73 Miller Street

North Sydney

Development Application Tuesday, 26 February 2019

fitzpatrick+partners

DRAWING LIST

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DA 2-44	AREA SCHEDULE - SHEET 1
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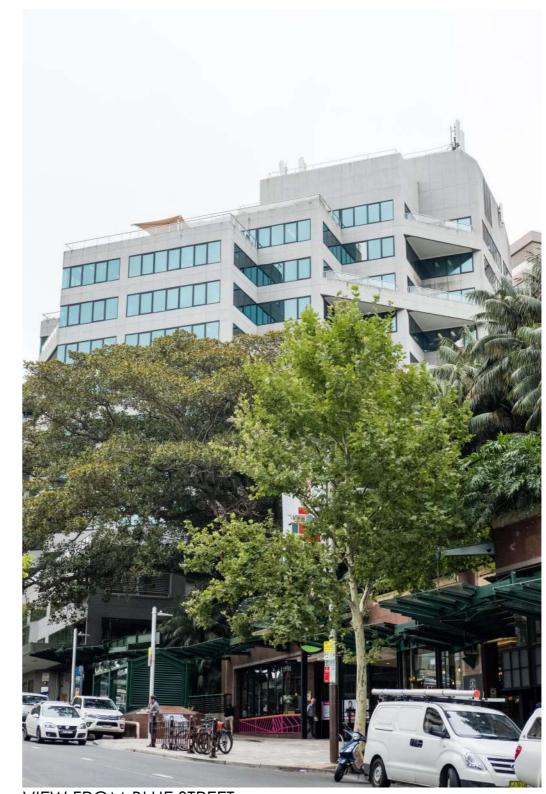
EXISTING + DEMOLITION

DA 3-05	EXISTING + DEMOLITION LEVEL 1
DA 3-06	EXISTING + DEMOLITION LEVEL 2
DA 3-07	EXISTING + DEMOLITION LEVEL 3
DA 3-08	EXISTING + DEMOLITION LEVEL 4
DA 3-09	EXISTING + DEMOLITION LEVEL 5
DA 3-10	EXISTING + DEMOLITION LEVEL 6
DA 3-11	EXISTING + DEMOLITION LEVEL 7
DA 3-12	EXISTING + DEMOLITION LEVEL 8
DA 3-13	EXISTING + DEMOLITION LEVEL 9
DA 3-14	EXISTING + DEMOLITION LEVEL 10
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DA 3-19	EXISTING + DEMOLITION ELEVATION: SOUTH WES
DA 3-20	EXISTING + DEMOLITION ELEVATION: SOUTH
DA 3-21	EXISTING + DEMOLITION ELEVATION: EAST
DA 3-22	EXISTING + DEMOLITION ELEVATION: WEST
DA 3-23	EXISTING + DEMOLITION ELEVATION: NORTH
DA 3-24	EXISTING + DEMOLITION SECTION A
DA 3-25	EXISTING + DEMOLITION SECTION B

ISSUE

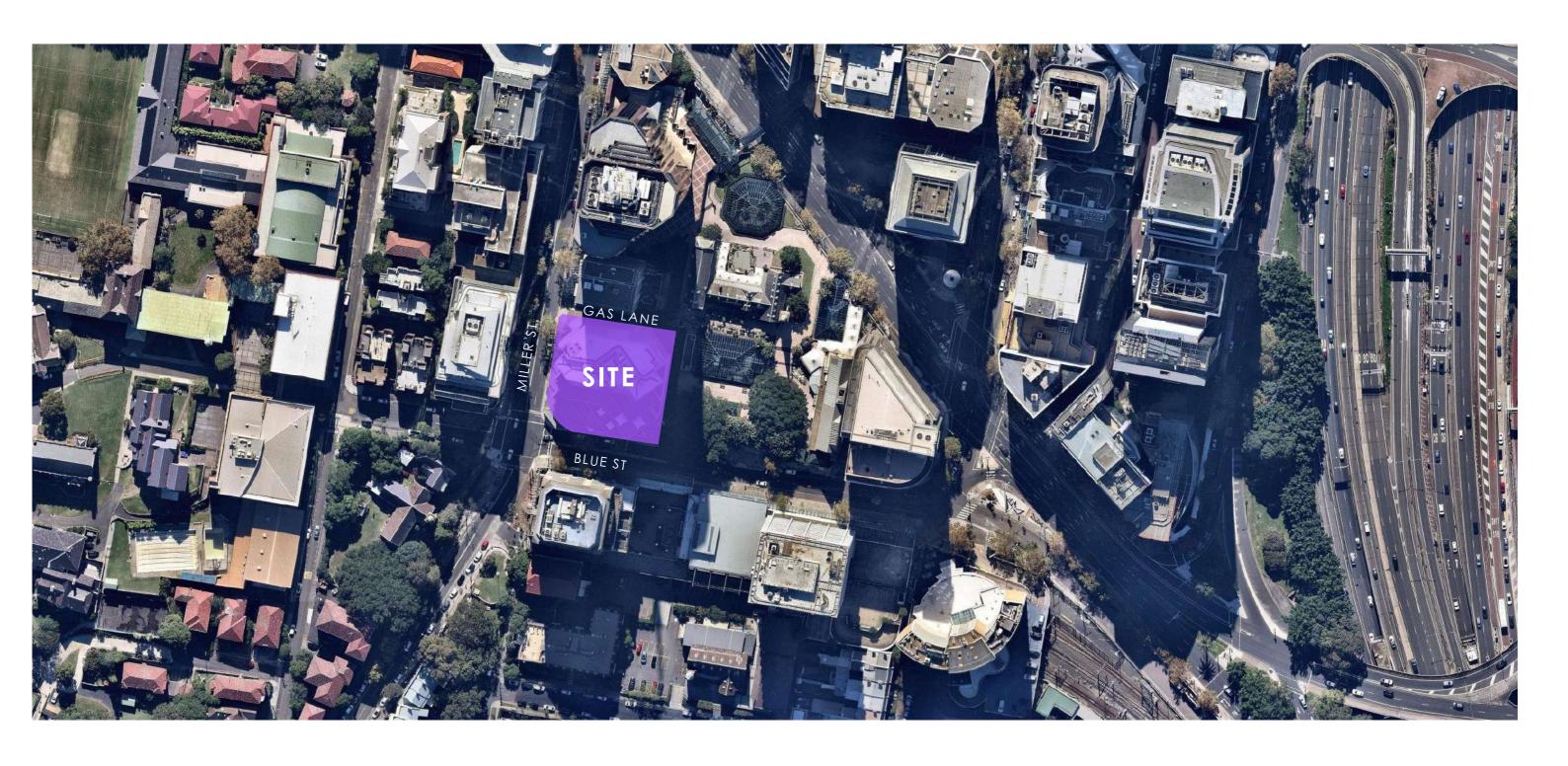


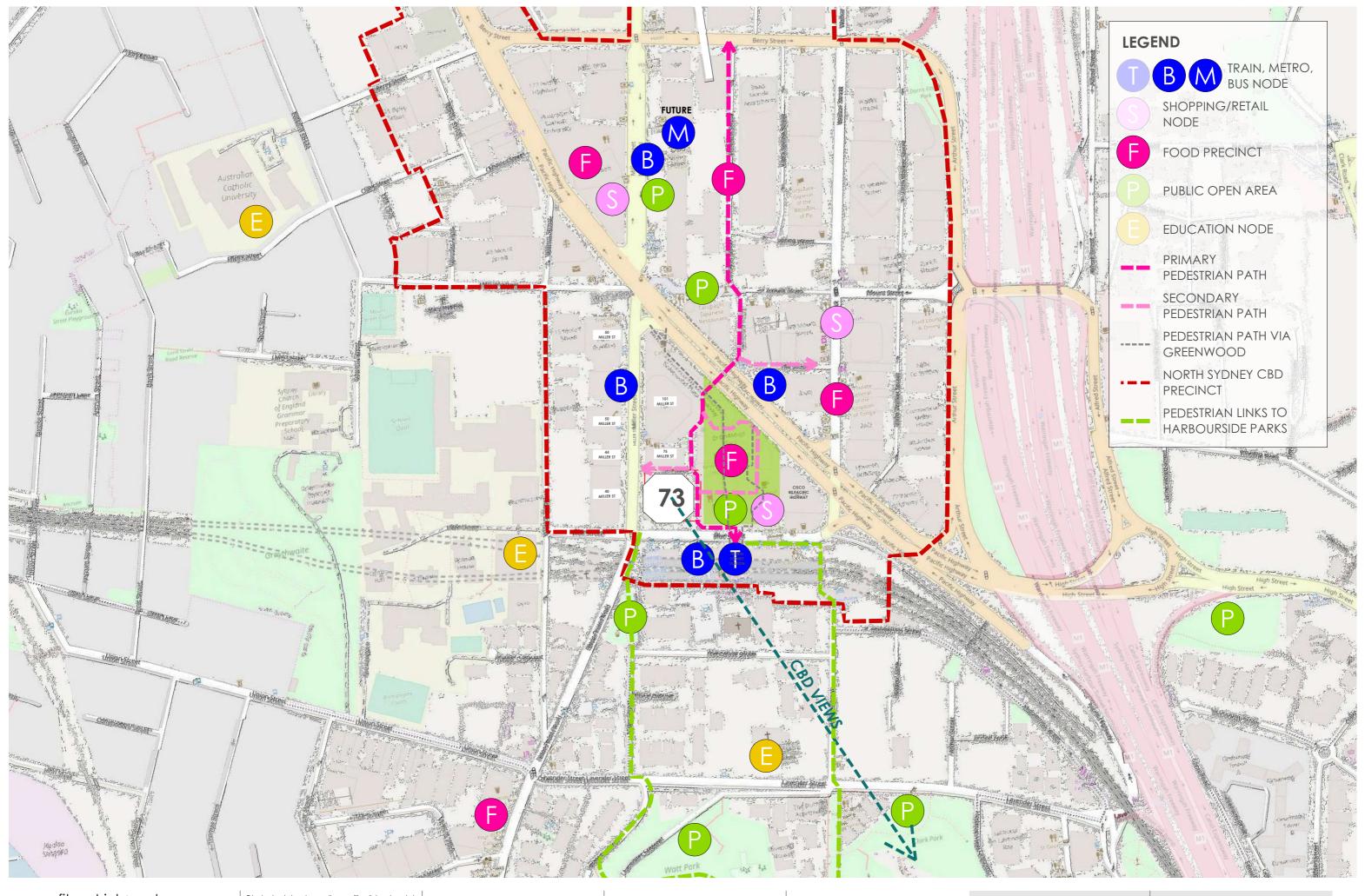
VIEW FROM THE CORNER OF BLUE & MILLER STREET



VIEW FROM BLUE STREET

DEVELOPMENT APPLICATION





fitzpatrick+partners

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p. +61 (0)2 8274 8200 w. www.fitzpatrickpartners.com
a. LEVEL 6, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA

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work.

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PROJECT 73 Miller Street North Sydney



PRINT DATE PROJECT NO. 26/02/2019 21719 SITE ANALYSIS SHEET 1

DRAWING NO. DA 1-05 DEVELOPMENT APPLICATION



ZONING



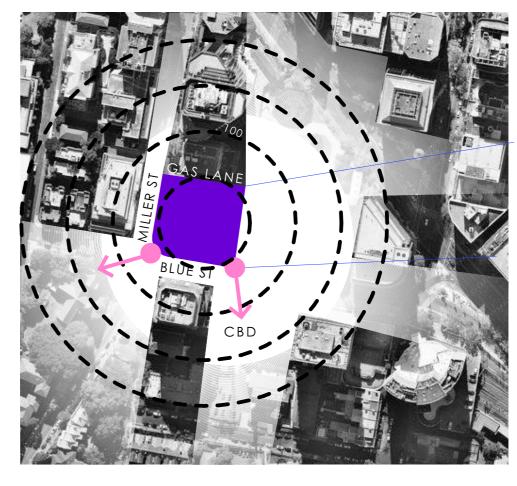
COMMERCIAL & MIXED USE

RESIDENTIAL - LOW DENSITY & MEDIUM DENSITY

PLACE OF PUBLIC WORSHIP

RESIDENTIAL - HIGH DENSITY

PUBLIC RECREATION



VIEWS OUT & PROMINENT CORNERS

COMMERCIAL LEVELS

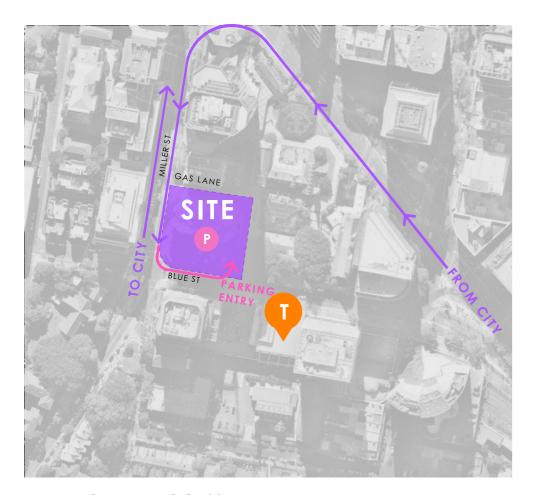


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work.

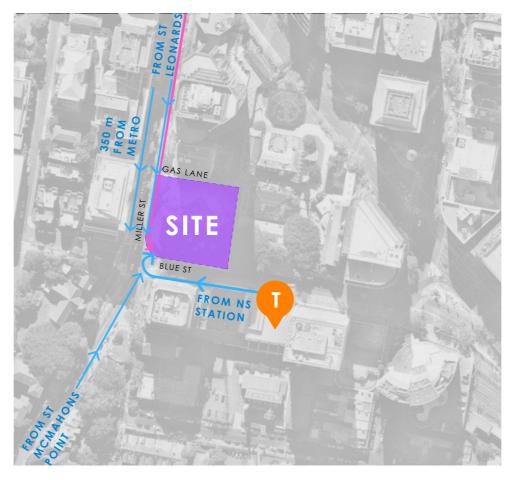
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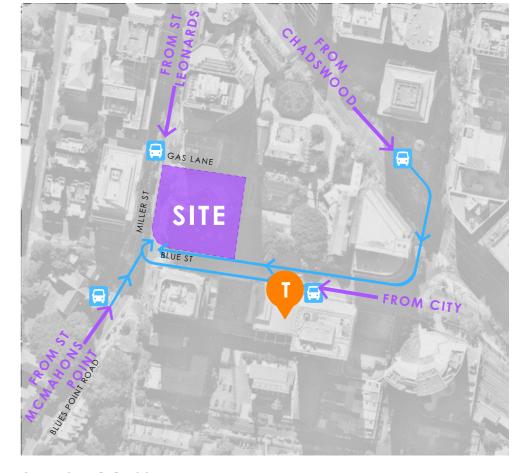
1. VEHICULAR ACCESS

