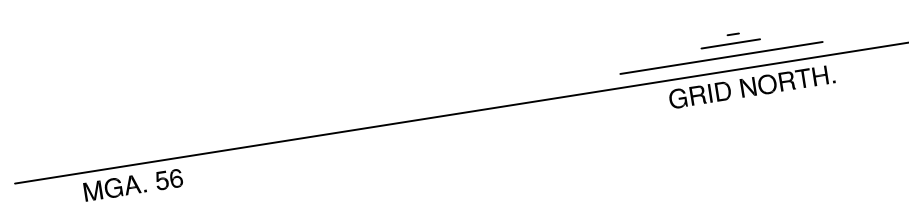


- DOWNPIPE
- POWER POLE
- LIGHT POLE
- HYDRANT
- STOP VALVE
- COMMUNICATIONS PIT
- KERB INLET PIT
- STREET SIGN
- SEWER MANHOLE
- SEWER JUNCTION
- WATER METER
- GRATED DRAINAGE PIT
- WATER
- COMMUNICATIONS
- SEWER
- OVERHEAD ELECTRICITY



CAUTION:

PROPERTY BOUNDARIES SHOWN HEREON ARE BY TITLE/DEED ONLY. FURTHER SURVEY INVESTIGATION WILL BE REQUIRED TO CONFIRM AVAILABLE DIMENSIONS.

THE RELATIONSHIP OF IMPROVEMENTS ON THE SUBJECT LOT/S TO THE BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS SHOWN OTHERWISE.

CONTOURS SHOWN ARE INDICATIVE OF THE SURFACE ONLY. SPOT LEVELS SHOW THE SURFACE HEIGHT.

VISIBLE SERVICE UTILITIES IN THE FOOTPATH HAVE BEEN LOCATED ONLY AT THE SURFACE. THEIR EXACT LOCATION UNDERGROUND SHOULD BE DETERMINED BY POTHOLING PRIOR TO COMMENCEMENT OF ANY FUTURE WORKS. A DIAL BEFORE YOU DIG (TELE1100) SEARCH OF SERVICES SHOULD BE DONE.

PERSONS USING THIS PLAN MUST CONFIRM FROM A CURRENT TITLE THE EXISTENCE OF ANY EASEMENTS, RESTRICTIONS ON USE OR COVENANTS THAT MAY AFFECT THE LAND AND THEIR USE OF THE PLAN.

THIS PLAN HAS BEEN PREPARED FOR THE EXPRESS BENEFIT OF CORNERSTONE DEVELOPMENT MANAGEMENT PTY LTD. WITH THE EXTENT OF SURVEY BEING LIMITED TO THE INSTRUCTIONS OF JOSH PEACOCK. NO LIABILITY IN NEGLIGENCE WILL BE ACCEPTED TOWARDS THIRD PARTIES WHO ARE WARNED TO RELY ONLY UPON THE RESULTS OF THEIR OWN INVESTIGATIONS.

THIS PLAN AND THE ASSOCIATED ELECTRONIC FILES ARE COPYRIGHT AND MUST NOT TO BE REPRODUCED, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF BISSETT & WRIGHT PTY LTD.



Department of Planning  
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Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 1 of 49

LOT 1  
D. P. 9 8 1 6 7 4

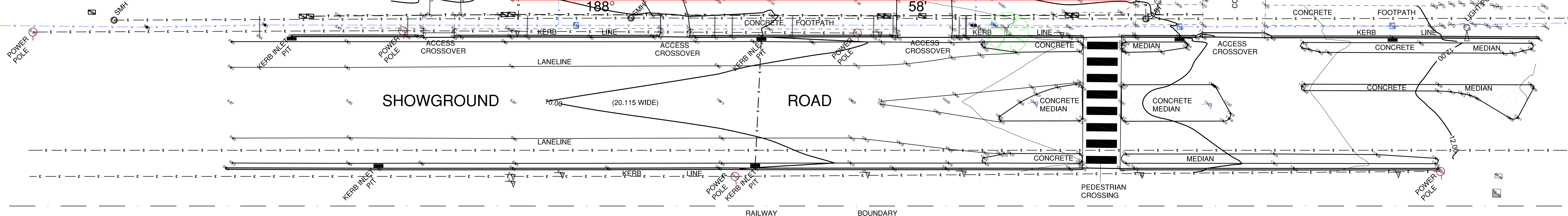
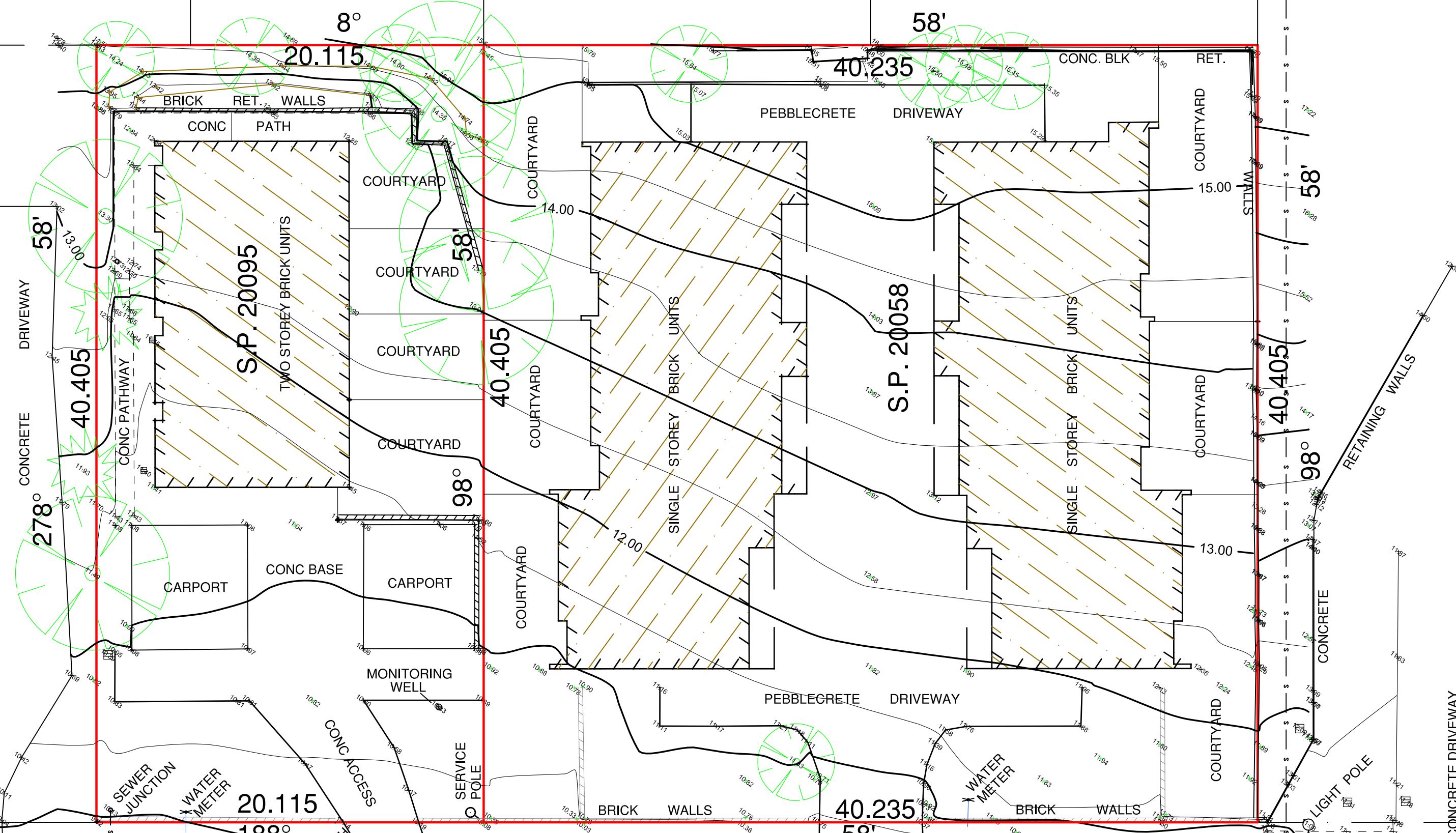
LOT 15  
D. P.

LOT 14  
4 0 0 4 5 5

LOT 2  
D. P. 9 6 0 1 9 7

LOT 12  
D. P. 1 7 5 0 8 2

LOT 301  
D. P. 1 2 3 3 0 0 4



PLAN DATED 27/05/2021

ORIGIN OF LEVELS:- PM 19236 RL = 14.712 AHD



PROPERTY DETAILS

LOT/D.P.: - SP 20058 & SP 20095

STREET:- SHOWGROUND ROAD

SUBURB:- GOSFORD

| AMENDMENTS | BY | DATE |
|------------|----|------|
|            |    |      |
|            |    |      |
|            |    |      |
|            |    |      |
|            |    |      |

|                             |
|-----------------------------|
| DATUM: A.H.D                |
| CAD DATABASE FILE           |
| FILE REFERENCE :- 15346     |
| COMPUTER FILE:- 15346DET    |
| DRAWING FILE:- 15346DET.DWG |

**BISSETT & WRIGHT**

PTY LIMITED. ACN 001 312 812

CONSULTANTS IN LAND  
SURVEYING, ENGINEERING AND PLANNING.

SUITE 3  
71a VICTORIA STREET  
EAST GOSFORD NSW 2250

PHONE : 02 43 243799  
FAX : 02 43 247941  
EMAIL: bwsurvey@optusnet.com.au

|                              |
|------------------------------|
| SCALE :- 1:1000 @ A1         |
| GRID :- MGA                  |
| CONTOUR INTERVAL : 0.5m      |
| DATE OF SURVEY :- 19/05/2021 |

## SURFACE DETAIL PLAN

|                                                     |                   |                      |
|-----------------------------------------------------|-------------------|----------------------|
| CLIENT:- CORNERSTONE DEVELOPMENT MANAGEMENT PTY LTD |                   |                      |
| PLAN No:- 1                                         | DATE:- 27/05/2021 | SHEET 1 OF 1 SHEETS. |

# Integrated Medical Office Building and Specialist Disability Accommodation



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 2 of 49

## Development Numbers

|                       |                                                                                                                                                                                                                                                                                                                     |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Address:       | 60, 62 and 64 Showground Road, Gosford                                                                                                                                                                                                                                                                              |
| Property Description: | 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 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

|                                                                                                                           |                                                                                   |                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Basement 1</b><br>45 Car spaces<br>2 Accessible Car spaces<br>1 SDA Drop off space<br>2 Van spaces<br>1 Motorcycle Bay | <b>Basement 3</b><br>68 Car spaces<br>2 Accessible Car spaces<br>1 Motorcycle Bay | <b>Total Carparking Numbers</b><br>216 Car spaces<br>6 Accessible Car spaces<br>3 Motorcycle Bays<br>1 SDA Drop off space<br>2 Van spaces |
| <b>Basement 2</b><br>68 Car spaces<br>2 Accessible Car spaces<br>1 Motorcycle Bay                                         | <b>Basement 4</b><br>35 Car spaces                                                |                                                                                                                                           |

## 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 <sup>2</sup> |

DA

NOT FOR CONSTRUCTION



| Revision |                     |            |
|----------|---------------------|------------|
| A        | Updated Drawing Set | 27/01/2022 |
| B        | DA Drawings         | 4/03/2022  |
| C        | DA RFI Amendments   | 9/12/2022  |
| D        | DA GFA Calculations | 12/12/2022 |

|                                                                                                                                         |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Project</b><br>Integrated Medical Office Building and Specialist Disability Accommodation<br>60, 62 & 64 Showground Road Gosford NSW | <b>Architect</b><br>GA |
| <b>Client</b><br>CHP                                                                                                                    | <b>Drawn</b><br>DS     |

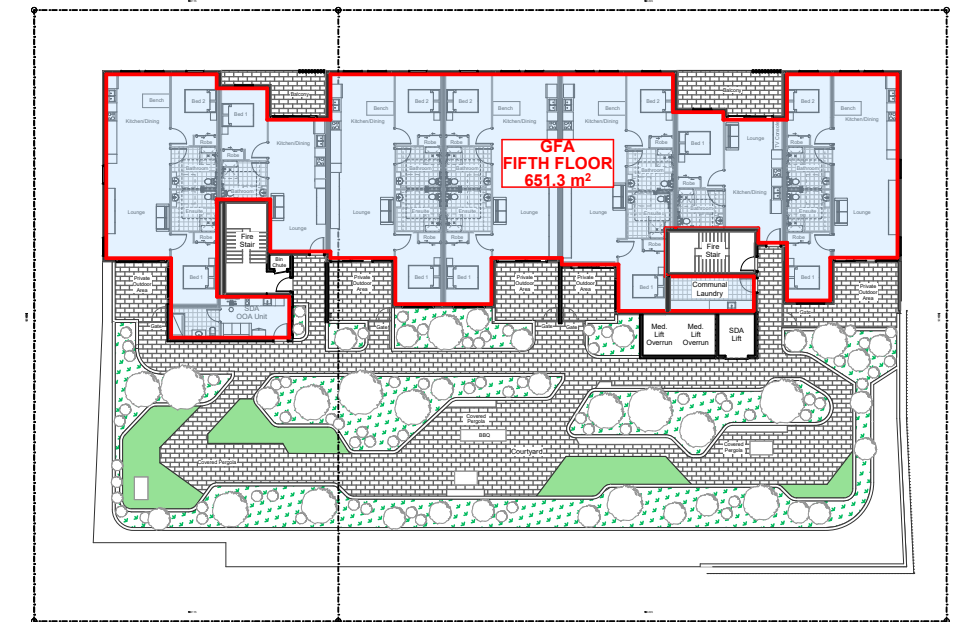
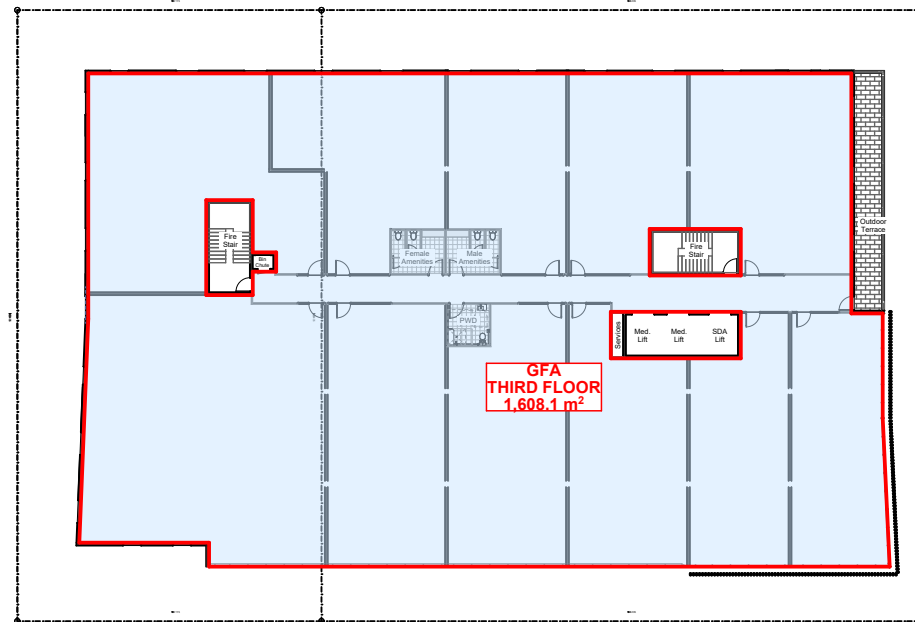
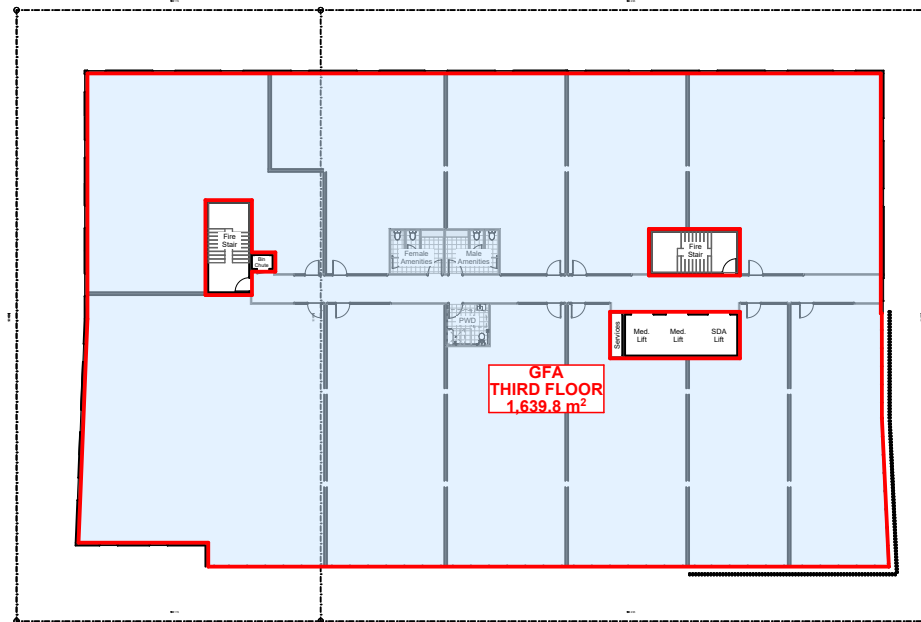
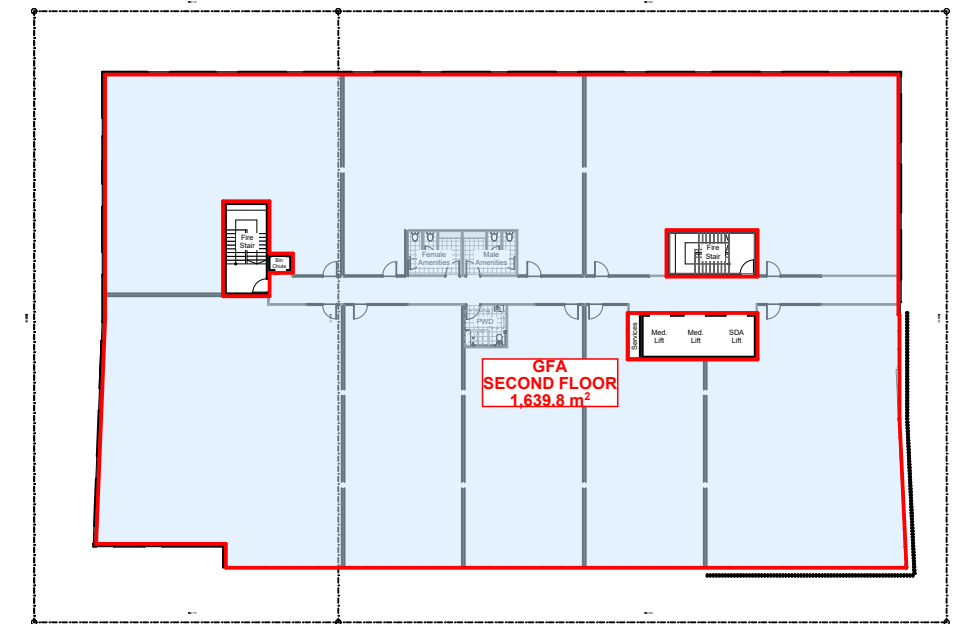
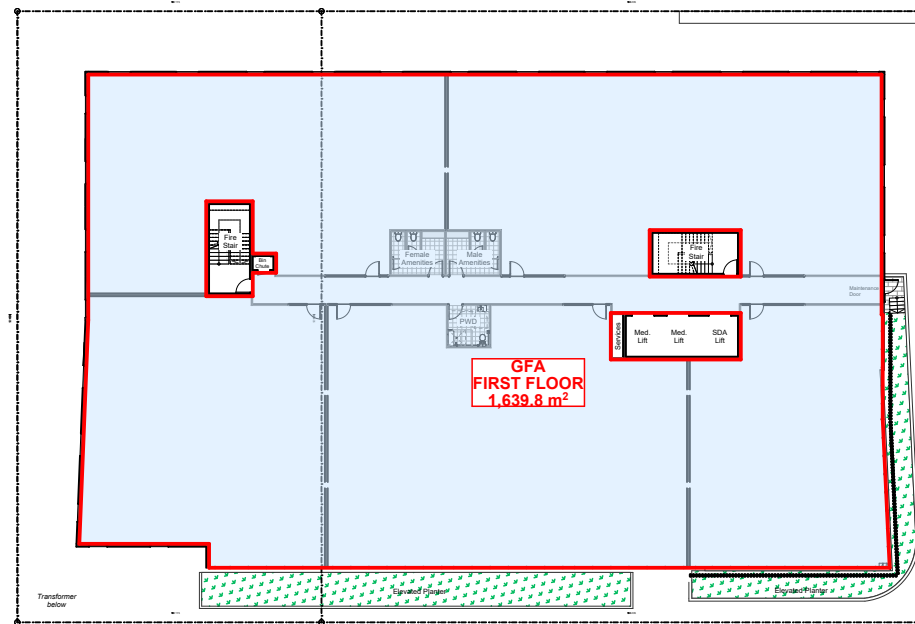
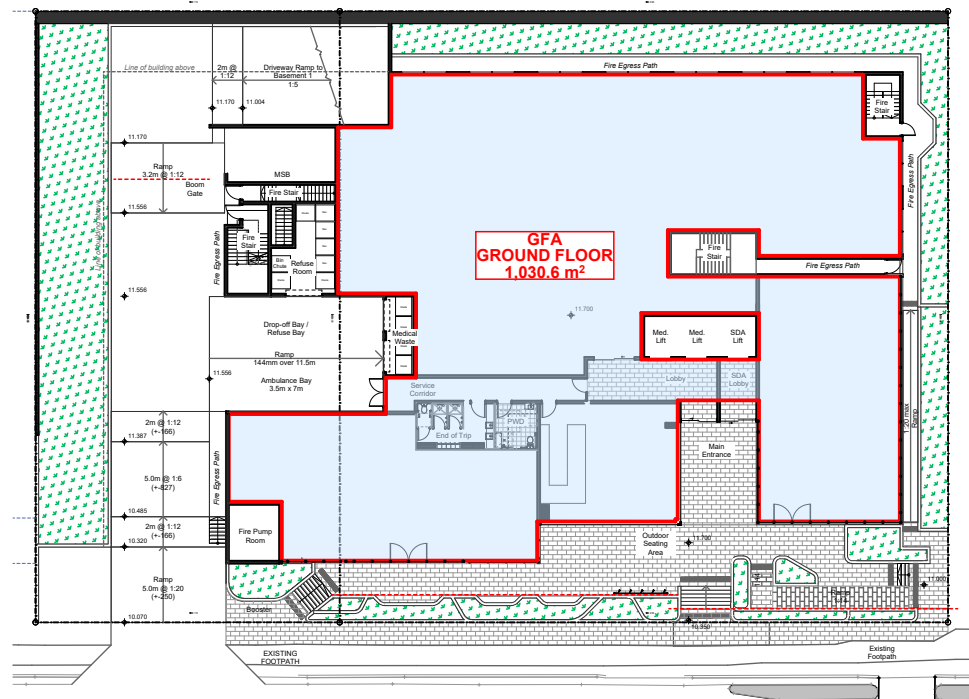
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|-------------------------|--------------------------------------------|
| <b>Stage</b><br>Concept | <b>Status</b><br>DA (NOT FOR CONSTRUCTION) |
|-------------------------|--------------------------------------------|

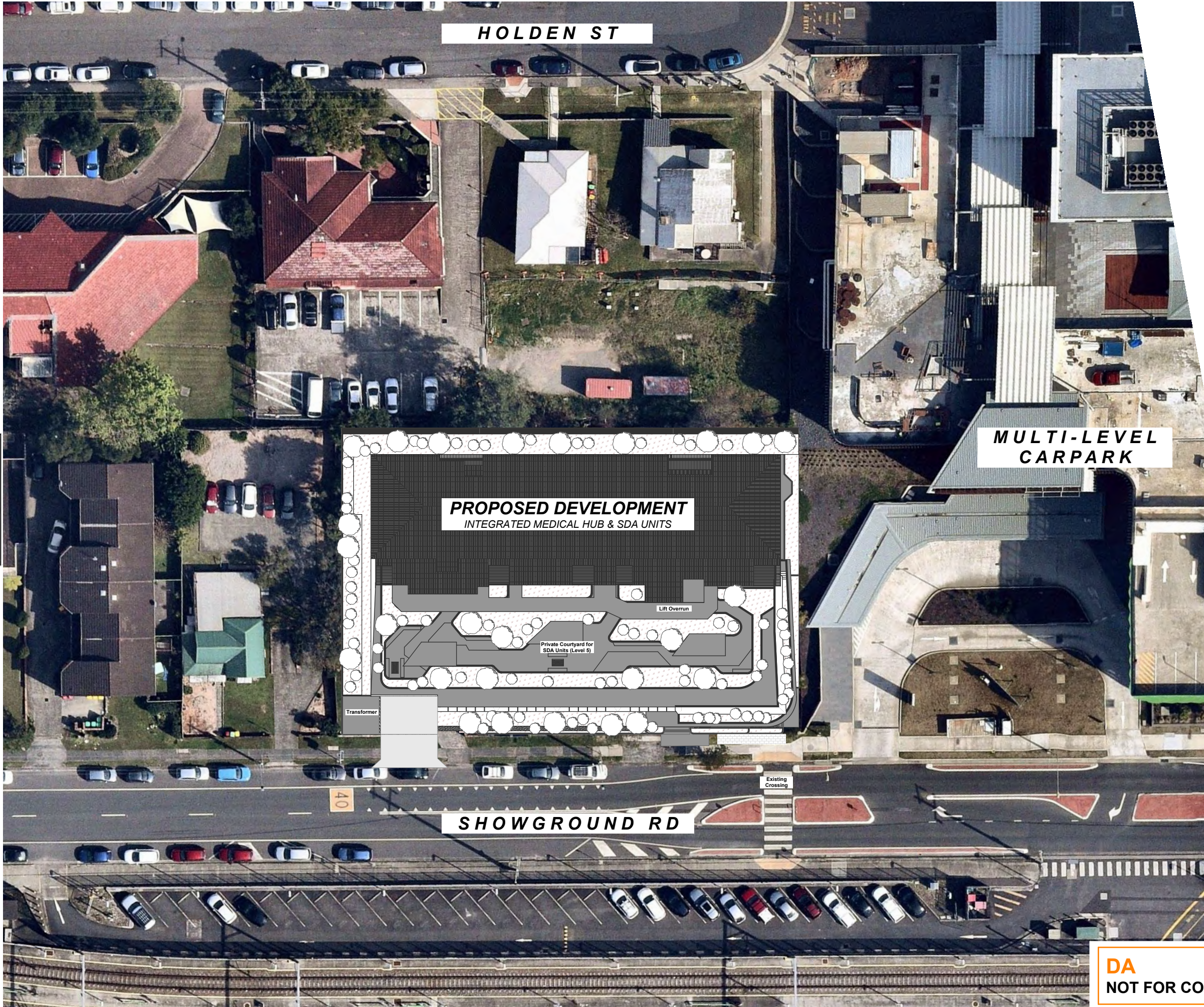
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|-------------------------------|---------------------------------|
| <b>Project No.</b><br>1174-03 | <b>Scale</b><br>1:142.857 at A3 |
|-------------------------------|---------------------------------|

