

Bushfire Assessment Report

Lots A & B DP312912, 55-53 Donnison Street West, Gosford

Prepared for

Christian Charles & Shane Zarafa

Final / February 2021

0416 208 684 🛛 🚺

matt.doherty@mjdenvironmental.com.au 🤅

PO Box 360 Waratah NSW 2298 🛛 🙍

MJDenvironmental.com.au

DOCUMENT STATUS

Project Particulars					
Project Name	Bushfire Assessme	Bushfire Assessment Report: Lots A & B DP312912, 55-53 Donnison Street West, Gosford			
Job Number	21001	21001			
Client	Christian Charles &	Christian Charles & Shane Zarafa			
Status	Draft	Draft			
Version	Date	Prepared by	Details		
V1	8/2/2021	SF/MD/ES	Draft for client review		
V2	22/2/2021	SF/MD/ES	Final for submission		

Approval for use:

20

Matt Doherty - Director 22 February 2021

This report has been prepared in accordance with Planning for Bushfire Protection 2019 and certifies the development conforms to the specifications and requirements of S4.14 of the Environmental Planning and Assessment Act 1979.

Disclaimer

This document may only be used for the intended purpose for which it was commissioned by the client in accordance with the contract between MJD Environmental and client. This report has been prepared in response to an agreed scope and based on available data including that supplied by the client. It has been assumed that all supplied information is both accurate and current. This report, results and outcome are accurate at date of production and subject to change over time along with the legislative and policy framework under which it was prepared.

MJD Environmental (Aust) Pty Ltd will not be liable or responsible whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Unauthorised use of this report in any form whatsoever is prohibited.

Finally, the implementation of the measures and recommendations forwarded within this report would contribute to the amelioration of the potential impact of any bushfire upon the development site, but they do not and cannot guarantee that the area will not be affected by bushfire at some time.

EXECUTIVE SUMMARY

MJD Environmental has been engaged by Christian Charles & Shane Zarafa to prepare a Bushfire Assessment Report (BAR) to accompany a Development Application (DA) for a multi-storey residential development at 53-55 Donnison Street West, Gosford, on lots A & B DP312912 (hereafter referred to as *the Site*).

The assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal, and to outline the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment* (Planning for Bush Fire Protection) *Regulation 2020*.

In order to determine whether the proposed development is bushfire-prone, and if so, which setbacks and other relevant Bush Fire Protection Measures (BPM) will be appropriate, this assessment adheres to the methodology and procedures outlined in PBP (2019) via assessment of acceptable solutions as outlined in Chapters 7 & 8 of PBP (2019).

Under PBP (2019) Section 8.2.2 *Multi-Storey residential development,* issues specific to multi-storey residential developments must be considered to ensure that the design of a building and its warning and suppression system adequately address bushfire risk. These specific issues are addressed in this report.

This assessment has been made based on the bushfire hazards in and around the site at the time of site inspection and report production (February 2021).

The assessment found that hazard vegetation types occur within 140m of the site. The primary risk is from the forest-class vegetation located uphill to the North of the Site. Adjacent to this forest-class hazard vegetation is an area of open canopy containing exotics & native regrowth that forms a Woodland-class hazard vegetation as per Table A1.9 of PBP (2019). The slope under the primary hazard vegetation is upslope. This hazard and associated slope have been assessed as having the greatest effect on bushfire behaviour to determine required separation distances from the hazard.

In summary, the following key recommendations have been generated to enable the proposal to comply with PBP (2019).

- The following APZ will be required in perpetuity:
 - 24m from the Forest hazard to the North & North-West. The APZ is provided by Donnison St West.
- With due consideration to the separation distance from the hazard (situated outside the site to north), the building is to be constructed to a BAL-29 standard over the northern and western elevation and entire roofline. The eastern and southern elevation is to be constructed to BAL-19.
- Access complies with PBP 2019. The site benefits from dual street frontage will be provided to the proposed development from Batley Street.
- Services are to be provided and connected to the site in accordance with PBP (2019) as summarised and assessed in Chapter 3, Section 3.3 of this report.
- Careful consideration of future site landscaping and ongoing fuel management must occur to minimise the potential impact of bushfire on the site.

CONTENTS

1	Inti	troduction	1
	1.1	Aims & Objectives	1
	1.2	Site Particulars	1
	1.3	Description of Proposal	2
2	Bu	ushfire Hazard Analysis	5
	2.1	Vegetation Assessment	5
	2.2	Slope Assessment	6
3	Bu	ushfire Protection Measures	9
	3.1	Asset Protection Zone	9
	3.1	1.1 Determining APZs	9
	3.1	1.2 Determining BAL	10
	3.2	Access	13
	3.3	Services – Water, Electricity, Gas	13
	3.4	Landscaping & Fuel Management	15
	3.5	Emergency Management	16
	3.6	Multi-storey residential development considerations	16
4	Co	onclusion & Recommendations	19
5	Bib	bliography	20

LIST OF FIGURES

Figure 1 Site Location	3
Figure 2 Bushfire Prone Land Map	4
Figure 3 Vegetation Classification and Slope	8
Figure 4 Required APZ (PBP 2019)	11
Figure 5 Required BAL (PBP 2019)	12

LIST OF TABLES

Table 1 Vegetation Classification	5
Table 2 Slope Class	7
Table 3 Required APZ (PBP 2019)	10
Table 4 Required BAL (PBP 2019)	10
Table 5 Acceptable solutions for services (Table 7.4a of PBP 2019)	13
Table 6 Acceptable solutions for Landscaping (Table 7.4a of PBP 2019)	15

APPENDICES

Appendix A	Plan of Proposal	A-	1
------------	------------------	----	---

GLOSSARY OF TERMS AND ABBREVIATIONS

Term/ Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419-2005	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BAR	Bushfire Assessment Report
BCA	Building Code of Australia
BC Act	Biodiversity Conservation Act 2016
BMP	Bush Fire Management Plan
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BPL	Bush Fire Prone Land
BPLM	Bush Fire Prone Land Map
BPM	Bush Fire Protection Measures
DoE	Commonwealth Department of the Environment
DPI Water	NSW Department of Primary Industries – Water
EPA Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
FDI	Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
LLS Act	Local Land Services Act 2013
OPA	Outer Protection Area
OEH	NSW Office of Environment and Heritage
PBP or PBP (2019)	Planning for Bushfire Protection 2019
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation
RFS	NSW Rural Fire Service
TSC Act	NSW Threatened Species Conservation Act 1995 (as repealed)

1 Introduction

MJD Environmental has been engaged by Christian Charles & Shane Zarafa to prepare a Bushfire Assessment Report (BAR) to accompany a Development Application (DA) for a multi-storey residential development at 53-55 Donnison Street West, Gosford, of Lots A & B DP312912 (hereafter referred to as *the Site*).

The assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal, and to outline the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment* (Planning for Bush Fire Protection) *Regulation 2020*.

In order to determine whether the proposed development is bushfire-prone, and if so, which setbacks and other relevant Bush Fire Protection Measures (BPM) will be appropriate, this assessment adheres to the methodology and procedures outlined in PBP (2019) via assessment of acceptable solutions as outlined in Chapters 7 & 8 of PBP (2019). Under PBP (2019) Section 8.2.2 *Multi-Storey residential development,* issues specific to multi-storey residential developments must be considered to ensure that the design of a building and its warning and suppression system adequately address bushfire risk. These specific issues are addressed in **Section 3.6** of this report.

This assessment has been made based on the bushfire hazards in and around the site at the time of site inspection and report production (29th January 2021).

1.1 Aims & Objectives

This BAR addresses the aims and objectives of PBP 2019, being:

- Afford buildings and their occupants protection from exposure to a bushfire;
- Provide for a defendable space to be located around buildings;
- Provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;
- Ensure that appropriate operational access and egress for emergency service personnel and occupants is available;
- Provide for ongoing management and maintenance of bushfire protection measures; and
- Ensure that utility services are adequate to meet the needs of firefighters.

1.2 Site Particulars

Locality	The site is located in Gosford
Land Title	Lot A DP312912 & lot B DP312912
LGA	Central Coast City Council
Area	0.116ha (approx. 1156 m²)
Zoning	The Site is zoned R1 – General Residential (NSW Planning & Environment 2021). Land to the North is zoned RE1 –Public Recreation.
Boundaries	The Site is bound to the East by Batley Street, and to the North by Donnison Street West & properties adjoining the street. North beyond these dwellings is Waterview Park. To the West and South of the Site are established residential dwellings.

Current Land Use	The Site (Lot B) is currently occupied by a single-storey residential dwelling and managed garden vegetation. Lot A is currently undeveloped, occupied only by some shipping containers.
Topography	The site is characterised by a slight slope running downhill to the South. The highest point is the Northern boundary, at 38m ASL.
Climate / Fire History	The site lies within a geographical area with a Forest Fire Danger Index (FFDI) rating of 100. The site is classified as being affected Vegetation Buffer from Category 1 Vegetation on the Bushfire Prone Land Map (DPE 2020). Refer to Figure 2 . The proposal is situated within the buffer from category 1 bushfire vegetation.
Environment & Cultural Significance	A search of the AHIMS register has been completed on the 8 February 2021 and confirmed that there are no recorded Aboriginal sites or places on or near the site. The proposal will require only continuation of current land management practices, without impacting native vegetation communities. Therefore it is considered that the proposal will have minimal impact on matters of environmental or cultural significance.

1.3 Description of Proposal

The proposed development involves a development of a multi-storey residential apartment building over lots A & B DP312912.

The 7 story residential apartment building with 2 levels of basement is generally composed of masonry stone, brickwork and solid white extrusions contrast with darker elements used for window shading and awnings.

Refer to Appendix A for plans of the proposal.



53-55 DONNISON STREET WEST, GOSFORD FIGURE 1: SITE LOCATION

Legend

Subject Site





Aerial: NearMap (2020) | Data: MJD Environmental (2021), NSW Spatial Services (2020) | Datum/Projection: GDA 2020 MGA Zone 56 | Date: 19/01/2021| Version 1 | GIS\21001 - 53-55 Donnison Street W, Gosford | This plan should not be relied upon for critical design dimensions.









