

88 MILL POINT RD ARCHITECTURAL DRAWINGS

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

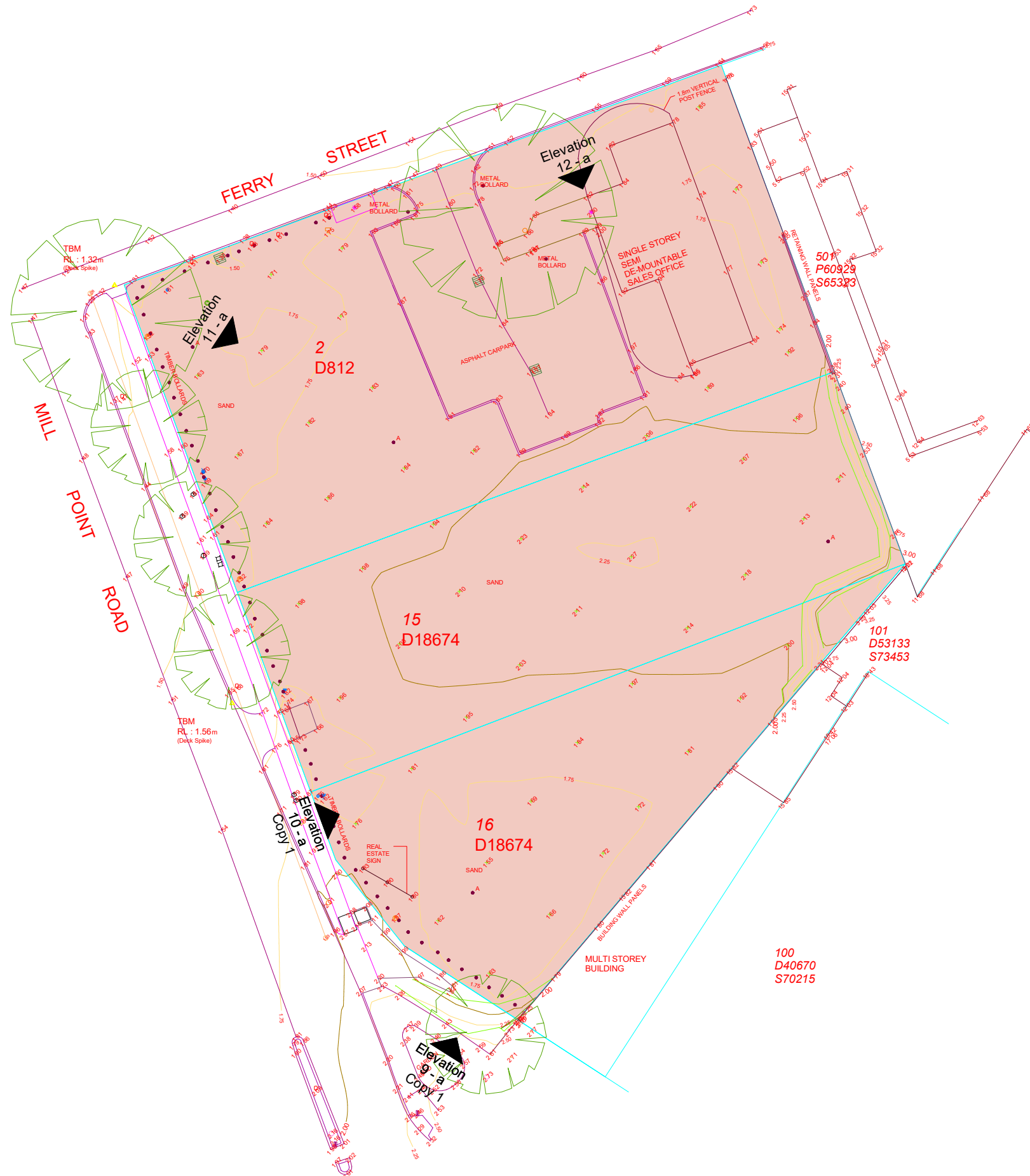
DATE
29-Jan-2021

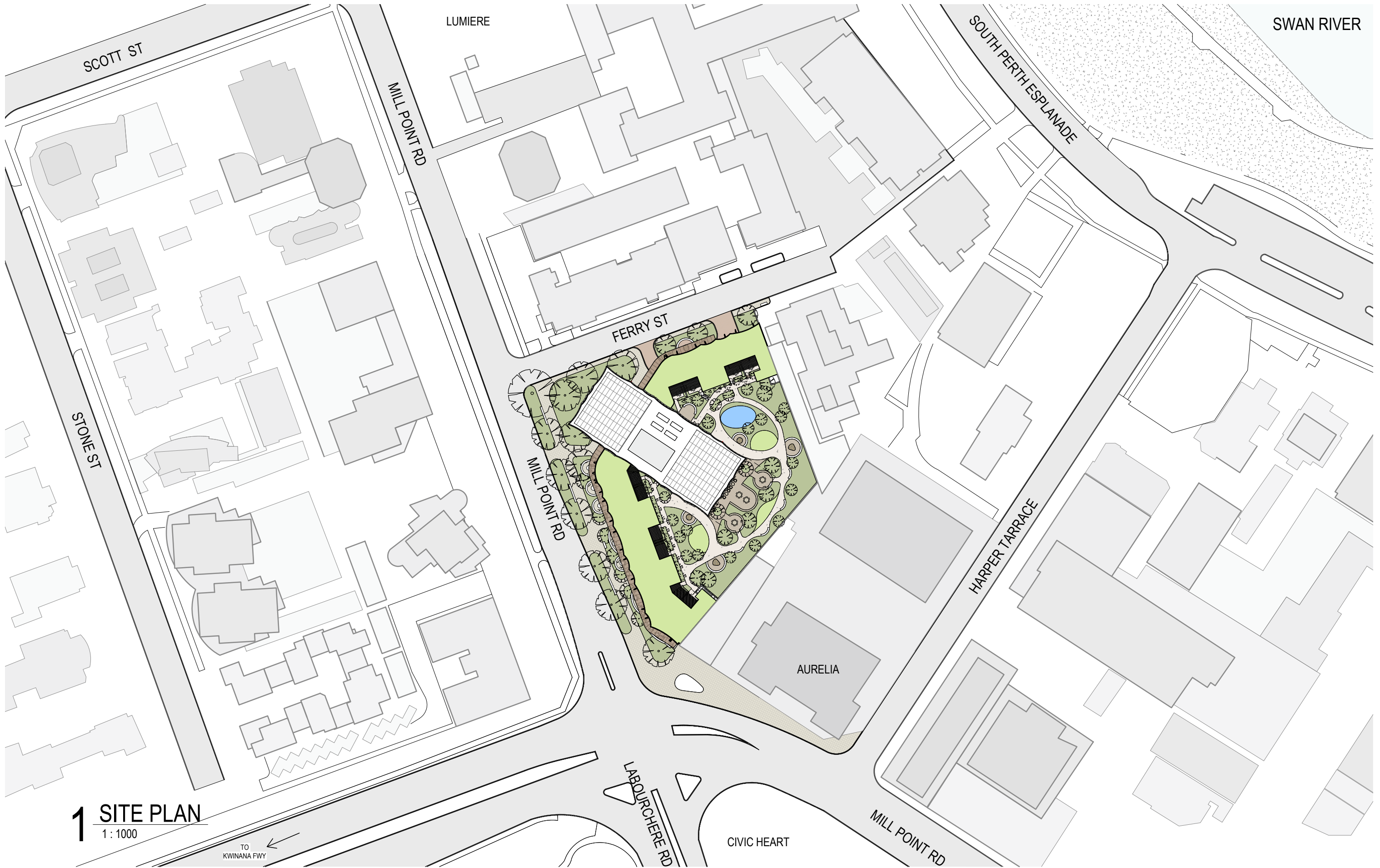
FILE
SDAU-012-20

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1 SITE SURVEY

1 : 500





1 SITE PLAN

1 : 1000

TO
KWINANA FWY

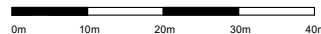


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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SITE PLAN

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_002

SCALE @ A3

1 : 1000

PROJECT NO.

015032

REV NO.

A



ALL CAR BAYS 5.5m x 2.5m
UNLESS NOTED OTHERWISE

B2 BASEMENT LEVEL 2

_130 CAR BAYS (6 SMALL CAR)
_6 MOTORCYCLE
_0 BICYCLE
_54 STORES



ALL CAR BAYS 5.5m x 2.5m
UNLESS NOTED OTHERWISE

B1 BASEMENT LEVEL 1

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

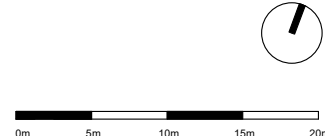


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A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

BASEMENT 01 & 02

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.
SK_100

SCALE @ A3

1 : 500

PROJECT NO.

015032

REV NO.
A



ALL CAR BAYS 5.5m x 2.5m
UNLESS NOTED OTHERWISE

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



ALL CAR BAYS 5.5m x 2.5m
UNLESS NOTED OTHERWISE

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



PODIUM LEVEL 02

_STORES 9



TOWER LEVEL 03

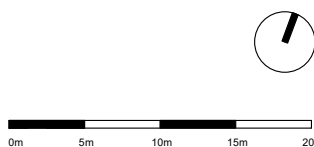


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PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

PODIUM 02 & 03

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_102

SCALE @ A3

1 : 500

PROJECT NO.

015032

REV NO.

A



1 LEVELS 3-6 (FLOOR TYPE 1)

1 : 200

LEVELS 3-6 (FLOOR TYPE 1)

1B (53m2)	x 2 =	106sqm
1B+S (66m2)	x 2 =	132sqm
2B2B (87m2)	x 2 =	174sqm
2B2B (111m2)	x 2 =	222sqm

TOTAL NSA	=	634sqm
PR AREA	=	673.9sqm
GFA	=	955.2sqm

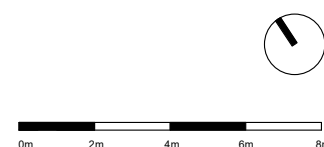


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PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 3-6_TYPE 1

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_103

SCALE @ A3

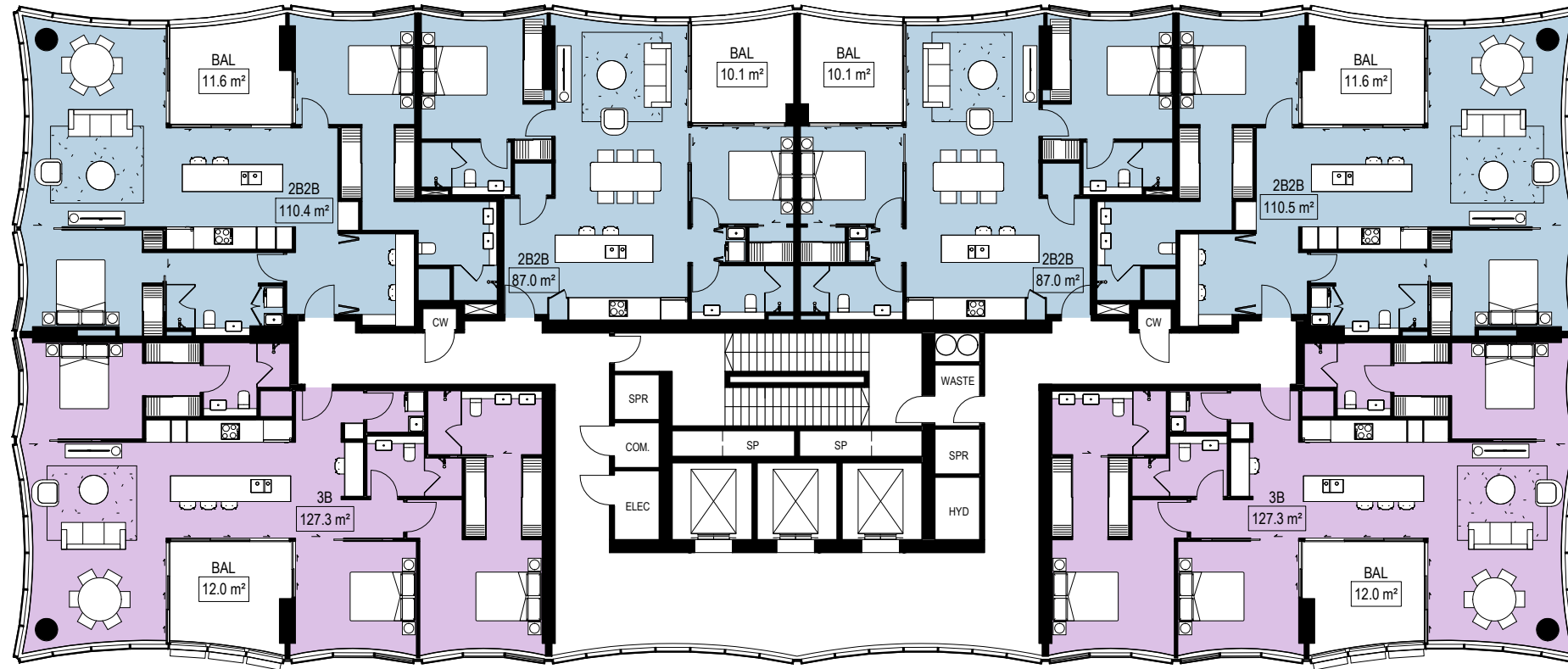
1 : 200

PROJECT NO.

015032

REV NO.

A



1 LEVELS 7-14 (FLOOR TYPE 2)

1 : 200

LEVELS 7-14 (FLOOR TYPE 2)

2B2B (110m2) x 2 = 220sqm
2B2B (87m2) x 2 = 174sqm
3B (127m2) x 2 = 254sqm

TOTAL NSA = 648sqm
PR AREA = 676sqm
GFA = 955.2sqm

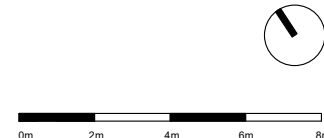


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A Development Application

DATE

17/12/20

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PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 7-14_TYPE 2

REVIEWED
Checker

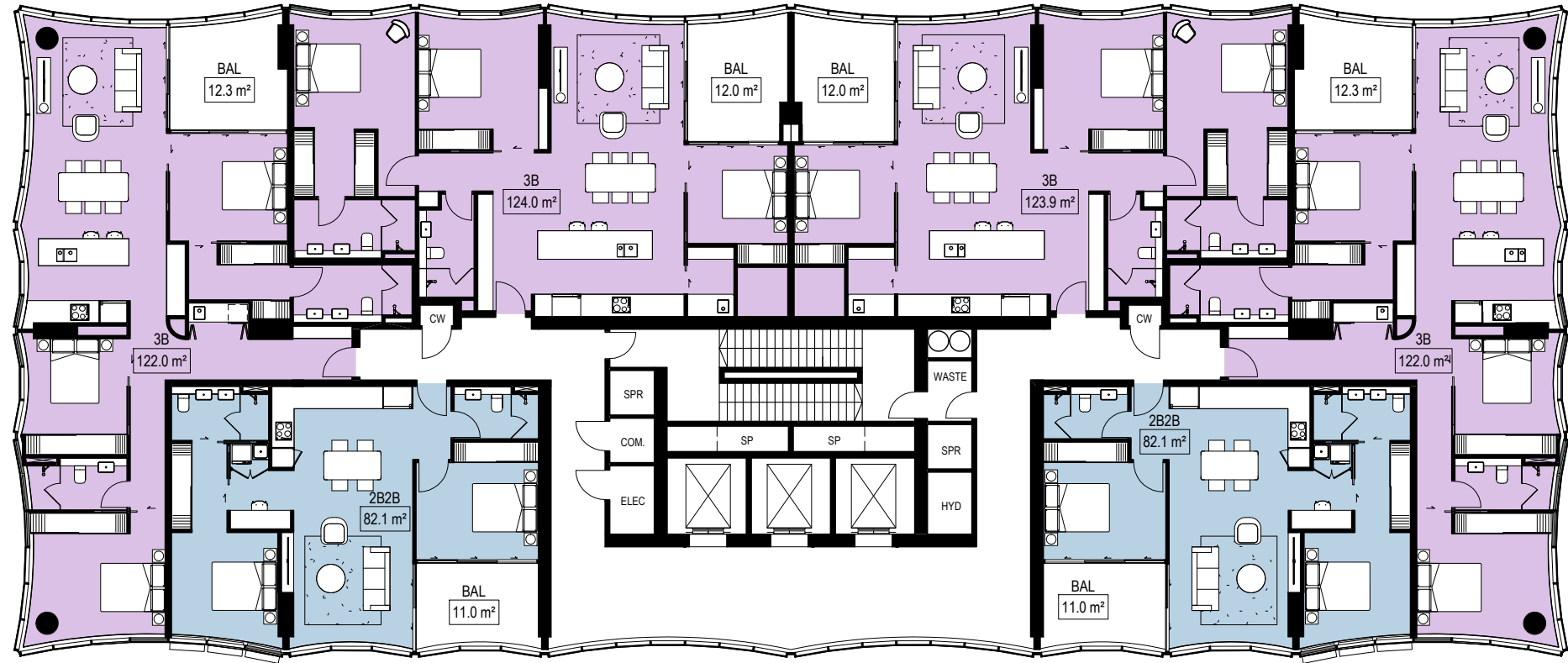
APPROVED
Approver

DRAWING NO.
SK_104

SCALE @ A3
1 : 200

PROJECT NO.
015032

REV NO.
A



1 LEVELS 15-18 (FLOOR TYPE 3)

1 : 200

LEVELS 15-18 (FLOOR TYPE 3)