Context & Locality Plans

A-DA-00.01

Revision  
D





**DA**  
**NOT FOR CONSTRUCTION**

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*Issued under the Environmental Planning and Assessment Act 1979*  
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Approved on: 24 May 2023  
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| Revision |                              |            |
|----------|------------------------------|------------|
| A        | Updated Site Plan            | 23/09/2021 |
| B        | Updated Drawing Set          | 27/01/2022 |
| C        | DA Drawings                  | 4/03/2022  |
| D        | Additional DA RFI Amendments | 22/12/2022 |

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

**Architect**  
GA  
**Drawn**  
DS

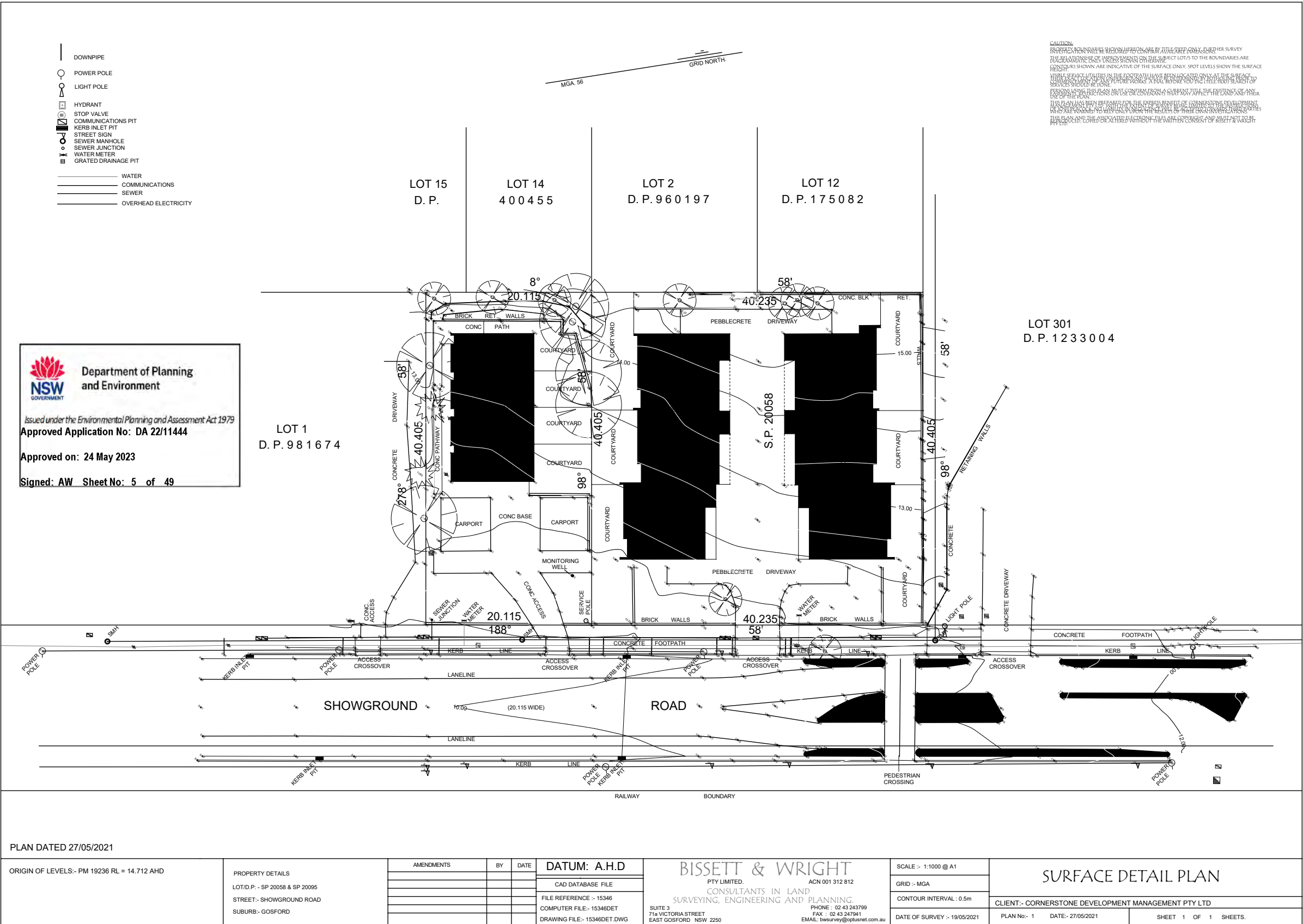
**Stage**  
Concept  
**Status**  
DA (NOT FOR CONSTRUCTION)

**Project No.**  
1174-03  
**Scale**  
at A3



Site Plan  
**A-DA-01.01**

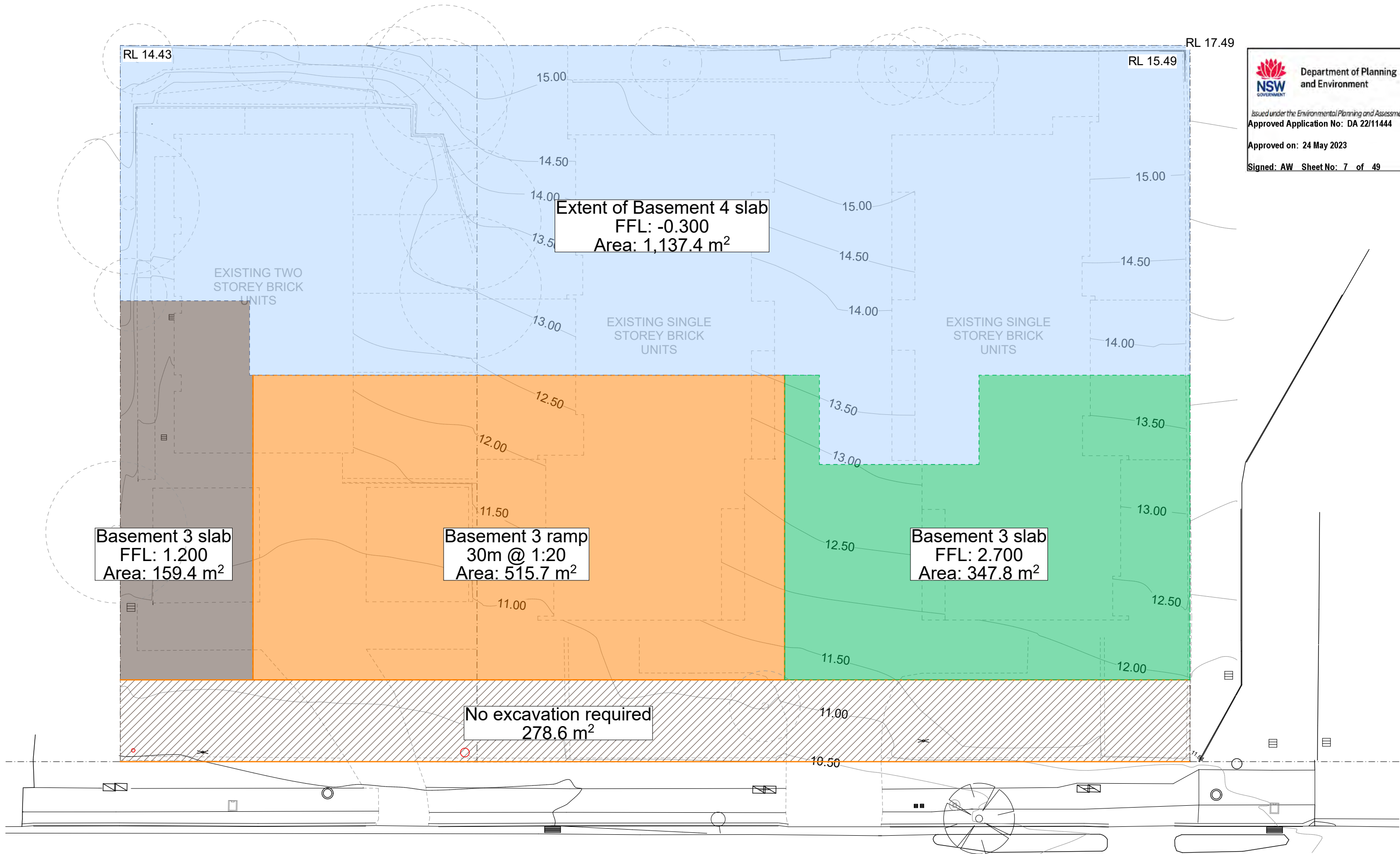
Revision  
**D**



DA  
NOT FOR CONSTRUCTION









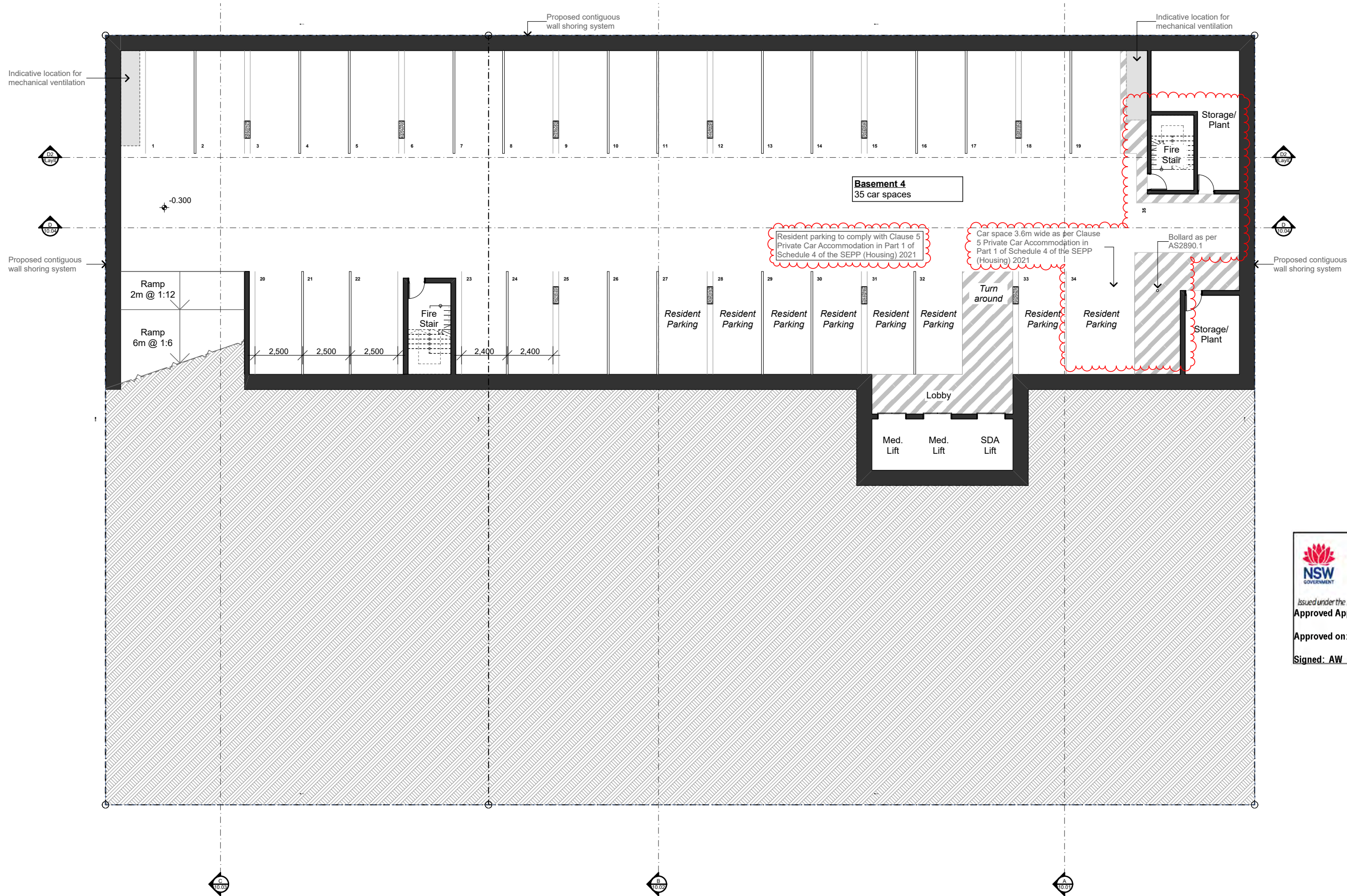
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DA

NOT FOR CONSTRUCTION

| Revision |                              |            |
|----------|------------------------------|------------|
| E        | Updated Drawing Set          | 18/01/2022 |
| F        | DA Drawings                  | 4/03/2022  |
| G        | DA RFI Amendments            | 9/12/2022  |
| H        | Additional DA RFI Amendments | 22/12/2022 |
| I        | DA RFI Amendments            | 10/05/2023 |

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

1:200 at A3

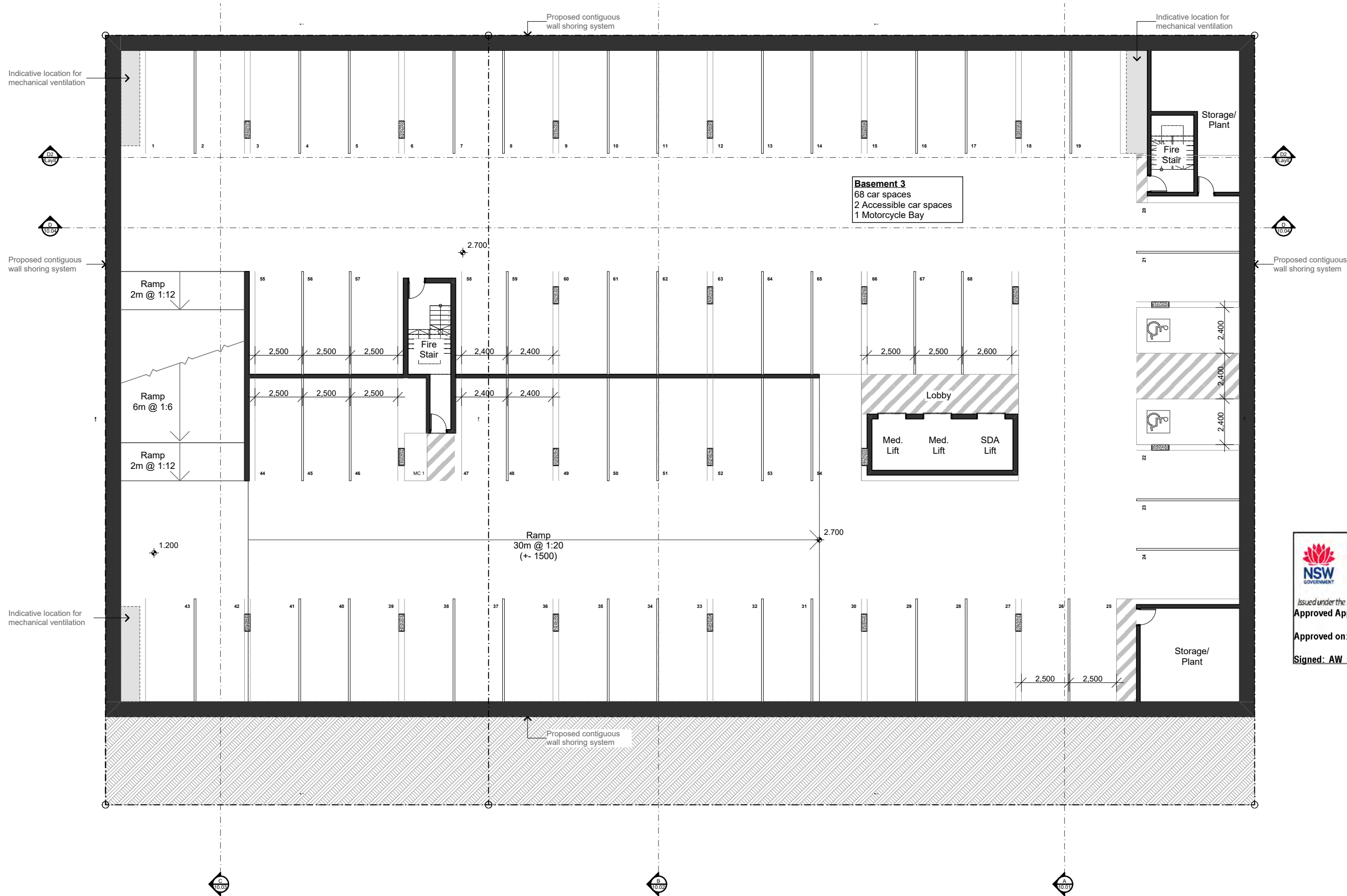


Floor Plan - Basement 4

A-DA-03.01

Revision

I



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Approved on: 24 May 2023  
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**DA**  
**NOT FOR CONSTRUCTION**

| Revision |                     |            |
|----------|---------------------|------------|
| B        | Updated Drawing Set | 19/08/2021 |
| C        | Updated Drawing Set | 1/12/2021  |
| D        | Updated Drawing Set | 14/01/2022 |
| E        | Updated Drawing Set | 18/01/2022 |
| F        | DA Drawings         | 4/03/2022  |

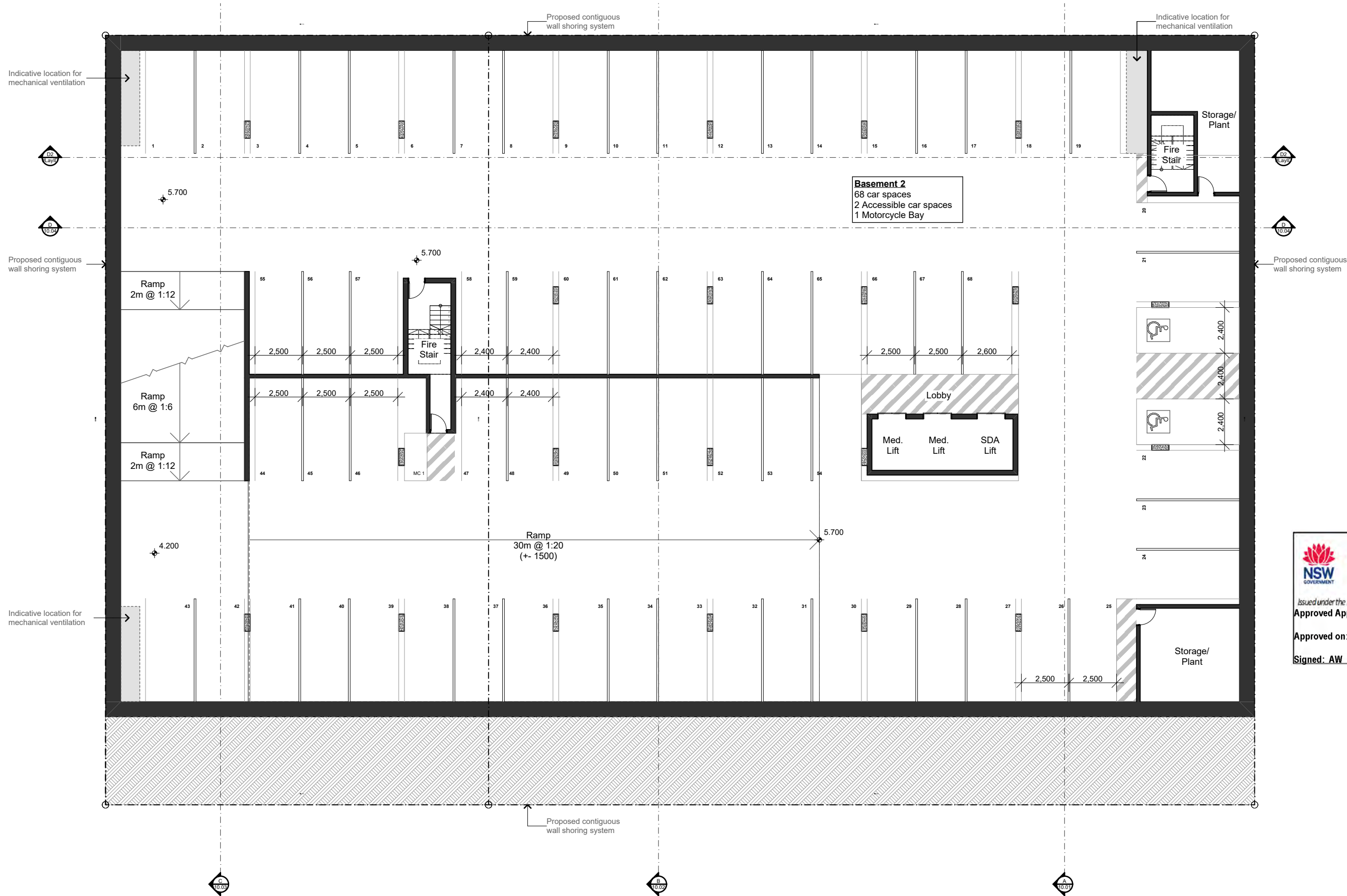
| Project                                                                                                               |  |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Integrated Medical Office Building and Specialist Disability Accommodation<br>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       |  |
| 1:200 at A3 |  |







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DA

NOT FOR CONSTRUCTION

Revision

|   |                     |
|---|---------------------|
| B | Updated Drawing Set |
| C | Updated Drawing Set |
| D | Updated Drawing Set |
| E | Updated Drawing Set |
| F | DA Drawings         |

|            |  |
|------------|--|
| 19/08/2021 |  |
| 1/12/2021  |  |
| 14/01/2022 |  |
| 18/01/2022 |  |
| 4/03/2022  |  |

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)

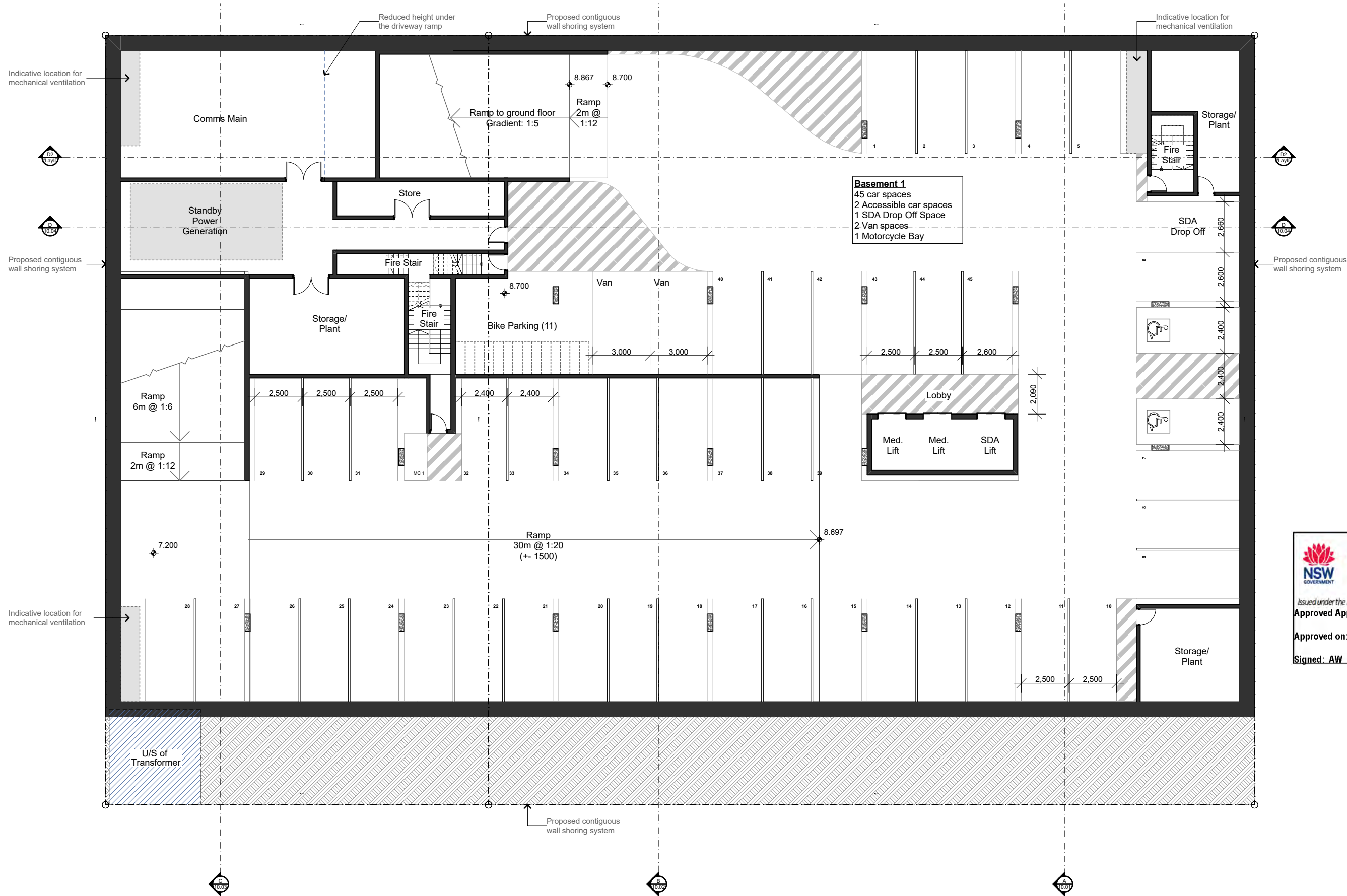
Project No.  
1174-03

Scale  
1:200 at A3



Floor Plan - Basement 2  
A-DA-03.03

Revision  
F



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**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                     |
|---|---------------------|
| C | Updated Drawing Set |
| D | Updated Drawing Set |
| E | Updated Drawing Set |
| F | Updated Drawing Set |
| G | DA Drawings         |

|            |
|------------|
| 1/12/2021  |
| 14/01/2022 |
| 18/01/2022 |
| 20/01/2022 |
| 4/03/2022  |

