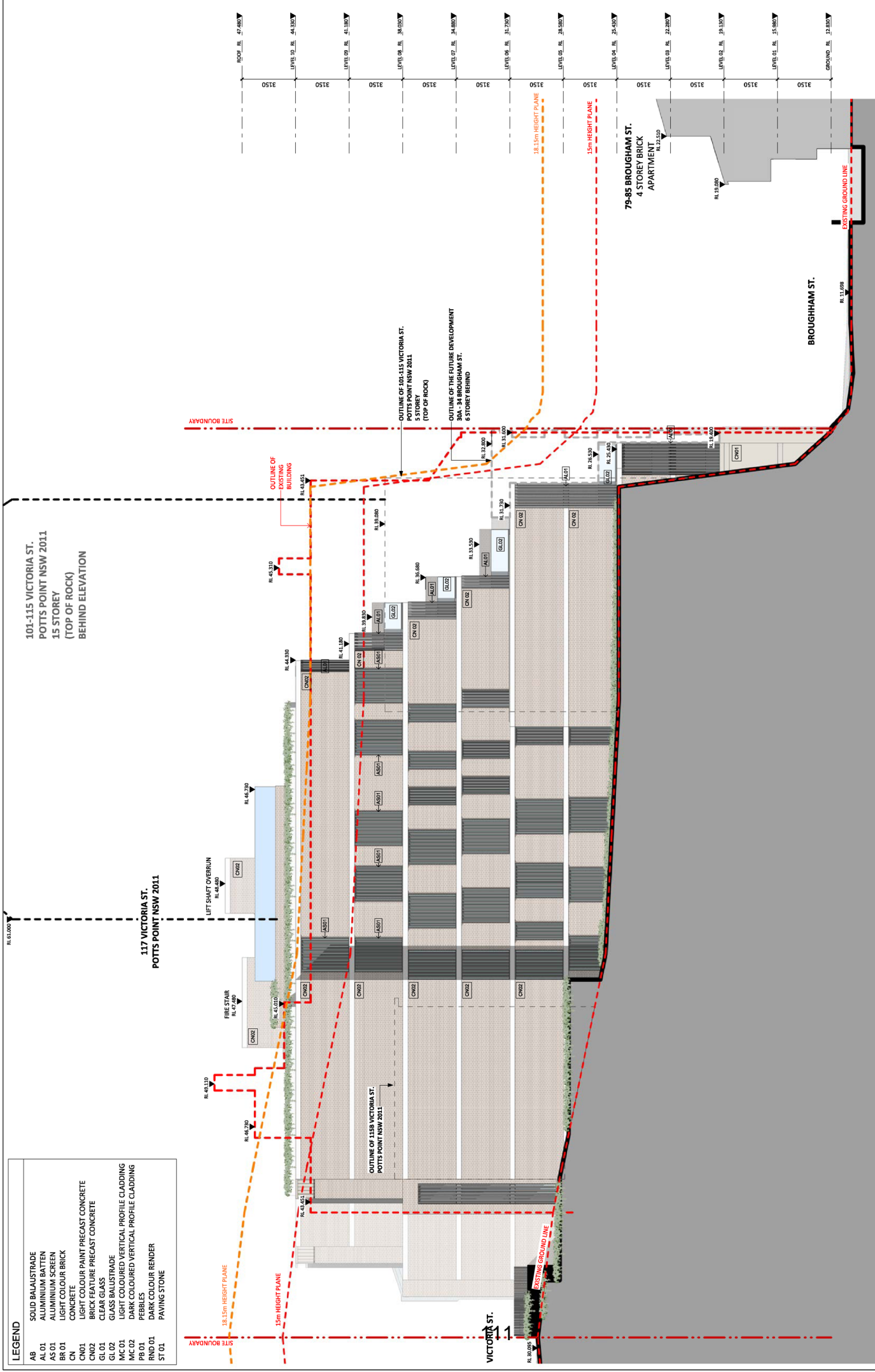


Attachment A3

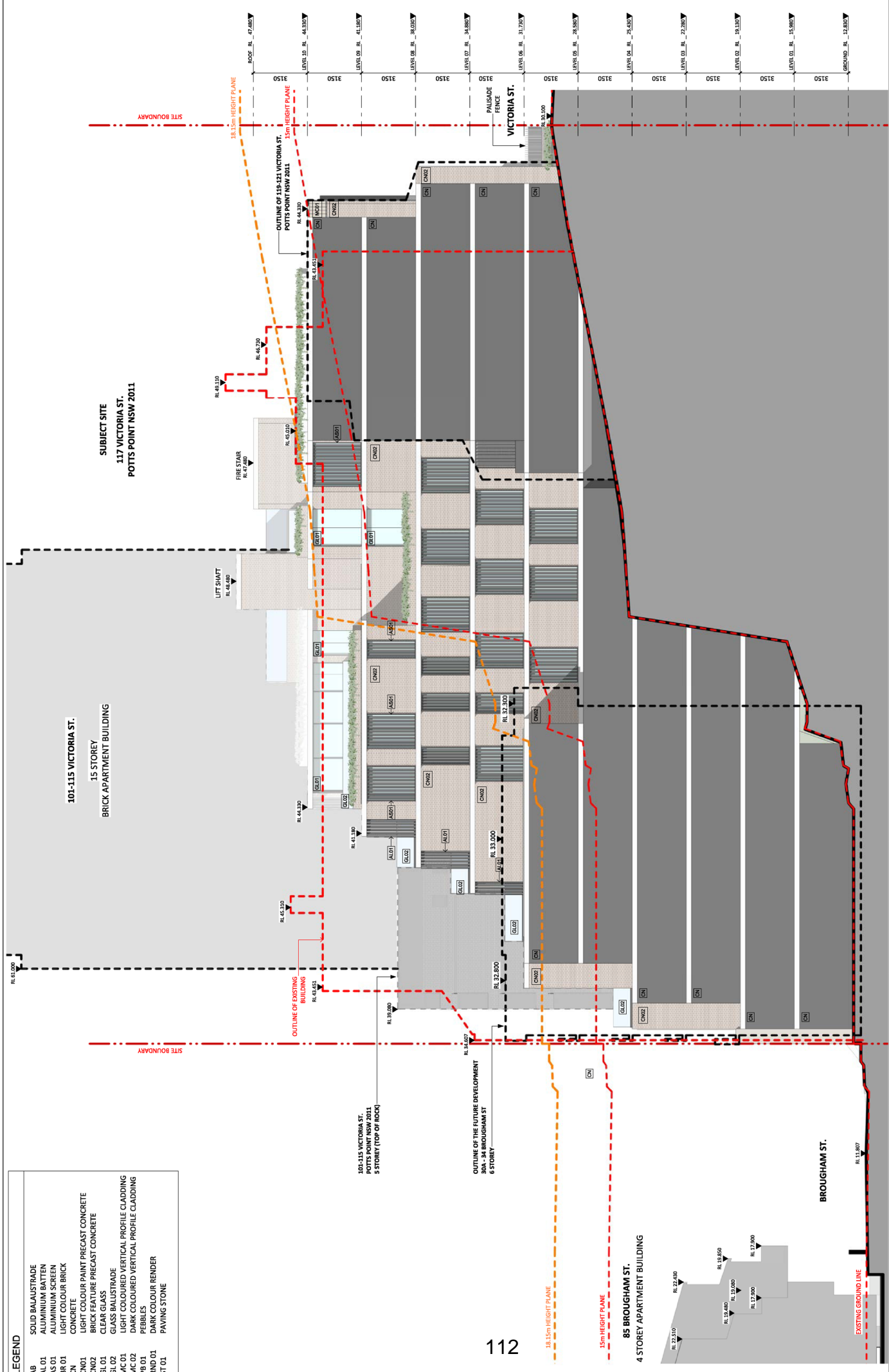
Selected Drawings



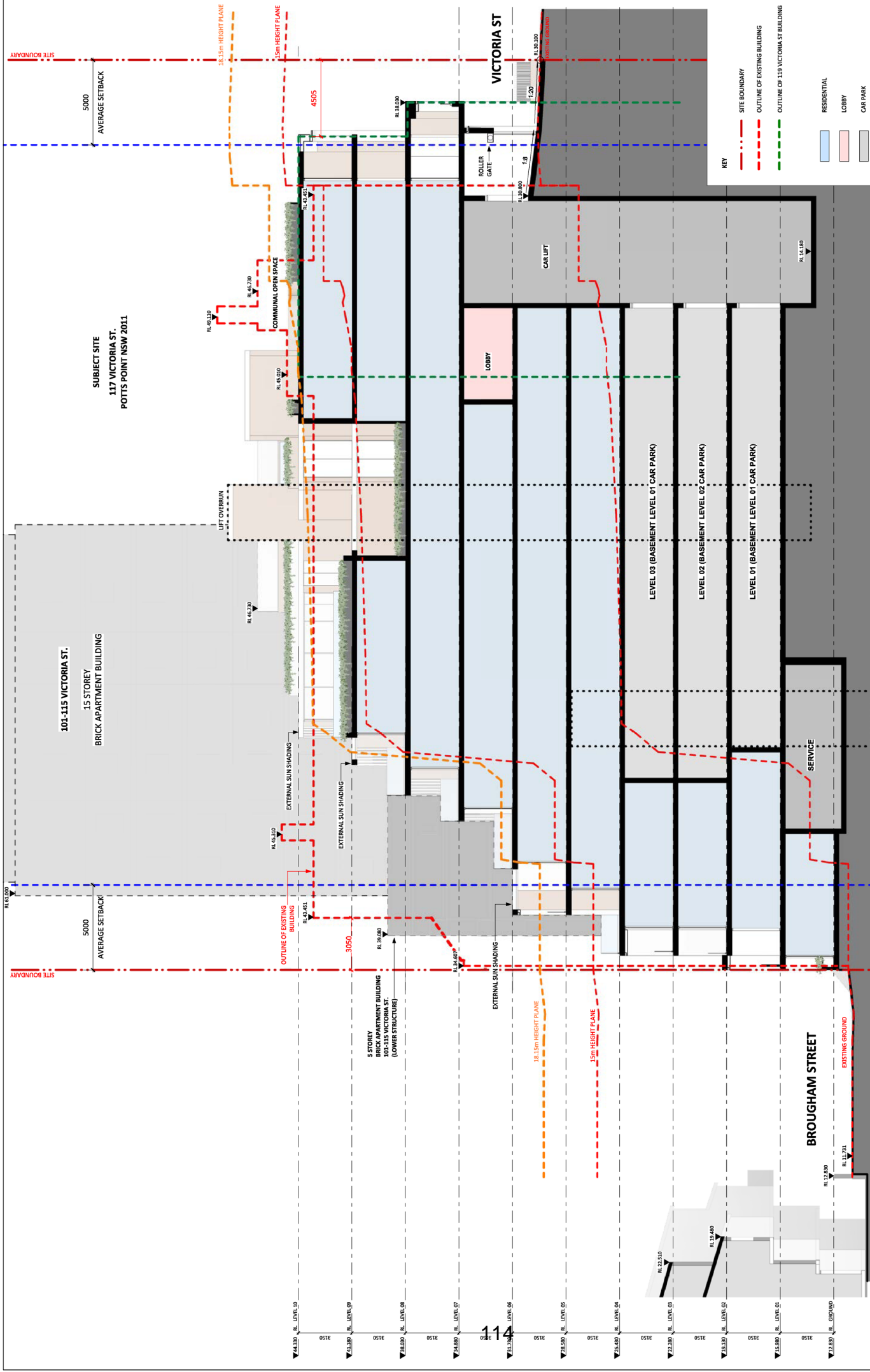
<p>PROJECT 117 VICTORIA ST POTTS POINT, NSW 2011</p> <p>DEVELOPMENT APPLICATION A0201</p> <p>SCALE 1:100@A1, 1:200@A3</p> <p>DATE 04/06/24</p>	<p>CLIENT CEEROSE Parramatta Road, LEICHHARDT NSW 2040</p>	<p>ARCHITECT Koichi Takada Architects 81 MARLBOROUGH ST POTTS POINT NSW 2011 TEL: 02 9998 8510 WWW.KOICHI-TAKADA.COM.AU REGISTERED ARCHITECT NSW ARCHITECTS 8891 VIC ARCHITECTS 01979 QLD ARCHITECTS 10040 KOICHI-TAKADA.COM</p>	<p>NOTES THIS DOCUMENT IS THE PROPERTY OF KOICHI-TAKADA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KOICHI-TAKADA ARCHITECTS IS STRICTLY PROHIBITED. THE ARCHITECTS ACCEPT NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS.</p>	<p>REV</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td>1</td><td>ISSUED FOR PERMIT</td><td>04/06/24</td></tr> <tr><td>2</td><td>REVISION</td><td></td></tr> <tr><td>3</td><td>REVISION</td><td></td></tr> <tr><td>4</td><td>REVISION</td><td></td></tr> <tr><td>5</td><td>REVISION