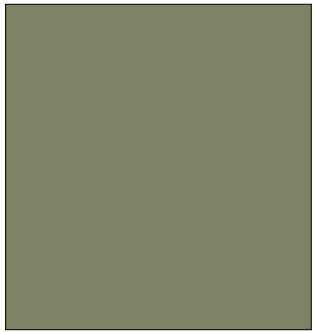


Deep Soil - Ground Level



Deep Soil - Level 01



DEEP SOIL AREA

DEEP SOIL AREA (SEPP Affordable Rental Housing 2009)

" Deep Soil Zones - If, in relation to the part of the site area that is not built on, paved or otherwise sealed: there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 per cent of the site area (The deep soil zone)."

Total Deep Soil Area = 875sqm
Percentage of Deep Soil Area = 22 % Revised Percentage (Minimum 15% SEPP Affordable Rental Housing 2009)

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Rev	Date	Approved by	Revision Notes
A	15.11.18	JMC	Issued for DA Submission
B	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Communal Open Space and Deep Soil Diagram

Scale
1:200 @A1, 50%@A3

Status
Development Application

Project No.

18018

Dwg No.

DA-740-002

Drawn by

TURNER

Rev

B

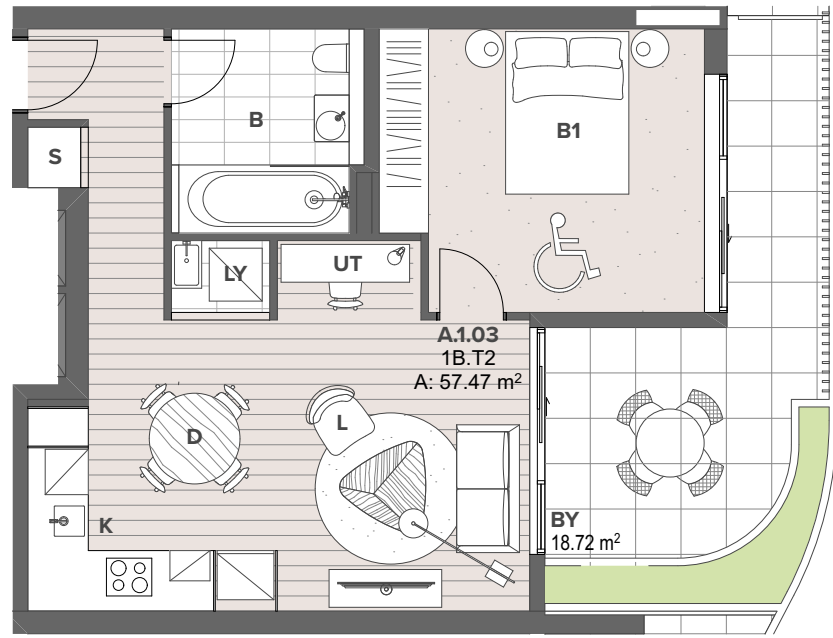
North



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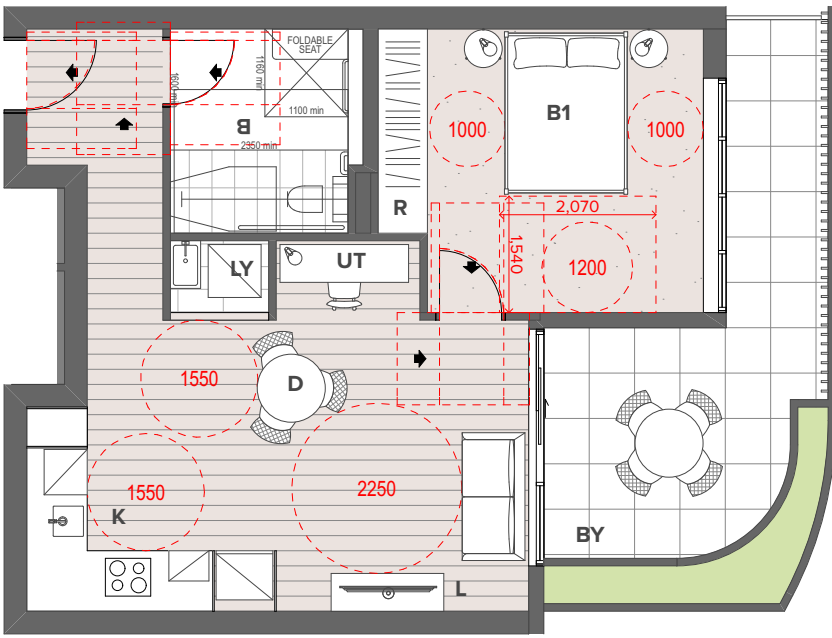
Level 7 ONE Oxford Street
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turner@turner.com.au

