# DEVELOPMENT APPLICATION ARCHITECTURAL DOCUMENTATION 19074

Residential Flat Building - 53-55 Donnison Street, West Gosford SNZHoldings + Australian Luxury Living

SCHEDULE OF DRAWINGS			
DA000	COVER PAGE		
DA010	SITE ANALYSIS		
DA011	SITE ANALYSIS		
DA020	DEMOLITION PLAN		
DA030	SITE PLAN		
DA040	MASSING PERSPECTIVE 01		
DA041	MASSING PERSPECTIVE 01 W/ ENVELOPE		
DA042	MASSING PERSPECTIVE 02		
DA043	MASSING PERSPECTIVE 02 W/ ENVELOPE		
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		
DA900	EXTERNAL SHADOW DIAGRAMS		
DA901	EXTERNAL SHADOW DIAGRAMS		
DA970	FSR CALCULATION		
DA980	STORAGE CALCULATION		

		5	3-55 Donnison	Stree	et, West Gos	ford		
		S	UMMARY OF BA	ASIX	COMMITME	NTS		
This is	s a sumn	nary of th	e BASIX Commi	tmer	nts as detaile	d in the BA	SIX Certificate.	
	Refe	er to the (	CURRENT BASIX	Cert	ificate for Co	omplete de	tails.	
WATER COMM	ITMENT	S						
Fixtures								
Alternative Wat	ter – Cer	tral 10,00	00L water tank					
Fixtures								
4 Star Shower H	leads	4 Star T	oilet 4	4 Sta	r Kitchen Tap	os	4 Star Basin Taps	,
THERMAL COM	FORT CO	MTIMMC	ENTS – Refer to	TPA	Specification	on on plans	5	
ENERGY COMM	ITMENT	rs						
Hot Water	Gas ins	stantaneo	us 6 star					
Cooling	Living		1-phase air co	nditi	ioning EER 3	.0-3.5 (zon	ed)	
System	Bedroo	oms	1-phase air conditioning EER 3.0-3.5 (zoned)					
Heating	Living		1-phase air conditioning EER 3.0-3.5 (zoned)					
System	Bedroo	oms	1-phase air conditioning EER 3.0-3.5 (zoned)					
Ventilation	Bathro	oms	Fan ducted to roof/facade		/facade	Manual o	n/off	
	Kitche	n	Fan ducted to ro		/facade	Manual o	n/off	
	Laundr	y	Fan ducted to	roof	/facade	Manual on/off		
Natural	Windo	w/Skyligh	nt in Kitchen			As Drawn		
Lighting			nt in Bathrooms	/Toil	ets	As Drawn		
Artificial	Numbe	er of bedr	rooms		All		Dedicated	No
Lighting	Numbe	er of Livin	g/Dining rooms	5	All		Dedicated	No
(Primarily lit	Kitche	n			Yes	1	Dedicated	No
by fluoro or	All Bat	hrooms/1	Toilets		Yes	1	Dedicated	No
LED)	Laundr	y			Yes		Dedicated	No
	All Hal	lways			Yes	1	Dedicated	No
OTHER COMMI	TMENTS	6						
Outdoor clothe	s line	No			Indoor or s	heltered c	othes drying line	No
Stove/Oven Gas cooktop, electric oven								
Other	"We	ll ventilat	ed" refrigerator	rspa	ce			







SITE LOCATION

EVE	ergreen Energy Cons	sultants		
Email address: enquiries@ev	ergreenec.com.au		Ph: 1	300 584
Impo	rtant Note for Developm	ent Applicar	nts:	
The following specification was Assessor Certificate. If they va precedence. If only one specific apply to all instances of that effe location and extent of the altern referenced documentation.	ry from drawings or other ation option is detailed for ment for the whole project	specification a building e If alternate	ns this Specification lement, that specifications are	n shall i ication r detailed,
Once the development is appropriately condition of consent and must requirements, the proposed concontact Evergreen Energy Cons	be included in the built v estruction varies to those o	vorks. If you	do not want to ir	iclude th
This assessment has assumed construction.	that the BCA provisions f	or building s	ealing will be com	plied wit
1	hermal Performance Sp	ecifications		
External Wall Construction	Insulation	Colour (S	olar Absorbance)	Deta
Concrete Block	Bulk, reflective one side, anti-glare the other R2.0		Light	
Internal Wall Construction	Insulation		Detail	
Cavity wall, direct fix	None			
plasterboard, single gap				
Party Walls - Concrete	Bulk insulation to units R2.0			
Ceiling Construction	Insulation		Detail	
Plasterboard with Concrete	Bulk insulation R2.0	Ceilir	ngs with roof or deck	s above
Concrete above Plasterboard	None	C	Ceilings with units ab	ove
Roof Construction	Insulation	Colour (S	olar Absorptance)	Det
Waterproofing Membrane	None		Medium	1° pi
Floor Construction	Insulation		Covering	
Suspended Concrete – Floors with units below	None		Carpet and Tiles	
Suspended Concrete –	Bulk insulation R1.0		Carpet and Tiles	
Floors above Carpark & Open Windows Glass and frame to	/ne	U Value	SHGC Are	ea m2
GJA-001-10 A Aluminium framed	r-			
5Clr Awning Windov	vs Single Glazed	6.21	0.61	
GJA-011-12 A Aluminium framed				
6Clr Fixed Windows	Single Glazed	5.90	0.77	
GJA-013-16 A Aluminium framed 6Clr Sliding Window	s Single Glazed	6.30	0.73	
GJA-070-16 A Aluminium framed	3 Onigio Olazou	0.00	0.10	
6Clr Sliding Doors S	ingle Glazed	6.21	0.70	
GJA-082-12 A Aluminium framed		0.40	0.04	
U and SHGC values are according		6.12	0.61	lawar an
SHGC is less than 5% higher or lov		is illay be US	ou ii ii ie u vaide is i	uwei dii
Fixed shading – Eaves	Width includes a	uttering, offset	is distance above v	vindows

Shaded areas and shade devices as drawn, adjoining buildings and boundary fences

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1

- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)

- Compensating for loss of ceilling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)

- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)

- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6

O009266050 27 Feb 2024

Assesser Anne Lorente
State Description

Issue Description
P6 Client Review 1/06/2022
P7 Client Review
Development
Application 26/02/2024

Residential Flat Building

53-55 Donnison Street
West Gosford

Client SNZHoldings +
Australian Luxury Living

COVER PAGE Scale

1:1 @ A3 29/05/2025

Drawn By PG/JG QA Checked By PH

Project Number Drawing Number

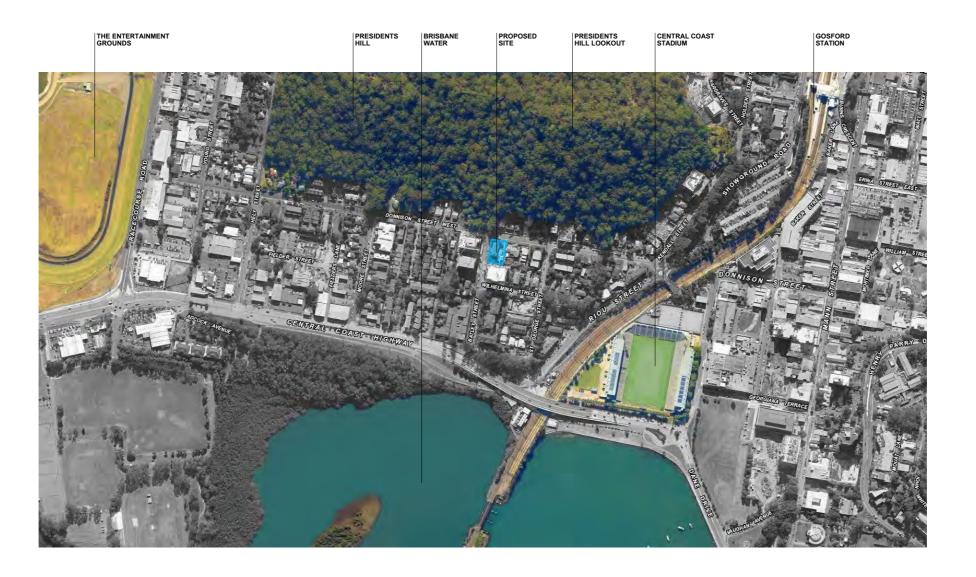
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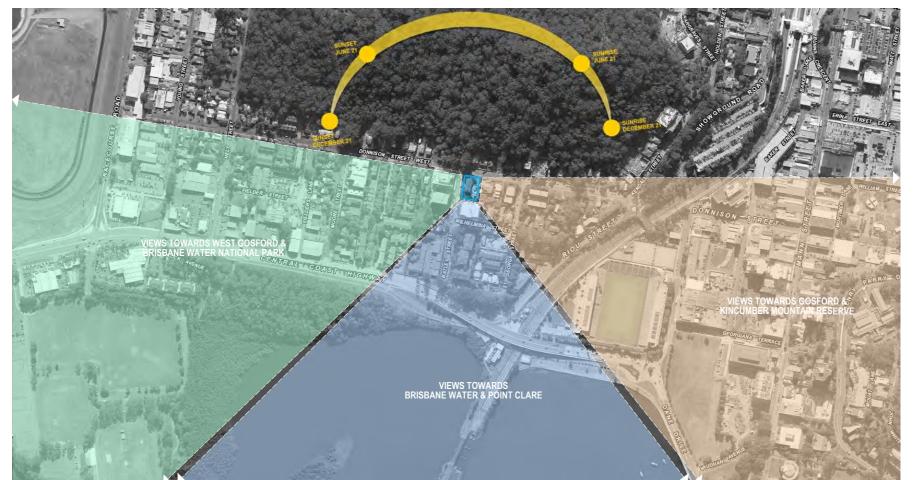
601 Kolara 289 Ph 49524425 ted Architect: 4adiev 8209

**DA000** 

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Survey By: Clarke Dowdle Ref: x Date: 13.11.19





Notes

PO Box 601 Kota NSW 2289 Ph 49

NSW 2289 Ph 49524425 Nominated Architect: Daniel I

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Revised
Development 26/02
Application

