Integrated Medical Office Building and Specialist Disability Accommodation

Development Numbers

е

(07) 3251

Street Address: Property Description:	60, 62 and 64 Showground Road, Gosford Lots 1-4 on SP 20095 and Lots 1-6 on SP 20058
Site Area:	2437sqm
Proposal Description:	Mixed use development consisting of an integrated h disability accommodation. Retail and medical land us pharmacy, radiology, pathology on the ground level:

Mixed use development consisting of an integrated health hub facility and disability accommodation. Retail and medical land uses such as GP clinic, pharmacy, radiology, pathology on the ground level; with 4 levels of medical suites above. Level 5 will provide seven specialist disability accommodation units

Carparking Numbers

Basement 1
5 Car spaces
Accessible Car spaces
SDA Drop off space
Van spaces

1 Motorcycle Bay

Basement 2

68 Car spaces 2 Accessible Car spaces Basement 3 68 Car spaces 2 Accessible Car spaces 1 Motorcycle Bay

Basement 4 35 Car spaces <u>Total Carparking Numbers</u> 216 Car spaces 6 Accessible Car spaces 3 Motorcycle Bays 1 SDA Drop off space 2 Van spaces



	Revision A B C D	Updated Drawing Set DA Drawings DA RFI Amendments DA GFA Calculations	27/01/2022 4/03/2022 9/12/2022 12/12/2022	Project Integrated Medical Office Building and Specialist Disability Accommodation 60, 62 & 64 Showground Road Gosford NSW Client CHP	Architect GA Drawn DS	Stage Concept Status DA (NOT FOR CONSTRUCTION)	Project No. 1174-03 Scale 1:142.857 at A3
6900 info@elevationarchitecture.com.au	Eleva	tion Architecture Pty Ltd ACN 606 170 807 \odot Copyright reserved this document is an	nd shall remain the property of Elevation Architect	ure. Unsuthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	r scale dimensions. Contractors must verify all dimension	s on site before commencing any work or making shop drawings.	

Drawing List

Drawing No.	Drawing Name
00.01	Context & Locality Plans
00.02	GFA Calculations
01.01	Site Plan
01.02	Existing Survey
01.03	Demolition Plan
01.04	Excavation Plan
03.01	Floor Plan - Basement 4
03.02	Floor Plan - Basement 3
03.03	Floor Plan - Basement 2
03.04	Floor Plan - Basement 1
03.05	Floor Plan - Ground Floor
03.06	Floor Plan - First Floor
03.07	Floor Plan - Second Floor
03.08	Floor Plan - Third Floor
03.09	Floor Plan - Fourth Floor
03.10	Floor Plan - Fifth Floor
04.01	Roof Plan
09.01	Elevations - North
09.02	Elevations - East
09.03	Elevations - South
09.04	Elevations - West
09.05	Showground Road Site Elevation
10.01	Section A
10.02	Section B
10.03	Section C
22.01	North-Eastern Perspective
22.02	Showground Rd Perspective
22.03	South-Eastern Perspective
22.04	Showground Road Context

GFA Calculations

Definition for GFA taken from NSW State Environmental Planning Policy (Schedule 10 Dictionary for Chapter 5)

Storey	Calculated Area
Ground Floor	1030.6
First Floor	1639.8
Second Floor	1639.8
Third Floor	1639.8
Fourth Floor	1608.1
Fifth Floor	651.3
TOTAL	8209.4m ²



Context & Locality Plans





P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24 UnitConfig.pln





GFA Calculations

elevitio

(07) 3251 6900 info@elevationarchitecture.co

RCHITECT

Definition for GFA taken from NSW State Environmental Planning Policy (Schedule 10 Dictionary for Chapter 5)

Storey	Calculated Area
Ground Floor	1030.6
First Floor	1639.8
Second Floor	1639.8
Third Floor	1639.8
Fourth Floor	1608.1
Fifth Floor	651.3
TOTAL	8209.4m ²













n	Revision A B	DA GFA Calculations Additional DA RFI Amendments	12/12/2022 22/12/2022	Project Integrated Medical Office Building and Specialist Disability Accommodation 60, 62 & 64 Showground Road Gosford NSW	Architect GA	Stage Concept	Project No. 1174-03
οτιια				Client	Drawn	Status	Scale
CTURE				CHP	DS	DA (NOT FOR CONSTRUCTION)	1:500, 1:142.857 at A3
.com.au	E	evation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this document is and shall remain the prop	, perty of Elevation Architect	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	, scale dimensions. Contractors must verify all dimensions	on site before commencing any work or making shop drawings.	

