

46-52 Nicholson St and 59-67 Christie St, St Leonards

DRAWING LIST - DA			
SHEET No.	SHEET NAME	CURRENT REVISION	SHEET ISSUE DATE
DA - 10 - SITE & DEMOLITION PLANS			
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A-DA-1102	SITE PLAN AND SITE ANALYSIS	1	01/09/2025
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A-DA-2001	BASEMENT 2 PLAN	1	01/09/2025
A-DA-2002	BASEMENT 1 PLAN	1	01/09/2025
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A-DA-4002	SECTION C	1	01/09/2025
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A-DA-8000	SHADOW STUDY (WINTER SOLSTICE)	1	01/09/2025
DA - 83 - VIEWS FROM SUN			
A-DA-8003	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 1	1	01/09/2025
A-DA-8004	VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 2	1	01/09/2025
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A-DA-8400	ADAPTABLE & LIVEABLE SILVER APARTMENTS - SHEET 1	1	01/09/2025
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A-DA-8402	LIVEABLE SILVER APARTMENTS	1	01/09/2025
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ARTISTS IMPRESSION ONLY

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1	SSDA SUBMISSION	COX	01/09/2025

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Ramin Jahromi no. 10000



Client

CORONATION

Project No.

222141.03

Project

NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title

COVER SHEET - DRAWING INDEX

Document Control Status:

SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	@ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-0100	Revision:	1



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Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE
46 NICHOLSON STREET

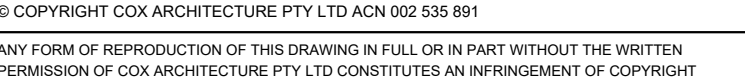
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Drawing Title
LOCATION PLAN

Document Control Status:
SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 2000 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-1100	Revision:	1





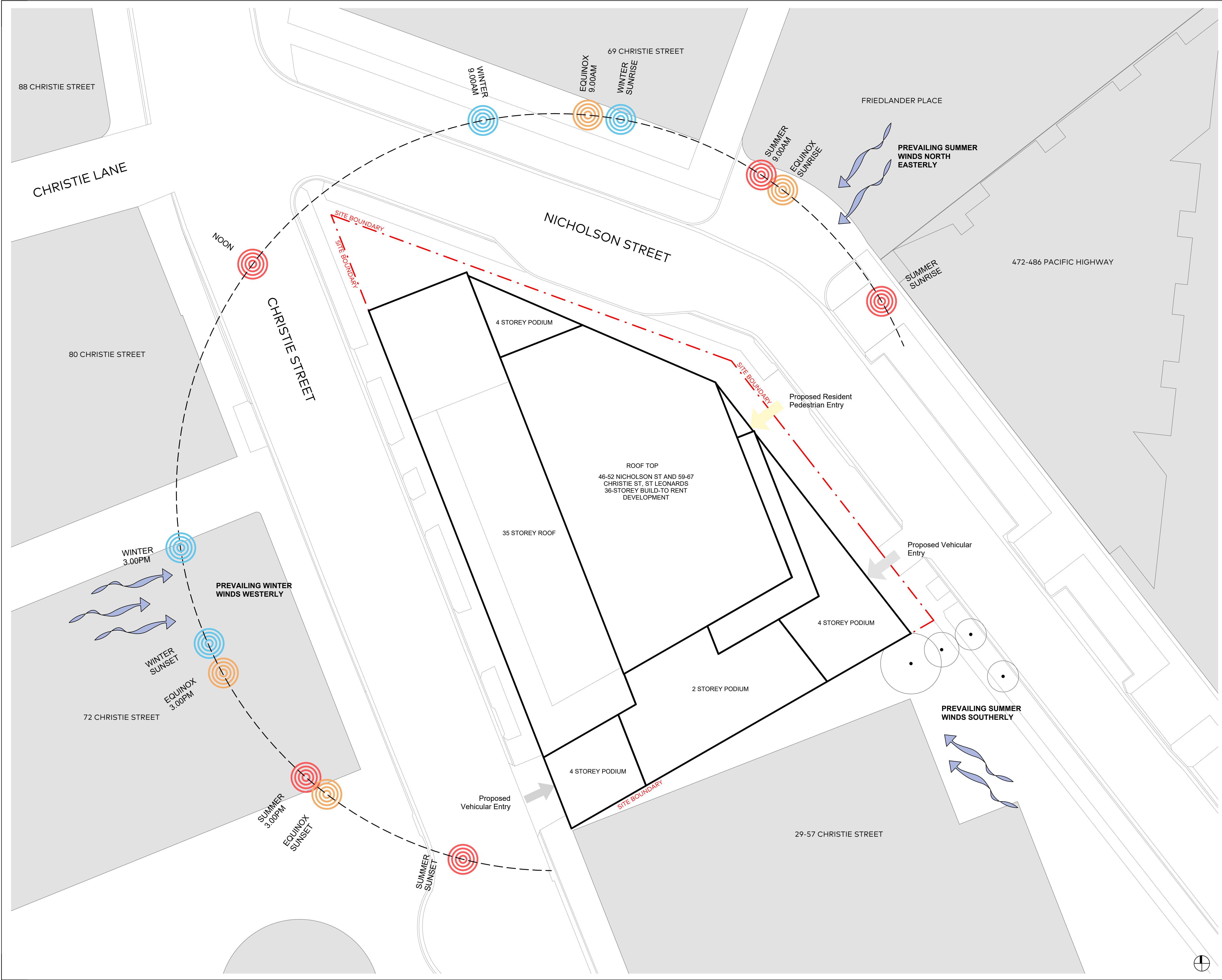
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Project No.
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Project
NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement

Drawing Title
SITE PLAN AND SITE ANALYSIS

Document Control Status:
SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-1102	Revision:	1

Submitted: Cox Architecture Pty Ltd, Project 222141.03, NICHOLSON PLACE, RVT24, V1
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PARKING TOTAL - BASEMENT 3		
Level	Type	Count
BASEMENT 3	Accessible	2
BASEMENT 3	Small Car	7
BASEMENT 3	Standard Parking Bay	22
BASEMENT 3	Tandem	4
Grand total: 35		

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

- LEGEND
- EXISTING TREES TO BE RETAINED
 - RESIDENTIAL AMENITY
 - RESIDENTIAL LOBBY
 - BACK OF HOUSE
 - STORAGE
 - CITY STARTER
 - STUDIO
 - 1 BED
 - 2 BED
 - SITE BOUNDARY

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Project No.
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Project
NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement

Drawing Title
BASEMENT 3 PLAN

Document Control Status:
SSDA SUBMISSION

Co-ordinated: HP
Project Architect: ANTHONY KIM
Project Director: FELIPE MIRANDA
Drawing Number: A-DA-2000

Drawn: HP,AW
Scale: 1 : 200 @ A1
Date: 01/09/2025
Revision:





PARKING TOTAL - BASEMENT 2		
Level	Type	Count
BASEMENT 2	Accessible	2
BASEMENT 2	Small Car	7
BASEMENT 2	Standard Parking Bay	20
BASEMENT 2	Tandem	4
Grand total: 33		

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1	SSDA SUBMISSION	COX	01/09/2025

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 - 2 BED
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Project No. 222141.03

Project NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title BASEMENT 2 PLAN

Document Control Status:
SSDA SUBMISSION

Co-ordinated: HP
Project Architect: ANTHONY KIM
Project Director: FELIPE MIRANDA
Drawing Number: A-DA-2001

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Date: 01/09/2025
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EXISTING TREES TO BE RETAINED

RESIDENTIAL AMENITY

RESIDENTIAL LOBBY

BACK OF HOUSE

STORAGE

CITY STARTER

STUDIO

1 BED

2 BED

SITE BOUNDARY

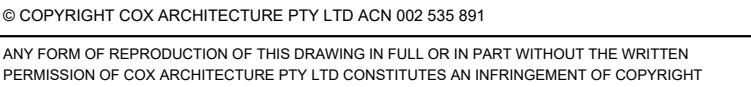
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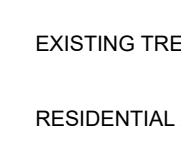
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Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A
Project Director:	FELIPE MIRANDA	Date:	01/09/2022
Drawing Number:	A-DA-2002		Revision:

PARKING TOTAL - BASEMENT 1		
Level	Type	Count
BASEMENT 1	Accessible	2
BASEMENT 1	Small Car	4
BASEMENT 1	Standard Parking Bay	17
BASEMENT 1	Tandem	2
Grand total: 25		



LEGEND



	EXISTING TREES TO BE RETAINED
	RESIDENTIAL AMENITY
	RESIDENTIAL LOBBY
	BACK OF HOUSE
	STORAGE
	CITY STARTER
	STUDIO
	1 BED
	2 BED
	SITE BOUNDARY

C O X
CORONATION

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Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
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 - RESIDENTIAL LOBBY
 - BACK OF HOUSE
 - STORAGE
 - CITY STARTER
 - STUDIO
 - 1 BED
 - 2 BED
 - SITE BOUNDARY

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Client
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Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement
UPPER GROUND PLAN

Document Control Status:
SSDA SUBMISSION

Co-ordinated:
HP

Project Architect:
ANTHONY KIM

Project Director:
FELIPE MIRANDA

Drawing Number:
A-DA-2100

Drawn:
HP,AW

Scale:
1 : 200 @ A1

Date:
01/09/2025

Revision:
1

Architect: Cox Architecture Pty Ltd
Project: 222141.03, NICHOLSON PLACE, RY124, V1
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	RESIDENTIAL LOBBY
	BACK OF HOUSE
	STORAGE
	CITY STARTER
	STUDIO
	1 BED
	2 BED
	SITE BOUNDARY

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Client CORONATION

Project No. 222141.03

Project NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title LEVEL 1 PLAN

Document Control Status:

SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2101	Revision:	1

Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: Level 1 Plan
Date: 01/09/2025
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Sheet: 1 of 1



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	BACK OF HOUSE
	STORAGE
	CITY STARTER
	STUDIO
	1 BED
	2 BED
	SITE BOUNDARY

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Project No. 222141.03

Project NICHOLSON PLACE

46 NICHOLSON STREET

Drawing Title LEVEL 2 PLAN

Document Control Status:

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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2102	Revision:	1

Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: Level 2 Plan
Date: 01/09/2025
Scale: 1:200 @ A1
Drawing Number: A-DA-2102



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- LEGEND
- EXISTING TREES TO BE RETAINED
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 - BACK OF HOUSE
 - STORAGE
 - CITY STARTER
 - STUDIO
 - 1 BED
 - 2 BED
 - SITE BOUNDARY

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Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title
LEVEL 3 PLAN

Document Control Status:

SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2103	Revision:	1

Address: Cox Architecture Pty Ltd, 70 George Street, The Rocks NSW 2000, Australia
Project: Nicholson Place, 46 Nicholson Street, The Rocks NSW 2000, Australia
Drawing: Level 3 Plan, SSDA Submission
Date: 01/09/2025
Scale: 1:200 @ A1
Author: Anthony Kim
Check: Felipe Miranda
Drawn: HP, AW
Date: 01/09/2025
Project: Nicholson Place, 46 Nicholson Street, The Rocks NSW 2000, Australia
Drawing: Level 3 Plan, SSDA Submission
Revision: 1



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 - CITY STARTER
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 - 1 BED
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Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement

Drawing Title
LEVEL 4-20 PLAN (TYPICAL)

Document Control Status:
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2104	Revision:	1

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File Path: C:\Users\Anthony\Documents\Projects\222141_03_NICHOLSON PLACE_RV1724.dwg
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Project No.
222141.03

Project
NICHOLSON PLACE
46 NICHOLSON STREET

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Drawing Title
LEVEL 21-32 PLAN (TYPICAL)

Document Control Status:
SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
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Client CORONATION

Project No. 222141.03

Project NICHOLSON PLACE
46 NICHOLSON STREET

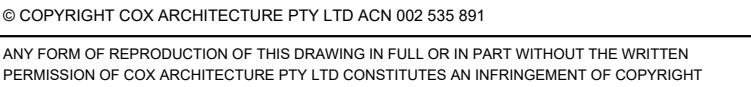
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Drawing Title LEVEL 33 PLAN

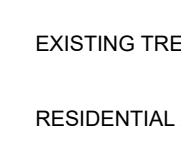
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2106	Revision:	1

Path: C:\Users\jagui\OneDrive\Documents\2025\222141.03\A-DA-2106\Drawings\4.3\Rev1\Arch\20250901_SS\SSDA Submission\222141.03_NICHOLSON PLACE_LEVEL 33 PLAN.rvt
PLOT STAMP DATE: 1/09/2025 7:42:55 PM



LEGEND



	EXISTING TREES TO BE RETAINED
	RESIDENTIAL AMENITY
	RESIDENTIAL LOBBY
	BACK OF HOUSE
	STORAGE
	CITY STARTER
	STUDIO
	1 BED
	2 BED
	SITE BOUNDARY

C O X
CORONATION

Document Control Status:

SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP_AW
Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
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Project
NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement

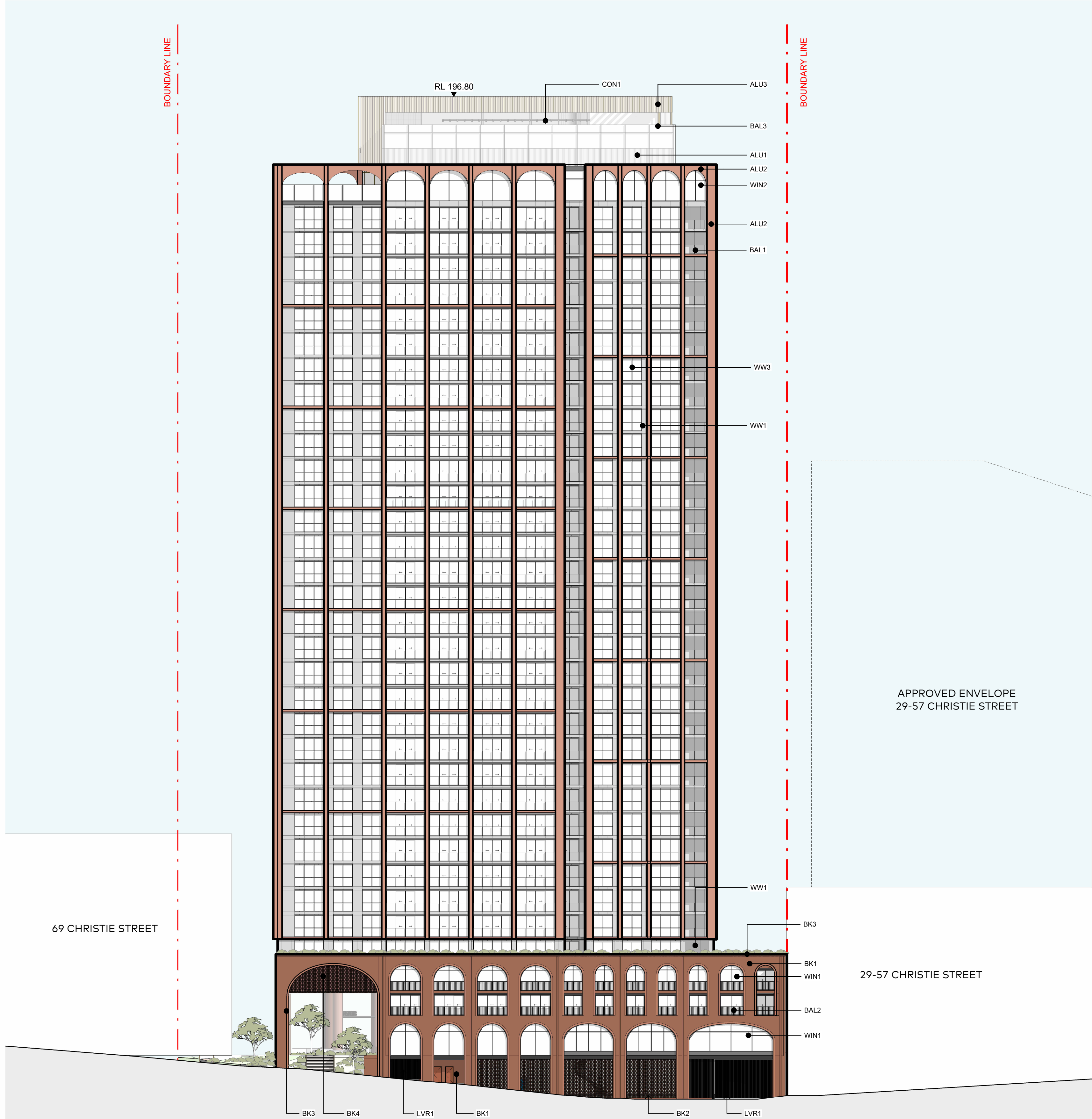
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ROOF PLAN

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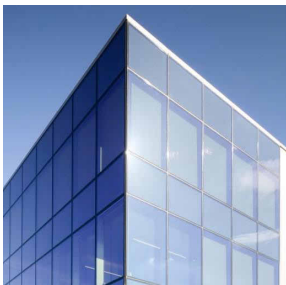
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Project Architect:	ANTHONY KIM	Scale:	1 : 200 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-2108	Revision:	1

Submitted: Cox Architecture Pty Ltd, 22/09/2024, 10:00 AM, 472-486 PACIFIC HIGHWAY, R/724, 1st FLOOR, STAMP DATE: 10/09/2025, 4:15:23 PM

- LEVEL 34
RL 190.300 m
- LEVEL 33
RL 183.800 m
- LEVEL 32
RL 180.300 m
- LEVEL 31
RL 177.150 m
- LEVEL 30
RL 174.000 m
- LEVEL 29
RL 170.850 m
- LEVEL 28
RL 167.700 m
- LEVEL 27
RL 164.550 m
- LEVEL 26
RL 161.400 m
- LEVEL 25
RL 158.250 m
- LEVEL 24
RL 155.100 m
- LEVEL 23
RL 151.950 m
- LEVEL 22
RL 148.800 m
- LEVEL 21
RL 145.650 m
- LEVEL 20
RL 142.500 m
- LEVEL 19
RL 139.350 m
- LEVEL 18
RL 136.200 m
- LEVEL 17
RL 133.050 m
- LEVEL 16
RL 129.900 m
- LEVEL 15
RL 126.750 m
- LEVEL 14
RL 123.600 m
- LEVEL 13
RL 120.450 m
- LEVEL 12
RL 117.300 m
- LEVEL 11
RL 114.150 m
- LEVEL 10
RL 111.000 m
- LEVEL 9
RL 107.850 m
- LEVEL 8
RL 104.700 m
- LEVEL 7
RL 101.550 m
- LEVEL 6
RL 98.400 m
- LEVEL 5
RL 95.250 m
- LEVEL 4
RL 92.100 m
- LEVEL 3
RL 88.950 m
- LEVEL 2
RL 85.450 m
- LEVEL 1
RL 82.300 m
- UPPER GROUND
RL 77.300 m
- LOWER GROUND
RL 72.500 m



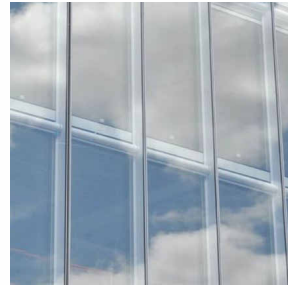
WW - UNITISED WINDOW WALL SYSTEM



WW1 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GREY COLOUR BACKPANEL



WW2 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - BRONZE COLOUR BACKPANEL

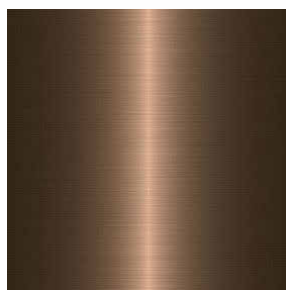


WW3 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GLAZING COLOUR BACKPANEL

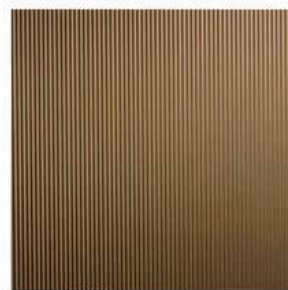
ALU - CLADDING SYSTEM



ALU1 ALUMINIUM RAINSCREEN CLADDING CLADDING WITH EXTRUSION - LIGHT GREY OR PRECAST CONCRETE



ALU2 ALUMINIUM - DARK BRONZE COLOUR OR PRECAST CONCRETE

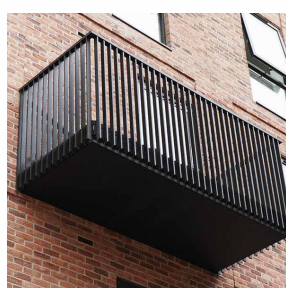


ALU3 ALUMINIUM RAINSCREEN CLADDING WITH EXTRUSION - BRONZE

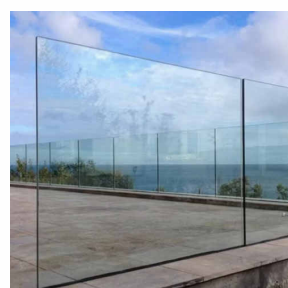
BAL - BALUSTRADE SYSTEM



BAL1 GLASS BALUSTRADE



BAL2 PALISADE BALUSTRADE

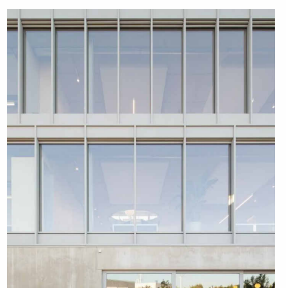


BAL3 GLAZED WIND SCREEN

WIN - WINDOW SYSTEM



WIN1 GLAZING WITH CHARCOAL FRAME

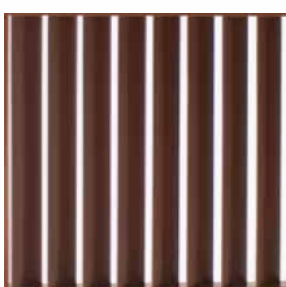


WIN2 GLAZING WITH LIGHT GREY FRAME

LVR - LOUVRE SYSTEM

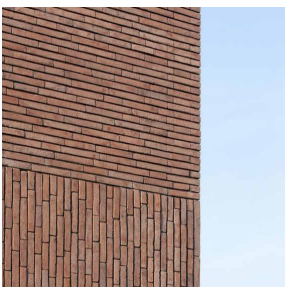


LVR1 LOUVRED SCREEN - CHARCOAL

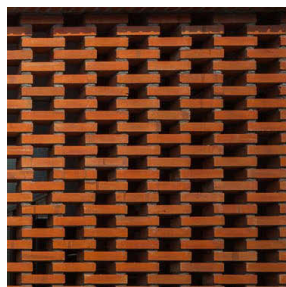


LVR2 LOUVRED SCREEN - WARM

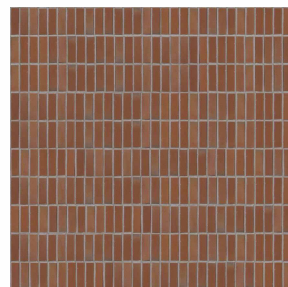
BK - BRICK



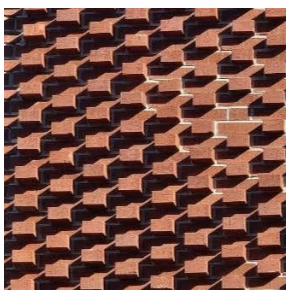
BK1 FACE BRICK - WARM BROWN



BK2 HIT AND MISS BRICK - WARM BROWN

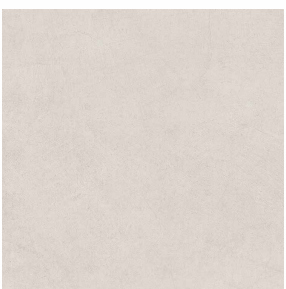


BK3 SOLDIER BRICK - WARM BROWN



BK4 LADY FLEMISH BRICK - WARM BROWN

CON - CONCRETE



CON1 CONCRETE FINISH

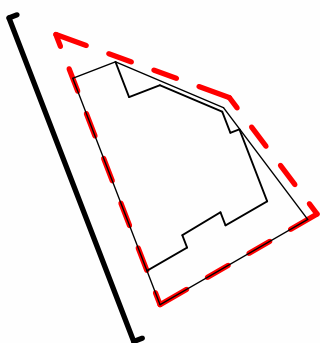


AWN1 CHARCOAL POWDER COAT ALUMINIUM

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Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025



Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

COX
CORONATION

Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Drawing Title
ELEVATION - CHRISTIE STREET
ELEVATION

Document Control Status:
SSDA SUBMISSION

Co-ordinated:
HP

Project Architect:
ANTHONY KIM

Project Director:
FELIPE MIRANDA

Drawing Number:
A-DA-3000

Drawn:
HP,AW

Scale:
1:300 @ A1

Date:
01/09/2025

Revision:
1

Approved Cox Architecture Pty Ltd Drawing Date: 01/09/2025
PLOT STAMP DATE: 10/09/2025 4:10 PM

- LEVEL 34

RL 190.300 m

6500
- LEVEL 33

RL 183.800 m

3500
- LEVEL 32

RL 180.300 m

3150
- LEVEL 31

RL 177.150 m

3150
- LEVEL 30

RL 174.000 m

3150
- LEVEL 29

RL 170.850 m

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- LEVEL 28

RL 167.700 m

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RL 133.050 m

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- LEVEL 16

RL 129.900 m

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RL 111.000 m

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- LEVEL 9

RL 107.850 m

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- LEVEL 8

RL 104.700 m

3150
- LEVEL 7

RL 101.550 m

3150
- LEVEL 6

RL 98.400 m

3150
- LEVEL 5

RL 95.250 m

3150
- LEVEL 4

RL 92.100 m

3150
- LEVEL 3

RL 88.950 m

3150
- LEVEL 2

RL 85.450 m

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- LEVEL 1

RL 82.300 m

5000
- UPPER GROUND

RL 77.300 m

4800
- LOWER GROUND

RL 72.500 m

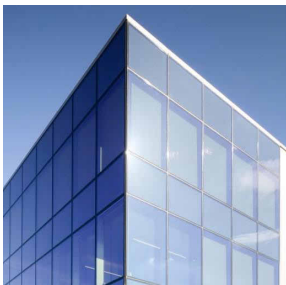
472-486 PACIFIC
HIGHWAY

NICHOLSON STREET

CHRISTIE STREET

72 CHRISTIE STREET

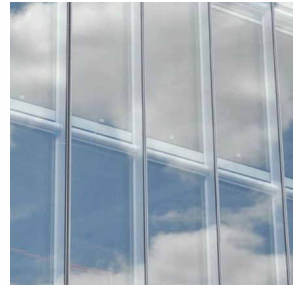
WW - UNITISED WINDOW WALL SYSTEM



WW1
UNITISED WINDOW WALL / CAPTIVE /
CURTAIN WALL SYSTEM - GREY
COLOUR BACKPANEL



WW2
UNITISED WINDOW WALL / CAPTIVE /
CURTAIN WALL SYSTEM - BRONZE
COLOUR BACKPANEL

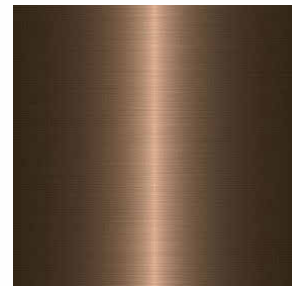


WW3
UNITISED WINDOW WALL / CAPTIVE /
CURTAIN WALL SYSTEM - GLAZING
COLOUR BACKPANEL

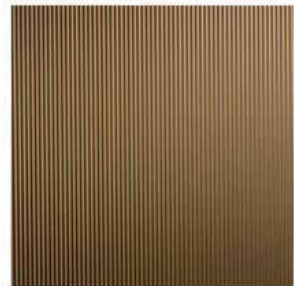
ALU - CLADDING SYSTEM



ALU1
ALUMINIUM RAINSCREEN CLADDING
CLADDING WITH EXTRUSION - LIGHT GREY
OR PRECAST CONCRETE



ALU2
ALUMINIUM - DARK BRONZE COLOUR
OR PRECAST CONCRETE

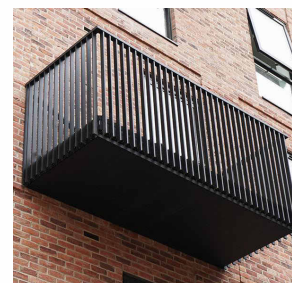


ALU3
ALUMINIUM RAINSCREEN CLADDING
WITH EXTRUSION - BRONZE

BAL - BALUSTRADE SYSTEM



BAL1
GLASS BALUSTRADE



BAL2
PALISADE BALUSTRADE

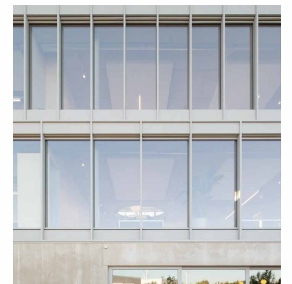


BAL3
GLAZED WIND SCREEN

WIN - WINDOW SYSTEM



WIN1
GLAZING WITH CHARCOAL FRAME

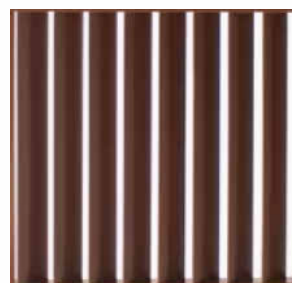


WIN2
GLAZING WITH LIGHT GREY FRAME

LVR - LOUVRE SYSTEM

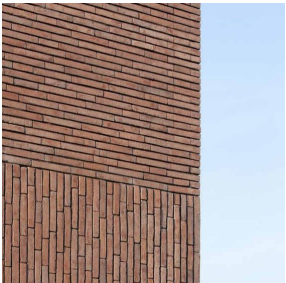


LVR1
LOUVRED SCREEN - CHARCOAL

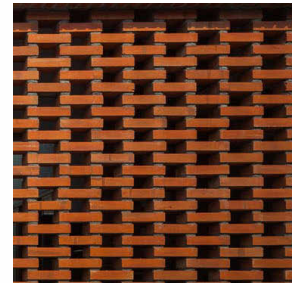


LVR2
LOUVRED SCREEN -
WARM

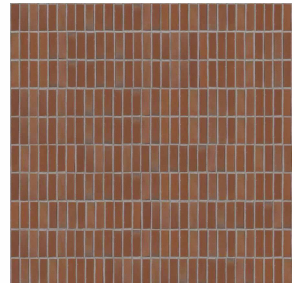
BK - BRICK



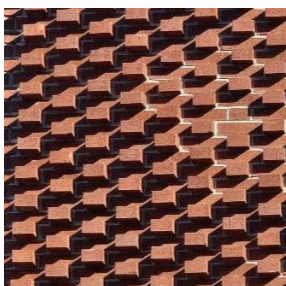
BK1
FACE BRICK - WARM BROWN



BK2
HIT AND MISS BRICK - WARM
BROWN

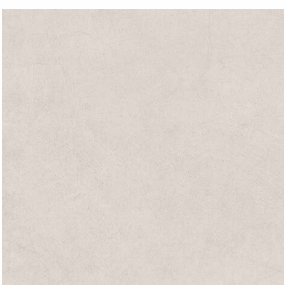


BK3
SOLDIER BRICK - WARM BROWN



BK4
LADY FLEMISH BRICK - WARM
BROWN

CON - CONCRETE



CON1
CONCRETE FINISH

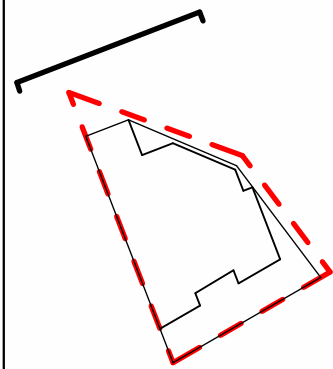


AWN1
CHARCOAL POWDER COAT
ALUMINIUM

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Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025



Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

COX
CORONATION

Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title
ELEVATION - NORTH ELEVATION

Document Control Status:

SSDA SUBMISSION

Co-ordinated:
HP

Drawn:
HP,AW

Project Architect:
ANTHONY KIM

Scale:
1 : 300 @ A1

Project Director:
FELIPE MIRANDA

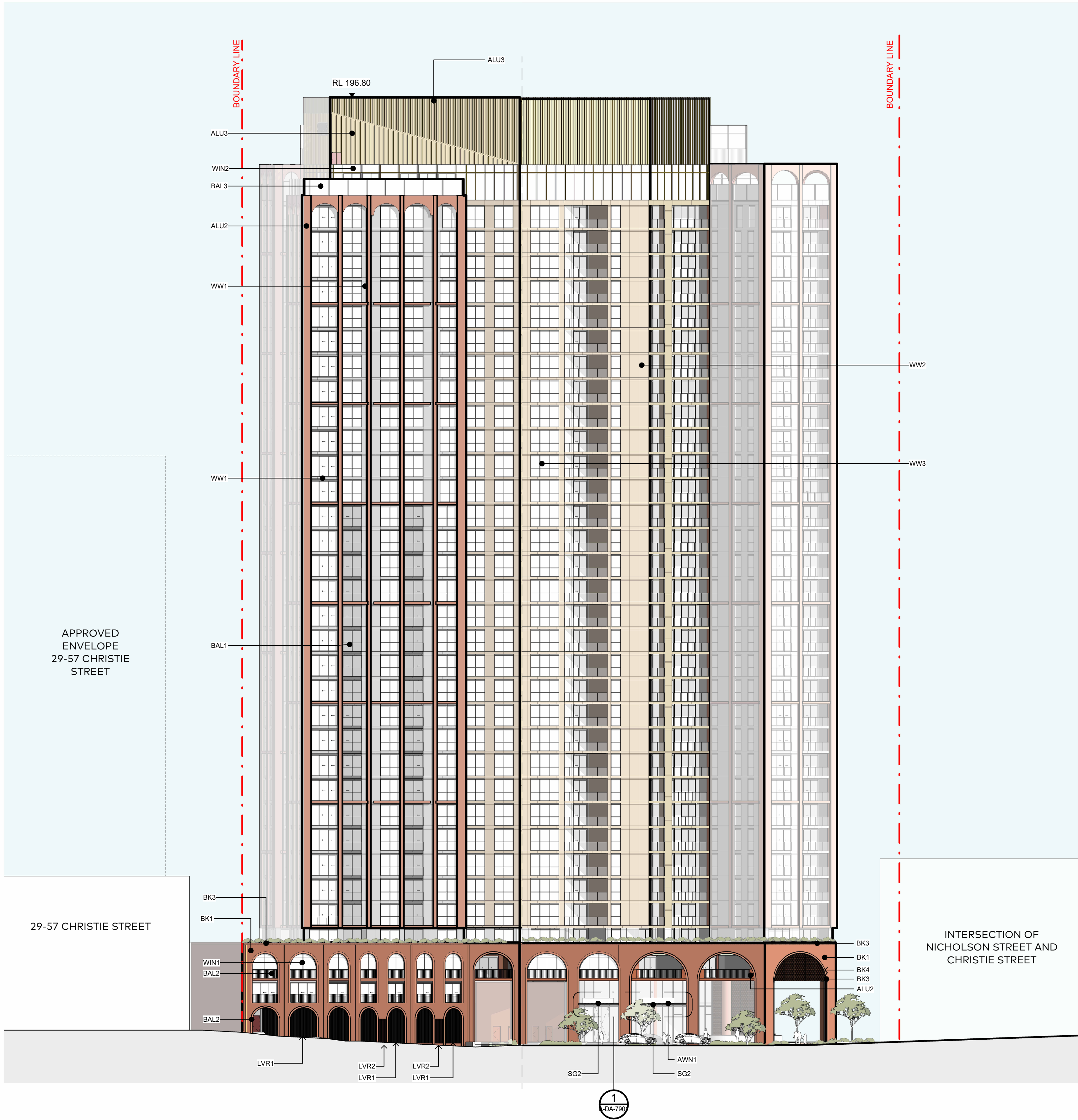
Date:
01/09/2025

Drawing Number:
A-DA-3001

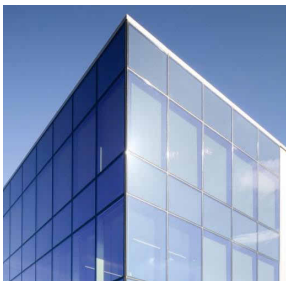
Revision:
1

Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: Elevation - North Elevation
Date: 01/09/2025
Scale: 1:300 @ A1
Drawing Number: A-DA-3001
Revision: 1

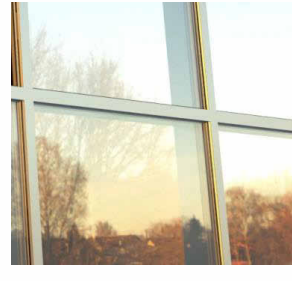
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RL 190.300 m
- LEVEL 33
RL 183.800 m
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- LEVEL 31
RL 177.150 m
- LEVEL 30
RL 174.000 m
- LEVEL 29
RL 170.850 m
- LEVEL 28
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- LEVEL 27
RL 164.550 m
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RL 161.400 m
- LEVEL 25
RL 158.250 m
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RL 92.100 m
- LEVEL 3
RL 88.950 m
- LEVEL 2
RL 85.450 m
- LEVEL 1
RL 82.300 m
- UPPER GROUND
RL 77.300 m
- LOWER GROUND
RL 72.500 m



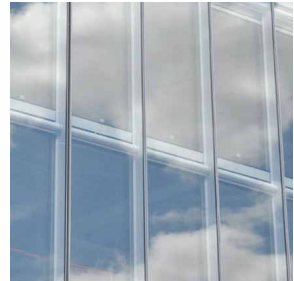
WW - UNITISED WINDOW WALL SYSTEM



WW1 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GREY COLOUR BACKPANEL



WW2 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - BRONZE COLOUR BACKPANEL

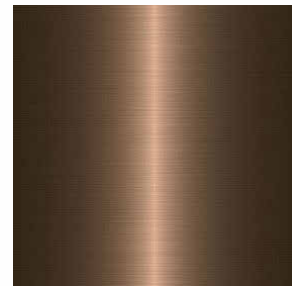


WW3 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GLAZING

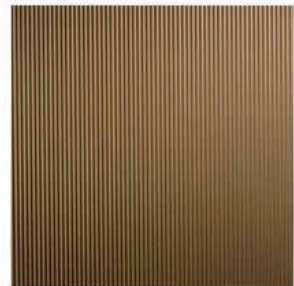
ALU - CLADDING SYSTEM



ALU1 ALUMINIUM RAINSCREEN CLADDING CLADDING WITH EXTRUSION - LIGHT GREY



ALU2 ALUMINIUM - DARK BRONZE COLOUR

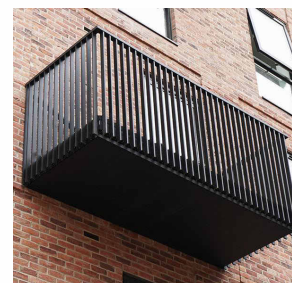


ALU3 ALUMINIUM RAINSCREEN CLADDING WITH EXTRUSION - BRONZE

BAL - BALUSTRADE SYSTEM



BAL1 GLASS BALUSTRADE



BAL2 PALISADE BALUSTRADE

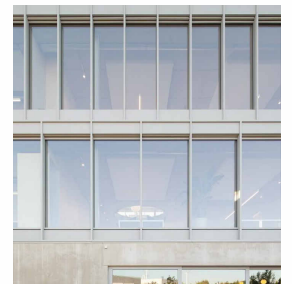


BAL3 GLAZED WIND SCREEN

WIN - WINDOW SYSTEM



WIN1 GLAZING WITH CHARCOAL FRAME

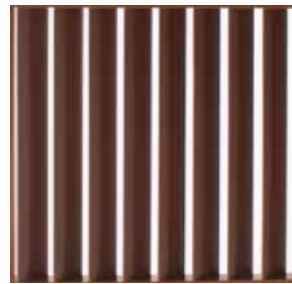


WIN2 GLAZING WITH LIGHT GREY FRAME

LVR - LOUVRE SYSTEM

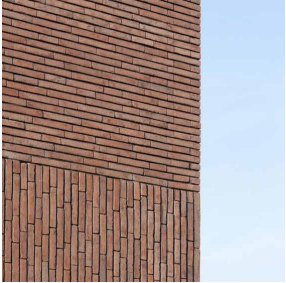


LVR1 LOUVRED SCREEN - CHARCOAL

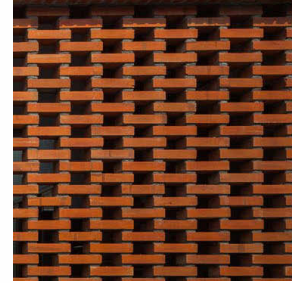


LVR2 LOUVRED SCREEN - WARM

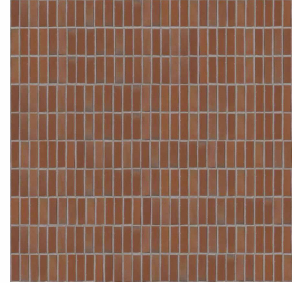
BK - BRICK



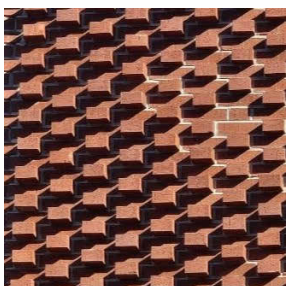
BK1 FACE BRICK - WARM BROWN



BK2 HIT AND MISS BRICK - WARM BROWN

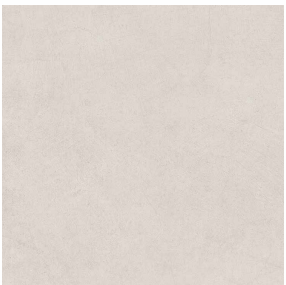


BK3 SOLDIER BRICK - WARM BROWN



BK4 LADY FLEMISH BRICK - WARM BROWN

CON - CONCRETE



CON1 CONCRETE FINISH

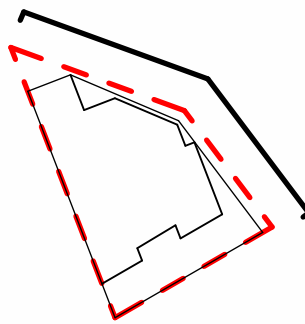


AWN1 CHARCOAL POWDER COAT ALUMINIUM

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Cox Architecture
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The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

COX
CORONATION

Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title
ELEVATION - NICHOLSON STREET ELEVATION

Document Control Status:

SSDA SUBMISSION

Co-ordinated: HP
Drawn: HP,AW

Project Architect: ANTHONY KIM
Scale: 1:300 @ A1

Project Director: FELIPE MIRANDA
Date: 01/09/2025

Drawing Number: A-DA-3002
Revision: 1

Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: Elevation - Nicholson Street Elevation
Date: 01/09/2025
Scale: 1:300 @ A1
Drawing Number: A-DA-3002
Revision: 1

LEVEL 34	RL 190.300 m
LEVEL 33	RL 183.800 m
LEVEL 32	RL 180.300 m
LEVEL 31	RL 177.150 m
LEVEL 30	RL 174.000 m
LEVEL 29	RL 170.850 m
LEVEL 28	RL 167.700 m
LEVEL 27	RL 164.550 m
LEVEL 26	RL 161.400 m
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LEVEL 7	RL 101.550 m
LEVEL 6	RL 98.400 m
LEVEL 5	RL 95.250 m
LEVEL 4	RL 92.100 m
LEVEL 3	RL 88.950 m
LEVEL 2	RL 85.450 m
LEVEL 1	RL 82.300 m
UPPER GROUND	RL 77.300 m
LOWER GROUND	RL 72.500 m

72 CHRISTIE STREET

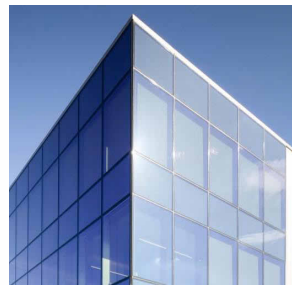
CHRISTIE STREET

29-57 CHRISTIE STREET

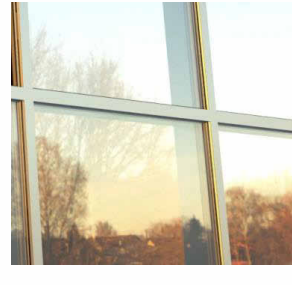
NICHOLSON STREET

472-486 PACIFIC
HIGHWAY

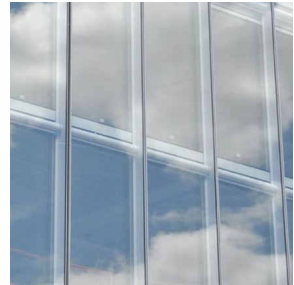
WW - UNITISED WINDOW WALL SYSTEM



WW1 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GREY COLOUR BACKPANEL

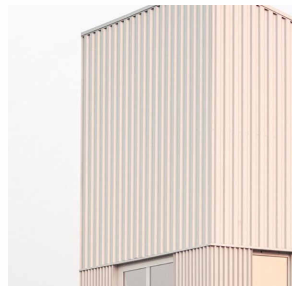


WW2 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - BRONZE COLOUR BACKPANEL

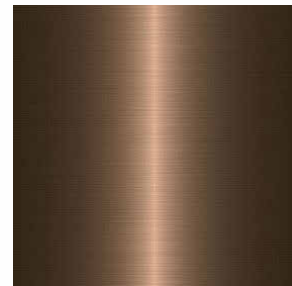


WW3 UNITISED WINDOW WALL / CAPTIVE / CURTAIN WALL SYSTEM - GLAZING COLOUR BACKPANEL

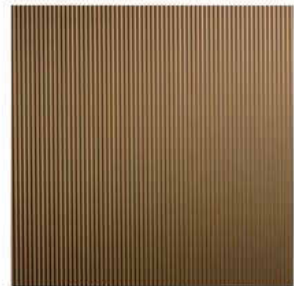
ALU - CLADDING SYSTEM



ALU1 ALUMINIUM RAINSCREEN CLADDING CLADDING WITH EXTRUSION - LIGHT GREY OR PRECAST CONCRETE

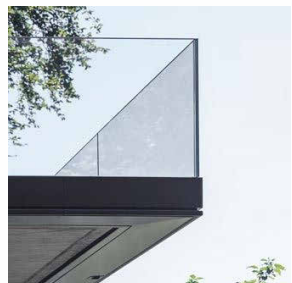


ALU2 ALUMINIUM - DARK BRONZE COLOUR OR PRECAST CONCRETE

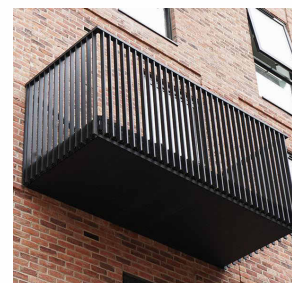


ALU3 ALUMINIUM RAINSCREEN CLADDING WITH EXTRUSION - BRONZE

BAL - BALUSTRADE SYSTEM



BAL1 GLASS BALUSTRADE



BAL2 PALISADE BALUSTRADE

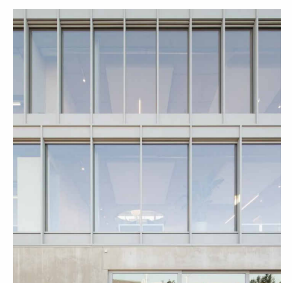


BAL3 GLAZED WIND SCREEN

WIN - WINDOW SYSTEM



WIN1 GLAZING WITH CHARCOAL FRAME

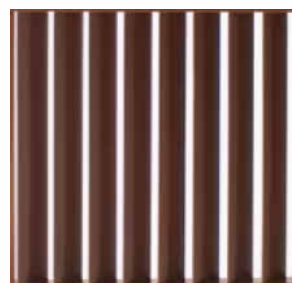


WIN2 GLAZING WITH LIGHT GREY FRAME

LVR - LOUVRE SYSTEM

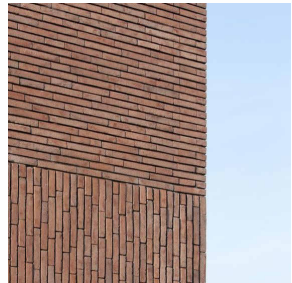


LVR1 LOUVRED SCREEN - CHARCOAL

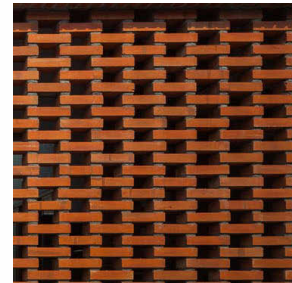


LVR2 LOUVRED SCREEN - WARM

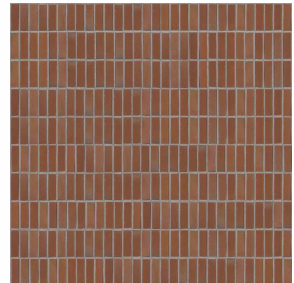
BK - BRICK



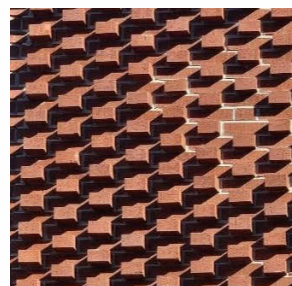
BK1 FACE BRICK - WARM BROWN



BK2 HIT AND MISS BRICK - WARM BROWN

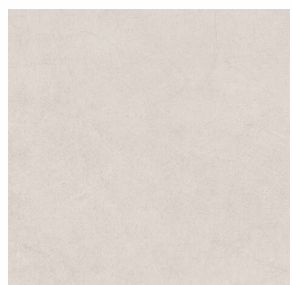


BK3 SOLDIER BRICK - WARM BROWN



BK4 LACY FLEMISH BRICK - WARM BROWN

CON - CONCRETE



CON1 CONCRETE FINISH

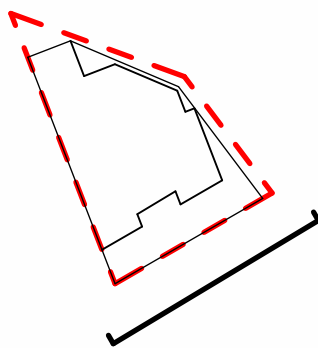


AWN1 CHARCOAL POWDER COAT ALUMINIUM

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Ramin Jahromi no. 10000

COX
CORONATION

Client CORONATION

Project No. 222141.03

Project NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title ELEVATION - SOUTH ELEVATION

Document Control Status:

SSDA SUBMISSION

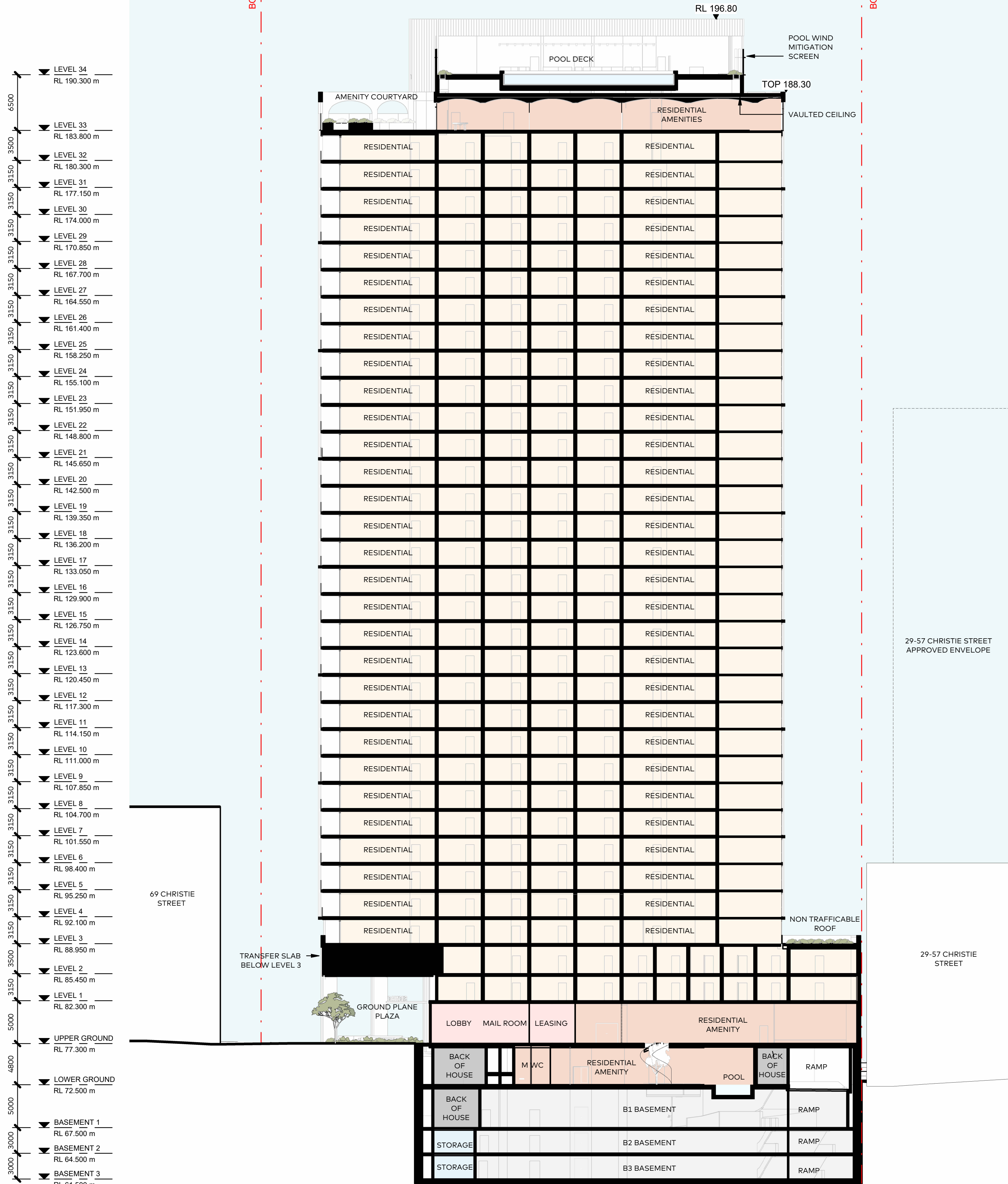
Co-ordinated: HP Drawn: HP,AW

Project Architect: ANTHONY KIM Scale: 1 : 300 @ A1

Project Director: FELIPE MIRANDA Date: 01/09/2025

Drawing Number: A-DA-3003 Revision: 1

Architect: Cox Architecture Pty Ltd, Project: 222141.03, Nicholson Place, RVT4, v1
PLOT STAMP DATE: 10/09/2025 2:43:38 PM



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- LEGEND
- RESIDENTIAL AMENITY
 - RESIDENTIAL LOBBY
 - RESIDENTIAL
 - BACK OF HOUSE
 - STORAGE
 - SITE BOUNDARY

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Project No.
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Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title
SECTION A

Document Control Status:

