

88 Mill Point Road Drawings Content					
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	CONSULTANT	REFERENCE NORTH	NOTES 1. Do not scale drawing. Written dimensions govern	REV DESCRIPTION DA	TE CLIENT PEAKSTONE	STATUS
H	Hassell LTD ABN 24 007 711 43 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T + 61 8 6477 6000 perth@hassellstudio.com	5 0m 1m 2m 3m 4m	 All dimensions are in millimeters unless noted otherwise All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies. This drawing must be read in conjunction with all relevant contracts, specifications and drawings This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd. 		PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA	DRAWING T DRAWING C

TITLE CONTENT LIST REVIEWED Checker

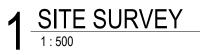
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DRAWING NO. SK_000 SCALE @ A3

PROJECT NO. 015032



REV DESCRIPTION





NORTH

20m

T

REFERENCE

5m

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SOUTH PERTH WESTERN AUSTRALIA

STATUS DEVELOPMENT APPLICATION

DRAWING TITLE SURVEY PLAN

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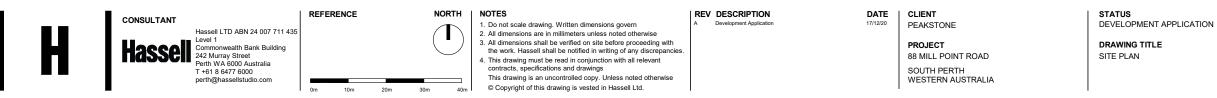
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DRAWING NO. SK_001

SCALE @ A3 1 : 500

PROJECT NO. 015032





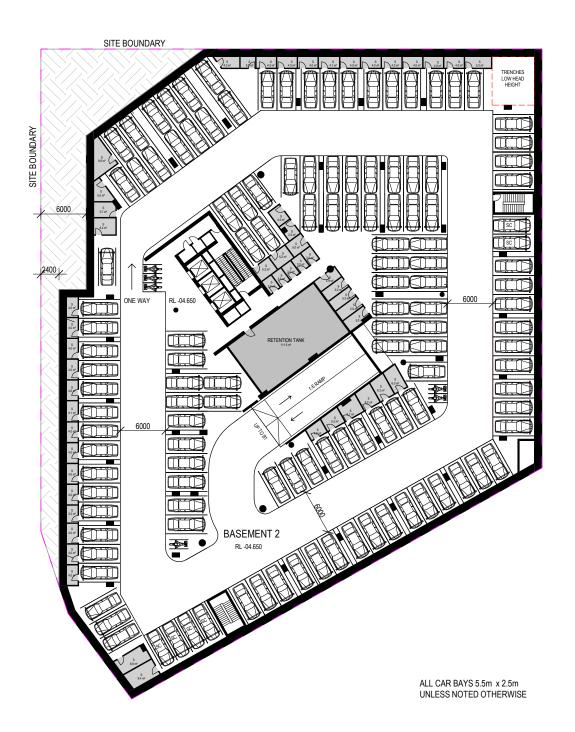
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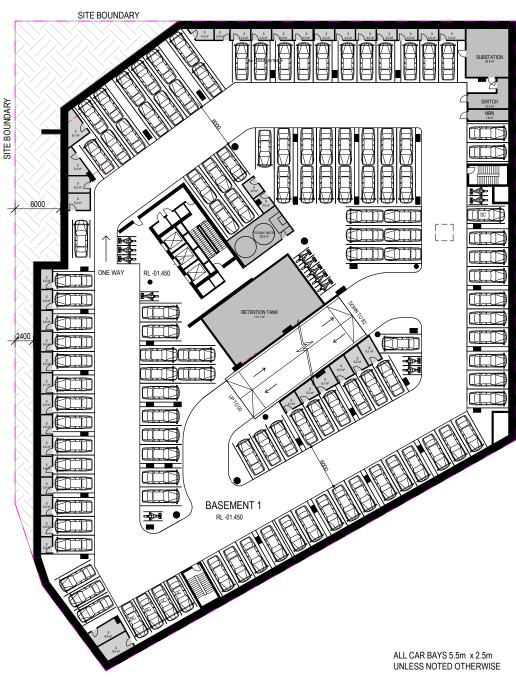
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DRAWING NO. SK_002

SCALE @ A3 1:1000

PROJECT NO. 015032





B2 BASEMENT LEVEL 2

evel 1

_130 CAR BAYS (6 SMALL CAR) _6 MOTORCYCLE _0 BICYCLE 54 STORES

CONSULTANT

Hasse

B1 BASEMENT LEVEL 1

_121 CAR BAYS (5 SMALL CAR) _14 MOTORCYCLE _0 BICYCLE _41 STORES



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nwealth Bank Building

Commonwealth Bank Build 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000

perth@hassellstudio.com

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REV DESCRIPTION

DATE CLIENT 17/12/20 PEAKSTONE

PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

STATUS DEVELOPMENT APPLICATION

DRAWING TITLE BASEMENT 01 & 02

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DRAWING NO. SK_100

SCALE @ A3 1:500

PROJECT NO. 015032



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perth@hassellstudio.com

NORTH

NOTES

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6m PODIUM SETBACK VOID 4000 TOWER 4000 CANOPY TH LOW TH LOWER 43.8 m²

GROUND LEVEL

_39 CAR BAYS (6 SMALL CAR) 25 Visitors 10 Commercial 4 Residential _3 MOTORCYCLE BAYS _8 COMMERCIAL BICYCLE RACKS

H

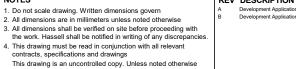
CONSULTANT

Hassel

ALL CAR BAYS 5.5m x 2.5m UNLESS NOTED OTHERWISE

PODIUM LEVEL 01

_70 CAR BAYS _4 MOTORCYCLE BAYS _113 BICYCLE BAYS IN COMPOUND _71 STORES



REV DESCRIPTION

DATE CLIENT 17/12/20 21/01/21 PEAKSTONE

PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

STATUS DEVELOPMENT APPLICATION

DRAWING TITLE LEVEL 00 & 01



UNLESS NOTED OTHERWISE

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APPROVED Approver

DRAWING NO. SK_101

SCALE @ A3 1 : 500

PROJECT NO. 015032

REV NO. R





_STORES 9



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DRAWING NO. SK_102

SCALE @ A3 1 : 500

PROJECT NO. 015032

REV NO. Δ





LEVELS 3-6 (FLOOR TYPE 1)

- 1B (53m2) Х 1B+S (66m2) x 2B2B (87m2) X
- 2B2B (111m2) x 2

TOTAL NSA PR AREA GFA



2 =	106sqm
2 =	132sqm
2 =	174sqm
2 =	222sqm

=	634sqm
=	673.9sqm

= 955.2sqm

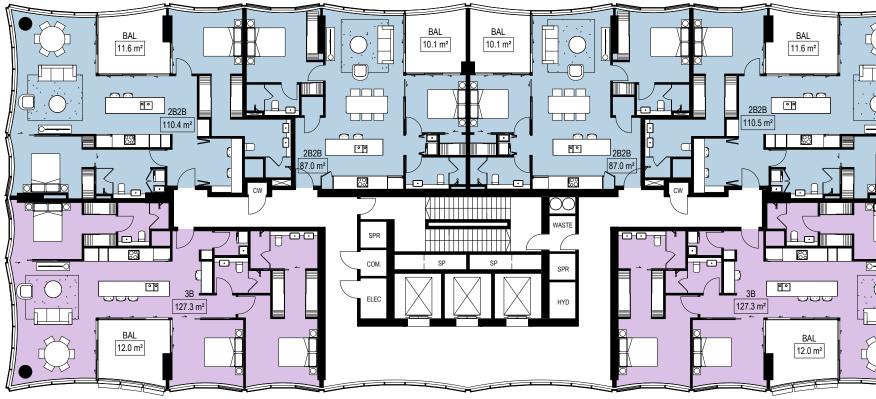
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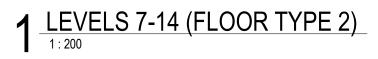
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DRAWING NO. SK_103

SCALE @ A3 1 : 200

PROJECT NO. 015032

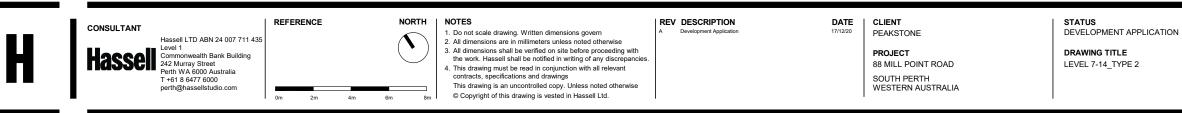


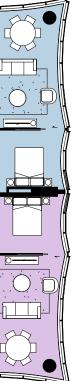


LEVELS 7-14 (FLOOR TYPE 2)

2B2B (110m2) x 2B2B (87m2) x 3B (127m2) X

TOTAL NSA PR AREA GFA





2 =	220sqm
2 =	174sqm
2 =	254sqm

- 648sqm = = 676sqm
- 955.2sqm =

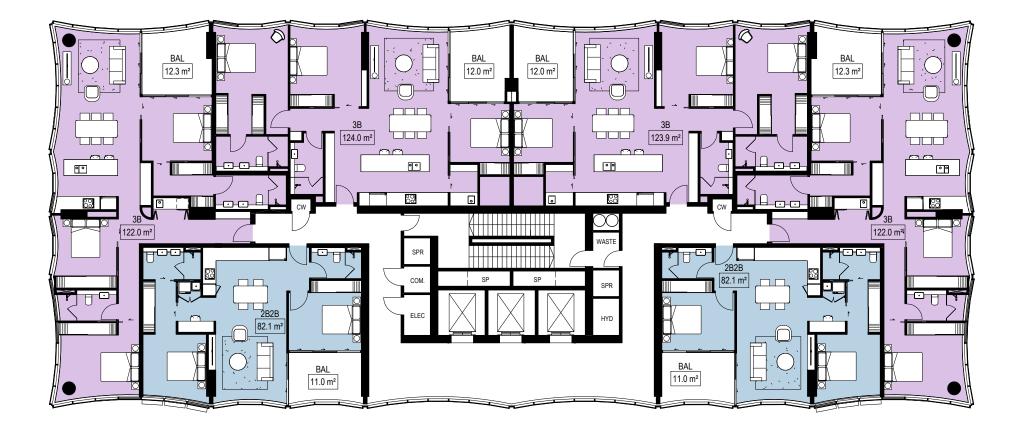
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SCALE @ A3 1 : 200

PROJECT NO. 015032





LEVELS 15-18 (FLOOR TYPE 3)

- 2B2B (82m2) x 3B (122m2) Х
- 3B (124m2) Х

TOTAL NSA PR AREA GFA



2 =	164sqm
2 =	244sqm
2 =	248sqm

=	656sqm
=	699sqm
=	955.2sqm

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SCALE @ A3 1 : 200

PROJECT NO. 015032



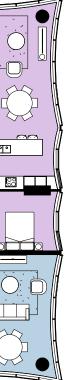


LEVELS 19 (FLOOR TYPE 4)

2B2B (103m2) x 3B (149m2) x 2 =

TOTAL NSA PR AREA GFA





2 =	206sqm
2 -	208cam

- 298sqm
- 504sqm =
- 540.8sqm = = 955.2sqm

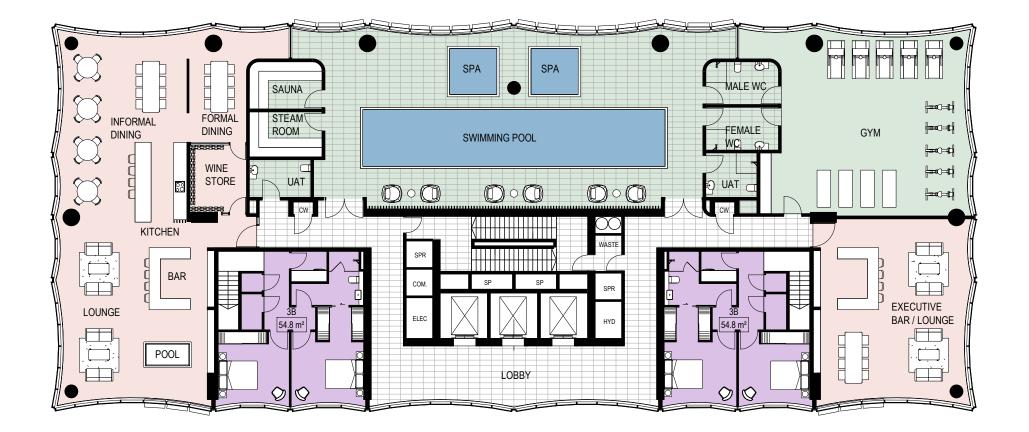
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DRAWING NO. SK_106

SCALE @ A3 1 : 200

PROJECT NO. 015032





LEVELS 20 (FLOOR TYPE 5)

3B (55m2)

