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182-186 GERTUDE STREET,  
NORTH GOSFORD NSW 2250  
RESIDENTIAL FLAT BUILDING, UNDER SEPP 65

UNIT MIX:  
STUDIO: 1  
1 BED: 4  
2 BED: 25  
3+ BED: 9  
TOTAL: 39

SITE AREA: 1808m<sup>2</sup>  
PERMISSIBLE FSR: 2 : 1  
PROPOSED FSR: 1.99 : 1  
PROPOSED GFA: 3,601.32 m<sup>2</sup>

Multi Dwelling

Certificate number: \_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Monday, 30 October 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	182-186 Gertrude St, North Gosford, 03	
Street address	182-186 GERTRUDE STREET NORTH GOSFORD 2250	
Local Government Area	CENTRAL COAST	
Plan type and plan number	Deposited Plan 17128	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	1	
Residential flat buildings: no. of dwellings	39	
Multi-dwelling housing: no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 58
Materials	✔ -11	Target n/a

Certificate Prepared by	
Name / Company Name:	AENEC - Office: 02 9994 8906
ABN (if applicable):	32612556377

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
All dwellings	No alternative water supply	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-

Hot water	
Dwelling no.	Hot water system
All dwellings	Central hot water system (No. 1)

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
207	no individual system	no individual system	no individual system	no individual system	0	yes
701	no individual system	no individual system	no individual system	no individual system	1	yes
402, 502	no individual system	no individual system	no individual system	no individual system	1	no
306, 404, 504	no individual system	no individual system	no individual system	no individual system	0	no
601, 602, 603	no individual system	no individual system	no individual system	no individual system	1	no
102, 202, 204, 302, 602	no individual system	no individual system	no individual system	no individual system	0	no
103, 203, 303, 308, 406, 506, 603	no individual system	no individual system	no individual system	no individual system	1	no
All other dwellings	no individual system	no individual system	no individual system	no individual system	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures				
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line
101, 102, 103, 104, 201, 202, G01, G02, G03, G04	-	-	-	-	-	gas cooktop & electric oven	not specified	not specified	no
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	not specified	not specified	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	20000.00	To collect run-off from at least: - 596.00 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 499.76 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-

Nationwide House Energy Rating Scheme®  
Class 2 Summary  
NatHERS® Certificate No. #HR-00AMTW-01  
Generated on 27 Oct 2023 using Hero 3.1.0.6

Property

Address 182-186 Gertrude Street, North Gosford, NSW, 2250  
Lot/DP 1/17128  
NatHERS climate zone 15 - Williamtown AMO



Accredited assessor

Name Ioannis Fragkoulidis  
Business name AENEC-Trading as Wide Spectrum Pty Ltd  
Email yanni.aenec@gmail.com  
Phone +61 452648288  
Accreditation No. 10002  
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-00AMTW-01>  
When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 scale-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
<a href="#">HR-UWGTJTP-01</a>	G01	23.3	13.2	36.4	8.0	n/a
<a href="#">HR-NOZQROQ-01</a>	G02	19.9	16.8	36.7	8.0	n/a
<a href="#">HR-VFXZSM-01</a>	G03	31.9	29.0	60.9	6.3	n/a

\* Refer to glossary  
Generated on 27 Oct 2023 using Hero 3.1.0.6 for 182-186 Gertrude Street, North Gosford, NSW, 2250

Page 1 of 3

Thermal performance  
Star rating



NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see: [www.nathers.gov.au](http://www.nathers.gov.au)

NCC heating and cooling maximum loads MJ/m².yr

	Heating	Cooling
Average load	32.2	17.4
Maximum load	49.5	32.7
Average limit	45.4	33.0
Maximum limit	53.0	35.0

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

#HR-00AMTW-01 NatHERS Certificate 7.1 Average Star Rating as of 27 Oct 2023



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
<a href="#">HR-6LDWXD-01</a>	G04	21.4	10.5	32.0	8.4	n/a
<a href="#">HR-VGWMW7-01</a>	101	26.3	19.3	45.6	7.4	n/a
<a href="#">HR-4QQSTY-01</a>	102	14.9	29.4	44.3	7.4	n/a
<a href="#">HR-ZBMC0V-01</a>	103	32.6	24.4	57.0	6.6	n/a
<a href="#">HR-AD3J53-01</a>	104	34.8	9.3	44.1	7.4	n/a
<a href="#">HR-QQUAFT-01</a>	201	27.5	18.5	46.0	7.4	n/a
<a href="#">HR-WJARYL-01</a>	202	26.6	18.6	45.1	7.4	n/a
<a href="#">HR-WFL4ZO-01</a>	203	33.7	23.7	57.4	6.5	n/a
<a href="#">HR-9J4RNE-01</a>	204	8.2	22.4	30.6	8.4	n/a
<a href="#">HR-UCRZ5R-01</a>	205	33.8	12.1	45.8	7.4	n/a
<a href="#">HR-15RVB4-01</a>	206	13.3	18.7	32.0	8.4	n/a
<a href="#">HR-DCJGIQ-01</a>	207	17.3	31.4	48.7	7.2	n/a
<a href="#">HR-UWYFPK-01</a>	301	37.1	22.4	59.5	6.4	n/a
<a href="#">HR-JRRWHV-01</a>	302	28.7	32.7	61.4	6.3	n/a
<a href="#">HR-GL0SOF-01</a>	303	41.5	19.7	61.2	6.3	n/a
<a href="#">HR-C2MWYX-01</a>	304	29.8	8.3	38.0	7.9	n/a
<a href="#">HR-N6CAWZ-01</a>	305	37.6	10.7	48.3	7.2	n/a
<a href="#">HR-26ZCYX-01</a>	306	28.3	18.7	47.0	7.3	n/a
<a href="#">HR-X6WYRX-01</a>	307	41.1	10.1	51.2	6.9	n/a
<a href="#">HR-GEQ8X0-01</a>	308	49.5	9.6	59.1	6.4	n/a
<a href="#">HR-ZYHSSD-01</a>	401	30.7	23.7	54.4	6.8	n/a
<a href="#">HR-A8SHF2-01</a>	402	40.6	12.4	53.0	6.9	n/a
<a href="#">HR-EC1TFI-01</a>	403	36.8	9.1	45.9	7.4	n/a
<a href="#">HR-583NA-01</a>	404	29.2	17.0	46.2	7.3	n/a
<a href="#">HR-6Z9V8A-01</a>	405	36.7	9.7	46.4	7.3	n/a
<a href="#">HR-F4OQT1-01</a>	406	34.5	13.1	47.6	7.2	n/a
<a href="#">HR-9I7O05-01</a>	501	36.9	18.6	55.6	6.7	n/a
<a href="#">HR-JEECKU-01</a>	502	40.9	15.2	56.1	6.6	n/a
<a href="#">HR-I038UA-01</a>	503	37.9	9.6	47.5	7.2	n/a

\* Refer to glossary  
Generated on 27 Oct 2023 using Hero 3.1.0.6 for 182-186 Gertrude Street, North Gosford, NSW, 2250

Page 2 of 3

#HR-00AMTW-01 NatHERS Certificate 7.1 Average Star Rating as of 27 Oct 2023



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
<a href="#">HR-7W23P3-01</a>	504	41.6	19.5	61.1	6.3	n/a
<a href="#">HR-6B3TF1-01</a>	505	40.0	11.5	51.6	6.9	n/a
<a href="#">HR-JIFLMO-01</a>	506	42.6	17.6	60.2	6.4	n/a
<a href="#">HR-HV8AUV-01</a>	601	33.6	12.5	46.1	7.3	n/a
<a href="#">HR-GI7IDU-01</a>	602	39.1	19.7	58.8	6.4	n/a
<a href="#">HR-IP2FF8-01</a>	603	35.9	21.4	57.4	6.5	n/a
<a href="#">HR-U7ULRG-01</a>	701	41.0	20.4	61.4	6.3	n/a
Averages	39x (Total)	32.2	17.4	49.7	7.1	n/a
Maximum Loads and Minimum Ratings		49.5	32.7	61.4	6.3	n/a

**NOTE**  
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texco Design Pty Ltd and is to be used only for work when authorised in writing by Texco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

All documents here within are subject to Australian Copyright Laws.

Project Partners

Refer to consultant documentation when directed

- Builder  
- Planning Consultant  
- Structural Engineer  
- Mechanical Engineer  
- Hydraulic Engineer  
- Fire Engineer  
- Fire Service  
- Electrical Engineer  
- Landscape Designer  
- Traffic Engineer  
- Surveyor Consultant  
- #Planning Consultant  
- #Structural Engineer  
- #Mechanical Engineer  
- #Hydraulic Engineer  
- #Fire Engineer  
- #Fire Service  
- #Electrical Engineer  
- #Landscape Consultant  
- #Traffic Engineer  
- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	6/03/2023	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

Project Designer



TEXCO DESIGN

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



TRUE NORTH

Drawn | Checked  
Revision Date:  
Project NO.  
Project Status

MC | TZ |  
24/01/2024  
2201  
DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

PAPER

A3

DRAWING TITLE :

GENERAL  
BASIX COMMITMENTS

PROJECT NAME :

182-186 GERTRUDE ST NORTH  
GOSFORD


REVISION NO.

C

DRAWING NO.

002

<b>SITE STATISTICS</b>  SITE ADDRESS: LOT NUMBERS: SITE AREA:	182-186 GERTRUDE STREET, NORTH GOSFORD NSW 2250 LOTS 24 & 25, DP1591 AND LOT 1, DP17128 551.8 + 551.8 + 704.5 = <b>1808m<sup>2</sup></b>	
<b>LEP STATISTICS</b> ZONING MAX BUILDING HEIGHT	R1: GENERAL RESIDENTIAL 18m	
<b>GFA CALCULATION</b>  PERMISSIBLE FSR: PERMISSIBLE GFA:  <b>PROPOSED FSR:</b> <b>PROPOSED GFA:</b>	2:1 3,616m <sup>2</sup>  <b>1.99:1</b> 3,601.32 m <sup>2</sup>	
<b>UNIT MIX</b>  STUDIO: 1 BED: 2 BED: 3+ BED: TOTAL UNIT:	1(2.6%) 4 (10.2%) 25 (64.1%) 9 (23.1%) 39	
<b>PARKING PROVISIONS</b> (RMS RATES UNDER METROPOLITAN SUB- REGIONAL CENTRES, & DCP CONTROLS FOR BICYCLE AND MOTORCYCLE PARKING)	1 BED/STUDIO: 5 x 0.6 = 3 SPACES 2 BED: 25 x 0.9 = 22.5 SPACES 3 BED: 9 x 1.4 = 12.6 SPACES VISITOR: TOTAL UNITS 39 x 0.2 = 7.8 SPACES  TOTAL PARKING REQUIRED (RMS): = 35.7 SPACES + 7.8 VISITOR = 45.9 ~ 46 SPACES  TOTAL BICYCLE REQUIRED (DCP): 39/3 + 39/12 = 16 SPACES  TOTAL MOTORCYCLE PARKING REQUIRED (DCP): 39/15 ~ 3 SPACES	<b>PROPOSED TOTAL CAR PARKING: 47</b>  <b>PROPOSED TOTAL BICYCLE PARKING: 18</b>  <b>PROPOSED TOTAL MOTORCYCLE PARKING: 3</b>
<b>LANDSCAPED AREA</b>	<b>PROPOSED LANDSCAPE ZONE: 513.51 m<sup>2</sup></b>	
<b>DEEP SOIL AREA</b>	REQUIRED DEEP SOIL ZONE:  <b>ADG: 7% OF SITE AREA = 126.56 m<sup>2</sup> MIN. DIMENSION OF 6m</b> <b>DCP: 15% OF SITE AREA = 271.2 m<sup>2</sup> MIN. DIMENSION OF 6m</b>  <b>PROPOSED DEEP SOIL ZONE: 323.74 m<sup>2</sup> (17.9%)</b>	

<b>Project Specification</b>	Form # AE0.5	Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		 www.aenec.com.au	
Project Address: 182-186 GERTRUDE ST NORTH GOSFORD					
BASIX CERTIFICATION NUMBER: (BSX-25997)_03					
This Project Specification outlines ONLY some of the NatHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NATHERS document that has been provided.					
External Walls Specification:					
Type	Material	Added Insulation	Colour**	Detail	
Masonrv	HEBEL	Nil	White/Dark Grev	As per drawings-Unconditioned zones	
Masonrv	HEBEL	R2.00	White/Dark Grev	As per drawings-Conditioned zones	
Framed	Metal Cladding	R2.50	Dark Grev	As per drawings. 5th-6th-7th floors	
Internal Walls specification:					
Type	Material	Added Insulation	Colour**	Detail	
Masonrv	HEBEL	Nil	-	Unconditioned zones	
Masonrv	HEBEL+2*PB	R2.00	-	Conditioned zones to CarPark. Hall or aliascent Units	
Framed	PB	Nil	-	Internal Units walls	
Roof Specification:					
Type	Material	Added Insulation	Colour**	Detail	
Masonry	Concrete roof	R4.00	Medium	As per drawings-All Units	
Floors/Ceilings Specification:					
Type	Material	Added Insulation	Covering	Detail	
Masonrv	Concrete	Nil	Carpet/Tiles	As per drawings	
Masonry	Concrete	R2.00	Carpet/Tiles	to CarPark and external air	
Masonry	Concrete	Nil	Carpet/Tiles	As per drawings	
Window Specification*					
Frame material	Glazing	U Value	SHGC	Detail	
Aluminium	SG/DG	4.90 or Lower	0.33 +-5%	Refer to NatHERS for more info	
Aluminium	SG/DG	4.30 or Lower	0.53 +-5%	Refer to NatHERS for more info	
Aluminium	SG/DG	4.30 or Lower	0.47 +-5%	Refer to NatHERS for more info	
Aluminium	DG	3.10 or Lower	0.49 +-5%	Refer to NatHERS for more info	
Aluminium	DG	3.10 or Lower	0.39 +-5%	Refer to NatHERS for more info	
Aluminium	DG	3.10 or Lower	0.27 +-5%	Refer to NatHERS for more info	
Skylights-Roof Windows*					
Type	Glazing	U Value	SHGC	Detail	
	-				
Ceiling fans*					
Refer to NatHERS certificates for each Unit					
* NOTE: WINDOW PERFORMANCE IS DETERMINED BY U-VALUE AND SHGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOW/DOOR SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY. FOCUS OF THE PERFORMANCE VALUES.					
** LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING LOWER THAN 0.475. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN 0.476 AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING HIGHER THAN 0.701.					
IT IS ILLEGAL TO COPY/PASTE NATHERS STAMPS FROM STAMPED DRAWINGS TO ANOTHER DRAWING SET, EVEN IF THIS IS FOR THE SAME PROJECT. NATHERS CERTIFICATES ARE ISSUED FOR THE SPECIFIC DRAWING VERSION AND DATE OF ISSUE AND ARE VALID ONLY FOR THIS PARTICULAR VERSION. IF YOU UPDATE DRAWINGS, YOU MUST UPDATE THE NATHERS CERTIFICATE AS WELL.					

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY  
FOR NATHERS TO BE VALID

- NOTES:
- ALL DOWNLIGHTS TO BE:
    - APPROVED NON-VENTILATED
    - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE. IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
  - ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
  - ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
    - CREATION OF CONTINUOUS THERMAL BARRIER
    - COMPLIANCE WITH AS4859
    - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
  - BUILDING SEALING AS PER NCC PART 3.12.3
    - WEATHER SEALS AND DRAFT EXCLUDERS
    - DRAFT STOPPER CAPS
  - SERVICES AS RER NCC PART 3.12.5
    - INSULATION OF SERVICES, PIPING AND DUCTWORK

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE AE.05 FORM FOR DETAIL)

**NOTE**  
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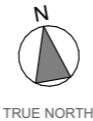
**Project Partners**  
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

  
**TEXCO DESIGN**  
Nom Arch: NSW ARB 11348  
P: +61 449 984 889  
E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

**PAPER**

**A3**  
1:1

**DRAWING TITLE :**

GENERAL  
DEVELOPMENT STATISTICS

**PROJECT NAME :**

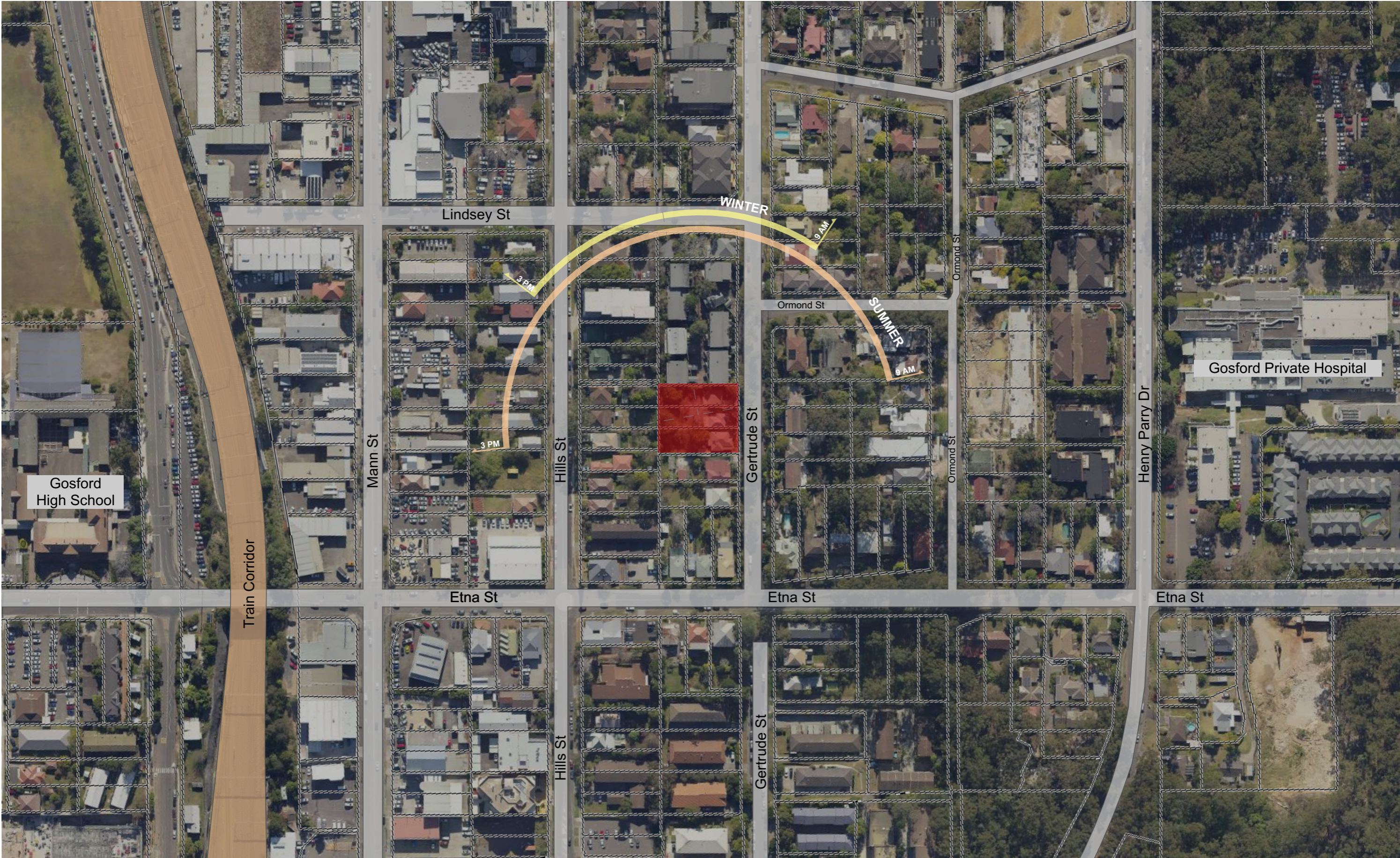
**182-186 GERTRUDE ST NORTH  
GOSFORD**

**REVISION NO.**

**C**

**DRAWING NO.**

**003**



**NOTE**

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**Project Partners**

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- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**



**TEXCO DESIGN**

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E: office@texcodesign.com.au



TRUE NORTH

Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

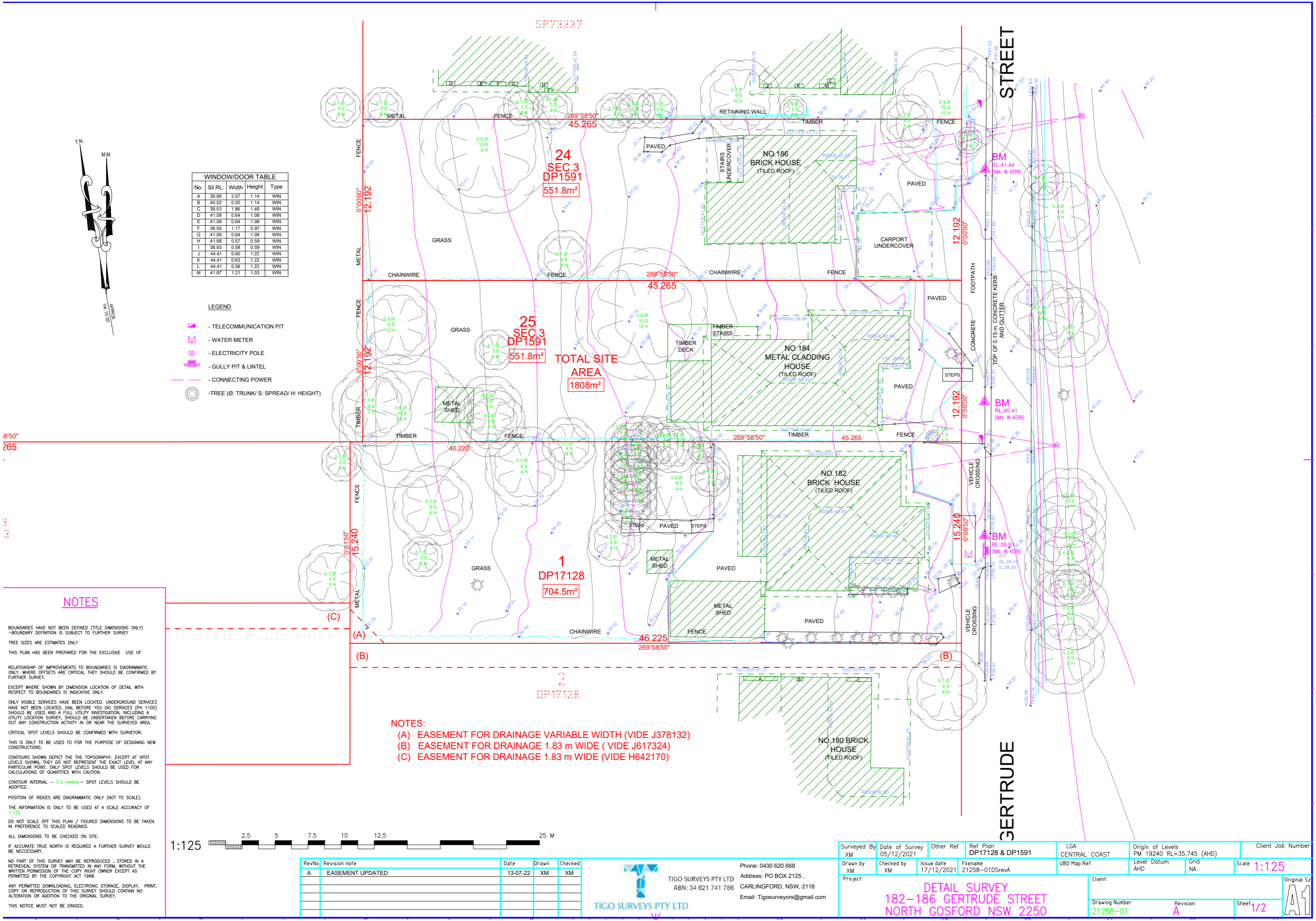
Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

PAPER **A3**  
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DRAWING TITLE :  
**GENERAL SITE ANALYSIS**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH GOSFORD**

REVISION NO. **C**  
DRAWING NO. **004**



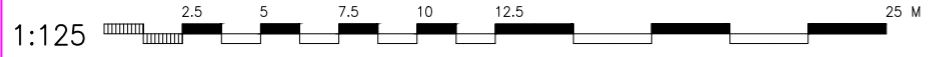
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B	40.02	0.50	1.14	WIN
C	39.53	1.86	1.49	WIN
D	41.09	0.64	1.08	WIN
E	41.09	0.64	1.08	WIN
F	38.56	1.17	0.97	WIN
G	41.09	0.64	1.08	WIN
H	41.68	0.57	0.59	WIN
I	38.93	0.58	0.59	WIN
J	44.41	0.60	1.22	WIN
K	44.41	0.63	1.22	WIN
L	44.41	0.58	1.22	WIN
M	41.87	1.21	1.03	WIN

- LEGEND
- TELECOMMUNICATION PIT
  - WATER METER
  - ELECTRICITY POLE
  - GULLY PIT & LINTEL
  - CONNECTING POWER
  - TREE (Ø: TRUNK/ S: SPREAD/ H: HEIGHT)

8'50"  
265

NOTES

BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY)  
-BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY  
TREE SIZES ARE ESTIMATES ONLY  
THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF  
RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY, WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.  
EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.  
ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (PH 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.  
CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.  
THIS IS ONLY TO BE USED TO FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.  
CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.  
CONTOUR INTERVAL - 0.2 meters - SPOT LEVELS SHOULD BE ADOPTED.  
POSITION OF RIDGES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).  
THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:125  
DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.  
NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.  
ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.  
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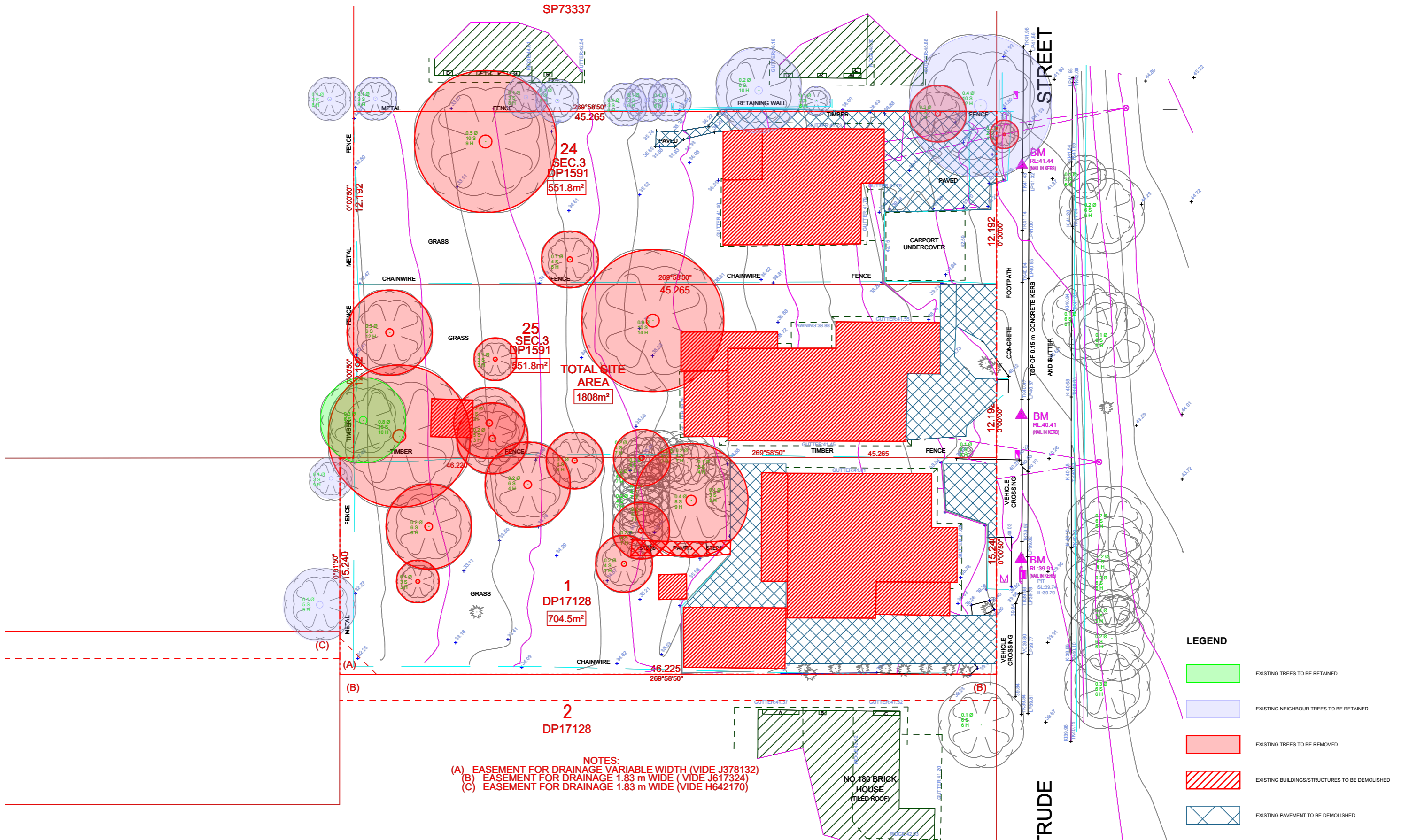
- NOTES:
- (A) EASEMENT FOR DRAINAGE VARIABLE WIDTH (VIDE J378132)
  - (B) EASEMENT FOR DRAINAGE 1.83 m WIDE (VIDE J617324)
  - (C) EASEMENT FOR DRAINAGE 1.83 m WIDE (VIDE H642170)

RevNo	Revision note	Date	Drawn	Checked
A	EASEMENT UPDATED	13-07-22	XM	XM

TIGO SURVEYS PTY LTD  
ABN: 34 621 741 786

Phone: 0430 620 668  
Address: PO BOX 2125,  
CARLINGFORD, NSW, 2118  
Email: Tigosurveyors@gmail.com

Surveyed By XM	Date of Survey 05/12/2021	Other Ref	Ref Plan DP17128 & DP1591	LGA CENTRAL COAST	Origin of Levels PM 19240 RL=35.745 (AHD)	Client Job Number
Drawn by XM	Checked by XM	Issue date 17/12/2021	Filename 21258-01DSrevA	UBD Map Ref	Level Datum AHD	Grid NA
Project:  DETAIL SURVEY 182-186 GERTRUDE STREET NORTH GOSFORD NSW 2250				Client:		Scale 1:125
				Drawing Number 21258-01		Revision A
				Sheet 1/2		Original Sz A1



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#### Project Designer



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TRUE NORTH

Drawn | Checked  
Revision Date:  
Project NO.  
Project Status

MC | TZ |  
24/01/2024  
2201  
DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

PAPER

A3

1:250

DRAWING TITLE :

GENERAL  
DEMOLITION PLAN

PROJECT NAME :

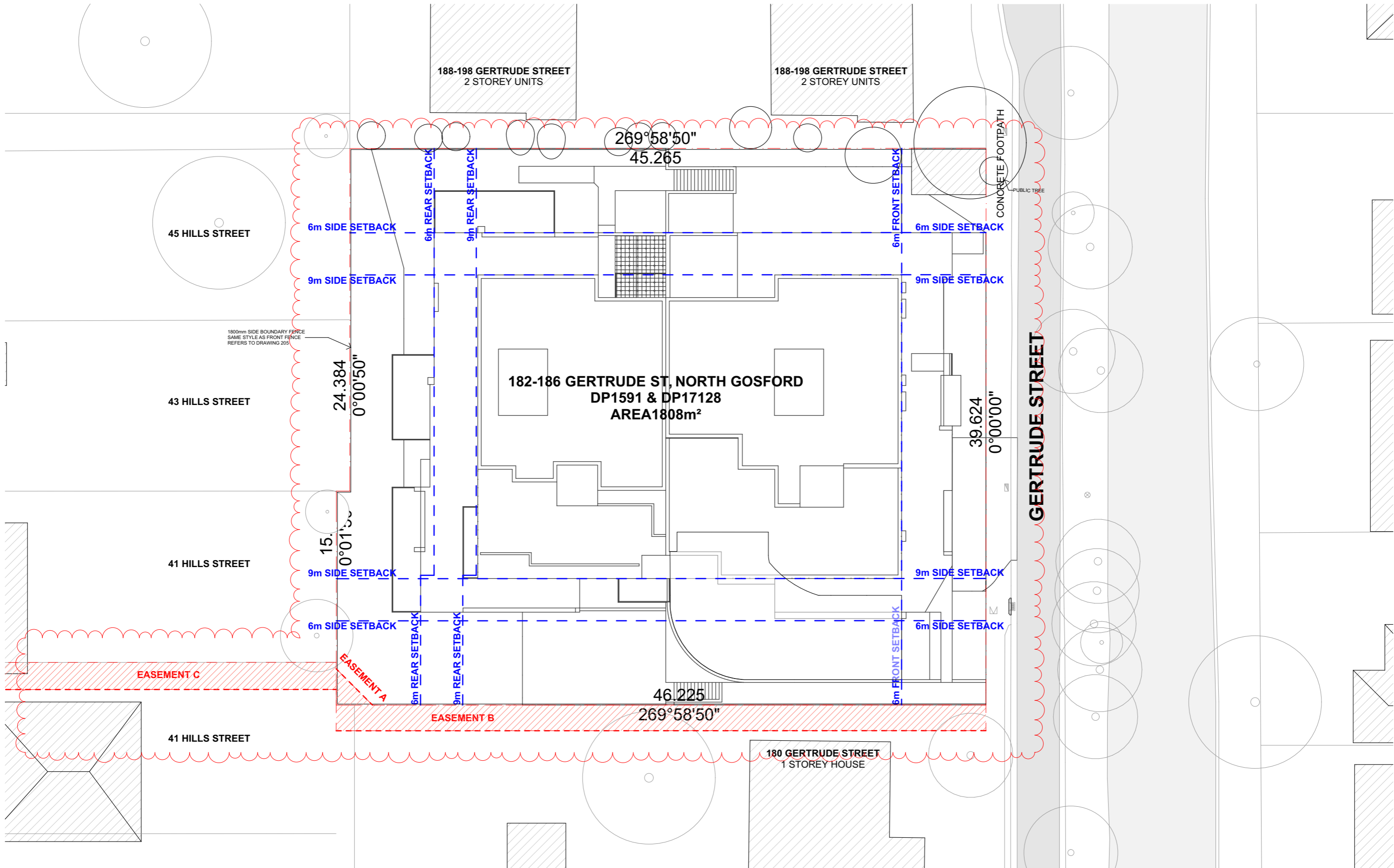
182-186 GERTRUDE ST NORTH  
GOSFORD

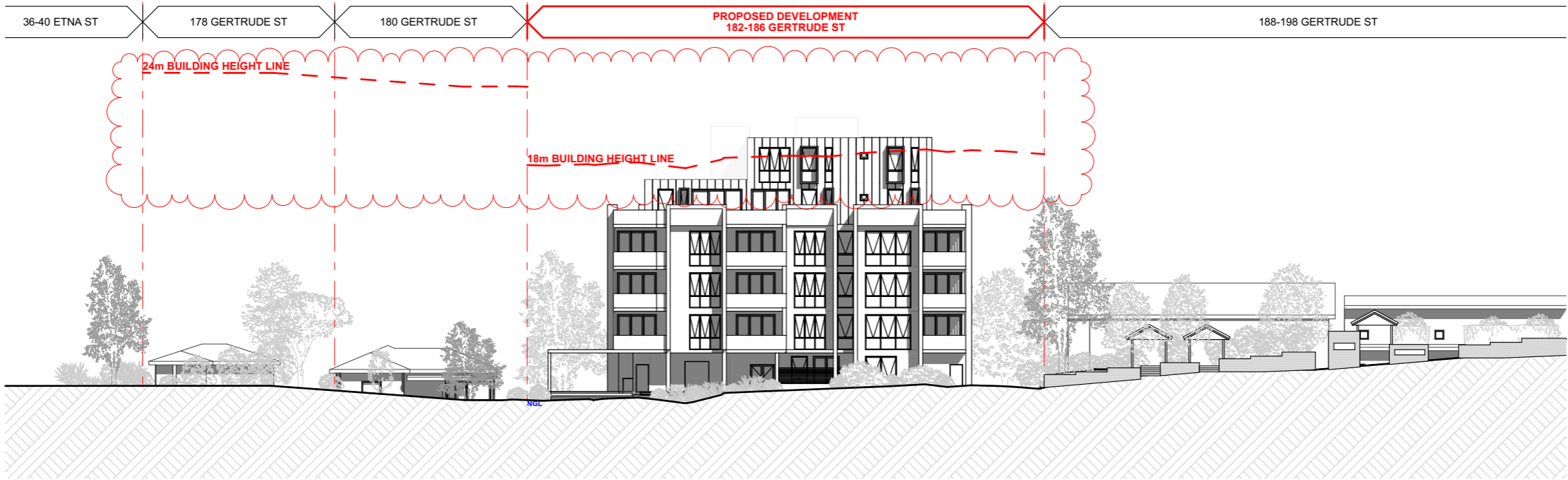
REVISION NO.

