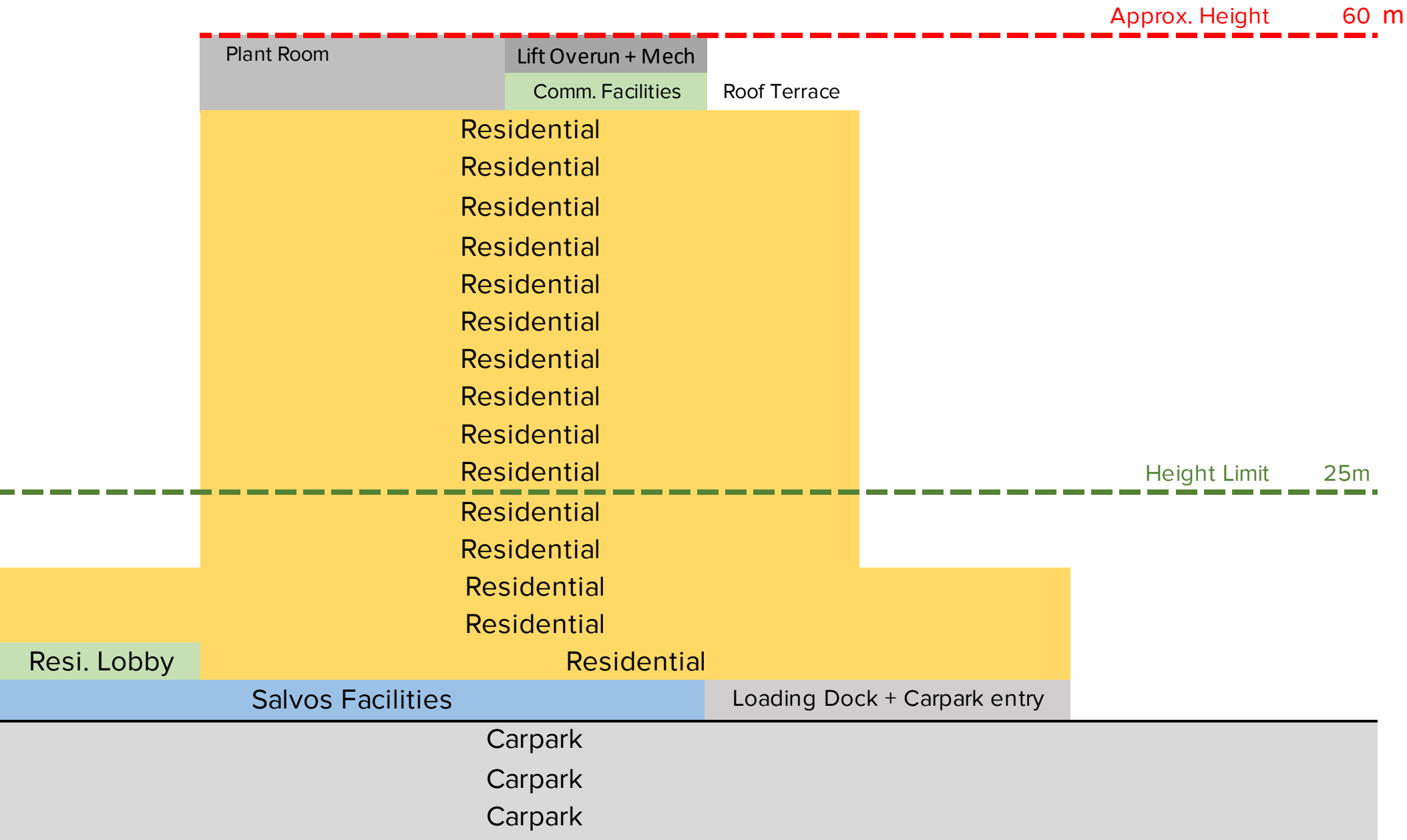


YIELD & UNIT MIX

LEVEL	Floor Height	BEA		EFFICIENCY	GFA	BEA		EFFICIENCY	GFA	CARPARK SPACES		
		Non Resi				Resi				No. Apt	RESI	TSA
Roof	2.8											
16	3.6					1138	72%		208			
15	3.6					1138	62%		705	6		
14	3.2					1138	62%		705	6		
13	3.2					1138	63%		712	7		
12	3.2					1138	63%		712	7		
11	3.2					1138	63%		712	7		
10	3.2					1138	63%		712	7		
9	3.2					1138	63%		712	7		
8	3.2					1138	63%		712	7		
7	3.2					1138	63%		712	7		
6	3.2					1138	63%		712	7		
5	3.2					1148	62%		712	7		
4	3.2					1148	62%		712	7		
3	3.3					1908	55%		1,050	12		
2	3.2					1908	55%		1,050	12		
1	3.6					2008	49%		989	10		
Ground Level	4.7	2177	72%		1,500	146.70	90%		132			
Basement 1	3.2									25	20	
Basement 2	3.2									57		
Basement 3	3.2									62		
SUB TOTALS:		2177			1,500	146.7			132	20,638	57%	11,827
TOTAL GFA:		13,459								116	144	20
SITE AREA:		2,447	sqm									
Non Resi FSR:		0.67	:1									
FSR:		5.50	:1									



	1BED	2BED	3BED	3BED+
	0	4	0	2
	0	4	0	2
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	0	5	2	0
	6	5	1	0
	6	5	1	0
	7	3	0	0
			22	4
APT NO. :	19	71	26	
APT PERCENTAGE :	16%	61%	22%	
IDEAL MIX :	15%	60%	25%	

CARPARK CALCULATION

	Residential CP Spaces			TSA CP Spaces
	1BED	2BED	3BED	
APT NO. :	19	71	26	
CP RATE :	1	1	2	
CARPARK NO. :	19	71	52	
SUBTOTAL:		142		20
REGULAR PARKING:		119		
ACCESSIBLE RATE (20% OF UNITS): 0.2		23		
TOTAL:		162		

LEVEL	Residential CP Spaces		TSA CP Spaces
	REGULAR	ACCESIBLE	
BASEMENT 1:	25	0	20
BASEMENT 2:	45	12	
BASEMENT 3:	50	12	
	120	24	
SUBTOTAL:	144		20
TOTAL:	164		

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Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.10.23	JL	Issued For Planning Proposal

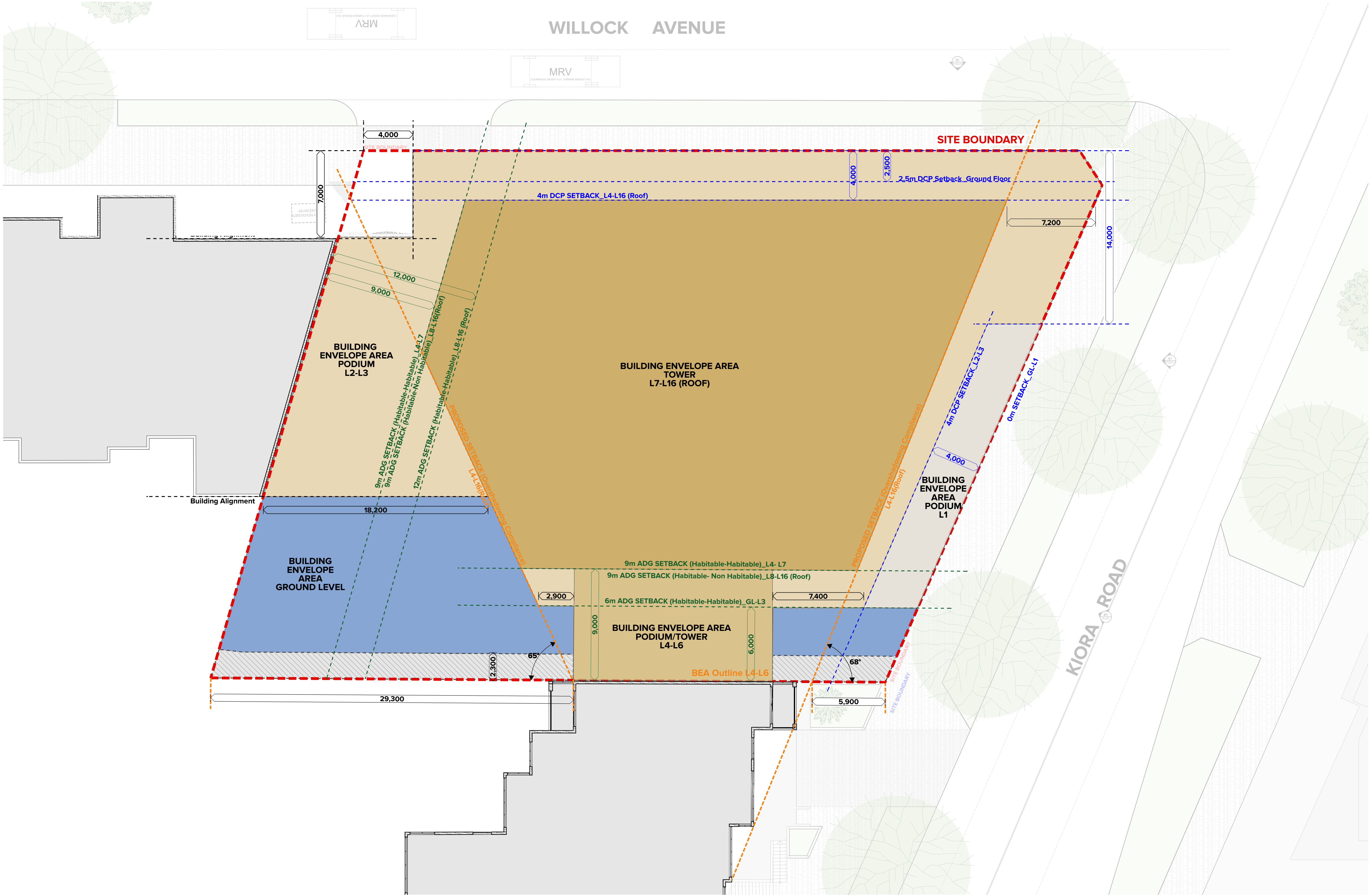
Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
GENERAL
Yield Schedule

Scale
1:0.40, 1:0.39, 1:0.30 @A1, 50% @A3
Status
For Information
Project No.
21082
Dwg No.
PP-001-003
Drawn by
TM
Rev
06
North

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Rev	Date	Approved by	Revision Notes
01	26.09.23	JL	Issued For Planning Proposal
02	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
BEA Diagrams
Building Envelope Plan

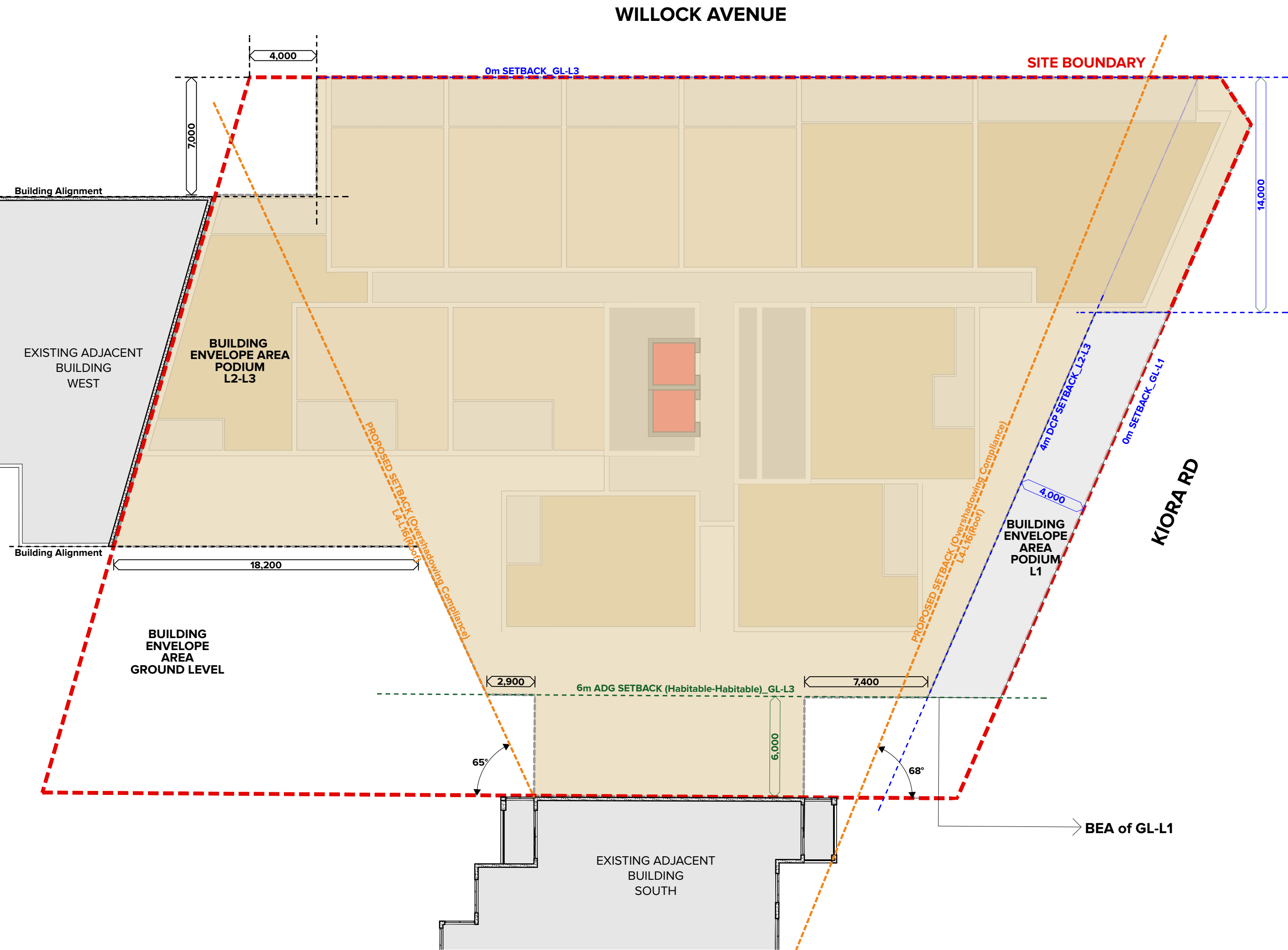
Scale 1:150 @A1, 50% @A3	Project No. 21082	Drawn by TM	North ↑
Status For Planning Proposal	Dwg No. PP-001-010	Rev 02	

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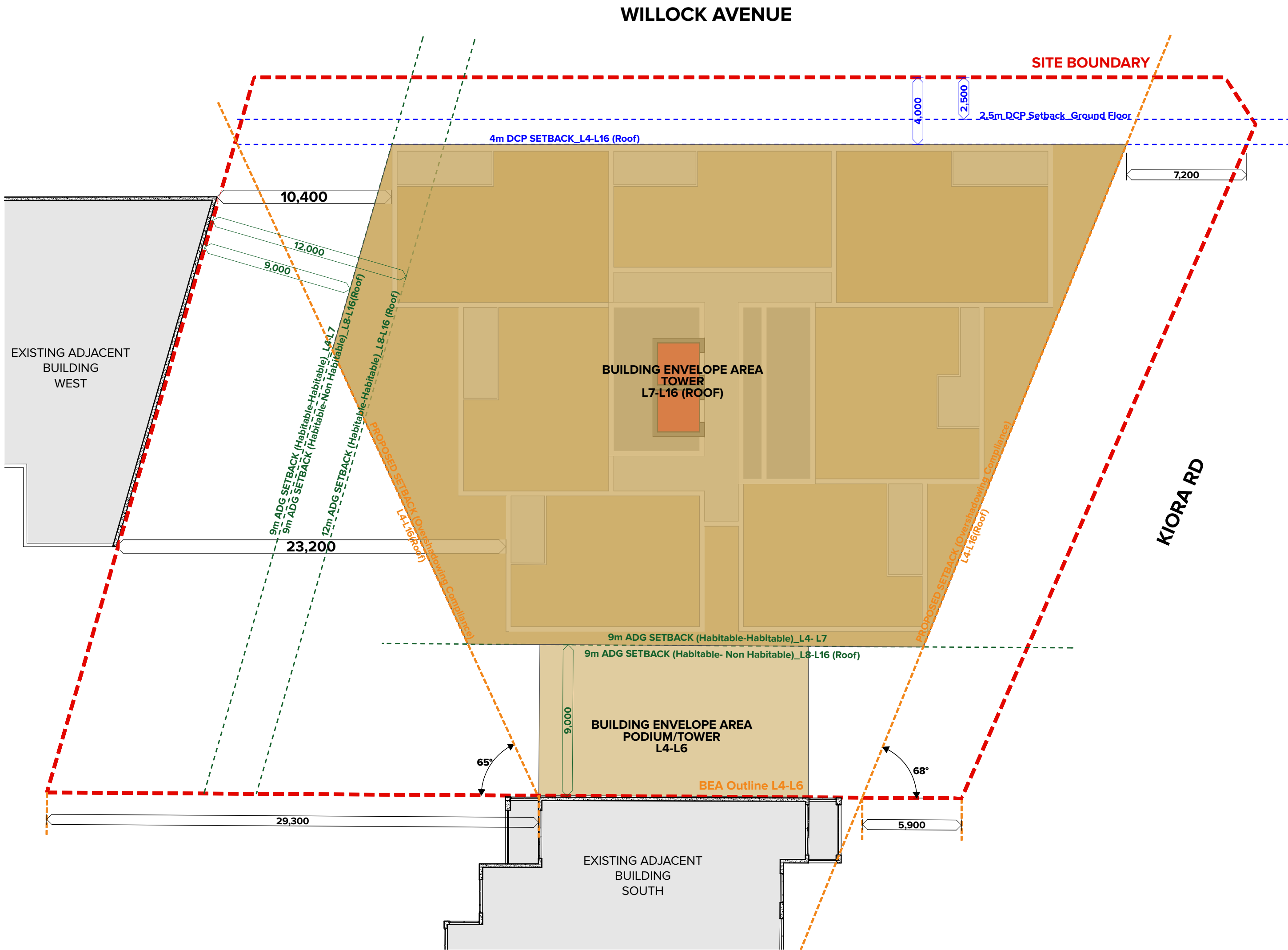
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ADG Compliance Diagrams _ Building Envelope Diagrams



1 BEA_Typical Podium Floorplate



2 BEA_Typical Tower Floorplate

LEYEND

- PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
- EXISTING ADJACENT DEVELOPMENTS
- SITE BOUNDARY
- SOLAR PLANES
- LEP & DCP SETBACKS
- ADG SETBACKS

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Rev	Date	Approved by	Revision Notes
01	28.09.23	JL	Issued For Planning Proposal
02	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