VEHICULAR
PARKING ACCESS



2. PEDESTRIAN/BICYCLE ACCESS

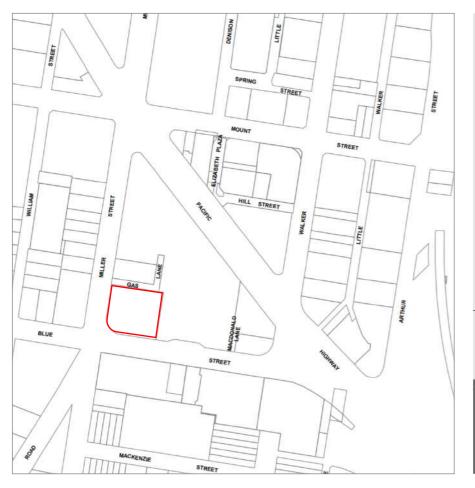
PEDESTRIAN
BICYCLE

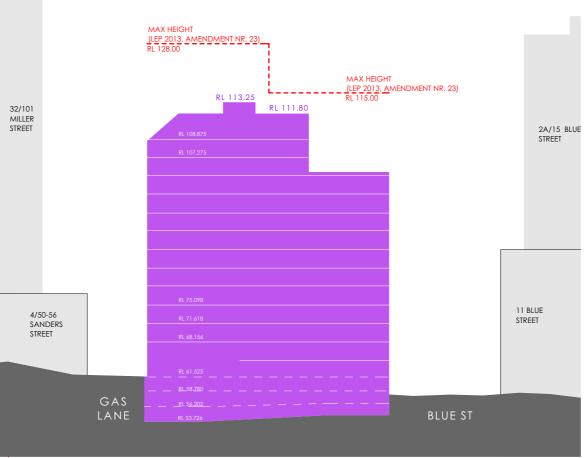


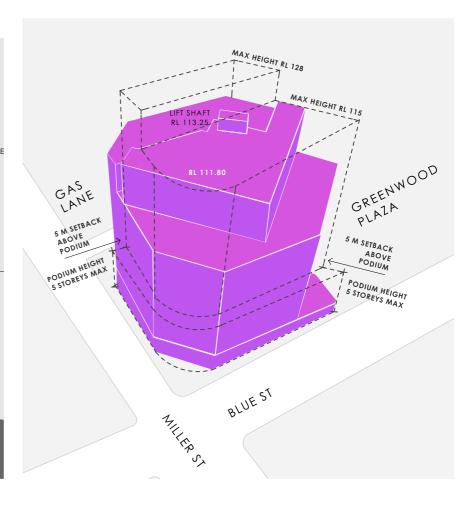
3. BUS ACCESS

BUS ROUTE
WALK FROM BUS STOP









1. MAXIMUM FSR

NS LEP 2013 NIL INDICATED ON FLOOR SPACE RATION MAP - SHEET FSR_002A

SITE AREA: 2,324m²

EXISTING GFA: 15,345 m² PROPOSED GFA: 20,905 m²

EXISTING FSR: 6.6:1 PROPOSED FSR: 9.0:1

2. MAXIMUM HEIGHT NS LEP 2013

3. SETBACKS
NS DCP 2013

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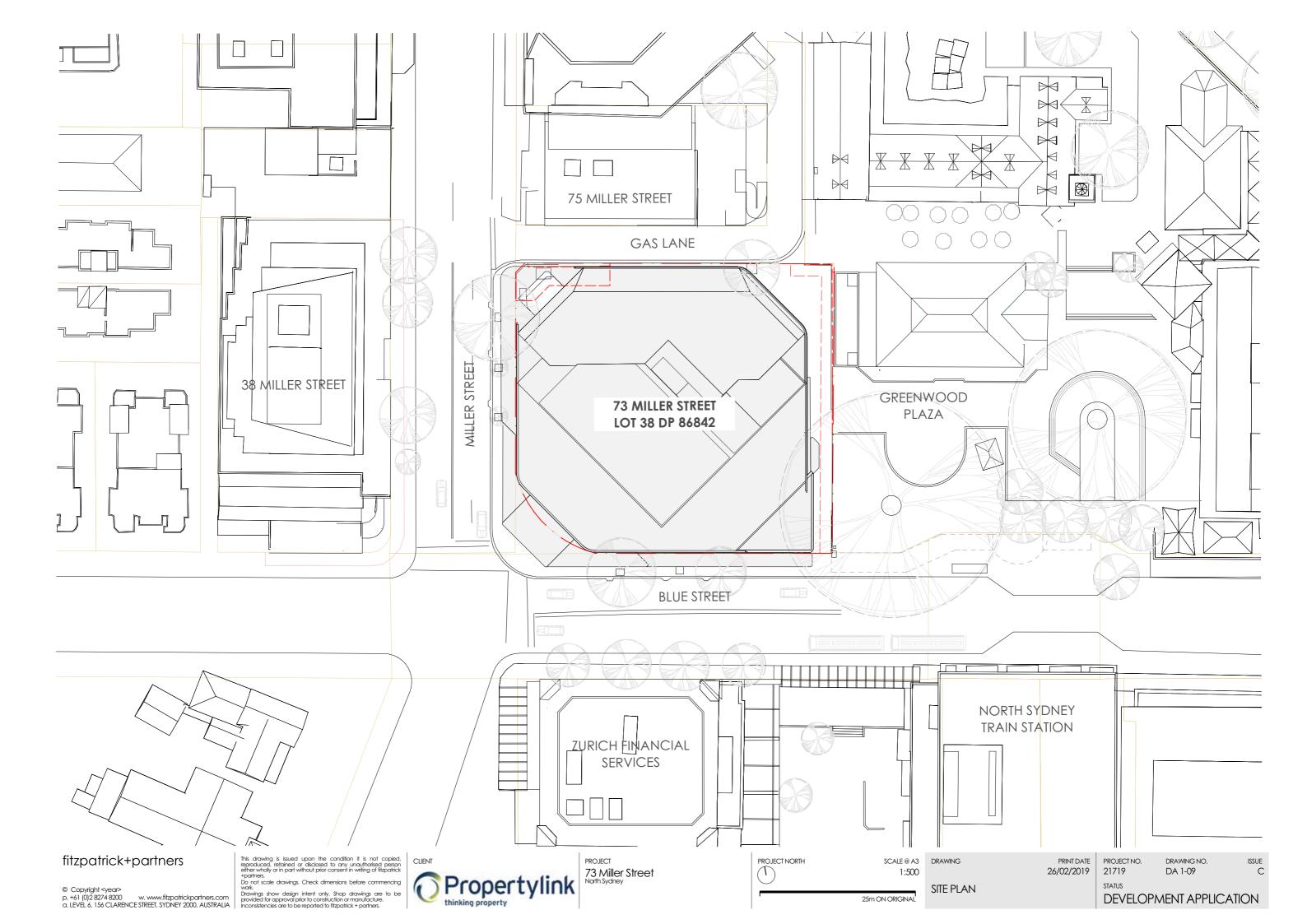
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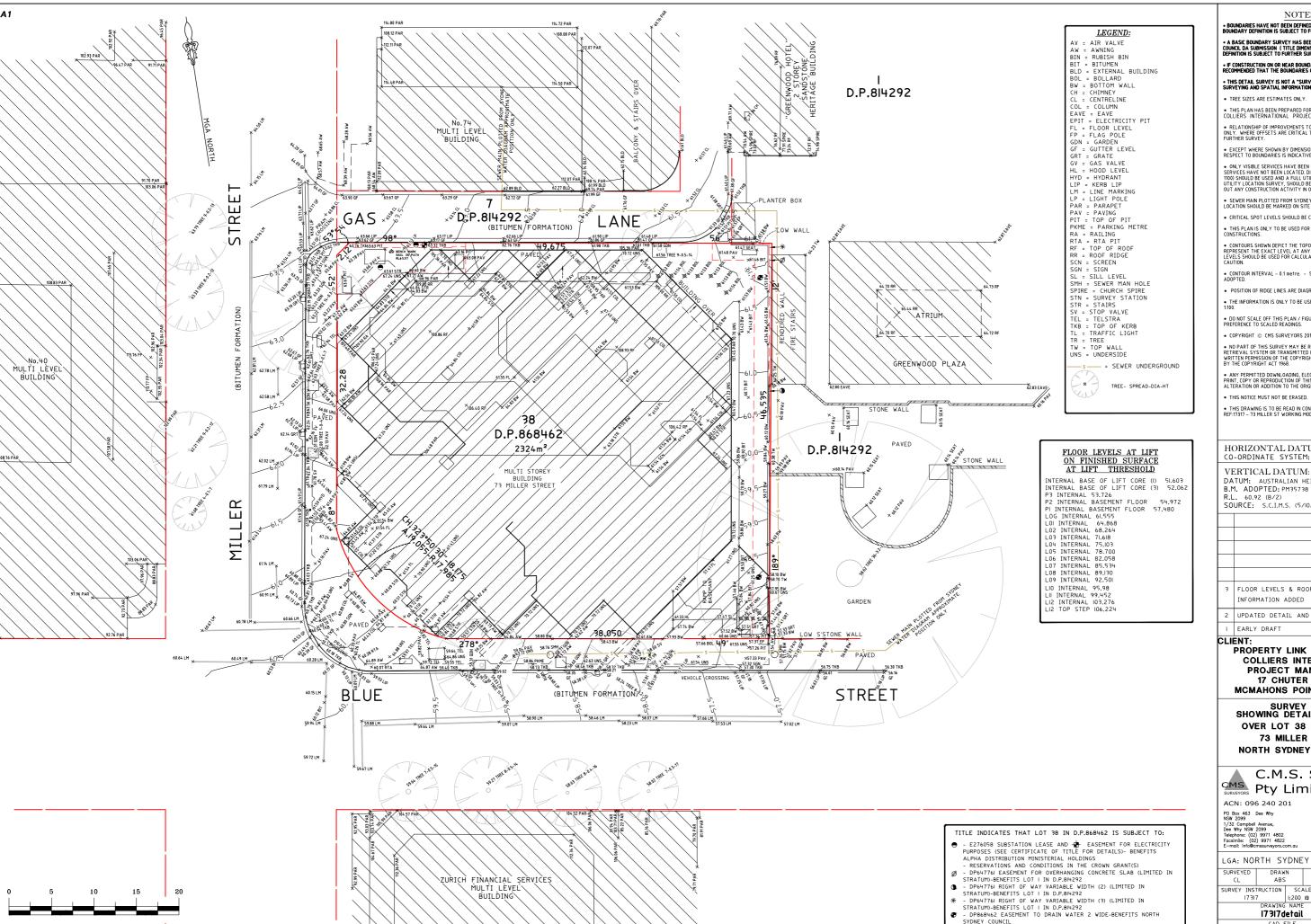
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NOTES

BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY)
 BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

A BASIC BOUNDARY SURVEY HAS BEEN UNDERTAKEN SUITABLE FOR COUNCIL DA SUBMISSION (TITLE DIMENSIONS ONLY) – BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

TREE SIZES ARE ESTIMATES ONLY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF COLLIERS INTERNATIONAL PROJECT MANAGEMENT

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 100) SHOULD BE USED AMD A FULL UTILITY UNDESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY YOR OR LEAR THE SURVEYED AREA.

SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL - 0.1 metre. - SPOT LEVELS SHOULD BE ADOPTED.

. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE) THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

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THIS DRAWING IS TO BE READ IN CONJUCTION WITH CMS REVIT FILE REF:17317 – 73 MILLER ST WORKING MODEL EXPORT.RVT

HORIZONTAL DATUM: CO-ORDINATE SYSTEM: MGA

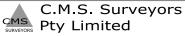
VERTICAL DATUM:

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM35738 R.L. 60.92 (B/2) SOURCE: S.C.I.M.S. (5/10/17)

3	FLOOR LEVELS & ROOF INFORMATION ADDED	13/02/18
2	UPDATED DETAIL AND LEVEL	10/11/12
ī	EARLY DRAFT	26/10/17

PROPERTY LINK PTY LTD C/O COLLIERS INTERNATIONAL PROJECT MANAGEMENT, 17 CHUTER STREET, MCMAHONS POINT NSW 2060

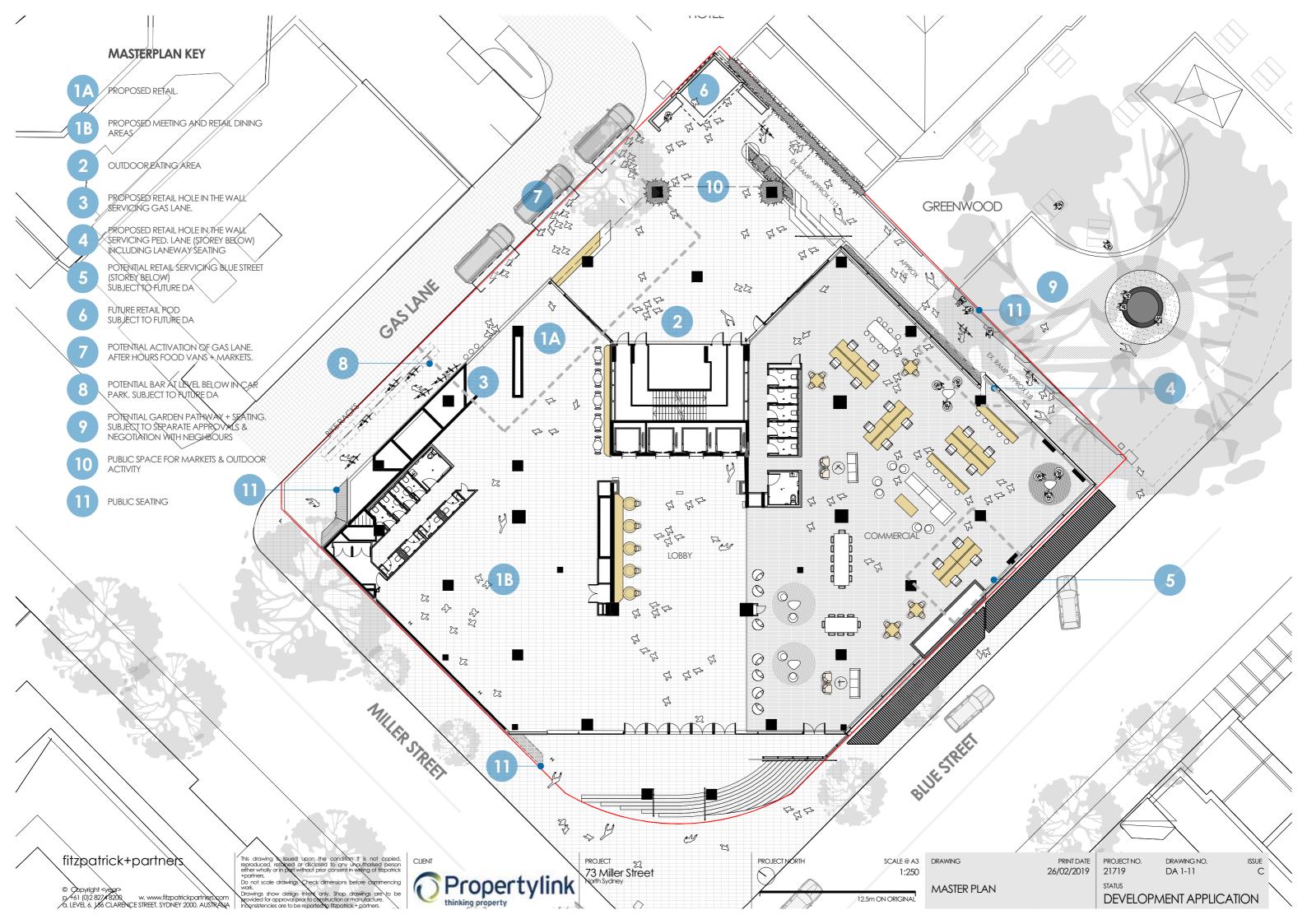
SURVEY PLAN SHOWING DETAIL & LEVELS OVER LOT 38 D.P.868462 73 MILLER STREET NORTH SYDNEY NSW 2060

