DA ISSUE ONLY

AFFORDABLE HOUSING RFB DEVELOPMENT

LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

DRAWING SCHEDULE:

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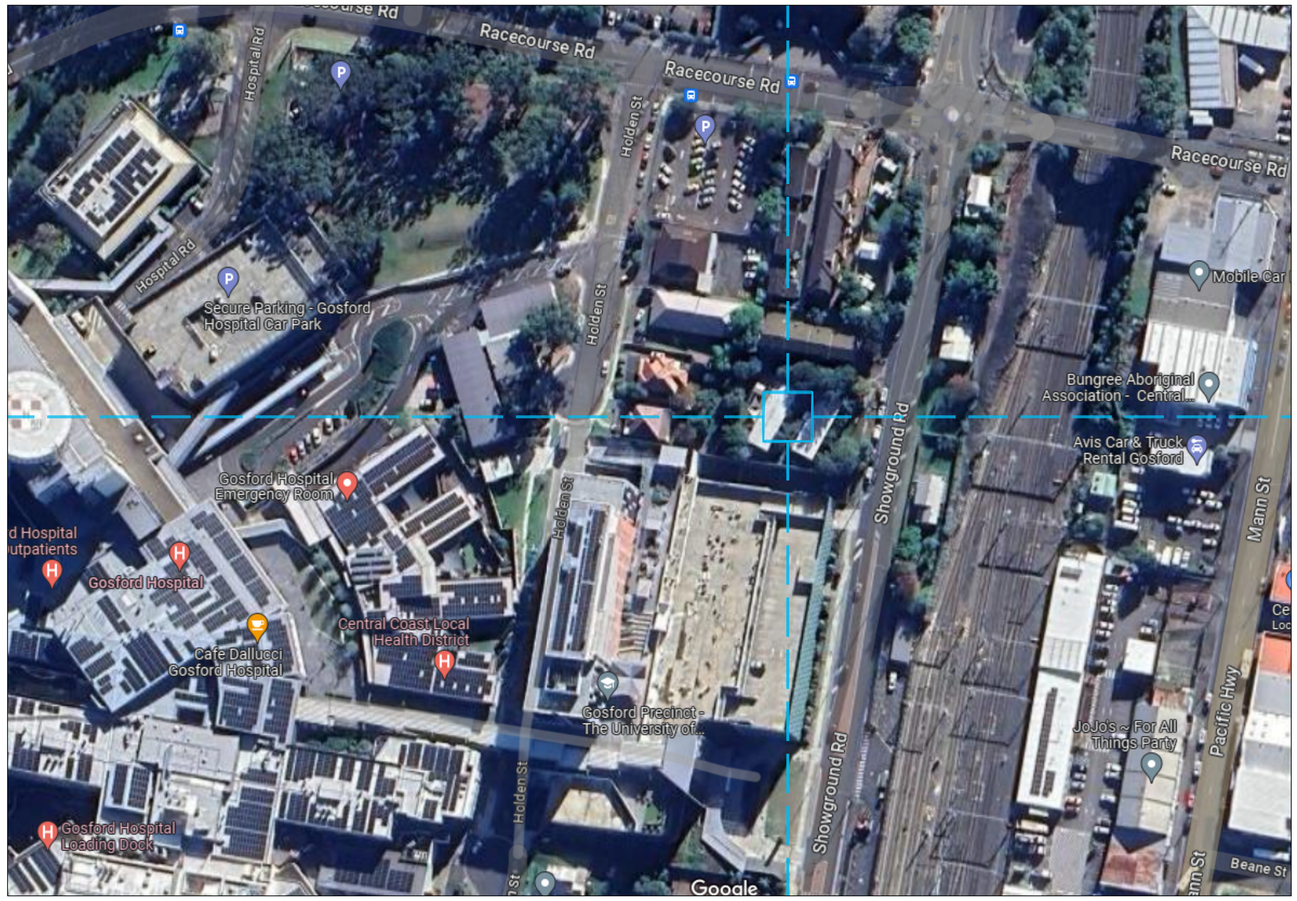

