



1

MILLER ST PERSPECTIVE

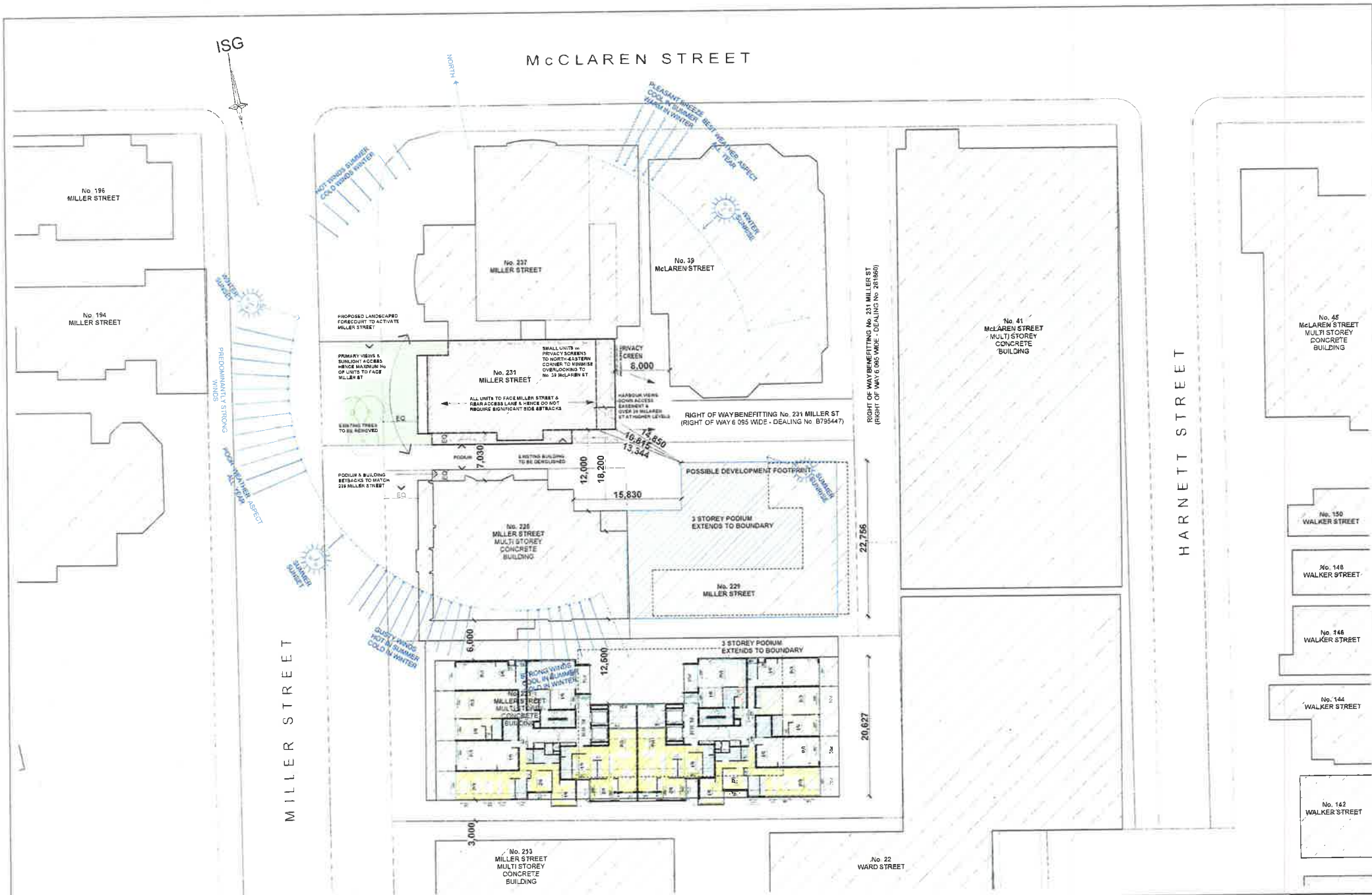
RECEIVED BY CS  
05 MAY 2015  
NORTH SYDNEY COUNCIL

| Drawing No: | Description                     | Issue / Revision | Date       |
|-------------|---------------------------------|------------------|------------|
| DA00        | COVER SHEET                     | B                | 31.11.2014 |
| DA01        | SITE ANALYSIS PLAN              | B                | 31.03.2015 |
| DA02        | SITE PLAN                       | B                | 31.03.2015 |
| DA03        | BASEMENT LEVELS 3 & 4           | B                | 31.03.2015 |
| DA04        | BASEMENT LEVEL 2                | B                | 31.03.2015 |
| DA05        | BASEMENT LEVEL 1                | B                | 31.03.2015 |
| DA06        | LOWER GROUND FLOOR              | B                | 31.03.2015 |
| DA07        | GROUND FLOOR                    | B                | 31.03.2015 |
| DA08        | LEVEL 1                         | B                | 31.03.2015 |
| DA09        | LEVELS 2 - 4                    | B                | 31.03.2015 |
| DA10        | LEVEL 5                         | B                | 31.03.2015 |
| DA11        | LEVEL 6                         | B                | 31.03.2015 |
| DA12        | LEVELS 7                        | B                | 31.03.2015 |
| DA13        | LEVELS 8 - 11                   | B                | 31.03.2015 |
| DA14        | LEVELS 12 & 13                  | B                | 31.03.2015 |
| DA15        | LEVEL 14                        | B                | 31.03.2015 |
| DA16        | LEVEL 15                        | B                | 31.03.2015 |
| DA17        | LEVEL 16                        | B                | 31.03.2015 |
| DA18        | LEVEL 17                        | B                | 31.03.2015 |
| DA19        | LEVEL 18                        | B                | 31.03.2015 |
| DA20        | ROOF PLAN                       | B                | 31.03.2015 |
| DA21        | MILLER STREET ELEVATION         | B                | 31.03.2015 |
| DA22        | MILLER STREET ELEVATION         | B                | 31.03.2015 |
| DA23        | SOUTH ELEVATION                 | B                | 31.03.2015 |
| DA24        | SOUTH ELEVATION                 | B                | 31.03.2015 |
| DA25        | EAST ELEVATION                  | B                | 31.03.2015 |
| DA26        | NORTH ELEVATION                 | B                | 31.03.2015 |
| DA27        | SECTION A:A                     | B                | 31.03.2015 |
| DA28        | SECTION B:B                     | B                | 31.03.2015 |
| DA29        | SCHEDULE OF FINISHES            | B                | 31.03.2015 |
| DA30        | SHADOW DIAGRAMS June 9am        | B                | 31.03.2015 |
| DA31        | SHADOW DIAGRAMS June 12pm       | B                | 31.03.2015 |
| DA32        | SHADOW DIAGRAMS June 3pm        | B                | 31.03.2015 |
| DA33        | EROSION & SEDIMENT CONTROL PLAN | B                | 31.03.2015 |
| DA34        | ADAPTATION PLANS 1              | A                | 26.11.2014 |
| DA35        | ADAPTATION PLANS 2              | A                | 26.11.2014 |

| ISSUE | REVISIONS | DATE     | ISSUE | REVISIONS           | DATE |
|-------|-----------|----------|-------|---------------------|------|
|       | B         | 31.03.15 |       | RE-ISSUE TO COUNCIL |      |
|       | A         | 26.11.14 |       | ORIGINAL ISSUE      |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

| COVER SHEET |  | DRAWING SET ID | DA        | ISSUE |
|-------------|--|----------------|-----------|-------|
| SCALE       | P A  | SUBSET         | Design DA | DA00  |
| AS SHOWN    | LEVEL 2, 25 YOUNG ST. NEUTRAL BAY NSW 1588<br>TEL: 8588 1880 FAX: 8588 1888 ACH: 602 380 288 | DRAWN BY       | DOC/WH    |       |
|             |  | FILE           | MIL231_5  | B     |



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31.03.15 |
|       | A         |      | ORIGINAL ISSUE      |           | 26.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**SITE ANALYSIS PLAN**

SCALE: **PA**

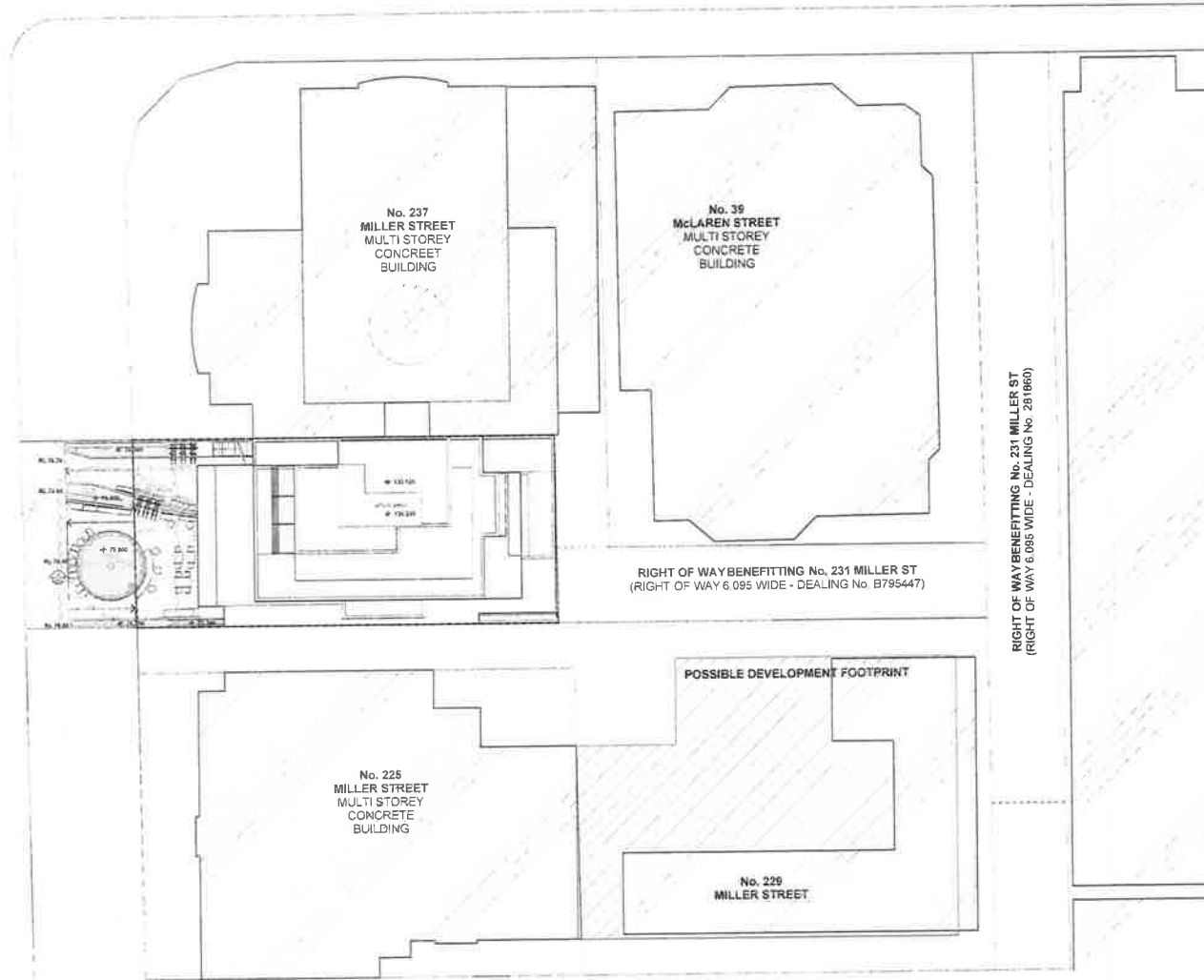
AS SHOWN

LEVEL 2, 30 YOUNG ST. NEUTRA, BAY NSW 2229  
 TEL: 02 933 1302 FAX: 02 933 1305 A/CN: 652 387 288

|                |             |             |          |
|----------------|-------------|-------------|----------|
| DRAWING SET ID | <b>DA</b>   | ISSUE       |          |
| SUBSET         | Original DA |             |          |
| DRAWN BY       | DOC/WH      | <b>DA01</b> | <b>B</b> |
| FILE           | MIL231_5    |             |          |

McCLAREN STREET

MILLER STREET



1 SITE PLAN 1:400



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT  
 PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY

**SITE PLAN**

SCALE AS SHOWN

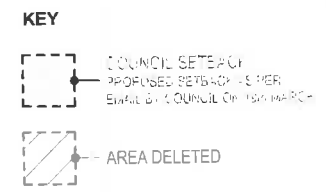
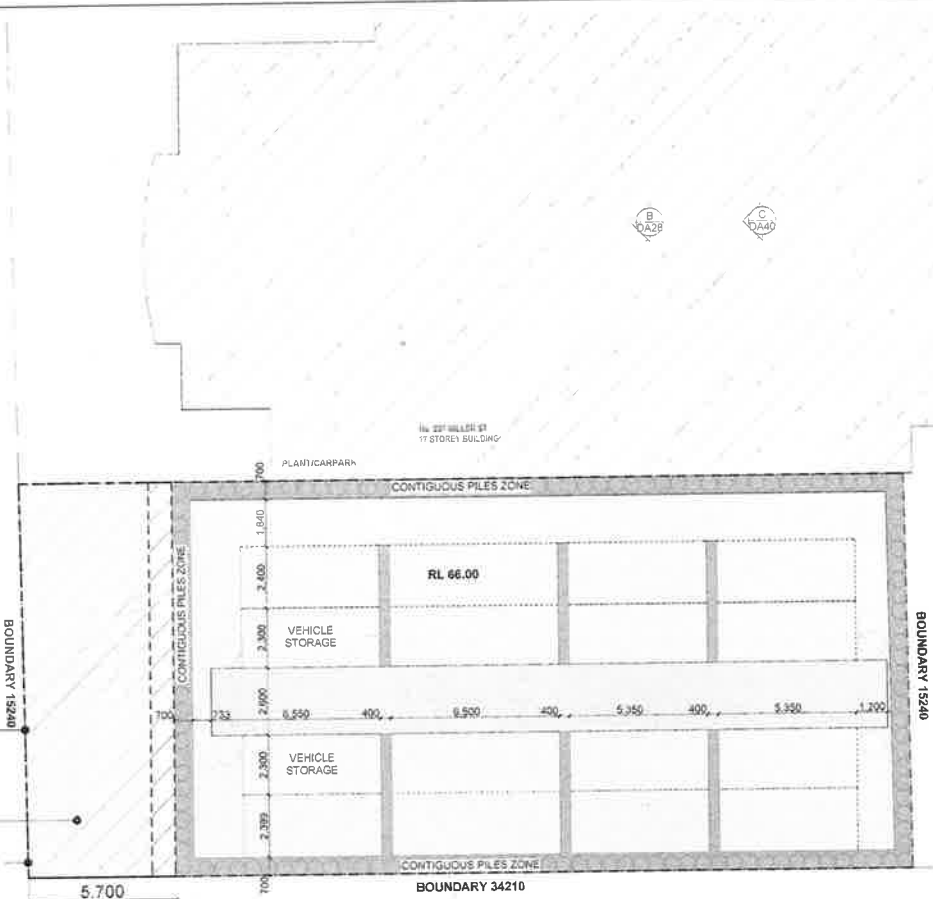
**P A**

LEVEL 10, YOUNG ST, NEUTRAL BAY, NSW 2088  
 TEL 8886 1000 FAX 8840 1001 A/CN 862 283 218

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOC/WH      | B     |
| FILE           | MIL231_5    |       |

MILLER STREET

AREA DELETED  
 AREA OF CAR PARK DELETED  
 COUNCIL SETBACK



1 BASEMENT LEVELS 3 & 4  
 1:200



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT  
 PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY

**BASEMENT LEVELS 3 & 4**

SCALE: P.A.  
 AS SHOWN LEVEL 3, 20 YOUNG ST. NUTRAL BAY NSW 2034  
 TEL: 9550 1500 FAX: 9550 1501 A/CN: 955 261 288

|                |             |             |   |
|----------------|-------------|-------------|---|
| DRAWING SET ID | DA          | ISSUE       |   |
| SUBSET         | Original DA |             |   |
| DRAWN BY       | DOCWH       | <b>DA03</b> | B |
| FILE           | MIL231_5    |             |   |

MILLER STREET

AREA DELETED

AREA OF CAR PARK DELETED

BOUNDARY 15340

CONTIGUOUS PILES ZONE

CONTIGUOUS PILES ZONE

RL 70.20

VEHICLE STORAGE

LIFT PIT

VEHICLE STORAGE

CONTIGUOUS PILES ZONE


BOUNDARY 34210

BOUNDARY 15340

No. 223 MILLER ST  
21 STOREY BUILDING

PLANT/CARPARK

KEY

 COUNCIL SETBACK  
PROPOSED SETBACK AS PER  
EMAIL BY COUNCIL ON 15/11/14

 AREA DELETED

1

BASEMENT 2  
1:200



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

**BASEMENT LEVEL 2**

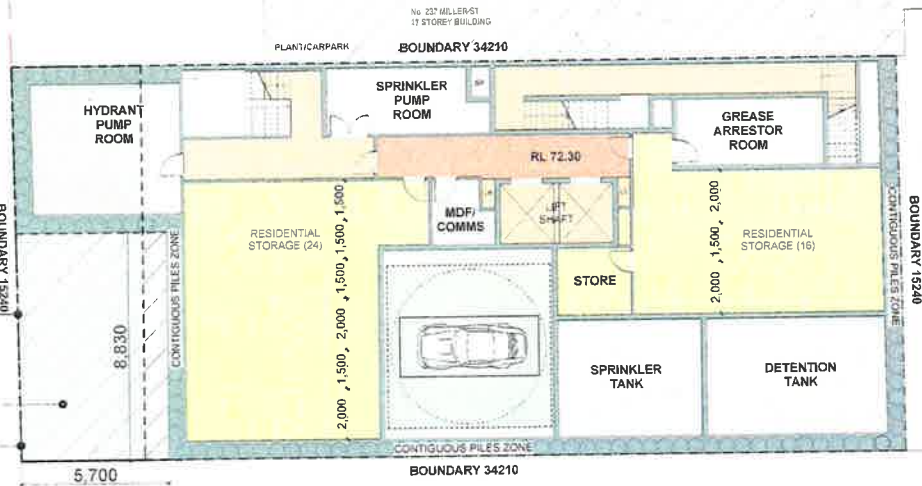
SCALE AS SHOWN

**PA**

LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2090  
TEL: 0024 1382 7444 FAX: 0024 1382 7444

|                |             |             |   |
|----------------|-------------|-------------|---|
| DRAWING SET ID | DA          | ISSUE       |   |
| SUBSET         | Original DA |             |   |
| DRAWN BY       | DOC/WH      | <b>DA04</b> | B |
| FILE           | MIL231_5    |             |   |

MILLER STREET



AREA DELETED  
 AREA OF RESIDENT STORAGE DELETED  
 COUNCIL SETBACK



1 BASEMENT 1  
 1:200



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31 03 15 |       |           |      |
| A     | ORIGINAL ISSUE      | 28 11 14 |       |           |      |

PROJECT  
 PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY

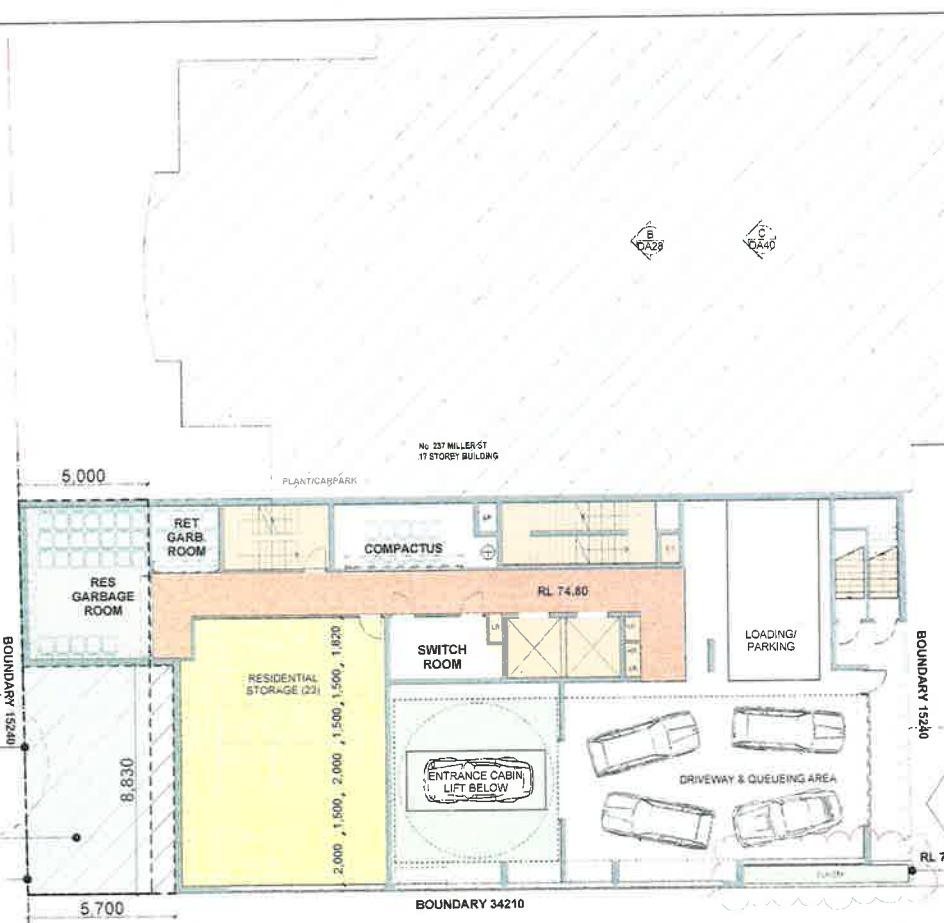
**BASEMENT LEVEL 1**

SCALE  
 AS SHOWN

PA  
 LEVEL 1 30 \*DUNG ST. NORTHERN BAY NSW 2259  
 TEL: 2322 1920 FAX: 2322 1925 GPO: 407 332 333

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOCWH       | B     |
| FILE           | MIL231_5    |       |

MILLER STREET



RIGHT OF WAY BENEFITTING No. 231 MILLER ST  
(RIGHT OF WAY 6.095 WIDE - DEALING No. B795447)

CARPARK ENTRY/EXIT

PLANTER ADDED

KEY

- COUNCIL SETBACK  
PROPOSED SETBACK AS PER  
EMAIL BY COUNCIL ON 19 MARCH
- AREA DELETED

1 LOWER GROUND  
1:200



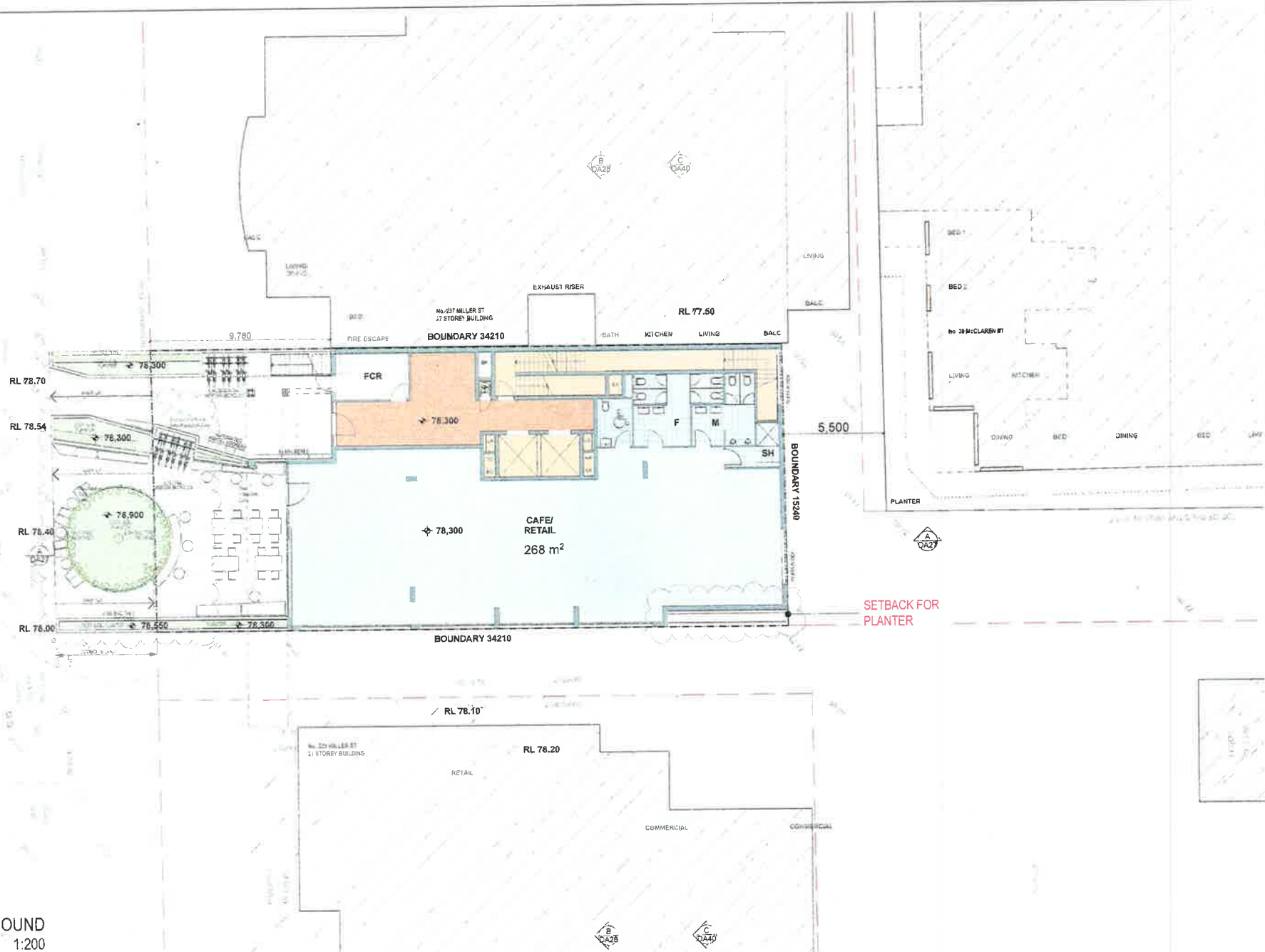
| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31 03 15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26 11 14 |       |           |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

| LOWER GROUND FLOOR |     |
|--------------------|-----|
| SCALE              | P/A |
| AS SHOWN           |     |

| DRAWING SET ID | DA          | ISSUE    |
|----------------|-------------|----------|
| SUBSET         | Original DA |          |
| DRAWN BY       | DOCMWH      |          |
| FILE           | MIL231_5    |          |
|                | <b>DA06</b> | <b>B</b> |

