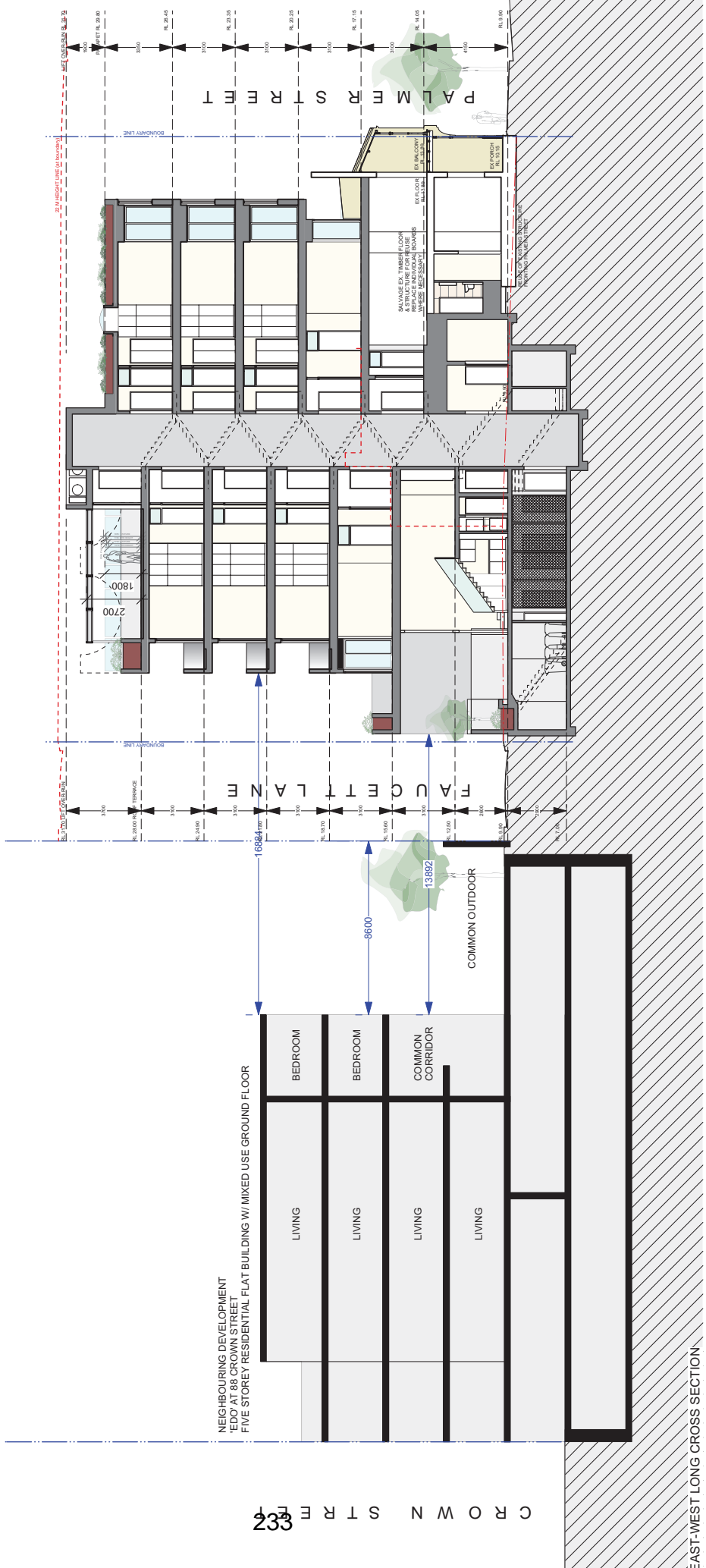


Attachment B3

**Selected Section, Detail, Materials and
Finishes and Perspective Drawings**

NEIGHBOURING DEVELOPMENT
'EDD' AT 88 CROWN STREET
FIVE STOREY RESIDENTIAL FLAT BUILDING W/ MIXED USE GROUND FLOOR



EAST-WEST LONG CROSS SECTION

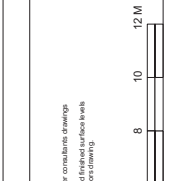
ARCHITECT	DATE	REVISION	TITLE	LONG SECTION
CRACKNELL & LONERGAN ARCHITECTS PTY LTD ABN 55 100 940 501 Nominated Architect Peter J Lonergan NSW Architects Registration No. 5582 156A CHURCH STREET NEWTOWN NSW 2042 PHONE +61 2 9565 1554 email@cracknellonergan.com.au	10-06-2022	DA-G1	DEVELOPMENT APPLICATION (AMENDED) - COORDINATION	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
			ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO
			STAGE	DEVELOPMENT APPLICATION
			CLIENT	TLB TRADING TRUST
			SCALE	1:200 @A3, 1:100@A1

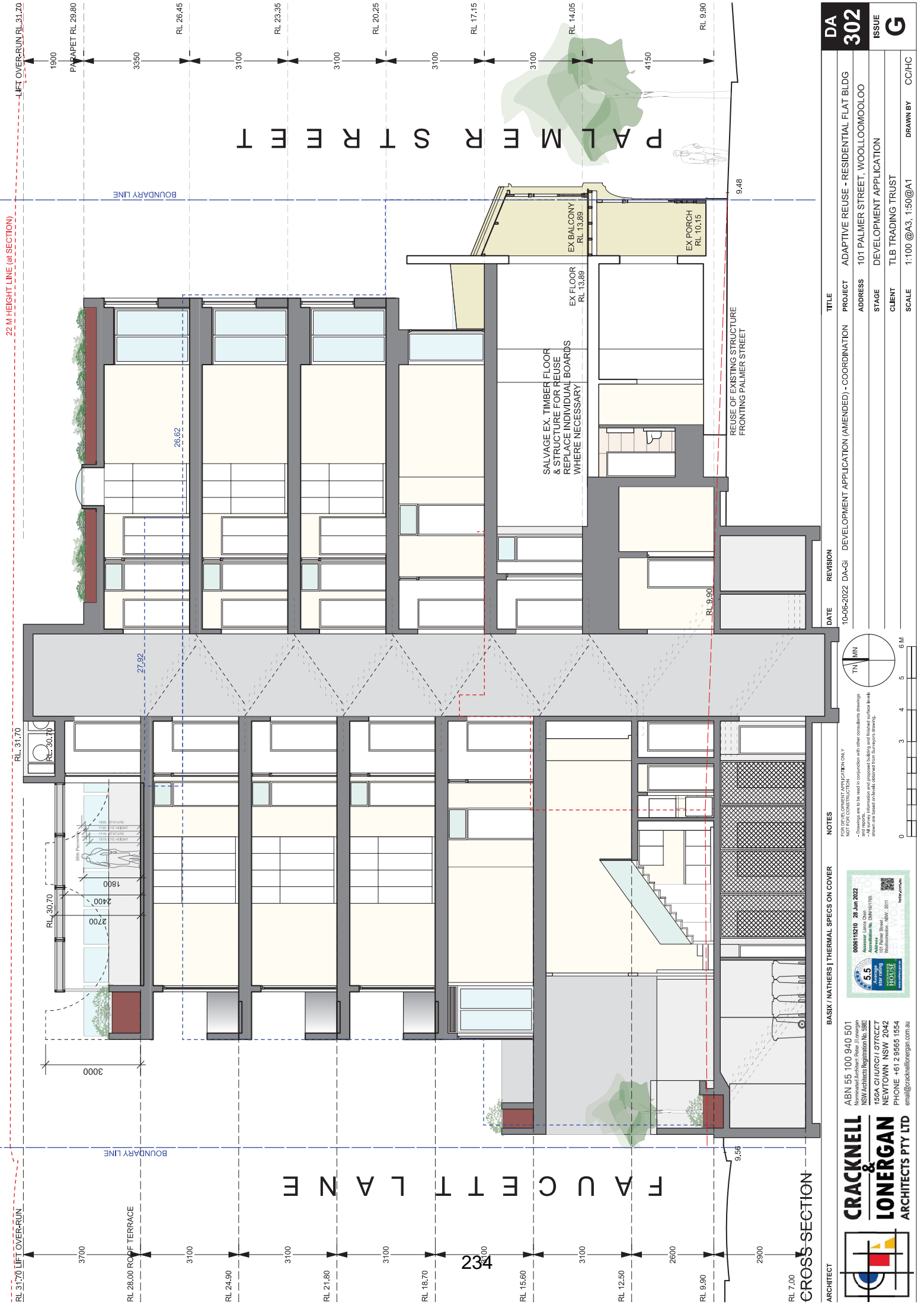
NOTES

FOR DEVELOPMENT APPLICATION ONLY

- Drawings are to be read in conjunction with other architectural drawings and reports.

