## TURNER 21082

27\_09\_2023

### 60M HIGH TOWER

	Height	ICIENCY					ICIENCY																		
LEVEL	ğ	BEA 🗄 on Resi	GFA	BEA 🗄 Services	GFA	BEA Resi		GFA	No. Ar	CARPA Dt RESI	ARK SPA											1BED	2BED	3BED	3BE
																			Approx. Height	60	m				
Roof	2.8														Plant Room	Lift Overun + Mech									
16	3.6					1138	72%	208								Comm. Facilities	Roof Terrace								
15	3.6					1138	62%	705	6							Residential						0	4	0	2
14	3.2					1138	62%	705	6							Residential						0	4	0	2
13	3.2					1138	63%	712	7							Residential						0	5	2	0
12	3.2					1138	63%	712	7							Residential						0	5	2	0
11	3.2					1138	63%	712	7							Residential						0	5	2	0
10	3.2					1138	63%	712	7							Residential						0	5	2	0
9	3.2					1138	63%	712	7							Residential						0	5	2	0
8	3.2					1138	63%	712	7							Residential						0	5	2	0
7	3.2					1138	63%	712	7							Residential						0	5	2	0
6	3.2					1138	63%	712	7							Residential			Height Limit	25m		0	5	2	0
5	3.2					1148	62%	712	7							Residential						0	5	2	0
4	3.2					1148	62%	712	7							Residential						0	5	2	0
3	3.3					1908	55%	1,050	12							Residential						6	5	1	0
2	3.2					1908	55%	1,050	12							Residential						6	5	1	0
1	3.6					2008		989	10				Resi. L	obby		Residential	I					7	3	0	0
Ground Level	4.7	<b>2177</b> 72%	1,500	<b>146.70</b> 90%	132										Salvos Faciliti	es	Loading Do	ock + Carpark entry						22	4
Basement 1	3.2									25	2	20				Carpark					APT NO.	19	71		26
Basement 2	3.2									57						Carpark					APT PERCENTAGE	16%	61%		22%
Basement 3	3.2									62						Carpark					IDEAL MIX		60%		25%
SUB TOTALS:		2177	1,500	146.7	132	20,638	57%	11,827	116			20													
TOTAL GFA:		13,459	Ŧ					·																	
		-																							
SITE AREA:		2,447 sqm	l																						
Non Resi FSR:		0.67 :1																							
FSR:		5.50 :1																							
-		• •																							

### **CARPARK CALCULATION**

CAR-PARK SPACES REQUIRED	FOR						
				Spaces	<b>TSA CP Spaces</b>		
		1BED	2BED	3BED			
APT NO. :		19	71	26			
CP RATE :		1	1	2	-		
CARPARK NO. :		19	71	52			
SUBTOTAL:			142		20		
REGULAR PARKING:			119				
ACCESIBLE RATE (20% OF UNITS):	0.2		23				
TOTAL:				162			

#### CAPACITY OF CAR-PARK SPACES OF PROPOSED SCHEME

LEVEL Reside	ential CP Spa	ces	TSA CP Spaces
	REGULAR	ACCESIBLE	
BASEMENT 1:	25	0	20
BASEMENT 2:	45	12	
BASEMENT 3:	50	12	
	120	24	
SUBTOTAL:		144	20
TOTAL:		164	

CLIENT

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK DRAWINGS ARE NOT TO BE SCALED. USE OILY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

Formus Property Pty Ltd & The Salvation Army

NOTES

-----

Project Title

### **YIELD & UNIT MIX**

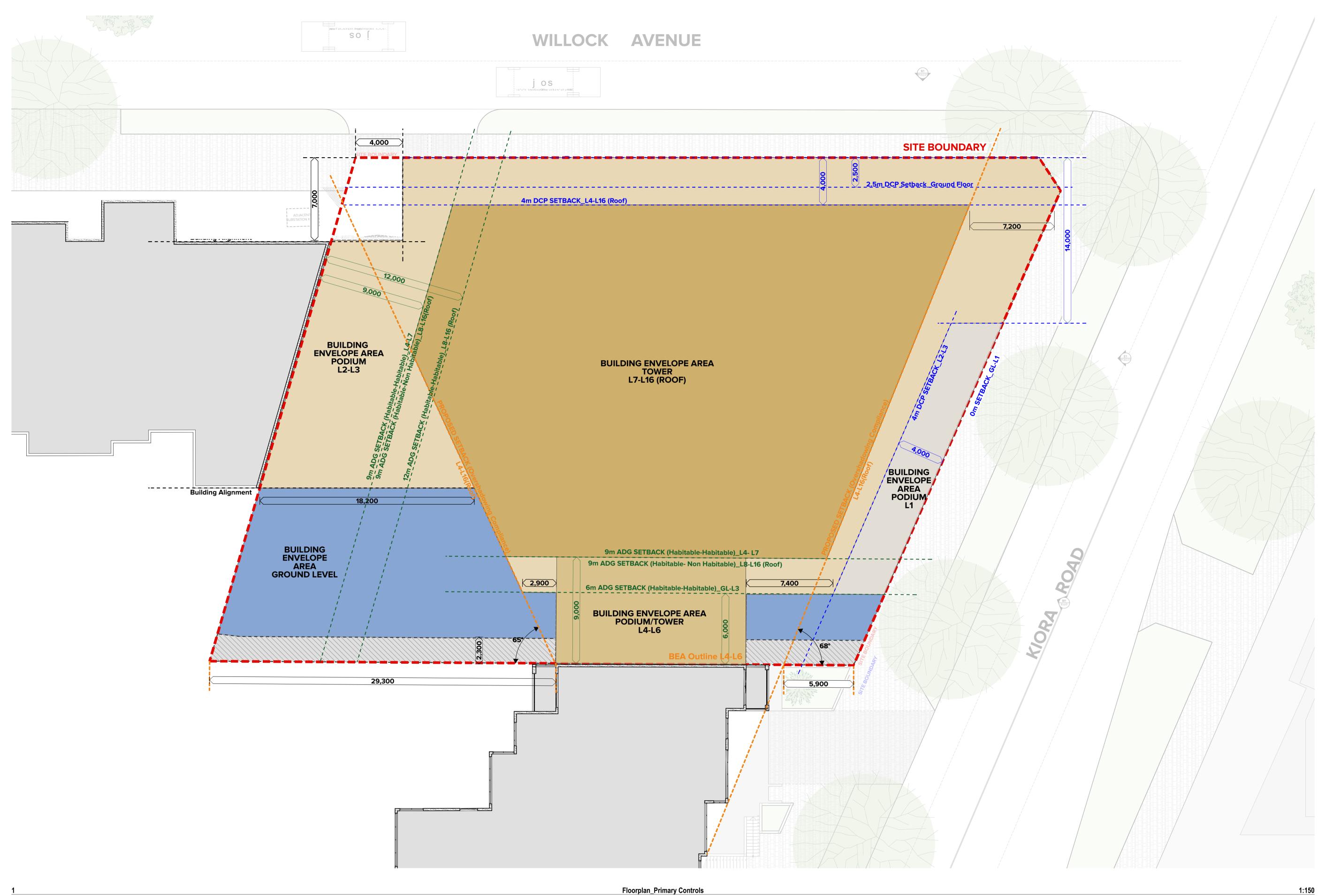
Scale Project No. Drawn by 
 1:0.40, 1:0.39, 1:0.30 @A1, 50%@A3
 21082
 TM Rev Dwg No. **PP-001-003** Status 06 For Information

North

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

GENERAL Yield Schedule



Formus Property Pty Ltd & The Salvation Army

CLIENT

NO LED THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

Project Title Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

<u>1:150 @A1, 50%@A3</u> Dwg No. Status For Planning Proposal

Scale

21082 <sup>®</sup> PP-001-010

 $\frac{\mathsf{TM}}{\mathsf{Rev}} \quad \bigcirc \quad$ 

North

Drawn by

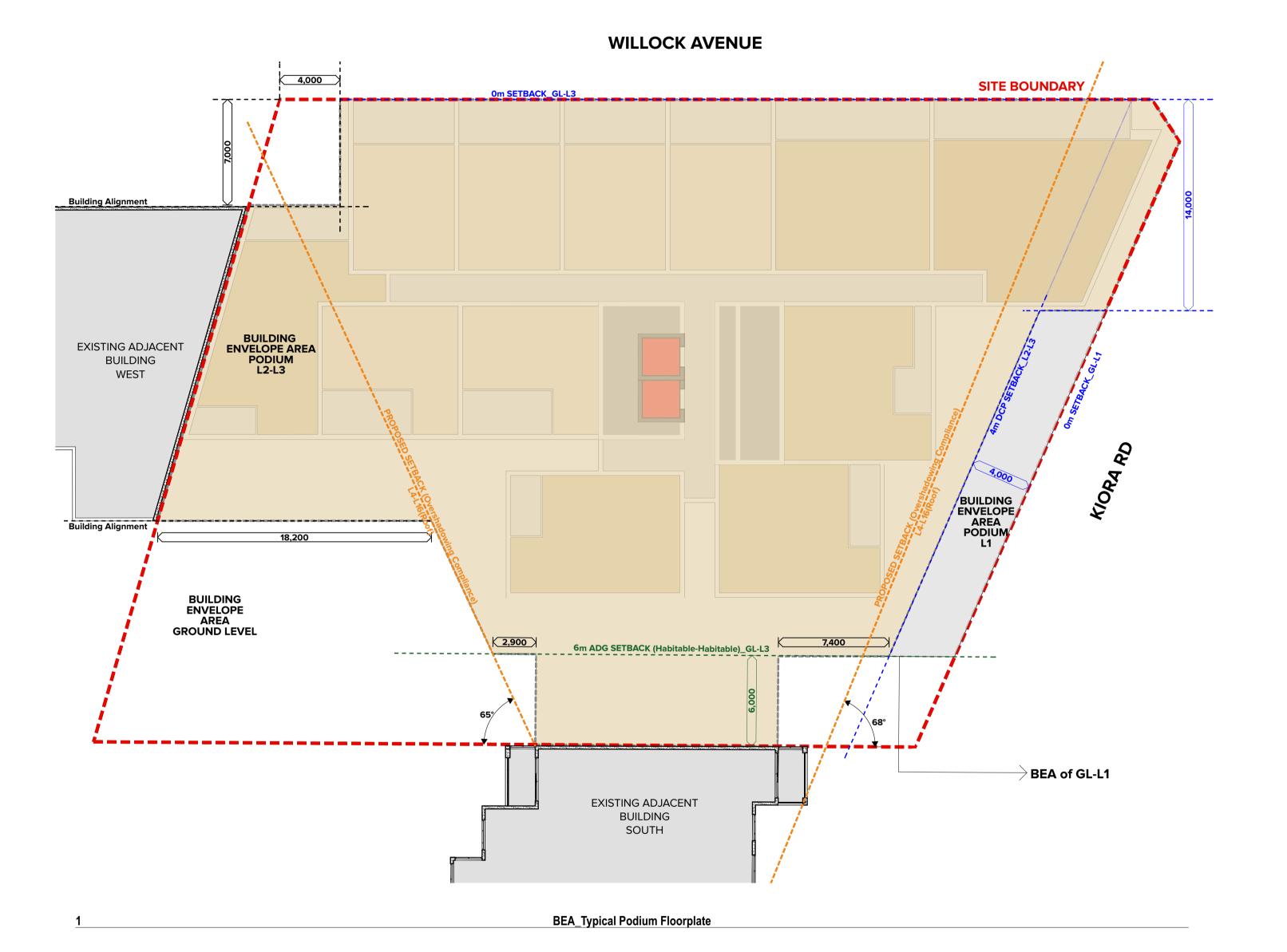
**BEA** Diagrams Building Envelope Plan

TURNER

Project No.

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

### ADG Compliance Diagrams \_ Building Envelope Diagrams



#### LEYEND

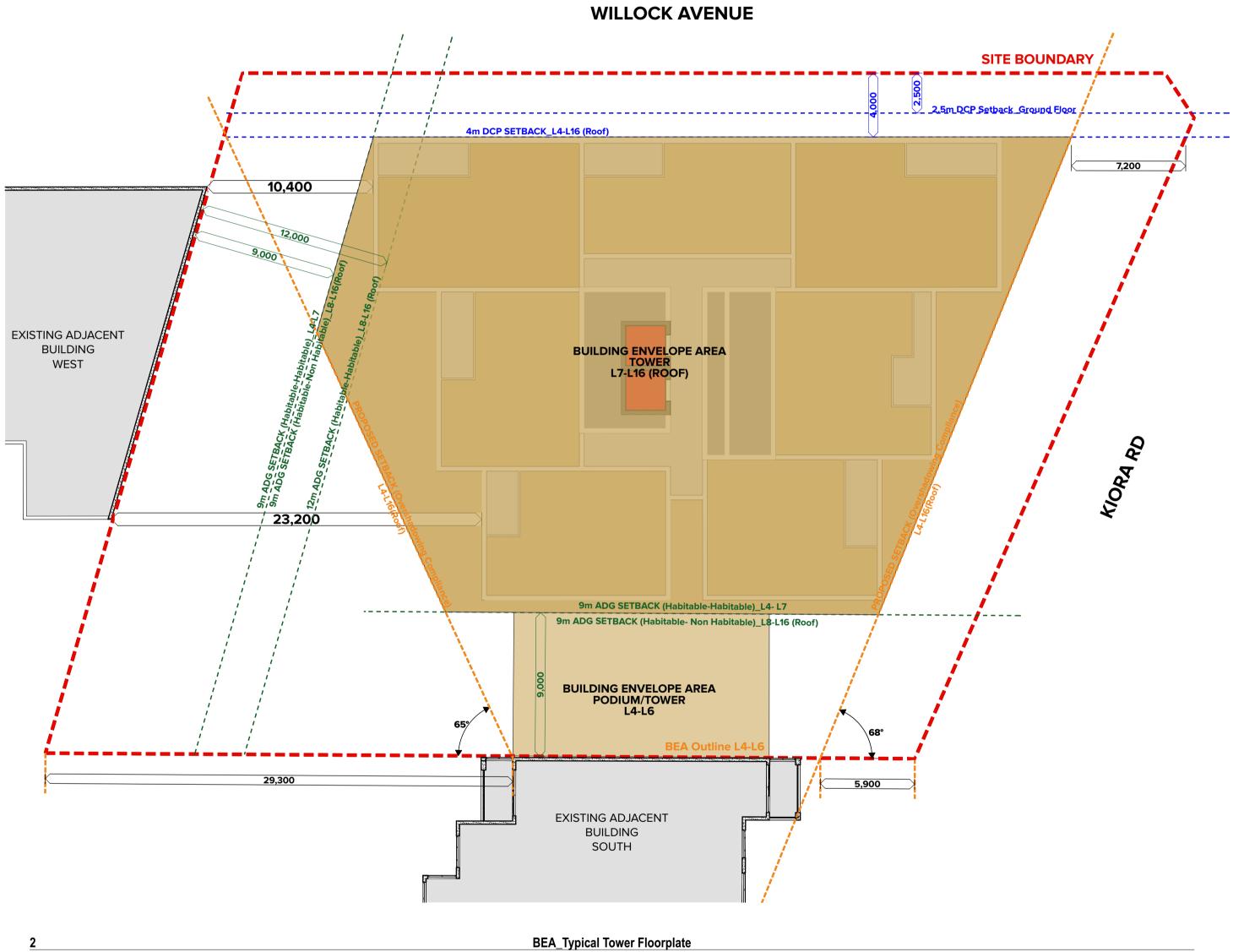
PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
EXISTING ADJACENT DEVELOPMENTS
 SITE BOUNDARY
 SOLAR PLANES
 LEP & DCP SETBACKS
 ADG SETBACKS

Formus Property Pty Ltd & The Salvation Army

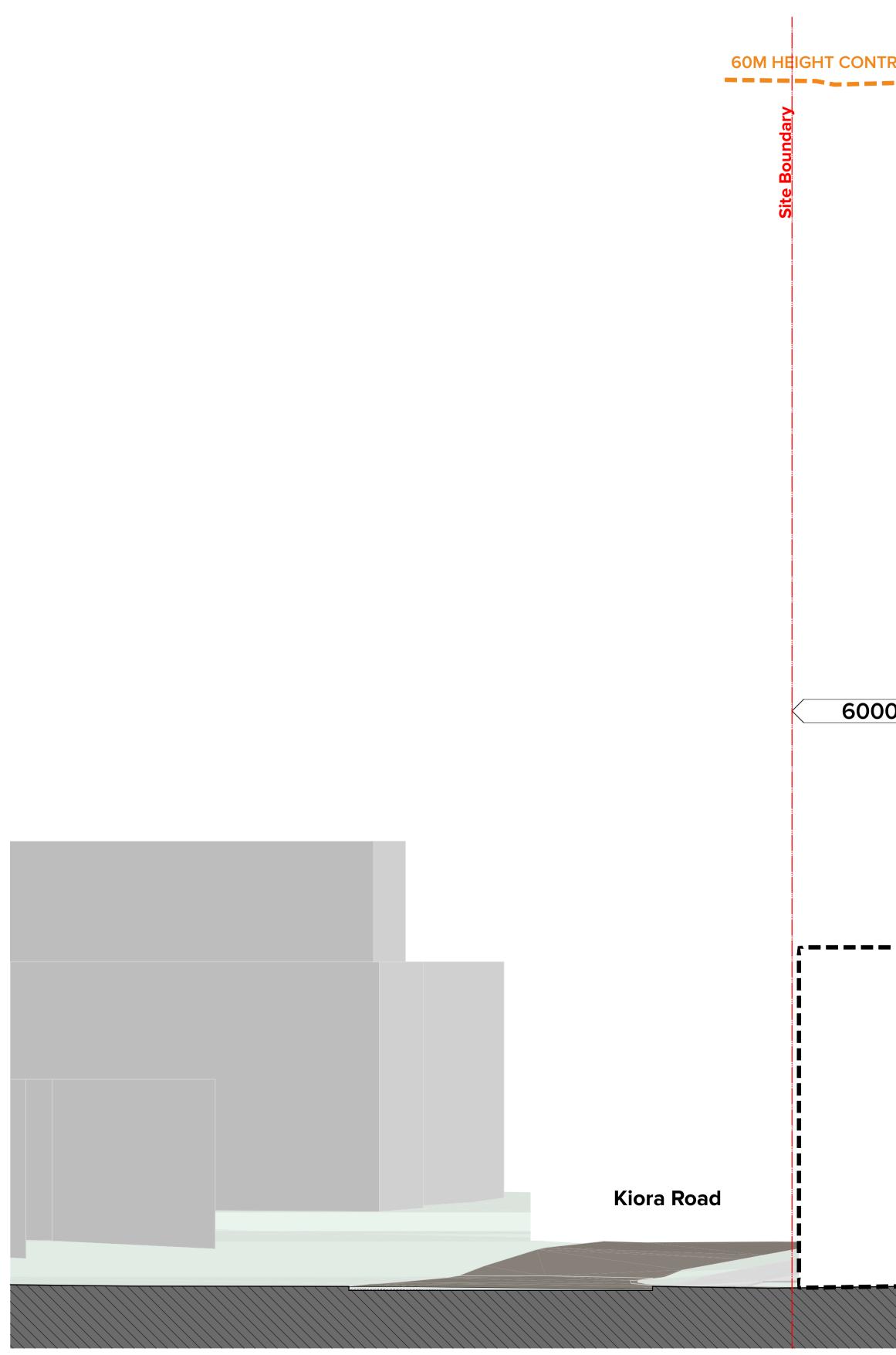
CLIENT

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES



Project Title <b>Kiora Road, Miranda</b> 23 Kiora Road Miranda NSW 2228 Australia Drawing Title	Scale 1:200 @A1, 50%@A3 Status For Planning Proposal	Project No. 21082 Dwg No. PP-001-011	Drawn by 	North
BEA Diagrams Buiding Envelope Typical		Level 7 <b>ONE</b> Oxfo Darlinghurst NSW AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