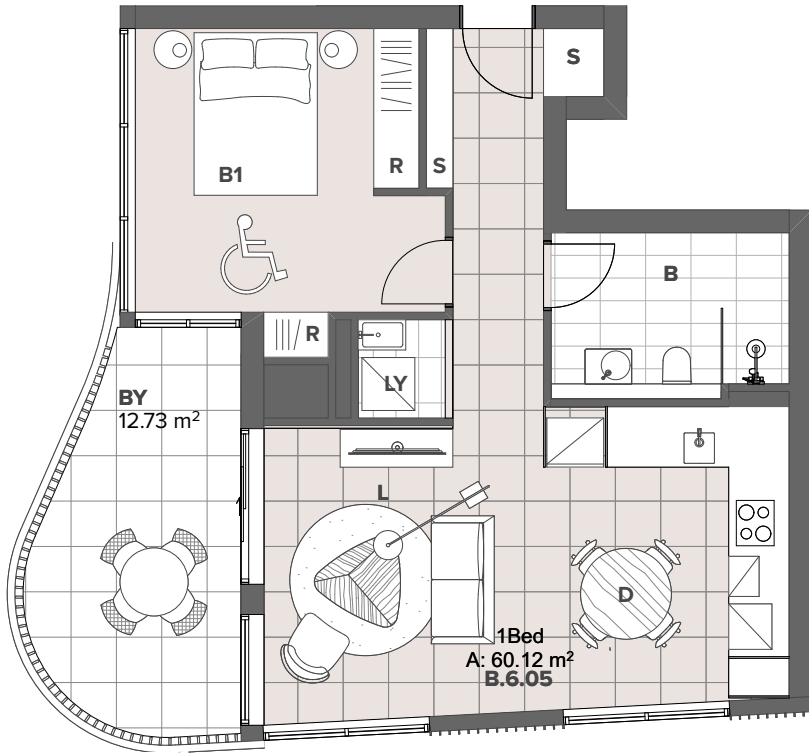


Pre Adapted Layout
1 Bed - Building A - Type 1

A.G.03
A.1.03
A.1.07
A.2.03
A.2.06
A.3.03
A.3.06

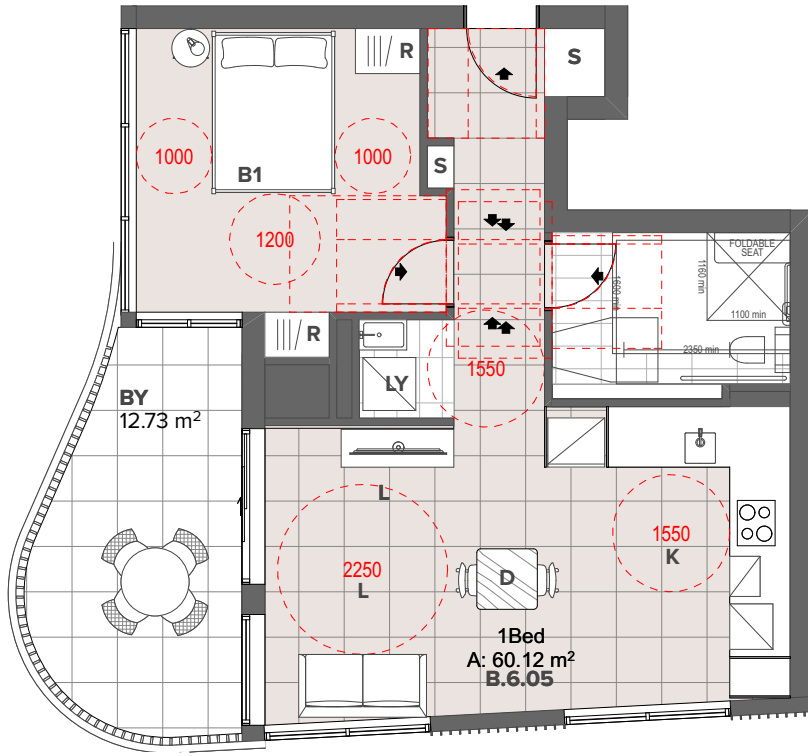


Post Adapted Layout
1 Bed - Building A - Type 1

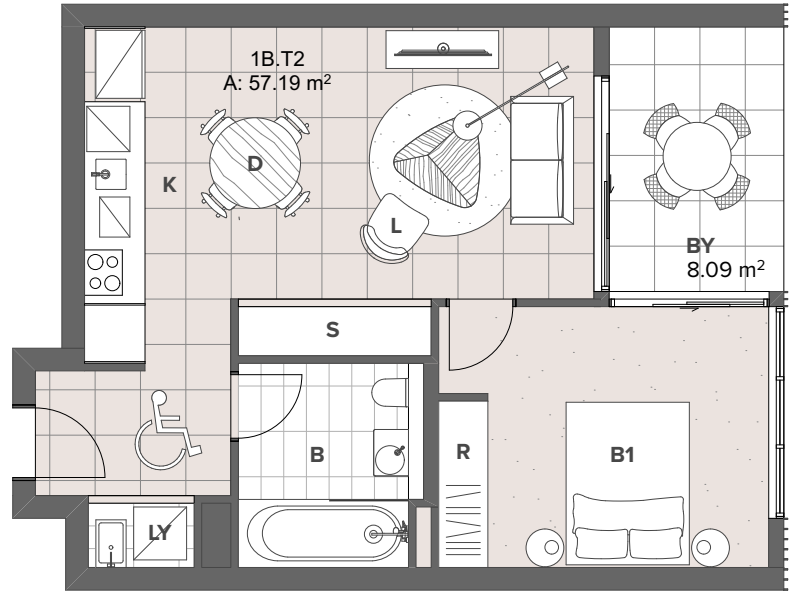


Pre Adapted Layout
1 Bed - Building B - Type 2

B.5.05
B.6.05
B.7.05

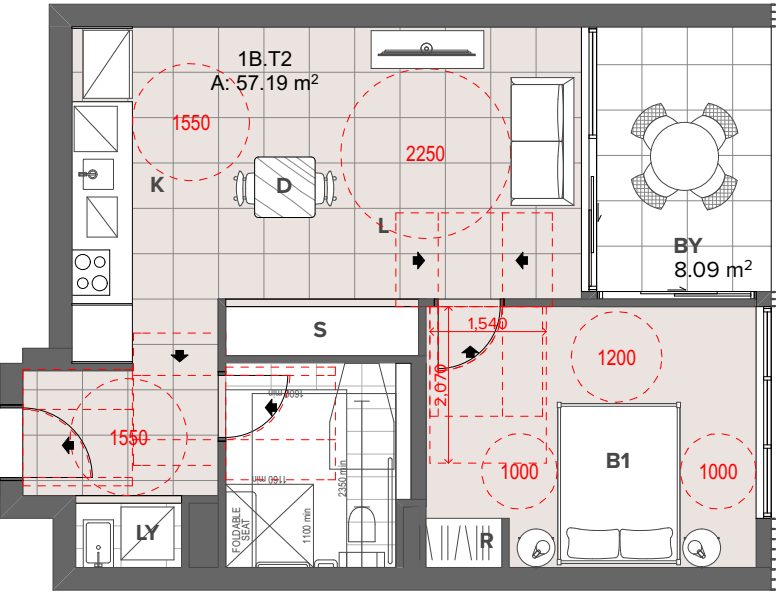


Post Adapted Layout
1 Bed - Building B - Type 2

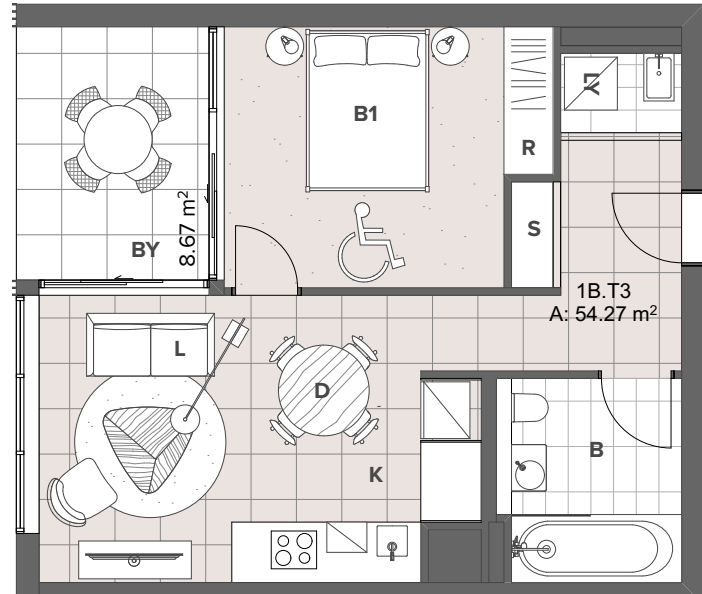


Pre Adapted Layout
1 Bed - Building B - Type 3

B.2.06
B.3.06
B.4.06

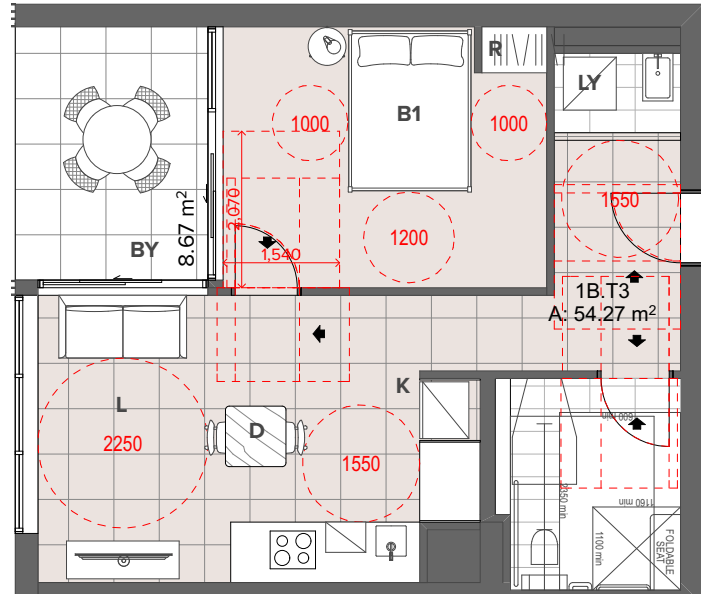


Post Adapted Layout
1 Bed - Building B - Type 3

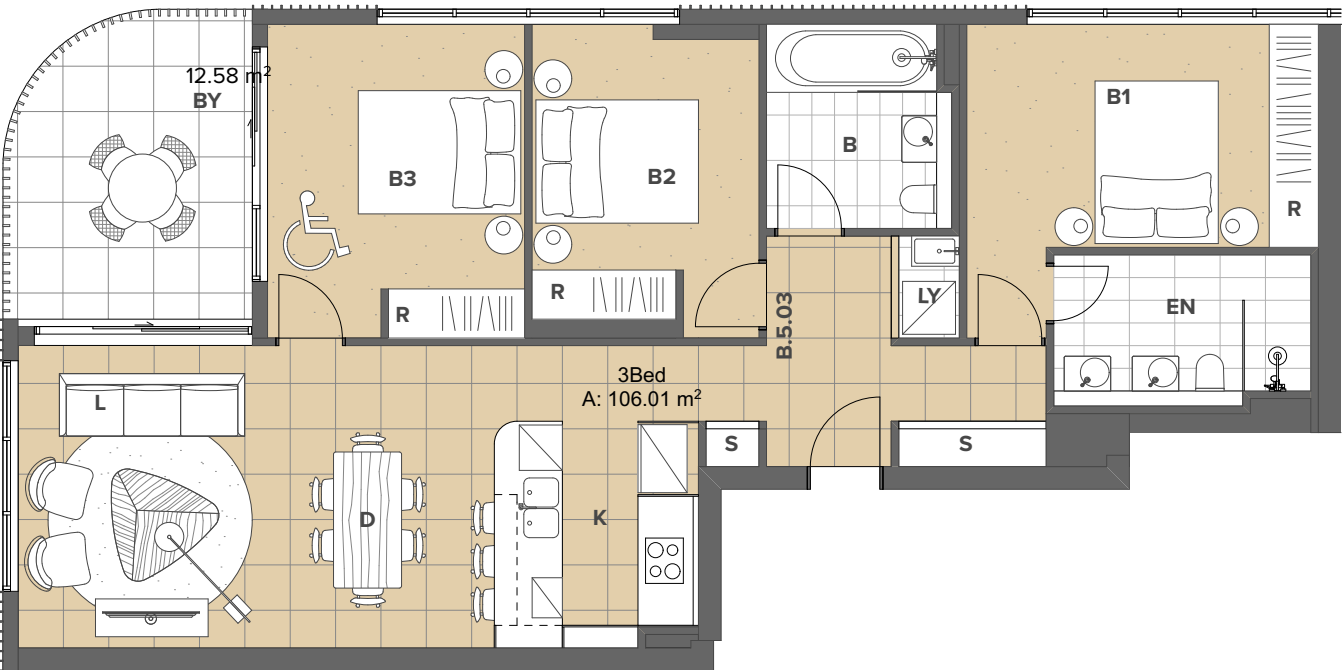


Pre Adapted Layout
1 Bed - Building B - Type 4

B.2.03
B.3.03
B.4.03

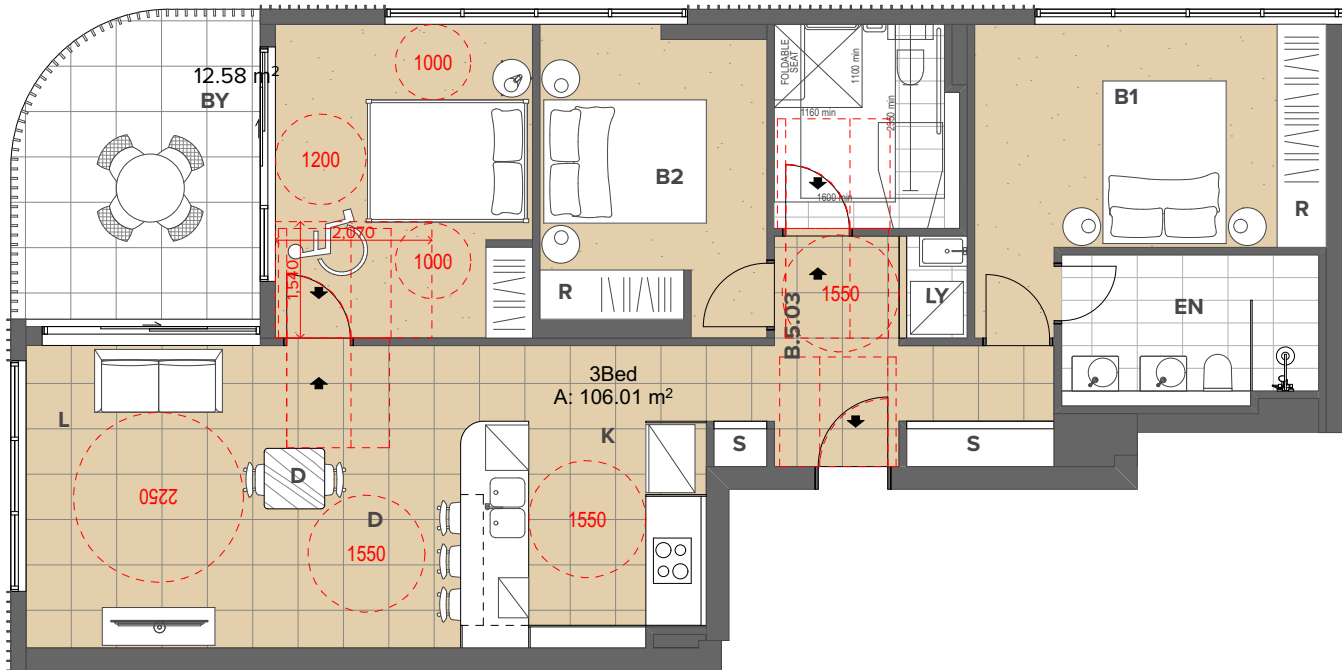


Post Adapted Layout
1 Bed - Building B - Type 4



Pre Adapted Layout
3 Bed - Building B - Type 5

B.5.03
B.6.03
B.7.03



Post Adapted Layout
3 Bed - Building B - Type 5

ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

AS4299 Appendix A:

Defines the classification levels of apartments required as follows:

Adaptable Dwelling Class C - All essential features incorporated.

Essential Required Features:

1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1
3. Parking spaces min 6.0 x 3.8m
4. Accessible entry to be level (max 1:40 slope).
5. Threshold to be low level.
6. Landing to enable wheelchair manoeuvrability.
7. Accessible entrance door to have min 850 mm clearance.
8. Door lever handles and hardware to AS 1428.1
9. Internal doors to have 820 mm min clearance.
10. Internal corridors: 1000 mm min. clear width.
