

Integrated Medical Office Building

Showground Rd, Gosford

Development Numbers

Street Address: 60, 62 and 64 Showground Road, Gosford
Property Description: Lot 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 basement car parking. Consisting of retail and medical land uses such as GP clinic, potential pharmacy, radiology, pathology as well as a cafe on the ground level; with 4 levels of medical suites above.

Carparking Numbers

Ground 2 Motorcycle Bays 20 Bike Parks	Basement 2 70 Car Spaces	Total Carparking Numbers 156 Car Spaces 4 Accessible Car Spaces 11 Motorcycle Bays 2 Van Space 48 Bike Parks
Basement 1 44 Car Spaces 4 Accessible Car Spaces 9 Motorcycle Bays 2 Van Space 28 Bike Parks	Basement 3 42 Car Spaces	

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PROJECT
Gosford Health Hub

PROJECT ADDRESS
60-64 Showground Road, Gosford

DRAWING TITLE
Cover Sheet

Drawing No.
6245.DA.00.01

Revision
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HOLDEN STREET

MULTI-LEVEL
CARPARK

PROPOSED DEVELOPMENT

SHOWGROUND ROAD



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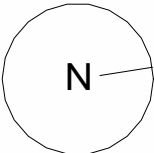
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DRAWING TITLE
Site Plan

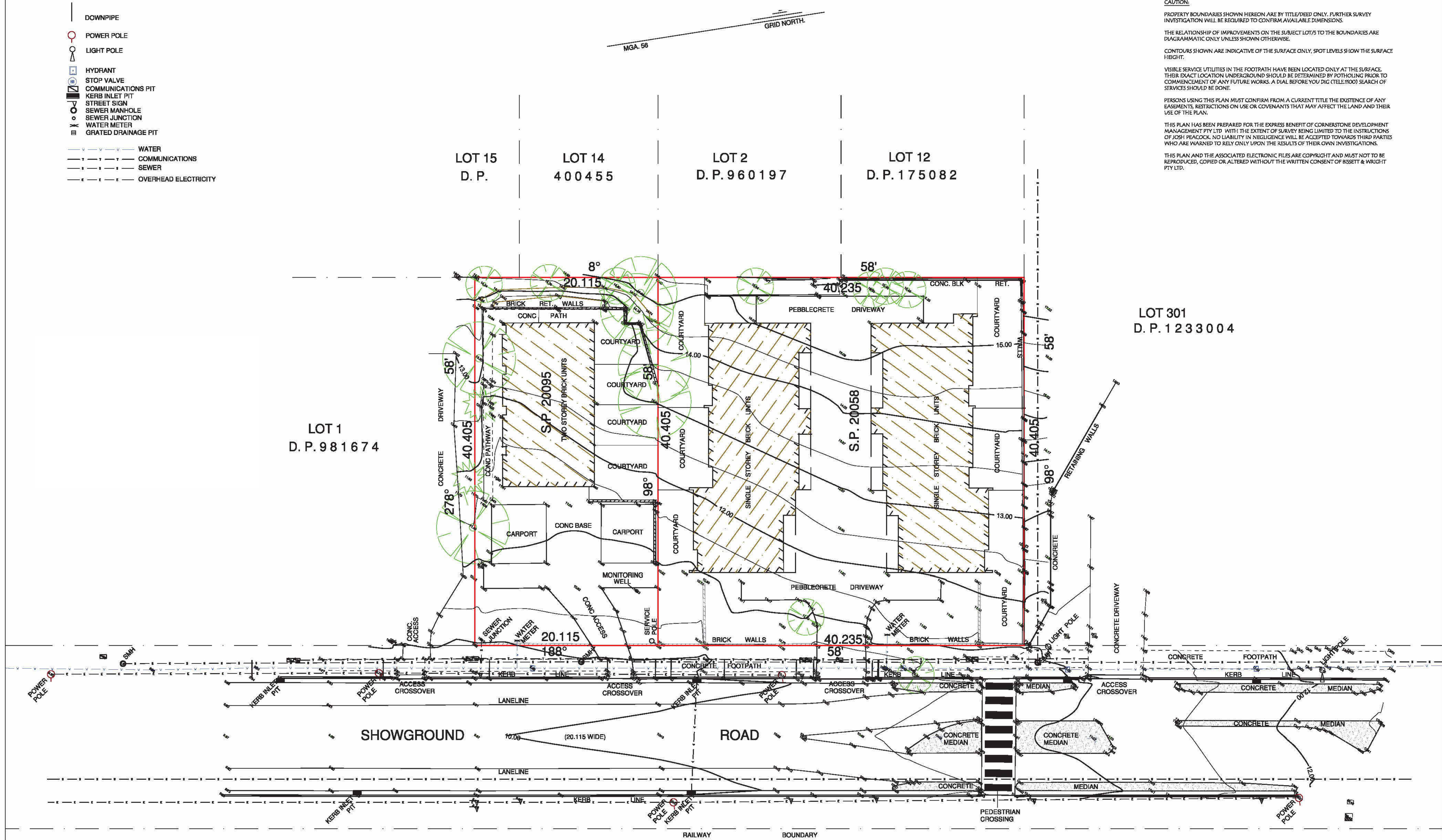


Drawing No.
6245.DA.01.01

Revision
H

- DOWNPIPE
POWER POLE
LIGHT POLE
HYDRANT
STOP VALVE
COMMUNICATIONS PIT
KERB INLET PIT
STREET SIGN
SEWER MANHOLE
SEWER JUNCTION
WATER METER
GRADED 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 POT-HOLING PRIOR TO COMMENCEMENT OF ANY FUTURE WORKS. A DIAL BEFORE YOU DIG (TELEPHONE) 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.
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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	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	SURFACE DETAIL PLAN		
					CAD DATABASE FILE		GRID :- MGA			
					FILE REFERENCE :- 15346		CONTOUR INTERVAL :- 0.5m	CLIENT:- CORNERSTONE DEVELOPMENT MANAGEMENT PTY LTD		
					COMPUTER FILE:- 15346DET		DATE OF SURVEY :- 19/05/2021		PLAN No:- 1 DATE:- 27/05/2021 SHEET 1 OF 1 SHEETS.	
					DRAWING FILE:- 15346DET.DWG					



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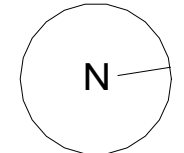
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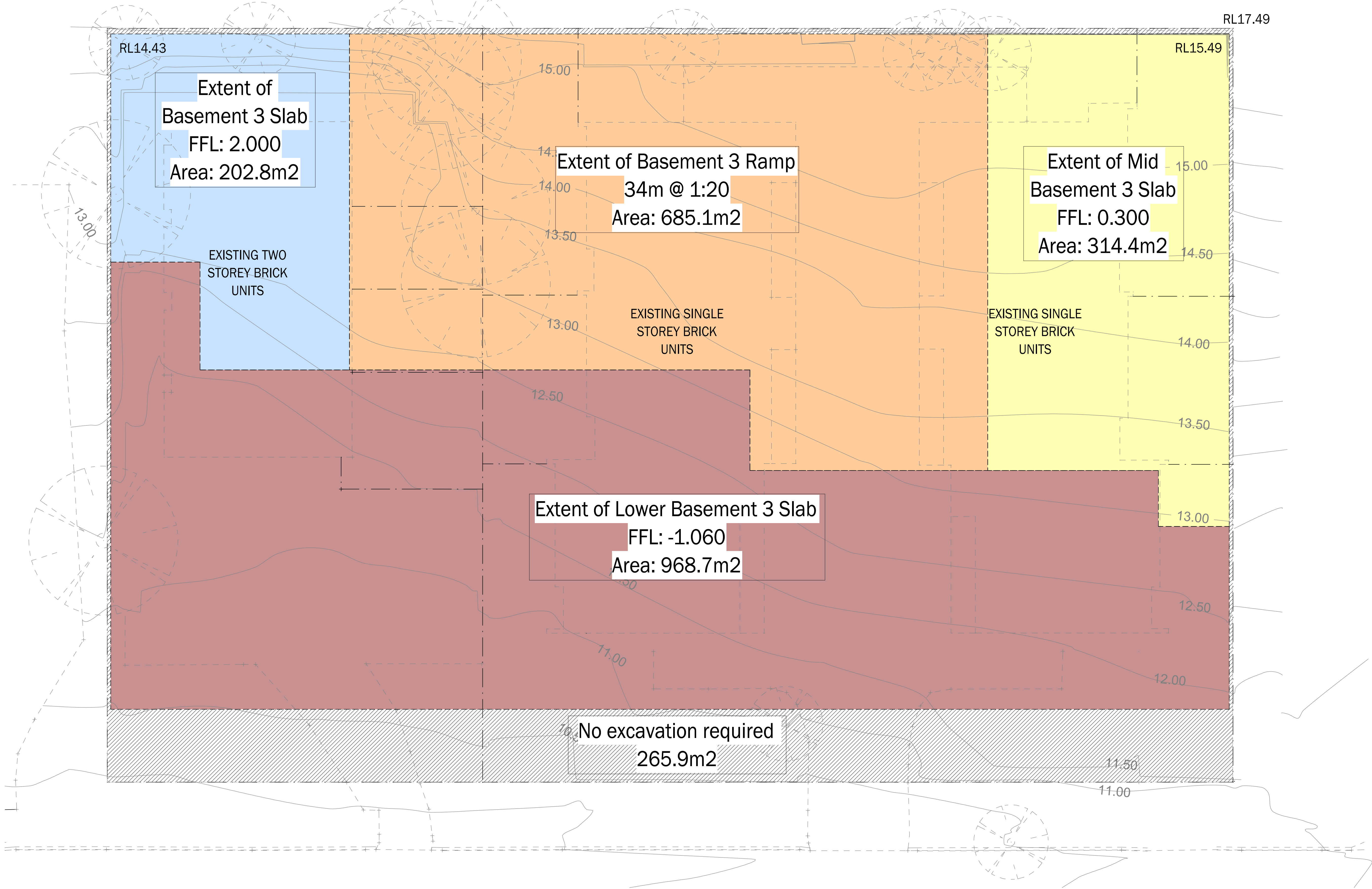
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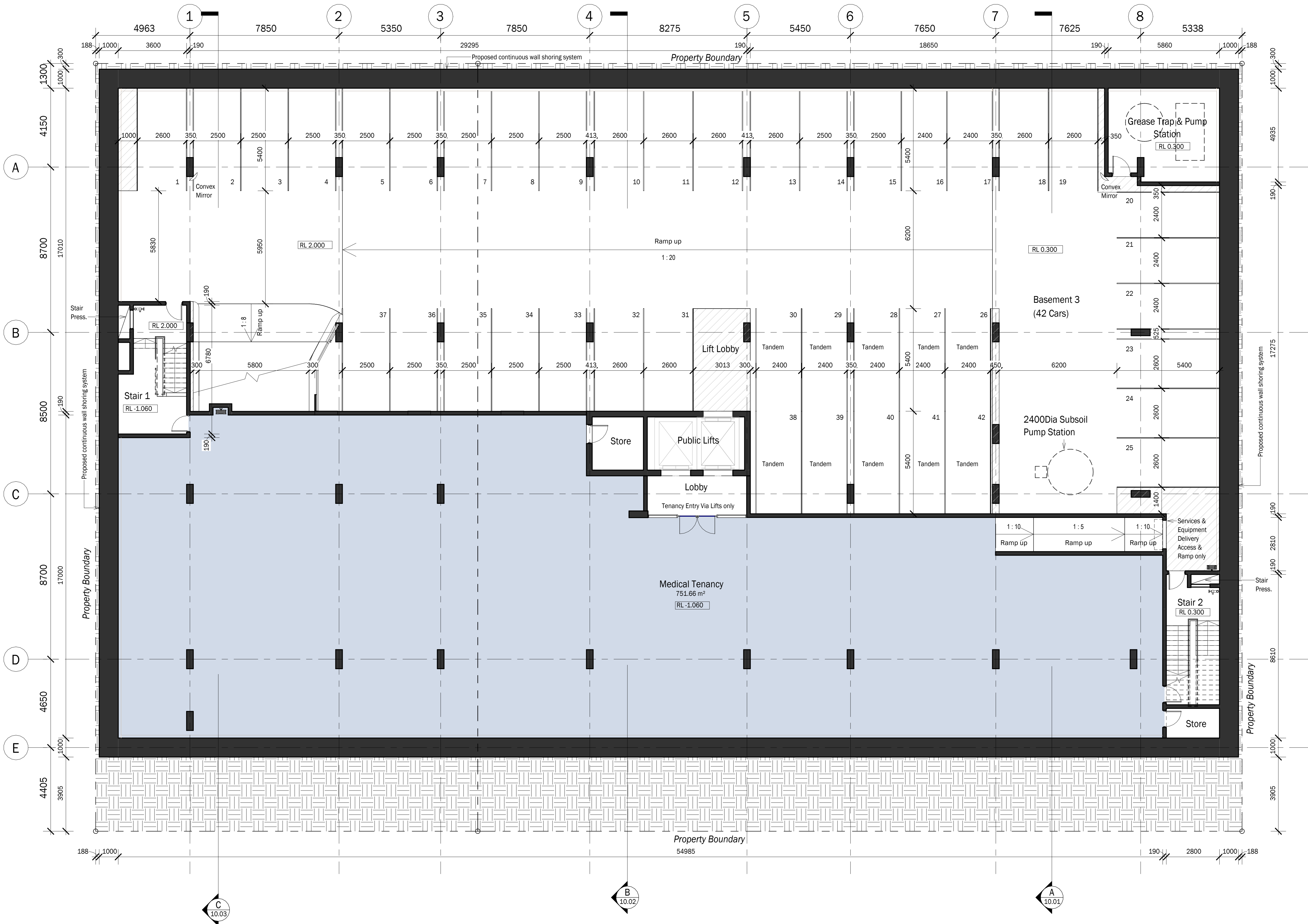
DRAWING TITLE
Existing Survey