2B2B (82m2)	x 2 =	164sqm
3B (122m2)	x 2 =	244sqm
3B (124m2)	x 2 =	248sqm

TOTAL NSA	=	656sqm
PR AREA	=	699sqm
GFA	=	955.2sqm

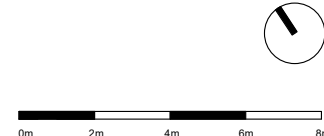


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PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 15-18_TYPE 3

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_105

SCALE @ A3

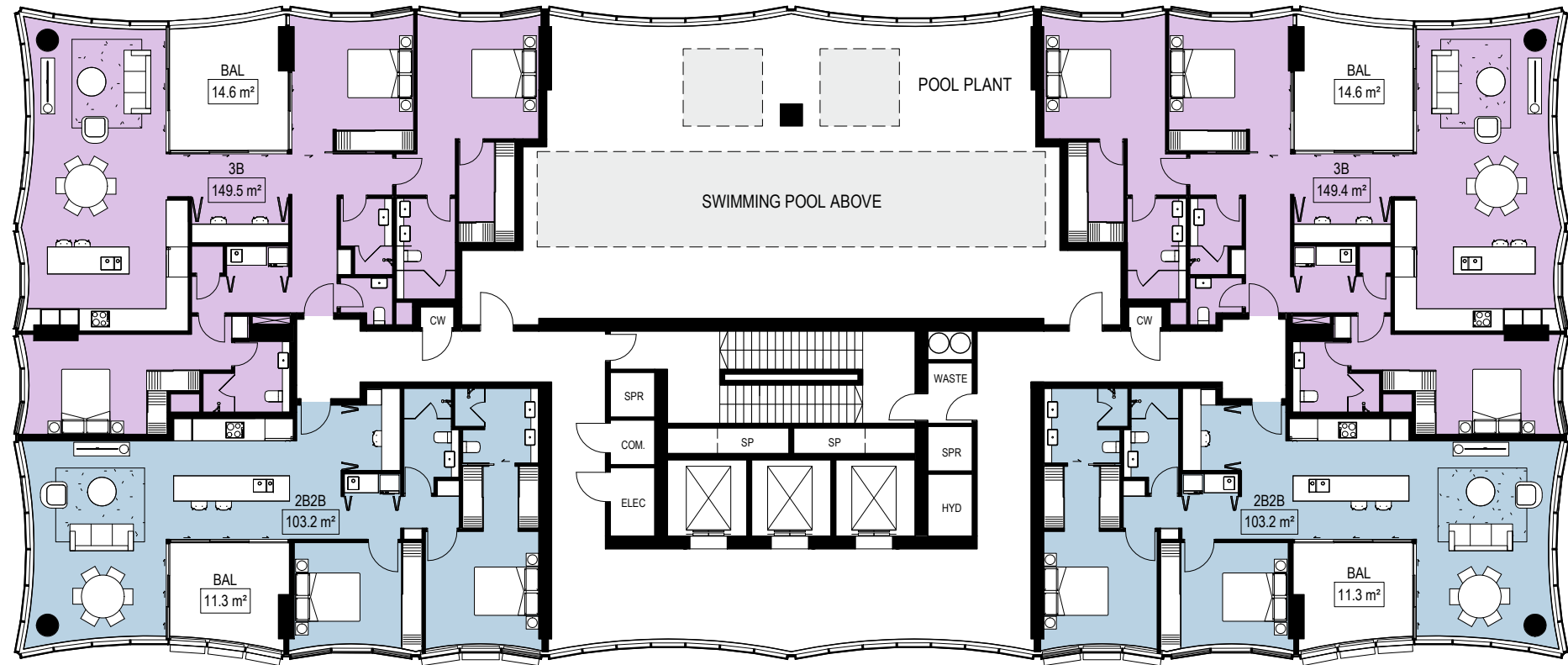
1 : 200

PROJECT NO.

015032

REV NO.

A



1 LEVELS 19 (FLOOR TYPE 4)
1 : 200

LEVELS 19 (FLOOR TYPE 4)

2B2B (103m2) x 2 = 206sqm
3B (149m2) x 2 = 298sqm

TOTAL NSA = 504sqm
PR AREA = 540.8sqm
GFA = 955.2sqm

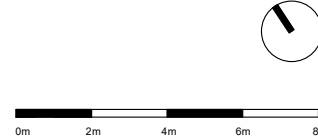


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PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 19_TYPE 4

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_106

SCALE @ A3

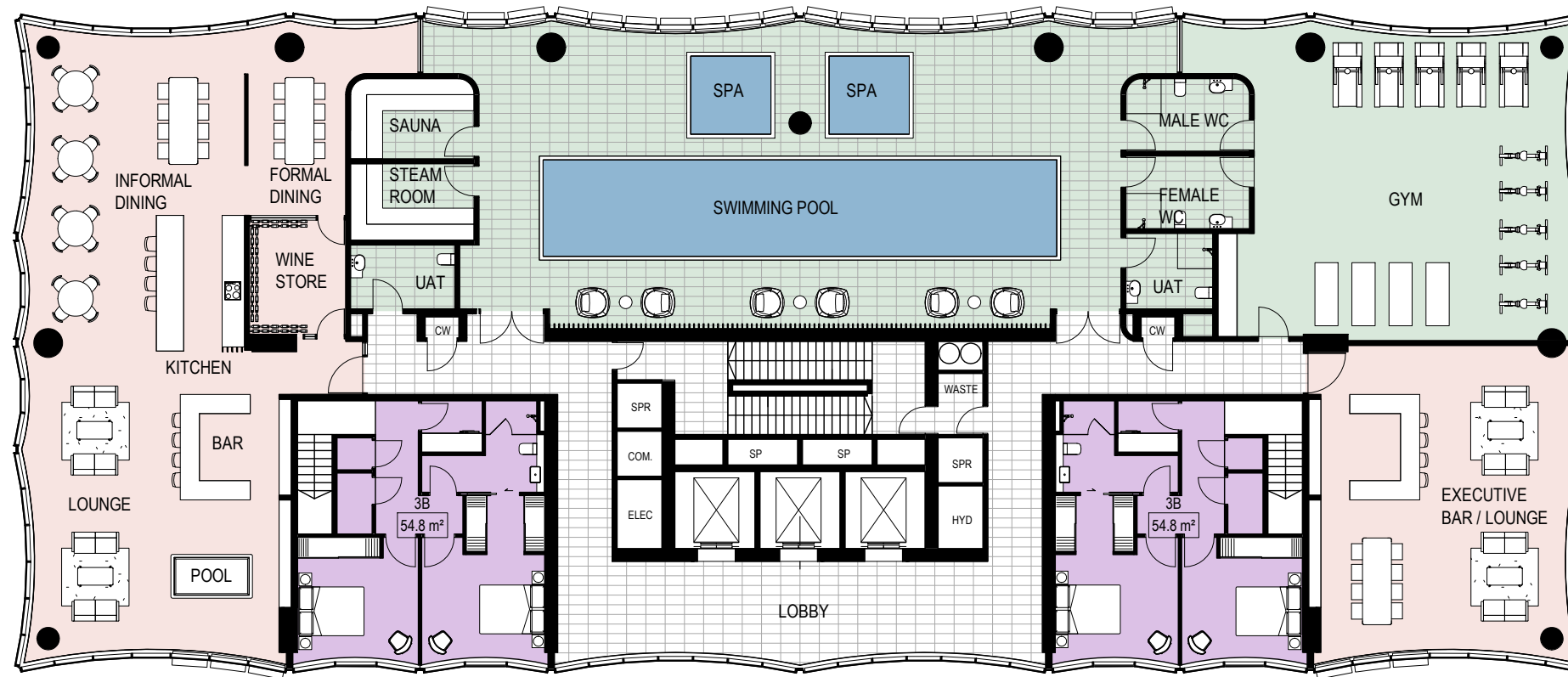
1 : 200

PROJECT NO.

015032

REV NO.

A



1 LEVELS 20 (FLOOR TYPE 5 & AMENITIES)

1 : 200

LEVELS 20 (FLOOR TYPE 5)

3B (55m2) x 2 = 110sqm

TOTAL NSA = 110sqm

PR AREA = 133.2sqm

GFA = 955.2sqm



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88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 20_TYPE 5 & AMENITIES

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_107

SCALE @ A3

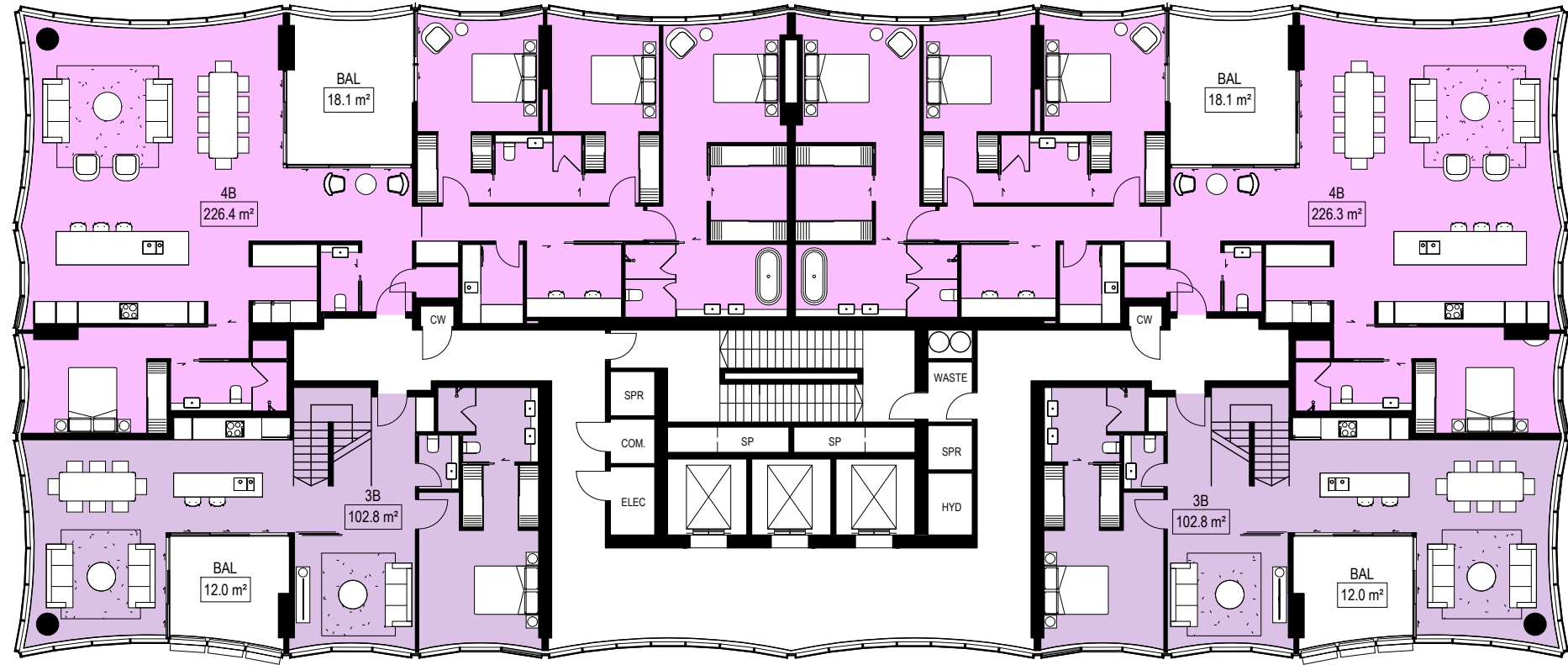
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PROJECT NO.

015032

REV NO.

A



1 LEVELS 21 (FLOOR TYPE 6 _ SUB PH)
1 : 200

LEVELS 21 (FLOOR TYPE 6)

3B (103m2)	x 2 =	206sqm
4B (226.3m2)	x 2 =	452sqm
TOTAL NSA		= 658sqm
PR AREA		= 698sqm
GFA		= 955.2sqm

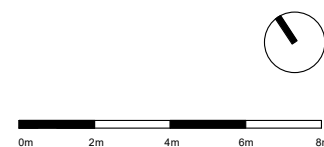


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A Development Application

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CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 21_TYPE 6 _ SUB PH

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.
SK_108

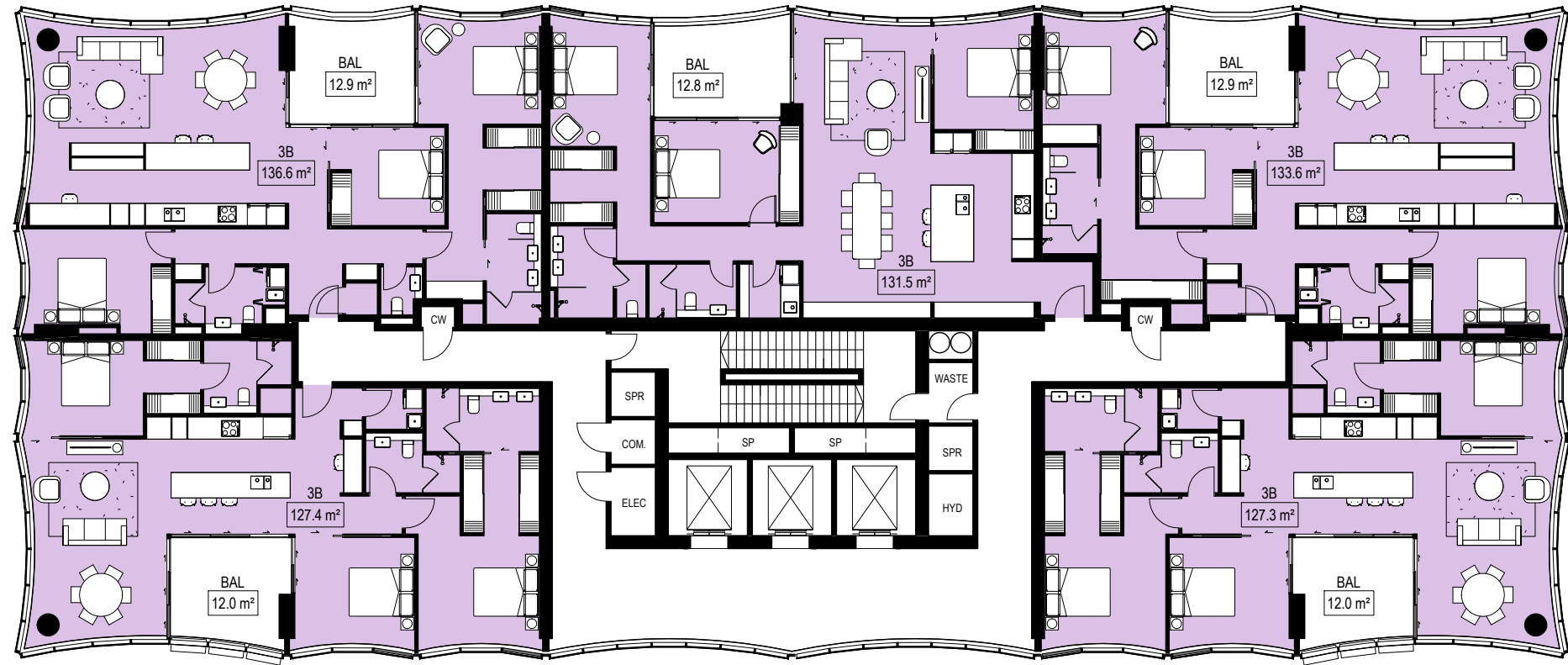
SCALE @ A3

1 : 200

PROJECT NO.

