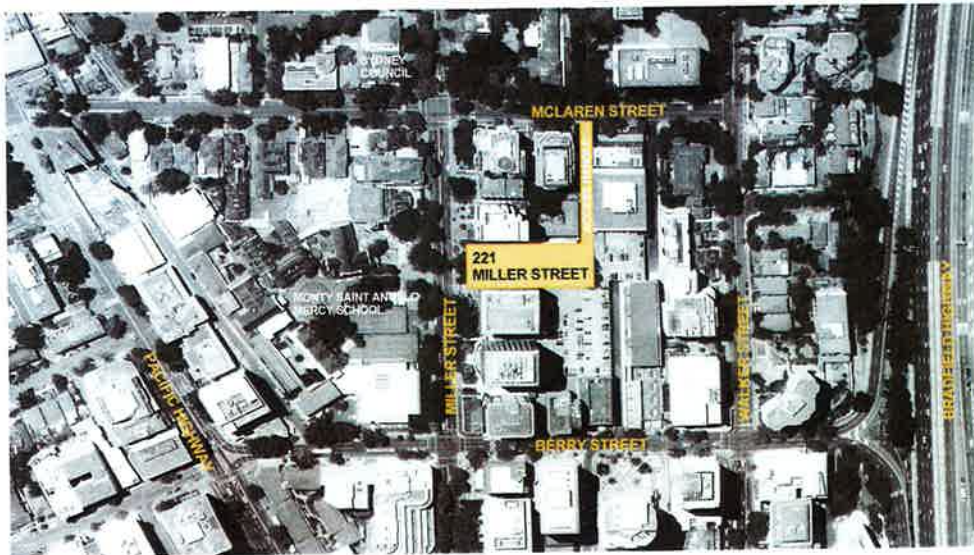


SHEET LIST - DA

NUMBER	NAME	SCALE AT A1
DA-0000	COVER SHEET	NTS
DA-0001	SITE ANALYSIS PLAN	1:250
DA-0002	DEMOLITION PLAN	1:250
DA-0096	B05 PLAN	1:200
DA-0097	B03 & B04 PLANS	1:200
DA-0098	B01 & B02 PLANS	1:200
DA-0099	LOWER GROUND & GROUND FLOOR PLANS	1:200
DA-0101	L01-L04 & L05 TYPICAL PLANS	1:200
DA-0106	L06 & L07-L19 TYPICAL PLANS	1:200
DA-0120	L20 & L21 PLANS	1:200
DA-0122	ROOF PLANS	1:200
DA-0400	NORTH ELEVATION	1:200
DA-0401	EAST ELEVATION	1:200
DA-0402	WEST ELEVATION	1:200
DA-0403	SOUTH ELEVATION	1:200
DA-0404	MILLER STREET HEIGHT ELEVATION	NTS
DA-0500	SECTION A	1:200
DA-0501	SECTION B	1:200
DA-0502	SECTIONS C & D	1:200
DA-0600	PROPOSED EXTERNAL FINISHES SHEET 1 OF 2	1:200
DA-0601	PROPOSED EXTERNAL FINISHES SHEET 2 OF 2	1:200
DA-0700	GFA PLANS	1:250
DA-0750	ADAPTABLE APARTMENT LAYOUTS	1:100
DA-0800	SHADOW DIAGRAMS - MARCH 21 (AUTUMN EQUINOX)	1:1500
DA-0801	SHADOW DIAGRAMS - JUNE 21 (WINTER SOLSTICE)	1:1500
DA-0802	SHADOW DIAGRAMS - SEPTEMBER 21 (SPRING EQUINOX)	1:1500
DA-0803	SHADOW DIAGRAMS - DECEMBER 21 (SUMMER SOLSTICE)	1:1500
DA-0804	SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - MARCH 21 (AUTUMN EQUINOX)	NTS
DA-0805	SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - JUNE 21 (WINTER SOLSTICE)	NTS
DA-0806	SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - SEPTEMBER 21 (SPRING EQUINOX)	NTS
DA-0807	SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - DECEMBER 21 (SUMMER SOLSTICE)	NTS
DA-0808	SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 MARCH	1:500
DA-0809	SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 MARCH (DST OFF)	1:500
DA-0810	SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 JUNE SHEET 1 OF 2	1:500
DA-0811	SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 JUNE SHEET 2 OF 2	1:500
DA-0812	SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 SEPTEMBER	1:500
DA-0900	SECTION - PEDESTRIAN SITE LINK	NTS
DA-0901	PERSPECTIVE VIEW - PEDESTRIAN SITE LINK & PLAZA (MILLER STREET)	NTS
DA-0902	PERSPECTIVE VIEW - PEDESTRIAN SITE LINK (SERVICED APARTMENT ENTRY)	NTS
DA-0903	PERSPECTIVE VIEW - PEDESTRIAN SITE LINK (ACCESS HANDLE)	NTS
DA-0904	PERSPECTIVE VIEW - RESIDENTIAL APARTMENT ENTRY	NTS



LOCATION PLAN (NOT TO SCALE)



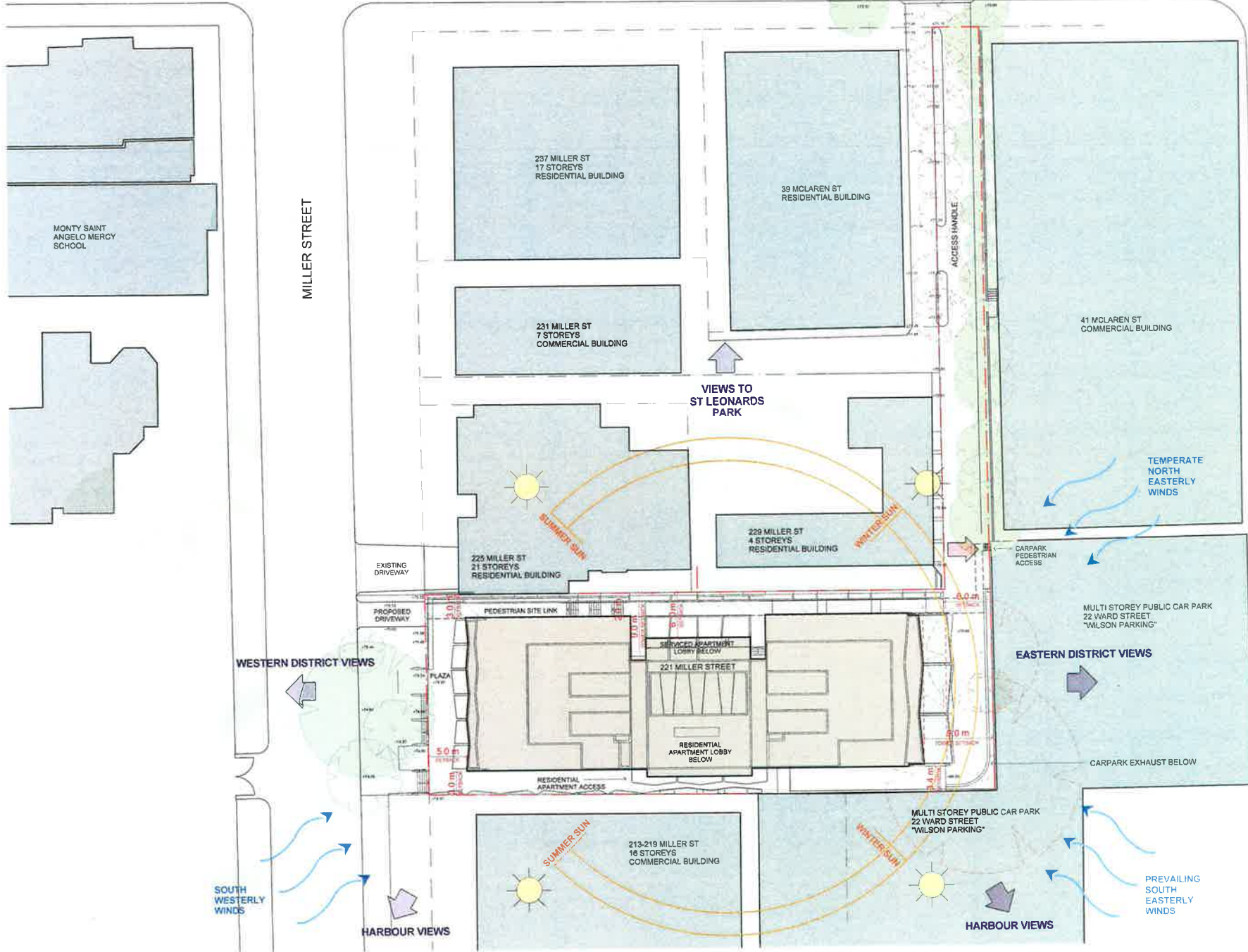
MILLER STREET PHOTOMONTAGE

<p>Project: 221 Miller Street Location: 221 Miller Street, North York, ON M2N 6K1 Date: 10/07/2015 17/11/2015</p>	<p>YUHUGROUP</p> <p>1: 1010 MILLER ST. N. TORONTO, ONT. M2N 6K1 2: 1010 MILLER ST. N. TORONTO, ONT. M2N 6K1</p>
<p>PTW Architects</p> <p>1010 MILLER ST. N. TORONTO, ONT. M2N 6K1 TEL: 416-491-1100 WWW.PTWARCHITECTS.COM</p>	<p>PTW</p> <p>1010 MILLER ST. N. TORONTO, ONT. M2N 6K1 TEL: 416-491-1100 WWW.PTWARCHITECTS.COM</p>
<p>Project Team</p> <p>PTW: Project Architect YUHUGROUP: Client YUHUGROUP: Structural Engineer YUHUGROUP: Mechanical Engineer YUHUGROUP: Electrical Engineer YUHUGROUP: Landscape Architect YUHUGROUP: Civil Engineer YUHUGROUP: Quantity Surveyor YUHUGROUP: Construction Manager YUHUGROUP: Construction Superintendent YUHUGROUP: Construction Safety Officer YUHUGROUP: Construction Quality Control YUHUGROUP: Construction Environmental Officer YUHUGROUP: Construction Health & Safety Officer YUHUGROUP: Construction Traffic Management Officer YUHUGROUP: Construction Security Officer YUHUGROUP: Construction Public Relations Officer YUHUGROUP: Construction Community Relations Officer YUHUGROUP: Construction Stakeholder Relations Officer YUHUGROUP: Construction Sustainability Officer YUHUGROUP: Construction Risk Management Officer YUHUGROUP: Construction Compliance Officer YUHUGROUP: Construction Legal Officer YUHUGROUP: Construction Insurance Officer YUHUGROUP: Construction Finance Officer YUHUGROUP: Construction HR Officer YUHUGROUP: Construction IT Officer YUHUGROUP: Construction Facilities Officer YUHUGROUP: Construction Security Officer YUHUGROUP: Construction Safety Officer YUHUGROUP: Construction Quality Officer YUHUGROUP: Construction Environmental Officer YUHUGROUP: Construction Health & Safety Officer YUHUGROUP: Construction Traffic Management Officer YUHUGROUP: Construction Security Officer YUHUGROUP: Construction Public Relations Officer YUHUGROUP: Construction Community Relations Officer YUHUGROUP: Construction Stakeholder Relations Officer YUHUGROUP: Construction Sustainability Officer YUHUGROUP: Construction Risk Management Officer YUHUGROUP: Construction Compliance Officer YUHUGROUP: Construction Legal Officer YUHUGROUP: Construction Insurance Officer YUHUGROUP: Construction Finance Officer YUHUGROUP: Construction HR Officer YUHUGROUP: Construction IT Officer YUHUGROUP: Construction Facilities Officer</p>	<p>Project</p> <p>221 Miller Street, North York LOT 2 - DP 214900</p> <p>Title</p> <p>COVER SHEET</p>
<p>Scale: 1:1000 Date: 17/11/2015 Issue No: 0150014</p>	<p>Page No: 2</p>
<p>ISSUED FOR DA</p>	

MCLAREN STREET

MILLER STREET

HARNETT STREET



- LEGEND
- EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE RETAINED
 - SITE BOUNDARY
 - ADJACENT LOT BOUNDARY

No.	Description	Date
1	INITIAL DESIGN	19/07/2015
2	REVISED DESIGN	17/07/2015

YUHUGROUP

Level 15, 105 Miller St
North Sydney, NSW 1585 Australia
T +61 (0)2 9588 9655
F +61 (0)2 9588 9655

PTW Architects






Level 12, 105 Miller St
North Sydney, NSW 1585 Australia
T +61 (0)2 9588 9655
F +61 (0)2 9588 9655

Project Team	Architect: Yuhugroup
PTW: User: Roger Lewin Purkhat	Designer: Yuhugroup
TTW: NOV	Structural: Yuhugroup
NOV	Electrical: Yuhugroup
Association	MEP: Yuhugroup
Client: Yuhugroup	Contract: Yuhugroup
Window: Yuhugroup	Contract: Yuhugroup
Street: Yuhugroup	Contract: Yuhugroup
OTA: Yuhugroup	Contract: Yuhugroup


Project: 221 Miller Street North Sydney
LOT 3 - DP 741000

SITE ANALYSIS PLAN			
Scale:	Issue Date:	Issue No.:	Rev. No.:
1:250 - A4	13/07/2015	01	210014
Design:	Issue Date:	Issue No.:	Rev. No.:
DA-0001			2
ISSUED FOR DA			



- LEGEND**
-  EXISTING TREES TO BE REMOVED
 -  EXISTING TREES TO BE RETAINED
 -  SITE BOUNDARY
 -  ADJACENT LOT BOUNDARY
 -  TO BE DEMOLISHED

Rev	Description	Date
1	ISSUED FOR DA	10/07/2015
2	ISSUED FOR DA	17/11/2015




YUHUGROUP
 Level 10, 201 Miller St
 North Sydney NSW Australia 2060
 P: 02 8588 9955
 F: 02 8588 9888

PTW Architects
 Level 10, 201 Miller St
 North Sydney NSW Australia 2060
 P: 02 8588 9955
 F: 02 8588 9888

PTW
 1 - 02 9332 3877
 F - 02 9332 4199

Project Team

PTW	Quantity Surveyors
URS	Quantity Surveyors
NSR Level Building	Structural & Facade Engineer
NTV	Mechanical, Electrical & Plumbing Engineers and Ventilation Engineers
Avcon	Hydraulic, Civil, Fire and Acoustic Engineer
Deja	Landscape Architect
Surface Design	MEP Engineer
Whopah	Structural Engineer
Brown Mackay & Partners	ESA & Access Consultant
GTA Consultants	Traffic Consultant
Tree ID	Arborist

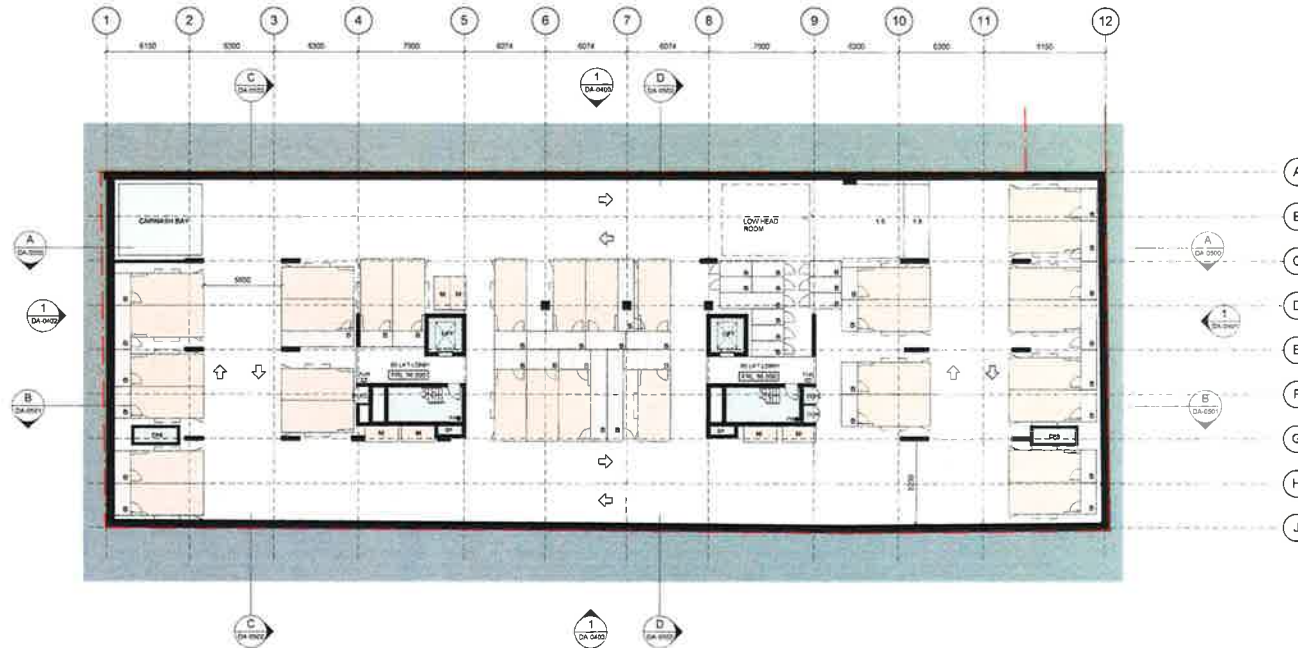
The site plan shows the location of the proposed car park and the existing buildings to be demolished. The plan also shows the location of the existing trees to be retained and the existing paving to be retained. The plan is issued for DA.

Project:
 221 Miller Street, North Sydney
 LOT 2 - DP 744920

DEMOLITION PLAN

Scale	Rev	Date	By	App'd
1:250 (D.A.)	00-01	17/11/2015	DA-0002	2/11/2015

Drawing No: DA-0002
 Sheet No: 2
 Issued For: ISSUED FOR DA



1 B05 PLAN RL 56.00
1:200

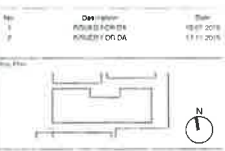
RESIDENTIAL PARKING COUNT (JULY 2015)

STANDARD MOTORCYCLE	32
CARWASH BAY	1

RESIDENTIAL PARKING COUNT

STANDARD MOTORCYCLE STORAGE w BICYCLE	32
CARWASH BAY	1

- LEGEND**
- NON-RESIDENTIAL SPACES**
- STANDARD SPACE
 - ACCESSIBLE
 - BIKE STORE
- RESIDENTIAL SPACES**
- STANDARD SPACE (2400mm x 5400mm)
 - ACCESSIBLE (2400mm x 5400mm)
 - MOTORCYCLE PARKING (1200mm x 2500mm)
 - RESIDENTIAL BIKE AND STORE (1200mm x 2400mm)
 - RESIDENTIAL STORE (550mm x 2400mm)
 - ACCESSIBLE SPACE (2400mm x 5400mm)
 - CORRIDOR | CIRCULATION
 - LIFT LOBBY
- GENERAL ABBREVIATIONS:**
- SERVICES**
- COM - Communications Cupboard
 - CPE - Carpark Exhaust
 - CPS - Carpark Supply
 - CWR - Cold Water Risers
 - ELEC - Electrical Cupboard
 - FS - Fire Stair
 - GA - Grease Arrestor Exhaust
 - GM - GM Meter
 - GC - Garbage Chute
 - GV - Garbage Ventilation
 - HWM - Hot Water Meter
 - K - Kitchen Exhaust
 - LC - Linen Chute
 - LIN ST - Linen Store
 - SP - Stair Pressurisation



YUHUGROUP

Level 16, 221 Miller St
 Suite 1601 Sydney NSW 2000
 T +61 2 9550 5566
 F +61 2 9550 5569

PTW Architects

Level 11, 8, Castle Street
 Sydney, NSW 2000 (PTW)
 02 9232 3877
 02 9232 4126

- Project Team**
- PTW**
 Lead Architect
 Project Manager
- Ruler Level Specialist**
 TTW
 Quantity Surveyor
 Structural Engineer
 Mechanical Engineer
 Electrical Engineer
 Fire Engineer
 Civil Engineer
 Environmental Engineer
 Surveyor
 Quantity Surveyor
 Structural Engineer
 Mechanical Engineer
 Electrical Engineer
 Fire Engineer
 Civil Engineer
 Environmental Engineer
- Structural**
 TTW
 Structural Engineer
- Windtech**
 Windtech
 Wind Engineer
- DTA Consultants**
 DTA Consultants
 Quantity Surveyor

Copyright reserved. This drawing is the property of PTW Architects Pty Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PTW Architects Pty Ltd. The copyright in this drawing is reserved for PTW Architects Pty Ltd. All rights reserved.

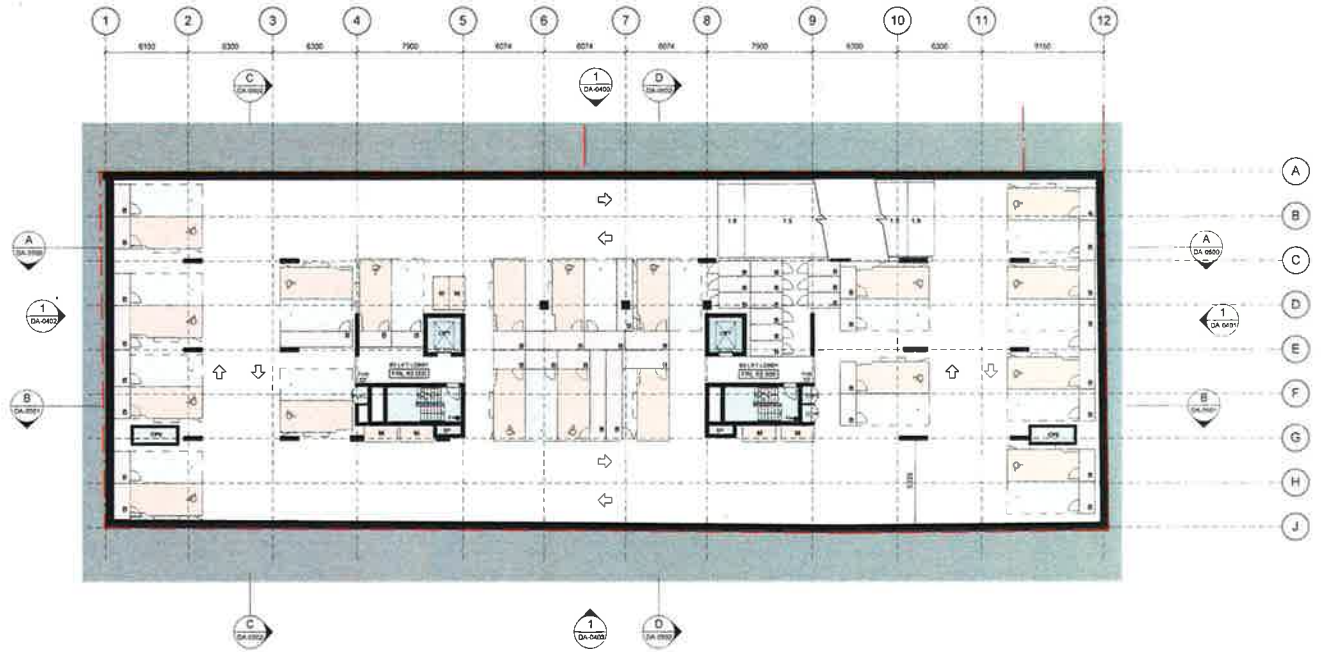
Project:
221 Miller Street North Sydney
 LOT 2 - LSP Facade

B05 PLAN

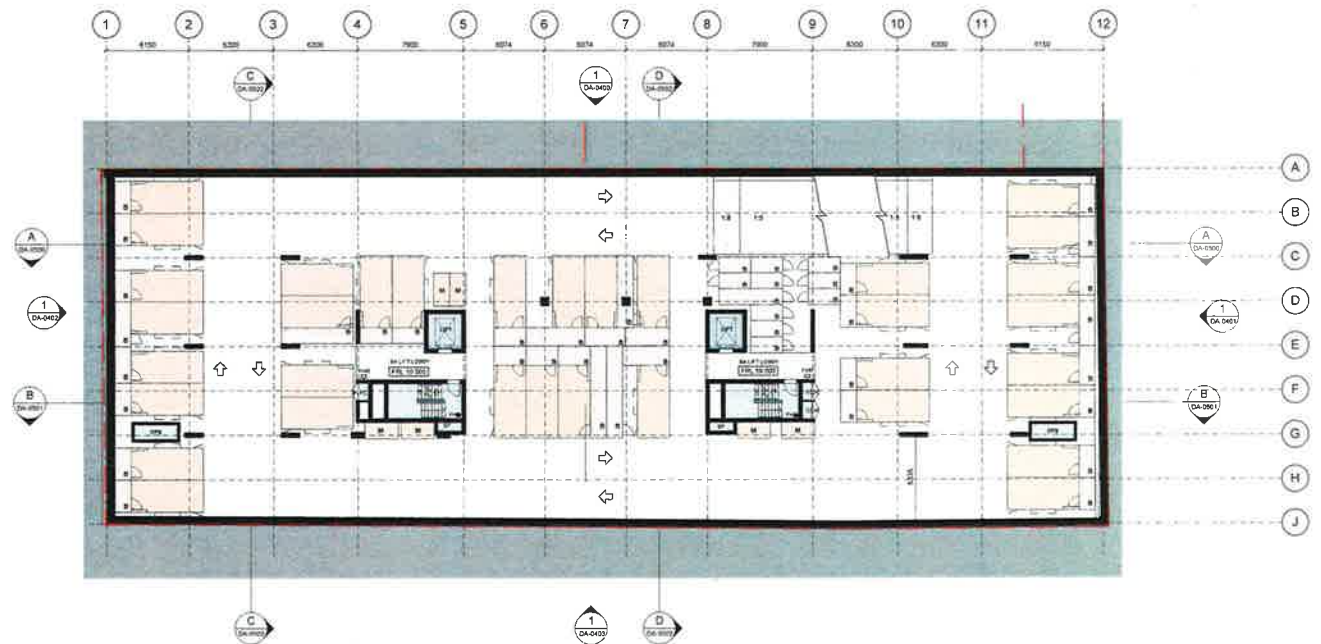
Rev	Description	Date
1	200 40 A1	17.11.2018

Drawn:
 DA-0096

Sheet:
 2



1 B03 PLAN RL 62.00
1:200



2 B04 PLAN RL 59.00
1:200

RESIDENTIAL PARKING COUNT (JULY 2015)