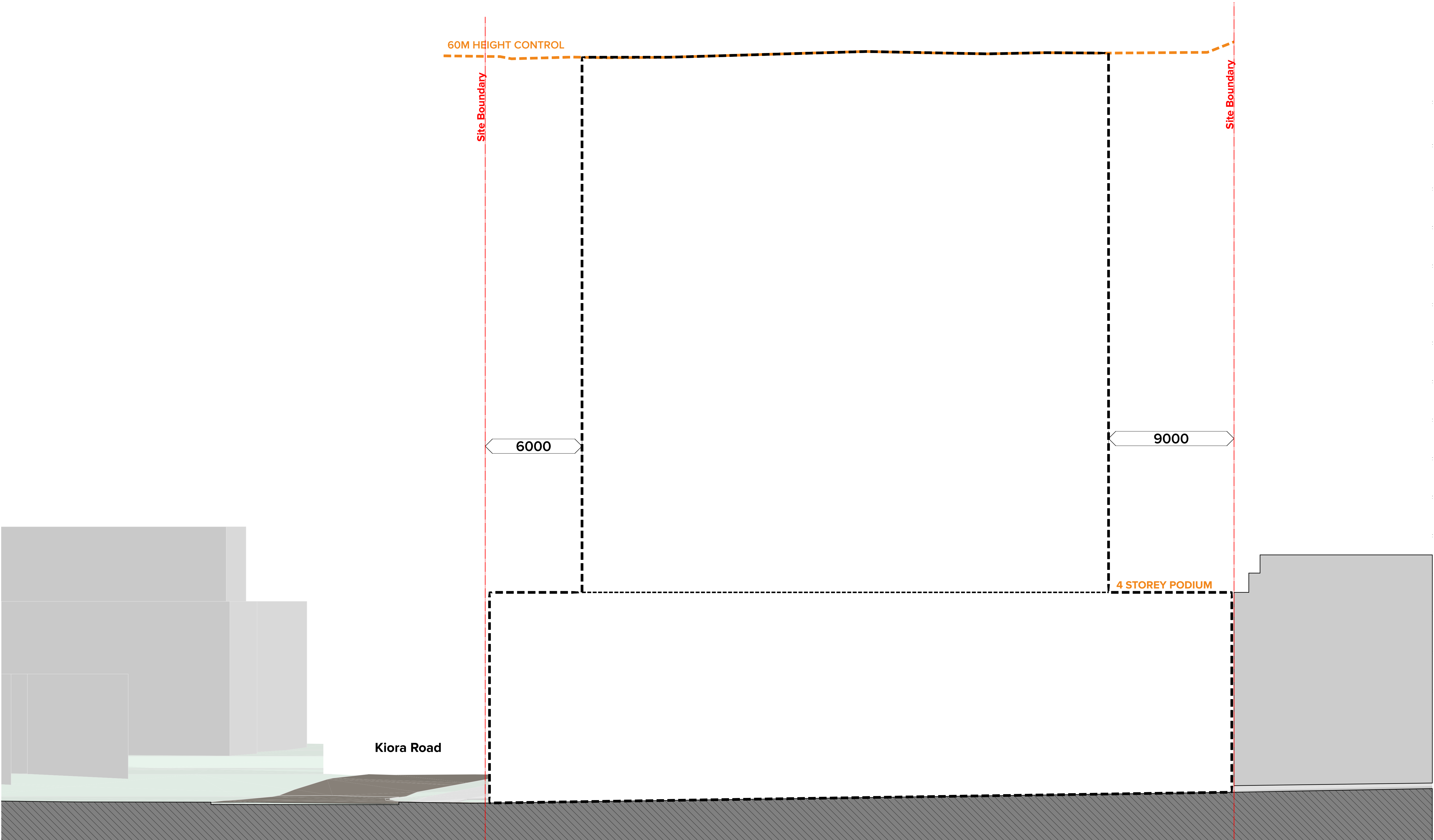
Drawing Title
BEA Diagrams
Building Envelope Typical

Scale 1:200 @A1, 50% @A3	Project No. 21082	Drawn by TM	North
Status For Planning Proposal	Dwg No. PP-001-011	Rev 02	

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01	26.09.23	JL	Issued For Planning Proposal
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Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Scale
1:150 @A1, 50% @A3
Status
For Planning Proposal

Project No.
21082

Dwg No.
PP-002-010

Drawn by
VG

Rev
02

North

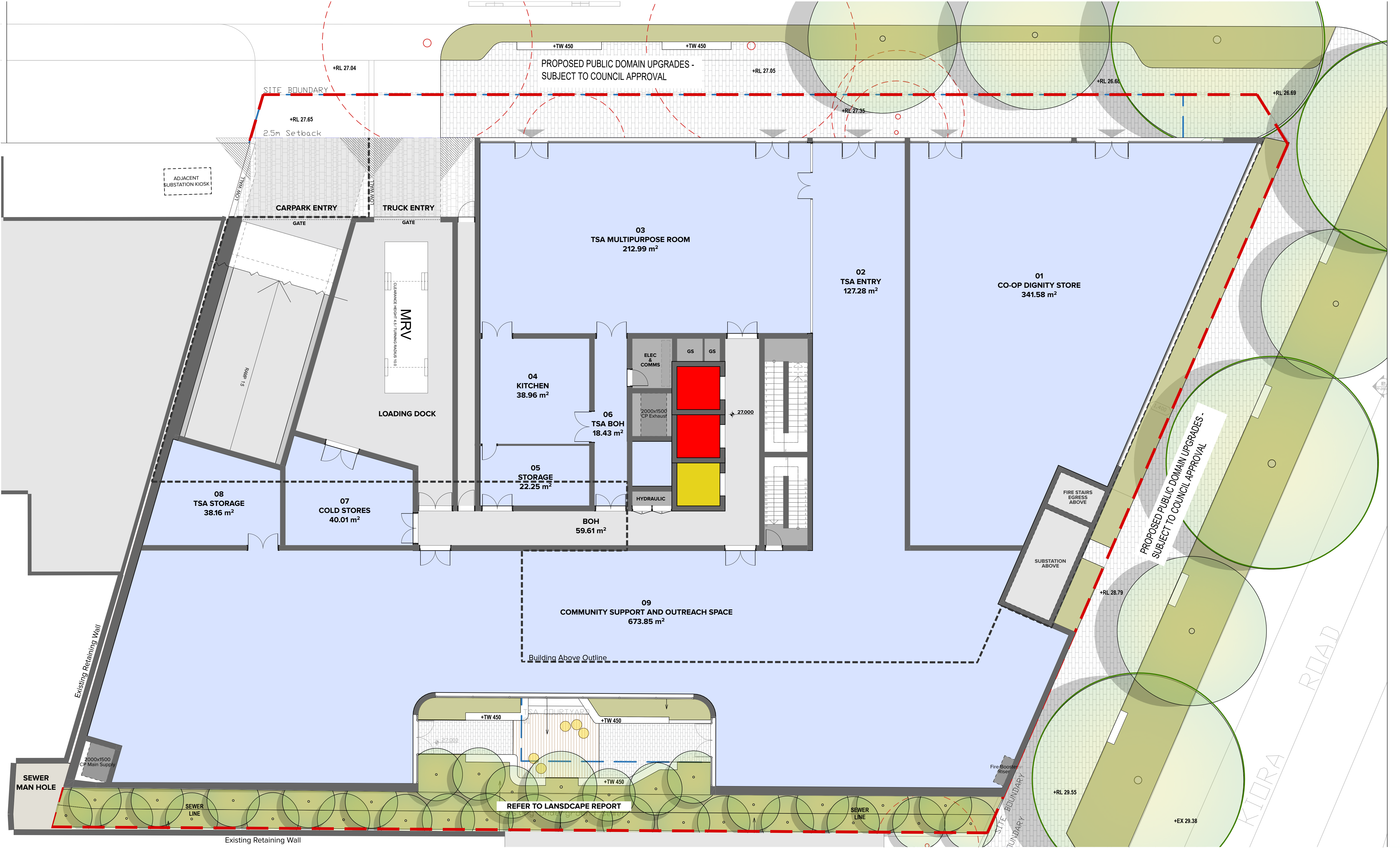
Drawing Title
BEA Diagrams
BEA Willock Avenue Elevation

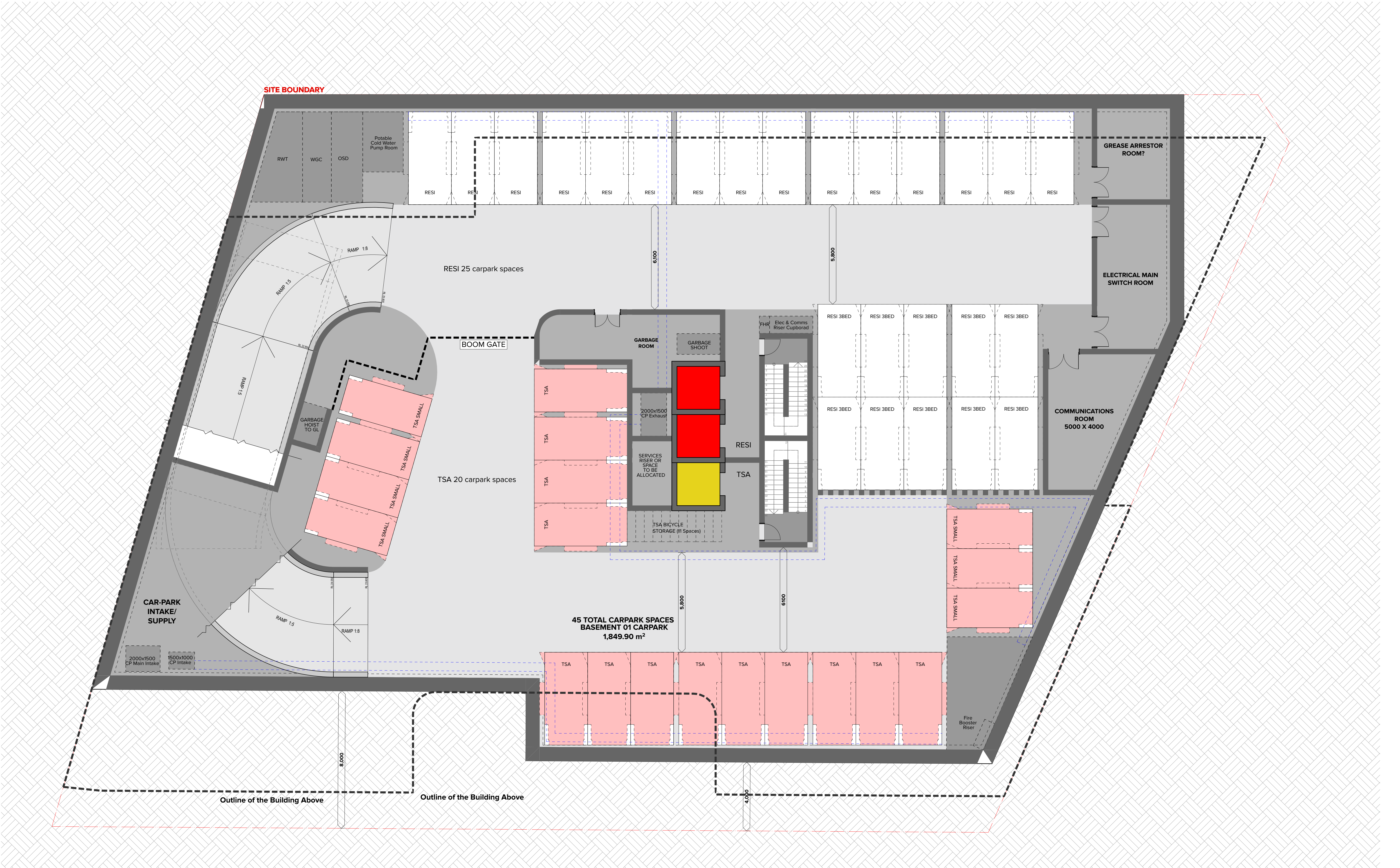
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BASEMENT 01
Esc 1:100

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Turner and Black Nicholas Turner 6005, ABN 96 594 094 871

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SERVICES LEGEND

SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE FIRE FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

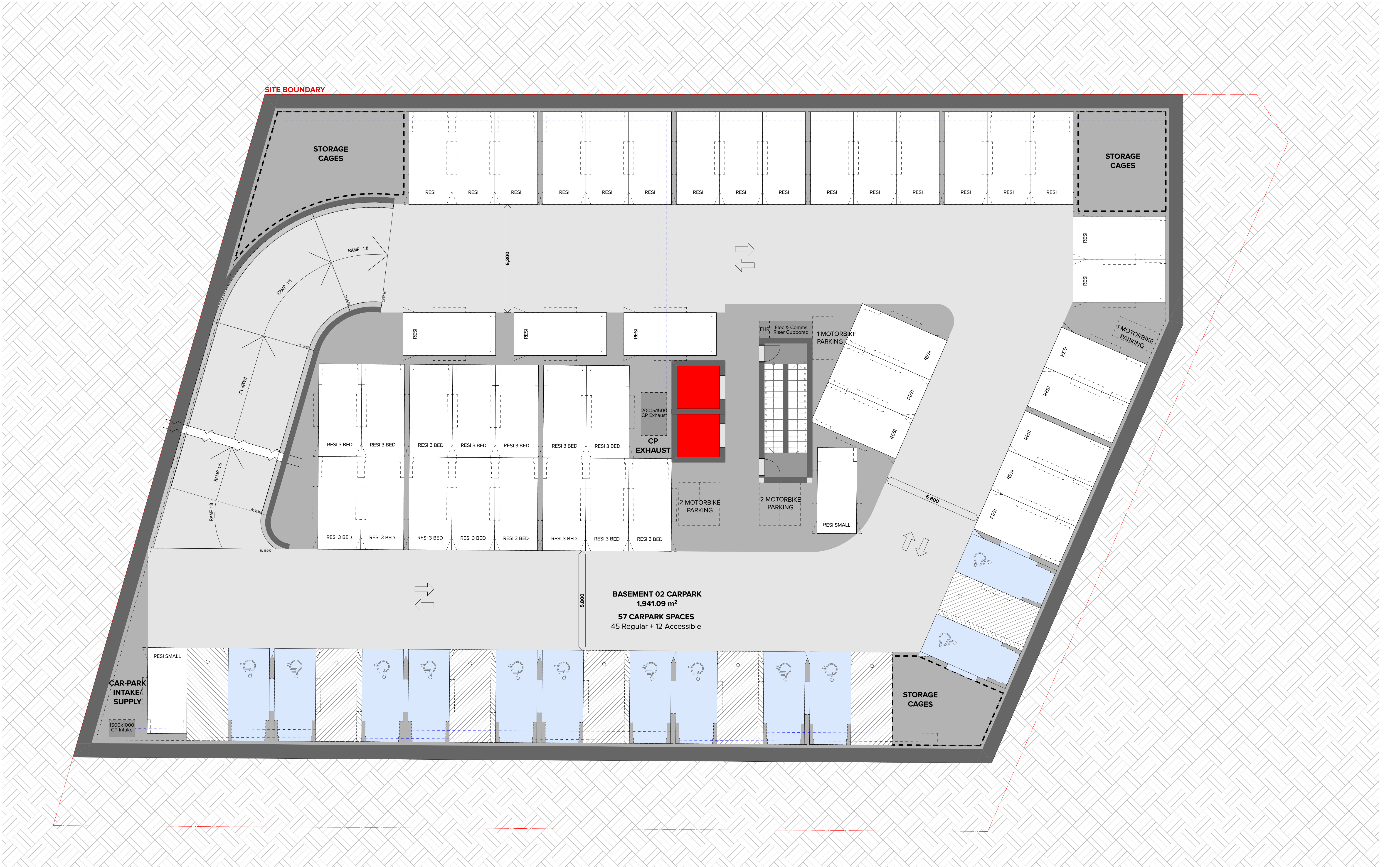
Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
Planning Proposal Plans
Basement 01

Scale
1:100 @A1, 50% @A3
Status
For Information
Project No.
21082
Dwg No.
PP-110-001
Drawn by
TM
Rev
07

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Turner and Associates, Nicholas Turner, 6005, APR 98 504 094 871

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SERVICES LEGEND

SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE FIRE FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal

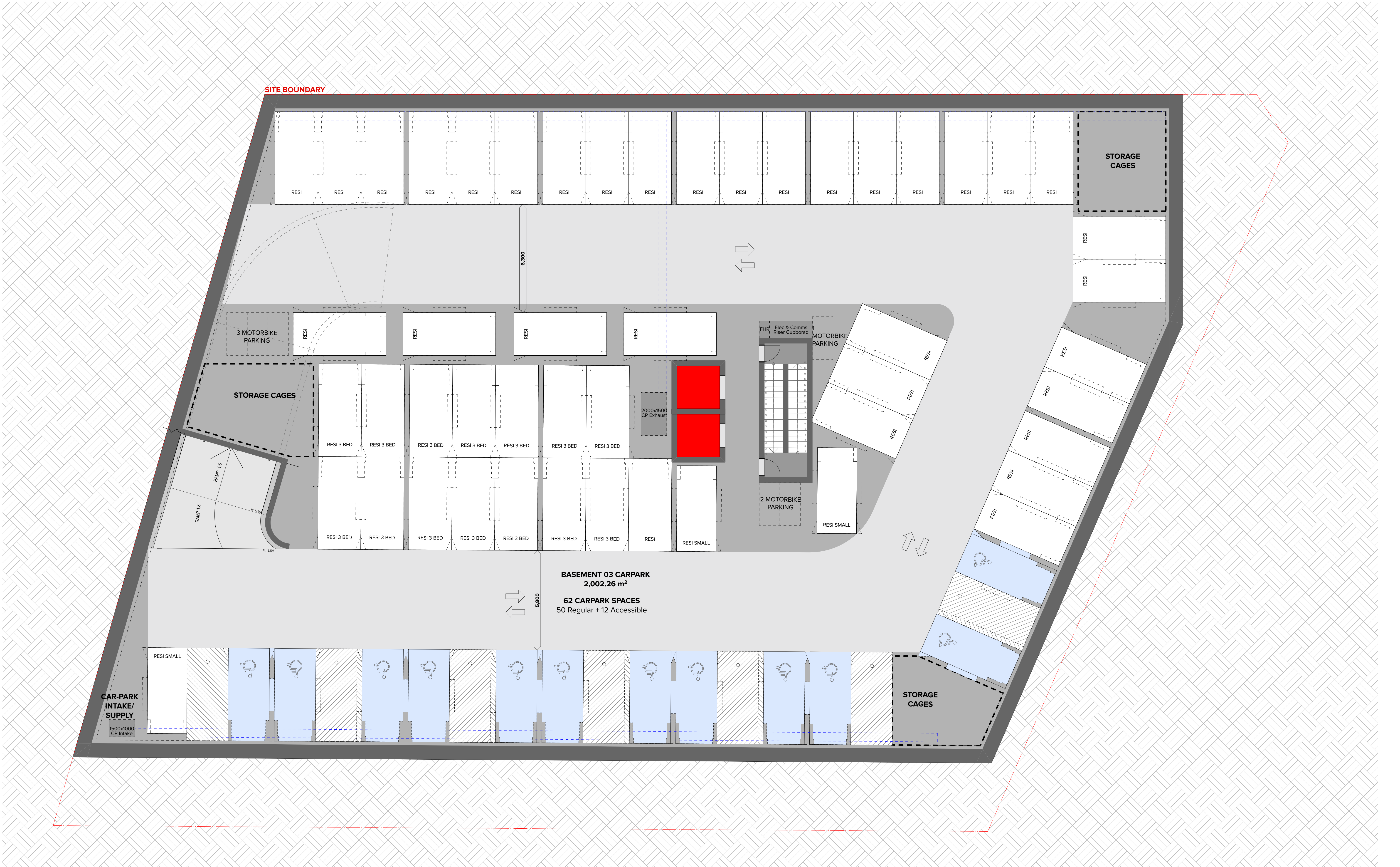
Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Basement 02

Scale
1:100 @A1, 50% @A3
Drawn by **TM**
Rev **07**
For Information
Project No. **21082**
Dwg No. **PP-110-002**

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BASEMENT 03
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Notwithstanding to Nicholas Turner 6055, ABN 56 564 094 871

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SERVICES LEGEND
SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE FIRE FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