Drawing No.
6245.DA.01.02

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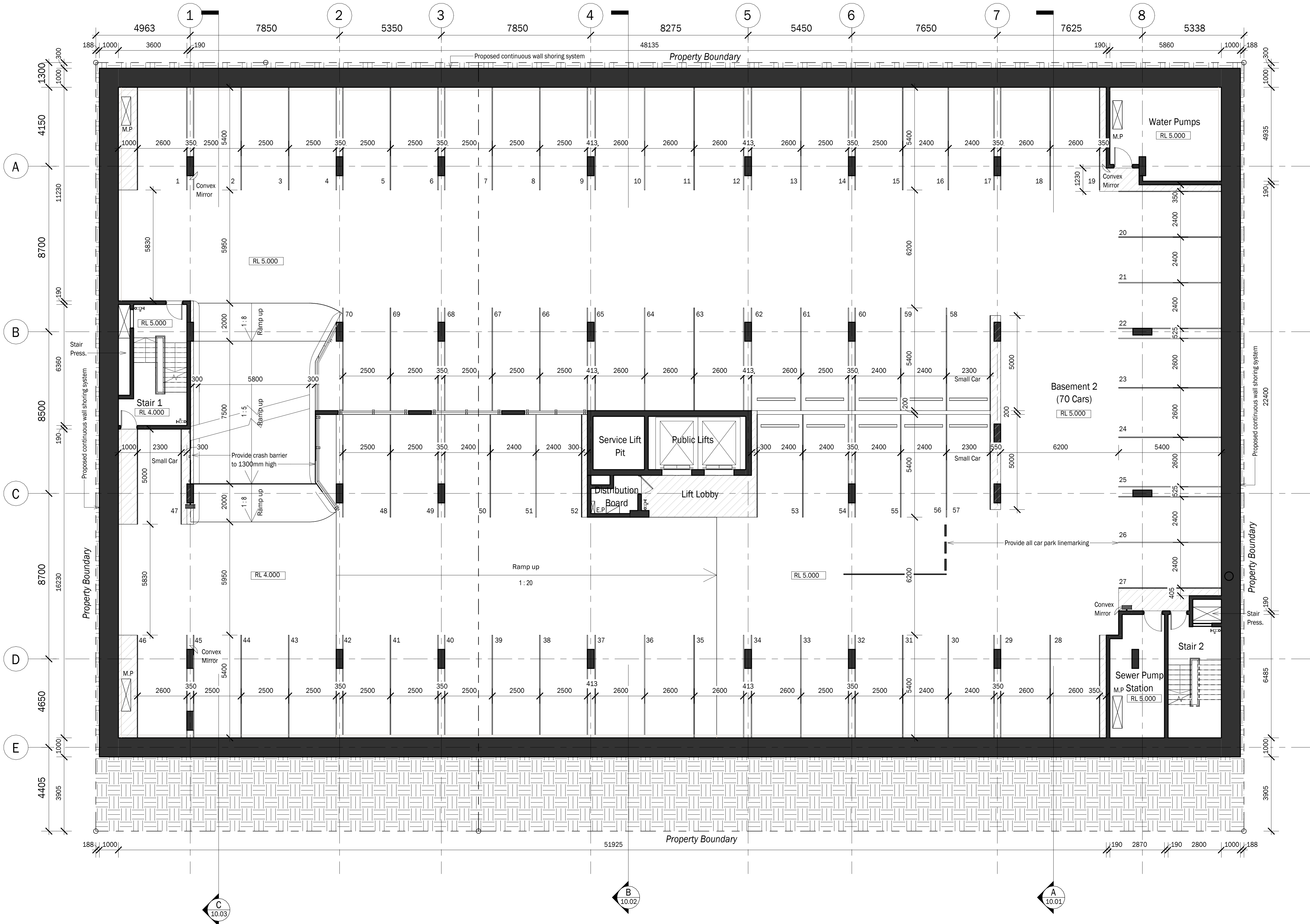
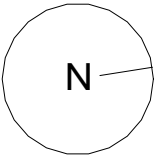
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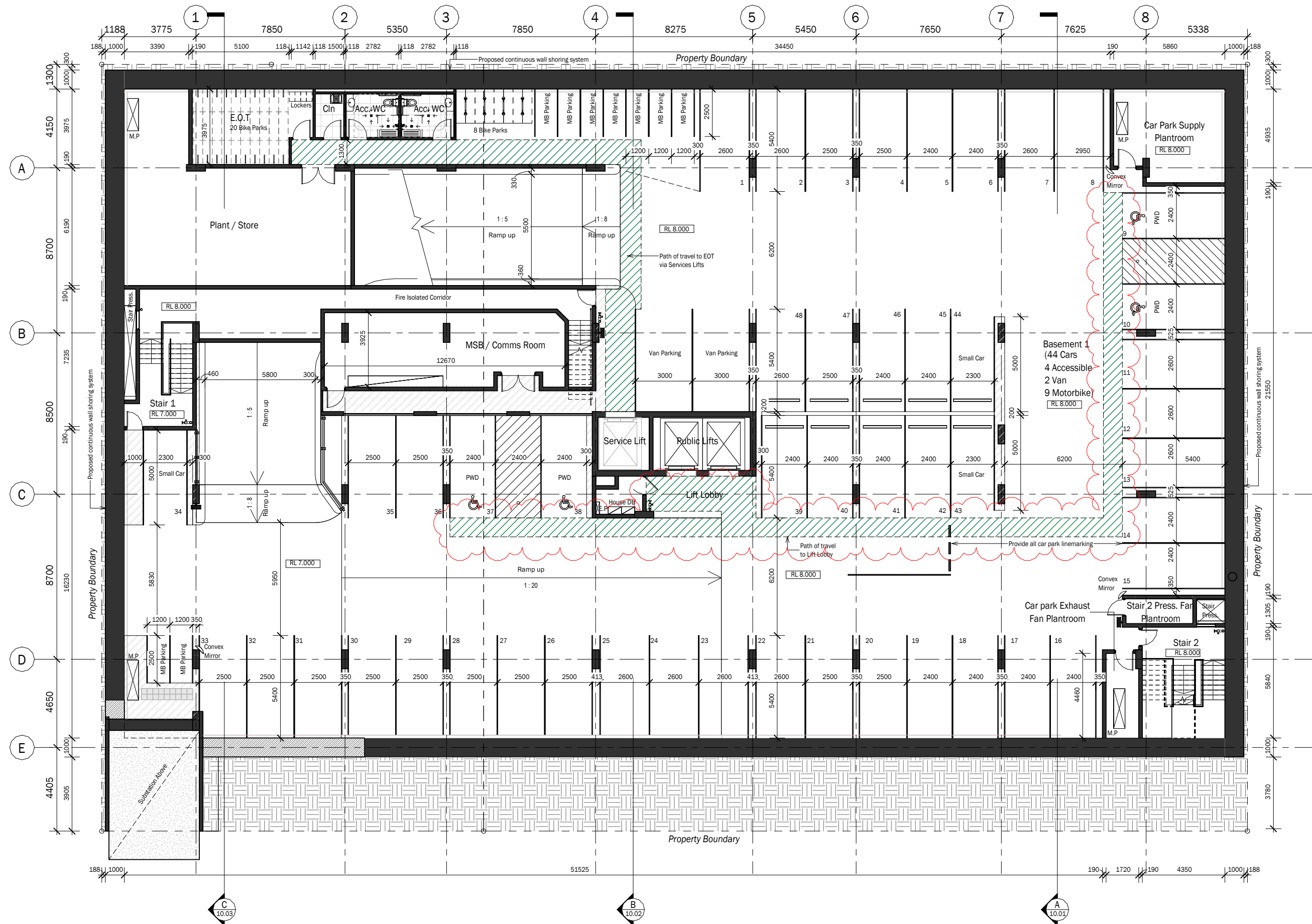
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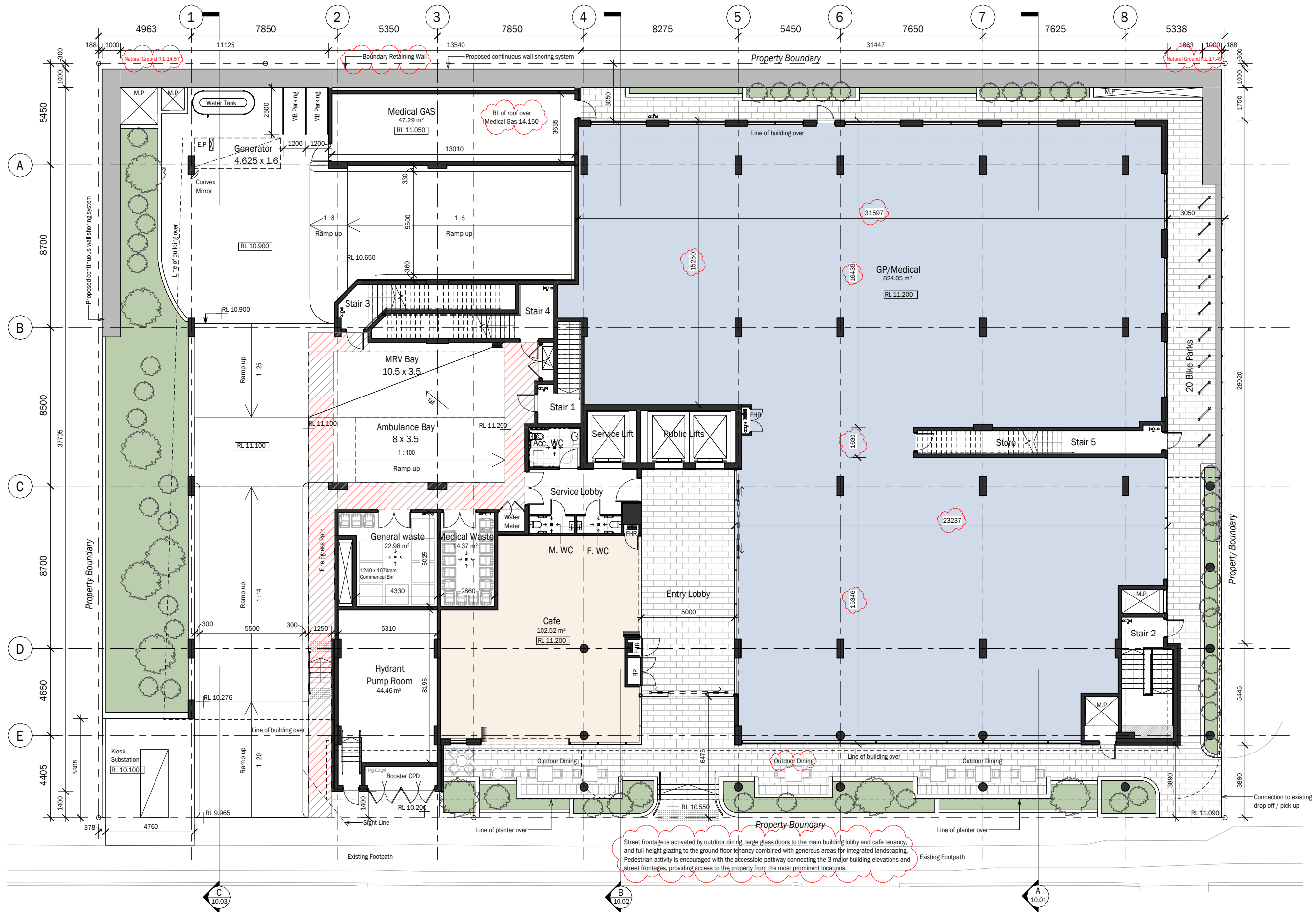
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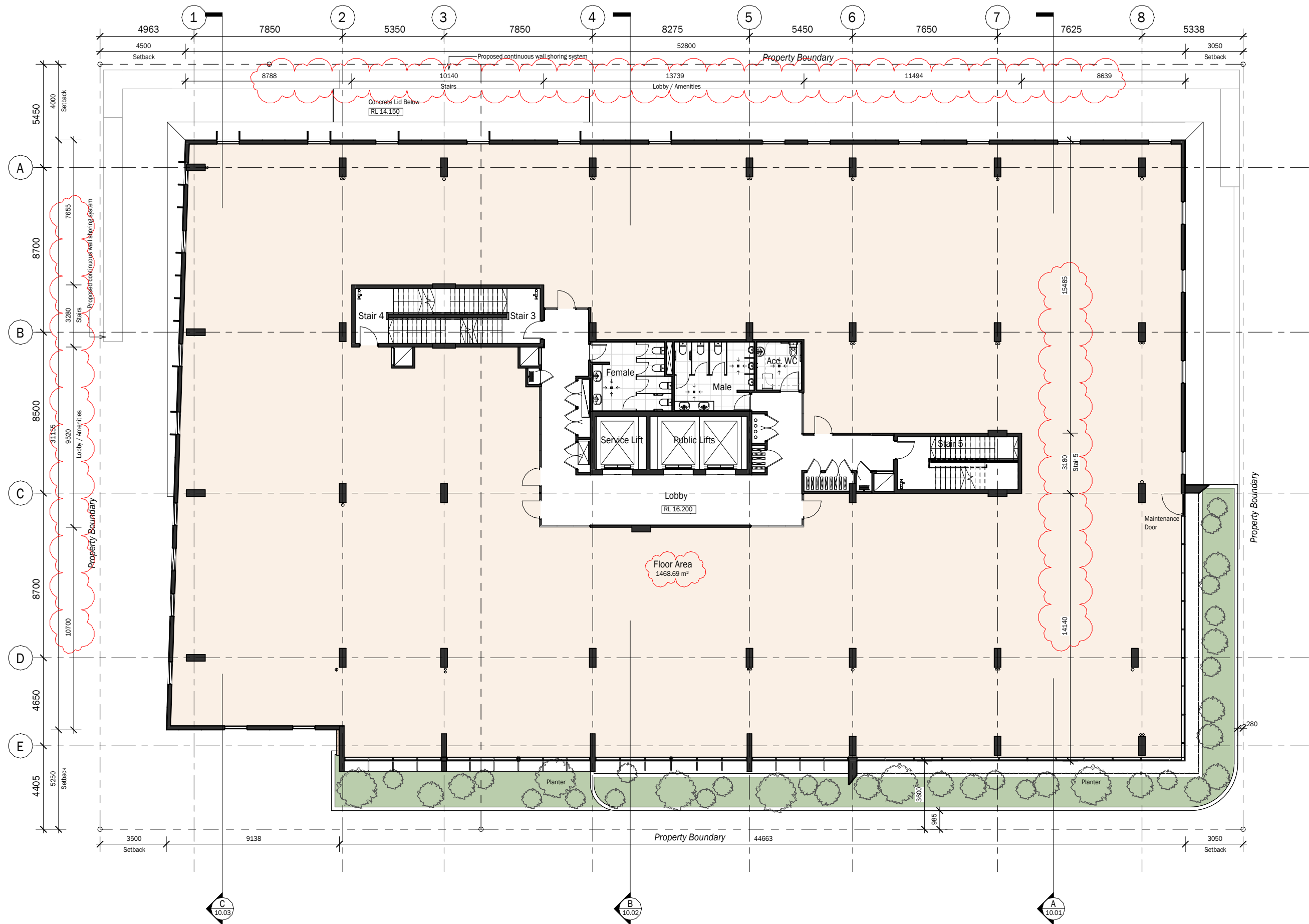
Drawing No.	Revision
6245.DA.03.02	K