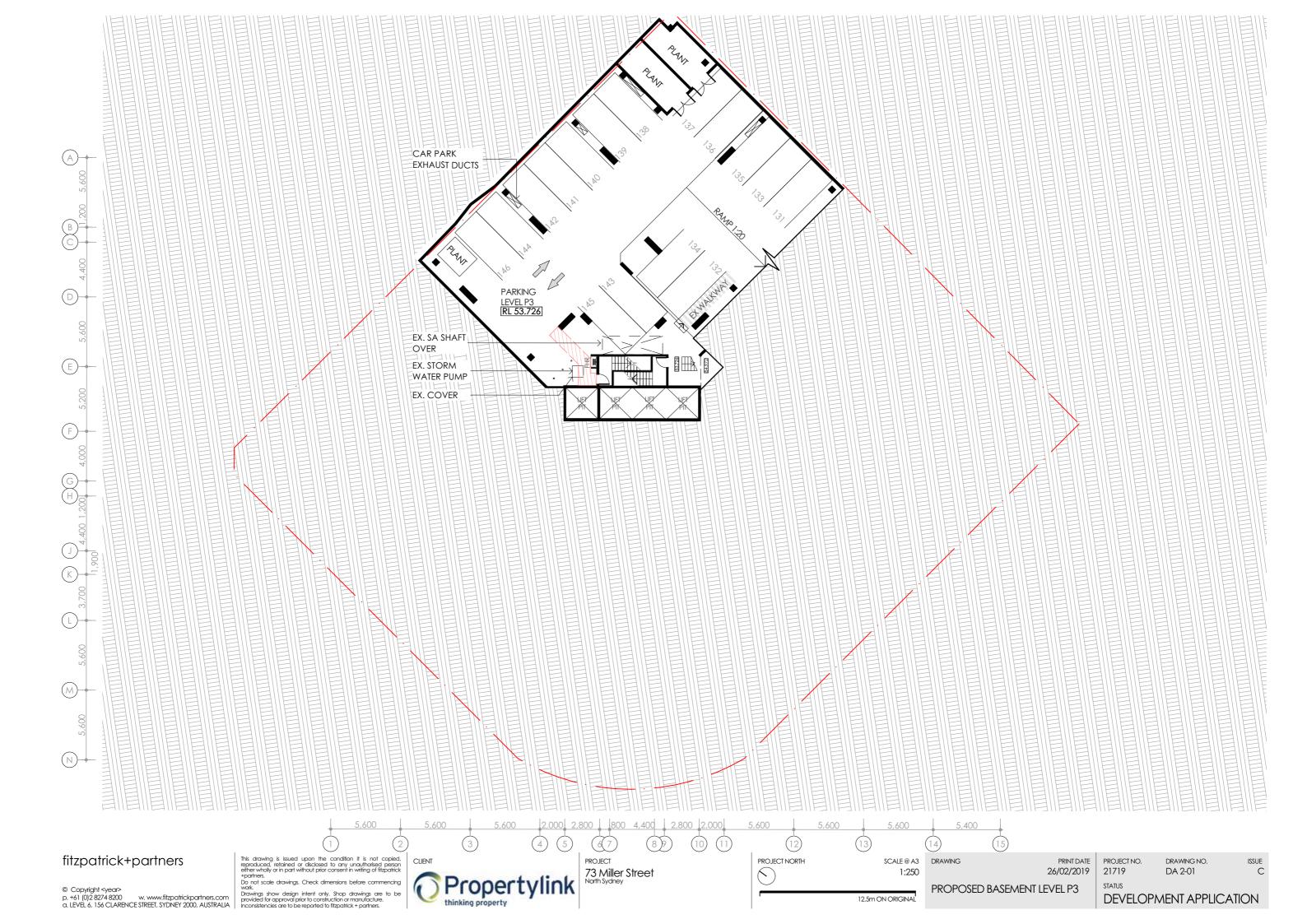


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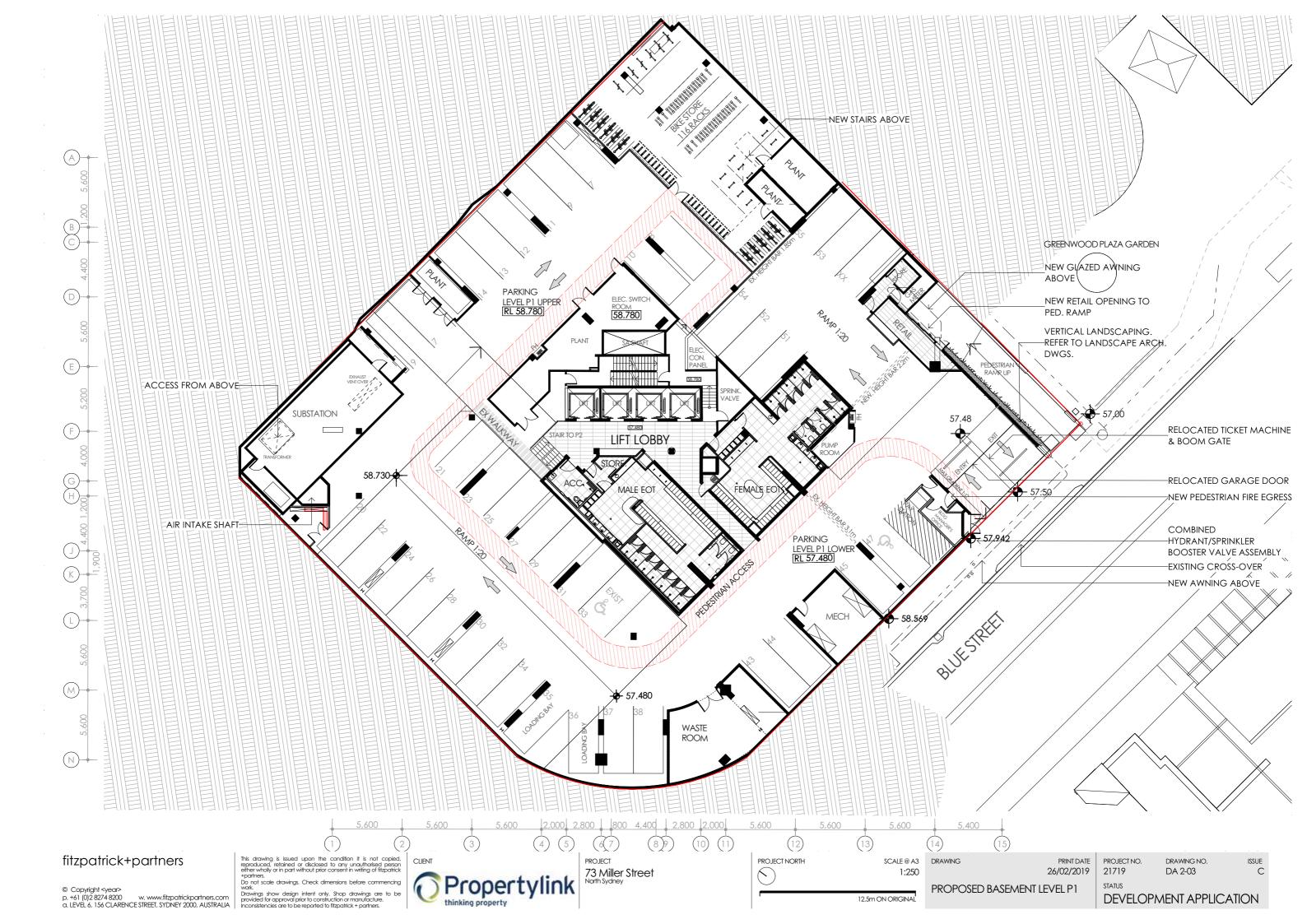
PO Box 463 Dee Why
NSW 2099
1/32 Campbell Avenue,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmssurveyors.co

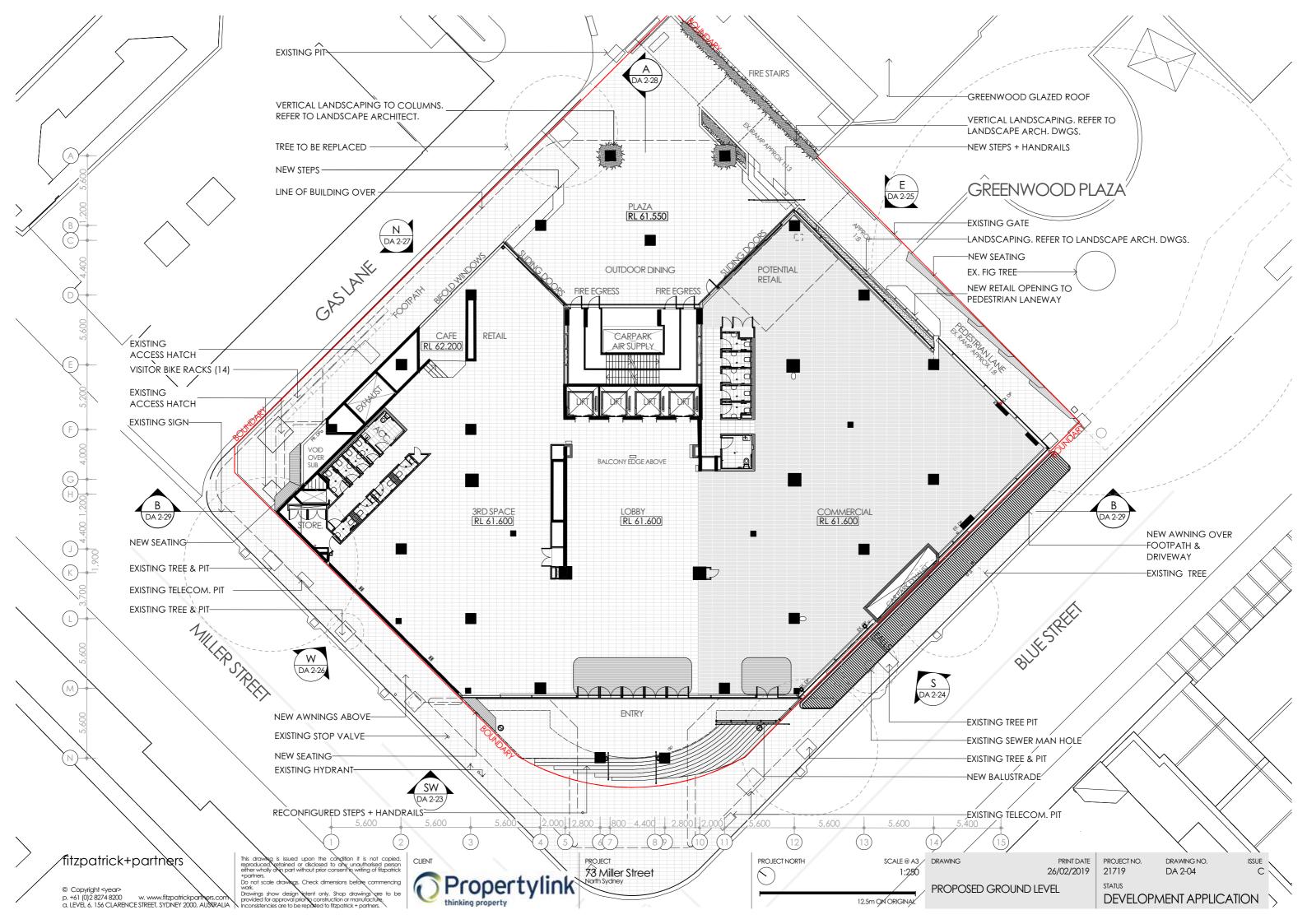
LGA: NORTH SYDNEY				SHEE	T OF	
SURVEYED	DRAWN		CHECKED		APPROVED	
CL	ABS		CL		CL	
SURVEY INST	TRUCTION	SCA	ALE	DATE	OF SURVEY	
17317 1:2		1:200	@ AI	13/10/17		
DRAWING NAME						
17317detail				ISSUE		
CAD FILE				3		
17317detail 3 dwa				l		