LEVEL 2, 20 YOUNG ST. CENTRAL BAY NSW 2220  
TEL 8588 1522 FAX 8588 1897 ACN 602 382 248



1

GROUND  
1:200



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**GROUND FLOOR**

SCALE: **PA**

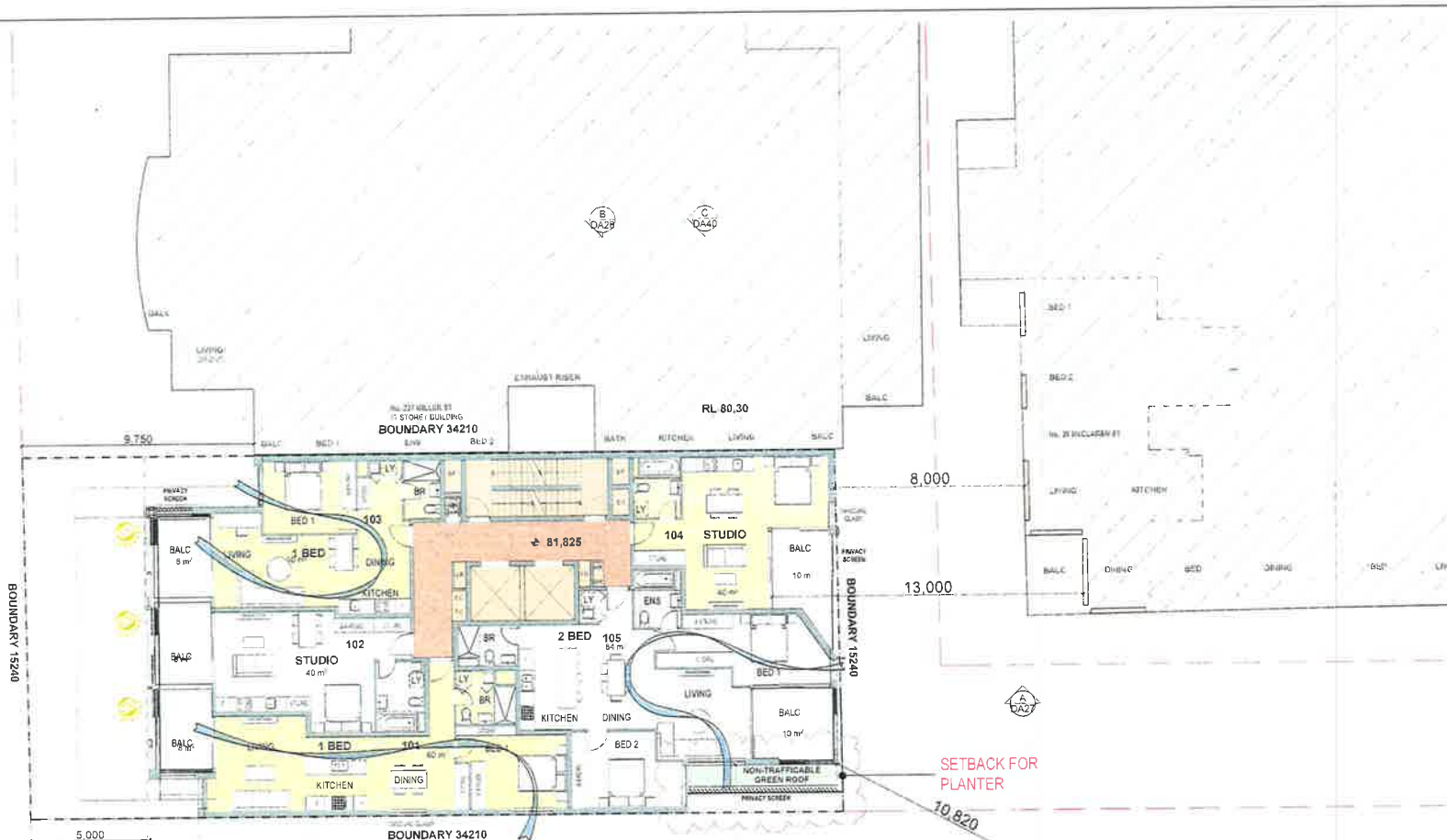
AS SHOWN

LEVEL 1 IN YOUNG ST NEUTRA, BAY NEW ZEALAND  
 TEL: 0800 1300 FAX: 0800 1300 AUN: 080 385 216

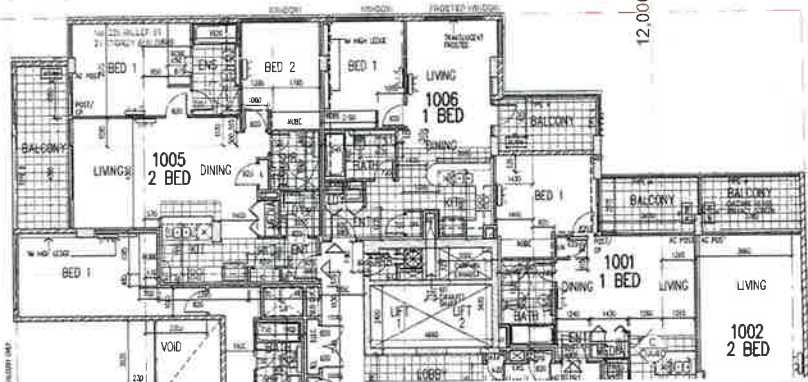
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| DRAWING SET ID | DA          | ISSUE       |
| SUBSET         | Original DA |             |
| DRAWN BY       | DOC/WH      | ISSUE       |
| FILE           | MIL231_5    |             |
|                |             | <b>DA07</b> |
|                |             | B           |



MILLER STREET



SETBACK FOR PLANTER



LEVEL 1  
1:200

1



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

**LEVEL 1**

SCALE **PA**

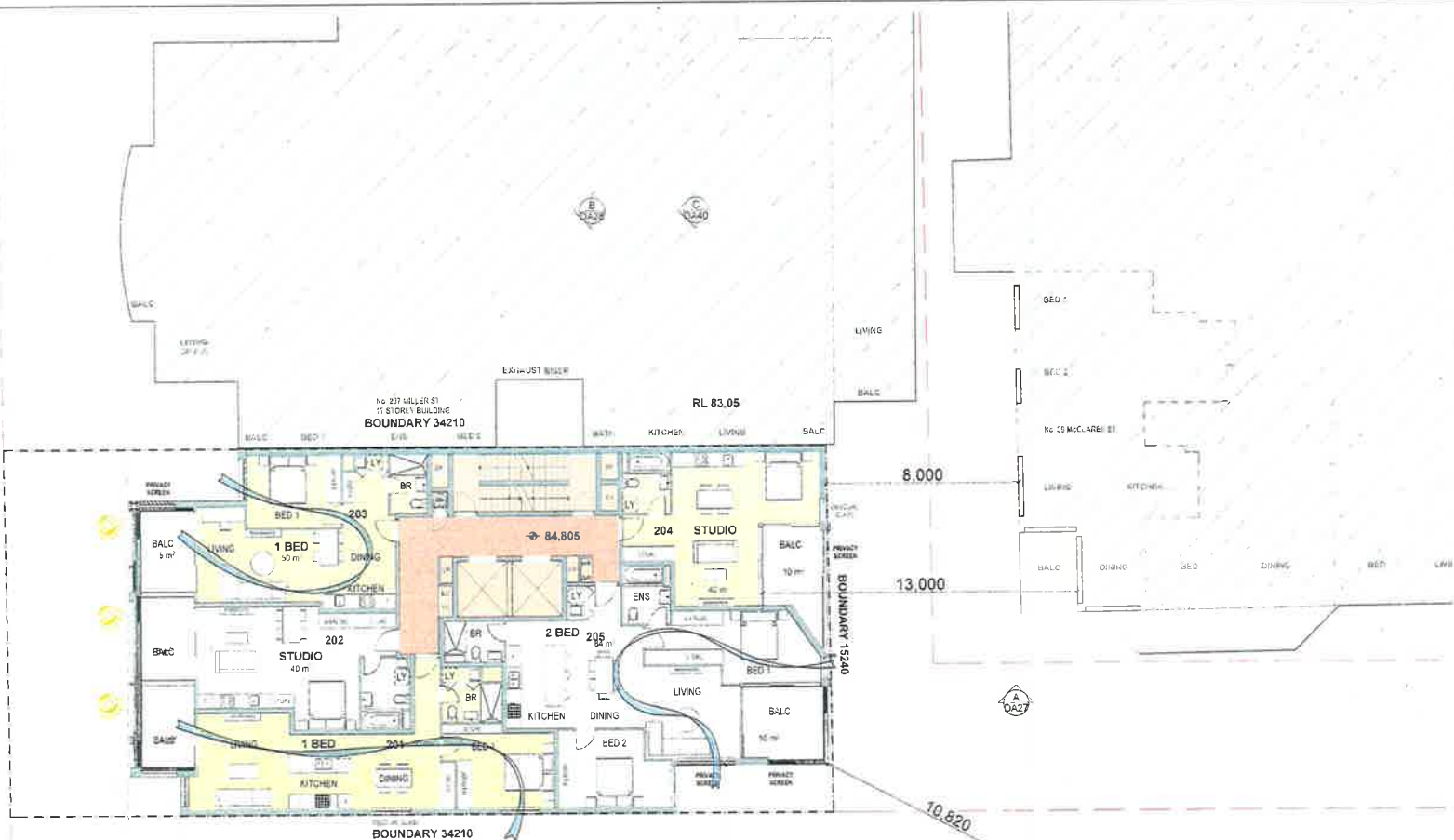
AS SHOWN

LEVEL 1, 20 YOUNG ST, NEUTRAL BAY, NSW 2088  
TEL: 8584 1500 FAX: 8584 1888 ACN: 903 363 328

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOCAWH      | B     |
| FILE           | MIL231_5    |       |
|                | <b>DA08</b> |       |

MULLER STREET

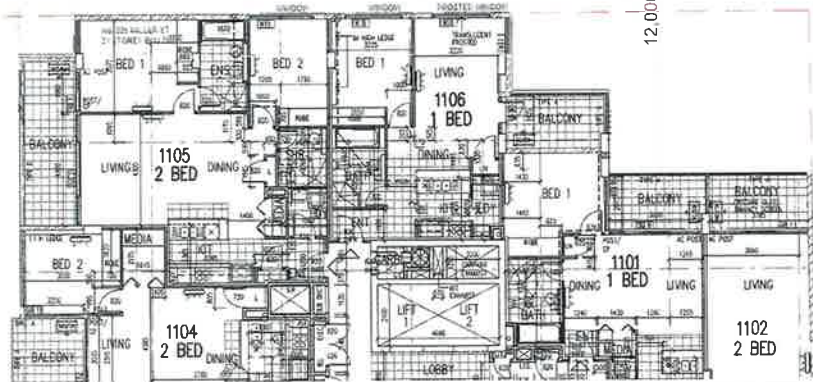
BOUNDARY 15240



BOUNDARY 34210

10.620

POSSIBLE DEVELOPMENT FOOTPRINT



12.000

1

LEVELS 8-10  
1:200



SCALE



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 28.11.14 |       |           |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

LEVELS 2 - 4

SCALE

PA

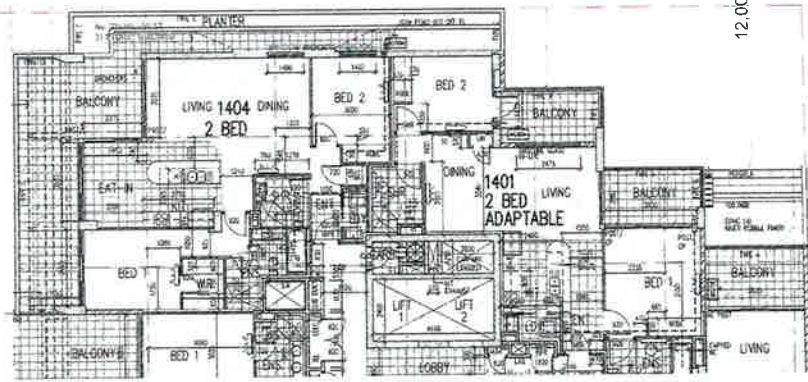
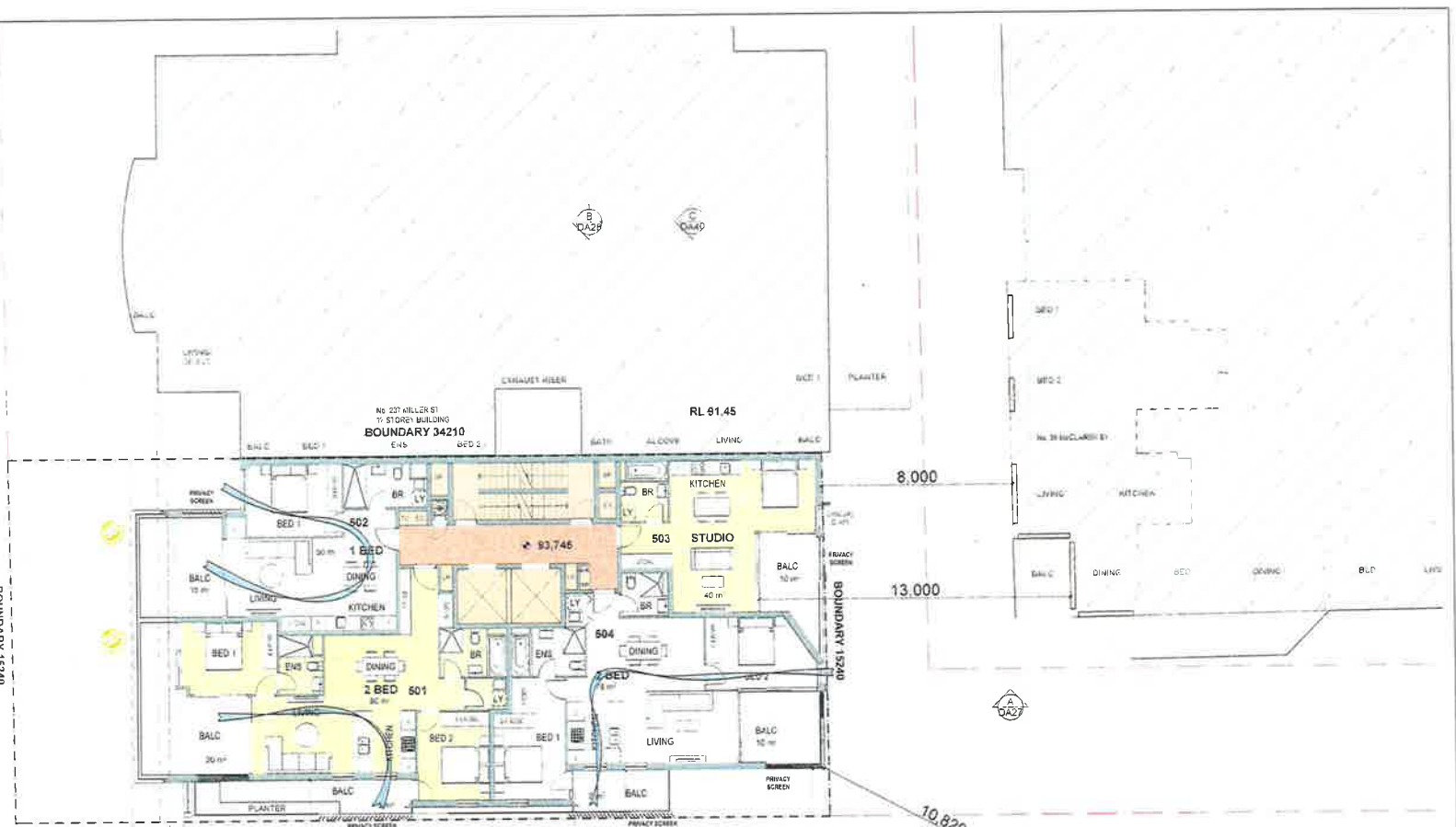
AS SHOWN

LEVEL 2, 26 YOUNG ST, NEUTRAL BAY NSW 2089  
TEL: 0025 1922 / FAX: 0025 1925 / MCM: 002 229 120

| DRAWING SET ID | DA          | ISSUE |
|----------------|-------------|-------|
| SUBSET         | Original DA |       |
| DRAWN BY       | DOCAW       | DA09  |
| FILE           | MIL231_5    | B     |

MILLER STREET

BOUNDARY 15240



POSSIBLE DEVELOPMENT FOOTPRINT

LEVEL 5  
1:200

1



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET NORTH SYDNEY

**LEVEL 5**

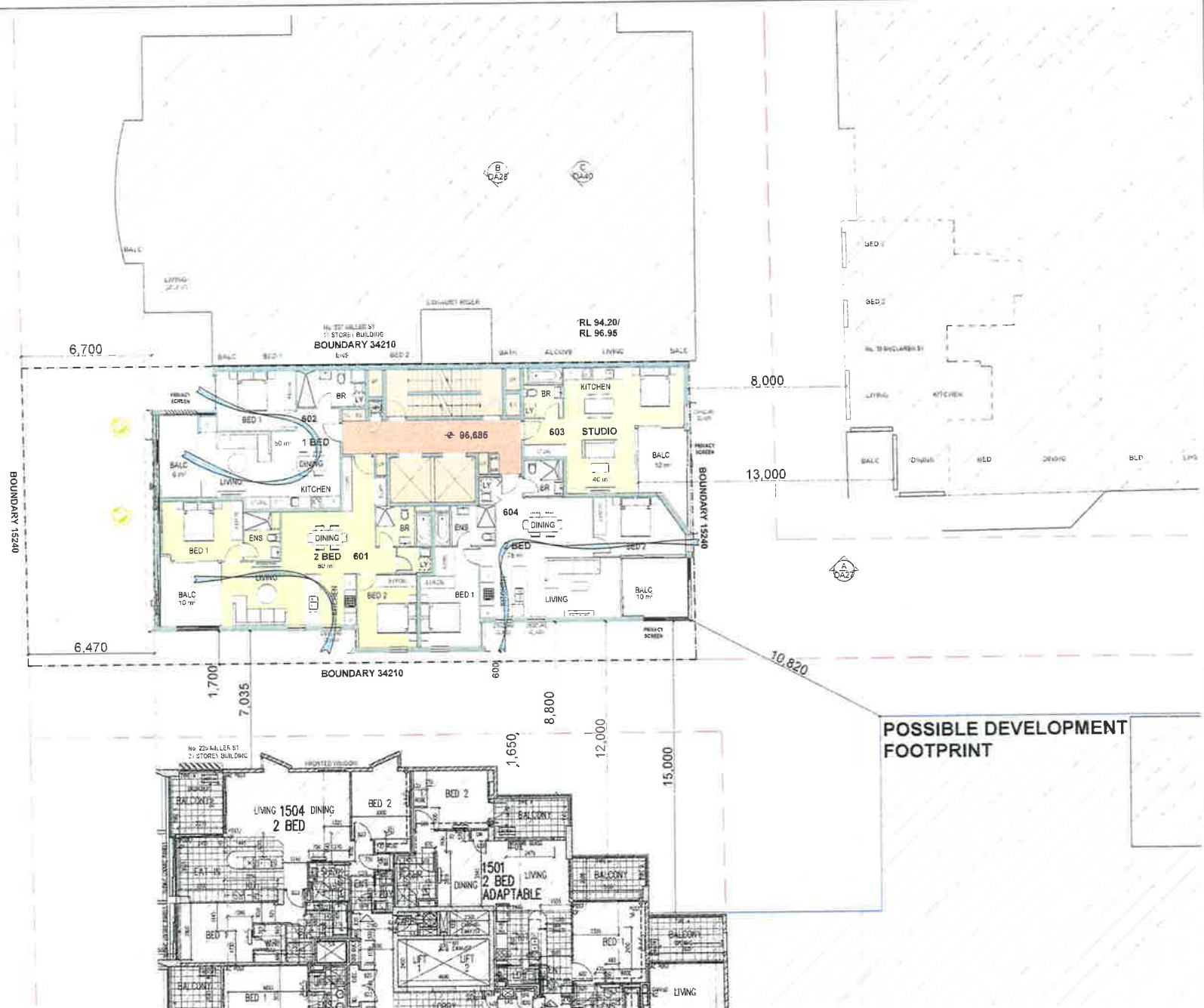
SCALE: **PA**

AS SHOWN

LEVEL 5 22 YOUNG ST NORTH SYDNEY NSW 2060  
TEL: 0025 1002 FAX: 0025 1005 A/CN: 603 285 245

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|----------------|-------------|-------------|
| DRAWING SET ID | DA          | ISSUE       |
| SUBSET         | Original DA |             |
| DRAWN BY       | DOC/WH      | <b>DA10</b> |
| FILE           | MIL231_5    | D           |

MILLER STREET



1

LEVEL 6  
1:200



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31 03 15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26 11 14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

LEVEL 6

SCALE AS SHOWN

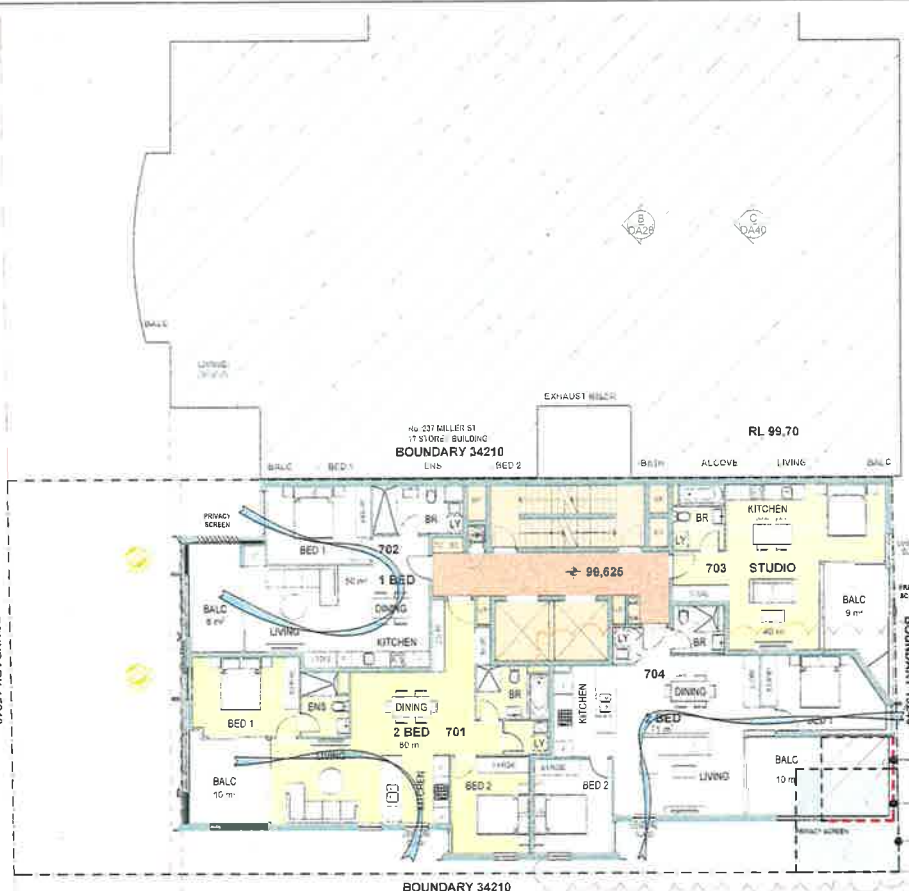
P A

LEVEL 1 28 YOUNG ST, NEUTRAL BAY NSW 2230  
TEL 0294 7988 FAX 0294 7989 ACN 022 388 388

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOC/WH      | B     |
| FILE           | MIL231_5    |       |
| <b>DA11</b>    |             |       |

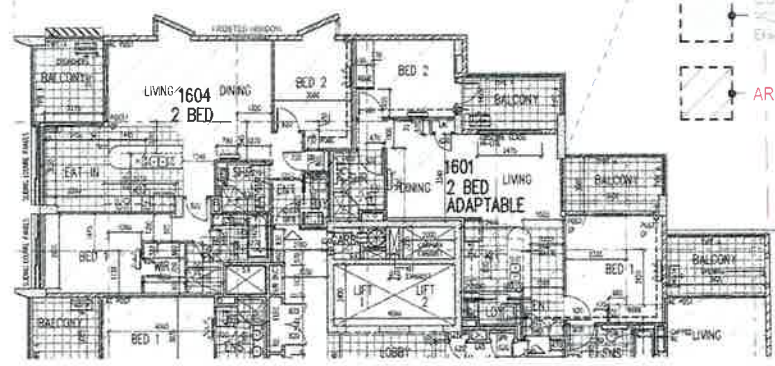
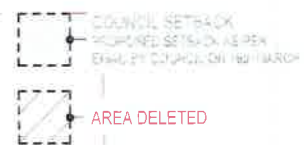
MILLER STREET

BOUNDARY 15240



AREA DELETED  
 INCREASED SETBACK  
 U704 REDUCED IN SIZE  
 COUNCIL SETBACK

KEY



1

LEVEL 7  
 1:200



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS | DATE |
|-------|-----------|------|-------|-----------|------|
|       | B         |      |       |           |      |
|       |           |      |       |           |      |
|       | A         |      |       |           |      |
|       |           |      |       |           |      |
|       |           |      |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

LEVELS 7  
 SCALE AS SHOWN  
**PA**  
 LEVEL 2-28 YOUNG ST. NEUTRAL BAY, NSW 2099  
 TEL: 8388 1888 FAX: 8388 0983 ACN: 963 388 383

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOC/WH      | DA12  |
| FILE           | MIL231_5    |       |
|                |             | B     |

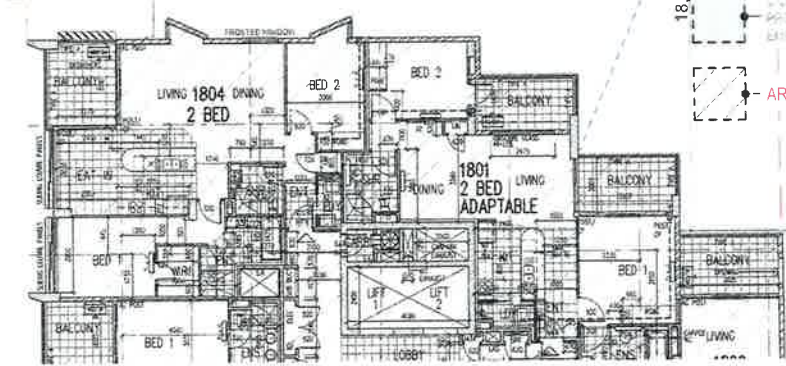
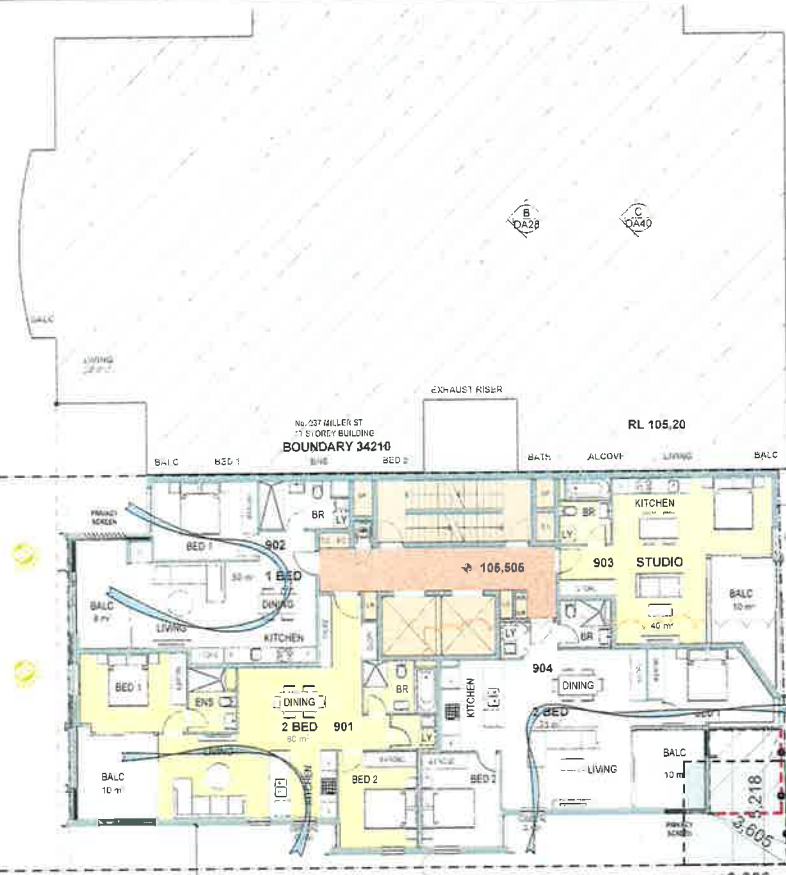
MILLER STREET

