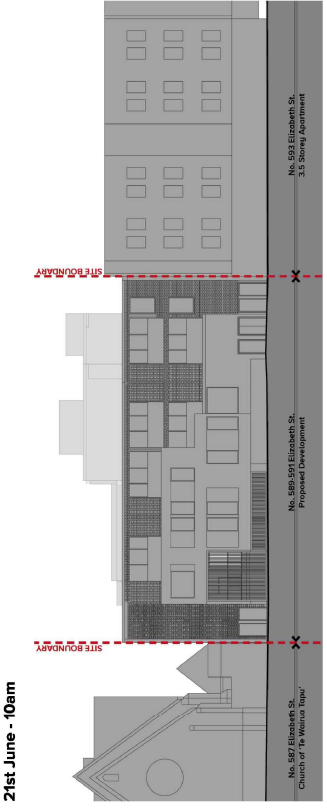
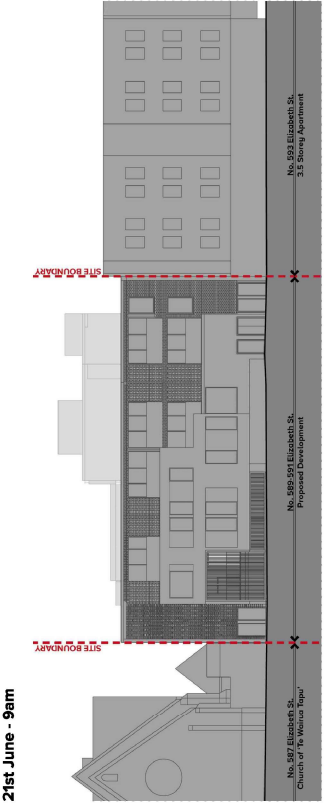
21st June - 2pm



21st June - 3pm

**Legend**

- Extent of Additional Shadow of Proposed Building
- Extent of Shadow of 12m Complying Building Envelope with No Setback
- Site Boundary



- Legend**
- Extent of Additional Shadow of Proposed Building
  - Extent of Shadow of 12m Complying Building Envelope with No Setback
  - Site Boundary

**NOTES**

1. THIS SHADOW STUDY HAS BEEN PREPARED IN ACCORDANCE WITH THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

2. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

3. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

4. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

5. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

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7. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

8. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

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10. THE SHADOW STUDY HAS BEEN PREPARED USING THE SHADOW STUDY METHOD STATEMENT ATTACHED TO THIS DOCUMENT.

**CLIENT**

Zhengde Real Estate Pty Ltd ATF Zhengde Unit Trust  
Suite 1022/27-29 Bathurst Street  
STONEY NSW 2000

**NEW**

CLASSIFICATION: 10/19/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

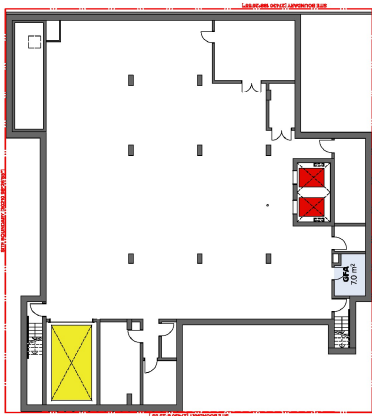
**APPROVED BY:** Robert Brown  
**DATE:** 01/08/18

**PROJECT TITLE:** Refinery Hotel  
385-597 Elizabeth Street REDFERN NSW 2016

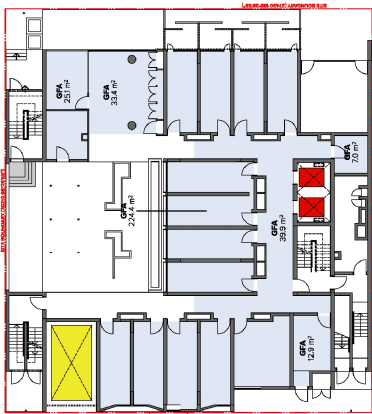
**PROJECT NO.:** DA710-020  
**CLIENT NO.:** 18014

