



Legend

- (BAL1) Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.
- (BAL2) Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.
- (BAL3) Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.
- (BRK1) Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.
- (BRK2) Brick Type 2: Charcoal Face brick similar in colour to Austal 'Gard'.
- (CLD1) Cladding Type 1: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone Surfmer.
- (CLD2) Cladding Type 2: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone Woodland Grey.
- (CLD3) Cladding Type 3: Metal cladding system. Colour similar to PCF1.
- (COP1) Concrete Off-form finish, Type 1: Insitu Concrete, natural finish.
- (COP2) Concrete Off-form finish, Type 2: Insitu Concrete, paint colour to match PF1.
- (COP3) Concrete Off-form finish, Type 3: Insitu Concrete, paint colour to match PF2.
- (GC1) Glass, clear: Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
- (GC2) Glass, opaque: Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
- (GC3) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
- (GC4) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
- (GC5) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
- (LY1) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF2.
- (LY2) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF1.
- (PCF1) Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
- (PCF2) Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
- (PF1) PF1: Paint finish type 1: Finish similar to Dulux Natural White.
- (PF2) PF2: Paint finish type 2: Finish similar to Dulux Black Casar.
- (SC1) Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF1.
- (SC2) Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame to landscaping.
- (SC3) Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
- (SC4) Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2.
- (SC5) Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.
- (SG1) Building identification signage to later detail.
- (LND1) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

NOTES
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COLDSTREAM VIC 3770

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60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	16.11.18	JAC	Issued for DA Submission
C	01.02.19	JAC	Preliminary Response to DA Assessment
D	06.02.19	JAC	Issue for Consultant Coordination
E	06.02.19	JAC	Issue for Modified DA Submission

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

Drawing Title
GA Elevations
North Elevation

Scale 1:100 @ B1	Project No. 18018	Drawn by JL KH	North
Development Application	Dwg No. DA-250-001	Rev E	

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- Legend
- (BAL1) Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.
 - (BAL2) Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.
 - (BAL3) Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.
 - (BRK1) Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.
 - (BRK2) Brick Type 2: Charcoal Face brick similar in colour to Austal 'Gard'.
 - (CLD1) Cladding Type 1: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone 'Summer'.
 - (CLD2) Cladding Type 2: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone 'Woodland Grey'.
 - (CLD3) Cladding Type 3: Metal cladding system. Colour similar to PCF1.
 - (COF1) Concrete Off-form finish, Type 1: In-situ Concrete, natural finish.
 - (COF2) Concrete Off-form finish, Type 2: In-situ Concrete, paint colour to match PF1.
 - (COF3) Concrete Off-form finish, Type 3: In-situ Concrete, paint colour to match PF2.
 - (GC1) Glass, clear. Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
 - (GC2) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (GC3) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (GC4) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (GC5) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (LV1) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF1.
 - (LV2) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF1.
 - (PCF1) Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
 - (PCF2) Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
 - (PF1) PF1: Paint finish type 1: Finish similar to Dulux Natural White.
 - (PF2) PF2: Paint finish type 2: Finish similar to Dulux Black Casar.
 - (SC1) Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF1.
 - (SC2) Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame to landscaping.
 - (SC3) Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
 - (SC4) Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2.
 - (SC5) Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.
 - (SG1) Building identification signage to later detail.
 - (JND1) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

NOTES

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SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	16.17.18	JAC	Issued for DA Submission
C	25.17.18	JAC	Issued for DA Submission Additional Information
D	01.02.19	JAC	Preliminary Response to DA Assessment
E	06.02.19	JAC	Issue for Consultant Coordination
F	08.02.19	JAC	Issue for Modified DA Submission

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

Drawing Title
GA Elevations
East Elevation

Scale
1:100 @ B1

Project No.
18018

Dwg No.
DA-250-101

Drawn By
TURNER

Rev
F

North

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Legend

- | | | | | | | | | | | | | | |
|------|---|------|---|------|--|-----|---|------|---|-----|--|------|---|
| BAL1 | Substrate Type 1: Fixed vertical metal fins. Finish to match PCF1. | GLD1 | Cladding Type 1: Metal cladding system with substrate vertical rib detail, similar to Lysaght Longfins 305 profile. Finish similar to Colortone Starchitect Grey. | COF1 | Concrete Off-form finish. Type 1: Insitu Concrete, natural colour to match PCF1. | GC3 | Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1. | LVC | Vertical metal louvre system, similar to 160 x 25 aluminium profile. Powdercoat finish to match PCF2. | SC1 | Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF1. | SNG | Building identification signage to later detail. |
| BAL2 | Substrate Type 2: In-Situ concrete spandrel. Finish to match PCF1. | GLD2 | Cladding Type 2: Metal cladding system with substrate vertical rib detail, similar to Lysaght Longfins 305 profile. Finish similar to Colortone Starchitect Grey. | COF2 | Concrete Off-form finish. Type 2: Insitu Concrete, natural colour to match PCF1. | GC4 | Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1. | PCF1 | Powder coat finish. Type 1: Colour and finish similar to Dulux Electro Black. | SC2 | Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame for landscaping. | UND1 | Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawing for feature details. |
| BAL3 | Substrate Type 3: In-Situ concrete spandrel. Finish to match PCF1. | GLD3 | Cladding Type 3: Metal cladding system. Colour similar to PCF1. | COF3 | Concrete Off-form finish. Type 3: Insitu Concrete, paint colour to match PCF1. | GC5 | Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1. | PCF2 | Powder coat finish. Type 2: Colour and finish similar to Dulux Electro White. | SC3 | Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1. | | |
| BRK1 | Substrate Type 1: White Faux brick similar in colour to Bowral 'Chinghina White'. | GLD4 | Cladding Type 4: Metal cladding system. Colour similar to PCF1. | COF4 | Concrete Off-form finish. Type 4: Insitu Concrete, paint colour to match PCF1. | GC6 | Glass, clear. Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1. | PF1 | PF1: Paint finish type 1: Finish similar to Dulux 'Natural White'. | SC4 | Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2. | | |
| BRK2 | Substrate Type 2: Charcoal Faux brick similar in colour to Bowral 'Gardoni'. | GLD5 | Cladding Type 5: Metal cladding system. Colour similar to PCF1. | COF5 | Concrete Off-form finish. Type 5: Insitu Concrete, paint colour to match PCF1. | GC7 | Glass, opaque. Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1. | LVC1 | Vertical metal louvre system, similar to 160 x 25 aluminium profile. Powdercoat finish to match PCF2. | PF2 | PF2: Paint finish type 2: Finish similar to Dulux 'Black Colour'. | SC5 | Screen Type 5: Decorative metal screen with integral gable, height varies. Powder coat finish to match PCF2. |

NOTES

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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	01.02.19	JMC	Preliminary Response to DA Assessment
D	06.02.19	JMC	Issue for Consultant Coordination
E	06.02.19	JMC	Issue for Modified DA Submission

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

Drawing Title

GA Elevations
South Elevation

Scale	Project No.	Drawn by	North
1:100 @ B1	18018	JL KH	
Status	Dwg No.	Rev	
Development Application	DA-250-201	E	

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- Legend
- (BAL1) Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.
 - (BAL2) Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.
 - (BAL3) Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.
 - (BRK1) Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.
 - (BRK2) Brick Type 2: Charcoal Face brick similar in colour to Austal 'Gault'.
 - (CLD1) Cladding Type 1: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone 'Summer'.
 - (CLD2) Cladding Type 2: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Calabone 'Woodland Grey'.
 - (CLD3) Cladding Type 3: Metal cladding system. Colour similar to PCF1.
 - (COP1) Concrete Off-form finish, Type 1: Insitu Concrete, natural finish.
 - (COP2) Concrete Off-form finish, Type 2: Insitu Concrete, paint colour to match PF1.
 - (COP3) Concrete Off-form finish, Type 3: Insitu Concrete, paint colour to match PF2.
 - (GC1) Glass, clear. Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
 - (GC2) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
 - (GC3) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (GC4) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
 - (GC5) Glass, clear. Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
 - (LV1) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF1.
 - (LV2) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile. Powdercoat finish to match PCF1.
 - (PCF1) Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
 - (PCF2) Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
 - (PF1) PF1: Paint finish type 1: Finish similar to Dulux 'Natural White'.
 - (PF2) PF2: Paint finish type 2: Finish similar to Dulux 'Black Casar'.
 - (SC1) Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF2.
 - (SC2) Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame to landscaping.
 - (SC3) Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
 - (SC4) Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2.
 - (SC5) Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.
 - (SNG1) Building identification signage to later detail.
 - (JND1) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

NOTES

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SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	16.11.18	JAC	Issued for DA Submission
C	01.02.19	JAC	Preliminary Response to DA Assessment
D	06.02.19	JAC	Issue for Consultant Coordination
E	06.02.19	JAC	Issue for Modified DA Submission

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

Drawing Title
GA Elevations
West Elevation

Scale	Project No.	Drawn by	North
1:100 @ B1	18018	TURNER	
Status	Dwg No.	Rev	
Development Application	DA-250-301	E	

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(BAL1)	Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.	(CLD1)	Cladding Type 1: Vertical rib de profile. Finish to match PCF1.
(BAL2)	Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.	(CLD2)	Cladding Type 2: Vertical rib de profile. Finish to match PCF1.
(BAL3)	Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.	(CLD3)	Cladding Type 3: Vertical rib de profile. Finish to match PCF1.
(BRK1)	Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.		
(BRK2)	Brick Type 2: Charcoal Face brick similar in colour to Austral 'Gaudi'.		

NOTES

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(LV2)	Vertical metal louvre system, similar to 160 x 25 ellipsoid profile, Powdercoat finish to match PCF1.
(PCF1)	Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
(PCF2)	Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
(PF1)	PF1: Paint finish type 1: Finish similar to Dulux Natural White.
(PF2)	PF2: Paint finish type 2: Finish similar to Dulux Black Caviar.

- SC1 Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF2.
- SC2 Screen Type 2: Decorative stainless steel tension wire screen, used as a climbing frame for landscaping.
- SC3 Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
- SC4 Screen Type 4: Solid metal louvre screen. Powdercoat finish to match PCF2.
- SC5 Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.

(SNG1) Building identification signage to later detail.

(LND1) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

Rev	Date	Approved by	Revision Notes
A	06.07.18	JMC	Issued for Information
B	16.17.18	JMC	Issued for DA Submission
C	01.02.19	JMC	Preliminary Response to DA Assessment
D	06.02.19	JMC	Issue for Modified DA Submission

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

Drawing Title
GA Sections
Section AA

Scale	Project No.	Drawn by	North
1:100 @ B1	18018	TURNER	
Status	Dwg No.	Rev	
Development Application	DA-350-001	D	

TURNER

18018	Drawn by	North
-350-001	<u>TURNER</u>	
	Rev	D

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Legend

- (BAL1) Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.
- (BAL2) Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.
- (BAL3) Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.
- (BRK1) Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.
- (BRK2) Brick Type 2: Charcoal Face brick similar in colour to Austal 'Gaudi'.
- (CLD1) Cladding Type 1: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Colorbond 'Summit'.
- (CLD2) Cladding Type 2: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Colorbond 'Woodland Grey'.
- (CLD3) Cladding Type 3: Metal cladding system. Colour similar to PCF1.
- (COF1) Concrete Off-form finish, Type 1: Insitu Concrete, natural finish.
- (COF2) Concrete Off-form finish, Type 2: Insitu Concrete, paint colour to match PF1.
- (COF3) Concrete Off-form finish, Type 3: Insitu Concrete, paint colour to match PF2.
- (GC1) Glass, clear: Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
- (GC2) Glass, opaque: Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.
- (GC3) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
- (GC4) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
- (GC5) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
- (LV1) Vertical metal louvre system, similar to 160 x 25 slat profile, Powdercoat finish to match PCF2.
- (LV2) Vertical metal louvre system, similar to 160 x 25 slat profile, Powdercoat finish to match PCF1.
- (PCF1) Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
- (PCF2) Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
- (PF1) PF1: Paint finish type 1: Finish similar to Dulux 'Natural White'.
- (PF2) PF2: Paint finish type 2: Finish similar to Dulux 'Black Cavalier'.
- (SC1) Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF2.
- (SC2) Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame to landscaping.
- (SC3) Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
- (SC4) Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2.
- (SC5) Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.
- (SND1) Building identification signage to later detail.
- (SND2) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

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SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	16.11.18	JAC	Issued for DA Submission
C	01.02.19	JAC	Preliminary Response to DA Assessment
D	08.02.19	JAC	Issue for Modified DA Submission

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

Drawing Title
GA Sections
Section BB

Scale	Project No.	Drawn by	North
1:100 @ B1	18018	TURNER	
Status	Dwg No.	Rev	
Development Application	DA-350-101	D	