- Dimensions shown are based on levels obtained from Surveyors drawings.





DA	302	ISSUE	G
ARCHITECT	CRACKNELL & LONERGAN ARCHITECTS PTY LTD	TITLE	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
PROJECT	101 PALMER STREET, WOOLLOOMOOLOO	DATE	10-06-2022
ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO	REVISION	DA-GI DEVELOPMENT APPLICATION (AMENDED) - COORDINATION
STAGE	DEVELOPMENT APPLICATION	NOTES	FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION This drawing is to be read in conjunction with other documents. Drawings and reports are to be read in conjunction with other documents. Drawings shown are based on field data obtained from surveys shown.
CLIENT	TLB TRADING TRUST	NOTES	BASIX / MATTERS THERMAL SPECS ON COVER
SCALE	1:100 @A3, 1:50@A1	DATE	10-06-2022
DRAWN BY	CC/HC	REVISION	DA-GI DEVELOPMENT APPLICATION (AMENDED) - COORDINATION

CRACKNELL & LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501
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1624 O'HEARN STREET
NEWTOWN NSW 2042
PHONE +61 2 9565 1654
email@cracknellonergan.com.au

5.5
star rating
HOUSE

0006115210 28 Jun 2022
Assessor: Lucas Clark
Accreditation: BM16/17/18
101 Palmer Street
Woolloomooloo, NSW, 2011

NETHERN

ARCHITECT

RL 31.70 LIFT OVER-RUN

3700

RL 28.00 ROOF TERRACE

3100

RL 24.90

3100

RL 21.80

3100

RL 18.70

2350

RL 15.60

3100

RL 12.50

2600

RL 9.90

2900

RL 7.00

LIFT OVER-RUN RL 31.70

1900

PARAPET RL 29.80

3350

RL 26.45

3100

RL 23.35

3100

RL 20.25

3100

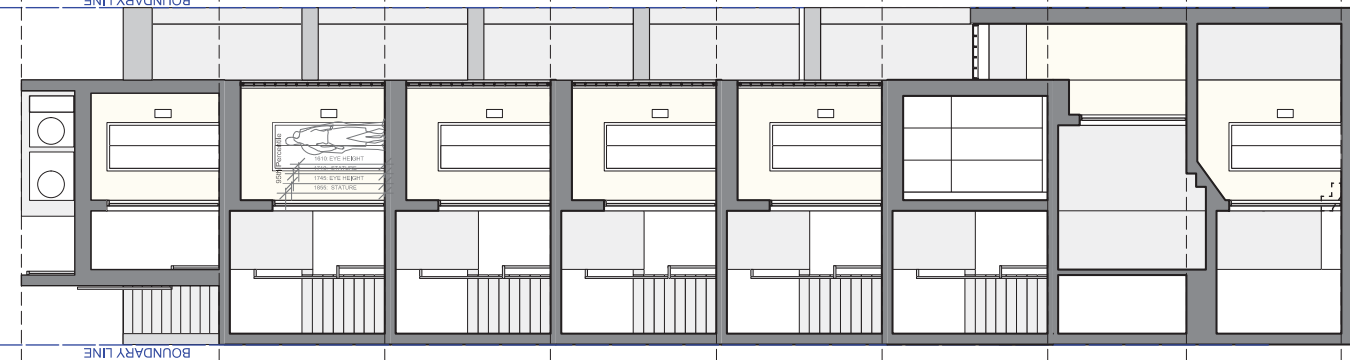
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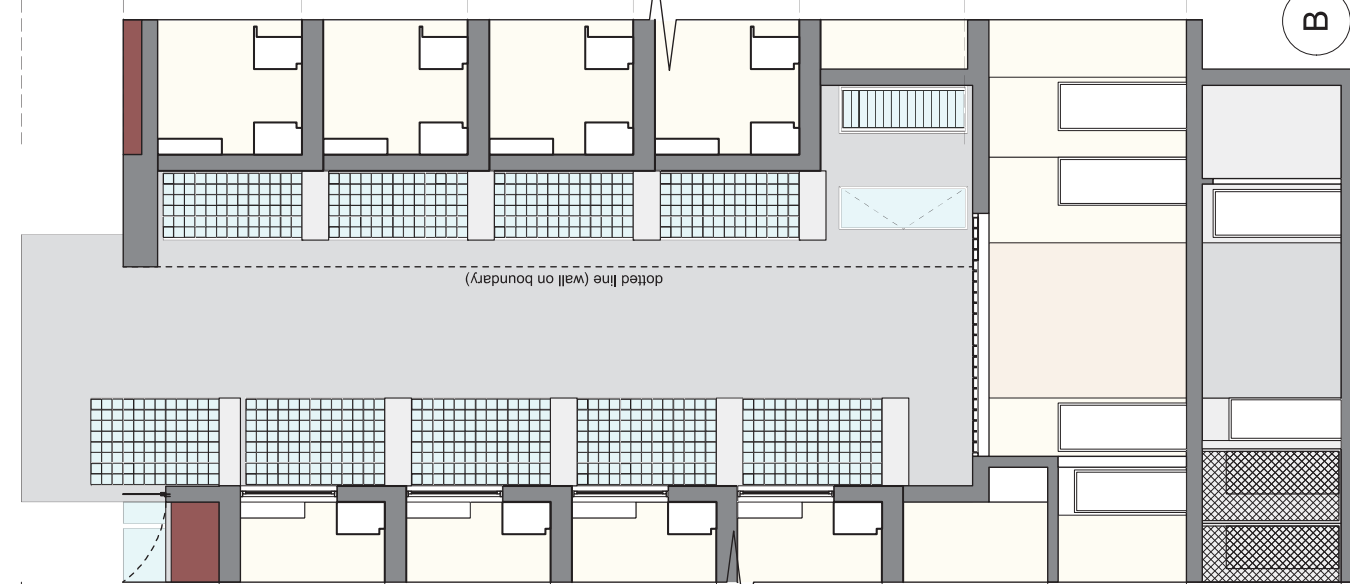
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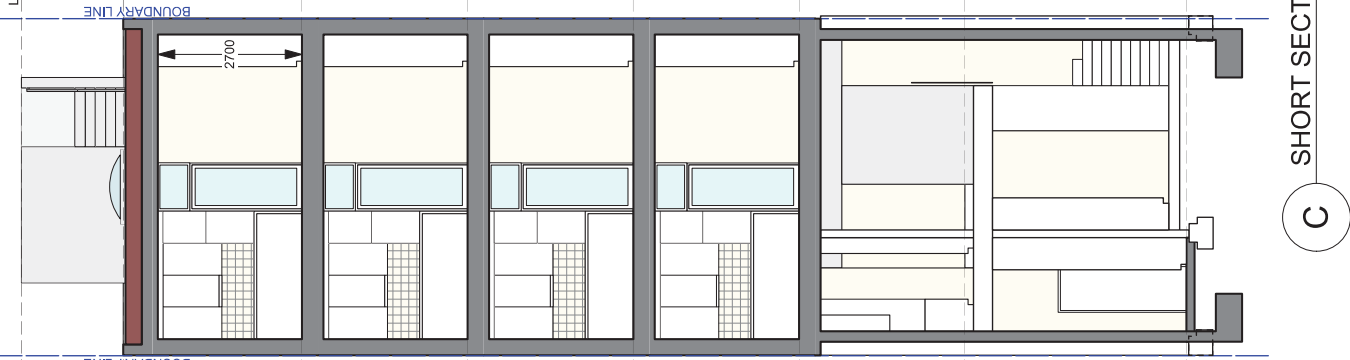
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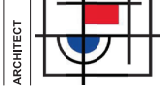
A SHORT SECTION



B SHORT SECTION



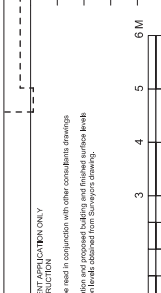
C SHORT SECTION



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 email@cracknellonergan.com.au



NOTES
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 NOT FOR CONSTRUCTION
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 The drawings are the property of Cracknell & LonerGAN and shall not be used for any other purpose without the written consent of Cracknell & LonerGAN.
 All drawings are based on levels obtained from Surveyors drawings.