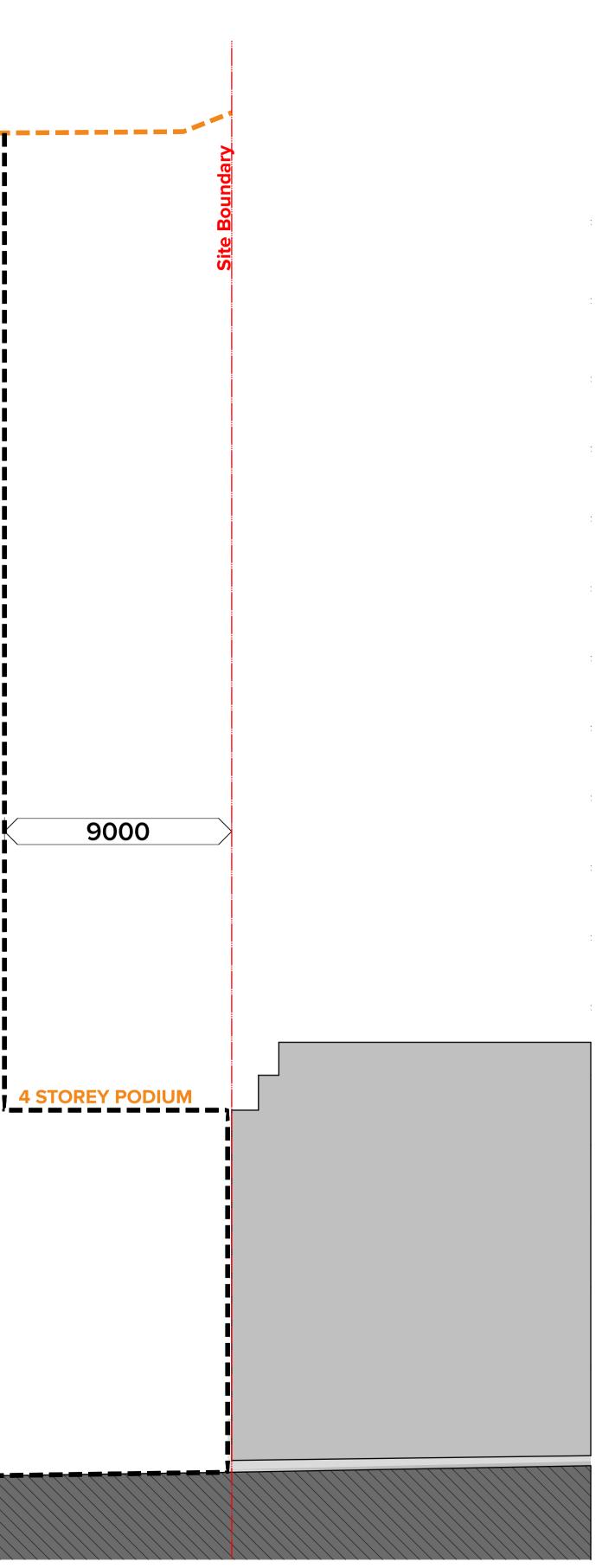


#### CLIENT NUTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFERT TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. Formus Property Pty Ltd & The Salvation Army

NOTES

-----

20	TROL	
	20	



Project Title **Kiora Road, Miranda** 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

 Scale
 Project No.
 Drawn by

 1:150 @A1, 50%@A3
 21082
 VG

 Status
 Dwg No.
 Rev

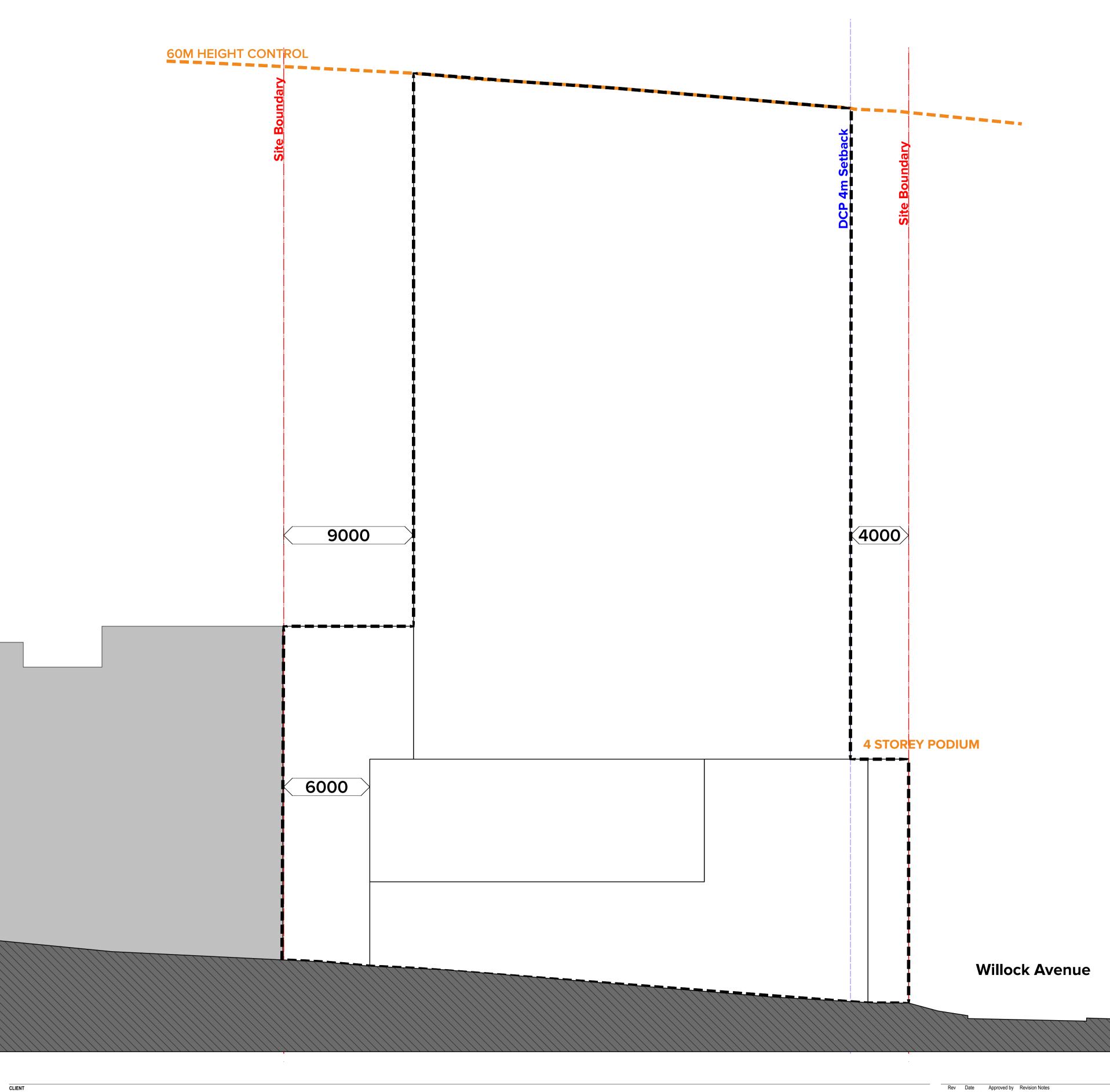
 For Planning Proposal
 PP-002-010
 02

Drawn by North

BEA Diagrams BEA Willock Avenue Elevation

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

-----

Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

BEA Diagrams BEA Kiora Road Elevation

 Scale
 Project No.
 Drawn by

 1:150 @A1, 50%@A3
 21082
 VG

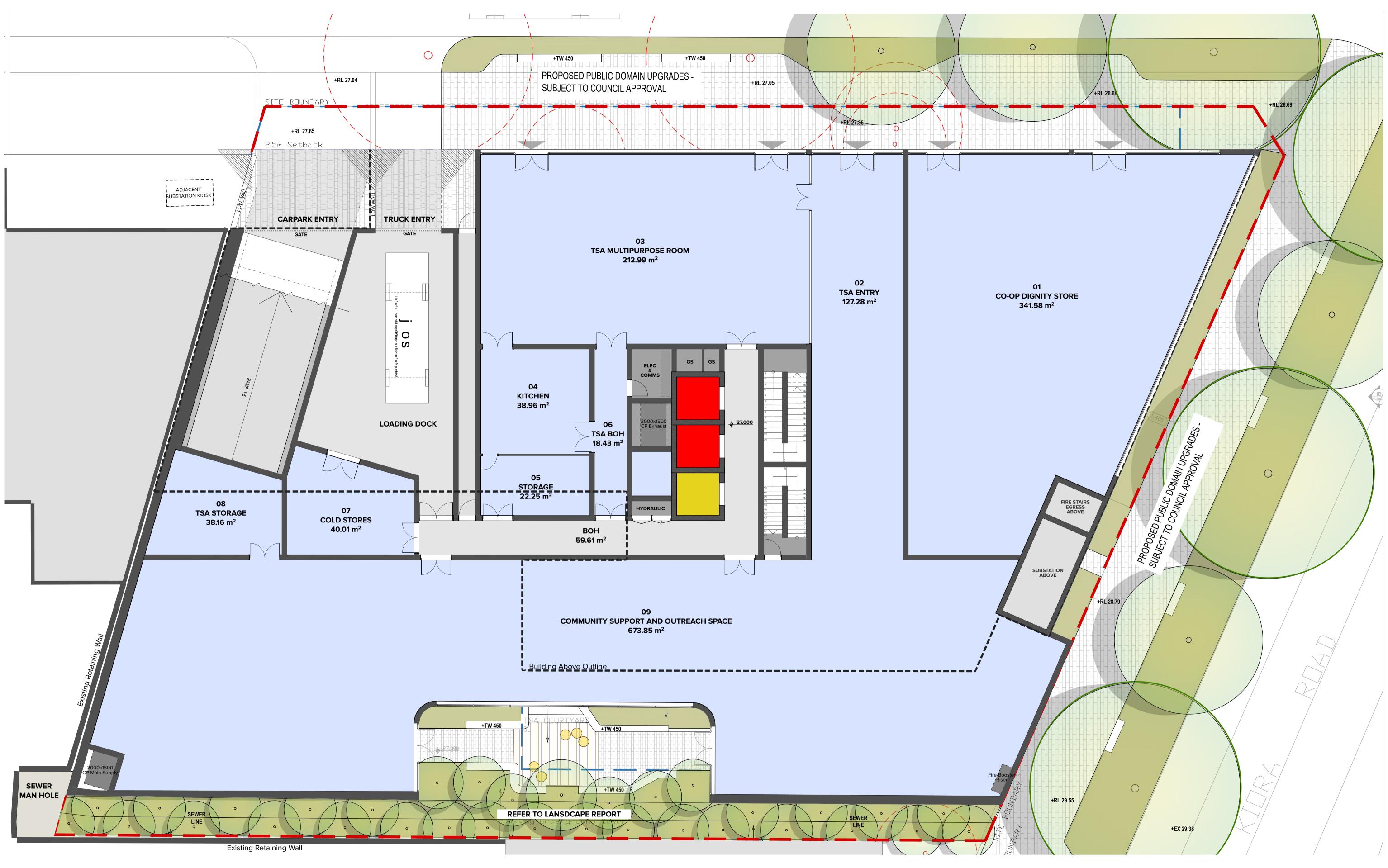
 Status
 Dwg No.
 Rev

 For Planning Proposal
 PP-002-011
 02

Drawn by North

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



### **GROUND LEVEL FLOORPLATE** Esc 1:100

NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

CLIENT

SERV	ICES LEGEND
SP	STAIR PRESSURE RIS
RR1	REFRIGERATION RIS

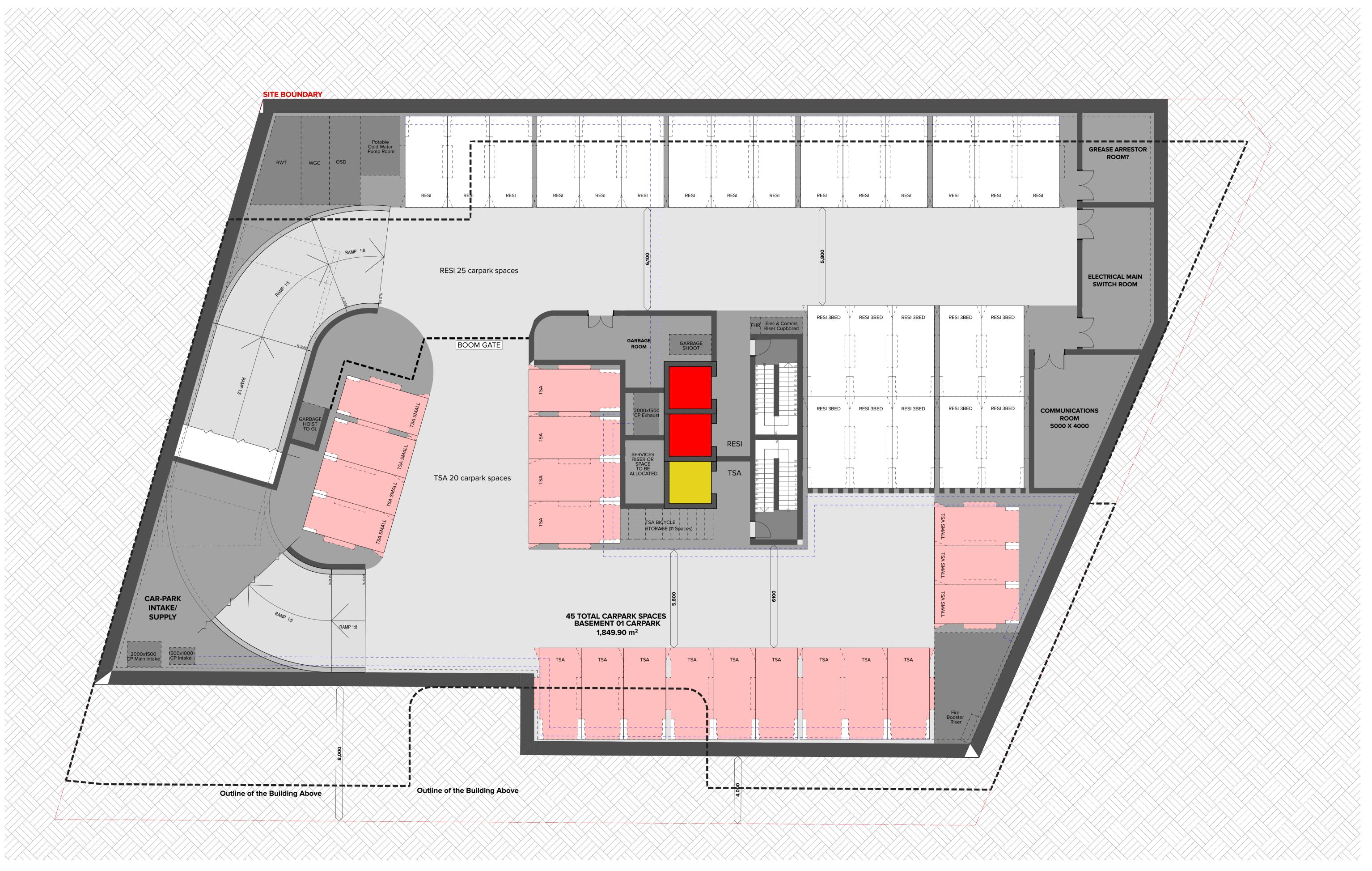
RR2

ISER **RIGERATION RISER 01 REFRIGERATION RISER 02** LRLOBBY RELIEF RISER WITH SUBDUCTLALOBBY OUTSIDE AIRE FROM ROOFFPRDEFIRE PUMP ROOM DIESEL EXHAUSTGSGARBAGE SHOOT

Rev	Date	Approved by	Revision Notes
01	03.08.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	14.09.23	JL	Issued For Information
07	26.09.23	JL	Issued For Planning Proposal
08	26.10.23	JL	Issued For Planning Proposal



Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title	1:100, 1:1 @A1, 50%@A3 Status For Information	Dwg No.	21082 P-110-000	 <sup>Rev</sup> 08	0
Planning Proposal Plans Ground Level		R	Level 7 <b>ONE</b> Oxfo Darlinghurst NSW AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au



#### **BASEMENT 01** Esc 1:100

NOTES

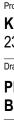
NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCIMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. Formus Property Pty Ltd & The Salvation Army

CLIENT

SERVI	SERVICES LEGEND									
SP	STAIR PRESSURE RISER									
RR1	REFRIGERATION RISER 01									
RR2	REFRIGERATION RISER 02									
LR	LOBBY RELIEF RISER WITH SUBDUCT									
LA	LOBBY OUTSIDE AIRE FROM ROOF									
FPRDE	FIRE PUMP ROOM DIESEL EXHAUST									
GS	GARBAGE SHOOT									

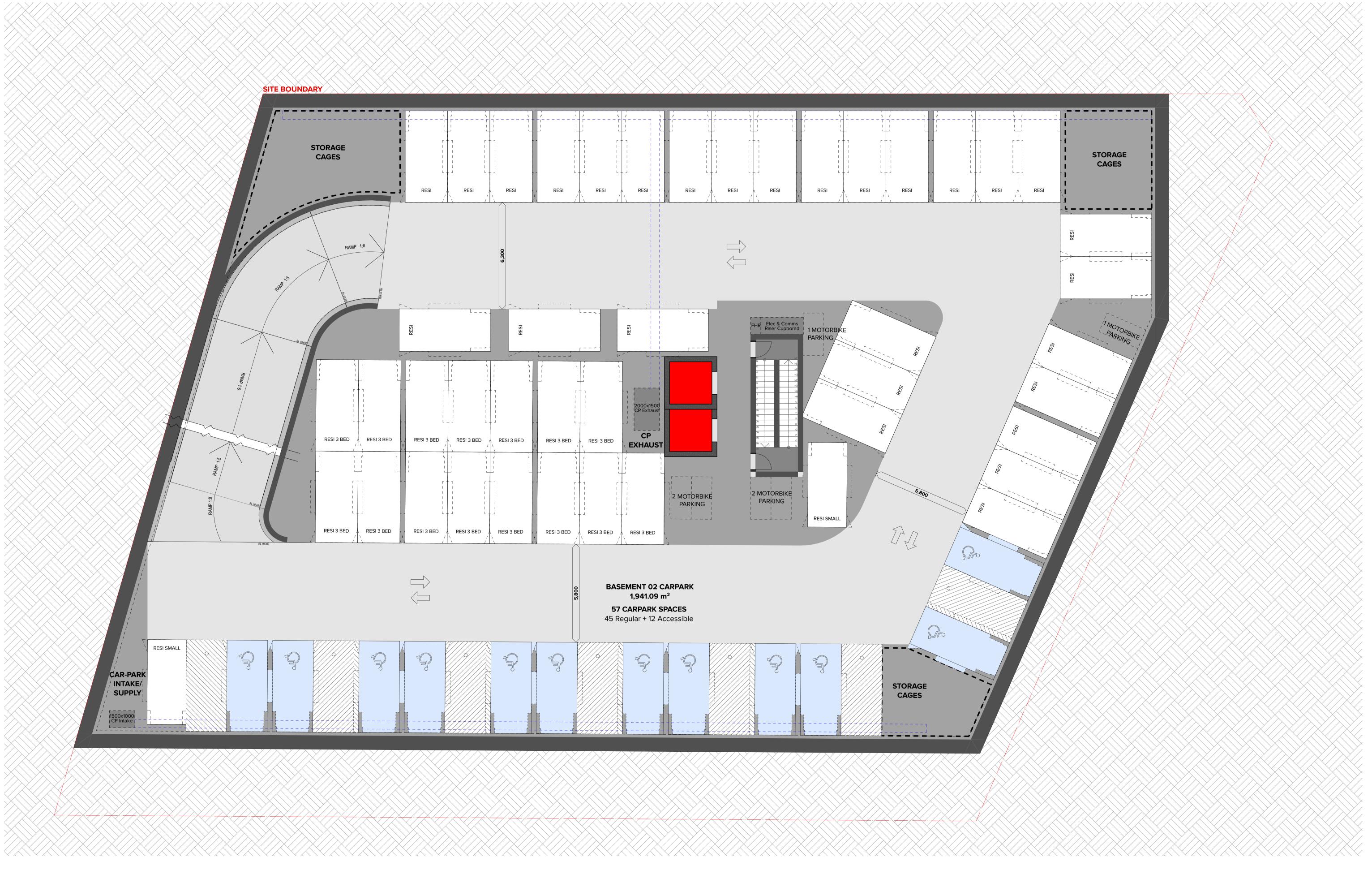
 
 Rev
 Date
 Approved by
 Revision Notes

 01
 03.08.23
 JL
 Issued For Information
 02 08.08.23 JL Issued For Information 03 05.09.23 Issued For Information JL Issued For Information 04 07.09.23 JL 05 11.09.23 JL Issued For Information 06 26.09.23 JL Issued For Planning Proposal 07 26.10.23 JL Issued For Planning Proposal



