Attachment A4

Selected Drawings

LEGEND

AB	SOLID BALAUSTRADE
AL 01	ALUMINIUM BATTEN
AS 01	ALUMINIUM SCREEN
BR 01	LIGHT COLOUR BRICK
CN	CONCRETE
CN01	LIGHT COLOUR PAINT PRECAST CONCRETE
CN02	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
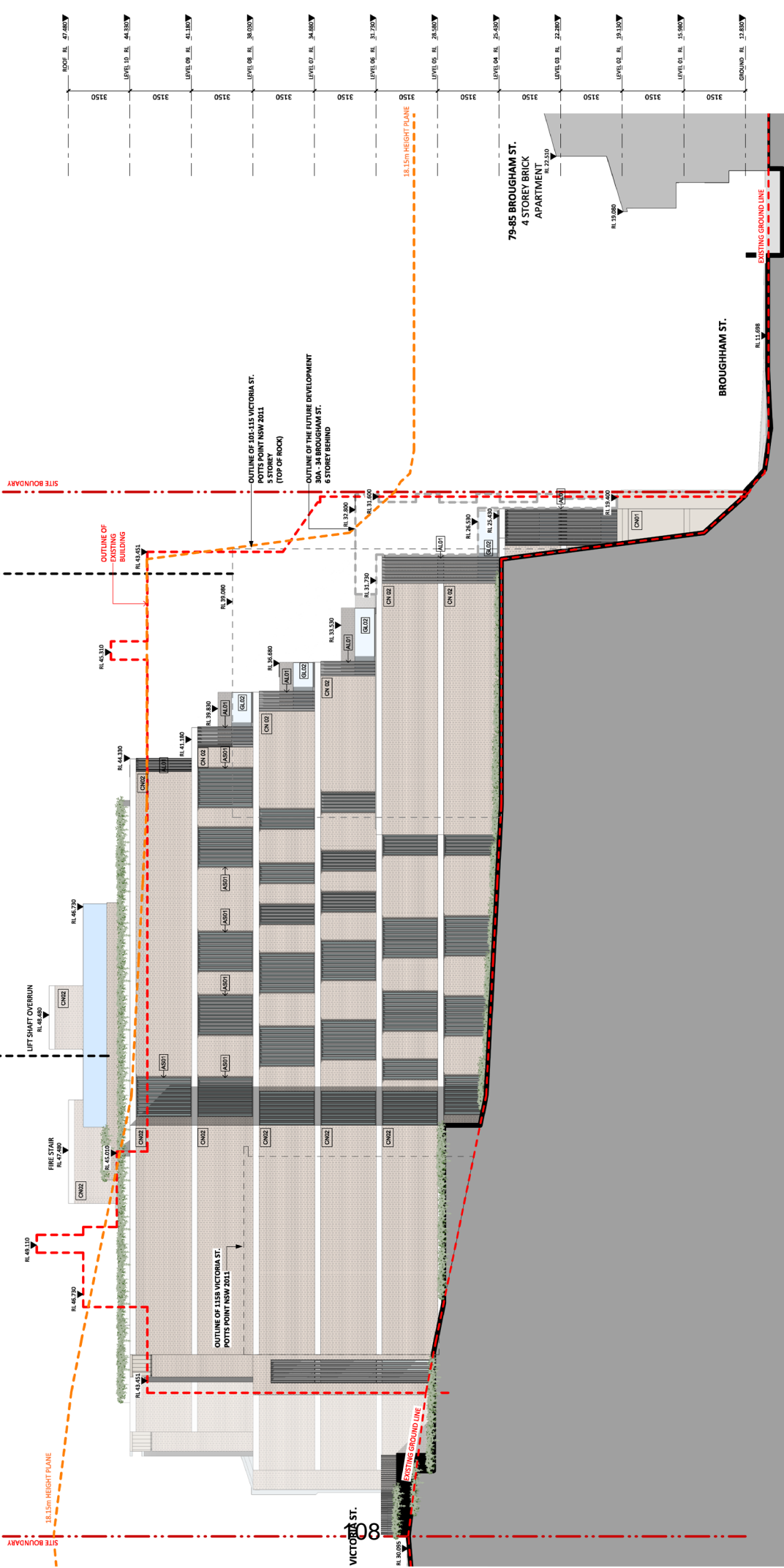
101-115 VICTORIA ST.
POTTS POINT NSW 2011
15 STOREY
(TOP OF ROCK)
BEHIND ELEVATION

