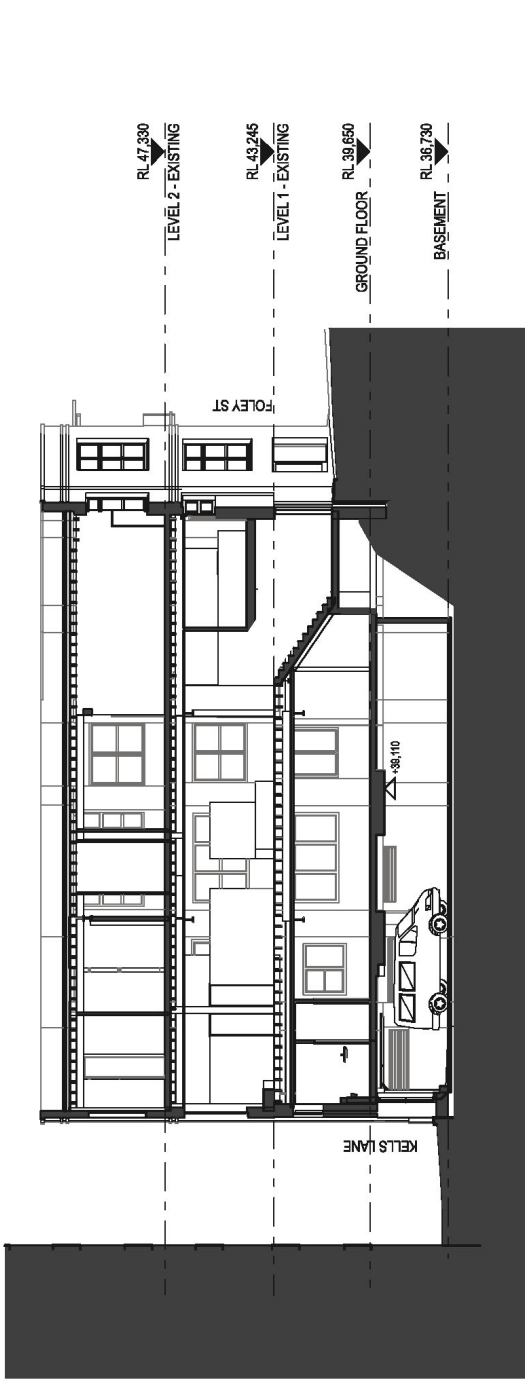
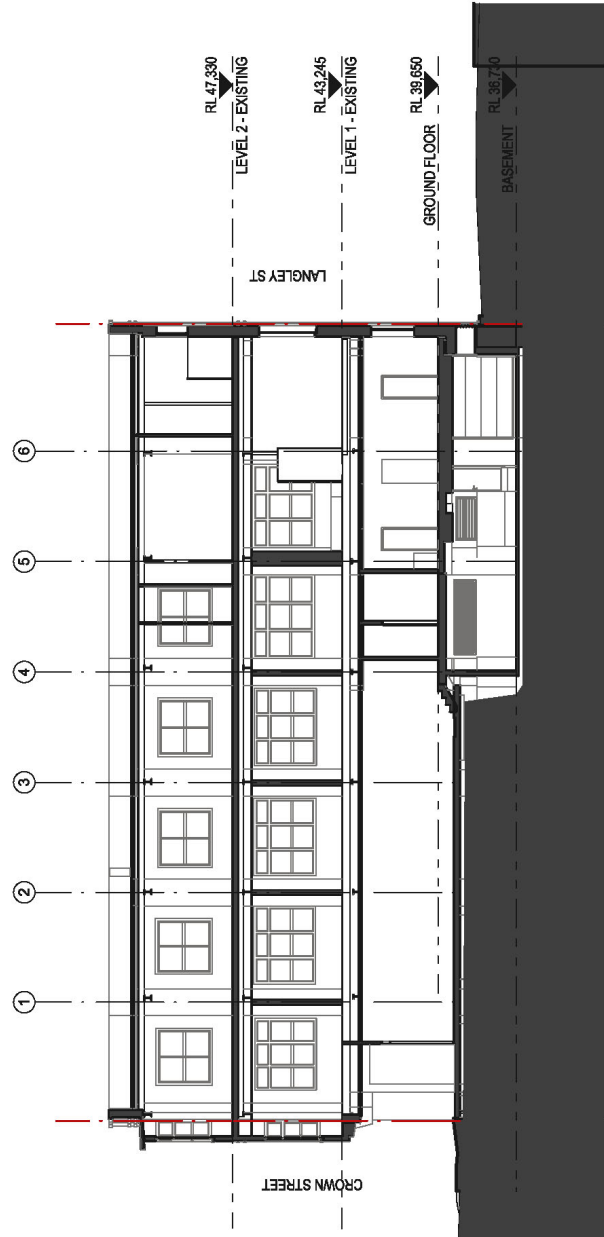


# **Attachment B**

**Selected Drawings**



1 NORTH-SOUTH EXISTING SECTION



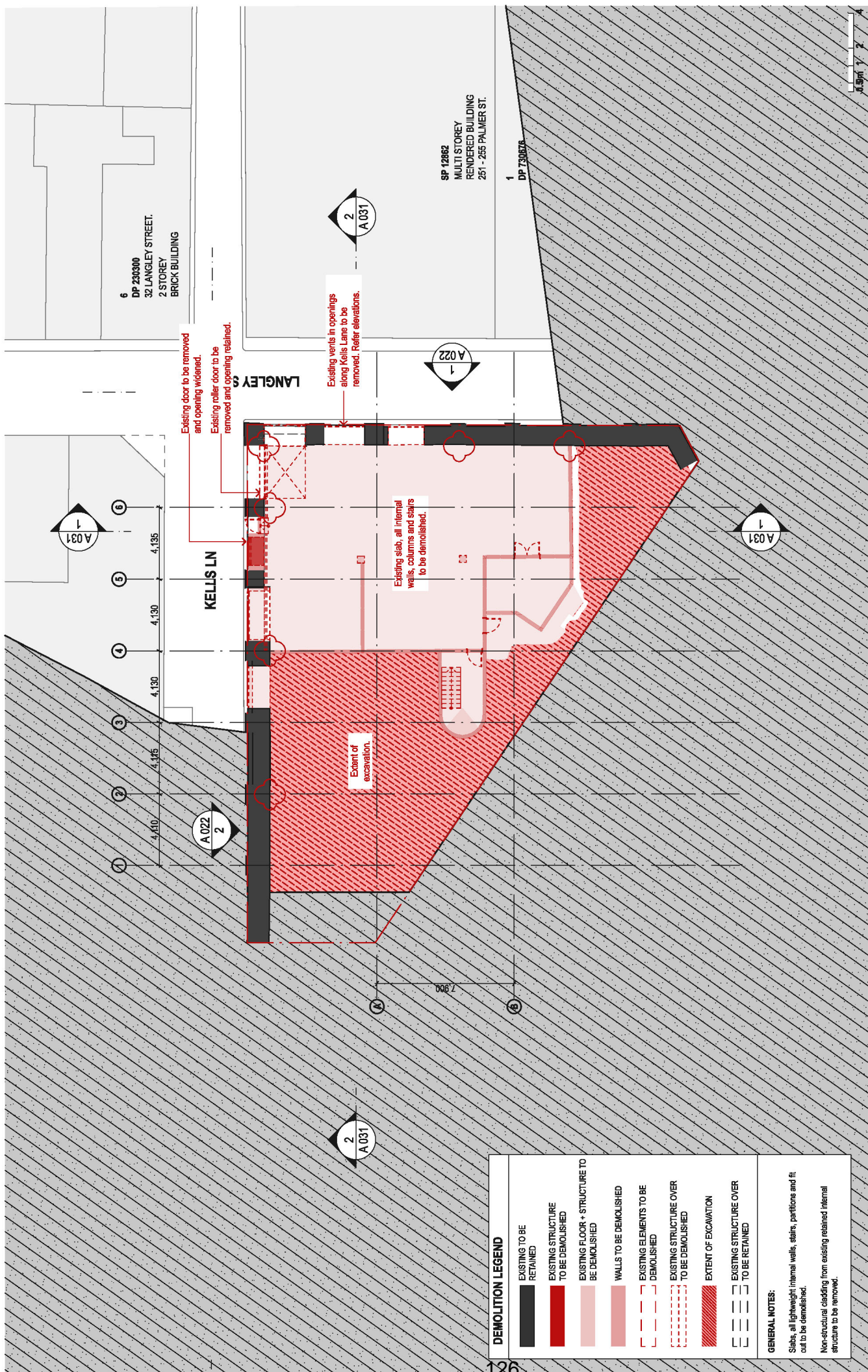
2 EAST-WEST EXISTING SECTION



DATE	REV	DESCRIPTION	RESERVED DEVELOPMENT APPLICATION
03.12.20	-	-	-

<p><b>NOTES:</b></p> <p>Do not scale of drawings. Use figures as indicated. This drawing is prepared by the architect and is the property of Tonkin Zulaikha Greer and its copyright therein. It is to be used only for the purposes specified in the contract and is not to be reproduced or copied in any form without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p><b>ACCOUNTS ENGINEER</b>  <b>BCA</b> Pty Ltd, 10 South Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@bcapty.com.au">info@bcapty.com.au</a></p> <p><b>ACQUISITION ENGINEER</b>  <b>ACQUISITION ENGINEER</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@acq.com.au">info@acq.com.au</a></p> <p><b>TOWN PLANNER</b>  <b>TOWN PLANNER</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@tp.com.au">info@tp.com.au</a></p> <p><b>SURVEYOR</b>  <b>SURVEYOR</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@s.com.au">info@s.com.au</a></p>	<p><b>CIVIL ENGINEER</b>  <b>CIVIL ENGINEER</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@c.com.au">info@c.com.au</a></p> <p><b>CONCRETE ENGINEER</b>  <b>CONCRETE ENGINEER</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@ce.com.au">info@ce.com.au</a></p> <p><b>WASTE CONSULTANT</b>  <b>WASTE CONSULTANT</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@wc.com.au">info@wc.com.au</a></p> <p><b>WIND CONSULTANT</b>  <b>WIND CONSULTANT</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@wc.com.au">info@wc.com.au</a></p> <p><b>ACCESS CONSULTANT</b>  <b>ACCESS CONSULTANT</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@ac.com.au">info@ac.com.au</a></p> <p><b>FIRE ENGINEERING</b>  <b>FIRE ENGINEERING</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@fe.com.au">info@fe.com.au</a></p> <p><b>CLIENT:</b>  <b>ROBERT MORTON</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@rm.com.au">info@rm.com.au</a></p>	<p><b>PROJECT MANAGER:</b>  <b>PROJECT MANAGER</b>          100 Victoria Street, Melbourne VIC 3000          Phone: 03 421 7777          Email: <a href="mailto:info@pm.com.au">info@pm.com.au</a></p>	<p><b>ARCHITECT</b>  <b>TONKIN ZULAIKA GREER ARCHITECTS</b>          A-117 Riverside Street, Surry Hills NSW 2010          Phone: 02 9218 4600          Fax: 02 9218 4601          Email: <a href="mailto:info@tzga.com.au">info@tzga.com.au</a>          Website: <a href="http://www.tzga.com.au">www.tzga.com.au</a></p>	<p><b>DRAWING TITLE</b>  <b>EXISTING SECTIONS</b></p> <p><b>SCALER</b>  <b>SCALER</b></p> <p><b>DRAWING NO</b>  <b>A 031</b></p>	<p><b>DRAWN BY</b>  <b>CHK BY</b></p> <p><b>DATE</b>  <b>DATE</b></p> <p><b>REV</b>  <b>REV</b></p>
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DATE	REV	DESCRIPTION
03/12/20	01	ISSUED FOR DEVELOPMENT APPLICATION

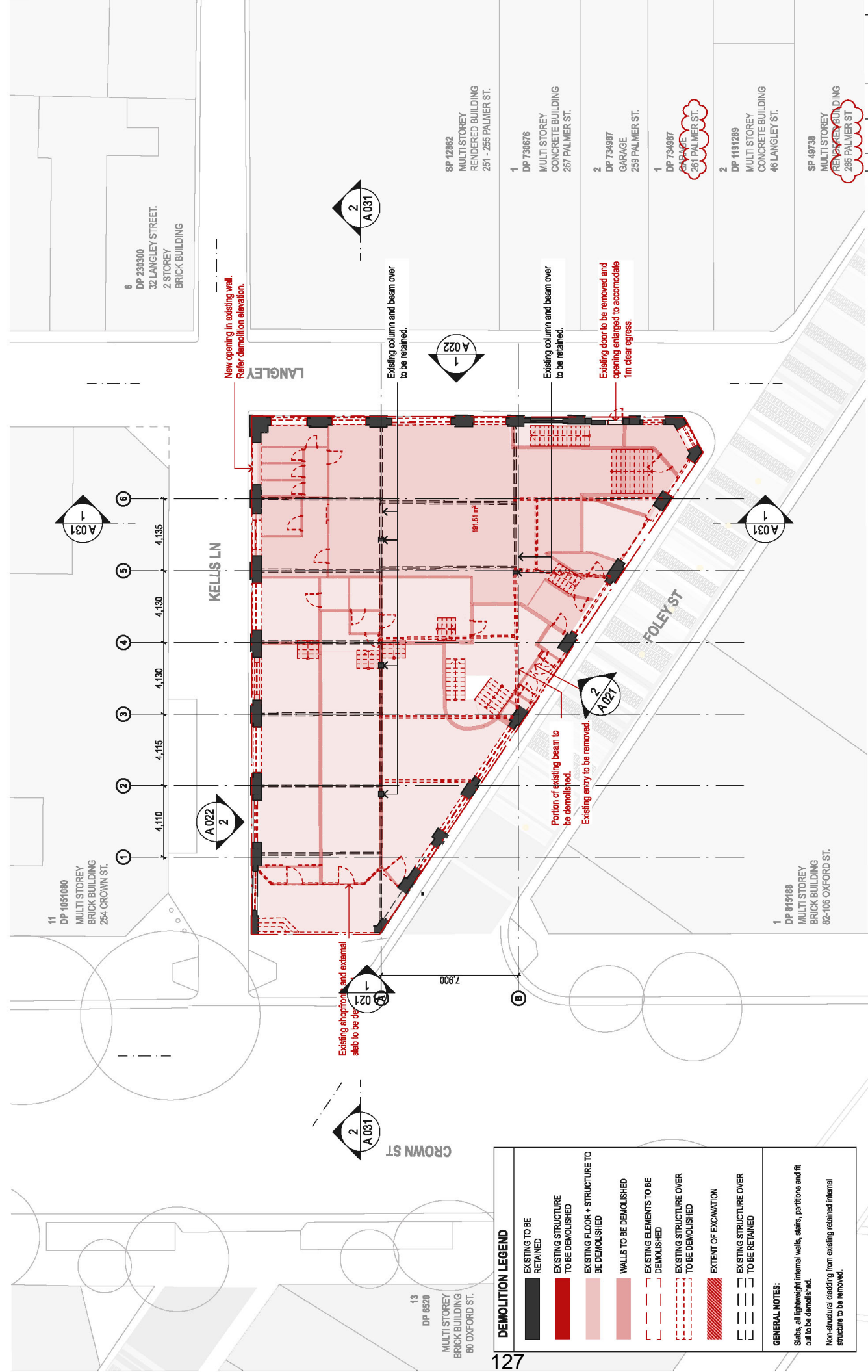
  

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING FLOOR + STRUCTURE TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING STRUCTURE OVER TO BE DEMOLISHED
	EXTENT OF EXCAVATION
	EXISTING STRUCTURE OVER TO BE RETAINED

GENERAL NOTES:	
1	Slabs, all lightweight internal walls, stairs, partitions and fit out to be demolished.
2	Non-structural girding from existing retained internal structure to be removed.