Project Title	Scale	Project No		Drawn by	North
Kiora Road, Miranda	1:100 @A1, 50%@A3		21082	TM	
23 Kiora Road Miranda NSW 2228 Australia	Status For Information	Dwg No.	PP-110-001	Rev 07	U
Drawing Title					
Planning Proposal Plans Basement 01	TURNE	R=	Level 7 <b>ONE</b> Oxfor Darlinghurst NSW AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

F +61 2 8668 0088 turnerstudio.com.au



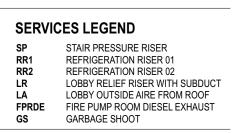
#### **BASEMENT 02** Esc 1:100

NOTES

-

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. Formus Property Pty Ltd & The Salvation Army

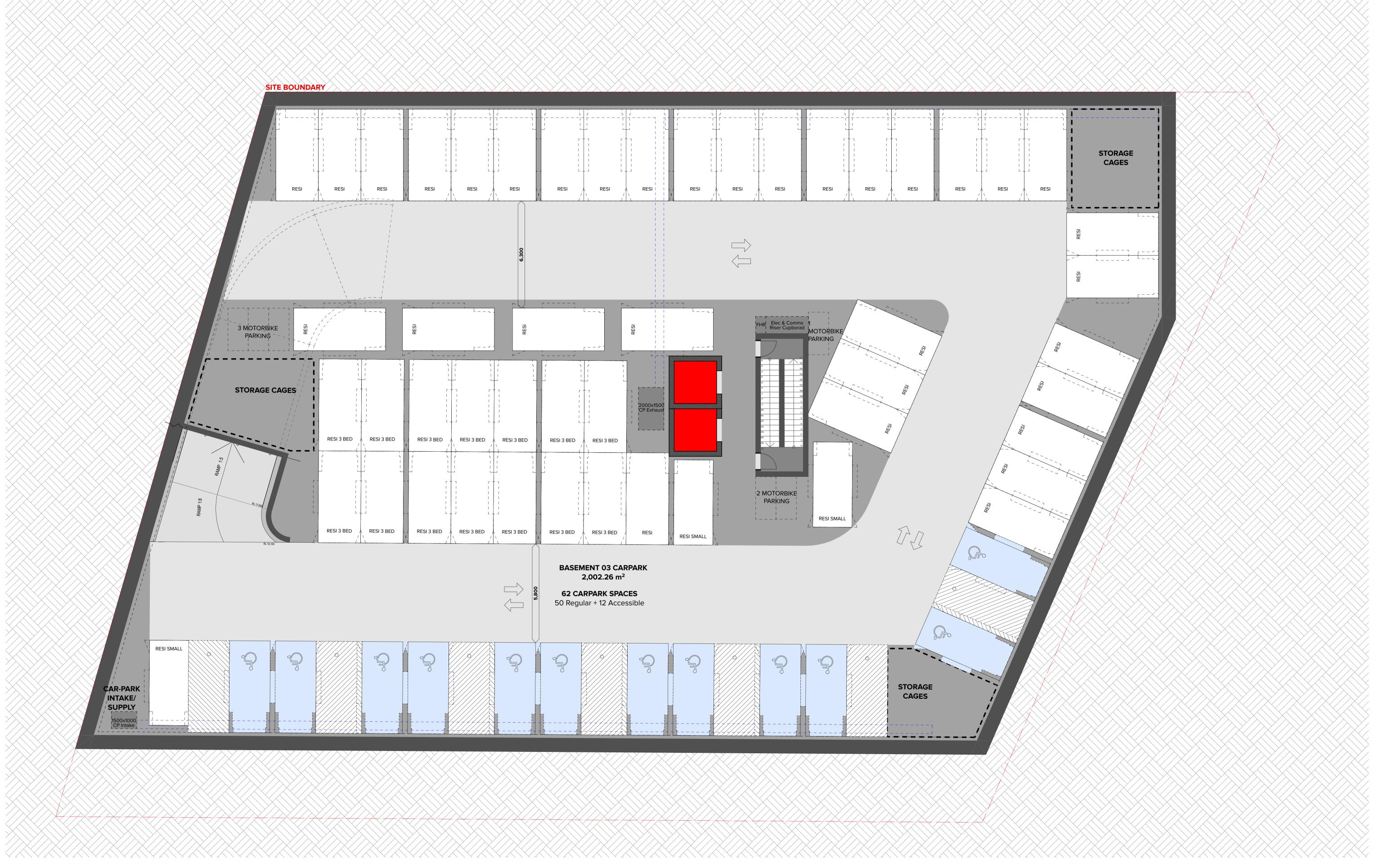
CLIENT



Rev	Date	Approved by	Revision Notes
01	03.08.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal



Project Title	Scale	Project No		Drawn		North
Kiora Road, Miranda	1:100 @A1, 50%@A3		21082		ТМ	
23 Kiora Road Miranda NSW 2228 Australia	Status	Dwg No.	DD 440 000	Rev	07	U
	For Information		PP-110-002		07	
Drawing Title						
Planning Proposal Plans						
Basement 02	TURNE		Level 7 ONE Oxfor Darlinghurst NSW			T +61 2 8668 0000 F +61 2 8668 0088
			AUSTRALIA			turnerstudio.com.

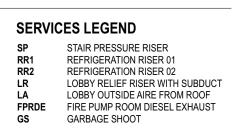


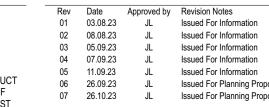
#### **BASEMENT 03** Esc 1:100

NOTES

\_\_\_\_\_

CLIENT THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION POR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. Formus Property Pty Ltd & The Salvation Army

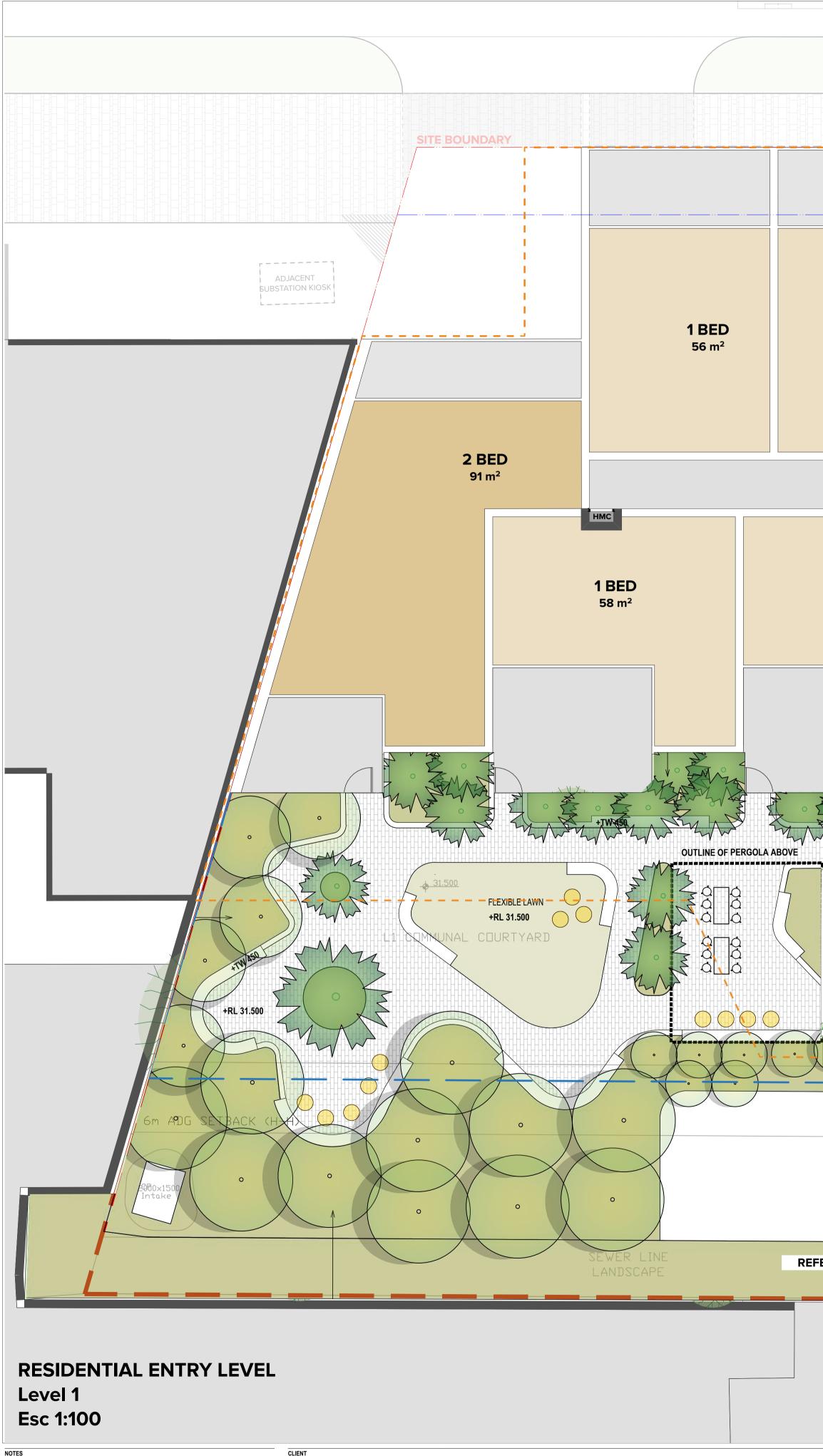








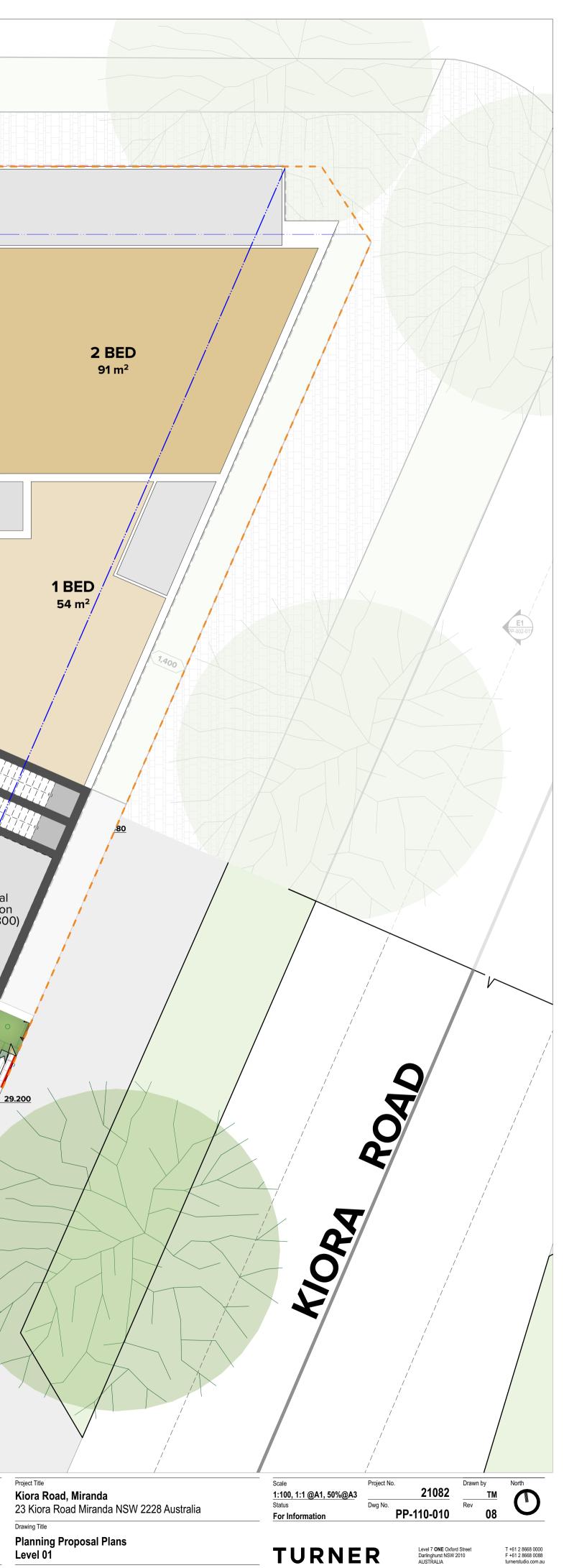
Project Title	Scale	Project No		Drawn by		North
Kiora Road, Miranda	<u>1:100 @A1, 50%@A3</u>		21082		ΤМ	
23 Kiora Road Miranda NSW 2228 Australia	Status	Dwg No.	DD 440 002	Rev	7	U
 Drawing Title	For Information		PP-110-003	L L	)7	
Planning Proposal Plans						
Basement 03	TURNE	ER	Level 7 ONE Oxfor Darlinghurst NSW AUSTRALIA		F	+61 2 8668 0000 +61 2 8668 0088 urnerstudio.com.a

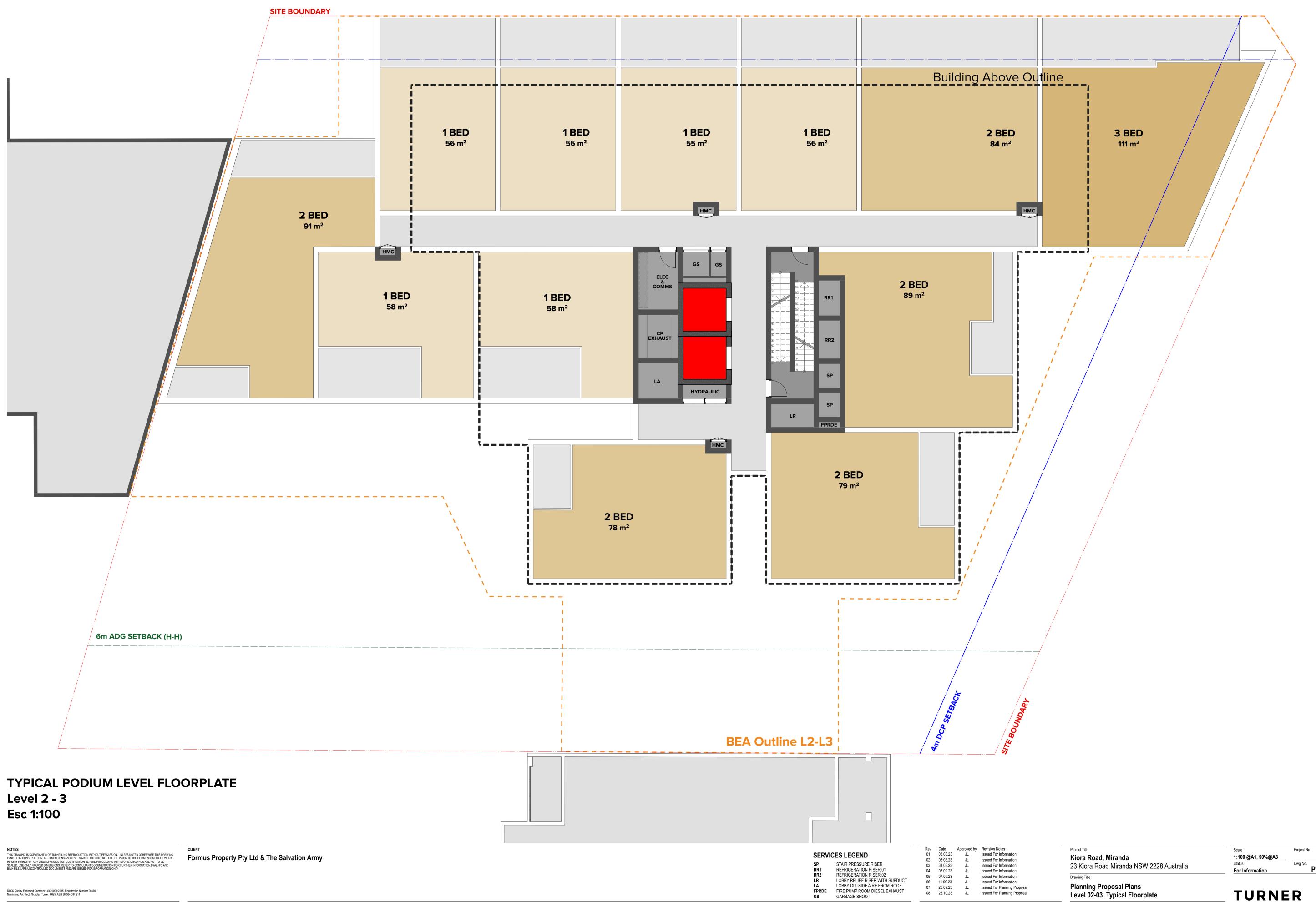


Formus Property Pty Ltd & The Salvation Army

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS, REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

#### WILLOCK AVENUE 1 BED 1 BED 1 BED 2 BED 56 m<sup>2</sup> 55 m² 56 m<sup>2</sup> 84 m² нмс НМС ELEC & COMMS **1 BED** 58 m<sup>2</sup> CP EXHAUST 31.700 LA Hydraulic Plant Room HYDRAULIC ABOVE +RL 31,500 Flectrical Substation (5600x2800) **RESIDENTIAL LOBBY RESIDENTS COMMUNAL FACILITY** +RL31.400 140+ RESIDEN HENARX RAMP 1:14 +RL30.440/ +RL 30.200 COURTYARD LANDSCAPE DESIGN CHURITY ARD BELLEUW +RL 30.710 1:14 Frak REFER TO LANSDCAPE REPORT **BEA Outline L1** ZA Rev Date Approved by Revision Notes 01 03.08.23 JL Issued For Information SERVICES LEGEND 02 08.08.23 Issued For Information JL STAIR PRESSURE RISER SP 03 31.08.23 Issued For Information **REFRIGERATION RISER 01** RR1 04 05.09.23 Issued For Information JL **REFRIGERATION RISER 02** RR2 05 07.09.23 Issued For Information JL LOBBY RELIEF RISER WITH SUBDUCT LR 06 11.09.23 Issued For Information JL LA LOBBY OUTSIDE AIRE FROM ROOF FPRDE FIRE PUMP ROOM DIESEL EXHAUST GS GARBAGE SHOOT 07 26.09.23 JL Issued For Planning Proposal 08 26.10.23 JL Issued For Planning Proposal