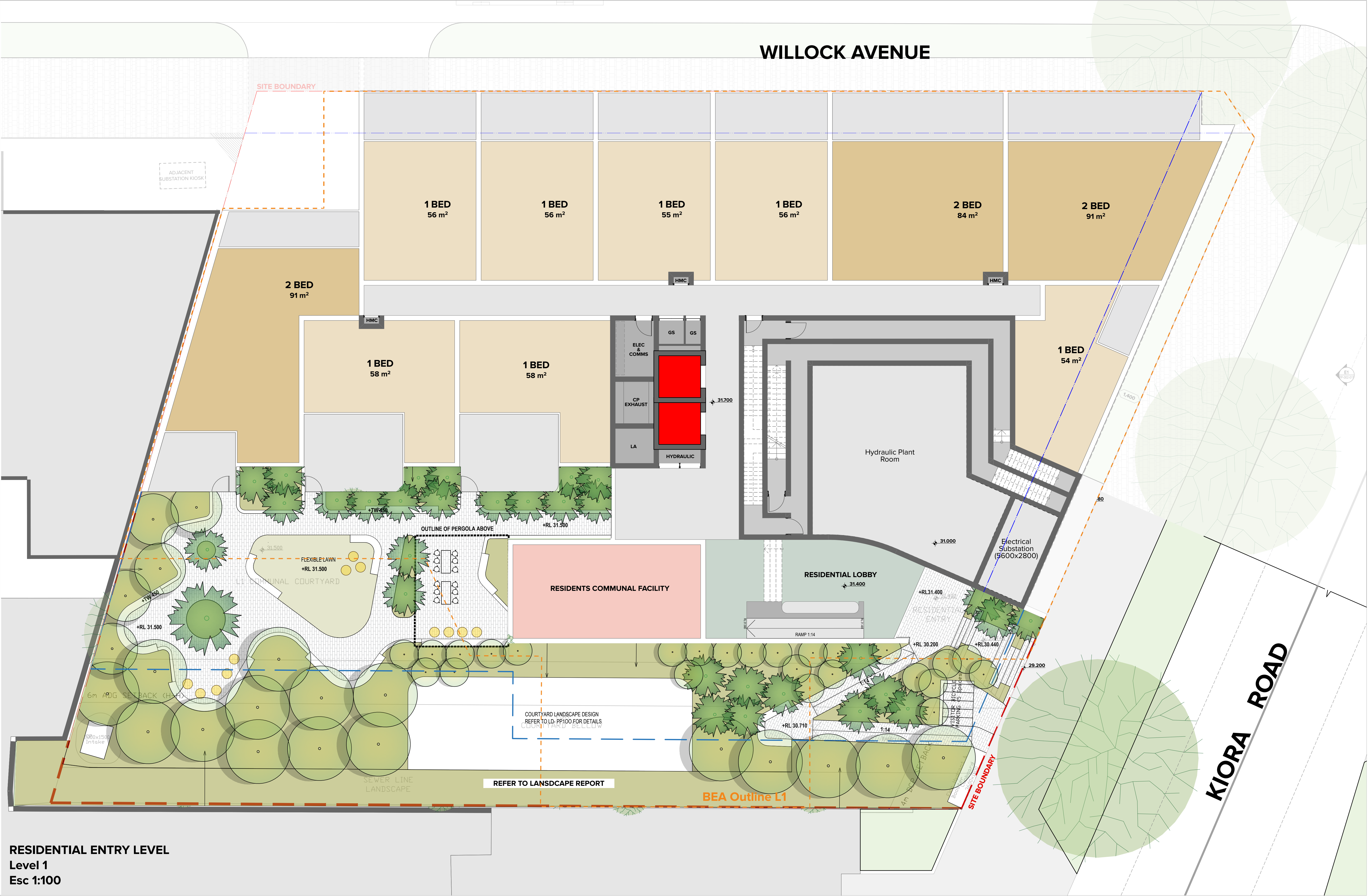
Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
Planning Proposal Plans
Basement 03

Scale
1:100 @A1, 50% @A3
Status
For Information
Project No.
21082
Dwg No.
PP-110-003
Drawn by
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Rev
07
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RESIDENTIAL ENTRY LEVEL
Level 1
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Turner Architect Nicholas Turner 6055, ABN 56 564 394 811

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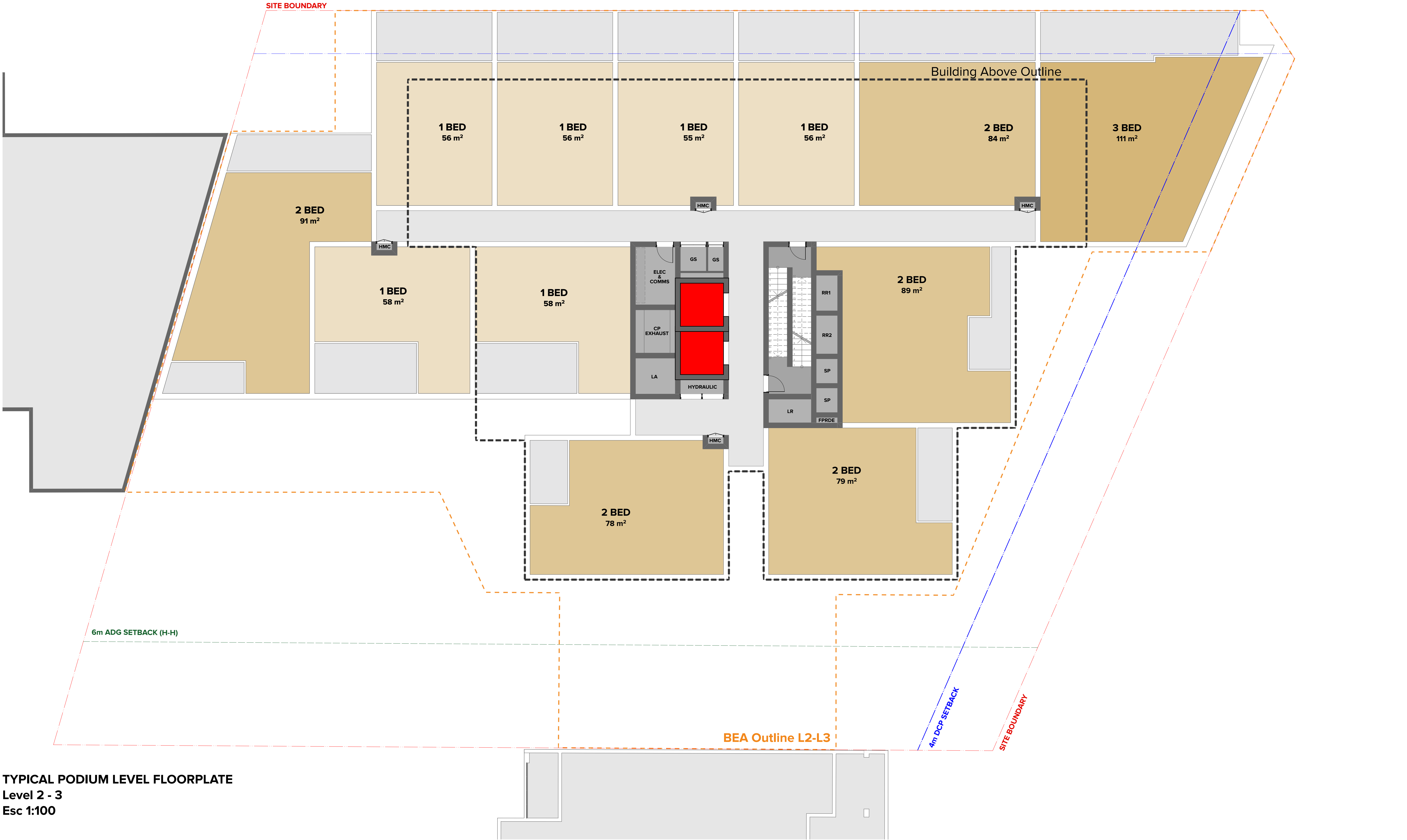
SERVICES LEGEND

SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE FIRE FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	31.08.23	JL	Issued For Information
04	05.09.23	JL	Issued For Information
05	07.09.23	JL	Issued For Information
06	11.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Information
08	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiara Road, Miranda
23 Kiara Road Miranda NSW 2228 Australia
Drawing Title
Planning Proposal Plans
Level 01

Scale
1:100, 1:1 @A1, 50% @A3
For Information
Project No.
21082
Dwg No.
PP-110-010
Rev
08
Drawn by
TM
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TYPICAL PODIUM LEVEL FLOORPLATE
Level 2 - 3
Esc 1:100

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SERVICES LEGEND

- SP STAIR PRESSURE RISER
- RR1 REFRIGERATION RISER 01
- RR2 REFRIGERATION RISER 02
- LR LOBBY RELIEF RISER WITH SUBDUCT
- LA LOBBY OUTSIDE AIR FROM ROOF
- FPRDE FIRE PUMP ROOM DIESEL EXHAUST
- GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	31.08.23	JL	Issued For Information
04	05.09.23	JL	Issued For Information
05	07.09.23	JL	Issued For Information
06	11.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Planning Proposal
08	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Level 02-03_Typical Floorplate

Scale
1:100 @A1, 50% @A3

Status
For Information

Project No.
21082

Dwg No.
PP-110-020

Drawn by
TM

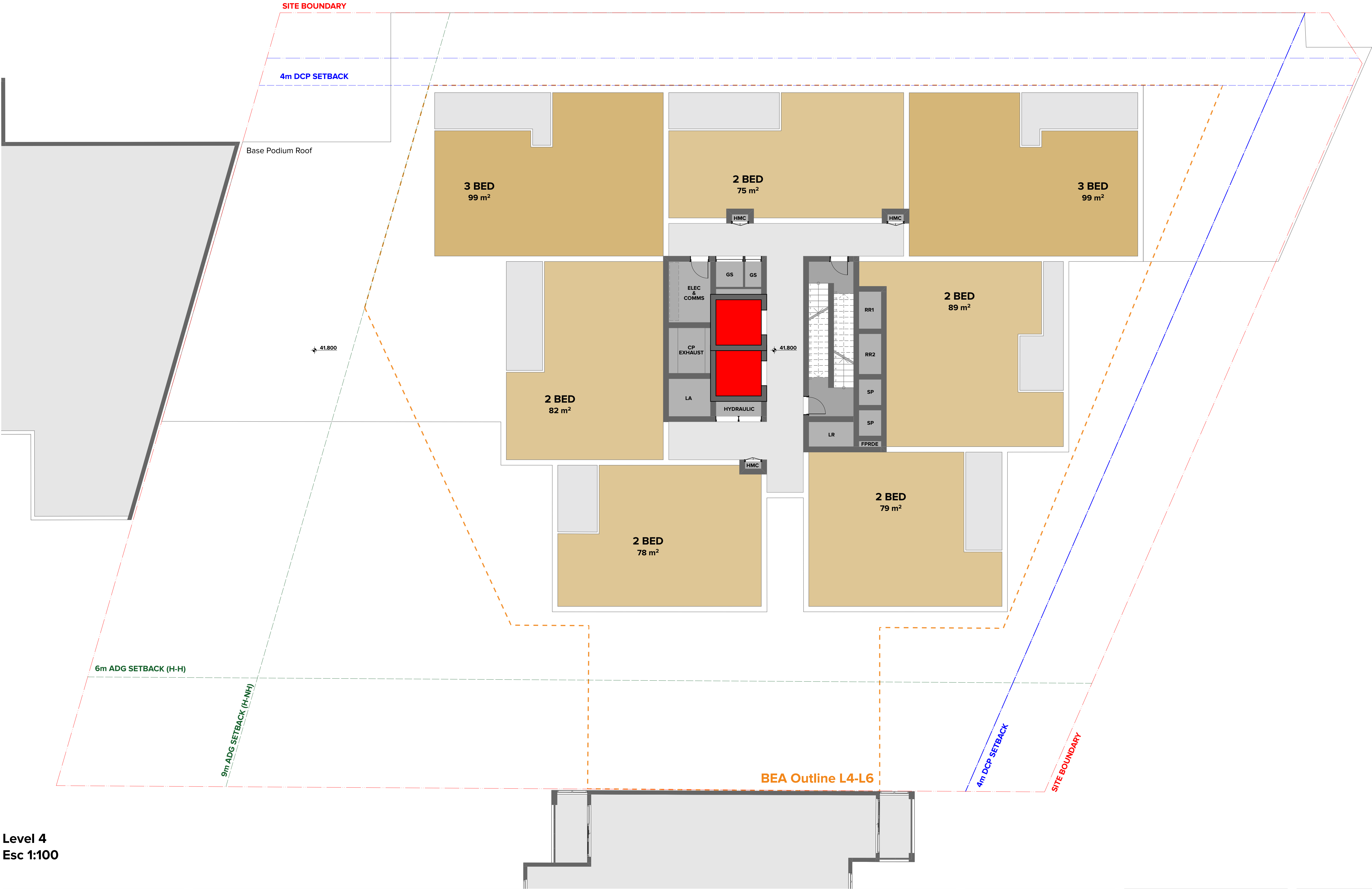
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Level 4
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Notified Architect Nicholas Turner 6895, APRN 99 594 094 811

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SERVICES LEGEND

SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE AIR FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	31.08.23	JL	Issued For Information
04	05.09.23	JL	Issued For Information
05	07.09.23	JL	Issued For Information
06	11.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Planning Proposal
08	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Level 04

Scale
1:100 @A1, 50% @A3
For Information

Project No.
21082

Dwg No.
PP-110-040

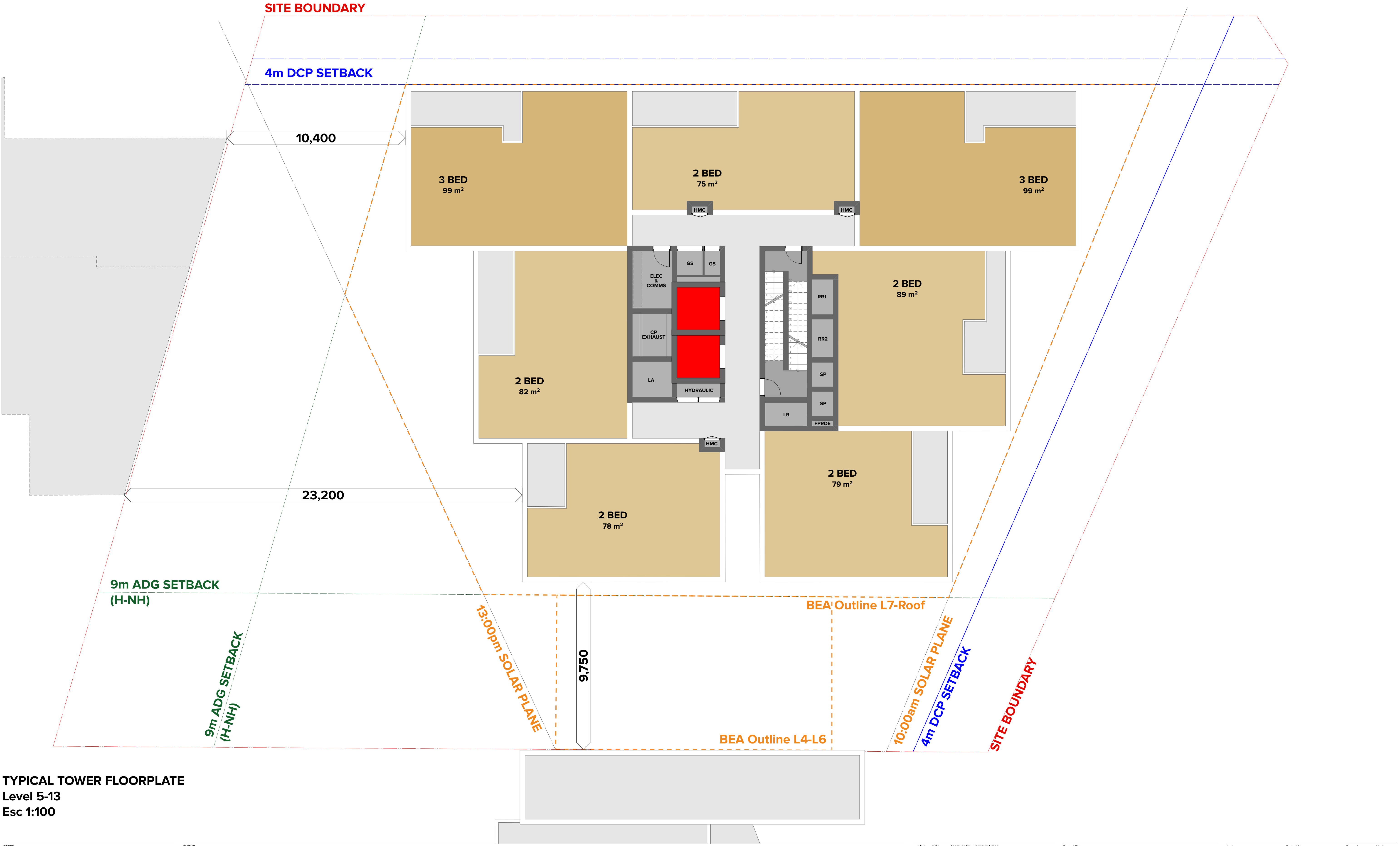
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TYPICAL TOWER FLOORPLATE
Level 5-13
Esc 1:100

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SERVICES LEGEND

SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE FIRE FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

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03	31.08.23	JL	Issued For Information
04	05.09.23	JL	Issued For Information
05	07.09.23	JL	Issued For Information
06	11.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Planning Proposal
08	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Level 05-13_Typical Floorplate

Scale
1:100 @A1, 50% @A3
Status
For Information

Project No.
21082

Dwg No.
PP-110-050

Drawn by
TM

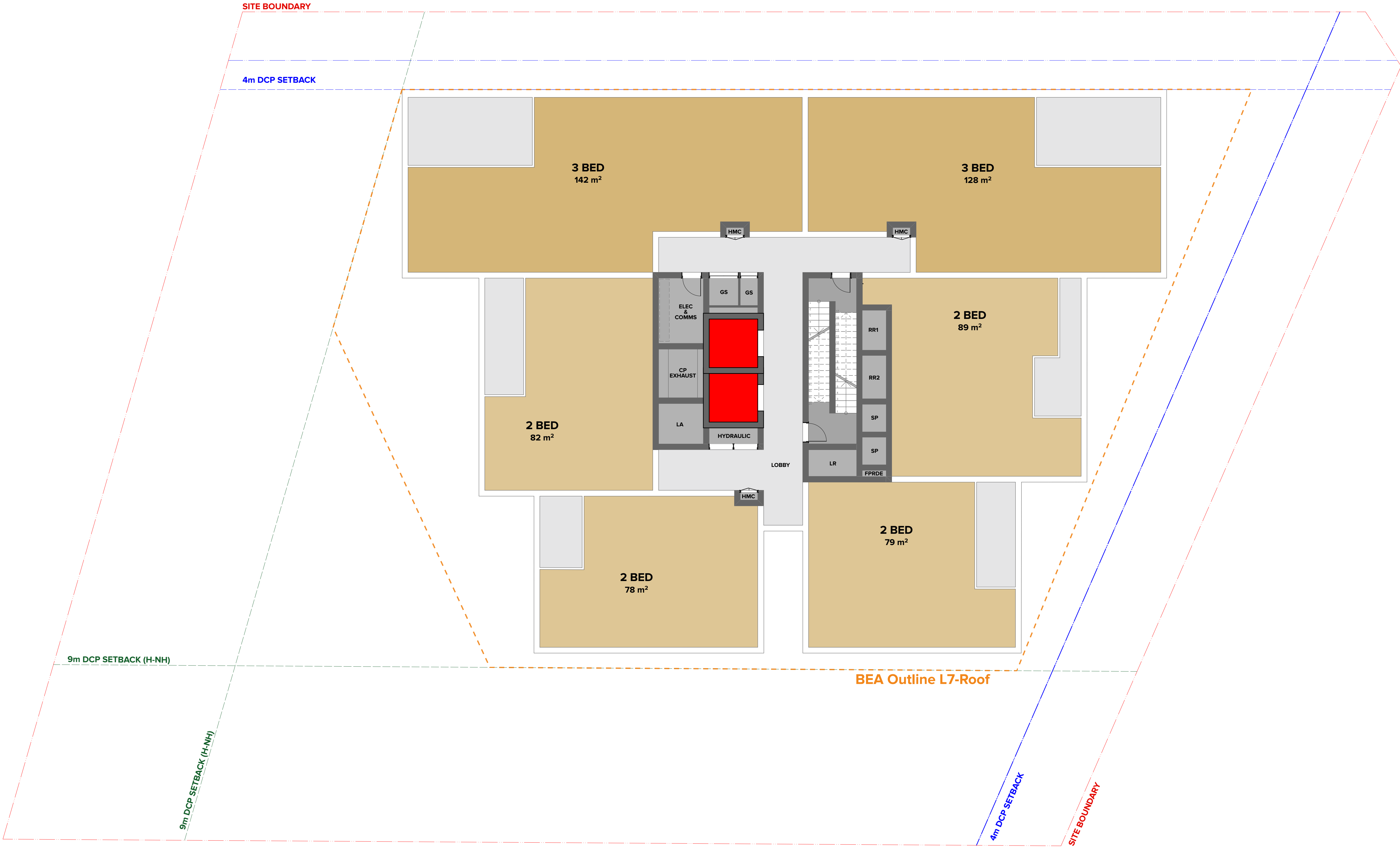
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TYPICAL FLOORPLATE - PENTHOUSE LEVELS

Level 14 - 15

Esc 1:100

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SP STAIR PRESSURE RISER
RR1 REFRIGERATION RISER 01
RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
LA LOBBY OUTSIDE AIR FROM ROOF
FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
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06	11.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Planning Proposal
08	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Level 14-15_Typical Penthouse Level Floorplate

Scale
1:100 @A1, 50% @A3
Status
For Information

Project No.
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SITE BOUNDARY

4m DCP SETBACK

9m DCP SETBACK (H-NH)

9m DCP SETBACK (H-NH)

BEA Outline L7-Roof

4m DCP SETBACK

SITE BOUNDARY



ROOFTOP GARDEN AND COMMUNAL AMENITY LEVEL

Level 16

Esc 1:100

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FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.05.23	JL	Issued For Information
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05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Planning Proposal Plans
Level 16 Communal Terrace