STANDARD	2
ACCESSIBLE	17
MOTORCYCLE	7

RESIDENTIAL PARKING COUNT

STANDARD	2
ACCESSIBLE	17
MOTORCYCLE	6
STORAGE w BICYCLE	45

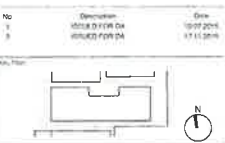
RESIDENTIAL PARKING COUNT (JULY 2015)

STANDARD	34
MOTORCYCLE	7

RESIDENTIAL PARKING COUNT

STANDARD	34
MOTORCYCLE	6
STORAGE w BICYCLE	45

- LEGEND**
- NON-RESIDENTIAL SPACES**
- STANDARD SPACE
 - ACCESSIBLE
 - BIKE STORE
- RESIDENTIAL SPACES**
- STANDARD SPACE (2400mm x 5400mm)
 - ACCESSIBLE (2400mm x 5400mm)
 - MOTORCYCLE PARKING (1200mm x 2500mm)
 - RESIDENTIAL BIKE AND STORE (1200mm x 2400mm)
 - RESIDENTIAL STORE (950mm x 2400mm)
 - ACCESSIBLE SPACE (2400mm x 5400mm)
 - CORRIDOR | CIRCULATION
 - LIFT LOBBY
- GENERAL ABBREVIATIONS:**
- SERVICES**
- COM - Communications Cupboard
 - CPE - Carpark Exhaust
 - CPS - Carpark Supply
 - CWR - Cold Water Riser
 - ELEC - Electrical Cupboard
 - FS - Fire Stair
 - GA - Grease Arrester Exhaust
 - GM - GM Meter
 - GC - Garbage Chute
 - GV - Garbage Ventilation
 - HWM - Hot Water Meter
 - K - Kitchen Exhaust
 - LD - Linen Chute
 - LM ST - Linen Store
 - BP - Stair Pressurisation



YUHUGROUP

Level 15, 201 Miller St
North Sydney NSW Australia 2060

012 8888 9900
012 8888 8888

PTW Architects

Level 13, 8 Commercial St
Sydney NSW Australia 2000

012 888 0281
012 888 0281

Project Team:

PTW	Architect	Architect
Libby	Senior Planner	Senior Planner
Oliver	Senior Planner	Senior Planner
PTW	Structural & Fabrication	Structural & Fabrication
PTW	Construction Management	Construction Management
PTW	Transportation Engineer	Transportation Engineer
PTW	Quantity Surveyor	Quantity Surveyor
PTW	Interior Designer	Interior Designer
PTW	Landscaping Specialist	Landscaping Specialist
PTW	MEP Engineer	MEP Engineer
PTW	Structural Engineer	Structural Engineer
PTW	Electrical Engineer	Electrical Engineer
PTW	Fire Engineer	Fire Engineer
PTW	Health & Safety Consultant	Health & Safety Consultant
PTW	Building Consultant	Building Consultant
PTW	Architect	Architect

Project
221 Miller Street, North Sydney
LOT 2 DP 745000

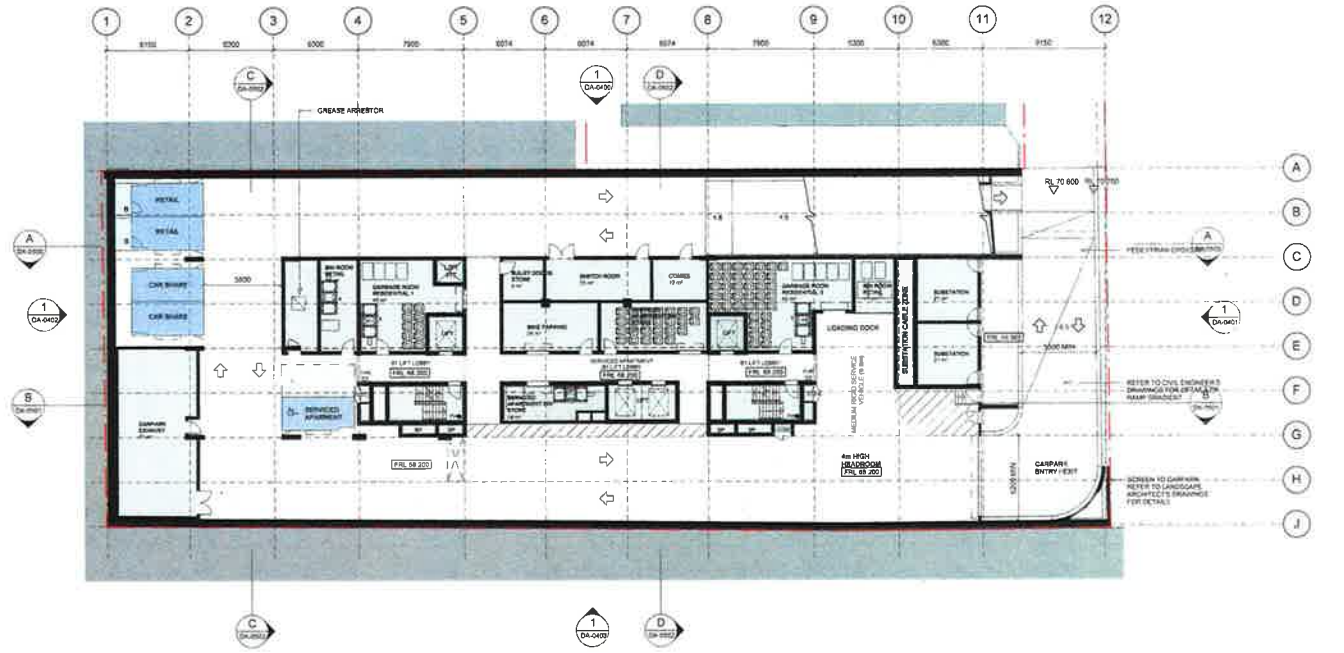
B03 & B04 PLANS

Code	Issue Date	Issue No.
1	20/11/2015	01/5018

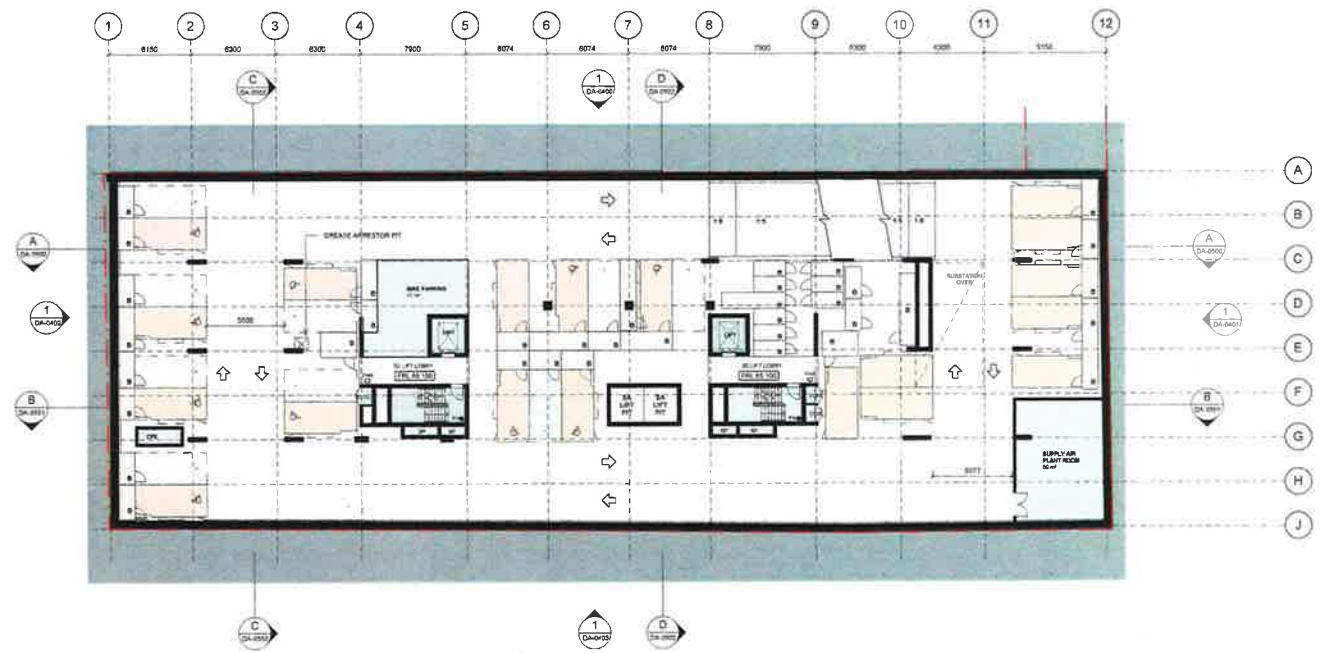
Draw No.
DA-0097

Revision
2

ISSUED FOR DA



1 B01 PLAN RL 68.20
1 : 200



2 B02 PLAN RL 65.10
1 : 200

NON-RESIDENTIAL PARKING COUNT (JULY 2015)

STANDARD	4
ACCESSIBLE	1
CAR SHARE	2

NON-RESIDENTIAL PARKING COUNT

STANDARD	2
ACCESSIBLE	1
CAR SHARE	2
STORAGE w BICYCLE	2

BIN NO COUNT

SERVICED GARBAGE (860L) RECYCLING (240L)	8
RESIDENTIAL GARBAGE (650L) RECYCLING (240L)	26
RESIDENTIAL GARBAGE (650L) RECYCLING (240L)	9
RESIDENTIAL GARBAGE (650L) RECYCLING (240L)	49
RESIDENTIAL GARBAGE (650L) RECYCLING (240L)	5
RESIDENTIAL GARBAGE (650L) RECYCLING (240L)	1

LEGEND

NON-RESIDENTIAL SPACES

- STANDARD SPACE
- ACCESSIBLE
- BIKE STORE

RESIDENTIAL SPACES

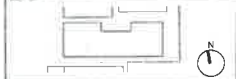
- STANDARD SPACE (2400mm x 5400mm)
- ACCESSIBLE (2400mm x 5400mm)
- MOTORCYCLE PARKING (1200mm x 2500mm)
- RESIDENTIAL BIKE AND STORE (1200mm x 2400mm)
- RESIDENTIAL STORE (1350mm x 2400mm)
- ACCESSIBLE SPACE (2400mm x 5400mm)
- CORRIDOR | CIRCULATION
- LIFT LOBBY

GENERAL ABBREVIATIONS:

SERVICES

- COM - Communications Cupboard
- CPE - Carpark Exhaust
- CPS - Carpark Supply
- CWR - Cold Water Rear
- ELEC - Electrical Cupboard
- FS - Fire Stair
- GA - Grease Arrestor Exhaust
- GM - GM Meter
- GC - Garbage Chute
- GV - Garbage Ventilation
- HWM - Hot Water Meter
- K - Kitchen Exhaust
- LC - Linen Chute
- LIN ST - Linen Store
- SP - Stair Pressurisation

No	Description	Date
1	ISSUED FOR DA	15.02.2018
2	ISSUED FOR DA	07.03.2018



Client

YUHUGROUP

Level: 15, 201 Miller St, North Sydney, NSW Australia x 2060

Phone: 02 9388 9098 Fax: 02 9388 9098

PTW Architects

Level: 11, 8 Glenmore Rd, Sydney, NSW 1510 Australia x 2000

Phone: 1 800 322 367 Fax: 02 921 4170

Project Team

PTW	Principal Architect
LMH	Lead Architect
Boyd Leaver Electrical	Electrical Engineer
NDY	Mechanical, Electrical

As seen:

- David Surface Design
- Wendell Stone Wilson & Partners
- DTA Consultants
- Tom G

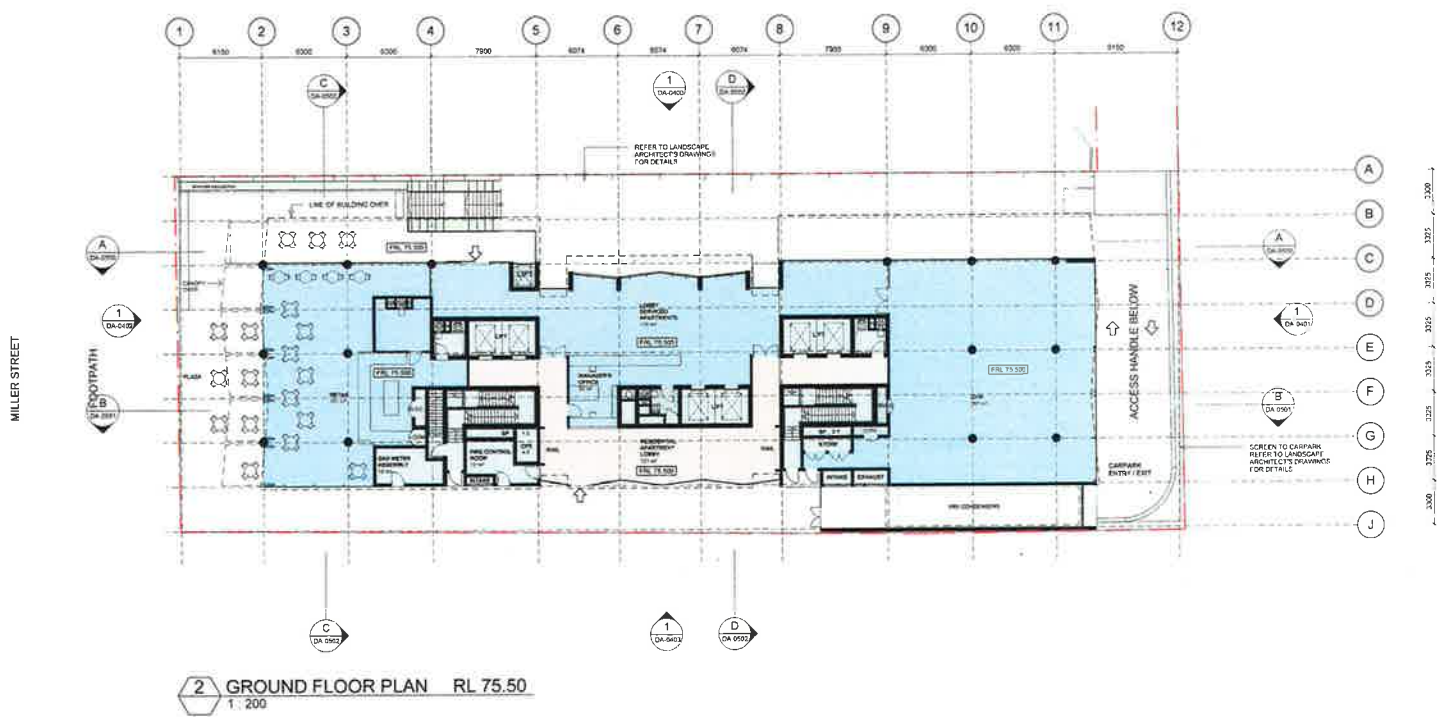
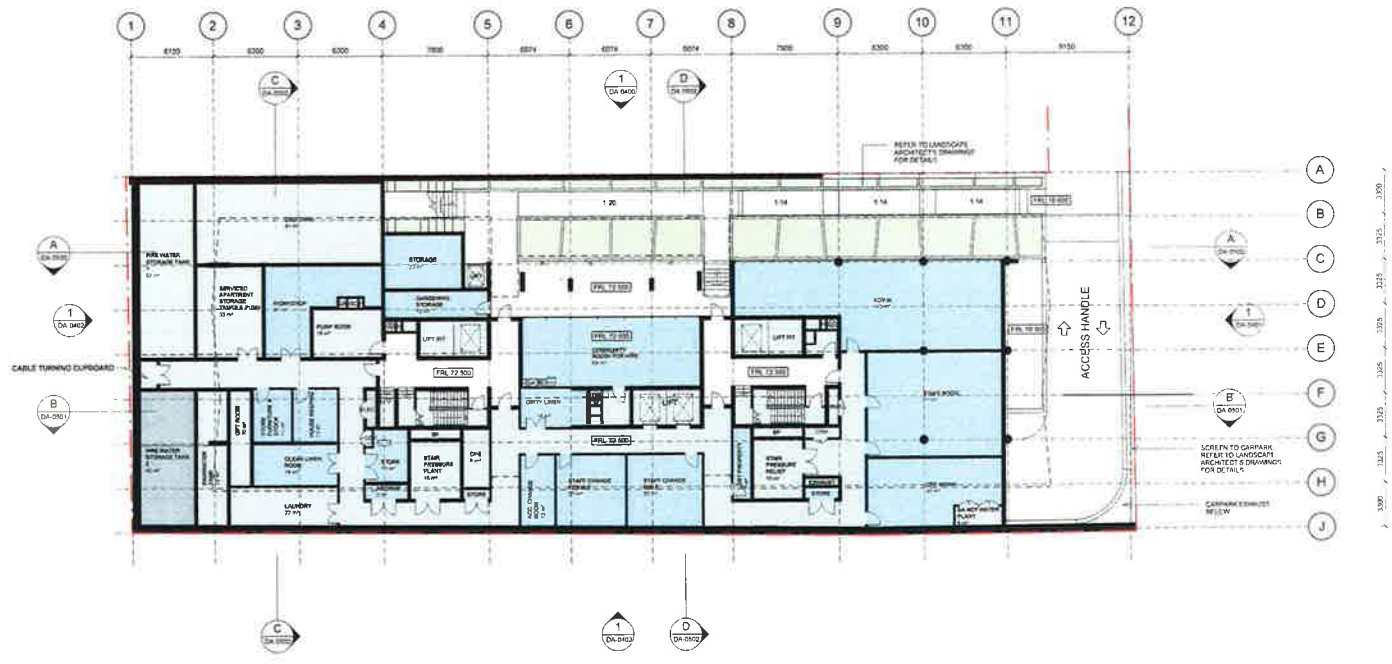
Project: 221 Miller Street, North Sydney
LOT 2 - DP 745020

B01 & B02 PLANS

Scale:	1:200 (B.A.), 1:100 (2018), 1:150 (2018)	1:100 (2018)
--------	------------------------------------------	--------------

Draw No: DA-0098
Revision: 2

ISSUED FOR DA



LEGEND

- NON RESIDENTIAL STRATUM
- RESIDENTIAL STRATUM
- SERVICES / RISER / LIFT / STAIR

GENERAL ABBREVIATIONS:

ROOMS

- Accesslin - Accessible Apartment
- BED 1 - Bedroom 1
- BED 2 - Bedroom 2
- LIV - Living Room
- KIT - Kitchen
- BTH - Bathroom
- STD - Study
- LDV - Laundry

SERVICES

- COM - Communications Cupboard
- CDF - Cigarette Exhaust
- CWF - Cold Water Filter
- ELEC - Electrical Cupboard
- FIRE - Fire Alarm Control Panel
- FS - Fire Stair
- GA - Grease Arrester Exhaust
- GM - GM Meter
- GC - Garbage Chute
- GV - Garbage Ventilation
- HWV - Hot Water Vent
- K - Kitchen Exhaust
- LC - Linen Chute
- LIV ST - Linen Store
- SD - Smoke Door
- SP - Stair Pressurisation

No.	Description	Date
1	ISSUED FOR DA	18/03/2015
2	ISSUED FOR DA	17/03/2015

YUHUGROUP

PTW

Project Team

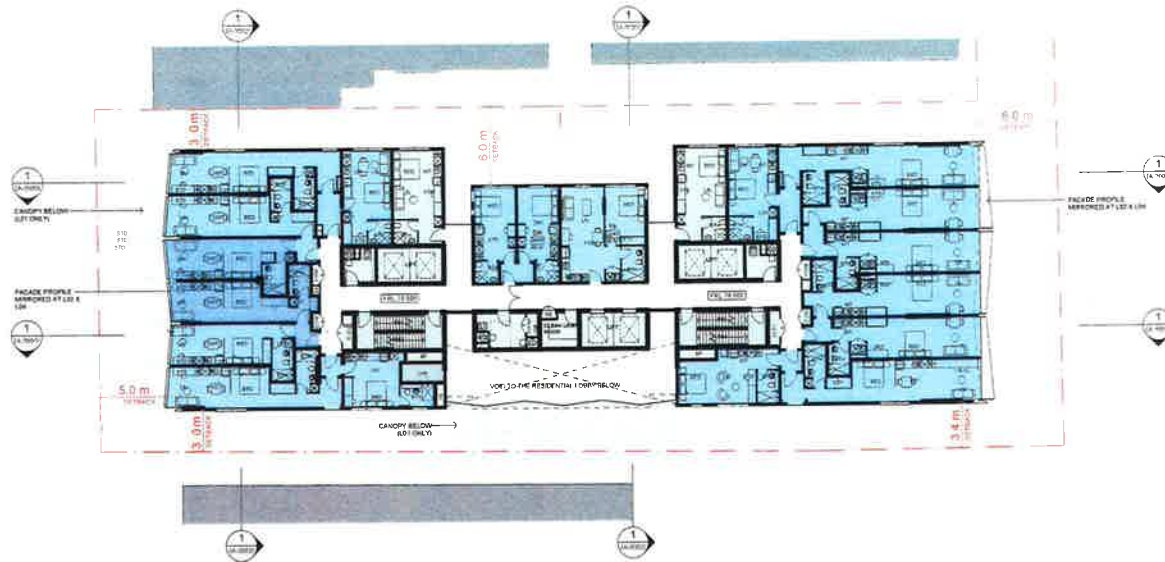
PTW	Project Director
Yuhugroup	Project Manager
Yuhugroup	Senior Project Manager
Yuhugroup	Project Engineer
Yuhugroup	Project Assistant
Yuhugroup	Project Coordinator
Yuhugroup	Project Clerk

221 Miller Street, North Sydney
LOT 2 - DP 716320

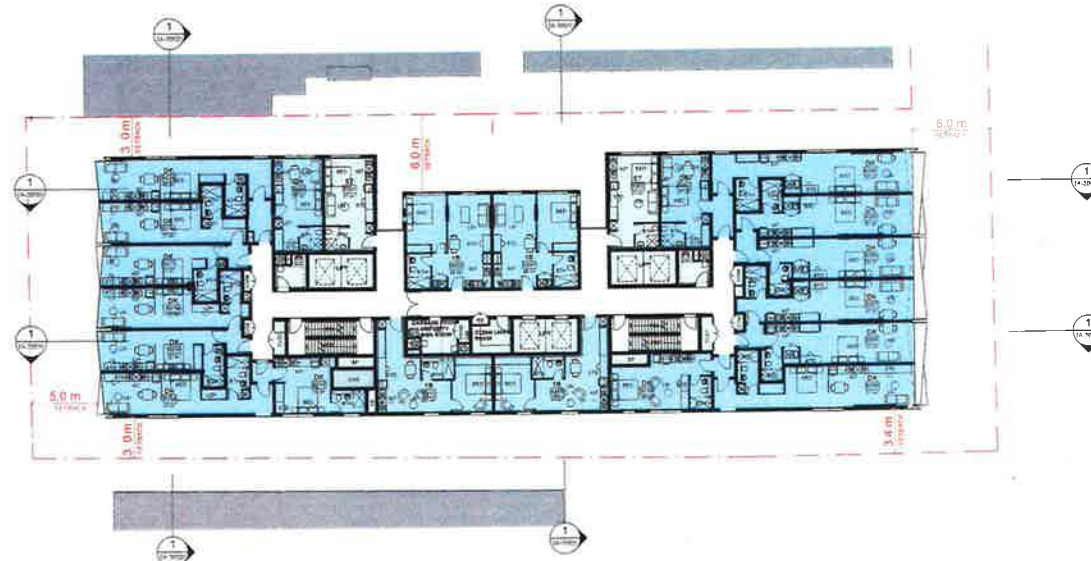
LOWER GROUND & GROUND FLOOR PLANS

Scale	1:200 @ A1	17/11/2015	21/01/14
Sheet No.	DA-0099	2	

ISSUED FOR DA



1 L01 FLOOR PLAN RL 79.5
1:200



2 L02-L04 TYPICAL FLOOR PLAN RL 82.55 - 88.65
1:200

LEGEND

ST	STUDIO
1B	1 BEDROOM
2B	DUAL KEY BEDROOM

GENERAL ABBREVIATIONS

- ROOMS**
- Accesible - Accesible Apartment
 - BED1 - Bedroom 1
 - BED 2 - Bedroom 2
 - LIV - Living Room
 - KIT - Kitchen
 - BTH - Bathroom
 - PTC - Study
 - LDV - Laundry
- SERVICES**
- COM - Communications Cupboard
 - CPE - Cupboard Exhaust
 - QWR - Cold Water Stack
 - ELEC - Electrical Cupboard
 - FS - Fire Stack
 - GA - Gasline Appliance Exhaust
 - GM - GM Meter
 - GC - Garbage Chute
 - GV - Garbage Ventilation
 - HW - Hot Water Meter
 - K - Kitchen Exhaust
 - LC - Linen Chute
 - LIN ST - Linen Stack
 - RE - Refrigerant Line
 - SD - Smoke Damp
 - SP - Star Pressurisation

REVISED FOR DA	11 01 2018
ISSUED FOR DA	10 11 2018
REVISED FOR DA	08 07 2018
Drawn by	DAE



PTW Architects **PTW**

Level 11, 111 Creek Road, Sydney NSW 1585, Australia
Tel: +61 2 9550 1111 | Fax: +61 2 9550 1112
www.ptw.com.au

Project Team

PTW Liam Buckwell	Architect / Interior Designer
PTW NDY	Structural Engineer
Architect Dariusz Borkowski	Architect
Structural Design Whitefish	Structural Engineer
MEP Design GWA Consultants	MEP Engineer
DAE	DAE

