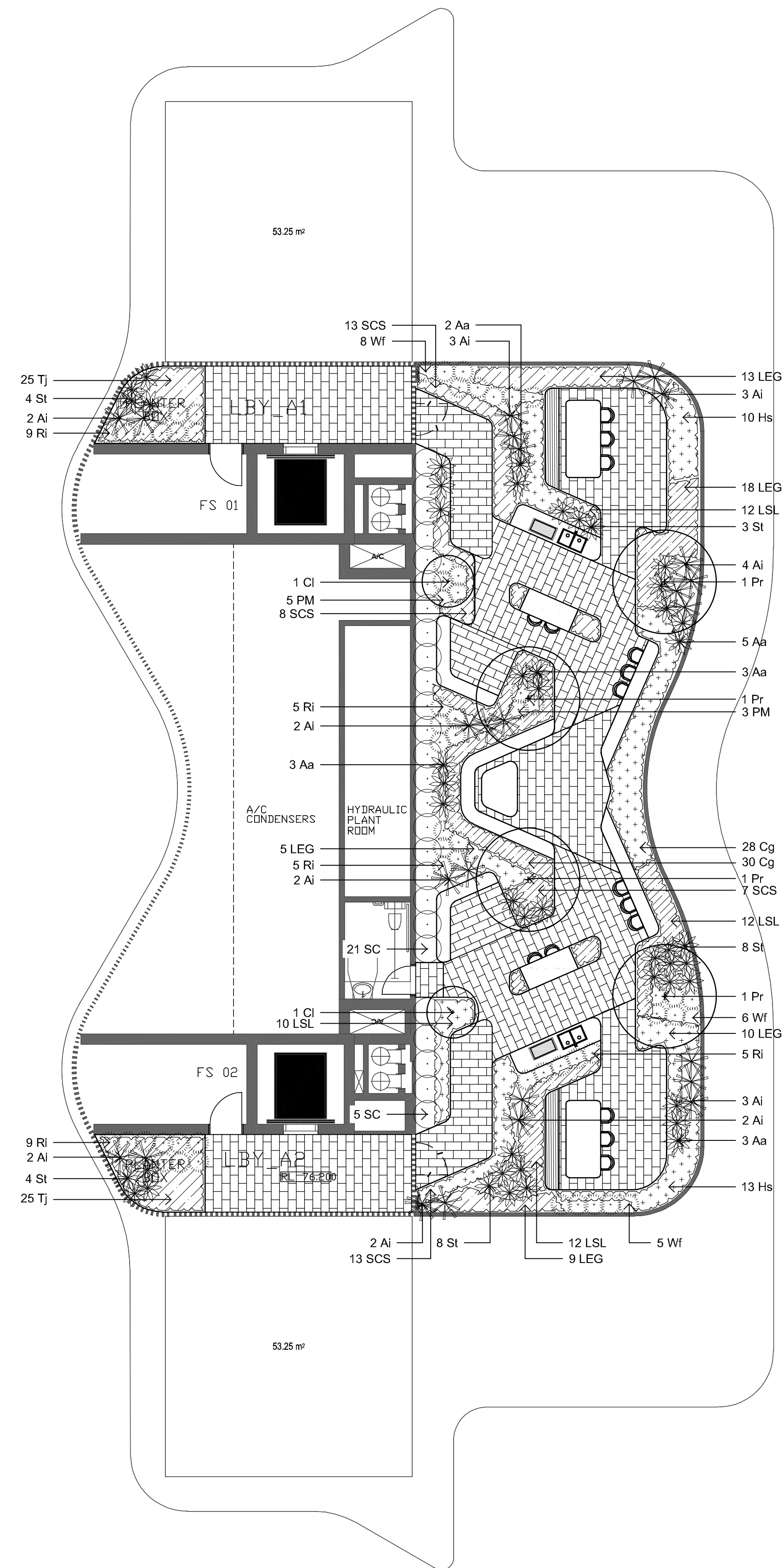
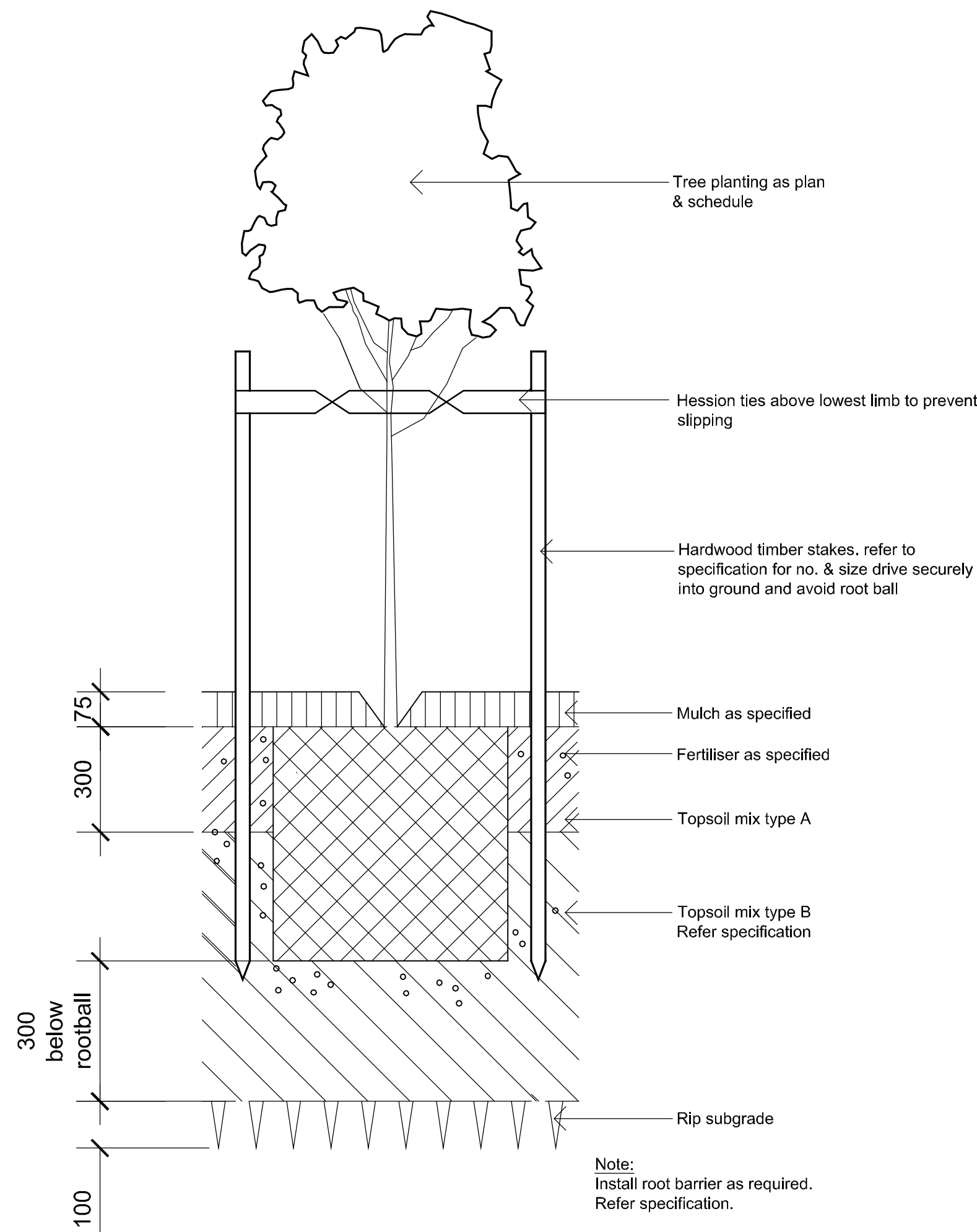
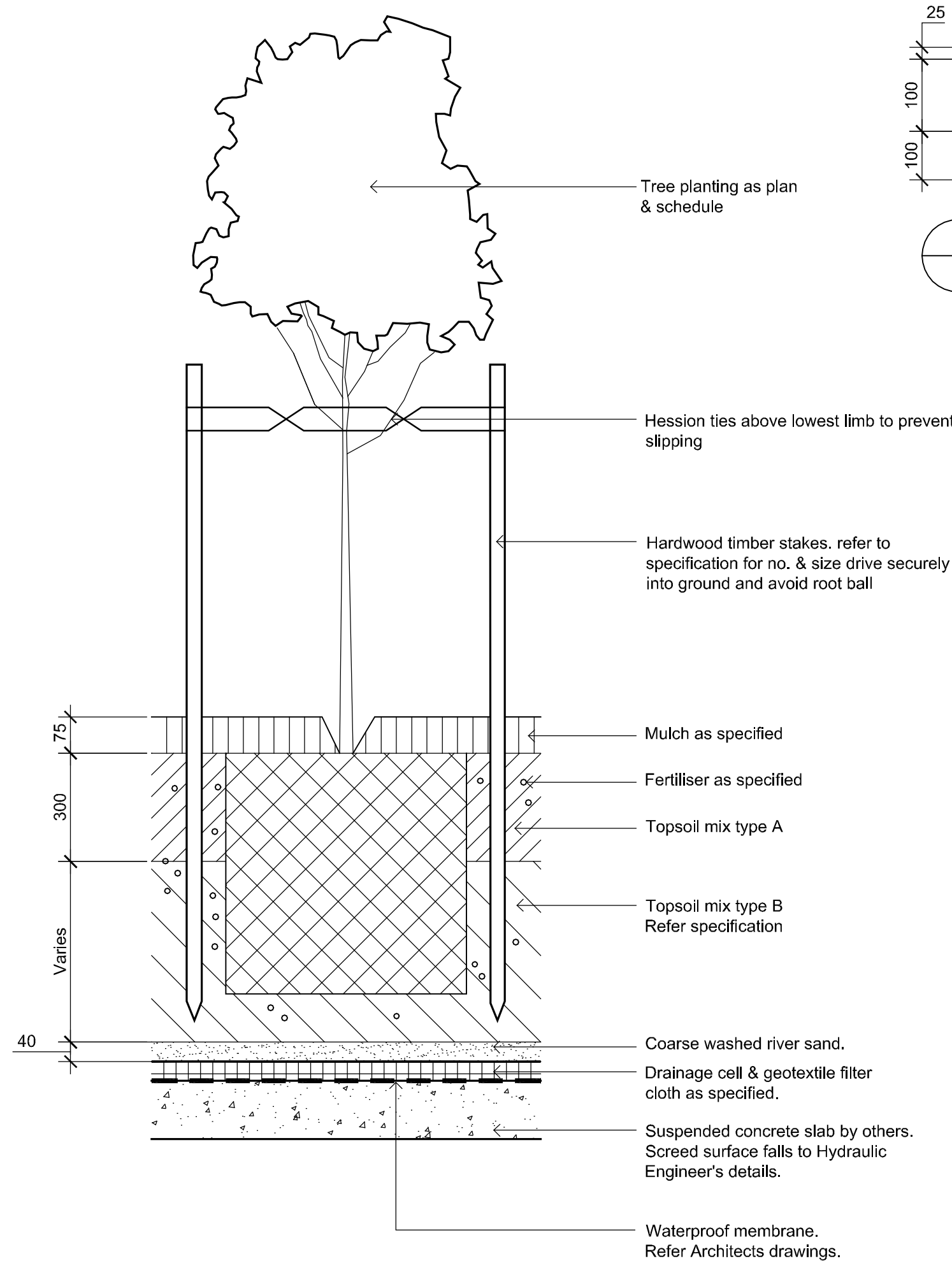




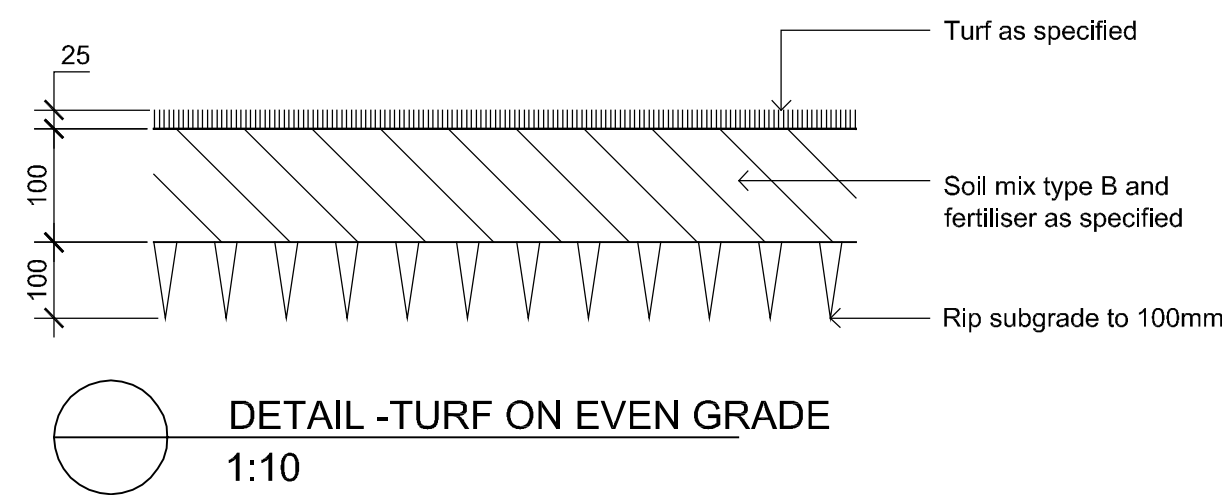
Page 143



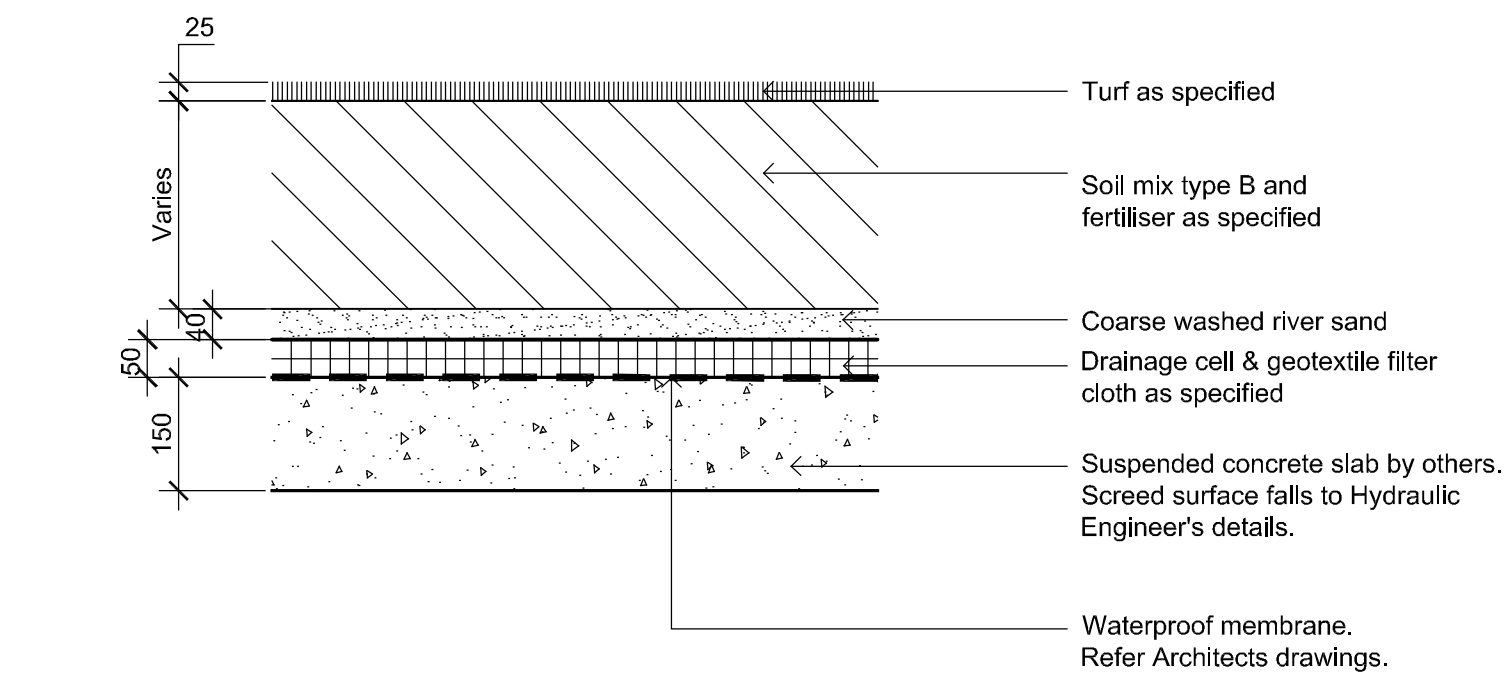
DETAIL - 75-200L TREE PLANTING ON GRADE
1:10