TOTAL NSA PR AREA GFA



x 2 = 110sqm

=	110sqm

- = 133.2sqm
- = 955.2sqm

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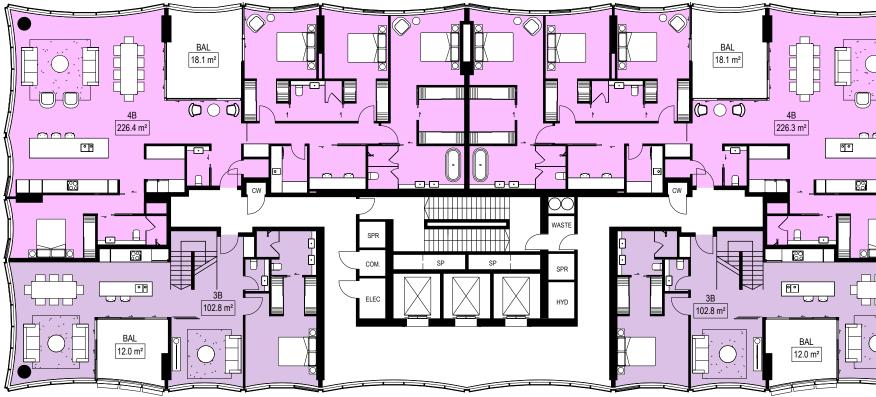
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SCALE @ A3 1 : 200

PROJECT NO. 015032

REV NO. Α



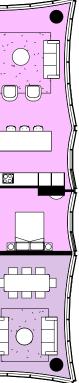


LEVELS 21 (FLOOR TYPE 6)

x: 3B (103m2) 4B (226.3m2) x 2

TOTAL NSA PR AREA GFA





2 =	206sqm
2 =	452sqm

- 698sqm =
- = 955.2sqm

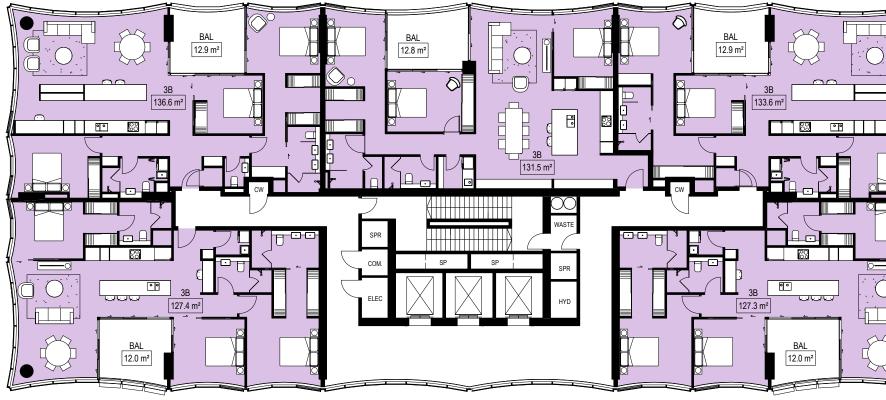
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SCALE @ A3 1 : 200

PROJECT NO. 015032



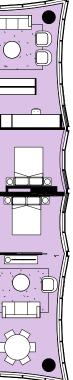


LEVELS 22-23 (FLOOR TYPE 7)

3B (127m2) Х 3B (137m2) 3B (134m2) 3B (132m2)

TOTAL NSA PR AREA GFA





2 =	254sqm
=	137sqm
=	134sqm
=	132sqm

657sqm =

697.2sqm =

955.2sqm =

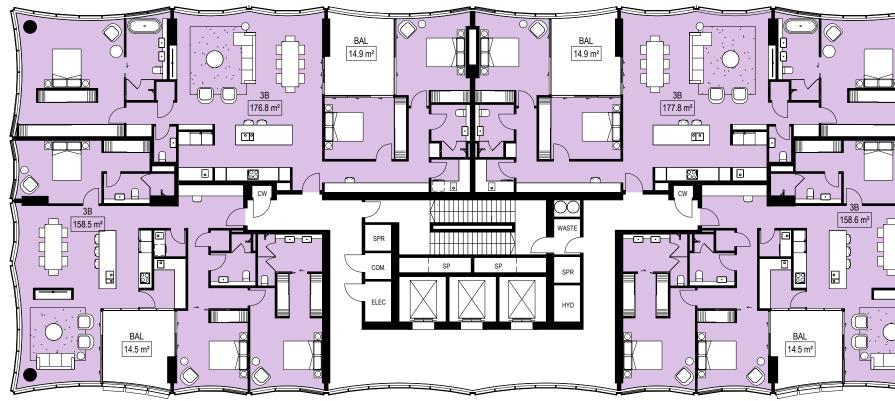
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DRAWING NO. SK_109

SCALE @ A3 1 : 200

PROJECT NO. 015032



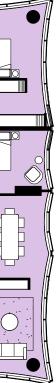


LEVELS 24-28 (FLOOR TYPE 8)

3B (159m2) X 3B (177m2) x 2

TOTAL NSA PR AREA GFA





2 =	318sqm
2 =	354sqm

=	672sqm

695sqm =

955.2sqm =

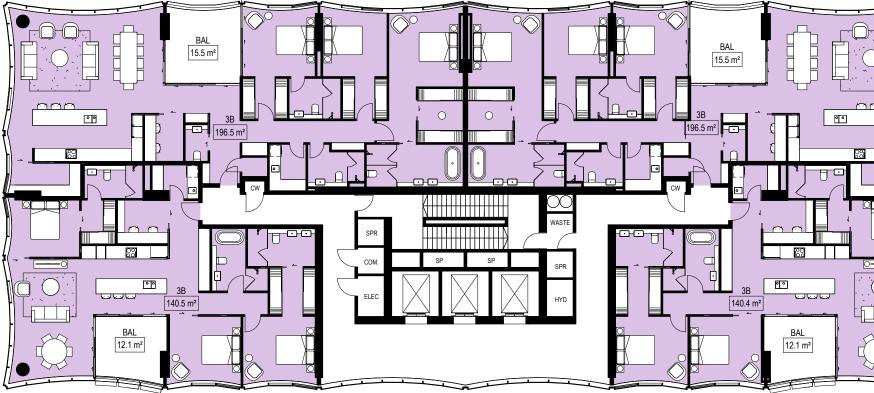
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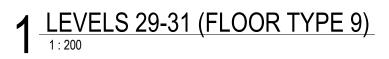
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SCALE @ A3 1 : 200

PROJECT NO. 015032



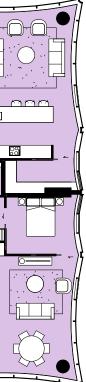


LEVELS 29-31 (FLOOR TYPE 9)

3B (197m2) X 3B (140m2) X

TOTAL NSA PR AREA GFA





2 =	394sqm
2 =	280sqm

- 674sqm =
- . 711.4sqm =
- . 955.2sqm =

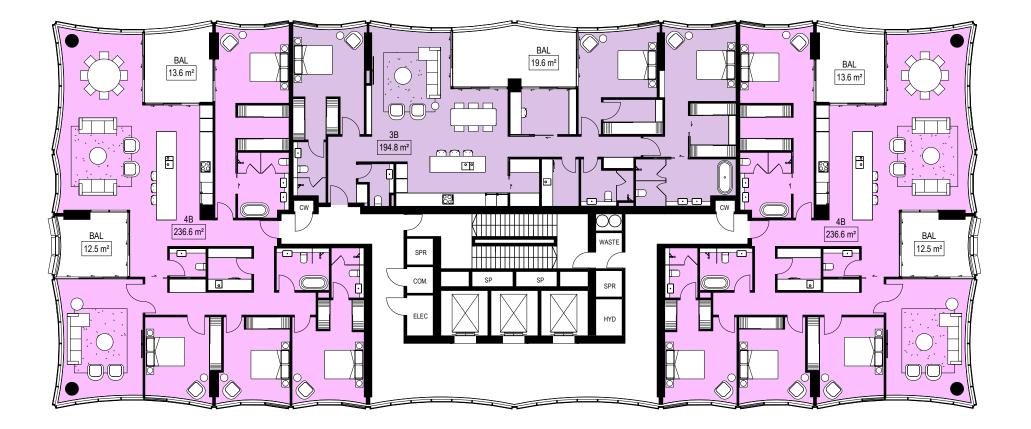
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DRAWING NO. SK_111

SCALE @ A3 1 : 200

PROJECT NO. 015032





LEVELS 32-34 (FLOOR TYPE 10)

3B (195m2) 4B (237m2) X

TOTAL NSA PR AREA GFA



=	195sqm
2 =	474sqm

= 669sqm	
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= 701.4sqm

= 955.2sqm

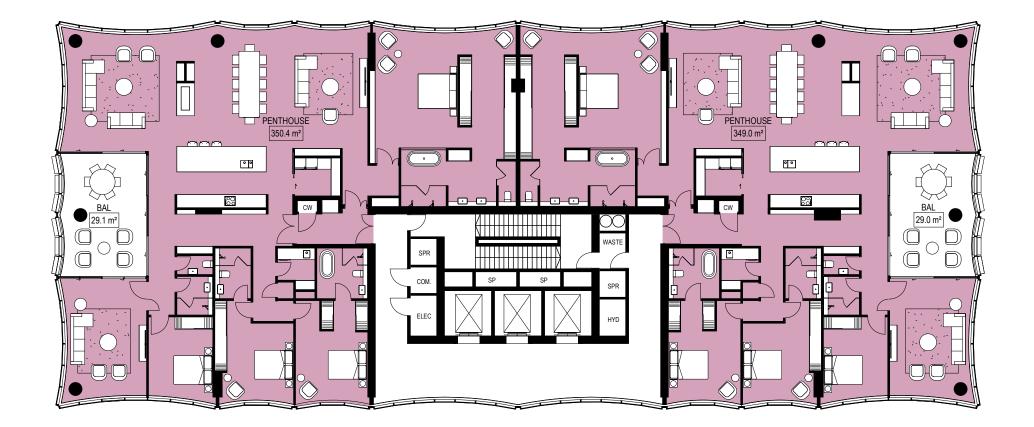
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SCALE @ A3 1 : 200

PROJECT NO. 015032





LEVELS 35 (PENTHOUSE)

TOTAL NSA PR AREA GFA



PENTHOUSE (350m2) x 2 = 700sqm

- = 700sqm
- = 714.7sqm = 955.2sqm

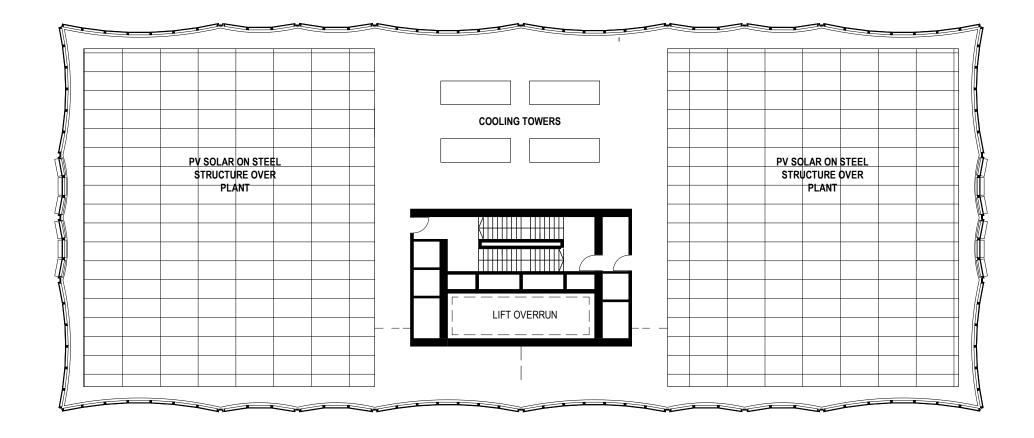
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DRAWING NO. SK_113

SCALE @ A3 1 : 200

PROJECT NO. 015032







REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_114

SCALE @ A3 1:200

PROJECT NO. 015032

$\mathbf{+}$	AVE. MAX H	EIGHT RL 125.050			TTTT			
	ROOF RL: 12	20.300						
	35 RL: 11	17.000						
	34 RL: 11	13.700						
	33 RL: 11	10.400						
	32 RL: 10)7.100						
	31 RL: 10	03.800			ŧ			
	30 RL: 10)0.500			ŧ			
		97.200			ŧ			
		93.900			+			POWE
		90.600			‡:			
		37.300			‡			———HIGH
	25 RL: 8							
		31.000			; ;-			WINT
	23 RL: 7	77.850			<u>‡</u>			
		74.700			‡ ,			
	21RL: 7	71.550			E			-
	20 RL: 6	66.700						
8		63.550 <u> </u>			1			
123300		<u> </u>						Ĩ
		57.250						
	15 RL: 5	50.950						
	14 RL: 4	17.800						
		14.650			<u>3</u>			
	12 RL: 4	11.500						
	11RL:3	38.350						
	10RL: 3	35.200			<u>i</u>	Real Property in the second		
	09RL: 3	32.050			ŝ		1914	
		28.900						
	07 RL: 2	25.750			ž :			
	06RL: 2	22.600					.411	
	05RL: ^	19.450						
	04RL: ^	16.300						
	03RL:	13.150						14.8 m
	P02 RL:	9.750						
	P01RE:	6.550						
	100 01	4.750				88 MILL POINT		



CONSULTANT

Hassel

REFERENCE Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +618 6477 6000 perth@hassellstudio.com

