



RECEIVED BY CS
31 AUG 2015
NORTH SYDNEY COUNCIL

1 MILLER ST PERSPECTIVE

Drawing No:	Description	Issue / Revision	Date
DA00	COVER SHEET	D	17.08.2015
DA01	SITE ANALYSIS PLAN	D	17.08.2015
DA02	SITE PLAN	D	17.08.2015
DA03	BASEMENT LEVELS 3 & 4	D	17.08.2015
DA04	BASEMENT LEVEL 2	D	17.08.2015
DA05	BASEMENT LEVEL 1	D	17.08.2015
DA06	LOWER GROUND FLOOR	D	17.08.2015
DA07	GROUND FLOOR	D	17.08.2015
DA08	LEVEL 1	D	17.08.2015
DA09	LEVELS 2 - 4	D	17.08.2015
DA10	LEVEL 5	D	17.08.2015
DA11	LEVEL 6	D	17.08.2015
DA12	LEVELS 7	D	17.08.2015
DA13	LEVELS 8 - 10	D	17.08.2015
DA14	LEVEL 11	D	17.08.2015
DA15	LEVELS 12 & 13	D	17.08.2015
DA16	LEVEL 14	D	17.08.2015
DA17	LEVEL 15	D	17.08.2015
DA18	LEVEL 16	D	17.08.2015
DA19	LEVEL 17	D	17.08.2015
DA20	LEVEL 18	D	17.08.2015
DA21	ROOF PLAN	D	17.08.2015
DA22	MILLER STREET ELEVATION	D	17.08.2015
DA23	MILLER STREET ELEVATION	D	17.08.2015
DA24	SOUTH ELEVATION	D	17.08.2015
DA25	SOUTH ELEVATION	D	17.08.2015
DA26	EAST ELEVATION	D	17.08.2015
DA27	NORTH ELEVATION	D	17.08.2015
DA28	SECTION A:A	D	17.08.2015
DA29	SECTION B:B	D	17.08.2015
DA31	SHADOW DIAGRAMS June 9am	D	17.08.2015
DA32	SHADOW DIAGRAMS June 12pm	D	17.08.2015
DA33	SHADOW DIAGRAMS June 3pm	D	17.08.2015
DA41	SECTION C:C	D	17.08.2015
S1	VIEWS FROM THE SUN June 9am-12pm	D	17.08.2015
S2	VIEWS FROM THE SUN June 1pm-4pm	D	17.08.2015

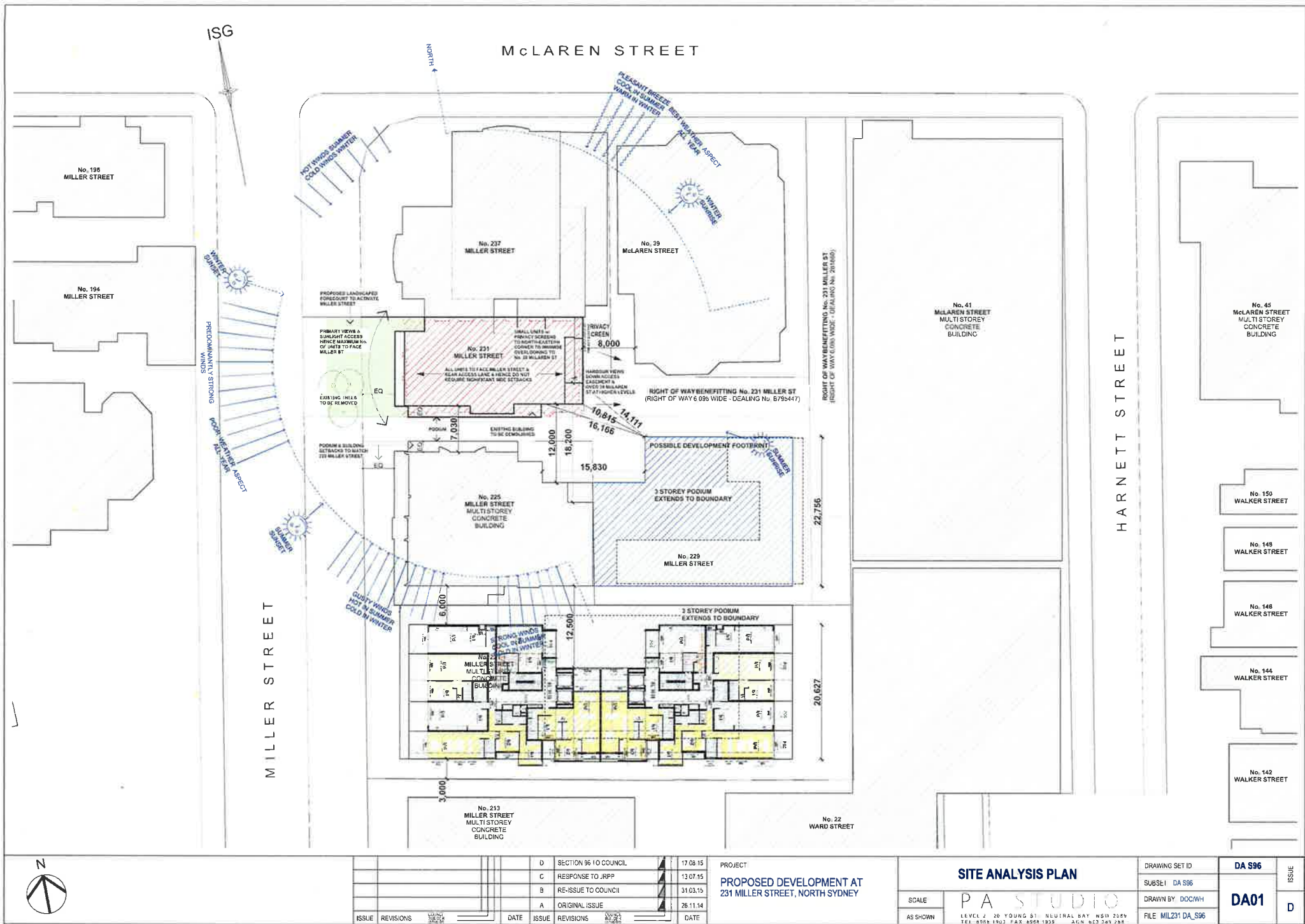
See 96 Plans

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

COVER SHEET	
SCALE	P A STUDIO
AS SHOWN	LEVEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DRAWING SET ID	DA	ISSUE
SUBSET Design DA		
DRAWN BY DOCWH	DA00	D
FILE ML231 DA_S96		



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
D	SECTION 96 TO COUNCIL	17.08.15	C	RESPONSE TO JRP	13.07.15
B	RE-ISSUE TO COUNCIL	31.03.15	A	ORIGINAL ISSUE	26.11.14
A	ORIGINAL ISSUE	26.11.14	D	SECTION 96 TO COUNCIL	17.08.15

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

SITE ANALYSIS PLAN

SCALE
AS SHOWN

PA STUDIO
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY NSW 2089
TEL: 0025 1903 FAX: 0025 1905 A/CN: 612 349 238

DRAWING SET ID
SUBSET: DA S96
DRAWN BY: DOCWH
FILE: MIL231 DA_S96

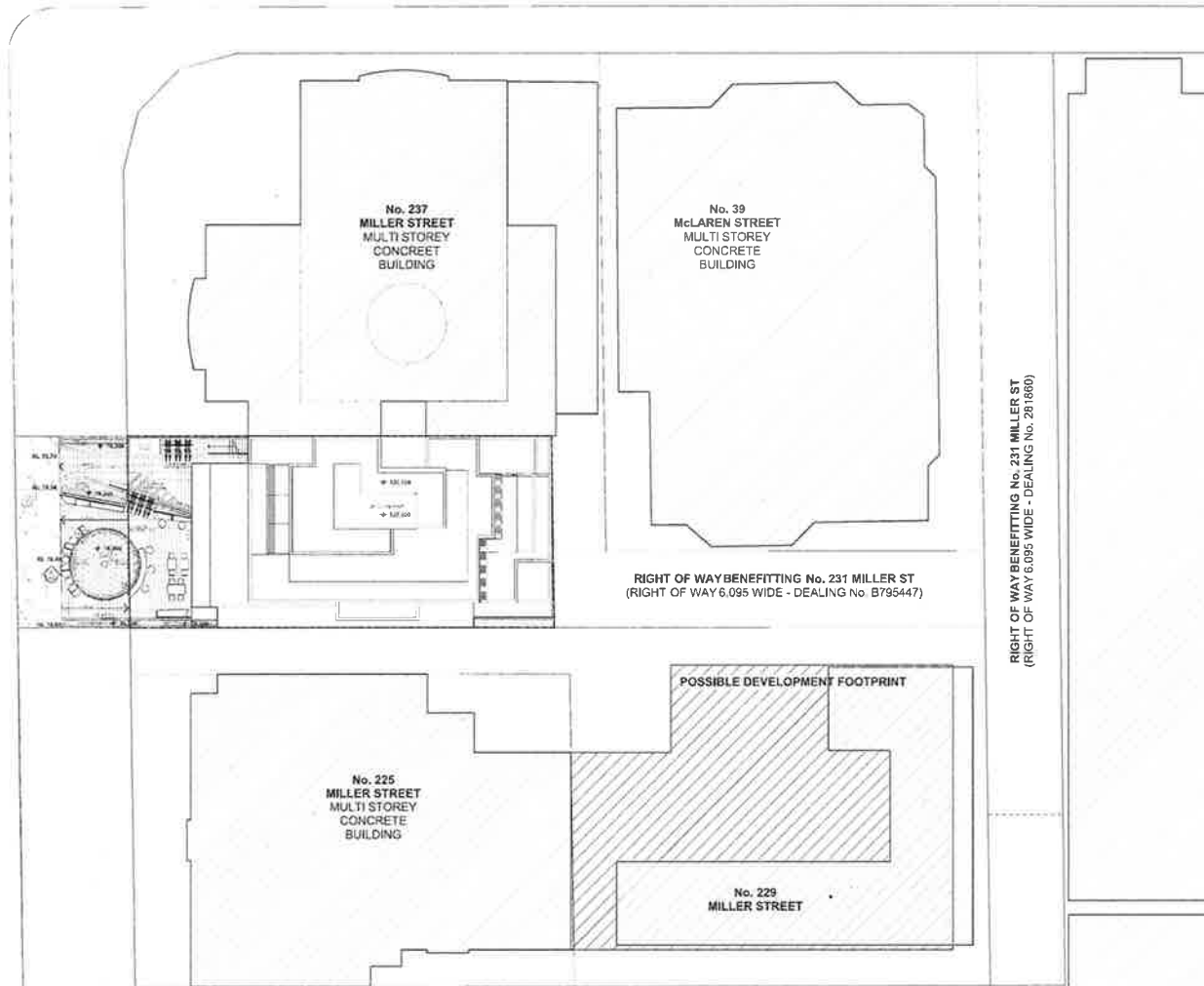
DA S96

DA01

ISSUE
D

McLAREN STREET

MILLER STREET



1

SITE PLAN
1:400



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.09.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