DATE	REVISION
10-06-2022	DA-GI DEVELOPMENT APPLICATION (AMENDED) - COORDINATION

TITLE	SHORT SECTIONS
PROJECT	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO
STAGE	DEVELOPMENT APPLICATION
CLIENT	TLB TRADING TRUST
SCALE	1:100 @A3, 1:50@A1
DRAWN BY	CC/HC

RL 29.70

RL 26.40

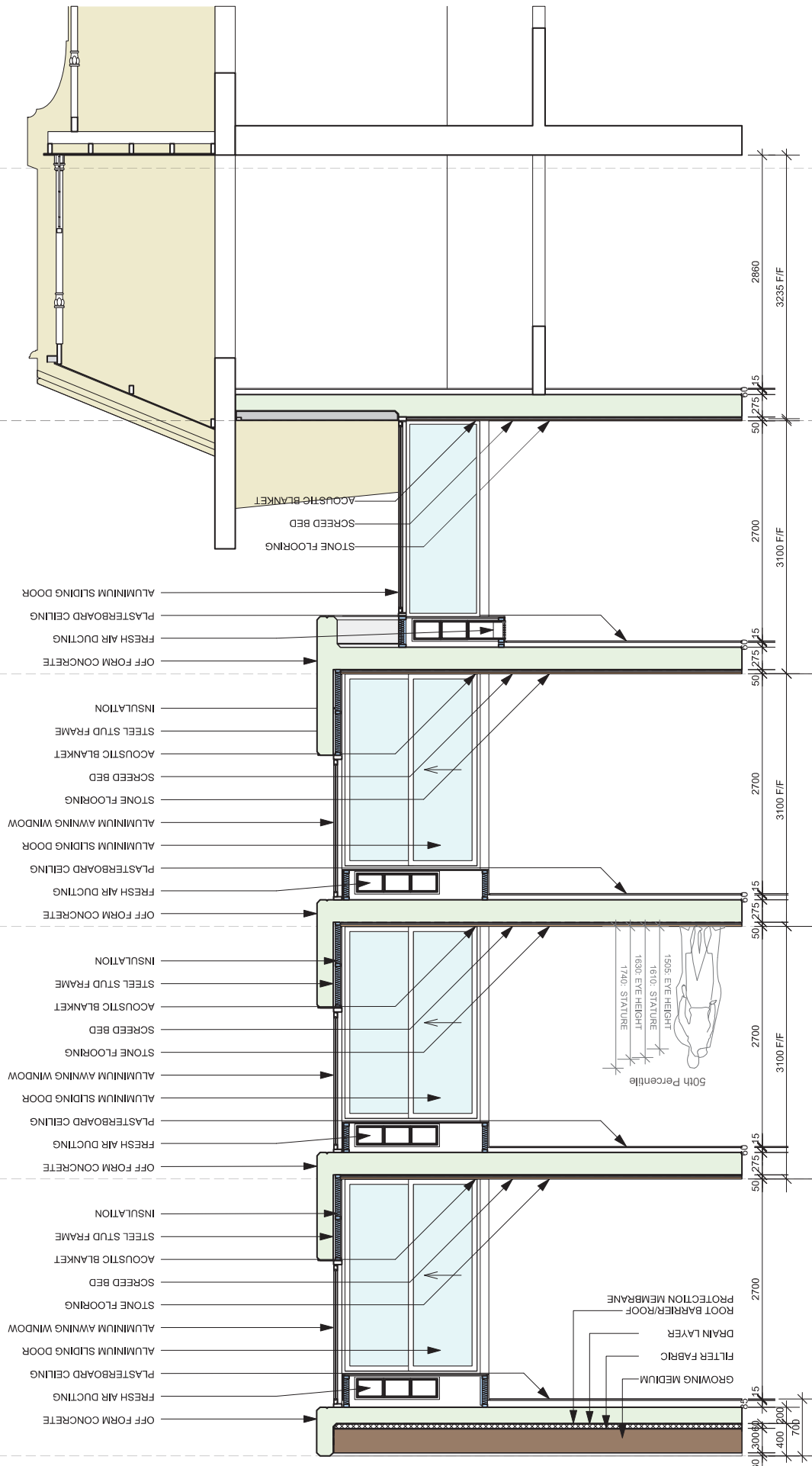
RL 23.30

RL 20.20

RL 17.10

RL 14.00

RL 9.90



236

ARCHITECT



CRACKNELL & LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501
New South Wales
NSW Architects Registration No. 5962
1564 OLURON STREET
NEWTOWN NSW 2042
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email@cracknellonergan.com.au



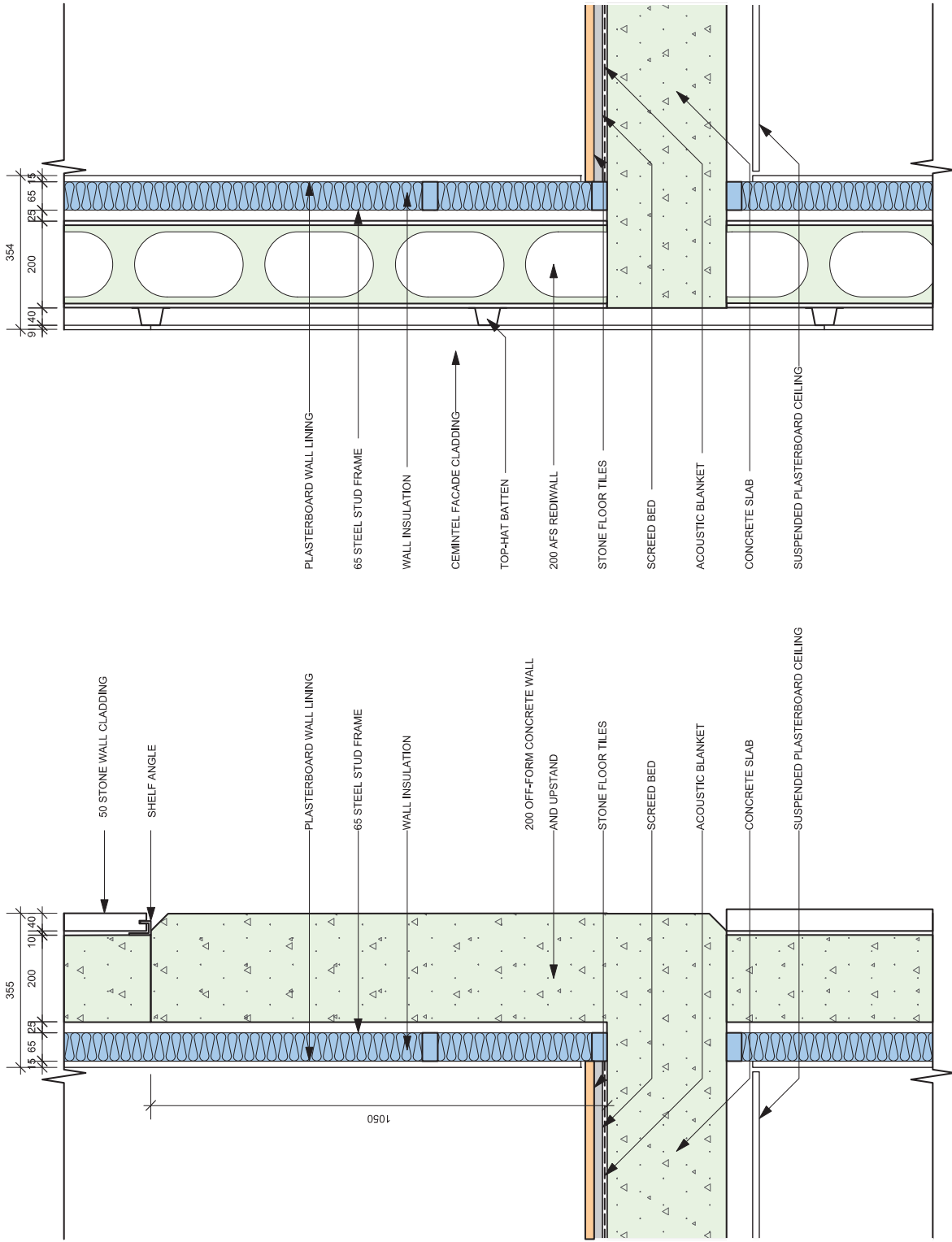
FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION
This report is to be read in conjunction with other consultants drawings and reports.
The information in this report is based on the information provided to us by the client and is not to be used for any other purpose without the written consent of the architect.