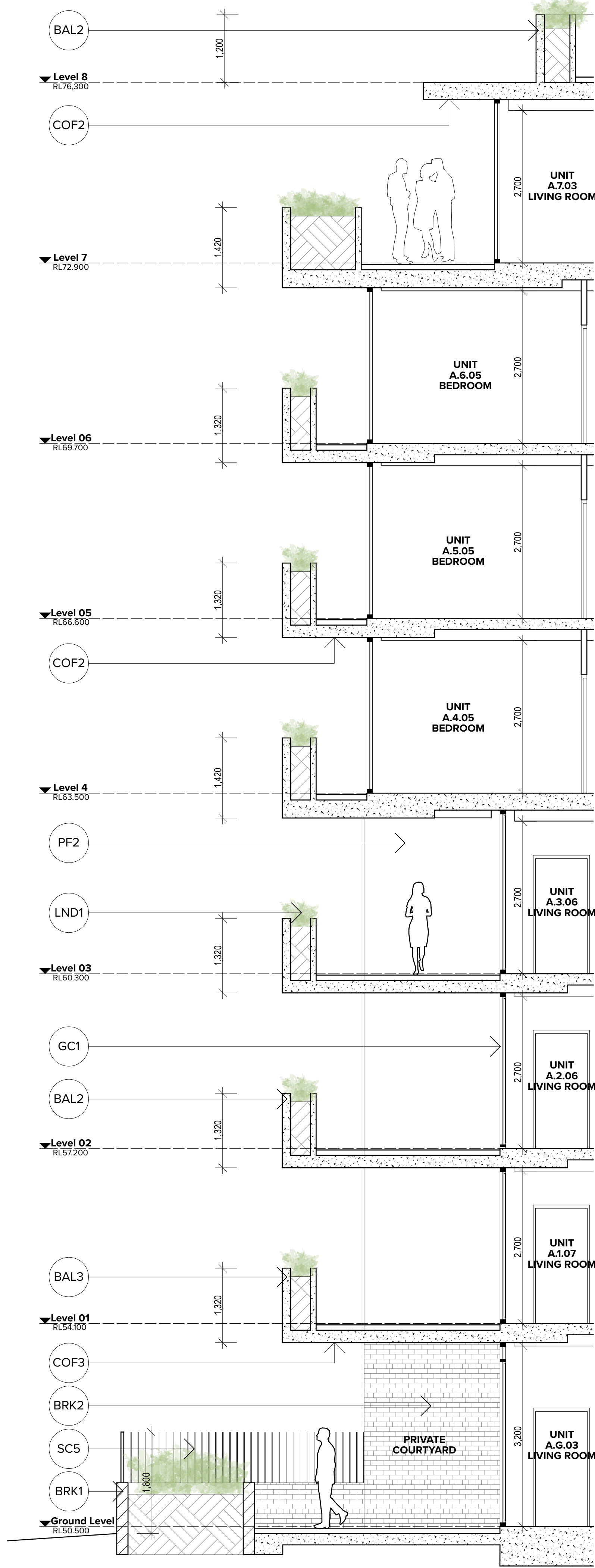
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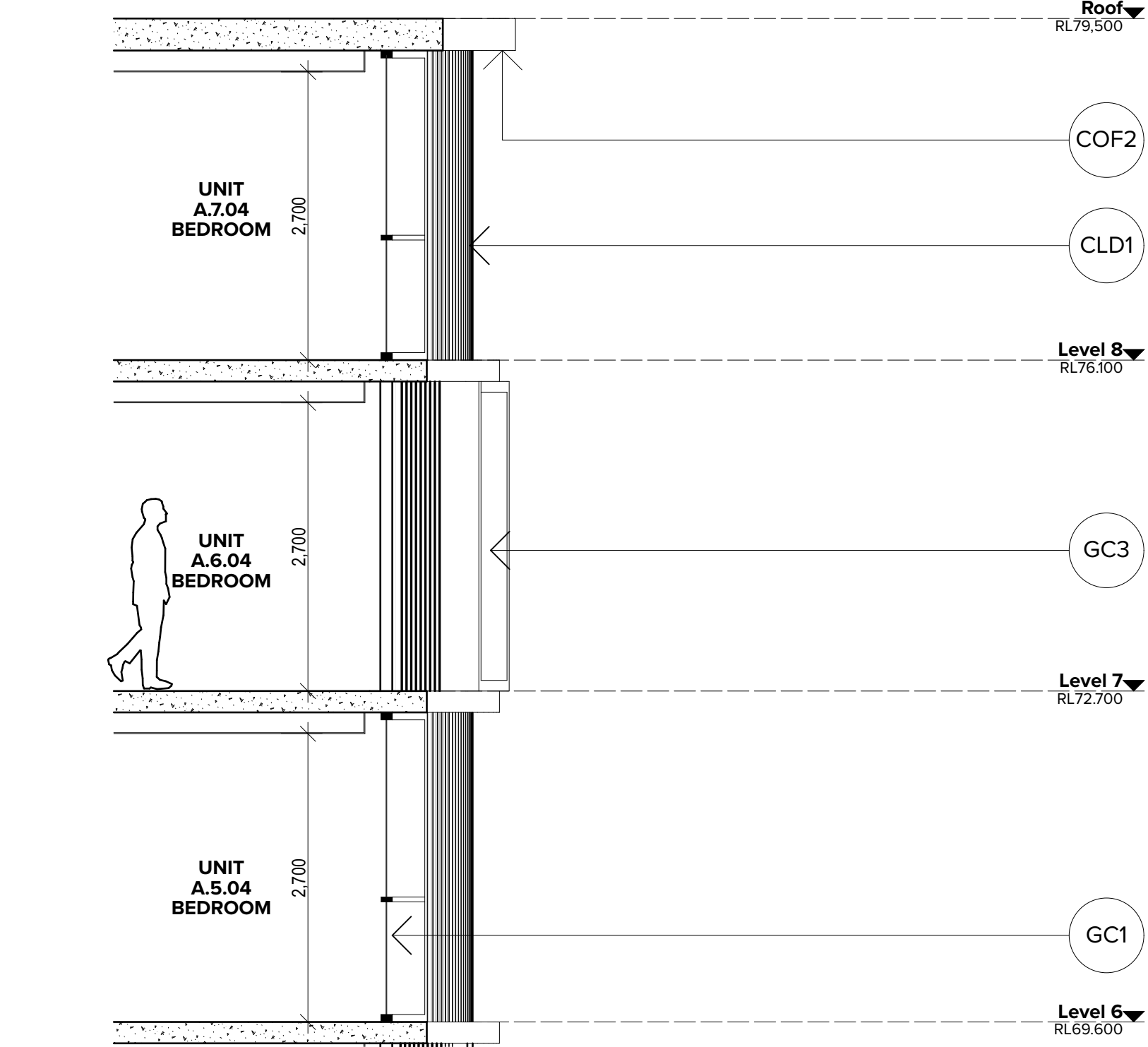
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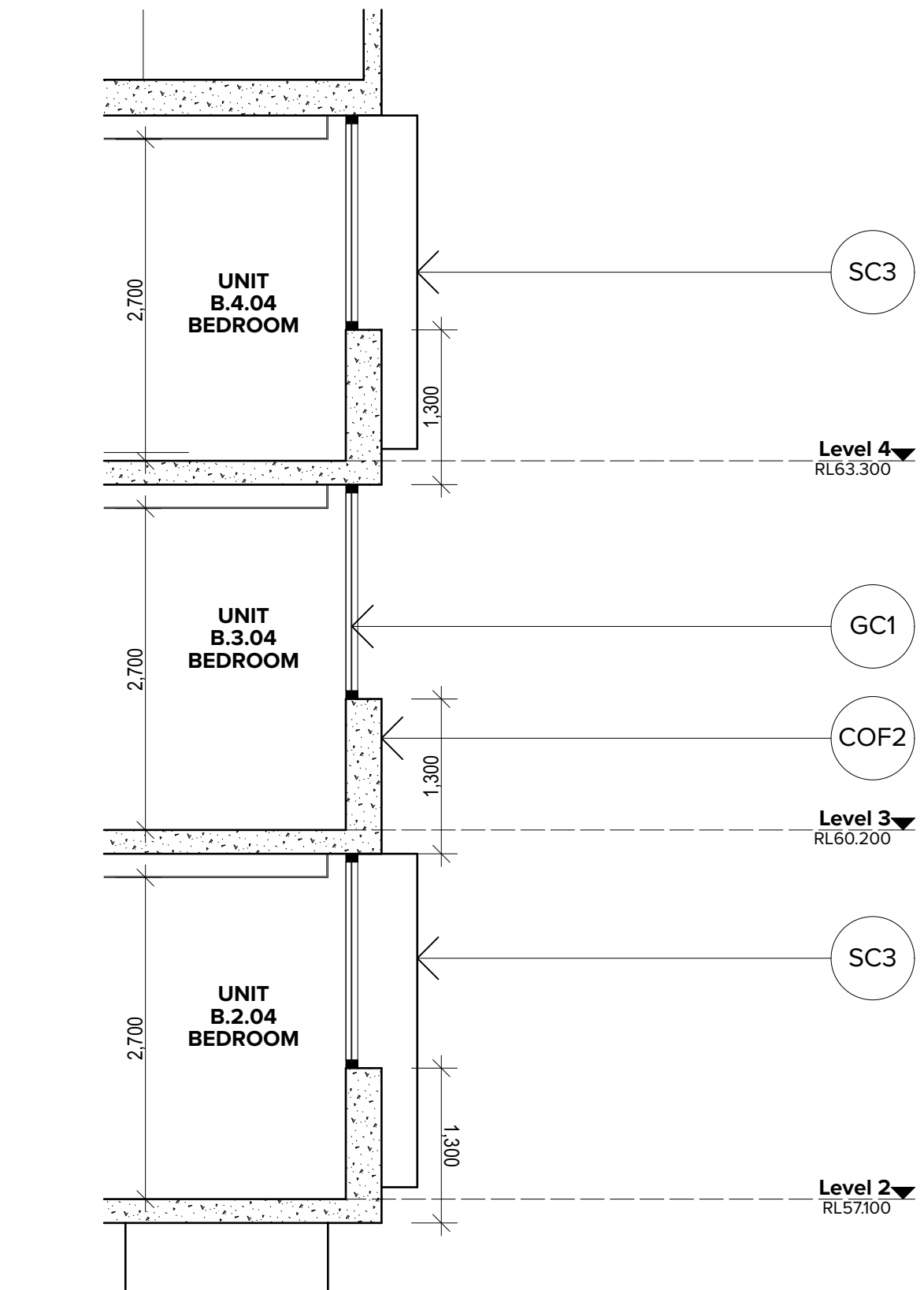
KEY PLAN



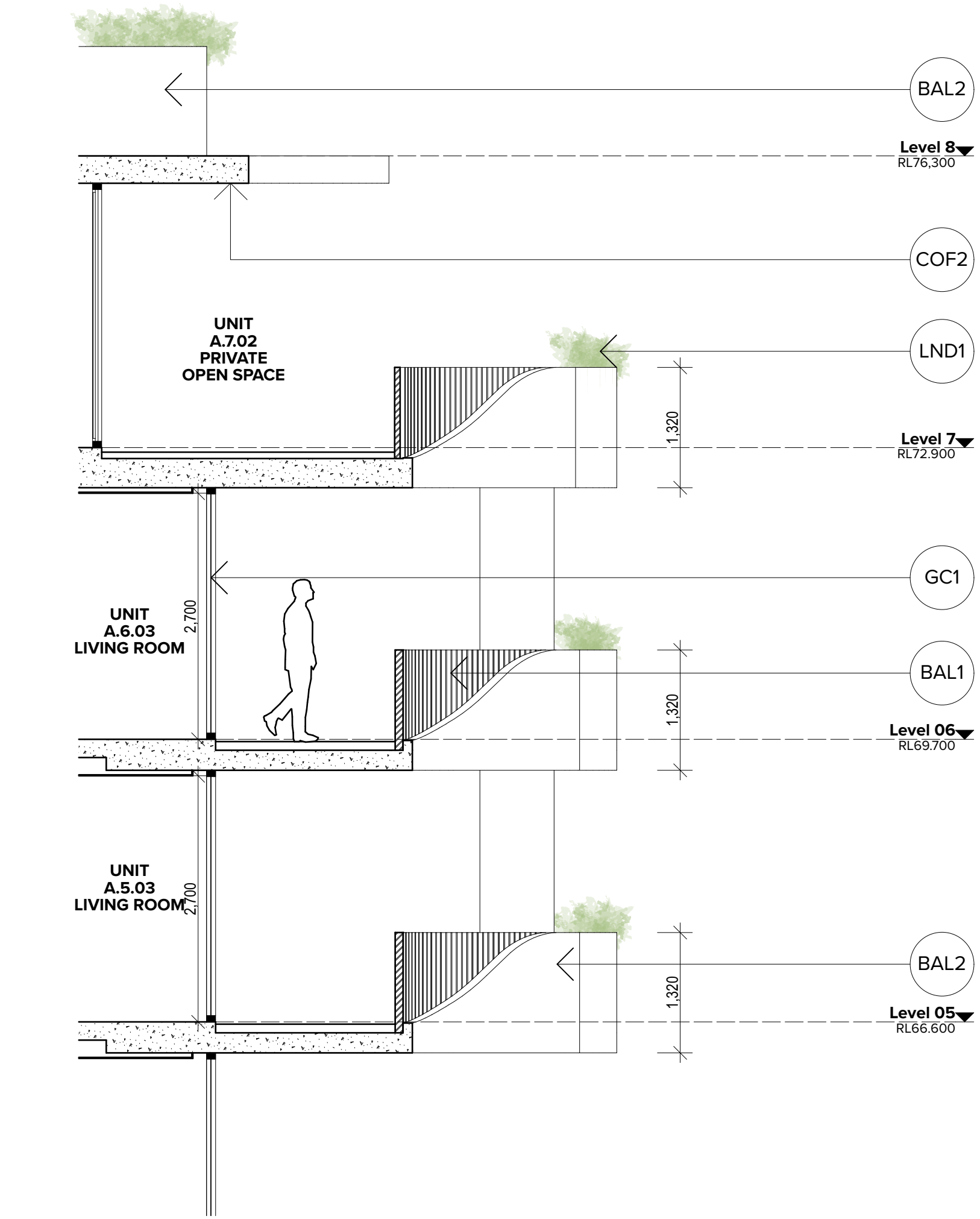
SECTION DD



SECTION EE



SECTION FF



SECTION GG

Legend

- (BAL1) Balustrade Type 1: Fixed vertical metal fins. Finish to match PCF1.
(BAL2) Balustrade Type 2: In-Situ concrete spandrel. Finish to match PF1.
(BAL3) Balustrade Type 3: In-Situ concrete spandrel. Finish to match PF2.
(BRK1) Brick Type 1: White Face brick similar in colour to Boral 'Chillingham White'.
(BRK2) Brick Type 2: Charcoal Face brick similar in colour to Austal 'Gaudi'.

- (CLD1) Cladding Type 1: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Colorbond 'Surfmist'.
(CLD2) Cladding Type 2: Metal cladding system with feature vertical rib detail, similar to Lysaght Longline 305 profile. Finish similar to Colorbond 'Woodland Grey'.
(CLD3) Cladding Type 3: Metal cladding system. Colour similar to PCF1.

- (COP1) Concrete Off-form finish, Type 1: Insitu Concrete, natural finish.
(COP2) Concrete Off-form finish, Type 2: Insitu Concrete, paint colour to match PF1.
(COP3) Concrete Off-form finish, Type 3: Insitu Concrete, paint colour to match PF2.
(GC1) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
(GC2) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
(GC3) Glass, opaque: Framing system, decorative powder coated aluminium frame. Colour and finish equal to PCF1.

- (GC3) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
(GC4) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF1.
(GC5) Glass, clear: Framing system, decorative powder coated aluminium frame with projecting angle bay window. Colour and finish equal to PCF2.
(LV1) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile, Powdercoat finish to match PCF2.
(LV2) Vertical metal louvre system, similar to 160 x 25 ellipsoid profile, Powdercoat finish to match PCF1.

- (PCF1) Powder coat finish, Type 1: Colour and finish similar to Dulux Electro Black.
(PCF2) Powder coat finish, Type 2: Colour and finish similar to Dulux Electro White.
(PF1) PF1: Paint finish type 1: Finish similar to Dulux 'Natural White'.
(PF2) PF2: Paint finish type 2: Finish similar to Dulux 'Black Cavalier'.
(SC1) Screen Type 1: Decorative feature full height vertical metal screen. Powdercoat finish to match PCF1.
(SC2) Screen Type 2: Decorative stainless steel tensile wire screen, used as a climbing frame to landscaping.
(SC3) Screen Type 3: Decorative vertical metal screen. Powdercoat finish to match PCF1.
(SC4) Screen Type 4: Solid metal louvre screen. Powder coat finish to match PCF2.
(SC5) Screen Type 5: Decorative metal screen with integral gate, height varies. Powder coat finish to match PCF1.