**TURNER**

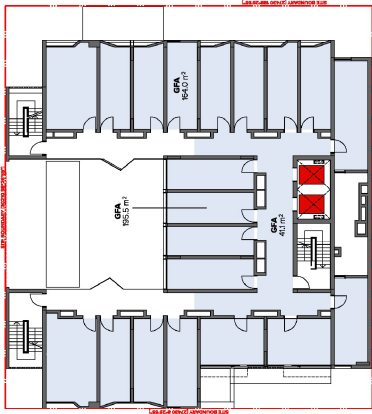
Level 10, 100 Market Street  
Sydney NSW 2000  
Phone: (02) 9230 3000  
Fax: (02) 9230 3001  
Email: info@turner.com.au  
www.turner.com.au



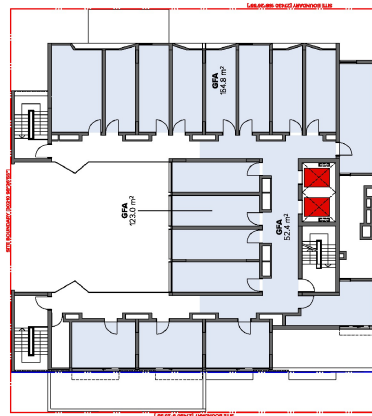
**Basement 01**  
 GFA: 7m<sup>2</sup>  
 No. of Carspaces: 14



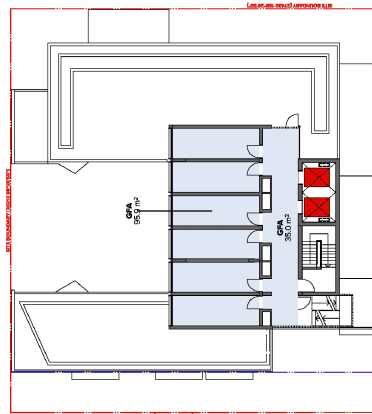
**Ground Level**  
 GFA: 342.7m<sup>2</sup>  
 No. of Hotel Rooms: 13



**Level 01**  
 GFA: 400.6m<sup>2</sup>  
 No. of Hotel Rooms: 20



**Level 02**  
 GFA: 340.2m<sup>2</sup>  
 No. of Hotel Rooms: 17



**Level 03**  
 GFA: 100.9m<sup>2</sup>  
 No. of Hotel Rooms: 6

**Legend**

**Green Hatched Area**  
 1. Areas reserved for future development.  
 2. Areas reserved for future development.  
 3. Areas reserved for future development.  
 4. Areas reserved for future development.  
 5. Areas reserved for future development.  
 6. Areas reserved for future development.  
 7. Areas reserved for future development.  
 8. Areas reserved for future development.  
 9. Areas reserved for future development.  
 10. Areas reserved for future development.

**Total GFA**

Basement Level	7m <sup>2</sup>
Ground Level	342.7m <sup>2</sup>
Level 01	400.6m <sup>2</sup>
Level 02	340.2m <sup>2</sup>
Level 03	100.9m <sup>2</sup>
<b>TOTAL GFA</b>	<b>1,221.4m<sup>2</sup></b>

**TOTAL NO. OF ROOMS:**  
 56

**SITE AREA:** 828.9m<sup>2</sup>  
**ALLOWABLE FSR:** 1.15  
**ALLOWABLE GFA:** 1243.2m<sup>2</sup>



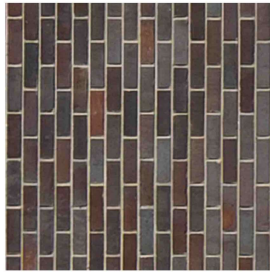
CLD 1



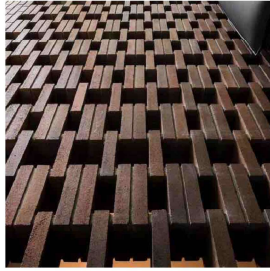
PF 1



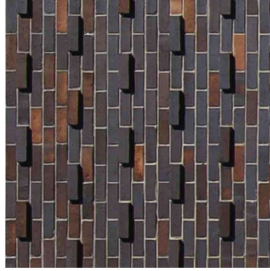
PF 2



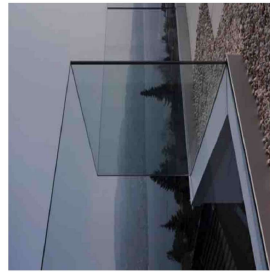
BW 1



BW 2



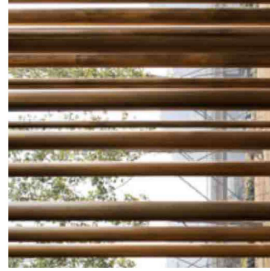
BW 3



BAL 1



SC 1



SC 2

Legend

(a1) Clear Glass Balustrade fixed to top of concrete slab

(a2) Brickwork stretcher bond, tool joint, Boral Blue Mix

(a3) Brickwork in Pattern, tool joint, Boral Blue Mix

(a4) Metal Cladding System with staggered panels and concealed copper finish

(a5) Glass, Clear, Aluminium framing system, colour and finish to match PF2. Refer to Energy Assessment for performance requirements.