</td><td></td></tr> <tr><td>6</td><td>REVISION</td><td></td></tr> <tr><td>7</td><td>REVISION</td><td></td></tr> <tr><td>8</td><td>REVISION</td><td></td></tr> <tr><td>9</td><td>REVISION</td><td></td></tr> <tr><td>10</td><td>REVISION</td><td></td></tr> <tr><td>11</td><td>REVISION</td><td></td></tr> <tr><td>12</td><td>REVISION</td><td></td></tr> <tr><td>13</td><td>REVISION</td><td></td></tr> <tr><td>14</td><td>REVISION</td><td></td></tr> <tr><td>15</td><td>REVISION</td><td></td></tr> <tr><td>16</td><td>REVISION</td><td></td></tr> <tr><td>17</td><td>REVISION</td><td></td></tr> <tr><td>18</td><td>REVISION</td><td></td></tr> <tr><td>19</td><td>REVISION</td><td></td></tr> <tr><td>20</td><td>REVISION</td><td></td></tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	04/06/24	2	REVISION		3	REVISION		4	REVISION		5	REVISION		6	REVISION		7	REVISION		8	REVISION		9	REVISION		10	REVISION		11	REVISION		12	REVISION		13	REVISION		14	REVISION		15	REVISION		16	REVISION		17	REVISION		18	REVISION		19	REVISION		20	REVISION	