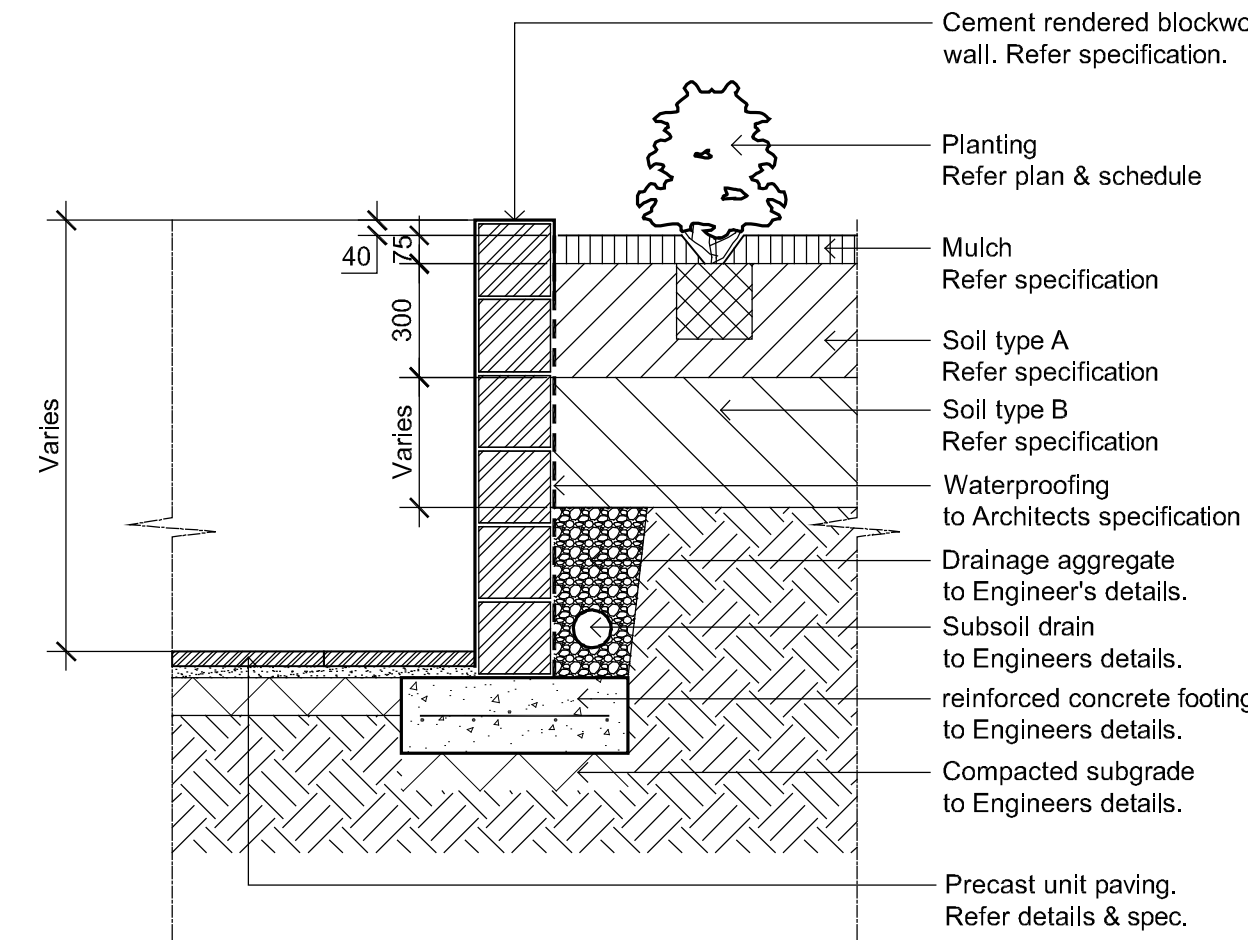
DETAIL - 75-200L TREE PLANTING ON SLAB
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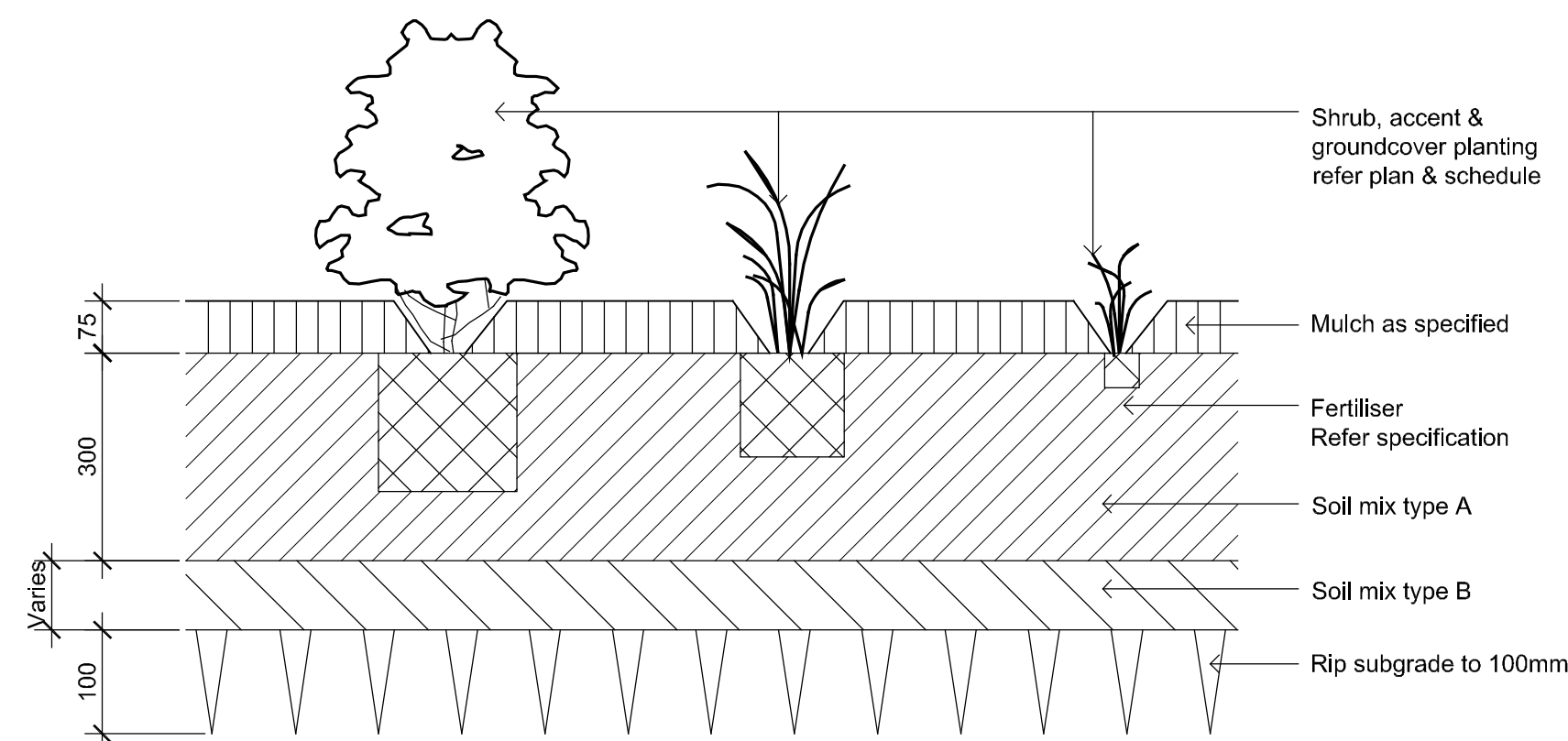
DETAIL - TURF ON EVEN GRADE
1:10



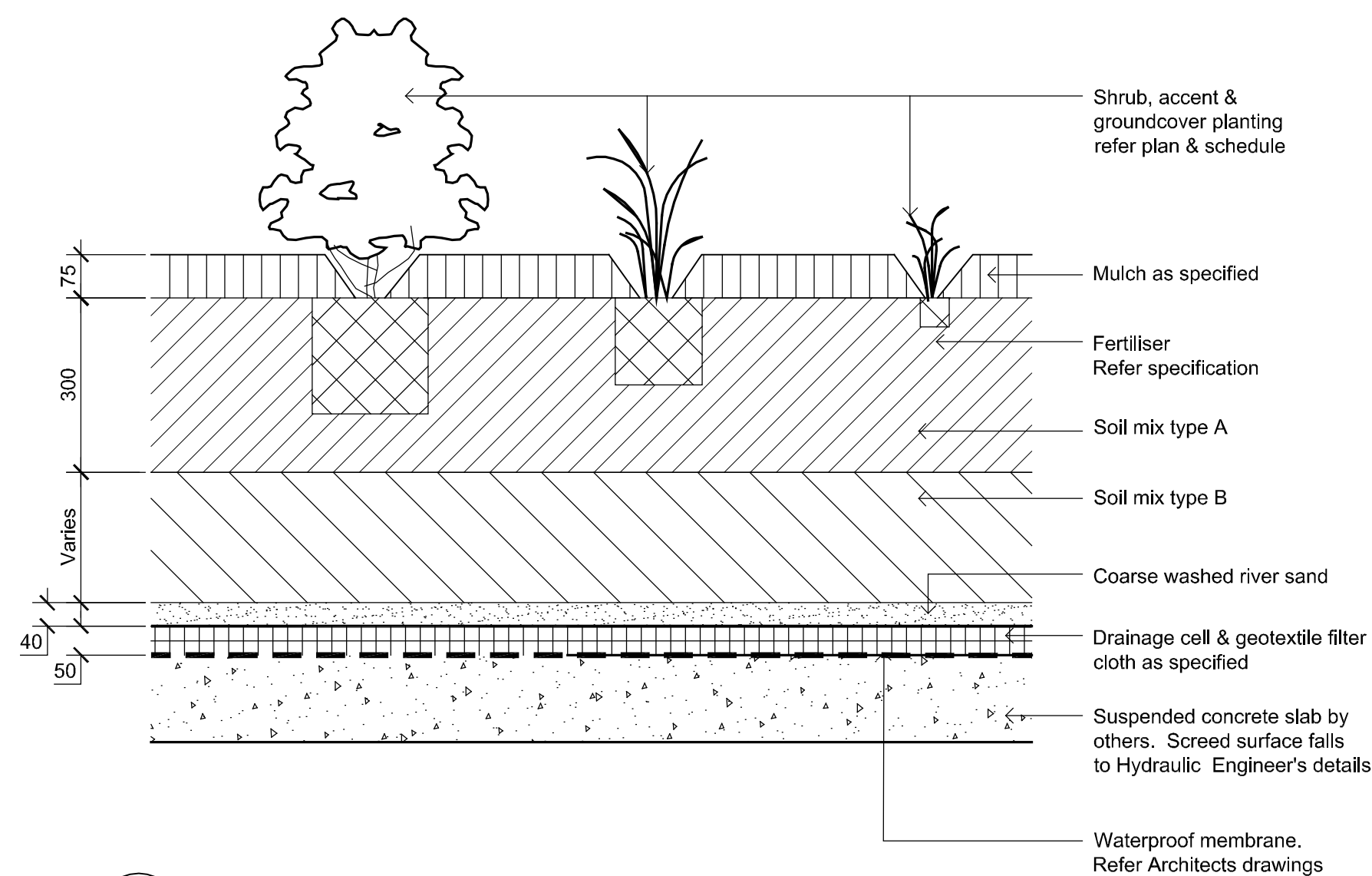
DETAIL - TURF ON SUSPENDED SLAB
1:10



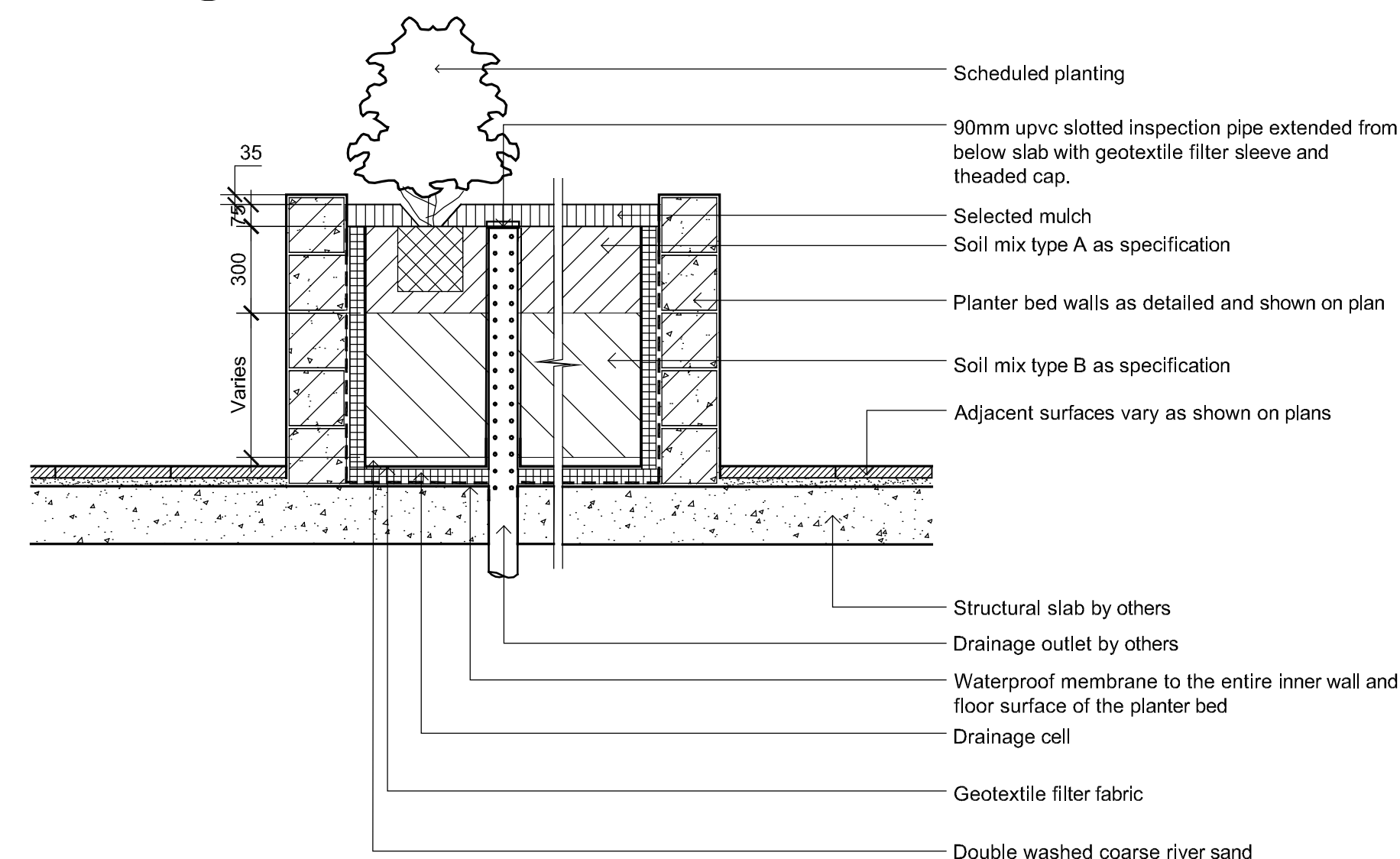
SECTION - TYP. RAISED PLANTER BED
1:20



DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE
1:10



DETAIL - SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
1:10



SECTION - TYP. RAISED PLANTER BED ON SUSPENDED SLAB
1:20 INSPECTION / CLEAN OUT RISER PIPE

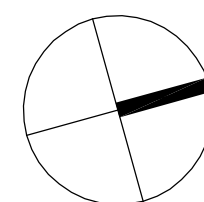
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C	Architectural Coordination	JM	NM	12.07.2018
B	Architectural Coordination	JM	NM	11.07.2018
A	For Review	JM	NM	01.06.2018
Issue	Revision Description	Drawn	Check	Date