DATE	03/12/20	REV	01	DESCRIPTION	ISSUED FOR DEVELOPMENT APPLICATION
DRAWN BY	NIK FUI	CHECKED	TG	PROJECT	251-255 PALMER STREET
ARCHITECT	TONKIN ZULAIKHA GREEN ARCHITECTS	SCALE	1:200	DRAWING NO	A 011
ARCHITECT	TONKIN ZULAIKHA GREEN ARCHITECTS A-117 Riverside Street, Suite 101B JAN 402272240 P: (02) 9218 4800 F: (02) 9218 4801 WWW: www.tzga.com.au	PROJECT NO	20209	PROJECT TITLE	BASEMENT DEMOLITION PLAN
CLIENT	ROBERT MORTON 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	PROJECT MANAGER	TONKIN ZULAIKHA GREEN ARCHITECTS	DATE	05/11/20
FIRE ENGINEERING	ROBERT MORTON 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	ACCESS CONSULTANT	ACCESS CONSULTANT 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	REV	01
SOIL CONSULTANT	SOIL CONSULTANT 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	WIND CONSULTANT	WIND CONSULTANT 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	REVISION	
COMBATING ENGINEER	COMBATING ENGINEER 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	WASTE CONSULTANT	WASTE CONSULTANT 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887		
CIVIL ENGINEER	CIVIL ENGINEER 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	TRAFFIC CONSULTANT	TRAFFIC CONSULTANT 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887		
BICA	BICA 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	TOWN PLANNER	TOWN PLANNER 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887		
ACCOUNTS ENGINEER	ACCOUNTS ENGINEER 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887	SURVEYOR	SURVEYOR 1422-1424 PALMER STREET, ADELAIDE P: (08) 8389 1887		



DATE	REV	DESCRIPTION
03/23	01	ISSUED FOR DEVELOPMENT APPLICATION

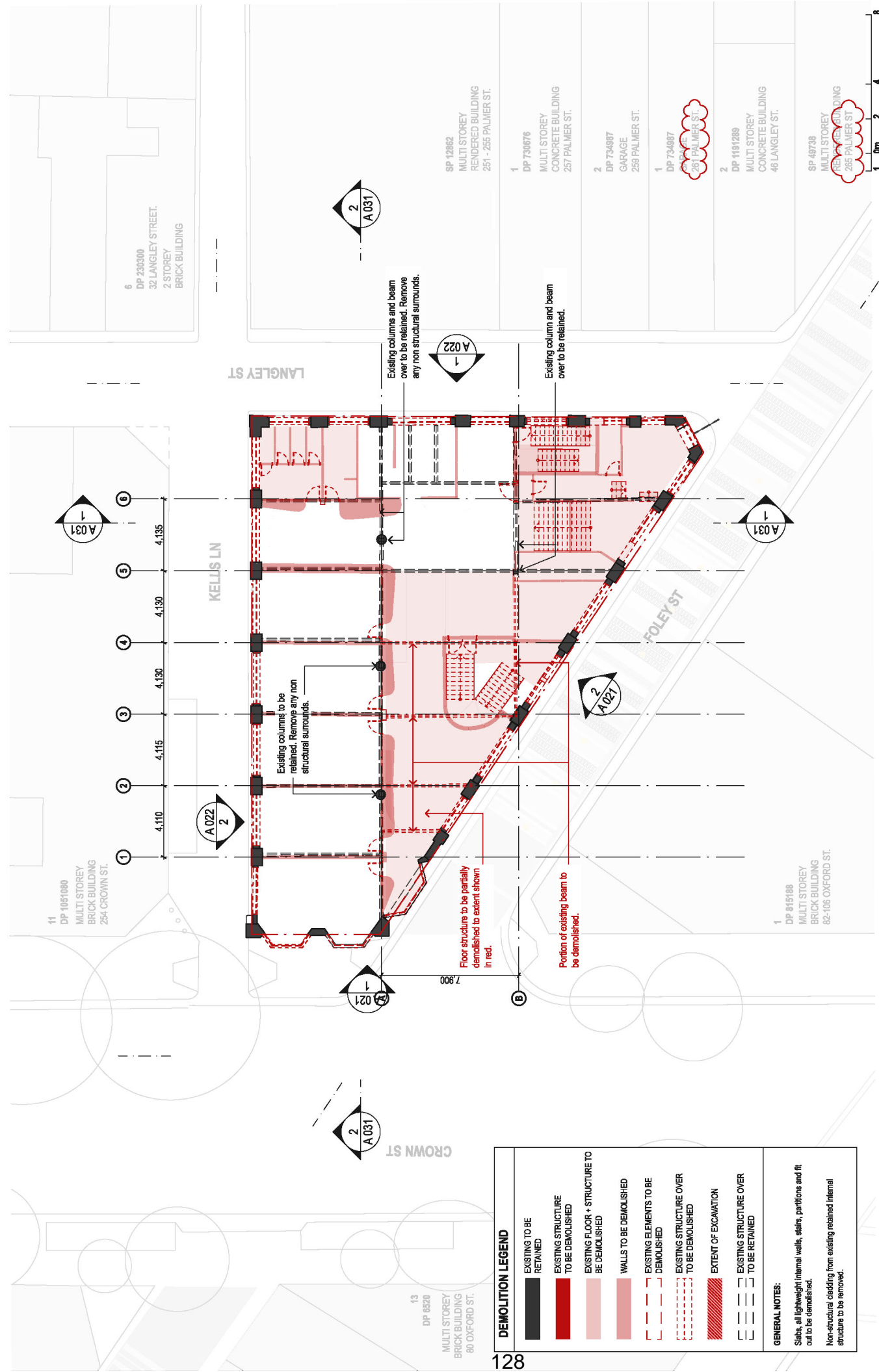
  

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING FLOOR + STRUCTURE TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING STRUCTURE OVER TO BE DEMOLISHED
	EXTENT OF EXCAVATION
	EXISTING STRUCTURE OVER TO BE RETAINED

GENERAL NOTES:	
1	Slabs, all lightweight internal walls, stairs, partitions and fit out to be demolished.
2	Non-structural cladding from existing retained internal structure to be removed.

DRAWING TITLE		DRAWN BY	
GROUND FLOOR DEMOLITION PLAN		NIK RAH	01
SCALER		CHECKED	REV
DATE		DATE	DATE
1:200		1:200	05/11/20
DRAWING NO		PROJECT NO	
A 012		255 CROWN STREET	
DEVELOPMENT APPLICATION		PROJECT NO: 25529	
ARCHITECT		CLIENT	
TONKIN ZULAIKHA ARCHITECTS		ROBERT MORTON	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	
ARCHITECT		FIRE ENGINEERING	
TONKIN ZULAIKHA ARCHITECTS		FIRE ENGINEERING	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	
ARCHITECT		CIVIL ENGINEER	
TONKIN ZULAIKHA ARCHITECTS		CIVIL ENGINEER	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	
ARCHITECT		CONCRETE ENGINEER	
TONKIN ZULAIKHA ARCHITECTS		CONCRETE ENGINEER	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	
ARCHITECT		WASTE CONSULTANT	
TONKIN ZULAIKHA ARCHITECTS		WASTE CONSULTANT	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	
ARCHITECT		TOWN PLANNER	
TONKIN ZULAIKHA ARCHITECTS		TOWN PLANNER	
A-117 Riverport Street, Surry Hills		A-255 Crown Street, Surry Hills	
P: (02) 9216 4600		P: (02) 9216 4600	
F: (02) 9216 4601		F: (02) 9216 4601	
W: www.tzaj.com.au		W: www.tzaj.com.au	



DATE	REV	DESCRIPTION
03/12/20	01	ISSUED FOR DEVELOPMENT APPLICATION

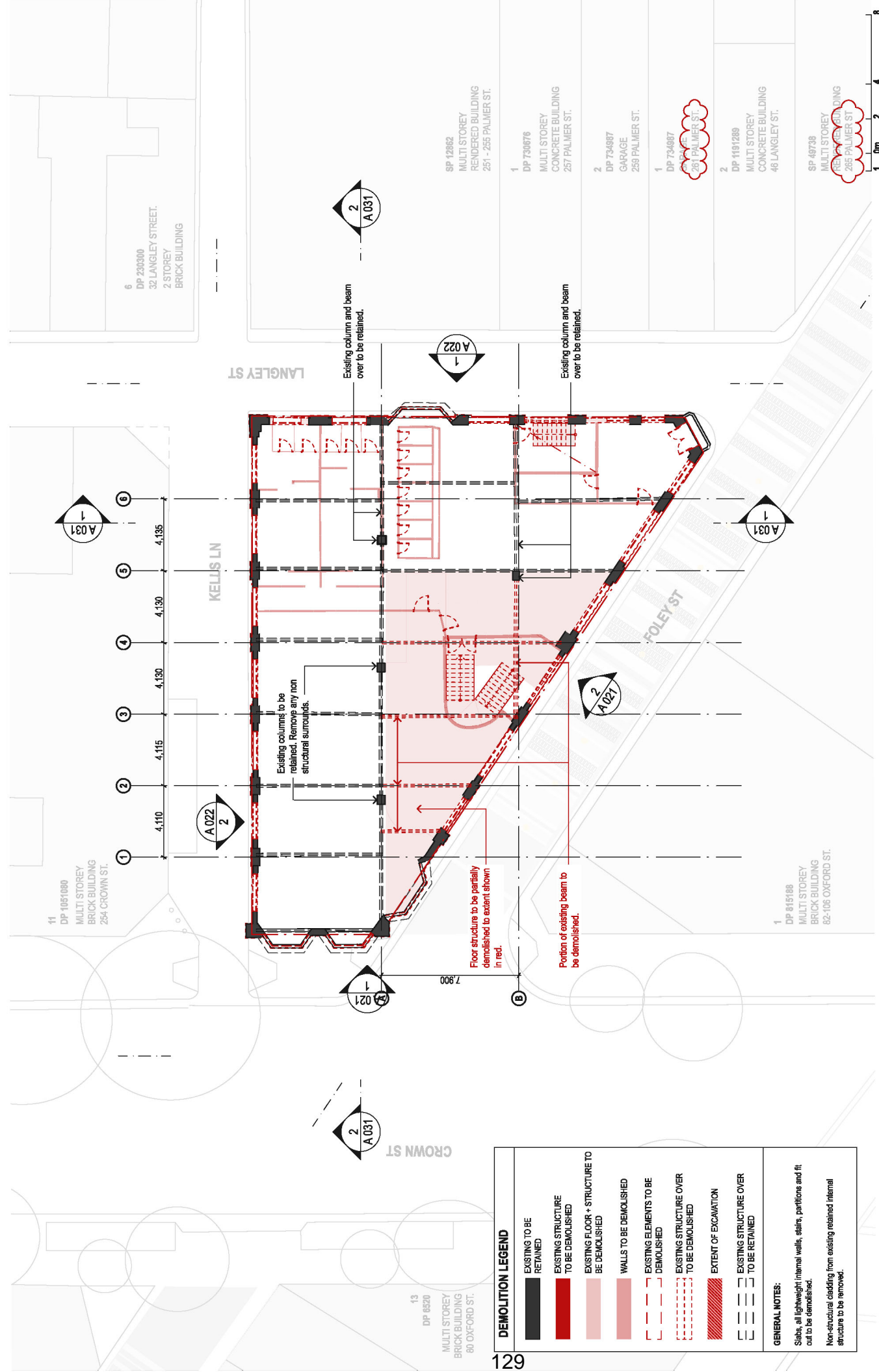
  

EXISTING TO BE RETAINED	EXISTING STRUCTURE TO BE DEMOLISHED	EXISTING FLOOR + STRUCTURE TO BE DEMOLISHED	WALLS TO BE DEMOLISHED	EXISTING ELEMENTS TO BE DEMOLISHED	EXISTING STRUCTURE OVER TO BE DEMOLISHED	EXTENT OF EXCAVATION	EXISTING STRUCTURE OVER TO BE RETAINED

**GENERAL NOTES:**

- Slabs, all lightweight internal walls, stairs, partitions and fit out to be demolished.
- Non-structural cladding from existing retained internal structure to be removed.