Cadastral Boundaries





BFPV Buffer

Aerial: NearMap (2020) | Data: MJD Environmental (2021), NSW Spatial Services (2020) | Datum/Projection: GDA 2020 MGA Zone 56 | Date: 19/01/2021 | Version 1 | GIS 21001 - 53-55 Donnison Street W, Gosford | This plan should not be relied upon for critical design dimensions.

2 Bushfire Hazard Analysis

2.1 Vegetation Assessment

Methodology

The vegetation in and around the site, to a distance of 140m, has been assessed in accordance with PBP 2019. This assessment has been made via a combination of:

- on-site vegetation classification aided by GPS; and
- aerial photo interpretation;
- reference to regional community vegetation mapping (including Greater Hunter and Keith).

These vegetation communities have been classified for bushfire purposes into structure and formation using the system adopted by Keith (2004) and using Figure A1.2 of PBP (2019) with due regard to Appendix 1 of PBP (2019).

Vegetation within nearby freehold land (Lots 5 & 6 DP 758466) adjoining the forest hazard have been assessed under A1.9 *Exotic Vegetation* of PBP (2019) as a dwelling has been demolished and the Site colonised by Lantana & Privet. Despite some large Eucalypts on the boundary, the canopy is largely open and the prevalence of exotic vegetation results in a Woodland vegetation classification as per Table A1.9.

The extent of vegetation on land to the Sites north was aided by GPS, where waypoints have been taken at the south side of each trunk at the edge of the vegetation and on the edge of the two tracks (refer to Photo 2).

Refer to Photos 1 to 4 for vegetation observed in and around the Site during site inspection.

Vegetation Classification

Vegetation classification has been presented in Table 1 below and Figure 3.

Direction	Description	Vegetation Classification
North	Wet Sclerophyll Forest	Forest
North-West	Disturbed vegetation on freehold land. Predominantly exotics.	Woodland
East	Established residential dwellings and managed land	Low threat
South	Established residential dwellings and managed land	Low threat
West	Established residential dwellings and managed land	Low threat

Table 1 Vegetation Classification

Site Photos



Photo 1 – View to East from within Waterview Park entrance.



Photo 2 – View to North, showing tracks to North and to North-West.



Photo 3 – View to South from within Waterview park. Gate visible to left of frame.



Photo 4 – View to North-West from Site's Northern boundary, hydrants adjacent to site.

2.2 Slope Assessment

Methodology

In accordance with PBP (2019), an assessment of the slope was conducted throughout the site (where a hazard is present) and for a distance of 100m around the site in the hazard direction. Both the average slope and maximum slopes were considered to determine the level of gradient which will most significantly influence fire behaviour on the site. The slope was measured using a laser inclinometer and confirmed via Digital Elevation Model-derived 1m contours.

Slope assessment was assisted by:

- Preparation of elevation model based on state contour data;
- Preparation of slope assessment based on NSW 1m contours; and
- On-site slope classification.

Effective Slope

The slope class under the bushfire hazard within 100m is presented in Table 2 below and Figure 3.

Table 2 Slope Class

Direction	Vegetation Classification	Slope Class	
North	Forest.	Upslope	
North-West	Woodland	0-5° Downslope	



53-55 DONNISON STREET WEST, GOSFORD FIGURE 3: SLOPE AND VEGETATION CLASSIFICATION

Legend

- Contours (2m)
- Subject Site
- Slope Classification Buffer (100m)
- Vegetation Classification Buffer (140m)
- Cadastral Boundaries
- **GPS Waypoints**
- Forest Edge
- A Forest Track Interface
- X Freehold Boundary
- --- Gate

Vegetation (Keith 2004)

- Forest
- Rainforest (Exotics)
 - Managed Land
- Development Footprint

Aerial: NearMap (2020) | Data: MJD Environmental, ELK (2021), NSW Spatial Services (2020) | Datum/Projection: GDA 2020 MGA Zone 56 | Date: 8/02/2021 | Version 1 | GIS\21001 -53-55 Donnison Street W, Gosford | This plan should not be relied upon for critical design dimensions.

3 Bushfire Protection Measures

PBP sets out a suite of BPMs and criteria that require consideration and assessment for applicable proposals on bushfire prone land in order to provide an adequate level of protection to new developments.

The measures required to be assessed are listed below and discussed throughout this chapter:

- Asset Protection Zones (APZ)
- Bushfire Attack Levels (BAL) set out in PBP 2019
- Access
- Services Water supply, Gas and Electricity
- Landscaping and Fuel Management
- Emergency Management

3.1 Asset Protection Zone

An APZ is a buffer zone between the hazard and buildings that is progressively managed to minimise bushfire hazard (fuel loads and reduce potential radiant heat levels, flame, ember and smoke attack) PBP (2019), in order to mitigate risk to life and asset. Where a forest or woodland vegetation classification has been determined, an APZ can consist of two areas being:

- Inner Protection Area (IPA) The IPA extends from the edge of the development/ buildings to the OPA. The IPA aims to provide defendable space and reduce potential for direct or spontaneous ignition by providing a heavily reduced or fuel free zone.
- 2) Outer Protection Area (OPA) The OPA is located adjacent to the hazard. Within the OPA any trees and shrubs should be maintained in a manner such that the vegetation is not continuous in order to reduce flame length and fire intensity. A properly managed OPA can aid in ember attack by filtering embers and slowing the fires rate of spread.

An APZ can include the following:

- Lawns;
- discontinuous gardens;
- swimming pools;
- driveways;
- detached garages;
- open space / parkland;
- car parking; and
- cycleway and formed walkways.

3.1.1 Determining APZs

The site lies within the Central Coast Council LGA and therefore is assessed under an FFDI (Forest Fire Danger Index) rating of 100. As per Table 7.4a and Table A1.12.2 within PBP (2019), the acceptable solution setbacks have been calculated based on the bushfire hazard analysis presented in Chapter 2. Notably, as the proposal is for residential development, performance criteria for APZs is satisfied if radiant heat levels 29kW/m² or less are experienced at the building or in this case suitable area exists to establish a dwelling at BAL-29 or lower exposure. Refer to **Table 3** below and **Figure 4** for the required APZ.

The required APZ has been presented in **Table 3** and **Figure 4**.

Table 3	Required	APZ ((PBP	2019)
1 4 5 1 0 0		··· = (,

Direction of Hazard	Vegetation Classification	Slope Class	APZ
North	Forest	Upslope	24m
North-West	Woodland	0-5° Downslope	16m

3.1.2 Determining BAL

By considering the bushfire hazard analysis outcomes presented in Chapter 2, Table A1.12.5 of Appendix 1 of PBP (2019) was applied to the vegetation classification and slope analysis to calculate the required BAL based on separation from the hazard for the site. Refer to **Table 4** and **Figure 5**.

Refer to Table 4 below and Figure 5 for the required BAL.

 Table 4 Required BAL (PBP 2019)

Direction of Hazard	Vegetation Classification	Slope Class	APZ	Separation Distance (m)	BAL
North	Forest	Upslope	24m	<18 18-<24 24-<33 33-<45 45-<100	BAL- FZ BAL-40 BAL-29 BAL-19 BAL-12.5
North-West	Woodland	0-5° Downslope	16m	<12 12-<16 16-<23 23-<32 32-<100	BAL- FZ BAL-40 BAL-29 BAL-19 BAL-12.5

With due consideration to the separation distance from the hazard (situated outside the site to north), the building is to be constructed to a **BAL-29** standard over the northern and western elevation and entire roofline. The eastern and southern elevation is to be constructed to **BAL-19**.



53-55 DONNISON STREET WEST, GOSFORD FIGURE 5: REQUIRED ASSET PROTECTION ZONE (PBP 2019)

Legend

- ----- Proposed Layout
- Required Asset Protection Zone
- Subject Site
 - Cadastral Boundaries
- Vegetation (Keith 2004)
- Forest
- Rainforest (Exotics)

0 5 10 20 Meters 1:400 WWE S E S

Aerial: NearMap (2020) | Data: MJD Environmental, ELK (2021), NSW Spatial Services (2020) | Datum/Projection: GDA 2020 MGA Zone 56 | Date: 8/02/2021| Version 1 | GIS\21001 -53-55 Donnison Street W, Gosford | This plan should not be relied upon for critical design dimensions.



53-55 DONNISON STREET WEST, GOSFORD FIGURE 5: REQUIRED BUSHFIRE ATTACK LEVELS (PBP 2019)

Legend

— Proposed Layout

Subject Site



Vegetation (Keith 2004)

Forest

Rainforest (Exotics)

Required Bushfire Attack Levels

PBP 2019



0 5 10 20 Meters 1:400 WWEESE SE

Aerial: NearMap (2020) | Data: MJD Environmental, ELK (2021), NSW Spatial Services (2020) | Datum/Projection: GDA 2020 MGA Zone 56 | Date: 8/02/2021 | Version 1 | GIS\21001 -53-55 Donnison Street W, Gosford | This plan should not be relied upon for critical design dimensions.

3.2 Access

In the event of a serious bushfire threat to the proposed development, it will be essential to ensure that adequate ingress/ egress and the provision of defendable space are afforded in the residential development design with due regard to the requirements of Table 7.4a, and Appendix 3 of PBP (2019).

Direct driveway access to the Site will occur from Batley Street to the West. A bushfire hazard does not occur to the site's immediate West and therefore all egress in the case of a bushfire will be away from the hazard.

The Performance Criteria for access are;

- Firefighting vehicles are provided with safe, all-weather access to structures
- The capacity of access roads is adequate for firefighting vehicles
- There is appropriate access to water supply.

The above criteria have been met via acceptable solutions listed in Table 7.4a, as;

- Property access roads are existing public roads on dual frontage to the north and west. Both roads are two-wheel drive, all-weather roads.
- The capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/ causeways are to clearly indicate load rating.
- An existing hydrant is provided at the front of site on Donnison St West (refer to Photo 1).