Residential Flat Building

53-55 Donnison Street West Gosford

Cilent SNZHoldings +
Australian Luxury Living

Drawing

SITE ANALYSIS
Scale

@ A3 Drawn By PG/JG

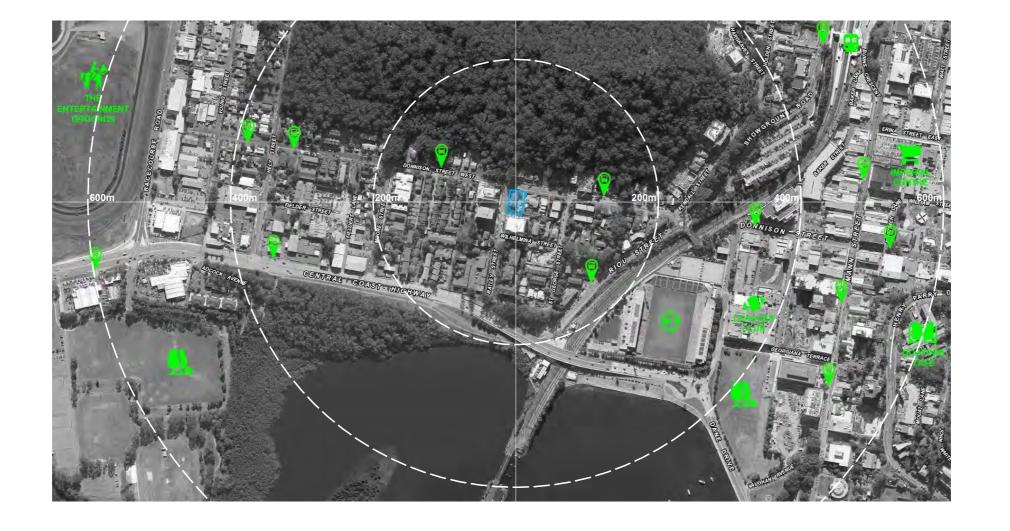
Number Drawing Number

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









Residential Flat Building

#### 53-55 Donnison Street West Gosford

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SITE ANALYSIS

@ A3
Drawn By
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e Description

Revised Development Application

Residential Flat Building

53-55 Donnison Street West Gosford

Client SNZHoldings +
Australian Luxury Living

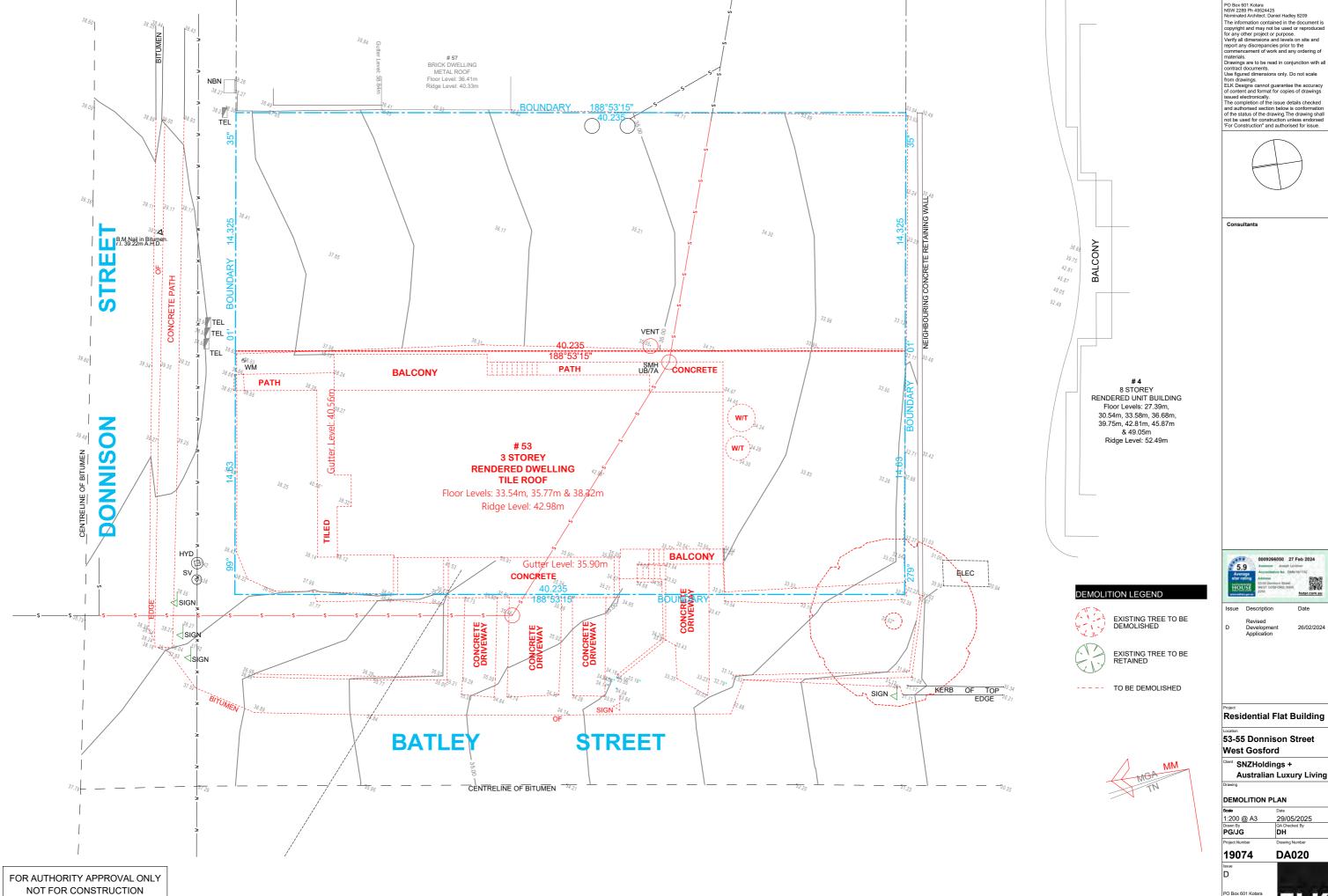
SITE ANALYSIS

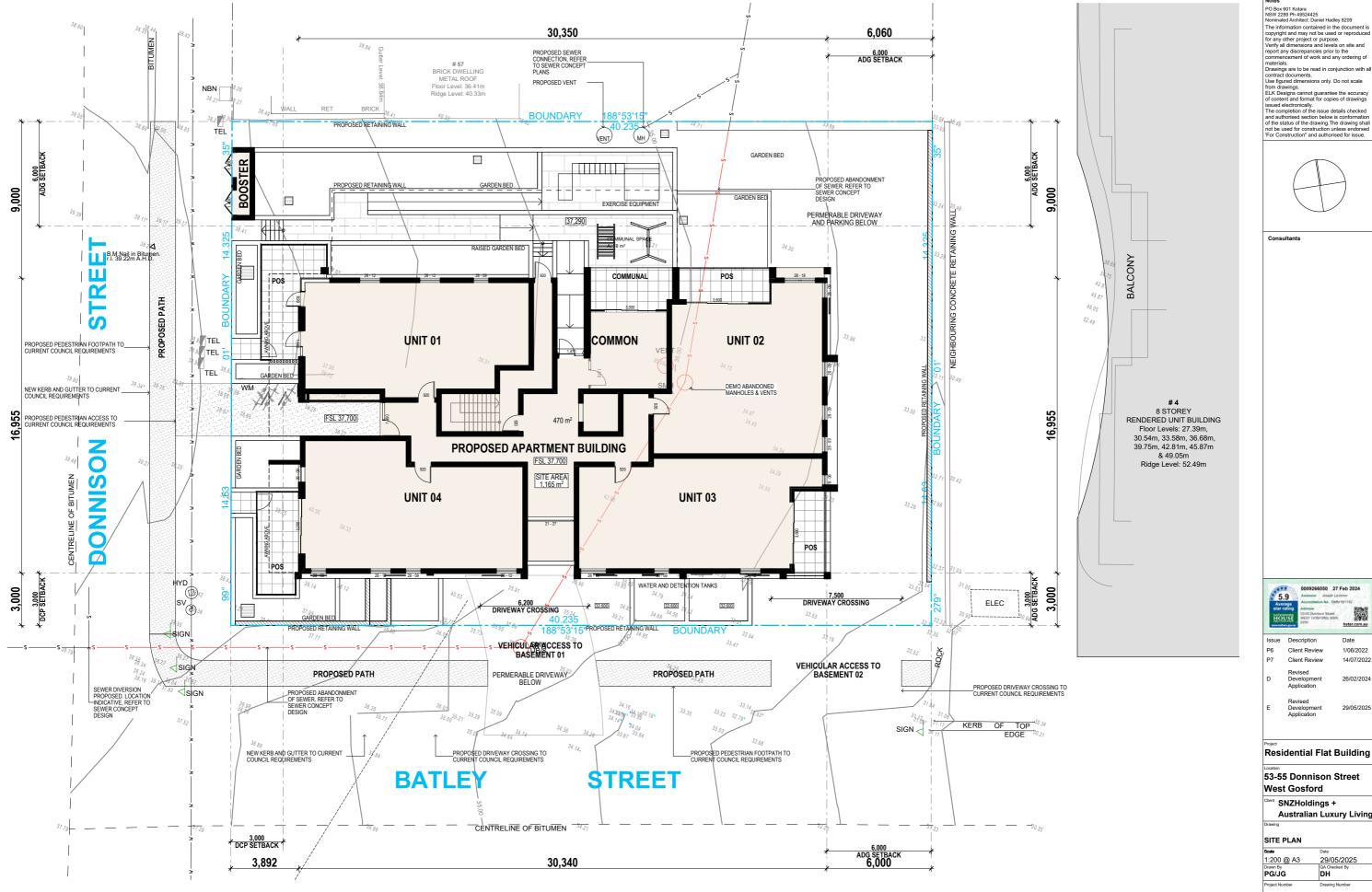
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Project Number Drawing No

19074 DA003

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Client Review 1/06/2022 Client Review 14/07/2022 26/02/2024 29/05/2025

## Residential Flat Building

#### 53-55 Donnison Street West Gosford

SNZHoldings + Australian Luxury Living

1:200 @ A3

29/05/2025 DH

	AREA CALCULATION (m2)			AREA CALCULATION (m2)	
				STORAGE CAGE	2
	COMMUNAL SPACE	78 U	NIT 203		
	DEEP SOIL		1411 203	2 PEDPOOM	106
		164		3 BEDROOM BALCONY	105
	DEEP SOIL (ROOF TOP)	61			12
	LANDSCAPING	374		INTERNAL UNIT STORAGE	4
	ROOFTOP TERRACE (COMMUNAL)	216		STORAGE CAGE	2
	SITE COVERAGE	679			
			NIT 204		
BASEMEN				2 BEDROOM	90
	PERMEABLE DRIVEWAY	58		BALCONY	11
				INTERNAL UNIT STORAGE	3
BASEMEN	IT 2			STORAGE CAGE	2
	PERMEABLE DRIVEWAY	362			
		<u>U</u>	NIT 301		
JNIT 01				2 BEDROOM	80
	2 BEDROOM	78		BALCONY	10
	INTERNAL UNIT STORAGE	2		INTERNAL UNIT STORAGE	2
	STORAGE CAGE	2		STORAGE CAGE	4
	TERRACE	20			
		U	NIT 302		
JNIT 02				2 BEDROOM	83
	2 BEDROOM	82		BALCONY	15
	BALCONY	10		INTERNAL UNIT STORAGE	3
	INTERNAL UNIT STORAGE	4		STORAGE CAGE	4
	STORAGE CAGE	2		STOTAGE GAGE	4
	OTONAGE CAGE	_	NIT 303		
JNIT 03			1411 303	2 PEDPOOM	00
JNII U3				2 BEDROOM	82
	2 BEDROOM	82		BALCONY	18
	BALCONY	10		INTERNAL UNIT STORAGE	3
	INTERNAL UNIT STORAGE	4		STORAGE CAGE	4
	STORAGE CAGE	2			
		U	NIT 304		
JNIT 04				2 BEDROOM	80
	2 BEDROOM	78		BALCONY	13
	INTERNAL UNIT STORAGE	1		INTERNAL UNIT STORAGE	2
	STORAGE CAGE	2		STORAGE CAGE	4
	TERRACE	16			
		U	NIT 401		
JNIT 101				1 BEDROOM (ACCESSIBLE)	57
	2 BEDROOM	90		BALCONY	11
	BALCONY	10		INTERNAL UNIT STORAGE	2
	INTERNAL UNIT STORAGE	4		STORAGE CAGE	4
				STONAGE CAGE	4
	STORAGE CAGE	2	NUT 400		
			NIT 402		
JNIT 102				2 BEDROOM	89
	3 BEDROOM	105		BALCONY	11
	BALCONY	12		INTERNAL UNIT STORAGE	4
	INTERNAL UNIT STORAGE	3		STORAGE CAGE	4
	STORAGE CAGE	2 _			
		U	NIT 403		
JNIT 103				2 BEDROOM	89
	3 BEDROOM	105		BALCONY	25
	BALCONY	12		INTERNAL UNIT STORAGE	4
	INTERNAL UNIT STORAGE	4		STORAGE CAGE	4
	STORAGE CAGE	2			
		U	NIT 404		
JNIT 104				1 BEDROOM (ACCESSIBLE)	58
	2 BEDROOM	90		INTERNAL UNIT STORAGE	2
	BALCONY	11		STORAGE CAGE	4
	INTERNAL UNIT STORAGE	3			-
	STORAGE CAGE		NIT 501		
	OTOTAGE GAGE		1411 301	1 BEDDOOM (ACCESSIBLE)	E7
INUT OC 1				1 BEDROOM (ACCESSIBLE)	57
JNIT 201	0.0500004			BALCONY	11
	2 BEDROOM	90		INTERNAL UNIT STORAGE	2
	BALCONY	10		STORAGE CAGE	4
	INTERNAL UNIT STORAGE	4			
	STORAGE CAGE	2 U	NIT 502		
		_		2 BEDROOM	89
				BALCONY	12
INIT 202					
INIT 202	3 BEDROOM	105		INTERNAL LINIT STORAGE	4
JNIT 202	3 BEDROOM BALCONY	105 12		INTERNAL UNIT STORAGE STORAGE CAGE	4

N (m2)			AREA CALCULATION (m2)	
	2	UNIT 503		
			2 BEDROOM	89
			BALCONY	14
	105		INTERNAL UNIT STORAGE	4
	12		STORAGE CAGE	4
RAGE	4			
	2	UNIT 504		
			1 BEDROOM (ACCESSIBLE)	58
			BALCONY	12
	90		INTERNAL UNIT STORAGE	2
2405	11		STORAGE CAGE	2
RAGE	2	UNIT 601		
	2	UNIT OUT	3 BEDROOM (LIVABLE)	130
			BALCONY	31
	80		INTERNAL UNIT STORAGE	6
	10		STORAGE CAGE	2
RAGE	2			
	4	UNIT 602		
			3 BEDROOM (LIVABLE)	130
			BALCONY	31
	83		INTERNAL UNIT STORAGE	6
	15		STORAGE CAGE	2
RAGE	3			
	4			
	82			
	18			
RAGE	3			
	4			
	80			
	13			
RAGE	2			
	4			
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SIBLE)	57 11			
RAGE	2			
VAOL	4			
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RAGE	4			
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Consultants