SSDA SUBMISSION

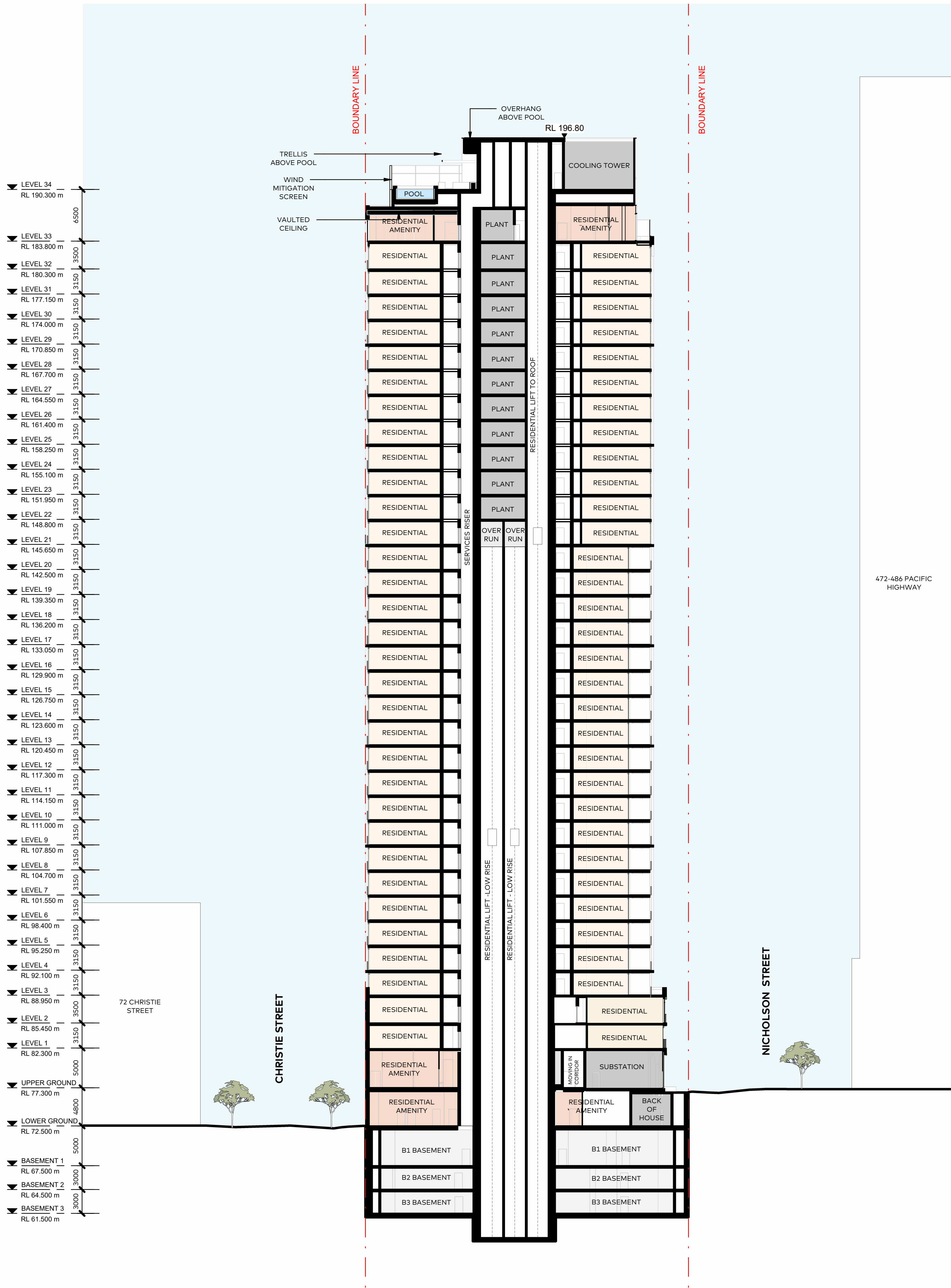
Co-ordinated: HP
Drawn: HP,AW

Project Architect: ANTHONY KIM
Scale: 1 : 300 @ A1

Project Director: FELIPE MIRANDA
Date: 01/09/2025

Drawing Number: A-DA-4000
Revision: 1

Approved Cox Architecture Pty Ltd 2025/01/09, NICHOLSON PLACE, R1724, v1
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- RESIDENTIAL
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- STORAGE
- SITE BOUNDARY

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Project
NICHOLSON PLACE

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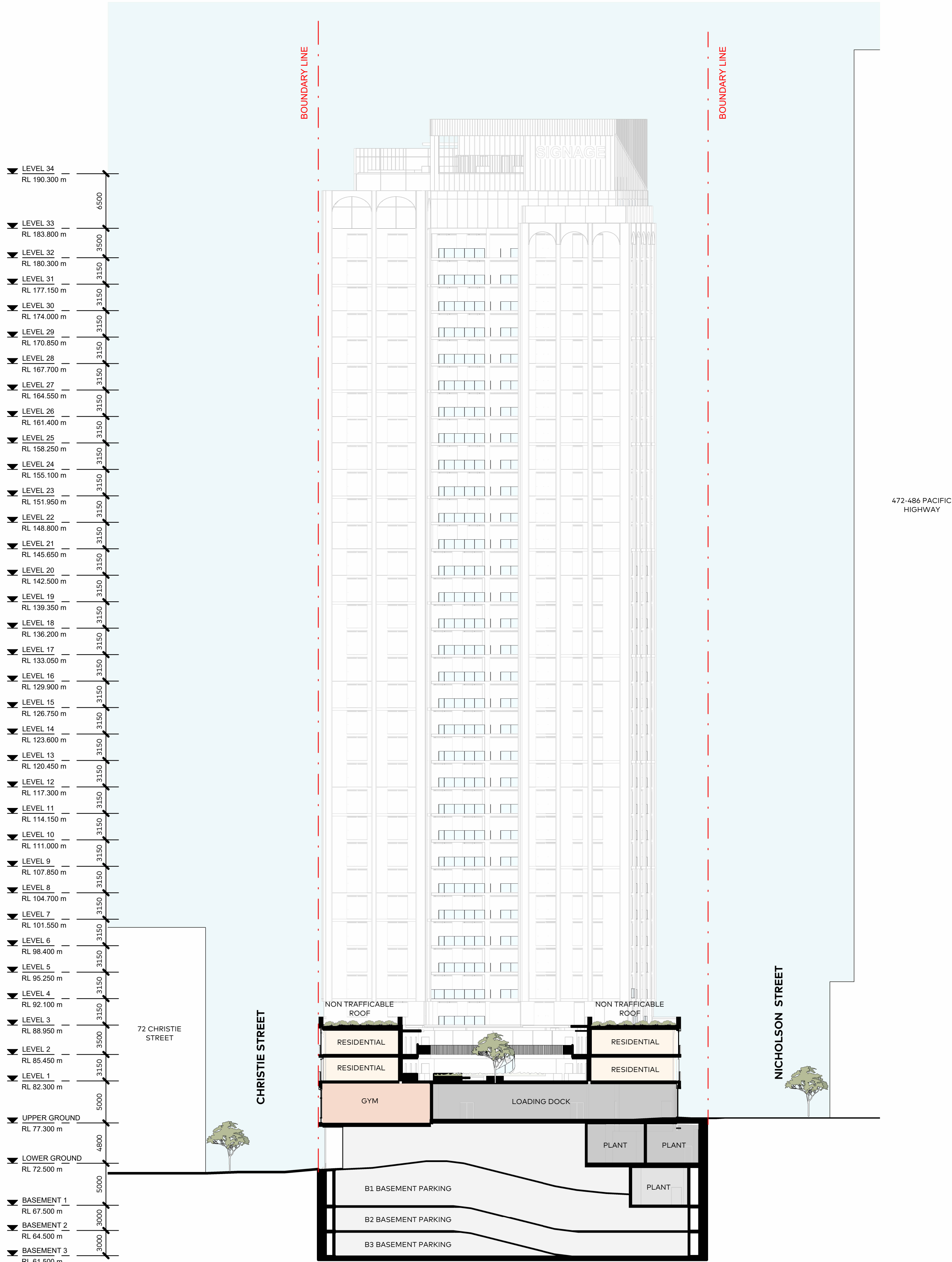
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Drawing Title
SECTION B

Document Control Status:
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 300 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-4001	Revision:	1

Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: SECTION B
Date: 01/09/2025
Scale: 1:300 @ A1
Drawing Number: A-DA-4001



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 - RESIDENTIAL
 - BACK OF HOUSE
 - STORAGE
 - SITE BOUNDARY

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NICHOLSON PLACE

46 NICHOLSON STREET

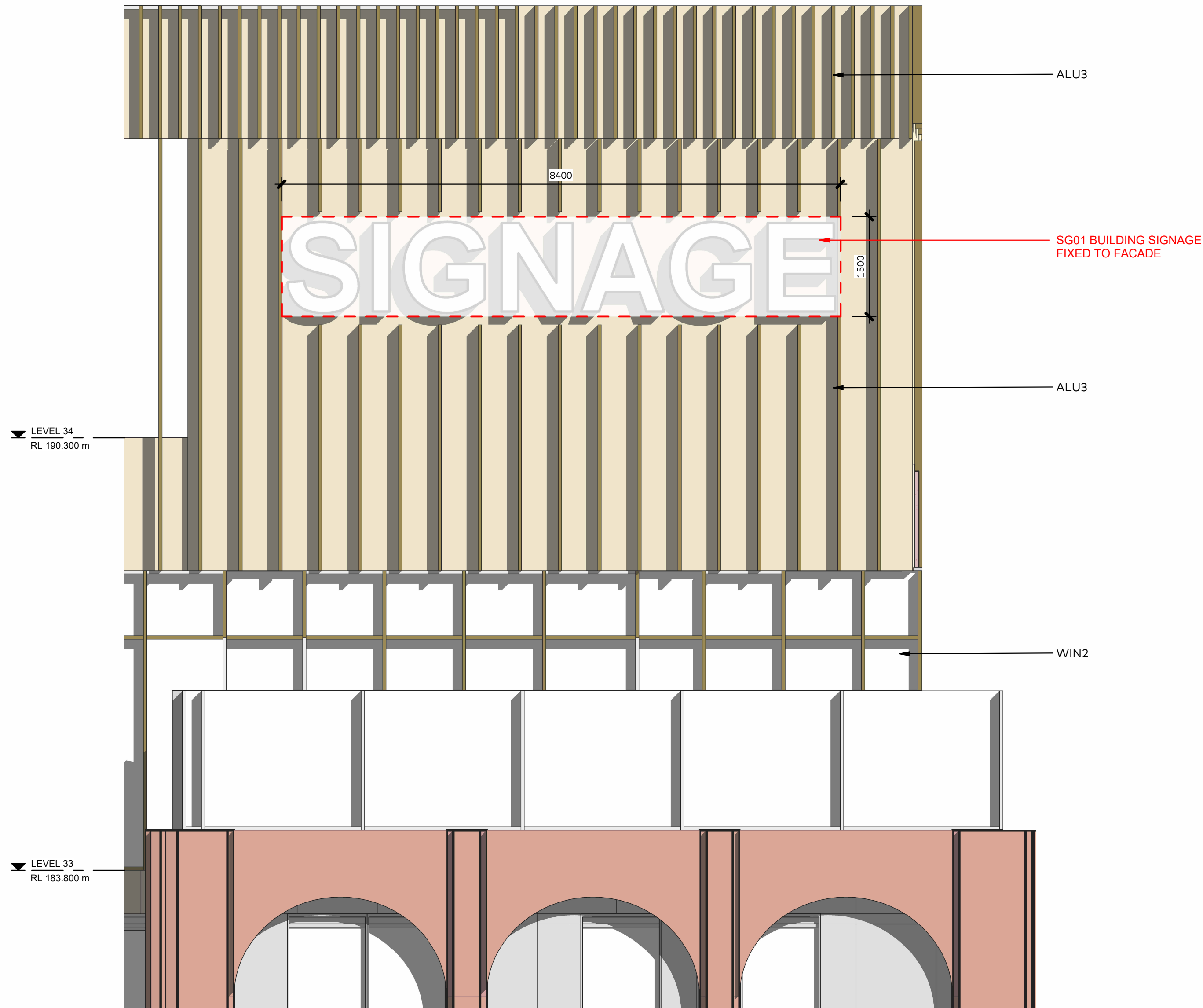
Acknowledgement

Drawing Title
SECTION C

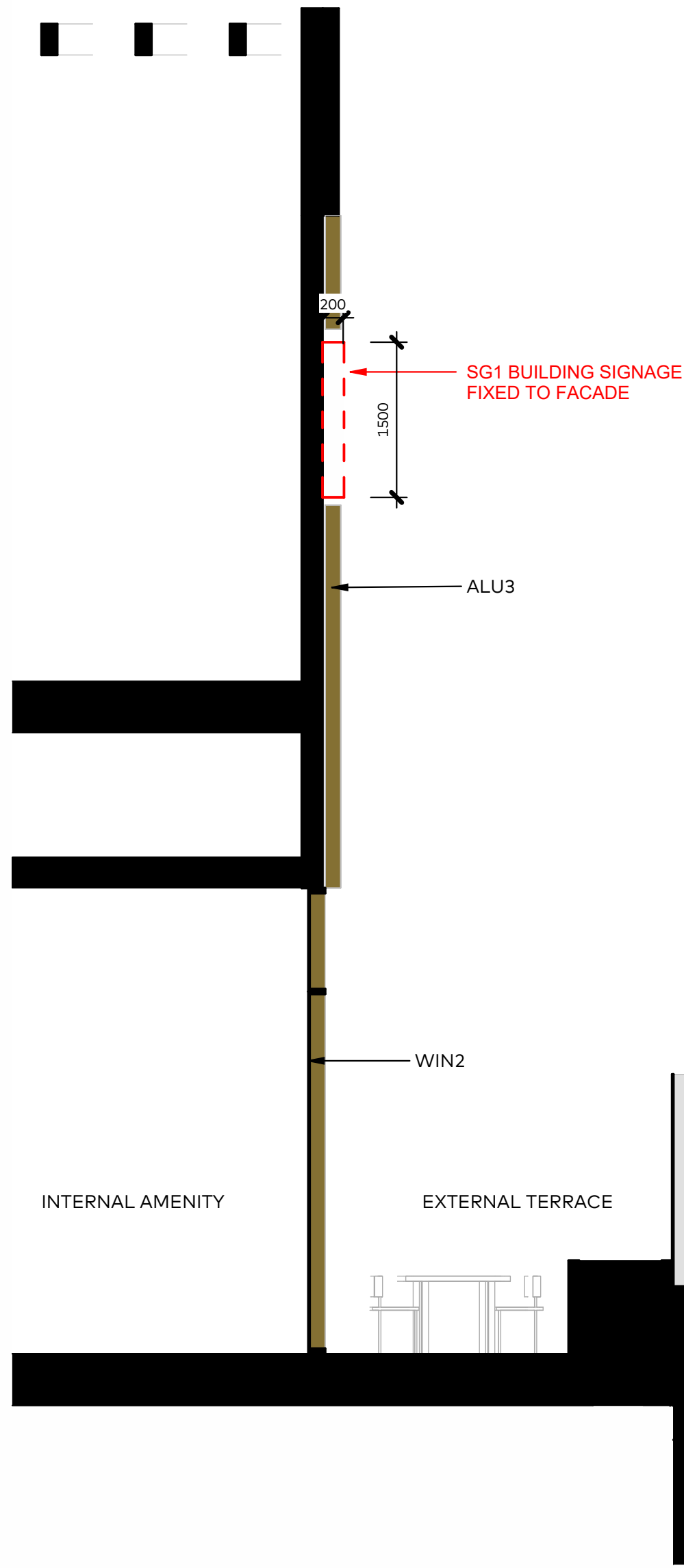
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 300 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-4002	Revision:	

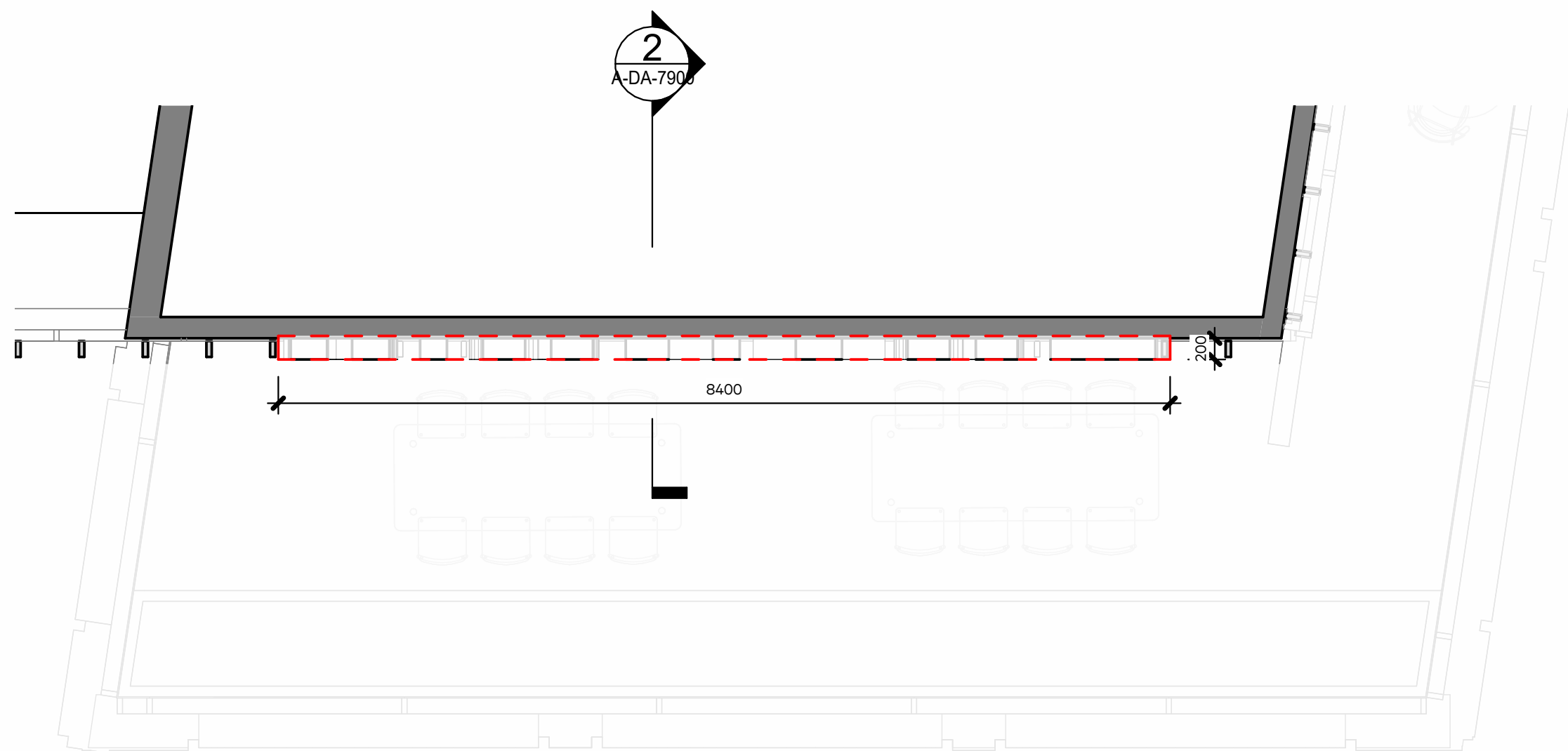
Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025



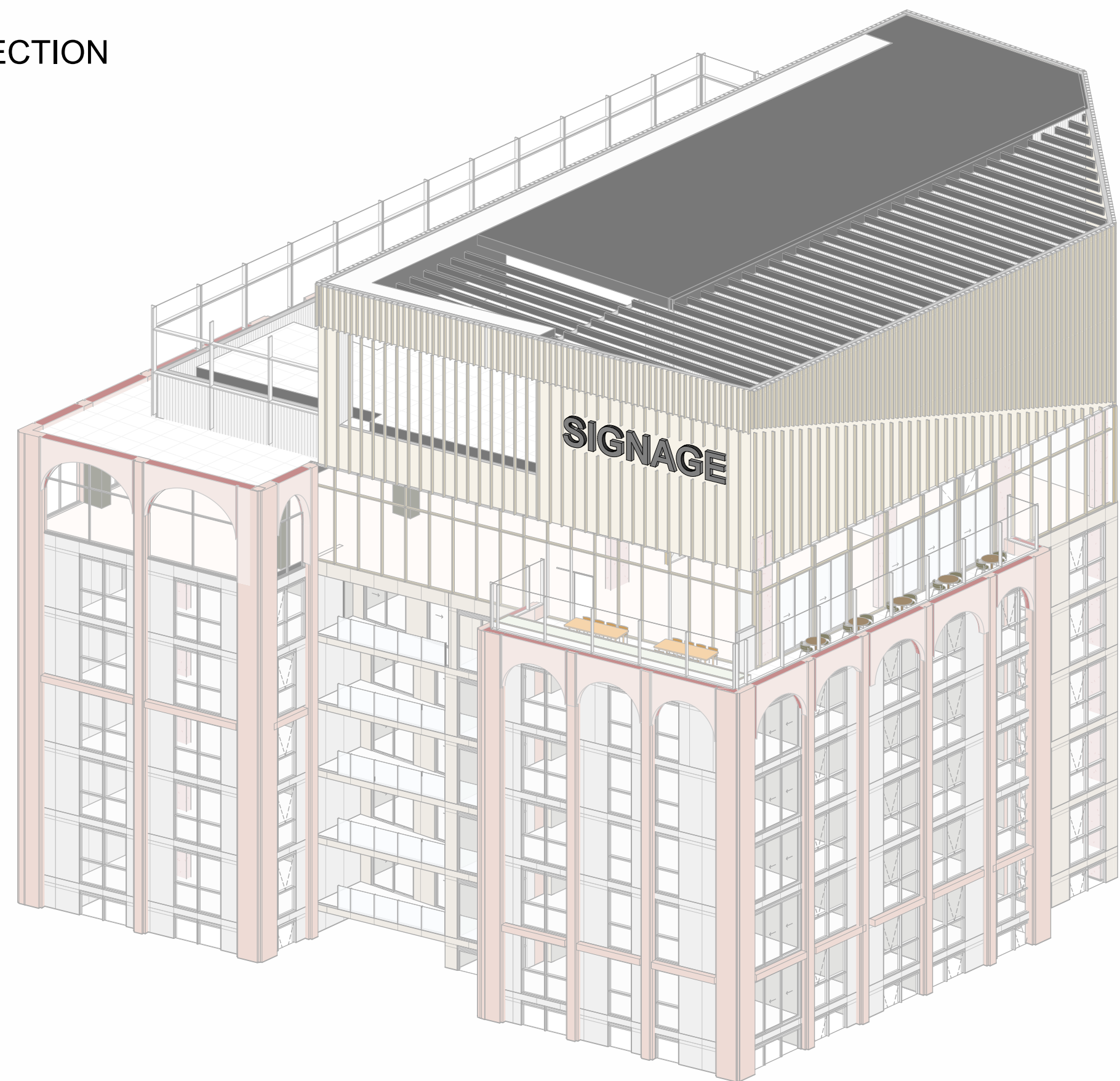
1 TOWER SIGNAGE ELEVATION
SCALE 1 : 50



2 TOWER SIGNAGE SECTION
SCALE 1 : 50



3 TOWER SIGNAGE PLAN
SCALE 1 : 50



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46 NICHOLSON STREET

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Drawing Title
TOWER SIGNAGE

Document Control Status:
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Project Architect:	ANTHONY KIM	Scale:	1 : 50 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-7900	Revision:	1



Drawing Number: A-DA-7901 Revision:



21 JUNE 9AM - WINTER SOLSTICE



21 JUNE 10AM - WINTER SOLSTICE



21 JUNE 11AM - WINTER SOLSTICE



21 JUNE 12PM - WINTER SOLSTICE



21 JUNE 1PM - WINTER SOLSTICE



21 JUNE 2PM - WINTER SOLSTICE



21 JUNE 3PM - WINTER SOLSTICE

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LEGEND

---	SITE BOUNDARY
■	APPROVED DA SHADOW EXTENT
■	PROPOSED SHADOW
■	PARK/ GREEN SPACE
---	LGA BOUNDARY

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Project NICHOLSON PLACE
46 NICHOLSON STREET

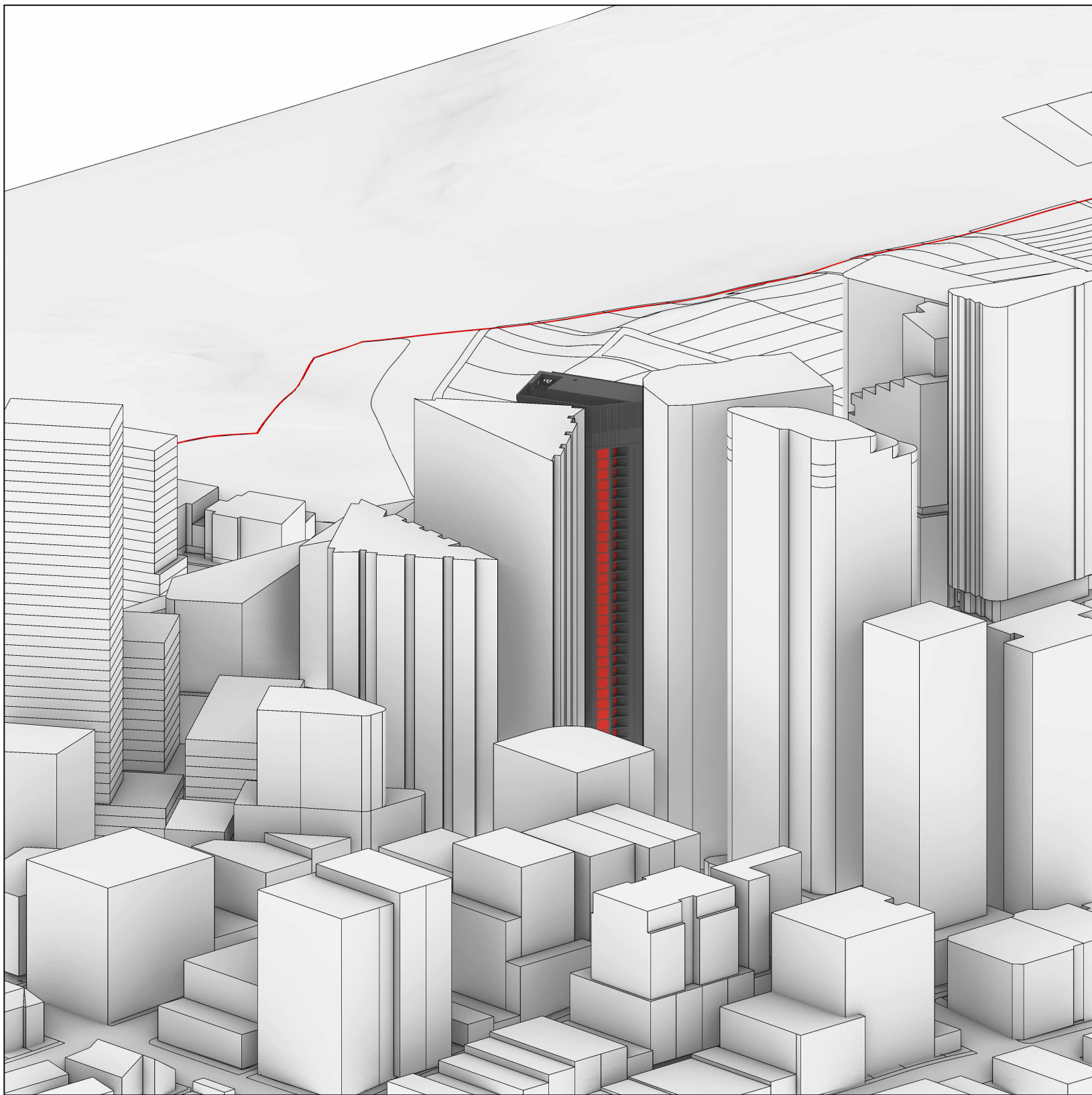
Acknowledgement

Drawing Title SHADOW STUDY (WINTER SOLSTICE)

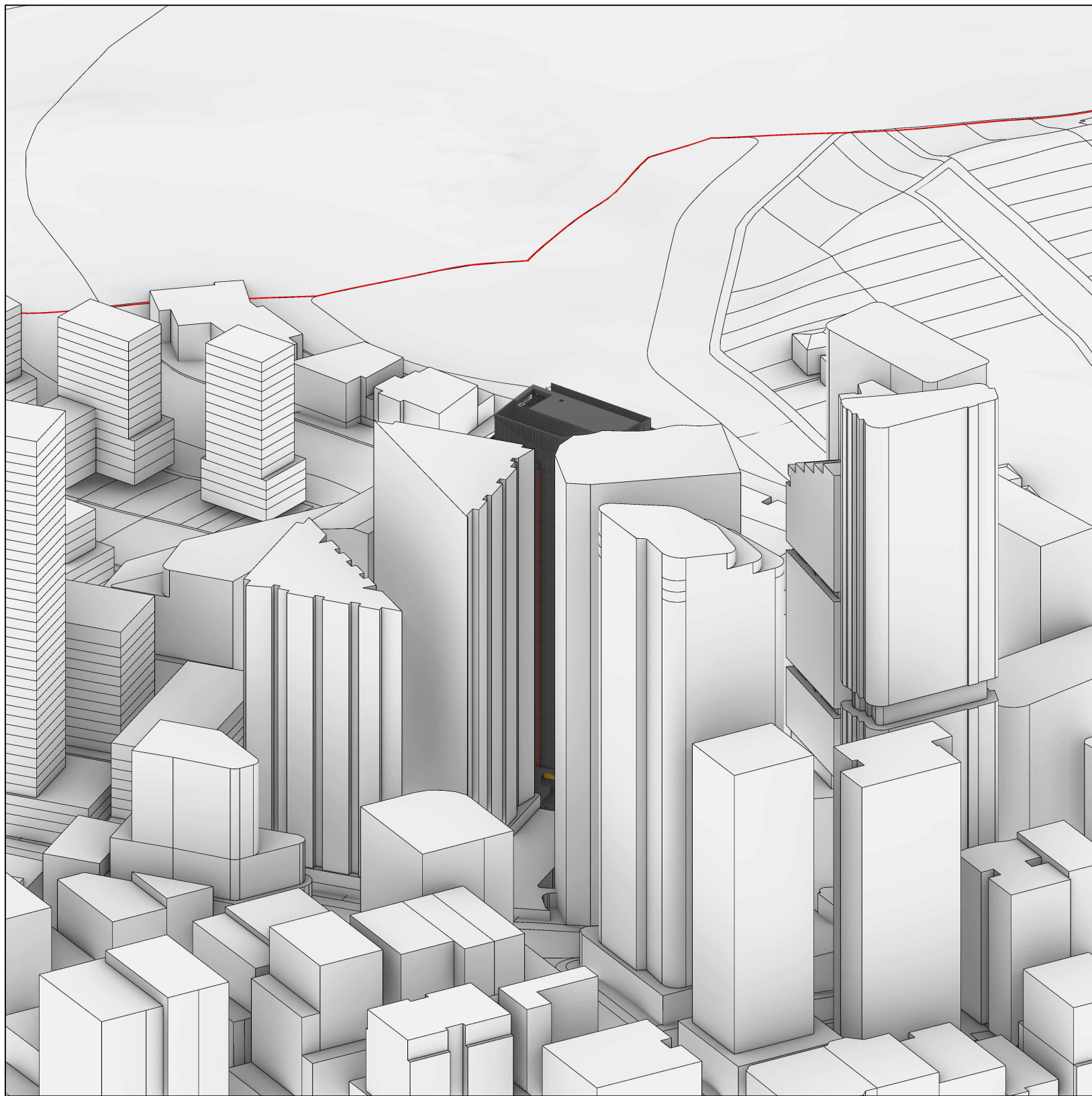
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 2500 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8000	Revision:	1