The proposed property access is appropriate for the intended development.

Refer to **Appendix A** for Site Plan showing access.

3.3 Services – Water, Electricity, Gas

The site is to be developed in accordance with the PBP (2019) acceptable solutions for services listed in **Table 5**.

The proposal is able to satisfy these requirements given:

- The Site will be connected to reticulated water supply
- The Site will be connected to the existing power service available
- Gas supply is available and shall be provided within the Site in accordance with the provisions of PBP (2019).

Table 5 Acceptable solutions for services (Table 7.4a of PBP 2019)

Performance Criteria	Acceptable Solutions				
The intent may be achieved where:					
 Water Supplies Adequate water supplies are provided for firefighting purposes. 	 reticulated water is to be provided to the development where available; a static water supply is provided where no reticulated water is available. 				
 water supplies are located at regular intervals; and 	 fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005; 				
	 hydrants are not located within any road carriageway; and 				
	 reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads. 				

Performance Criteria			Acceptable Solutions
 flows and pressure are appropriate. 		•	fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.
 the integrity of the water 	• the integrity of the water supply is maintained.		all above-ground water service pipes are metal, including and up to any taps.
firefighting purposes in a	 a static water supply is provided for firefighting purposes in areas where reticulated water is not available 		where no reticulated water supply is available, water for firefighting purposes is provided in accordance with Table 5.3d;
Development Type	Water Requirements	•	a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; 65mm Storz outlet with a ball valve fitted to the outlet;
Residential lots (<1000m ²)	5,000L/lot	•	ball valve and pipes are adequate for water flow and are metal;
Rural-residential lots (1000-10,000m ²)	10,000L/lot	•	supply pipes from tank to ball valve have the same bore size to ensure flow volume;
Large rural/lifestyle lots (>10,000m ²)	20,000L/lot	•	underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
Multi-dwelling housing (including dual	5,000L/dwelling	•	a hardened ground surface for truck access is supplied within 4m;
occupancies) Table 5.3d PBP 2019	, , , , , , , , , , , , , , , , , , ,	•	above-ground tanks are manufactured from concrete or metal;
		•	raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F of AS 3959);
		•	unobstructed access can be provided at all times;
		•	underground tanks are clearly marked;
		•	tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters;
			all exposed water pipes external to the building are metal, including any fittings;
		•	where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and
		•	are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
		•	fire hose reels are constructed in accordance with AS/NZS 1221:1997, and installed in accordance with the relevant clauses of AS 2441:2005.
	Electricity Services location of electricity services limits the possibility		where practicable, electrical transmission lines are underground.
of ignition of surrounding bushland or the fabric of buildings		•	where overhead electrical transmission lines are proposed:
			 lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas; and
			 no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 <i>Guideline for</i> <i>Managing Vegetation Near Power Lines.</i>

Performance Criteria	Acceptable Solutions	
 Gas services location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings. 	 reticulated or bottled gas is installed and maintained in accordance with AS/NZ 1596:2014 <i>The storage and handling of LP Gas</i>, and the requirements of relevant authorities. Metal piping is to be used. 	
	 all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;. 	
	 connections to and from gas cylinders are metal. 	
	 polymer-sheathed flexible gas supply lines are not used; and 	
	 above-ground gas service pipes are metal, including and up to any outlets. 	

3.4 Landscaping & Fuel Management

All future landscaping on the site should be designed and managed to minimise impact of bushfire based on the principles set out in PBP (2019) being:

- Prevent flame contact / direct ignition on the dwelling;
- Provide a defendable space for property protection;
- Reduce fire spread;
- Deflect and filter embers;
- Provide shelter from radiant heat; and
- Reduce wind speed.

In this manner, consideration should be given to species selection, planting location, flammability and size at maturity to ensure discontinuous canopy/ structure both vertically and horizontally to ensure the above principles are met. Ongoing fuel management across the site as part of the maintenance regime should give due consideration to Appendix 4 Asset Protection Zone Requirements of PBP (2019) which provides guidance on maintenance activities to assist in achieving the landscape principles.

Table 6 Acceptable solutions for Landscaping (Table 7.4a of PBP 2019)

Performance Criteria	Acceptable Solutions			
The intent may be achieved where:				
Landscaping landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	 landscaping is in accordance with Appendix 4 of PBP 2019 - Asset Protection Zone Requirements"; and fencing is constructed in accordance with section 7.6; "all fences in bush fire prone areas should be made of either hardwood or non-combustible material. However, in circumstances where the fence is within 6m of a building or in areas of BAL- 29 or greater, they should be made of non- combustible material only." 			

The proposed development meets performance criteria as;

 APZs are provided in accordance with Tables A1.12.2 managed in accordance with the requirements of Appendix 4.

3.5 Emergency Management

Any fire within the site would be attended in the first instance by Fire and Rescue NSW - Gosford Station, approximately 2.5km South-East of the site. Fire and Rescue NSW - Wyoming Station is a similar distance, 2.3kms North-East of the Site.

To assist emergency response from the NSW RFS and/or NSW Fire and Rescue, site access is to comply with the provisions set out in PBP (2019) and all hydrants be readily accessible and clearly marked.

3.6 Multi-storey residential development considerations

Issue	Specific Concern	Technical Considerations	Comment
Population	Impact on existing community and infrastructure	What capacity does the existing infrastructure have to allow evacuation of existing and proposed residents in the event of a bush fire?	The site has dual frontage to the north and west. Existing road infrastructure (Batley St) allows evacuation of existing and proposed residents in the event of a bush fire in a direction away from fire hazard vegetation (downhill to the South).
Location of Building	Locating on ridge tops emphasises the risk of convective plume interaction and wind related impacts.	Can the building be located away from ridge tops to areas that have a reduced bush fire exposure? If unavoidable, what is the impact on the risk to the building? Is this risk appropriate for the building and occupant numbers?	Building site is on a South-Facing hillside, not located on ridge top. Several multi-storey developments exist in the vicinity. Risk deemed appropriate.
Design Fire	Different elements of the flame could have different impacts on different levels of the building; and The whole building could be impacted by ember attack and multiple floors could be alight simultaneously	What are the flame dimensions, including the flame angle? Where is the hottest part of the flame located? How would this impact on the proposed building? How would the warning and suppression systems in the building cope with this?	The entire building must be built to the construction standard determined in Chapter 3, which includes standards for protection from ember attack. That is BAL-29 to the northern and western elevations and entire roofline. BAL-19 to the eastern and southern elevations. Fire warning and suppressions systems must be designed and installed.

Issue	Specific Concern	Technical Considerations	Comment
Egress	Elevations exposed to bush fire risk	How does the emergency evacuation procedure take account of the location of bush fire prone vegetation?	Emergency evacuation procedure must take account of bushfire prone vegetation to the North. The design response has been to ensure all vehicular access to the site occurs from Batley Street to the west. Pedestrian access is provided to the west and north of site. Evacuation routes in the case of emergency allow vehicular and/or pedestrian egress to the west onto Batley Street to the south away from the hazard. There is no requirement for residents to congregate on Donnison St West at the north of site adjacent to the hazard.
Building construction	Performance of the building façade in a bush fire scenario. Balconies may contain external features which could ignite and contribute to building ignition and fuel loads.	What wall and cladding materials are proposed and what is proposed for the openings/penetrations (i.e. windows and doors)? How does the proposed building construction deal with fire spread from the vegetation to the inside of the building? Is compliance with AS 3959 sufficient to ensure that the bush fire risk is mitigated? Is this appropriate for the design fire scenario? Are there balconies proposed? What may be stored on the balconies? Can there be restrictions on what is stored on the	Construction is to comply with AS3959. BAL has been assessed as BAL-29 to the northern and western elevations and entire roofline. BAL-19 to the eastern and southern elevations. Material specifications for the external of the building are non- combustible concrete and brick fabrication. Fire alarm system and sprinklers to be installed throughout building.

Issue	Specific Concern	Technical Considerations	Comment
		balconies due to fire risk?	
Car Parking	Lower storey car park could be subject to ember attack and high radiant heat loads.	Is the warning and suppression system designed to take account of bush fire impact? Where are exits located? Are they guiding occupants away from the car park?	Fire alarm system and sprinklers to be installed throughout building. Car park access is not to face Donnison Street West being the primary direction of fire hazard. As the site is sloping, access to Batley Street occurs below the street level of Donnison St West, thus reducing radiant heat and potential for ember attack
Other Considerations	Access for fire fighters may be restricted or challenging; and Risk implications of floor to floor fire spread.	What would this mean for fire suppression? How would warning and suppression systems take account of this? What would this mean for evacuation	Evacuation routes in the case of emergency allow vehicular and/or pedestrian egress to the west onto Batley Street to the south away from the hazard. Ingress for firefighters occurs from the north and western elevations. Defendable space occurs between the asset and hazard on Donnison St West. Evacuation management plan must account for risk of fire spread. Warning and suppression systems must be comprehensive, installed & designed by certified professionals and in accordance with relevant Australian Standards.

4 Conclusion & Recommendations

MJD Environmental has been engaged by Christian Charles & Shane Zarafa to prepare a Bushfire Assessment Report (BAR) to accompany a Development Application (DA) for a multi-storey residential development at 53-55 Donnison Street West, Gosford, on Lots A & B DP312912 (hereafter referred to as *the Site*).

The assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal, and to outline the minimum mitigative measures which would be required in accordance with *Planning for Bush Fire Protection 2019* (PBP), as adopted through the *Environmental Planning & Assessment Amendment* (Planning for Bush Fire Protection) *Regulation 2020*.

In order to determine whether the proposed development is bushfire-prone, and if so, which setbacks and other relevant Bush Fire Protection Measures (BPM) will be appropriate, this assessment adheres to the methodology and procedures outlined in PBP (2019) via assessment of acceptable solutions as outlined in Chapters 7 & 8 of PBP (2019).