C

DRAWING NO.

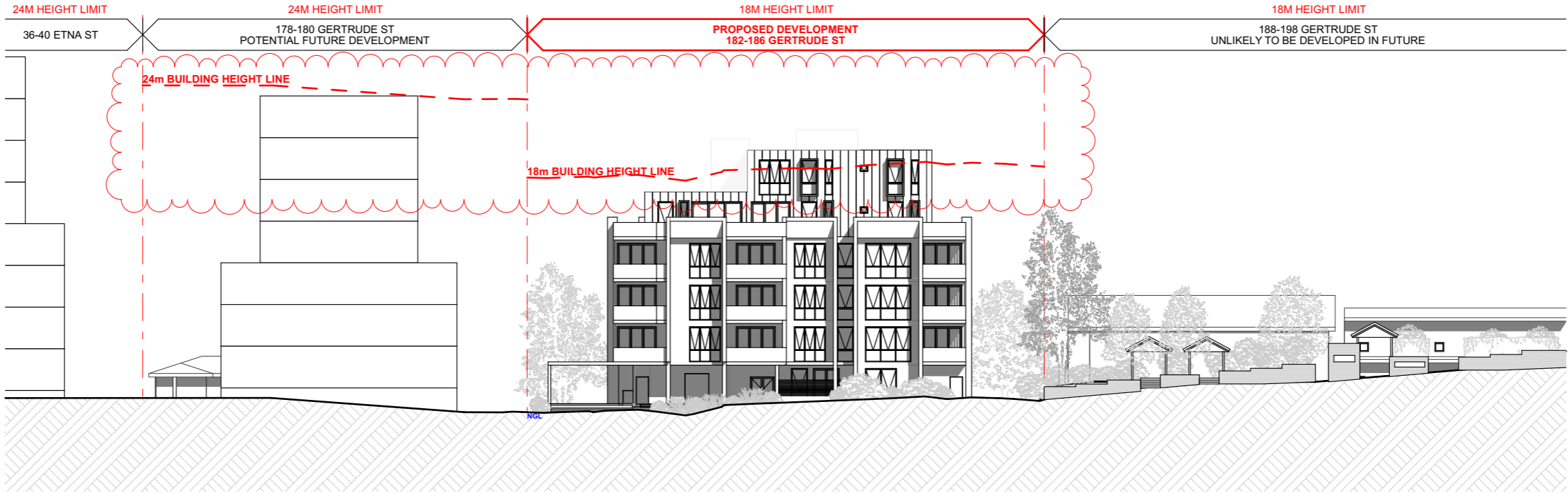
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ES01  
-

STREETSCAPE ELEVATION  
1:400



ES01  
-

POTENTIAL FUTURE STREETSCAPE DEVELOPMENT  
1:400

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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

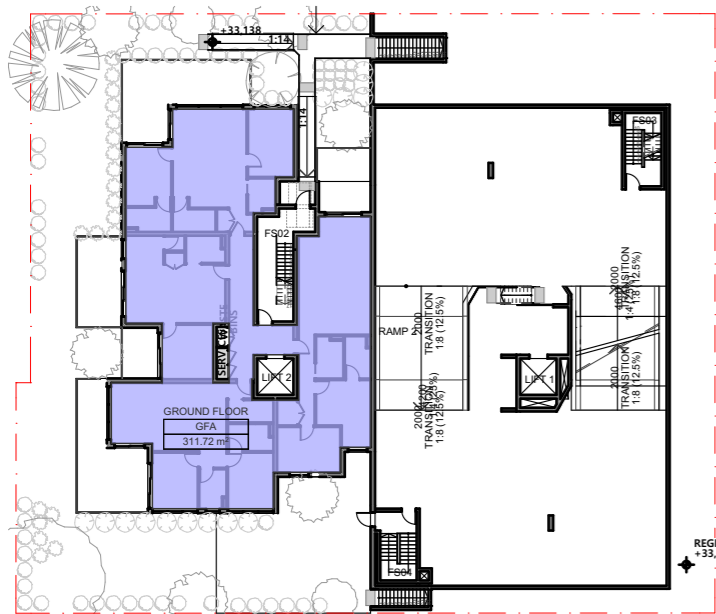
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DRAWING TITLE :  
**GENERAL  
STREETSCAPE ANALYSIS**

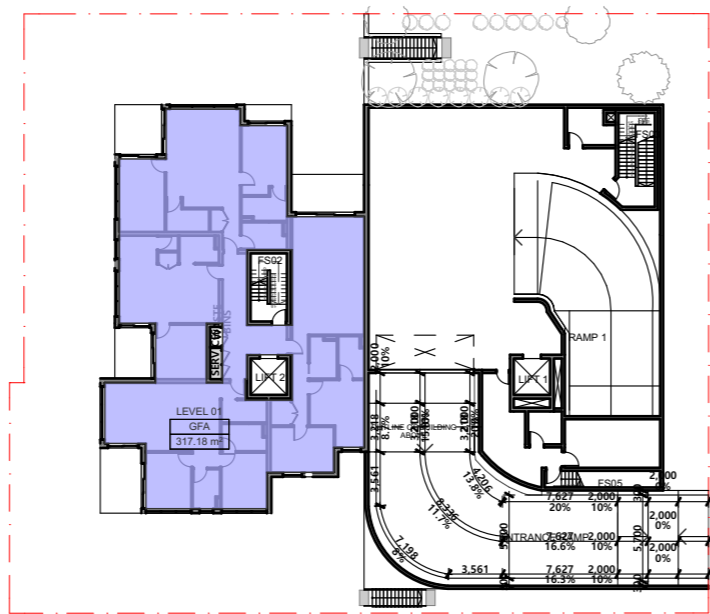
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

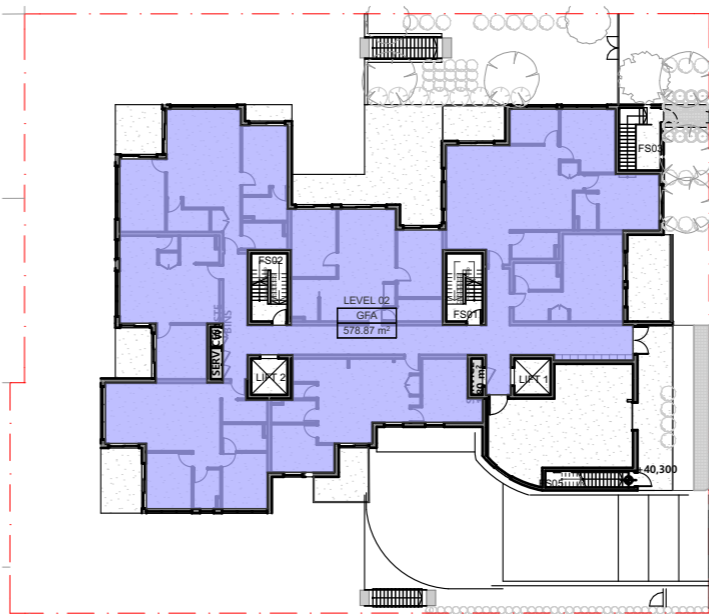
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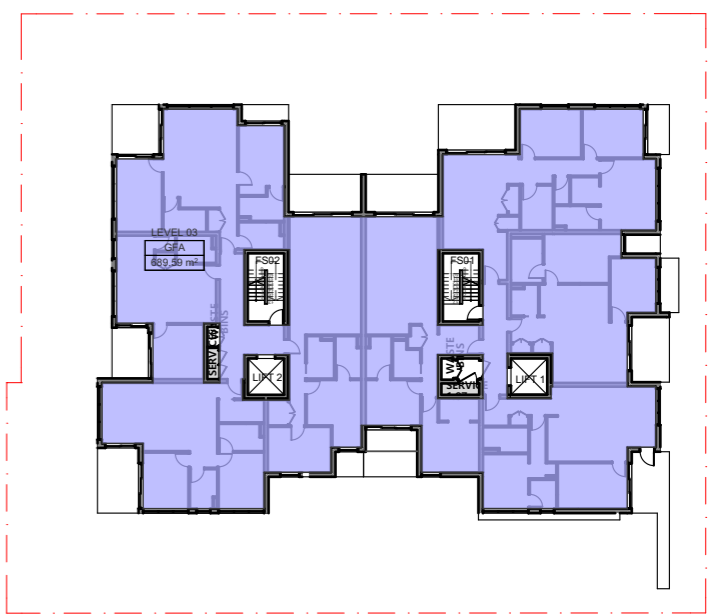
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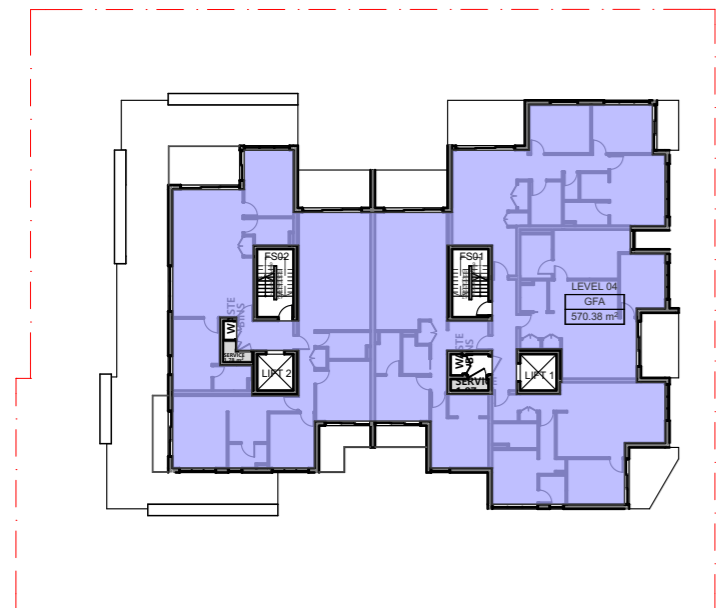
-1. LEVEL 01 1:500



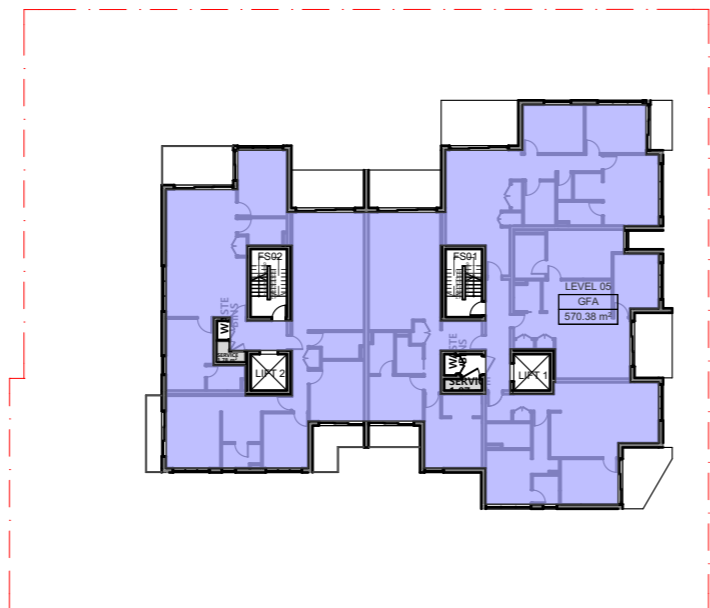
0. LEVEL 02 1:500



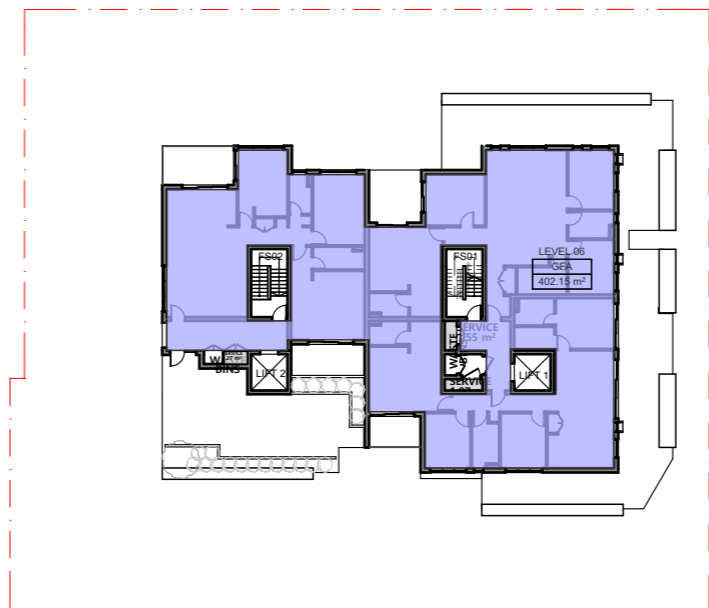
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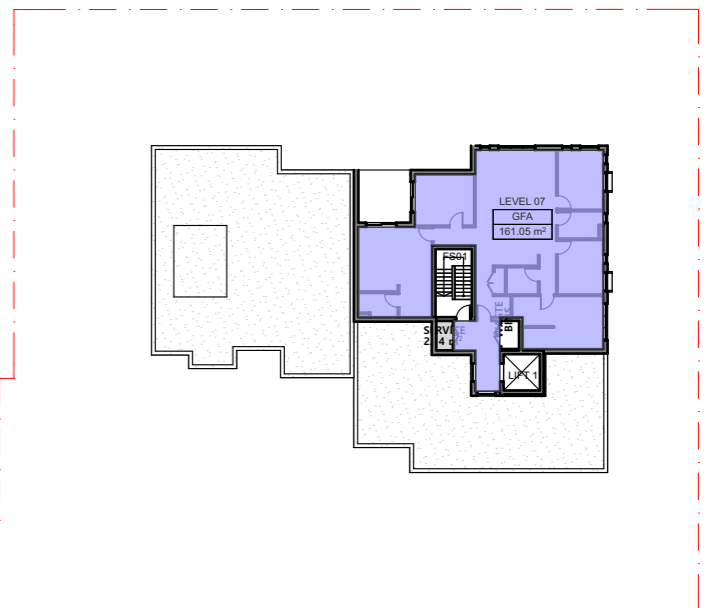
2. LEVEL 04 1:500



3. LEVEL 05 1:500



4. LEVEL 06 1:500



5. LEVEL 07 1:500

GFA CALCULATION

GFA		
UNIT	ROOM NAME	MEASURED AREA
GFA	GROUND FLOOR	311.72
GFA	LEVEL 01	317.18
GFA	LEVEL 02	578.87
GFA	LEVEL 03	689.59
GFA	LEVEL 04	570.38
GFA	LEVEL 05	570.38
GFA	LEVEL 06	402.15
GFA	LEVEL 07	161.05
		3,601.32 m²

SITE AREA: 1808 m²  
PERMISSIBLE FSR: 2:1  
PERMISSIBLE GFA: 3,616 m²  
**PROPOSED FSR: 1.99:1**  
**PROPOSED GFA: 3,601.32 m²**  
**TOTAL UNIT: 39**  
UNIT MIX  
STUDIO: 1(2.6%)  
1 BED: 4 (10.2%)  
2 BED: 25 (64.1%)  
3+ BED: 9 (23.1%)

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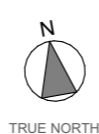
- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
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**Project Designer**

**TEXCO DESIGN**

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E: office@texcodesign.com.au



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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

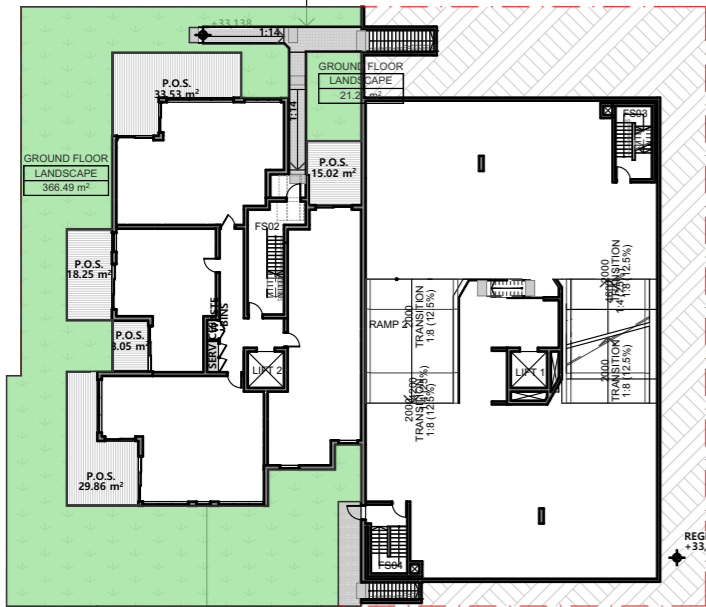
Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

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1:1

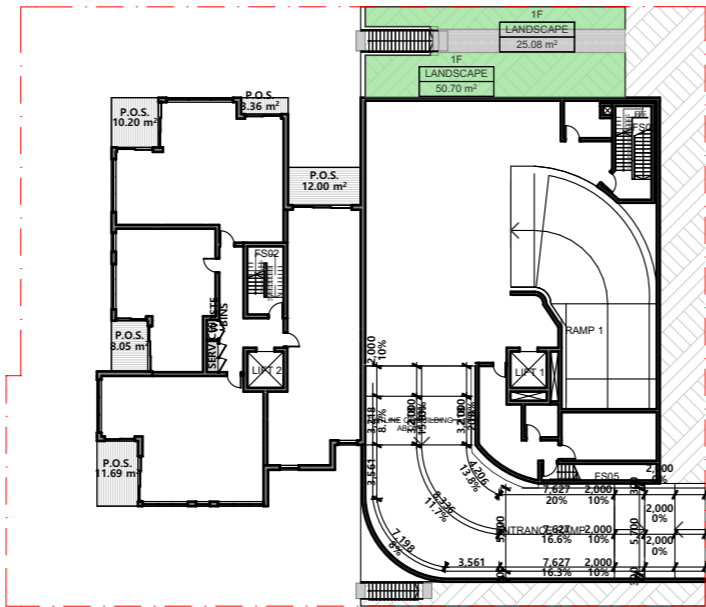
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**GENERAL  
GFA CALCULATION**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

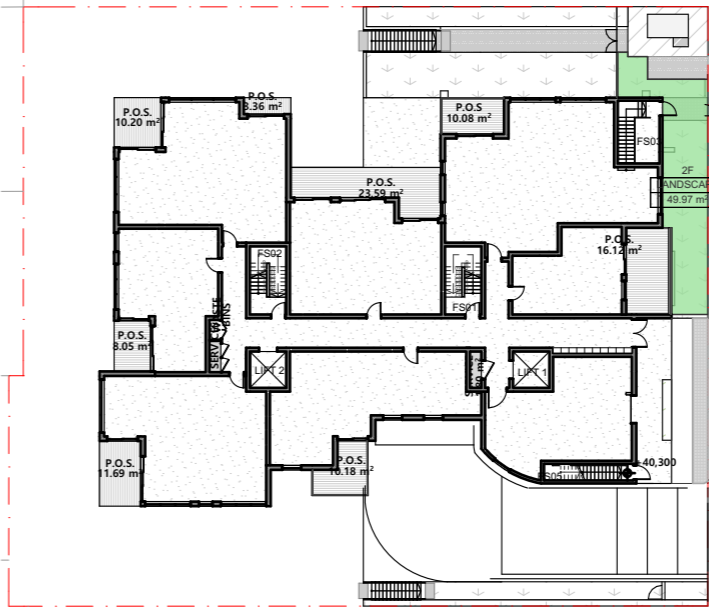
REVISION NO.  
**C**  
DRAWING NO.  
**009**



-2.-  
-  
GROUND FLOOR  
1:500



-1.-  
-  
LEVEL 01  
1:500



0.  
-  
LEVEL 02  
1:500

#### LANDSCAPE

##### LEVEL MEASURED AREA

1F 75.78

2F 49.97

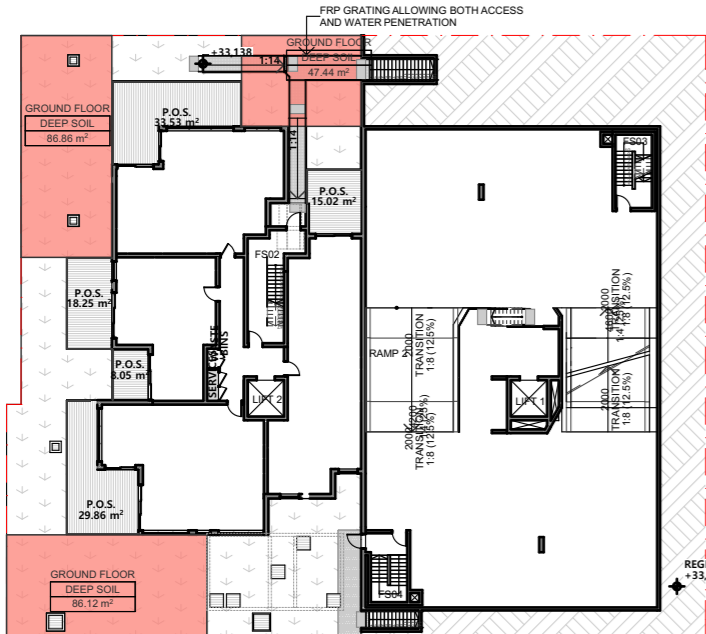
GROUND FLOOR 387.76

513.51 m²

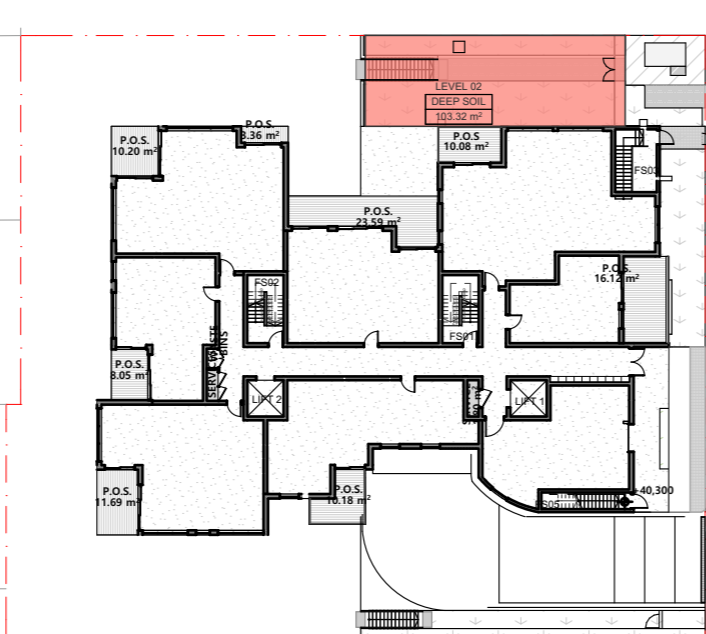
SITE AREA: 1808 m²

PROPOSED LANDSCAPE ZONE: 513.51 m²

LANDSCAPE CALCULATION



-2.-  
-  
GROUND FLOOR  
1:500



0.  
-  
LEVEL 02  
1:500

#### DEEP SOIL

##### UNIT LEVEL MEASURED AREA

DEEP SOIL GROUND FLOOR 220.42

DEEP SOIL LEVEL 02 103.32

323.74 m²

SITE AREA: 1808 m²

REQUIRED DEEP SOIL ZONE:

ADG: 7% OF SITE AREA = 126.56 m² MIN. DIMENSION OF 6m  
DCP: 15% OF SITE AREA = 271.2 m² MIN. DIMENSION OF 6m

PROPOSED DEEP SOIL ZONE: 323.74 m² (17.9%)

DEEP SOIL CALCULATION

THE PAVER WILL BE INCLUDED IN THE CALCULATION AS SHOWN IN THE DIAGRAM OF ADG BELOW

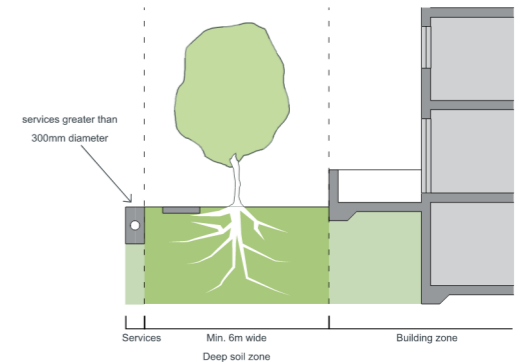


Figure 3E.2 Diagram showing the minimum dimension of deep soil zones for sites greater than 1,500m²

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TRUE NORTH

Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

#### PAPER

A3

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#### DRAWING TITLE :

GENERAL  
LANDSCAPE & DEEPSOIL  
CALCULATION

#### PROJECT NAME :

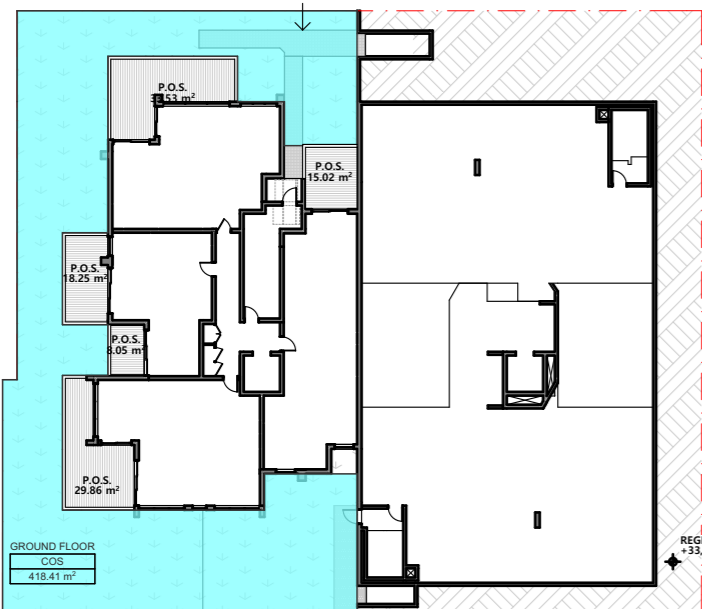
182-186 GERTRUDE ST NORTH  
GOSFORD

#### REVISION NO.

C

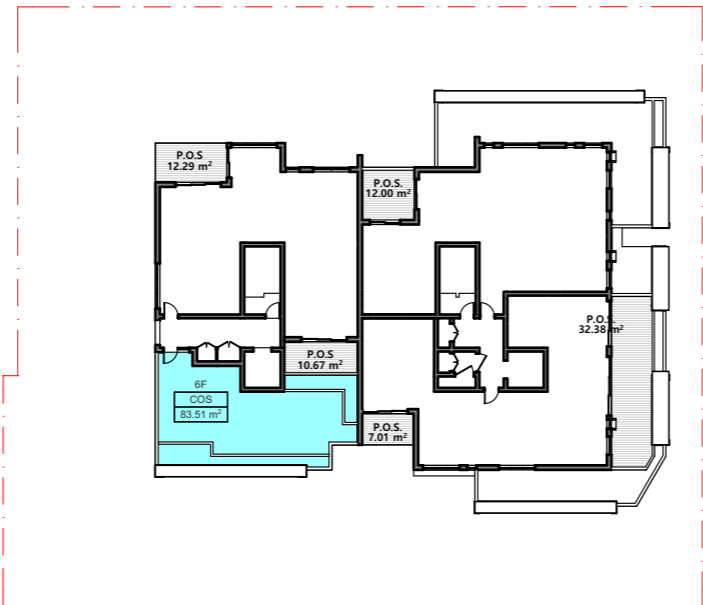
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010



-2.  
-

GROUND FLOOR  
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4.  
-

LEVEL 06  
1:500

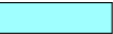
#### COMMON OPEN SPACE

UNIT	LEVEL	MEASURED AREA
------	-------	---------------

SITE AREA: 1808 m<sup>2</sup>

REQUIRED COMMON OPEN SPACE (ADG):  
25% OF SITE AREA: 1808\*0.25 = 452 m<sup>2</sup>

PROPOSED COMMON OPEN SPACE: 501.92 m<sup>2</sup> (27.8%)



COMMON OPEN SPACE CALCULATION

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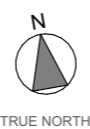
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Drawn   Checked	MC   TZ
Revision Date:	24/01/2024
Project NO.	2201
Project Status	DA
Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

PAPER

**A3**

1:1,  
1:500

DRAWING TITLE :

GENERAL  
**COMMON OPEN SPACE & SITE  
COVERAGE CALCULATION**

PROJECT NAME :

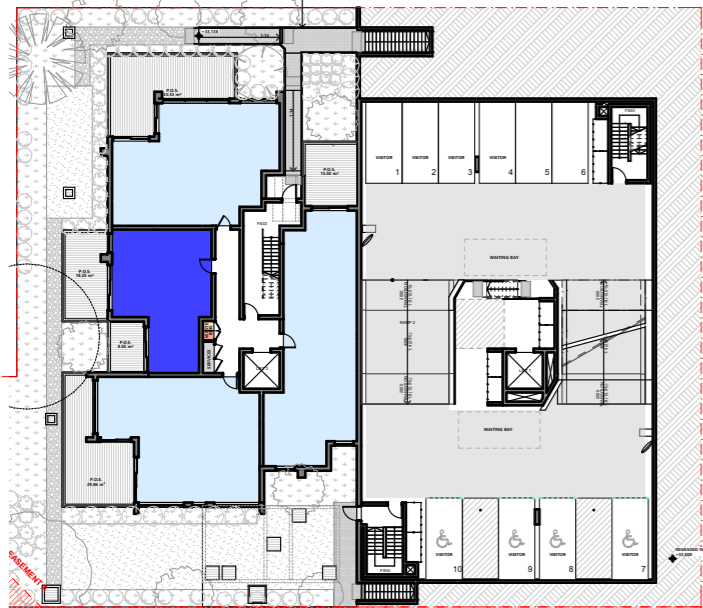
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.

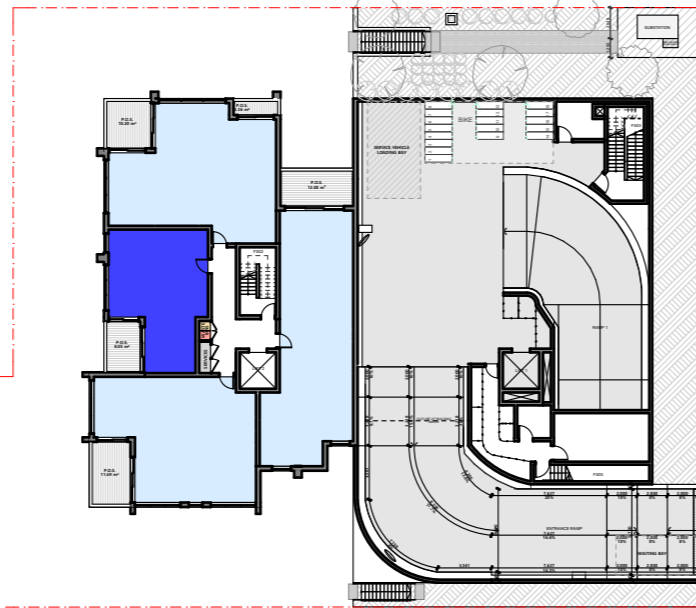
**C**

DRAWING NO.