LOCATION PLAN

Certificate No. 0011782370
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
hstar.com.au/QR/Generate?y=FZB58eYjw

NSW GOVERNMENT
Homes NSW
LEVEL 4, 12 DARCY STREET
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PROJECT MANAGER
Homes NSW

DATE:
28/02/2025
DESIGN:
DA
PROJECT No:
BGYGP

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
NSW DEP 0002060

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

Verify on site all survey information including all existing services & levels prior to construction

Prior to site establishment - Contractor to engage underground services search to locate all existing services within the location of the proposed work

Contractor to ensure site safety is upheld at all times in accordance with all relevant Australian standards

Demolish existing structures & clear all vegetation as required and/or as shown on drawings, ready for new works. Dispose of demolished building materials and asbestos material encountered during demolition, except those items specifically identified for reuse

Perform all new works in best tradesman-like manner and to the satisfaction of all relevant authorities & Australian Standards

Terminate, cap off or divert all existing services where so require and/or as necessary to carry out new works

Where any services are damaged during new works, contractor to rectify immediately to ensure full working order

Refer to structural & civil engineer's documents for details of concrete slabs steps and footings. Including sizes of structural members

Comply with landscaping requirements as required by the council conditions and/or as detailed by landscape architect

Refer to hydraulic & civil engineer's details for location and levels of all storm water pits. Uno. Connect all downpipes into nearest existing storm water system as required and/or to hydraulic & civil engineer's details. Uno. Provide fall in all ground finishes to ensure all storm water falls away from building/s. Lay paving with sufficient falls to pits & floor wastes to avoid ponding

Refer to hydraulic engineer's details for details of sewer connection. All works / connections comply with relevant authorities' requirements

Supply & install all electrical services including but not limited to, power, exit signs, lighting, emergency lighting & telephone supply to relevant Australian Standards, authorities' requirements & electrical engineer's details

Supply & install all mechanical ventilation including but not limited to, mechanical exhaust fans & ducts, air conditioning units & ducts to relevant Australian standards, authorities' requirements & mechanical engineer's details

Remove all redundant vehicle crossings & replaced with new concrete kerb & gutter to council's requirements. Make good to surrounds where disturbed by new works to council engineer's specification

Uno. Provide 50mm set down in floor slab to all wet areas

Repair/reinstate to a standard of new to all surfaces, damaged / effected during new construction works

At completion clean up the entire site & clean all building surfaces prior to hand over

Builder to ensure site remains tidy during construction to reduce risks onsite

All works (including materials & workmanship) to comply with current NCC / BCA & all relevant Australian standards

All exit doors & doors in the path of travel to exits are to be capable of being operated at all times from the side facing a person seeking egress from the building with a single handed downward action or pushing action on a single device without the use of a key and located between 900mm and 1000mm above the floor level, all in accordance with the NCC / BCA & relevant Australian standards

All glazing to comply with all relevant Australian standards

All glazed balustrading to comply with all relevant Australian standards

Exit signs and emergency lighting to comply with all relevant Australian standards

Fire hydrant and hose reel installations to comply with all relevant Australian standards

Portable fire extinguishers to comply with all relevant Australian standards. Provide 1.5kg ABE 2A:20B:E dry chemical fire extinguisher adjacent to each electrical switchboard

Waterproofing to walls and floors in wet areas to be provided in accordance with all relevant Australian standards, NCC / BCA

Provide weatherproof sealant and backing rod to all precast joints as required

All internal steelwork to be shop primed. All external / exposed steel work to be hot dip galvanised prior to installation

Provide lift off hinges to all access toilets & toilet partitions

Provide downpipe / service pipe guards to all downpipes & service pipes. Refer to detail if provided

Contractor to ensure all construction documentation is read in conjunction with all services engineer's documentation & any other provided supporting information. Any anomalies to be brought to the superintendent's attention prior to manufacture / installation.