- (SNG1) Building identification signage to later detail.
(LND1) Feature landscape element: Planter to balcony edge. Refer to landscape architect's drawings for plant types.

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SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	16.11.18	JAC	Issued for DA Submission
B	08.02.19	JAC	Issue for Modified DA Submission

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

Drawing Title

GA Sections
Detailed Facade Section

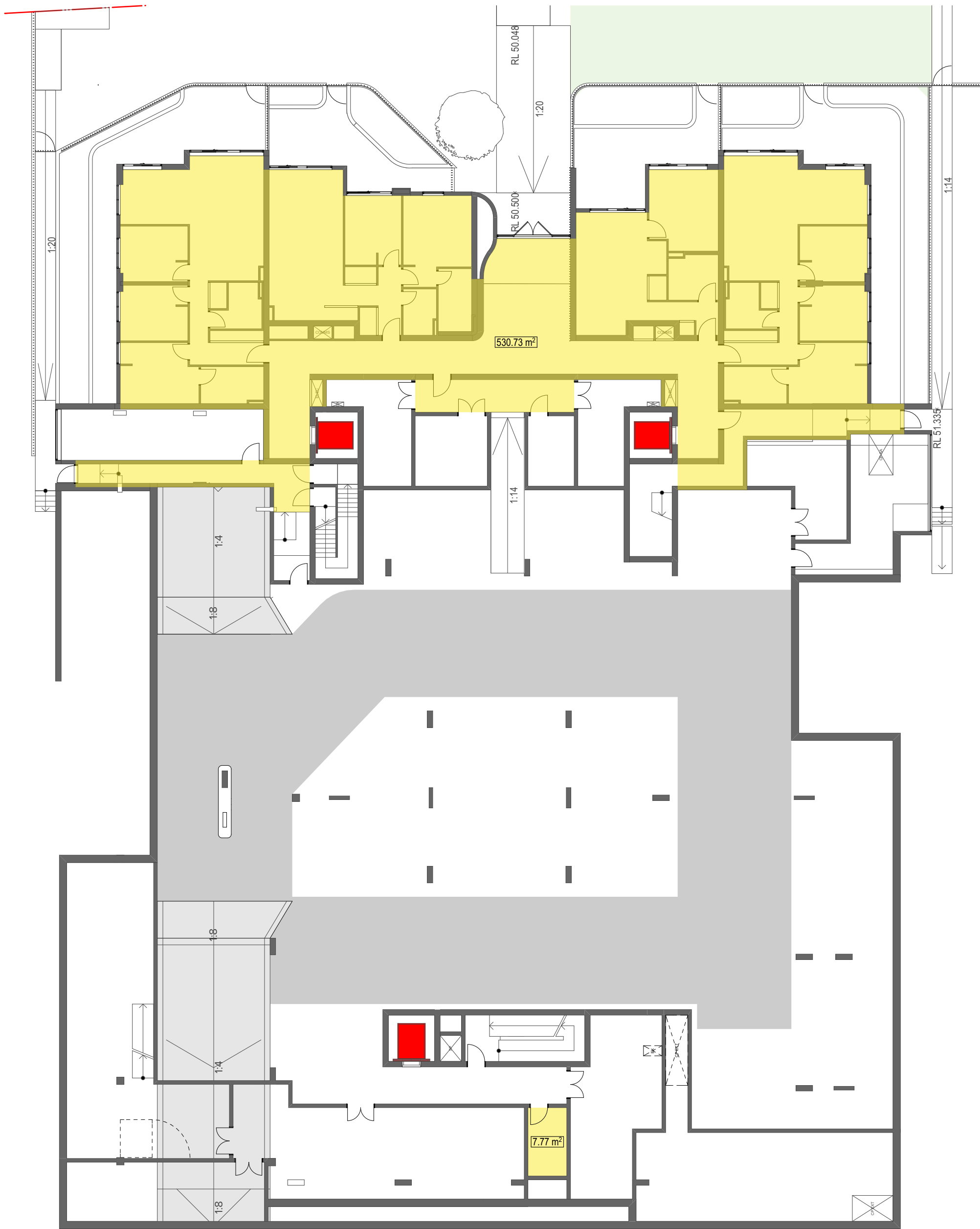
Scale
1:50 @ B1
Development Application

Project No.
18018
Dwg No.
DA-350-301

Drawn by
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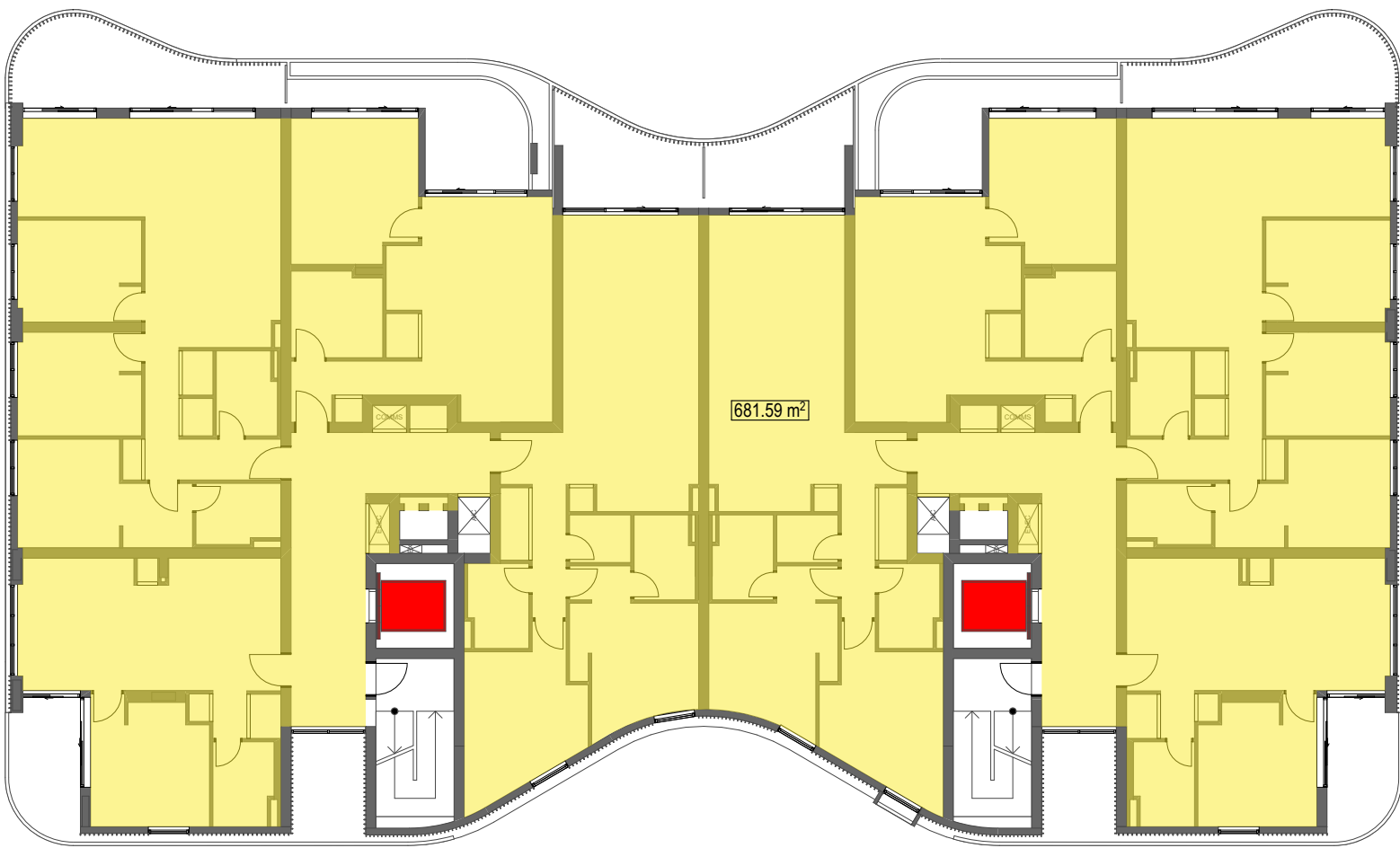
Ground Level

Residential GFA: 545m²



Level 01

Residential GFA: 1339m²



Level 02

Residential GFA: 1469m²

TOTAL GFA FOR THE ENTIRE SCHEME = 9,460m²

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Rev A Date 15.11.18 Approved by JMC
Rev B Date 08.02.19 Approved by JMC