Under PBP (2019) Section 8.2.2 *Multi-Storey residential development,* issues specific to multi-storey residential developments must be considered to ensure that the design of a building and its warning and suppression system adequately address bushfire risk. These specific issues are outlined in Section 3.6 of this report.

This assessment has been made based on the bushfire hazards in and around the site at the time of site inspection and report production (February 2021).

The assessment found that hazard vegetation types occur within 140m of the site. The primary risk is from the forest-class vegetation located uphill to the North of the Site. Adjacent to this forest-class hazard vegetation is an area of open canopy containing exotic regrowth following the demolition of a dwelling that forms a Woodland-class hazard vegetation as per Table A1.9 of PBP (2019). The slope under the primary hazard vegetation is upslope. This hazard and associated slope have been assessed as having the greatest effect on bushfire behaviour to determine required separation distances from the hazard.

In summary, the following key recommendations have been generated to enable the proposal to comply with PBP (2019).

- The following APZ will be required in perpetuity:
 - 24m from the Forest hazard to the North & North-West. The APZ is provided by Donnison St West.
- With due consideration to the separation distance from the hazard (situated outside the site to north), the building is to be constructed to a BAL-29 standard over the northern and western elevation and entire roofline. The eastern and southern elevation is to be constructed to BAL-19.
- Access complies with PBP 2019. The site benefits from dual street frontage will be provided to the proposed development from Batley Street.
- Services are to be provided and connected to the site in accordance with PBP (2019) as summarised and assessed in Chapter 3, Section 3.3 of this report.
- Careful consideration of future site landscaping and ongoing fuel management must occur to minimise the potential impact of bushfire on the site.

5 Bibliography

Department of Bush Fire Services (undated). Bush Fire Readiness Checklist.

- Keith D. (2004). Ocean Shore to Desert Dunes. Department of Environmental and Conservation. Sydney
- NSW Planning & Environment (2021). *ePlanning Spatial Viewer*. Accessed from: <u>https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address</u>
- NSW Rural Fire Service (2019). Planning for Bushfire Protection A Guide for Councils, Planners, Fire Authorities, and Developers.
- NSW Rural Fire Service (2002). Circular 16/2002: Amendments to the Rural Fires Act 1997 hazard reduction and planning requirements.

Standards Australia (2018). AS 3959 – 2018: Construction of Buildings in Bushfire-prone Areas.

Appendix A Plan of Proposal

DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION 19074

Residential Flat Building - 53-55 Donnison Street, West Gosford

SNZHoldings + Australian Luxury Living

SCHEDULE OF DRAWINGS		SCHEDULE OF DRAWINGS		
DA000	COVER PAGE	 DA900	EXTERNAL SHADOW DIAGRAMS	
DA010	SITE ANALYSIS	DA901	EXTERNAL SHADOW DIAGRAMS	
DA011	SITE ANALYSIS	DA905	WINTER SOLSTICE STUDY SHEET 1	
DA020	DEMOLITION PLAN	DA906	WINTER SOLSTICE STUDY SHEET 2	
DA030	SITE PLAN	DA910	GROUND FLOOR INTERNAL SOLAR DIAGRAMS	
DA040	MASSING PERSPECTIVE 01	DA911	FIRST FLOOR INTERNAL SOLAR DIAGRAMS	
DA041	MASSING PERSPECTIVE 01 W/ ENVELOPE	DA912	SECOND FLOOR INTERNAL SOLAR DIAGRAMS	
DA042	MASSING PERSPECTIVE 02	DA913	THIRD FLOOR INTERNAL SOLAR DIAGRAMS	
DA043	MASSING PERSPECTIVE 02 W/ ENVELOPE	DA914	FOURTH FLOOR INTERNAL SOLAR DIAGRAMS	
DA050	RENDERED PERSPECTIVE 01	DA915	FIFTH FLOOR INTERNAL SOLAR DIAGRAMS	
DA051	RENDERED PERSPECTIVE 02	DA916	SIXTH FLOOR INTERNAL SOLAR DIAGRAMS	
DA052	RENDERED PERSPECTIVE 03	DA970	FSR CALCULATION	
DA053	RENDERED PERSPECTIVE 04			
DA054	RENDERED PERSPECTIVE 05			
DA100	BASEMENT 2			
DA110	BASEMENT 1			
DA120	GROUND FLOOR			
DA130	FIRST FLOOR			
DA140	SECOND FLOOR			
DA150	THIRD FLOOR			
DA160	FOURTH FLOOR			
DA170	FIFTH FLOOR			
DA180	SIXTH FLOOR			
DA300	NORTHERN ELEVATION			
DA301	EASTERN ELEVATION			
DA302	SOUTHERN ELEVATION			
DA303	WESTERN ELEVATION			
DA350	EXTERNAL FINISHES			
DA400	SECTION A-A			
DA401	SECTION B-B			



SUBJECT SITE



SITE LOCATION

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Survey By: Clarke Dowdle Ref: x Date: 13.11.19



Consultants

Issue Descriptio P1 Client Review 08.01.20 P2 Pre DA Issue 23.01.20 P3 Revised for Pre DA 20.03.20 For Client Approval 02.07.20 P4 P5 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford

SNZHoldings + Australian Luxury Living

COVER PAGE

@ A3 Drawn By PG/JG 30/10/2020 DH Project Numb

19074 DA000

ELK



FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

NSW 2 Nomin The in copyri for any Verify report comm materii Drawii contra Use fig from d ELK D of con issued The co and au of the not be	x 601 Kotara 2289 Ph 495244 ated Architect: I formation conin ght and may n y other project all dimensions any discrepan encement of w als. 195 are to be r vals. 195 are to be r vals. 196 are to be r vals. 196 are to be r vals. 197 are to be r vals. 198 are to be r vals. 199 are to be to be r vals. 199 are to be r vals. 199 are to be r vals. 199 are	Daniel Hadley 82 sained in the do ot be used or nr or purpose. . and levels on . cies prior to the vork and any or ead in conjunct ons only. Do no . guarantee the t for copies of (cument is sproduced site and e dering of ion with all it scale accuracy drawings checked formation wing shall endorsed
Con	sultants		
Issue	Description		Date
P1 P2 P3 P4 A	Client Rev Pre DA Iss Revised fo For Consu Issue for D	sue or Pre DA iltant Co-ord	08.01.20 23.01.20 20.03.20 22.07.20 30.10.20
Location 53-5 Wes	55 Donn st Gosfo SNZHold		eet
	ANALYSI	S	
Scale @/		Date 30/10/20	
Drawn B PG/J	Ğ	QA Checked B DH	у
Project N	Number)74	Drawing Numb	-
Issue	// *	DAVI	J
A			
PO Box NSW 2 Nomina	601 Kotara 289 Ph 495244 ated Architect:	25	K





FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadrey 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials

aterials.

rawings are to be read in conjunction with a . ons only. Do not scale

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Issue Description P1 Client Review Date 08.01.20
 P2
 Pre DA Issue
 23.01.20

 P3
 Revised for Pre DA
 20.03.20
 P4 For Consultant Co-ord 22.07.20 A Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford

** SNZHoldings + Australian Luxury Living

SITE ANALYSIS

@ A3 Drawn By PG/JG 30/10/2020 DH ect Numb



PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK



















MASSING CONTEXT BATLEY STREET

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 4952425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. materials. Drawings are to be read in conjunction with a contract documents.

contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Issue Description Date P1 Pre DA Issue 23.01.20 P2 Revised for Pre DA 20.03.20 P3 For Client Approval 02.07.20 P4 For Consultant Co-ord 22.07.20 Issue for DA A 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living

MASSING PERSPECTIVE 01

@ A3 Drawn By PG/JG 30/10/2020 DH Project Number DA040



PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK





DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

-

Notes

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. materials. Drawings are to be read in conjunction with a contract documents

contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

Issue Description Date P1 Pre DA Issue 23.01.20 P2 Revised for Pre DA 20.03.20 P3 For Client Approval 02.07.20 P4 For Consultant Co-ord 22.07.20 Issue for DA Α 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford ** SNZHoldings + Australian Luxury Living MASSING PERSPECTIVE 01 W/ ENVELOPE @ A3 Drawn By PG/JG 30/10/2020 QA Checked By DH Project Number 19074 DA041

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK



MASSING CONTEXT DONNISON STREET

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION



Notes

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. naterials. Drawings are to be read in conjun ons only. Do not scale

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

Issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction" and authorised for issue.

Consultants

Issue Description Date P1 Pre DA Issue 23.01.20 P2 Revised for Pre DA 20.03.20 P3 For Client Approval 02.07.20 P4 For Consultant Co-ord 22.07.20 Α Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living

MASSING PERSPECTIVE 02

@ A3 Drawn By PG/JG 30/10/2020 DH Project Number 19074

DA042

PO Box 601 Kotara NSW 2289 Ph 4952442 Nominated Architect: Daniel Hadley 8209 ELK


MASSING CONTEXT DONNISON STREET

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

-



Notes

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. naterials. Drawings are to be read in conjunc ons only. Do not scale

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings

he completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shal not be used for construction unless endorsed 'For Construction" and authorised for issue.

Consultants

Issue Description Date P1 Pre DA Issue 23.01.20 P2 Revised for Pre DA 20.03.20 P3 For Client Approval 02.07.20 P4 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living MASSING PERSPECTIVE 02 W/ ENVELOPE @ A3 Drawn By PG/JG 30/10/2020 QA Checked By DH Project Number 19074 DA043

PO Box 601 Kotara NSW 2289 Ph 4952442 Nominated Architect: Daniel Hadley 8209 ELK



1

RENDERED PERSPECTIVE ALONG BATLEY STREET

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

only. Do not scale

sue details checke truction" and authorised for issue

Consultants

Issue Description Date P1 Client Review 08.01.20 P2 Pre DA Issue 23.01.20 P3 Revised for Pre DA 20.03.20 P4 For Client Approval 02.07.20 P5 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford

* SNZHoldings + Australian Luxury Living

RENDERED PERSPECTIVE 01

@ A3 Drawn By PG/JG Project Number 30/10/2020 DH









 $\begin{pmatrix} 1 \\ - \end{pmatrix}$

RENDERED PERSPECTIVE ALONG BATLEY STREET

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

NSW 2289 Ph 49524425 Nominated Architect: Daniel Ha

copyright and may not be used or reproduced for any other project or purpose.

report any discrepancies prior to the commencement of work and any ordering of materials

Drawings are to be read in conjunction with a contract documents.

from drawings.

of content and format for copies of drawings issued electronically.