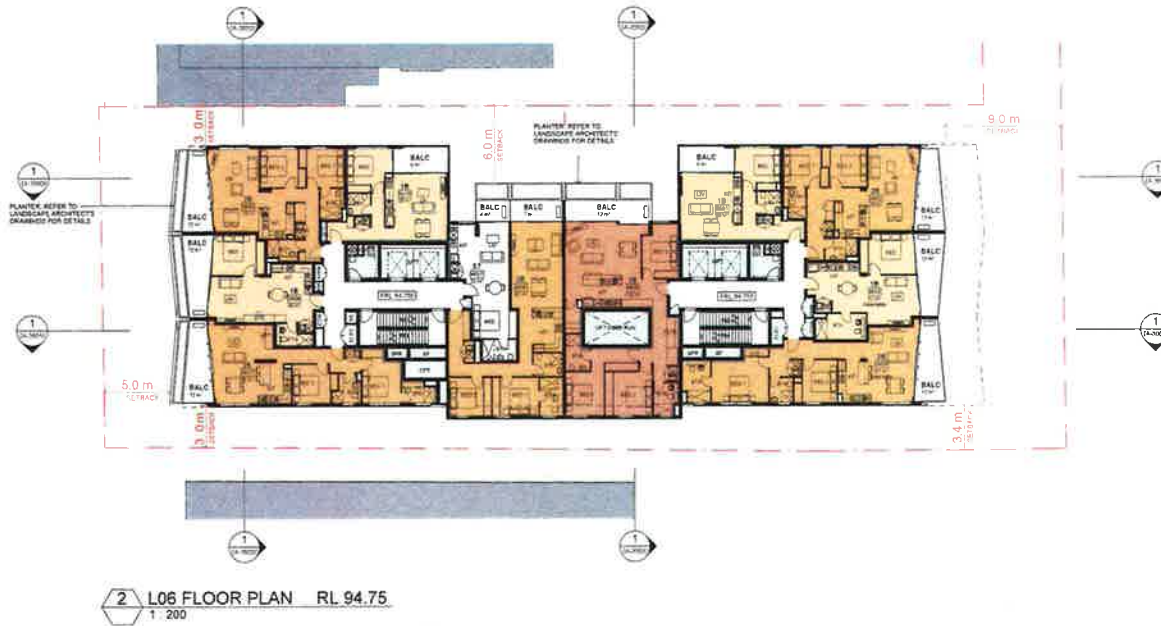
221 Miller Street, North Sydney
NSW 1585, Australia

L01 & L02-L04 TYPICAL PLANS

Rev	By	Date	Description
1	DAE	11 01 2018	ISSUED FOR DA
Date: DA-0101 3			
ISSUED FOR DA			



1 L05 FLOOR PLAN RL 91.70
1:200



2 L06 FLOOR PLAN RL 94.75
1:200

LEGEND

ST	STUDIO
1B	1 BEDROOM
DK	DUAL KEY BEDROOM
ST	STUDIO
1B	1 BEDROOM
2B	2 BEDROOM
3B	3 BEDROOM

GENERAL ABBREVIATIONS

ROOMS

- Accessible - Accessible Apartment
- BED 1 - Bedroom 1
- BED 2 - Bedroom 2
- LIV - Living Room
- KIT - Kitchen
- BTH - Bathroom
- STD - Study
- LDV - Laundry

SERVICES

- CEM - Communications Cupboard
- CPE - Carpark Exhaust
- CWR - Cold Water Pipe
- ELEC - Electrical Cupboard
- FS - Fire Stop
- GA - Garbage Aerator Exhaust
- GM - GM Mtr
- GC - Garbage Chute
- GV - Garbage Ventilation
- HWM - Hot Water Mtr
- K - Kitchen Exhaust
- LC - Linen Chute
- LIN ST - Linen Store
- RE - Refrigerant Run
- SD - Smoke Door
- SP - Steel Penetration

1	ISSUED FOR DA	11.01.2018
2	ISSUED FOR DA	16.01.2018
3	ISSUED FOR DA	16.01.2018
4	ISSUED FOR DA	16.01.2018

Scale: 1:200



PTW Architects

Level 11, 11 Exhibition St
Sydney, NSW Australia (NSW)

11 Exhibition St
Sydney NSW 2000

PTW

11 Exhibition St
Sydney NSW 2000

Project Team

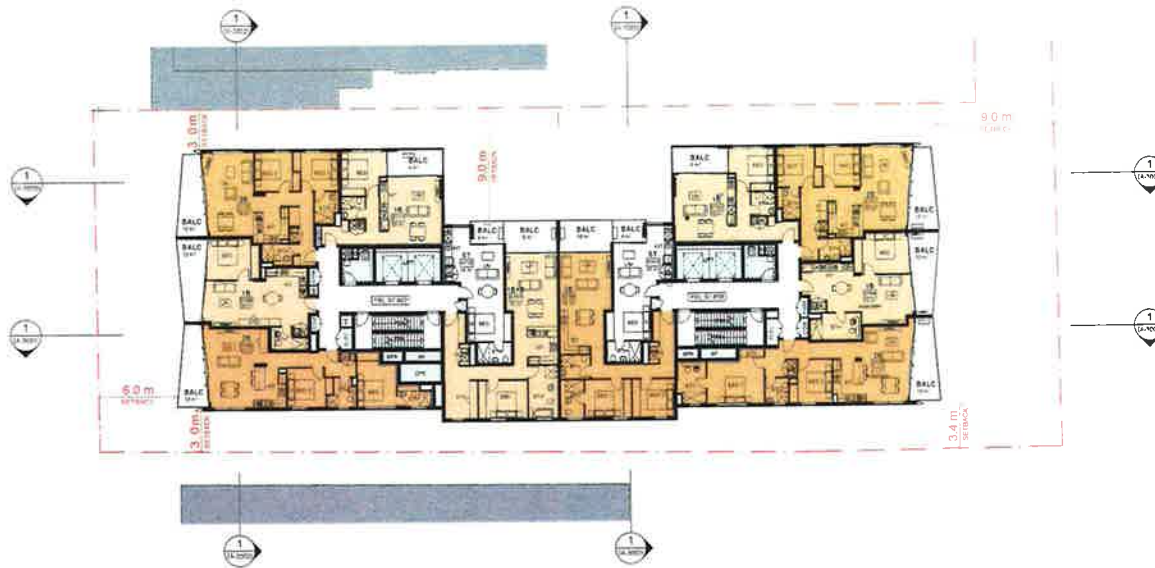
PTW	Architect
YUHUGROUP	Client
PTW	Structural Engineer
PTW	MEP Engineer
PTW	Quantity Surveyor
PTW	Cost Consultant
PTW	Construction Manager
PTW	Interior Designer
PTW	Signage Designer
PTW	Specialist Consultant
PTW	Health Consultant
PTW	Surveyor

This document is the property of PTW Architects and is not to be used, copied, reproduced, or otherwise disseminated without the prior written consent of PTW Architects. PTW Architects is not responsible for any errors or omissions in this document. PTW Architects is not responsible for any actions taken based on this document. PTW Architects is not responsible for any actions taken based on this document.

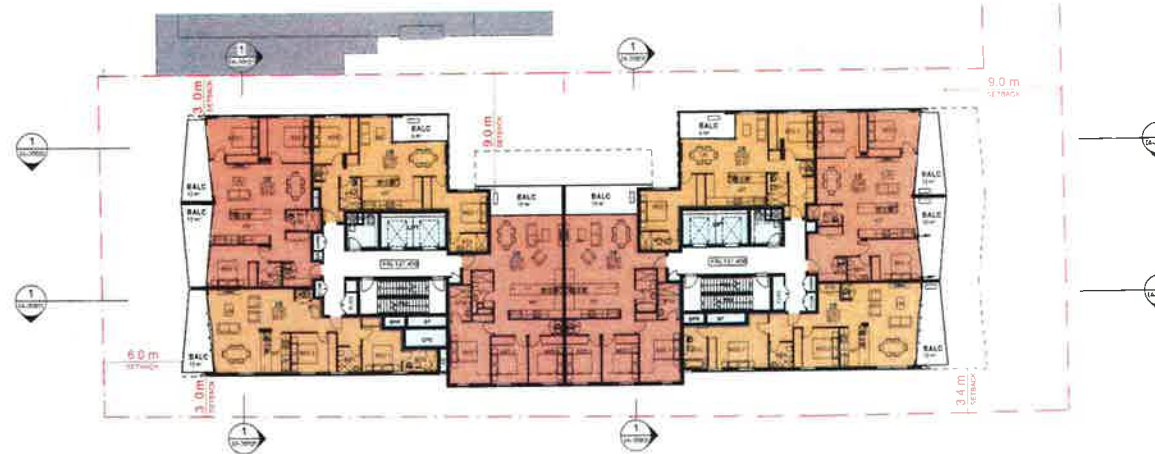
221 Miller Street North Sydney
NSW 1585

L05 & L06 FLOOR PLANS

DATE	11.01.2018	SCALE	1:200
PROJECT	DA-0105	REVISION	3
ISSUED FOR DA			



2 L07-L19 TYPICAL FLOOR PLAN RL 97.80 - 134.4
1:200



1 L20 FLOOR PLAN RL 137.45
1:200

LEGEND

RESIDENTIAL APARTMENTS

- ST STUDIO
- 1B 1 BEDROOM
- 2B 2 BEDROOM
- 3B 3 BEDROOM

GENERAL ABBREVIATIONS:

ROOMS

ADAPTABLE - Adaptable Apartment
 BALC - Balcony
 BED1 - Bedroom 1
 BED2 - Bedroom 2
 BED3 - Bedroom 3
 LIV - Living Room
 KIT - Kitchen
 BTH - Bathroom
 STD - Study
 LDV - Laundry
 S - Storage Cupboard

SERVICE

CCM - Communications Cupboard
 CPE - Carpark Exhaust
 CWC - Cold Water Rise
 ELEC - Electrical Cupboard
 FS - Fire Stair
 GA - Gas Air Appliance Exhaust
 GM - GM Meter
 GC - Garbage Chute
 GV - Garbage Ventilation
 HWM - Hot Water Meter
 K - Kitchen Exhaust
 RE - Refrigerant Rise
 SD - Smoke Door
 SP - Sire Pressurisation

ISSUED FOR DA	11.01.2016
ISSUED FOR DA	24.11.2018
ISSUED FOR DA	10.07.2019
DESCRIPTION	DA

YUHU GROUP

Level 11, 701 Miller St
 North Sydney, NSW 1585 Australia

PTW Architects **PTW**

Level 11, 32 Lambton Quay
 Sydney, NSW 1501 Australia

Project Team

PTW	Architect	Michael Mervin
Yuhugroup	Client	Yuhugroup
PTW	Structural Engineer	Michael Mervin
PTW	Mechanical Engineer	Michael Mervin
PTW	Electrical Engineer	Michael Mervin
PTW	Civil Engineer	Michael Mervin
PTW	Transportation Engineer	Michael Mervin
PTW	Landscaping Architect	Michael Mervin
PTW	Acoustic Engineer	Michael Mervin
PTW	Fire Engineer	Michael Mervin
PTW	SCADA Systems Consultant	Michael Mervin
PTW	Surveyor	Michael Mervin

Project
 221 Miller Street North Sydney

Title
 L7-L19 & L20 TYPICAL FLOOR PLANS

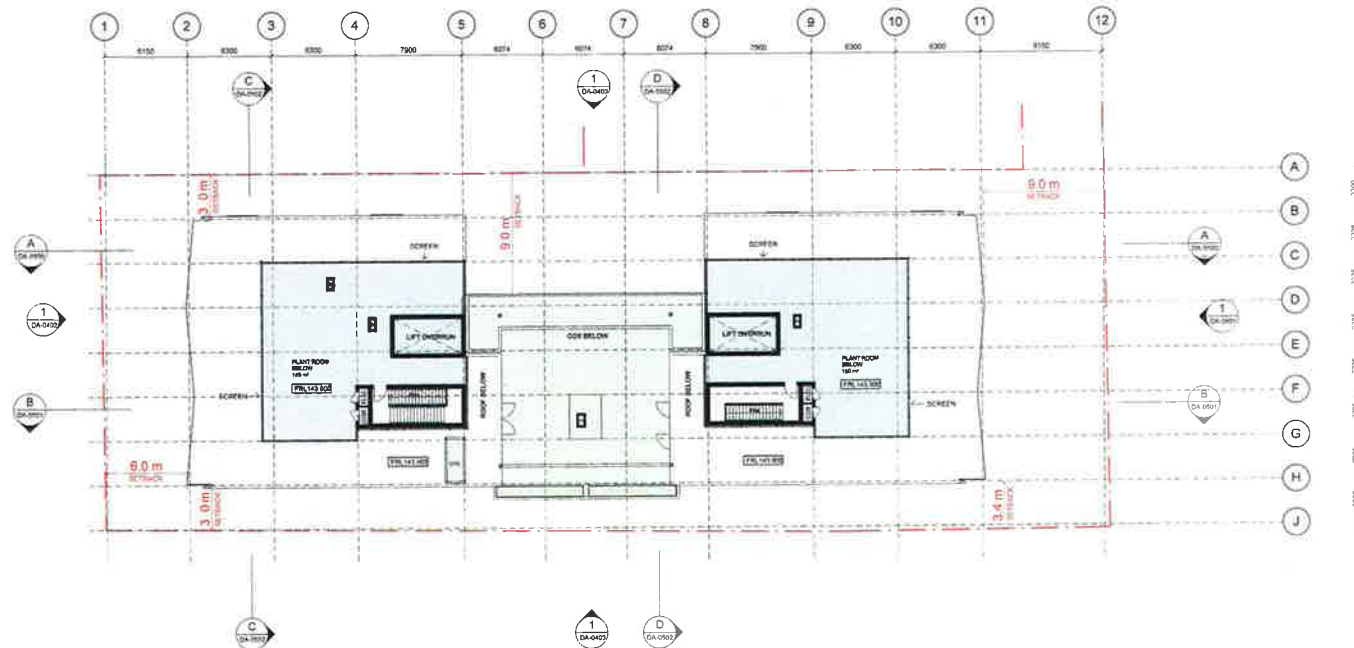
Scale	1:200	1:200	1:200
Scale	1:200	1:200	1:200

DA-0107 3

ISSUED FOR DA



1 L21 PLAN RL 140.50
1/200



2 PLANT ROOF PLAN RL 143.90
1/200

- LEGEND**
- RESIDENTIAL APARTMENTS**
- ST STUDIO
 - 1B+S 1 BEDROOM + STUDY
 - 2B 2 BEDROOM
 - 3B 3 BEDROOM
- GENERAL ABBREVIATIONS**
- ROOMS**
- ADAPTABLE - Adaptable Apartment
 - BALC - Balcony
 - BED1 - Bedroom 1
 - BED2 - Bedroom 2
 - BED3 - Bedroom 3
 - LV - Living Room
 - KIT - Kitchen
 - BTH - Bathroom
 - STD - Study
 - LDY - Laundry
 - S - Storage Cupboard
- SERVICES**
- COM - Communications Cupboard
 - CWE - Carpark Exhaust
 - CWR - Cold Water Riser
 - ELEC - Electrical Cupboard
 - FS - Fire Stair
 - GA - Grease Arrestor Exhaust
 - GM - GM Meter
 - GC - Garbage Chute
 - GV - Garbage Ventilation
 - HWM - Hot Water Meter
 - K - Kitchen Exhaust
 - SD - Smoke Door
 - SP - Stair Pressurisation

No.	Description	Date
1	ISSUED FOR DA	10/07/2019
2	ISSUED FOR DA	09/08/2019



Level 10, 221 Miller St
North Sydney NSW 1585
T: 02 9559 9966
E: 021 9559 9999

PTW Architects

Level 11, 35 - 37 Market St
Sydney NSW 2000
PTW Architects Pty Ltd
11/35-37 Market St
Sydney NSW 2000
T: 02 9220 5477
E: 021 9220 4198

PTW

Project Team

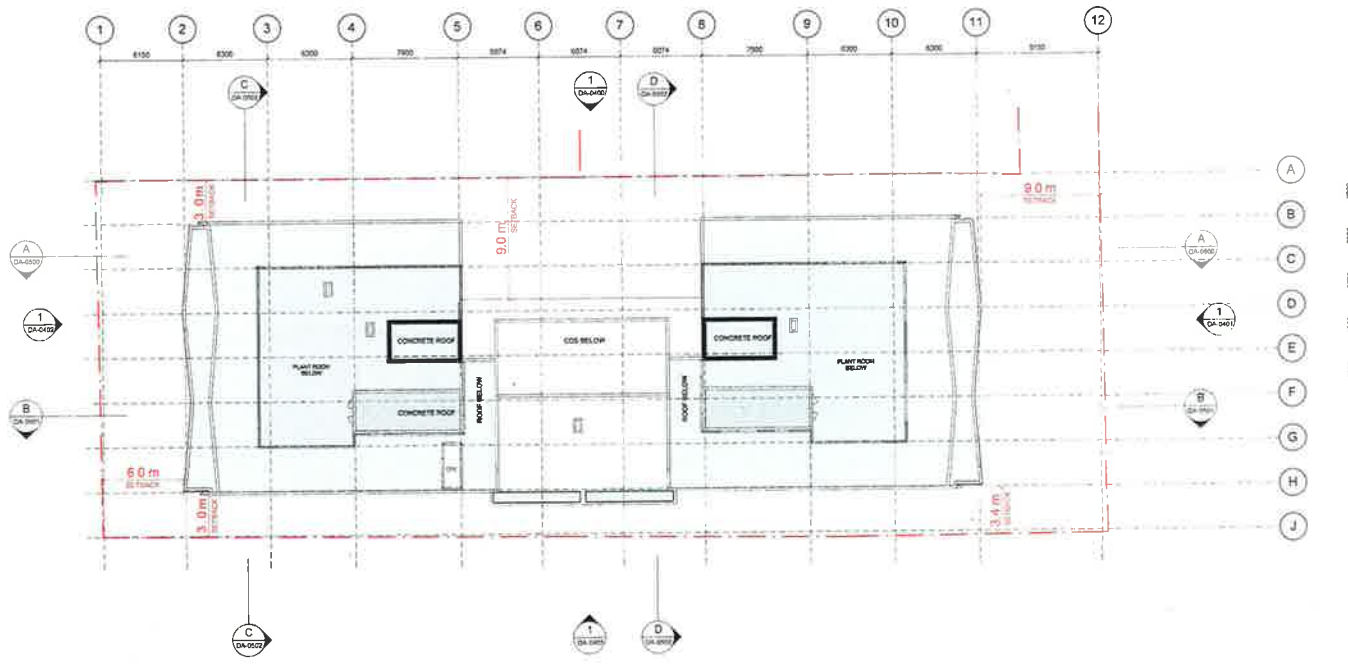
PTW	Architect
UWA	Urban Planner
TTW	Structural Engineer
W&P	Mechanical & Electrical Engineer
Airecon	Transportation Engineer
Osaka	Acoustic Engineer
Windach	Wind & Rain Engineer
Stanton	Structural Engineer
Q&S	Quantity Surveyor

Project
221 Miller Street North Sydney
LOT 2 - DP 745020

L21 & PLANT ROOF PLANS

No.	Date	Issue	By	Check
1	2009/01/01	1/1/1	DA-0121	2/1/1

DA-0121
2
ISSUED FOR DA



1 ROOF PLAN RL 146.48
1:200

Rev		Revisions	Date
Level 15, 201 Miller St North Sydney NSW Australia 2060		T +61 2 8586 9600 F +61 2 8586 9600	
PTW Architects			
Level 13, 8 Castle St Sydney NSW Australia 2000		T +61 2 9222 5877 F +61 2 9221 4129	
Project Team			
PTW Luke Rishi Yifan	Architect / Interior Designer Spatial Planner Structural Engineer Mechanical Engineer Electrical Engineer Civil Engineer Quantity Surveyor Sustainability Specialist Health & Safety Officer Project Manager	Approved	
Aurston Cosha Sarah Wende Steve QTA Consultants Tina	Quantity Surveyor Structural Engineer Mechanical Engineer Electrical Engineer Civil Engineer Sustainability Specialist Health & Safety Officer Project Manager	Approved	
Project: 221 Miller Street North Sydney LOT 2 - DP 745520			
Title: ROOF PLANS			
Scale	Issue Date	Job No.	
1:200 @ A1	17 Feb 2018	215074	
Drawn by	Reviewed		
DA-0123			
Status: ISSUED FOR DA			

12 11 10 9 8 7 6 5 4 3 2 1



1 NORTH ELEVATION
1:200

- RESIDENTIAL APARTMENTS
- R1F_HDC RL 148 100▽
- R1F RL 143 900▽
- L21 RL 140 500▽
- L20 RL 137 450▽
- L19 RL 134 400▽
- L18 RL 131 350▽
- L17 RL 128 300▽
- L16 RL 125 250▽
- L15 RL 122 200▽
- L14 RL 119 140▽
- L13 RL 116 100▽
- L12 RL 113 050▽
- L11 RL 110 000▽
- L10 RL 107 950▽
- L09 RL 105 900▽
- L08 RL 102 900▽
- L04 RL 100 850▽
- L07 RL 97 800▽
- L06 RL 94 750▽
- L05 RL 91 700▽
- L04 RL 88 650▽
- L03 RL 85 600▽
- L02 RL 82 550▽
- L01 RL 79 500▽
- L00 RL 75 500▽
- L0 RL 72 500▽
- R01 RL 69 200▽
- SERVICED APARTMENTS
- GROUND

PLANT SCREEN PARAPET
▽ RL 148 700

RF PARAPET
▽ RL 148 100

LEP HEIGHT LIMIT
▽ RL 142 300

NOTE:
REFER TO DA 600 AND DA 601 FOR PROPOSED EXTERNAL FINISHES

No.	Description	Date
1	ISSUED FOR DA	14 OCT 2018
2	ISSUED FOR DA	07 NOV 2018

YUHU GROUP

PTW Architects

PTW

Project Team

221 Miller Street North Sydney
LOT 3 DP 140000

NORTH ELEVATION

Rev	1	2	3	4	5
Date	14 OCT 2018	17 NOV 2018	29 NOV 18		
Drawn By					
Checked By					
DA-0400					

ISSUED FOR DA

NOTE
REFER TO DA-000 AND DA-001 FOR PROPOSED EXTERNAL FINISHES



- LRP_HDCE RL 146 100 ▽
- LRF RL 143 900 ▽
- L21 RL 140 600 ▽
- L20 RL 137 450 ▽
- L19 RL 134 400 ▽
- L18 RL 131 350 ▽
- L17 RL 128 300 ▽
- L16 RL 125 250 ▽
- L15 RL 122 200 ▽
- L14 RL 119 150 ▽
- L13 RL 116 100 ▽
- L12 RL 113 050 ▽
- L11 RL 110 000 ▽
- L10 RL 106 850 ▽
- L09 RL 103 800 ▽
- L08 RL 100 850 ▽
- L07 RL 97 800 ▽
- L06 RL 94 750 ▽
- L06 RL 91 700 ▽
- L04 RL 88 650 ▽
- L03 RL 85 600 ▽
- L02 RL 82 550 ▽
- L01 RL 79 500 ▽
- L00 RL 76 500 ▽
- L0 RL 72 500 ▽
- B01 RL 69 200 ▽

215-218 MILLER STREET COMMERCIAL BUILDING | 221 MILLER STREET | 225 MILLER STREET RESIDENTIAL BUILDING | 225 MILLER STREET (BEYOND) RESIDENTIAL BUILDING

1 EAST ELEVATION
1:200

Project: 221 Miller Street, North Sydney
 Issued For: DA
 Date: 18/12/2018
 Drawn: [Name]

YUHUGROUP
 Level: 15, 201-200m SL
 North Sydney NSW Australia 2060
 T: +61 2 8988 0088
 F: +61 2 8988 1639

PTW Architects
 Level: 15, 9 Catherine St
 Sydney NSW Australia 2000
 T: +61 2 9232 2617
 F: +61 2 9221 4138

Project Team

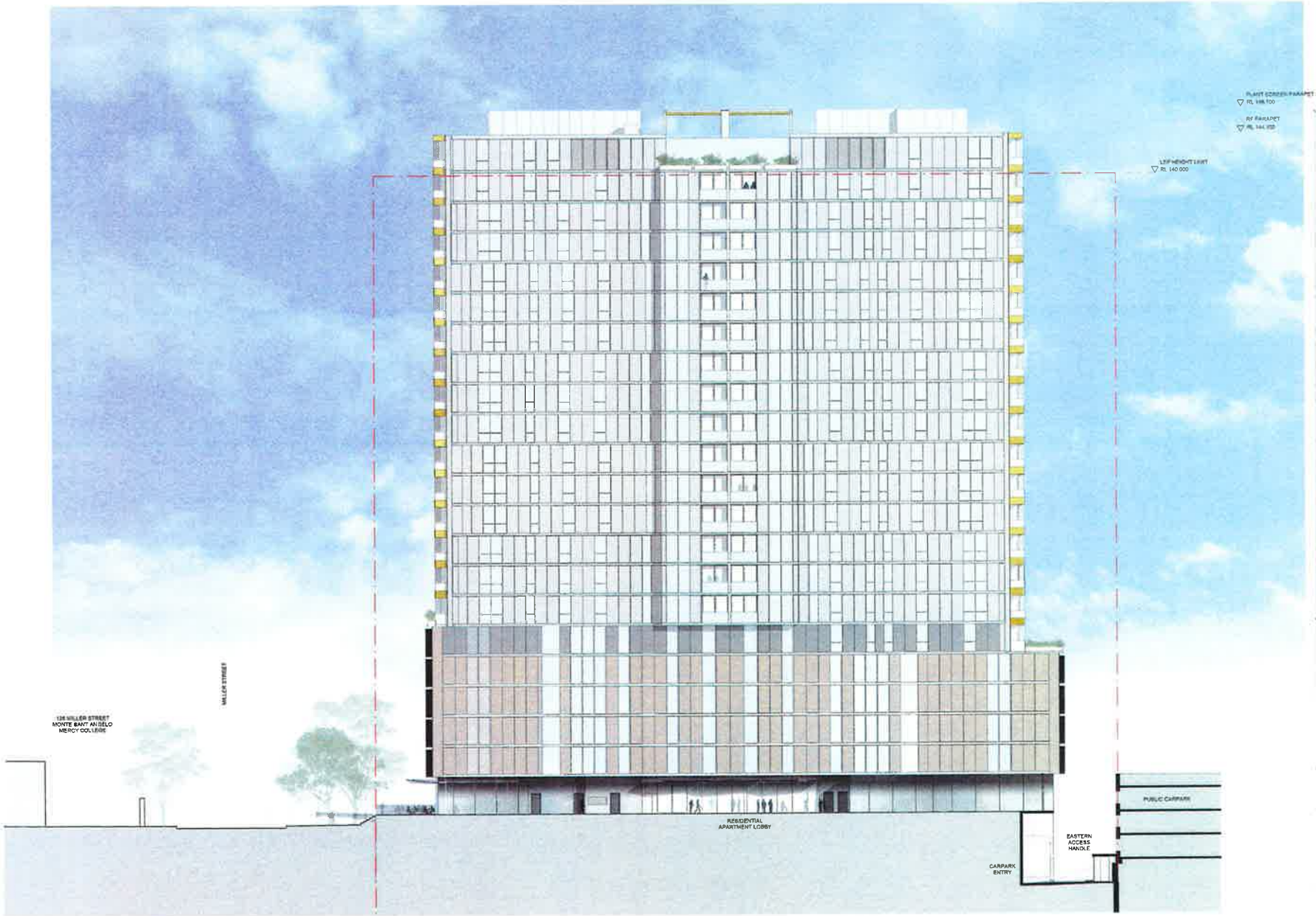
PTW	Architect / Interior Floor plan
Rise	Urban Planning
PTW	Quantity Surveying
MDI	Structural & Trade Engineering
	Mechanical, Electrical
	Communications and Visualisation Engineering
Auricon	Hydraulic, Civil, Fire and Agricultural Engineering
Oculus	Landscaping & Context
Surface Design	BS&P Assessment
Windtech	Wind & Solar Engineer
Steve Watson & Partners	BS&P & Access Consultant
GFA Consultants	FA&S Consultant
Tier 10	Architect