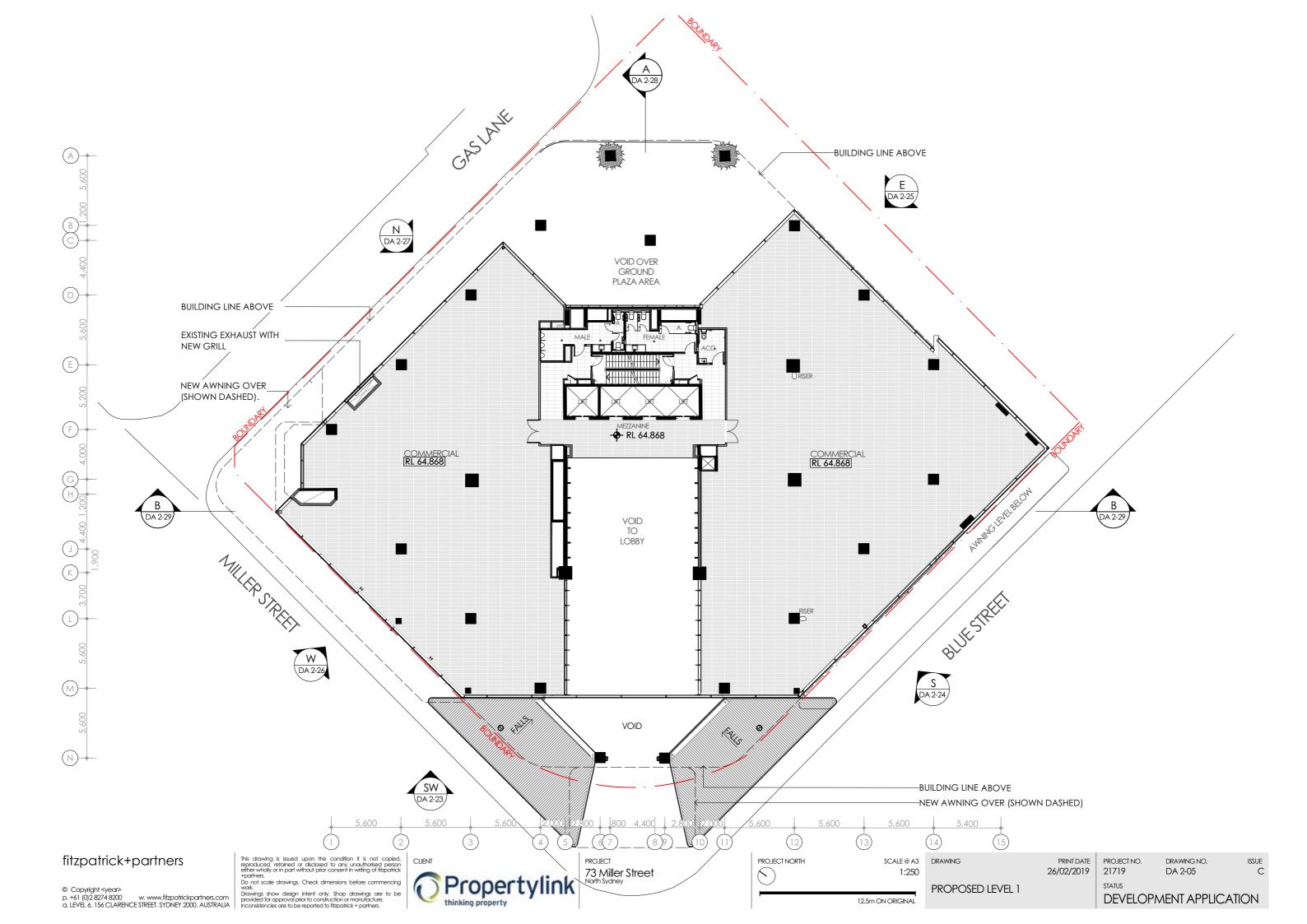


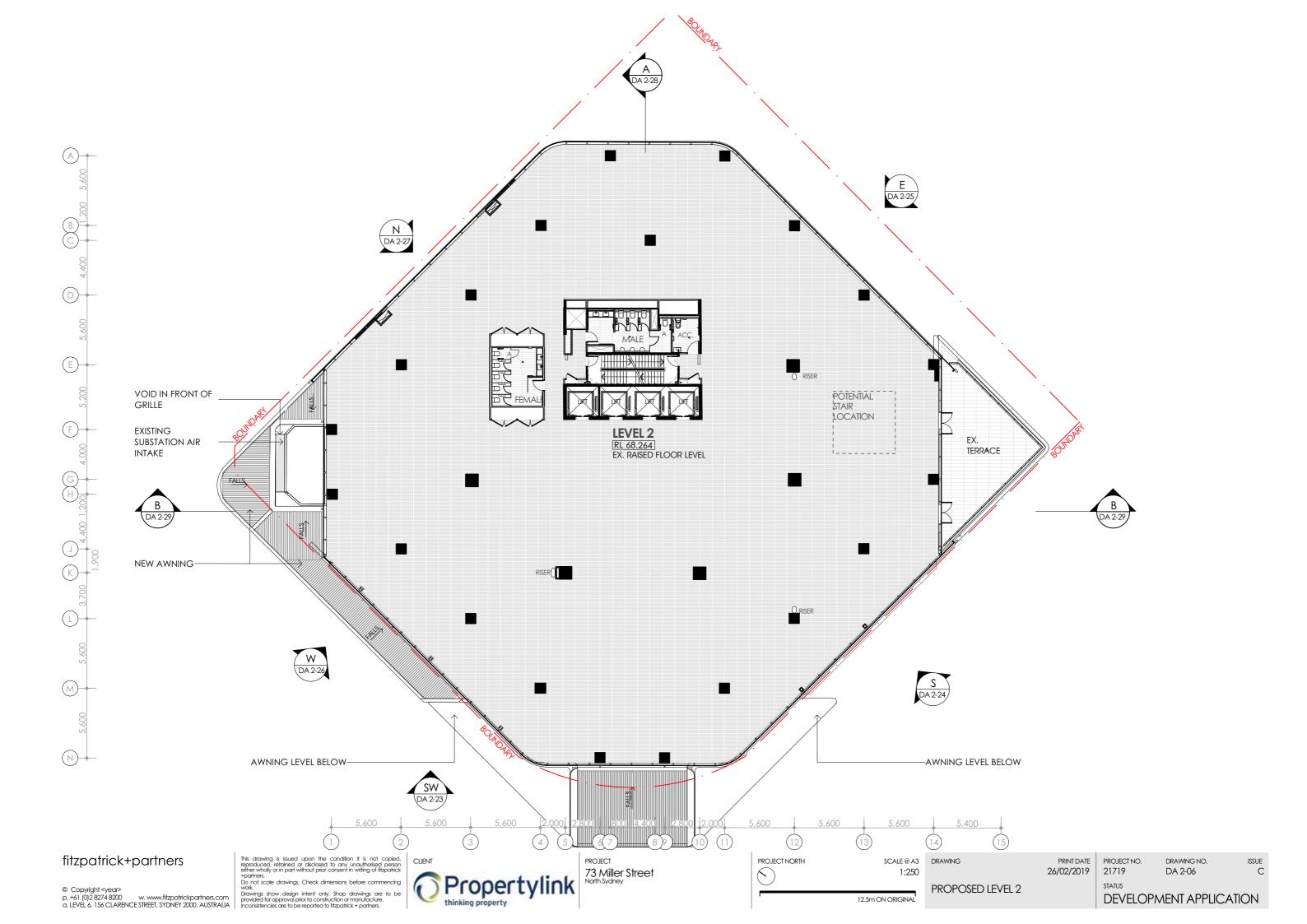


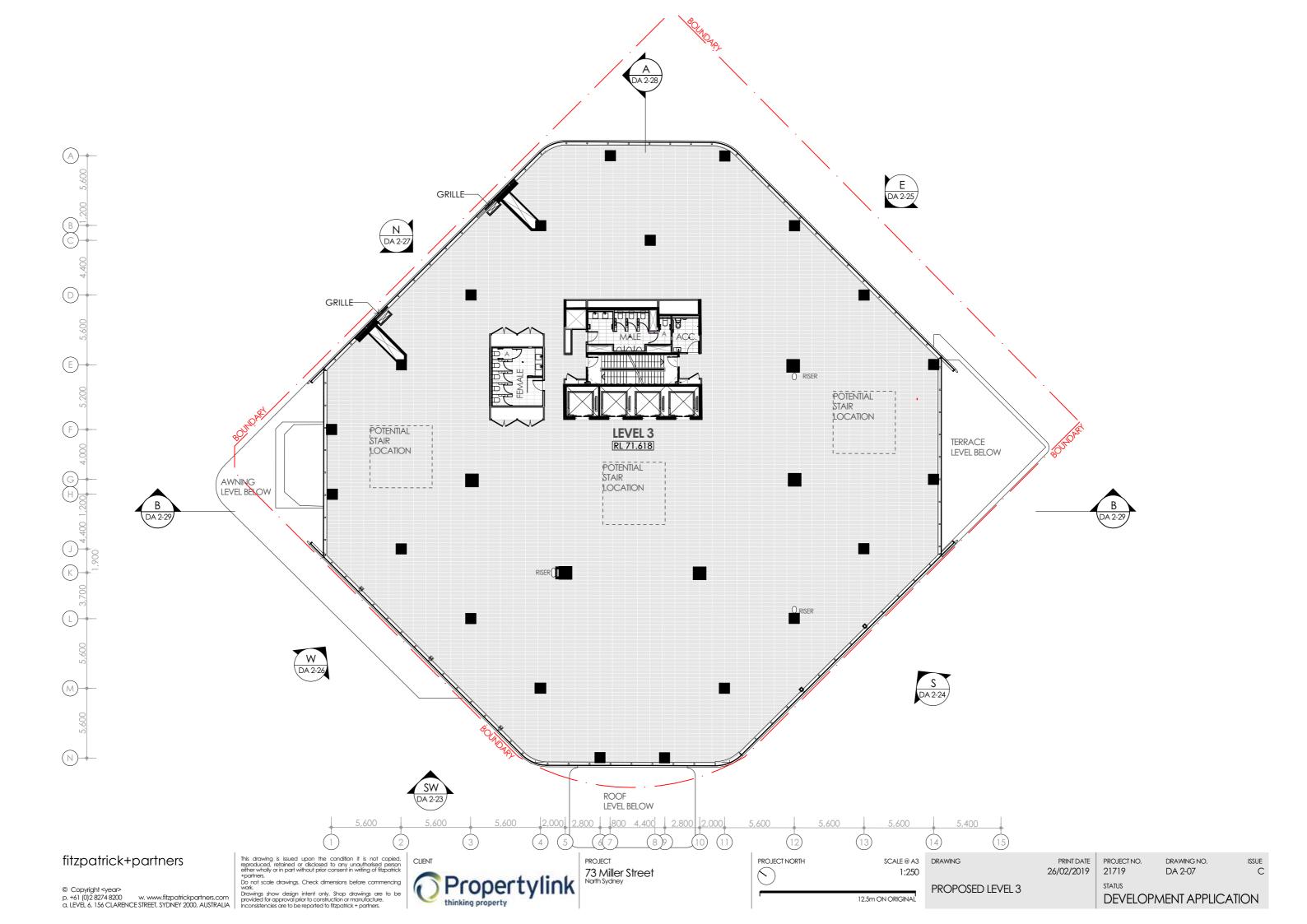


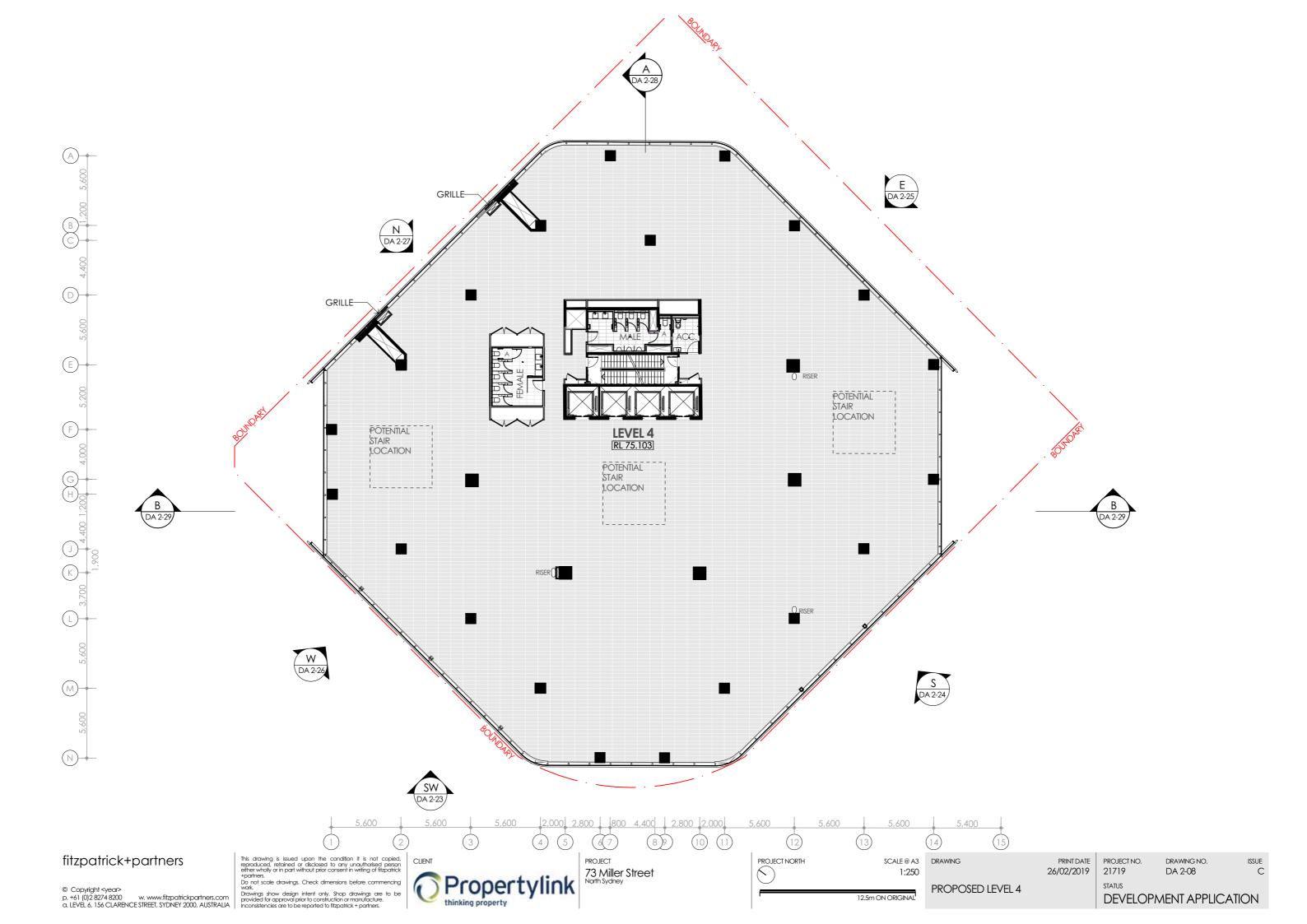


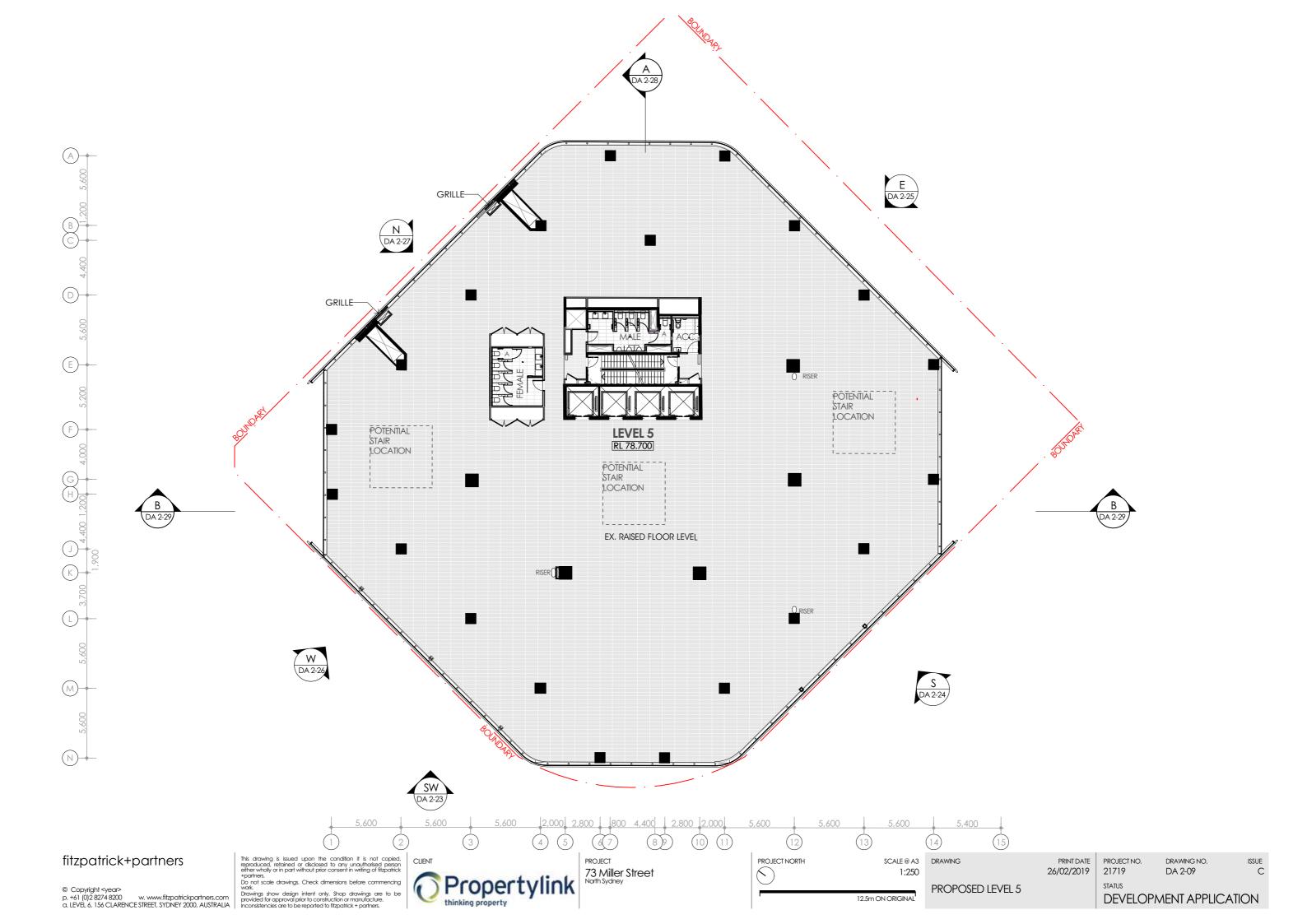


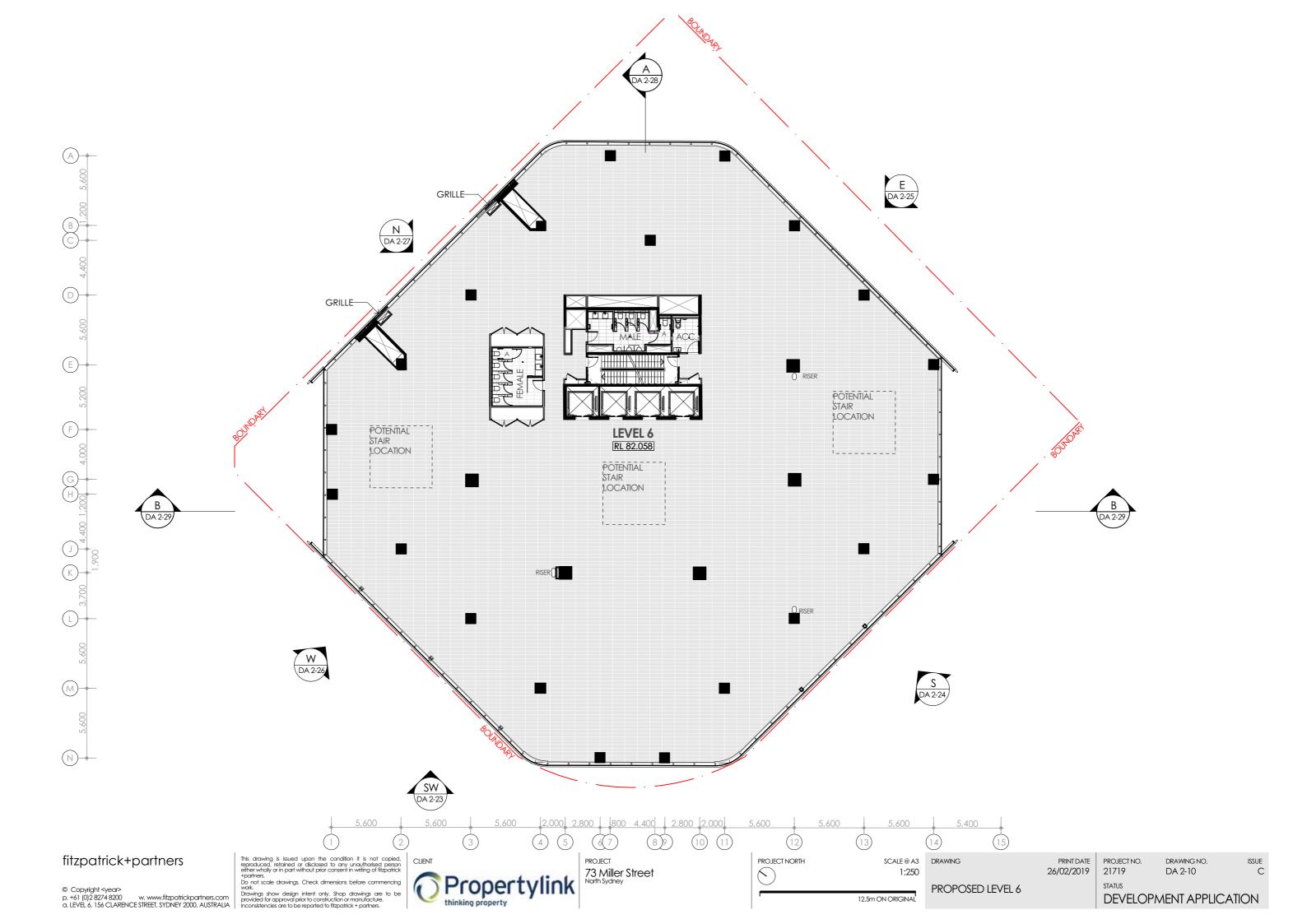


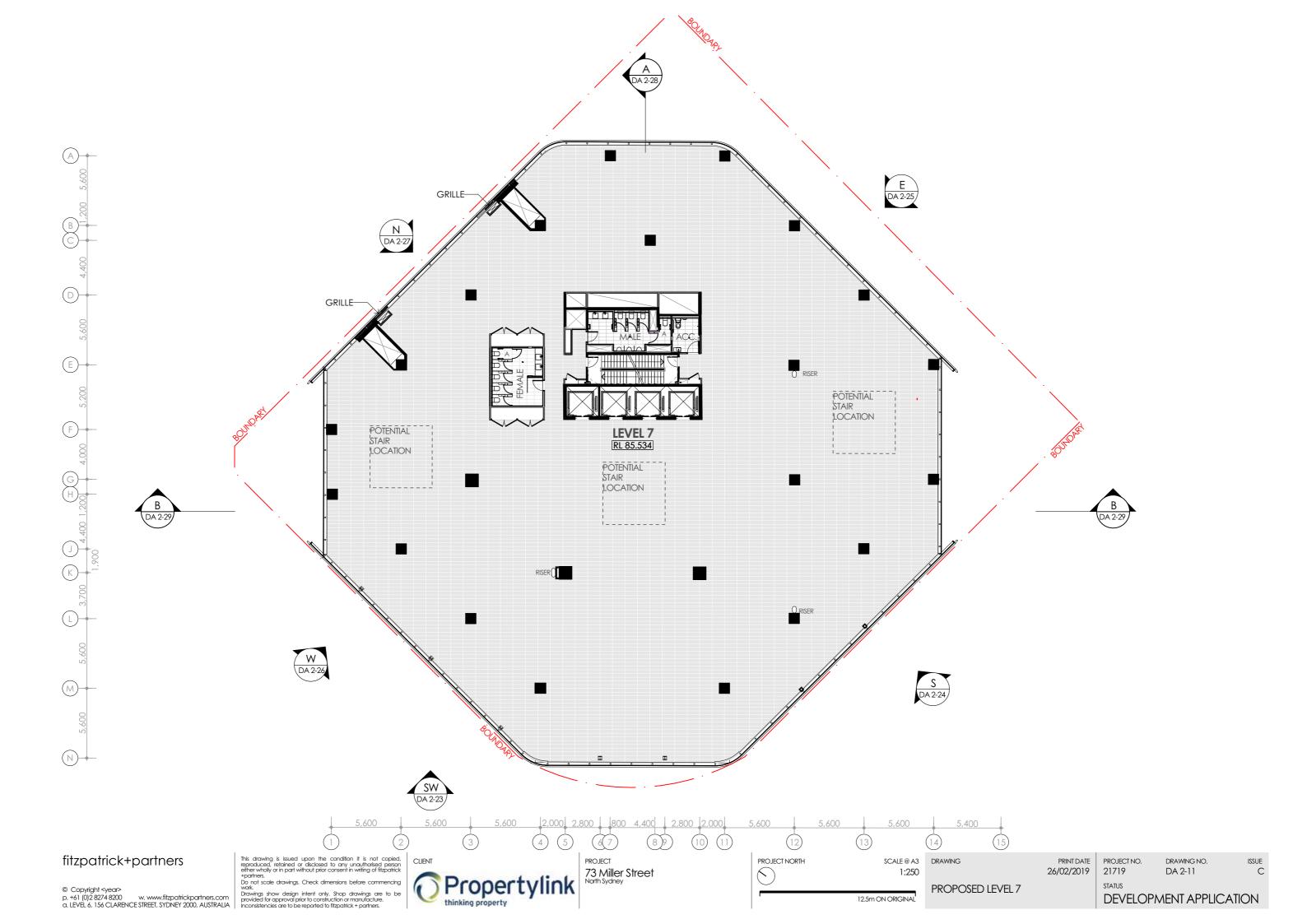


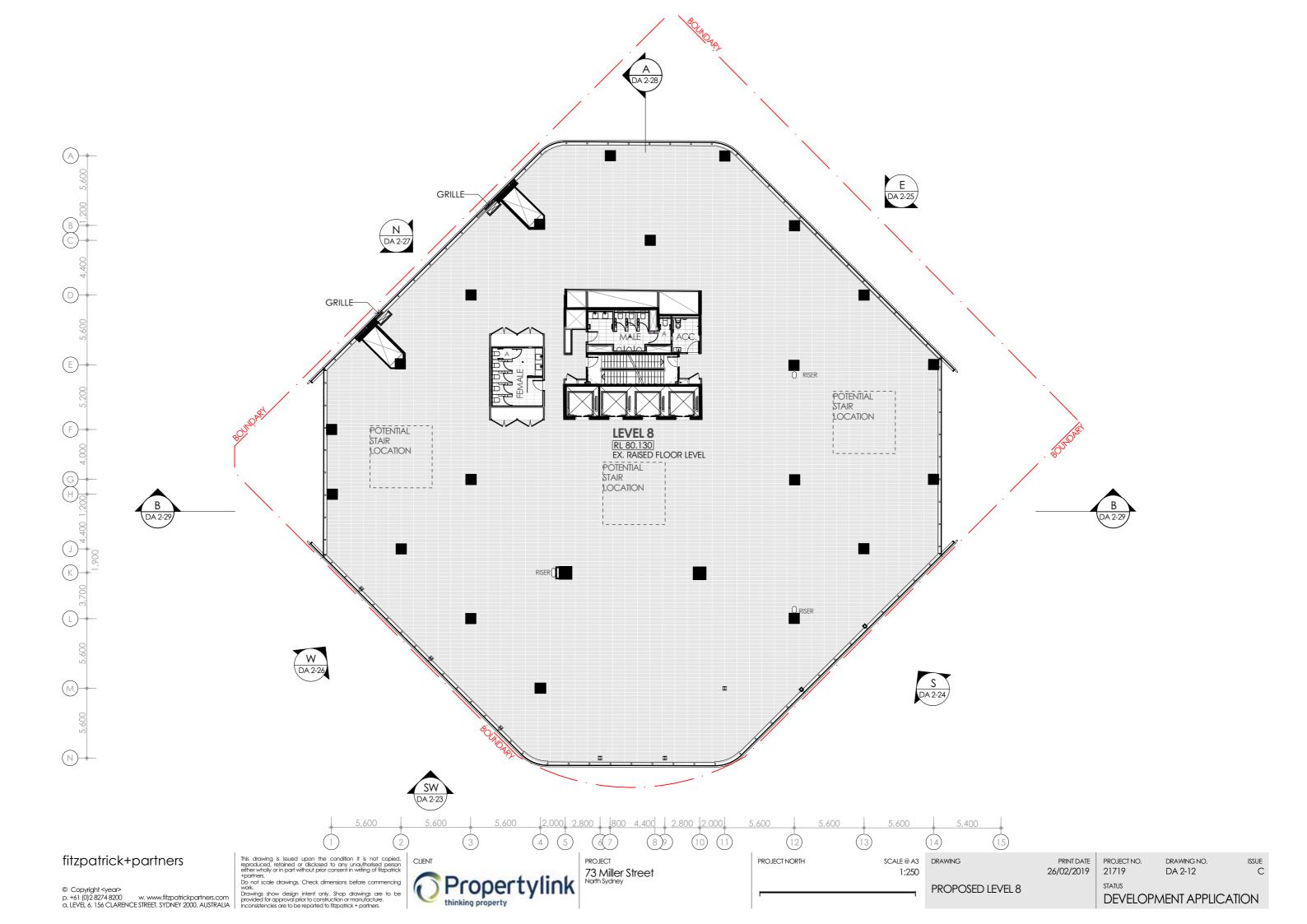


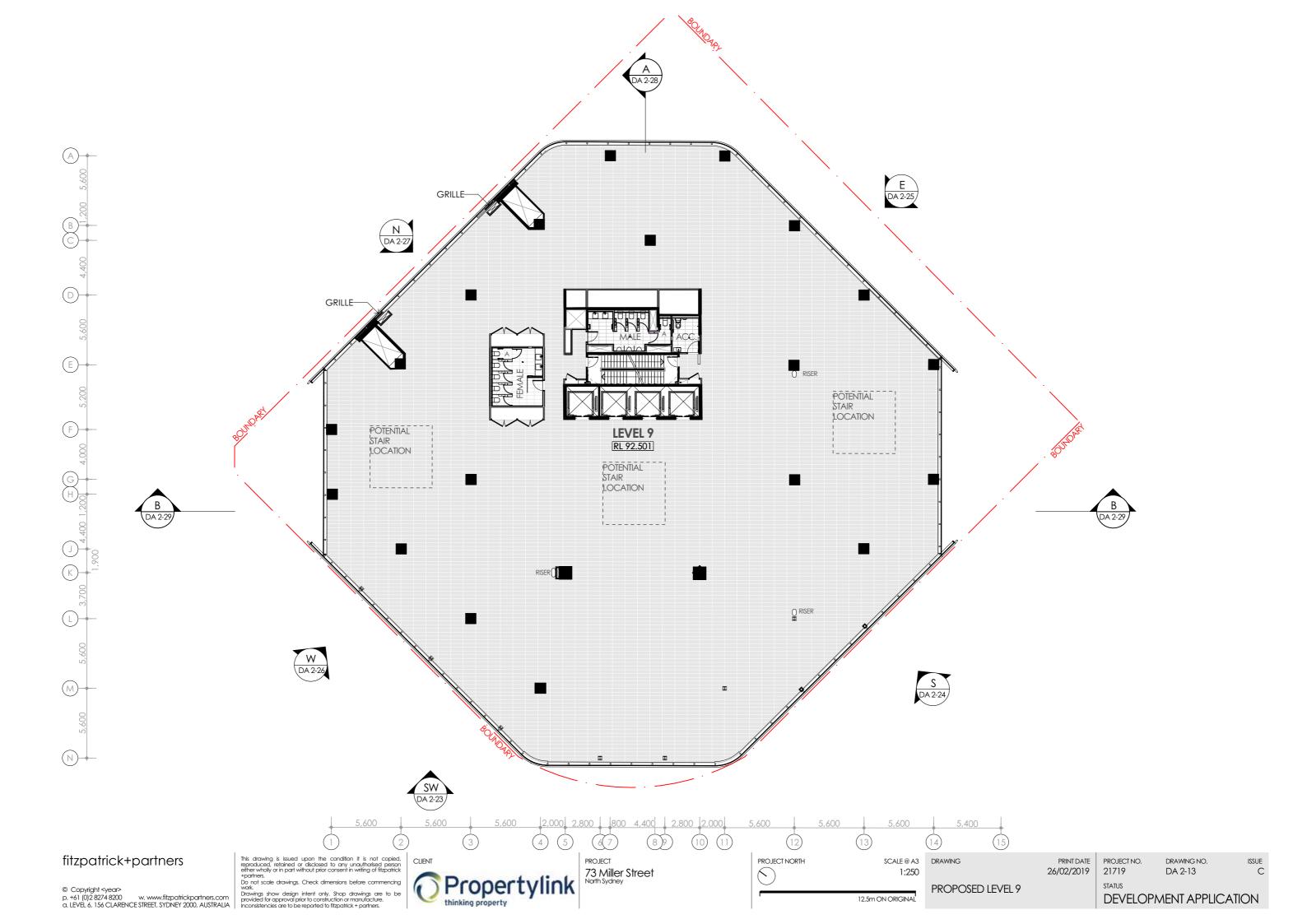


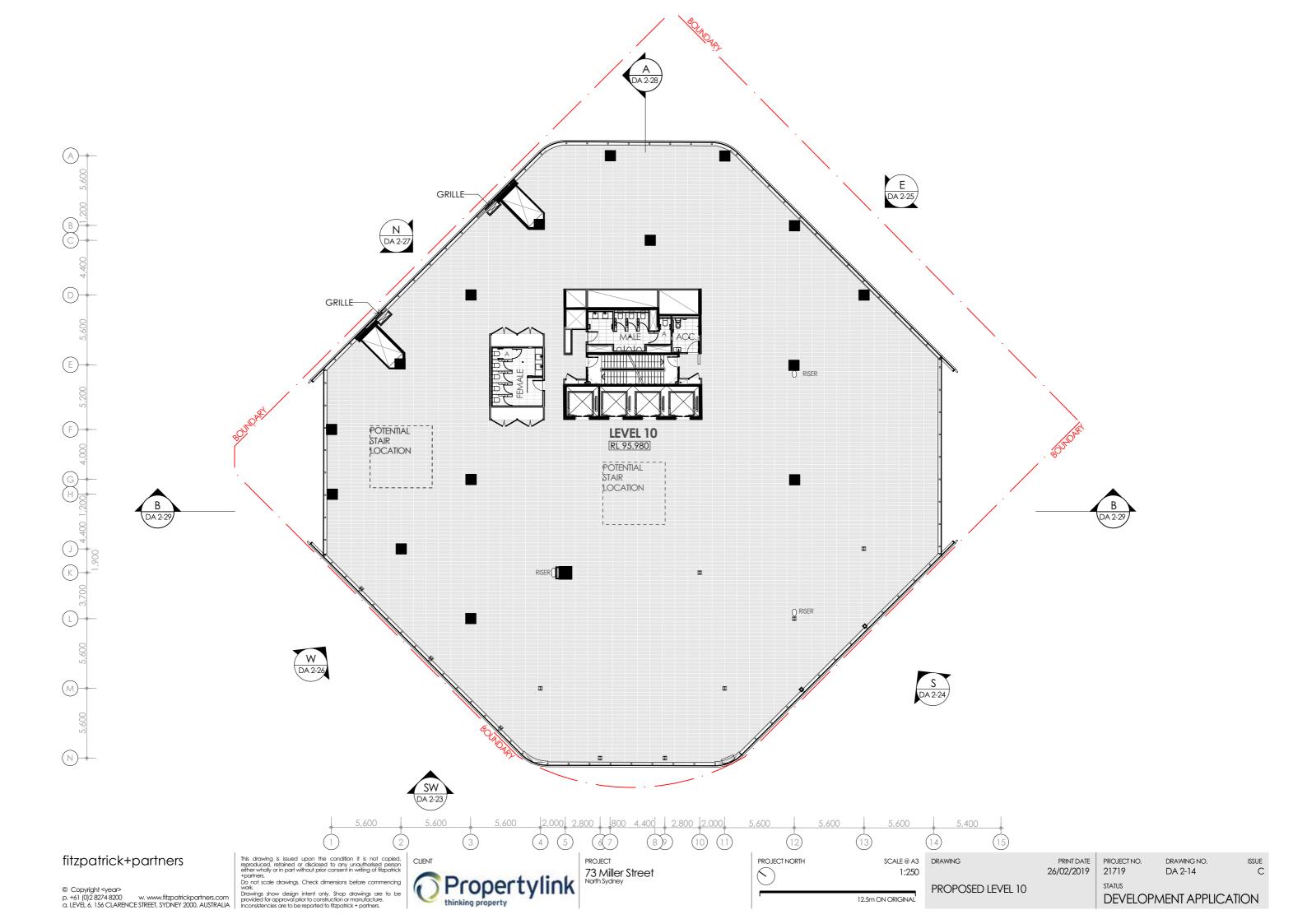


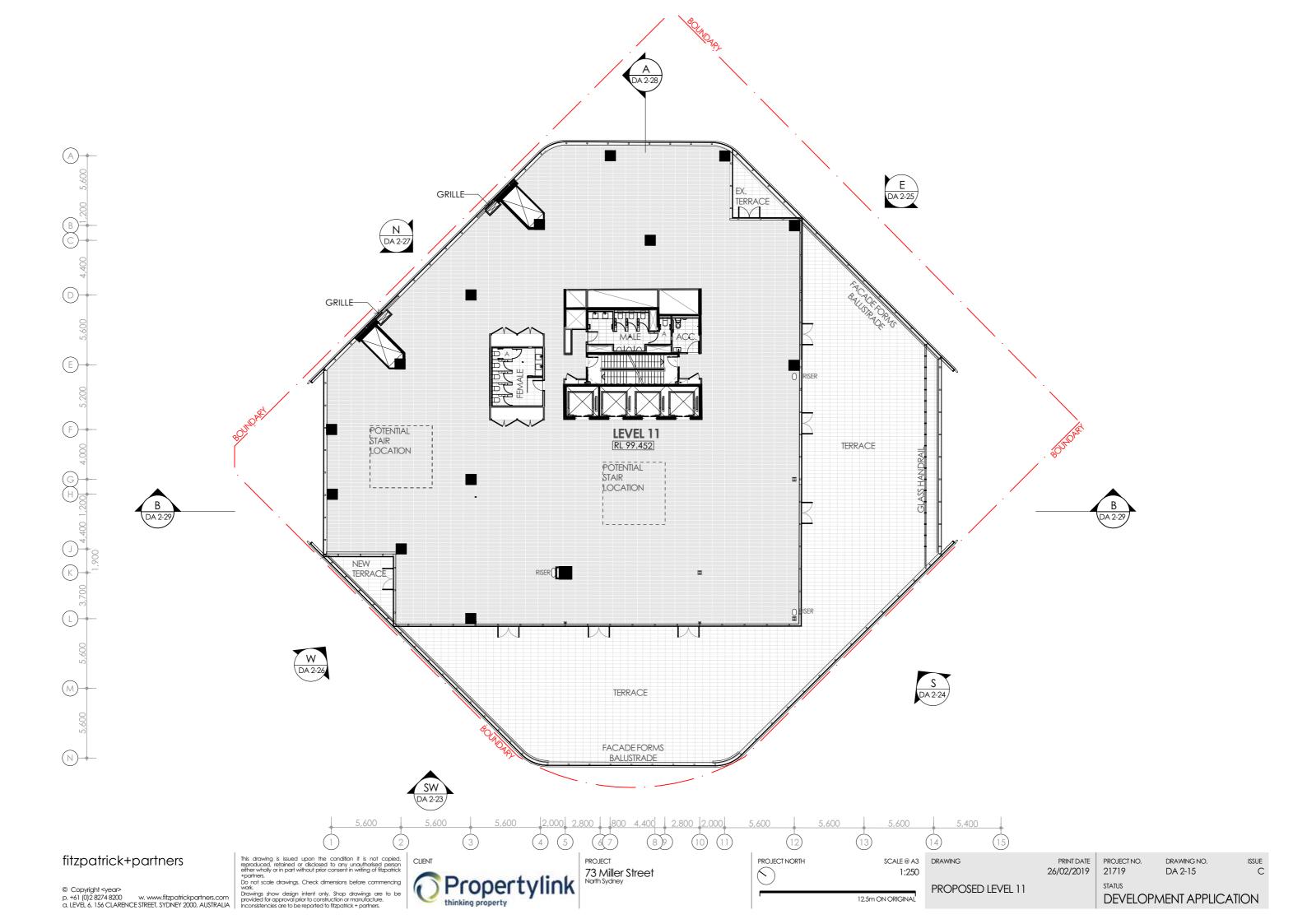


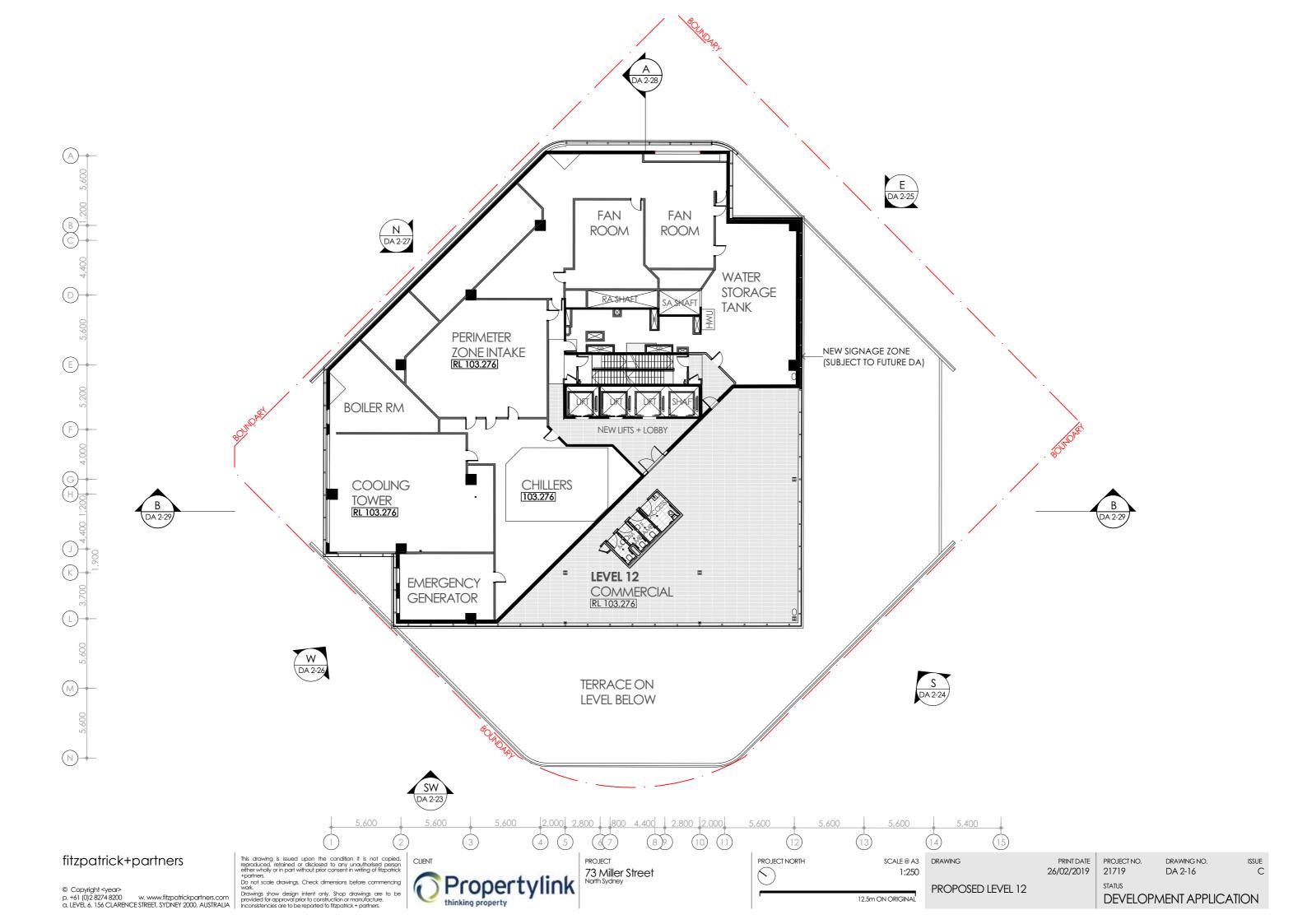


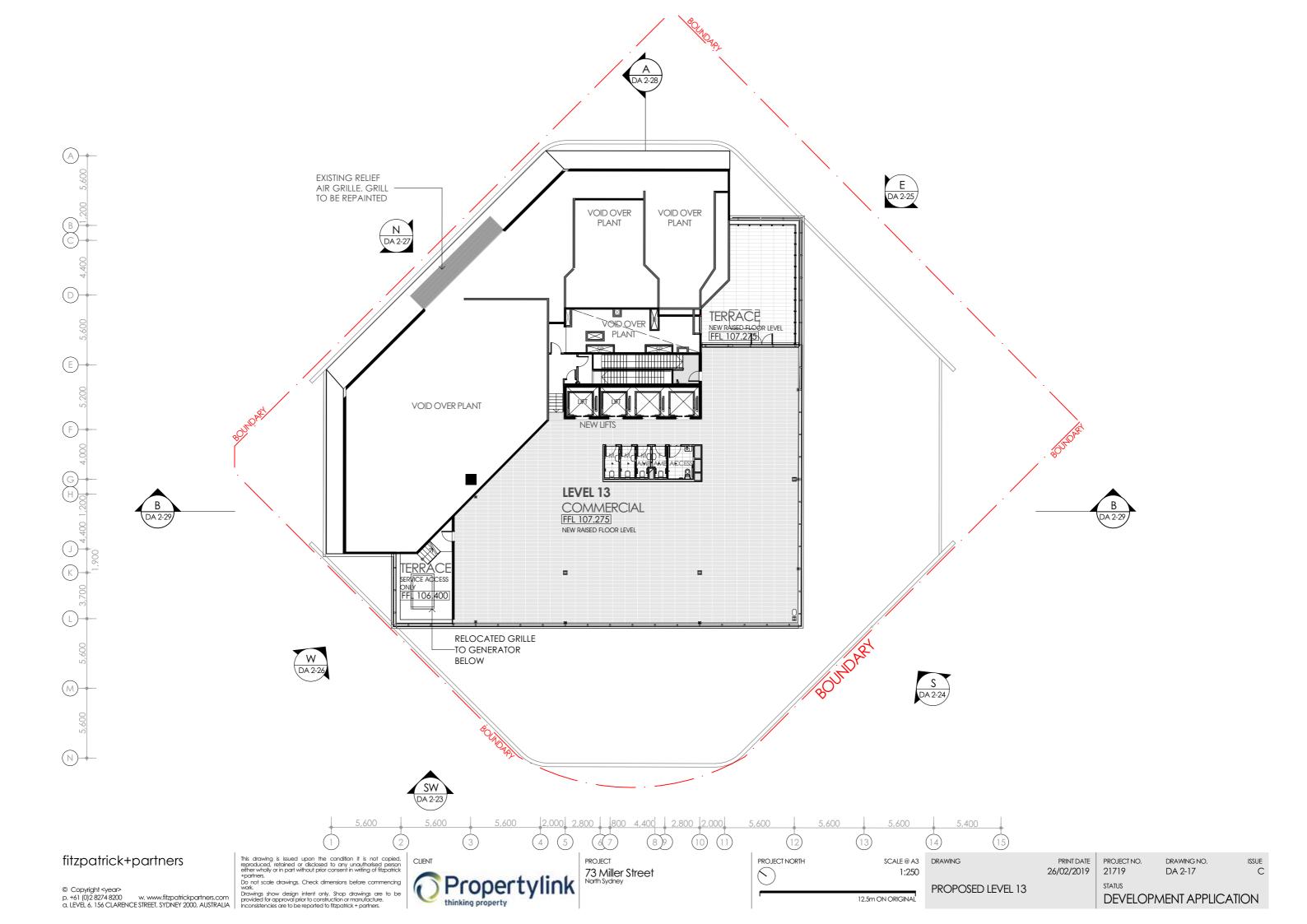


