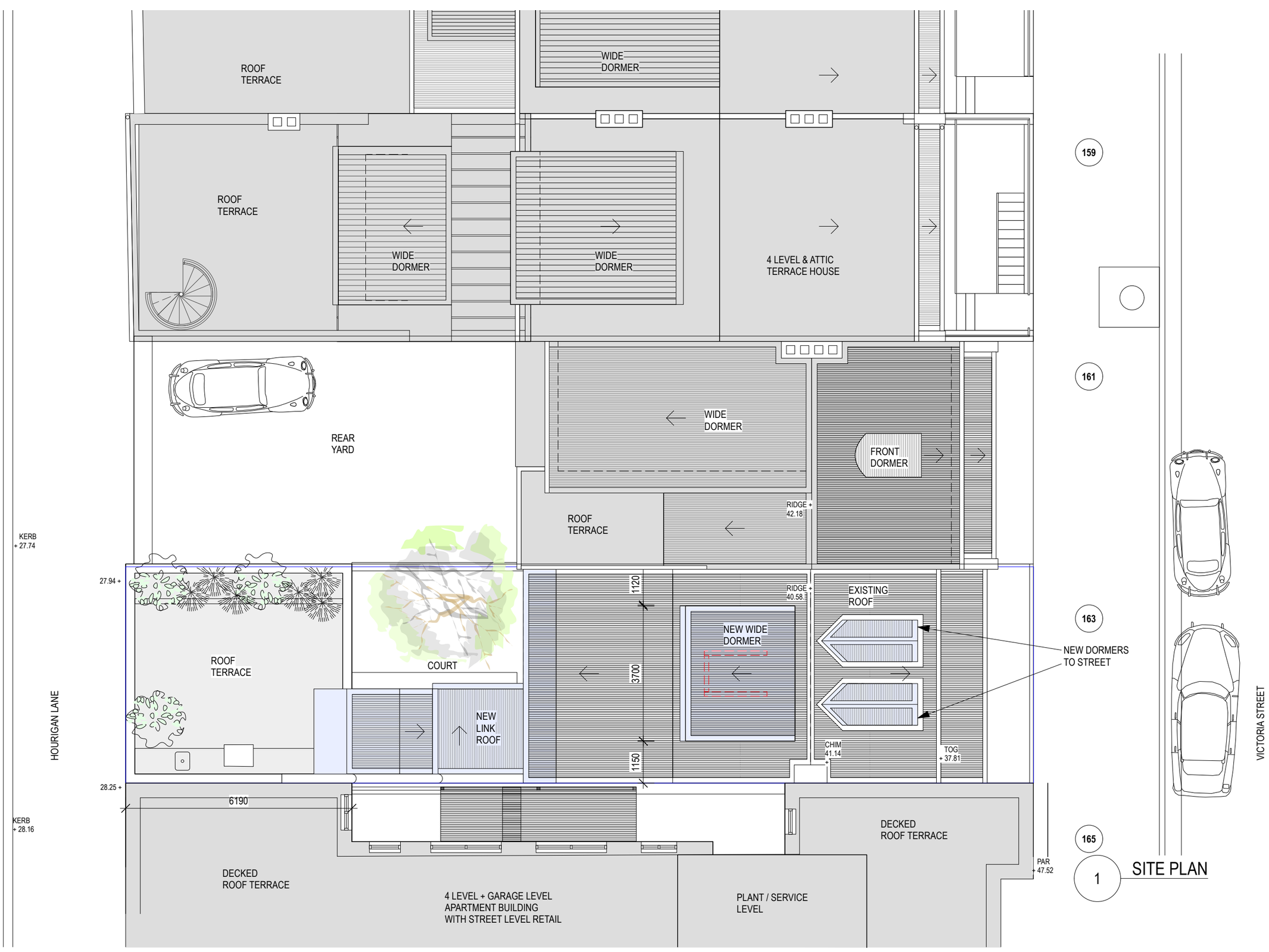
Attachment A

Selected Drawings



37

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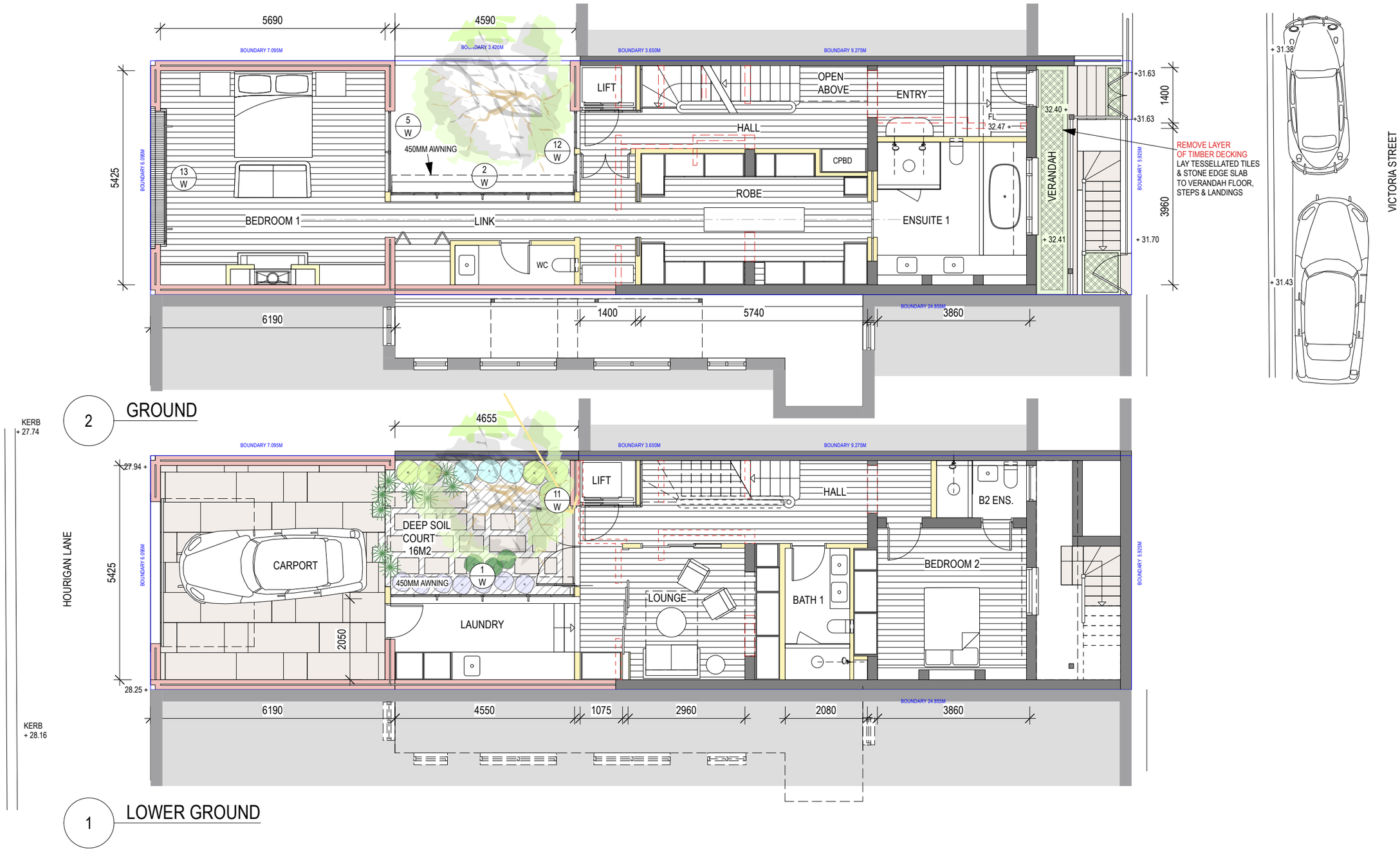
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ISSUE	REVISION	DATE
B	DA SUBMISSION	18 05 26
A	PRE DA SUBMISSION	08 08 25

ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

SITE / ROOF PLAN
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 01
DWG NO



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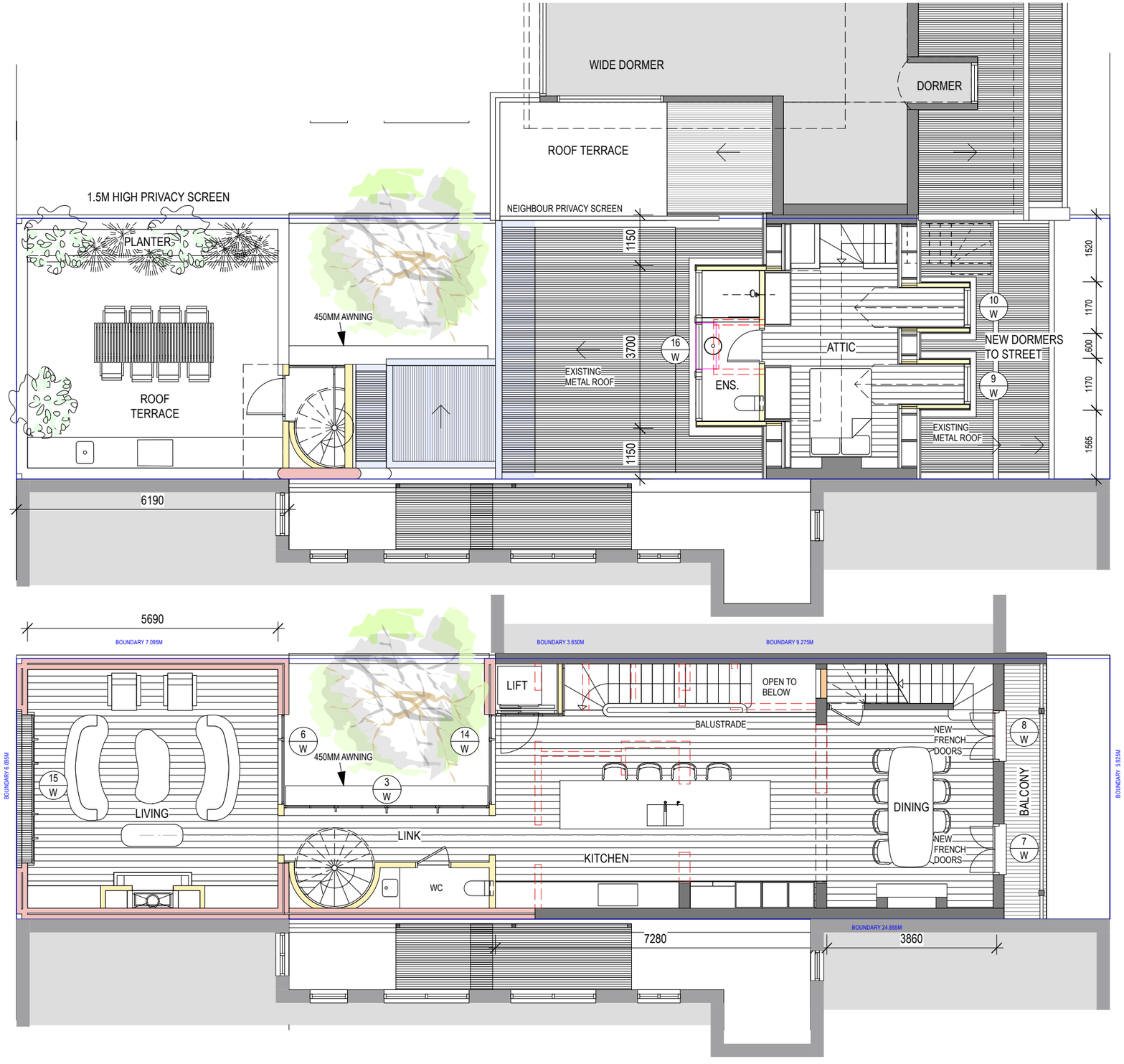
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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

LOWER GROUND & GROUND FLOOR PLANS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 02
DWG NO



2 SECOND FLOOR

1 FIRST FLOOR

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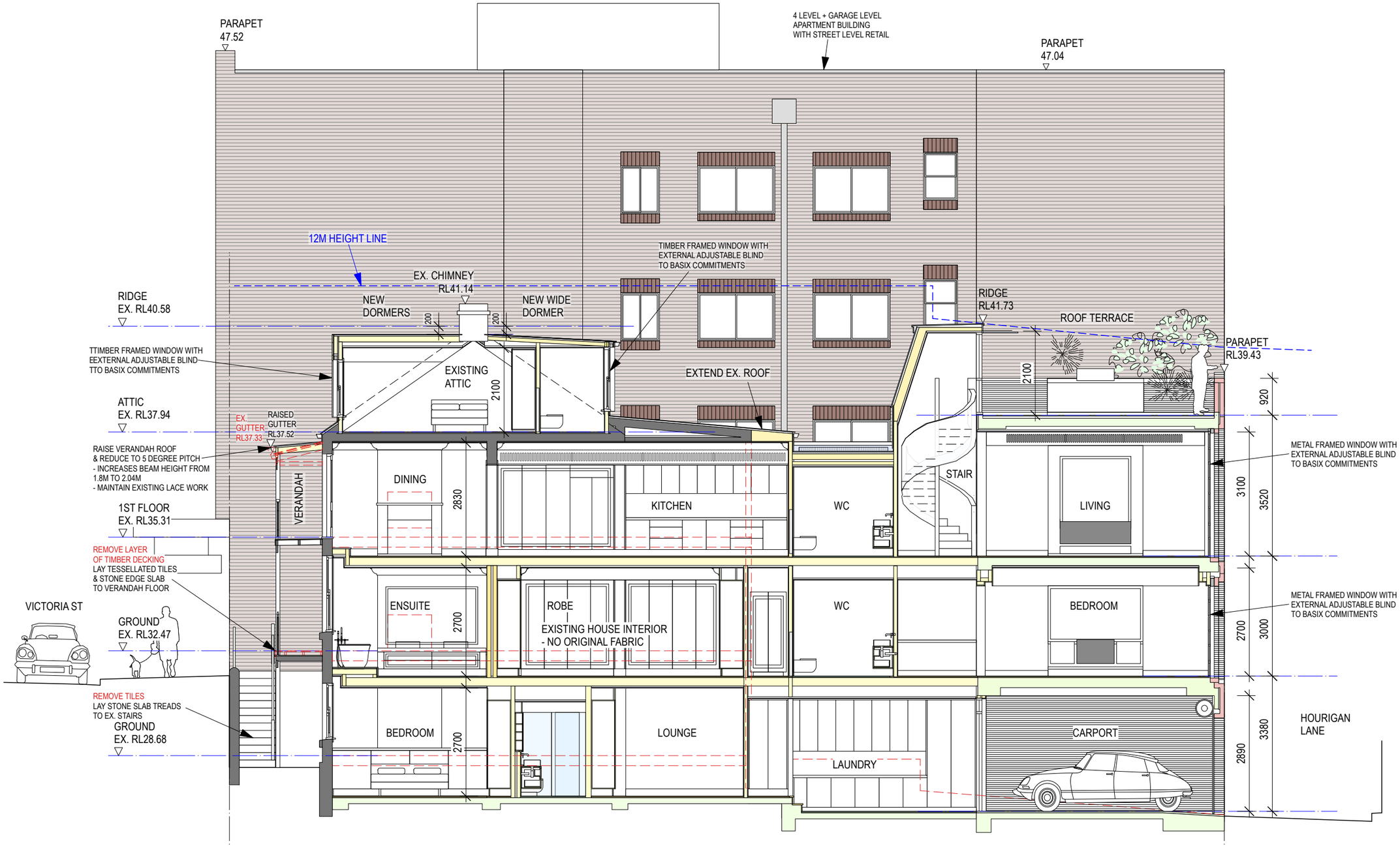
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ISSUE	REVISION	DATE
B	DA SUBMISSION	18 05 26
A	PRE DA SUBMISSION	08 08 25

ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

FIRST & SECOND FLOOR PLANS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 03
DWG NO



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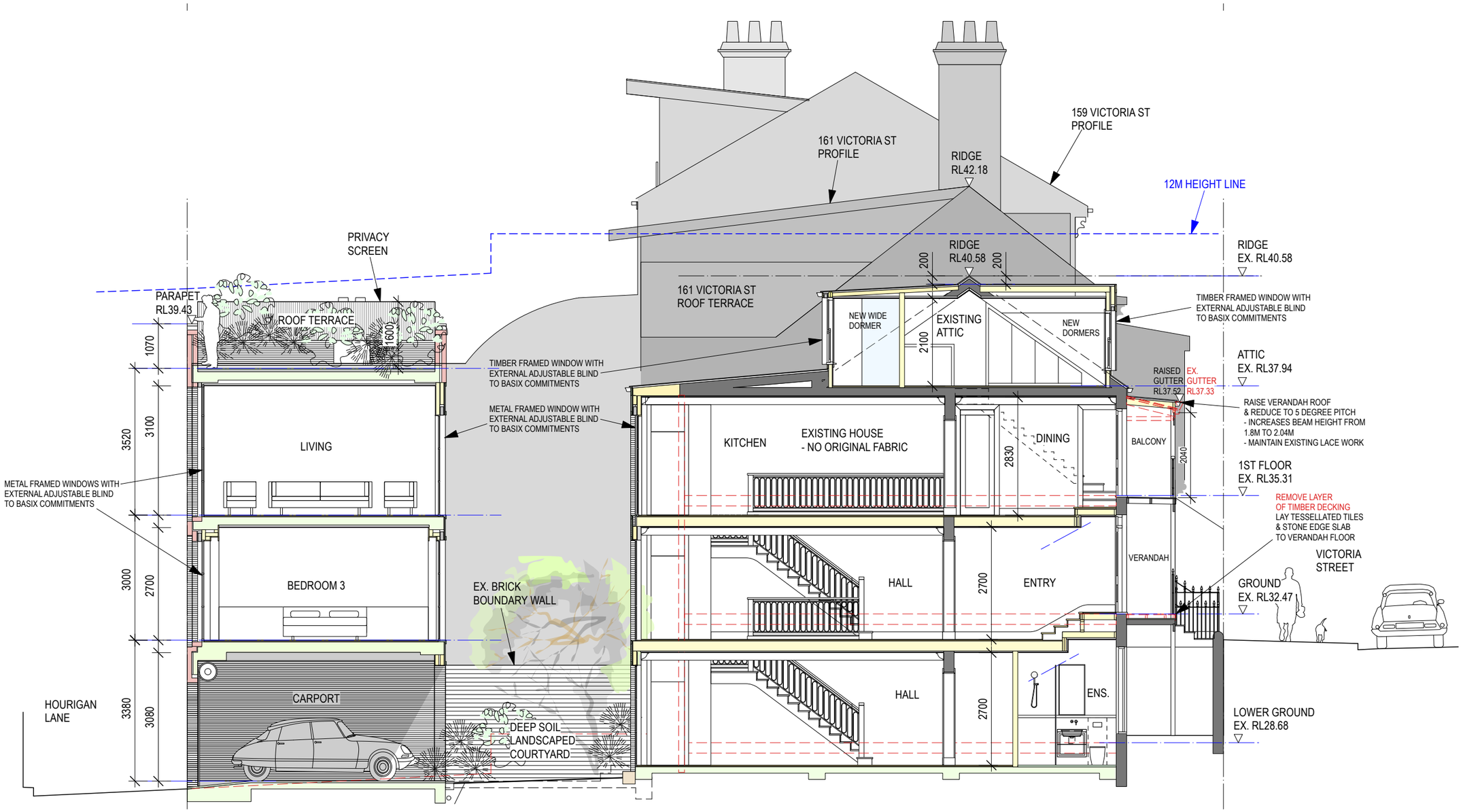
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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