221 Miller Street, North Sydney
 LOT 2 DP 745020

Tier
 EAST ELEVATION

Scale	Issue Date	Issue No
1:200 (A1)	18/12/2018	215014
Drawn	DA-0401	Revised
Sheet	2	
ISSUED FOR DA		

1 2 3 4 5 6 7 8 9 10 11 12



1 SOUTH ELEVATION
1:200

NOTE
REFER TO DA 200 AND DA 601 FOR PROPOSED EXTERNAL FINISHES

No.	Description	Date
1	ISSUED FOR DA	28.07.2019
2	ISSUED FOR DA	13.11.2019

YUHUGROUP

Level 12, 10, 8, 6, 4, 2, 1
Lot 12, 10, 8, 6, 4, 2, 1
Lot 12, 10, 8, 6, 4, 2, 1

PTW Architects

Level 11, 9, 7, 5, 3, 1
Lot 11, 9, 7, 5, 3, 1
Lot 11, 9, 7, 5, 3, 1

Project Team

Architect: Yuhugroup
Structural Engineer: [Name]
Civil Engineer: [Name]
Mechanical Engineer: [Name]
Electrical Engineer: [Name]
Fire Engineer: [Name]
Landscape Architect: [Name]
Interior Designer: [Name]
Cost Consultant: [Name]
Quantity Surveyor: [Name]
Traffic Engineer: [Name]
Health & Safety Consultant: [Name]
Heritage Consultant: [Name]

221 Miller Street North Sydney
LOT 7 DP 770620

SOUTH ELEVATION

No.	Date	Scale
1	2008/05	1:100
2	17/11/2019	1:100

DA-0403

ISSUED FOR DA

2 MILLER STREET ELEVATION - PROPOSED DA

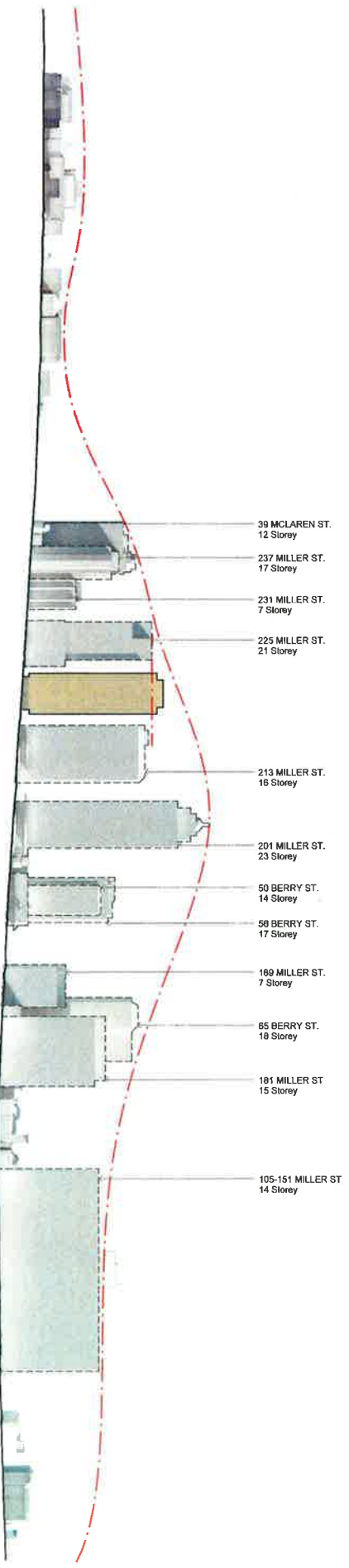
NORTH SYDNEY CRICKET OVAL

McLAREN ST

221 MILLER ST

BERRY ST.

PACIFIC HIGHWAY



1 MILLER STREET ELEVATION - ORIGINAL DA

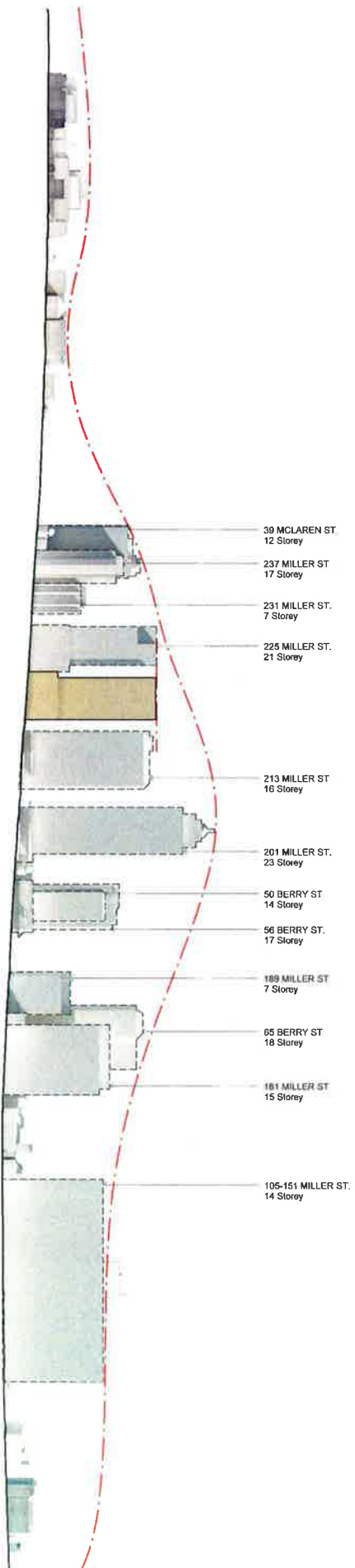
NORTH SYDNEY CRICKET OVAL

McLAREN ST.

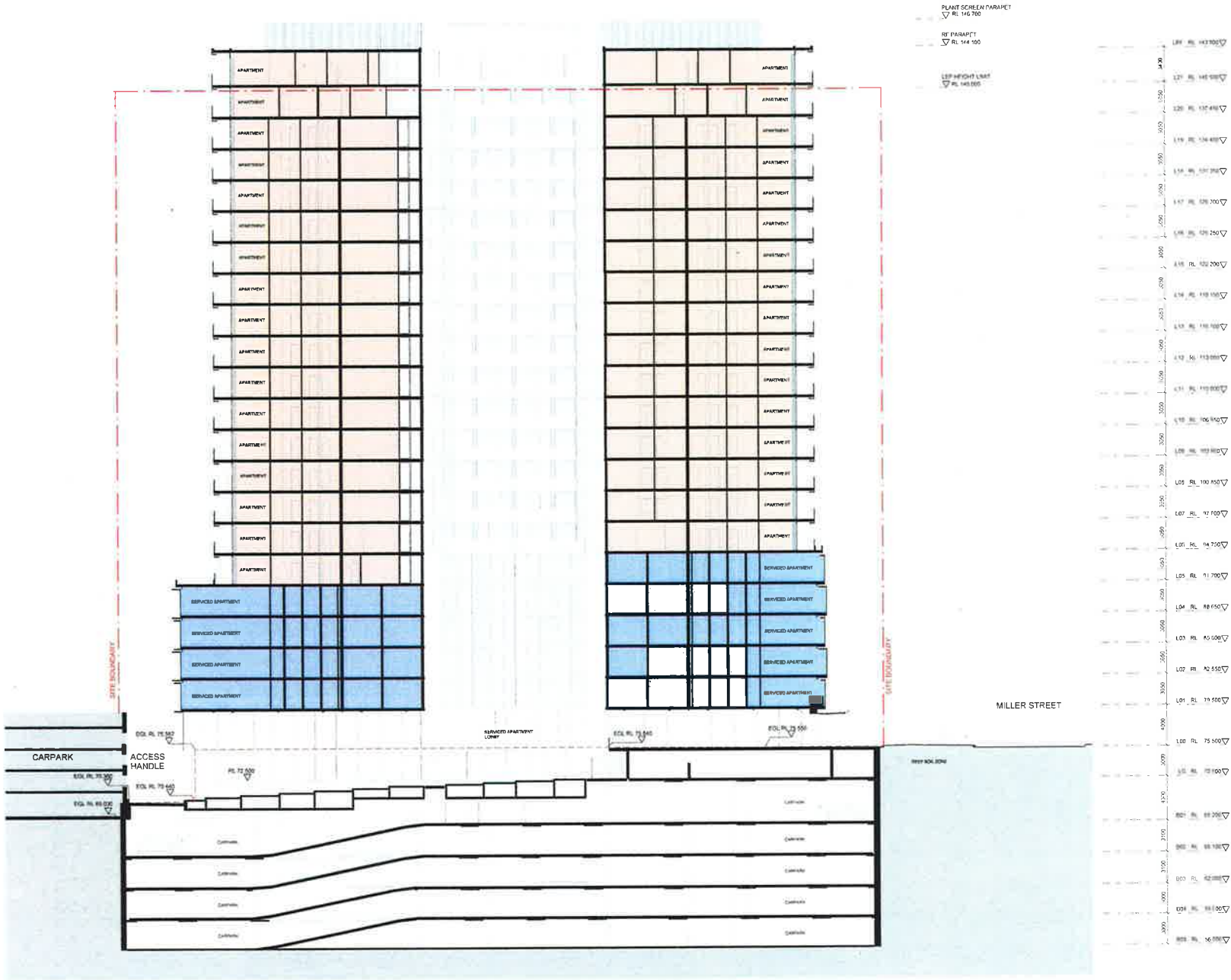
221 MILLER ST

BERRY ST

PACIFIC HIGHWAY



		<p>Lot 10, 201 Miller St North Sydney NSW 1585 (290)</p> <p>1-512-8688-0000 1-415-238-8888</p>
<p>PTW Architects</p> <p>Level 11, 311 Macquarie St Sydney NSW 2000 (200)</p> <p>www.ptwarchitects.com.au Phone: +61 2 9231 2000 Fax: +61 2 9231 2000</p>		<p>PTW</p> <p>1-877-328-8888 1-415-238-8888</p>
<p>Project Team</p> <p>Principal Architect: Andrew J. Palmer, PTW Architects</p> <p>Project Manager: Sarah Hynes, PTW Architects</p> <p>Urban Designer: Sarah Hynes, PTW Architects</p> <p>Structural Engineer: PTW Architects</p> <p>MEP Engineer: PTW Architects</p> <p>Interior Designer: PTW Architects</p> <p>Cost Consultant: PTW Architects</p> <p>Quantity Surveyor: PTW Architects</p> <p>Construction Manager: PTW Architects</p> <p>Client: 221 Miller Steel North Sydney</p>		
<p>221 Miller Steel North Sydney LOT 10, 201 MILLER ST</p> <p>MILLER STREET HEIGHT ELEVATION</p>		
Scale:	1:1000	Date:
Drawn by:	DA-0104	Issue:
Checked by:	2	



PLANT SCREEN PARAPET
▽ RL 146.700

RF PARAPET
▽ RL 144.100

CLF HEIGHT LIMIT
▽ RL 143.000

146	RL 146.700
145	RL 146.500
144	RL 146.400
143	RL 146.300
142	RL 146.200
141	RL 146.100
140	RL 146.000
139	RL 145.900
138	RL 145.800
137	RL 145.700
136	RL 145.600
135	RL 145.500
134	RL 145.400
133	RL 145.300
132	RL 145.200
131	RL 145.100
130	RL 145.000
129	RL 144.900
128	RL 144.800
127	RL 144.700
126	RL 144.600
125	RL 144.500
124	RL 144.400
123	RL 144.300
122	RL 144.200
121	RL 144.100
120	RL 144.000
119	RL 143.900
118	RL 143.800
117	RL 143.700
116	RL 143.600
115	RL 143.500
114	RL 143.400
113	RL 143.300
112	RL 143.200
111	RL 143.100
110	RL 143.000
109	RL 142.900
108	RL 142.800
107	RL 142.700
106	RL 142.600
105	RL 142.500
104	RL 142.400
103	RL 142.300
102	RL 142.200
101	RL 142.100
100	RL 142.000
99	RL 141.900
98	RL 141.800
97	RL 141.700
96	RL 141.600
95	RL 141.500
94	RL 141.400
93	RL 141.300
92	RL 141.200
91	RL 141.100
90	RL 141.000
89	RL 140.900
88	RL 140.800
87	RL 140.700
86	RL 140.600
85	RL 140.500
84	RL 140.400
83	RL 140.300
82	RL 140.200
81	RL 140.100
80	RL 140.000
79	RL 139.900
78	RL 139.800
77	RL 139.700
76	RL 139.600
75	RL 139.500
74	RL 139.400
73	RL 139.300
72	RL 139.200
71	RL 139.100
70	RL 139.000
69	RL 138.900
68	RL 138.800
67	RL 138.700
66	RL 138.600
65	RL 138.500
64	RL 138.400
63	RL 138.300
62	RL 138.200
61	RL 138.100
60	RL 138.000
59	RL 137.900
58	RL 137.800
57	RL 137.700
56	RL 137.600
55	RL 137.500
54	RL 137.400
53	RL 137.300
52	RL 137.200
51	RL 137.100
50	RL 137.000
49	RL 136.900
48	RL 136.800
47	RL 136.700
46	RL 136.600
45	RL 136.500
44	RL 136.400
43	RL 136.300
42	RL 136.200
41	RL 136.100
40	RL 136.000
39	RL 135.900
38	RL 135.800
37	RL 135.700
36	RL 135.600
35	RL 135.500
34	RL 135.400
33	RL 135.300
32	RL 135.200
31	RL 135.100
30	RL 135.000
29	RL 134.900
28	RL 134.800
27	RL 134.700
26	RL 134.600
25	RL 134.500
24	RL 134.400
23	RL 134.300
22	RL 134.200
21	RL 134.100
20	RL 134.000
19	RL 133.900
18	RL 133.800
17	RL 133.700
16	RL 133.600
15	RL 133.500
14	RL 133.400
13	RL 133.300
12	RL 133.200
11	RL 133.100
10	RL 133.000
9	RL 132.900
8	RL 132.800
7	RL 132.700
6	RL 132.600
5	RL 132.500
4	RL 132.400
3	RL 132.300
2	RL 132.200
1	RL 132.100
0	RL 132.000

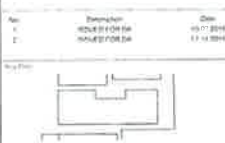
LEGEND

SERVICED APARTMENT STRATUM

RESIDENTIAL APARTMENT STRATUM

EXISTING GROUND LINE (EGL)

EGL EXISTING GROUND LINE



Map No. 2017/100/16
North Sydney City Council

11/11/2015
17/11/2015

PTW Architects

Level 11, 8 Condamine St,
North Sydney, NSW 1585

PTW

Level 11, 8 Condamine St,
North Sydney, NSW 1585

Project Team

PTW
Lyns
High Level Barhoff
NDR

Architect
Civil
Structural
Mechanical
Electrical
Plumbing
Fire
Landscape
Interior
Acoustic
Traffic
Signage
Costume
Stage
Specialist
Other

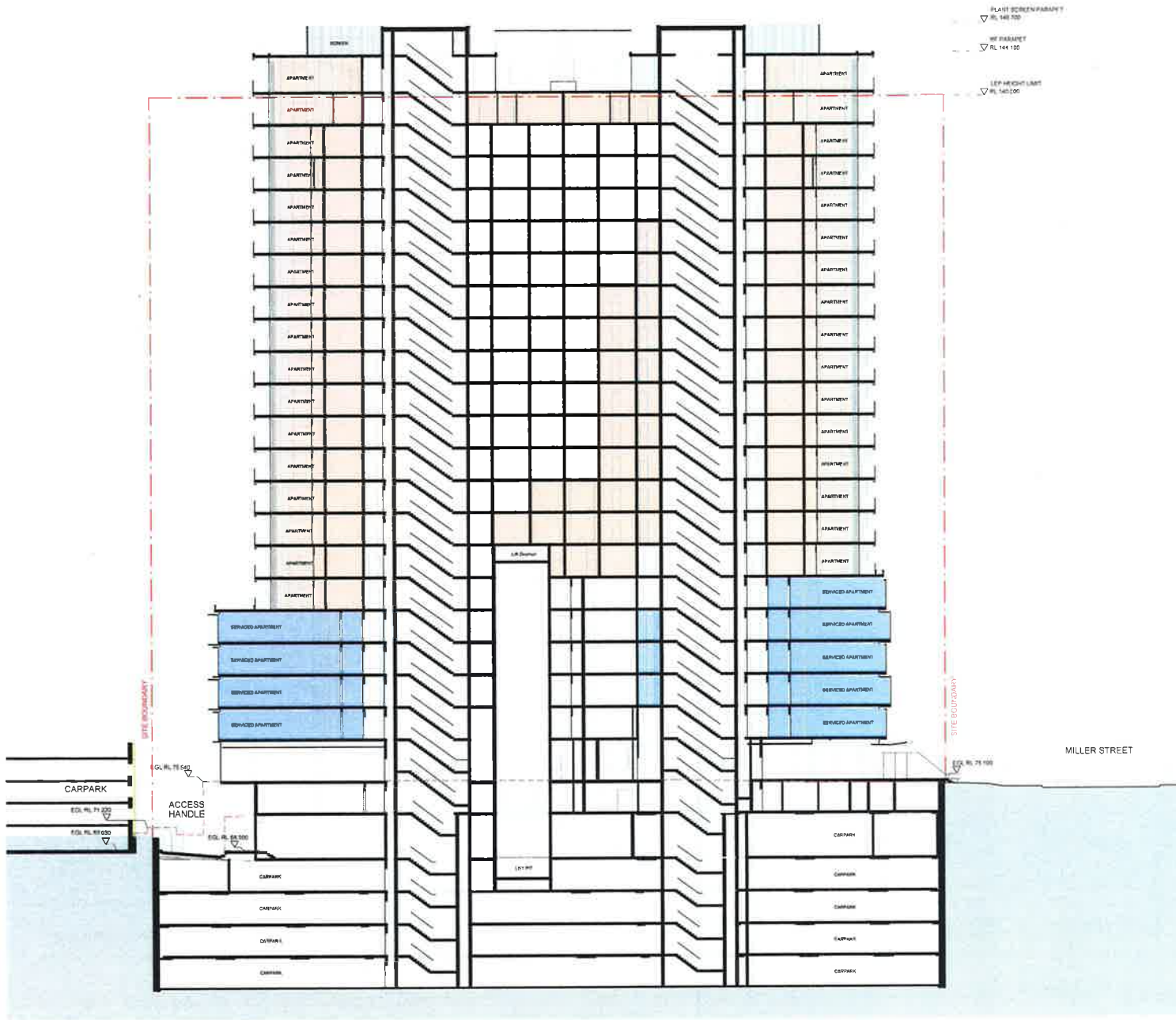
221 Miller Street North Sydney
CGI P: 09 15000

SECTION A

Rev	1	2	3	4	5
Date	17/11/2015	17/11/2015	17/11/2015	17/11/2015	17/11/2015
By	DA-0500	DA-0500	DA-0500	DA-0500	DA-0500
Check					
Scale					
Issue					

ISSUED FOR DA

A SECTION
1/200



FLASH SCREEN FABRYT
▽ RL 141.500

RF PARAPET
▽ RL 144.100

LEP HEIGHT LIMIT
▽ RL 148.000

LEGEND

■ SERVICED APARTMENT STRATUM

□ RESIDENTIAL APARTMENT STRATUM

— EXISTING GROUND LINE (EGL)

EGL EXISTING GROUND LINE

L01	RL	141.000
L21	RL	140.500
L20	RL	137.450
L19	RL	134.400
L18	RL	131.350
L17	RL	129.300
L16	RL	125.250
L15	RL	122.200
L14	RL	119.150
L13	RL	116.100
L12	RL	113.050
L11	RL	110.000
L10	RL	106.950
L09	RL	103.900
L08	RL	100.850
L07	RL	97.800
L06	RL	94.750
L05	RL	91.700
L04	RL	88.650
L03	RL	85.600
L02	RL	82.550
L01	RL	79.500
L00	RL	76.450
L05	RL	72.500
L01	RL	68.550
L01	RL	64.600
L01	RL	60.650
L01	RL	56.700
L01	RL	52.750
L01	RL	48.800
L01	RL	44.850
L01	RL	40.900
L01	RL	36.950
L01	RL	33.000
L01	RL	29.050
L01	RL	25.100
L01	RL	21.150
L01	RL	17.200
L01	RL	13.250
L01	RL	9.300
L01	RL	5.350
L01	RL	1.400

No.	Description	Date
1	Public Exhibition	10/01/2018
2	Final Design	17/11/2018



Level 10, 211 Miller St
North Sydney, NSW Australia 1585

PTW Architects

Level 10, 211 Miller St
North Sydney, NSW Australia 1585

Project Team

PTW
Urban
Major Level Nuclear
TNY
NDY

Aurcon
Ockler
Sunrise Design
Northcote
Pave Watson & Partners
OTA Consultants
Five D

Architectural Design
Structural
Civil
Mechanical
Electrical
Communication
Landscape
Interior
BIM
Energy
Sustainability
Traffic
Security
Fire
Acoustic
Lighting
Signage
Furniture
Wayfinding
Public Art
Urban Design
Landscape Architecture
Interior Design
Mechanical Engineering
Electrical Engineering
Civil Engineering
Structural Engineering
Communication Design
Landscape Architecture
Interior Design
BIM
Energy
Sustainability
Traffic
Security
Fire
Acoustic
Lighting
Signage
Furniture
Wayfinding
Public Art
Urban Design
Landscape Architecture
Interior Design
Mechanical Engineering
Electrical Engineering
Civil Engineering
Structural Engineering

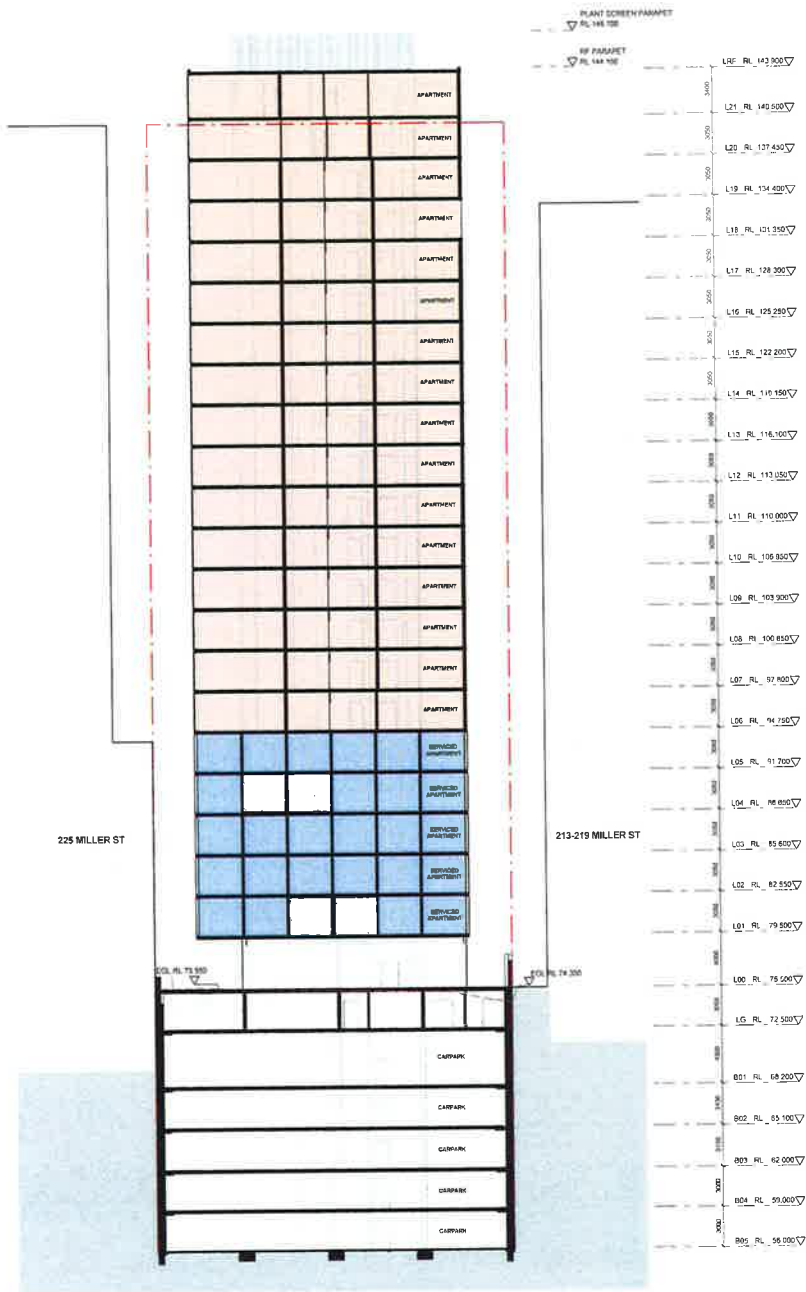
221 Miller Street, North Sydney
LOT 2 - DP 74020