11. Provision for compliance with AS 1428.1 for door approaches.
12. Provision for circulation space of 2250 mm dia.
13. Living / Dining space: Telephone point adjacent to GPO.
14. Living / Dining space: Potential illumination level min 300 lux.
15. Kitchen: Minimum width 2.7 m (1550 mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1.
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable.
20. Kitchen sink bowl max. 150 mm deep.
21. Kitchen: Tap set capstan or lever handles or lever mixer.
22. Kitchen: Tap set located within 300mm of front of sink.
23. Cooktops to include either front or side controls with raised cross bars.
24. Cooktops to include isolating switch.
25. Kitchen: Work surface min. 800 mm length adjacent to cooktop at same height.
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
27. Kitchen: GPOs to comply with AS 1428.1 At least one double GPO within 300 mm of front of work surface.
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in it's operating position.
29. Kitchen: Slip resistant floor surface.
30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS 1428.1
31. Bathroom: Provision for bathroom area to comply with AS 1428.1
32. Bathroom: Slip resistant floor surface.
33. Shower recess, with no hob.Min size 1160 x 1100 to comply with AS 1428.1
34. Shower area waterproofed to AS 3740 with floor fall to waste.
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook. (Plumbing and wall strengthening provision).
38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
41. Provision for continuous tiling under kitchen bench

Adaptable Apartments