Provide / install flashing to all wall / roof / floor junctions as required to ensure complete watertightness to comply with the requirements of the NCC / BCA and relevant Australian standards

Provide / install waterproof deck-tile flashing & or colorbond metal back flashing to all roof penetrations to ensure complete watertightness to comply with the requirements of the NCC / BCA and relevant Australian standards

UNO - Contractor to provide / install all necessary colorbond metal capping, flashings & trims as required.

Should any hazardous or contaminated material be encountered, the Contractor shall ensure that the removal and disposal of this material is carried out by a licensed Contractor and in accordance with EPA guidelines.

Provide subsoil drains where necessary to intercept groundwater seepage and to prevent water build up behind walls and under floors. Connect subsoil drains to the stormwater drainage system.

Provide termite protection to perimeter of building as per Australian Standards AS 3360.1_2014, AS 3660.2_2017 & 3660.3_2014. Contractor to Install selected product as per manufactures products.

LEGEND - PLAN

- External Wall: Nom. 240mm thick brick veneer wall, finish as specified
- External blade Walls: Nom. 230mm thick brick cavity wall, finish as specified
- Party Walls, between units: Nom. 367mm thick hebel wall, with additional stud framing, finish as specified.
- Party Walls, between units & foyers: Nom. 261mm thick hebel wall, with additional stud framing, finish as specified.
- Lift Walls: Nom. 354mm thick concrete walls, with additional stud framing, finish as specified.
- Fire Stair Walls: Nom. 248mm thick concrete block walls, with additional stud framing, finish as specified.
- Unit Internal Walls: Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides of framing, set ready for selected finish.
- Basement outline below.
- Non-slip ceramic floor tiles. Refer to finishes schedule
- Non-slip ceramic floor tiles / wet area. Refer to finishes schedule
- Carpet floor finish. Refer to finishes schedule
- Ceiling fan. Refer to Basix requirements
- FFL 35.50 — Proposed finished floor levels.
- WT01 — Wall type. Refer to wall type schedule

LEGEND - DEMOLITION

- EXTENT OF SITE BOUNDARY
- EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED
- EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

NB: CARE MUST BE TAKEN WHILE CARRING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES. CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

SITE ANALYSIS LEGEND

- BOUNDARY
- EXISTING BUILDINGS
- PROPOSED SITE
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- 25 — EXISTING CONTOURS
- ACCESS TO SITE
- VIEWS
- NOISE SOURCE
- 1 — NUMBER OF STOREYS
- E — OVERHEAD POWERLINE
- S — UNDERGROUND SEWER

BCA STATEMENT

Building Code of Australia 2022, Volume 1 & Volume 2, Statement of Compliance

GENERAL PROVISIONS

• All building work will be carried out in accordance with the provisions of the Building Code of Australia 2022, relevant standards.

DEMOLITION REQUIREMENTS
• Demolition works shall be in accordance with AS 2601-2001 Demolition of Structures, AS 4687 – Temporary Fencing and Hoarding's, AS 2436 – Guide to Noise Control and Demolition Sites
• All demolition documentation (i.e. Architectural, Structural and Services) shall be to the satisfaction of the relevant Authorities, Local Council, Standard Codes of Practice and relevant Australian Standards noted above.
• All redundant and disconnected services (i.e. mechanical, electrical, hydraulic and hydraulic services) shall be removed, capped or terminated as noted on the plans as required legally, safely and to the satisfaction of the relevant authority etc.
• Any demolished items shall be removed and disposed of at an approved waste facility and not buried, burned or incinerated. Where this includes materials such as steel, copper, brass, aluminium, electrical cabling, brick and blockwork etc. shall be disposed of at the approved waste facility
• All demolition works shall be carried out in a manner that will not unduly affect adjacent properties, tenancies and the like. the builder shall ensure that demolition works are carried out with consideration with adjoining tenancies and occupied business premises.