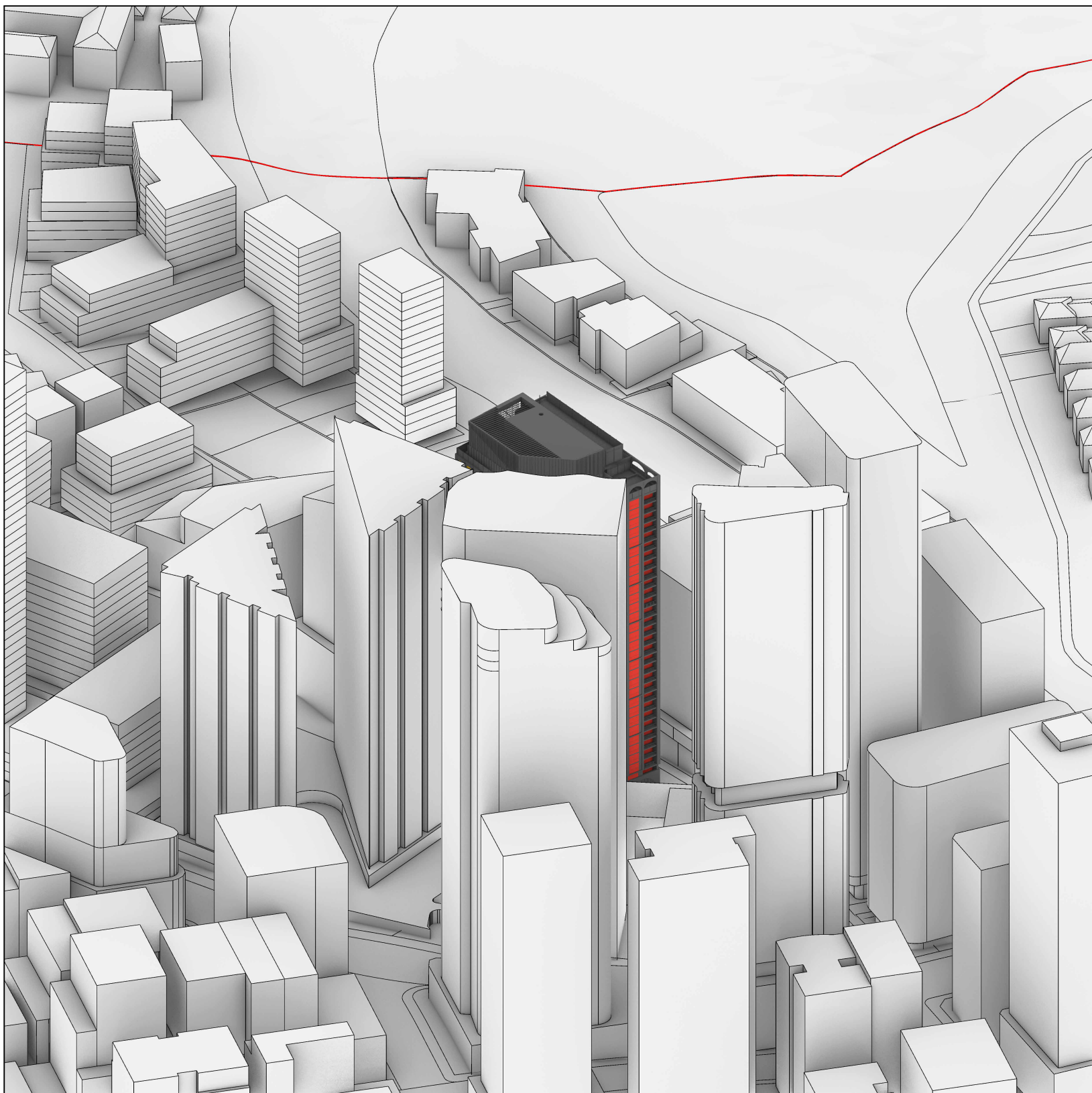




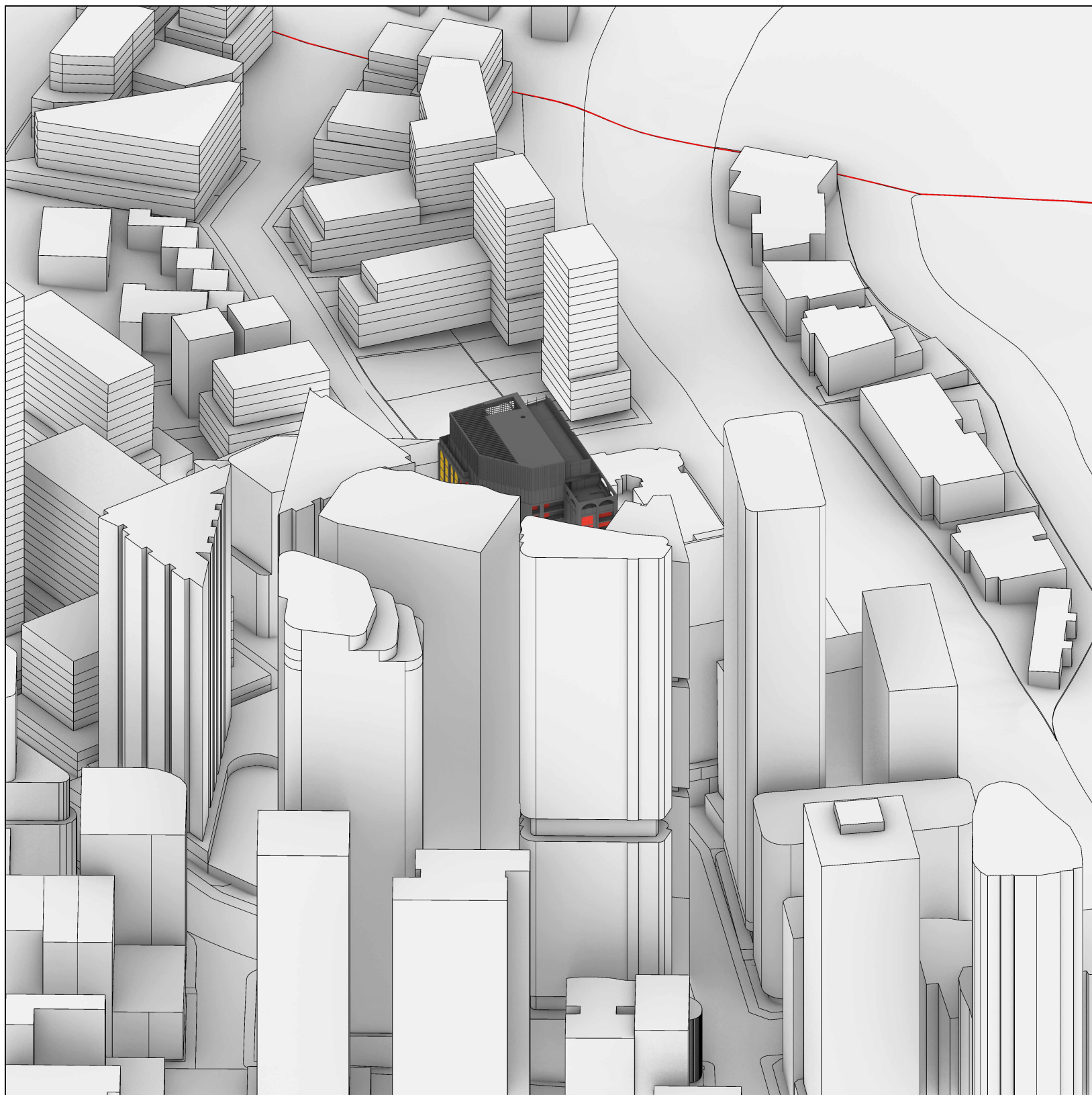
21 JUNE 9AM - WINTER SOLSTICE



21 JUNE 10AM - WINTER SOLSTICE



21 JUNE 11AM - WINTER SOLSTICE



21 JUNE 12PM - WINTER SOLSTICE

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Project No.
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NICHOLSON PLACE
46 NICHOLSON STREET

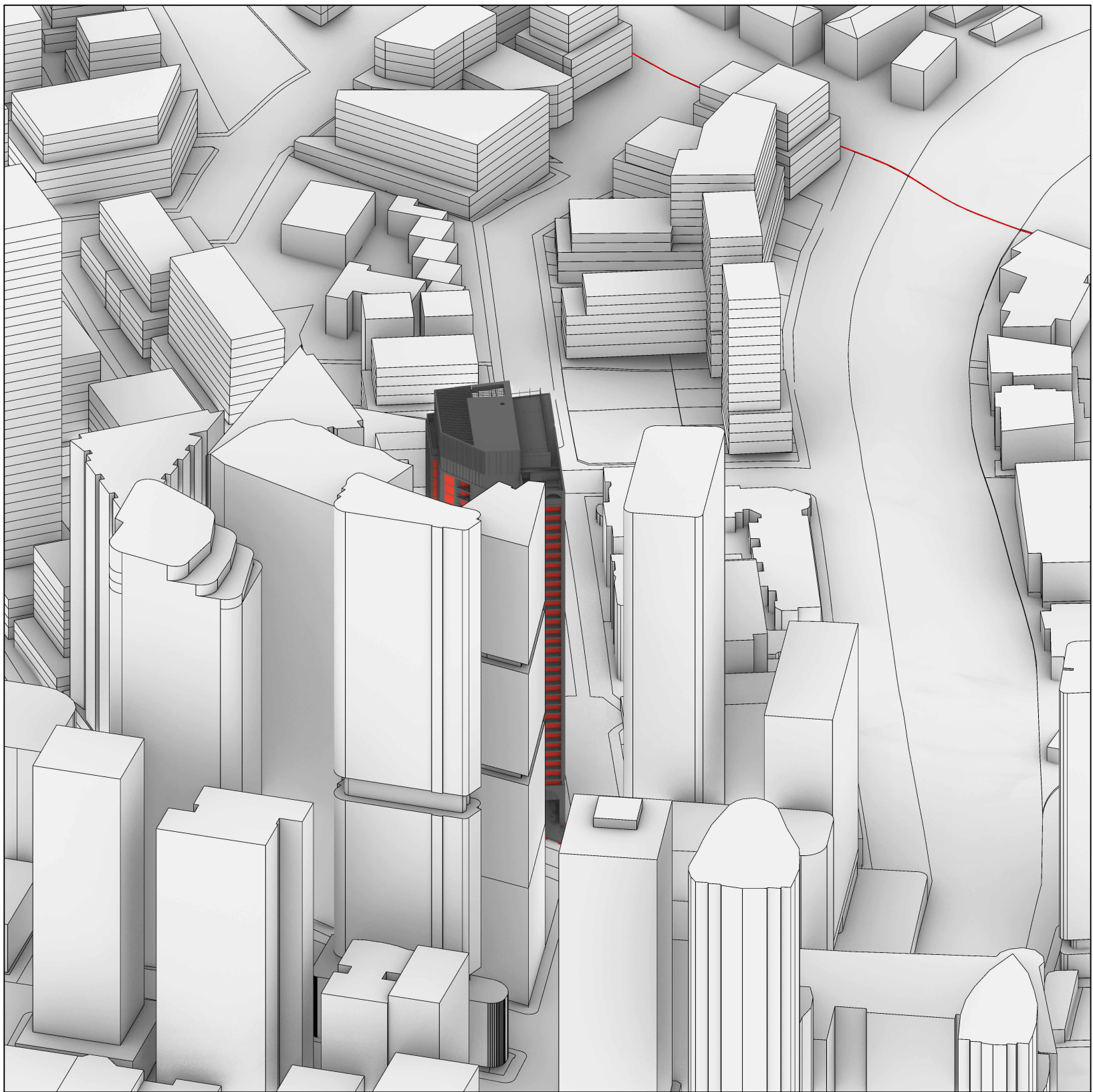
Acknowledgement

Drawing Title
VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 1

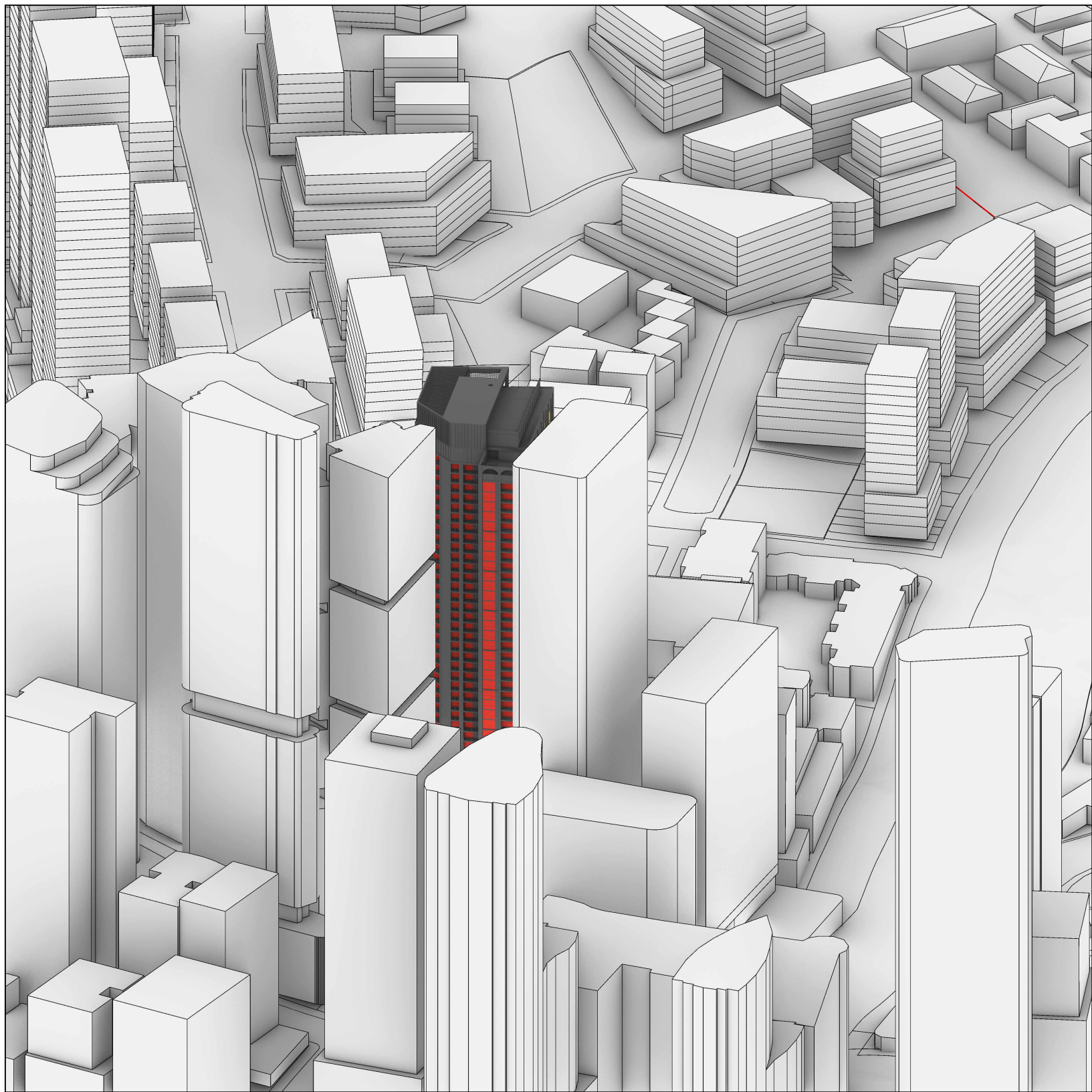
Document Control Status:
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	@ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8003	Revision:	1

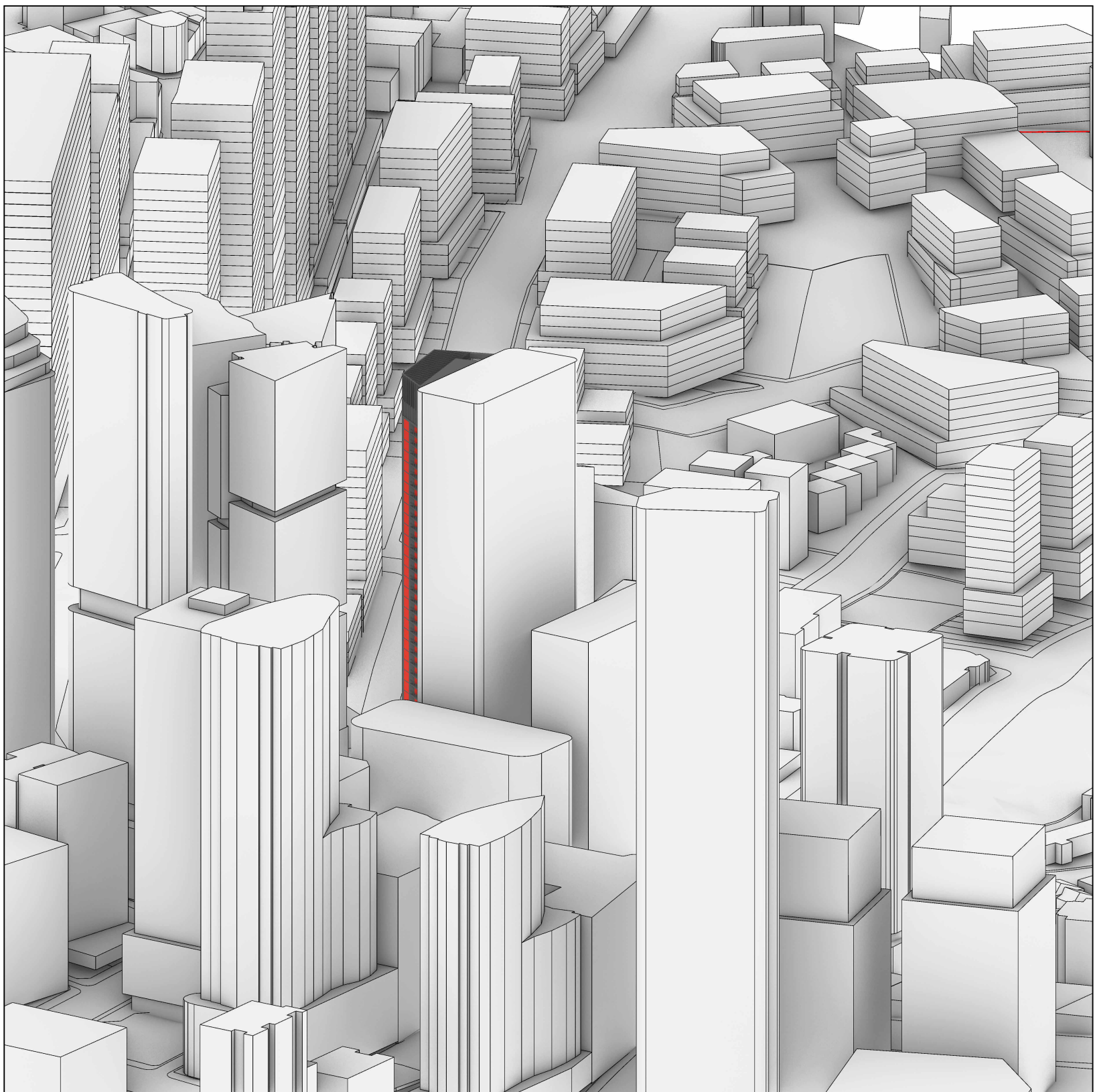
Architect: Cox Architecture Pty Ltd
Project: Nicholson Place
Drawing: Views from the Sun (Winter Solstice) - Sheet 1
Date: 01/09/2025
Scale: @ A1
Drawing Number: A-DA-8003



21 JUNE 1PM - WINTER SOLSTICE



21 JUNE 2PM - WINTER SOLSTICE



21 JUNE 3PM - WINTER SOLSTICE

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NICHOLSON PLACE
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Acknowledgement

Drawing Title
VIEWS FROM THE SUN (WINTER SOLSTICE) - SHEET 2

Document Control Status:
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	@ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8004	Revision:	1



VIEW FROM CHRISTIE STREET LOOKING SOUTH EAST
(ARTISTS IMPRESSION ONLY)



VIEW FROM NICHOLSON STREET LOOKING SOUTH WEST
(ARTISTS IMPRESSION ONLY)

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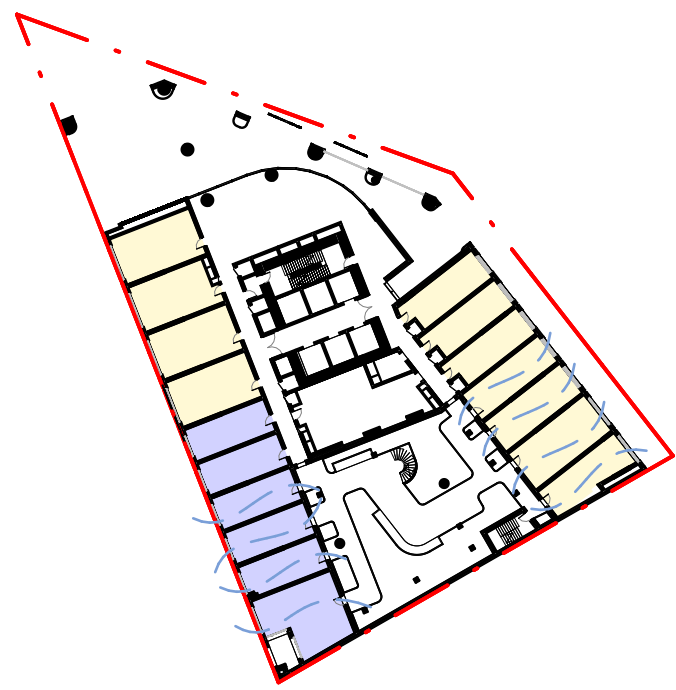
Project
NICHOLSON PLACE
46 NICHOLSON STREET

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Drawing Title
ARTIST IMPRESSION

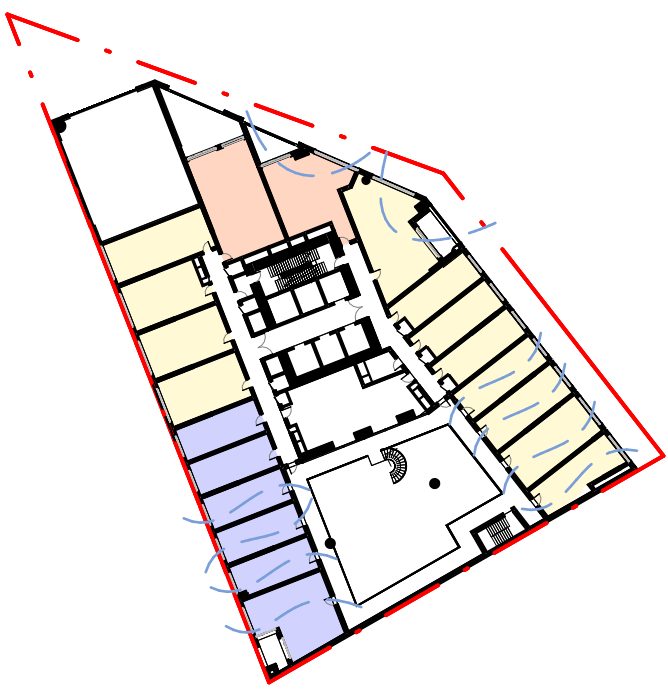
Document Control Status:
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Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	@ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8100	Revision:	1



LEVEL 1

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		0
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		6
NO DIRECT SOLAR ACCESS		11
TOTAL NO. OF UNITS		17
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		8
TOTAL NO. OF UNITS		17



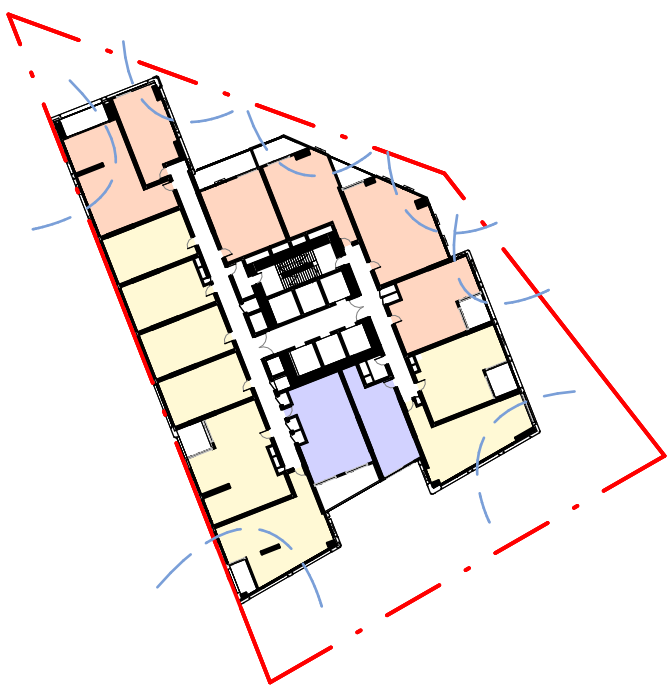
LEVEL 2

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		2
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		12
NO DIRECT SOLAR ACCESS		6
TOTAL NO. OF UNITS		20
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		8
TOTAL NO. OF UNITS		20