5m

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_____ 20m

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17/12/20 PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

DATE

CLIENT

REV DESCRIPTION

STATUS

DRAWING TITLE

ERCOAT WINDOW FRAME (METALLIC CHAMPAGNE)

PERFORMANCE TOWER GLAZING (BRONZE)

RGARDEN / BALCONY GLASS LOUVRE



MILL POINT ROAD ELEVATION

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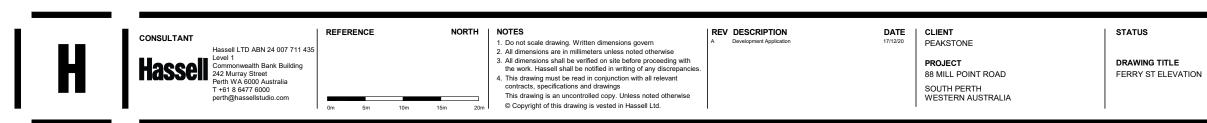
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DRAWING NO. SK_200

SCALE @ A3 As indicated

PROJECT NO. 015032

,	AVE	. MAX HEIGHT	RL 125.050	The			THE
-	ROOF	DI . 400 200					IT IIIII
		RL: 117.000					
		RL: 113.700					
		RL: 110.400					
		RL: 107.100					A State of the second
		RL: 103.800					
		RL: 100.500					
		RL: 97.200					
POWDERCOAT WINDOW FRAME (METALLIC CHAMPAGNE)	28	RL: 93.900					
		RL: 90.600					
HIGH PERFORMANCE TOWER GLAZING (BRONZE)		RL: 87.300					
		RL: 84.150					
	24	RL: 81.000					
	23 22	RL: 77.850					
POWERCOAT METAL BALUSTRADE FRAME (DRAKE BRONZE)	21	RL: 74.700					
		RL: 71.550					
AMENITIES FLOOR GLASS LOUVRE FACADE	20	RL: 66.700		į 🤹			
733 300	19	RL: 63.550					
3	18	RL: 60.400					
	17	RL: 57.250					
	16	RL: 54.100					
	15	RL: 50.950					
	14	RL: 47.800					
	13	RL: 44.650					
	12	RL: 41.500					
		RL: 38.350					
		RL: 35.200					
	09	RL: 32.050					
	08	RL: 28.900					
		RL: 25.750					
	06	RL: 22.600					
	05	RL: 19.450					
	04	RL: 16.300					
		RL: 13.150					
		R					
	F	R 6.500					
	LOO	RI 1.750		POINT		Tr. F	





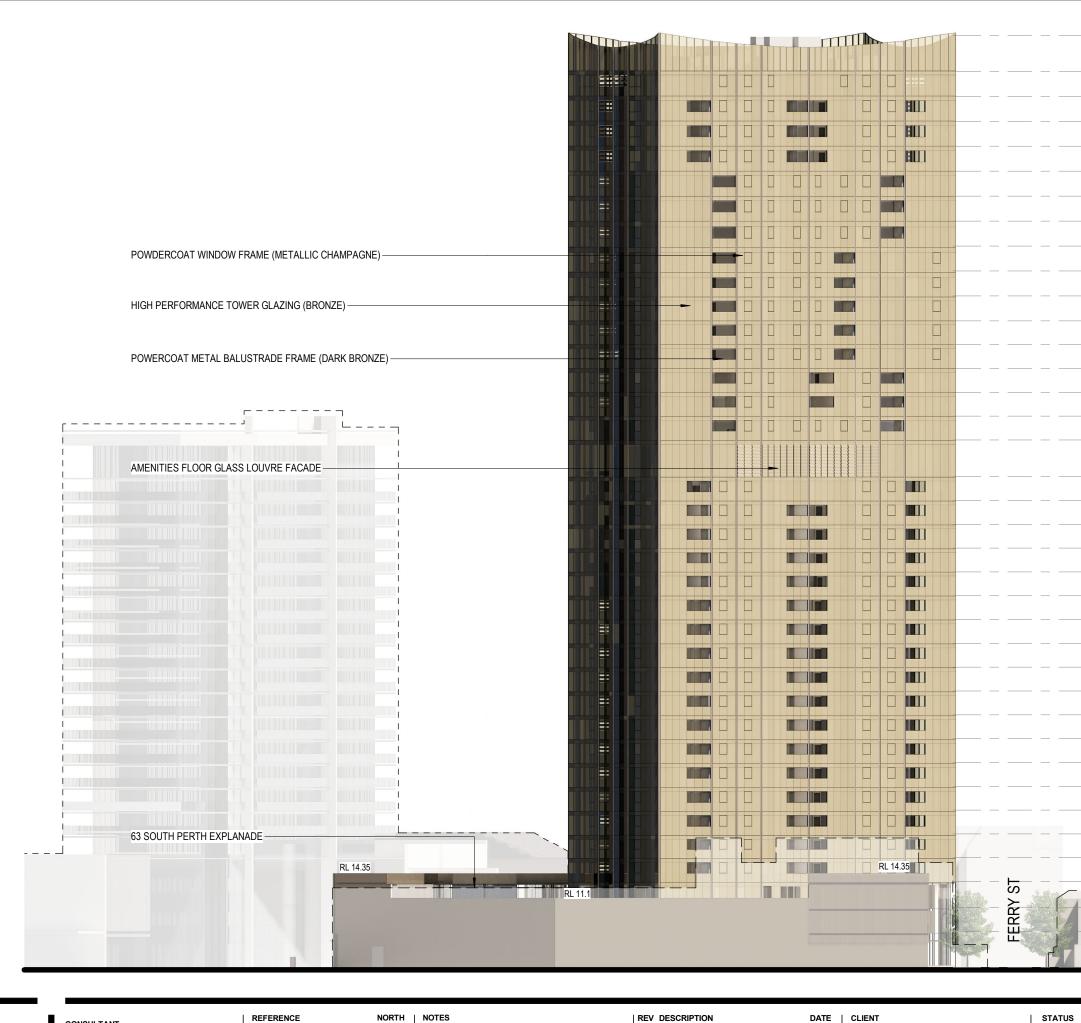
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DRAWING NO. SK_201

SCALE @ A3 As indicated

PROJECT NO. 015032



21/01/21

PEAKSTONE

PROJECT

SOUTH PERTH

88 MILL POINT ROAD

WESTERN AUSTRALIA

DRAWING TITLE ELEVATION_EAST

CONSULTANT



20n

5m

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	RL 125.050	AVE. MAX HE	
		RL: 120.300	ROOF
		RL: 117.000	35
		RL: 113.700	34
		RL: 110.400	33
		RL: 107.100	32
		RL: 103.800	31
		RL: 100.500	30
		RL: 97.200	29
		RL: 93.900	28
		RL: 90.600	27
		RL: 87.300	26
		RL: 84.150	25
		RL: 81.000	24
		RL: 77.850	23
		RL: 74.700	22
		RL: 71.550	21
		RL: 66.700	20
		RL: 63.550	9 00 01
		RL: 60.400	18
		RL: 57.250	17
		RL: 54.100	16
		RL: 50.950	15
		RL: 47.800	14
		RL: 44.650	13
		RL: 41.500	12
		RL: <u>38</u> .350	11
		RL: 35.200	10
		RL: 32.050	09
		RL: 28.900	08
		RL: 25.750	07
		RL: 22.600	06
		RL: 19.450	05
		RL: 16.300	04
$\overline{}$		RL: <u>13</u> .150	03
		RL: 9.750	P02
		RL: 6.550	P01
		RL: 1.750	LOO

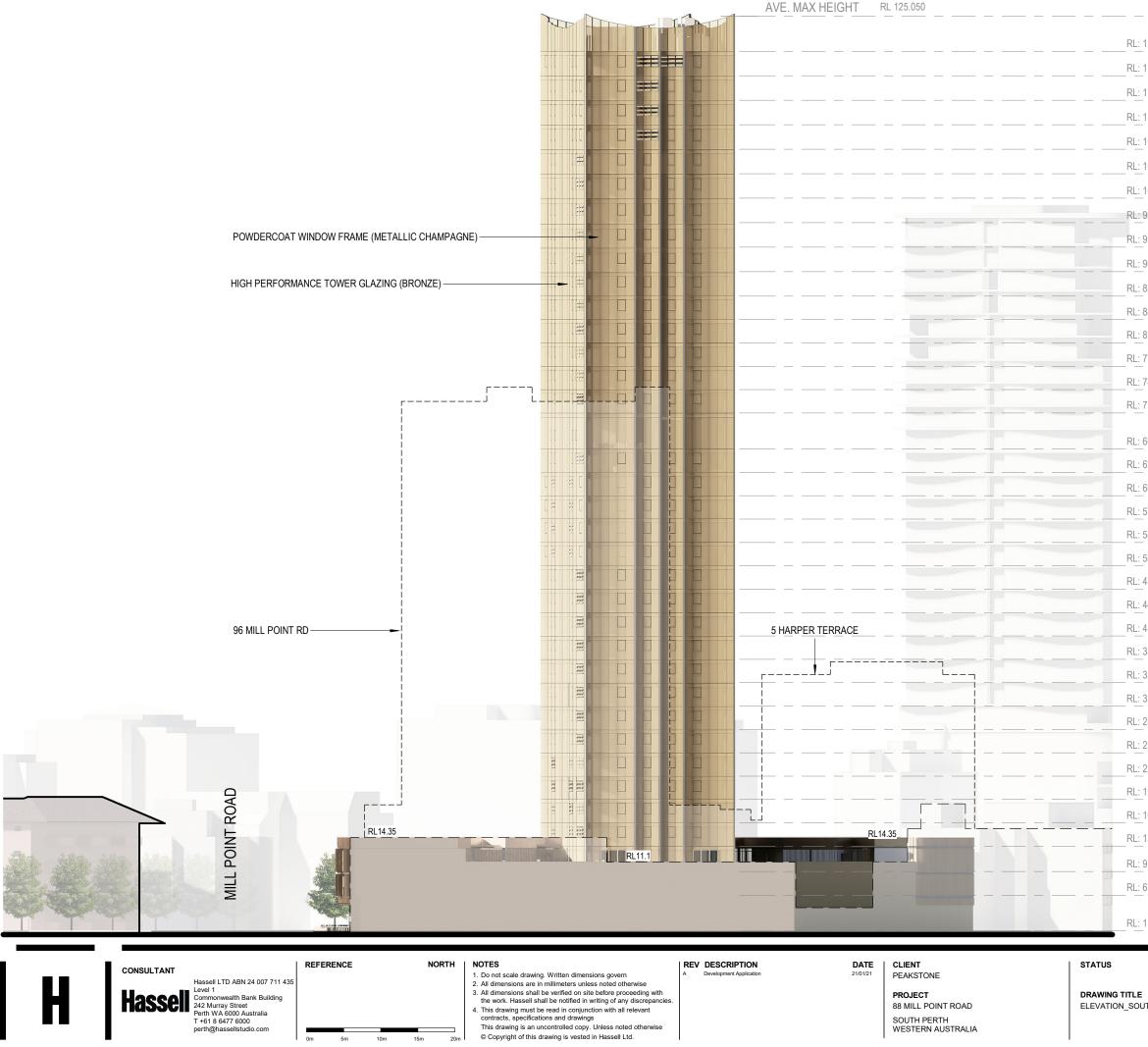
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DRAWING NO. SK_203

SCALE @ A3 As indicated

PROJECT NO. 015032



perth@hassellstudio.com

5m

10m

20n

AVE. MAX HEIGHT RL 125.050

		<u> </u>
RL: 120.300	ROOF	
RL: 117.000	35	
RL: 113.700	34	
RL: 110.400	33	
RL: 107.100	32	
RL: 103.800	31	
RL: 100.500	30	
_RL: 97.200	29	
RL: 93.900	28	
RL: 90.600	27	
RL: 87.300	26	
	25	
RL: 81.000	24	
RL: 77.850	23	
RL: 74.700	22	
RL: 71.550	21	
RL: 66.700	20	
RL: 63.550	10 0	
RL: 60.400	153300	
RL: 57.250	17	
RL: 54.100	16	
RL: 50.950	15	
RL: 47.800	14	
RL: 44.650	13	
RL: 41.500	12	
RL: 38.350	11	
RL: 35.200	10	
RL: 32.050	09	
RL: 28.900	08	
RL: 25.750	07	
RL: 22.600	06	
RL: 19.450	05	
RL: 16.300	04	
RL: 13.150	03	
RL: 9.750	P02	
RL: 6.550	P01	
RL: 1.750	L00	

ELEVATION_SOUTH

88 MILL POINT ROAD

SOUTH PERTH WESTERN AUSTRALIA

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_204

SCALE @ A3 As indicated

PROJECT NO. 015032



- HIGH PERFORMANCE TOWER DOUBLE GLAZING 1.
- 2. POWDERCOAT METAL BATTENS (METALLIC CHAMPAGNE)
- 3. SHOPFRONT GLAZING (CLEAR)
- 4. POWDERCOAT SLAB EDGE (METALLIC BRONZE)