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  
1:200 at A3



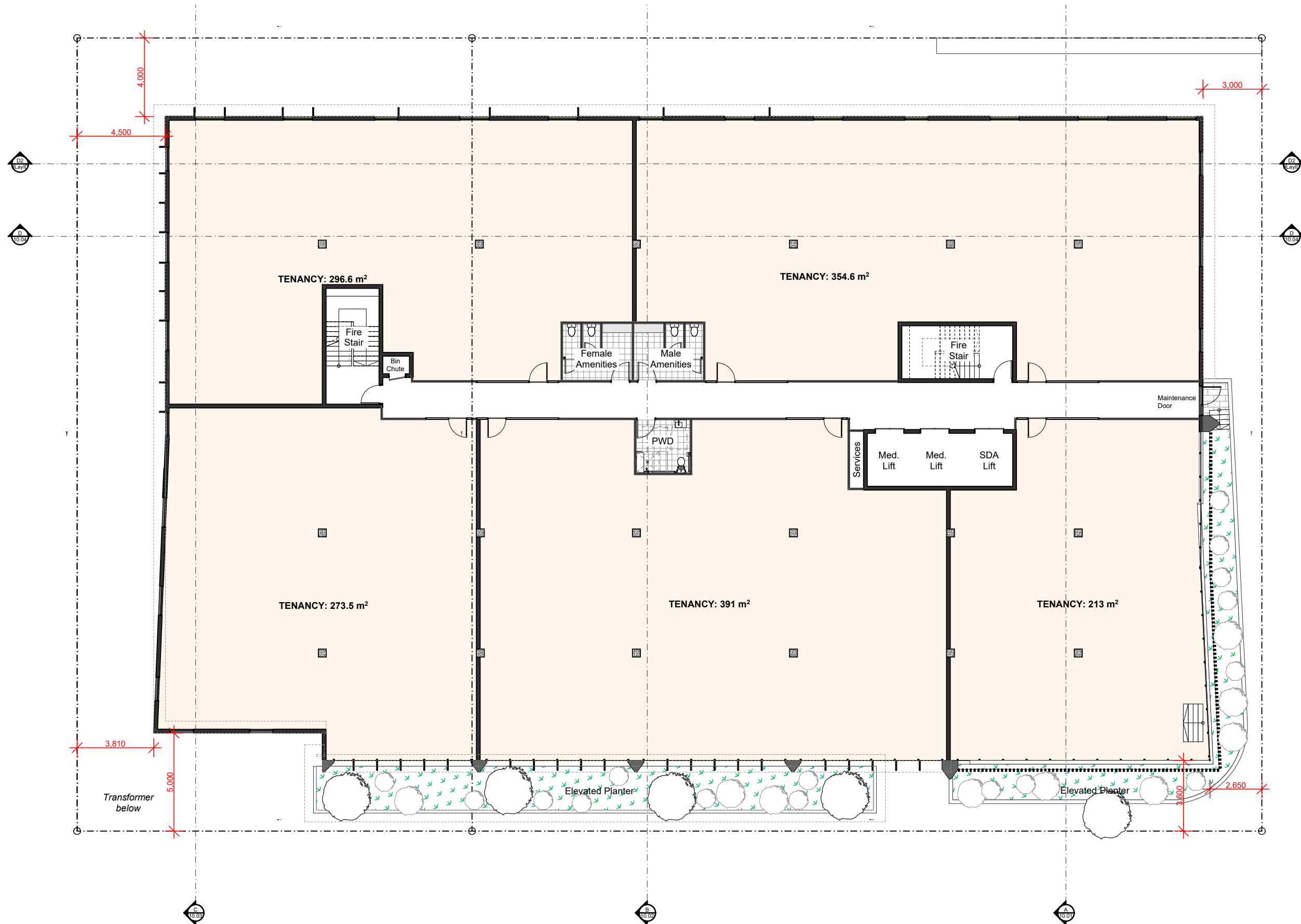
Floor Plan - Basement 1

**A-DA-03.04**

Revision

**G**





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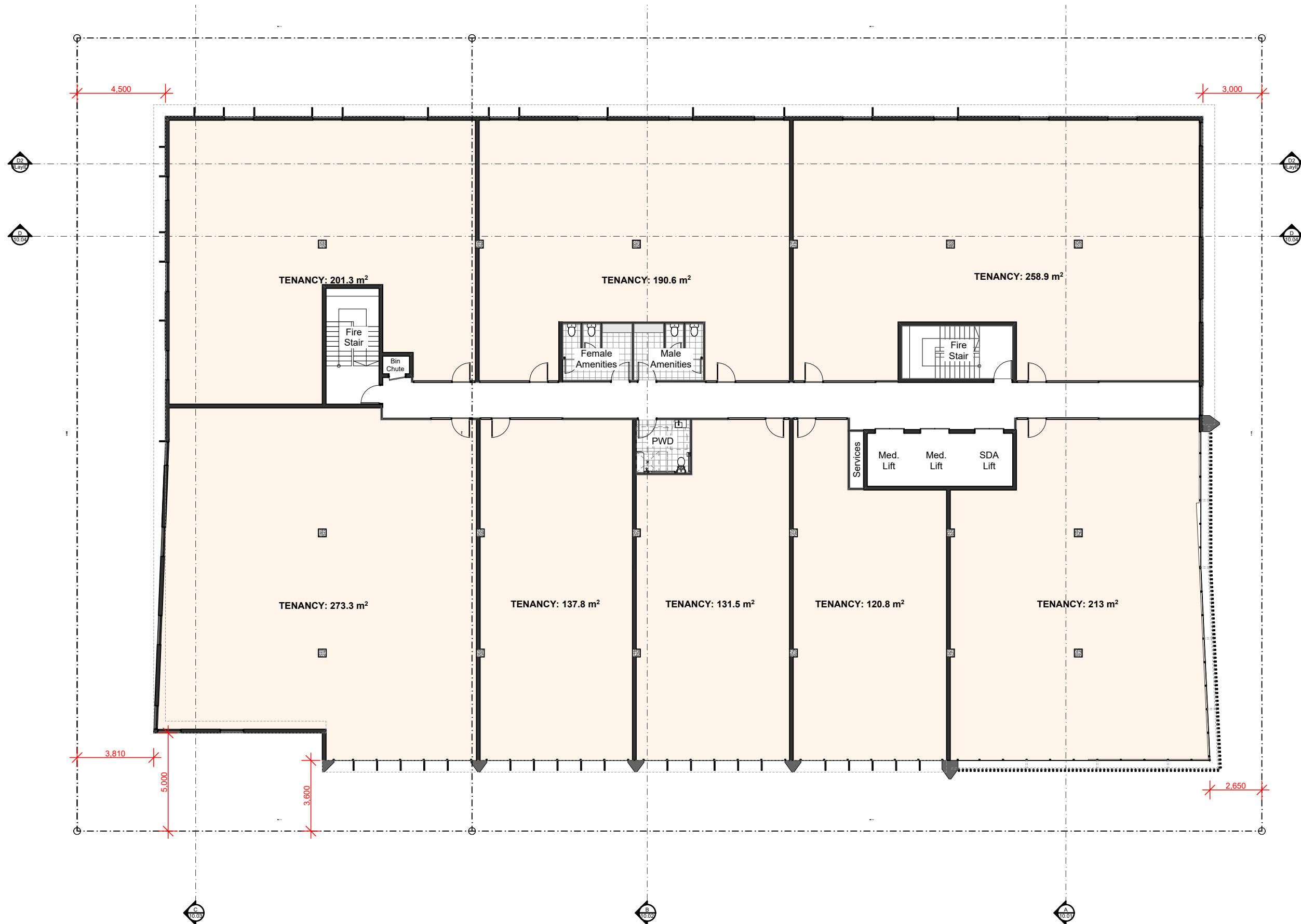
| Revision |                      |            |
|----------|----------------------|------------|
| C        | Updated Ground Level | 29/11/2021 |
| D        | Updated Drawing Set  | 1/12/2021  |
| E        | Updated Drawing Set  | 14/01/2022 |
| F        | Updated Drawing Set  | 18/01/2022 |
| G        | DA Drawings          | 4/03/2022  |

| Project | Integrated Medical Office Building and Specialist Disability Accommodation<br>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       | 1:200 at A3 |





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Department of Planning  
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**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                     |
|---|---------------------|
| B | Updated Drawing Set |
| C | Updated Drawing Set |
| D | Updated Drawing Set |
| E | Updated Drawing Set |
| F | DA Drawings         |

|            |  |
|------------|--|
| 19/08/2021 |  |
| 1/12/2021  |  |
| 14/01/2022 |  |
| 18/01/2022 |  |
| 4/03/2022  |  |

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

1:200 at A3



Floor Plan - Second Floor

**A-DA-03.07**

Revision

**F**



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**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                     |
|---|---------------------|
| B | Updated Drawing Set |
| C | Updated Drawing Set |
| D | Updated Drawing Set |
| E | Updated Drawing Set |
| F | DA Drawings         |

|            |  |
|------------|--|
| 19/08/2021 |  |
| 1/12/2021  |  |
| 14/01/2022 |  |
| 18/01/2022 |  |
| 4/03/2022  |  |

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  
1:200 at A3

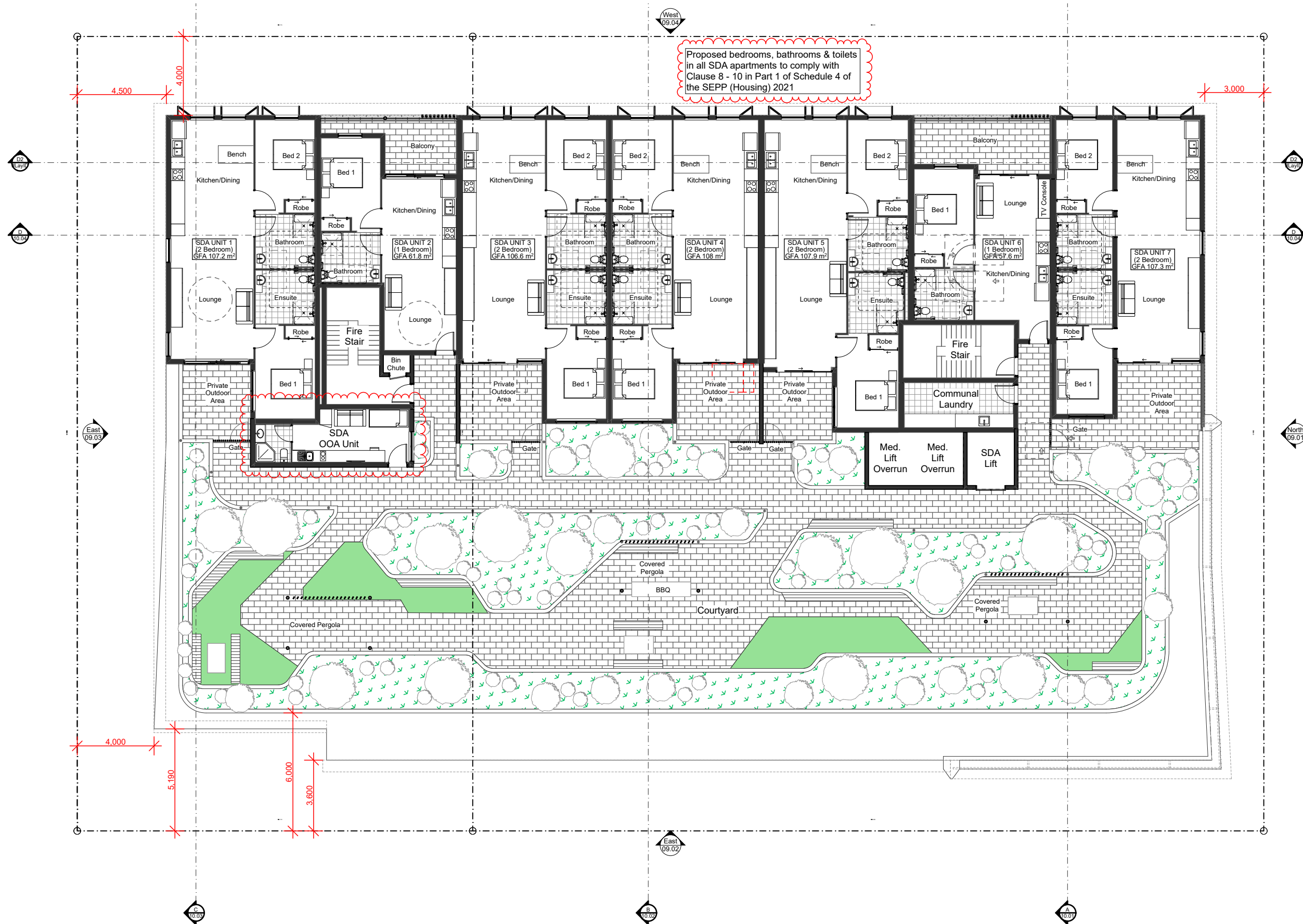


Floor Plan - Fourth Floor

**A-DA-03.09**

Revision

**F**



**NSW** GOVERNMENT  
Department of Planning  
and Environment

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**DA**  
**NOT FOR CONSTRUCTION**

Revision

F Updated Drawing Set  
G DA Drawings  
H DA RFI Amendments  
I Additional DA RFI Amendments  
J DA RFI Amendments

18/01/2022  
4/03/2022  
9/12/2022  
22/12/2022  
10/05/2023

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)

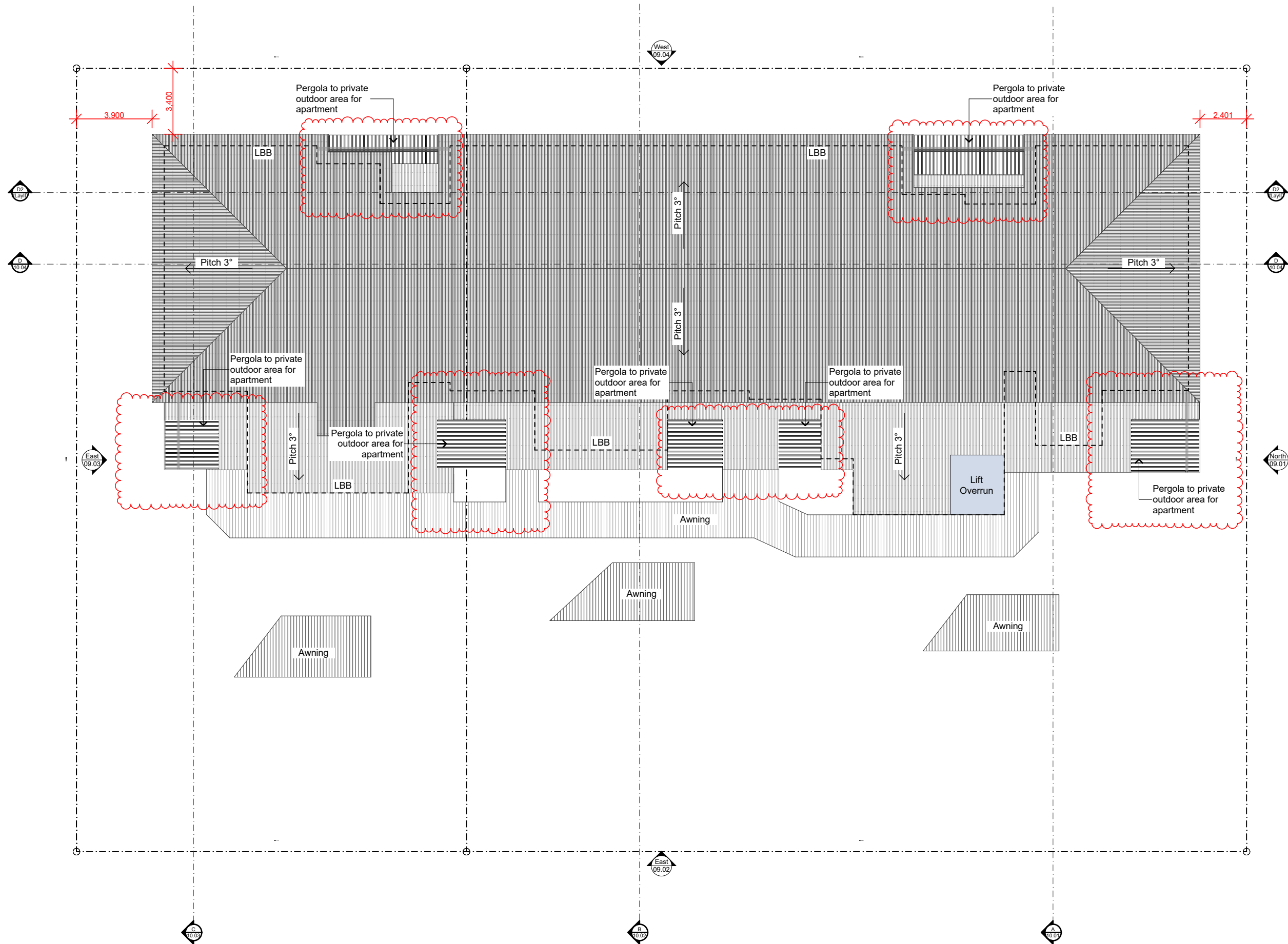
Project No.  
1174-03

Scale  
1:200 at A3



Floor Plan - Fifth Floor  
**A-DA-03.10**

Revision  
**J**



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**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                              |
|---|------------------------------|
| B | Updated Drawing Set          |
| C | Updated Drawing Set          |
| D | DA Drawings                  |
| E | DA RFI Amendments            |
| F | Additional DA RFI Amendments |

|            |
|------------|
| 1/12/2021  |
| 27/01/2022 |
| 4/03/2022  |
| 9/12/2022  |
| 22/12/2022 |

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

1:200 at A3



Roof Plan

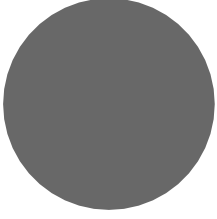
**A-DA-04.01**

Revision

**F**



**PF-01**  
Paint Finish  
Dulux Natural White



**PF-02**  
Paint Finish  
Dulux Teahouse



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



**BRK-02**  
Austral Bricks  
La Paloma range - Castellana



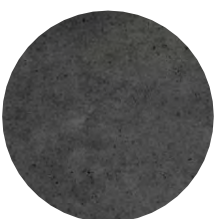
**SCR-01**  
50 x 50 Aluminium Batten  
(powdercoated PF-01) @100ctr



**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



**CONC-02**  
Slab extension & expressed columns  
Eastern elevation only



**ST-01**  
Sandstone tiles  
Northern & Eastern elevation only

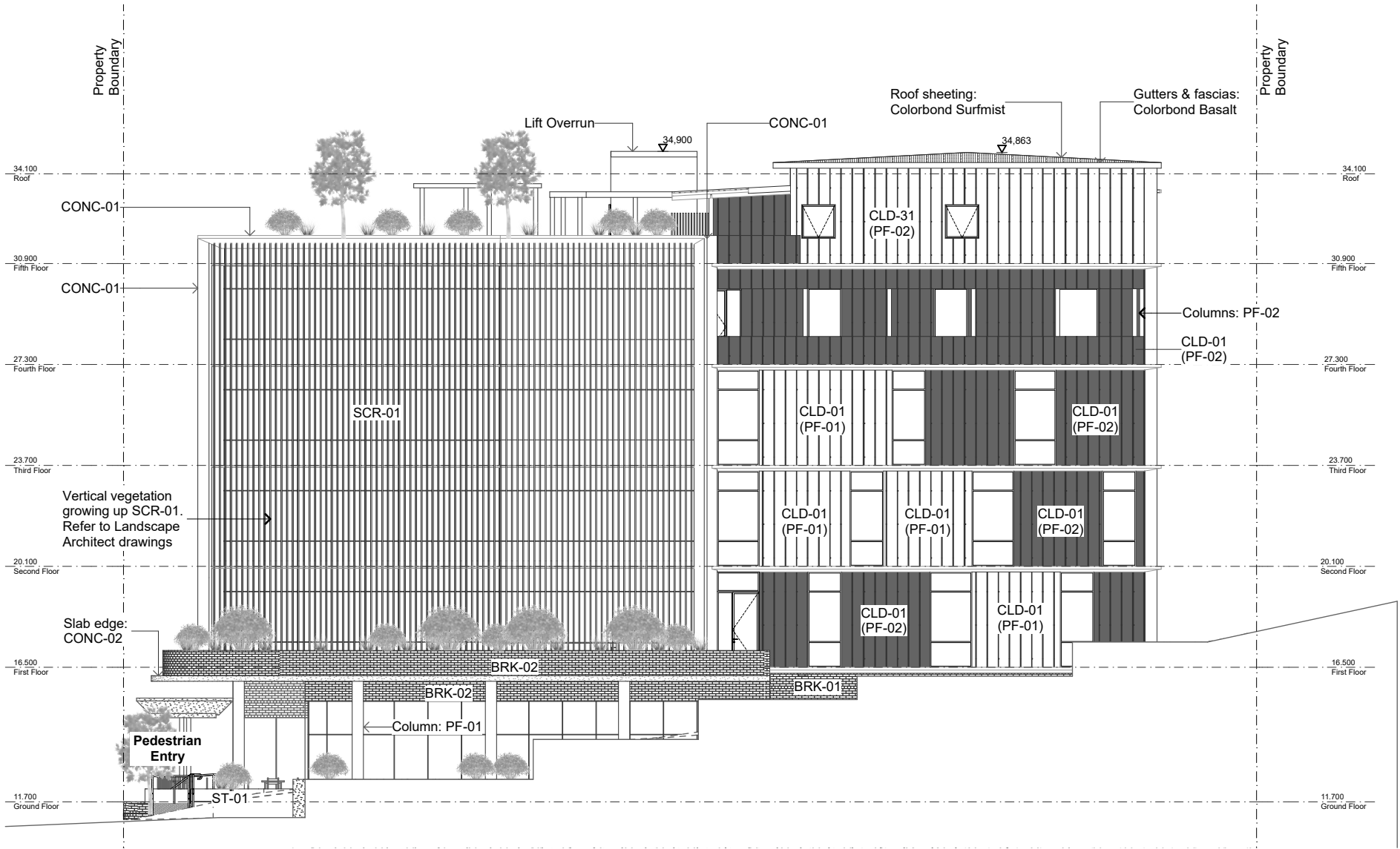


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Approved on: 24 May 2023

Signed: AW Sheet No: 19 of 49



**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                              |
|---|------------------------------|
| C | Updated Drawing Set          |
| D | Updated Drawing Set          |
| E | DA Drawings                  |
| F | DA RFI Amendments            |
| G | Additional DA RFI Amendments |

|            |
|------------|
| 1/12/2021  |
| 27/01/2022 |
| 4/03/2022  |
| 9/12/2022  |
| 22/12/2022 |

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  
1:200, 1:1.429 at A3

Elevations - North

**A-DA-09.01**

Revision

**G**



Department of Planning  
and Environment

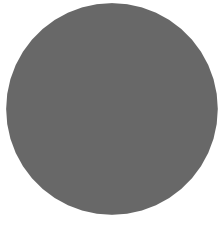
Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 20 of 49



**PF-01**  
Paint Finish  
Dulux Natural White



**PF-02**  
Paint Finish  
Dulux Teahouse



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



**BRK-02**  
Austral Bricks  
La Paloma range - Castellana



**SCR-01**  
50 x 50 Aluminium Batts  
(powdercoated PF-01) @100ctr



**CLD-01**  
James Hardie  
Axon Cladding (400 smooth)



**CLD-02**  
Timber-look aluminium cladding  
Australian Beech



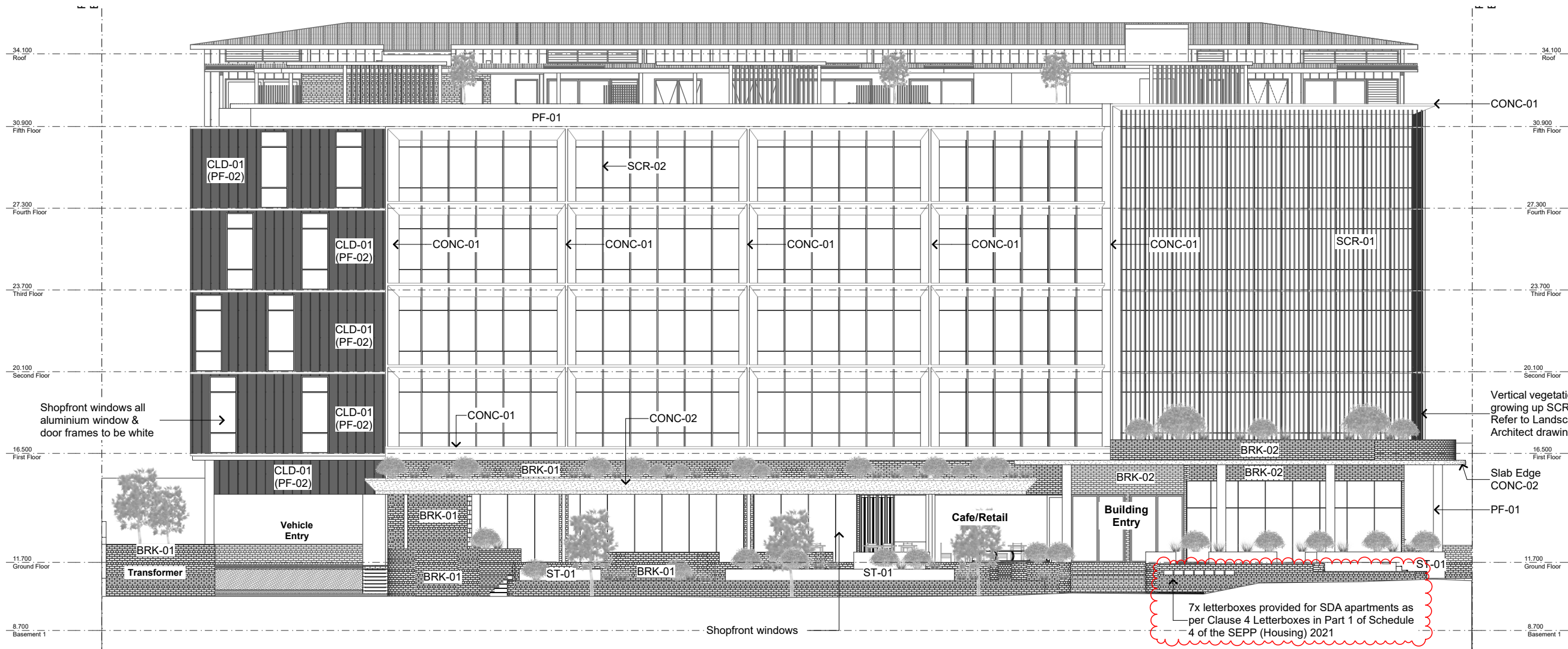
**CONC-01**  
Exposed dark daoncrete finish  
North, East & West elevations