SECTION B

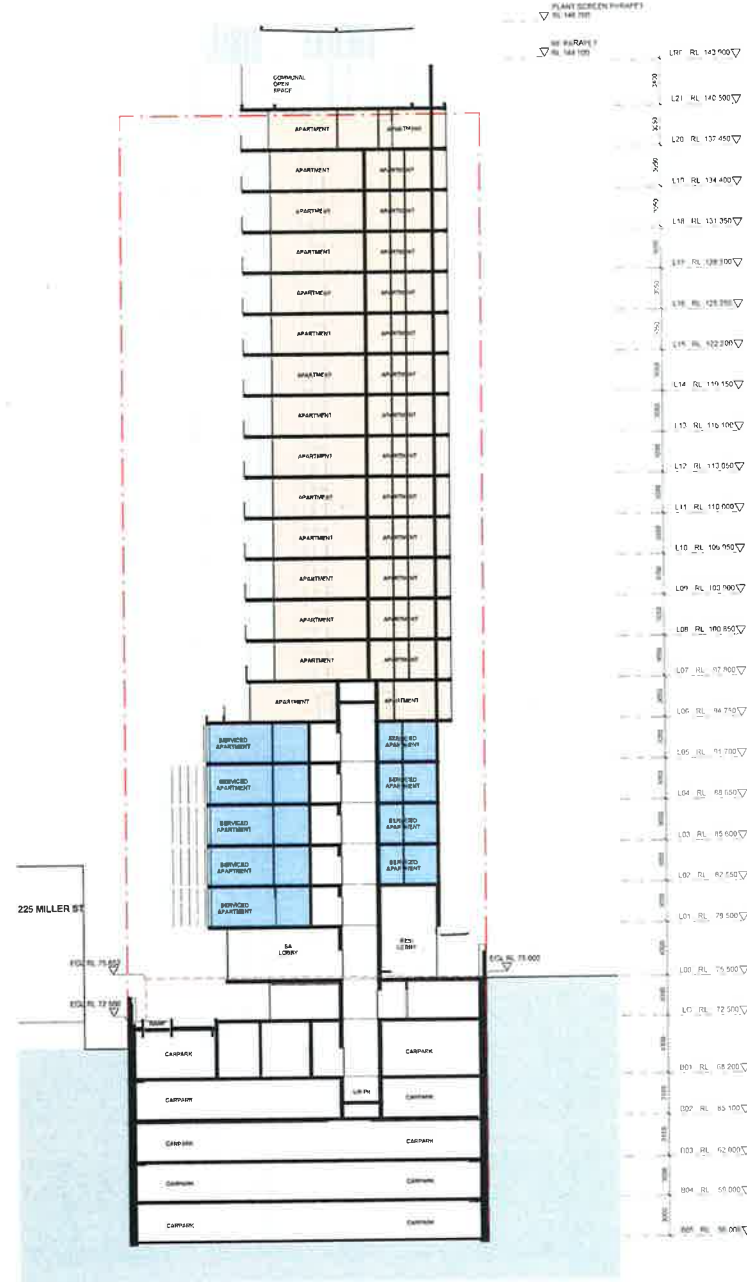
Scale	1:200 (1:41)	Issue Date	17/11/2018	Drawn By	28/04/18
Project	DA-0501	Sheet No.	2	Issued For	DA

ISSUED FOR DA

B SECTION
1:200



C SECTION C
1:200



D SECTION D
1:200

- LEGEND
- SERVICED APARTMENT STRATUM
 - RESIDENTIAL APARTMENT STRATUM
 - EXISTING GROUND LINE (EGL)
- EGL: EXISTING GROUND LINE

Rev: 1
Description: 221 MILLER ST (DA)
PROJECT NO: DA-0502



Level: 1:200
Scale: 1:200

PTW Architects
Level: 1:200
Scale: 1:200

Project Team

PTW
Chris High Level
Nadya

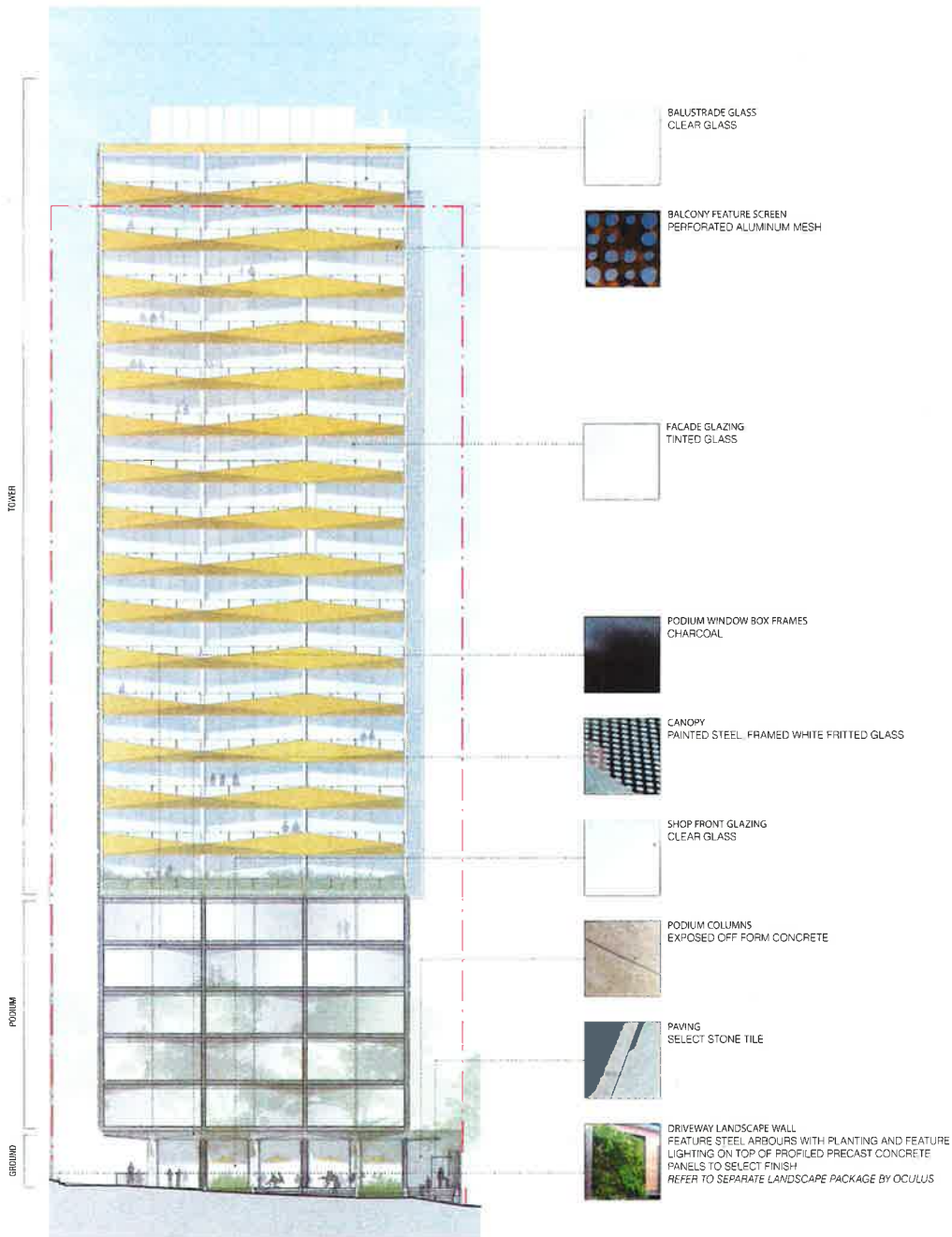
Architect: PTW Architects
Structural: GHD
Civil: GHD
Mechanical: GHD
Electrical: GHD
Plumbing: GHD
Fire: GHD
Landscape: GHD
Interior: GHD
Exterior: GHD
Signage: GHD
Furniture: GHD
Lighting: GHD
Acoustic: GHD
Security: GHD
Accessibility: GHD
Sustainability: GHD
Health & Safety: GHD
Risk Management: GHD
Quality Management: GHD
Construction Management: GHD
Operational Management: GHD

Project: 221 Miller Street North Sydney
LOT 2 - DP 71609

SECTIONS C & D

NO.	DATE	BY	CHKD.	SCALE
1	2024/01/11	PTW	PTW	1:200
2	2024/01/11	PTW	PTW	1:200

DA-0502
2
ISSUED FOR DA



EXAMPLE OF FAÇADE WINDOW FRAMES - NOËL PECK CENTRE MELBOURNE AUSTRALIA



PERFORATED GOLD BALCONY SCREEN - GARLAND DEVELOPMENT SYDNEY AUSTRALIA



PERFORATED GOLD SCREEN - STADTMUSEUM SWITZERLAND



POP-OUT BOXES - HELVETICA OFFICE EXTENSION ST GALLEN SWITZERLAND



BLACK STEEL WINDOW FRAME - HOUSE DS DESTELBERGEN BELGIUM



SLANTING TIMBER SOFFIT - PIRRAMA PARK BUILDING SYDNEY AUSTRALIA



PEEL UP BENCH - HIGH LINE NEW YORK USA



PLANTING - ONE CENTRAL PARK SYDNEY AUSTRALIA



GLASS CANOPY - BROCHS1 EIN PAVILION | HOUSTON USA

No.	Revision	Date
1	ISSUED FOR DA	14/07/2015
2	ISSUED FOR DA	18/11/2015

YUHUGROUP

Level 19, 201 George St
Sydney NSW 2000 Australia
T +61 2 9551 9999
F +61 2 9551 9998

PTW Architects

Level 19, 201 George St
Sydney NSW 2000 Australia
T +61 2 9551 9999
F +61 2 9551 9998

Project Team

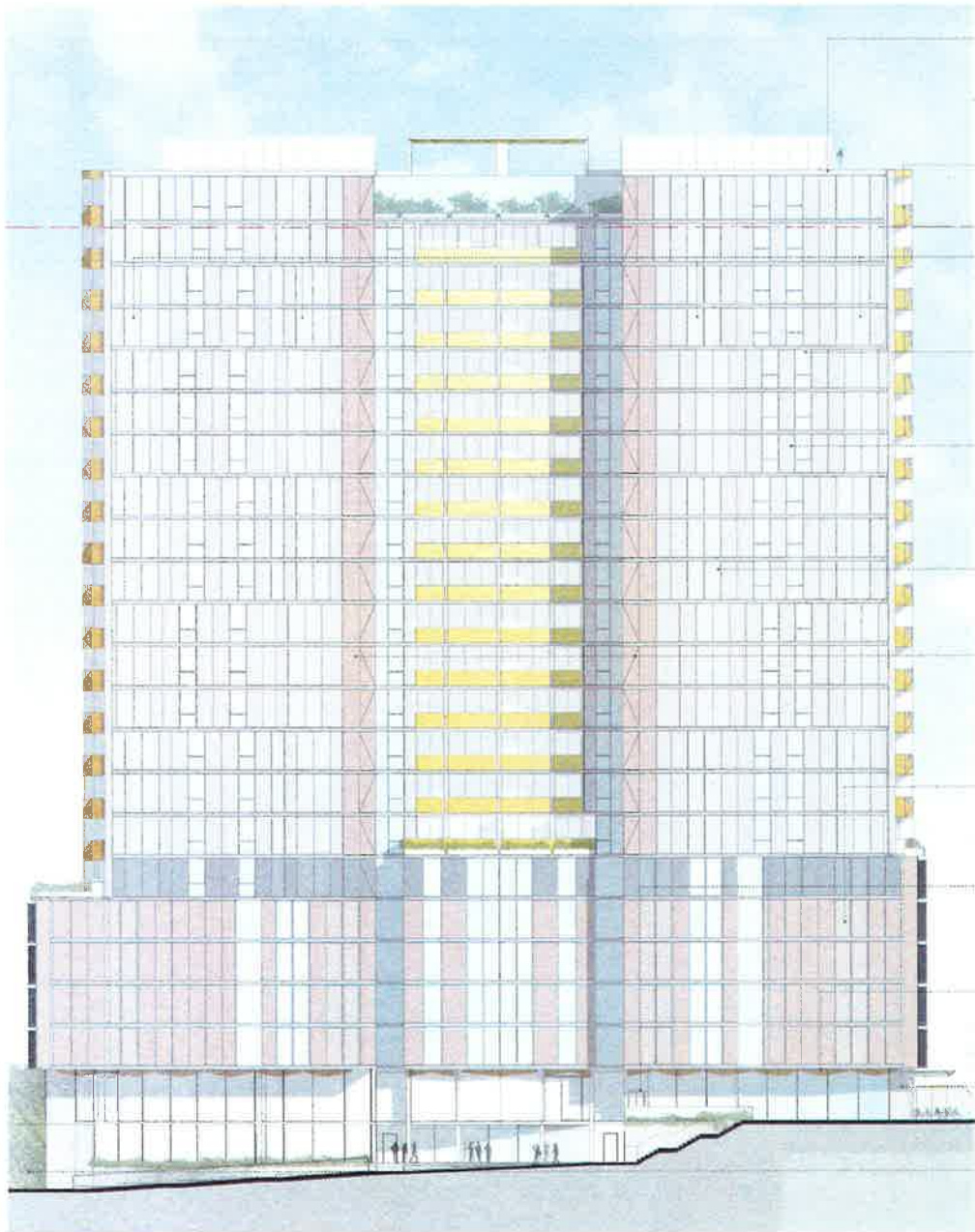
PTW	Architect
Uroš	Principal Architect
Paul/Laura/Rachel	Senior Architects
PTW	Architects
NDP	Architects
Arup	Structural Engineer
Stubbins	Structural Engineer
Conifer Design	Interior Designer
Woodrich	Interior Designer
Clare Wiggins & Partners	Interior Designer
CFA Consultants	Interior Designer
Stuart	Interior Designer

221 Miller Street, North Sydney
1527 2 - PH 883205

PROPOSED EXTERNAL FINISHES
SHEET 1 OF 2

Scale	1:1000 @ A1	Sheet No.	17/13/2015	Author	21/01/14
-------	-------------	-----------	------------	--------	----------

DA-0600
2
ISSUED FOR DA



-  BALUSTRADE GLASS
CLEAR GLASS
-  BALCONY FEATURE SCREEN
PERFORATED ALUMINIUM MESH
-  PRIVACY SCREENS
(FIXED)
ALUMINIUM POWDER COAT TO MATCH FACADE
-  FACADE GLAZING
TINTED GLASS WITH COLOUR BACK PRIVACY
SPANDREL
-  WINDOW FRAMES
ANODIZED ALUMINIUM
-  FACADE CLADDING
RAIN SCREEN PANELS - GREY
-  PRIVACY SCREENS
(OPERABLE)
ALUMINIUM POWDER COAT TO MATCH FACADE
-  FACADE CLADDING
RAIN SCREEN PANELS - WARM METALLIC
TONES BRONZE
-  SHOP FRONT GLAZING
CLEAR GLASS
-  FIRST FLOOR SOFFIT
EXPOSED OFF FORM CONCRETE
WITH STEEL FRAMED TIMBER FEATURE
PANELS
-  PODIUM COLUMNS
EXPOSED OFF FORM CONCRETE
-  INTERFACE TO CAR PARK
LANDSCAPED STEEL FRAMES WITH FEATURE
LIGHTING

REFER TO SEPARATE LANDSCAPE PACKAGE BY
OCULUS



No.	Revision	Date
1	ISSUED FOR DA	16.07.20
2	ISSUED FOR DA	17.11.20

Client



YUHUGROUP

Level 15, 101 Market St
North Sydney, NSW Australia 1585

T +61 (0)2 9550 8888
F +61 (0)2 9550 8888

PTW Architects **PTW**

Level 15, 101 Market St
North Sydney, NSW Australia 1585

T +61 (0)2 9550 8888
F +61 (0)2 9550 8888

Project Team

PTW	Architect	Michael J. Jones
Urban	Urban Designer	Robert Taylor
Right Lines	Structural Engineer	Structure & Space Engineering
TDW	Quantity Surveyor	Quantum
NDY	Construction Manager	North Sydney City Council
Agicon	Construction Manager	Agicon
Design	Interior Design	W&L Design
Woodfin	Wood Finishes	Woodfin
Steve Wilson & Partners	GLA Services	Steve Wilson & Partners
GTA Consultants	GLA Consultants	GTA Consultants
Tree ID	Tree ID	Tree ID

Project

221 Miller Street North Sydney
LOF 2 - (2F) (2020)

Proposed External Finishes
SHEET 2 OF 2

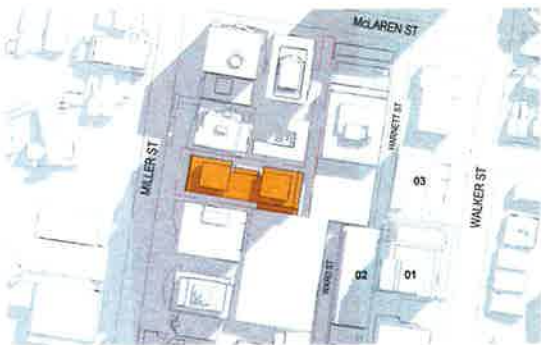
Scale	1:100
Author	DA-0601
Checker	2
Issue	ISSUED FOR DA



9am - March 21 (DST ON)



10am - March 21 (DST ON)



11am - March 21 (DST ON)



12pm - March 21 (DST ON)



1pm - March 21 (DST ON)



2pm - March 21 (DST ON)



3pm - March 21 (DST ON)

LEGEND

--- SITE BOUNDARY

■ SUBJECT BUILDING
221 MILLER ST

DST DAYLIGHT SAVINGS TIME

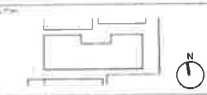
01 BUILDING 01
136-142 WALKER STREET

02 BUILDING 02 - SUBSTATION
3-11 WARD STREET

03 BUILDING 03
144-150 WALKER STREET

DISCLAIMER
THIS DOCUMENT HAS BEEN PREPARED BY THE CONSULTANTS FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CONSULTANTS ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE CONSULTANTS' LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THEM.

No	Description	Date
1	ISSUED FOR DA	10/02/2015
2	ISSUED FOR DA	17/11/2015



Level 15, 201 Miller St
North Sydney NSW Australia 2060
T: +61 2 8008 9000
F: +61 2 8008 9000

PTW Architects
Level 13, 8 Darlinghurst Dr
Darling NSW Australia 2010
T: +61 2 9232 9877
F: +61 2 9231 4128

Project Team

PTW	Architect / Interior Design
UHQ	Urban Planner
Level 15 Sydney	Quantity Surveyor
TR	Structural / Facade Engineer
NDY	Mechanical, Electrical, Communications and Vertical Transportation Engineer
Auricon	Fire and Acoustic Engineer
Darius	Landscape Architect
Buildup Design	BEST Assessment
Wentech	Work & Robot Engineer
Shaw Wallace & Partners	P.C.A. & Access Consultant
GTA Consultants	Traffic Consultant
Tree IQ	& Arborist

Project
221 Miller Street, North Sydney
LOT 2 DP 745020

Title
SHADOW DIAGRAMS - MARCH 21
(AUTUMN EQUINOX)

Date
17/11/2015
Rev. No.
B15014

Project No.
DA-0800
Revision
2

Status
ISSUED FOR DA



9am - June 21



10am - June 21



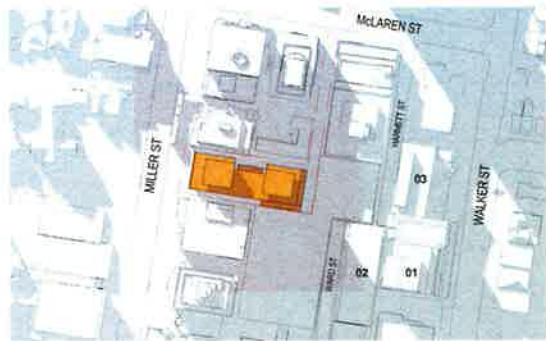
11am - June 21



12pm - June 21



1pm - June 21



2pm - June 21



3pm - June 21

LEGEND

--- SITE BOUNDARY

■ SUBJECT BUILDING
221 MILLER ST

DST DAYLIGHT SAVINGS TIME

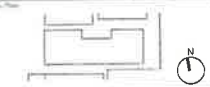
01 BUILDING 01
136-142 WALKER STREET

02 BUILDING 02 - SUBSTATION
3-11 WARD STREET

03 BUILDING 03
144-150 WALKER STREET

PROJECT INFORMATION
 SITE 221 MILLER ST, NORTH SYDNEY, NSW, AUSTRALIA
 CLIENT: YUHUGROUP
 PROJECT: SHADOW DIAGRAMS - JUNE 21 (WINTER SOLSTICE)
 DATE: 11/06/2016

Rev	Description	Date
1	ISSUED FOR DA	11/06/2016
2	ISSUED FOR DA	11/06/2016



Level 13, 201 Miller St
North Sydney, NSW Australia 2060

PTW Architects
 Level 19, 10 Durrumbein St
 Sydney, NSW Australia 2000
 Phone: +61 2 9222 5872
 Fax: +61 2 9221 4339

Project Team

Role	Name
Architect	Architect / Interior Designer Tuan Nguyen
PTW	Quantity Surveyor Doreen Sun
PTW	Structural & Fabric Engineer Michael Chen
PTW	Mechanical, Electrical Communications and Vertical Transportation Engineer Wenqiang Cui
PTW	Civil, Fire and Acoustic Engineer Liam O'Connell
Collab	Interior Design GASD Interior
Workshop	Structural Engineer Wenliang Chen
Specialist	MEP & Acoustic Consultant GTA Consultants
Tree IC	Tree Consultant GTA Consultants

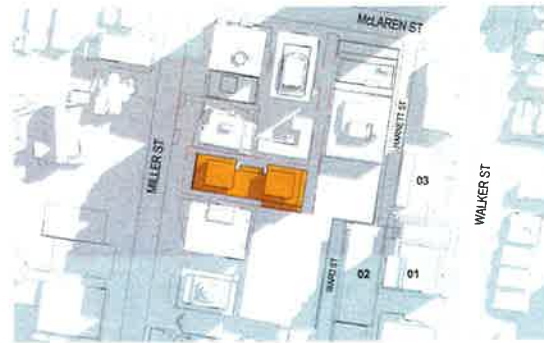
Project
221 Miller Street North Sydney
LOT 2 DP 745020

Title
SHADOW DIAGRAMS - JUNE 21
(WINTER SOLSTICE)

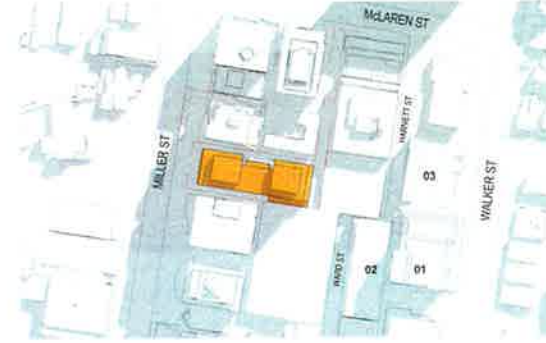
Code	Issue Date	Rev
DA-0801	11/06/2016	2

Drawn By: [Name]
Checked By: [Name]

ISSUED FOR DA



9am - September 21



10am - September 21



11am - September 21



12pm - September 21



1pm - September 21



2pm - September 21



3pm - September 21

LEGEND

--- SITE BOUNDARY

■ SUBJECT BUILDING
221 MILLER ST

DST DAYLIGHT SAVINGS TIME

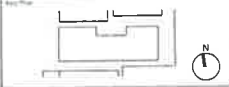
01 BUILDING 01
136-142 WALKER STREET

02 BUILDING 02 - SUBSTATION
3-11 WARD STREET

03 BUILDING 03
144-150 WALKER STREET

SHADOW CASTING BUILDINGS
 ALL THE BUILDINGS AND SHADOW CASTING BUILDINGS SHOWN BY A HATCHED OR HATCHED
 ON THE PLAN
 ALL THE BUILDINGS AND SHADOW CASTING BUILDINGS SHOWN BY A HATCHED OR HATCHED
 ON THE PLAN
 ALL THE BUILDINGS AND SHADOW CASTING BUILDINGS SHOWN BY A HATCHED OR HATCHED
 ON THE PLAN

Rev	Description	Date
1	Issue for DA	10/07/2018
2	Issue for DA	17/11/2018



YUHUGROUP
 Level 15, 201 Miller St
 North Sydney NSW Australia 2060
 T +61 2 8500 0000
 F +61 2 8500 0000

PTW Architects
 Level 13, 8 Castlemain St
 North Sydney NSW Australia 2060
 T +61 2 9222 2400
 F +61 2 9222 1339

Project Team

PTW	Architect / Interior Design
U&L	Costs Planner
PTW Level Building	Quantity Surveyor
NDY	Structural / Mechanical Engineer
	Mechanical / Electrical
	Communications and Vertical
	Transportation Engineer
Alumoon	Hydraulic, Civil, Fire and
	Acoustic Engineer
Outline	Landscape Architect
Business Design	BA&B Assurance
Windtech	Wind & Solar Engineer
Stam, Vignola & Partners	IC&A & Access Consultant
ATA Consultants	Traffic Consultant
Tree ID	Arborist

This document is the property of PTW Architects and is not to be used for any other project without the written consent of PTW Architects. All rights reserved. PTW Architects is not responsible for the accuracy of the information contained in this document. PTW Architects is not responsible for the accuracy of the information contained in this document. PTW Architects is not responsible for the accuracy of the information contained in this document.

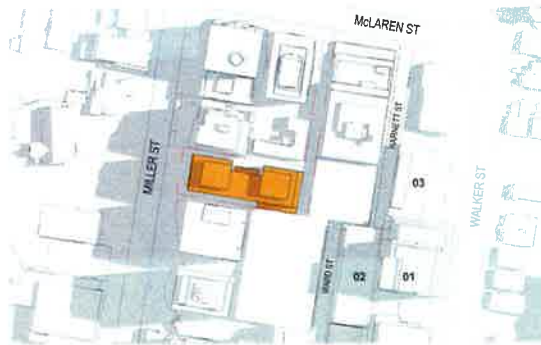
Project:
221 Miller Street, North Sydney
(LOT 1, DP 741521)

Title:
SHADOW DIAGRAMS - SEPTEMBER 21 (SPRING EQUINOX)

Scale	Issue Date	Job No.
① A1	12/11/2018	215074

Draw No.	Revisions
DA-0802	2

ISSUED FOR DA



9am - December 21



10am - December 21



11am - December 21



12pm - December 21



1pm - December 21



2pm - December 21



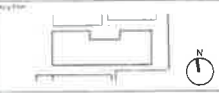
3pm - December 21

LEGEND

- SITE BOUNDARY
- SUBJECT BUILDING
221 MILLER ST
- DST DAYLIGHT SAVINGS TIME
- 01 BUILDING 01
136-142 WALKER STREET
- 02 BUILDING 02 - SUBSTATION
3-11 WARD STREET
- 03 BUILDING 03
144-150 WALKER STREET

SHADOW STUDY CONCLUDED
 THIS SHADOW STUDY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT OF NORTH SYDNEY.
 THIS SHADOW STUDY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
 THE SHADOW STUDY IS BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT.
 THE SHADOW STUDY IS BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT.

