



Location Plan

scale: nls



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 22 May 2017

in respect to MP 11-0009

Signed [Signature]

Sheet No. 1 of 15

PERSPECTIVE VIEW FROM URUNGA PARADE LOOKING WEST



PERSPECTIVE VIEW FROM KIORA ROAD



DRAWING SCHEDULE

DWG #	DWG TITLE	SCALE
1.01	Title Sheet	N/A
1.02	Site Plan	1:400
2.01	Basement Floor Plan	1:200
2.02	Lower & Upper Ground Floor Plans	1:200
2.03	Level 1 & Level 2 Floor Plans	1:200
2.04	Level 3 & Level 4 Floor Plans	1:200
2.05	Level 5 Floor Plan & Roof Plan	1:200
3.01	Context Elevations	1:400
3.02	South & West Elevations	1:200
3.03	North & East Elevations	1:200
3.04	Signage - North	1:200, 1:50
3.05	Signage - West	1:200, 1:50
4.01	Sections A & B	1:200
4.02	Section C	1:200
4.03	Sections D & E	1:200
5.01	3D Render: View From Urunga Parade	
5.02	3D Render: View From Kiora Road	

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surveyor
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02 9527 4172

approved by
C 1/8/2016

1. Increased building height
2. Car park spaces reduced to 38 + bicycle
3. Signage increased from 2 signs to 5 signs
4. Added Substation
5. Roof Plant Room increased
6. Patterned Formliner con. finish replaced TER

7. Glass image on northern wall changed
8. Rain water tank size reduced
9. Addition of a planter box at the entry area
10. Resize of switch room and plant room
11. Water feature changed to skylight
12. Concrete roof changed to light weight roof

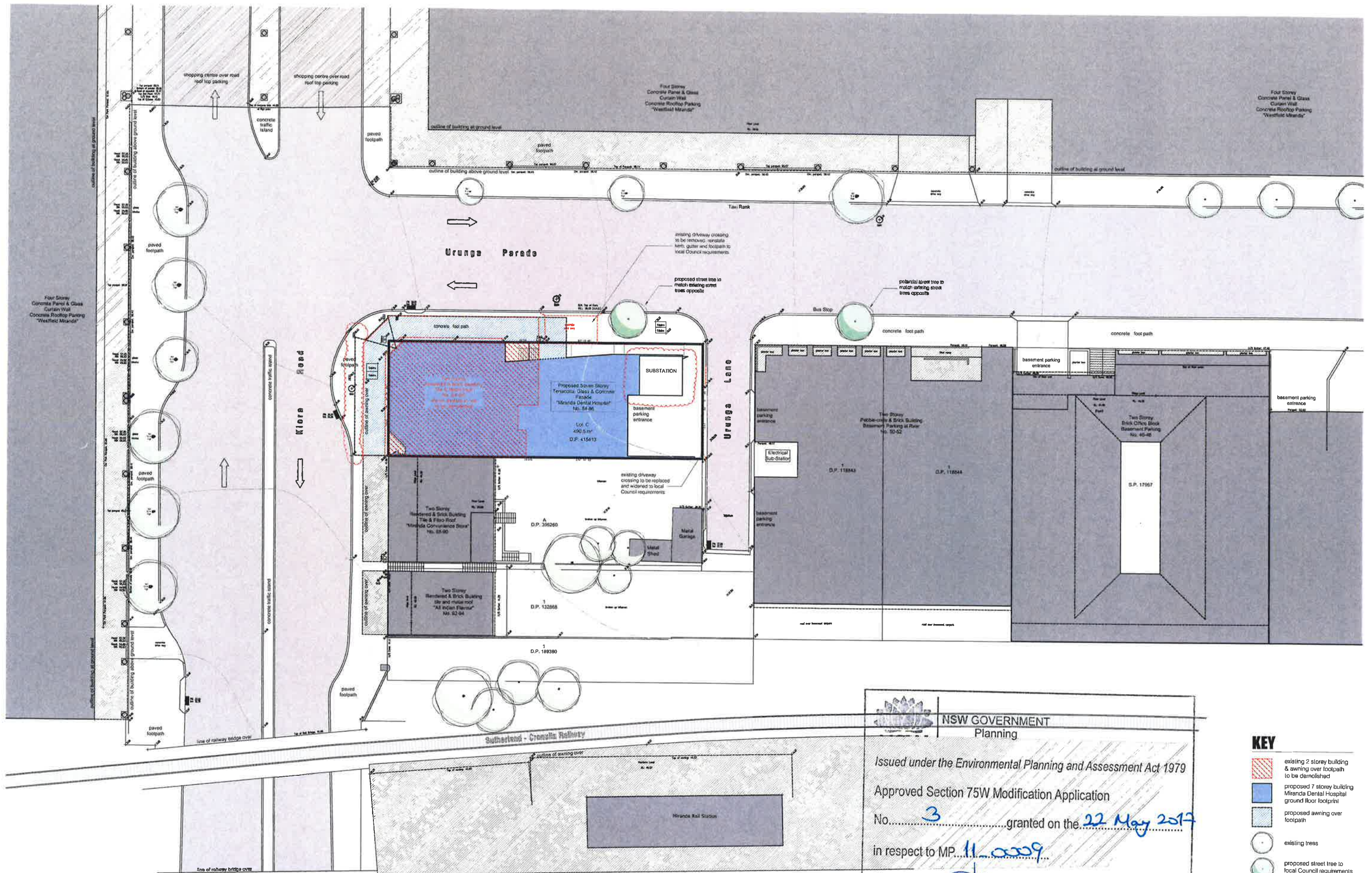
job # 0903
scale @ A3
date August 2016

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TITLE SHEET

drawing number 1.01
sheet C

miranda dental hospital - 86 KIORA ROAD, MIRANDA NSW 2228



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Sheet No. 2 of 15

- KEY**
- existing 2 storey building & awning over footpath to be demolished
 - proposed 7 storey building Miranda Dental Hospital ground floor footprint
 - proposed awning over footpath
 - existing trees
 - proposed street tree to local Council requirements

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---	--	---	--	--	--	--	--

description	date
1. Increased building height	1/8/2016
2. Car park spaces reduced to 38 = bicycle	
3. Signage increased from 2 signs to 6 signs	
4. Added Substation	
5. Roof Plant Room increased	
6. Patterned Formliner con. finish replaced TER	

description	date
7. Glass image on northern wall changed	
8. Rain water tank size reduced	
9. Addition of a planter box at the entry area	
10. Resize of switch room and plant room	
11. Water feature changed to skylight	
12. Concrete roof changed to light weight roof	

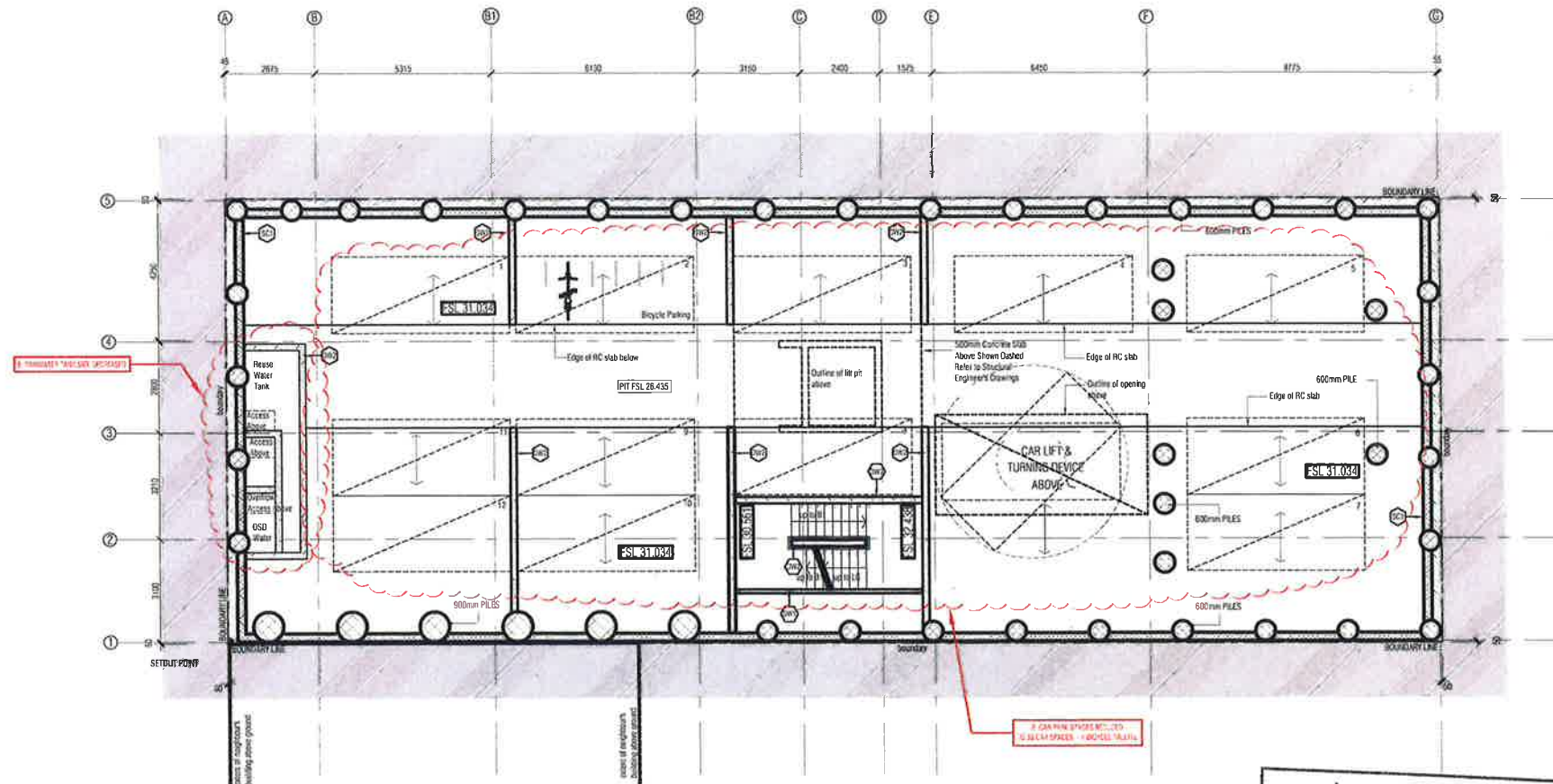
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date : August 2016

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SITE PLAN

1.02 C

miranda dental hospital - 86 KIARA ROAD, MIRANDA NSW 2228



basement floor plan
scale: 1:200

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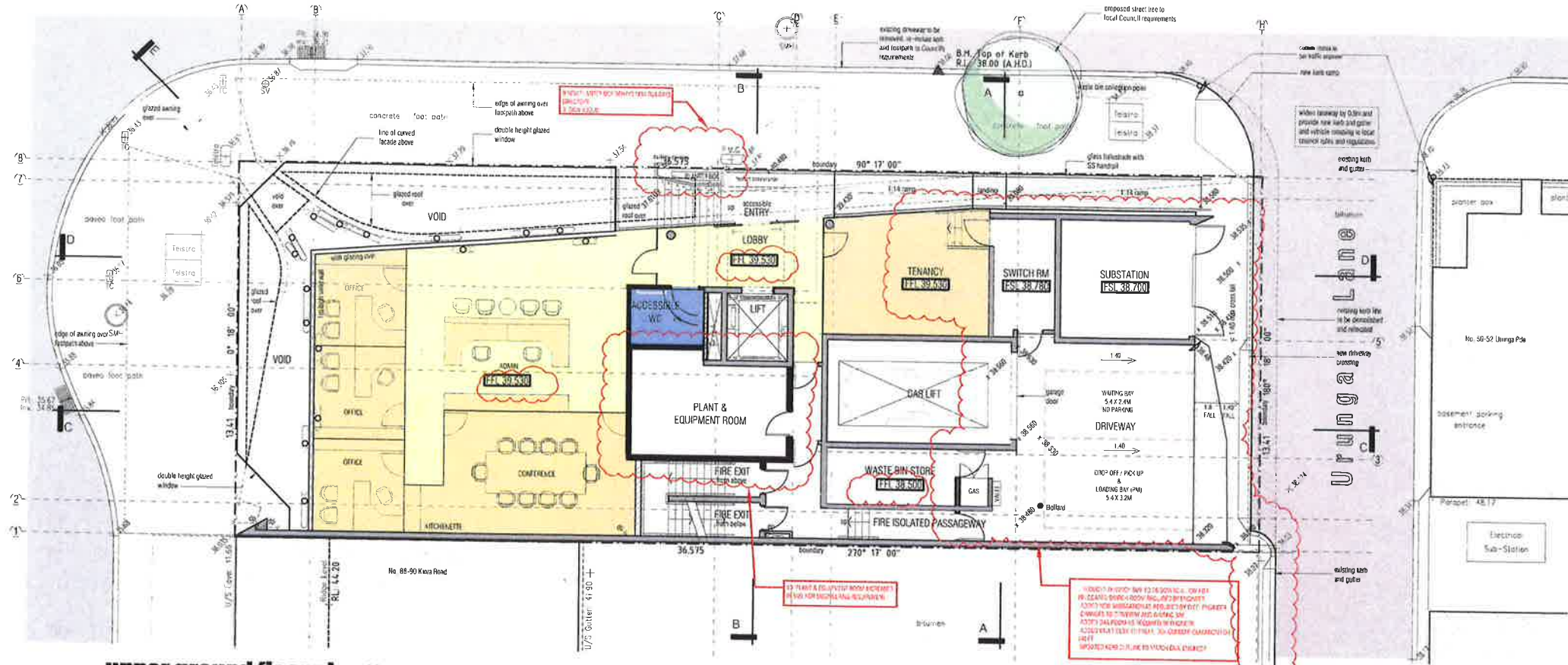
in respect to MP 11-0009

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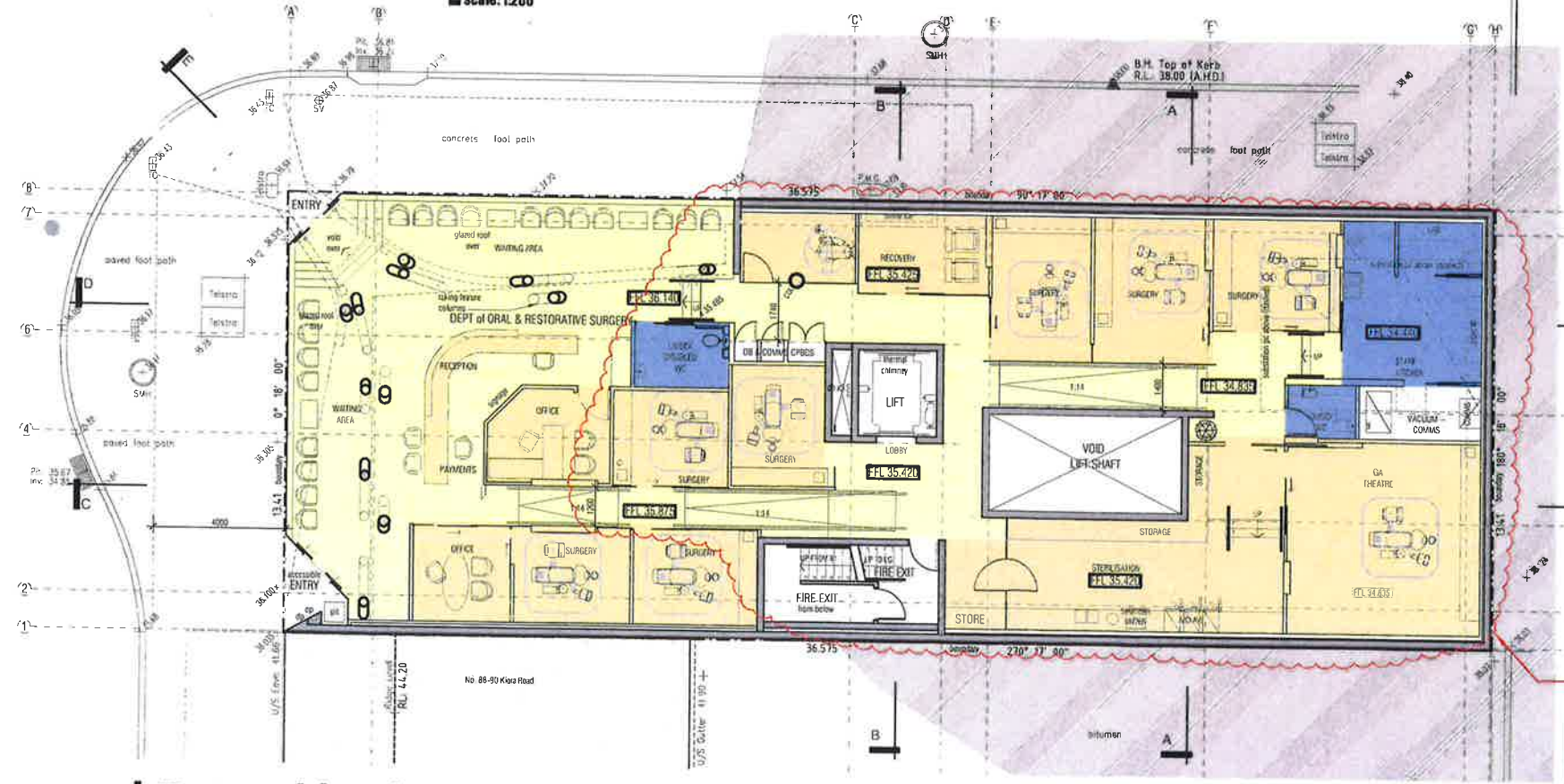
Sheet No. 3 of 15

Kiora Road

Urunga Parade



upper ground floor plan
scale: 1:200



lower ground floor plan
scale: 1:200

PARKING PROVISIONS:
BASEMENT LEVEL
39 FULLY AUTOMATED PARKING SPACES OVER THREE LEVELS
WITH INTEGRATED ACCESSIBLE PARKING VIA VALET ASSISTED
TRANSFER AT ENTRY. REFER TRAFFIC ENGINEERING REPORT
TOTAL CAR PARKING SPACES = 38 cars + 1 bicycle storage palette

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1. Increased building height	2. Car park spaces reduced to 38 - bicycle	3. Storage increased from 2 signs to 6 signs	4. Added Signage	5. Roof Plant Room increased	6. Patented Formwork con. Replaced replaced TER	7. Glass image on northern wall changed	8. Rain water tank size reduced	9. Addition of a planter box at the entry area	10. Removal of switch room and plant room	11. Vase feature changed to signpost	12. Concrete roof changed to light weight roof
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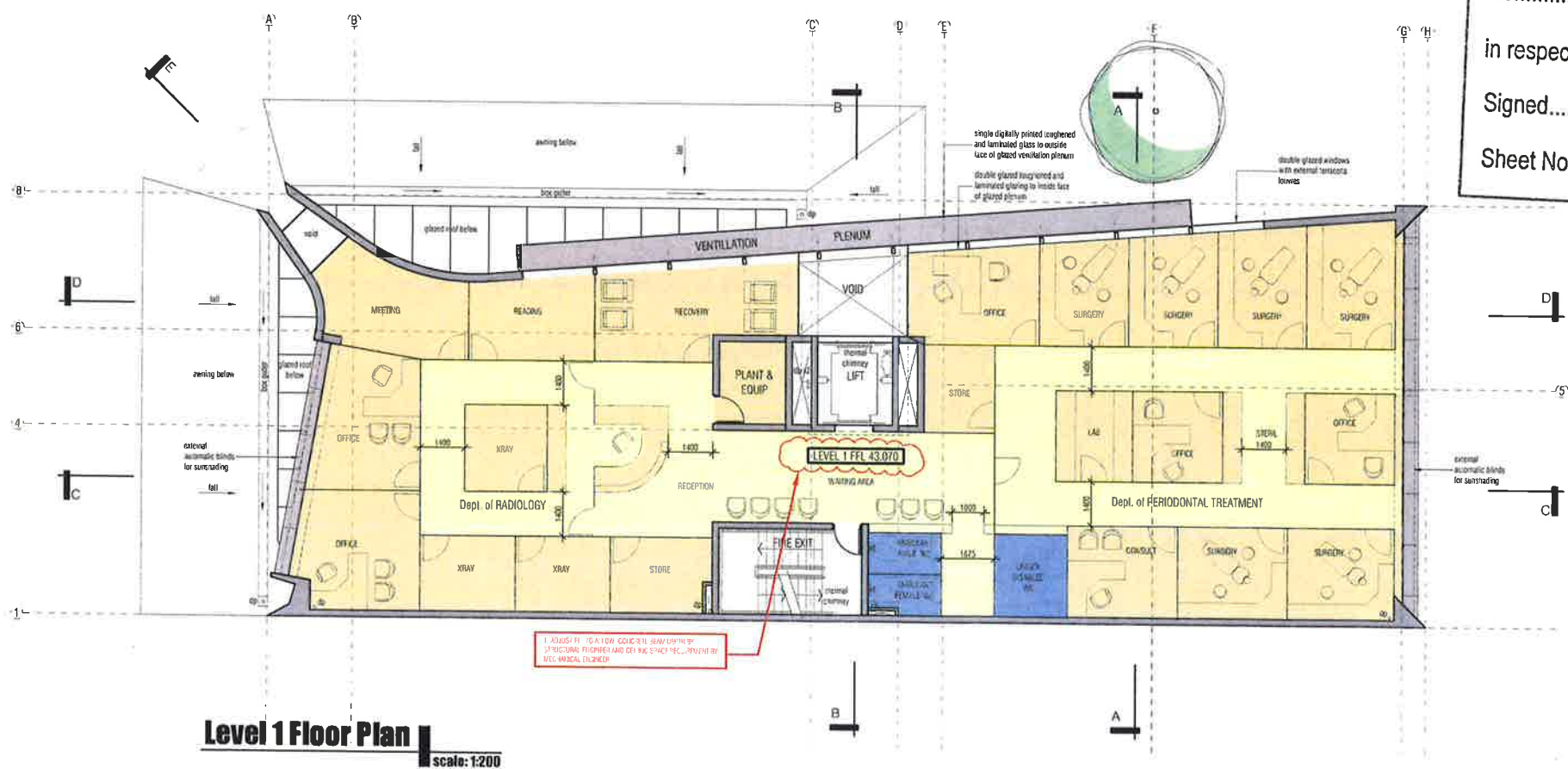
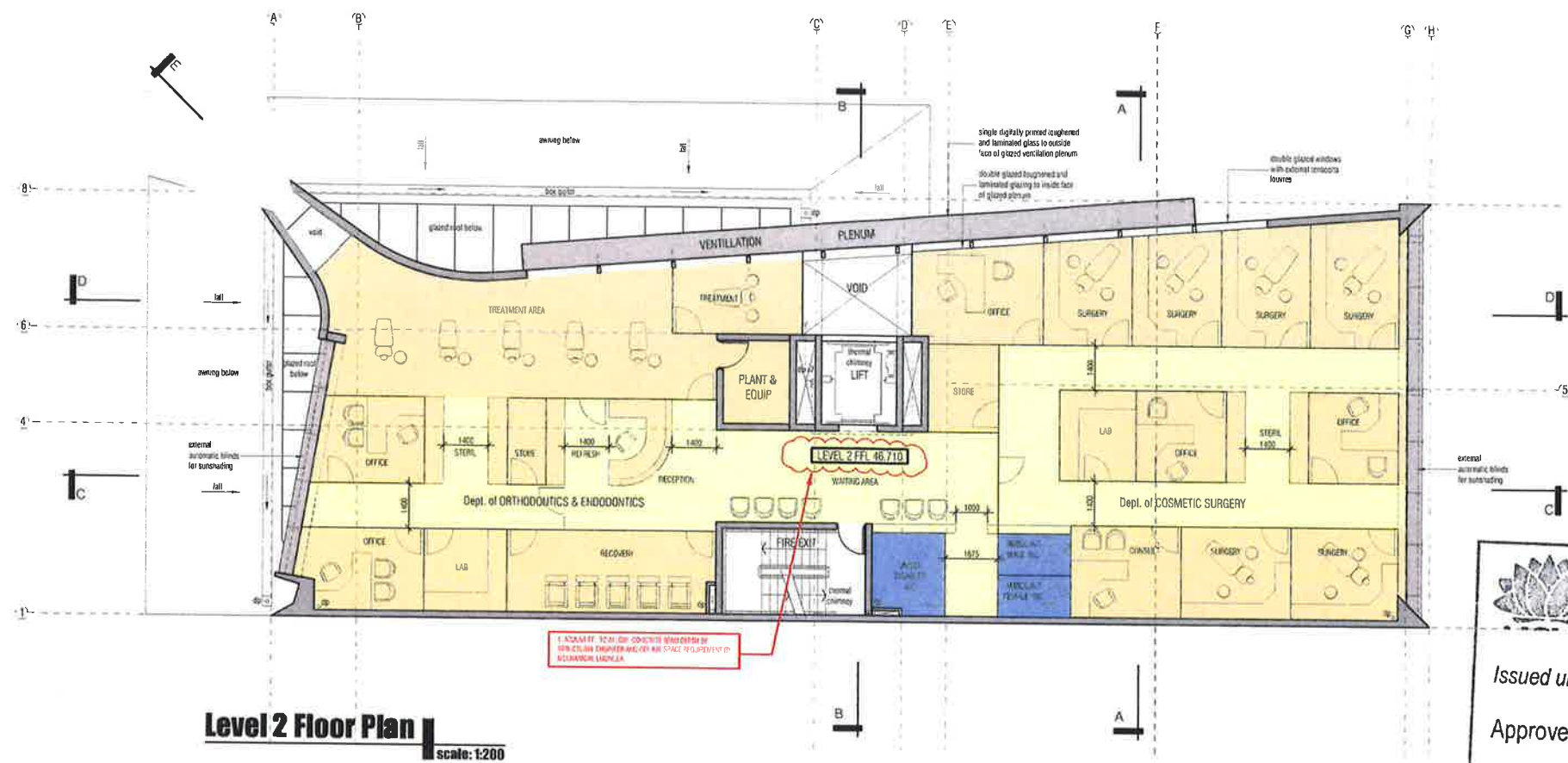
LOWER & UPPER GROUND FLOOR PLANS

0 1 2 3 4 5

job # 0903
scale 1:200 @ A3
date August 2016

2.02 C

miranda dental hospital - 86 KIORA ROAD, MIRANDA NSW 2228



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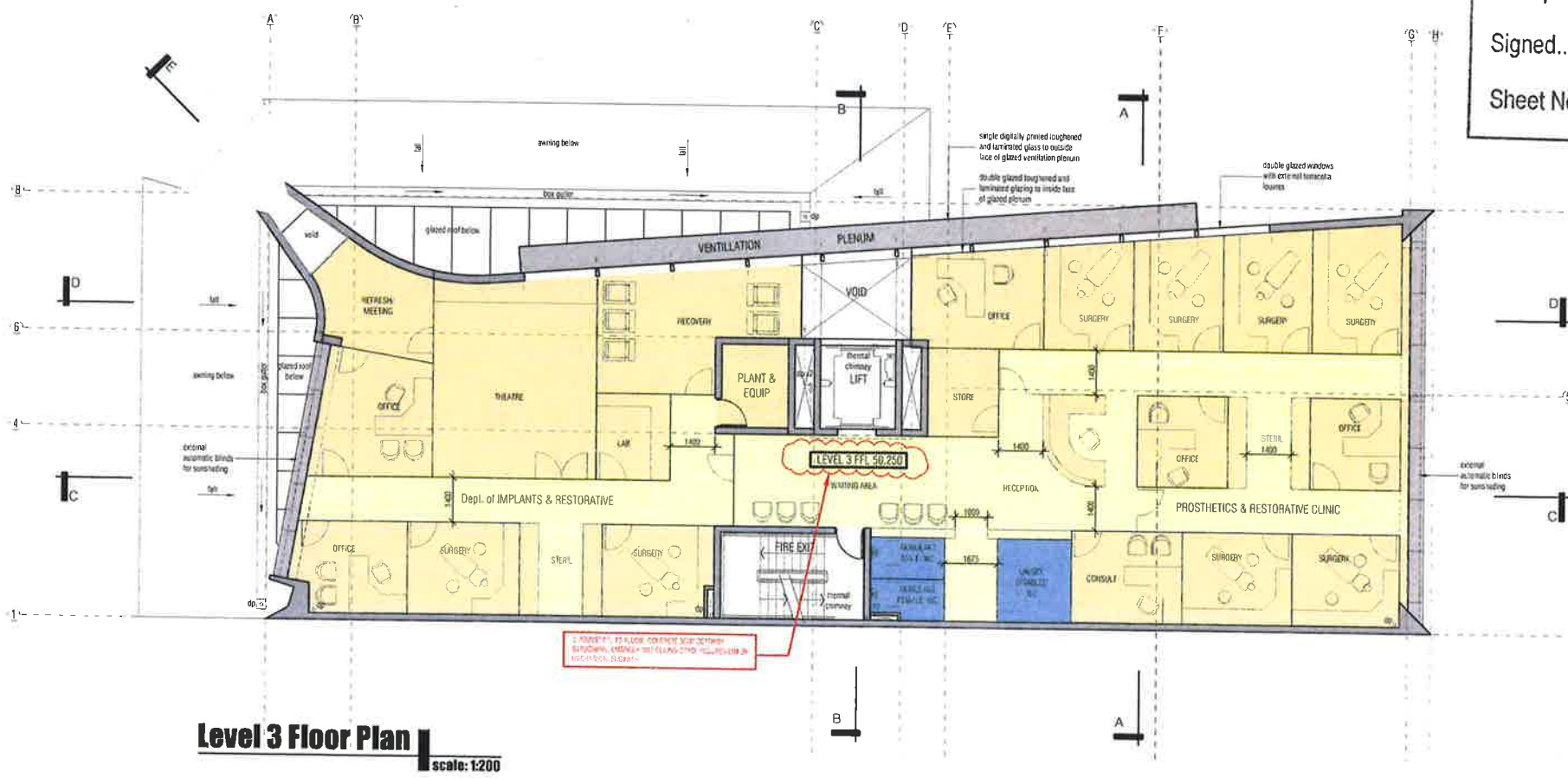
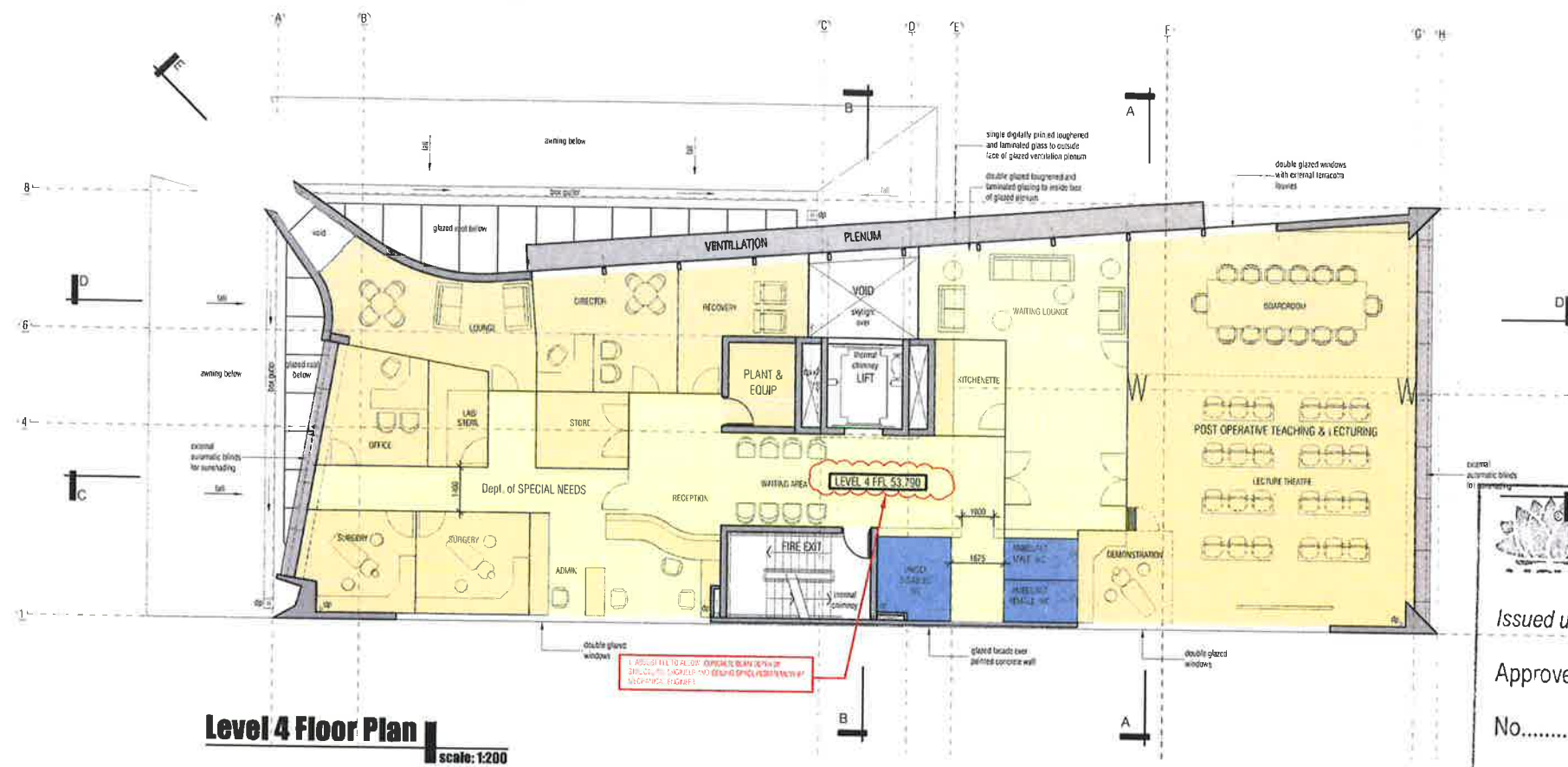
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--	---	---	--	--	--	---	---

REVISIONS	DATE	DESCRIPTION	DESCRIPTION
1	1/8/2016	Increased building height	7. Glass image on northern wall changed
2		Car park spaces reduced to 38 - bicycle	8. Rain water tank size reduced
3		Storage increased from 2 signs to 6 signs	9. Addition of a planter box at the entry area
4		Added Signage	10. Breakdown of switch room and plant room
5		Roof Rain Water increased	11. Water feature changed to skylight
6		Patented Customer con. first replaced TER	12. Concrete roof changed to light weight roof

LEVEL 3 & LEVEL 4 FLOOR PLANS

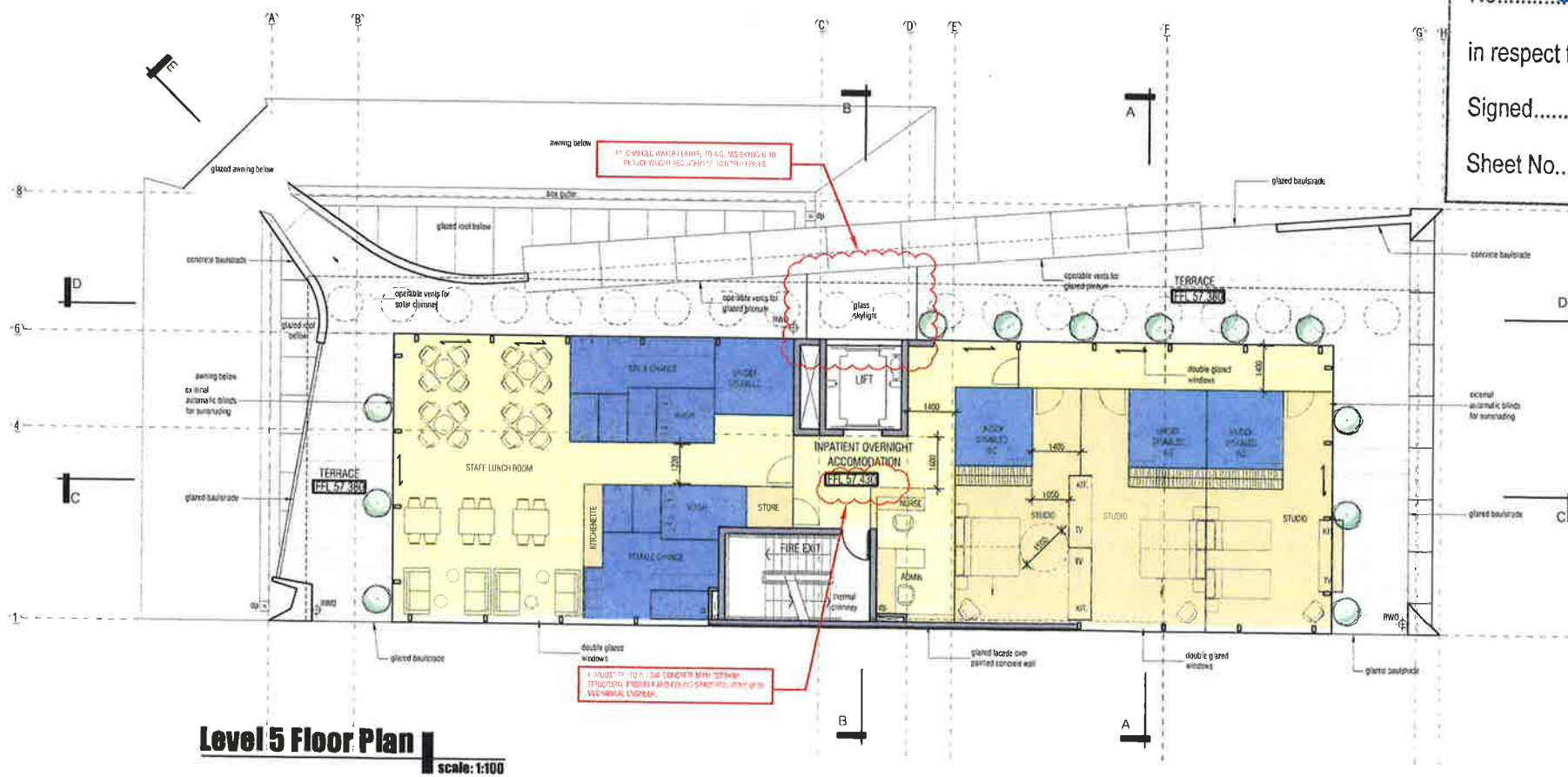
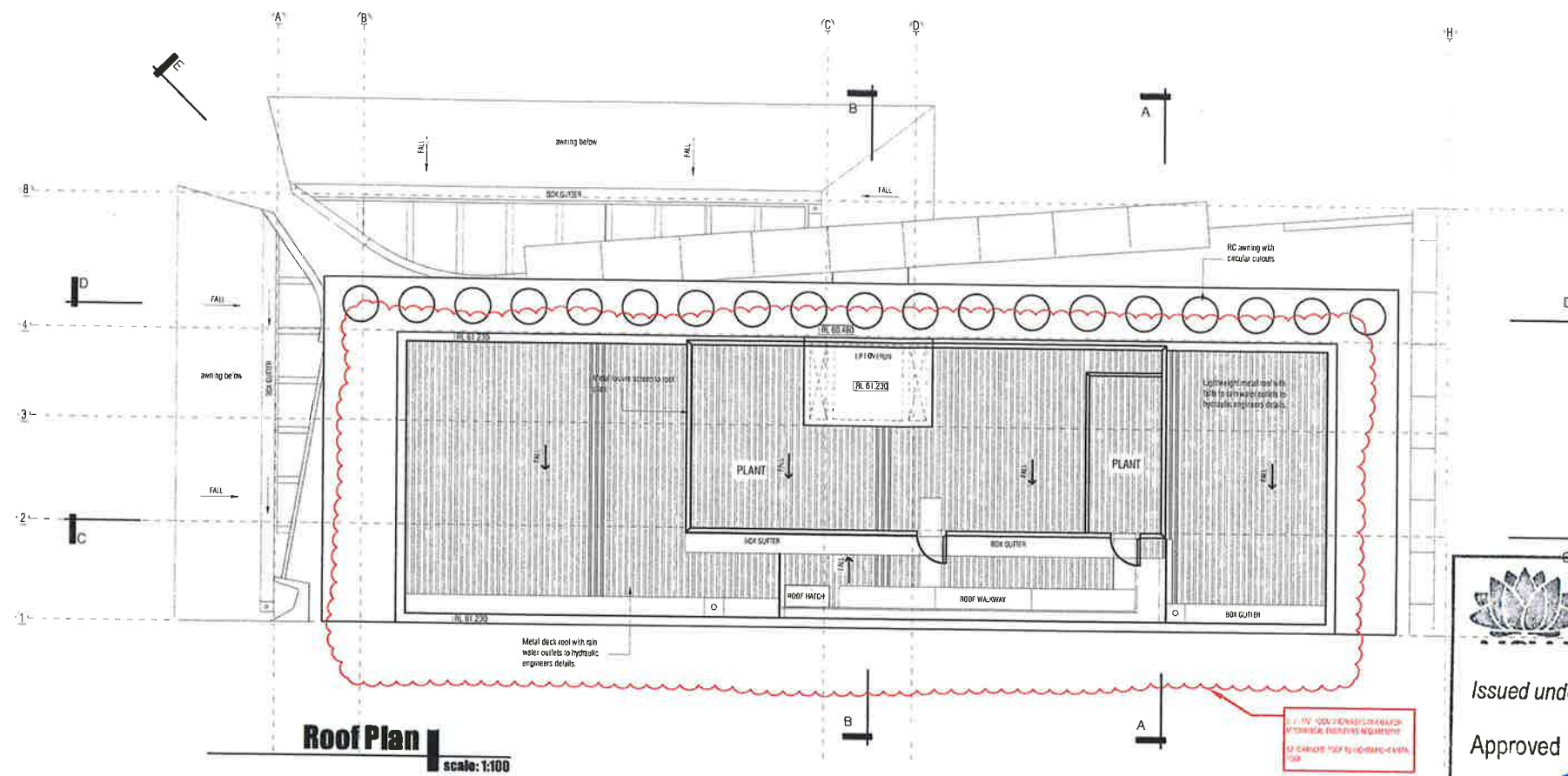
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job # : 0903
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date : August 2016

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drawing number : **2.04**
sheet : **C**

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description	date
1. Increased building height	1/8/2016
2. Car park spaces reduced to 38 - bicycle	
3. Change increased from 2 signs to 5 signs	
4. Access Staircase	
5. Roof Plant Room increased	
6. Painted Floorplan with finish replaced TEN	

description
7. Glass image on northern wall changed
8. Rain water tank size reduced
9. Addition of a planter box at the entry area
10. Removal of switch room and plant room
11. Water feature changed to skylight
12. Concrete roof changed to light weight roof

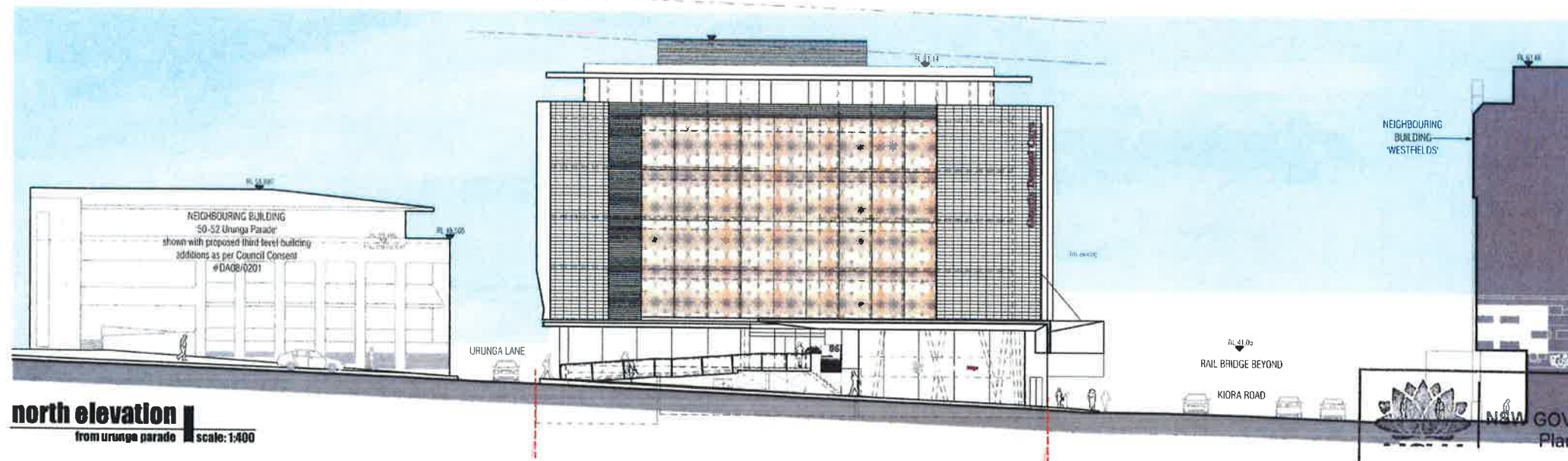
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LEVEL 5 FLOOR PLAN & ROOF PLAN	09003	1:200 @ A3	August 2016

LEVEL 5 FLOOR PLAN & ROOF PLAN

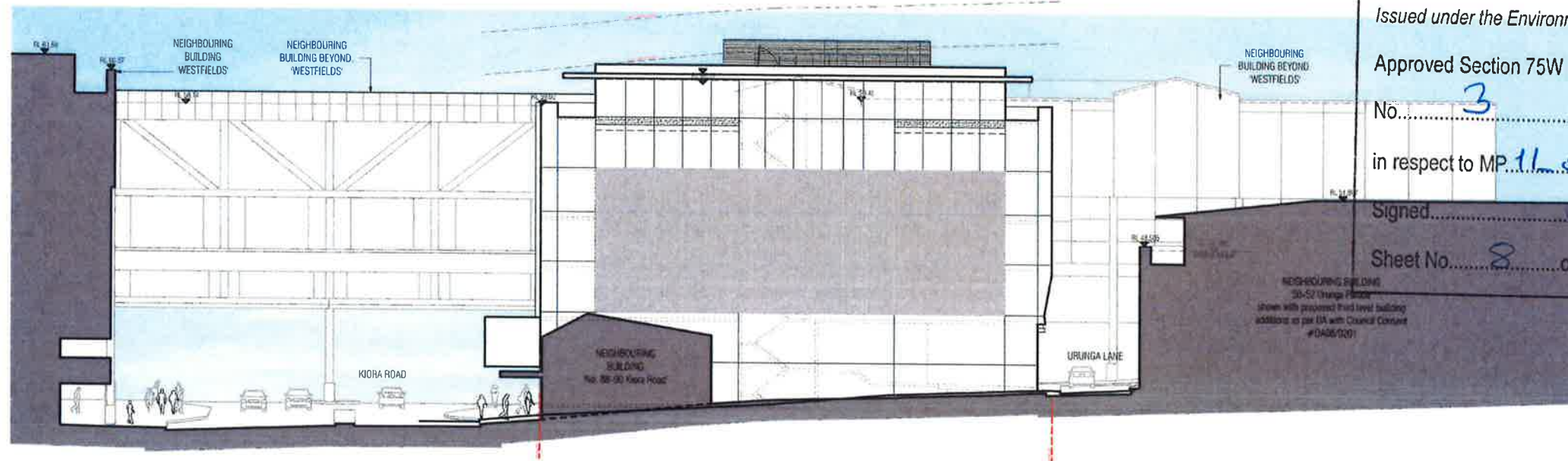
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drawing number	sheet
2.05	C

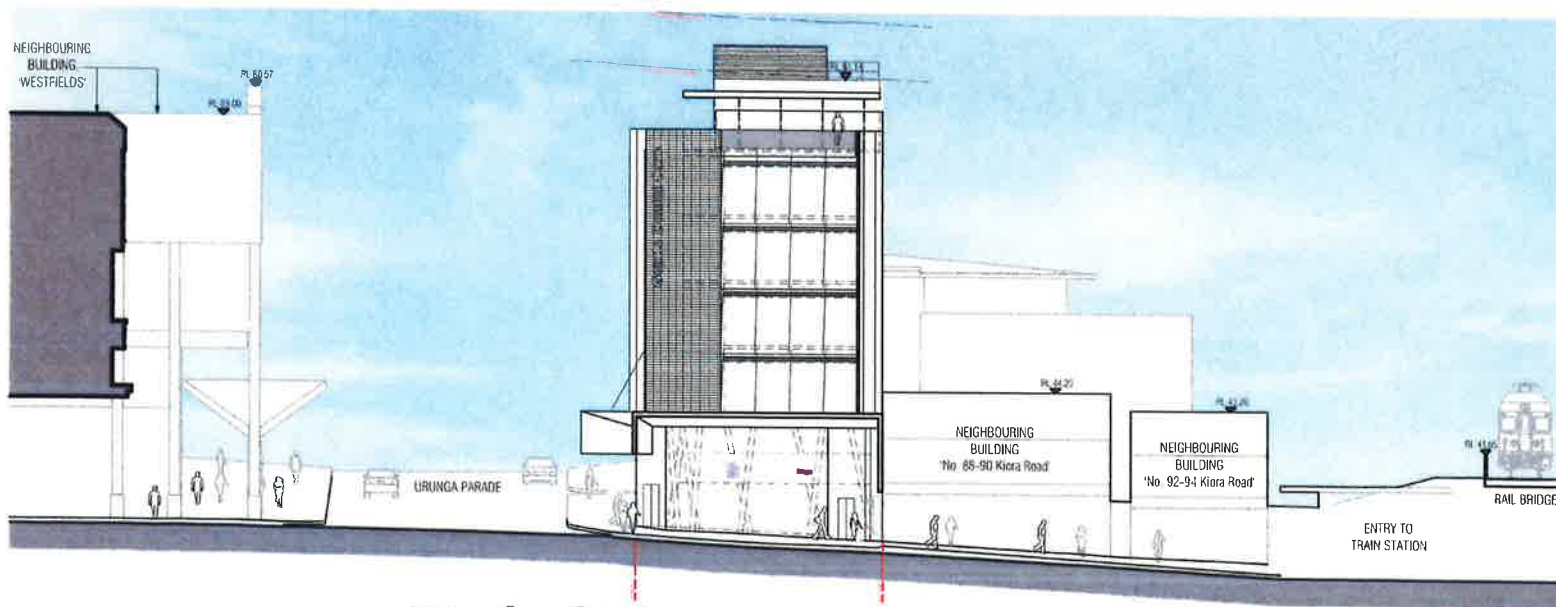
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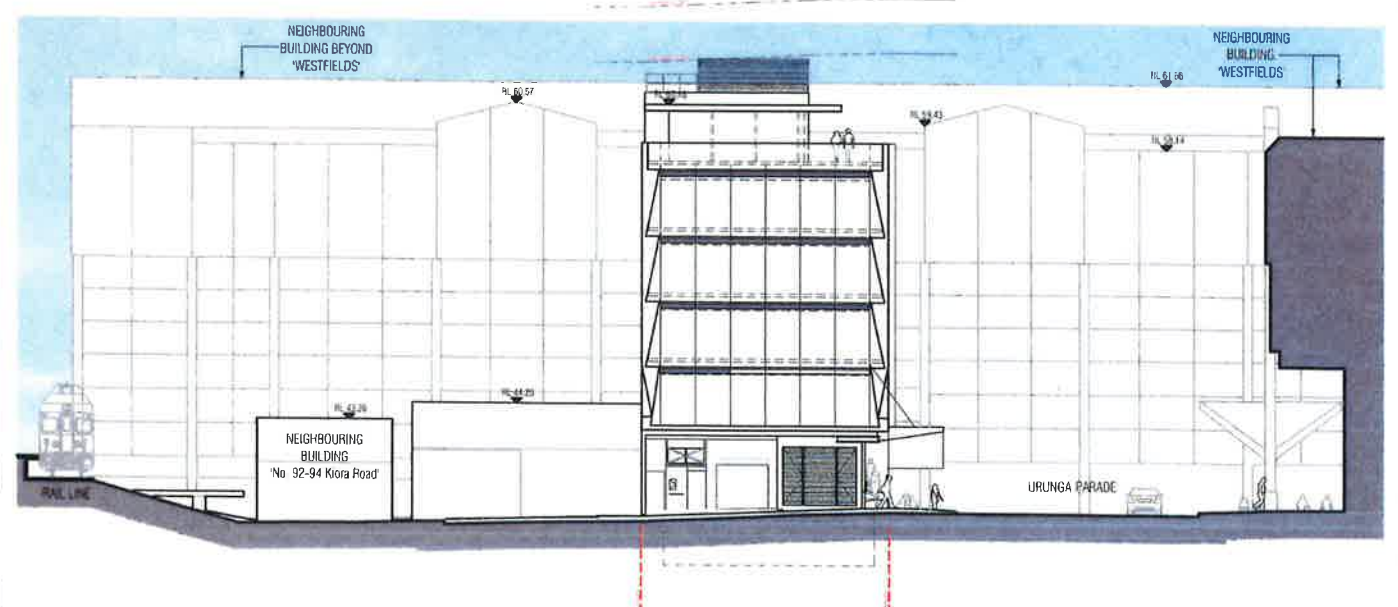
north elevation
from urunga parade scale: 1:400



south elevation
scale: 1:400



west elevation
from kiora rd scale: 1:400



east elevation
from urunga lane scale: 1:400

ISSUED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
Approved Section 75W Modification Application
No. 3 granted on the 22 May 2017
in respect to MP 11/0009
Signed [Signature]
Sheet No. 8 of 15

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access consultant: PCA access solutions
sustainability: Thermal Environmental Engineering
structural eng: ACE
hydraulic eng: ISE Building Services
traffic engineer: Traite
surveyor: John R. Hogg, Surveyors

1/8/2016
Increased building height
Added Substation
Roof Plant Room increased
Addition of vents on the east and west glass walls
Basement Structure Changed
Added cladding on the 3 and 5 level. Ignicola changed to concrete

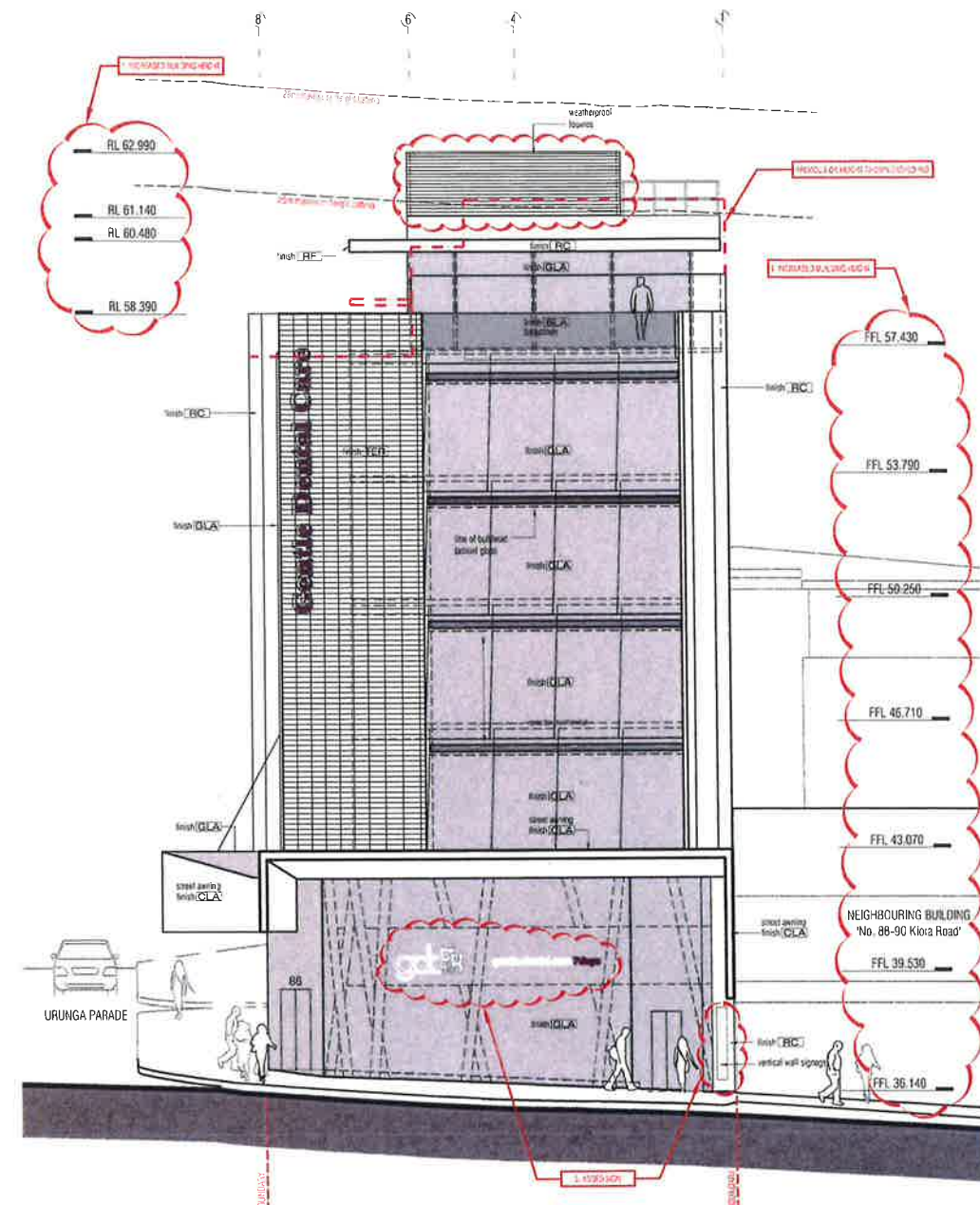
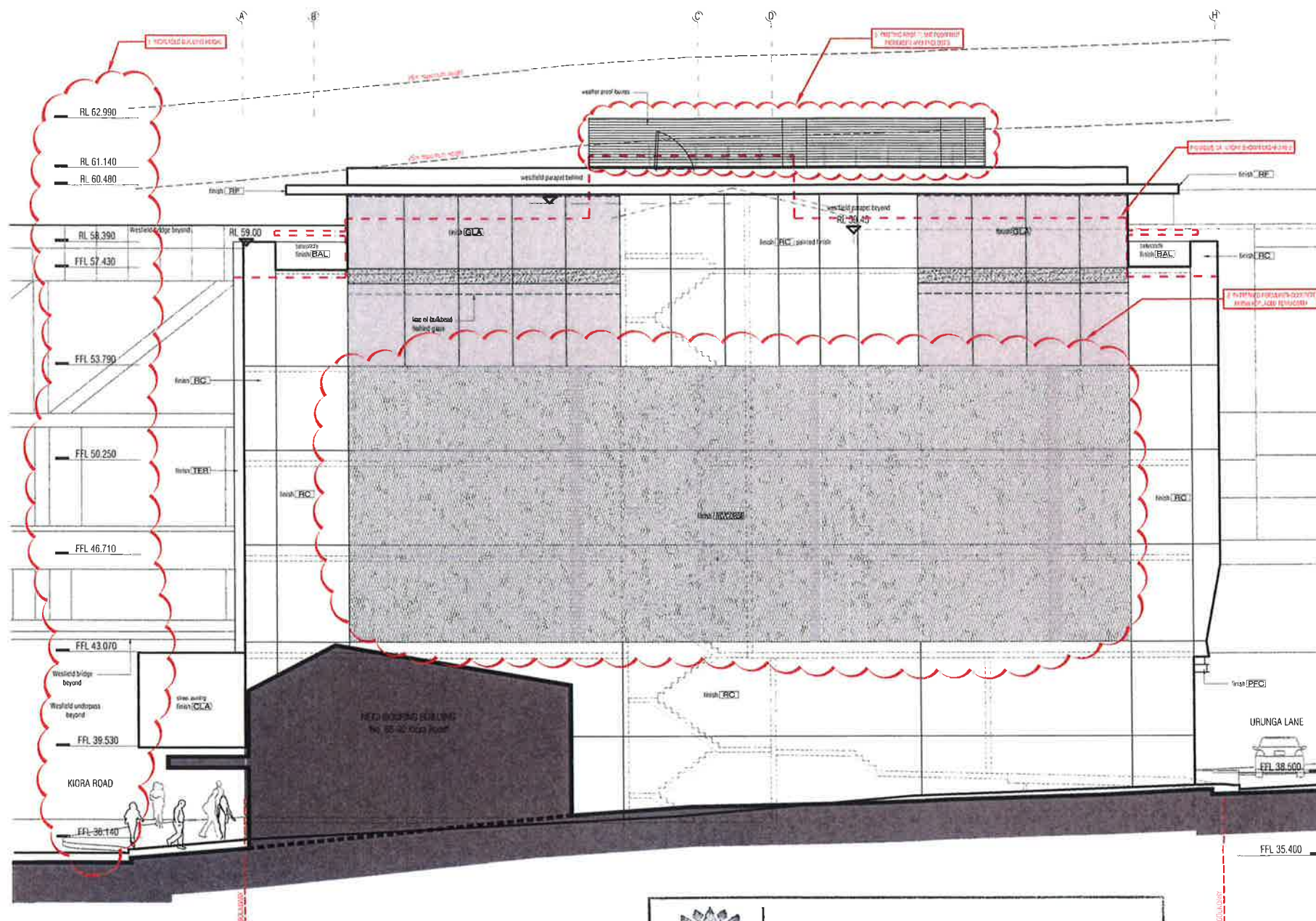
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scale 1:200 @ A3
date August 2016

CONTEXT ELEVATIONS

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3.01

MIRANDA NSW 2228
86 KIORA ROAD
miranda dental hospital



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Sheet No. 9 of 15

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION
	BAL	Sky Glass toughened & laminated clear glass balustrade.		PC	off-form / precast concrete walls. Glass finish with clear coat. FFC sheets with concrete render.		GLA	low-e double glazed windows with awnings and skylights with retractable external blinds over the east and west facing windows.
	GLA	steel framed cantilevered glass awning with perforated aluminium composite core cladding all round. 'Alucobond' or similar. Colour black.		TER	ventilated terracotta facade system over insulation and off-slab structural concrete walls.		PFC	metal steel PFC with mosaic iron oxide paint finish. Colour: dark grey.
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	external terracotta louvers integrated into the terracotta facade cladding. low-e double glazed windows behind.		SC	circular mild steel columns, core-filled with concrete. paint finish: purple.
				ROCCORSE	precast concrete walls with form - 'form' 'Reckli' - 'Corse' or similar Colour white.			

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hydraulic eng ISE Building Services
traffic engineer Traffic
surveyor John R Holt

amendments
C 1/8/2016
description
1. Increased building height
2. Car park spaces reduced to 38 - bicycle
3. Storage increased from 2 signs to 6 signs
4. Added Substation
5. Roof Plant Room increased
6. Patterned Formliner con. finish replaced TER

description
7. Glass image on northern wall changed
8. Rain water tank size reduced
9. Addition of a planter box at the entry area
10. Reuse of switch room and plant room
11. Water feature changed to spray
12. Concrete roof changed to light weight roof

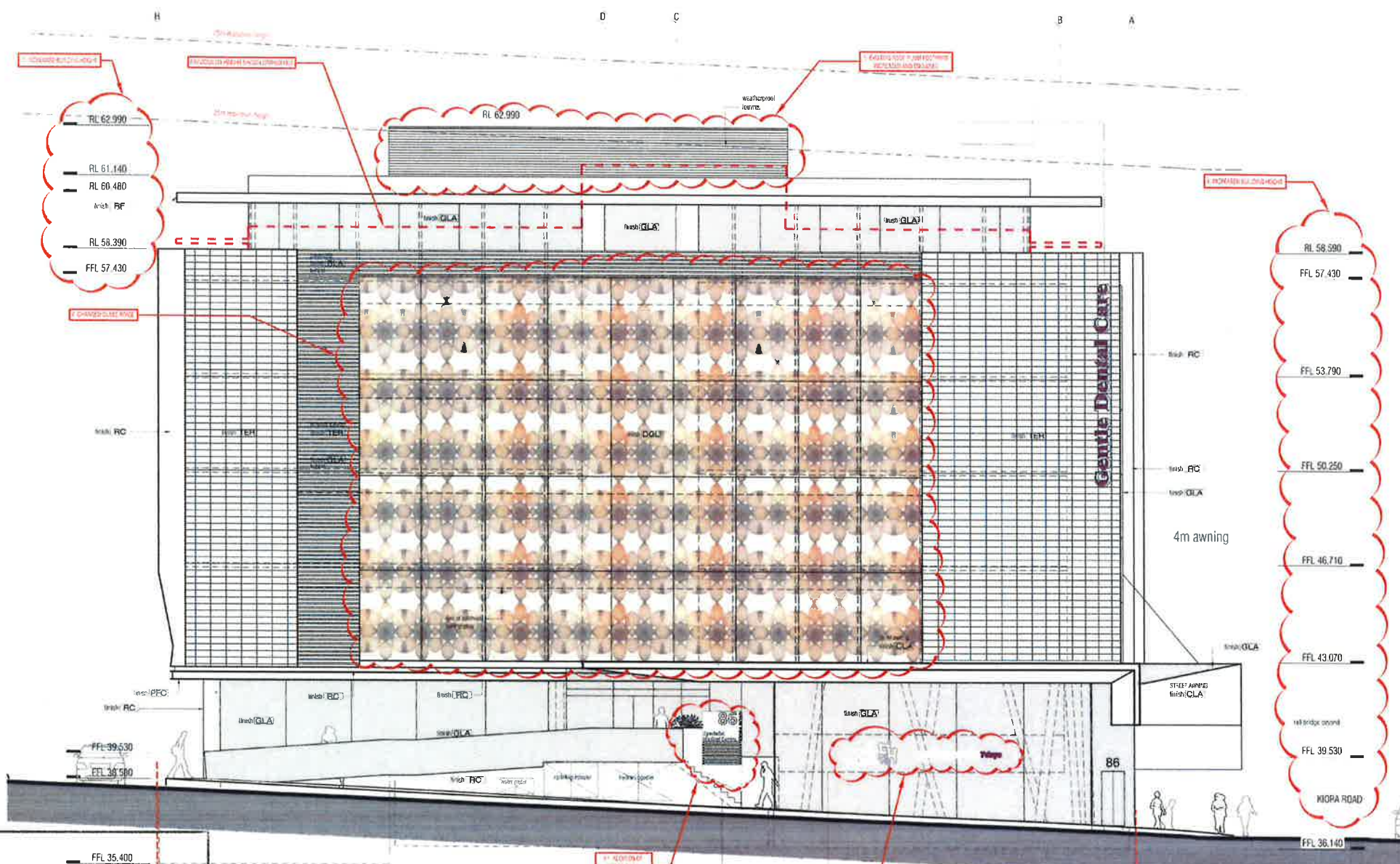
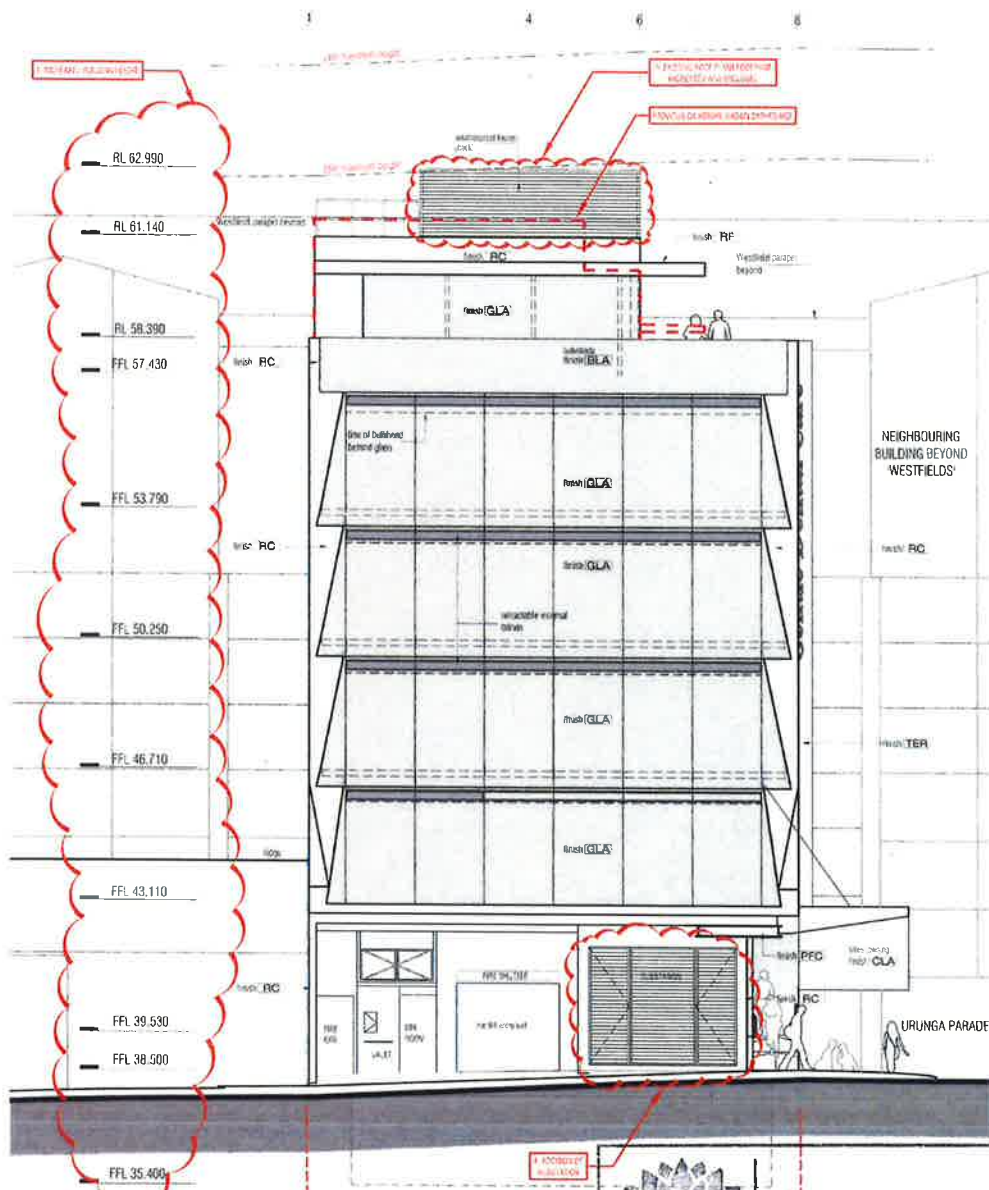
scale
0 1 2 3 4 5
job # 0903
scale 1:200 @ A3
date August 2010

SOUTH & WEST ELEVATIONS

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3.02 C

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Sheet No. 10 of 15

east elevation

urunga parade scale: 1:100

north elevation

urunga parade scale: 1:100

FINISHES SCHEDULE	IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION
BA1		BA1	Sky Glass: toughened & laminated clear glass balustrade	GLA	GLA	low < double glazed window, awning and awnings with retractable external blinds over the east and west facing windows			
GLA		GLA	solid framed cantilevered steel awning with polycarbonate glazing complete over cladding all round (translucent in winter, clear glass)	TER	TER	vertical translucent fabric system external blinds with off-white translucent external blinds	TER	TER	mid steel PFC with translucent awning past finish colour dark grey
DGL		DGL	double sun ventilated glass screen comprising a double glazed internal skin and a single glazed external skin. The external skin will have a crystal image printed on the slating infill	TER	TER	external translucent screen integrated with the translucent fabric system	SC	SC	curtain multi-slat curtain with translucent fabric with translucent past finish colour dark grey
		SC/EDGE	perforated concrete walls with form - like finish. Colour is light grey						

EAST & NORTH ELEVATIONS

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traffic engineer Traffic
surveyor John Hill
drafting 20 9211 3352
20 9211 3352
20 9211 3352

1/8/2016

1. Increased building height
2. Car park spaces reduced to 38 + bicycle
3. Signage increased from 2 signs to 6 signs
4. Added Substation
5. Roof Plant Room increased
6. Patterned Formliner con. finish replaced TER

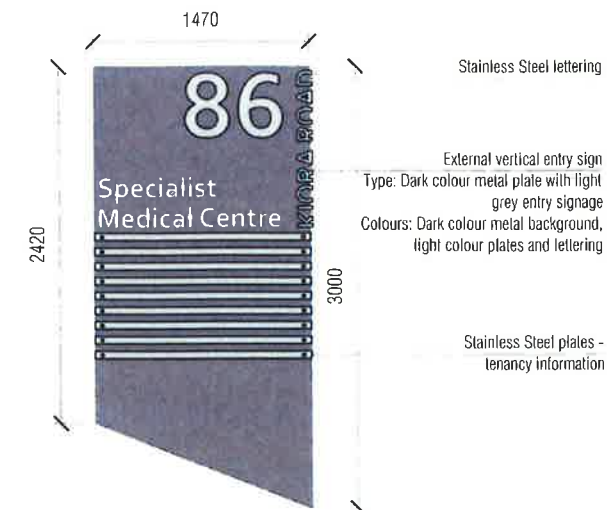
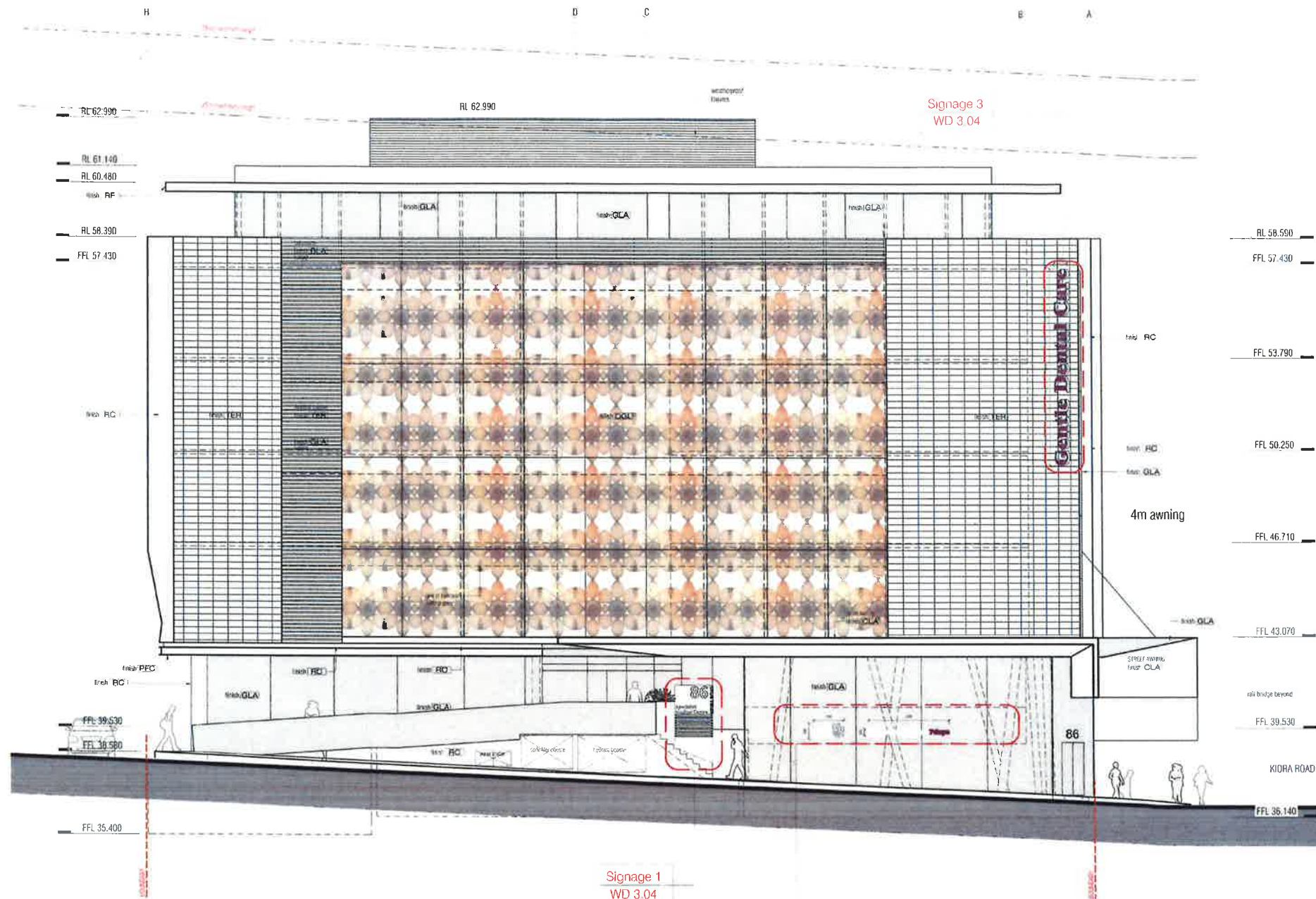
7. Glass image on northern wall changed
8. Rain water tank size reduced
9. Addition of a planter box at the entry area
10. Resize of switch room and plant room
11. Water feature changed to skylight
12. Concrete roof changed to light weight roof

1:200 @ A3
date August 2016

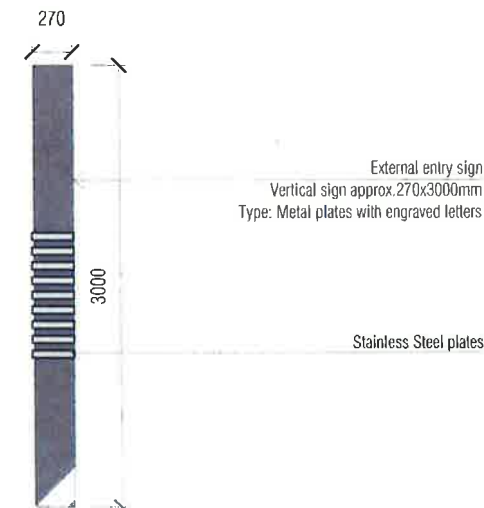
3.03

C

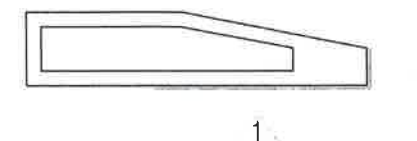
miranda dental hospital - 86 KIORA ROAD, MIRANDA NSW 2228



Signage 1 - Elevation 1
urunga lane scale: 1:50



Signage 1 - Elevation 2
urunga lane scale: 1:50



Signage 1 - Plan
urunga lane scale: 1:50



Signage 3
urunga lane scale: 1:50

north elevation
urunga lane scale: 1:200



Signage 2
urunga lane scale: 1:50

Internal sign on the Upper Ground Northern Mezzanine wall
Horizontal signage - letters approx.
Type: Illuminated Acrylic 3D letters, d=50mm
Colours: Grey and purple letters on white background

Signage 1
WD 3.04

Signage 2
WD 3.04

 **NSW GOVERNMENT Planning**

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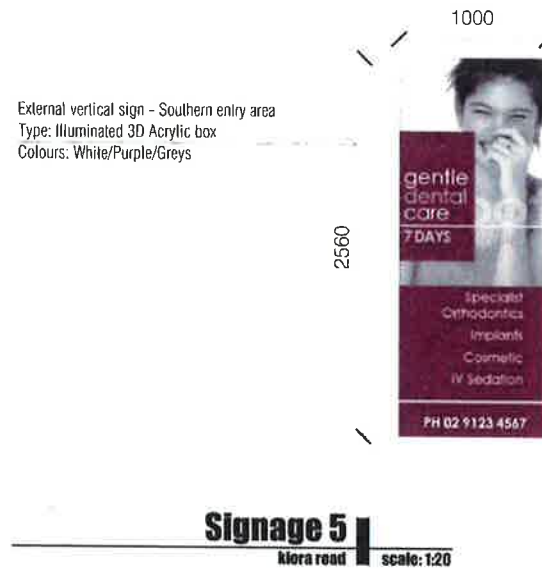
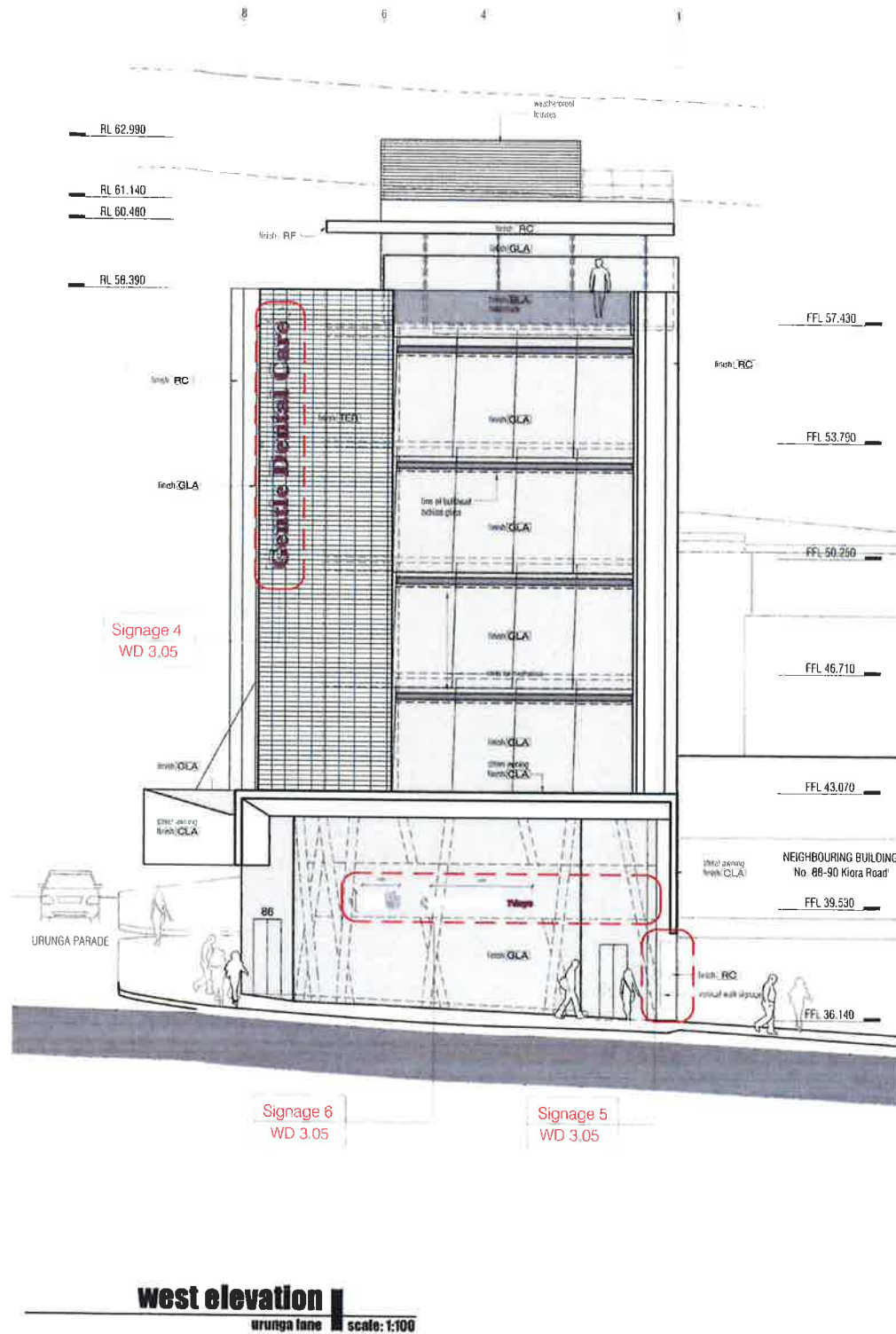
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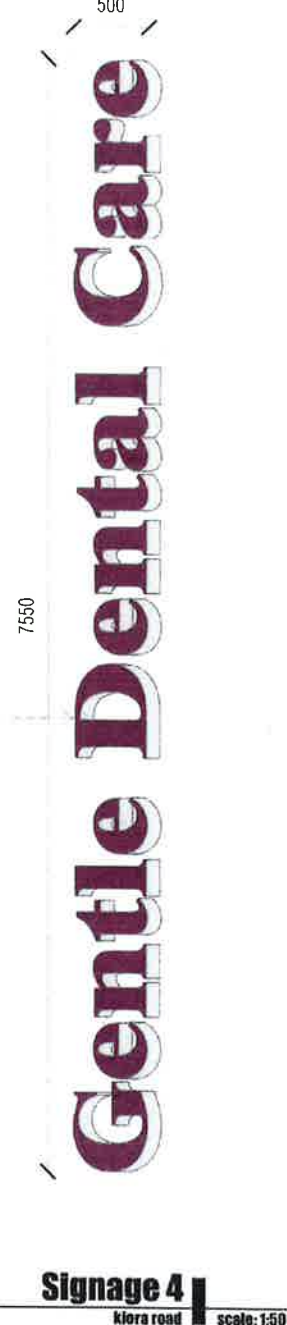
in respect to MP. 11. 2009

Signed. [Signature]

Sheet No. 11 of 15



External Vertical sign
Type: Illuminated Acrylic 3D letters, d=120mm
Colours: Purple letters on white/grey background



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traffic engineer Traffic
surveyor John R. R. R.

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1. Increased building height
 2. Car park spaces reduced to 38 + bicycle
 3. Signage increased from 2 signs to 6 signs
 4. Added Substation
 5. Roof Plant Room incorporated
 6. Patterned Formliner con. finish replaced TIER

7. Glass image on northern wall changed
8. Rain water tank size reduced
9. Addition of a planter box at the entry area
10. Resize of switch room and plant room
11. Water feature changed to skylight
12. Concrete pool changed to light weight pool

job # 0903
scale 1:200 @ A3
date August 2016

SIGNAGE - WEST

3.05 A

miranda dental hospital - 86 KIARA ROAD, MIRANDA NSW 2228



Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 22 May 2017

in respect to MP 11-0009

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Sheet No. 13 of 15

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION
	BAL	5mm glass insulated and laminated clear glass balustrade		RC	cast-in-place concrete walls		GLA	low-e double glazed windows, awnings and skylights with retractable external blinds over the east and west facing windows
	CLA	steel framed cantilevered stair, finished with polished aluminium composite core cladding all round 'Microbond' or similar. Colour: black		TER	ventilated terracotta facade system over insulation and off-form structural concrete walls		PFC	mid steel PFC with masticulous iron oxide paint finish colour: dark grey
	DGL	double skin ventilated glass pleium comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	external terracotta facade system over insulation and off-form structural concrete walls		SC	circular mild steel columns, core-filled with concrete, painted finish: purple
				RC/CONCRETE	concrete walls with form - 'Reckitt' - 'Cass' or similar colour: white			

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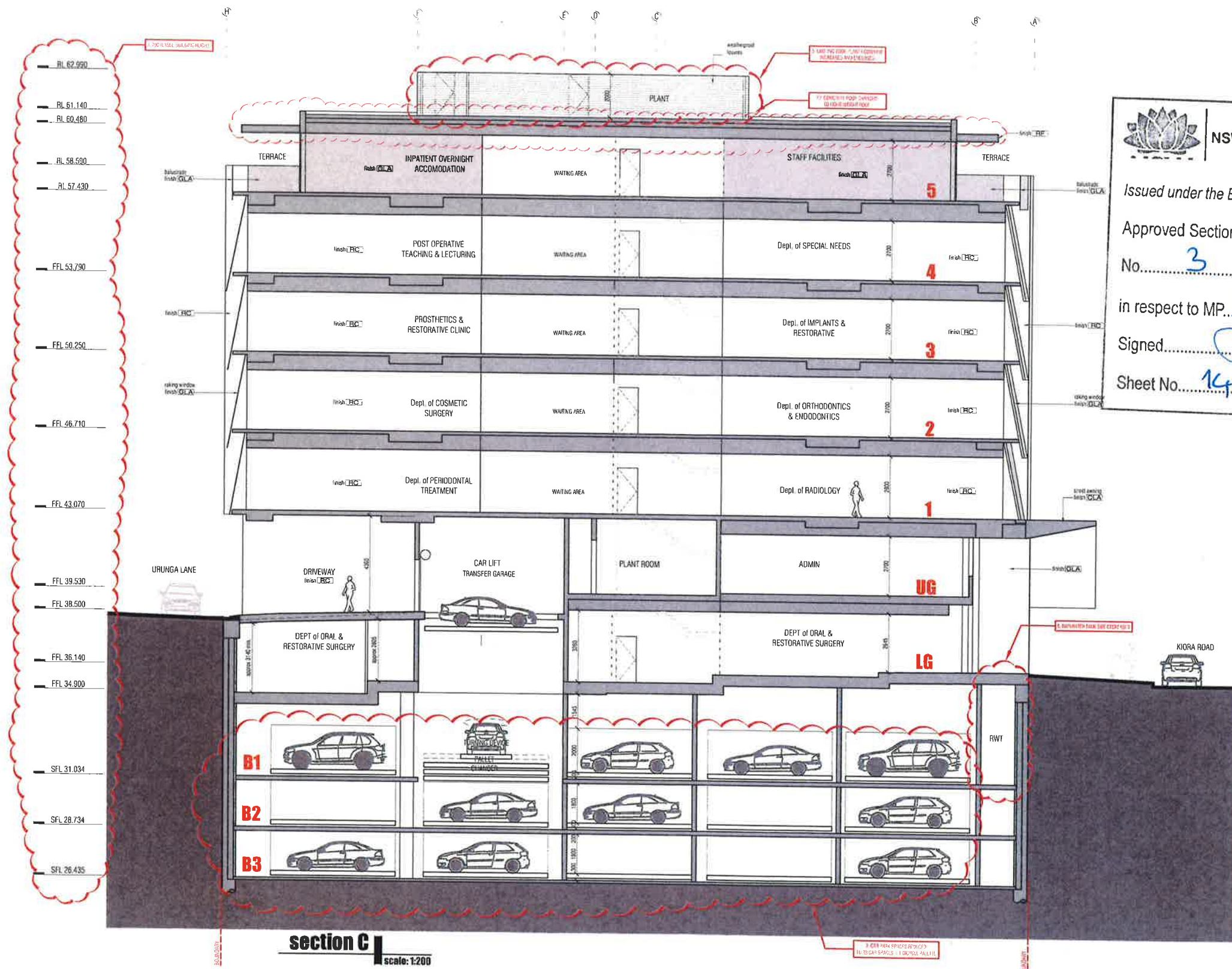
revision	description
1	Increased building height
2	Car park spaces reduced to 38 + bicycle
3	Staircase increased from 2 signs to 6 signs
4	Added Substation
5	Pool Plant Room increased
6	Patterned Formliner con. finish replaced TER
7	Glass image on northern wall changed
8	Rain water tank size reduced
9	Addition of a planter box at the entry area
10	Revised of switch room and plant room
11	Water feature changes to daylight
12	Concrete roof changed to light weight roof

job # : 0303
scale : 1:200 @ A3
date : August 2016

SECTIONS A & B

4.01 C

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Sheet No. 14 of 15

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	BA	5/8" Glass toughened & laminated clear glass balustrade		RC	oil-tem / precast concrete walls Class 1 finish with clear seal FC sheets with concrete render	GLA	low-e double glazed windows, savings and stylings with retractable external blinds over the east and west facing windows.
	CLA	steel framed cantilevered steel beam with prefinished aluminium composite core cladding all round. "Macbend" or similar. Colour: black		TER	ventilated terracotta facade system over insulation and oil-form structural concrete walls.	PFC	infilled steel PFC with micaceous iron oxide paint "Indal" colour dark grey
	DGL	double skin ventilated glass pleum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the pleum linings		TER	external terracotta facades integrated into the terracotta facade cladding. low-e double glazed windows below.	SC	circular mild steel columns, core-filled with concrete, paint finish purple
				ROCCORSE	overcast concrete walls with form - liner "Reckli - Corse" or similar. Colour: white		

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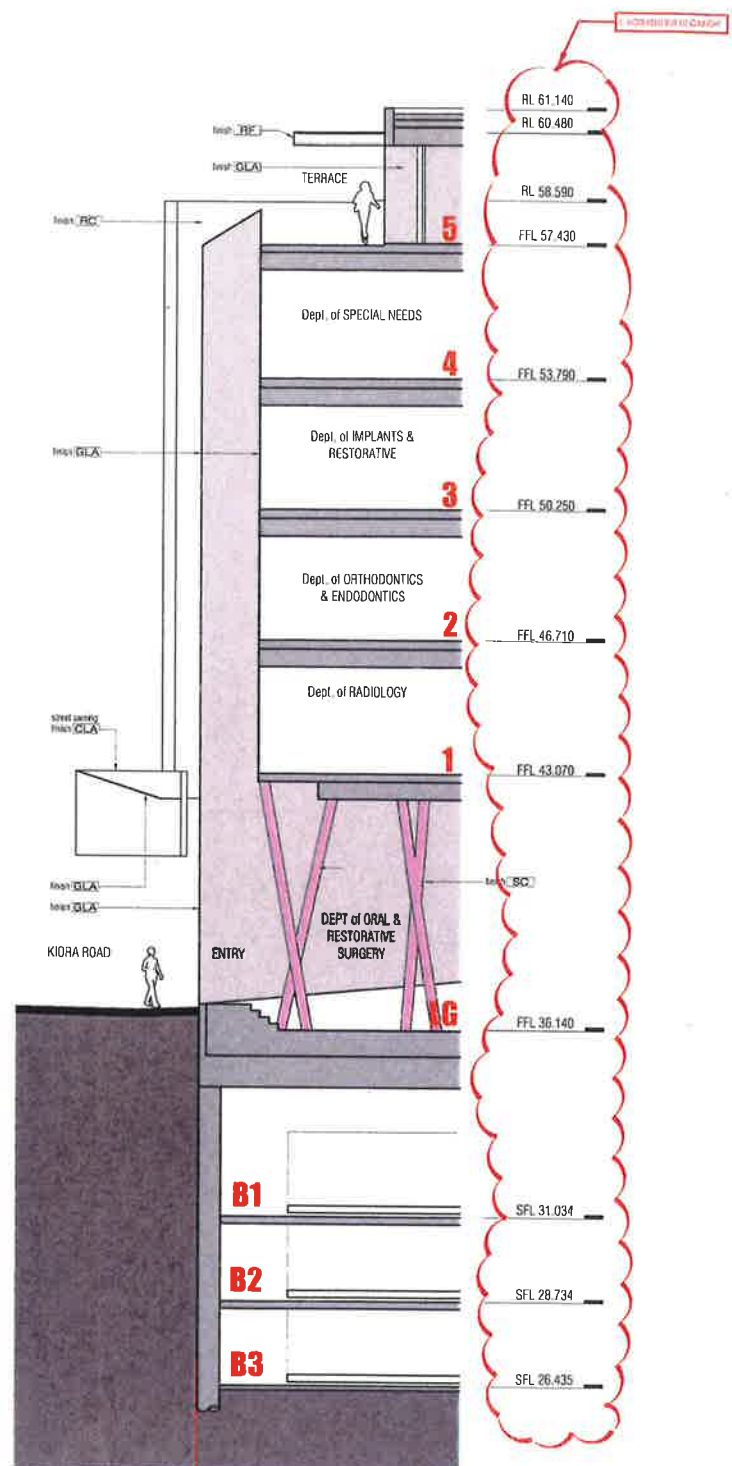
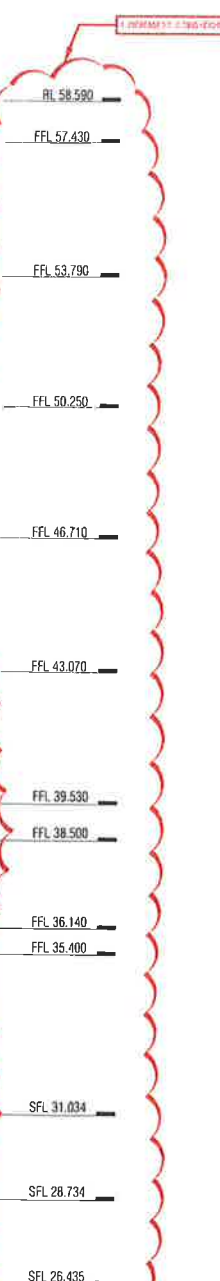
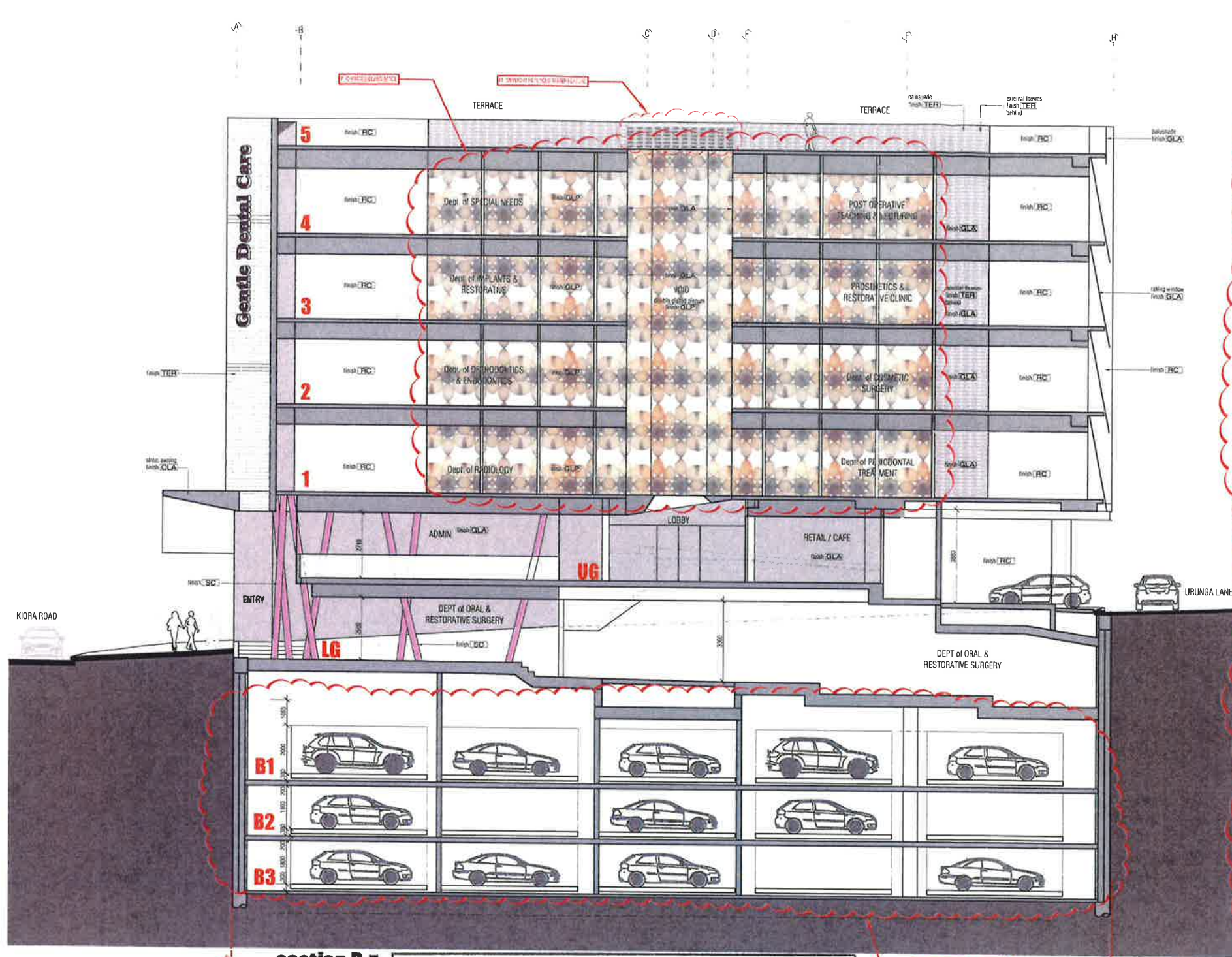
revision	date	description
1	1/8/2016	1. Increased building height
2		2. Car park spaces reduced to 38 - bicycle
3		3. Storage increased from 2 signs to 6 signs
4		4. Added Substation
5		5. Roof Plant Room increased
6		6. Internal Corridor, finish replaced TFR

revision	date	description
7		7. Glass image on northern wall changed
8		8. Rain water tank size reduced
9		9. Addition of a planter box at the entry area
10		10. Resize of switch room and plant room
11		11. Water feature changed to spray
12		12. Concrete roof changed to light weight roof

SECTION C

drawing number **4.02** sheet **C**

miranda dental hospital - 86 KIORA ROAD, MIRANDA NSW 2228



section E
scale: 1:200

section D



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No. 3 granted on the 22 May 2017

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Sheet No. 17 of 17

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amendments	date	description
C	1/8/2016	1. Increased building height 2. Car park spaces reduced to 38 - bicycle 3. Storage increased from 2 signs to 8 signs 4. Added substation 5. Roof Plant Room increased 6. Patterned Formliner con. finish replaced TER

amendments	date	description
		7. Glass image on northern wall changed 8. Rain water tank size reduced 9. Addition of a planter box at the entry area 10. Repairs at switch room and plant room 11. Water feature changed to skylight 12. Concrete roof changed to light weight roof

IMAGE	CODE	DESCRIPTION	IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	BRL	'Sky Glass' toughened & laminated clear glass balustrade		RC	oil-tem / precast concrete walls	GLA	low-e double glazed windows, awnings and skylights with retractable internal blinds meet the eac and west facing windows
	CLA	steel framed cantilevered sheet, covering with prefinished aluminium composite core cladding all round. 'Microban' or similar. Colour: black		TER	ventilated terracotta facade system over insulation and oil-tem structural concrete walls	PFC	mild steel PFC with micasbestos iron oxide paint 'earth colour' dark grey
	DGL	double skin ventilated glass plenum comprising a double glazed internal skin and a single glazed external skin. The external skin will have a digital image printed on the glazing interlayer.		TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind	SC	circular mild steel columns, core filled with concrete, paint finish purple
				RC/CORSE	precast concrete walls with form - 'euc' 'Pigskin - Corse' or similar Colour: white		

IMAGE	CODE	DESCRIPTION	CODE	DESCRIPTION
	RC	oil-tem / precast concrete walls	GLA	low-e double glazed windows, awnings and skylights with retractable internal blinds meet the eac and west facing windows
	TER	ventilated terracotta facade system over insulation and oil-tem structural concrete walls	PFC	mild steel PFC with micasbestos iron oxide paint 'earth colour' dark grey
	TER	external terracotta louvers integrated into the terracotta facade cladding, low-e double glazed windows behind	SC	circular mild steel columns, core filled with concrete, paint finish purple
	RC/CORSE	precast concrete walls with form - 'euc' 'Pigskin - Corse' or similar Colour: white		

SECTIONS D & E

job #	scale	date	drawing number	issue
0903	1:200 @ A3	August 2016	4.03	C

miranda dental hospital - 86 KIORA ROAD, MIRANDA NSW 2228