**CONC-02**  
Slab extension & expressed columns  
Eastern elevation only



**ST-01**  
Sandstone tiles  
Northern & Eastern elevation only



**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                              |
|---|------------------------------|
| D | Updated Drawing Set          |
| E | DA Drawings                  |
| F | DA RFI Amendments            |
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| H | DA RFI Amendments            |

|            |
|------------|
| 27/01/2022 |
| 4/03/2022  |
| 9/12/2022  |
| 22/12/2022 |
| 10/05/2023 |

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

1:1,429, 1:200 at A3

Elevations - East

**A-DA-09.02**

Revision

**H**



Department of Planning  
and Environment

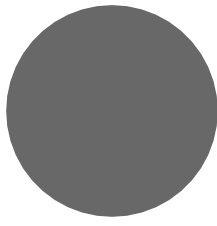
Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

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**PF-01**  
Paint Finish  
Dulux Natural White



**PF-02**  
Paint Finish  
Dulux Teahouse



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



**BRK-02**  
Austral Bricks  
La Paloma range - Castellana



**SCR-01**  
50 x 50 Aluminium Batts  
(powdercoated PF-01) @100ctr



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Axon Cladding (400 smooth)



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Timber-look aluminium cladding  
Australian Beech



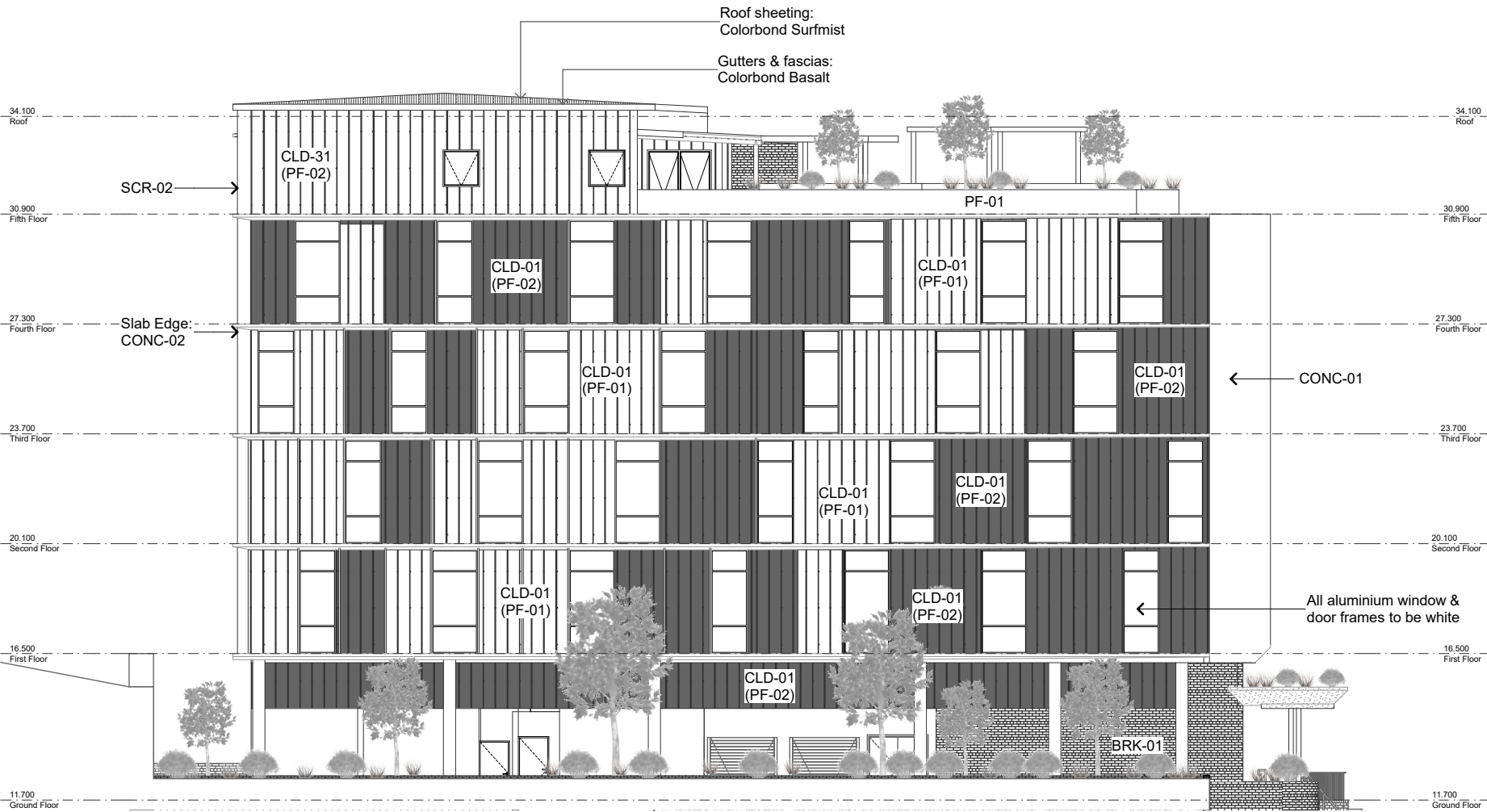
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Exposed dark daoncrete finish  
North, East & West elevations



**CONC-02**  
Slab extension & expressed columns  
Eastern elevation only



**ST-01**  
Sandstone tiles  
Northern & Eastern elevation only



DA

NOT FOR CONSTRUCTION

Revision

|   |                              |            |
|---|------------------------------|------------|
| A | DA Drawings                  | 4/03/2022  |
| B | DA RFI Amendments            | 9/12/2022  |
| C | Additional DA RFI Amendments | 22/12/2022 |

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  
1:200, 1:1.429 at A3

Elevations - South

A-DA-09.03

Revision

C



Department of Planning  
and Environment

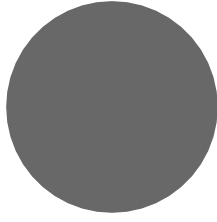
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Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 22 of 49



**PF-01**  
Paint Finish  
Dulux Natural White



**PF-02**  
Paint Finish  
Dulux Teahouse



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



**BRK-02**  
Austral Bricks  
La Paloma range - Castellana



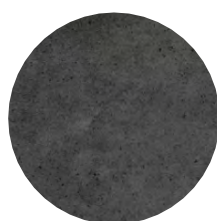
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James Hardie  
Axon Cladding (400 smooth)



**CLD-02**  
Timber-look aluminium cladding  
Australian Beech



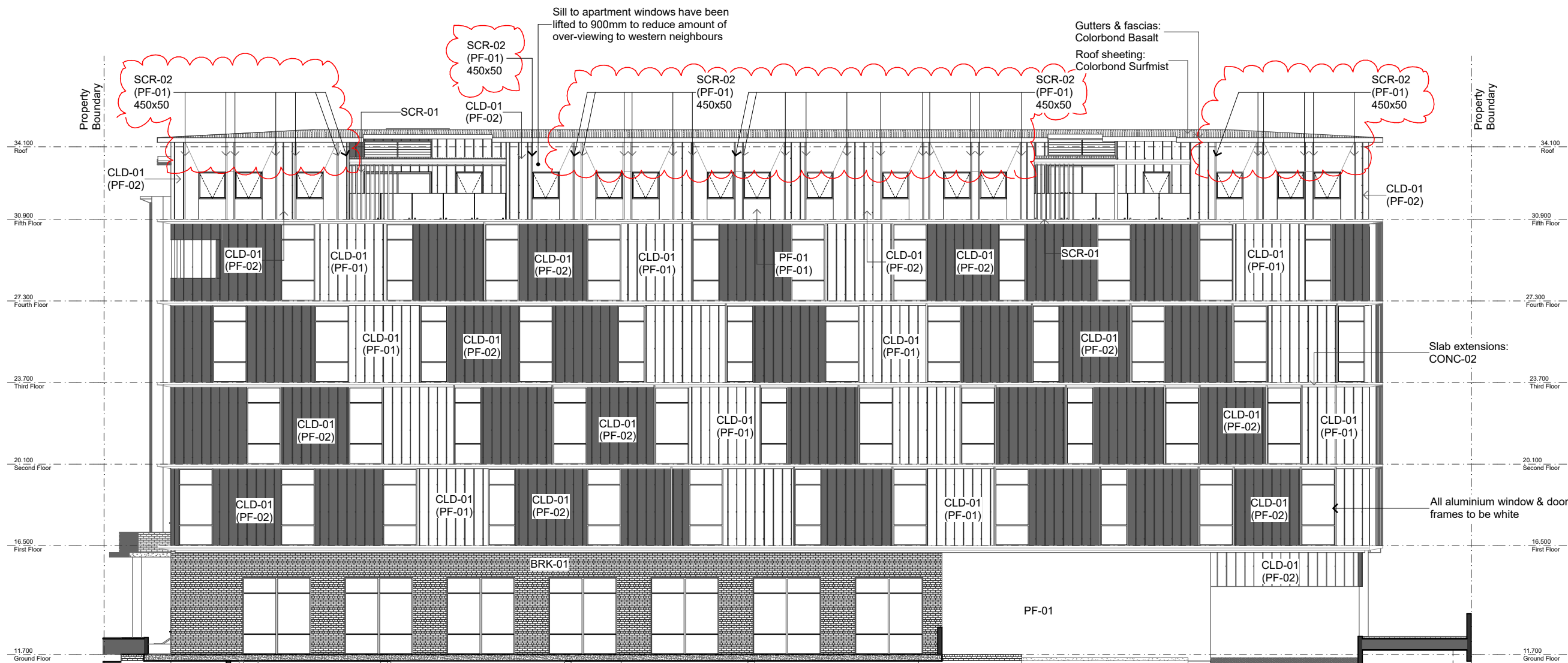
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North, East & West elevations



**CONC-02**  
Slab extension & expressed columns  
Eastern elevation only



**ST-01**  
Sandstone tiles  
Northern & Eastern elevation only



**DA**  
**NOT FOR CONSTRUCTION**

Revision

|   |                              |
|---|------------------------------|
| A | DA Drawings                  |
| B | DA RFI Amendments            |
| C | Additional DA RFI Amendments |
| D | Additional DA RFI Amendments |

|            |
|------------|
| 4/03/2022  |
| 9/12/2022  |
| 22/12/2022 |
| 1/02/2023  |

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

1:1,429, 1:200 at A3

Elevations - West

**A-DA-09.04**

Revision

**D**

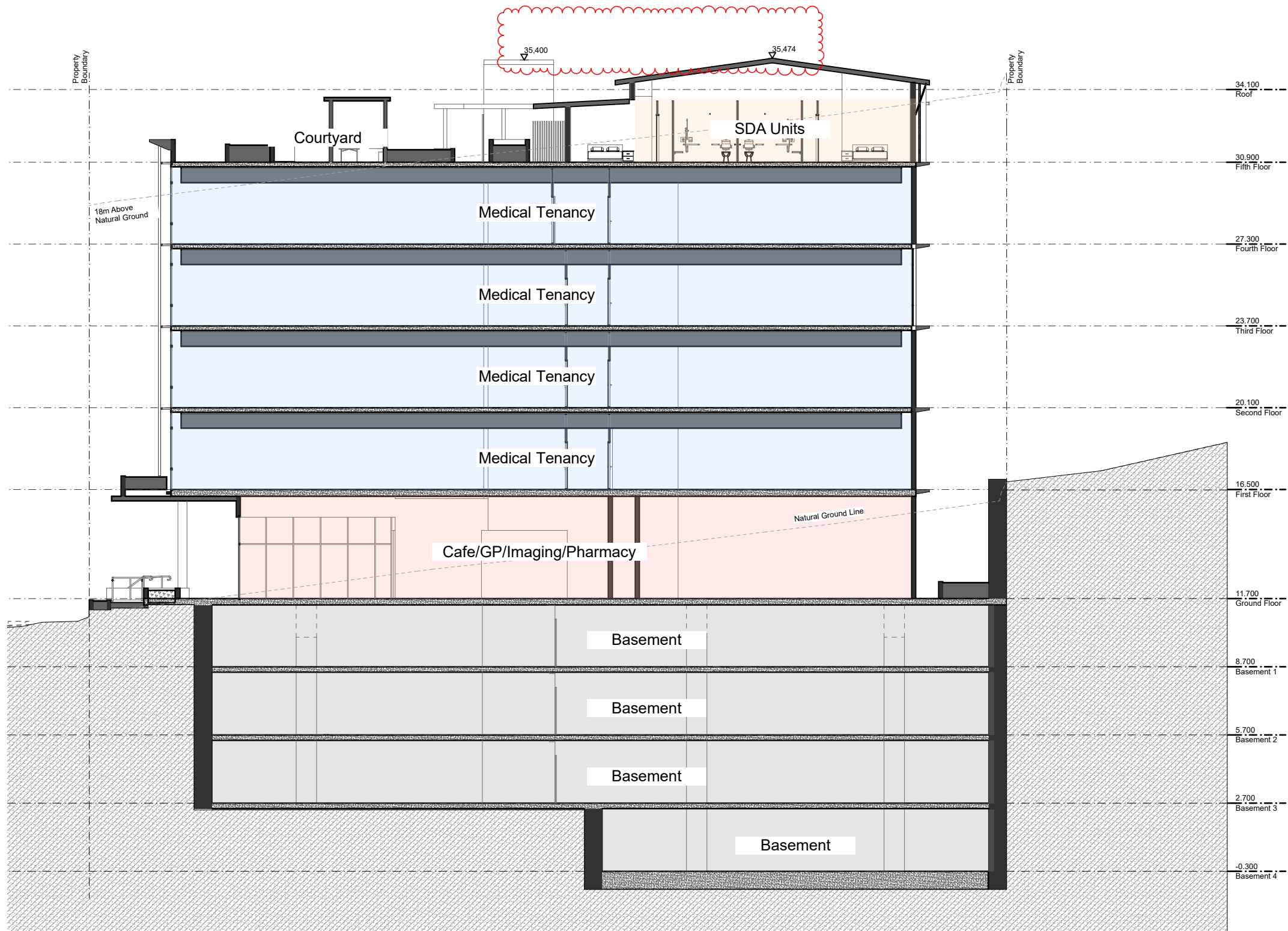


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**Approved Application No: DA 22/11444**

**Approved on: 24 May 2023**

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1

A Section A

-

Scale 1:200

DA

NOT FOR CONSTRUCTION

| Revision |                              |            |
|----------|------------------------------|------------|
| C        | Updated Drawing Set          | 1/12/2021  |
| D        | Updated Drawing Set          | 27/01/2022 |
| E        | DA Drawings                  | 4/03/2022  |
| F        | Additional DA RFI Amendments | 22/12/2022 |
| G        | DA RFI Amendments to Roof    | 2/02/2023  |

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

| Architect                 |  |
|---------------------------|--|
| GA                        |  |
| Stage                     |  |
| Concept                   |  |
| Status                    |  |
| DA (NOT FOR CONSTRUCTION) |  |

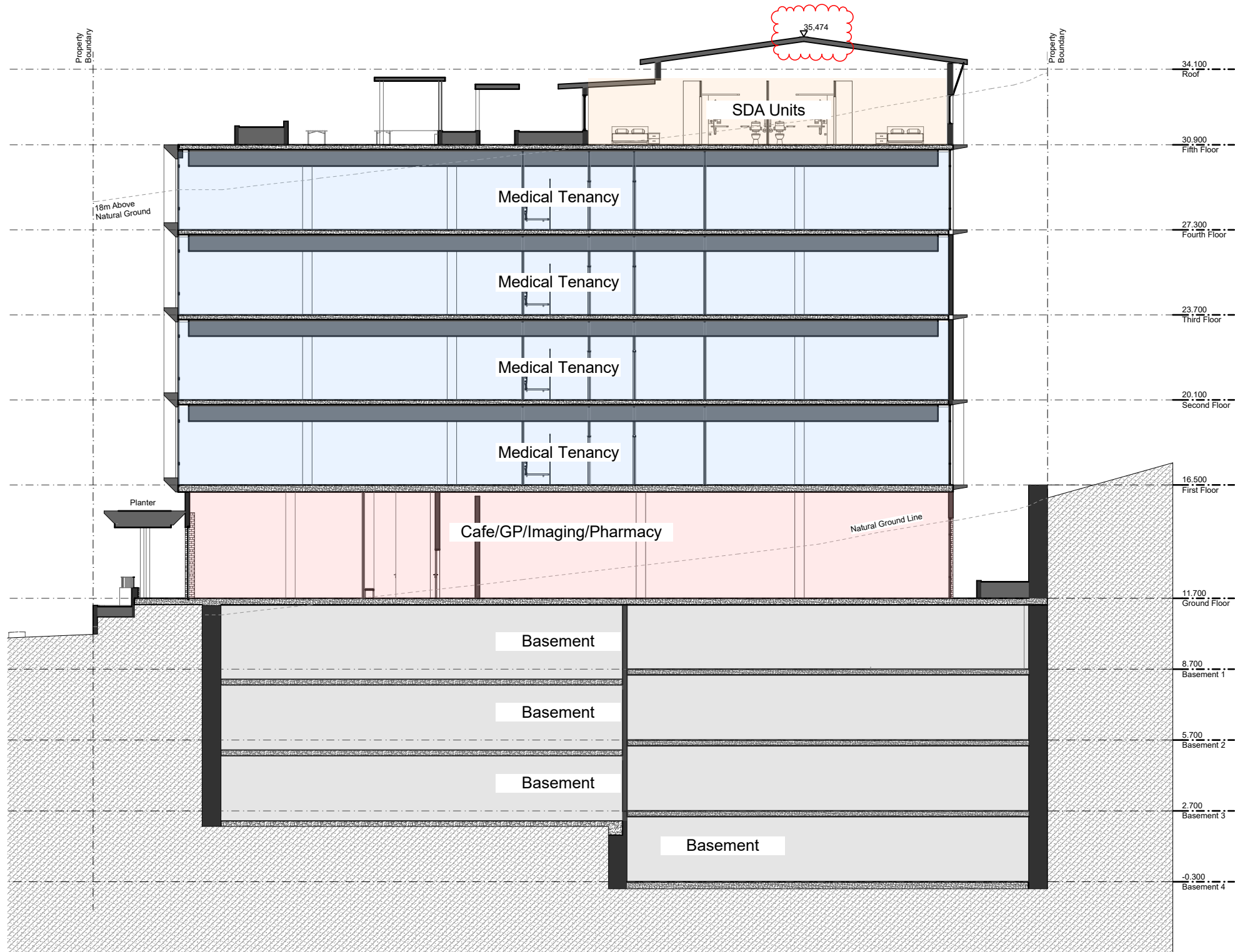
| Project No. |  |
|-------------|--|
| 1174-03     |  |
| Scale       |  |
| 1:200 at A3 |  |

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1 B Section B  
- Scale 1:200

DA  
NOT FOR CONSTRUCTION

Revision

|   |                              |            |
|---|------------------------------|------------|
| D | Updated Drawing Set          | 27/01/2022 |
| E | DA Drawings                  | 4/03/2022  |
| F | DA RFI Amendments            | 9/12/2022  |
| G | Additional DA RFI Amendments | 22/12/2022 |
| H | DA RFI Amendments to Roof    | 2/02/2023  |

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  
1:200 at A3

Section B

A-DA-10.02

Revision

H



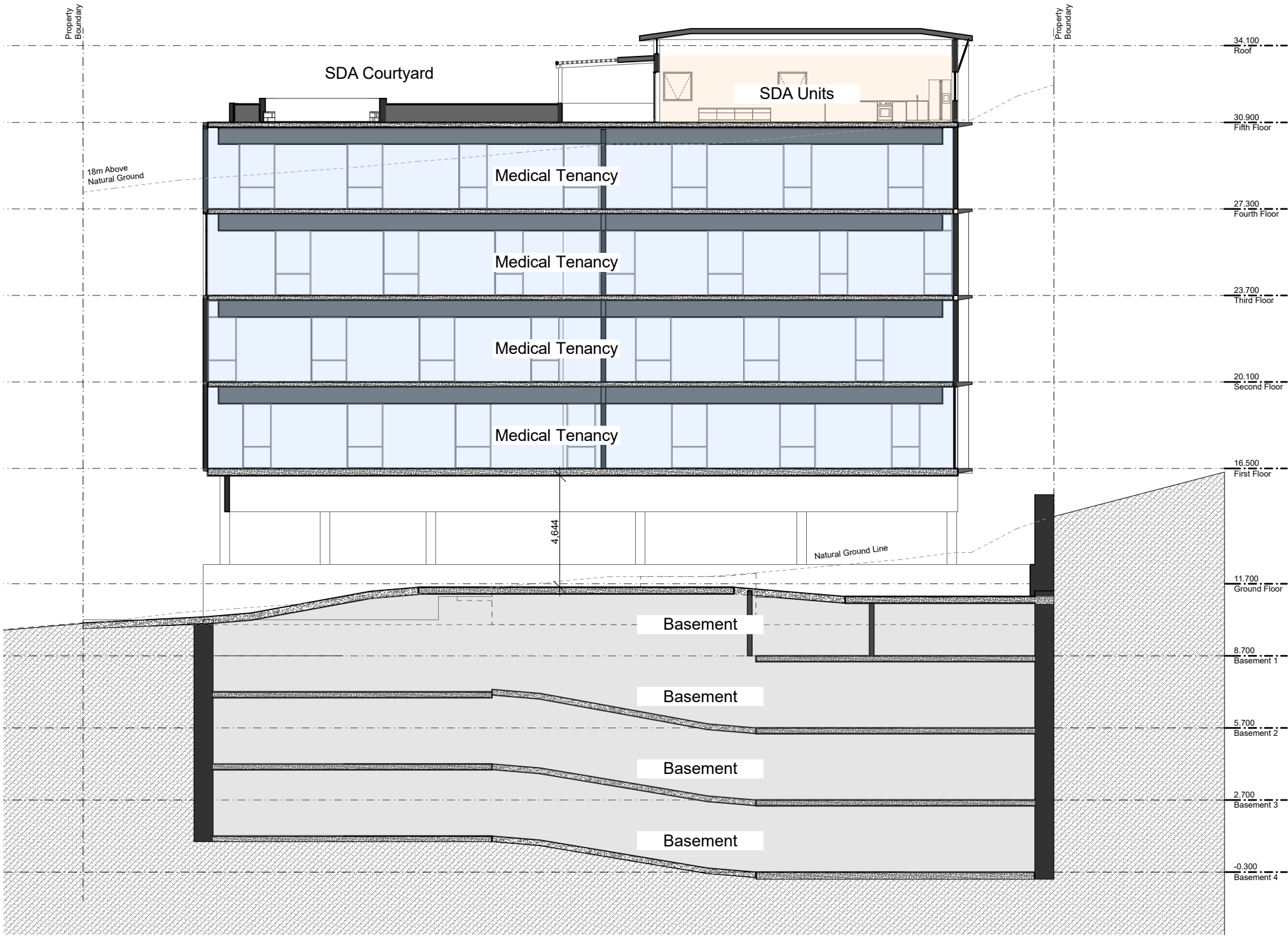
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Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 25 of 49



1

C Section C

-

Scale 1:200

DA

NOT FOR CONSTRUCTION

| Revision |                              |            |
|----------|------------------------------|------------|
| C        | Updated Drawing Set          | 1/12/2021  |
| D        | Updated Drawing Set          | 27/01/2022 |
| E        | DA Drawings                  | 4/03/2022  |
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| Project                                                                    |     |
|----------------------------------------------------------------------------|-----|
| Integrated Medical Office Building and Specialist Disability Accommodation |     |
| 60, 62 & 64 Showground Road Gosford NSW                                    |     |
| Client                                                                     | CHP |

| Architect | GA |
|-----------|----|
| Drawn     | DS |

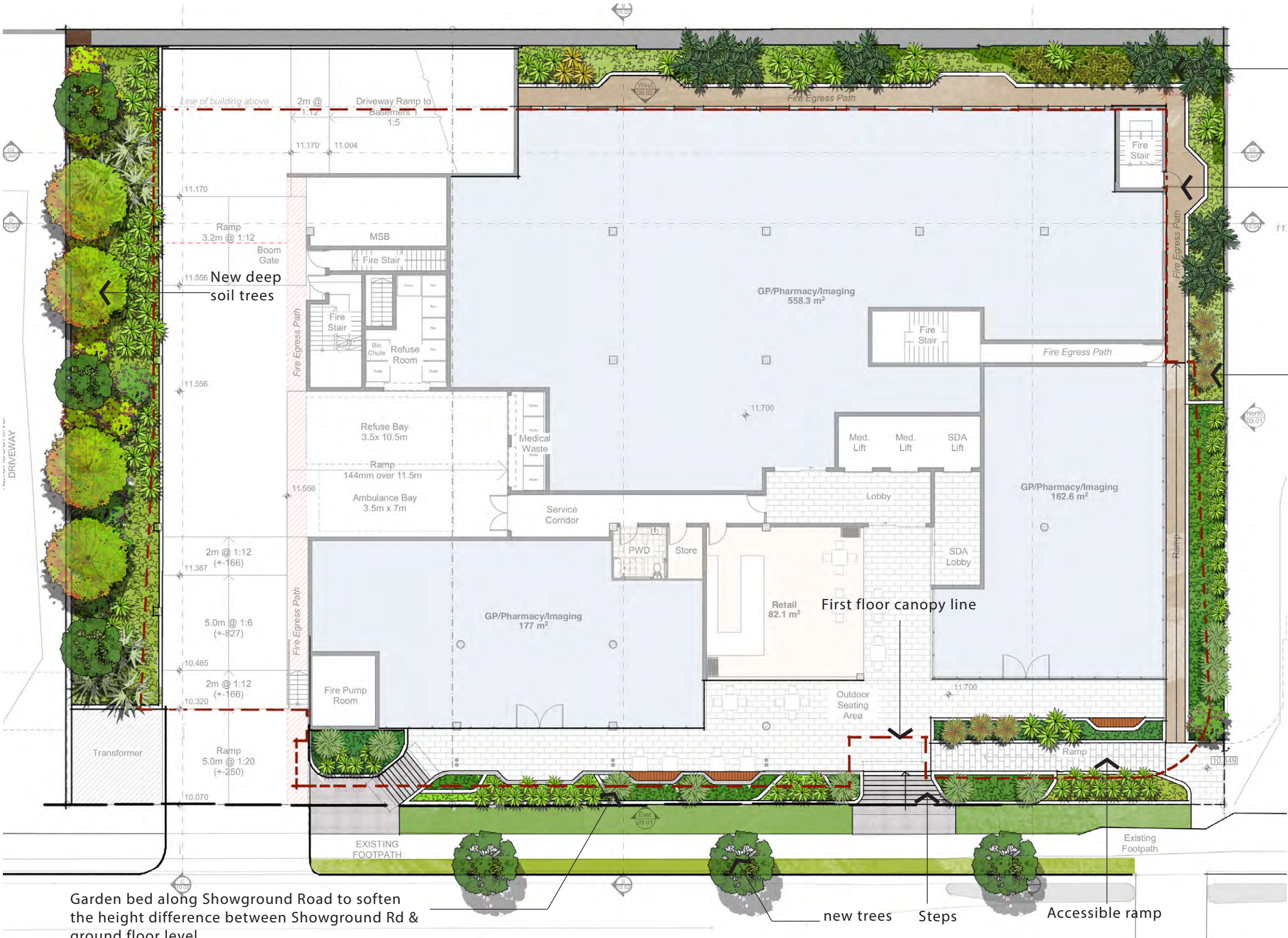
| Stage  | Concept                   |
|--------|---------------------------|
| Status | DA (NOT FOR CONSTRUCTION) |

| Project No. | 1174-03     |
|-------------|-------------|
| Scale       | 1:200 at A3 |

