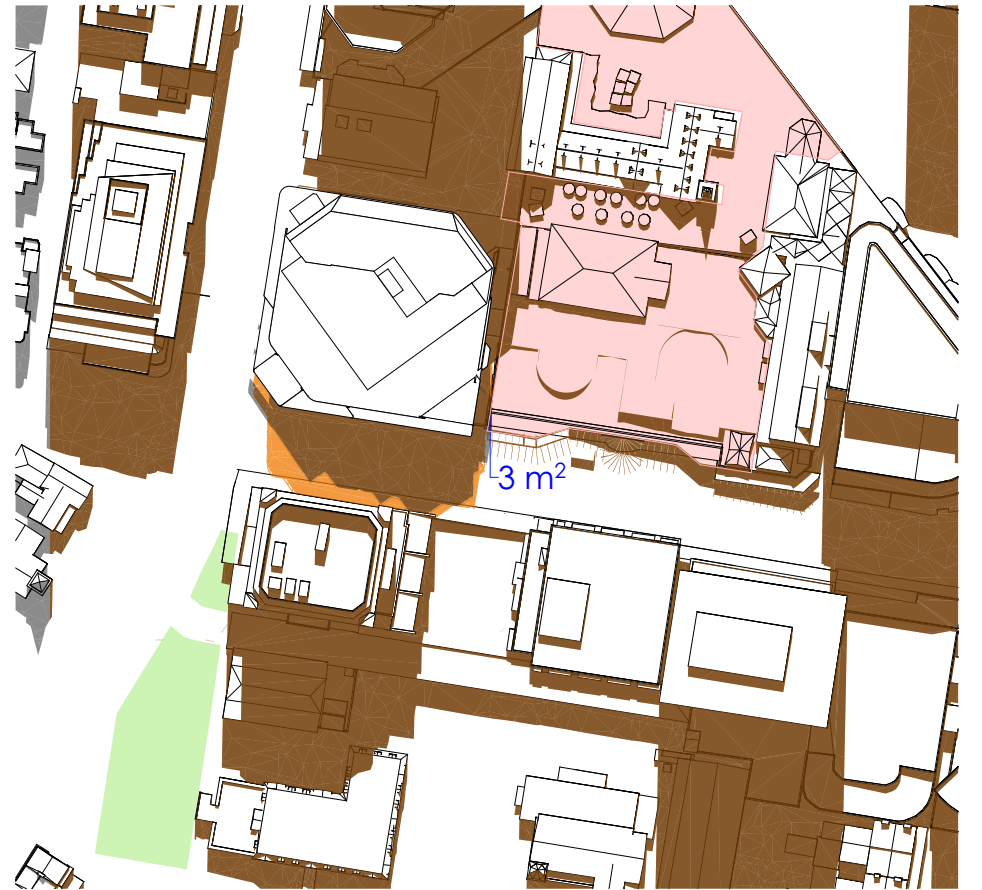




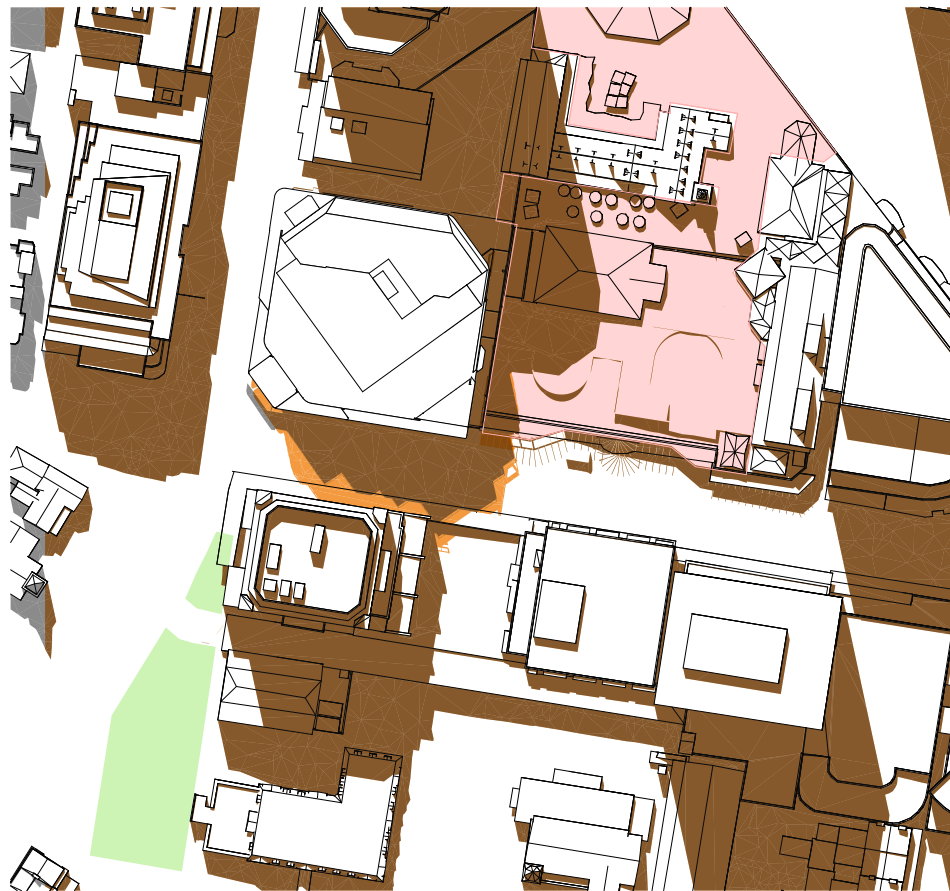
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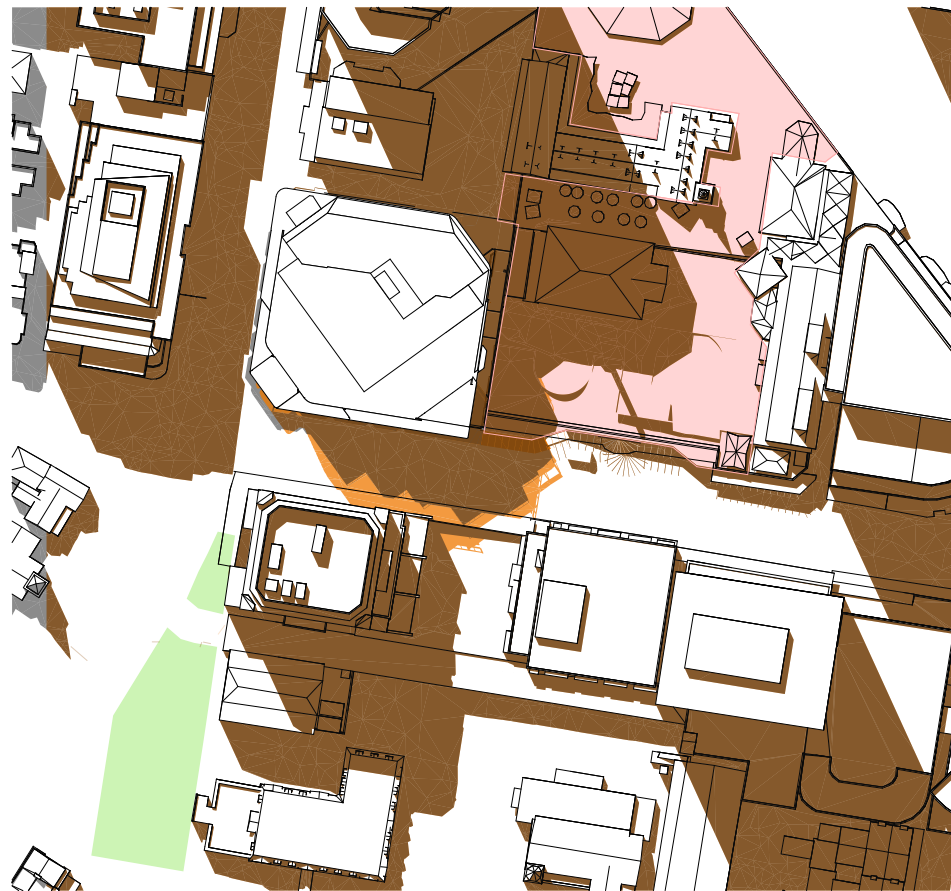
MAR 1230



MAR 1300



MAR 1330



MAR 1400

LEGEND

- EXISTING SHADOW
- NET LOSS OF OVERSHADOWING BY REMOVAL OF EXISTING TERRACE OVER PED. LANEWAY
- NEW SHADOW CAST BY PROPOSED 73 MILLER STREET

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73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3

DRAWING

PROPOSED SHADOW
DIAGRAMS - 21 MAR

PRINT DATE
26/02/2019

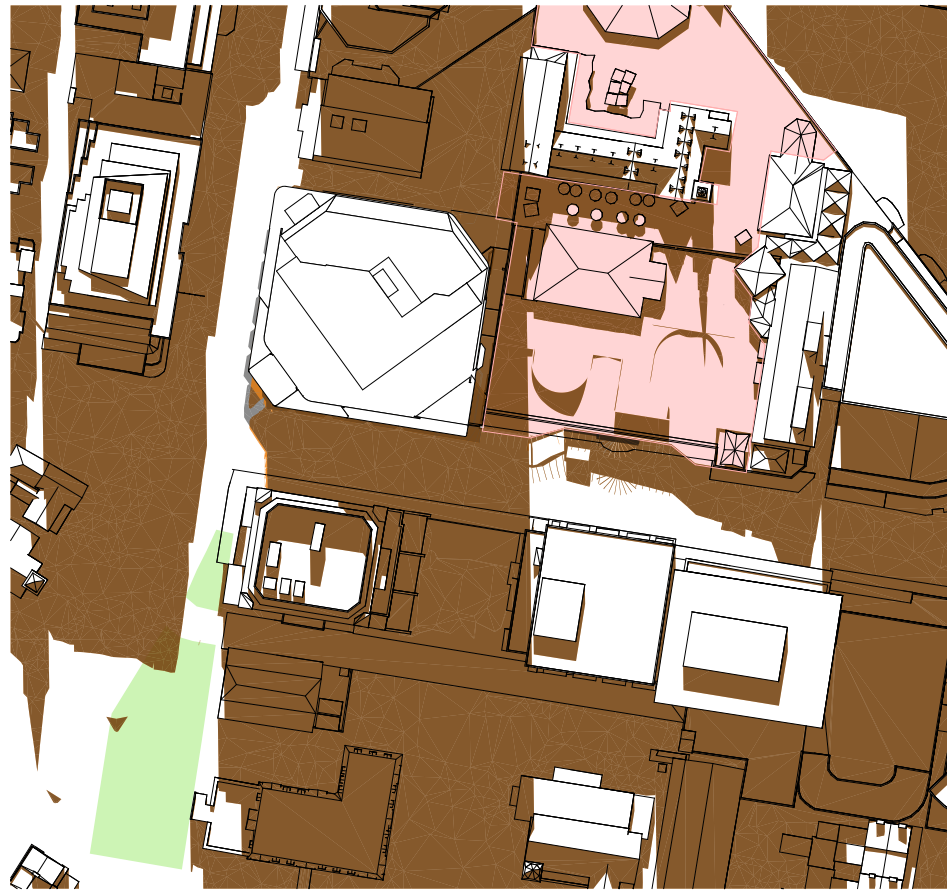
PROJECT NO.
21719

STATUS

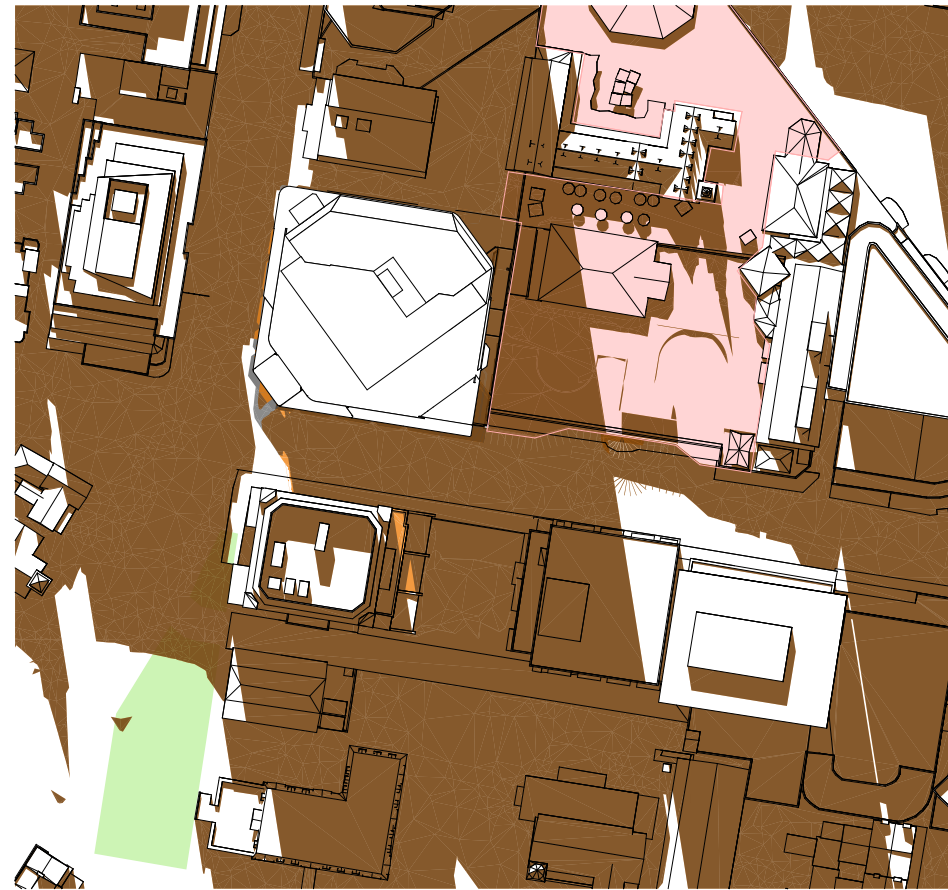
DEVELOPMENT APPLICATION

DRAWING NO.
DA 2-30

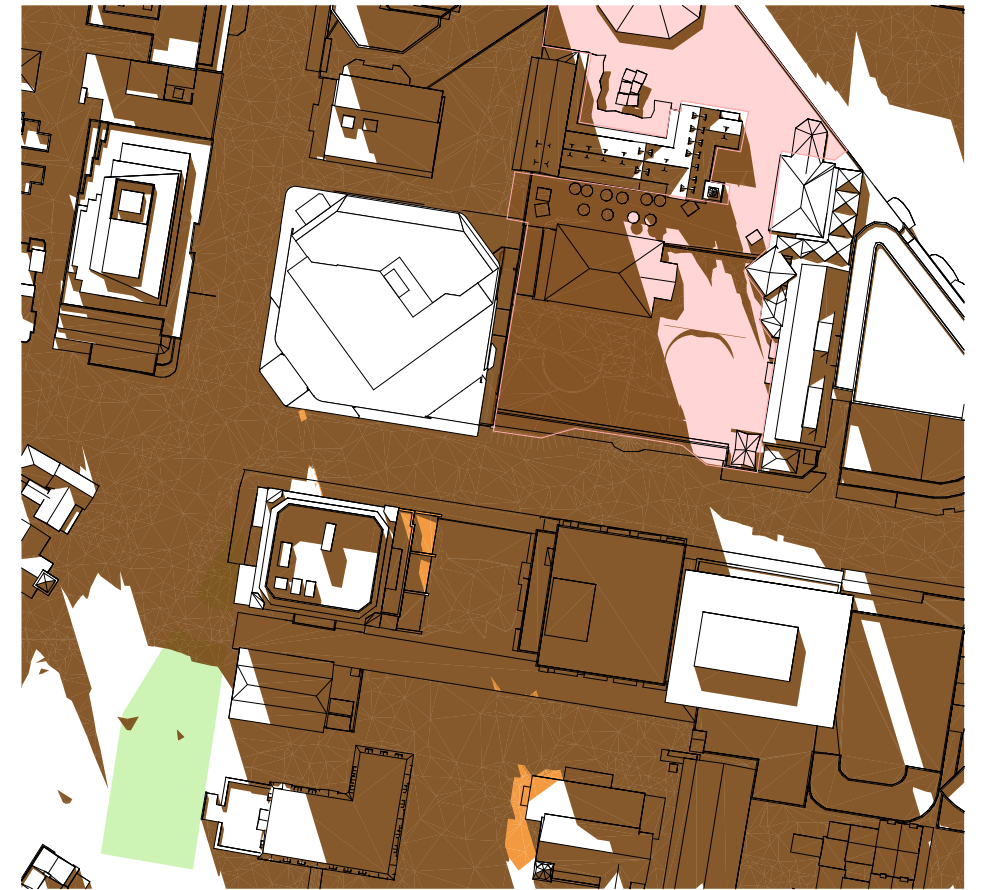
ISSUE
C



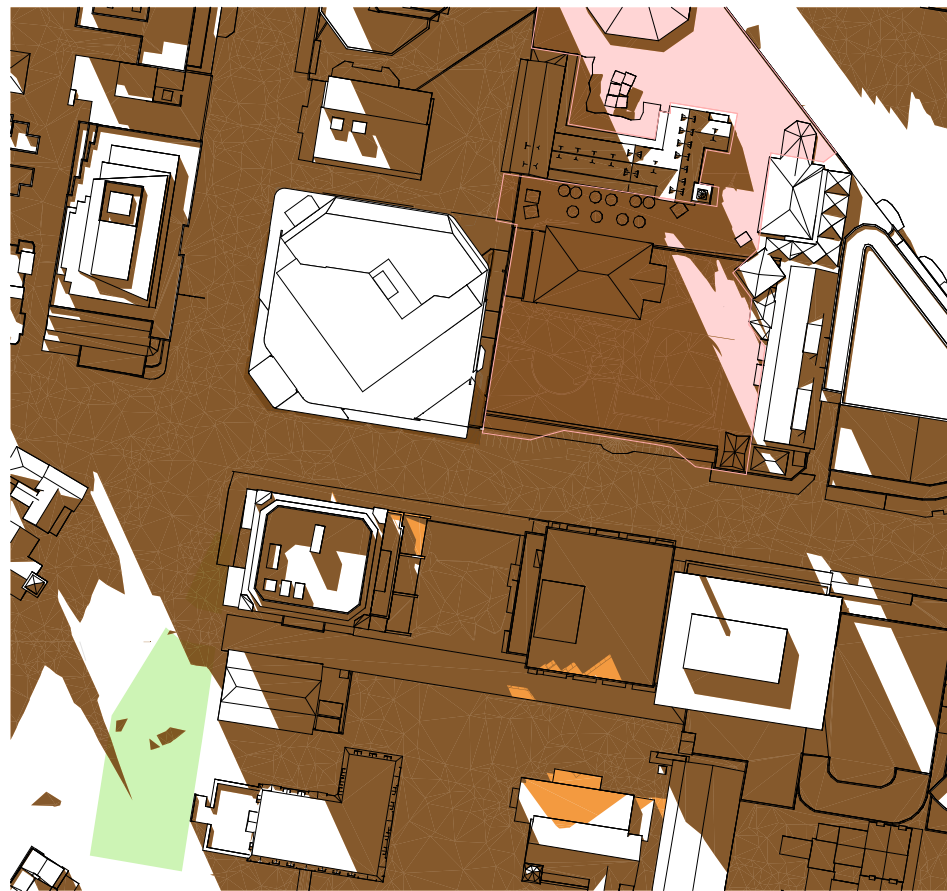
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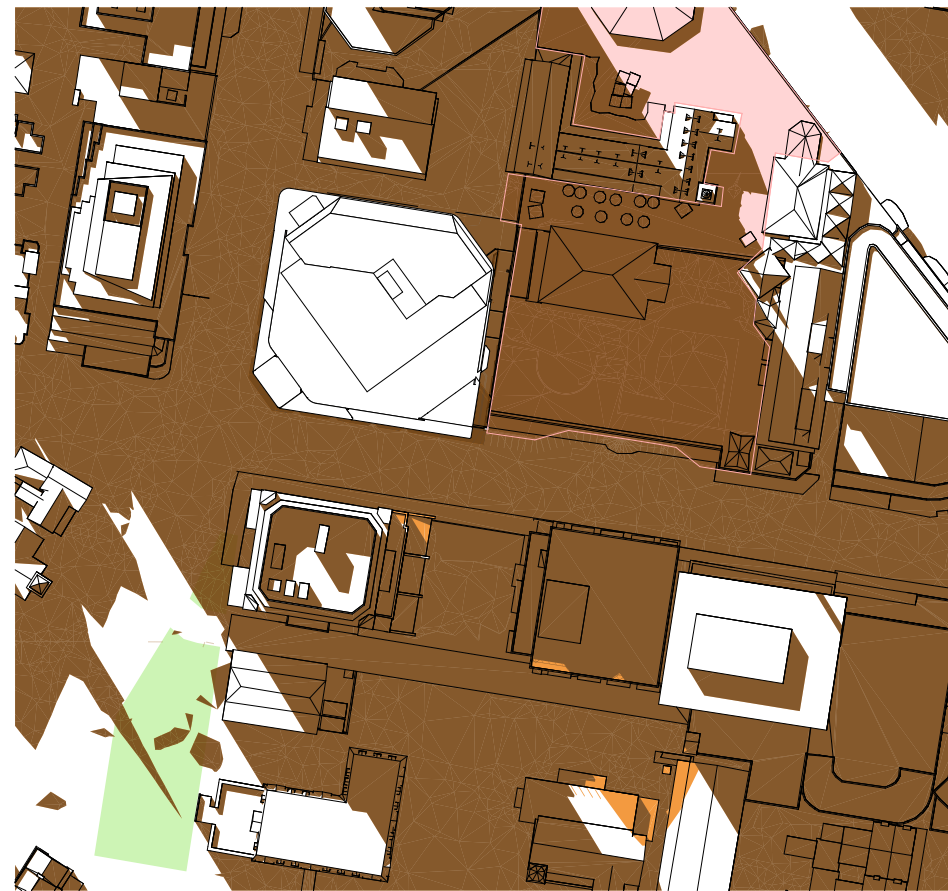
JUN 1230



JUN 1300



JUN 1330



JUN 1400

LEGEND

-  EXISTING SHADOW
-  NEW SHADOW CAST BY PROPOSED 73 MILLER STREET

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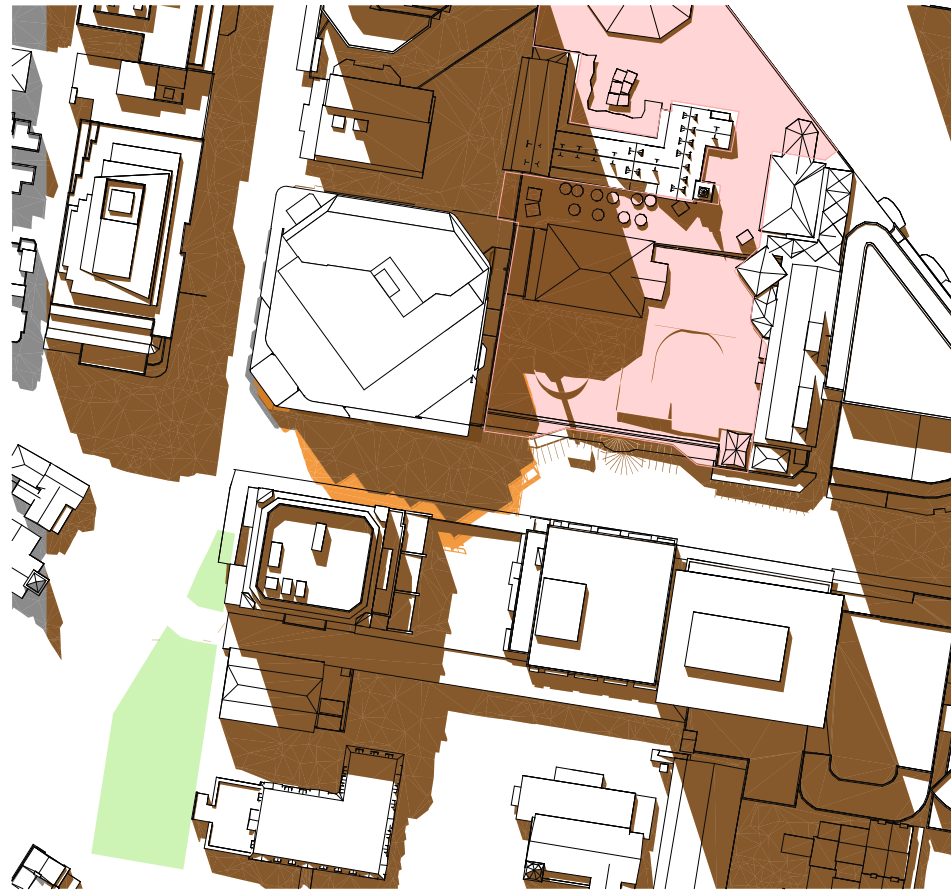


SCALE @ A3

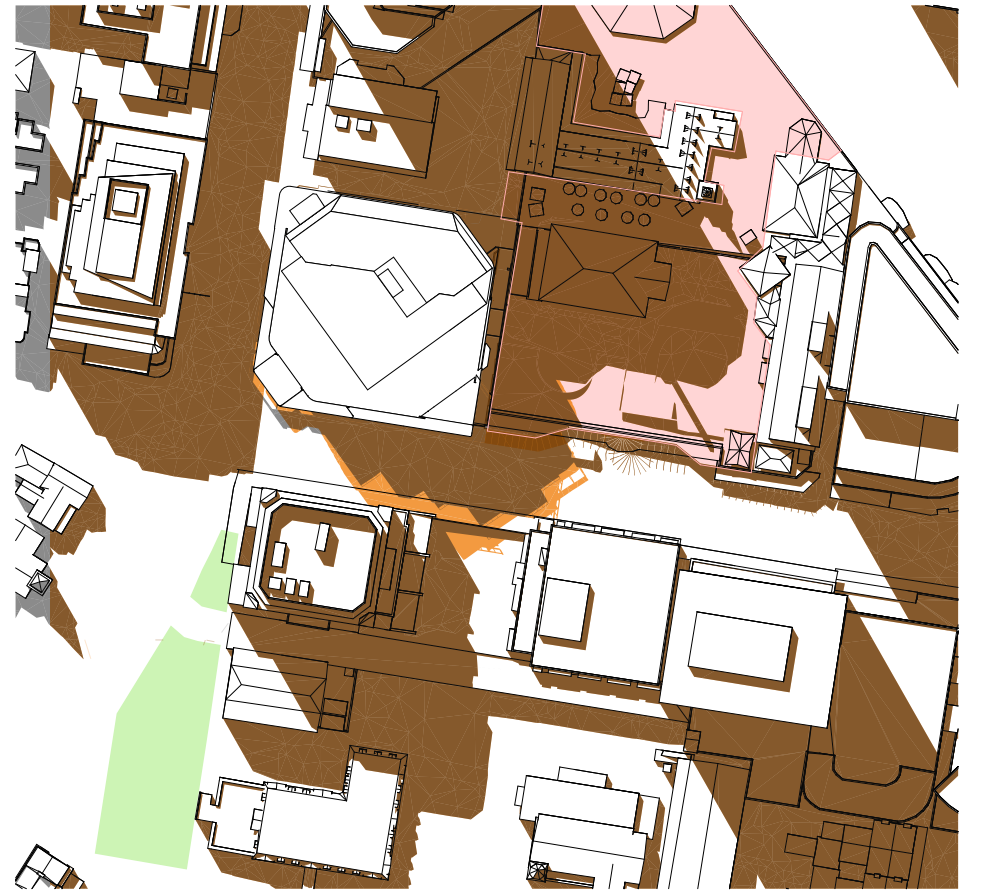
DRAWING	PRINT DATE	PROJECT NO.	DRAWING NO.	ISSUE
PROPOSED SHADOW DIAGRAMS - 21 JUN	26/02/2019	21719	DA 2-31	C
STATUS DEVELOPMENT APPLICATION				



21 SEP 1200



21 SEP 1230



21 SEP 1300



21 SEP 1330



21 SEP 1400

LEGEND

- EXISTING SHADOW
- NEW SHADOW CAST BY PROPOSED 73 MILLER STREET

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SCALE @ A3

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PROPOSED SHADOW
DIAGRAMS - 21 SEP

PRINT DATE
26/02/2019

PROJECT NO.
21719

DRAWING NO.
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ISSUE
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SCALE @ A3