LEVEL 3

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		7
TOTAL NO. OF UNITS		16

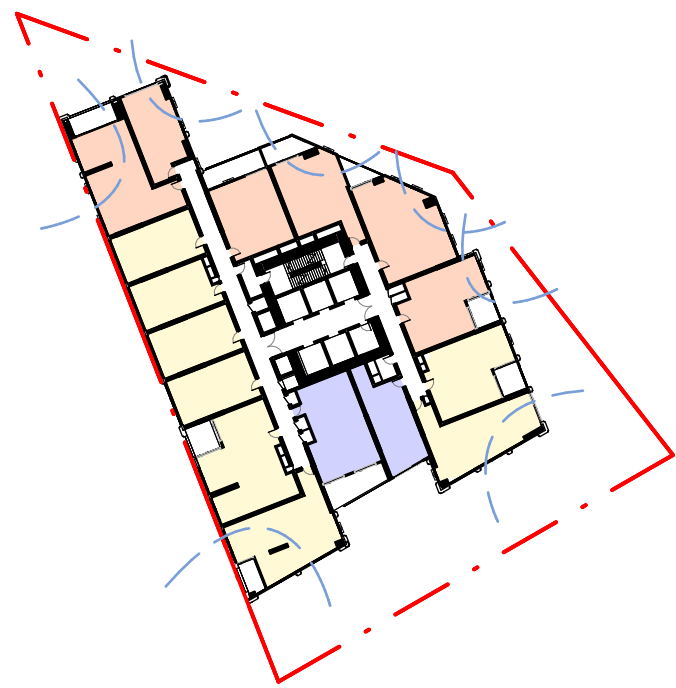


LEVEL 4

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		7
TOTAL NO. OF UNITS		16

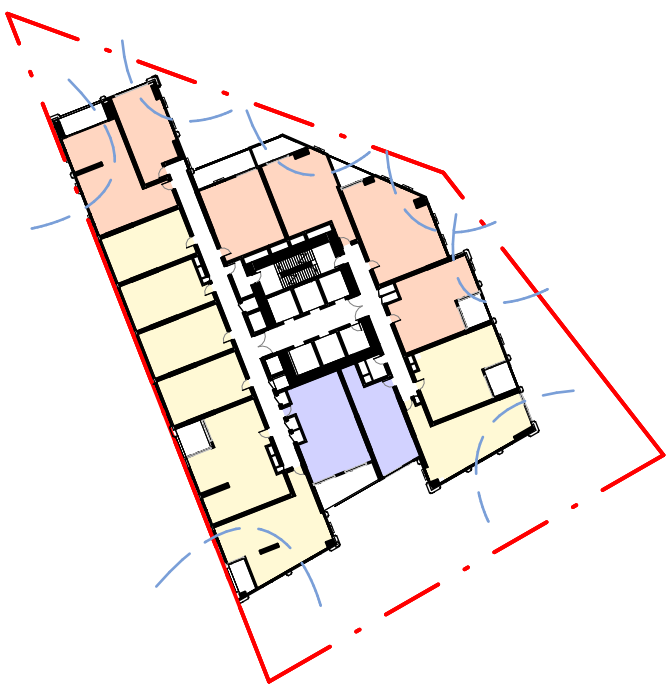
ADG - SOLAR COMPLIANCE		
SOLAR ACHIEVED	No. UNITS	PERCENTAGE (%)
NO SOLAR	72	13%
UNDER 2 HOURS	287	53%
OVER 2 HOURS	182	34%

ADG - CROSS VENTILATION		
CROSS VENTILATION	No. UNITS	PERCENTAGE (%)
NO CROSS VENTILATION	64	55%
CROSSVENT ACHIEVED	53	45%



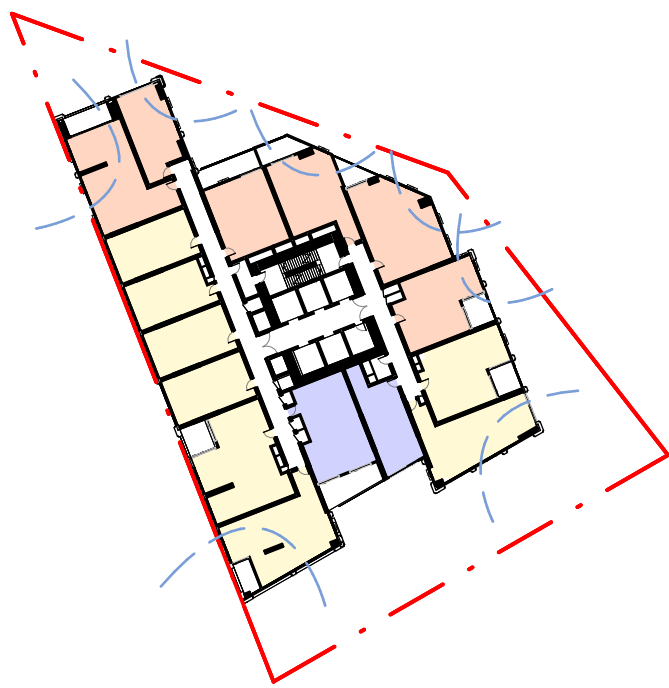
LEVEL 5

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		7
TOTAL NO. OF UNITS		16



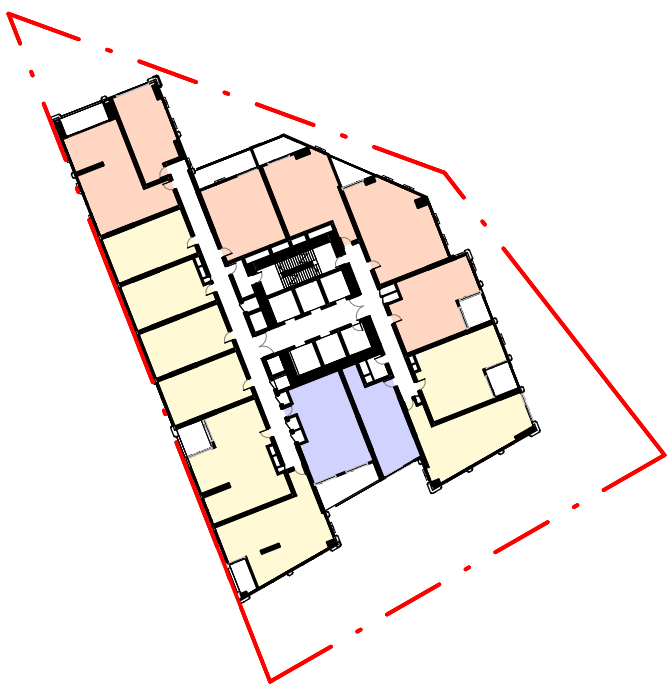
LEVEL 6

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		7
TOTAL NO. OF UNITS		16



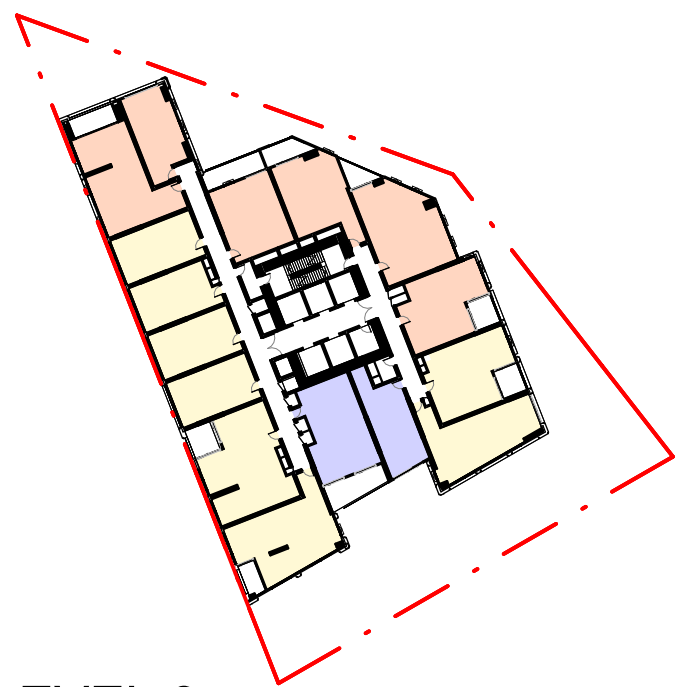
LEVEL 7

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16
NATURAL VENTILATION (FIRST 9 STOREYS)		
NATURAL CROSS VENTILATION		7
TOTAL NO. OF UNITS		16



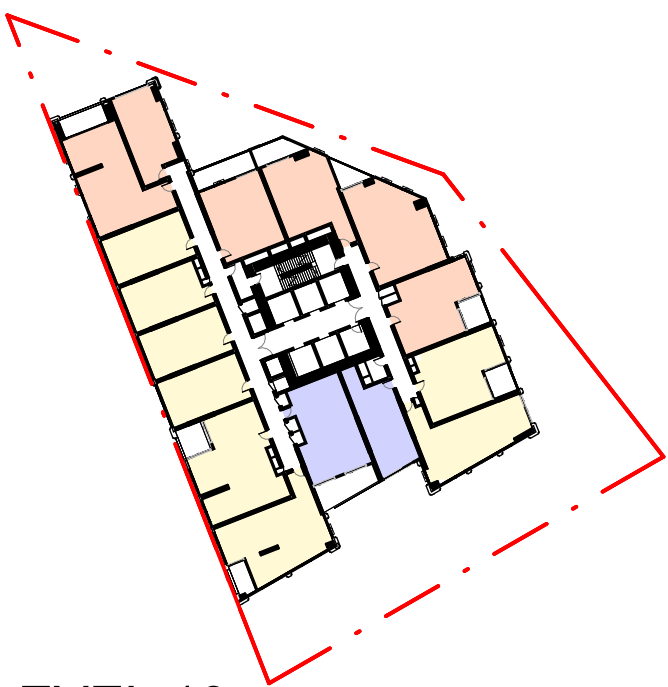
LEVEL 8

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



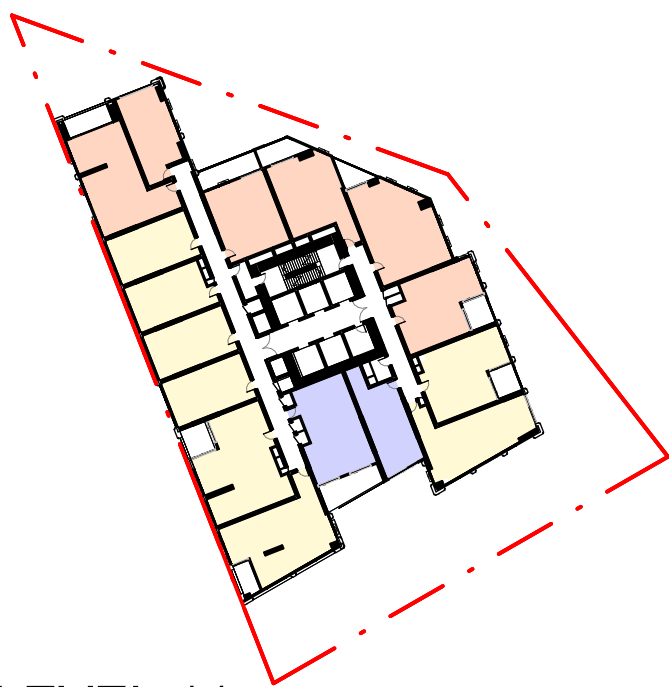
LEVEL 9

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



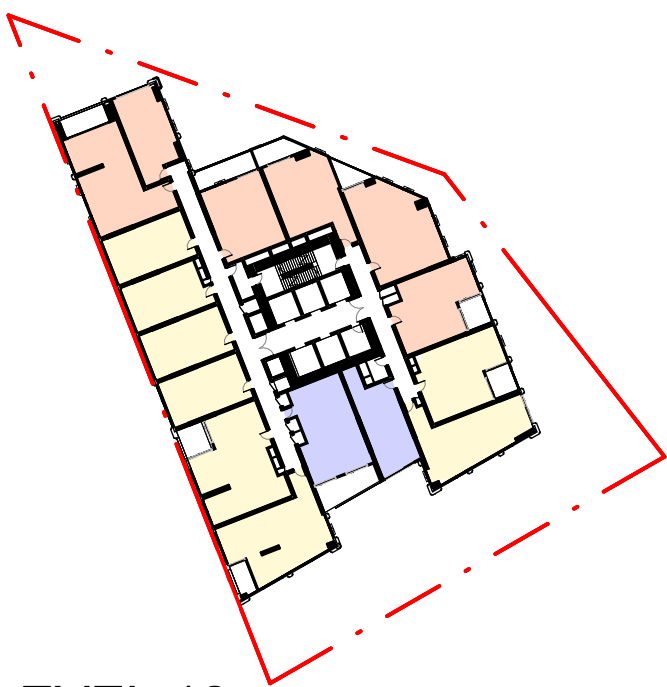
LEVEL 10

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



LEVEL 11

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



LEVEL 12

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025



Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title
ADG COMPLIANCE - SHEET 1

Document Control Status:
SSDA SUBMISSION

Co-ordinated:
HP

Project Architect:
ANTHONY KIM

Project Director:
FELIPE MIRANDA

Drawing Number:
A-DA-8300

Drawn:
HP,AW

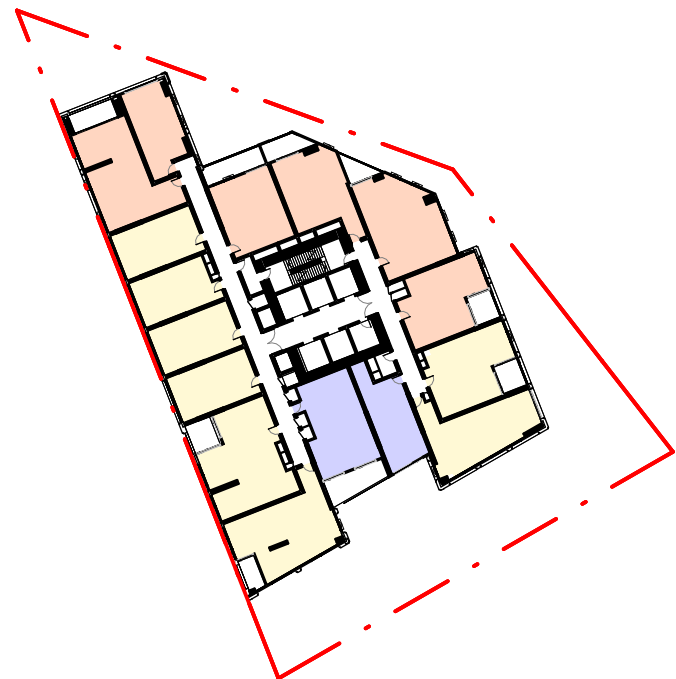
Scale:
1 : 800 @ A1

Date:
01/09/2025

Revision:

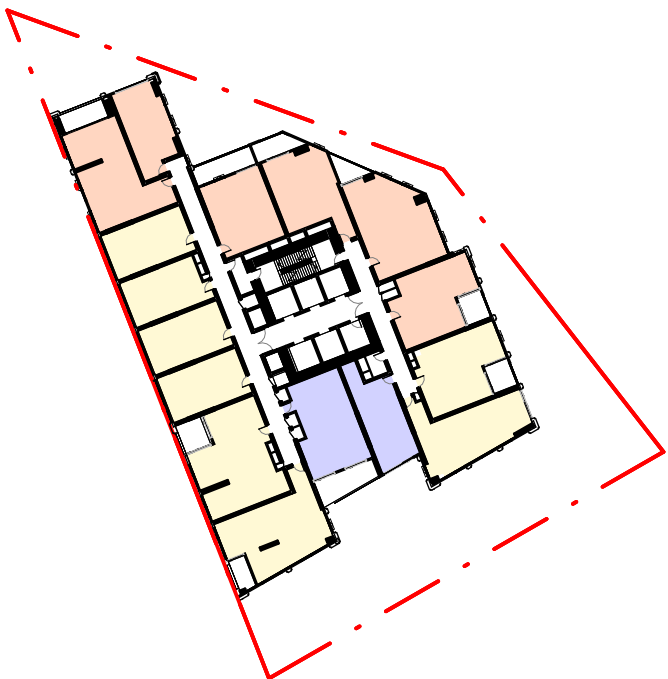
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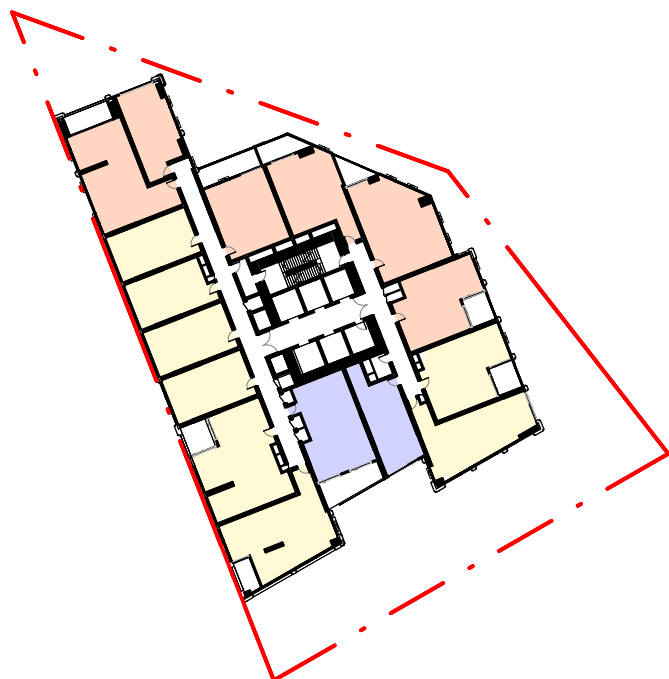
LEVEL 13

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



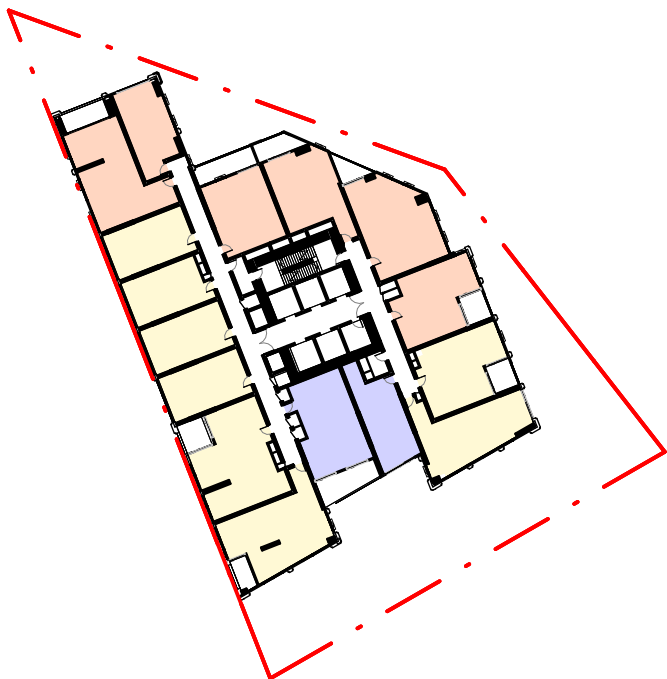
LEVEL 14

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



LEVEL 15

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16

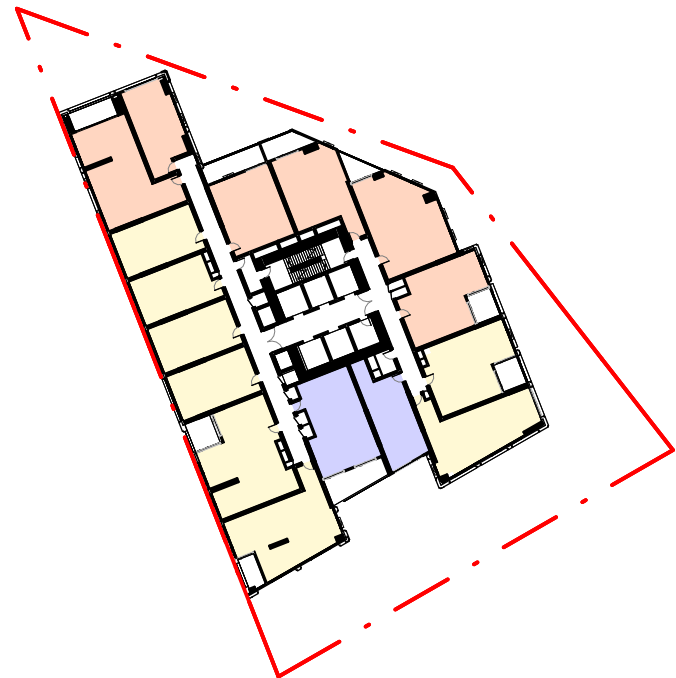


LEVEL 16

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16

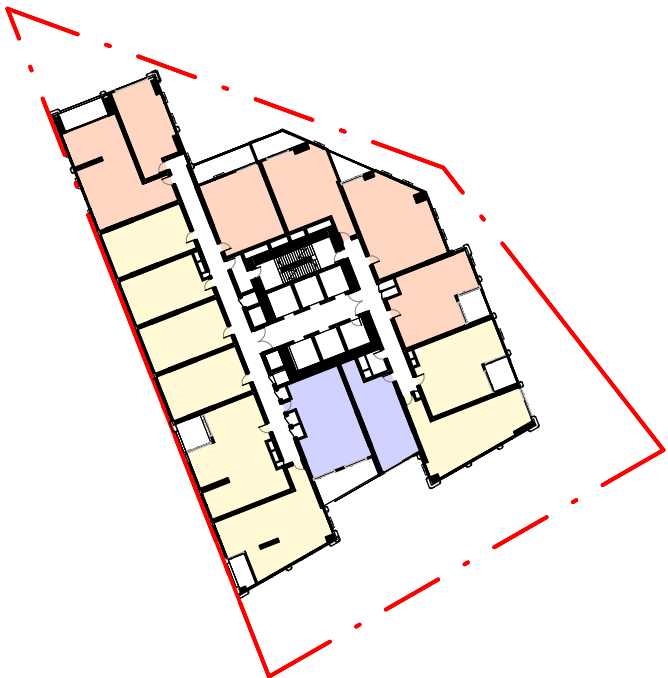
ADG - SOLAR COMPLIANCE		
SOLAR ACHIEVED	No. UNITS	PERCENTAGE (%)
NO SOLAR	72	13%
UNDER 2 HOURS	287	53%
OVER 2 HOURS	182	34%

ADG - CROSS VENTILATION		
CROSS VENTILATION	No. UNITS	PERCENTAGE (%)
NO CROSS VENTILATION	64	55%
CROSSVENT ACHIEVED	53	45%



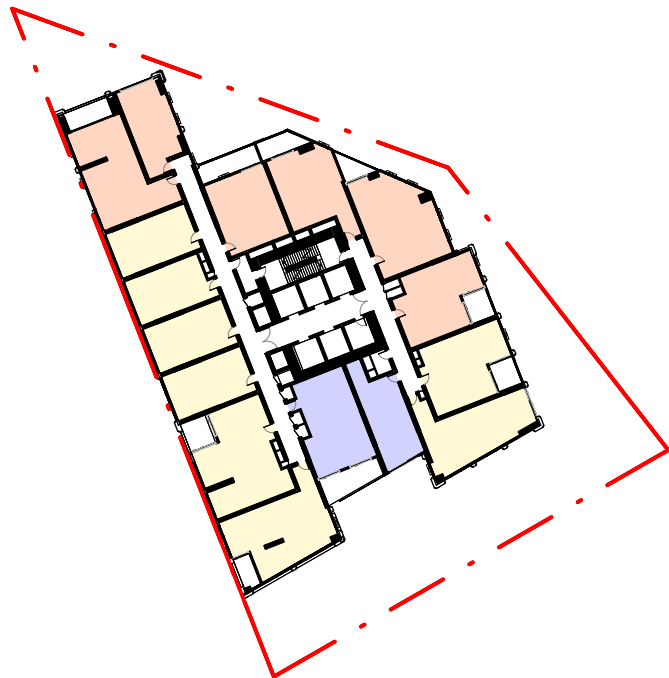
LEVEL 17

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



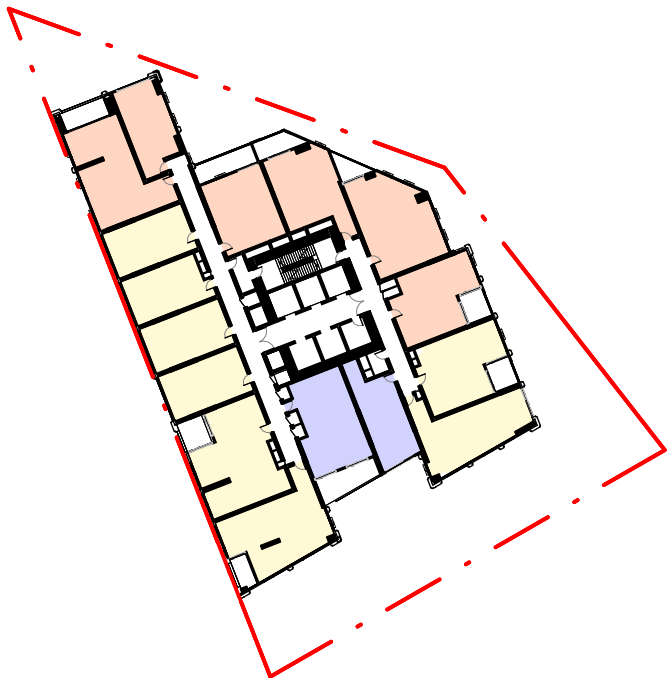
LEVEL 18

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



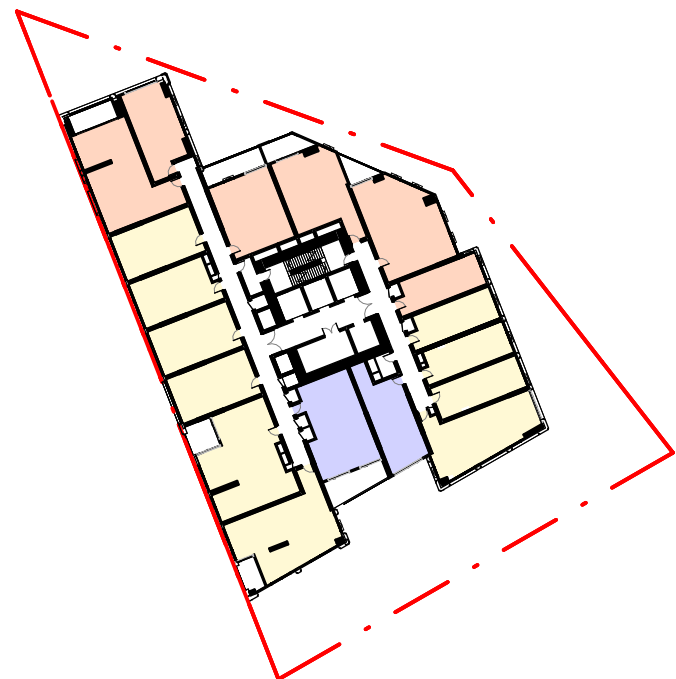
LEVEL 19

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



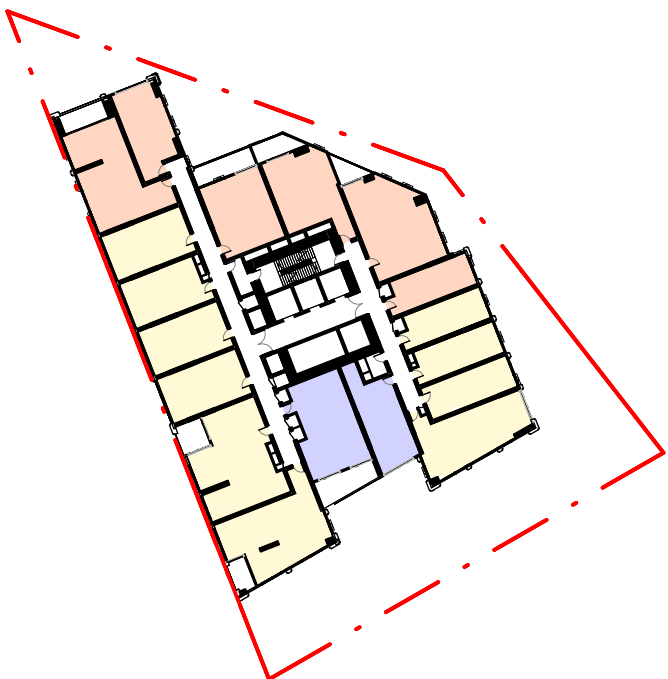
LEVEL 20

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		8
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		16