Revision Notes
Issued for DA Submission
Issue for Modified DA Submission

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

Drawing Title
GFA Diagrams

Scale
1:200 @A1, 50% @A3

Status
Development Application

Project No.
18018

Dwg No.
DA-720-001

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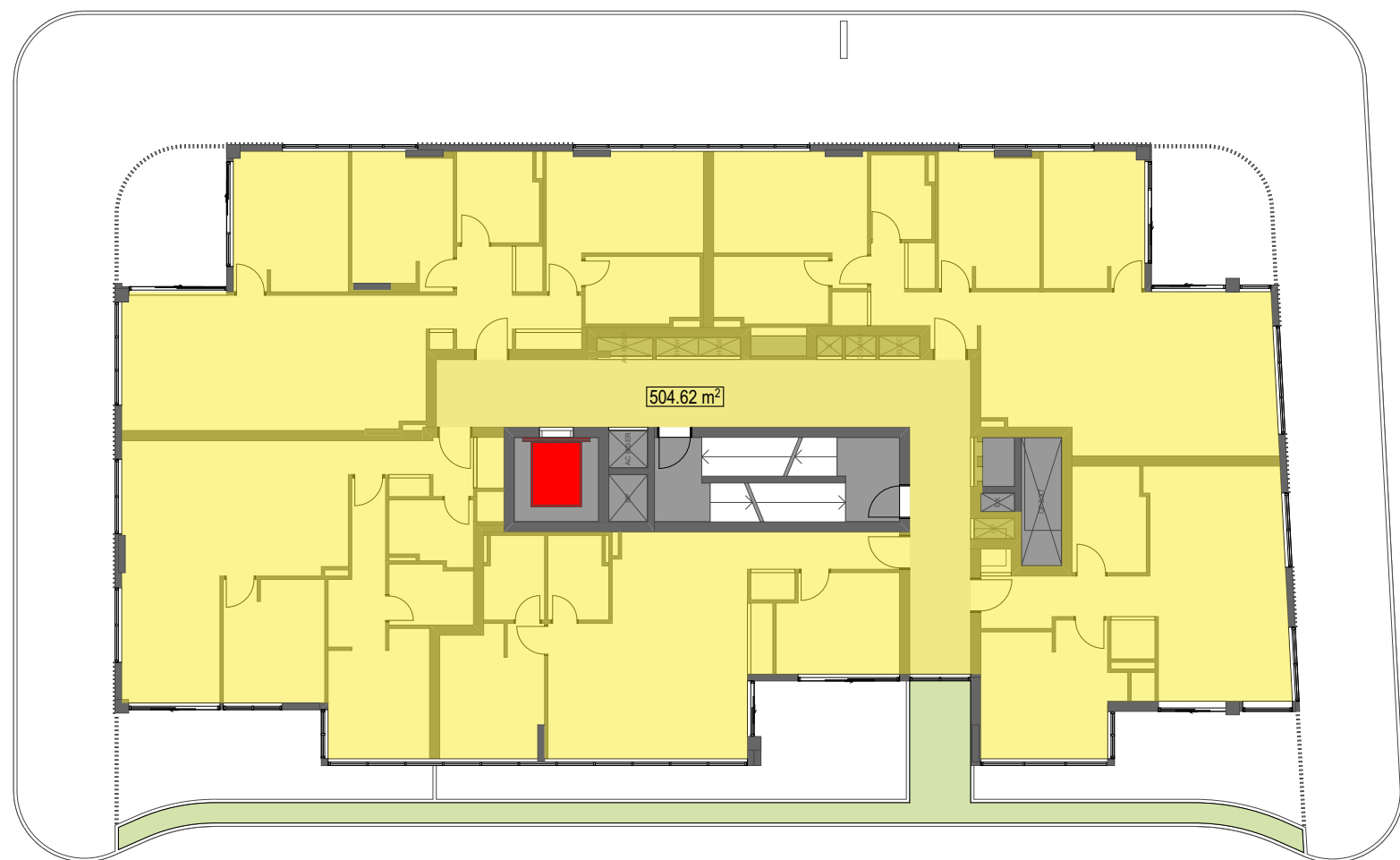
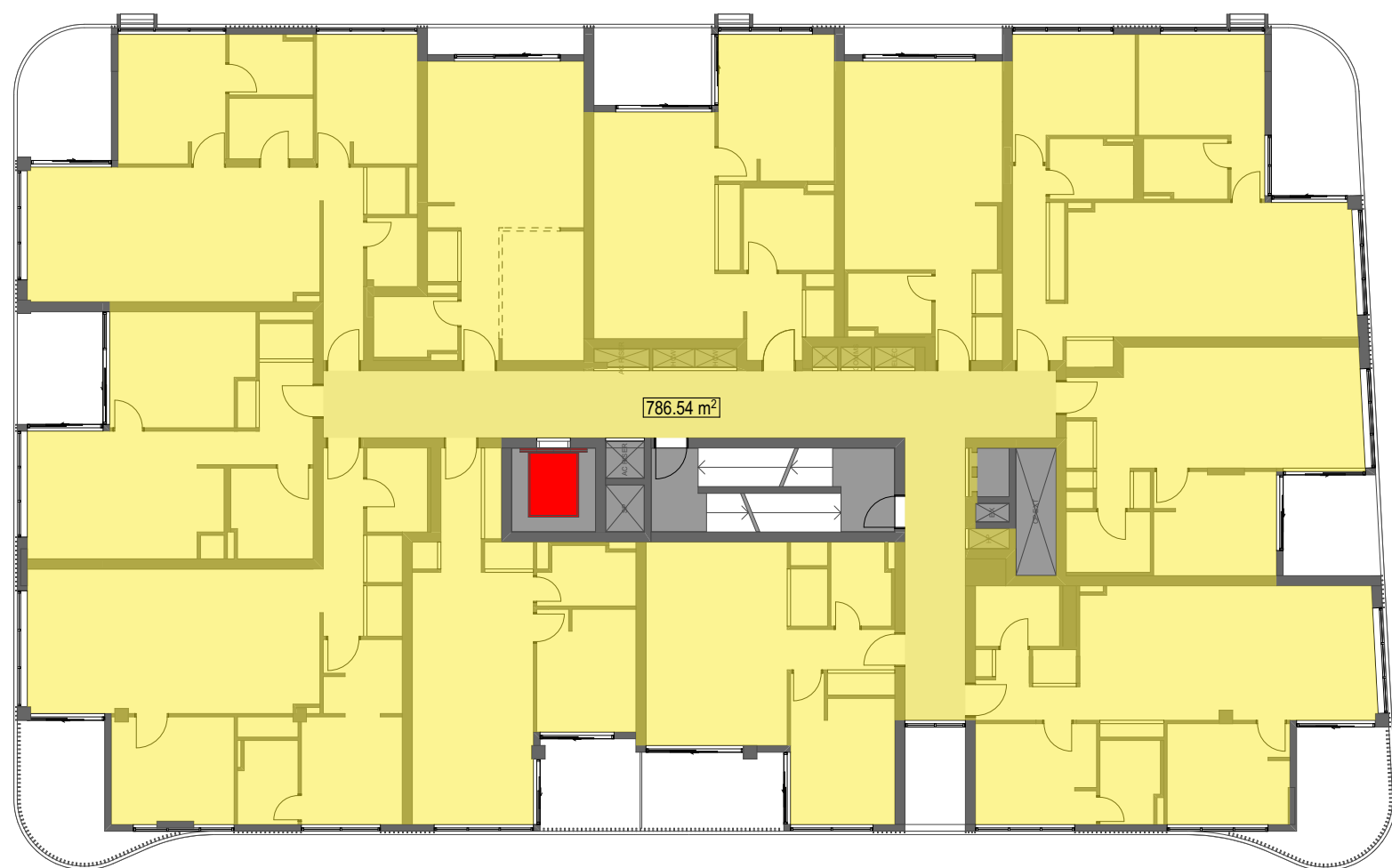
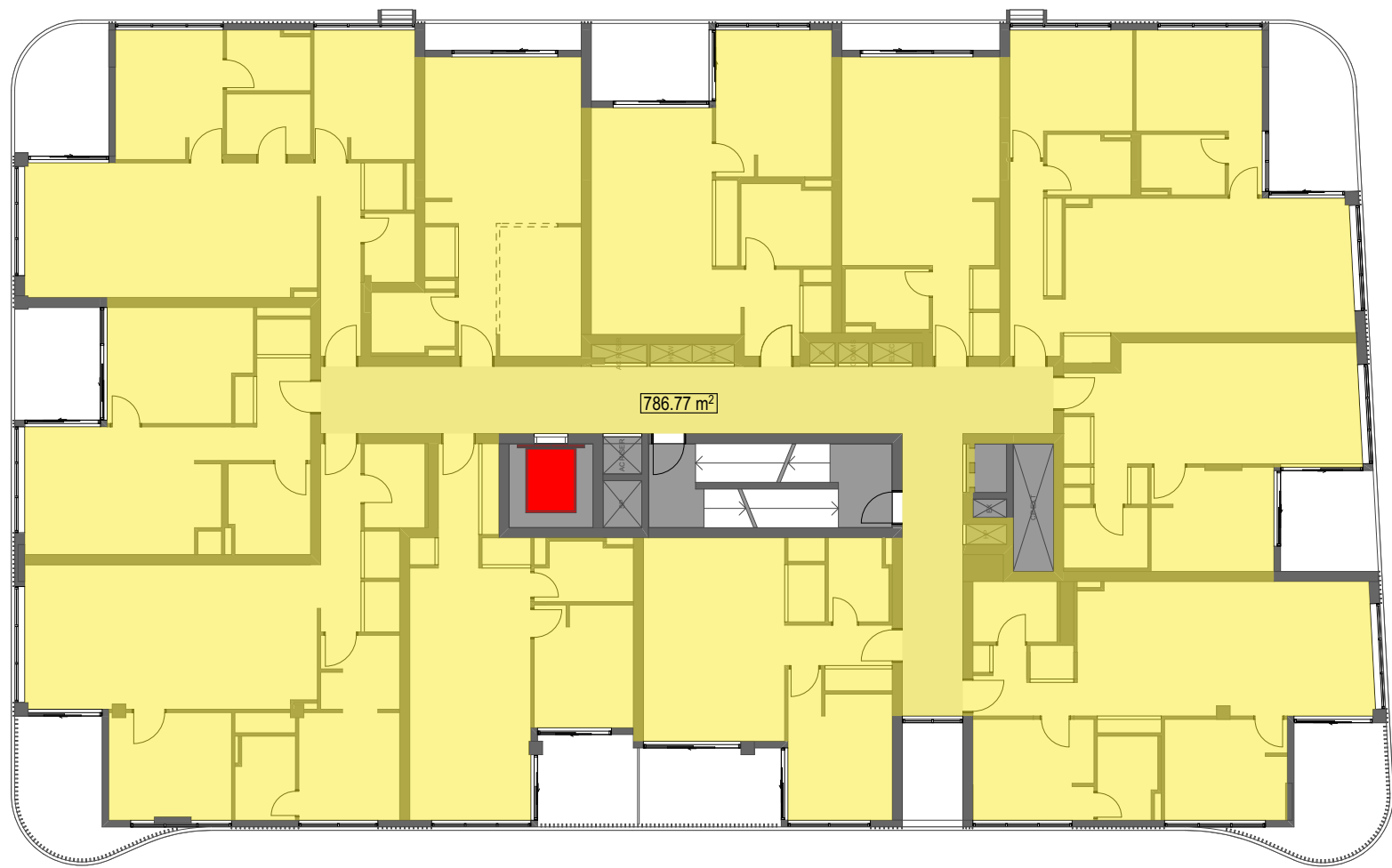
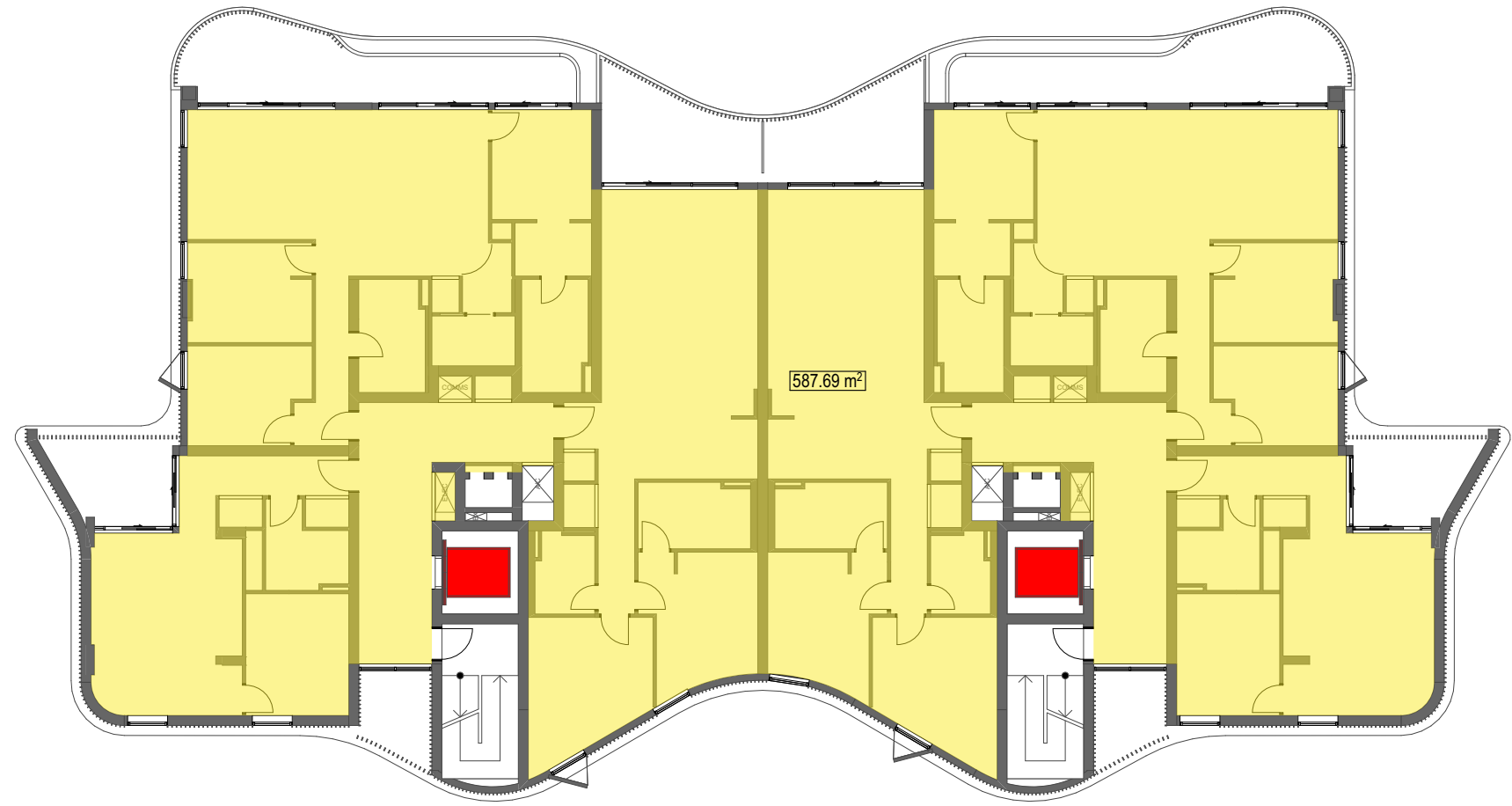
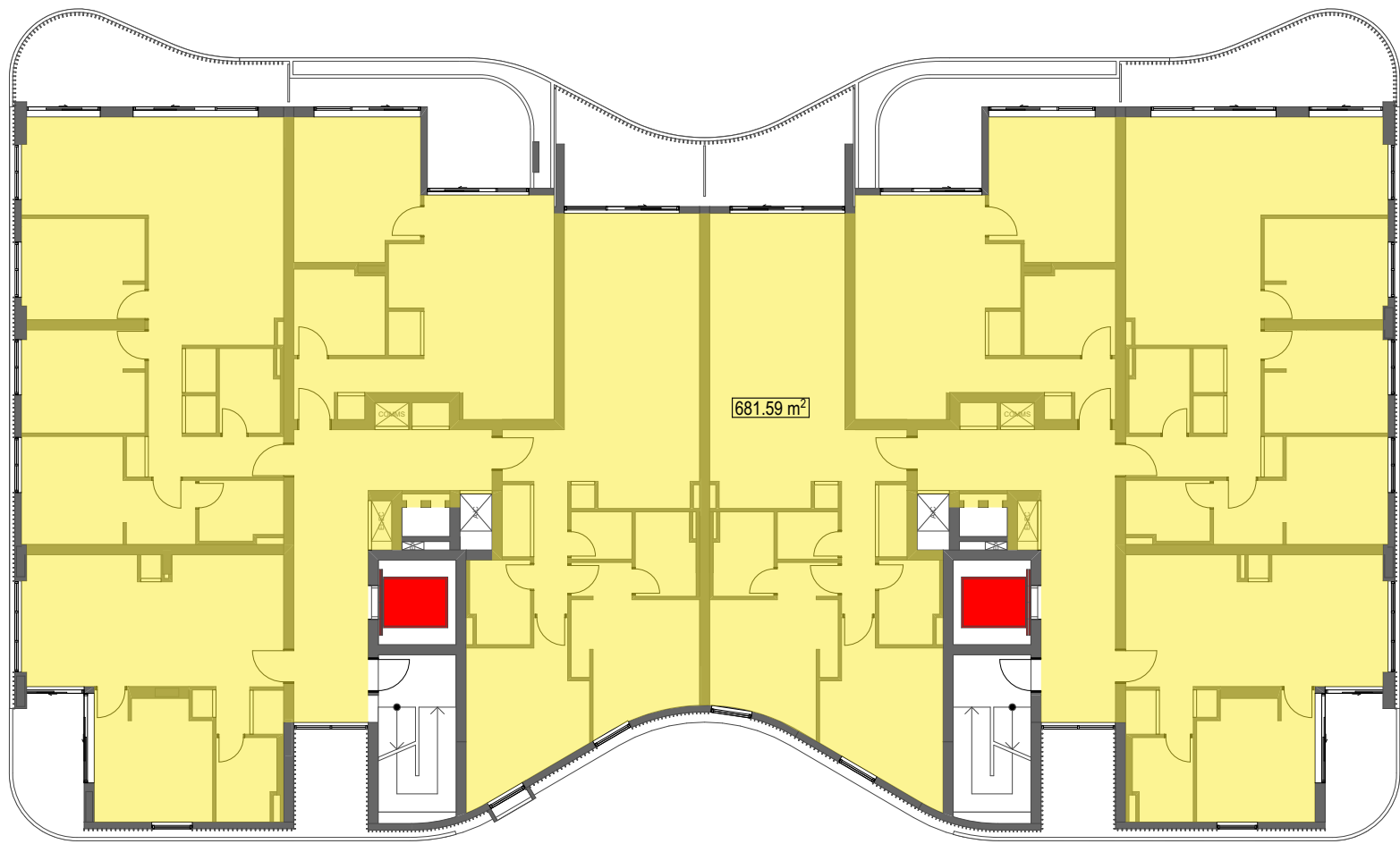
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↑

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Level 03

Residential GFA: 1469m²

Level 04

Residential GFA: 1387m²

Level 05

Residential GFA: 1096m²

TOTAL GFA FOR THE ENTIRE SCHEME = 9,460m²

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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