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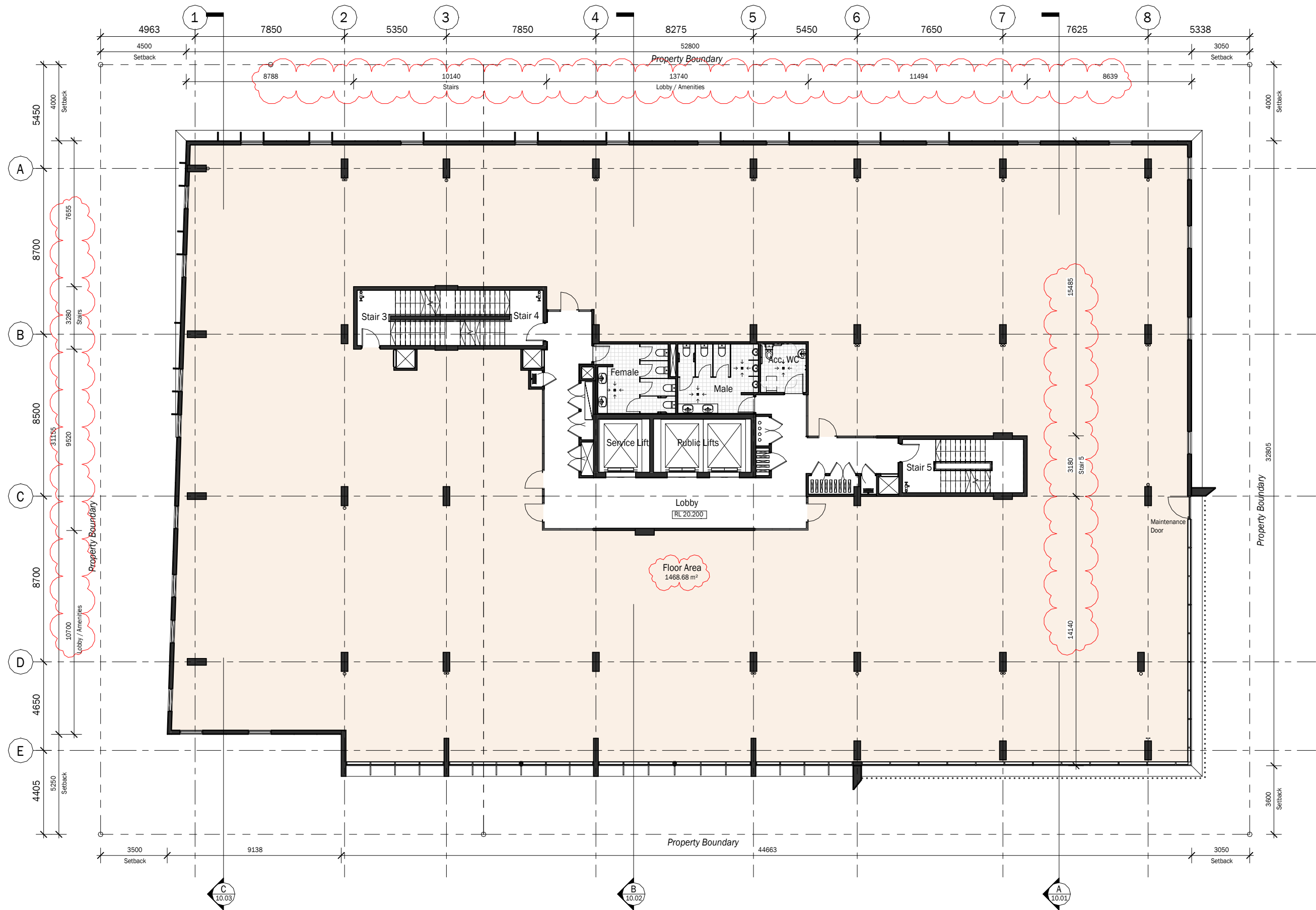
DRAWING TITLE
Floor Plan - First Floor



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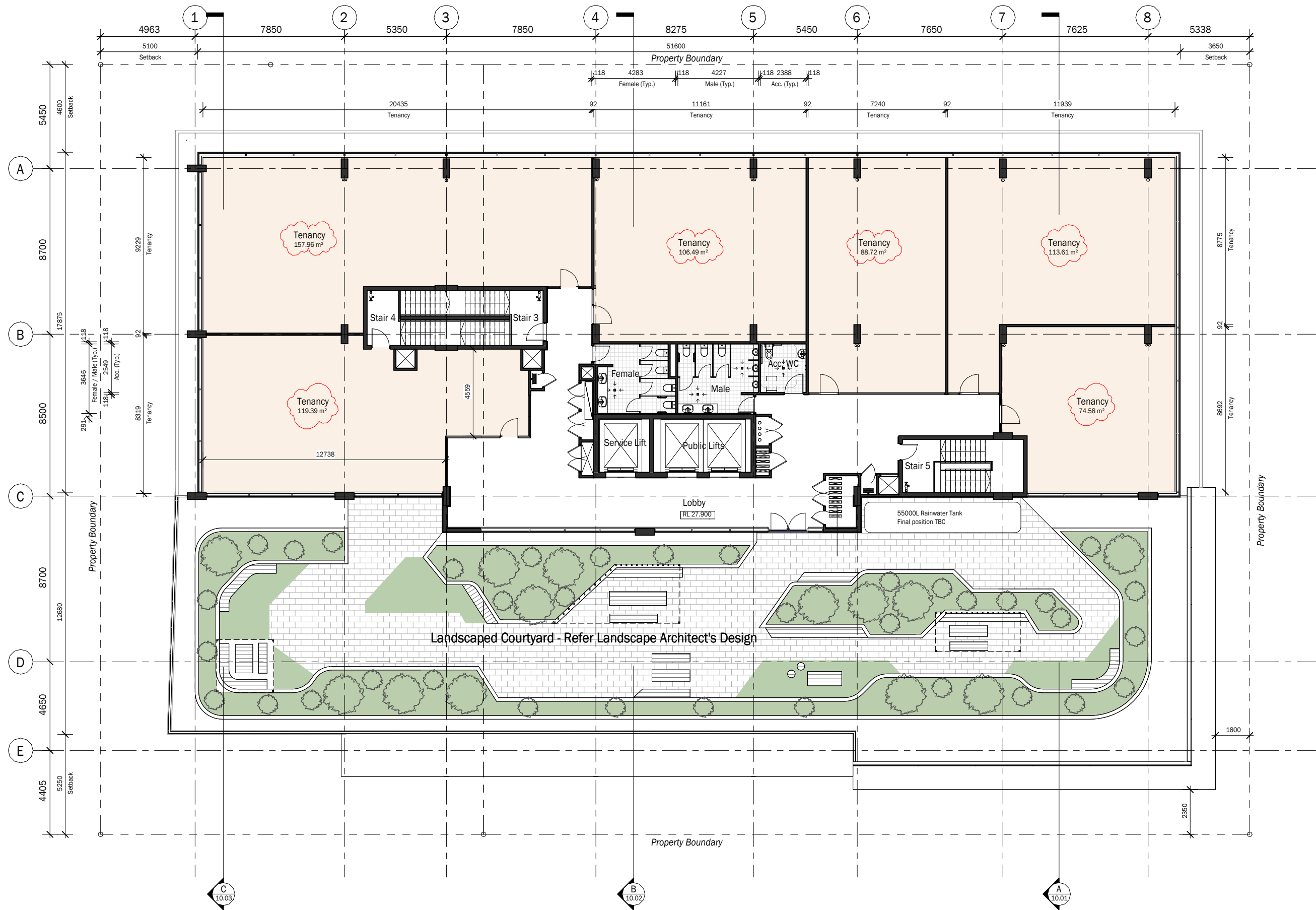
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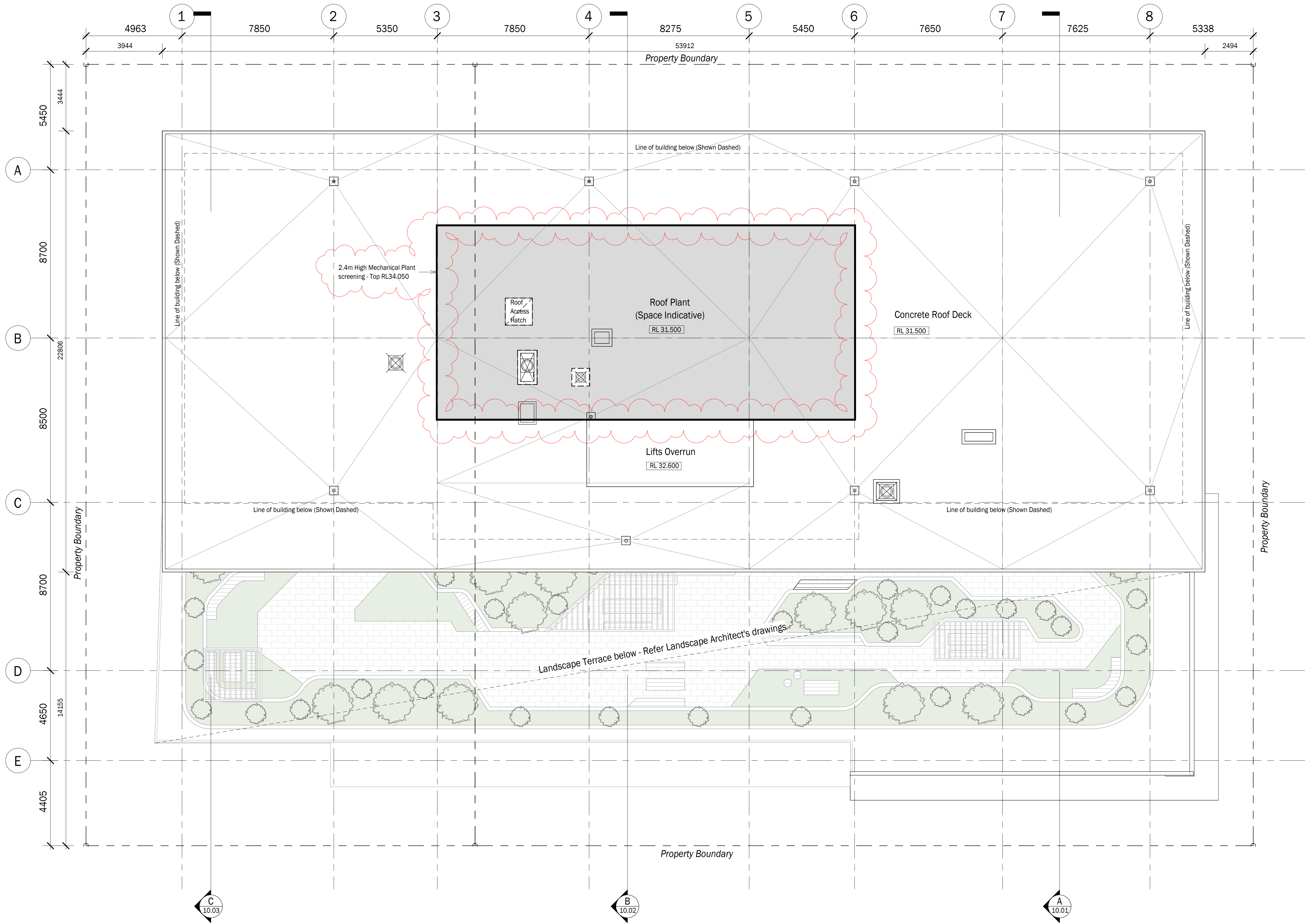
Revision
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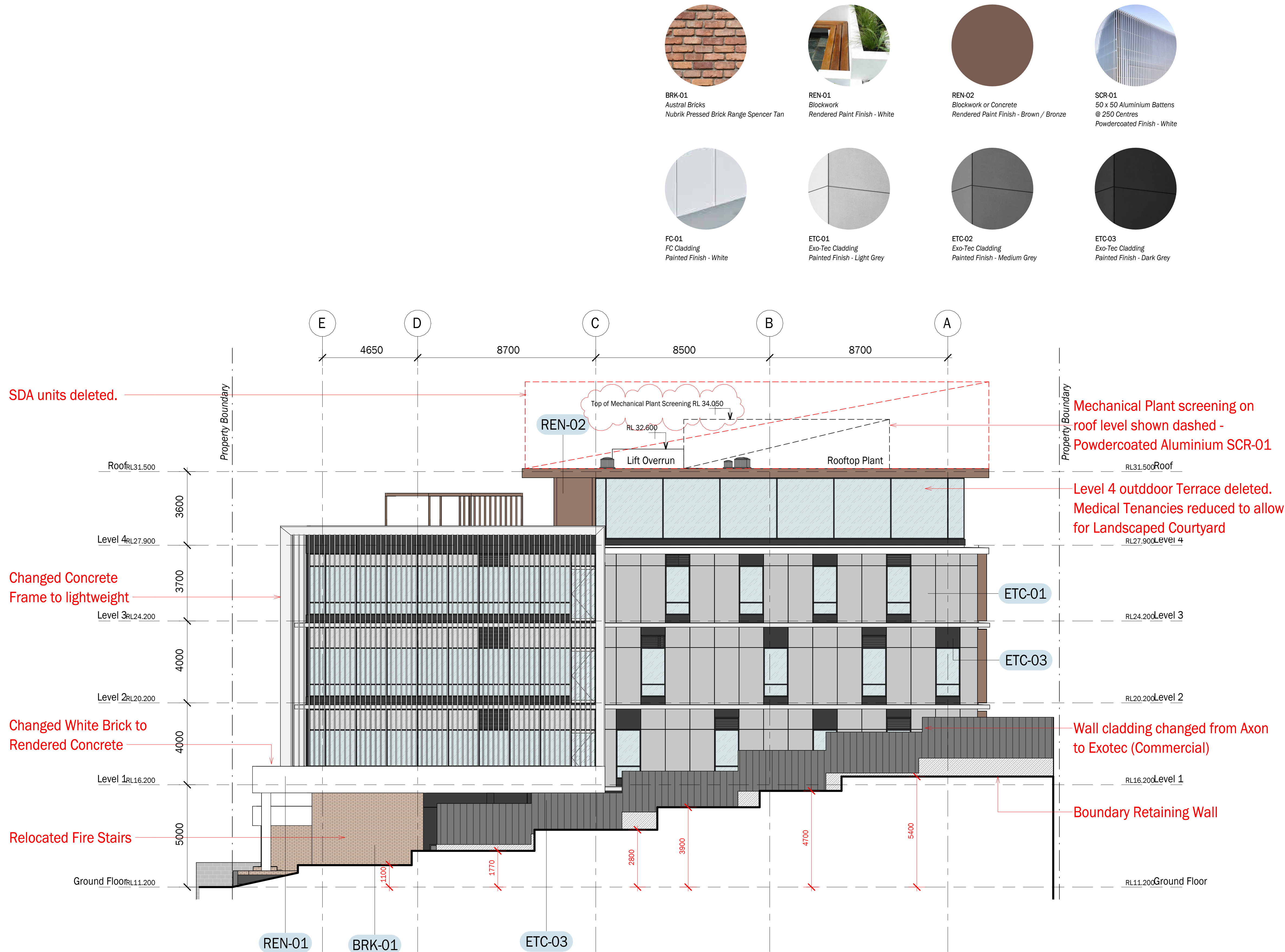