(a6) Glass, Clear, Aluminium framing system, colour and finish to match PF2. Refer to Energy Assessment for performance requirements.

(a7) Paint finish, colour to match Dulux 'Natural White'

(a8) Paint finish, colour to match Dulux 'Dorian'

(a9) Vertical Aluminium Screen System, colour to match CLD1

(a10) Vertical Aluminium Screen System, colour to match PF2

NOTES

1. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

2. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

3. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

4. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

5. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

6. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

7. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

8. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

9. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

10. All materials to be supplied and installed in accordance with the Australian Standard AS/NZS 4839:2013.

CLIENT

Zhengde Real Estate Pty Ltd ATF Zhengde Unit Trust

Suite 102/59 Bathurst Street

STONE NSW 2000

CLIENT

Zhengde Real Estate Pty Ltd ATF Zhengde Unit Trust

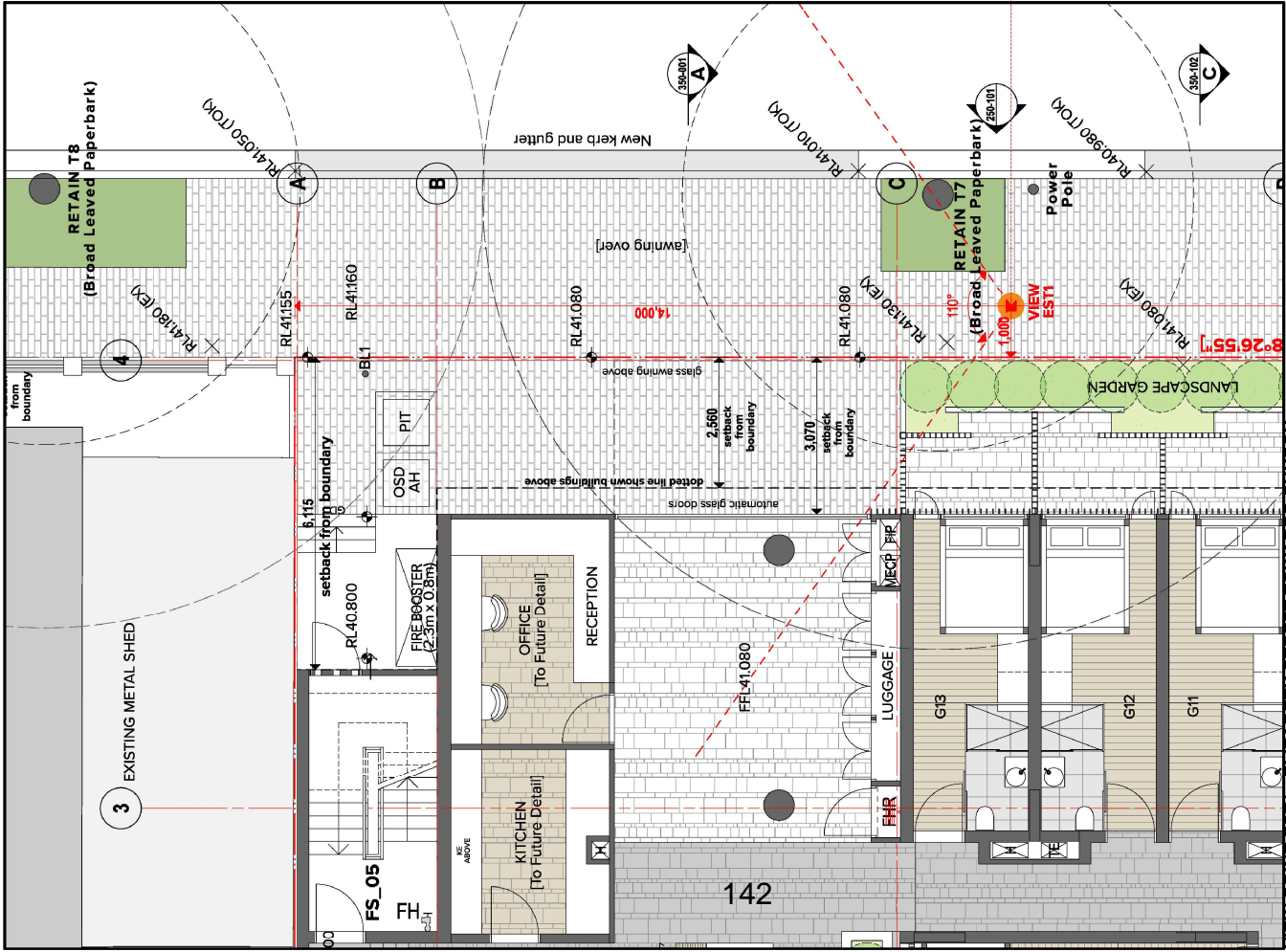
Suite 102/59 Bathurst Street

STONE NSW 2000

CLIENT

Zhengde Real Estate Pty Ltd ATF Zhengde Unit Trust





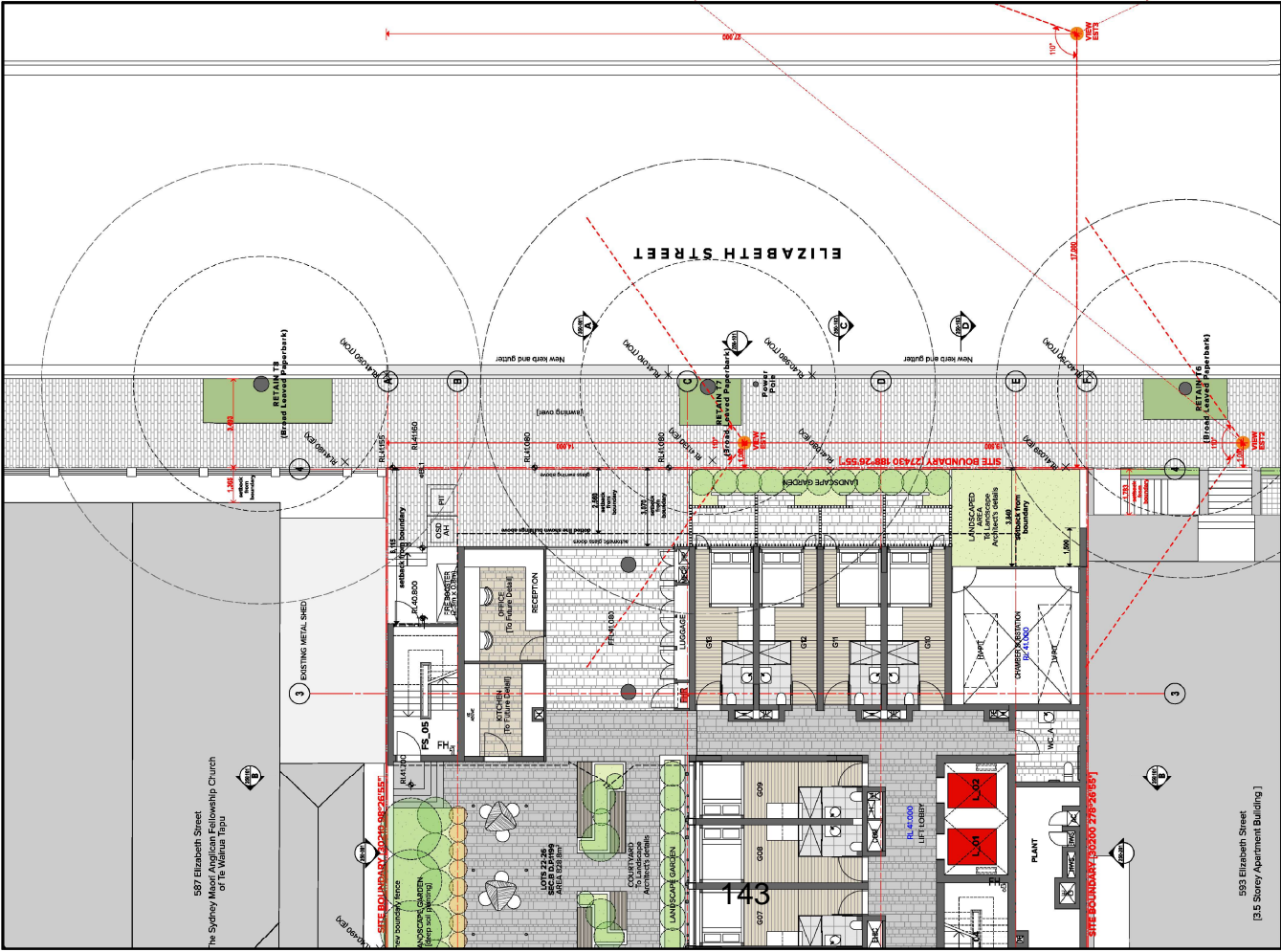
**VIEW EST1 - ELIZABETH STREET TOWARDS CHURCH - 2.56M SETBACK FROM BOUNDARY**  
 [14m from northern boundary, 1m from eastern boundary]