DRAWING

PROPOSED PHOTOMONTAGE 1

PRINT DATE
26/02/2019

PROJECT NO.
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DA 2-33

ISSUE
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SCALE @ A3

DRAWING

PROPOSED PHOTOMONTAGE 2

PRINT DATE
26/02/2019

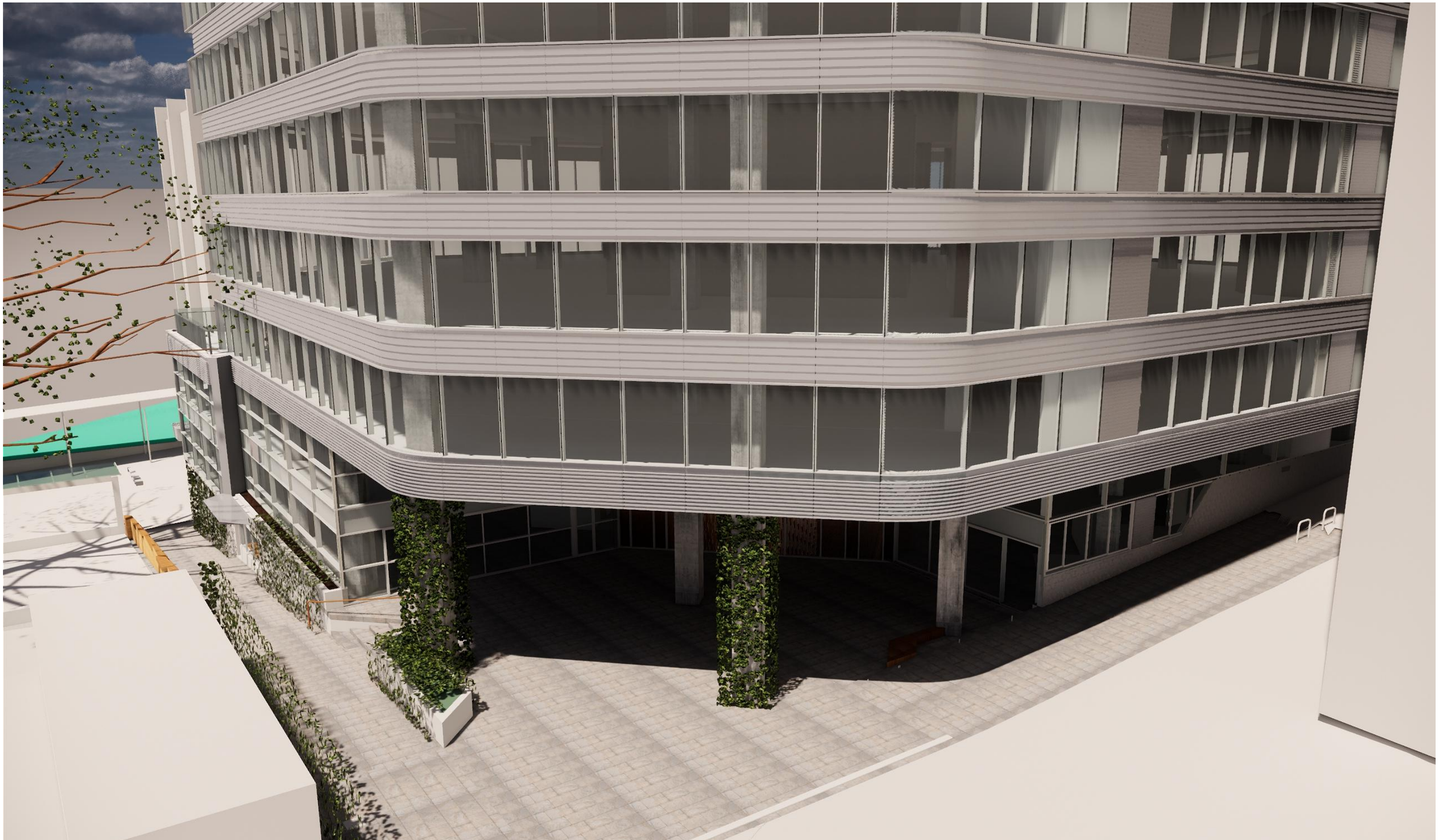
PROJECT NO.
21719

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DEVELOPMENT APPLICATION

DRAWING NO.
DA 2-34

ISSUE
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SCALE @ A3



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PROPOSED PHOTOMONTAGE 3				
STATUS DEVELOPMENT APPLICATION				



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SCALE @ A3

DRAWING

PROPOSED PHOTOMONTAGE 4

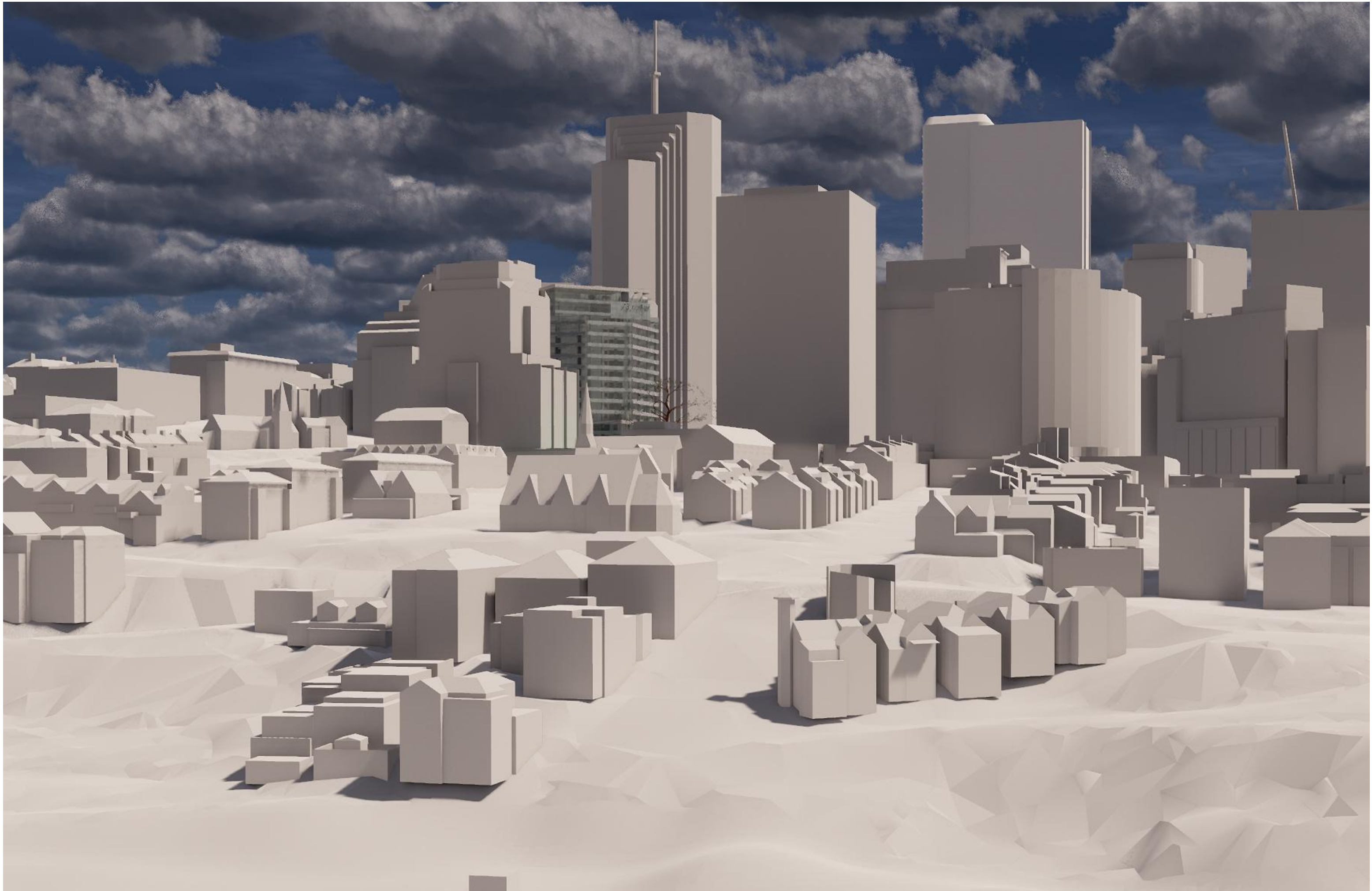
PRINT DATE
26/02/2019

PROJECT NO.
21719

DRAWING NO.
DA 2-36

ISSUE
C

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PROJECT NORTH



SCALE @ A3

DRAWING

PROPOSED PHOTOMONTAGE 5

PRINT DATE
26/02/2019

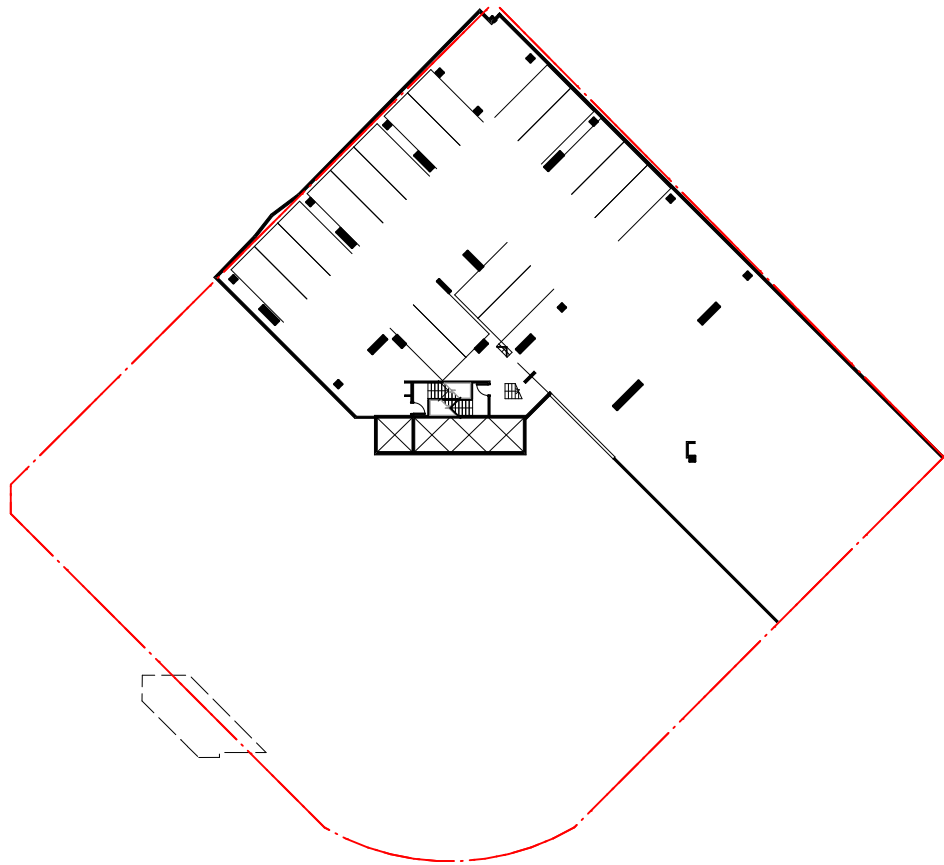
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21719

STATUS

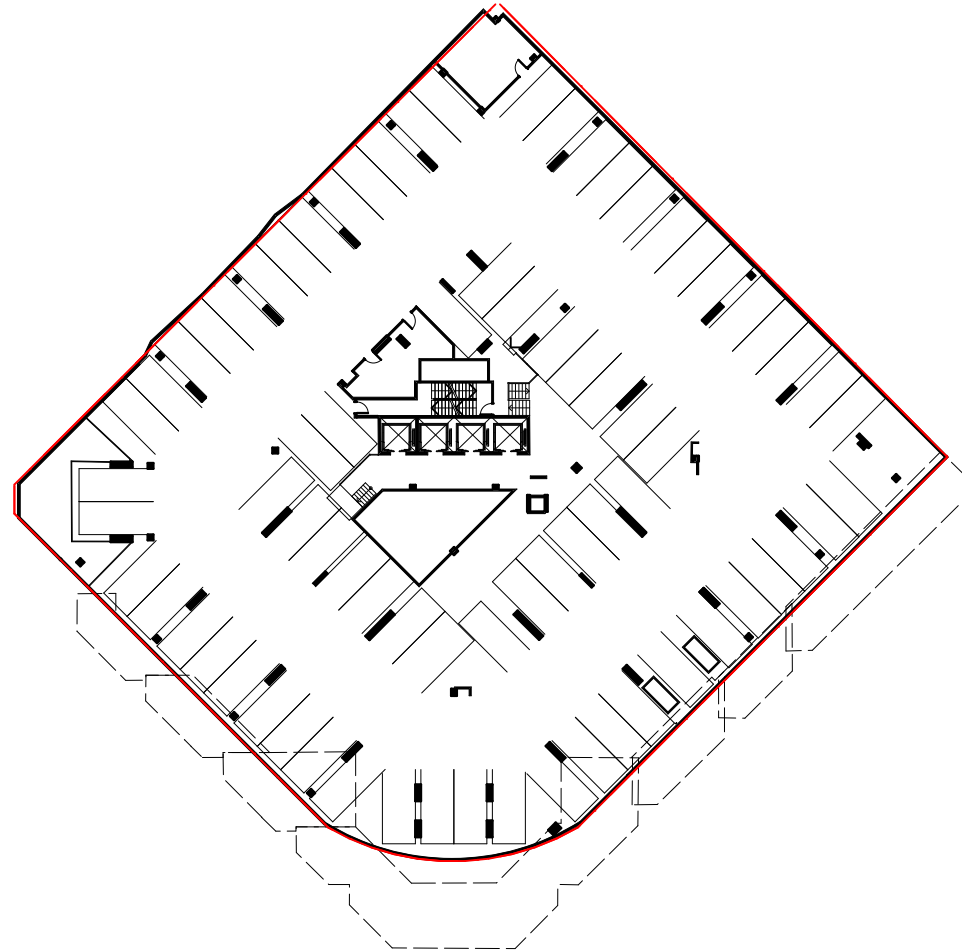
DEVELOPMENT APPLICATION

DRAWING NO.
DA 2-37

ISSUE
C



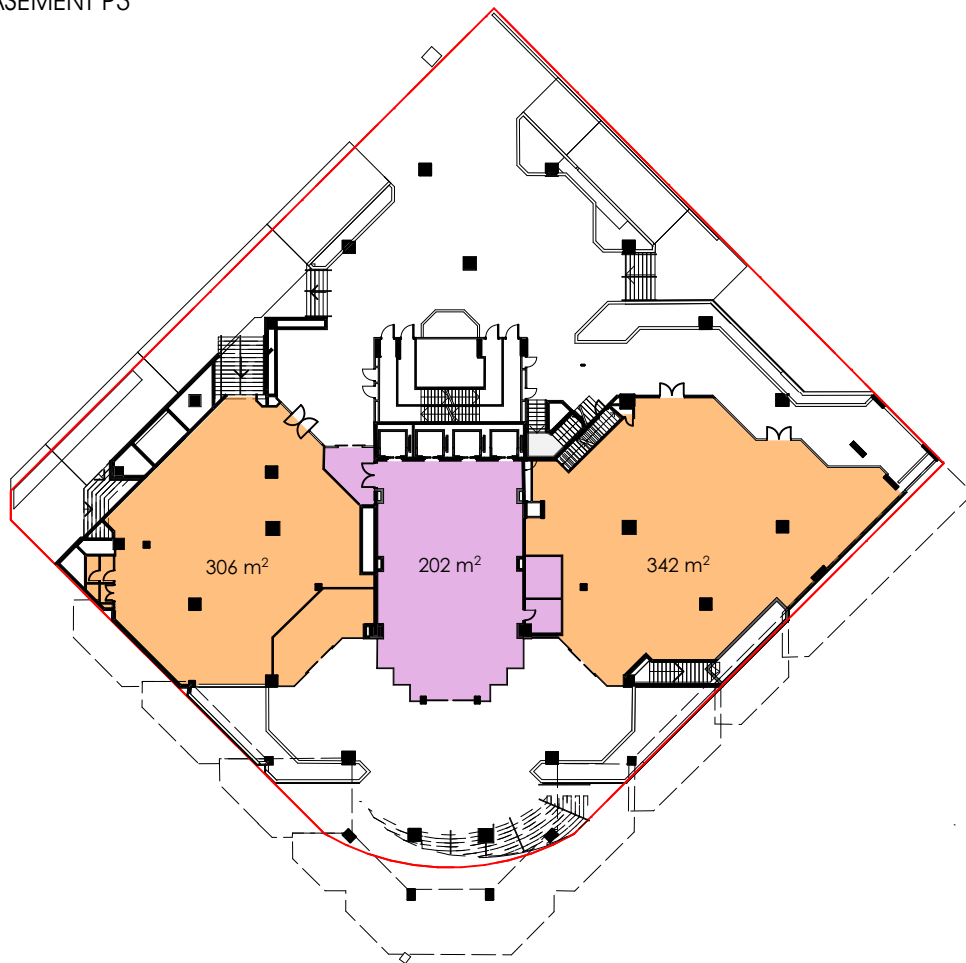
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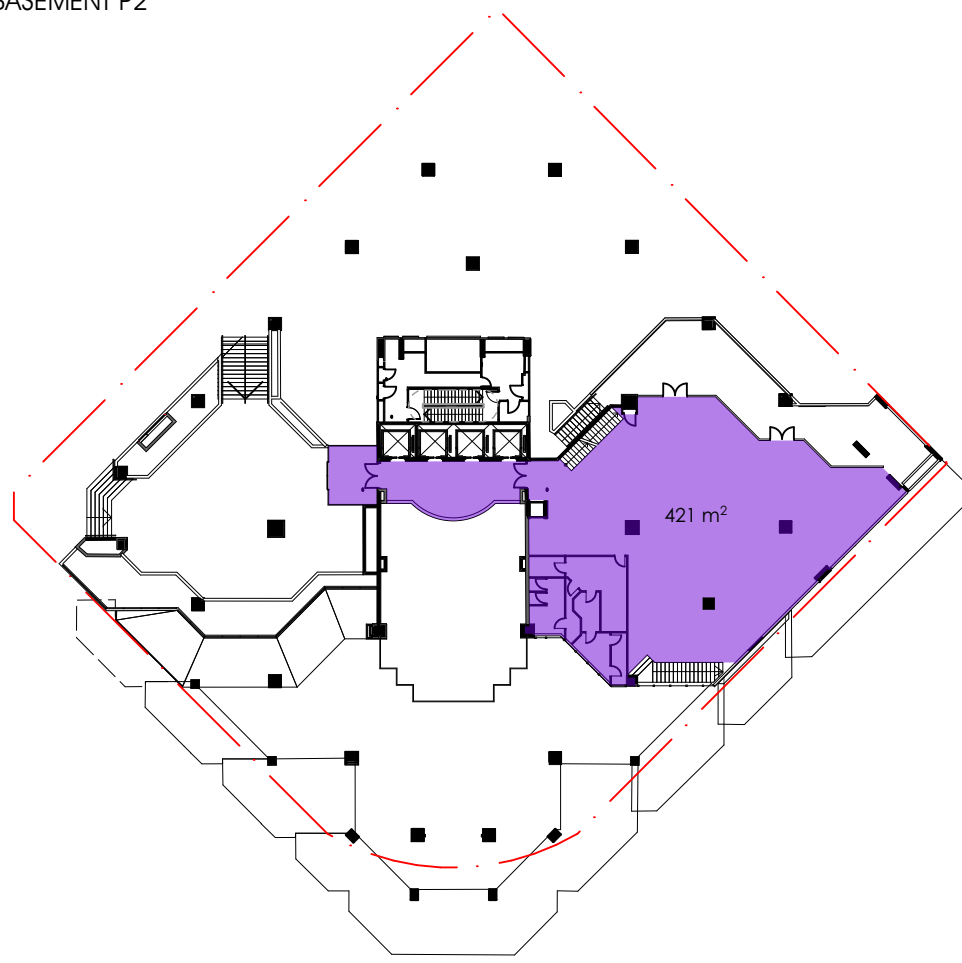
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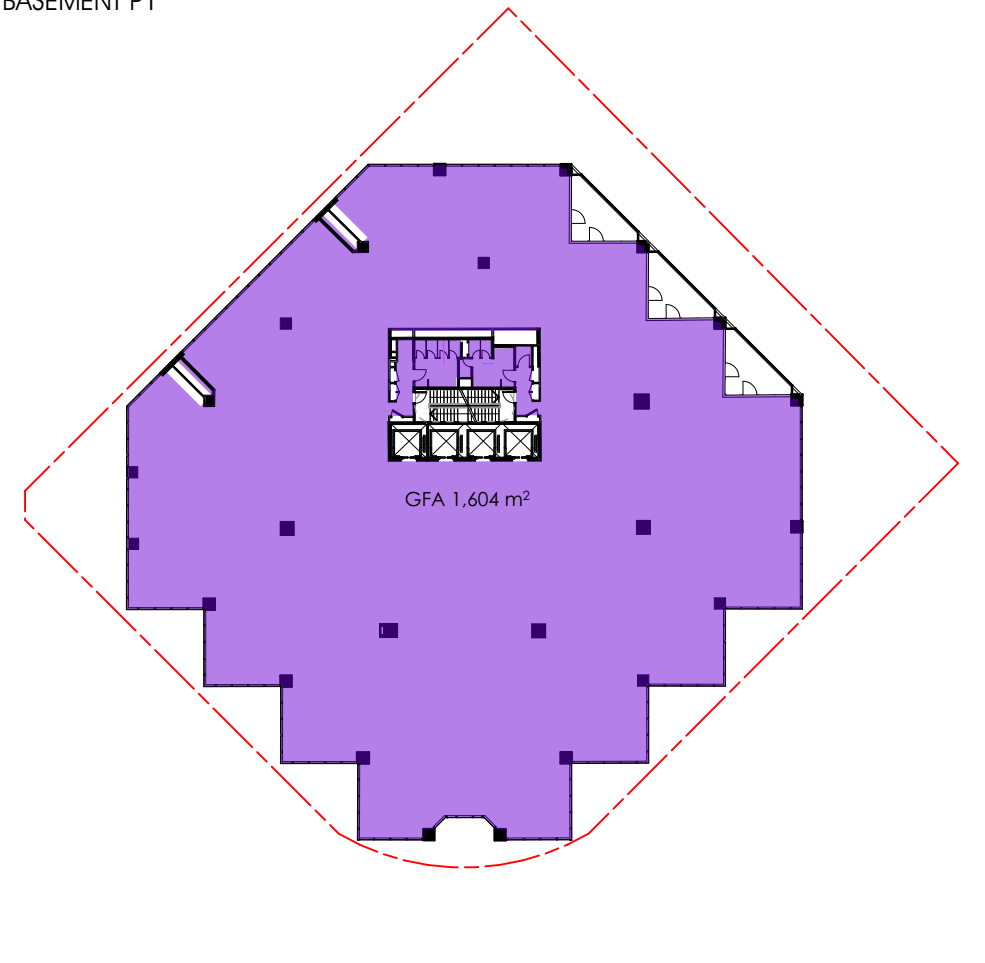
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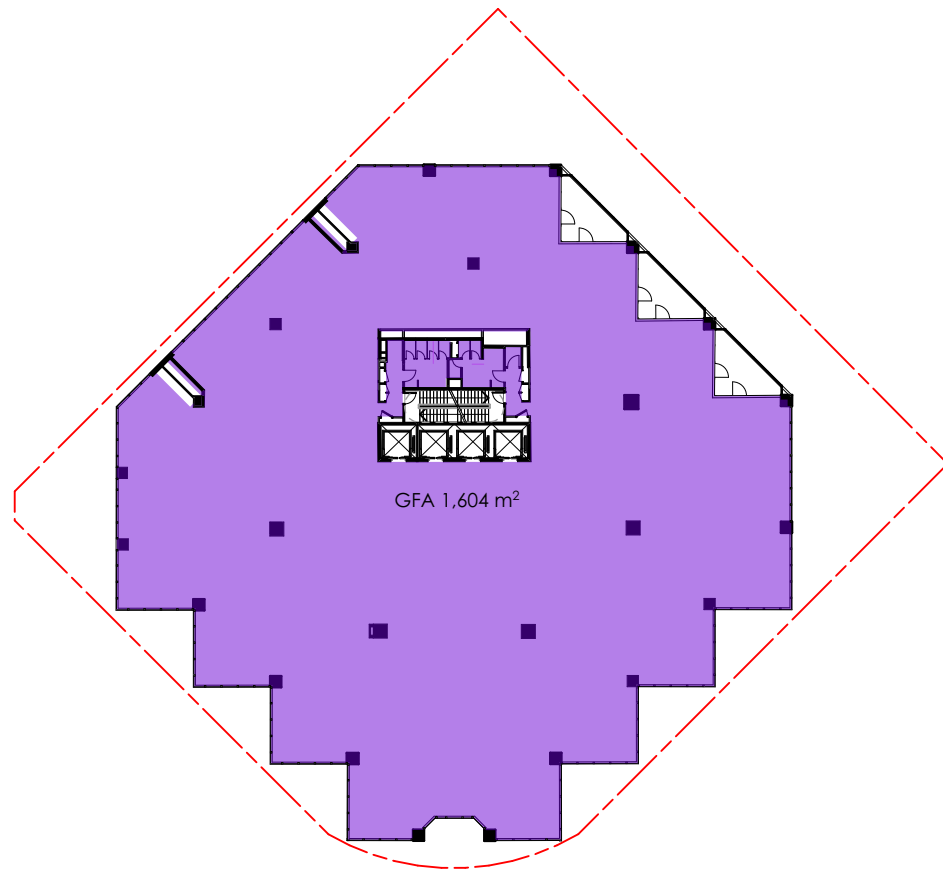
GROUND LEVEL
fitzpatrick+partners