CONSULTANT

Hasse

- POWDERCOAT MANUAL FOLDABLE SCREEN (METALLIC CHAMPAGNE) 5.
- 6. CLEAR GLASS BALUSTRADE
- 7. POWDERCOAT METAL BALUSTRADE FRAME (DARK BRONZE)
- 8. FLUTED CLADDING
- 9. GLAZING CANOPY WITH BRONZE POWDERCOAT OUTRIGGERS

Level 1



Hassell LTD ABN 24 007 711 435

Commonwealth Bank Build 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000

perth@hassellstudio.com

wealth Bank Building

REFERENCE

NORTH

- NOTES NOTES
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 All dimensions are in millimeters unless noted otherwise
 All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
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DATE 17/12/20

REV DESCRIPTION

PEAKSTONE PROJECT

CLIENT

88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

STATUS

DRAWING TITLE PODIUM ELEVATION

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_202

SCALE @ A3

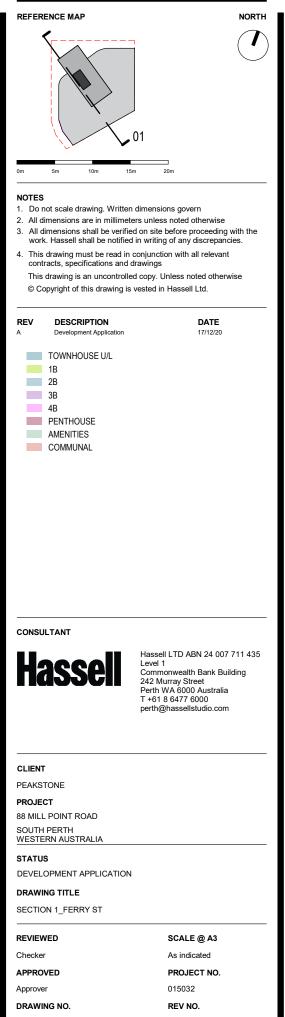
PROJECT NO. 015032

REV NO. Α

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Scale 1:500

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SK_300

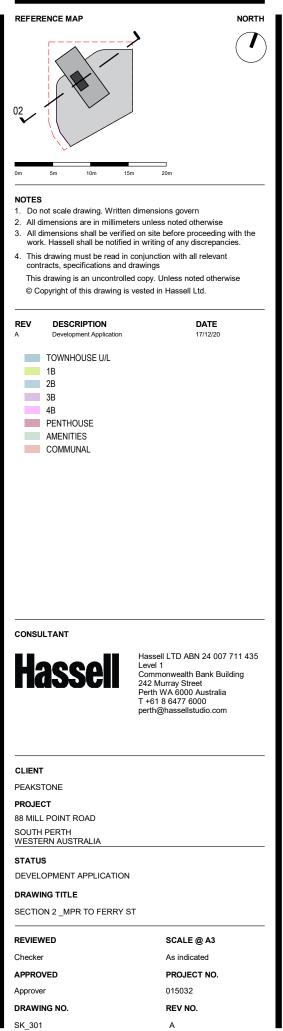
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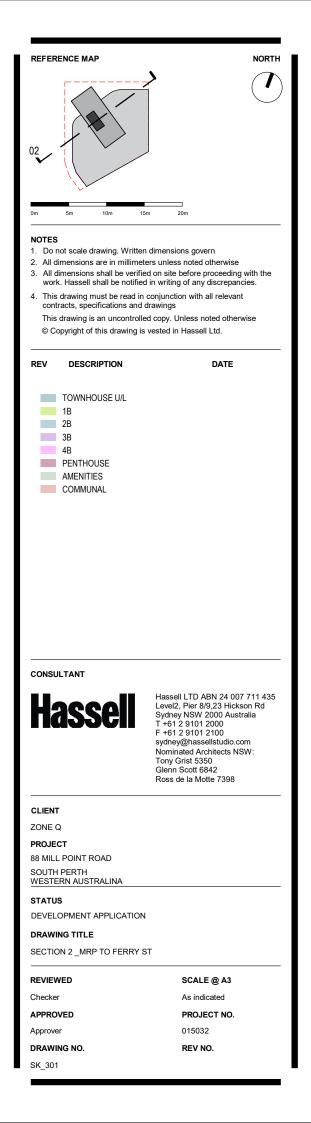
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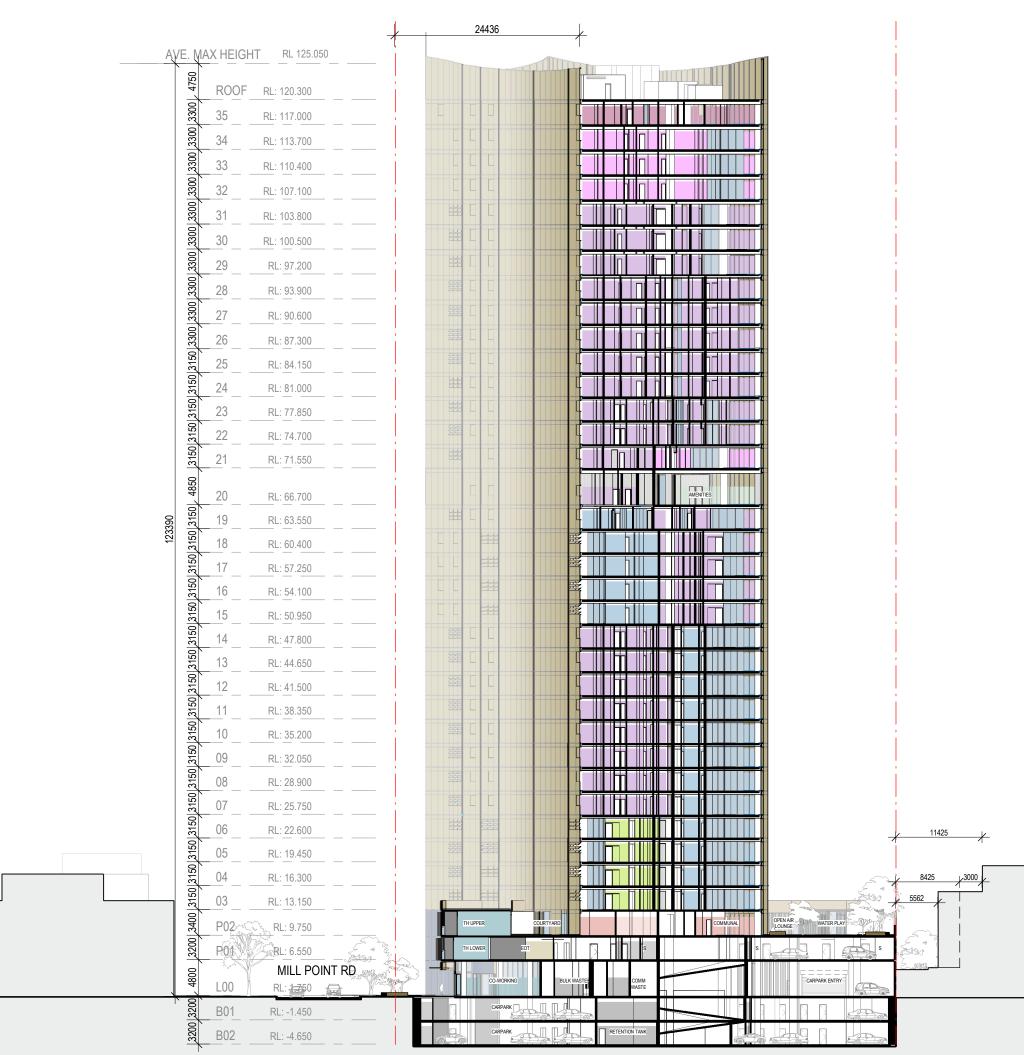


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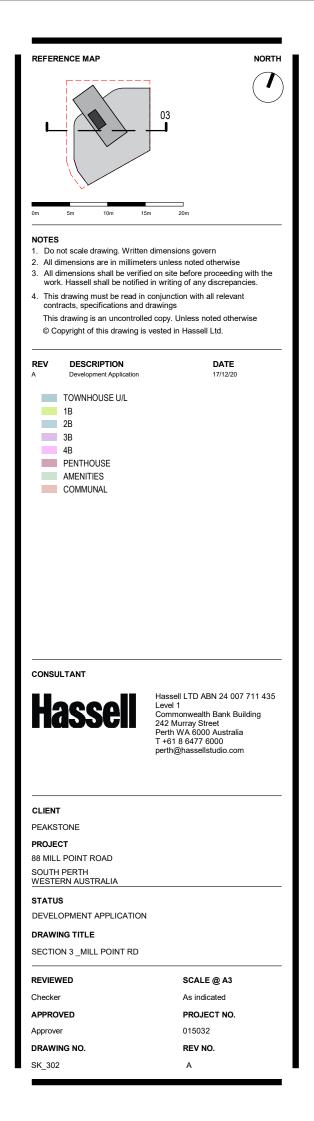
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NEW PLAZA ALONG MILL POINT ROAD



RESIDENTIAL LOBBY & TOWER VIEW FROM MILL POINT RD & FERRY ST JUNCTION

	NSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com	REFERENCE		NOTES           1. Do not scale drawing. Written dimensions govern           2. All dimensions are in millimeters unless noted otherwise           3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.           4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.	A Development Application	DATE 17/12/20	CLIENT PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA	STATUS DEVELOPMENT AF DRAWING TITLE RENDER 1
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T APPLICATION

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_500

SCALE @ A3

PROJECT NO. 015032



DAY-TIME VIEW OF THE FUTURE SOUTH PERTH SKYLINE FROM SWAN RIVER FORESHORE

Hassell LTD ABN 24 007 711 435 2. All dimensions are in millimeters unless noted otherwise	ATUS EVELOPMENT AI RAWING TITLE ENDER 2
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IT APPLICATION

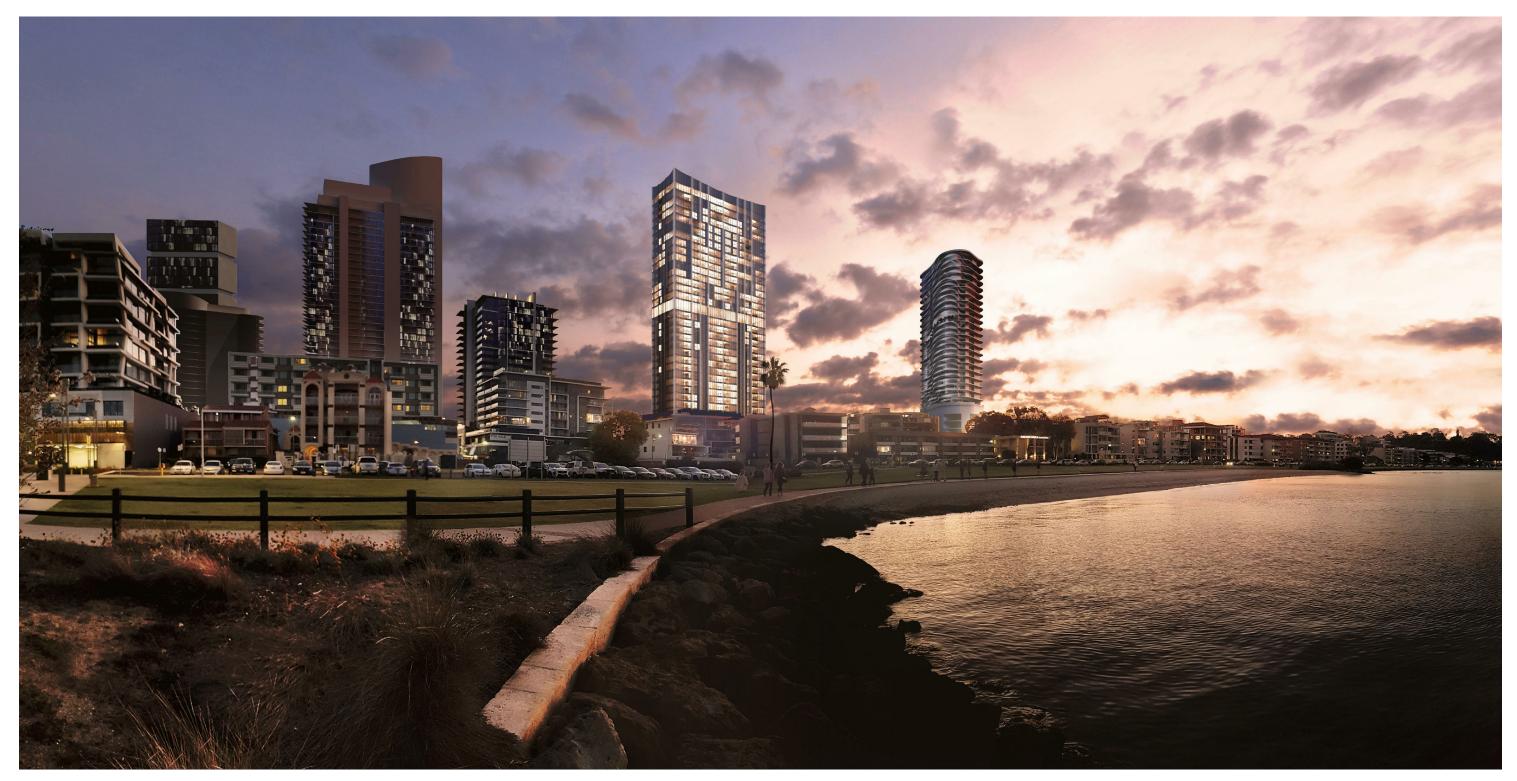
REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_501