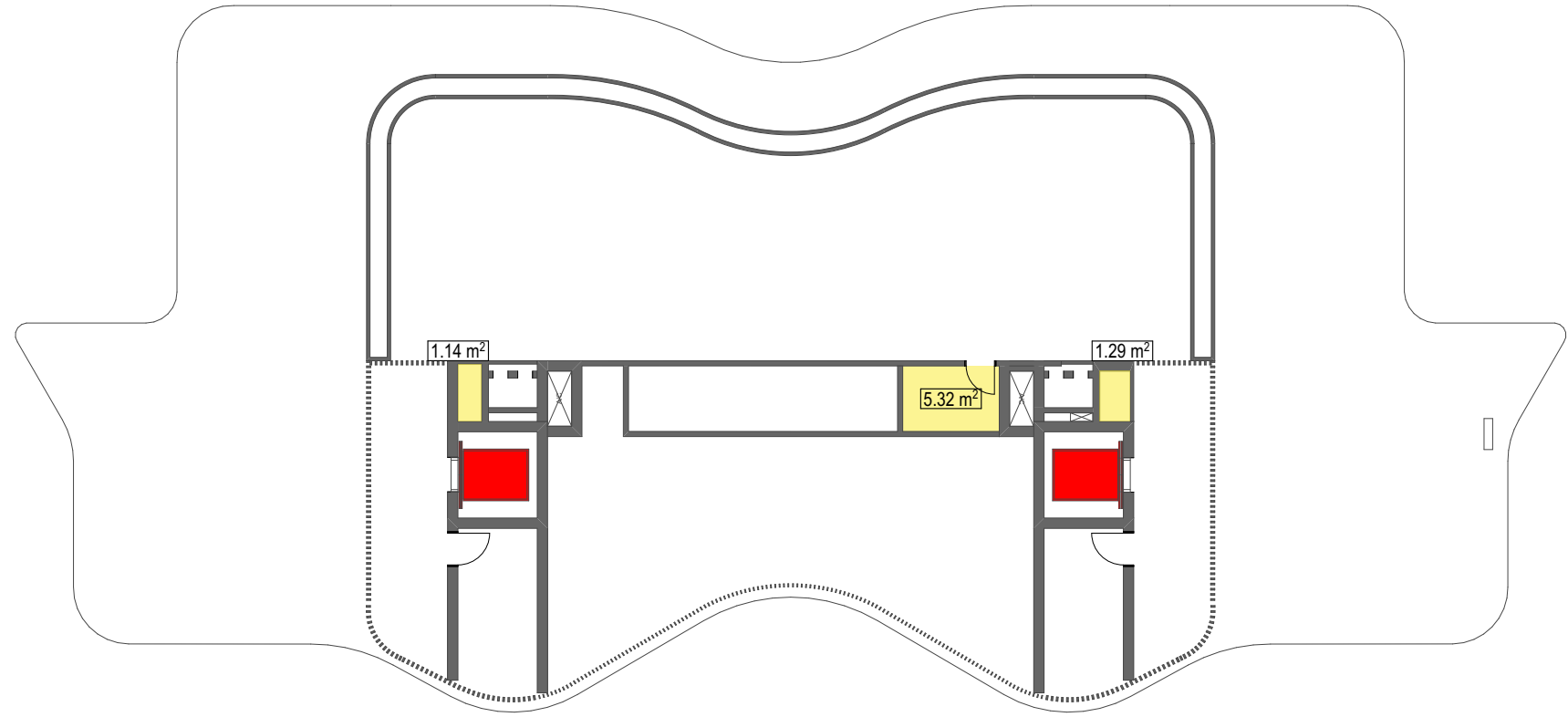
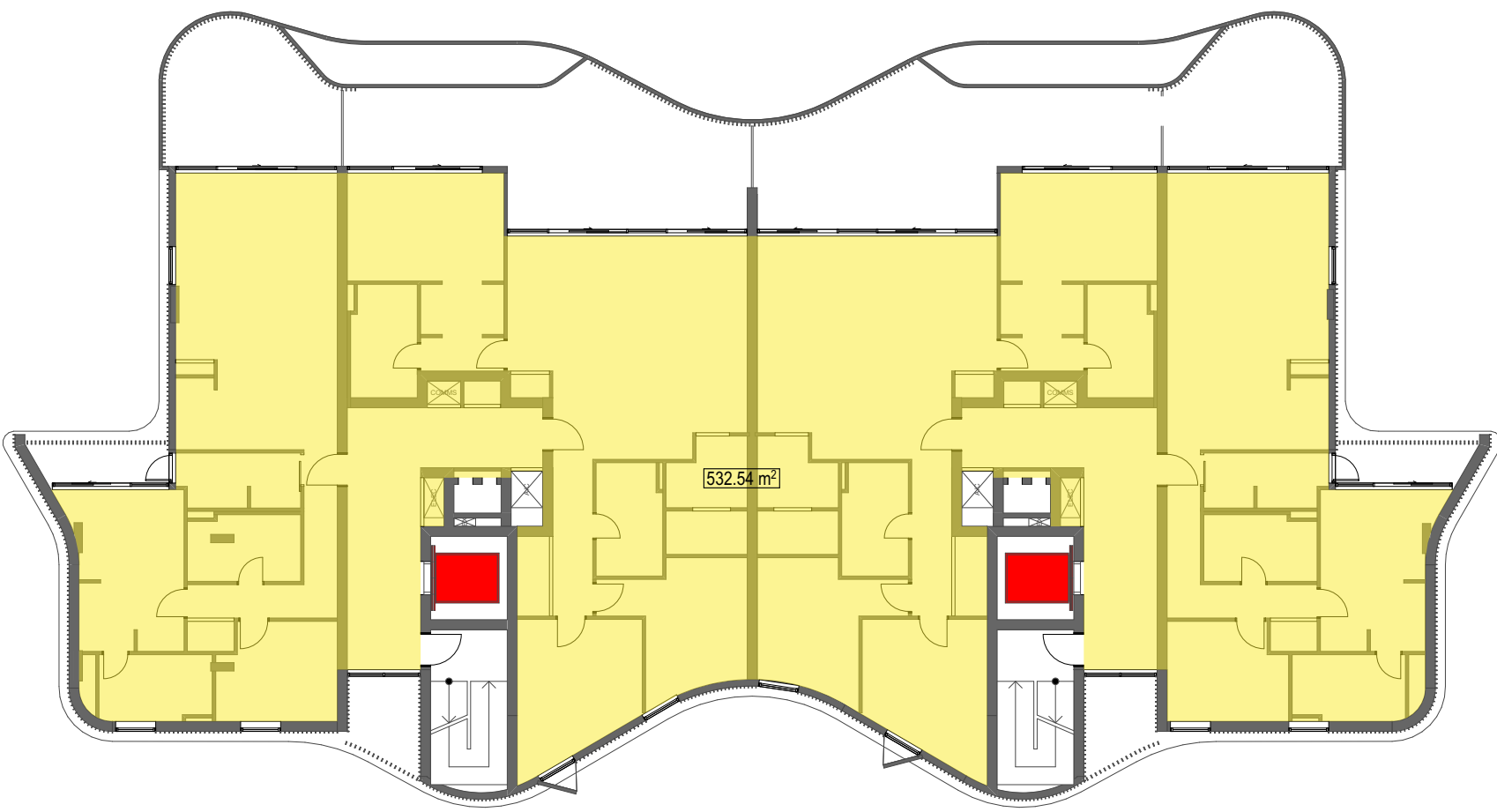
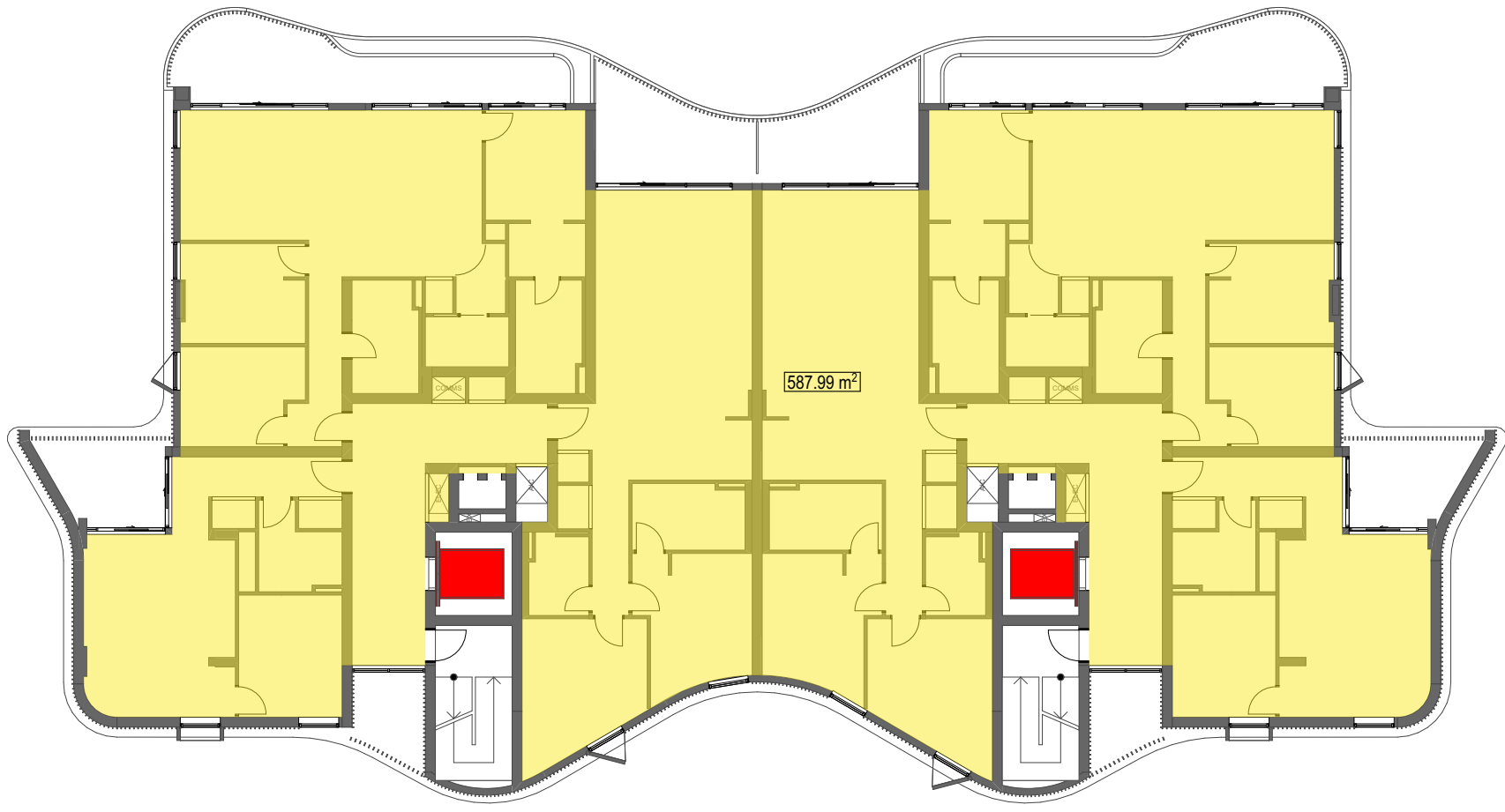
Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GFA Diagrams

Scale 1:200 @A1, 50%@A3	Project No. 18018	Drawn by TURNER	North ↑
Status Development Application	Dwg No. DA-720-002	Rev B	

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Level 06

Residential GFA: 1095m²

Level 07

Residential GFA: 1040m²

Level 08

Residential GFA: 16m²

TOTAL GFA FOR THE ENTIRE SCHEME = 9,460m²

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A	15.11.18	JMC	Issued for DA Submission
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Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GFA Diagrams

Scale 1:200 @A1, 50%@A3	Project No. 18018	Drawn by TURNER	North ↑
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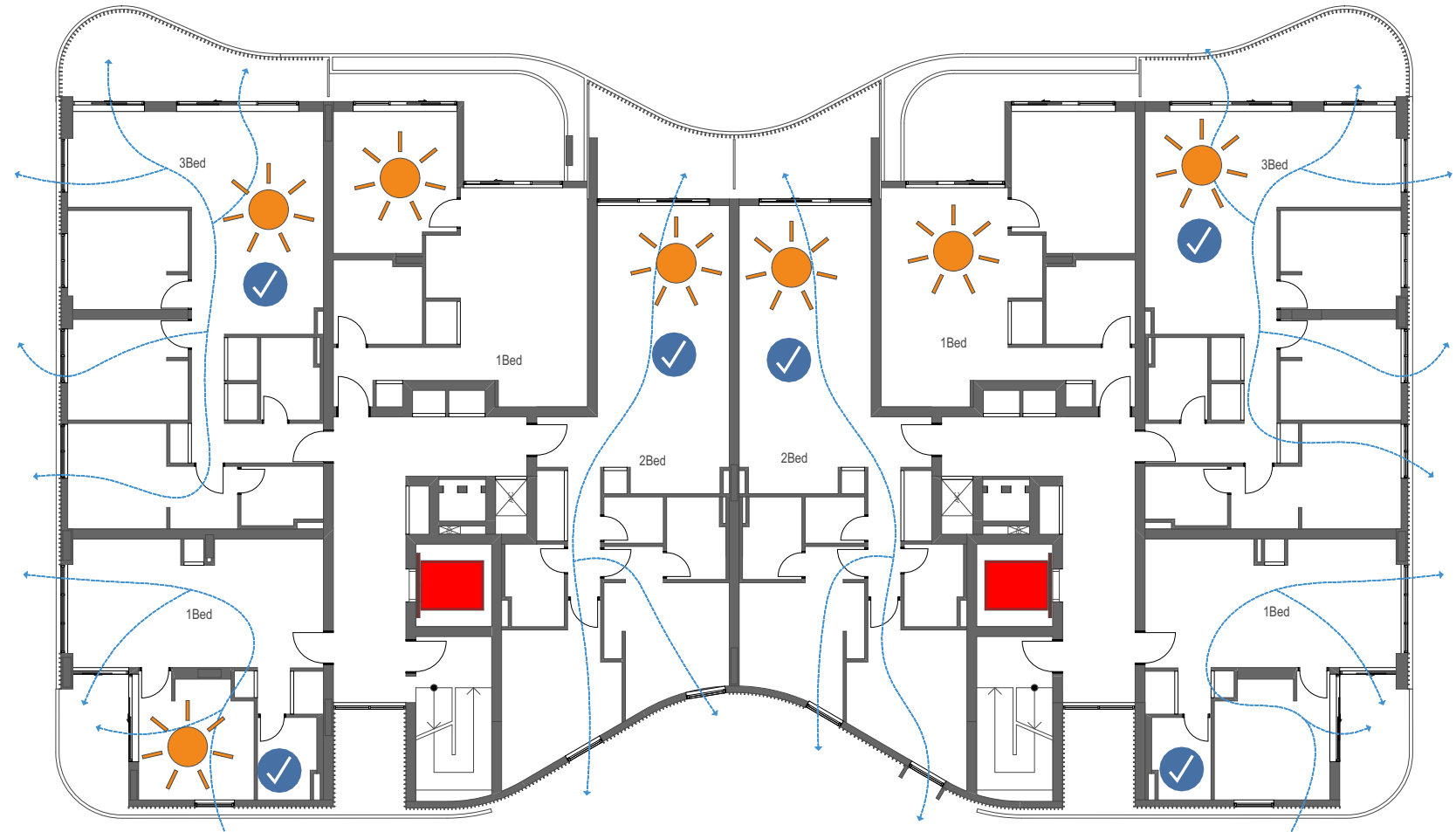
Ground Level

- Cross Ventilation: 2
- ☀ Solar Access: 4
- ☼ No Direct Sunlight: 0
- ↔ Dual Aspect Cross Ventilation
- ↗ Cross Ventilated Via Rooflight



Level 01

- Cross Ventilation: 7
- ☀ Solar Access: 10
- ☼ No Direct Sunlight: 5
- ↔ Dual Aspect Cross Ventilation
- ↗ Cross Ventilated Via Rooflight



Level 02

- Cross Ventilation: 10
- ☀ Solar Access: 13
- ☼ No Direct Sunlight: 3
- ↔ Dual Aspect Cross Ventilation
- ↗ Cross Ventilated Via Rooflight

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Notified Architect Nicholas Turner 6085, APRN 99 594 094 911

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Rev A Date 15.11.18 Approved by JMC
Rev B Date 08.02.19 Approved by JMC