Minimum 20% of total apartments to be adaptable housing units. (Sutherland Shire Council DCP Requirement)

Total adaptable apartments provided: 23 apartments @ 20.2%

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Rev	Date	Approved by	Revision Notes
A	05.07.18	JMC	Issued for Information
B	16.17.18	JMC	Issued for DA Submission
C	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Adaptable + Livable Apartments

Scale
1:100 @A1, 50%@A3
Development Application

Project No.
18018
Dwg No.
DA-810-001

Drawn by
TURNER

Rev
C

North
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ADAPTABLE HOUSING DESIGN
COMPLYING APARTMENTS

AS4299 Appendix A:

Defines the classification levels of apartments required as follows;

Adaptable Dwelling Class C - All essential features incorporated.

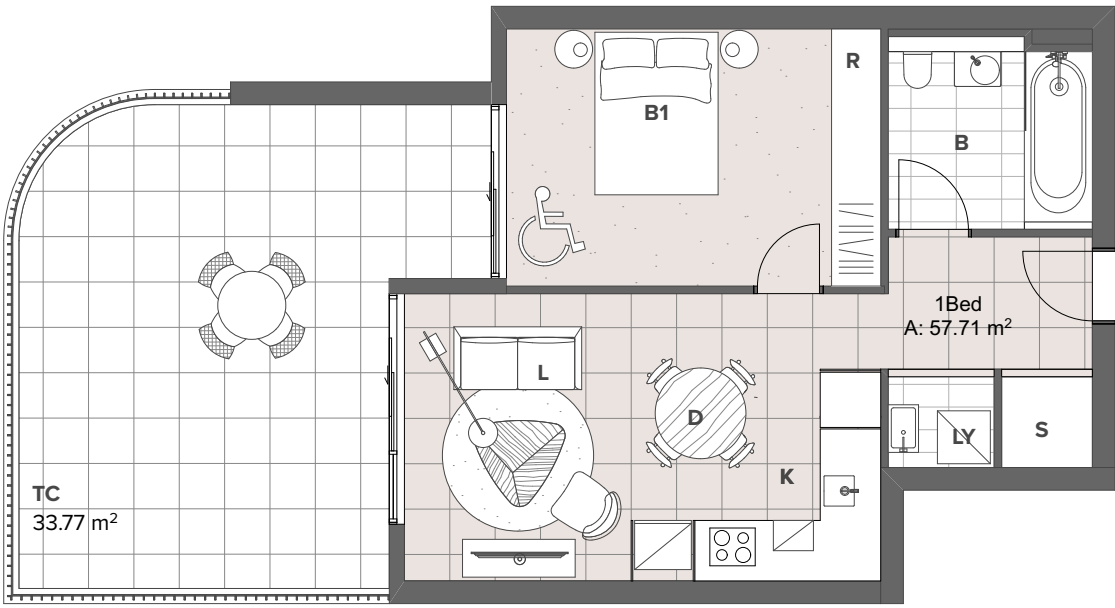
Essential Required Features:

1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS 1428.1
3. Parking spaces min 6.0 x 3.8m
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5. Threshold to be low level.
6. Landing to enable wheelchair manoeuvrability.
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15. Kitchen: Minimum width 2.7 m (1550 mm clear between benches).
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17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850 mm or replaceable.
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34. Shower area waterproofed to AS 3740 with floor fall to waste.
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook. (Plumbing and wall strengthening provision).
38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
41. Provision for continuous tiling under kitchen bench