BOUNDARY 15280

BOUNDARY 34210

BOUNDARY 15280

BOUNDARY 34210



AREA DELETED  
INCREASED SETBACK  
U904 REDUCED IN SIZE  
COUNCIL SETBACK

POSSIBLE DEVELOPMENT FOOTPRINT

LEVELS 8-11  
1:200

1



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 25.11.14 |       |           |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

LEVELS 8 - 11

SCALE AS SHOWN

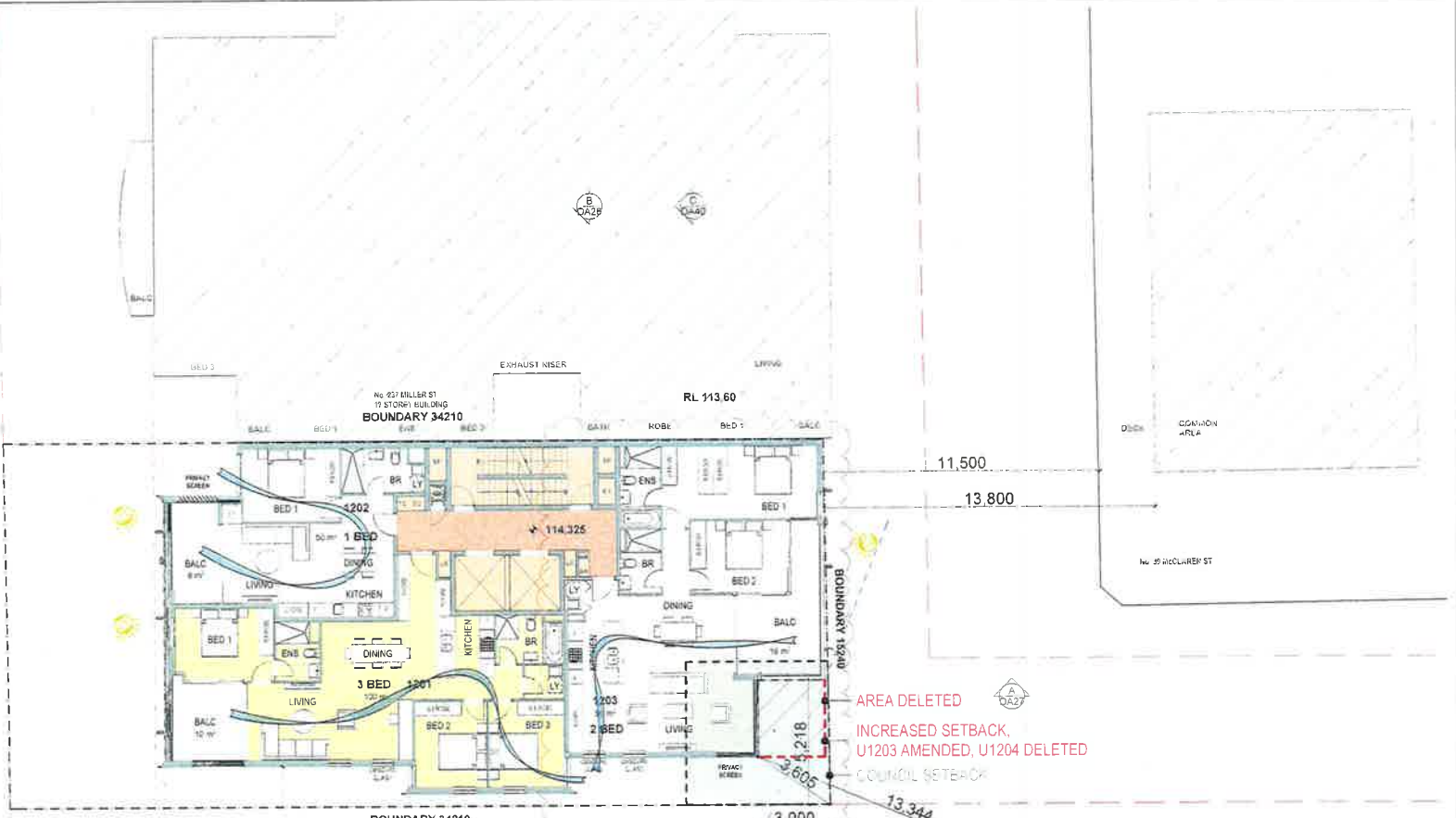
**P A**

LEVEL 2, 50 YOUNG ST, NUTCRACKER BAY NSW 2259  
TEL: 0885 1955 FAX: 4988 1955 ACN: 663 389 368

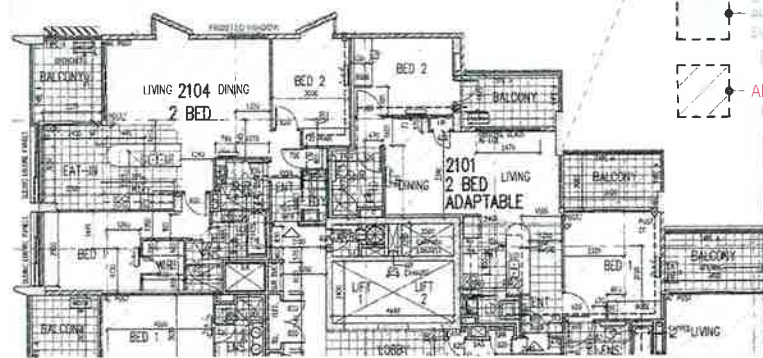
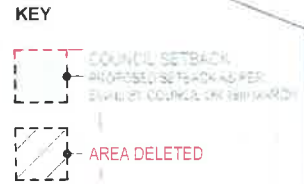
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| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOC/WH      | B     |
| FILE           | MIL231_5    |       |

MILLER STREET

BOUNDARY 15240



AREA DELETED  
INCREASED SETBACK,  
U1203 AMENDED, U1204 DELETED  
COUNCIL SETBACK



1

LEVELS 18-19  
1:200



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31.03.15 |
|       | A         |      | ORIGINAL ISSUE      |           | 28.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY**

**LEVELS 12 & 13**

SCALE  
AS SHOWN

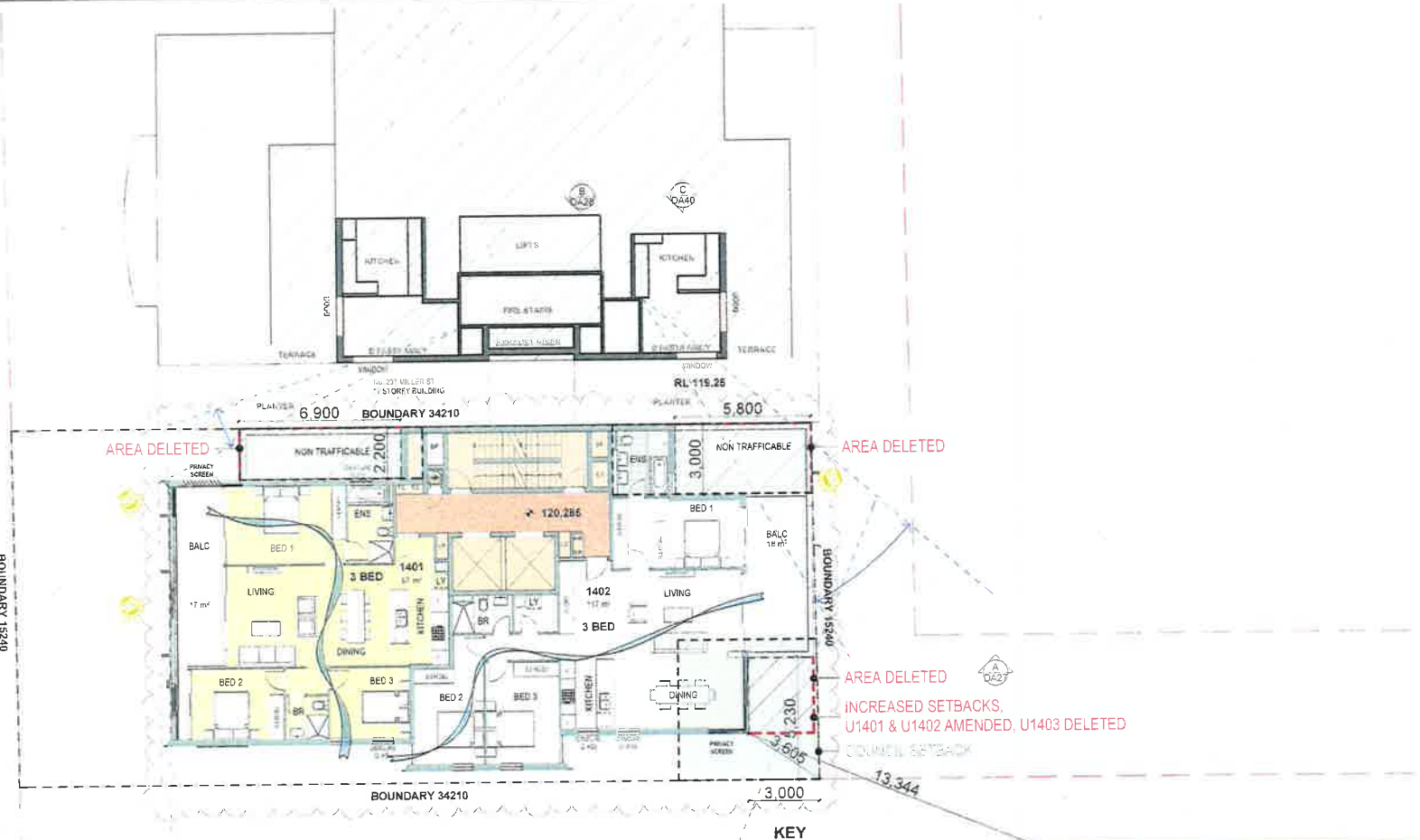
**PA**

LEVELS 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2229  
TEL: 9554 1950 FAX: 9554 1951 A/CN: 402 348 188

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SubSET         | Original DA |       |
| DRAWN BY       | DOCWH       | DA14  |
| FILE           | MIL231_5    |       |
|                |             | B     |

MILLER STREET

BOUNDARY 15240



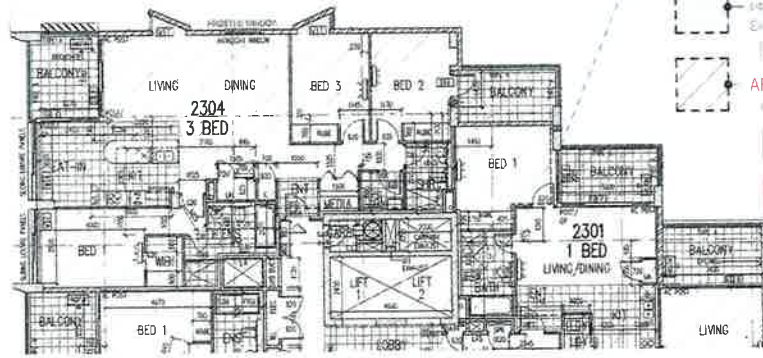
AREA DELETED

AREA DELETED

AREA DELETED

INCREASED SETBACKS,  
U1401 & U1402 AMENDED, U1403 DELETED

COUNCIL SETBACK



KEY

COUNCIL SETBACK  
PROPOSED SETBACKS  
BALCONY SETBACKS

AREA DELETED

POSSIBLE DEVELOPMENT  
FOOTPRINT

1

LEVEL 14  
1:200



SCALE

| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26.11.14 |       |           |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

LEVEL 14

SCALE  
AS SHOWN

PA

LEVEL 14, 231 MILLER ST, NORTH SYDNEY, NSW 2231  
TEL: (02) 9551 1200 FAX: (02) 9551 1355 A/CN: 622 348 0381

| DRAWING SET ID | DA          | ISSUE    |
|----------------|-------------|----------|
| SUBSET         | Original DA |          |
| DRAWN BY       | DOCMH       |          |
| FILE           | MIL231_5    |          |
|                | <b>DA15</b> | <b>B</b> |



MILLER STREET

BOUNDARY 15240

BOUNDARY 34210

BOUNDARY 15240

BOUNDARY 34210

BOUNDARY 15240

BOUNDARY 34210

AREA DELETED

AREA DELETED

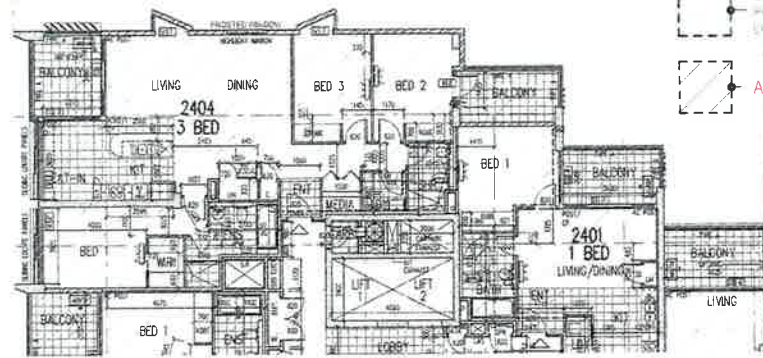
INCREASED SETBACKS,  
U1501 & U1502 AMENDED  
COUNCIL SETBACK

KEY

COUNCIL SETBACK  
PROPOSED SETBACK AS PER  
SMALL EST COUNCIL DEVELOPMENT

AREA DELETED

POSSIBLE DEVELOPMENT  
FOOTPRINT



1

LEVEL 15  
1:200



SCALE

| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31/03/15 |
|       | A         |      | ORIGINAL ISSUE      |           | 26/11/14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

LEVEL 15

SCALE  
AS SHOWN

P A  
LEVEL 15, 36 YOUNG ST, NEUTRAL BAY, NSW 2086  
TEL: 4929 1822 FAX: 9346 1938 ACN: 492 391 761

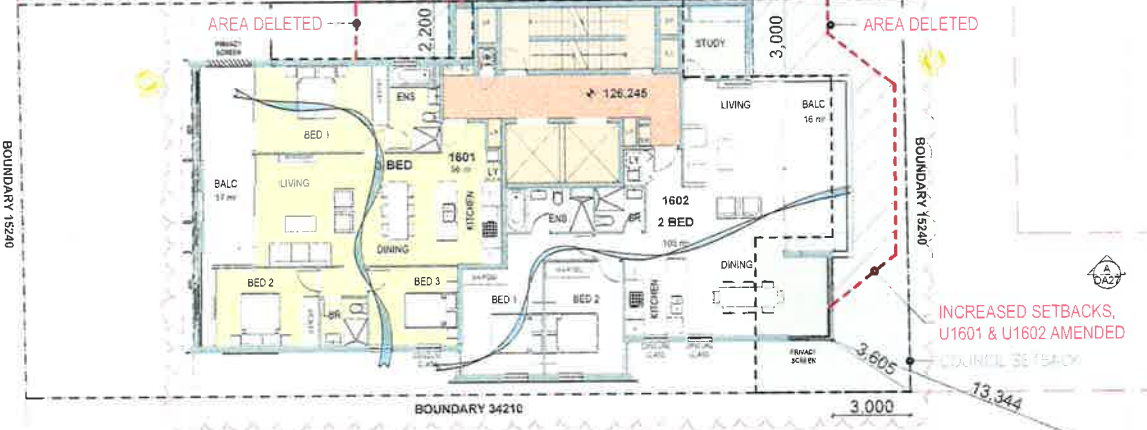
DRAWING SET ID  
SUBSET Original DA  
DRAWN BY DOC/MH  
FILE ML231\_5

DA  
DA16  
B

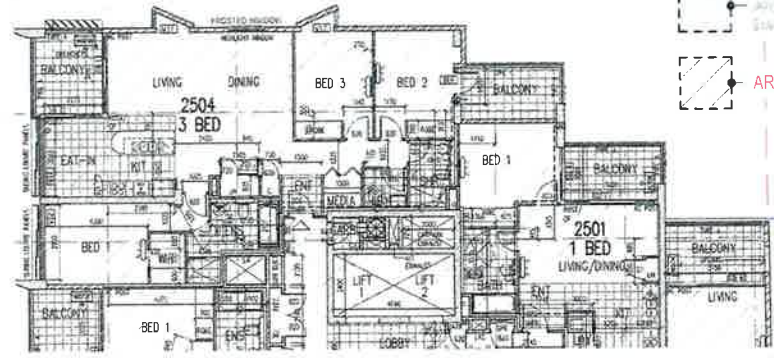
ISSUE

MILLER STREET

BOUNDARY 15240



**POSSIBLE DEVELOPMENT FOOTPRINT**



LEVEL 16  
1:200

1



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31 03 15 |
|       | A         |      | ORIGINAL ISSUE      |           | 28 11 14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY**

**LEVEL 16**

SCALE AS SHOWN

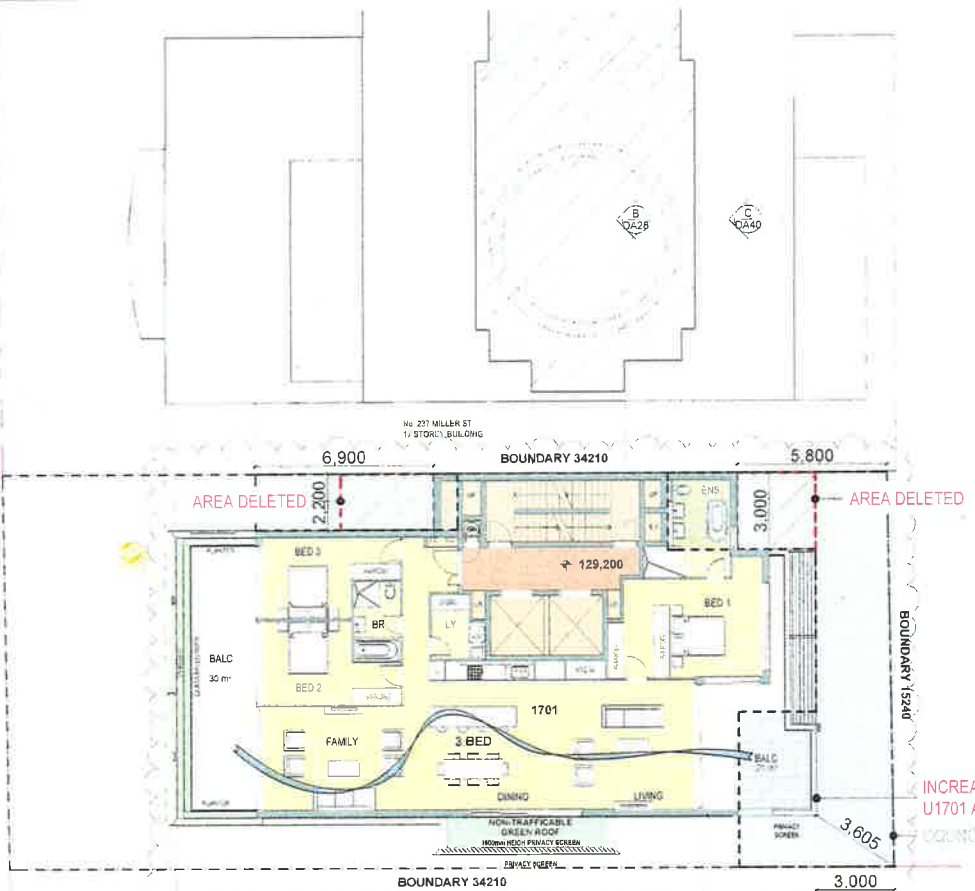
**P A**

LEVEL 3, 25 YOUNG ST, NUTRAL BAY, NSW 2098  
TEL: 8589 1866 FAX: 8584 8993 ACN: 663 388 286

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOG/WH      | B     |
| FILE           | MIL231_5    |       |

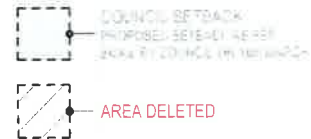
MILLER STREET

BOUNDARY 15240



INCREASED SETBACKS,  
U1701 AMENDED  
COUNCIL SETBACK

KEY



1

LEVEL 17  
1:200



SCALE



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31 03 15 |
|       | A         |      | ORIGINAL ISSUE      |           | 26 11 14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

SCALE  
AS SHOWN

P A

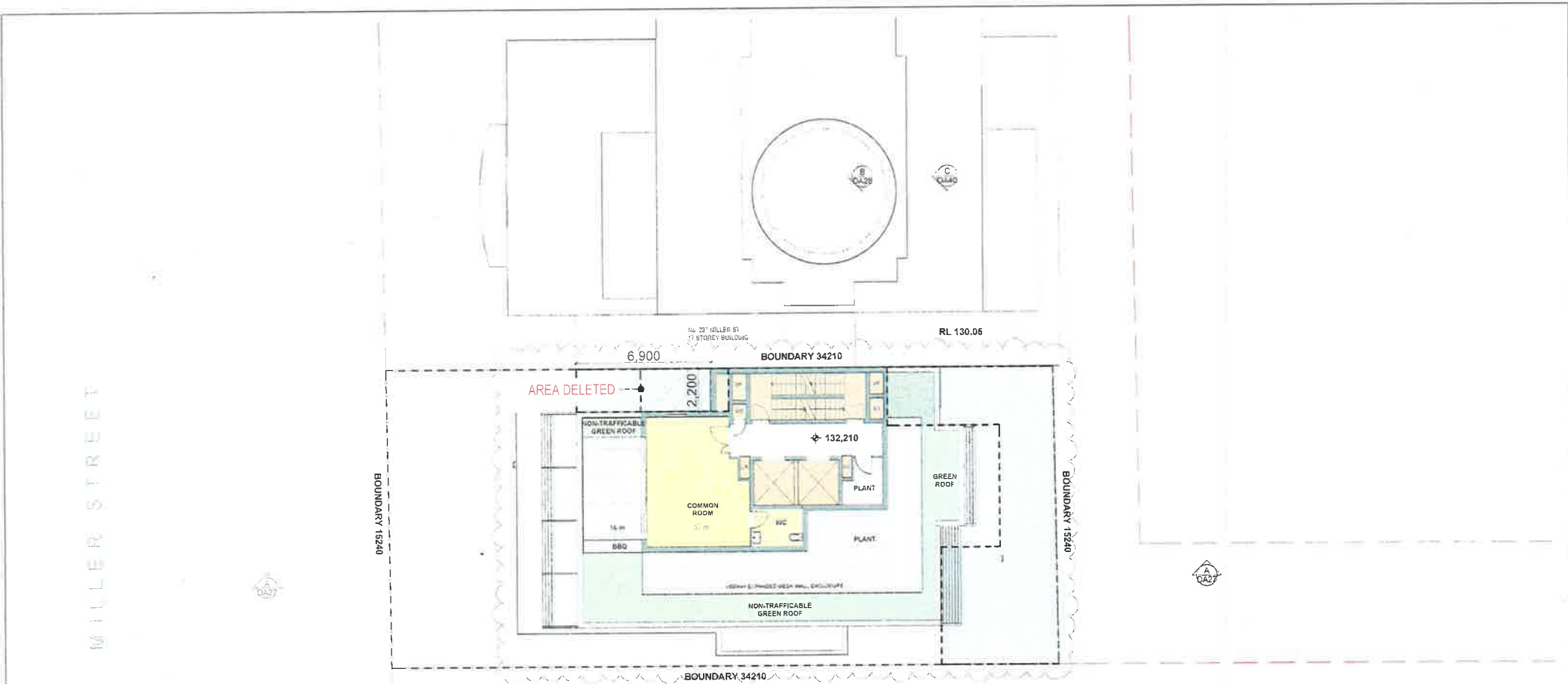
LEVEL 17, 231 YOUNG ST., NORTH SYDNEY, NSW 2060  
TEL: 9989 1936 - 142 8568 1985 FAX: 9989 356 328

LEVEL 17

DRAWING SET ID  
SUBSET Original OA  
DRAWN BY DGC/WH  
FILE MIL231\_5

DA  
DA18

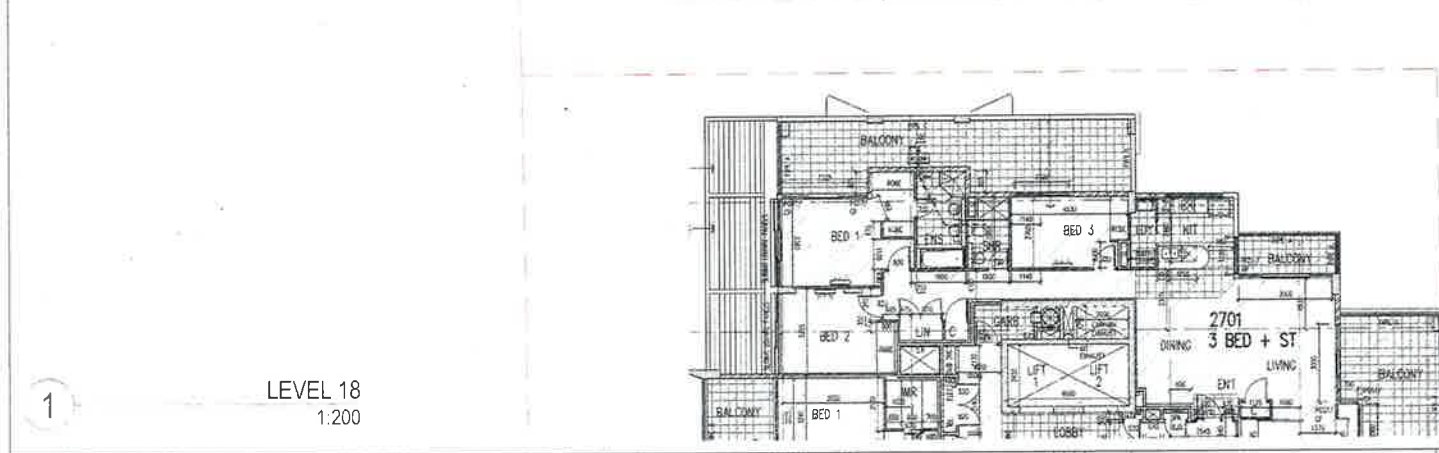
ISSUE  
B



**KEY**

COUNCIL SETBACK  
PROPOSED SETBACK 48 PDS  
EMAIL BY COUNCIL ON 15/04/2014

AREA DELETED



1 LEVEL 18  
1:200



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26.11.14 |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY**