GFA - Fifth Floor

6

-

Scale 1:500









e	lev	∕∧t	İO	n
		R	CHITECT	IURE
(07) 225	1 6000 info@	alovationara	hitooturo oor	

sion	
A	Updated Site Pla
В	Updated Drawin
С	DA Drawings
D	Additional DA R

	23/09/
	27/01/
	4/03/
	22/12

ject	Arch
grated Medical Office Building and Specialist Disability Accommodation	GA
62 & 64 Showground Road Gosford NSW	
ent	Draw
P	DS

	Concept
	Status
	DA (NOT FOR CONSTRUCTION)
dimension	s on site before commencing any work or making shop drawings.





Revisio

27/01/2022 4/03/2022

Project Integrated Medical Office Building and Specialist Disability Accommodation 60, 62 & 64 Showground Road Gosford NSW	Architect GA	Stage Concept	Project No. 1174-03
Client	Drawn	Status	Scale
CHP	DS	DA (NOT FOR CONSTRUCTION)	at A3











1 1.	Revision			Project	Architect	Stage	Project No.
alovition	D	Updated Drawing Set	14/01/2022	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
$\Theta = \Theta \setminus (\land	E	Updated Drawing Set	18/01/2022	60, 62 & 64 Showground Road Gosford NSW			
	F	DA Drawings	4/03/2022	Client	Drawn	Status	Scale
RCHITECTURE	G	DA RFI Amendments	9/12/2022				
	н	Additional DA RFI Amendments	9/12/2022 22/12/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6900 info@elevationarchitecture.com.au	Eleva	ation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this document is and shall rem	ain the property of Elevation Architect	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence ove	r scale dimensions. Contractors must verify all dimension	s on sile before commencing any work or making shop drawings.	





Floor Plan - Basement 4





1 1.	Revision			Project	Architect	Stage	Project No.
alovytian	В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
$\square \square $	С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	D	Updated Drawing Set	14/01/2022	Client	Drawn	Status	Scale
RCHITECTURE	E	Updated Drawing Set	18/01/2022		-		
	F	DA Drawings	4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6900 info@elevationarchitecture.com.au	Ele	vation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this document is and	shall remain the property of Elevation Architecture	I unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	scale dimensions. Contractors must verify all dimensions	s on site before commencing any work or making shop drawings.	



Floor Plan - Basement 3





ele		
(07) 3251 6900	info@elevationarchitecture.com.au	

D

		Project	Architect
Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA
Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW	
Updated Drawing Set	14/01/2022	Client	Deserver
Updated Drawing Set	18/01/2022		Drawn
DA Drawings	4/03/2022	CHP	DS

Status	
DA (NOT FOR CONSTRUCTION)	
na alla kafaan nommanalan anu undu ar makina akan dawinan	

Concept

1174-03

1:200 at A3

Scale





Floor Plan - Basement 2





el	Е	;///	T	I O Chitec	n	
(07) 325	1 6900	info@elevatio	narch	nitecture.co	om.au	

Updated Drawing Set Updated Drawing Set DA Drawings

	Project	Architect	Stage	Project No.
1/12/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
14/01/2022	60, 62 & 64 Showground Road Gosford NSW			
18/01/2022	Client	Drawn	Status	Scale
20/01/2022 4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
	en Hansthedend une of this descenant is not form ubstances is ambibility. All information to be adapted in output. Ensued dimensions take assessment on output.		(,	1.200 00110









aloution	Revision F	Updated Drawing Set	18/01/2022	Project Integrated Medical Office Building and Specialist Disability Accommodation	Architect GA	Stage Concept
$\Theta = \Theta \setminus (A \cap A)$	G	Updated Drawing Set	20/01/2022	60, 62 & 64 Showground Road Gosford NSW		-
	н	DA Drawings	4/03/2022	Client	Drawn	Status
RCHITECTURE	1	DA RFI Amendments	9/12/2022			
	J	Additional DA RFI Amendments	22/12/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)
(07) 3251 6900 info@elevationarchitecture.com.au	E	Elevation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this docu	ment is and shall remain the property of Elevation Architect	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	r scale dimensions. Contractors must verify all dimension	s on site before commencing any work or making shop drawings.



			Revision			Project	Architect	Stage	Project No.
	\sim $(+$	lion	С	Updated Ground Level	29/11/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
-			D	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	<u>νν γι</u>		E	Updated Drawing Set	14/01/2022	Client	Drawn	Status	Scale
		RCHITECTURE	F	Updated Drawing Set	18/01/2022				
	N N	IIUIIILUIUIL	G	DA Drawings	4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6	6900 info@elevational	rchitecture.com.au	,	Elevation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this	document is and shall remain the property of Elevation Architect	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence ow	 r scale dimensions. Contractors must verify all dimension 	s on site before commencing any work or making shop drawings.	