STAIRWAYS AND RAMPS
• Stairs, landings and associated finishes such as balustrades, handrails, treads and risers shall comply with all relevant requirements of the BCA 2022 and AS1428.1-2009 where required.
• All stairs shall have no less than 2 and no more than 18 risers in a single flight
• Stair splays shall comply with the relevant requirements of AS1428.1-2009
• Treads, risers and handrails shall be a consistent height throughout
• Where required, stairways shall have handrails on both sides, tactile indicators and nosings installed throughout in accordance with AS1428.1-2009 requirements
• No openings are permitted in any stair that permits a 124mm sphere to pass through
• Where ramps installed are required to be accessible, they shall comply with BCA Part D4 and all relevant requirements under AS1428.1-2009
• Where provided, balustrades shall comply with all applicable requirements of BCA Clause D3D17, D3D18, D3D19, D3D20 & D3D22.

FLOOR SURFACES AND FINISHES
• All floor surfaces and finishes shall comply with BCA 2022, relevant Australian Standards and HB 197 Extract, Tables 1 – 5 as well as the following:
• Internal ramps, slopes (greater than 2 degrees) – R10 (slip resistance)
• Internal stair nosings – R11 (slip resistance)
• All floor finishes to be laid true and neat in accordance with the manufacturers specifications, relevant Australian Standards, Health Standards and relevant authority standards
• All carpeted, vinyl and timber floor materials shall achieve the necessary Critical Radiant Flux as prescribed in BCA 2022 Clause C1.10 and Spec C1.10. Fire hazard indices test data sheets shall be provided prior to commencement of the works. Paint or fire retardant coatings shall not be used to achieve compliance with the required fire hazard properties.
• Where required, all wet area and waterproofing works shall comply with AS 3740-2010 and BCA 2022-Volume 1, Clause F2P2. The licenced installer shall provide a copy of the compliant waterproofing product prior to issue of the OC.
• Waterproofing membranes for external above ground use must comply with AS 4654.1-2012 and AS 4654.2-2012.

WALL SURFACES AND FINISHES
• All glazed assemblies and partitions shall comply with AS1288-2006
• All lightweight construction shall comply with the relevant tested system and BCA 2022-Volume 1, Clause C2D9. Builder shall provide details prior to issue of any occupation certificate
• All wall and ceiling linings shall achieve the necessary Group Number as prescribed in BCA 2022-Volume 1, Clause C2D11. Fire hazard indices test data sheets shall be provided prior to commencement of the works. Paint or fire retardant coatings shall not be used to achieve compliance with the required fire hazard properties.

SEPARATION OF EQUIPMENT / FIRE STOPPING AND SEALING
• All battery systems having a total voltage of 12 volts or more and a storage capacity of 200 kWh or more shall be separated from the remainder of the building in a 2 hour fire rated room. Applicant to confirm if batteries are proposed to kept within the tenancy and confirms the total voltage prior to issue of any approval.
• Where any service penetrates a wall or floor required to have a FRL, it shall be fire sealed / stopped appropriately in accordance with AS1530.4-2014. Copies of the tested system are to be provided prior to the issue of any OC
• All electrical distribution boards installed within any corridor, hallway, lobby or the like leading to a required exit shall be enclosed in non-combustible construction and suitable smoke sealed.

ACCESSIBILITY REQUIREMENTS
• Signage including the international symbol for access to AS1428.1-2009 shall be provided and installed to all ground floor exits in accordance with BCA 2022 - Volume 1, Clause D4D7
• Vision strips shall be installed on all glazing that may be mistaken for a doorway or opening and installed in accordance with AS1428.1-2009
• All doors shall have a 30% luminance colour contrast between door & wall, frame or architrave. The force required to operate doors shall not exceed 20n.