**LEVEL 18**

SCALE  
AS SHOWN

**P A**  
LEVEL 2, 25 YOUNG ST, NORTAL BAY, NSW 2284  
TEL 2260 1350 FAX 8886 1895 MCN 902 331 528

|                |             |             |
|----------------|-------------|-------------|
| DRAWING SET ID | <b>DA</b>   | ISSUE       |
| SUBSET         | Original DA |             |
| DRAWN BY       | DOC/WH      | <b>DA19</b> |
| FILE           | ML231_5     | B           |

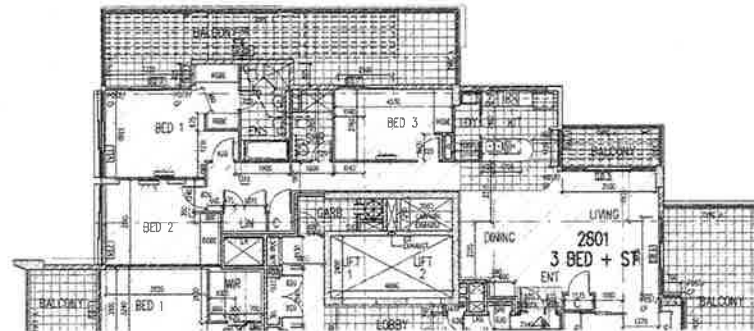
MILLER STREET

BOUNDARY 15240

BOUNDARY 34210

BOUNDARY 15240

BOUNDARY 34210



1

ROOF  
1:200



SCALE



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31.03.15 |
|       | A         |      | ORIGINAL ISSUE      |           | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

ROOF PLAN

SCALE  
AS SHOWN

P A

LEVEL 2, 26 YOUNG ST, NEUTRA, BAY, NSW 2089  
TEL: 8388 1800 FAX: 8388 1808 A/CN: 825 383 018

DRAWING SET ID

SUBSET Original DA

DRAWN BY DOC/MH

FILE MIL231\_5

DA

DA20

ISSUE

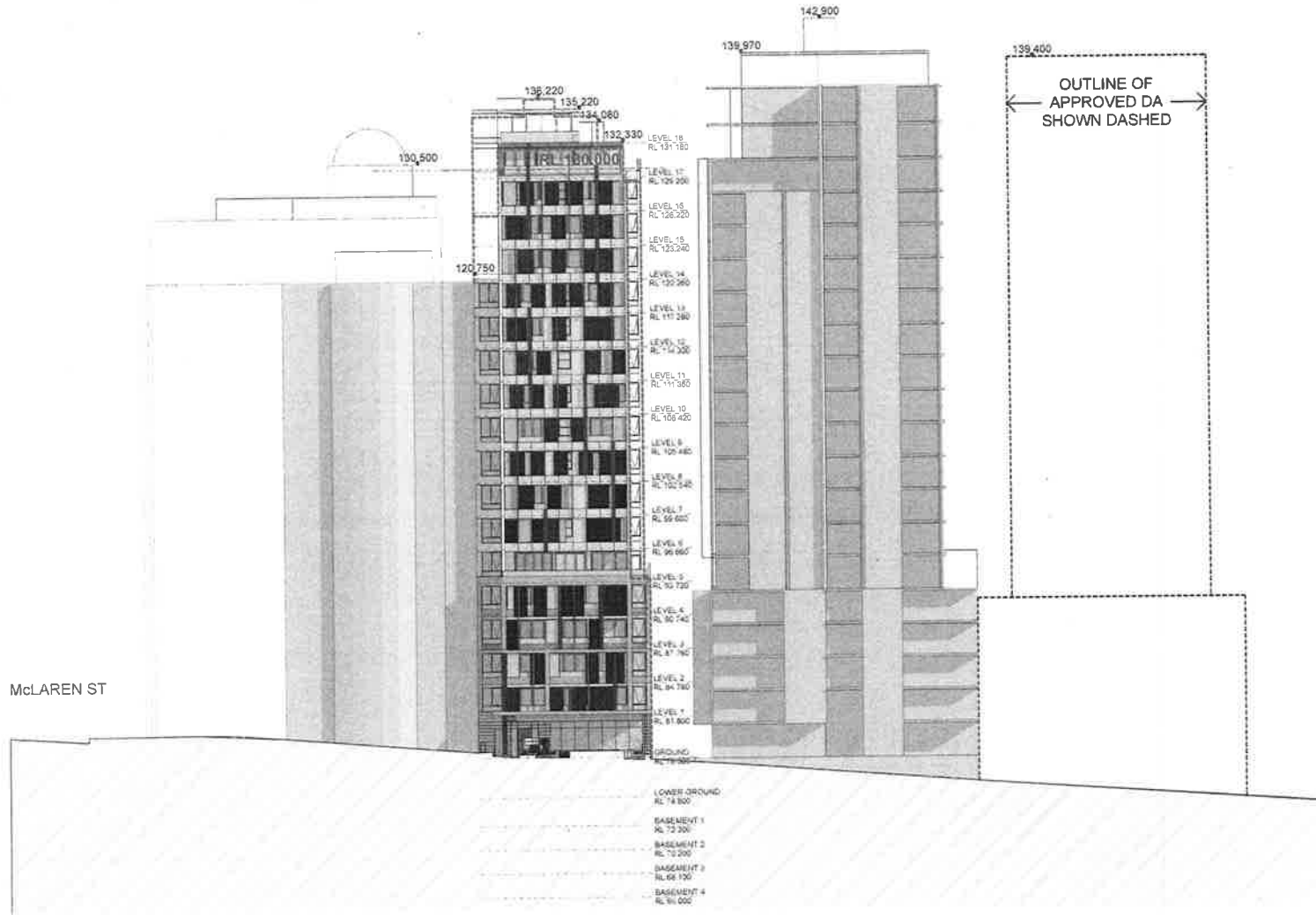
B

No. 237  
MILLER ST

No. 231  
MILLER ST

No. 225  
MILLER ST

No. 221  
MILLER ST



McLAREN ST

OUTLINE OF  
APPROVED DA  
SHOWN DASHED

1 MILLER STREET ELEVATION  
1:400

- LOWEST OROUND RL 74 800
- BASEMENT 1 RL 73 300
- BASEMENT 2 RL 70 300
- BASEMENT 3 RL 66 100
- BASEMENT 4 RL 54 000

SCALE

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       | B         |      |       | RE-ISSUE TO COUNCIL | 31.03.15 |
|       | A         |      |       | ORIGINAL ISSUE      | 28.11.14 |

PROJECT:  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

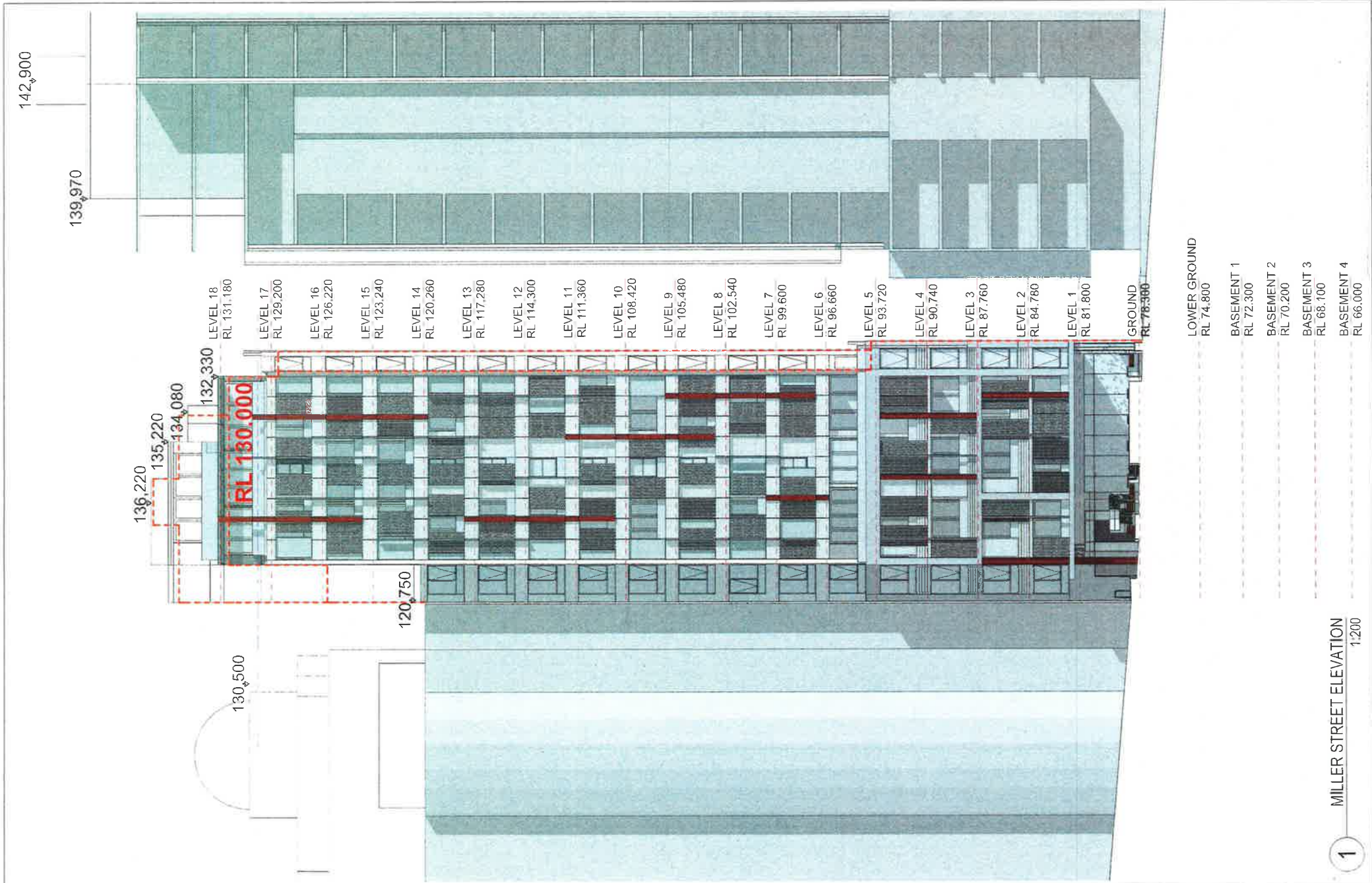
**MILLER STREET ELEVATION**

SCALE: **PA**

AS SHOWN

LEVEL 3 22 YOUNG ST. NUTRAL BAY NSW 2233  
TEL 1300 1002 743. 0908 1853 A.C.N. 625 385 188

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOGWH       | B     |
| FILE           | MIL231_5    |       |
| <b>DA21</b>    |             |       |



- LEVEL 18  
RL 131.180
- LEVEL 17  
RL 129.200
- LEVEL 16  
RL 126.220
- LEVEL 15  
RL 123.240
- LEVEL 14  
RL 120.260
- LEVEL 13  
RL 117.280
- LEVEL 12  
RL 114.300
- LEVEL 11  
RL 111.360
- LEVEL 10  
RL 108.420
- LEVEL 9  
RL 105.480
- LEVEL 8  
RL 102.540
- LEVEL 7  
RL 99.600
- LEVEL 6  
RL 96.660
- LEVEL 5  
RL 93.720
- LEVEL 4  
RL 90.740
- LEVEL 3  
RL 87.760
- LEVEL 2  
RL 84.780
- LEVEL 1  
RL 81.800
- GROUND  
RL 78.800
- LOWER GROUND  
RL 74.800
- BASEMENT 1  
RL 72.300
- BASEMENT 2  
RL 70.200
- BASEMENT 3  
RL 68.100
- BASEMENT 4  
RL 66.000



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26.11.14 |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**MILLER STREET ELEVATION**

SCALE: **PA**

AS SHOWN

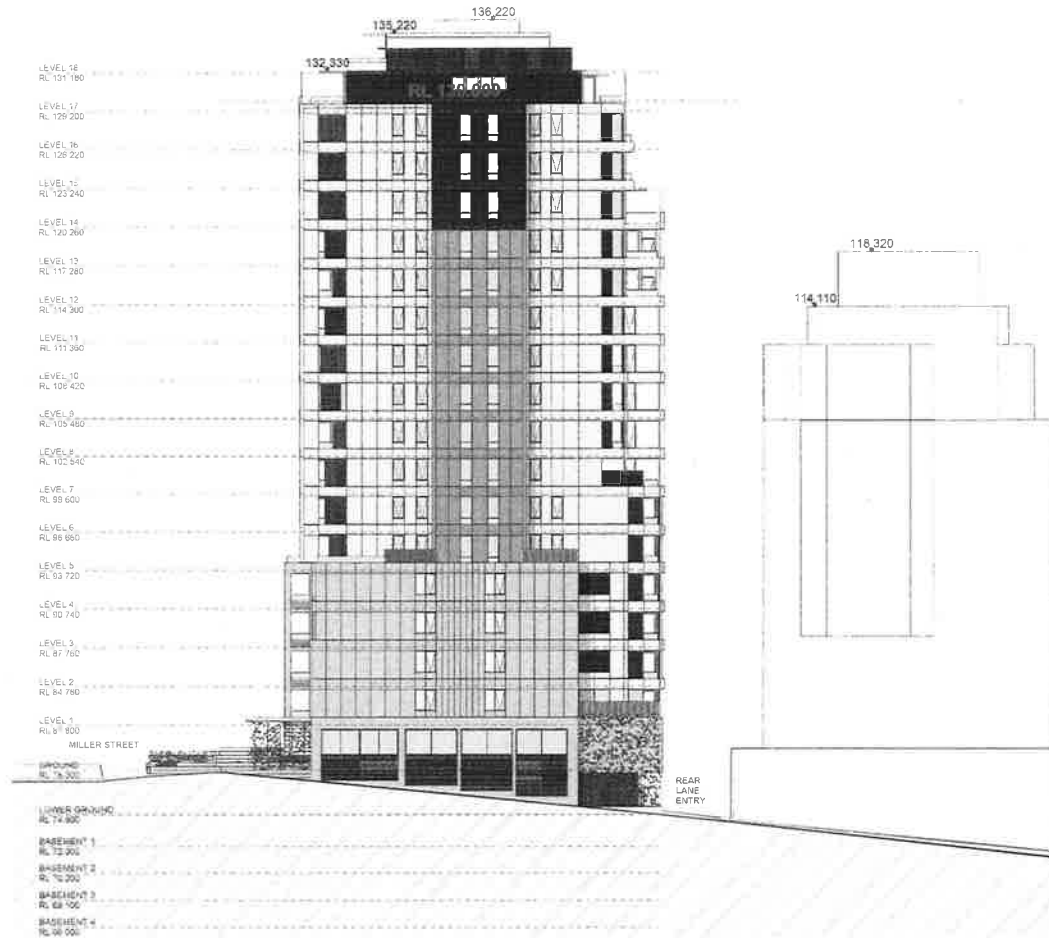
LEVEL 2 20 YOUNG ST NEUTRAL B44 NSW 2054  
 TEL 9558 9800 FAX 9552 1855 A/CN 055 365 286

|                |             |
|----------------|-------------|
| DRAWING SET ID | DA          |
| SUBSET         | Original DA |
| DRAWN BY       | DGC/WH      |
| FILE           | ML231_5     |
| ISSUE          | B           |

**1** MILLER STREET ELEVATION  
 1:200

No. 231  
MILLER ST

No. 39  
McCLAREN ST



1 SOUTH ELEVATION  
1:400

SCALE

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

SOUTH ELEVATION

SCALE  
AS SHOWN

PA

LEVEL 2, 30 YOUNG ST. NEUTRAL GAY ASH 2006  
TEL. 0025 1932 744 0004 1938 GCM 462 348 348

DRAWING SET ID

SUBSET Original DA

DRAWN BY DOC/MH

FILE MIL231\_5

DA

DA23

ISSUE

B



SCALE



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT**  
 231 MILLER STREET, NORTH SYDNEY

SCALE  
 AS SHOWN

**SOUTH ELEVATION**

**P A**

LEVEL 2 30 YOUNG ST, NEWCASTLE  
 TEL: 0800 1222 7444 FAX: 0800 1222 7444

DRAWING SET ID  
 SUBSET Original DA  
 DRAWN BY DOCWH

LOWER GROUND  
 RL 74.800  
 BASEMENT 1  
 RL 72.300  
 BASEMENT 2  
 RL 70.200  
 BASEMENT 3  
 RL 68.100  
 BASEMENT 4  
 RL 66.000

**DA24**

FILE MIL231\_5

ISSUE  
**D**

136,220

135,220

132,330

**RL 130,000**

- LEVEL 18  
RL 131.180
- LEVEL 17  
RL 129.200
- LEVEL 16  
RL 126.220
- LEVEL 15  
RL 123.240
- LEVEL 14  
RL 120.260
- LEVEL 13  
RL 117.280
- LEVEL 12  
RL 114.300
- LEVEL 11  
RL 111.360
- LEVEL 10  
RL 108.420
- LEVEL 9  
RL 105.480
- LEVEL 8  
RL 102.540
- LEVEL 7  
RL 99.600
- LEVEL 6  
RL 96.660
- LEVEL 5  
RL 93.720
- LEVEL 4  
RL 90.740
- LEVEL 3  
RL 87.760
- LEVEL 2  
RL 84.780
- LEVEL 1  
RL 81.800

MILLER STREET

GROUND  
RL 78.300

REAR  
LANE  
ENTR

**1** SOUTH ELEVATION  
 1:200

OUTLINE OF DA  
AS LODGED  
ISSUE A

**RL 130.000**

OUTLINE OF AN  
MILLER STREET

- LEVEL 18  
RL 131.180
- LEVEL 17  
RL 129.200
- LEVEL 16  
RL 126.220
- LEVEL 15  
RL 123.240
- LEVEL 14  
RL 120.260
- LEVEL 13  
RL 117.280
- LEVEL 12  
RL 114.300
- LEVEL 11  
RL 111.360
- LEVEL 10  
RL 108.420
- LEVEL 9  
RL 105.480
- LEVEL 8  
RL 102.540
- LEVEL 7  
RL 99.600
- LEVEL 6  
RL 96.660
- LEVEL 5  
RL 93.720
- LEVEL 4  
RL 90.740
- LEVEL 3  
RL 87.760
- LEVEL 2  
RL 84.780
- LEVEL 1  
RL 81.800
- GROUND  
RL 78.300

LOWER GROUND

- STAIRWELL 1  
RL 75.300
- STAIRWELL 2  
RL 72.300
- STAIRWELL 3  
RL 69.300
- STAIRWELL 4  
RL 66.300
- STAIRWELL 5  
RL 63.300

EAST ELEVATION

1

SCALE



| ISSUE | REVISIONS          | DATE     | ISSUE | REVISIONS | DATE |
|-------|--------------------|----------|-------|-----------|------|
| B     | RE4SSUE TO COUNCIL | 31.03.16 |       |           |      |
| A     | ORIGINAL ISSUE     | 28.11.14 |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY**

**EAST ELEVATION**

SCALE  
AS SHOWN

P A

LEVEL 2 30 FOGSAG ST, MELTUPA, BAY ASH NSW 2209  
TEL: 0845 1386 244 FAX: 0845 1386 245 A/CN: 402 184 114

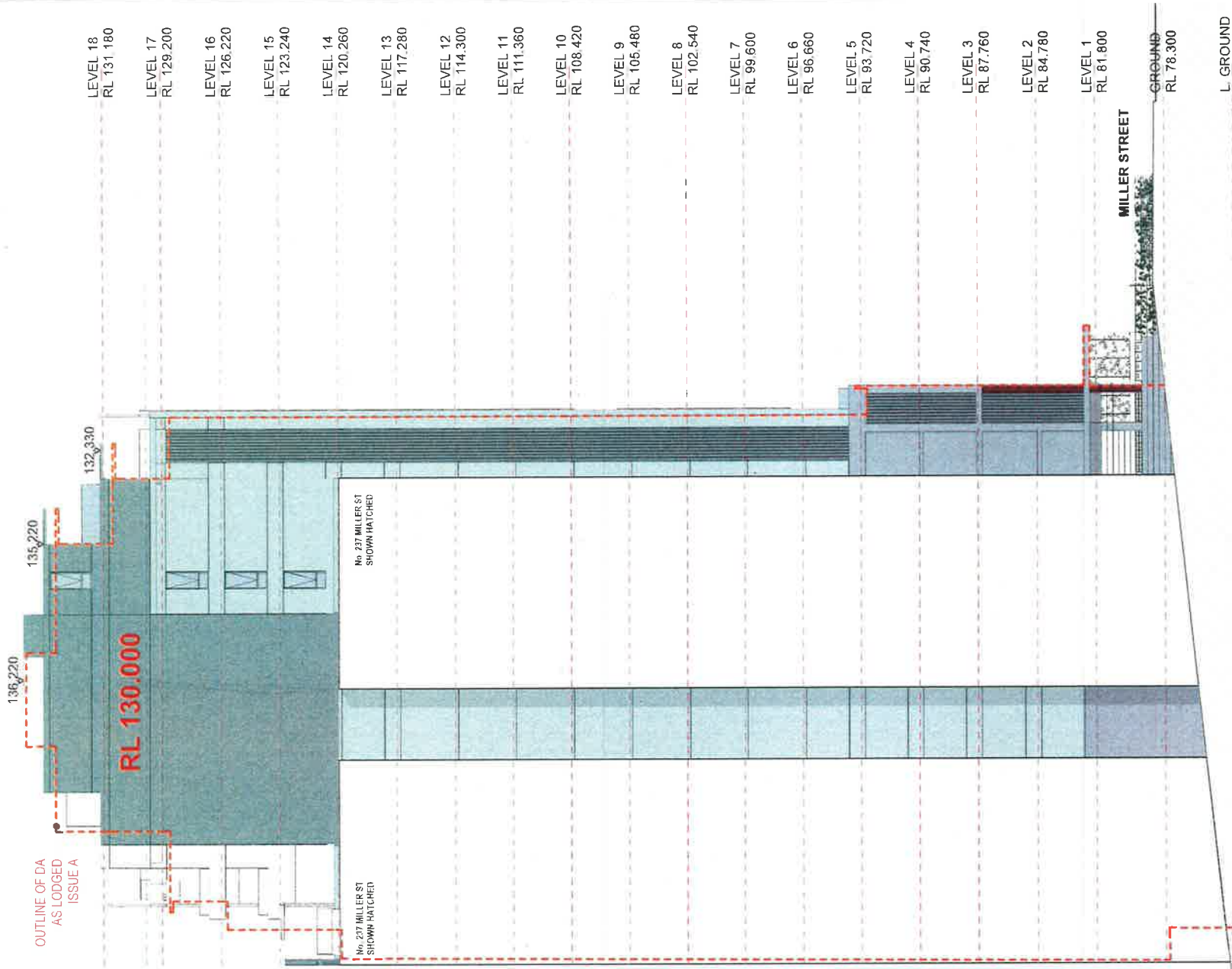
DRAWING SET ID  
SUBSET Original DA  
DRAWN BY DCC/WH  
FILE ML231\_5

DA

**DA25**

ISSUE

B



- LEVEL 18  
RL 131.180
- LEVEL 17  
RL 129.200
- LEVEL 16  
RL 126.220
- LEVEL 15  
RL 123.240
- LEVEL 14  
RL 120.260
- LEVEL 13  
RL 117.280
- LEVEL 12  
RL 114.300
- LEVEL 11  
RL 111.360
- LEVEL 10  
RL 108.420
- LEVEL 9  
RL 105.480
- LEVEL 8  
RL 102.540
- LEVEL 7  
RL 99.600
- LEVEL 6  
RL 96.660
- LEVEL 5  
RL 93.720
- LEVEL 4  
RL 90.740
- LEVEL 3  
RL 87.760
- LEVEL 2  
RL 84.780
- LEVEL 1  
RL 81.800
- GROUND  
RL 78.300
- L. GROUND  
RL 74.800
- BASEMENT 1  
RL 72.300
- BASEMENT 2  
RL 70.200
- BASEMENT 3  
RL 68.100
- BASEMENT 4  
RL 66.000

136.220  
135.220  
132.330

**RL 130.000**

OUTLINE OF DA  
AS LODGED  
ISSUE A

No. 231 MILLER ST  
SHOWN HATCHED

No. 231 MILLER ST  
SHOWN HATCHED

MILLER STREET

NORTH ELEVATION  
1:200

1

SCALE



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26.11.14 |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY**

**NORTH ELEVATION**

SCALE  
AS SHOWN

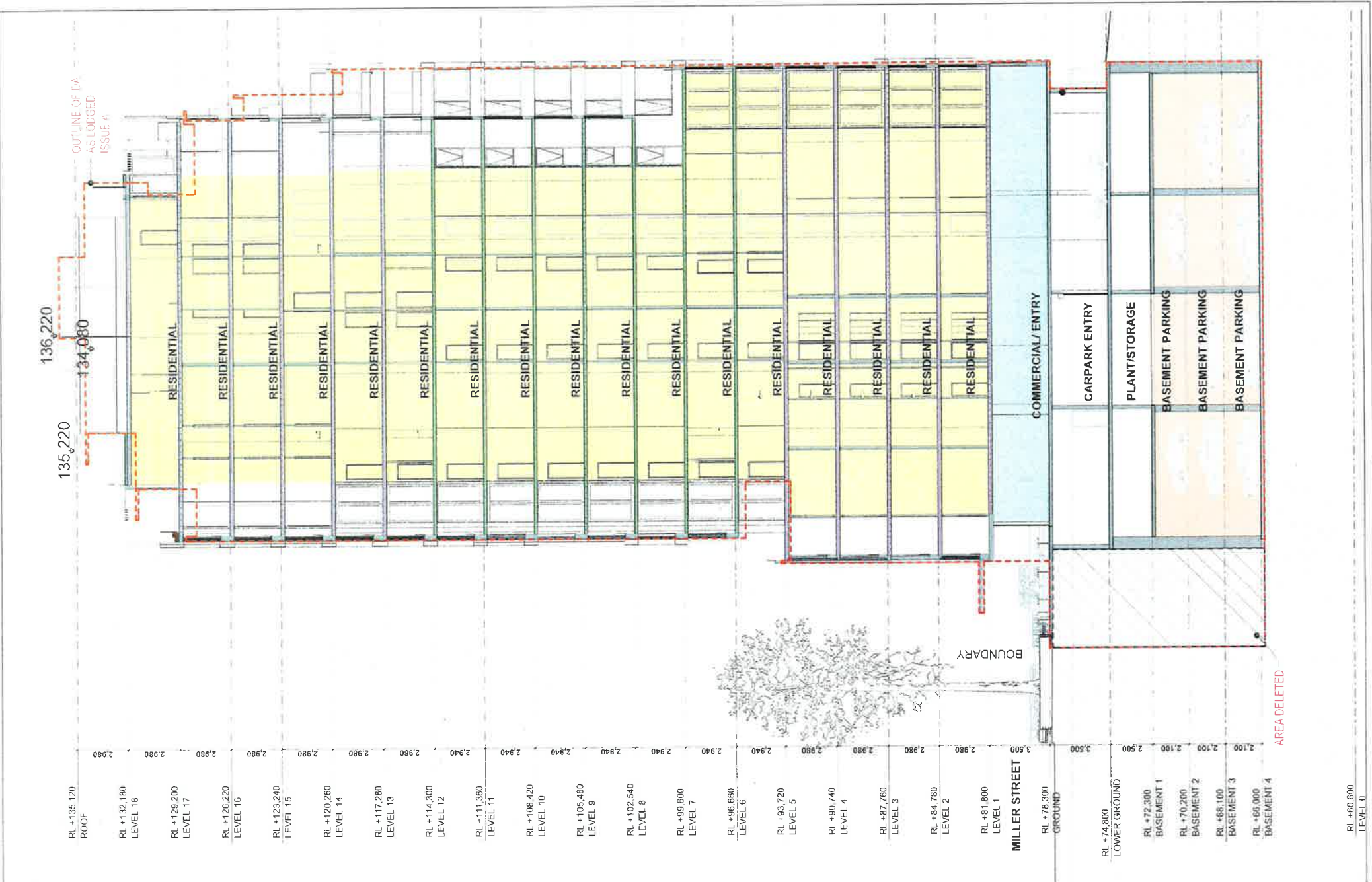
P A

LEVEL 7, 20' GROUND ST. NEUTRAL BAY NSW 2009  
TEL: (002) 1166 444 FAX: (002) 1166 444 A/CN: 002 338 538

DRAWING SET ID  
SUBSET Original DA  
DRAWN BY DOC/MH  
FILE MIL231\_5

DA  
**DA26**  
B

ISSUE



| ISSUE | REVISIONS           | DATE     |
|-------|---------------------|----------|
| B     | RE-ISSUE TO COUNCIL | 31.03.16 |
| A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