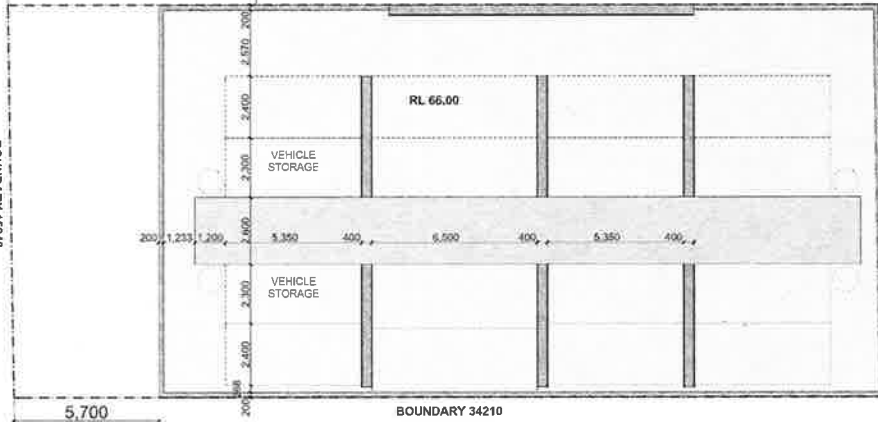
SITE PLAN	
SCALE	PA STUDIO
AS SHOWN	LEVEL 2 20 YOUNG ST NEUTRAL BAY NSW 2093 TEL: 0644 1000 FAX: 0644 1000 A/CN: 441 389 445

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY	DOCWH	
FILE	MIL231 DA_S96	D

MILLER STREET

A
DA28

BOUNDARY 15240



B
DA29

C
DA47

No 22 MILLER ST
17 STOREY BUILDING

PLANT/CARPARK

BOUNDARY 34210

BOUNDARY 15240

No 33 MACLEAREN ST

A
DA28

No 22 MILLER ST
21 STOREY BUILDING

PLANT/CARPARK

B
DA29

C
DA47

PROJECT:
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

BASEMENT LEVELS 3 & 4

DRAWING SET ID:	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY:	DOCWH	
FILE:	MIL231 DA_S96	

DA03

D

1

BASEMENT LEVELS 3 & 4
1:200



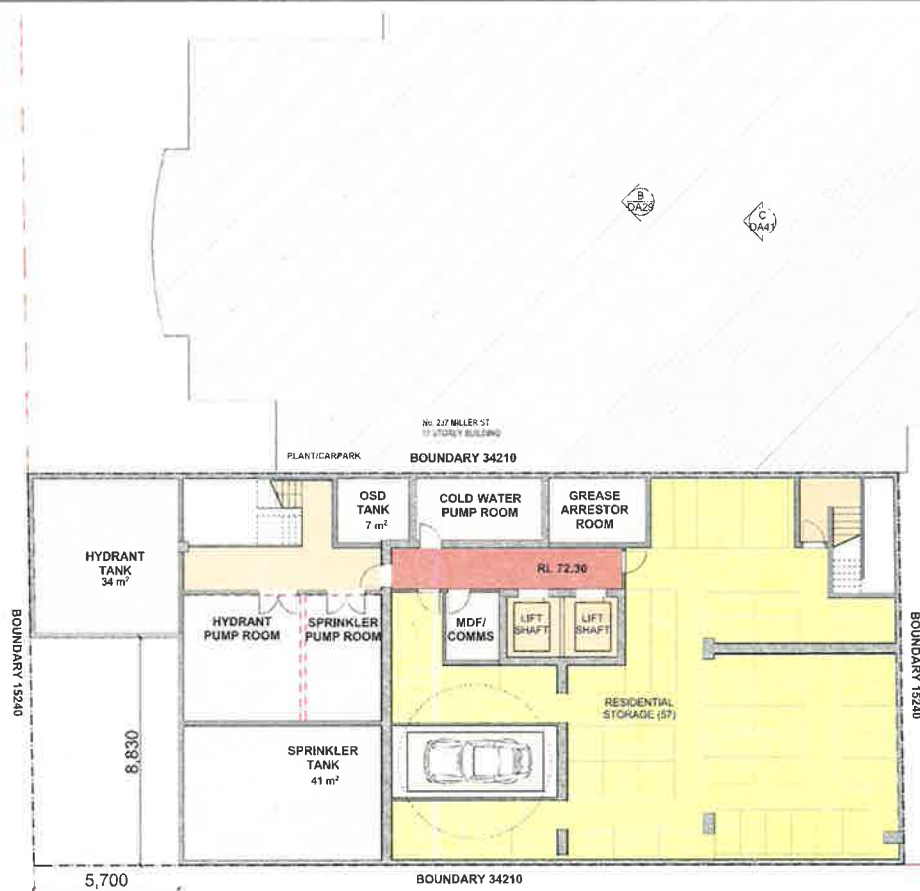
SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14



MILLER STREET



1

BASEMENT 1
1:200



SCALE

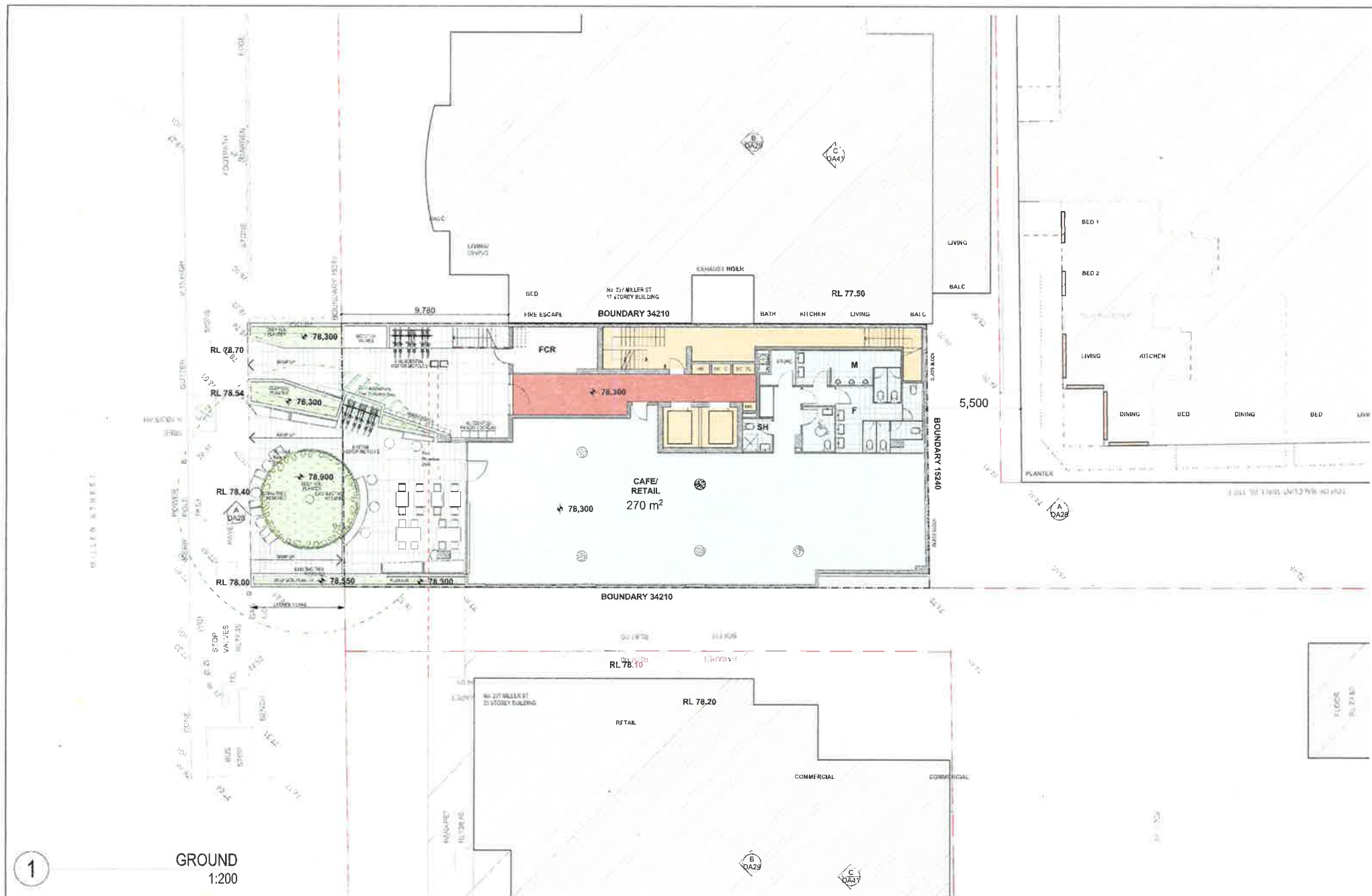


ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

SCALE	AS SHOWN
PA STUDIO LEVEL 2 20 YOUNG ST. NEUTRAL BAY NSW 2009 TEL: 0088 1800 FAX: 0088 1855 AGN: 613 589 284	

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY	DOCWH	
FILE	MIL231 DA_S96	
	DA05	D



1

GROUND
1:200



SCALE



				D	SECTION 96 TO COUNCIL	17 08 15
				C	RESPONSE TO JRPP	13 07 15
				B	RE-ISSUE TO COUNCIL	31 03 15
				A	ORIGINAL ISSUE	26 11 14
ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE	

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

GROUND FLOOR

SCALE: AS SHOWN

PA STUDIO
LEVEL 2 20 YOUNG ST NEUTRAL BAY NSW 2096
TEL: 02 959 1802 FAX: 02 959 1823 ACN: 603 389 288

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY	DOCWH	
FILE	ML231 DA_S96	DA07
		D

MILLER STREET

BOUNDARY 15240

5,000

3,700

BOUNDARY 34210

12,000

10,820

POSSIBLE DEVELOPMENT
FOOTPRINT

1

LEVEL 1
1:200



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			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:
AS SHOWN