The completion of the issue details checked and authorised section below is conformation of the status of the drawing.The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue.

Consultants

 Issue
 Description
 Date

 P1
 Client Review
 08.01.20

 P2
 Pre DA Issue
 23.01.20

 P3
 Revised for Pre DA
 20.03.20

 P4
 For Client Approval
 02.07.20

 P5
 For Consultant Co-ord
 22.07.20

 P4
 Issue for DA
 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford

ent SNZHoldings + Australian Luxury Living

RENDERED PERSPECTIVE 02







PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209





RENDERED PERSPECTIVE DONNISON STREET FACADE

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

-

PO Box 601 Kotar 2289 Ph 4952442 ntained in the doc sions and levels on site and ort any di nds are to be read in conins only. Do not scale LK Designs cannot guarantee th pletion of the issue details checked authorised section below is conformation ne status of the drawing. The drawing sha be used for construction unless endorsed For Construction" and authorised for issue Consultants Issue Description Date P1 For Client Approval 02.07.20 P2 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living RENDERED PERSPECTIVE 03 @ A3 Drawn By PG/JG Project Number 30/10/2020 DH 19074 DA052

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209





RENDERED PERSPECTIVE DONNISON STREET ENTRY

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

1

-

PO Box 601 Kotara NSW 2289 Ph 49524425 The informatio contained in the docu v all di sions and levels on site and repancies prior to the port any dis ings are to be read in conju ns only. Do not scale LK Designs cannot guarantee the accuracy f content and format for copies of drawings completion of the issue details checked nd authorised section below is conformation f the status of the drawing. The drawing sha ot be used for construction unless endorsed For Construction" and authorised for issue Consultants Issue Description Date P1 For Client Approval 02.07.20 P2 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living RENDERED PERSPECTIVE 04 @ A3 Drawn By PG/JG Project Number 30/10/2020 DH 19074 DA053

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209





RENDERED PERSPECTIVE BATLEY STREET FACADE

DRAFT

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes PO Box 601 Kotara NSW 2289 Ph 49524425 contained in the document sions and levels on site and epancies prior to the t of work and any ordering of oort any dis nos are to be read in coniun ons only. Do not scale ELK Designs cannot guarantee the accuracy f content and format for copies of drawings completion of the issue details checked d authorised section below is conformation he status of the drawing. The drawing shal be used for construction unless endorsed For Construction" and authorised for issue Consultants Issue Description Date P1 For Client Approval 02.07.20 P2 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living RENDERED PERSPECTIVE 05 @ A3 Drawn By PG/JG Project Number 30/10/2020 DH 19074 DA054

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209



......

1110yo 20101. 70.00111

18

19

21

22

2-6 WILHELMINA STREET

AL L

Notes

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the documen convirinh and may not be used or reprodu copyright and may not be used for any other project or purpose ify all dir

sions and levels on site and epancies prior to the port any dis

ssue details checked tion of the is atus of the drawing. The drawing shal For Construction" and authorised for issue



-12 STREET	Τ	

Con	sultants	
Issue	Description	Date
P1	Client Review	08.01.20
	Client Review Pre DA Issue	08.01.20 23.01.20
P1 P2 P3 P4	Client Review Pre DA Issue Layout Amendments Revised for Pre DA	08.01.20 23.01.20 04.02.20 20.03.20
P1 P2 P3 P4 P5	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20
P1 P2 P3 P4	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20
P1 P2 P3 P4 P5 P6 P7 P8	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20
P1 P2 P3 P4 P5 P6 P7 P8 A	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20
P1 P2 P3 P4 P5 P6 P7 P8 A	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Consultant Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res 53-{	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Consultant Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res Client	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA idential Flat Bu 55 Donnison Str 54 Gosford SNZHoldings +	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res Client	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Consultant Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA idential Flat Bu 55 Donnison Str 54 Gosford SNZHoldings +	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress Collect Client Drawing BAS	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Consultant Co-ord South Co-ord Issue for DA Consultant Co-ord Issue for DA Co-ord Issue for DA	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 07.09.20 30.10.20 ilding eet
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Contements Con	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA idential Flat Bu 55 Donnison Str 56 Donnison Str 57 Donnison Str 50 Do	08.01.20 23.01.20 04.02.20 03.20 15.06.20 07.09.20 30.10.20 ilding eet Living
P1 P2 P3 P4 P5 P6 P7 P8 A Incation 53-5 Wess Client BASS Base BASS Base Project N	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA idential Flat Bu 55 Donnison Strest Gosford NZHoldings + Australian Luxury EMENT 2 0 @ A3 30/10/2(7 7 G DH	08.01.20 23.01.20 04.02.20 03.20 15.06.20 07.09.20 30.10.20 ilding eet Living
P1 P2 P3 P4 P5 P6 P7 P8 A Incation 53-5 Wess Client BASS Base BASS Base Project N	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA idential Flat Bu 55 Donnison Str 55 Donnison Str 55 Consist Gosford 50 ZHoldings + Australian Luxury EMENT 2 0 @ A3 0 A0 Decked B 0 H	08.01.20 23.01.20 04.02.20 03.20 15.06.20 07.09.20 30.10.20 ilding eet Living

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209



PPROVAL ONLY STRUCTION

2-6 WILHELMINA STREET



PO Box 601 Kotara NSW 2289 Ph 49524425

Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and

report any discrepancies prior to the commencement of work and any ordering of materials.

contract documents.

trom drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings

Issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction[®] and authorised for issue.



_			_
12 STRE	ET	 Τ	

Con	sultants	
Issue	Description	Date
Issue P1	Description Client Review	
P1 P2	Client Review Pre DA Issue	08.01.20 23.01.20
P1	Client Review	08.01.20 23.01.20 04.02.20
P1 P2 P3 P4 P5	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20
P1 P2 P3 P4 P5 P6	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20
P1 P2 P3 P4 P5	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20
P1 P2 P3 P4 P5 P6 P7	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20
P1 P2 P3 P4 P5 P6 P7 P8 A	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Sidential Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res Location 53-{	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Sidential Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress Location 53-5 Wess	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Consultant Co-ord Issue for DA Stidential Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress Location 53-5 Wess	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Sidential Flat Bu	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Sidential Flat Bu S5 Donnison Str St Gosford SNZHoldings + Australian Luxury	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 22.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress Location 53-5 Wess Client Scale	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA Sidential Flat Bu S5 Donnison Strest St Gosford SNZHoldings + Australian Luxury EMENT 1	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Res Solution Drawing BAS	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA Sidential Flat Bu 55 Donnison Str St Gosford SNZHoldings + Australian Luxury EMENT 1 Date 9 @ A3 30/10/22 y [OACeested]	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project Ress Location 53-5 Wess Callent BASS Scate 1:2000 Drawing PG/J	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA Sidential Flat Bu 55 Donnison Str 55 Donnison Str 55 Donnison Str 56 Gosford SNZHoldings + Australian Luxury EMENT 1 Date 0 @ A3 30/10/2(7 G DH	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 07.09.20 30.10.20 ilding
P1 P2 P3 P4 P5 P6 P7 P8 A Project A Creation 53-5 Cuent BASS Scale Drawing BASS	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord Issue for DA Sidential Flat Bu S5 Donnison Strest Gosford SNZHoldings + Australian Luxury EMENT 1	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 07.09.20 30.10.20 ilding eet Living
P1 P2 P3 P4 P5 P6 P7 P8 A Project A Creation 53-5 Cuent BASS Scale Drawing BASS	Client Review Pre DA Issue Layout Amendments Revised for Pre DA Revised Concept For Client Approval For Consultant Co-ord For Consultant Co-ord Issue for DA Sidential Flat Bu 55 Donnison Str 55 Donnison Str 55 Donnison Str 56 Gosford SNZHoldings + Australian Luxury EMENT 1 Date 0 @ A3 30/10/2(7 G DH	08.01.20 23.01.20 04.02.20 20.03.20 15.06.20 02.07.20 07.09.20 30.10.20 ilding eet Living

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209



S Ш 3 -Ш

-



Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 4952425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

aterials.

rawings are to be read in conju ns only. Do not scale

ELK Designs cannot guarantee the of content and format for copies of

completion of the issue details checked

and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction" and authorised for issue.



	Consultants
--	-------------

2-6 WILHELMINA STREET

Issue	Description		Date
P3	Layout Amen	dments	04.02.20
P4	Revised for F	re DA	20.03.20
P5	Revised Con	cept	15.06.20
P6	Unit Mix Opti	ons	20.06.20
P7	For Client Ap	proval	02.07.20
P8	For Consulta	nt Co-ord	22.07.20
P9	For Consulta	nt Co-ord	07.09.20
P10	Final Consult	. Co-ord	##.10.20
А	Issue for DA		30.10.20
Project			
Res	idential F	lat Bu	laing
Location	E Donnio	on 64.	t
	5 Donnis		eel
	t Gosford	1	
Client S	SNZHoldin	gs +	
4	Australian	Luxury	Living
Drawing			
GRO	UND FLOOF	र	
Scale		Date	
1:200 Drawn By	@ A3	30/10/20 QA Checked B	
PG/J		DH	,
Project N	umber	Drawing Numb	er
190	74	DA12	0

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209



DRAFT **BATLEY STREET**

Notes

Notes PC Box 001 Kotara NSW 2289 Ph 49524425 Norminated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduces for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of

aterials wings are to be read in con

s only. Do not scale

completion of the issue details checked a authorised section below is conformation he status of the drawing. The drawing sha be used for construction unless endorsed For Construction" and authorised for issue



2-6 WILHELMINA STREET

Issue	Description	Date
P1	Client Review	08.01.20
P1 P2	Pre DA Issue	23.01.20
P2 P3		
	Layout Amendmen	
P4	Revised for Pre DA	
P5	Revised Concept	15.06.20
P6 P7	Unit Mix Options	20.06.20
1	For Client Approva	
P8	For Consultant Co-	
A	Issue for DA	30.10.20
	idential Flat I	Building
Location	5 Donnison	Street
Wes	st Gosford	
-	SNZHoldings +	
	•	
Drawing	Australian Lux	Iry Living
Drawing		
-	T FLOOR	
Scale	Date 0 @ A3 30/10	0/2020
Drawn B	y QA Chec	
PG/J		
Project N	-	
190)74 DA	130
Issue A		
NSW 2 Nomina	601 Kotara 289 Ph 49524425 Ited Architect:	LK
Daniel	Hadley 8209	designs.