Adaptable Apartments

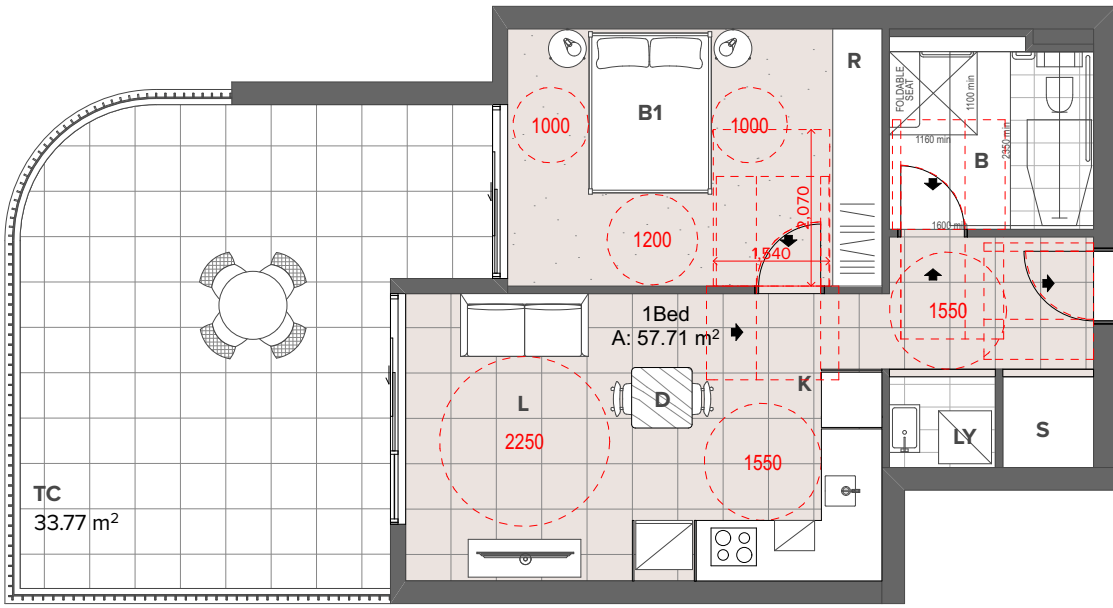
Minimum 20% of total apartments to be adaptable housing units. (Sutherland Shire Council DCP Requirement)

Total adaptable apartments provided: 23 apartments @ 20.2%



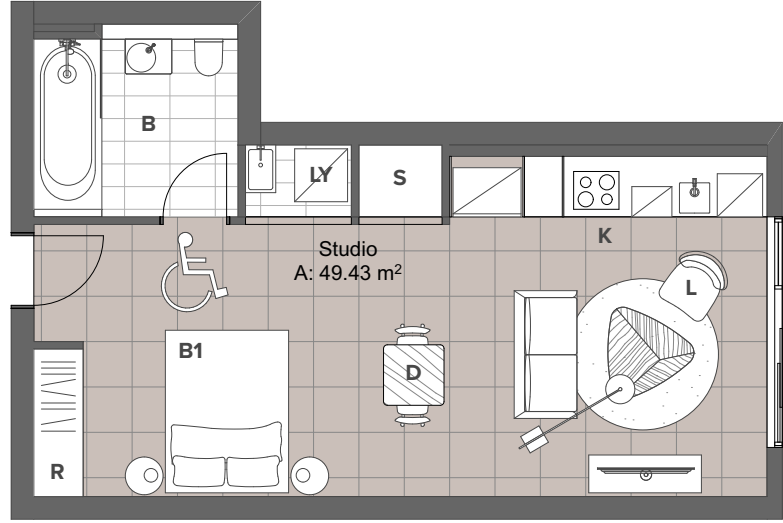
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1 Bed - Building B - Type 6

B1.01



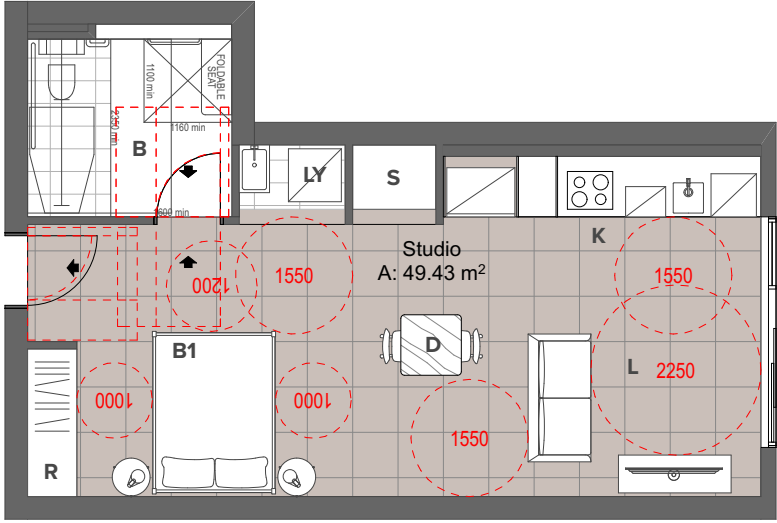
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1 Bed - Building B - Type 6

B1.01



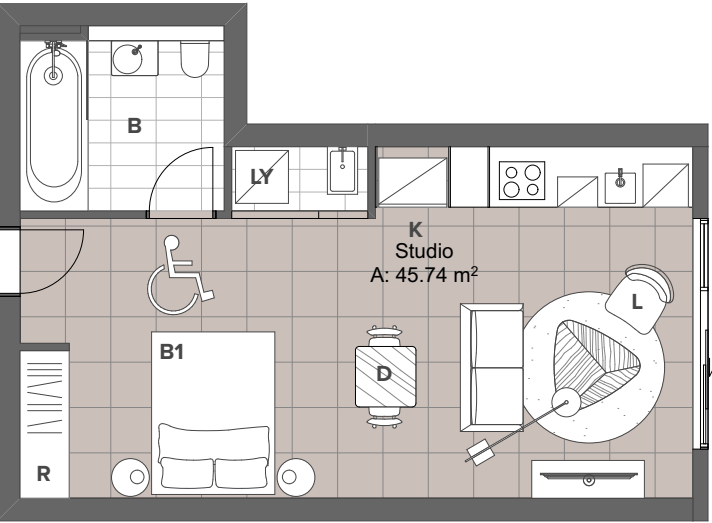
Pre Adapted Layout
Studio - Building B - Type 7

B1.03



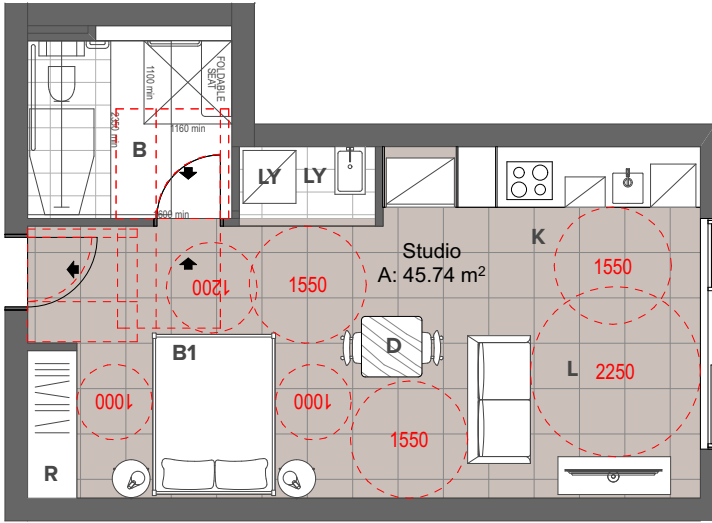
Post Adapted Layout
Studio - Building B - Type 7