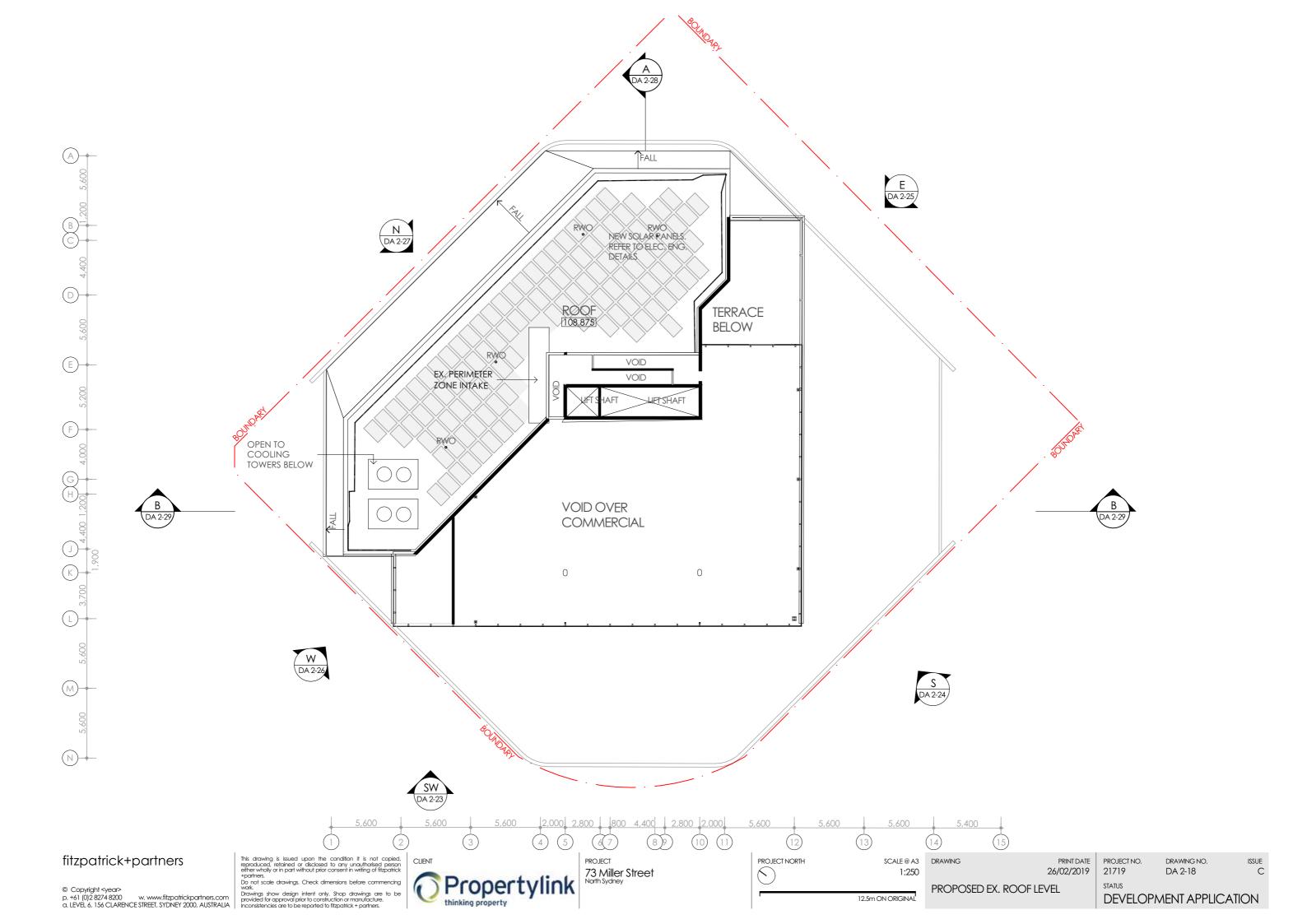


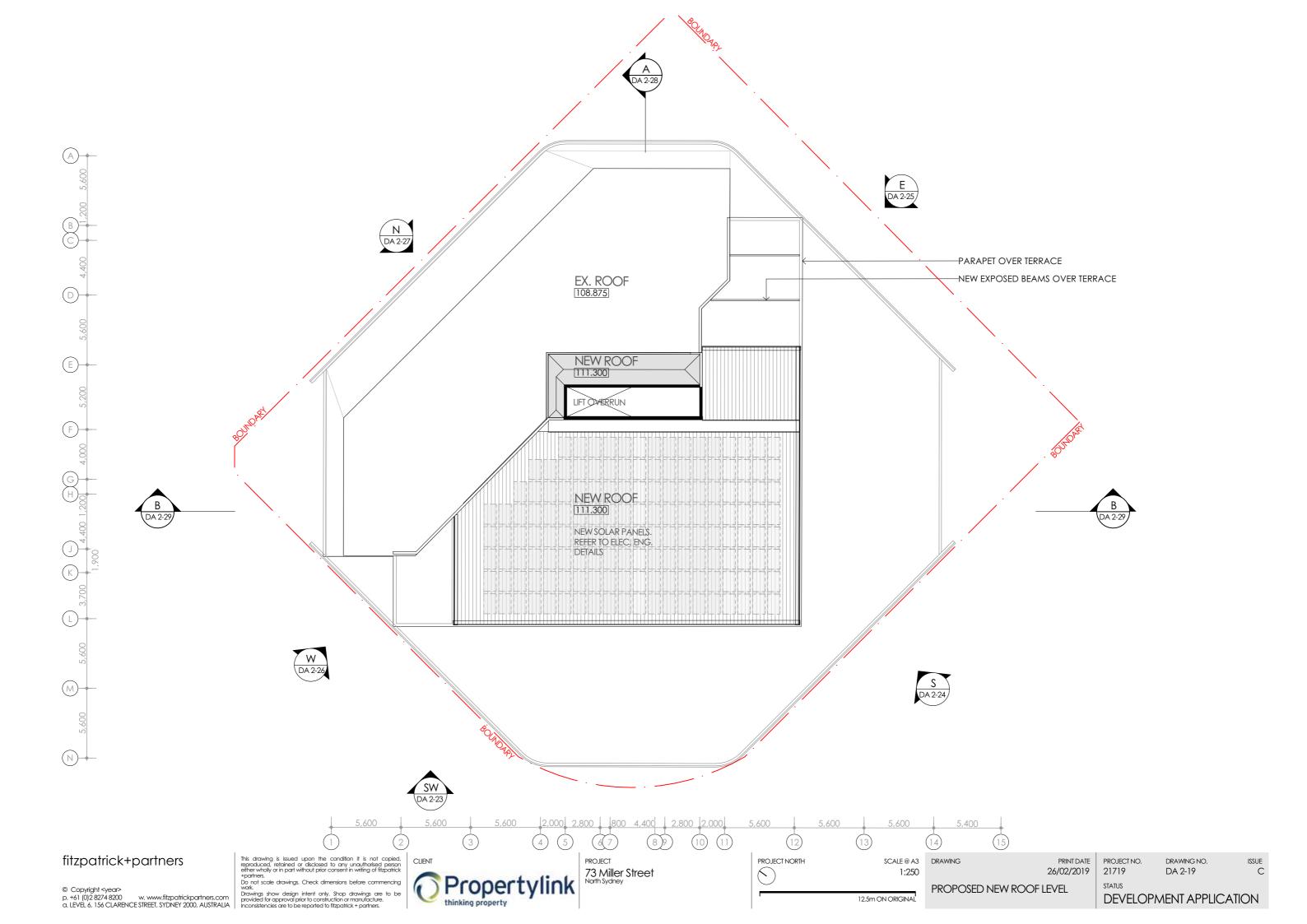


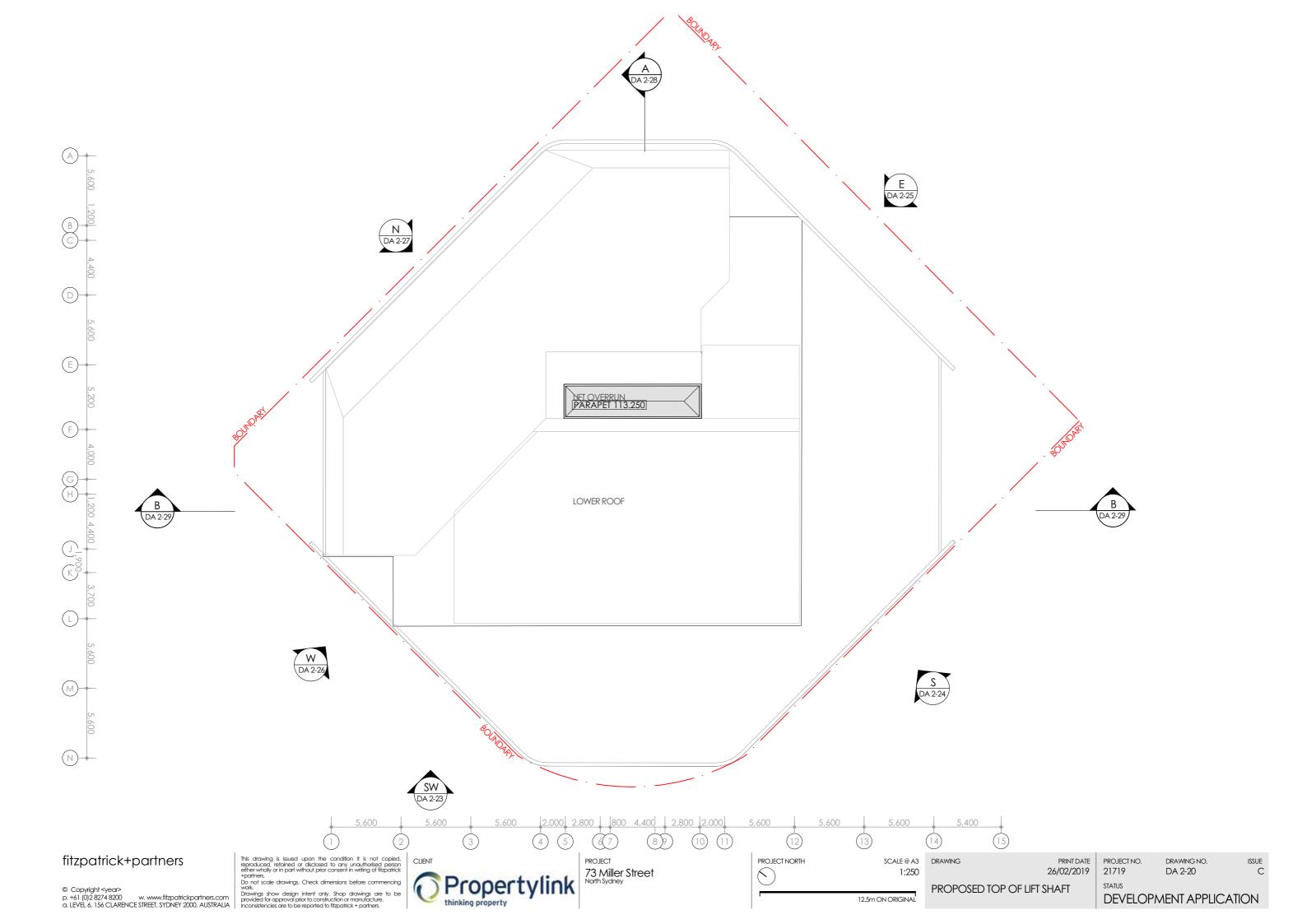


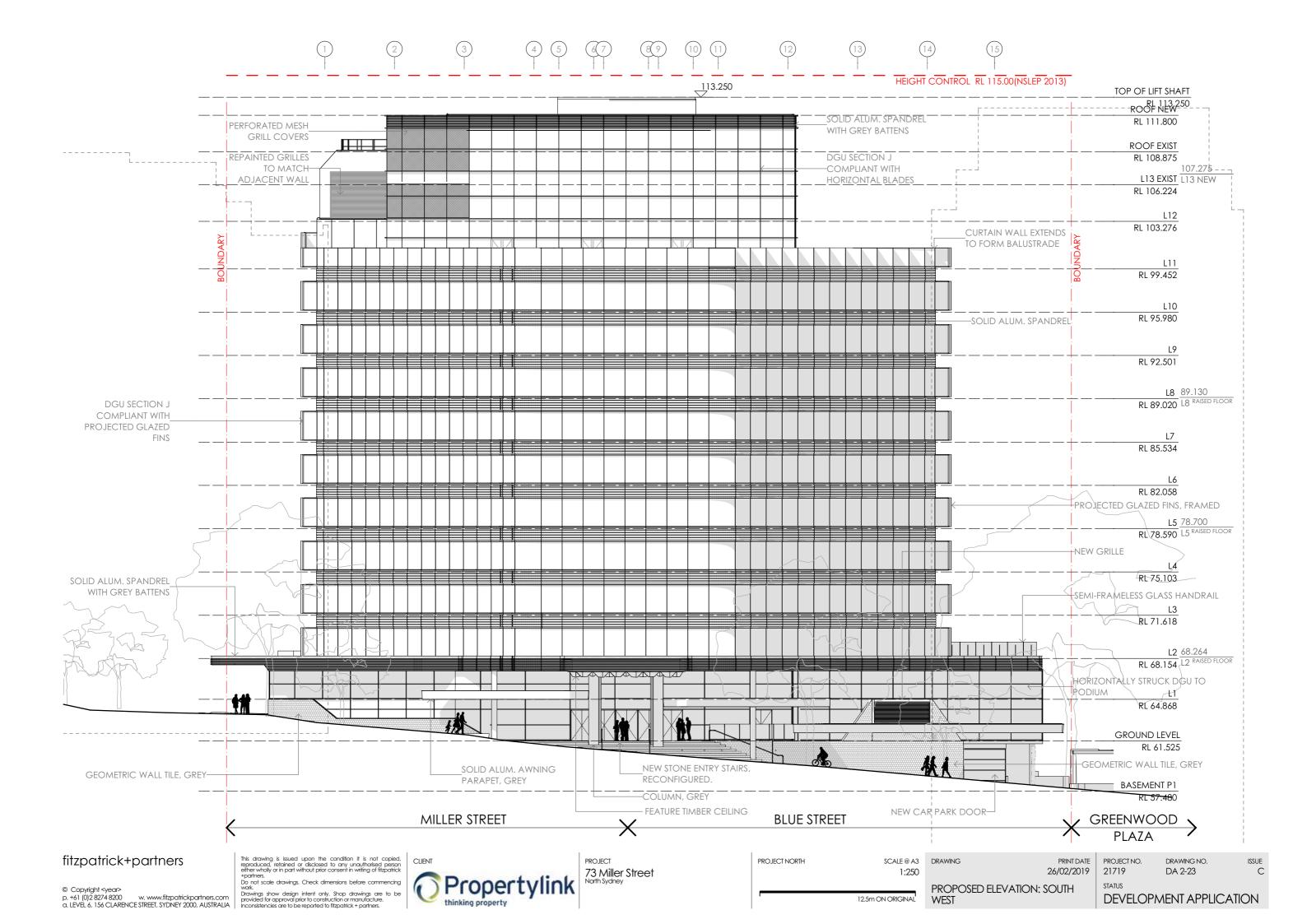


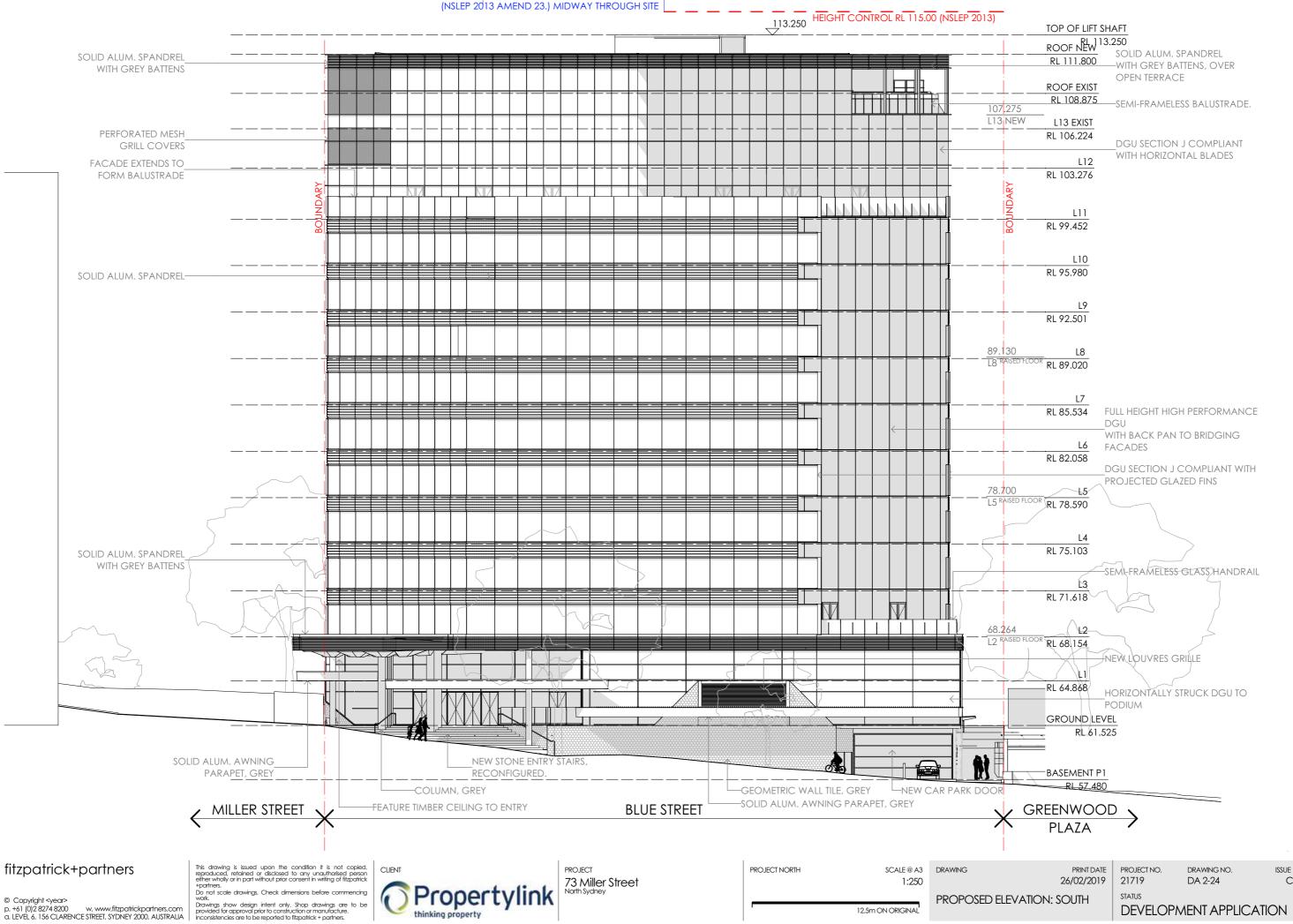












a. LEVEL 6, 156 CLARENCE STREET, SYDNEY 2000, AUSTRALIA

HEIGHT CONTROL STEPS UP TO 128.00 (NSLEP 2013 AMEND 23.) MIDWAY THROUGH SITE HEIGHT CONTROL RL 115.00 (NSLEP 2013) TOP OF LIFT SHAFT ROOF NEW 13.250 SOLID ALUM. SOLID ALUM. SPANDREL SPANDREL RL 111.800 WITH GREY BATTENS WITH GREY BATTENS OVER OPEN TERRACE **ROOF EXIST** DGU SECTION J SEMI-FRAMELESS