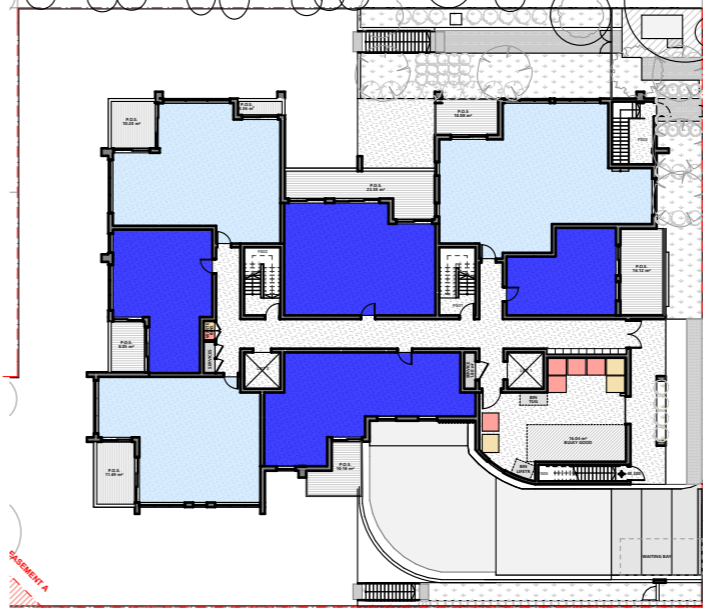
**011**



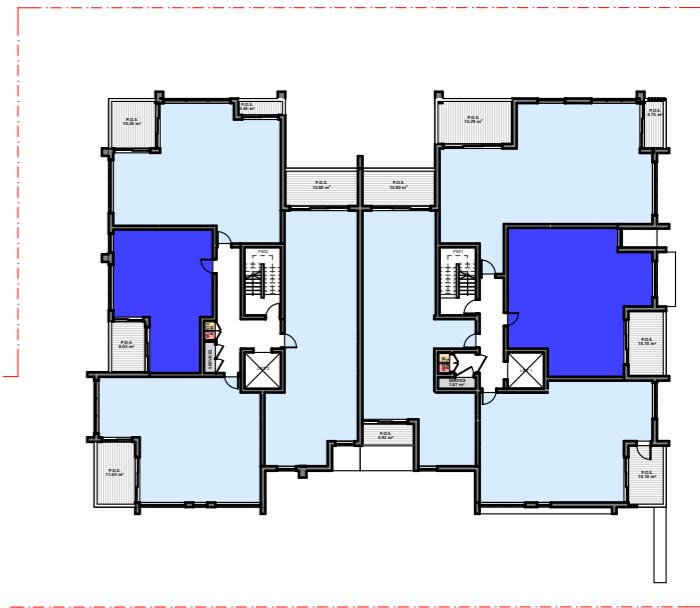
-2. GROUND FLOOR  
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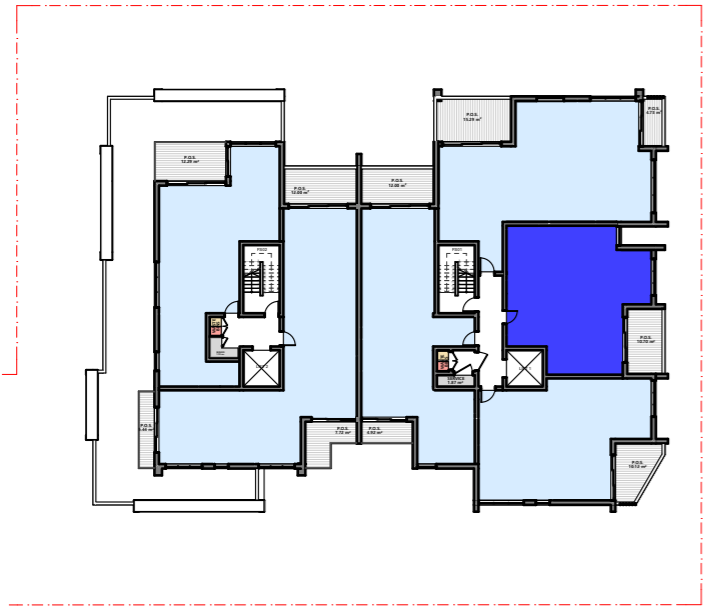
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1:500



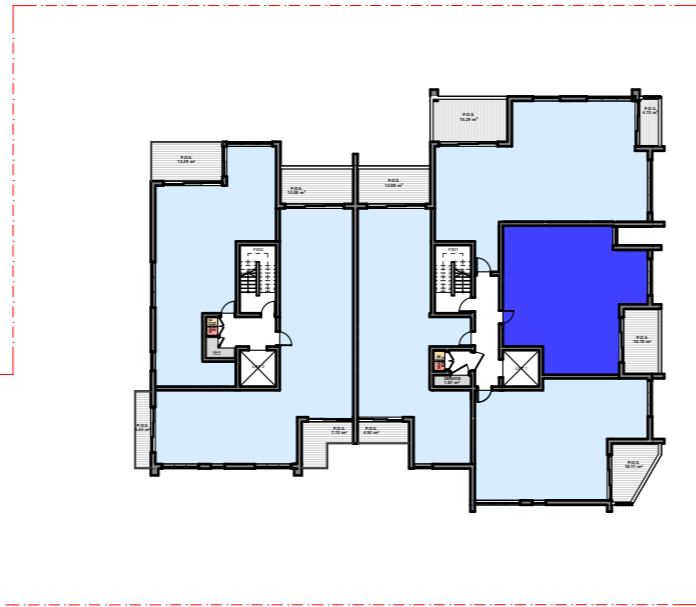
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1:500



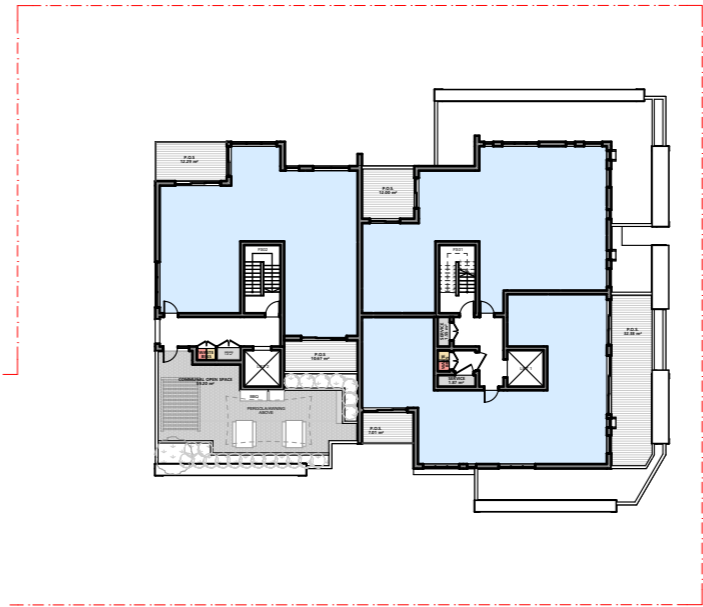
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1:500



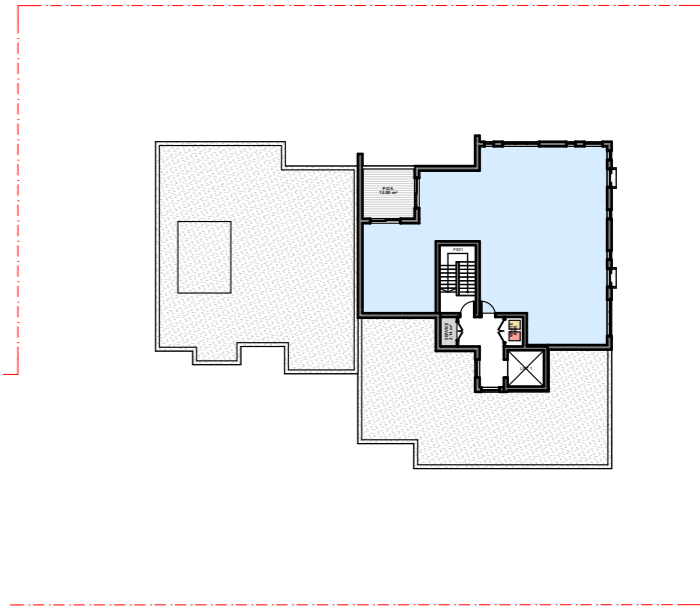
2. LEVEL 04  
1:500



3. LEVEL 05  
1:500



4. LEVEL 06  
1:500



5. LEVEL 07  
1:500



UNITS WITH CROSS VENTILATION



UNITS WITHOUT CROSS VENTILATION

TOTAL PROPOSED UNITS: 39

UNIT WITH CROSS VENTILATION: 29 @74% (ADG REQUIRES 60%)  
UNIT WITHOUT CROSS VENTILATION: 10 @26%

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**Project Partners**  
Refer to consultant documentation when directed

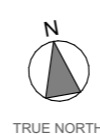
- Builder
- Planning Consultant
- Structural Engineer
- Mechanical Engineer
- Hydraulic Engineer
- Fire Engineer
- Fire Service
- Electrical Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor Consultant
- #Planning Consultant
- #Structural Engineer
- #Mechanical Engineer
- #Hydraulic Engineer
- #Fire Engineer
- #Fire Service
- #Electrical Engineer
- #Landscape Consultant
- #Traffic Engineer
- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889  
E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

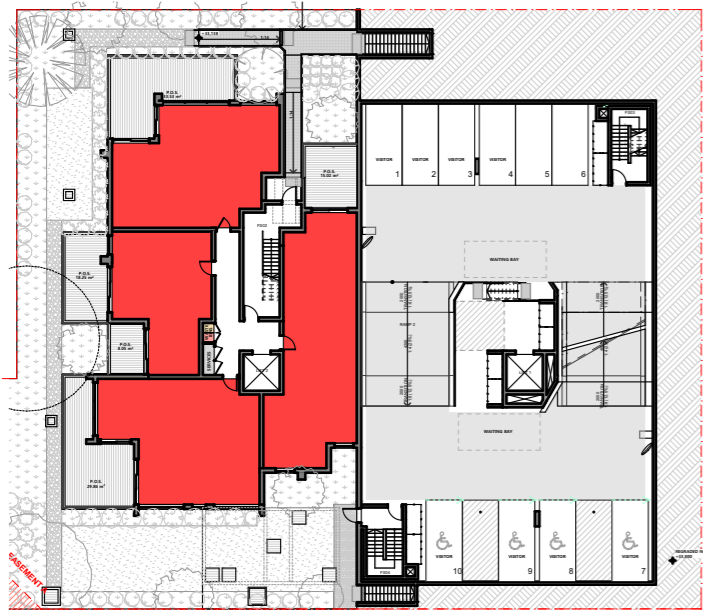
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**A3**  
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DRAWING TITLE :  
**GENERAL  
CROSS VENTILATION DIAGRAM**

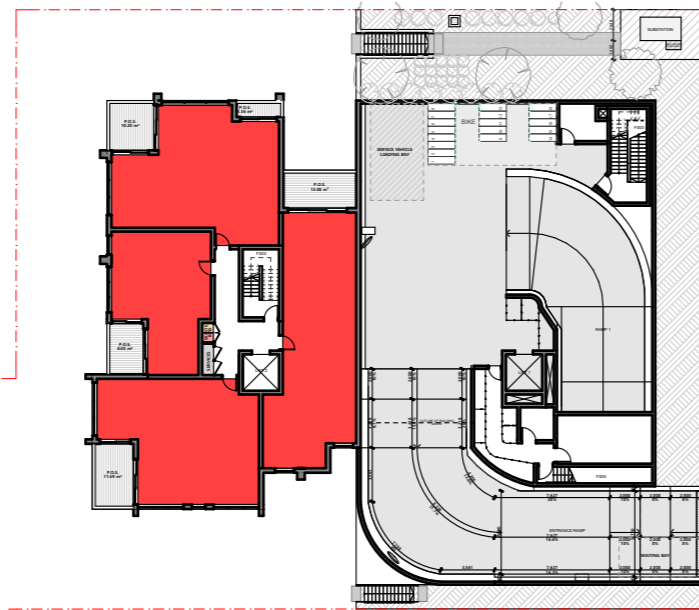
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

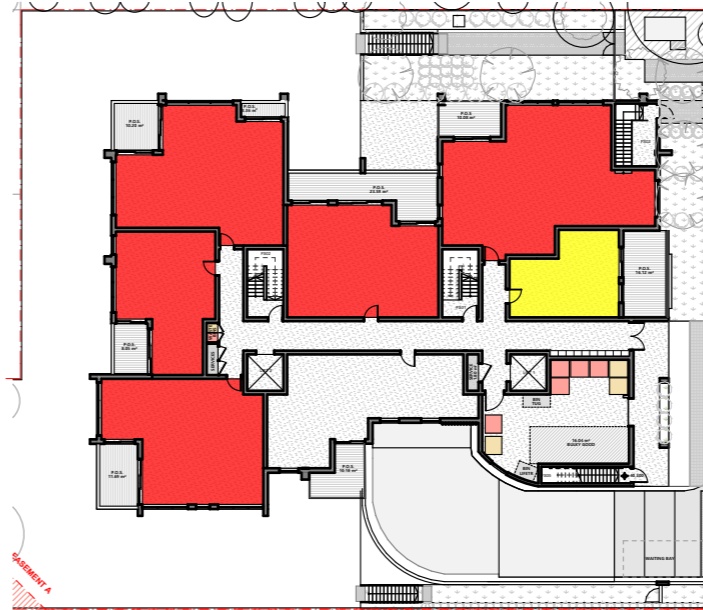
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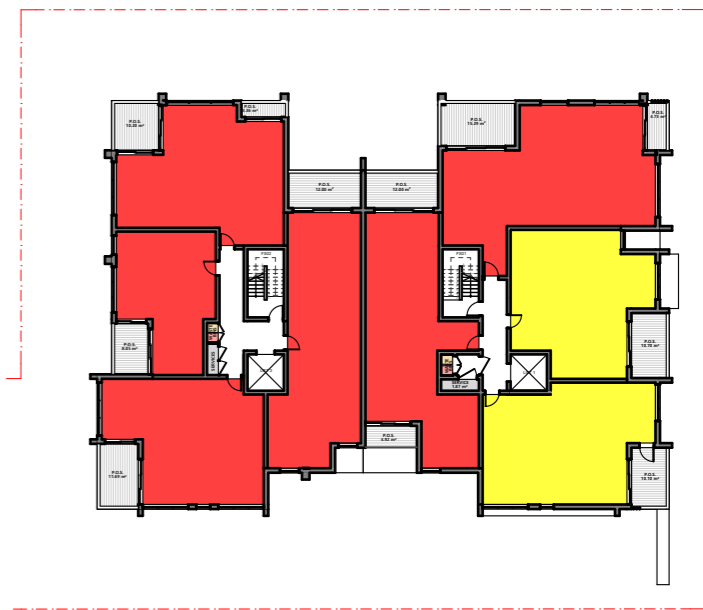
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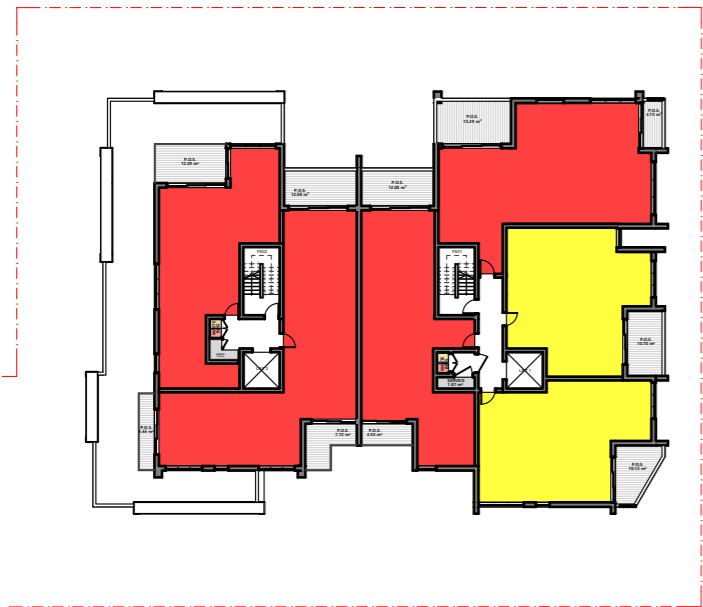
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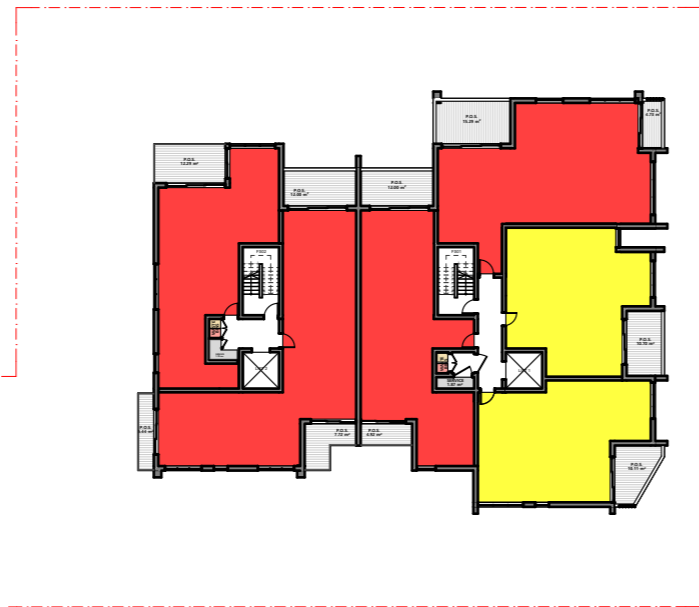
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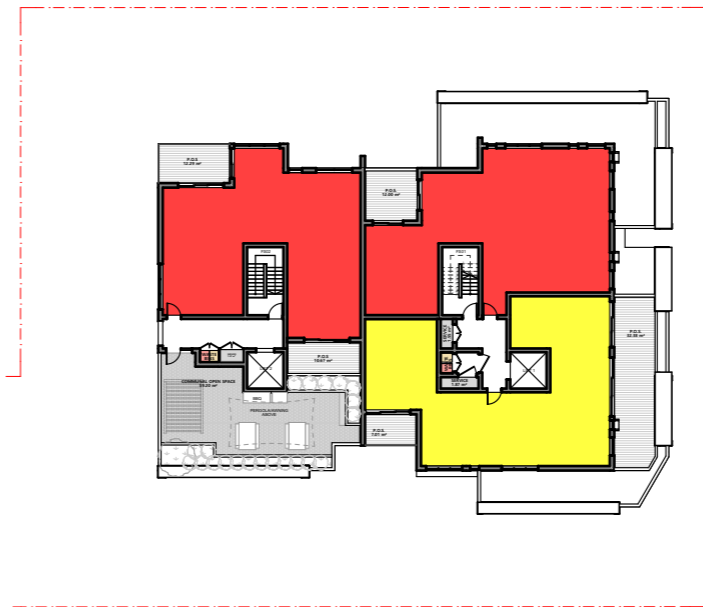
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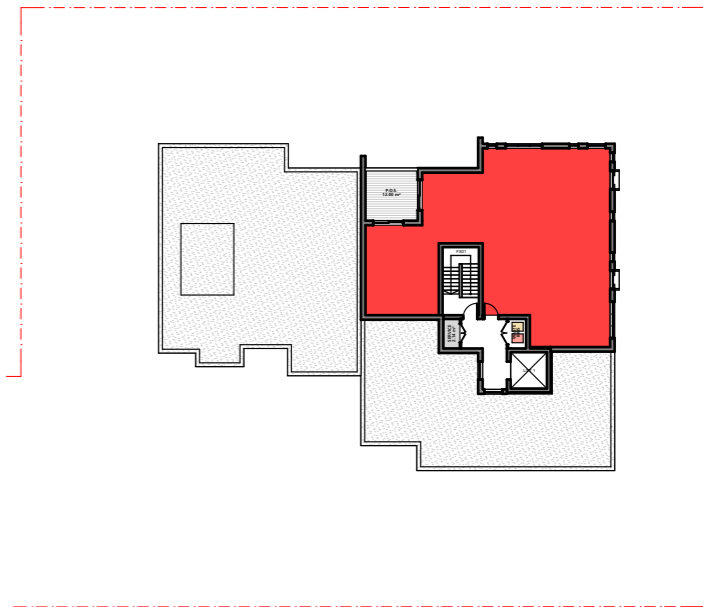
2. LEVEL 04 1:500





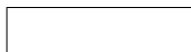
3. LEVEL 05 1:500



4. LEVEL 06 1:500



5. LEVEL 07 1:500

-  LIVING ROOM RECEIVED MIN. 3 HOURS DIRECT SUNLIGHT AT 21ST JUNE
-  LIVING ROOM LESS THAN 3 HOURS DIRECT SUNLIGHT AT 21ST JUNE
-  UNITS WITH NO DIRECT SUNLIGHT AT 21ST JUNE

**ADG - SOLAR ACCESS:**  
LIVING ROOM & POS, AT LEAST 70% OF UNITS RECEIVE A MINIMUM OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM-3PM AT MID WINTER 21 JUNE.  
MAXIMUM 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM-3PM MID WINTER 21 JUNE

**TOTAL PROPOSED UNITS: 39**  
**UNIT RECEIVES 3 HOURS SUN: 30 @77%**  
**UNIT RECEIVES LESS THAN 3 HOURS SUN: 8 @20.5%**  
**UNIT RECEIVES 0 HOURS SUN: 1 @2.5%**

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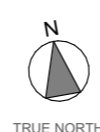
**Project Partners**  
Refer to consultant documentation when directed

- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
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B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

  
**TEXCO DESIGN**  
Nom Arch: NSW ARB 11348  
P: +61 449 984 889  
E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

PAPER  
**A3**  
1:500

DRAWING TITLE :  
**GENERAL  
SOLAR ACCESS DIAGRAM**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**013**



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- Structural Engineer	- #Structural Engineer
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- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

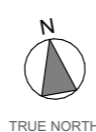
RevID	Transmittal Set Date	Approved by	Rev. Note
A	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

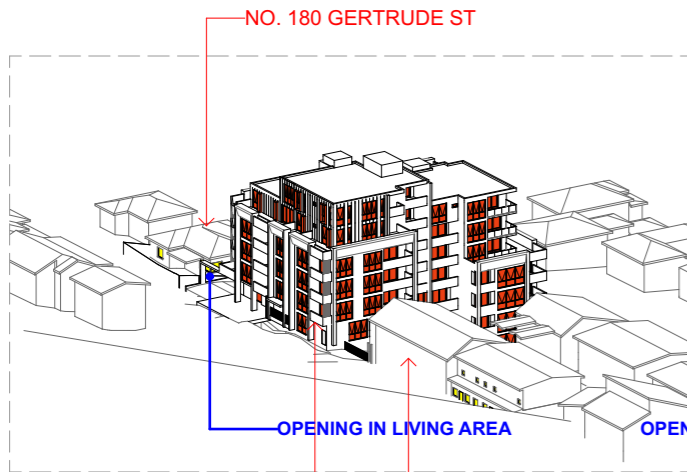
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DRAWING TITLE :  
GENERAL  
**SOLAR ACCESS (NEIGHBOURING DEVELOPMENT)**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH GOSFORD**

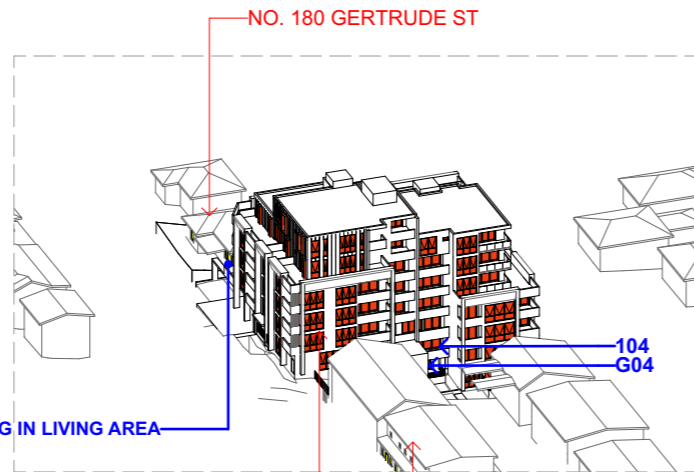
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**A**

DRAWING NO.  
**013a**



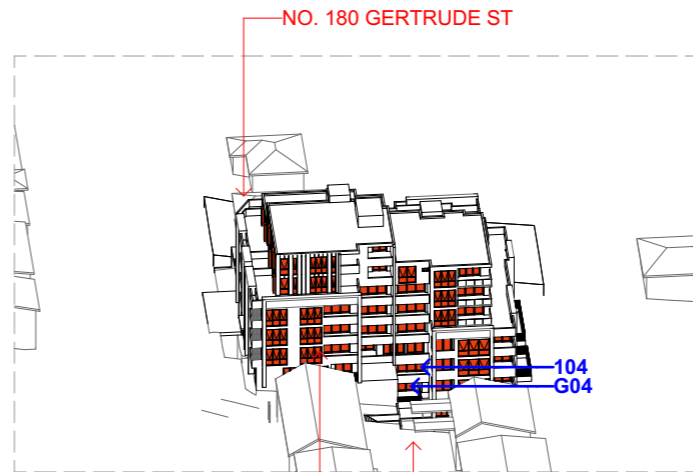
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01  
- 21 JUNE 09AM



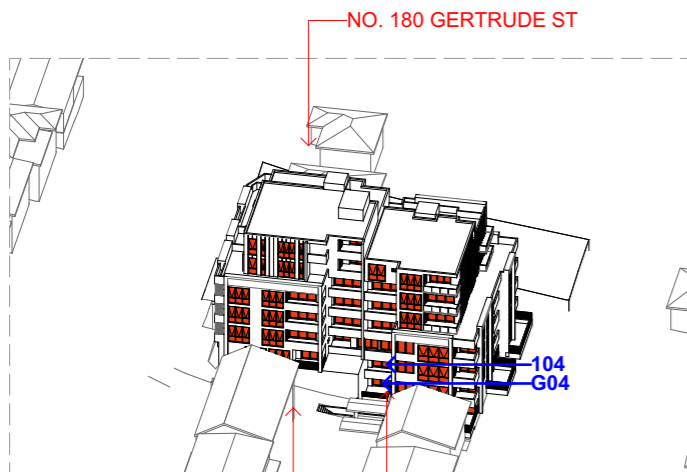
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02  
- 21 JUNE 10AM



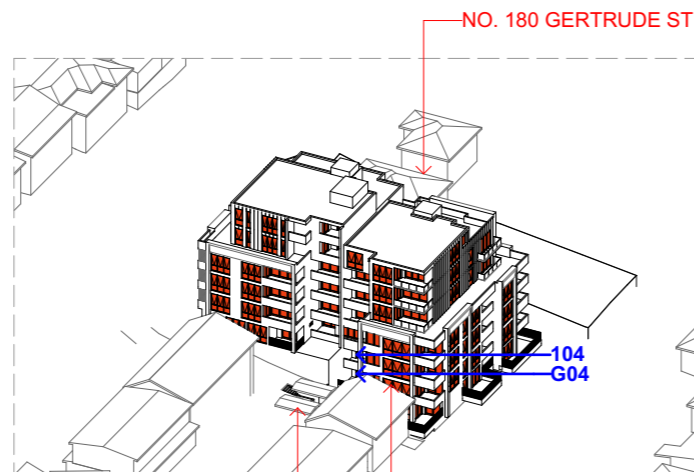
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03  
- 21 JUNE 11AM



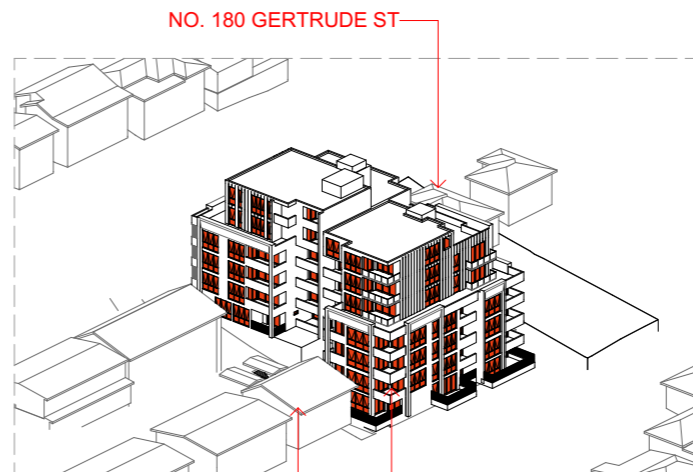
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04  
- 21 JUNE 12PM



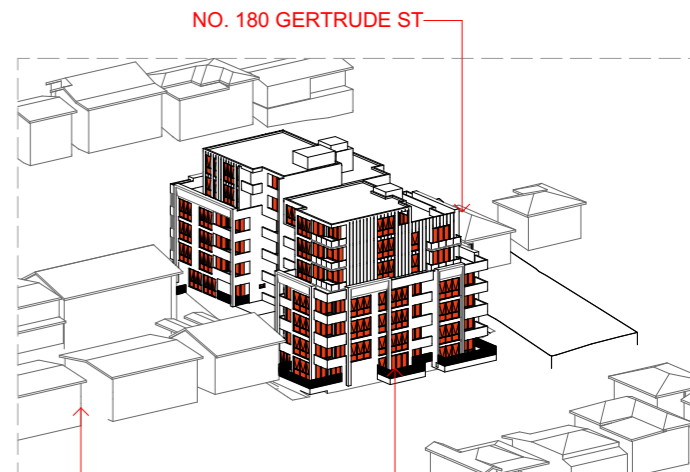
NO. 188-198 GERTRUDE ST NO. 182-186 GERTRUDE ST

05  
- 21 JUNE 1PM



NO. 188-198 GERTRUDE ST NO. 182-186 GERTRUDE ST

06  
- 21 JUNE 2PM



NO. 188-198 GERTRUDE ST NO. 182-186 GERTRUDE ST

07  
- 21 JUNE 3PM



GLAZED OPENINGS TO PROPOSED DEVELOPMENT WITH ACCESS TO SOLAR GAIN

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- Planning Consultant
- Structural Engineer
- Mechanical Engineer
- Hydraulic Engineer
- Fire Engineer
- Fire Service
- Electrical Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor Consultant
- #Planning Consultant
- #Structural Engineer
- #Mechanical Engineer
- #Hydraulic Engineer
- #Fire Engineer
- #Fire Service
- #Electrical Engineer
- #Landscape Consultant
- #Traffic Engineer
- #Surveyor

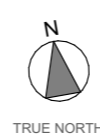
RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

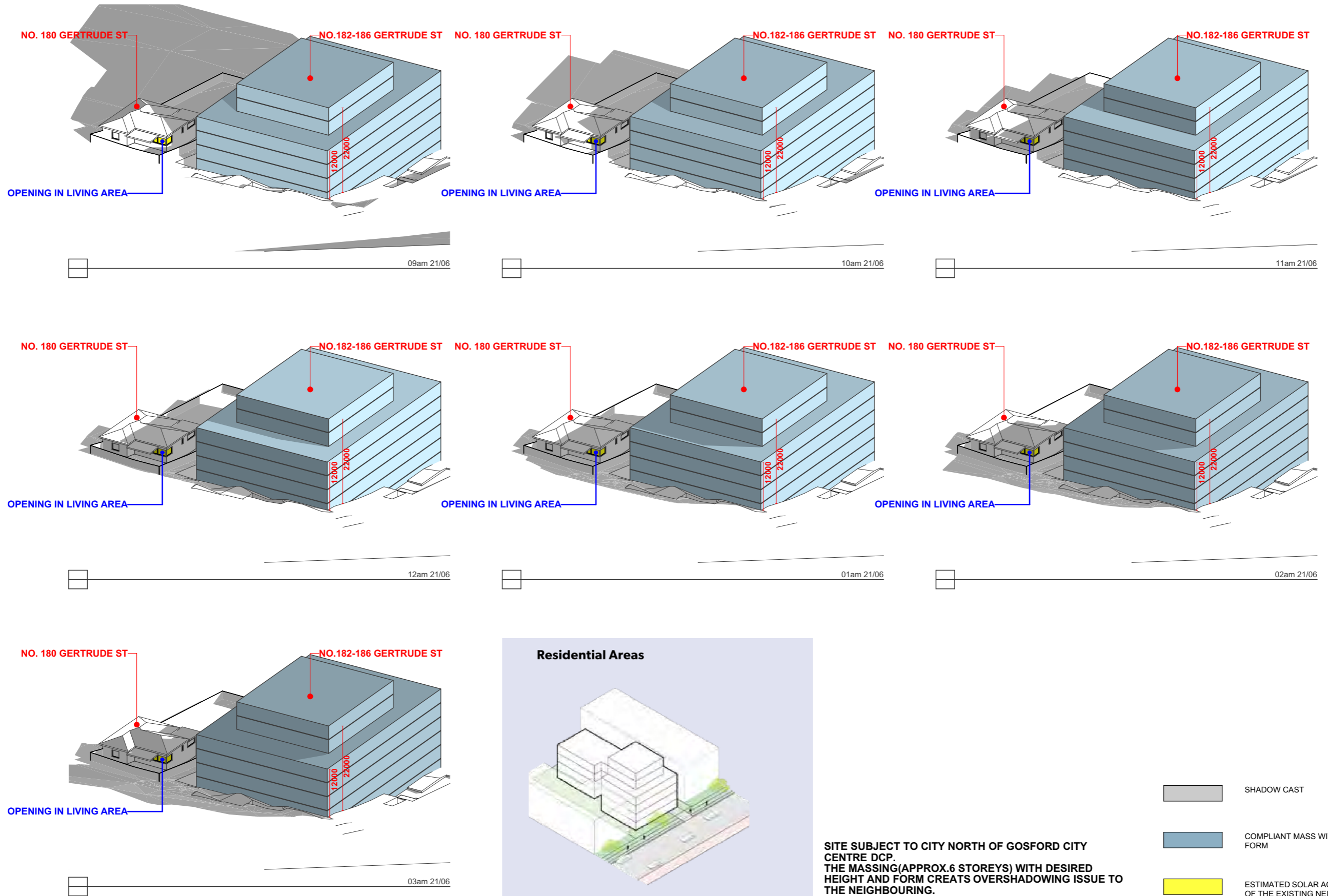
PAPER  
**A3**

DRAWING TITLE :  
**GENERAL  
SUN EYE DIAGRAM - PROPOSED  
DEVELOPMENT**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**014**



**NOTE**  
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- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
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- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

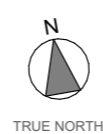
RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked | MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

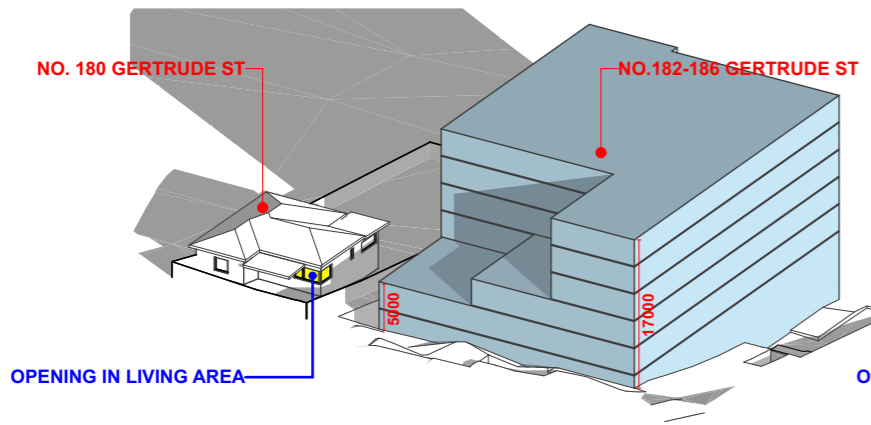
Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