LEGEND



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Client:
Murdoch Projects

Project:
678-682 The Kingsway, Miranda

Drawing Name:
Landscape Details

DEVELOPMENT APPLICATION

Scale: As Shown

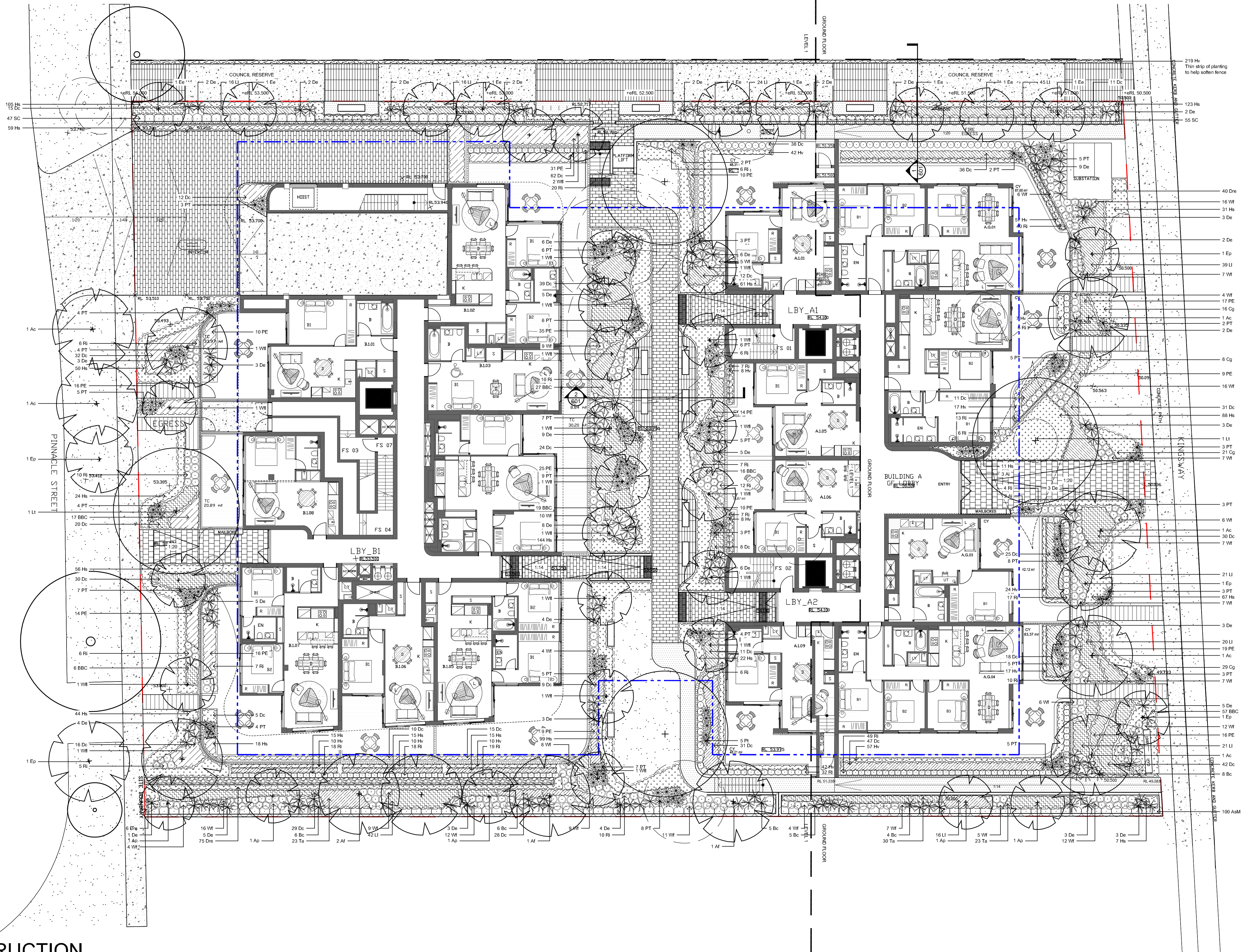
Job Number:

SS18-3825

Drawing Number:

Issue:

501 C



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Issue	Revision Description	Drawn	Check	Date

LEGEND

	Site Boundary		Proposed Tree (Refer planning Schedule)		Steel Edge (Refer Detail)		Feature Brick Paving (Refer Detail)		Deco Granite Gravel (Refer to Detail)
	Basement Outline		Proposed Accent/Shrub (Refer planning Schedule)		Granite Unit Paver (Refer Detail)		Granite Stepping Stones (Refer Detail)		Ballast (Refer to Detail)
	Existing Tree Retained		Groundcovers & Grasses (Refer planning Schedule)		Trafficable Paver (Refer Detail)		Insitu Concrete Paving (Refer Detail)		Handrail & Stairs (Refer to Detail)
	Existing Tree Retained		Turf (Refer Detail)						

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Client:
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Project:
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Drawing Name:
**Landscape Plan
Ground Floor & Level 1**

DEVELOPMENT APPLICATION

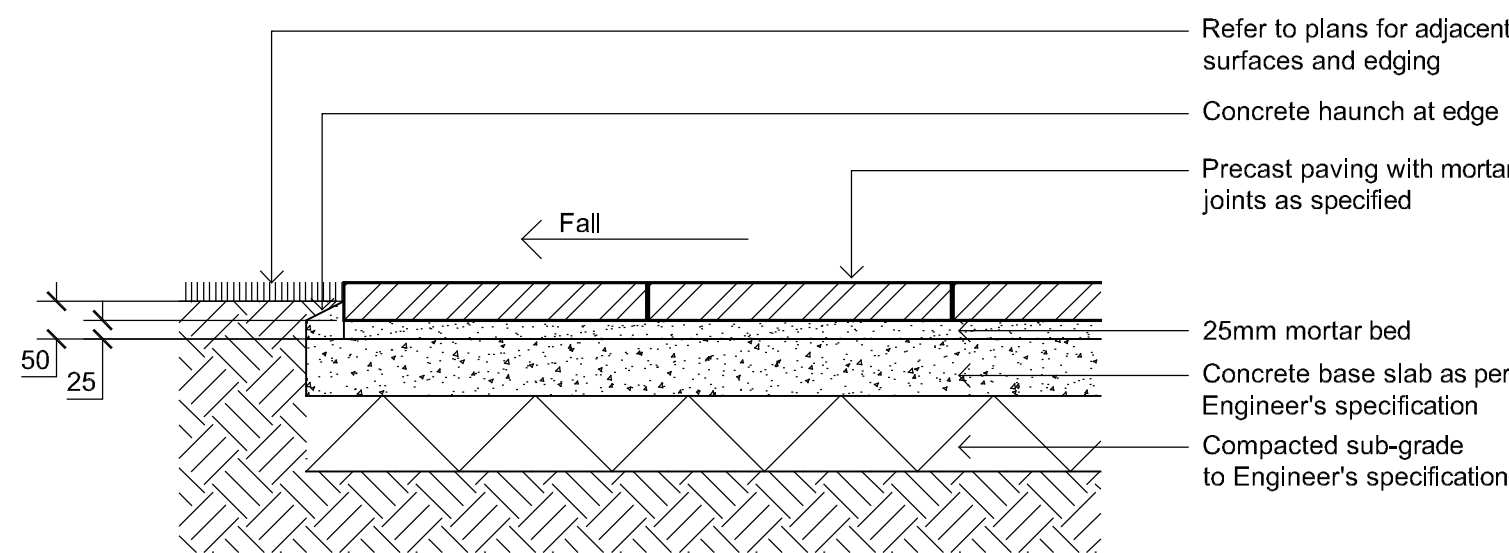
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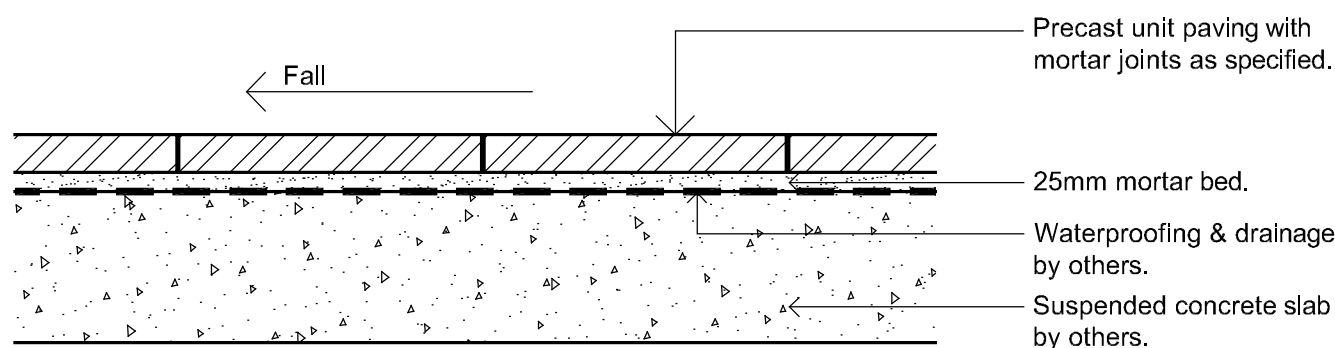
SS18-3825

101 D

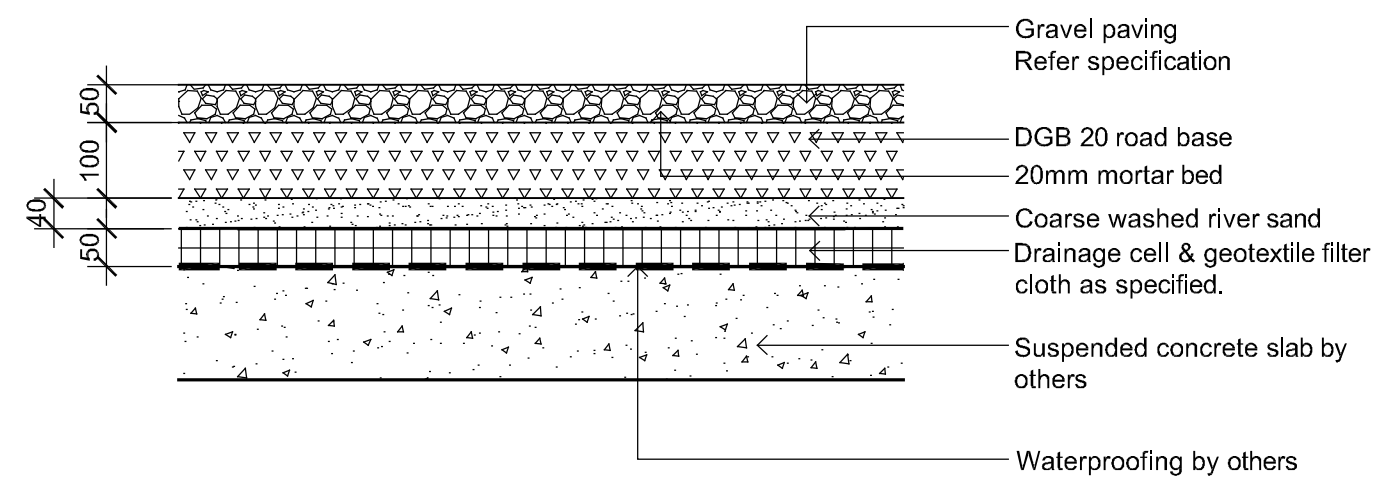
Page 136 of 162



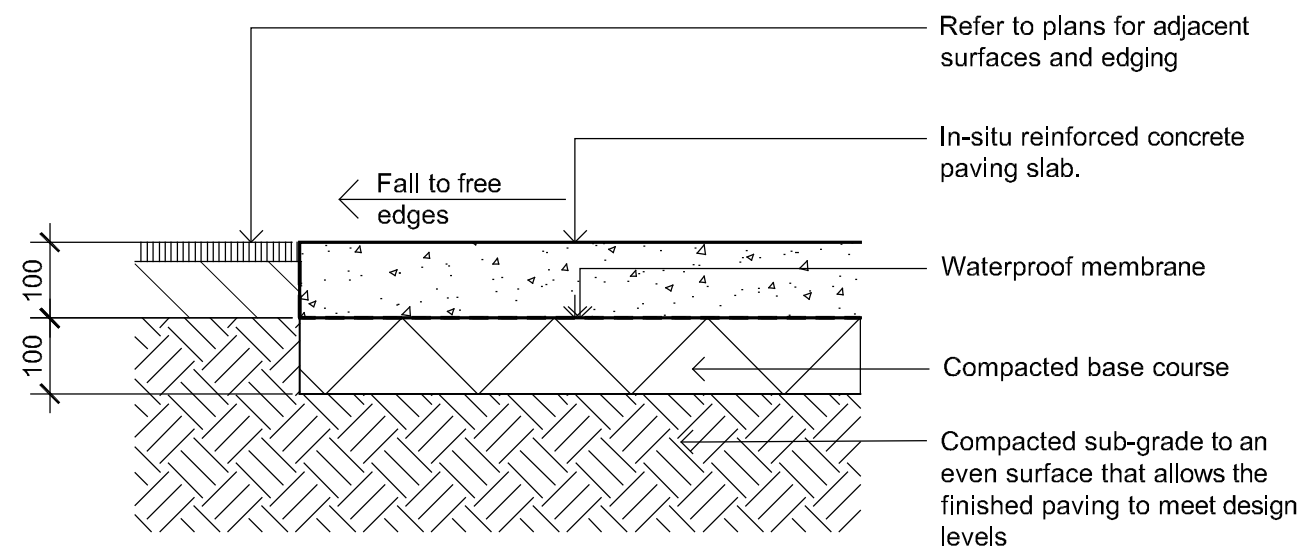
PRECAST UNIT PAVERS ON CONC SLAB
SCALE 1:10



