

ATTACHMENT C

ATTACHMENT C

BUILDING 4B ARCHITECTURAL DRAWINGS

**128-150 ROSS STREET, FOREST LODGE
FORMER HAROLD PARK PACEWAY**

ATTACHMENT C



Scale 1:1000
 Date 08/04/14
 Job no 1776
 Drawing no DA-P4B-01
 Rev B

THE DEVELOPMENT APPLICATION
 LOCATION & SITE PLAN

Mirvac
 Design
 Architects
 10/110 Pitt Street
 Sydney NSW 2000
 Tel: 02 9237 2111
 Fax: 02 9237 2112

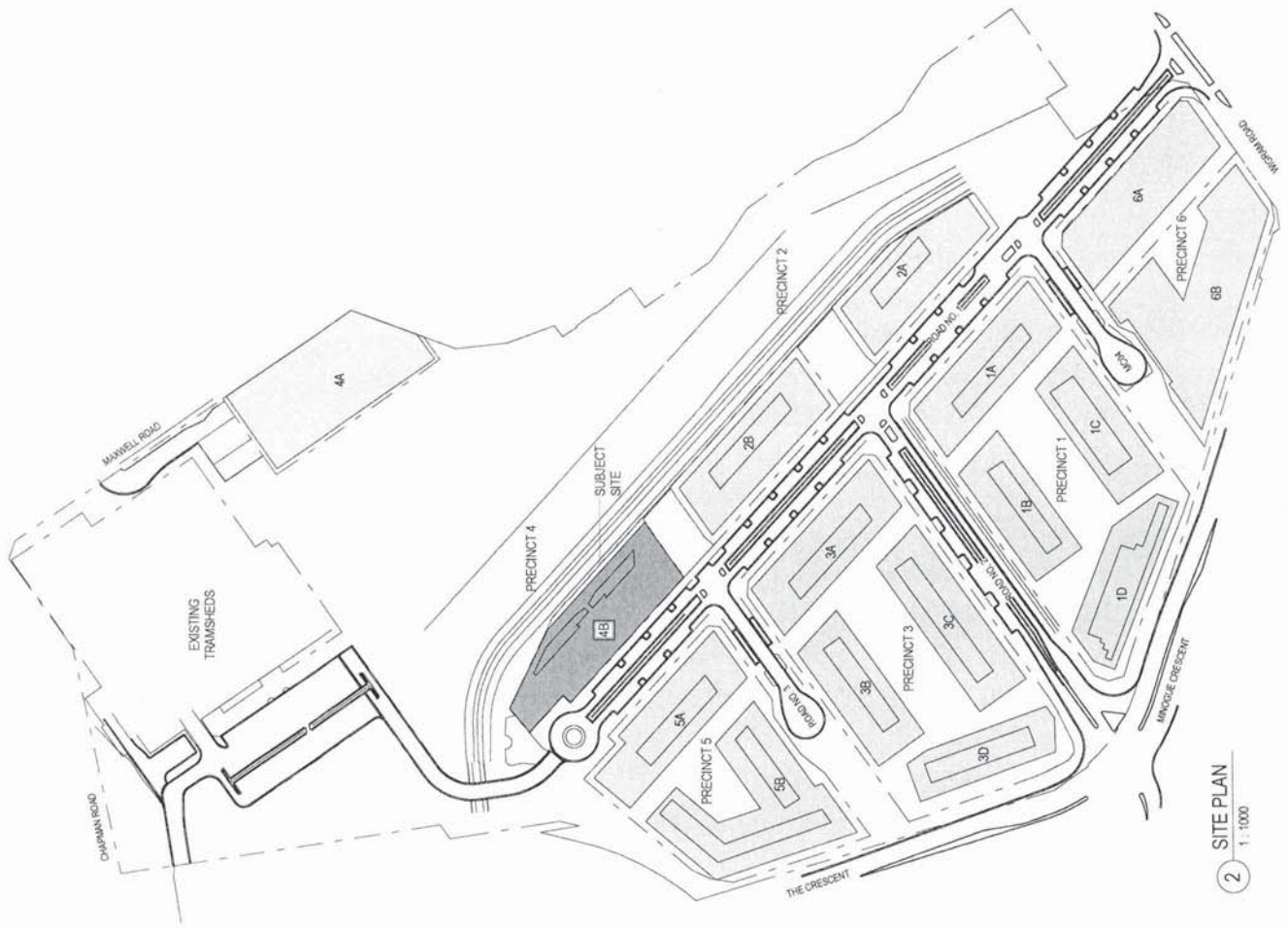


PROJECT
**HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE NSW**

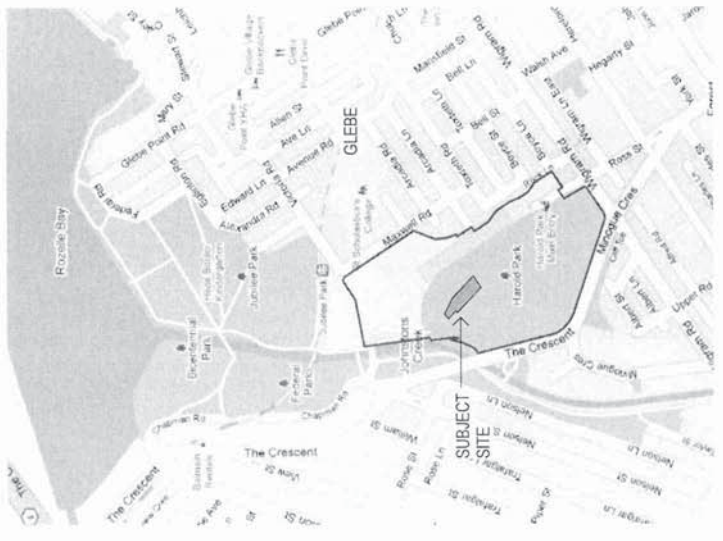
Scale 1:5000
 Date 08/04/14
 Job no 1776
 Drawing no DA-P4B-01
 Rev B

THE DEVELOPMENT APPLICATION
 LOCATION & SITE PLAN

Mirvac
 Design
 Architects
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2 SITE PLAN
 1:1000



1 LOCATION PLAN
 1:5000

WALKWAY INCLUSIONS (Cladding)	Slip / tripping: Single glazed door, aluminium framed. U-Value: 6.57 (equal to or lower than) SHGC: 0.74 (<10%)
Roof / ceiling insulation	Roof: Concrete slab - R2.0 insulation to sluff. Green roof allocated as per plans. Minimum R2.5 insulation to unit C.607 and R3.0 to unit C.613. Internal ceiling: 100mm R1.0 acoustic insulation or R1.2 Roof cabinet (unit 3): R2.0 ceiling insulation where bakery is over Roof cabinet (unit 4): R2.0 ceiling insulation where bakery over to unit C.611 only. : No insulation where units above
Wall / floor insulation	External wall: 50mm Concrete Block, lined - R2.0 to all units Internal wall colour: Medium albedo Slab: 100mm R1.0 acoustic insulation or R1.2 Floors: Concrete Minimum R1.0 to concrete floor of unit C.101
Rain water tank	A minimum volume of 45,000L over the whole precinct (can be in a single tank or divided as Mirvac see fit). Rain water is to be used for toilet flushing, 1 car washing bay and 1 car wash. Rain water is to be used for landscape irrigation. Minimum harvested roof area: Building 4B - 1,192m ²
Central hot water system	Central gas fired boiler with R1.0 (<38mm) insulation to mains and supply mains.

ATTACHMENT C



FIG 2 CITY SKYLINE VIEWS

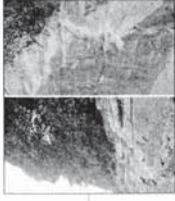


FIG 3 CLIFF FACE AND LANDSCAPE



FIG 4 ROW OF DWELLINGS



FIG 5 HAROLD PARK HOTEL



FIG 6 RECENT RESIDENTIAL DEVELOPMENT



FIG 7 'WINDY' TERRACES ACROSS FROM HAROLD PARK

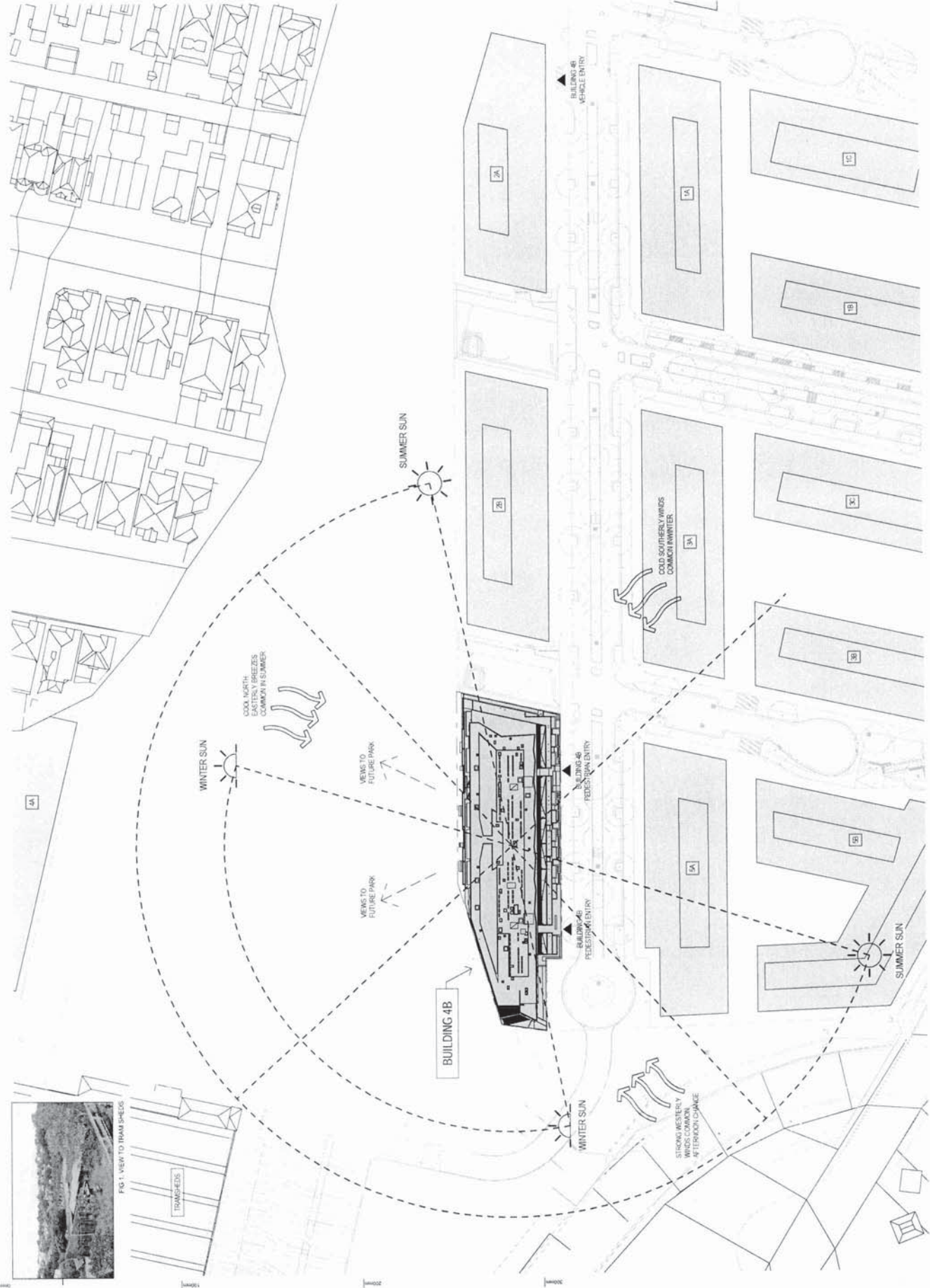


FIG 1 VIEW TO TRAM SPACES

DATE: 05-10-11
 JOB NO: 1.776
 SCALE: A1: 1:500
 DRAWING NO: DA-P4B-02
 REV: B

DEVELOPMENT APPLICATION
 SITE ANALYSIS / CONTEXT
 PLAN

Mirvac Design
 10/11000
 10/11000



PROJECT: HAROLD PARK PRECINCT 4
 BUILDING 4B
 GLEBE, NSW

DATE: 05-10-11
 JOB NO: 1.776
 SCALE: A1: 1:500
 DRAWING NO: DA-P4B-02
 REV: B

NOTES:
 1. THE DEVELOPER HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
 2. THE DEVELOPER HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL AND THE STATE GOVERNMENT.
 3. THE DEVELOPER HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE LOCAL COUNCIL AND THE STATE GOVERNMENT.

ATTACHMENT C

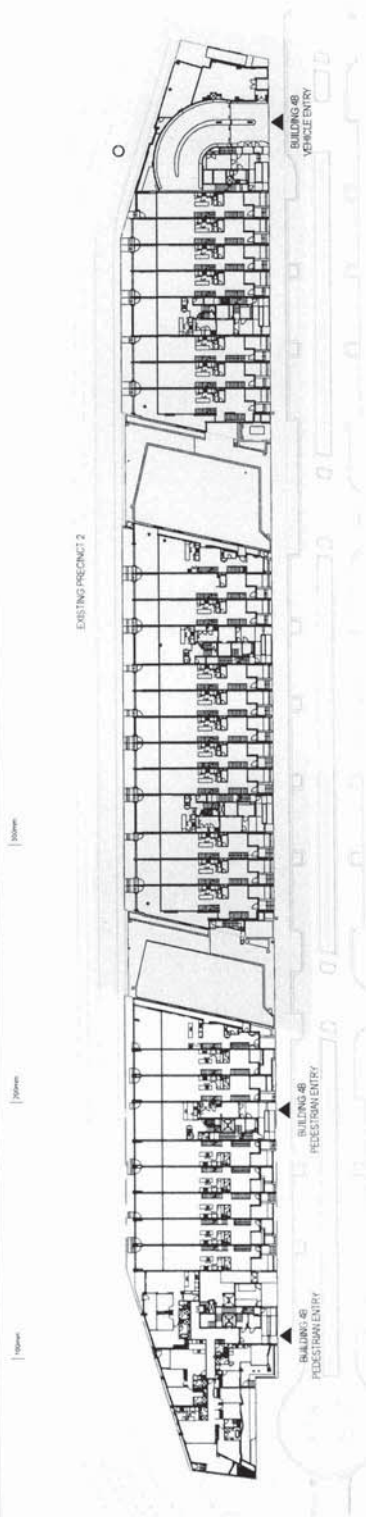


DATE: 15/06/2023
 JOB NO: 1,776
 DATE: 05/06/18
 DRAWING NO: DA-P4B-03
 REV: B

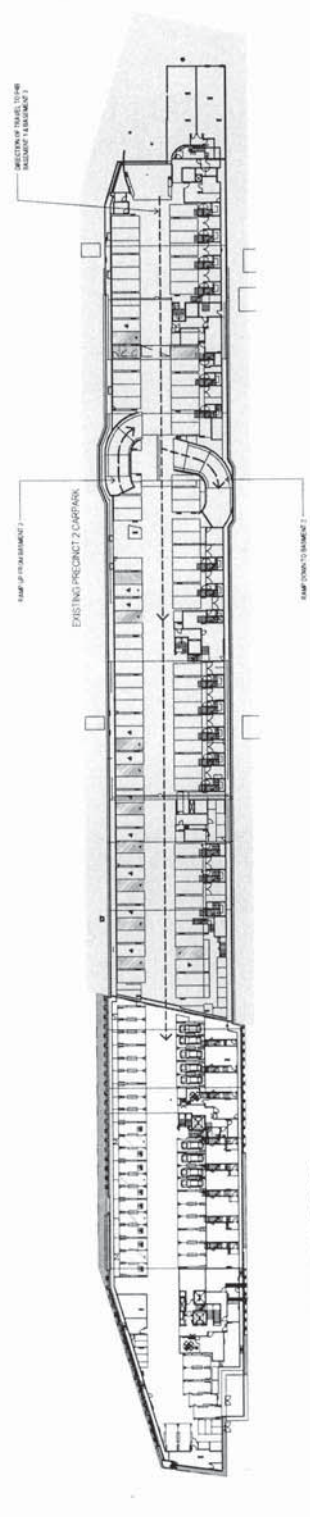
PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE NSW
 DEVELOPMENT APPLICATION: CARPARK ACCESS
 ARCHITECT: Mirvac Design
 ENGINEER: Mirvac Engineering

DATE: 15/06/2023
 DRAWING NO: DA-P4B-03
 REV: B

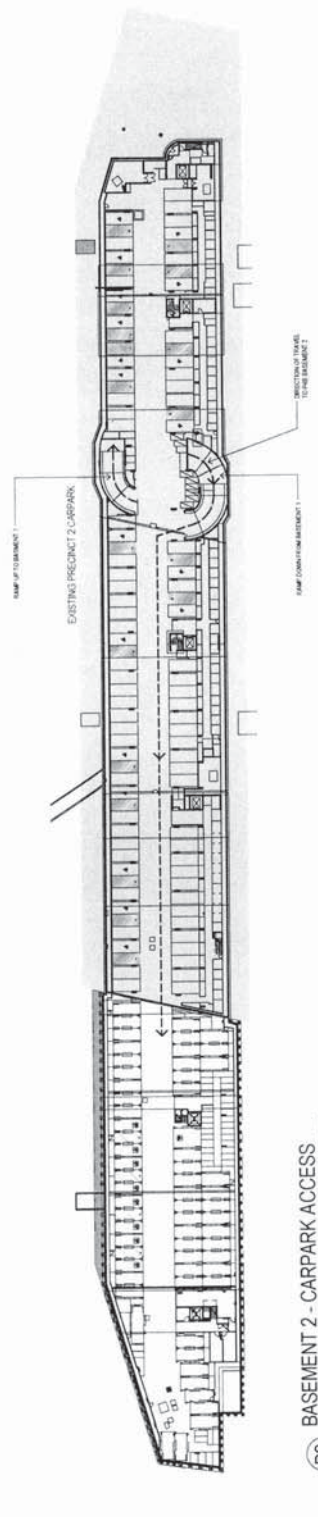
LEGEND
 - - - - - DIRECTION OF TRAFFIC
 ←



① LEVEL 1 - CARPARK ACCESS
 1:500



② BASEMENT 1 - CARPARK ACCESS
 1:500

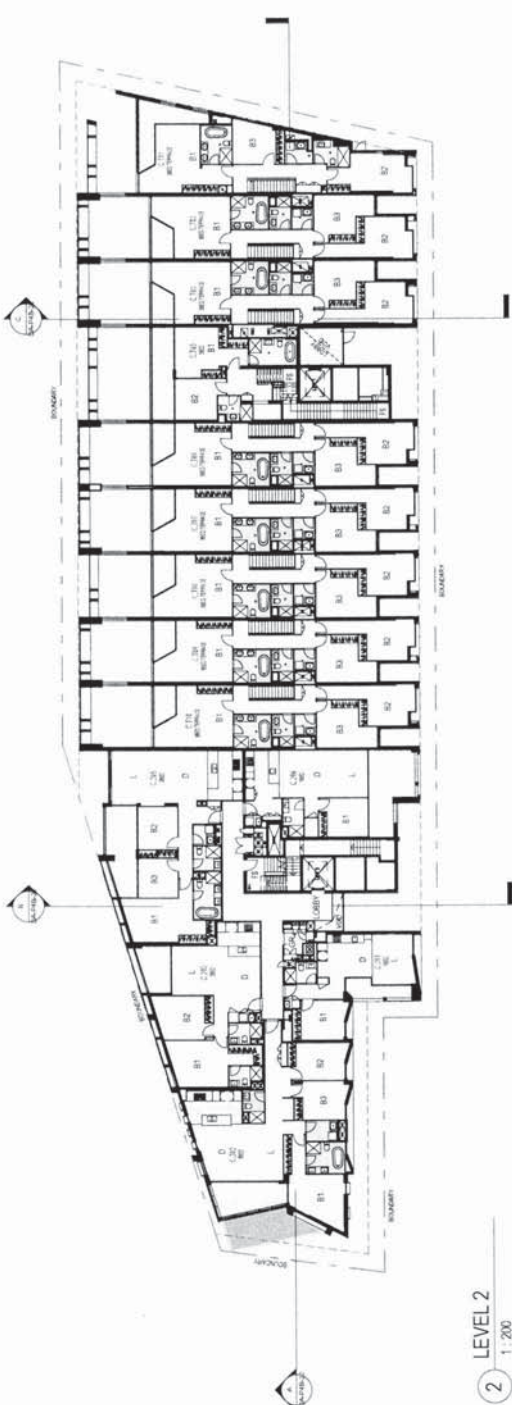


③ BASEMENT 2 - CARPARK ACCESS
 1:500

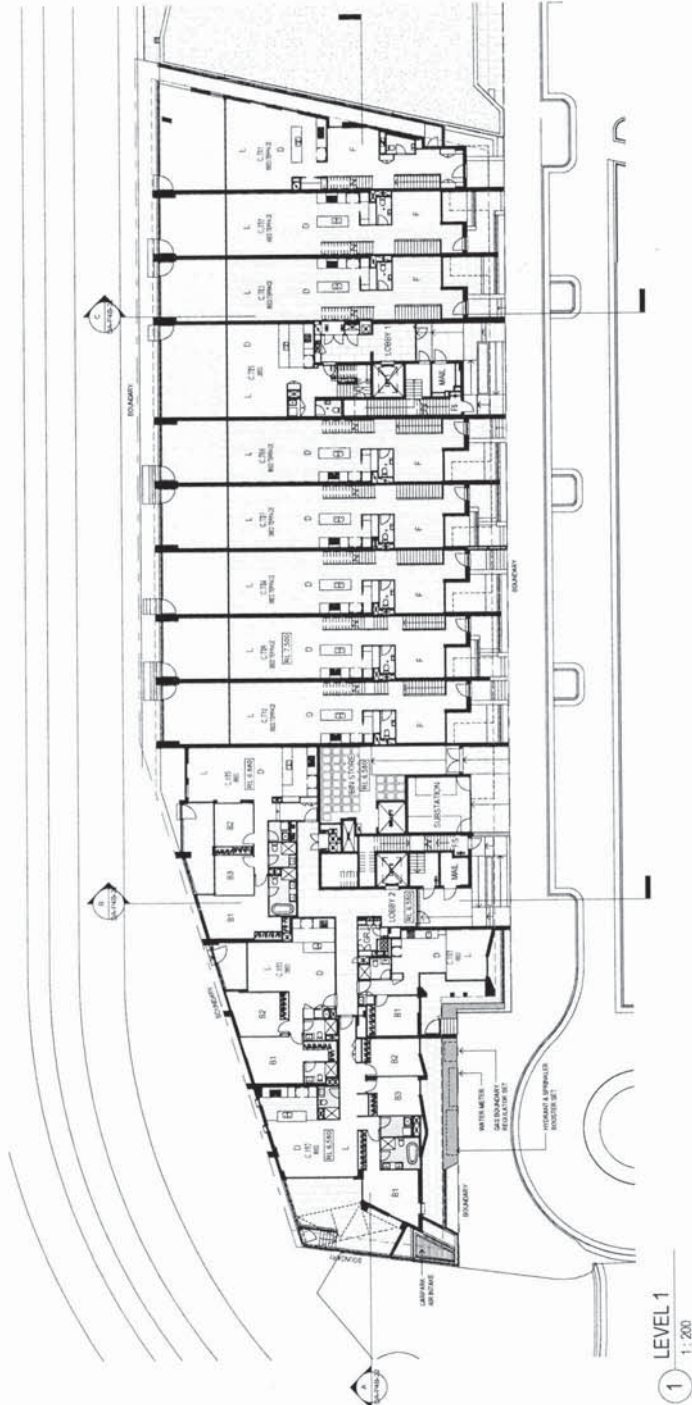
ATTACHMENT C



GENERAL ABBREVIATIONS	
Room	Current Use
B1	Bedroom
B2	Bathroom
B3	Bedroom
B4	Bathroom
B5	Bedroom
B6	Bathroom
B7	Bedroom
B8	Bathroom
B9	Bedroom
B10	Bathroom
B11	Bedroom
B12	Bathroom
B13	Bedroom
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B99	Bedroom
B100	Bathroom



2 LEVEL 2
1:200



1 LEVEL 1
1:200

Scale 1:200
 Job No 1,776 Date 06/05/14
 Drawing No DAP-4B-11 Rev B

PROJECT
**HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE NSW**
 DEVELOPMENT APPLICATION
 LEVEL 01 & 02

CLIENT
MIRVAC

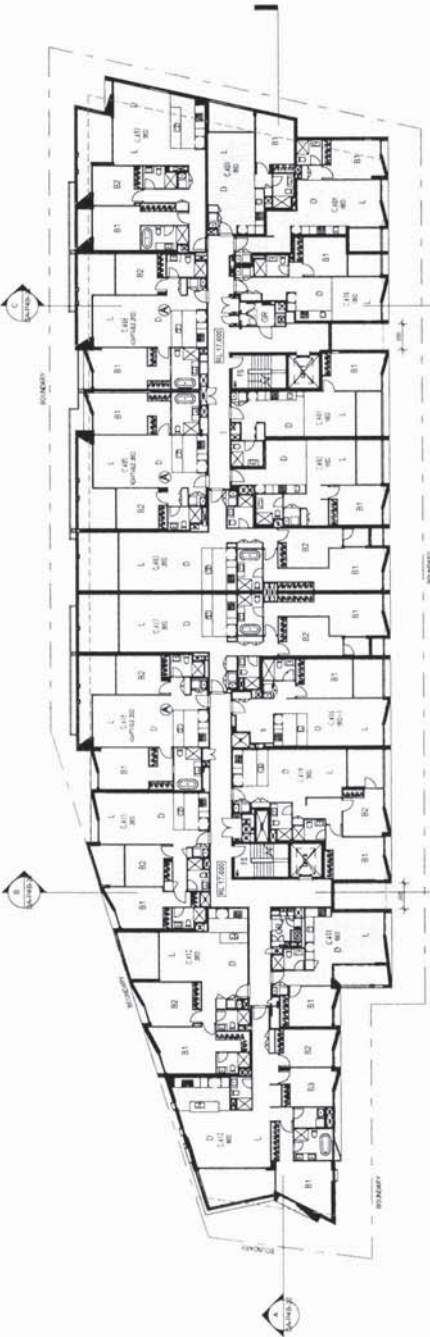
DESIGNER
Mirvac Design
 11/12-13/14 Kent Street
 Sydney NSW 2000
 Tel: (02) 9233 1111
 Fax: (02) 9233 1112
 Email: info@mirvac.com.au
 Website: www.mirvac.com.au

ATTACHMENT C

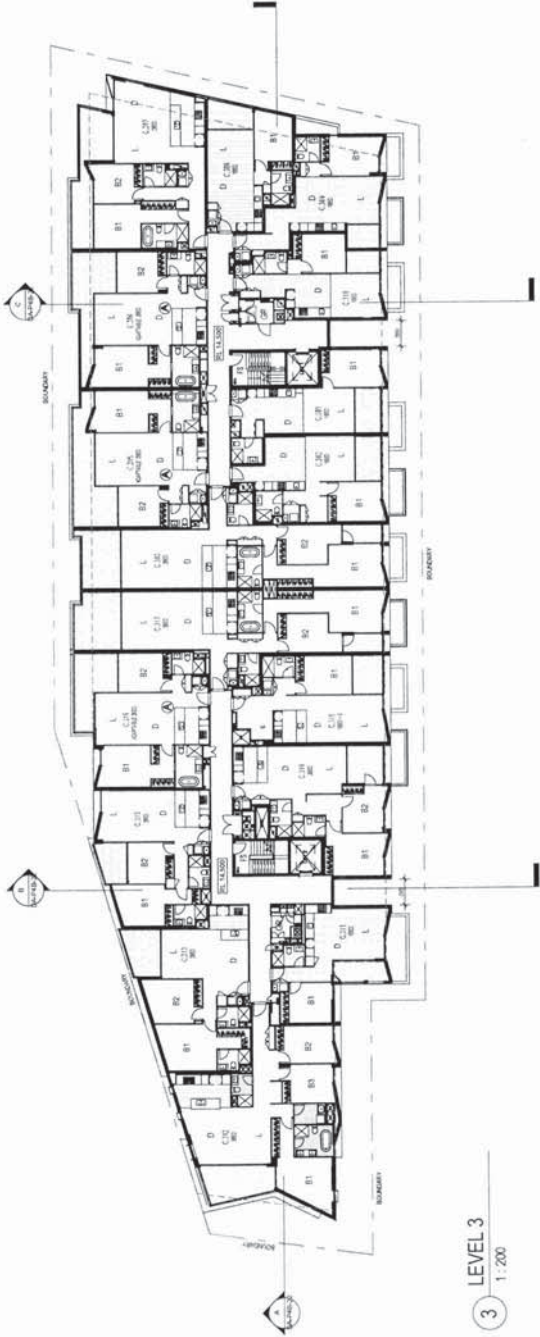


GENERAL ABBREVIATIONS

Symbol	Description
B1	Bedroom 1
B2	Bedroom 2
B3	Bedroom 3
B4	Bedroom 4
B5	Bedroom 5
B6	Bedroom 6
B7	Bedroom 7
B8	Bedroom 8
B9	Bedroom 9
B10	Bedroom 10
B11	Bedroom 11
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B299	Bedroom 299
B300	Bedroom 300



4 LEVEL 4
1:200



3 LEVEL 3
1:200

Scale: 1:200
 Date: 20/04/19
 Job No: 1776
 Drawing: DA-P4B-12 Rev: B

PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
 CLIENT: MIVAC
 ARCHITECT: MIVAC DESIGN
 DEVELOPMENT APPLICATION LEVEL 03 & 04

DATE: 20/04/19
 DRAWING NO: DA-P4B-12
 REV: B

NOTES:
 1. REFER TO ALL OTHER DRAWINGS IN THIS SET FOR COMPLETE INFORMATION.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 3. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES LISTED IN THE SCHEDULES.
 4. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES LISTED IN THE SCHEDULES.
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 9. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES LISTED IN THE SCHEDULES.
 10. ALL ROOMS ARE TO BE FINISHED TO THE FINISHES LISTED IN THE SCHEDULES.

ATTACHMENT C



GENERAL ABBREVIATIONS	
Room	Room Name
B1	Bedroom
B2	Bedroom
B3	Bedroom
B4	Bedroom
B5	Bedroom
B6	Bedroom
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B200	Bedroom

Scale: 1:200
 Job No: 1.776
 Date: 05/05/14
 Drawing No: DA-P4B-13
 Rev: B

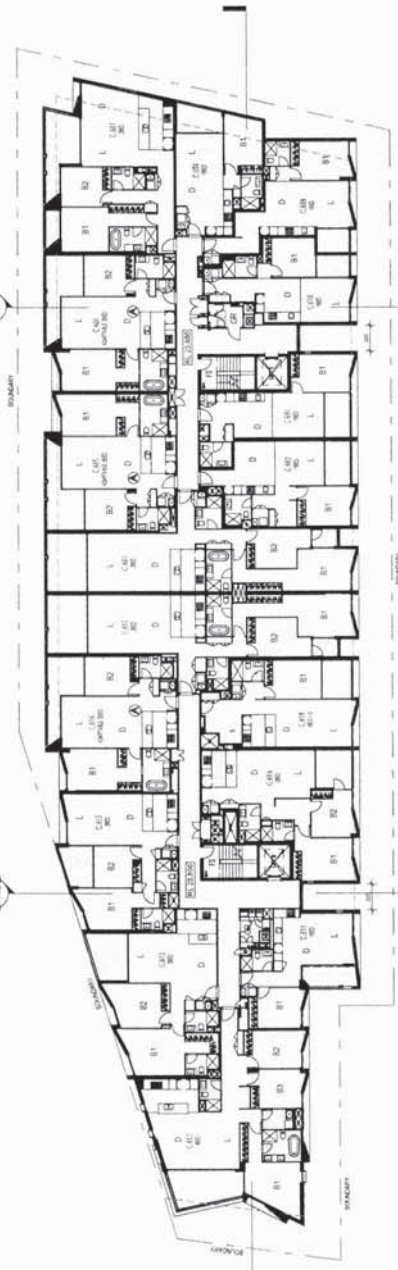
PROJECT
**HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE, NSW**

CLIENT
MIRVAC

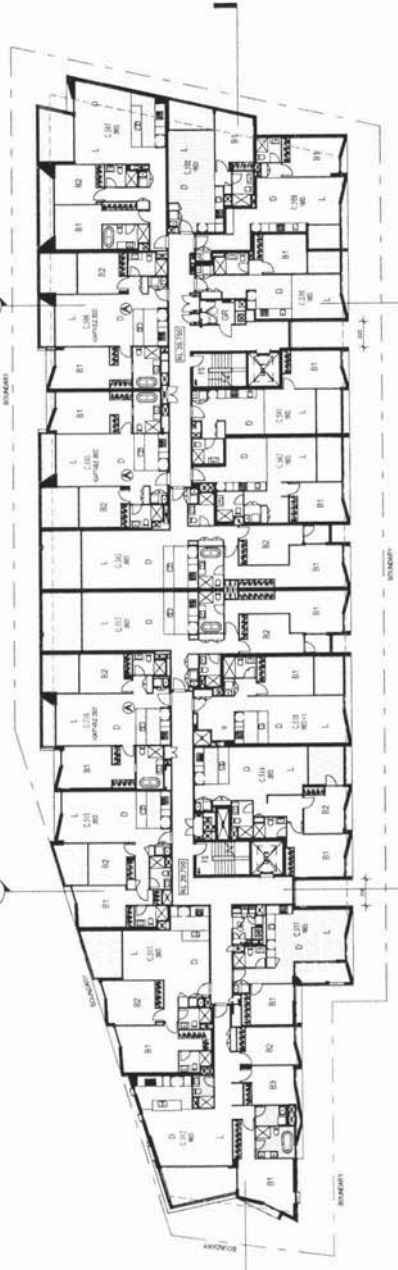
DESIGNER
Mirvac Design

DATE
 05/05/14

DESCRIPTION
 ARCHITECTURAL DRAWING
 FLOOR PLAN
 LEVEL 5 & 6



6 LEVEL 6
 1:200

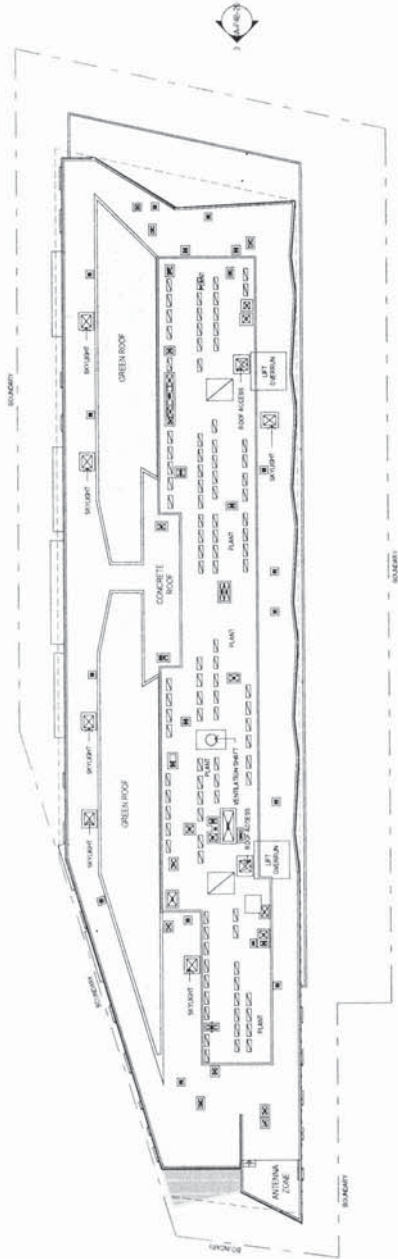


5 LEVEL 5
 1:200

ATTACHMENT C



GENERAL ABBREVIATIONS	
Room	Code
01	Bedroom 1
02	Bedroom 2
03	Bedroom 3
04	Bedroom 4
05	Bedroom 5
06	Bedroom 6
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10	Bedroom 10
11	Bedroom 11
12	Bedroom 12
13	Bedroom 13
14	Bedroom 14
15	Bedroom 15
16	Bedroom 16
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48	Bedroom 48
49	Bedroom 49
50	Bedroom 50
51	Bedroom 51
52	Bedroom 52
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82	Bedroom 82
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84	Bedroom 84
85	Bedroom 85
86	Bedroom 86
87	Bedroom 87
88	Bedroom 88
89	Bedroom 89
90	Bedroom 90
91	Bedroom 91
92	Bedroom 92
93	Bedroom 93
94	Bedroom 94
95	Bedroom 95
96	Bedroom 96
97	Bedroom 97
98	Bedroom 98
99	Bedroom 99
100	Bedroom 100



Scale: 1:200
 Date: 08/01/14
 Drawing No: DA-P4B-15
 Rev: B

NOTES:
 1. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
 2. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
 3. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL SERVICES.
 4. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR STRUCTURAL SERVICES.
 5. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE SERVICES.
 6. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR CIVIL SERVICES.
 7. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR ENVIRONMENTAL SERVICES.
 8. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR SECURITY SERVICES.
 9. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR INFORMATION TECHNOLOGY SERVICES.
 10. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR COMMUNITY SERVICES.
 11. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR SPECIAL SERVICES.
 12. CONSULT THE ARCHITECT'S SPECIFICATIONS FOR OTHER SERVICES.

PROJECT:
 HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE, NSW

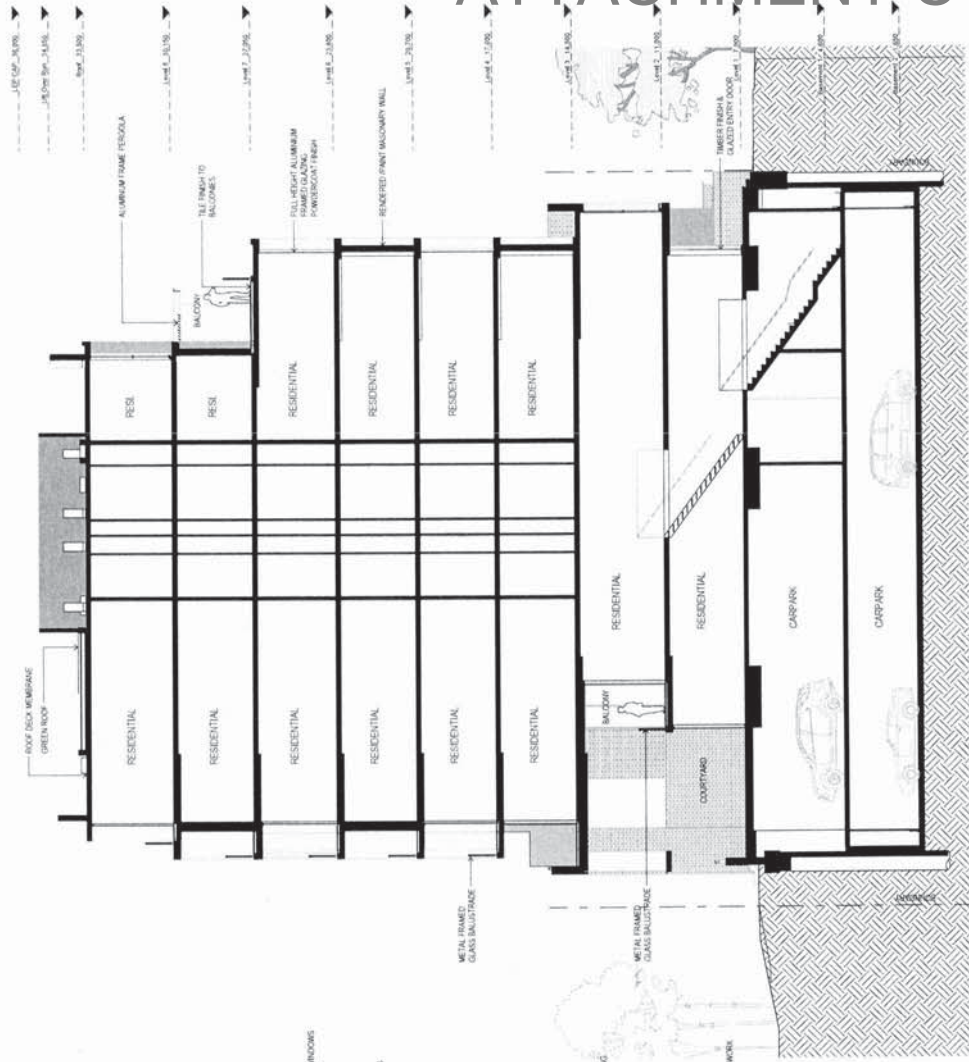
CLIENT:
 mirvac

ARCHITECT:
 Mirvac Design

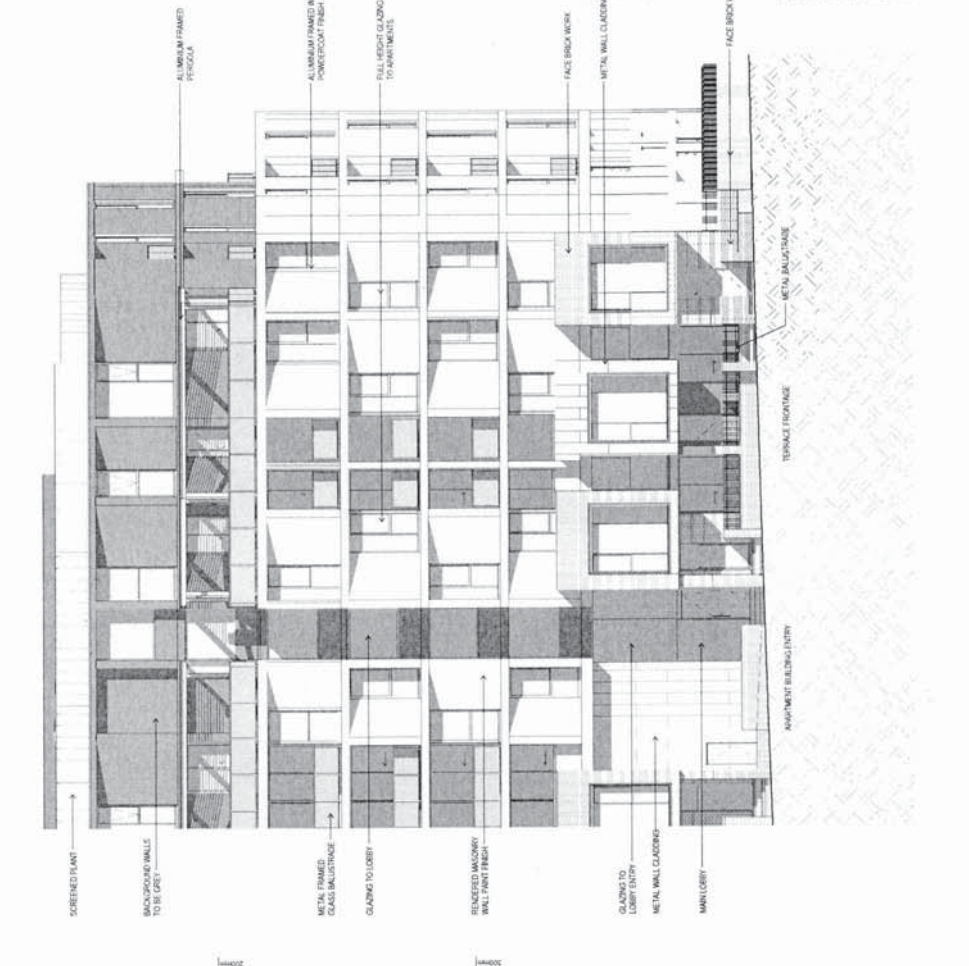
**THE DEVELOPMENT APPLICATION
 ROOF PLAN**

Scale: 1:200
 Date: 08/01/14
 Drawing No: DA-P4B-15
 Rev: B

ATTACHMENT C



2 Detail Section
1:100



1 Detail West Elevation - Street Facade
1:100

PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
 CLIENT: mirvac
 ARCHITECT: mirvac Design
 DRAWING NO: DAP-4B-21 REV: B
 DATE: 05-05-14
 SCALE: @ 1:100
 SHEET NO: 1.776
 SHEET TOTAL: 1.776

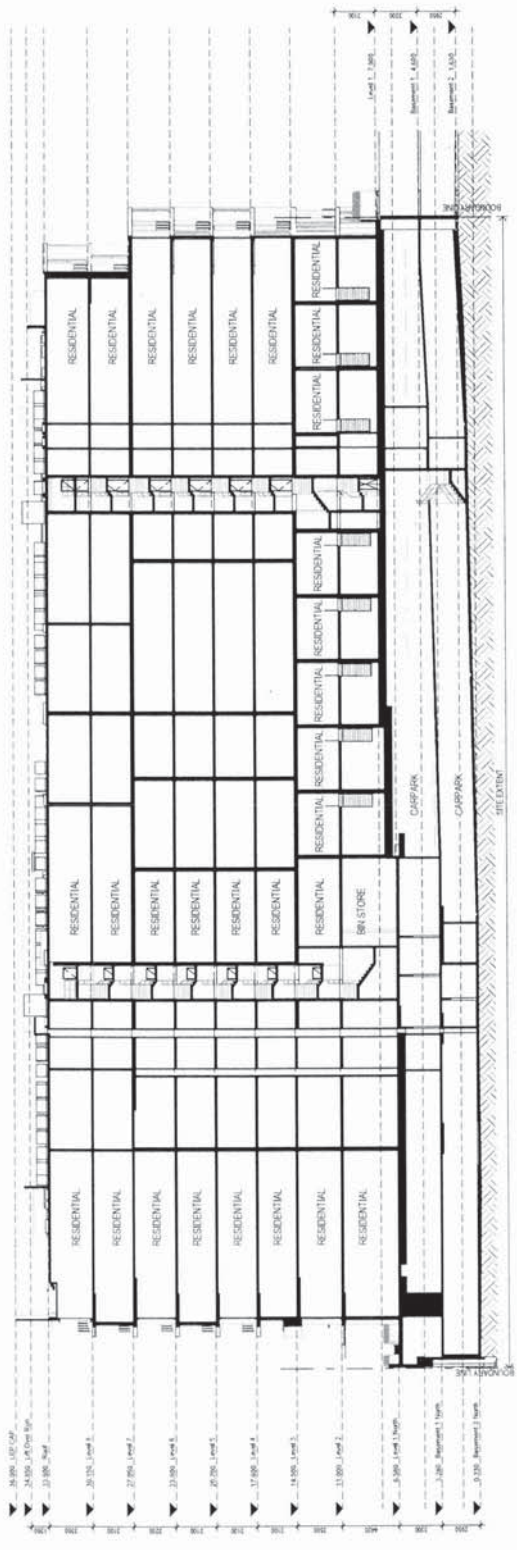
PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
 CLIENT: mirvac
 ARCHITECT: mirvac Design
 DRAWING NO: DAP-4B-21 REV: B
 DATE: 05-05-14
 SCALE: @ 1:100
 SHEET NO: 1.776
 SHEET TOTAL: 1.776

PROJECT: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
 CLIENT: mirvac
 ARCHITECT: mirvac Design
 DRAWING NO: DAP-4B-21 REV: B
 DATE: 05-05-14
 SCALE: @ 1:100
 SHEET NO: 1.776
 SHEET TOTAL: 1.776

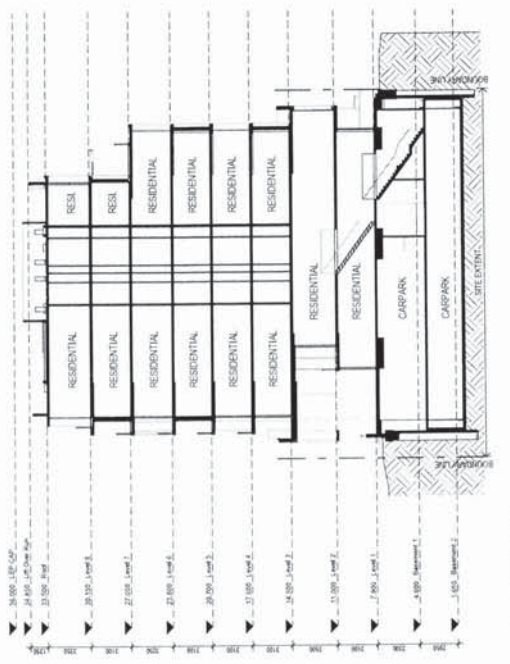
ATTACHMENT C

job no 1776 date 06/24/24 scale @ A1: 1:200 sheet B
drawing no DA-P4B-22

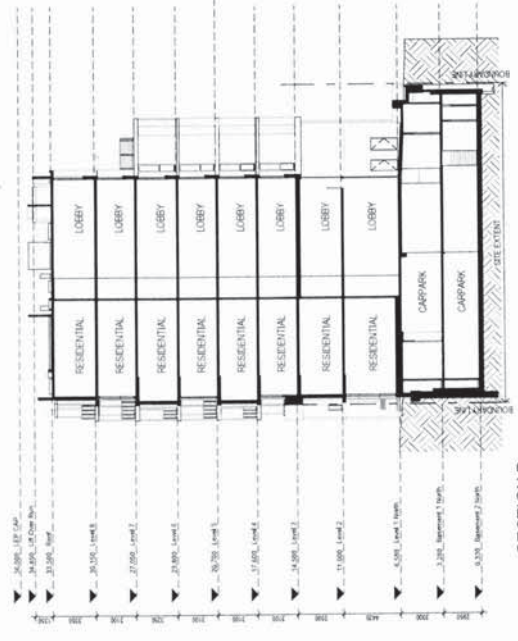
Project: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
Architect: Mirvac Design
Development Application SECTIONS



A SECTION A
1:200



B SECTION B
1:200



C SECTION C
1:200

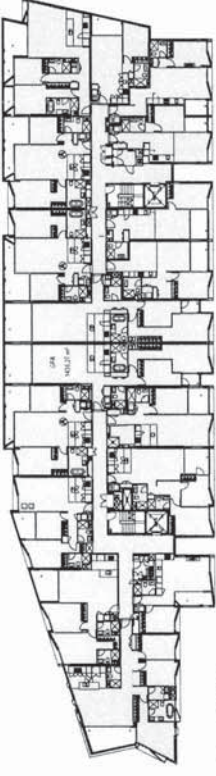
Project: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
Architect: Mirvac Design
Development Application SECTIONS

Project: HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW
Architect: Mirvac Design
Development Application SECTIONS

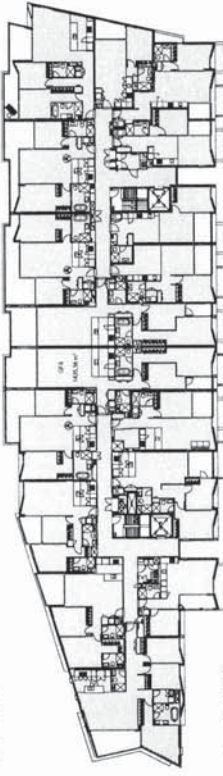
ATTACHMENT C



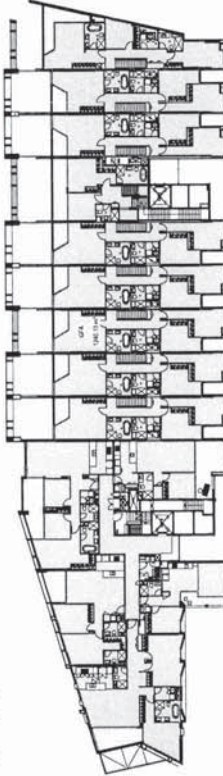
Area Schedule (GFA)	
Level	Area
Level 8	1189.56 m ²
Level 7	1203.11 m ²
Level 6	1436.27 m ²
Level 5	1436.27 m ²
Level 4	1436.27 m ²
Level 3	1436.56 m ²
Level 2	1240.13 m ²
Level 1	1203.75 m ²
Basement 1	13.63 m ²
Grand Total	10595.00 m²



4 Level 4
1:300



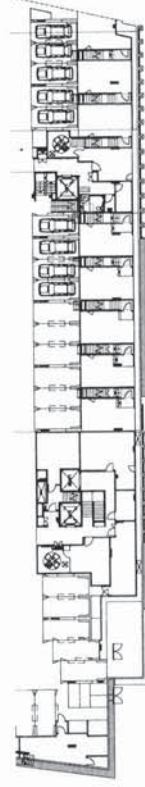
3 Level 3
1:300



2 Level 2
1:300



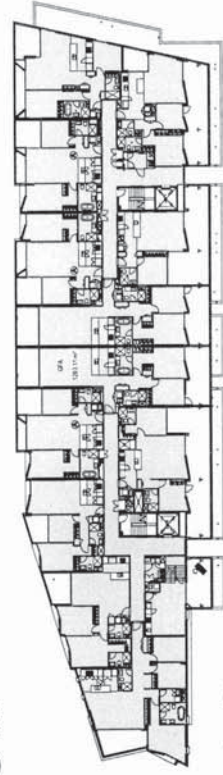
1 Level 1
1:300



B1 Basement 1
1:300



8 Level 8
1:300



7 Level 7
1:300



6 Level 6
1:300



5 Level 5
1:300

Scale @ A1: 1:300
Date: 06/04/24
Job No: 1776
Lot No:
Drawing No: DA-P4B-30
Rev: B

DEVELOPMENT APPLICATION
AREA CALCULATIONS - GFA
B1 - L8

Mirvac Design
ARCHITECT



PROJECT
**HAROLD PARK PRECINCT 4
BUILDING 4B GLEBE, NSW**

DATE: 06/04/24
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:300

NOTES:
1. THIS DRAWING IS A PART OF A DEVELOPMENT APPLICATION FOR THE PROPOSED HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW.
2. THIS DRAWING IS A PART OF A DEVELOPMENT APPLICATION FOR THE PROPOSED HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW.
3. THIS DRAWING IS A PART OF A DEVELOPMENT APPLICATION FOR THE PROPOSED HAROLD PARK PRECINCT 4 BUILDING 4B GLEBE, NSW.