PAPER  
**A3**  
1:740.74

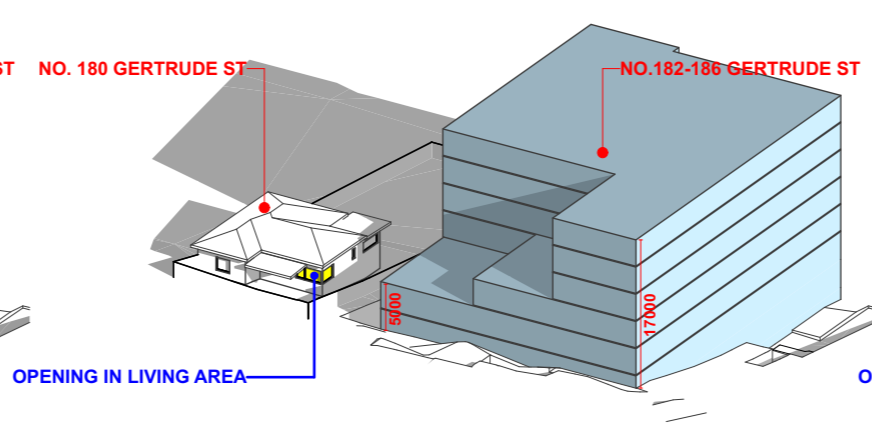
DRAWING TITLE :  
GENERAL  
**SUN EYE DIAGRAM - FULLY COMPLIANT MASSING**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH GOSFORD**

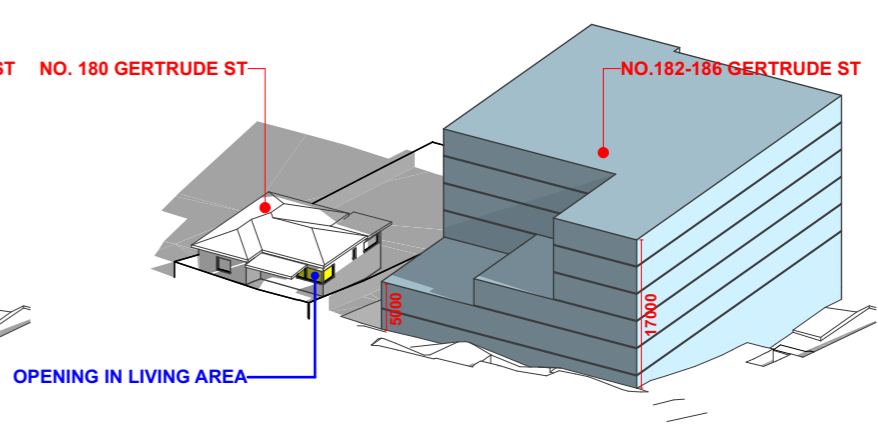
REVISION NO.  
**C**  
DRAWING NO.  
**015**



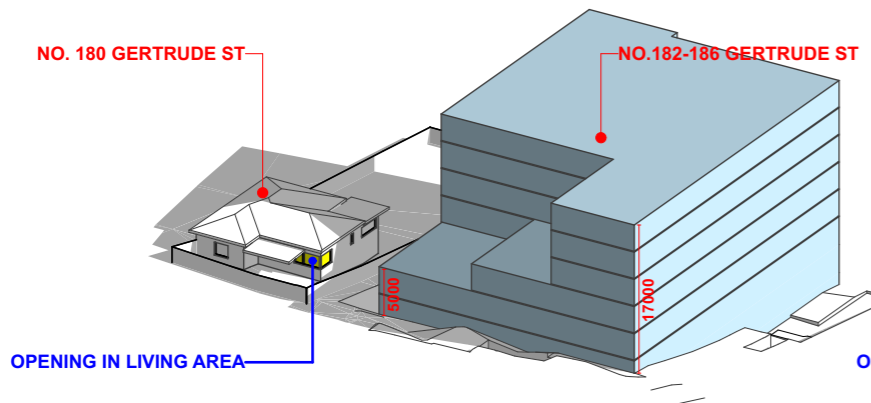
SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 09am 21/06



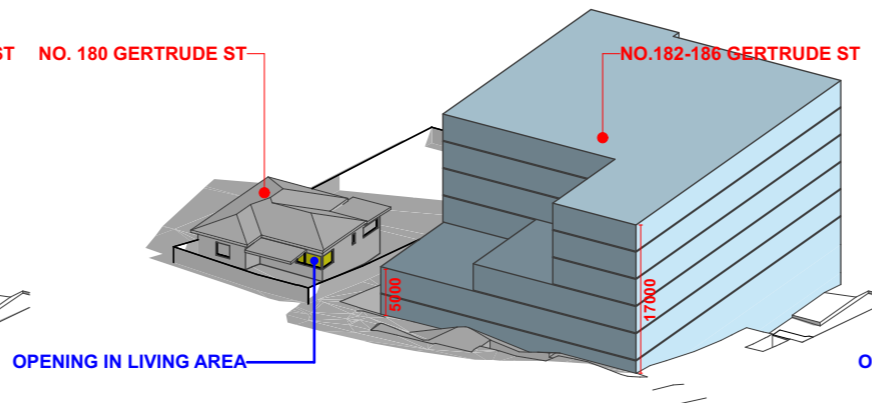
SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 10am 21/06



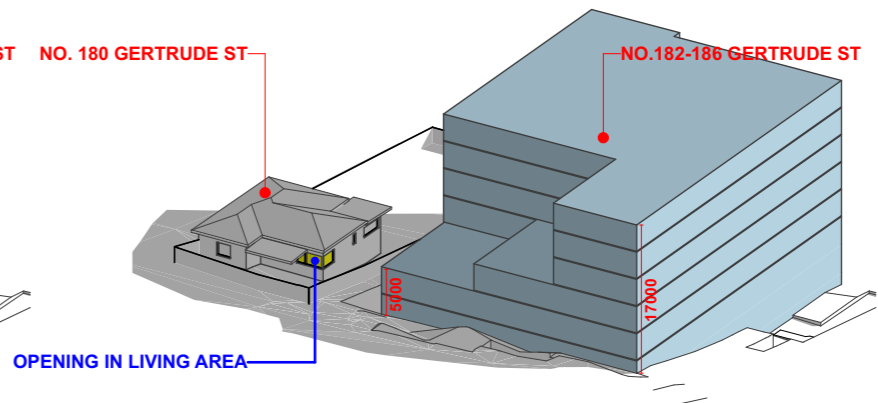
SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 11am 21/06



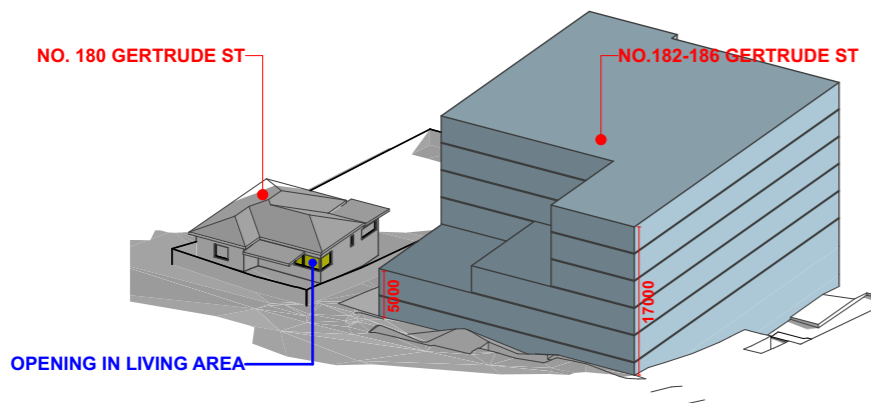
SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 12am 21/06



SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 01am 21/06



SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 02am 21/06



SHADOW DIAGRAM FOR COMPLIANT MASS WITHOUT OVERSHADWOING 03am 21/06



### Residential Areas

**SITE SUBJECT TO CITY NORTH OF GOSFORD CITY CENTRE DCP. THE MASSING(APPROX.6 STOREYS) WITH DESIRED HEIGHT AND FORM CREATS OVERSHADOWING ISSUE TO THE NEIGHBOURING.**

- SHADOW CAST
- COMPLIANT MASS WITHOUT OVERSHADOWING TO THE EXISTING NEIGHBOURING
- ESTIMATED SOLAR ACCESS TO LIVING AREA OF THE EXISTING NEIGHBOURING

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**Project Partners**  
Refer to consultant documentation when directed

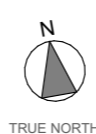
- Builder	- #Builder
- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889  
E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

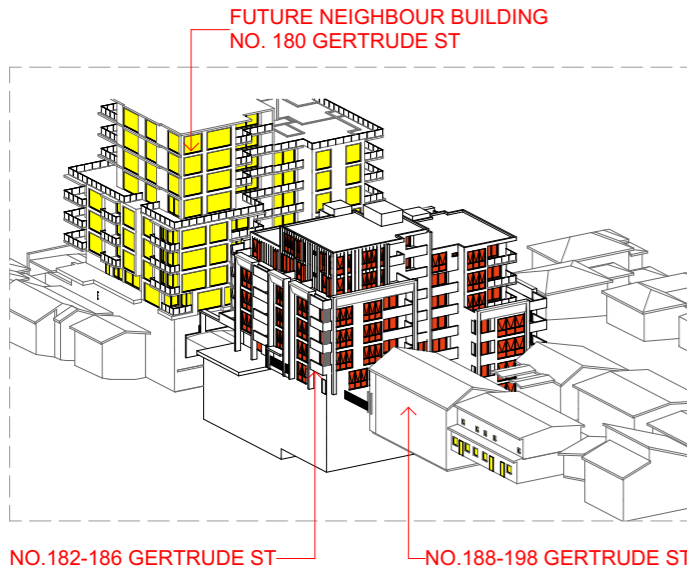
**PAPER**  
**A3**

**DRAWING TITLE :**  
**GENERAL**  
**SUN EYE DIAGRAM - MASSING**  
**WITHOUT OVERSHADOWING**

**PROJECT NAME :**  
**182-186 GERTRUDE ST NORTH**  
**GOSFORD**

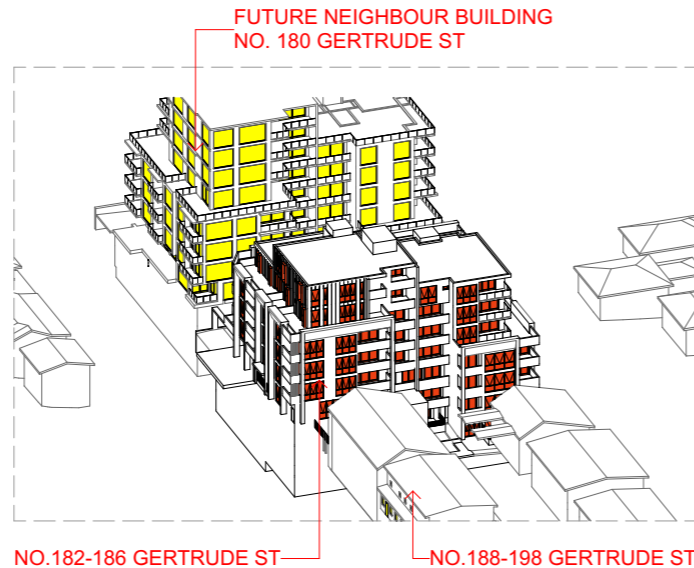
**REVISION NO.**  
**01**

**DRAWING NO.**  
**015a**



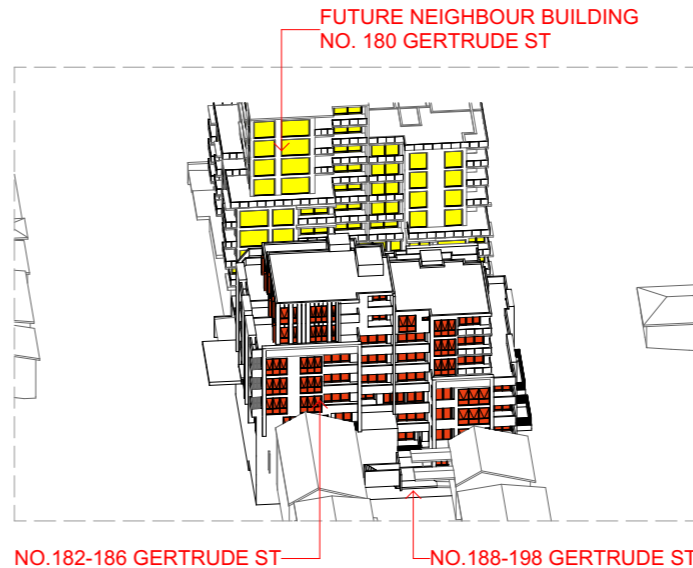
01  
-

21 JUNE 09AM



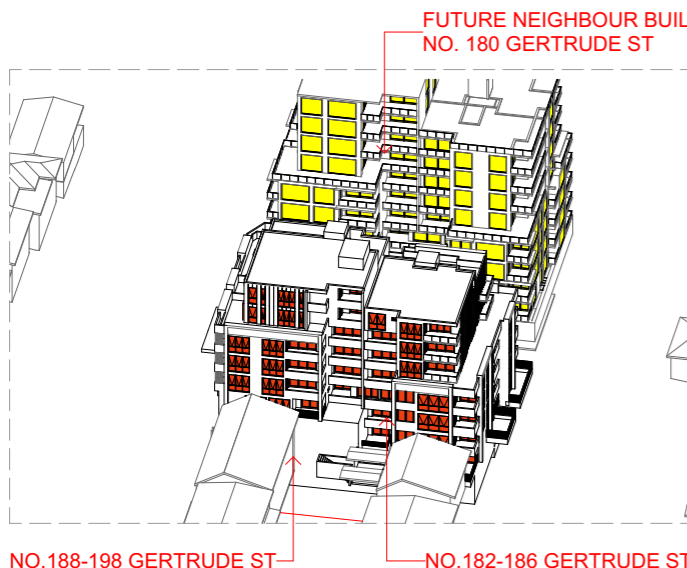
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21 JUNE 10AM



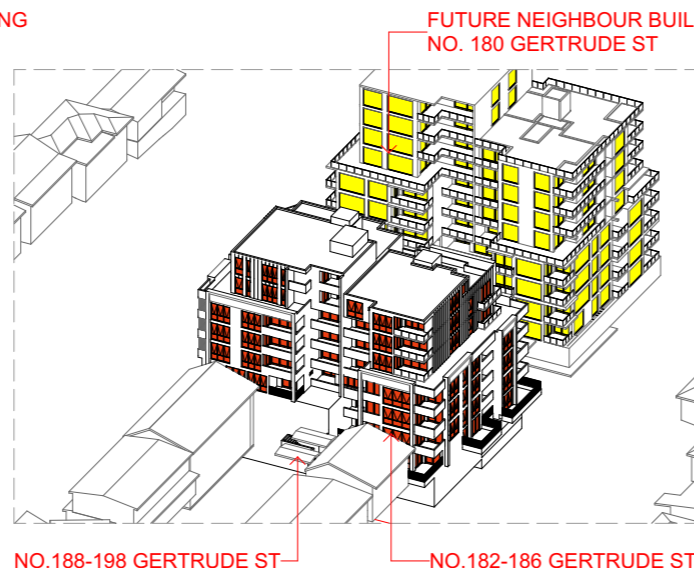
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21 JUNE 11AM



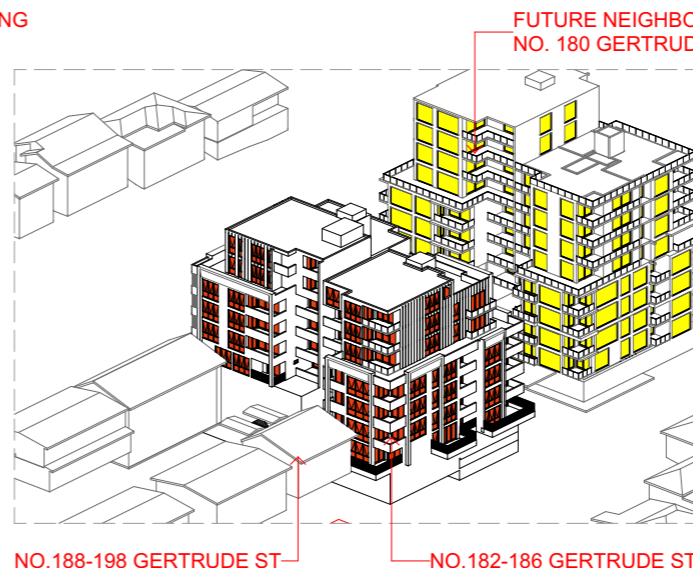
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21 JUNE 12PM



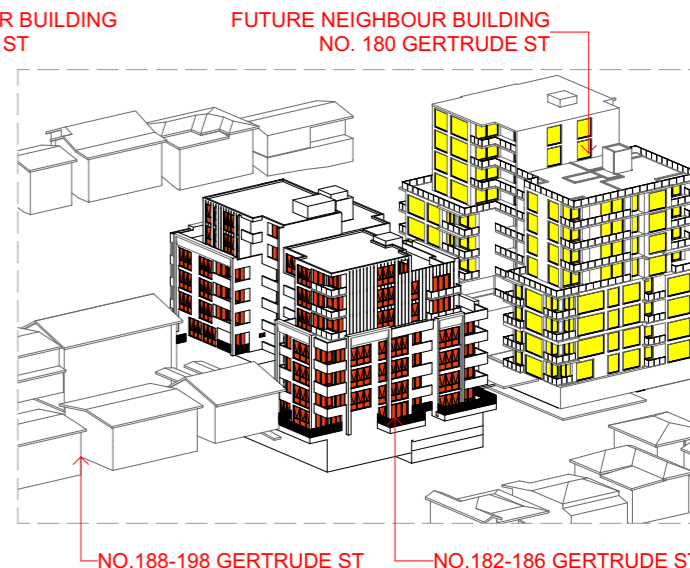
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21 JUNE 1PM



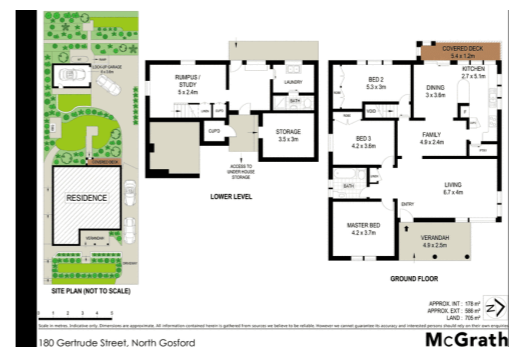
06  
-

21 JUNE 2PM



07  
-

21 JUNE 3PM



GLAZED OPENINGS TO PROPOSED DEVELOPMENT WITH ACCESS TO SOLAR GAIN

ESTIMATED SOLAR ACCESS TO FUTURE NEIGHBOURING DEVELOPMENT

**NOTE**  
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Refer to consultant documentation when directed

- Builder
- Planning Consultant
- Structural Engineer
- Mechanical Engineer
- Hydraulic Engineer
- Fire Engineer
- Fire Service
- Electrical Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor Consultant
- #Planning Consultant
- #Structural Engineer
- #Mechanical Engineer
- #Hydraulic Engineer
- #Fire Engineer
- #Fire Service
- #Electrical Engineer
- #Landscape Consultant
- #Traffic Engineer
- #Surveyor

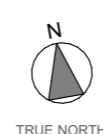
RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

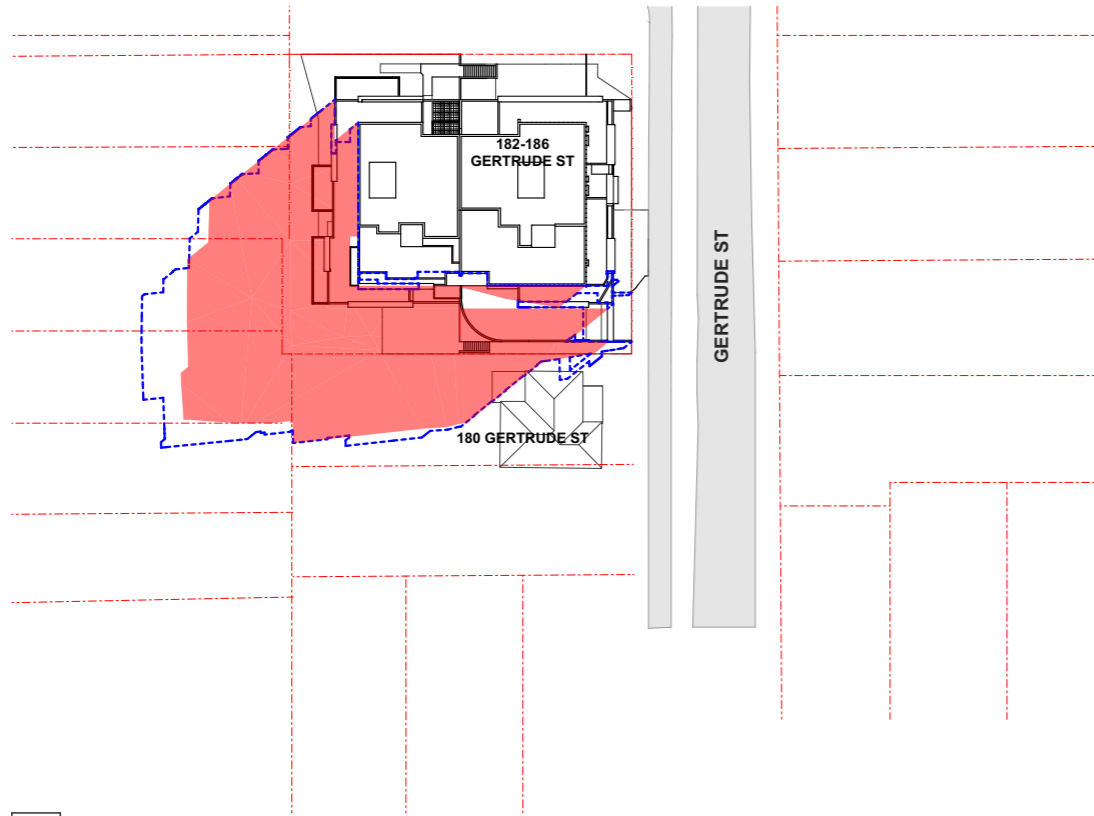
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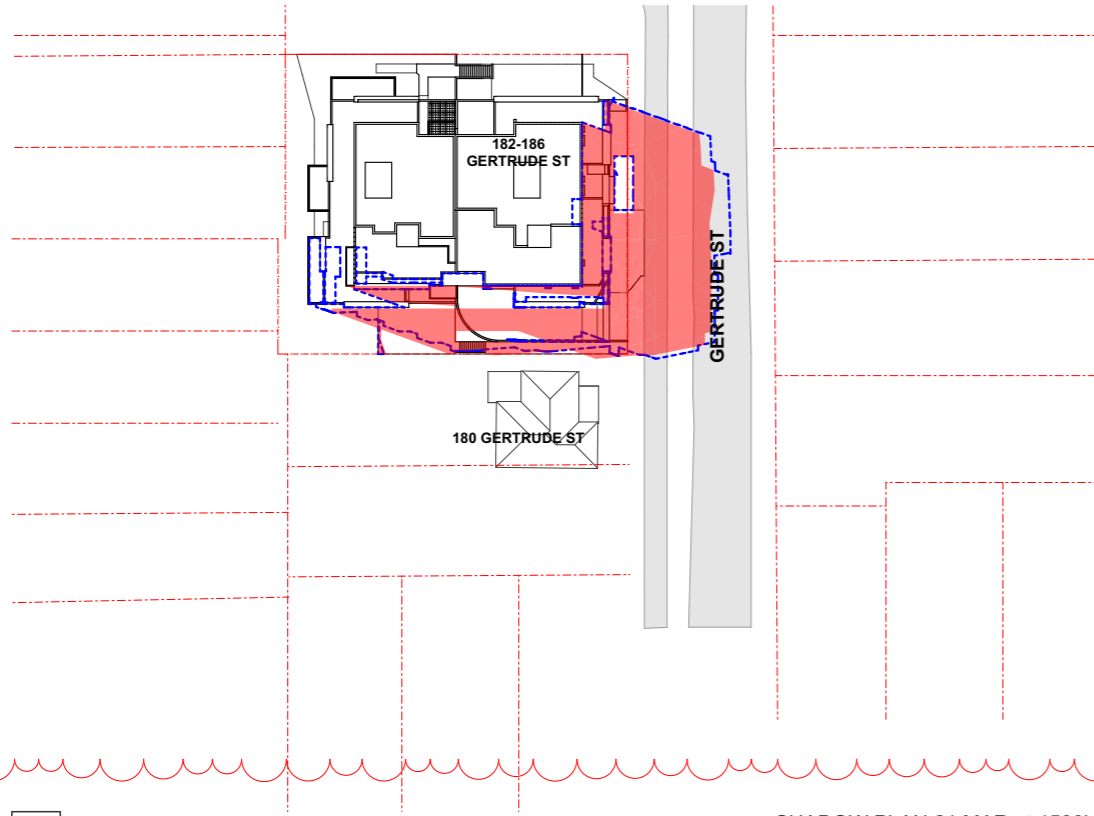
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH GOSFORD**

REVISION NO.  
**C**

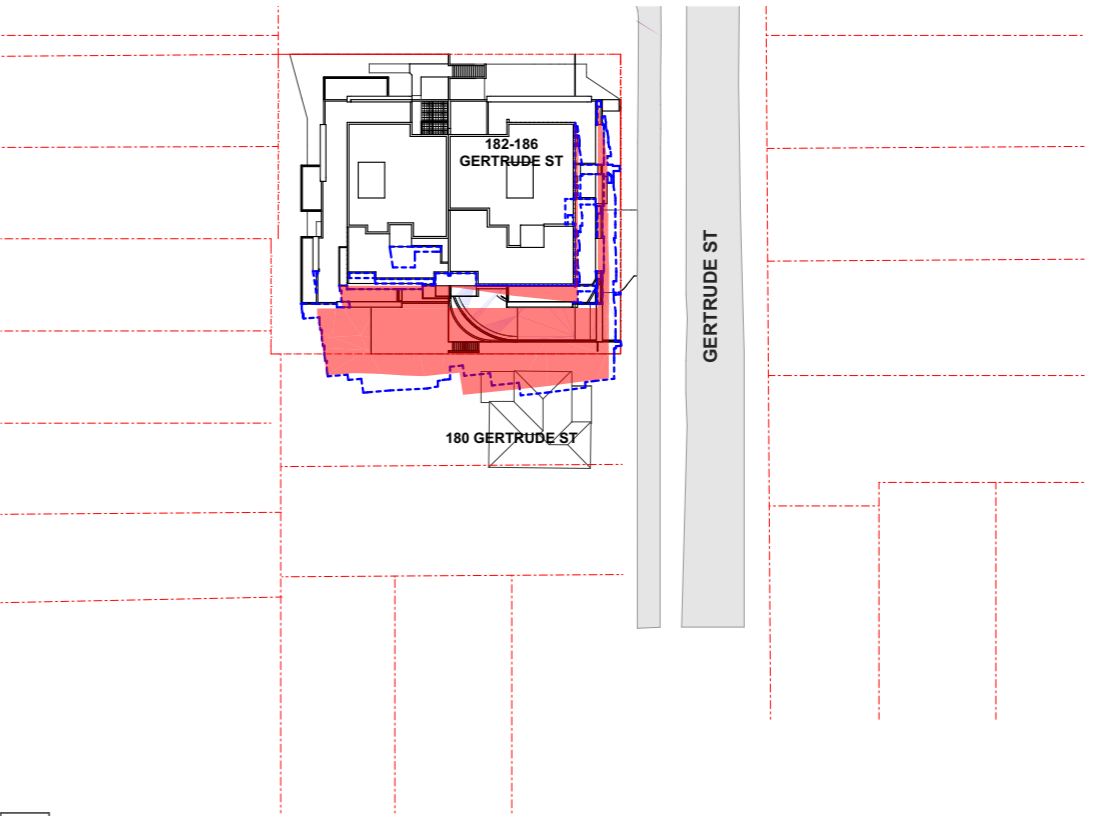
DRAWING NO.  
**016**



SHADOW PLAN 21 MAR at 0900h  
1:1000



SHADOW PLAN 21 MAR at 1500h  
1:1000



SHADOW PLAN 21 MAR at 1200h  
1:1000

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- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

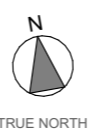
RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn   Checked	MC   TZ
Revision Date:	24/01/2024
Project NO.	2201
Project Status	DA
Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

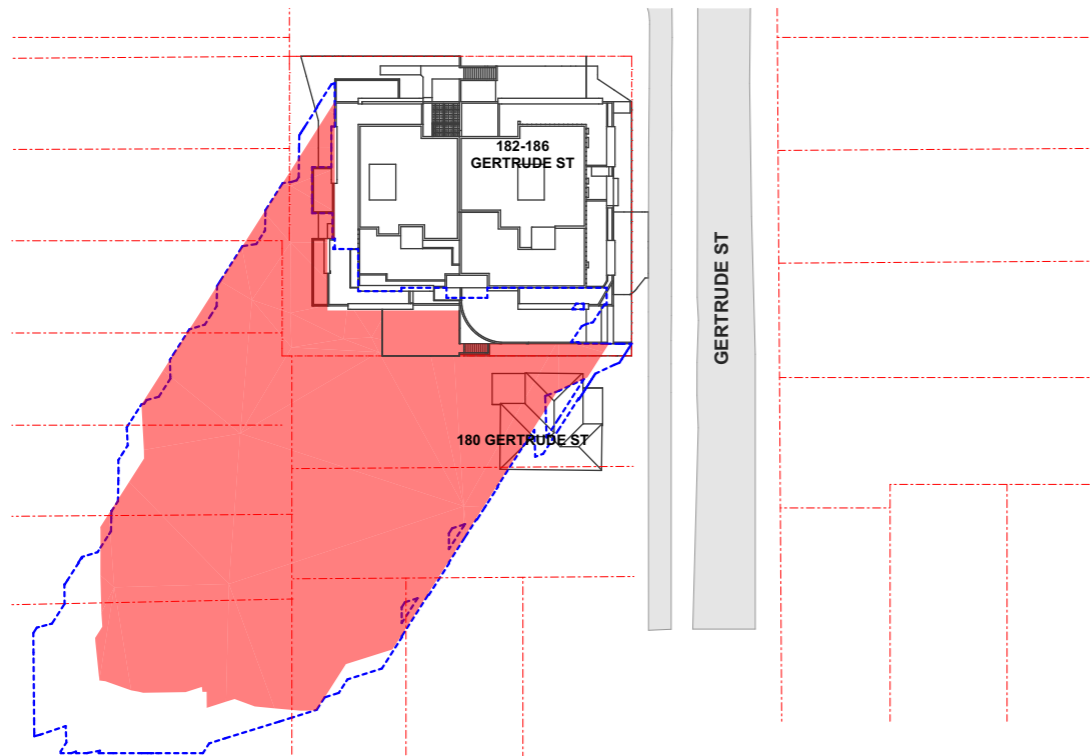
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DRAWING TITLE :  
**GENERAL  
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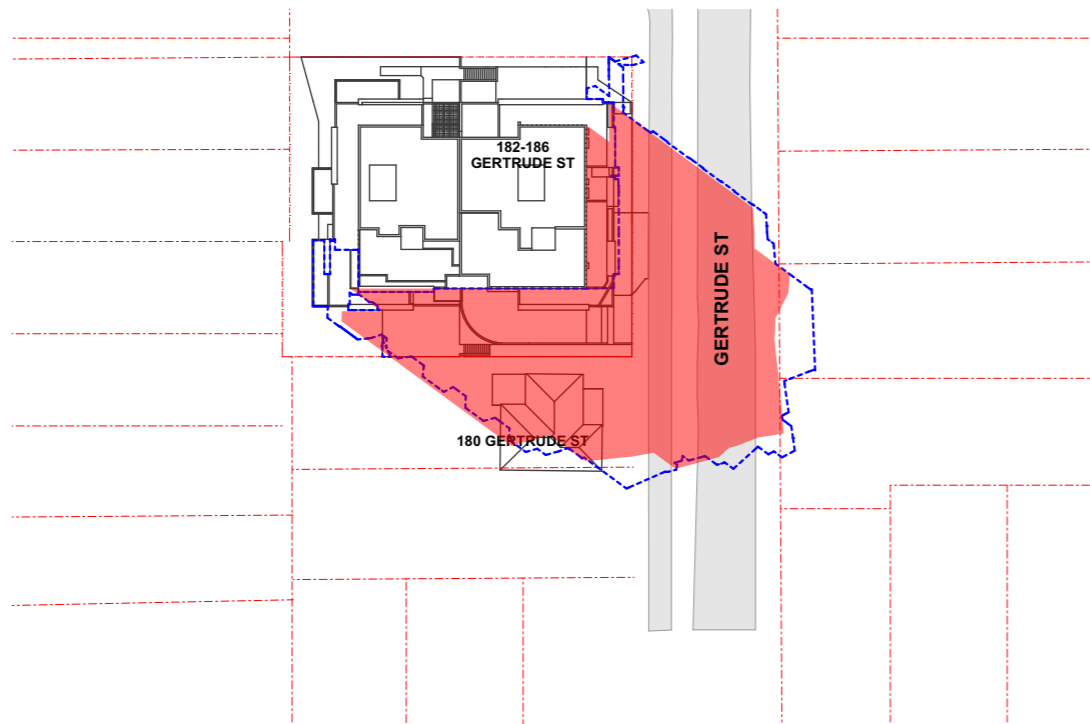
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