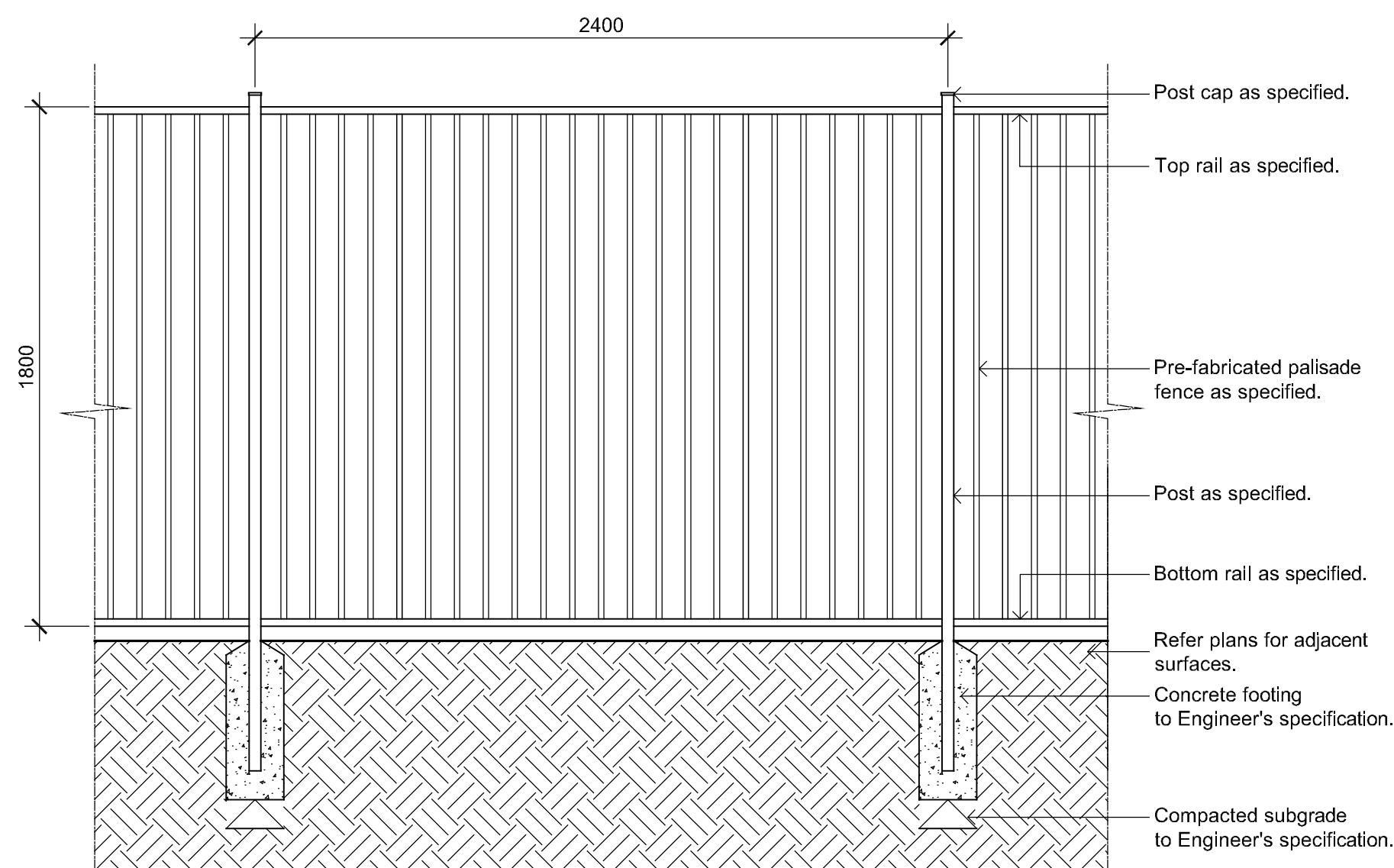
PRECAST UNIT PAVERS ON SUSPENDED SLAB
SCALE 1:10



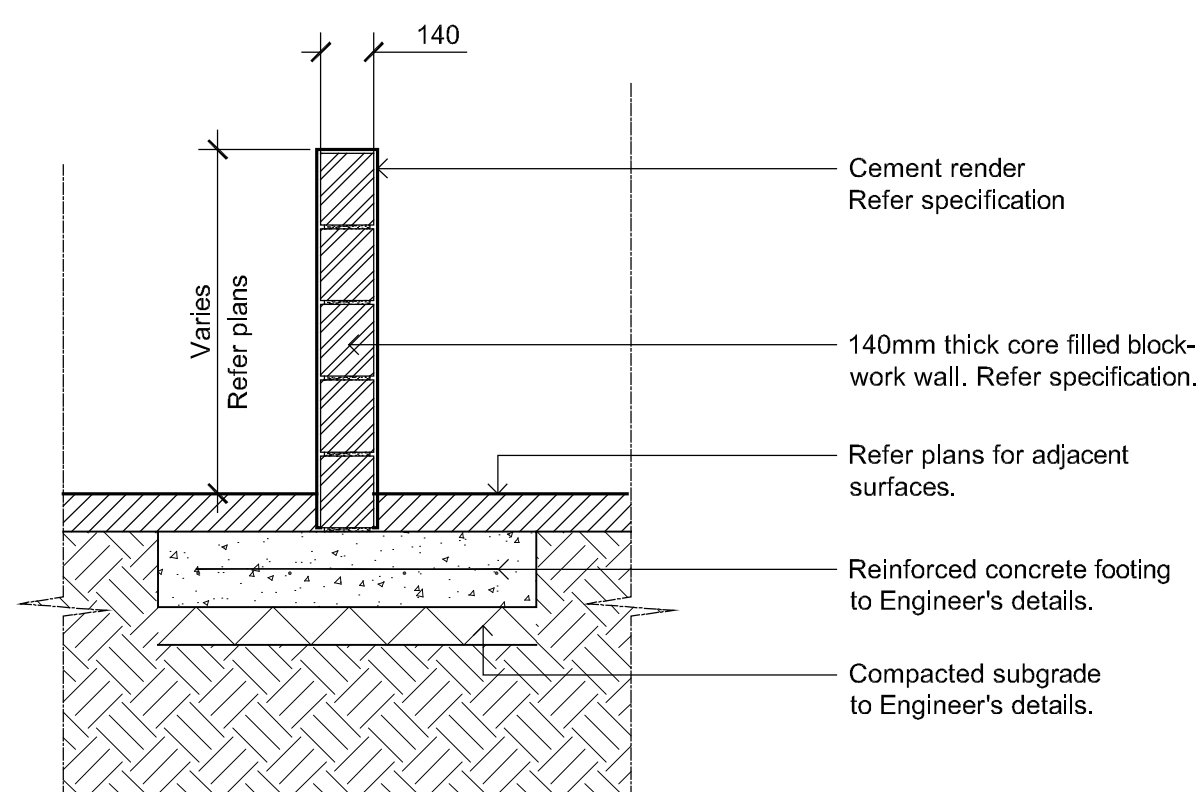
GRAVEL PAVING ON SUSPENDED SLAB
SCALE 1:10



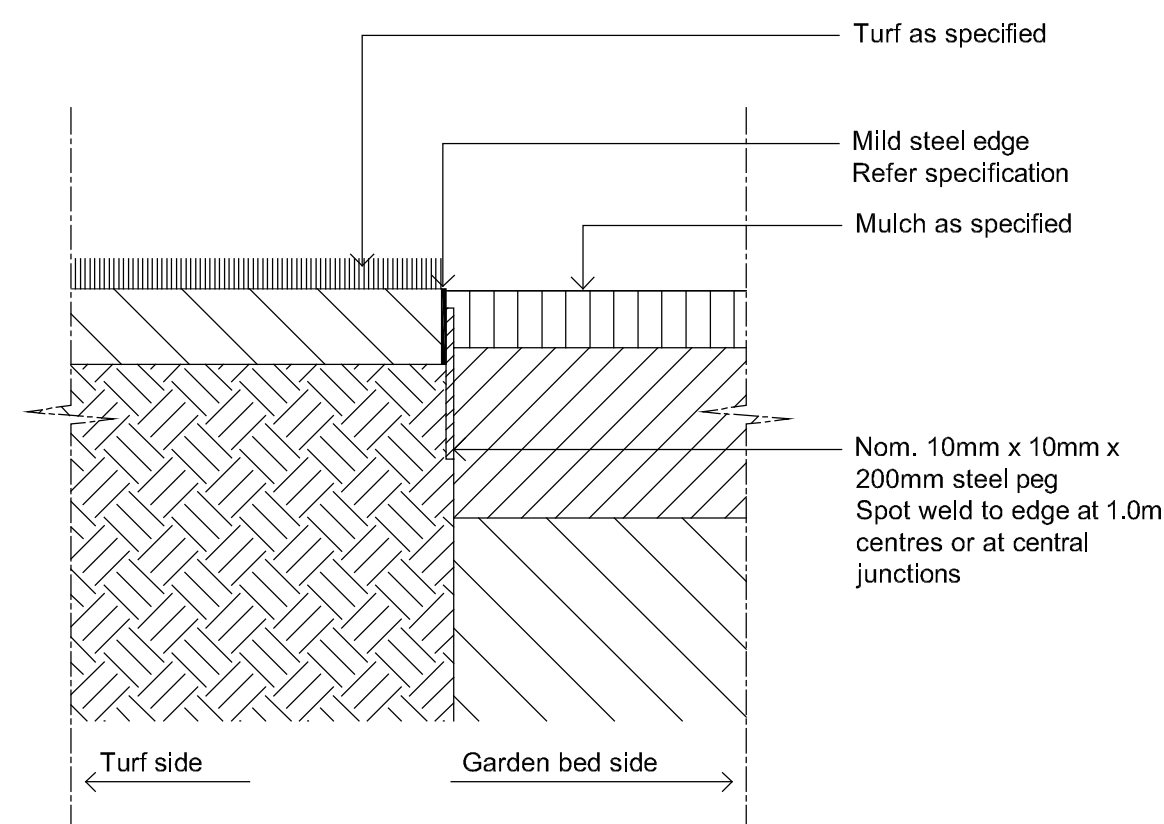
00 Insitu Concrete Paving - On grade
000 1:10



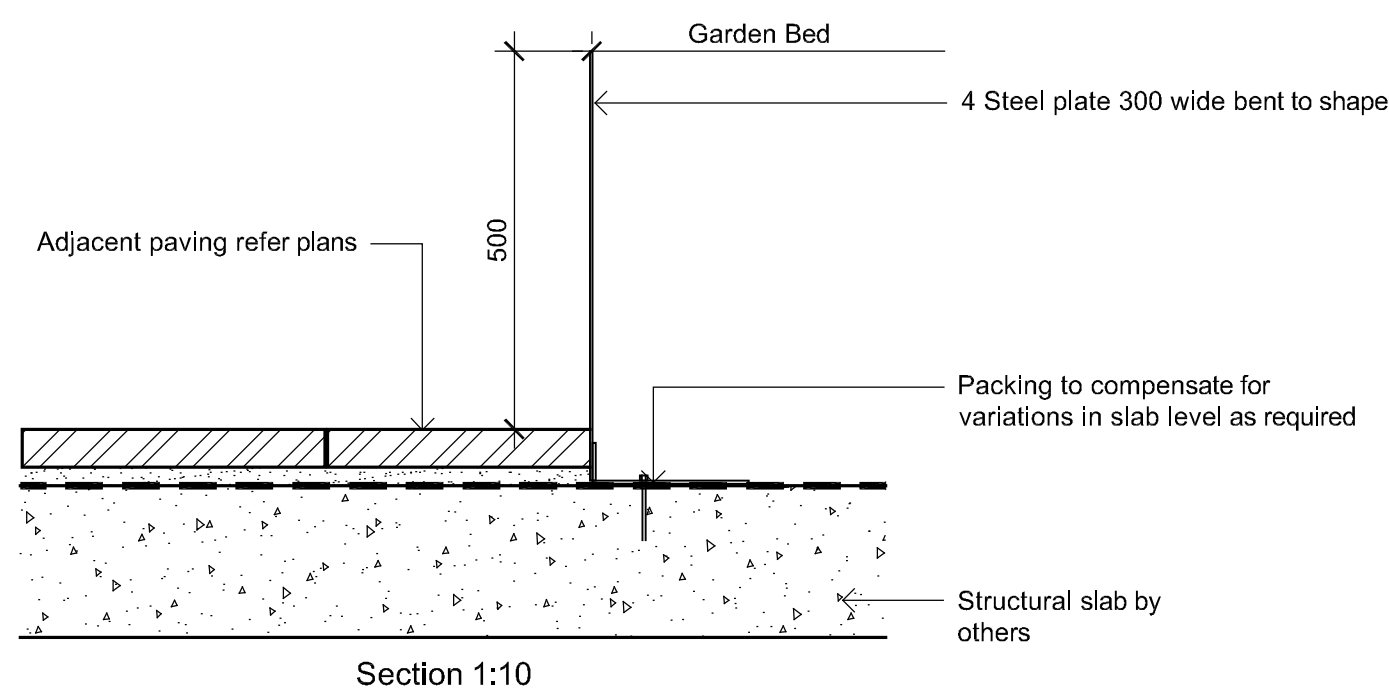
TYPICAL PRE-FABRICATED PALISADE FENCE
SCALE 1:20