ATTACHMENT C

Scale 1:50
 Job no: 1.776 date: 06-04-14
 drawing no: DA-P48-41 rev: B

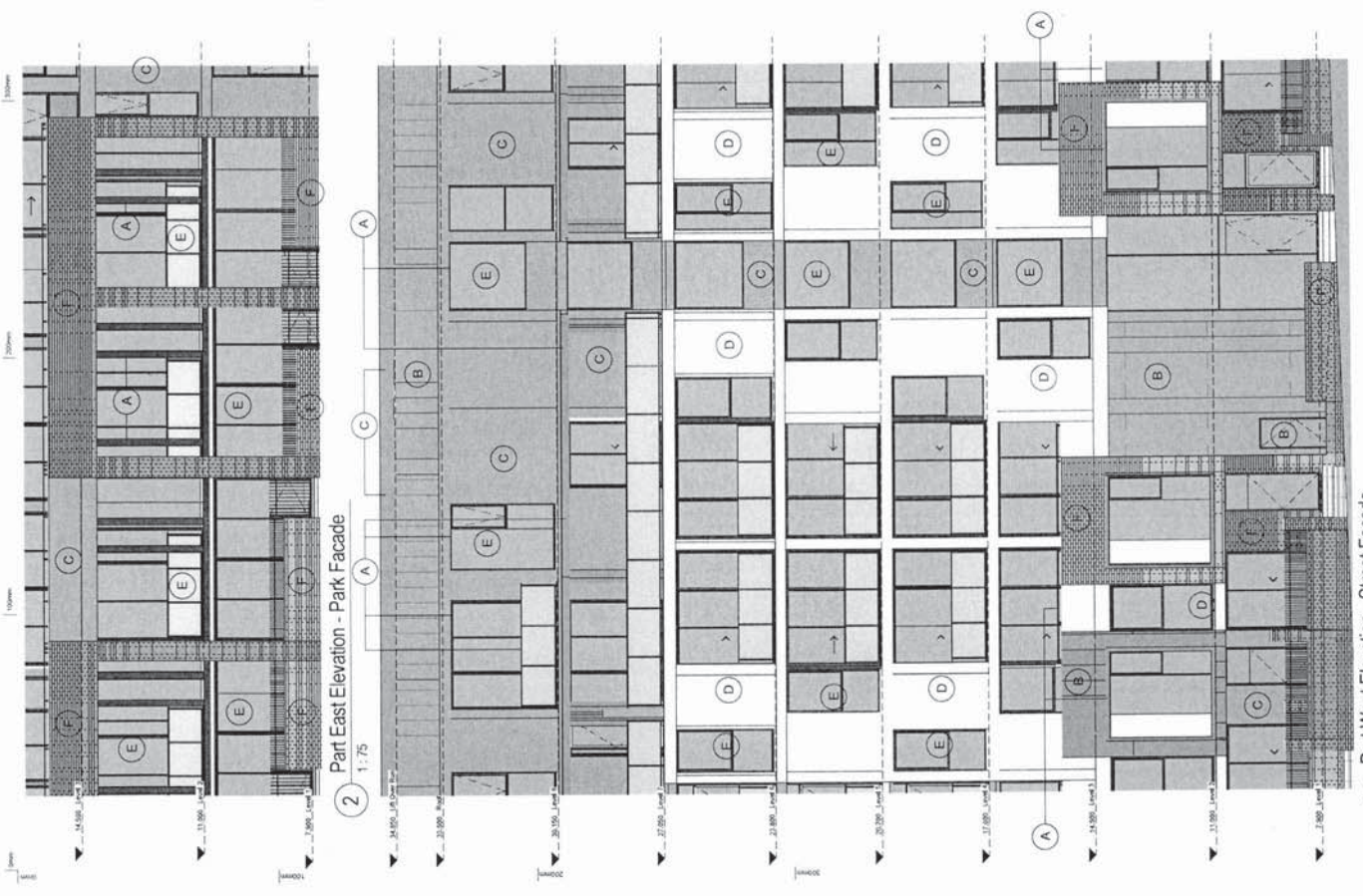
DEVELOPMENT APPLICATION
 INDICATIVE EXTERNAL
 FINISHES

Mirvac
 Design

PROJECT
 HAROLD PARK PRECINCT 4B
 GLEBE NSW



CLIENT
 HAROLD PARK PRECINCT 4B
 GLEBE NSW



PROJECT
 HAROLD PARK PRECINCT 4B
 GLEBE NSW

CLIENT
 HAROLD PARK PRECINCT 4B
 GLEBE NSW

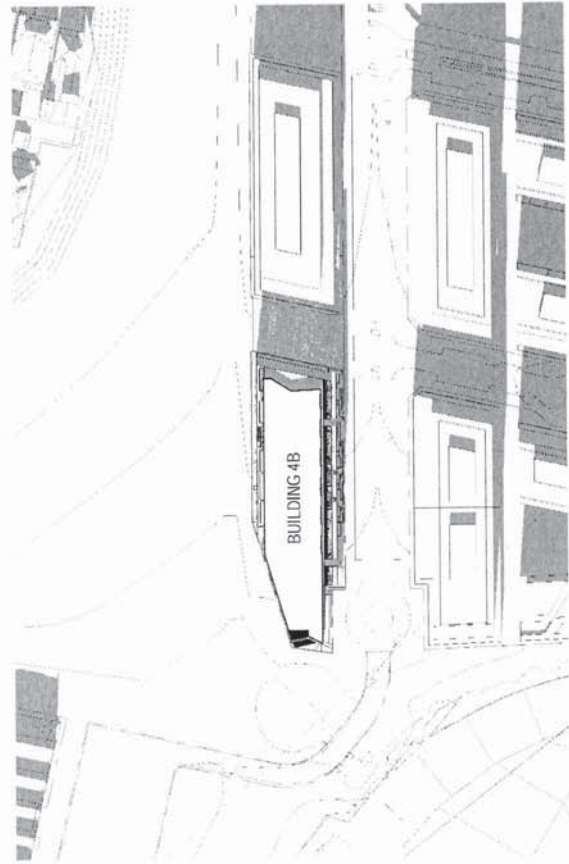
ATTACHMENT C



2 WINTER SOLSTICE 12PM
1:800



1 WINTER SOLSTICE 9AM
1:800



3 WINTER SOLSTICE 3PM
1:800

DATE: 10/10/2023
 DRAWING NO: DA-P4B-50
 SCALE: AS 1:800
 SHEET: B

MIRVAC
 mirvac
 DESIGN
 ARCHITECTURE
 INTERIORS
 LANDSCAPE

**HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE NSW**

DEVELOPMENT APPLICATION
 SHADOW DIAGRAM -
 WINTER SOLSTICE

DISCLAIMER
 This diagram is a computer-generated shadow study based on the architectural drawings provided. It is intended to provide a general indication of the potential shadow impact of the proposed development. It does not constitute a guarantee of the accuracy of the information shown. The actual shadow impact may vary due to factors such as weather conditions, atmospheric conditions, and the exact orientation and height of the buildings. The information is provided for informational purposes only and should not be used as a basis for any legal or financial decisions.

ATTACHMENT C



2 WINTER EQUINOX 12PM
1:800



1 WINTER EQUINOX 9AM
1:800



3 WINTER EQUINOX 3PM
1:800

Scale 1:800
 job no. 1,776 date 08-03-14 sheet B.A.1 of 800
 lot no. drawing no. DA-P48-51 rev. B

DEVELOPMENT APPLICATION
 SHADOW DIAGRAM -
 WINTER EQUINOX

Mirvac
 Design
 architects

PROJECT
 HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE, NSW



PROJECT
 HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE, NSW

DATE
 08/03/14

NOTES
 1. THIS SHADOW DIAGRAM IS A VISUAL REPRESENTATION OF THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT AT THE SPECIFIED TIMES AND DATES. IT DOES NOT TAKE INTO ACCOUNT THE EFFECTS OF WEATHER, CLIMATE, OR SURROUNDING DEVELOPMENTS.
 2. THE SHADOWS ARE CAST FROM THE PROPOSED DEVELOPMENT ONTO THE SURROUNDING SITE AND ADJACENT PROPERTIES.
 3. THE SHADOWS ARE CAST FROM THE PROPOSED DEVELOPMENT ONTO THE SURROUNDING SITE AND ADJACENT PROPERTIES.
 4. THE SHADOWS ARE CAST FROM THE PROPOSED DEVELOPMENT ONTO THE SURROUNDING SITE AND ADJACENT PROPERTIES.

ATTACHMENT C



Scale 1:800
 Job No 1.776 date: 06-05-14
 Drawing No DA-P46-52 Rev. B

DEVELOPMENT APPLICATION
 SHADOW DIAGRAM -
 SUMMER SOLSTICE

Mirvac
 Design

PROJECT
 HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE NSW



PROJECT
 HAROLD PARK PRECINCT 4
 BUILDING 4B GLEBE NSW

DATE
 06/05/2014
 DRAWN BY
 CHECKED BY

NOTES:
 1. SHADOW DIAGRAMS TO BE PROVIDED FOR ALL PROPOSED BUILDINGS AND EXISTING BUILDINGS TO BE DEMOLISHED.
 2. SHADOW DIAGRAMS TO BE PROVIDED FOR ALL PROPOSED BUILDINGS AND EXISTING BUILDINGS TO BE DEMOLISHED.
 3. SHADOW DIAGRAMS TO BE PROVIDED FOR ALL PROPOSED BUILDINGS AND EXISTING BUILDINGS TO BE DEMOLISHED.



② SUMMER SOLSTICE 12PM
 1:800



① SUMMER SOLSTICE 9AM
 1:800



③ SUMMER SOLSTICE 3PM
 1:800

Scale 1:800
 Job No 1.776 date: 06-05-14
 Drawing No DA-P46-52 Rev. B

ATTACHMENT C



2 SUMMER EQUINOX 12PM
1:800



1 SUMMER EQUINOX 9AM
1:800



3 SUMMER EQUINOX 3PM
1:800

NOTES:

1. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
2. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
3. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
4. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
5. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
6. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
7. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
8. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
9. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.
10. SHADOWS ARE CAST FROM THE BUILDING FOOTPRINTS ONLY.

PROJECT:
HAROLD PARK PRECINCT 4
BUILDING 4B GLEBE, NSW



ARCHITECT:
MIRVAC DESIGN
1111 COLLEGE STREET
SYDNEY NSW 2000
PH: (61) 2 9232 3333
WWW.MIRVAC.COM.AU

DATE:
20/06/2014

SCALE:
A1: 1:800

DRAWING NO.:
DAP-4B-S3

DATE:
08/06/14

SCALE:
A1: 1:800

REVISION:
B

PROJECT:
HAROLD PARK PRECINCT 4

DATE:
08/06/14

SCALE:
A1: 1:800

DRAWING NO.:
DAP-4B-S3

REVISION:
B