SCALE @ A3

PROJECT NO. 015032



SUNSET VIEW OF THE FUTURE SOUTH PERTH SKYLINE FROM SWAN RIVER FORESHORE

ľ	H	CONSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T+61 8 6477 6000	REFERENCE		NOTES 1. Do not scale drawing. Written dimensions govern 2. All dimensions are in millimeters unless noted otherwise 3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies. 4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings	REV         DESCRIPTION           A         Development Application	<b>DATE</b> 17/12/20	CLIENT PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH	STATUS DEVELOPMENT AI DRAWING TITLE RENDER 3
Ι_		T +61 8 6477 6000 perth@hassellstudio.com	0m 1m 2m 3	m 4m	© Copyright of this drawing is vested in Hassell Ltd.			SOUTH PERTH WESTERN AUSTRALIA	

NT APPLICATION

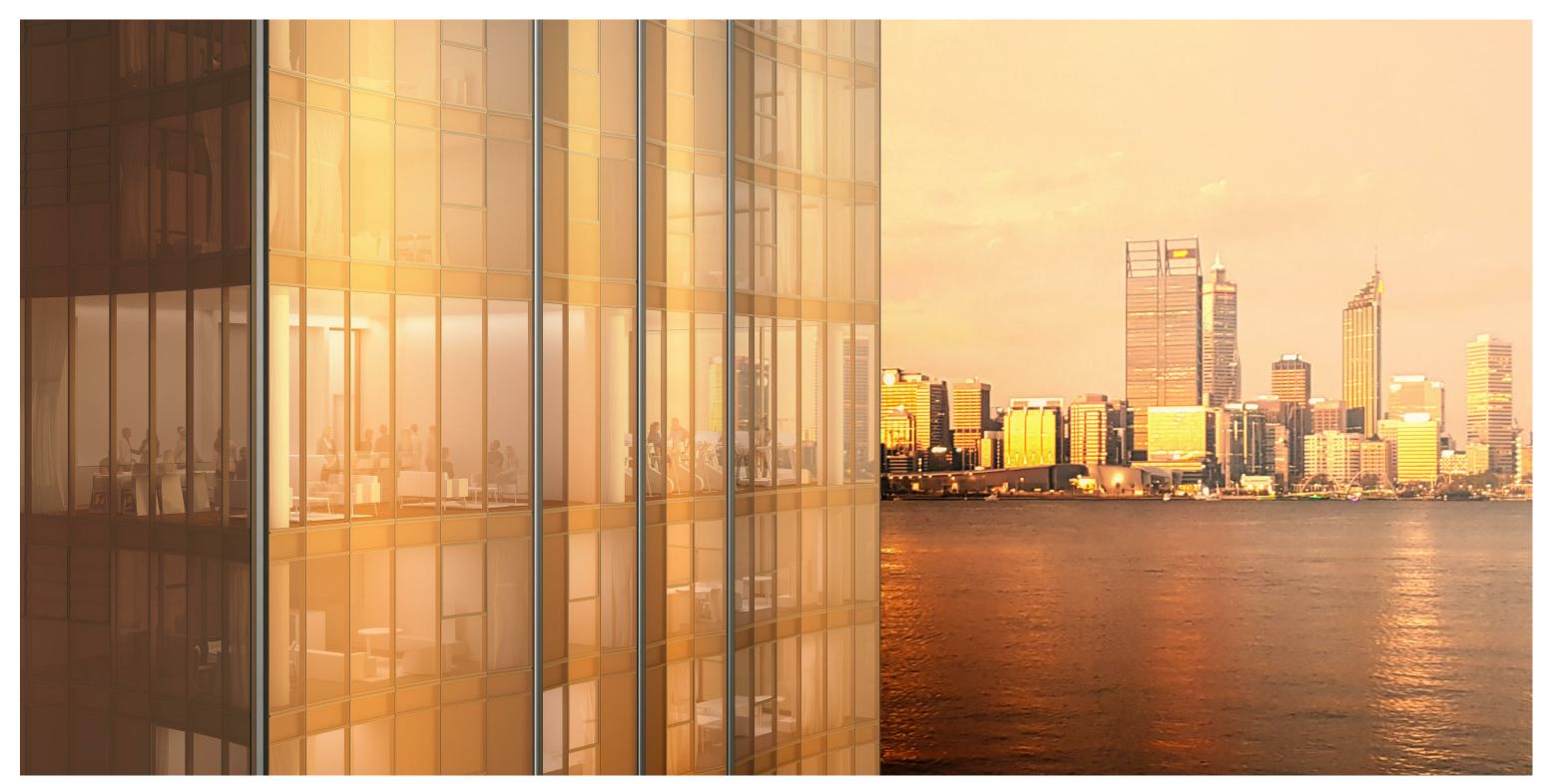
REVIEWED Checker

APPROVED Approver

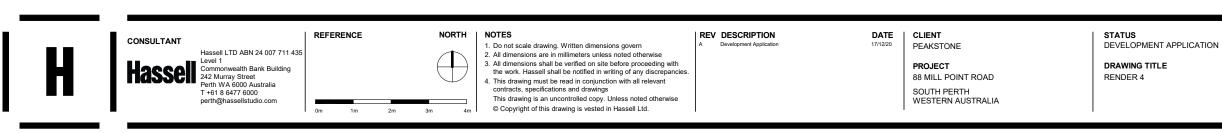
DRAWING NO. SK_502

SCALE @ A3

PROJECT NO. 015032



TOWER FACADES & AMENITIES LEVEL VIEW



REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_503

SCALE @ A3

PROJECT NO. 015032



### RESIDENTIAL TOWER VIEW FROM SWAN RIVER

CONSULTANT

Hassel



REFERENCE Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com

1m

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#### NORTH

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 2. All dimensions are in millimeters unless noted otherwise
 3. All dimensions shall be verified on site before proceeding with
 the work. Hassell shall be notified in writing of any discrepancies.
 4. This drawing must be read in conjunction with all relevant
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his drawing is an uncontrolled copy. Unless noted otherwis
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DATE	CLIENT
17/12/20	PEAKSTONE

PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

# STATUS DEVELOPMENT APPLICATION

DRAWING TITLE RENDER 5

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_504

SCALE @ A3

PROJECT NO. 015032

#### 88 MILL POINT ROAD SUMMARY

17/12/2020

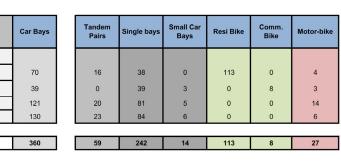
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image <td>3300</td> <td>32</td> <td>Plate 10</td> <td></td> <td>1</td> <td></td> <td></td> <td>2</td> <td></td> <td>3</td> <td>701.4</td> <td></td> <td></td>	3300	32	Plate 10																				1			2		3	701.4		
image <td>3300</td> <td>31</td> <td>Plate 9</td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td>4</td> <td>711.4</td> <td></td> <td></td>	3300	31	Plate 9															2						2				4	711.4		
n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n <t< td=""><td>3300</td><td>30</td><td>Plate 9</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td></td><td></td><td>4</td><td>711.4</td><td></td><td></td></t<>	3300	30	Plate 9															2						2				4	711.4		
image: state intermate i	3300	29	Plate 9															2						2				4	711.4		
Picture	3300	28	Plate 8																	2		2						4	695		
image: bis image: bi	3300	27	Plate 8																	2		2						4	695		
implicit       <	3300	26	Plate 8																	2		2						4	695		
n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n <t< td=""><td>3300</td><td>25</td><td>Plate 8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td>4</td><td>695</td><td></td><td></td></t<>	3300	25	Plate 8																	2		2						4	695		
n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n <t< td=""><td>3150</td><td>24</td><td>Plate 8</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td>4</td><td>695</td><td></td><td></td></t<>	3150	24	Plate 8																	2		2						4	695		
intermine	3150	23	Plate 7													2	3											5	697.2		
and more into the series with	3150	22	Plate 7													2	3											5	697.2		
9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9      9       9       9	3150	21 Sub Penthouse	Plate 6																		2				2			4	698		
399       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9 <td>4850</td> <td>26 AMENITY</td> <td>Plate 5</td> <td></td> <td>Lower</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>133.2</td> <td></td> <td></td>	4850	26 AMENITY	Plate 5																		Lower							0	133.2		
mode	3150	19	Plate 4					2											2									4	540.8		
10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10       10 <th10< th="">       10       10       <!--</td--><td>3150</td><td>18</td><td>Plate 3</td><td></td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>6</td><td>699</td><td></td><td></td></th10<>	3150	18	Plate 3			2								2	2													6	699		
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96       9e/2       9e/2       9e<2       9e<2      <	3150	16	Plate 3			2								2	2													6	699		
190       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9       9	3150	15	Plate 3			2								2	2													6	699		
190       2       Ma2       Ma       <	3150	14	Plate 2				2		2							2												6	676		
199       1       Paio       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1 </td <td>3150</td> <td>13</td> <td>Plate 2</td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td>6</td> <td>676</td> <td></td> <td></td>	3150	13	Plate 2				2		2							2												6	676		
188       9       Plate 2       Vir       Vir       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2       2	3150	12	Plate 2				2		2							2												6	676		
1300       9       Piete 2       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V       V <th< td=""><td>3150</td><td>11</td><td>Plate 2</td><td></td><td></td><td></td><td>2</td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>6</td><td>676</td><td></td><td></td></th<>	3150	11	Plate 2				2		2							2												6	676		
1310       0       142       0       2       0       2       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0 </td <td>3150</td> <td>10</td> <td>Plate 2</td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td>6</td> <td>676</td> <td></td> <td></td>	3150	10	Plate 2				2		2							2												6	676		
3190       Plate 2       Image 1	3150	9	Plate 2				2		2							2												6	676		
3190       6       Plate 1       2       2       0       2       2       0       2       2       0       2       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0 <th< td=""><td>3150</td><td>8</td><td>Plate 2</td><td></td><td></td><td></td><td>2</td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>6</td><td>676</td><td></td><td></td></th<>	3150	8	Plate 2				2		2							2												6	676		
3150       6       Plate 1       2       2       0       2       0       2       0       2       0       2       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0       0 <th0< td=""><td>3150</td><td>7</td><td>Plate 2</td><td></td><td></td><td></td><td>2</td><td></td><td>2</td><td></td><td></td><td></td><td>-</td><td></td><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>6</td><td>676</td><td></td><td></td></th0<>	3150	7	Plate 2				2		2				-			2												6	676		
1100       1       1       2       1       2       1       2       1       2       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1 <td></td> <td>6</td> <td></td> <td>2</td> <td>2</td> <td></td> <td>2</td> <td></td> <td>2</td> <td></td> <td>8</td> <td></td> <td></td> <td></td>		6		2	2		2		2																			8			
310       Alt       Alt       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C       C </td <td></td> <td>5</td> <td></td>		5																													
indication     indin     indication     indication		4																													
Add <td>3150</td> <td>3</td> <td>Plate 1</td> <td>2</td> <td>2</td> <td></td> <td>2</td> <td></td> <td>2</td> <td></td> <td>8</td> <td>673.9</td> <td></td> <td></td>	3150	3	Plate 1	2	2		2		2																			8	673.9		
Add <td>3400</td> <td>P2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7</td> <td>1</td> <td>1</td> <td>1</td> <td></td> <td>10</td> <td>746</td> <td></td> <td></td>	3400	P2								7	1	1	1															10	746		
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ABREMEN Image: stand		G (00)																												and the second second	450
PRODUC       COMM       1B_A       1B+S       2B       2B       2B       2B +																															
MARCAR       MARCA       As		BASEMENT																													
123450       0m ² 41m ² 54m ²		PRODU	ст сомм	1B_A	1B+S_B	2B	2B	2B	2B+S	2B TH	2B TH	2B TH	2B TH	3B	3B	3B	3B	3B3B	3B3B	3B3B	3B3B	3B3B	3B3B	3B3B	4B	4B	P/HOUSE				
123450       0m ² 41m ² 54m ²		UNIT TYPE TOT	AL	8	8	8	24	2	24	7	1	1	1	8	8	20	6	6	2	10	2	10	3	6	2	6	2	175	23361.1m ²	3275m²	450m²
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PERCENTAGE 9.14% 38.86% 24.00% 22.29% 5.71% 100.00% PLOT RATIO																															_
		PERCEN	ITAGE	9.1	14%				3	8.86%					24.	00%					22.29%					5.71%		100.00%	PLOT RATIO	5	.7

Parking	Car Bays
P2	
P1	70
G (00)	39
BASEMENT B1	121
BASEMENT B2	130
TOTAL	360

CONSULTANT

Hassel

H



REFERENCE

1m

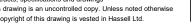
2m

3m

Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com

	Stores			TOTAL
	3m2	4m2	5m2+	TOTAL
	0	3	6	9
	6	12	53	71
	0	0	0	0
	3	26	12	41
	7	27	20	54
	16	68	91	175
Required	16	68	91	175

