

Attachment D - revised Architectural Plans

(Site Plan, North Elevation, Ground Floor Plan, Sunlight Study)



area schedule							
	GFA (m²)	residential units			lift+corridor	Landscape	Floor efficiency
		1B	2B	3B			Communal open space
apartment							
GL	428.82	36	12	6		124.3	2020.89
L1	893.62	8	2	1	300.69	71.300	74.8%
L2	794.12	8	2	1	341.28		69.9%
L3	719.95	7	2	1	344.35		67.6%
L4	711.66	7	2	1	272.85		72.3%
L5	570.14	4	2	1	233.51		70.9%
L6	454.94	2	2	1	192.28		70.3%
total GFA	4573.25				1809.24	2092.19	71.9%

site area (m²)	6040.98	total units	54	Communal open space (m²) required (COS)	1510.25
proposed FSR	0.76	1 total adaptable units	54	Communal open space (m²) provided	1578.05
allowable FSR	2	1 total universal units	54	COS 2hr solar access required (m²) min 50% of COS	755.13
proposed height (m)	26.5	landscape area proposed	34.6%	COS 2hr solar access provided (m²)	894.77
allowable height (m)	15	landscape area required	SEPP-30%		

car parking requirements			
	no. units	SEPP senior	provided
1B units	36	0.5	
2B units	12	0.5	
3B units	6	0.5	
3.8'5.4m parking space rate		5%	2(2.4mx5.4m with share zone)
3.8'5.4m cars required		2	
SEPP senior cars required		39	44(3.2mx5.4m)
Office area	144.7	1/40m²	
office cars required		4	4(3.2mx5.4m)
total cars required		43	48

- SEPP senior car space should comply with a disability AS2890.6
- 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- car space should be at least 3.2m x 5.4m to comply with LHD (gold level)

residential weekly waste generation rates					
premises	unit	no. units	General waste	Organics	Co-mingled
residential	1-bed	36	80	25	80
	2-bed	12	100	25	100
	3-bed	6	120	50	120
weekly waste generation			4800	1500	4800

generated waste volumes				
premises	general and organic waste per week	no. bins	co-mingled waste per week	no. bins
resident apartment	6300	2x1100L	4800	5x1100L
office area	105	1X240L	157	1X240L
communal room	100	1X240L	200	1X240L

based on rates provided in waste management plan operational brief- draft prepared by UFD
bin wash area is recommended
this waste chute system shall be equipped with a compactor that will reduce at a 3:1 rate

landscaping areas - SEPP senior			
	rate	required area (m²)	provided
deep soil landscape area required	15% of site area (min 3m x 3m)	906.15	2020.98
landscape area required	30% of site area	1812.29	2425.15

landscaping areas- Gosford city council DCP			
	rate	required area (m²)	provided
deep soil landscape area required	15% of site area (min 6m x 6m)	906.15	2020.98
communal open space	25% of site area (min 3m x 3m) 50% 3m (2m by ADG) direct sunlight on 21st June	1510.25	1538.04
deep soil within communal open space (min 6m x 6m)	At least 50% deep soil with min 6m in any direction	769.02	1158.81

This architectural floor plan illustrates a multi-functional building layout. The plan is divided into several key sections:

- Top Section:** Features a 'COMMUNAL ROOM' (12.37 x 19.12, 298.17 m²) with a 'VERANDAH' (RL 2.780). Adjacent to it is a 'KITCHENETTE' (6.35 x 4.07) and a 'BAR' (1.78 x 4.5). Restrooms include 'UNISEX ACCESSIBLE WC', 'MALE WC', and 'FEMALE WC'. A 'GAS METER' and 'SUB-GAS METER' are also indicated.
- Central Section:** Contains a 'LOBBY' (RL 2.780) with two lifts ('LIFT 1' and 'LIFT 2'). A 'ZEN GARDEN' and 'DEEP SOIL PLANTING' area are situated here. A 'LETTER BOX LOCATION' is marked near the 'ENTRY'.
- Bottom Section:** Includes an 'OFFICE/ADMIN' area (142.61 m²), a 'CEO MEETING ROOM' (3.3 x 3.2), a 'BOARD ROOM' (3.6 x 4.5), and a 'LUNCH ROOM' (3.2 x 5.3). A 'TEA & COFFEE STATION' and 'GARBAGE ROOM' (25.58 m²) are also present. Storage areas are labeled 'STORAGE 14.65 m²' and 'STORAGE 15.57 m²'. A 'RAMP' (RL 2.078) and a 'NEW SUBSTATION' are located at the bottom left.
- Parking and Landscaping:** The plan shows '14 CAR PARKS' and '6 CAR PARKS'. Landscaping includes 'DEEP SOIL PLANTING' and a 'ZEN GARDEN'. A '6M SETBACK' is indicated along the bottom boundary.
- Utility and Service Areas:** A 'CONDENSER PLANT AREA' (RL 2.650) with an 'RWT PUMP' and 'REUSE TANK' is located on the right. A 'BIN WASH AREA' and 'GARBAGE' area (39.10 m²) are also shown.
- Annotations:** The plan includes various dimensions, levels (e.g., RL 1.140, RL 1.380, RL 2.745, RL 2.780, RL 2.078, RL 2.500, RL 2.480), and setbacks (e.g., 6M SETBACK). A north arrow is located in the top right corner.



1 0900HRS-21/06/21



2 1000HRS - 21/06/21

COMPLIANCE	0900-1000	1000-1100	1100-1200	1200-1300	1300-1400	1400-1500	ACHIEVES MIN. 3HRS	
LEVEL 1								
LEVEL 1 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 04							YES	
LEVEL 1 UNIT 05							YES	
LEVEL 1 UNIT 06							YES	
LEVEL 1 UNIT 07							NO	
LEVEL 1 UNIT 08							NO	
LEVEL 1 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 1 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2								
LEVEL 2 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 03							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 04							YES	
LEVEL 2 UNIT 05							YES	
LEVEL 2 UNIT 06							YES	
LEVEL 2 UNIT 07							YES	
LEVEL 2 UNIT 08							NO	
LEVEL 2 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 2 UNIT 11							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3								
LEVEL 3 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 03							YES	
LEVEL 3 UNIT 04							YES	
LEVEL 3 UNIT 05							YES	
LEVEL 3 UNIT 06							YES	
LEVEL 3 UNIT 07							NO	
LEVEL 3 UNIT 08							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 3 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4								
LEVEL 4 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 03							YES	
LEVEL 4 UNIT 04							YES	
LEVEL 4 UNIT 05							YES	
LEVEL 4 UNIT 06							YES	
LEVEL 4 UNIT 07							NO	
LEVEL 4 UNIT 08							NO	
LEVEL 4 UNIT 09							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 4 UNIT 10							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5								
LEVEL 5 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 03							YES	
LEVEL 5 UNIT 04							YES	
LEVEL 5 UNIT 05							NO	
LEVEL 5 UNIT 06							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 5 UNIT 07							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6								
LEVEL 6 UNIT 01							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 02							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 03							YES	
LEVEL 6 UNIT 04							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
LEVEL 6 UNIT 05							ORIENTATED FOR VIEW AMENITY NOT SOLAR	
COMPLIANCE							TOTAL UNITS	54
EXEMPT UNITS *							EXEMPT UNITS *	30
UNITS EXEMPT IN ACCORDANCE WITH SEPP							TOTAL CALCULATED UNITS	24/50
SENIORS- UNITS ARE ORIENTATED FOR VIEW							COMPLIANT CALCULATED UNITS	18/24
AMENITY NOT SOLAR							PERCENTAGE OF COMPLIANT UNITS	75%

LEVEL # UNIT 03	LEVEL # UNIT 06
LEVEL # UNIT 04	LEVEL # UNIT 07
LEVEL # UNIT 05	UNIT # ORIENTATED FOR VIEW AMENITY NOT SOLAR