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Residential Flat Building

53-55 Donnison Street West Gosford

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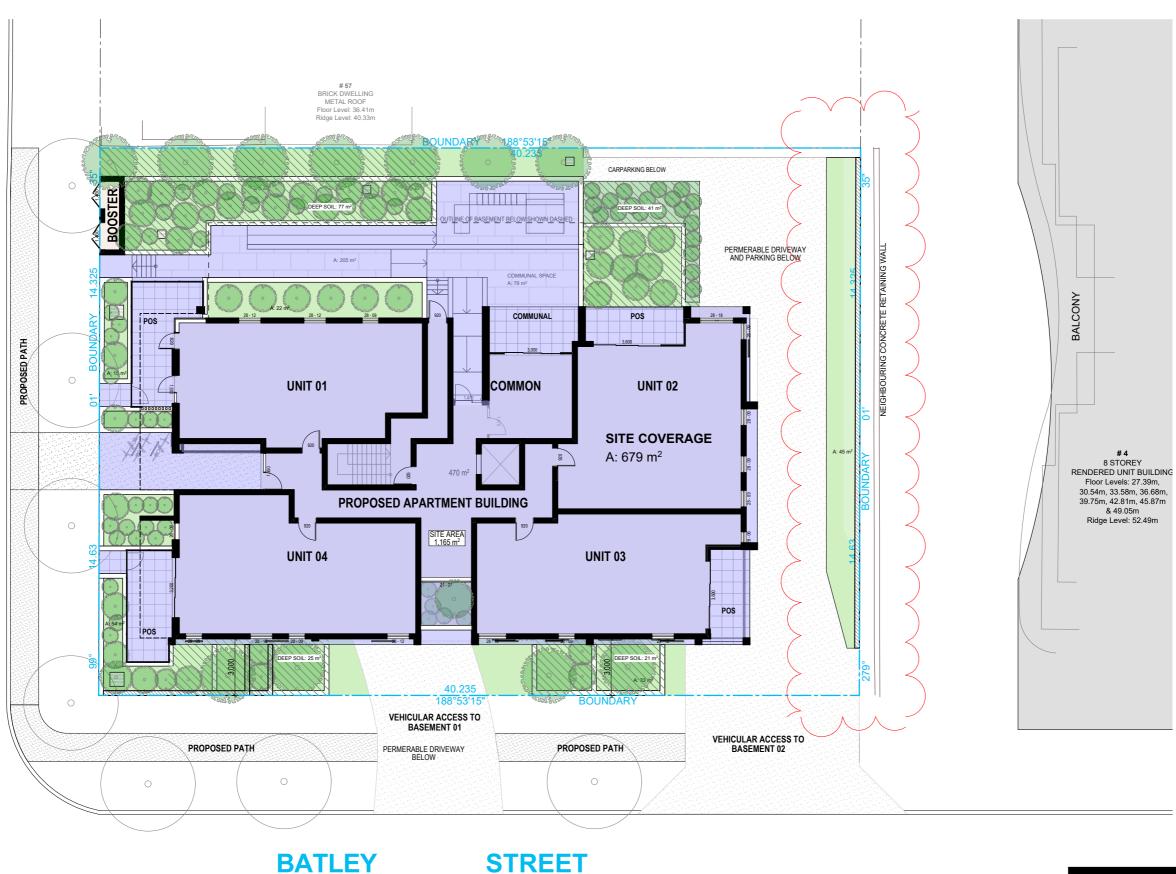
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29/05/2025 QA Checked By **DH** 

**DA031** 

19074





INDICATIVE PLANTING INDICATIVE NEW

SITE COVERAGE LEGEND

CALCULATED SITE COVERAGE (INCLUDING HARDSTAND)

EXISTING BUILDING FOOTPRINT

CALCULATED LANDSCAPED AREAS

DEEP SOIL AREAS

PLANTING ON STRUCTURE

PRIVATE OPEN SPACE

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

STREET

DONNISON

Site Coverage: Deep Soil: 14.1% Landscape: 32% total area 164m² total area 376m² Min 3m width as includes Hardstand areas per ADG

#### SITE COVERAGE NOTES

- 1. PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
- 2. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
- 3. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

## Residential Flat Building



Client Review

Client Review

1/06/2022

14/07/2022

29/05/2025

#### SNZHoldings + Australian Luxury Living

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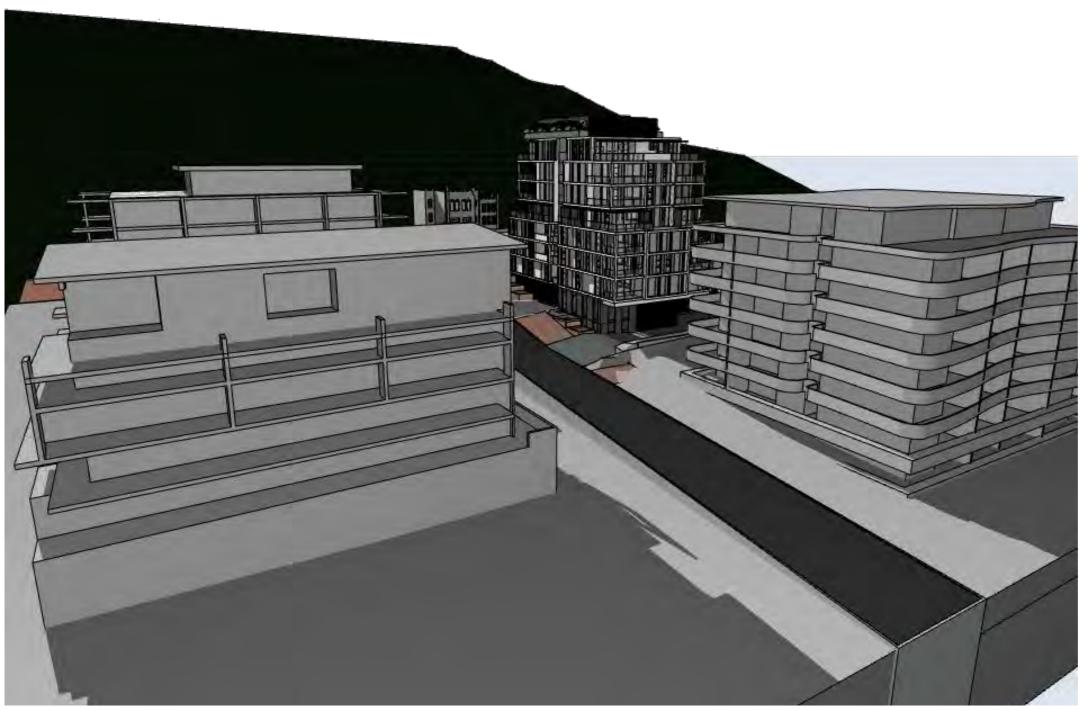
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Drawing		

SITE	COVERAGE PLAN
Scale	Date

SITE COVERAGE PLAN		
Scale	Date	
1:200 @ A3	29/05/2025	
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29/05/2025 QA Checked By **DH** PG/JG





MASSING CONTEXT BATLEY STREET

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14/07/2022

Residential Flat Building

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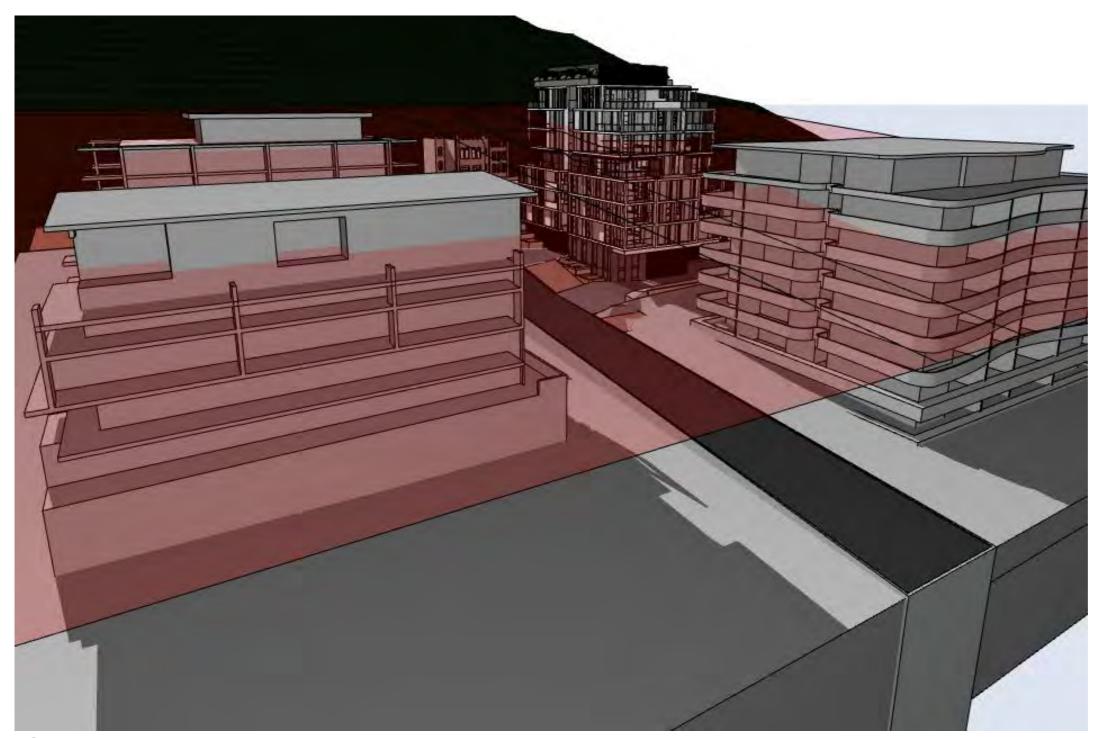
MASSING PERSPECTIVE 01

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DH **DA040** 

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Residential Flat Building

53-55 Donnison Street West Gosford

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MASSING PERSPECTIVE 01 W/

ENVELOPE @ A3
Drawn By
PG/JG

QA Chec 19074





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Residential Flat Building

53-55 Donnison Street West Gosford

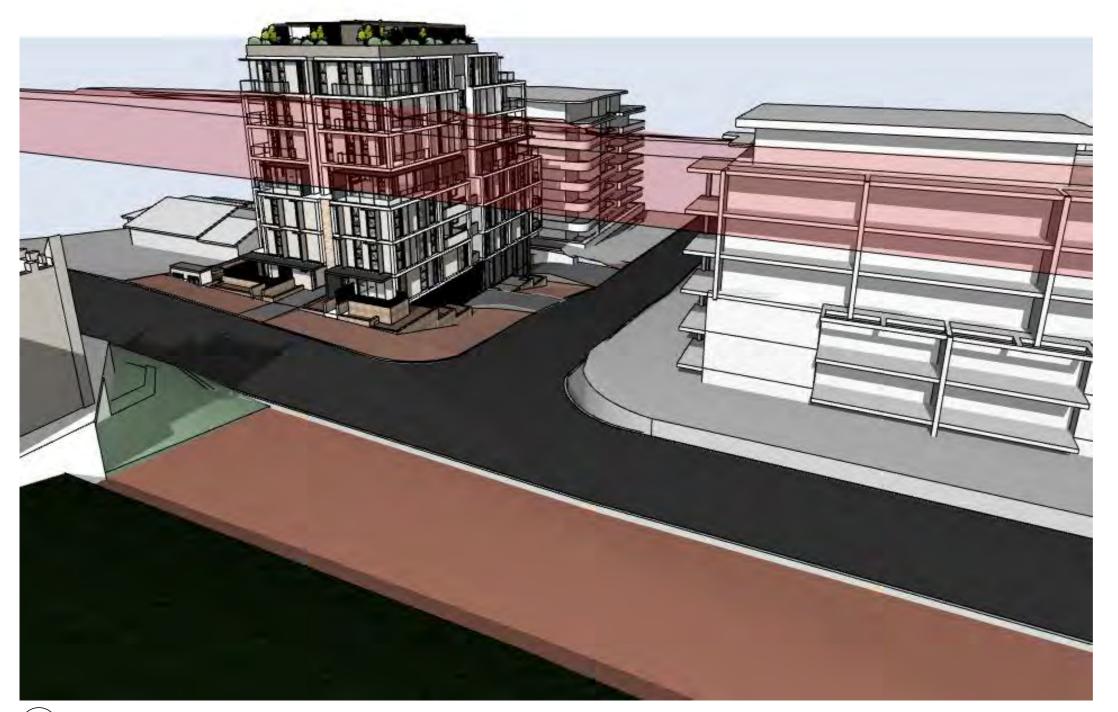
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MASSING PERSPECTIVE 02