PA S TUDIO
LEVEL 2 20 YOUNG ST. NEUTRAL BAY NSW 2029
TEL: 8888 1902 FAX: 8888 1908 ACN: 613 238 038

DRAWING SET ID
SUBSET DA S96
DRAWN BY DOC/MH
FILE MIL231 DA_S96

DA S96
DA08
D

ISSUE

MILLER STREET

BOUNDARY 15240

NC 247 MILLER ST
17 STOREY BUILDING
BOUNDARY 34210

RL 88.55

BOUNDARY 15240

POSSIBLE DEVELOPMENT
FOOTPRINT

LEVELS 2-4
1:200

1



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

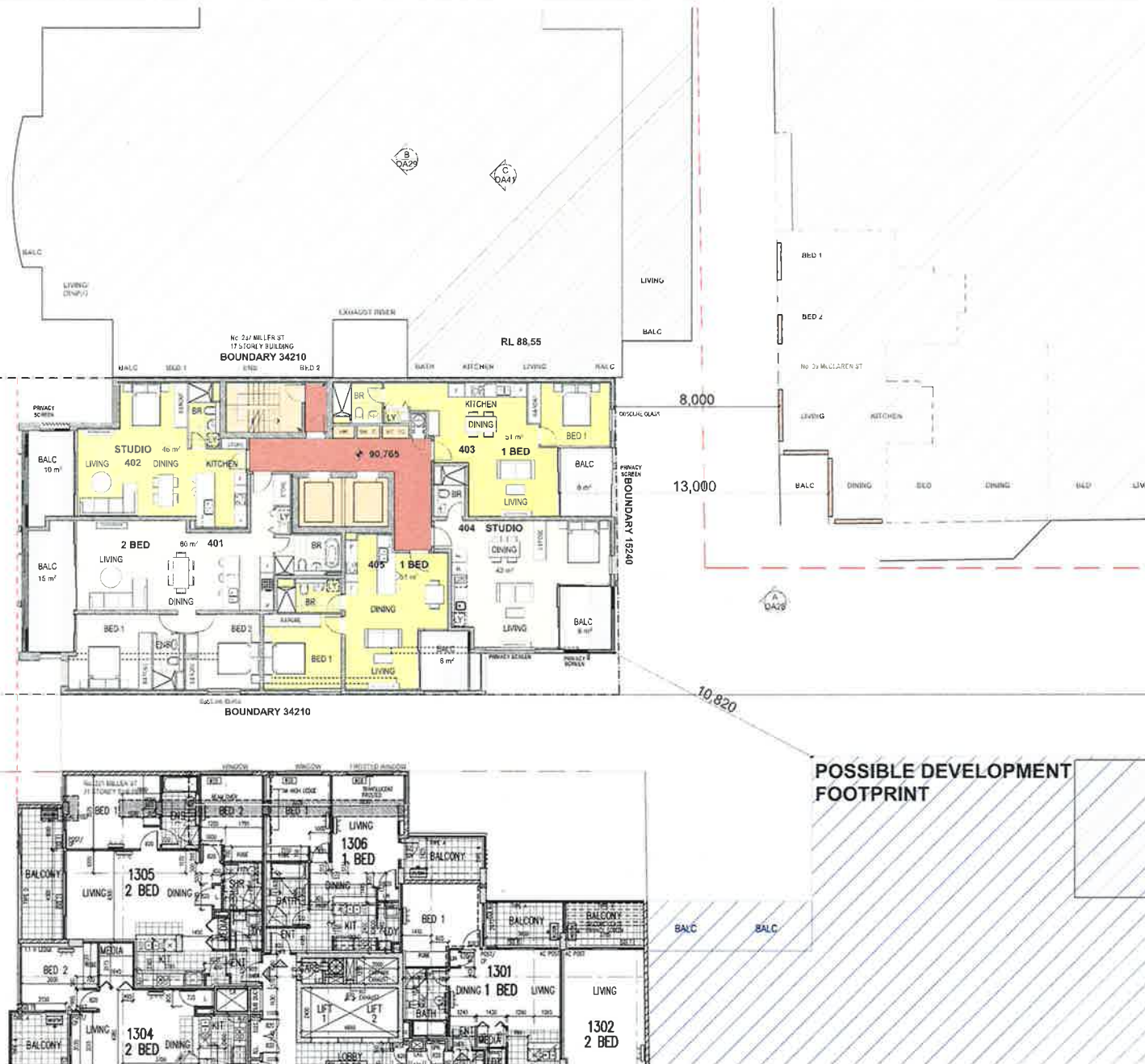
PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVELS 2 - 4

SCALE
AS SHOWN

PA STUDIO
LEVEL 2, 20 YOUNG ST, NEWTOWN, NSW 2059
TEL: 0025 1922 FAX: 0025 1923 A.C.N. 613 580 545

DRAWING SET ID	DA S96	ISSUE D
SUBSET	DA S96	
DRAWN BY	DOCWH	
FILE	MIL231 DA_S96	



MILLER STREET

A
DA29

B
DA29

C
DA47

A
DA29

BOUNDARY 15240

No. 21 MILLER ST
17 BEDDINGTON BUILDING
BOUNDARY 34210

RL 91.45

8,000

13,350

EXTENT OF BUILDING
AS APPROVED

BOUNDARY 34210

7,035

8,800

12,000

10,820

POSSIBLE DEVELOPMENT
FOOTPRINT

OBSCURE GLASS

BALC

BALC

1

LEVEL 5
1:200



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.09.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT:
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVEL 5

SCALE:

AS SHOWN

P.A. STUDIO
LEVEL 5, 20 YOUNG ST, NEUTRAL MAY, NEW YORK
TEL: 8888 1922 FAX: 8888 1922 A/CN: 513 195 788

DRAWING SET ID

SUBSET DA S96

DRAWN BY DOCHW

FILE MIL231 DA_S96

DA S96

DA10

ISSUE

D

MILLER STREET

BOUNDARY 15240

BOUNDARY 34210

EXTENT OF BUILDING
AS APPROVED

POSSIBLE DEVELOPMENT
FOOTPRINT

LEVEL 7
1:200

1



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 95 10 COUNCIL	17.08.15
			C	RESPONSE TO JKPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

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

LEVELS 7

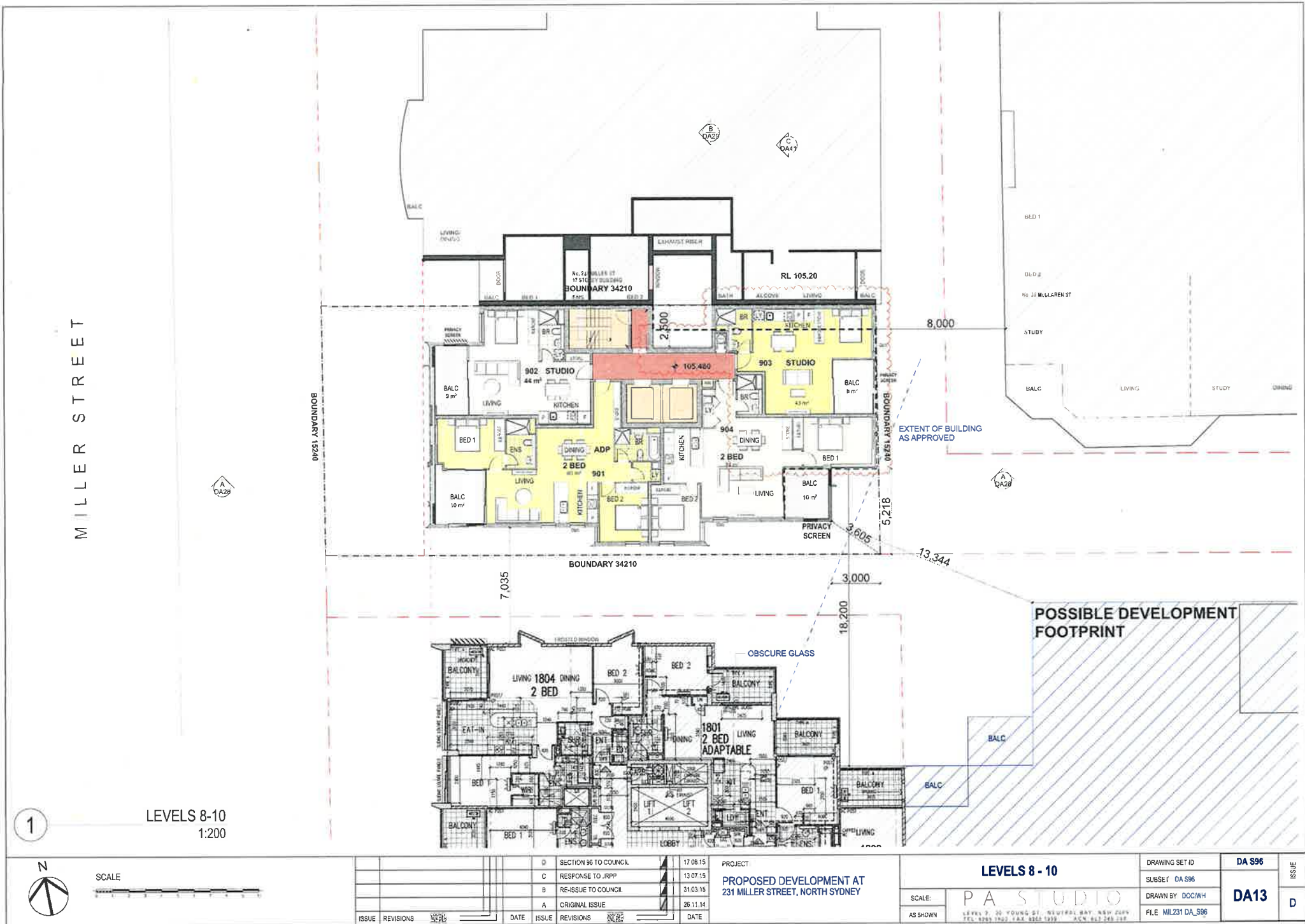
SCALE
AS SHOWN

PA STUDIO
LEVEL 2 20 YOUNG ST. NEUTRAL BAY NSW 2084
TEL: 0884 1903 FAX: 0884 1933 ACN: 663 358 288

DRAWING SET ID
SUBSET DA S96
DRAWN BY: DOCWH
FILE: MIL231 DA_S96

DA S96
DA12

ISSUE
D



1

LEVELS 8-10
1:200

N

SCALE

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ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE

PROJECT	PROPOSED DEVELOPMENT AT 231 MILLER STREET, NORTH SYDNEY	DATE	17 08 15

LEVELS 8 - 10

SCALE:

AS SHOWN

PA STUDIO

LEVEL 2, 20 YOUNG ST, NORTH SYDNEY NSW 1585
TEL: 02 955 1202 FAX: 02 955 1203 A/CN: 613 245 227

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY	DOC/WH	
FILE	MIL231 DA_S96	DA13
		D

MILLER STREET

BOUNDARY 15240

BOUNDARY 34210

EXTERNAL WALL SET BACK TO LINE UP WITH EXTERNAL WALL OF BEDROOM OF 237 MILLER STREET

NEW PRIVACY SCREEN

EXTENT OF BUILDING AS APPROVED

BALCONY STRUCTURE TO LINE UP WITH STRUCTURE BELOW

POSSIBLE DEVELOPMENT FOOTPRINT

LEVEL 11
1:200



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
E	NOTIFICATIONS TO SECTION 86 TO COUNCIL	11.09.15	A	ORIGINAL ISSUE	26.11.14
E	NOTIFICATIONS TO SECTION 86 TO COUNCIL	11.09.15	A	ORIGINAL ISSUE	26.11.14
E	NOTIFICATIONS TO SECTION 86 TO COUNCIL	11.09.15	A	ORIGINAL ISSUE	26.11.14
E	NOTIFICATIONS TO SECTION 86 TO COUNCIL	11.09.15	A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVEL 11

SCALE
AS SHOWN

P A
LEVEL 2 20 YOUNG ST, NEUTRAL BAY, NSW 2009
TEL: 002 1800 142 8888 FAX: 002 1800 142 8888 ACN: 603 282 288

DRAWING SET ID
SURSET DA S96
DRAWN BY DOCNH
FILE MIL231 DA S96

DA S96
DA14

ISSUE
E

MILLER STREET

BOUNDARY 15240

BOUNDARY 34210

7,035

BOUNDARY 34210

OBSCURE GLASS

12,000

8,800

3,000

13,344

3,605

BOUNDARY 15240

3,200

EXTERNAL WALL SET BACK TO LINE UP WITH EXTERNAL WALL OF BEDROOM OF 237 MILLER STREET

NEW PRIVACY SCREEN

EXTENT OF BUILDING AS APPROVED

TO LINE UP WITH BALCONY STRUCTURE BELOW

POSSIBLE DEVELOPMENT FOOTPRINT

LEVELS 12 & 13

SCALE

AS SHOWN

LEVEL 2 20' YOUNG ST NEUTRAL BAY NSW 2090
TEL 0056 1400 FAX 0056 995 ACN 603 388 292

DRAWING SET ID
SUBSET DA S96
DRAWN BY DOCWN
FILE MIL231 DA S96

DA S96
DA15

ISSUE
E

LEVELS 12-13
1:200

1



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE	D	SECTION 96 TO COUNCIL	17 08 15
						C	RESPONSE TO JRPP	13 07 15
						B	RE-ISSUE TO COUNCIL	31 03 15
						A	ORIGINAL ISSUE	26 11 14
						E	MODIFICATIONS TO SECTION 96 TO COUNCIL	11 09 15