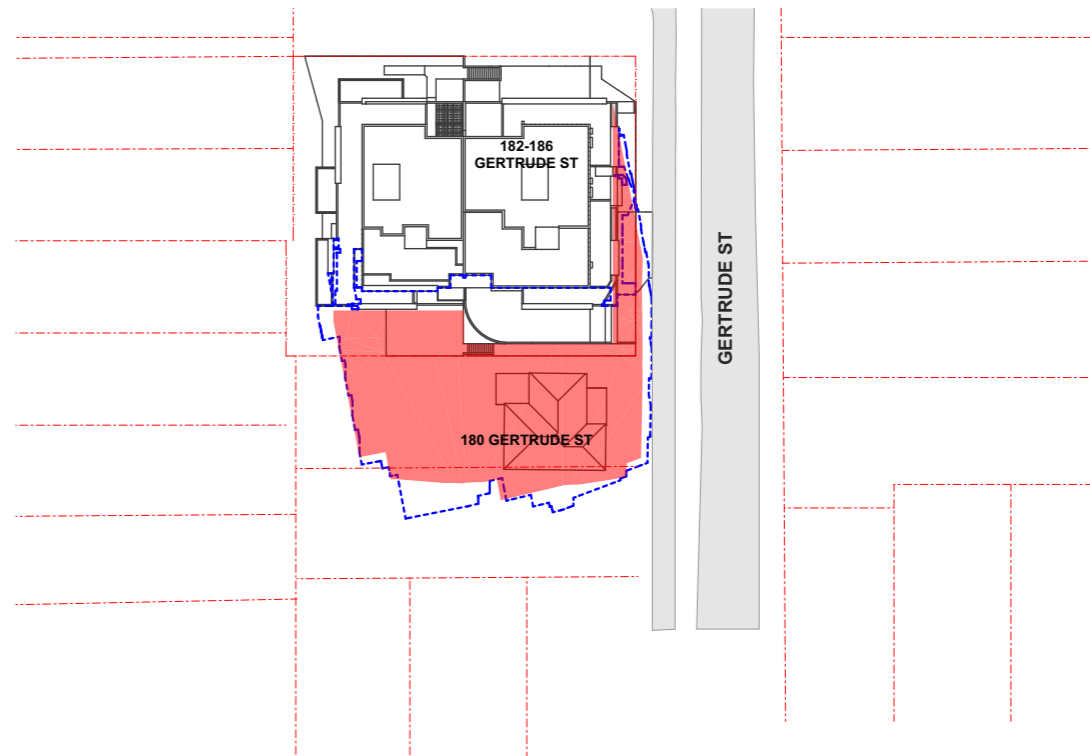
DRAWING NO.  
**017**



SHADOW PLAN 21 JUN at 0900h  
1:1000



SHADOW PLAN 21 JUN at 1500h  
1:1000



SHADOW PLAN 21 JUN at 1200h  
1:1000

SHADOW CAST BY  
COMPLIANT BUILDING MASS

SHADOW CAST BY  
PROPOSED BUILDING MASS

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- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

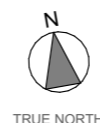
RevID	Transmittal Set Date	Approved by	Rev. Note
A	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn   Checked	MC   TZ
Revision Date:	24/01/2024
Project NO.	2201
Project Status	DA
Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

PAPER

**A3**

1:1000

DRAWING TITLE :

GENERAL  
SHADOW DIAGRAM 21 JUN

PROJECT NAME :

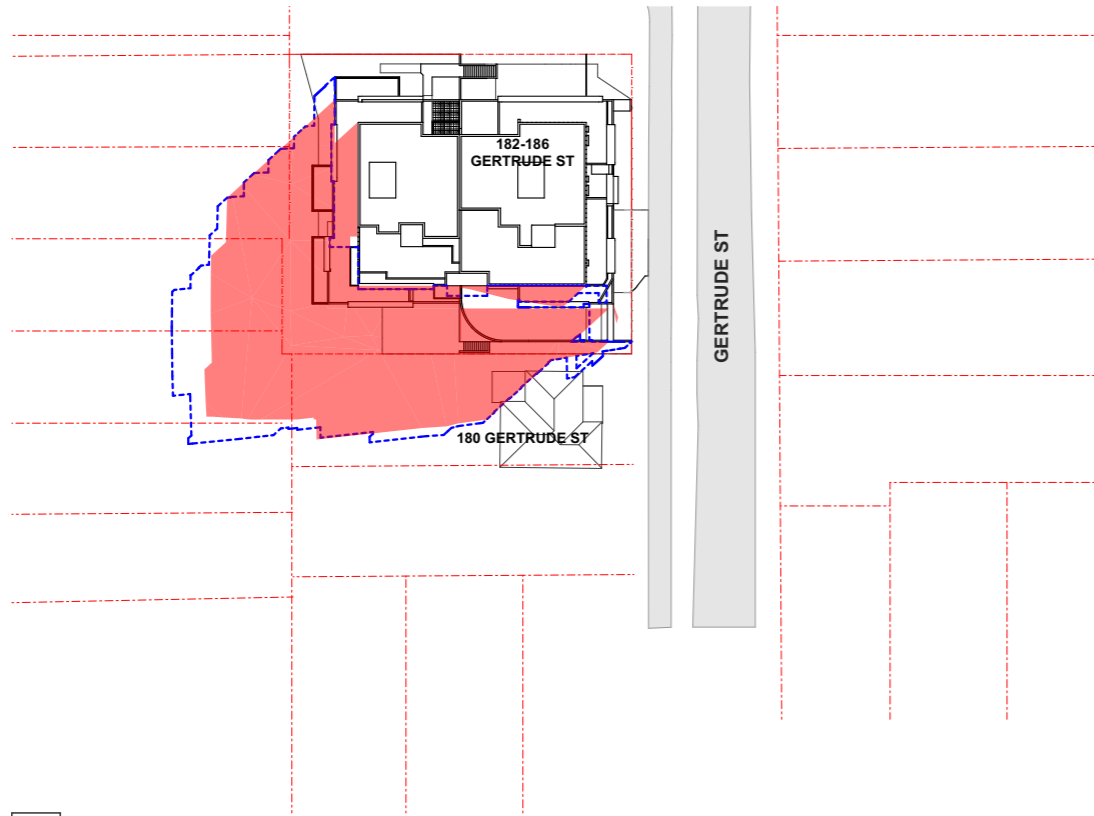
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.

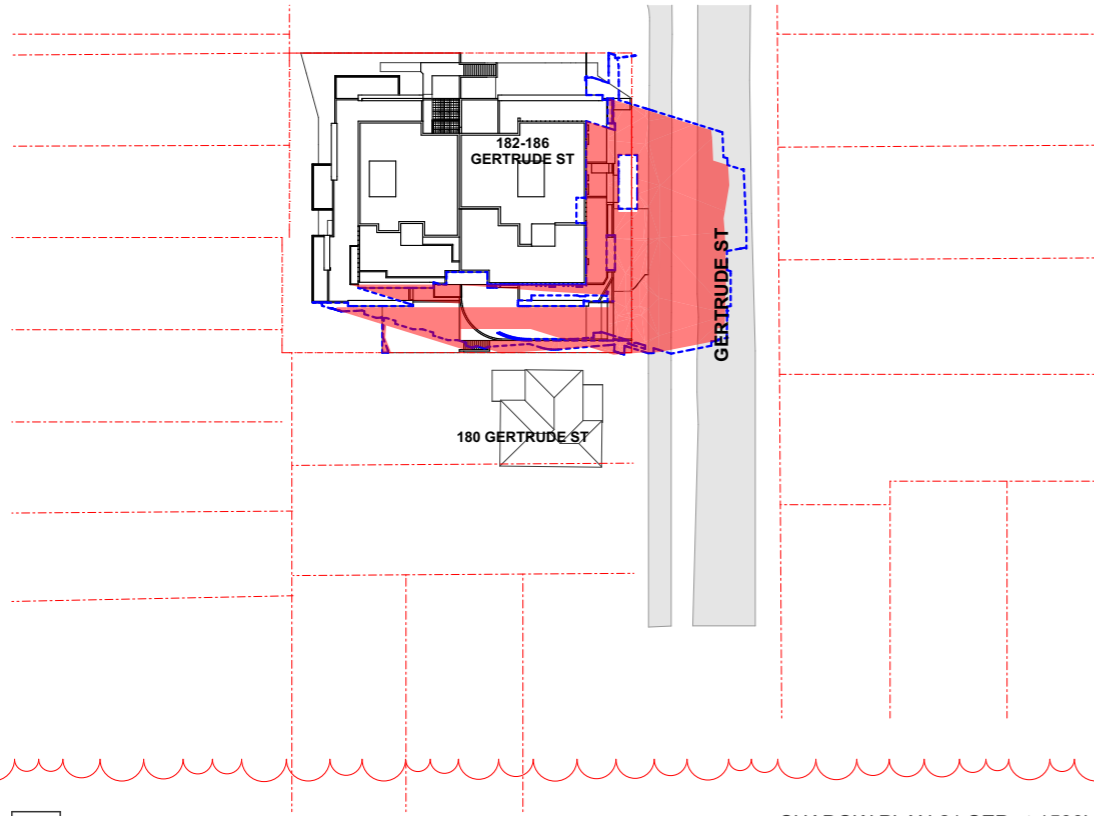
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DRAWING NO.

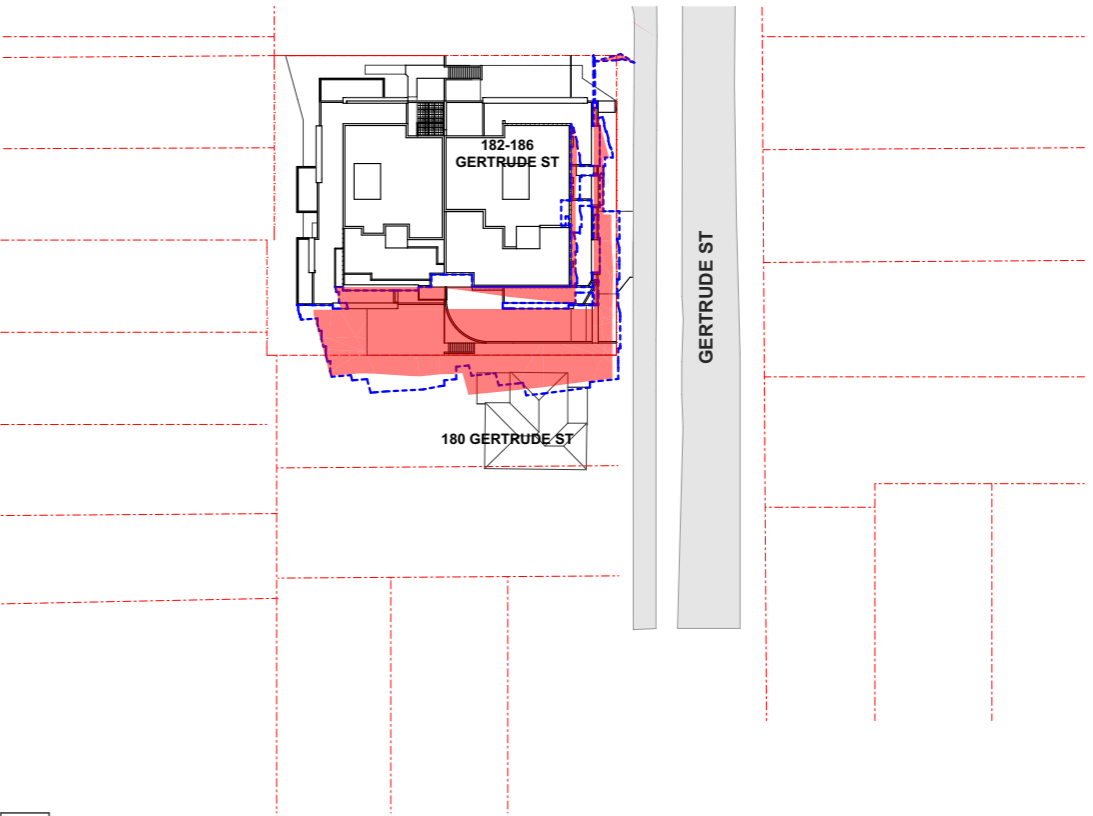
**018**



SHADOW PLAN 21 SEP at 0900h  
1:1000



SHADOW PLAN 21 SEP at 1500h  
1:1000



SHADOW PLAN 21 SEP at 1200h  
1:1000

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- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
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- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

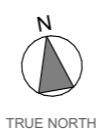
RevID	Transmittal Set Date	Approved by	Rev. Note
A	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

PAPER  
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1:1000

DRAWING TITLE :  
**GENERAL  
SHADOW DIAGRAM 21 SEP**

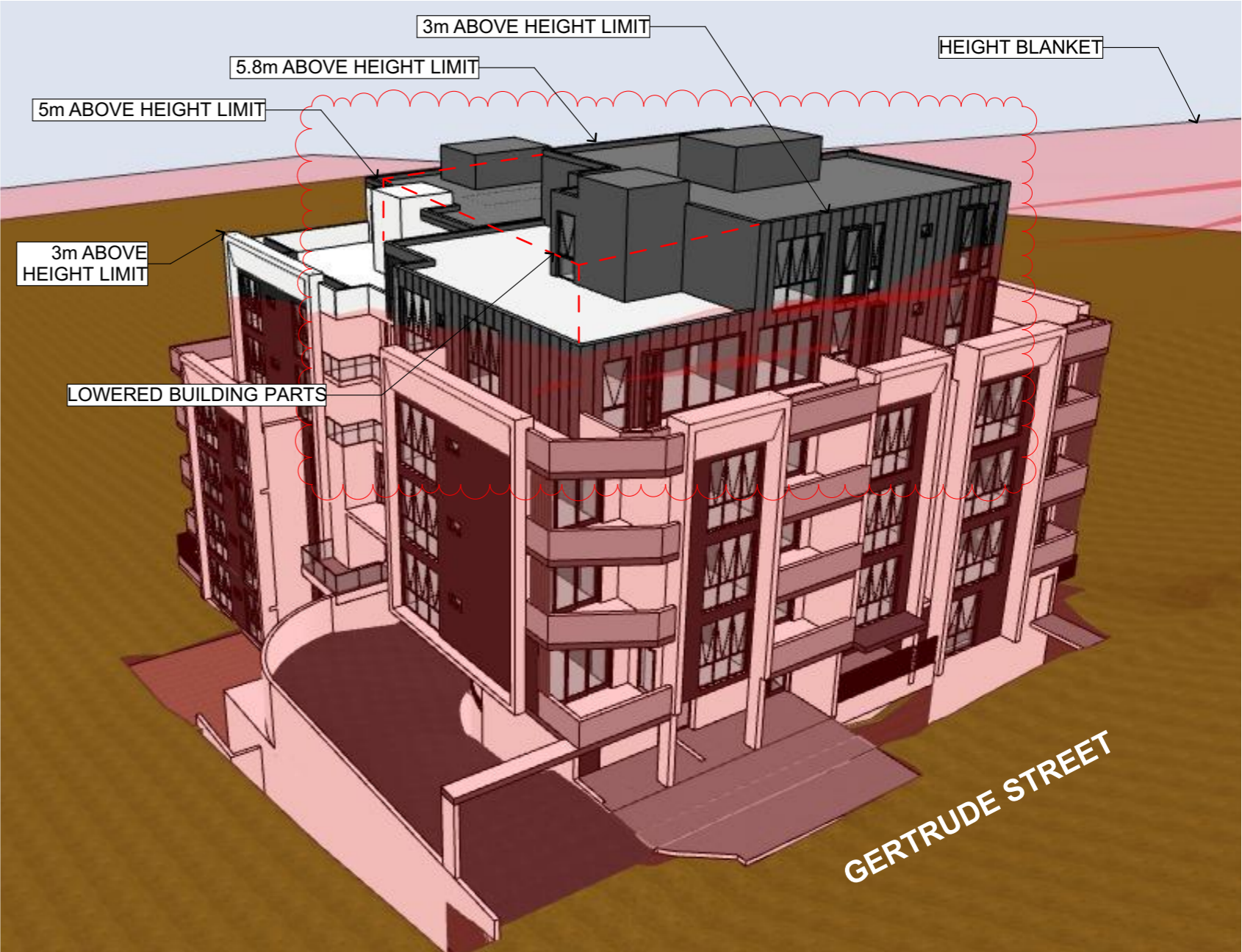
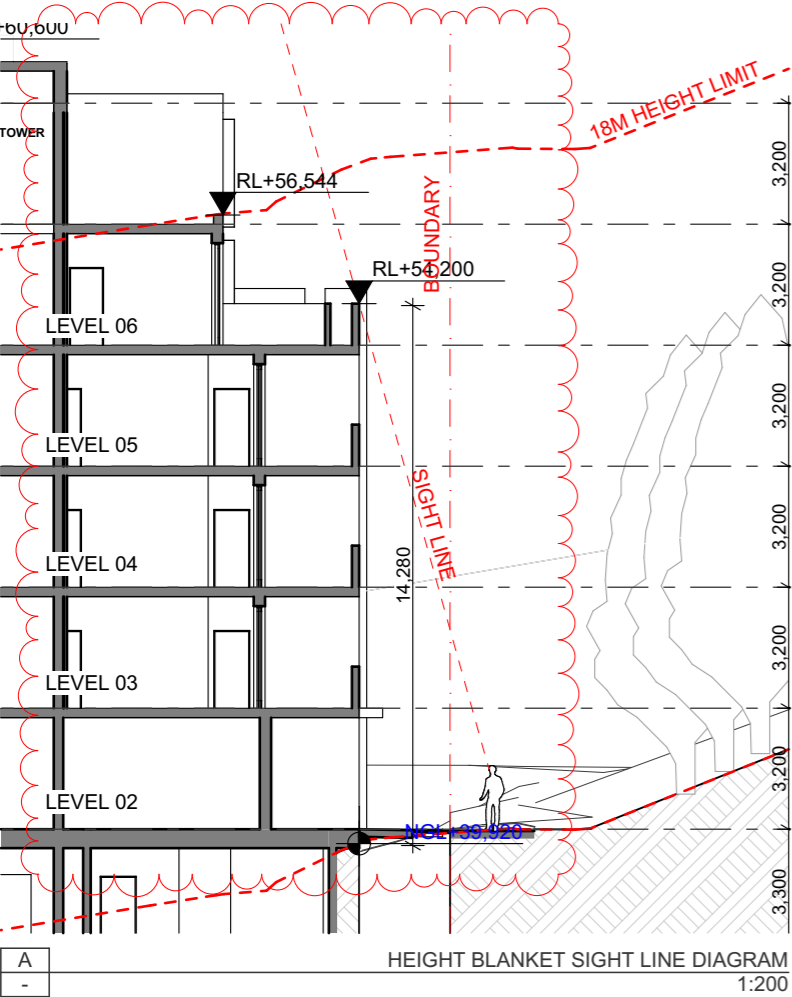
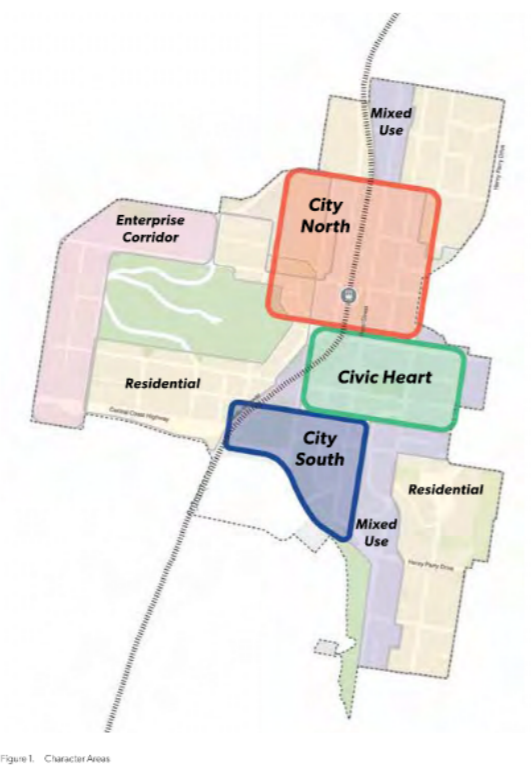
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**A**

DRAWING NO.  
**019**

SITE SUBJECT TO CITY NORTH OF GOSFORD  
CITY CENTRE DCP

PROPOSED BUILDING FOLLOWS COUNCIL'S  
RECOMMENDED BUILT FORM FOR RESIDENTIAL  
AREAS PER FIGURE 7 ON PAGE 37 OF  
GOSFORD CITY CENTRE DCP



HEIGHT BLANKET  
1:125

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Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

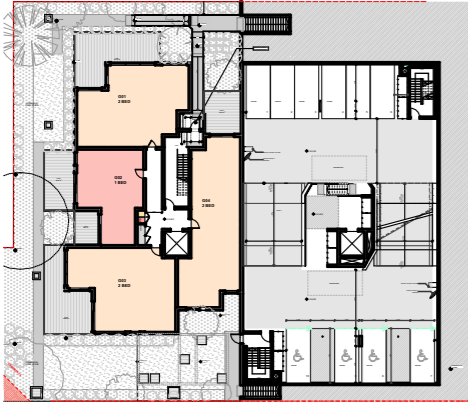
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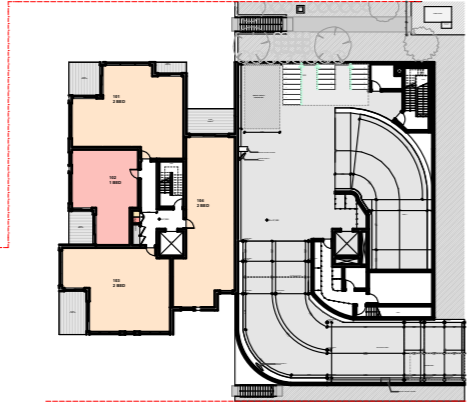
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

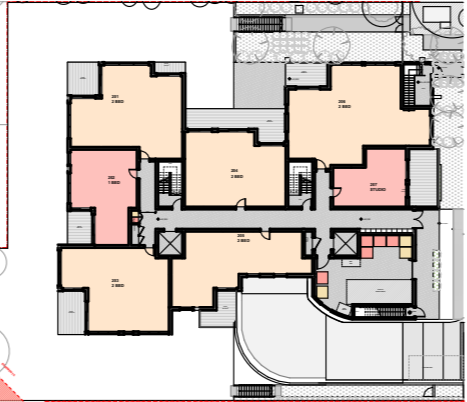
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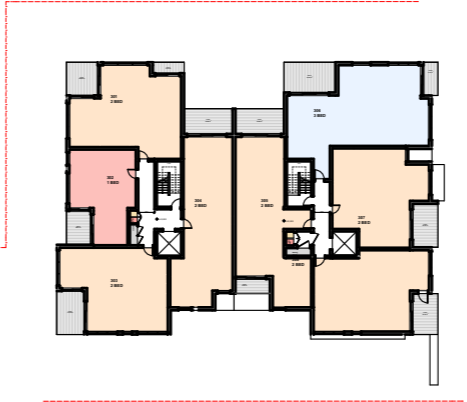
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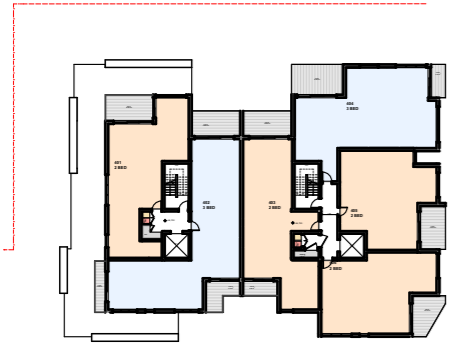
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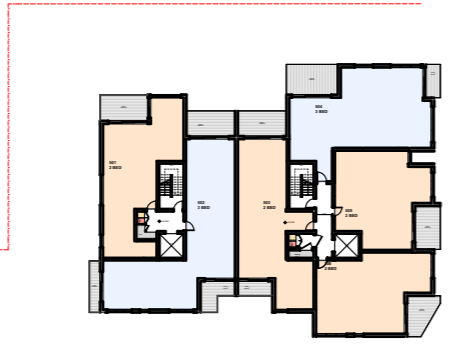
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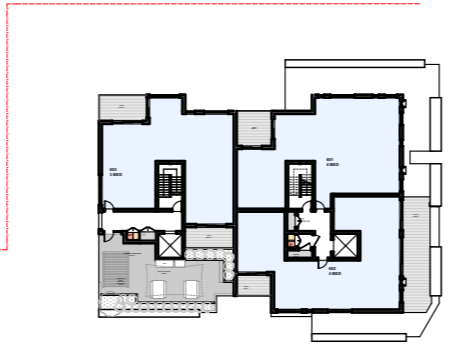
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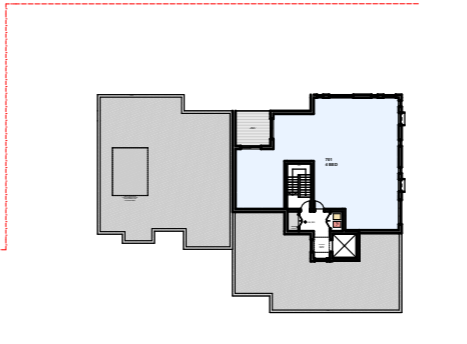
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3. LEVEL 05  
1:750



4. LEVEL 06  
1:750



5. LEVEL 07  
1:750

**REQUIRED UNIT SIZE (ADG):**

STUDIO - 32m<sup>2</sup>  
1 BED - 50m<sup>2</sup>  
2 BED - 70m<sup>2</sup>  
3 BED - 90m<sup>2</sup>

ADDITIONAL BATHROOMS INCREASE THE  
MIN. INTERNAL AREA BY 5m<sup>2</sup> EACH

**REQUIRED POS (ADG):**

1 BED - 8m<sup>2</sup> - 2m MIN. DEPTH  
2 BED - 10m<sup>2</sup> - 2m MIN. DEPTH  
3 BED - 12m<sup>2</sup> - 2.4m MIN. DEPTH

FOR APARTMENTS AT GROUND LEVEL OR ON  
A PODIUM, POS TO BE 15m<sup>2</sup> AND A MIN.  
DEPTH OF 3m

**REQUIRED ADAPTABLE UNITS (DCP):**

15% OF TOTAL UNITS TO BE ADAPTABLE

= 39 x 0.15 ~ 6 UNITS

UNIT NUMBER	TYPE	REQUIRED AREA (ADG)	AREA	ADAPT ABLE	REQUIRED POS	POS AREA
101	2 BED	70+5	81.31		10	13.56
102	1 BED	50	50.46		8	8.05
103	2 BED	70+5	75.95		10	11.69
104	2 BED	70+5	85.11		10	12.00
201	2 BED	70+5	81.31		10	13.56
202	1 BED	50	50.46		8	8.05
203	2 BED	70+5	75.95		10	11.69
204	2 BED	50	70.00		8	23.59
205	2 BED	70	70.04		10	10.18
206	2 BED	70+5	103.19		10	10.08
207	STUDIO	32	35.67		8	16.12
301	2 BED	70+5	81.31		10	13.56
302	1 BED	50	50.46		8	8.05
303	2 BED	70+5	75.95		10	11.69
304	2 BED	70+5	85.11		10	12.00
305	2 BED	70+5	88.29		10	16.92
306	3 BED	90+5	103.21	YES	12	20.02
307	2 BED	70+5	76.94	YES	10	10.70
308	2 BED	70+5	80.91		10	10.10
401	2 BED	90+5	81.90		10	12.29
402	3 BED	90+5	110.59		12	25.16
403	2 BED	70+5	88.29		10	16.92
404	3 BED	90+5	103.29	YES	12	20.02
405	2 BED	70+5	76.94	YES	10	10.70
406	2 BED	70+5	77.71		10	10.12
501	2 BED	90+5	81.90		10	12.29
502	3 BED	90+5	110.59		12	25.16
503	2 BED	70+5	88.29		10	16.92
504	3 BED	90+5	103.29	YES	12	20.02
505	2 BED	70+5	76.94	YES	10	10.70
506	2 BED	70+5	77.71		10	10.11
601	4 BED	90+12+5	129.00		12	12.00
602	4 BED	90+5	122.29		12	39.39
603	3 BED	90+5	117.33		12	22.96
701	4 BED	90+12+5	150.42		12	12.00
G01	2 BED	70+5	75.91		15	33.53
G02	1 BED	50	50.46		15	26.30
G03	2 BED	70+5	75.95		15	29.86
G04	2 BED	70+5	83.24		15	15.02

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- Electrical Engineer	- #Electrical Engineer
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- Traffic Engineer	- #Traffic Engineer
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A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	20/02/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

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P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: A  
Wind Region: A

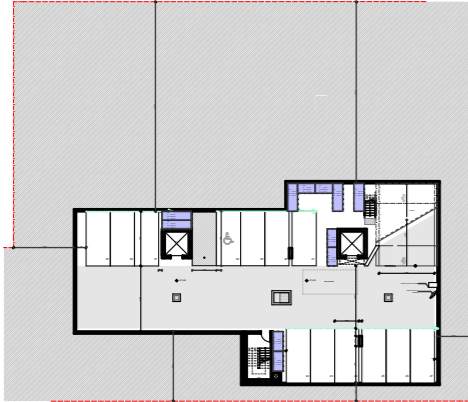
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UNIT SCHEDULE**

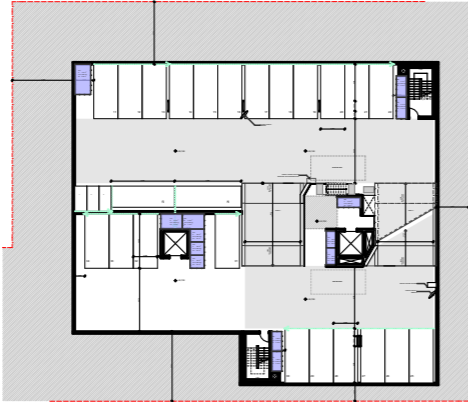
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

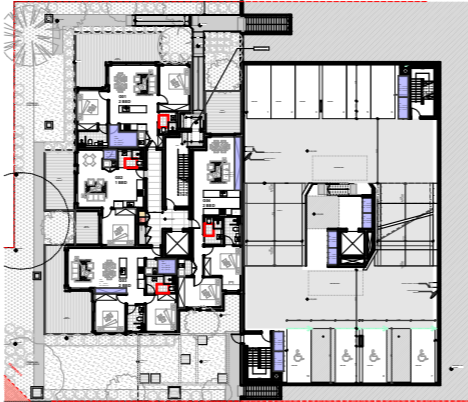
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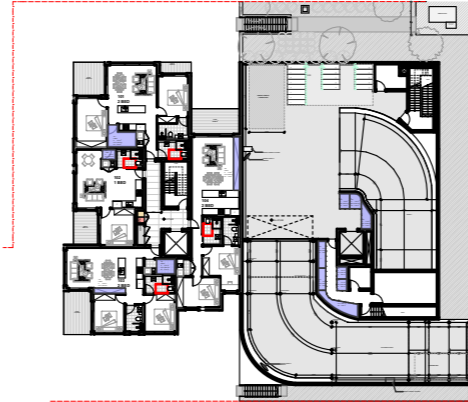
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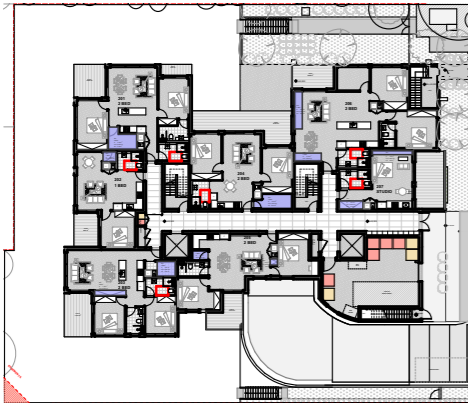
-3. BASEMENT 01  
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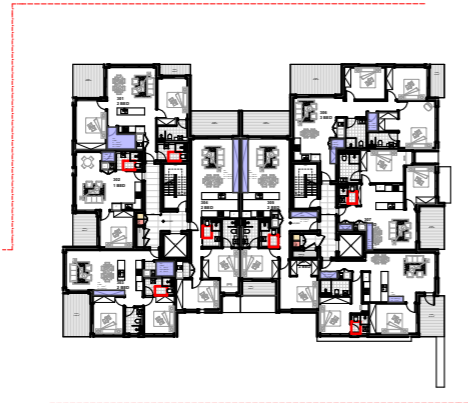
-2. GROUND FLOOR  
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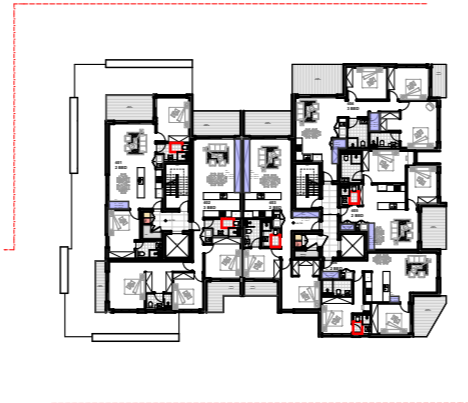
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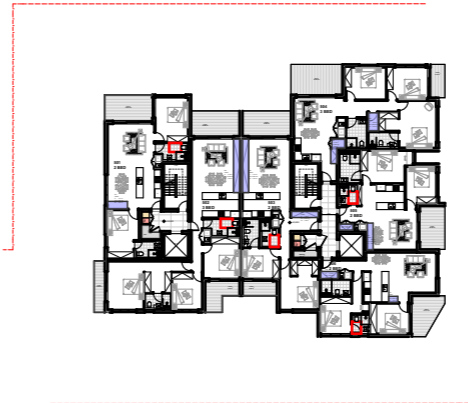
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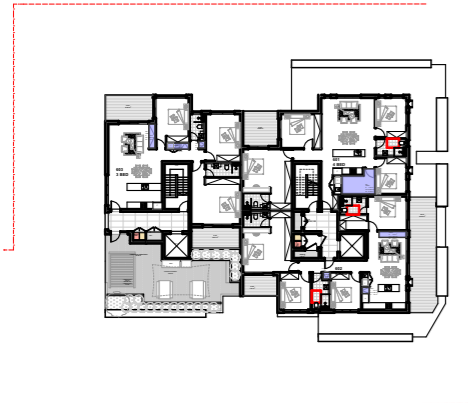
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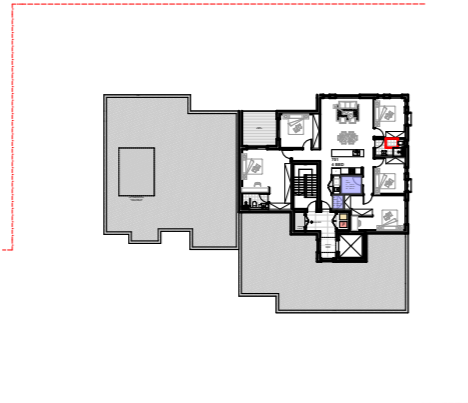
2. LEVEL 04  
1:750