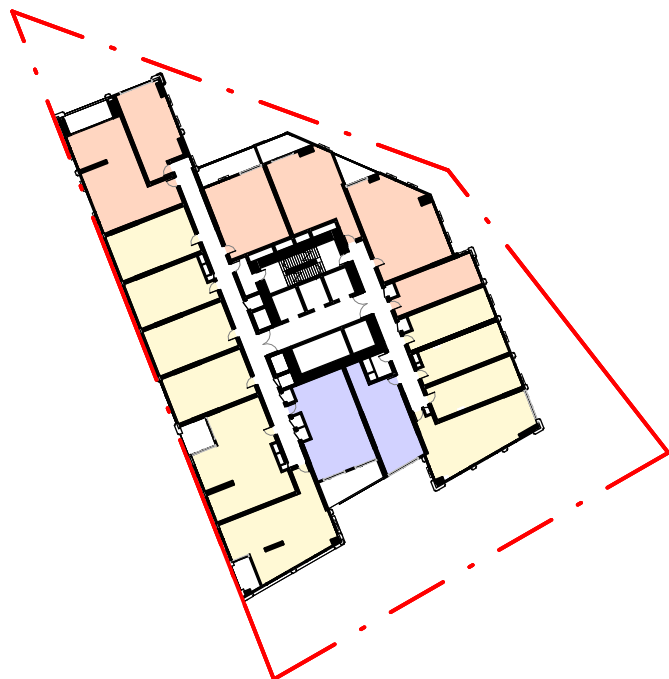
LEVEL 21

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



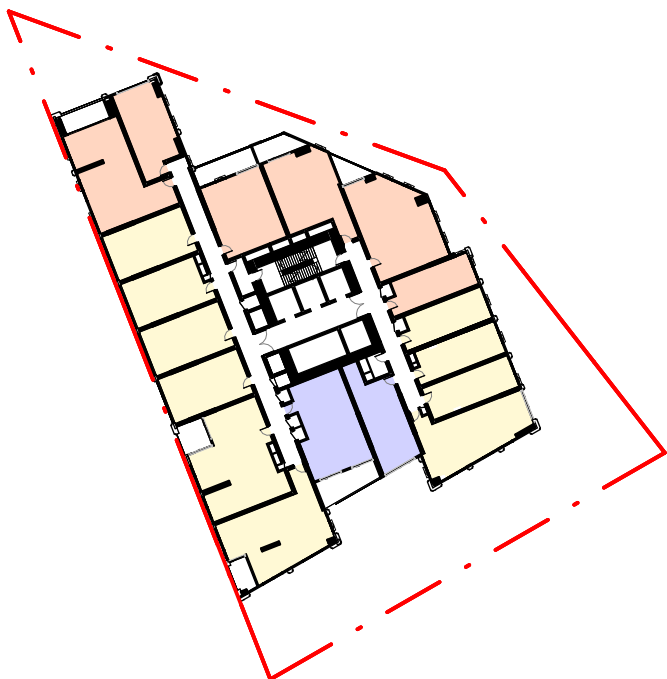
LEVEL 22

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



LEVEL 23

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



LEVEL 24

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000



Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

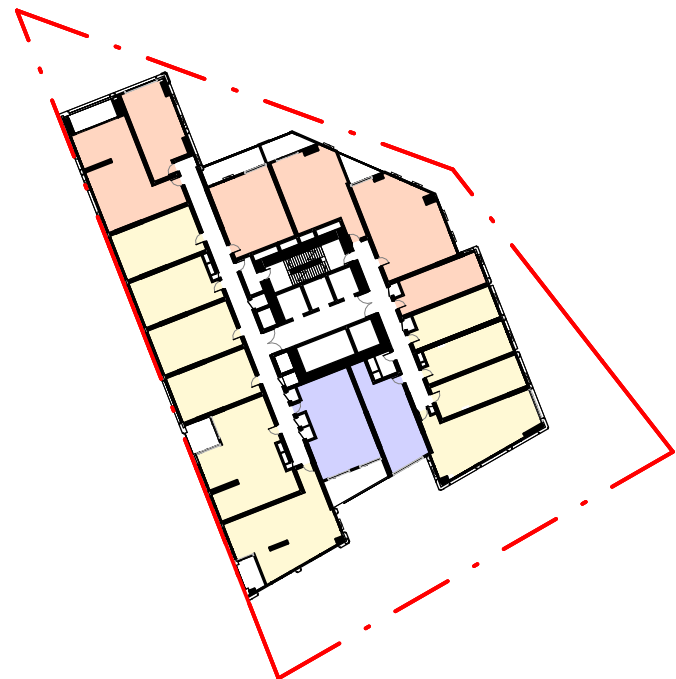
Acknowledgement

Drawing Title
ADG COMPLIANCE - SHEET 2

Document Control Status:
SSDA SUBMISSION

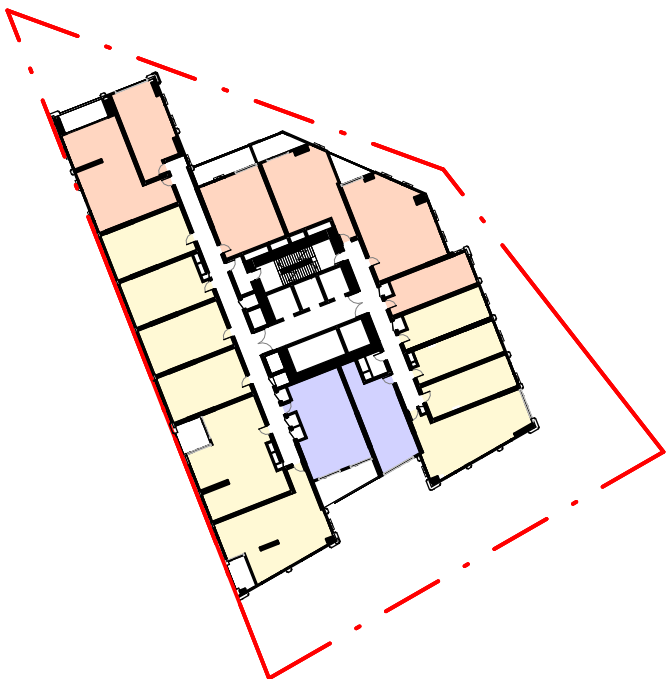
Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 800 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8301	Revision:	1





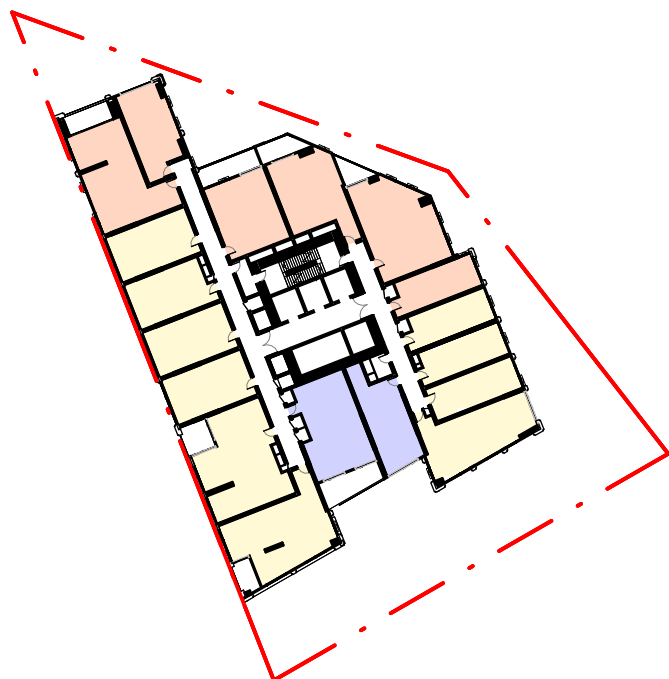
LEVEL 25

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



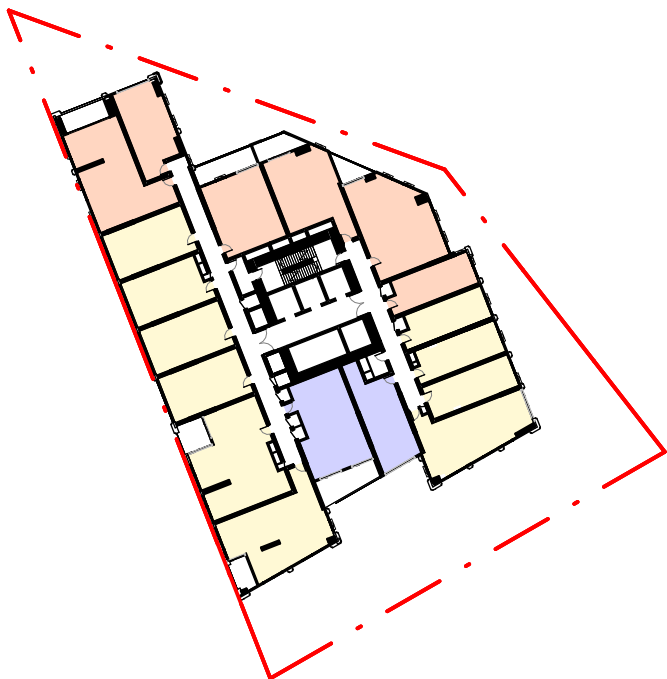
LEVEL 26

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



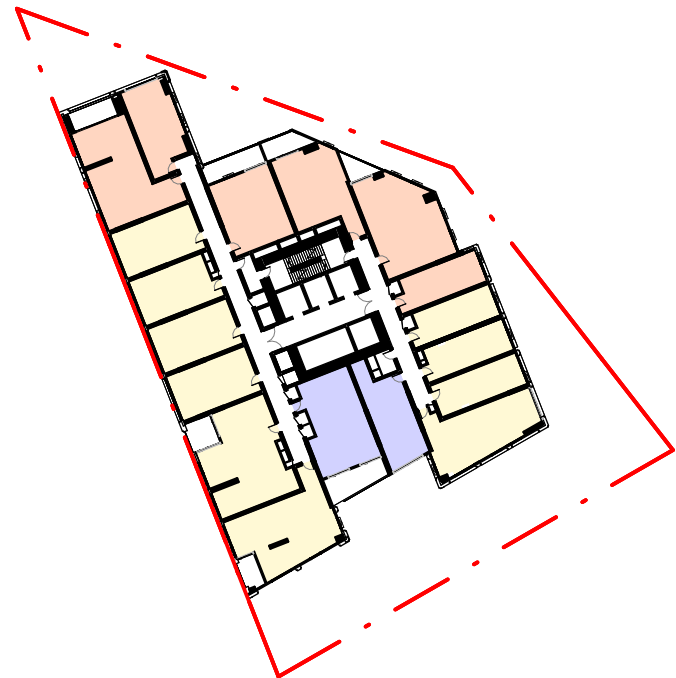
LEVEL 27

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



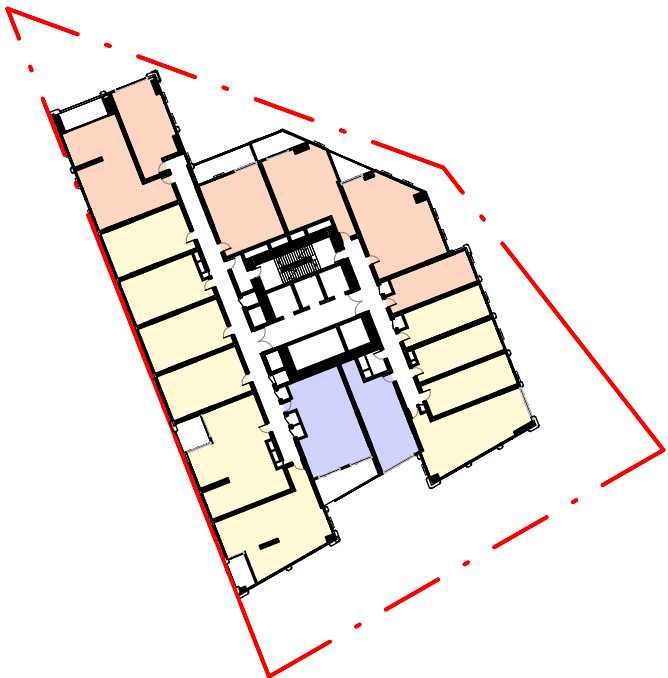
LEVEL 28

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



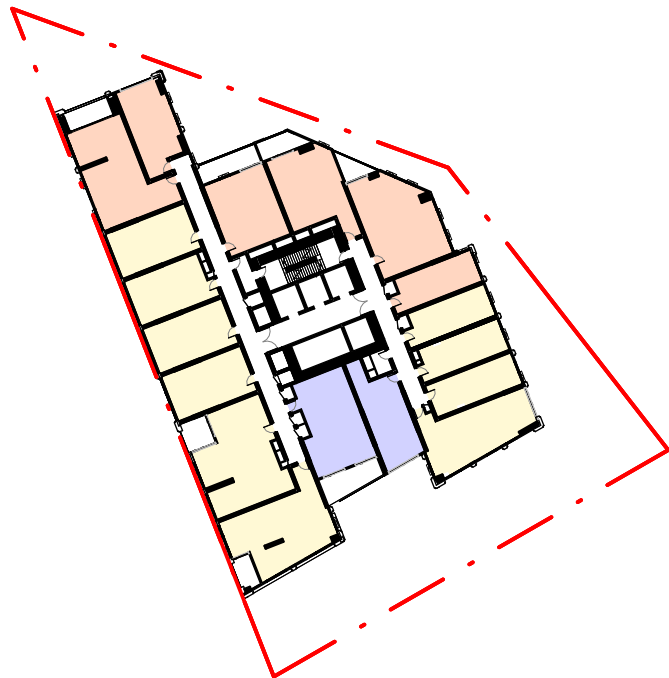
LEVEL 29

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



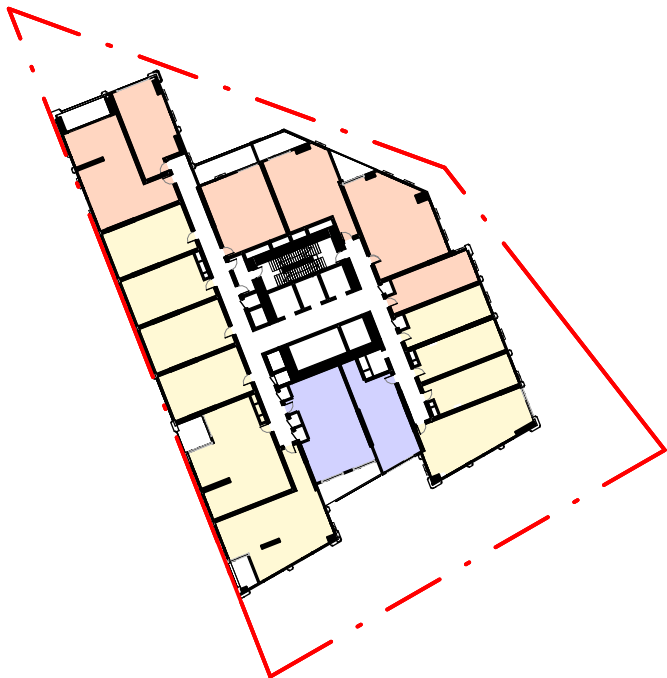
LEVEL 30

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



LEVEL 31

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18



LEVEL 32

CALCULATIONS FOR JUNE 21, 8AM - 4PM		UNITS
MIN. 2 HOURS OF DIRECT SOLAR ACCESS		6
BETWEEN 0 AND 2 HOURS OF DIRECT SOLAR ACCESS		10
NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		18

ADG - SOLAR COMPLIANCE		
SOLAR ACHIEVED	No. UNITS	PERCENTAGE (%)
NO SOLAR	72	13%
UNDER 2 HOURS	287	53%
OVER 2 HOURS	182	34%

ADG - CROSS VENTILATION		
CROSS VENTILATION	No. UNITS	PERCENTAGE (%)
NO CROSS VENTILATION	64	55%
CROSSVENT ACHIEVED	53	45%

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000



ClientCORONATION

Project No.222141.03

ProjectNICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing TitleADG COMPLIANCE - SHEET 3

Document Control Status:SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 800 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8302	Revision:	1



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Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

ADAPTABLE UNITS		
LEVEL	NUMBER	NAME
LEVEL 3	03.03	1 BED (ADAPT)
LEVEL 3	03.04	1 BED (ADAPT)
LEVEL 3	03.09	2 BED (ADAPT)
LEVEL 4	04.03	1 BED (ADAPT)
LEVEL 4	04.04	1 BED (ADAPT)
LEVEL 4	04.09	2 BED (ADAPT)
LEVEL 5	05.03	1 BED (ADAPT)
LEVEL 5	05.04	1 BED (ADAPT)
LEVEL 5	05.09	2 BED (ADAPT)
LEVEL 6	06.03	1 BED (ADAPT)
LEVEL 6	06.04	1 BED (ADAPT)
LEVEL 6	06.09	2 BED (ADAPT)
LEVEL 7	07.03	1 BED (ADAPT)
LEVEL 7	07.04	1 BED (ADAPT)
LEVEL 7	07.09	2 BED (ADAPT)
LEVEL 8	08.03	1 BED (ADAPT)
LEVEL 8	08.04	1 BED (ADAPT)
LEVEL 8	08.09	2 BED (ADAPT)
LEVEL 9	09.03	1 BED (ADAPT)
LEVEL 9	09.04	1 BED (ADAPT)
LEVEL 9	09.09	2 BED (ADAPT)
LEVEL 10	10.03	1 BED (ADAPT)
LEVEL 10	10.04	1 BED (ADAPT)
LEVEL 10	10.09	2 BED (ADAPT)
LEVEL 11	11.03	1 BED (ADAPT)
LEVEL 11	11.04	1 BED (ADAPT)
LEVEL 11	11.09	2 BED (ADAPT)
LEVEL 12	12.03	1 BED (ADAPT)
LEVEL 12	12.04	1 BED (ADAPT)
LEVEL 12	12.09	2 BED (ADAPT)
LEVEL 13	13.03	1 BED (ADAPT)
LEVEL 13	13.04	1 BED (ADAPT)
LEVEL 13	13.09	2 BED (ADAPT)
LEVEL 14	14.03	1 BED (ADAPT)
LEVEL 14	14.04	1 BED (ADAPT)
LEVEL 14	14.09	2 BED (ADAPT)
LEVEL 15	15.03	1 BED (ADAPT)
LEVEL 15	15.04	1 BED (ADAPT)
LEVEL 15	15.09	2 BED (ADAPT)
LEVEL 16	16.03	1 BED (ADAPT)
LEVEL 16	16.04	1 BED (ADAPT)
LEVEL 16	16.09	2 BED (ADAPT)
LEVEL 17	17.03	1 BED (ADAPT)
LEVEL 17	17.04	1 BED (ADAPT)
LEVEL 17	17.09	2 BED (ADAPT)
LEVEL 18	18.03	1 BED (ADAPT)
LEVEL 18	18.04	1 BED (ADAPT)
LEVEL 18	18.09	2 BED (ADAPT)
LEVEL 19	19.03	1 BED (ADAPT)
LEVEL 19	19.04	1 BED (ADAPT)
LEVEL 19	19.09	2 BED (ADAPT)
LEVEL 20	20.03	1 BED (ADAPT)
LEVEL 20	20.04	1 BED (ADAPT)
LEVEL 20	20.09	2 BED (ADAPT)
Grand total: 54		

TOTAL ADAPTABLE UNITS: 54
TOTAL UNIT COUNT: 541
10% OF UNITS ARE ADAPTABLE

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000



Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement

Drawing Title
ADAPTABLE & LIVEABLE SILVER
APARTMENTS - SHEET 1

Document Control Status:
SSDA SUBMISSION

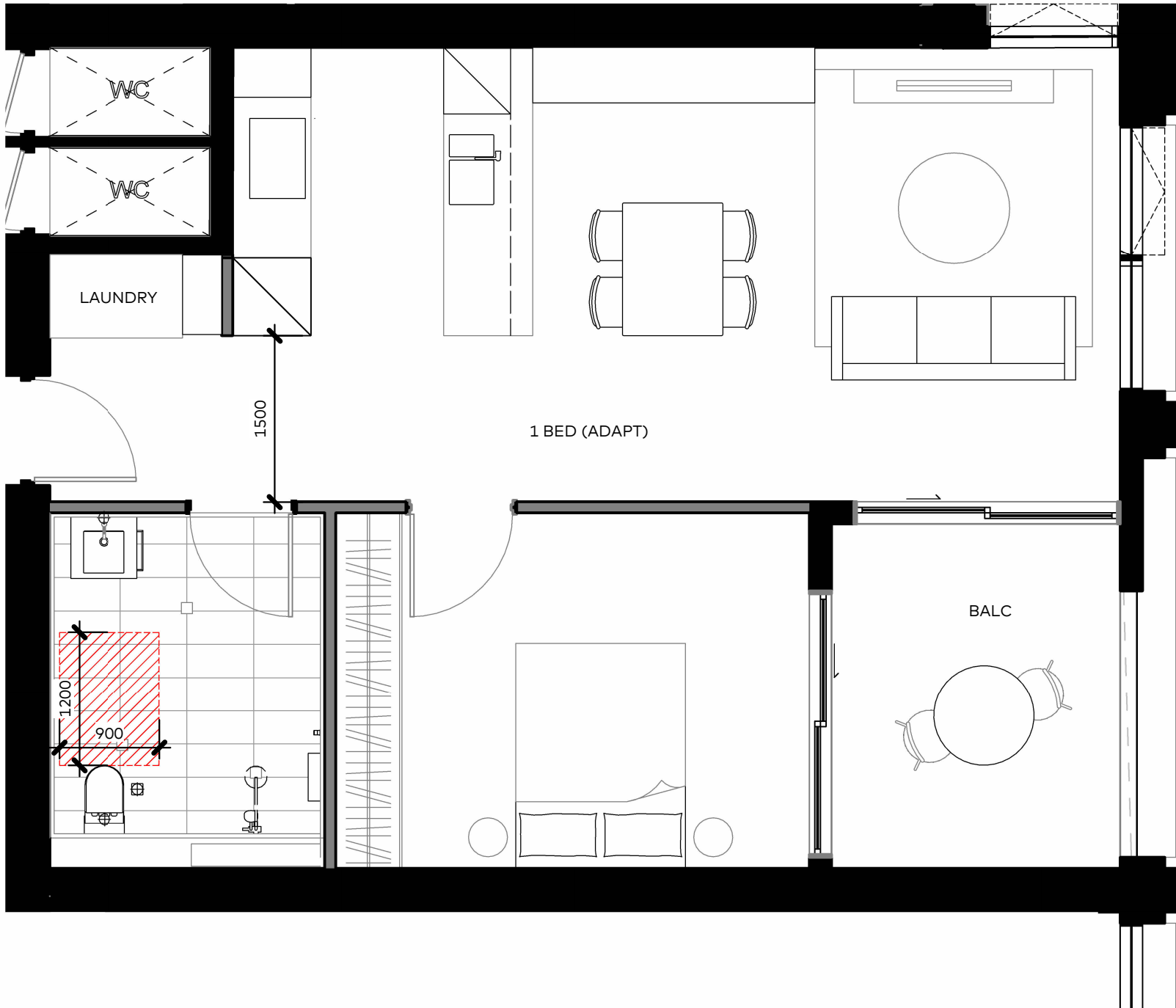
Co-ordinated: HP
Project Architect: ANTHONY KIM
Project Director: FELIPE MIRANDA
Drawing Number: A-DA-8400

Drawn: HP,AW
Scale: 1 : 50 @ A1
Date: 01/09/2025
Revision:

Approved Cox Architecture Draw 2025 01 09 NICHOLSON PLACE RVT24.v1
PLOT STAMP DATE: 10/09/2025 2:52:21 PM

ADAPTABLE AND SILVER LEVEL APARTMENTS TYPE A

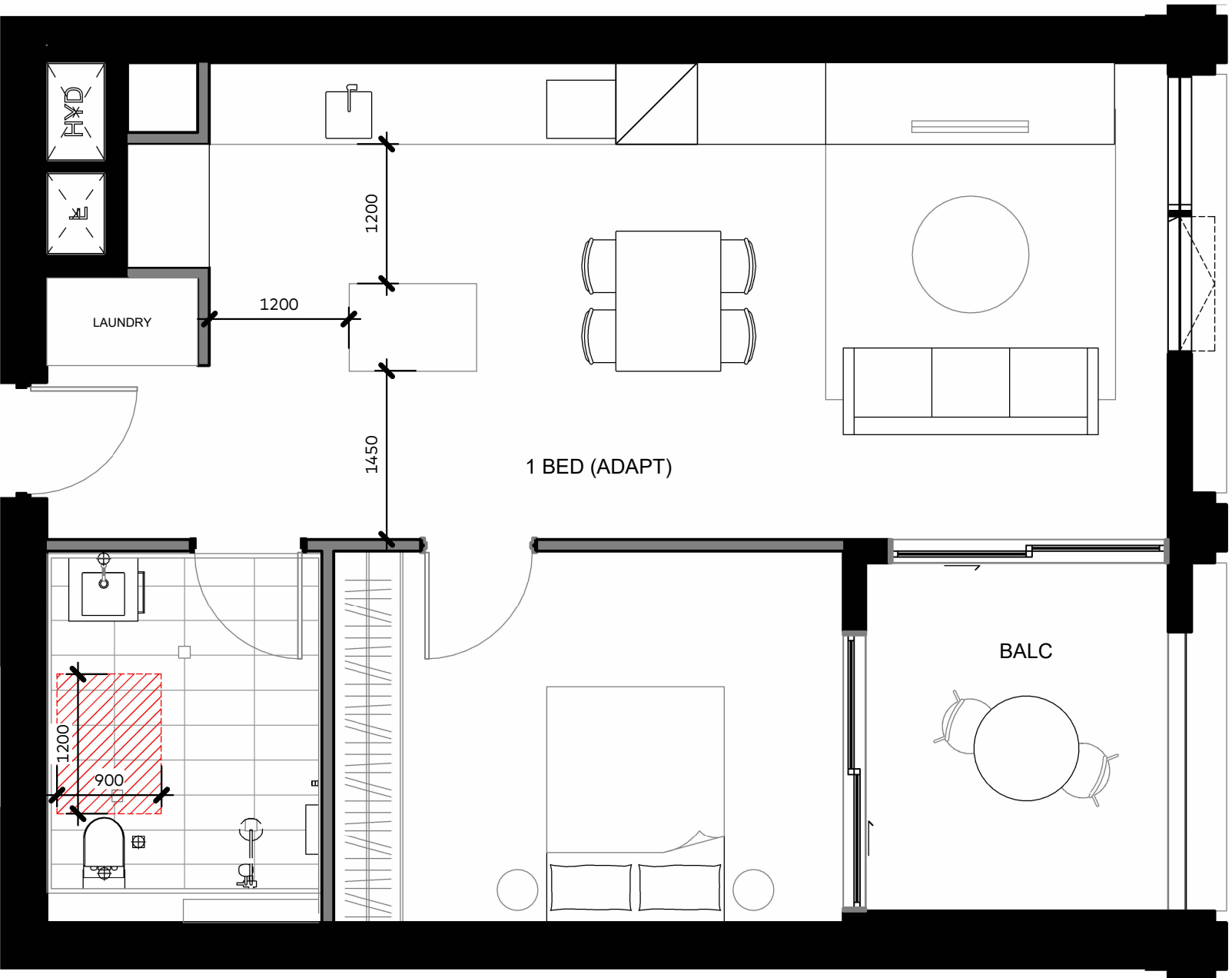
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13.03, 14.03, 15.03, 16.03, 17.03, 18.03, 19.03, 20.03



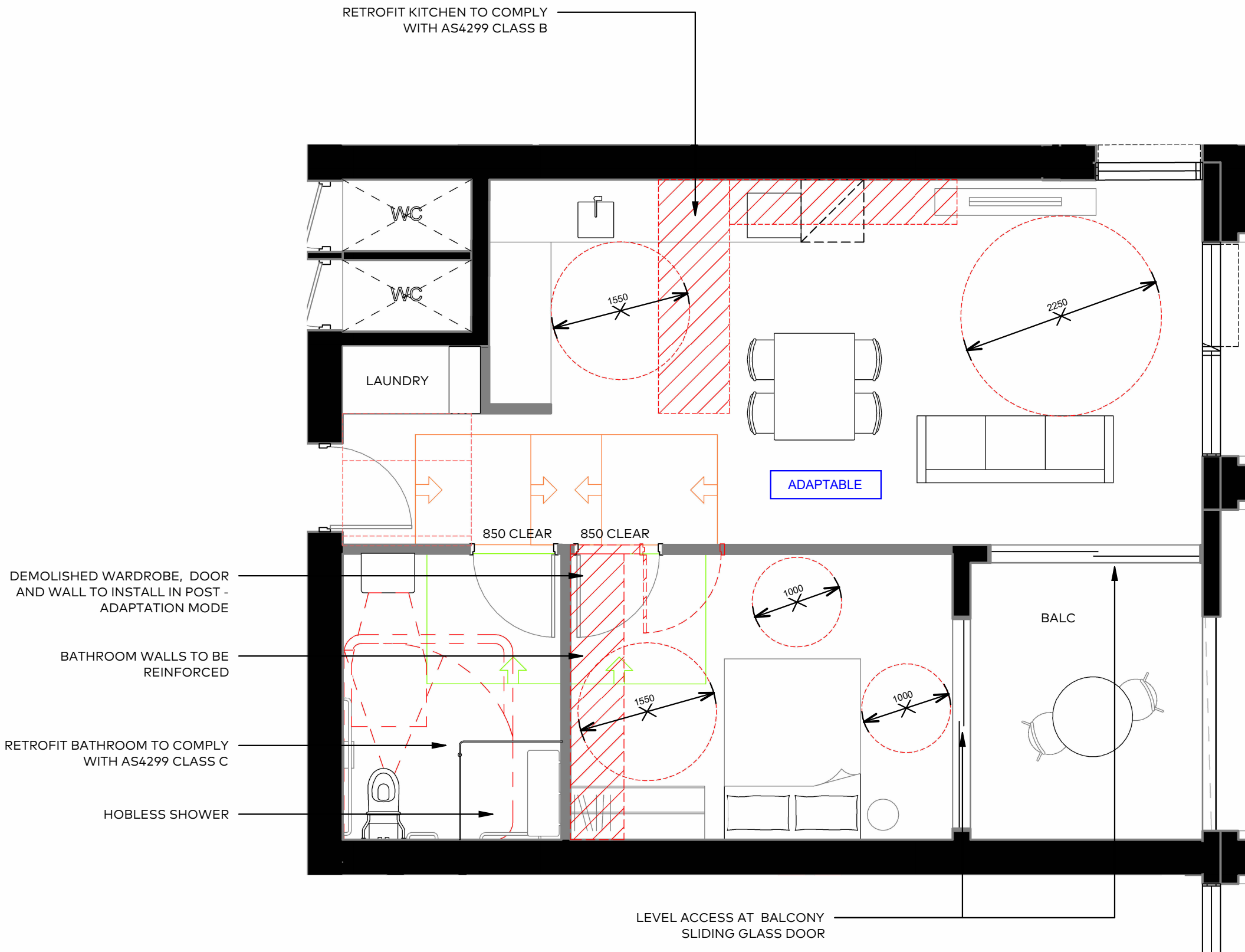
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SCALE 1 : 50