NOTES

DATE REVISION

TITLE CONCEPT CONSTRUCTION SECTION (1:50)
PROJECT ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
ADDRESS 101 PALMER STREET, WOOLLOOMOOLOO
STAGE DEVELOPMENT APPLICATION
CLIENT TLB TRADING TRUST
SCALE 1:50 @A3 ; 1:25 @A1

DA 304
ISSUE G
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NORTHERN WALL DETAIL
Scale: 1:10

SOUTHERN WALL DETAIL
Scale: 1:10

ARCHITECT
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 New South Wales Architect No. 11630
 NSW Architects Registration No. 5962
 1624 OULPOW STREET
 NEWTOWN NSW 2042
 PHONE +61 2 9565 1654
 email@cracknellonergan.com.au

BASKI / MATHERS | THERMAL SPECS ON COVER

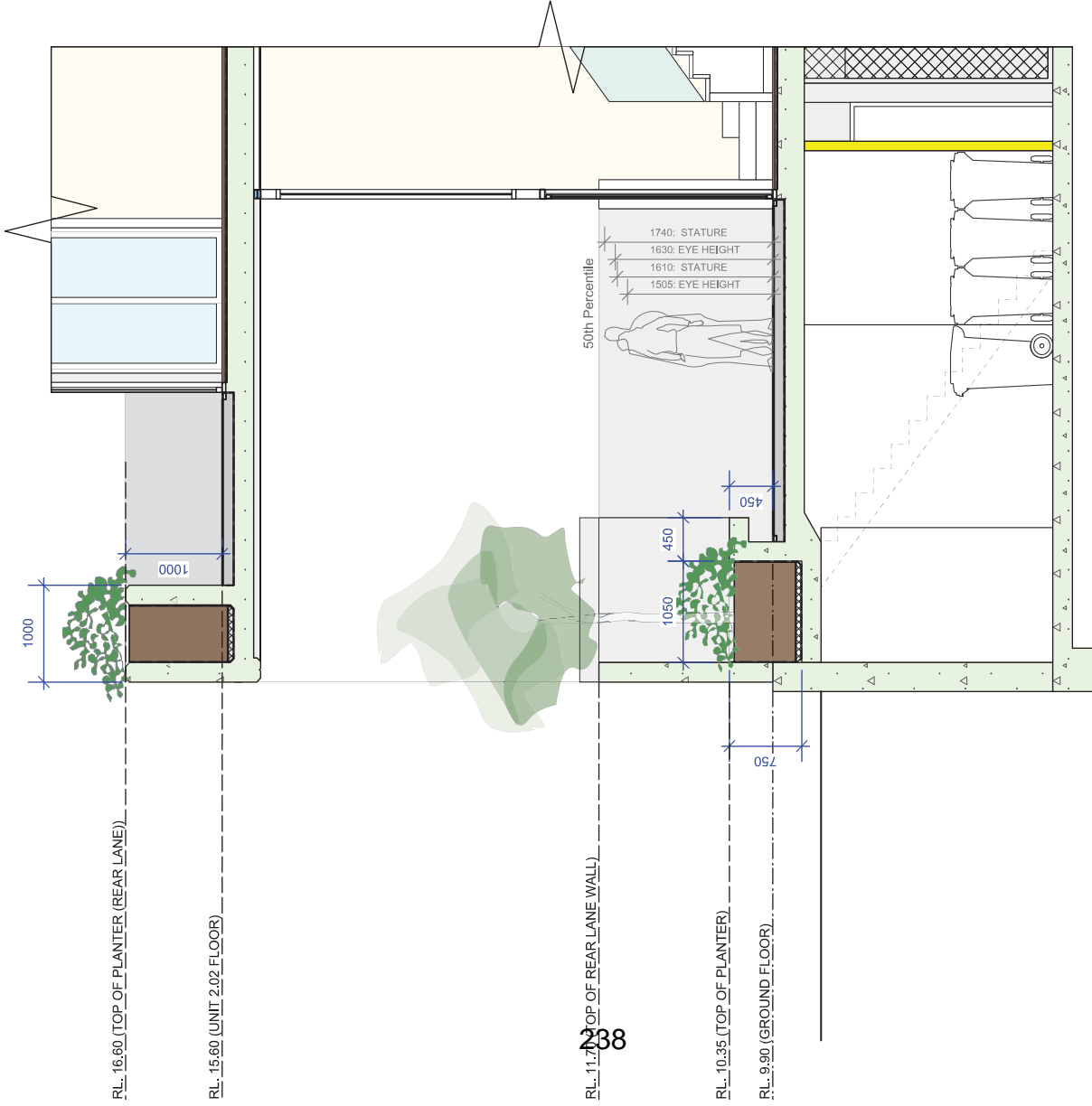
NOTES
 FOR DEVELOPMENT APPLICATION ONLY
 FOR INFORMATION ONLY
 This report is to be used in conjunction with other consultants drawings and reports. It is not to be used for construction purposes. The drawings shown are based on the information provided to us by the client.

DATE 10-06-2022
REVISION
 DA-GI DEVELOPMENT APPLICATION (AMENDED) - COORDINATION

TITLE STRUCTURAL WALL DETAILS (CONCEPT)
PROJECT ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
ADDRESS 101 PALMER STREET, WOOLLOOMOOLOO
STAGE DEVELOPMENT APPLICATION
CLIENT TLB TRADING TRUST
SCALE 1:10 @A3 ; 1:5 @ A1