# Concept design ground floor

01

march 2022



planter with creepers and shade plants with the high retaining wall to create visual interest for ground floor tenancies

paved area around the building

Garden bed to provide soft barrier between carpark and site

|     |          |          |
|-----|----------|----------|
| F   | 07/03/21 |          |
| REV | DATE     | COMMENTS |

**PROJECT:**  
 Showground Road Integrated Medical Office Building

**SITE:**  
 60, 62 & 64 Showground Road Gosford NSW

**CLIENT:**  
 CHP

**DRAWN:** MA **DATE:** 07.03.22 **SCALE:** N/A

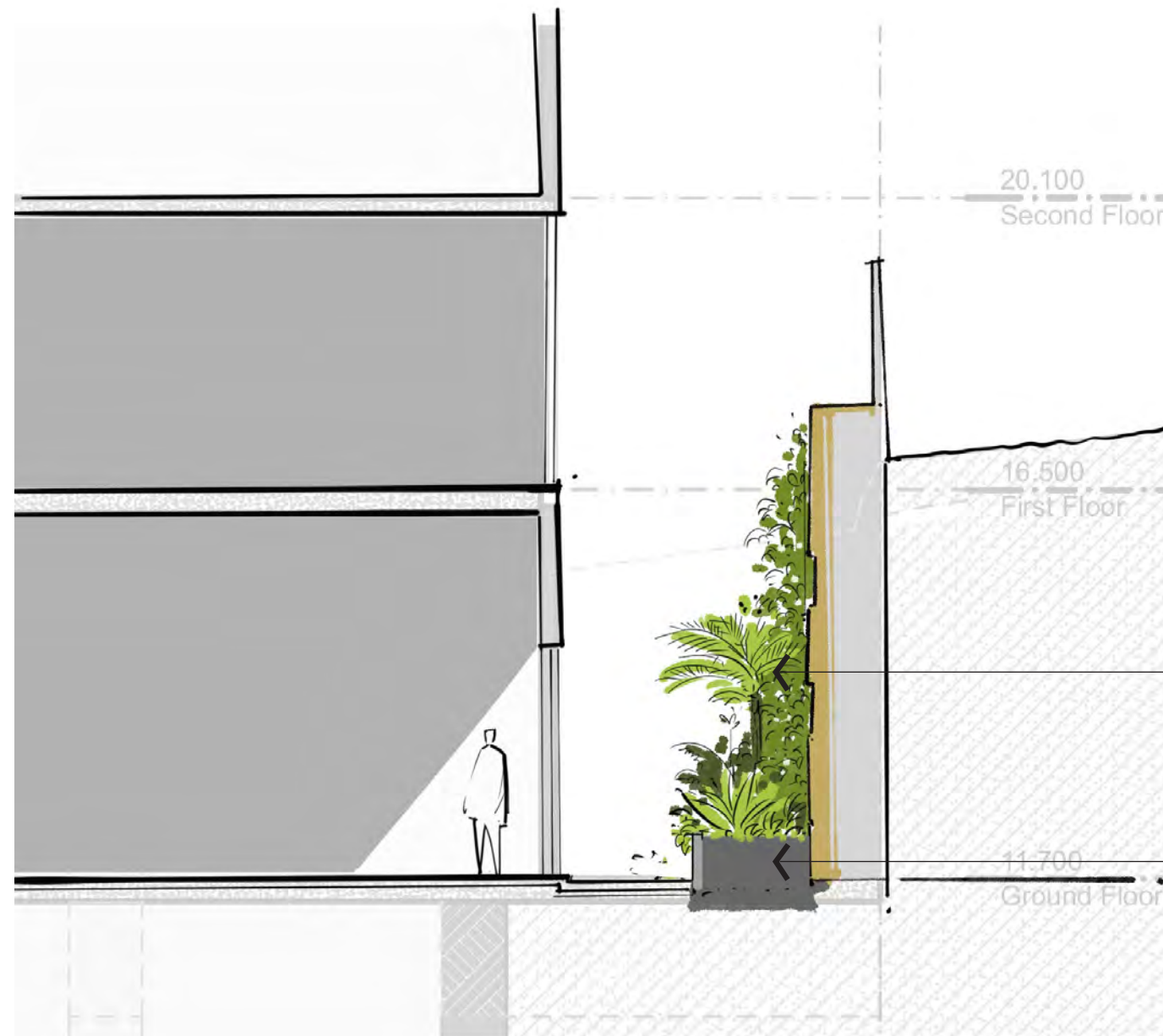
**JOB NO.** 13922.5 **PHASE:** DA **DWG No:** **REV:** F

  
**terras**  
 landscape architects  
 412 king street newcastle nsw2300  
 ph: 49 294 926  
 fax: 49 263 069  
 www.terras.com.au

# Concept design ground floor retaining wall

02

march 2022



*philodendron xanadu*



*Zamia furfuracea*



*Dicksonia antarctica*

| F   | 07/03/21 |          |
|-----|----------|----------|
| REV | DATE     | COMMENTS |

PROJECT:  
Showground Road Integrated  
Medical Office Building

SITE:  
60, 62 & 64 Showground Road Gosford NSW

CLIENT:  
CHP

DRAWN: MA DATE: 07.03.22 SCALE: N/A

JOB NO. 13922.5 PHASE: DA DWG No: REV: F



**terras**  
landscape architects  
412 king street newcastle nsw2300  
ph: 49 294 926  
fax: 49 263 069  
www.terras.com.au

Concept design

first floor

05

march 2022



| F                                                                 | 07/03/21 |          |
|-------------------------------------------------------------------|----------|----------|
| REV                                                               | DATE     | COMMENTS |
| PROJECT:<br>Showground Road Integrated<br>Medical Office Building |          |          |
| SITE:<br>60, 62 & 64 Showground Road Gosford NSW                  |          |          |
| CLIENT:<br>CHP                                                    |          |          |

|         |          |         |
|---------|----------|---------|
| DRAWN:  | DATE:    | SCALE:  |
| MA      | 07.03.22 | N/A     |
| JOB NO. | PHASE:   | DWG No: |
| 13922.5 | DA       |         |
|         |          | REV:    |
|         |          | F       |

elevated planter

planter to create a green  
creeper wall of bougainvillea or  
star jasmine

# Concept palette creeper wall

06

march 2022



Green facade: Wire mesh & climber from planter



|                                                                   |          |          |
|-------------------------------------------------------------------|----------|----------|
| F                                                                 | 07/03/21 |          |
| REV                                                               | DATE     | COMMENTS |
| PROJECT:<br>Showground Road Integrated<br>Medical Office Building |          |          |
| SITE:<br>60, 62 & 64 Showground Road Gosford NSW                  |          |          |
| CLIENT:<br>CHP                                                    |          |          |

|         |          |         |
|---------|----------|---------|
| DRAWN:  | DATE:    | SCALE:  |
| MA      | 07.03.22 | N/A     |
| JOB NO. | PHASE:   | DWG No: |
| 13922.5 | DA       | F       |

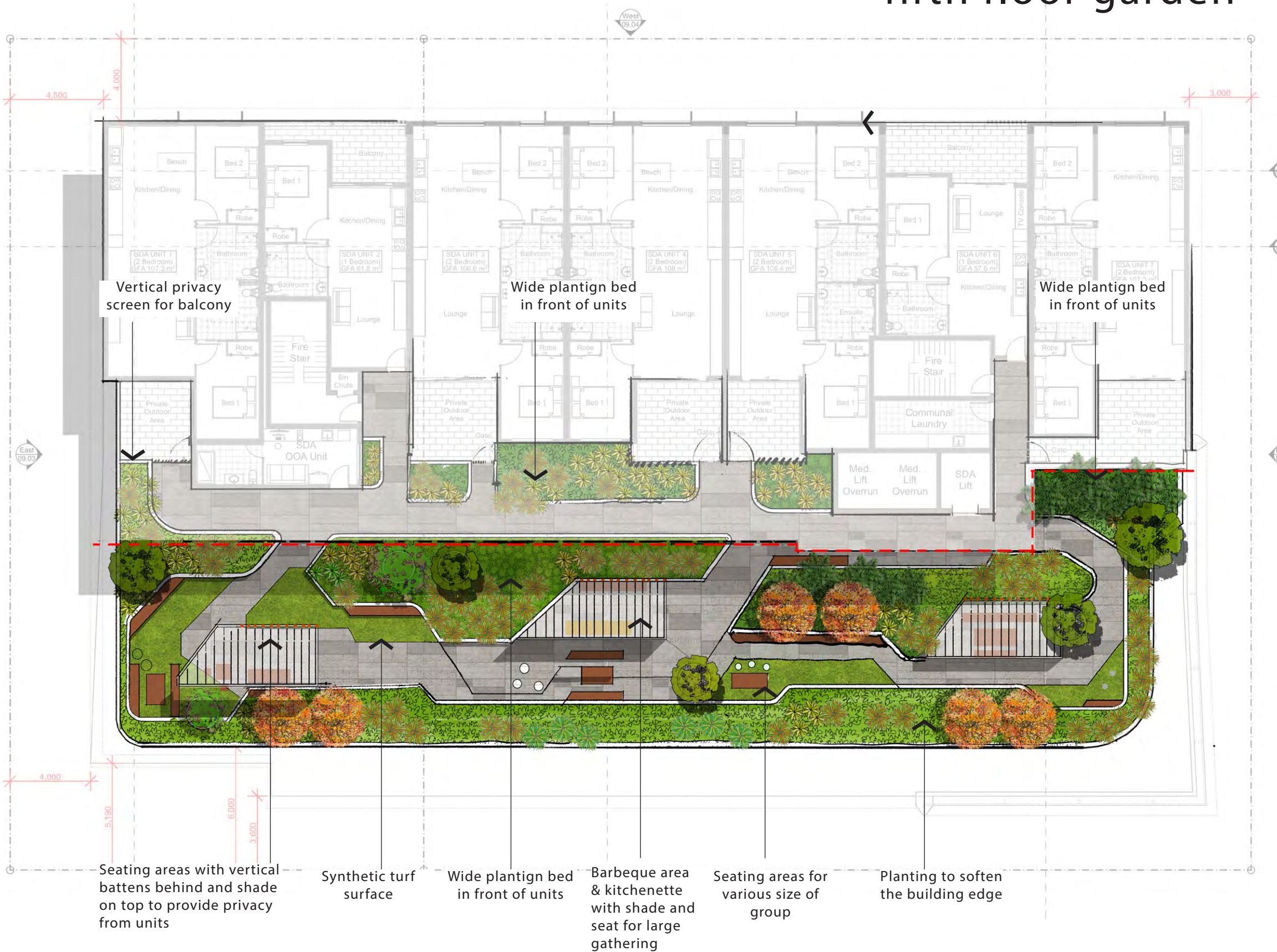


# Concept design

## fifth floor garden

07

march 2022



|     |          |          |
|-----|----------|----------|
| F   | 07/03/21 |          |
| REV | DATE     | COMMENTS |

PROJECT:  
Showground Road Integrated  
Medical Office Building

SITE:  
60, 62 & 64 Showground Road Gosford NSW

CLIENT:  
CHP

DRAWN: MA DATE: 07.03.22 SCALE: N/A

JOB NO. 13922.5 PHASE: DA DWG No: REV: F

Concept design  
 fifth floor garden

08  
 march 2022



|     |          |          |
|-----|----------|----------|
| F   | 07/03/21 |          |
| REV | DATE     | COMMENTS |

PROJECT:  
 Showground Road Integrated  
 Medical Office Building

SITE:  
 60, 62 & 64 Showground Road Gosford NSW

CLIENT:  
 CHP

|         |          |         |      |
|---------|----------|---------|------|
| DRAWN:  | DATE:    | SCALE:  |      |
| MA      | 07.03.22 | N/A     |      |
| JOB NO. | PHASE:   | DWG No: | REV: |
| 13922.5 | DA       |         | F    |

Extent of roof over  
 Shade loving plants along the apartments  
 Seating areas for various size of group  
 Vertical elements for shade aligns to the repetition of the architecture blades/mullions on Level one to four  
 Continous planting through the building edge to soften the building  
 Small trees in planter  
 Synthetic turf

Concept palette

Podium roof garden

11

march 2022



Planting palette



Planting palette

Tree options

| No. | Botanical Name                | Common Name       | Height | Width |
|-----|-------------------------------|-------------------|--------|-------|
| 01  | Magnolia grandiflora 'Exmouth | Bull Bay Magnolia | 8      | 5.0   |

Mass planting

|    |                            |                    |        |     |
|----|----------------------------|--------------------|--------|-----|
| 03 | Lomandra longifolia        | Mat Rush           | 1      | 0.6 |
| 04 | Westringia fruticosa Mundi | Coastal rosemary   | 0.5    | 1.5 |
| 05 | Syzygium australe          | Lily Pilly         | 1.5- 2 | 0.8 |
| 06 | Gazania hybrid             | Cream lea          | 1.5    | 1.0 |
| 07 | Dietes iridioides          | Dietes             | 0.6    | 0.6 |
| 08 | Liriope muscari 'Isabella' | Liriope Isabella   | 0.4    | 0.4 |
| 09 | Banksia spinulosa          | Hair pin banksia   | 1.5    | 0.3 |
| 10 | Myoporum parvifolium       | Creeping boobialla | 0.6    | 0.9 |
| 11 | Senecio serpens            | Blue chalk stick   | 0.5    | 1.0 |
| 12 | Alcantarea imperialis      | bromeliads         | 1 m    | 0.9 |

|     |          |          |
|-----|----------|----------|
| F   | 07/03/21 |          |
| REV | DATE     | COMMENTS |

PROJECT:  
Showground Road Integrated  
Medical Office Building

SITE:  
60, 62 & 64 Showground Road Gosford NSW

CLIENT:  
CHP

|         |          |         |
|---------|----------|---------|
| DRAWN:  | DATE:    | SCALE:  |
| MA      | 07.03.22 | N/A     |
| JOB NO. | PHASE:   | DWG No: |
| 13922.5 | DA       |         |
|         |          | REV:    |
|         |          | F       |



PROPOSED DEVELOPMENT  
No.60, 62 & 64 SHOWGROUND ROAD, GOSFORD  
EROSION & SEDIMENT CONTROL PLANS

GENERAL INSTRUCTIONS

1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

4. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
5. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
6. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
7. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
- A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
- B) CONSTRUCT THE STABILISED SITE ACCESS.
- C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
- D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
- E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
- F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
- G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
- H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
- I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

7. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
- A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
- B) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
- C) REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
- D) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
- E) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
- F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
8. THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
- A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
- B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
- C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
- D) THE NEED FOR DUST PREVENTION STRATEGIES.
- E) ANY REMEDIAL WORKS TO BE UNDERTAKEN. THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

9. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
10. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
11. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
12. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
13. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
14. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
15. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

16. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
- 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
  - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
  - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
  - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
17. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
18. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
19. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
20. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.

SOIL EROSION CONTROL INSTRUCTIONS cont.

21. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
22. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
23. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

25. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
26. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
27. ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
28. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
29. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS).
3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
5. A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
6. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
7. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

SHEET INDEX

|                                    |          |
|------------------------------------|----------|
| COVER SHEET & NOTES                | SHEET E1 |
| EROSION & SEDIMENT CONTROL PLAN    | SHEET E2 |
| EROSION & SEDIMENT CONTROL DETAILS | SHEET E3 |



Department of Planning  
and Environment

*Issued under the Environmental Planning and Assessment Act 1979*  
**Approved Application No: DA 22/11444**

**Approved on: 24 May 2023**

**Signed: AW Sheet No: 34 of 49**

LOCATION PLAN



DRAWINGS MUST BE PRINTED IN COLOUR

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|  |  |  |  | Client   |  | Architect                 |  | Project                                                                                                                         |  | Drawing Title                                     |  |
|  |  |  |  | CHP FUND |  | ELEVATION<br>ARCHITECTURE |  | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  | PROPOSED COMMERCIAL<br>DEVELOPMENT                |  |
|  |  |  |  |          |  |                           |  | No.60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD                                                                                    |  | EROSION & SEDIMENT CONTROL<br>COVER SHEET & NOTES |  |
|  |  |  |  |          |  |                           |  | Project No:<br>CC220233                                                                                                         |  |                                                   |  |
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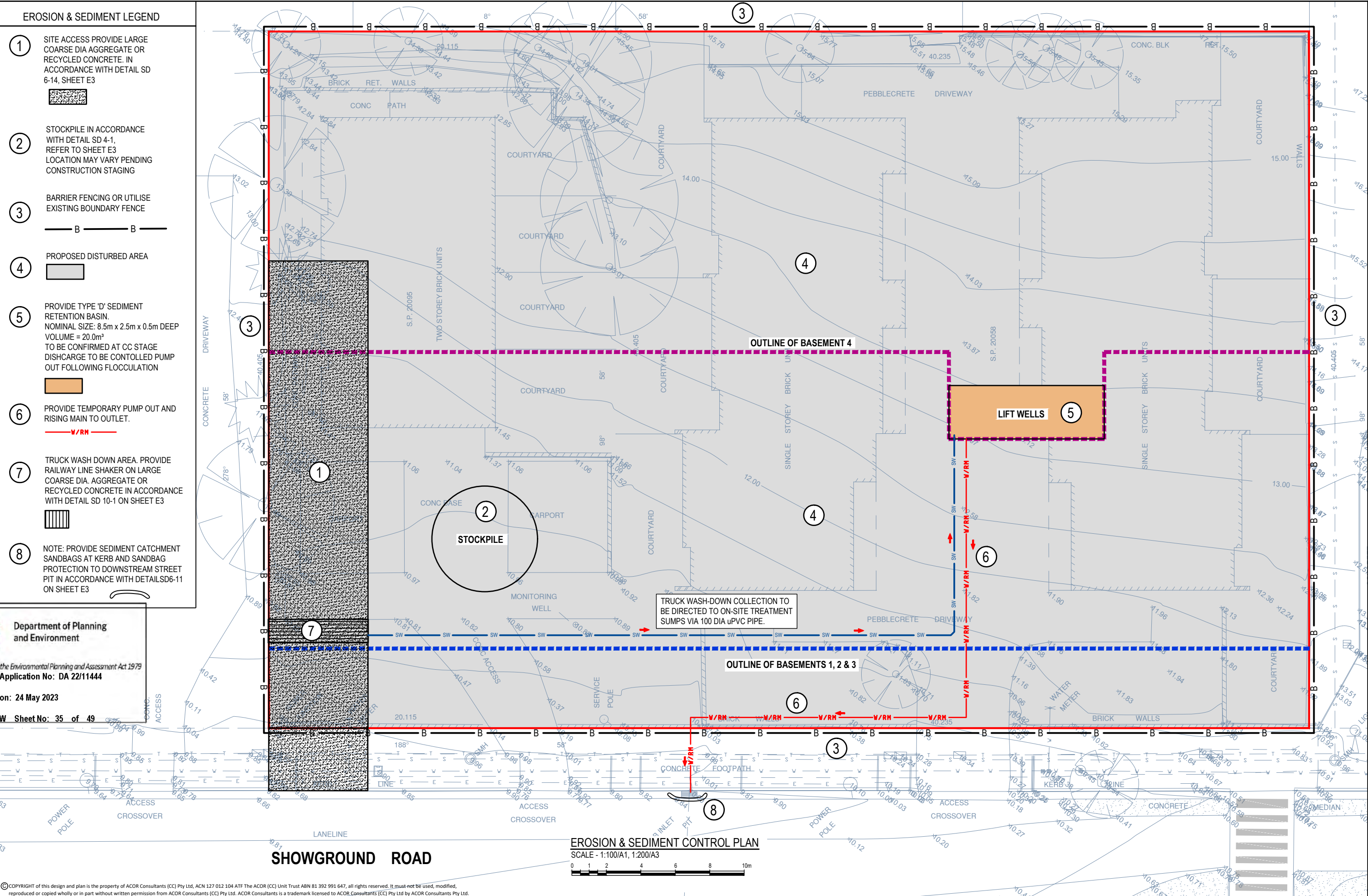
- EROSION & SEDIMENT LEGEND
- 1 SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 6-14, SHEET E3
  - 2 STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET E3 LOCATION MAY VARY PENDING CONSTRUCTION STAGING
  - 3 BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE
  - 4 PROPOSED DISTURBED AREA
  - 5 PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN. NOMINAL SIZE: 8.5m x 2.5m x 0.5m DEEP VOLUME = 20.0m³ TO BE CONFIRMED AT CC STAGE DISCHARGE TO BE CONTROLLED PUMP OUT FOLLOWING FLOCCULATION
  - 6 PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET.
  - 7 TRUCK WASH DOWN AREA. PROVIDE RAILWAY LINE SHAKER ON LARGE COARSE DIA. AGGREGATE OR RECYCLED CONCRETE IN ACCORDANCE WITH DETAIL SD 10-1 ON SHEET E3
  - 8 NOTE: PROVIDE SEDIMENT CATCHMENT SANDBAGS AT KERB AND SANDBAG PROTECTION TO DOWNSTREAM STREET PIT IN ACCORDANCE WITH DETAILSD6-11 ON SHEET E3

 **Department of Planning and Environment**

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

Approved on: 24 May 2023

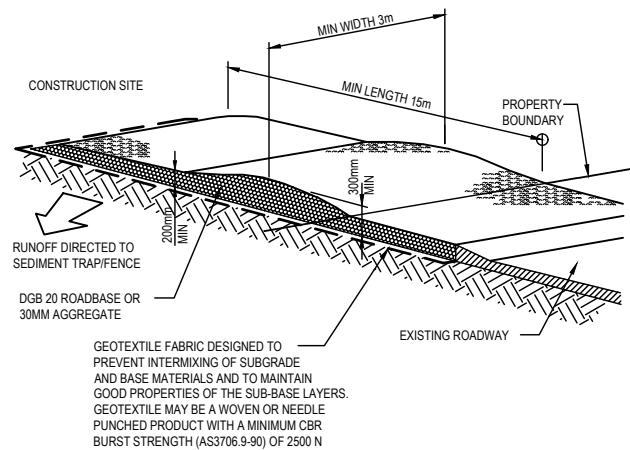
Signed: AW Sheet No: 35 of 49



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| Client            |  |  |  | Architect              |  |  |  | Project                                                                                                                         |  |  |  | Drawing Title                   |  |  |  |
| CHP FUND          |  |  |  | ELEVATION ARCHITECTURE |  |  |  | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  |  |  | PROPOSED COMMERCIAL DEVELOPMENT |  |  |  |
| A                 |  |  |  | 14.06.22               |  |  |  | No 60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD                                                                                    |  |  |  | EROSION & SEDIMENT CONTROL PLAN |  |  |  |
| Issue             |  |  |  | Date                   |  |  |  | Project No.                                                                                                                     |  |  |  | Dwg. No.                        |  |  |  |
| Description       |  |  |  | Drawn                  |  |  |  | CC220233                                                                                                                        |  |  |  | E2                              |  |  |  |
| 10cm at full size |  |  |  | Approved               |  |  |  | Issue                                                                                                                           |  |  |  | A                               |  |  |  |

SOURCE: MANAGING URBAN STORMWATER  
SOILS AND CONSTRUCTION  
THIRD EDITION, AUGUST 1998  
PRODUCED BY THE DEPARTMENT  
OF HOUSING



CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BUINDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS

SD 6-14

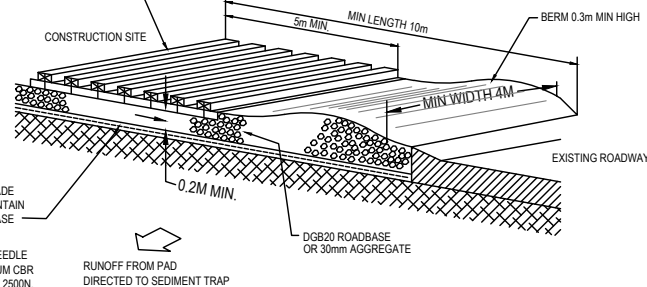
CONSTRUCTION NOTES

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS.

GEOTEXTILE MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500N.

TIMBER SLEEPER OR METAL GRID 100mm HIGH AND SPACED AT 200mm CTS.