SECTION 1
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 04
DWG NO



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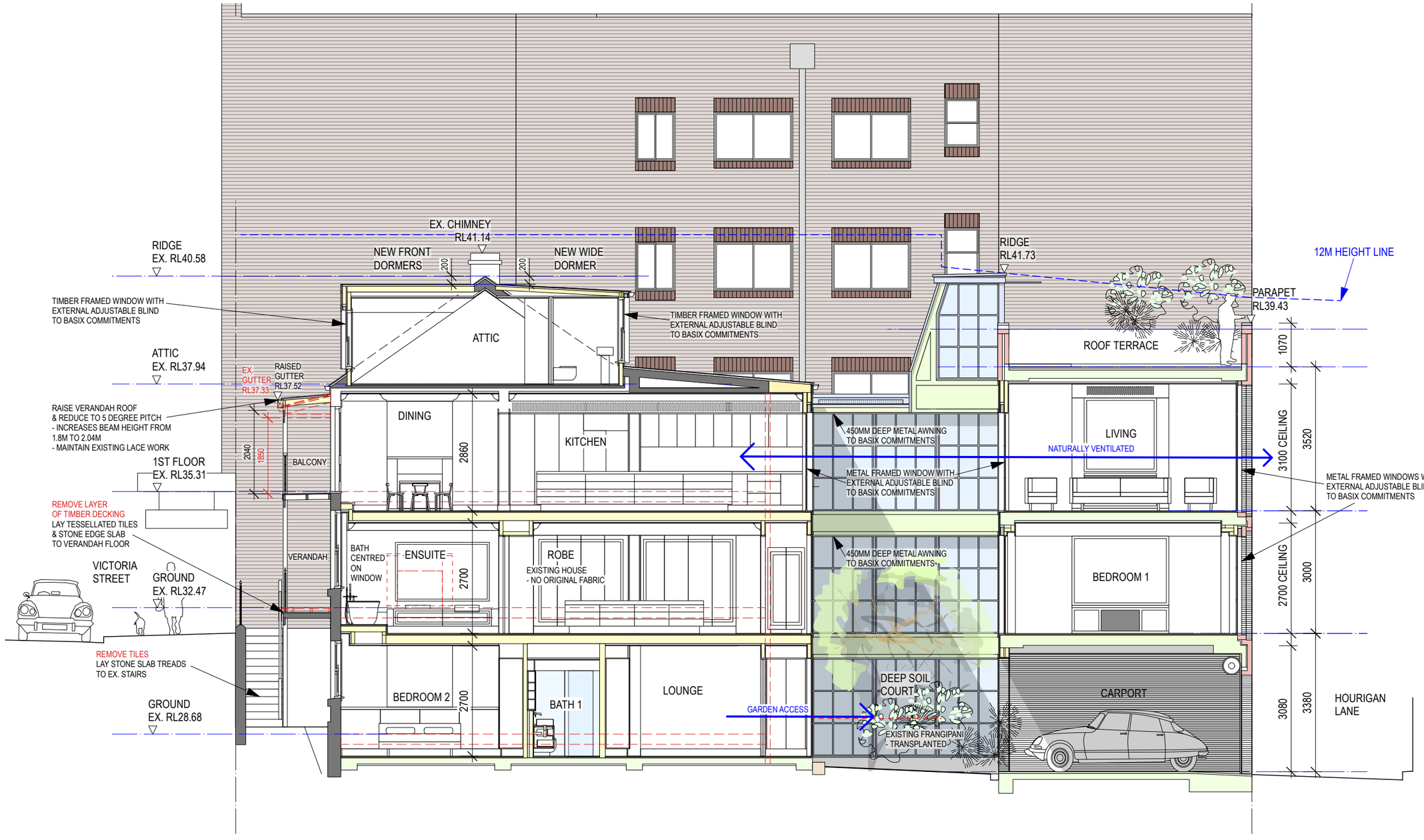
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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

SECTION - 2
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 05
DWG NO



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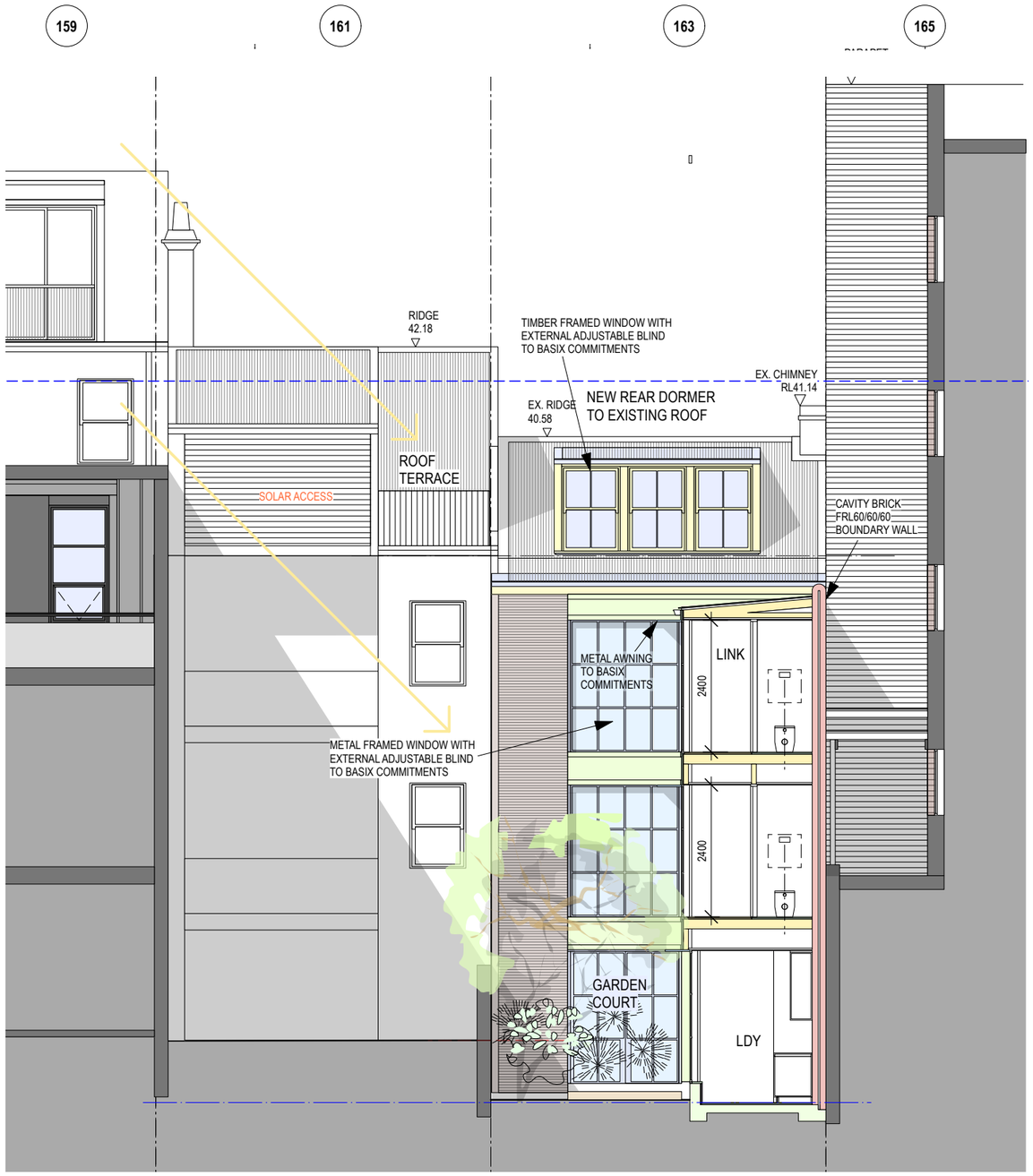
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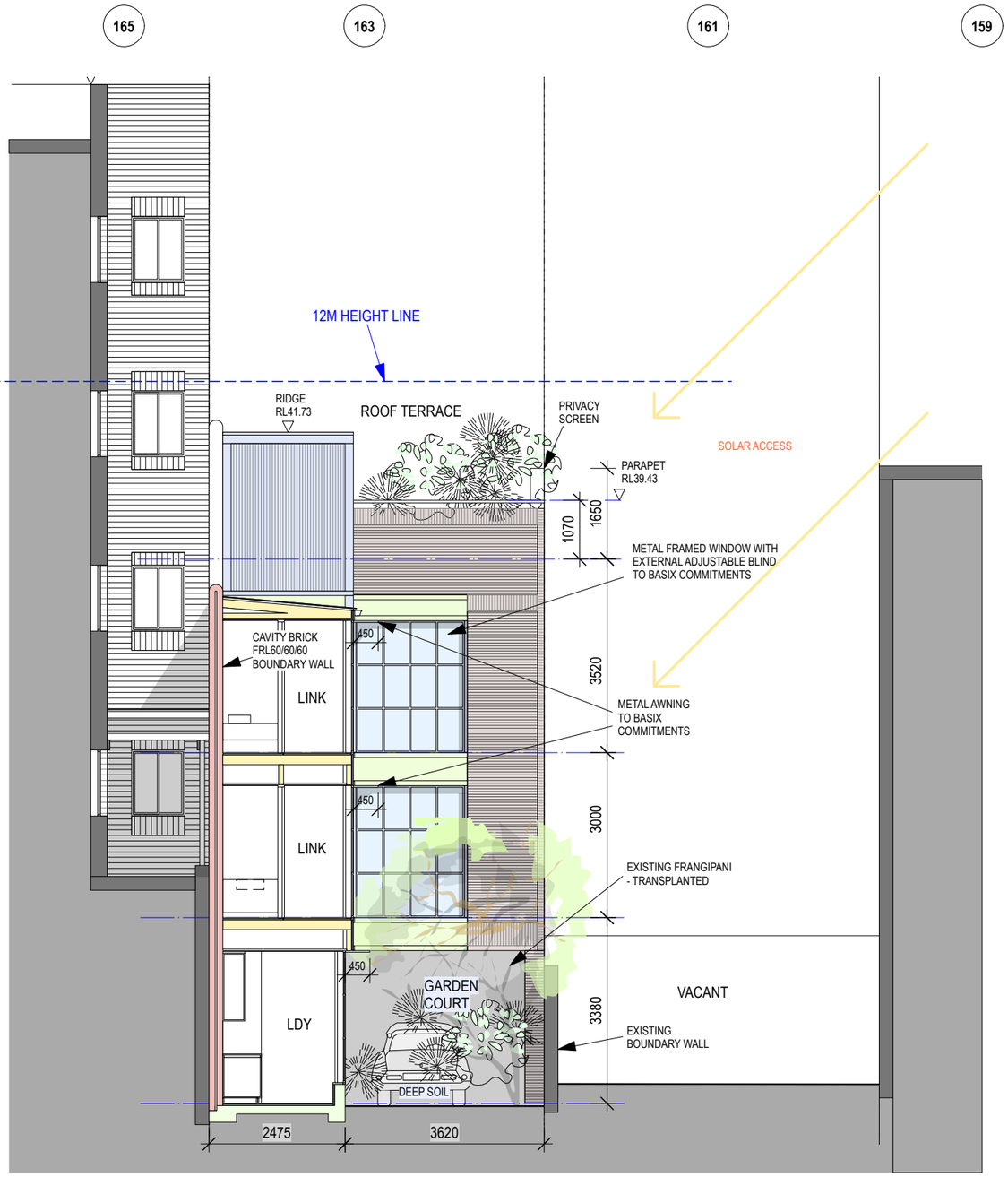
ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