@ A3
Drawn By
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MASSING CONTEXT DONNISON STREET

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Residential Flat Building

53-55 Donnison Street West Gosford

SNZHoldings + Australian Luxury Living

MASSING PERSPECTIVE 02 W/

ENVELOPE @ A3
Drawn By
PG/JG 29/05/2025 QA Checked By **DH** 

19074





RAW PERSPECTIVE ALONG DONNISON STREET



RAW PERSPECTIVE ALONG BATLEY STREET



RAW PERSPECTIVE TOWARDS EASTERN SIDE OF ROOF TOP TERRACE

RAW PERSPECTIVE TOWARDS WESTERN SIDE OF ROOF TOP TERRACE

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Residential Flat Building

53-55 Donnison Street West Gosford

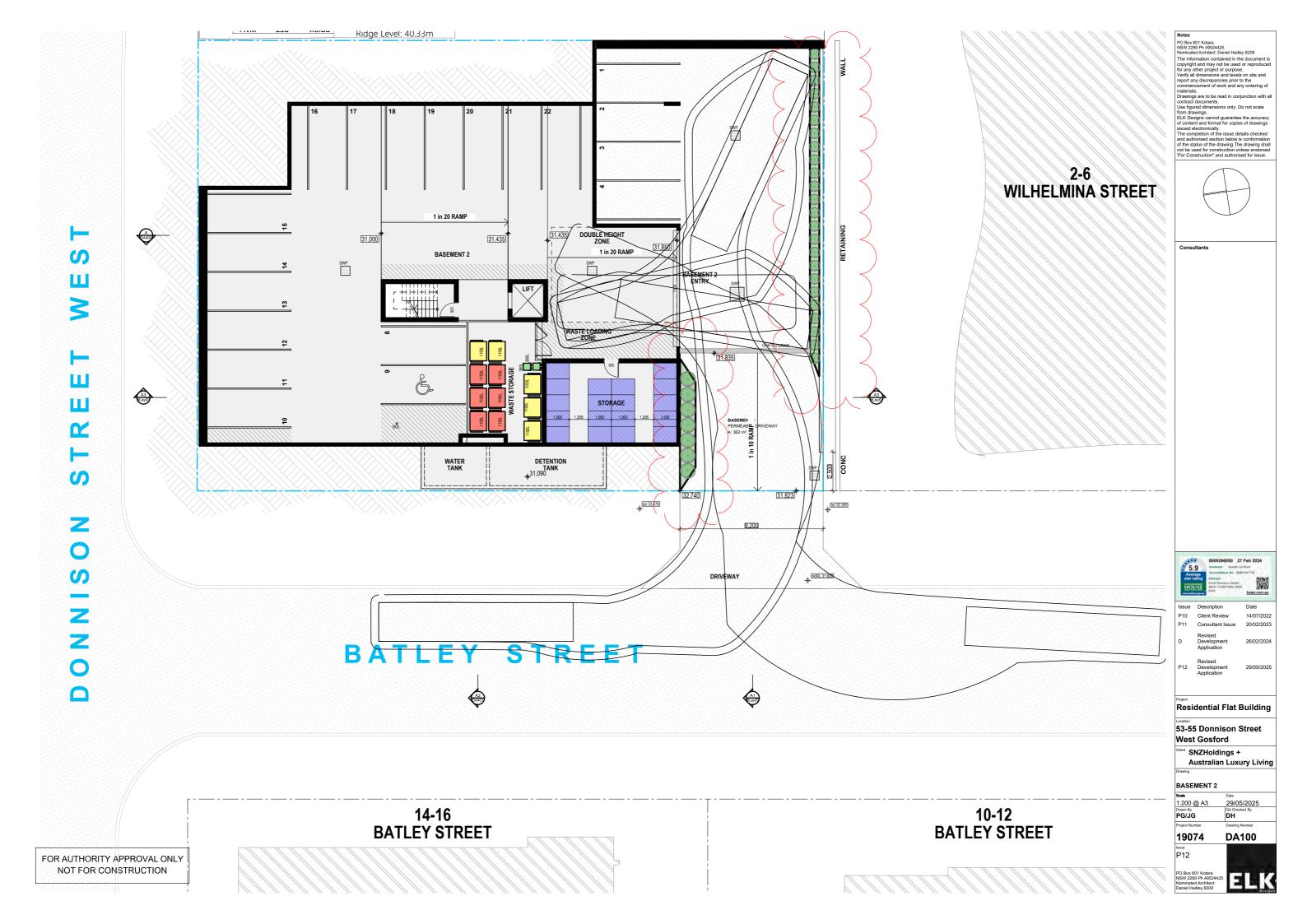
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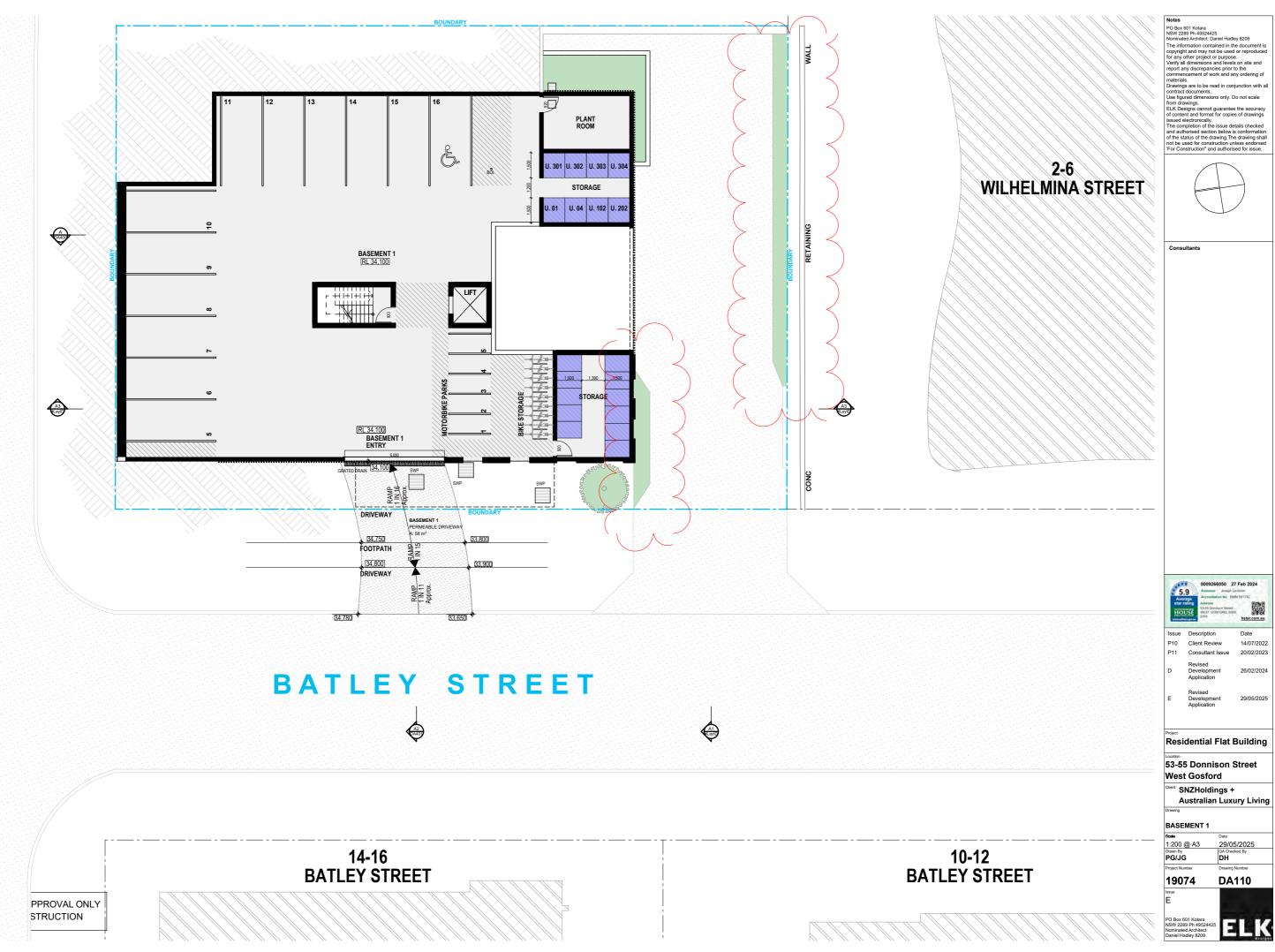
MASSING PERSPECTIVE

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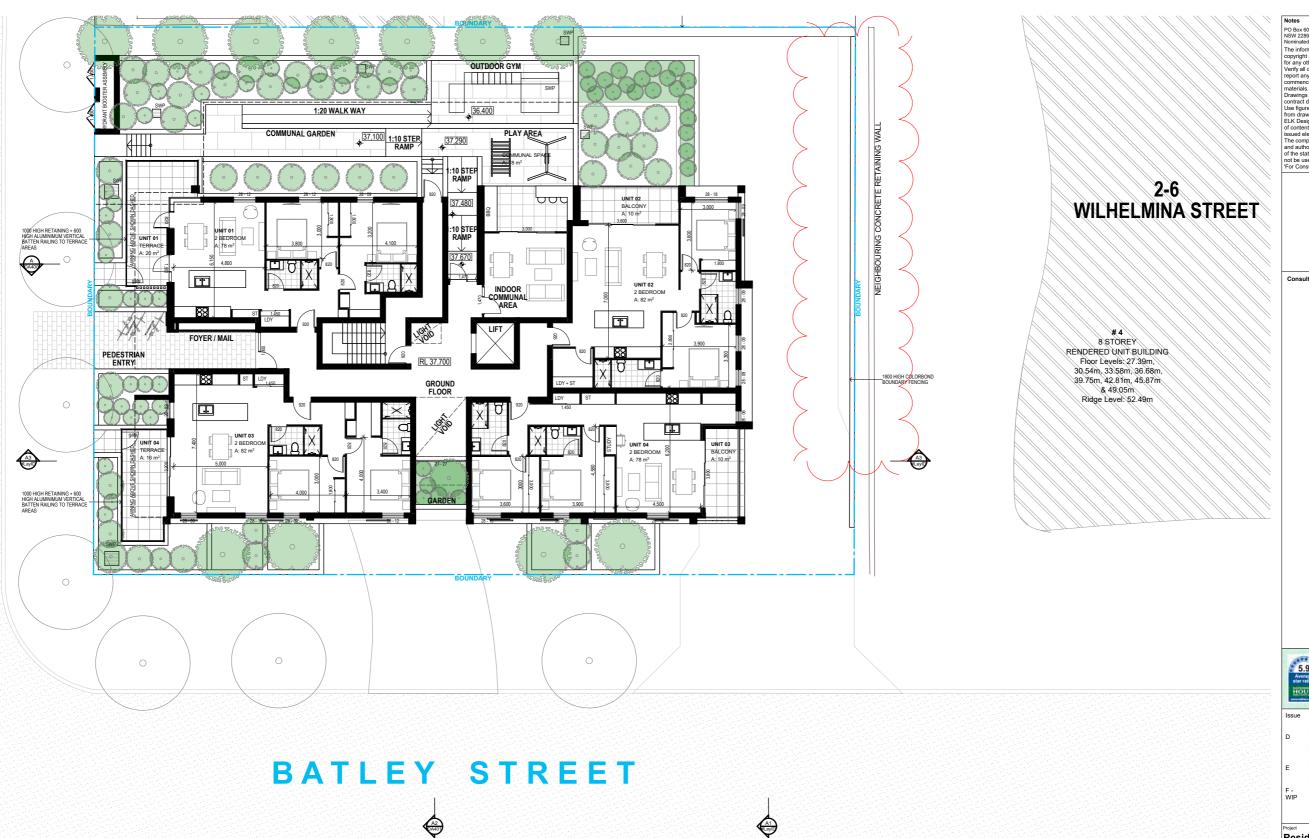
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Residential Flat Building 53-55 Donnison Street