NORTH NOTES REV DESCRIPTION NOTES
1. Do not scale drawing. Written dimensions govern
2. All dimensions are in millimeters unless noted otherwise
3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings This drawing is an uncontrolled copy. Unless noted otherwise
© Copyright of this drawing is vested in Hassell Ltd. _____ 4m



DATE | CLIENT 17/12/20 PEAKSTONE

PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

STATUS DEVELOPMENT APPLICATION

DRAWING TITLE AREA SCHEDULE

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_600

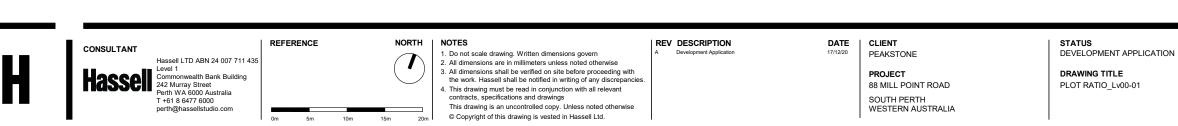
SCALE @ A3

PROJECT NO. 015032





LEVEL 1



Total

## Plot Ratio Area

Carpark Residential Total

= 2007sqm . = 521sqm = 2528sqm

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_601

SCALE @ A3 1 : 500

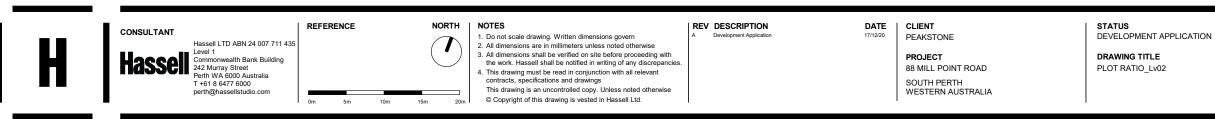
PROJECT NO. 015032

REV NO. Α



# LEVEL 2

*Plot Ratio Area* Residential = 746sqm



REVIEWED Checker

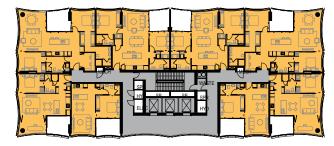
APPROVED Approver

DRAWING NO. SK_602

SCALE @ A3 1 : 500

PROJECT NO. 015032

# LEVEL 3-6



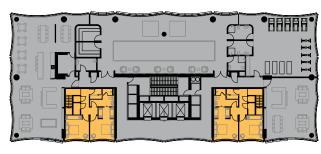
Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

= 673.9sqm = 955.2sqm

Total Plot Ratio (4 Floors)

= 2,695.6sqm

# LEVEL 20



Plot Ratio Area (Per Floor) Gross Floor Area (GFA)	
Total Plot Ratio (1 Floor)	

**LEVEL 29-31** 

Plot Ratio Area (Per Floor)

Total Plot Ratio (3 Floors)

Gross Floor Area (GFA)

= 133.2sqm = 955.2sqm

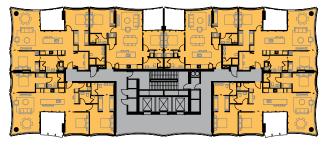
## = 133.2sqm

= 711.4sqm

= 955.2sqm

= 2,134.2sqm





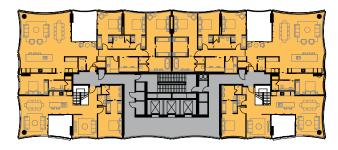
Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

= 676sqm = 955.2sqm

= 5,408sqm

Total Plot Ratio (8 Floors)

LEVEL 21



Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

= 698sqm = 955.2sqm

= 698sqm

Total Plot Ratio (1 Floor)

**LEVEL 32-34** 



Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

= 955.2sqm

Total Plot Ratio (3 Floors)

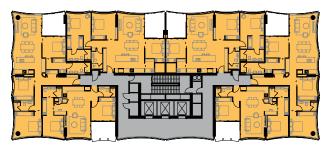
= 701.4sqm

= 2,104sqm



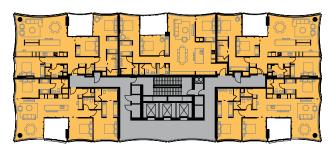
REV DESCRIPTION

# **LEVEL 15-18**



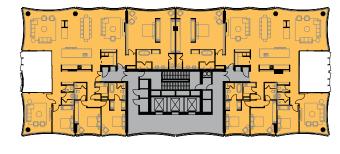
Plot Ratio Area (Per Floor)	= 699sqm
Gross Floor Area (GFA)	= 955.2sqm
Total Plot Ratio (4 Floors)	= 2,796sqm

# **LEVEL 22-23**



Plot Ratio Area (Per Floor)	= 697.2sqm
Gross Floor Area (GFA)	= 955.2sqm
Total Plot Ratio (2 Floors)	= 1,394.4sqm

# LEVEL 35 PH



Plot Ratio Area (Per Floor)	= 714.7sqm
Gross Floor Area (GFA)	= 955.2sqm
Total Plot Ratio (1 Floor)	= 714.7sqm



CONSULTANT Hassell I TD ABN 24 007 711 435 evel 1 ealth Bank Building Hasse Commonwealth Bank Build 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 erth@hassellstudio.com

## REFERENCE NORTH $\boldsymbol{\wedge}$

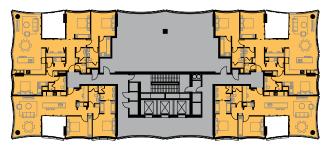
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DATE CLIENT PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA STATUS DEVELOPMENT APPLICATION

PLOT RATIO RESI TOWER





Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

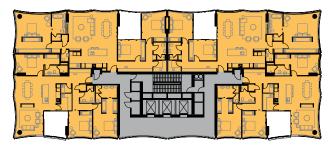
Total Plot Ratio (1 Floor)

= 540.8sqm

= 540.8sqm

= 955.2sqm

# **LEVEL 24-28**



Plot Ratio Area (Per Floor) Gross Floor Area (GFA)

- = 695sqm
- = 955.2sqm

Total Plot Ratio (5 Floors)

= 3,475sqm

Resi Plot Ratio on Tower Resi Plot Ratio on Podium

Total Resi Plot Ratio Total Commercial Plot Ratio L00-L01 Carpark Plot Ratio

Total Plot Ratio

- = 22,094sqm = 1,267sqm
- = 23,361sqm
- = 480sqm = 3,275sqm
- = 27,116sqm

DRAWING TITLE

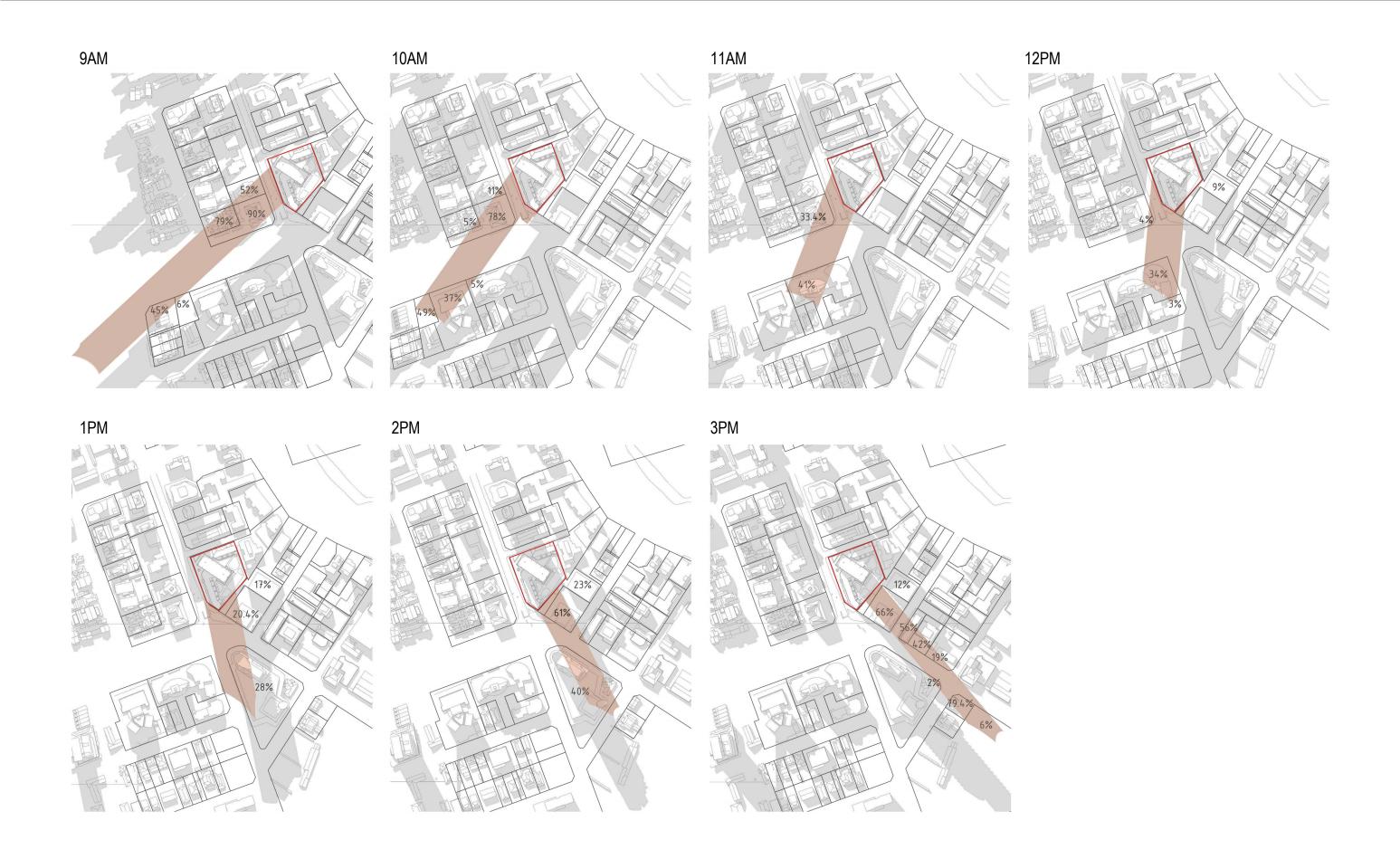
REVIEWED Checker

APPROVED Approver

DRAWING NO. SK 603

SCALE @ A3 1:600

PROJECT NO. 015032



**REV DESCRIPTION** 

# SHADOW DIAGRAM ON 21st JUNE

perth@hassellstudio.com



# REFERENCE Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 parth@hascelletudic.com

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### DATE CLIENT 17/12/20 PEAKSTONE

PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

### STATUS

DRAWING TITLE SHADOW DIAGRAM

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_700

SCALE @ A3 1 : 500

PROJECT NO. 015032

# **SOLAR & DAYLIGHT ACCESS**

## INTENT

Good, climate sensitive design can contribute to significant reductions in energy consumption through good daylighting, maximising beneficial solar gain in winter and reducing solar gain in summer.

## **ELEMENT OBJECTIVES**

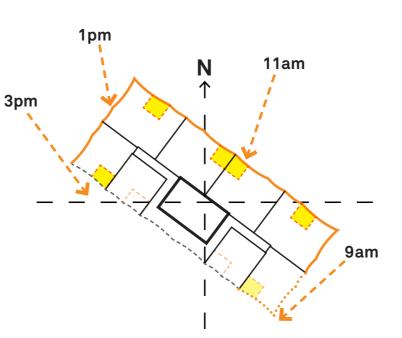
- 0 4.1.1 In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.
- 04.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.
- The development incorporates shading and glare control to minimise heat gain and glare from mid-spring to autumn in • 0 4.1.3 climate zones 4, 5 and 6