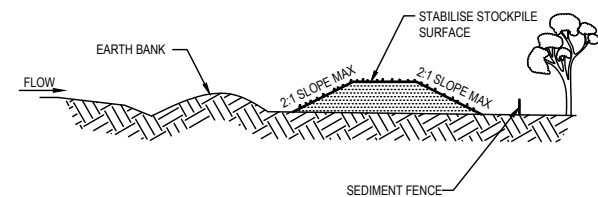
MAINTENANCE NOTES

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION EXIT

SD 10-1

SOURCE: MANAGING URBAN STORMWATER  
SOILS AND CONSTRUCTION  
THIRD EDITION, AUGUST 1998  
PRODUCED BY THE DEPARTMENT  
OF HOUSING



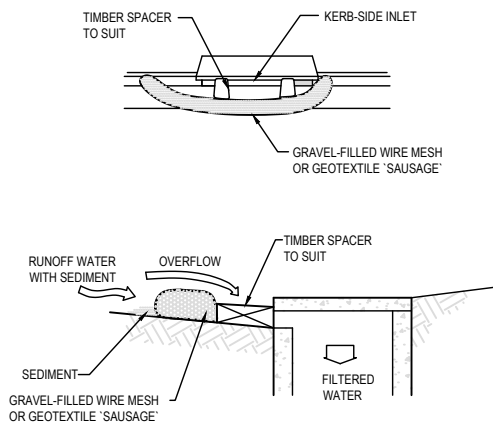
CONSTRUCTION NOTES:

1. LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-2) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILES

SD 4-1

SOURCE: MANAGING URBAN STORMWATER  
SOILS AND CONSTRUCTION  
THIRD EDITION, AUGUST 1998  
PRODUCED BY THE DEPARTMENT  
OF HOUSING



NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES:

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25MM TO 50MM GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150MM HIGH X 400MM WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100MM GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

MESH AND GRAVEL INLET FILTER

SD 6-11

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| A     | ISSUED FOR APPROVAL | 14.06.22 | SJ    | BK       |       |
| Issue | Description         | Date     | Drawn | Approved |       |
| 0     | 10m at full scale   |          |       |          |       |

Client  
CHP FUND

Architect  
ELEVATION  
ARCHITECTURE



ACOR Consultants (CC) Pty Ltd  
Platinum Building, Suite 2.01, 4 Ilya Avenue  
ERINA NSW 2250, Australia  
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Project

PROPOSED COMMERCIAL  
DEVELOPMENT

No 60, 62 & 64  
SHOWGROUND ROAD  
GOSFORD

Drawing Title  
EROSION & SEDIMENT CONTROL  
PLAN

| Drawn    | Date        | Scale    | A1    | O.A. Check | Date |
|----------|-------------|----------|-------|------------|------|
| SJ       | 14.06.22    | AS NOTED | -     | -          | -    |
| Designed | Project No. | Dwg. No. | Issue |            |      |
| BK       | CC220233    | E2       | A     |            |      |

 Department of Planning  
and Environment

*Issued under the Environmental Planning and Assessment Act 1979*

**Approved Application No: DA 22/11444**

**Approved on: 24 May 2023**

**Signed: AW Sheet No: 37 of 49**

## GENERAL NOTES

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

## RAINWATER RE-USE SYSTEM NOTES

1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
  - 2.1. PERMANENT AIR GAP
  - 2.2. BACKFLOW PREVENTION DEVICE
3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
6. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
7. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
8. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
9. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
10. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
11. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
12. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

CENTRAL COAST COUNCIL REQUIREMENTS

SITE AREA (m²)2438

TOTAL PROPOSED IMPERVIOUS AREA (m²)2370 (97%)

PROPOSED ROOF AREA (m²)1380

PROPOSED DRIVEWAY30

MISC. PAVING / COURTYARDS (m²)960

PROPOSED COMMERCIAL MULTI UNIT COMPLEX IN ACCORDANCE WITH THE GOSFORD CITY COUNCIL DCP 2013 CLAUSE 6.7.6.1 THE FOLLOWING DEVELOPMENT TARGETS ARE REQUIRED.

6.7.6.1 Intent

All developments that require consent will be required to demonstrate compliance with the targets in Table 1:

Table 1

Development Control Targets Matrix

| Development Control Targets | Development Types |                                           |                                 |                                                 |                                                    |                                                     |   |
|-----------------------------|-------------------|-------------------------------------------|---------------------------------|-------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|---|
|                             | Pools & Spas      | Alterations & Additions in excess of 50m² | Single Dwellings Dual Occupancy | Medium and High Density Residential Development | Group homes, seniors housing, emergency facilities | Commercial, Industrial Subdivisions (Urban & Rural) |   |
| Water Conservation          | Covered by BASIX  |                                           |                                 |                                                 |                                                    | ✓                                                   | X |
| Retention                   | ✓                 | ✓                                         | ✓                               | ✓                                               | ✓                                                  | ✓                                                   | ✓ |
| Stormwater Quality          | X                 | X                                         | ✓                               | ✓                                               | ✓                                                  | ✓                                                   | ✓ |
| Onsite Detention            | X                 | X                                         | X                               | ✓                                               | ✓                                                  | ✓                                                   | ✓ |
| Local Overland Drainage     | ✓                 | ✓                                         | ✓                               | ✓                                               | ✓                                                  | ✓                                                   | ✓ |
| Flooding                    | ✓                 | ✓                                         | ✓                               | ✓                                               | ✓                                                  | ✓                                                   | ✓ |

(i)WATER CONSERVATION

82,000 LITRE RAINWATER RE-USE TANK PROVIDED FOR LANDSCAPE IRRIGATION

(ii)STORMWATER RETENTION

STORMWATER RETENTION HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF GOSFORD DEVELOPMENT CONTROL PLAN 2013 PART 6.7.7.2.4 DEEMED TO COMPLY.

THE FOLLOWING MINIMUM RETENTION STORAGE IS TO BE PROVIDED TO SATISFY THIS REQUIREMENT:-

TOTAL RETENTION VOLUME REQUIRED = 82,000 LITRES

-RAINWATER TANK/S = 82,000 LITRES

-REFER WATER QUALITY REPORT SHEET C11

WE NOTE THIS MEETS THE MINIMUM DEEMED TO COMPLY WATER RETENTION TARGET.

(iii)ON SITE DETENTION

REFER TO SHEET C10 'ON SITE DETENTION REPORT'

(iii)STORMWATER QUALITY CONTROL

REFER TO WATER QUALITY REPORT SHEETS C11 TO C13

(iv)FLOOD PLANNING LEVEL FPL

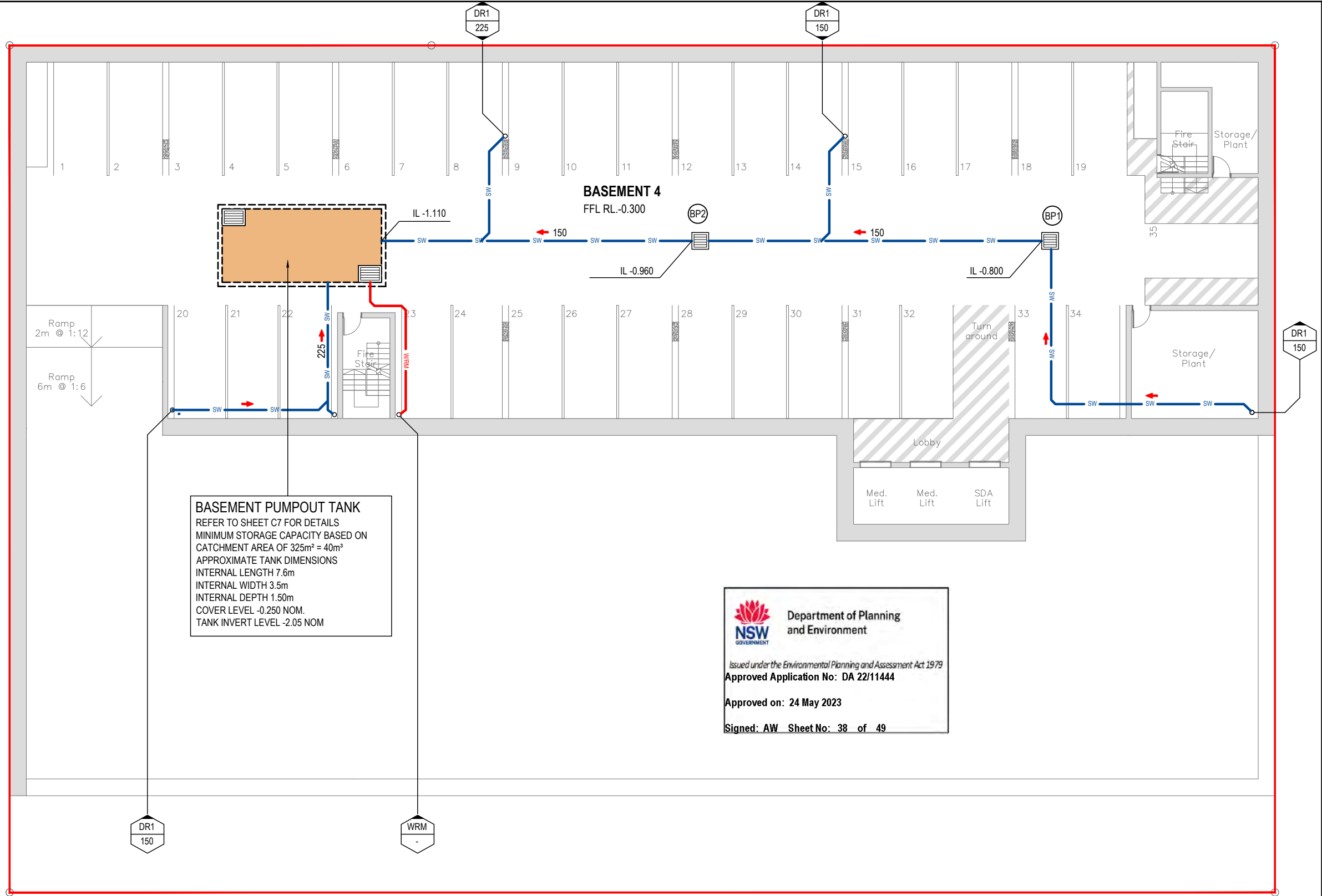
REFER TO FLOOD SUMMARY ON SHEET C14

DESIGN PREPARED IN ACCORDANCE WITH GOSFORD CITY COUNCIL'S DCP 2013 PART 6.7. GOSFORD CITY COUNCIL WATER CYCLE MANAGEMENT GUIDELINES, AR&R AND AS/NZS 3500.

## LEGEND

|                                                                                      |                                                                                                                                     |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|      | DENOTES 100mm DIA. FULLY SEALED UNDERGROUND RAINWATER SYSTEM PIPE U.N.O.                                                            |
|      | DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.                                       |
|      | DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.                                                                        |
|      | DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.                                                         |
|      | DENOTES WATER RISER MAIN (BY OTHERS)                                                                                                |
|      | DENOTES SEALED AERIAL LINE RAINWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3  |
|      | DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3 |
|     | DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.            |
|     | DENOTES THE LOCATIONS OF STORMWATER DROPPERS AND SPECIFIED DIAMETER.                                                                |
| SO  | DENOTES SURFACE OUTLET.                                                                                                             |
| PO  | DENOTES PLANTER BOX OUTLET.                                                                                                         |
| TF  | 260mm DIA 'SPS TRUFLO' INLET (150mm DIA INLET PIPE) OR EQUIVALENT.                                                                  |
|     | DENOTES PROPOSED SURFACE WATER FLOW PATH GENERATED BY DEVELOPMENT SITE CATCHMENT ONLY                                               |
|   | DENOTES STORMWATER LINE CATCHMENT TO BE FINALISED AT CC STAGE DESIGN                                                                |
|   | DENOTES STORMWATER LINE CONTINUATION REFERENCE DRAWING                                                                              |
|   | DENOTES 100 WD x 100 DP GRATED DRAIN. LEVELS TO BE FINALISED AT CC STAGE                                                            |
|   | DENOTES 30mm DEEP DRAINAGE CELLS COVERED IN GEOTEXTILE UNDER GRASSED AREAS. DIRECT SEEPAGE TO STORMWATER SYSTEM                     |

| PIT SCHEDULE                                                                          |                 |           |           |
|---------------------------------------------------------------------------------------|-----------------|-----------|-----------|
| PIT No.                                                                               | TYPE            | SIZE      | TOP GRATE |
| BP1                                                                                   | HD GRATED INLET | 600 x 600 | -0.25     |
| BP2                                                                                   | HD GRATED INLET | 600 x 600 | -0.25     |
| PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION |                 |           |           |

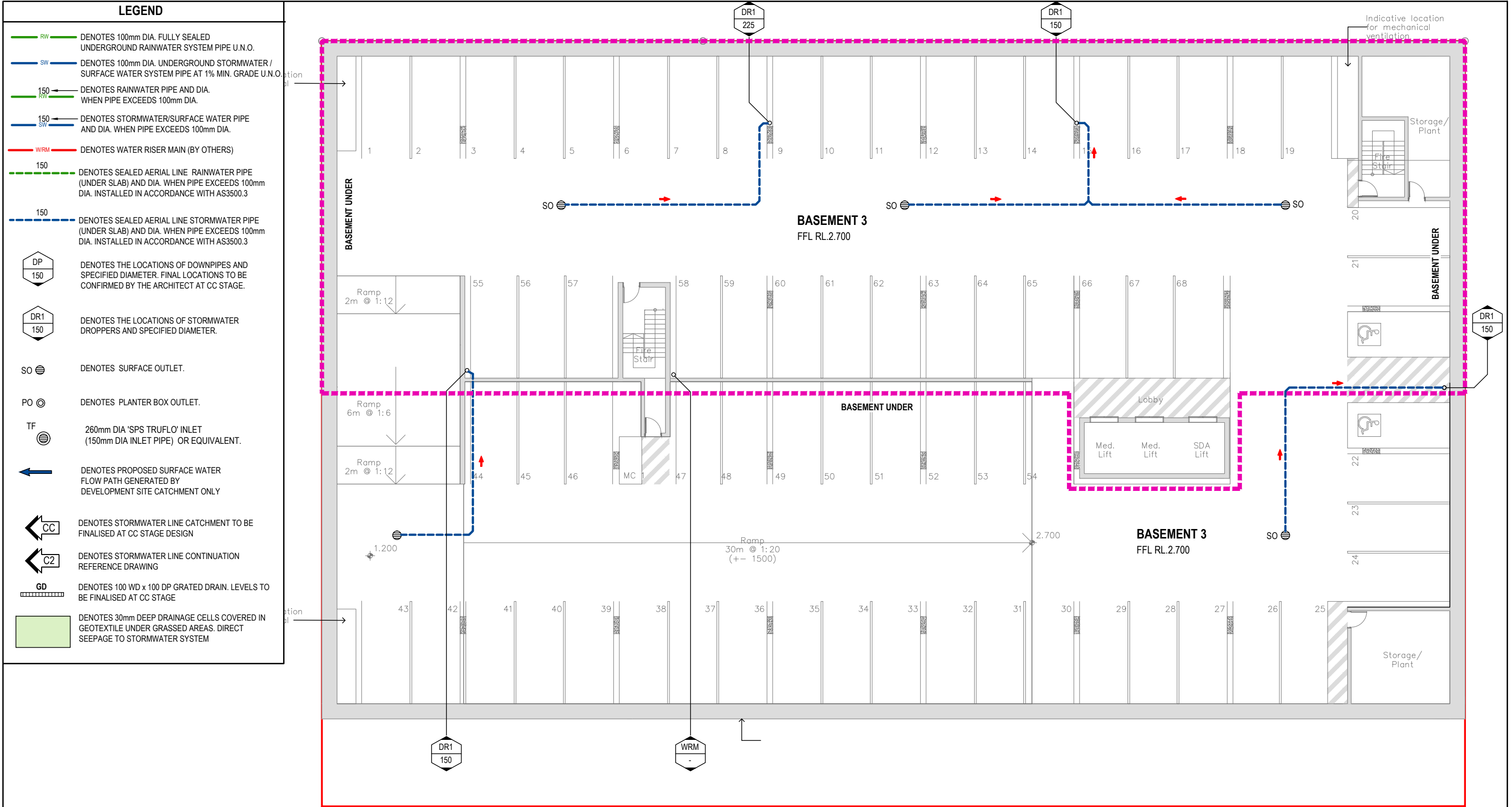


**STORMWATER MANAGEMENT PLAN - BASEMENT 4**  
SCALE - 1:100/A1, 1:200/A3



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|                                                                                                                                                                                                                                                                                                                                                                          |                                    |          |       |            |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------|-------|------------|------|--|--|--|--|--------|------------------------------------|---------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------|----------|--------------------------------------------|----|-------|-------------|------|-------|----------|--------------------------------------|--|--|--|--|-------------------------------------------------------------------------------------|--|--|--|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|-------|----|------------|------|----|----------|----------|---|---|---|----------|-------------|----------|-------|--|--|----|----------|----|---|--|--|
|                                                                                                                                                                                                                                                                                                                                                                          |                                    |          |       |            |      |  |  |  |  | Client |                                    | Architect                 |    | Project                                                                                                                                                                                                                                                                                                                     |   | Drawing Title                                                                                         |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
|                                                                                                                                                                                                                                                                                                                                                                          |                                    |          |       |            |      |  |  |  |  | CHP    |                                    | ELEVATION<br>ARCHITECTURE |    | <div>ACOR Consultants (CC) Pty Ltd<br/>Platinum Building, Suite 2.01, 4 Ilya Avenue<br/>ERINA NSW 2250, Australia<br/>T +61 2 4324 3499</div> <div><br/>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS</div> |   | <div>PROPOSED COMMERCIAL<br/>DEVELOPMENT<br/>No.60, 62 &amp; 64<br/>SHOWGROUND ROAD<br/>GOSFORD</div> |          | STORMWATER MANAGEMENT<br>PLAN - BASEMENT 4 |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| <table><tr><td>B</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>06.07.22</td><td>SJ</td><td>BK</td></tr><tr><td>A</td><td>ISSUED FOR CLIENT REVIEW</td><td>05.07.22</td><td>SJ</td><td>BK</td></tr><tr><td>Issue</td><td>Description</td><td>Date</td><td>Drawn</td><td>Approved</td></tr><tr><td colspan="5"><div><div></div><div>10m</div></div></td></tr></table> |                                    |          |       |            |      |  |  |  |  | B      | ISSUED FOR DEVELOPMENT APPLICATION | 06.07.22                  | SJ | BK                                                                                                                                                                                                                                                                                                                          | A | ISSUED FOR CLIENT REVIEW                                                                              | 05.07.22 | SJ                                         | BK | Issue | Description | Date | Drawn | Approved | <div><div></div><div>10m</div></div> |  |  |  |  |  |  |  |  |  |  |  |  | <table><tr><td>Drawn</td><td>Date</td><td>Scale</td><td>A1</td><td>G.A. Check</td><td>Date</td></tr><tr><td>SJ</td><td>05.07.22</td><td>AS NOTED</td><td>-</td><td>-</td><td>-</td></tr><tr><td>Designed</td><td>Project No.</td><td>Dwg. No.</td><td colspan="2">Issue</td><td></td></tr><tr><td>BK</td><td>CC220233</td><td>C2</td><td colspan="2">B</td><td></td></tr></table> |  | Drawn | Date | Scale | A1 | G.A. Check | Date | SJ | 05.07.22 | AS NOTED | - | - | - | Designed | Project No. | Dwg. No. | Issue |  |  | BK | CC220233 | C2 | B |  |  |
| B                                                                                                                                                                                                                                                                                                                                                                        | ISSUED FOR DEVELOPMENT APPLICATION | 06.07.22 | SJ    | BK         |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| A                                                                                                                                                                                                                                                                                                                                                                        | ISSUED FOR CLIENT REVIEW           | 05.07.22 | SJ    | BK         |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| Issue                                                                                                                                                                                                                                                                                                                                                                    | Description                        | Date     | Drawn | Approved   |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| <div><div></div><div>10m</div></div>                                                                                                                                                                                                                                                                                                                                     |                                    |          |       |            |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| Drawn                                                                                                                                                                                                                                                                                                                                                                    | Date                               | Scale    | A1    | G.A. Check | Date |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| SJ                                                                                                                                                                                                                                                                                                                                                                       | 05.07.22                           | AS NOTED | -     | -          | -    |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| Designed                                                                                                                                                                                                                                                                                                                                                                 | Project No.                        | Dwg. No. | Issue |            |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |
| BK                                                                                                                                                                                                                                                                                                                                                                       | CC220233                           | C2       | B     |            |      |  |  |  |  |        |                                    |                           |    |                                                                                                                                                                                                                                                                                                                             |   |                                                                                                       |          |                                            |    |       |             |      |       |          |                                      |  |  |  |  |                                                                                     |  |  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                   |  |       |      |       |    |            |      |    |          |          |   |   |   |          |             |          |       |  |  |    |          |    |   |  |  |



 **Department of Planning and Environment**

*Issued under the Environmental Planning and Assessment Act 1979*  
**Approved Application No: DA 22/11444**

**Approved on: 24 May 2023**

**Signed: AW Sheet No: 39 of 49**

**STORMWATER MANAGEMENT PLAN - BASEMENT 3**  
SCALE - 1:100/A1, 1:200/A3



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|  |  |  |  |        |  |                        |  |                                                                                                                                  |  |                                         |  |                         |  |
|--|--|--|--|--------|--|------------------------|--|----------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|-------------------------|--|
|  |  |  |  | Client |  | Architect              |  | Project                                                                                                                          |  | Drawing Title                           |  |                         |  |
|  |  |  |  | CHP    |  | ELEVATION ARCHITECTURE |  | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilyia Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  | STORMWATER MANAGEMENT PLAN - BASEMENT 3 |  |                         |  |
|  |  |  |  |        |  |                        |  | No 60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD                                                                                     |  | Drawn<br>SJ                             |  | Date<br>05.07.22        |  |
|  |  |  |  |        |  |                        |  |                                                                                                                                  |  | Scale<br>AS NOTED                       |  | A1                      |  |
|  |  |  |  |        |  |                        |  |                                                                                                                                  |  | O.A. Check<br>-                         |  | Date<br>-               |  |
|  |  |  |  |        |  |                        |  |                                                                                                                                  |  | Designed<br>BK                          |  | Project No.<br>CC220233 |  |
|  |  |  |  |        |  |                        |  |                                                                                                                                  |  | Dwg. No.<br>C3                          |  | Issue<br>B              |  |

LEGEND

RW

DENOTES 100mm DIA. FULLY SEALED UNDERGROUND RAINWATER SYSTEM PIPE U.N.O.

SW

DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.

150

RW

DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.

150

SW

DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.

WRM

DENOTES WATER RISER MAIN (BY OTHERS)

150

DENOTES SEALED AERIAL LINE RAINWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3

150

DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3

DP

150

DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.

DR1

150

DENOTES THE LOCATIONS OF STORMWATER DROPPERS AND SPECIFIED DIAMETER.

SO

DENOTES SURFACE OUTLET.

PO

DENOTES PLANTER BOX OUTLET.

TF

260mm DIA 'SPS TRUFLO' INLET (150mm DIA INLET PIPE) OR EQUIVALENT.

DENOTES PROPOSED SURFACE WATER FLOW PATH GENERATED BY DEVELOPMENT SITE CATCHMENT ONLY

CC

DENOTES STORMWATER LINE CATCHMENT TO BE FINALISED AT CC STAGE DESIGN

C2

DENOTES STORMWATER LINE CONTINUATION REFERENCE DRAWING

GD

DENOTES 100 WD x 100 DP GRATED DRAIN. LEVELS TO BE FINALISED AT CC STAGE

DENOTES 30mm DEEP DRAINAGE CELLS COVERED IN GEOTEXTILE UNDER GRASSED AREAS. DIRECT SEEPAGE TO STORMWATER SYSTEM

NSW

GOVERNMENT

Department of Planning and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 40 of 49

STORMWATER MANAGEMENT PLAN - BASEMENT 2

SCALE - 1:100/A1, 1:200/A3

0

1

2

4

6

8

10m

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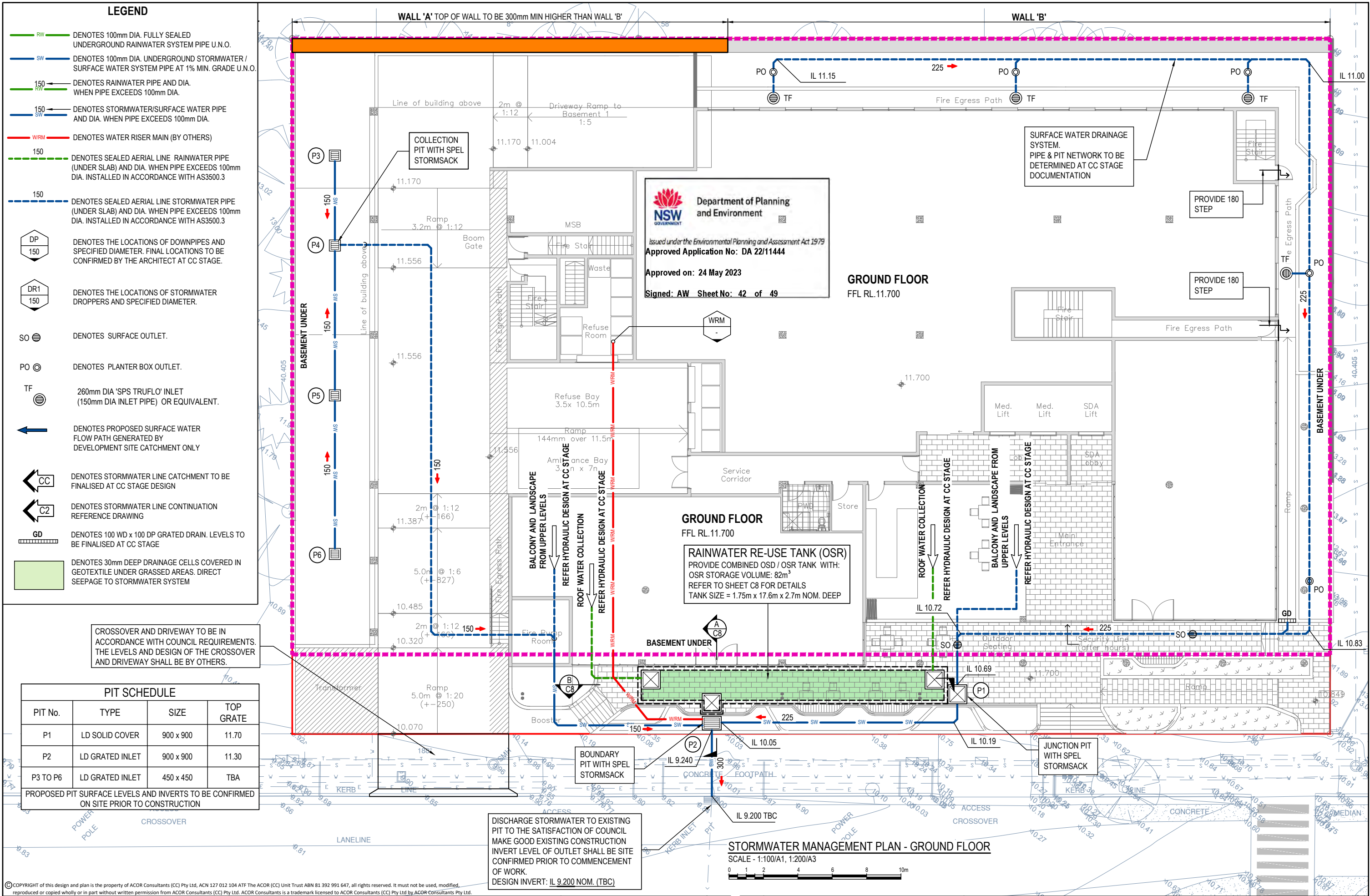
|  |  |  |  |        |  |                        |  |                                                                                                                                 |  |                                         |  |                         |  |                   |  |            |  |                 |  |           |  |
|--|--|--|--|--------|--|------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|-------------------------|--|-------------------|--|------------|--|-----------------|--|-----------|--|
|  |  |  |  | Client |  | Architect              |  | Project                                                                                                                         |  | Drawing Title                           |  |                         |  |                   |  |            |  |                 |  |           |  |
|  |  |  |  | CHP    |  | ELEVATION ARCHITECTURE |  | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  | STORMWATER MANAGEMENT PLAN - BASEMENT 2 |  |                         |  |                   |  |            |  |                 |  |           |  |
|  |  |  |  |        |  |                        |  | No 60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD                                                                                    |  | Drawn<br>SJ                             |  | Date<br>05.07.22        |  | Scale<br>AS NOTED |  | A1         |  | O.A. Check<br>- |  | Date<br>- |  |
|  |  |  |  |        |  |                        |  |                                                                                                                                 |  | Designed<br>BK                          |  | Project No.<br>CC220233 |  | Dwg. No.<br>C4    |  | Issue<br>B |  |                 |  |           |  |

## LEGEND

|                                                                                      |                                                                                                                                     |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|      | DENOTES 100mm DIA. FULLY SEALED UNDERGROUND RAINWATER SYSTEM PIPE U.N.O.                                                            |
|      | DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.                                       |
|      | DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.                                                                        |
|      | DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.                                                         |
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|      | DENOTES SEALED AERIAL LINE RAINWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3  |
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|     | DENOTES THE LOCATIONS OF STORMWATER DROPPERS AND SPECIFIED DIAMETER.                                                                |
| SO  | DENOTES SURFACE OUTLET.                                                                                                             |
| PO  | DENOTES PLANTER BOX OUTLET.                                                                                                         |
| TF  | 260mm DIA 'SPS TRUFLO' INLET (150mm DIA INLET PIPE) OR EQUIVALENT.                                                                  |
|     | DENOTES PROPOSED SURFACE WATER FLOW PATH GENERATED BY DEVELOPMENT SITE CATCHMENT ONLY                                               |
|   | DENOTES STORMWATER LINE CATCHMENT TO BE FINALISED AT CC STAGE DESIGN                                                                |
|   | DENOTES STORMWATER LINE CONTINUATION REFERENCE DRAWING                                                                              |
|   | DENOTES 100 WD x 100 DP GRATED DRAIN. LEVELS TO BE FINALISED AT CC STAGE                                                            |
|   | DENOTES 30mm DEEP DRAINAGE CELLS COVERED IN GEOTEXTILE UNDER GRASSED AREAS. DIRECT SEEPAGE TO STORMWATER SYSTEM                     |



A horizontal beam of length 10m is shown. It is supported at points 0, 1, 2, 4, 6, 8, and 10m. The beam is divided into segments of 1m, 1m, 2m, 2m, 2m, 2m, and 2m. The supports are located at the boundaries of these segments.