Scale
1:100, 1:1 @A1, 50% @A3
Status
For Information

Project No.
21082
Dwg No.
PP-110-160

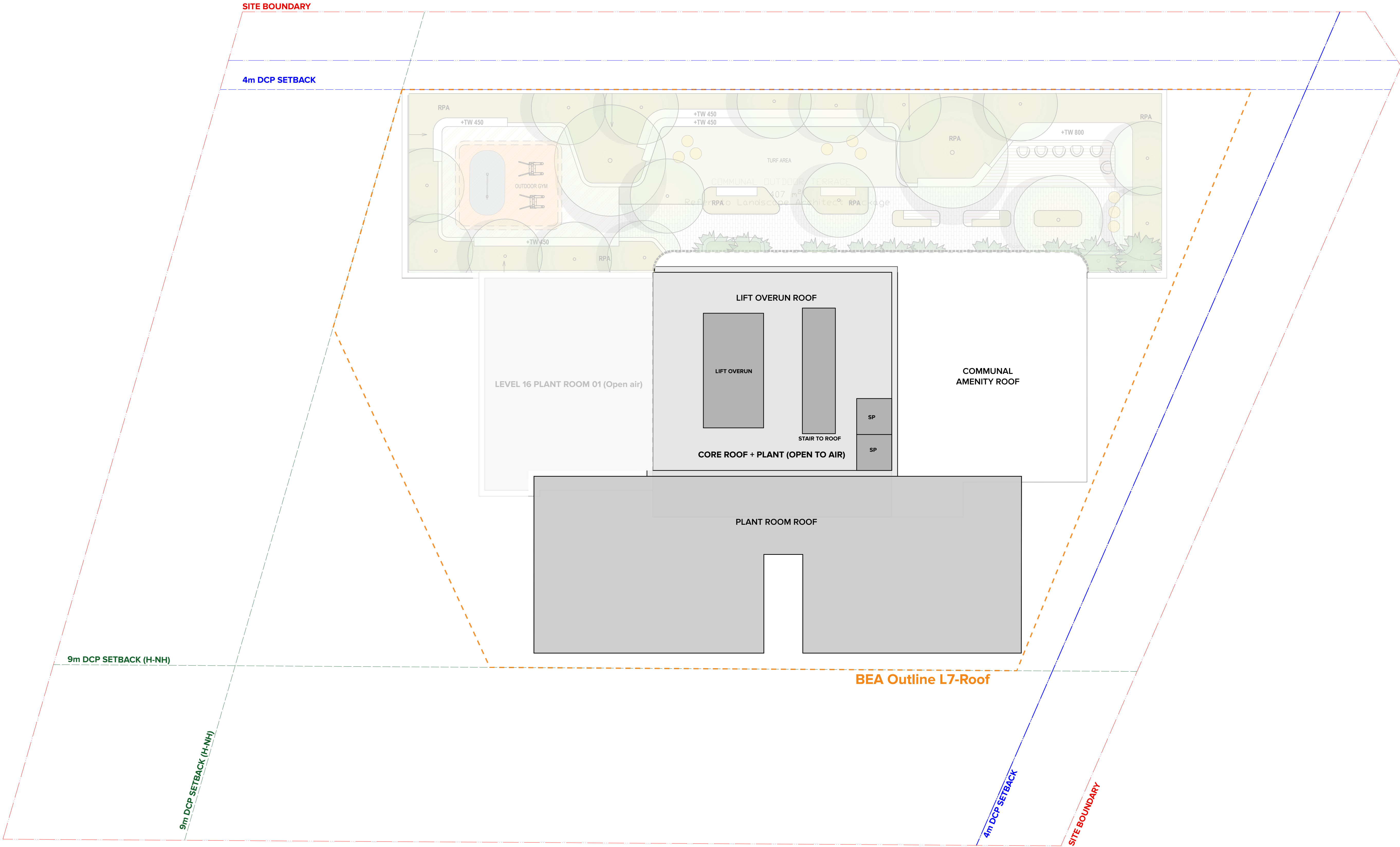
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ROOFTOP LEVEL
Level 17
Esc 1:100

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RR2 REFRIGERATION RISER 02
LR LOBBY RELIEF RISER WITH SUBDUCT
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FPRDE FIRE PUMP ROOM DIESEL EXHAUST
GS GARBAGE SHOOT

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01	03.08.23	JL	Issued For Information
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05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
Planning Proposal Plans
Level 17_Plant Room

Scale
1:100, 1:1 @A1, 50% @A3
Status
For Information

Project No.
21082
Dwg No.
PP-110-170

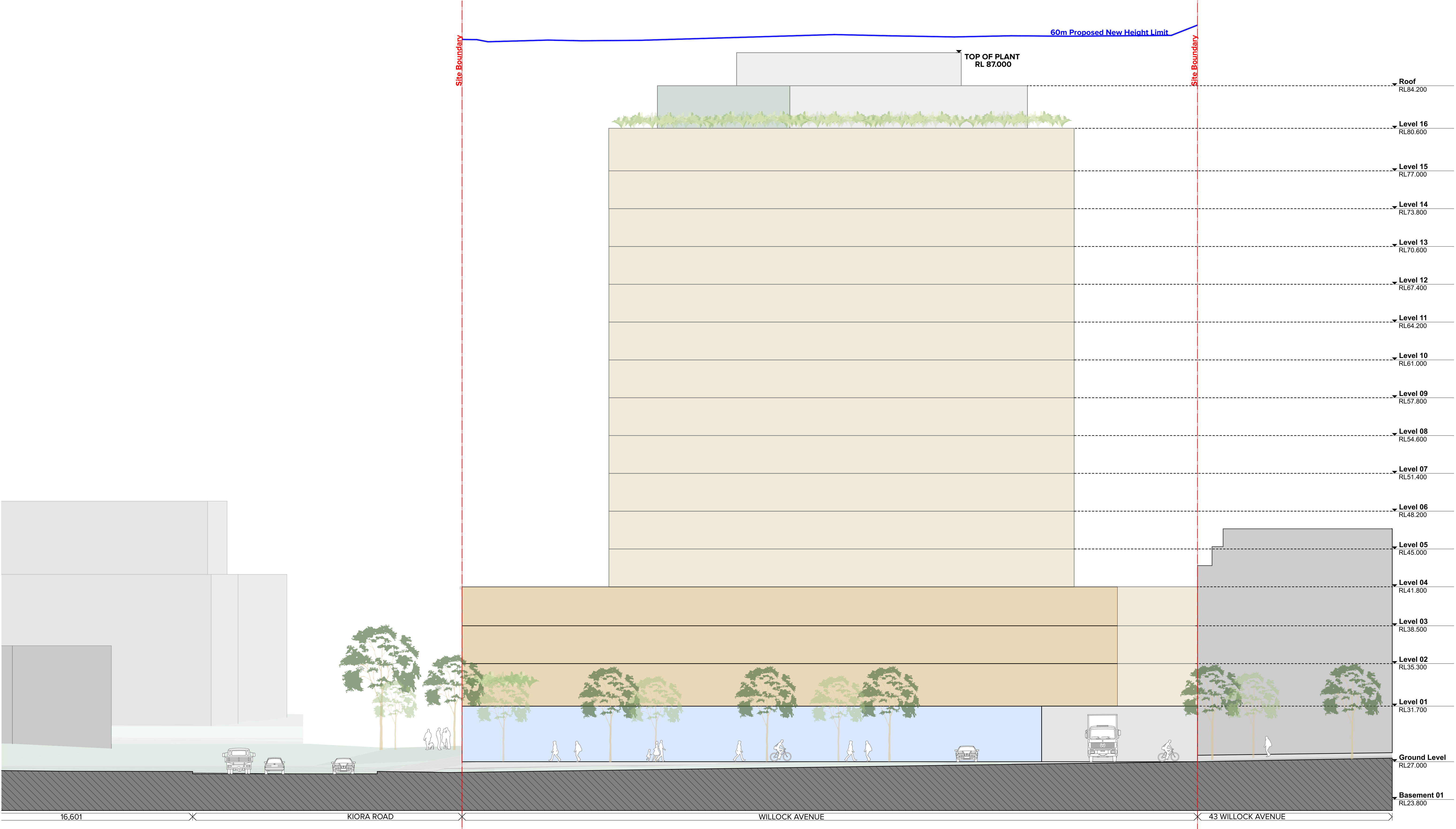
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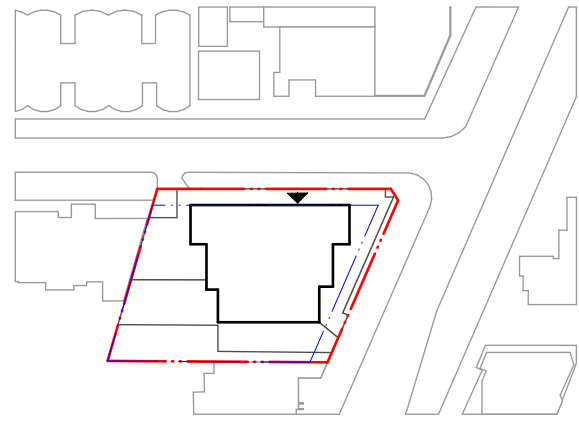


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- SALVATION ARMY
- RESIDENTIAL
- COMMUNAL FACILITY
- PLANT ROOM



Rev	Date	Approved by	Revision Notes
01	05.09.23	J.L.	Issued For Information
02	07.09.23	J.L.	Issued For Information
03	11.09.23	J.L.	Issued For Information
04	26.09.23	J.L.	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
GA Elevations
North Elevation

Scale 1:150 @A1, 50% @A3	Project No. 21082	Drawn by TM	North
Status For Planning Proposal	Dwg No. PP-210-101	Rev 04	

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02	07.09.23	J.L.	Issued For Information
03	11.09.23	J.L.	Issued For Information
04	26.09.23	J.L.	Issued For Planning Proposal

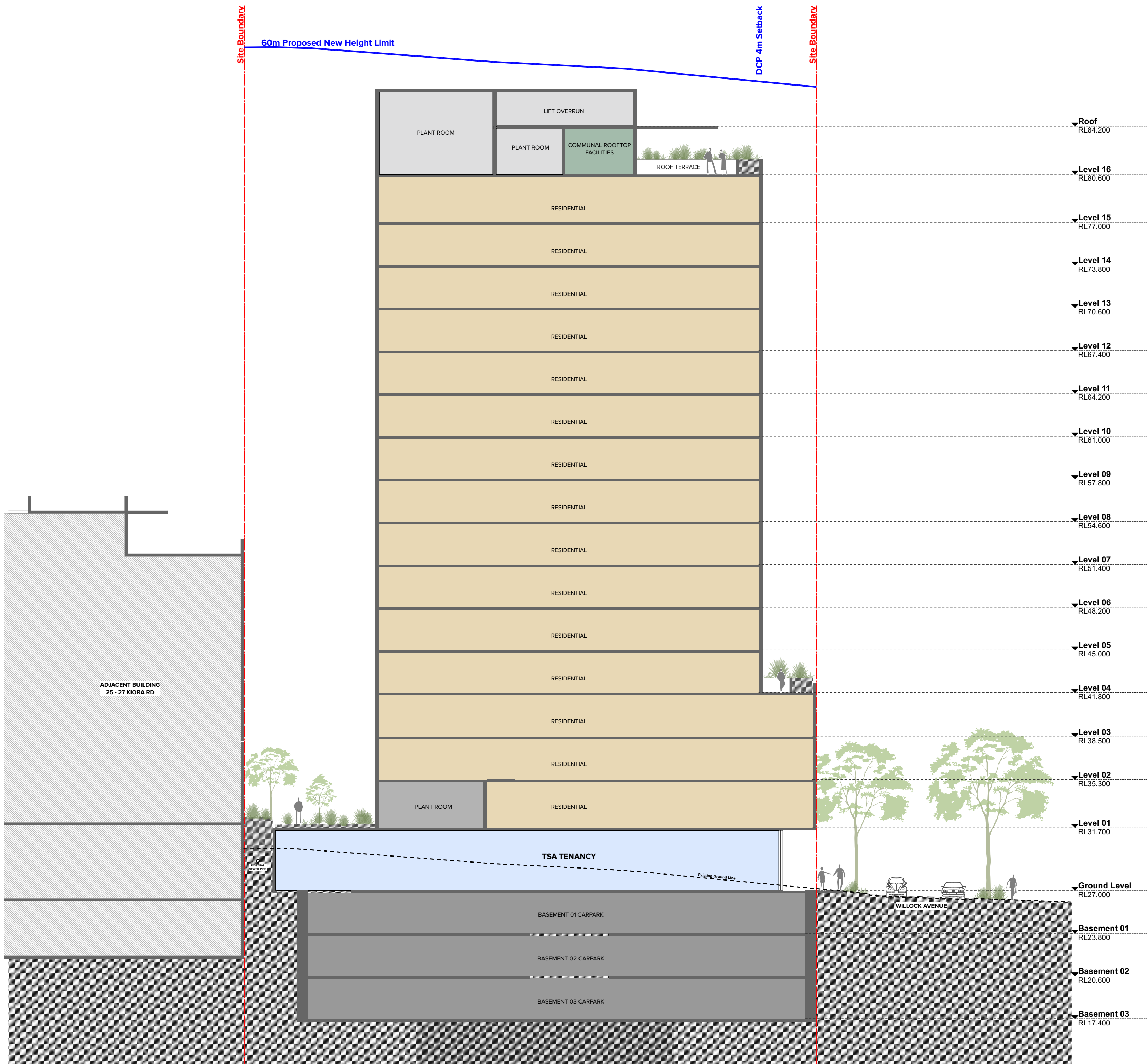
Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Scale
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Project No. 21082
Dwg No. PP-210-201
Drawn by TM
Rev 04
Status For Planning Proposal

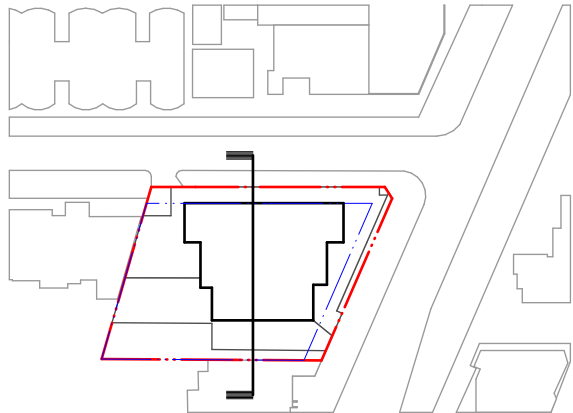
Drawing Title
GA Elevations
East Elevation

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- SALVATION ARMY
- RESIDENTIAL
- COMMUNAL FACILITY
- PLANT ROOM
- BASEMENT



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02	07.09.23	J.L.	Issued For Information
03	11.09.23	J.L.	Issued For Information
04	26.09.23	J.L.	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
GA Sections
Section AA

Scale
1:200 @A1, 50%@A3

Project No.
21082

Drawn by
TM

Status
For Planning Proposal

Dwg No.
PP-310-101

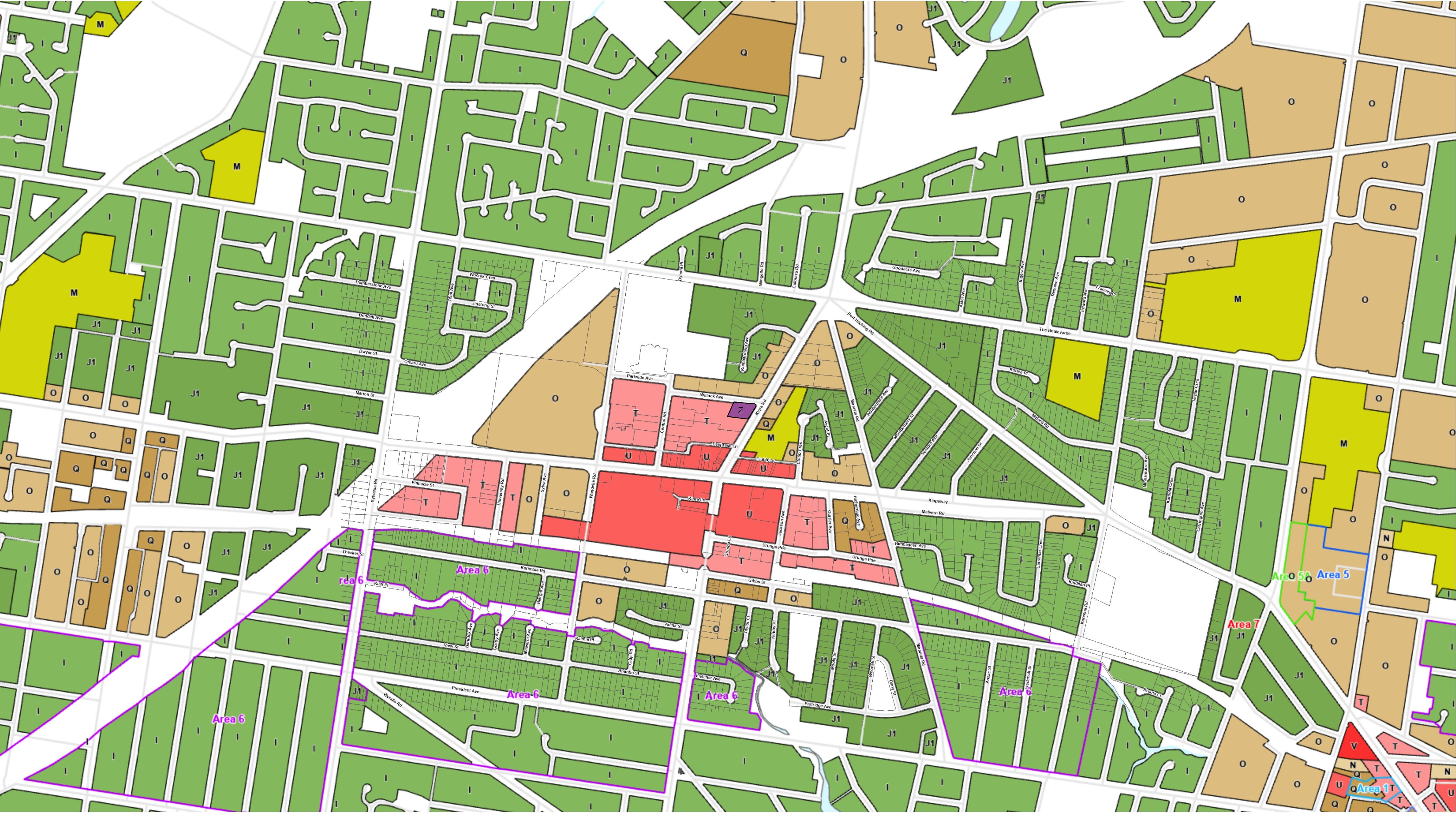
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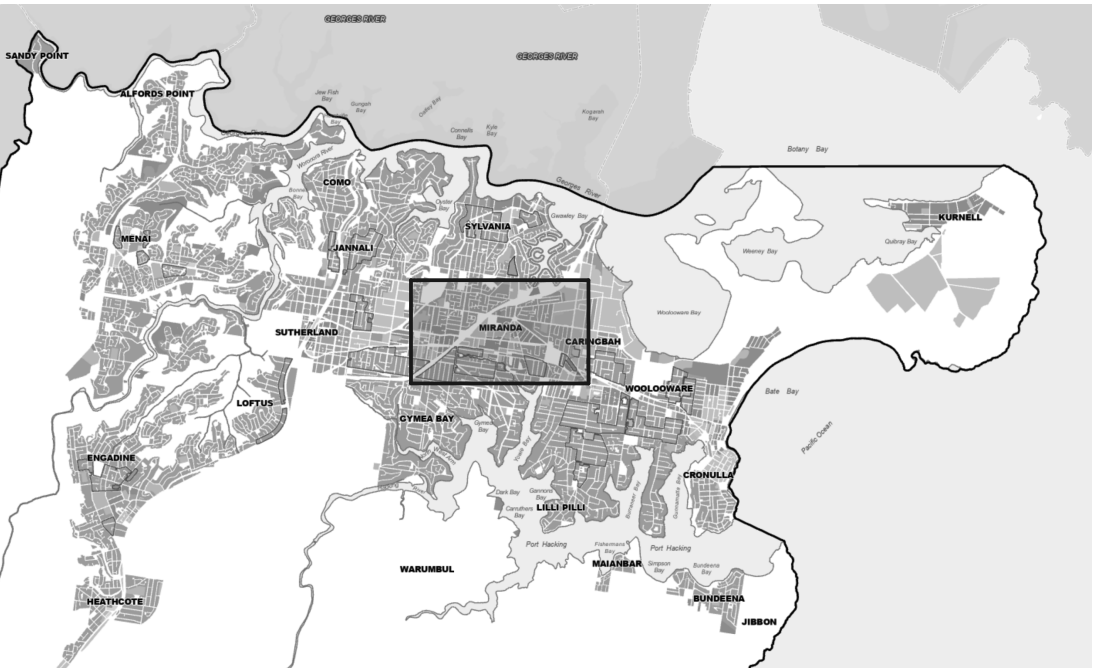
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Sutherland Shire LEP_ Proposed Building Height Map