No.	Description	Date
1	ISSUED FOR DA	08/07/2018
2	ISSUED FOR DA	09/11/2018



Level 15, 175 Darling Street, Sydney NSW 2000
 Phone: +61 2 9221 1677
 Fax: +61 2 9221 4176

PTW Architects
 Level 15, 175 Darling Street, Sydney NSW 2000
 Phone: +61 2 9221 1677
 Fax: +61 2 9221 4176

Project Team	
PTW	Architect/Project Designer
UNB	Structural Engineer
MR Lavin Bucknell	Quantity Surveyor
PTW	Quantity Surveyor
NDT	Quantity Surveyor
Aurecon	Quantity Surveyor
CoAus	Quantity Surveyor
Surface Design	Quantity Surveyor
Victorch	Quantity Surveyor
Shaw Wilson & Partners	Quantity Surveyor
OTA Consultants	Quantity Surveyor
Tree ID	Quantity Surveyor

SHADOW STUDY REPORT
 THIS SHADOW STUDY REPORT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
 THE SHADOW STUDY REPORT IS BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT.
 THE SHADOW STUDY REPORT IS BASED ON THE ASSUMPTIONS SET OUT IN THE SHADOW STUDY REPORT.

Project:
 221 Miller Street, North Sydney
 LOT 2 (DP 745029)

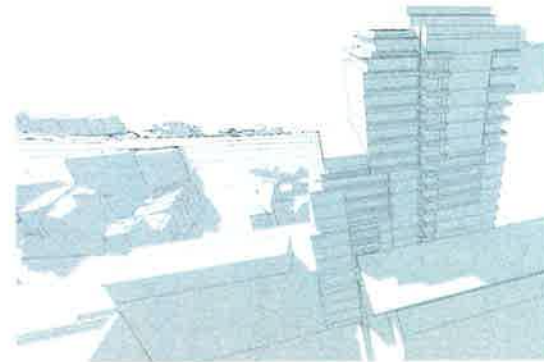
Title:
 SHADOW DIAGRAMS - DECEMBER 21
 (SUMMER SOLSTICE)

Scale	Issue Date	Issue No.
AS A1	13/11/2018	215014

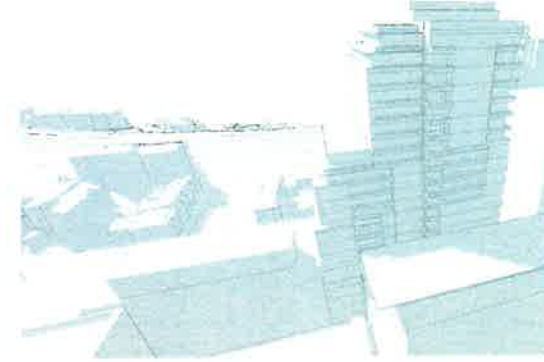
Draw No:
 DA-0803

Issue No:
 2

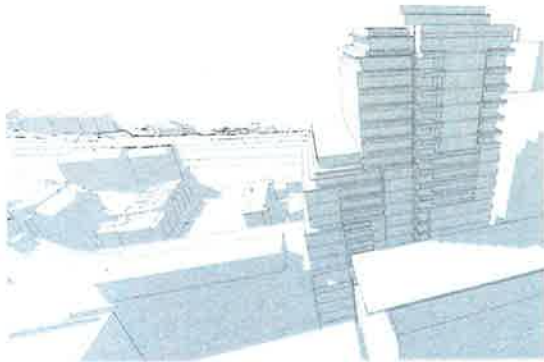
Issue Date:
 ISSUED FOR DA



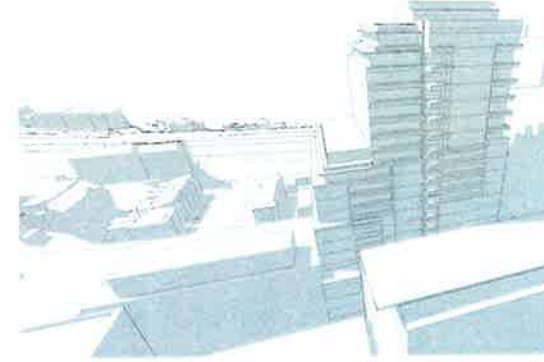
9am - March 21 (DST ON)



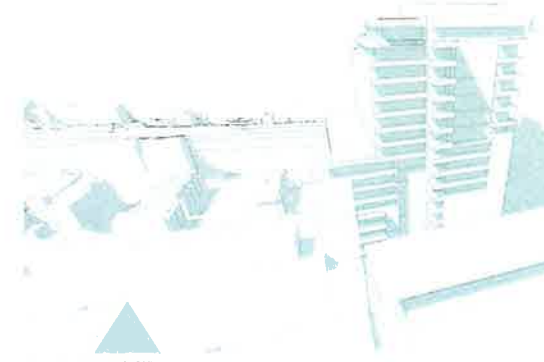
10am - March 21 (DST ON)



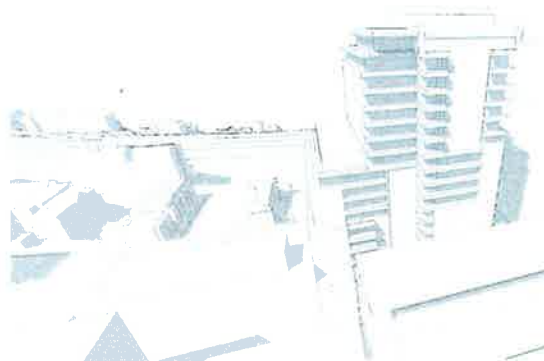
11am - March 21 (DST ON)



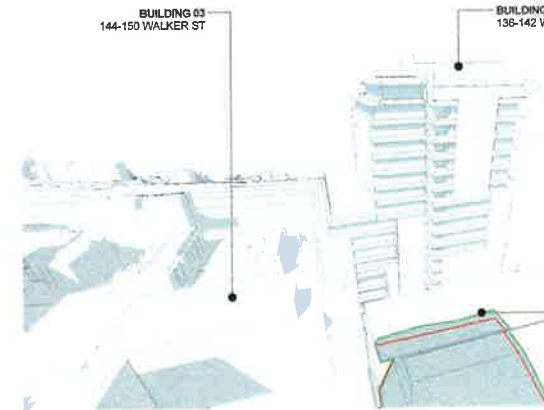
12pm - March 21 (DST ON)



1pm - March 21 (DST ON)



2pm - March 21 (DST ON)



3pm - March 21 (DST ON)

BUILDING 03
144-150 WALKER ST

BUILDING 01
136-142 WALKER ST

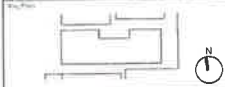
BUILDING 02
SUBSTATION, 3-11 WARD ST

LEGEND

- SHADOW EXTENT OF APPROVED DA
- SHADOW EXTENT OF PROPOSED ENVELOPE

DISCLAIMER
 This Shadow Diagram is a preliminary illustration only and is not intended to be a final design.
 BUILDING 02: DP 745202
 BUILDING 03: DP 745202
 BUILDING 01: DP 745202
 BUILDING 02: DP 745202
 BUILDING 03: DP 745202

No.	Description	Date
1	ISSUED FOR DA	16/03/2020
2	ISSUED FOR DA	27/03/2020



Level 15, 201 Miller St
 North Sydney NSW Australia 2060
 T +61 2 9529 0500
 F +61 2 9529 0505

PTW Architecture

Level 13, 201 Miller St
 North Sydney NSW Australia 2060
 T +61 2 9529 0500
 F +61 2 9529 0505

Project Team

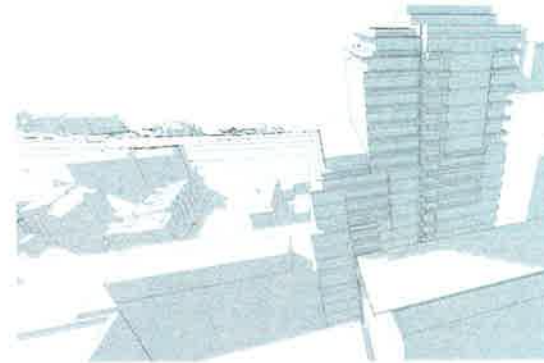
Role	Name
Principal / Project Designer	Timothy Parnham
Quantity Surveyor	Shane & Terence Engle
Structural & Façade Engineer	Mechanical, Electrical, Communications and Vertical Transportation Engineer
Hydraulic, Civil, Fire and Acoustic Engineer	Architectural Engineer
Landscaping Architect	BLDG Alliance
Work & Solar Engineer	Work & Solar Engineer
DBA & Access Consultant	DBA & Access Consultant
Traffic Consultant	Traffic Consultant
Arboreal	Arboreal

Project
 221 Miller Street, North Sydney
 LOT 2 DP 745202

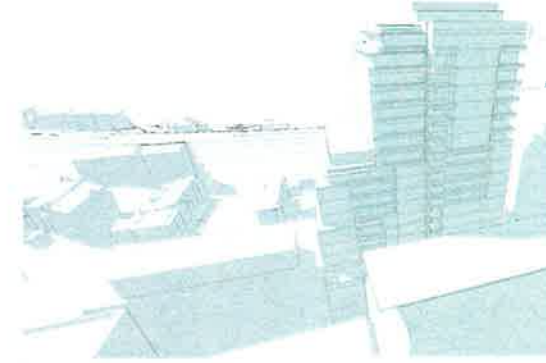
SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - MARCH 21 (AUTUMN EQUINOX)

Scale	Drawn	Check
NTS @ A1	17/11/2019	21/01/20

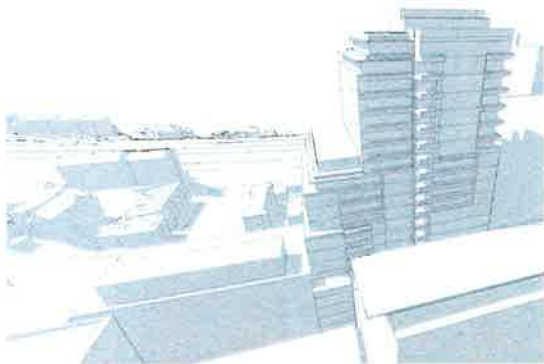
DA-0804



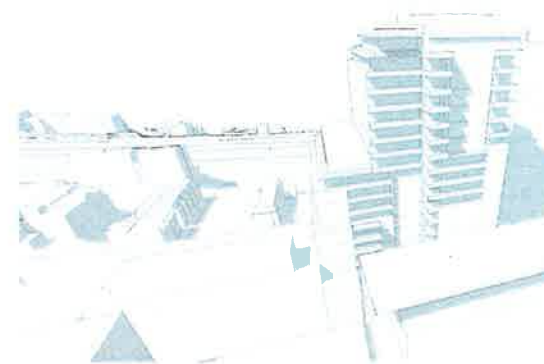
9am - September 21



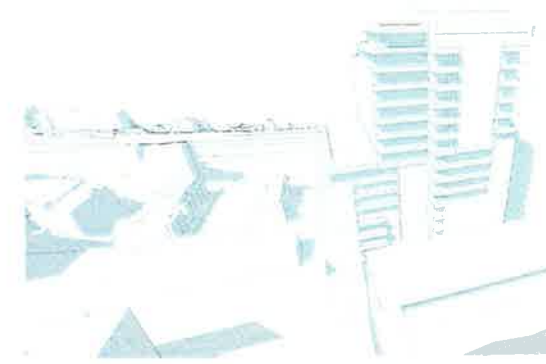
10am - September 21



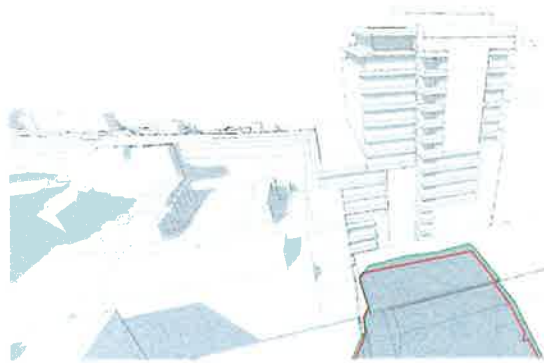
11am - September 21



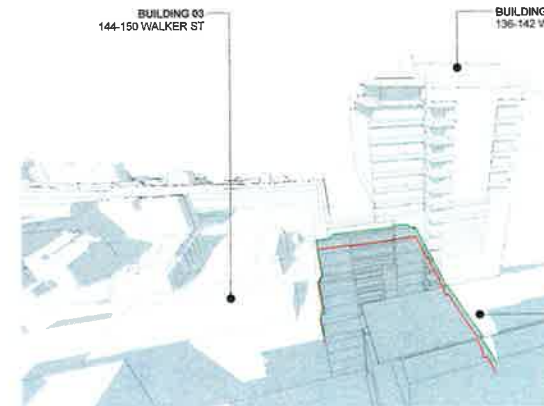
12pm - September 21



1pm - September 21



2pm - September 21



3pm - September 21

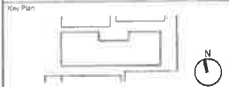
LEGEND

- SHADOW EXTENT OF APPROVED DA
- SHADOW EXTENT OF PROPOSED ENVELOPE

SHADOW STUDY DISCLAIMER
 This Shadow Study is prepared for the purpose of providing information to the community and is not intended to be used for any other purpose. It is not a guarantee of any kind and does not constitute an offer of any financial product or service. The information contained herein is based on the information provided to us by the client and is subject to change without notice. We accept no liability for any loss or damage, whether direct or indirect, arising from the use of this information.

DA/DND LEVEL ONE FOR 221 Miller Street, 3-11 Ward at North Sydney NSW (Sydney) Sydney NSW Australia 2060
 Safety & Health 18 000 000 000

No.	Description	Date
1	ISSUED FOR DA	18/09/2018
2	REVISED FOR DA	27/11/2018



Level 15, 201 Miller St
 North Sydney NSW Australia 2060
 T + 61 2 8558 9288
 F + 61 2 8558 9299

PTW Architects

Level 15, 201 Miller St
 North Sydney NSW Australia 2060
 1 Person, 2011-2018
 2 People, 2019-2020
 3 People, 2021-2022
 4 People, 2023-2024
 5 People, 2025-2026

PTW

Level 15, 201 Miller St
 North Sydney NSW Australia 2060
 T + 61 2 8558 9288
 F + 61 2 8558 9299

Project Team

Role	Name	Company
Architect / Interior Designer	PTW	PTW Architects
Team Planner	PTW	PTW Architects
Quantity Surveyor	PTW	PTW Architects
Structural & Façade Engineer	PTW	PTW Architects
Mechanical, Electrical, Communications and Traffic	PTW	PTW Architects
Transportation Engineer	PTW	PTW Architects
Hydraulic, Civil, Fire and	PTW	PTW Architects
Acoustic Engineer	PTW	PTW Architects
Landscape Architect	PTW	PTW Architects
BA&I Architect	PTW	PTW Architects
Ward & Sole Engineer	PTW	PTW Architects
BCA & Access Consultant	PTW	PTW Architects
Traffic Consultant	PTW	PTW Architects
Arboreal	PTW	PTW Architects

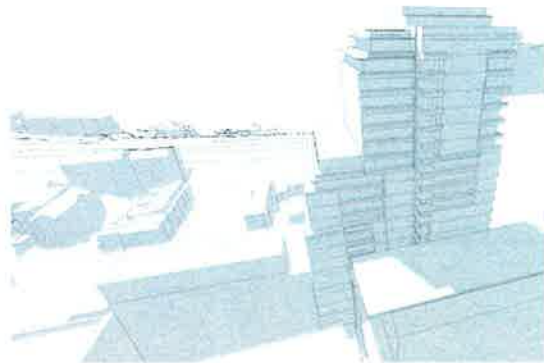
Disclaimer
 This Shadow Study is prepared for the purpose of providing information to the community and is not intended to be used for any other purpose. It is not a guarantee of any kind and does not constitute an offer of any financial product or service. The information contained herein is based on the information provided to us by the client and is subject to change without notice. We accept no liability for any loss or damage, whether direct or indirect, arising from the use of this information.

Project
 221 Miller Street, North Sydney
 LOT 2 DP 145920

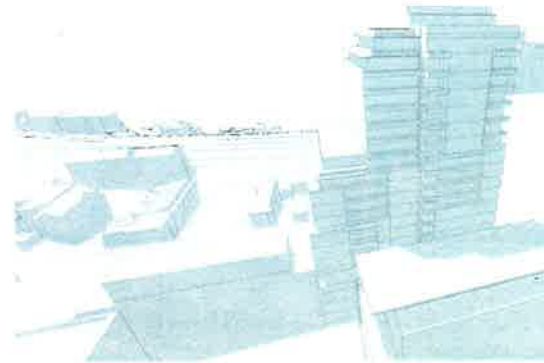
SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - SEPTEMBER 21 (SPRING EQUINOX)

Scale	Rev. No.	Date
NTS @ A1	1	18/09/2018
NTS @ A1	2	27/11/2018

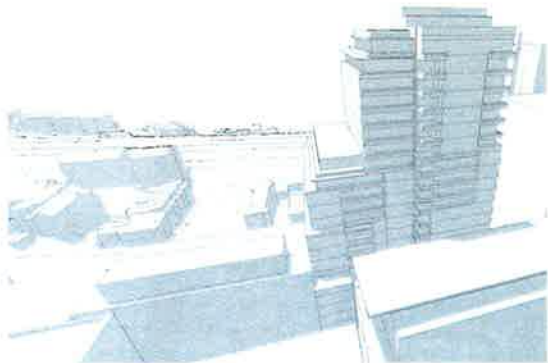
ISSUED FOR DA



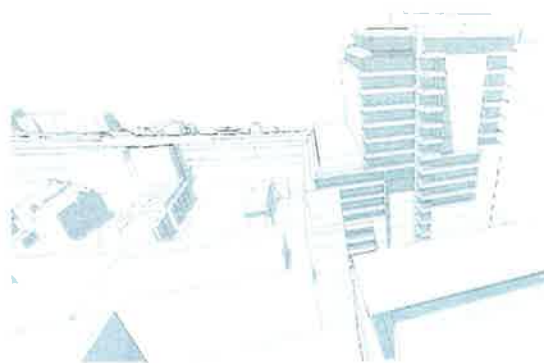
9am - December 21



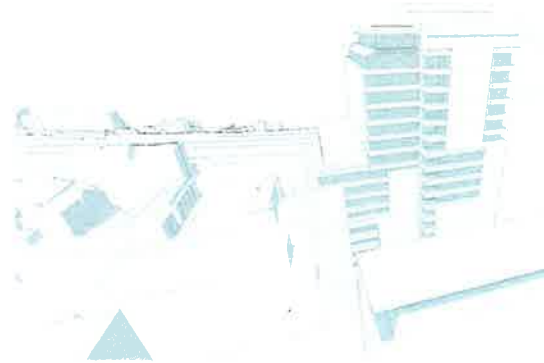
10am - December 21



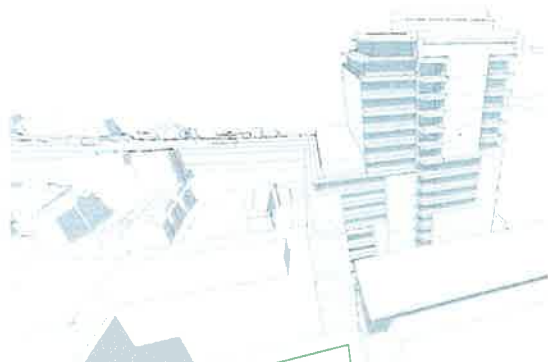
11am - December 21



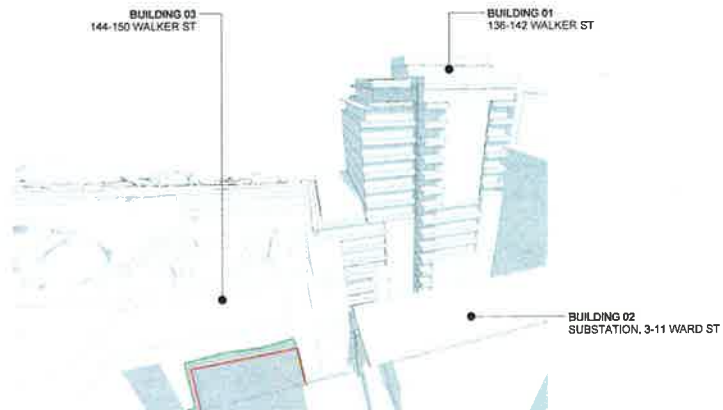
12pm - December 21



1pm - December 21



2pm - December 21



3pm - December 21

LEGEND

- SHADOW EXTENT OF APPROVED DA
- SHADOW EXTENT OF PROPOSED ENVELOPE

BOUNDARY DISCLOSURE

THIS SHADOW AND SUBORDINATE BUILDING APPROVED BY SAU GROUP FOR REFERENCE.

BUILDING ENVELOPE FOR APPROVED SUBMIT AT 3-11 WARD ST, NORTH SYDNEY AND SUBORDINATE BUILDING AT 136-142 WALKER ST, NORTH SYDNEY APPROVED BY DA.

SHADOWS ARE SHOWN FOR APPROVED BUILDING ENVELOPE AND SUBORDINATE BUILDING ENVELOPE.

No.	Description	Date
1	ISSUED FOR DA	17/11/2015
2	ISSUED FOR DA	17/11/2015

YUHUGROUP

Level 13, 201 Miller St
North Sydney, NSW Australia 2060

PTW Architects

Level 13, 9 Castlereagh St
Sydney NSW Australia 2000

PTW

Tel: +61 2 9232 5877
F: +61 2 9221 4130

Project Team

PTW	Architect / Interior Designer
Stal Leven Substad	Town Planning
EPW	Quantity Surveyor
MPE	Structural & Façade Engineer
	Mechanical, Electrical, Communications and Vertical Transportation Engineer
	Acoustic, Civil, Fire and Structural Engineer
Co&S	Landscape Architect
Wesloch	BASIX Assessor
Steve Wilson & Partners	Wind & Solar Engineer
OTA Consultants	SCA & Access Consultant
Tree ID	Traffic Consultant
	Arboreal

Project

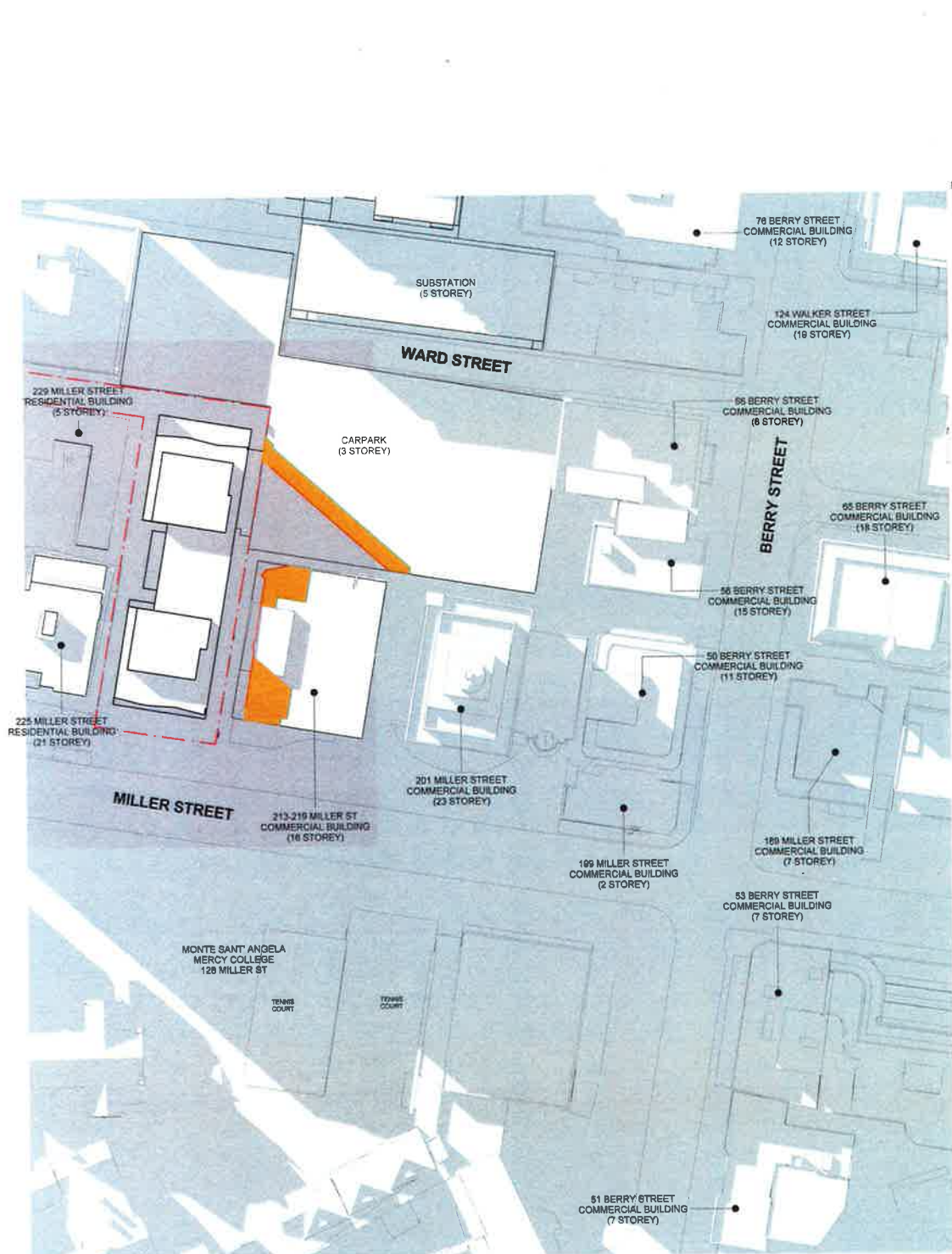
221 Miller Street, North Sydney
LOT 2 - DP 745320

SHADOW DIAGRAMS (NEIGHBOURING BUILDINGS) - DECEMBER 21 (SUMMER SOLSTICE)

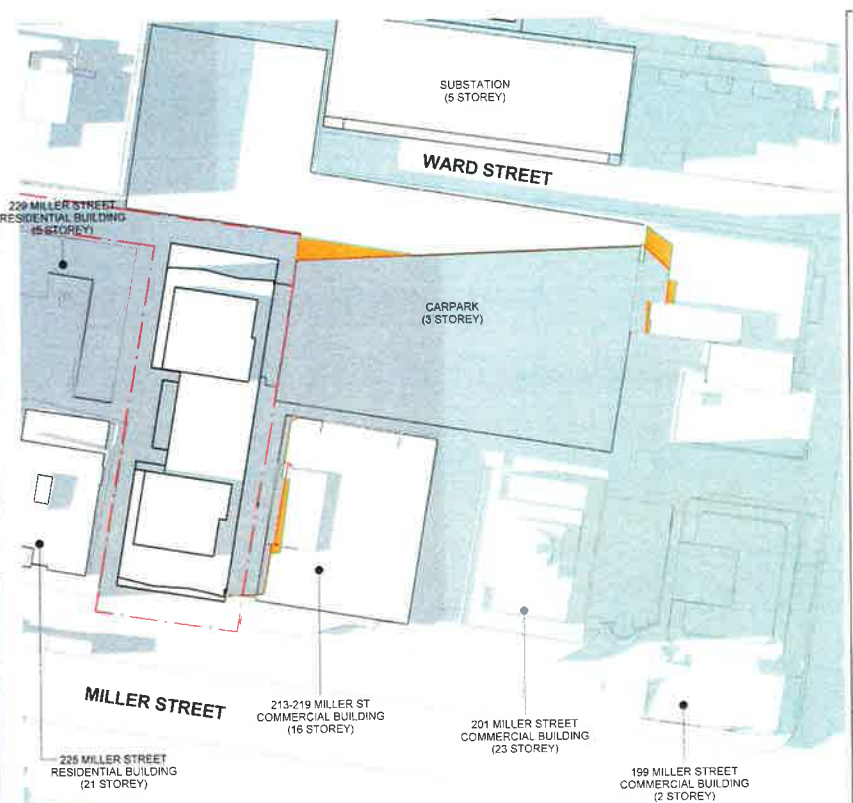
Scale	Iss. n Date	Rev. N
NTS @ A1	17/11/2015	2/1/2015

Doc No DA-0807 **Revision** 2

Status ISSUED FOR DA



9am - JUNE 21



12 noon - JUNE 21

SHADOW LEGEND

- SITE BOUNDARY
- APPROVED SHADOWS
- PROPOSED SHADOWS
- SHADOW EXTENT OF APPROVED DA
- SHADOW EXTENT OF PROPOSED ENVELOPE

SHADOW STUDY SUMMARY

This study has been prepared in accordance with the requirements of the Shadow Study Guidelines (2015) and the Shadow Study Guidelines (2015) as amended. The study has been prepared in accordance with the requirements of the Shadow Study Guidelines (2015) as amended.