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|                   |             |                                    |          |          |    |
|-------------------|-------------|------------------------------------|----------|----------|----|
| B                 |             | ISSUED FOR DEVELOPMENT APPLICATION | 06.07.22 | SJ       | BK |
| A                 |             | ISSUED FOR CLIENT REVIEW           | 05.07.22 | SJ       | BK |
| Issue             | Description | Date                               | Drawn    | Approved |    |
| 10m at full scale |             |                                    |          |          |    |

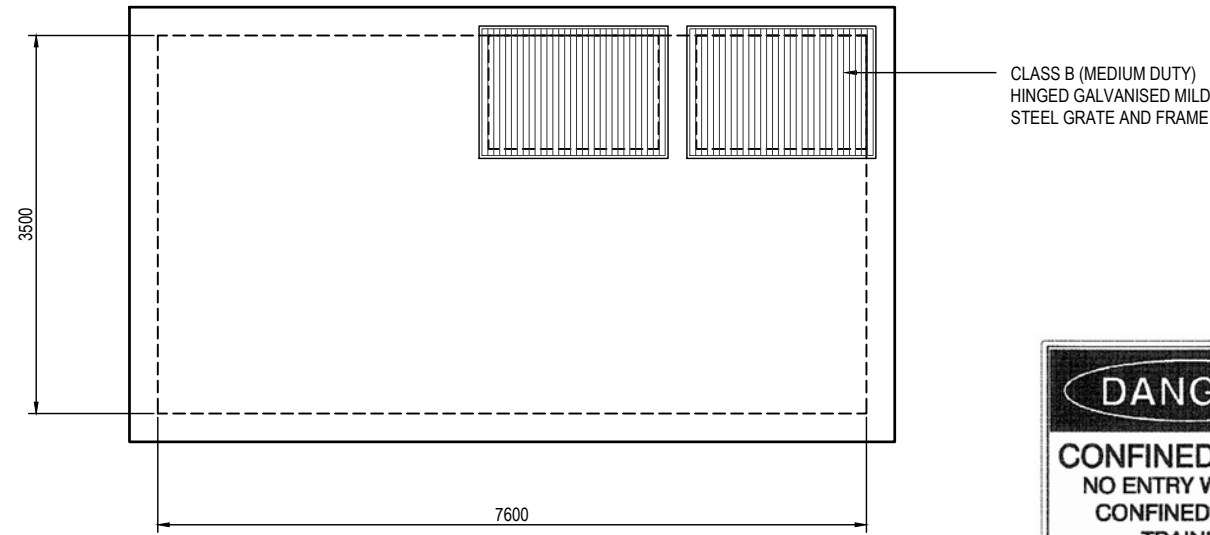
|           |                        |
|-----------|------------------------|
| Client    | CHP                    |
| Architect | ELEVATION ARCHITECTURE |



|                               |                                              |                           |                   |
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|-------------------------------|----------------------------------------------|---------------------------|-------------------|

|                |                                 |
|----------------|---------------------------------|
| Project        | PROPOSED COMMERCIAL DEVELOPMENT |
| No 60, 62 & 64 | SHOWGROUND ROAD                 |
| GOSFORD        |                                 |

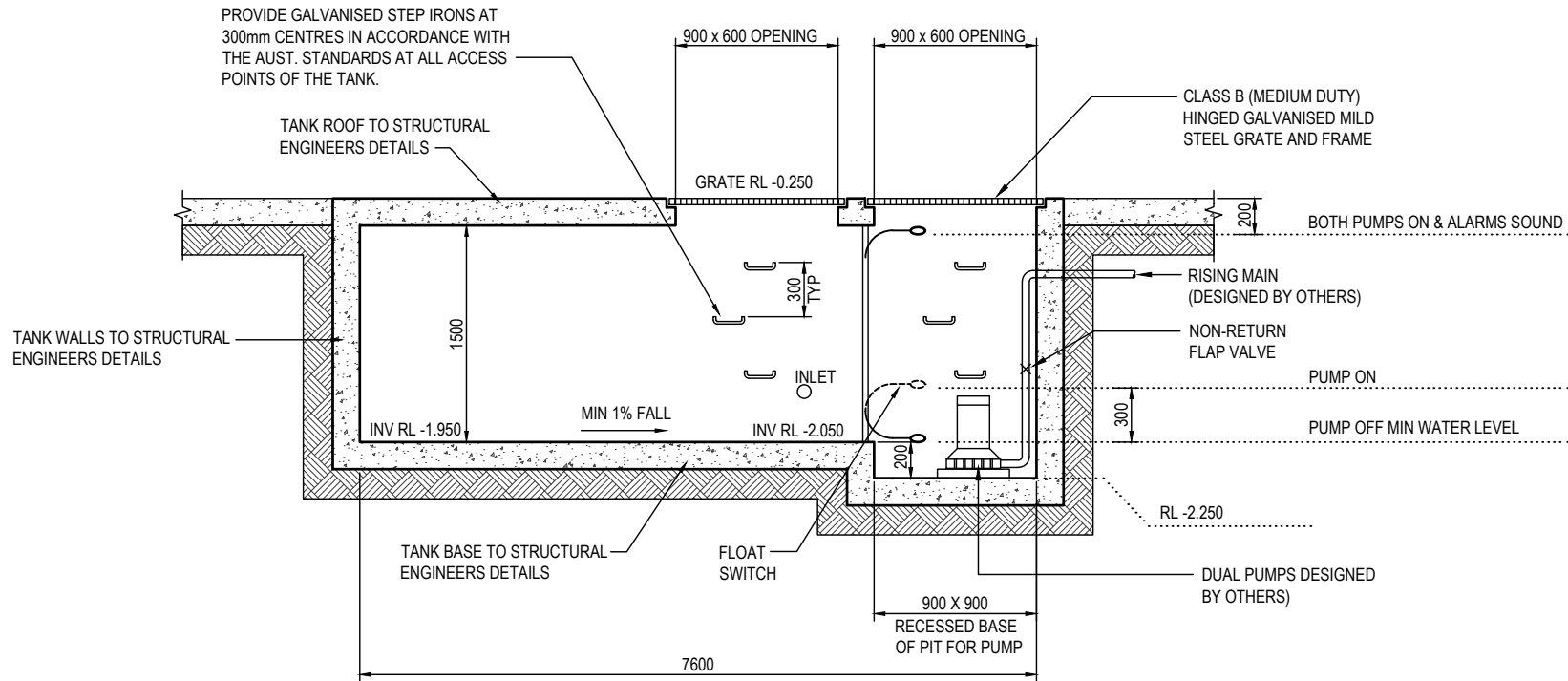
|               |                                           |
|---------------|-------------------------------------------|
| Drawing Title | STORMWATER MANAGEMENT PLAN - GROUND FLOOR |
| Drawn         | SJ                                        |
| Date          | 05.07.22                                  |
| Scale         | AS NOTED                                  |
| A1            | -                                         |
| O.A. Check    | -                                         |
| Date          | -                                         |
| Designed      | BK                                        |
| Project No.   | CC220233                                  |
| Dwg. No.      | C6                                        |
| Issue         | B                                         |



INSTALL CONFINED SPACE WARNING SIGN

PUMP OUT TANK PLAN  
SCALE 1:20/A1, 1:40/A3

- STANDARD PUMP OUT DESIGN NOTES**
- THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-
1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
  2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
  3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
  4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
  5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.



PUMP OUT TANK  
AVERAGE HEIGHT = 1.5m  
WIDTH = 3.5m  
LENGTH = 7.60m  
VOLUME PROVIDED = 40.0m³

TYPICAL SECTION THROUGH PUMP OUT TANK  
SCALE 1:20/A1, 1:40/A3

- PUMP-OUT TANK MAINTENANCE SCHEDULE**
- MAINTENANCE CONTRACT**
- NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.
- THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:
1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
  2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
  3. CHECK:
    - 3.1. PUMPS FOR WEAR
    - 3.2. PUMP OIL SEALS
    - 3.3. PUMP STRAINER AND CLEAN
  4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
  5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
  6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.
- THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.



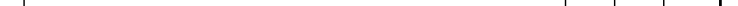
Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

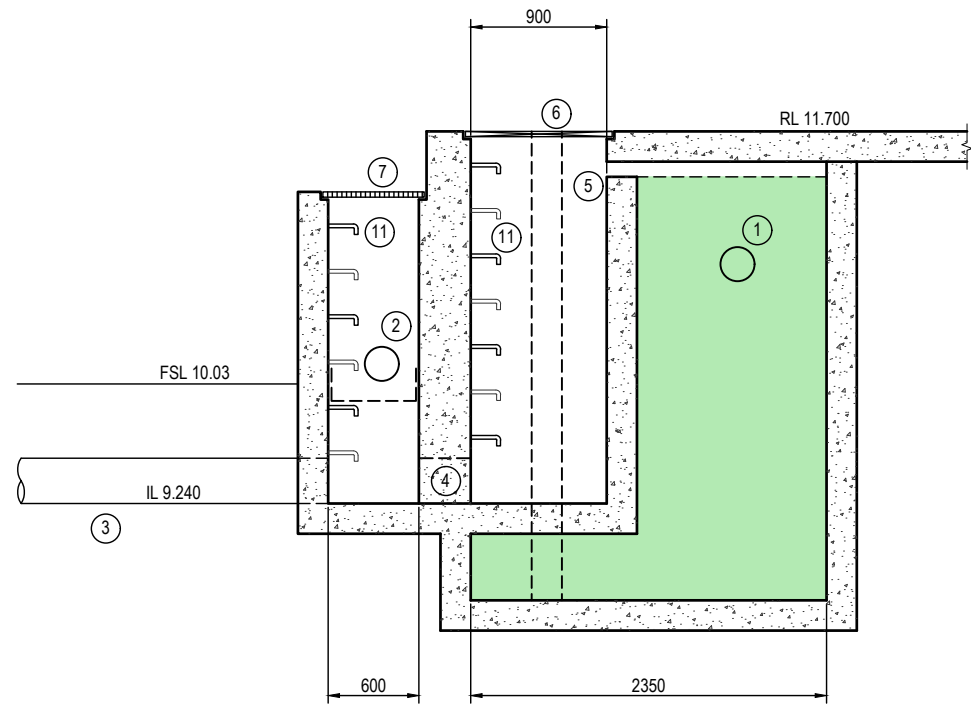
Approved on: 24 May 2023

Signed: AW Sheet No: 43 of 49

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|--|--|--|--|--|--|--|--|--|--|-------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|-------|------------|------|--|
|  |  |  |  |  |  |  |  |  |  | Client                                                                              | Architect                          | <br>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS | Project<br><b>ACOR Consultants (CC) Pty Ltd</b><br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 | Project<br><b>PROPOSED COMMERCIAL DEVELOPMENT</b><br>No.60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD | Drawing Title<br><b>STORMWATER MANAGEMENT DETAILS SHEET No.1</b> |          |       |            |      |  |
|  |  |  |  |  |  |  |  |  |  |  | Drawn                              |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | Date                                                             | Scale    | A1    | G.A. Check | Date |  |
|  |  |  |  |  |  |  |  |  |  |                                                                                     | SJ                                 |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | 05.07.22                                                         | AS NOTED | -     | -          | -    |  |
|  |  |  |  |  |  |  |  |  |  |                                                                                     | Issue                              |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | Description                                                      | Date     | Drawn | Approved   |      |  |
|  |  |  |  |  |  |  |  |  |  | B                                                                                   | ISSUED FOR DEVELOPMENT APPLICATION |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | 06.07.22                                                         | SJ       | BK    |            |      |  |
|  |  |  |  |  |  |  |  |  |  | A                                                                                   | ISSUED FOR CLIENT REVIEW           | 05.07.22                                                                                                                                                          | SJ                                                                                                                                                | BK                                                                                                |                                                                  |          |       |            |      |  |
|  |  |  |  |  |  |  |  |  |  | Issue                                                                               | Description                        | Date                                                                                                                                                              | Drawn                                                                                                                                             | Approved                                                                                          |                                                                  |          |       |            |      |  |
|  |  |  |  |  |  |  |  |  |  | 0                                                                                   | 10m at full size                   |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   |                                                                  |          |       |            |      |  |

|                   |                                            |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   |                                                                  |             |          |       |            |      |
|-------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------|----------|-------|------------|------|
| Client<br><br>CHP | Architect<br><br>ELEVATION<br>ARCHITECTURE | <br>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS | Project<br><b>ACOR Consultants (CC) Pty Ltd</b><br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 | Project<br><b>PROPOSED COMMERCIAL DEVELOPMENT</b><br>No.60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD | Drawing Title<br><b>STORMWATER MANAGEMENT DETAILS SHEET No.1</b> |             |          |       |            |      |
|                   |                                            |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | Drawn                                                            | Date        | Scale    | A1    | G.A. Check | Date |
|                   |                                            |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | SJ                                                               | 05.07.22    | AS NOTED | -     | -          | -    |
|                   |                                            |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | Designed                                                         | Project No. | Dwg. No. | Issue |            |      |
|                   |                                            |                                                                                                                                                                   |                                                                                                                                                   |                                                                                                   | BK                                                               | CC220233    | C7       | B     |            |      |

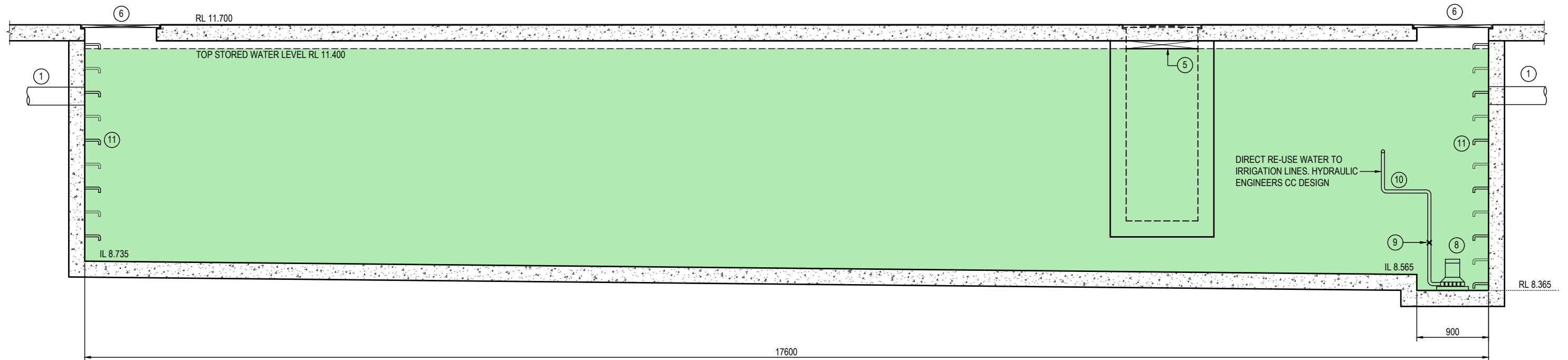


SECTION A  
SCALE: 1:25/A1, 1:50/A3

| LEGEND |                                                                                                                                                         |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| ①      | ROOFWATER INLET PIPE                                                                                                                                    |
| ②      | SURFACE WATER INLET PIPE                                                                                                                                |
| ③      | 300 DIA DISCHARGE PIPE                                                                                                                                  |
| ④      | 300 DIA LINK PIPE                                                                                                                                       |
| ⑤      | OSR OVERFLOW WEIR                                                                                                                                       |
| ⑥      | 900 x 900 SOLID COVER BOLTED DOWN                                                                                                                       |
| ⑦      | 900 x 600 ID GRATED INLET BOLTED DOWN                                                                                                                   |
| ⑧      | RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS                                                                                                             |
| ⑨      | NON-RETURN VALVE                                                                                                                                        |
| ⑩      | 50 DIA PVC PIPE CLASS '16' RISING MAIN                                                                                                                  |
| ⑪      | PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP. |
| ⑫      | TANK STRUCTURE TO STRUCTURAL ENGINEERS DETAILS                                                                                                          |



PROVIDE CONFINED SPACE SIGNAGE  
AT ENTRY POINTS INTO TANK.



SECTION B  
SCALE: 1:25/A1, 1:50/A3

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|-------|--|------------------------------------|--|----------|--------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------|------------|-------------|----------|-------|------------|------|
|       |  |                                    |  |          | Client<br><br><b>CHP</b> | Architect<br><br><b>ELEVATION<br/>ARCHITECTURE</b> | <br><b>ACOR CONSULTANTS (CC) Pty Ltd</b><br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499<br><br>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS | Project<br><br><b>PROPOSED COMMERCIAL<br/>DEVELOPMENT</b><br><br>No.60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD | Drawing Title<br><b>STORMWATER MANAGEMENT<br/>DETAILS SHEET No.2</b> |          |            |             |          |       |            |      |
| B     |  | ISSUED FOR DEVELOPMENT APPLICATION |  | 06.07.22 |                          |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               | SJ                                                                   | BK       | Drawn      | Date        | Scale    | A1    | G.A. Check | Date |
| A     |  | ISSUED FOR CLIENT REVIEW           |  | 05.07.22 |                          |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               | SJ                                                                   | BK       | SJ         | 05.07.22    | AS NOTED | -     | -          | -    |
| Issue |  | Description                        |  | Date     |                          |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               | Drawn                                                                | Approved | Designated | Project No. | Dwg. No. | Issue |            |      |
| 1     |  | 10m at full size                   |  | 100m     |                          |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                               |                                                                      | BK       | CC220233   | C8          | B        |       |            |      |

# ON-SITE STORMWATER DETENTION REPORT

## 1.1. METHODOLOGY

1.1.1. THE DRAINS PROGRAM WAS ADOPTED AS AN APPROPRIATE MODEL FOR THIS PROJECT. PRE-DEVELOPED AND POST-DEVELOPED HYDROLOGICAL AND HYDRAULIC MODELS WERE DEVELOPED FOR THE 1, 2, 5, 10, 20, 50 AND 100 YEAR ARI DESIGN STORM EVENTS, ASSESSING STACKED RAINFALL PATTERNS RANGING FROM 5 MINUTES TO 2 HOURS. THE ADOPTED PRE & POST DEVELOPED FLOWS ARE THOSE ASSIGNED TO THEIR RESPECTIVE PEAKS.

## 1.2. PRE-DEVELOPED DRAINS MODEL

1.2.1. THE PRE-DEVELOPED DRAINS MODEL COMPRISED A SINGLE SUB-CATCHMENT DISCHARGING TO A DUMMY NODE. THE PARAMETERS INPUT TO THE DRAINS MODEL FOR THE SUB-CATCHMENT ARE IDENTIFIED IN THE DRAINS SUB-CATCHMENT DATA INPUT FILE. REFER TO DRAINS FILE "CC220233.drn" THE CATCHMENT AREA ADOPTED IS 0.2438ha. THE PRE & POST DEVELOPED IMPERVIOUS AREAS ADOPTED IN THE MODEL ARE 0% AND 90% RESPECTIVELY.

1.2.2. THE PRE-DEVELOPED PEAK FLOWRATES CALCULATED BY THE DRAINS PROGRAM ARE SUMMARISED BELOW:

|                             |                                     |
|-----------------------------|-------------------------------------|
| SITE AREA (m <sup>2</sup> ) | 2438 (0% IMPERVIOUS)                |
| ARI (YEARS)                 | PEAK FLOWRATE (PRE-DEVELOPED) (L/s) |
| 1                           | 36                                  |
| 2                           | 56                                  |
| 5                           | 76                                  |
| 10                          | 88                                  |
| 20                          | 103                                 |
| 50                          | 113                                 |
| 100                         | 128                                 |

## 1.3. POST-DEVELOPED MODEL

1.3.1. THE POST DEVELOPED DRAINS MODEL COMPRISES OF ONE SUB CATCHMENT FORMED BY THE POST DEVELOPED ROOF AREA WHICH DRAINS TO COMBINED OSD / OSR TANKS. REFER TO DRAINS MODEL "CC220233.drn" FOR DETAIL.

1.3.2. THE PARAMETERS INPUT INTO THE DRAINS MODEL FOR THE POST-DEVELOPED DETENTION TANKS ARE IDENTIFIED IN THE DRAINS SUB-CATCHMENT DATA. REFER TO DRAINS MODEL "CC220233.drn" FOR DETAILS.

1.3.3. THE OSD STORAGE/OUTFLOW PARAMETERS ADOPTED IN THE DRAINS MODEL ARE IDENTIFIED IN DRAINS MODEL "CC220233.drn"

1.3.4. THE PEAK STORAGE VOLUME CALCULATED BY THE DRAINS MODEL OCCURS DURING THE 100 YEAR ARI 25 MINUTE DESIGN STORM EVENT. THE VOLUMETRIC GRAPH FOR THIS STORM EVENT IS IDENTIFIED IN DRAINS MODEL "CC220233.drn".

## 1.3. POST-DEVELOPED MODEL (CONTINUED)

1.3.5. THE INFLOW AND OUTFLOW HYDROGRAPH FOR THIS STORM EVENT IS IDENTIFIED IN DRAINS MODEL "CC220233.drn"

1.3.6. THE PEAK FLOWRATES AND WATER SURFACE LEVELS DEVELOPED BY THE DRAINS MODEL FOR THE 100 YEAR ARI DESIGN STORM EVENT. REFER TO DRAINS MODEL "CC220233.drn" FOR DETAIL.

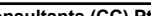
|             |                                 |                                        |                                  |
|-------------|---------------------------------|----------------------------------------|----------------------------------|
| ARI (YEARS) | PRE - DEVELOPED FLOW RATE (L/s) | POST - DEVELOPED TOTAL FLOW RATE (L/s) | STORAGE VOLUME (m <sup>3</sup> ) |
| 1           | 36                              | 47                                     | 6                                |
| 2           | 56                              | 53                                     | 10                               |
| 5           | 76                              | 60                                     | 19                               |
| 10          | 88                              | 65                                     | 24                               |
| 20          | 103                             | 70                                     | 28                               |
| 50          | 113                             | 74                                     | 36                               |
| 100         | 128                             | 114                                    | 41                               |

## 1.5 CONCLUSION

1.1.6. BASED ON THE FOREGOING AN OSD TANK OF 41 m<sup>3</sup> WILL ATTENUATE POST-DEVELOPED PEAK FLOWRATES TO EQUIVALENT FLOWRATES OR LESS THAN THE COMPARABLE PRE-DEVELOPED FLOWRATES. THE PEAK FLOWRATES FOR THE PRE & POST-DEVELOPED STORM EVENTS FOR THE ENTIRE CATCHMENT DISCHARGE TO THE EXISTING STORMWATER SYSTEM.