Revision Notes
Issued for DA Submission
Issue for Modified DA Submission

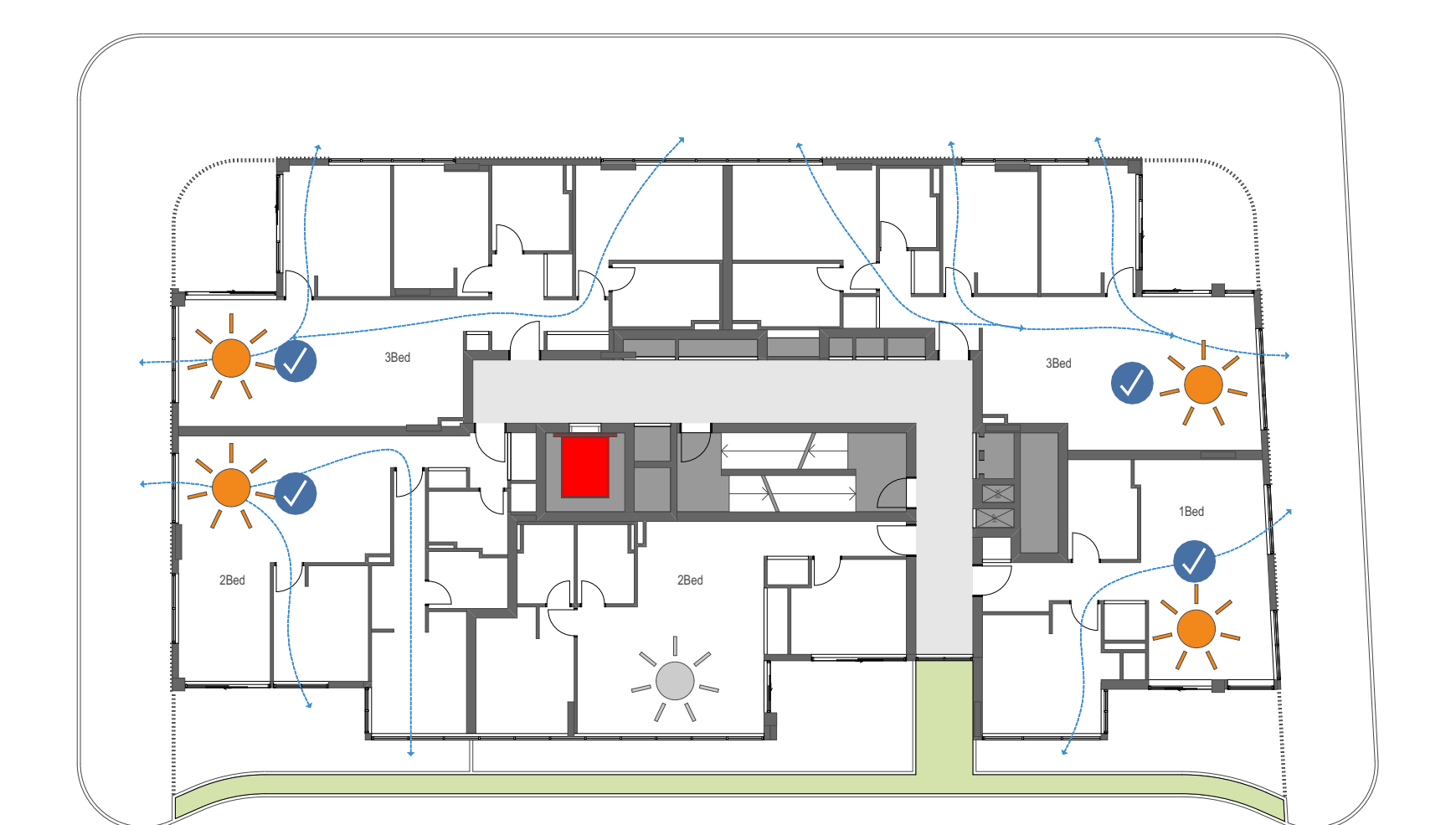
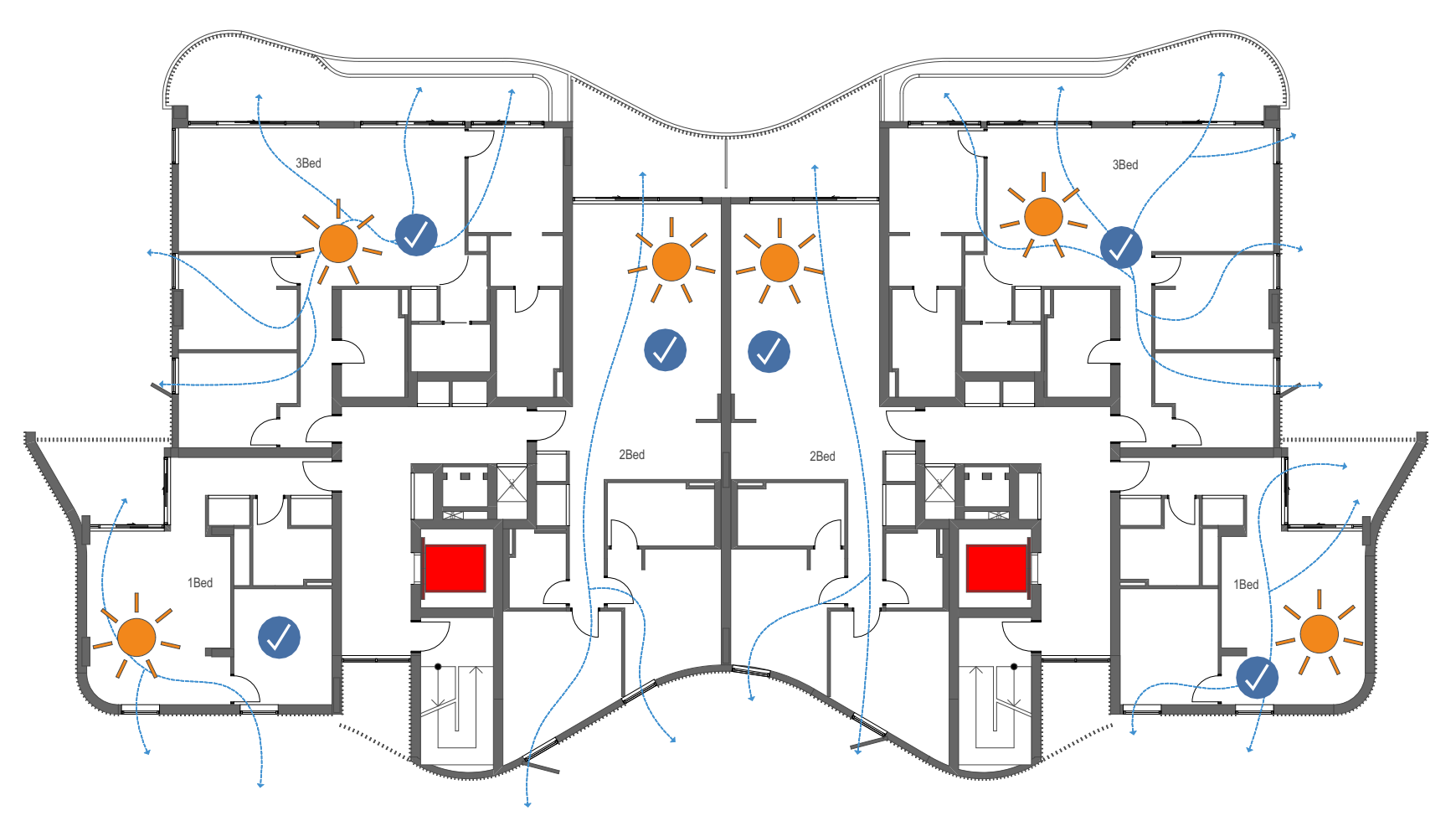
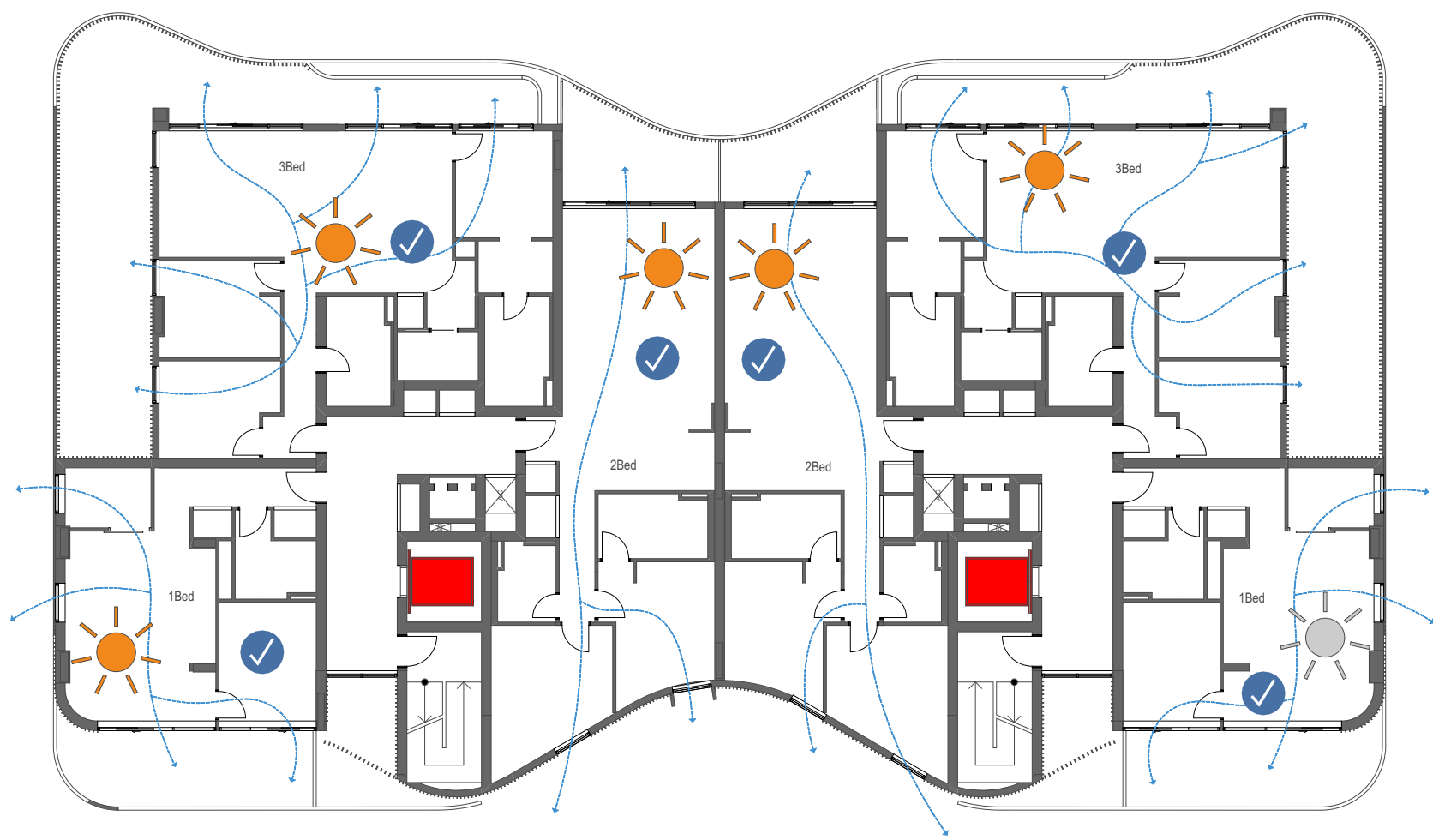
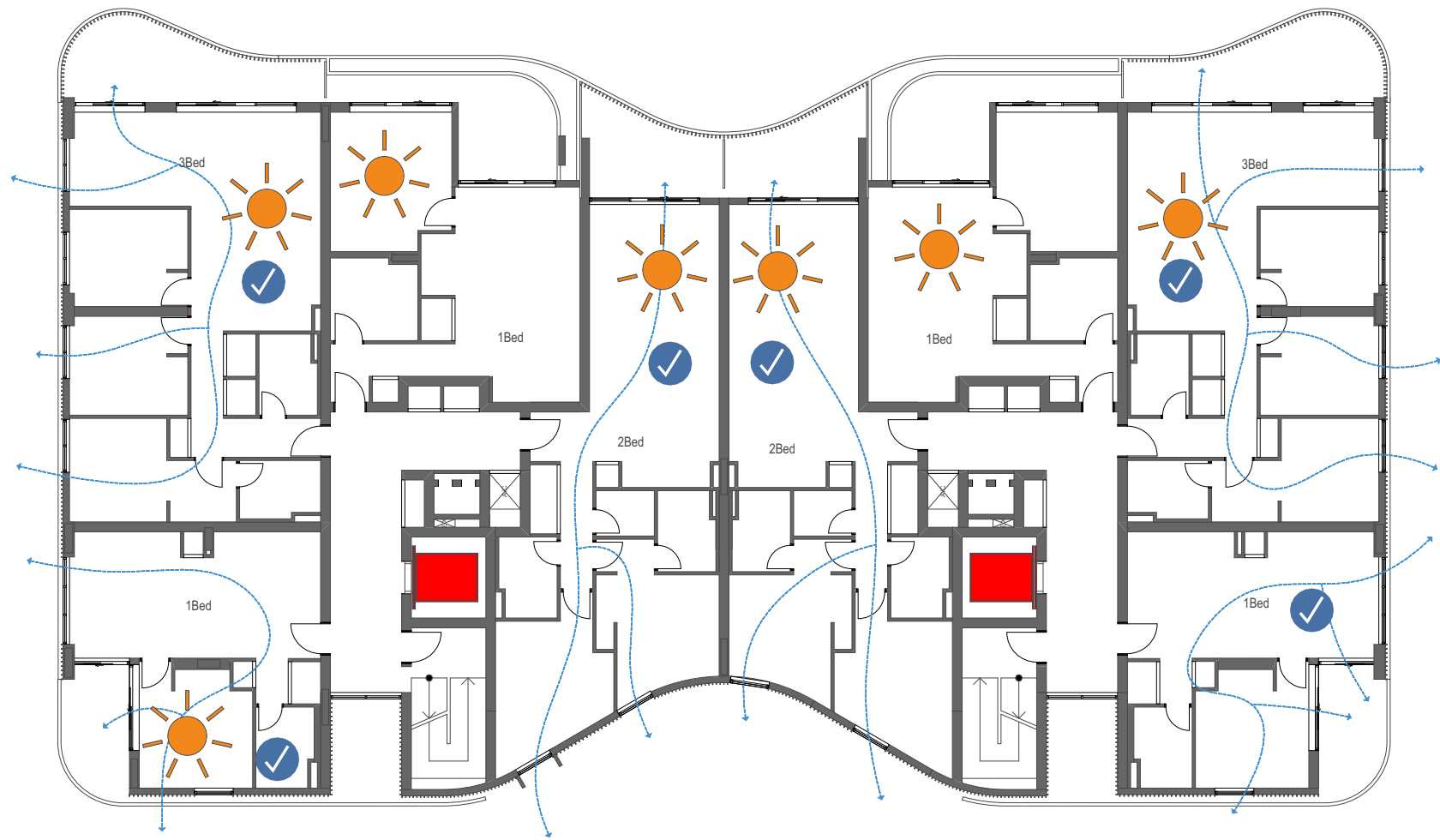
Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Apartment Amenity (Solar + Vent + Access)