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Revision K







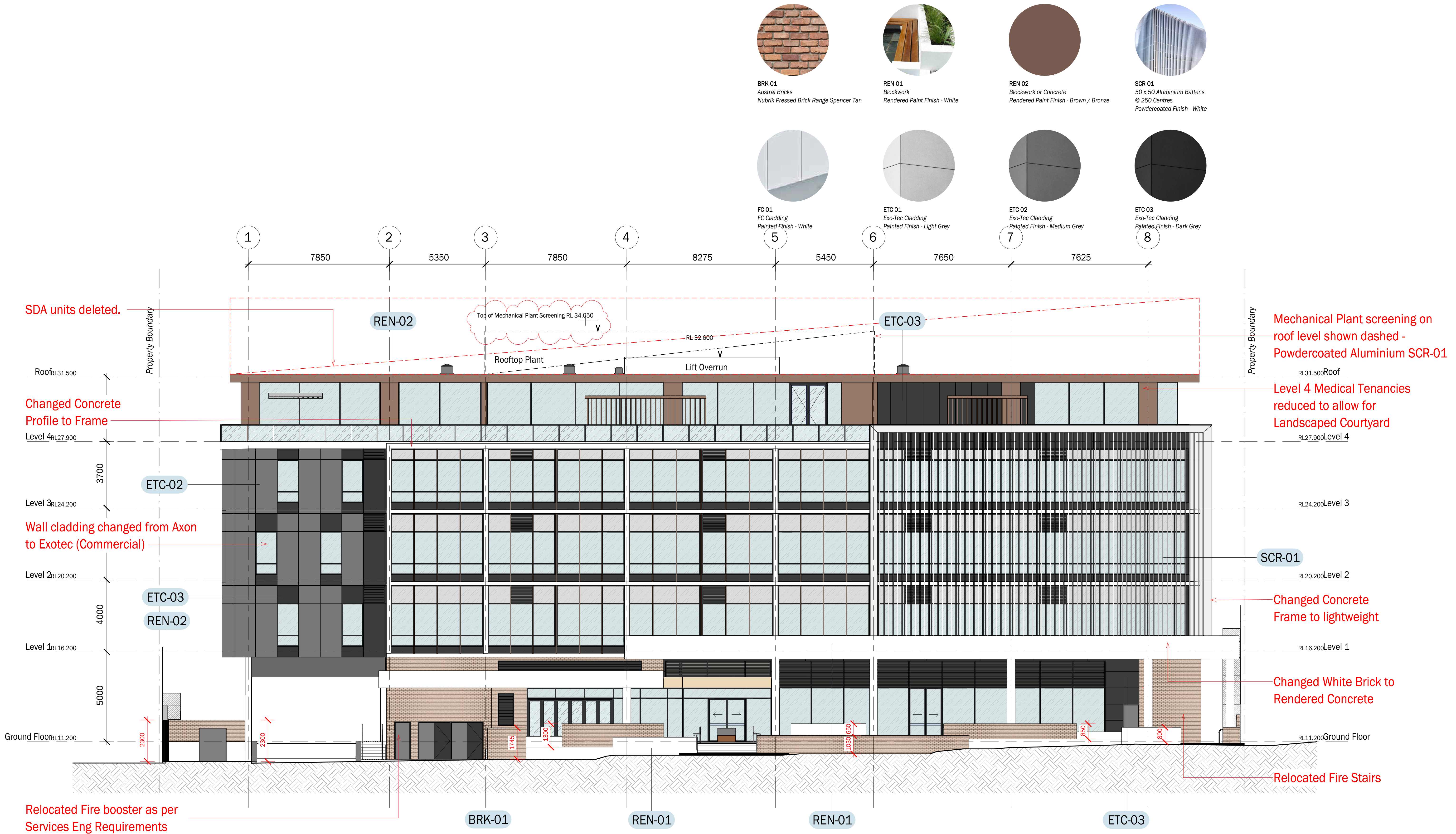
PROJECT
Gosford Health Hub

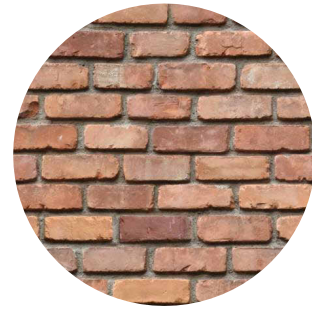
PROJECT ADDRESS
60-64 Showground Road, Gosford

DRAWING TITLE
Elevations - North

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Drawing No.	Revision
6245.DA.09.01	K

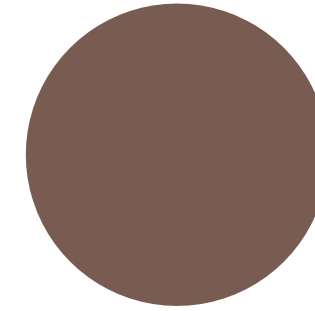




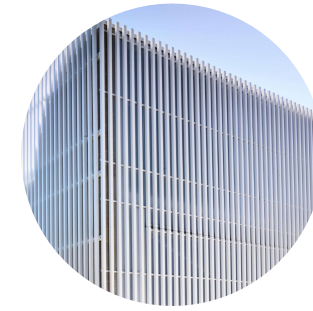
BRK-01
Austral Bricks
Nubrik Pressed Brick Range Spencer Tan



REN-01
Blockwork
Rendered Paint Finish - White



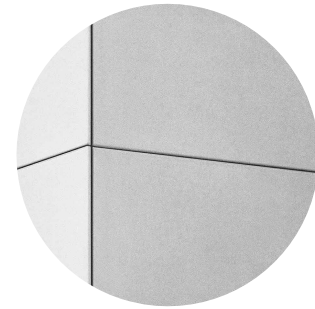
REN-02
Blockwork or Concrete
Rendered Paint Finish - Brown / Bronze



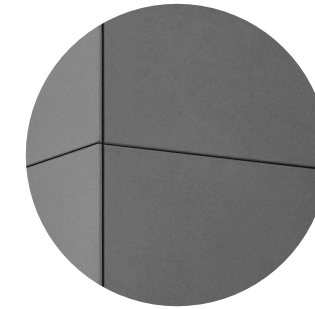
SCR-01
50 x 50 Aluminium Battens
@ 250 Centres
Powdercoated Finish - White



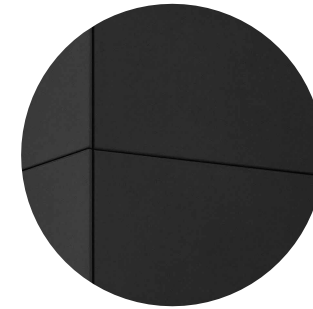
FC-01
FC Cladding
Painted Finish - White



ETC-01
Exo-Tec Cladding
Painted Finish - Light Grey

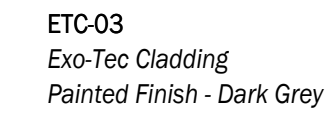
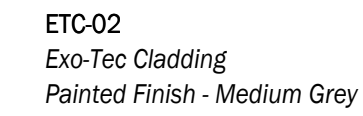
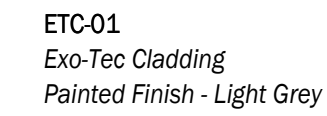
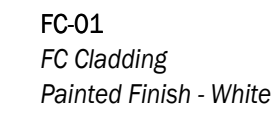
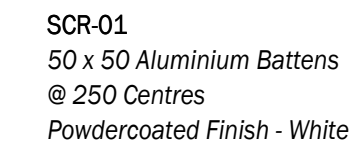
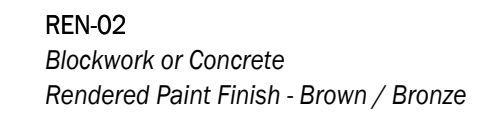
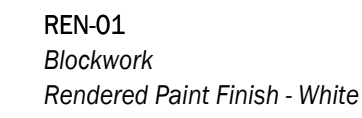