015032

REV NO.
A



1 LEVELS 22-23 (FLOOR TYPE 7)

1 : 200

LEVELS 22-23 (FLOOR TYPE 7)

3B (127m2)	x 2 =	254sqm
3B (137m2)	=	137sqm
3B (134m2)	=	134sqm
3B (132m2)	=	132sqm

TOTAL NSA	=	657sqm
PR AREA	=	697.2sqm
GFA	=	955.2sqm

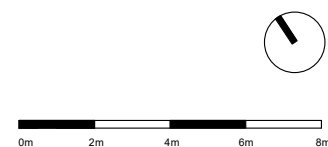


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A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 22-23_TYPE 7

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_109

SCALE @ A3

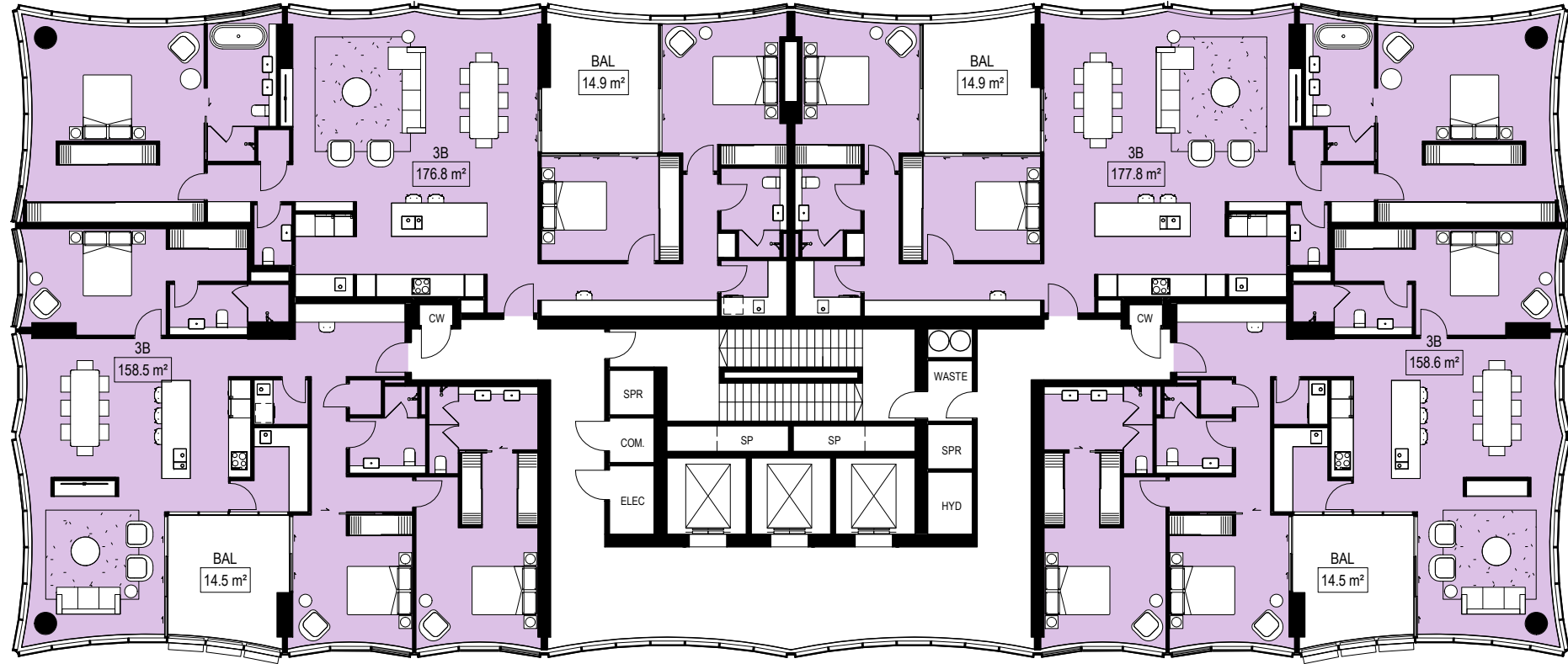
1 : 200

PROJECT NO.

015032

REV NO.

A



1 LEVELS 24-28 (FLOOR TYPE 8)
1 : 200

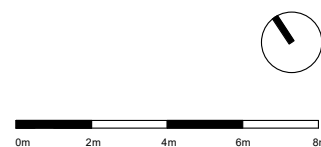
LEVELS 24-28 (FLOOR TYPE 8)

3B (159m2)	x 2 =	318sqm
3B (177m2)	x 2 =	354sqm
TOTAL NSA	=	672sqm
PR AREA	=	695sqm
GFA	=	955.2sqm



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A Development Application

DATE

17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 24-28_TYPE 8

REVIEWED
Checker

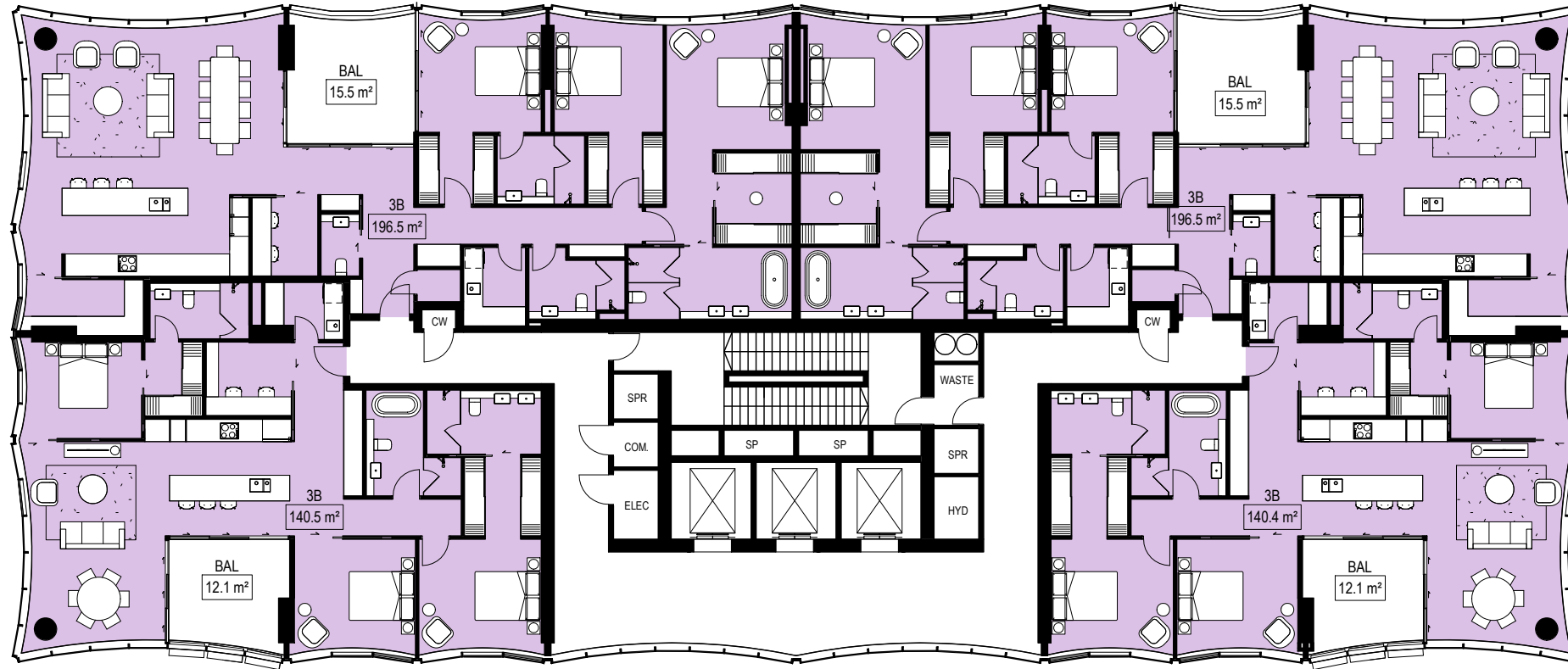
APPROVED
Approver

DRAWING NO.
SK_110

SCALE @ A3
1 : 200

PROJECT NO.
015032

REV NO.
A



1 LEVELS 29-31 (FLOOR TYPE 9)

1 : 200

LEVELS 29-31 (FLOOR TYPE 9)

3B (197m2) x 2 = 394sqm
3B (140m2) x 2 = 280sqm

TOTAL NSA = 674sqm
PR AREA = 711.4sqm
GFA = 955.2sqm

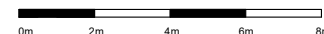


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SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 29-31_TYPE 9

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_111

SCALE @ A3

1 : 200

PROJECT NO.

015032

REV NO.

A



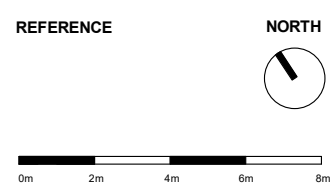
1 LEVELS 32-34 (FLOOR TYPE 10)
1 : 200

LEVELS 32-34 (FLOOR TYPE 10)

3B (195m2)	=	195sqm
4B (237m2)	x 2 =	474sqm
TOTAL NSA	=	669sqm
PR AREA	=	701.4sqm
GFA	=	955.2sqm



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NOTES

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REV DESCRIPTION
A Development Application

DATE
17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
LEVEL 32-34_TYPE 10

REVIEWED
Checker

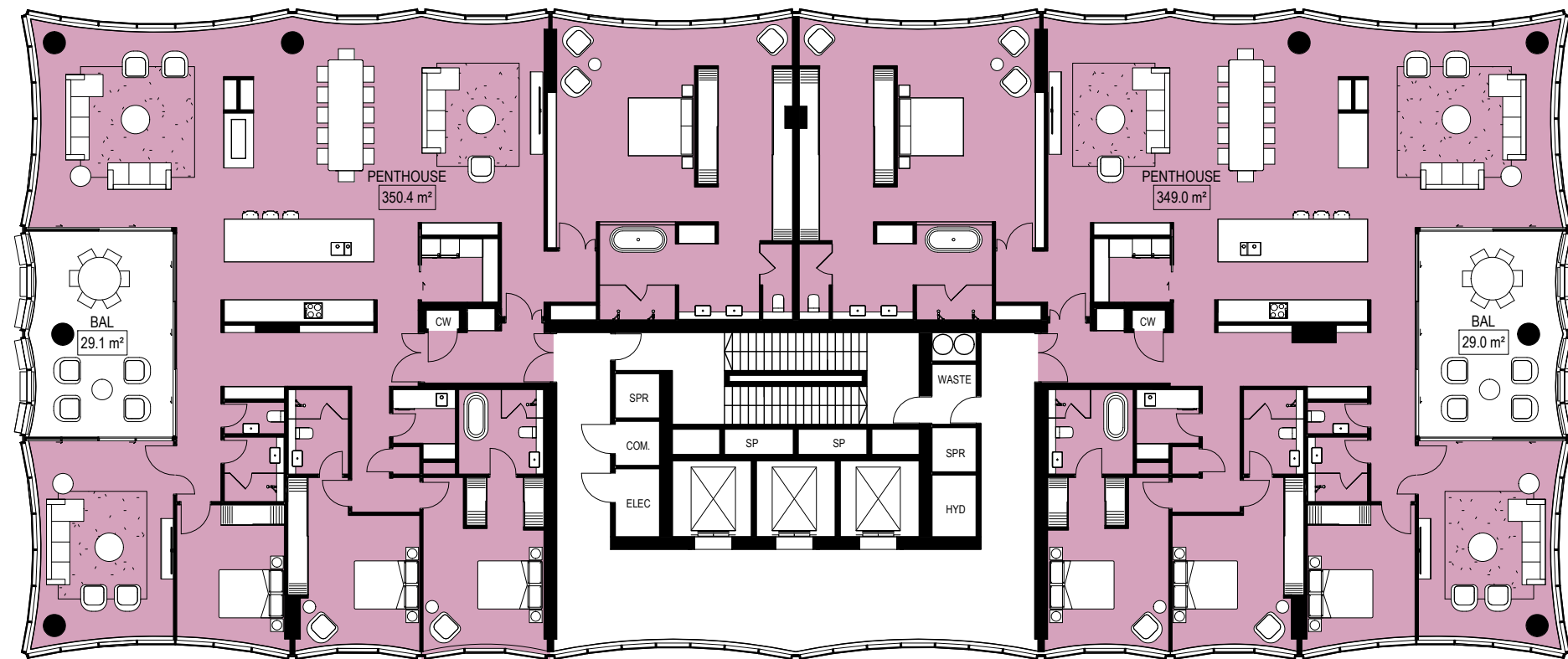
APPROVED
Approver

DRAWING NO.
SK_112

SCALE @ A3
1 : 200

PROJECT NO.
015032

REV NO.
A



1 LEVELS 35 (FLOOR TYPE 11)

1 : 200

LEVELS 35 (PENTHOUSE)

PENTHOUSE (350m2) x 2 = 700sqm

TOTAL NSA = 700sqm
PR AREA = 714.7sqm
GFA = 955.2sqm

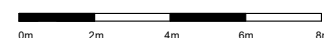


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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 35_TYPE 11 PH

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_113

SCALE @ A3

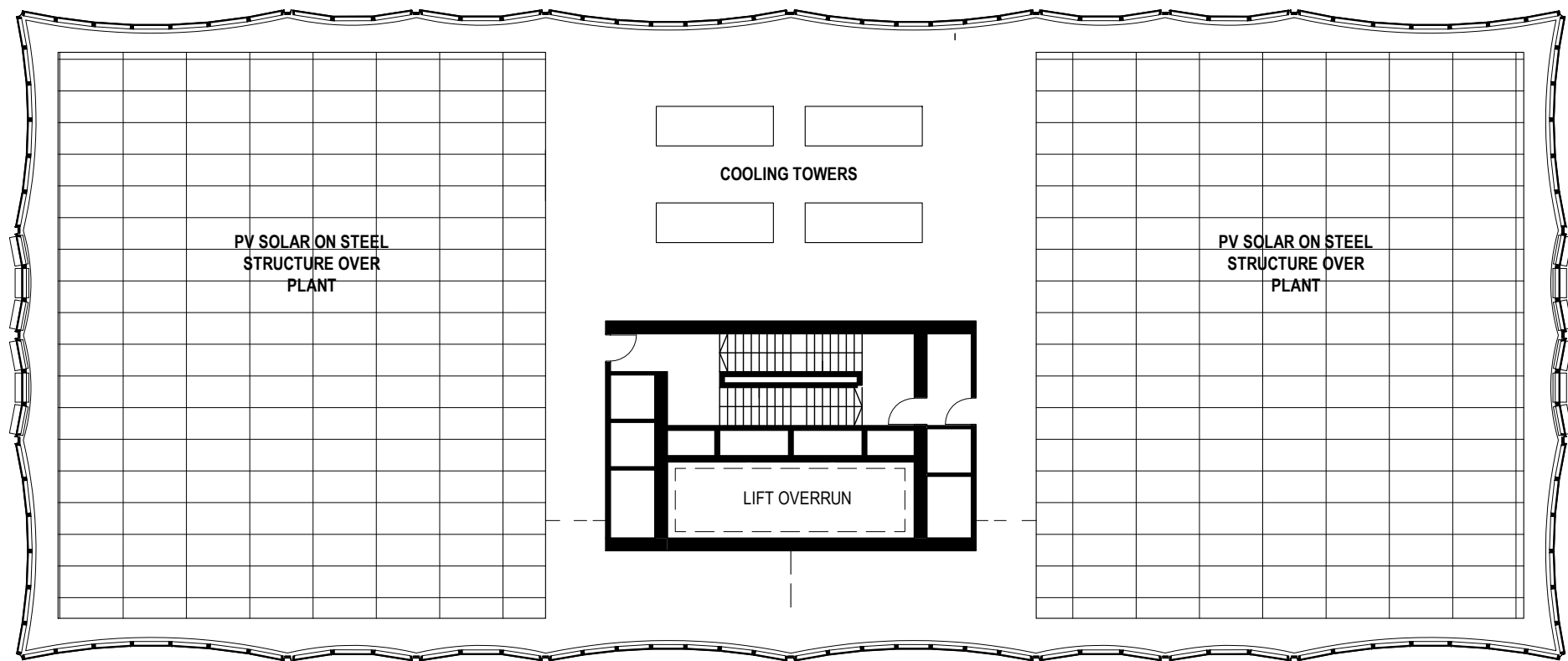
1 : 200

PROJECT NO.