West Gosford SNZHoldings + Australian Luxury Living

GROUND FLOOR

1:200 @ A3 29/05/2025

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19074

10-12

**BATLEY STREET** 

F - WIP



**DA120** 

14-16 BATLEY STREET

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1/06/2022 14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

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FIRST FLOOR

1:200 @ A3

PG/JG DH

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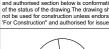








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P9 Client Review P10 Client Review 1/06/2022 14/07/2022

Residential Flat Building

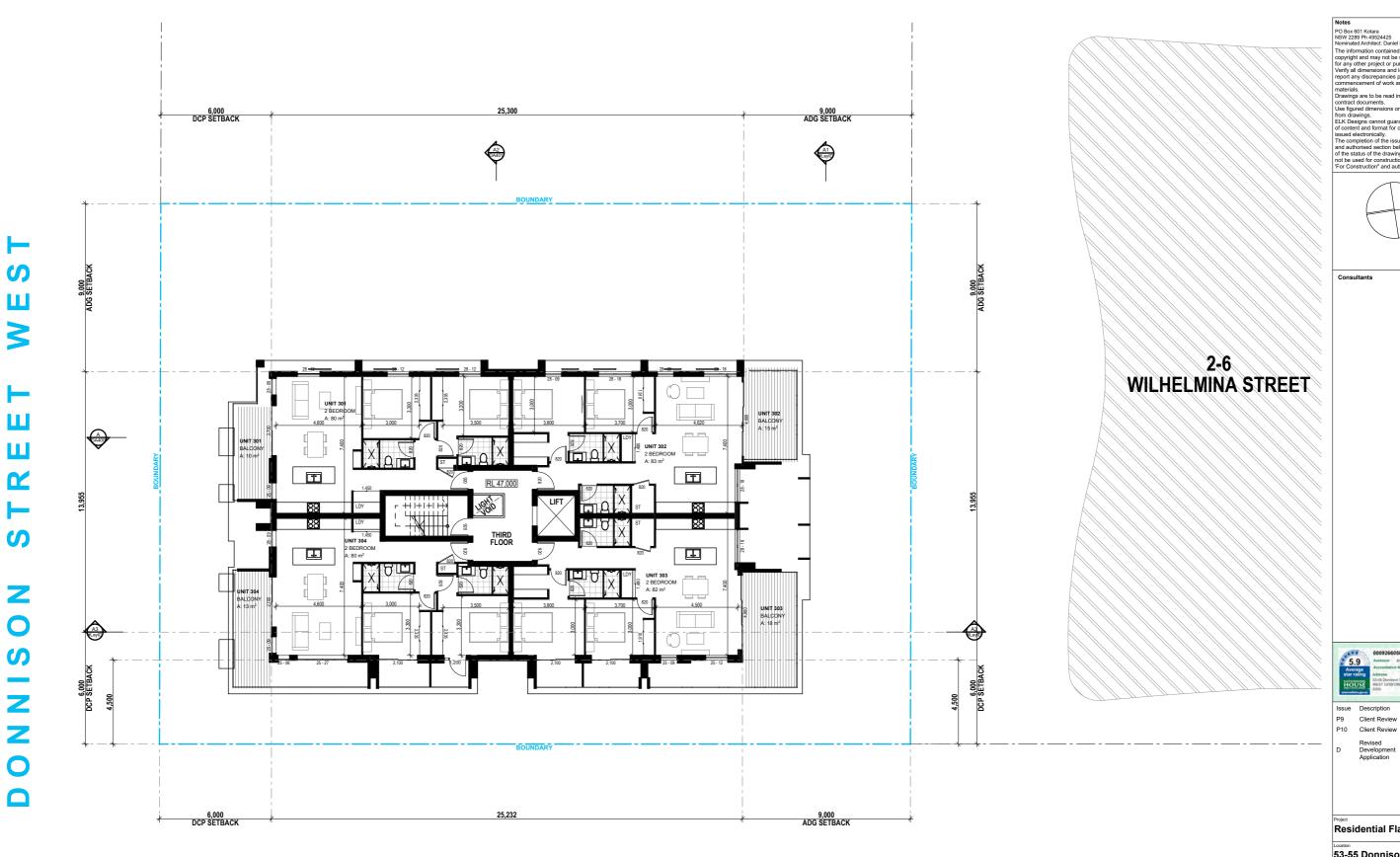
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SECOND FLOOR

1:200 @ A3 DH

PG/JG







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1/06/2022 14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

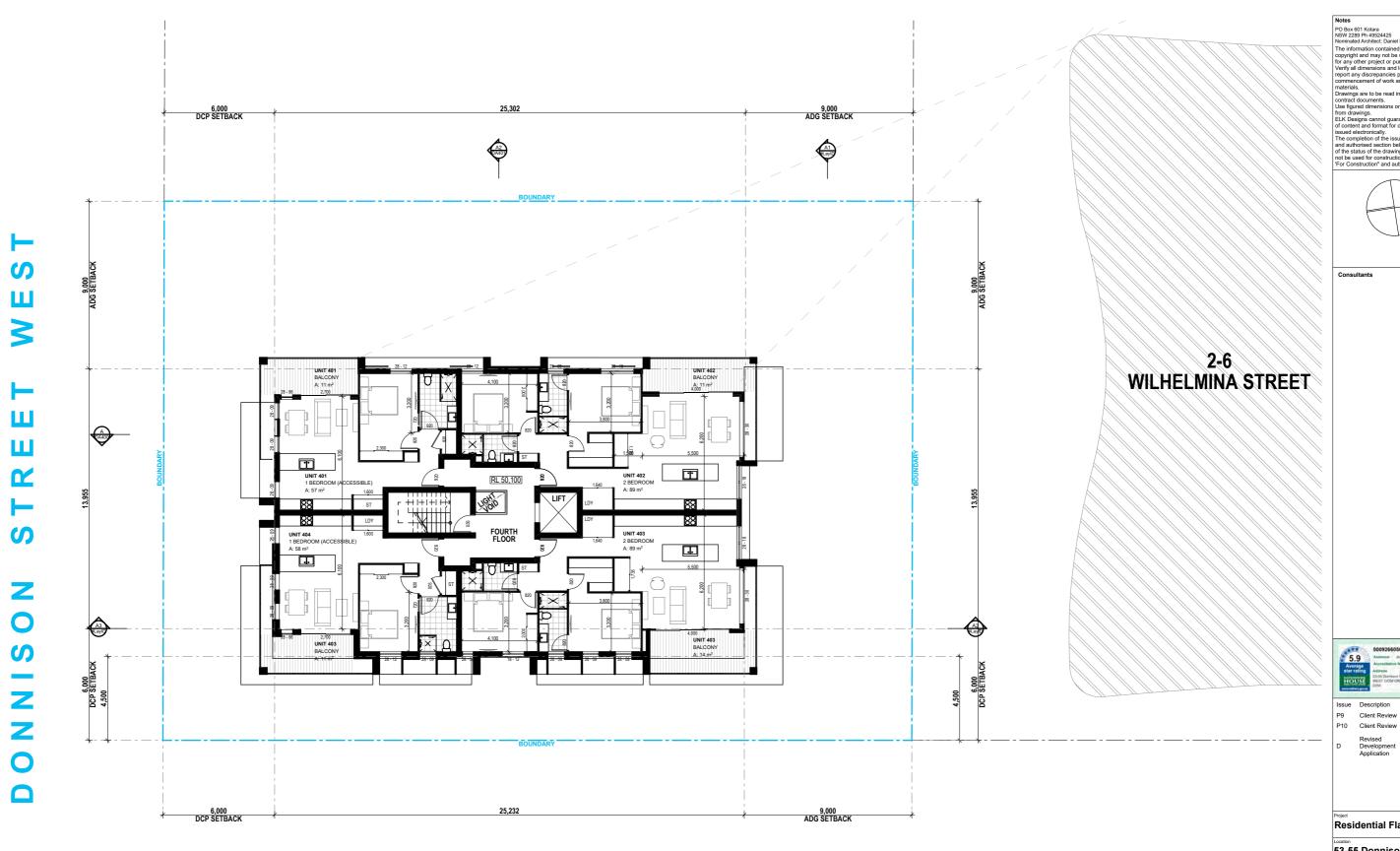
<sup>™</sup> SNZHoldings + Australian Luxury Living

THIRD FLOOR

1:200 @ A3 PG/JG DH

19074









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1/06/2022 14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

<sup>™</sup> SNZHoldings + Australian Luxury Living

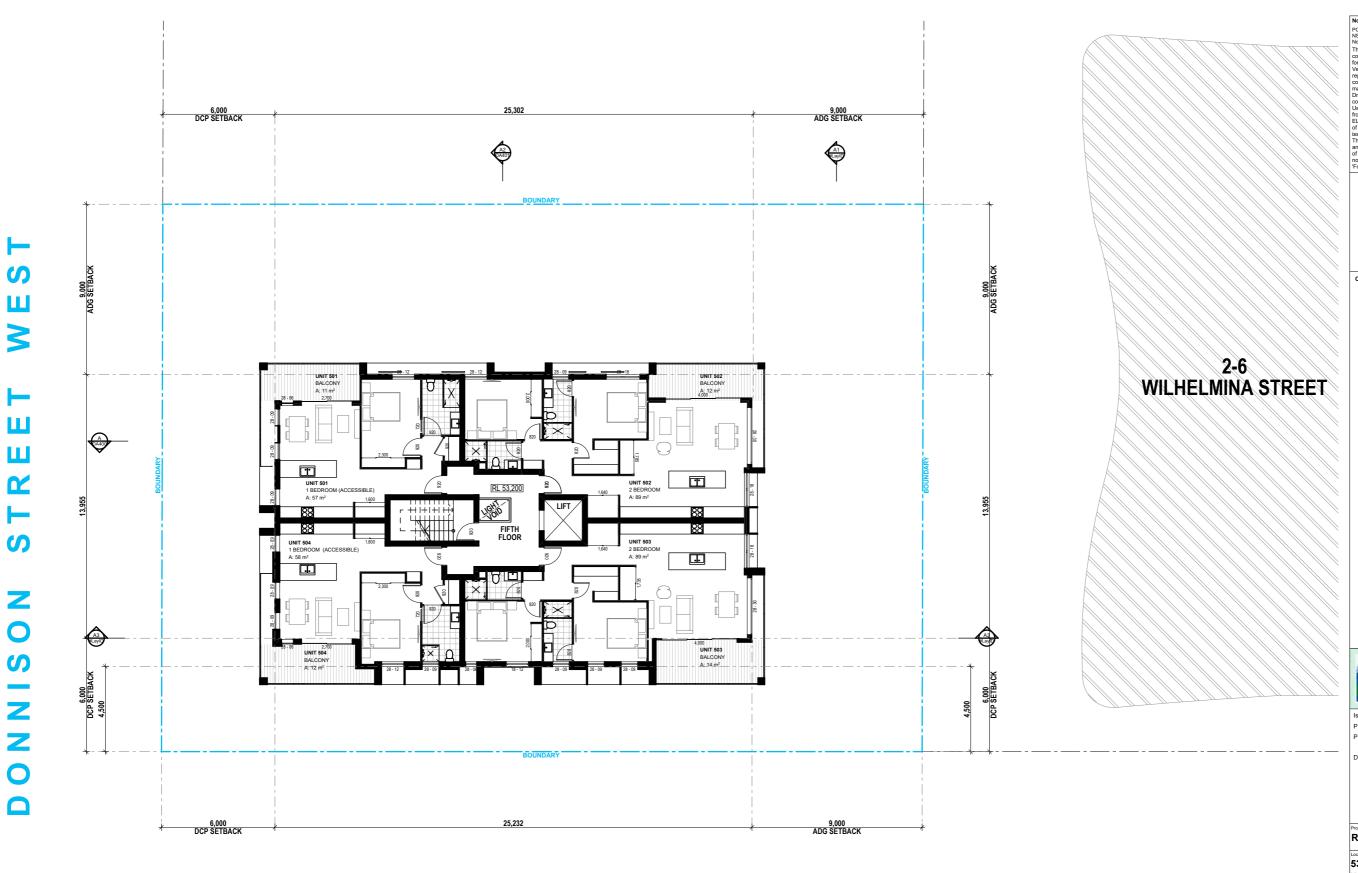
FOURTH FLOOR

1:200 @ A3 PG/JG

DH

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P10 Client Review P11 Client Review 1/06/2022 14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