117 VICTORIA ST.
POTTS POINT NSW 2011

OUTLINE OF 115B VICTORIA ST.
POTTS POINT NSW 2011

OUTLINE OF 101-115 VICTORIA ST.
POTTS POINT NSW 2011
5 STOREY
(TOP OF ROCK)

OUTLINE OF THE FUTURE DEVELOPMENT
30A - 34 BROUGHAM ST.
6 STOREY BEHIND

OUTLINE OF
EXISTING BUILDING

18.15m HEIGHT PLANE

SITE BOUNDARY

79-85 BROUGHAM ST.
4 STOREY BRICK
APARTMENT

BROUGHAM ST.

EXISTING GROUND LINE

Levels

	RL
ROOF	47.480
LEVEL 10	44.330
LEVEL 09	41.180
LEVEL 08	38.030
LEVEL 07	34.880
LEVEL 06	31.730
LEVEL 05	28.580
LEVEL 04	25.430
LEVEL 03	22.280
LEVEL 02	19.130
LEVEL 01	15.980
GROUND	12.830

3150 (typical floor-to-floor)

RL 61.000
RL 48.110
RL 46.730
RL 43.451
RL 47.480
RL 46.730
RL 45.010
RL 44.330
RL 41.180
RL 39.830
RL 36.680
RL 33.530
RL 31.730
RL 30.095
RL 45.310
RL 43.451
RL 39.080
RL 32.800
RL 31.590
RL 31.720
RL 26.930
RL 25.430
RL 22.530
RL 19.980
RL 19.400
RL 11.698

FIRE STAIR
LIFT SHAFT OVERRUN

VICTORIA ST.
108

SITE BOUNDARY

18.15m HEIGHT PLANE

ROOF RL 47.480
LEVEL 10 RL 44.330
LEVEL 09 RL 41.180
LEVEL 08 RL 38.030
LEVEL 07 RL 34.880
LEVEL 06 RL 31.730
LEVEL 05 RL 28.580
LEVEL 04 RL 25.430
LEVEL 03 RL 22.280
LEVEL 02 RL 19.130
LEVEL 01 RL 15.980
GROUND RL 12.830

3150 (typical floor-to-floor)

PALISADE FENCE

VICTORIA ST.

RL 33.100

SUBJECT SITE
117 VICTORIA ST.
POTTS POINT NSW 2011

OUTLINE OF 119-121 VICTORIA ST.
POTTS POINT NSW 2011

101-115 VICTORIA ST.
15 STOREY
BRICK APARTMENT BUILDING

RL 44.330
RL 43.451
RL 46.730
RL 49.110
RL 45.010
FIRE STAIR RL 47.480
LIFT SHAFT RL 48.480
RL 44.330
RL 41.180
RL 45.310
RL 61.000
RL 43.451
RL 39.080
RL 32.800
RL 34.807
RL 33.000
RL 32.300

OUTLINE OF EXISTING BUILDING

101-115 VICTORIA ST.
POTTS POINT NSW 2011
5 STOREY (TOP OF ROCK)

OUTLINE OF THE FUTURE DEVELOPMENT
30A - 34 BROUGHAM ST
6 STOREY

BROUGHAM ST.

RL 11.807

18.15m HEIGHT PLANE

EXISTING GROUND LINE

85 BROUGHAM ST.
4 STOREY APARTMENT BUILDING

RL 22.430
RL 19.850
RL 17.900
RL 22.510
RL 19.480
RL 19.080
RL 17.900

109

LEGEND

AB	SOLID BALAUSTRADE
AL 01	ALUMINIUM BATTEN
AS 01	ALUMINIUM SCREEN
BR 01	LIGHT COLOUR BRICK
CN	CONCRETE
CN01	LIGHT COLOUR PAINT PRECAST CONCRETE
CN02	BRICK FEATURE PRECAST CONCRETE
GL 01	CLEAR GLASS
GL 02	GLASS BALAUSTRADE
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

Level datum markings (right side):

Level	RL
ROOF	RL 47.480
LEVEL 10	RL 44.330
LEVEL 09	RL 41.180
LEVEL 08	RL 38.030
LEVEL 07	RL 34.880
LEVEL 06	RL 31.730
LEVEL 05	RL 28.580
LEVEL 04	RL 25.430
LEVEL 03	RL 22.280
LEVEL 02	RL 19.130
LEVEL 01	RL 15.980
GROUND	RL 12.830

Floor-to-floor: 3150 (typical)

Annotations:
- 22m HEIGHT PLANE
- 15m HEIGHT PLANE (TOP OF ROCK)
- 18.15m HEIGHT PLANE
- SITE BOUNDARY
- EXISTING GROUND LINE
- OUTLINE OF EXISTING BUILDING
- 3000
- EXTERNAL SUN SHADING
- LIFT SHAFT RL 48.480
- BOOSTER ASSEMBLY
- DIRECT STREET ACCESS
- BROUGHAM ST. PEDESTRIAN ENTRY
- DIRECT STREET ACCESS

Building labels:
- 101-115 VICTORIA ST. 15 STOREY (TOP OF ROCK)
- 101-115 VICTORIA ST. 5 STOREY (TOP OF ROCK)
- 117 VICTORIA ST. POTTS POINT NSW 2011
- 123-125 VICTORIA ST. 3 STOREY
- FUTURE DEVELOPMENT 30A - 34 BROUGHAM ST. 6 STOREY

Select RL callouts:
- RL 61.071
- RL 44.330
- RL 45.310
- RL 42.350
- RL 39.080
- RL 44.330
- RL 44.330
- RL 44.330
- RL 33.000
- RL 32.300
- RL 32.800

Koichi Takada Architects

ARCHITECT

SUITE 414.42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9699 6510
ABN 65 151 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 8901
VIC ARCHITECTS 19179
QLD ARCH 5080
KOICHITAKADA.COM

CLIENT

CEEROSE
447 - 451 Parramatta Road, LEICHHARDT
NSW 2040

PROJECT
117 VICTORIA ST
POTTS POINT, NSW 2011

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
ELEVATION WEST

DWG NO.
DA0203

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

REVISION
1

DATE
18/06/24

0   5 m

VICTORIA ST

BROUGHAM STREET

SITE BOUNDARY
SITE BOUNDARY

18.15m HEIGHT PLANE

5000 AVERAGE SETBACK

4505

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)

COMMUNAL OPEN SPACE

LIFT OVERRUN

ROLLER GATE

CAR LIFT

LOBBY

SERVICE

LEVEL 03 (BASEMENT LEVEL 01 CAR PARK)
LEVEL 02 (BASEMENT LEVEL 02 CAR PARK)
LEVEL 01 (BASEMENT LEVEL 01 CAR PARK)

EXTERNAL SUN SHADING
EXTERNAL SUN SHADING
EXTERNAL SUN SHADING

OUTLINE OF EXISTING BUILDING

18.15m HEIGHT PLANE
EXISTING GROUND
EXISTING GROUND

AVERAGE SETBACK 5000
3050

RL 30.100
RL 38.030
RL 43.451
RL 46.730
RL 49.110
RL 45.010
RL 46.730
RL 14.180
RL 30.000
RL 45.310
RL 43.451
RL 39.080
RL 34.600
RL 61.000
RL 11.731
RL 12.830
RL 13.480
RL 12.510

1:20
1:8

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

RESIDENTIAL
LOBBY
CAR PARK

REVISION   ON HOLD
CLOUD LEGEND

ARCHITECT
SUITE 41 4, 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9699 8510
ABN 65 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 8601
VIC ARCHITECTS 19179
QLD ARCHITECTS 5390
KOICHITAKADA.COM

CLIENT
CEEROSE
447- 451 Parramatta Road, LEICHHARDT
NSW 2040

Koichi Takada Architects

PROJECT
117 VICTORIA ST
POTTS POINT , NSW 2011

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
SECTION A

DWG NO.
DA0301

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

REVISION
1

DATE
18/06/24

LEVEL 10   RL 44.330
LEVEL 09   RL 41.180
LEVEL 08   RL 38.030
LEVEL 07   RL 34.880
LEVEL 06   RL 31.730
LEVEL 05   RL 28.580
LEVEL 04   RL 25.430
LEVEL 03   RL 22.280
LEVEL 02   RL 19.130
LEVEL 01   RL 15.980
GROUND   RL 12.830

3150 (each level)

SITE BOUNDARY

18.15m HEIGHT PLANE

VICTORIA ST

5000
AVERAGE SETBACK

4505

2505

RL 30.700
EXISTING GROUND

RL 43.451

SUBJECT SITE
117 VICTORIA ST.
POTTS POINT NSW 2011

COMMUNAL OPEN SPACE
RL 45.010

POOL

CAR PARK VOID

LEVEL 03 (BASEMENT LEVEL 01 CAR PARK)

LEVEL 02 (BASEMENT LEVEL 02 CAR PARK)

LEVEL 01 (BASEMENT LEVEL 01 CAR PARK)

SERVICE

101-115 VICTORIA ST.
15 STOREY
BRICK APARTMENT BUILDING

RL 61.000

5000
AVERAGE SETBACK

OUTLINE OF EXISTING BUILDING

RL 43.451

3050

RL 39.080

RL 34.607

EXTERNAL SUN SHADING

EXTERNAL SUN SHADING

EXTERNAL SUN SHADING

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

18.15m HEIGHT PLANE

18.15m HEIGHT PLANE

EXISTING GROUND

BROUGHAM STREET

RL 11.731

RL 12.830

112

KEY

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

RESIDENTIAL
LOBBY
CAR PARK

0   5 m

SECTION C & D

Section D

101-115 VICTORIA ST.
15 STOREY
BRICK APARTMENT BUILDING

115B VICTORIA ST.

119-121 VICTORIA ST.

LIFT OVERRUN RL 48.480

STAIR

COMMUNAL OPEN SPACE

OUTLINE OF EXISTING BUILDING

RL 42.340

LOBBY

CAR LIFT

LEVEL 03 (BASEMENT LEVEL 01 CAR PARK)
LEVEL 02 (BASEMENT LEVEL 02 CAR PARK)
LEVEL 01 (BASEMENT LEVEL 01 CAR PARK)

EXISTING GROUND

18.15m HEIGHT PLANE

SITE BOUNDARY

RL 41.797
RL 44.330
RL 41.180
RL 38.030
RL 34.880
RL 31.730
RL 28.580
RL 25.430
RL 22.280
RL 30.082

LEVEL 10 RL 44.330
LEVEL 09 RL 41.180
LEVEL 08 RL 38.030
LEVEL 07 RL 34.880
LEVEL 06 RL 31.730
LEVEL 05 RL 28.580
LEVEL 04 RL 25.430
LEVEL 03 RL 22.280
LEVEL 02 RL 19.130
LEVEL 01 RL 15.980

3150

D SECTION D
1 : 100

Section C

119-121 VICTORIA ST.

COMMUNAL OPEN SPACE

LIFT OVERRUN RL 48.480

RL 45.110
RL 46.730
RL 45.010 POOL

LEVEL 03 (BASEMENT LEVEL 01 CAR PARK)
LEVEL 02 (BASEMENT LEVEL 02 CAR PARK)
LEVEL 01 (BASEMENT LEVEL 02 CAR PARK)

EXISTING WALL

EXISTING WALL
EXISTING GROUND

OUTLINE OF EXISTING BUILDING

18.15m HEIGHT PLANE

SITE BOUNDARY

115B VICTORIA ST.

113

LEVEL 10 RL 44.330
LEVEL 09 RL 41.180
LEVEL 08 RL 38.030
LEVEL 07 RL 34.880
LEVEL 06 RL 31.730
LEVEL 05 RL 28.580
LEVEL 04 RL 25.430
LEVEL 03 RL 22.280
LEVEL 02 RL 19.130
LEVEL 01 RL 15.980
RL GROUND RL 12.830

3150

C SECTION C
1 : 100

KEY

- ——·—— SITE BOUNDARY
- – – – OUTLINE OF EXISTING BUILDING
- – – – OUTLINE OF 119 VICTORIA ST BUILDING

- RESIDENTIAL
- LOBBY
- CAR PARK

PROJECT
117 VICTORIA ST
POTTS POINT, NSW 2011

STATUS
DEVELOPMENT APPLICATION

DWG TITLE
SECTION C & D

DWG NO.
DA0303

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

REVISION
1

DATE
18/06/24

0   5 m
1:100@A1, 1:200@A3