B1.03



Pre Adapted Layout
Studio - Building B - Type 8

B.2.05



Pre Adapted Layout
Studio - Building B - Type 8

B.2.05

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Rev A Date 08.02.19 Approved by JMC Revision Notes Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Adaptable + Livable Apartments

Scale
1:100 @A1, 50%@A3
Status
Development Application

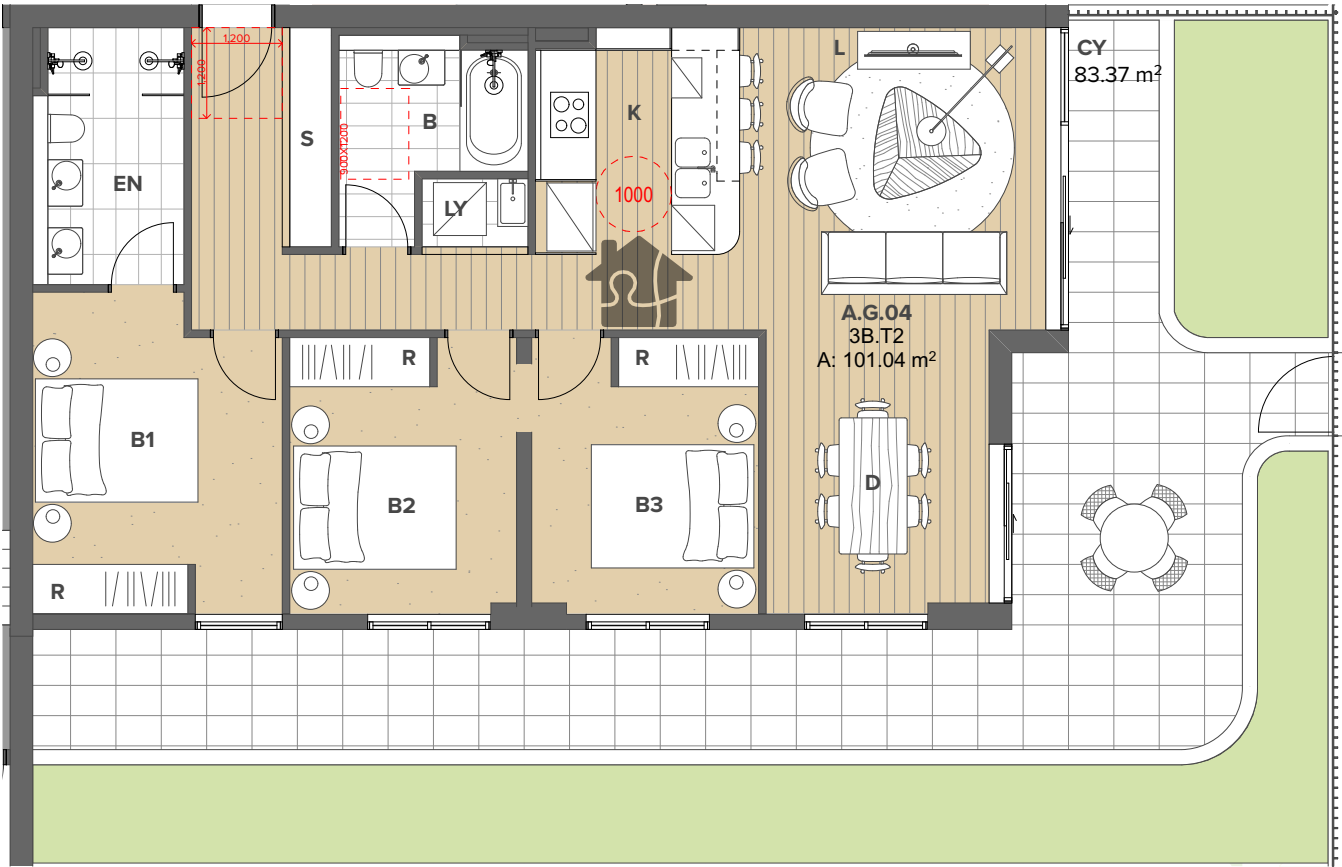
Project No.
18018
Dwg No.
DA-810-002

Drawn by
TURNER
Rev
A

North
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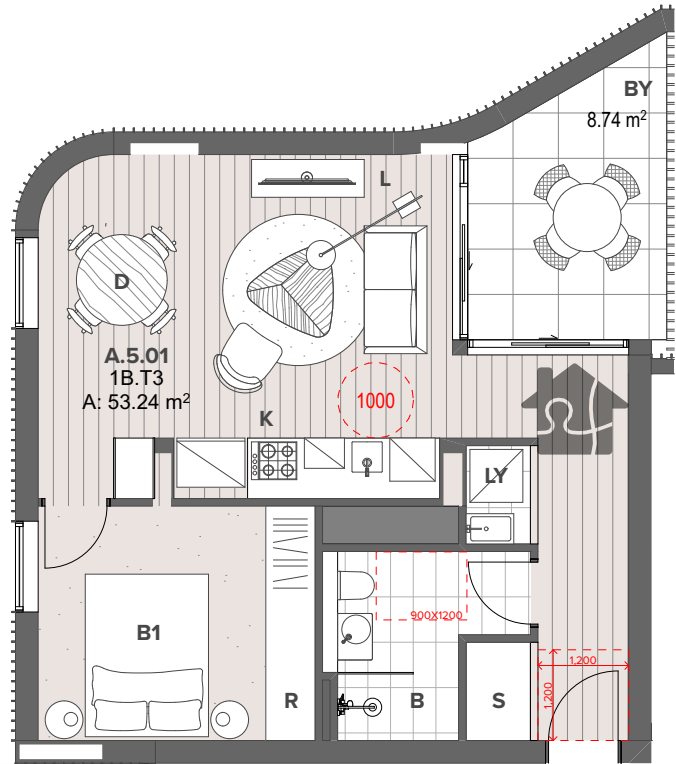
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turner@turner.com.au