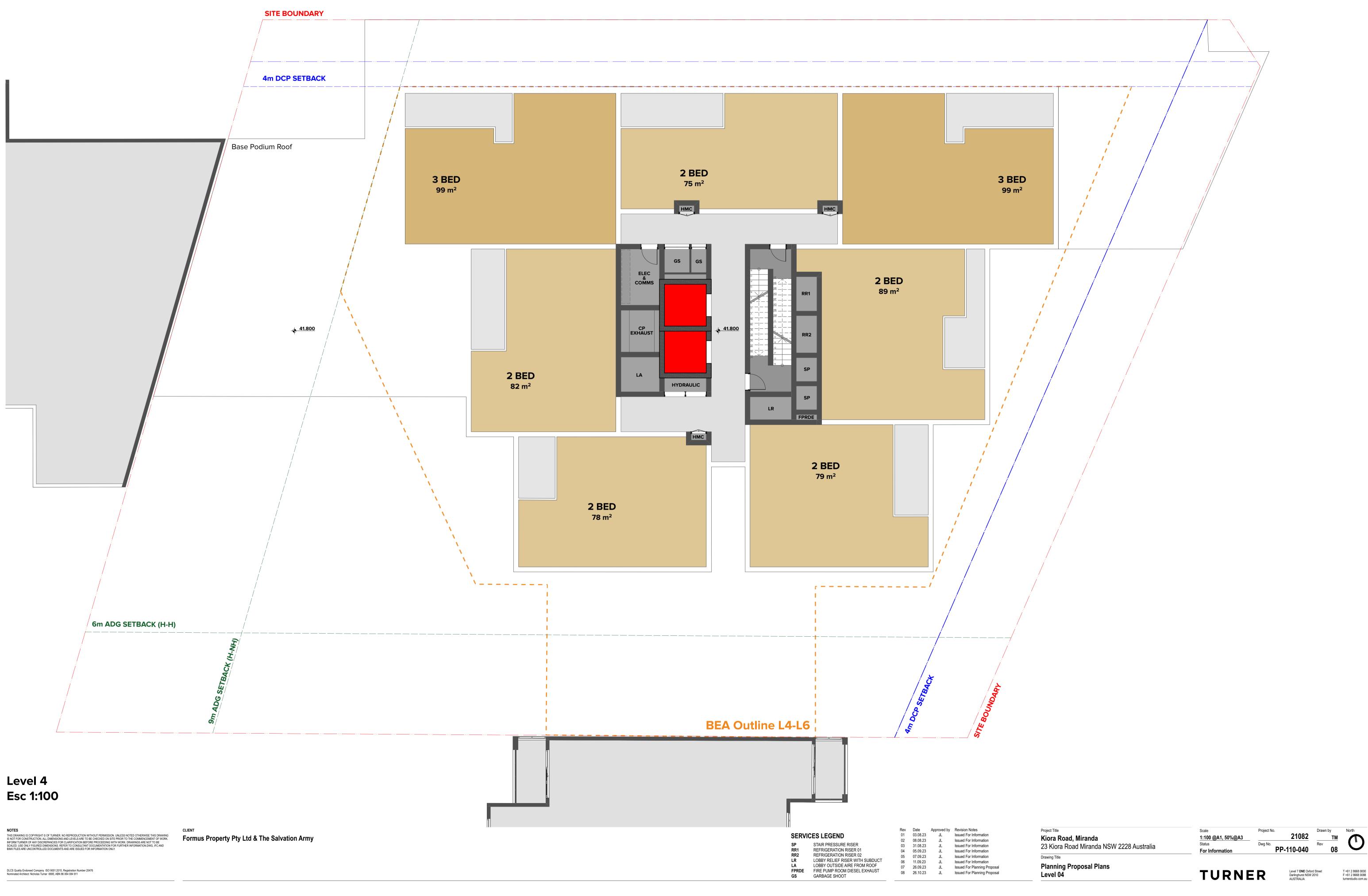


21082 Dwg No. PP-110-020

Drawn by

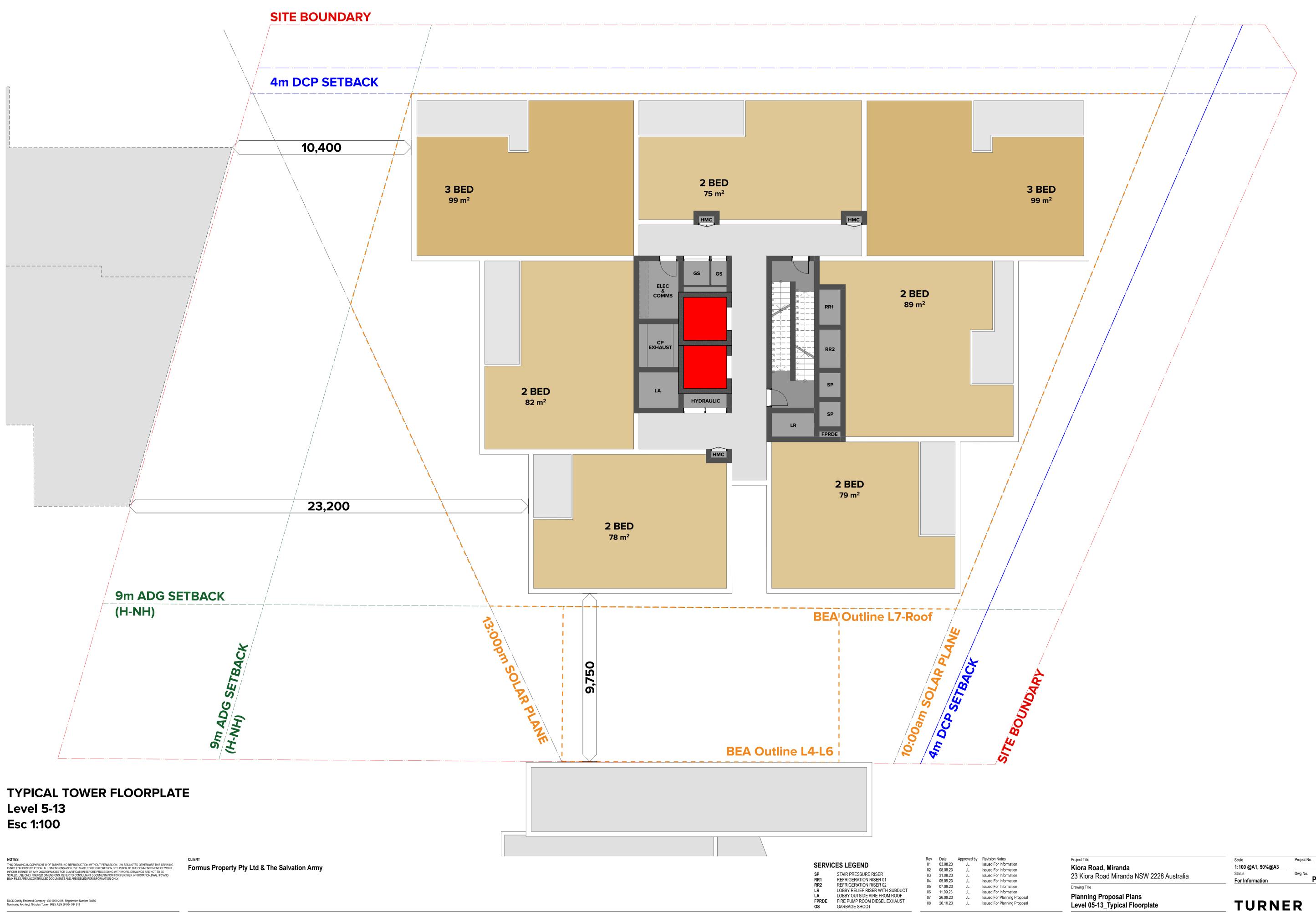
North 08

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA





Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



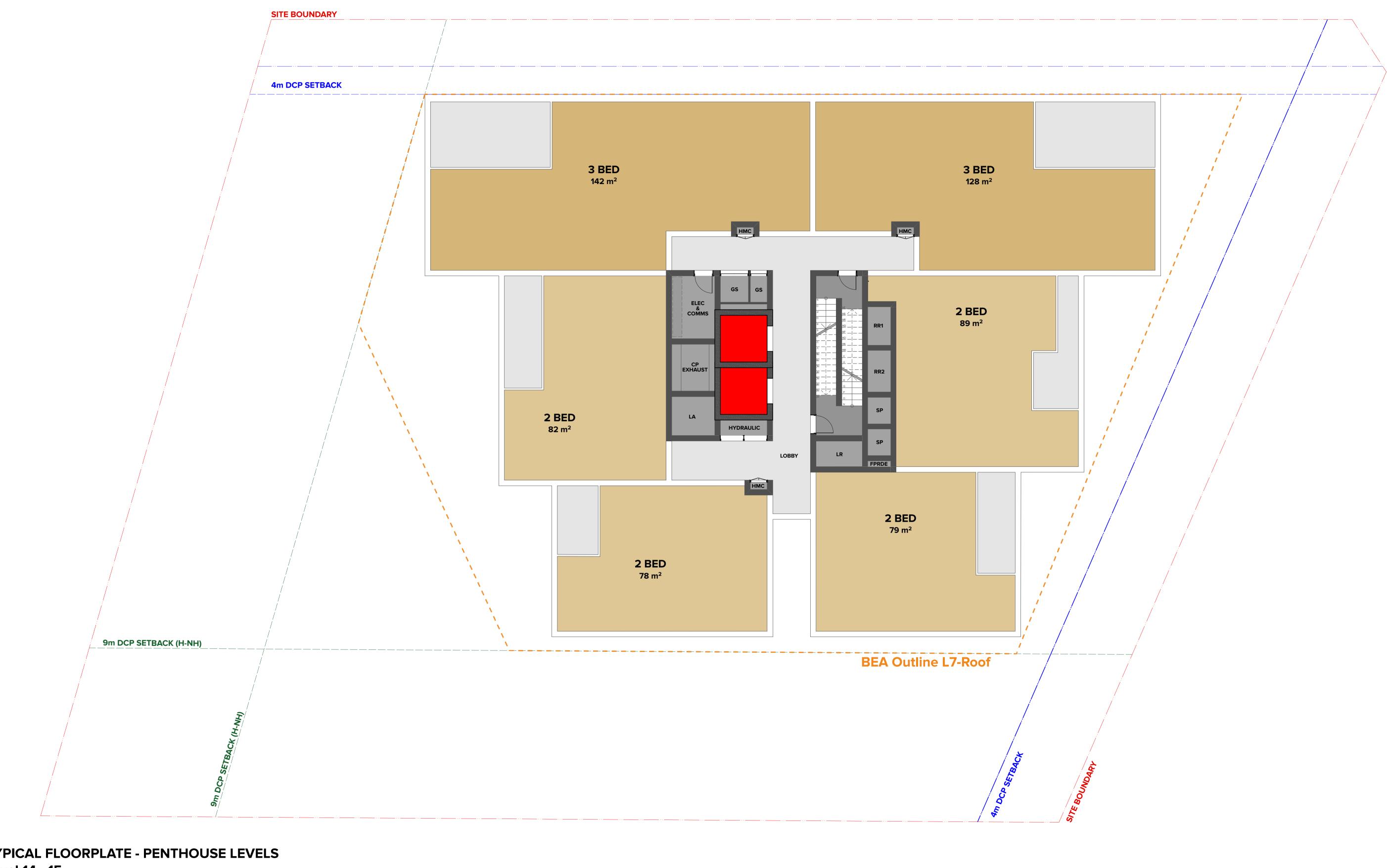
21082 Dwg No. PP-110-050

Drawn by

08



Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



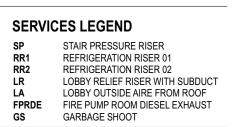
#### **TYPICAL FLOORPLATE - PENTHOUSE LEVELS** Level 14 - 15 Esc 1:100

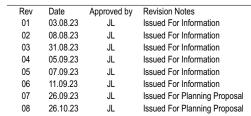
Formus Property Pty Ltd & The Salvation Army

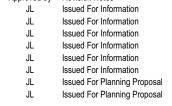
NOTED THIS DRAWING IS COPYRIGHT © OF TURNER: NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

CLIENT









Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

Planning Proposal Plans Level 14-15\_Typical Penthouse Level Floorplate

1:100 @A1, 50%@A3 Status For Information

Scale

<sup>^/</sup> PP-110-140

Project No.

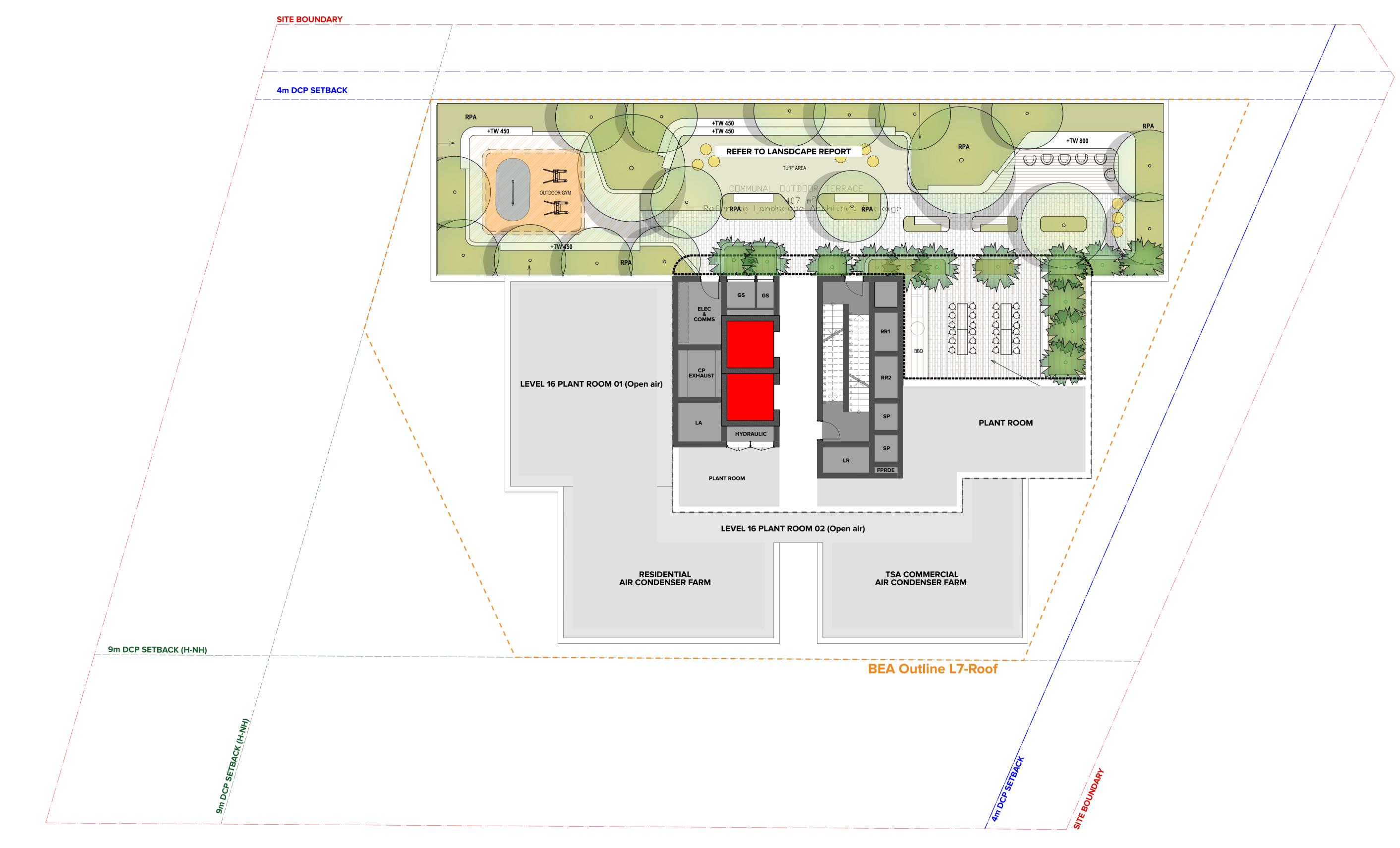
08

North

Drawn by

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



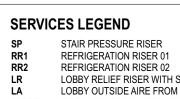
#### **ROOFTOP GARDEN AND COMMUNAL AMENITY LEVEL** Level 16 Esc 1:100

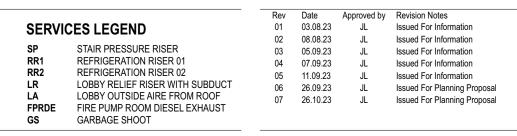
CLIENT

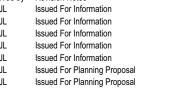
Formus Property Pty Ltd & The Salvation Army

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES







Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia <u>1:100, 1:1 @A1, 50%@A3</u> Status For Information

Scale

<sup>1</sup><u>A</u>3 <u>21082</u> \_ PP-110-160

Project No.