ADAPTABLE AND SILVER LEVEL APARTMENTS TYPE B

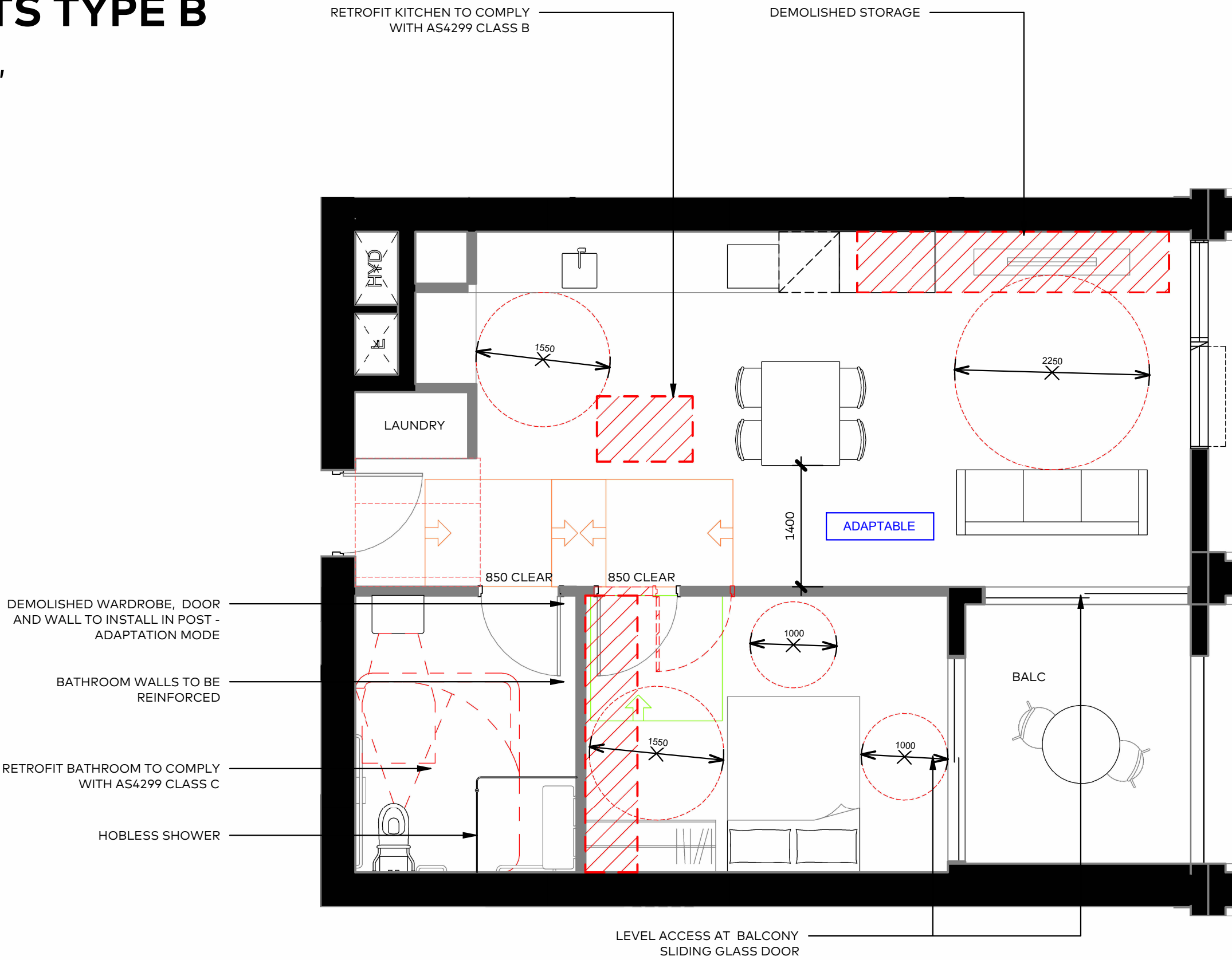
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SILVER LEVEL
SCALE 1 : 50



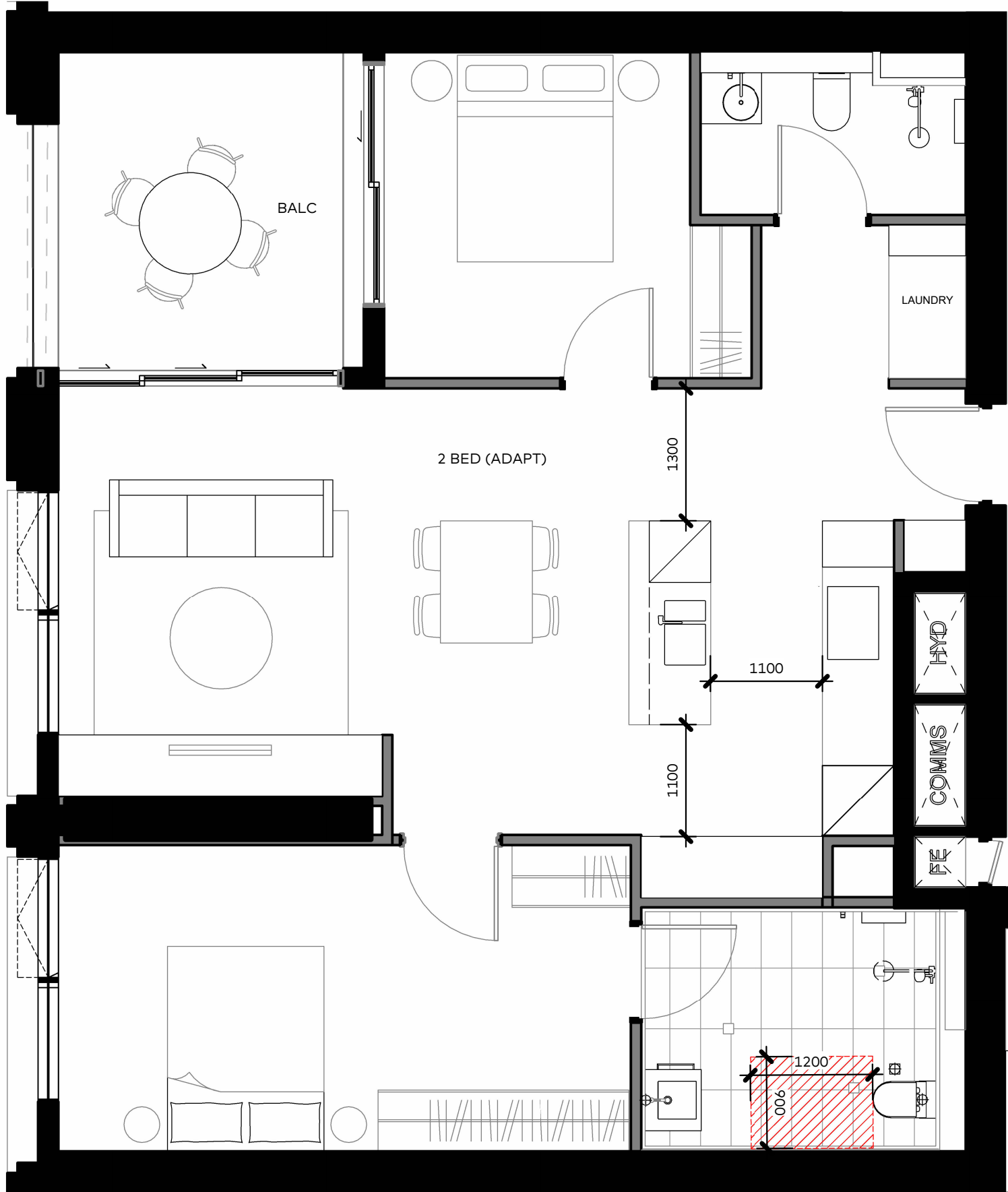
POST ADAPTED
SCALE 1 : 50



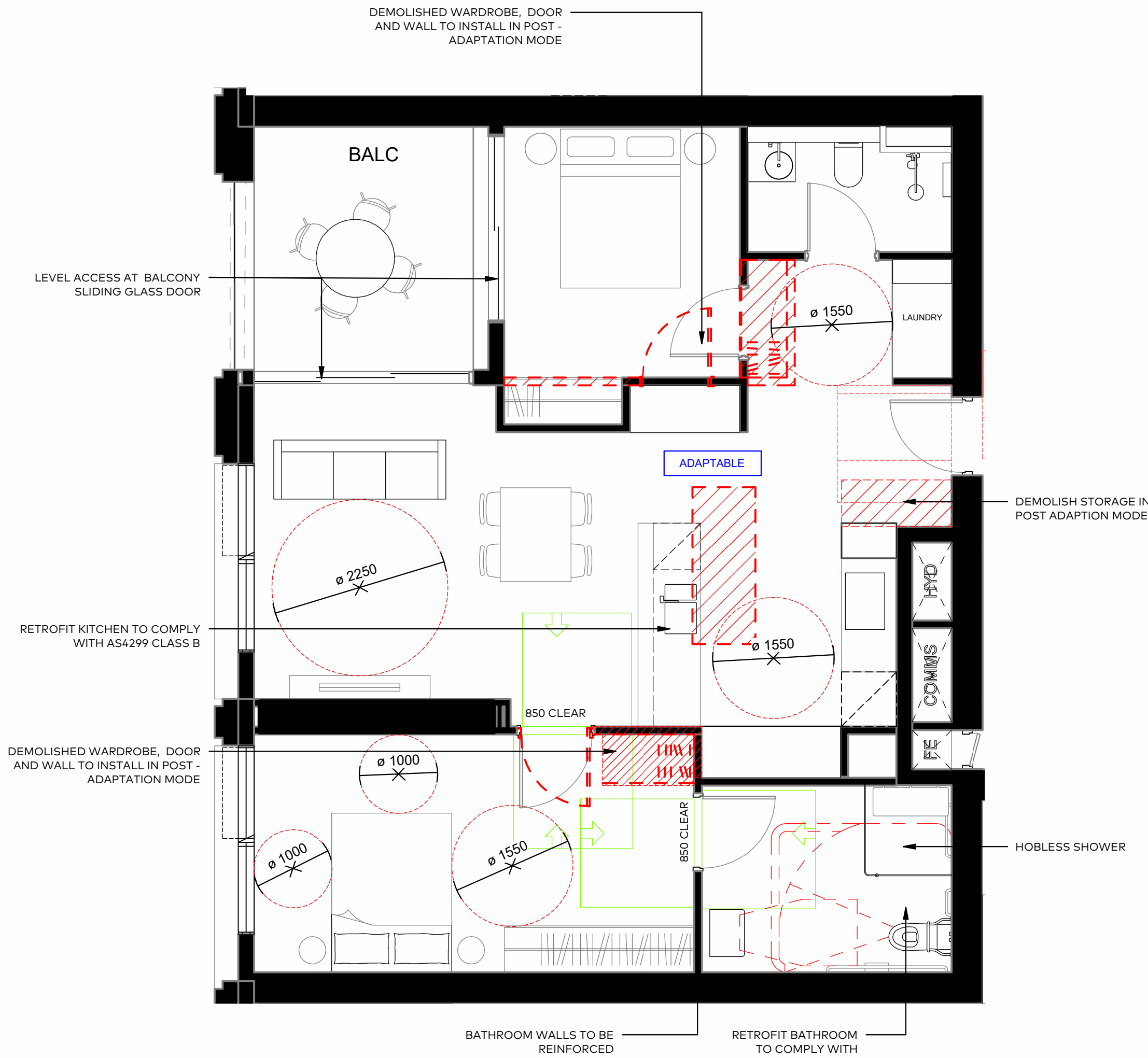
POST ADAPTED
SCALE 1 : 50

ADAPTABLE AND SILVER LEVEL APARTMENTS TYPE C

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SILVER LEVEL
SCALE 1 : 50



POST ADAPTED
SCALE 1 : 50

ADAPTABLE UNITS		
LEVEL	NUMBER	NAME
LEVEL 3	03.03	1 BED (ADAPT)
LEVEL 3	03.04	1 BED (ADAPT)
LEVEL 3	03.09	2 BED (ADAPT)
LEVEL 4	04.03	1 BED (ADAPT)
LEVEL 4	04.04	1 BED (ADAPT)
LEVEL 4	04.09	2 BED (ADAPT)
LEVEL 5	05.03	1 BED (ADAPT)
LEVEL 5	05.04	1 BED (ADAPT)
LEVEL 5	05.09	2 BED (ADAPT)
LEVEL 6	06.03	1 BED (ADAPT)
LEVEL 6	06.04	1 BED (ADAPT)
LEVEL 6	06.09	2 BED (ADAPT)
LEVEL 7	07.03	1 BED (ADAPT)
LEVEL 7	07.04	1 BED (ADAPT)
LEVEL 7	07.09	2 BED (ADAPT)
LEVEL 8	08.03	1 BED (ADAPT)
LEVEL 8	08.04	1 BED (ADAPT)
LEVEL 8	08.09	2 BED (ADAPT)
LEVEL 9	09.03	1 BED (ADAPT)
LEVEL 9	09.04	1 BED (ADAPT)
LEVEL 9	09.09	2 BED (ADAPT)
LEVEL 10	10.03	1 BED (ADAPT)
LEVEL 10	10.04	1 BED (ADAPT)
LEVEL 10	10.09	2 BED (ADAPT)
LEVEL 11	11.03	1 BED (ADAPT)
LEVEL 11	11.04	1 BED (ADAPT)
LEVEL 11	11.09	2 BED (ADAPT)
LEVEL 12	12.03	1 BED (ADAPT)
LEVEL 12	12.04	1 BED (ADAPT)
LEVEL 12	12.09	2 BED (ADAPT)
LEVEL 13	13.03	1 BED (ADAPT)
LEVEL 13	13.04	1 BED (ADAPT)
LEVEL 13	13.09	2 BED (ADAPT)
LEVEL 14	14.03	1 BED (ADAPT)
LEVEL 14	14.04	1 BED (ADAPT)
LEVEL 14	14.09	2 BED (ADAPT)
LEVEL 15	15.03	1 BED (ADAPT)
LEVEL 15	15.04	1 BED (ADAPT)
LEVEL 15	15.09	2 BED (ADAPT)
LEVEL 16	16.03	1 BED (ADAPT)
LEVEL 16	16.04	1 BED (ADAPT)
LEVEL 16	16.09	2 BED (ADAPT)
LEVEL 17	17.03	1 BED (ADAPT)
LEVEL 17	17.04	1 BED (ADAPT)
LEVEL 17	17.09	2 BED (ADAPT)
LEVEL 18	18.03	1 BED (ADAPT)
LEVEL 18	18.04	1 BED (ADAPT)
LEVEL 18	18.09	2 BED (ADAPT)
LEVEL 19	19.03	1 BED (ADAPT)
LEVEL 19	19.04	1 BED (ADAPT)
LEVEL 19	19.09	2 BED (ADAPT)
LEVEL 20	20.03	1 BED (ADAPT)
LEVEL 20	20.04	1 BED (ADAPT)
LEVEL 20	20.09	2 BED (ADAPT)
Grand total: 54		

TOTAL ADAPTABLE UNITS: 54
TOTAL UNIT COUNT: 541
10% OF UNITS ARE ADAPTABLE

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000



Client
CORONATION

Project No.
222141.03

Project
NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

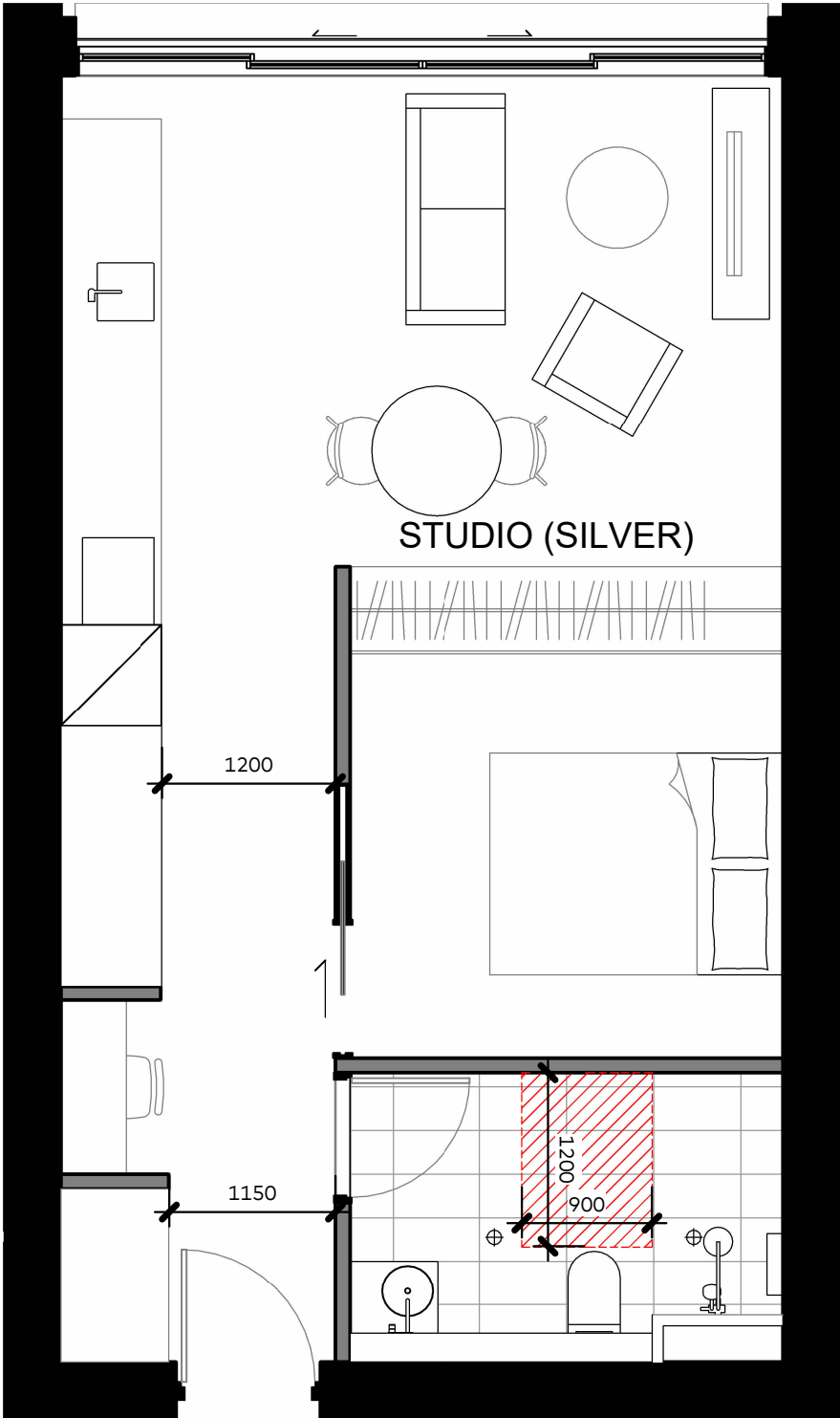
Drawing Title
ADAPTABLE & LIVEABLE SILVER APARTMENTS - SHEET 2

Document Control Status:
SSDA SUBMISSION

Co-ordinated:	HP	Drawn:	HP,AW
Project Architect:	ANTHONY KIM	Scale:	1 : 50 @ A1
Project Director:	FELIPE MIRANDA	Date:	01/09/2025
Drawing Number:	A-DA-8401	Revision:	1

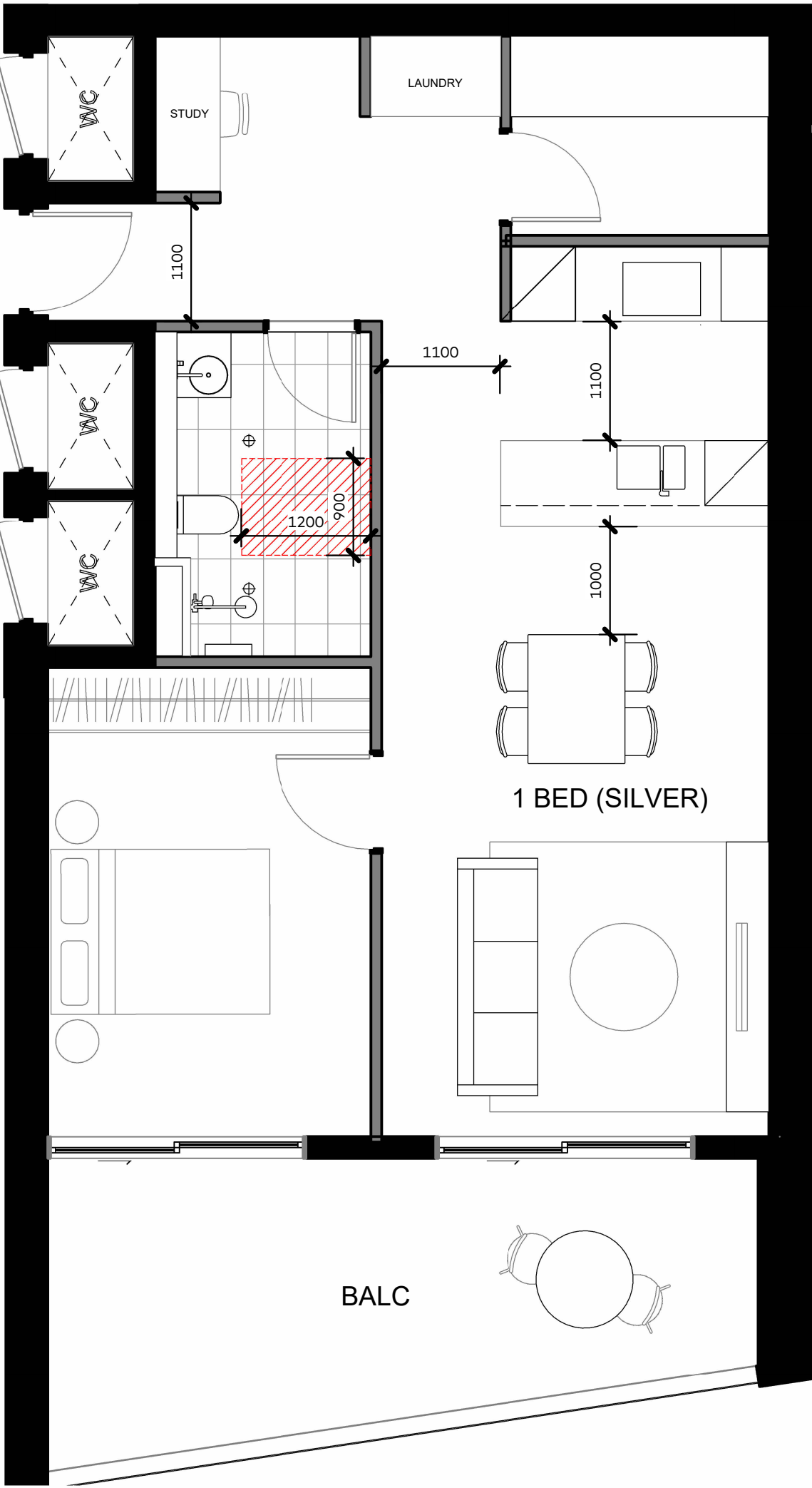
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03.10, 04.10, 05.10, 06.10, 07.10, 08.10, 09.10, 10.10, 11.10, 12.10, 13.10, 14.10, 15.10, 16.10, 17.10, 18.10, 19.10, 20.10, 21.12, 22.12, 23.12, 24.12, 25.12, 26.12, 27.12, 28.12, 29.12, 30.12, 31.12, 32.12



SILVER LEVEL APARTMENT TYPE B

03.07, 04.07, 05.07, 06.07, 07.07, 08.07, 09.07, 10.07, 11.07, 12.07, 13.07, 14.07, 15.07, 16.07, 17.07, 18.07, 19.07, 20.07, 21.09, 22.09, 23.09, 24.09, 25.09, 26.09, 27.09, 28.09, 29.09, 30.09, 31.09, 32.09



LIVEABLE UNITS		
LEVEL	NUMBER	NAME
LEVEL 3	03.03	1 BED (ADAPT)
LEVEL 3	03.04	1 BED (ADAPT)
LEVEL 3	03.07	1 BED (SILVER)
LEVEL 3	03.09	2 BED (ADAPT)
LEVEL 3	03.10	STUDIO (SILVER)
LEVEL 4	04.03	1 BED (ADAPT)
LEVEL 4	04.04	1 BED (ADAPT)
LEVEL 4	04.07	1 BED (SILVER)
LEVEL 4	04.09	2 BED (ADAPT)
LEVEL 4	04.10	STUDIO (SILVER)
LEVEL 5	05.03	1 BED (ADAPT)
LEVEL 5	05.04	1 BED (ADAPT)
LEVEL 5	05.07	1 BED (SILVER)
LEVEL 5	05.09	2 BED (ADAPT)
LEVEL 5	05.10	STUDIO (SILVER)
LEVEL 6	06.03	1 BED (ADAPT)
LEVEL 6	06.04	1 BED (ADAPT)
LEVEL 6	06.07	1 BED (SILVER)
LEVEL 6	06.09	2 BED (ADAPT)
LEVEL 6	06.10	STUDIO (SILVER)
LEVEL 7	07.03	1 BED (ADAPT)
LEVEL 7	07.04	1 BED (ADAPT)
LEVEL 7	07.07	1 BED (SILVER)
LEVEL 7	07.09	2 BED (ADAPT)
LEVEL 7	07.10	STUDIO (SILVER)
LEVEL 8	08.03	1 BED (ADAPT)
LEVEL 8	08.04	1 BED (ADAPT)
LEVEL 8	08.07	1 BED (SILVER)
LEVEL 8	08.09	2 BED (ADAPT)
LEVEL 8	08.10	STUDIO (SILVER)
LEVEL 9	09.03	1 BED (ADAPT)
LEVEL 9	09.04	1 BED (ADAPT)
LEVEL 9	09.07	1 BED (SILVER)
LEVEL 9	09.09	2 BED (ADAPT)
LEVEL 9	09.10	STUDIO (SILVER)
LEVEL 10	10.03	1 BED (ADAPT)
LEVEL 10	10.04	1 BED (ADAPT)
LEVEL 10	10.07	1 BED (SILVER)
LEVEL 10	10.09	2 BED (ADAPT)
LEVEL 10	10.10	STUDIO (SILVER)
LEVEL 11	11.03	1 BED (ADAPT)
LEVEL 11	11.04	1 BED (ADAPT)
LEVEL 11	11.07	1 BED (SILVER)
LEVEL 11	11.09	2 BED (ADAPT)
LEVEL 11	11.10	STUDIO (SILVER)
LEVEL 12	12.03	1 BED (ADAPT)
LEVEL 12	12.04	1 BED (ADAPT)
LEVEL 12	12.07	1 BED (SILVER)
LEVEL 12	12.09	2 BED (ADAPT)
LEVEL 12	12.10	STUDIO (SILVER)
LEVEL 13	13.03	1 BED (ADAPT)
LEVEL 13	13.04	1 BED (ADAPT)
LEVEL 13	13.07	1 BED (SILVER)
LEVEL 13	13.09	2 BED (ADAPT)
LEVEL 13	13.10	STUDIO (SILVER)
LEVEL 14	14.03	1 BED (ADAPT)
LEVEL 14	14.04	1 BED (ADAPT)
LEVEL 14	14.07	1 BED (SILVER)
LEVEL 14	14.09	2 BED (ADAPT)
LEVEL 14	14.10	STUDIO (SILVER)
LEVEL 15	15.03	1 BED (ADAPT)
LEVEL 15	15.04	1 BED (ADAPT)
LEVEL 15	15.07	1 BED (SILVER)
LEVEL 15	15.09	2 BED (ADAPT)
LEVEL 15	15.10	STUDIO (SILVER)