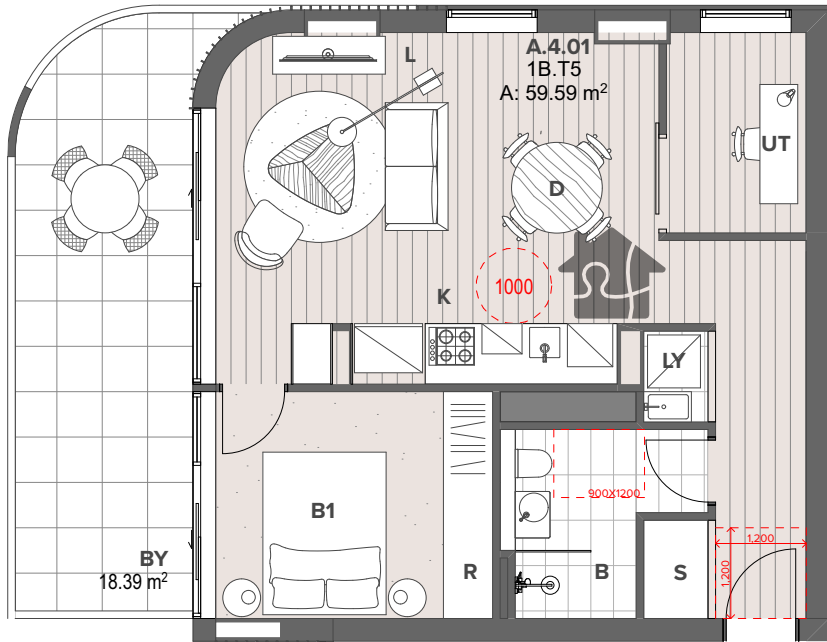
LIVABLE
3 Bed - Building A - Type 2

A.G.01
A.G.04



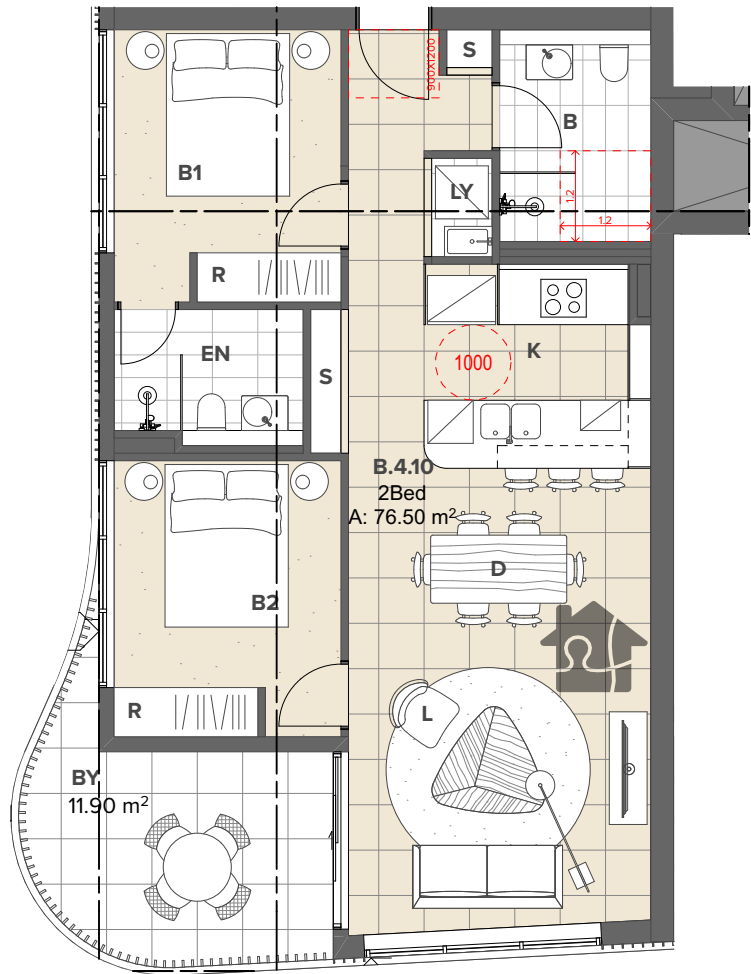
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1 Bed - Building A - Type 3