DA
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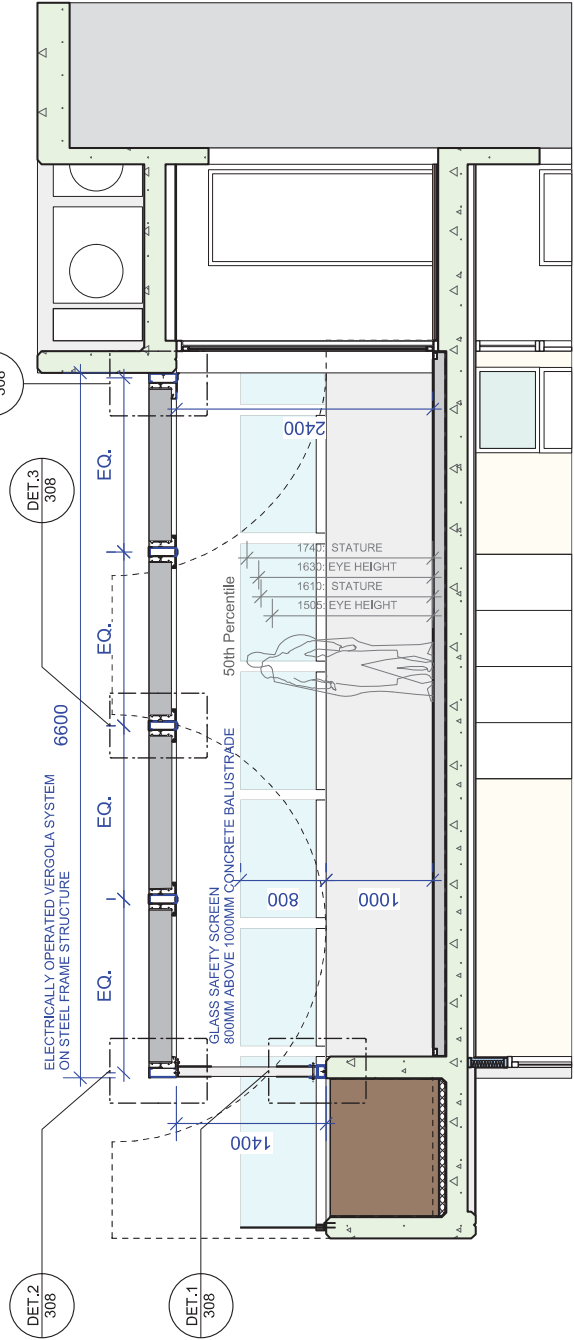
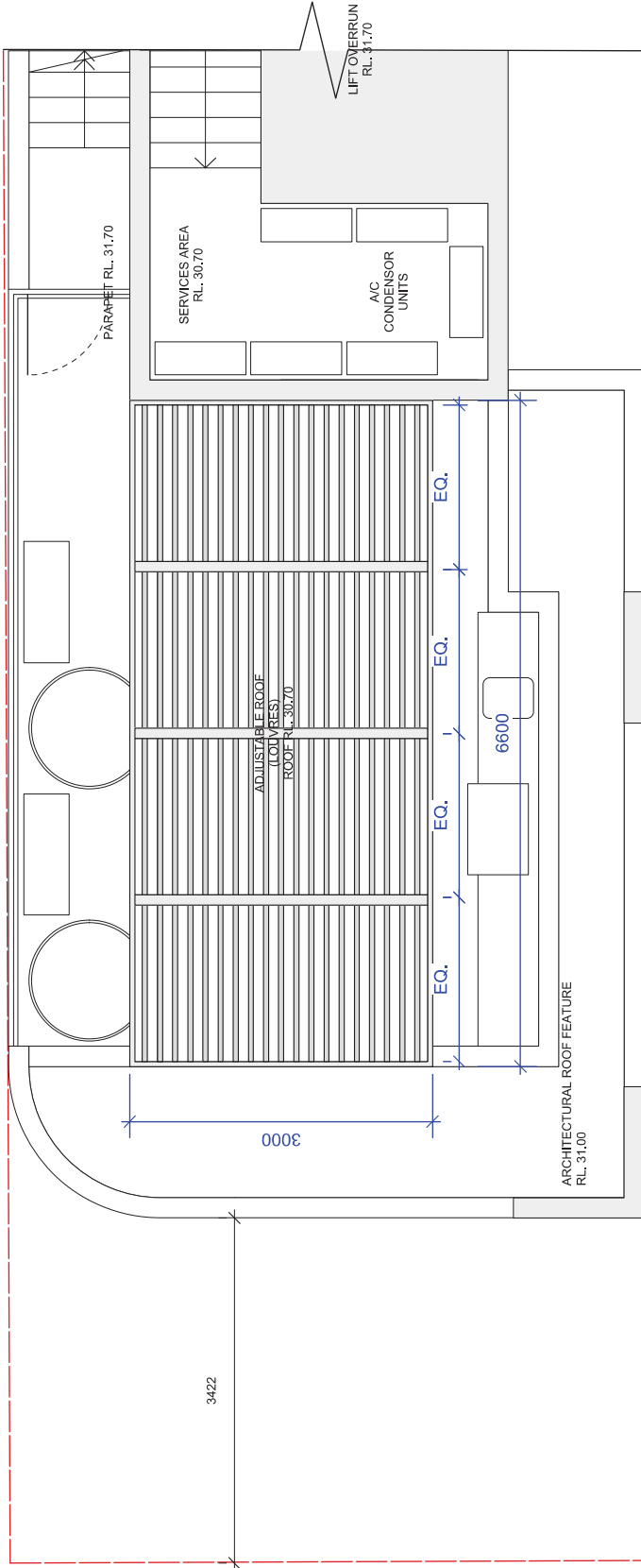
DRAWN BY CC/HC



CONCEPT CONSTRUCTION SECTION
 PLANTER DETAIL SECTION FOR
 UNIT G.01 & UNIT 2.02

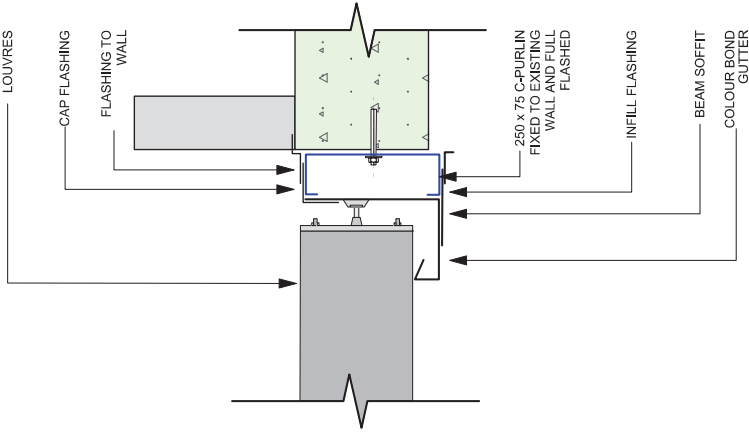
ADDITIONAL INFORMATION FOR COORDINATION W/ LANDSCAPE ARCHITECTURAL PLANS

ARCHITECT	BASIX / MATHERS THERMAL SPECS ON COVER	NOTES	DATE	REVISION	TITLE	REAR LANE PLANTER DETAIL SECTION	DA
CRACKNELL & LONERGAN ARCHITECTS PTY LTD ABN 55 100 940 501 New South Wales NSW Architects Registration No. 5962 1564 O'HURST STREET NEWTOWN NSW 2042 PHONE +61 2 9565 1654 email@cracknellonergan.com.au	5.5 Star Rating HOUSE 0086115210 28 Jun 2022 Assessor: Lance Clark Accreditation: BMH181785 107 Palmer Street Woollahra NSW 2011 https://www.nsw.gov.au	FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION This drawing is to be read in conjunction with other construction drawings and reports. The drawings are for information only and are not to be used for construction without the written approval of the architect. All dimensions are based on levels obtained from Surveyors drawings.	10-06-2022	DA-GI	DEVELOPMENT APPLICATION (AMENDED) - COORDINATION	REAR LANE PLANTER DETAIL SECTION	306
		PROJECT	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG	ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO	STAGE	DEVELOPMENT APPLICATION
							G
							CC/HC
							DRAWN BY
							SCALE
							CLIENT
							TLB TRADING TRUST
							PROJECT
							ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG

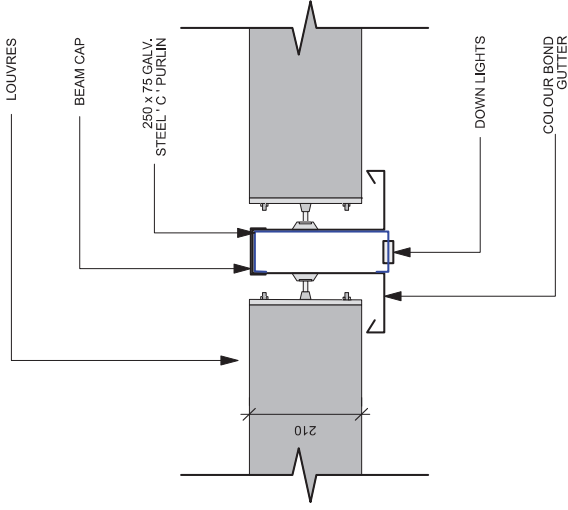


CONCEPT CONSTRUCTION SECTION
OF ROOF TOP COMMUNAL OPEN SPACE
AND VERGOLA DETAIL.
ADDITIONAL DETAILS PROVIDED
ON SUBSEQUENT PAGE

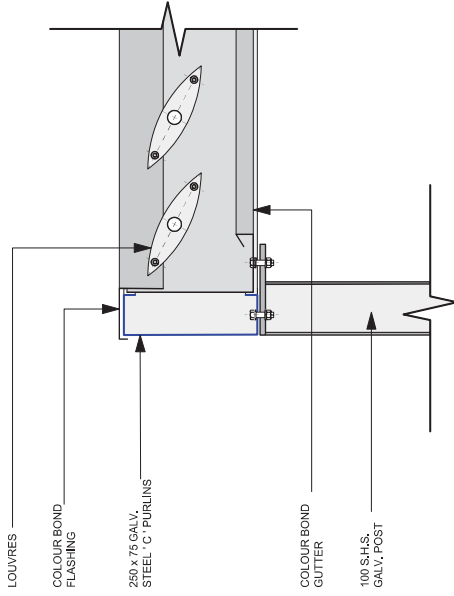
ARCHITECT	CRACKNELL & LONERGAN ARCHITECTS PTY LTD ABN 55 100 940 501 Newbold Archiback, 1st Floor NSW Architects Registration No. 5962 1564 OLIPHON STREET NEWTOWN NSW 2042 PHONE +61 2 9565 1654 email@cracknellonergan.com.au	FOR DEVELOPMENT APPLICATION ONLY	NOTES	DATE	REVISION	TITLE	CONCEPT CONSTRUCTION SECTION (1:50)	DA	
		5.5 star rating HOUSE	0006115210 28 Jun 2022 Assessor: Lance Chai Accreditation: BM16/17/15 107 Palmer Street Woollahra NSW 2011 www.nsw.gov.au	10-06-2022	DA-GI	DEVELOPMENT APPLICATION (AMENDED) - COORDINATION	PROJECT	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG	307
			0 0.5 1.0 1.5 2.0 2.5 M			ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO	ISSUE	
						STAGE	DEVELOPMENT APPLICATION	G	
						CLIENT	TLB TRADING TRUST		
						SCALE	1:50 @A3 ; 1:25 @A1		
						DRAWN BY	CC/HC		



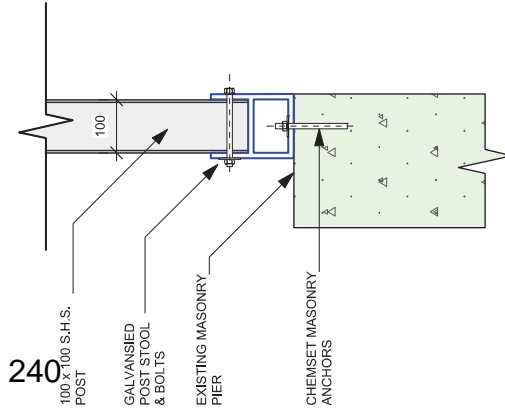
DET.4 - SLAB EDGE FIXING DETAIL



DET.3 - CENTRE BEAM DETAIL



DET.2 - POST CONNECTION DETAIL



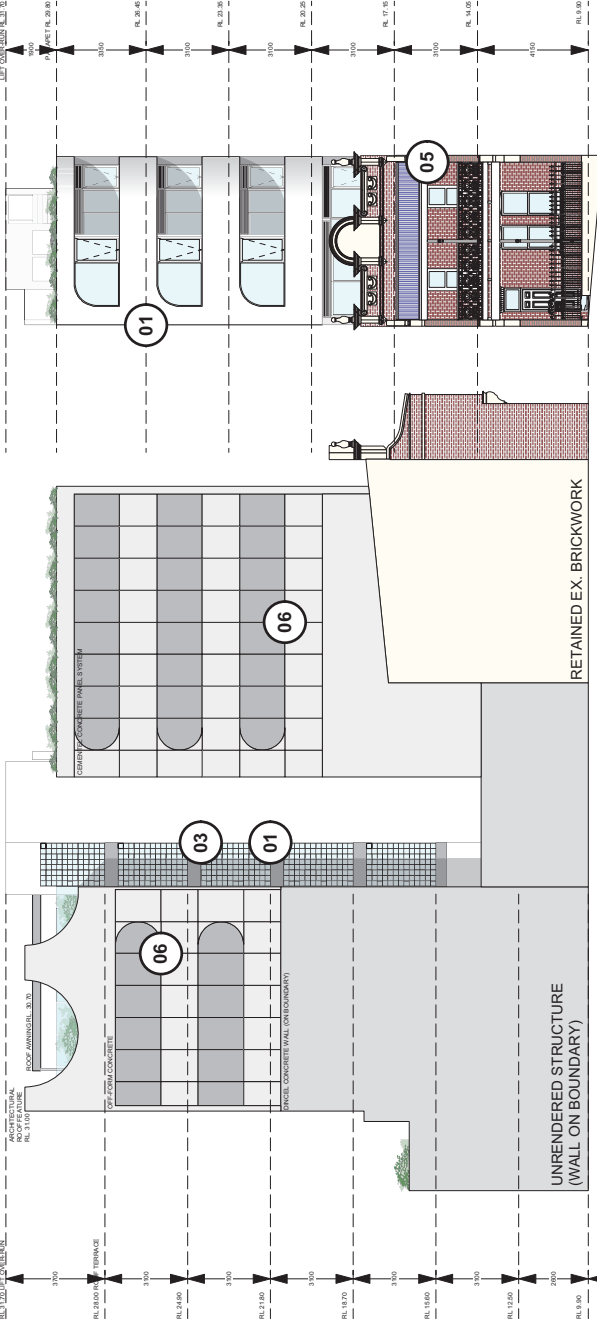
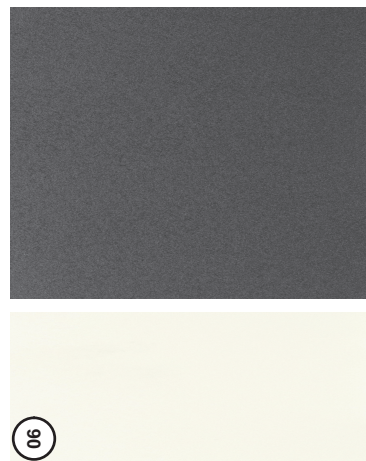
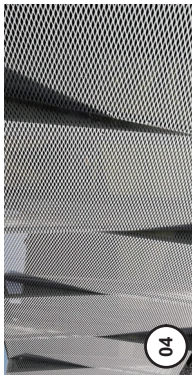
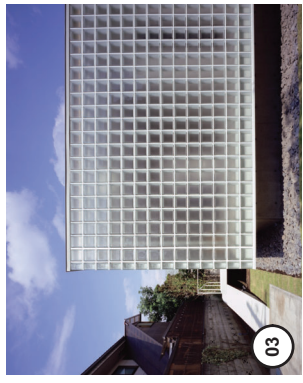
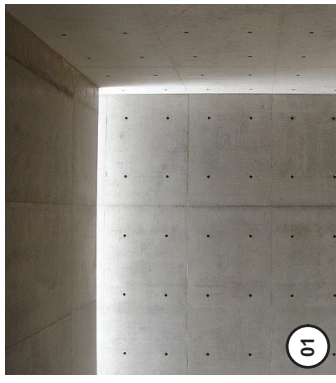
DET.1 - POST BASE DETAIL