elev



Floor Plan - First Floor A-DA-03.06







	Revision			Project	Architect	Stage	Project No.
	В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
	С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	D	Updated Drawing Set	14/01/2022	Client	Drawn	Status	Scale
IECTURE	E	Updated Drawing Set	18/01/2022				
ILUIUIIL	F	DA Drawings	4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
re.com.au		Elevation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this document i	and shall remain the property of Elevation Architecture	e. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	r scale dimensions. Contractors must verify all dimensions	on site before commencing any work or making shop drawings.	

elev

(07) 3251 6900 info@elevationarchitect







Floor Plan - Second Floor





1 1.	Revision			Project	Architect	Stage	Project No.
alovation	В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
$\Theta = \Theta \setminus (\land	С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	D	Updated Drawing Set	14/01/2022	Client	Drawn	Status	Scale
RCHITECTURE	E	Updated Drawing Set	18/01/2022		Diawii		
	F	DA Drawings	4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6900 info@elevationarchitecture.com.au	Elev	ration Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this docum	nent is and shall remain the property of Elevation Architectu	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	scale dimensions. Contractors must verify all dimension	I son site before commencing any work or making shop drawings.	





P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24.p

Revision

F



Floor Plan - Third Floor



1 I.	Revision			Project	Architect	Stage	Project No.
aloution	В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
	С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	D	Updated Drawing Set	14/01/2022	Client	Drawn	Status	Scale
RCHITECTURE	E	Updated Drawing Set	18/01/2022				
	F	DA Drawings	4/03/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6900 info@elevationarchitecture.com.au	B	Jevation Architecture Pty Ltd ACN 606 170 807 © Copyright reserved If	is document is and shall remain the property of Elevation Architect	ure. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	scale dimensions. Contractors must verify all dimension	Is on site before commencing any work or making shop drawings.	





Floor Plan - Fourth Floor







	Revision			Project	Architect	Stage	Project No.
	E	Updated Drawing Set	14/01/2022	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
	F	Updated Drawing Set	18/01/2022	60. 62 & 64 Showground Road Gosford NSW			
	G	DA Drawings	4/03/2022	Client	Drawn	Status	Scale
IECTURE	н	DA RFI Amendments	9/12/2022				
	1	Additional DA RFI Amendments	22/12/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
re.com.au	Elev	vation Architecture Ptv Ltd ACN 606 170 807 @ Copyright reserved this document is and	shall remain the property of Flevation Architectu	re. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	r scale dimensions. Contractors must verify all dimension	s on sile before commencing any work or making shop drawings.	

elevitio

(07) 3251 6900 info@elevationarchitectu





Floor Plan - Fifth Floor

Revision



P:Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24 Ramp.pl



ele	⊇ ∨∧	ti	O	Π	
		R	CHITECT	URE	
(07) 3251 69	900 info@elevatio	onarch	itecture.con	n.au	









P-/Data 1\1174-03 Showaround Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03 Master DA 24 Ramo.ph



PF-02 Paint Finish Dulux Teahouse









CLD-02 Timber-look aluminium cladding Australian Beech CONC-01 Exposed dark daoncrete finish North, East & West elevations







BRK-02 Austral Bricks La Paloma range - Castellana



CONC-02 Slab extension & expressed columns Eastern elevation only

34.100 Boof

30.900 Fifth Floor

27.300 Fourth Floor

23.700 Third Floor

20.100 Second Floor

16.500 First Floor

11.700 Ground Floor



SCR-01 50 x 50 Aluminium Battens (powdercoated PF-01) @100ctrs



ST-01 Sandstone tiles Northern & Eastern elevation only



Elevations - North











PF-01 Paint Finish Dulux Natural White

PF-02 Paint Finish Dulux Teahouse

BKK-U1 Austral Bricks Nubrik Pressed Bricks range - Spencer Tan



James Hardie Axon Cladding (400 smooth)





CLD-02 Timber-look aluminium cladding Australian Beech

CONC-01 Exposed dark daoncrete finish North, East & West elevations







BRK-02 Austral Bricks La Paloma range - Castellana



CONC-02 Slab extension & expressed columns Eastern elevation only



SCR-01 50 x 50 Aluminium Battens (powdercoated PF-01) @100ctrs



ST-01 Sandstone tiles Northern & Eastern elevation only



Elevations - East

A-DA-09.02







PF-02 Paint Finish Dulux Teahouse







CONC-01 Exposed dark daoncrete finish North, East & West elevations









BRK-01 Austral Bricks Nubrik Pressed Bricks range - Spencer Tan

BRK-02 Austral Bricks La Paloma range - Castellana



CONC-02 Slab extension & expressed columns Eastern elevation only



SCR-01 50 x 50 Aluminium Battens (powdercoated PF-01) @100ctrs



ST-01 Sandstone tiles Northern & Eastern elevation only

- 34.100 Roof
- 30.900 Fifth Floor
- 27.300 Fourth Floor
- . _____ 23.700 _____ Third Floor
- 20.100 Second Floor
- 16.500 First Floor
- 11.700 _____ Ground Floor