Scale
1:200 @A1, 50%@A3
Status
Development Application
Project No.
18018
Dwg No.
DA-730-001
Drawn by
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Level 03

- Cross Ventilation: 10
- Solar Access: 13
- No Direct Sunlight: 3
- Dual Aspect Cross Ventilation
- Cross Ventilated Via Rooflight

Level 04

- Cross Ventilation: 10
- Solar Access: 11
- No Direct Sunlight: 3
- Dual Aspect Cross Ventilation
- Cross Ventilated Via Rooflight

Level 05

- Cross Ventilation: 10
- Solar Access: 10
- No Direct Sunlight: 1
- Dual Aspect Cross Ventilation
- Cross Ventilated Via Rooflight

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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

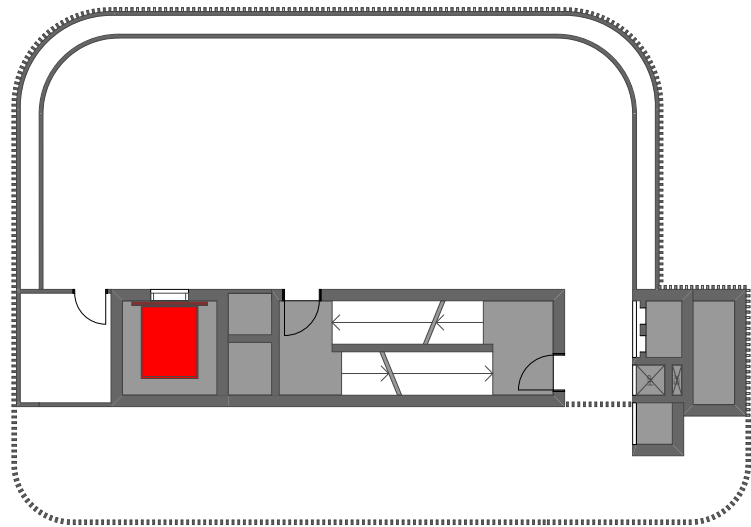
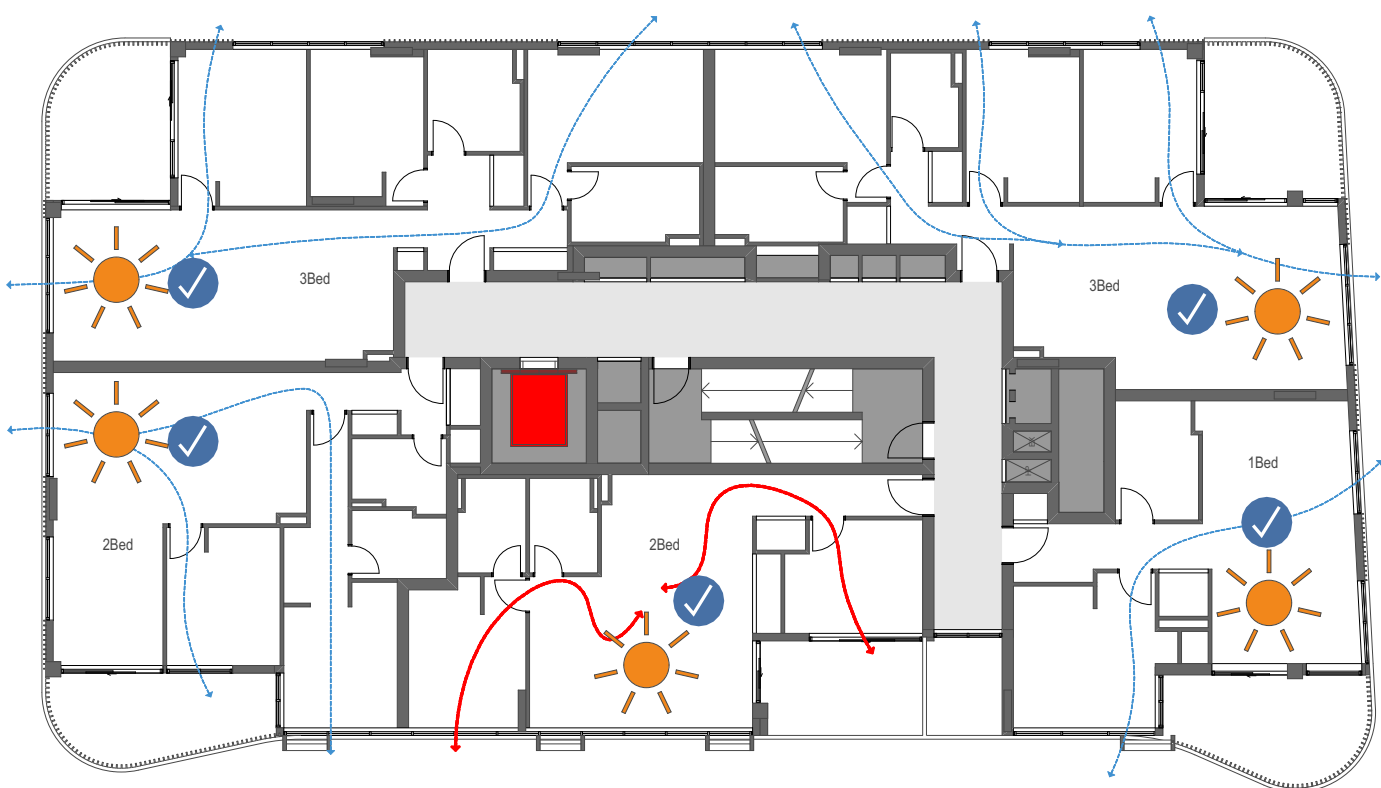
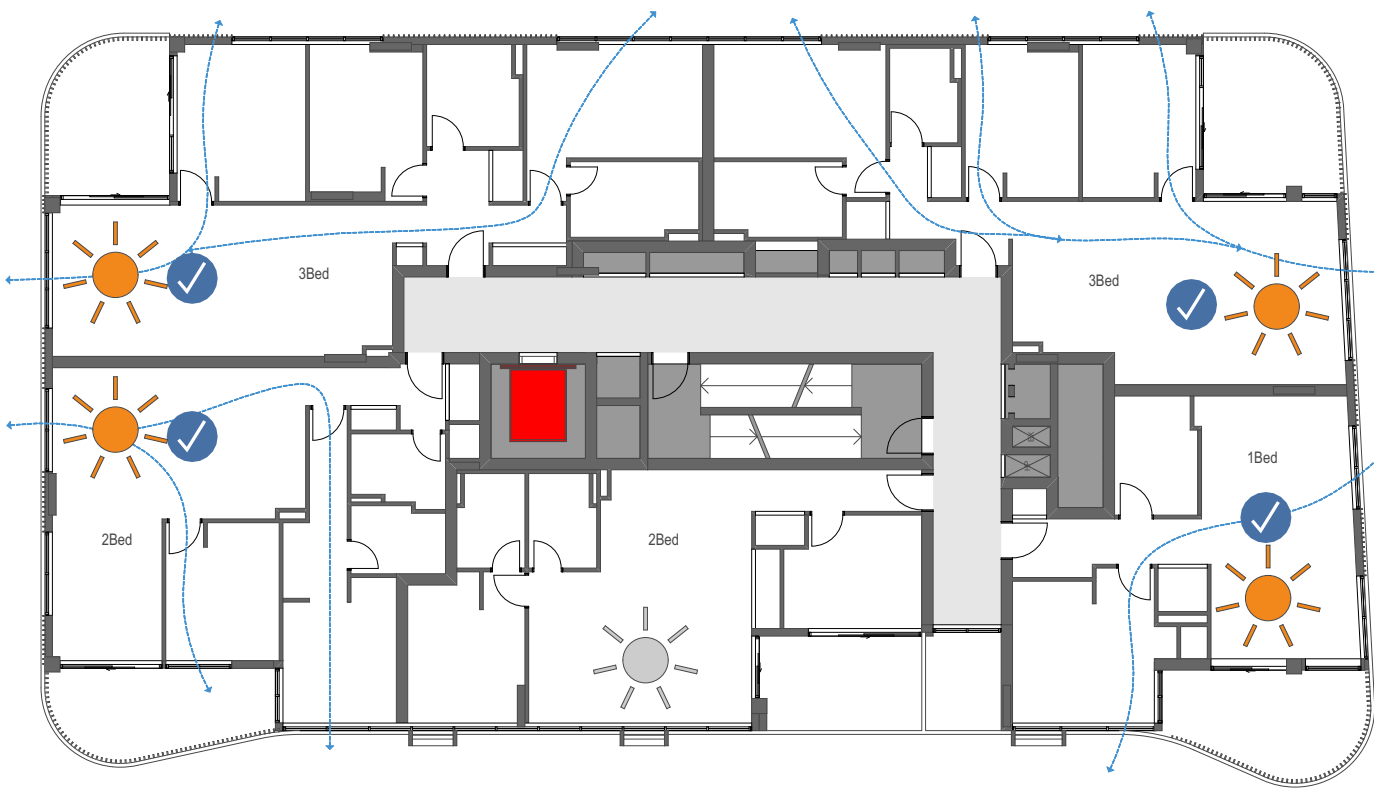
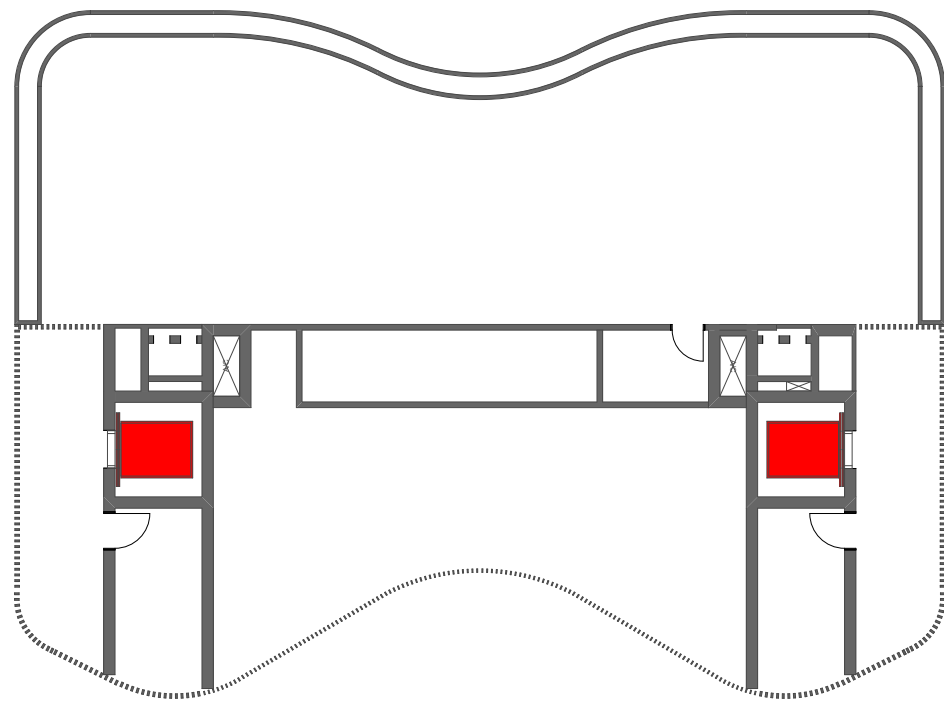
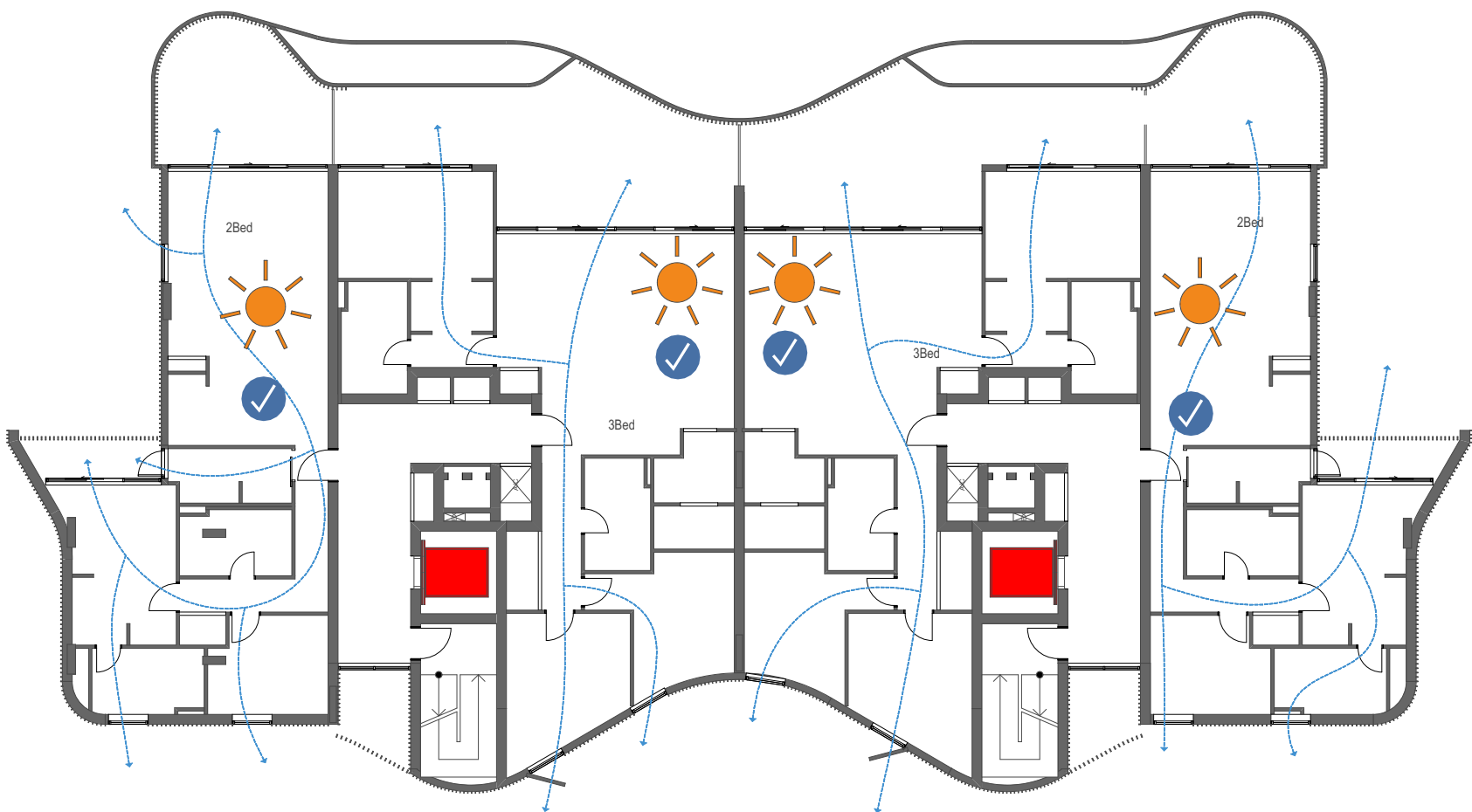
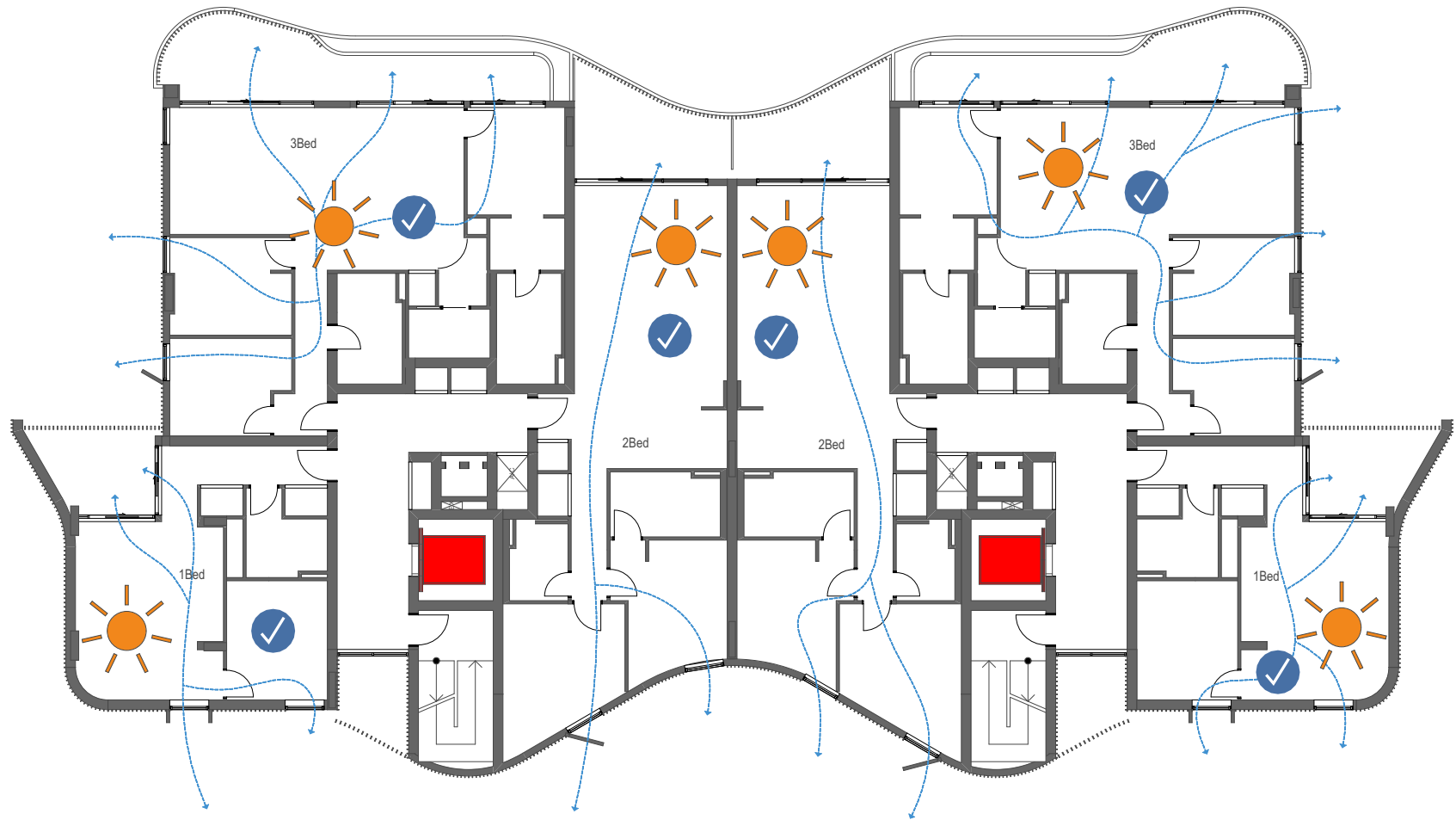
Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Apartment Amenity (Solar + Vent + Access)