DRAWING TITLE <b>FIRST FLOOR DEMOLITION PLAN</b>		DRAWN BY NK FN	
ARCHITECT <b>TONKIN ZULAIKA GREER ARCHITECTS</b> A-117 Riverside Street, Suite 108 JAN: 4022 2248 P: (02) 9218 4800 WEB: www.tzga.com.au		CHECKED TG	
PROJECT: <b>256 CROWN STREET</b>		DATE 05/11/20	
CLIENT: <b>ROBERT MORTON</b> A-222 Crown Street, Adelaide P: (08) 8390 1887		SCALE 1:200	
FIRE ENGINEERING <b>ROBERT MORTON</b> A-222 Crown Street, Adelaide P: (08) 8390 1887		DRAWING NO. <b>A 013</b>	
CONSTRUCTING ENGINEER <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		REVISION <b>REMOVED BUILDING</b> 256 PALMER ST.	
CIVIL ENGINEER <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		PROJECT NO. 2020	
WASTE CONSULTANT <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		REVISION <b>REMOVED BUILDING</b> 256 PALMER ST.	
TOWN PLANNER <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		REVISION <b>REMOVED BUILDING</b> 256 PALMER ST.	
ACQUISITORY ENGINEER <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		REVISION <b>REMOVED BUILDING</b> 256 PALMER ST.	
SURVEYOR <b>DR BRUCE GIBBS</b> 100 North Adelaide Street, Adelaide P: (08) 8390 1887		REVISION <b>REMOVED BUILDING</b> 256 PALMER ST.	
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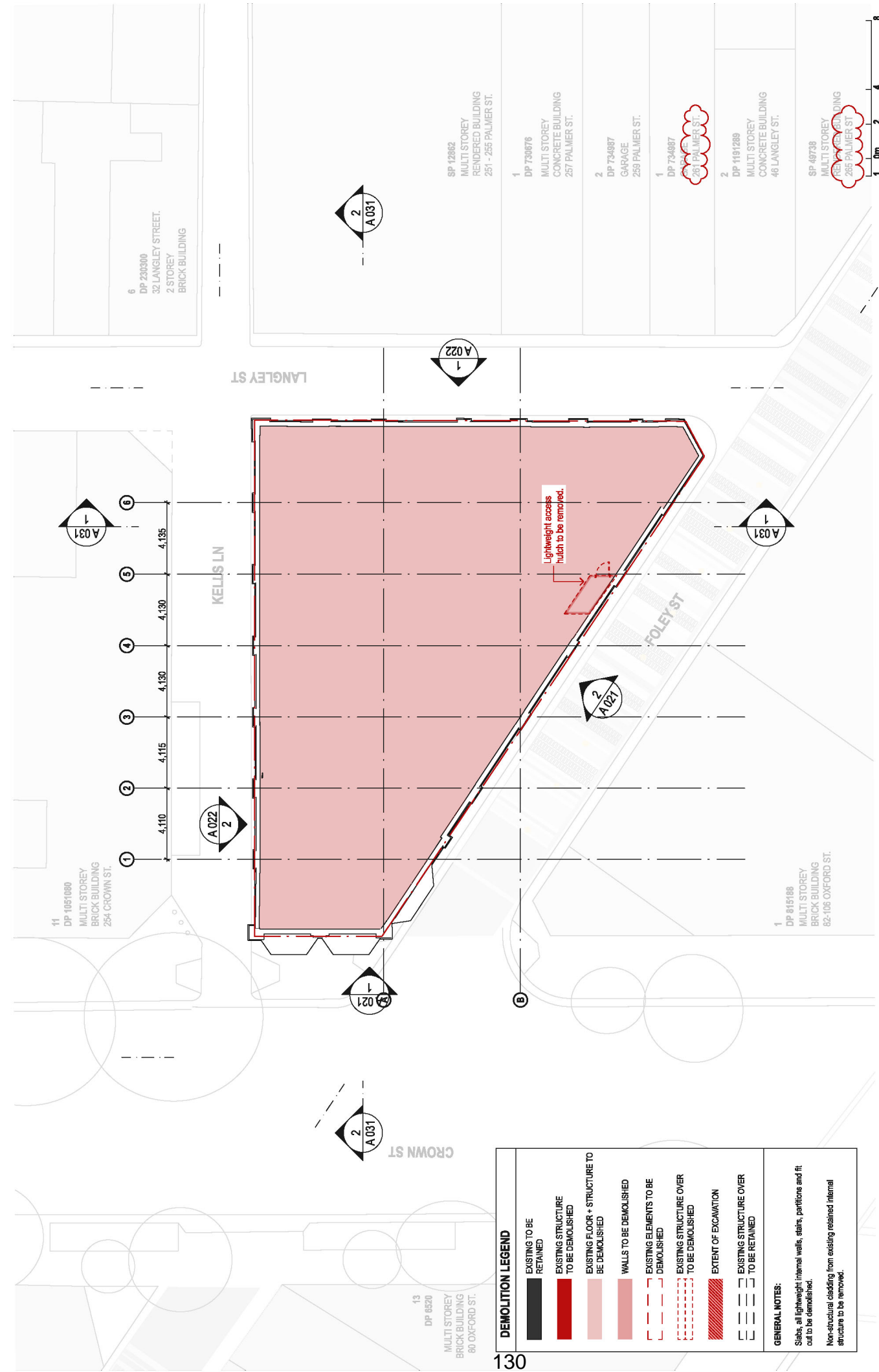
DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING FLOOR + STRUCTURE TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING STRUCTURE OVER TO BE DEMOLISHED
	EXTENT OF EXCAVATION
	EXISTING STRUCTURE OVER TO BE RETAINED

**GENERAL NOTES:**  
 Slabs, all lightweight internal walls, stairs, partitions and fit out to be demolished.  
 Non-structural cladding from existing retained internal structure to be removed.

DATE	REV	DESCRIPTION	DRAWN BY
03/23	01	RESUB DEVELOPMENT APPLICATION	NK PH
			CHECKED
			TG
			DATE
			1/200
			SCALE
			1:200
			DATE
			05/1/20
			REV
			A 014
			01

PROJECT TITLE	ARCHITECT	CLIENT	FIRE ENGINEERING	ASD CONSULTANT	COMBATING ENGINEER	CIVIL ENGINEER	BCA	ACCOUNTS ENGINEER	NOTES:
SECOND FLOOR DEMOLITION PLAN	TONKIN ZULAIKHA GREEN ARCHITECTS A 117 Riverside Street, Suiy Hill JAN 400272240 P: (02) 8218 4800 WEB: www.tzga.com.au	ROBERT MORTON 1422 ARCADE STREET ADELAIDE SA P: (08) 8359 1887	Fire Engineering Phone: 08 8359 1887 Email: info@fireengineering.com.au	ASD CONSULTANT Phone: 08 8359 1887 Email: info@asd.com.au	COMBATING ENGINEER Phone: 08 8359 1887 Email: info@combating.com.au	CIVIL ENGINEER Phone: 08 8359 1887 Email: info@civil.com.au	BCA Phone: 08 8359 1887 Email: info@bca.com.au	ACCOUNTS ENGINEER Phone: 08 8359 1887 Email: info@accounts.com.au	Do not scale off drawings. Use figure to the right of the drawing to determine the scale. This drawing is the property of Tonkin Zulkha Green Architects and this copyright shall remain with them. No part of this drawing may be reproduced or copied in any form without written permission of Tonkin Zulkha Green Architects Pty Ltd.



DATE	REV	DESCRIPTION
03/23	01	RESUBMIT DEVELOPMENT APPLICATION

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	EXISTING FLOOR + STRUCTURE TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	EXISTING ELEMENTS TO BE DEMOLISHED
	EXISTING STRUCTURE OVER TO BE DEMOLISHED
	EXTENT OF EXCAVATION
	EXISTING STRUCTURE OVER TO BE RETAINED

**GENERAL NOTES:**

Slabs, all lightweight internal walls, stairs, partitions and fit out to be demolished.

Non-structural cladding from existing retained internal structure to be removed.

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION
03/23	01	RESUBMIT DEVELOPMENT APPLICATION	06/11/20	01	01

DRAWING TITLE		DRAWN BY	
ROOF DEMOLITION PLAN	SCALER	DATE	1:200
ARCHITECT	TONKIN ZULAIKHA ARCHITECTS	PROJECT NO.	20209
ARCHITECT	TONKIN ZULAIKHA ARCHITECTS	PROJECT NO.	20209
ARCHITECT	TONKIN ZULAIKHA ARCHITECTS	PROJECT NO.	20209

CLIENT:	PROJECT:
ROBERT JACOBINO 1422 ARCADE STREET ADELPHIDE P: 03 8598 1867 F: 03 8598 1867	256 CROWN STREET

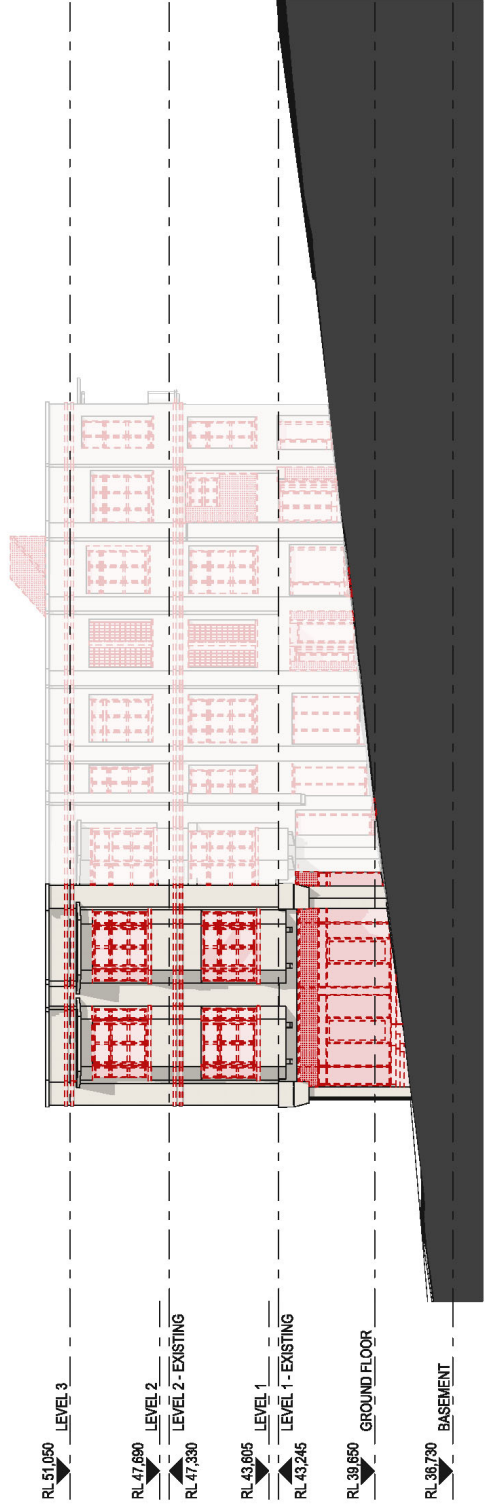
  

FIRE ENGINEERING		CONCRETE CONSULTANT		WASTE CONSULTANT	
DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867

CIVIL ENGINEER		TOWN PLANNER	
DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867	DR. JAMES WILSON P: 03 8598 1867 F: 03 8598 1867

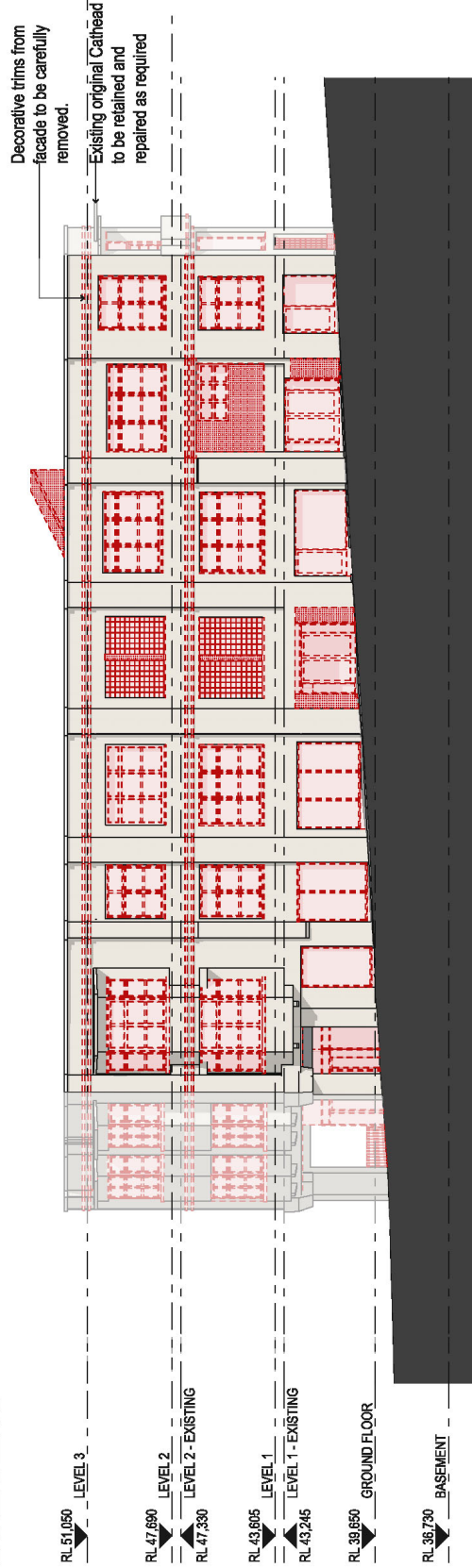
DEMOLITION LEGEND	
	EXTENT OF FACADE WALLS TO BE DEMOLISHED
	EXTENT OF DEMOLITION TO ACCOMMODATE NEW LINTEL
	EXISTING NON ORIGINAL AND INTRUSIVE ELEMENTS TO BE REMOVED
GENERAL NOTES	
All redundant existing PVC and Colourbond downpipes and rainwater heads to be removed from building facade. Make good facade at penetrator/ fixing locations. Patch, render and paint.	
Any original copper downpipes to be retained capped and restored	
Allow for carefully removal of redundant services and corrosive fixings. Patch repair with render as required.	
Allow for removal of biological growth on ledges, corbels and plinths with a soft brush and water. Use of chemicals and/or biocide not permitted unless prior approval granted by Heritage Architect.	



CROWN STREET DEMOLITION ELEVATION  
1:200

- RL 51,050 LEVEL 3
- RL 47,680 LEVEL 2
- RL 47,330 LEVEL 2 - EXISTING
- RL 43,605 LEVEL 1
- RL 43,245 LEVEL 1 - EXISTING
- RL 39,650 GROUND FLOOR
- RL 36,730 BASEMENT

1



FOLEY ST DEMOLITION ELEVATION  
1:200

- RL 51,050 LEVEL 3
- RL 47,690 LEVEL 2
- RL 47,330 LEVEL 2 - EXISTING
- RL 43,605 LEVEL 1
- RL 43,245 LEVEL 1 - EXISTING
- RL 39,650 GROUND FLOOR
- RL 36,730 BASEMENT

2

DATE	REV	DESCRIPTION
08/12/20	01	RESUBMIT DEVELOPMENT APPLICATION

DRAWING TITLE	DEMOLITION ELEVATIONS 01
SCALE	1:200
DATE	08/11/20
REV	A 021

ARCHITECT	TONKIN ZULAIKHA GREER ARCHITECTS A-117 Riverside Street, Surry Hills NSW 2010 P: (02) 9216 4600 F: (02) 9216 4601 WWW: www.tzga.com.au
CLIENT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
PROJECT MANAGER	TONKIN ZULAIKHA GREER ARCHITECTS P: (02) 9216 4600 F: (02) 9216 4601 WWW: www.tzga.com.au

PROJECT NO.	256 CROWN STREET
PROJECT NO.	7-2020

ENGINEERING	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
FIRE ENGINEERING	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
ACCESS CONSULTANT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

ESD CONSULTANT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
WIND CONSULTANT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

CONSTRUCTING ENGINEER	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
WASTE CONSULTANT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

CIVIL ENGINEER	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
TRAFFIC CONSULTANT	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

BCA	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
TOWN PLANNER	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

ACQUISITION ENGINEER	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857
SURVEYOR	ROBERT JACINTO A 256 CROWN STREET, ADELAIDE P: (03) 8350 1857

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DRAWN BY	NIK PA
CHECKED	TG
SCALE	1:200
DATE	08/11/20
REV	A 021
PROJECT NO.	7-2020



### DEMOLITION LEGEND

- EXTENT OF FACADE WALLS TO BE DEMOLISHED
- EXTENT OF DEMOLITION TO ACCOMMODATE NEW LINTEL
- EXISTING NON ORIGINAL AND INTRUSIVE ELEMENTS TO BE REMOVED