IN ACCORDANCE WITH CENTRAL COAST COUNCIL DCP SECTION 6.7.7.4.4, THE OSD REQUIREMENT OF 41 m<sup>3</sup> HAS BEEN OFFSET BY 50% OF THE RAINWATER RE-USE TANK PROVIDED. IN THIS REGARD 82 m<sup>3</sup> RAINWATER RE-USE IS PROPOSED AND SUBSEQUENTLY THE OSD REQUIREMENT IS OFFSET ENTIRELY BY THE PROVISION OF THE RAINWATER TANK.



|       |  |  |  |  |  |  |  |  |  |                                    |  |                        |  |                                                                                                                                                                                                                                                                                                                              |  |                                 |  |                             |  |          |  |             |  |
|-------|--|--|--|--|--|--|--|--|--|------------------------------------|--|------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|--|-----------------------------|--|----------|--|-------------|--|
|       |  |  |  |  |  |  |  |  |  | Client                             |  | Architect              |  | <div>ACOR Consultants (CC) Pty Ltd<br/>Platinum Building, Suite 2.01, 4 Ilyia Avenue<br/>ERINA NSW 2250, Australia<br/>T +61 2 4324 3499</div> <div><br/>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS</div> |  | Project                         |  | Drawing Title               |  |          |  |             |  |
|       |  |  |  |  |  |  |  |  |  | CHP                                |  | ELEVATION ARCHITECTURE |  |                                                                                                                                                                                                                                                                                                                              |  | PROPOSED COMMERCIAL DEVELOPMENT |  | STORMWATER DETENTION REPORT |  |          |  |             |  |
| B     |  |  |  |  |  |  |  |  |  | ISSUED FOR DEVELOPMENT APPLICATION |  | 06.07.22               |  | SJ                                                                                                                                                                                                                                                                                                                           |  | BK                              |  |                             |  | Drawn    |  | Date        |  |
| A     |  |  |  |  |  |  |  |  |  | ISSUED FOR CLIENT REVIEW           |  | 05.07.22               |  | SJ                                                                                                                                                                                                                                                                                                                           |  | BK                              |  |                             |  | SJ       |  | 05.07.22    |  |
| Issue |  |  |  |  |  |  |  |  |  | Description                        |  | Date                   |  | Drawn                                                                                                                                                                                                                                                                                                                        |  | Approved                        |  |                             |  | Designed |  | Project No. |  |
| 0     |  |  |  |  |  |  |  |  |  | 10m at full size                   |  |                        |  |                                                                                                                                                                                                                                                                                                                              |  |                                 |  |                             |  | BK       |  | CC220233    |  |
|       |  |  |  |  |  |  |  |  |  |                                    |  |                        |  |                                                                                                                                                                                                                                                                                                                              |  |                                 |  |                             |  | C10      |  | Issue       |  |
|       |  |  |  |  |  |  |  |  |  |                                    |  |                        |  |                                                                                                                                                                                                                                                                                                                              |  |                                 |  |                             |  | B        |  |             |  |

# WATER QUALITY REPORT

## 1. INTRODUCTION

A CATCHMENT BASED WATER QUALITY MODEL WAS DEVELOPED TO INVESTIGATE STORMWATER RUNOFF QUALITY FROM THE SUBJECT SITE IN ACCORDANCE WITH GOSFORD CITY COUNCIL'S DEVELOPMENT CONTROL PLAN 2013 PART 6.7 "WATER CYCLE MANAGEMENT." THE REQUIREMENTS ARE TABLED FOLLOWING AS EXTRACTED FROM CLAUSE 6.7.7.3.2:

| POLLUTANT              | % RETENTION OF THE ANNUAL AVERAGE LOAD (kg/ha/yr) |
|------------------------|---------------------------------------------------|
| GROSS POLLUTANTS       | 90%                                               |
| TOTAL SUSPENDED SOLIDS | 80%                                               |
| TOTAL PHOSPHORUS       | 45%                                               |
| TOTAL NITROGEN         | 45%                                               |

### 1.1 ON - SITE RETENTION TARGET

THE TABLE BELOW IDENTIFIES THE REQUIRED STORMWATER RETENTION TARGET UNDER THE GOSFORD CITY COUNCIL DCP 2013.

| Table 2                           |       | Stormwater Retention Volume Target (m <sup>3</sup> ) |     |     |     |     |     |     |     |      |      |      |  |
|-----------------------------------|-------|------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|------|------|------|--|
| Total Site Area (m <sup>2</sup> ) | 50000 | 0                                                    | 20  | 80  | 180 | 320 | 500 | 720 | 980 | 1280 | 1620 | 2000 |  |
|                                   | 10000 | 0                                                    | 4.0 | 16  | 36  | 64  | 100 | 144 | 196 | 256  | 324  | 400  |  |
|                                   | 5000  | 0                                                    | 2.0 | 8.0 | 18  | 32  | 50  | 72  | 98  | 128  | 162  | 200  |  |
|                                   | 2000  | 0                                                    | 0.8 | 3.2 | 7.2 | 13  | 20  | 29  | 39  | 51   | 65   | 80   |  |
|                                   | 1500  | 0                                                    | 0.6 | 2.4 | 5.4 | 9.6 | 15  | 22  | 29  | 38   | 49   | 60   |  |
|                                   | 1000  | 0                                                    | 0.4 | 1.6 | 3.6 | 6.4 | 10  | 14  | 20  | 26   | 32   | 40   |  |
|                                   | 900   | 0                                                    | 0.4 | 1.4 | 3.2 | 5.8 | 9.0 | 13  | 18  | 23   | 29   | 36   |  |
|                                   | 800   | 0                                                    | 0.3 | 1.3 | 2.9 | 5.1 | 8.0 | 12  | 16  | 20   | 26   | 32   |  |
|                                   | 700   | 0                                                    | 0.3 | 1.1 | 2.5 | 4.5 | 7.0 | 10  | 14  | 18   | 23   | 28   |  |
|                                   | 600   | 0                                                    | 0.2 | 1.0 | 2.2 | 3.8 | 6.0 | 8.6 | 12  | 15   | 19   | 24   |  |
|                                   | 500   | 0                                                    | 0.2 | 0.8 | 1.8 | 3.2 | 5.0 | 7.2 | 9.8 | 13   | 16   | 20   |  |
|                                   | 400   | 0                                                    | 0.2 | 0.6 | 1.4 | 2.6 | 4.0 | 5.8 | 7.8 | 10   | 13   | 16   |  |
|                                   |       | 0                                                    | 10  | 20  | 30  | 40  | 50  | 60  | 70  | 80   | 90   | 100  |  |
| Fraction Impervious (%)           |       |                                                      |     |     |     |     |     |     |     |      |      |      |  |

RESPONSE: TOTAL RETENTION REQUIRED FOR SITE AREA OF 2438 m<sup>2</sup> WHICH IS 90% IMPERVIOUS EQUALS 79 m<sup>3</sup>  
TOTAL RETENTION PROVIDED FROM RAIN WATER TANK (82 m<sup>3</sup>)

## 2. STUDY METHODOLOGY

THE OBJECTIVES OF THIS REPORT ARE TO:

- ASSESS THE STORMWATER QUALITY FOR THE POST DEVELOPMENT SCENARIO AND PROVIDE RECOMMENDATIONS TO ENSURE THE DEVELOPMENT MEETS FLOOD RUNOFF QUALITY STANDARDS WHERE REQUIRED.

THE REPORT IS BASED ON THE APPLICATION OF MUSIC (MODEL FOR URBAN STORMWATER IMPROVEMENT CONCEPTUALISATION) MODELLING WHICH INCLUDED THE FOLLOWING:

- A STORMWATER QUALITY MODEL TO CONVERT RAINFALL AND EVAPOTRANSPIRATION ON THE CATCHMENT INTO RUNOFF.
- ESTIMATE STORMWATER FLOW AND POLLUTION GENERATION BY SIMULATING THE PERFORMANCE OF STORMWATER TREATMENT DEVICES INDIVIDUALLY AND AS PART OF A TREATMENT TRAIN.

THE MODEL DEFINES WATER QUALITY PROFILES FOR THE POST DEVELOPED TREATED AND UNTREATED SCENARIOS. THE TREATED POST DEVELOPED MODEL INCLUDES POLLUTANT REDUCTION PERCENTAGES, WHICH REFLECT WORKS THAT ARE ESSENTIAL TO MEET THE RELEVANT REQUIREMENTS SCRIBED BY COUNCIL FOR A PROJECT OF THIS NATURE.

## 3. RAINFALL AND EVAPOTRANSPIRATION DATA

FOR THE PURPOSE OF THIS REPORT DATA HAS BEEN OBTAINED FROM CENTRAL COAST COUNCIL'S MUSIC LINK VERSION 6.34 FOR A SITE LOCATED WITHIN THE LOWLAND REGION.

## 4. STORMWATER QUALITY MODELLING

### 4.1 GENERAL

THE FOLLOWING PARAMETERS WERE ASSESSED IN THE HYDROLOGICAL MODELLING ASSOCIATED WITH THE CATCHMENT.

- RAINFALL/RUNOFF AND EVAPOTRANSPIRATION.
- SUB CATCHMENT DIVERSIONS.
- LAND USE (PERVIOUS AND IMPERVIOUS)

### 4.2 RAINFALL/RUNOFF AND EVAPOTRANSPIRATION

THE DEFAULT MONTHLY AVERAGE POTENTIAL EVAPOTRANSPIRATION PROVIDED BY CENTRAL COAST COUNCIL'S MUSIC LINK VERSION 6.34 WAS UTILISED IN THIS STUDY.

THE DETAILS ARE SUMMARISED IN TABLE 4.1 AND 4.2 FOLLOWING:

| TABLE 4.1 - DETAILS OF DAILY RAINFALL DATA |                         |                       |          |
|--------------------------------------------|-------------------------|-----------------------|----------|
| STATION                                    | NAME                    | PERIOD                | TIMESTEP |
| 066062                                     | SYDNEY OBSERVATORY HILL | 01/01/1974-01/01/1994 | 6 min    |

| TABLE 4.2 - SUMMARY OF POTENTIAL EVAPOTRANSPIRATION (PET) |        |        |        |        |        |
|-----------------------------------------------------------|--------|--------|--------|--------|--------|
| JAN                                                       | FEB    | MAR    | APR    | MAY    | JUN    |
| 180.11                                                    | 134.96 | 128.03 | 84.90  | 57.97  | 42.90  |
| JUL                                                       | AUG    | SEP    | OCT    | NOV    | DEC    |
| 43.09                                                     | 57.97  | 87.90  | 127.10 | 152.10 | 163.06 |

### 4.3 CATCHMENT DEFINITION

THE CATCHMENT AREA UNDER POST DEVELOPMENT SCENARIO IS DIVIDED INTO THREE (4) SUB-CATCHMENTS, WHICH WERE DEFINED BASED ON FUNCTIONAL AREAS AND ANTICIPATED OVERLAND FLOW PATHS. THE DETAILS OF THE SUB-CATCHMENTS ARE SUMMARISED IN FOLLOWING TABLE 4.3.

| TABLE 4.3 - POST DEVELOPMENT SUB CATCHMENT DETAILS |                         |                   |                 |
|----------------------------------------------------|-------------------------|-------------------|-----------------|
| SUB CATCHMENT ID                                   | SUB CATCHMENT AREA (ha) | % IMPERVIOUS AREA | % PERVIOUS AREA |
| COMBINED ROOF TO RAINWATER TANK                    | 0.138                   | 100               | 0               |
| FOOTPATHS AND LANDSCAPING                          | 0.049                   | 60                | 40              |
| OPEN ROOFTOP PLANTER AREAS                         | 0.032                   | 0                 | 100             |
| ROOFTOP TERRACE AREA                               | 0.025                   | 100               | 0               |



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|  |  |  |  |  |  |  |  |  |  | Client | Architect              | <div>ACOR CONSULTANTS</div> <div>ENGINEERS   MANAGERS   INFRASTRUCTURE PLANNERS   DEVELOPMENT CONSULTANTS</div> | <div>ACOR Consultants (CC) Pty Ltd</div> <div>Platinum Building, Suite 2.01, 4 Ilya Avenue</div> <div>ERINA NSW 2250, Australia</div> <div>T +61 2 4324 3499</div> | <div>Project</div> <div>PROPOSED COMMERCIAL DEVELOPMENT</div> <div>No.60, 62 &amp; 64</div> <div>SHOWGROUND ROAD</div> <div>GOSFORD</div> | <div>Drawing Title</div> <div>WATER QUALITY REPORT SHEET 1</div> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    |
|  |  |  |  |  |  |  |  |  |  | CHP    | ELEVATION ARCHITECTURE |                                                                                                                 |                                                                                                                                                                    |                                                                                                                                           |                                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |    |
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THE MUSIC MODEL WAS CREATED BASED ON A 6 min RAINFALL-RUNOFF MODEL IN CONJUNCTION WITH REPRESENTATIVE BASEFLOW AND STORMFLOW EVENT MEAN CONCENTRATION (EMCs).

THE ADOPTED VALUES OF VARIOUS MUSIC RAINFALL AND RUNOFF PARAMETERS ARE SUMMARISED IN TABLE 5.1.

STORMWATER QUALITY IS CHARACTERISED USING EVENT MEAN CONCENTRATION (EMCs) UNDER STORM AND BASE FLOW CONDITIONS. THE VALUE OF WATER QUALITY PARAMETERS ADOPTED IN THIS STUDY IS SUMMARISED IN TABLE 5.2

\* BASE FLOWS ARE ONLY GENERATED FROM PERVIOUS AREAS;  
THEREFORE THESE PARAMETERS ARE NOT RELEVANT.

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THE STORMWATER TREATMENT MEASURES THAT WERE ASSESSED USING MUSIC INCLUDED ONE OSR TANK (COMBINED FOR THE DEVELOPMENT) AND TWO SPEL STORMSACK INSERTS OR APPROVED EQUAL. THE CONCEPTUAL PLAN FOR THE PROPERTY IS SHOWN ON SHEET C9. THE ADOPTED WATER QUALITY TREATMENT TRAIN DEVICES ARE LISTED IN TABLE 5.3 AND THE PROPERTIES OF THE RAINWATER TANK AND RE-USE IS SHOWN IN FIGURE 5.1.

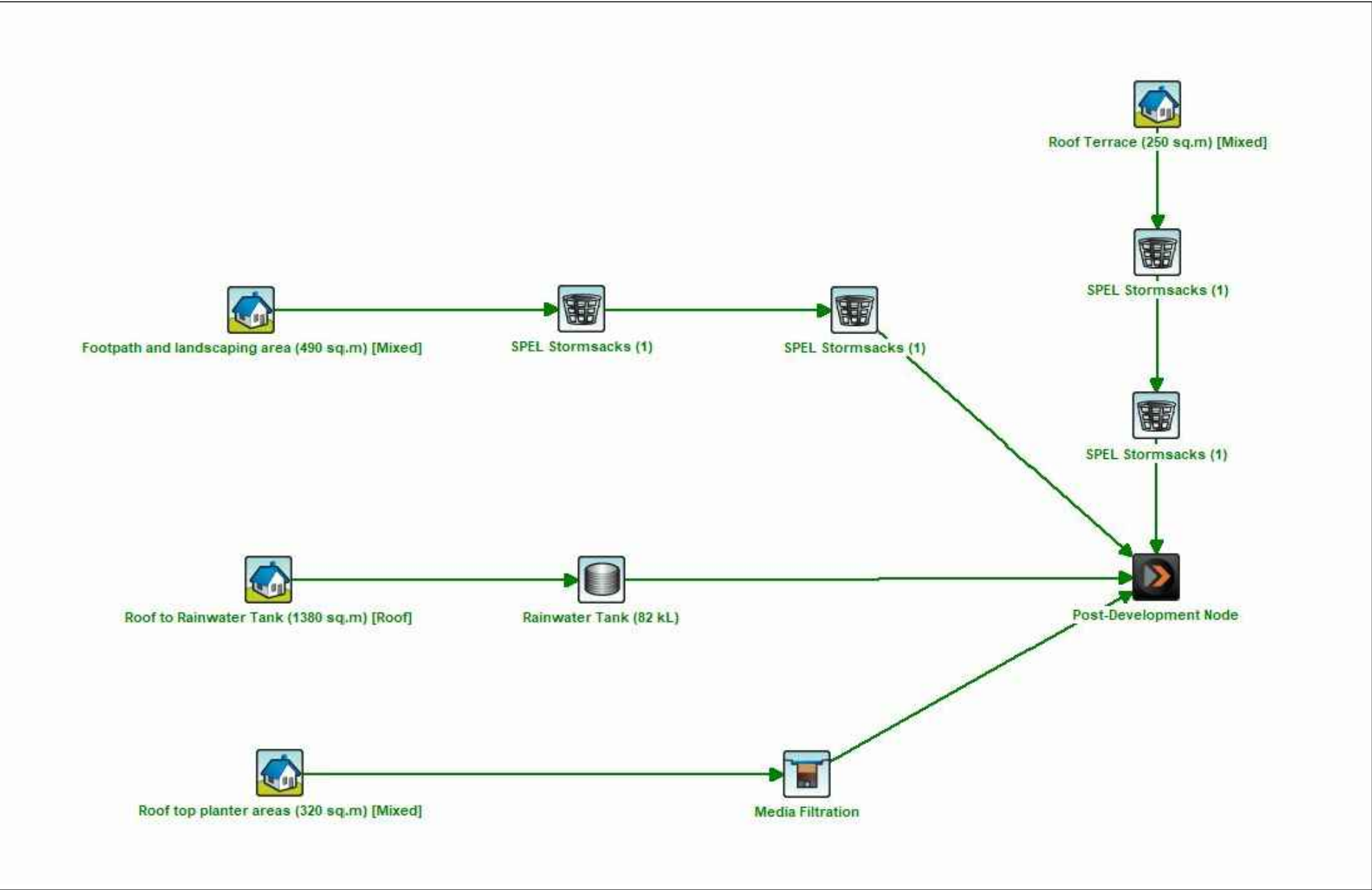
THE MODEL LAYOUT FOR THE AND POST DEVELOPED SCENARIOS IS DEPICTED ON THIS SHEET.

BASED ON THE FOREGOING THE PROPOSED NUTRIENT CONTROL MEASURES ACHIEVE THE REQUIRED NUTRIENT REMOVAL TARGET LEVELS. THE RESULTS OF MUSIC MODELLING ARE SUMMARISED IN TABLE 6.1 FOLLOWING. ALSO REFER MUSIC LINK REPORT REFERENCE CC220233 musicLink Report.pdf

FIGURE 5.1 - RAINWATER TANK PROPERTIES

RAINWATER RE-USE HAS BEEN DETERMINED BASED ON ANTICIPATED IRRIGATION USAGE TO SERVICE THE GARDEN AND PLANTER AREAS WITH 20mm WATER PER WEEK.





& POST-DEVELOPMENT MUSIC MODEL  
SCALE - NTS



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979  
Approved Application No: DA 22/11444

Approved on: 24 May 2023

Signed: AW Sheet No: 48 of 49

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|  |  |  |  |        |                           |                                                                                                                                  |  |                                 |             |          |       |
|--|--|--|--|--------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|-------------|----------|-------|
|  |  |  |  | Client | Architect                 | Project                                                                                                                          |  | Drawing Title                   |             |          |       |
|  |  |  |  | CHP    | ELEVATION<br>ARCHITECTURE | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilyia Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  | WATER QUALITY REPORT<br>SHEET 3 |             |          |       |
|  |  |  |  |        |                           | PROPOSED COMMERCIAL<br>DEVELOPMENT                                                                                               |  | Drawn                           | Date        | Scale    | A1    |
|  |  |  |  |        |                           |                                                                                                                                  |  | SJ                              | 05.07.22    | AS NOTED | -     |
|  |  |  |  |        |                           |                                                                                                                                  |  | Designed                        | Project No. | Dwg. No. | Issue |
|  |  |  |  |        |                           |                                                                                                                                  |  | BK                              | CC220233    | C13      | B     |

# FLOODING AND LOCAL OVERLAND DRAINAGE SUMMARY

## 1.1. LOCAL FLOOD BEHAVIOUR

THE SITE IS IMPACTED BY 1% AEP FLOODWATERS PONDING IN THE LOWPOINT IN SHOWGROUND ROAD. FLOOD BEHAVIOUR IN THE VICINITY OF THE SITE IS DESCRIBED IN 'GOSFORD CBD LOCAL OVERLAND FLOW FLOOD STUDY' PREPARED BY CARDNO, PROJECT No. W4816, VERSION 10, DATED 18 SEPTEMBER 2013. THE SAG WITHIN SHOWGROUND ROAD ADJACENT TO THE SITE HAS BEEN IDENTIFIED IN CARDNO 2013 AS REFERENCE LOCATION GC-1. TABLE A.1 IN CARDNO 2013 PROVIDES A SUMMARY OF PEAK FLOODWATER LEVELS IMPACTING THE SAG IN SHOWGROUND ROAD WHICH ARE APPLICABLE TO THE SUBJECT SITE. THESE LEVELS HAVE BEEN REPRODUCED IN TABLE 1 BELOW.

TABLE 1 - APPLICABLE FLOOD LEVELS AND FLOOD PLANNING LEVELS

| FLOOD LEVEL INFORMATION FOR LOCATION GC-1 BASED ON INFORMATION DERIVED FROM GOSFORD CBD OVERLAND FLOW FLOOD STUDY. |                     |                                            |                                           |
|--------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------|-------------------------------------------|
| STORM EVENT                                                                                                        | FLOOD LEVEL (m AHD) | FLOOD PLANNING LEVEL (COMMERCIAL LAND USE) | FLOOD PLANNING LEVEL (SENSITIVE LAND USE) |
| 10% AEP                                                                                                            | 10.10               | 10.76 m AHD                                | 11.9 m AHD                                |
| 5% AEP                                                                                                             | 10.14               |                                            |                                           |
| 2% AEP                                                                                                             | 10.17               |                                            |                                           |
| 1% AEP                                                                                                             | 10.26               |                                            |                                           |
| PMF                                                                                                                | 11.9                |                                            |                                           |

## 1.2. FLOOD RELATED DEVELOPMENT CONTROLS

1.2.1. THE FLOOD RELATED DEVELOPMENT CONTROLS APPLICABLE TO THE PROPOSED DEVELOPMENT ARE IDENTIFIED IN TABLE 4 - FLOOD CONTROL MATRIX IN CENTRAL COAST DCP 2013 PART 6.7.7.6.

IN THIS REGARD, THE FLOOD PLANNING LEVELS APPLICABLE TO THE PROPOSED DEVELOPMENT ARE LISTED IN TABLE 1 ABOVE.

## 1.3. PROPOSED FLOOR LEVEL COMPLIANCE

THE APPLICANT PROPOSES A GROUND FLOOR LEVEL COMPRISING COMMERCIAL DEVELOPMENT OF APPROXIMATELY 11.7 m AHD. THIS LEVEL PROVIDES 1.44 m FREEBOARD TO THE 1% AEP FLOOD LEVEL OF RL 10.26 m AHD WITHIN SHOWGROUND ROAD.

THE UPPER FLOOR LEVELS PROPOSED FOR SPECIALIST DISABILITY ACCOMMODATION PROVIDES A MINIMUM HABITABLE FLOOR LEVEL OF RL 16.5 m AHD. THIS LEVEL PROVIDES 4.6 m FREEBOARD TO THE PROBABLE MAXIMUM FLOOD LEVEL OR RL 11.9 m AHD WITHIN SHOWGROUND ROAD.

## 1.4 FLOOD IMPACTS

WE REFER TO FIGURE 4.21 OF CARDNO 2013 WHICH DEPICTS THE 1% AEP FLOODWATER EXTENTS AND HYDRAULIC CATEGORY WITHIN SHOWGROUND ROAD ADJACENT TO THE SITE. WE NOTE THAT THE EXTENT OF FLOOD STORAGE AREA IS GENERALLY CONTAINED WITHIN THE ROAD RESERVE. BASED ON THE FOREGOING, WE ANTICIPATE THE PROPOSED DEVELOPMENT WILL RESULT IN NEGLIGIBLE LOSS OF FLOOD STORAGE AND RESULT IN NEGLIGIBLE IMPACT TO EXISTING 1% AEP FLOOD BEHAVIOUR WITHIN SHOWGROUND ROAD.

## 1.5 EVACUATION

WE NOTE THAT THE PROPOSED HABITABLE FLOORS ARE LOCATED ABOVE THE PMF FLOOD LEVEL OF RL 11.9 m AHD. IN THIS REGARD, OCCUPANTS OF THE PROPOSED DEVELOPMENT ARE ABLE TO REMAIN ON SITE DURING ALL FLOOD EVENTS.

## 1.6 CONCLUSION

BASED ON THE FOREGOING, WE HAVE FORMED THE VIEW THAT THE PROPOSED DEVELOPMENT WILL NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS TO EXISTING 1% AEP FLOOD BEHAVIOUR AND GENERALLY COMPLIES WITH THE MINIMUM FLOOR LEVEL REQUIREMENTS OF CENTRAL COAST COUNCIL FOR A DEVELOPMENT OF THIS NATURE.



|  |  |  |  |        |                        |                                                                                                                                 |  |                                 |             |
|--|--|--|--|--------|------------------------|---------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|-------------|
|  |  |  |  | Client | Architect              | Project                                                                                                                         |  | Drawing Title                   |             |
|  |  |  |  | CHP    | ELEVATION ARCHITECTURE | ACOR Consultants (CC) Pty Ltd<br>Platinum Building, Suite 2.01, 4 Ilya Avenue<br>ERINA NSW 2250, Australia<br>T +61 2 4324 3499 |  | PROPOSED COMMERCIAL DEVELOPMENT |             |
|  |  |  |  |        |                        | No. 60, 62 & 64<br>SHOWGROUND ROAD<br>GOSFORD                                                                                   |  | FLOOD SUMMARY                   |             |
|  |  |  |  |        |                        |                                                                                                                                 |  | Drawn                           | Date        |
|  |  |  |  |        |                        |                                                                                                                                 |  | SJ                              | 05.07.22    |
|  |  |  |  |        |                        |                                                                                                                                 |  | Scale                           | A1          |
|  |  |  |  |        |                        |                                                                                                                                 |  | AS NOTED                        | -           |
|  |  |  |  |        |                        |                                                                                                                                 |  | Q.A. Check                      | Date        |
|  |  |  |  |        |                        |                                                                                                                                 |  | -                               | -           |
|  |  |  |  |        |                        |                                                                                                                                 |  | Designed                        | Project No. |
|  |  |  |  |        |                        |                                                                                                                                 |  | BK                              | CC220233    |
|  |  |  |  |        |                        |                                                                                                                                 |  | Dwg. No.                        | Issue       |
|  |  |  |  |        |                        |                                                                                                                                 |  | C14                             | B           |