No.	Description	Date
1	ISSUED FOR DA	15/06/2024
2	ISSUED FOR DA	17/06/2024

PTW Acknowledgement

Level 11.9 Governance
 Sydney NSW Australia 2024

Project Team

PTW	Business Development
YUHUGROUP	System Planning
PTW	Quantity Surveying
YUHUGROUP	Structural Engineering
PTW	Thermodynamic Analysis
YUHUGROUP	Construction Management
PTW	Cost Estimation
YUHUGROUP	Health & Safety
PTW	Quality Management
YUHUGROUP	Site & Access Management
PTW	Traffic Management
YUHUGROUP	Urban Design

221 Miller Street, North Sydney
 LOT 1 - DP 160000

SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 JUNE SHEET 1 OF 2

Sheet	DA No.	Date	Scale
1	DA-0810	17/06/2024	1:500
2	DA-0810	17/06/2024	1:500

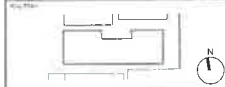
DA-0810
 ISSUED FOR DA

SHADOW LEGEND

- SITE BOUNDARY
- APPROVED SHADOWS
- PROPOSED SHADOWS
- SHADOW EXTENT OF APPROVED DA
- SHADOW EXTENT OF PROPOSED ENVELOPE

WUOLAH SHOPS BUILDING
 This building is a 2018 Sydney Local Government Area (SLGA) heritage item. It is a two-storey brick building with a gabled roof and a prominent chimney. The building is located at the corner of Miller Street and Berry Street. It is a significant example of early 20th-century commercial architecture in the area.

No.	Description	Date
1	ISSUED FOR DA	18.02.2025
2	ISSUED FOR DA	17.11.2025



YUHUGROUP

Level 11, 211 Miller St, Sydney, NSW, Australia 2000
 Phone: +61 (0)2 9550 9999
 Fax: +61 (0)2 9550 9999

PTW Architects

Level 11, 9 Coleridge St, Sydney, NSW, Australia 2000
 Phone: +61 (0)2 9550 9999
 Fax: +61 (0)2 9550 9999

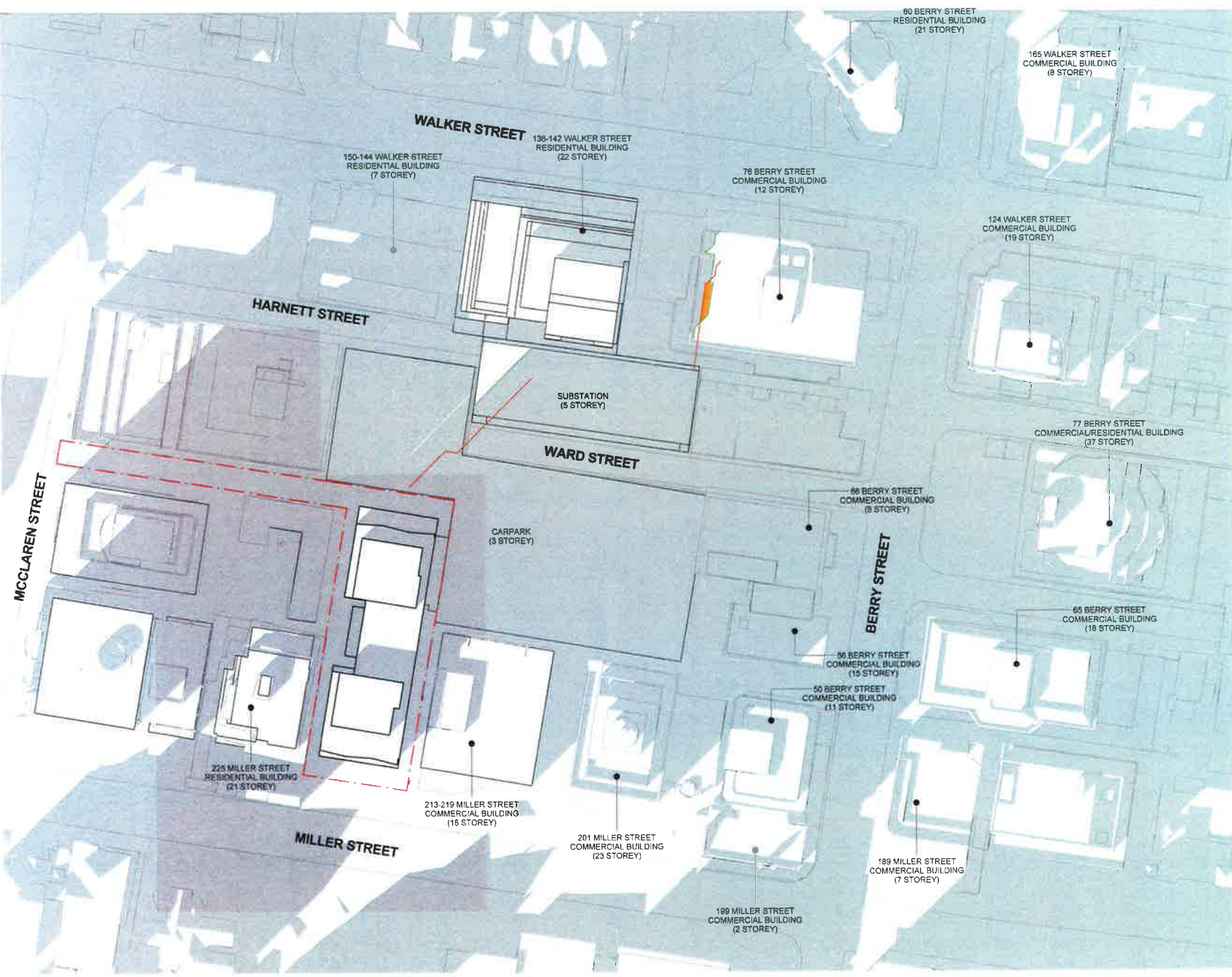
Project Team:

PTW	Architect
DBA	Quantity Surveyor
DBP Limited Business	Structural & Façade Engineer
PTW	Mechanical & Electrical
MDP	Construction Management
Architect	Architectural Engineer
DBA	Structural Engineer
DBP Limited Business	Structural Engineer
Workshop	MEP & Façade Engineer
DBP & Partners	MEP & Façade Engineer
DBA Consultants	MEP & Façade Engineer
DBP	MEP & Façade Engineer

Project:
 221 Miller Street North Sydney
 LOT 2 - DBP 1415/25

SHADOW DIAGRAMS (ENVELOPE COMPARISON) - 21 JUNE SHEET 2 OF 2

No.	Description	Date
1	ISSUED FOR DA	17.11.2025
2	ISSUED FOR DA	17.11.2025



3pm - JUNE 21



PROJECT: 215014 - 221 Miller Street, North Sydney, NSW
 ISSUE: 07
 DATE: 11.01.2016
 STATUS: ISSUED FOR DA

PTW

SITE SUMMARY

SITE AREA 2458 m²
 SITE AREA (EXCL. ACCESS HANDLE) 2007 m² (MEASURED FROM SURVEY)

LEGEND



SERVICED APARTMENTS / RETAIL
 RESIDENTIAL APARTMENTS

COUNCIL CONTROLS AS PER SITE WITHOUT ACCESS HANDLE

COUNCIL: NORTH SYDNEY COUNCIL
 LEP: 2013
 ZONE: B4 MIXED USE
 HEIGHT LIMIT: RL 140.00
 NON-RESIDENTIAL FSR: MIN 3:1
 MIN NON-RESIDENTIAL GFA: 6021 m²
 PROPOSED FSR: 3.04:1
 PROPOSED NON-RESIDENTIAL GFA: 6093m²

YIELD GFA

RETAIL / SERVICED APARTMENTS

LEVEL	NO. OF STOREYS	AREA / FLOOR (m ²)	SUB-TOTAL (m ²)	STUDIO	1B	2B (EACH KEY COURTYARD)	TOTAL
LG (LOBBY / BACK OF HOUSE)	3	831	831				
SD (ENTRANCE / MIXED CORE / GYM)	1	841	841				
101	1	620	620	2	1	18	21
102	1	1005	1005	2	4	18	22
103	1	1005	1005	2	4	18	22
104	1	1005	1005	2	4	18	22
105	1	620	620	2			11
TOTAL			6093	12	15	74	100
			MIX	11%	15%	74%	

TOTAL NON-RESIDENTIAL GFA (m²)
 TOTAL APARTMENTS

6093
100

RESIDENTIAL

LEVEL	NO. OF STOREYS	AREA / FLOOR (m ²)	SUB-TOTAL (m ²)	STUDIO	1B	2B	3B	TOTAL
100 (LOBBY)	1	122	122					
105	1	201	201		2	2		4
106	1	848	848	3	4	5	1	11
107-119	13	834	10848	26	65	65		156
120	1	817	817				4	4
121	1	559	559				4	4
TOTAL			18535	27	71	76	9	183
			MIX	15%	35%	42%	5%	

TOTAL APARTMENTS

183

TOTAL RESIDENTIAL GFA (m²)
 TOTAL NON-RESIDENTIAL GFA (m²)

15535
6093

TOTAL GFA (m²)

19628

PROJECT: 215014 - 221 Miller Street, North Sydney, NSW
 ISSUE: 07
 DATE: 11.01.2016
 STATUS: ISSUED FOR DA

PTW

WASTE MANAGEMENT

AREA	NO. APTS	GARBAGE			RECYCLING		
		CAPACITY (L)	QUANTITY	(Times/week)	CAPACITY (L)	QUANTITY	(Times/week)
SERVICED APARTMENTS	100	900	5	1	240	29	1
RESIDENTIAL	183	660	10	3	240	45	1
		TOTAL	15		TOTAL	68	

NOTE: CALCULATIONS BASED ON NORTH SYDNEY'S DEVELOPMENT CONTROL PLAN 2013
 REFER TO WASTE CONSULTANT'S REPORT FOR WASTE GENERATION CALCULATIONS

AREA	AREA (m ²)	GARBAGE			RECYCLING		
		CAPACITY (L)	QUANTITY	(TIMES/WEEK)	CAPACITY (L)	QUANTITY	(TIMES/WEEK)
ESTAB	111	660	5	1	660	1	2
		TOTAL	5		TOTAL	1	

NOTE: CALCULATIONS BASED ON NORTH SYDNEY'S DEVELOPMENT CONTROL PLAN 2013
 REFER TO WASTE CONSULTANT'S REPORT FOR WASTE GENERATION CALCULATIONS

STORAGE

APARTMENT TYPE	NO. APTS	DCP RATE (m ²)	SEPP 65 RATE (m ²)	DCP REQUIRED (m ²)	SEPP 65 REQUIRED (m ²)	PROVIDED (m ²)
STUDIO	22	6	8	132	176	142
1 BR + S	71	8	8	428	428	425
2 BR	75	8	8	600	600	600
3 BR	8	10	10	90	90	90
			TOTAL	1196	1232	1286

NOTE: INCLUSIVE OF 29 ADAPTABLE SPACES (15% #) PER NS DCP 2013
 MIN 50% STORAGE PROVIDED WITHIN APARTMENTS

LEVEL	PROVIDED (m ²)
L22	10
L19-L21	108
L17-L18	78
L07-L16	410
L06	40
SUB TOTAL	646

B02	427
B03	311
B04	318
B05	309
TOTAL	2093

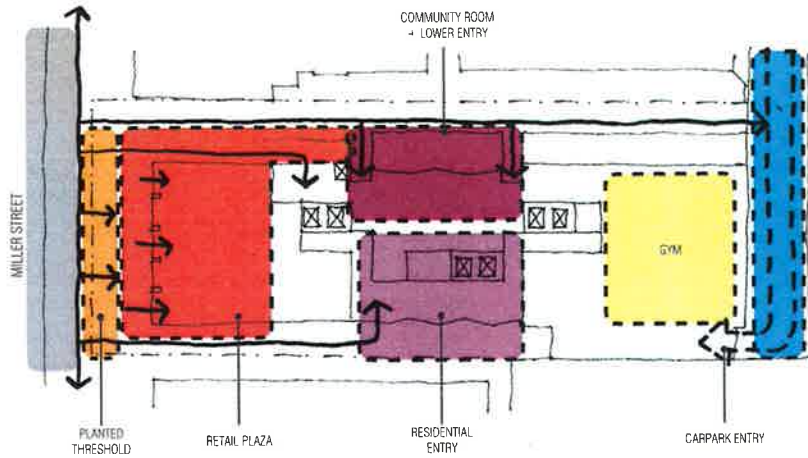
NOTE: ADDITIONAL STORAGE PROVIDED WITHIN BASEMENTS

221 MILLER ST. NORTH SYDNEY
 DEVELOPMENT APPLICATION
 LANDSCAPE DESIGN PACKAGE

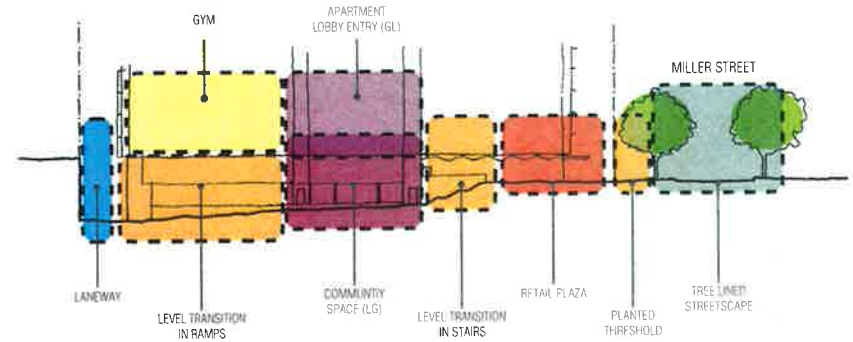


DRAWING REGISTER

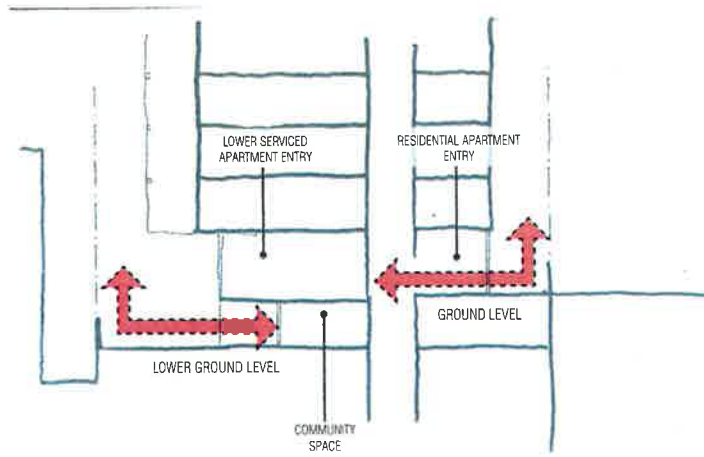
DWG NUMBER	TITLE
DA_L-000	COVER SHEET
DA_L-001	GROUNDPLANE CONCEPT DIAGRAMS
DA_L-100	GROUND + LOWER GROUND GENERAL ARRANGEMENT PLAN
DA_L-101	GROUND + LOWER GROUND LIGHTING CONCEPT PLAN
DA_L-102	REAR ACCESS LANE GENERAL ARRANGEMENT PLAN
DA_L-105	LEVEL 5 GENERAL ARRANGEMENT PLAN
DA_L-106	LEVEL 6 GENERAL ARRANGEMENT PLAN
DA_L-122	LEVEL 22 ROOFTOP GENERAL ARRANGEMENT PLAN
DA_L-201	G + LG - NORTH & SOUTH PERIMETER WALL ELEVATIONS
DA_L-301	G + LG - LANDSCAPE SECTIONS
DA_L-302	LEVEL 6 + ROOF TERRACE - LANDSCAPE SECTIONS
DA_L-400	INDICATIVE PLANT SCHEDULE



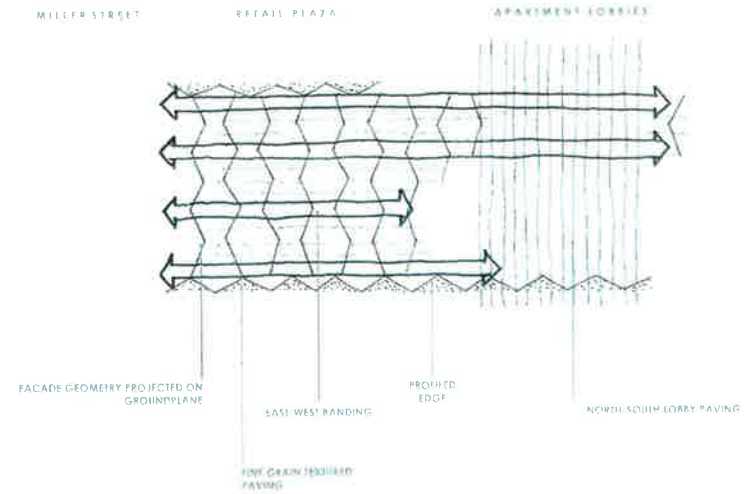
LINKAGES + CONNECTIONS



SPATIAL TRANSITIONS

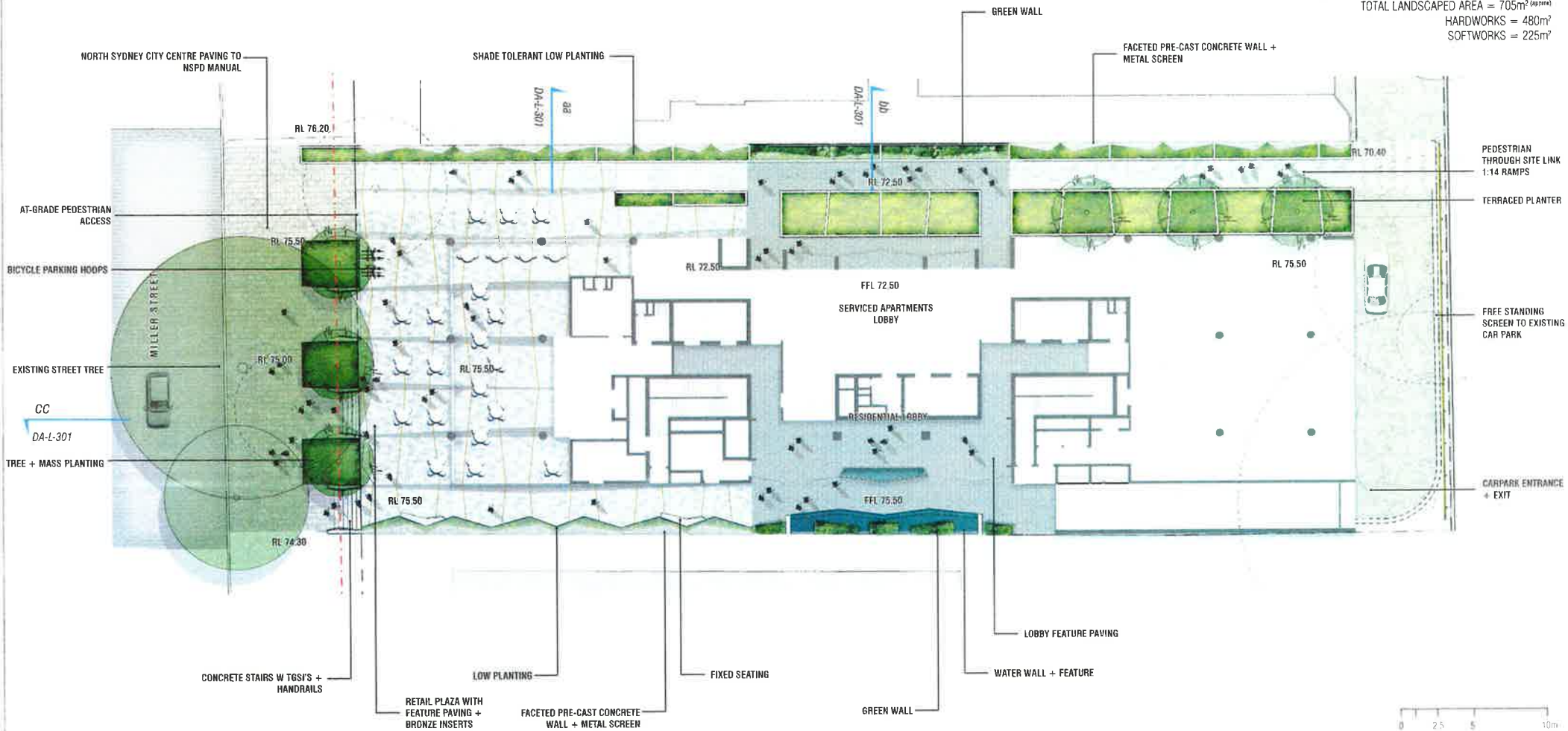


INTEGRATED GROUNDPLANE TREATMENT



RICHNESS OF MATERIAL + TEXTURE

GROUND + LOWER GROUND LANDSCAPE AREAS
 TOTAL LANDSCAPED AREA = 705m² (approx)
 HARDWORKS = 480m²
 SOFTWORKS = 225m²



NORTH SYDNEY CITY CENTRE PAVING



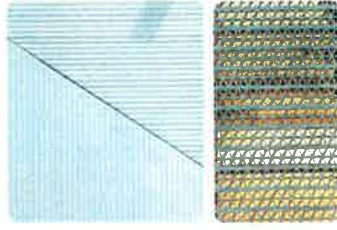
FEATURE PAVING W/ BRONZE INSERTS



PRECAST CONCRETE WALL / SEAT



GREEN WALL



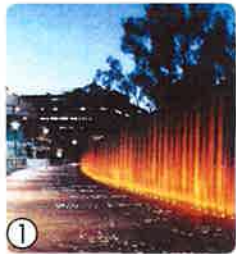
FACETED PRE-CAST CONCRETE WALLS + METAL SCREEN