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<p>PROJECT 117 VICTORIA ST POTTS POINT, NSW 2011</p> <p>DEVELOPMENT APPLICATION A0201</p> <p>SCALE 1:100@A1, 1:200@A3</p> <p>DATE 04/06/24</p>	<p>CLIENT CEEROSE Parramatta Road, LEICHHARDT NSW 2040</p>	<p>ARCHITECT Koichi Takada Architects 81 MARLBOROUGH ST POTTS POINT NSW 2011 TEL: 02 9998 8510 WWW.KOICHI-TAKADA.COM.AU REGISTERED ARCHITECT NSW ARCHITECTS 8891 VIC ARCHITECTS 01979 QLD ARCHITECTS 10040 KOICHI-TAKADA.COM</p>	<p>NOTES THIS DOCUMENT IS THE PROPERTY OF KOICHI-TAKADA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KOICHI-TAKADA ARCHITECTS IS STRICTLY PROHIBITED. THE ARCHITECTS ACCEPT NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS.</p>																																																																

LEGEND

- AB SOLID BALAUSTRADE
- AL 01 ALUMINIUM BATTEN
- AS 01 ALUMINIUM SCREEN
- BR 01 LIGHT COLOUR BRICK
- CN CONCRETE
- CND1 LIGHT COLOUR PAINT PRECAST CONCRETE
- CND2 BRICK FEATURE PRECAST CONCRETE
- GL 01 CLEAR GLASS
- GL 02 GLASS BALUSTRADE
- MC 01 LIGHT COLOURED VERTICAL PROFILE CLADDING
- MC 02 DARK COLOURED VERTICAL PROFILE CLADDING
- PB 01 PEBBLES
- RND 01 DARK COLOUR RENDER
- ST 01 PAVING STONE