3. LEVEL 05  
1:750



4. LEVEL 06  
1:750



5. LEVEL 07  
1:750

**REQUIRED STORAGE (ADG):**  
1 BED - 6m3  
2 BED - 8m3  
3 BED - 10m3

AT LEAST 50% OF THE REQUIRED STORAGE  
IS TO BE LOCATED WITHIN THE APARTMENT

UNIT NUMBER	ROOM NAME	REQRUIED STORAGE VOL.	MEASURED VOL. IN APT.	BASEMENT STORAGE VOL.	TOTAL STORAGE
101	2 BED	8	11.86	4.17	16.03
102	1 BED	6	3.12	6.69	9.81
103	2 BED	8	10.14	11.07	21.21
104	2 BED	8	7.63	4.38	12.01
201	2 BED	8	11.86	4.74	16.60
202	1 BED	6	3.12	4.74	7.86
203	2 BED	8	10.14	5.10	15.24
204	2 BED	6	12.53	5.10	17.63
205	2 BED	8	4.81	11.36	16.17
206	2 BED	8	11.83	4.74	16.57
207	1 BED	6	8.30	4.74	13.04
301	2 BED	8	11.86	7.74	19.60
302	1 BED	6	3.12	7.74	10.86
303	2 BED	8	10.14	4.37	14.51
304	2 BED	8	7.63	4.37	12.00
305	2 BED	8	11.45	4.37	15.82
306	3 BED	10	9.35	4.02	13.37
307	2 BED	8	5.78	4.02	9.80
308	2 BED	8	5.05	5.58	10.63
401	2 BED	8	3.53	5.10	8.63
402	3 BED	10	7.63	5.10	12.73
403	2 BED	8	11.45	3.76	15.21
404	3 BED	10	9.35	3.76	13.11
405	2 BED	8	5.78	4.02	9.80
406	2 BED	8	4.17	4.02	8.19
501	2 BED	8	3.53	4.74	8.27
502	3 BED	10	7.63	4.74	12.37
503	2 BED	8	11.45	3.94	15.39
504	3 BED	10	9.35	5.03	14.38
505	2 BED	8	5.78	3.60	9.38
506	2 BED	8	4.17	4.80	8.97
601	4 BED	10	16.00	4.00	20.00
602	4 BED	10	5.98	8.95	14.93
603	3 BED	10	7.51	2.88	10.39
701	4 BED	10	12.57	2.82	15.39
G01	2 BED	8	11.86	6.09	17.95
G02	1 BED	6	3.12	6.09	9.21
G03	2 BED	8	10.14	6.69	16.83
G04	2 BED	8	7.63	4.17	11.80

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- Structural Engineer	- #Structural Engineer
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- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

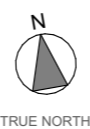
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A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

Nom Arch: NSW ARB 11348  
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Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client  
Site: LINDFIELD GROUP  
Climate Zone 182-186 GERTRUDE ST NORTH GOSFORD  
Wind Region A

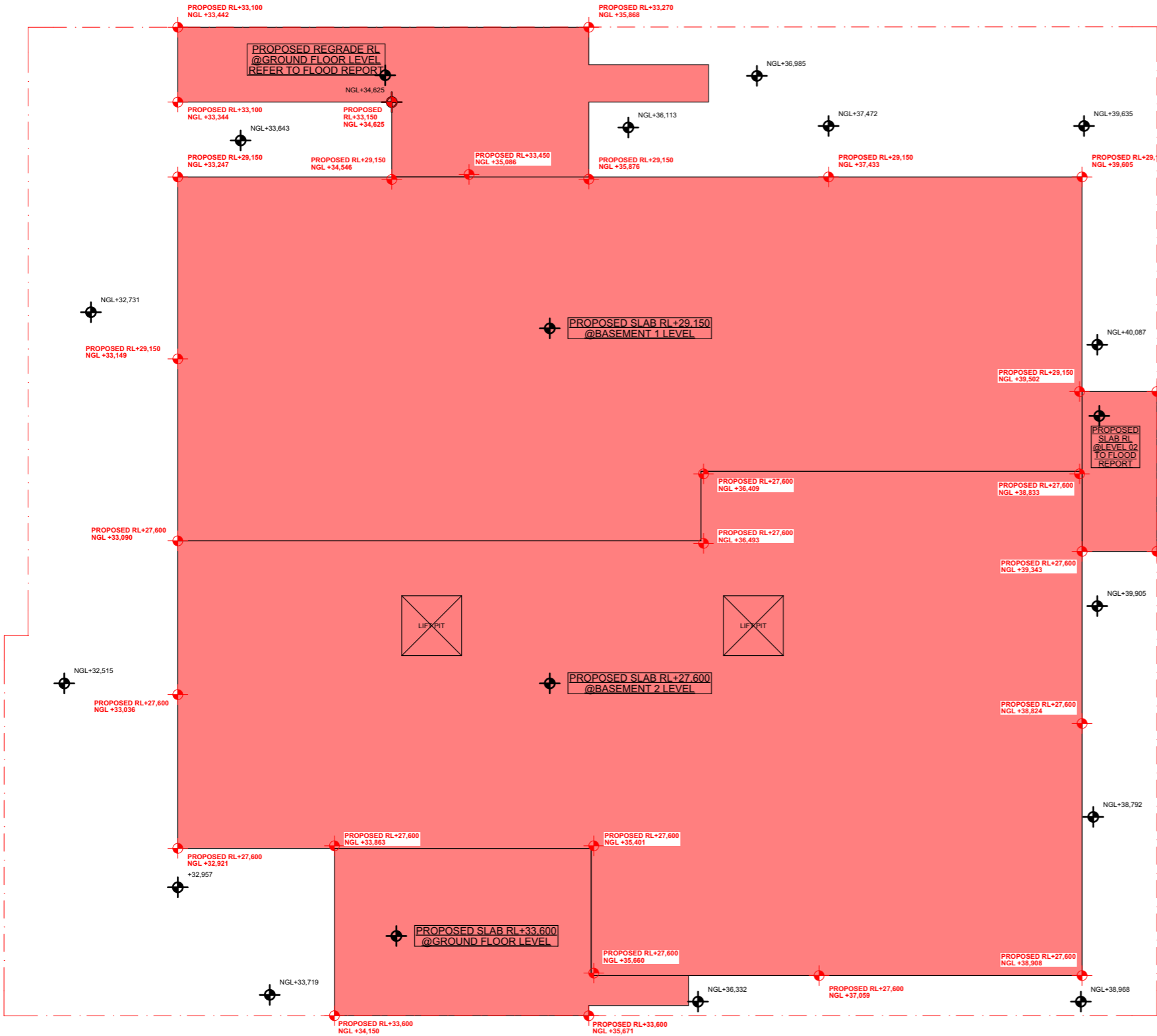
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DRAWING TITLE :  
**GENERAL  
STORAGE DIAGRAM**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**022**



CUT & FILL DIAGRAM

GERTRUDE STREET

EXCAVATION

FILL

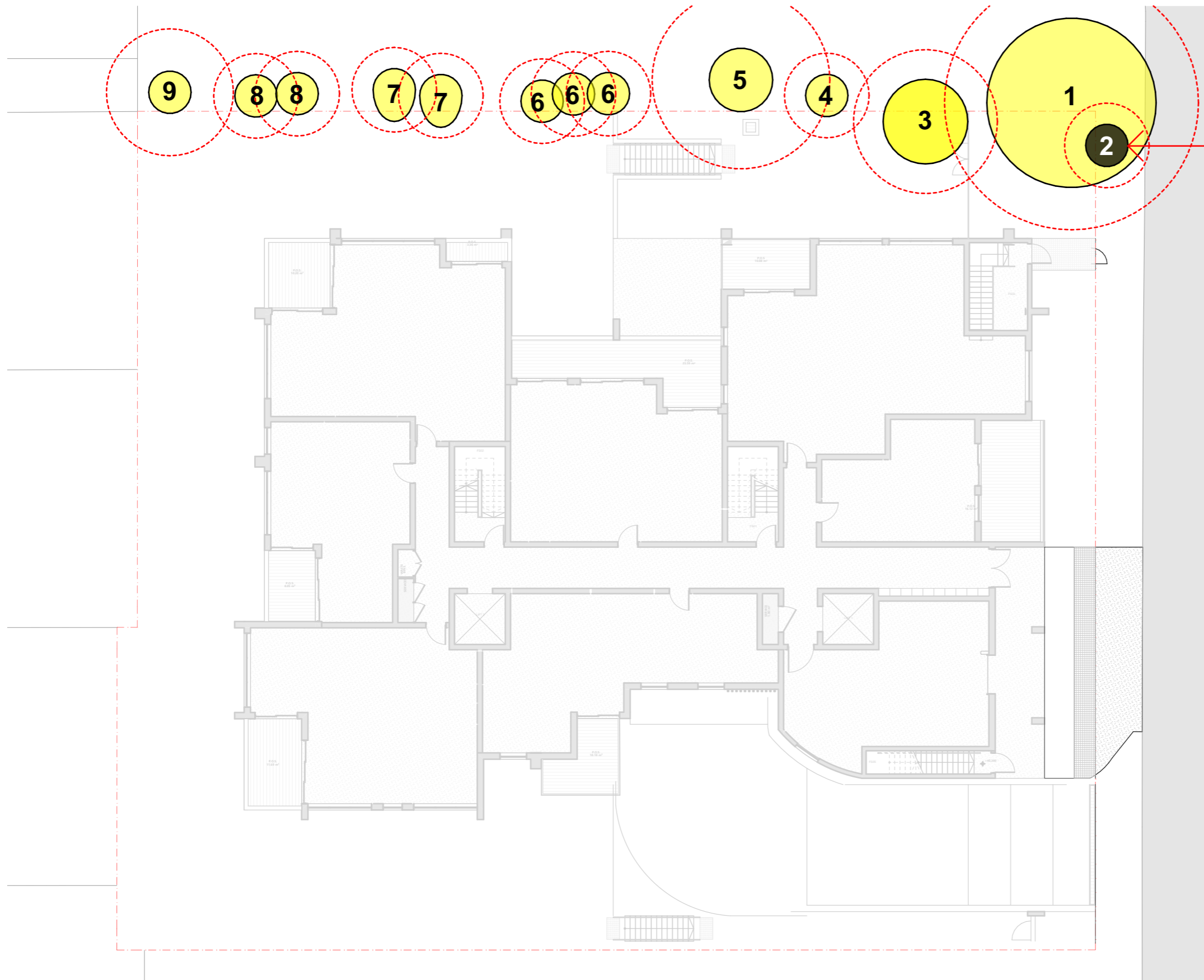

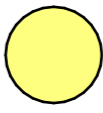
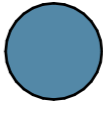



Figure 4: Tree 2.  
PUBLIC TREE

-  TREE PROTECTION ZONE
-  TREES TO BE RETAINED
-  TREES THAT ARE LISTED AS EXAMPT SPECIES AND RECOMMENDED FOR REMOVAL
-  TREES THAT FAIL THE VISUAL TREE ASSESSMENT AND ARE RECOMMENDED FOR REMOVAL

DETAIL REFER TO  
ARBORIST REPORT

TREE PROTECTION PLAN  
1:200

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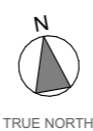
**Project Partners**  
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- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note

**Project Designer**

  
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Drawn   Checked	MC   TZ
Revision Date:	24/01/2024
Project NO.	2201
Project Status	DA
Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

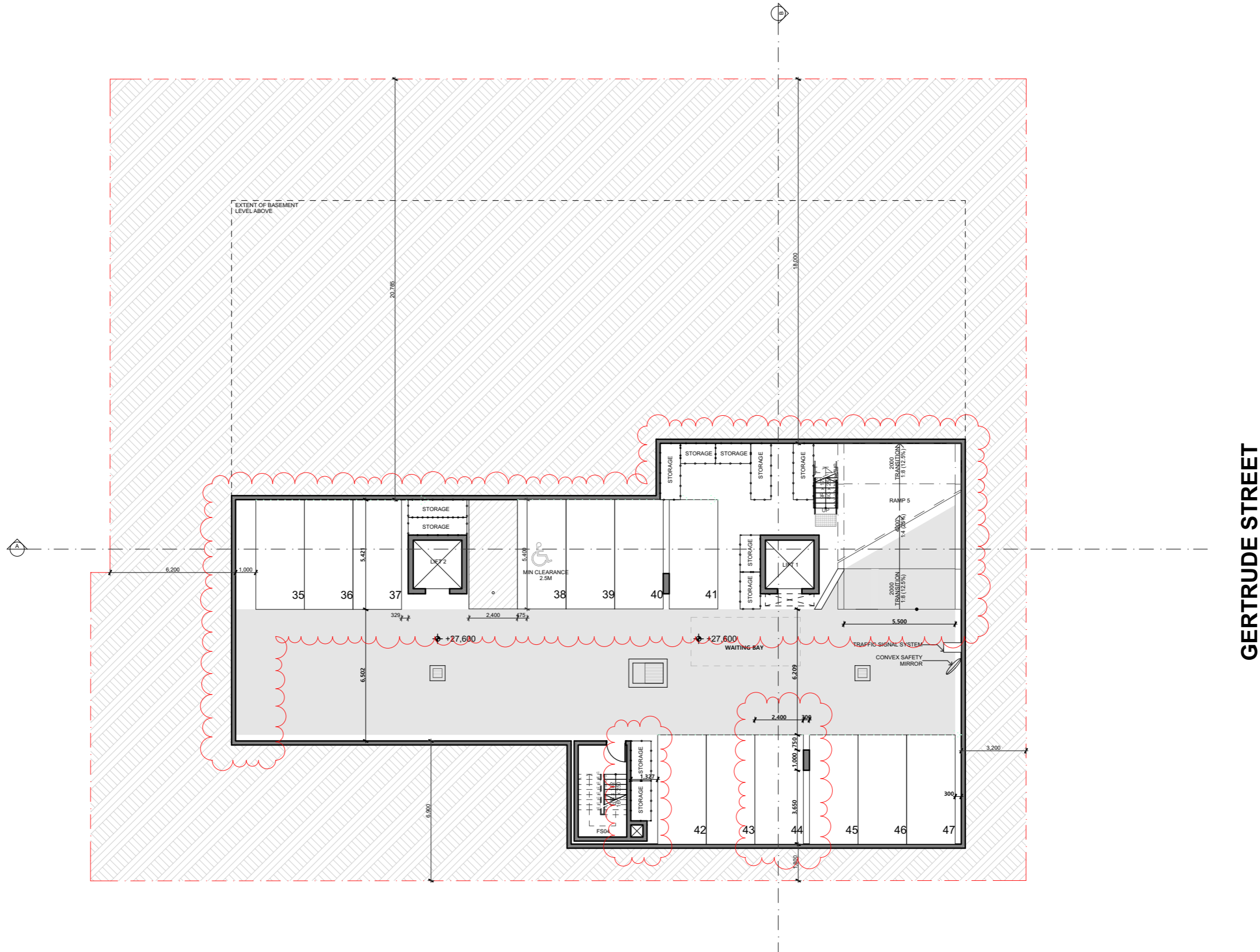
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DRAWING TITLE :  
**GENERAL  
TREE PROTECTION PLAN**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**01**

DRAWING NO.  
**024**



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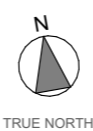
**Project Designer**



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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

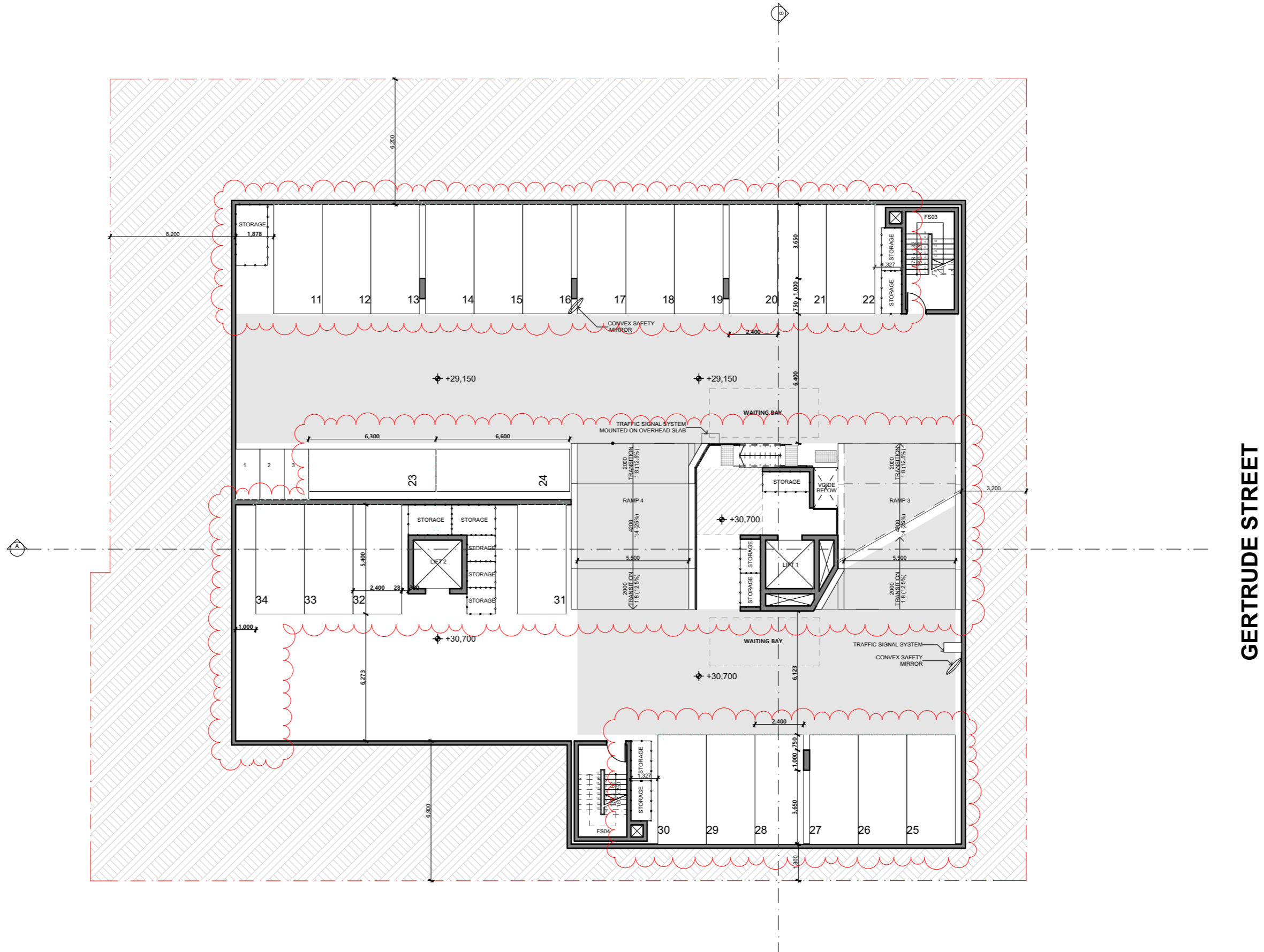
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DRAWING TITLE :  
**PLANS  
BASEMENT 02 PLAN**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**101**



**NOTE**  
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- Fire Engineer	- #Fire Engineer
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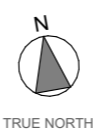
**Project Designer**



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Nom Arch: NSW ARB 11348  
P: +61 449 984 889

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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

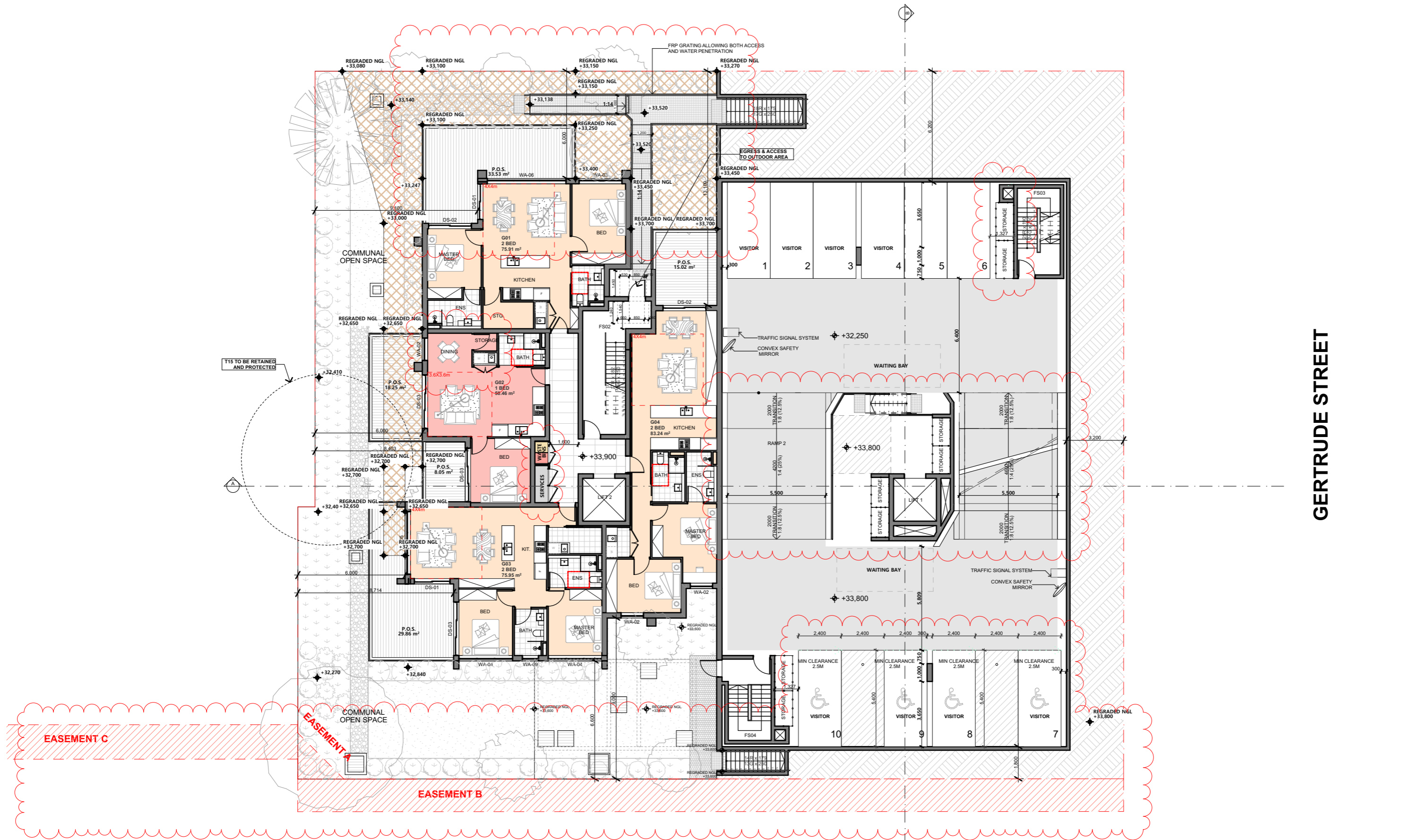
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DRAWING TITLE :  
**PLANS  
BASEMENT 01 PLAN**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**102**



SITE REGRADING AS PER  
FLOOD REPORT

#### NOTE

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| - Structural Engineer | - #Structural Engineer |
| - Mechanical Engineer | - #Mechanical Engineer |
| - Hydraulic Engineer  | - #Hydraulic Engineer  |
| - Fire Engineer       | - #Fire Engineer       |
| - Fire Service        | - #Fire Service        |
| - Electrical Engineer | - #Electrical Engineer |
| - Landscape Designer  | - #Landscape Designer  |
| - Traffic Engineer    | - #Traffic Engineer    |
| - Surveyor Consultant | - #Surveyor            |

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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

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TRUE NORTH

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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

#### PAPER

A3

1:200

#### DRAWING TITLE :

PLANS  
GROUND FLOOR PLAN

#### PROJECT NAME :

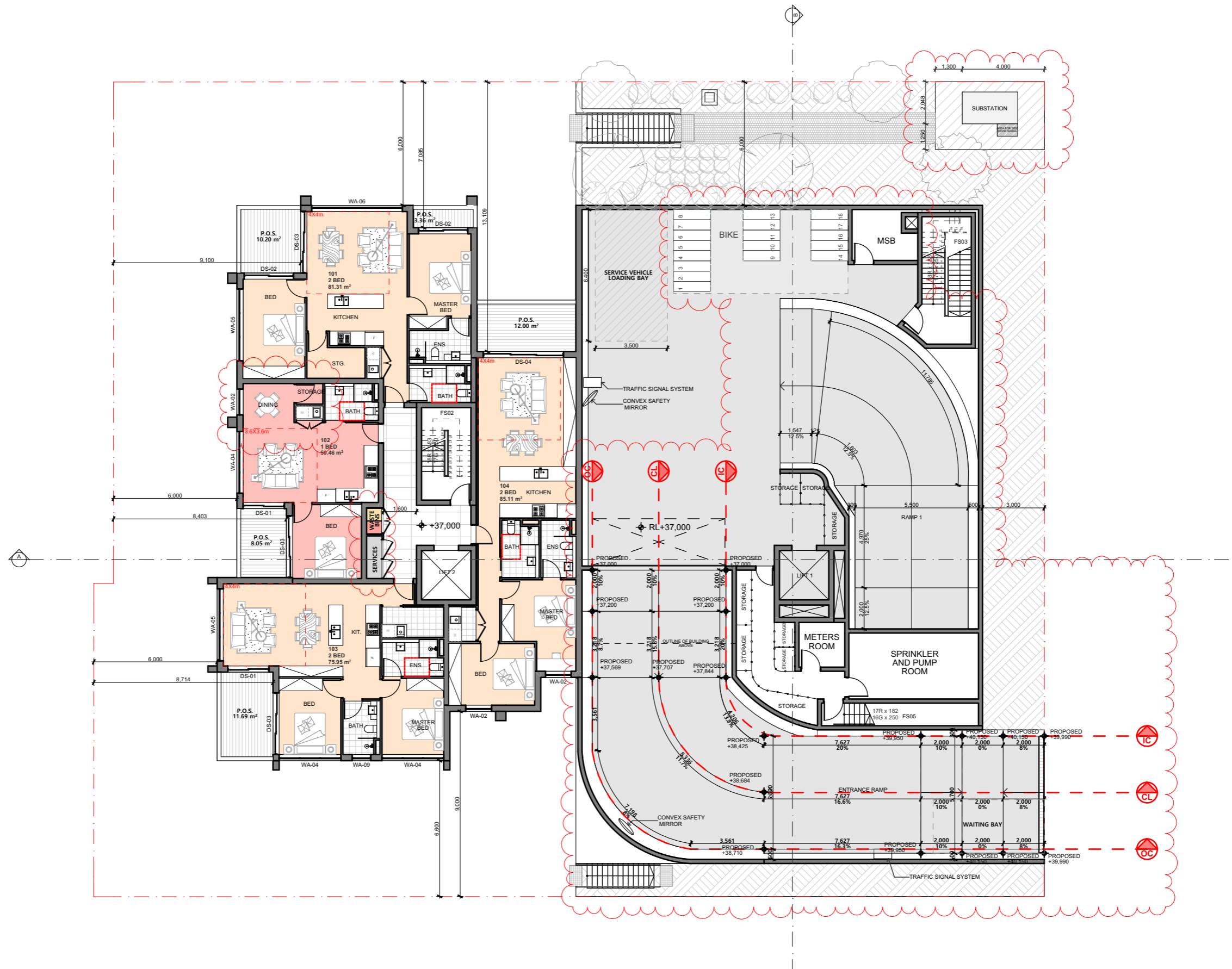
182-186 GERTRUDE ST NORTH  
GOSFORD

#### REVISION NO.

C

#### DRAWING NO.

103



GERTRUDE STREET

#### NOTE

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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

PAPER  
**A3**  
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#### DRAWING TITLE :

PLANS  
LEVEL 01 FLOOR PLAN

#### PROJECT NAME :

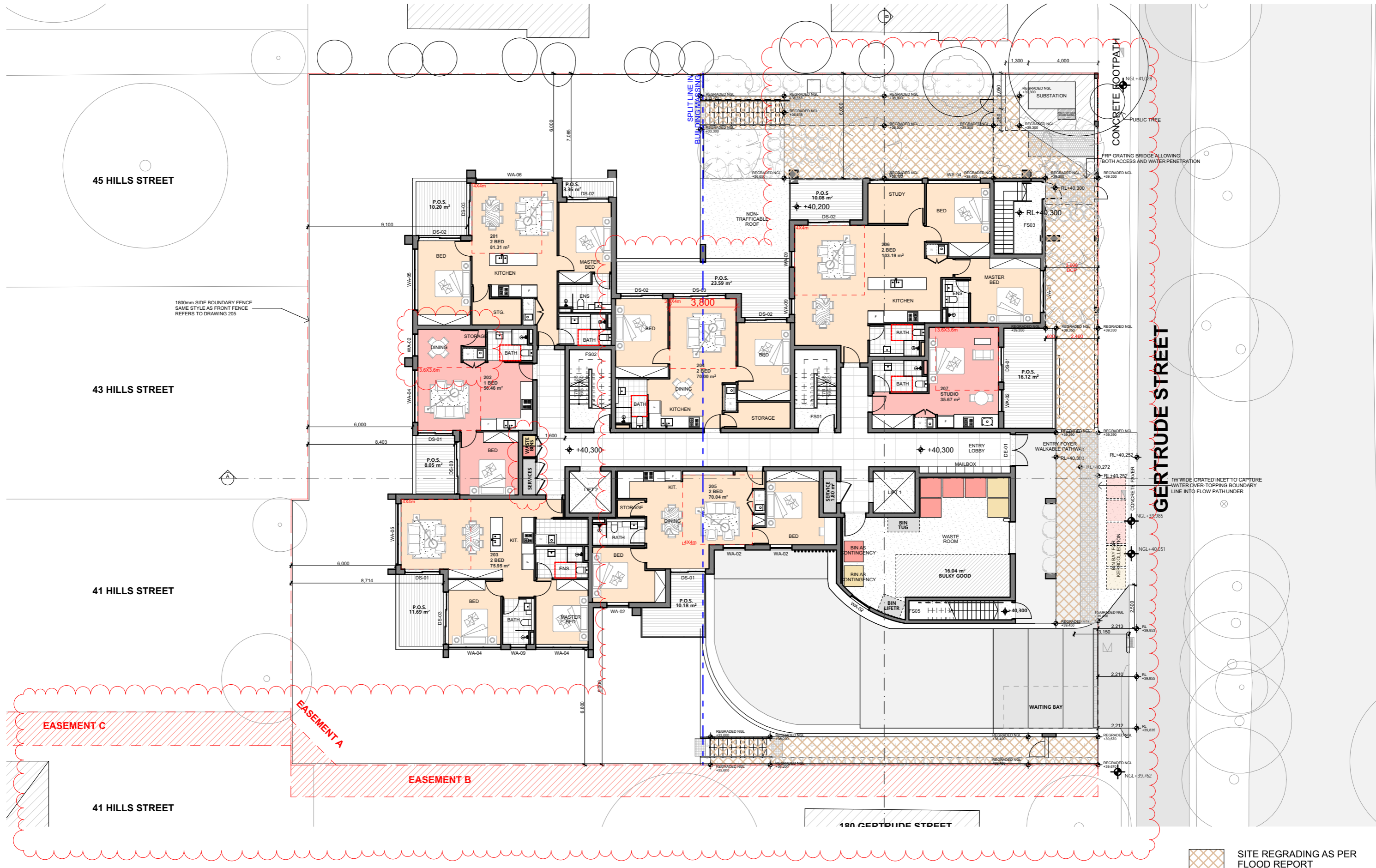
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GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**104**



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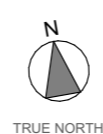
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**Project Designer**

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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

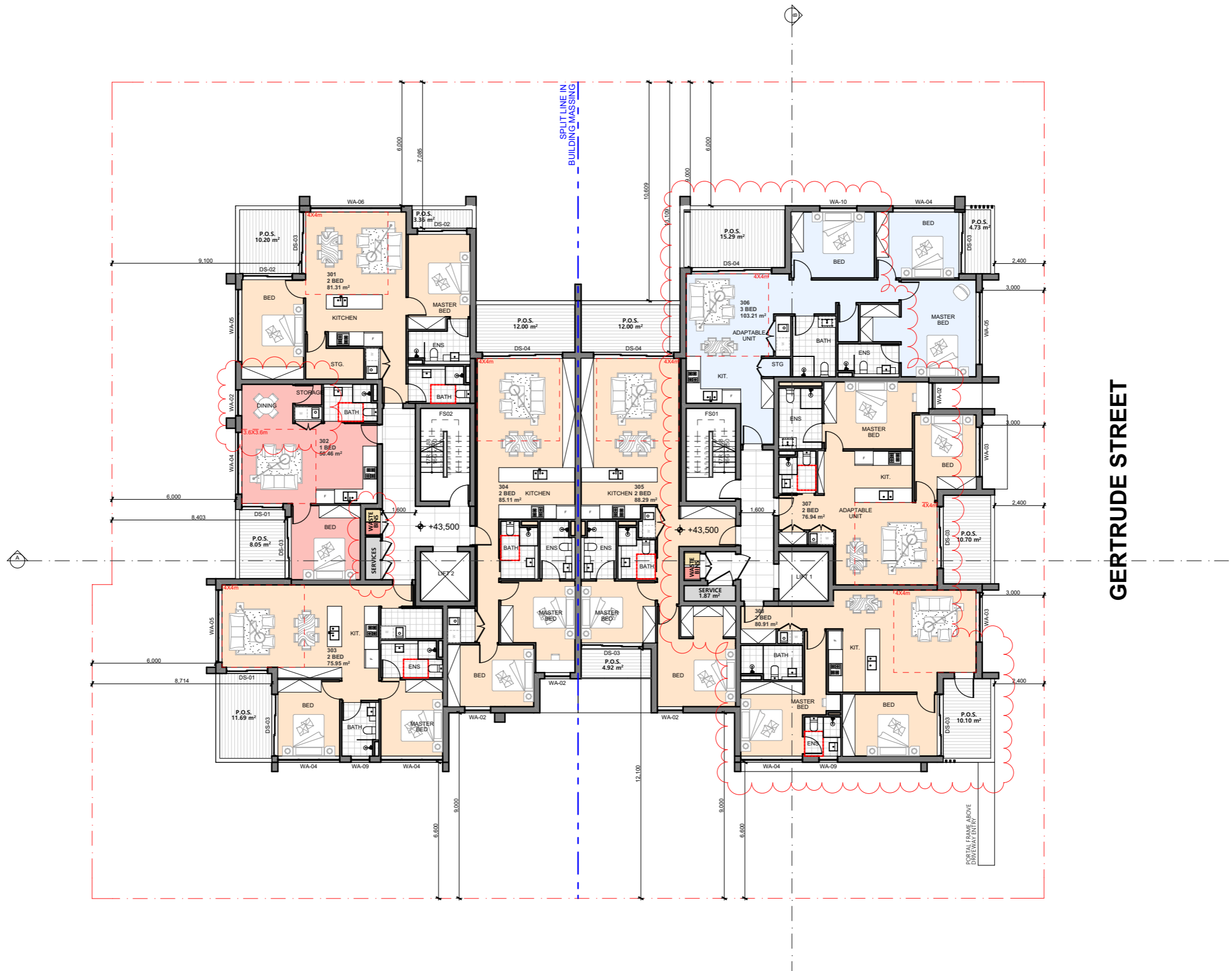
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DRAWING TITLE :  
**PLANS  
LEVEL 02 FLOOR PLAN**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**105**