VERGOLA SYSTEM - MOTORIZED LOUVRE SYSTEM
 CONCEPT CONSTRUCTION DETAILS BASED ON
 VERGOLA DESIGN MANUAL (MANUFACTURER SUPPLIED INFORMATION)

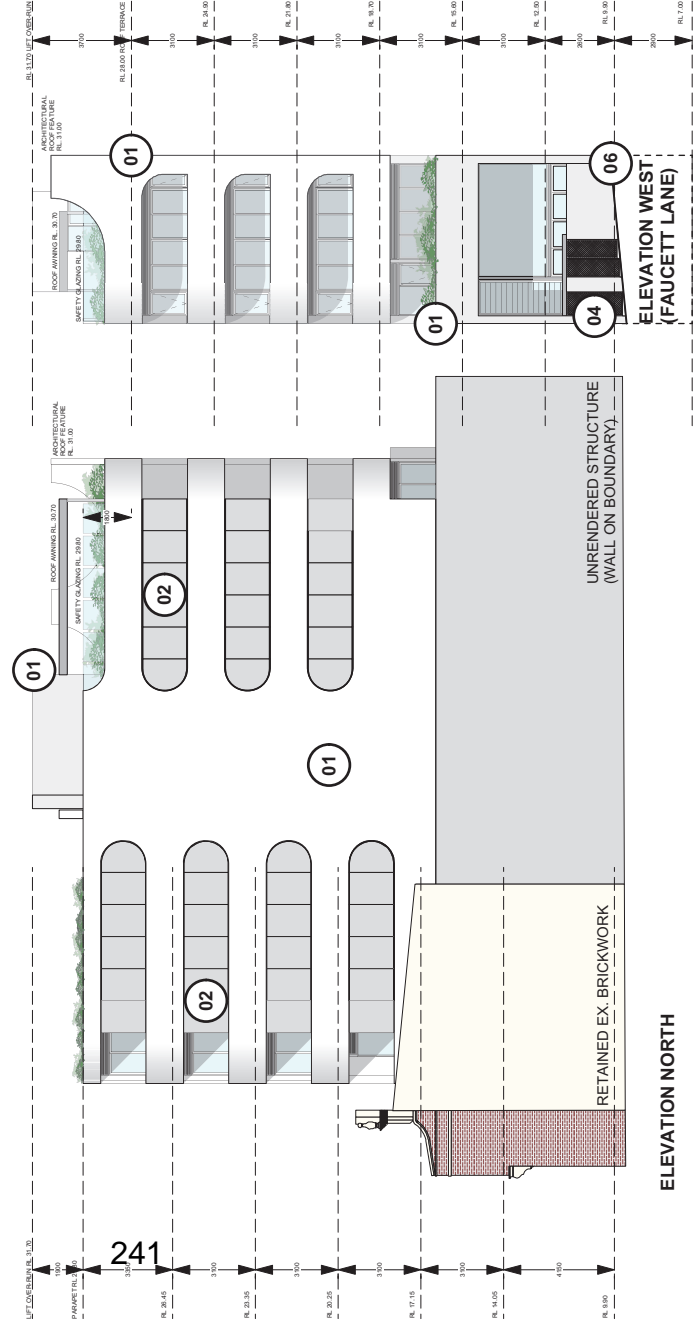
ARCHITECT	BASKI / MATHERS THERMAL SPECS ON COVER	NOTES	DATE	REVISION	TITLE	VERGOLA DETAILS (AUTOMATED SYSTEM)
CRACKNELL & LONERGAN ARCHITECTS PTY LTD ABN 55 100 940 501 New South Wales NSW Architects Registration No. 5962 1664 GILMORE STREET NEWTOWN NSW 2042 PHONE +61 2 9565 1654 email@cracknellonergan.com.au		FOR DEVELOPMENT APPLICATION ONLY NOT FOR CONSTRUCTION These drawings are to be used in conjunction with other consultants drawings and reports. The drawings are for information only and are not to be used for any other purpose. All dimensions shown are based on levels obtained from Surveyors sheets.	10-06-2022	DA-GI	DEVELOPMENT APPLICATION (AMENDED) - COORDINATION	VERGOLA DETAILS (AUTOMATED SYSTEM)
					PROJECT	ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
					ADDRESS	101 PALMER STREET, WOOLLOOMOOLOO
					STAGE	DEVELOPMENT APPLICATION
					CLIENT	TLB TRADING TRUST
					SCALE	1:10 @A3 ; 1:5 @ A1
						DRAWN BY CC/HC

DA
 308
 ISSUE
 G

- MATERIALS & FINISHES**
- 01: Wall Structure**
a. Off-Form Concrete expression & curved concrete balconies and expression (Tone: Concrete: Light Grey)
 - 02: Wall Detail - Stone Panel System**
Persian Bardigilo Marble Panels
Natural Grain Aligned in a Horizontal Expression
 - 03: Foyers & Lobbies**
Opaque Glass Blockwork (Fire-Resistant)
White Mortar Joints
 - 04: Screening - Rear Lane (Fire Egress / Bins)**
Perforated Metal Screen and Screen Door (Outdoor Screens - Off-White)
 - 05: Heritage Conservation (Terrace)**
Heritage Detailing and Facade Restoration
Ref. to Schedule of Conservation and Statement of Heritage Impact
 - 06: South Facade - Concrete Pre-Cast Finished**
Cemental Metallic Grey & Pearl White Panels
Modular repeated pattern (per elevation)



ELEVATION SOUTH
(PALMER STREET)



ELEVATION NORTH
(FAUCETT LANE)

CRACKNELL & LONERGAN ARCHITECTS PTY LTD
 ABN 55 100 940 501
 National Architect Prior to 2008
 NSW Architects Registration No. 55882
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 email@cracknellonergan.com.au

ARCHITECT

BASKY / MATHERS CERTIFICATION

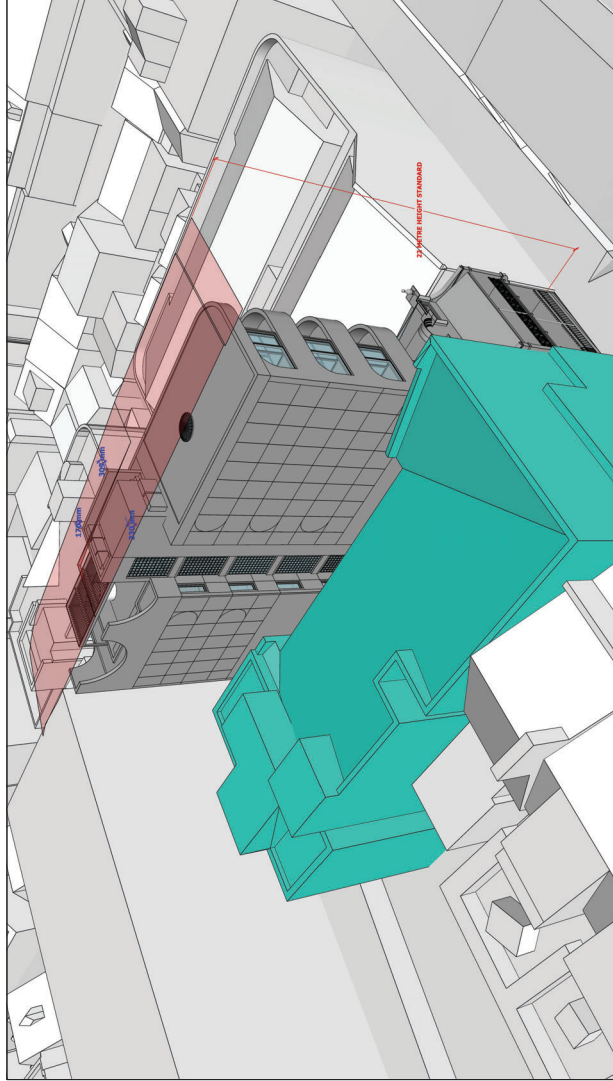
NOTES
 FOR DEVELOPMENT APPLICATION ONLY
 - Changes are to be read in conjunction with other plan drawings and reports.
 - Dimensions shown on this drawing are based on levels obtained from Surveyors data only.

DATE 10-06-2022
REVISION DA-GI DEVELOPMENT APPLICATION (AMENDED) - COORDINATION

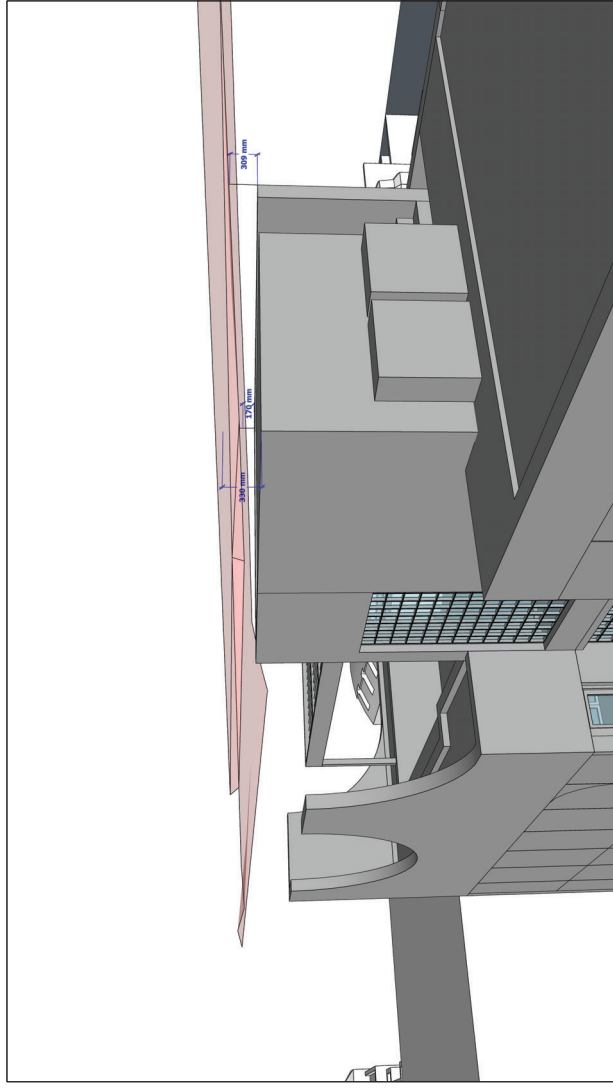
TITLE MATERIALS & FINISHES
PROJECT ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG
ADDRESS 101 PALMER STREET, WOOLLOOMOOLOO
STAGE DEVELOPMENT APPLICATION
CLIENT TLB TRADING TRUST
SCALE 1:200 @A3, 1:100@A1
DRAWN BY CCIHC

DA 601
ISSUE G

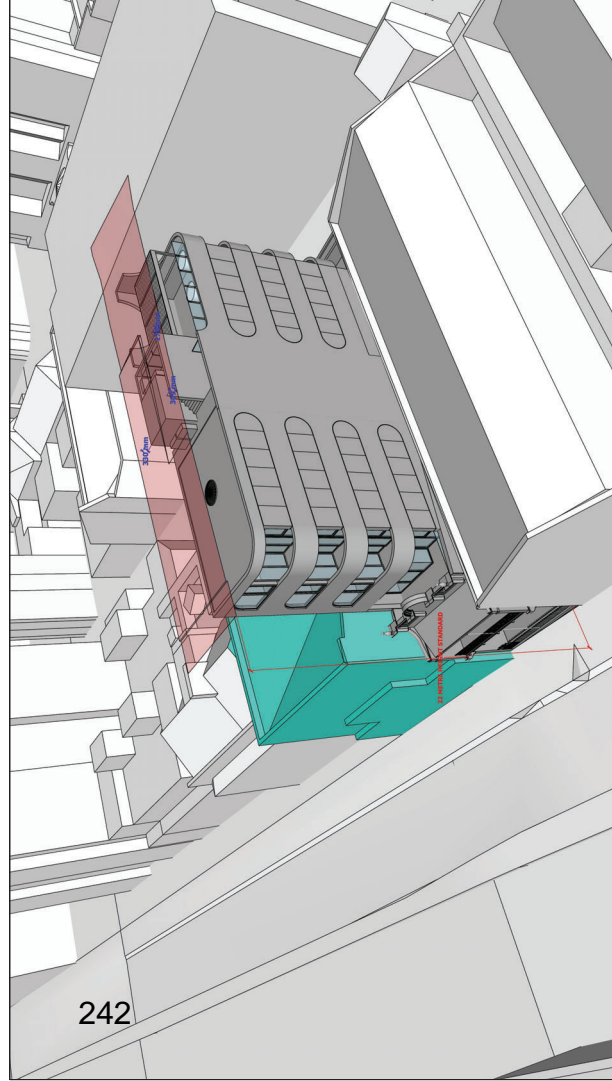
CRACKNELL & LONERGAN ARCHITECTS PTY LTD



HEIGHT PLANE OPTION A - EXISTING 'GROUND' FLOOR LEVEL OF CONCRETE SLAB & STRUCTURES
VIEW OF SOUTHERN CORNER OF SITE



HEIGHT PLANE OPTION A - DETAIL VIEW
HEIGHTS SHOWN INDICATING LEVELS FROM TOP OF LIFT OVERRUN TO THE 22M HEIGHT PLANE



HEIGHT PLANE OPTION A - PERSPECTIVE VIEW 2
VIEW OF NORTHERN CORNER OF SITE

HEIGHT PLANE OPTION A

HEIGHT PLANE ESTABLISHED BASED ON EXISTING SURVEY LEVELS OF ALL EXISTING GROUND FLOORS, ENCOMPASSING THE GROUND FLOOR VERANDAH, GROUND FLOOR OF TERRACE AND REAR CONCRETE COURTYARD LEVELS.

HEIGHT PLANE DRAWN AT 22M ABOVE GROUND LEVEL IN ACCORDANCE WITH HEIGHT STANDARD CONTAINED IN LEP.

HEIGHT MEASUREMENTS OF LIFT OVERRUN PARAPET TAKEN FROM CORNERS OF THE OVERRUN.

MEASURED LEVELS ARE BETWEEN 170MM AND 330MM **BELOW** THE HEIGHT PLANE AS NOTED IN 3D.

AS THESE ARE PERSPECTIVE VIEWS, IT IS ADVISED THAT THE DRAWING IS NOT TO SCALE.

ARCHITECT



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

ABN 55 100 940 501
Notified Architect Peter LonerGAN
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NEWTOWN NSW 2042
PHONE +61 2 9565 1654
email@cracknellonerGAN.com.au

BASIC / NATHERS CERTIFICATION

NOTES

FOR DEVELOPMENT APPLICATION ONLY

FOR INFORMATION ONLY
- Drawing is to be used in conjunction with consultants drawings and reports.
- It is not to be used for construction or any other purpose without the written consent of the architects.
- It is not to be used for any other purpose without the written consent of the architects.

DATE REVISION

10-06-2022 DA-GI

DEVELOPMENT APPLICATION (AMENDED) - COORDINATION

TITLE HEIGHT COMPLIANCE TABLE

PROJECT ADAPTIVE REUSE - RESIDENTIAL FLAT BLDG

ADDRESS

101 PALMER STREET, WOOLLOOMOOLOO

STAGE

DEVELOPMENT APPLICATION

CLIENT

TLB TRADING TRUST

SCALE

NOT TO SCALE

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CC/HC

DA

404

ISSUE

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