DRAFT **BATLEY STREET**

Notes

Notes PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Nominated Architect: Daniel Hadley 820 The information contained in the doc convright and may not be used or recopyright and may not be used for any other project or purpose erify all dime sions and levels on site and repancies prior to the

eport any dis

etion of the issue details checked authorised section below is conformation e status of the drawing. The drawing sha ie used for construction unless endorsed For Construction" and authorised for issue



2-6 WILHELMINA STREET

Issue	Description		Date
P1	Client Re	view	08.01.20
P2	Pre DA Is	sue	23.01.20
P3	Layout Ar	mendments	04.02.20
P4	Revised f	or Pre DA	20.03.20
P5	Revised (Concept	15.06.20
P6	Unit Mix (Options	20.06.20
P7	For Clien	t Approval	02.07.20
P8	For Cons	ultant Co-ord	22.07.20
A	Issue for	DA	30.10.20
Location	1	I Flat Bu	
Location 53-	55 Donr	nison Str	
Location 53- We	55 Donr st Gosfe	nison Str ord	
Location 53- We Client	55 Donr st Gosfe SNZHold	nison Str ord dings +	eet
Location 53- We Client	55 Donr st Gosf SNZHolo Australia	nison Str ord	eet
Locatior 53- We: Client	55 Donr st Gosf SNZHolo Australia	nison Str ord dings + an Luxury	eet
Location 53- Wes Client Drawing SEC Scale	55 Donr st Gosfe SNZHold Australia OND FLC	nison Str ord dings + an Luxury DOR	eet
Location 53- Wes Client Drawing SEC Scale 1:200	55 Donr st Gosfe SNZHold Australia OND FLC	nison Str ord dings + an Luxury DOR	eet
Location 53- Wes Client Drawing SEC Scale	55 Donr st Gosfe SNZHold Australia OND FLC	nison Str ord dings + an Luxury DOR	eet
Location 53- Wes Client Drawing SEC Scale 1:200 Drawn E	55 Donr st Gosf SNZHold Australia OND FLC	nison Str ord dings + an Luxury DOR Date 30/10/20 QA Checked B	eet Living
Location 53-1 Wes Client Drawing SEC Scale 1:200 Drawn E PG/L Project	55 Donr st Gosf SNZHold Australia OND FLC	DOR	eet Living
Location 53-1 We: Client Drawing SEC Scale 1:200 Drawn E PG/J Project I 190	55 Donr st Gosf SNZHold Australia OND FLC 0 @ A3 97 IG Number	hison Str ord dings + an Luxury DOR Date 30/10/20 QA Checked B DH Drawing Numb	eet Living
Location 53-1 Wes Client Drawing SEC Scale 1:200 Drawn E PG/, Project 190	55 Donr st Gosf SNZHold Australia OND FLC 0 @ A3 97 IG Number	hison Str ord dings + an Luxury DOR Date 30/10/20 QA Checked B DH Drawing Numb	eet Living



FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Nominated Architect: Daniel Hadley 8205 The information contained in the doct copyright and may not be used or rep for any other project or purpose. erify all dim isions and levels on site and repancies prior to the

eport any disc

etion of the issue details checked authorised section below is conformatio e status of the drawing. The drawing sha e used for construction unless endorse For Construction" and authorised for issue



Consultar	Its

2-6 WILHELMINA STREET

DRAFT

Issue	Description	1	Date
P1	Client Review		08.01.20
P2	Pre DA Issue	:	23.01.20
P3	Layout Amendment	s	04.02.20
P4	Revised for Pre DA	. :	20.03.20
P5	Revised Concept		15.06.20
P6	Unit Mix Options	:	20.06.20
P7	For Client Approval		02.07.20
P8	For Consultant Co-	ord	22.07.20
А	Issue for DA	;	30.10.20
Location	idential Flat I		
Res	55 Donnison \$		
Res Location 53-5 Wes	55 Donnison S St Gosford		
Res	55 Donnison { st Gosford SNZHoldings +	Stre	et
Res	55 Donnison S St Gosford	Stre	et
Res	55 Donnison { st Gosford SNZHoldings +	Stre	et
Res Location 53-5 Wes Client	55 Donnison { st Gosford SNZHoldings +	Stre	et
Res Location 53-5 Wes Client Drawing THIR Scale	55 Donnison S at Gosford SNZHoldings + Australian Luxu D FLOOR	Stre	eet Living
Res Location 53-5 Wes Client Drawing THIR Scale 1:200	55 Donnison S st Gosford SNZHoldings + Australian Luxu D FLOOR	Stre	eet Living
Res Location 53-5 Wes Client Drawing THIR Scale	55 Donnison S at Gosford SNZHoldings + Australian Luxu ND FLOOR	Stre	eet Living
Res Location 53-5 Wes Client Drawing THIR Scale 1:200 Drawn B	55 Donnison S at Gosford SNZHoldings + Australian Luxu D FLOOR	Stre	eet Living
Res Location 53-5 Wes Client Drawing THIR Scale 1:200 Drawn B PG/J Project N	55 Donnison S at Gosford SNZHoldings + Australian Luxu D FLOOR	Stre	20
Res Location 53-5 Wes Client Drawing THIR Scale 1:200 Drawn B PG/J Project N	55 Donnison S at Gosford SNZHoldings + Australian Luxu CD FLOOR @ A3 30/11 G DH DH Nachee G DH	Stre	20
Res Location 53-5 Wes Client Drawing THIR Scale 1:200 Drawing PG/J Project N 190	55 Donnison S at Gosford SNZHoldings + Australian Luxu CD FLOOR @ A3 30/11 G DH DH Nachee G DH	Stre	20
Location 53-5 Wess Client () Drawing THIR Scale 1:200 Drawing Project N 190(Issue A	55 Donnison S at Gosford SNZHoldings + Australian Luxu D FLOOR 0 @ A3 30/10 y 0AChec G DH Namber Drawing 074 DA	Stre	20
Location 53-5 Wess Client Drawing THIR Scale 1:2000 Drawing PG/J Project N 1900 Issue A PO Boox NSW 2:	55 Donnison S at Gosford SNZHoldings + Australian Luxu CD FLOOR @ A3 30/11 G DH DH Nachee G DH	Stre	20



A2 0A401

Notes

Notes PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the docu copyright and may not be used or reput for any other project or purpose. Verify all dimen report any disci isions and levels on site and repancies prior to the

eletion of the issue details checked authorised section below is conformation ne status of the drawing. The drawing sha be used for construction unless endorsed For Construction" and authorised for issue



Con	sultants

////		2-6	//	
/////	/ // //-	-//-//		
WILH	ELMI	NA S	5 TRE	ZEN.
	////	(/ / /)	_ // //	N N '

Issue	Description	Date
P1	Client Review	08.01.20
P2	Pre DA Issue	23.01.20
P3	Layout Amendments	04.02.20
P4	Revised for Pre DA	20.03.20
P5	Revised Concept	15.06.20
P6	Unit Mix Options	20.06.20
P7	For Client Approval	02.07.20
P8	For Consultant Co-ord	22.07.20
А	Issue for DA	30.10.20
Wes	st Gosford	
Client	SNZHoldings +	
	Australian Luxury	
	nusii allalli Luxui y	Living
		Living
Drawing	RTH FLOOR	Living
Drawing		Living
Drawing FOU Scale 1:200	RTH FLOOR Date D @ A3 30/10/2	020
Drawing FOU Scale	RTH FLOOR Date 0 @ A3 30/10/2 y QA Checked F	020
FOU Scale 1:200 Drawn B	RTH FLOOR D @ A3 30/10/2 y 0A3 Checked E G DH	020
FOU Scale 1:200 Drawn B PG/J Project M	RTH FLOOR D @ A3 30/10/2 y 0A3 Checked E G DH	020 ^{by}
FOU Scale 1:200 Drawn B PG/J Project M	RTH FLOOR Date 0 @ A3 30/10//2 y QA Checked I G DH uumber Drawing Numb	020 ^{by}
Drawing FOU Scale 1:20(Drawn B PG/J Project N 19(RTH FLOOR Date 0 @ A3 30/10//2 y QA Checked I G DH uumber Drawing Numb	020 ^{by}
FOU Scale 1:200 Drawn B PG/J Project M 190 Issue A	RTH FLOOR Date @ A3 30/10/2 y QA Checked I G DH Jumber Drawing Numt D74 DA16	020 ^{by}
FOU Scale 1:200 Drawn B PG/J Project N 190 Issue A	RTH FLOOR Date 0 @ A3 30/10//2 y QA Checked I G DH uumber Drawing Numb	020 ^{by}





Notes

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Danie

Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduce for any other project or purpose. Verify all dimensions and levels on site and

report any discrepancies prior to the commencement of work and any ordering of materials.

contract documents. Use figured dimensions only. Do not scale

from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings

issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue.