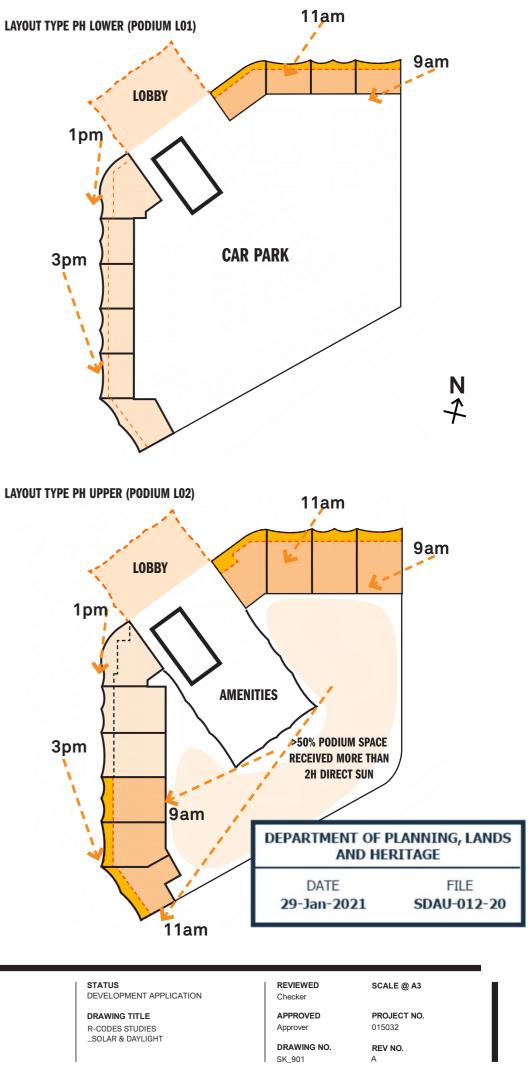
## **DESIGN RESPONSE**

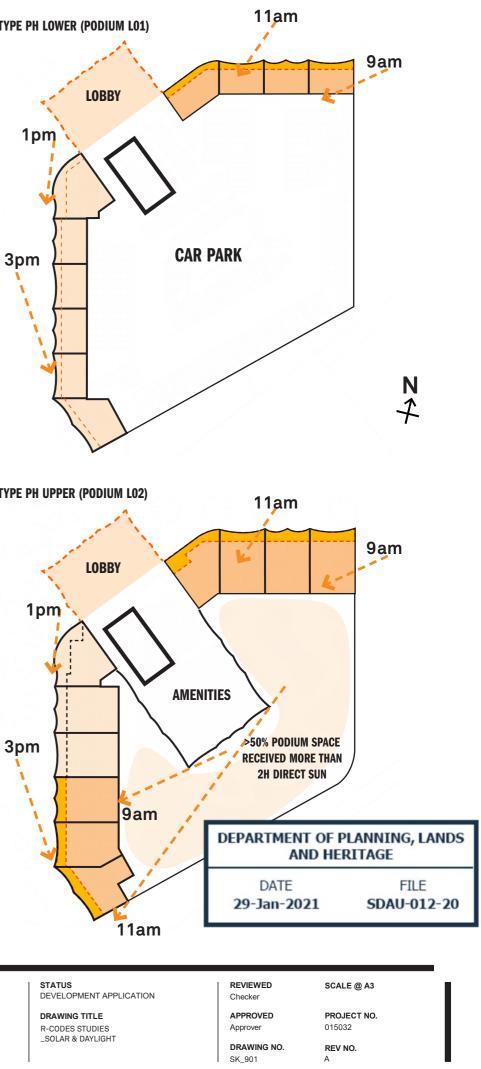
- High Performance double Glazing will be used in the development to aid in glare reduction and reducing solar gain
- All habitable rooms will incorporate openable windows to an external wall or an adjoining ventilated balcony/wintergarden
- Projecting mullion fins to all glazing frames will provide an increased level of sun protection to the facade at varying times of the day

## ACCEPTABLE OUTCOME

• A minimum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 JUNE.









DWELLING	DIRECT SOL	ar ga	AIN				
Layout Type	> 2H	%	Total		1 - 2H	%	Total
Podium TH (double storey)	7		7	1	3		3
Type 1 (3-6)	5	63	20	1	1	13	4
Type 2 (7-14)	5	83	40		1	17	8
Type 3 (15-18)	4	67	16		0	0	0
Туре 4 (19)	3	75	3		1	25	1
Туре 5 (20)	0	0	0		0	0	0
Туре 6 (21)	3	75	3		1	25	1
Type 7 (22-23)	4	80	8		1	20	2
Type 8 (24-28)	3	75	15		1	25	5
Type 9 (29-31)	3	75	9		1	25	3
Type 10 (32-34)	3	100	9		0	0	0
Туре 11 (35)	2	100	2		0	0	0
					-		
Total			132				27

At least 2 hours direct sunlight on 21st JUN from 9am-3pm

- 75.4% (132/175) of dwellings gain 2+ hours direct sunlight on 21JUN (9am-3pm)
- 9% (16) dwellings do not gain sunlight on 21JUN (9am-3pm) min 15% allowable

75.4% received >2h direct sun



LAYOUT TYPE 1 (LVL 3-6)

1pm

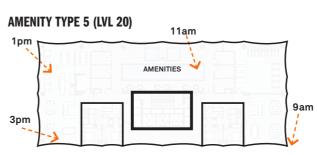
3pm

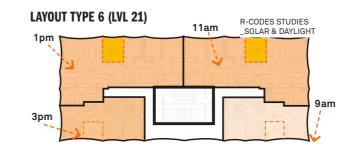


11am

11am

11am





REV DESCRIPTION DATE CLIENT STATUS DEVELOPMENT APPLICATION 7/12/20 PEAKSTONE DRAWING TITLE PROJECT 88 MILL POINT ROAD **R-CODES STUDIES** _SOLAR & DAYLIGHT SOUTH PERTH WESTERN AUSTRALIA





REFERENCE

CONSULTANT Hassell LTD ABN 24 007 711 435 evel 1 Hasse vealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com

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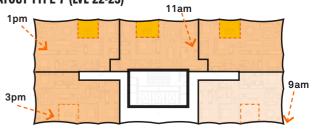
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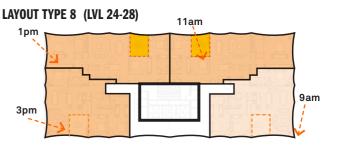
9am

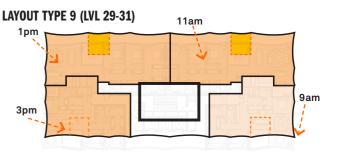
9am

9am

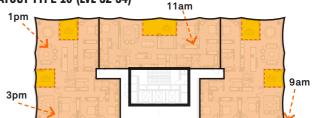




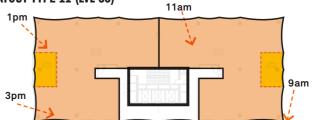








### LAYOUT TYPE 11 (LVL 35)





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APPROVED Approver

DRAWING NO SK_902

SCALE @ A3

PROJECT NO. 015032

# **CROSS VENTILATION**

# INTENT

Good indoor air-quality is essential for healthy and comfortable living environments, with poor indoor air-quality being a significant contributor to poor respiratory health. In most situations, optimising natural ventilation is the most affordable and effective way to manage indoor air quality.

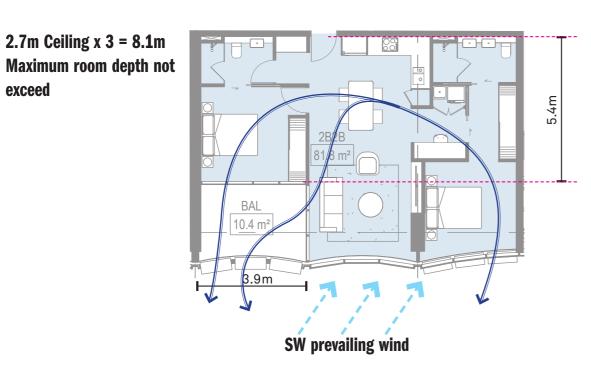
# **ELEMENT OBJECTIVES**

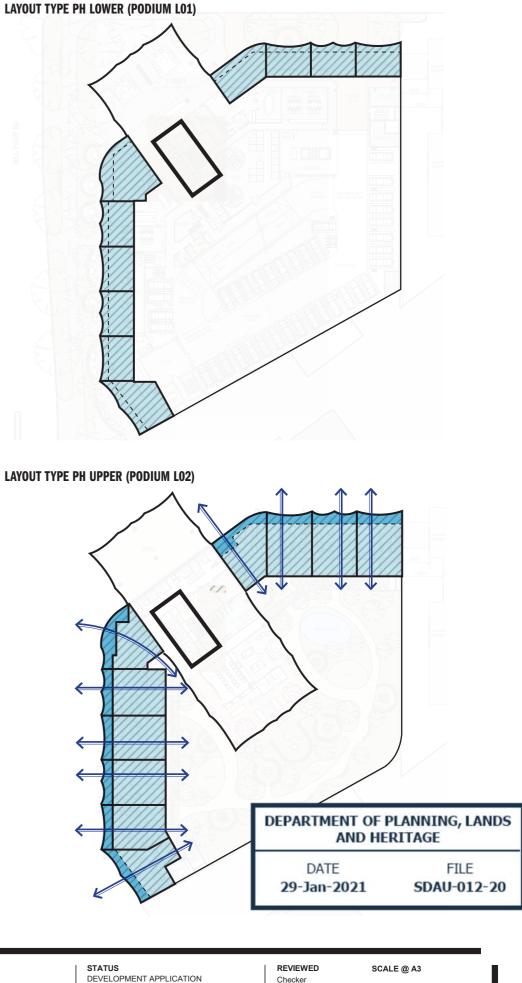
- 0 4.2.1 Development maximises the number of apartments with natural ventilation.
- 0 4.2.2 Individual dwellings are designed to optimise natural ventilation of habitable rooms.
- 0 4.2.3 Single aspect apartments are designed to maximise and benefit from natural ventilation.

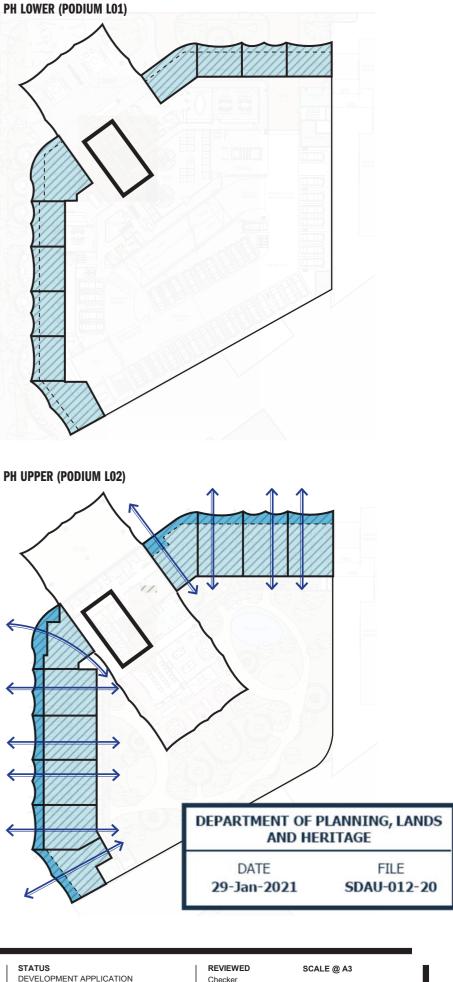
## **DESIGN RESPONSE**

exceed

- Habitable rooms will generally have at least 2 walls with a straight line distance between centre of openings of 2.1m
- As the residential component of the development starts at level 21, the project is not required to comply with 4.2.29(a).
- However 70% of the dwellings are corner units capable of being cross ventilated nonetheless. In addition 9% of the single aspect dwellings in the development face the SW prevailing breeze and are of substantial width which will enable a good level of natural ventilation. This would allow total of 79% of all apartments to achieve cross ventilation
- All apartment balconies opening from railing to full ceiling height to maximize air movement.
- No rooms rely on light wells as a of source of fresh air.







CONSULTANT

Hasse

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REV DESCRIPTION

CLIENT DATE PEAKSTONE

### PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA

DRAWING TITLE R-CODES STUDIES _CROSS VENTILATION

4. This drawing must be read in conjunction with all relevant

Checker

APPROVED Approver

DRAWING NO SK 903

PROJECT NO. 015032

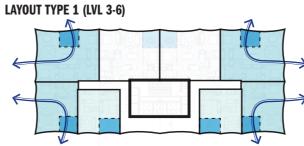
DWELLING	CROSS VENTILATI	ON PE	R FLOOR TYP	ΡĒ							
Layout Type	Corner Apt / Double Storey Compliant	%	Total		Single Aspect Compliant	%			Non Compliance	%	
Podium TH (double storey)	10	100	10	I	0	0	0	1	0	0	0
Type 1 (3-6)	4	50	16	I	2	25	8	1	2	25	8
Type 2 (7-14)	4	67	32	I	0	0	0	1	2	33	16
Type 3 (15-18)	2	33	8	Ī	2	33	8	1	2	33	8
Туре 4 (19)	4	100	4	I	0	0	0	1	0	0	0
Туре 5 (20)	0	0	0	I	0	0	0	1	0	0	0
Type 6 (21)	4	100	4	İ .	0	0	0	1	0	0	0
Туре 7 (22-23)	4	80	8	I	0	0	0	1	1	20	2
Type 8 (24-28)	4	100	20	İ 🗌	0	0	0	1	0	0	0
Type 9 (29-31)	4	100	12	İ .	0	0	0	1	0	0	0
Type 10 (32-34)	2	67	6	Ī	0	0	0	1	0	0	0
Type 11 (35)	2	100	2	I	0	0	0	]	0	0	0
				I							
Total			122				16				34

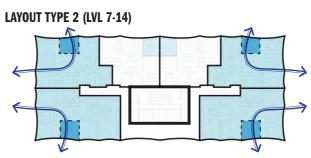
- 122 of 175 dwellings (70%) are corner apartments capable of being naturally cross ventilated.
- **79%** (138 of 175 dwellings) capable of naturally ventilated
- 16 of 175 dwellings (9%) are single aspect, south west facing dwellings

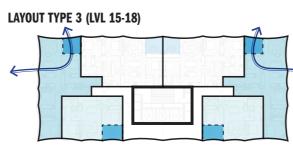
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building.