Sutherland Shire Key Plan



Maximum Building Height (m)

I 8.5
J1 9
J2 9.5
M 12
N 13
O 16
Q 20
T 25
T1 26.5
U 30
V 35
W 40
Y 50
Z 60

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Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
Council Controls
LEP_Proposed Building Height Map

Scale
1:1, 1:3.46 @A1, 50%@A3
Status
For Information
Project No.
21082
Dwg No.
SK-710-001
Drawn by
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Rev
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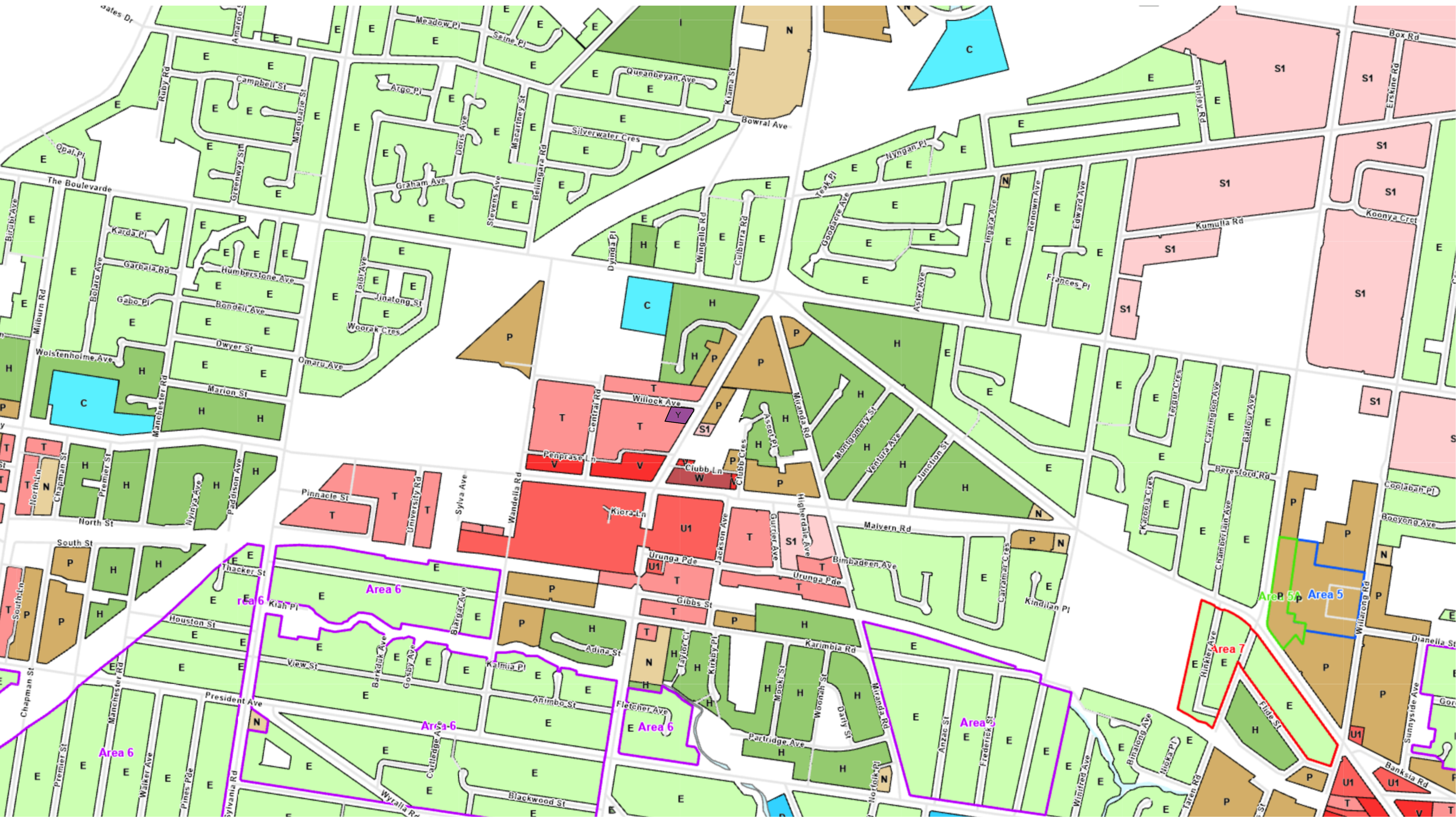
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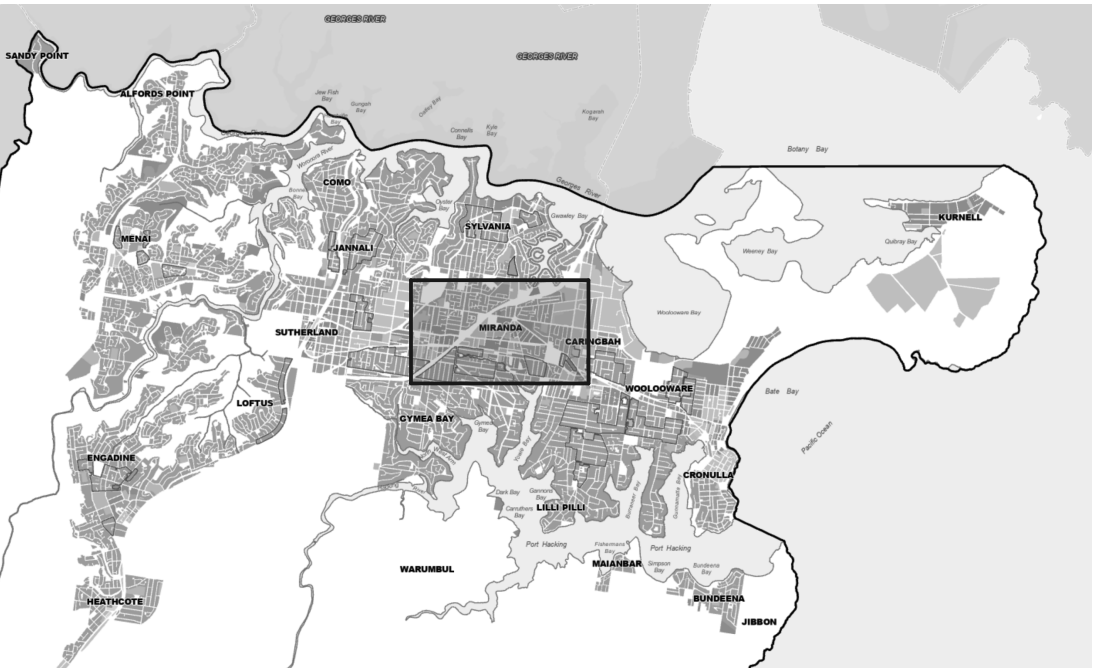
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Turner Architect Nicholas Turner 6085, ABN 58 584 394 811

Rev Date Approved by Revision Notes

Sutherland Shire LEP_ Proposed Floor Space Ratio Map



Sutherland Shire Key Plan



Maximum Floor Space Ratio (n:1)	
■	C 0.45
■	D 0.5
■	E 0.55
■	G 0.65
■	H 0.7
■	I 0.75
■	N 1
■	P 1.2
■	P1 1.26
■	S1 1.5
■	S2 1.6
■	S3 1.8
■	T 2
■	U1 2.5
■	U2 2.75
■	V 3
■	W 3.5
■	X 4
■	Y 5.5

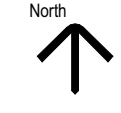
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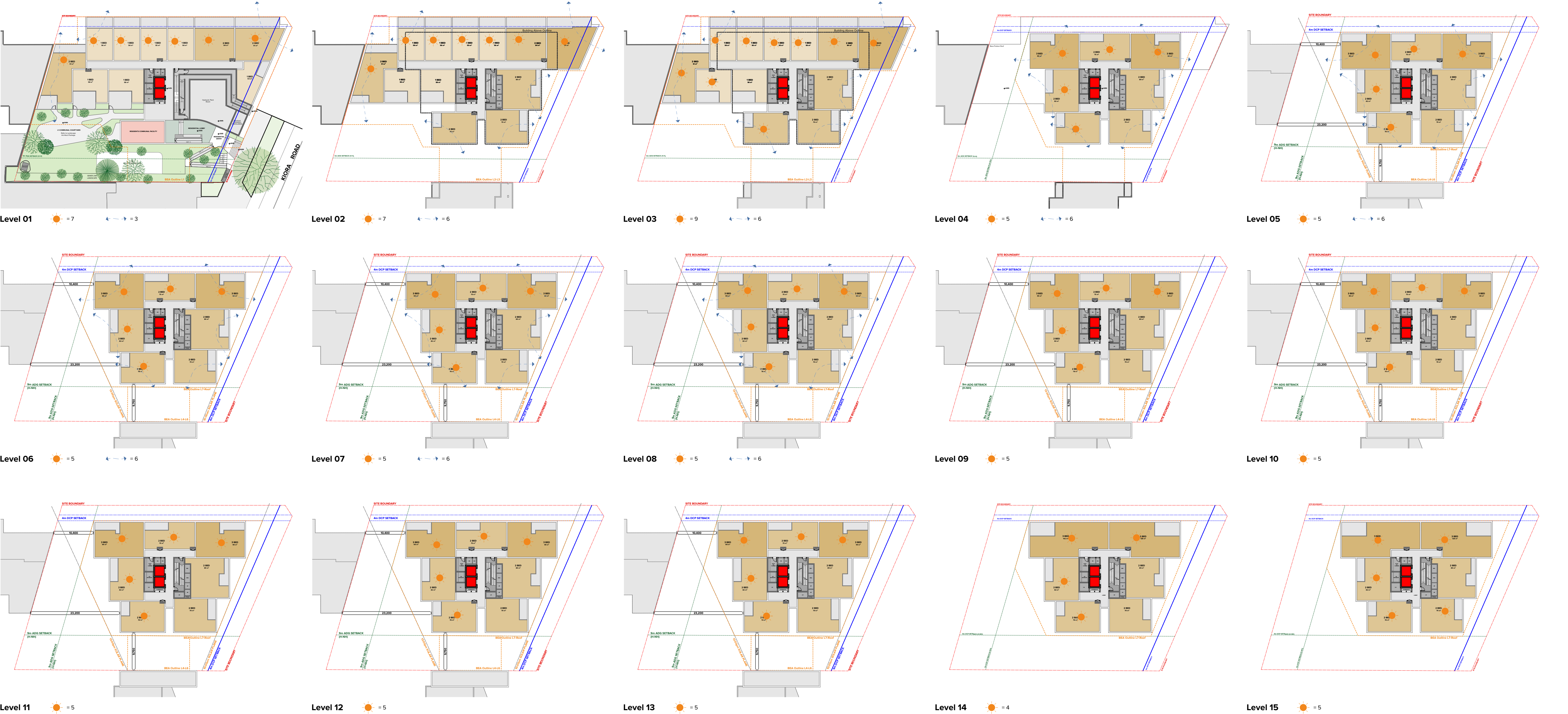
Rev 01 Date 28.10.23 Approved by J. Revision Notes Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia
Drawing Title
Council Controls
LEP_Proposed FSR Map

Scale
1:0.91, 1:3.46, 1:1 @A1, 50% @A3
Status
Project No.
21082
Dwg No.
SK-710-002
Rev
01



ADG Compliance Diagrams _ Solar and daylight access + Natural Ventilation



LEGEND

- Number of Apartments that Achieve Min. 2hrs of Solar
- Number of Apartments that Natural ventilation (First 9 Storeys)

Compliance Schedule

	LEVEL															
No. of Apartments	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Solar	10	12	12	7	7	7	7	7	7	7	7	7	7	6	6	116
Cross Vent	7	7	9	5	5	5	5	5	5	5	5	5	5	4	5	82
	3	6	6	6	6	6	6	6								45
																71%
																65%

ADG OBJECTIVE 4A-1

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas

ADG OBJECTIVE 4B-3

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

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Kiora Road, Miranda
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1:500, 1:0.76 @A1, 50% @A3
Status
For Information
Project No.
21082
Dwg No.
PP-720-001
Rev
01

Drawn by
TURNER
Rev
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North

Drawing Title
Amenity Diagrams (ADG)
Solar access + Natural Ventilation

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ADG Compliance Diagrams _ Deep Soil and Communal Space



LEGEND

- COMMUNAL OPEN SPACE
- COMMUNAL OPEN SPACE ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT

Compliance Schedule

Communal Open Space Area with direct sunlight (sqm)	407	sqm
Total Communal Open Space Area (sqm)	777	sqm
Percentage	52%	

ADG OBJECTIVE 3D-1

- Communal open space has a minimum area equal to 25% of the site
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

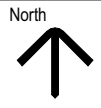
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Kiora Road, Miranda
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Scale
1:150, 1:0.68, 1:1.50 @A1, 50% @A3
Status
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Project No.
21082
Dwg No.
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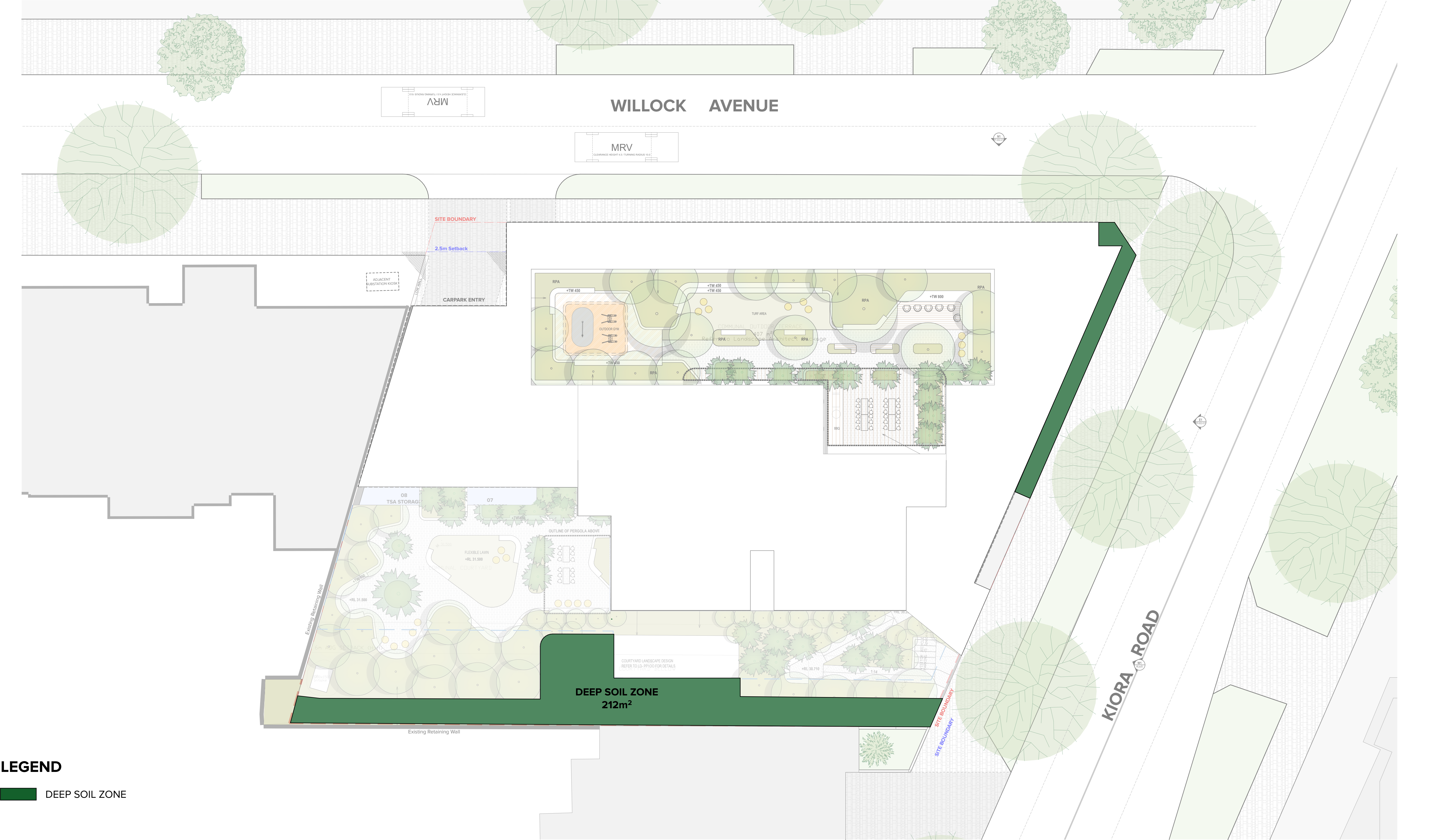


Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Communal Space

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ADG Compliance Diagrams _ Deep Soil