SCALE  
**P A**

**SECTION A:A**

AS SHOWN  
LEVEL 1 22 COUNG ST, NORTH SYDNEY NSW 2059  
 TEL: 8384 1828 FAX: 8384 1833 A/CN 803 370 331

|                |             |
|----------------|-------------|
| DRAWING SET ID | <b>DA</b>   |
| SUBSET         | Original DA |
| DRAWN BY       | DOCW/H      |
| FILE           | MIL231_5    |

**DA27**

|       |          |
|-------|----------|
| ISSUE | <b>B</b> |
|-------|----------|

142,900

134,080 135,120 136,220

OUTLINE OF DA AS LODGED ISSUE A

RL 130.000

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

COMMERCIAL/ ENTRY

CARPARK ENTRY

PLANT/STORAGE

BASEMENT PARKING

BASEMENT PARKING

BASEMENT PARKING

RL +135,120 ROOF

RL +132,180 LEVEL 18

RL +129,200 LEVEL 17

RL +126,220 LEVEL 16

RL +123,240 LEVEL 15

RL +120,260 LEVEL 14

RL +117,280 LEVEL 13

RL +114,300 LEVEL 12

RL +111,360 LEVEL 11

RL +108,420 LEVEL 10

RL +105,480 LEVEL 9

RL +102,540 LEVEL 8

RL +99,600 LEVEL 7

RL +96,660 LEVEL 6

RL +93,720 LEVEL 5

RL +90,740 LEVEL 4

RL +87,760 LEVEL 3

RL +84,780 LEVEL 2

RL +81,800 LEVEL 1

RL +78,300 GROUND

RL +74,800 LOWER GROUND

RL +72,300 BASEMENT 1

RL +70,200 BASEMENT 2

RL +68,100 BASEMENT 3

RL +66,000 BASEMENT 4

SECTION B:B 1:200

1

SCALE



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31 03 15 |       |           |      |
| A     | ORIGINAL ISSUE      | 28 11 14 |       |           |      |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

SECTION B:B

SCALE  
AS SHOWN

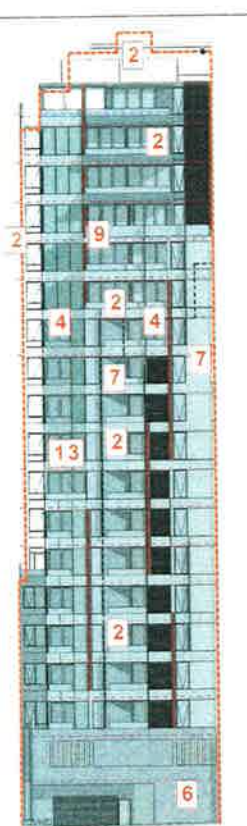
P A

LEVEL 2, 26 YOUNG ST, NUTCRACK BAY, NSW 2261  
TEL: 8363 1336 FAX: 8364 1333 A/CN: 803 355 328

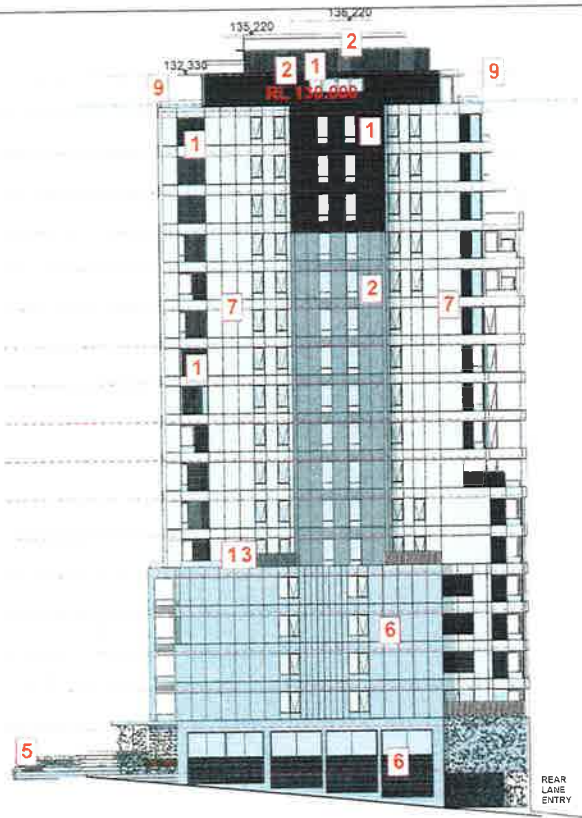
DRAWING SET ID  
SUBSET Original DA  
DRAWN BY DOC/WH  
FILE MIL231\_5

DA  
DA28

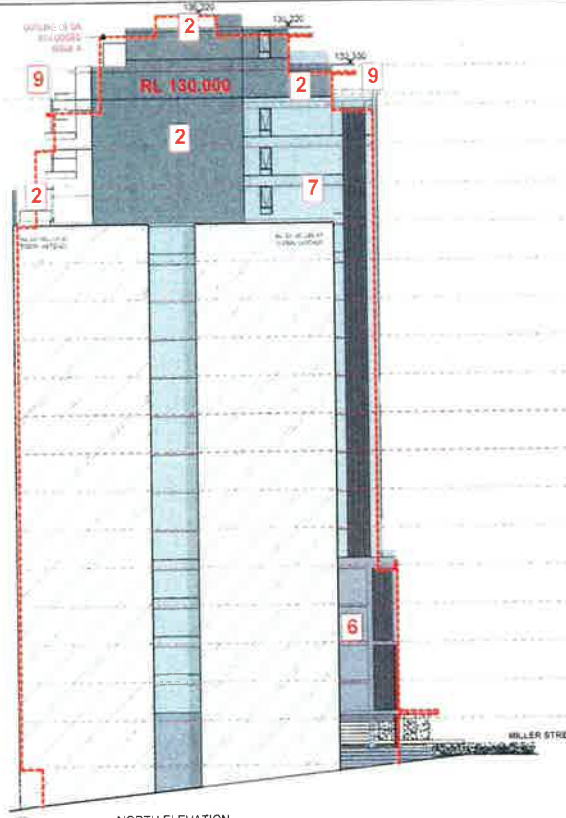
ISSUE  
B



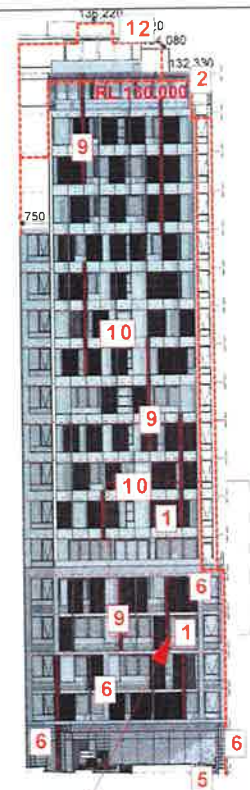
1 EAST ELEVATION  
1400



2 SOUTH ELEVATION  
1400



3 NORTH ELEVATION  
1400



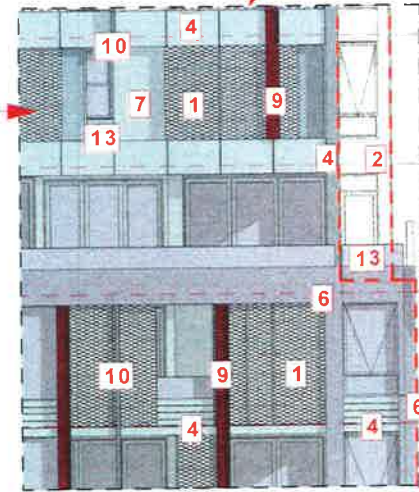
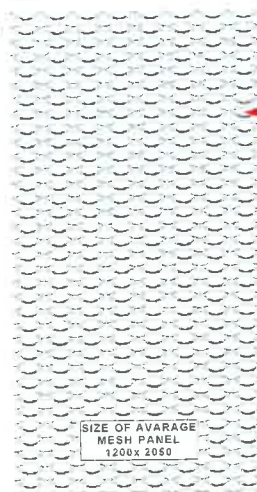
4 WEST  
1400

| CODE | LOCATION                            | TYPE  | SAMPLE |
|------|-------------------------------------|---|--------|
| 1    | Sliding Screens                     | Expendable aluminum LWM 160 / SWM 60<br>FINISH Clear Anodized |        |
| 2    | Wall and Slab Edges                 | Paint<br>Dulux Meras GR 12                                    |        |
| 3    | Aluminum Window Frames & Joinery    | Powdercoat - Colour<br>Silver Anodized Aluminum               |        |
| 4    | Aluminum Cladding                   | Powdercoat - Colour<br>DULUX Off White                        |        |
| 5    | Street Furniture                    | Meras Light Rec   |        |
| 6    | External Walls                      | Light Grey<br>DE Form Concrete                                |        |
| 7    | External Rendered Masonry (Primary) | Dulux Vivid White<br>Paint Finish                             |        |

FINISH SPECIFIED

| CODE | LOCATION                              | TYPE  | SAMPLE |
|------|---------------------------------------|---|--------|
| 8    | External Rendered Masonry (Secondary) | Dulux Drive Tite<br>Paint Finish  |        |
| 9    | Aluminum Blades                       | Powder coat - Colour<br>Dulux Red Box   |        |
| 10   | Aluminum Blades                       | Powder coat - Colour<br>Metropolis Bronze Pearl<br>59003 Satin<br>PRECIOUS PEARLS |        |
| 11   | External Door and Window Frames       | Silver Anodized Aluminum  |        |
| 12   | Roof Sheeting                         | Colorbond Summit  |        |
| 13   | Balustrades                           | White Glass<br>Clear  |        |
| 14   | Balustrades                           | White glass<br>Sandblasted  |        |

COLOUR AMENDED,  
TONED DOWN



SCALE

CONCRETE COLOUR  
LIGHTER

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

SCHEDULE OF FINISHES

SCALE

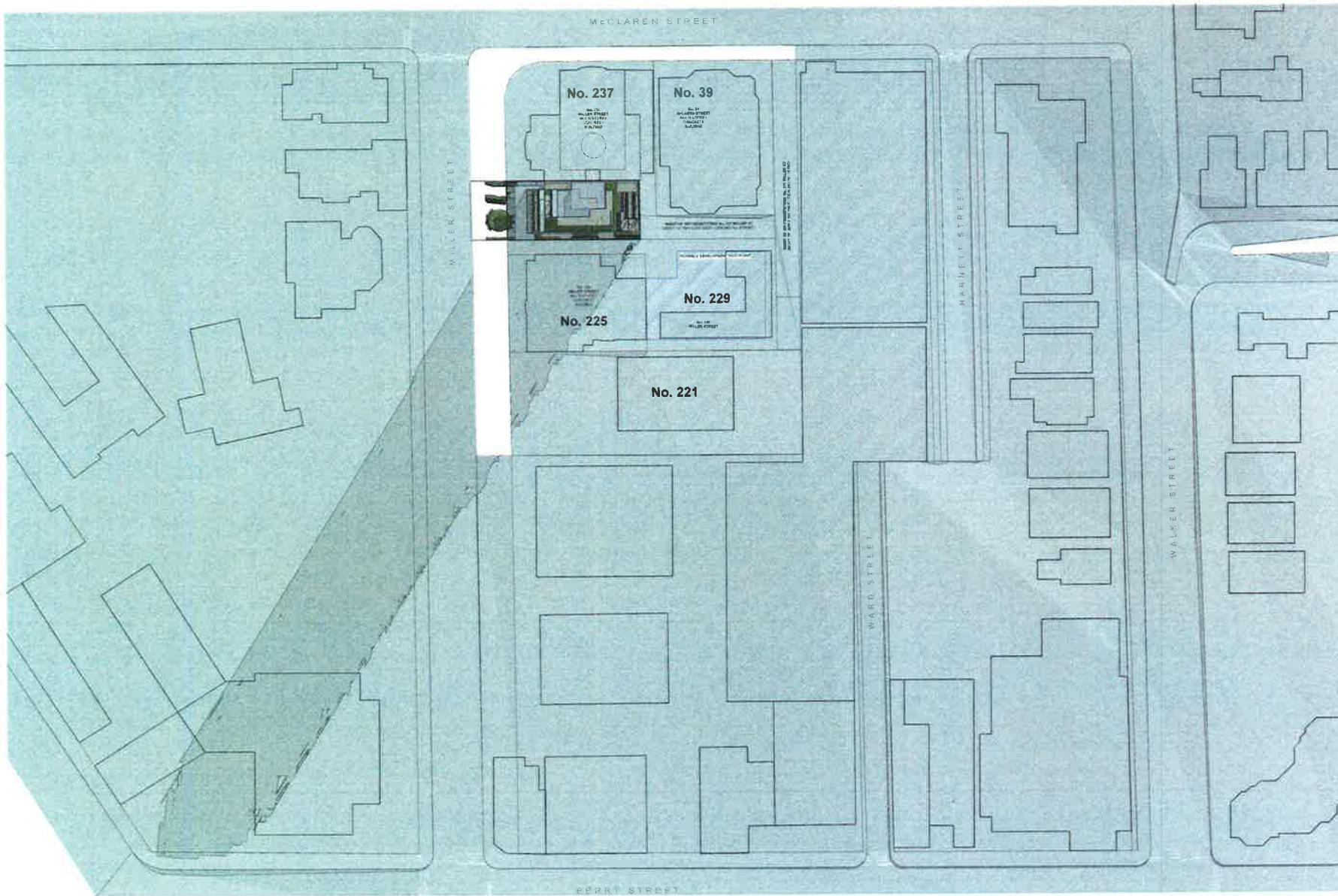
P A

AS SHOWN

LEVELS 25 YOUNG ST. REVIVAL BAY NSW 1509  
TEL: 02 9551 1800 FAX: 02 9551 1801 A/CN: 102 367 120

| DRAWING SET ID     | DA   |
|--------------------|------|
| SUBSET Original DA |      |
| DRAWN BY DOC/MH    | DA29 |
| FILE MIL231_5      |      |

ISSUE  
B



1 SITE PLAN  
1:1000

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

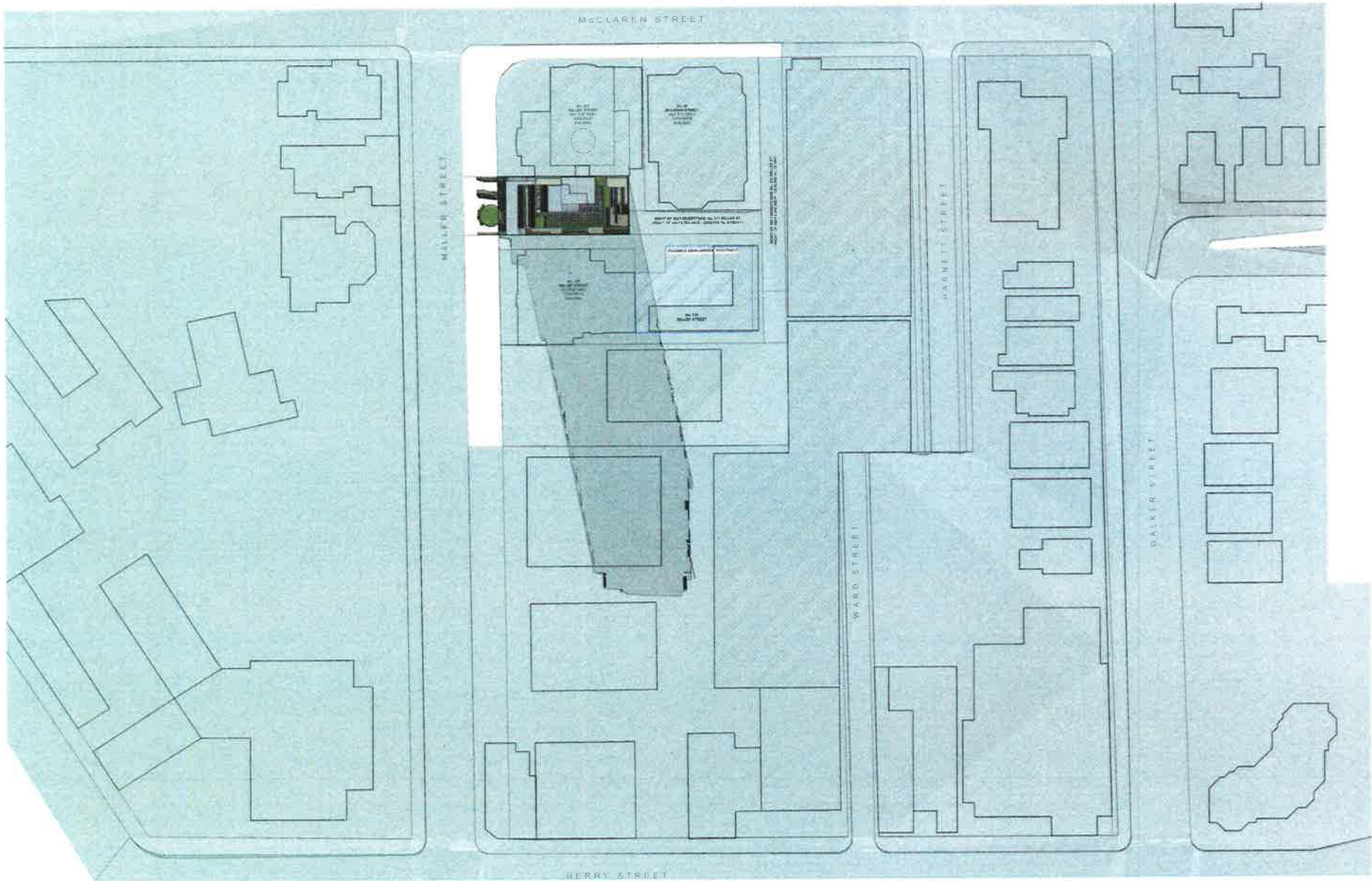
**SHADOW DIAGRAMS June 9am**

SCALE: **P A**

AS SHOWN

LEVEL 2, 20 YOUNG ST, NUTVALLEY NSW 2058  
TEL: 0025 1242 FAX: 0025 1255 A/CN: 002 255 7314

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DDC/WH      | B     |
| FILE           | MIL231_5    |       |
| <b>DA30</b>    |             |       |



1 SITE PLAN  
1:1000

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31 03 15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26 11 14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**SHADOW DIAGRAMS June 12pm**

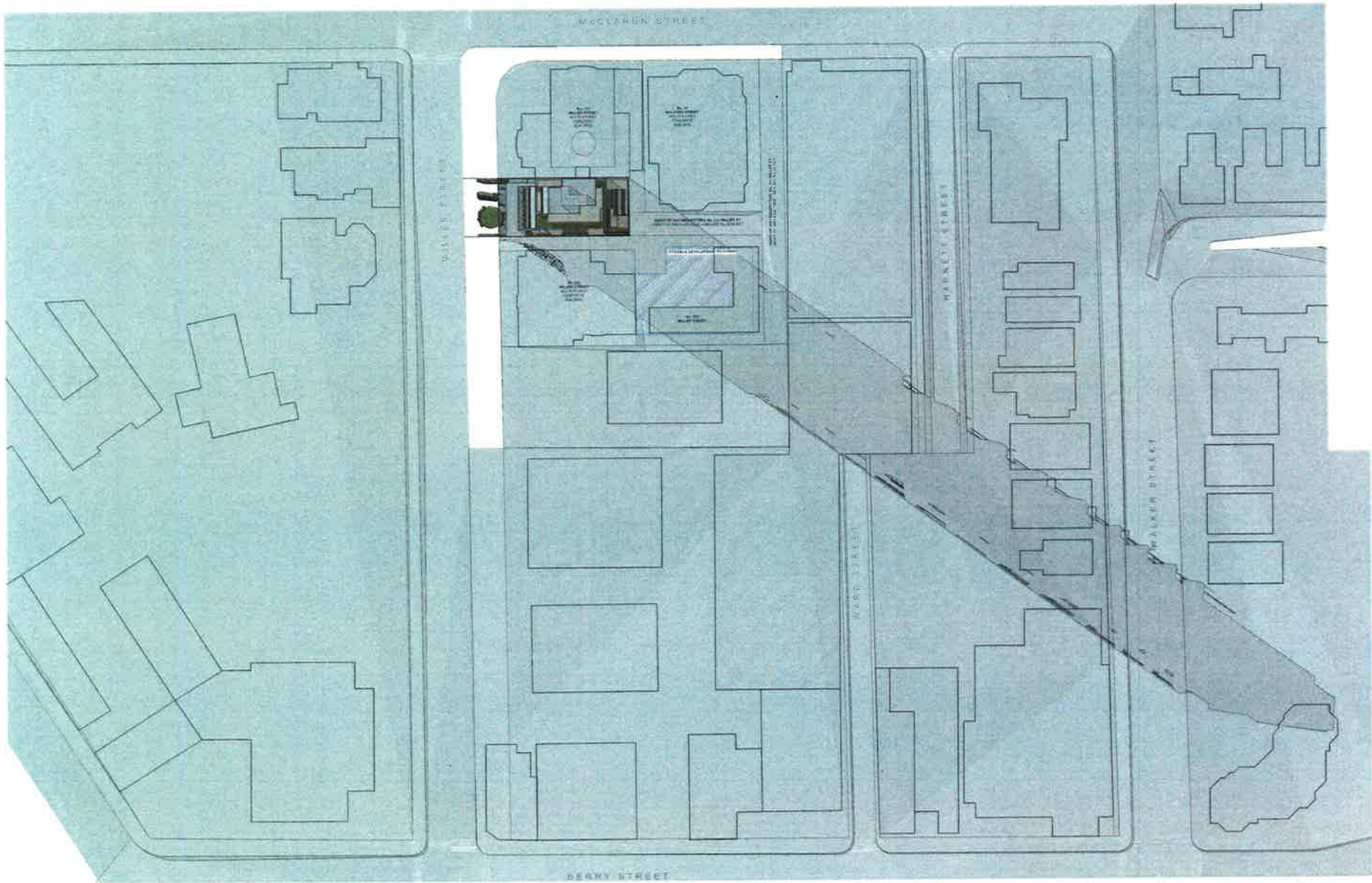
SCALE **P A**

AS SHOWN

LEVEL 2 22 YOUNG ST. NEWTOWN NSW 1599  
 TEL: 02 9550 1900 FAX: 02 9550 1901 A/CN: 402 335 281

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOGWH       | D     |
| FILE           | MIL231_5    |       |





1 SITE PLAN  
1:1000

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | A     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

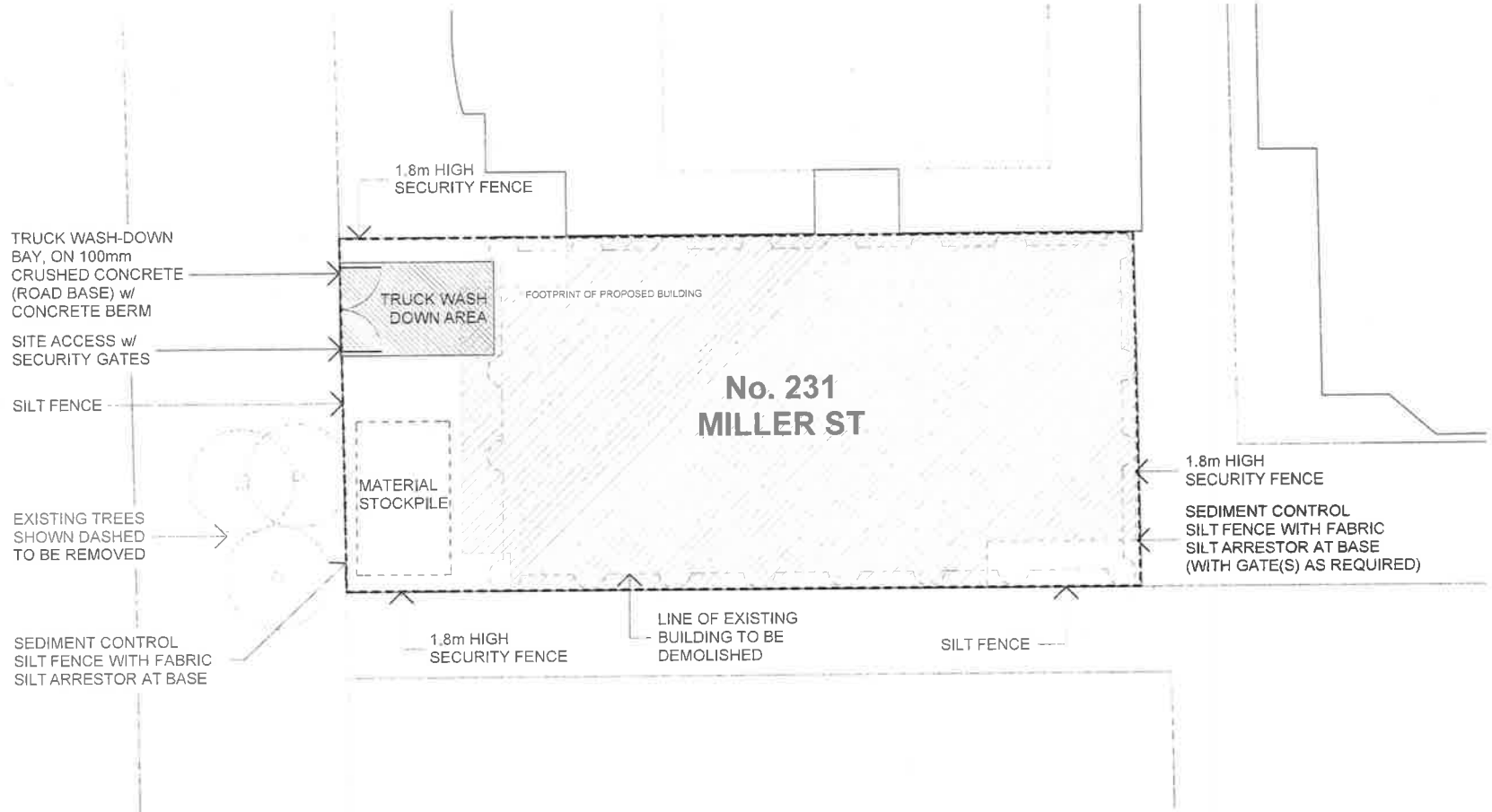
**SHADOW DIAGRAMS June 3pm**

SCALE: **PA**

AS SHOWN LEVEL 1, 30 YOUNG ST, NEUTRAL BAY, NSW 2090  
 TEL: 0854 1968 FAX: 0854 1985 A.C.N. 123 385 688

|                |             |             |
|----------------|-------------|-------------|
| DRAWING SET ID | <b>DA</b>   | ISSUE       |
| SUBSET         | Original DA |             |
| DRAWN BY       | DOC/WH      | <b>DA32</b> |
| FILE           | MIL231_5    |             |