ACCESS AND EGRESS
• The unobstructed height throughout shall be not less than 2m, unless at a door, which may be reduced to 1980mm in all required exits and paths of travel to an exit.
• The unobstructed width throughout the tenancy shall be a minimum 1m in all required exits and paths of travel to an exit
• All doors within a required exit or forming part of a required exit shall open in the direction of egress
• All doors within a required exit or forming part of a required exit shall have door hardware that is readily openable without the use of a key from the side of egress.
• Door hardware shall be operational via a single downward action on a single device which is located between 900 – 1100mm from the FFL and be such that the hand of a person who cannot grip will not slip from the handle
• Where installed, single hand pushing door hardware shall be installed at a height of 900 – 1100mm from the finished floor.

FIRE SERVICES AND EQUIPMENT
• Where installed, portable fire extinguishers shall comply with AS 2444-2001 and BCA 2022 - Volume 1, Clause E1D14
• All fire services signage requirements for fire hydrants and portable fire extinguishers shall be installed in accordance with AS2419.1-2005 and AS2444-2001
• All air handling systems shall be installed to AS1668.1-2015, AS1668.2-2012 a
• Smoke detection and alarm systems and BOWS shall be installed to As1670.1-2018
• Emergency lighting and exit signage shall comply with AS 2293.1-2018 and BCA 2022 - Volume 1, Clauses E4D2, E4D4, NSW E4D6, E4D8
• Exit and directional signage to comply with the following:
  - o Exit signs will be clearly visible to persons approaching the exit and will be circuit sensing to the general lighting circuit;
  - o Exit signs will be green with white pictorials and installed to operate continuously in the event of a power failure.
  - o Directional exit signs will be installed in appropriate positions in corridors, hallways, lobbies, foyers and the like indicating the direction to a required exit.

CONDENSATION MANAGEMENT
F6.2 Pliable building membrane
(a) Where a pliable building membrane is installed in an external wall, it must—
  (i) comply with AS/NZS 4200.1-2017; and
  (ii) be installed in accordance with AS 4200.2-2017; and
  (iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and
  (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(b) Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

F6.3 Flow rate and discharge of exhaust systems
(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—
  (i) 25 L/s for a bathroom or sanitary compartment; and
  (ii) 40 L/s for a kitchen or laundry.
(b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air.
(c) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—
  (i) directly or via a shaft or duct to outdoor air; or
  (ii) to a roof space that is ventilated in accordance with BCA 2022 - Volume 1, F8D4.

F6.4 Ventilation of roof spaces
(a) Where an exhaust system covered by BCA 2022 - Volume 1, F8D4 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

ESSENTIAL FIRE AND OTHER SAFETY MEASURES	STANDARD OF PERFORMANCE TO BCA 2022 Volume 1
Fire seals protecting openings in fire-resisting components	New System: BCA 2022 -Volume 1, C4D15, C4D16, AS 1530.4-2014, AS 4072.1-2005 and manufacturer's specifications
Leightweight construction	New System: BCA 2022 -Volume 1, Spec C2D9, AS 1530.4-2014, AS 4072.1-2005 and manufacturer's specifications
Solid core doors (SOU's doors opening into common corridors)	New System: BCA 2022 -Volume 1, Spec C4D12
Smoke Alarms	BCA 2022 -Volume 1, Specification 20. S20C3 & AS 3786-2014
Emergency Lighting	BCA 2022 -Volume 1,Clauses E4P2, E4D4 & AS/NZS 2293.1 - 2018
Emergency Evacuation Plan	AS 3745 - 2002
Exit signs	BCA 2022 -Volume 1 Clauses E4D5, E4D6 & E4D8 & AS/NZS 2293.1 - 2018
Fire Blankets	AS 2444 - 2001 and clause E1D14 of BCA 2022 -Volume 1
Mechanical Air Handling Systems	BCA 2022 Clauses E2D3, AS/NZS 1668.1 - 2015 & AS 1668.2 - 2012
Paths of Travel	Environmental Planning and Assessment (Development Certification and Fire Safety), Regulation 2021, section 108, 109 & A Reg. 2000 Clauses 186
Portable Fire Extinguishers	BCA 2022 -Volume 1 Clauses E1D14 & AS 2444 - 2001
Building Occupant Warning System	BCA 2022 -Volume 1, Specification 20. S20C7 & AS 1670.1-2018 Clause 3.22
Warning & Operational Signs	Clause 108 of EP&A (Development Certification and Fire Safety) Regulation 2021, AS 1905.1 - 2005, BCA Clause D4D7