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

1

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

P A
LEVEL 7 20 YOUNG FI NEUTRAL BAY NSW 2099
111 MARR 1990 FAX BRGA 1990 ACN 603 389 286

DRAWING SET ID	
SUBSET	DA S96
DRAWN BY	DOCNH
FILE	MIL231 DA S96

DA16

THE
ISSUE

POSSIBLE DEVELOPMENT FOOTPRINT

MILLER STREET

LEVEL 15
1:200

1



SCALE



BOUNDARY 15240

BOUNDARY 34210

BOUNDARY 34210

BOUNDARY 34210

RL 122.00

5,800

3,000

2,200

5,218

3,605

3,000

8,800

12,000

NO WINDOW

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

BALC

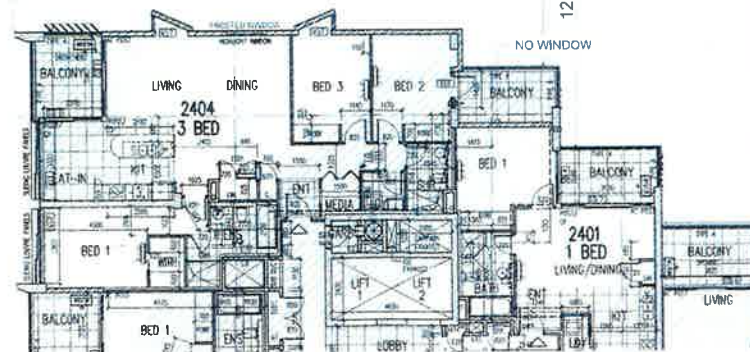
BALC

NEW PRIVACY SCREEN
EXTENT OF BALCONY
TO BUILDING
AS APPROVED

EXTENT OF BUILDING
AS APPROVED

TO LINE UP WITH BALCONY
STRUCTURE BELOW

POSSIBLE DEVELOPMENT
FOOTPRINT



D SECTION 96 TO COUNCIL

17.08.15

PROJECT

PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVEL 15

DRAWING SET ID

DA S96

SUBSET DA S96

DRAWN BY DOCWH

DA17

FILE MIL221 DA S96

ISSUE

ET

SCALE

AS SHOWN

P A

LEVEL 2 20 YOUNG ST. MULTIRAY NSW 2000
TEL 0668 9900 FAX 0668 9900 A.C.N. 603 369 288

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
E	MODIFICATIONS TO SECTION 96 TO COUNCIL	11.09.15	A	ORIGINAL ISSUE	26.11.14

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
D	SECTION 96 TO COUNCIL	17.08.15	C	RESPONSE TO JRPP	13.07.15
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B	RE-ISSUE TO COUNCIL	31.03.15	A	ORIGINAL ISSUE	26.11.14

MILLER STREET

BOUNDARY 15240

No 237 MILLER ST
11 STOREY BUILDING

RL 124.90

BOUNDARY 34210

5.800

BOUNDARY 15240

EXTENT OF BALCONY
TO BUILDING
AS APPROVED

EXTENT OF BUILDING
AS APPROVED

TO LINE UP WITH BALCONY
STRUCTURE BELOW

BOUNDARY 34210

8.800
12.000

POSSIBLE DEVELOPMENT
FOOTPRINT

LEVEL 16
1:200

1



SCALE



E	ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE	D	SECTION 96 TO COUNCIL	17.08.15
							C	RESPONSE TO JRPP	13.07.15
							B	RE-ISSUE TO COUNCIL	31.03.15
							A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVEL 16

SCALE
AS SHOWN

LEVEL 16
231 MILLER STREET, NORTH SYDNEY
TEL: 02 9555 1000 FAX: 02 9555 1001 A/CN: 001 001 001

DRAWING SET ID
SUBSET
DRAWN BY
FILE

DA S96
DA S96
DOC/WH
MIL231 DA_S96

ISSUE
E

MILLER STREET

BOUNDARY 15240

No 231 MILLER ST
17 STOREY BUILDING

BOUNDARY 34210

5,800

BOUNDARY 15240

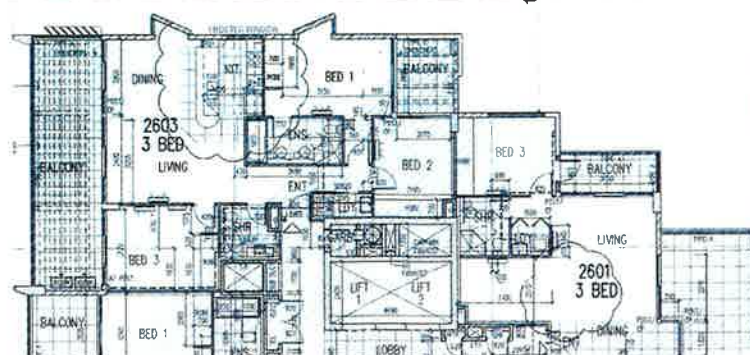
EXTENT OF BALCONY
TO BUILDING
AS APPROVED

EXTENT OF BUILDING
AS APPROVED

BOUNDARY 34210

800 1,000 3,000
6,000

10,400



1

LEVEL 17
1:200



SCALE



E	MODIFICATIONS TO SECTION 96 TO COUNCIL	11 09 15	A	ORIGINAL ISSUE	26 11 14
ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE

PROJECT

PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

LEVEL 17

SCALE
AS SHOWN

P A

LEVEL 2 26 YOUNG ST NEUTRAL BAY NSW 2088

DRAWING SET ID
SUBSET DA S96
DRAWN BY DOCWH
FILE MIL231 DA_S96

DA S96

DA19

ISSUE

E

MILLER STREET

LEVEL 18
1:200

BOUNDARY 15240

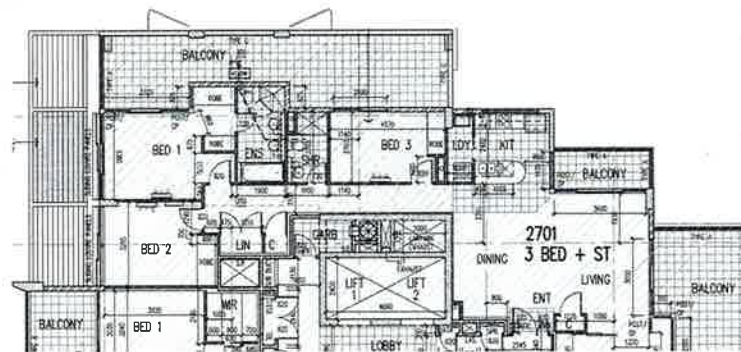
No 231 MILLER ST
17 STOREY BUILDING

RL 130.05

BOUNDARY 34210

BOUNDARY 15240

BOUNDARY 34210



1



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			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

PA STUDIO

LEVEL 18, 231 MILLER STREET, NORTH SYDNEY NSW 2060
7/11/2015 10:07:15 AM 10/11/2015 10:07:15 AM 10/11/2015 10:07:15 AM

DRAWING SET ID	DA S96	ISSUE
SUBSET 1	DA S96	
DRAWN BY	DOCWH	
FILE	ML231 DA_S96	
	DA20	D



					D	SECTION 96 TO COUNCIL	17.08.15	PROJECT	MILLER STREET ELEVATION	DRAWING SET ID	DA S96	ISSUE		
					C	RESPONSE TO JRP	13.07.15			PROPOSED DEVELOPMENT AT 231 MILLER STREET, NORTH SYDNEY	SUBSET		DA S96	DA22
					B	RF-ISSUE TO COUNCIL	31.03.15				DRAWN BY		DOC/MH	
					A	ORIGINAL ISSUE	28.11.14				FILE		MIL231_DA_S96	
ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE	AS SHOWN								

SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 95 TO COUNCIL	17.08.15
			C	RESPONSE TO JNPP	13.07.15
			#	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:
AS SHOWN

PA
LEVEL 2: 22 YOUNG ST, NORTHERN BAY NSW 2060
TEL: 0025 1942 FAX: 0025 1922 A/CN: 001 599 287

DRAWING SET ID
SUBSET DA_S96
DRAWN BY: DOCWH
FILE: ML231_DA_S96

DA S96
DA23

ISSUE
D

137,300

135,220

134,080

132,330

130,500

RL 130,000

LEVEL 18
RL 132,180

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
RL 74,800

BASEMENT 1
RL 72,300

BASEMENT 2
RL 70,200

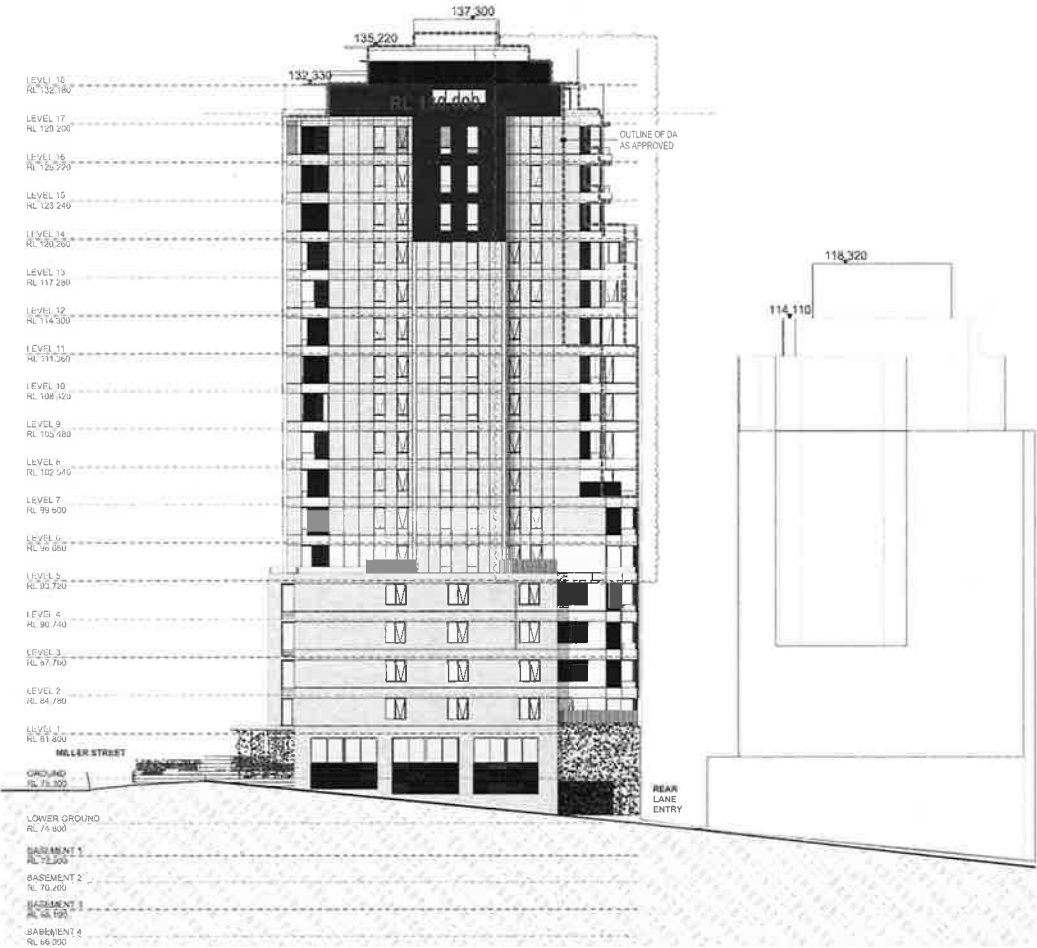
BASEMENT 3
RL 68,100

BASEMENT 4
RL 66,000

1 MILLER STREET ELEVATION
1:200

No. 231
MILLER ST

No. 39
McLAREN ST



1 SOUTH ELEVATION
1:400

SCALE

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

SOUTH ELEVATION

SCALE
AS SHOWN
P A STUDIO
LEVEL 1: 40 YOUNG ST, NUTTALL HAY NSW 1584
TEL: 02 9551 1600 FAX: 02 9551 1000 A/CN: 443 222 222