SECTION
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 06
DWG NO



1 SECTION / EAST COURT ELEVATION



2 SECTION / WEST COURT ELEVATION

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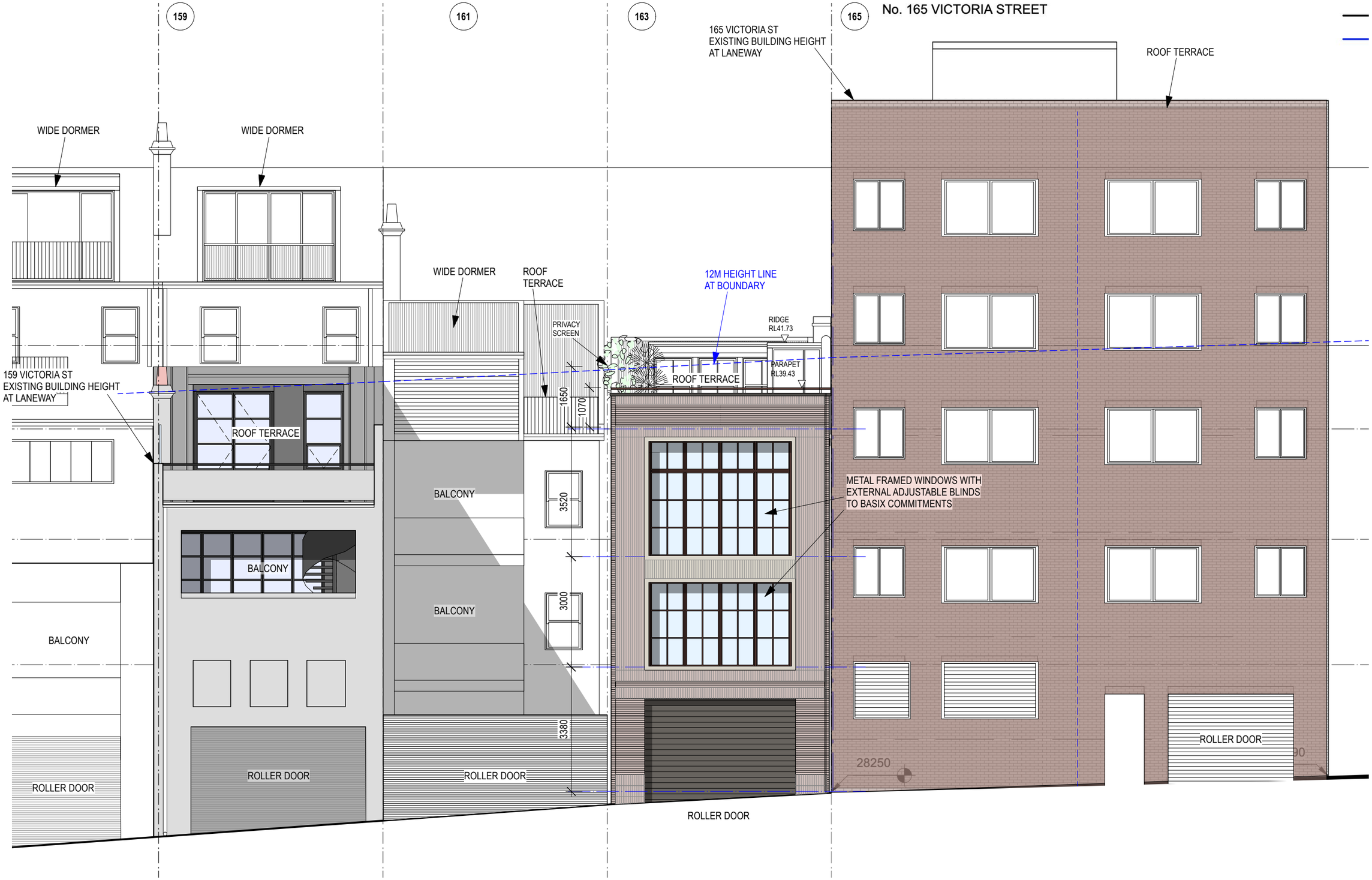
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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