ETC-02
Exo-Tec Cladding
Painted Finish - Medium Grey

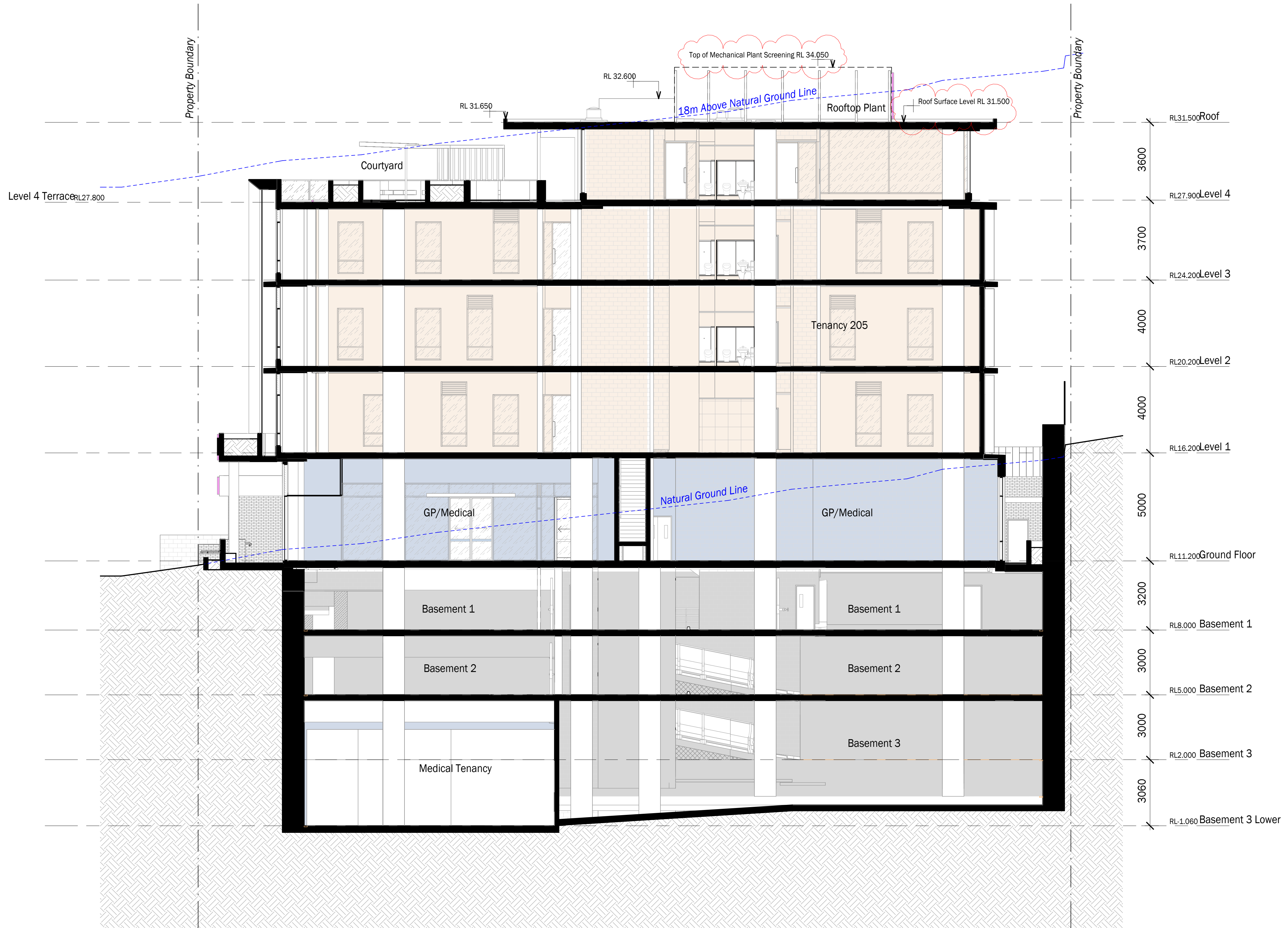


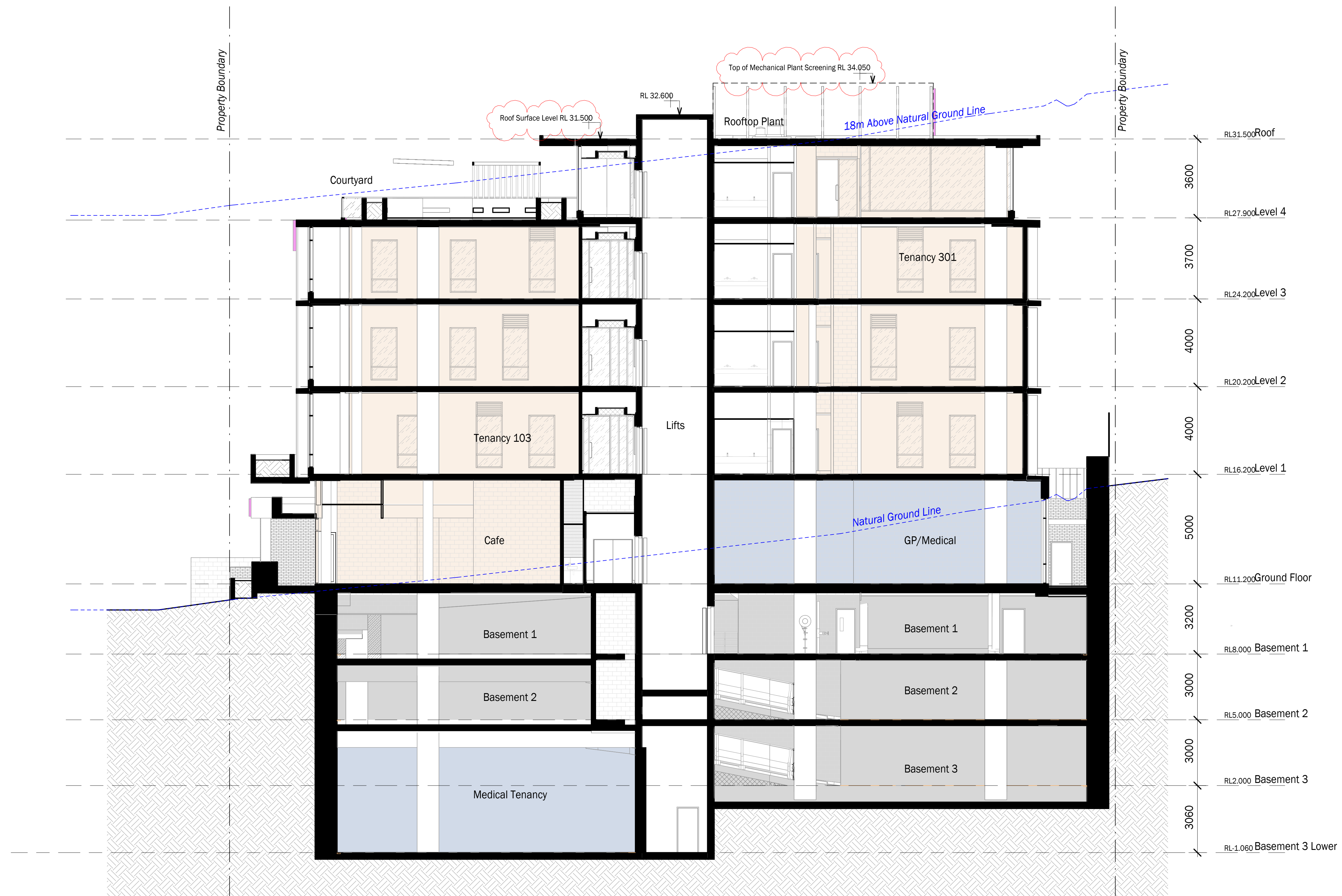
ETC-03
Exo-Tec Cladding
Painted Finish - Dark Grey