FREESTANDING SCREEN TO CARPARK



WATER WALL



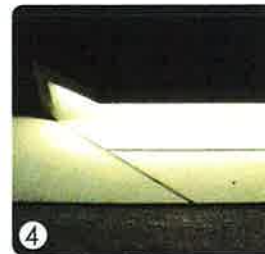
① DAPPLED UPLIGHT



② FEATURE TREE UPLIGHT



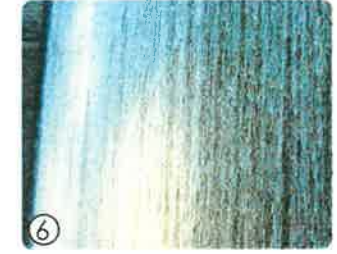
③ LOW LEVEL WALL LIGHTS



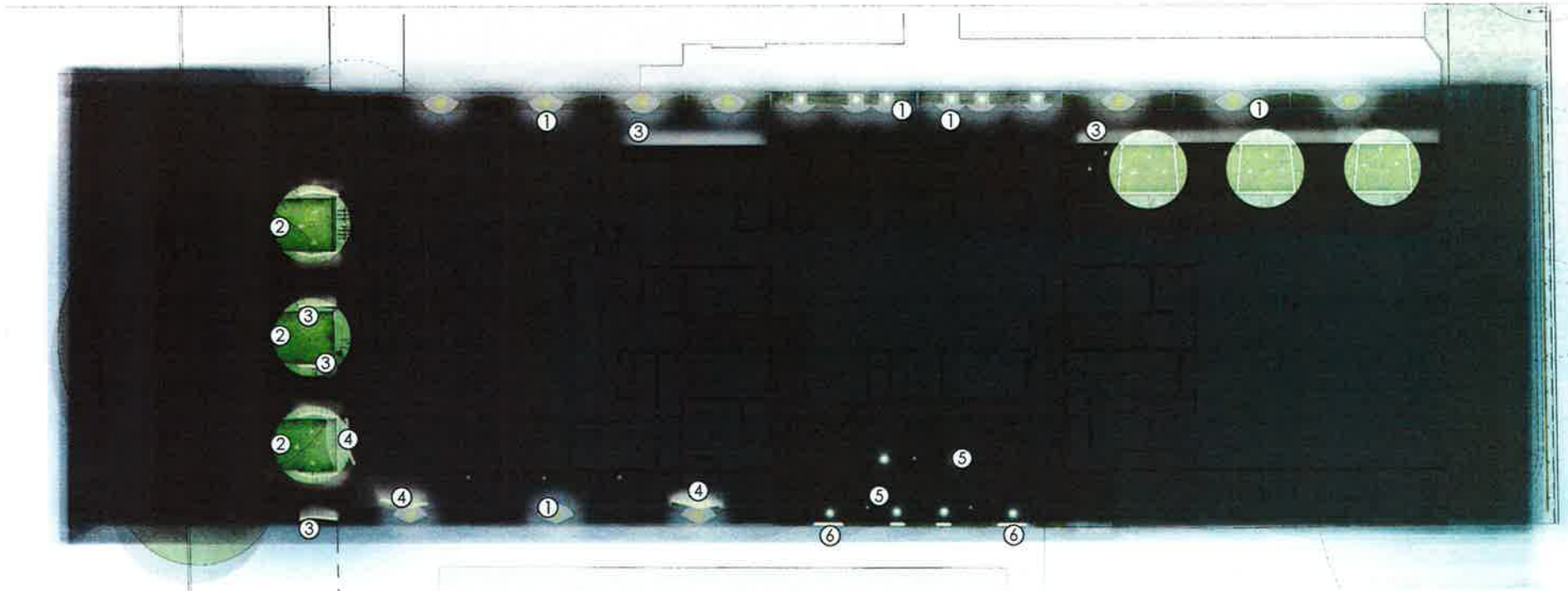
④ SEAT UNDERLIGHTING



⑤ SUBMERGED UPLIGHT

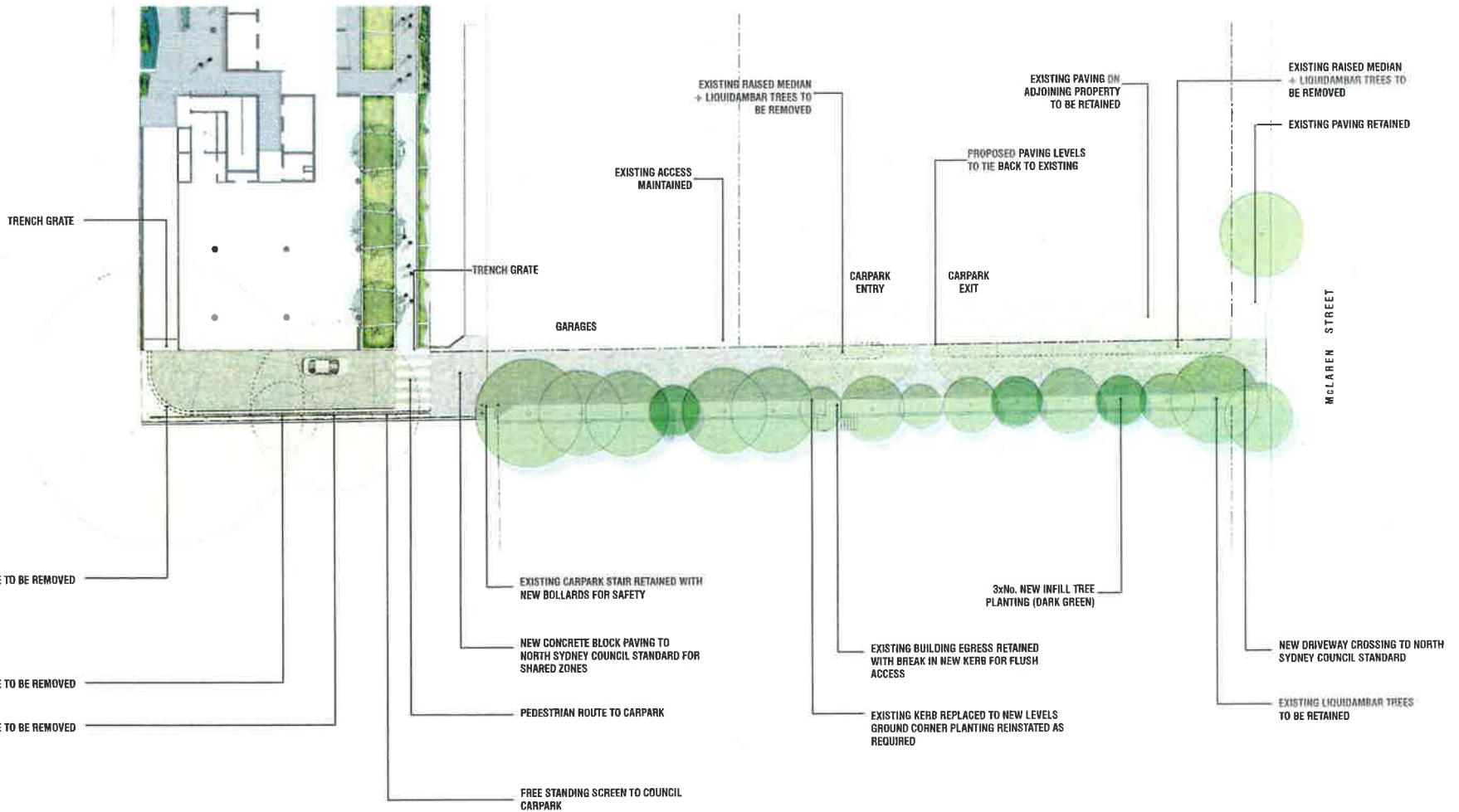


⑥ WATERWALL UPLIGHT



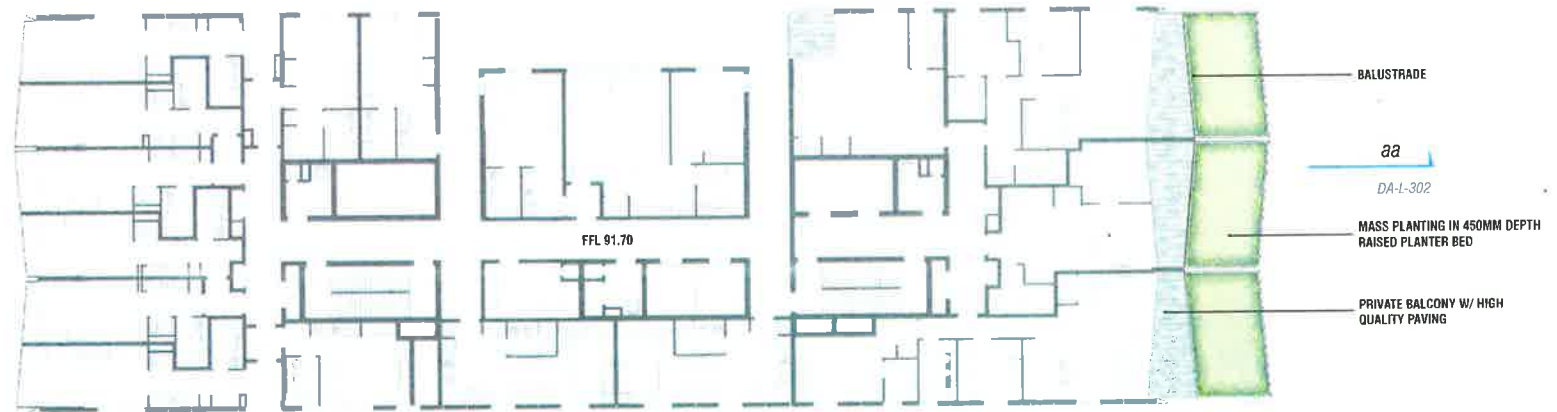
REV	DATE	BY	CHKD	DATE	BY	CHKD

221 MILLER ST

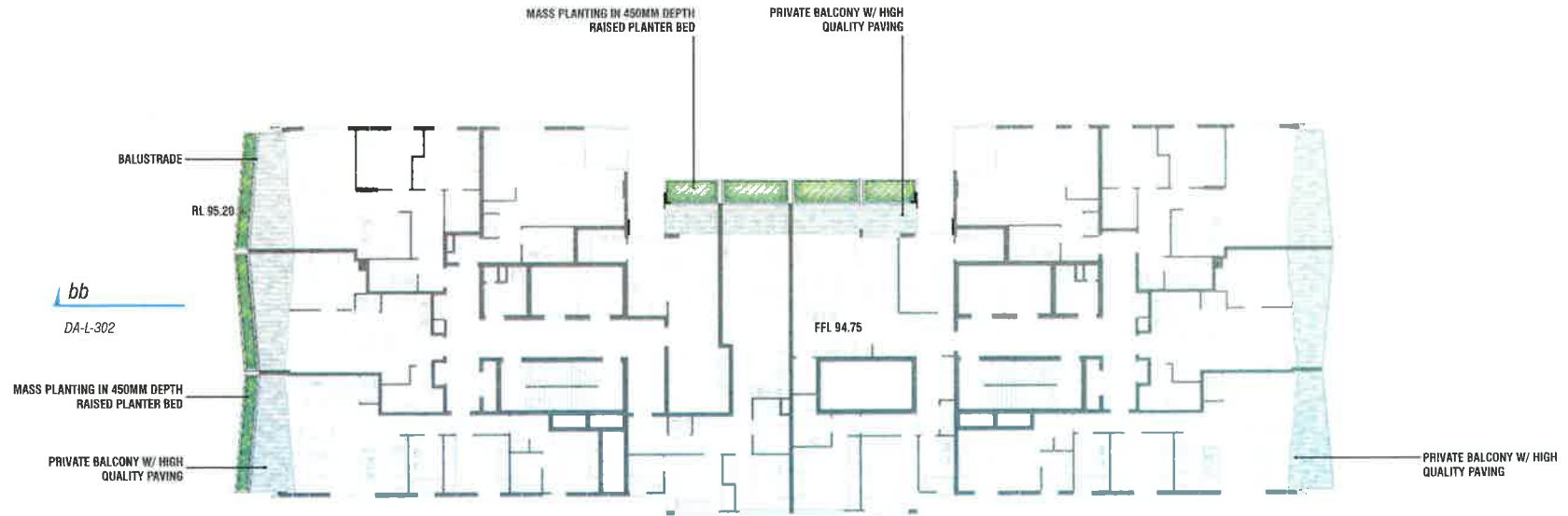


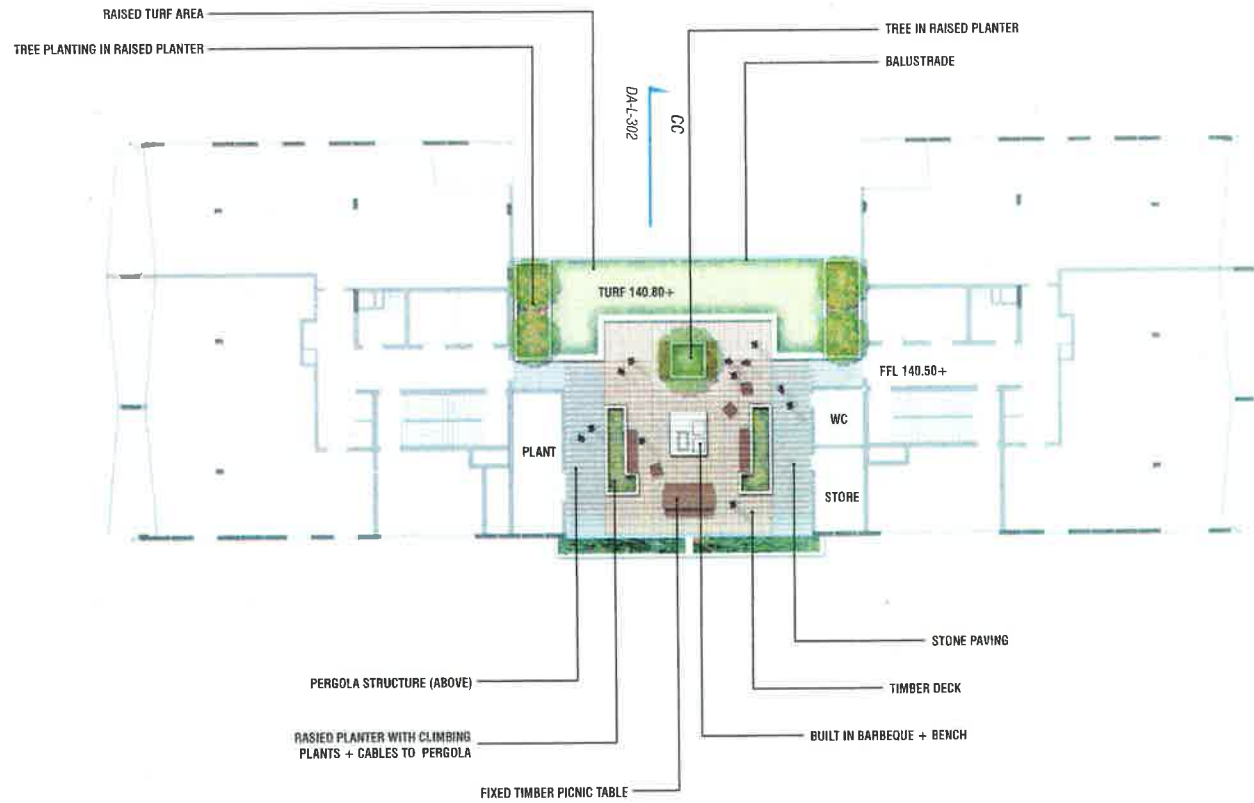
REV	DATE	BY	DATE	BY	DATE

LEVEL 5 LANDSCAPE AREAS
PLANTING AREA = 67m²



REV	DATE	STATUS	DESCRIPTION	REV	DATE	STATUS
01	16-11-15	ISSUED FOR PERMIT	ISSUED FOR PERMIT			
02	16-11-15	ISSUED FOR PERMIT	ISSUED FOR PERMIT			





BUILT IN BARBEQUE



TIMBER PERGOLA + CLIMBING PLANTS



FIXED TIMBER SEATS



RAISED PLANTERS + MOVEABLE FURNITURE





SHADE TOLERANT PLANTING



GREEN WALL



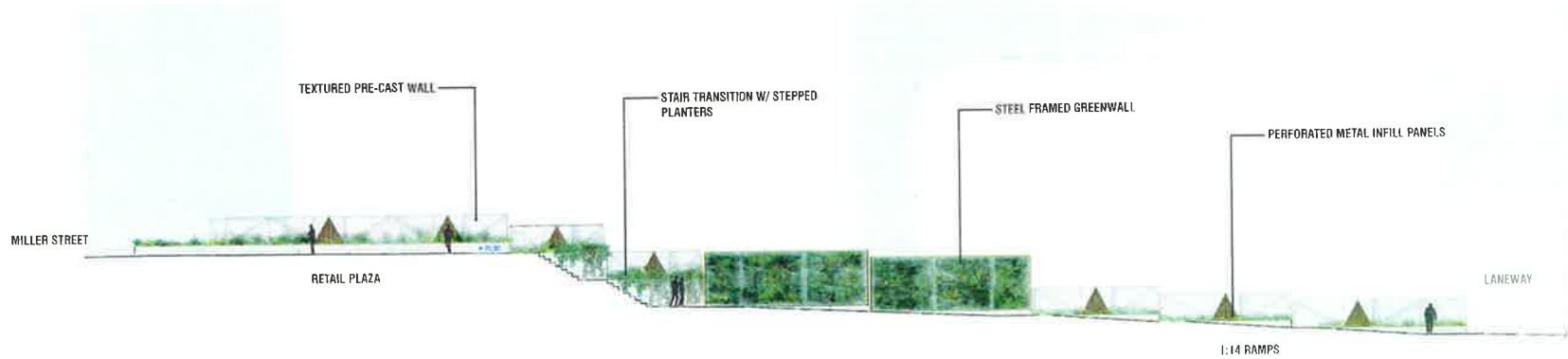
TEXTURED PRE-CAST CONCRETE WALL



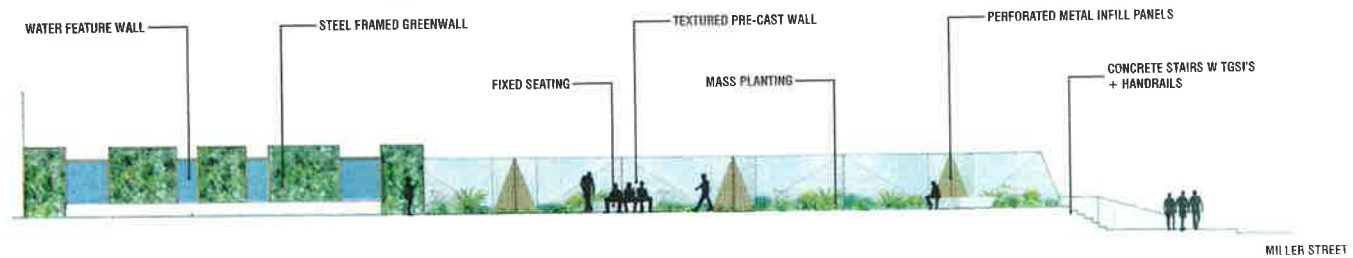
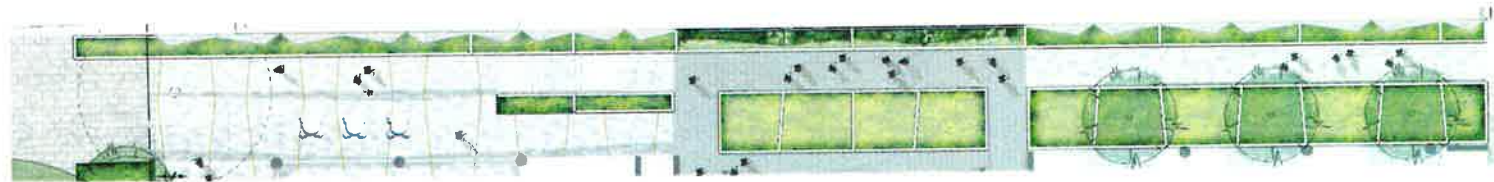
STEEL UPRIGHTS



WATER WALL

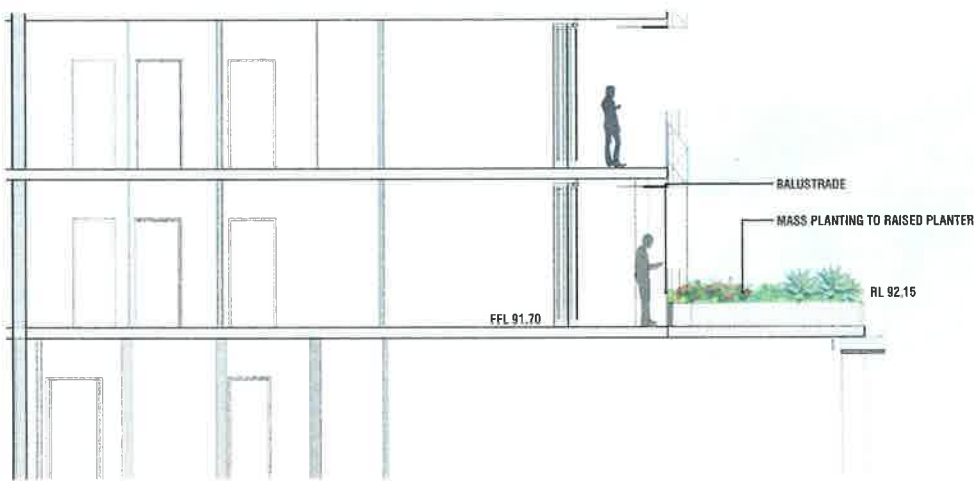


NORTHERN PERIMETER WALL
ELEVATION + PLAN

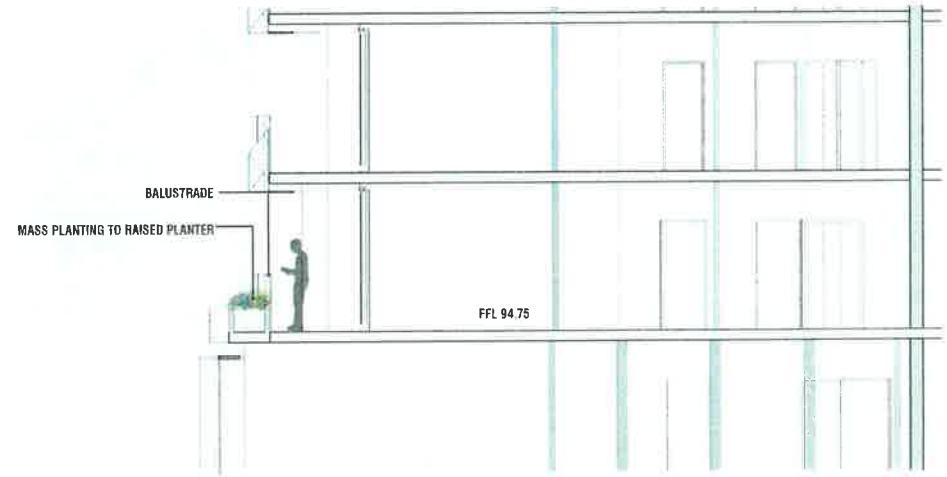


SOUTHERN PERIMETER WALL
ELEVATION + PLAN

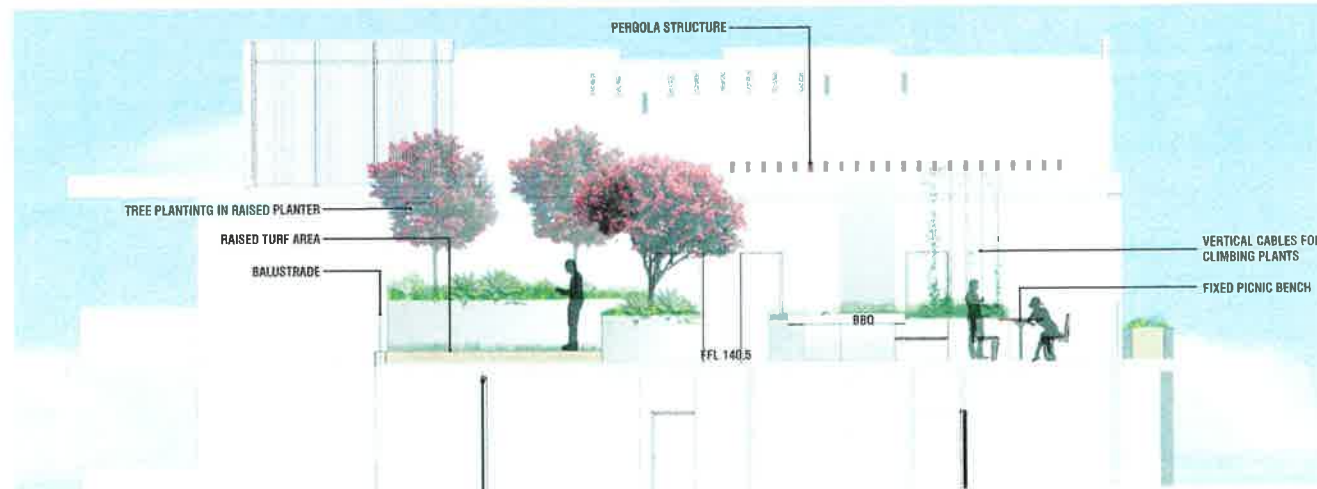




LEVEL 5 SECTION AA
SCALE 1:50



LEVEL 6 SECTION BB
SCALE 1:50



LEVEL 22 SECTION CC
SCALE 1:50

INDICATIVE PLANTING SPECIES

GROUNDPLANE



Magnolia grandiflora 'Little Gem'



Asplenium australasicum



Philodendron xanadu



Aspidistra elatior



Blechnum nudum 'Silver Lady'



Viola hederacea



Ctenanthe amegris



Liriope muscari 'Evergreen Giant'



Macrozamia communis

GREENWALL



Chlorophytum comosum



Philodendron xanadu



Gibasis geniculata



Peperomia obtusifolia



Philodendron 'Blue Star'



Tradescantia zebrina

LEVEL 5+6



Agave attenuata



Banksia 'Birthday Candles'



Russelia equisetiformis

LEVEL 22 / ROOFTOP



Allocasuarina glauca 'Cousin II'



Trachelospermum jasminoides



Liriope muscari 'Evergreen Giant'



Hardenbergia violacea



Raphirolepis indica 'Snow White'



Dianella 'Silver Streak'

PLANT SCHEDULE 221 MILLER ST | NORTH SYDNEY

GROUNDPLANE

Species	Common Name	Wp Size	Hdg Height (mm)
<i>Asplenium australasicum</i>	Birds Nest Fern	300mm	1.2m
<i>Aspidistra elatior</i>	Cast Iron Plant	300mm	600mm
<i>Blechnum nudum</i> 'Silver Lady'	Fishbone Water Fern	300mm	1.2m
<i>Ctenanthe amegris</i>	Prayer Plant	300mm	900mm
<i>Liriope muscari</i> 'Evergreen Giant'	Evergreen Giant	200mm	450mm
<i>Macrozamia communis</i>	Burrawang Palm	45L	1.6m
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem	400L	4-5m
<i>Philodendron xanadu</i>	Xanadu	300mm	600mm
<i>Viola hederacea</i>	Native Violet	200mm	200mm

GREENWALL

Species	Common Name	Wp Size	Hdg Height (mm)
<i>Chlorophytum comosum</i>	Spider Plant	140mm	450mm
<i>Gibasis geniculata</i>	Tahitian Bridal Veil	140mm	500mm
<i>Peperomia obtusifolia</i>	Baby Rubber Plant	140mm	300mm
<i>Philodendron xanadu</i>	Xanadu	140mm	600mm
<i>Philodendron</i> 'Blue Star'	Blue Star	140mm	500mm
<i>Tradescantia zebrina</i>	Wandering Jew	140mm	Climber

LEVEL 6

Species	Common Name	Wp Size	Hdg Height (mm)
<i>Banksia spinulosa</i> 'Birthday Candles'	Birthday Candles	200mm	600mm
<i>Russelia equisetiformis</i>	Coral Plant	200mm	500mm

LEVEL 22 / ROOFTOP

Species	Common Name	Wp Size	Hdg Height (mm)
<i>Allocasuarina glauca</i> 'Cousin II'	Cousin II	200mm	300mm
<i>Dianella</i> 'Silver Streak'	Flax Lily	200mm	450mm
<i>Hardenbergia violacea</i>	False Saraparilla	300mm	Climber
<i>Liriope muscari</i> 'Evergreen Giant'	Evergreen Giant	200mm	450mm
<i>Raphirolepis indica</i> 'Snow White'	Indian Hawthorne	45L	1.5m
<i>Trachelospermum jasminoides</i>	Star Jasmine	300mm	Climber