SECTION / ELEVATIONS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 07
DWG NO



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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

WEST ELEVATION - HOURIGAN LANE
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 08
DWG NO



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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

CONTEXT WEST ELEVATION - HOURIGAN LANE
DWG TITLE

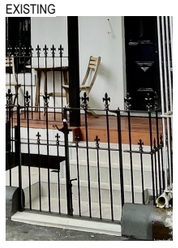
2406
JOB NO
1:200 @ A3
SCALE
A 09
DWG NO



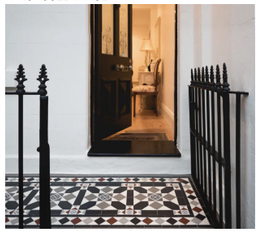
EXISTING EXTERNAL COLOURS
TO CURRENT APPROVED DA DRAWINGS

Dulux SN3H3 Mount Buller	PAINTED RENDER FINISH	DULUX MOUNT BULLER SN3h3	EXTERNAL PAINTED WALLS UNLESS NOTED OTHERWISE
Dulux Luck SG6B9	PAINT FINISH	DULUX LUCK	PAINTED TIMBER DOORS, AND WINDOW FRAMES / METAL WORK FACING VICTORIA STREET

EXISTING



PROPOSED IMAGE



HOUSE ENTRY
REMOVE LAYER
OF TIMBER DECKING
LAY TESSELLATED TILES
& STONE EDGE SLAB TO ORIGINAL
VERANDAH FLOOR LEVEL

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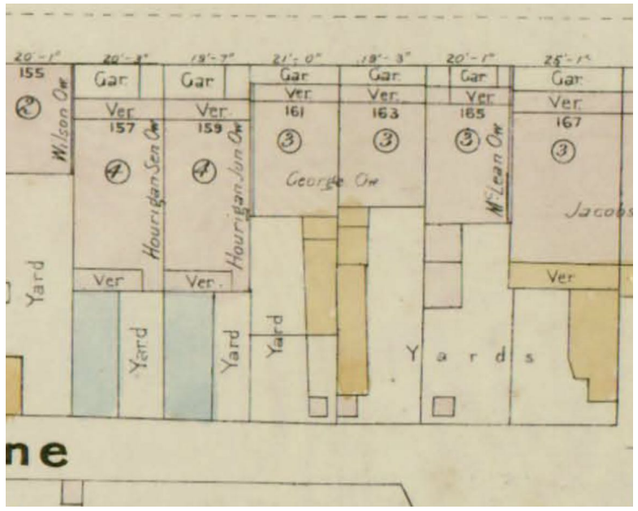
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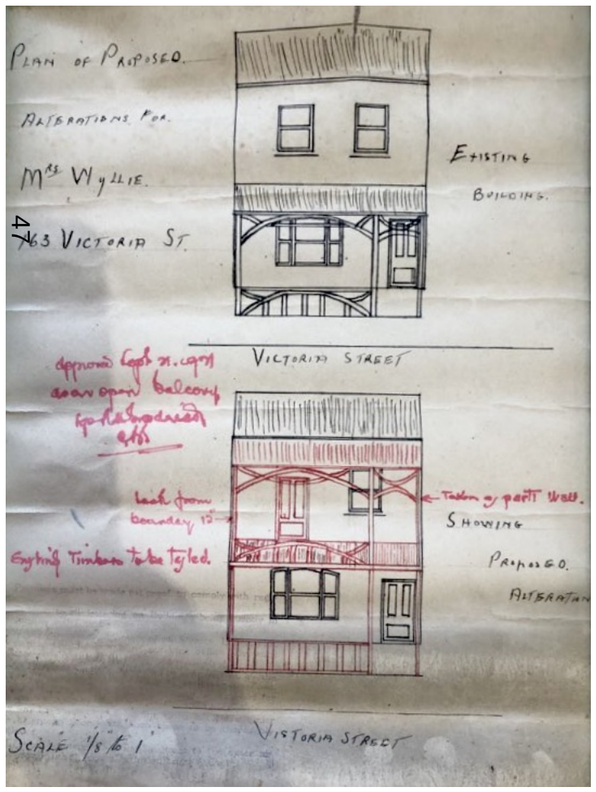
ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

EAST ELEVATION - VICTORIA STREET
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 10
DWG NO



PLANS OF SYDNEY (RYGATE & WEST), 1888: SHEET 7



APPROVED ALTERATION PLANS - SEPT 21, 1931



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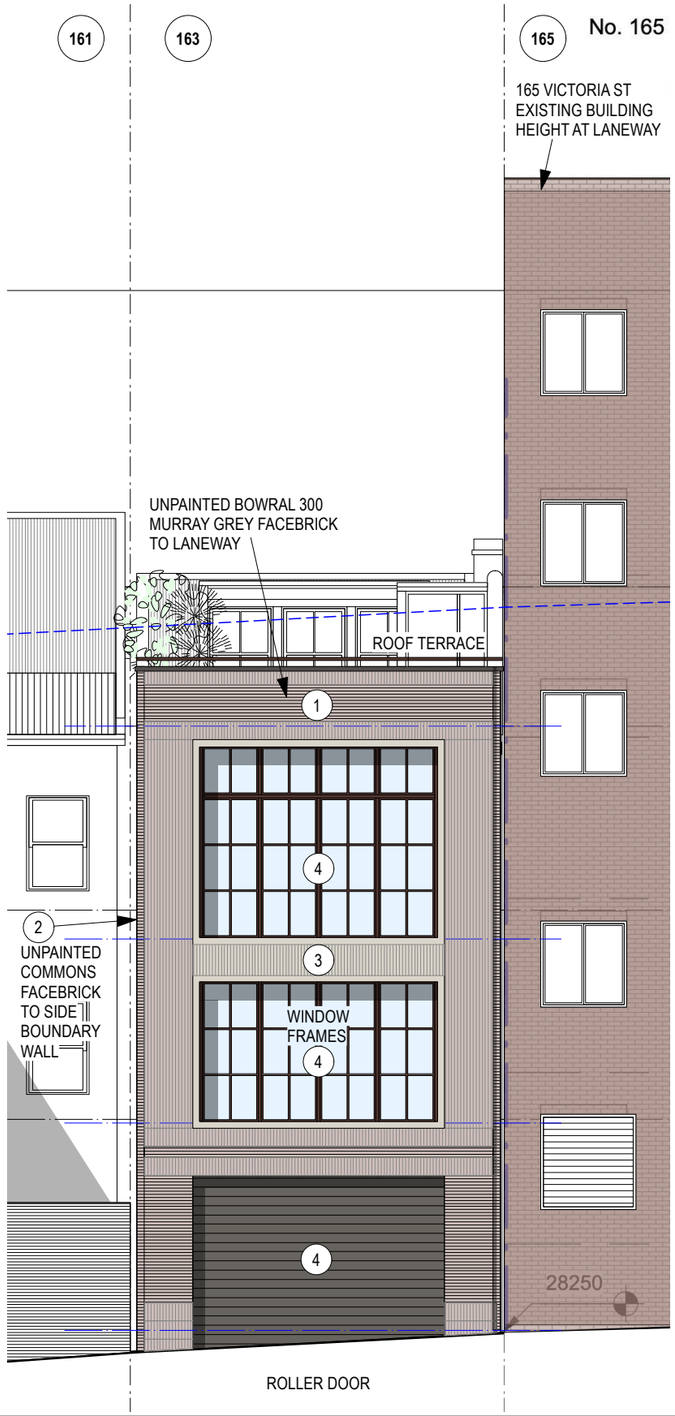
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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