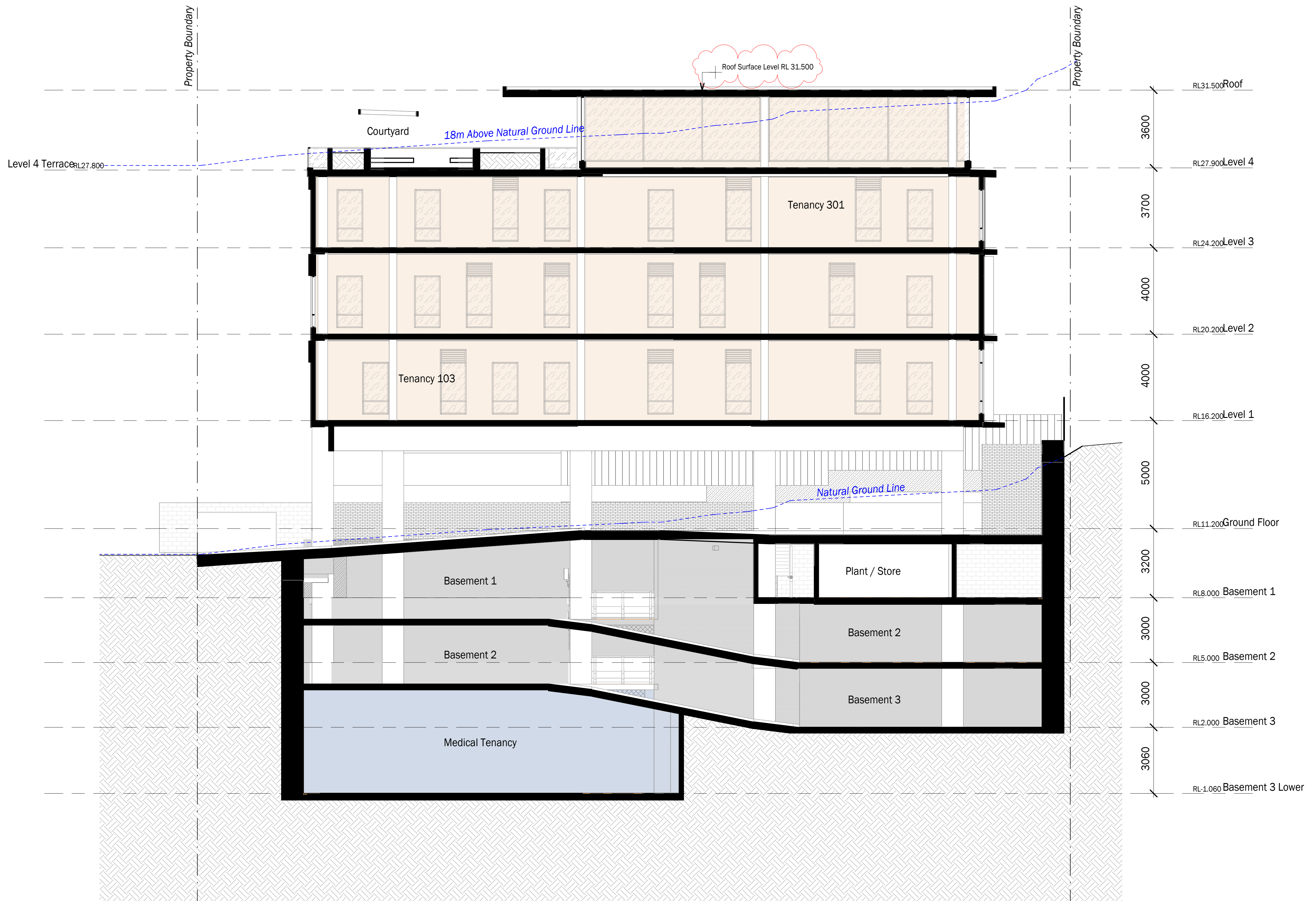


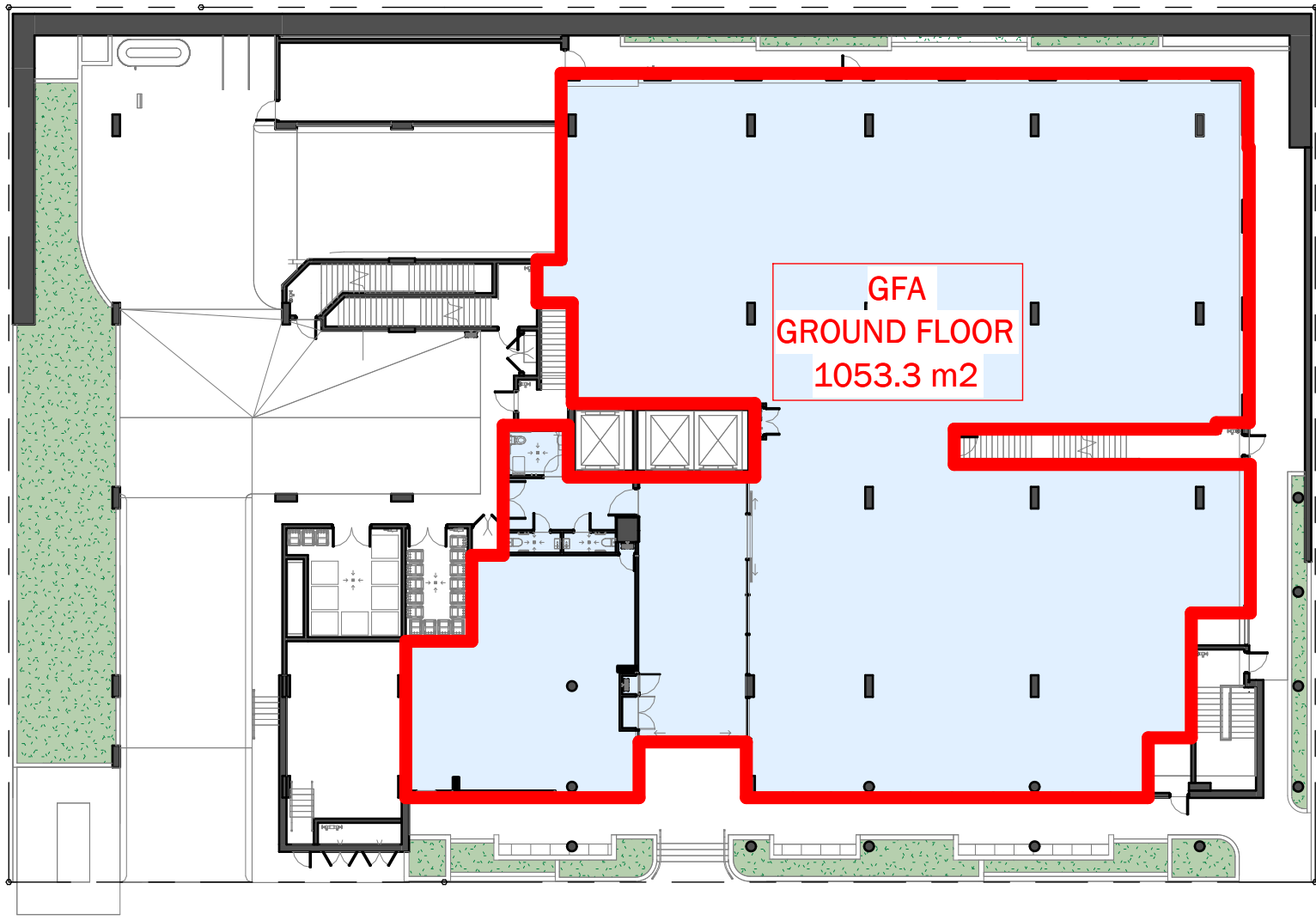


Drawing No.	Revision
6245.DA.09.04	K

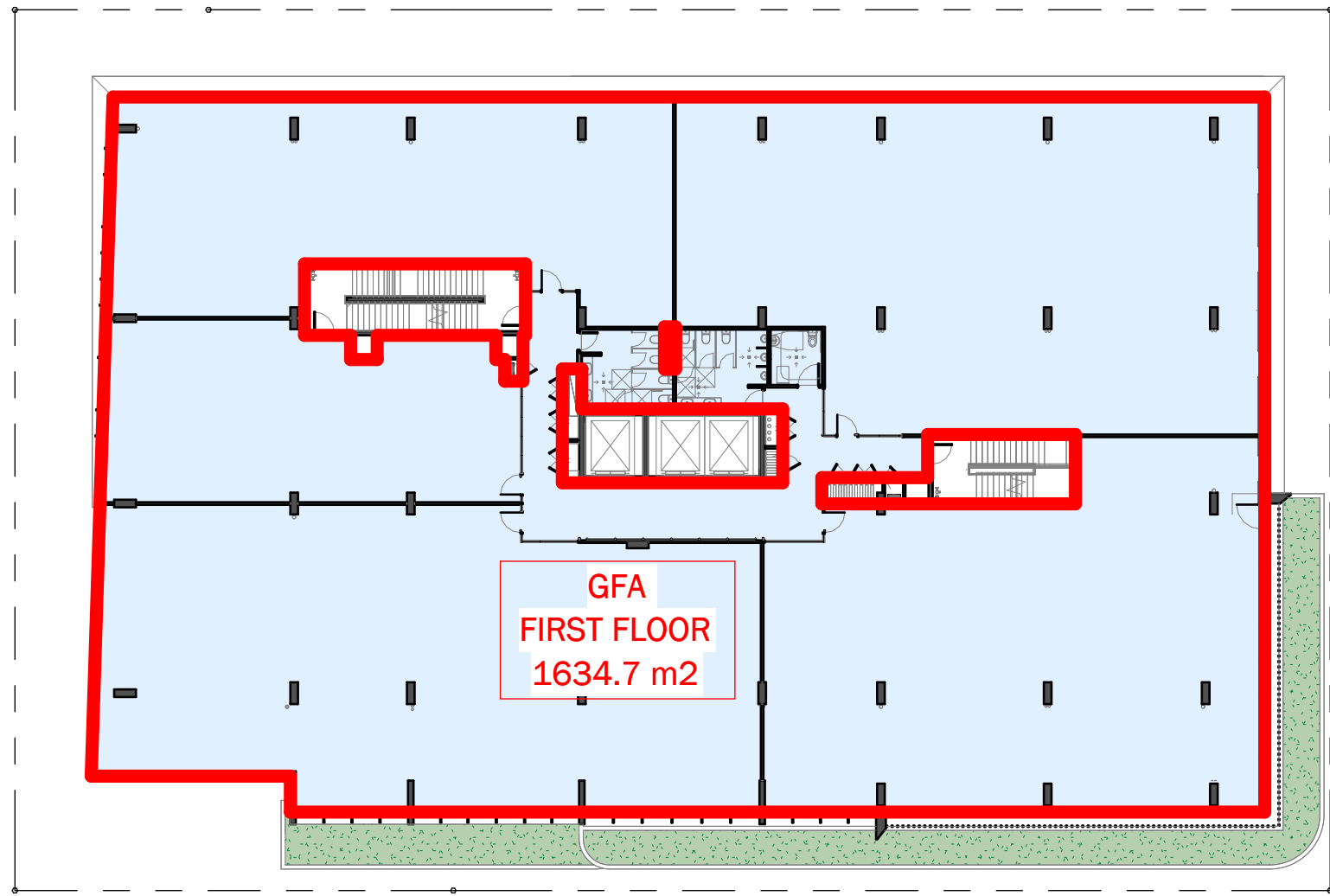




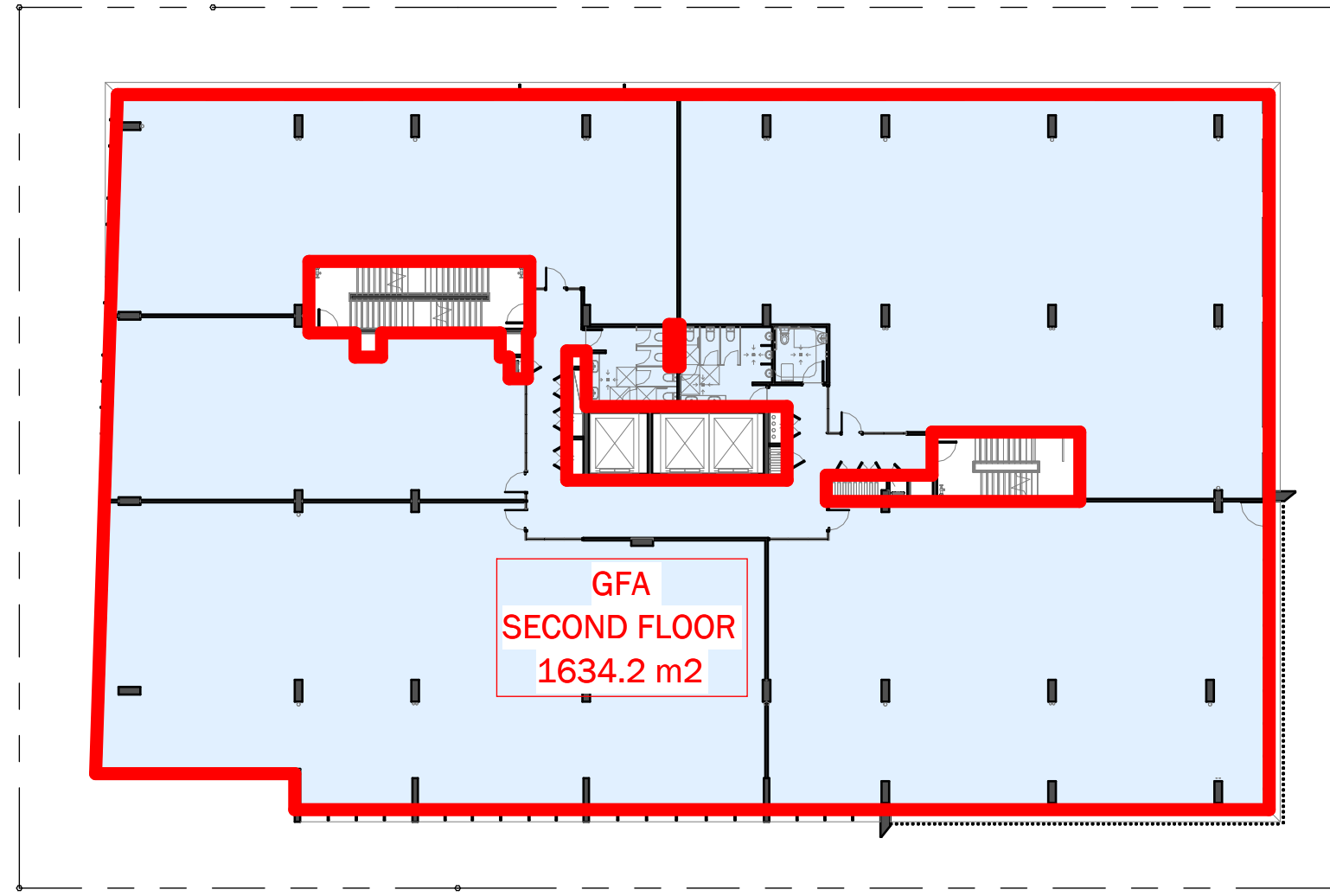




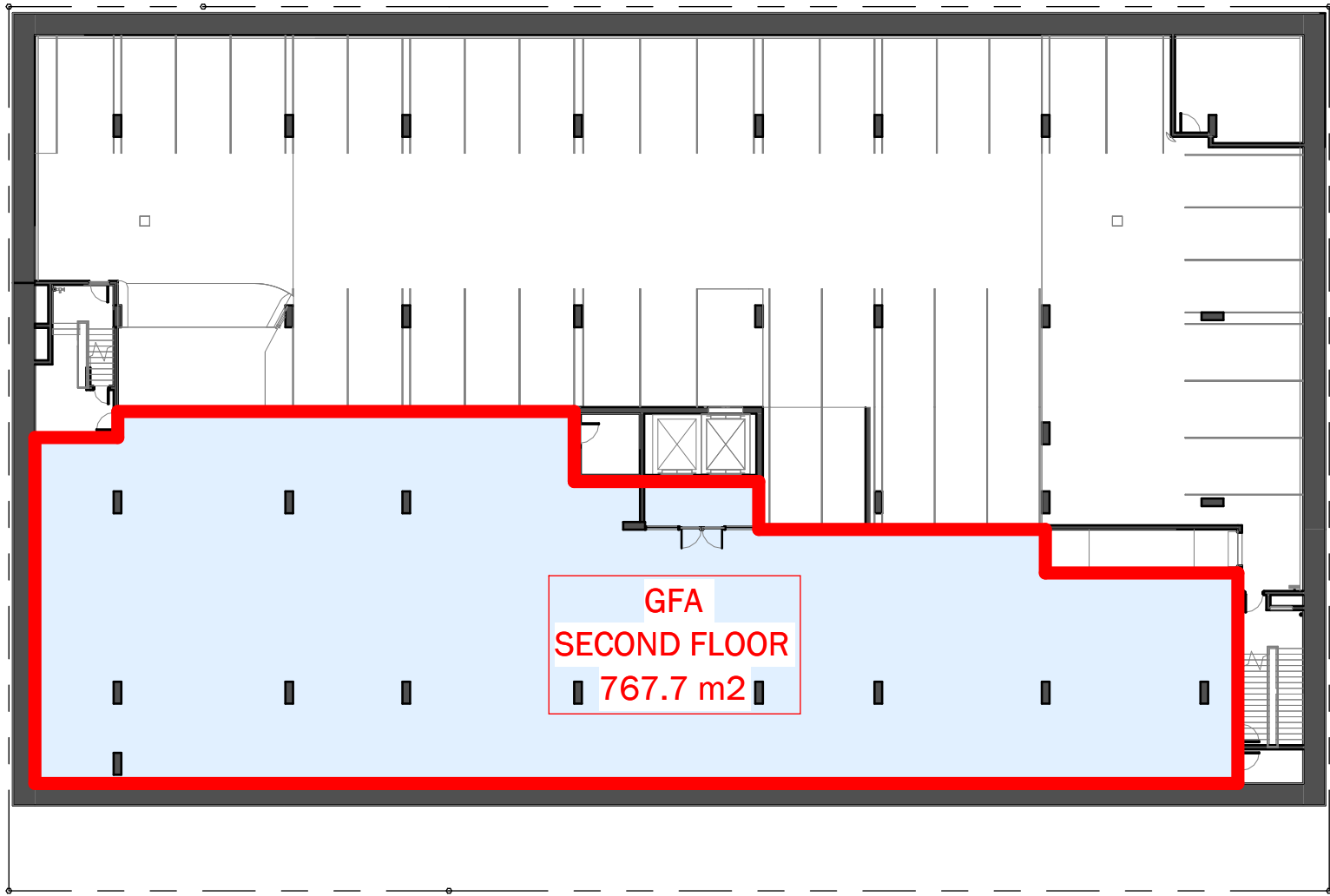
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09.01	1 : 300	



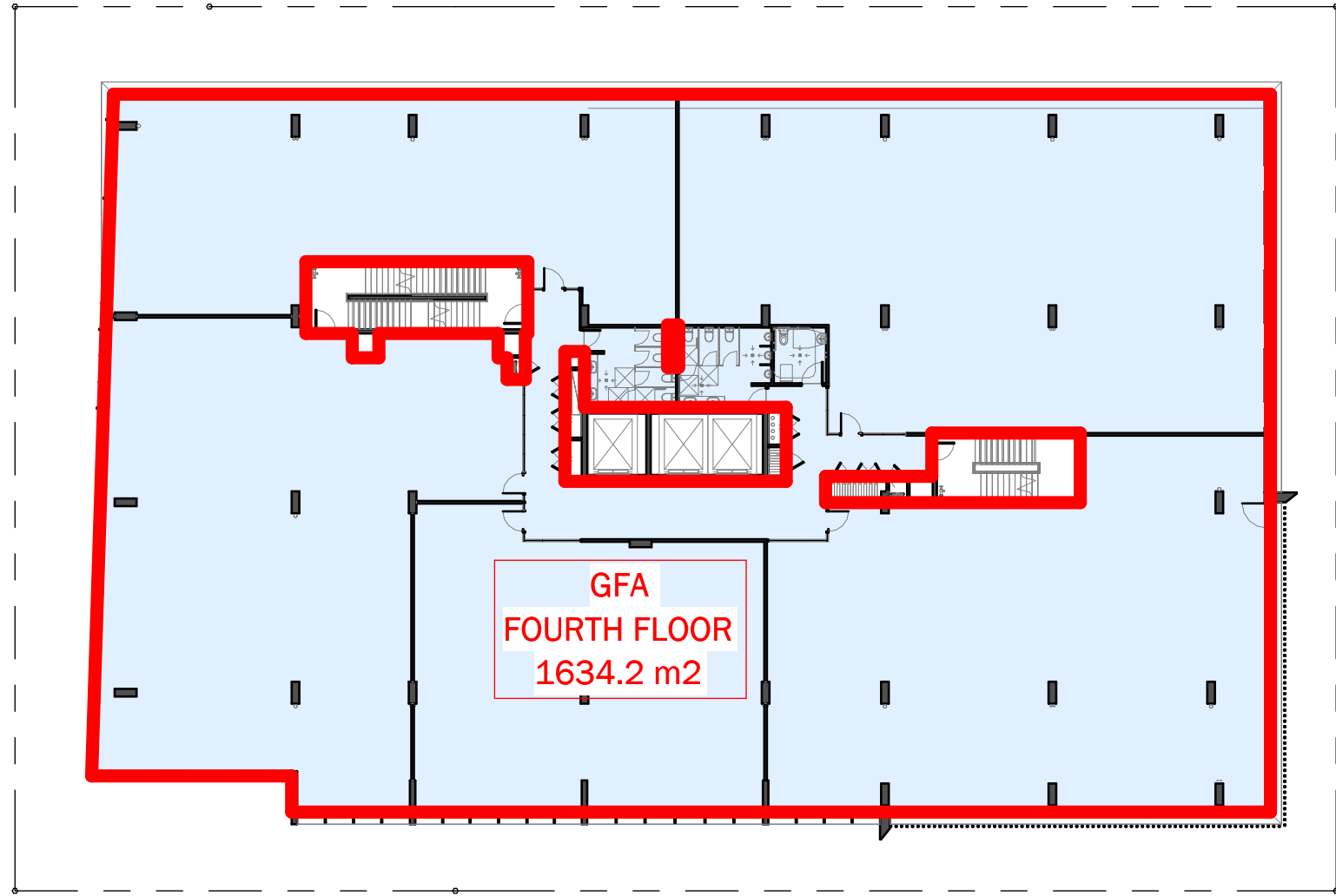
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09.01	1 : 300	