LEGEND

DEEP SOIL ZONE

Compliance Schedule

Deep Soil Zone (sqm)	212
Total Site Area (sqm)	2,447
Percentage	8.6%

ADG OBJECTIVE 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

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Project Title

Kiara Road, Miranda
23 Kiara Road Miranda NSW 2228 Australia

Scale

1:150, 1:1.50 @A1, 50% @A3

Status

Project No. 21082
Dwg No. SK-730-009
Rev 01

Drawing Title

Deep Soil and Communal Space Diagrams (ADG)
Deep Soil

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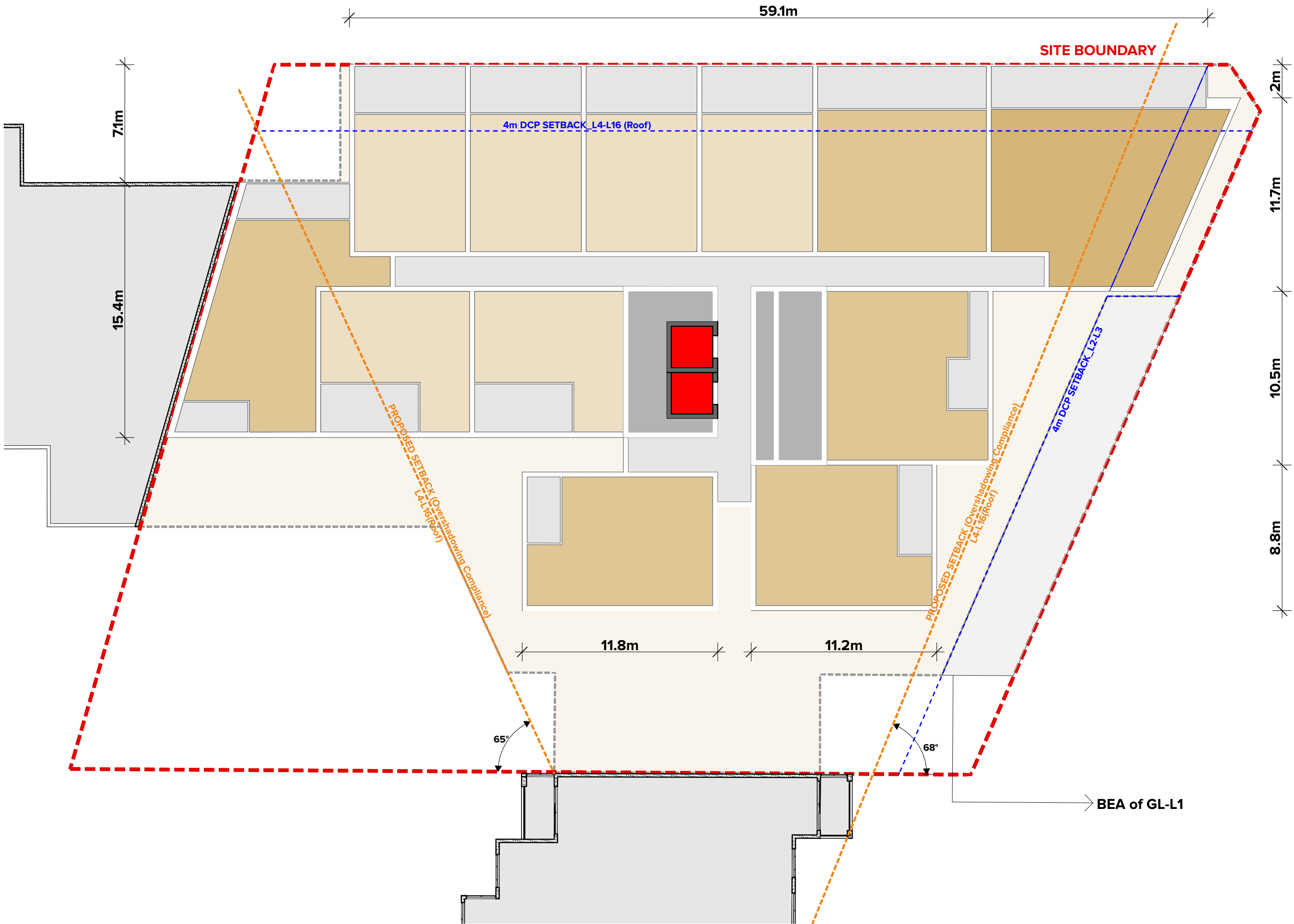
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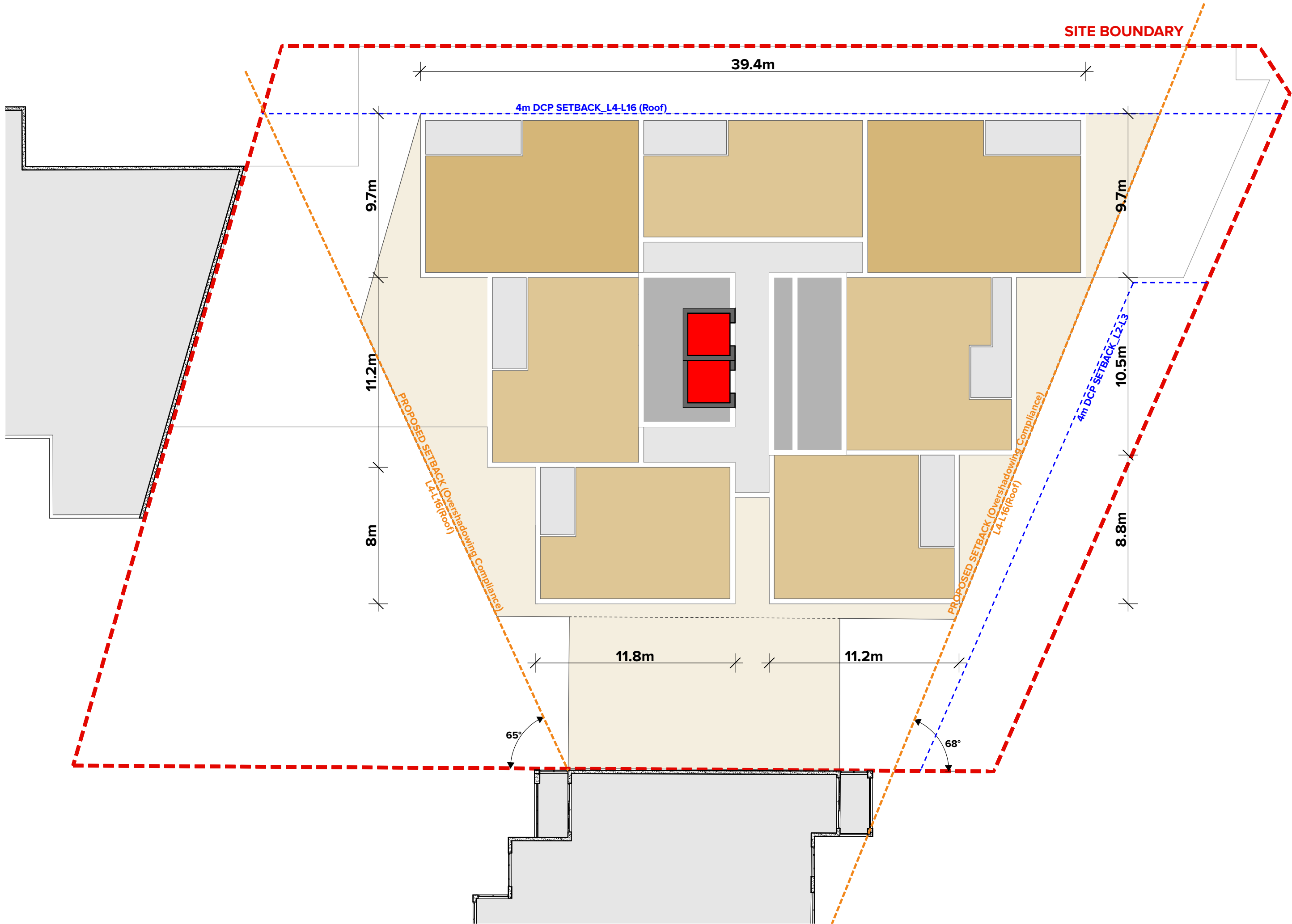
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Address: Nicholas Turner 6885, APR 88 594 394 811

Rev Date Approved by Revision Notes

ADG Compliance Diagrams _ Indicative Facade Length



Podium Facade Length _Indicative Test Plan



Tower Facade Length _Indicative Test Plan

- LEYEND**
- PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
 - EXISTING ADJACENT DEVELOPMENTS
 - SITE BOUNDARY
 - SOLAR PLANES
 - LEP & DCP SETBACKS
 - ADG SETBACKS

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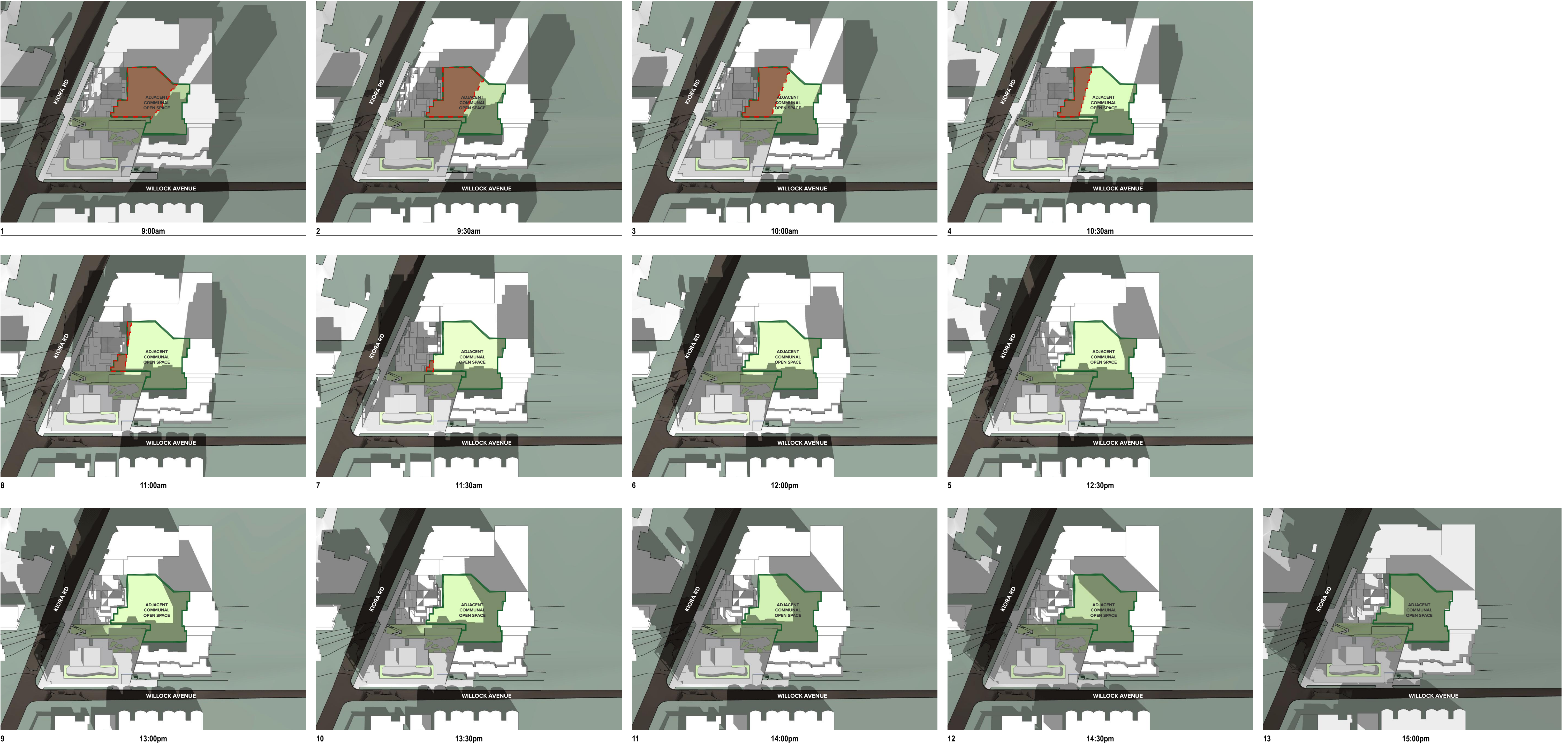
Scale: 1:200 @A1, 50% @A3
Status: **21082**
Project No. **21082**
Dwg No. **SK-760-030**
Rev **01**
Drawn by North

BEA Diagrams
Facade Length

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Shadow Diagrams _ Proposed Tower Massing impact assesment to adjacent communal open space
Winter Solstice (21 June)



LEGEND

- ADJACENT COMMUNAL OPEN SPACE AREA
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT COMMUNAL OPEN SPACE AREA

ADG OBJECTIVE 3D-1
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

Overshadowing Assessment Schedule

	9:00am	9:30am	10:00am	10:30am	11:00am	11:30am	12:00pm	12:30pm	13:00pm	13:30pm	14:00pm	14:30pm	15pm
Communal Open Space Area with direct sunlight (sqm)	105	301	529	811	1095	1205	1197	1154	1057	899	681	435	190
Total Communal Open Space Area (sqm)	1773												
Percentage	6%	17%	30%	46%	62%	68%	68%	65%	60%	51%	38%	25%	11%

At least 50% of the Total Area gets 2:30hrs of Direct Natural Sunlight

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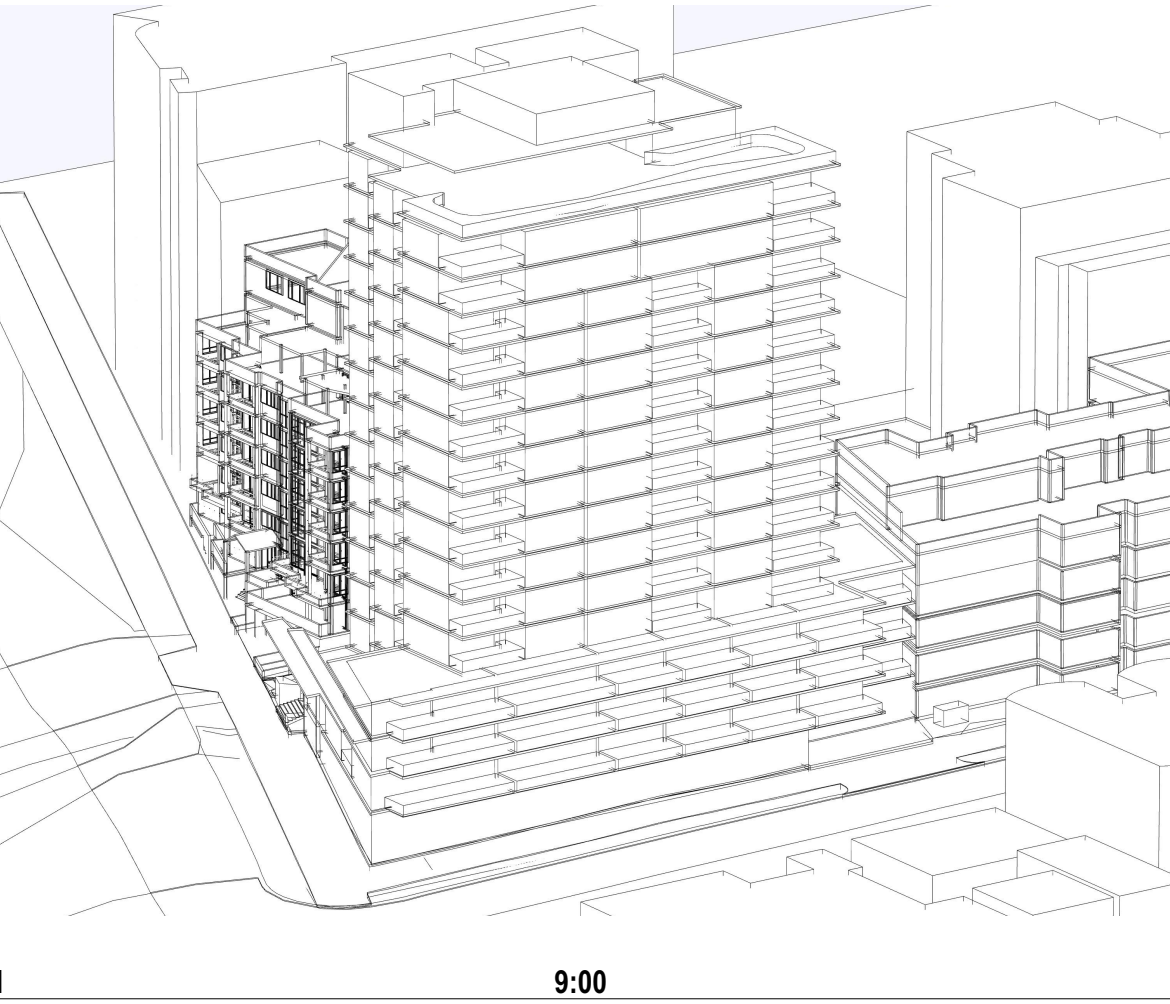
01 26.10.23 JL Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

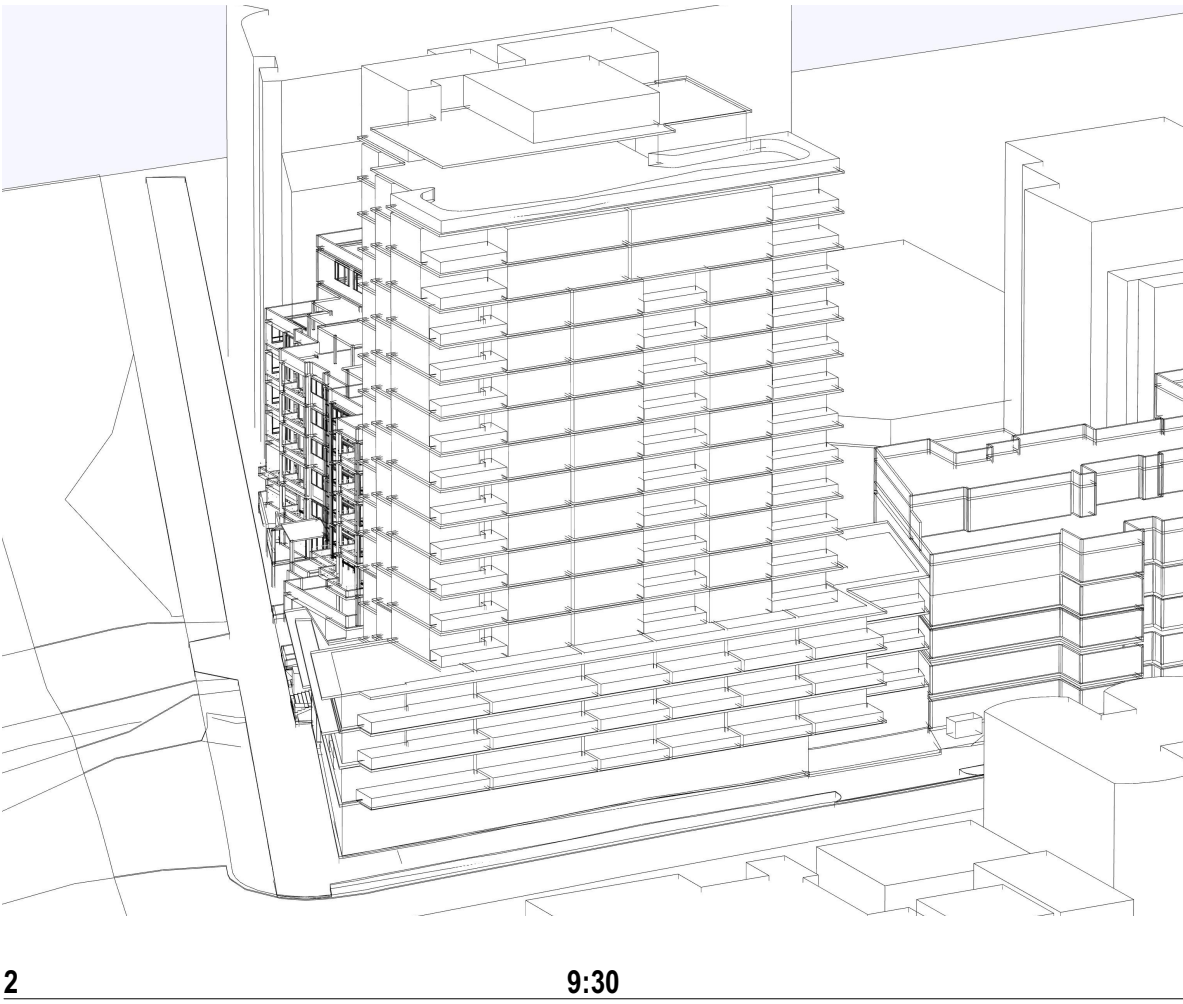
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Status
For Information
Project No.
21082
Dwg No.
SK-790-001
Drawn by
TURNER
Rev
01



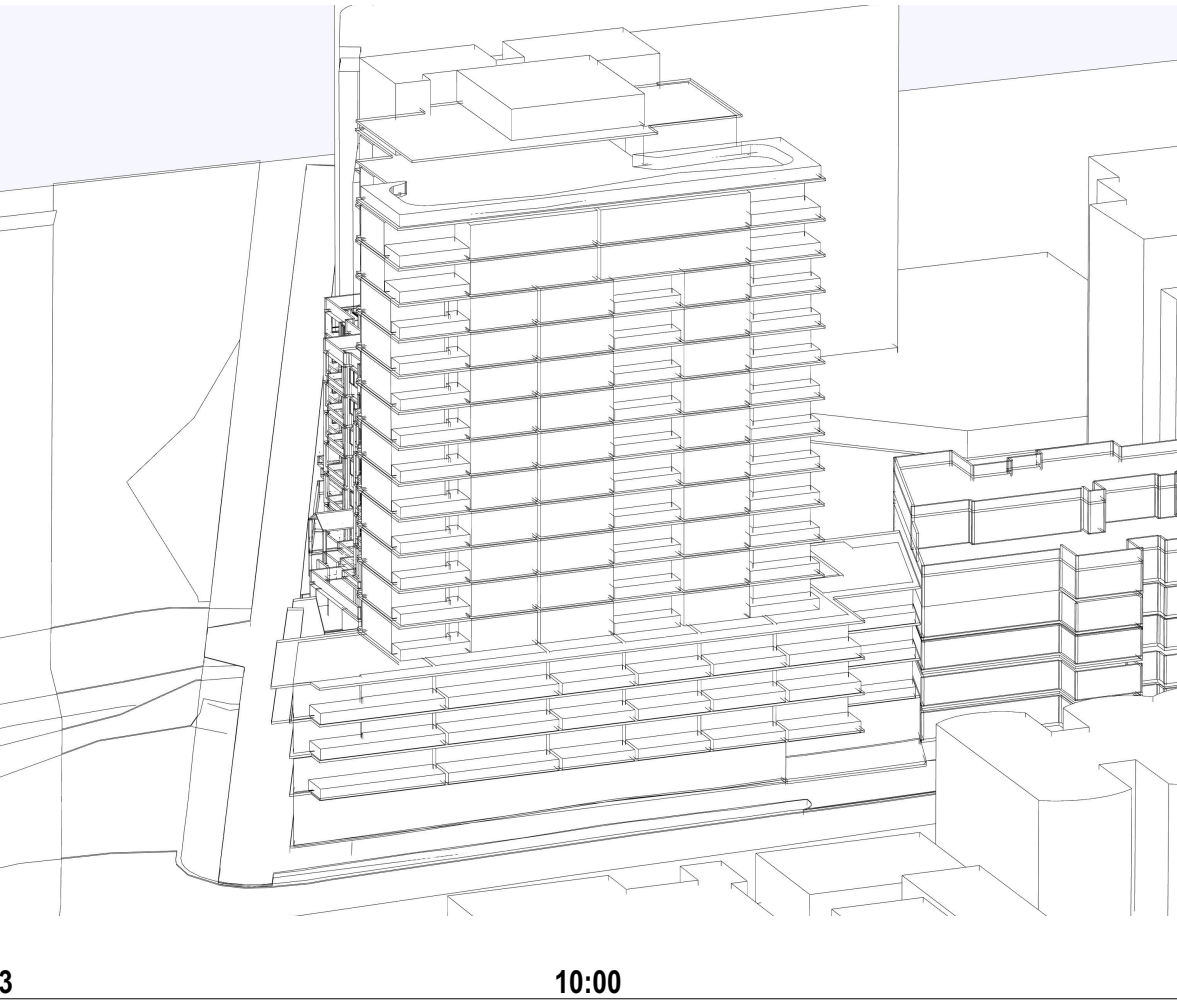
Sun-Eye Views _ Proposed Tower Massing
Winter Solstice (21 June)