LIVEABLE UNITS		
LEVEL	NUMBER	NAME
LEVEL 16	16.03	1 BED (ADAPT)
LEVEL 16	16.04	1 BED (ADAPT)
LEVEL 16	16.07	1 BED (SILVER)
LEVEL 16	16.09	2 BED (ADAPT)
LEVEL 16	16.10	STUDIO (SILVER)
LEVEL 17	17.03	1 BED (ADAPT)
LEVEL 17	17.04	1 BED (ADAPT)
LEVEL 17	17.07	1 BED (SILVER)
LEVEL 17	17.09	2 BED (ADAPT)
LEVEL 17	17.10	STUDIO (SILVER)
LEVEL 18	18.03	1 BED (ADAPT)
LEVEL 18	18.04	1 BED (ADAPT)
LEVEL 18	18.07	1 BED (SILVER)
LEVEL 18	18.09	2 BED (ADAPT)
LEVEL 18	18.10	STUDIO (SILVER)
LEVEL 19	19.03	1 BED (ADAPT)
LEVEL 19	19.04	1 BED (ADAPT)
LEVEL 19	19.07	1 BED (SILVER)
LEVEL 19	19.09	2 BED (ADAPT)
LEVEL 19	19.10	STUDIO (SILVER)
LEVEL 20	20.03	1 BED (ADAPT)
LEVEL 20	20.04	1 BED (ADAPT)
LEVEL 20	20.07	1 BED (SILVER)
LEVEL 20	20.09	2 BED (ADAPT)
LEVEL 20	20.10	STUDIO (SILVER)
LEVEL 21	21.09	1 BED (SILVER)
LEVEL 21	21.12	STUDIO (SILVER)
LEVEL 22	22.09	1 BED (SILVER)
LEVEL 22	22.12	STUDIO (SILVER)
LEVEL 23	23.09	1 BED (SILVER)
LEVEL 23	23.12	STUDIO (SILVER)
LEVEL 24	24.09	1 BED (SILVER)
LEVEL 24	24.12	STUDIO (SILVER)
LEVEL 25	25.09	1 BED (SILVER)
LEVEL 25	25.12	STUDIO (SILVER)
LEVEL 26	26.09	1 BED (SILVER)
LEVEL 26	26.12	STUDIO (SILVER)
LEVEL 27	27.09	1 BED (SILVER)
LEVEL 27	27.12	STUDIO (SILVER)
LEVEL 28	28.09	1 BED (SILVER)
LEVEL 28	28.12	STUDIO (SILVER)
LEVEL 29	29.09	1 BED (SILVER)
LEVEL 29	29.12	STUDIO (SILVER)
LEVEL 30	30.09	1 BED (SILVER)
LEVEL 30	30.12	STUDIO (SILVER)
LEVEL 31	31.09	1 BED (SILVER)
LEVEL 31	31.12	STUDIO (SILVER)
LEVEL 32	32.09	1 BED (SILVER)
LEVEL 32	32.12	STUDIO (SILVER)
Grand total: 114		

TOTAL LIVEABLE SILVER UNITS: 114

TOTAL UNIT COUNT: 541

21% OF UNITS ARE SILVER LIVEABLE

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Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

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Nominated Architects:
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Ramin Jahromi no. 10000



Client CORONATION

Project No. 222141.03

Project NICHOLSON PLACE

46 NICHOLSON STREET

Acknowledgement

Drawing Title LIVEABLE SILVER APARTMENTS

Document Control Status:

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Co-ordinated: HP Drawn: HP,AW

Project Architect: ANTHONY KIM Scale: 1 : 50 @ A1

Project Director: FELIPE MIRANDA Date: 01/09/2025

Drawing Number: A-DA-8402 Revision: 1

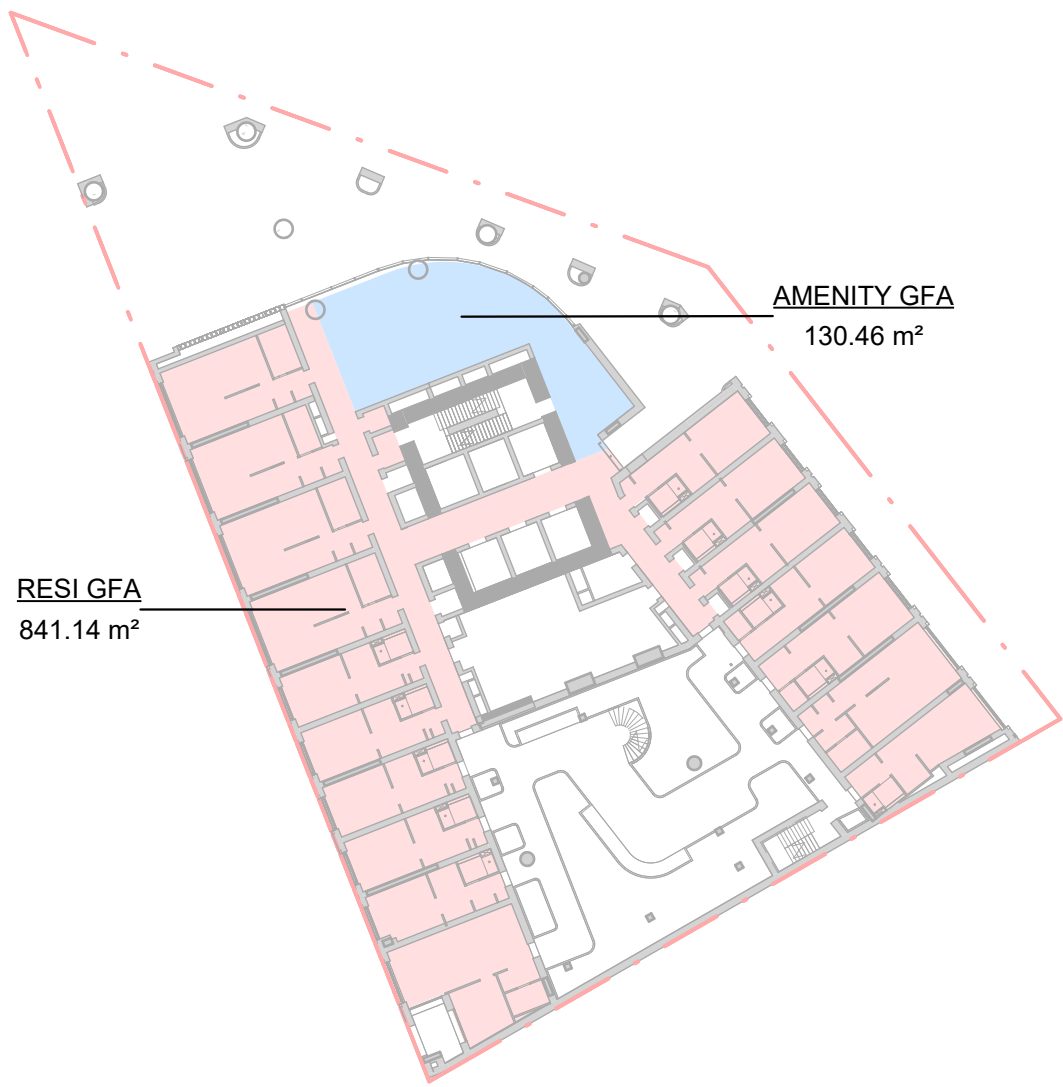
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PLOT STAMP DATE: 10/08/2024 2:50:02 PM



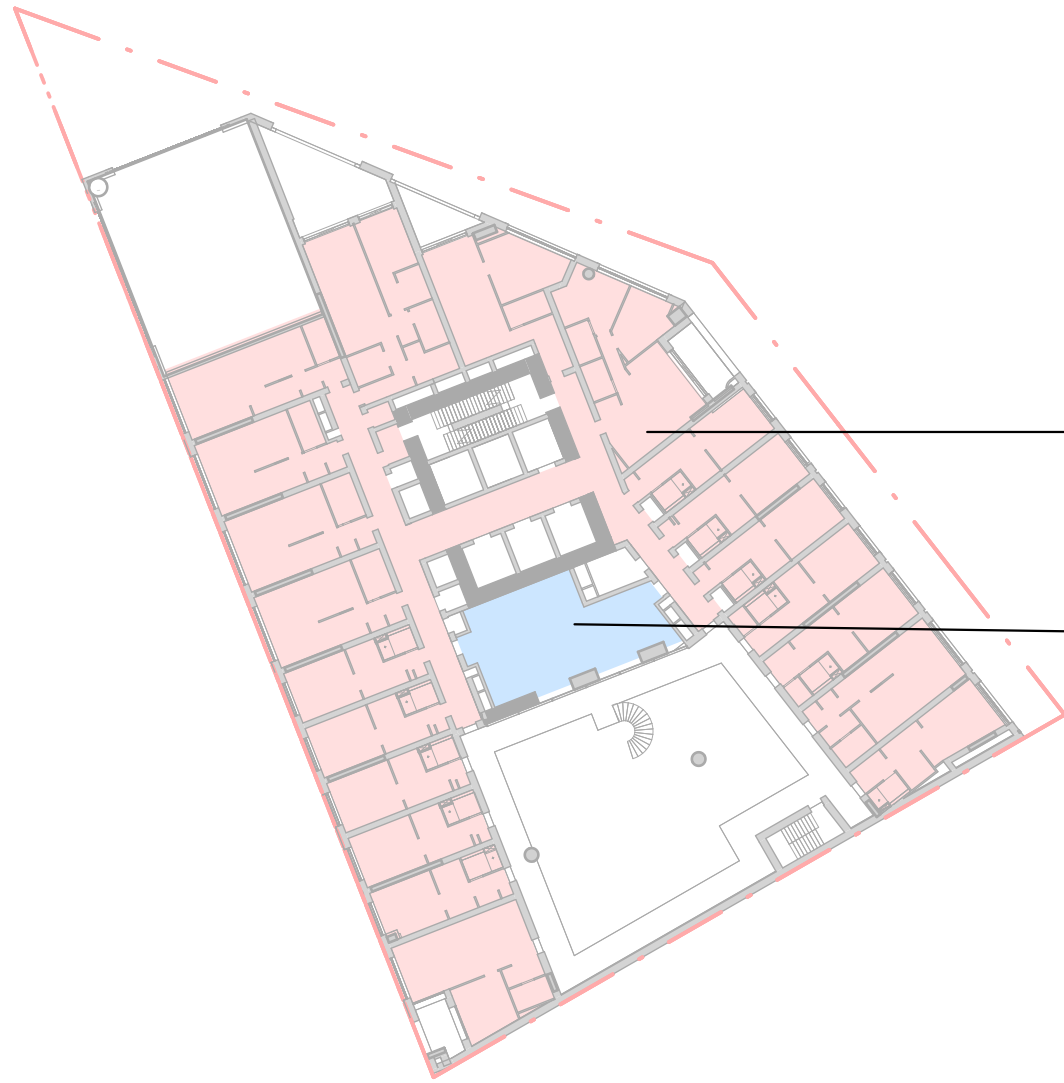
LOWER GROUND



UPPER GROUND



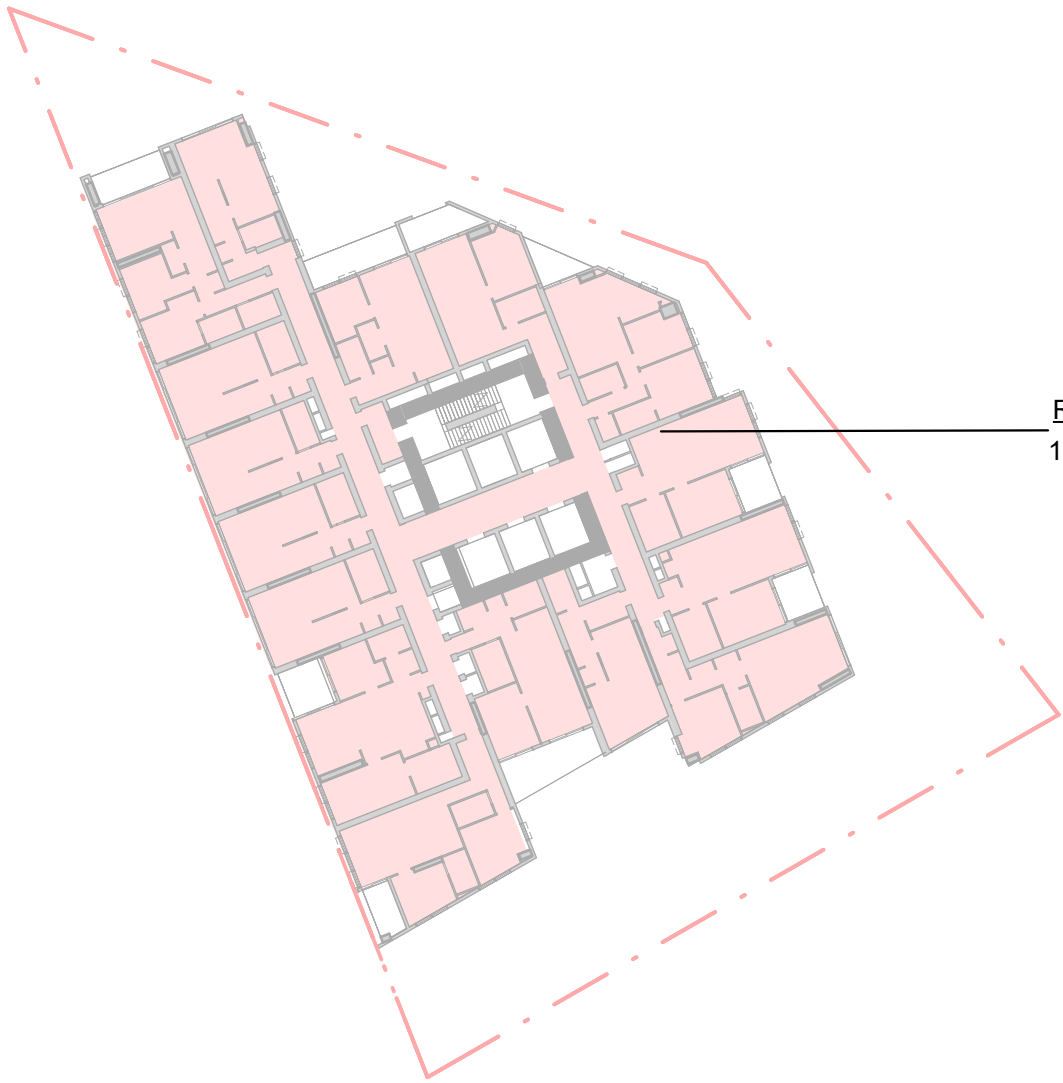
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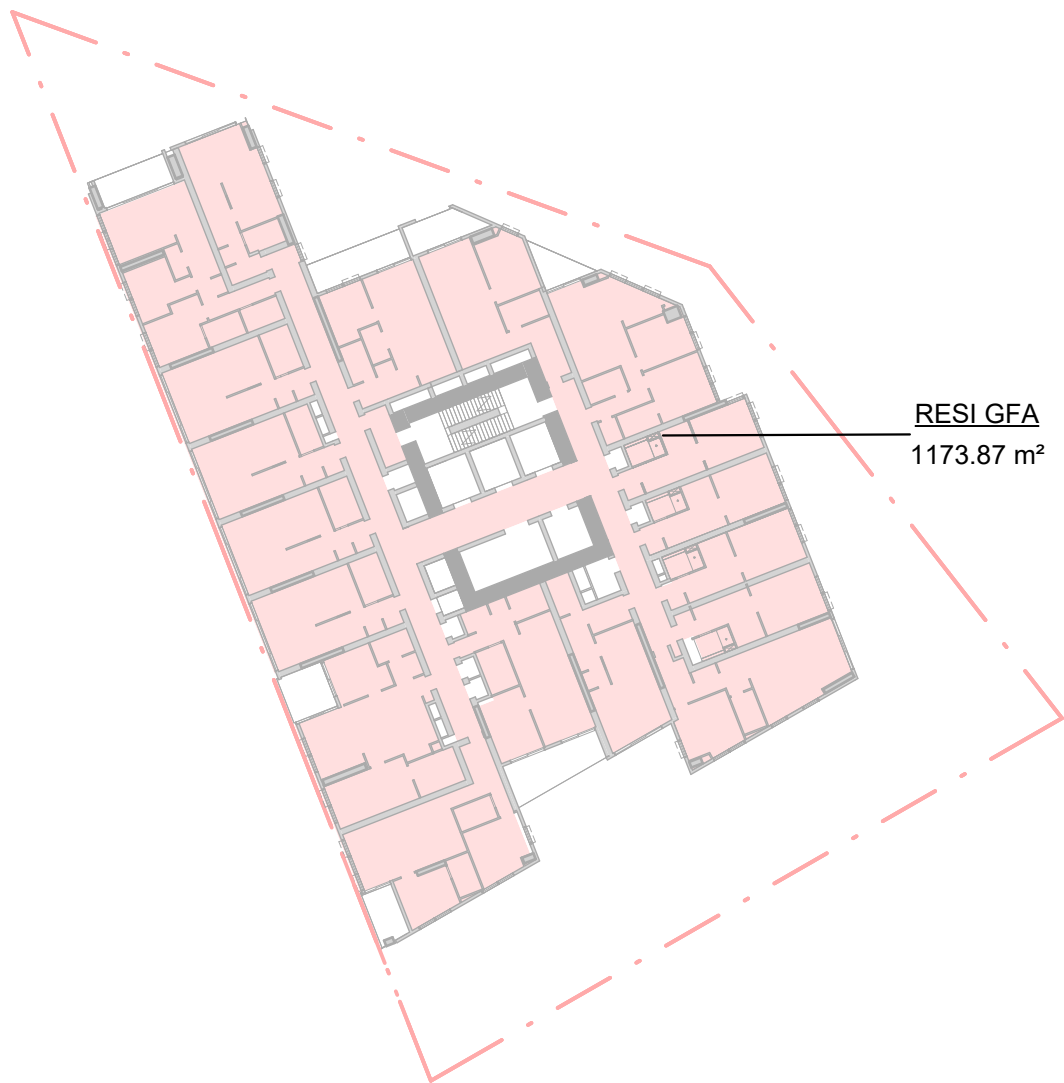
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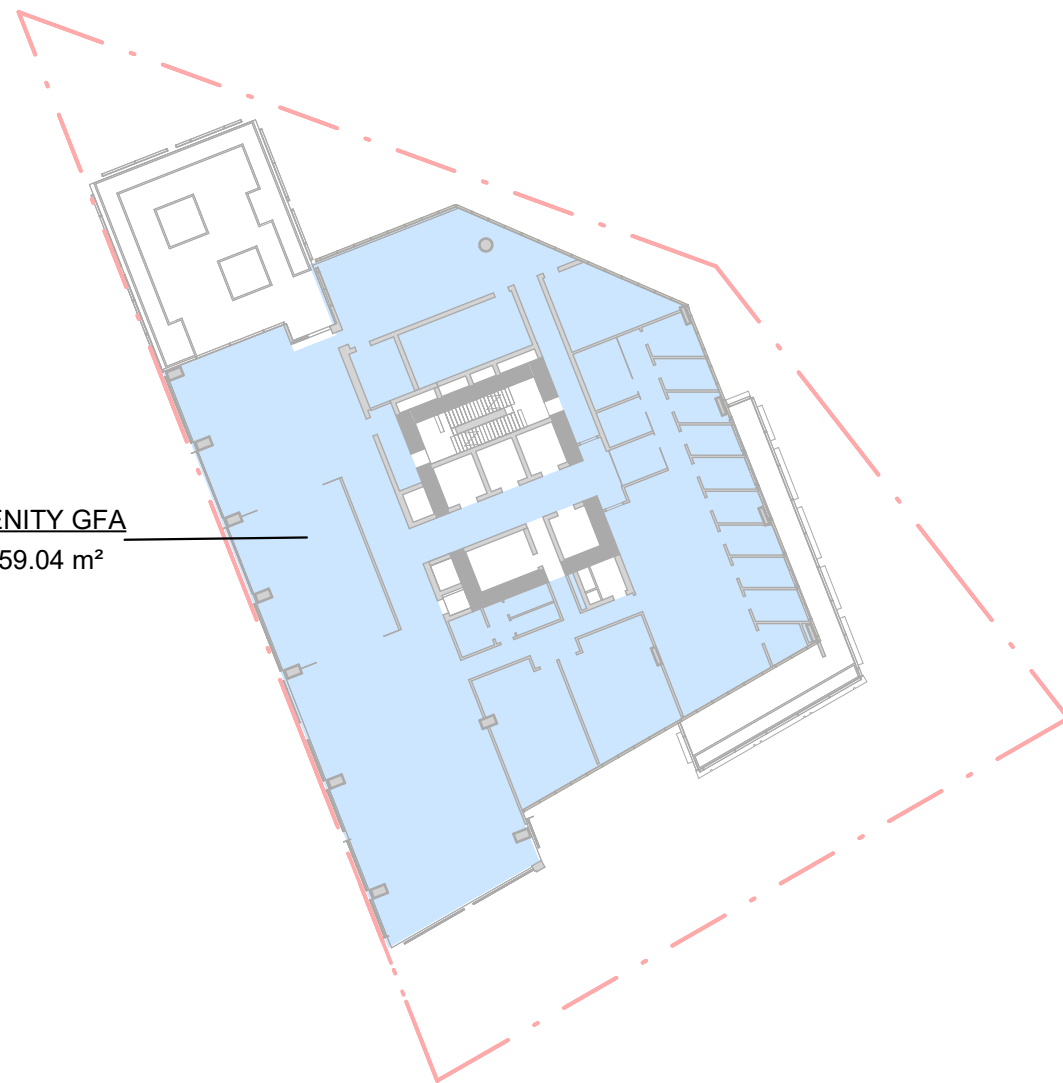
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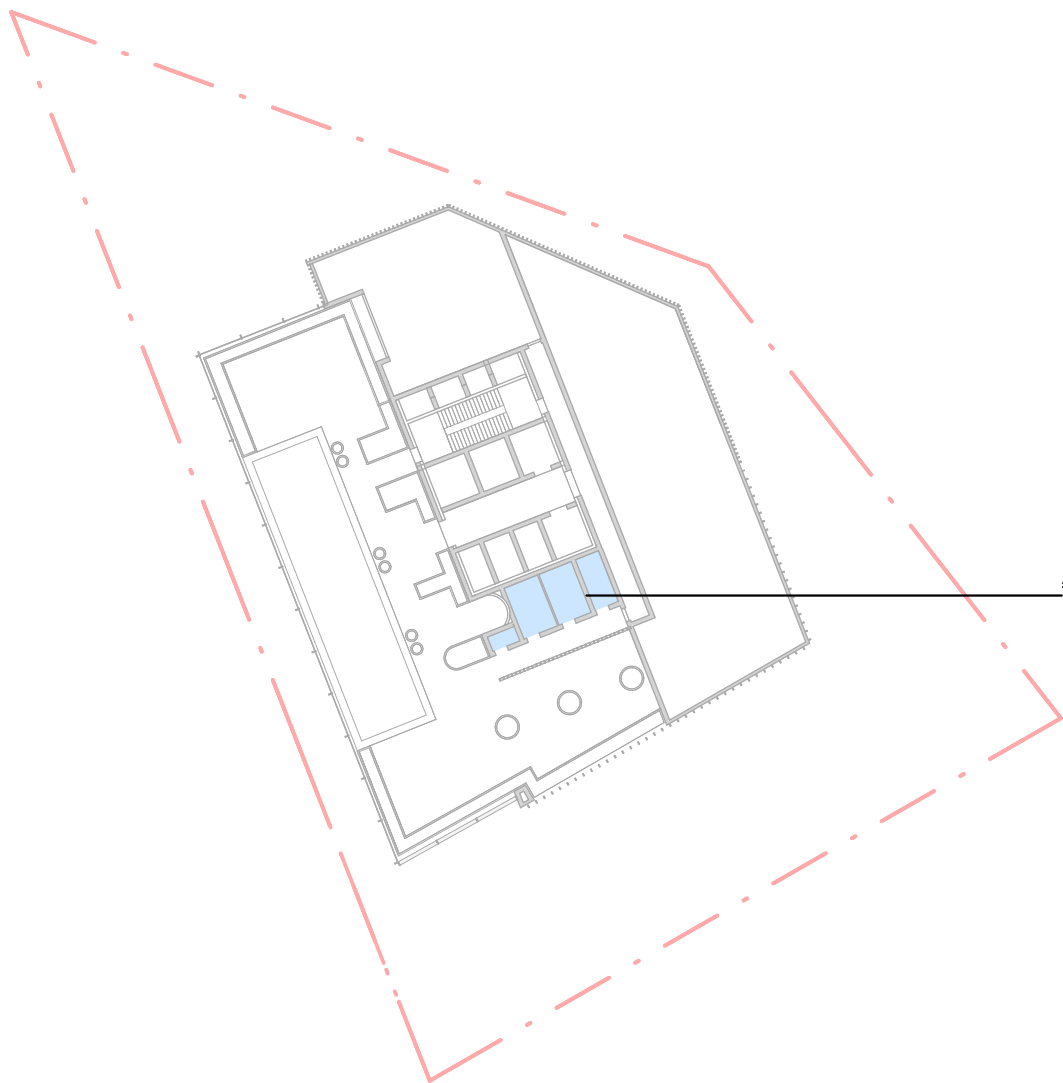
LEVEL 4-20



LEVEL 21-32



LEVEL 33



LEVEL 34

GFA - AMENITY	
LEVEL	AREA
LOWER GROUND	663.54 m²
UPPER GROUND	370.96 m²
LEVEL 1	130.46 m²
LEVEL 2	79.05 m²
LEVEL 33	1059.04 m²
LEVEL 34	26.58 m²
TOTAL	2329.63 m²

GFA - LOBBY	
LEVEL	AREA
UPPER GROUND	328.98 m²
TOTAL	328.98 m²

GFA - RESIDENTIAL	
LEVEL	AREA
LEVEL 1	841.14 m²
LEVEL 2	1067.02 m²
LEVEL 3	1139.08 m²
LEVEL 4	1155.98 m²
LEVEL 5	1155.98 m²
LEVEL 6	1155.98 m²
LEVEL 7	1155.98 m²
LEVEL 8	1155.98 m²
LEVEL 9	1155.98 m²
LEVEL 10	1155.98 m²
LEVEL 11	1155.98 m²
LEVEL 12	1155.98 m²
LEVEL 13	1155.98 m²
LEVEL 14	1155.98 m²
LEVEL 15	1155.98 m²
LEVEL 16	1155.98 m²
LEVEL 17	1155.98 m²
LEVEL 18	1155.98 m²
LEVEL 19	1155.98 m²
LEVEL 20	1155.98 m²
LEVEL 21	1173.87 m²
LEVEL 22	1173.87 m²
LEVEL 23	1173.87 m²
LEVEL 24	1173.87 m²
LEVEL 25	1173.87 m²
LEVEL 26	1173.87 m²
LEVEL 27	1173.87 m²
LEVEL 28	1173.87 m²
LEVEL 29	1173.87 m²
LEVEL 30	1173.87 m²
LEVEL 31	1173.87 m²
LEVEL 32	1173.87 m²
TOTAL	36785.27 m²

GFA - TOTAL	
Name	AREA
AMENITY GFA	2329.63 m²
RESI GFA	36785.27 m²
RESI LOBBY GFA	328.98 m²
TOTAL	39443.88 m²

Rev	Description	By	Date
1	SSDA SUBMISSION	COX	01/09/2025

LEGEND

RESIDENTIAL LOBBY GFA

RESIDENTIAL GFA

RESIDENTIAL AMENITY GFA

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Client: CORONATION

Project No.: 222141.03

Project: NICHOLSON PLACE
46 NICHOLSON STREET

Acknowledgement:

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