Consultants

2-6 WILHELMINA STREET

Issue	Description		Date
P2	Pre DA Issue		23.01.20
P3	Layout Amendr	ments	04.02.20
P4	Revised for Pre	DA	20.03.20
P5	Revised Conce	pt	15.06.20
P6	Unit Mix Option	IS	20.06.20
P7	For Client Appr	oval	02.07.20
P8	For Consultant	Co-ord	22.07.20
P9	For Consultant	Co-ord	07.09.20
А	Issue for DA		30.10.20
Location			
Res	55 Donniso		
Res			- J
Res Location 53-4 Wes	55 Donniso	n Str	- J
Res Location 53- Wes Client	55 Donniso st Gosford SNZHolding	n Str s +	eet
Res Location 53- Wes Client	55 Donniso st Gosford	n Str s +	eet
Res Location 53- Wes Client	55 Donniso st Gosford SNZHolding	n Str s +	eet
Res Location 53- Wes Client Drawing FIFT Scale	55 Donniso at Gosford SNZHolding Australian L H FLOOR	n Str s + uxury	eet Living
Res Location 53-4 Wes Client Drawing FIFT Scale 1:200	55 Donniso at Gosford SNZHolding Australian L H FLOOR	n Str s + uxury 10/10/20	eet Living
Res Location 53- Wes Client Drawing FIFT Scale	55 Donniso st Gosford SNZHolding Australian L H FLOOR	te 0/10/20 Checked B	eet Living
Res Location 53-4 Wes Client Drawing FIFT Scale 1:200 Drawn E	55 Donniso st Gosford SNZHolding Australian L H FLOOR	te 0/10/20 Checked B	Living
Res Location 53-4 Wes Client Drawing FIFT Scale 1:200 Drawn E PG/J Project 1	55 Donniso st Gosford SNZHolding Australian L H FLOOR	te 0/10/20 Checked B	Living
Res Location 53-4 Wes Client Drawing FIFT Scale 1:200 Drawn E PG/J Project 1	55 Donniso st Gosford SNZHolding Australian L H FLOOR	te 0/10/20 Checked B H awing Numb	Living





A2 0A401

DRAFT

Notes

PO Box 601 Kotara NSW 2289 Ph 49524425

Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduces for any other project or purpose. Verify all dimensions and levels on site and

report any discrepancies prior to the commencement of work and any ordering of materials.

contract documents. Use figured dimensions only. Do not scale

from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings

issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue.



Consultar	Its

2-6 WILHELMINA STREET

Issue	Description		Date	
P1	Client Revie		08.01.20	
P2	Pre DA Issue	-	23.01.20	
P3	Layout Amer			
P4	Revised for		20.03.20	
P5	Revised Cor		15.06.20	
P6	Unit Mix Opt		20.06.20	
P7	For Client Ap		02.07.20	
P8	For Consulta	ant Co-ord	22.07.20	
A	Issue for DA		30.10.20	
Res	Project Residential Flat Building			
53-5	55 Donnis		eet	
	st Gosfor	a		
Client SNZHoldings +				
	Australian	Luxury	Living	
Drawing				
SIXT	H FLOOR			
Scale		Date		
1:200 Drawn B) @ A3	30/10/20 QA Checked B)20	
PG/J		DH	,	
Project N	lumber	Drawing Numb	er	
	1umber)74	Drawing Numb		
19(Issue		-		
190		-		



FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 4952425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

naterials. rawings are to be read in conjur

ons only. Do not scale

ELK Designs cannot guarantee the of content and format for copies of issued electronically.

Issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction" and authorised for issue.



Con	sultants



DRAFT

Issue	Description		Date
P1 A	For Consu Issue for D	ltant Co-oro	1 22.07.2 30.10.2
Project Res	idential	Flat Bu	uilding
Res	55 Donn	ison St	
Res Location 53-{ Wes		ison St ord	
Res	55 Donn st Gosfo	ison St ord ings +	reet
Res	55 Donn st Gosfo SNZHold	ison St ord ings + n Luxur	reet
Res Location 53-{ Wes Client Drawing ROO Scale 1:200	55 Donn st Gosfo SNZHold Australia F PLAN	ison St ord ings + n Luxury	y Living
Res Location 53-{ Wes Client Drawing ROO Scale 1:200 Drawn B PG/J	55 Donn st Gosfo SNZHold Australia F PLAN	Date 30/10/2	reet y Living
Res Location 53-5 Wes Client Drawing ROO Scale 1:200 Drawn B PG/J Project N	55 Donn st Gosfo SNZHold Australia F PLAN	ison St ord ings + n Luxur Date 30/10/2 QA Checked	reet y Living 2020 ^{By}
Res Location 53-5 Wes Client Drawing ROO Scale 1:200 Drawn B PG/J Project N	55 Donn st Gosfo SNZHold Australia F PLAN) @ A3 "G Aumber	ison St ord ings + n Luxur 30/10/2 QA Checked DH Drawing Nurr	reet y Living 2020 ^{By}
Res Location 53-{ Wes Client Drawing ROO Scale 1:2007 Drawing Project M 1:2007 Issue A Project M Scale Project M Project M Scale Project M Sca	55 Donn st Gosfo SNZHold Australia F PLAN) @ A3 "G Aumber	Date 30/10/2 Date 30/10/2 DH DH DA19	reet y Living 2020 ^{By}



ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS

2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electonically.

Issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for issue.

Consultants

16 BATLEY STREET



Issue Description P1 Revised for Pre DA 20.03.20 P2 For Client Approval 02.07.20 P3 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living NORTHERN ELEVATION 1:200 @ A3 30/10/2020 Drawn By PG/JG DH 19074 DA300

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK





ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS

2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

Notes PO Box 60 Kotara NSW 2289 Ph 49524425 Nominated Architect Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

report any disclepancies prior to use commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

- <u>59 600</u> ROOF SIXTH FLOOR 53 200 V 50 100 FOURTH FLOOR D O N N I S O N S T R E E T 43 900 SECOND FLOOR 37 700 GROUND FLOOR ______ 34 000 ______ BASEMENT 1

Consi	ultants		
	Description		Date
P1 P2	Revised f For Clien	for Pre DA t Approval	20.03.20 02.07.20
P1 P2 P3	Revised f For Clien	t Approval ultant Co-orc	20.03.20 02.07.20
P1 P2 P3	Revised f For Clien For Cons	t Approval ultant Co-orc	20.03.20 02.07.20 22.07.20
P1 P2 P3 A	Revised f For Clien For Cons	t Approval ultant Co-orc	20.03.20 02.07.20 1 22.07.20
P1 P2 P3 A	Revised f For Clien For Cons Issue for	t Approval ultant Co-orc	20.03.20 02.07.20 30.10.20
P1 P2 P3 A Project Resi	Revised 1 For Clien For Cons Issue for dentia	t Approval aultant Co-ord DA	20.03.20 02.07.20 1 22.07.20 30.10.20
P1 P2 P3 A Project Resi Location 53-5 Wes	Revised 1 For Clien For Cons Issue for dentia 5 Doni t Gosfi NZHold	t Approval uiltant Co-orc DA Il Flat Bu nison St ord dings +	20.03.20 02.07.20 1 22.07.20 30.10.20
P1 P2 P3 A Project Ressi Location 53-5: Wes Client S A Drawing	Revised 1 For Clien For Cons Issue for dentia 5 Donn t Gosfi NZHold ustralia	t Approval ultant Co-orc DA Il Flat Bu nison St ord dings + an Luxur	20.03.20 02.07.20 1 22.07.20 30.10.20
P1 P2 P3 A Project Resi Location 53-55 Wes Client S A Drawing EAST Scate	Revised f For Clien For Cons Issue for dentia 5 Donn t Gosfi NZHold ustralia	t Approval uttant Co-orc DA Il Flat Bu nison St ord dings + an Luxur EVATION Date	20.03.20 02.07.20 1 22.07.20 30.10.20 iilding reet y Living
P1 P2 P3 A Project Resi Location 53-5: Wes Client S A Drawing EAST Scale 1:200 PG(JC	Revised 1 For Clien For Cons Issue for dentia 5 Donn t Gosff NZHold ustralia @ A3 3	t Approval uttant Co-orc DA Il Flat Bu nison St ord dings + an Luxur EVATION Date 30/10/2 DA	20.03.20 02.07.20 1 22.07.20 30.10.20 iilding reet y Living
P1 P2 P3 A Project Resi 53-5: Client S A Drawing EAST 1:200 PG(JC Project Nu	Revised 1 For Clien For Cons Issue for dentia 5 Donn t Gosfr NZHolo ustralia @ A3 3 mer	t Approval ultant Co-orc DA Il Flat Bu hison St ord dings + an Luxur EVATION Date 30/10/2 DACheeded	20.03.20 02.07.20 1 22.07.20 30.10.20 iilding reet y Living
P1 P2 P3 A Project Ressi Location 53-5: Client S A Drawing EAST Scate 1:2000 PG(JC	Revised 1 For Clien For Cons Issue for dentia 5 Donn t Gosfr NZHolo ustralia @ A3 3 mer	t Approval uttant Co-orc DA Il Flat Bu nison St ord dings + an Luxur EVATION Date 30/10/2 IOA Cinected DH Drewing Nam	20.03.20 02.07.20 1 22.07.20 30.10.20 iilding reet y Living

DRAF



ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS

2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

Notes PO Box 601 Kotara NSW 2289 Ph 46524425 Normhabed Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

report any disclepancies prior to use commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants Issue Description Date P1 Revised for Pre DA 20.03.20 P2 For Client Approval 02.07.20 P3 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living SOUTHERN ELEVATION 1:200 @ A3 30/10/2020 PG/JG DH 19074 DA302 PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK



DK



ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS

2. REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS

3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION

4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.