MILLER STREET



1 EROSION & SEDIMENT CONTROL PLAN  
1:200



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31.03.15 |
|       | A         |      | ORIGINAL ISSUE      |           | 28.11.14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

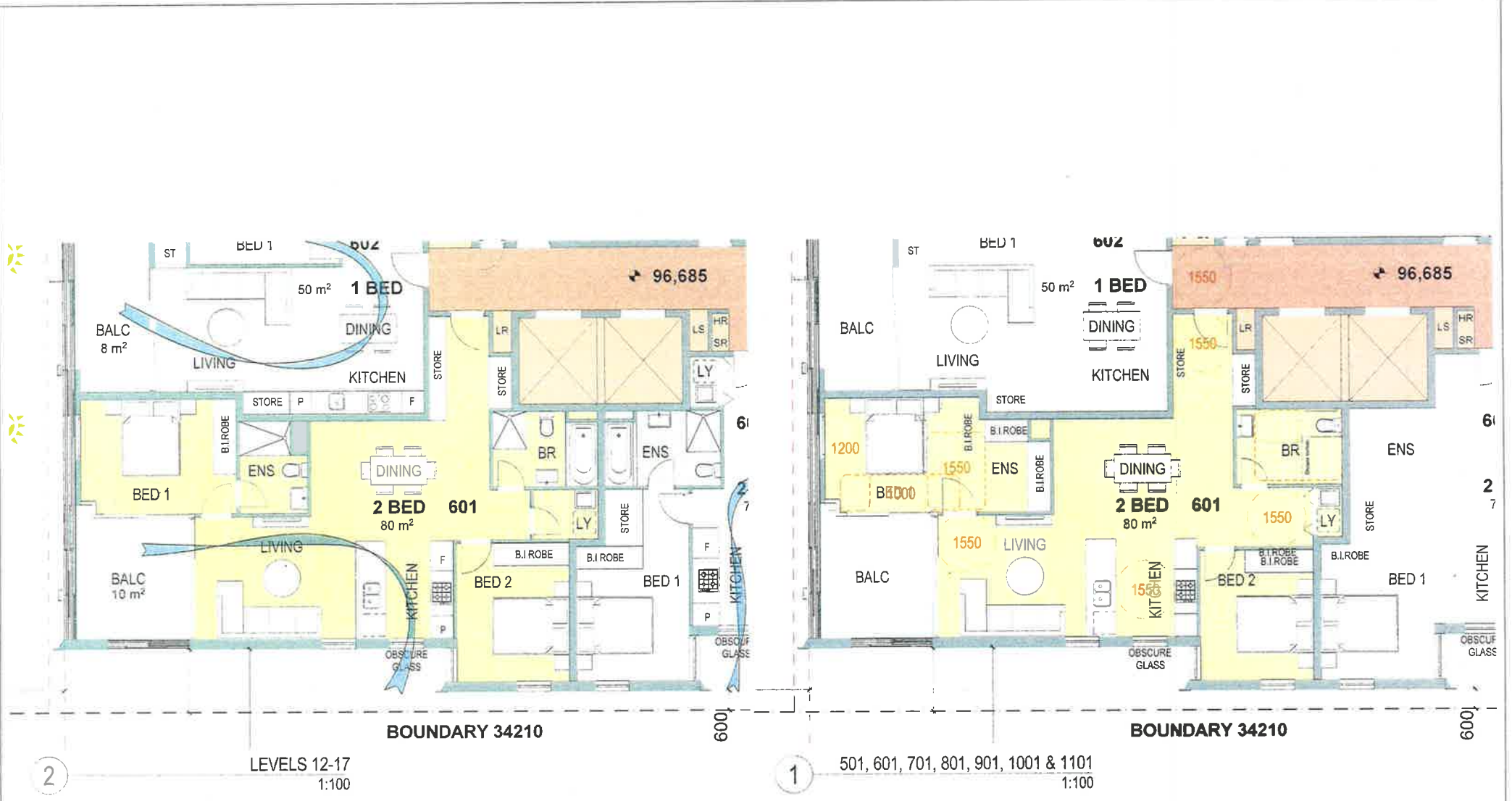
**EROSION & SEDIMENT CONTROL PLAN**

SCALE: P A

AS SHOWN

LEVEL 2, 26 YONG ST, NEUTRAL BAY, NSW 2231  
TEL: 9848 1882 FAX: 9848 1810 ACN: 481 249 236

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DDG/WH      | B     |
| FILE           | ML231_5     |       |
| <b>DA33</b>    |             |       |



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS      | DATE     |
|-------|-----------|------|-------|----------------|----------|
|       |           |      | A     | ORIGINAL ISSUE | 28 11 14 |

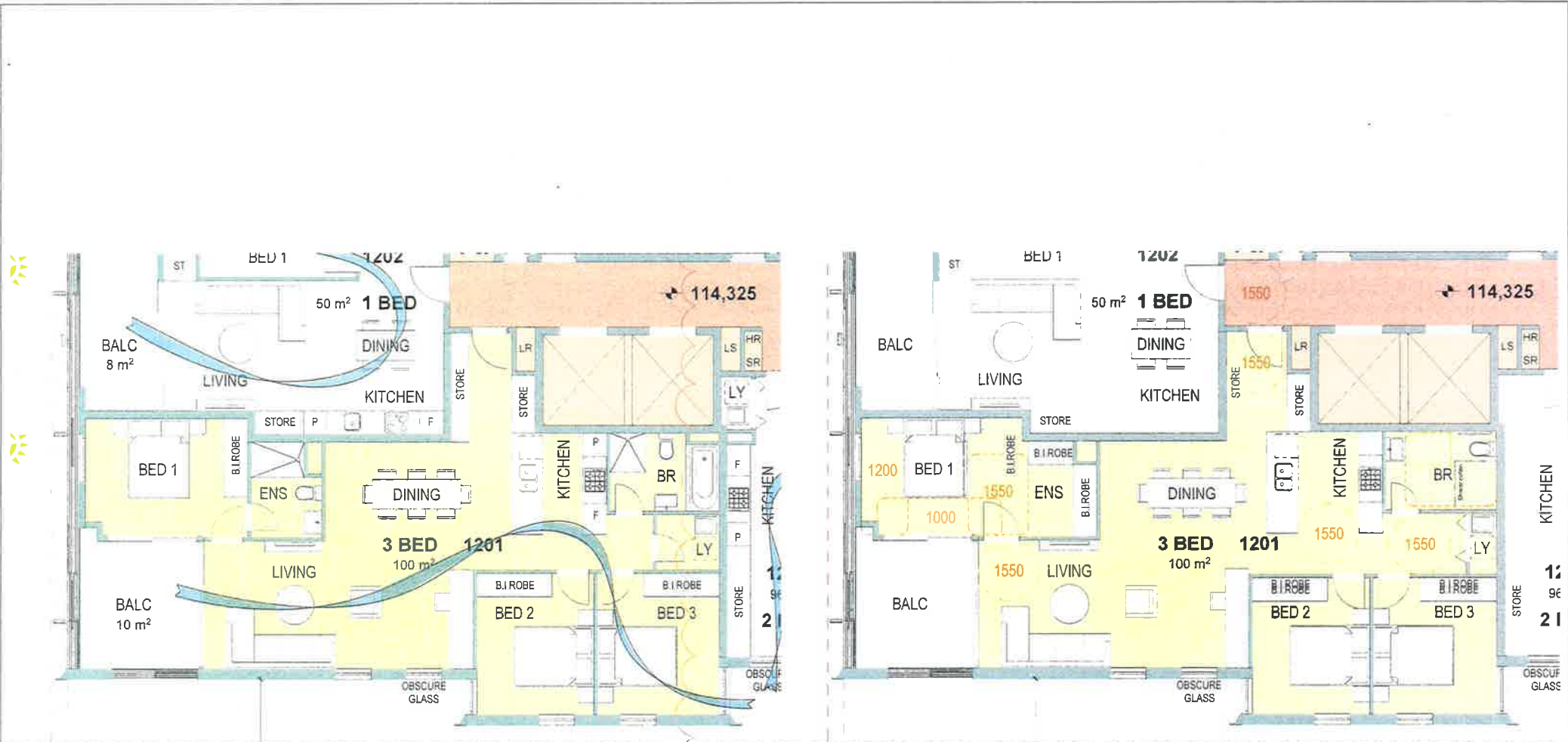
PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**ADAPTATION PLANS 1**

SCALE  
**P A**

AS SHOWN  
LEVEL 1, 30 YOUNG ST. NUTRAL BAY, NEW YORK  
 TEL: 8554 1920 FAX: 8554 1995 ACN: 853 388 388

|                |             |             |
|----------------|-------------|-------------|
| DRAWING SET ID | <b>DA</b>   | ISSUE       |
| SUBSET         | Original DA |             |
| DRAWN BY       | DOC/WH      | <b>DA34</b> |
| FILE           | MIL231_5    | A           |



**BOUNDARY 34210**

**BOUNDARY 34210**

1 LEVELS 18-19  
1:100

2 1201, 1301 & 1401  
1:100



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS      | DATE     |
|-------|-----------|------|-------|----------------|----------|
|       |           |      | A     | ORIGINAL ISSUE | 26.11.14 |

PROJECT:  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

**ADAPTATION PLANS 2**

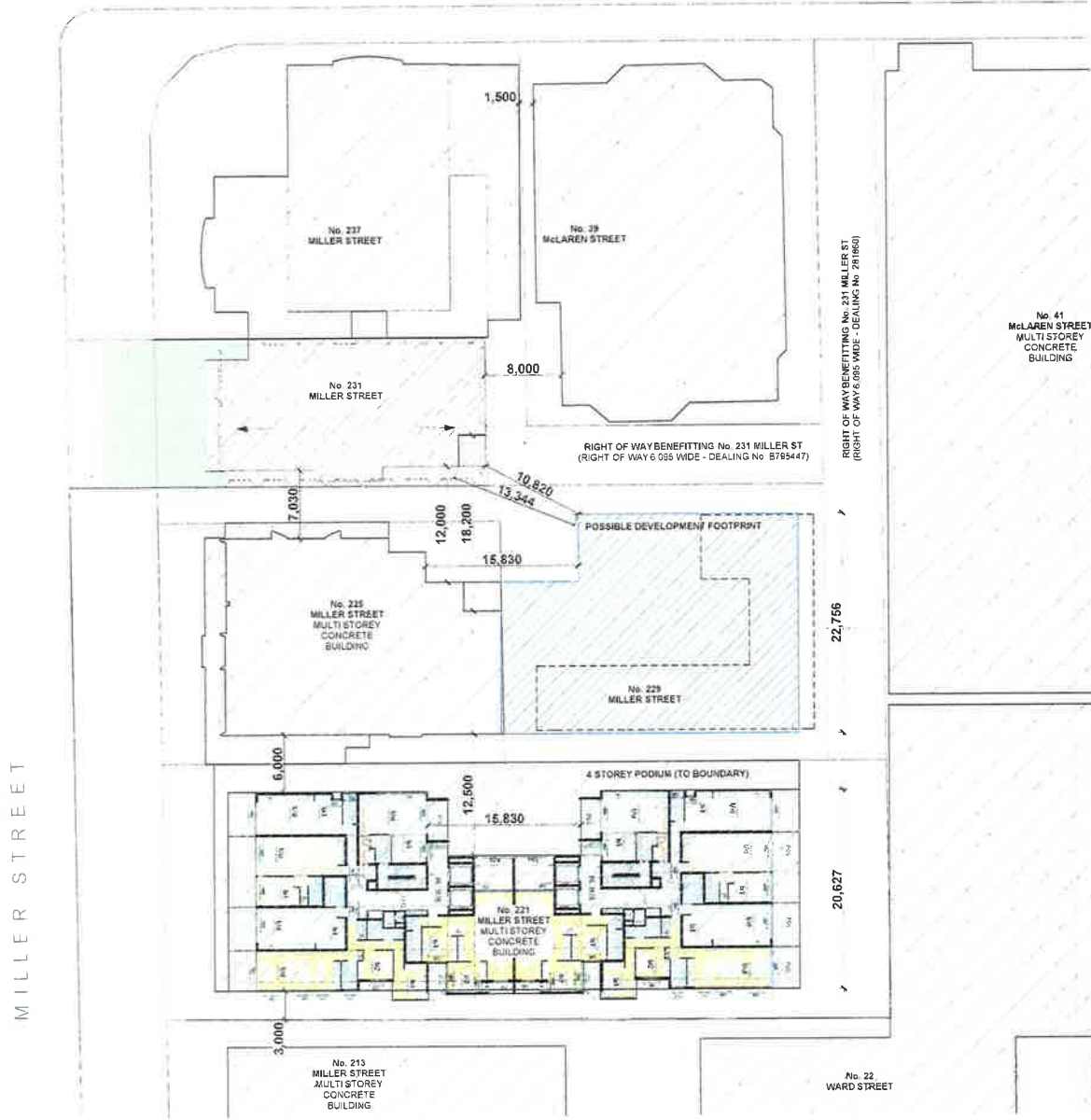
SCALE: P A  
AS SHOWN

|                |             |
|----------------|-------------|
| DRAWING SET ID | DA          |
| SUBSET         | Original DA |
| DRAWN BY       | DOCWH       |
| FILE           | MIL231_5    |

|       |      |
|-------|------|
| ISSUE | DA   |
| ISSUE | DA35 |
| ISSUE | A    |

LEVEL 2, 30 FOUNDRY ST, NEUTRAL BAY, NSW 2018  
TEL: 9354 1282 FAX: 9354 1955 ACB 402 388 338

McCLAREN STREET



MILLER STREET

1

SETBACK DIAGRAM  
1:500



SCALE

| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS      | DATE     |
|-------|-----------|------|-------|----------------|----------|
|       |           |      | A     | ORIGINAL ISSUE | 26/11/14 |

PROJECT  
PROPOSED DEVELOPMENT AT  
231 MILLER STREET, NORTH SYDNEY

| SCALE    |  |
|----------|--|
| AS SHOWN | PA<br>LEVEL 4 20 YOUNG ST NEUTRAL BAY NSW 2085<br>TEL: 0025 1900 FAX: 0025 1906 ACN: 603 245 263 |

SETBACK DIAGRAM

|                |             |       |
|----------------|-------------|-------|
| DRAWING SET ID | DA          | ISSUE |
| SUBSET         | Original DA |       |
| DRAWN BY       | DOC/WH      | A     |
| FILE           | MIL231_5    |       |

DA39



SCALE



| ISSUE | REVISIONS           | DATE     | ISSUE | REVISIONS | DATE |
|-------|---------------------|----------|-------|-----------|------|
| B     | RE-ISSUE TO COUNCIL | 31.03.15 |       |           |      |
| A     | ORIGINAL ISSUE      | 26.11.14 |       |           |      |

PROJECT  
**PROPOSED DEVELOPMENT AT**  
 231 MILLER STREET, NORTH SYDNEY

SCALE  
 AS SHOWN

**P A**

LEVEL 3 30 YOUNG ST. NEUTRAL BAY NSW 2284  
 TEL: 02 9339 7747 FAX: 02 9339 7855 A.C.N. 822 160 231

**SECTION C:C**

DRAWING SET ID  
 SUBSET Original DA  
 DRAWN BY DDCWH  
 FILE MIL231\_5

**DA40**

ISSUE  
**B**

RL +135,120 ROOF  
 RL +132,180 LEVEL 16  
 RL +129,200 LEVEL 17  
 RL +126,220 LEVEL 16  
 RL +123,240 LEVEL 15  
 RL +120,260 LEVEL 14  
 RL +117,280 LEVEL 13  
 RL +114,300 LEVEL 12  
 RL +111,360 LEVEL 11  
 RL +108,420 LEVEL 10  
 RL +105,480 LEVEL 9  
 RL +102,540 LEVEL 8  
 RL +99,600 LEVEL 7  
 RL +96,660 LEVEL 6  
 RL +93,720 LEVEL 5  
 RL +90,740 LEVEL 4  
 RL +87,760 LEVEL 3  
 RL +84,780 LEVEL 2  
 RL +81,800 LEVEL 1  
 RL +78,300 GROUND  
 RL +74,800 LOWER GROUND  
 RL +72,300 BASEMENT 1  
 RL +70,200 BASEMENT 2  
 RL +68,100 BASEMENT 3  
 RL +66,000 BASEMENT 4

136,220  
 134,080  
 135,220

OUTLINE OF DA  
 AS LODGED  
 ISSUE A

**RL 130,000**  
 RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

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RESIDENTIAL

RESIDENTIAL

COMMERCIAL/ ENTRY

CARPARK ENTRY

PLANT/STORAGE

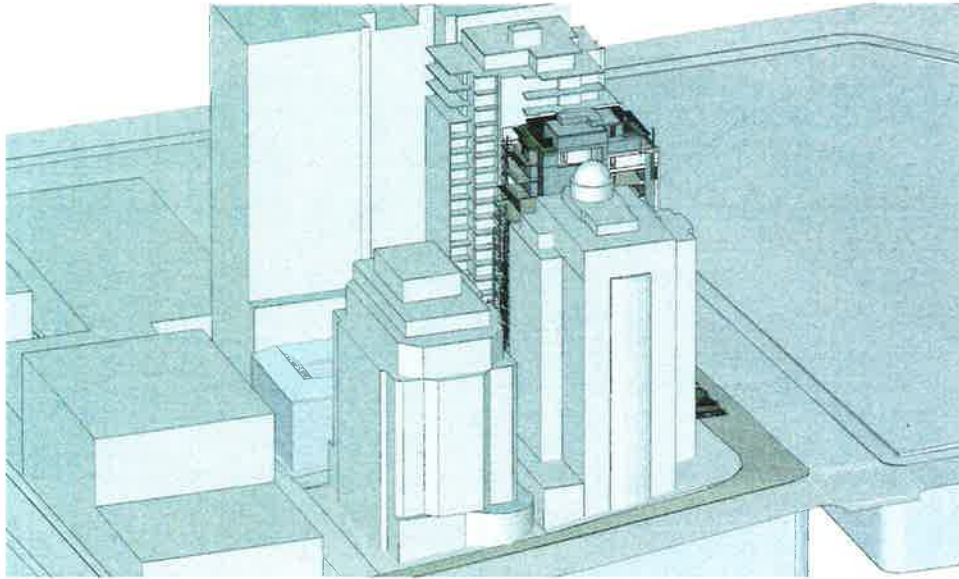
BASEMENT PARKING

BASEMENT PARKING

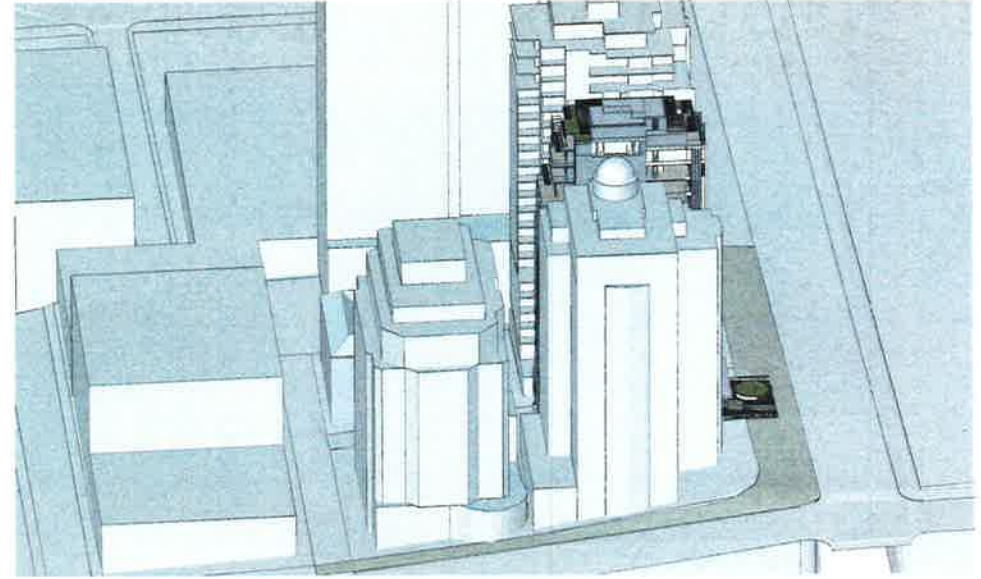
BASEMENT PARKING

SECTION C:C  
 1:200

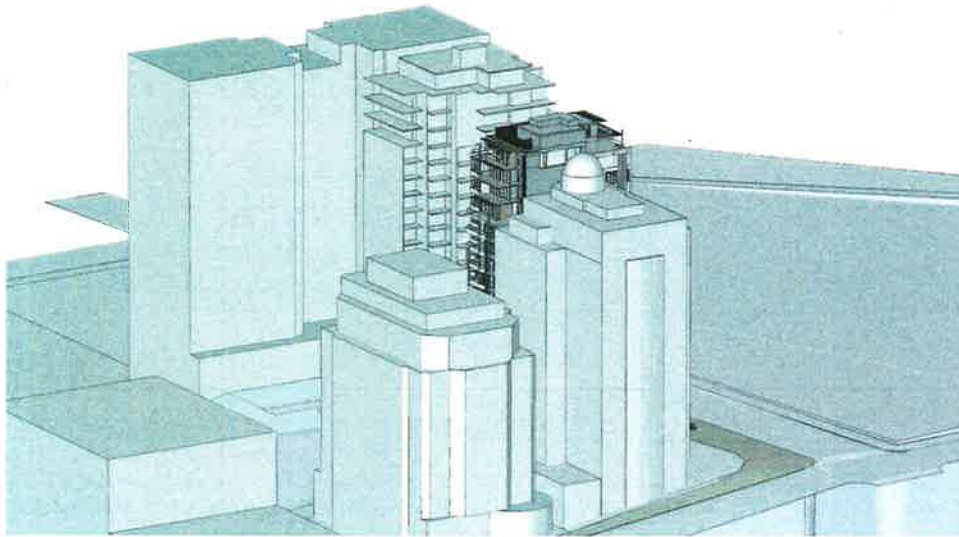
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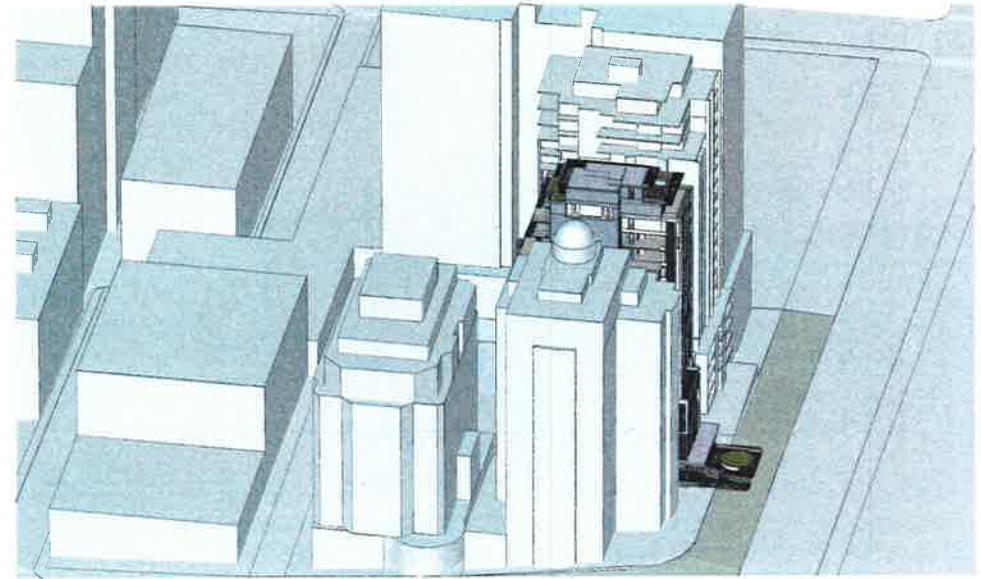
② 10am



③ 11am



① 9am



④ 12pm



SCALE



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 21.03.15 |
|       | A         |      | ORIGINAL ISSUE      |           | 26.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