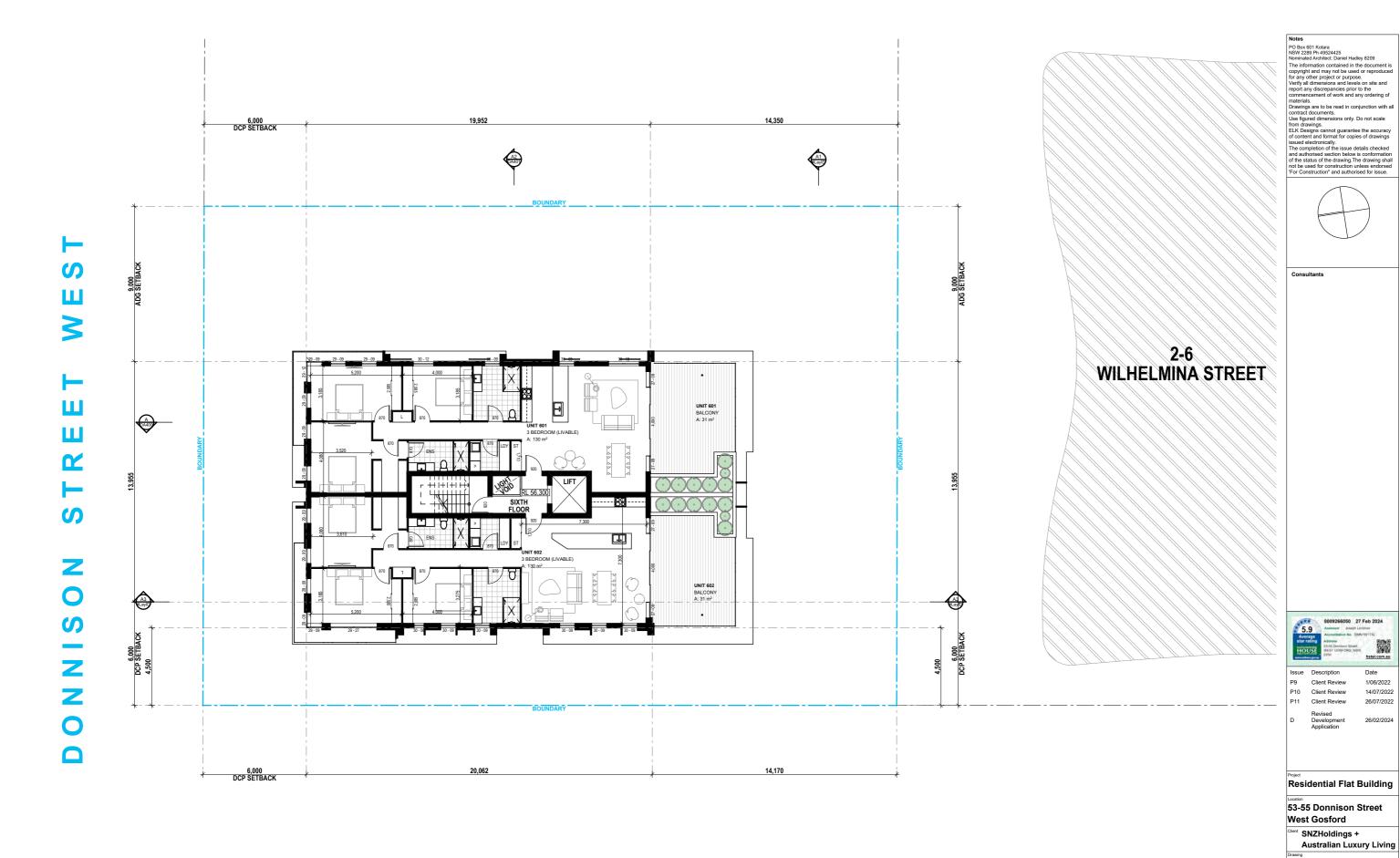
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FIFTH FLOOR

1:200 @ A3 DH

PG/JG 19074









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SIXTH FLOOR

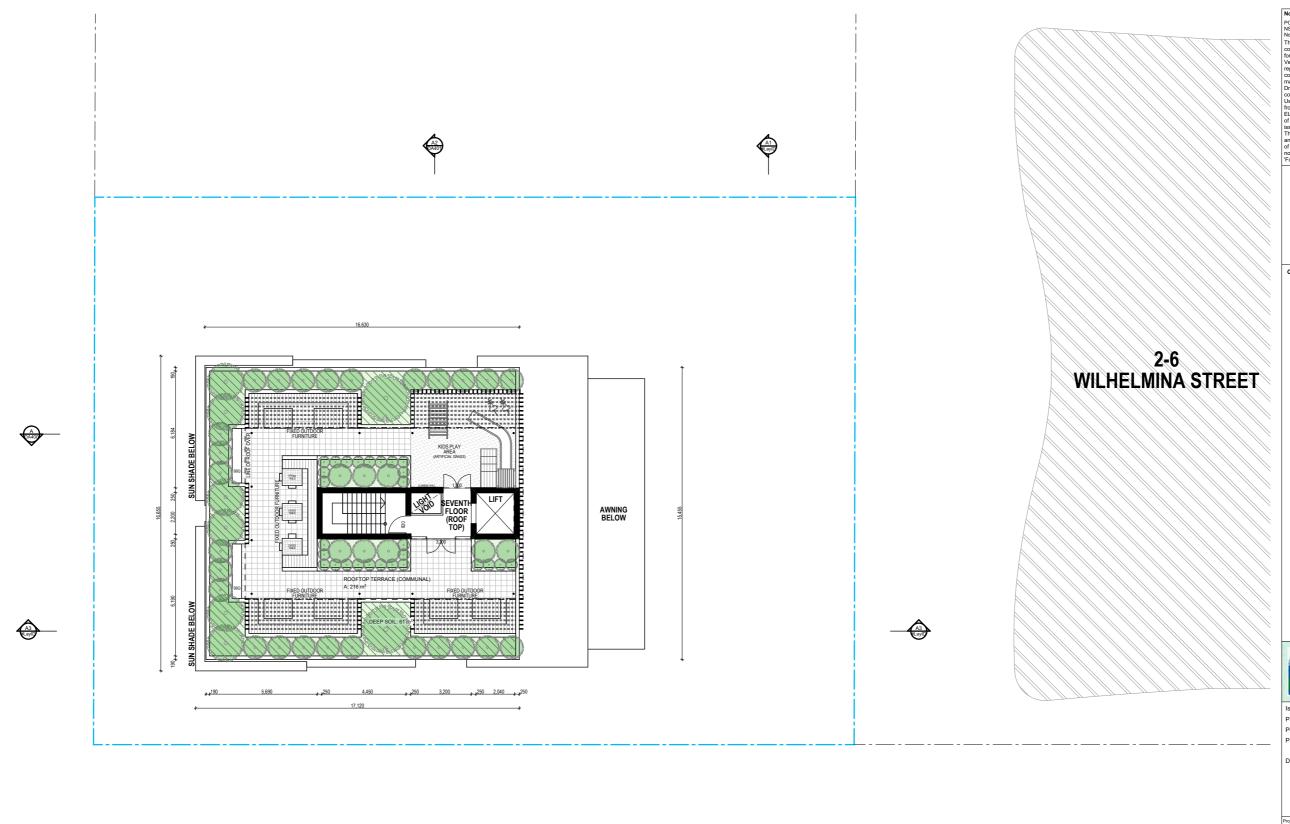
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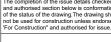
PO Box 601 Kotara NSW 2289 Ph 49524425 Nominated Architect: Daniel Hadley 8209

olara 49524425 hitect: 8209

**DA180** 

DH









1/06/2022 Client Review 14/07/2022 Client Review 26/07/2022

Residential Flat Building

#### 53-55 Donnison Street West Gosford

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ROOF PLAN

1:200 @ A3 Drawn By PG/JG DH

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#### 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

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Client Review

1/06/2022

14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

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NORTHERN ELEVATION

29/05/2025

PG/JG DH

#### ELEVATION NOTES

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Residential Flat Building

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EASTERN ELEVATION

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53-55 Donnison Street West Gosford

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SOUTHERN ELEVATION

1:200 @ A3 29/05/2025

PG/JG DH



# 5 3 - 5 5 D O N N I S O N S T R E E T LIFT OVERUN 2 WILHEMINA STREET SIXTH FLOOR 53 200 FIFTH FLOOR 18m HEIGHT LIMIT 50 100 FOURTH FLOOR THIRD FLOOR FIRST FLOOR GROUND FLOOR 34 000 BASEMENT 1

ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS

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Residential Flat Building

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PG/JG DH **DA303** 

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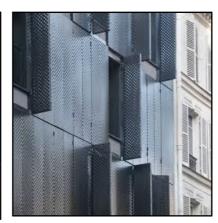
DARK TINTED GLASS BALUSTRADES



ALUMINIUM GLAZING



PERFORATED METAL SCREENING





ALUMINIUM EXTRUDED FINS



STACKED STONE CLADDING



STACKED NATURAL STONE OR SIM



COLORBOND MONUMENT



EXPRESSED SLAB EDGE CONCRETE



LIGHT COLOURED FACEBRICK



BURNT SIENNA ANODISE OR SIM



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ue Description

D Development 26/02/20 Application

Residential Flat Building

53-55 Donnison Street

West Gosford

Client SNZHoldings +

Australian Luxury Living

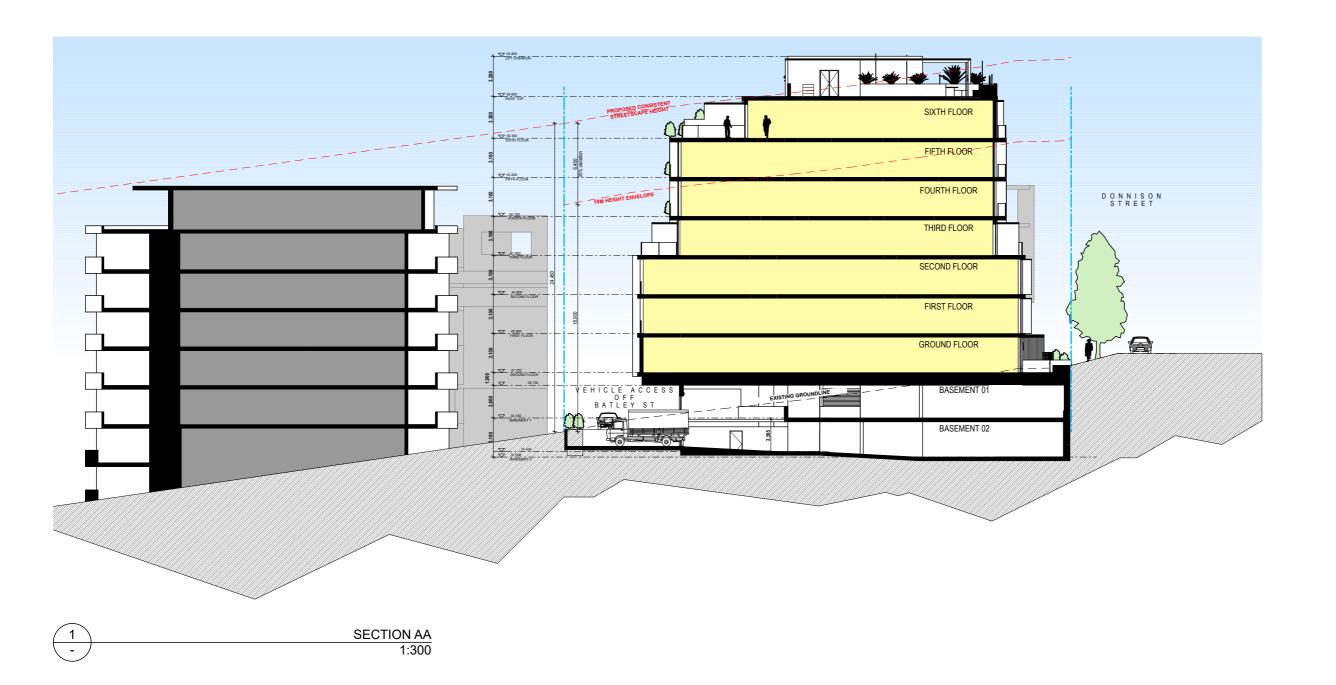
EXTERNAL FINISHES
Scale Date

@ A3 29/05/2025
Drawn By QA Checked By PG/JG DH

19074

D Box 601 Kotara SW 2289 Ph 49524425 ominated Architect: aniel Hadley 8209





Notes
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Residential Flat Building