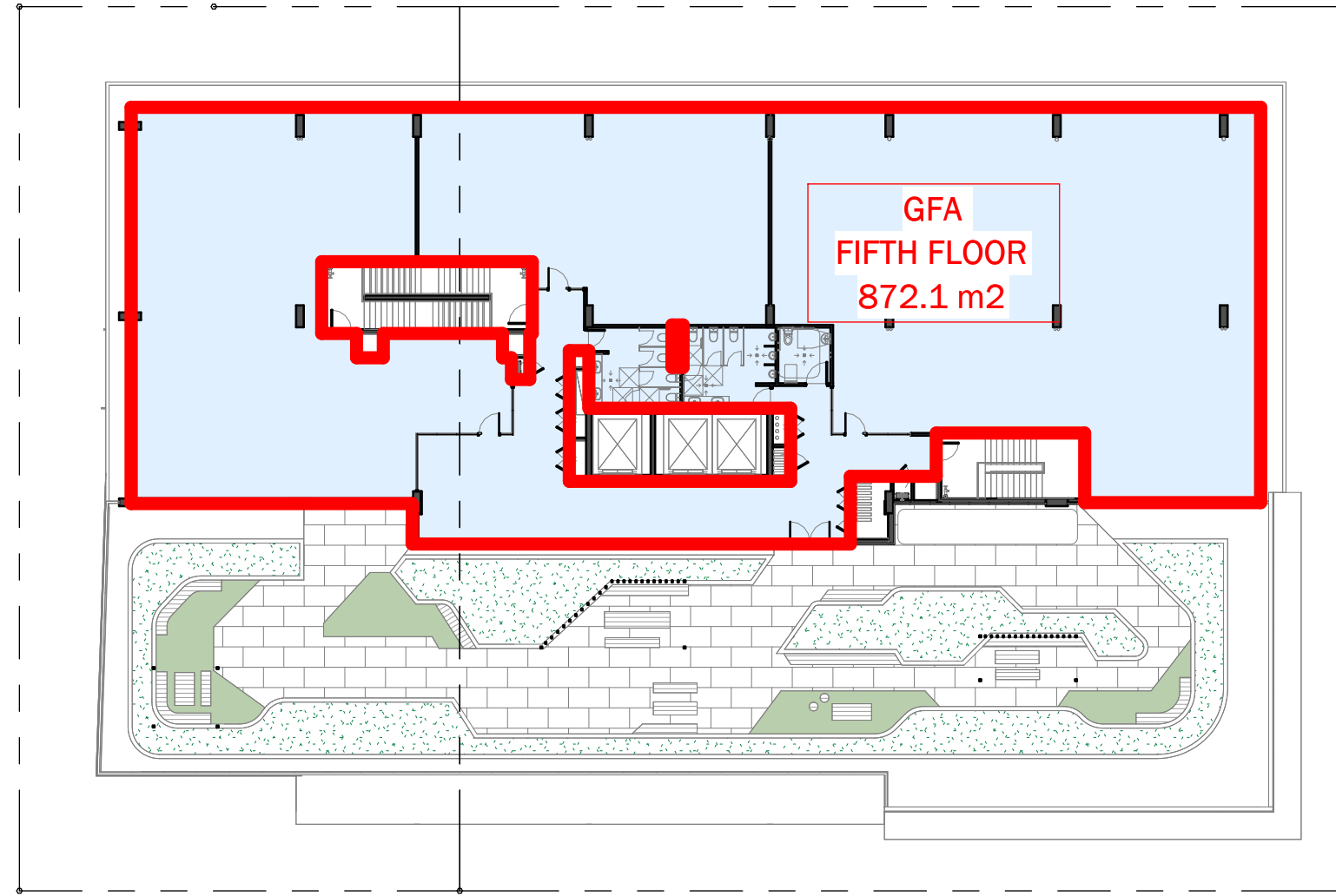
3	Scale @ A1	GFA - Second Floor
09.01	1 : 300	



7	Scale @ A1	GFA - Basement 3
10.01	1 : 300	



5	Scale @ A1	GFA - Third Floor
09.01	1 : 300	



6	Scale @ A1	GFA - Fourth Floor
09.01	1 : 300	

GFA Calculations

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

Storey	GFA	NLA
Basement 3	767.7	751.66
Ground Floor	1053.3	926.57
First Floor	1634.7	1462.53
Second Floor	1634.2	1462.58
Third Floor	1634.2	1463.17
Forth Floor	872.1	690.06
TOTAL	7596.2m2	6756.57m2

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Gosford Health Hub

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DRAWING TITLE

GFA Calculations

N

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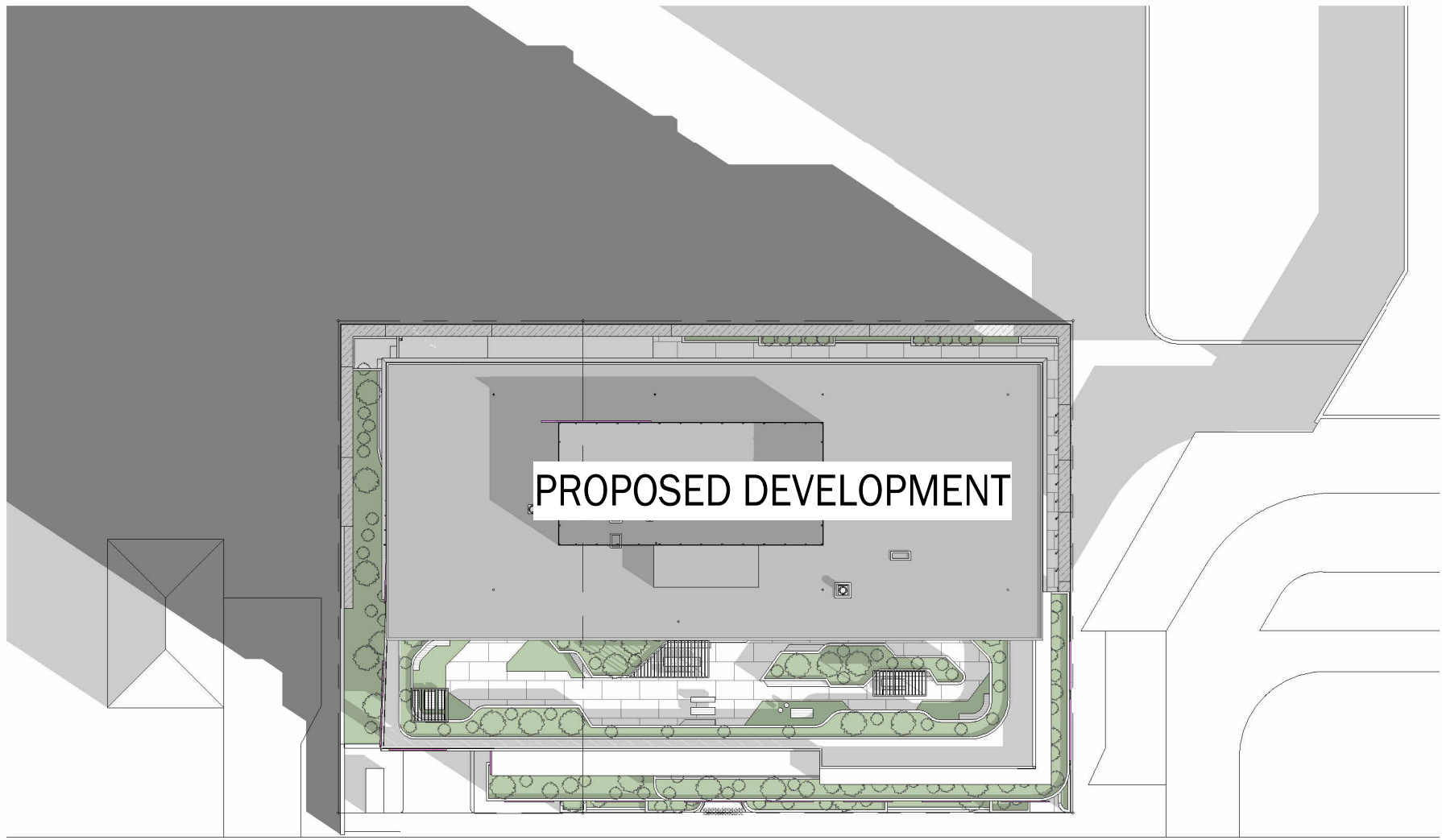
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Drawing No.

6245.DA.00.02

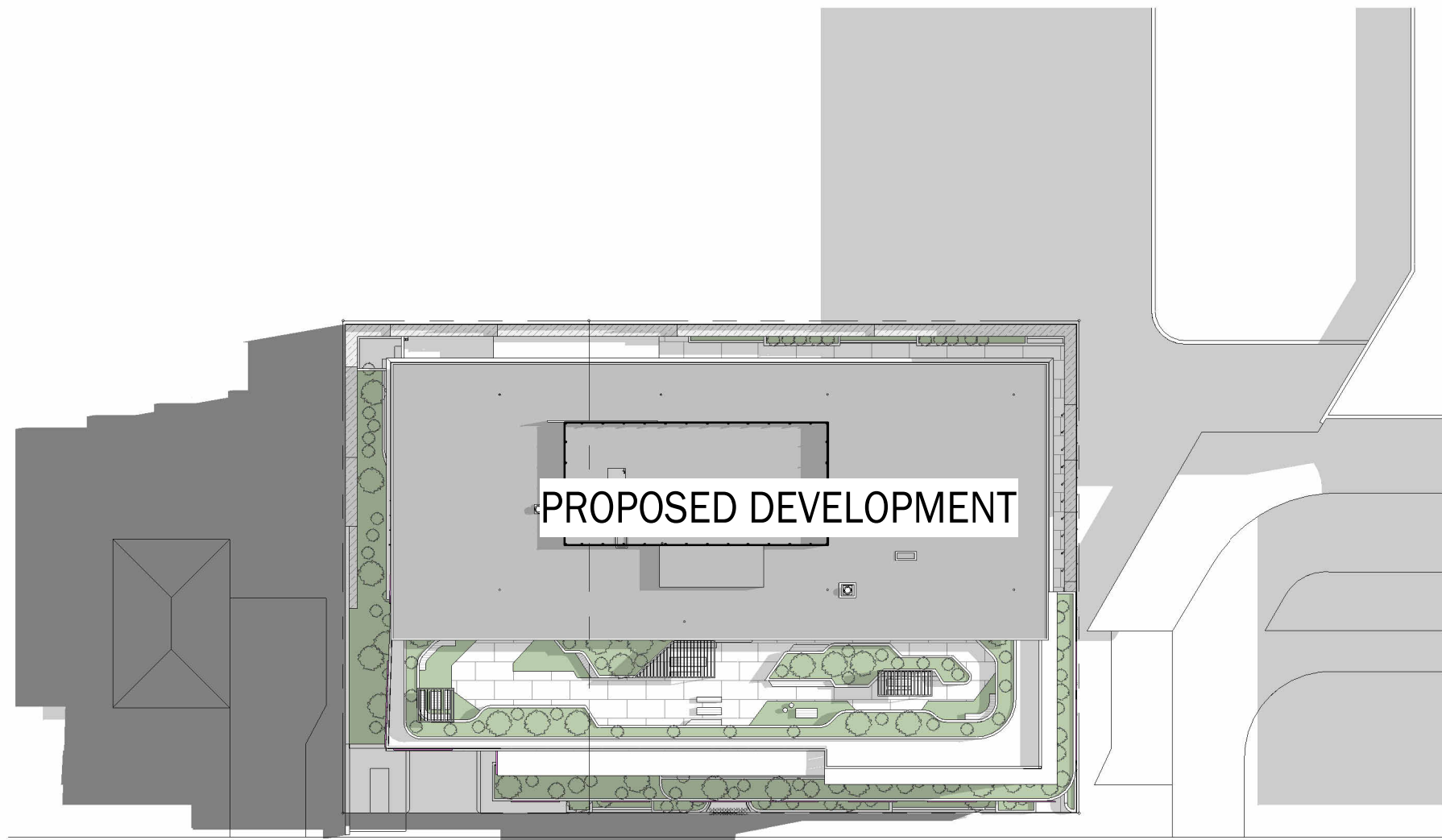
Revision

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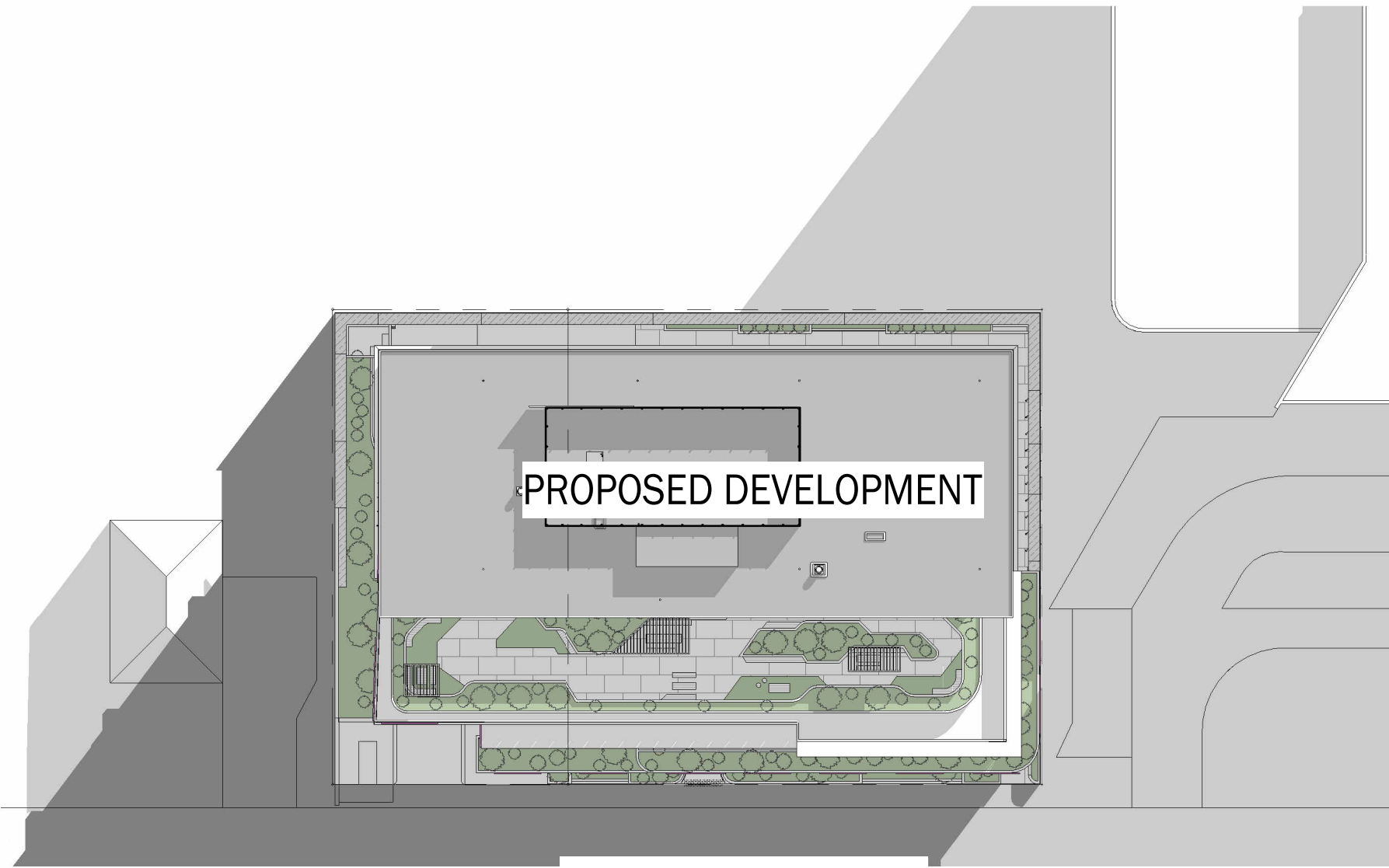
SHOWGROUND ROAD