015032

REV NO.

A



1 36 PLANT

1 : 200

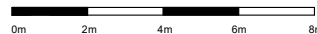


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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

LEVEL 36_PLANT

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_114

SCALE @ A3

1 : 200

PROJECT NO.

015032

REV NO.

A



AVE. MAX HEIGHT		RL 125.050
ROOF	RL: 120.300	
35	RL: 117.000	
34	RL: 113.700	
33	RL: 110.400	
32	RL: 107.100	
31	RL: 103.800	
30	RL: 100.500	
29	RL: 97.200	
28	RL: 93.900	
27	RL: 90.600	
26	RL: 87.300	
25	RL: 84.150	
24	RL: 81.000	
23	RL: 77.850	
22	RL: 74.700	
21	RL: 71.550	
20	RL: 66.700	
19	RL: 63.550	
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	
11	RL: 38.350	
10	RL: 35.200	
09	RL: 32.050	
08	RL: 28.900	
07	RL: 25.750	
06	RL: 22.600	
05	RL: 19.450	
04	RL: 16.300	
03	RL: 13.150	
P02	RL: 9.750	
P01	RL: 6.550	
L00	RL: 1.750	

POWDERCOAT WINDOW FRAME (METALLIC CHAMPAGNE)

HIGH PERFORMANCE TOWER GLAZING (BRONZE)

WINTERGARDEN / BALCONY GLASS LOUVRE

88 MILL POINT



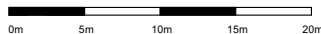
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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DRAWING TITLE

MILL POINT ROAD ELEVATION

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_200

SCALE @ A3

As indicated

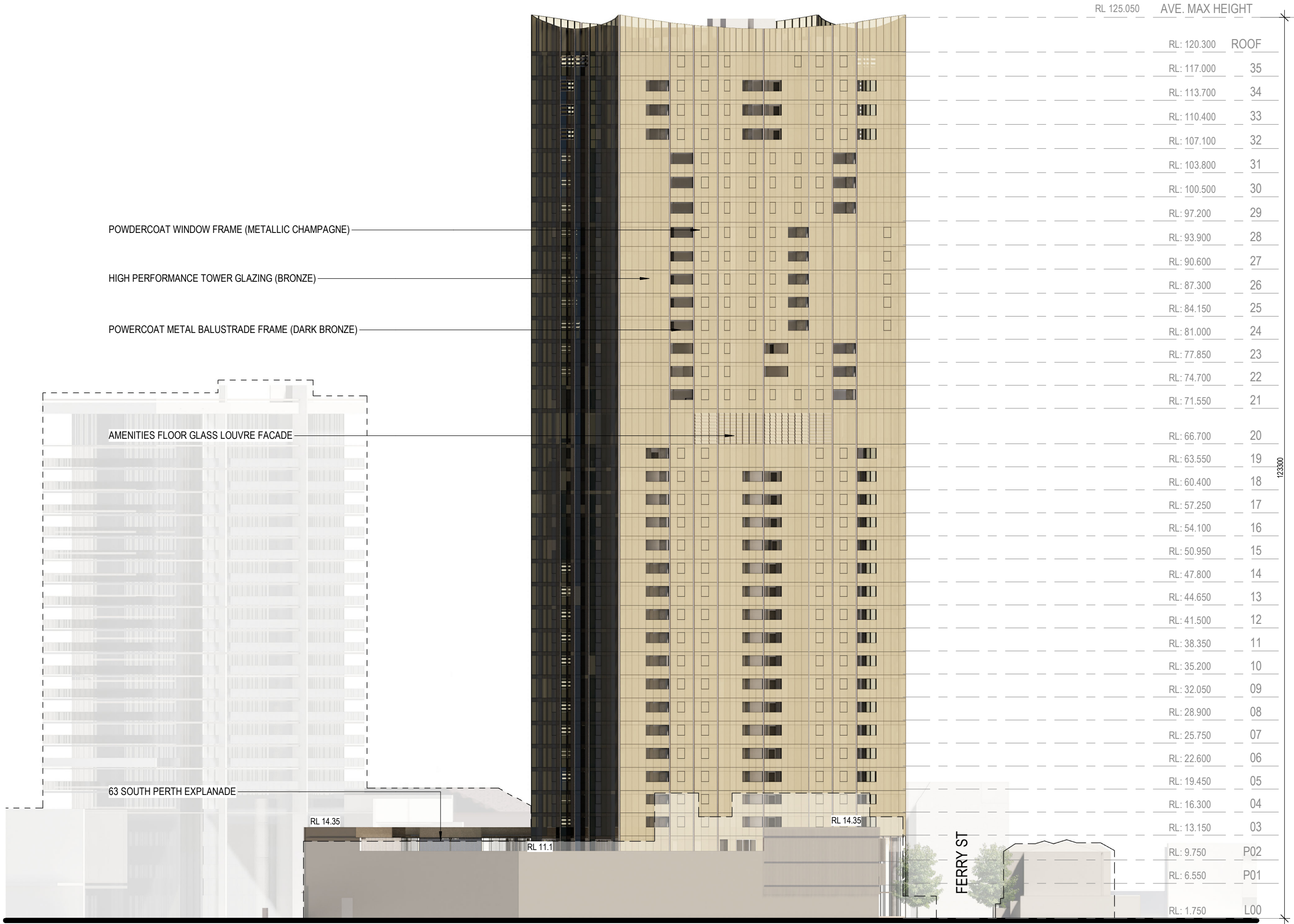
PROJECT NO.

015032

REV NO.

A



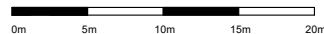


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REV DESCRIPTION

A Development Application

DATE

21/01/21

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DRAWING TITLE

ELEVATION_EAST

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_203

SCALE @ A3

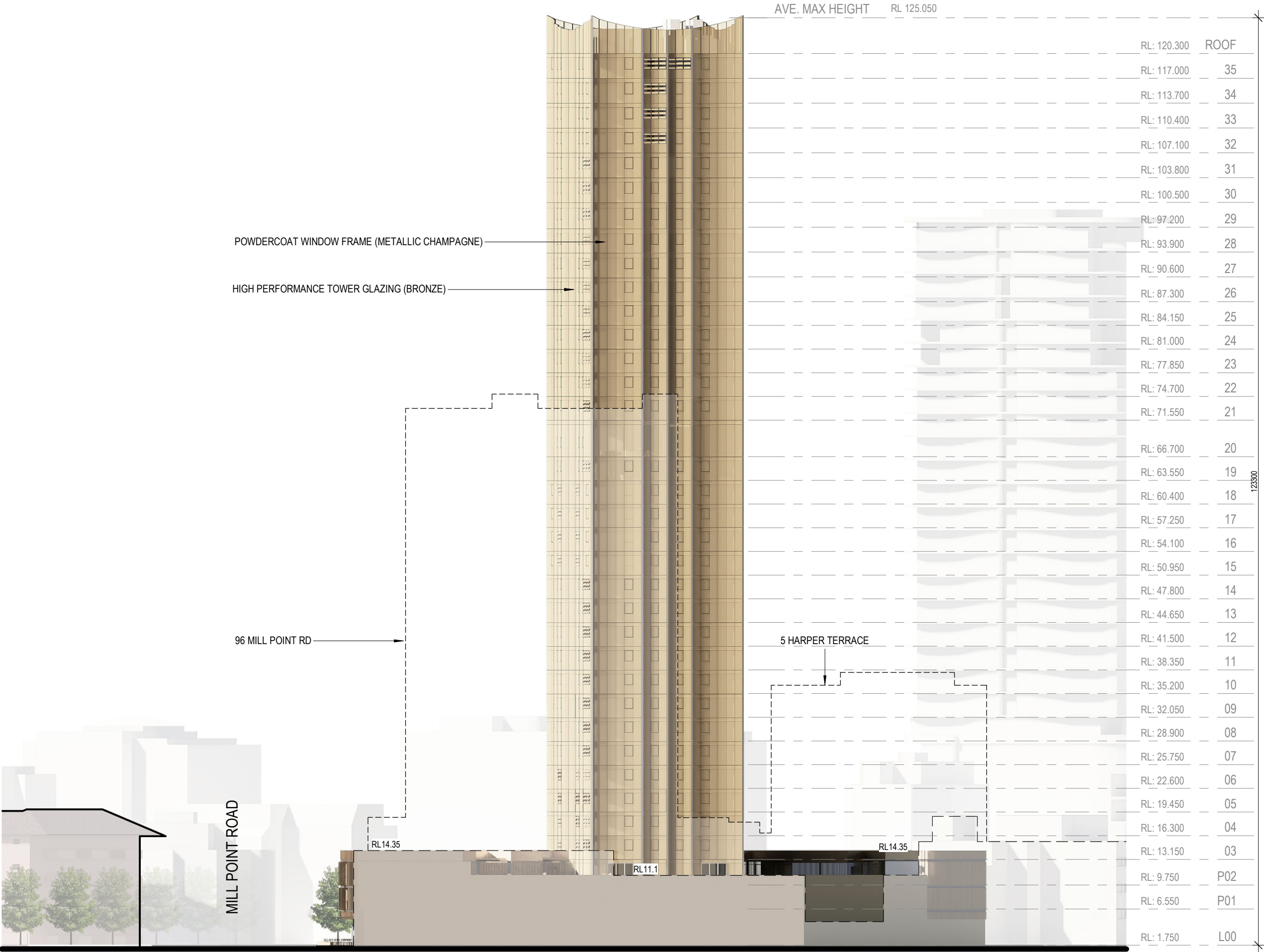
As indicated

PROJECT NO.

015032

REV NO.

A



AVE. MAX HEIGHT RL 125.050

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	19
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: 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

123300



1. HIGH PERFORMANCE TOWER DOUBLE GLAZING
2. POWDERCOAT METAL BATTENS (METALLIC CHAMPAGNE)
3. SHOPFRONT GLAZING (CLEAR)
4. POWDERCOAT SLAB EDGE (METALLIC BRONZE)
5. POWDERCOAT MANUAL FOLDABLE SCREEN (METALLIC CHAMPAGNE)
6. CLEAR GLASS BALUSTRADE
7. POWDERCOAT METAL BALUSTRADE FRAME (DARK BRONZE)
8. FLUTED CLADDING
9. GLAZING CANOPY WITH BRONZE POWDERCOAT OUTRIGGERS

H

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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DRAWING TITLE
PODIUM ELEVATION

REVIEWED
Checker

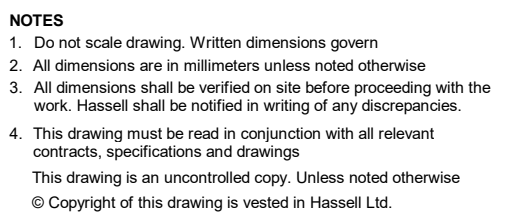
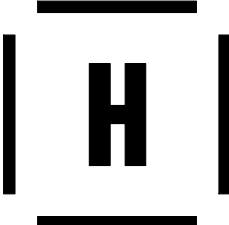
APPROVED
Approver

DRAWING NO.
SK_202

SCALE @ A3
NTS

PROJECT NO.
015032

REV NO.
A

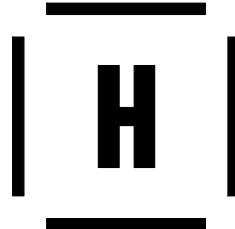


- TOWNHOUSE U/L
- 1B
- 2B
- 3B
- 4B
- PENTHOUSE
- AMENITIES
- COMMUNAL

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
SECTION 1_FERRY ST

REVIEWED	SCALE @ A3
Checker	As indicated
APPROVED	PROJECT NO.
Approver	015032
DRAWING NO.	REV NO.
SK_300	A



REFERENCE MAP

02

0m 5m 10m 15m 20m

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REV	DESCRIPTION	DATE
A	Development Application	17/12/20

TOWNHOUSE U/L

1B

2B

3B

4B

PENTHOUSE

AMENITIES

COMMUNAL

CONSULTANT

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CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

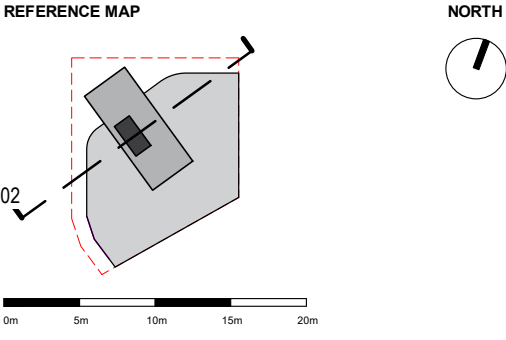
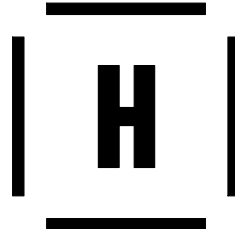
STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION 2 _MPR TO FERRY ST

REVIEWED	SCALE @ A3
Checker	As indicated
APPROVED	PROJECT NO.
Approver	015032
DRAWING NO.	REV NO.
SK_301	A



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REV	DESCRIPTION	DATE
	TOWNHOUSE U/L	
	1B	
	2B	
	3B	
	4B	
	PENTHOUSE	
	AMENITIES	
	COMMUNAL	

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Nominated Architects NSW:
Tony Grist 5350
Glenn Scott 6842
Ross de la Motte 7398

CLIENT

ZONE Q

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALINA

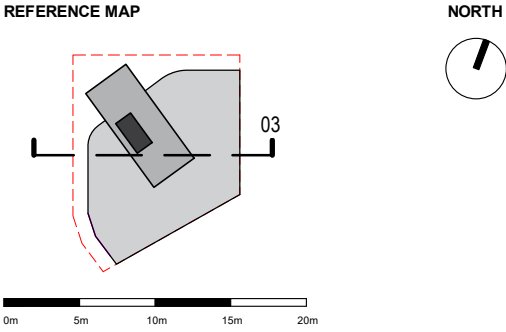
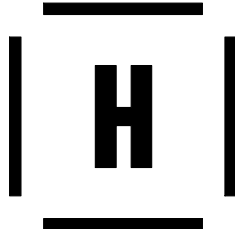
STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION 2 _MRP TO FERRY ST

REVIEWED	SCALE @ A3
Checker	As indicated
APPROVED	PROJECT NO.
Approver	015032
DRAWING NO.	REV NO.
SK_301	



- NOTES**
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REV	DESCRIPTION	DATE
A	Development Application	17/12/20

TOWNHOUSE U/L
1B
2B
3B
4B
PENTHOUSE
AMENITIES
COMMUNAL

CONSULTANT

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CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

SECTION 3 _MILL POINT RD

REVIEWED	SCALE @ A3
Checker	As indicated
APPROVED	PROJECT NO.
Approver	015032
DRAWING NO.	REV NO.
SK_302	A



NEW PLAZA ALONG MILL POINT ROAD

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

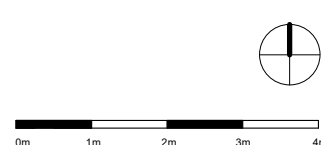


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REV	DESCRIPTION
-----	-------------

REV	DESCRIPTION
A	Development Application

DATE _____

DATE
17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
RENDER 1

REVIEWED
Checker

APPROVED
Approver

DRAWING NO.
SK 500

SCALE @ A3

PROJECT NO.
015032

REV NO.
A



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



TOWER FACADES & AMENITIES LEVEL VIEW



RESIDENTIAL TOWER VIEW FROM SWAN RIVER

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REV	DESCRIPTION
A	Development Application

DATE
17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
RENDER 5

REVIEWED Checker	SCALE @ A3
APPROVED Approver	PROJECT NO. 015032
DRAWING NO. SK_504	REV NO. A