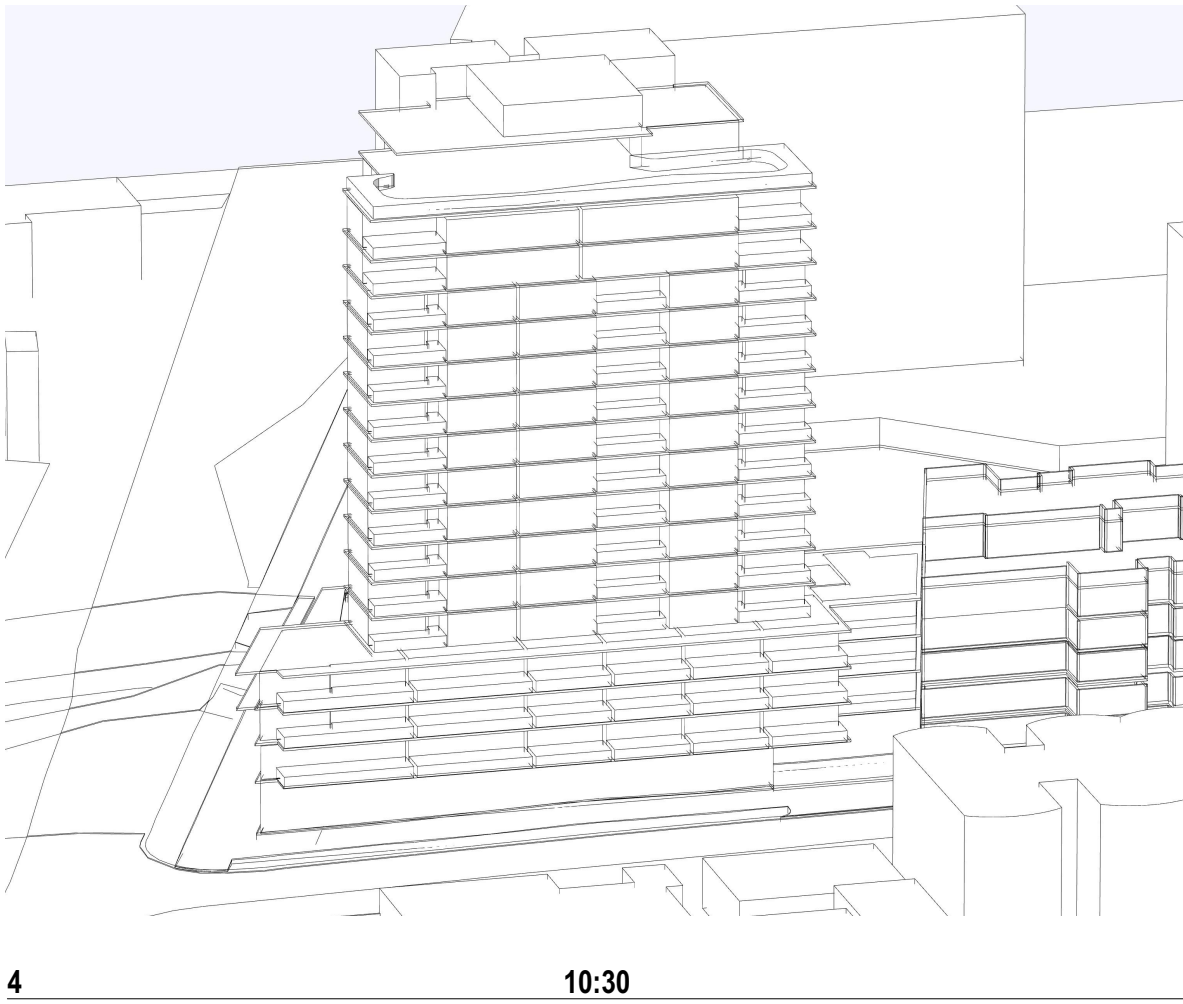
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2 9:30



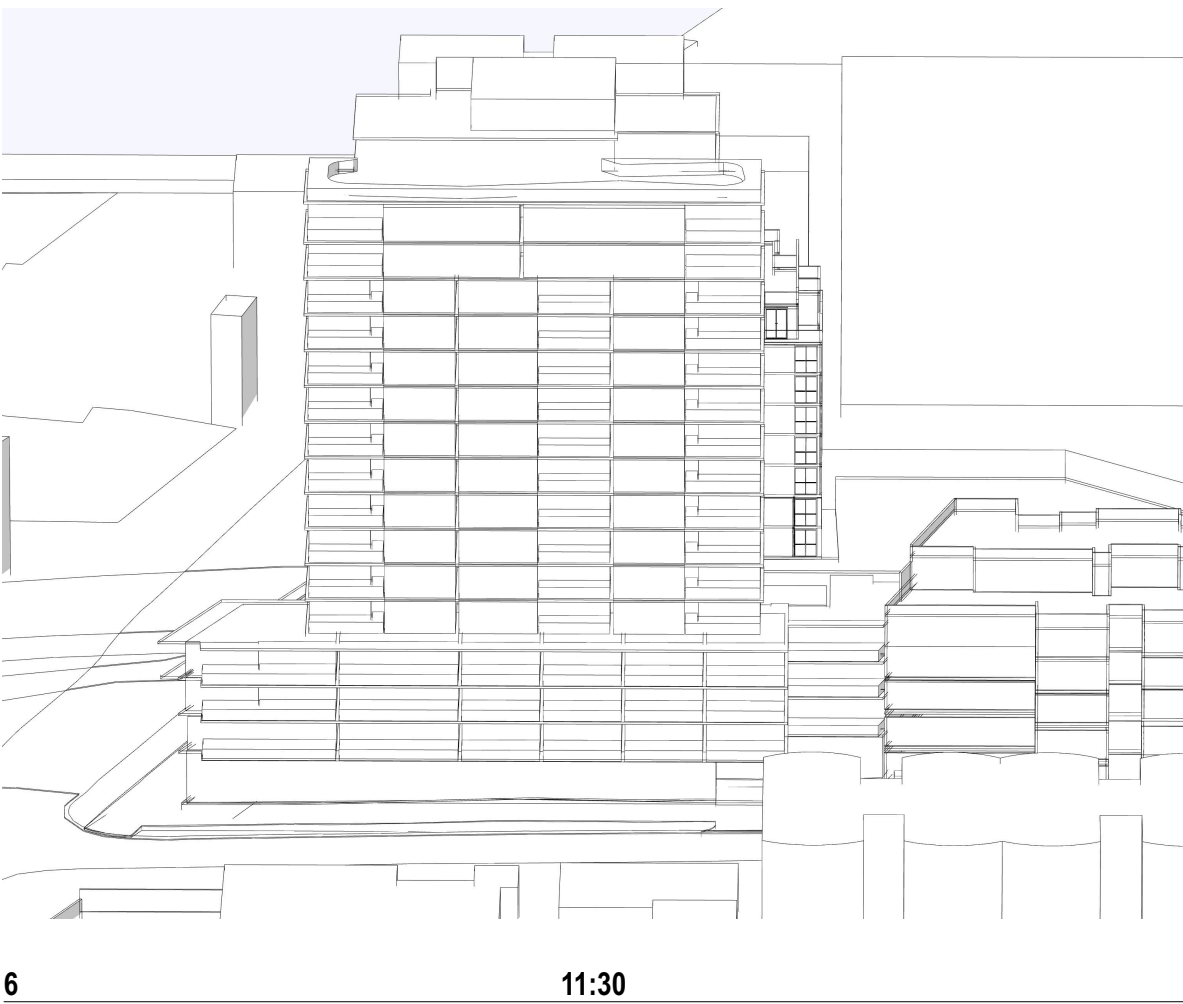
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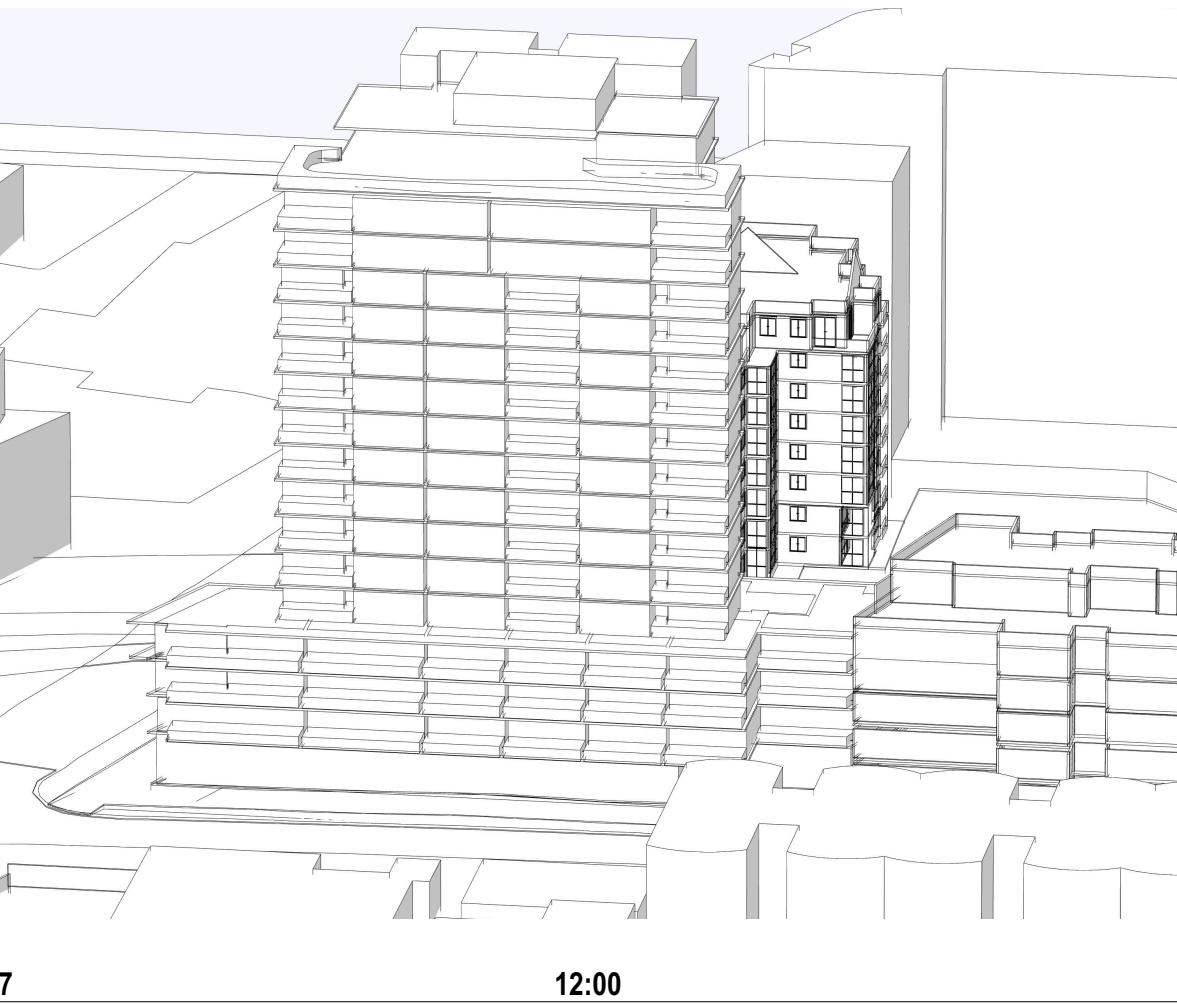
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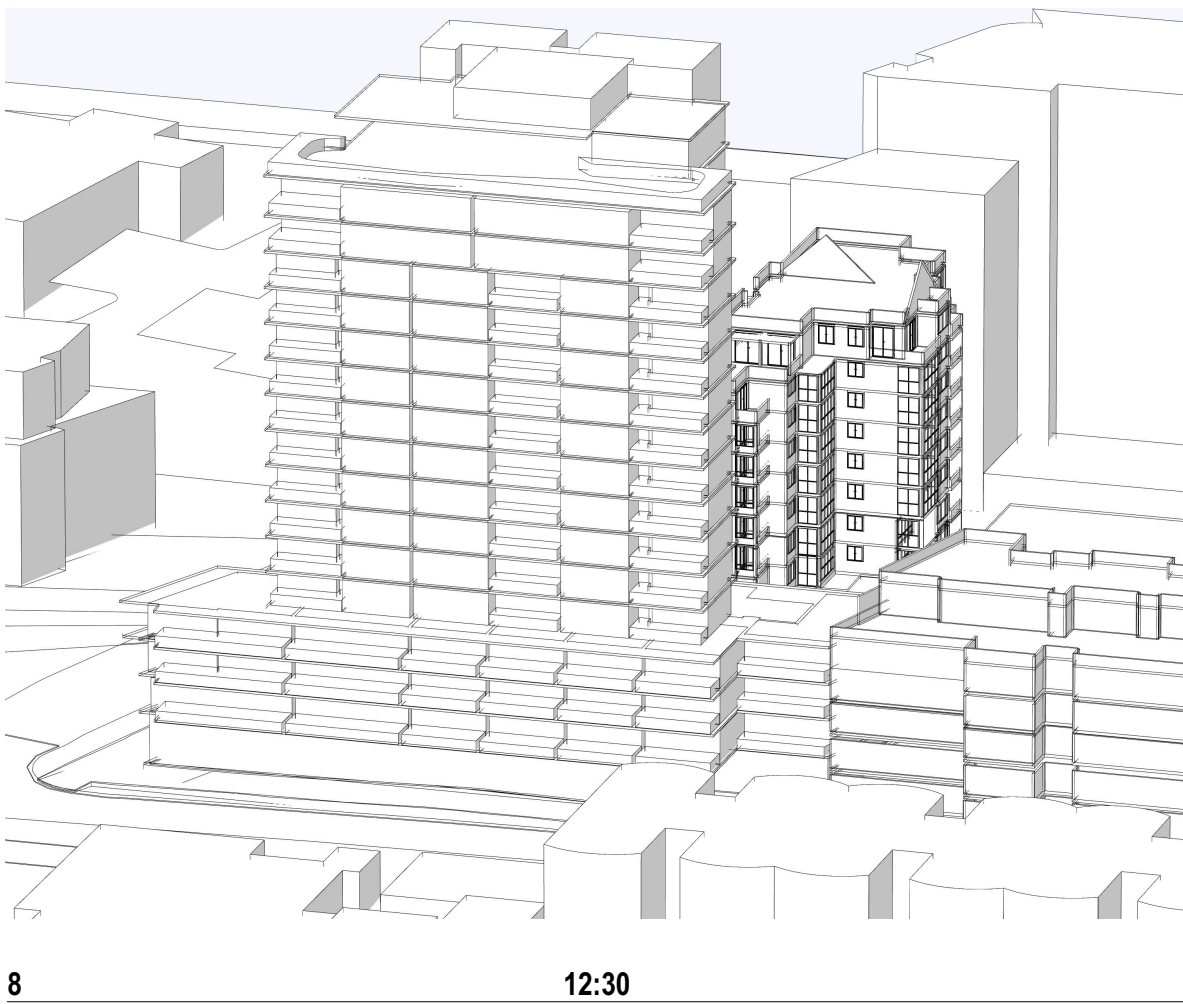
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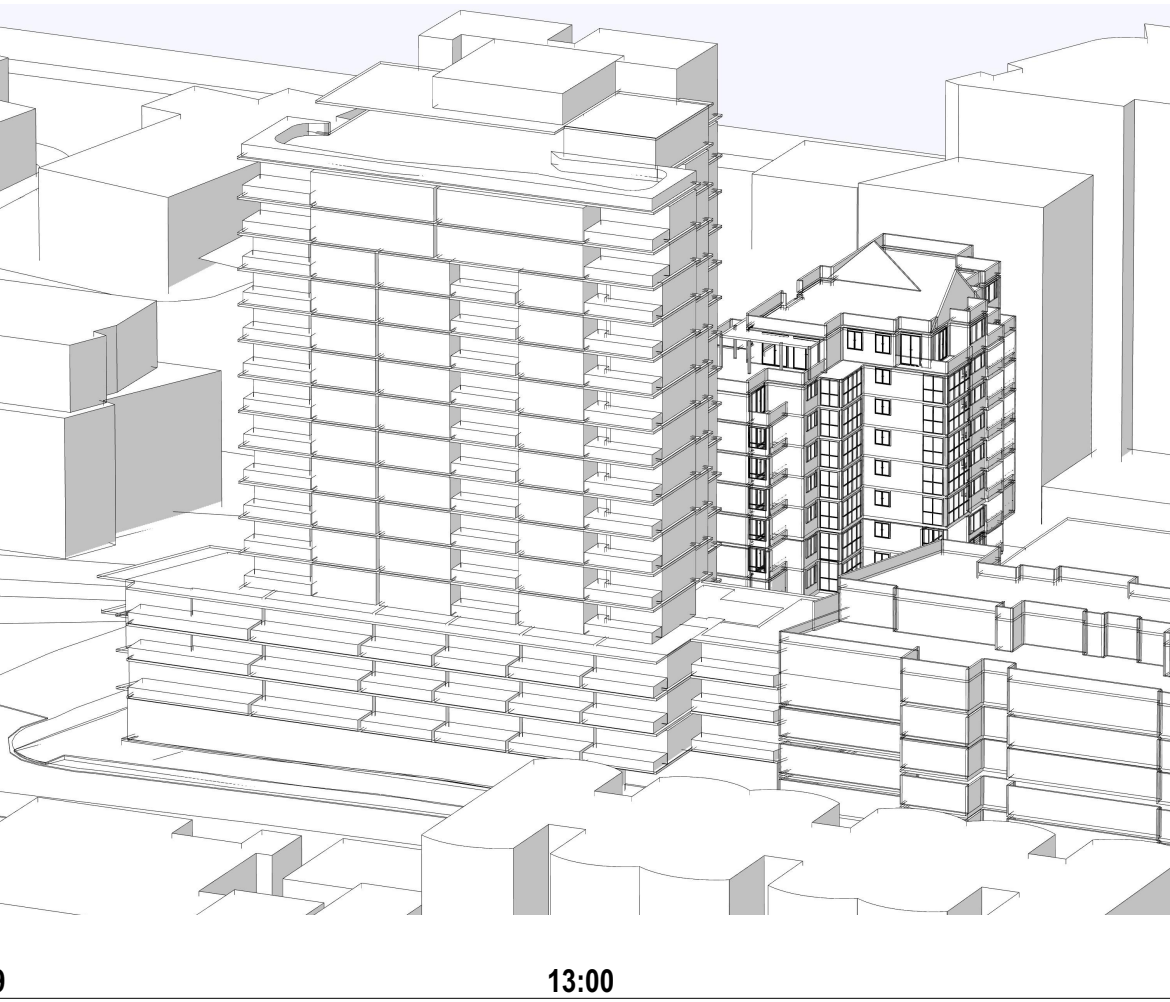
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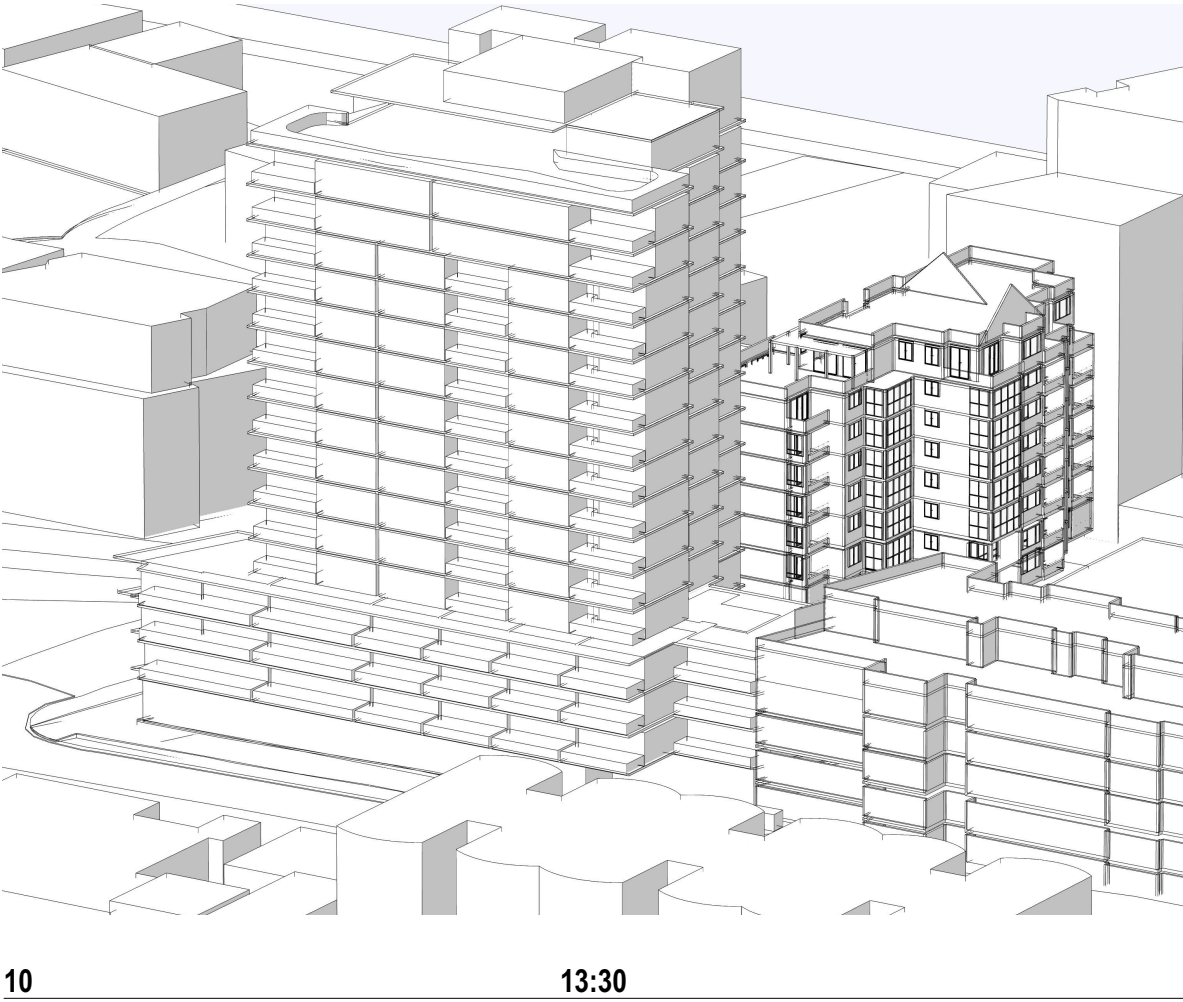
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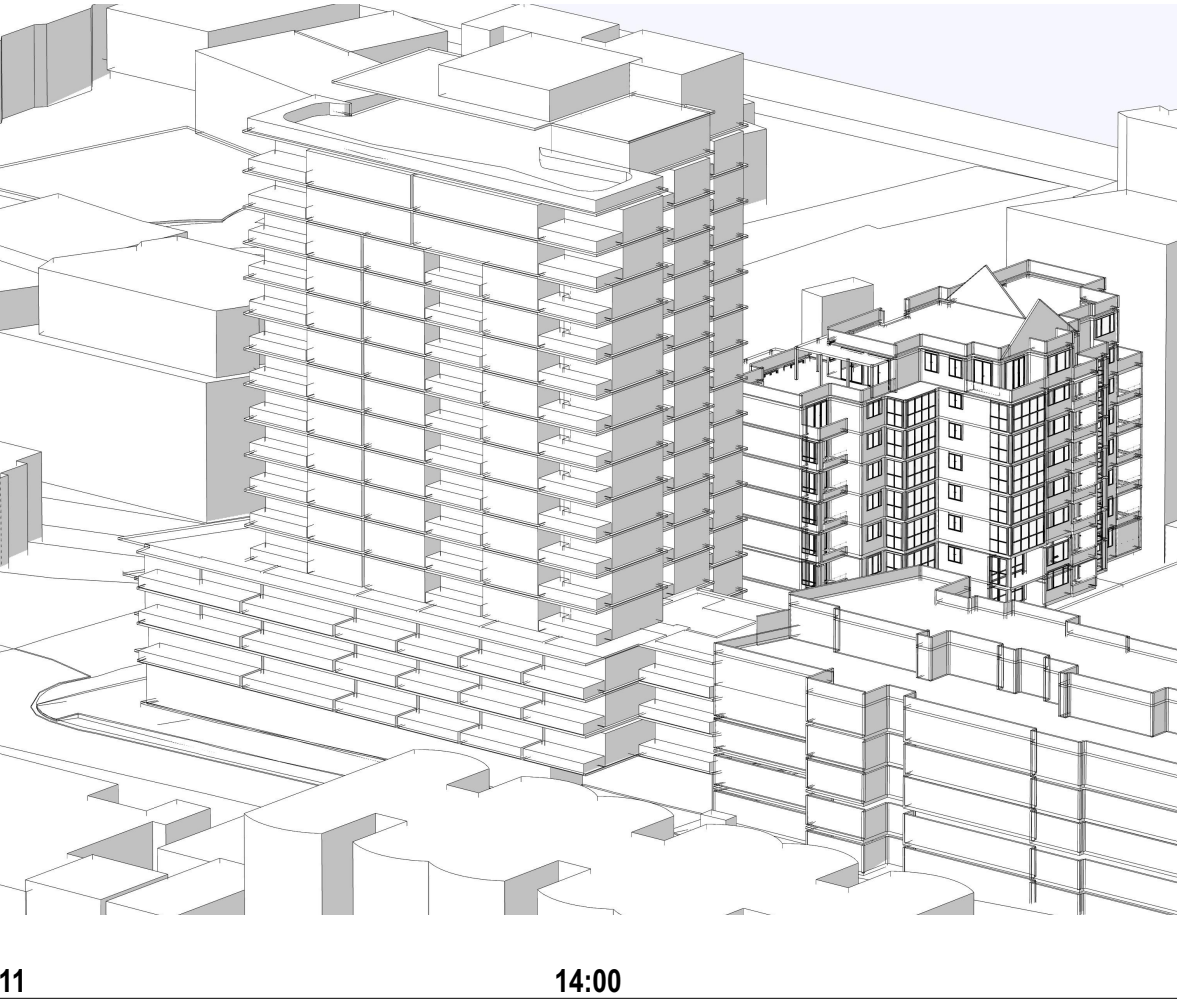
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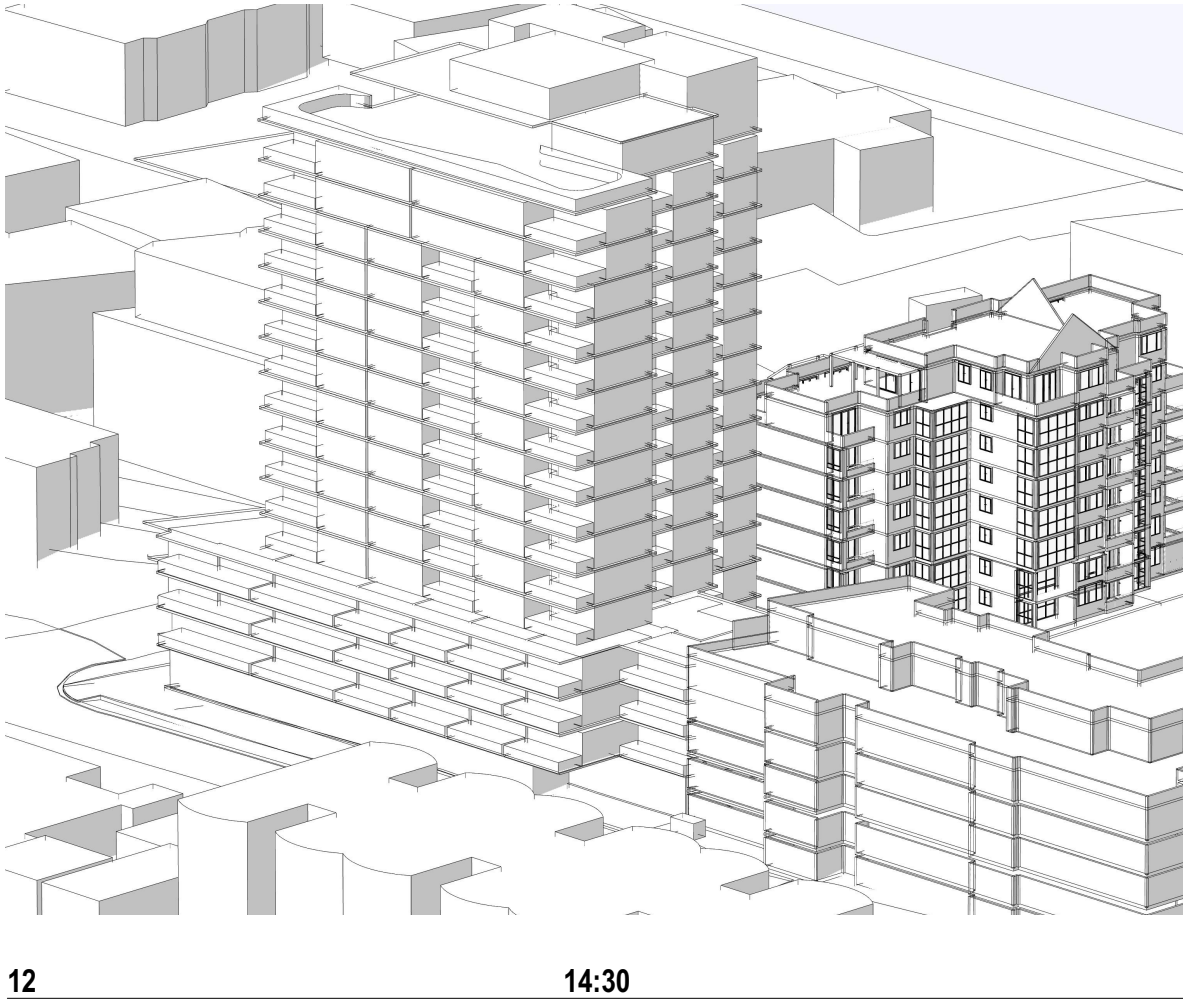
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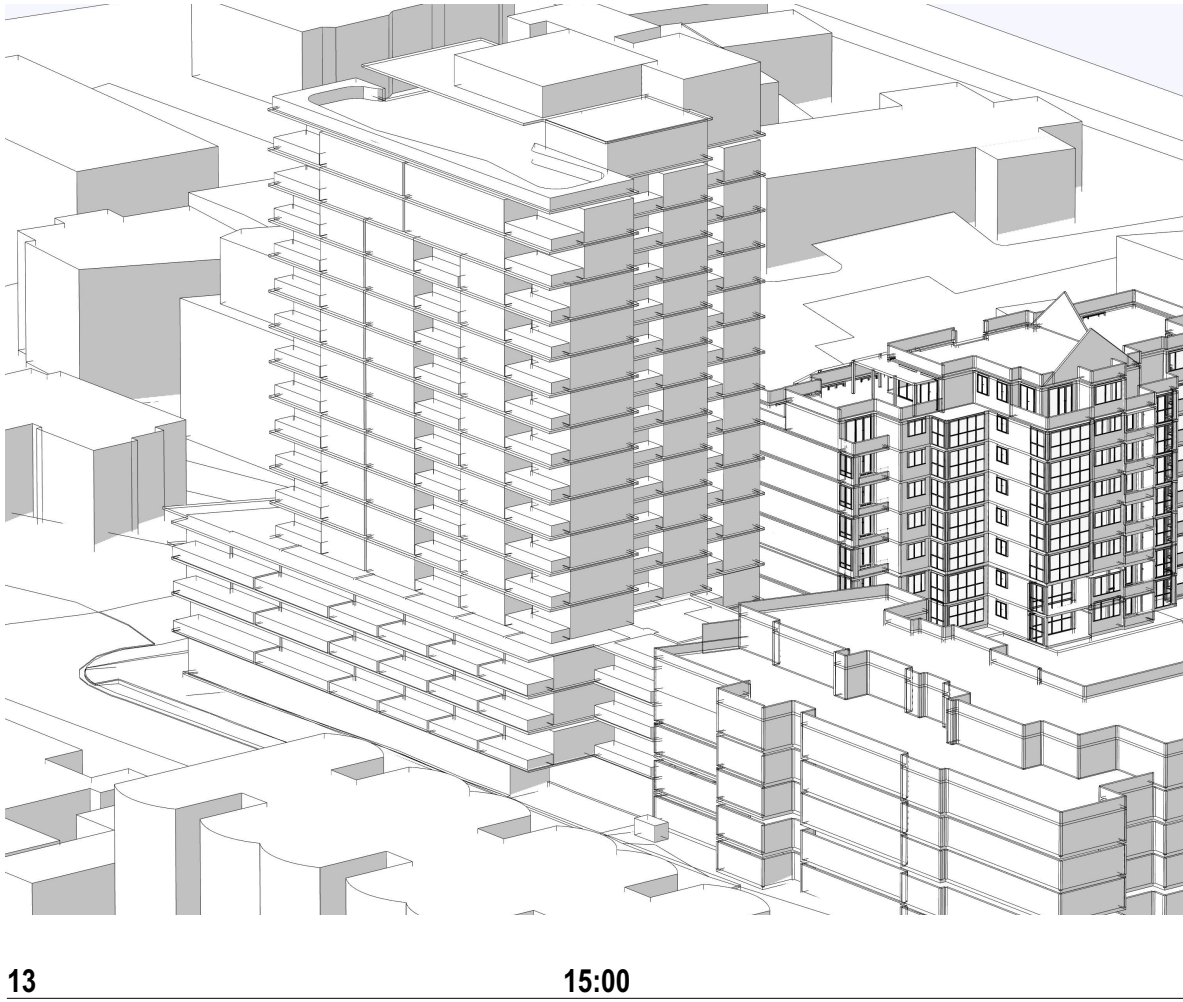
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11 14:00