RL 108.875 COMPLIANT WITH <u>B</u>ALUSTRADE HORIZONTAL BLADES L13 EXIST L13 NEW RL 106.224 REPAINTED GRILLES FACADE EXTENDS TO -TO MATCH FORM BALUSTRADE ADJACENT WALL SEMI-FRAMELESS GLASS — RL 103.276 HANDRAIL RL 99.452 L10 RL 95.980 SOLID ALUM. SPANDREL-RL 92.501 L8 89.130 RL 89.020 L8 RAISED FLOOR FULL HEIGHT HIGH PERFORMANCE DGU WITH BACK PAN TO **BRIDGING FACADES** RL 85.534 L6 RL 82.058 DGU SECTION J COMPLIANT WITH-PROJECTED GLAZED FINS L5 78.700 RL 78.590 L5 RAISED FLOOR NEW LOUVRES GRILL-RL 75.103 SEMI-FRAMELESS GLASS HANDRAIL L3 RL 71.618 L2 68.264 SOLID ALUM). SPANDREL RL 68.154 WITH GREY BATTENS HORIZONTALLY STRUCK DGU TO PODIUM RL 64.868 SOLID ALUM. AWNING PARAPET, GREY **GROUND LEVEL** GEOMETRIC WALL TILE, RL 61.525 GREY DASHED LINE VERTICAL LANDSCAPING NEW RETAIL HOLE IN THE WALL INDICATES FIRE STAIR TO COLUMNS. REFER TO -- VERTICAL LANDSCAPING. -ENCLOSURE ON LANDSCAPE ARCH. DWGS. **BOUNDARY SEATING** GREENWOOD SITE REFER TO LANDSCAPE ARCH. DWGS SHOWN DASHED **BLUE STREET** PEDESTRIAN LN fitzpatrick+partners PROJECT PROJECT NORTH SCALE @ A3 DRAWING PROJECT NO. DRAWING NO. ISSUE 26/02/2019 21719 DA 2-25