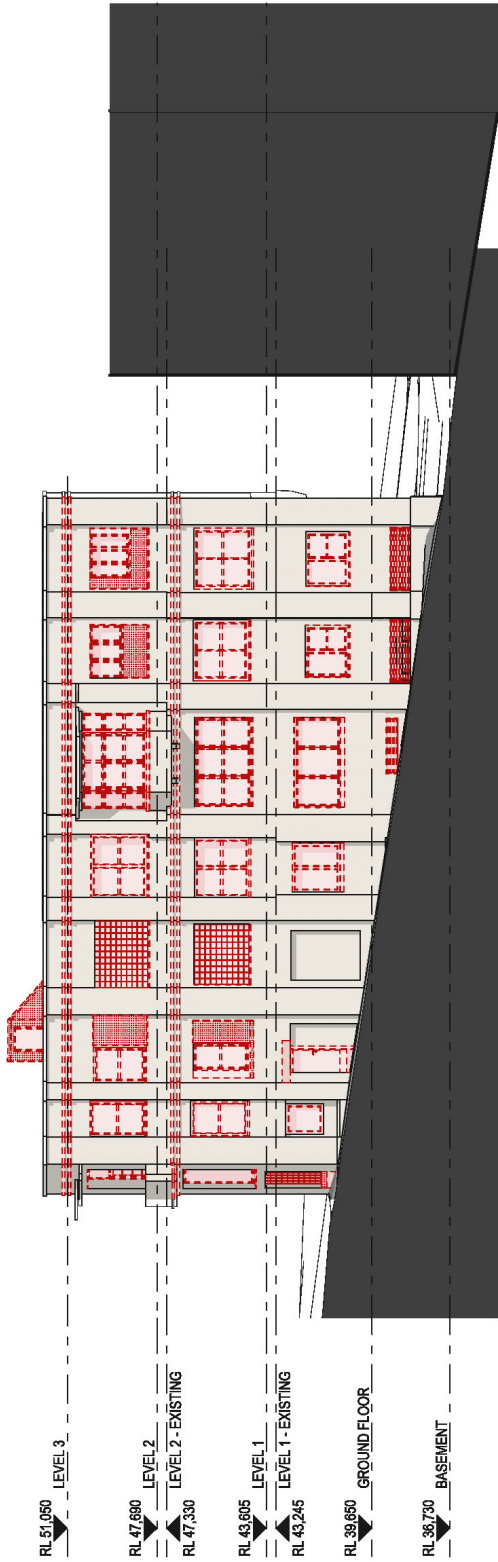
### GENERAL NOTES

All redundant existing PVC and Colourbond downpipes and rainwater heads to be removed from building facade. Make good facade at penetrator/ fixing locations. Patch, render and paint.

Any original copper downpipes to be retained capped and restored

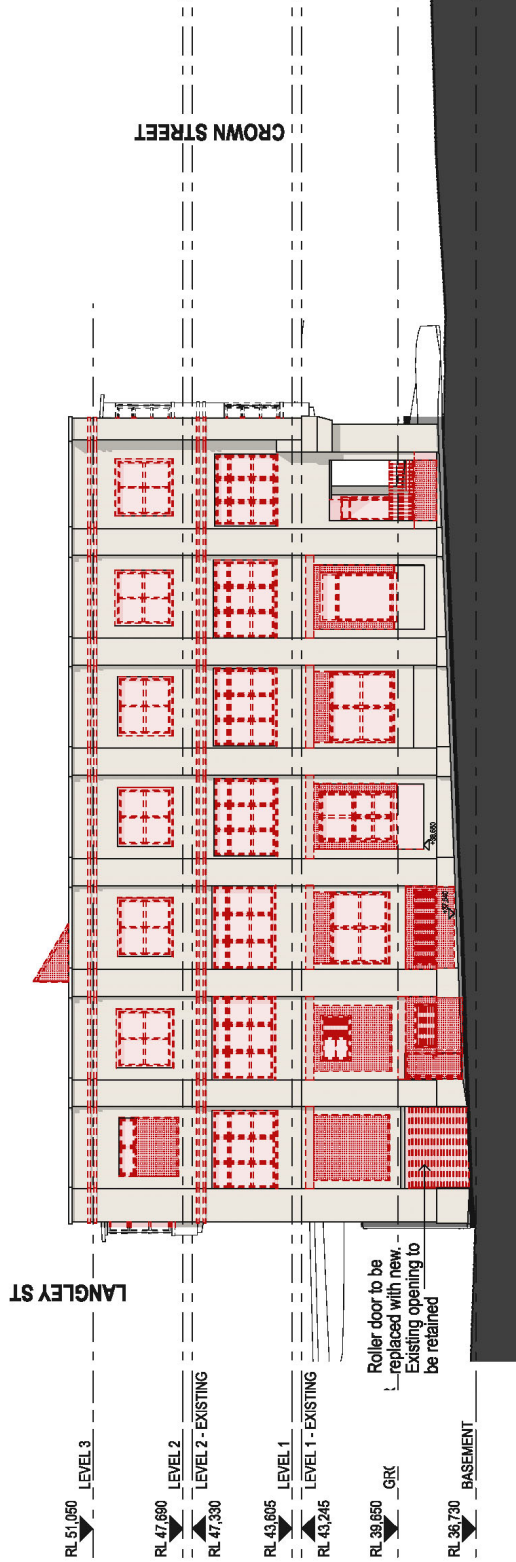
Allow for careful removal of redundant services and corrosive fixings. Patch repair with render as required.

Allow for removal of biological growth on ledges, corbels and plinths with a soft brush and water. Use of chemicals and/or biocide not permitted unless prior approval granted by Heritage Architect.



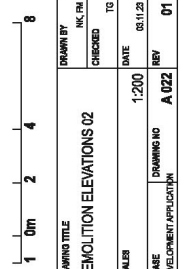
LANGLEY STREET DEMOLITION ELEVATION  
1:200

- RL 51,050 LEVEL 3
- RL 47,690 LEVEL 2
- RL 47,330 LEVEL 2 - EXISTING
- RL 43,605 LEVEL 1
- RL 43,245 LEVEL 1 - EXISTING
- RL 39,650 GROUND FLOOR
- RL 36,730 BASEMENT



KELLS LANE DEMOLITION ELEVATION  
1:200

- RL 51,050 LEVEL 3
  - RL 47,690 LEVEL 2
  - RL 47,330 LEVEL 2 - EXISTING
  - RL 43,605 LEVEL 1
  - RL 43,245 LEVEL 1 - EXISTING
  - RL 39,650 GRC
  - RL 36,730 BASEMENT
- Roller door to be replaced with new - Existing opening to be retained



DATE	REV	DESCRIPTION	RESUBMITTED APPLICATION
03/12/20	01		

ARCHITECT	TONKIN ZULAIKHA GREER ARCHITECTS A-117 Riverside Street, Surry Hills NSW 2010 P: (02) 9216 4600 F: (02) 9216 4601 WWW: www.tzga.com.au	CLIENT	ROBERT JACINTO ROBERT JACINTO PTY LTD A-252 ARDEN STREET, ADELAIDE SA 5000 P: (08) 8394 1857	FIRE ENGINEERING	WILLIAMS ENGINEERING 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	ASD CONSULTANT	ASD CONSULTANT 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	COMBATING ENGINEER	COMBATING ENGINEER 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	CIVIL ENGINEER	CIVIL ENGINEER 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	BCA	BCA 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	ACCOUNTS ENGINEER	ACCOUNTS ENGINEER 15/155 WILSON ST ADELAIDE SA 5000 P: (08) 8394 1857	NOTES:	Do not scale off drawings. Use legend to identify any responsibility in the drawings. This drawing is the property of Tonkin Zulaikha Greer Architects and is not to be reproduced or copied (whole or in part) without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.
PROJECT :	256 CROWN STREET	PROJECT MANAGER:	PROJECT MANAGER	ACCESS CONSULTANT	ACCESS CONSULTANT	WIND CONSULTANT	WIND CONSULTANT	WASTE CONSULTANT	WASTE CONSULTANT	TRAFFIC CONSULTANT	TRAFFIC CONSULTANT	TOWN PLANNER	TOWN PLANNER	SURVEYOR	SURVEYOR		
DRAWING TITLE	DEMOLITION ELEVATIONS 02	DRAWING NO	A 022	SCALE	1:200	DATE	05/12/20	CHECKED	NIK FA	DRAWN BY	NIK FA	REVISION		REV			



DATE	REV	DESCRIPTION
03/22	01	RESUBMITTAL APPLICATION

REF	AMENDMENTS SCHEDULE
1	<b>CULTURAL AND CREATIVE FLOOR SPACE</b>
1a	Modular stages in performance spaces shown.
1b	Dressing room / dedicated backstage facility as required.
2	<b>HERITAGE AND URBAN DESIGN</b>
2a	Height and Setbacks:
2a.i	Overall height of building reduced and core reconfigured to facilitate height reduction.
2a.ii	Building facade setbacks modified to the North and South as per discussions with council to improve amenity to adjoining residential properties.
2b	<b>Materiality and Form:</b>
2b.i	Materiality of the addition amended to present as a simple addition with a single architectural language.
2b.ii	Amenity: Addressing visual privacy and acoustic impact on adjoining residential properties to North and East.
2c	Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffles system. Refer Privacy Diagrams in Architectural Design Statement.
2c.i	Level 5: Pool reinforced to protect Eastern neighbours.
2c.ii	Additional glazed screening for acoustics.
2c.iii	New lightweight freestanding acoustic baffles system.
2d	<b>Detailing:</b>
2d.i	Ground Floor Amenities along Kells Lane detailed to illustrate relationship with window.
2d.ii	Level 1: Internal planning reconfigured to address internal wall / heritage facade intersection.
2d.iii	Level 2: Bar joinery reduced to low height to mitigate obscuring of northern windows.
2d.iv	Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed timber windows.

DATE	REV	DESCRIPTION
03/22	01	RESUBMITTAL APPLICATION

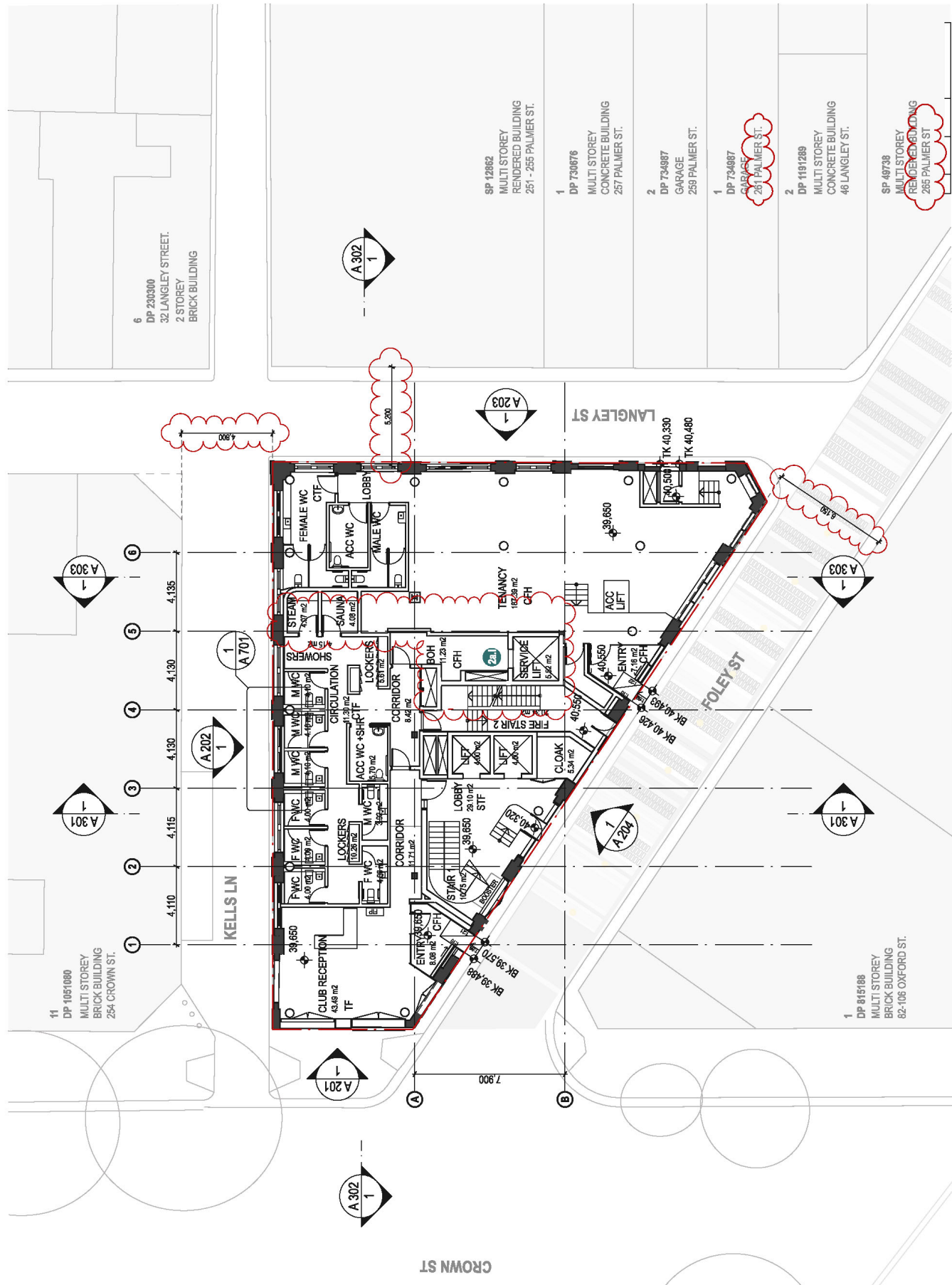
CLIENT:	ARCHITECT:	PROJECT:	DRAWING TITLE:
ROBERT JACHTO 14/220 CROWN STREET ADELAIDE P: (08) 8391 8877 F: (08) 8391 8877	TOMKIN ZULAIHA GREEN ARCHITECTS A: 117 Rosebery Street, Suite 101 ADELAIDE SA 5002 P: (08) 8216 4600 F: (08) 8216 4601 WWW: www.tzga.com.au	255 CROWN STREET	BASEMENT FLOOR PLAN

PROFESSIONAL ENGINEER:	PROJECT MANAGER:
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<b>COMBATING ENGINEER:</b> Name: Garry Goss Phone: 08 8287 7808 Email: garry@priceandpartners.com.au	<b>ACCESS CONSULTANT:</b> Name: Robert Jachto Phone: 08 8391 8877
<b>SOIL CONSULTANT:</b> Name: Robert Jachto Phone: 08 8391 8877	<b>WIND CONSULTANT:</b> Name: Robert Jachto Phone: 08 8391 8877
<b>WASTE CONSULTANT:</b> Name: Robert Jachto Phone: 08 8391 8877	<b>TRAFFIC CONSULTANT:</b> Name: Robert Jachto Phone: 08 8391 8877