DRAWING SET ID
SUBSET: DA S96
DRAWN BY: DOCWH
FILE: MIL231_DA_S96

DA S96
DA24

ISSUE
D

SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

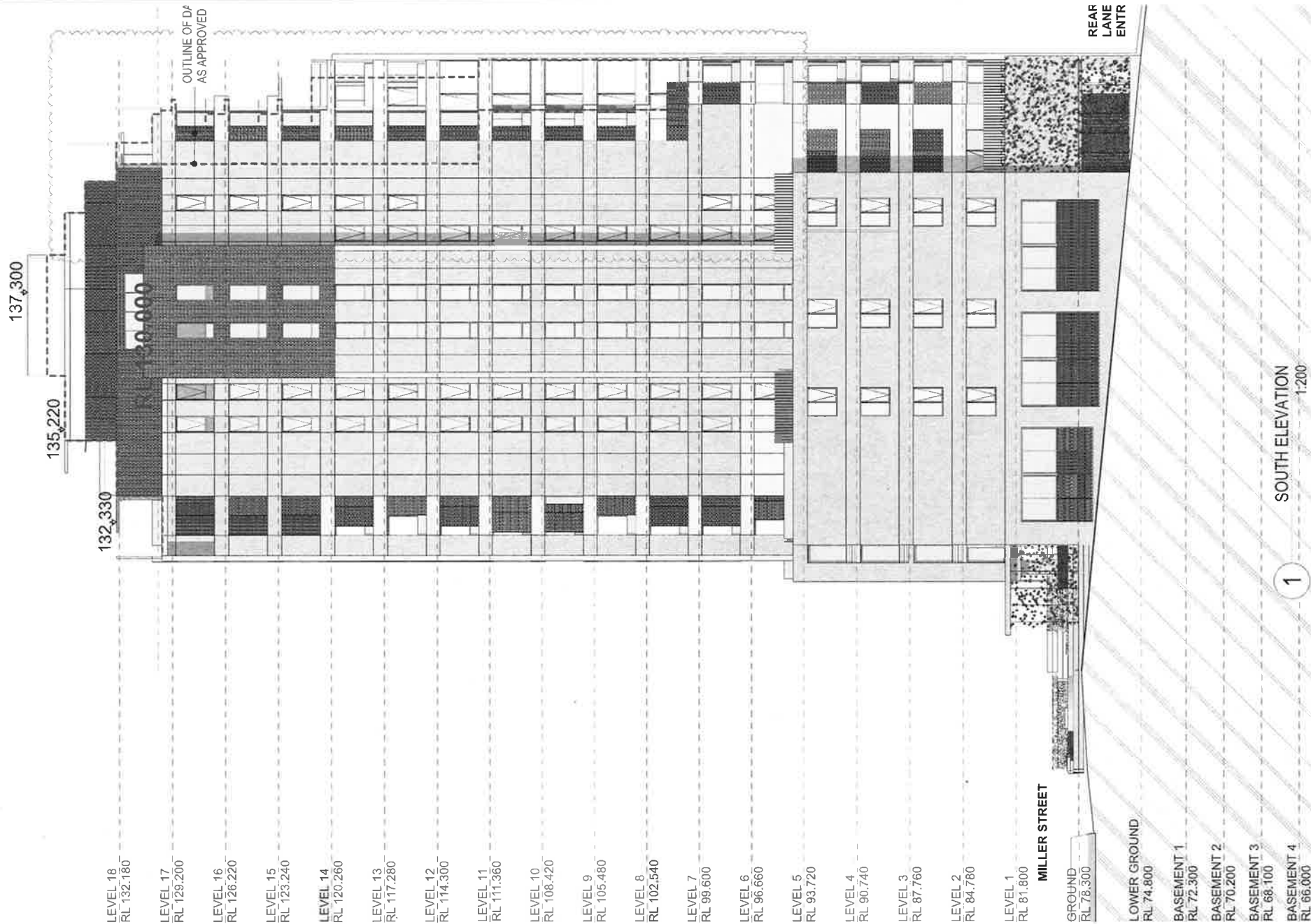
SOUTH ELEVATION

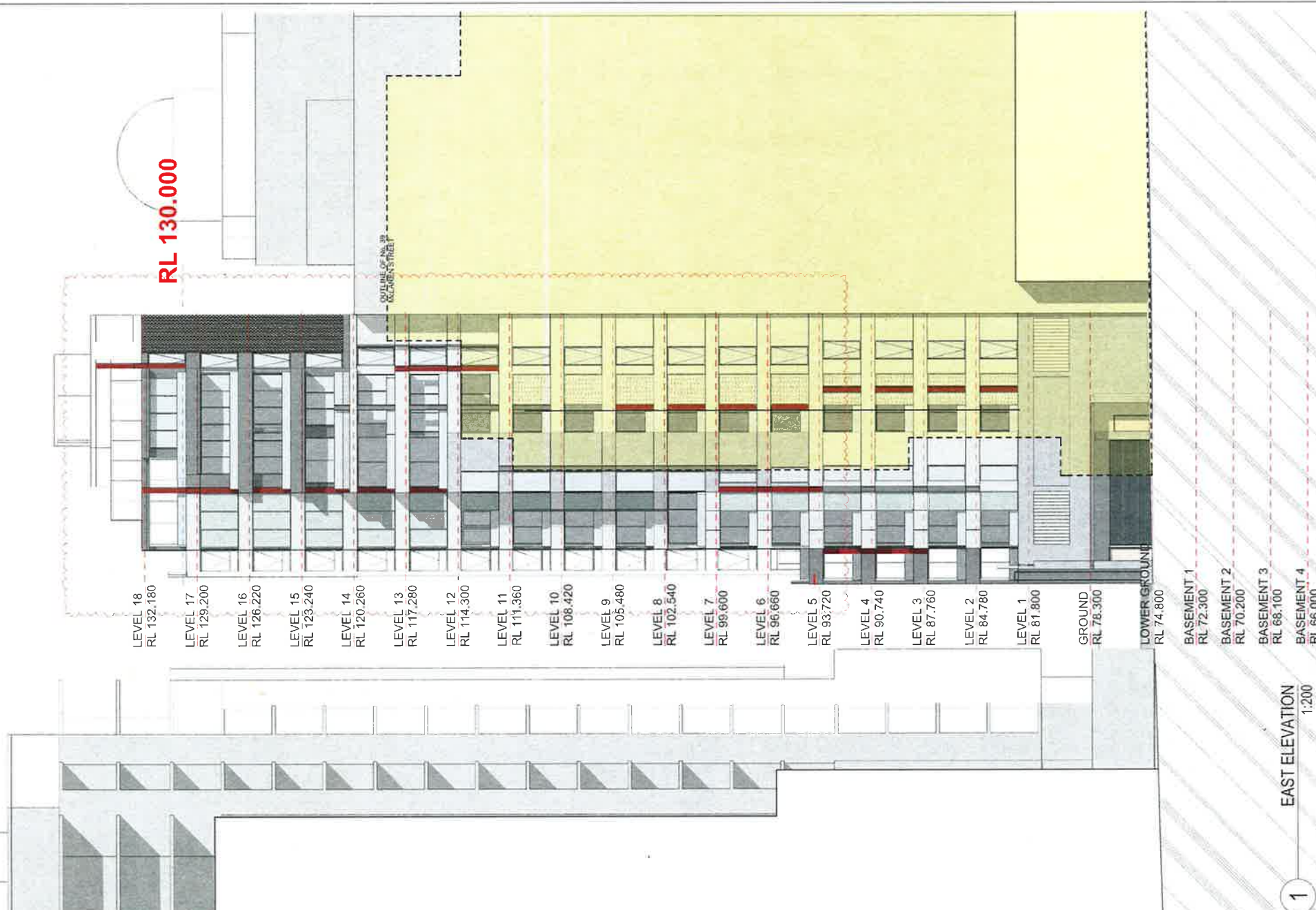
SCALE
AS SHOWN

PA STUDIO
LEVEL 7 20 YOUNG ST. NUTCRACKER NSW 1584
TEL: 02 9551 0902 FAX: 02 9551 0905 A/CN: 611 200 228

DRAWING SET ID
SUBSET DA_S96
DRAWN BY: DOCWH
FILE: ML231 DA_S96

DA S96
DA25
D





ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
D	SECTION 98 TO COUNCIL	17 08 15			
C	RESPONSE TO JRPP	13 07 15			
B	RE-ISSUE TO COUNCIL	31 03 15			
A	ORIGINAL ISSUE	26 11 14			

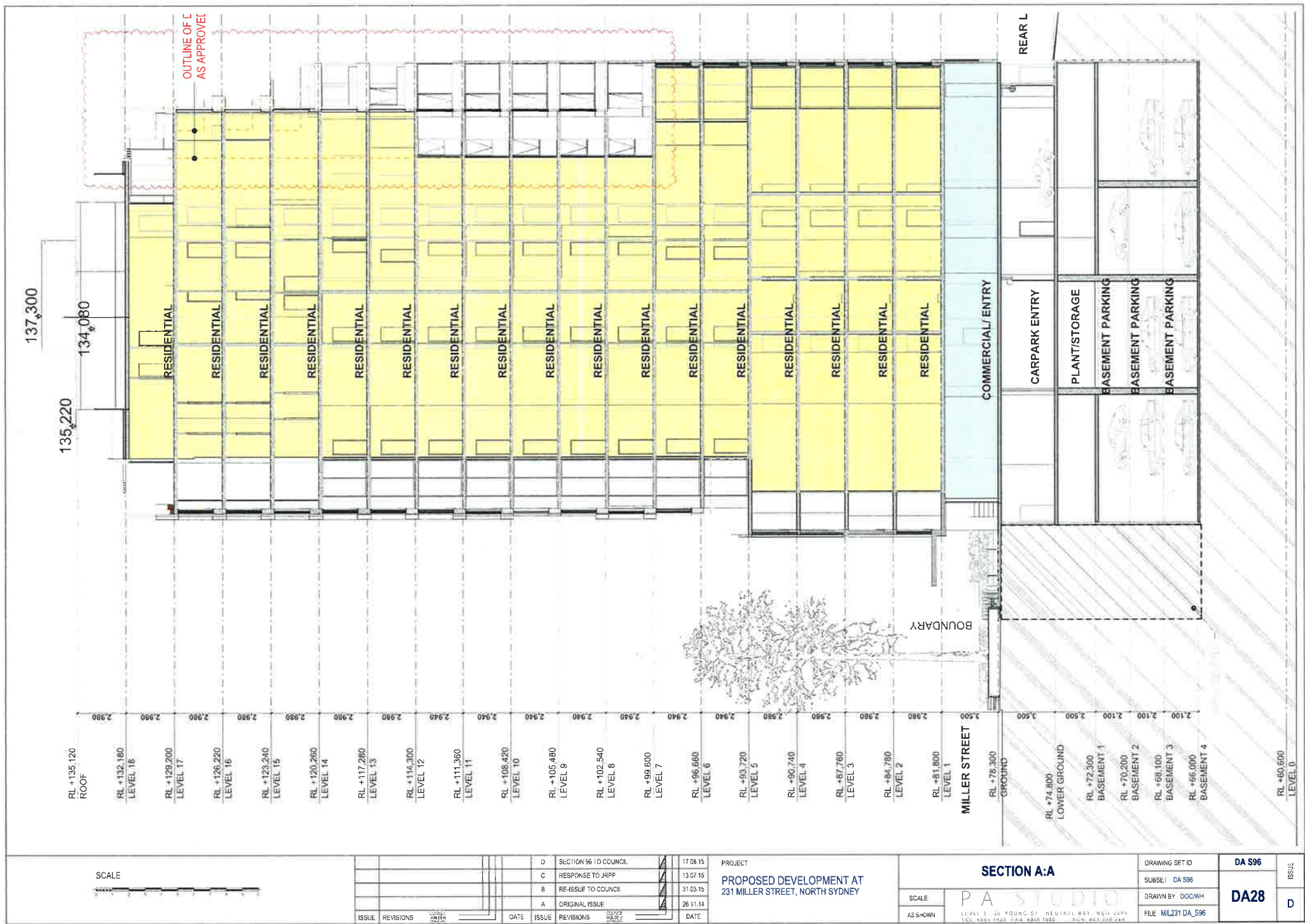
PROJECT
**PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY**