12 14:30



13 15:00

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Rev	Date	Approved by	Revision Notes
01	26.10.23	AL	Issued For Planning Proposal

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Scale
1:687.30 @A1, 50%@A3
Status

Project No.	21082	Drawn by	North
Dwg No.	790-002	Rev	01

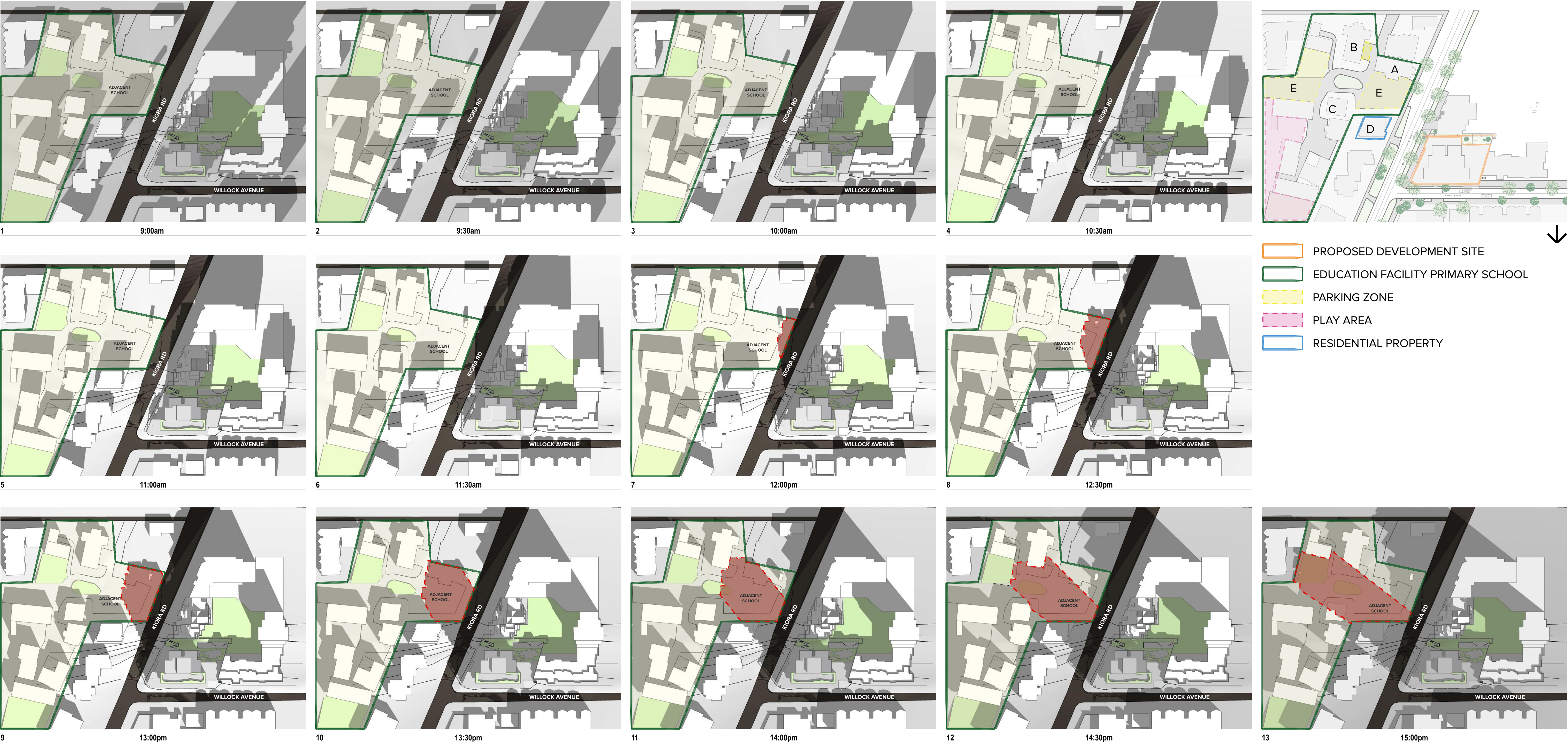
Drawing Title
Sun Eye View Diagrams
Sun Eye Views_Proposed Tower Massing

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turner and Black Nicholas Turner 6885, ABN 96 594 394 871

Shadow Diagrams_Proposed Tower Massing impact assessment to adjacent buildings
Winter Solstice (21 June)



LEGEND

- ADJACENT PRIMARY SCHOOL
- PROPOSED TOWER SHADOW IMPACT ON ADJACENT PRIMARY SCHOOL

ADG OBJECTIVE 3B-2
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings.

Overshadowing Assessment Schedule

Building A: Overshadowing occurred from 12:00pm to 2:30pm.
Building B: Overshadowing occurred from 2:00pm to 3:00pm.
Building C: Overshadowing occurred from 2:30pm to 3:00pm.
Building D: Overshadowing occurred from 13:30pm to 3:00pm.
Zone E: Overshadowing occurred from 12:00pm to 15:00pm.

- In between 9:00am to 15:00pm, the neighbouring building are able to obtain a minimum of 4 hours of solar access.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 98 594 594 811

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01 26.10.23 JL Issued For Planning Proposal

Rev Date Approved by Revision Notes

Project Title
Kiora Road, Miranda
23 Kiora Road Miranda NSW 2228 Australia

Drawing Title
Shadow Diagrams
June 21st

Scale
1:222.22, 1:1874.27 @A1, 50%@A3

Status

Project No.
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Dwg No.
SK-790-004

Drawn by
North

Rev
01

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