A.5.01
A.5.06
A.6.01
A.6.06



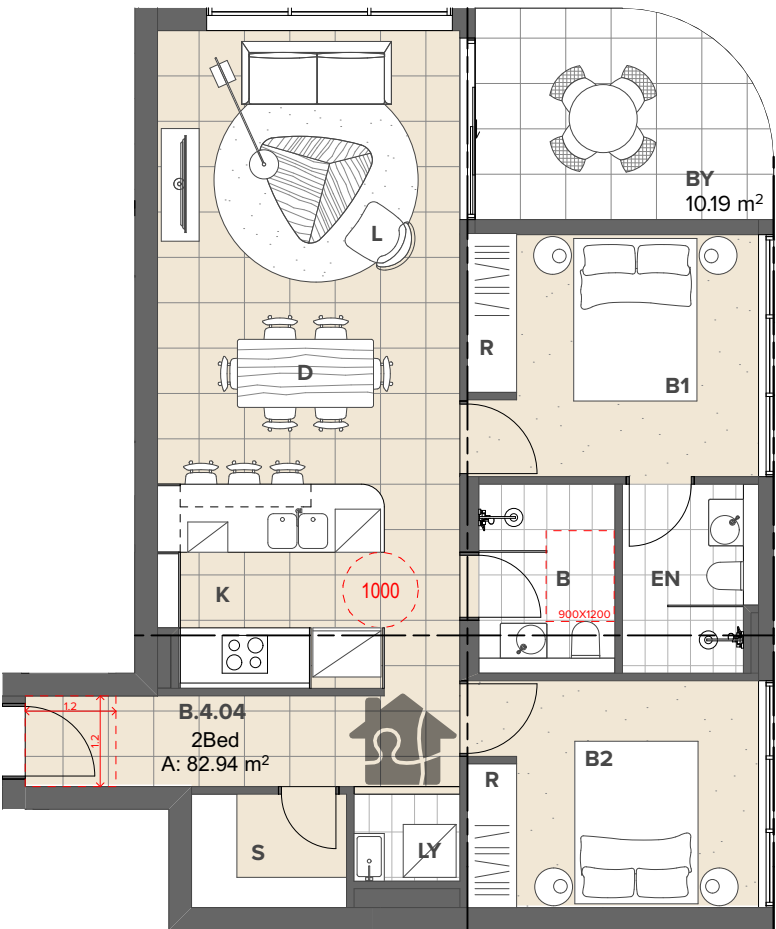
LIVABLE
1 Bed - Building A - Type 4

A.4.01
A.4.06



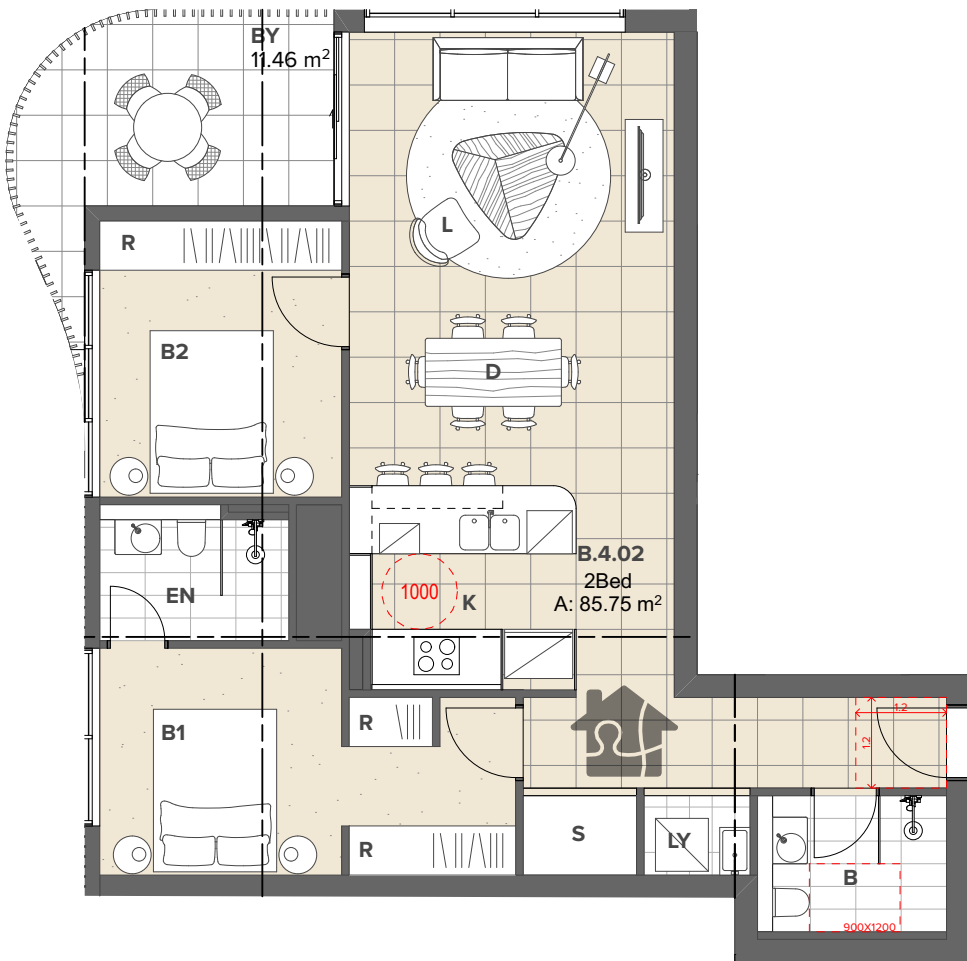
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2 Bed - Building B - Type 5

B.1.07
B.2.10
B.3.10
B.4.10



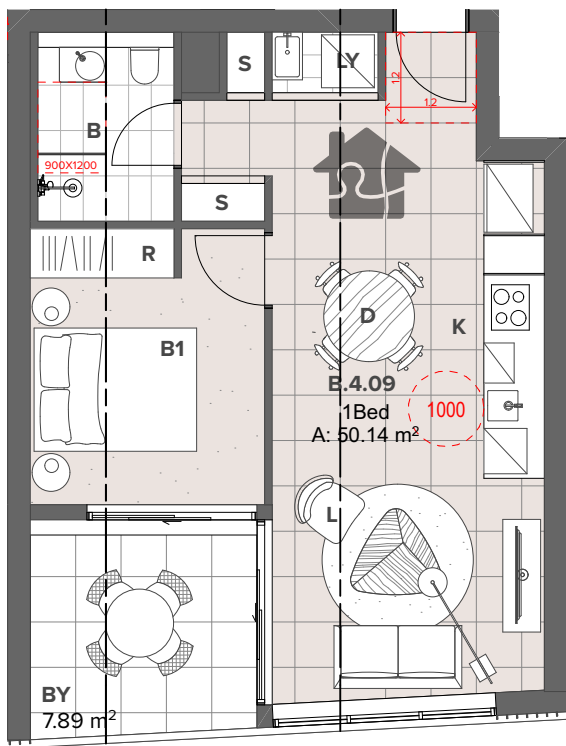
LIVABLE
2 Bed - Building B - Type 6

B.2.04
B.3.04
B.4.04



LIVABLE
2 Bed - Building B - Type 7

B.2.02
B.3.02
B.4.02



LIVABLE
1 Bed - Building A - Type 8

B.1.06
B.2.09
B.3.09
B.4.09

Livable Apartments (with reference to Apartment Design Guide_Objective 4Q.1)

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Minimum 20% of total apartments to incorporate the Livable Housing guideline's silver level universal design features.

Total livable apartments provided: 23 @ 20.2%

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SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JMC	Issued for Information
B	16.17.18	JMC	Issued for DA Submission
C	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Adaptable + Livable Apartments

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	18018	TURNER	
Status	Dwg No.	Rev	
Development Application	DA-810-010	C	

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SYDNEY NSW 2000

Rev A Date 08.02.19 Approved by JMC Revision Notes Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Traffic Analysis
Waste Truck Swept Path Analysis 10.5m Truck

Scale
1:100 @ B1
Status
Development Application

Project No.
18018
Dwg No.
DA-850-001

Drawn by
TURNER
Rev
A

North
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|----------|------------------|--------------------|--|--|---------------------------|---------------------------|------------|
| Rev
A | Date
08.02.19 | Approved by
JMC | Reason Notes
Issue for Modified DA Submission | Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia | Scale
1:50, 1:100 @ B1 | Drawn by
TURNER | North
→ |
| | | | | Dwg No
DA-860-001 | Development Application | | |
| | | | | Drawing Title
Services Details
Hydrant Booster Details | | | |



PREVIOUS OPTION - KINGSWAY VIEW FROM NORTH EAST



PROPOSED OPTION - KINGSWAY VIEW FROM NORTH EAST

VIEW FROM KINGSWAY

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Notwithstanding to whomsoever, Turner 6885, ABN 96 594 094 811

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B	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
3D VIEWS
Perspective 01

Scale N/A	Project No. 18018	Drawn by TURNER	North
Status Development Application	Dwg No. DA-900-001	Rev B	

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PREVIOUS OPTION - PINNACLE STREET VIEW FROM SOUTH WEST



PROPOSED OPTION - PINNACLE STREET VIEW FROM SOUTH WEST



PREVIOUS OPTION - PINNACLE STREET VIEW FROM SOUTH EAST



PROPOSED OPTION - PINNACLE STREET VIEW FROM SOUTH EAST

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678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
3D VIEWS
Perspective 03

Scale N/A	Project No. 18018	Drawn by TURNER	North
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