<p>PROJECT 117 VICTORIA ST POTTS POINT, NSW 2011</p>	<p>CLIENT CERROSE Parramatta Road, LEICHHARDT NSW 2040</p>	<p>ARCHITECT Koichi Takada Architects 81 MARLBOROUGH ST POTTS POINT NSW 2011 TEL: 02 9598 8510 WWW.KOICHI-TAKADA.COM.AU NSW ARCHITECTS 8801 VIC ARCHITECTS 0979 QLD ARCHITECTS 4049 KOICHI-TAKADA.COM</p>	<p>DATE 04/06/24</p>
<p>SCALE 1:100 @ A1, 1:200 @ A3</p>	<p>REVISION 12</p>	<p>DEVELOPMENT APPLICATION A0202</p>	<p>PROJECT FILE ELEVATION SOUTH</p>
<p>DATE 04/06/24</p>	<p>SCALE 5 m</p>	<p>DATE 04/06/24</p>	<p>SCALE 1:100 @ A1, 1:200 @ A3</p>
<p>NOTES</p> <p>1. THIS DOCUMENT IS THE PROPERTY OF KOICHI-TAKADA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KOICHI-TAKADA ARCHITECTS.</p> <p>2. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.</p> <p>3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND THE INFORMATION PROVIDED TO THE ARCHITECT.</p> <p>4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND THE INFORMATION PROVIDED TO THE ARCHITECT.</p>	<p>COORDINATOR</p> <p>DESIGNER</p> <p>ARCHITECT</p>	<p>DATE</p> <p>SCALE</p> <p>PROJECT</p>	