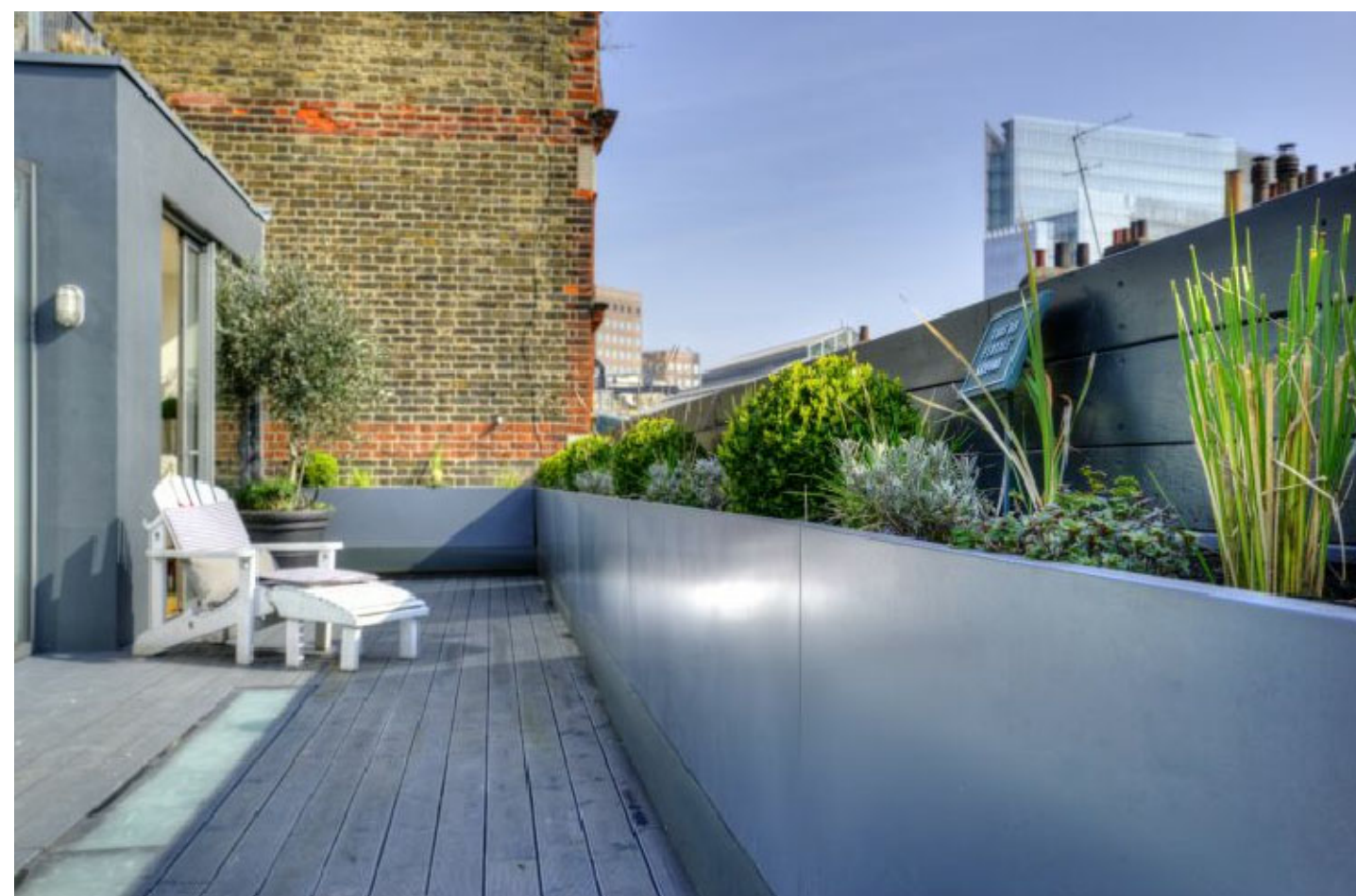
140MM CONCRETE BLOCK WALL WITH RENDERED FACING
SCALE 1:20



TYPICAL MILD STEEL EDGE
SCALE 1:10



500mm High Steel Planter Wall
AS SHOWN



Performance Spec:
Raised Steel planter wall on roof top communal areas, finish TBC

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Issue	Revision Description	Drawn	Check	Date

LEGEND



Client:
Murdoch Projects

Project:
678-682 The Kingsway, Miranda

Drawing Name:
Landscape Details

DEVELOPMENT APPLICATION

Scale: As Shown

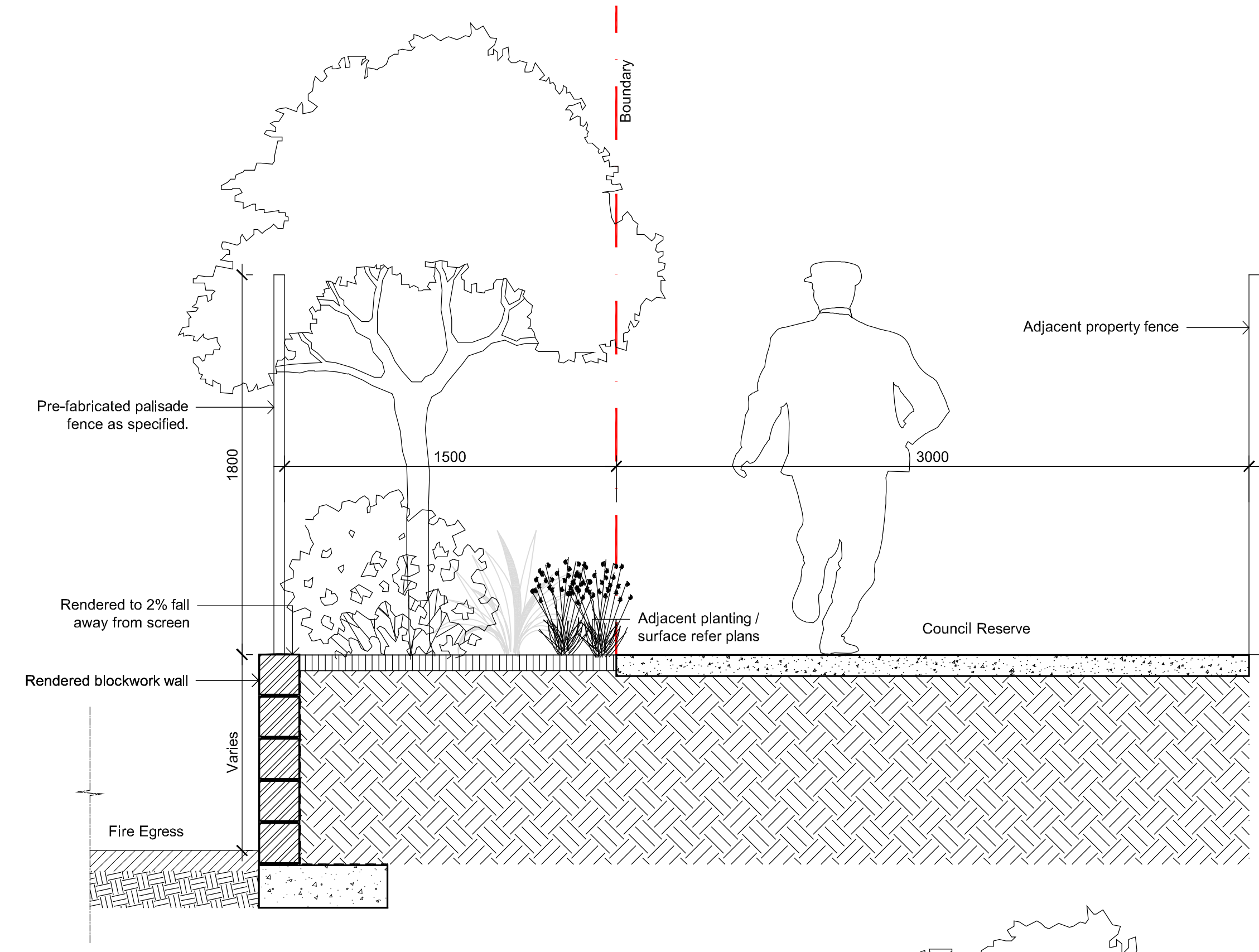
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SS18-3825

Drawing Number:

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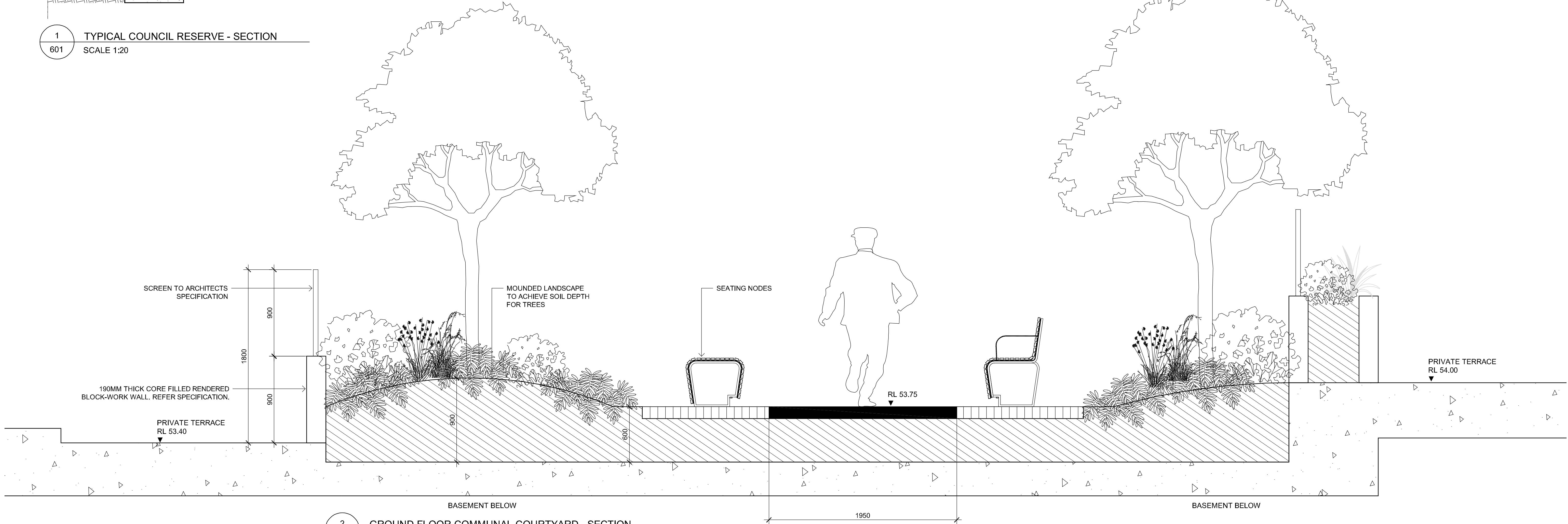
502 D



1 TYPICAL COUNCIL RESERVE - SECTION
601 SCALE 1:20



Performance Spec:
1800mm high vertical steel bar fence similar
to 'Redfern Fence' from Leda Security



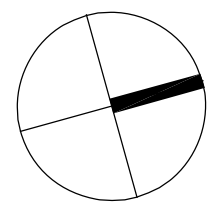
2 GROUND FLOOR COMMUNAL COURTYARD - SECTION
601 SCALE 1:20

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LEGEND			
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B	Architectural Coordination	JM	NM 11.07.2018
A	For Review	JM	NM 01.06.2018
Issue	Revision Description	Drawn	Check Date



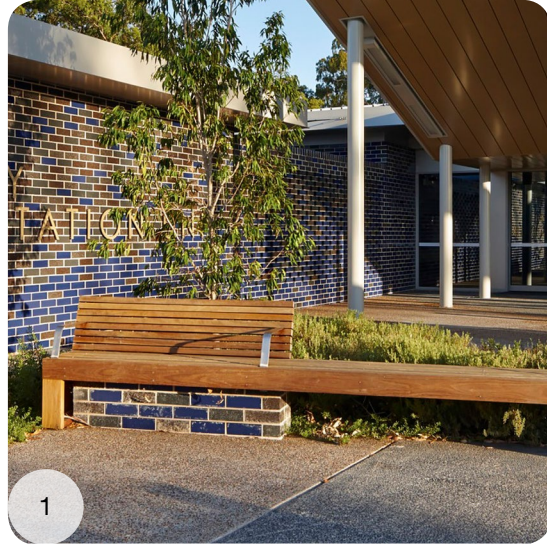
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Project:
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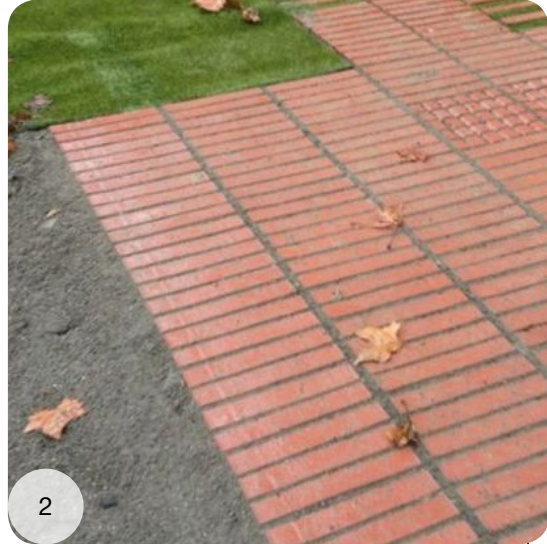
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Landscape Sections

DEVELOPMENT APPLICATION

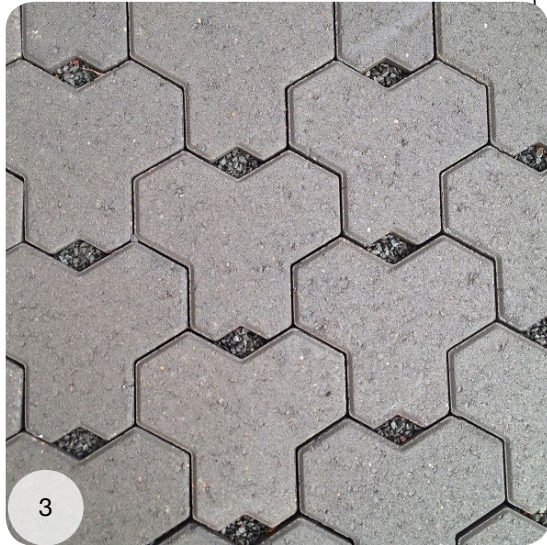
Scale: As Shown
Job Number: SS18-3825
Drawing Number:
Issue: 601 D



Timber bench seating brick plinths



Reused salvaged site brick



Ecotrihex trafficable paving



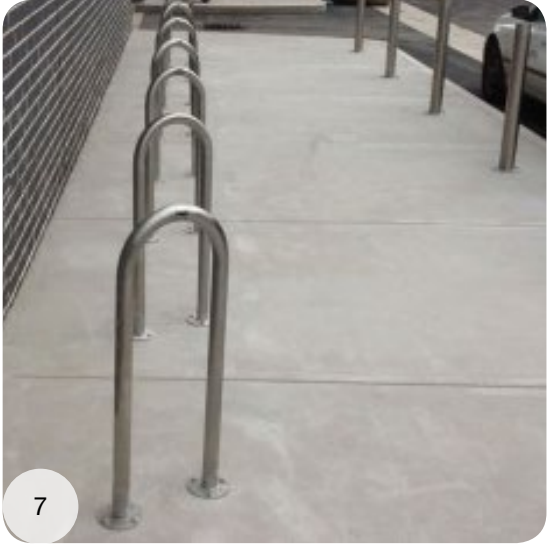
Native planting to street frontages



Lawn area for passive and active recreation



Palisade fence with planting in front



Cycle Parking



Feature deciduous tree



Stepping stones to private terrace entries



Large timber seats/ lounge



Fire hydrant services box with ground covers in front & shrubs behind

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Issue	Revision Description

JM	NM	30.01.2019
JM	NM	12.07.2018
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JM	NM	01.06.2018
Drawn	Check	Date

LEGEND

	Site Boundary
	Basement Outline
	Existing Tree Retained
	Existing Tree Retained

	Proposed Tree
	Proposed Accent/Shrub
	Groundcovers & Grasses
	Turf

	Steel Edge
	Granite Unit Paver
	Trafficable Paver

	Feature Brick Paving
	Granite Stepping Stones
	Insitu Concrete Paving

	Deco Granite Gravel
	Ballast
	Handrail & Stairs

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Client:
Murdoch Projects

Project:
678-682 The Kingsway, Miranda

Drawing Name:
Colour Landscape Plan
Ground Floor & Level 1

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1

Job Number: Drawing Number: Issue:

SS18-3825

C101 D



Bar area taking in site vistas



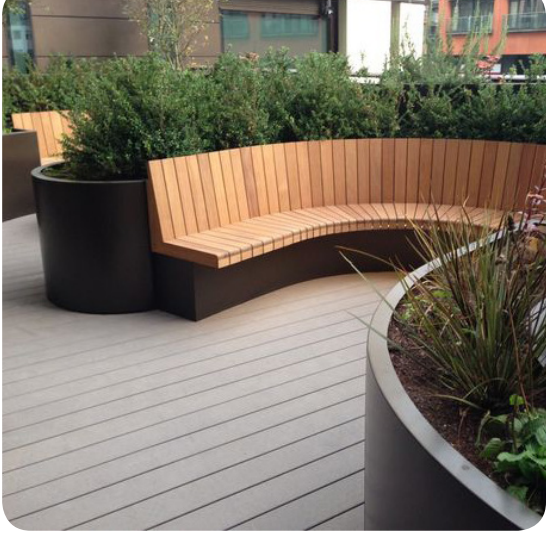
BBQ, sink and preparation bench



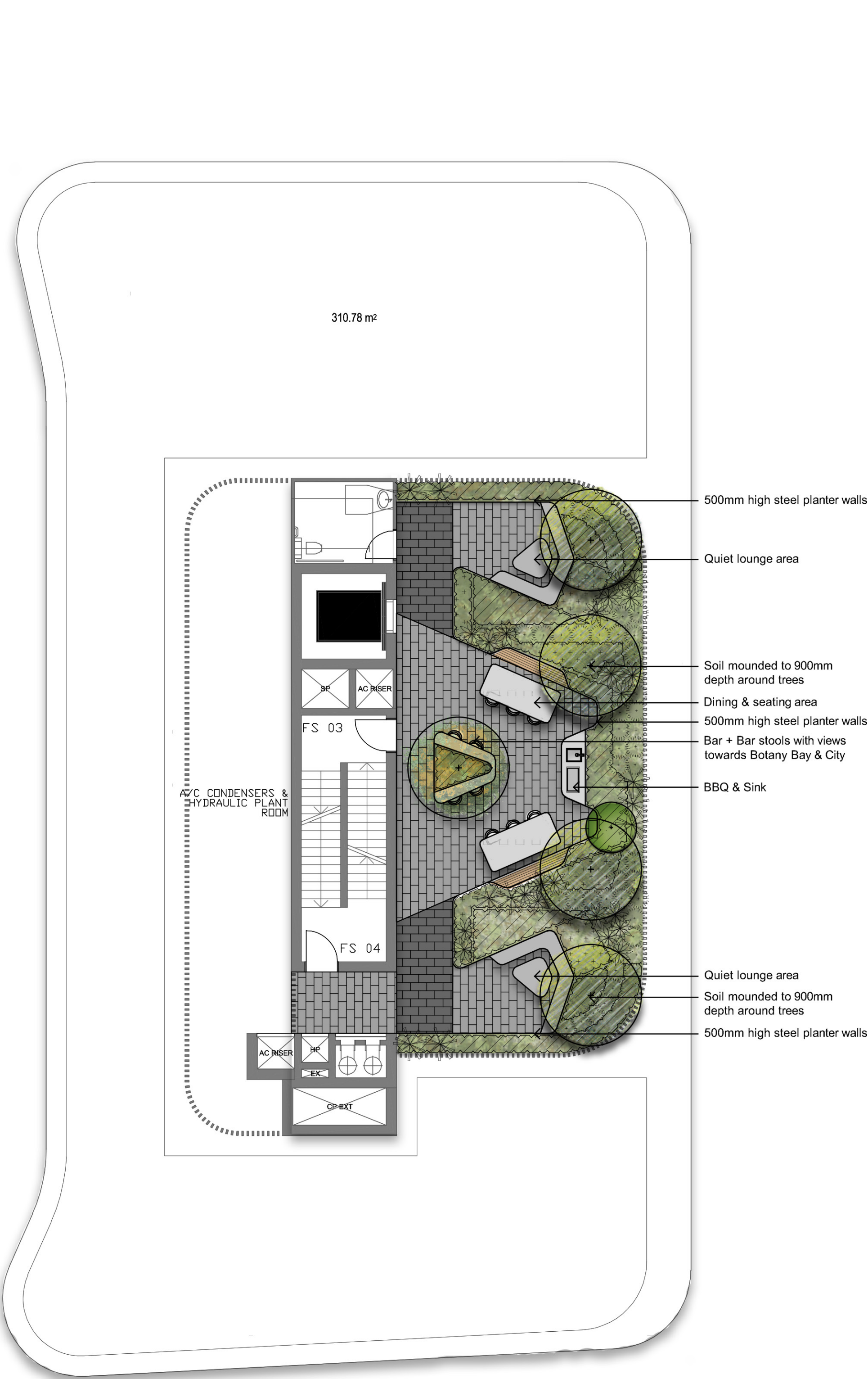
Quiet lounge area



Dining and seating area



Quiet seating nook



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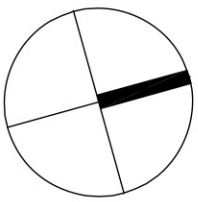
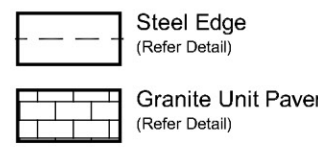
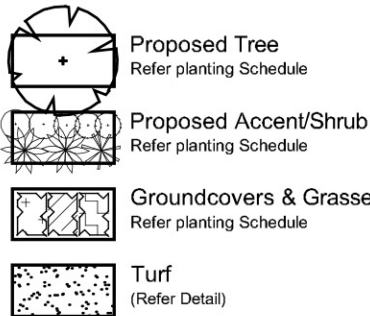
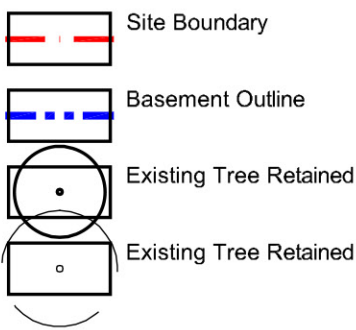
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JM	NM	11.07.2018
JM	NM	01.06.2018
Drawn	Check	Date

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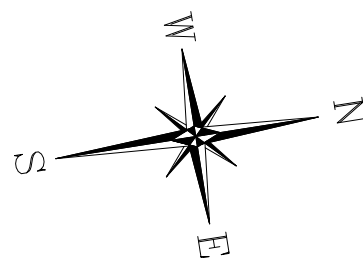


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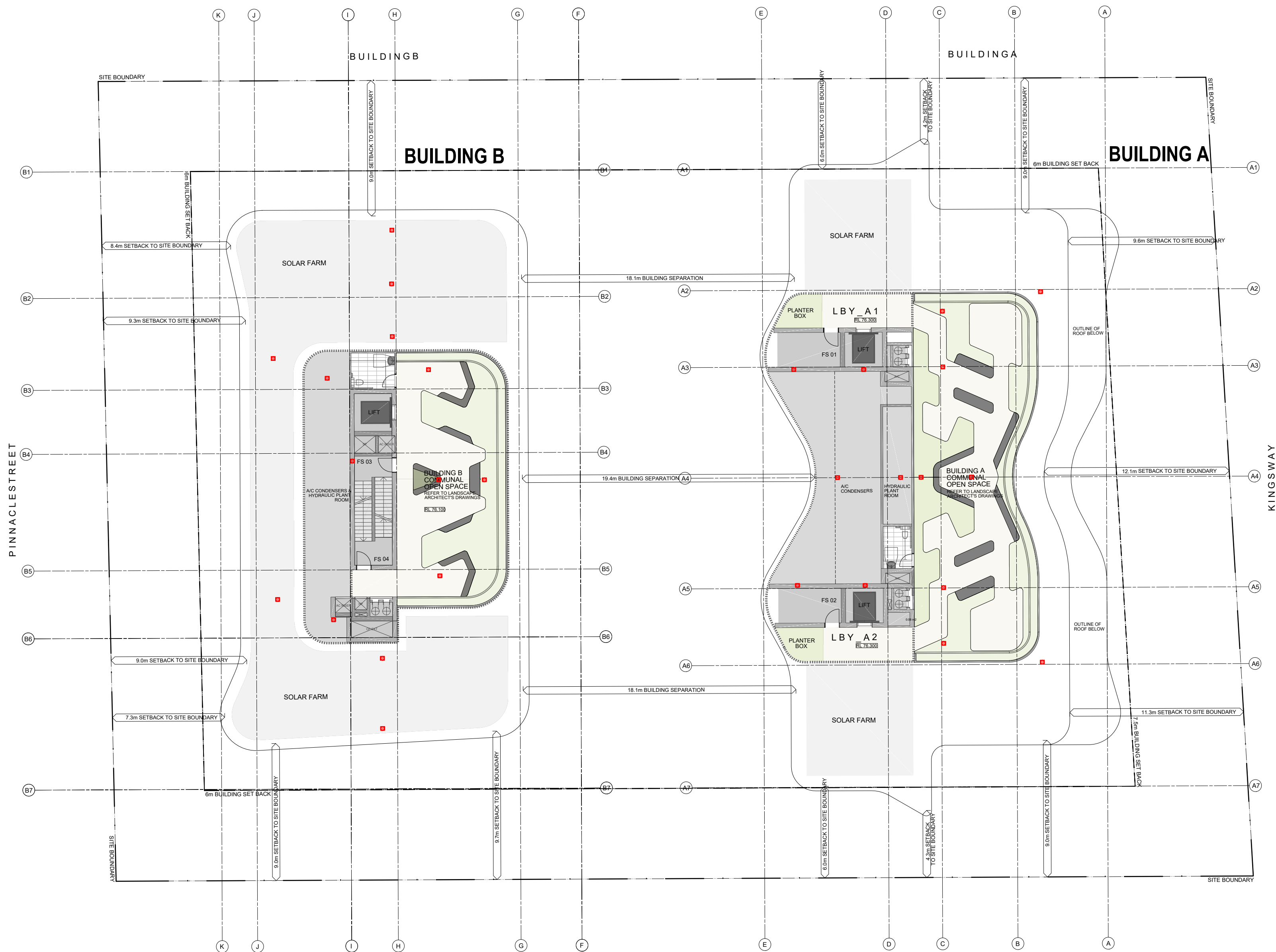
Drawing Name:
Colour Landscape Plan
Level 8

DEVELOPMENT APPLICATION
Scale: 1:100 @ A1
Job Number: SS18-3825
Drawing Number: C108
Issue: D
Page 148 of 162



LEGEND

■ DENOTES PROPOSED RAINWATER OUTLET



LEVEL 8 DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

NOTES

1. ROOF DRAINAGE SYSTEM ALL SIZED TO CATER FOR 1% AEP RAINFALL.
2. ALL DOWNPIPES TO BE CONNECTED TO OSD SYSTEM.
3. EACH RAINWATER OUTLET TO ALLOW FOR A FLOW RATE OF NOT LESS THAN 5 L/s.

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Revision	Amendment or reason for issue	Issue date	Drawn by	Authorised
C	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	12.02.2019	M.J.	W.M.
B	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	31.01.2019	M.J.	W.M.



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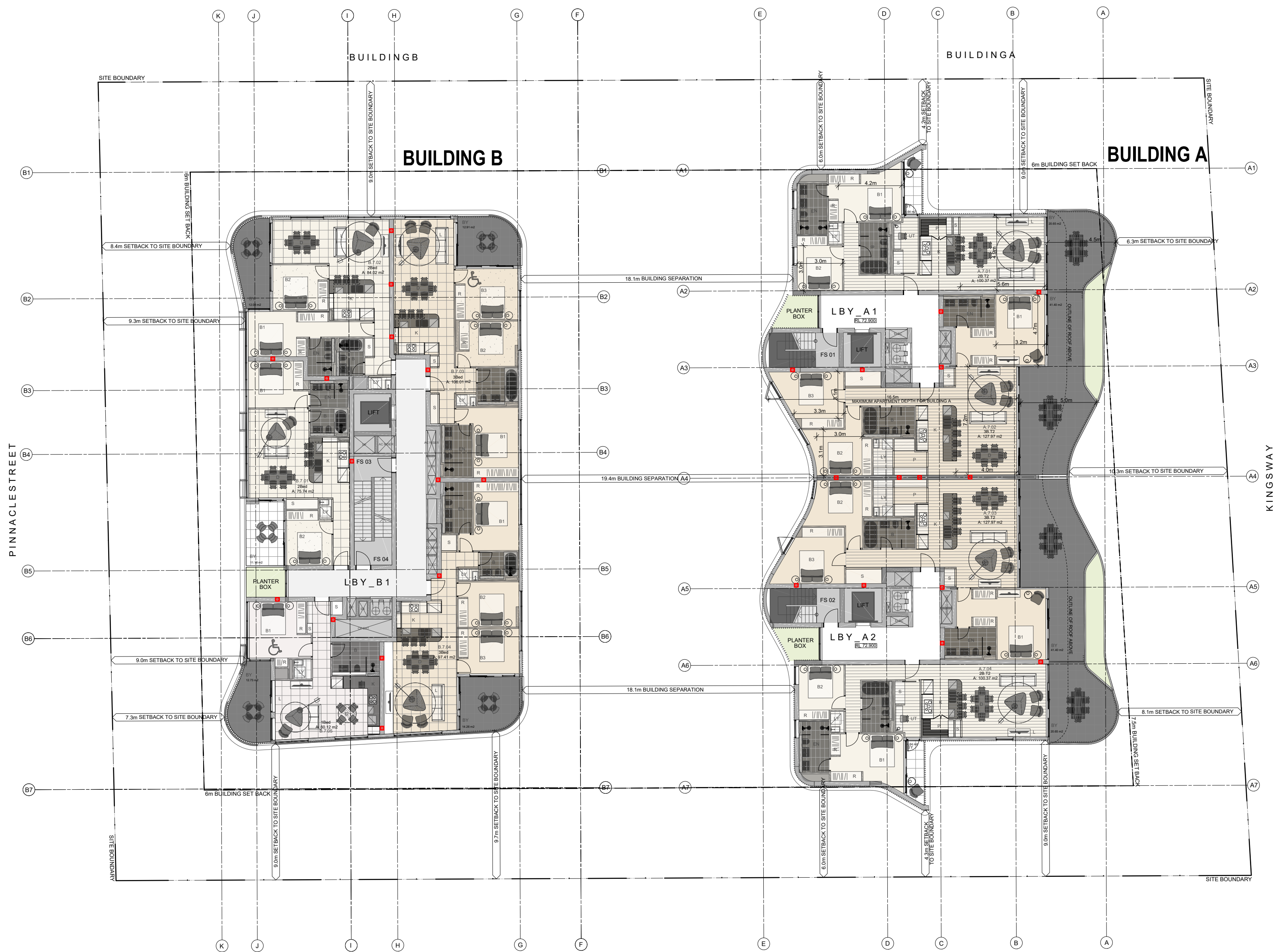
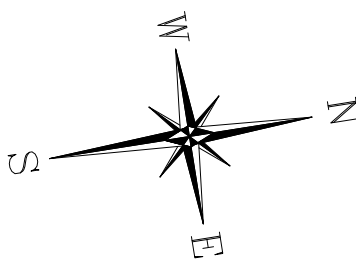
Surveyor	-	Date	July 2018
Date of Survey	-	Drawn	M. Jacimovic
Height Datum	AHD	Designed	M. Jacimovic
Origin	Checked	W. Mullany	
Horiz. Datum	Approved		

Drawing Title	MIRANDA PROJECT, KINGSWAY 678-682 KINGSWAY & 9-13 PINNACLE STREET MIRANDA 2228 LEVEL 8 DRAINAGE PLAN
Scale	1:100 @ A1 1:200 @ A3
Drawing Status	ISSUED FOR DA APPROVAL