		1 BED		SMALL				LARGE				2 BED				TOWNHOUSE				SMALL				3 BED				MEDIUM				LARGE				4 BED			
HEIGHTS	LEVEL	Commercial	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	3B3B	4B	4B	P/HOUSE	TOTAL	PLOT RATIO RESIDENTIAL	PARKING	COMMERCIAL								
		Area m2	52m²	68m²	82m²	87m²	103m²	110m²	113m²	118m²	110m²	107m²	122m²	124m²	127m²	130m²	140m²	149m²	158m²	160m²	176m²	194m²	196m²	226m²	237m²	347m²													
4750	FAÇADE OVERRUN																																						
3300	35 Penthouse	Plate 11																								2	2	714.7											
3300	34	Plate 10																				1			2		3	701.4											
3300	33	Plate 10																				1			2		3	701.4											
3300	32	Plate 10																				1			2		3	701.4											
3300	31	Plate 9															2						2				4	711.4											
3300	30	Plate 9															2						2				4	711.4											
3300	29	Plate 9															2						2				4	711.4											
3300	28	Plate 8																	2		2						4	695											
3300	27	Plate 8																	2		2						4	695											
3300	26	Plate 8																	2		2						4	695											
3300	25	Plate 8																	2		2						4	695											
3150	24	Plate 8																	2		2						4	695											
3150	23	Plate 7													2	3											5	697.2											
3150	22	Plate 7													2	3											5	697.2											
3150	21 Sub Penthouse	Plate 6																	2					2			4	698											
4850	26 AMENITY	Plate 5	Lower																							0	133.2												
3150	19	Plate 4					2											2									4	540.8											
3150	18	Plate 3			2								2	2													6	699											
3150	17	Plate 3			2								2	2													6	699											
3150	16	Plate 3			2								2	2													6	699											
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3150	6	Plate 1	2	2		2		2																			8	673.9											
3150	5	Plate 1	2	2		2		2																			8	673.9											
3150	4	Plate 1	2	2		2		2																			8	673.9											
3150	3	Plate 1	2	2		2		2																			8	673.9											
3400	P2								7	1	1	1															10	746											
3200	P1								Lower	Lower	Lower	Lower															0	521	2007										
4800	G (00)																												1268	450									
	BASEMENT																																						
	BASEMENT																																						
	PRODUCT	COMM	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	3B3B	4B	4B	P/HOUSE												
	UNIT TYPE TOTAL		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	23361.1m²	3275m²	450m²									
123450	NSA(m2)	0m²	416m²	544m²	656m²	2088m²	206m²	2640m²	791m²	118m²	110m²	107m²	976m²	992m²	2540m²	780m²	840m²	298m²	1580m²	320m²	1760m²	582m²	1176m²	452m²	1422m²	694m²	22088m²	TOTAL PR	27086.1m²										
			16		32		26		10				42				18				12		9		8		2			ALLOWABLE	7.2:1								
			16		68								42				39						10					SITE AREA	4755										
	PERCENTAGE		9.14%		38.86%								24.00%				22.29%						5.71%				100.00%	PLOT RATIO	5.7										

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

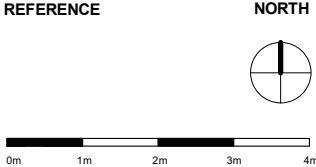
Tandem Pairs	Single bays	Small Car Bays	Resi Bike	Comm. Bike	Motor-bike
16	38	0	113	0	4
0	39	3	0	8	3
20	81	5	0	0	14
23	84	6	0	0	6
59	242	14	113	8	27

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

Required166891175



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REV DESCRIPTION
A Development Application

DATE
17/12/20
CLIENT
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
REV NO.
A



GROUND FLOOR PLAN

Plot Ratio Area
Carpark = 1268sqm
Commercial = 480sqm
Total = 1748sqm

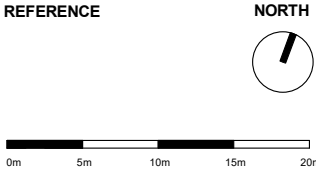


LEVEL 1

Plot Ratio Area
Carpark = 2007sqm
Residential = 521sqm
Total = 2528sqm



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REV DESCRIPTION
A Development Application

DATE
17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PLOT RATIO_Lv00-01

REVIEWED
Checker

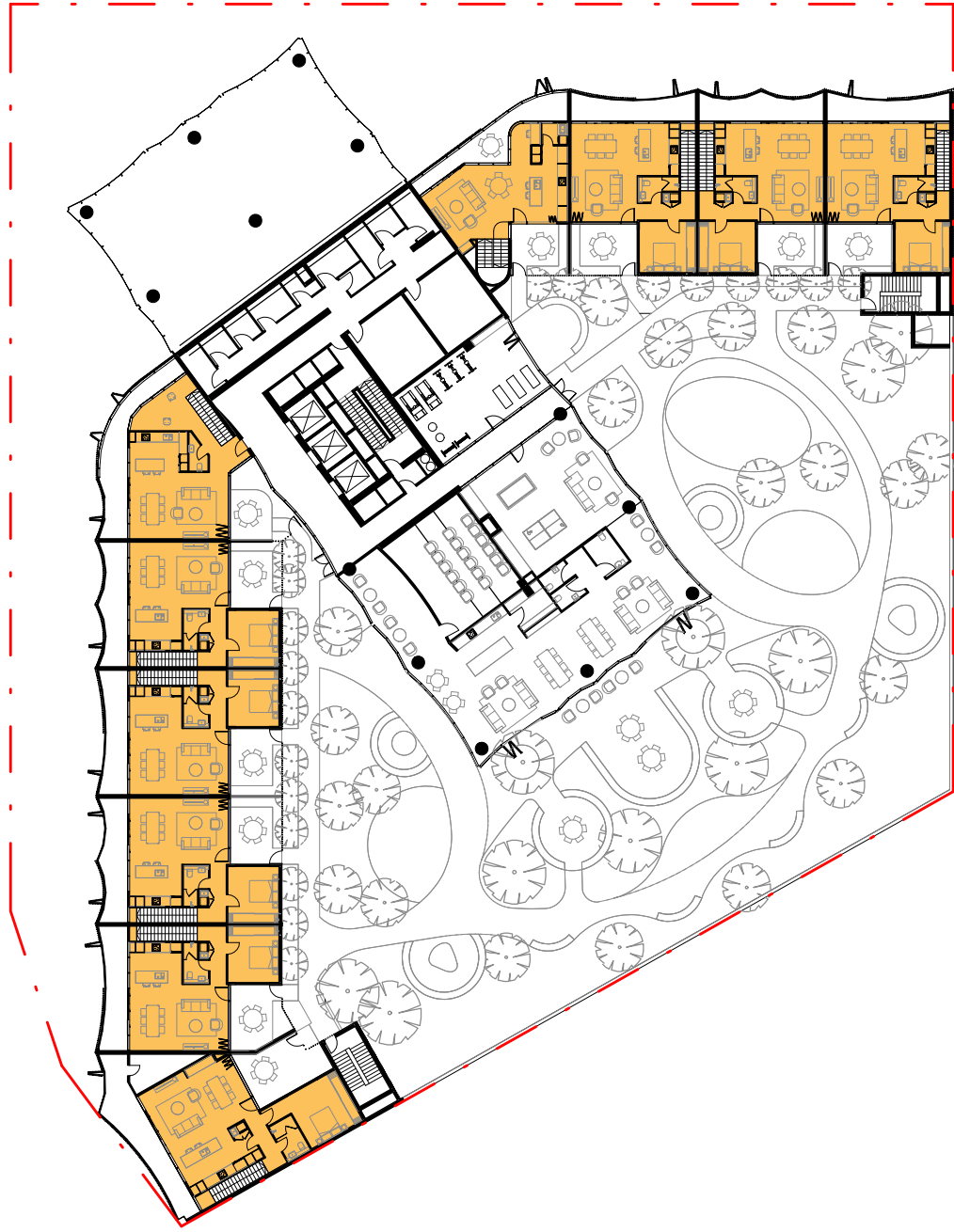
APPROVED
Approver

DRAWING NO.
SK_601

SCALE @ A3
1 : 500

PROJECT NO.
015032

REV NO.
A

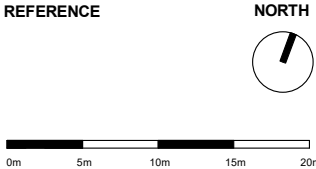


LEVEL 2

Plot Ratio Area
Residential = 746sqm



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REV DESCRIPTION
A Development Application

DATE
17/12/20

CLIENT
PEAKSTONE

PROJECT
88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
PLOT RATIO_Lv02

REVIEWED
Checker

APPROVED
Approver

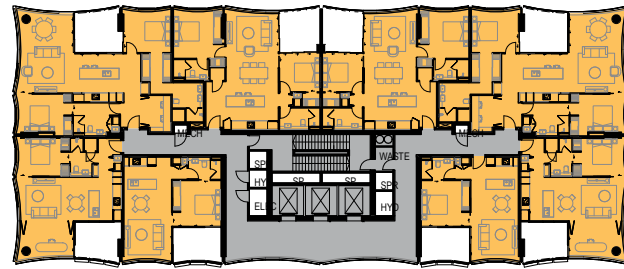
DRAWING NO.
SK_602

SCALE @ A3
1 : 500

PROJECT NO.
015032

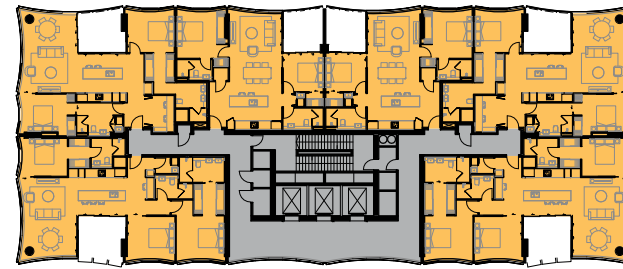
REV NO.
A

LEVEL 3-6



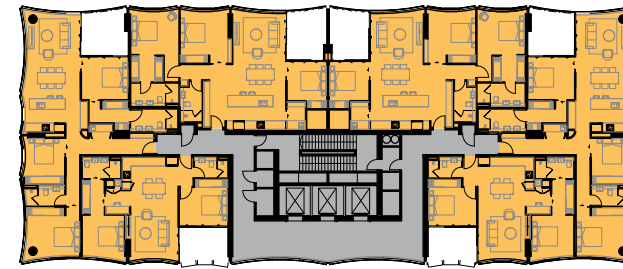
Plot Ratio Area (Per Floor) = 673.9sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (4 Floors) = 2,695.6sqm

LEVEL 7-14



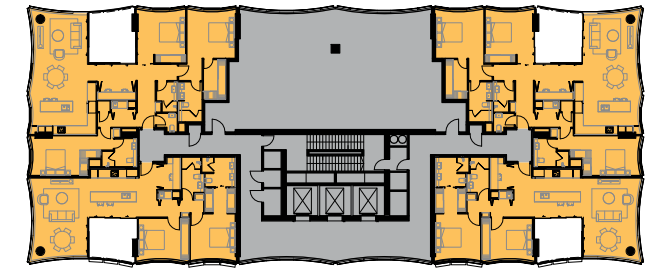
Plot Ratio Area (Per Floor) = 676sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (8 Floors) = 5,408sqm

LEVEL 15-18



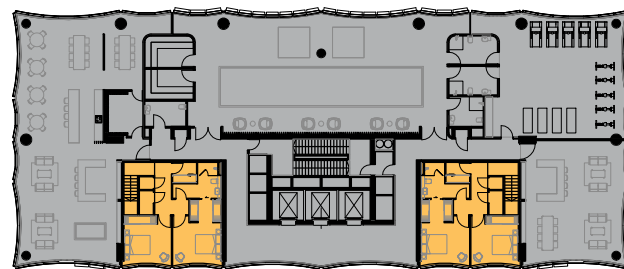
Plot Ratio Area (Per Floor) = 699sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (4 Floors) = 2,796sqm

LEVEL 19



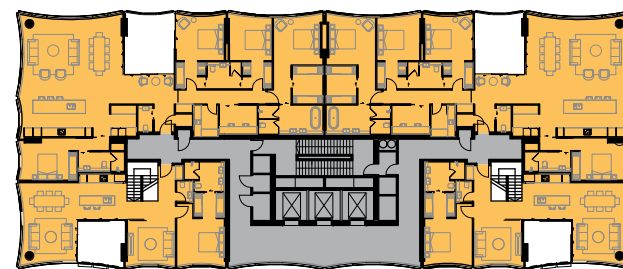
Plot Ratio Area (Per Floor) = 540.8sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (1 Floor) = 540.8sqm

LEVEL 20



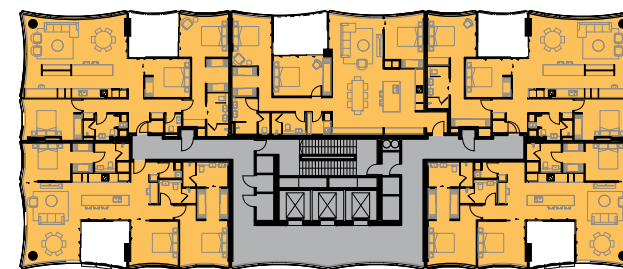
Plot Ratio Area (Per Floor) = 133.2sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (1 Floor) = 133.2sqm

LEVEL 21



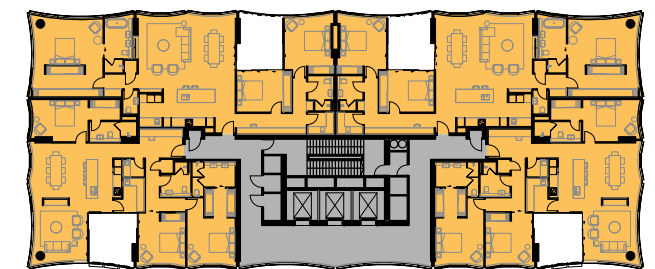
Plot Ratio Area (Per Floor) = 698sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (1 Floor) = 698sqm

LEVEL 22-23



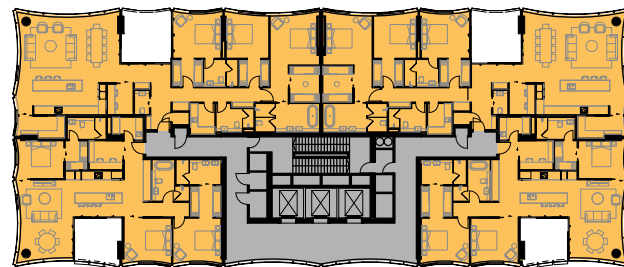
Plot Ratio Area (Per Floor) = 697.2sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (2 Floors) = 1,394.4sqm

LEVEL 24-28



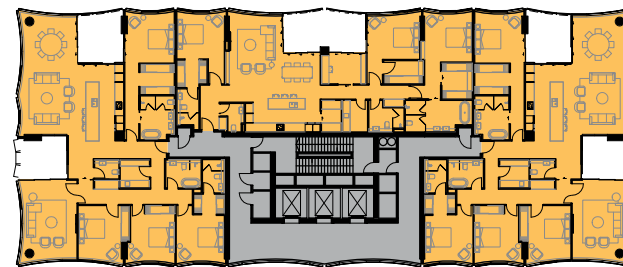
Plot Ratio Area (Per Floor) = 695sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (5 Floors) = 3,475sqm

LEVEL 29-31



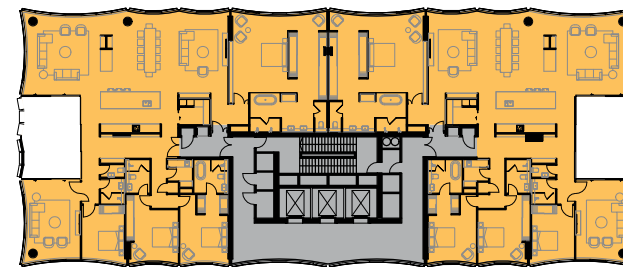
Plot Ratio Area (Per Floor) = 711.4sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (3 Floors) = 2,134.2sqm

LEVEL 32-34



Plot Ratio Area (Per Floor) = 701.4sqm
Gross Floor Area (GFA) = 955.2sqm
Total Plot Ratio (3 Floors) = 2,104sqm

LEVEL 35 PH



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

Resi Plot Ratio on Tower = 22,094sqm
Resi Plot Ratio on Podium = 1,267sqm
Total Resi Plot Ratio = 23,361sqm
Total Commercial Plot Ratio = 480sqm
L00-L01 Carpark Plot Ratio = 3,275sqm
Total Plot Ratio = 27,116sqm



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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

PLOT RATIO_RESI TOWER

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_603

SCALE @ A3

1 : 600

PROJECT NO.

015032

REV NO.