07

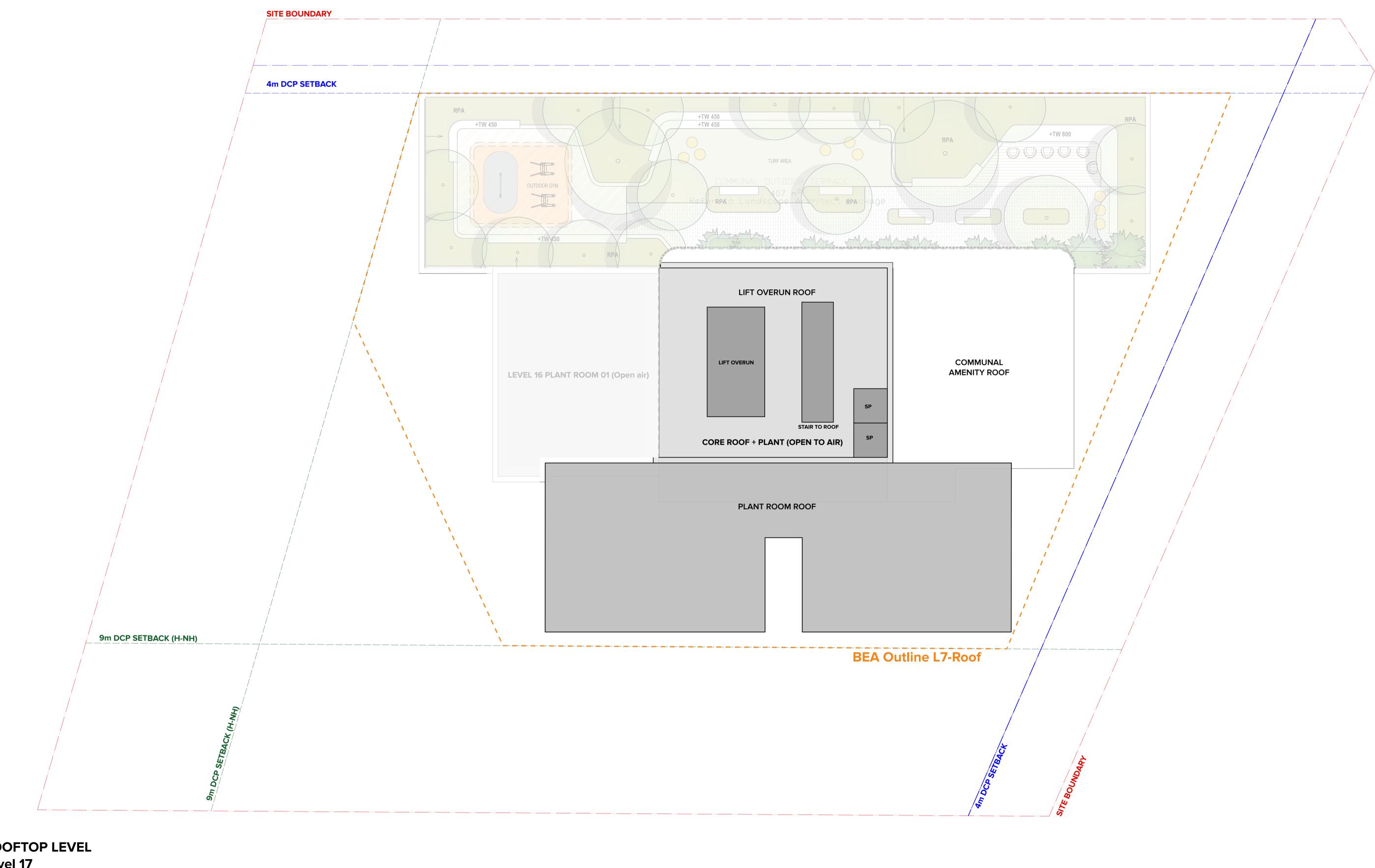
Drawn by

North  $\frac{\mathsf{TM}}{\mathsf{Rev}} \quad \bigcirc \quad$ 

Planning Proposal Plans Level 16\_Communal Terrace

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



#### **ROOFTOP LEVEL** Level 17 Esc 1:100

NOTED THIS DRAWING IS COPYRIGHT © OF TURNER: NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

		Rev
SERVI	CES LEGEND	01
ULIN		02
SP	STAIR PRESSURE RISER	03
RR1	REFRIGERATION RISER 01	04
RR2	REFRIGERATION RISER 02	05
LR	LOBBY RELIEF RISER WITH SUBDUCT	06
LA	LOBBY OUTSIDE AIRE FROM ROOF	07
FPRDE	FIRE PUMP ROOM DIESEL EXHAUST	07
GS	GARBAGE SHOOT	

Rev	Date	Approved by	Revision Notes
01	03.08.23	JL	Issued For Information
02	08.08.23	JL	Issued For Information
03	05.09.23	JL	Issued For Information
04	07.09.23	JL	Issued For Information
05	11.09.23	JL	Issued For Information
06	26.09.23	JL	Issued For Planning Proposal
07	26.10.23	JL	Issued For Planning Proposal



Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia  
 Scale
 Project No.
 Drawn by
 North

 1:100, 1:1 @A1, 50%@A3
 21082
 TM
 TM

 Status
 Dwg No.
 PP-110-170
 07
 TM
 For Information

Scale

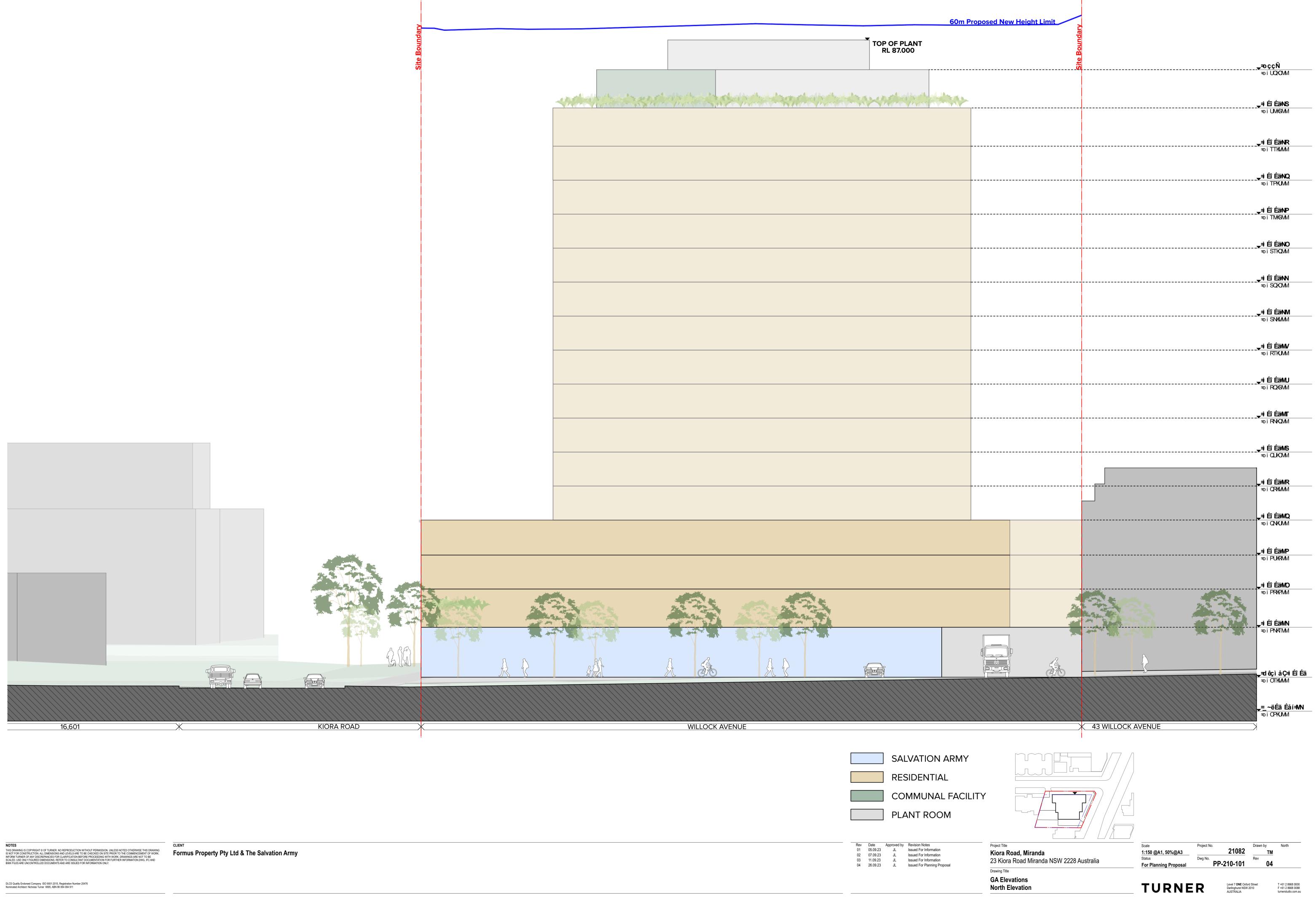
Project No.

Drawn by North

Planning Proposal Plans Level 17\_Plant Room

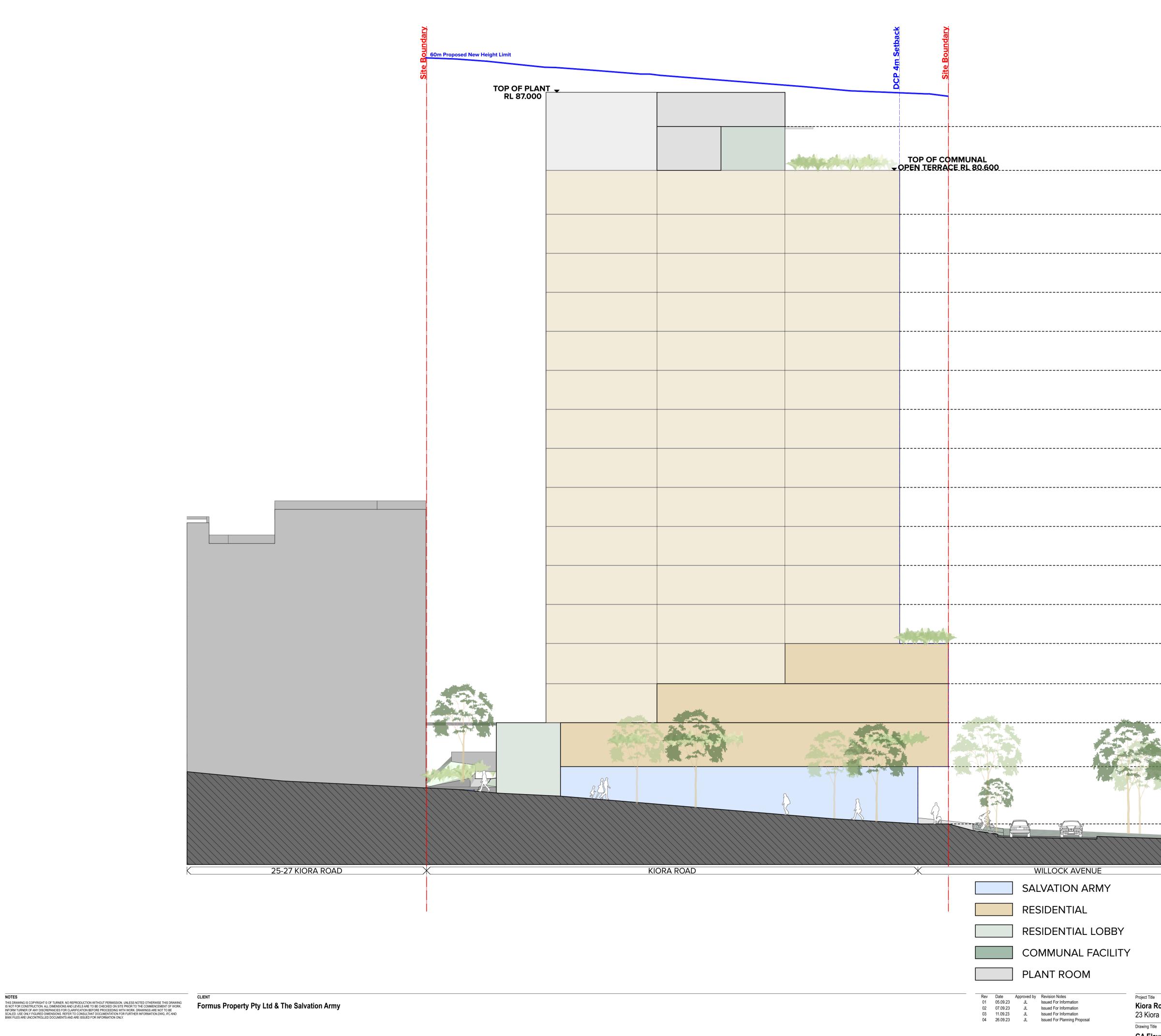
TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



TOP OF PLANT RL 87.000

SALVATION ARMY
RESIDENTIAL
COMMUNAL FACILITY
PLANT ROOM
 Rev Date Approved by Revision Notes
 Rev Date Approved by Revision Notes 01 05.09.23 JL Issued For Information
 Rev Date Approved by Revision Notes



NOTES

<b>0=_</b> ල	i uqiqimi
म्	<b>Éì Éäns</b>
उ	i UMSMM
<b>דע</b> ס	ÉIÉ ÄNR
म्	<b>Éì Éänq</b>
उ	i TPKMM
<del>ائر</del>	ÉiÉänp
ج	itmsmm
<del>أخر</del>	<b>Éì Éäno</b>
ح	i sti <b>q</b> im
<del>्र</del> ्न	<b>ÉìÉänn</b>
च	i SQIQIMI
<b>ूनं</b>	ÉIÉ ÄNM
च	I SNKMM
<b>ूनं</b>	ÉìÉätt.
च	irtkum
<b>ू</b> नं	ÉiÉättu
च	irqosmi
<del>ائر</del>	<b>ÉìÉämi</b>
ت	i R <b>NG</b> M
म्	ÉiÉätMS
इ	iQukomm
म्	ÉIÉ ÄMR
उ	I CRYMM
म्	ÉÌÉäHMQ
उ	i QNKUMM
	ÉiÉämp iPukrm
	ÉiÉä#MO iPRIRPMM
<del>افر</del>	ÉIÉ ÄHMIN
ح	I PNATIMI
σ=	l <b>êçìåÇ∓iÉìÉ</b> ä
	iOTKMMM
POLICE STATION →	. <b>∼ëÉã Éåí≢WN</b> i OPKUMM
oject Title	Scale

#### Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia

Project No. Drawn by 21082 .130 @A1, 30/0@A3 Dwg No. Rev Status <sup>®</sup> PP-210-201 For Planning Proposal

ТМ 04

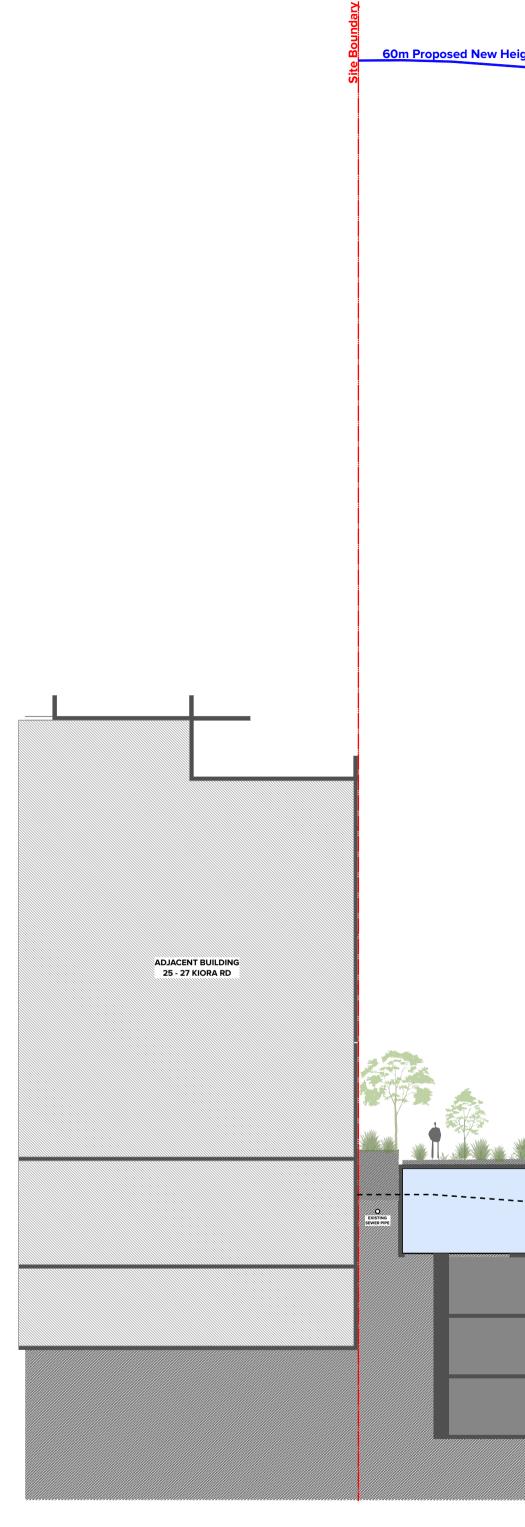
**GA Elevations** East Elevation

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

North



Formus Property Pty Ltd & The Salvation Army

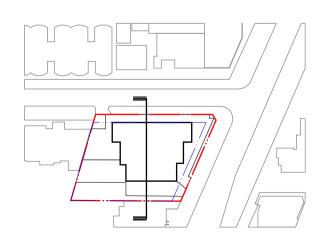
CLIENT

NOTES THIS DRAWING IS COPYRIGHT © OF TURNER: NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOLVMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

-----

ight l	-imit			DCP 4m Sethack	Site Boundarv				
	PLANT ROOM	LIFT OV PLANT ROOM	/ERRUN COMMUNAL ROOFTOP FACILITIES	ROOF TERRACE					<b>→oççÑ</b> oiUQQM
			DENTIAL	ROOF TERRACE					viÉIÉäNS oiUMSMM viŤIŘMM oiTTŘMM oiTTŘMM
			DENTIAL						vi ÉI ÉäNP oi TMSMM vi ÉI ÉäNO oi STKOM
		RESI	DENTIAL						viÉIÉäNN oiSQCOM oiSQCOM oiSNMM
			DENTIAL						vi ÉI Éä₩V oi RTKOM oi RCKSM vi ÉI Éä₩T oi RXCM
		RESI	DENTIAL						vi ÉI ÉätMS oi QLЮM vi ÉI ÉätMR oi QRMM
			DENTIAL						viÉiÉä₩Q oiQNKMM oiPUKRMM oiPUKRMM
	PLANT ROOM		DENTIAL TENANCY	Existing Ground Line					v j Éi Éä#MN o i PNATIMM v i PNATIMM v i OTRAMM
		BASEMEN	NT 01 CARPARK			v = al L = 1 WillOCK	AVENUE		<b>→</b> -ëÉã Éåí <b>=</b> MN o i OPKOM <b>→</b> -ëÉã Éåí <b>=</b> MO o i OMSMM
		BASEMEN	IT 03 CARPARK					SALV	<u>~~ĕÉã Éåí₩P</u> ointkam ∕ATION ARMY
								COM	DENTIAL IMUNAL FACILITY NT ROOM EMENT



Project Title Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

Scale Project No. Drawn by North 21082 1:200 @A1, 50%@A3 Status For Planning Proposal TM Rev Dwg No. **PP-310-101** 