Project No.	KF113004
Drawing No.	C005
Sheet	5 Of 11
Revision	C

LEGEND

■ DENOTES PROPOSED RAINWATER OUTLET DOWNPIPES



LEVEL 7 DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

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C	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	12.02.2019	M.J.	W.M.
B	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	31.01.2019	M.J.	W.M.
Revision	Amendment or reason for issue	Issue date	Drawn by	Authorised



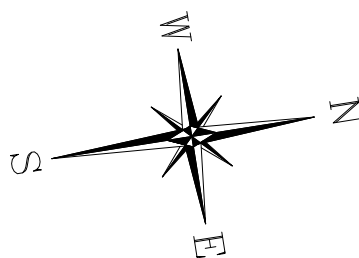
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Surveyor	-	Date	July 2018
Date of Survey	-	Drawn	M. Jacimovic
Height Datum	AHD	Designed	M. Jacimovic
Origin		Checked	W. Mullany
Horiz. Datum	-	Approved	

Drawing Title		Project No.	
MIRANDA PROJECT, KINGSWAY		KF113004	
678-682 KINGSWAY & 9-13 PINNACLE STREET		Drawing No.	
MIRANDA 2228		C006	
LEVEL 7 DRAINAGE PLAN		Sheet	Revision
Scale 1:100 @ A1 1:200 @ A3		6 Of 11	C
Drawing Status		ISSUED FOR DA APPROVAL	

Project No.	KF113004
Drawing No.	C006
Sheet	6 Of 11
Revision	C

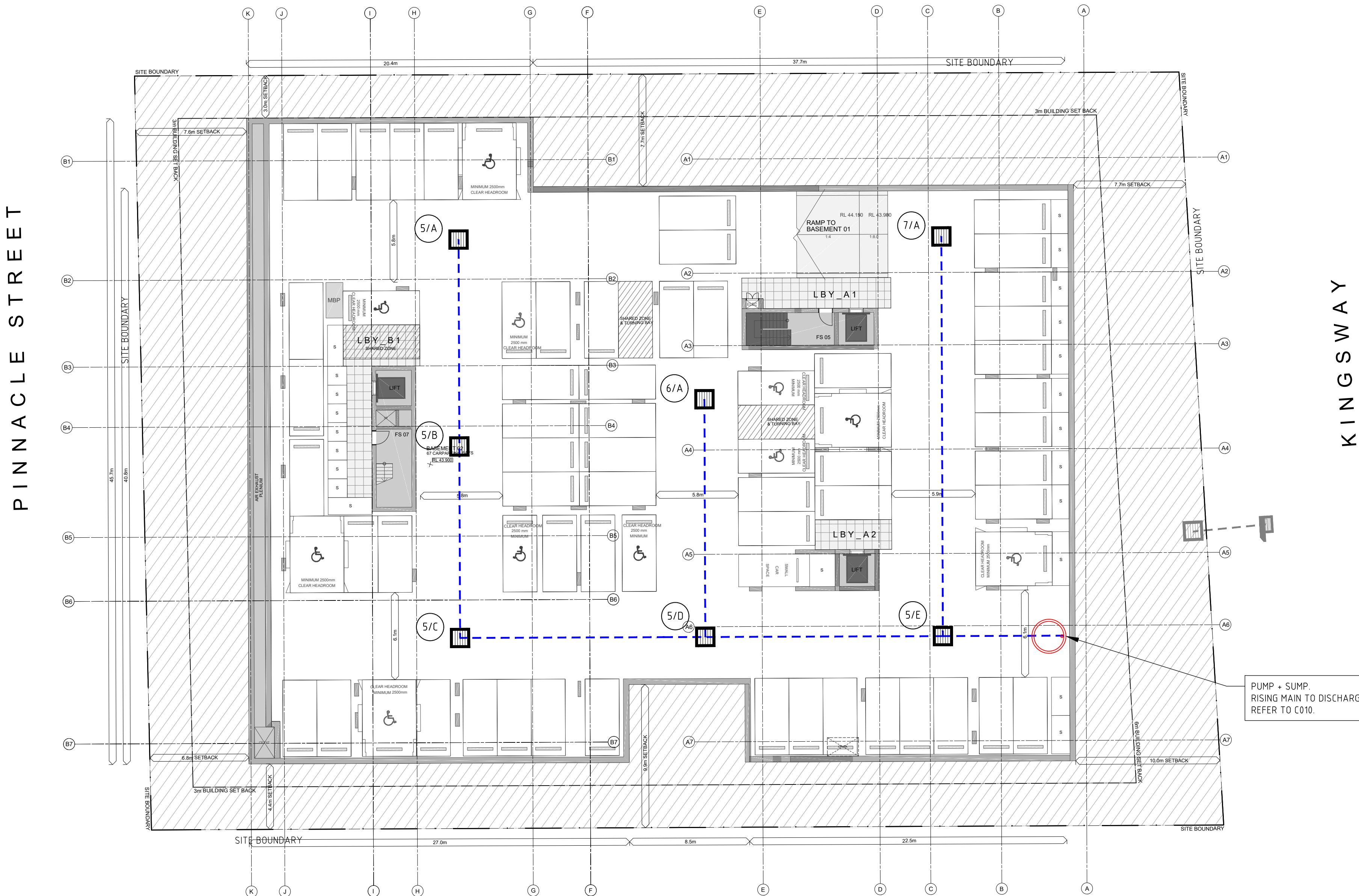


LEGEND

DENOTES EXISTING DRAINAGE PIT

DENOTES PROPOSED DRAINAGE PIT

DENOTES PROPOSED DRAINAGE PIPE



BASEMENT 2 DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

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B	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	31.01.2019	M.J.	W.M.
Revision	Amendment or reason for issue	Issue date	Drawn by	Authorised



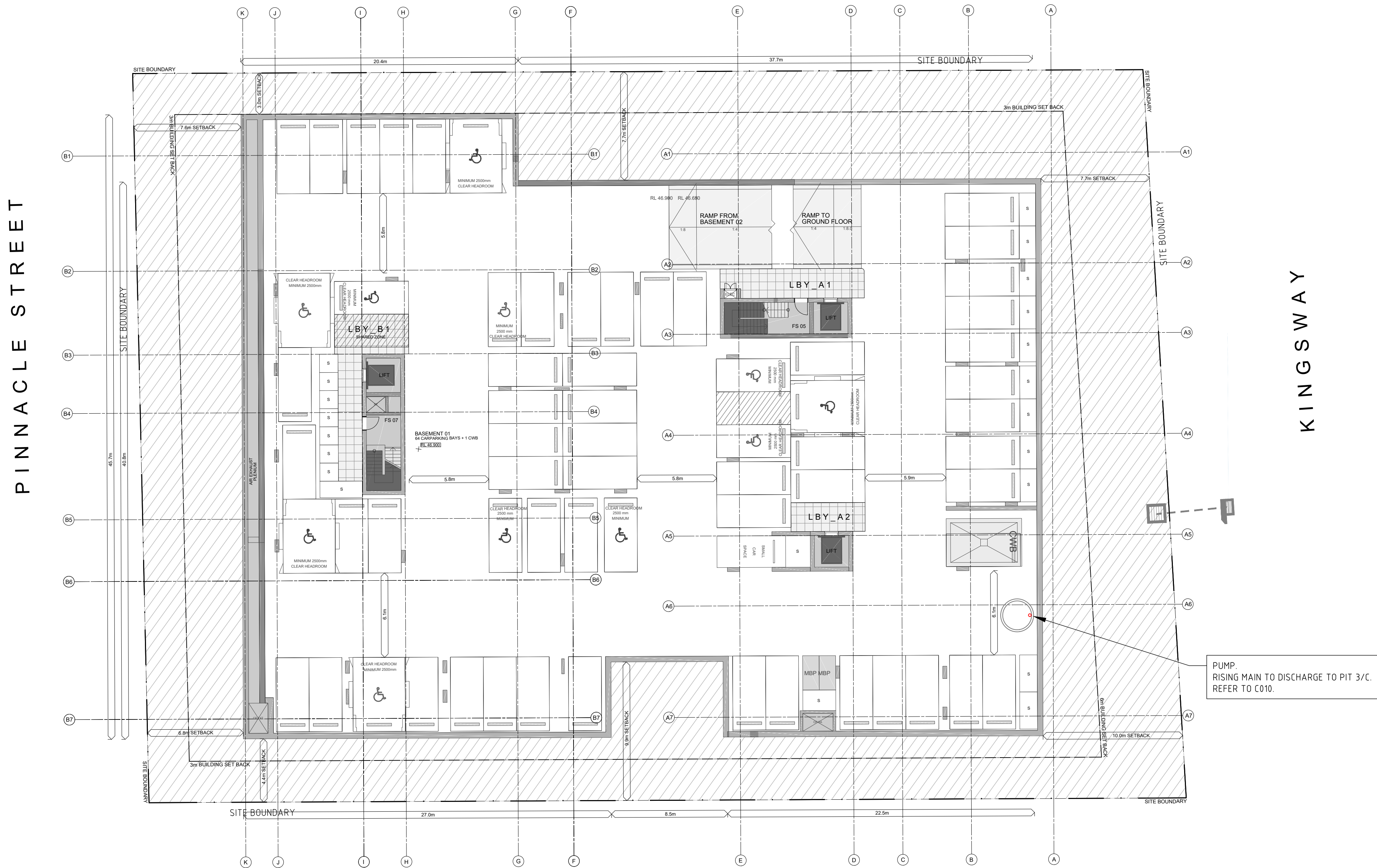
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Surveyor	-	Date	July 2018	Drawing Title MIRANDA PROJECT, KINGSWAY 678-682 KINGSWAY & 9-13 PINNACLE STREET MIRANDA 2228 BASEMENT DRAINAGE PLAN	Project No. KF113004	
Date of Survey	-	Drawn	M. Jacimovic		Drawing No. C008	
Height Datum	AHD	Designed	M. Jacimovic		Sheet	Revision
Origin	-	Checked	W. Mullany		8 Of 11	C
Horiz. Datum	-	Approved	-	Scale	1:100 @ A1 1:200 @ A3	Drawing Status ISSUED FOR DA APPROVAL

LEGEND

■ DENOTES PROPOSED DRAINAGE PIT



BASEMENT 1 DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

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C	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	12.02.2019	M.J.	W.M.
B	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	31.01.2019	M.J.	W.M.
Revision	Amendment or reason for issue	Issue date	Drawn by	Authorised



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Surveyor	-	Date	July 2018
Date of Survey	-	Drawn	M. Jacimovic
Height Datum	AHD	Designed	M. Jacimovic
Origin	Checked	W. Mullany	
Horiz. Datum	-	Approved	

Drawing Title	MIRANDA PROJECT, KINGSWAY 678-682 KINGSWAY & 9-13 PINNACLE STREET MIRANDA 2228 BASEMENT DRAINAGE PLAN
Scale	1:100 @ A1 1:200 @ A3
Drawing Status	ISSUED FOR DA APPROVAL

Project No.	KF113004
Drawing No.	C009
Sheet	9 Of 11
Revision	C

PINNACLE STREET

KINGSWAY

OSD 1
OSD STORAGE: 3.64 m³
RWT STORAGE: 5.20 m³
AREA: 5.20 m²
DEPTH: 1.70 m
ORIFICE: 292mm

RESERVE
19.5m

BUILDING A
SITE BOUNDARY

OSD 2
OSD STORAGE: 3.64 m³
RWT STORAGE: 5.20 m³
AREA: 5.20 m²
DEPTH: 1.70 m
ORIFICE: 292mm

NOTES:

- OSD REQUIREMENT HAS BEEN DETERMINED USING DRAINS.
- PRE-DEVELOPED SCENARIO:
SITE AREA: 0.396 ha
% IMPERVIOUS: 64 %
- POST-DEVELOPED SCENARIO:
SITE AREA: 0.396 ha
% IMPERVIOUS: 70 %
- AREA DRAINING THROUGH OSD TANK: 0.275 ha
- EACH OF THE TWO OSD TANKS PROVIDE APPROXIMATELY 5.2 m² OF DEAD STORAGE FOR RAINWATER HARVESTING. WSUD REPORT ASSUMES DAILY RE-USE OF 200 L/s. THE DEAD STORAGE IN THE OSD TANKS PROVIDE 52 DAYS OF RAINWATER.
- OSD LEVELS ARE INDICATIVE ONLY. TO BE CONFIRMED.

SITE DISCHARGE TABLE

ARI (yr)	Pre-Development Discharge (m3/s)	Post-Development Discharge (m3/s)
5	0.154	0.148
10	0.179	0.169
20	0.216	0.197
50	0.237	0.221
100	0.265	0.248

GROUND DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

OSD STORAGE

RAIN WATER TANK STORAGE

AREA = 5.2 m²

OSD 1 INV. 51.85m AHD
OSD 2 INV. 51.10m AHD

OSD 1 INV. 50.85m AHD
OSD 2 INV. 50.10m AHD

TYP. DETAIL - COMBINED OSD AND RWT

SCALE 1:20 @A1
1:40 @A3

LEGEND

- DENOTES EXISTING DRAINAGE PIT
- DENOTES PROPOSED DRAINAGE PIT
- DENOTES PROPOSED DRAINAGE PIPE

FOR DA ONLY - NOT FOR CONSTRUCTION

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C	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	12.02.2019	M.J.	W.M.
B	MODIFIED FOR UPDATED ARCHITECTURAL DESIGN	31.01.2019	M.J.	W.M.
A	AMENDED AS PER COUNCIL COMMENTS	13.12.2018	M.J.	W.M.