A

9AM



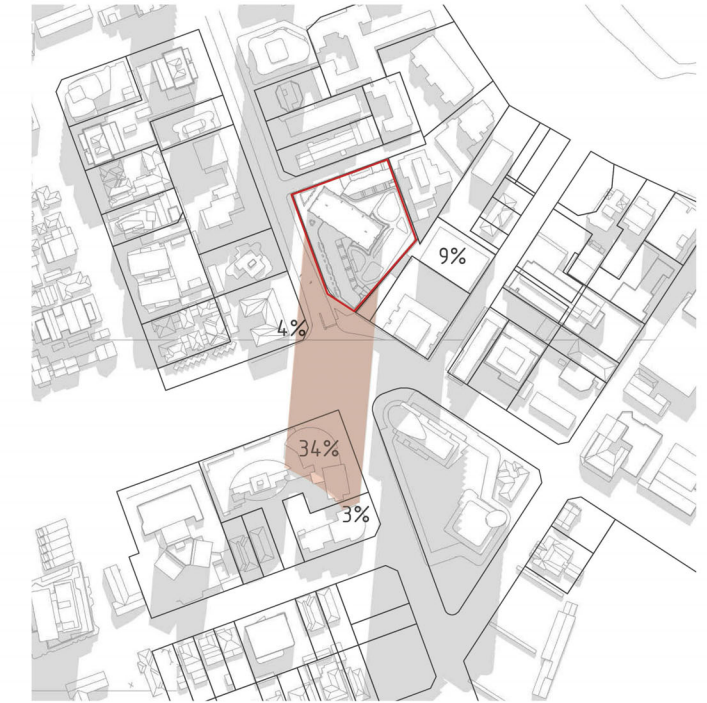
10AM



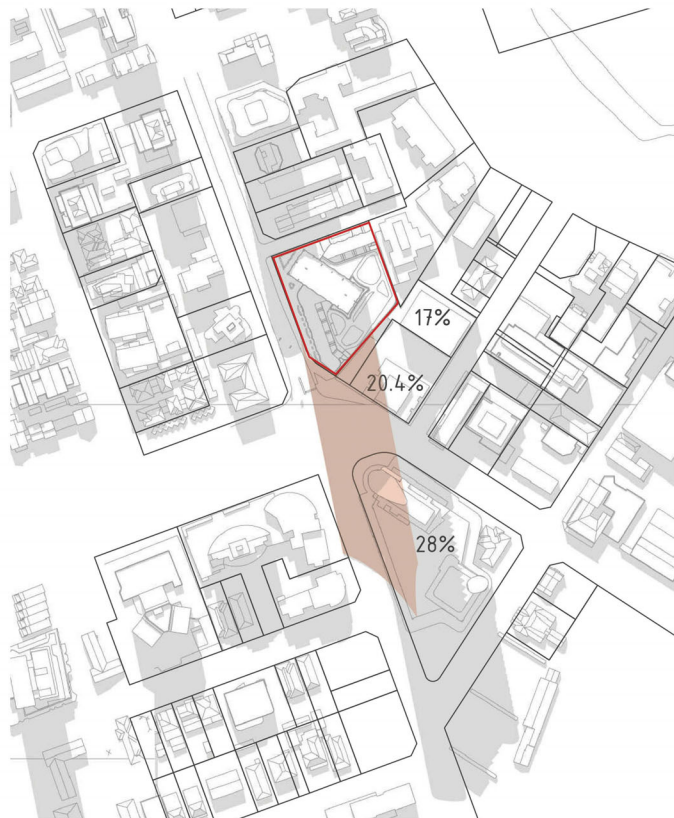
11AM



12PM



1PM



2PM



3PM



SHADOW DIAGRAM ON 21st JUNE

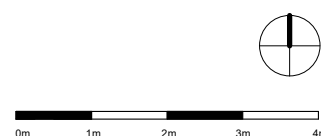


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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

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

REV NO.

A

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

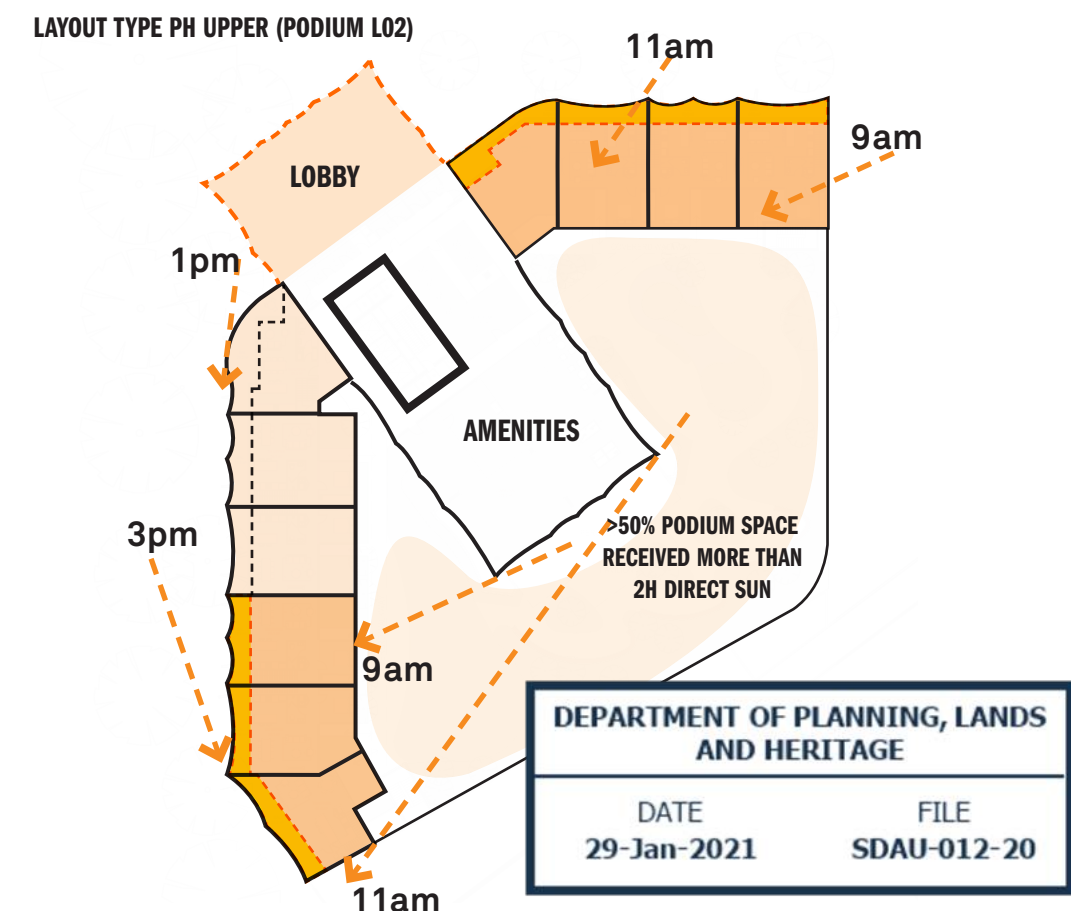
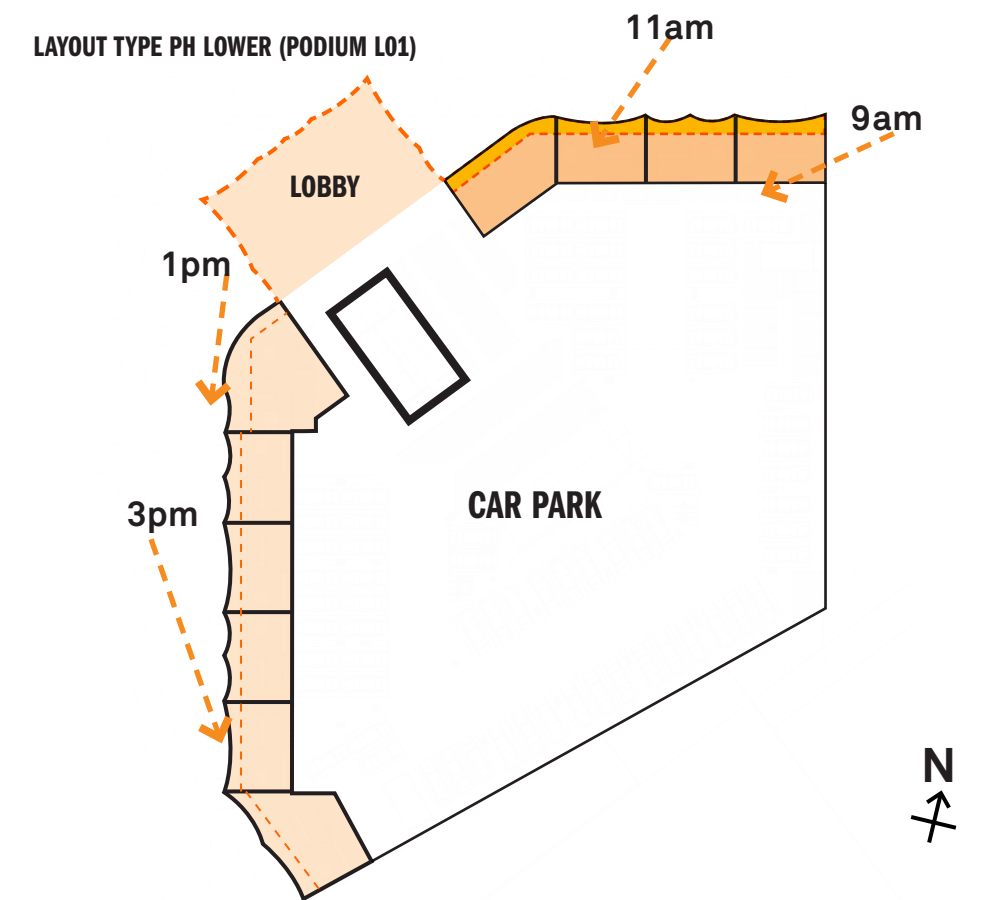
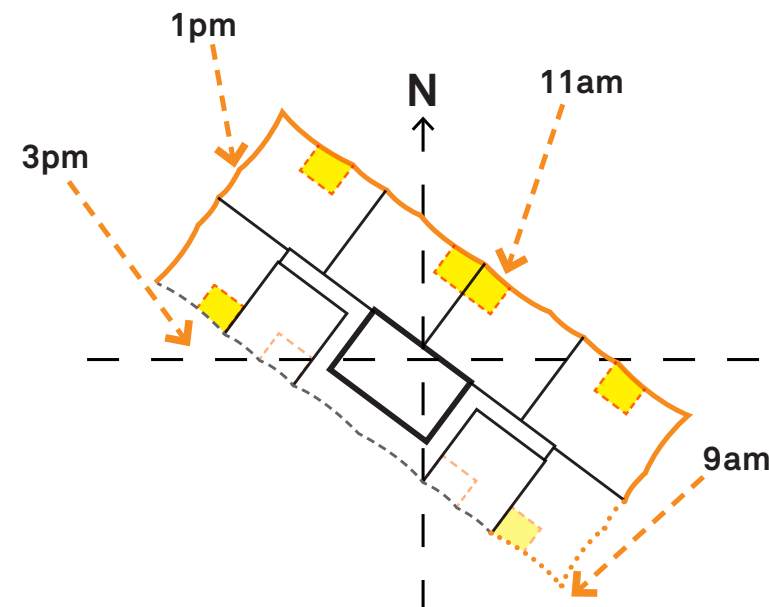
- 0 4.1.1 In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.
- 0 4.1.2 Windows are designed and positioned to optimise daylight access for habitable rooms.
- 0 4.1.3 The development incorporates shading and glare control to minimise heat gain and glare from mid-spring to autumn in 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.



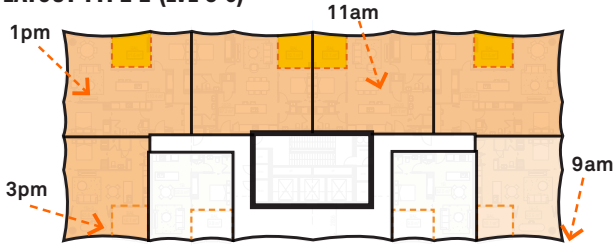
DWELLING	DIRECT SOLAR GAIN						
Layout Type	> 2H	%	Total		1 - 2H	%	Total
Podium TH (double storey)	7		7		3		3
Type 1 (3-6)	5	63	20		1	13	4
Type 2 (7-14)	5	83	40		1	17	8
Type 3 (15-18)	4	67	16		0	0	0
Type 4 (19)	3	75	3		1	25	1
Type 5 (20)	0	0	0		0	0	0
Type 6 (21)	3	75	3		1	25	1
Type 7 (22-23)	4	80	8		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
Type 11 (35)	2	100	2	0	0	0	
Total					27		

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

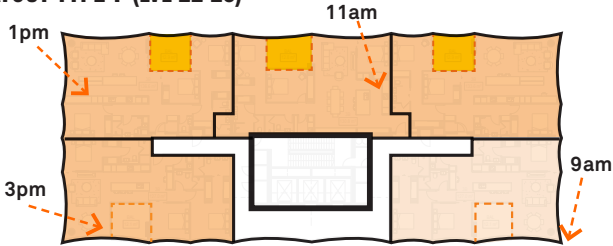
- 75.4% (132/175) of dwellings gain 2+ hours direct sunlight on 21JUN (9am-3pm)
- 9% (16) dwellings do not gain sunlight on 21JUN (9am-3pm) min 15% allowable

75.4%
(132 of 175 dwellings)
received >2h direct sun

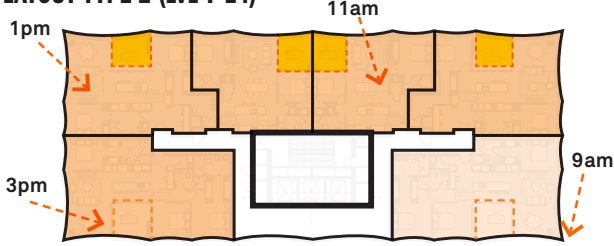
LAYOUT TYPE 1 (LVL 3-6)



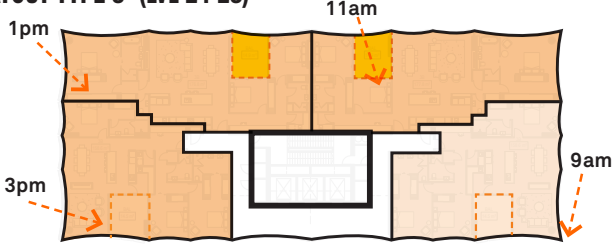
LAYOUT TYPE 7 (LVL 22-23)



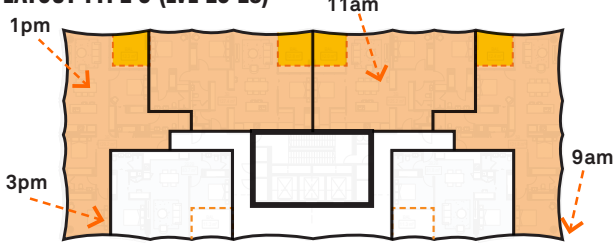
LAYOUT TYPE 2 (LVL 7-14)



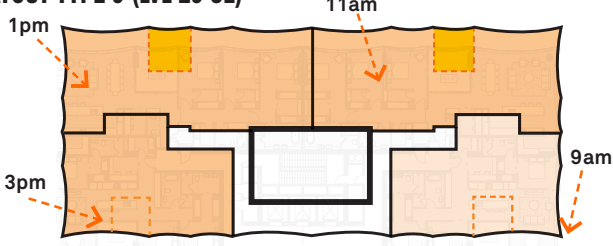
LAYOUT TYPE 8 (LVL 24-28)



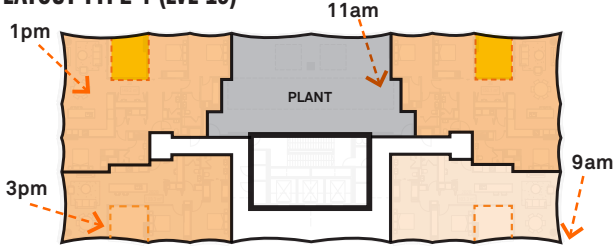
LAYOUT TYPE 3 (LVL 15-18)



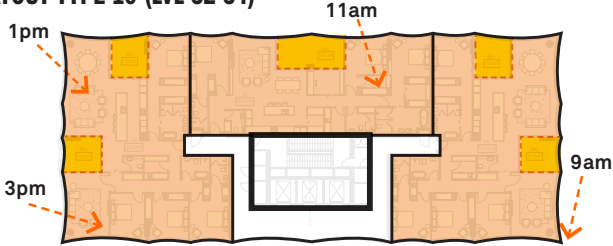
LAYOUT TYPE 9 (LVL 29-31)



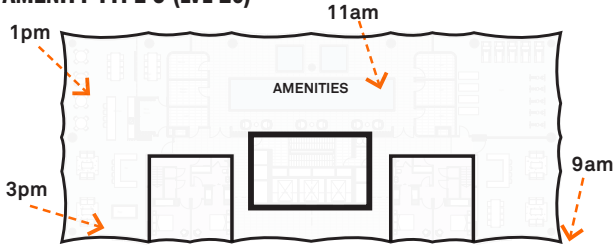
LAYOUT TYPE 4 (LVL 19)



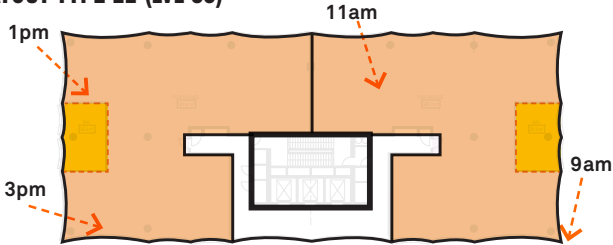
LAYOUT TYPE 10 (LVL 32-34)



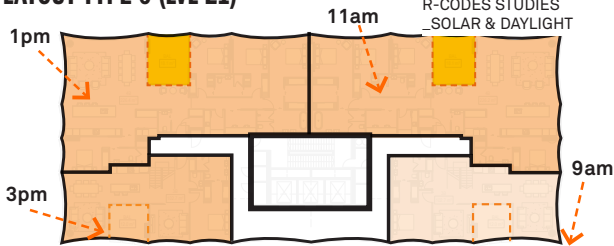
AMENITY TYPE 5 (LVL 20)



LAYOUT TYPE 11 (LVL 35)



LAYOUT TYPE 6 (LVL 21)



DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
29-Jan-2021

FILE
SDAU-012-20

H

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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

R-CODES STUDIES
_SOLAR & DAYLIGHT

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.
SK_902

SCALE @ A3

PROJECT NO.
015032

REV NO.
A

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.