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- |                       |                         |
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| - Fire Service        | - #Fire Service         |
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| - Landscape Designer  | - #Landscape Consultant |
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| - Surveyor Consultant | - #Surveyor             |

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#### Project Designer



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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

#### PAPER

A3

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#### DRAWING TITLE :

PLANS  
LEVEL 03 FLOOR PLAN

#### PROJECT NAME :

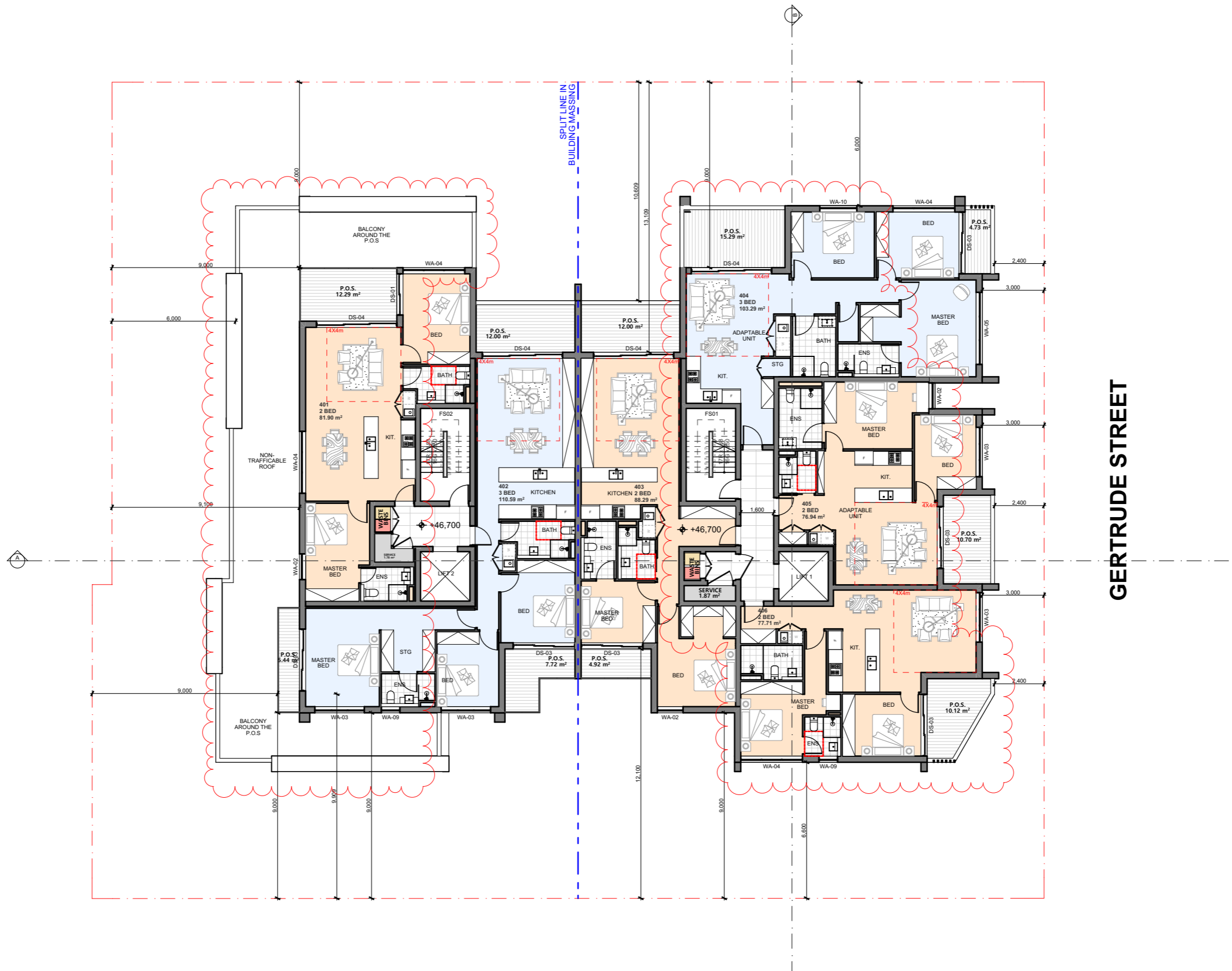
182-186 GERTRUDE ST NORTH  
GOSFORD

#### REVISION NO.

C

#### DRAWING NO.

106



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| - Traffic Engineer    | - #Traffic Engineer     |
| - Surveyor Consultant | - #Surveyor             |

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

Project Designer



TEXCO DESIGN

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E: office@texcodesign.com.au



TRUE NORTH

Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

PAPER

A3

1:200

DRAWING TITLE :

PLANS  
LEVEL 04 FLOOR PLAN

PROJECT NAME :

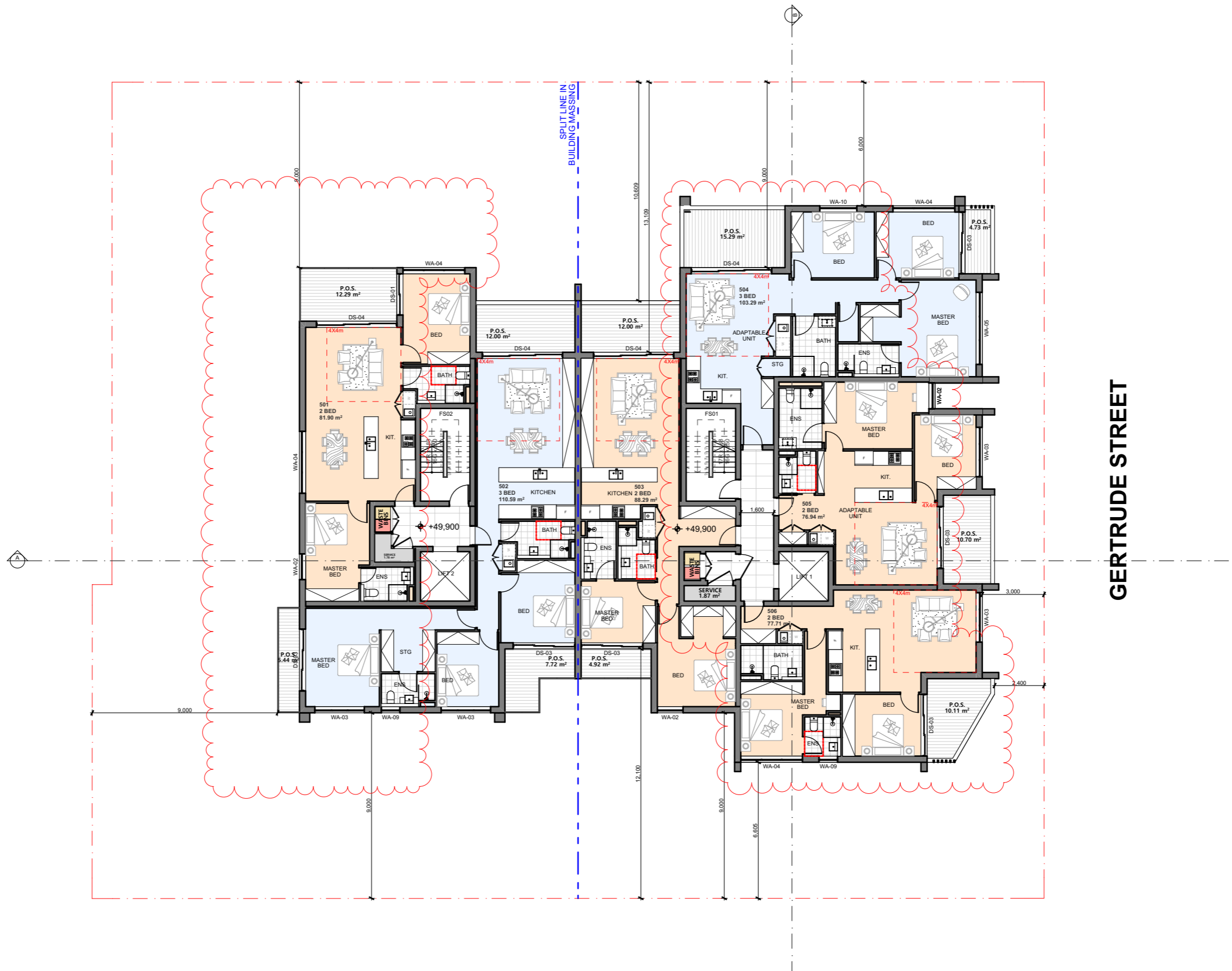
182-186 GERTRUDE ST NORTH  
GOSFORD

REVISION NO.

C

DRAWING NO.

107



#### NOTE

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- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

#### Project Designer



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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

#### PAPER

**A3**

1:200

#### DRAWING TITLE :

PLANS  
LEVEL 05 FLOOR PLAN

#### PROJECT NAME :

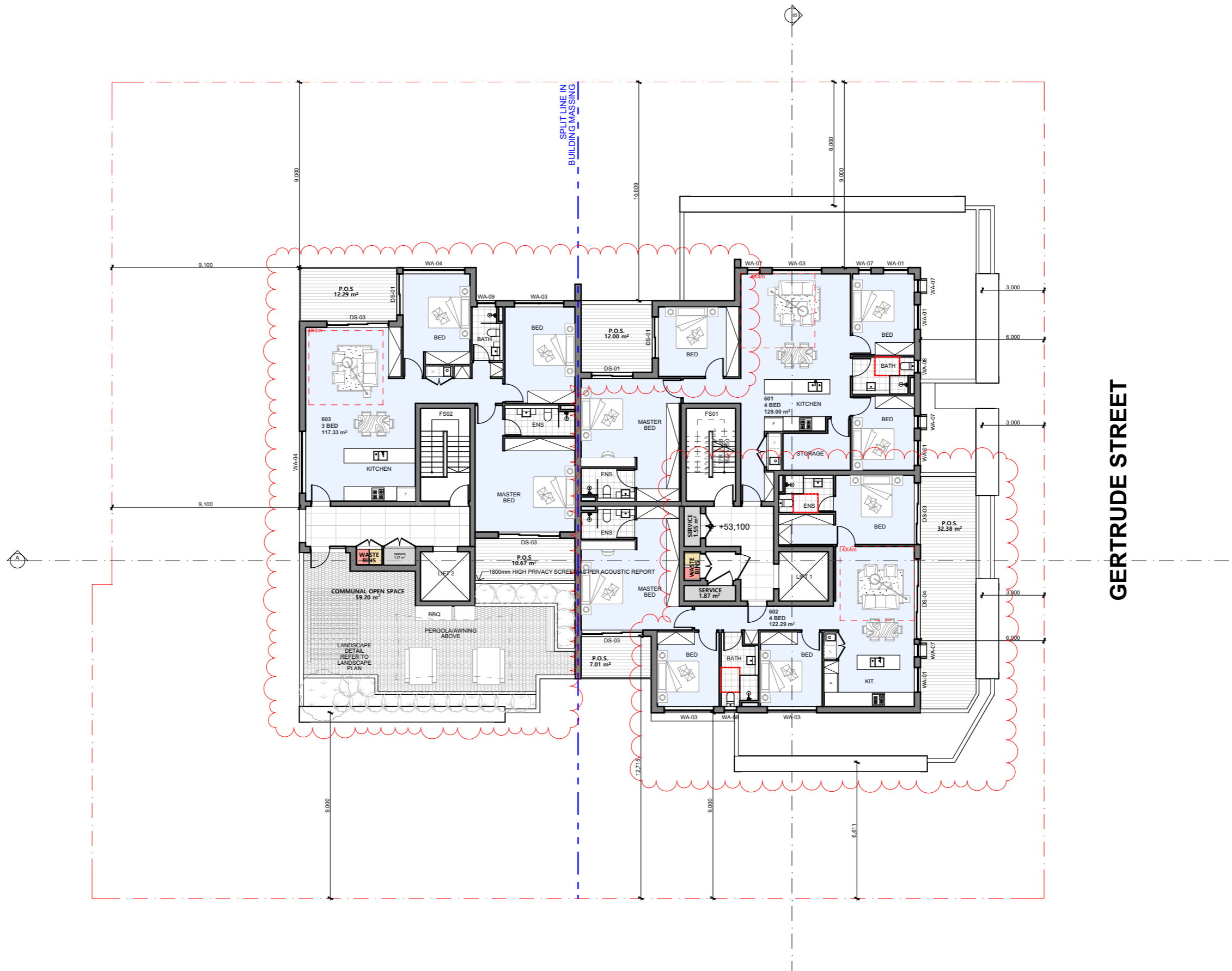
**182-186 GERTRUDE ST NORTH  
GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**108**



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- Electrical Engineer  
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- Traffic Engineer  
- Surveyor  
- #Builder  
- #Planning Consultant  
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- #Mechanical Engineer  
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- #Fire Engineer  
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- #Electrical Engineer  
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- #Traffic Engineer  
- #Surveyor

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#### Project Designer



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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

#### PAPER

A3

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#### DRAWING TITLE :

PLANS  
LEVEL 06 FLOOR PLAN

#### PROJECT NAME :

182-186 GERTRUDE ST NORTH  
GOSFORD

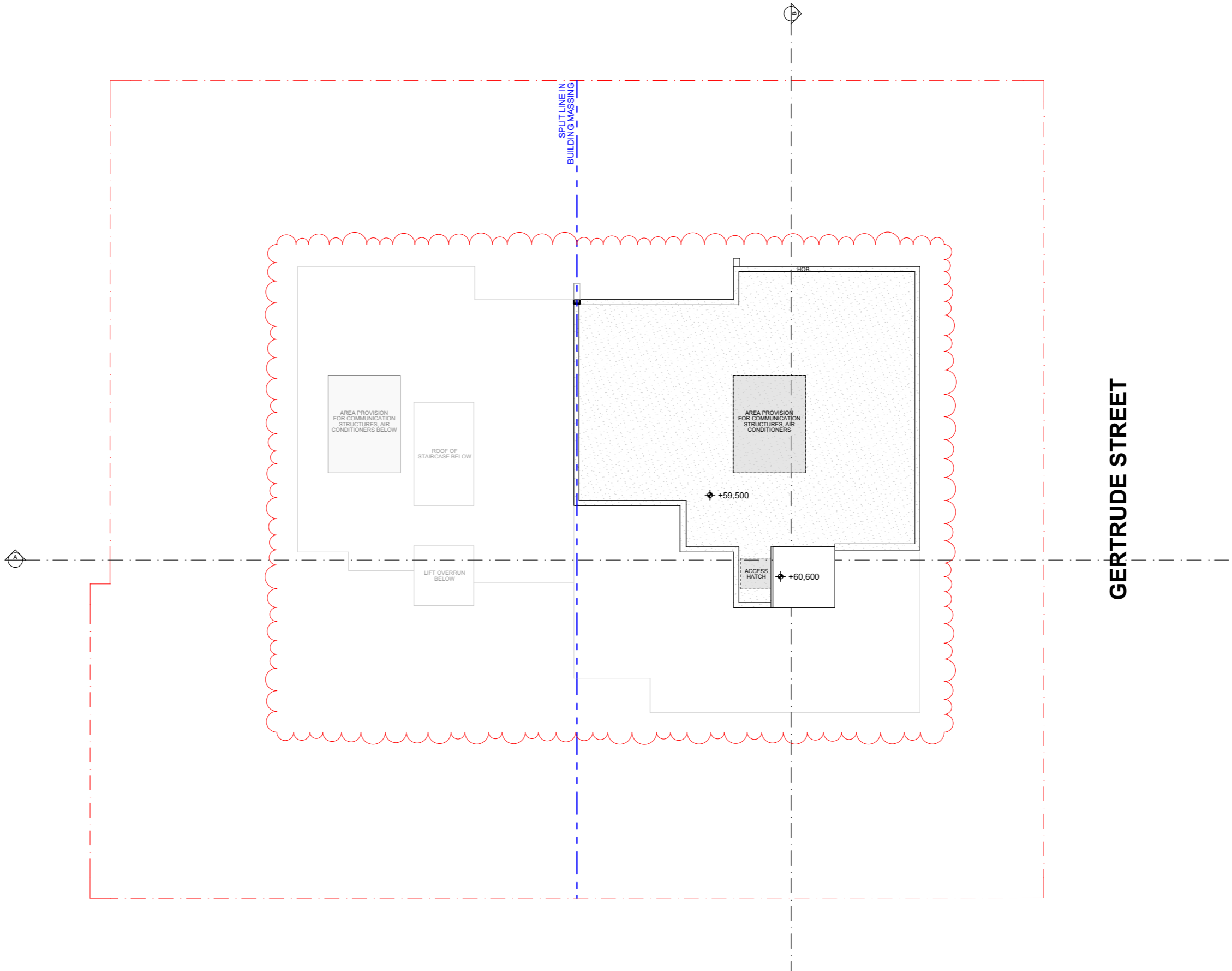
#### REVISION NO.

C

#### DRAWING NO.

109





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- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

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#### Project Designer



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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

#### PAPER

**A3**

1:200

#### DRAWING TITLE :

PLANS  
ROOF PLAN

#### PROJECT NAME :

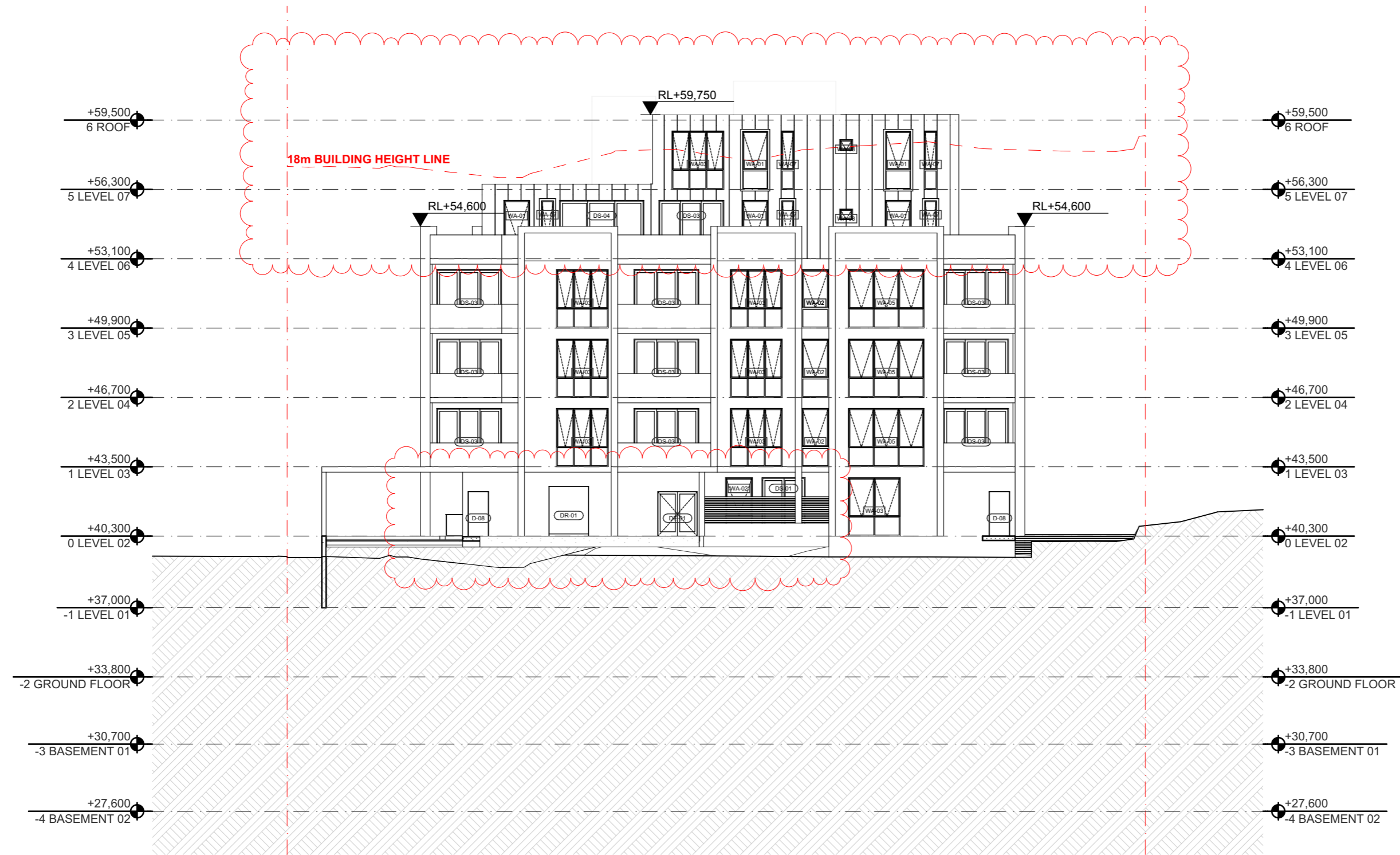
**182-186 GERTRUDE ST NORTH  
GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**111**



#### NOTE

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- Fire Service	- #Fire Service
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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

#### PAPER

A3

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#### DRAWING TITLE :

ELEVATION  
EAST ELEVATION

#### PROJECT NAME :

182-186 GERTRUDE ST NORTH  
GOSFORD

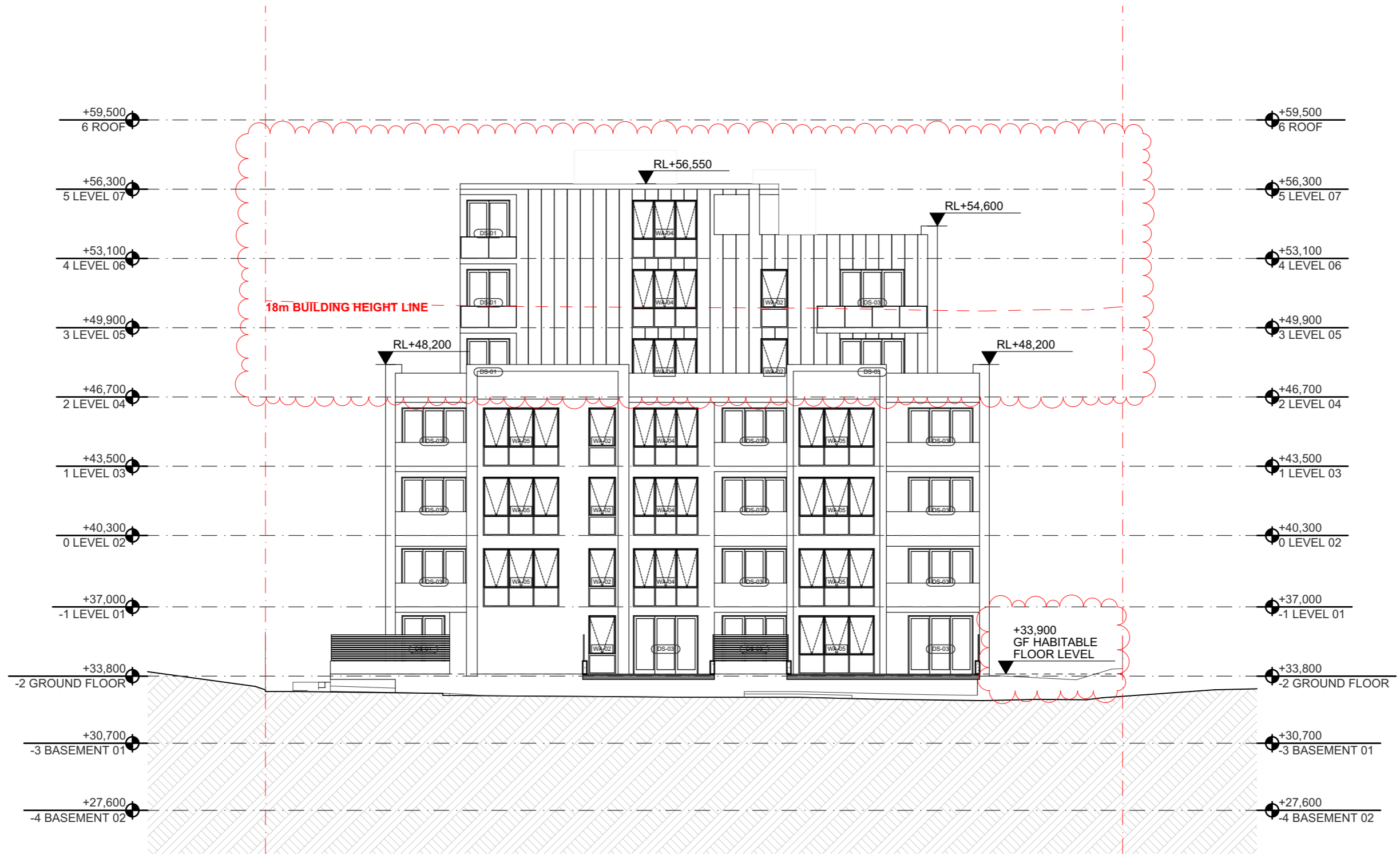
#### REVISION NO.

C

#### DRAWING NO.

201





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#### Project Designer



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Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

#### PAPER

**A3**

1:200

#### DRAWING TITLE :

ELEVATION  
WEST ELEVATION

#### PROJECT NAME :

**182-186 GERTRUDE ST NORTH  
GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**203**



#### NOTE

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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

#### PAPER

**A3**

1:200

#### DRAWING TITLE :

ELEVATION  
SOUTH ELEVATION

#### PROJECT NAME :

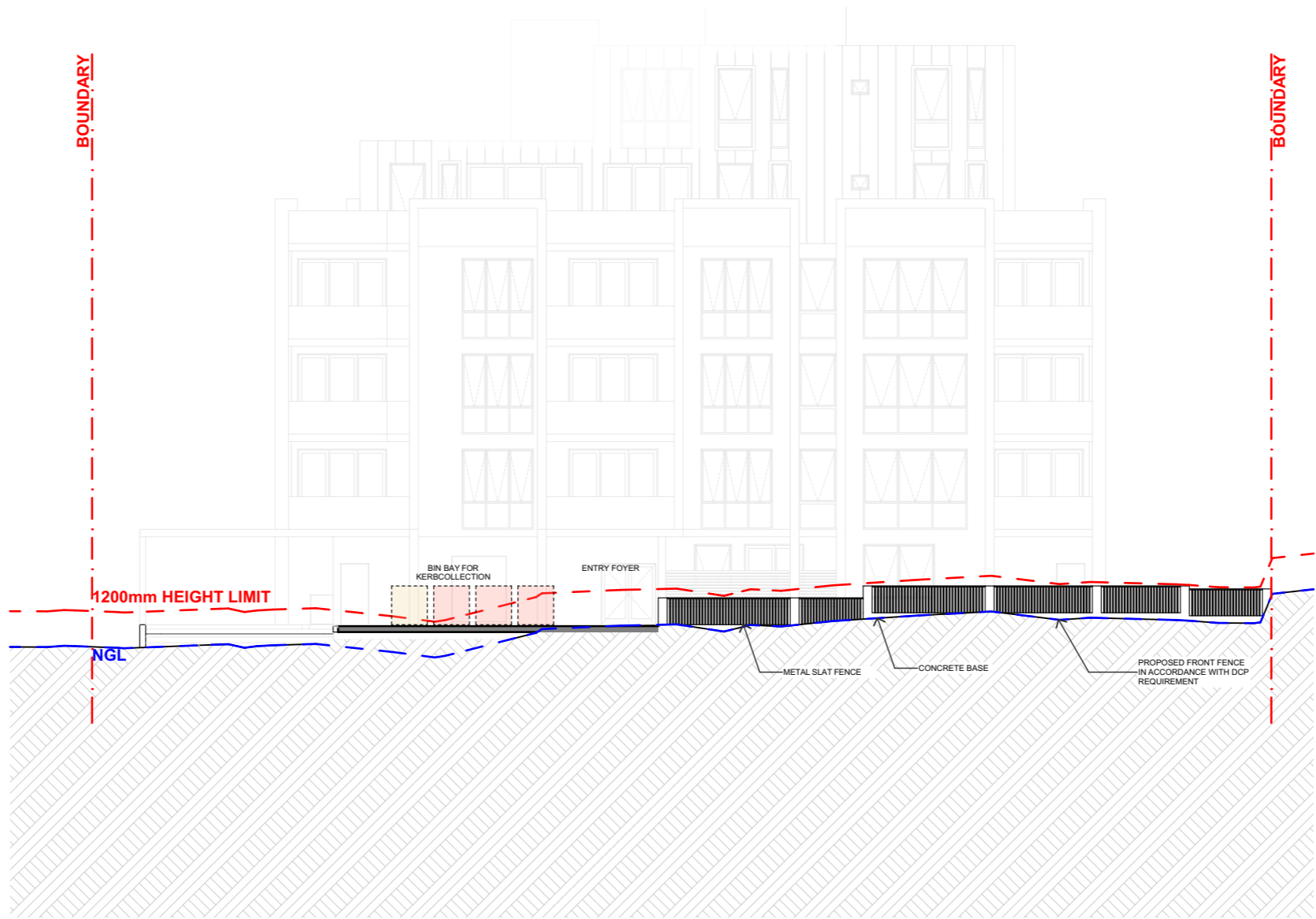
**182-186 GERTRUDE ST NORTH  
GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**204**



DCP FENCE REQUIREMENT

1. Front fences include fences to the primary and secondary street frontages, and side boundary fences forward of the building alignment.
2. Front fences must be a maximum weighted average height of 1.2m above street level.
3. Notwithstanding the above, the maximum height of any portion of a front fence must not exceed 1.4m above street level.
4. Front fences over 1m in height above street level must be at least 50% visually permeable.
5. The use of varied materials is preferred. The use of sheet metal is not permitted as a front fence material.