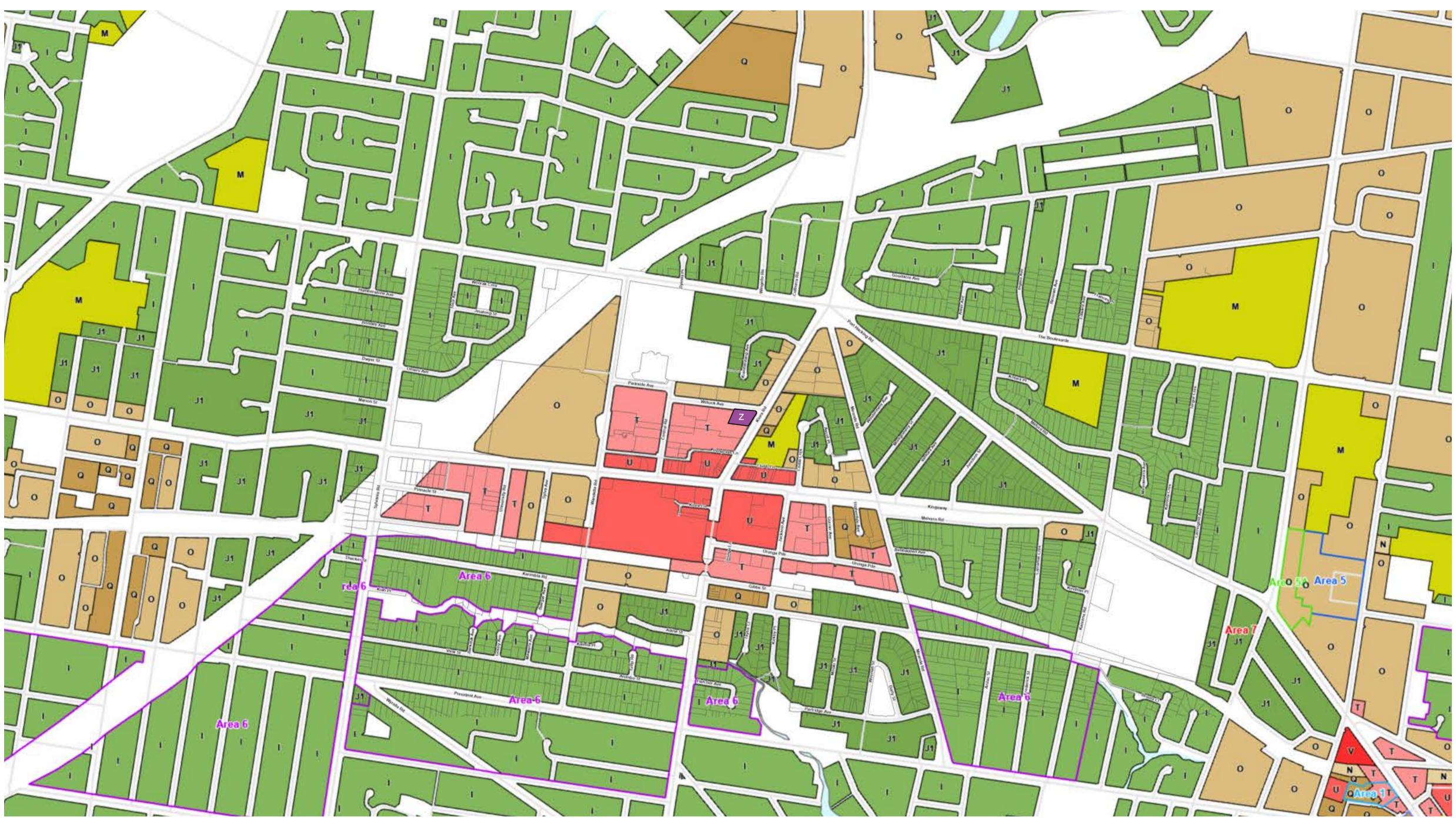
04

**GA Sections** Section AA

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

## Sutherland Shire LEP\_ Proposed Building Height Map



Formus Property Pty Ltd Formus Property

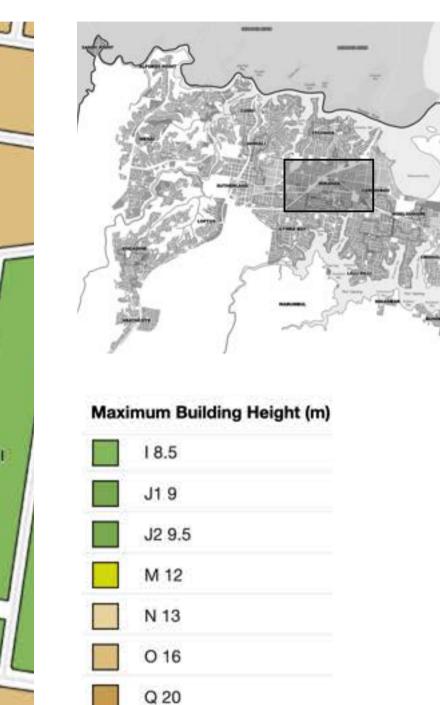
CLIENT

NUTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

Rev Date Approved by Revision Notes

## Sutherland Shire Key Plan



18.5
J1 9
J2 9.5
M 12
N 13
O 16
Q 20
T 25
T1 26.5
U 30
V 35
W 40
Y 50
-SM

Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia Drawing Title

Scale Project No. <u>1:1, 1:3.46 @A1, 50%@A</u>3 Dwg No. Status For Information

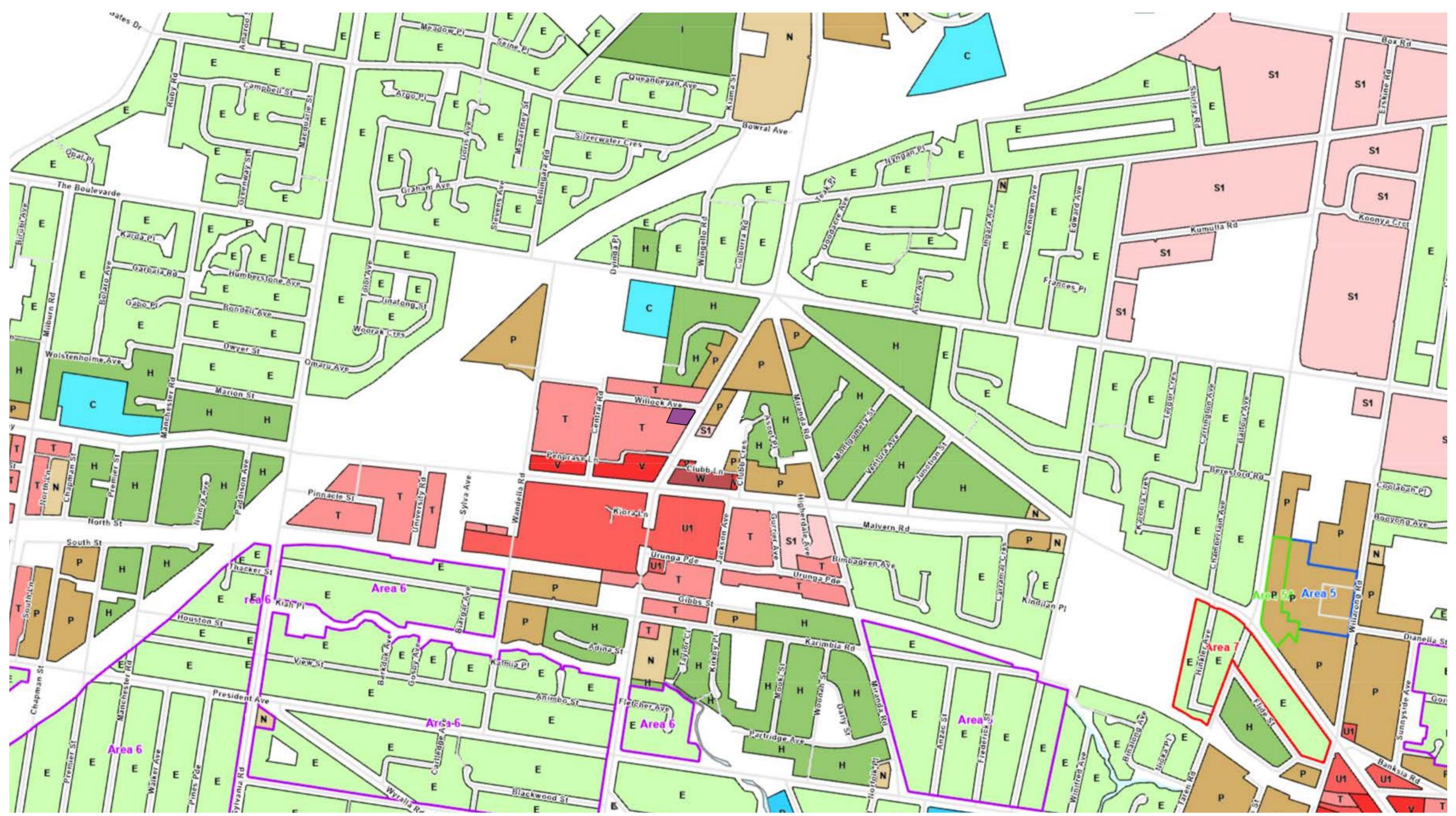
21082 Drawn by TURNER Rev -710-001 01 SK-710-001

**Council Controls** LEP\_Proposed Building Height Map

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

## Sutherland Shire LEP\_ Proposed Floor Space Ratio Map



CLIENT

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES

## Sutherland Shire Key Plan



Maxi	mum Floor Space Ratio (n:1)
	C 0.45
	D 0.5
	E 0.55
	G 0.65
	H 0.7
	10.75
	N 1
	P 1.2
	P1 1.26
	S1 1.5
	S2 1.6
	S3 1.8
	T 2
	U1 2.5
	U2 2.75
	V 3
	W 3.5
	X 4
	-RKR

Project Title Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia

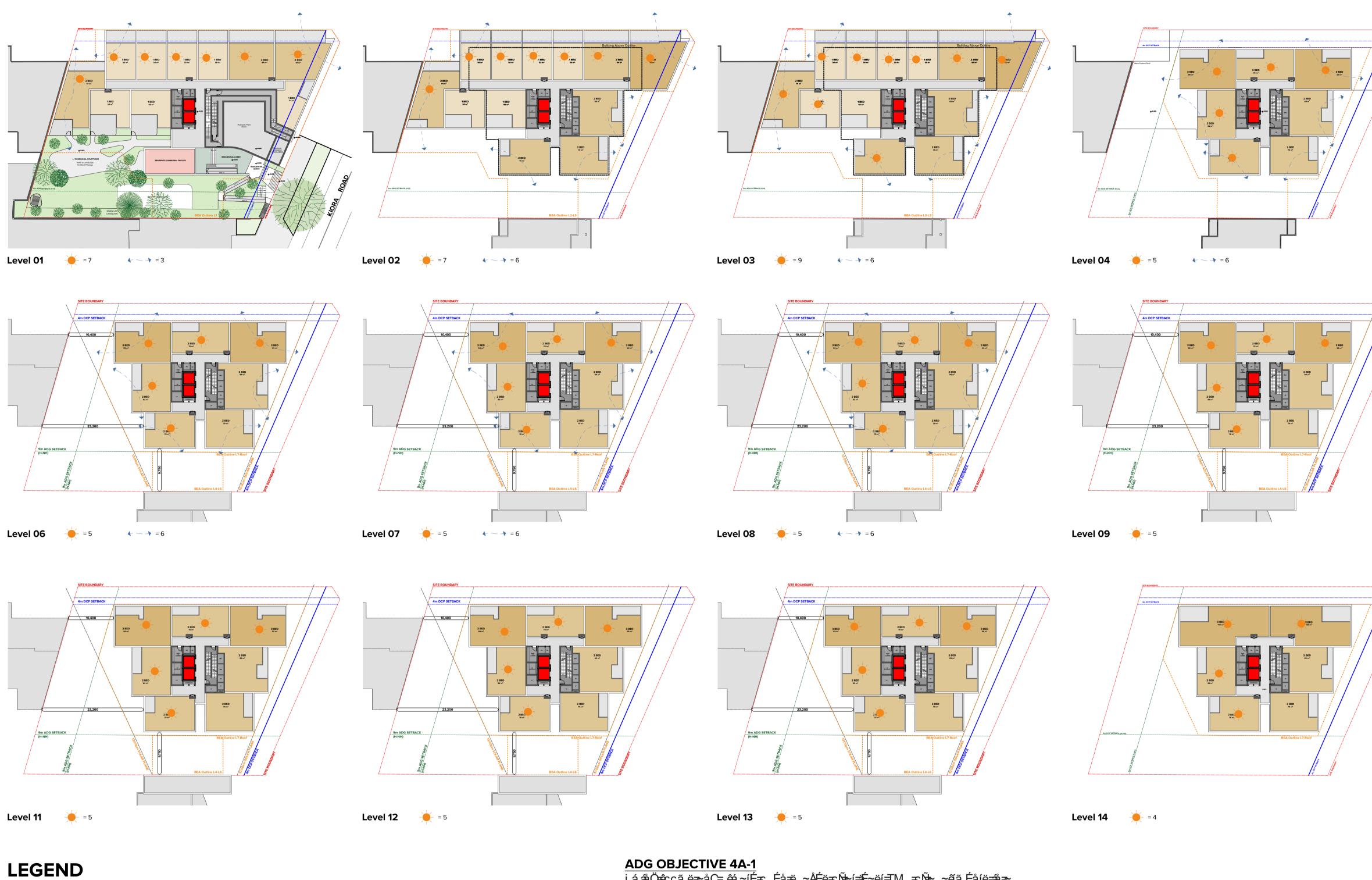
Scale Project No. Drawn by 21082 1:0.91, 1:3.46, 1:1 @A1, 50%@A3 Dwg No. Status SK-710-002

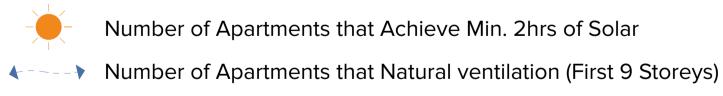
'= \_\_\_\_\_\_\_

T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

TURNER

## ADG Compliance Diagrams \_ Solar and daylight access + Natural Ventilation





### Compliance Schedule

		LEVEL															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
No. of Apartments	10	12	12	7	7	7	7	7	7	7	7	7	7	6	6	116	
Solar	7	7	9	5	5	5	5	5	5	5	5	5	5	4	5	82	<b>71%</b>
Cross Vent	3	6	6	6	6	6	6	6								45	65%

NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

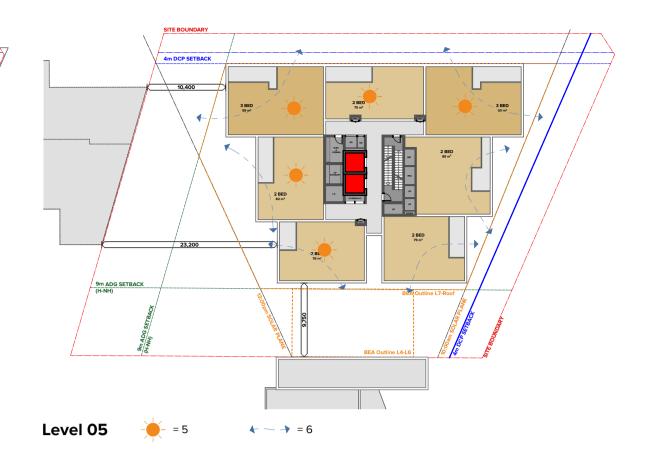
Formus Property Pty Ltd Formus Property

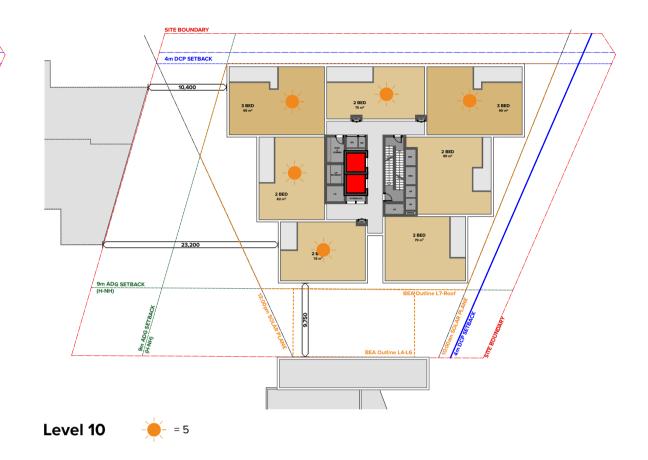
NOTES

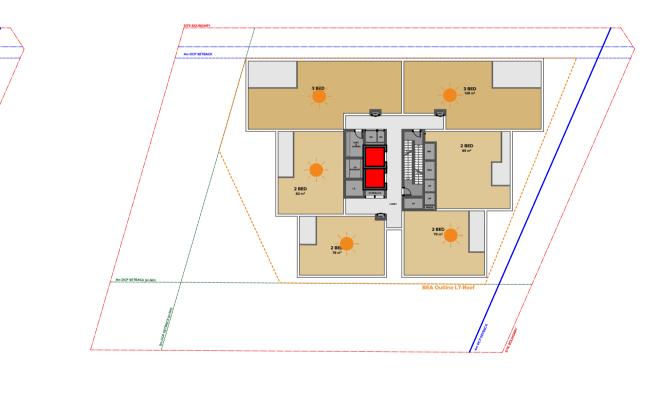
iá áð Ö÷óççã ë≂~áÇ= éá ~íÉ≂ç Éå=ë ~ÅÉë≂çÑ+∽í=áÉ~ëí=TM =çÑ+~ ~éĩa Éåíë=áå=~ Äì áðÇáå Ö÷éÉÅÉá É=~=ā áð áā ìã =çÑO=Üçì êë=Çá8ÉÅí=ëì å äöÖÜÍ=ÄÉí ÉÉå=V=~ãã=~åÇ=P ã =~í=ã áÇ= áð íÉê=áða fÜÉ=p ÇåÉ =j Éíêç çaña~å=^êÉ~~=~åÇ=áða fÜÉ=k É Å~ëíaÉ=~åÇ çañçå Öçå Ö=äçÅ~a≓Öç Éêoåã Éåí=~éÉ~ë

#### ADG OBJECTIVE 4B-3

Rev Date Approved by Revision Notes



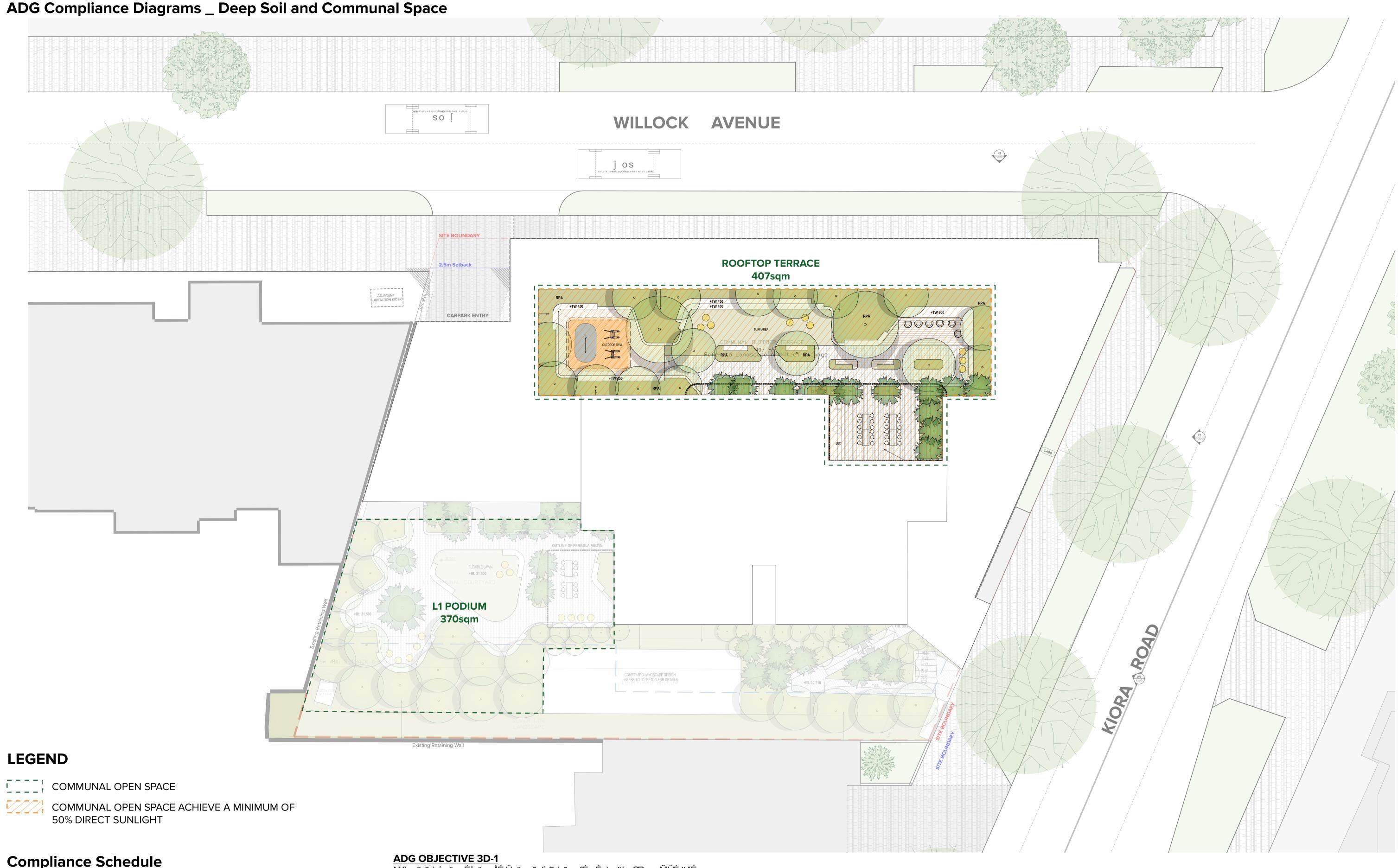




Level 15 - – 5

roject Title <b>Kiora Road, Miranda</b> 23 Kiora Road Miranda NSW 2228 Australia rawing Title	Scale <b>1:500, 1:0.76 @A1, 50%</b> Status <b>For Information</b>	Dwg No.	21082 -720-001	Drawn by TURNER Rev 01	North
Amenity Diagrams (ADG) Solar access + Natural Ventilation	TURN	ER	Level 7 <b>ONE</b> Oxford Darlinghurst NSW 2 AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