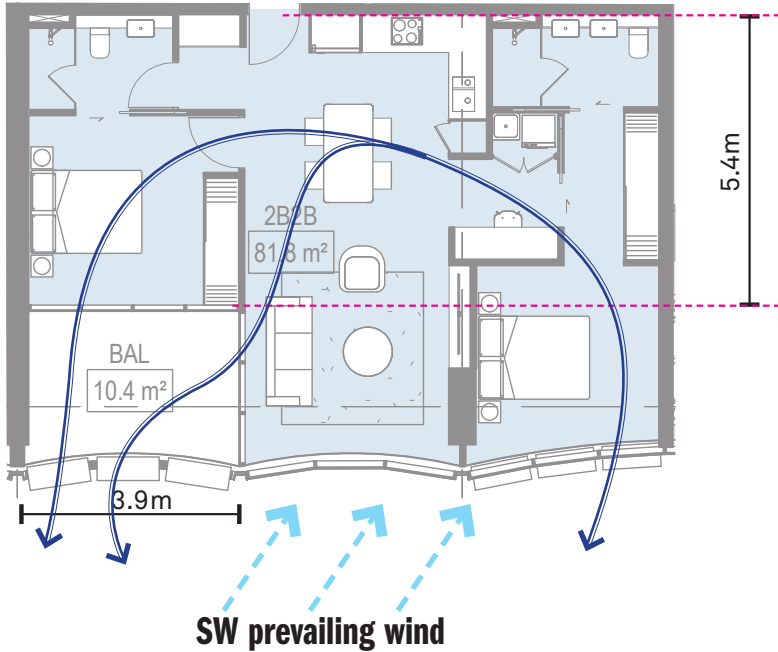
ELEMENT OBJECTIVES

- 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.

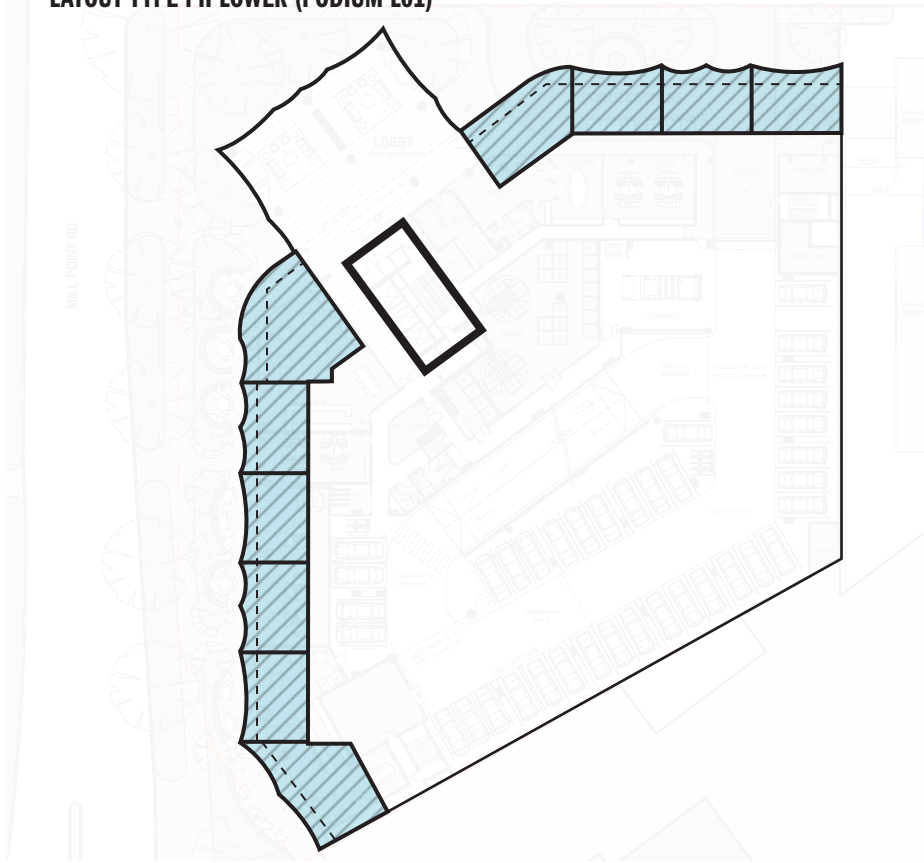
DESIGN RESPONSE

- 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.

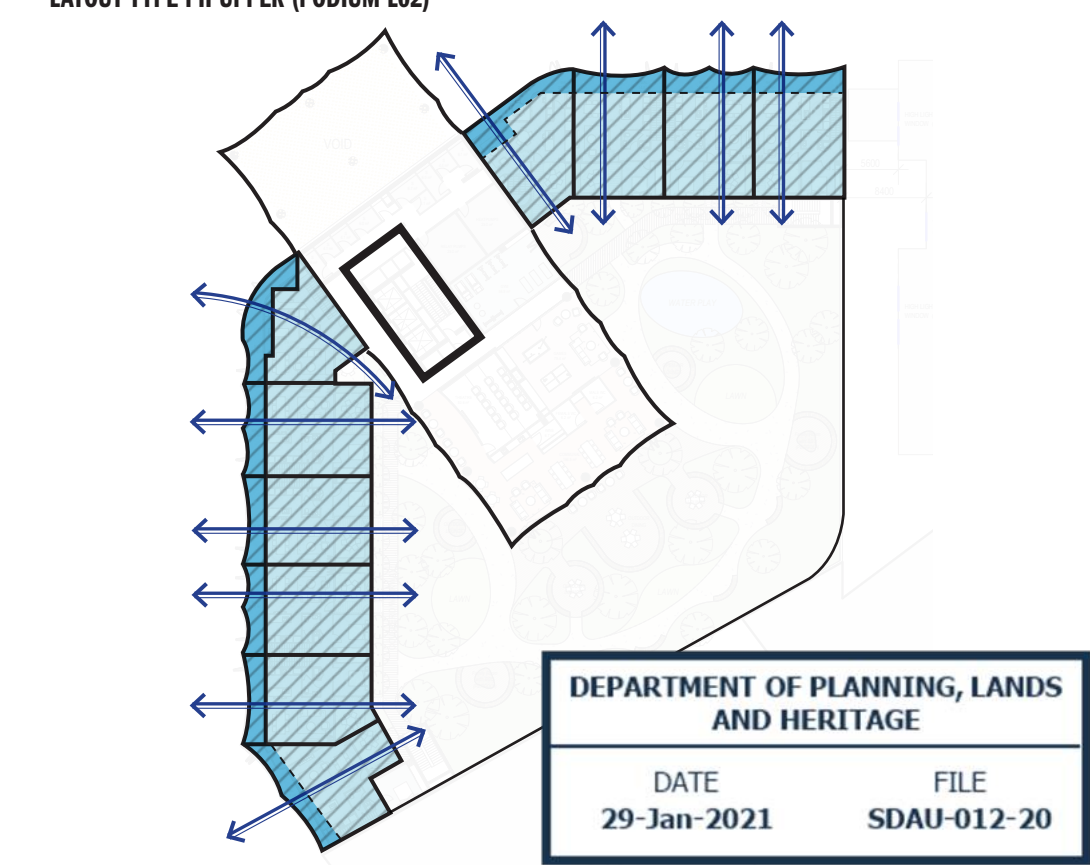
2.7m Ceiling x 3 = 8.1m
Maximum room depth not exceed



LAYOUT TYPE PH LOWER (PODIUM L01)



LAYOUT TYPE PH UPPER (PODIUM L02)



H

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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

R-CODES STUDIES
_CROSS VENTILATION

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_903

SCALE @ A3

PROJECT NO.

015032

REV NO.

A

DWELLING CROSS VENTILATION PER FLOOR TYPE									
Layout Type	Corner Apt / Double Storey Compliant	%	Total	Single Aspect Compliant	%		Non Compliance	%	
Podium TH (double storey)	10	100	10	0	0	0	0	0	0
Type 1 (3-6)	4	50	16	2	25	8	2	25	8
Type 2 (7-14)	4	67	32	0	0	0	2	33	16
Type 3 (15-18)	2	33	8	2	33	8	2	33	8
Type 4 (19)	4	100	4	0	0	0	0	0	0
Type 5 (20)	0	0	0	0	0	0	0	0	0
Type 6 (21)	4	100	4	0	0	0	0	0	0
Type 7 (22-23)	4	80	8	0	0	0	1	20	2
Type 8 (24-28)	4	100	20	0	0	0	0	0	0
Type 9 (29-31)	4	100	12	0	0	0	0	0	0
Type 10 (32-34)	2	67	6	0	0	0	0	0	0
Type 11 (35)	2	100	2	0	0	0	0	0	0
Total			122			16			34

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

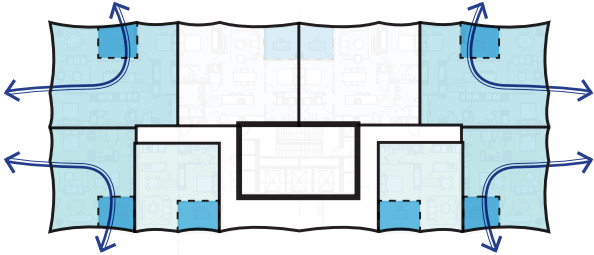
79%
(138 of 175 dwellings) capable of naturally ventilated

(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.

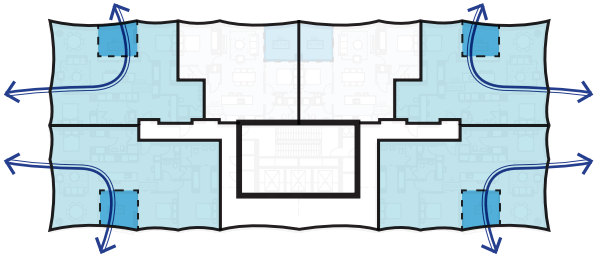
- (b) Single aspect apartments included within the 60% minimum at (a) above must have:
- ventilation openings oriented between 45° - 90° of the prevailing cooling wind direction and
- room depth no greater than 3 x ceiling height

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

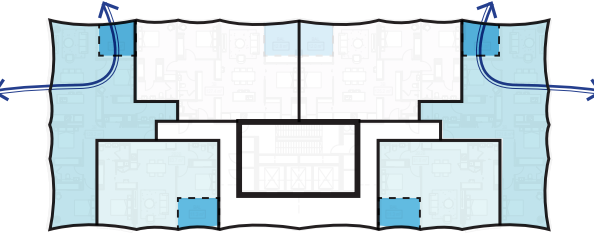
LAYOUT TYPE 1 (LVL 3-6)



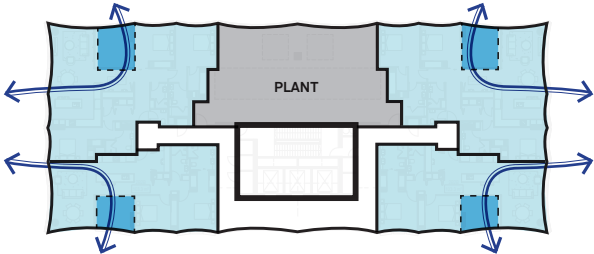
LAYOUT TYPE 2 (LVL 7-14)



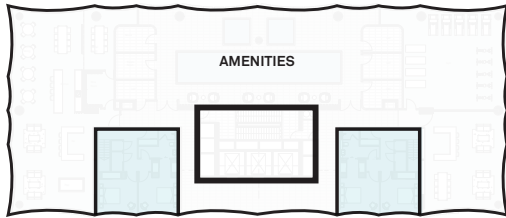
LAYOUT TYPE 3 (LVL 15-18)



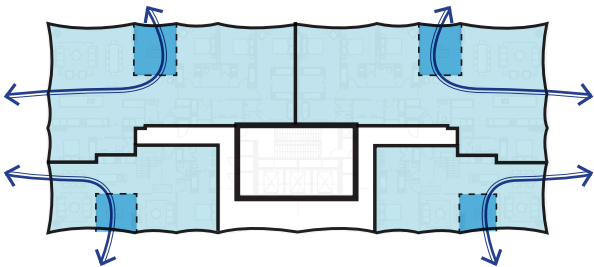
LAYOUT TYPE 4 (LVL 19)



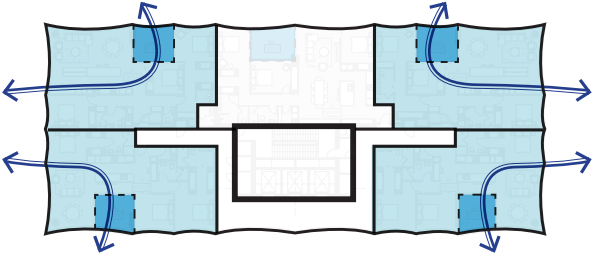
AMENITY TYPE 5 (LVL 20)



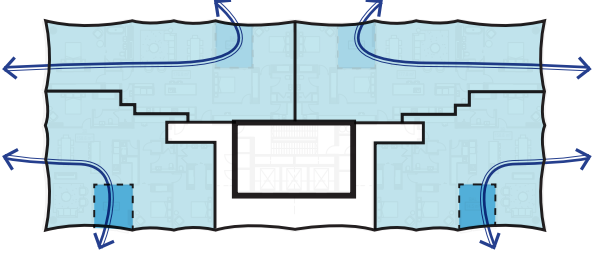
LAYOUT TYPE 6 (LVL 21)



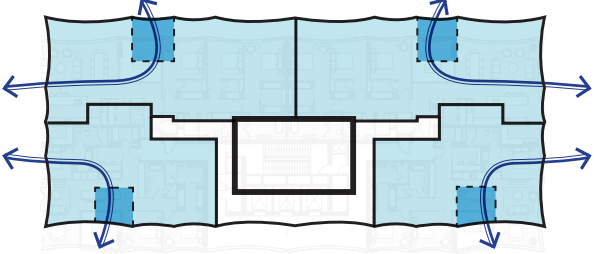
LAYOUT TYPE 7 (LVL 22-23)



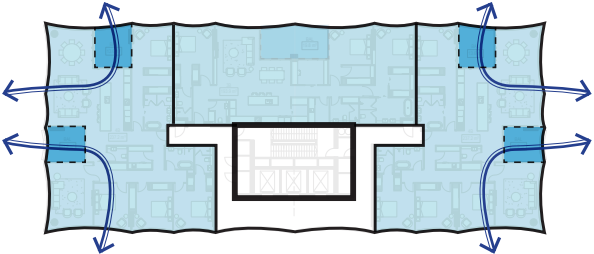
LAYOUT TYPE 8 (LVL 24-28)



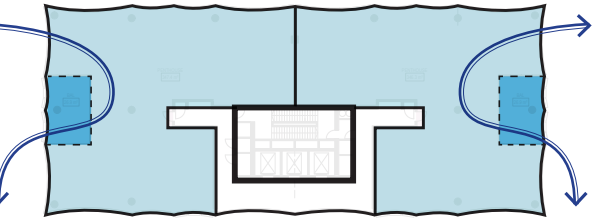
LAYOUT TYPE 9 (LVL 29-31)



LAYOUT TYPE 10 (LVL 32-34)



LAYOUT TYPE 11 (LVL 35)



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
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FILE
SDAU-012-20

H

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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
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REV DESCRIPTION

A Development Application

DATE

17/12/20

CLIENT

PEAKSTONE

PROJECT

88 MILL POINT ROAD
SOUTH PERTH
WESTERN AUSTRALIA

STATUS

DEVELOPMENT APPLICATION

DRAWING TITLE

R-CODES STUDIES
_CROSS VENTILATION

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.
SK_904

SCALE @ A3

PROJECT NO.
015032

REV NO.
A

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.