Elevations - South







PF-02 Paint Finish Dulux Teahouse









CLD-01 James Hardie Axon Cladding (400 smooth)

CLD-02 Timber-look aluminium cladding Australian Beech

CONC-01 Exposed dark daoncrete finish North, East & West elevations







BRK-02 Austral Bricks La Paloma range - Castellana



CONC-02 Slab extension & expressed columns Eastern elevation only



SCR-01 50 x 50 Aluminium Battens (powdercoated PF-01) @100ctrs



ST-01 Sandstone tiles Northern & Eastern elevation only



Elevations - West



A-DA-09.04











Showground Road Site Elevation

Note: Neighbouring buildings heights and scale are approximate only.



- A Section A - Scale 1:200



Revision			Project	Architect	Stage	Project No.
В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
D	Updated Drawing Set	27/01/2022	Client	Drawn	Status	Scale
E	DA Drawings	4/03/2022		-		
F	Additional DA RFI Amendments	22/12/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
	Beaton Architecture Py Lis ACN 608 170 807 © Copyright reserved his document is and shall remain the property of Beaton Architecture. Lisualhorised use of this document in any form whatoever is prohibited. Al Information to be printed in colour. Figured dimensions. Contractors must welly all dimensions on site before commercing any work or making along drawings.					











P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24 Ramp.pln









Section B





P1Data 11174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24 Ramp.pln



	Revision			Project	Architect	Stage	Project No.
alovytian	В	Updated Drawing Set	19/08/2021	Integrated Medical Office Building and Specialist Disability Accommodation	GA	Concept	1174-03
$\Theta = \Theta \setminus (\land	С	Updated Drawing Set	1/12/2021	60, 62 & 64 Showground Road Gosford NSW			
	D	Updated Drawing Set	27/01/2022	Client	Drawn	Status	Scale
RCHITECTURE	E	DA Drawings	4/03/2022				
	F	Additional DA RFI Amendments	22/12/2022	CHP	DS	DA (NOT FOR CONSTRUCTION)	1:200 at A3
(07) 3251 6900 info@elevationarchitecture.com.au	Elevati	ion Architecture Pty Ltd ACN 606 170 807 © Copyright reserved this document is and shall	remain the property of Elevation Architect	ure. Unauthorised use of this document in any form whatsoever is prohibited. All information to be printed in colour. Figured dimensions take precedence over	r scale dimensions. Contractors must verify all dimension	s on site before commencing any work or making shop drawings.	





Section C





P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24 Ramp.pln



Drawn DS

e	Е	۲	ti	0	n
			RC	HITECT	IURE
(07) 325	1 6900	info@elevation	archi	tecture cor	n au

A Elevations & Renders B Updated Drawing Set C Updated Drawing Set D Updated Drawing Set E DA Drawings

Second adult	 I thin de	to some some	in and	1000

16/07/2021 19/08/2021 1/12/2021 27/01/2022 4/03/2022

Project
Integrated Medical Office Building and Specialist Disability Accommodation
60, 62 & 64 Showground Road Gosford NSW
Client
CHP

	Stage	Projec
	Concept	1174-0
	Status	Scale
	DA (NOT FOR CONSTRUCTION)	at A3
st verify all dimension	s on sile before commencing any work or making shop drawings	

A-DA-22.01



P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24.5





vision	
A	Elevations & Renders
В	Updated Drawing Set
С	Updated Drawing Set
D	Updated Drawing Set
E	DA Drawings

16/07/2021
19/08/2021
1/12/2021
27/01/2022
4/03/2022

Project Integrated Medical Office Building and Specialist Disability Accommodation 60, 62 & 64 Showground Road Gosford NSW	Archite GA
Client	Drawn
CHP	DS

Stage	Project
Concept	1174-03
Status	Scale
DA (NOT FOR CONSTRUCTION)	at A3

Showground Rd Perspective

A-DA-22.02







Elevations & Renders Updated Drawing Set Updated Drawing Set Updated Drawing Set DA Drawings

16/07/2021 19/08/2021 1/12/2021 27/01/2022 4/03/2022

Project Integrated Medical Office Building and Specialist Disability Accommodation 60, 62 & 64 Showground Road Gosford NSW	Architect GA
Client CHP	Drawn DS

Stage Concept	Project No. 1174-03
Status	Scale
DA (NOT FOR CONSTRUCTION)	at A3

South-Eastern Perspective





P:\Data 1\1174-03 Showground Road Integrated Medical Office Building\5.2 Development Application\5.2.1 ArchiCAD\1174-03_Master DA 24.pln



(07) 3251 6900 info@

16/07/2021 19/08/2021 1/12/2021 27/01/2022 4/03/2022

Drawn DS

Status DA (NOT FOR CONSTRUCTION)

Scale at A3