## ADG Compliance Diagrams \_ Deep Soil and Communal Space



## LEGEND

## **Compliance Schedule**

Communal Open Space Area with direct sunlight (sqm) 407 sqm Total Communal Open Space Area (sqm) 777 sqm Percentage **52%** 

CLIEN

NOTES NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS, REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

Formus Property Pty Ltd Formus Property

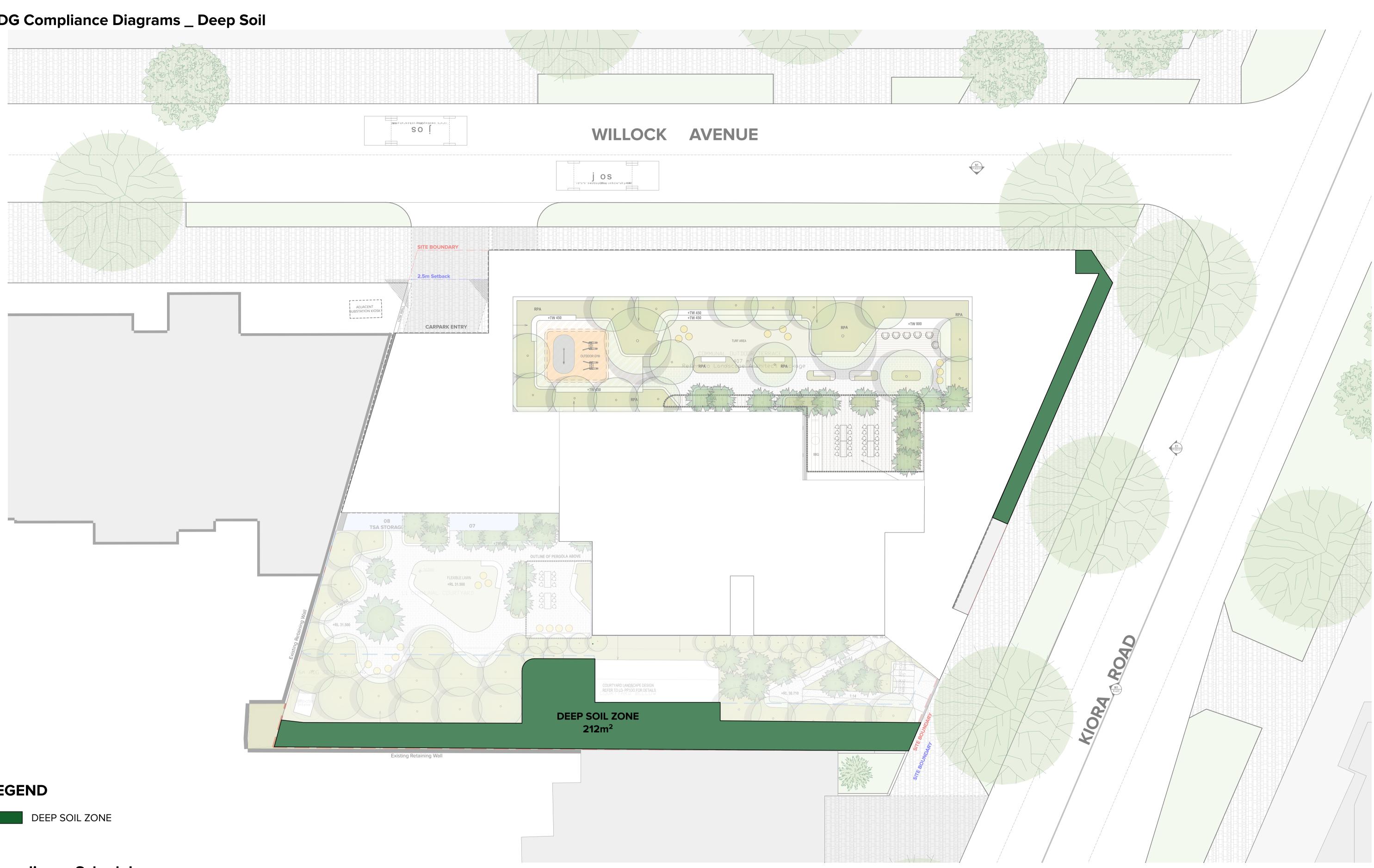
Nrۍããìå~änç Éå=ë ~ÅÉ=Ü~ë=~=ãáaâãìã=~êÉ~=Éì~äníç=OR =çÑ≢ÜÉ=ëaíÉ

OksaÉ Éaç ã Éåíë=~AÜaÉ É=~=ã ábáāiìã =çÑRM =Çá6ÉÅí=ëìåä6ÖÜí=íç=íÜÉ= 66ábÅá~-ä ìë~-ÄaÉ= ~éĩ=çÑalÜÉ=Åçããìå~a≒ç Éå=ë ~ÅÉ=Nç6e~=ã ábáāiìã =çÑO=Üçì6ë=ÄÉí ÉÉå=√ ~ã=~åÇ=P=ã=çå=ON=ìåÉ=EãafÇ= áblíÉê

Rev Date Approved by Revision Notes

Deep Soil and Communal Space Diagrams (ADG) Communal Space	TURN	ER	Level 7 <b>ONE</b> Oxfor Darlinghurst NSW 2 AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au
23 Kiora Road Miranda NSW 2228 Australia	For Information		SK-730-008	01	•
Kiora Road, Miranda	1:150, 1:0.68, 1:1.50 (	,	21082	TURNER Rev	$\mathbf{\Lambda}$
Project Title	Scale	Project No.		Drawn by	North

## ADG Compliance Diagrams \_ Deep Soil



### LEGEND



NOTES

# Compliance Schedule Deep Soil Zone (sqm)

Total Site Area (sqm) Percentage

212 2,447 8.6%

#### ADG OBJECTIVE 3E-1

a ÉÉ =ëçáa≒çåÉë= éç áQÉ=~éÉ~ë=çå ≠ÜÉ=ëa1É≠Ü~í=~aaç =Nç¢é=~åÇ=ëì çéf=ÜÉ~a1Ü ä~åí=~åQ≠féEÉ=Ösç íÜKsqÜÉ =ãã éç É=éÉëa4QÉåíá~a≈~ã Éåa1 =~åQ= éçãçíÉ ã~å~ÖEã Éåí=çN≢ ~íÉé=~åQ=~á6≡ì~ãa1 K

NUTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

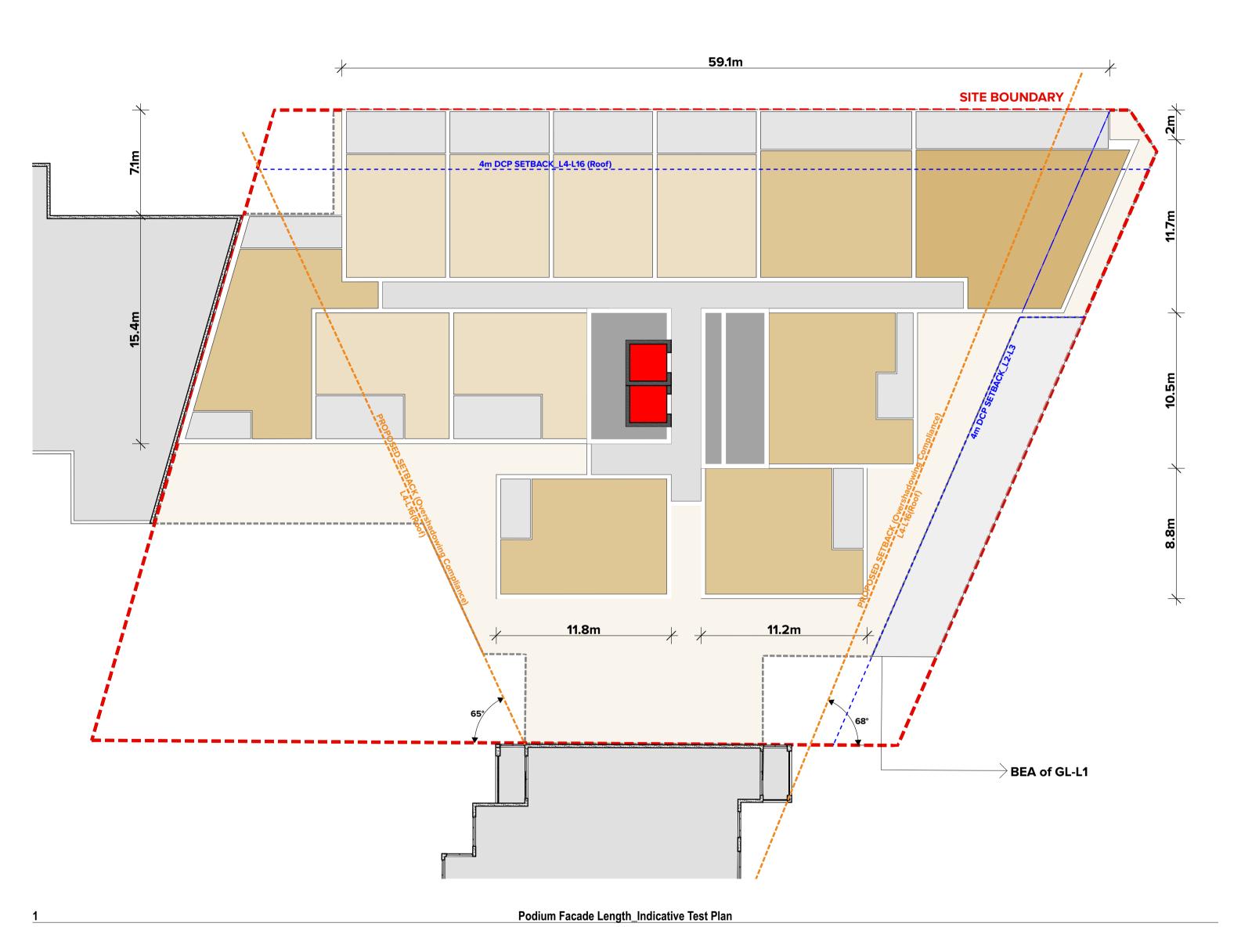
Formus Property Pty Ltd Formus Property

CLIENT

Rev Date Approved by Revision Notes

Project Title	Scale	Project No	21082	Drawn	by	North
Kiora Road, Miranda 23 Kiora Road Miranda NSW 2228 Australia	1:150, 1:1.50 @A1, 50%@A3 Status	Dwg No.	SK-730-009	Rev	01	
Drawing Title Deep Soil and Communal Space Diagrams (ADG) Deep Soil	TURNE	R	Level 7 <b>ONE</b> Oxford Darlinghurst NSW 2 AUSTRALIA			T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

## ADG Compliance Diagrams \_ Indicative Facade Length

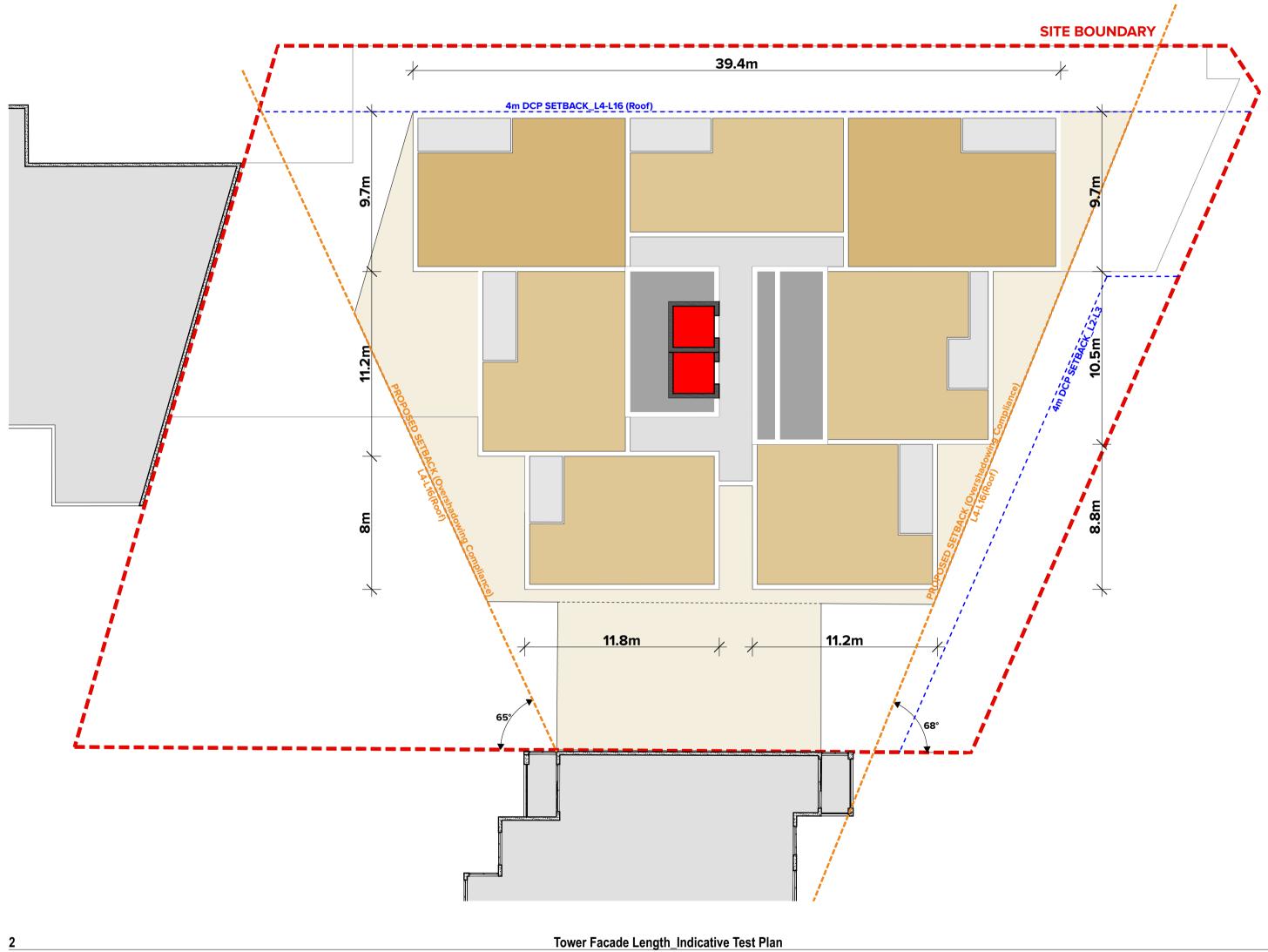


#### LEYEND

PROPOSED MAXIMUM BUILDING ENVELOPE ZONE
EXISTING ADJACENT DEVELOPMENTS
 SITE BOUNDARY
 SOLAR PLANES
 LEP & DCP SETBACKS
 ADG SETBACKS

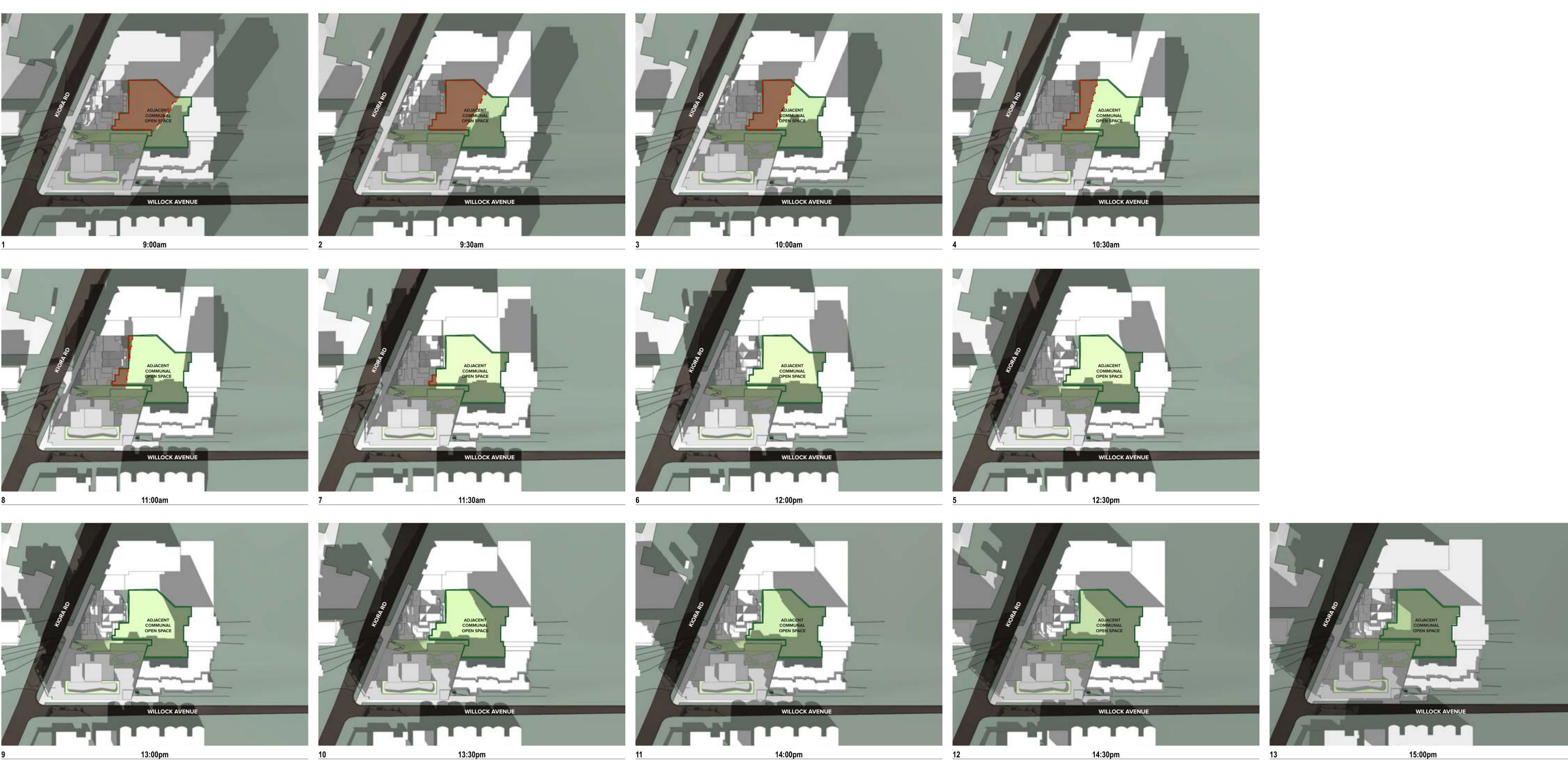
CLIENT NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY. Formus Property Pty Ltd Formus Property