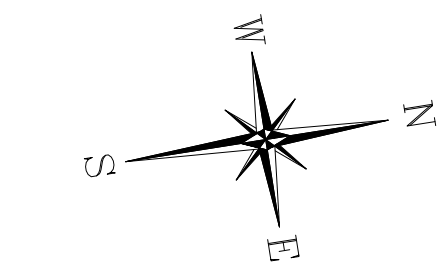
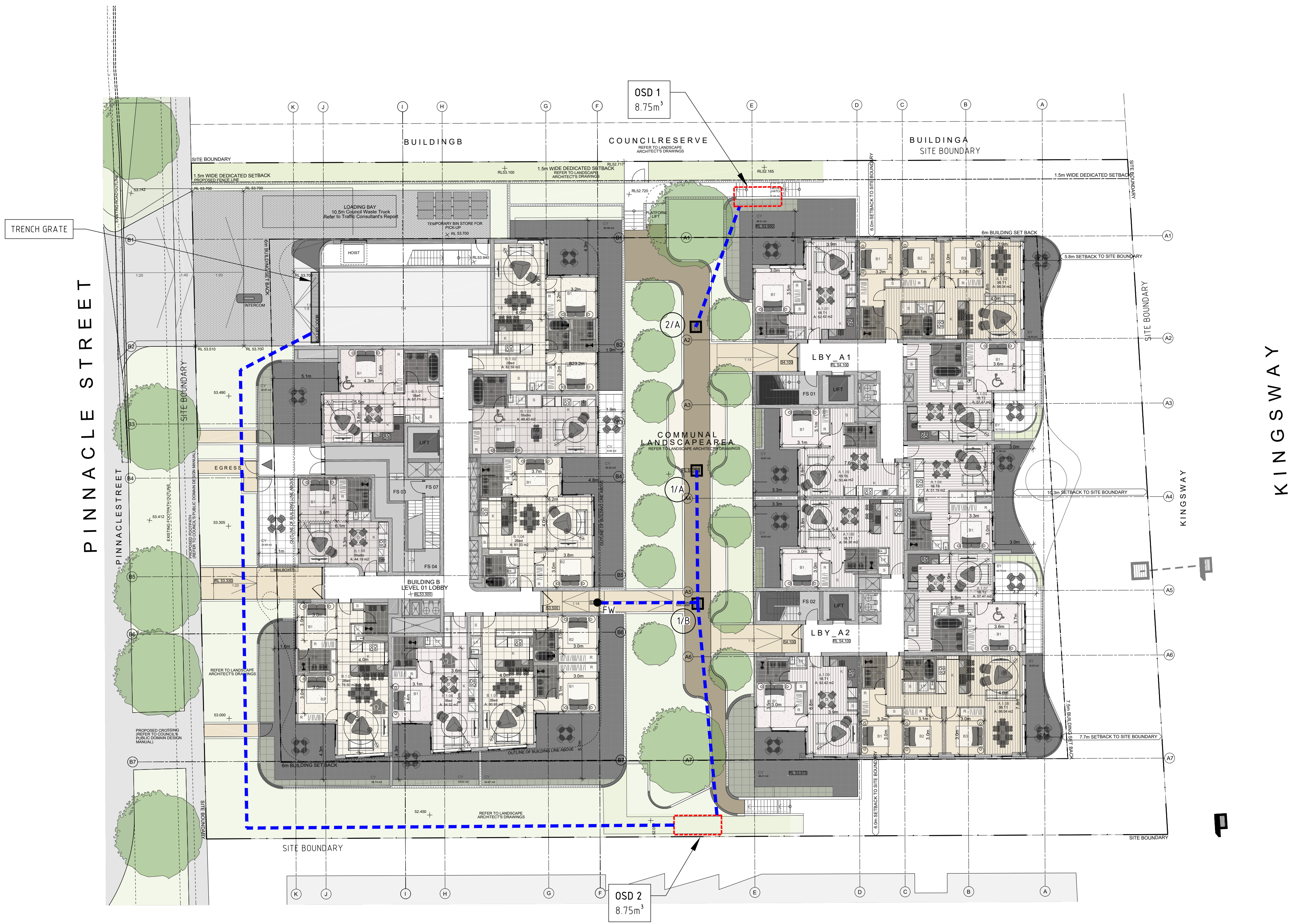


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Horiz. Datum	-	Approved	

Drawing Title		Project No.	
MIRANDA PROJECT, KINGSWAY 678-682 KINGSWAY & 9-13 PINNACLE STREET MIRANDA 2228 GROUND DRAINAGE PLAN		KF113004	
Scale		Drawing Status	
1:200 @ A1 1:400 @ A3	ISSUED FOR DA APPROVAL	Sheet	Revision
		10 Of 11	C



LEGEND	
	DENOTES PROPOSED DRAINAGE PIT
	DENOTES DRAINAGE PIPE
	DENOTES PROPOSED RAINWATER OUTLET
	FLOOR WASTE

LEVEL 1 DRAINAGE PLAN

SCALE 1:200 @A1
1:400 @A3

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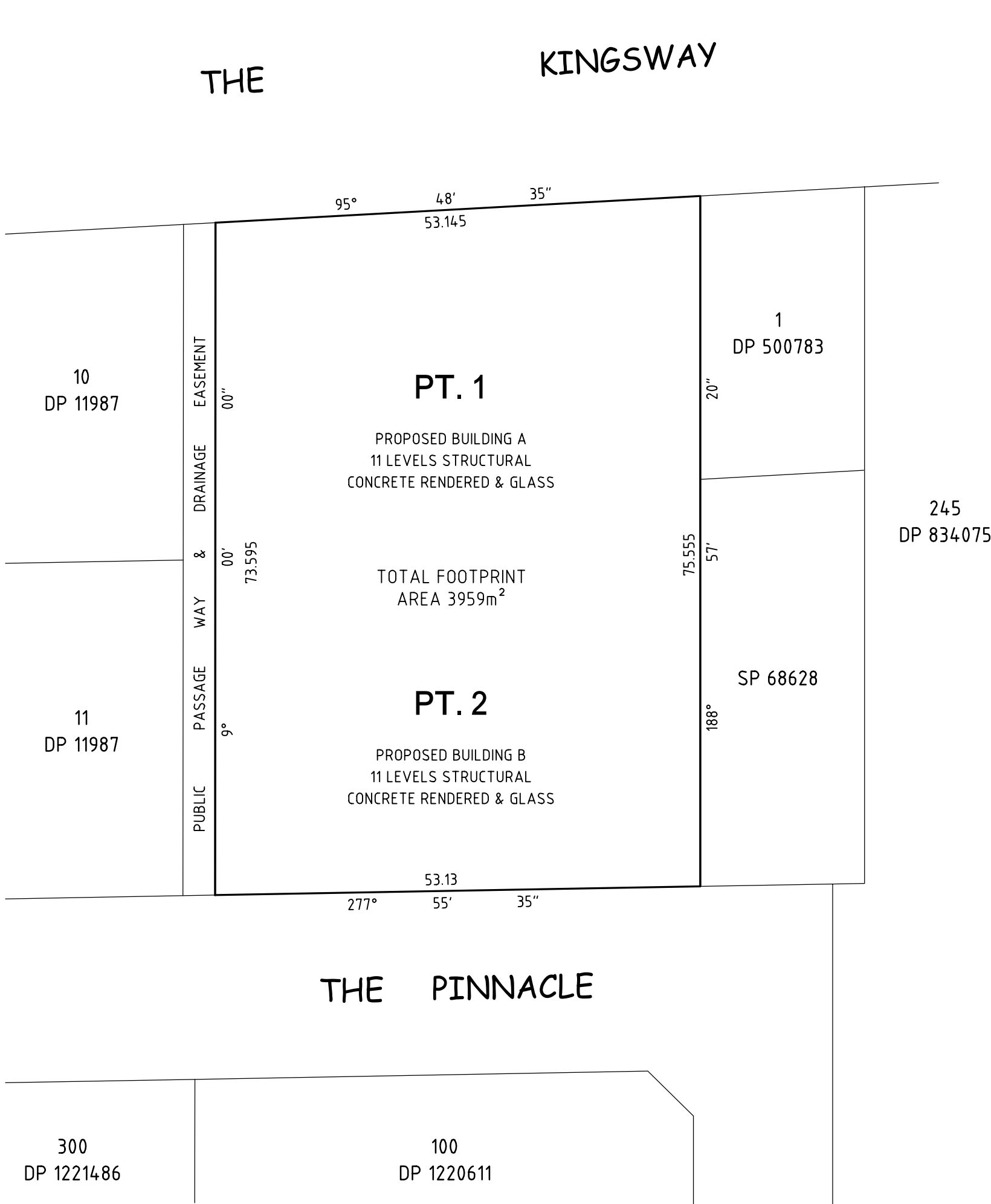
Surveyor	-	Date	July 2018
Date of Survey	-	Drawn	M. Jacimovic
Height Datum	AHD	Designed	M. Jacimovic
Origin	Checked	W. Mullany	
Horiz. Datum	Approved		

Drawing Title		Project No.
MIRANDA PROJECT, KINGSWAY		KF113004
678-682 KINGSWAY & 9-13 PINNACLE STREET		Drawing No.
MIRANDA 2228		C011
LEVEL 1 DRAINAGE PLAN		Sheet
Scale 1:200 @ A1 1:400 @ A3		11 Of 11
Drawing Status		Revision
ISSUED FOR DA APPROVAL		C

GENERAL NOTES:

1. THIS PLAN SHOWS THE CONCEPT OF THE PROPOSED STRATUM SUBDIVISION.
2. DIMENSIONS & AREAS ARE SUBJECT TO CONSTRUCTION COMPLETION & FINAL SURVEY.
3. THE BASE DRAWINGS UTILISED HAVE BEEN DERIVED FROM TURNER ARCHITECTS REFERENCE No.18018.
4. A BUILDING MANAGEMENT STATEMENT IS TO BE REGISTERED WITH FINAL SUBDIVISION.

TOTAL LOT AREAS	
PT. 1	2026m ²
PT. 2	1933m ²



THE WHOLE OF THE LOTS ARE PROPOSED TO BE AFFECTED BY:-

(1) EASEMENT FOR SERVICES

(2) EASEMENT FOR FUTURE SERVICES

(3) EASEMENT FOR SUPPORT AND SHELTER

(4) EASEMENT FOR EMERGENCY EGRESS



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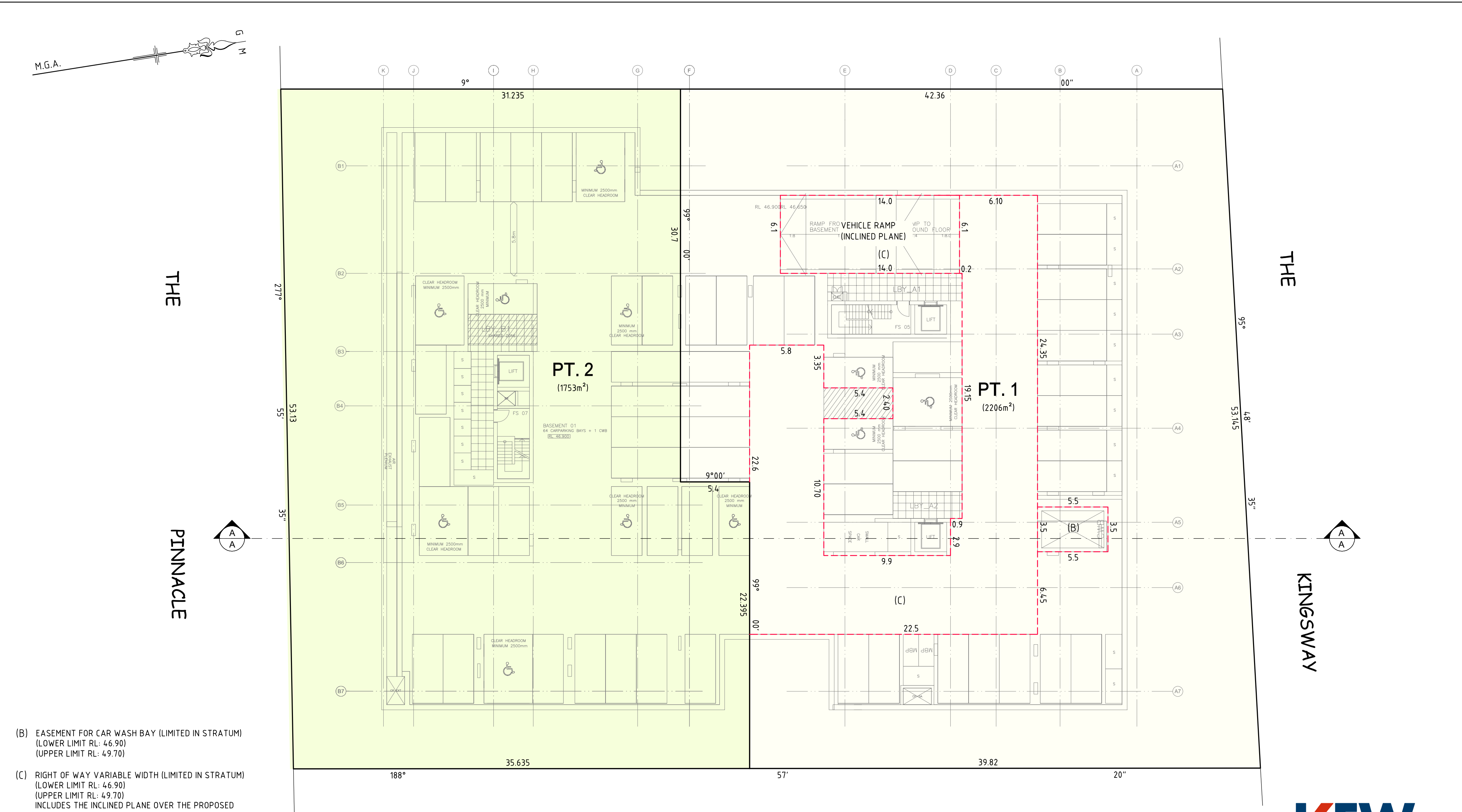
HORIZONTAL LIMITATIONS TO DEFINE THE UPPER & LOWER OF PART OF A LOT ON A SPECIFIC LEVEL DO NOT DEFINE A BOUNDARY WHERE THE SAME LOT EXISTS ABOVE OR BELOW THE NOMINATED LIMITATION. THE AREAS SHOWN FOR THE PART LOTS ON EACH LEVEL ARE SHOWN FOR INFORMATION PURPOSES.

Surveyor: NEIL CRAIG JOHNSON	PLAN OF SUBDIVISION OF LOT 100 IN D.P.1245404	LGA: SUTHERLAND SHIRE	Registered:	ISSUE B : 20.2.19 DRAFT SUBJECT TO CC CONSTRUCTION SURVEY & LRS REGISTRATION
Date of Issue: 20-02-2019		Locality: MIRANDA		
Surveyor's Ref: KF113004_0219		Subdivision No:		
Lengths are in metres.		Reduction Ratio 1 : 500		



SUBJECT TO CC
CONSTRUCTION SURVEY
& LRS REGISTRATION

Page 156 of 162



- (B) EASEMENT FOR CAR WASH BAY (LIMITED IN STRATUM)
(LOWER LIMIT RL: 46.90)
(UPPER LIMIT RL: 49.70)
- (C) RIGHT OF WAY VARIABLE WIDTH (LIMITED IN STRATUM)
(LOWER LIMIT RL: 46.90)
(UPPER LIMIT RL: 49.70)
INCLUDES THE INCLINED PLANE OVER THE PROPOSED
VEHICLE RAMPS TO BE DEFINED BY SURVEY

THE WHOLE OF THE LOTS ARE PROPOSED
TO BE AFFECTED BY:-

- (1) EASEMENT FOR SERVICES
- (2) EASEMENT FOR FUTURE SERVICES
- (3) EASEMENT FOR SUPPORT AND SHELTER
- (4) EASEMENT FOR EMERGENCY EGRESS

HORIZONTAL LIMITATIONS TO DEFINE THE UPPER & LOWER OF PART OF A LOT
ON A SPECIFIC LEVEL DO NOT DEFINE A BOUNDARY WHERE THE SAME LOT
EXISTS ABOVE OR BELOW THE NOMINATED LIMITATION. THE AREAS SHOWN
FOR THE PART LOTS ON EACH LEVEL ARE SHOWN FOR INFORMATION PURPOSES.

BASEMENT 1 LEVEL

LOTS 1 & 2 ARE STRATUM LOTS UNLIMITED IN HEIGHT &
DEPTH EXCEPT FOR THOSE PARTS SHOWN AS BEING
LIMITED BY HORIZONTAL PLANES DEFINED THERON.



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Surveyor: NEIL CRAIG JOHNSON
Date of Issue: 20-02-2019
Surveyor's Ref: KF113004_0219

PLAN OF SUBDIVISION
OF LOT 100 IN D.P.1245404

LGA: SUTHERLAND SHIRE
Locality: MIRANDA
Subdivision No:
Lengths are in metres. Reduction Ratio 1 : 200

Registered:

ISSUE B : 20.2.19
DRAFT
SUBJECT TO CC
CONSTRUCTION SURVEY
& LRS REGISTRATION