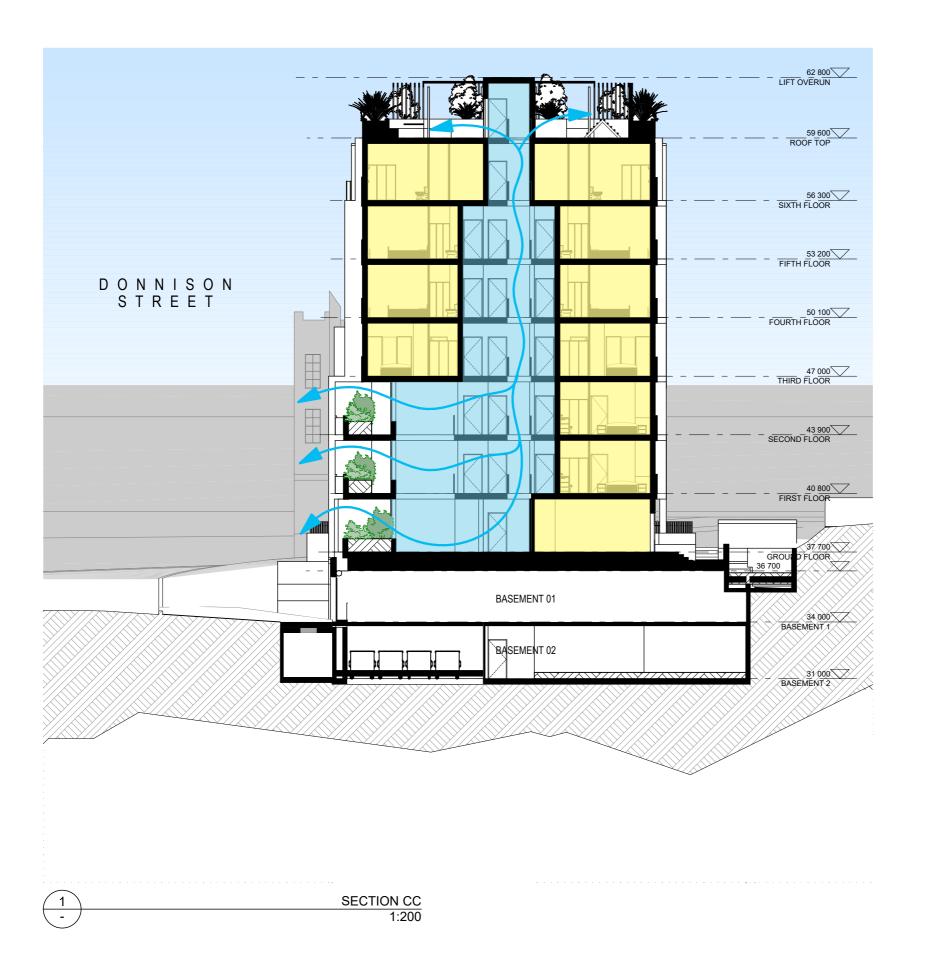
#### 53-55 Donnison Street West Gosford

SNZHoldings + Australian Luxury Living

## SECTION A-A

29/05/2025 QA Checked By 1:300 @ A3 PG/JG DH





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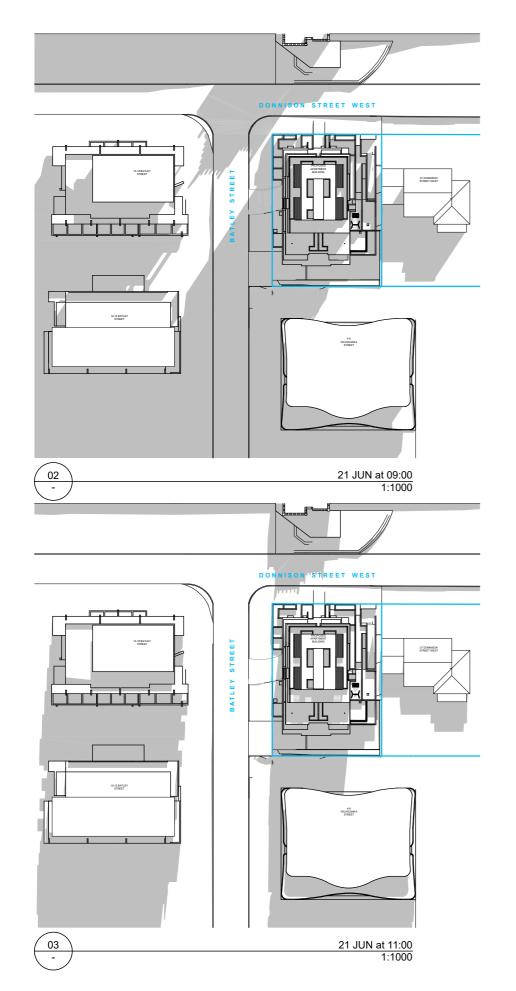
## SECTION B-B

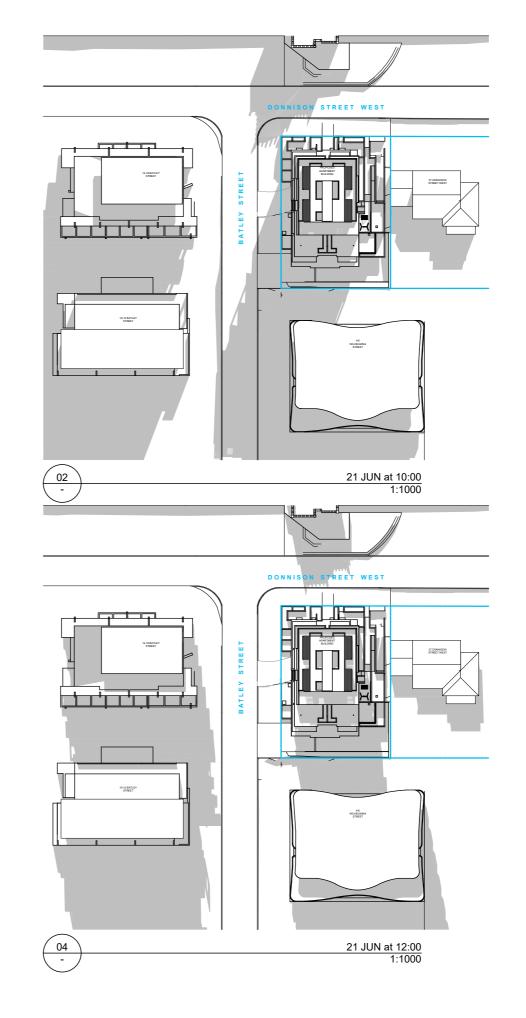
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Drawn By	QA Checked By
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Scale	Date

## 19074 DA401

D Box 601 Kotara SW 2289 Ph 495244 ominated Architect:







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## Residential Flat Building

#### 53-55 Donnison Street West Gosford

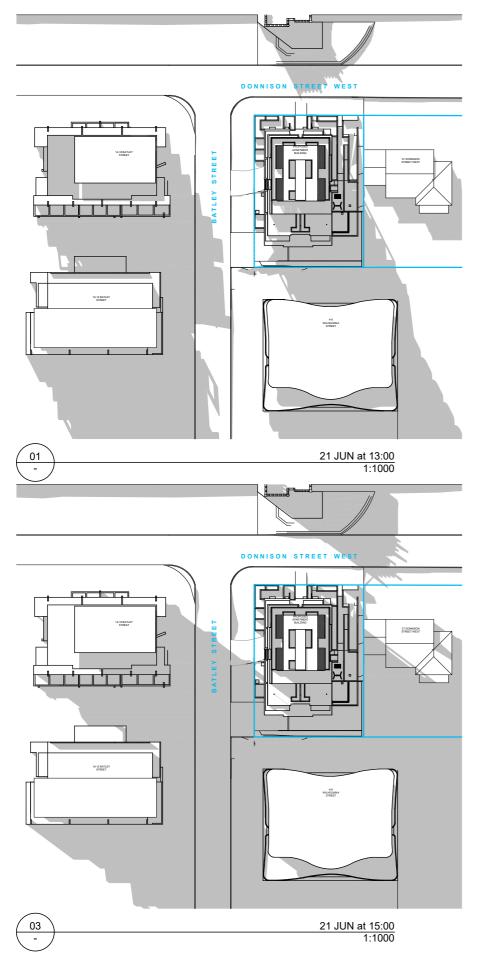
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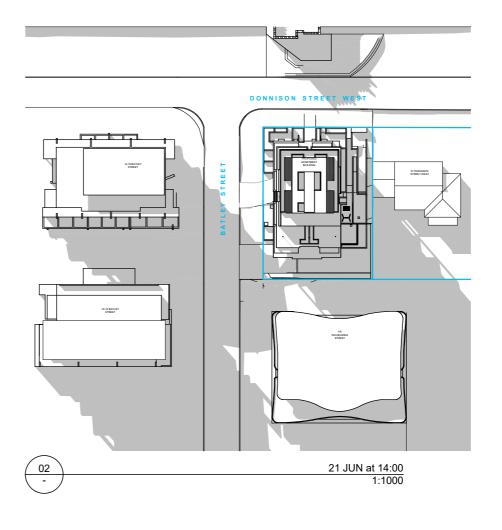
## EXTERNAL SHADOW DIAGRAMS 29/05/2025

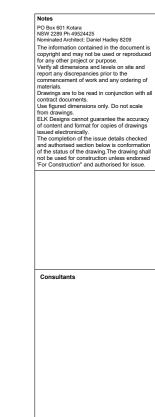
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DH **DA900** 

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Residential Flat Building

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EXTERNAL SHADOW DIAGRAMS 29/05/2025

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DH **DA901** 19074







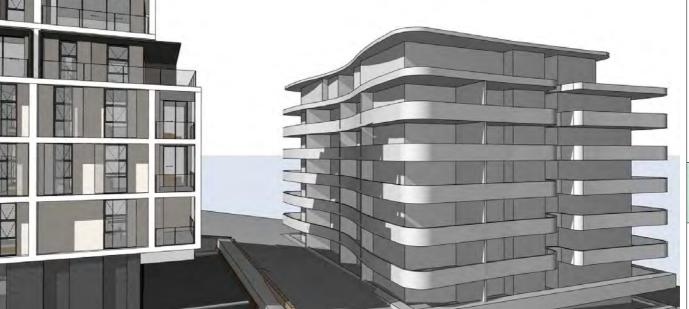


9am Shadow Analysis (June 21st) - 2 Wilhelmina Street

10am Shadow Analysis (June 21st) - 2 Wilhelmina Street



11am Shadow Analysis (June 21st) - 2 Wilhelmina Street



12pm Shadow Analysis (June 21st) - 2 Wilhelmina Street



Client Review 1/06/2022 Client Review 14/07/2022

Residential Flat Building

53-55 Donnison Street West Gosford

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SHADOW ANALYSIS - 2

WILHELMINA STREET

29/05/2025 1:3.57 @ A3

PG/JG DH

**DA902** 

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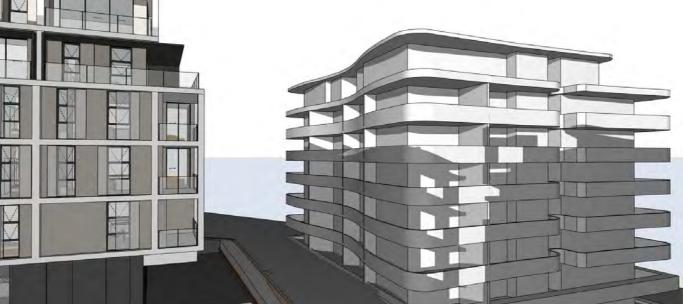
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2pm Shadow Analysis (June 21st) - 2 Wilhelmina Street



3pm Shadow Analysis (June 21st) - 2 Wilhelmina Street



4pm Shadow Analysis (June 21st) - 2 Wilhelmina Street



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Residential Flat Building

53-55 Donnison Street West Gosford

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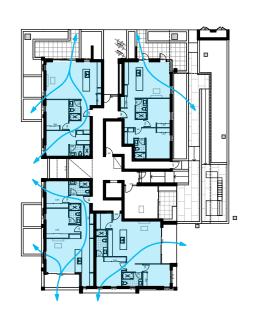
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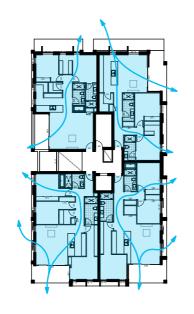
WILHELMINA STREET

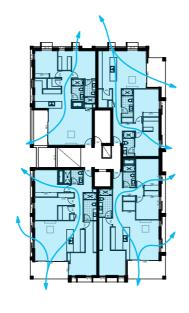
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PG/JG DH







CROSS VENTILATION LEGEND

UNITS ACHIEVING FULL CROSS VENTILATION

DIRECTION OF VENTILATION

commencement of work and any ordering of materials.