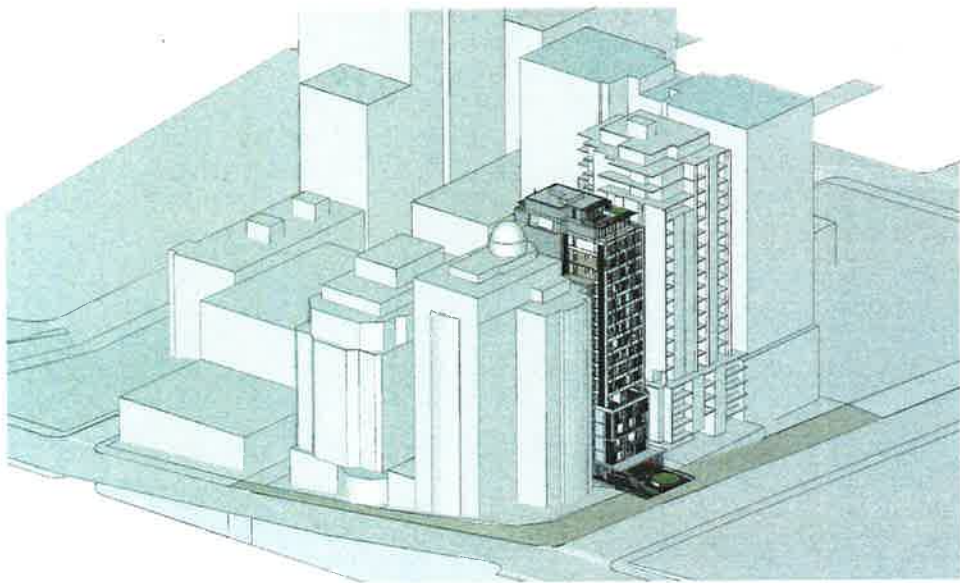
**VIEWS FROM THE SUN June 9am-12pm**

SCALE  
 AS SHOWN

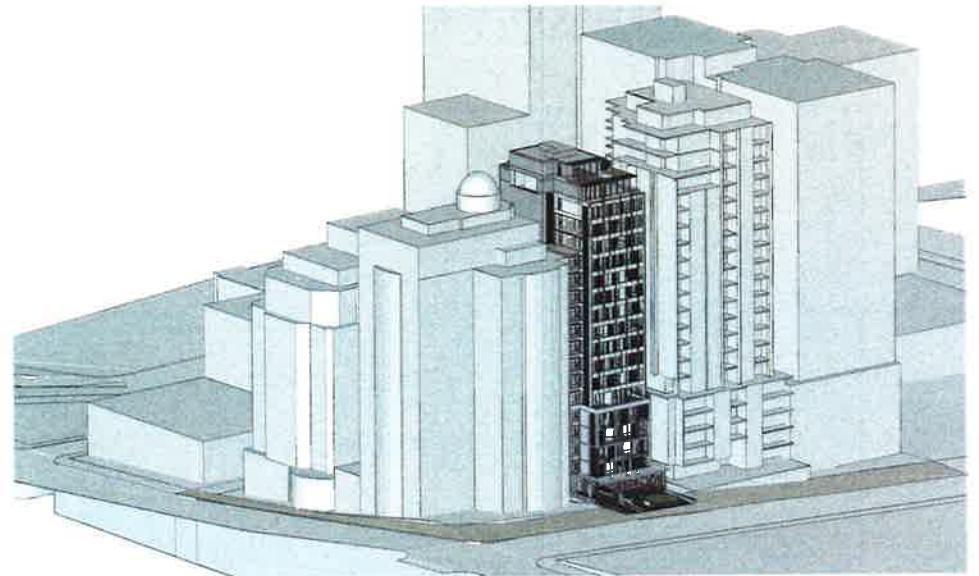
P A

LEVEL 2, 26 YOUNG ST, NEUTRAL BAY, NSW 2058  
 TEL: 8338 1022 FAX: 8338 1050 A/CN: 833 388 144

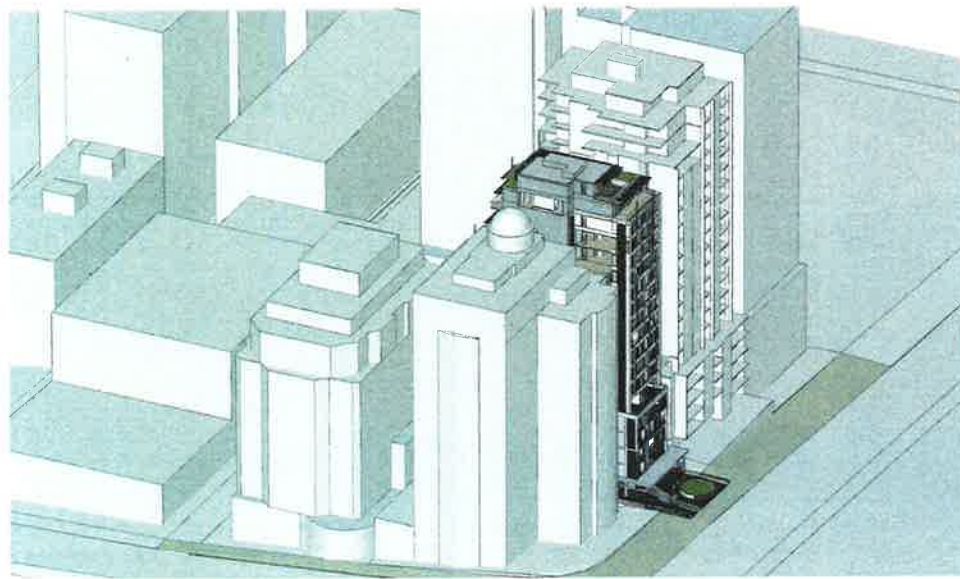
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|----------------|--------------------|-------|
| DRAWING SET ID | DA                 | ISSUE |
| SUBSET         | Views From The Sun |       |
| DRAWN BY       | DOCWH              |       |
| FILE           | MIL231_5           |       |
|                | <b>S1</b>          | B     |



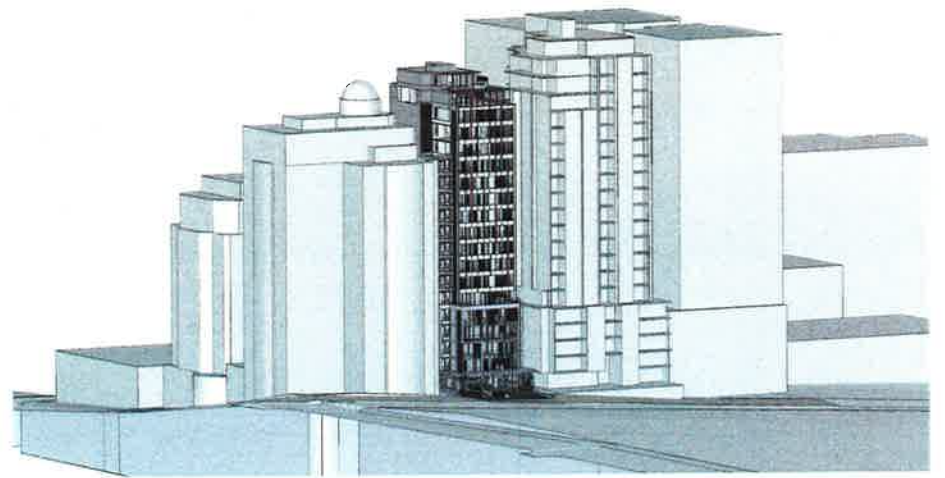
2 2pm



3 3pm



1 1pm



4 4pm



SCALE



| ISSUE | REVISIONS | DATE | ISSUE               | REVISIONS | DATE     |
|-------|-----------|------|---------------------|-----------|----------|
|       | B         |      | RE-ISSUE TO COUNCIL |           | 31 03 15 |
|       | A         |      | ORIGINAL ISSUE      |           | 26 11 14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**VIEWS FROM THE SUN June 1pm-4pm**

SCALE  
 AS SHOWN

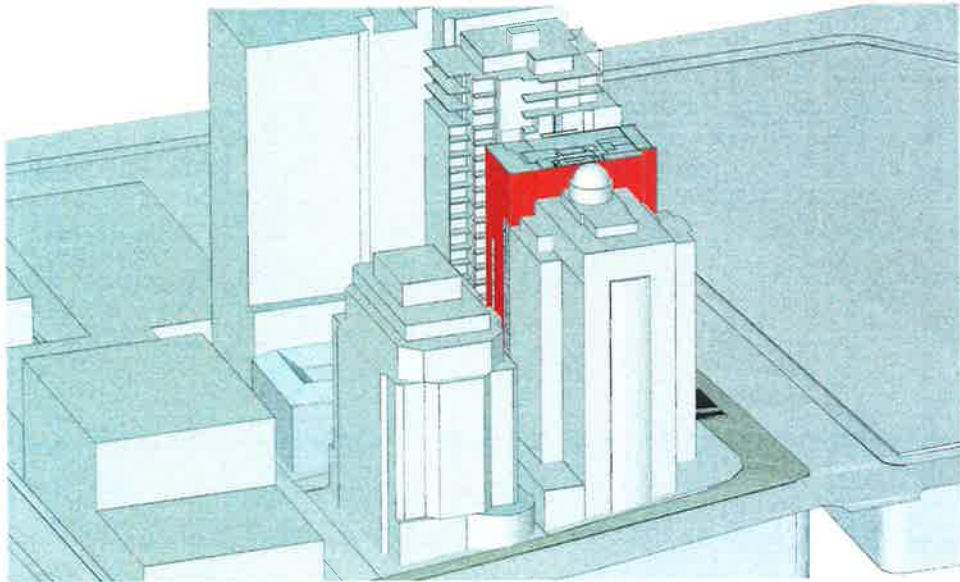
P A

LEVEL 2, 23 YOUNG ST, NORTHERN BAY, NSW 2060  
 TEL: 02 955 1500 FAX: 02 955 1505 ARCH: 453 551 558

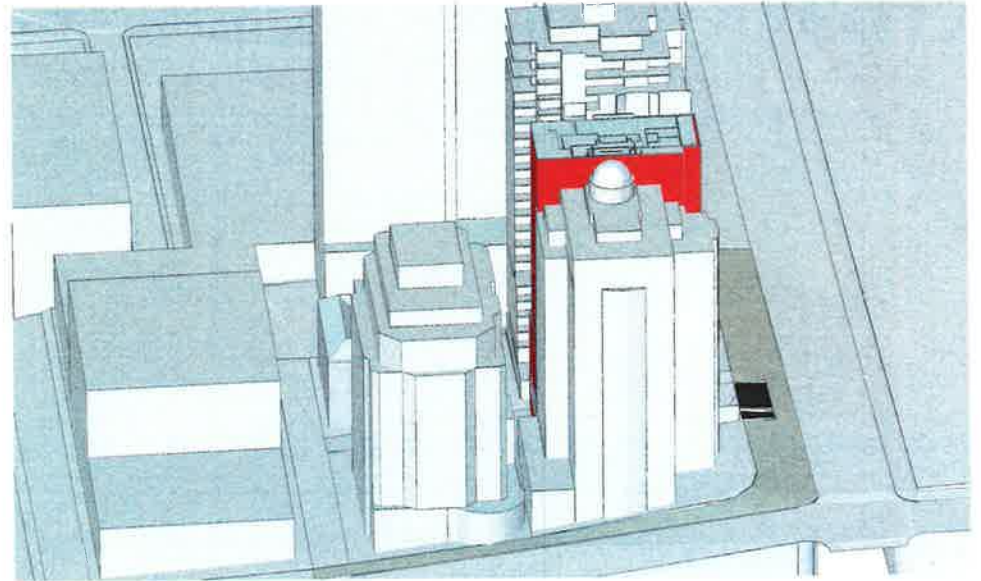
|                |                    |
|----------------|--------------------|
| DRAWING SET ID | DA                 |
| SUBSET         | Views From The Sun |
| DRAWN BY       | DCC/WH             |
| FILE           | MLL231_5           |

|       |           |
|-------|-----------|
| ISSUE | DA        |
| ISSUE | <b>S2</b> |
| ISSUE | B         |

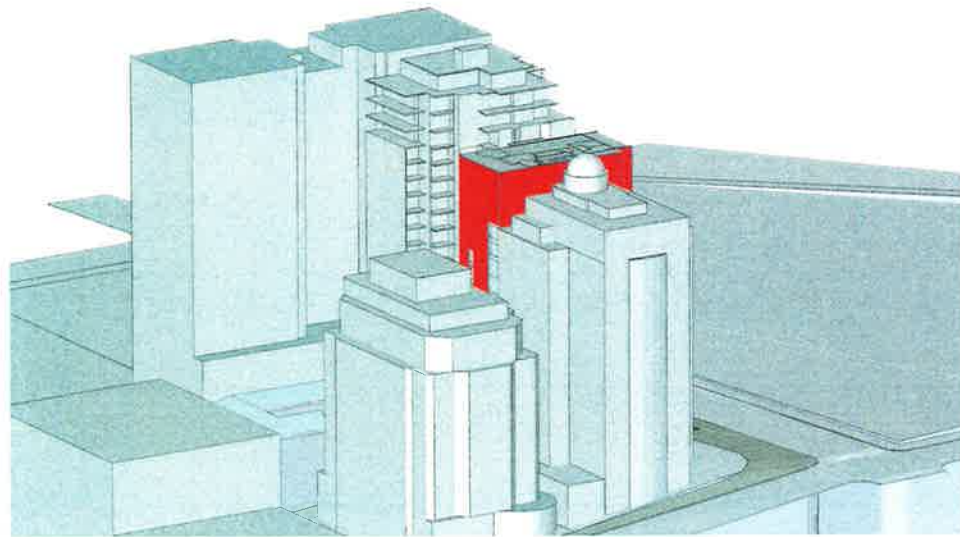




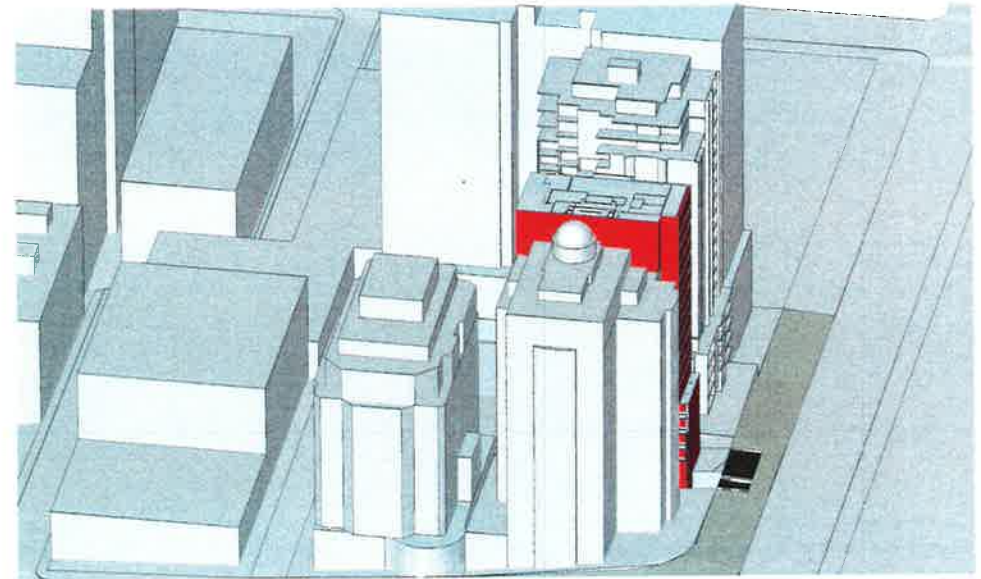
2 10am



3 11am



1 9am



4 12pm



SCALE



| ISSUE | REVISIONS | DATE | ISSUE          | REVISIONS | DATE     |
|-------|-----------|------|----------------|-----------|----------|
|       |           |      | ORIGINAL ISSUE |           | 26 11 14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**VIEWS FROM THE SUN RL130**

SCALE  
 AS SHOWN

P A

LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2045  
 TEL 0088 1300 FAX 0609 1305 A.C.N. 062 340 236

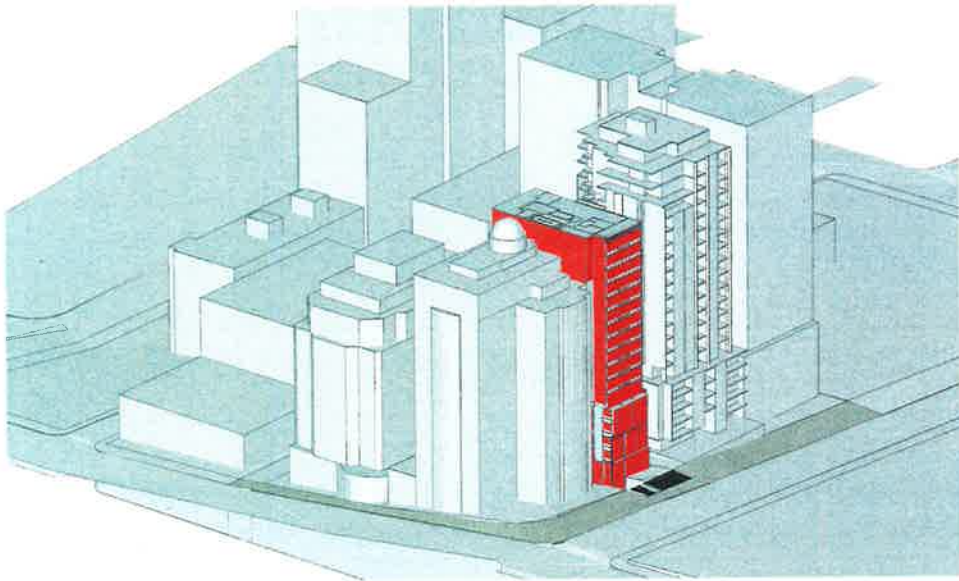
DRAWING SET ID  
 SUBSET Views From The Sun  
 DRAWN BY DOC/WH  
 FILE MIL231\_5

DA

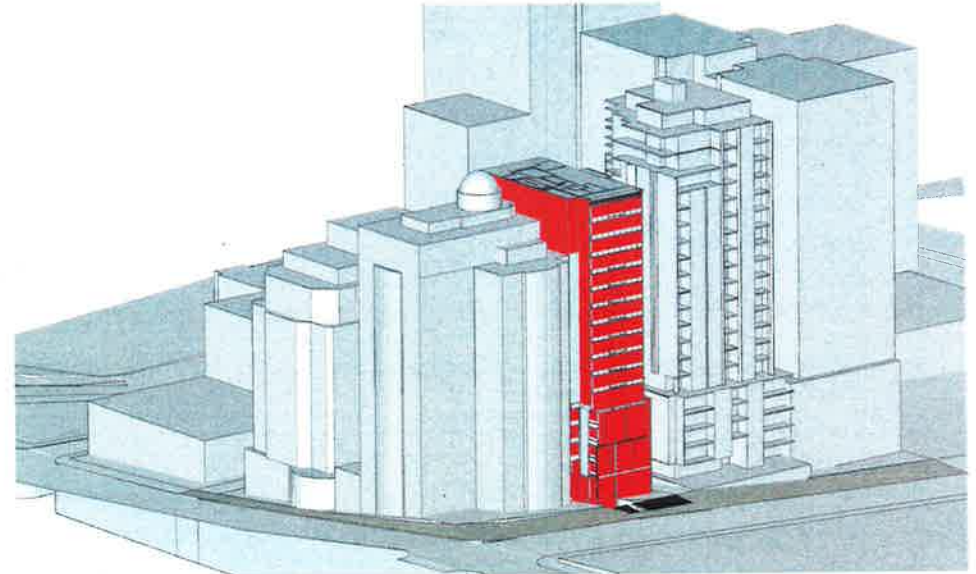
**S3**

ISSUE

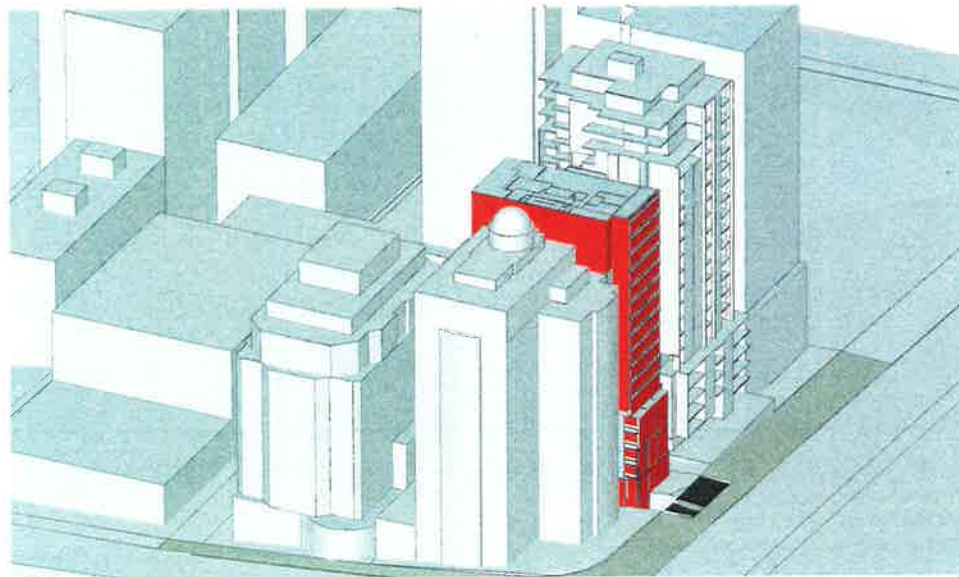
A



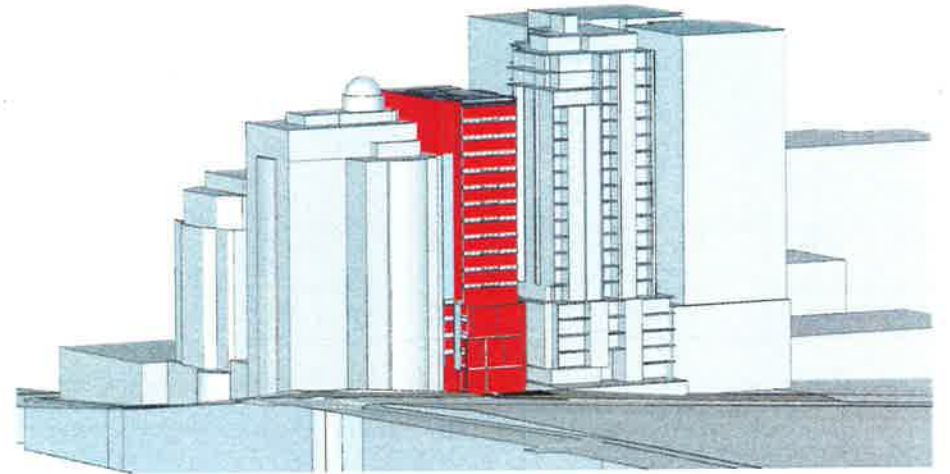
2 2pm



3 3pm



1 1pm



4 4pm



SCALE



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS      | DATE     |
|-------|-----------|------|-------|----------------|----------|
|       |           |      | A     | ORIGINAL ISSUE | 26.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**VIEWS FROM THE SUN RL130**

SCALE  
 AS SHOWN

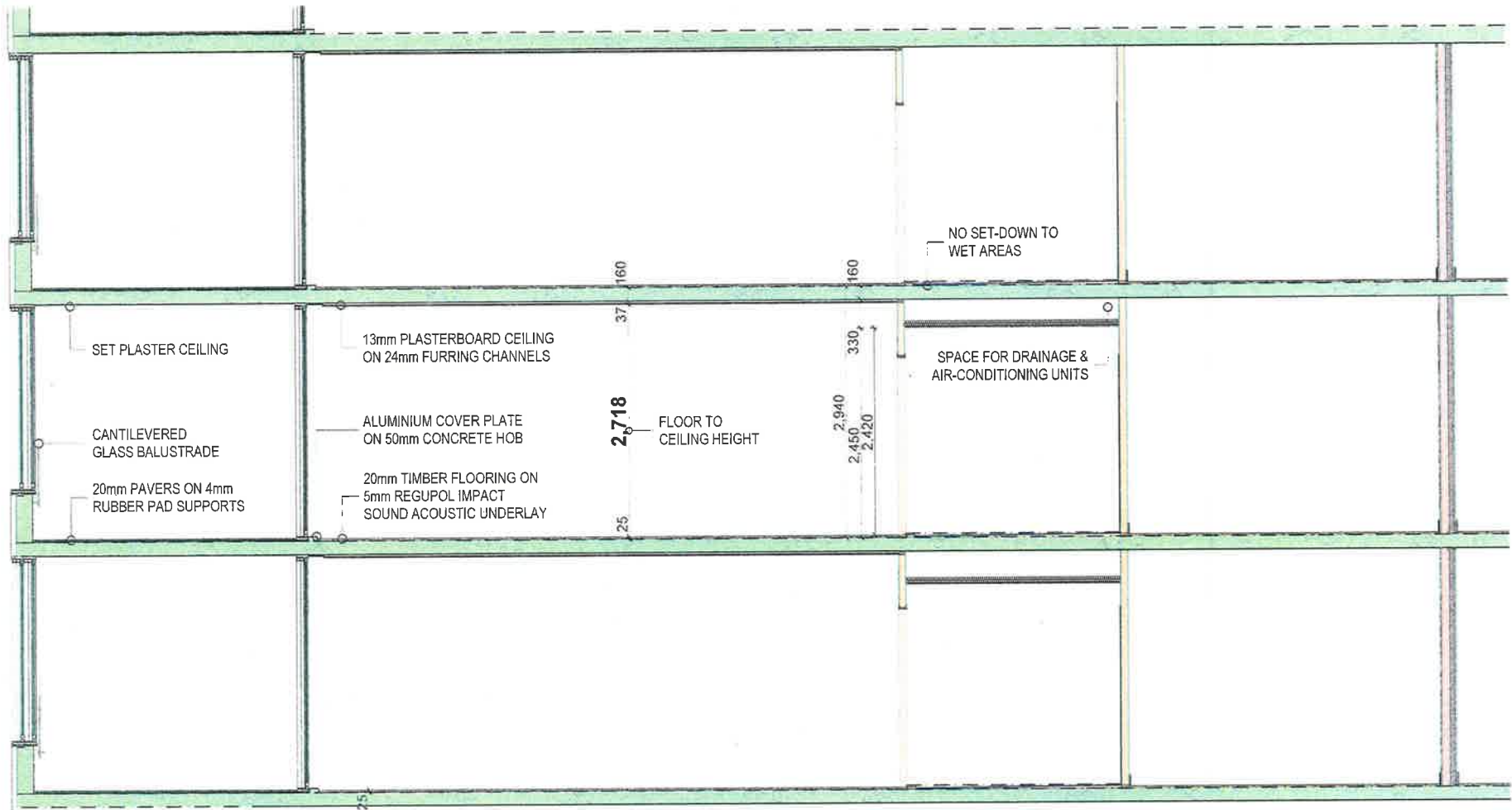
P A

LEVEL 2, 25 YOUNG ST, NEUTRAL BAY, NSW 2059  
 TEL: 2384 1926 FAX: 2384 1993 AGN: 462 281 710

|                |                    |
|----------------|--------------------|
| DRAWING SET ID | DA                 |
| SUBSET         | Views From The Sun |
| DRAWN BY       | DOC/WH             |
| FILE           | MIL231_5           |