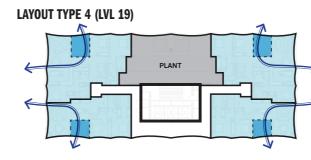
- (b) Single aspect apartments included within the 60% minimum at (a) above must have:
- ventilation openings oriented between 45° 90° of the prevailing cooling wind direction and
- room depth no greater than 3 x ceiling height

**78**% (42 of 54 dwellings) in first 9 floor inc. podium Townhouse capable of naturally ventilated



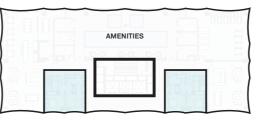




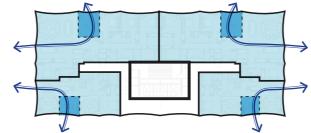


AMENITY TYPE 5 (LVL 20)





LAYOUT TYPE 6 (LVL 21)







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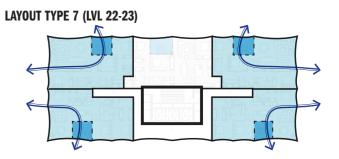
REFERENCE

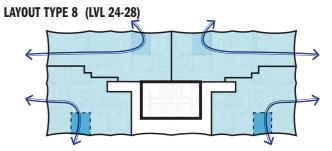
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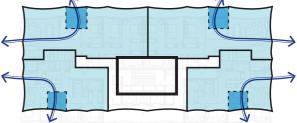
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LAYOUT TYPE 11 (LVL 35)

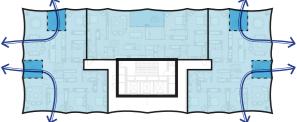


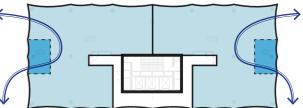


LAYOUT TYPE 9 (LVL 29-31)











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APPROVED Approver

DRAWING NO SK 904

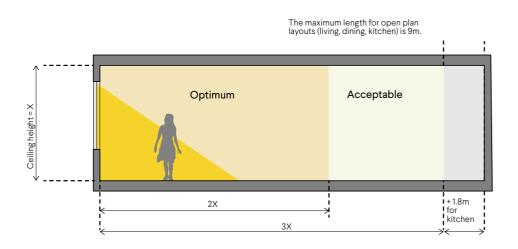
SCALE @ A3

PROJECT NO. 015032

# **SIZE & LAYOUT OF DWELLINGS**

# INTENT

Good design ensures that despite having a smaller size, apartments have adequate space and efficiency to meet the needs of occupants and their family and friends, and are flexible enough to respond to changing circumstances.



## **ELEMENT OBJECTIVES**

- 0 4.3.1 The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.
- 0 4.3.2 Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.

# **DESIGN RESPONSE**

- All apartments exceed minimum internal floor area requirements. (See floor plans)
- Habitable rooms meet or exceed minimum floor area & dimensional requirements.
- All apartment have minimum 2.7m ceiling heights to habitable rooms.
- Selected single aspect apartments contain open plan living areas exceeding maximum depths, however the living areas significantly
  exceed required widths & set-in wintergarden locations effectively allow more light penetration, offsetting the increased depth of apartments.

H	CONSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com	REFERENCE NC	DRTH	<ul> <li>NOTES</li> <li>1. Do not scale drawing. Written dimensions govern</li> <li>2. All dimensions are in millimeters unless noted otherwise</li> <li>3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.</li> <li>4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings</li> <li>This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.</li> </ul>	A	Development Application	DATE 17/12/20	CLIENT PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA	STATUS DEVELOPMENT DRAWING TITL R-CODES STUD _LAYOUT OF DW
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### DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE

29-Jan-2021

FILE SDAU-012-20

IT APPLICATION

DIES VELLING REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_905 SCALE @ A3

PROJECT NO. 015032

# **PRIVATE OPEN SPACE &** BALCONIES

# INTENT

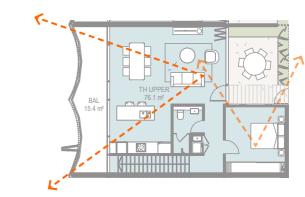
Well-designed balconies, terraces and courtyards support indoor-outdoor living options in apartment buildings. The appropriate size and configuration of private open space will vary according to the urban context, site orientation and relationship to views and landscape, as well as market demands.

# **ELEMENT OBJECTIVES**

- 0 4.4.1 Dwellings have good access to appropriately sized private open space that enhances residential amenity.
- 0 4.4.2 Private open space is sited, oriented and designed to enhance liveability for residents.
- 0 4.4.3 Private open space and balconies are integrated into the overall architectural form and detail of the building.

Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m

## Podium TH _Single Aspect



## **Resi Tower _Single Aspect**

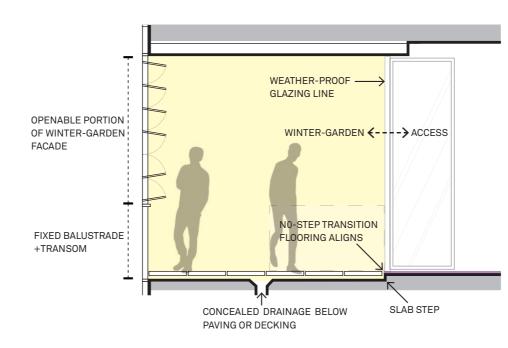


### **Resi Tower _Corner Dwelling**



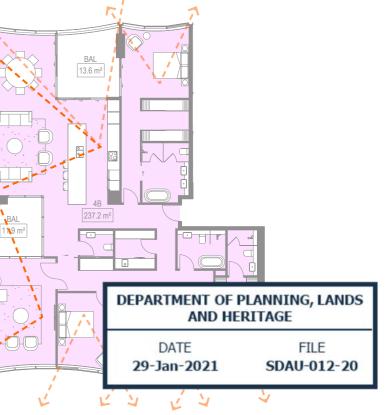
## **DESIGN RESPONSE**

- All apartments have access to private open space.
- All winter-garden /balconies meet or exceed minimum area and dimensional requirements.
- The aesthetics of the winter-gardens / balconies are integrated into, and complement the overall building design.
- · All mechanical services are located in central plant zones and are not visible externally.









_PRIVATE OPEN SPACE & BALCONIES

REVIEWED Checker

APPROVED Approver

DRAWING NO SK 906

SCALE @ A3

PROJECT NO. 015032

# **CIRCULATION & COMMON SPACES**

## INTENT

Entries, lifts, stairs, corridors and walkways are the stage, and opportunity, for everyday interactions between apartment residents. Good design of these spaces, and the interface with dwellings, is essential to facilitate the casual interactions between residents that foster a sense of community.

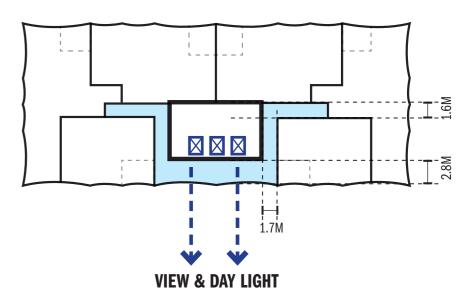
## **ELEMENT OBJECTIVES**

- 0 4.5.1 Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.
- 0 4.5.2 Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.

## **DESIGN RESPONSE**

- Circulation corridors exceed minimum width requirements (1.5m min)
- Circulation corridors & common spaces are designed to facilitate universal access.
- Circulation and common spaces are capable of passive surveillance, include good sight lines and no concealment.
- All lift lobbies and common spaces are capable of naturally ventilated & open to an external view with natural light.
- No habitable room have openning directly to circulation or common spaces and are designed to ensure visual privacy and manage noise intrution.

CONSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com		NORTH	<ol> <li>NOTES</li> <li>Do not scale drawing. Written dimensions govern</li> <li>All dimensions are in millimeters unless noted otherwise</li> <li>All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.</li> <li>This drawing must be read in conjunction with all relevant contracts, specifications and drawings</li> <li>This drawing is an uncontrolled copy. Unless noted otherwise</li> </ol>	REV DESCRIPTION A Development Application	DATE 17/12/20	CLIENT PEAKSTONE PROJECT 88 MILL POINT ROAD SOUTH PERTH WESTERN AUSTRALIA	STAT DEVE DRAI R-CC _CIR
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### DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 29-Jan-2021 FILE SDAU-012-20

T APPLICATION

L**E** DIES & COMMON SPACES REVIEWED Checker

APPROVED Approver

DRAWING NO. SK_907 SCALE @ A3

PROJECT NO. 015032

# **STORAGE**

# INTENT

Apartment sizes vary but in general they are a compact dwelling type and need to be designed for particular efficiency. Providing dedicated storage space can help to preserve living spaces, reduce the need for off-site storage and enable residents to pursue their hobbies and lifestyle choices.

# **ELEMENT OBJECTIVES**

• 0 4.6.1 Well-designed, functional and conveniently located storage is provided for each dwelling.

Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹		
1 bedroom dwelling	3m ²	15	21m		
2 bedroom dwellings	4m ²	1.5m	2.1m		
3 bedroom dwellings	5m ²				

Minimum floor areas and dimensions for storage areas

## **DESIGN RESPONSE**

- Residential storage is met via a mix of carpark stores & on floor stores.
- All residential storage areas meet or exceed minimum area and dimensional requirements.

Basement 2	= 54 stores
Basement 1	= 41 stores
Level 00	= 0
Level 01	= 71 stores
Level 02	= 9 stores

175 stores





	REFERENCE	NORTH	NOTES	REV DESCRIPTION	DATE	CLIENT	STATUS
	ABN 24 007 711 435		Do not scale drawing. Written dimensions govern     All dimensions are in millimeters unless noted otherwise	A Development Application	17/12/20	PEAKSTONE	DEVELOPMENT A
ASSEI	Ith Bank Building		<ol><li>All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.</li></ol>			PROJECT	DRAWING TITLE
Perth WA 60	Street 100 Australia		4. This drawing must be read in conjunction with all relevant			88 MILL POINT ROAD	R-CODES STUDIES
T +61 8 6477	7 6000		contracts, specifications and drawings			SOUTH PERTH	_STORAGE
perth@hasse	ellstudio.com		This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.			WESTERN AUSTRALIA	

PPLICATION

REVIEWED Checker

APPROVED Approver

DRAWING NO SK 908

SCALE @ A3

PROJECT NO. 015032

# **DWELLING MIX**

# INTENT

Apartments are becoming a more common housing option for a wide variety of households. As demand grows, there is an increasing need for greater choice in the size, layout and design of individual apartments.

## **ELEMENT OBJECTIVES**

• 0 4.8.1 A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.

	DWELLIN	G MIXED																			
Levels	TH (2B)	Total dwelling	%		1B	Total dwelling	%	2B	Total dwelling	%		3B	Total dwelling	%		4B	Total dwelling	%	PH (4B)	Total dwelling	%
2	10	10		Γ											ſ						
4				Γ	4	16		4	16		Г				Ē						
8				Γ				4	32			2	16		1						$\square$
4				Г				2	8		Г	4	16		Ē						
1				Г				2	2		Г	2	2		Ē						
1				Γ							Г	0	0		Ē						
1				Γ								2	2		1	2	2				
2				Г							Г	5	10		Ē						
5				Г							Г	4	20		Ē						
3				Γ							Г	4	12		Ē						
3				Г								1	3		<u>ا</u>	2	6				
1															[				2	2	
															-						
35		10	5.7			16	9.1		58	33.1			81	46.3			8	4.6		2	1.1

## **DESIGN RESPONSE**

- The dwelling mix has been allocated to meet market expectations
  - TH = 10 (6%)
  - 1B = 16 (9%)
  - = 58 (33%) • 2B
  - = 81 (46%) • 3B
  - = 8 (5%) • 4B
  - PH = 2 (1%)

CONSULTANT	REFERENCE	NORTH	NOTES	REV DESCRIPTION	DATE	CLIENT	STATUS
Hassell LTD ABN 24 007 711 4	35		1. Do not scale drawing. Written dimensions govern 2. All dimensions are in millimeters unless noted otherwise	A Development Application	17/12/20	PEAKSTONE	DEVELOPMENT
Haccell 242 Murray Street			3. All dimensions shall be verified on site before proceeding with			PROJECT	DRAWING TITLE
			the work. Hassell shall be notified in writing of any discrepancies. 4. This drawing must be read in conjunction with all relevant			88 MILL POINT ROAD	R-CODES STUDIE
Perth WA 6000 Australia T +61 8 6477 6000			contracts, specifications and drawings			SOUTH PERTH	_DWELLING MIX
perth@hassellstudio.com			This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.			WESTERN AUSTRALIA	

TYPE 11 (PH) TYPE 10 (4B) TYPE 9 (3B) TYPE 8 (3B) TYPE 7 (3B) TYPE 6 (3B+4B) TYPE 5 (3B+AMENITIES) TYPE 4 (2B+3B) TYPE 3 (2B+3B) TYPE 2 (2B+3B) TYPE 1 (1B+2B)

DEPART	AND HED	ANNING, LANDS
		ANNING LANDS
	TH (2B)	
_		

PMENT APPLICATION

TITLE STUDIES

REVIEWED Checker

APPROVED Approver

DRAWING NO. SK 909

SCALE @ A3

PROJECT NO. 015032





DATE 29-Jan-2021

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FILE SDAU-012-20