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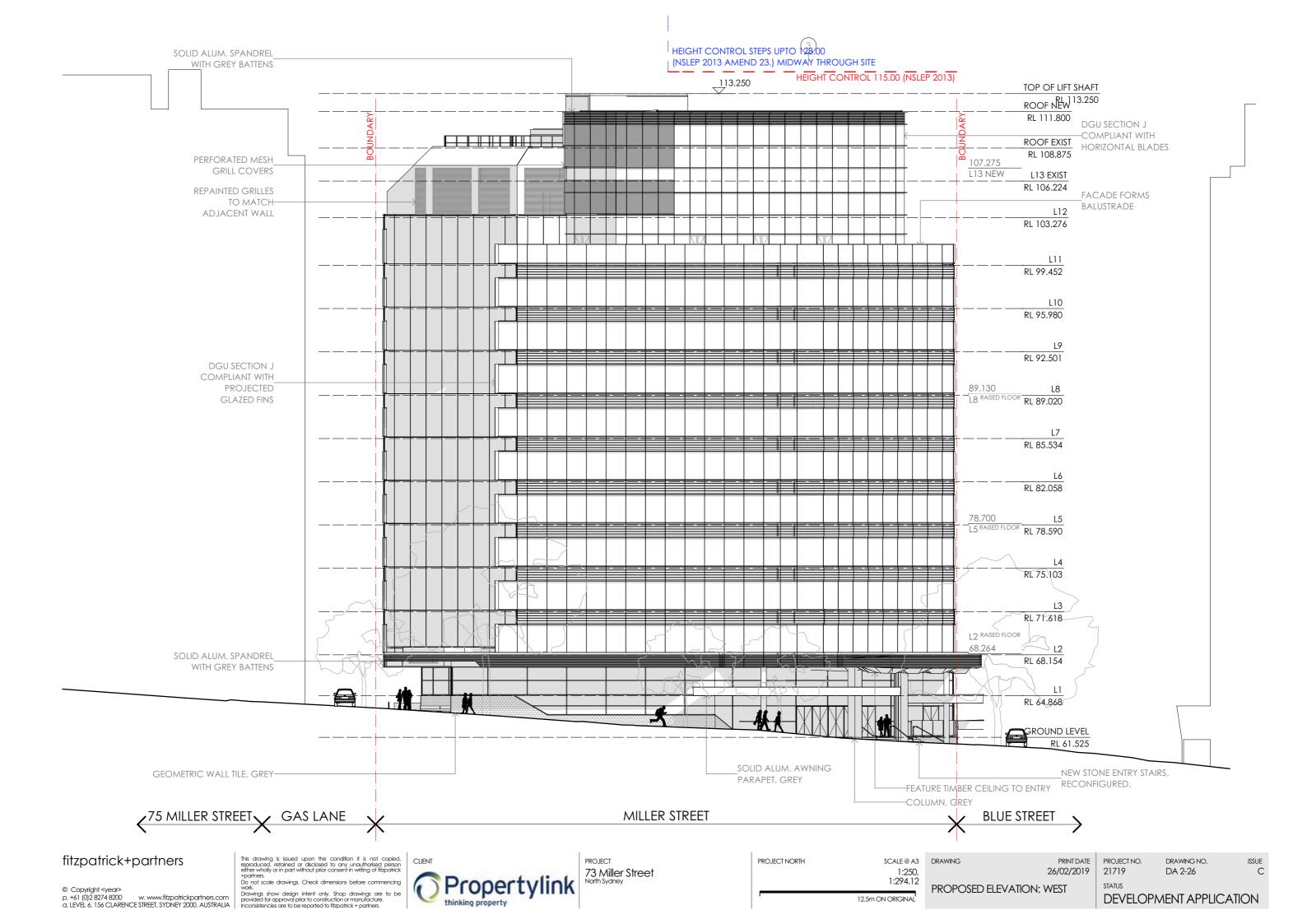
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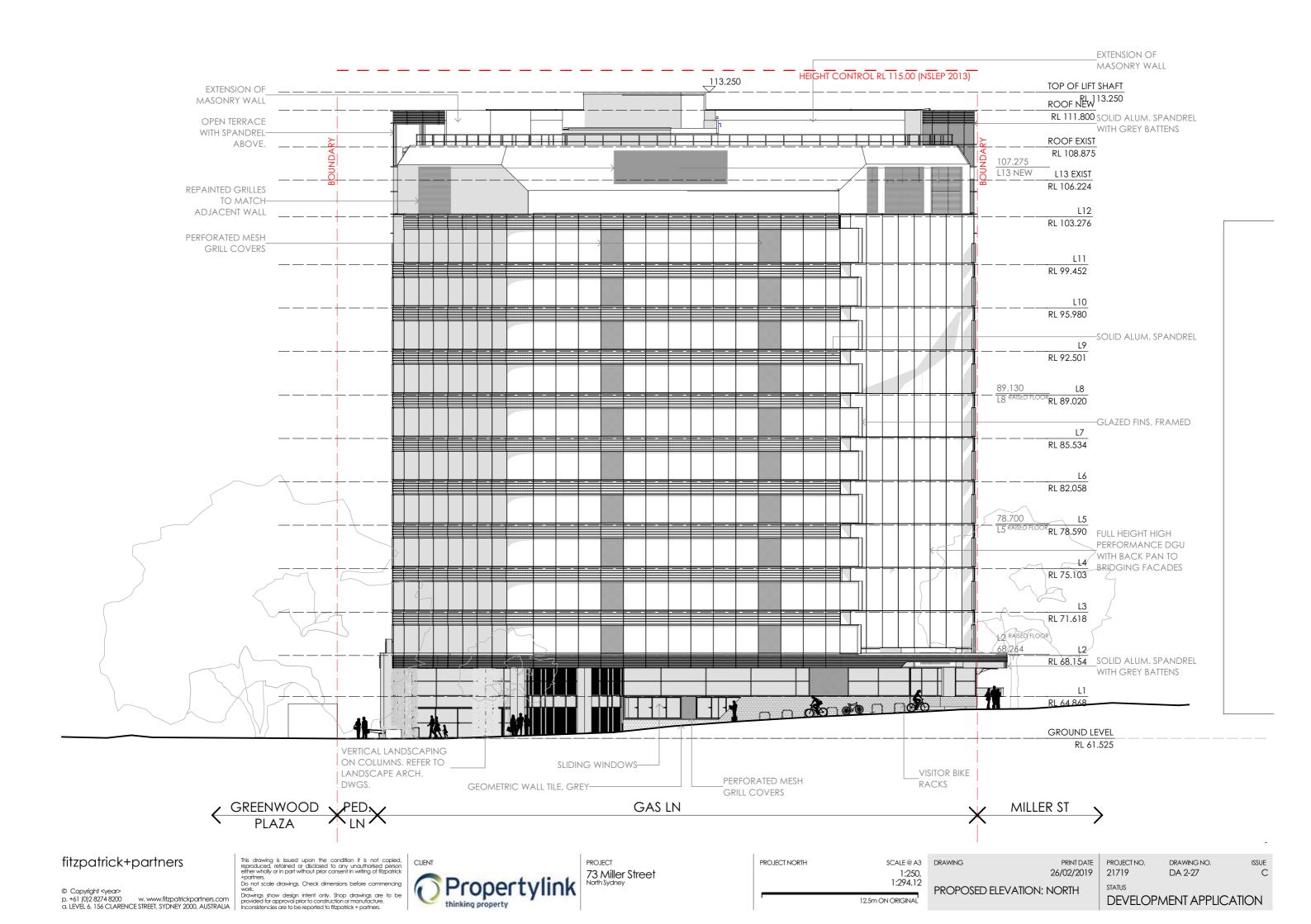
73 Miller Street North Sydney

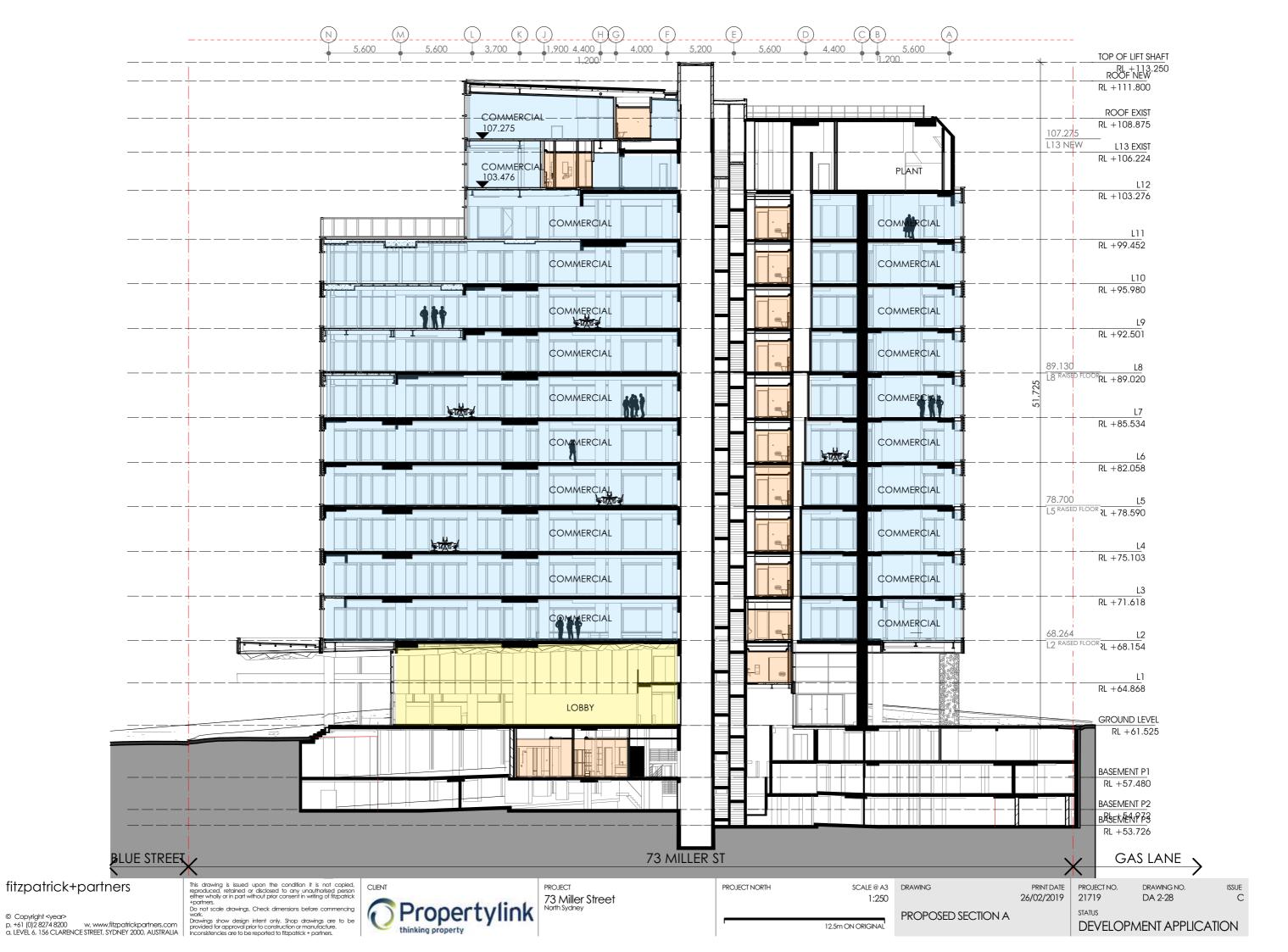
1:250, 1:294.12 12.5m ON ORIGINAL

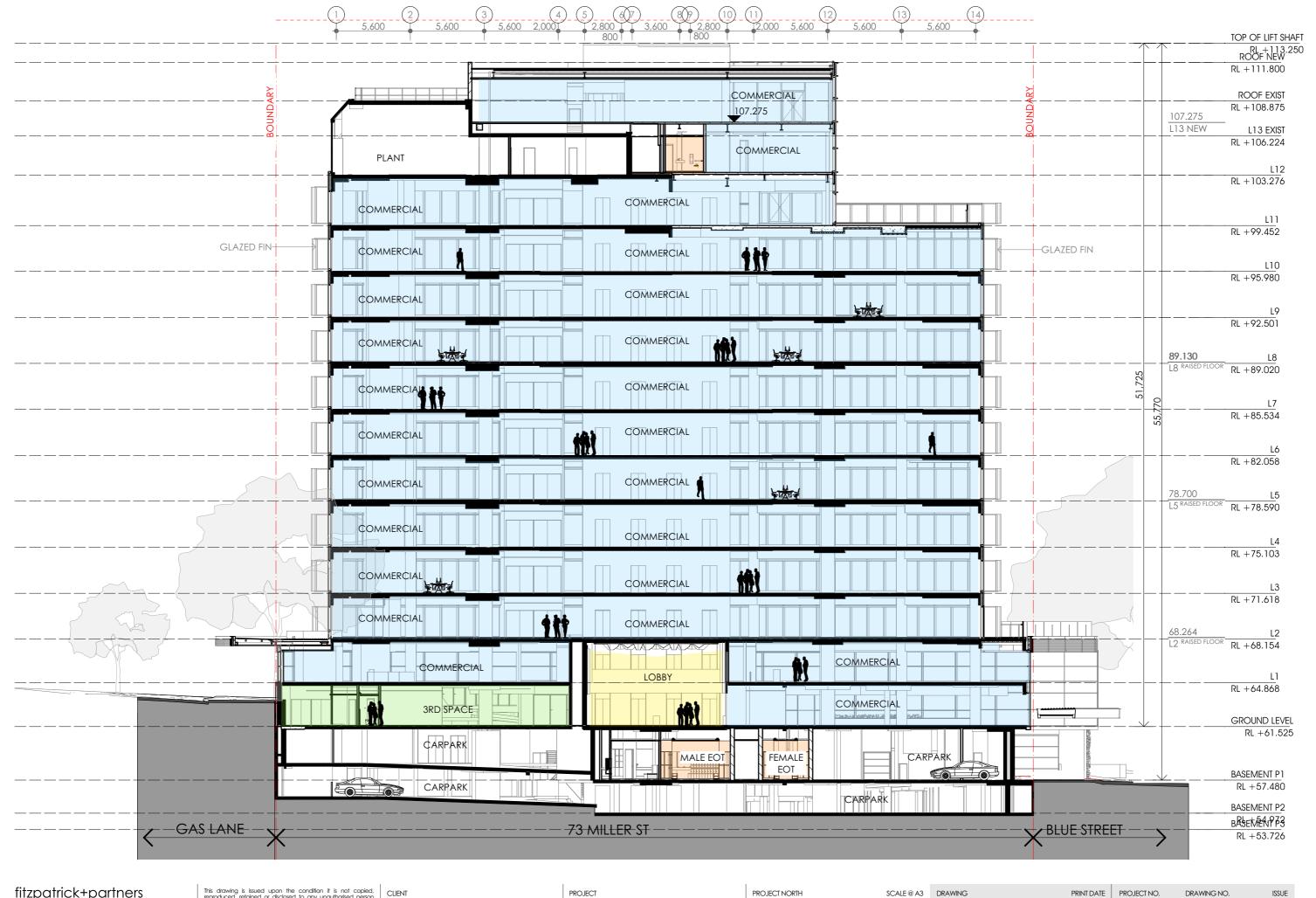
PROPOSED ELEVATION: EAST

DEVELOPMENT APPLICATION









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73 Miller Street North Sydney

SCALE @ A3 DRAWING 1:250 PROPOSED SECTION B 12.5m ON ORIGINAL

PRINT DATE 26/02/2019 PROJECT NO. 21719 **DEVELOPMENT APPLICATION**

DA 2-29