EAST ELEVATION	
SCALE	AS SHOWN
PA STUDIO ST/ALY 2 20 YOUNG ST NORTH SYDNEY NSW 1585 TEL 0061 1802 1AX 4703 1223 A.C.N. 613 280 284	

DRAWING SET ID	DA S96
SUBSET	DA S96
DRAWN BY	DOCWH
FILE	MIL231 DA_S96
ISSUE	DA26
ISSUE	D

EAST ELEVATION
1:200

1



142,900

136,220
135,120
134,080

RL 130.000

OUTLINE OF DA
AS APPROVED

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

SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

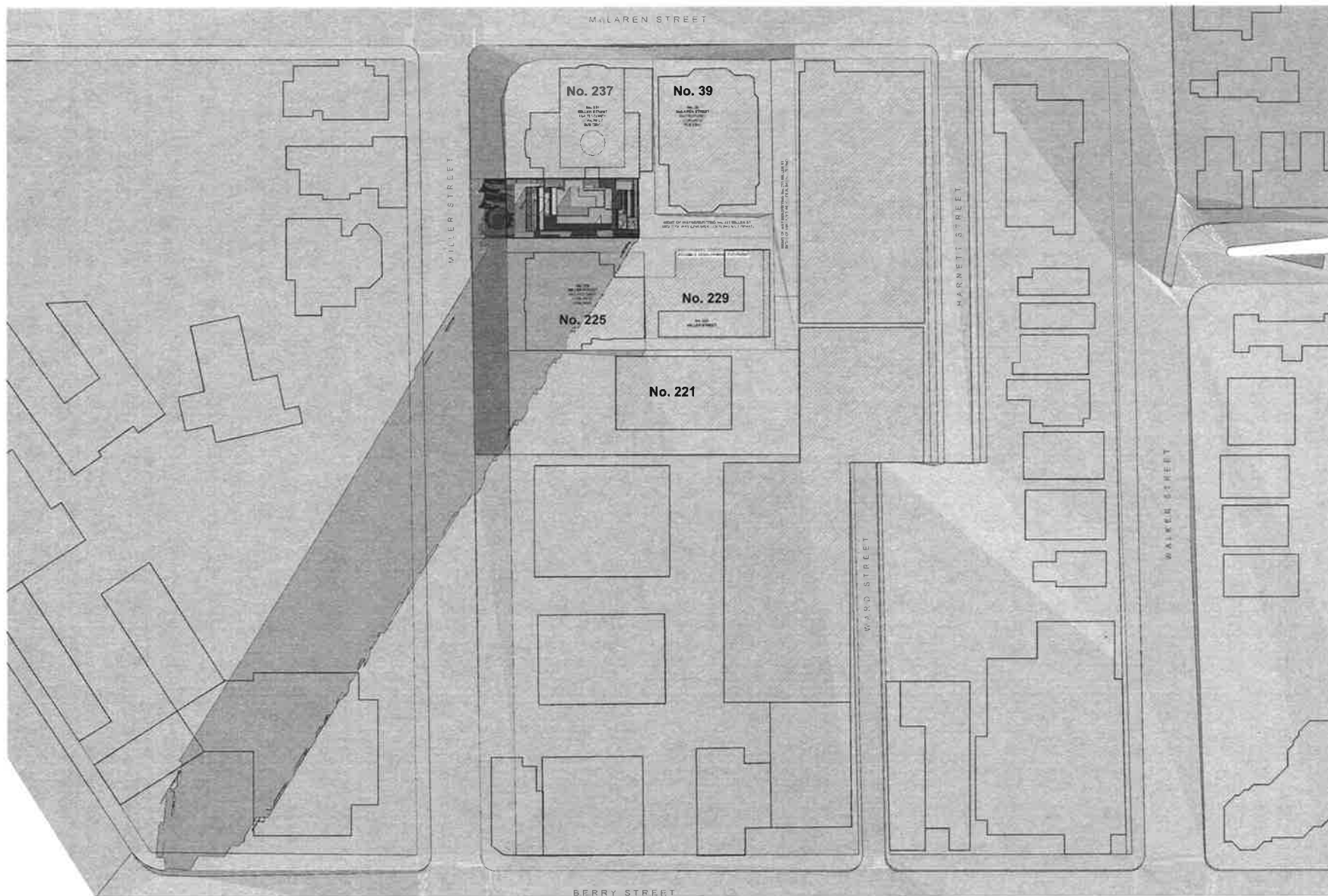
SECTION B:B

PA STUDIO

LEVEL 2 20 YOUNG ST NEUTRAL BAY NSW 2099
TEL 0066 1803 FAX 0066 1805 A/CN 603 380 048

SCALE:
AS SHOWN

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY: DCMWH	DA29	D
FILE: ML231 DA_S96		



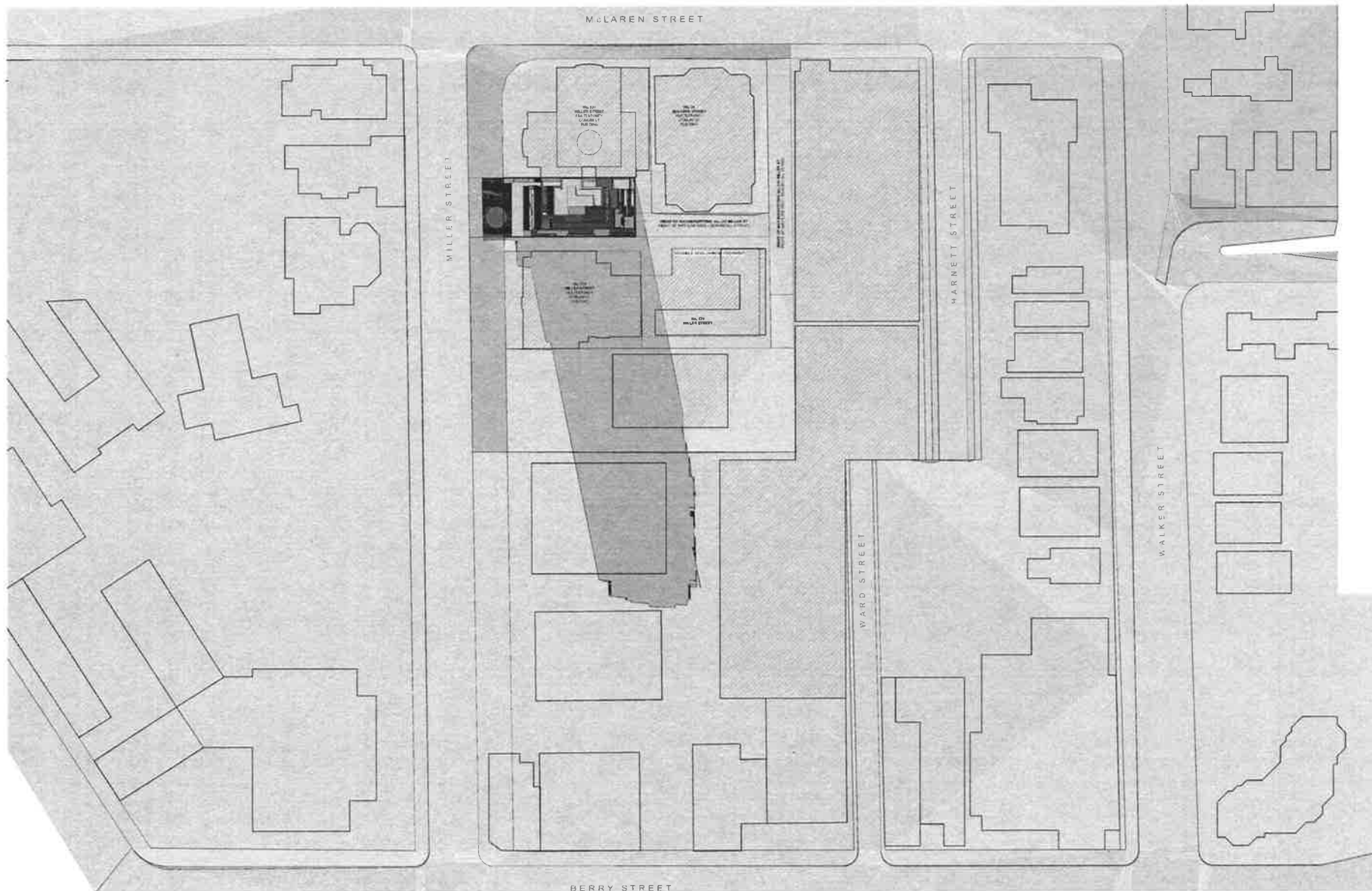
1 SITE PLAN
1:1000

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 95 TO COUNCIL	17.08.15
			C	RESPONSE TO JNPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	28.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

SCALE	PA STUDIO
AS SHOWN	LEVEL 2 20 YOUNG ST, NEWIRAL BAY NSW 2026 TEL: 0800 1902 FAX: 0800 1902 A/CN: 607 349 139

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY: DOCWH	DA31	D
FILE: MIL231 DA_S96		



1 SITE PLAN
1:1000

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 56 TO COUNCIL	17.08.15
			C	RESPONSE TO JNPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	28.11.14