**S4**

ISSUE  
 A



PART SECTION 1:50



SCALE



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 26.11.14 |

PROJECT:  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

SCALE  
 AS SHOWN

**P A**

LEVEL 2, 26 YOUNG ST, NEUTRAL, N.Y. NSW 2099  
 TEL: 0025 1363 FAX: 0025 1309 NSW REG 255 215

**Details 1**

DRAWING SET ID

SUBSET Details

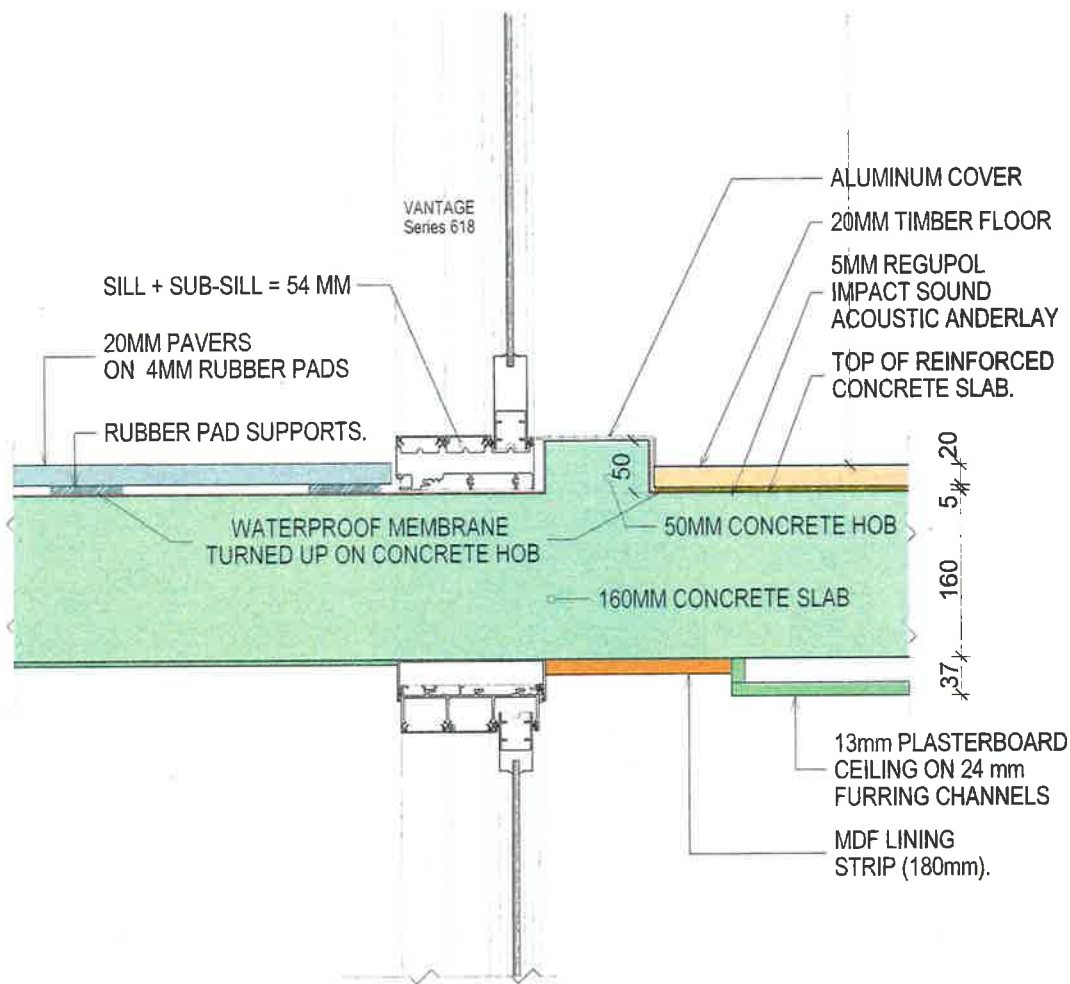
DRAWN BY DCC/MH

FILE ML231\_5

**SK41**

ISSUE

**B**



SCALE



| ISSUE | REVISIONS | DATE | ISSUE | REVISIONS           | DATE     |
|-------|-----------|------|-------|---------------------|----------|
|       |           |      | B     | RE-ISSUE TO COUNCIL | 31.03.15 |
|       |           |      | A     | ORIGINAL ISSUE      | 28.11.14 |

PROJECT  
**PROPOSED DEVELOPMENT AT  
 231 MILLER STREET, NORTH SYDNEY**

**Details 2**

SCALE:

**P A**

AS SHOWN

LEVEL 2, 28 YOUNG ST. NEUTRAL BAY, NSW 2089  
 TEL: 0864 1888 FAX: 0864 1899 ACN: 602 381 701

DRAWING SET ID

SUBSET Details

DRAWN BY: DOC/WH

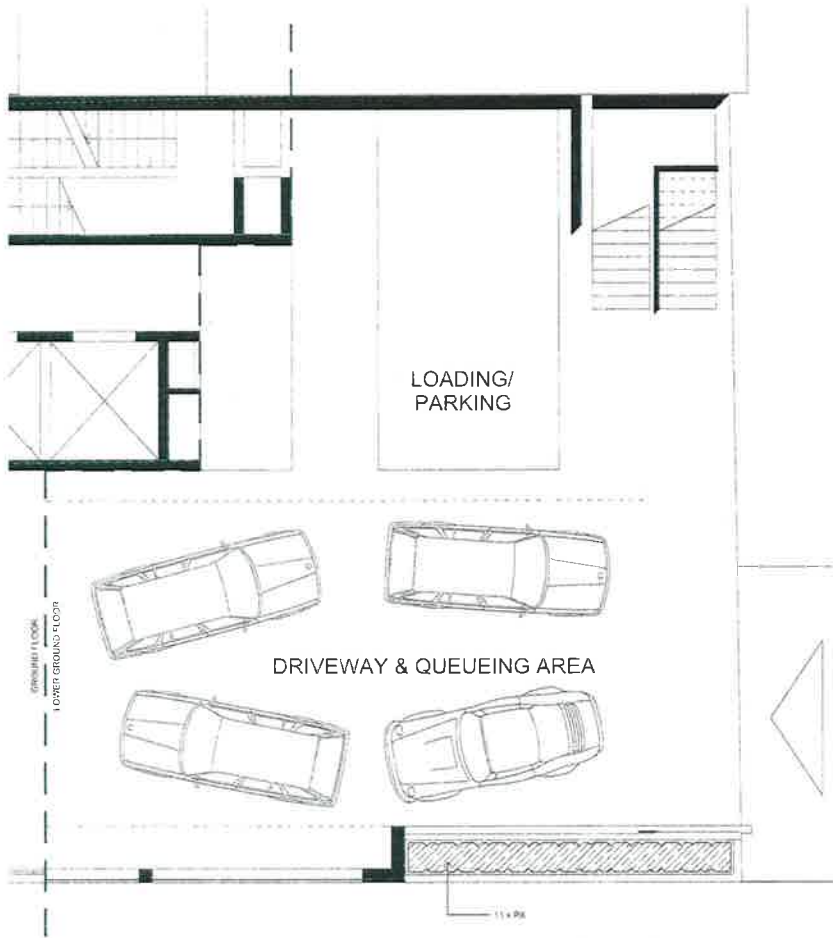
FILE: MIL231\_5

**SK42**

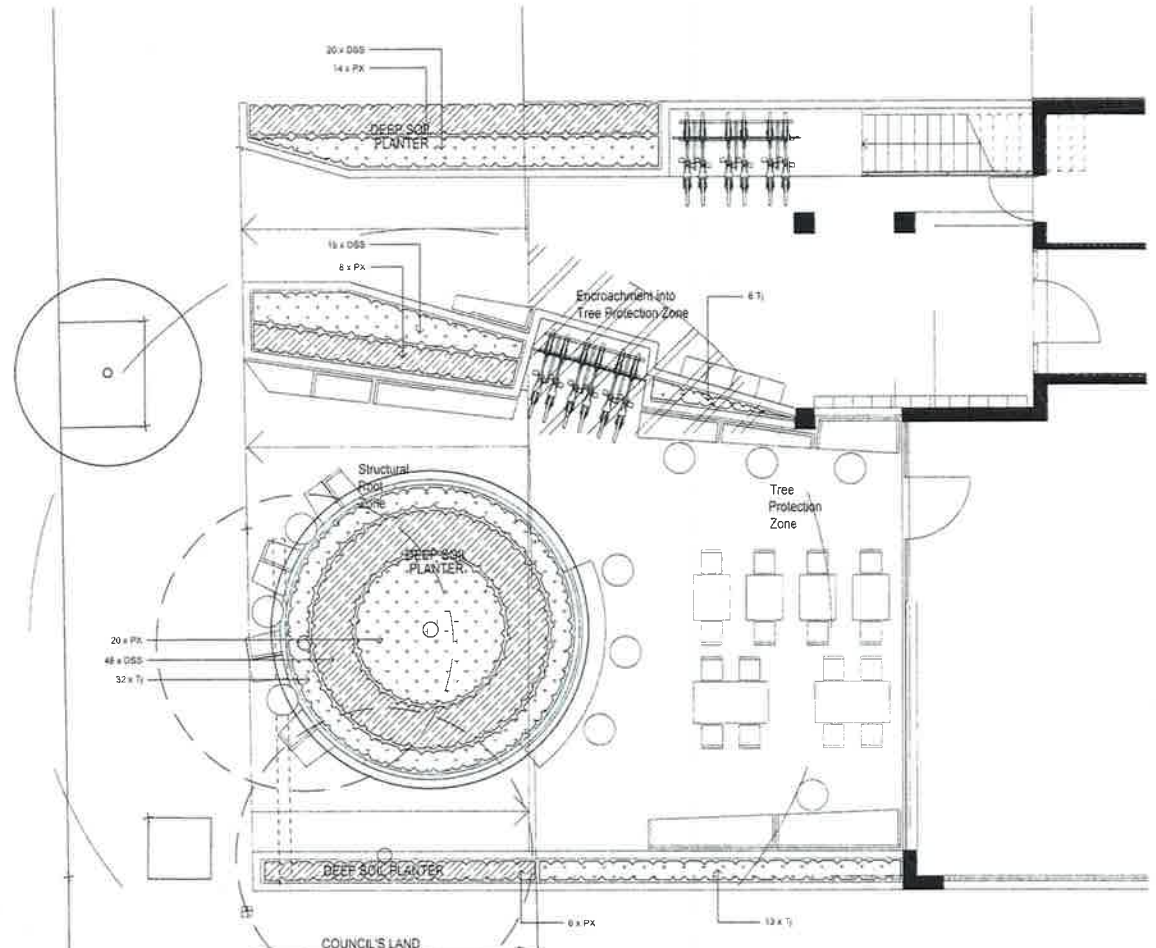
ISSUE

**B**

| PLANT SCHEDULE - LOWER GROUND & GROUND FLOOR |                                    |                 |                    |                    |          |          |          |
|--|------------------------------------|-----------------|--------------------|--------------------|----------|----------|----------|
|  | Botanical Name                     | Common Name     | Mature Height (m.) | Mature Spread (m.) | Spacings | Pot Size | Quantity |
| <b>Grasses &amp; Groundcovers</b>            |                                    |                 |                    |                    |          |          |          |
| DSS  | <i>Dianella 'Silver Striak'</i>    | Silver Ponytail | 0.5                | 0.4                | 5/m2     | 150mm    | 53       |
| PX   | <i>Phlodonan Xanadu</i>            | Xanadu          | 0.6                | 1                  | 3/m2     | 300mm    | 59       |
| TJ   | <i>Trachelospermum jasminoides</i> | Star Jasmine    | 2                  |                    | 5/m2     | 150mm    | 53       |



LOWER GROUND FLOOR  
SCALE 1:50



GROUND FLOOR  
SCALE 1:50

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- LEGEND**
- Existing Tree Retained
  - Existing Tree Removed
  - Groundcover/ Grasses/ Succulents (Refer to Plant Schedule)

ARCHITECTURAL COORDINATION  
A. NICHOLSON  
Rev: 01/2017

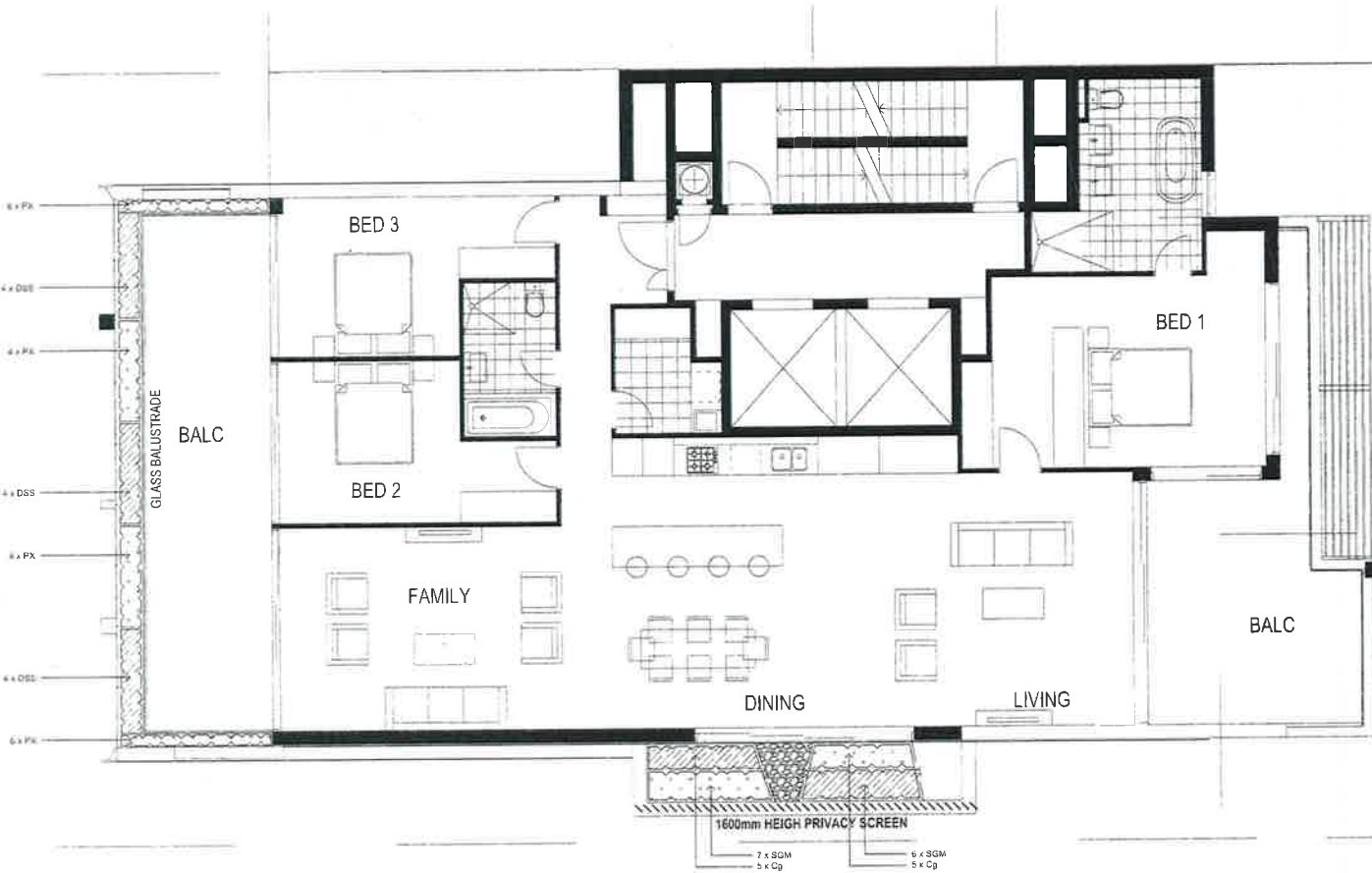
DATE: 01/2017  
JOB NO: 15/0017  
DRAWN: [Name]  
CHECKED: [Name]



**Client:** Platino Properties  
**Project:** 231 Miller Street North Sydney NSW

**Drawing Name:** LANDSCAPE PLAN LOWER GROUND & GROUND FLOOR  
**DEVELOPMENT APPLICATION**  
Scale: 1:50 @ A1  
SS14-2954 101 B

| PLANT SCHEDULE - LEVEL 17         |                                 |                  |                    |                    |          |          |          |
|-----------------------------------|---------------------------------|------------------|--------------------|--------------------|----------|----------|----------|
|                                   | Botanical Name                  | Common Name      | Mature Height (m.) | Mature Spread (m.) | Spacings | Pot Size | Quantity |
| <b>Succulent</b>                  |                                 |                  |                    |                    |          |          |          |
| Cg                                | <i>Carpobrotus</i>              | Pig Face         | 0.1                | 1                  | 3m2      | 150mm    | 10       |
| SGM                               | <i>Sedum 'Gold Mound'</i>       | Golden Stonecrop | 0.15               | 1.5                | 5m2      | 150mm    | 13       |
| <b>Grasses &amp; Groundcovers</b> |                                 |                  |                    |                    |          |          |          |
| DSS                               | <i>Dianella 'Silver Streak'</i> | Silver Ponyfoot  | 0.5                | 0.4                | 5m2      | 150mm    | 12       |
| PX                                | <i>Phytodendron Xanadu</i>      | Xanadu           | 0.6                | 1                  | 3m2      | 300mm    | 20       |



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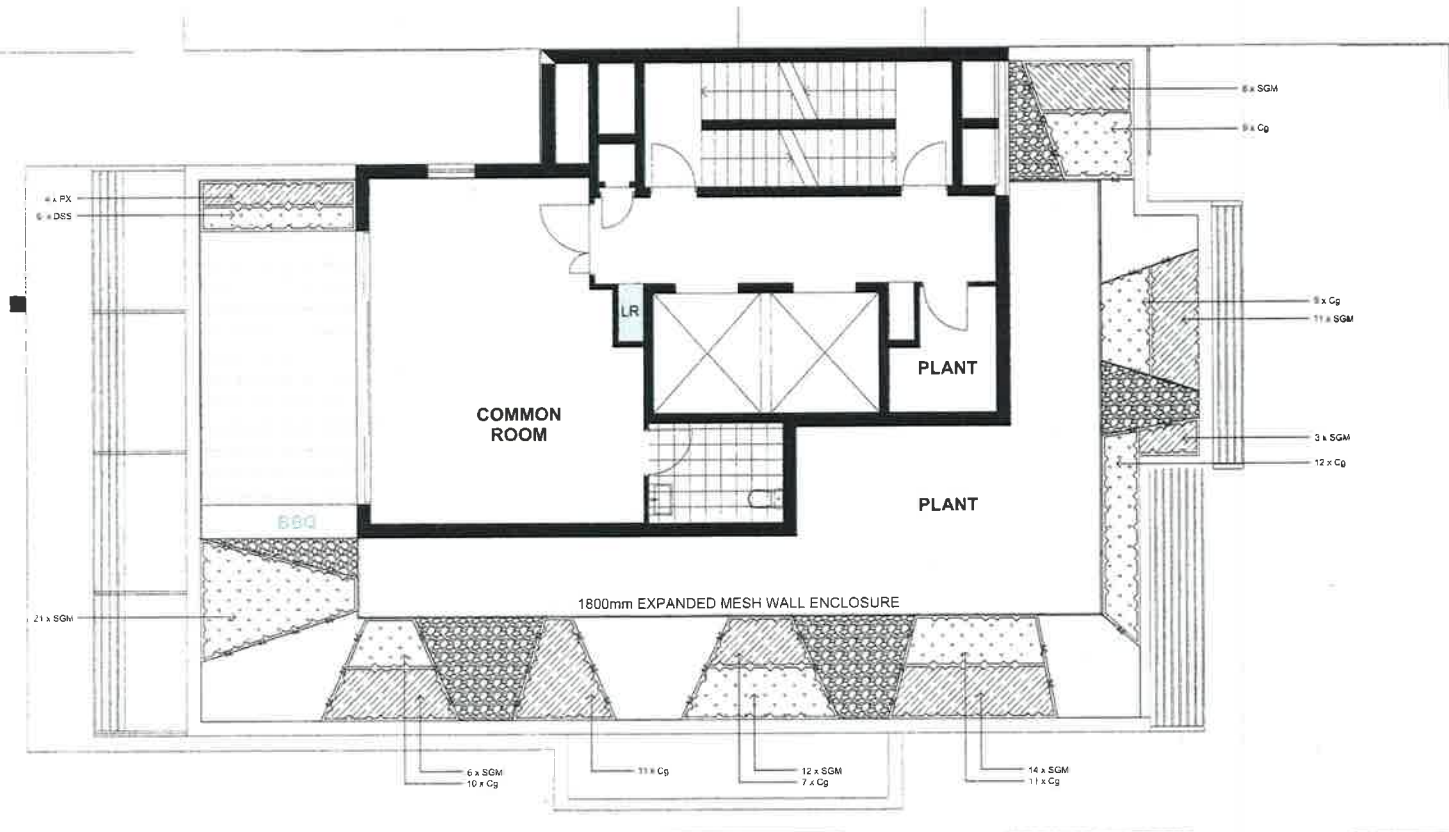
P ARCHITECTURAL COORDINATION JM NK 20/02/17  
 A 3D ARCHITECTURAL JBI NK 03/12/16  
 Drawn: [Name] Date: [Date]

| LEGEND |  |
|--------|--|
|        | Groundcover/Grasses/Succulent<br>(Refer to Plant Schedule) |
|        | Pebbles/Gravel   |
|        | Steel Edge   |

**SITE IMAGE**  
 Level 17 - Balcony Screen  
 Project: 231 Miller Street  
 Client: Platino Properties  
 North Sydney NSW

Client: Platino Properties  
 Drawing Name: LANDSCAPE PLAN LEVEL 17  
 DEVELOPMENT APPLICATION  
 Scale: 1:50 @ A1  
 Drawing Number: SS14-2954  
 102 B

| PLANT SCHEDULE - LEVEL 16         |                                 |                  |                    |                    |          |          |          |
|-----------------------------------|---------------------------------|------------------|--------------------|--------------------|----------|----------|----------|
|                                   | Botanical Name                  | Common Name      | Mature Height (m.) | Mature Spread (m.) | Spacings | Pot Size | Quantity |
| <b>Succulent</b>                  |                                 |                  |                    |                    |          |          |          |
| Cg                                | <i>Carpobrotus</i>              | Pig Face         | 0.1                | 1                  | 5/m2     | 150mm    | 69       |
| SGM                               | <i>Sedum 'Gold Mound'</i>       | Golden Stonecrop | 0.15               | 1.5                | 5/m2     | 150mm    | 75       |
| <b>Grasses &amp; Groundcovers</b> |                                 |                  |                    |                    |          |          |          |
| DSS                               | <i>Dianella 'Silver Streak'</i> | Silver Ponyfoot  | 0.5                | 0.4                | 5/m2     | 150mm    | 8        |
| PX                                | <i>Pennisetum Xenatu</i>        | Xanadu           | 0.8                | 1                  | 3/m2     | 300mm    | 4        |



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The contractor shall check all the work on site including work by others and is liable for any errors or omissions. The contractor shall be responsible for any errors or omissions. The contractor shall be responsible for any errors or omissions. The contractor shall be responsible for any errors or omissions.

ARCHITECTURAL COORDINATION  
1 OR APPROVAL

- LEGEND**
- Groundcover/Grasses/Succulent (Refer to Plant Schedule)
  - Pebbles/Gravel
  - Steel Edge

SITE IMAGE



LANDSCAPE ARCHITECTS  
150 QUEEN STREET  
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www.siteimage.com.au

Client: Platino Properties

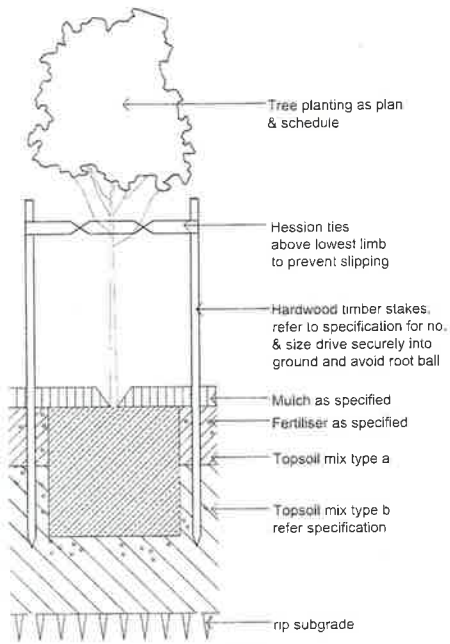
Project: 231 Miller Street  
North Sydney NSW

Drawing Name: LANDSCAPE PLAN  
LEVEL 18

DEVELOPMENT APPLICATION

Scale: 1:50 @ A1  
Job Number: SS14-2954  
Drawing Number: 103  
Issue: B





Tree planting as plan & schedule

Hessian ties above lowest limb to prevent slipping

Hardwood timber stakes refer to specification for no. & size drive securely into ground and avoid root ball

Mulch as specified

Fertiliser as specified

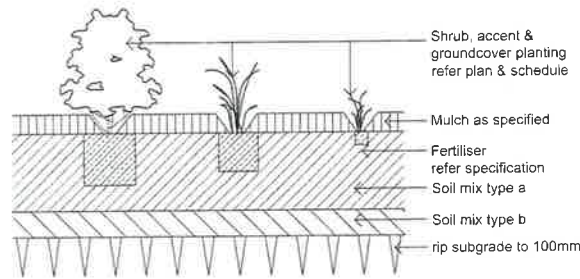
Topsoil mix type a

Topsoil mix type b refer specification

rip subgrade

Note:  
Install root barrier as required.  
Refer specification.

75-200L TREE PLANTING ON GRADE  
SCALE 1:10



Shrub, accent & groundcover planting refer plan & schedule

Mulch as specified

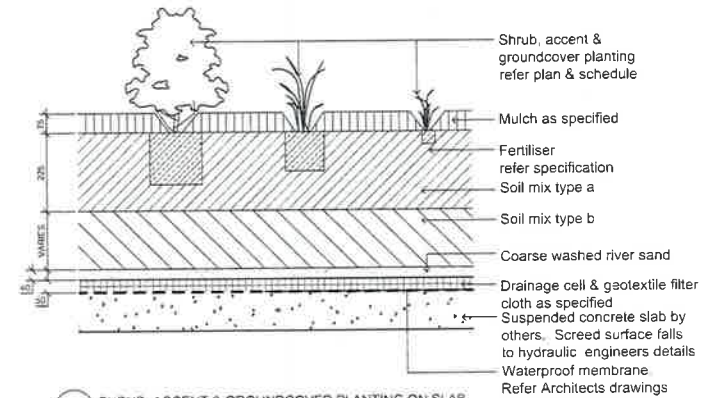
Fertiliser refer specification

Soil mix type a

Soil mix type b

rip subgrade to 100mm

SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE  
SCALE 1:10



Shrub, accent & groundcover planting refer plan & schedule

Mulch as specified

Fertiliser refer specification

Soil mix type a

Soil mix type b

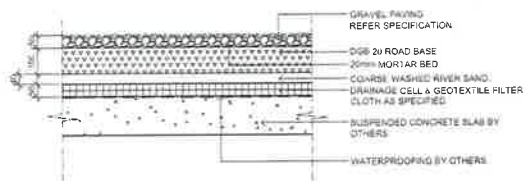
Coarse washed river sand

Drainage cell & geotextile filter cloth as specified

Suspended concrete slab by others. Screed surface falls to hydraulic engineers details

Waterproof membrane Refer Architects drawings

SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB  
SCALE 1:10



GRAVEL PAVING REFER SPECIFICATION

DIG 20 ROAD BASE

20mm MORTAR BED

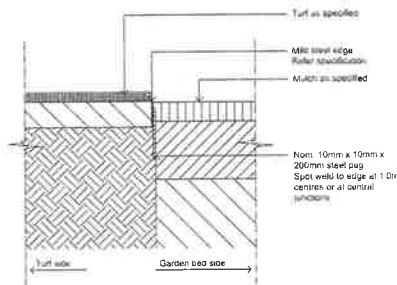
COARSE WASHED RIVER SAND

DRAINAGE CELL & GEOTEXTILE FILTER CLOTH AS SPECIFIED

SUSPENDED CONCRETE SLAB BY OTHERS

WATERPROOFING BY OTHERS

GRAVEL PAVING ON SUSPENDED SLAB  
SCALE 1:10



Turf as specified

Mild steel edge Refer specification

Mulch as specified

Norm. 10mm x 10mm x 200mm steel pug

Spot weld to edge at 1.0m centres or at centre

spacing

TYPICAL MILD STEEL EDGE  
SCALE 1:10

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L ARCHITECTURAL COORDINATION 20 NOV 13:45:20  
R FOR APPROVAL 20 NOV 03:12:28  
Dwg: 0500 - LIND

LEGEND

Site Plan

SITE IMAGE

Client: Platino Properties

Drawing Name: LANDSCAPE DETAILS



LANDSCAPE ARCHITECT  
1/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

Project: 231 Miller Street  
North Sydney NSW

DEVELOPMENT APPLICATION

Job Number: SS14-2954  
Drawing Number: 501 B