SUBJECT SITE
117 VICTORIA ST.
POTTS POINT NSW 2011

101-115 VICTORIA ST.
15 STOREY
BRICK APARTMENT BUILDING

5 STOREY
BRICK APARTMENT BUILDING
101-115 VICTORIA ST.
(LOWER STRUCTURE)

BROUGHAM STREET

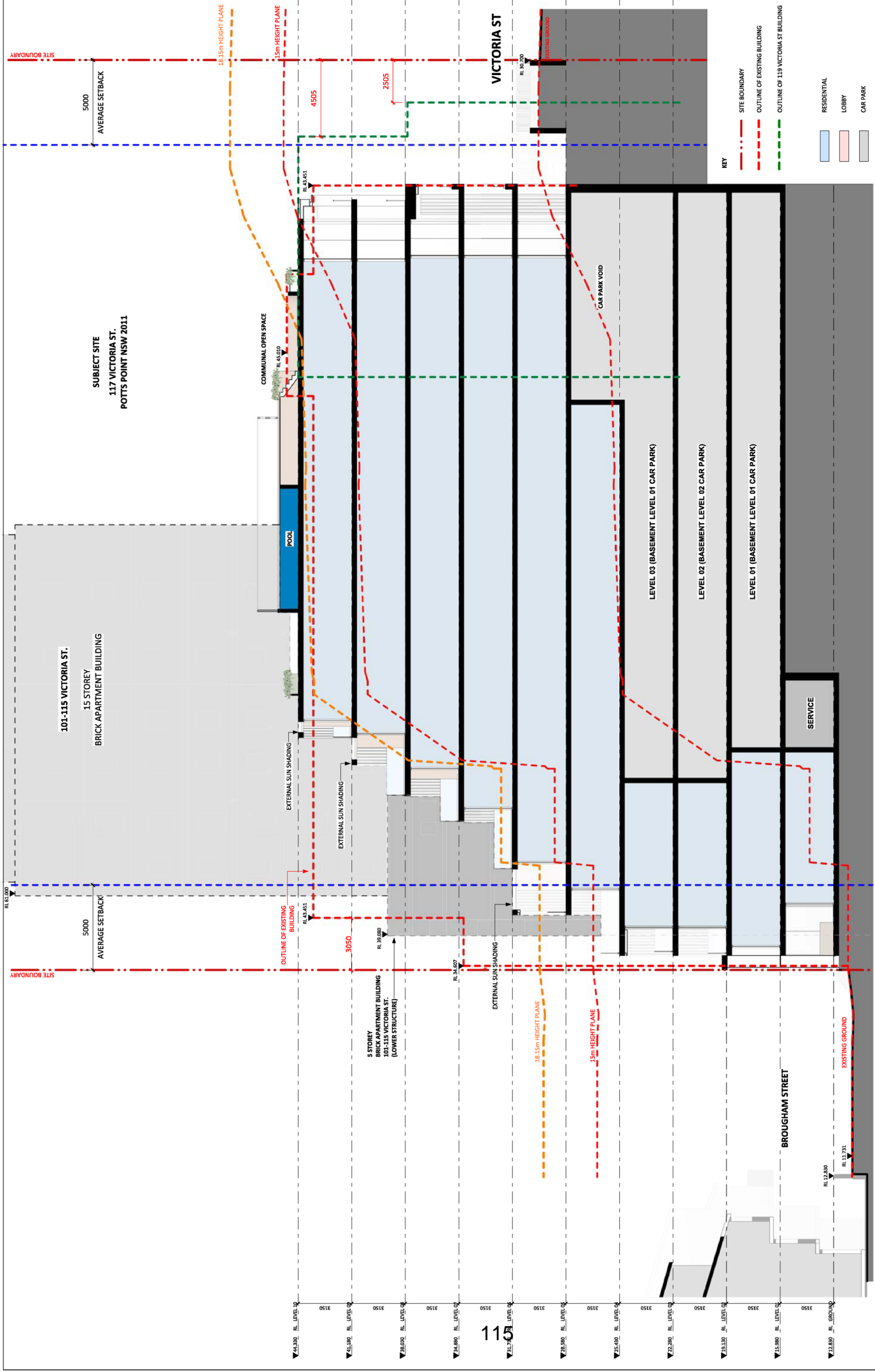
VICTORIA ST

KEY

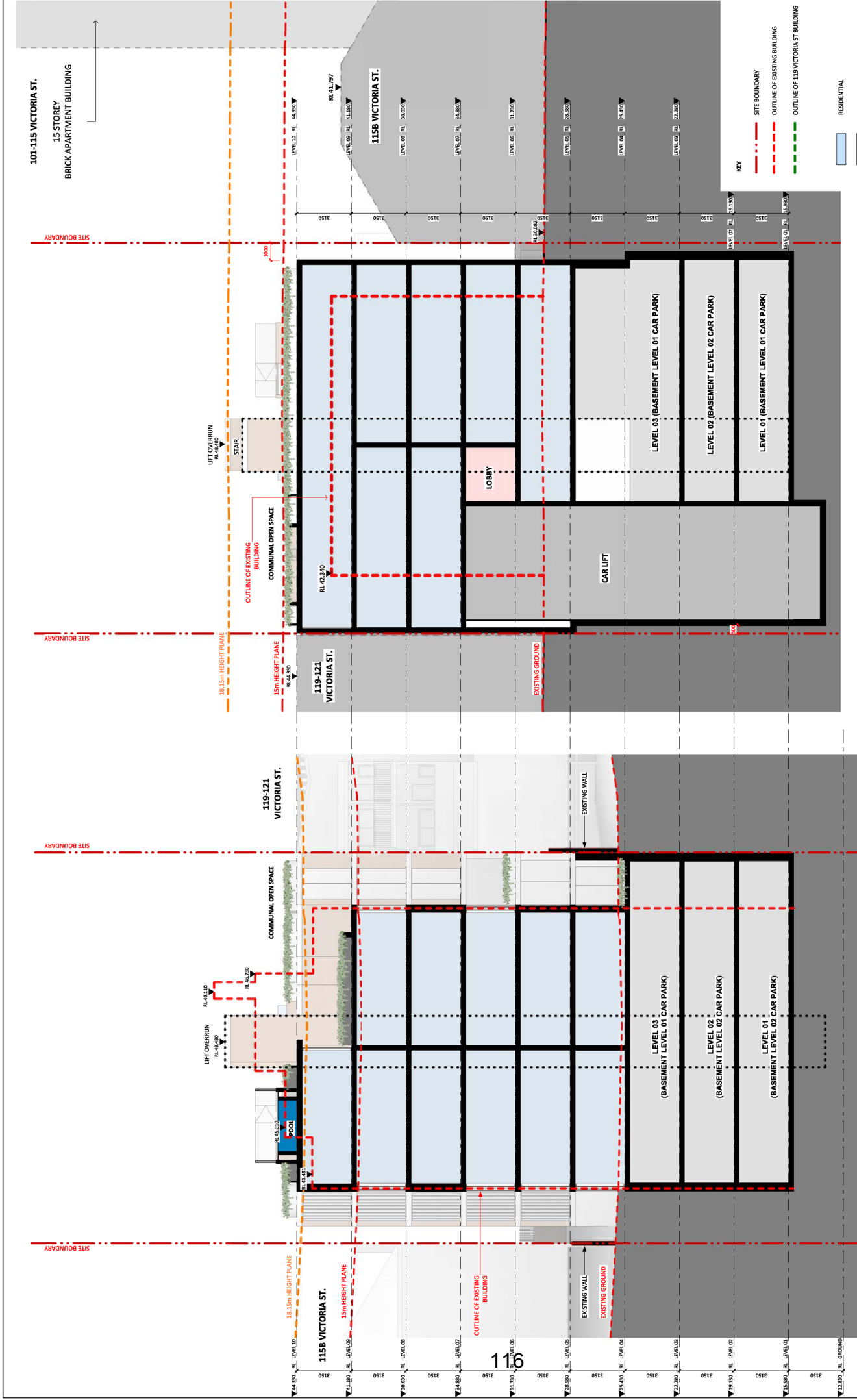
--- SITE BOUNDARY
 - - - OUTLINE OF EXISTING BUILDING
 - - - OUTLINE OF 119 VICTORIA ST BUILDING

RESIDENTIAL
 LOBBY
 CAR PARK

NSL NUMBER: [] PROJECT NAME: [] SHEET NO: [] DATE: [] DRAWN BY: [] CHECKED BY: [] APPROVED BY: []	117 VICTORIA ST POTS POINT, NSW 2011	PROJECT 117 VICTORIA ST POTS POINT, NSW 2011	SHEET TITLE SECTION A	
	117 VICTORIA ST POTS POINT, NSW 2011 DEVELOPMENT APPLICATION	DRAWING NO AC301	REVISION 6	DATE 04/05/24
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NO. 117 VICTORIA ST. POTTS POINT NSW 2011	DATE: 11/06/24 SCALE: 1:100 @ A1, 1:200 @ A3	SHEET TITLE: SECTION B	PROJECT: 117 VICTORIA ST POTTS POINT, NSW 2011	ARCHITECT: Koichi Takada Architects SUITE 4 & 5, LEVEL 4 81 MARLBOROUGH ST SYDNEY NSW 2010 TEL: 02 9592 8330 WWW.KOICHI-TAKADA.COM NSW ARCHITECTS 8901 NSW ARCHITECTS 8911 NSW ARCHITECTS 8912 KOICHI-TAKADA.COM	CLIENT: CEREOSE Parramatta Road, LEICHHARDT NSW 2040	NOTES: 1. THIS DOCUMENT IS THE PROPERTY OF KOICHI-TAKADA ARCHITECTS. 2. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 3. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 4. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 5. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 6. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 7. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 8. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 9. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT. 10. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION WITHOUT THE SIGNATURE OF AN ARCHITECT.	COORDINATOR: 	DRAWN BY: DATE: 04/05/24