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

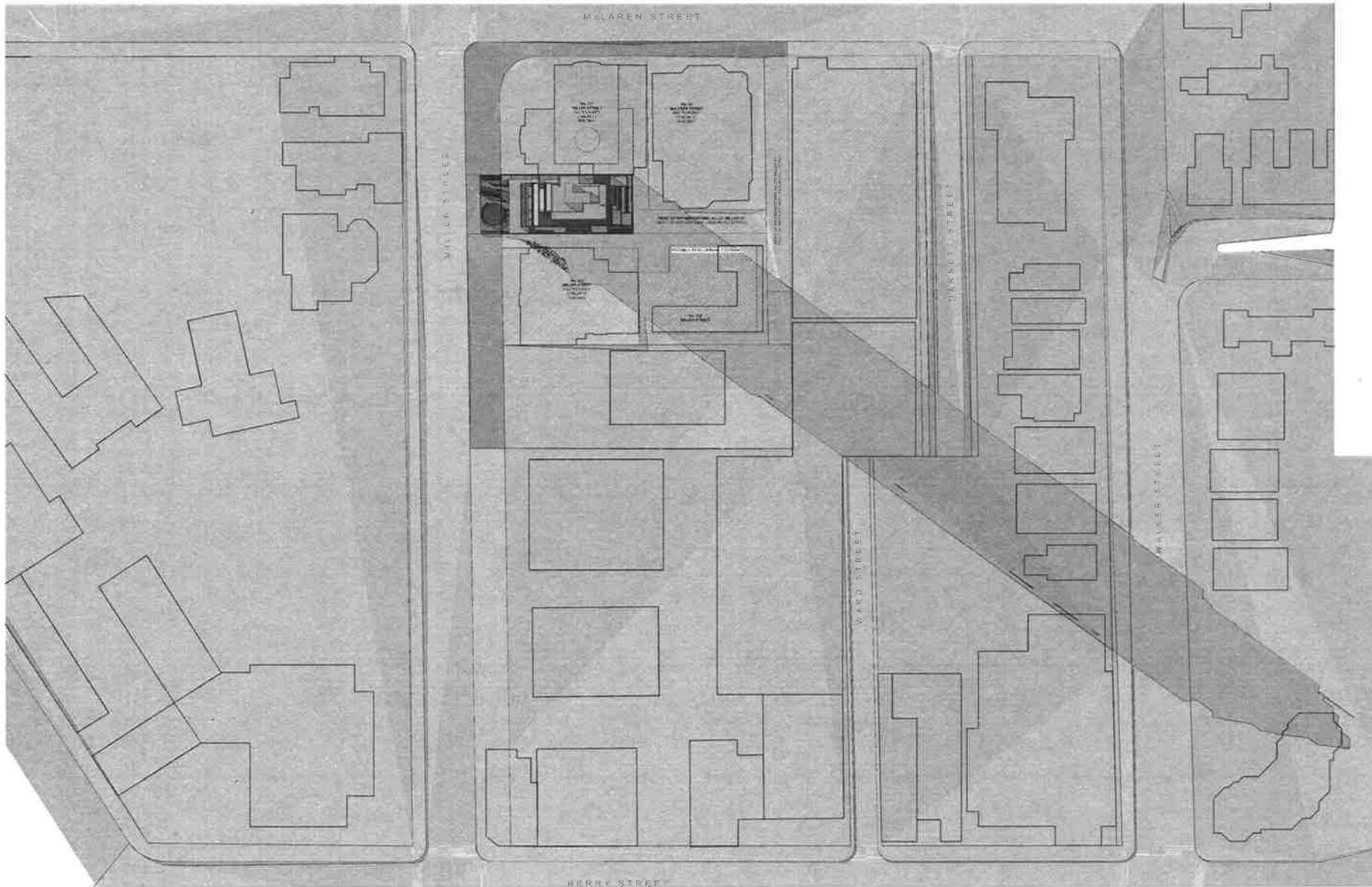
SHADOW DIAGRAMS June 12pm

SCALE: **PA STUDIO**

AS SHOWN

LEVEL 2, 20 YOUNG ST. GLADSTON RAY NSW 2045
TEL: 0293 1902 FAX: 0293 1923 AUM: 067 329 237

DRAWING SET ID	DA S96	ISSUE
SUBSET	DA S96	
DRAWN BY	DOCWH	
FILE	MIL231 DA_S96	DA32
		D



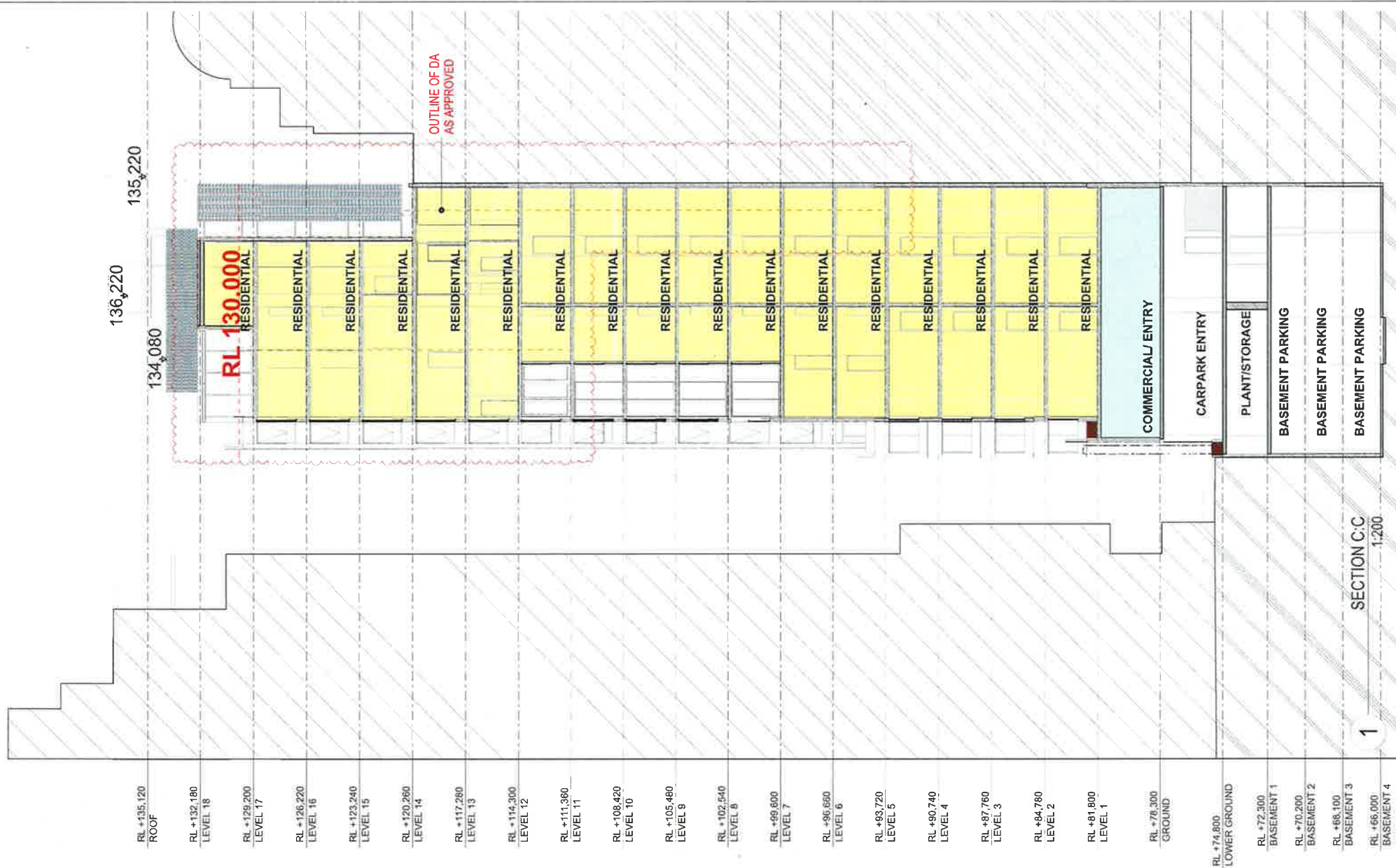
1 SITE PLAN
1:1000

ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			B	RE-ISSUE TO COUNCIL	21.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT:
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

SCALE	PA STUDIO
AS SHOWN	15 RILL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2090 TEL: 0025 1500 FAX: 0025 1930 A/CN: 611 280 284

DRAWING SET ID	DA S96	ISSUE
SUBSET: DA S96		
DRAWN BY: DDC/WH	DA33	D
FILE: MIL231 DA_S96		



RL +135,120 ROOF	RL +136,220	136,220
RL +132,180 LEVEL 18	135,220	
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		



SCALE

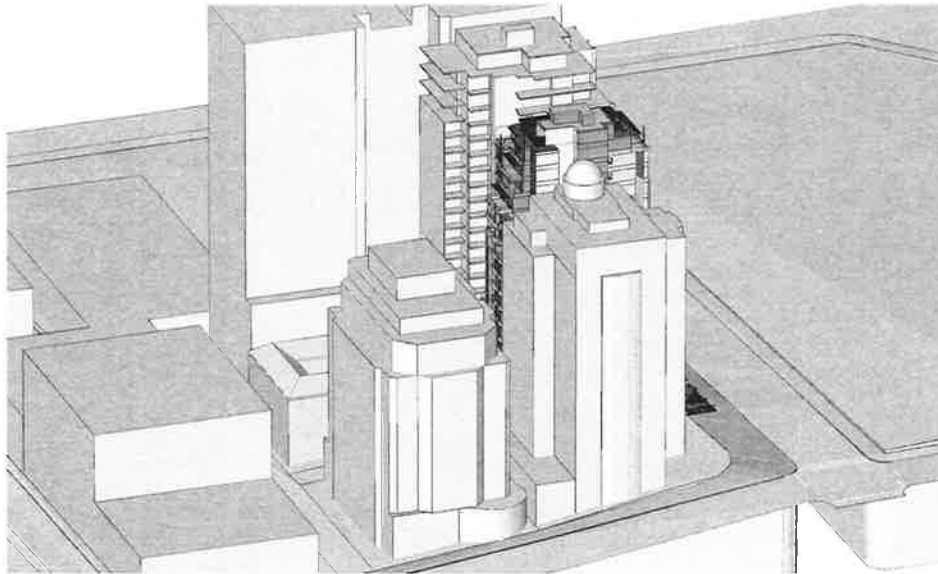


ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JPPP	13.07.15
			B	RE-ISSUE TO COUNCIL	31.03.15
			A	ORIGINAL ISSUE	26.11.14

PROJECT
PROPOSED DEVELOPMENT AT
231 MILLER STREET, NORTH SYDNEY

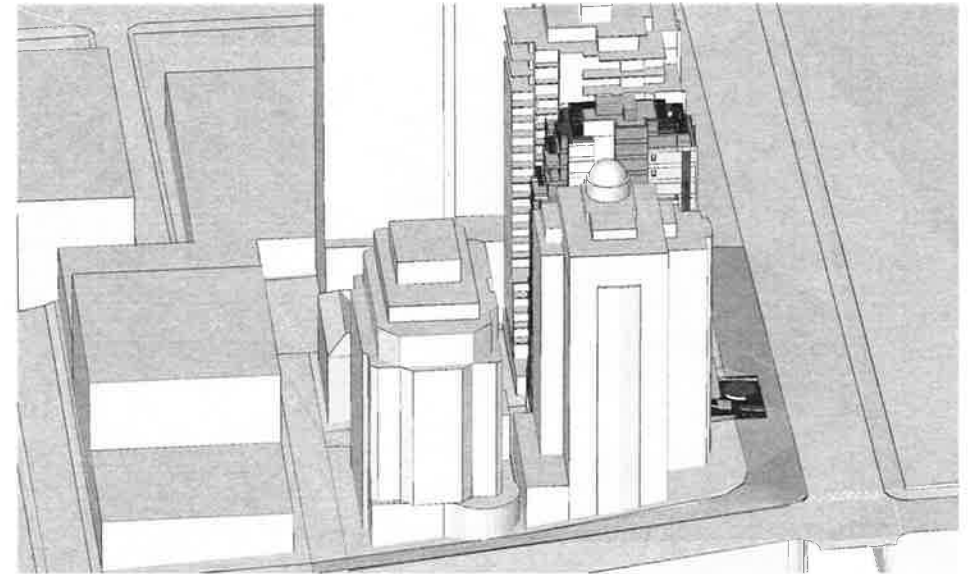
SCALE:	AS SHOWN
SECTION C:C	
PA STUDIO	
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY NSW 2069	
TEL: 0054 1902 FAX: 0054 1909 ACN: 603 380 234	