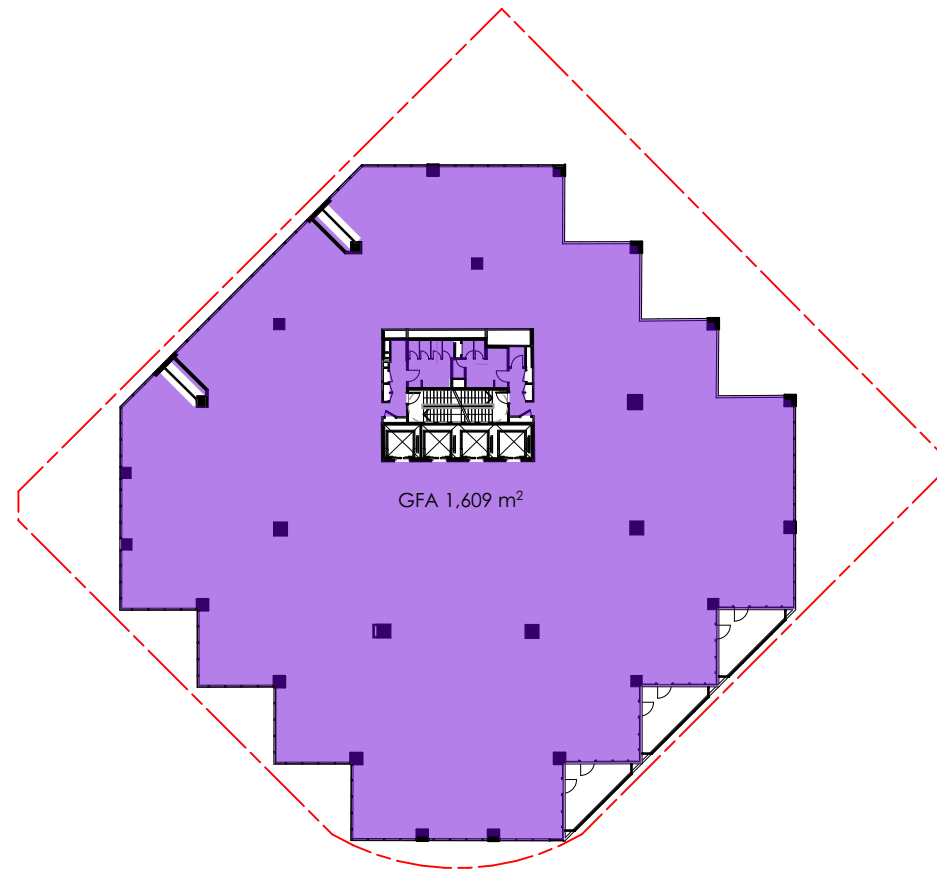
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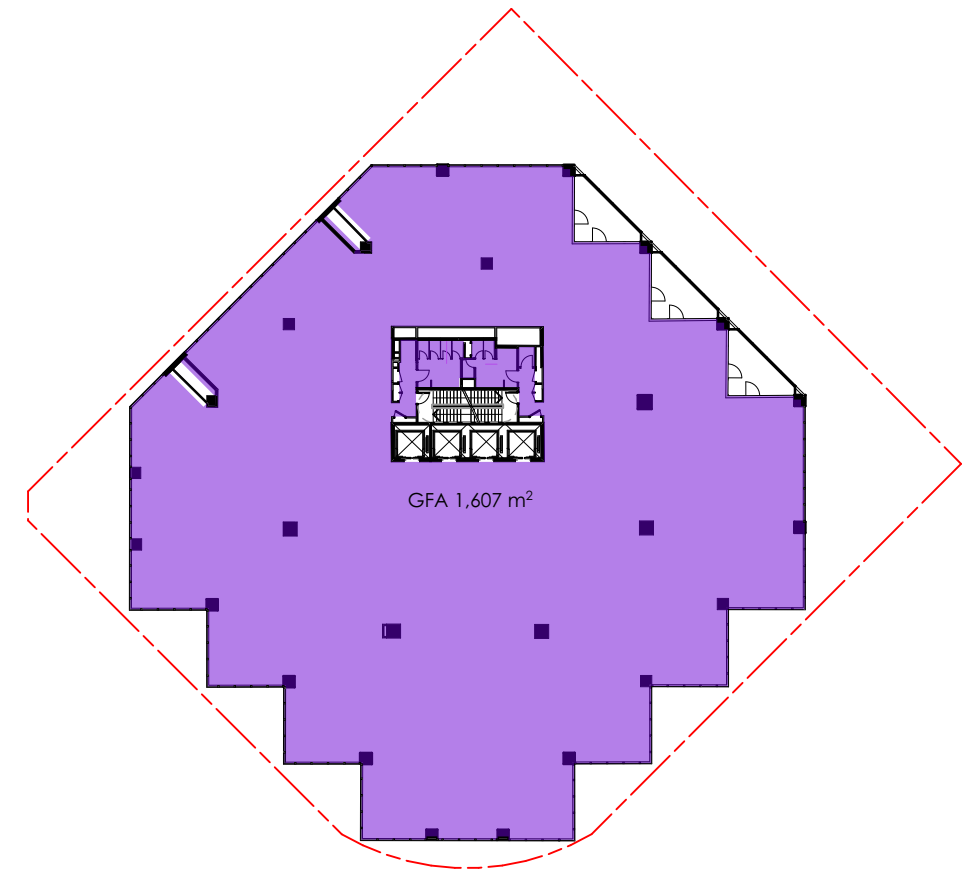
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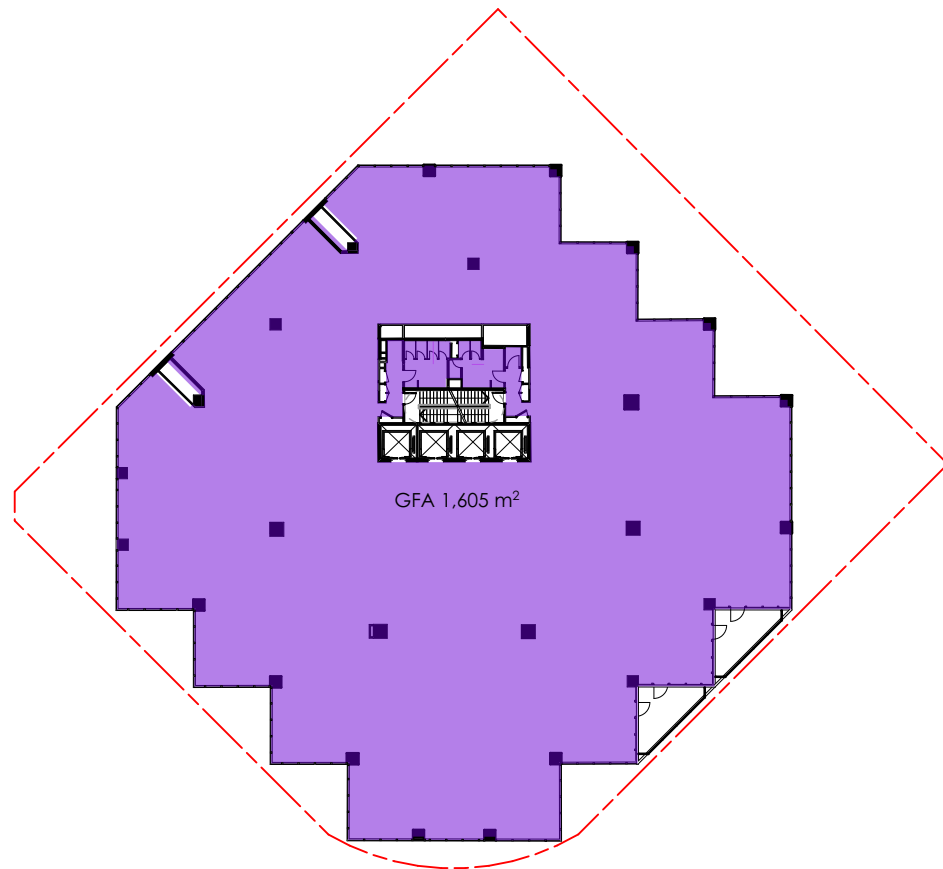
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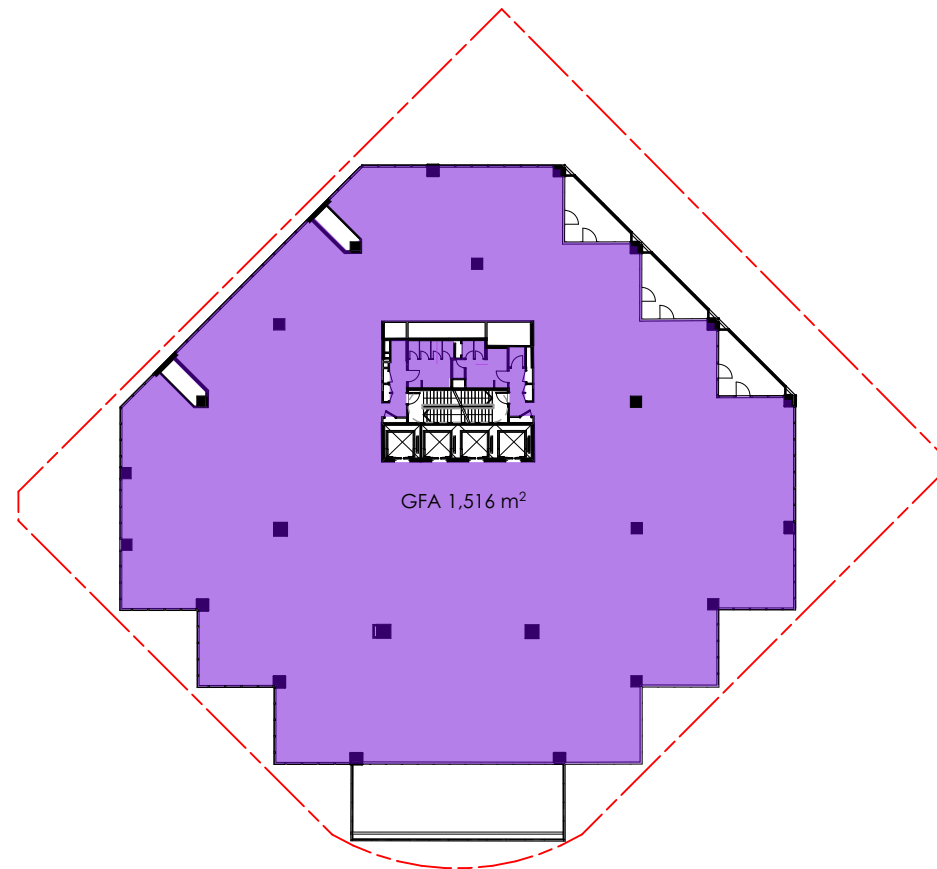
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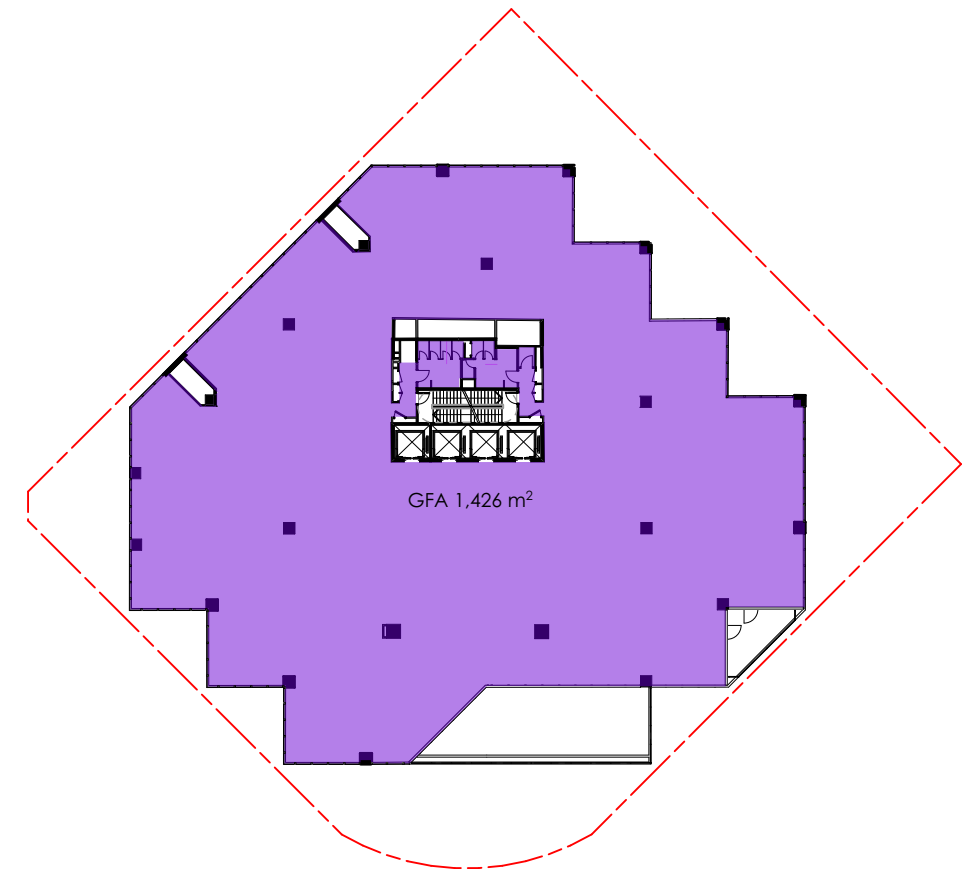
L5



L6



L7



L8

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3
1:550

27.5m, 25m ON ORIGINAL

DRAWING

EXISTING GFA PLANS

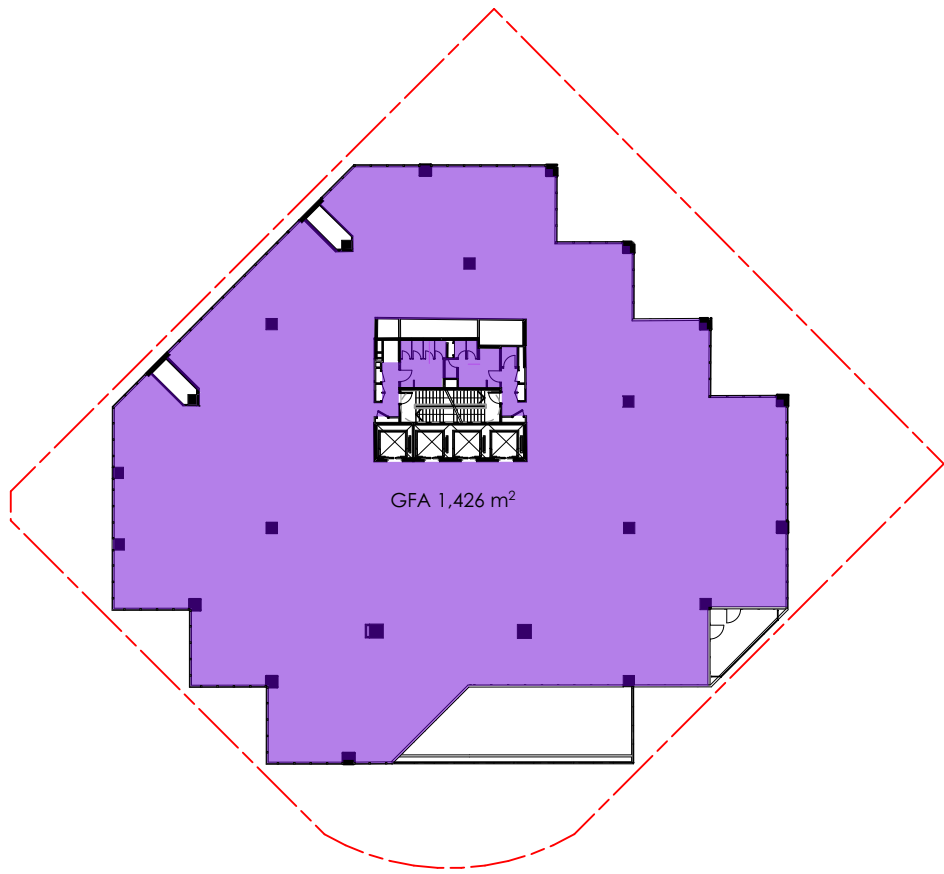
PRINT DATE
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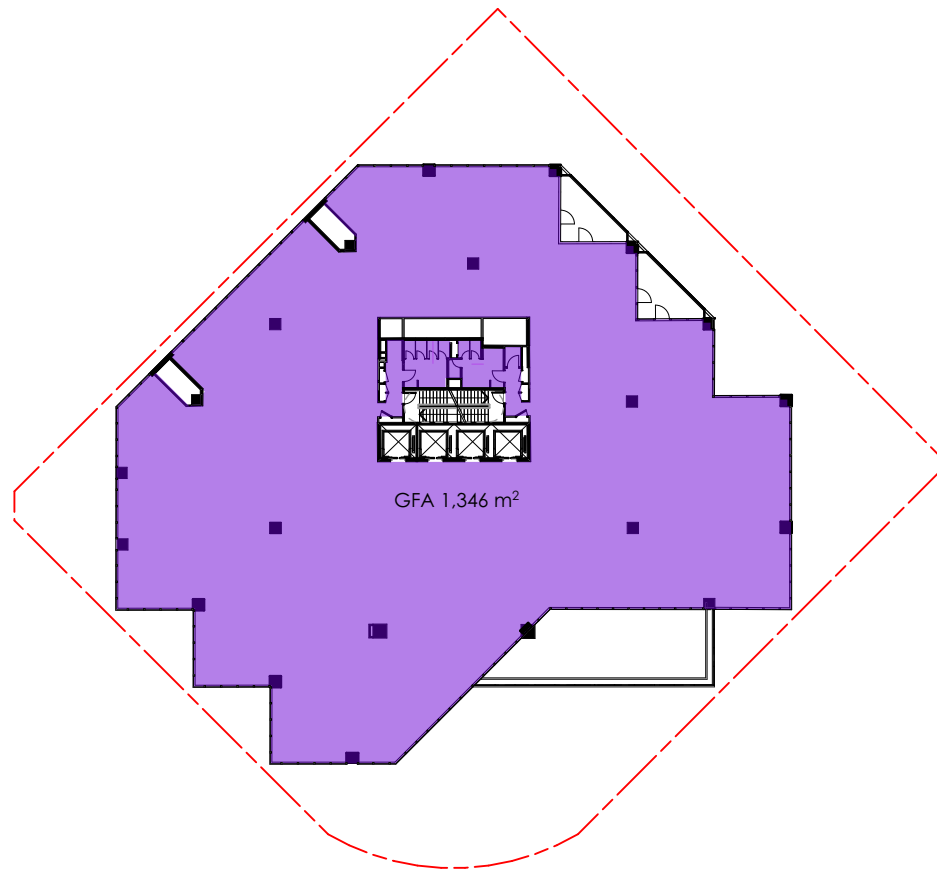
DRAWING NO.
DA 2-39

ISSUE
C

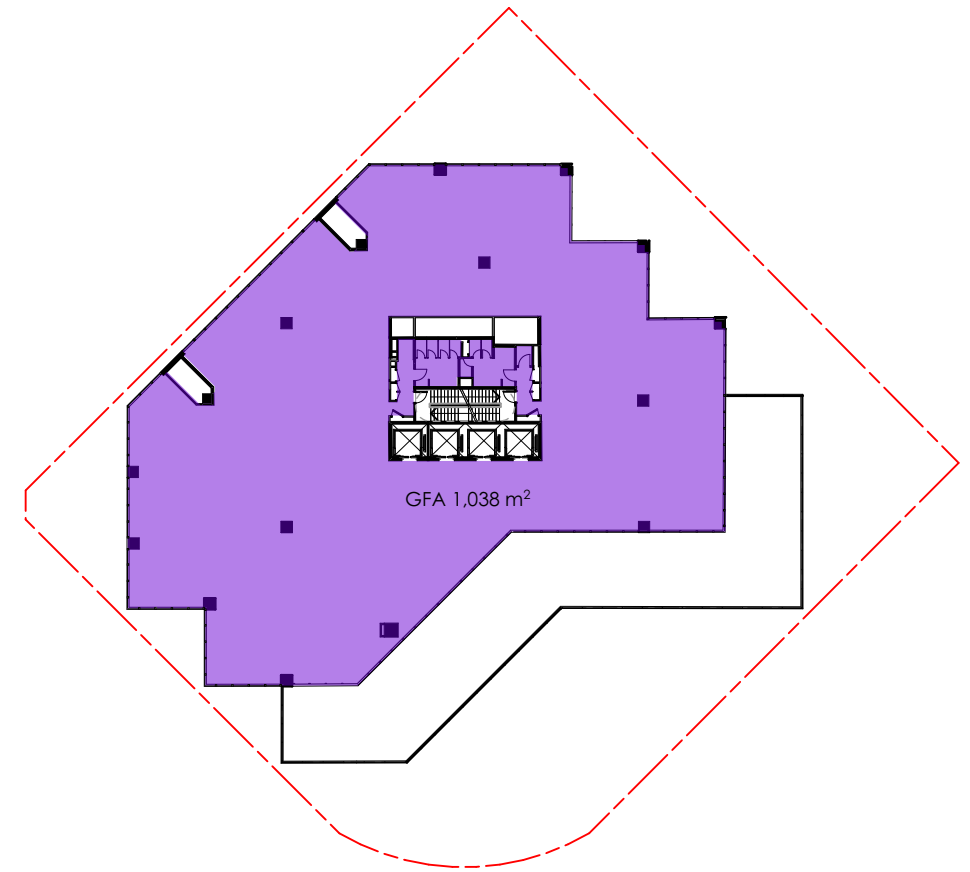
STATUS
DEVELOPMENT APPLICATION



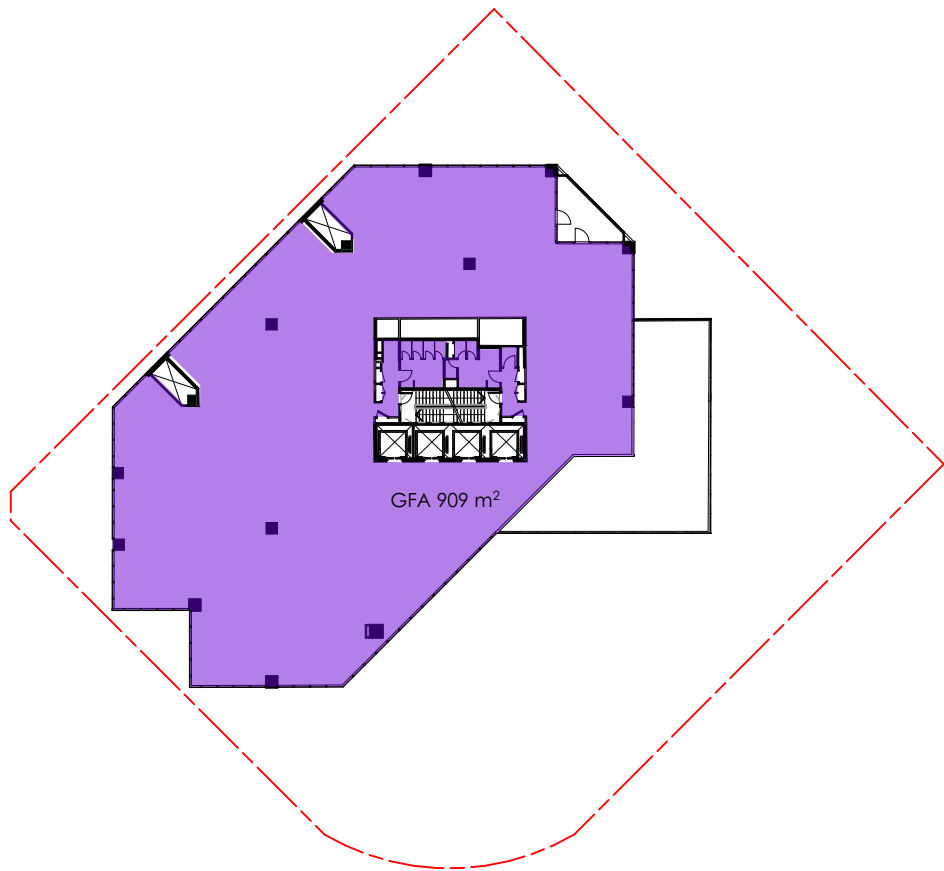
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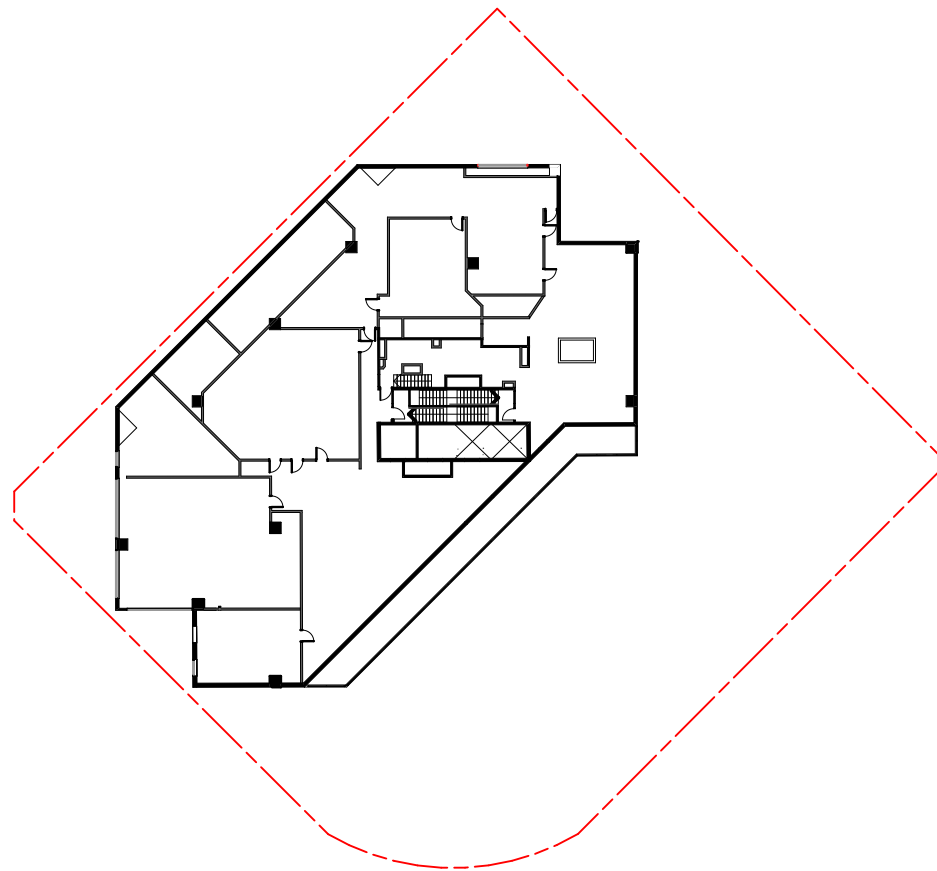
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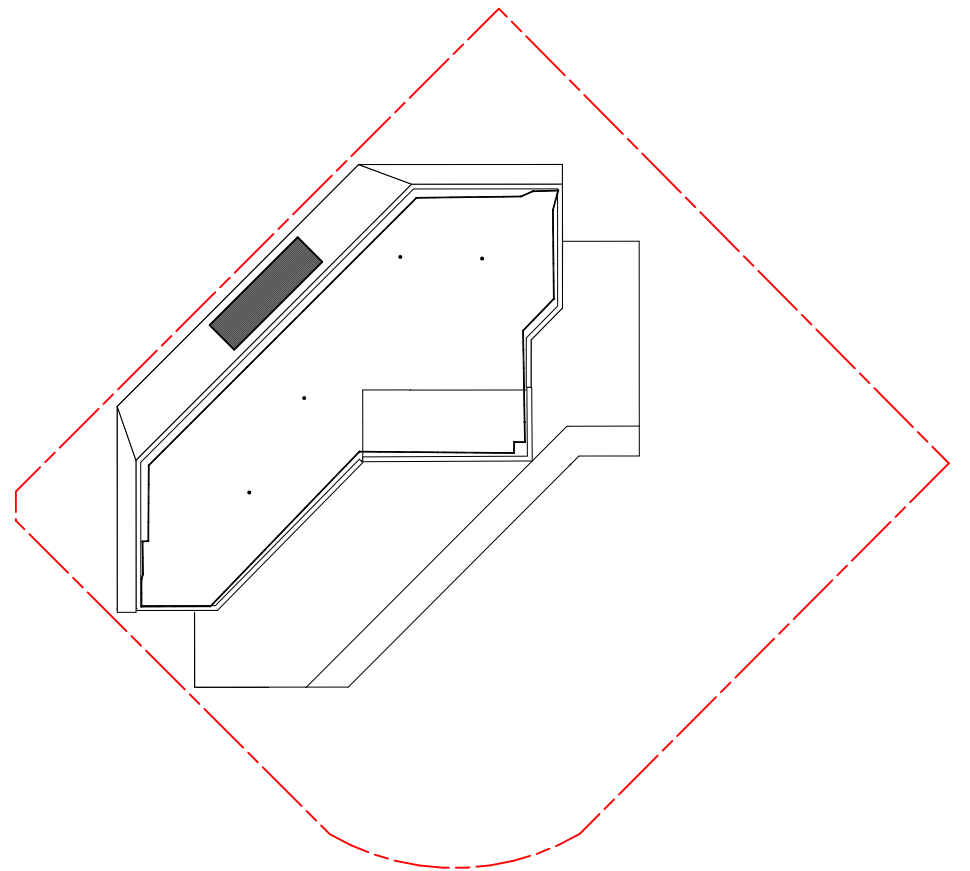
L10



L11



L12



ROOF EXIST

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3
1:550

27.5m, 25m ON ORIGINAL

DRAWING

EXISTING GFA PLANS

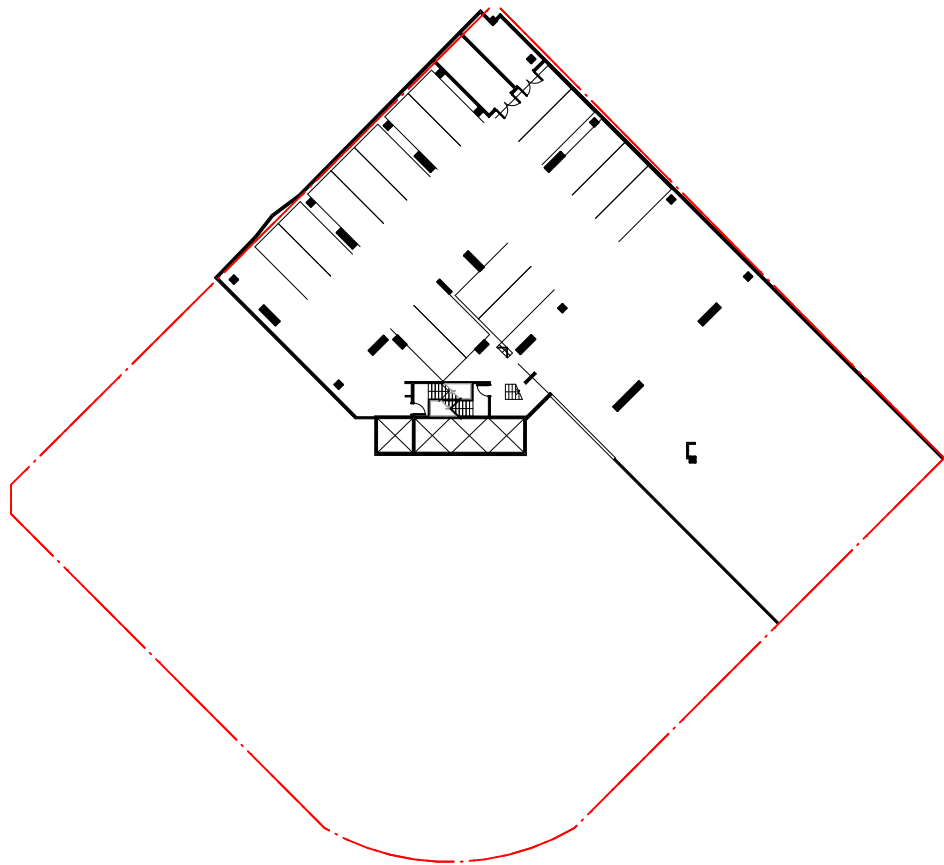
PRINT DATE
26/02/2019

PROJECT NO.
21719

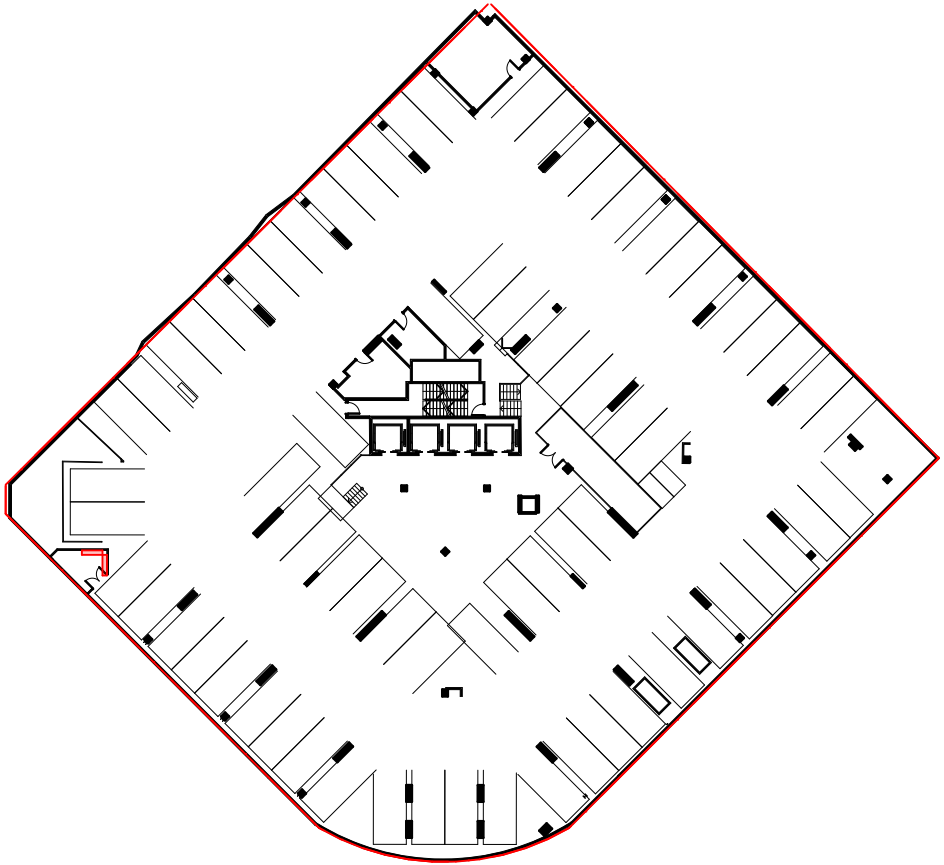
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DA 2-40