VICTORIA STREET - ORIGINAL STREETSCAPE
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 11
DWG NO





EXTERNAL COLOUR SCHEME

1. UNPAINTED FACE BRICKWORK - IRON JOINTS
2. - BOWRAL 300 DRY PRESSED MURRAY GREY
   - DRY PRESSED COMMONS TO SIDE BOUNDARY
3. NEW BARGE & FASCIA BOARDS, CEMENT RENDER & WEATHERBOARDS

   DULUX
   BEIGE ROYAL
4. NEW STEEL WINDOWS & DOORS:

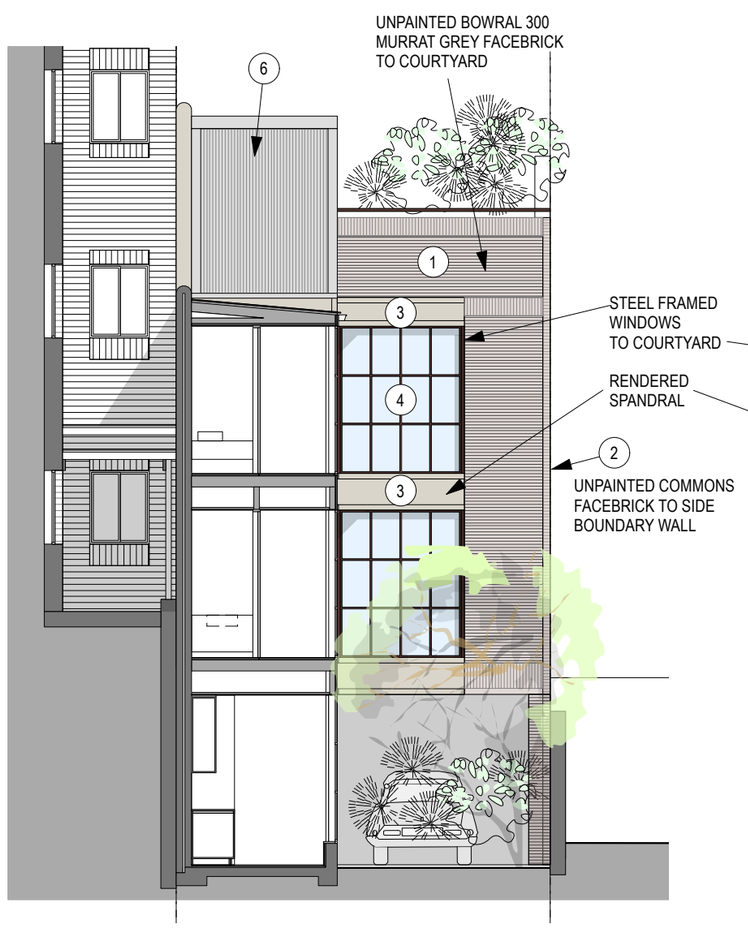
   - DULUX POWDERCOAT JASPER MATT
5. NEW TIMBER WINDOWS & SURROUNDS,

   DULUX
   BEIGE ROYAL
6. ROOF SHEETING, FLASHINGS, GUTTERS, DP'S

   ZINC GALVANISED STEEL

EXISTING VICTORIA ST ELEVATION
EXTERNAL COLOURS
PAINTING COMPLETED
TO CURRENT APPROVED DA DRAWINGS

Dulux SN3H3 Mount Buller	PAINTED RENDER FINISH	DULUX MOUNT BULLER SN3h3	EXTERNAL PAINTED WALLS UNLESS NOTED OTHERWISE
Dulux Luck SG689	PAINT FINISH	DULUX LUCK	PAINTED TIMBER DOORS, AND WINDOW FRAMES / METAL WORK FACING VICTORIA STREET





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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

EXTERNAL MATERIALS & COLOURS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
A 12
DWG NO

4 SECOND

3 FIRST

2 GROUND

1 LOWER GROUND



VICTORIA STREET

FLOOR SPACE RATIO
CALCULATIONS (FSR):

	GFA
2ND FLOOR / ATTIC	- 20.5M2
1ST FLOOR	- 88.4M2
GROUND	- 93.2M2
LOWER GROUND	- 68.5M2
TOTAL GFA	- 270.6M2
SITE AREA (BY SURVEY)	- 149M2
FSR	- 1.82:1

OUTSIDE PRIVATE SPACE:

	AREA	
ROOF TERRACE	- 31M2	OPEN WITH PRIVACY SCREENS
LOWER GROUND	- 16M2	3.5M X 4.55M DEEP SOIL GARDEN
TOTAL AREA	- 47M2	

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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

FLOOR SPACE RATIO
DWG TITLE

2406
JOB NO
1:200 @ A3
SCALE
A 13
DWG NO

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor above garage: concrete (R0.6).	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R0.70 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.00 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)
flat ceiling, flat roof: concrete/ plasterboard internal	ceiling: R0.90 (up), roof: foil backed blanket (55 mm)	light (solar absorptance < 0.475)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	11	11.2	9.3	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W2	N	11	8.2	9.3	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W3	N	11	5.2	9.3	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W4	E	6	9.5	4.4	none	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W5	E	5	6	4.4	none	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W6	E	5	3.1	4.4	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W7	E	2.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W8	E	2.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W9	E	1.4	0	0	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W10	E	1.4	0	0	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W11	W	5	10	4.4	none	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W12	W	5	7	4.4	none	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W13	W	8.9	0	0	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W14	W	5	4	4.4	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W15	W	12.1	0	0	external louvre/blind (adjustable)	improved aluminium, clear/air gap/ clear, (U-value: 4.12, SHGC: 0.66)
W16	W	5.5	0	0	external louvre/blind (adjustable)	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