5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

Notes PO Box 601 Kotara NSW 2289 Ph 46524425 Normhabed Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

report any disclepancies prior to use commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

2 WILHEMINA STREET



Issue Description Date P1 Revised for Pre DA 20.03.20 P2 For Client Approval 02.07.20 P3 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building**

53-55 Donnison Street West Gosford SNZHoldings +

Australian Luxury Living

WESTERN ELEVATION

1:200 @ A3 30/10/2020 QA Checked By PG/JG DH 19074 DA303

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK



55

STACKED STONE CLADDING

STACKED NATURAL STONE OR SIM

COLORBOND MONUMENT



EXPRESSED SLAB EDGE CONCRETE



LIGHT COLOURED FACEBRICK



PGH CREVOLE OR SIM



ALUMINIUM GLAZING







ALUMINIUM EXTRUDED FINS

Notes

Notes PO Box 66 I Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Control of address plant out of materials. The second any ordering of materials are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorsed section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue.

Consultants

Issue Description Date P1 Revised for Pre DA 20.03.20 P2 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living

EXTERNAL FINISHES

@ A3 30/10/2020 PG/JG DH

19074 DA350

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK



Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadey 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies priot to the commencement of work and any ordering of materials. report any disclepancies prior to use commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Issue Description Date P1 Client Review 08.01.20 P2 Pre DA Issue 23.01.20 P3 Revised for Pre DA 20.03.20 P4 For Client Approval 02.07.20 P5 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford

** SNZHoldings + Australian Luxury Living

SECTION A-A

30/10/2020 1:300 @ A3 Drawn By PG/JG DH

Project Number 19074 DA400

PO Box 601 Kotara NSW 2289 Ph 4952442 Nominated Architect: Daniel Hadley 8209 ELK







Notes Notes PO Box 60 Kfotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadey 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies priot to the commencement of work and any ordering of materials. report any disceparates prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing shall not be used for construction unless endorsed For Construction" and authorised for issue. Consultants Issue Description Date P1 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 **Residential Flat Building** 53-55 Donnison Street West Gosford ** SNZHoldings + Australian Luxury Living SECTION B-B Scale 1:200 @ A3 Drawn By PG/JG 30/10/2020 QA Checked By DH Project Number Drawing Num 19074 DA401 PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK









Notes PO Box 601 Kotara NSW 2289 Ph 4952425 Norninade Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing The drawing shall nuch be used for construction unless endorsed For Construction" and authorised for issue.

Consultants

Issue Description Date 30.10.20 Δ Issue for DA **Residential Flat Building** 53-55 Donnison Street West Gosford * SNZHoldings + Australian Luxury Living EXTERNAL SHADOW DIAGRAMS 1:1000 @ A3 30/10/2020 QA Checked By Drawn By PG/JG DH 19074 DA900

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 ELK





DRAF1

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 4952425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

The part any discussion parts of the original of the part of work and any ordering of materials. The part of work and any ordering of Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing shall not be used for construction unless endorsed For Construction' and authorised for issue.

Consultants

Issue for DA

Issue Description

Δ

Date 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford ** SNZHoldings + Australian Luxury Living DIAGRAMS
 1:1000 @ A3
 30/10/2020

 Drawn By
 QA Checked By

 PG/JG
 DH
 ject Numb 19074 DA901 PO Box 601 Kotara NSW 2289 Ph 4952442 Nominated Architect: Daniel Hadley 8209 ELK



<u>1</u> . - 9am JUNE 21



FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION 11am JUNE 21



<image><image>



Notes

PO Box 601 Kotara NSW 2289 Ph 49524425

The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the

materials. Drawings are to be read in conjunction with a

Use figured dimensions only. Do not scale from drawings.

ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Issue Description Date P1 For Consultant Co-ord 22.07.20 A Issue for DA 30.10.20

Residential Flat Building

Client SNZHoldings + Australian Luxury Living Oravio WINTER SOLSTICE STUDY SHEET 1 Bode Date @ A3 30/10/2020 Drawn By QA Checked By PG/JG DH Project Number Drawling Number 19074 DA905 Issue A

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209



5





3pm JUNE 21







Notes

PO Box 601 Kotara NSW 2289 Ph 49524425

NSW 2289 th essence Nominated Architect: Daniel Hadley szore The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the

erials vings are to be read in cor

s only. Do not scale

LK Designs cannot guarantee th accuracy

pletion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorised for issue.

Consultants

Issue Description Date P1 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20

Residential Flat Building

53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living Drawing WINTER SOLSTICE STUDY SHEET 2 @ A3 Drawn By PG/JG 30/10/2020 QA Checked By DH 19074 DA906

PO Box 601 Kotara NSW 2289 Ph 495244 Nominated Architect: Daniel Hadley 8209 ELK STREET

DONNISON

STREET

DONNISON



Ē

S

BATLEY









	21 JUN GROUND FLOOR 09:00	1:500
--	---------------------------	-------











DONNISON STREET

DONNISON

STREET

DONNISON

STREET



21 JUN GROUND FLOOR 14:00

1:500







21 JUN GROUND FLOOR 13:00

1:500

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION





Notes

Notes PO Box 66 I Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. report any disclepances plot to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction' and authorised for issue. Date cription 30.10.20 Issue for DA **Residential Flat Building**

30/10/2020

DA910

ELK

DH

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209















































THIRD FLOOR -





-

FOURTH FLOOR



-

SECOND FLOOR





DRA



FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

CROSS VENTILATION LEGEND UNITS ACHIEVING FULL CROSS VENTILATION DIRECTION OF VENTILATION	Notes PC Box 601 Kotara NSW 2289 Ph.49524425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue.
CALCULATIONSSINGLE ASPECTXX2:1 WIDTH TO DEPTH RATIOXXFULL CROSS VENTILATIONXXFULL CROSS VENTILATIONXXTOTAL UNITS MEETING NATURAL VENTILATION APERTMENT DESIGN GUIDE26OBJECTIVE 4B-3100%	Consultants
	Issue Description Date A Issue for DA 30.10.20
SIXTH FLOOR	Project Residential Flat Building Location 53-55 Donnison Street West Gosford Client SNZHoldings +
FΤ	Australian Luxury Living Drawing CROSS VENTILATION DIAGRAMS Sed 1:500 @ A3 30/10/2020 Drawn By PG/JG Project Number 19074 DH Project Number A PO Box 601 Kolana NSW 2289 Ph 4952425 Daniel Hadley 8209

Sediment and erosion control All erosion and sediment control measures to be installed prior to site disturbance.

The project manager to inform all contractors and sub-contractors of their obligations under the erosion and sediment control plan.

Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site.

All sediment control structures to be inspected by site supervisor after each rainfall event for structural damage and all trapped sediment to be removed to a nominated stockpile site.

Sediment and erosion control shall be effectively maintained at all times during the course of construction and shall not be removed until the site has been stabilised or landscaped to the superintendent's satisfaction.

A single all weather access way will be provided at the front of the property consisting of 50-75 aggregate or similar material at a minimum thickness of 150 laid over needle-punched geotextile fabric and constructed prior to commencement of works.

The contractor shall ensure that no spoil or fill encroaches upon adjacent areas for the duration of works.

The contractor shall ensure that kerb inlets and drains receiving stormwater shall be protected at all times drug development. Kerb inlet sediment traps shall be installed along the immediate vicinity along the street frontage.

Sediment fencing shall be secured by post (where metal star pickets are used plastic safety caps shall be used) at 3000 intervals with geotextile fabric embedded 200 in soil.

All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

Soil conservation Prior to commencement of construction provide 'sediment fence,' 'sediment trap' and washout area to ensure the capture of water borne material generated from the site.

Maintain the above during the course of construction, and clear the 'sediment trap after each storm.

Sediment trap 1000 x 1000 wide 500 deep pit, located at the lowest point to the trap

Sediment fence

Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.





Washout area

to be 1800 x 1800 allocated for the washing of tool and equipment



Vehicle access to site

Vehicle access to the building site should be restricted to a single point so as to reduce the amount of soil deposited on the street pavement.



Building material stockpiles

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion.they should never be placed in the street gutter where they will wash away with the first rainstorm.



Sandbag kerb sediment trap

In certain circumstances extra sediment trapping may be needed in the street autter



DRAF

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes PO Box 801 Kotara NSW 2288 Ph 49524425 Norminated Architect: Darihe Hadey 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Venify all dimensions and levels on site and report any discrepancies prior to the omaterials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed For Construction" and authorised for issue. Notes Consultants Issue Description Date P1 For Consultant Co-ord 22.07.20 Issue for DA 30.10.20 Residential Flat Building 53-55 Donnison Street West Gosford SNZHoldings + Australian Luxury Living SEDIMENT CONTROL 1:150 @ A3 30/10/2020 PG/JG DH 19074 DA960 PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209 EL







Scale 1:500











FSR CALCULATION (1.5:1 F	Ratio LEP)
GROUND FLOOR	416
FIRST FLOOR	412
SECOND FLOOR	412
THIRD FLOOR	349
FOURTH FLOOR	324
FIFTH FLOOR	324
SIXTH FLOOR	268
	2505
SITE AREA	1165
FSR	2.15

DRAF

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

Notes

Notes PO Box 60 Kfotara NSW 2289 Ph 4952425 Nominated Architect: Daniel Hadley 8209 The information contained in the document is copyright and may not be used or reproduced for any other project or purpose. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

materials.

materials. Drawings are to be read in conjunction with al contract documents. Use figured dimensions only. Do not scale from drawings. ELK Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

Issued electronically. The completion of the issue details checked and authorised section below is conformation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction" and authorised for issue.

Cor	ารม	ltar	nts

Issue Description Date P1 Client Review 08.01.20 P2 Pre DA Issue 23.01.20 P3 Revised for Pre DA 20.03.20 P4 Revised Concept 15.06.20 P5 For Client Approval 02.07.20 P6 For Consultant Co-ord 22.07.20 Issue for DA A 30.10.20

Residential Flat Building

53-55 Donnison Street

West Gosford * SNZHoldings + Australian Luxury Living

FSR CALCULATION

1:500 @ A3 30/10/2020 PG/JG DH ect Numb

19074 DA970

PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209