DRAWN BY:	CHECKED:	DATE:	SCALE:	DRAWING NO:	APPICATION:
NIK PAH	TG	05/11/22	1:200	A 101	DEVELOPMENT APPLICATION

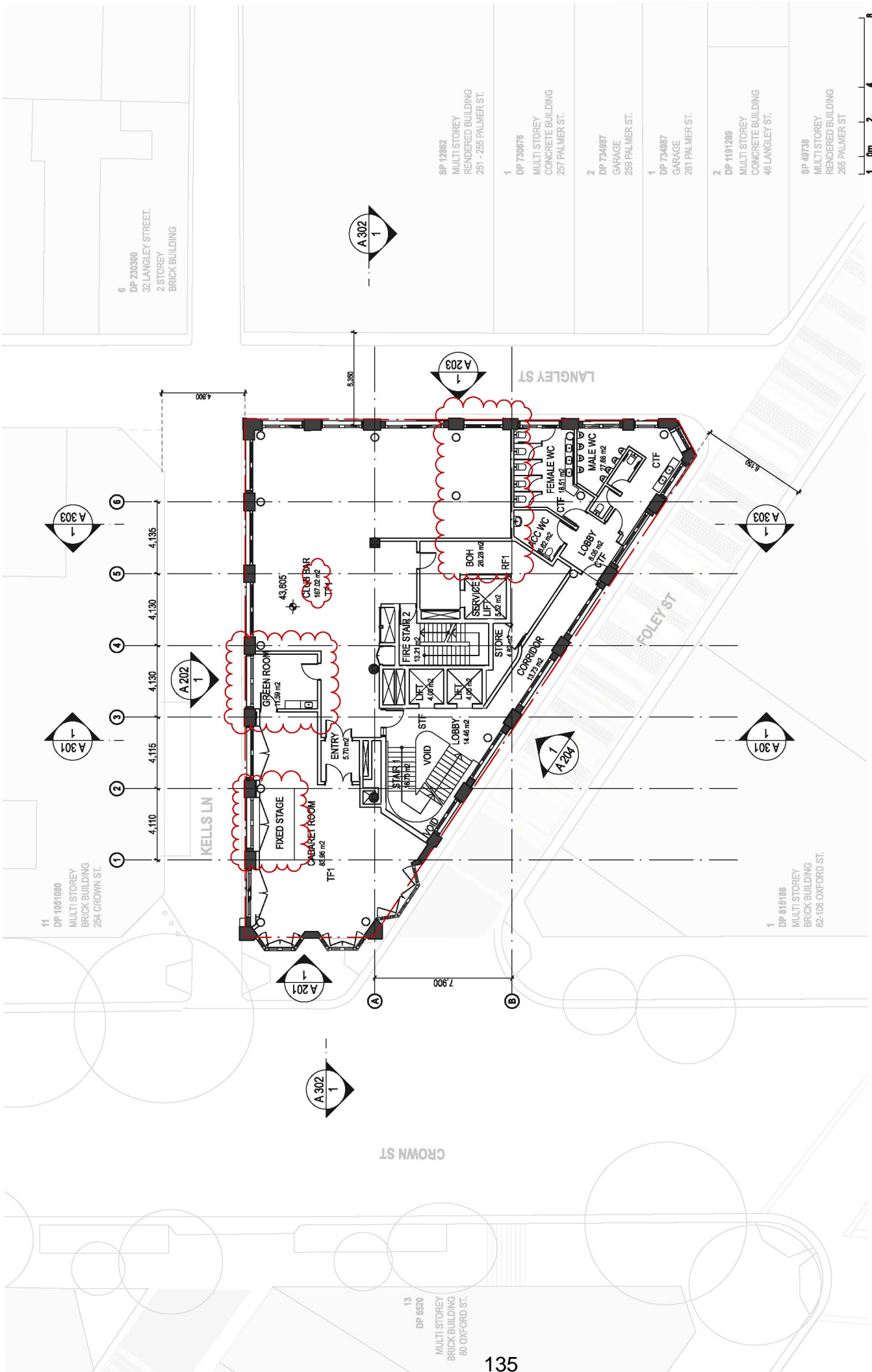


### REVISIONS SCHEDULE

NO	DESCRIPTION
1	CULTURAL AND CREATIVE FLOOR SPACE
1a	Modular stages in performance spaces shown.
1b	Dressing room / dedicated backstage facility as required.
2	HERITAGE AND URBAN DESIGN
2a	Height and Setbacks:
2a.i	Overall height of building reduced and core reconfigured to facilitate height reduction.
2a.ii	Building facade setbacks modified to the North and South as per discussions with council to improve amenity to adjoining residential properties.
2b	Materiality and Form:
2b.i	Materiality of the addition amended to present as a simple addition with a single architectural language.
2b.ii	Amalgam:
2b.iii	Addressing visual privacy and acoustic impact on adjoining residential properties to North and East.
2c	Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffles system. Refer Privacy Diagrams in Architectural Design Statement.
2d	Level 5:
2d.i	Pool reoriented to protect Eastern neighbours.
2d.ii	Additional glazed screening for acoustic.
2d.iii	New lightweight freestanding acoustic baffle system.
2d	Detailing:
2d.i	Ground Floor Amplites along Kells Lane detailed to illustrate relationship with window.
2d.ii	Level 1: Internal planning reconfigured to address internal wall / heritage facade intersection.
2d.iii	Level 2: Bar joinery reduced to low height to mitigate obscuring of northern windows.
2d.iv	Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed timber windows.

134

DATE 03/23	REV 0	DESCRIPTION RENDERED BUILDING APPLICATION	DRAWN BY NK PH	CHECKED
PROJECT NO: 22028	PROJECT TITLE GROUND FLOOR PLAN	ARCHITECT TONKIN ZULAIHA GREEN ARCHITECTS A/117 Rosevale Street Sully Hill JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	SCALE 1:200	DATE 05/1/20
CLIENT ROBERT MORTON 101/102 LINDSAY ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	ARCHITECT TONKIN ZULAIHA GREEN ARCHITECTS A/117 Rosevale Street Sully Hill JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	DATE 05/1/20
ACQUSTIC ENGINEER ACQUSTIC ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.acqustic.com.au	CIVIL ENGINEER BACA 24/11 KINGSWAY JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.baca.com.au	TOWN PLANNER TOWN PLANNING 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.townplanning.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	REV A 102
ACCOUNTS ENGINEER ACCOUNTS ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.accounts.com.au	CONSULTING ENGINEER CONSULTING ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.consulting.com.au	WASTE CONSULTANT WASTE CONSULTANTS 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.waste.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	DRAWING NO A 102
STRUCTURAL ENGINEER STRUCTURAL ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.structural.com.au	FIRE ENGINEERING FIRE ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.fire.com.au	ACCESS CONSULTANT ACCESS CONSULTANTS 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.access.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	REV A 102
VEGETATION ENGINEER VEGETATION ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.vegetation.com.au	TRAFFIC CONSULTANT TRAFFIC CONSULTANTS 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.traffic.com.au	CLIENT ROBERT MORTON 101/102 LINDSAY ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	REV A 102
MECHANICAL ENGINEER MECHANICAL ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.mechanical.com.au	WASTE CONSULTANT WASTE CONSULTANTS 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.waste.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	REV A 102
ELECTRICAL ENGINEER ELECTRICAL ENGINEERING PTY LTD 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.electrical.com.au	WASTE CONSULTANT WASTE CONSULTANTS 82-106 OXFORD ST JAWA 50072248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.waste.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	PROJECT MANAGER ALEX ANDERSON Phone: (02) 8218 4800 Email: alex@tzga.com.au	REV A 102



CROWN ST

LANGLEY ST

FOLEY ST

6 DP 230300  
32 LANGLEY STREET.  
2 STOREY  
BRICK BUILDING

11 DP 1051080  
MULTI STOREY  
BRICK BUILDING  
254 CROWN ST.

SP 12862  
MULTI STOREY  
RENDERED BUILDING  
251 - 255 PALMER ST.

1 DP 730676  
MULTI STOREY  
CONCRETE BUILDING  
257 PALMER ST.

1 DP 815188  
MULTI STOREY  
BRICK BUILDING  
82-108 OXFORD ST.

2 DP 734987  
GARAGE  
259 PALMER ST.

1 DP 734987  
GARAGE  
281 PALMER ST.

2 DP 1191289  
MULTI STOREY  
CONCRETE BUILDING  
48 LANGLEY ST.

13 DP 6520  
MULTI STOREY  
BRICK BUILDING  
80 OXFORD ST.

SP 49738  
MULTI STOREY  
RENDERED BUILDING  
285 PALMER ST

1 0m 2 4 8

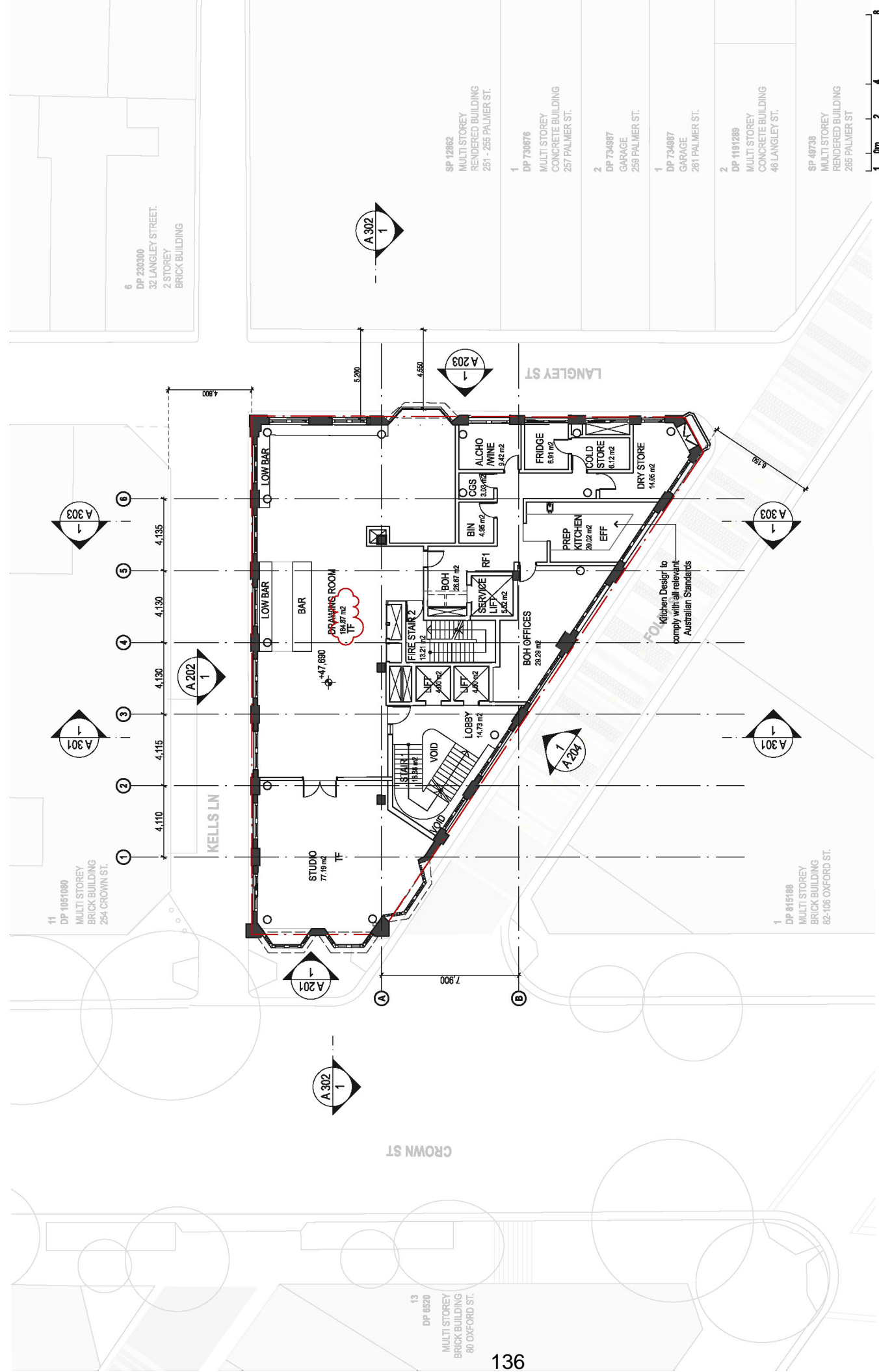
DATE	REV	DESCRIPTION	COMPARISON	PROJECT NO.
08.12.2018	01	ISSUED FOR PERMIT APPLICATION		256 CROWN STREET
08.12.2018	02	ISSUED FOR DEVELOPMENT APPLICATION		

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<b>ARCHITECT</b> TONKIN ZULAIKA GREER ARCHITECTS A-117 Rosemead Street, Sunny Hill, NSW, 2022 P: (02) 8218 4600 F: (02) 8218 4601 WEB: www.tzga.com.au
<b>CLIENT:</b> ROBERT JACOBUS 256 CROWN STREET, SYDNEY NSW, 1588 P: (02) 86981887
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<b>CIVIL ENGINEER:</b> NINA VELEG PH: (02) 86981887 EMAIL: nina.veleg@tzga.com.au
<b>ACCUSTIC ENGINEER:</b> TONY GIBSON PH: (02) 86981887 EMAIL: tony.gibson@tzga.com.au
<b>STRUCTURAL ENGINEER:</b> PAUL ZULAIKA PH: (02) 86981887 EMAIL: paul.zul@tzga.com.au
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<b>FIRE ENGINEERING:</b> ROBERT JACOBUS PH: (02) 86981887 EMAIL: robert.jac@tzga.com.au

PROJECT TITLE	SCALE	DATE	REV
LEVEL 1 FLOOR PLAN	1:200	11.03.21	02

DRAWN BY	CHECKED	DATE	REV
NK PH	TK	11.03.21	02



DATE	REV	DESCRIPTION	PROJECT TITLE	DRAWING NO	DRAWING NO	DATE	REV
03/12/2019	01	AS PER DEVELOPMENT APPLICATION	LEVEL 2 FLOOR PLAN	A 104	A 104	11/03/24	02
03/12/2019	02	COMPLETION					