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BASEMENT P3



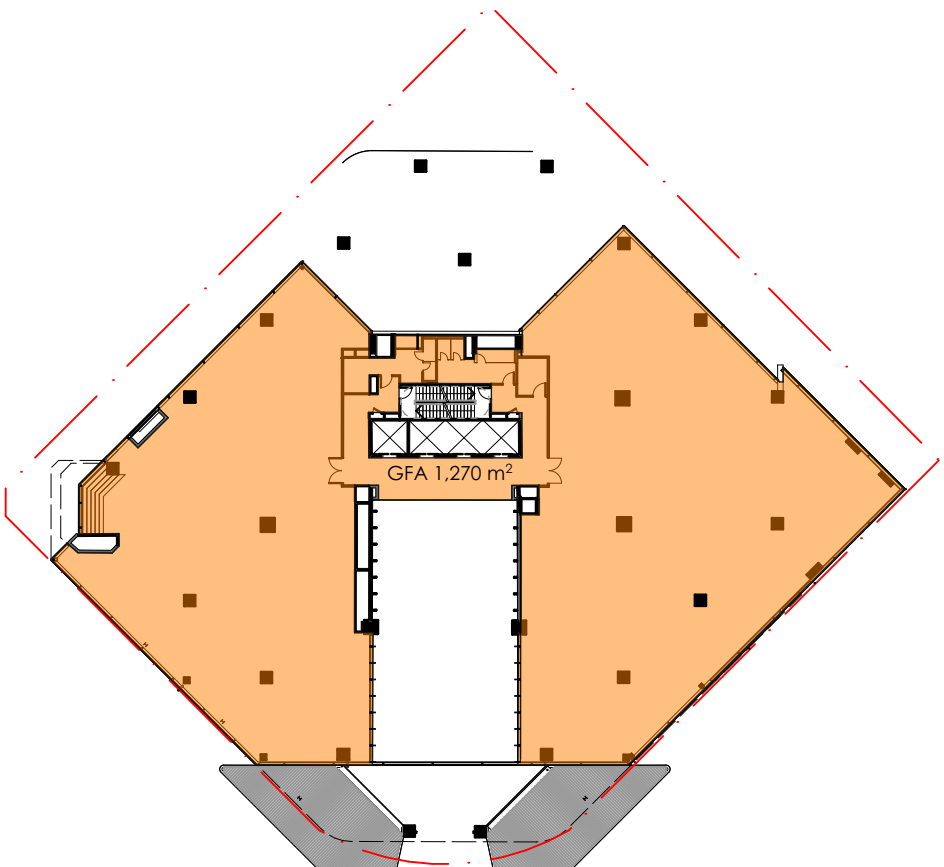
BASEMENT P2



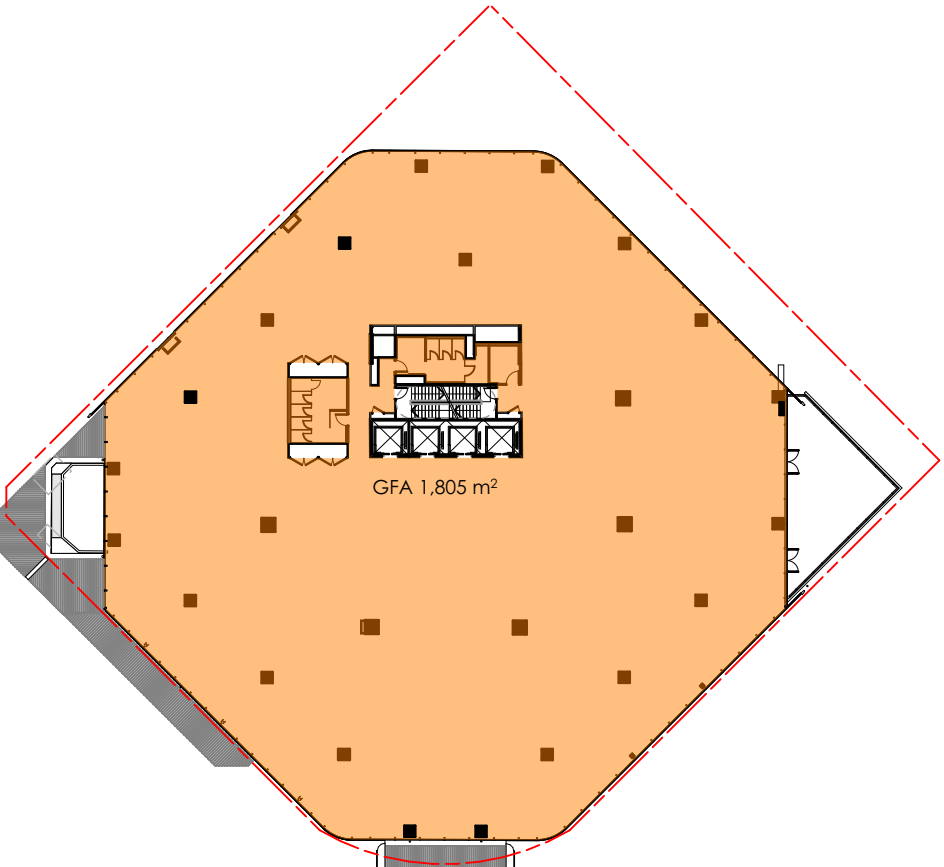
BASEMENT P1



GROUND LEVEL



L1



L2

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3
1:550

27.5m ON ORIGINAL

DRAWING

PROPOSED GFA PLANS

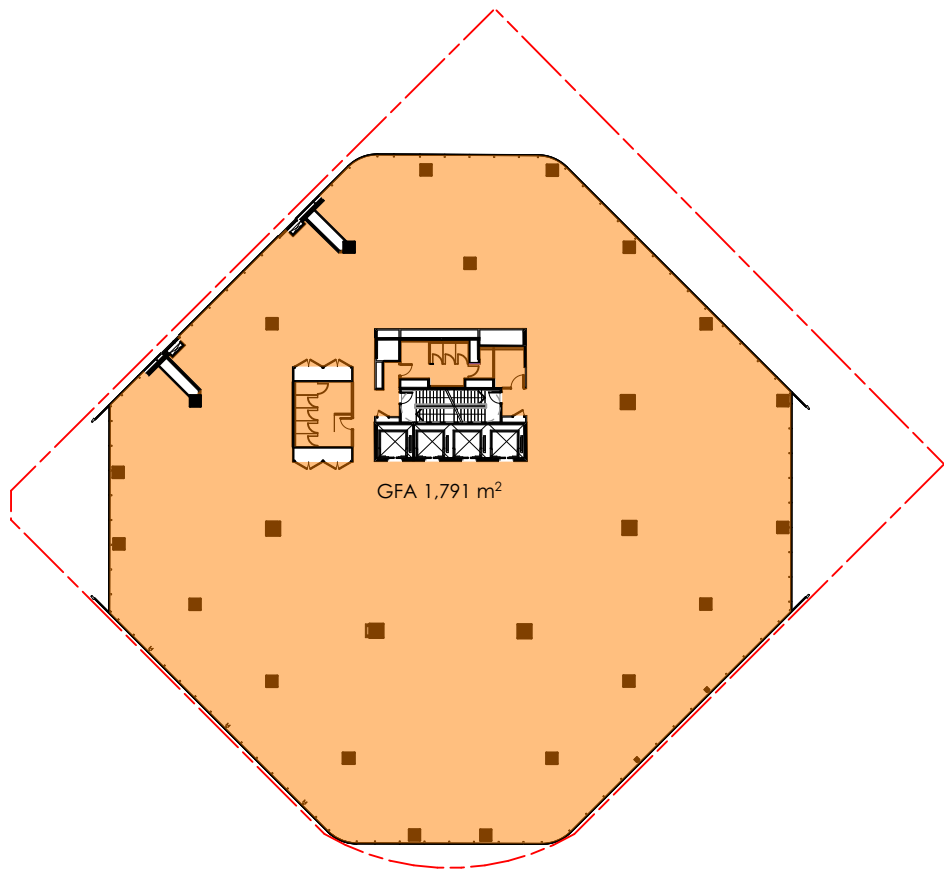
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26/02/2019

PROJECT NO.
21719

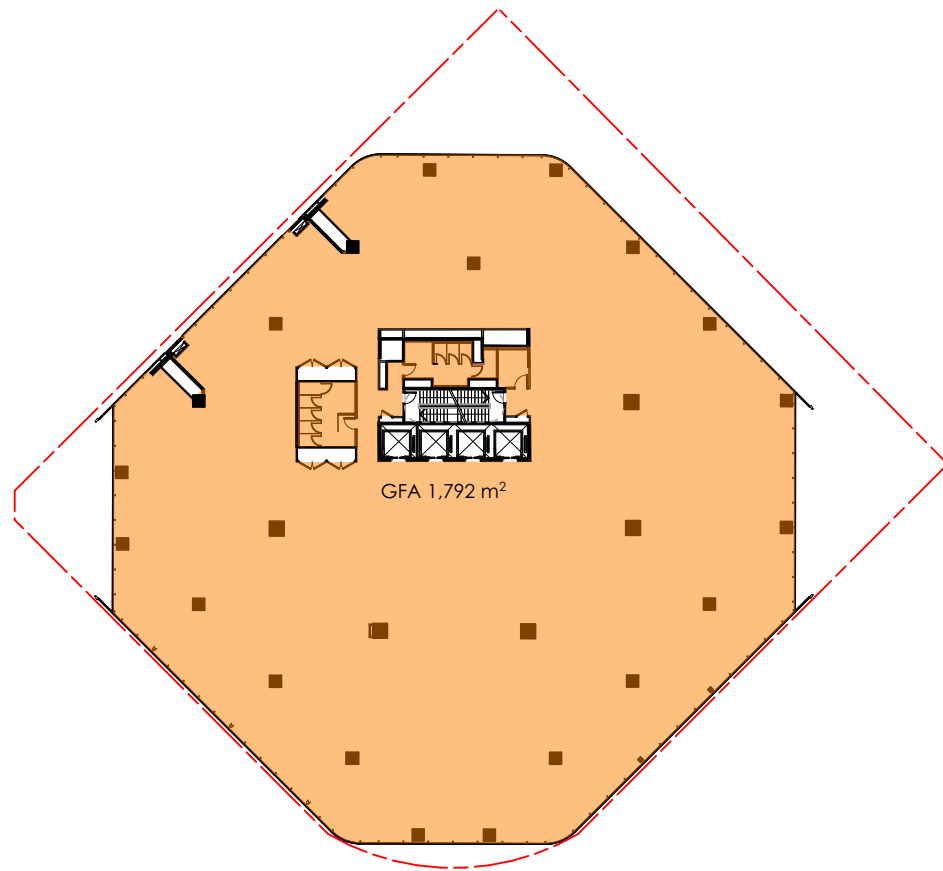
DRAWING NO.
DA 2-41

ISSUE
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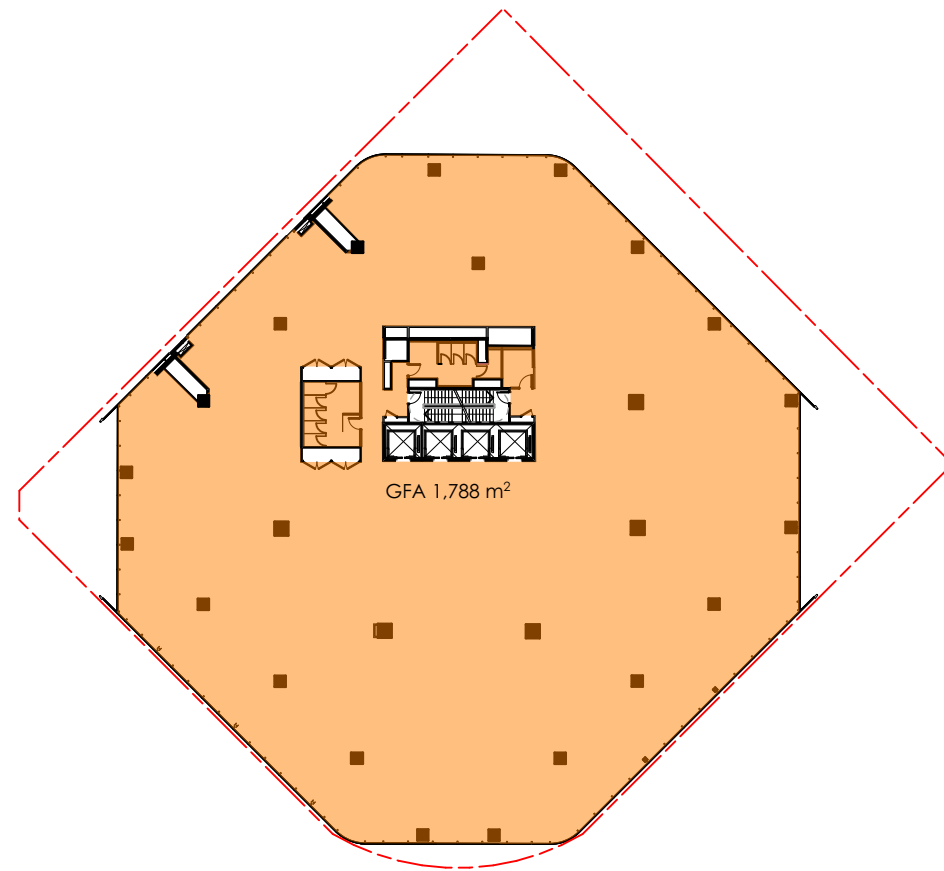
STATUS
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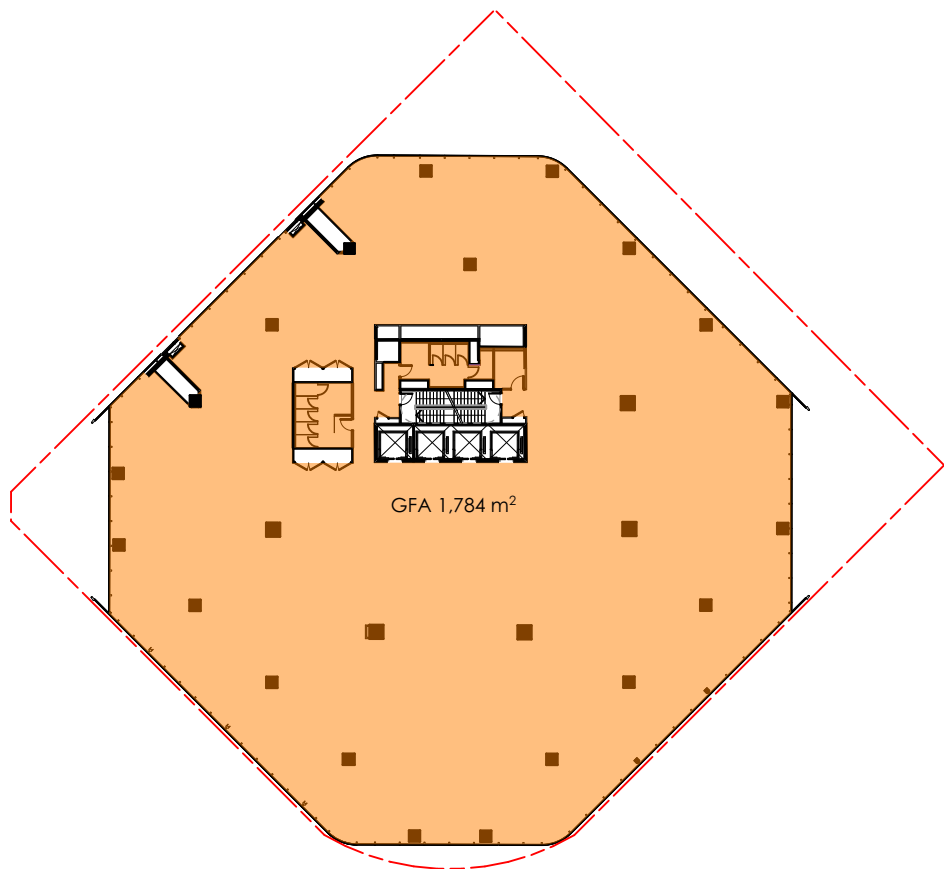
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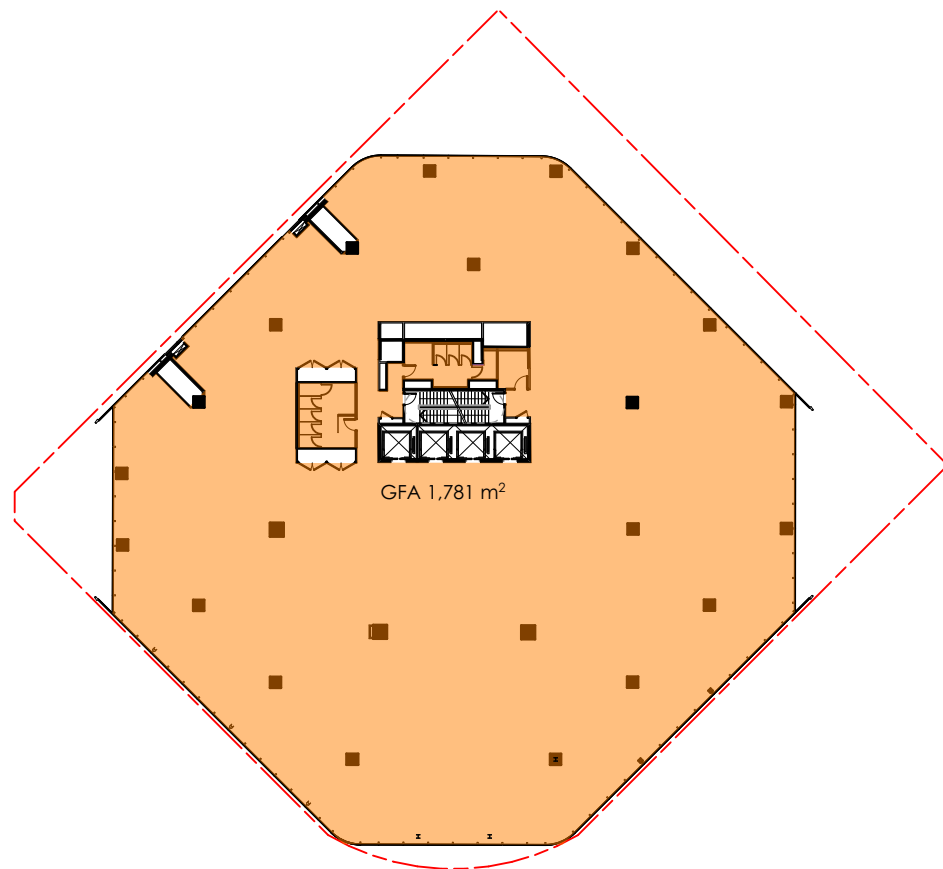
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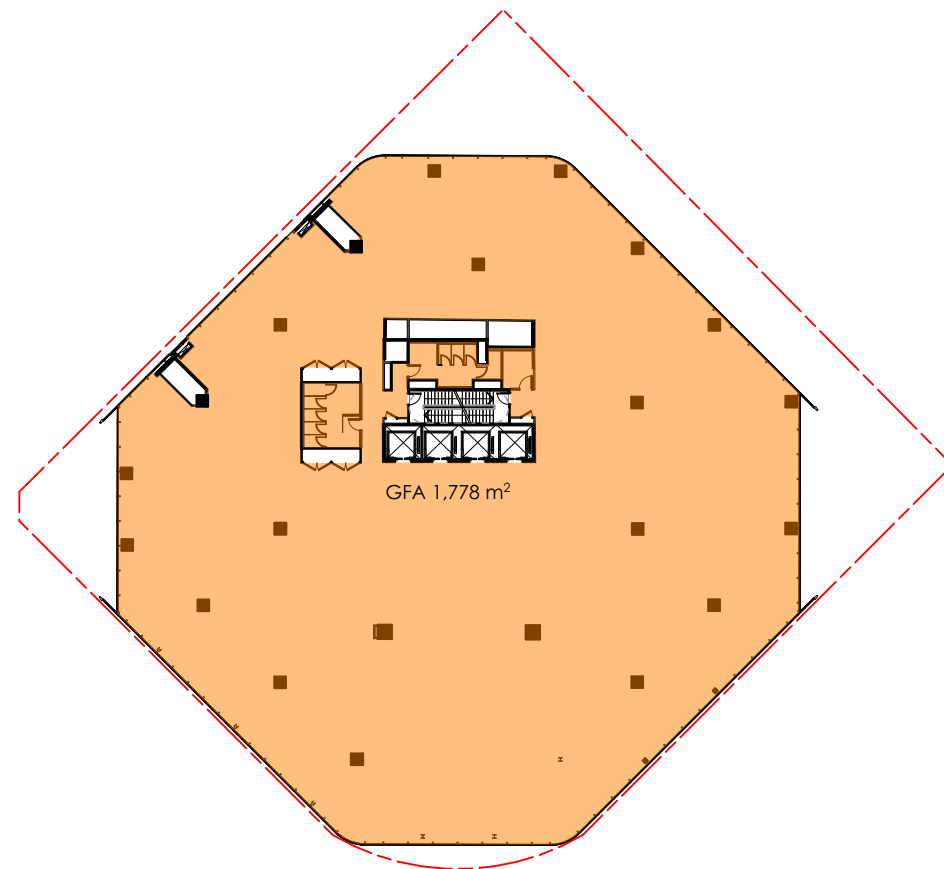
L5



L6



L7



L8

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PROJECT
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North Sydney

PROJECT NORTH



SCALE @ A3
1:550

27.5m ON ORIGINAL

DRAWING

PROPOSED GFA PLANS

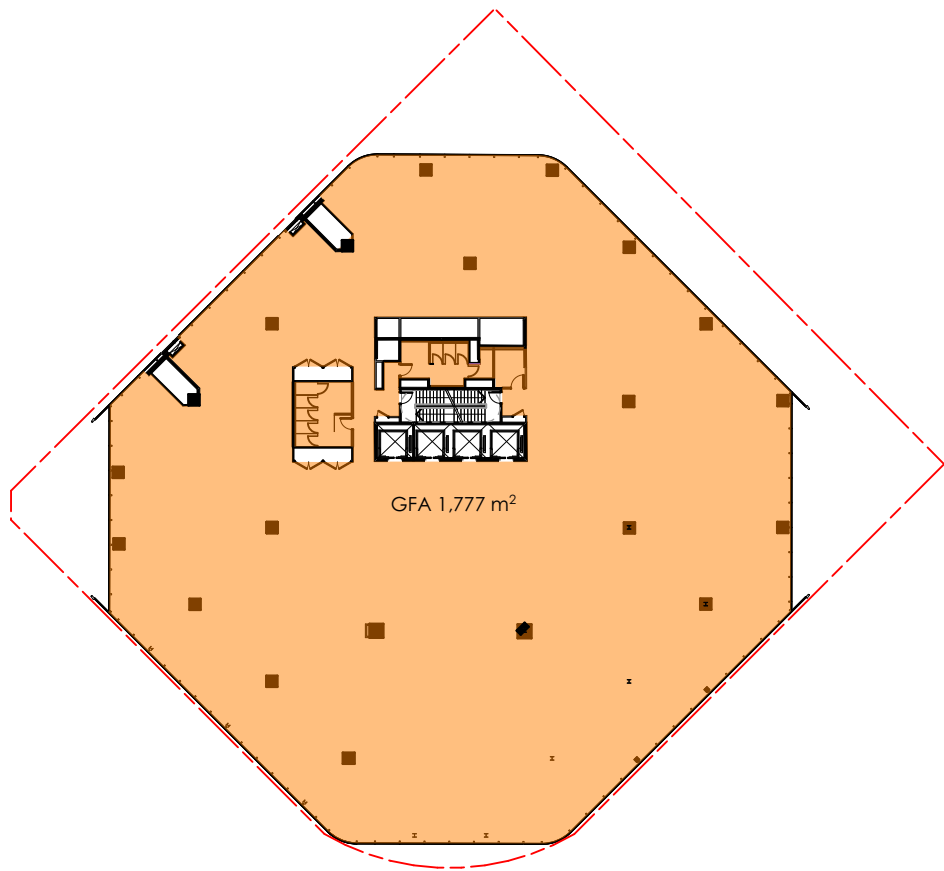
PRINT DATE
26/02/2019

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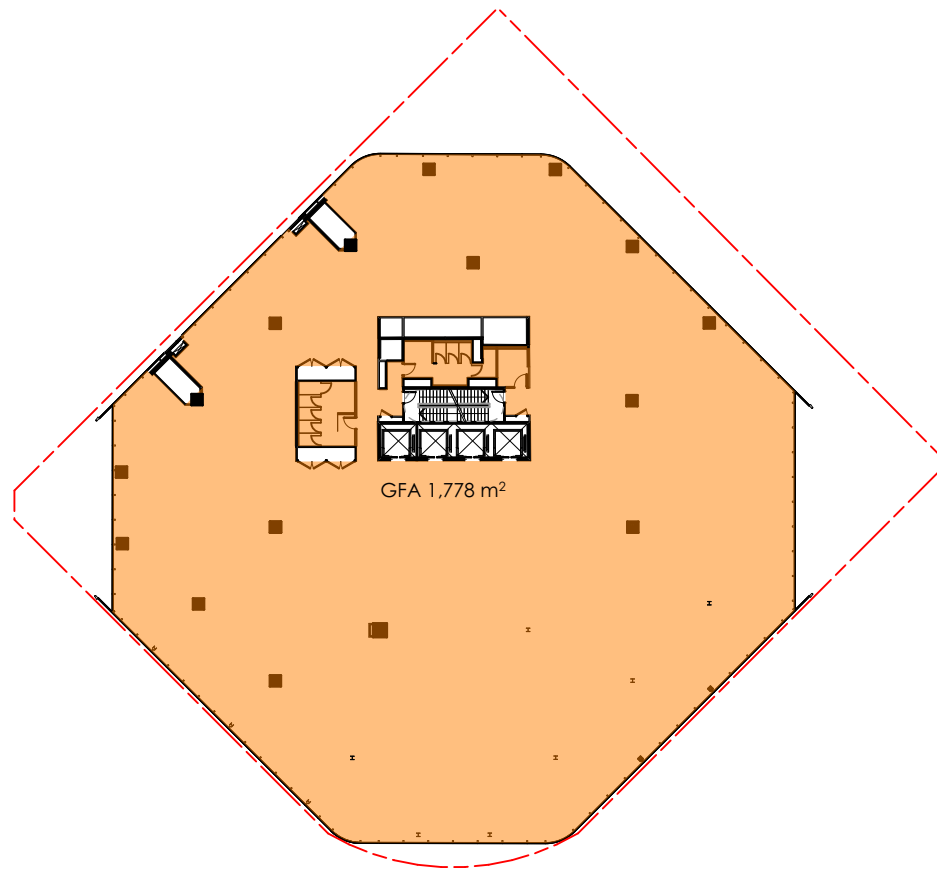
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DA 2-42

ISSUE
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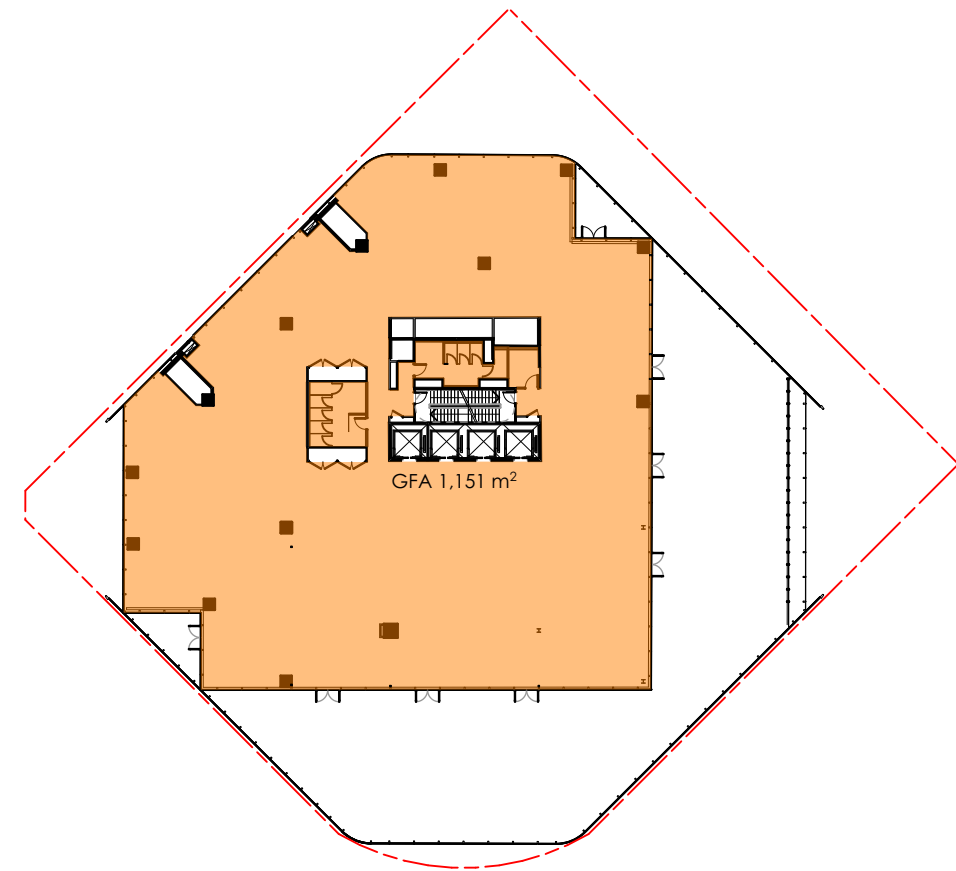
STATUS
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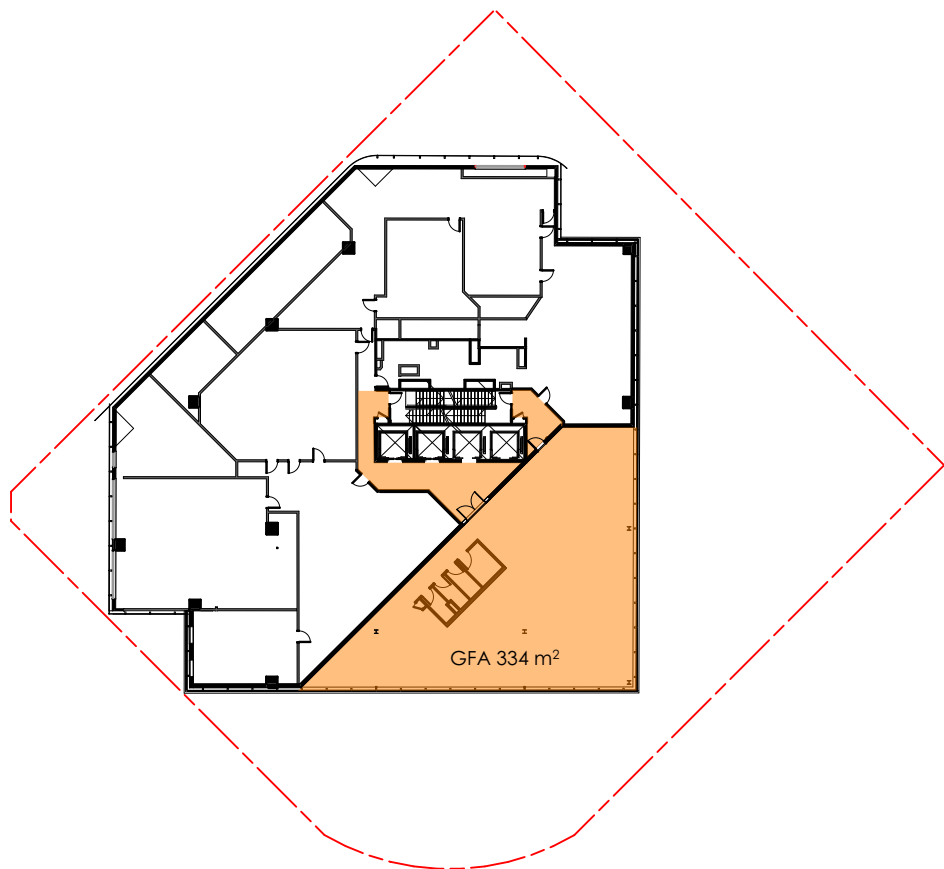
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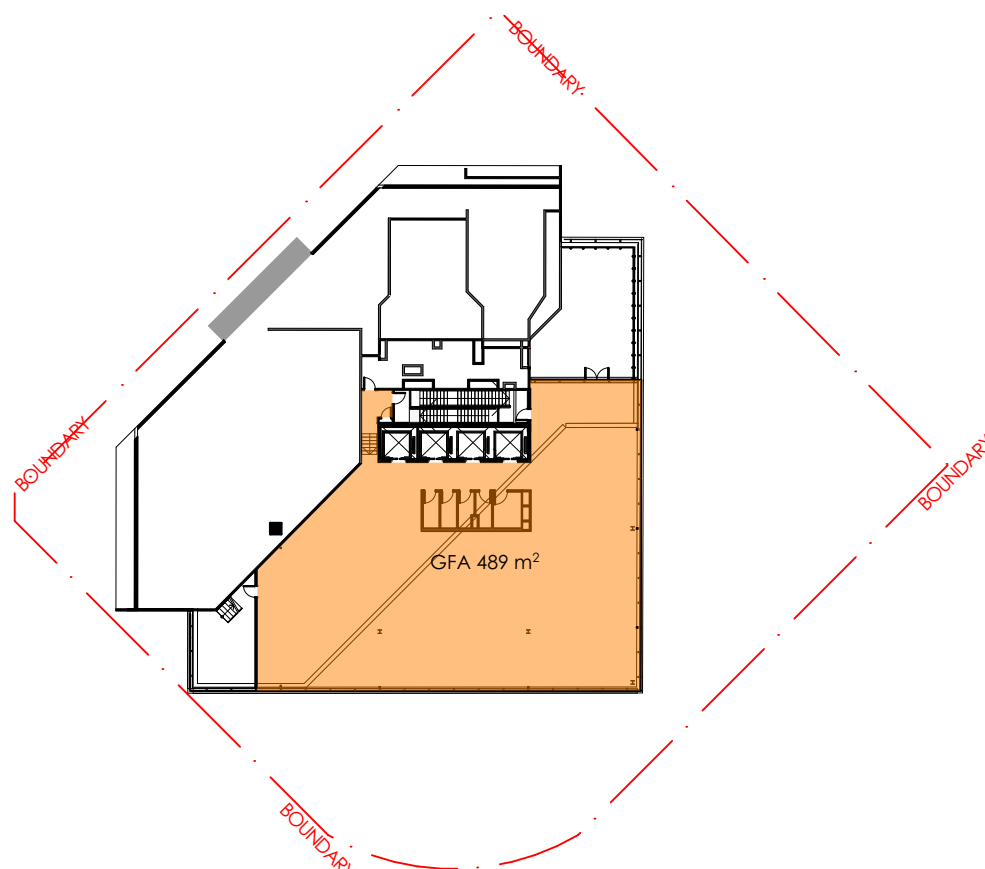
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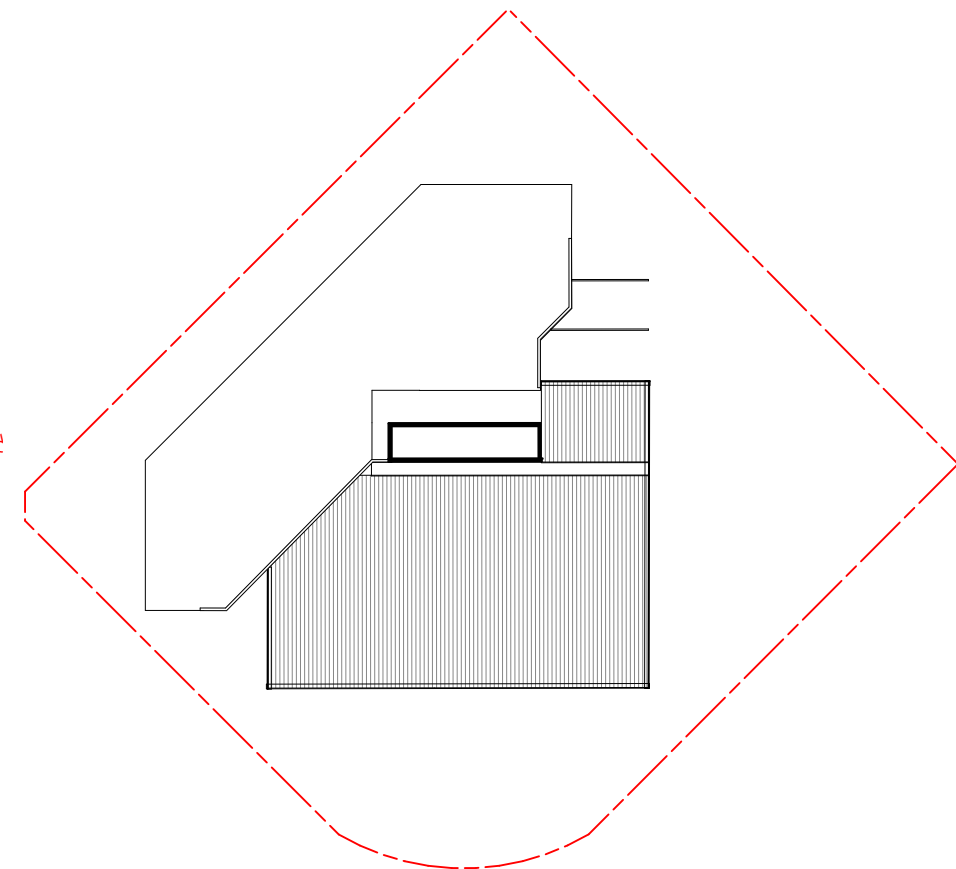
L11



L12



L13 EXIST



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PROJECT
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North Sydney

PROJECT NORTH



SCALE @ A3
1:550

27.5m ON ORIGINAL

DRAWING

PROPOSED GFA PLANS

PRINT DATE
26/02/2019

PROJECT NO.
21719

DRAWING NO.
DA 2-43

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

AR-0001 Area Schedule

73 Miller Street North Sydney

Document		
Issue	P	
Date	26.02.19_DA SUBMISSION	
Prepared by	EN	
Checked by	EN	
Prepared for	Propertylink	
Site		
Site Area	2,324m ²	CMS SURveyors Pty Limited 17317 detail Issue 3
FSR	nil	
Allowable GFA	no max	
Allowable Height	115m RL/128m RL	North Sydney LEP 2013Sheet HOB_002A

NOTES:	1	Levels 2, 5 + 8 have a raised floors. This is assumed to be 110mm above slab level. To be confirmed. Limited head clearance available
	2	Areas have been calculated from architectural CAD files based on incomplete survey information.
	3	Ground Floor Retail areas are subject to change and dependent on finalised retail locations. Refer to NLA plans to confirm areas that schedule relate to.

Level			EXISTING				PROPOSED		
			NLA	GFA			GFA		
				Lobby	Retail	Office	Lobby, 3rd Space	Retail	Office
Basement P3	53.726	1.25							
Basement P2	54.972	2.51							
Basement P1	57.480	4.08					186 m²	14 m²	
Level G - North	61.555	3.35	305 m²	202 m²	342 m²	m²	619 m²	113 m²	
Level G - South			347 m²		306 m²	m²			655 m²
Level 01 - North	64.868	3.35	m²			m²			
Level 01 - South			350 m²			421 m²			1270 m²
Level 02	68.264	3.35	1382 m²			1414 m²			1805 m²
Level 03	71.618	3.49	1562 m²			1604 m²			1791 m²
Level 04	75.103	3.60	1569 m²			1609 m²			1792 m²
Level 05	78.700	3.36	1565 m²			1607 m²			1788 m²
Level 06	82.058	3.48	1563 m²			1605 m²			1784 m²
Level 07	85.534	3.60	1472 m²			1516 m²			1781 m²
Level 08	89.130	3.37	1387 m²			1426 m²			1778 m²
Level 09	92.501	3.48	1302 m²			1346 m²			1777 m²
Level 10	95.980	3.47	996 m²			1038 m²			1778 m²
Level 11	99.452	3.82	871 m²			909 m²			1151 m²
Level 12	103.276	5.60	m²			m²			334 m²
Level 13 (Exist)	106.224	2.65	m²			m²			489 m²
Roof (Exist)	108.875			Sub-totals			Sub-totals		
Top of MRL	113.250			202 m²	648 m²	14495 m²	805 m²	127 m²	19973 m²
TOTAL			14670 m²	15345 m²			20905 m²		

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PROJECT

73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3

DRAWING

AREA SCHEDULE - SHEET 1

PRINT DATE
26/02/2019

PROJECT NO.
21719

STATUS

DEVELOPMENT APPLICATION

DRAWING NO.
DA 2-44

ISSUE
C

CAR PARKING (NORTH SYDNEY COUNCIL DCP 2013)

Minimum Requirements

Office	Access = 1% of total car spaces provided
Retail	Access = 2% of total car spaces provided

Uses			Total	(Access)	(Loading)
Commercial	1 space/400m2 GFA	20778 m²	52	1	
Food + Drink #	1 space / 50m2 GFA	127 m²	3	2	
Total (includes Access + Loading Spaces)		20905 m²	54		

Existing

Basement Car park P1		61	1	2
Basement Car park P2		75	1	
Basement Car park P3		17		
Total (includes Access + Loading Spaces)		153		

Provided Spaces by Level

Basement Car park P1		39	2	2
Basement Car park P2		73	1	
Basement Car park P3		16		
Total (includes Access + Loading Spaces)		128		

Provided Spaces by Use

Commercial		125	2	1
Retail		3	1	1
Total (includes Access + Loading Spaces)		128		

Note: Existing spaces based on Realserve survey and photos taken on site. There are existing spaces that are not compliant with AS 2890.1-2004 Off-street Parking

GFA Definition (North Sydney Council LEP)

means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

NLA Definition (Property Council of Australia)

The net lettable area of a building is the sum of its whole floor lettable areas.

THE WHOLE FLOOR NET LETTABLE AREA IS CALCULATED BY:

- taking measurements from the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls

- included in the lettable area calculation are:

- window mullions
- window frames
- structural columns
- engaged perimeter columns or piers
- fire hose reels attached to walls
- additional facilities specially constructed for or used by individual tenants that are not covered in section below

- excluded from the lettable area of each tenancy are:

- stairs
- accessways
- fire stairs
- toilets
- recessed doorways
- cupboards
- telecommunications cupboards
- fire hose reel cupboards
- lift shafts
- escalators
- smoke lobbies
- plant / motor rooms
- tea rooms and other service areas

where all above are provided as standard facilities in the building:

- lift lobbies where lifts face other lifts, blank walls or areas listed above
- areas set aside for the provision of all services, such as electrical or telephone ducts and air conditioning risers to the floor, where such facilities are standard facilities in the building
- areas dedicated as public spaces or thoroughfares such as foyers, atria and accessways in lift and building service areas
- areas and accessways set aside for use by service vehicles and for delivery of goods, where such areas are not for exclusive use of occupiers of the floor or building
- areas where there is less than 1.5 metre height clearance above floor level – these spaces should be measured and recorded separately



SOLID ALUMINIUM
SPANDREL WITH GREY
BATTENS

CANTILIEVERED
FRAMELESS GLASS
BALUSTRADE WITH S/STEEL
HANDRAIL

DGU CURTAIN WALL
GLAZING WITH SOLID
ALUMINIUM SPANDRELS +
FINS

FULL HEIGHT HIGH
PERFORMANCE DGU
WITH BACK PAN TO
BRIDGING FACADES

CANTILIEVERED
FRAMELESS GLASS
BALUSTRADE WITH S/STEEL
HANDRAIL

SOLID ALUMINIUM
SPANDREL WITH GREY
BATTENS

HORIZONTAL STRUCK DGU
TO PODIUM

INDICATIVE
PERFORATED MESH
GRILL COVERS,
COLOUR MATCHED
TO GLAZING



INDICATIVE DGU GLAZING



INDICATIVE
SPANDREL FINISH
FOR TRIMS



INDICATIVE
SPANDREL FINISH



INDICATIVE
AWNING FASCIA
COLOUR



INDICATIVE
GEOMETRIC TILES TO
GROUND PLANE

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PROJECT

73 Miller Street
North Sydney

PROJECT NORTH



SCALE @ A3
1:10, 1:3.86

DRAWING

PROPOSED FINISHES - SHEET 1

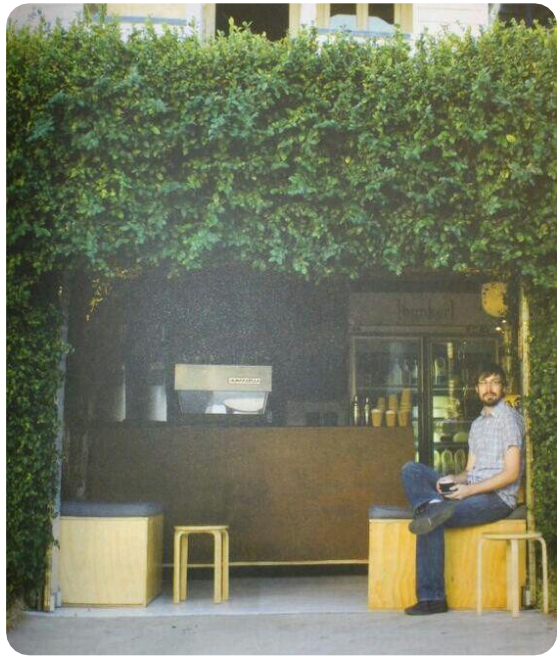
PRINT DATE
26/02/2019

PROJECT NO.
21719

DRAWING NO.
DA 2-21

ISSUE
C

STATUS
DEVELOPMENT APPLICATION



CAFE IN THE WALL (PED. LANE)
INDICATIVE REFERENCE IMAGE



GREEN COLUMNS (BACKYARD)
INDICATIVE



INDICATIVE FEATURE
BATTENS TO REAR OF
BACKWARD WALL



THE BACKYARD

RETAIL HOLE IN THE
WALL
HORIZONTALLY STRUCK DGU
CURTAIN WALL GLAZING TO
PODIUM

GREEN COLUMNS
FULL HEIGHT HIGH
PERFORMANCE DGU
WITH BACK PAN TO
BRIDGING FACADES

RETAIL HOLE IN THE
WALL
SOLID ALUMINIUM
SPANDREL WITH GREY
BATTENS



PODIUM TO MILLER ST AND BLUE ST

FEATURE GEOMETRIC
CLADDING

SOLID AWNING
WITH METAL FASCIA

INDICATIVE GEOMETRIC
TIMBER ENTRY AWNING AND
INTERNAL LOBBY SOFFIT.

SOLID AWNING
WITH METAL FASCIA

FEATURE GEOMETRIC CLADDING



INDICATIVE LOBBY
CEILING FINISH



INDICATIVE AWNING
FASCIA COLOUR



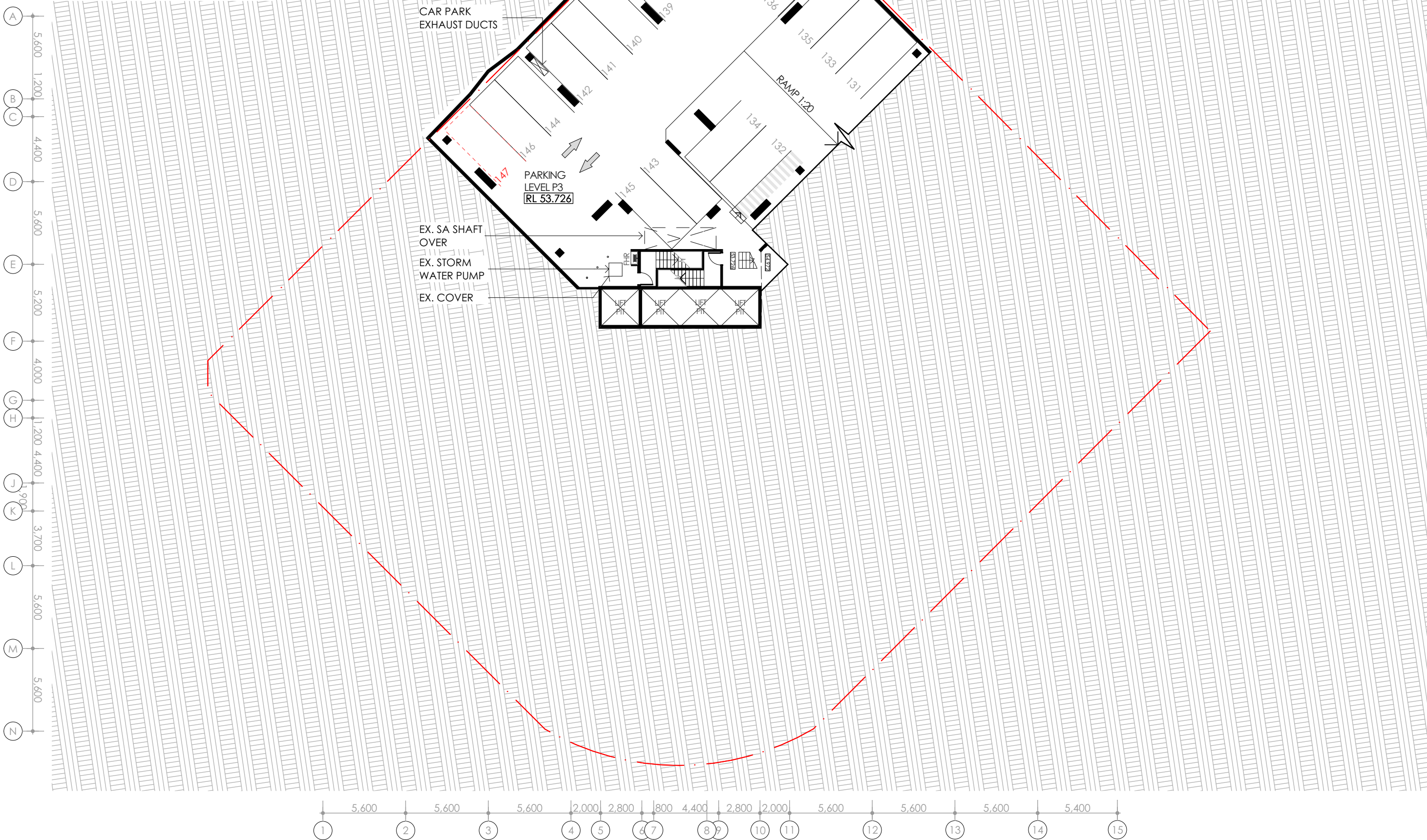
INDICATIVE FEATURE
GEOMETRIC TILES TO
GROUND PLANE WALLS



PROPOSED GROUND
PAVING FINISH

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH
SCALE @ A3
1:250
12.5m ON ORIGINAL

DRAWING	PRINT DATE	PROJECT NO.	DRAWING NO.	ISSUE
EXISTING + DEMOLITION BASEMENT P3	26/02/2019	21719	DA 3-01	C
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED

A 5.600
B 1.200
C 4.400
D 5.600
E 5.200
F 4.000
G 1.200
H 4.400
J 1.900
K 3.700
L 5.600
M 5.600
N



1 5.600 2 5.600 3 5.600 4 2.000 5 2.800 6 800 7 4.400 8 2.800 9 2.000 10 5.600 11 5.600 12 5.600 13 5.600 14 5.400 15

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-02	ISSUE C
EXISTING + DEMOLITION BASEMENT P2				
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
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PROJECT NORTH



SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION
BASEMENT P1

PRINT DATE
26/02/2019

PROJECT NO.
21719

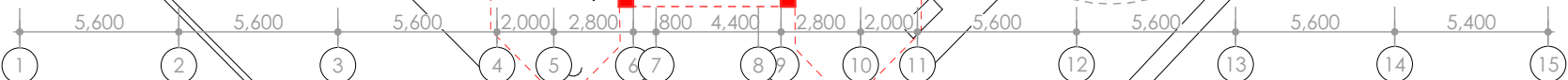
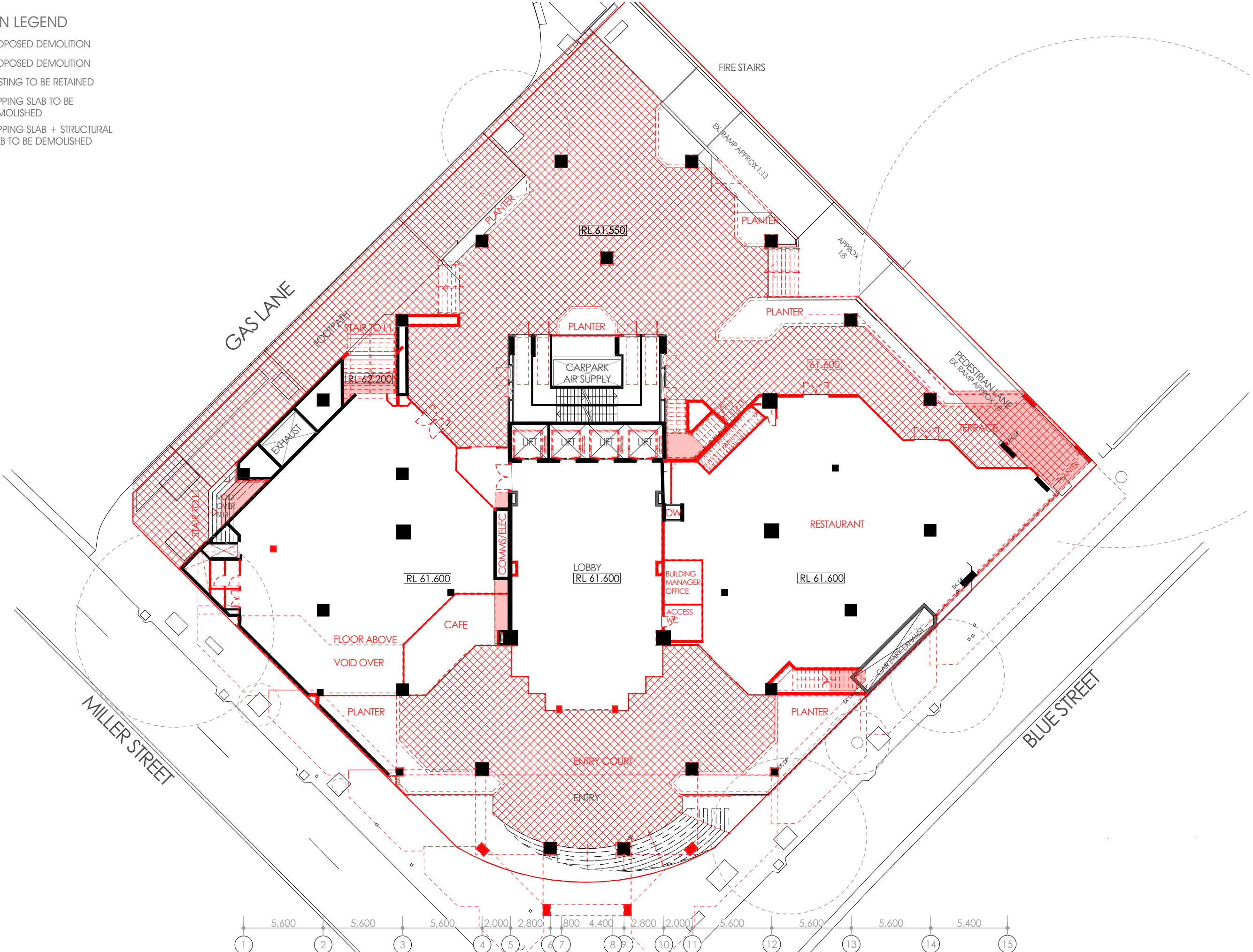
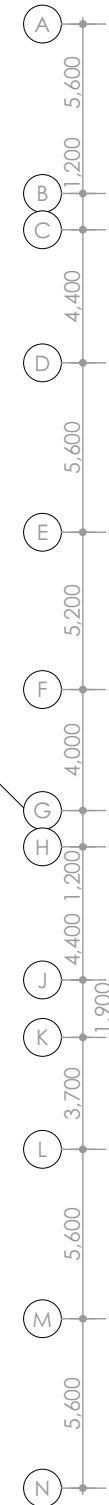
DRAWING NO.
DA 3-03

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
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PROJECT NORTH

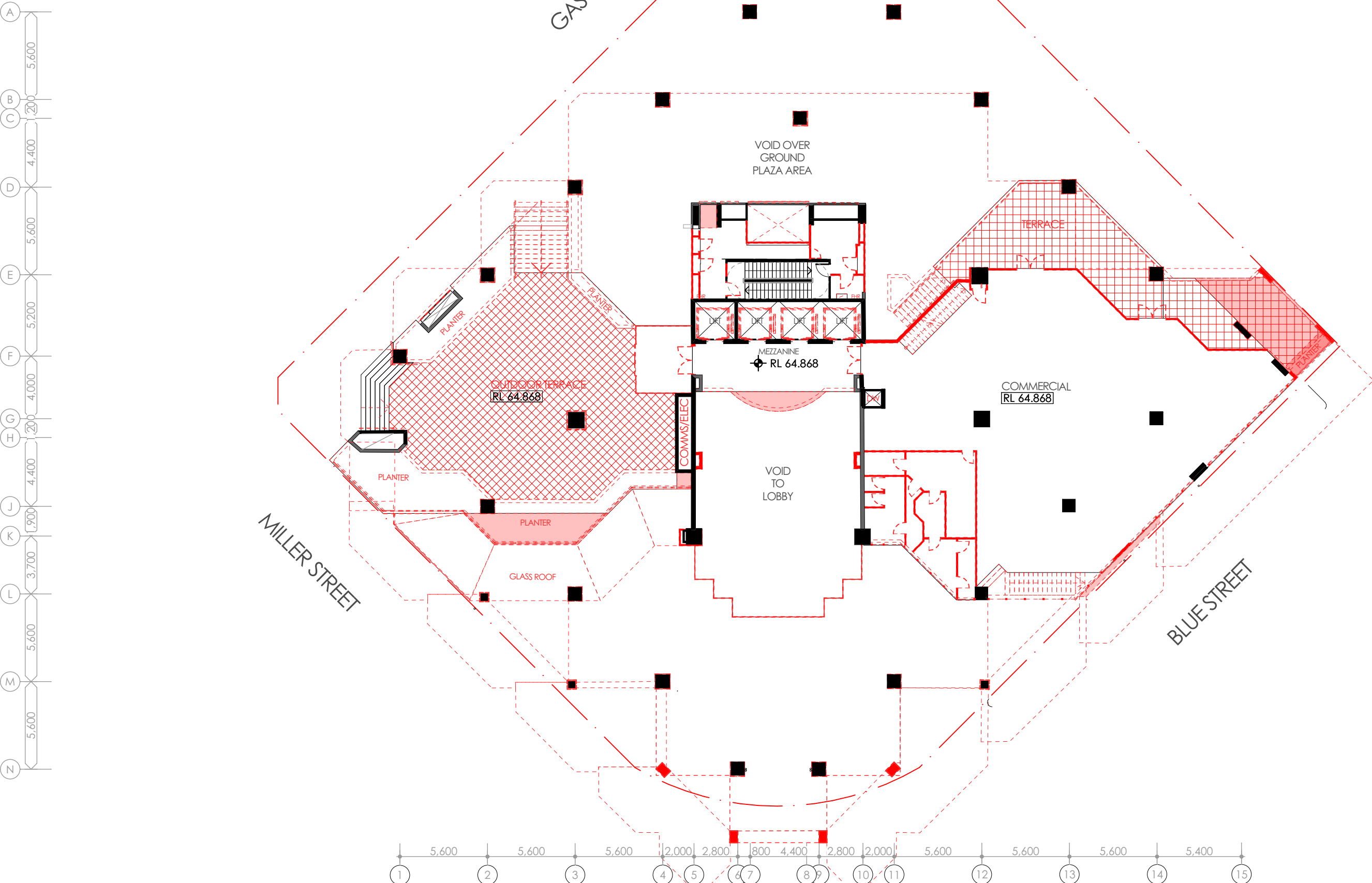
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-04	ISSUE C
EXISTING + DEMOLITION GROUND LEVEL				
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
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PROJECT
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PROJECT NORTH
N

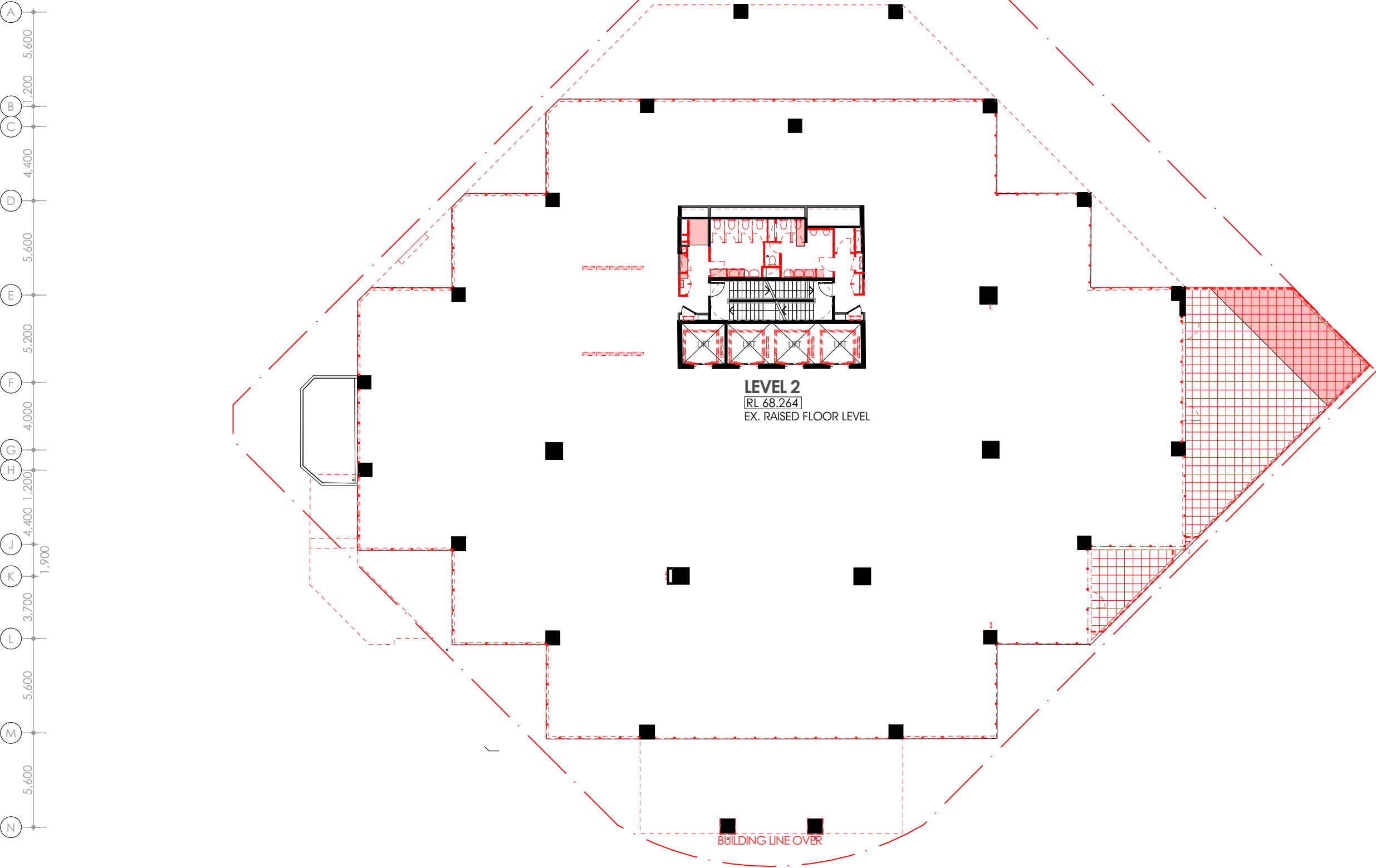
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1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-05	ISSUE C
EXISTING + DEMOLITION LEVEL 1		STATUS DEVELOPMENT APPLICATION		

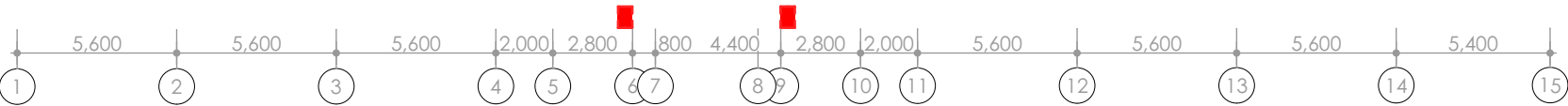
DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED



LEVEL 2
RL 68.264
EX. RAISED FLOOR LEVEL

BUILDING LINE OVER



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PROJECT
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PROJECT NORTH
N

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

PRINT DATE
26/02/2019

PROJECT NO.
21719

DRAWING NO.
DA 3-06

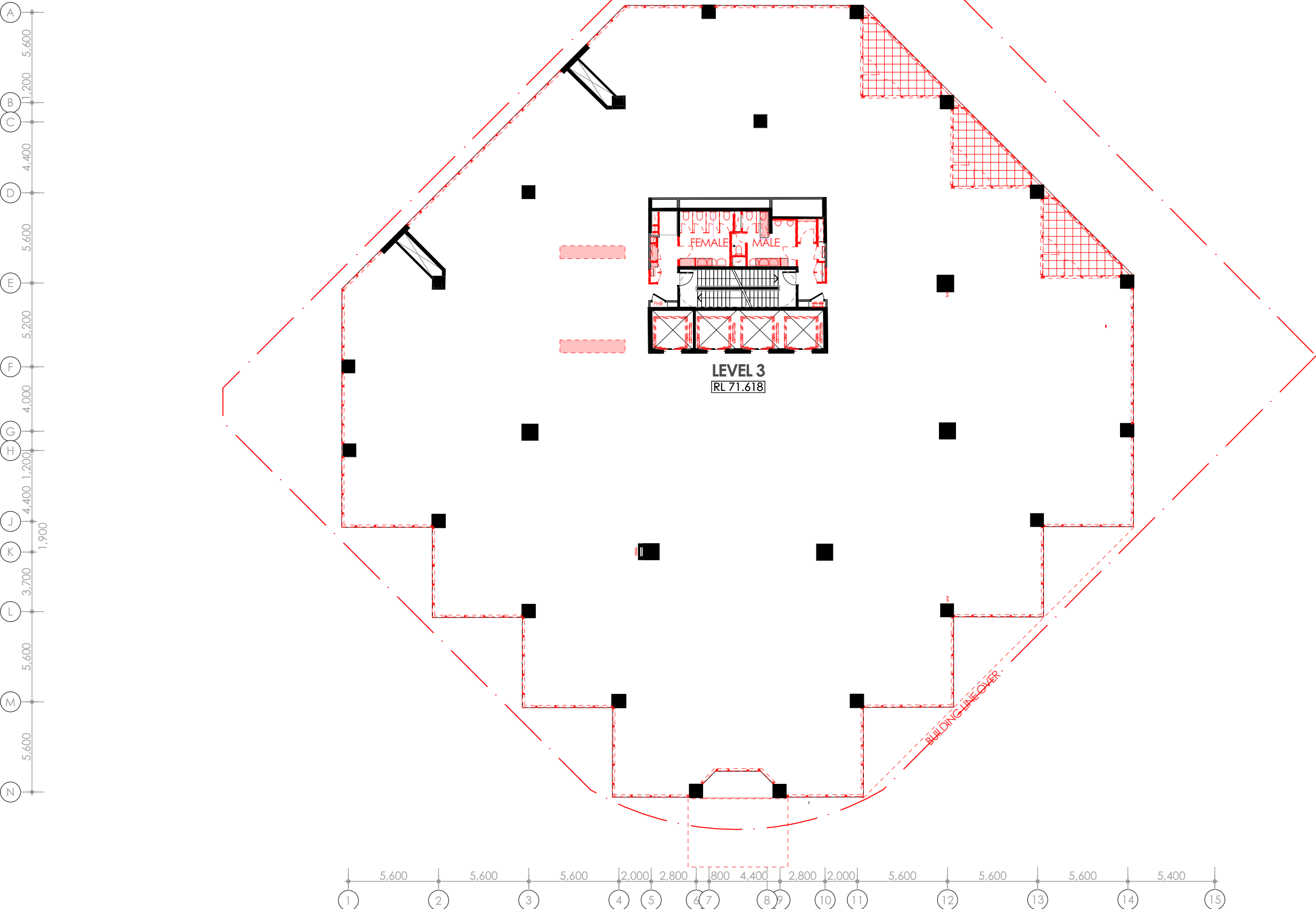
ISSUE
C

EXISTING + DEMOLITION LEVEL 2

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
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PROJECT NORTH

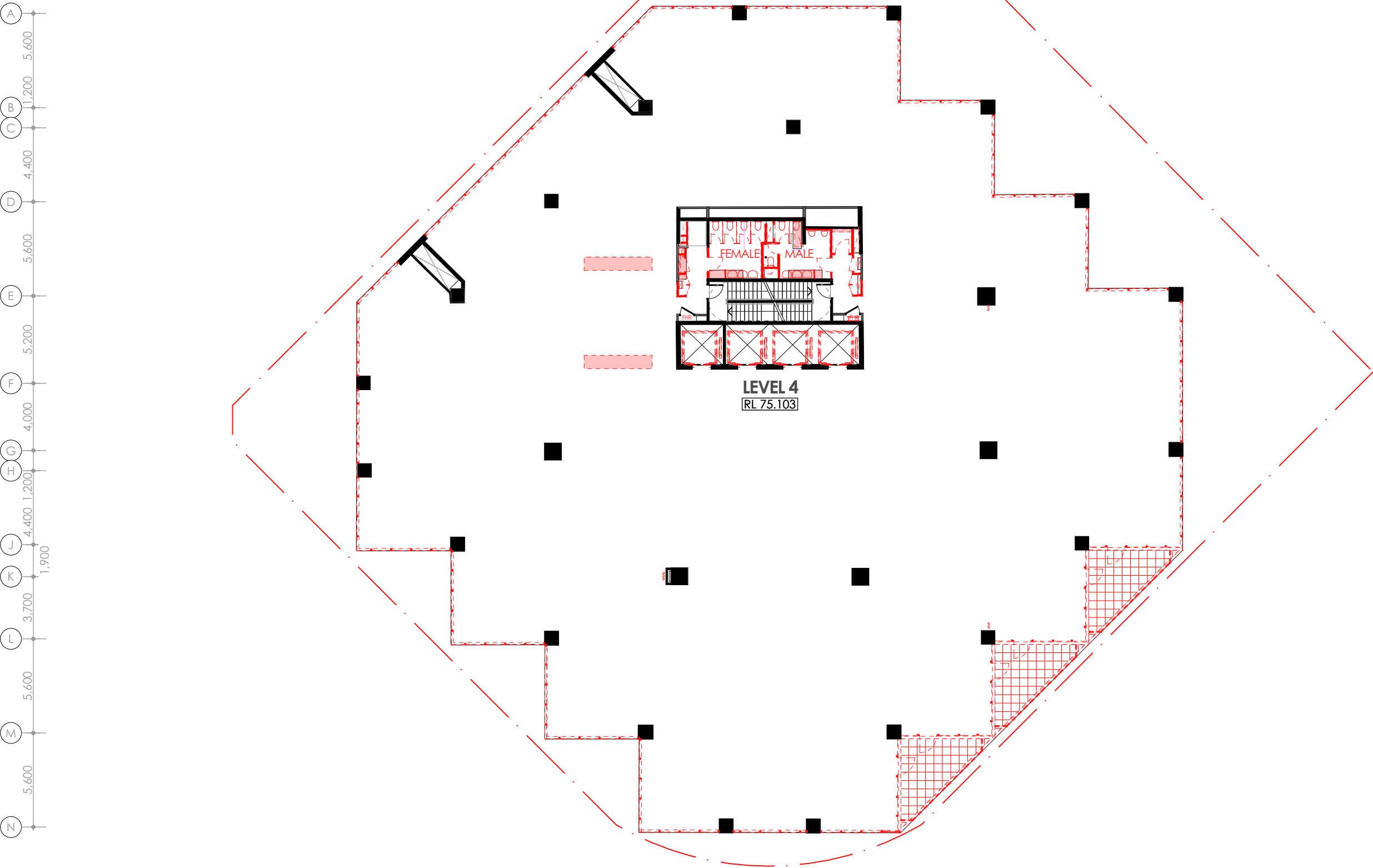
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE	PROJECT NO.	DRAWING NO.	ISSUE
EXISTING + DEMOLITION LEVEL 3	26/02/2019	21719	DA 3-07	C
STATUS				
DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
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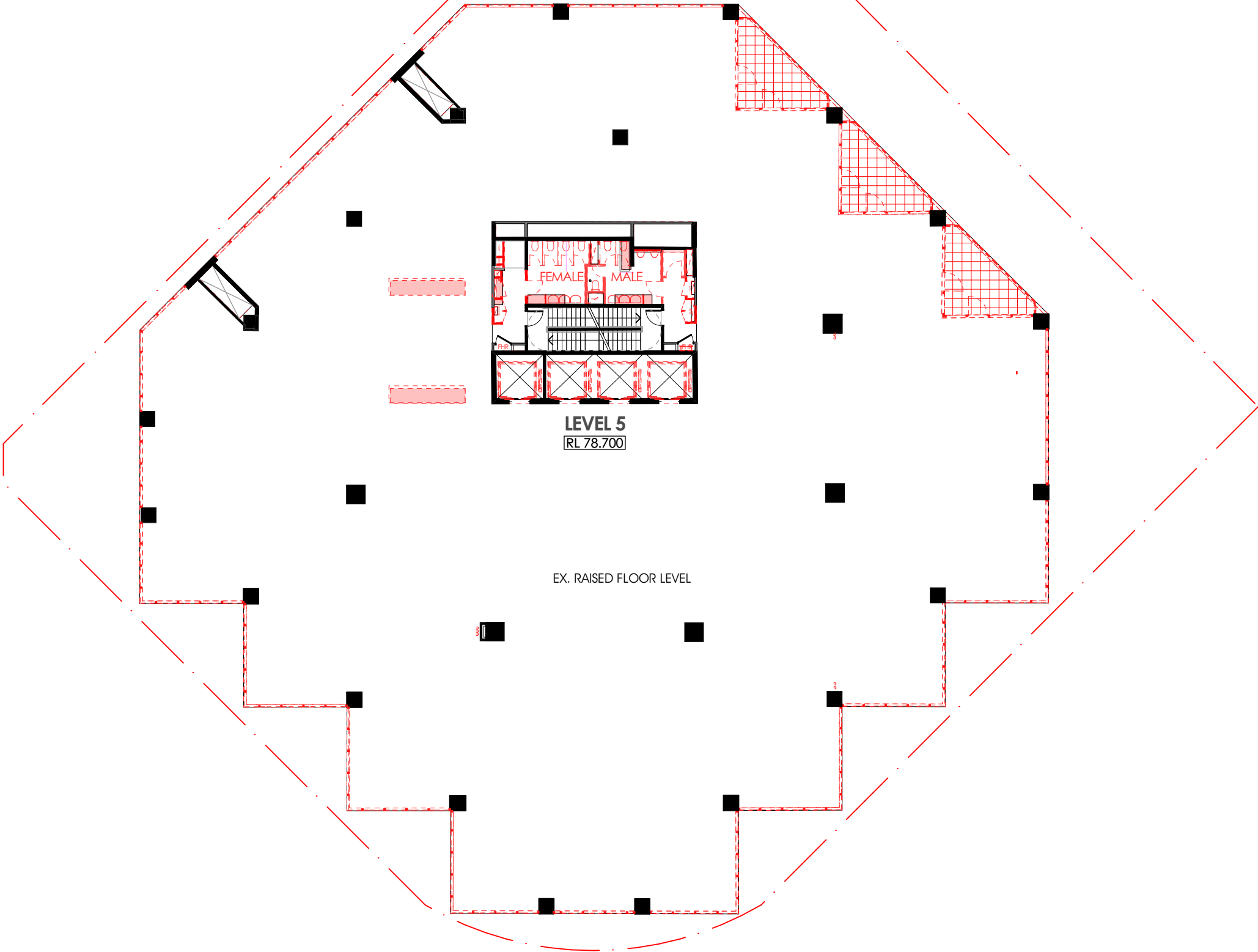
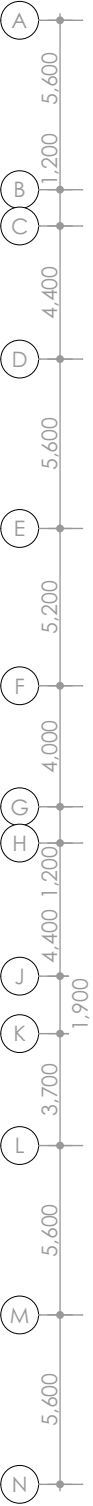
PROJECT
73 Miller Street
North Sydney

PROJECT NORTH
SCALE @ A3
1:250
12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-08	ISSUE C
EXISTING + DEMOLITION LEVEL 4				
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
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North Sydney

PROJECT NORTH

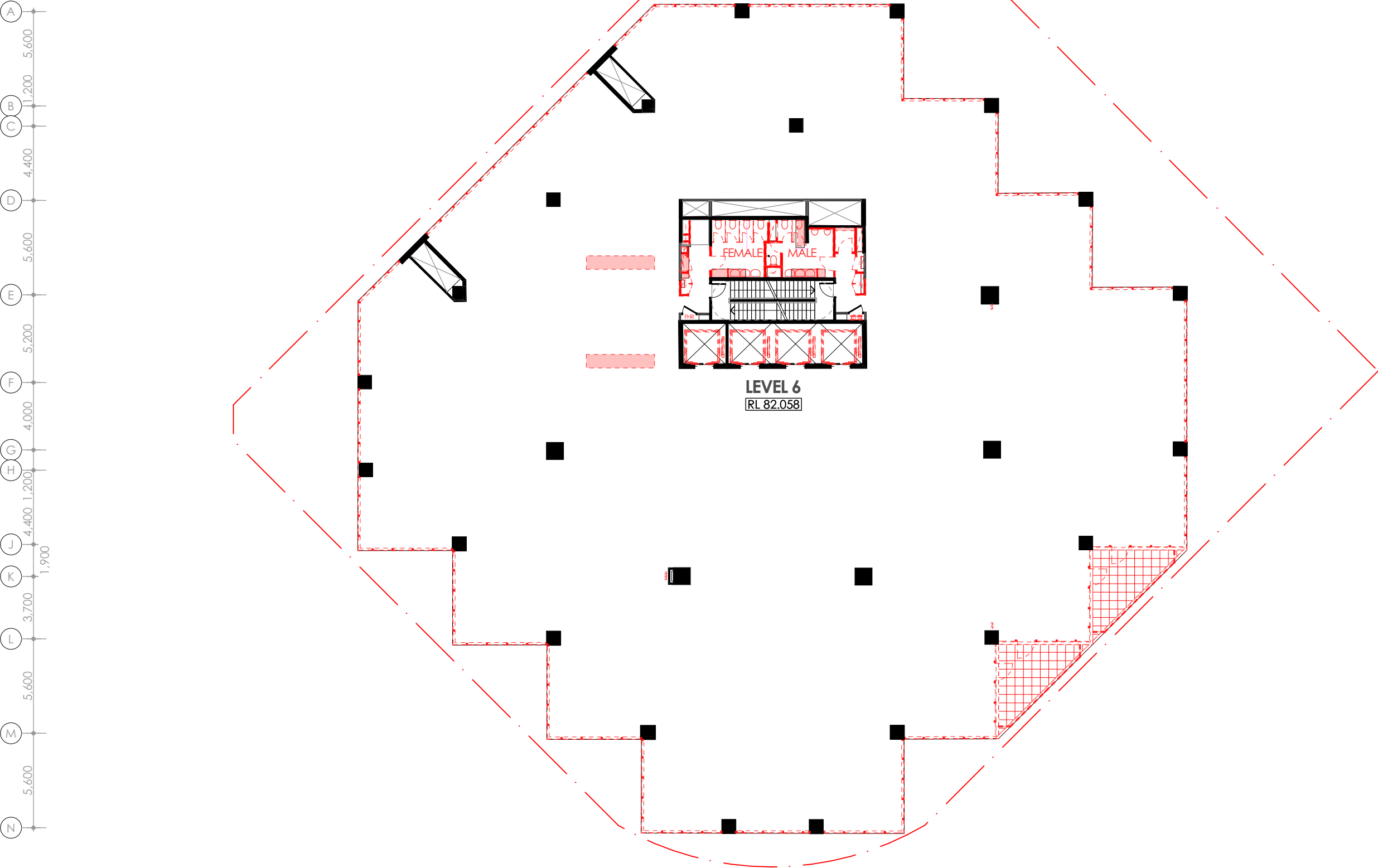
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-09	ISSUE C
EXISTING + DEMOLITION LEVEL 5		STATUS DEVELOPMENT APPLICATION		

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
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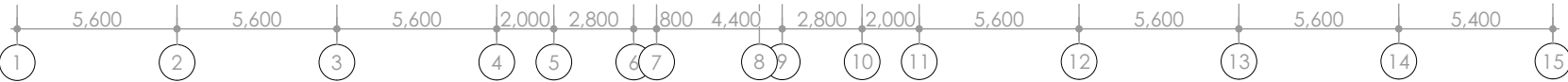
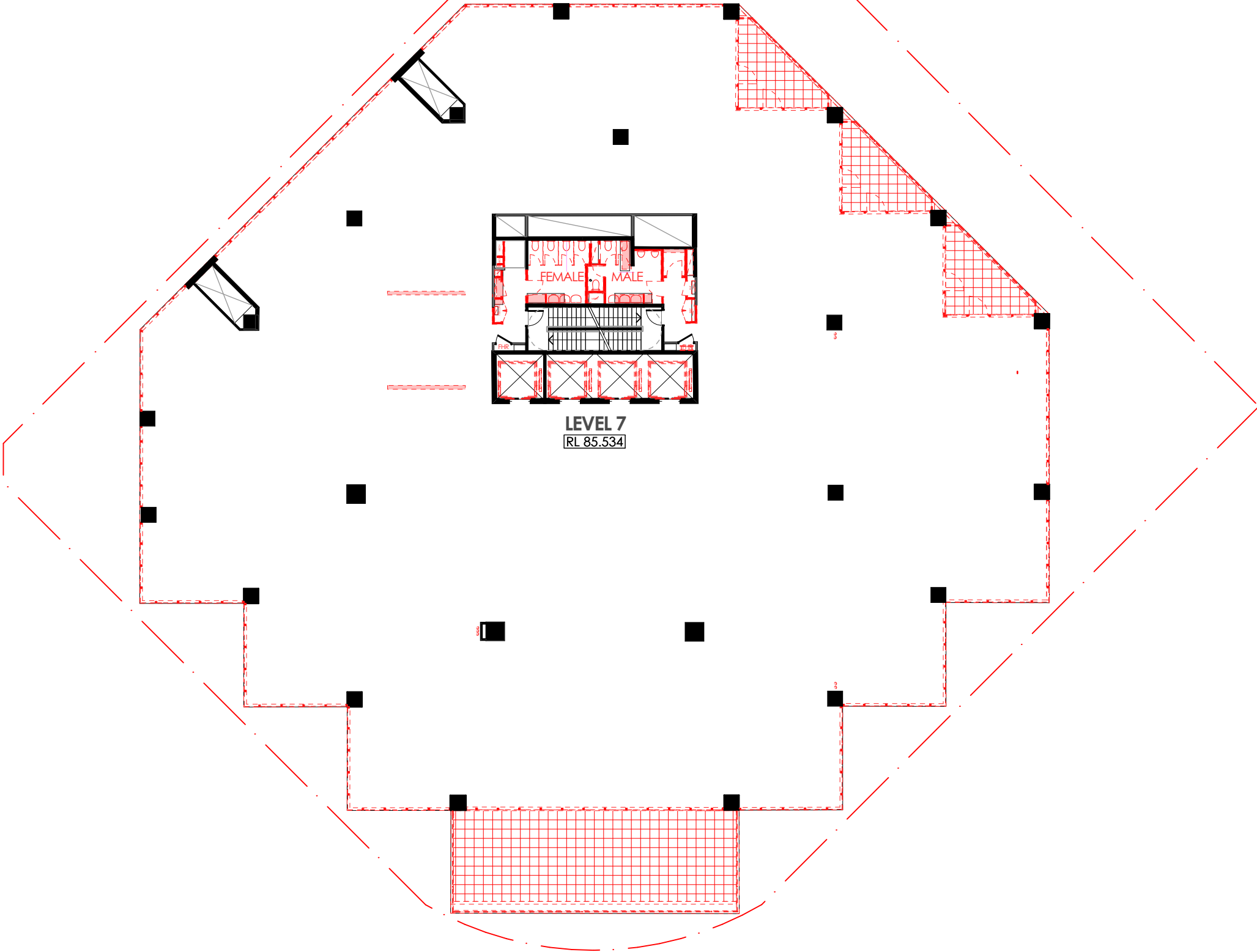
PROJECT
73 Miller Street
North Sydney

PROJECT NORTH
SCALE @ A3
1:250
12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-10	ISSUE C
EXISTING + DEMOLITION LEVEL 6				
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
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Propertylink
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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

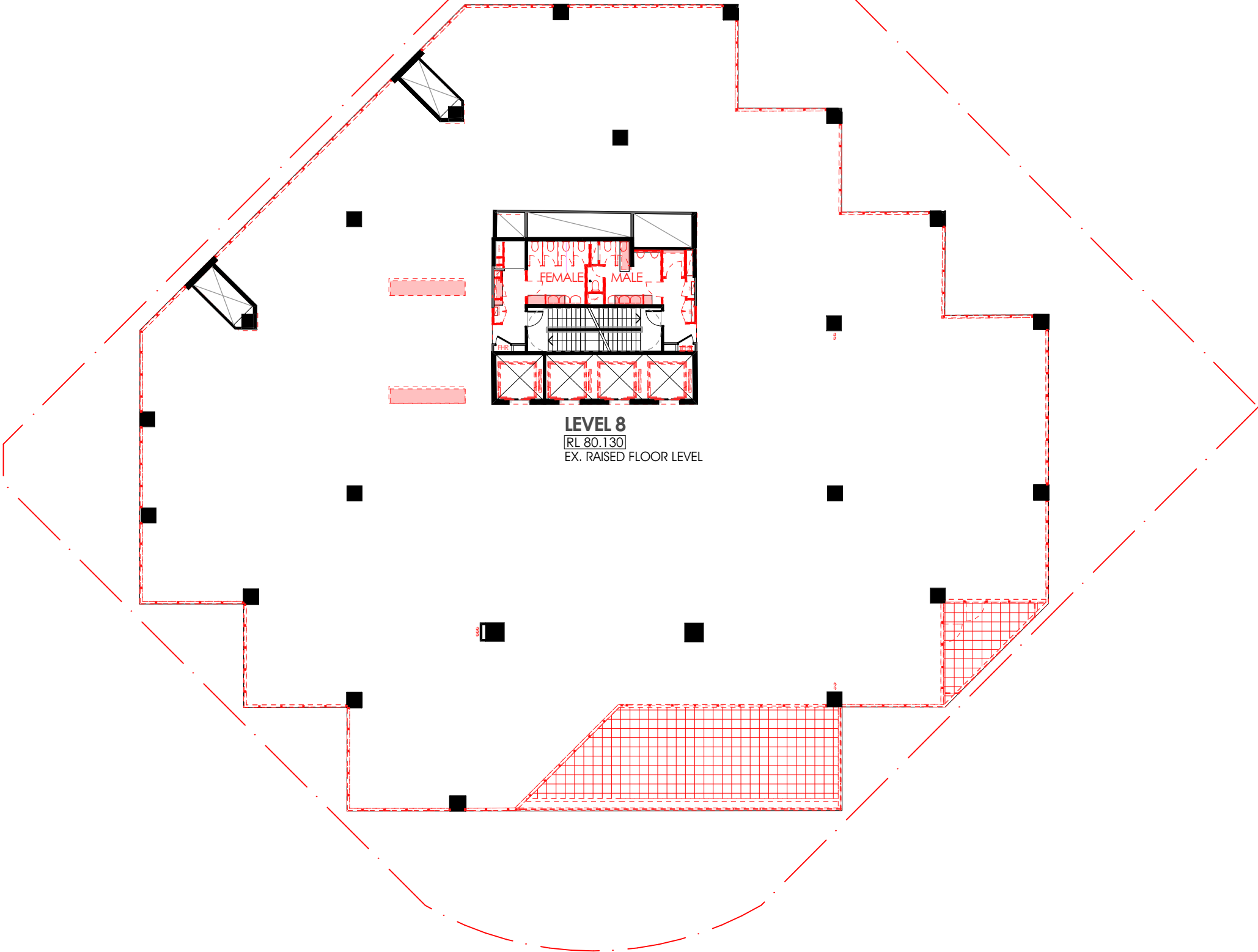
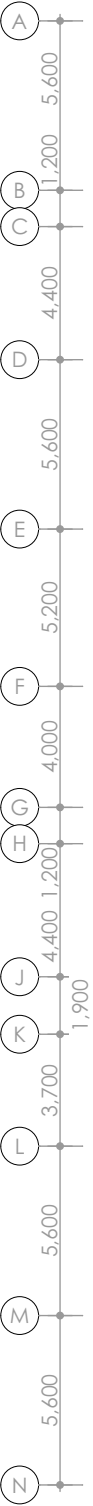
SCALE @ A3
1:250

12.5m ON ORIGINAL

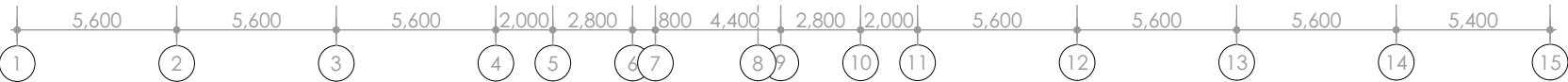
DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-11	ISSUE C
EXISTING + DEMOLITION LEVEL 7		STATUS DEVELOPMENT APPLICATION		

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED



LEVEL 8
RL 80.130
EX. RAISED FLOOR LEVEL



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CLIENT
Propertylink
thinking property

PROJECT
73 Miller Street
North Sydney

PROJECT NORTH
N

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION LEVEL 8

PRINT DATE
26/02/2019

PROJECT NO.
21719

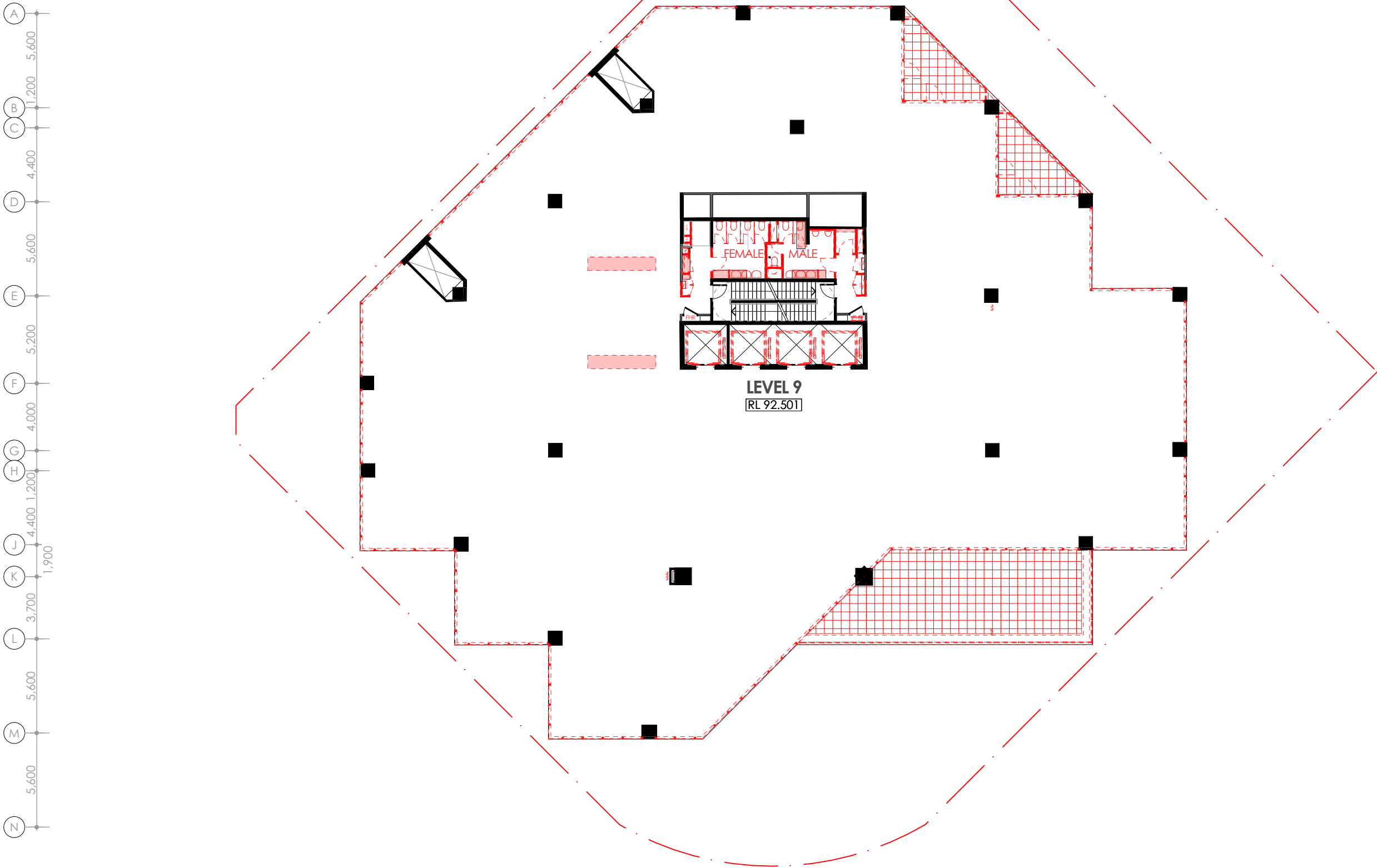
DRAWING NO.
DA 3-12

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

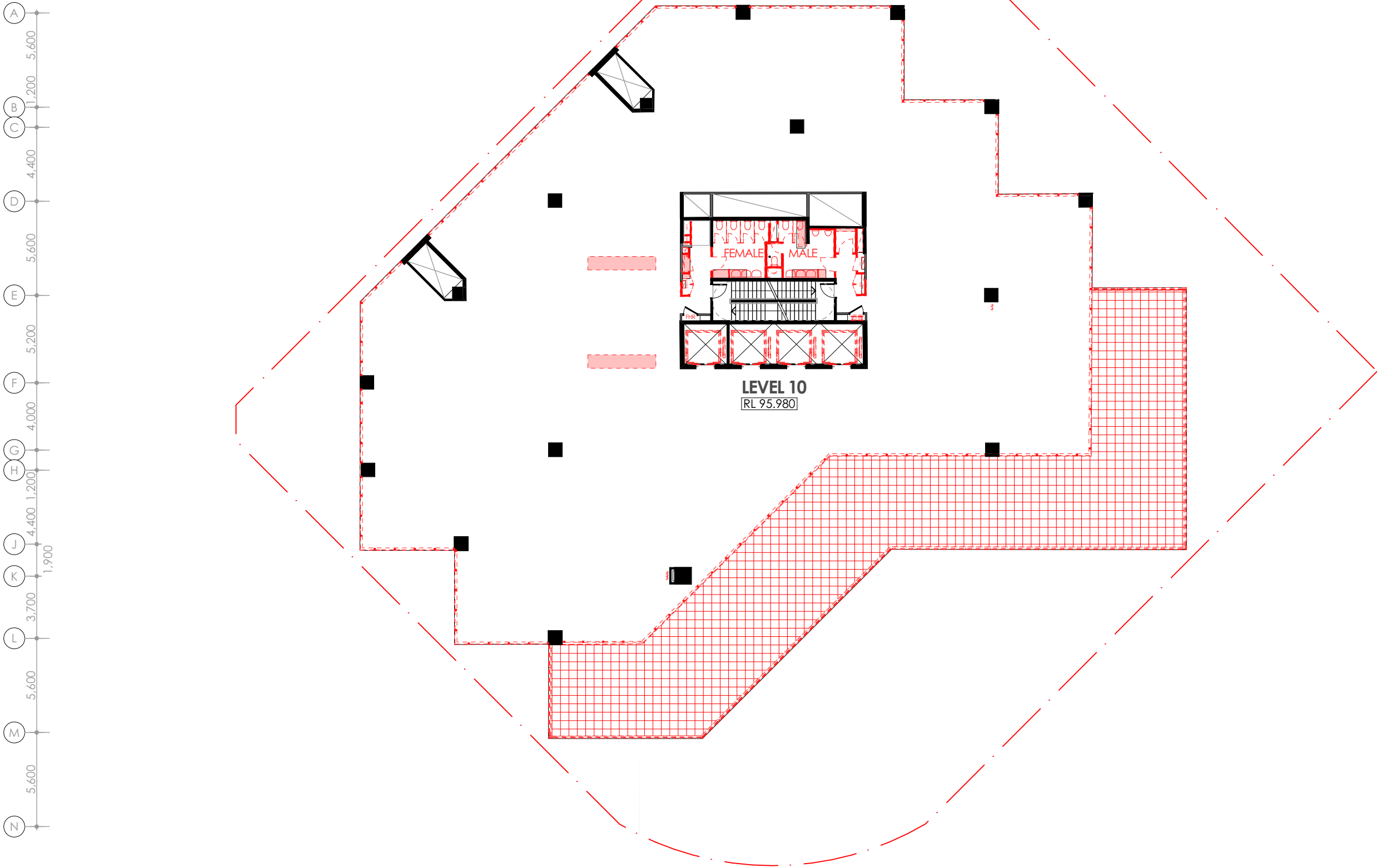
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-13	ISSUE C
EXISTING + DEMOLITION LEVEL 9		STATUS DEVELOPMENT APPLICATION		

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
- TOPPING SLAB + STRUCTURAL SLAB TO BE DEMOLISHED



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

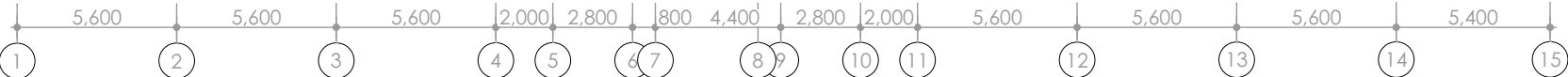
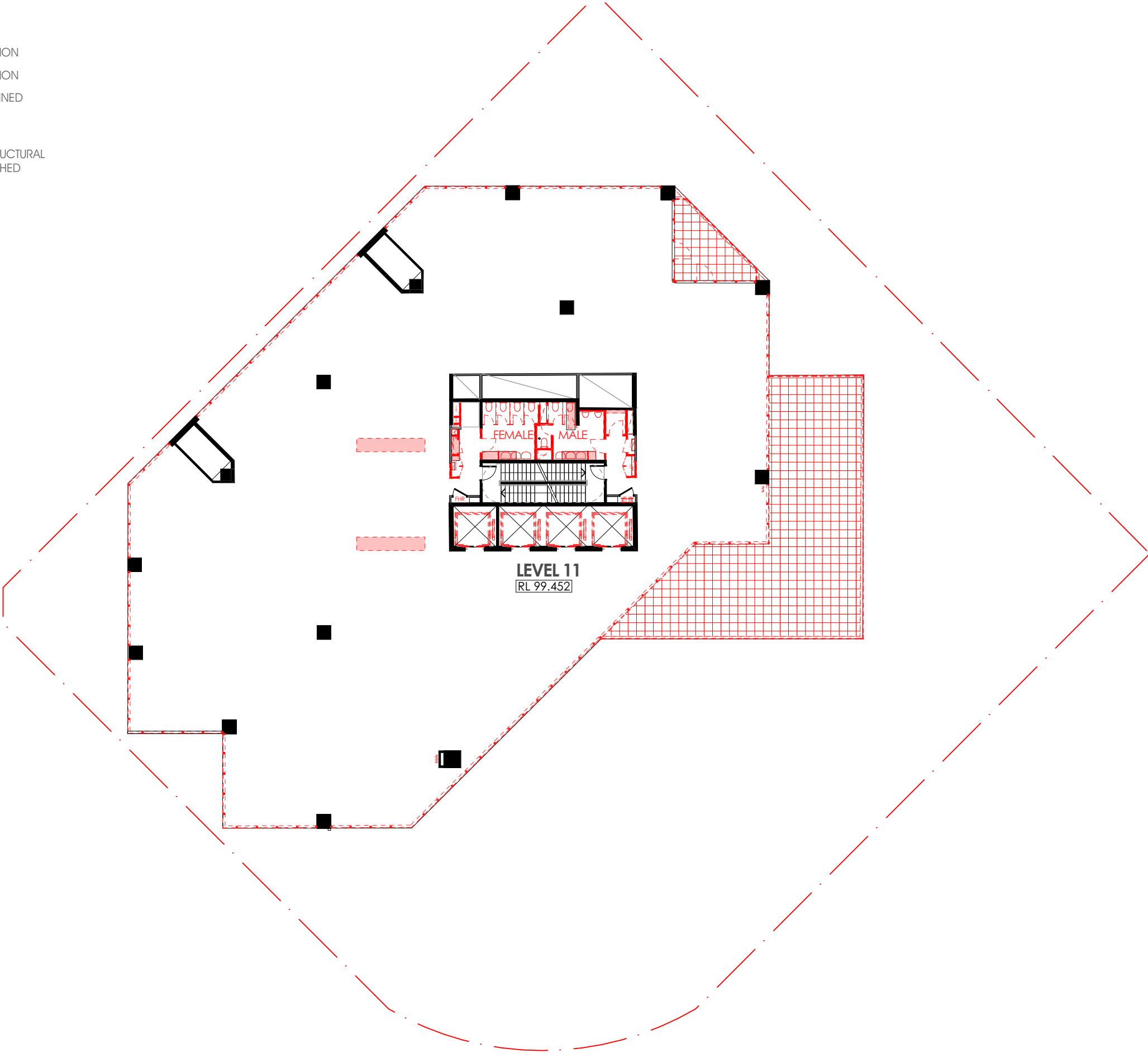
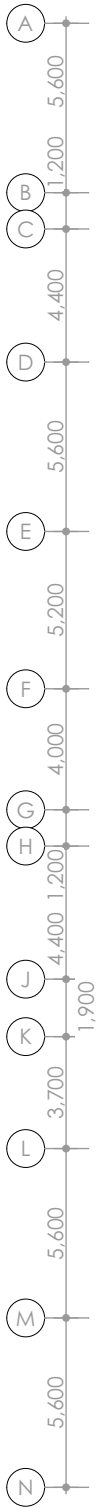
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE	PROJECT NO.	DRAWING NO.	ISSUE
EXISTING + DEMOLITION LEVEL 10	26/02/2019	21719	DA 3-14	C
STATUS DEVELOPMENT APPLICATION				

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

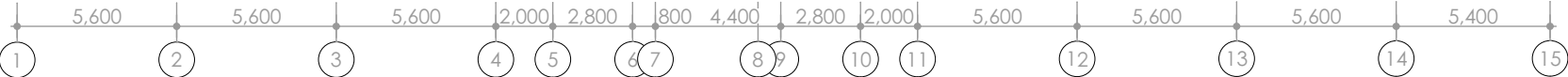
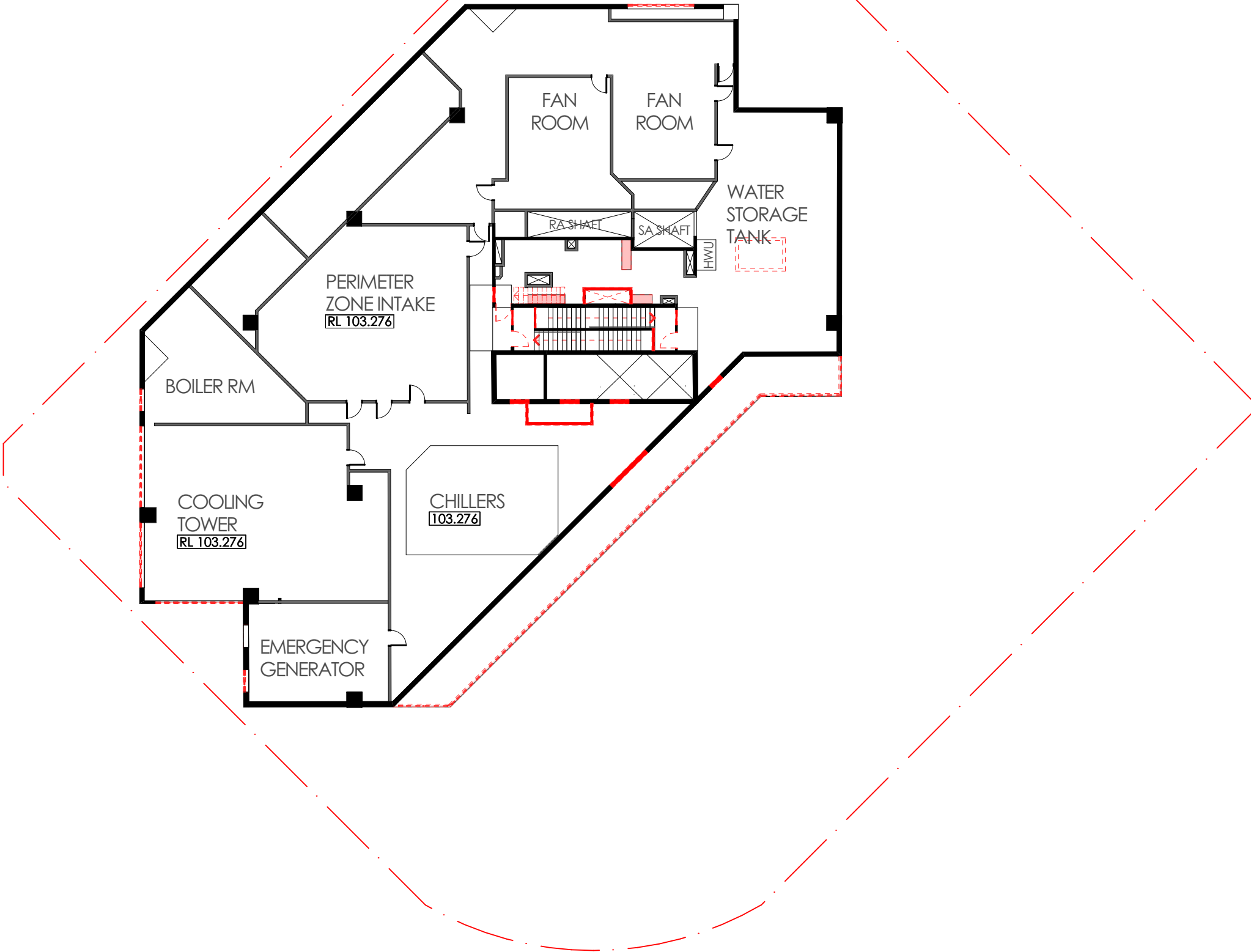
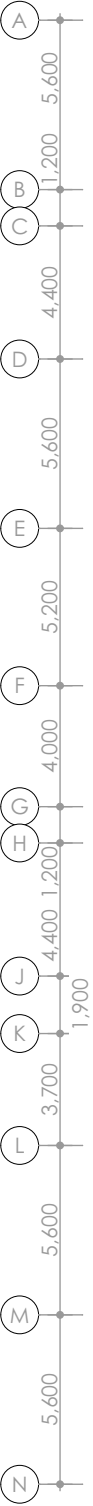
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-15	ISSUE C
EXISTING + DEMOLITION LEVEL 11		STATUS DEVELOPMENT APPLICATION		

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

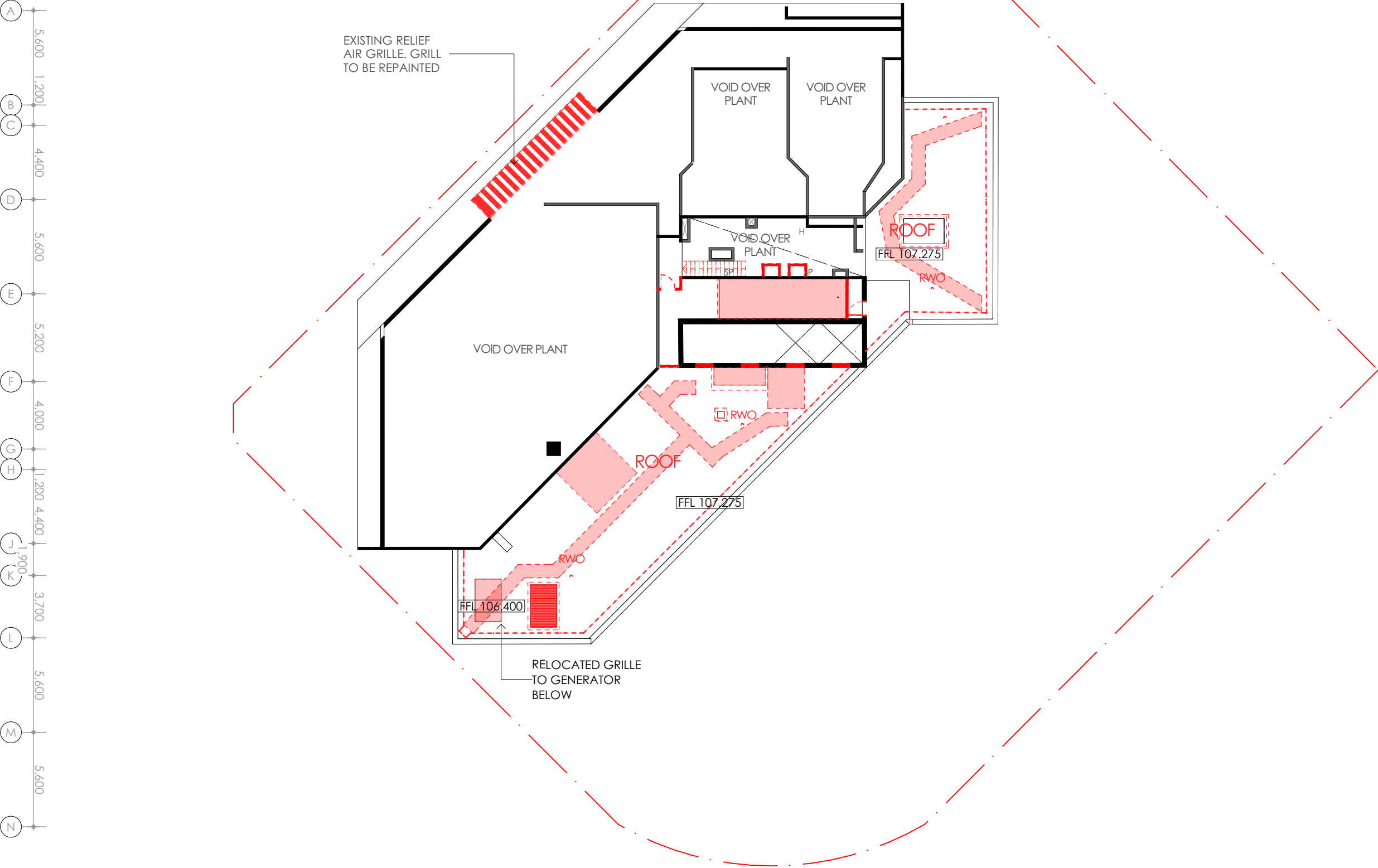
SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING	PRINT DATE 26/02/2019	PROJECT NO. 21719	DRAWING NO. DA 3-16	ISSUE C
EXISTING + DEMOLITION LEVEL 12 PLANT		STATUS DEVELOPMENT APPLICATION		

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
- TOPPING SLAB TO BE DEMOLISHED
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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION LEVEL
13 LMR

PRINT DATE
26/02/2019

PROJECT NO.
21719

STATUS

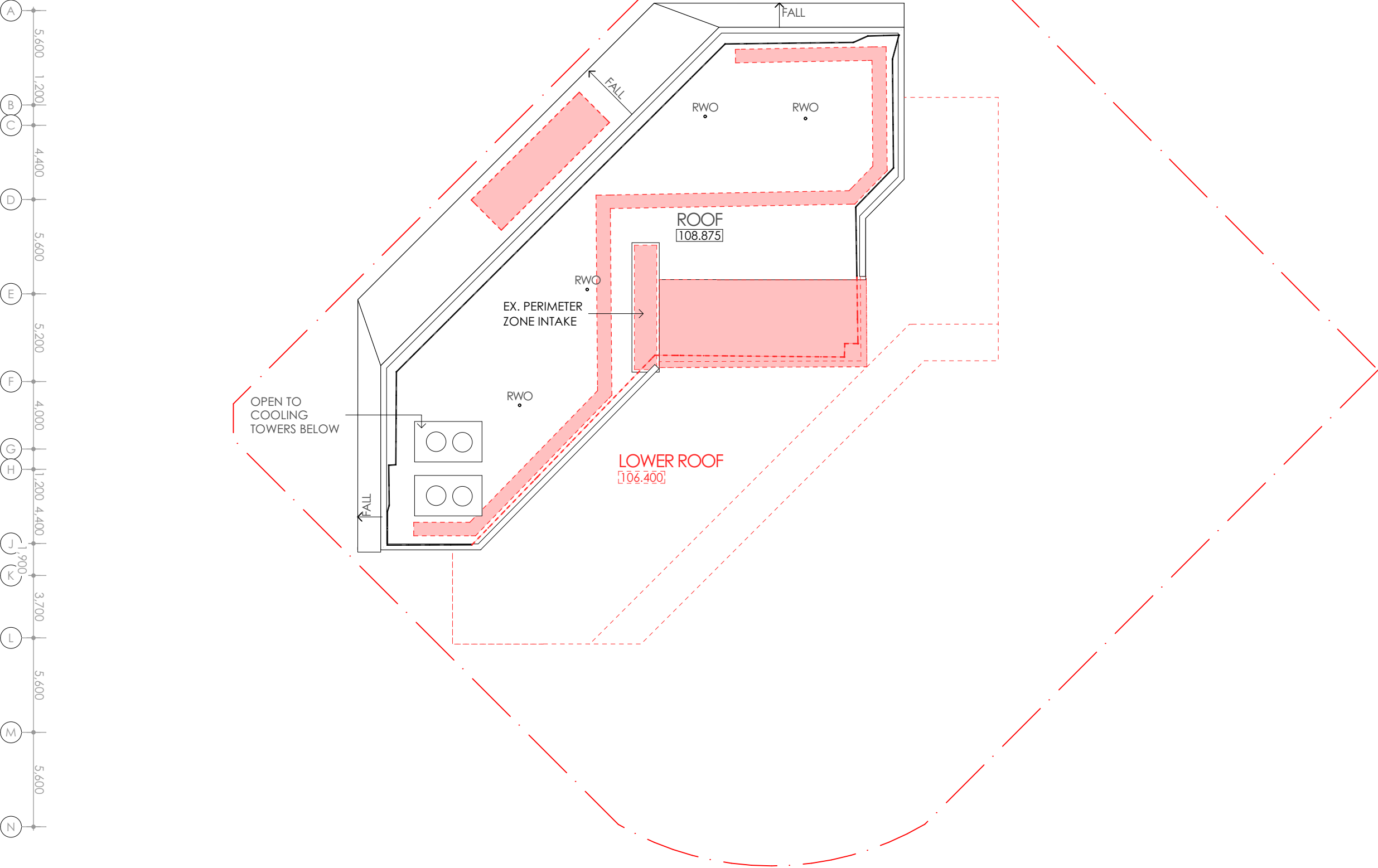
DEVELOPMENT APPLICATION

DRAWING NO.
DA 3-17

ISSUE
C

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING TO BE RETAINED
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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH
N

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION LEVEL
14 LMR ROOF

PRINT DATE
26/02/2019

PROJECT NO.
21719

STATUS

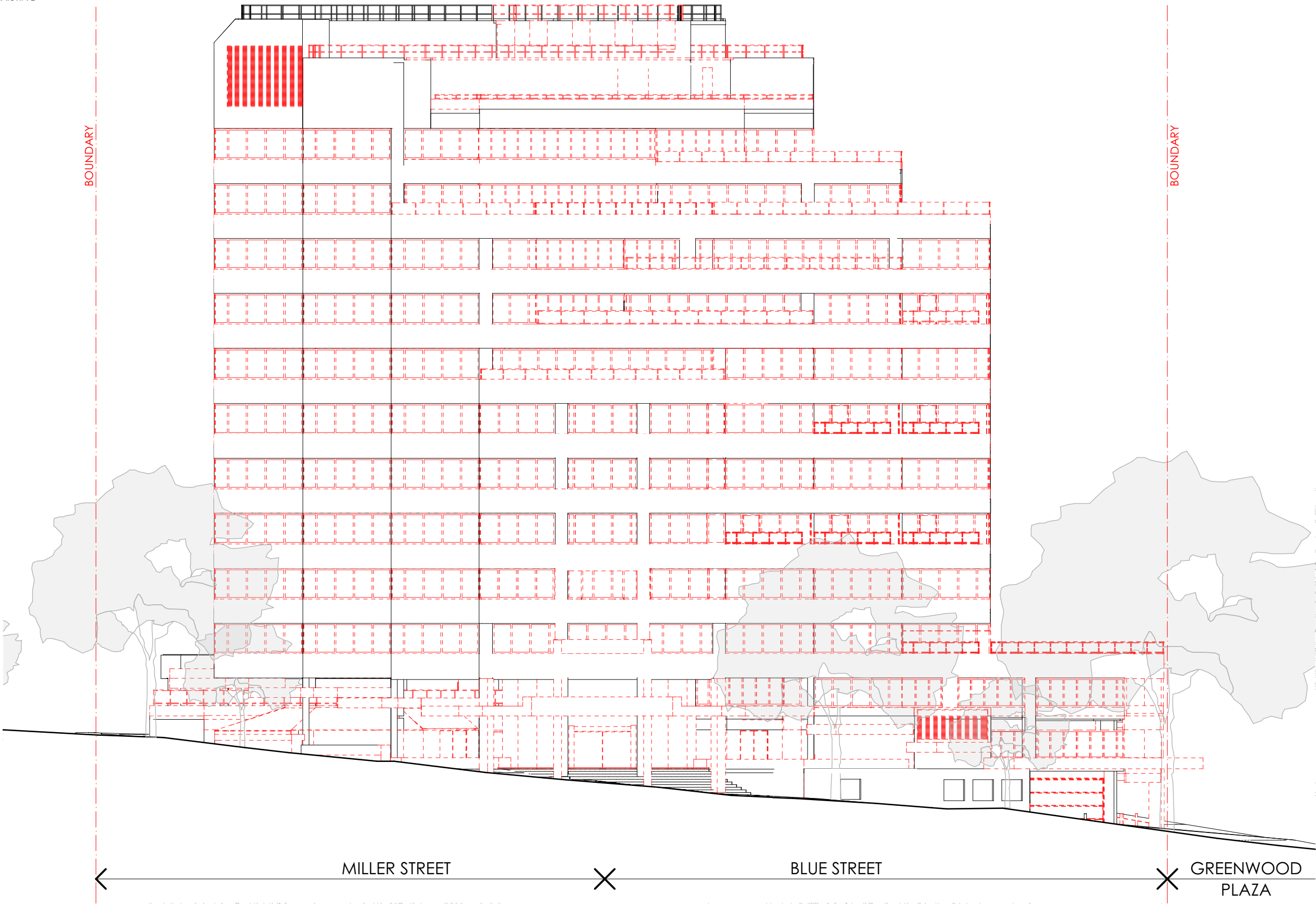
DEVELOPMENT APPLICATION

DRAWING NO.
DA 3-18

ISSUE
C

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION
ELEVATION: SOUTH WEST

PRINT DATE
26/02/2019

PROJECT NO.
21719

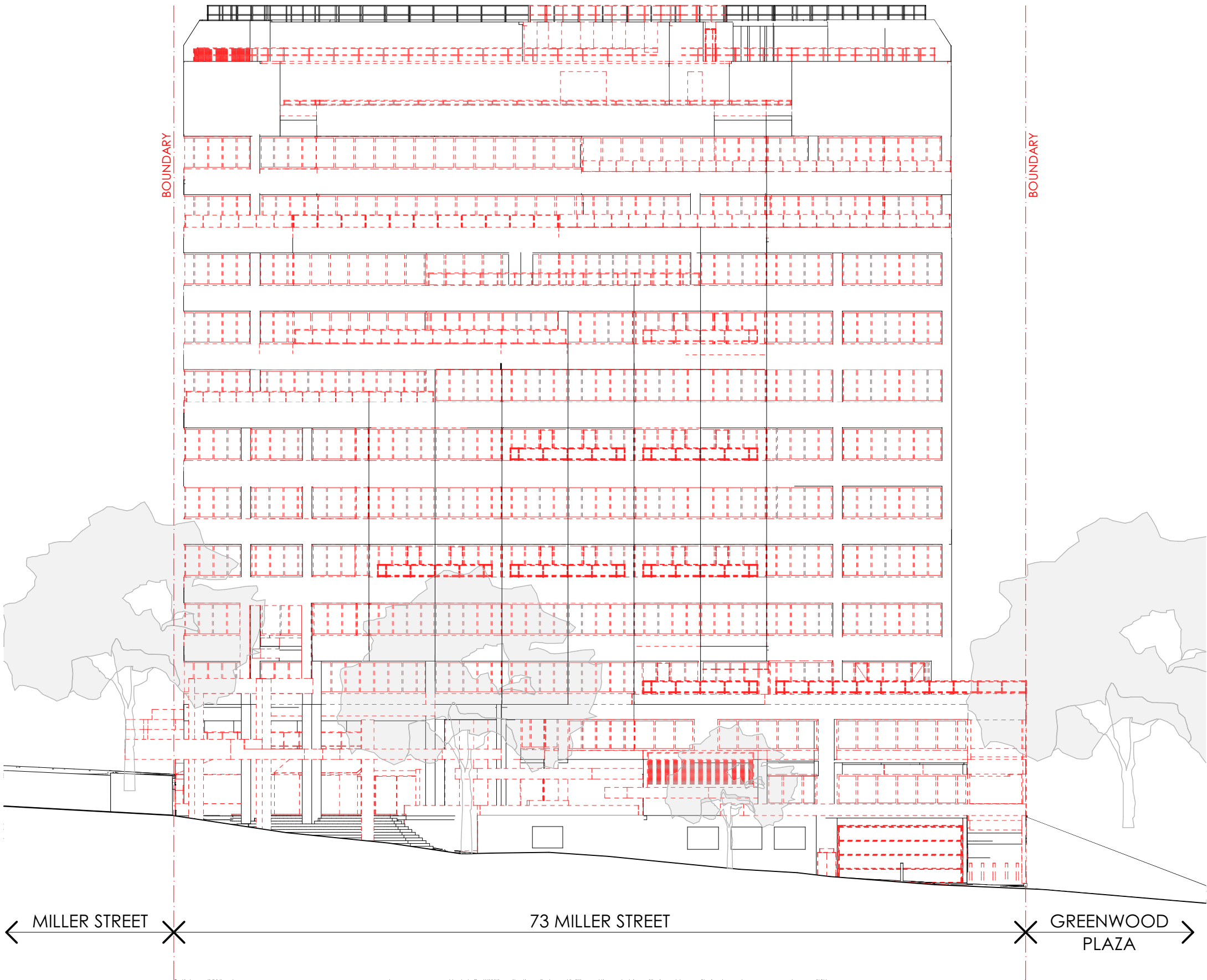
DRAWING NO.
DA 3-19

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



108.875	ROOF EXIST
106.224	L13 EXIST
103.276	L12
99.452	L11
95.980	L10
92.501	L9
89.130	L8 RAISED FLOOR
89.020	L8
85.534	L7
82.058	L6
78.700	L5 RAISED FLOOR
78.590	L5
75.103	L4
71.618	L3
68.264	L2 RAISED FLOOR
68.154	L2
64.868	L1
61.525	GROUND LEVEL
57.480	BASEMENT P1
54.972	BASEMENT P2
53.726	BASEMENT P3

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION
ELEVATION: SOUTH

PRINT DATE
26/02/2019

PROJECT NO.
21719

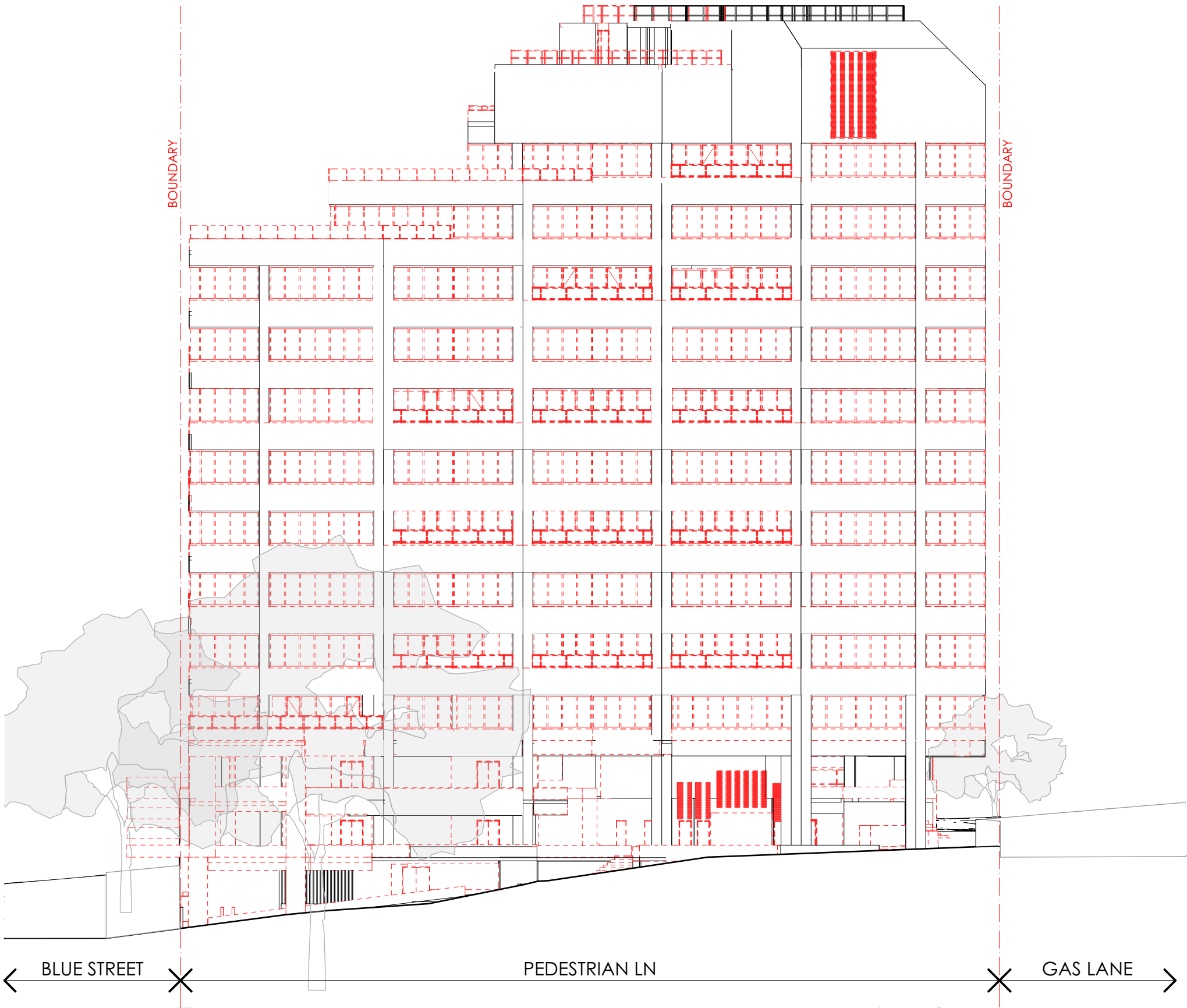
DRAWING NO.
DA 3-20

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



108.875	ROOF EXIST
106.224	L13 EXIST
103.276	L12
99.452	L11
95.980	L10
92.501	L9
89.130	L8 RAISED FLOOR
89.020	L8
85.534	L7
82.058	L6
78.700	L5 RAISED FLOOR
78.590	L5
75.103	L4
71.618	L3
68.264	L2 RAISED FLOOR
68.154	L2
64.868	L1
61.525	GROUND LEVEL
57.480	BASEMENT P1
54.972	BASEMENT P2
53.726	BASEMENT P3

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION
ELEVATION: EAST

PRINT DATE
26/02/2019

PROJECT NO.
21719

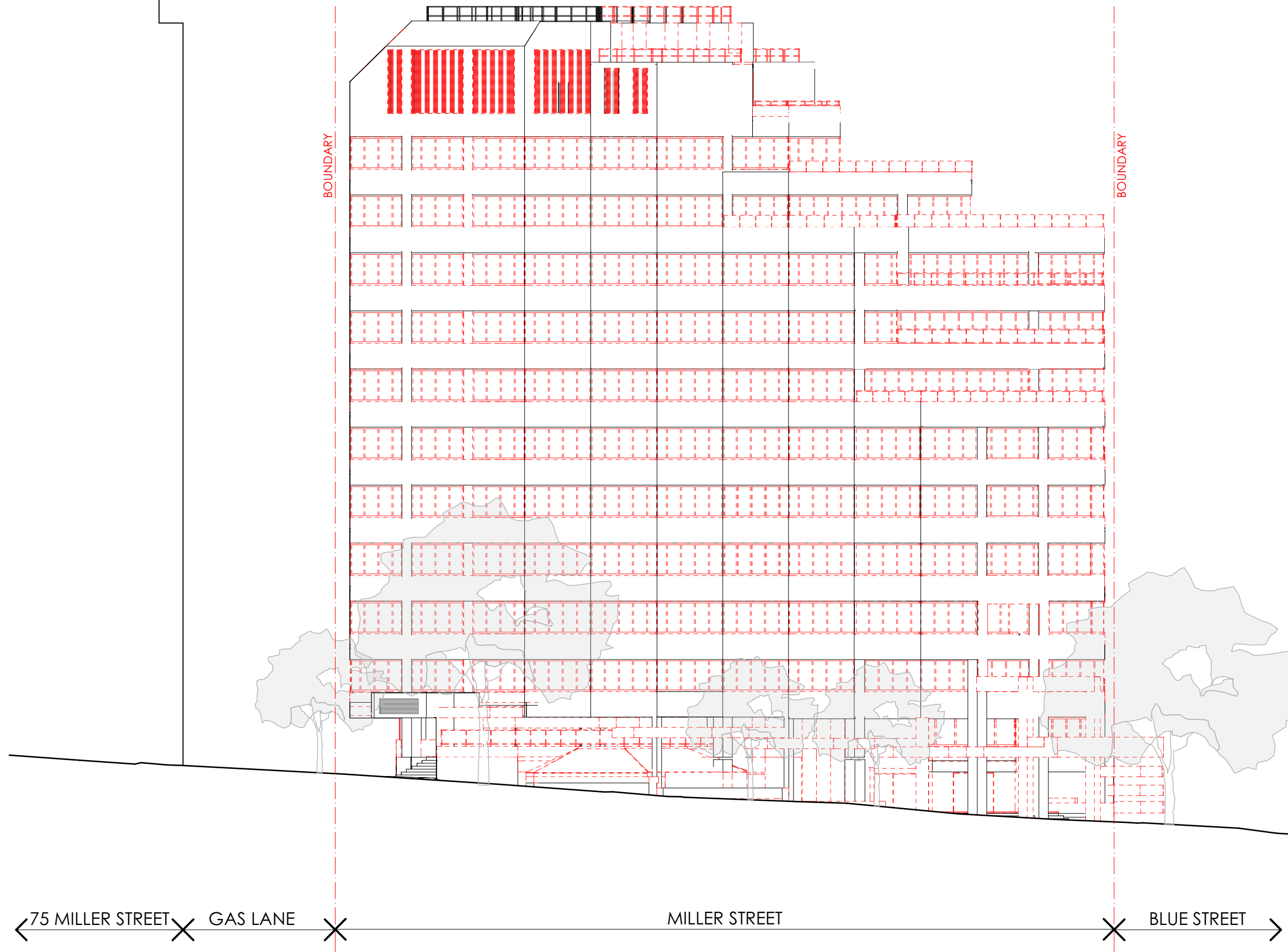
STATUS

DEVELOPMENT APPLICATION

DRAWING NO.
DA 3-21

ISSUE
C

 PROPOSED DEMOLITION
 PROPOSED DEMOLITION
 EXISTING



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12.5m ON ORIGINAL

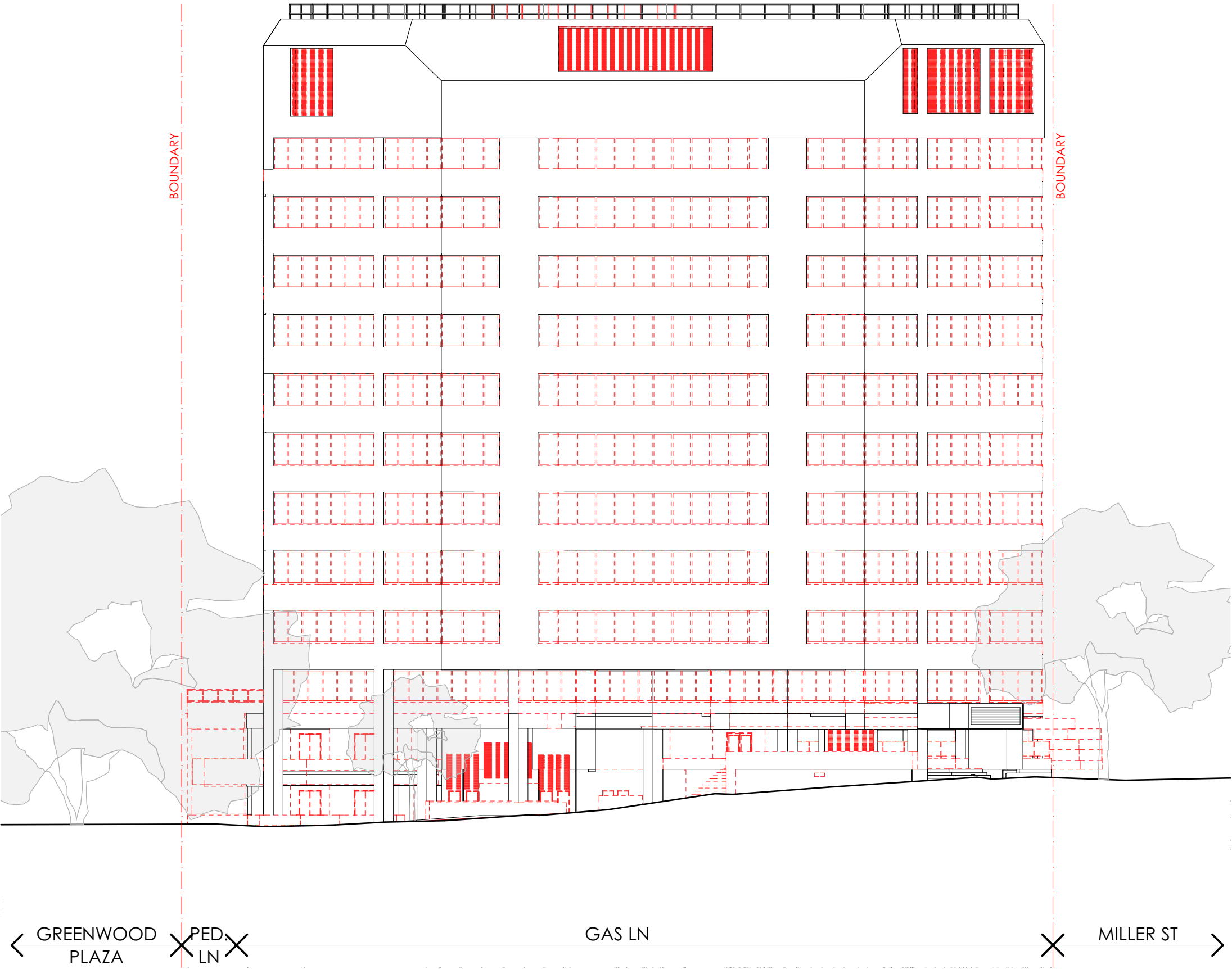
EXISTING + DEMOLITION
ELEVATION: WEST

DEVELOPMENT APPLICATION

C

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



108.875	ROOF EXIST
106.224	L13 EXIST
103.276	L12
99.452	L11
95.980	L10
92.501	L9
89.130	L8 RAISED FLOOR
89.020	L8
85.534	L7
82.058	L6
78.700	L5 RAISED FLOOR
78.590	L5
75.103	L4
71.618	L3
68.264	L2 RAISED FLOOR
68.154	L2
64.868	L1
61.525	GROUND LEVEL
57.480	BASEMENT P1
54.972	BASEMENT P2
53.726	BASEMENT P3

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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

12.5m ON ORIGINAL

SCALE @ A3
1:250

DRAWING

EXISTING + DEMOLITION
ELEVATION: NORTH

PRINT DATE
26/02/2019

PROJECT NO.
21719

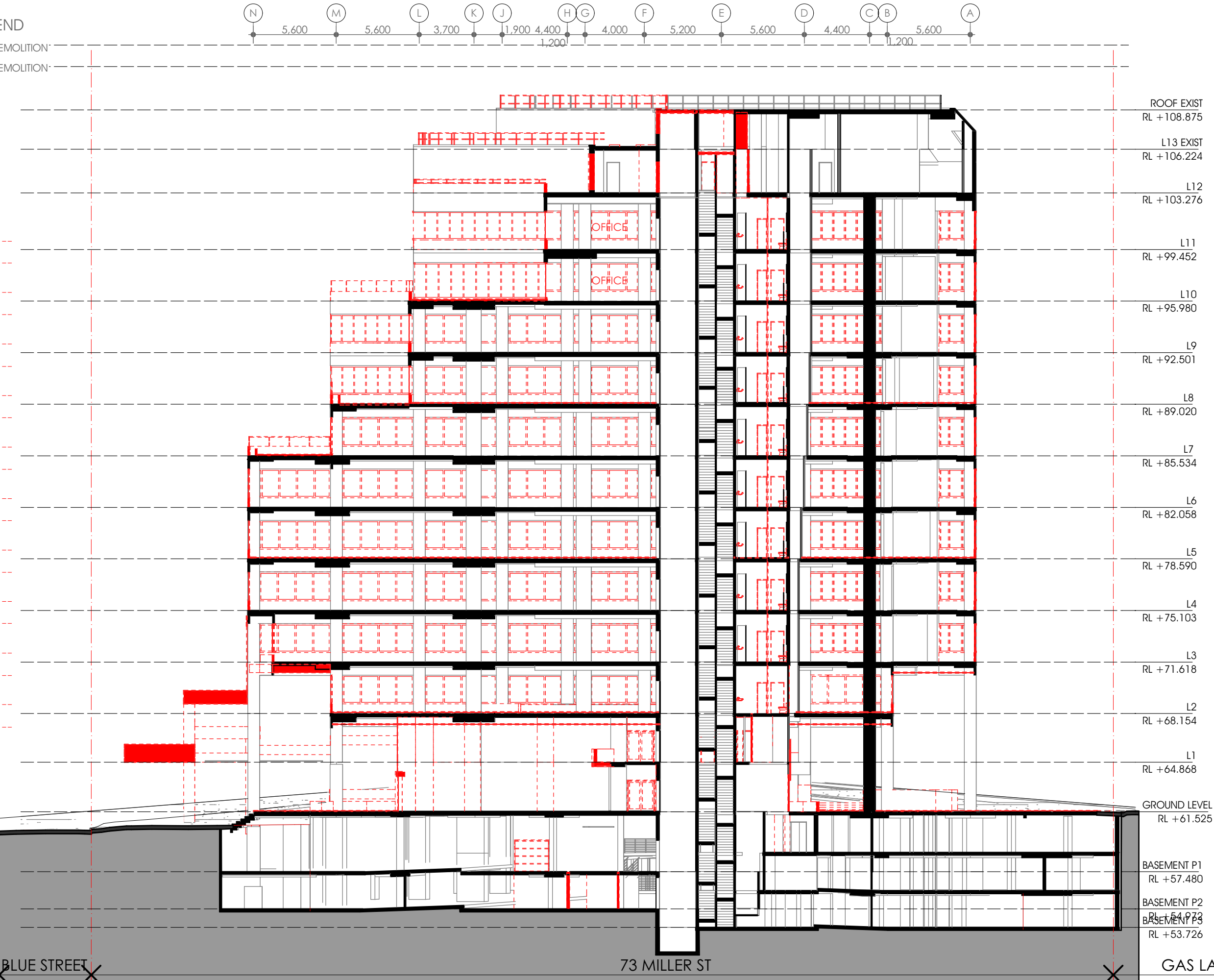
DRAWING NO.
DA 3-23

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING
EXISTING + DEMOLITION
SECTION A

PRINT DATE
26/02/2019

PROJECT NO.
21719

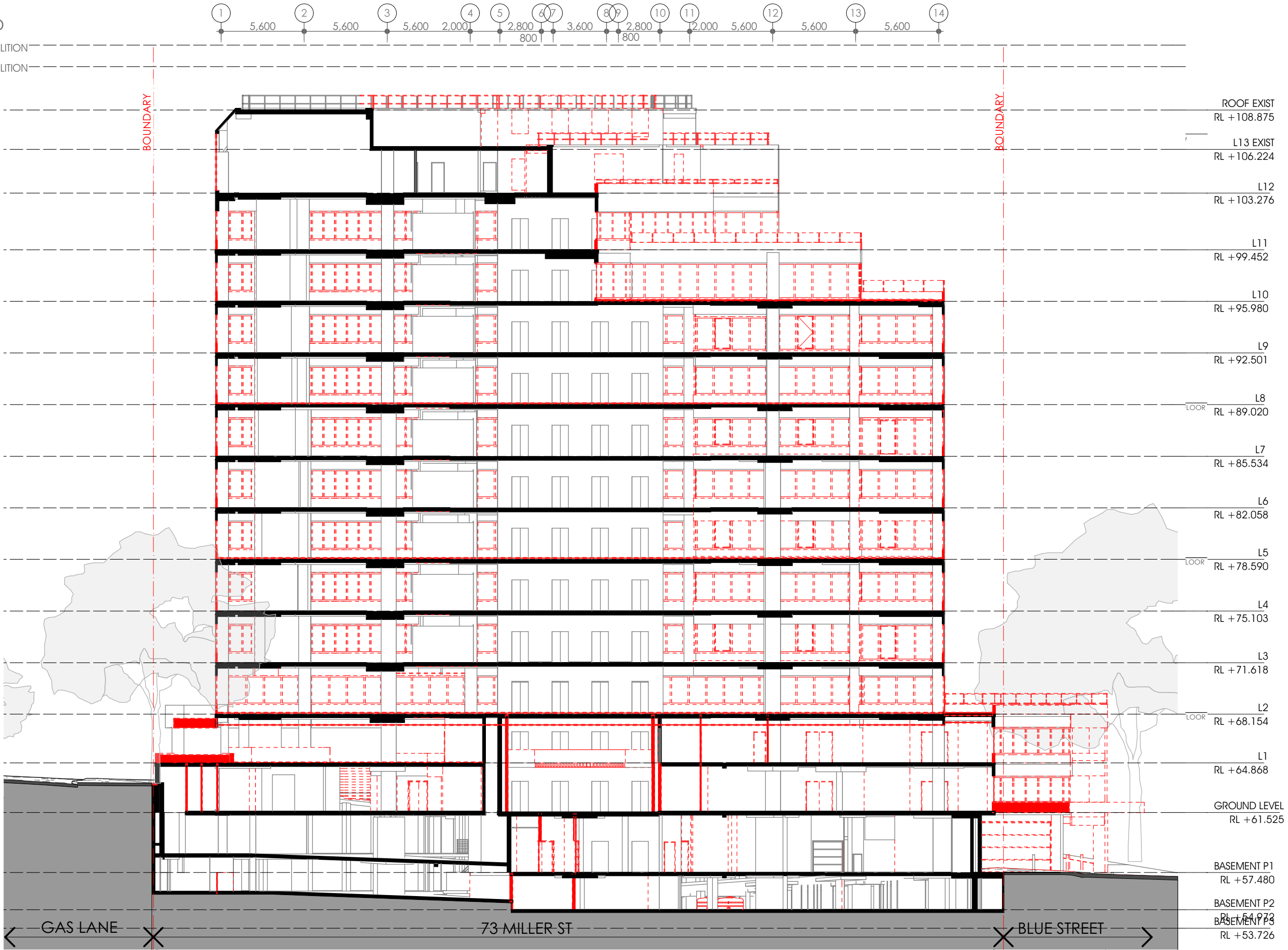
DRAWING NO.
DA 3-24

ISSUE
C

STATUS
DEVELOPMENT APPLICATION

DEMOLITION LEGEND

- PROPOSED DEMOLITION
- PROPOSED DEMOLITION
- EXISTING



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PROJECT
73 Miller Street
North Sydney

PROJECT NORTH

SCALE @ A3
1:250

12.5m ON ORIGINAL

DRAWING

EXISTING + DEMOLITION
SECTION B

PRINT DATE
26/02/2019

PROJECT NO.
21719

STATUS

DEVELOPMENT APPLICATION

DRAWING NO.
DA 3-25

ISSUE
C