EXAMPLE OF FENCE

CONCRETE BASE WITH METAL SLAT FENCE

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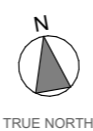
RevID	Transmittal Set Date	Approved by	Rev. Note
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

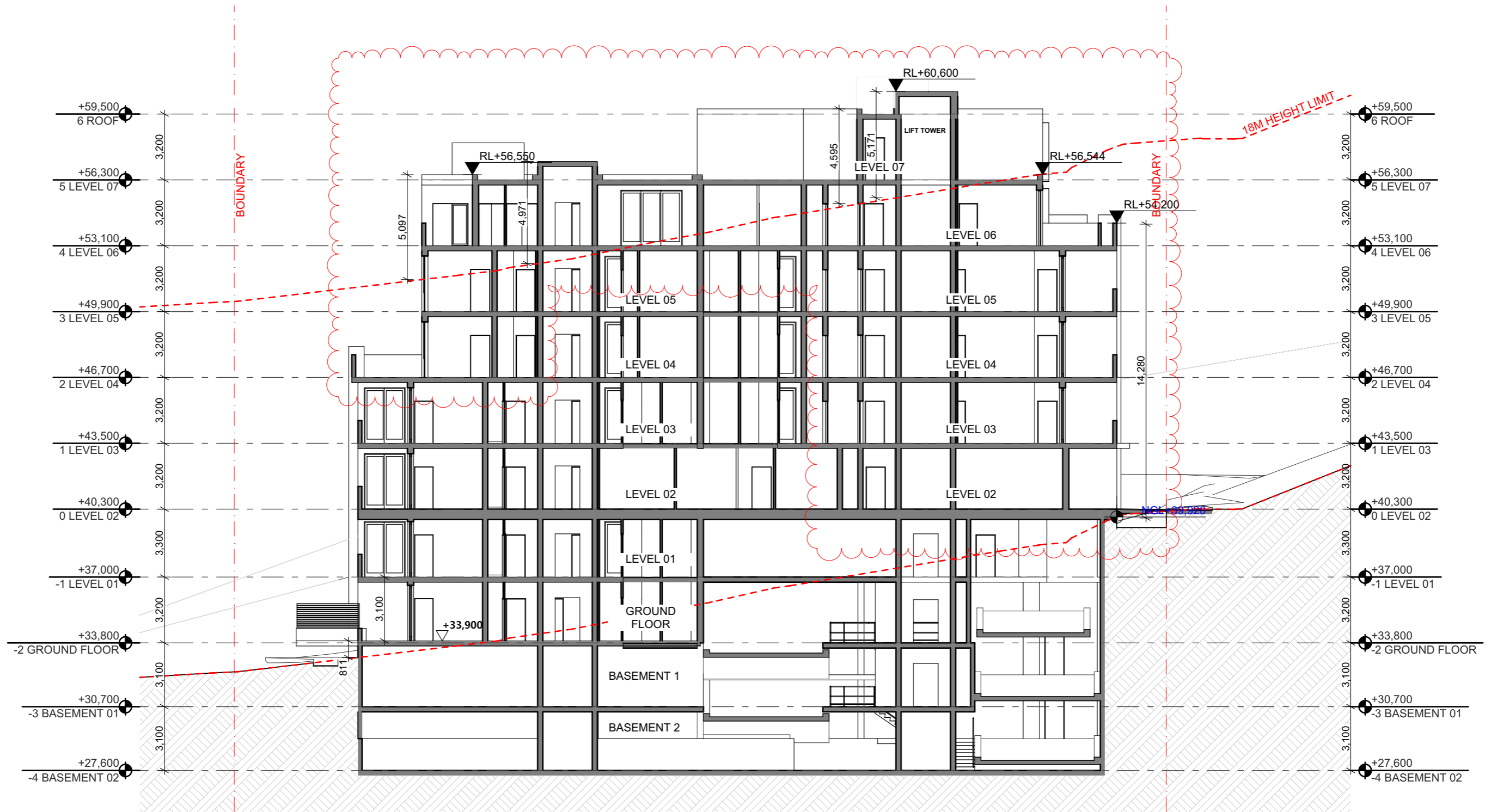
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DRAWING TITLE :  
**ELEVATION  
FENCE ELEVATION**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**205**



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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

#### PAPER

A3  
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#### DRAWING TITLE :

SECTION  
SECTION A

#### PROJECT NAME :

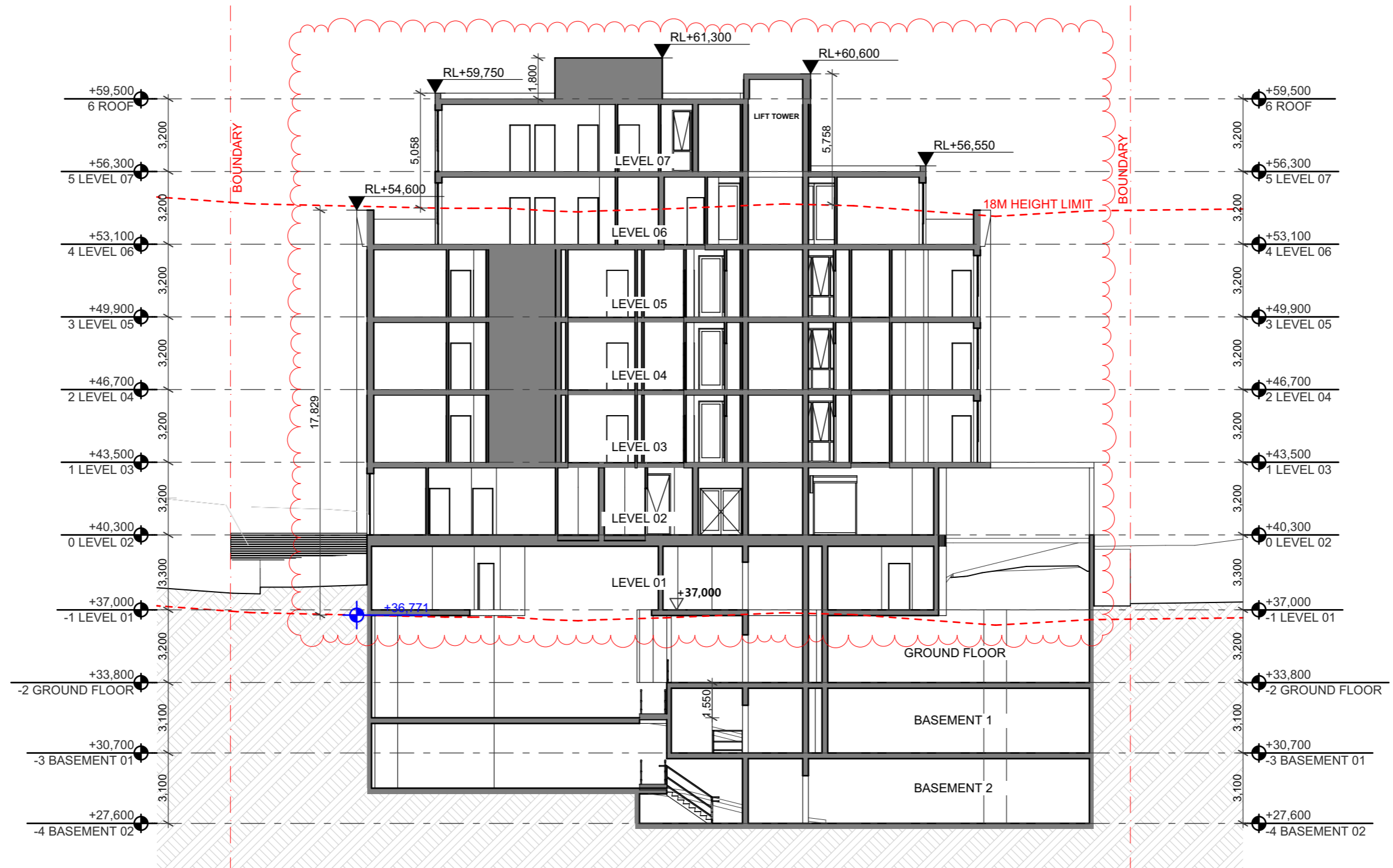
182-186 GERTRUDE ST NORTH  
GOSFORD

#### REVISION NO.

C

#### DRAWING NO.

301



#### NOTE

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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

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Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client  
Site:  
Climate Zone  
Wind Region

LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

#### PAPER

**A3**  
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#### DRAWING TITLE :

**SECTION  
SECTION B**

#### PROJECT NAME :

**182-186 GERTRUDE ST NORTH  
GOSFORD**

#### REVISION NO.

**C**

#### DRAWING NO.

**302**



MS02  
-

NORTH ELEVATION  
1:400



MS01  
-

EAST ELEVATION  
1:400



MS04  
-

SOUTH ELEVATION  
1:400



MS03  
-

WEST ELEVATION  
1:400



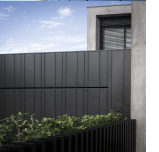
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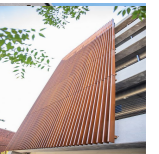
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3. RENDER AND  
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4. VERTICAL  
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CLADDING: DARK  
GREY



5. VERTICAL  
ALUMINIUM  
BATTENS:  
TIMBER-LOOK



6. HORIZONTAL  
ALUMINIUM  
FENCING:  
TIMBER-LOOK



7. GLASS  
BALUSTRADE

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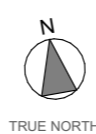
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Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A











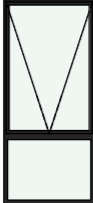
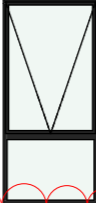
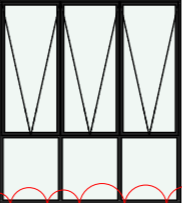
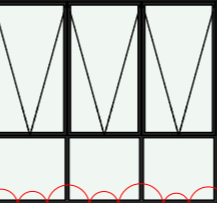
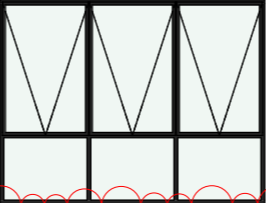
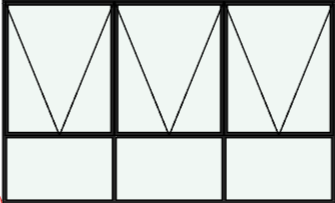




PAPER  
**A3**  
1:400

DRAWING TITLE :  
**SCHEDULE  
EXTERNAL COLOURS AND  
MATERIAL SCHEDULE**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**401**

WINDOW LIST										
ID	WA-01	WA-02	WA-03	WA-04	WA-05	WA-06	WA-07	WA-08	WA-09	WA-10
TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
NOMINAL W x H	1,200×2,700	1,250×2,700	2,400×2,700	3,000×2,700	3,500×2,700	4,400×2,700	600×2,700	600×500	900×500	1,800×600
PLAN										
ELEVATION										
QUANTITY	9	23	18	25	10	4	9	3	12	3
FRAME COLOUR / MATERIAL										
NOTE										
PERFORMANCE SOLUTION										
ACOUSTIC DETAILS										
SECTION J										

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Refer to consultant documentation when directed

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- Planning Consultant	- #Planning Consultant
- Structural Engineer	- #Structural Engineer
- Mechanical Engineer	- #Mechanical Engineer
- Hydraulic Engineer	- #Hydraulic Engineer
- Fire Engineer	- #Fire Engineer
- Fire Service	- #Fire Service
- Electrical Engineer	- #Electrical Engineer
- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
- Surveyor Consultant	- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

Project Designer

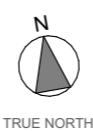


TEXCO DESIGN

Nom Arch: NSW ARB 11348




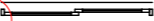
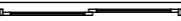


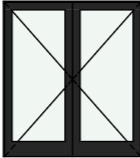
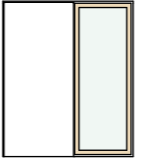
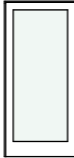
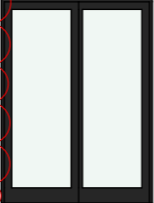

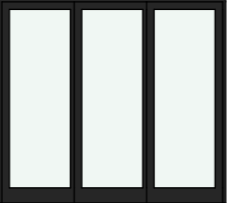
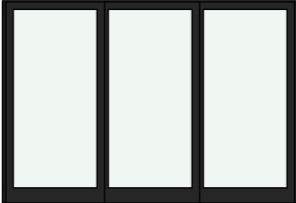
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Drawn   Checked	MC   TZ
Revision Date:	24/01/2024
Project NO.	2201
Project Status	DA
Client	LINDFIELD GROUP
Site:	182-186 GERTRUDE ST NORTH GOSFORD
Climate Zone	5
Wind Region	A

PAPER	DRAWING TITLE :	REVISION NO.
A3	SCHEDULE WINDOW SCHEDULE	C
1:1	PROJECT NAME :	DRAWING NO.
	182-186 GERTRUDE ST NORTH GOSFORD	402

DOOR LIST							
ID	DE-01	DE-02	DH-01	DS-01	DS-02	DS-03	DS-04
TYPE	SWING	SWING	SWING	SLIDING	SLIDING	SLIDING	SLIDING
NOMINAL W x H	1,800×2,040	920×2,040	920×2,040	2,000×2,700	2,400×2,700	3,000×2,700	3,900×2,700
PLAN							
ELEVATION							
QUANTITY	1	1	1	17	11	33	13
PERFORMANCE SOLUTION							
ACOUSTIC DETAILS							

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**Project Partners**  
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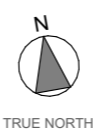
- Builder
- Planning Consultant
- Structural Engineer
- Mechanical Engineer
- Hydraulic Engineer
- Fire Engineer
- Fire Service
- Electrical Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor
- #Builder
- #Planning Consultant
- #Structural Engineer
- #Mechanical Engineer
- #Hydraulic Engineer
- #Fire Engineer
- #Fire Service
- #Electrical Engineer
- #Landscape Consultant
- #Traffic Engineer
- #Surveyor

RevID	Transmittal Set Date	Approved by	Rev. Note
A	10/11/2022	TZ	ISSUE FOR SUBMISSION
B	6/03/2023	TZ	ISSUE FOR SUBMISSION
C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

  
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P: +61 449 984 889

E: office@texcodesign.com.au



Drawn | Checked MC | TZ |  
Revision Date: 24/01/2024  
Project NO. 2201  
Project Status DA

Client LINDFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone 5  
Wind Region A

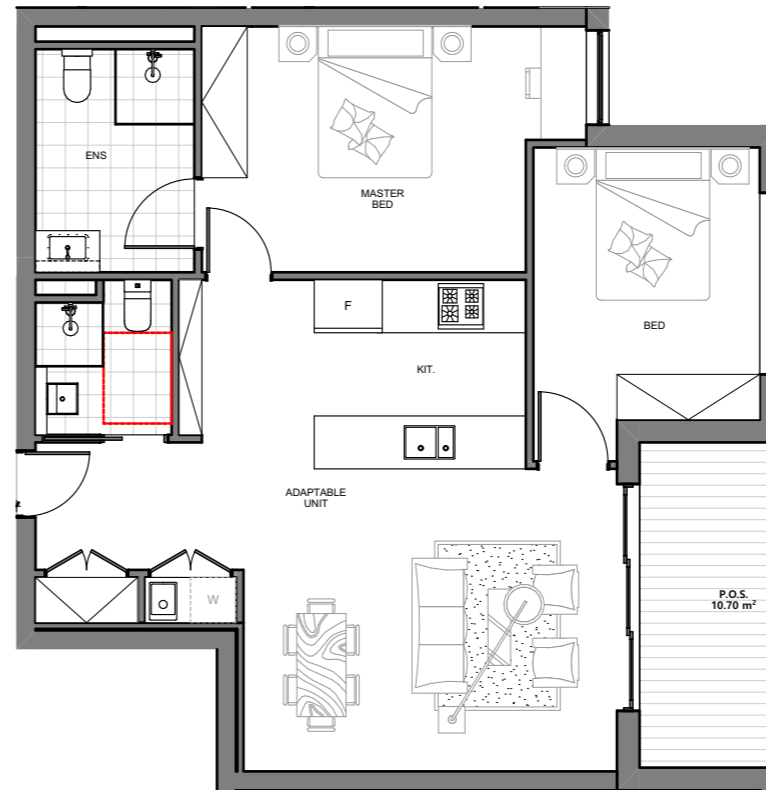
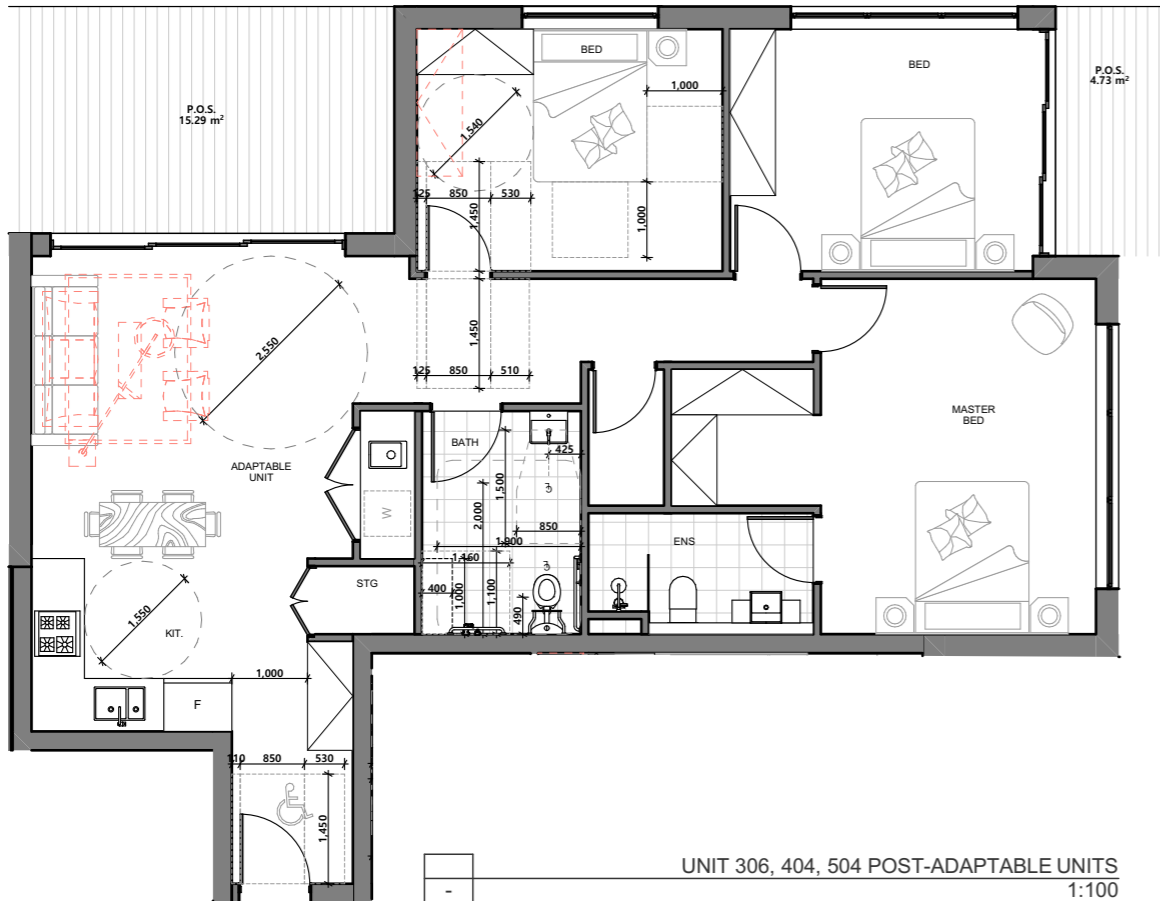
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**A3**  
1:1

DRAWING TITLE :  
**SCHEDULE DOOR SCHEDULE**

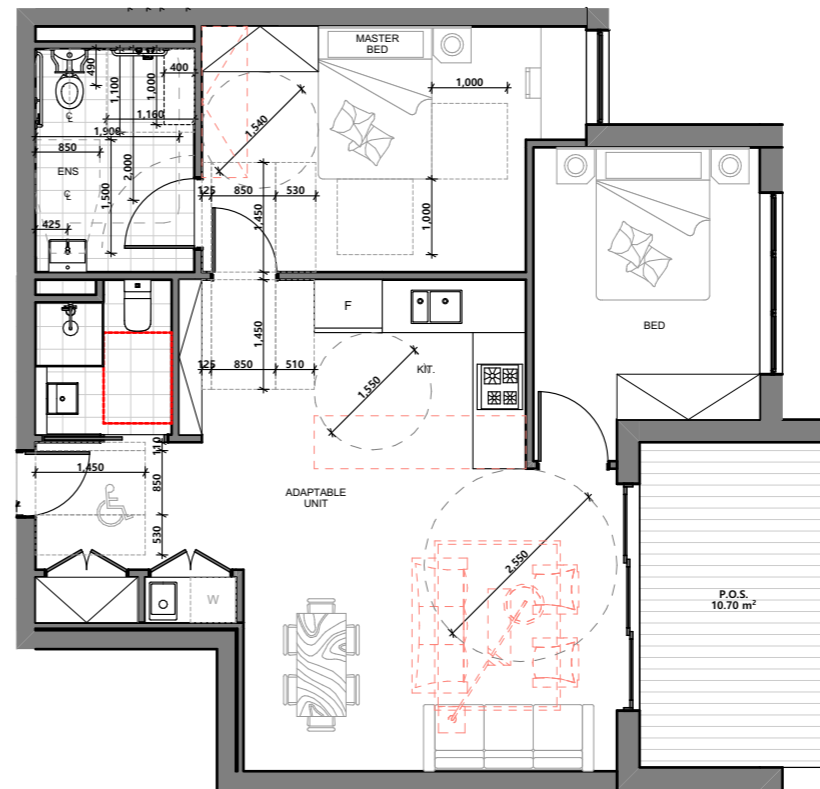
PROJECT NAME :  
**182-186 GERTRUDE ST NORTH GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**403**



UNIT 307, 405, 505 PRE-ADAPTABLE UNITS  
1:100



UNIT 307, 405, 505 POST-ADAPTABLE UNITS  
1:100

- ADAPTABLE UNIT REQUIREMENTS**  
AS 4299, AS 1428.1, AS 1428.2 & AS 4299
- AS 4299 ADAPTABLE HOUSING**  
ADAPTABLE HOUSING UNITS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE FOLLOWING REQUIREMENTS:
- (A) **VISIBILITY** TO BE VISITABLE BY PEOPLE WHO USE WHEELCHAIRS, IN THAT THERE MUST BE AT LEAST ONE WHEELCHAIR ACCESSIBLE ENTRY AND PATH OF TRAVEL TO THE LIVING AREA AND TO A TOILET THAT IS EITHER ACCESSIBLE OR VISITABLE.
  - (B) **AVOIDANCE OF LEVEL CHANGES** TO HAVE NO STEPS AND TO AVOID LEVEL CHANGES WHERE POSSIBLE.
  - (C) **MANOEUVRABILITY** THIS SHALL INCLUDE THE FOLLOWING:
    - (i) TO PROVIDE SPACE SUFFICIENT TO MANOEUVRE A WHEELCHAIR WITHIN A LIVING AREA, THE KITCHEN AND AN ACCESSIBLE PATH OF TRAVEL LINKING THESE AREAS.
    - (ii) TO PROVIDE SPACE SUFFICIENT TO MANOEUVRE A WHEELCHAIR WITHIN A BEDROOM, A BATHROOM AND A TOILET OR TO PROVIDE A DESIGN AND DETAILS WHEREBY AFTER ADAPTATION THERE WILL BE SUFFICIENT SPACE TO MANOEUVRE A WHEELCHAIR WITHIN THESE FACILITIES AND AN ACCESSIBLE PATH OF TRAVEL LINKING THESE FACILITIES TO THE ENTRY, LIVING AND KITCHEN AREAS.
  - (D) **EASE OF ADAPTATION** IF THE DESIGN FOR ADAPTATION REQUIRES FURTHER DEMOLITION OF WALLS THEN THESE WALLS SHALL BE NON LOAD-BEARING AND FREE OF ELECTRICAL AND PLUMBING SERVICES.
  - (E) **EASE OF REACH** TO PROVIDE ELECTRICAL CONTROLS, TAPS, AND SOME SHELVES AND CUPBOARDS AT LEVELS TO SUIT PEOPLE WHO USE WHEELCHAIRS.
  - (F) **FUTURE LAUNDRY FACILITIES** TO PROVIDE LAUNDRY FACILITIES THAT AFTER ADAPTATION WILL BE ACCESSIBLE TO PEOPLE WHO USE WHEELCHAIRS. THOSE LAUNDRY FACILITIES MAY BE EXTERNAL TO THE ADAPTABLE HOUSING UNIT, PROVIDING A WHEELCHAIR ACCESSIBLE PATH OF TRAVEL IS AVAILABLE FROM THE ADAPTABLE HOUSING UNIT TO THE LAUNDRY FACILITIES. WHERE FRAMED WALLS ARE USED STRENGTHENED AREAS FOR SECURE FIXING SHALL BE PROVIDED TO THE BATHROOM AREAS AS SHOWN IN FIGURES 4.5 TO 4.7, IN ACCORDANCE WITH CLAUSE 4.4.4 BATHROOM, (H) GRABRAILS. KITCHEN AREAS ARE TO HAVE MINIMUM CLEARANCES IN FRONT OF APPLIANCES AND BETWEEN OPPOSING BASE CABINETS OF 1500 X 820MM AT THE SINK AND ALL APPLIANCES IN THE KITCHEN. A MINIMUM CLEARANCE OF 1550MM SHALL BE MAINTAINED BETWEEN ALL OPPOSING BASE CABINETS, APPLIANCES AND WALLS TO ALLOW A 180 DEGREE TURN BY A PERSON IN A WHEELCHAIR IN ACCORDANCE WITH CLAUSE 4.5 KITCHEN AREAS AT LEAST ONCE SECTION OF THE WORK SURFACE, NOT LESS THAN 800MM IN LENGTH SHOULD BE ADJUSTABLE OR REPLACEABLE AT VARIABLE HEIGHTS BETWEEN 750-850MM ABOVE THE FINISHED FLOOR SURFACE, IN ACCORDANCE WITH CLAUSE 4.5.5 WORK SURFACES.

- AS 1428.1 DESIGN FOR ACCESS AND MOBILITY GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK**
- (A) THE MINIMUM CLEAR OPENING OF A DOORWAY ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL SHALL BE 850MM WHEN MEASURED FROM THE FACE OF THE OPENED DOOR TO THE DOORSTOP, AS SHOWN IN FIGURE 30, AND IN ACCORDANCE WITH CLAUSE 13.2 CLEAR OPENING OF DOORWAYS.
  - (B) THE CLEAR CIRCULATION SPACE SHALL NOT BE LESS THAN THE DIMENSIONS SPECIFIED IN THE TABLES OF FIGURE 31 FOR THE APPROPRIATE CLEAR OPENING WIDTH, IN ACCORDANCE WITH CLAUSE 13.3.2 SWINGING DOORS AND 13.3.3 SLIDING DOORS.
  - (C) ALL SWITCHES AND CONTROLS ON AN ACCESSIBLE PATH OF TRAVEL, OTHER THAN GENERAL PURPOSE OUTLETS, SHALL BE LOCATED NOT LESS THAN 800MM NOR MORE THAN 1100MM ABOVE THE PLANE OF THE FINISHED FLOOR AND NOT LESS THAN 500MM FROM INTERNAL CORNERS EXCEPT WHERE ON THE ARCHITRAVE ON THE LATCH SIDE AS SHOWN IN FIGURE 37, AND GENERAL PURPOSE OUTLETS SHALL BE LOCATED NOT LESS THAN 600MM NOR MORE THAN 1100MM ABOVE THE PLANE OF THE FINISHED FLOOR AND NOT LESS THAN 500MM FROM INTERNAL CORNERS, IN ACCORDANCE WITH CLAUSE 14 SWITCHES AND GENERAL PURPOSE OUTLETS (POWER POINTS).
  - (D) ALL SANITARY FACILITIES ARE TO BE SELECTED AND INSTALLED TO COMPLY IN ITS ENTIRETY, WITH CLAUSE 15 SANITARY FACILITIES.

- ADDITIONAL NOTES**
- ACCESSIBLE ENTRY**
- DOOR LEVEL HANDLES AND HARDWARE TO COMPLY WITH AS 1428.1
- INTERNAL DOORS**
- DOOR HARDWARE OPERABLE WITH ONE HAND, LOCATED 900-1100MM ABOVE FLOOR
- LIVING ROOM & DINING ROOM**
- TELEPHONE ADJACENT TO GPO
  - POTENTIAL ILLUMINATION LEVEL MIN. 300 LUX
- KITCHEN**
- TAP SET CAPSTAN OR LEVEL HANDLES OR LEVEL MIXER
  - COOKTOP TO INCLUDE ISOLATING SWITCH
  - GPO'S TO COMPLY WITH AS 1428.1
  - GPO FOR REFRIGERATOR TO BE EASILY ACCESSIBLE WHEN THE REFRIGERATOR IS IN ITS OPERATION POSITION
  - SLIP-RESISTANT FLOOR SURFACE
  - FLOORING TO CONTINUE UNDER BENCH
  - POST-ADAPTATION PLUMBING TO BHE CAPPED TO SUPPORT SINK MOVEMENT
- BATHROOM**
- EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS TO SUPPORT 1100N OF FORCE APPLIED IN ANY POSITION AND IN ANY DIRECTION.
  - PLUMBING FOR POST-ADAPTATION FIXTURES TO BE INSTALLED PRE-ADAPTATION
  - TAP SETS TO BE CAPSTAN OR LEVEL HANDLES WITH SINGLE OUTLET
  - DOUBLE GPO BESIDE MIRROR
  - SLIP-RESISTANT FLOOR SURFACE
- LAUNDRY**
- DOUBLE GPO
  - SLIP-RESISTANT FLOOR SURFACE

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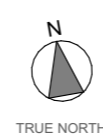
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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

TEXCO DESIGN

Nom Arch: NSW ARB 11348  
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Drawn | Checked  
Revision Date:  
Project NO.  
Project Status

MC | TZ |  
24/01/2024  
2201  
DA

Client  
Site:  
Climate Zone  
Wind Region

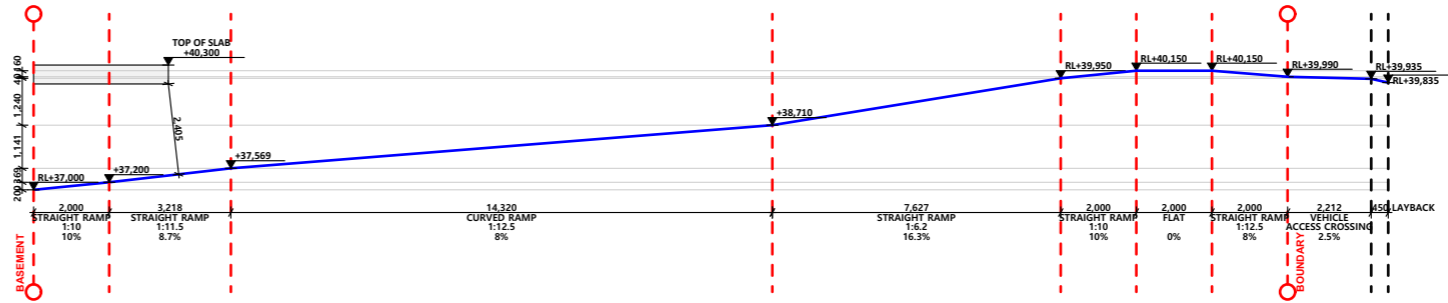
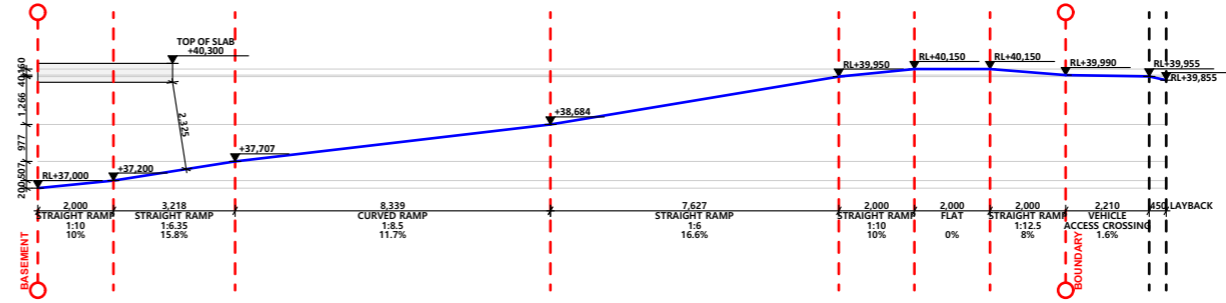
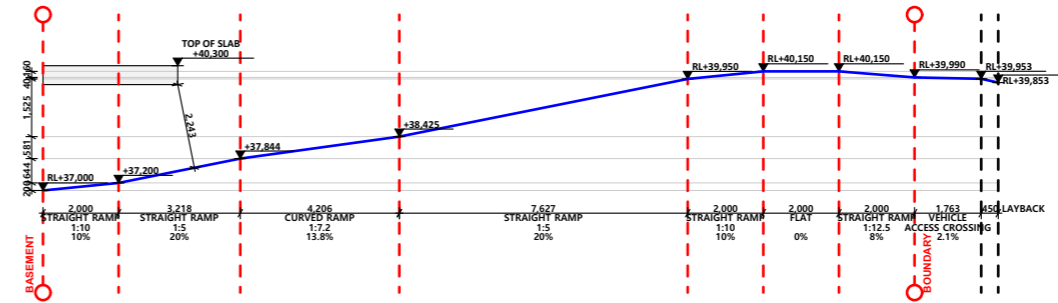
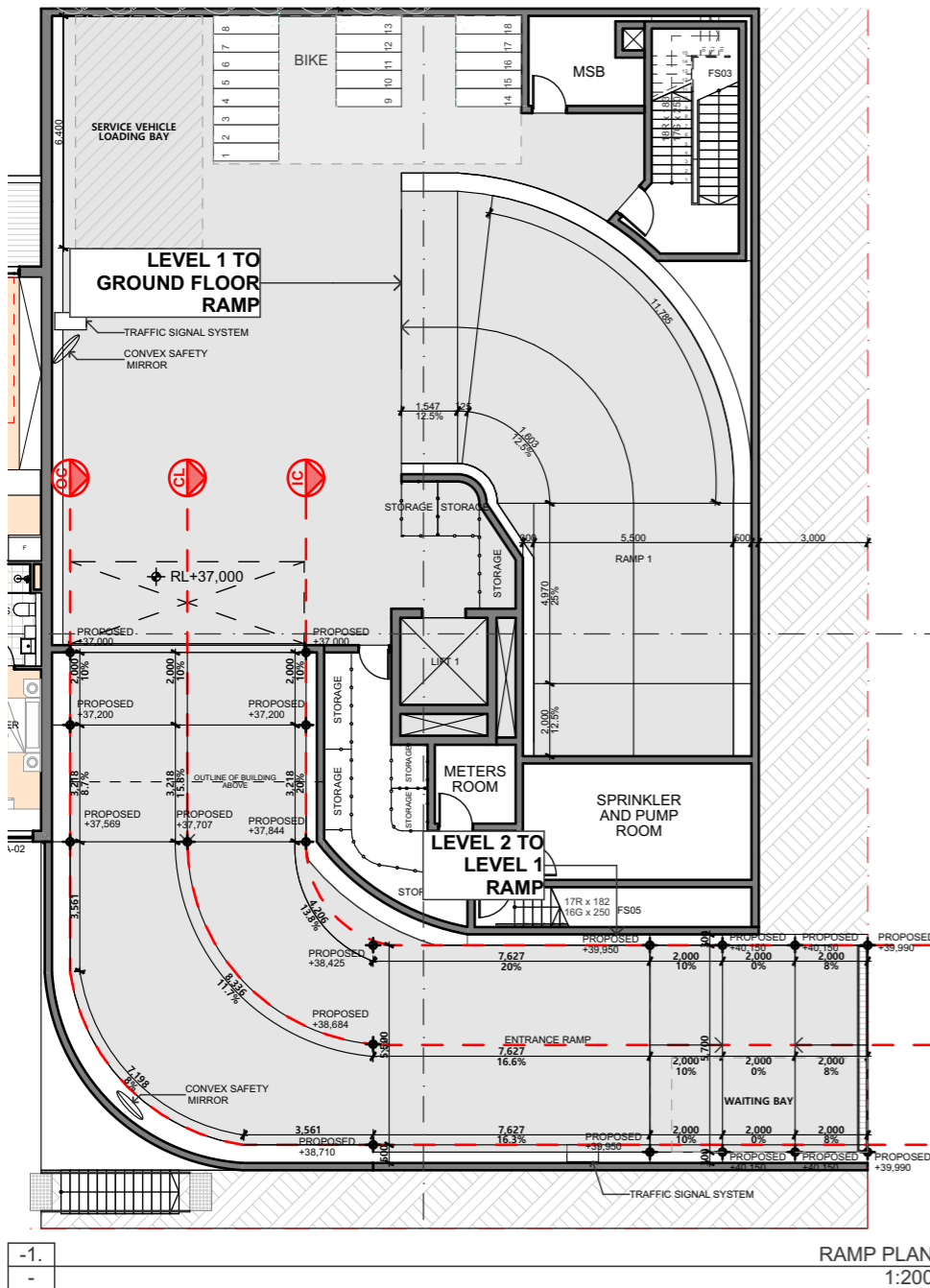
LINDFIELD GROUP  
182-186 GERTRUDE ST NORTH GOSFORD  
5  
A

PAPER  
**A3**  
1:100

DRAWING TITLE :  
**DETAILS  
PRE AND POST ADAPTABLE UNIT  
DETAILS**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**  
DRAWING NO.  
**501**



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- Mechanical Engineer	- #Mechanical Engineer
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- Fire Engineer	- #Fire Engineer
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- Landscape Designer	- #Landscape Consultant
- Traffic Engineer	- #Traffic Engineer
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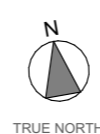
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C	24/01/2024	TZ	ISSUE FOR SUBMISSION

**Project Designer**

**TEXCO DESIGN**

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Drawn | Checked  
Revision Date: 24/01/2024  
Project NO: 2201  
Project Status: DA

Client: LINFIELD GROUP  
Site: 182-186 GERTRUDE ST NORTH GOSFORD  
Climate Zone: 5  
Wind Region: A

PAPER: **A3**  
1:200

DRAWING TITLE :  
**DETAILS  
ROLLOUT-RAMP SECTION**

PROJECT NAME :  
**182-186 GERTRUDE ST NORTH  
GOSFORD**

REVISION NO.  
**C**

DRAWING NO.  
**502**