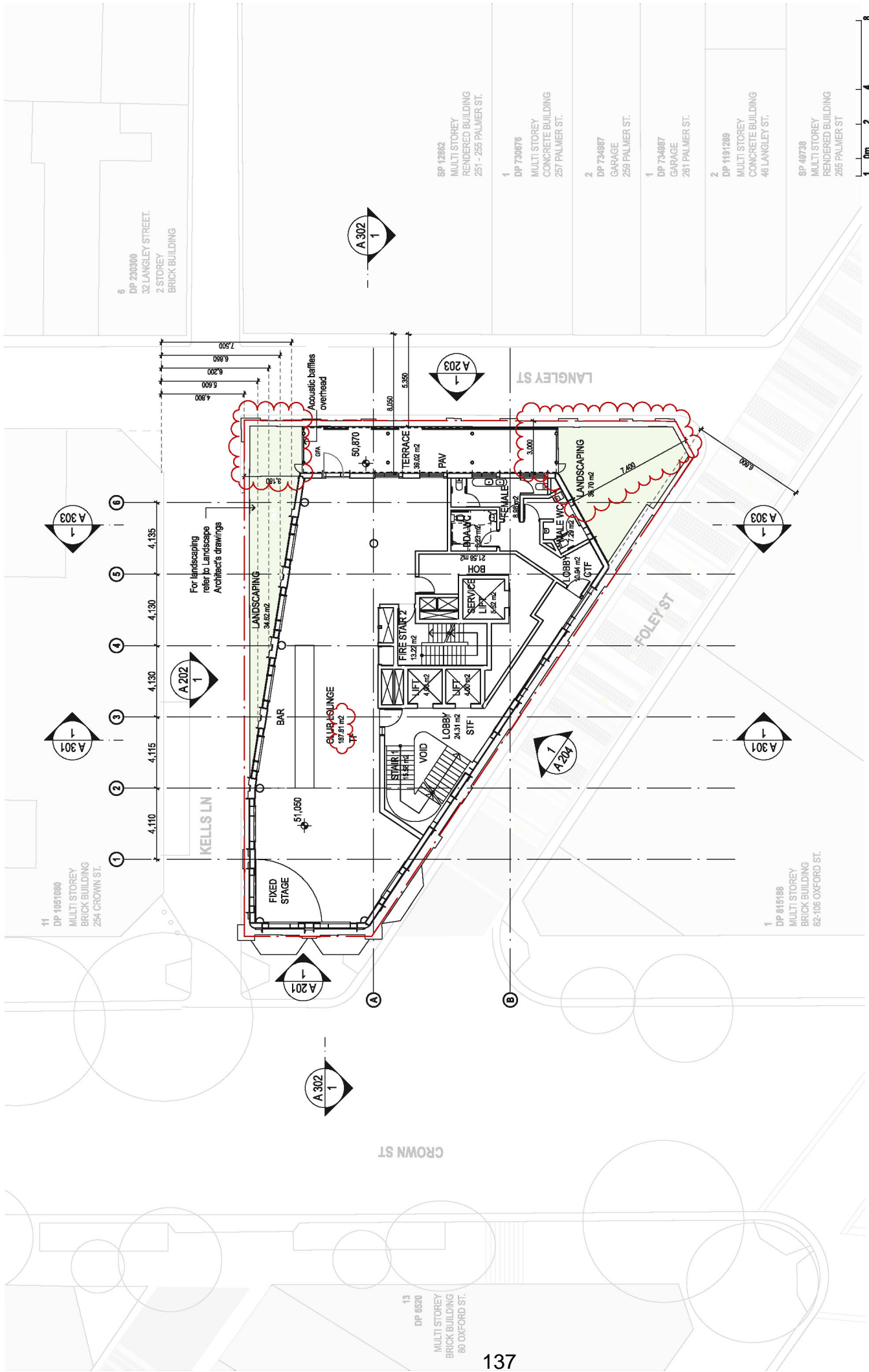
CLIENT:	ARCHITECT:	PROJECT NO.:
ROBERT JACOPO 117 Rosebery Street, Sydney NSW 1588 P: (02) 9218 4800 F: (02) 9218 4801 WWW.TONKINZULAIKHA.COM.AU	TONKIN ZULAIKHA GREEN ARCHITECTS A-117 Rosebery Street, Sydney NSW 1588 P: (02) 9218 4800 F: (02) 9218 4801 WWW.TONKINZULAIKHA.COM.AU	256 CROWN STREET

PROFESSIONAL ENGINEER:	PROFESSIONAL ARCHITECT:
<b>ACQUISTO ENGINEER</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>ACCOUNTING ENGINEER</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>TOWN PLANNER</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>TRAFFIC CONSULTANT</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>WASTE CONSULTANT</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>CIVIL ENGINEER</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>CONCRETE ENGINEER</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>SOIL CONSULTANT</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>FIRE ENGINEERING</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>ACCESS CONSULTANT</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au <b>PROJECT MANAGER:</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au	<b>ROBERT JACOPO</b> 117 Rosebery Street, Sydney NSW 1588 P: (02) 9218 4800 F: (02) 9218 4801 WWW.TONKINZULAIKHA.COM.AU <b>PROJECT MANAGER:</b> Name: Mr. J. J. Acquisto Phone: 02 9281 8000 Email: jacquisto@acquisto.com.au

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- SP 12862  
MULTI STOREY  
RENDERED BUILDING  
251 - 255 PALMER ST.
- 1  
DP 730676  
MULTI STOREY  
CONCRETE BUILDING  
257 PALMER ST.
- 2  
DP 734987  
GARAGE  
259 PALMER ST.
- 1  
DP 734987  
GARAGE  
281 PALMER ST.
- 2  
DP 1191289  
MULTI STOREY  
CONCRETE BUILDING  
48 LANGLEY ST.
- SP 49738  
MULTI STOREY  
RENDERED BUILDING  
285 PALMER ST.

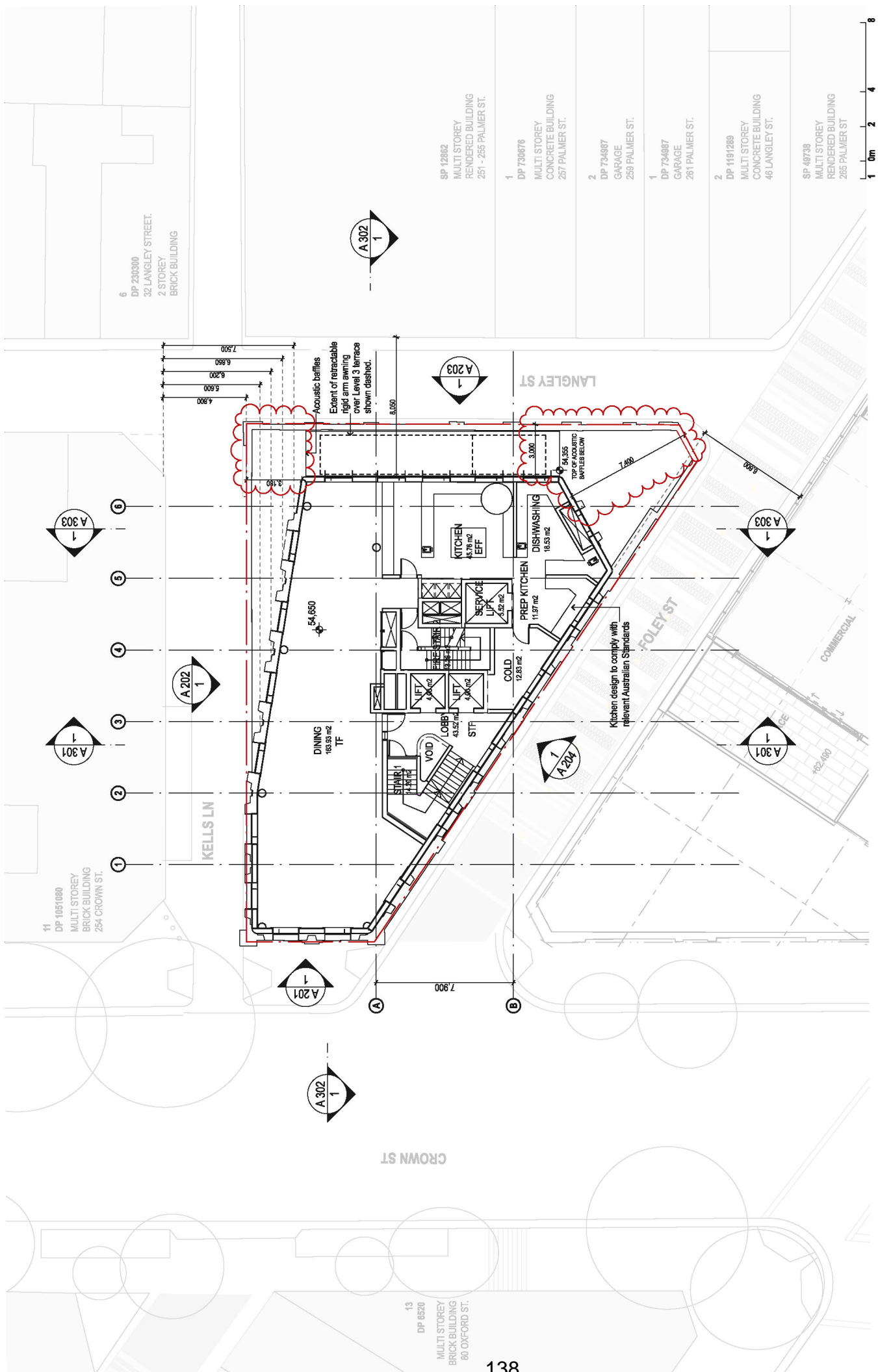
DATE	REV	DESCRIPTION	PROJECT NO.
03/12/20	01	AS PER DEVELOPMENT APPLICATION	256 CROWN STREET
03/12/20	02	COMPLETED	256 CROWN STREET

DRAWN BY NK FN CHECKED NK FN TITLE <b>LEVEL 3 FLOOR PLAN</b> SCALER DATE 1/2/20 REV A 105	DRAWING TITLE <b>LEVEL 3 FLOOR PLAN</b>
ARCHITECT <b>TONKIN ZULAIHA GREER ARCHITECTS</b> A-117 Rosewood Street Sully Hill NSW 2022 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	CLIENT ROBERT MORTON 4822 Crown Street Adelaide SA P: (08) 8380 1887
PROJECT NO. 22028	PROJECT MANAGER Name: NK FN Email: nkfn@tzga.com.au
FIRE ENGINEERING Name: NK FN Email: nkfn@tzga.com.au	ACCESS CONSULTANT Name: NK FN Email: nkfn@tzga.com.au
CBD CONSULTANT Name: NK FN Email: nkfn@tzga.com.au	WIND CONSULTANT Name: NK FN Email: nkfn@tzga.com.au
CONSULTING ENGINEER Name: NK FN Email: nkfn@tzga.com.au	CIVIL ENGINEER Name: NK FN Email: nkfn@tzga.com.au
TOWN PLANNER Name: NK FN Email: nkfn@tzga.com.au	SURVEYOR Name: NK FN Email: nkfn@tzga.com.au

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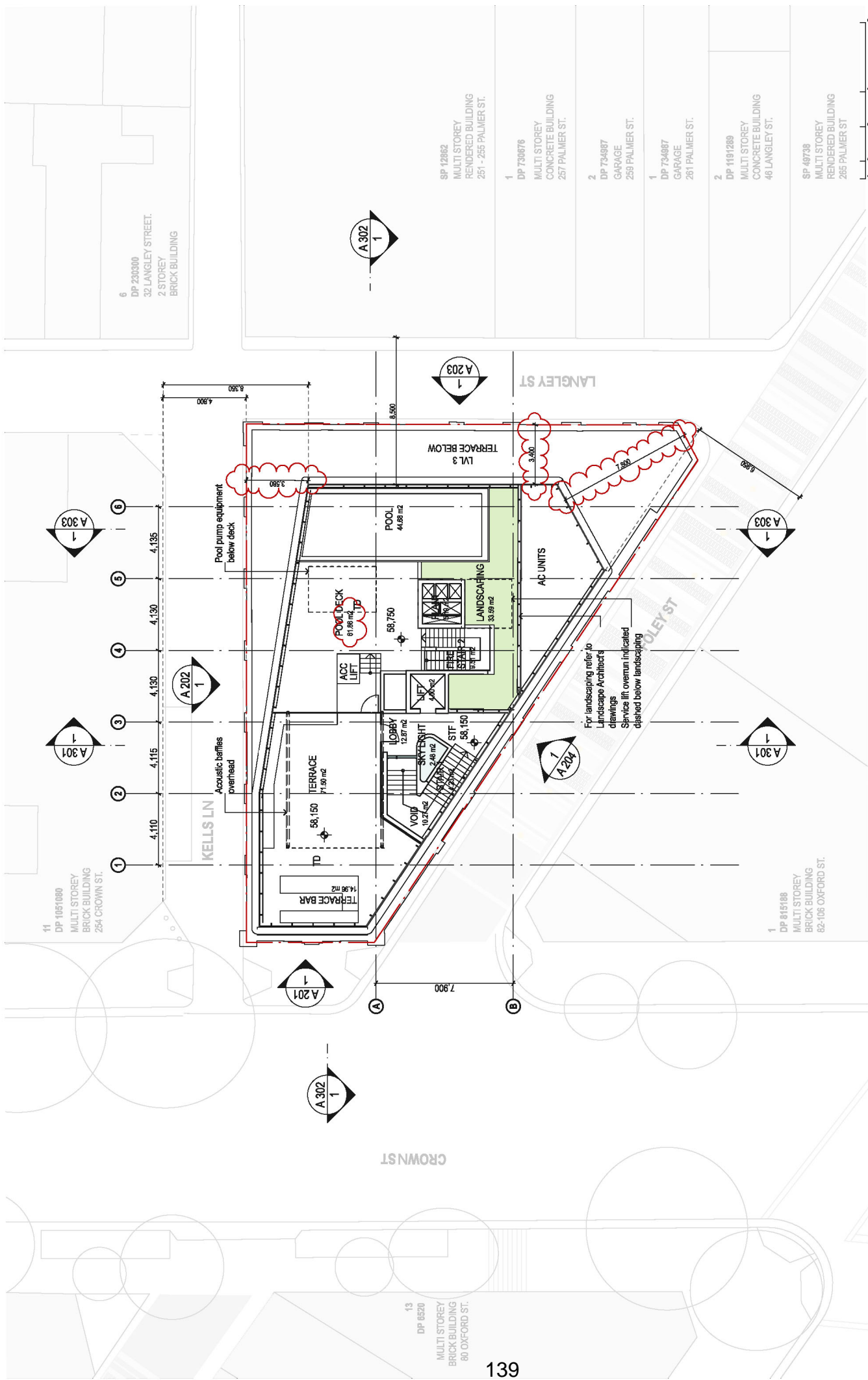
DATE	REV	DESCRIPTION	DESIGNED BY	CHECKED BY	SCALE	DRAWING NO	DRAWING TITLE	PROJECT NO	PROJECT NAME	CLIENT	ARCHITECT	ARCHITECT TITLE	DRAWN BY	DATE	REV
08/12/20	0	AS PER DEVELOPMENT APPLICATION			1:200	A 106	LEVEL 4 FLOOR PLAN	256 CROWN STREET	ROBERT MORTON	TONKIN ZULAIKHA GREER ARCHITECTS A-117 Rosemead Street Surry Hills NSW 2022 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	TONKIN ZULAIKHA GREER ARCHITECTS 117 Rosemead Street Surry Hills NSW 2022 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	NIK FUI	11/03/21	02	

DATE	REV	DESCRIPTION
		Do not scale off drawings. Use figures as indicated. This drawing is the property of Tonkin Zulaikha Greer and its copyright remains with the architects. All drawings are to be approved and sealed by the appropriate authority without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.

PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER
ACQUSTIC ENGINEER	CIVIL ENGINEER	COMBATING ENGINEER	FIRE ENGINEERING	SEED CONSULTANT	WASTE CONSULTANT	WASTE CONSULTANT	WASTE CONSULTANT	WASTE CONSULTANT
NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]	NAME: [REDACTED] PHONE: [REDACTED] EMAIL: [REDACTED]



DATE	REV	DESCRIPTION	PROJECT NO.
03/12/2024	01	ISSUED FOR DEVELOPMENT APPLICATION	256 CROWN STREET
03/12/2024	02	COMPLETED	256 CROWN STREET

DATE	REV	DESCRIPTION	PROJECT NO.
11/03/24	1	1:200	256 CROWN STREET
11/03/24	02	1:100	256 CROWN STREET

ARCHITECT	CLIENT	FIRE ENGINEERING	SOIL CONSULTANT	CONSTRUCTIVE ENGINEER	CIVIL ENGINEER	BACA	ACOUSTIC ENGINEER	NOTES:
TONKIN ZULAIKHA GREEN ARCHITECTS A-117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4600 F: (08) 8218 4601 www.tzga.com.au	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	Do not scale drawings. Use figures as indicated. Accuracy of dimensions is the responsibility of the architect. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing.

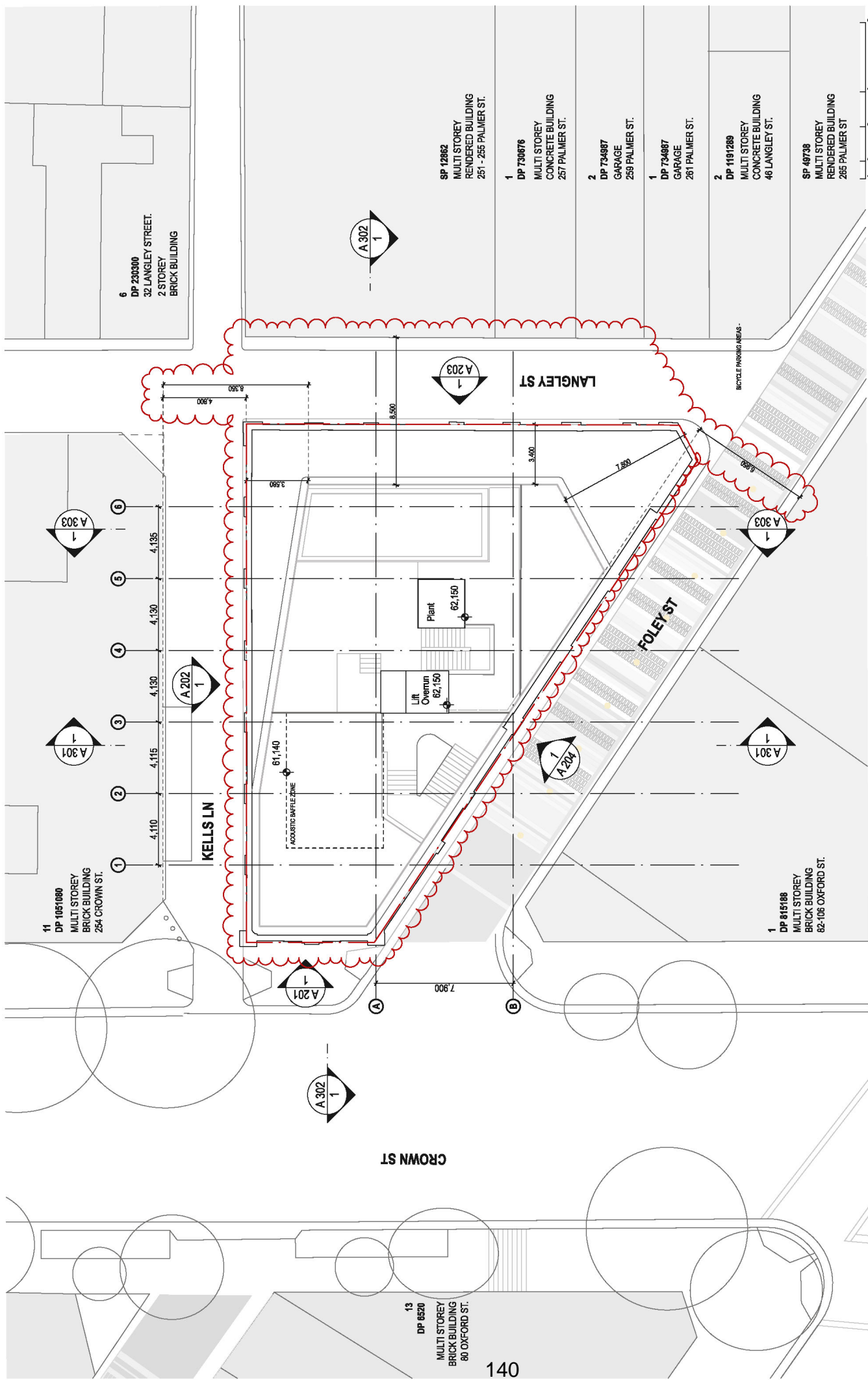
  

DRAWING TITLE	SCALE	DATE	REV
LEVEL 5 ROOF TOP PLAN	1:200	11/03/24	02

ARCHITECT	CLIENT	FIRE ENGINEERING	SOIL CONSULTANT	CONSTRUCTIVE ENGINEER	CIVIL ENGINEER	BACA	ACOUSTIC ENGINEER	NOTES:
TONKIN ZULAIKHA GREEN ARCHITECTS A-117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4600 F: (08) 8218 4601 www.tzga.com.au	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	ROBERT JACOBO 117 Rosewood Street Sully Hill Adelaide SA 5007 P: (08) 8218 4601 F: (08) 8218 4601	Do not scale drawings. Use figures as indicated. Accuracy of dimensions is the responsibility of the architect. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing. The architect and his copyright agents are not responsible for the accuracy of the information provided in this drawing.





DATE	REV	DESCRIPTION	PROJECT NO
03/12/2024	01	ISSUED FOR PERMIT APPLICATION	256 CROWN STREET
03/12/2024	02	COMPLETED	256 CROWN STREET

DATE	REV	DESCRIPTION	PROJECT NO
11/03/24	1	1:200	256 CROWN STREET
11/03/24	02	A 108	256 CROWN STREET

DRAWN BY	CHECKED	DATE	REV
NIK.FAH		11/03/24	02

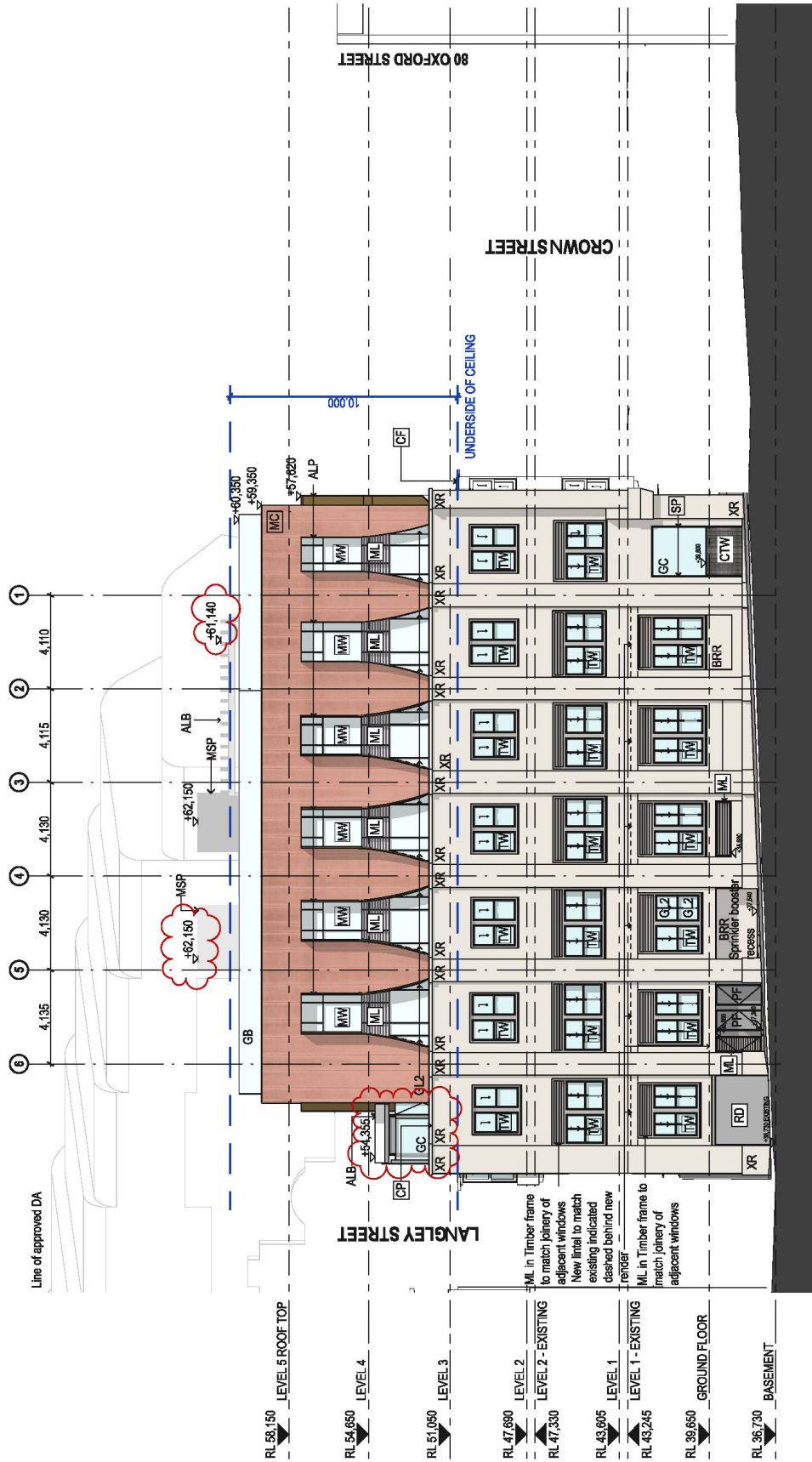
ARCHITECT	ARCHITECT TITLE	PROJECT
TONKIN ZULAIKHA GREER ARCHITECTS A-117 Riverside Street, Suite 108 JAN. 2022/2248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	ROOF PLANT PLAN	256 CROWN STREET

CLIENT	FIRE ENGINEERING	3RD CONSULTANT	COMBATING ENGINEER	CIVIL ENGINEER	ACQUSTIC ENGINEER	NOTES
ROBERT JACINTO A 256 CROWN STREET MANAGEMENT P: (02) 8898 1887	DRILLING CONSULTANTS Phone: 1300 731 379 Email: info@drillingconsultants.com.au	DRILLING CONSULTANT Phone: 02 9686 8255 Email: info@drillingconsultants.com.au	DRILLING CONSULTANT Phone: 02 9686 8255 Email: info@drillingconsultants.com.au	DRILLING CONSULTANT Phone: 02 9686 8255 Email: info@drillingconsultants.com.au	DRILLING CONSULTANT Phone: 02 9686 8255 Email: info@drillingconsultants.com.au	Do not scale off drawings. Use figures as indicated. Accuracy of dimensions is the responsibility of the client. The architect and this copyright are the property of Tonkin Zulkha Greer Architects Pty Ltd. No part of this drawing may be reproduced or copied in any form without written permission of Tonkin Zulkha Greer Architects Pty Ltd.

ARCHITECT	ARCHITECT TITLE	PROJECT
TONKIN ZULAIKHA GREER ARCHITECTS A-117 Riverside Street, Suite 108 JAN. 2022/2248 P: (02) 8218 4800 F: (02) 8218 4801 WEB: www.tzga.com.au	ROOF PLANT PLAN	256 CROWN STREET



DATE	REV	DESCRIPTION
03/28/2024	01	ISSUED FOR PERMIT APPLICATION
03/28/2024	02	COMPLETED

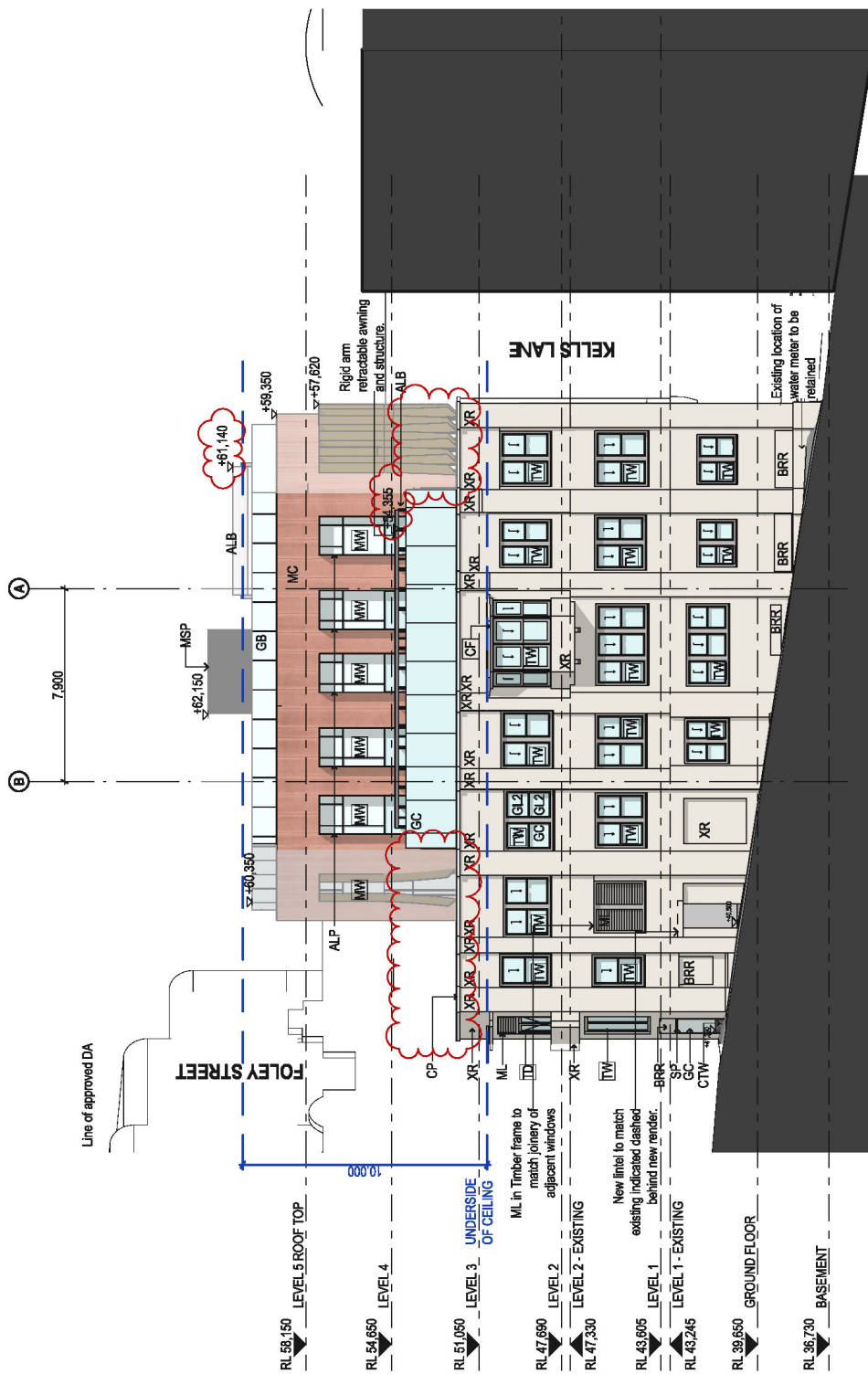
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ACCOUNT TO ENGINEER	BCA	CIVIL ENGINEER	COMBATING ENGINEER	ESD CONSULTANT	FIRE ENGINEERING	CLIENT	ARCHITECT	DRAWING TITLE
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PROJECT NO.	DRAWING NO.	SCALE	DATE	REV
256 CROWN STREET	A 202	1:200	11.03.24	02