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CALCULATIONS

SINGLE ASPECT

2:1 WIDTH TO DEPTH RATIO FULL CROSS VENTILATION

TOTAL UNITS MEETING NATURAL VENTILATION APERTMENT DESIGN GUIDE OBJECTIVE 4B-3

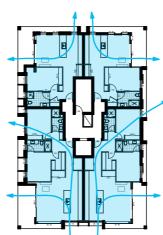
SIXTH FLOOR

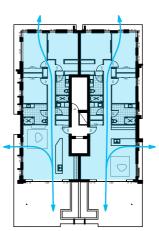
26 100%

**GROUND FLOOR** 

FIRST FLOOR

SECOND FLOOR





26/02/2024

Residential Flat Building

53-55 Donnison Street West Gosford

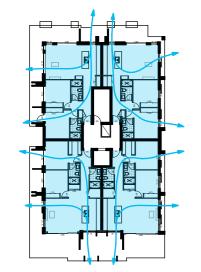
SNZHoldings +

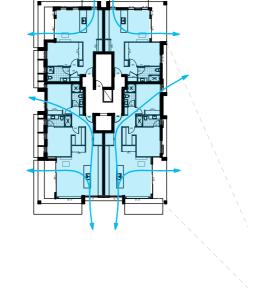
Australian Luxury Living

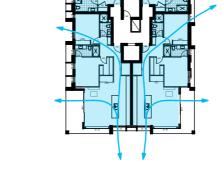
CROSS VENTILATION DIAGRAMS

1:500 @ A3 29/05/2025 PG/JG DH

19074 DA950







FIFTH FLOOR

THIRD FLOOR

FOURTH FLOOR

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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.  $\frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2} \left( \frac{1}{2} \int_{-\infty}^{\infty} \frac{$ 

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

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 during 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.

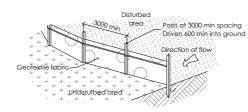
All topsoil stripped from the site and stockpiled does not interfere with drainage lines and stormwater inlets and will be suitably covered with an impervious membrane material and screened by sediment fencing.

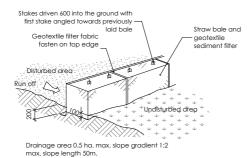
Soil conservation
Prior to commencement of construction provide 'sediment fence,'
'sediment trap' and washout area to ensure the capture of water borne
material generated from the site.

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

Sediment trap  $1000 \times 1000$  wide 500 deep pit, located at the lowest point to the trap

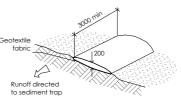
Provide sediment fence on down slope boundary as shown on plan. Fabric to be buried below ground at lower edge.





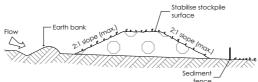
to be 1800 x 1800 allocated for the washing of tool and equipment



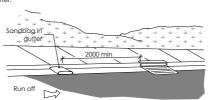


#### **Building material stockpiles**

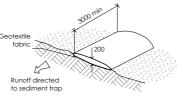
All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion.they should never be placed in the street gutter where they will wash away with the first rainstorm.

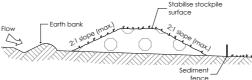


#### Sandbag kerb sediment trap



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.





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

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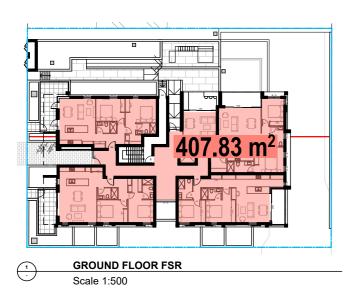
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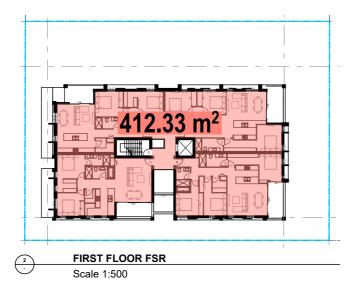
SEDIMENT CONTROL

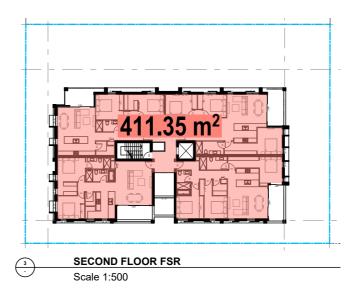
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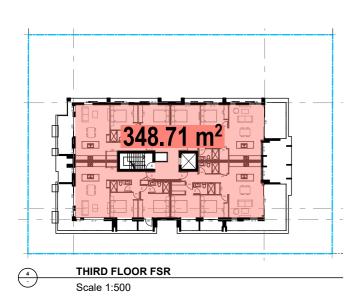
DH

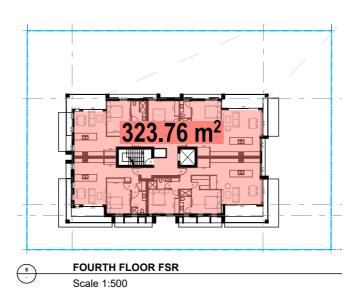


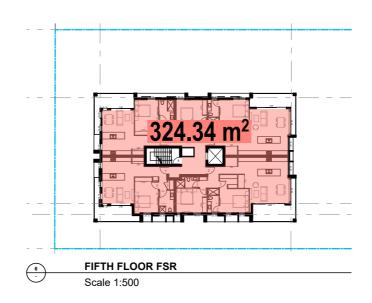


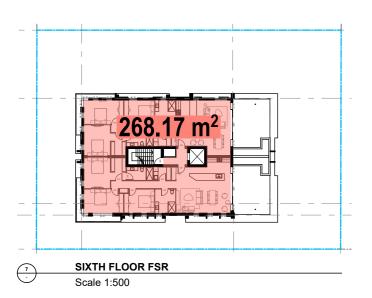












FSR CALCULATION ( 1.5:1 R	•
GROUND FLOOR	407
FIRST FLOOR	412
SECOND FLOOR	412
THIRD FLOOR	349
FOURTH FLOOR	324
FIFTH FLOOR	324
SIXTH FLOOR	268
	<u>2496</u>
SITE AREA	1165
FSR	2.14

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26/02/2024 Residential Flat Building

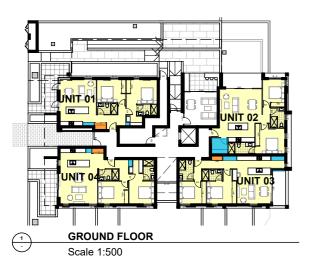
53-55 Donnison Street West Gosford

<sup>™</sup> SNZHoldings + Australian Luxury Living

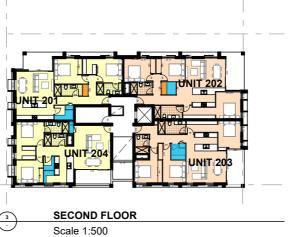
FSR CALCULATION

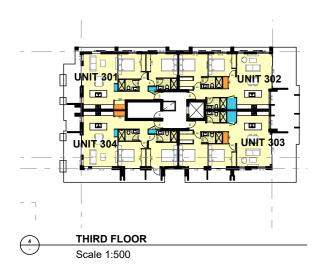
1:500 @ A3 29/05/2025 PG/JG DH

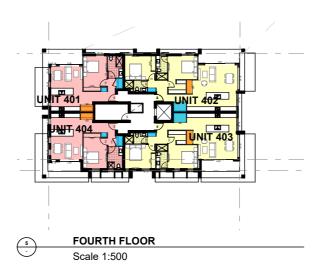


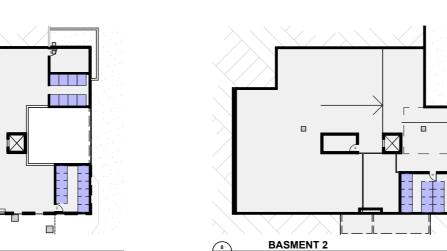


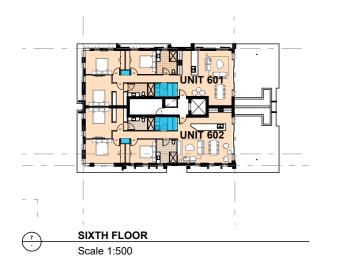




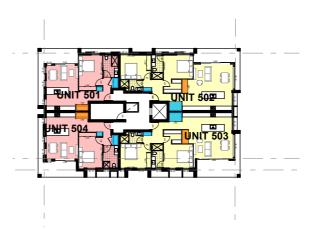












FIFTH FLOOR

Scale 1:500

Scale 1:500

FOR AUTHORITY APPROVAL ONLY NOT FOR CONSTRUCTION

#### ADG STORAGE



AREA CALCULATED



AREA OF CALCULATED @ 1700mm (O/ BENCHTOP STORAGE)



AREA OF CALCULATED @ 2400mm

#### ADG STORAGE REQUIREMENTS:

1 BED UNIT - 6m<sup>3</sup>

2 BED UNIT - 8m<sup>3</sup>

3 BED UNIT - 10m<sup>3</sup>

STORAGE CAGE

UNIT 01

UNIT 01

## STORAGE CALCULATION (m3)

INTERNAL UNIT STORAGE 5

UNII UI	STORAGE CAGE	4
UNIT 02	INTERNAL UNIT STORAGE	12
UNIT 02	STORAGE CAGE	4
UNIT 03	INTERNAL UNIT STORAGE	9
UNIT 03	STORAGE CAGE	4
UNIT 04	INTERNAL UNIT STORAGE	4
UNIT 04	STORAGE CAGE	4
UNIT 101	INTERNAL UNIT STORAGE	9
UNIT 101	STORAGE CAGE	4
UNIT 102	INTERNAL UNIT STORAGE	7
UNIT 102	STORAGE CAGE	4
UNIT 103	INTERNAL UNIT STORAGE	11
UNIT 103	STORAGE CAGE	4
UNIT 104	INTERNAL UNIT STORAGE	8
UNIT 104	STORAGE CAGE	4
UNIT 201	INTERNAL UNIT STORAGE	9
UNIT 201	STORAGE CAGE	4
UNIT 202	INTERNAL UNIT STORAGE	7
UNIT 202	STORAGE CAGE	4
UNIT 203	INTERNAL UNIT STORAGE	11
UNIT 203	STORAGE CAGE	4
UNIT 204	INTERNAL UNIT STORAGE	8
UNIT 204	STORAGE CAGE	4
UNIT 301	INTERNAL UNIT STORAGE	4
UNIT 301	STORAGE CAGE	8
UNIT 302	INTERNAL UNIT STORAGE	7
UNIT 302	STORAGE CAGE	8
UNIT 303	INTERNAL UNIT STORAGE	7
UNIT 303	STORAGE CAGE	8
UNIT 304	INTERNAL UNIT STORAGE	4
UNIT 304	STORAGE CAGE	8
UNIT 401	INTERNAL UNIT STORAGE	6
UNIT 401	STORAGE CAGE	8
UNIT 402	INTERNAL UNIT STORAGE	8
UNIT 402	STORAGE CAGE	8
UNIT 403	INTERNAL UNIT STORAGE	8
UNIT 403	STORAGE CAGE	8
UNIT 404	INTERNAL UNIT STORAGE	6
UNIT 404	STORAGE CAGE	8
UNIT 501	INTERNAL UNIT STORAGE	6
UNIT 501	STORAGE CAGE	8
UNIT 502	INTERNAL UNIT STORAGE	8
UNIT 502	STORAGE CAGE	8
UNIT 503	INTERNAL UNIT STORAGE	8
UNIT 503	STORAGE CAGE	8
UNIT 504	INTERNAL UNIT STORAGE	6
UNIT 504	STORAGE CAGE	4
UNIT 601	INTERNAL UNIT STORAGE	16
UNIT 601	STORAGE CAGE	4
UNIT 602	INTERNAL UNIT STORAGE	16
UNIT 602	STORAGE CAGE	4

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.





26/02/2024

#### Residential Flat Building

#### 53-55 Donnison Street West Gosford

SNZHoldings + Australian Luxury Living

## STORAGE CALCULATION

1:500 @ A3	29/05/2025
Drawn By	QA Checked By
PG/JG	DH
D 1	