NOTES



Project Title Kiora Road, Miranda	Scale 1:200 @A1, 50%@A3	Project No.	21082	Drawn by	North
23 Kiora Road Miranda NSW 2228 Australia	Status	Dwg No.	-760-030	Rev <b>01</b>	
Drawing Title					
BEA Diagrams Facade Length		ER	Level 7 <b>ONE</b> Oxfor Darlinghurst NSW AUSTRALIA		T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

### Shadow Diagrams \_ Proposed Tower Massing impact assesment to adjacent communal open space Winter Solstice (21 June)



### LEGEND



ADJACENT COMMUNAL OPEN SPACE AREA PROPOSED TOWER SHADOW IMPACT ON ADJACENT COMMUNAL OPEN SPACE AREA

#### **ADG OBJECTIVE 3D-1**

NOTES THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

Formus Property Pty Ltd Formus Property

## **Overshadowing Assessment Schedule**

Communal Open Space A Total Communal Open Spa Percentage

		9:00am	9:30am	10:00am	10:30am	11:00am	11:30am	12:00pm	12:30pm	13:00pm	13:30pm	14:00pm	14:30pm	15pm
Area with direct sunlight (sqm)		105	301	529	811	1095	1205	1197	1154	1057	899	681	435	190
Space Area (sqm)	1773													
		6%	17%	30%	46%	<b>62</b> %	<b>68</b> %	<b>68</b> %	<b>65</b> %	<b>60</b> %	<b>51</b> %	38%	25%	<b>11</b> %
					L									
						At least 50% of the Total Area gets 2:30hrs of Direct Natural Sunlight								

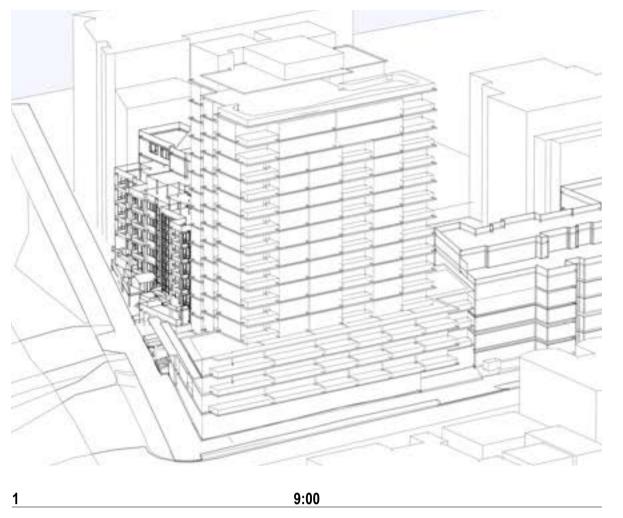
01 26.10.2 JL Issued For Planning Proposal

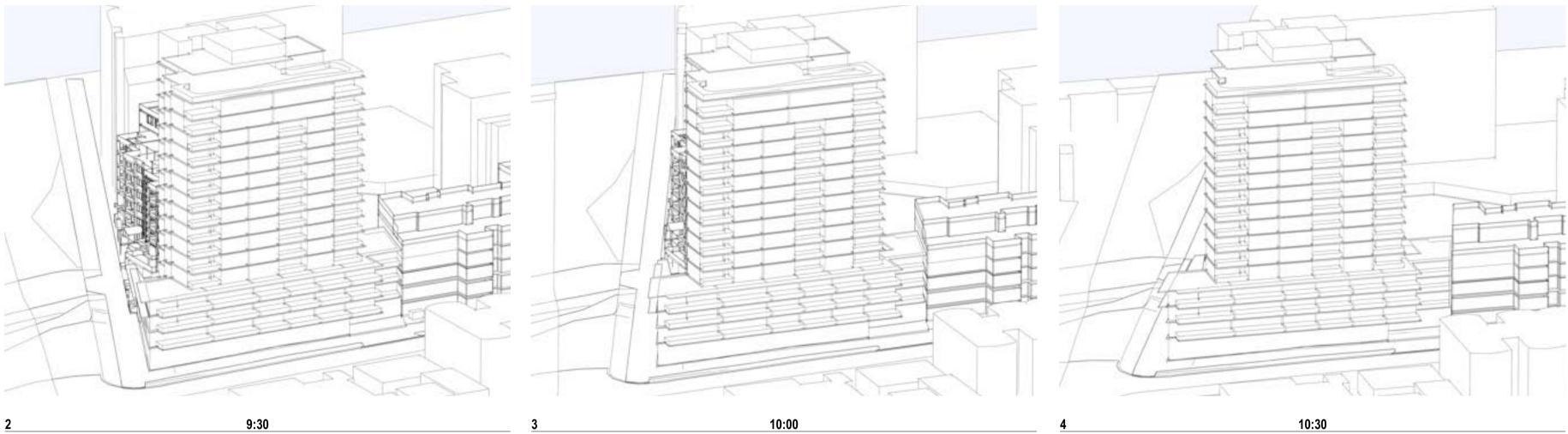




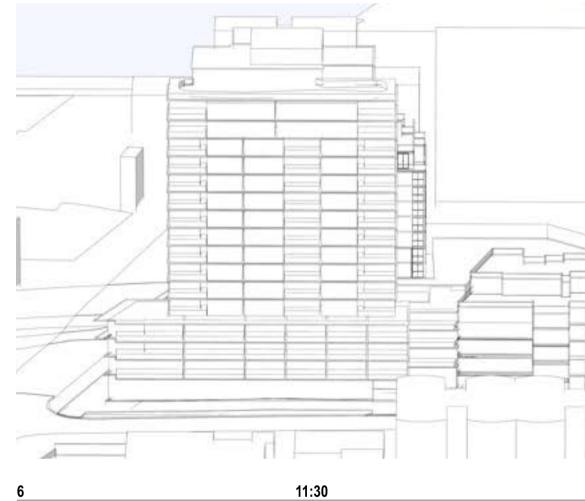
Project Title Scale Project No. Drawn by 21082 1:252.27, 1:0.68 @A1, 50%@A3  $\mathbf{\Lambda}$ Kiora Road, Miranda TURNER Dwg No. 23 Kiora Road Miranda NSW 2228 Australia Status Rev SK-790-001 01 For Information Drawing Title Shadow Diagrams June 21st Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au TURNER

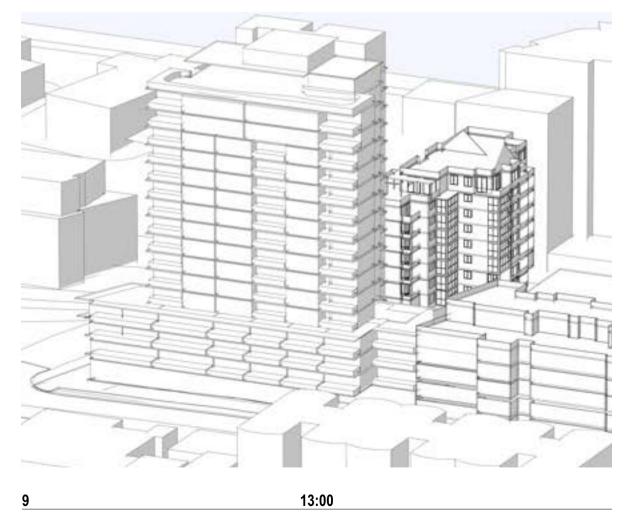
## Sun-Eye Views \_ Proposed Tower Massing Winter Solstice (21 June)

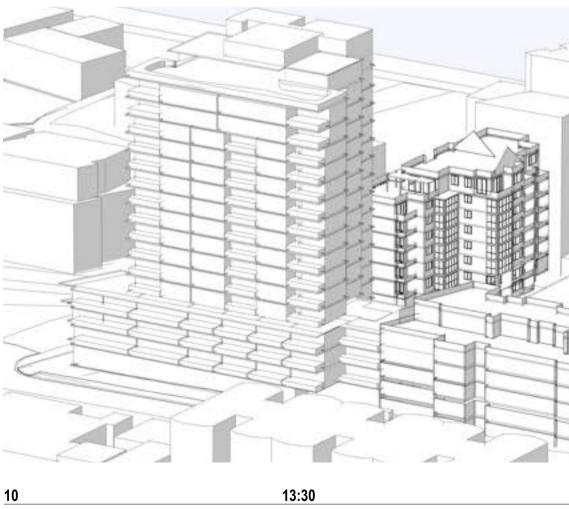








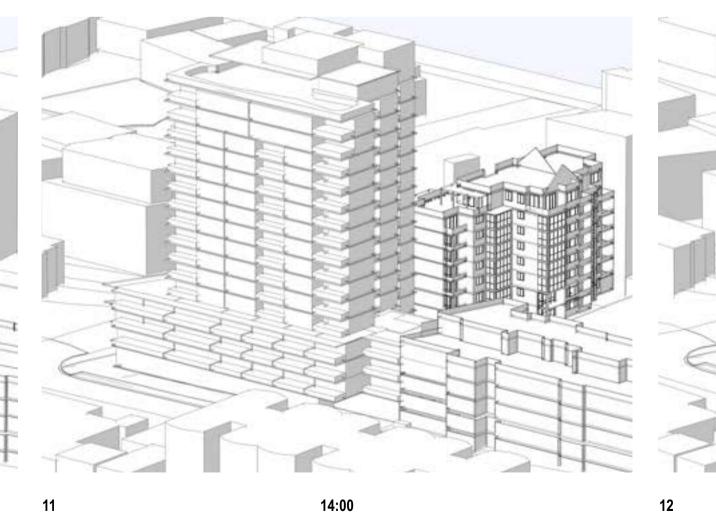


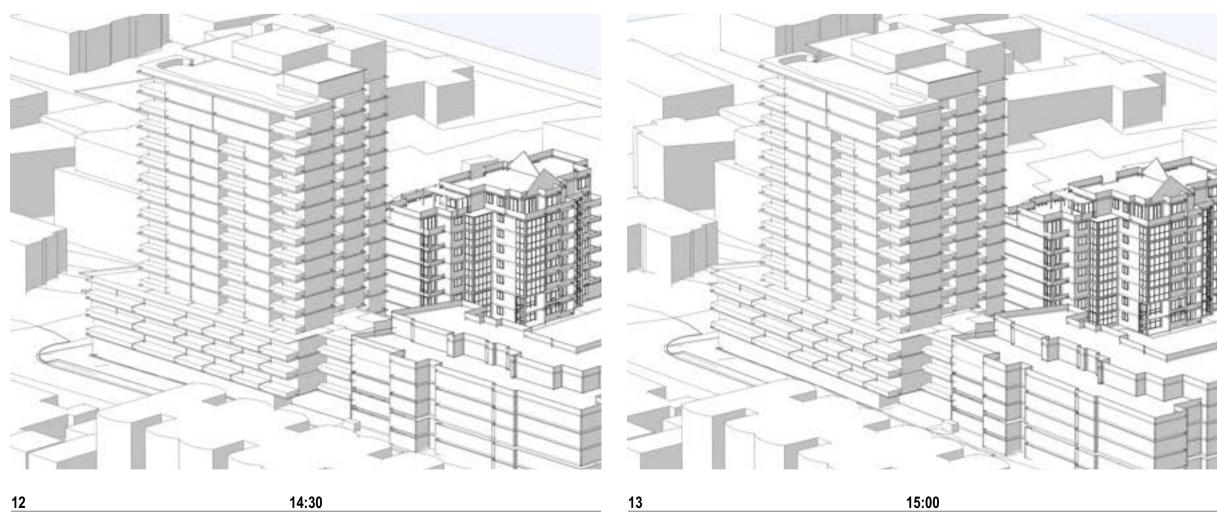


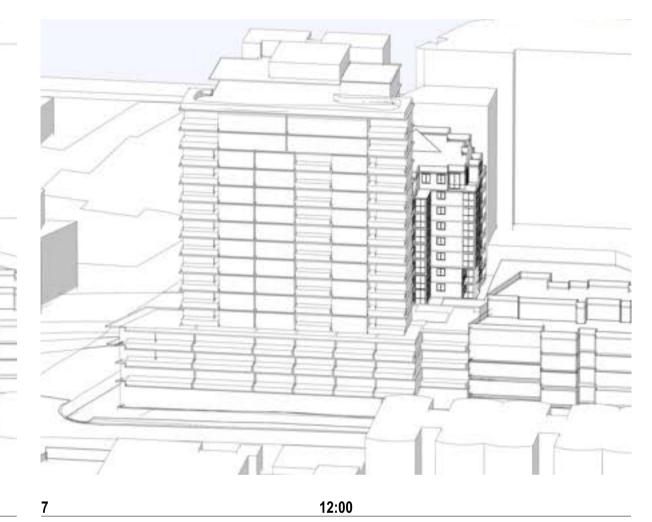
Formus Property Pty Ltd & The Salvation Army

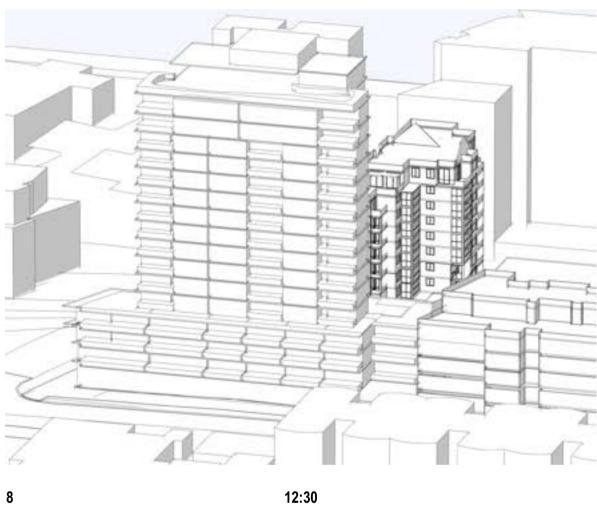
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK DRAWINGS ARE NOT TO BE SCALED. USE OILY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

NOTES









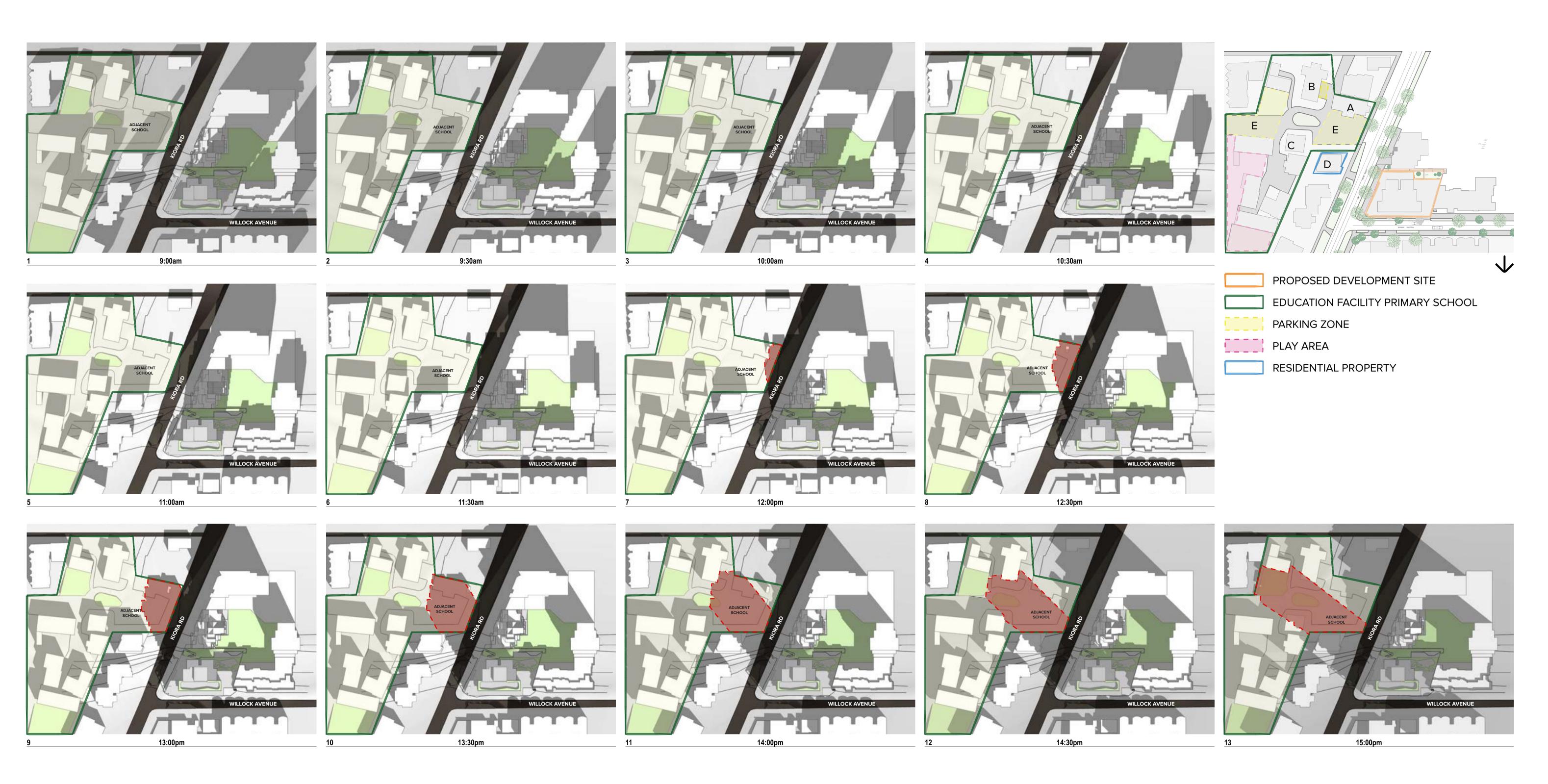
Project Title Scale Project No. Drawn by 21082 1:687.30 @A1, 50%@A3 Kiora Road, Miranda Rev Dwg No. 23 Kiora Road Miranda NSW 2228 Australia Status 790-002 01 Drawing Title

Sun Eye View Diagrams Sun Eye Views\_Proposed Tower Massing

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

## Shadow Diagrams\_Proposed Tower Massing impact assessment to adjacent buildings Winter Solstice (21 June)



### LEGEND

NOTES

ADJACENT PRIMARY SCHOOL PROPOSED TOWER SHADOW IMPACT ON ADJACENT PRIMARY SCHOOL

ADG OBJECTIVE 3B-2 ^ +ā ábáāi ì ã +çÑQ+Üçì êë +çÑ ëç à ê⊷ ÅÅÉ ë ë =ë Üçì áÇ+ÄÉ =€Éí~áb ÉÇ+íç =ëç à ê+Åç äbÉÅíç êë +ç å å ÉaÖÜÄçì ê báb Ö+Äì ábÇáb Ö ëK

Building A: Overshadowing occurred from 12:00pm to 2:30pm. Building B: Overshadowing occurred from 2:00pm to 3:00pm. Building C: Overshadowing occurred from 2:30pm to 3:00pm. Building D: Overshadowing occurred from 13:30pm to 3:00pm. Zone E: Overshadowing occurred from 12:00pm to 15:00pm.

- In between 9:00am to 15:00pm, the neighbouring building are able to obtain a minimum of 4 hours of solar access.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476 Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

Formus Property Pty Ltd Formus Property

## **Overshadowing Assessment Schedule**

Rev Date Approved by Revision Notes

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA