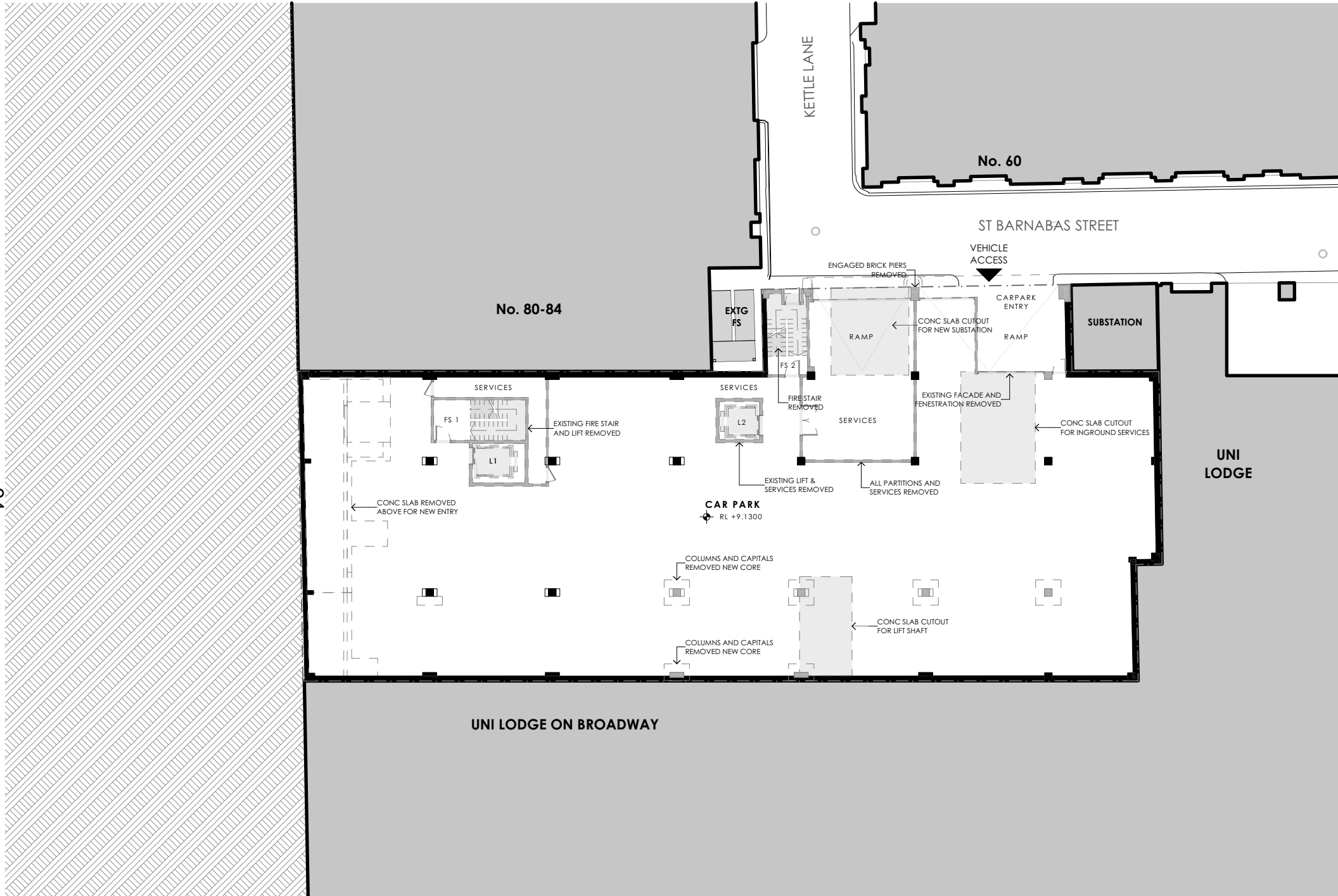


# **Attachment B**

**Selected Drawings**



94



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 INCONSISTENCIES ARE TO BE REPORTED TO flpatrick+partners.

AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
	C	12/05/2023	FINAL DRAFT II	SMA
	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
 1:200 @A3  
 25mm ON ORIGINAL

DRAWING  
DEMOLITION LOWER GROUND  
PLAN

PROJECT NO. 22213	DRAWING NO. DA-07
PRINT DATE 12/05/2023	ISSUE C

96

BAY STREET

KETTLE LANE

No. 60

ST BARNABAS STREET

No. 80-84

EXTG FS

ENGAGED BRICK PIERS REMOVED

EXISTING FACADE AND FENESTRATION REMOVED

ENTRY

FOYER

STAIRS AND SLABS REMOVED

FS 1

EXISTING FIRE STAIR AND LIFT REMOVED

SERVICES

L2

EXISTING LIFT & SERVICES REMOVED

ALL INTERNAL PARTITIONS AND WET AREAS DEMOLISHED

EXISTING FACADE AND FENESTRATION REMOVED

CONC SLAB REMOVED FOR NEW ENTRY

EXISTING FACADE AND FENESTRATION REMOVED

COMMERCIAL TENANCY

RL + 12.4800

UNI LODGE

COLUMNS AND CAPITALS REMOVED NEW CORE

CONC SLAB CUTOUT FOR ENTRY RAMP

COLUMNS AND CAPITALS REMOVED NEW CORE

CONC SLAB CUTOUT FOR LIFT SHAFT

CONC SLAB CUTOUT FOR NEW FIRE STAIR

UNI LODGE ON BROADWAY

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	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

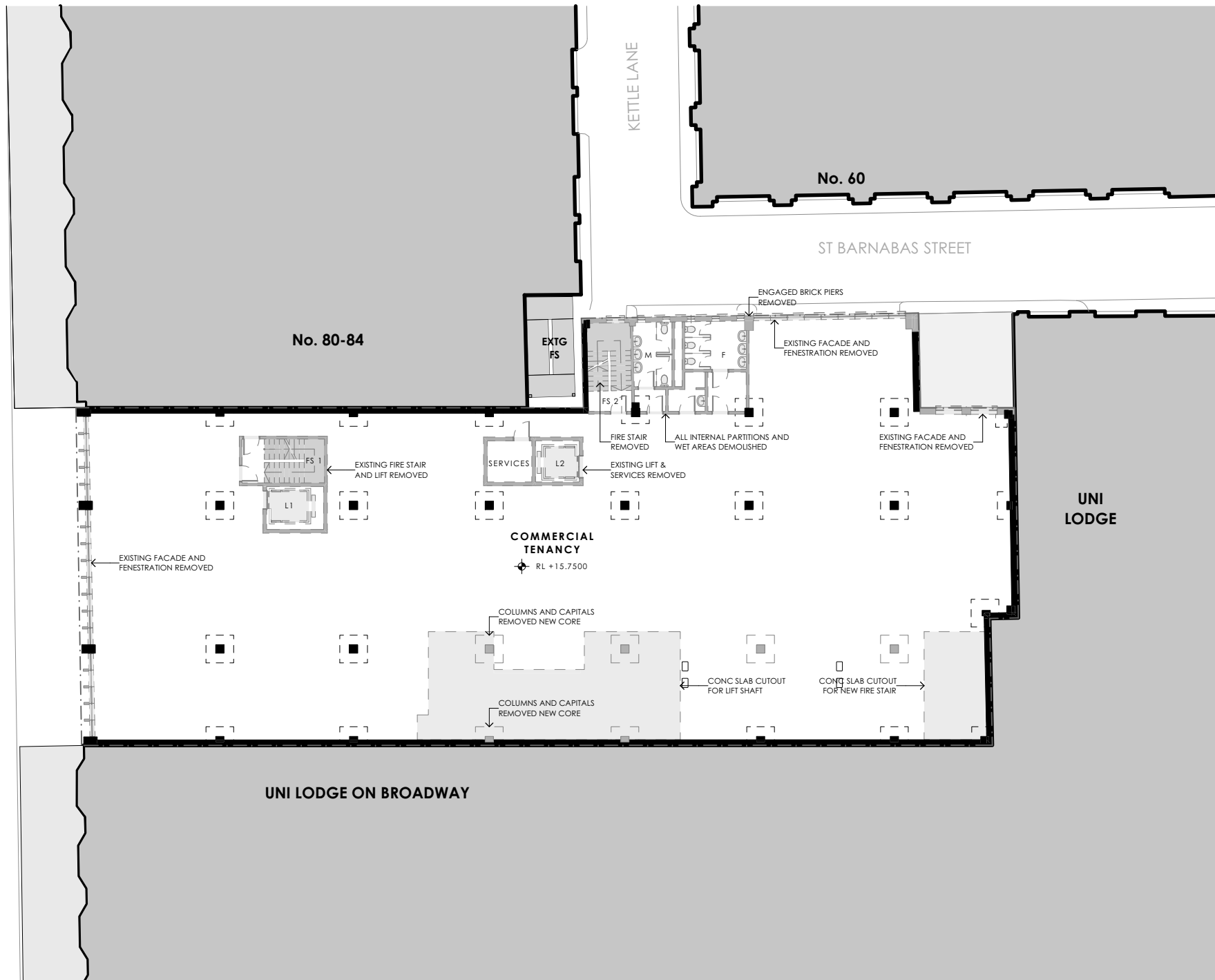
PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
DEMOLITION GROUND FLOOR  
PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-08  
ISSUE  
C

BAY STREET



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	C	12/05/2023	FINAL DRAFT II	SMA
	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

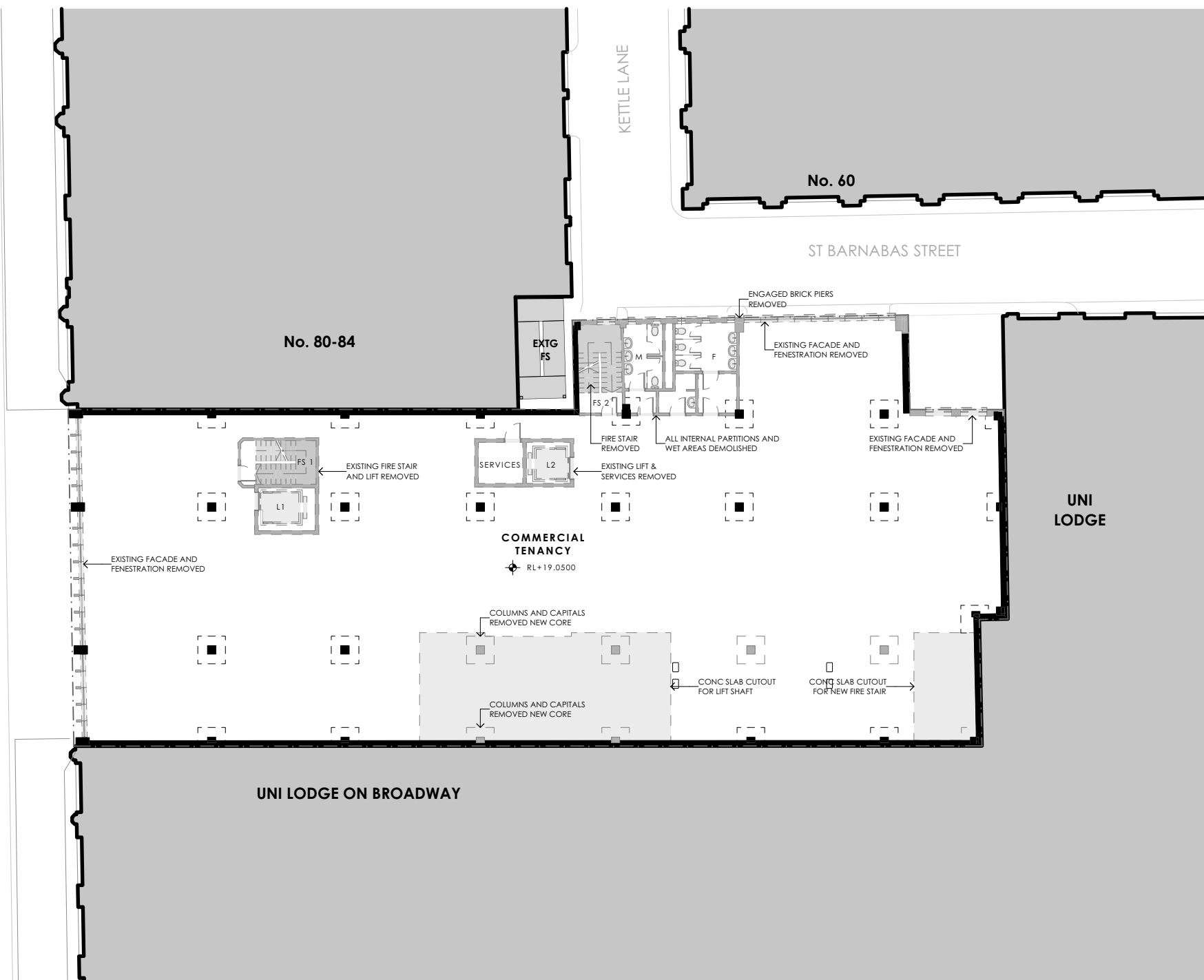
PROJECT  
86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
DEMOLITION LEVEL 01 FLOOR PLAN

PROJECT NO. 22213	DRAWING NO. DA-09
PRINT DATE 12/05/2023	ISSUE C

BAY STREET



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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
C	12/05/2023	FINAL DRAFT II	SMA	SMA
B	31/03/2023	FINAL DRAFT DA	SMA	SMA
A	24/03/2023	DRAFT DA FOR REVIEW	SMA	SMA

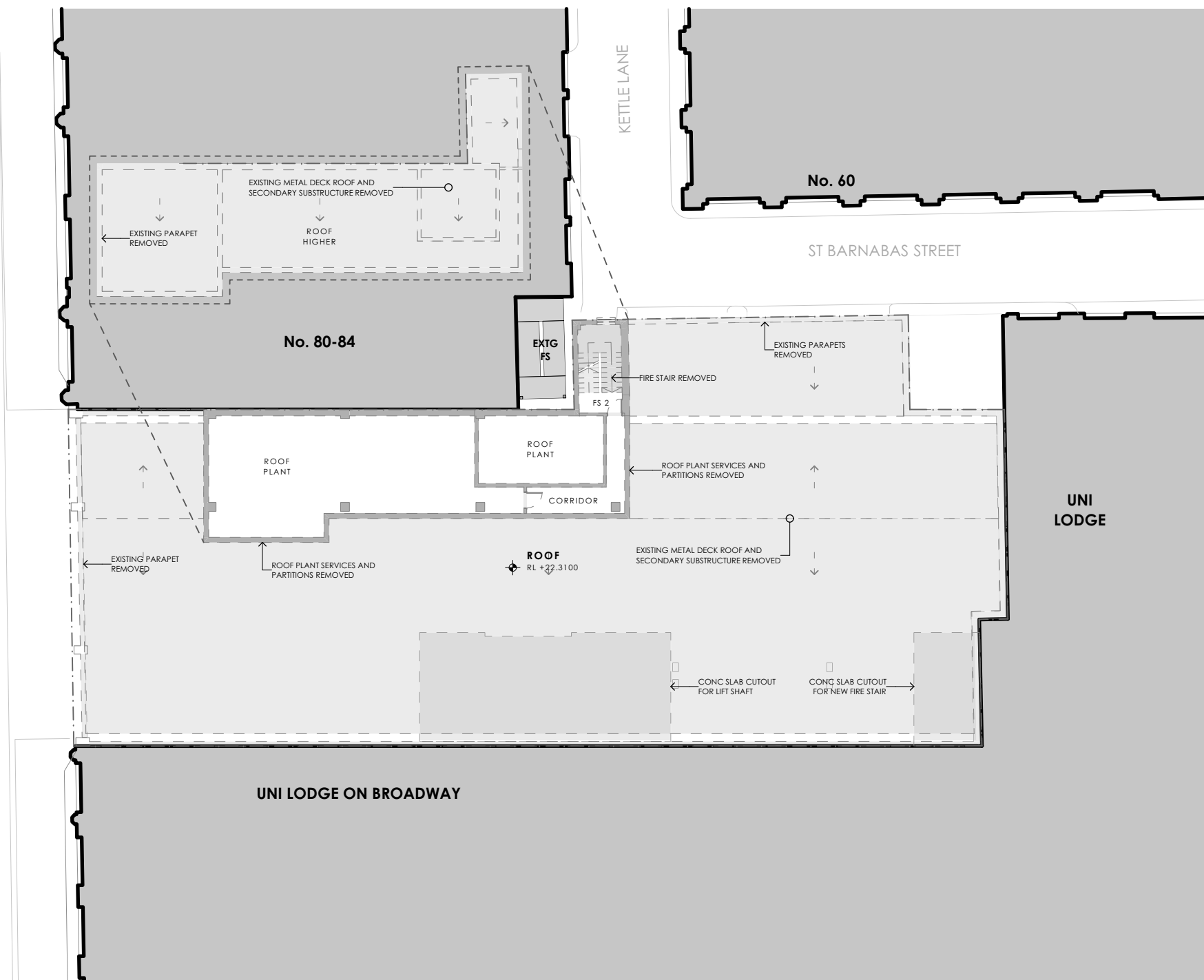
PROJECT  
86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
DEMOLITION LEVEL 02 FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023



DRAWING NO.  
DA-10  
ISSUE  
C



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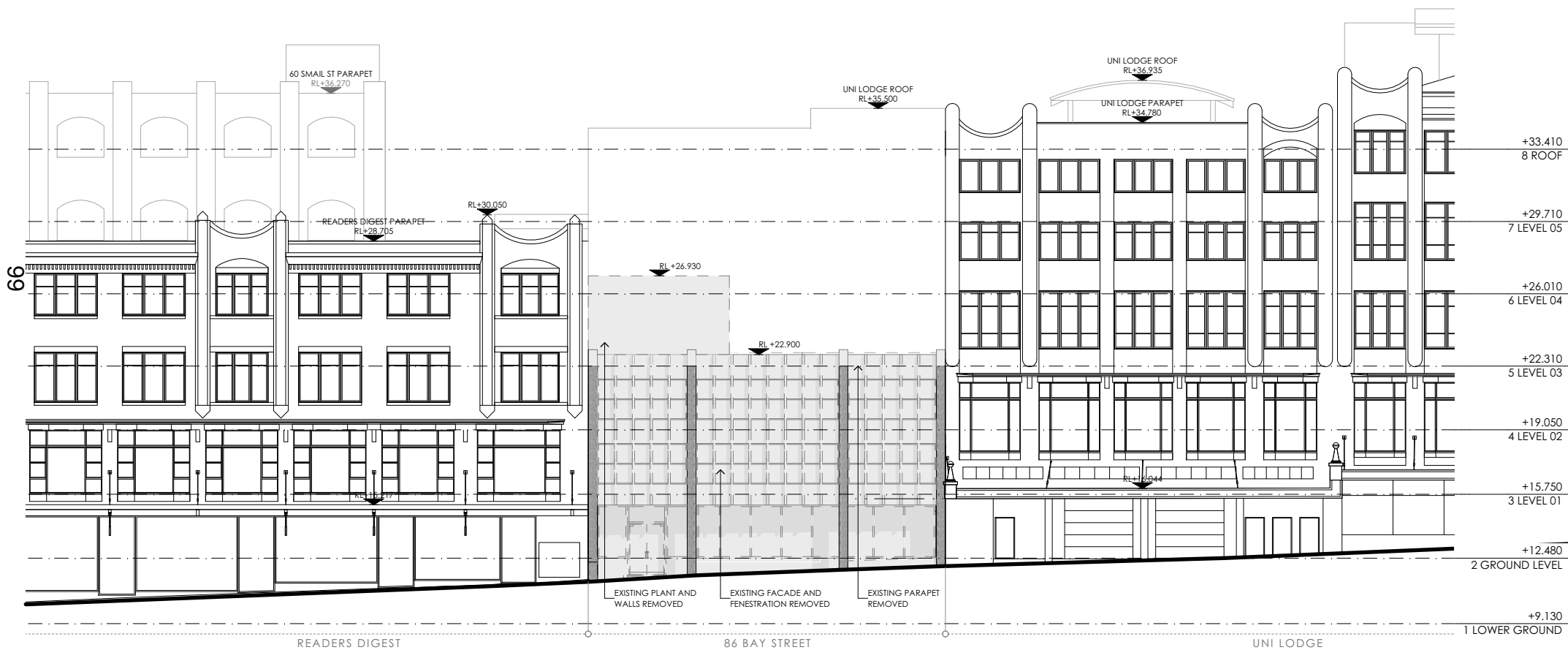
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	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
 1:200 @A3  


DRAWING  
DEMOLITION ROOF FLOOR PLAN

PROJECT NO. 22213	DRAWING NO. DA-11
PRINT DATE 12/05/2023	ISSUE C



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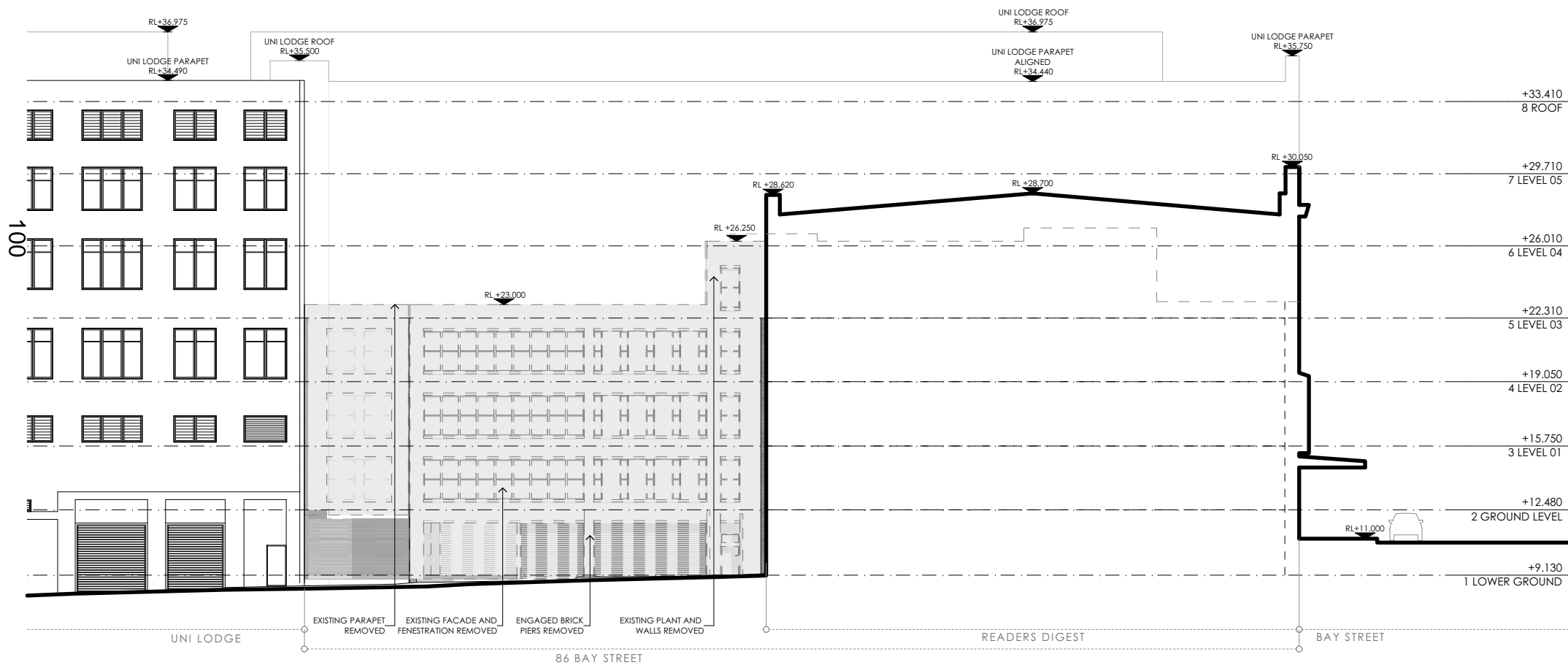
AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
	C	12/05/2023	FINAL DRAFT II	SMA
	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
 86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
 1:200 @A3  
 25mm ON ORIGINAL

DRAWING  
 DEMOLITION WEST ELEVATION  
 (BAY STREET)

PROJECT NO. 22213	DRAWING NO. DA-12
PRINT DATE 12/05/2023	ISSUE C



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REV.	DATE	DESCRIPTION	CHK
C	12/05/2023	FINAL DRAFT II	SMA
B	31/03/2023	FINAL DRAFT DA	SMA
A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
 86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
 1:200 @A3  
 25mm ON ORIGINAL

DRAWING  
 DEMOLITION NORTH ELEVATION  
 (ST BARNABAS STREET)

PROJECT NO.	DRAWING NO.
22213	DA-13
PRINT DATE 12/05/2023	ISSUE C





101

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	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

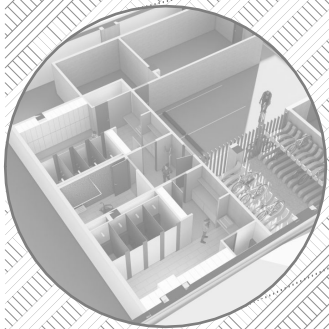
PROJECT  
86 BAY STREET, ULTIMO NSW 2007

PROJECT NORTH SCALE  
1:1000 @A3  
25mm ON ORIGINAL

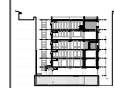
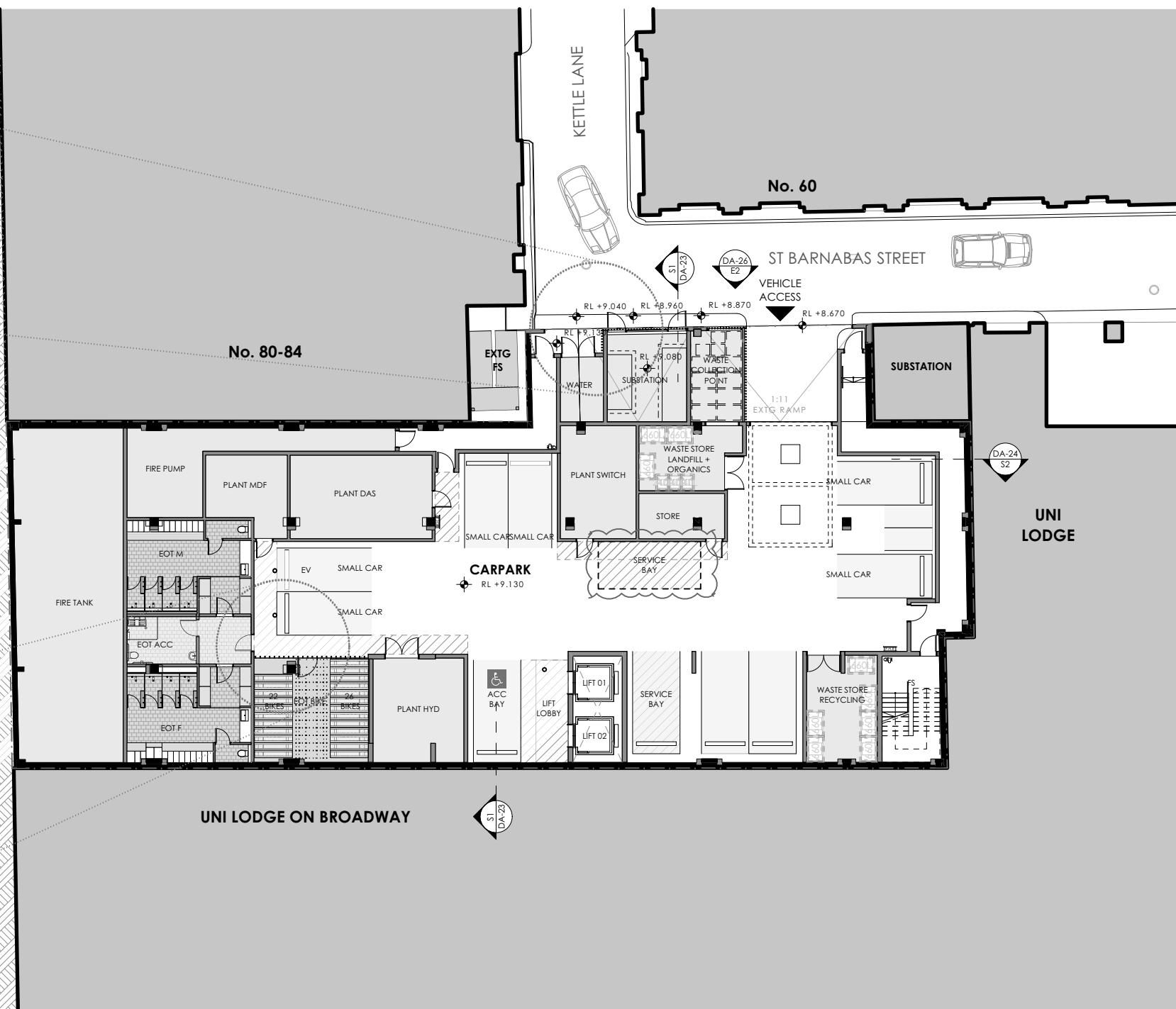
DRAWING  
SITE PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-14  
ISSUE  
C



102



103



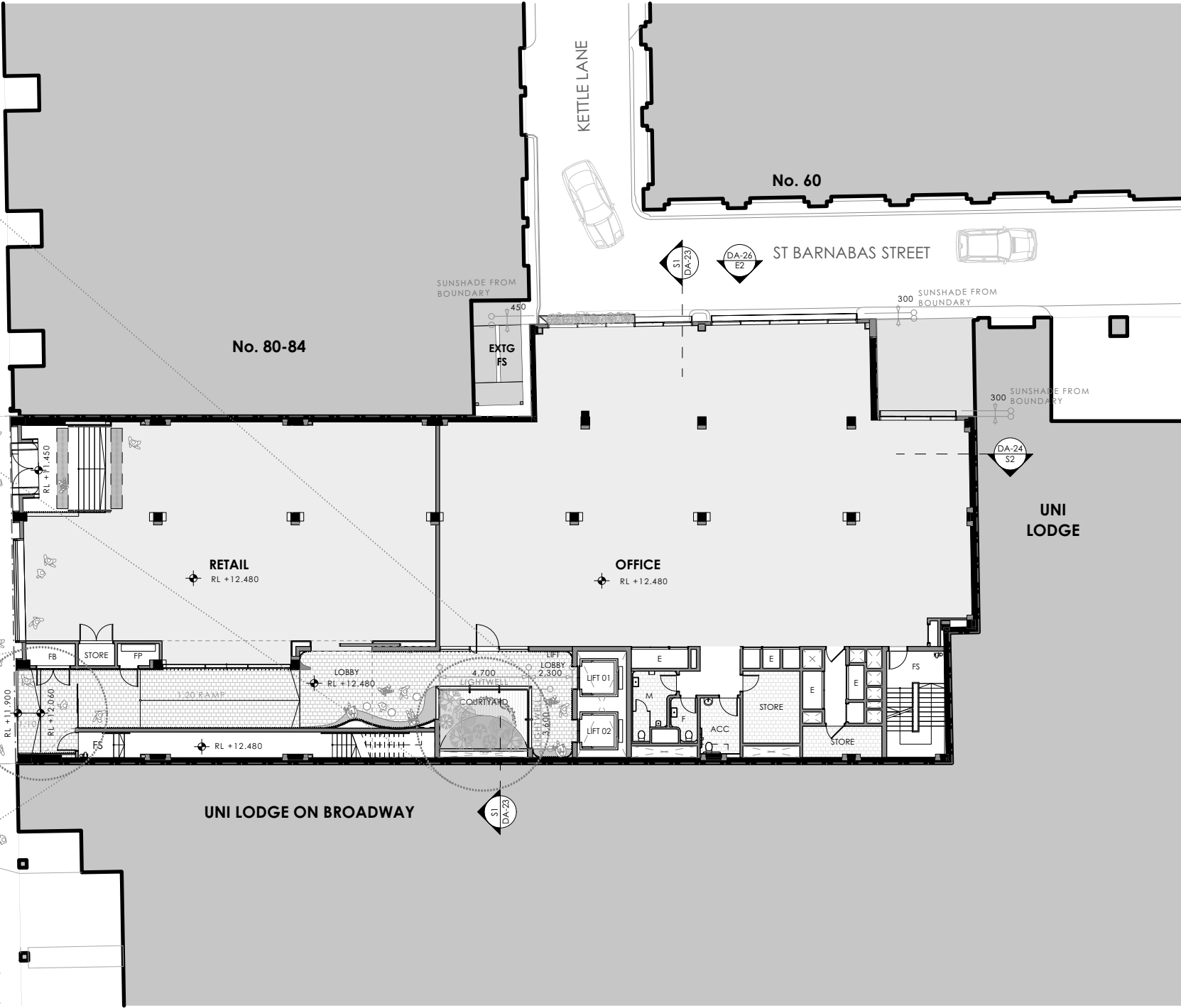
BAY STREET

DA-24 S2

DA-23 E1

RETAIL

ENTRY



UNI LODGE ON BROADWAY

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	C	12/05/2023	FINAL DRAFT II	SMA
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	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT 86 BAY STREET, ULTIMO NSW 2007



PROJECT NORTH SCALE 1:200 @A3 25mm ON ORIGINAL

DRAWING GROUND FLOOR PLAN

PROJECT NO. 22213	DRAWING NO. DA-16
PRINT DATE 12/05/2023	ISSUE C



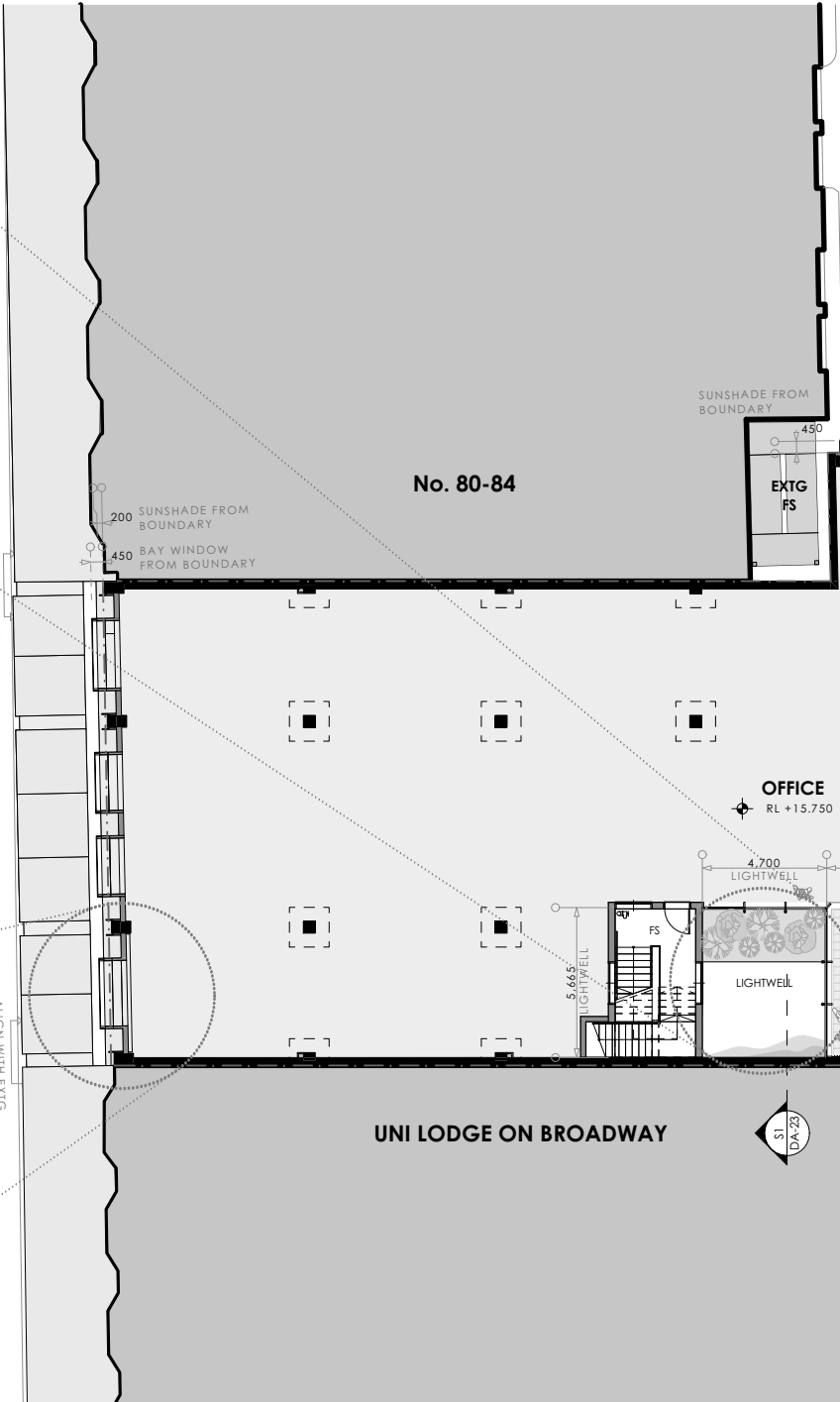
104

BAY STREET

DA-24  
S2

DA-23  
E1

ALIGN WITH EXISTING AWNING



KETTLE LANE

No. 60

ST BARNABAS STREET

DA-25  
E2

DA-26  
E2

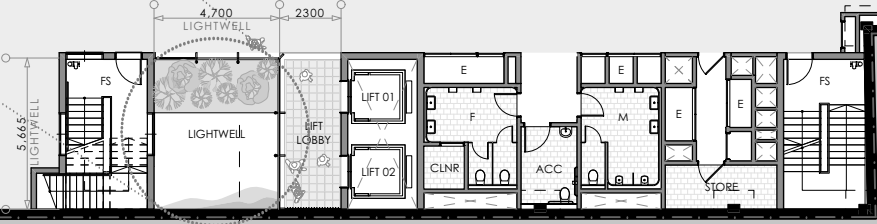
300

300

DA-24  
S2

UNI LODGE

OFFICE  
RL +15.750



UNI LODGE ON BROADWAY

DA-23  
E1

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A	24/03/2023	DRAFT DA FOR REVIEW		SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

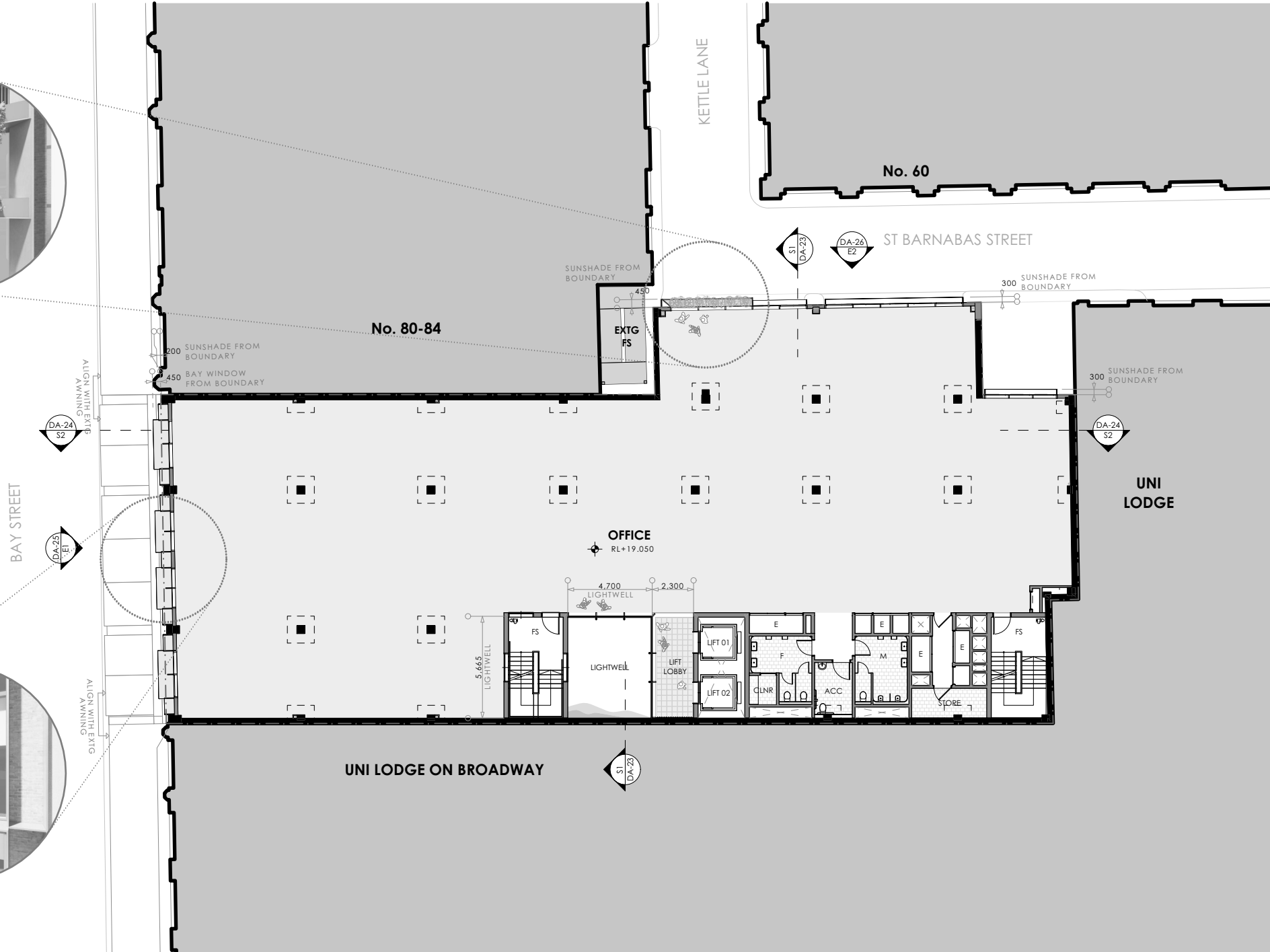
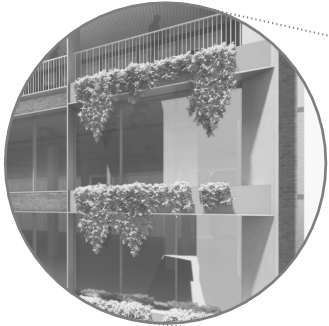


PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
LEVEL 01 FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

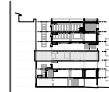
DRAWING NO.  
DA-17  
ISSUE  
C



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A	24/03/2023	DRAFT DA FOR REVIEW		SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

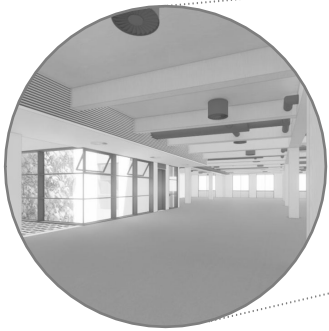
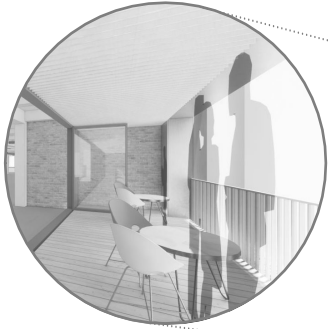


PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
LEVEL 02 FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

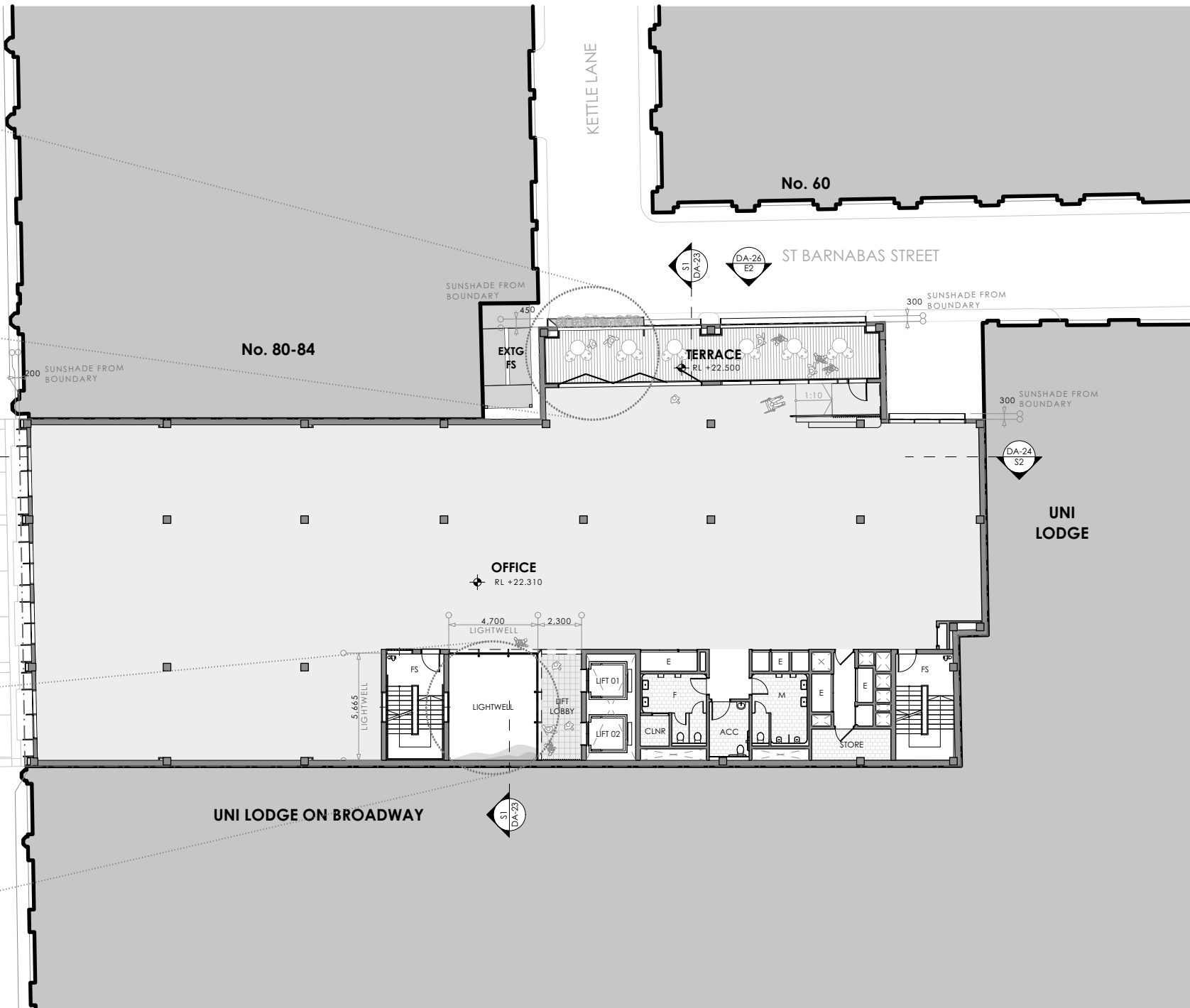
DRAWING NO.  
DA-18  
ISSUE  
C



BAY STREET

DA-24  
S2

DA-23  
E1



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PROJECT  
86 BAY STREET, ULTIMO NSW 2007

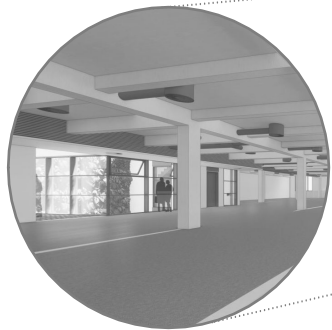
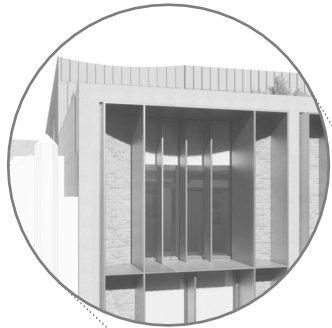


PROJECT NORTH SCALE  
1:200 @A3

DRAWING  
LEVEL 03 FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

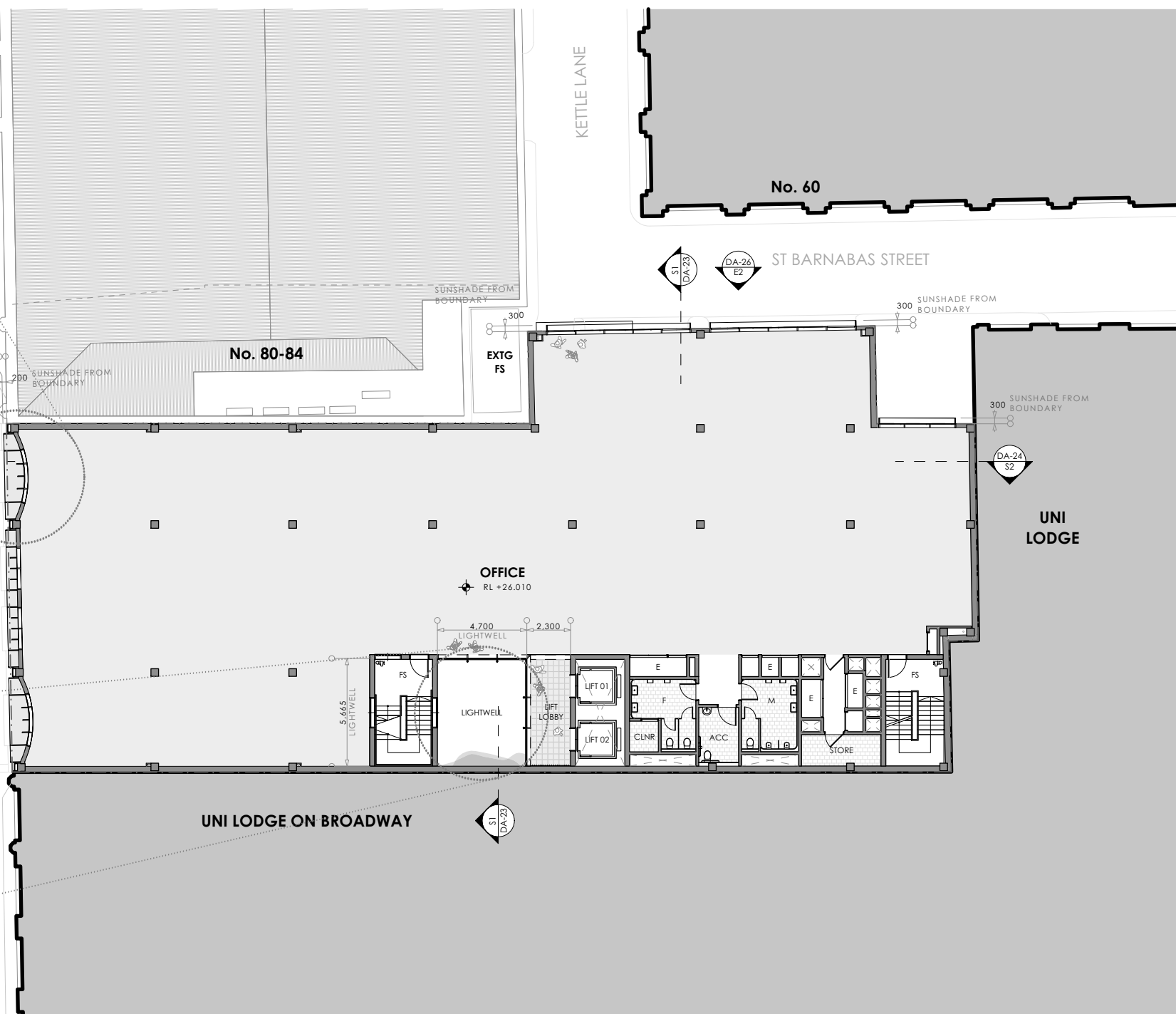
DRAWING NO.  
DA-19  
ISSUE  
C



BAY STREET

DA-24  
S2

DA-24  
S2



KETTLE LANE

No. 60

ST BARNABAS STREET

No. 80-84

OFFICE  
RL +26.010

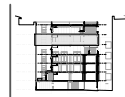
UNI LODGE

UNI LODGE ON BROADWAY

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C	12/05/2023	FINAL DRAFT II	SMA	SMA
B	31/03/2023	FINAL DRAFT DA	SMA	SMA
A	24/03/2023	DRAFT DA FOR REVIEW	SMA	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007



PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
LEVEL 04 FLOOR PLAN

PROJECT NO. 22213	DRAWING NO. DA-20
PRINT DATE 12/05/2023	ISSUE C



BAY STREET

KETTLE LANE

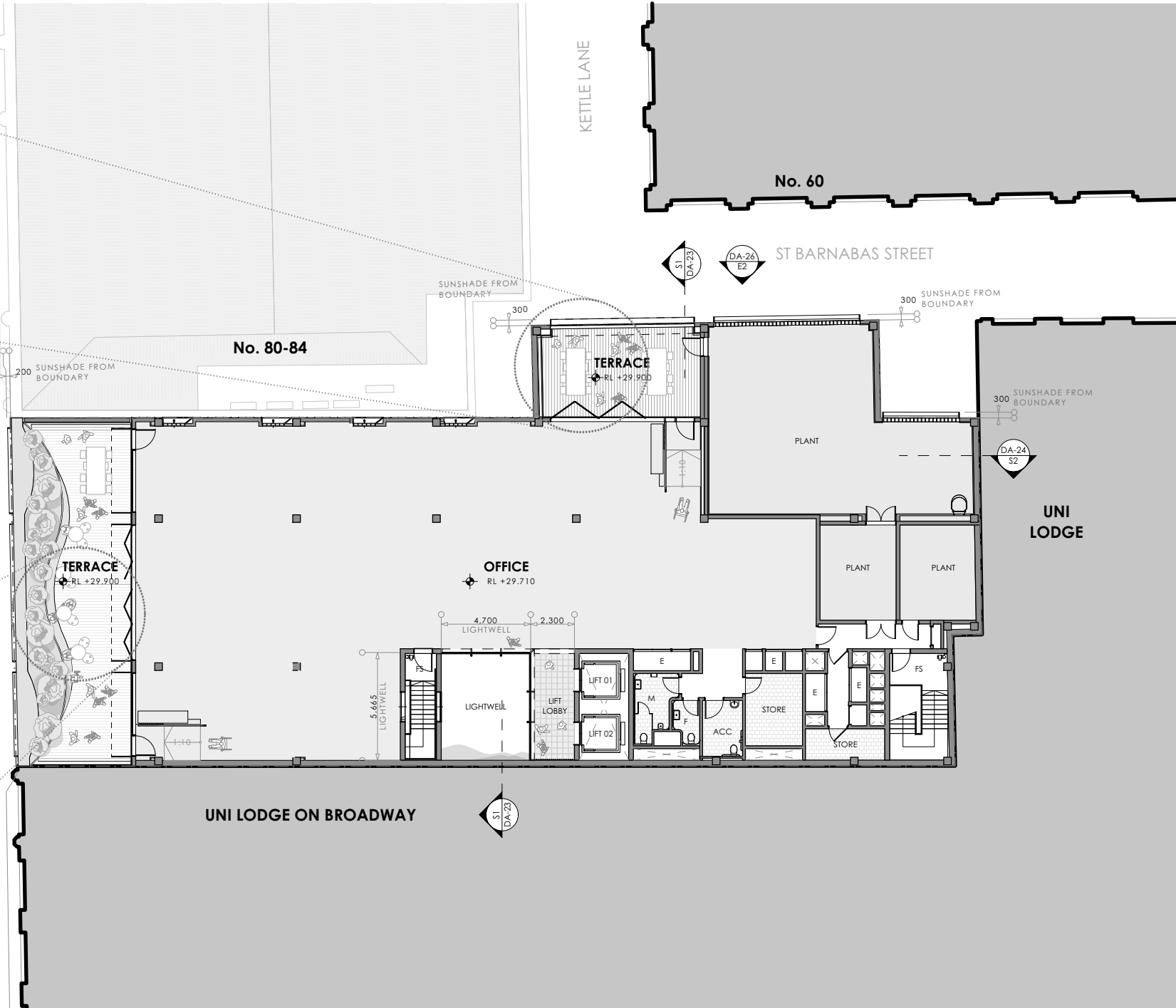
No. 60

ST BARNABAS STREET

No. 80-84

UNI LODGE

UNI LODGE ON BROADWAY



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B	31/03/2023	FINAL DRAFT DA	SMA	SMA
A	24/03/2023	DRAFT DA FOR REVIEW	SMA	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007



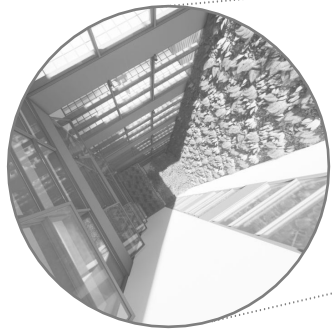
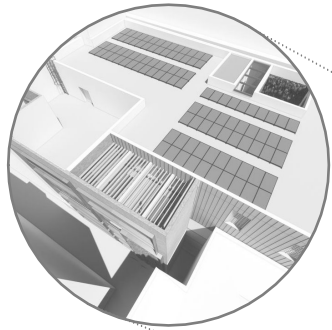
PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
LEVEL 05 FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-21  
ISSUE  
C





BAY STREET

DA-24  
S2

DA-23  
E1

No. 80-84

KETTLE LANE

No. 60

S1  
DA-23

DA-26  
E2

ST BARNABAS STREET

DA-24  
S2

UNI LODGE

NOTE: PV PANEL QUANTITIES AND LOCATION ON ROOF ARE INDICATIVE ONLY

ROOF  
+33.410

LIGHTWELL

LIFT OVER RUN

UNI LODGE ON BROADWAY

S1  
DA-23

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	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007

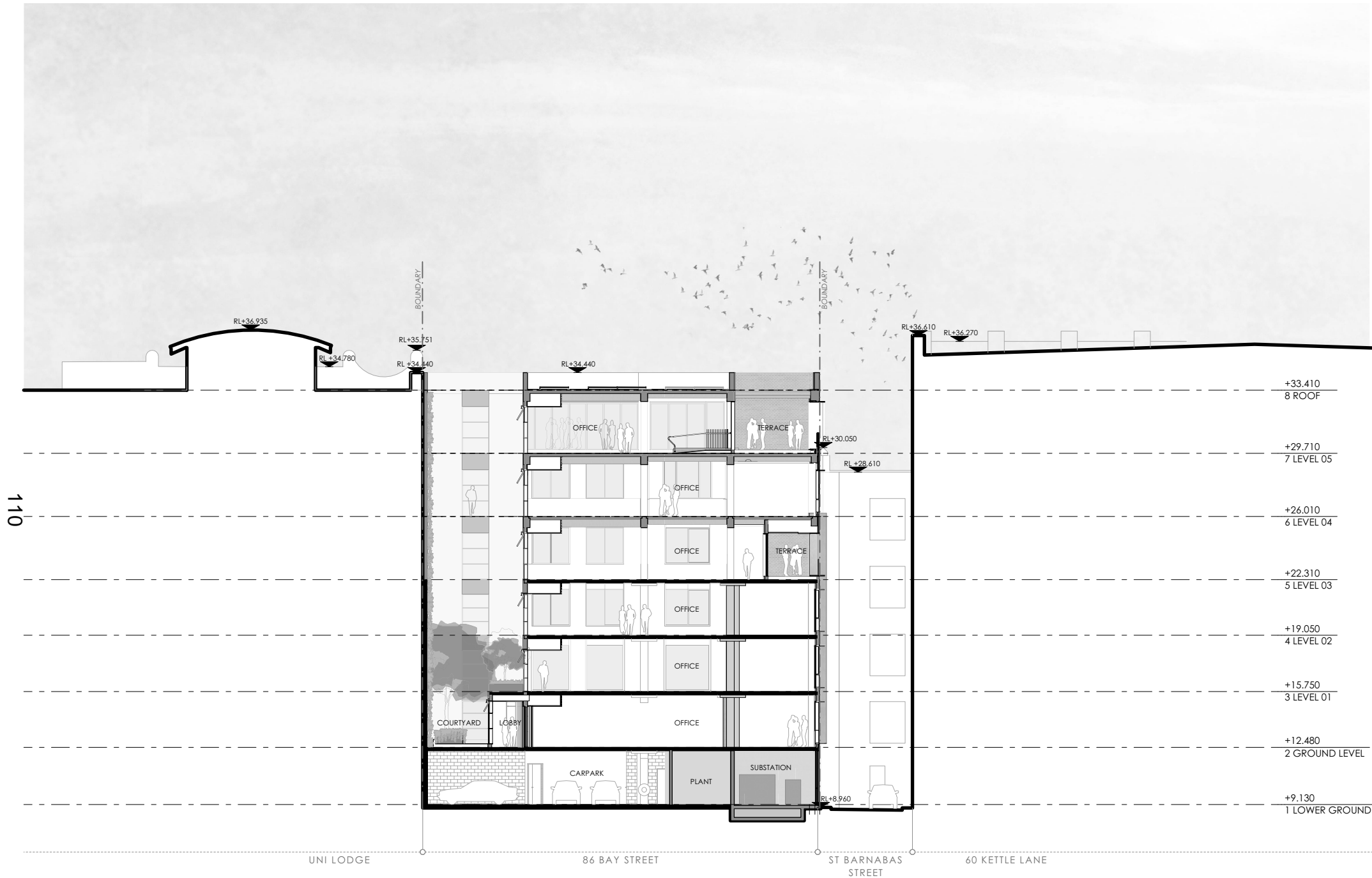


PROJECT NORTH SCALE  
1:200 @A3  
25mm ON ORIGINAL

DRAWING  
ROOF FLOOR PLAN

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

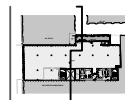
DRAWING NO.  
DA-22  
ISSUE  
C



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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
	C	12/05/2023	FINAL DRAFT II	SMA
	B	31/03/2023	FINAL DRAFT DA	SMA
	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007



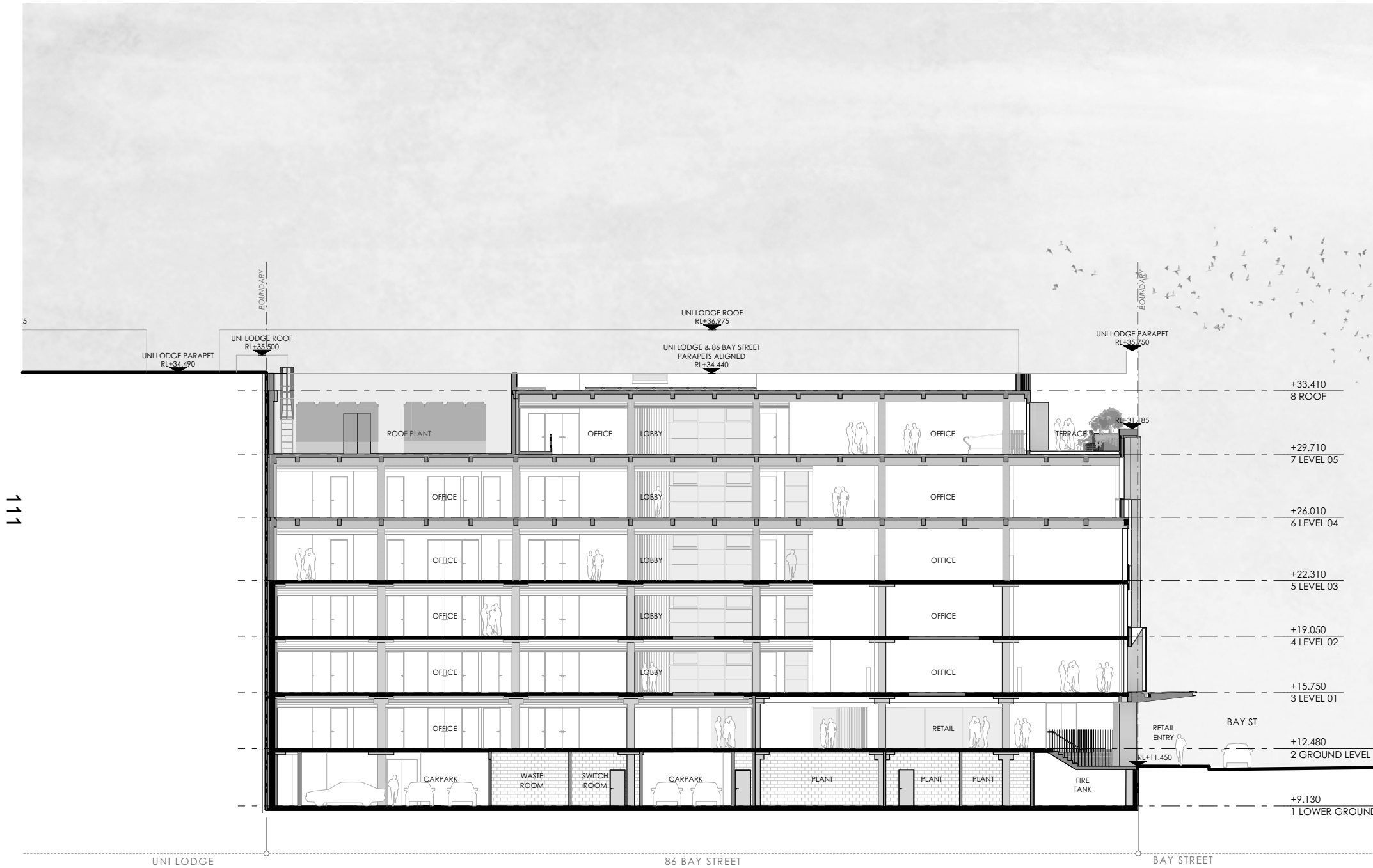
SCALE  
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DRAWING  
SECTION 01 (NORTH/SOUTH)

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

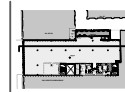
DRAWING NO.  
DA-23  
ISSUE  
C



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	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
 86 BAY STREET, ULTIMO NSW 2007



SCALE  
 1:200 @A3

25mm ON ORIGINAL

DRAWING  
 SECTION 02 (EAST/WEST)

PROJECT NO.  
 22213  
 PRINT DATE  
 12/05/2023

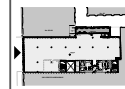
DRAWING NO.  
 DA-24  
 ISSUE  
 C



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	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

PROJECT  
 86 BAY STREET, ULTIMO NSW 2007



SCALE  
 1:200 @A3  
 25mm ON ORIGINAL

DRAWING  
 WEST ELEVATION (BAY ST.)

PROJECT NO.  
 22213  
 PRINT DATE  
 12/05/2023

DRAWING NO.  
 DA-25  
 ISSUE  
 C



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	A	24/03/2023	DRAFT DA FOR REVIEW	SMA

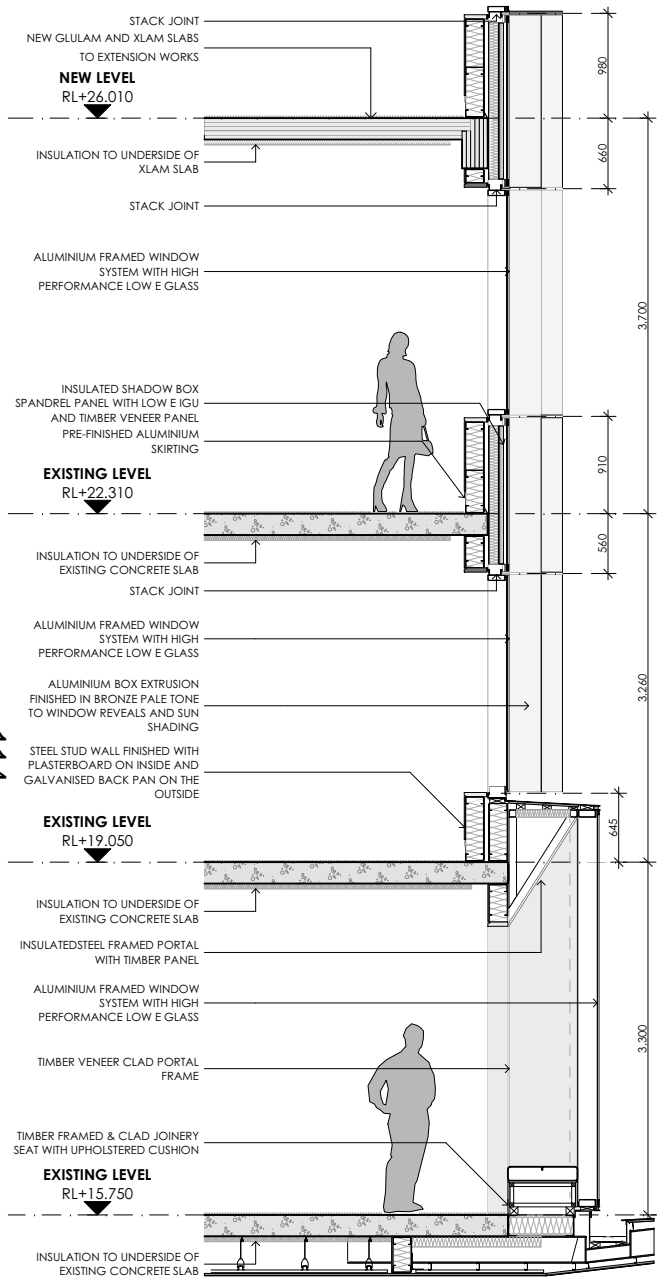
PROJECT  
 86 BAY STREET, ULTIMO NSW 2007



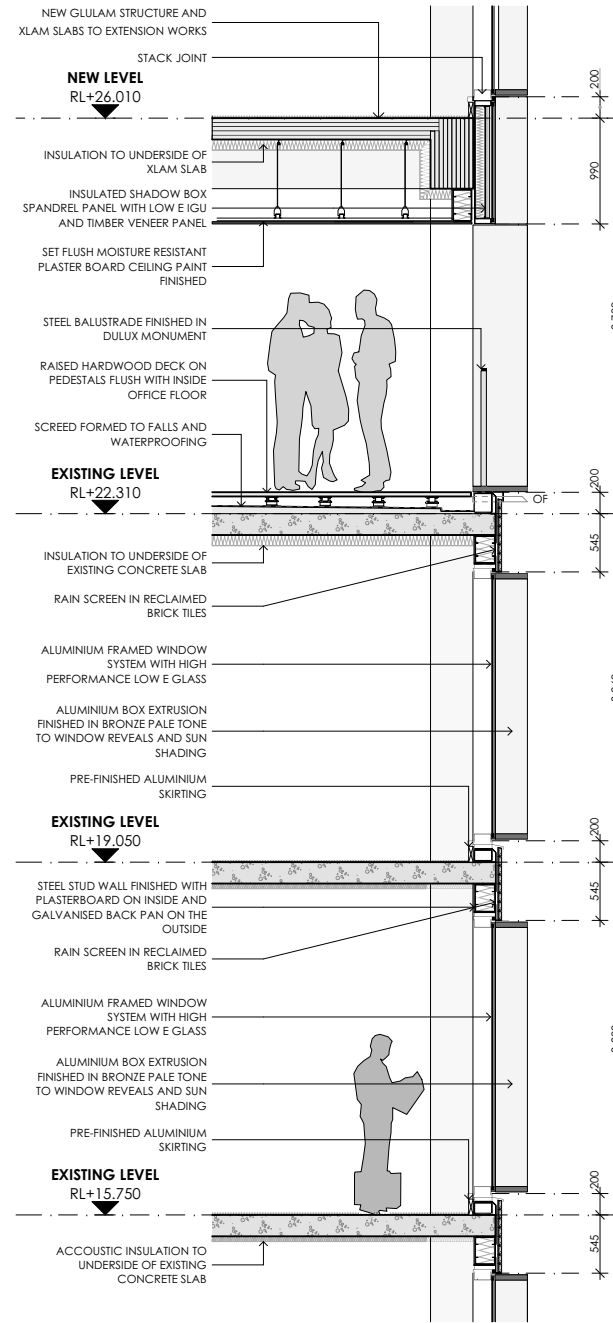
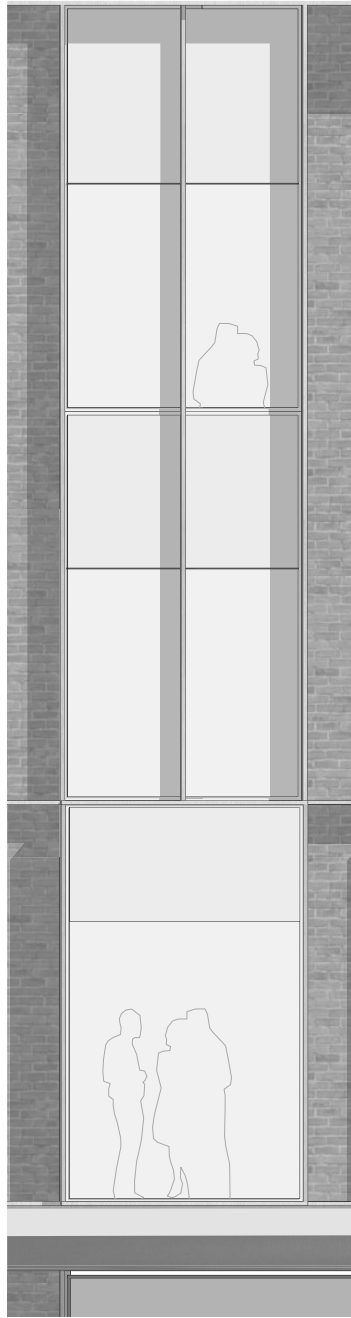
SCALE  
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 25mm ON ORIGINAL

DRAWING  
 NORTH ELEVATION (ST BARNABAS ST.)

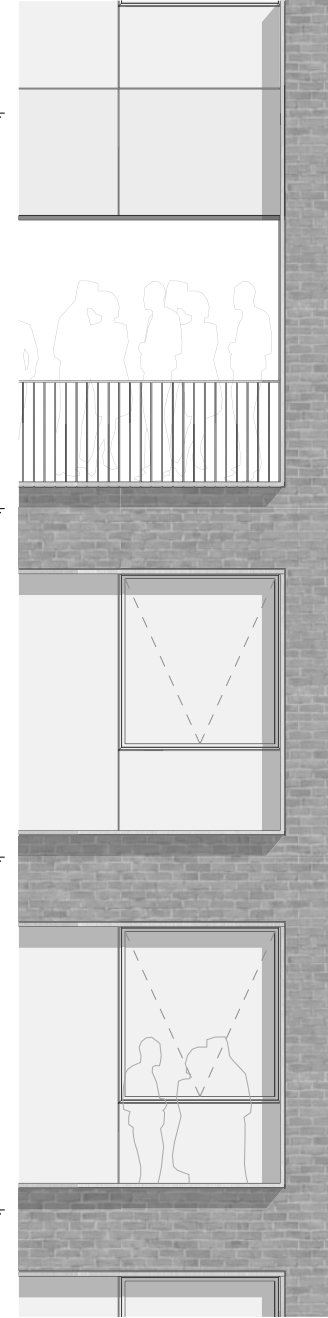
PROJECT NO. 22213	DRAWING NO. DA-26
PRINT DATE 12/05/2023	ISSUE C



FACADE DETAILS - BAY STREET



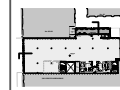
FACADE DETAILS - ST BARNABAS STREET



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PROJECT  
86 BAY STREET, ULTIMO NSW 2007



SCALE  
1:50 @A3

25mm ON ORIGINAL

DRAWING  
FACADE TYPICAL DETAILS

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-27  
ISSUE  
C



**1. FACADE CLADDING**  
RECLAIMED BRICK  
TILES IN RED TONES TO  
MATCH LOOK OF  
READERS DIGEST  
BRICKS



**2. PORTAL FRAME**  
GREY COLOURED  
THROUGH CEMENT  
RENDER (OR SIMILAR)  
MEDIUM GREY TONE



**3. REVEALS, SUN  
SHADING, SCREEN &  
EXTERNAL BATTENS**  
ALUMINIUM PALE  
BRONZE TONE FINISH  
OR SIMILAR



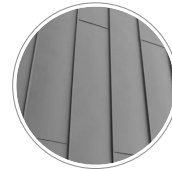
**4. SERVICES METAL  
BATTENS**  
ALUMINIUM PVDF  
FINISHED IN  
CHARCOAL TONE OR  
SIMILAR



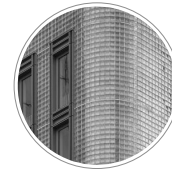
**5. GLAZED FACADE**  
ALUMINIUM FRAMED  
GLAZED PANEL WITH  
TIMBER VENEER (OR  
SIMILAR) SHADOW BOX  
SPANDREL



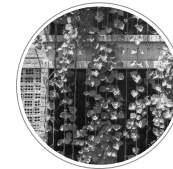
**6. GF GLAZING**  
ALUMINIUM FRAMED  
LOW IRON GLAZING



**7. L5 CLADDING**  
ALUMINIUM STANDING  
SEAM CLADDING PVDF  
IN GREY ZINC TONE OR  
SIMILAR



**8. L5 WINDOWS**  
GLASS BLOCK  
WINDOWS IN WHITE  
TRANSLUCENT GLASS



**9. PLANTING**  
GRC PLANTER BOXES  
IN CHARCOAL TONE  
OR SIMILAR



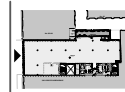
**10. BALUSTRADE**  
STEEL BALUSTRADE  
PAINT FINISHED IN  
CHARCOAL TONE OR  
SIMILAR



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PROJECT  
86 BAY STREET, ULTIMO NSW 2007



SCALE  
1:200 @A3

25mm ON ORIGINAL

DRAWING  
MATERIALITY (1 of 2)

PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-28  
ISSUE  
C



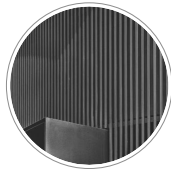
**1. FACADE CLADDING**  
RECLAIMED BRICK  
TILES IN RED TONES TO  
MATCH LOOK OF  
READERS DIGEST  
BRICKS



**2. PORTAL FRAME**  
GREY COLOURED  
THROUGH CEMENT  
RENDER (OR SIMILAR)  
MEDIUM GREY TONE



**3. REVEALS, SUN  
SHADING, SCREEN &  
EXTERNAL BATTENS**  
ALUMINIUM PALE  
BRONZE TONE FINISH  
OR SIMILAR



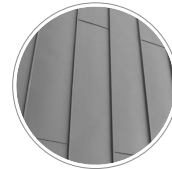
**4. SERVICES METAL  
BATTENS**  
ALUMINIUM PVDF  
FINISHED IN  
CHARCOAL TONE OR  
SIMILAR



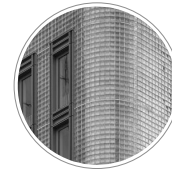
**5. GLAZED FACADE**  
ALUMINIUM FRAMED  
GLAZED PANEL WITH  
TIMBER VENEER (OR  
SIMILAR) SHADOW BOX  
SPANDREL



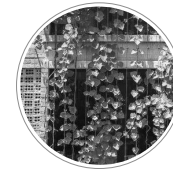
**6. GF GLAZING**  
ALUMINIUM FRAMED  
LOW IRON GLAZING



**7. L5 CLADDING**  
ALUMINIUM STANDING  
SEAM CLADDING PVDF  
IN GREY ZINC TONE OR  
SIMILAR



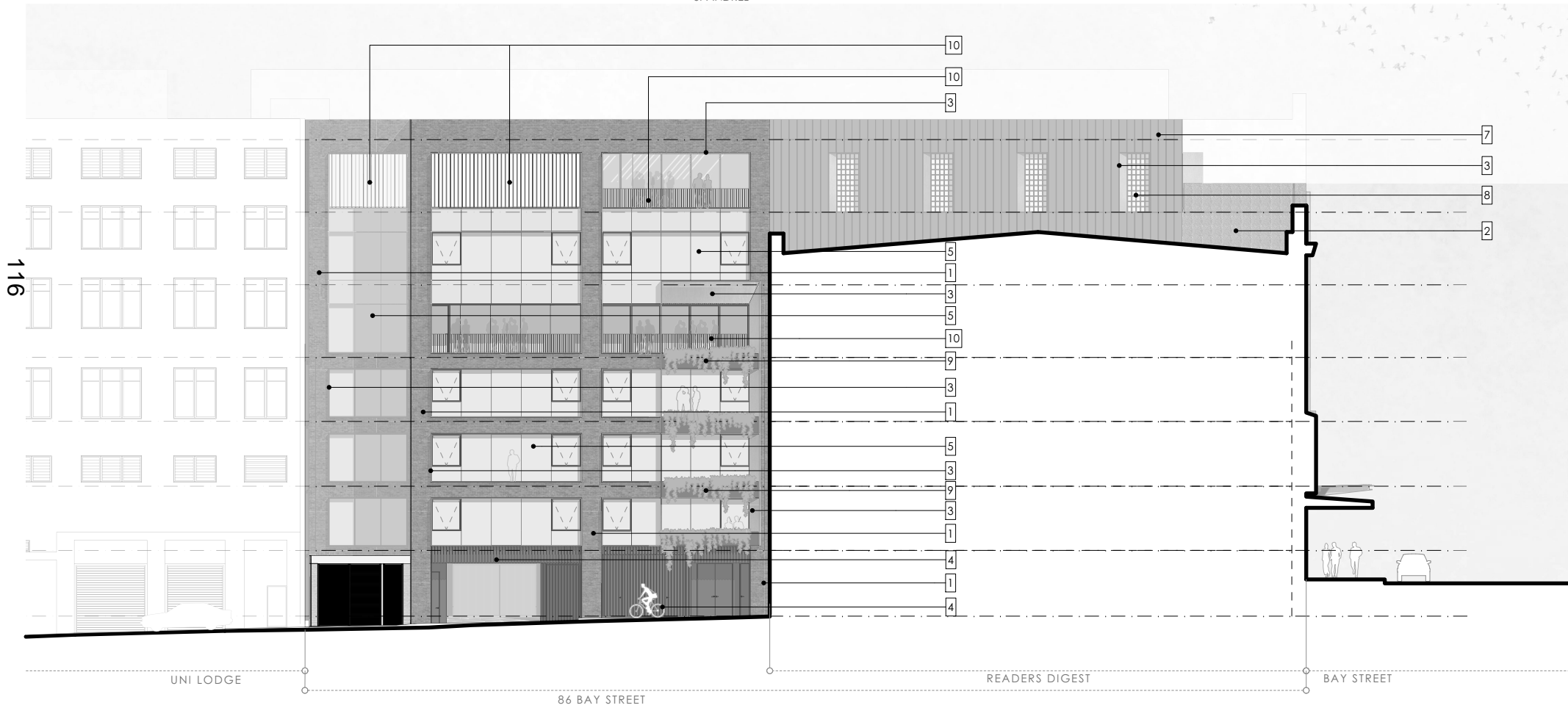
**8. L5 WINDOWS**  
GLASS BLOCK  
WINDOWS IN WHITE  
TRANSLUCENT GLASS



**9. PLANTING**  
GRC PLANTER BOXES  
IN CHARCOAL TONE  
OR SIMILAR



**10. BALUSTRADE**  
STEEL BALUSTRADE  
PAINT FINISHED IN  
CHARCOAL TONE OR  
SIMILAR



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A	24/03/2023	DRAFT DA FOR REVIEW		SMA

PROJECT  
86 BAY STREET, ULTIMO NSW 2007



SCALE  
1:200 @A3

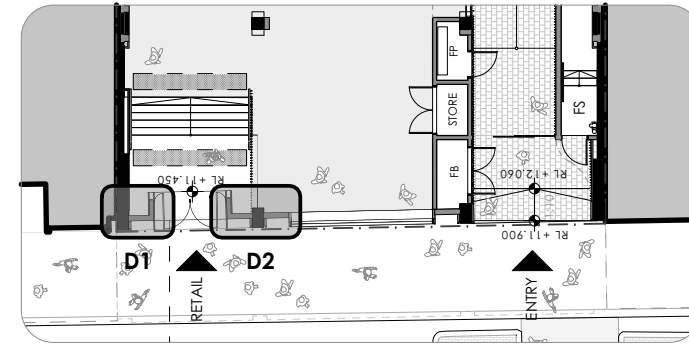
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DRAWING  
MATERIALITY (2 of 2)

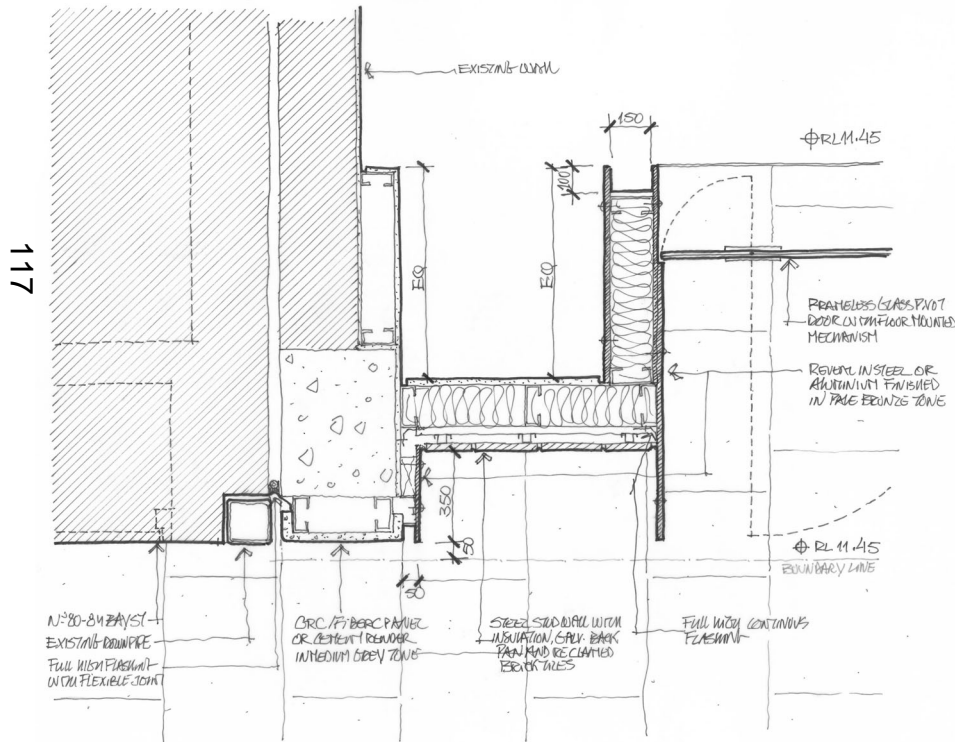
PROJECT NO.  
22213  
PRINT DATE  
12/05/2023

DRAWING NO.  
DA-29  
ISSUE  
C

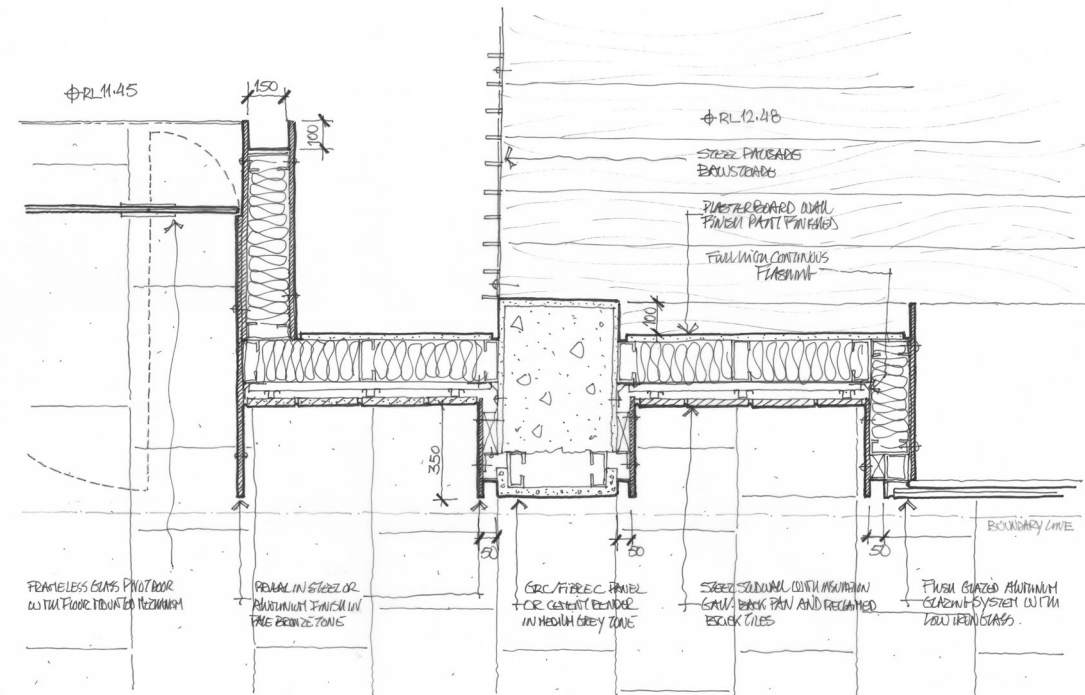




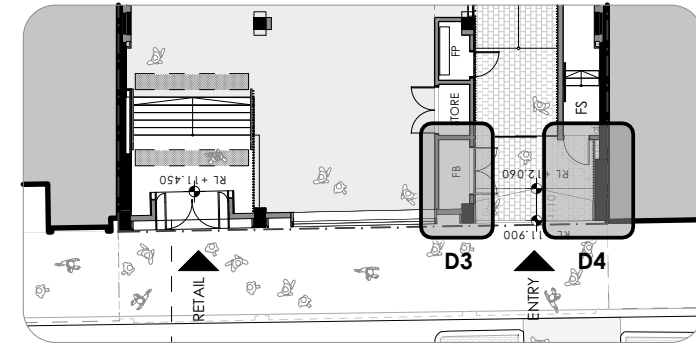
GROUND FLOOR PLAN



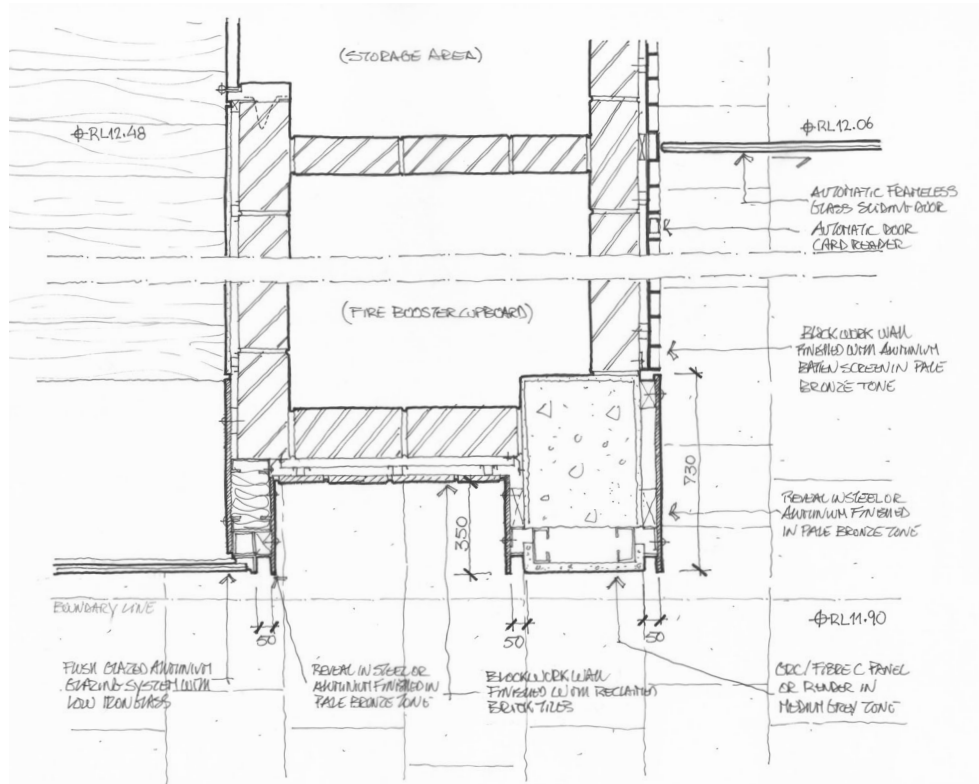
DETAIL 01



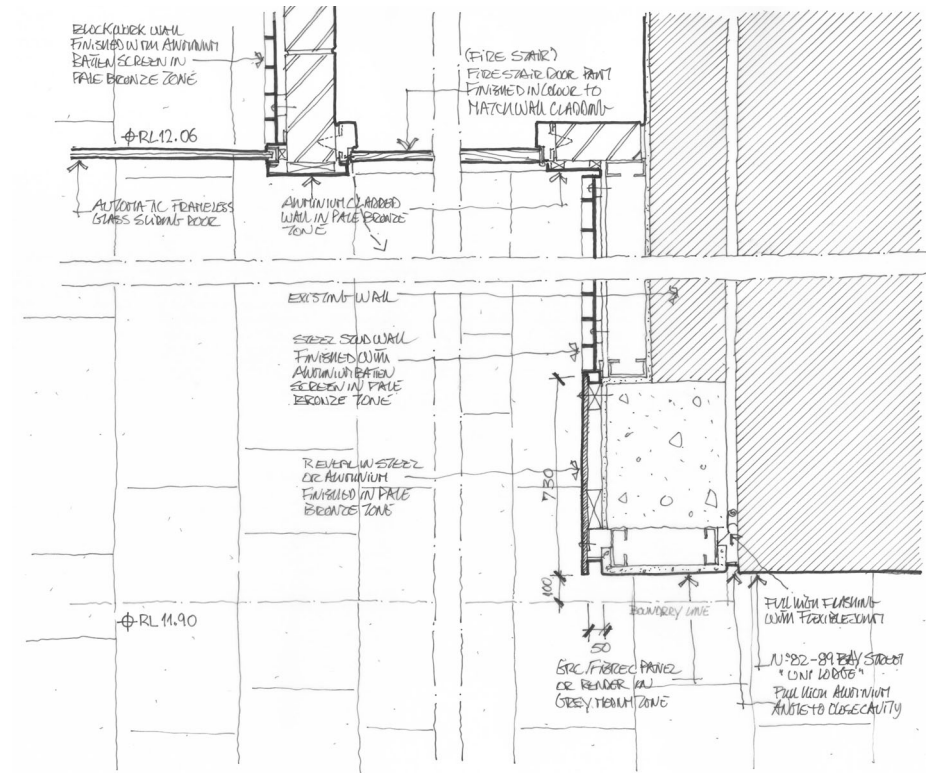
DETAIL 02



GROUND FLOOR PLAN



DETAIL 03



DETAIL 04