SECTION C
1 : 100

SECTION D
1 : 100

CLIENT
GEORGE
Parramatta Road, LEICHHARDT
NSW 2040

ARCHITECT
Koichi Takada Architects
SUITE 4 & 5, LEVEL 4
81 MARLBOROUGH ST
SYDNEY NSW 2010
TEL: 02 9548 8533
WWW.KOICHI-TAKADA.COM
REGISTERED ARCHITECT
NSW ARCHITECTS 8801
NSW ARCHITECTS 8801
KOICHI-TAKADA.COM

PROJECT
117 VICTORIA ST
POTTS POINT, NSW 2011

DEVELOPMENT APPLICATION
AC0303

DATE
04/06/24

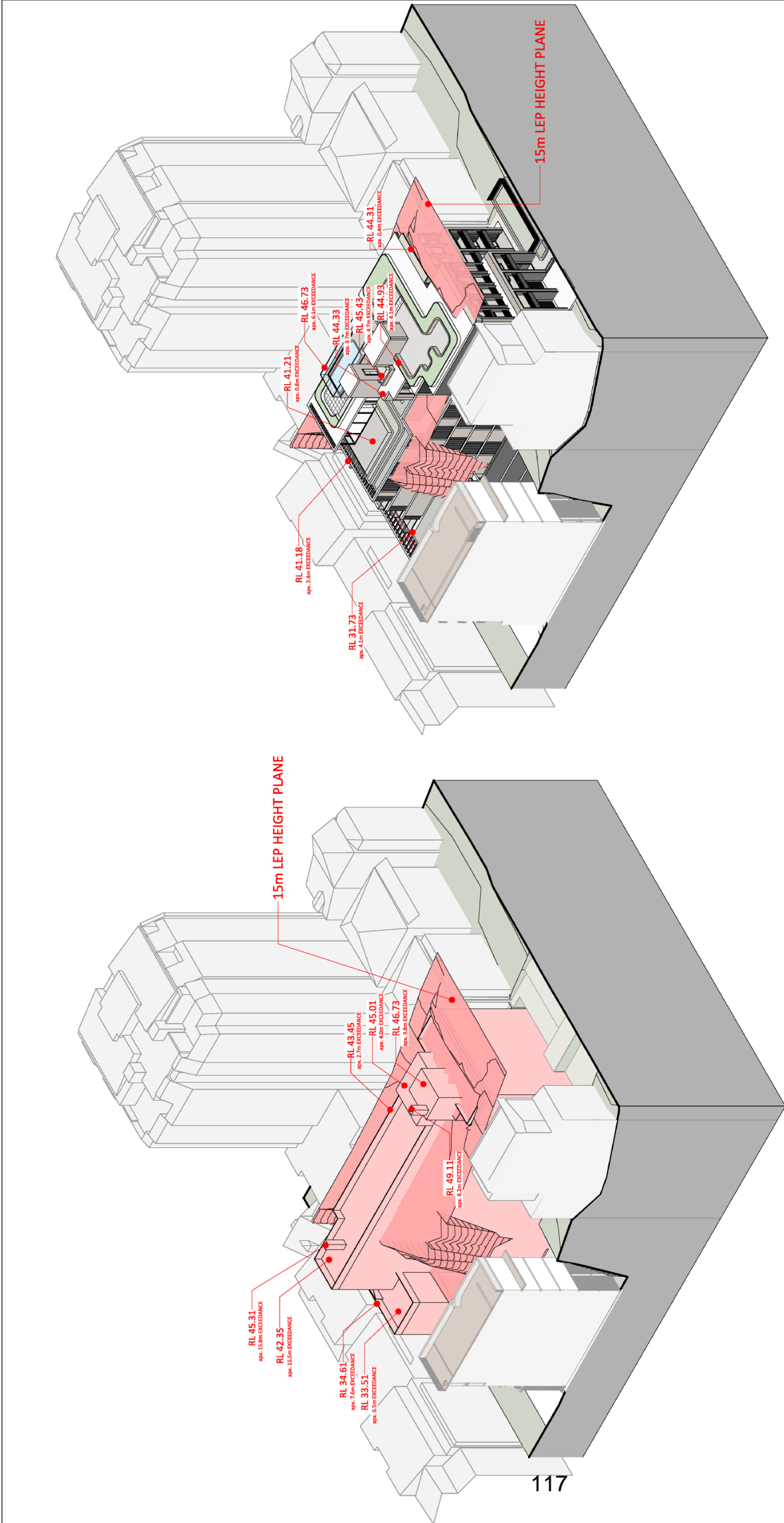
SCALE
1:100@A1, 1:200@A3

REVISIONS
2

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2. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION UNLESS IT IS ACCOMPANIED BY THE RELEVANT CONSTRUCTION CONTRACT DOCUMENTS.
3. THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION UNLESS IT IS ACCOMPANIED BY THE RELEVANT CONSTRUCTION CONTRACT DOCUMENTS.