DRAWING SET ID	DA S96
SUBSET	DA S96
DRAWN BY	DOCWH
FILE	MIL231 DA_S96
DA41	DA S96
ISSUE	D



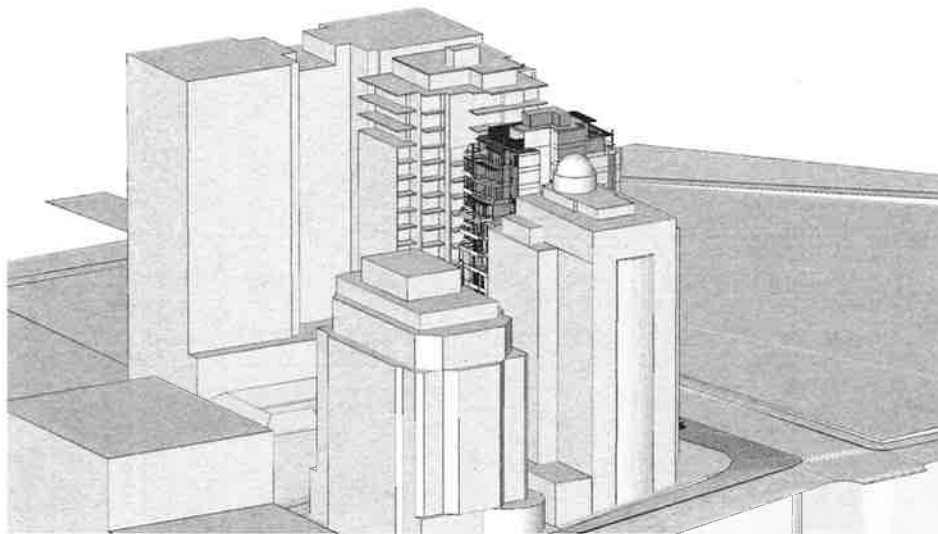
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10am



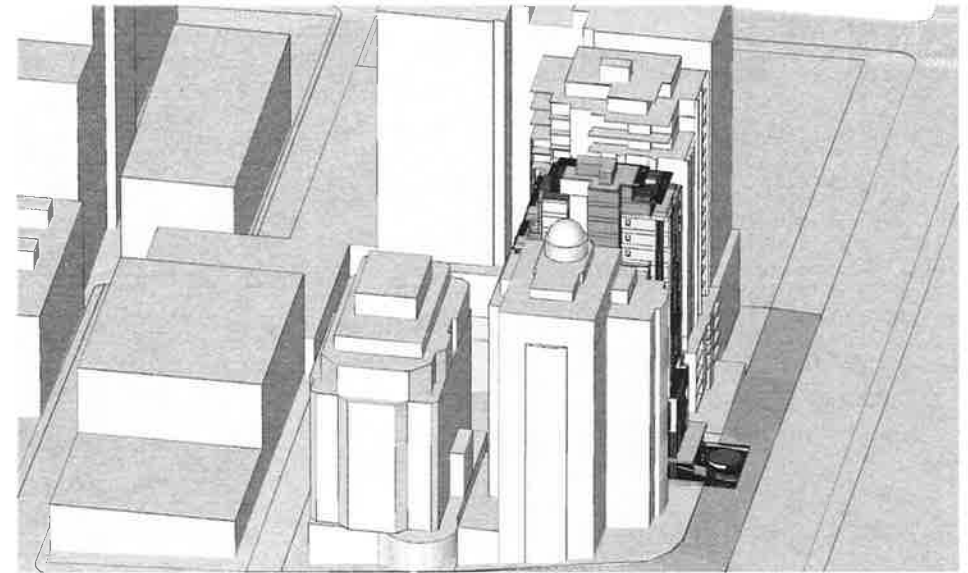
3

11am



1

9am



4

12pm



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRPP	13.07.15
			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 9am-12pm

SCALE

AS SHOWN

PA STUDIO
LEVEL 2, 31 YOUNG ST, NUTHELY BAY NSW 2259
TEL: 0259 1922 FAX: 0259 1922 AEN: 052 229 257

DRAWING SET ID

SUBSET Views From The Sun

DRAWN BY DOCWH

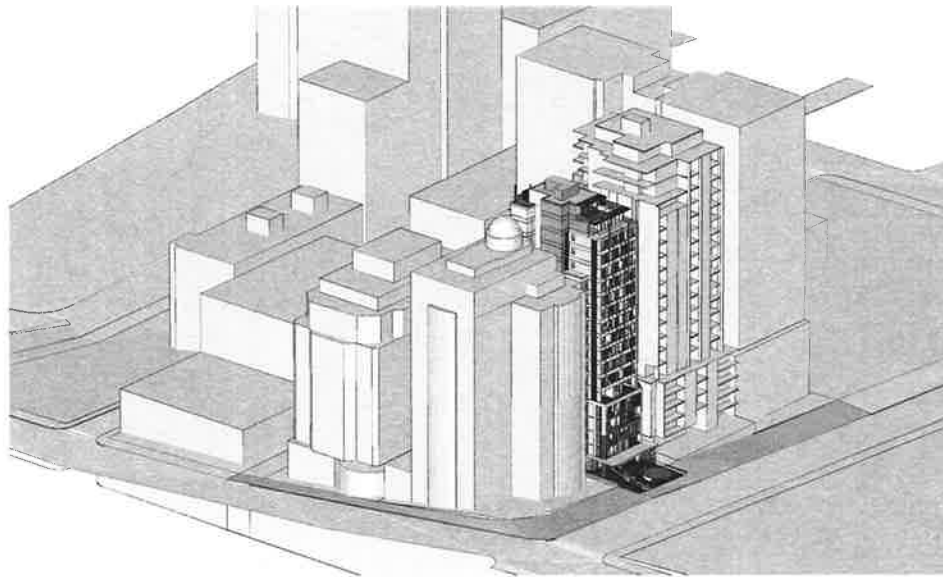
FILE ML231_DA_S96

DA

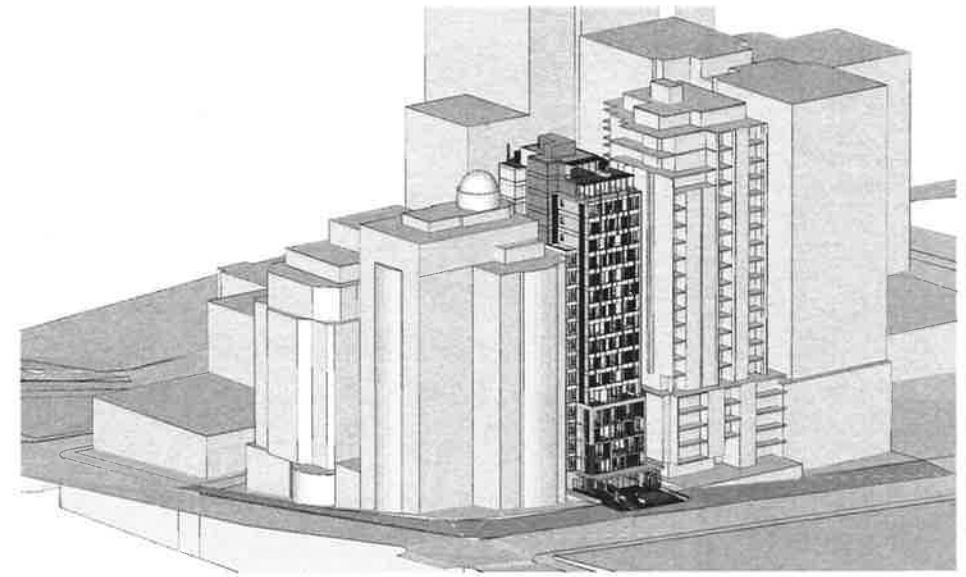
S1

ISSUE

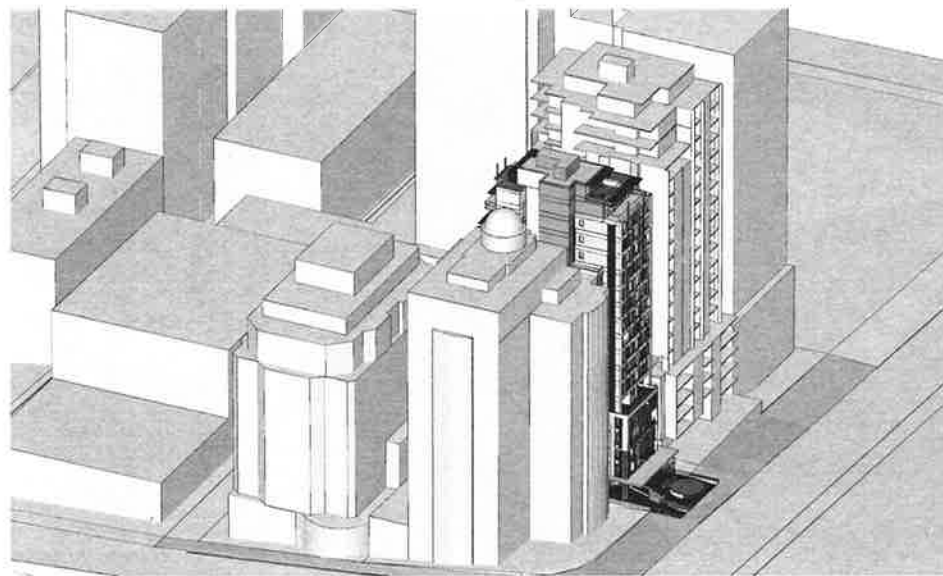
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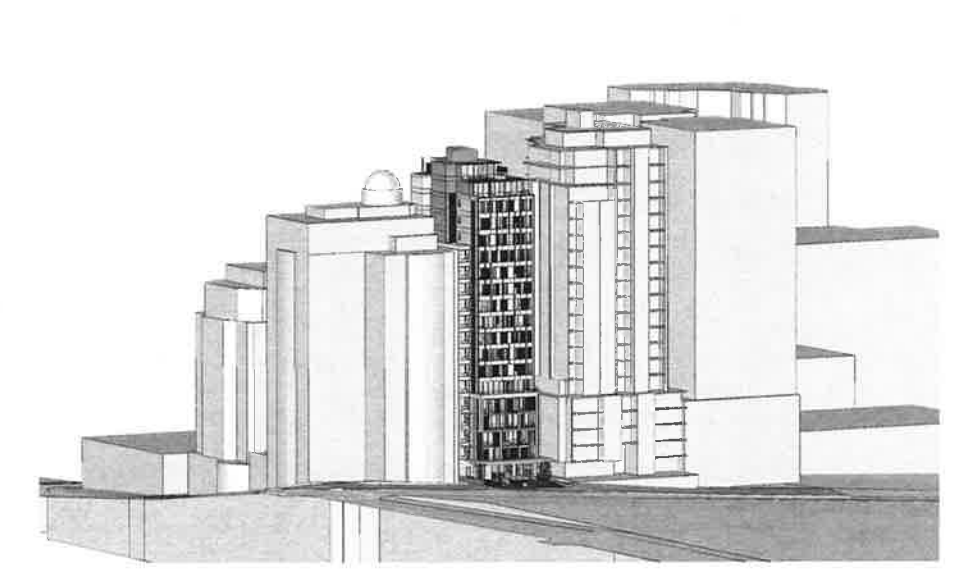
2 2pm



3 3pm



1 1pm



4 4pm



SCALE



ISSUE	REVISIONS	DATE	ISSUE	REVISIONS	DATE
			D	SECTION 96 TO COUNCIL	17.08.15
			C	RESPONSE TO JRP	13.07.15
			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

PA STUDIO
LEVEL 2, 20 YOUNG ST, NORTH SYDNEY NSW 1585
TEL: 0025 1762 FAX: 0025 1922 ALN: 002 589 288

DRAWING SET ID

SUBSET Views From The Sun

DRAWN BY: DOCWH

FILE: MIL231 DA_S96

DA

S2

ISSUE

D