Scale 1:200 @A1, 50%@A3	Project No. 18018	Drawn by TURNER	North ↑
Status Development Application	Dwg No. DA-730-002	Rev B	

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Level 06

- Cross Ventilation: 10
- ☀ Solar Access: 10
- ☼ No Direct Sunlight: 1

- ⚡ Dual Aspect Cross Ventilation
- 🔴 Cross Ventilated Via Rooflight

Level 07

- Cross Ventilation: 9
- ☀ Solar Access: 9
- ☼ No Direct Sunlight: 0

- ⚡ Dual Aspect Cross Ventilation
- 🔴 Cross Ventilated Via Rooflight

Level 08

- Cross Ventilation: 0
- ☀ Solar Access: 0
- ☼ No Direct Sunlight: 0

- ⚡ Dual Aspect Cross Ventilation
- 🔴 Cross Ventilated Via Rooflight

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A, Design Criteria 1)

Minimum % of apartments achieving 2 hours solar access: ≥70%
Actual % of apartments achieving 2 hours solar access: 80 apartments = 74%

Cross Ventilation (Objective 4B-3, Design Criteria 1)

Minimum % of apartments to be naturally ventilated: ≥60%
Actual % of apartments that are naturally ventilated over the first 8 Levels: 66 apartments = 61.6%

No direct Sunlight (Objective 4A-1, Design Criteria 3)

Minimum % of apartments receiving no direct sunlight: ≤15%
Actual % of apartments receiving no direct sunlight: 16 apartments = 14.95%

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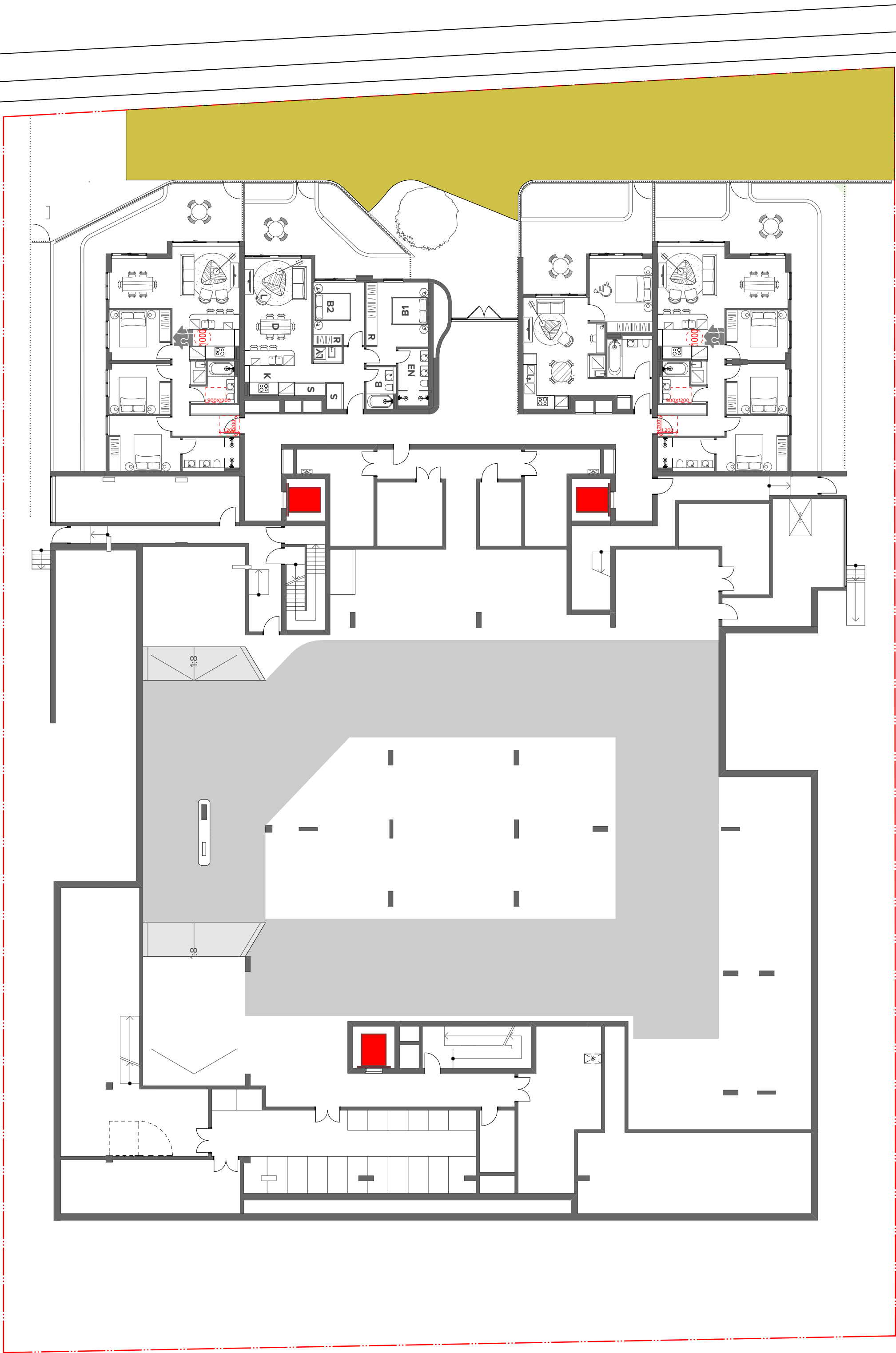
Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

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Apartment Amenity (Solar + Vent + Access)

Scale 1:200 @A1, 50%@A3	Project No. 18018	Drawn by TURNER	North ↑
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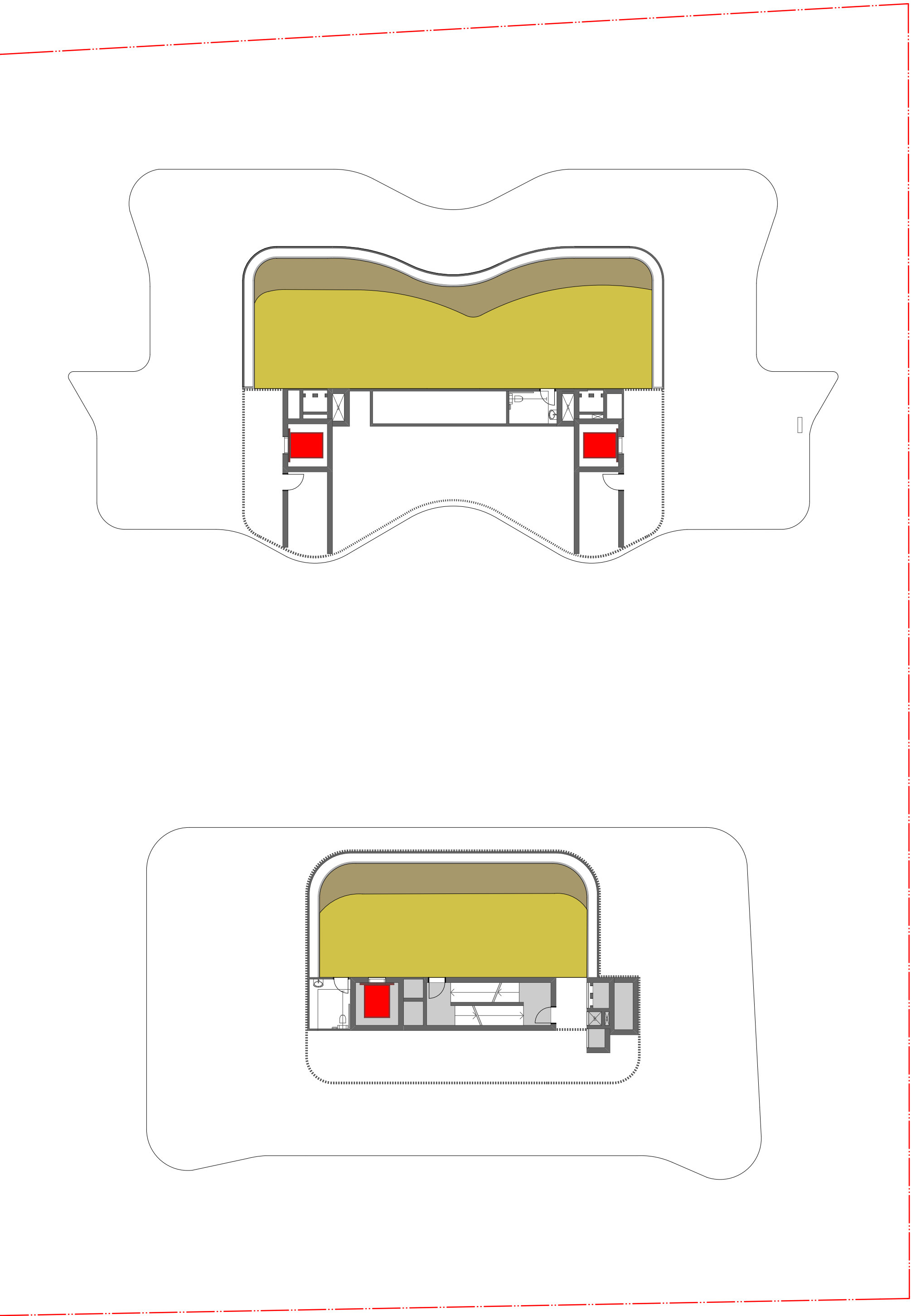
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Communal Open Space - Ground Level



Communal Open Space - Level 01



Communal Open Space - Roof Level

COMMUNAL OPEN AREA

COMMUNAL OPEN AREA

COMMUNAL OPEN AREA (ADG)
"Communal space located within the site at ground level or on a structure that is within common ownership and for the recreational use of residents of the development. Communal open space may be accessible to residents only, or to the public."

"Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions."

Communal Open Area = Ground Level = 260 sqm
Level 01 = 485 sqm
Level 08 = 165 sqm
Level 09 = 102 sqm

Total Area = 1012 sqm

Communal Open Area = 25.5% (ADG Min. requirement 25%)

COMMUNAL OPEN AREA RECEIVING
2 OR MORE HOURS OF SOLAR BETWEEN
9AM AND 3PM (21 JUNE)

SOLAR ACCESS TO COMMUNAL OPEN SPACE

Total Communal Open Area with 2 hours Solar Access
= 594 sqm (58.7% of Total Communal Open Area)

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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	Project No.	18018	Drawn by	TURNER	North
Status	Development Application	Dwg No.	DA-740-001	Rev	B	

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