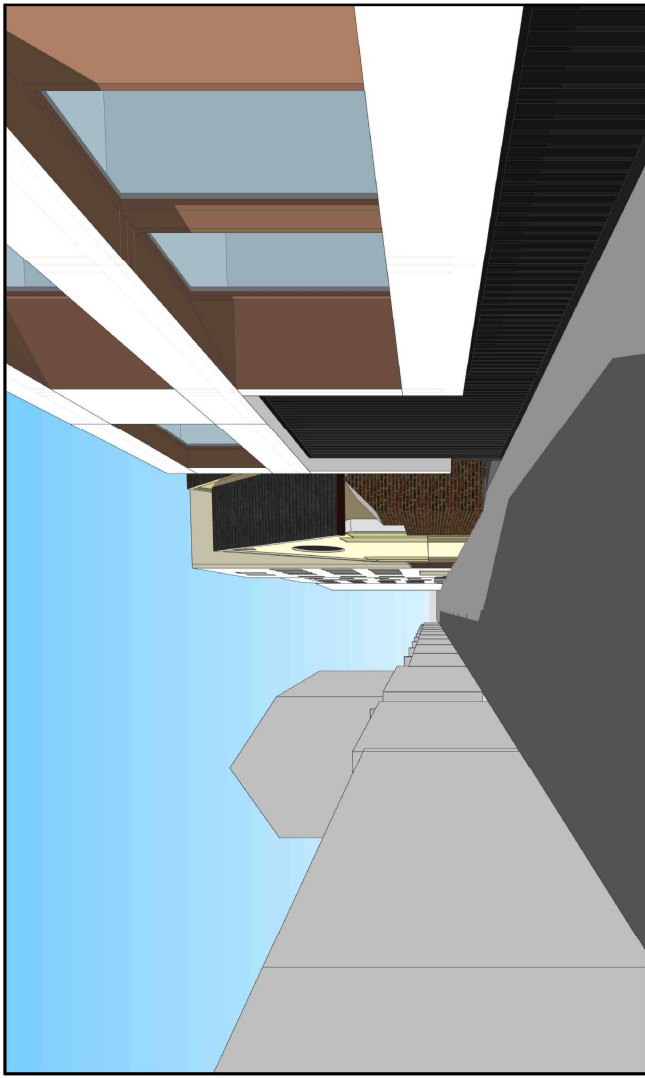
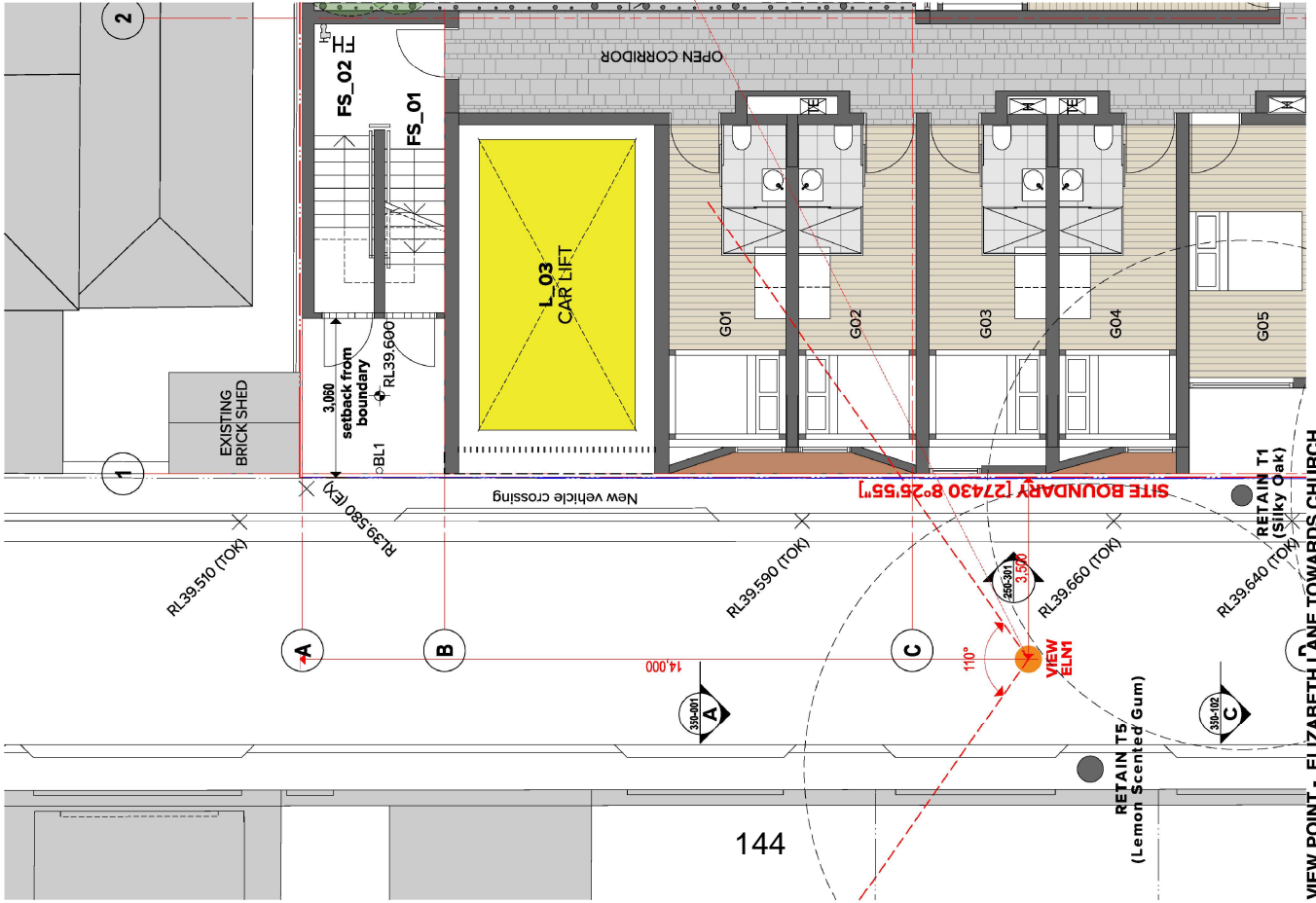
**VIEW EST2 - ELIZABETH STREET TOWARDS CHURCH - 2.56M SETBACK FROM BOUNDARY**  
 [33.5m from northern boundary, 1m from eastern boundary]