PROJECT NO.	DRAWING NO.	SCALE	DATE	REV
256 CROWN STREET	A 202	1:200	11.03.24	02

PROJECT NO.	DRAWING NO.	SCALE	DATE	REV
256 CROWN STREET	A 202	1:200	11.03.24	02



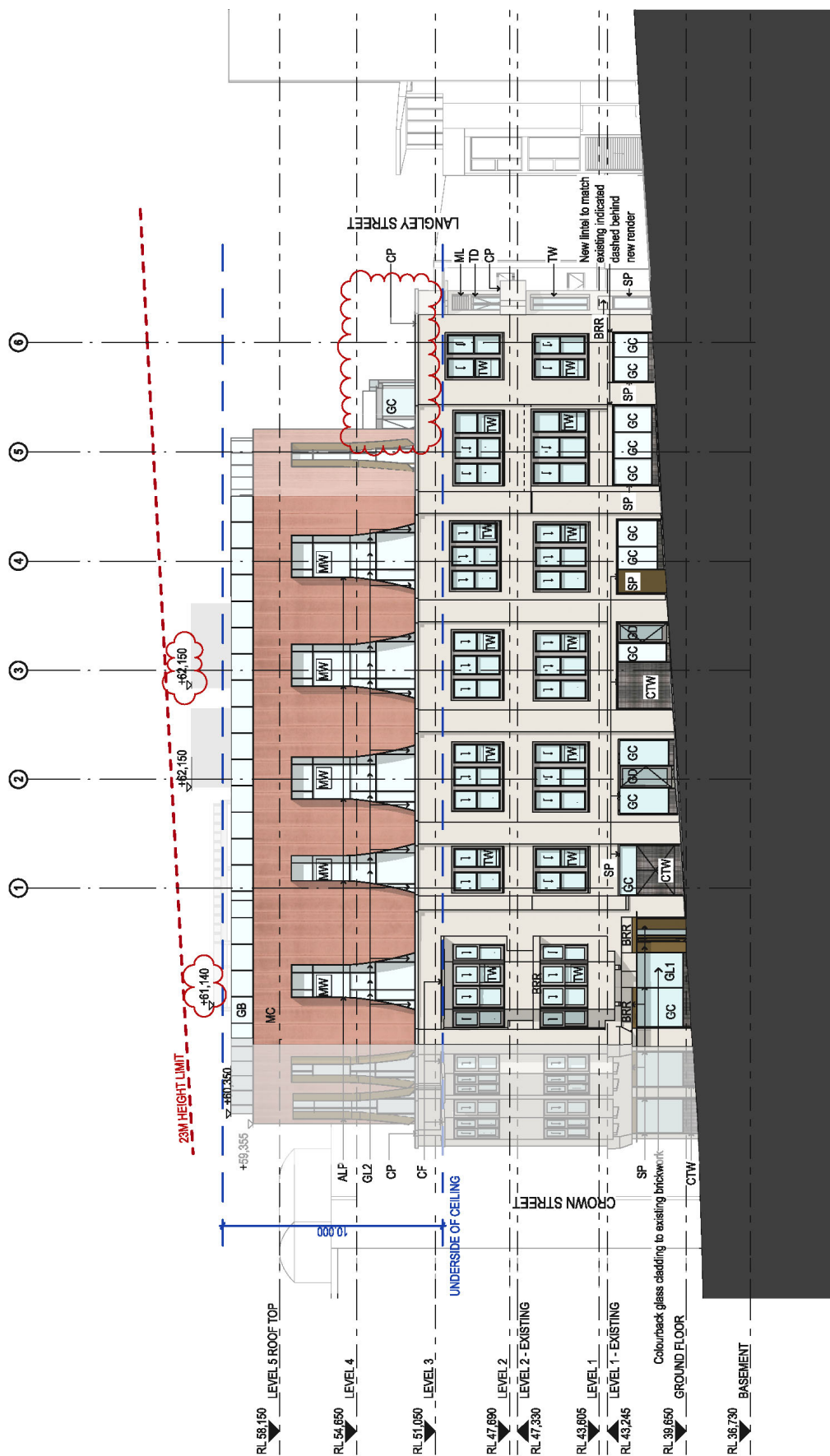
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11/03/24	01	ISSUED FOR PERMIT APPLICATION	LANGLEY STREET ELEVATION	A 203	1:200	11/03/24	02
11/03/24	02	COMPLETED					

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<b>CIVIL ENGINEER:</b> MCA Phone: 02 921 4600 Email: civil@tonkinzulaikha.com.au	<b>COMBATING ENGINEER:</b> MCA Phone: 02 921 4600 Email: combating@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au	<b>CONTRACT MANAGER:</b> Tonkin Zulaikha Greer Architects Phone: 02 921 4600 Email: contract@tonkinzulaikha.com.au
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DATE	REV	DESCRIPTION
10/28/2018	01	ISSUED FOR TENDERS APPLICATION
10/28/2018	02	COMPLETED

DRAWING TITLE  
**FOLEY STREET ELEVATION**

ARCHITECT  
**TONKIN ZULAIKHA GREER ARCHITECTS**  
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NSW 2010  
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PROJECT MANAGER  
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Email: tony@tonkinzulkha.com.au

PROJECT  
**256 CROWN STREET**

PROJECT NO: 22028

FIRE ENGINEERING  
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TRANSPORT PLANNER  
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ACQUISITIO ENGINEER  
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TOWN PLANNER  
**ROBERT JACOPO**  
1/205 Crown Street, Adelaide  
SA 5000  
P: (08) 8389 1887

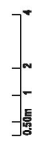
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Owner: Adelaide City Council.

**RFI AMENDMENTS SCHEDULE**

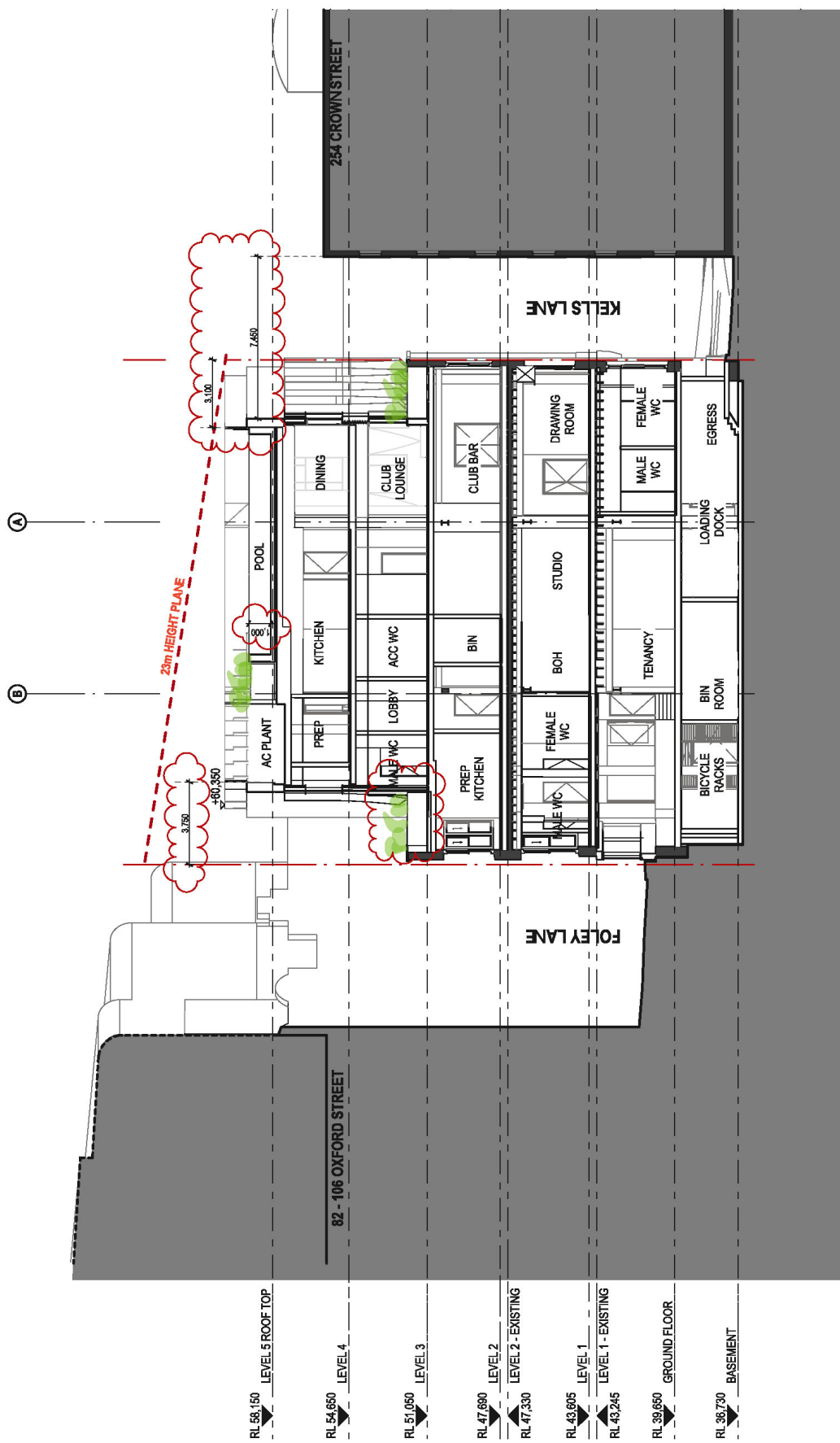
- 1 CULTURAL AND CREATIVE FLOOR SPACE**
  - 1a Modular stages in performance spaces shown.
  - 1b Dressing room / dedicated backstage facility as required.
- 2 HERITAGE AND URBAN DESIGN**
  - 2a Height and setbacks:
    - 2a.i Overall height of building reduced and core reconfigured to facilitate height reduction.
    - 2a.ii Building facade setbacks modified to the North and South as per discussions with council to improve amenity to adjoining residential properties.
  - 2b Materiality and Form:
    - Materiality of the addition amended to present as a simple addition with a single architectural language.
  - 2c Aesthetics:
    - Addressing visual privacy and acoustic impact on adjoining residential properties to North and East.
  - 2d Level 3: Terrace area reduced with extent of privacy/acoustic screening increased. Increased acoustic baffles system. Refer Privacy Diagrams in Architectural Design Statement.
  - 2e Level 5:
    - Pool reoriented to protect Eastern neighbours.
    - Additional glazed screening for acoustics.
    - New lightweight freestanding acoustic baffles system.
  - 2f Detailing:
    - 2f.i Ground Floor: Amplitudes along Kells Lane detailed to illustrate relationship with window.
    - 2f.ii Level 1: Internal planning reconfigured to address internal wall / heritage facade intersection.
    - 2f.iii Level 2: Bar joinery reduced to low height to mitigate obscuring of northern windows.
    - 2f.iv Kells Lane Facade: Windows further detailed to illustrate the integration of louvers within the originally detailed timber windows.



DATE: 03.12.20		REV: 01		DESCRIPTION: REVISION/DEVELOPMENT APPLICATION	
DRAWING TITLE: SECTION 1		DRAWN BY: NIKI PA		CHECKED: NIKI PA	
PROJECT: 256 CROWN STREET		ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS A-117 Rosemead Street Surry Hills NSW 201022248 P: (02) 9218 4600 F: (02) 9218 4601 WEB: www.tzga.com.au		SCALER: TG	
CLIENT: ROBERT MORTON 100/100 MORTON ST A-256 CROWN STREET ADELAIDE SA P: (08) 8380 1887		ARCHITECT: TONKIN ZULAIKHA GREER ARCHITECTS A-117 Rosemead Street Surry Hills NSW 201022248 P: (02) 9218 4600 F: (02) 9218 4601 WEB: www.tzga.com.au		DATE: 05.11.20	
FIRE ENGINEERING: [Firm Name] Phone: [Phone Number]		ACCESS CONSULTANT: [Firm Name] Phone: [Phone Number]		DRAWING NO: A 301	
COMBATING ENGINEER: [Firm Name] Phone: [Phone Number]		WASTE CONSULTANT: [Firm Name] Phone: [Phone Number]		REV: 01	
CIVIL ENGINEER: [Firm Name] Phone: [Phone Number]		TRAFFIC CONSULTANT: [Firm Name] Phone: [Phone Number]		PROJECT NO: 20208	
BCA: [Firm Name] Phone: [Phone Number]		TOWN PLANNER: [Firm Name] Phone: [Phone Number]		DRAWING NO: A 301	
ACQUSTIC ENGINEER: [Firm Name] Phone: [Phone Number]		SURVEYOR: [Firm Name] Phone: [Phone Number]		REV: 01	
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DATE	REV	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	REV	DESCRIPTION
03/28/2024	0	AS PER DEVELOPMENT APPLICATION					

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<b>PROJECT:</b> 256 CROWN STREET	<b>PROJECT NO.:</b> 22028
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<b>ARCHITECT</b> TONKIN ZULAIKA GREER ARCHITECTS 117 Rosebery Street Adelaide SA 5000 Phone: 08 8212 1800 Email: info@tonkinzulaikha.com.au	<b>SCALE</b> AS SHOWN
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<b>ARCHITECT</b> TONKIN ZULAIKA GREER ARCHITECTS 117 Rosebery Street Adelaide SA 5000 Phone: 08 8212 1800 Email: info@tonkinzulaikha.com.au	<b>PROJECT MANAGER</b> J. V. ENGINEERS 100/102 Sturt Street Adelaide SA 5000 Phone: 08 8212 1800 Email: info@jve.com.au
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