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09.01	1 : 500	



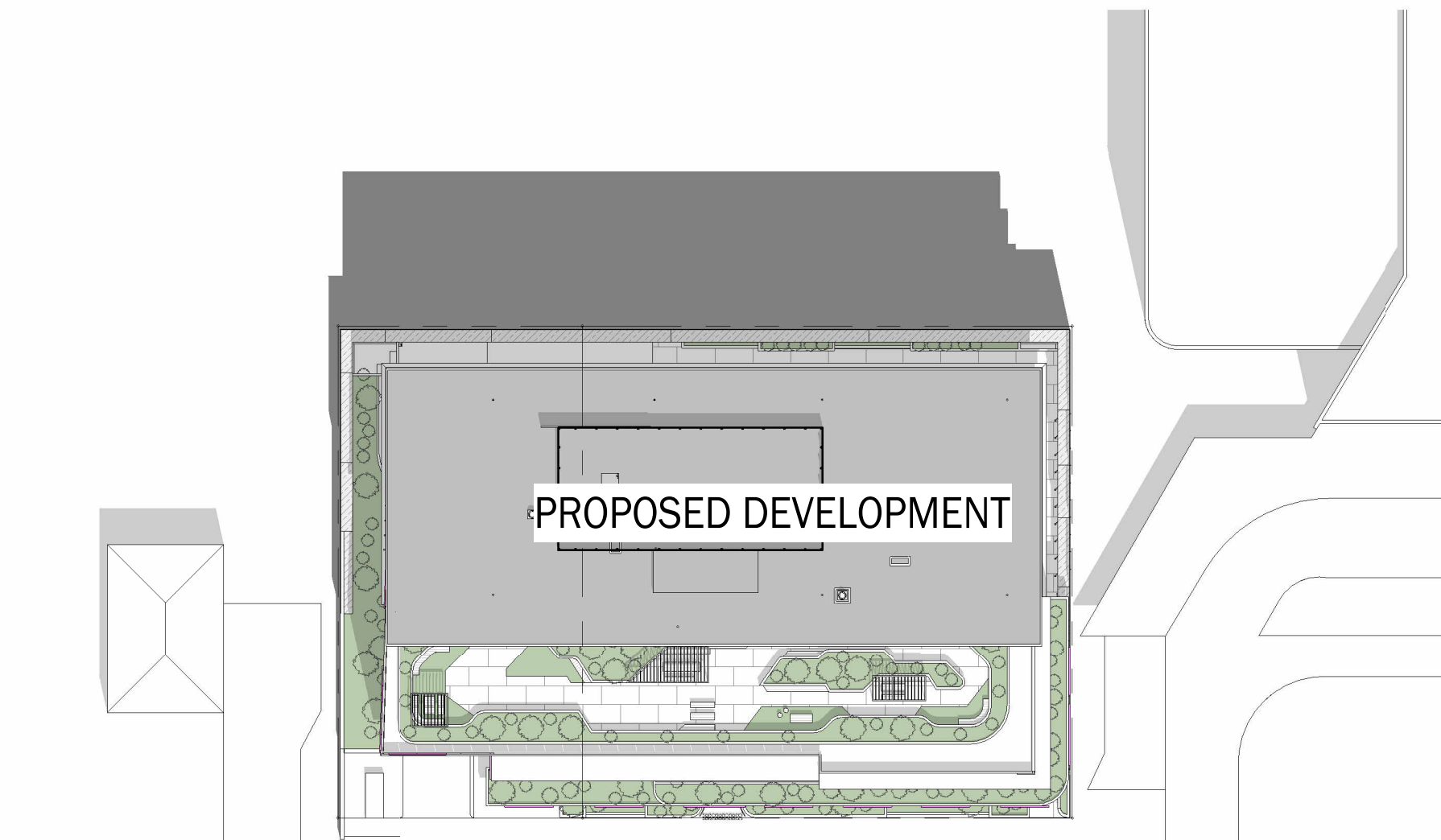
SHOWGROUND ROAD

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09.01	1 : 500	



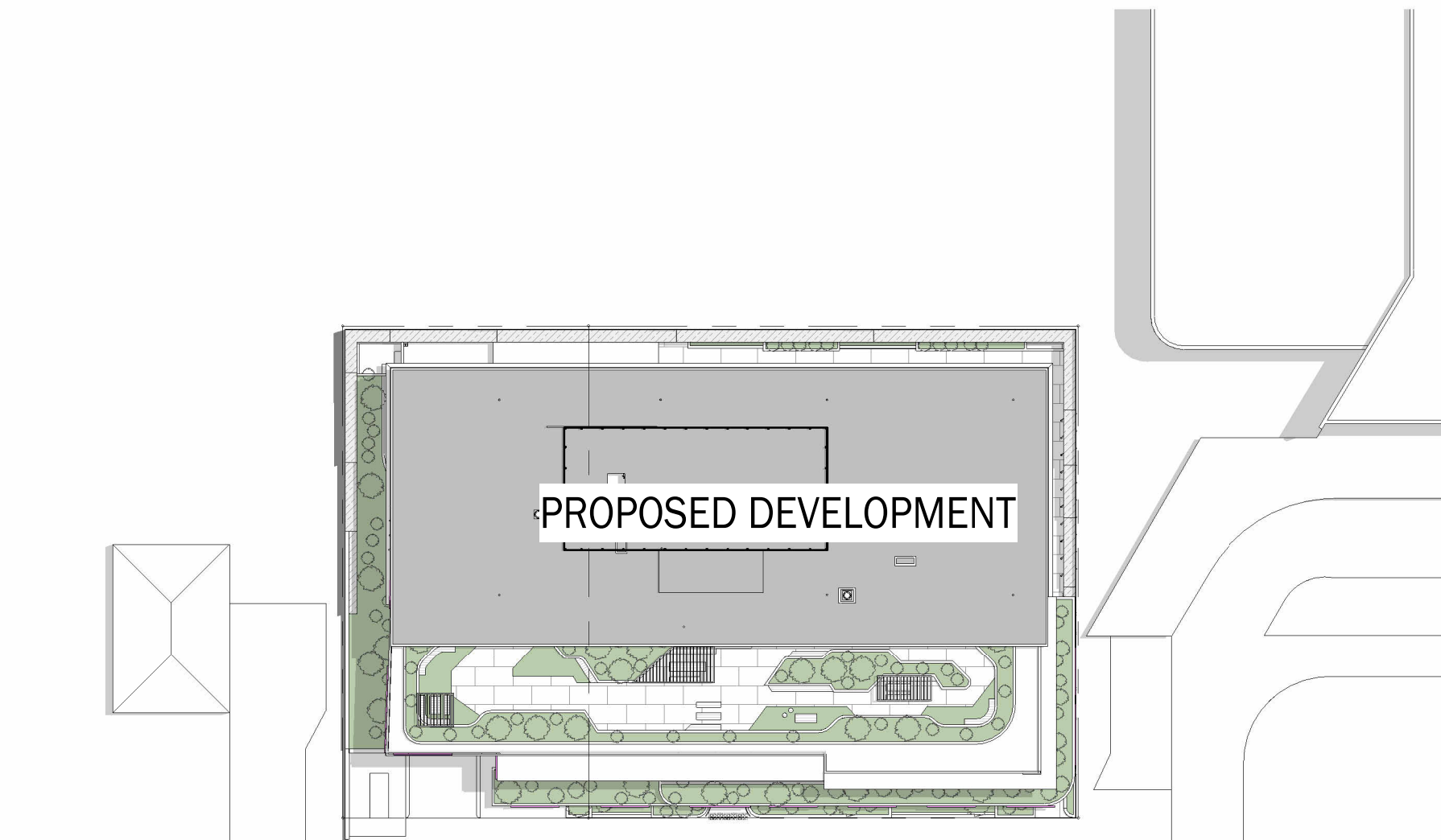
SHOWGROUND ROAD

3	Scale @ A1	Shadow Diagram Winter 3pm
09.01	1 : 500	



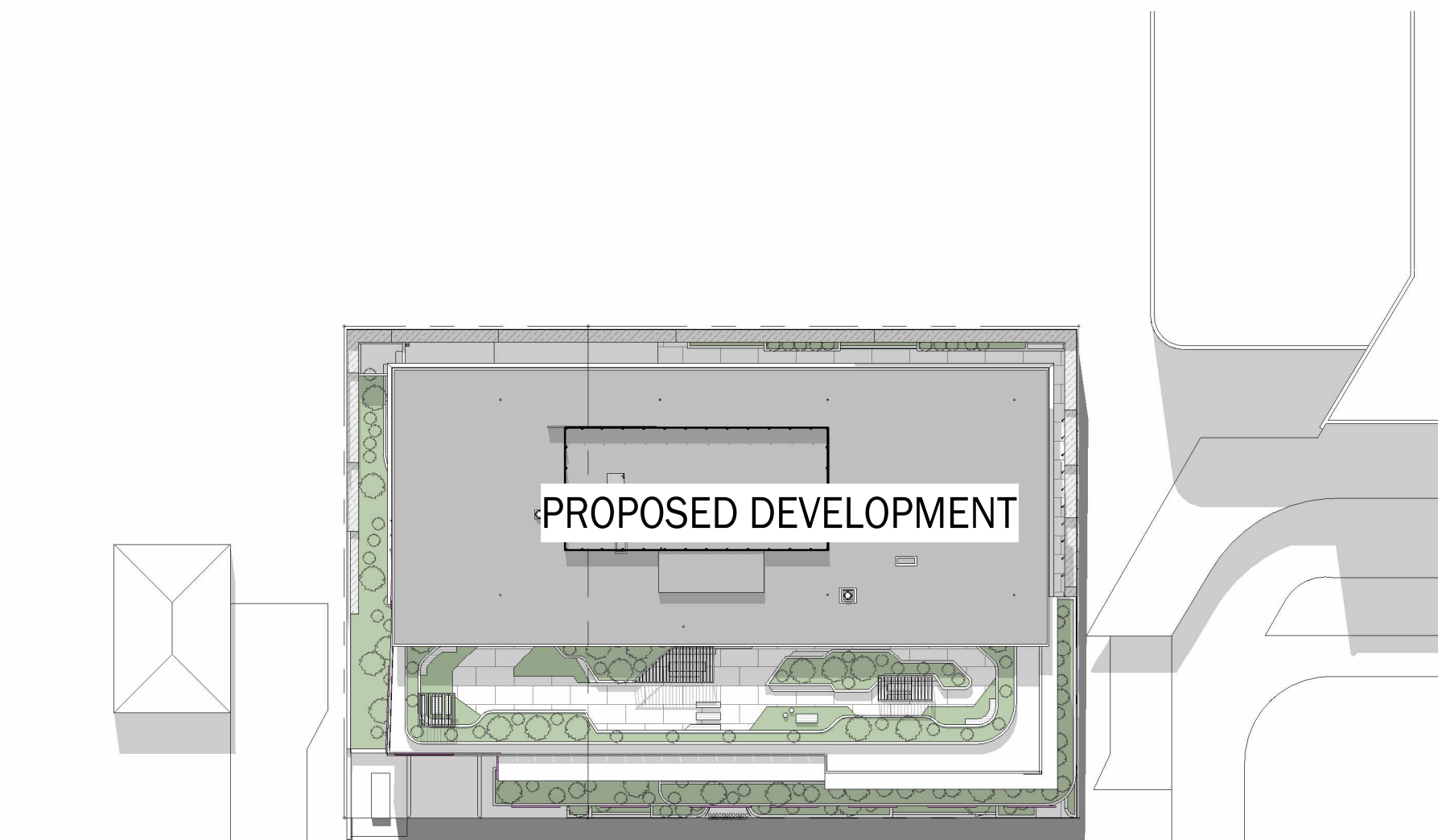
SHOWGROUND ROAD

4	Scale @ A1	Shadow Diagram Summer 9am
09.01	1 : 500	



SHOWGROUND ROAD

5	Scale @ A1	Shadow Diagram Summer 12pm
09.01	1 : 500	



SHOWGROUND ROAD

6	Scale @ A1	Shadow Diagram Summer 3pm
09.01	1 : 500	



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DRAWING TITLE
North-Eastern Perspective

Drawing No.
6245.DA.22.01

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DRAWING TITLE
Showground Rd Perspective

Drawing No.
6245.DA.22.02

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DRAWING TITLE
South-Eastern Perspective

Drawing No.
6245.DA.22.03

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DRAWING TITLE
Showground Road Context

Drawing No.
6245.DA.22.04

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