**VIEW EST3 - ELIZABETH STREET OPPOSITE TOWARDS CHURCH - 2.56M SETBACK FROM BOUNDARY**  
 [27m from northern boundary, 17m from eastern boundary]



**VIEW POINT EST2 & EST3 - ELIZABETH STREET TOWARDS CHURCH**



**VIEW ELN1 - ELIZABETH LANE TOWARDS CHURCH**  
 [1.4m from northern boundary, 3.5m from western boundary]

NOTES  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 3. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TURNER & TOWNSEND ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.  
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CLIENT  
 Zhongde Real Estate Pty Ltd ATF Zhongde Unit Trust  
 Suite 1002, 27/29 Bathurst Street  
 STONEY NSW 2000

DATE  
 15/02/2024  
 DRAWN BY  
 J. HAYES  
 CHECKED BY  
 J. HAYES  
 APPROVED BY  
 J. HAYES  
 PROJECT NO.  
 18014  
 CITY NO.  
 DA-900-03

PROJECT TITLE  
 Redfern Hotel  
 386-397 Elizabeth Street REDFERN NSW 2016  
 DRAWING TITLE  
 3D VIEWS  
 Critical View Analysis (Elizabeth Lane)

DATE  
 15/02/2024  
 DRAWN BY  
 J. HAYES  
 CHECKED BY  
 J. HAYES  
 APPROVED BY  
 J. HAYES  
 PROJECT NO.  
 18014  
 CITY NO.  
 DA-900-03

**TURNER**  
 ARCHITECTS