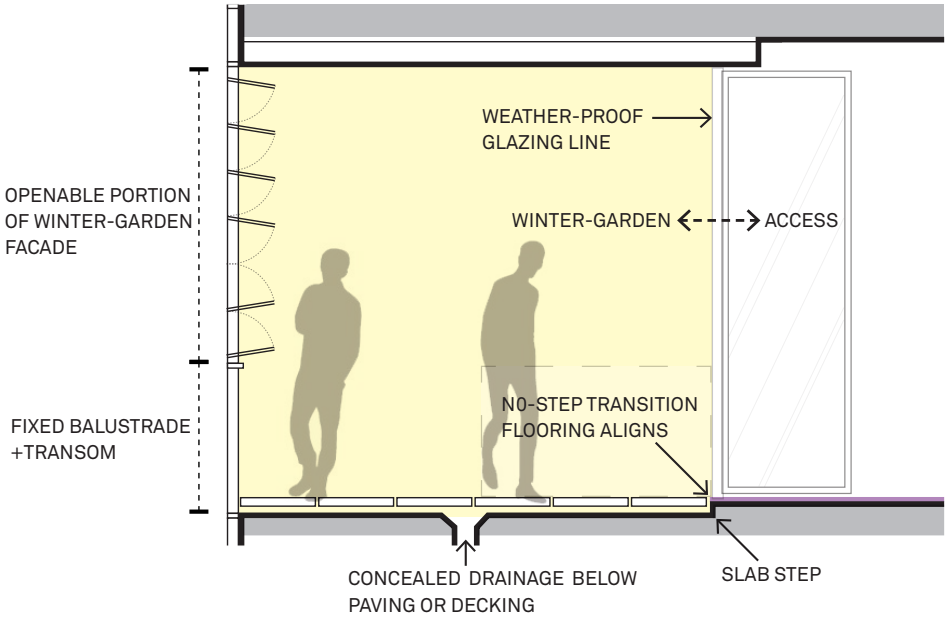
ELEMENT OBJECTIVES

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

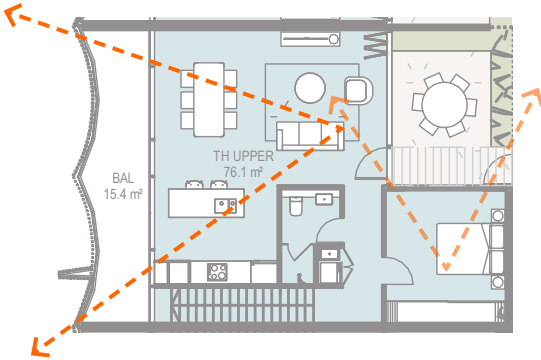
Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m

DESIGN RESPONSE

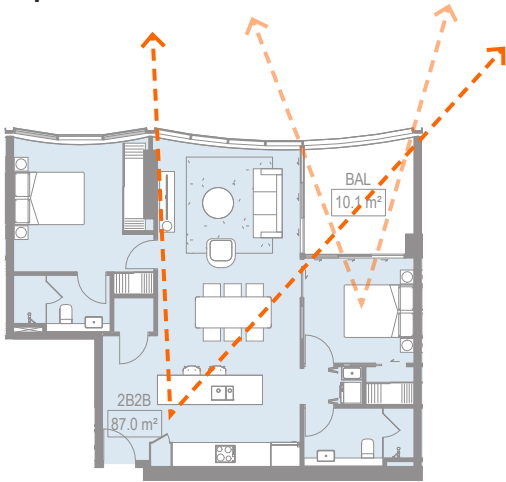
- All apartments have access to private open space.
- All winter-garden /balconies meet or exceed minimum area and dimensional requirements.
- The aesthetics of the winter-gardens / balconies are integrated into, and complement the overall building design.
- All mechanical services are located in central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



Podium TH _Single Aspect



Resi Tower _Single Aspect



Resi Tower _Corner Dwelling



CIRCULATION & COMMON SPACES

INTENT

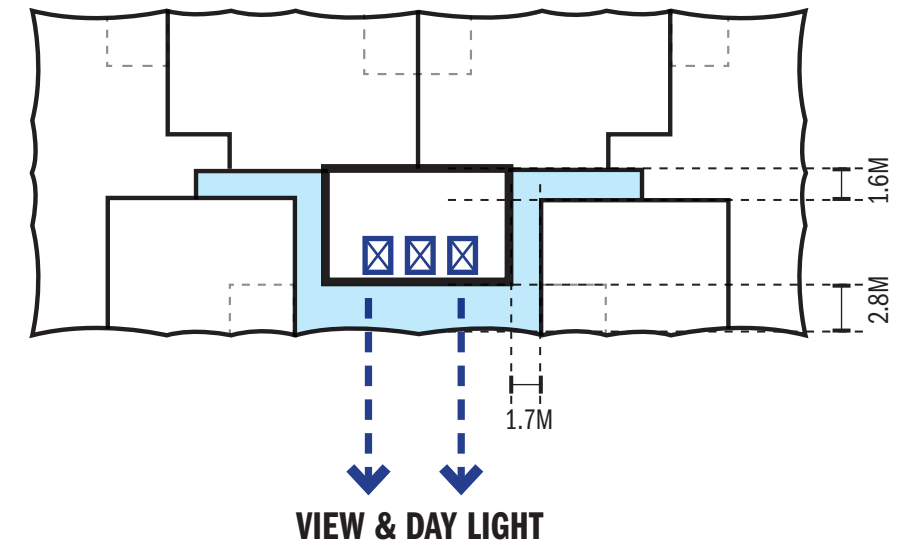
Entries, lifts, stairs, corridors and walkways are the stage, and opportunity, for everyday interactions between apartment residents. Good design of these spaces, and the interface with dwellings, is essential to facilitate the casual interactions between residents that foster a sense of community.

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 opening directly to circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.



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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 life-style choices.

ELEMENT OBJECTIVES

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

Dwelling type	Storage area¹	Minimum dimension¹	Minimum height¹
1 bedroom dwelling	3m²	1.5m	2.1m
2 bedroom dwellings	4m²		
3 bedroom dwellings	5m²		

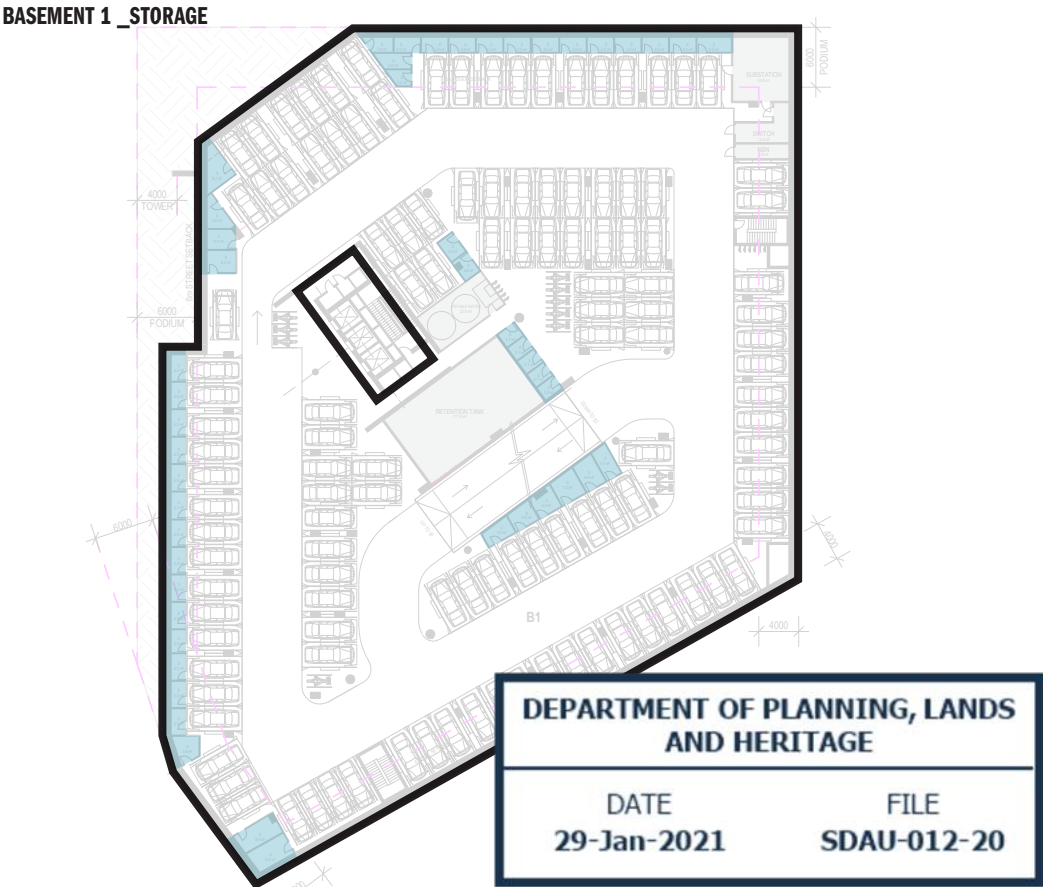
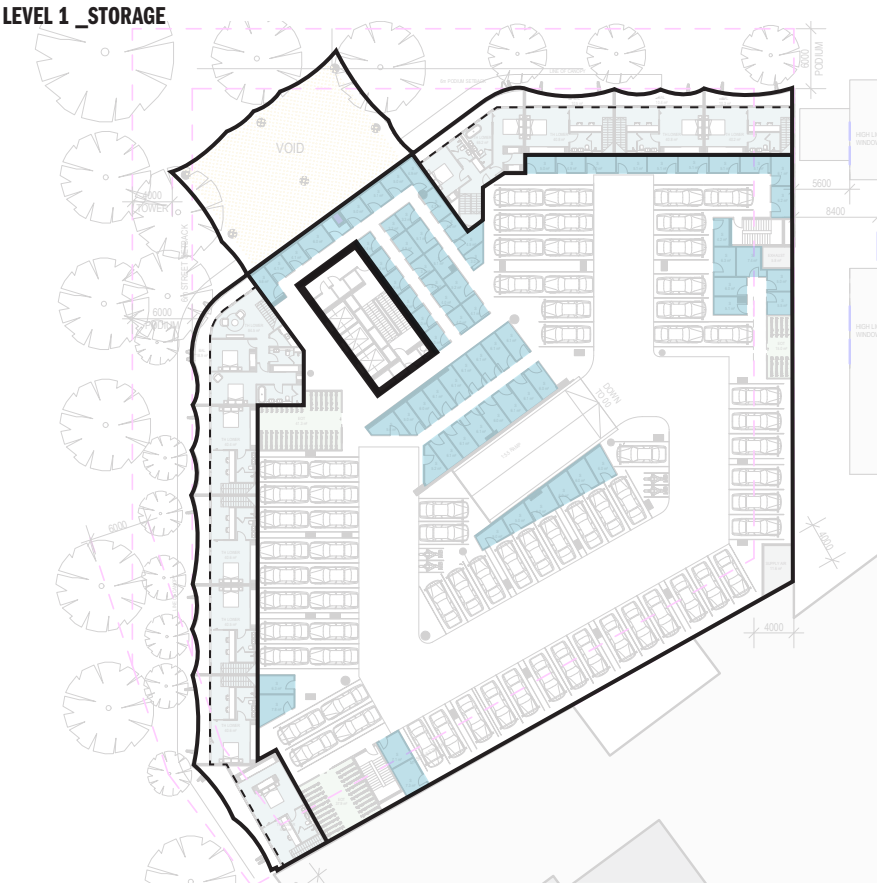
Minimum floor areas and dimensions for storage areas

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



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.

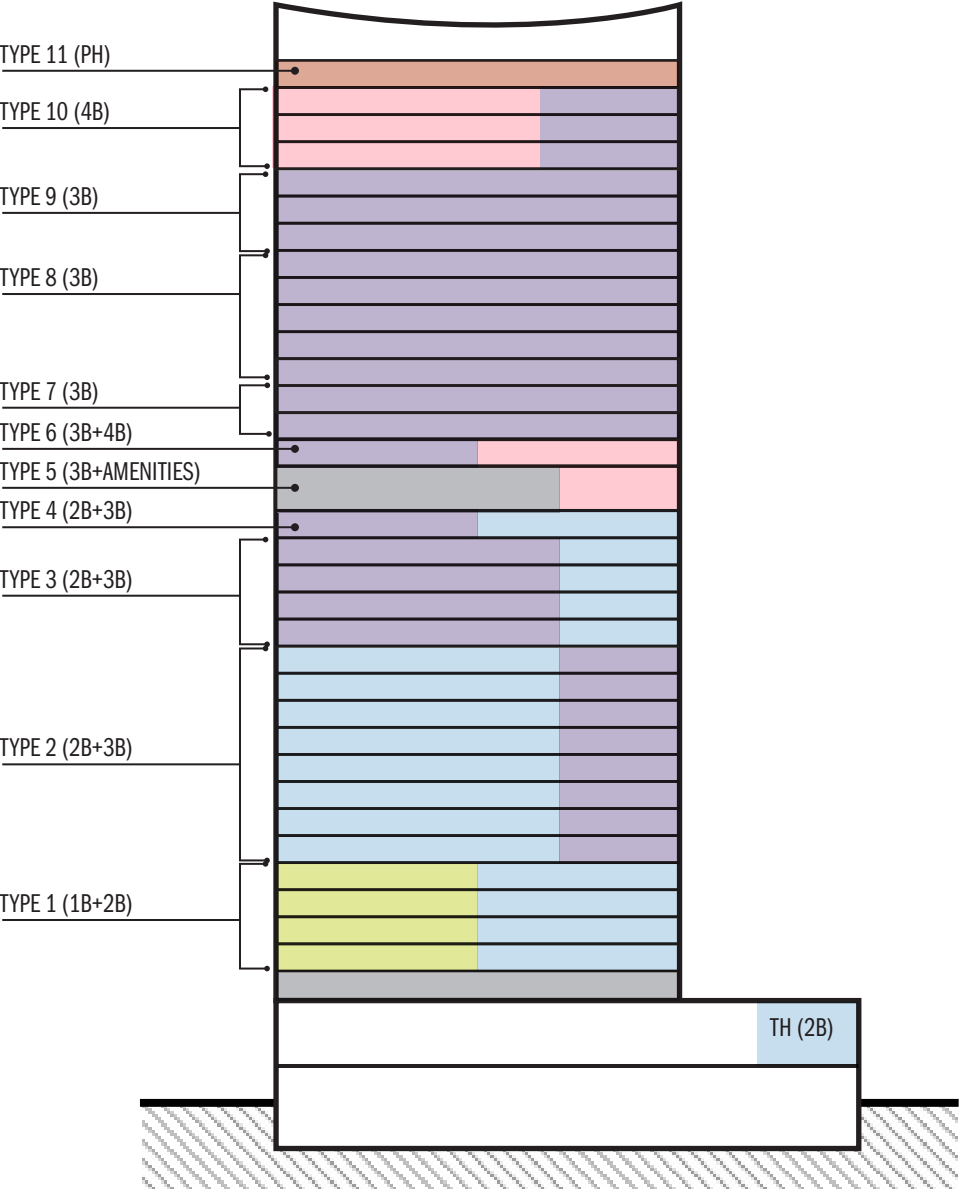
ELEMENT OBJECTIVES

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

DWELLING 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																					
4					4	16			4	16													
8									4	32			2	16									
4									2	8			4	16									
1									2	2			2	2									
1													0	0									
1													2	2			2	2					
2													5	10									
5													4	20									
3													4	12									
3													1	3			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%)
 - 2B = 58 (33%)
 - 3B = 81 (46%)
 - 4B = 8 (5%)
 - PH = 2 (1%)



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