BASIX COMMITMENTS
DWG TITLE

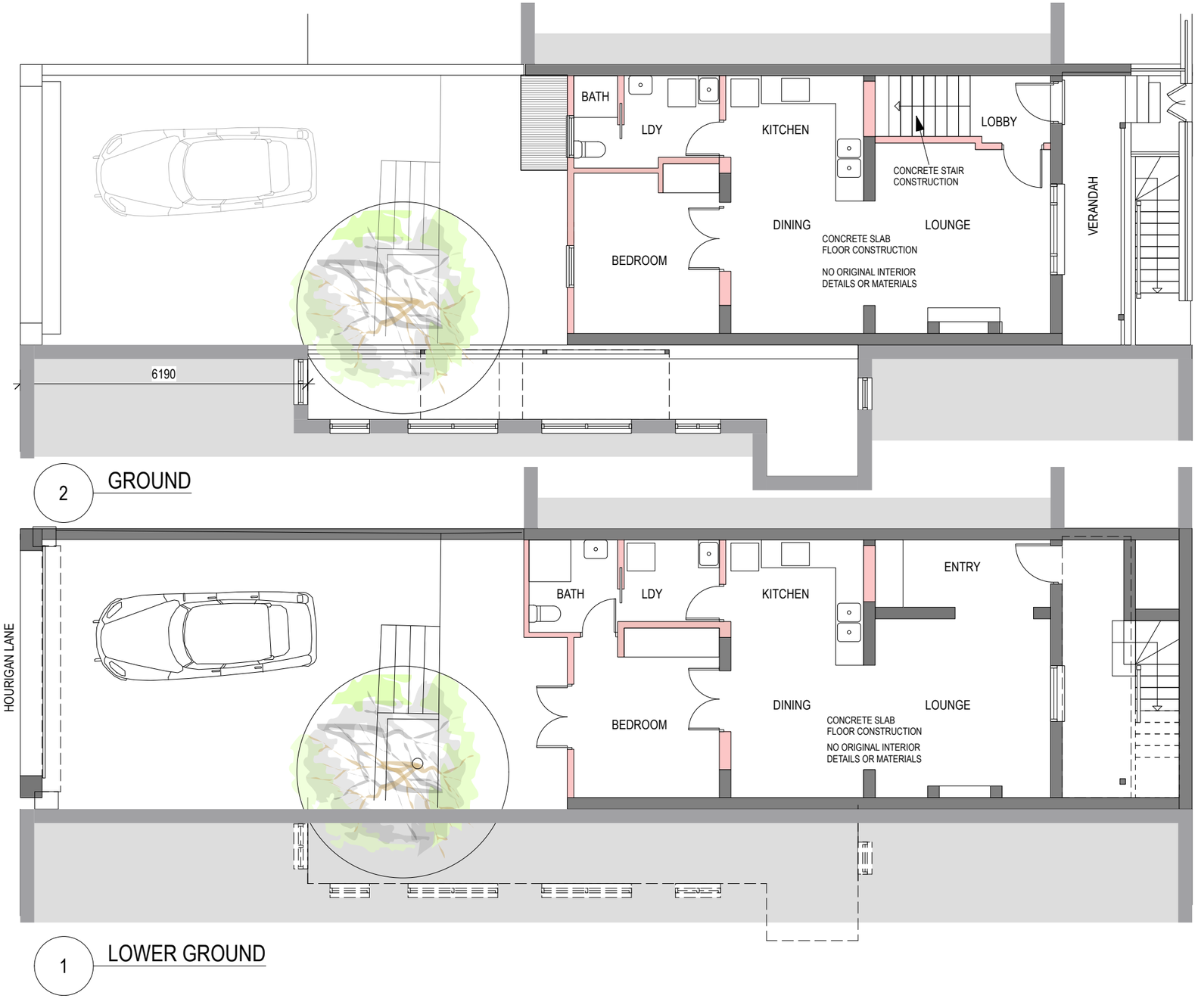
2406
JOB NO
-
SCALE
BASIX
DWG NO











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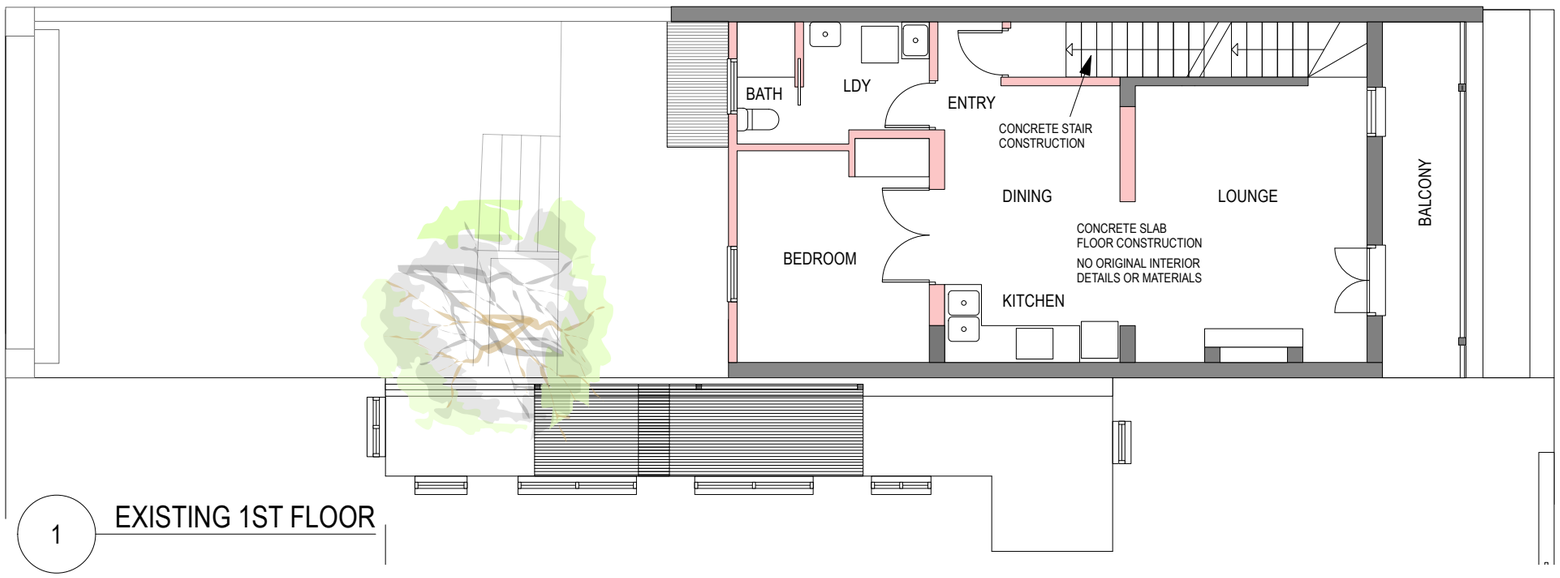
ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

EXISTING LOWER GROUND & GROUND FLOOR PLANS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
EX 01
DWG NO



2 EXISTING ATTIC



1 EXISTING 1ST FLOOR









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ALTERATIONS & ADDITIONS
163 VICTORIA ST, POTTS POINT
PROJECT

EXISTING 1ST FLOOR & ATTIC FLOOR PLANS
DWG TITLE

2406
JOB NO
1:100 @ A3
SCALE
EX 02
DWG NO