KEY PLAN
117 VICTORIA ST
115B VICTORIA ST
119-121 VICTORIA ST

LEGEND
■ RESIDENTIAL
■ LOBBY
■ CAR PARK

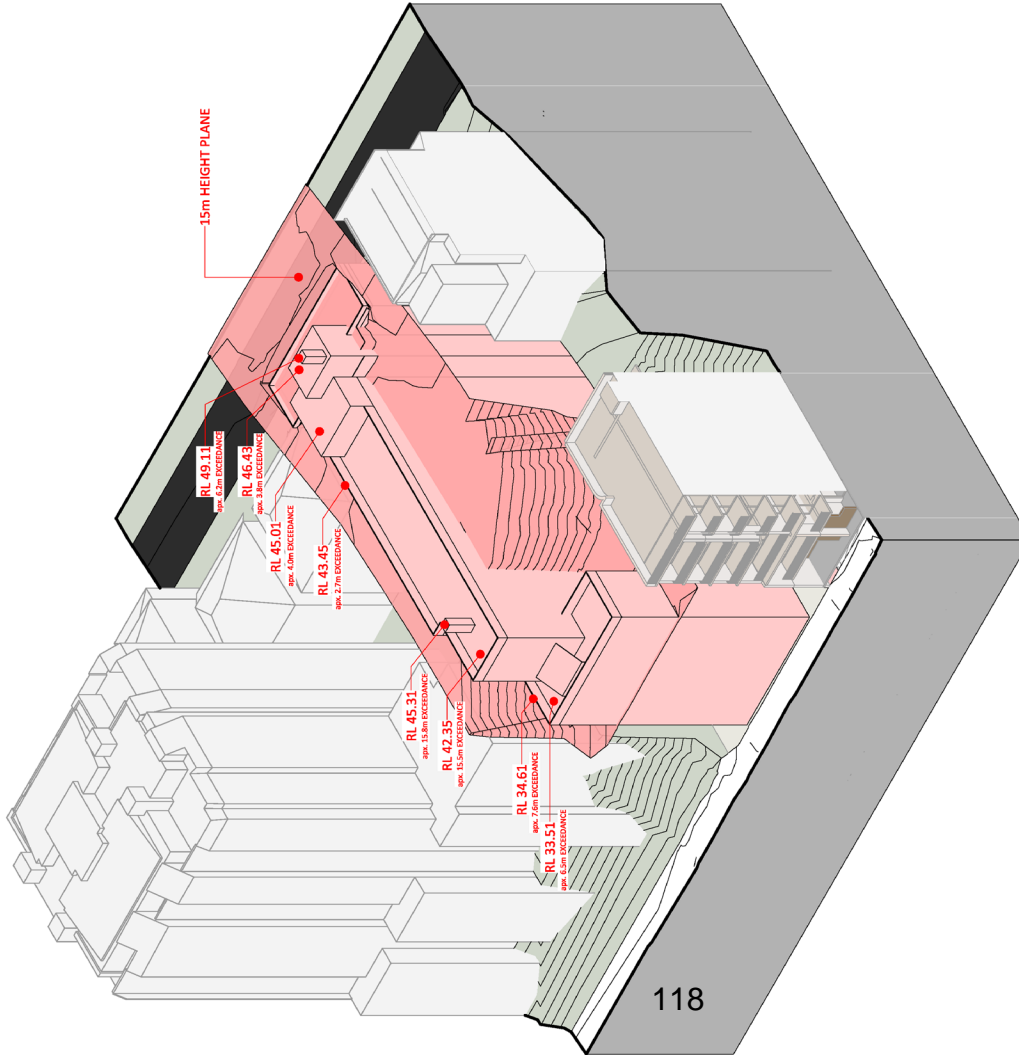


VIEW 1 - PROPOSED DEVELOPMENT

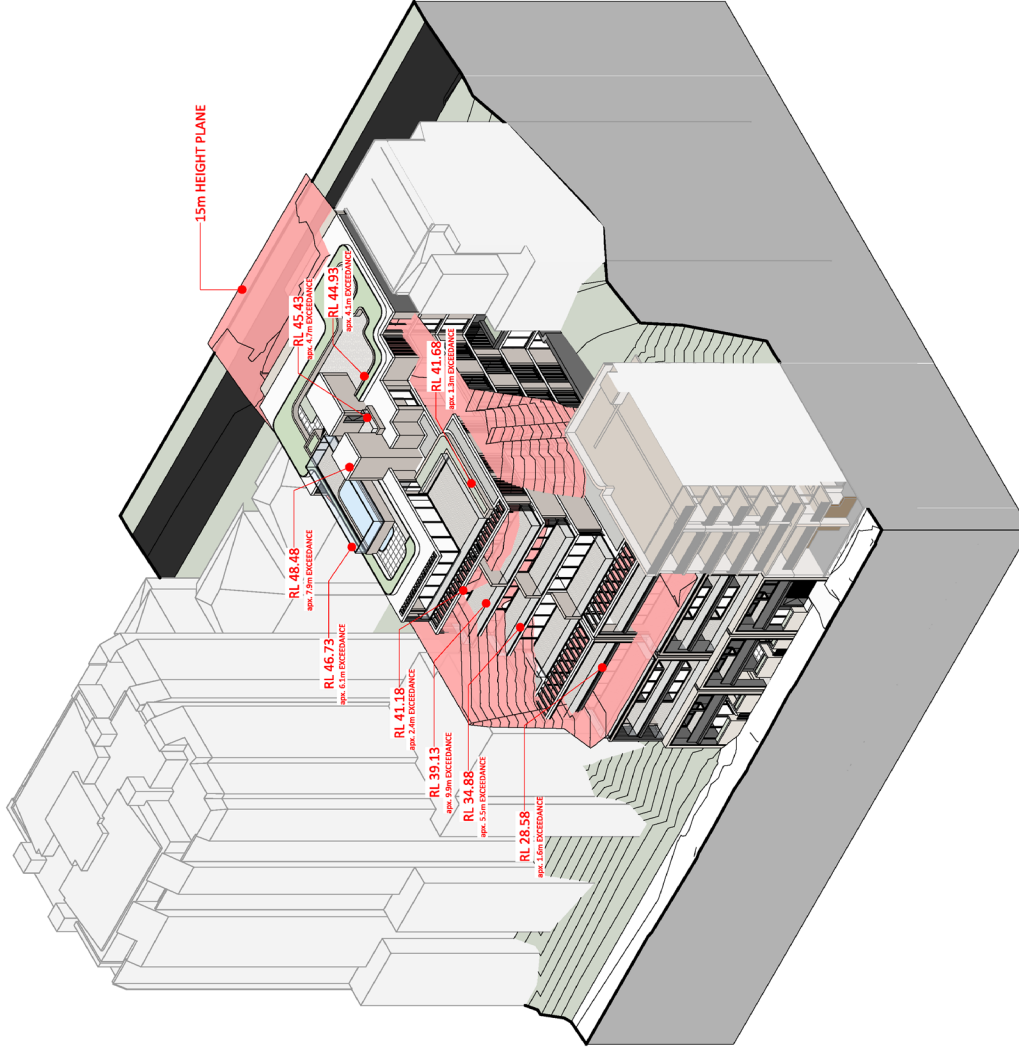
VIEW 1 - EXISTING BUILDING ENVELOPE

NOTE:
 THE DIAGRAMS ABOVE SHOW A HEIGHT PLANE TAKEN 15M ABOVE EXISTING VICTORIA STREET LEVELS EXTENDED BACK TO EXTENT OF GROUND EXCAVATION THEN INCORPORATING EXISTING SURVEYED LEVELS

NO. 1 REGION PROJECT NUMBER PROJECT NAME PROJECT ADDRESS PROJECT CITY PROJECT STATE PROJECT POSTAL CODE PROJECT CLIENT PROJECT DATE PROJECT SHEET NO. PROJECT SHEET TOTAL	SITE NO. SITE NAME SITE ADDRESS SITE CITY SITE STATE SITE POSTAL CODE SITE CLIENT SITE DATE SITE SHEET NO. SITE SHEET TOTAL	REVIEW NOTES APPROVED FOR CONSTRUCTION DATE REVIEWER	NOTES THIS DOCUMENT IS NOT VALID FOR CONSTRUCTION OF ANY WORK UNLESS IT IS APPROVED BY THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT. THE LOCAL GOVERNMENT MUST BE ADVISED OF ANY CHANGES TO THE DESIGN AND THE STATE GOVERNMENT MUST BE ADVISED OF ANY CHANGES TO THE DESIGN. THE LOCAL GOVERNMENT MUST BE ADVISED OF ANY CHANGES TO THE DESIGN. THE STATE GOVERNMENT MUST BE ADVISED OF ANY CHANGES TO THE DESIGN.	CLIENT GEROOSE Parramatta Road, LEICHHARDT NSW 2040	ARCHITECT Koichi Takada Architects 81 MARLBOROUGH ST SYDNEY NSW 2010 PHONE 61 61 9550 8533 FAX 61 61 9550 8533 WWW.KOICHI-TAKADA.COM NSW ARCHITECTS 68979 NSW ARCHITECTS 68979 NSW ARCHITECTS 68979 KOICHI-TAKADA.COM	PROJECT 117 VICTORIA ST POTTS POINT, NSW 2011 DEVELOPMENT APPLICATION AQU410 DATE 04/06/24	SHEET NO. SHEET TOTAL DATE DRAWN CHECKED SCALE	REGION SHEET NO. DATE
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VIEW 2 - EXISTING BUILDING ENVELOPE



VIEW 2 - PROPOSED DEVELOPMENT

NOTE:
 THE DIAGRAMS ABOVE SHOW A HEIGHT PLANE
 TAKEN 15M ABOVE EXISTING VICTORIA STREET
 LEVELS EXTENDED BACK TO EXTENT OF
 GROUND EXCAVATION THEN INCORPORATING
 EXISTING SURVEYED LEVELS

NO. 1 REGION 1/2 WESTERN PARKWAY DRIVE 1/3 COORINA STREET 1/4 VICTORIA STREET 1/5 VICTORIA STREET 1/6 VICTORIA STREET 1/7 VICTORIA STREET	SHEET NO. DATE SCALE	SHEET TITLE 15m HEIGHT PLANE DIAGRAM 2 of 2	PROJECT 117 VICTORIA ST POTTS POINT, NSW 2011 DEVELOPMENT APPLICATION A0411		DRAWN BY AK DATE 04/05/24
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