LEGEND

AB	ARMCO BARRIER
ABH	ARMCO BARRIER WITH HANDRAIL
ANG	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE, REFER TO DETAILS
ANG-1	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
B	STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
B-1	VANITY BASIN
B-2	WALL HUNG BASIN - DISABLE COMPLIANT
B-3	WALL HUNG BASIN
BC	BATTERY CHARGE
BF	BACK FLASHING
BFC	BROOM FINISHED CONCRETE
C	CARPET AS SPECIFIED
CAP	CEILING ACCESS PANEL
CH	CLOTHES HOOK
CR	CEMENT RENDERED FINISH
CS	CLEANERS SHELF
CT	CERAMIC TILES
C/W	COMPLETE WITH
DB	ELECTRICAL DISTRIBUTION BOARD
DP	DOWNPIPE - COLORBOND.
DPS	DOWNPIPE & SPREADER - COLORBOND.
DT	DOOR THRESHOLD REFER TO DETAIL
DW	DISHWASHER AS SPEC.
EAC	EXPOSED AGGREGATE CONCRETE
EDB	ELECT. DISTRIBUTION BOARD, REFER TO ELECT. DOCUMENTS
EF	EXHAUST FAN
EG	EAVES GUTTER
EW	EYE WASH
F	FRIDGE AS SPEC.
FG	FIXED GLASS
FHR	FIRE HOSE REEL REFER TO HYDRAULUC ENGINEERS DETAILS
FIP	FIR INDICATOR PANEL (LOCATED MAIN ENTRY)
FM	RECESSED FLOOR MAT
FW	FLOOR WASTE
GD	GRATED DRAIN
GPO-S	SINGLE GENERAL PURPOSE OUTLET
GPO-D	DOUBLE GENERAL PURPOSE OUTLET
GPB	GOAL POST BOLLARDS
GR	GRAB RAIL
HD	HAND DRYER
HTH	HEATED THRESHOLD
HWU	HOT WATER UNIT
HYD	HYDRANT REFER TO HYDRAULUC ENGINEERS DETAILS
LC	LAMINATED BENCH TOP & CUPBOARDS
LK	LOCKERS
M1	MIRROR
MSB	ELECTRICAL MAIN SWITCH BOARD
MW	MICROWAVE OVEN AS SPEC.
NS-CT	NON-SLIP CERAMIC TILE
OF	OVERFLOW
PB	PLASTERBOARD LINING
PTD	PAPER TOWEL DISPENSER
RH	RANGE HOOD
RM	RECESSED ENTRY MAT
SCR	SHOWER CURTAIN RAIL
SC	COLUMN TO STRUCTURAL ENGINEERS DETAILS
SD	SOAP DISPENSER
SH	WALL SHELF
SK	SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
SK-1	STAINLESS STEEL SINK
SK-2	CLEANER SINK
SMP	BOX GUTTER SUMP & OVERFLOW
STF	STEEL TROWEL FINISHED CONCRETE
TGSI	TACTILE INDICATOR
TH	THRESHOLD RAMP
TIM	TIMBER FLOORING
TP	TOILET PARTITIONS
TPH	TOILET PAPER HOLDER
TRS	TRANSLUCENT ROOF SHEETING
TS-1	TAP SET - WASHROOMS
TS-2	TAP SET - DISABLE COMPLIANT
TS-3	TAP SET - KITCHEN
TS -4	TAP SET - CLEANERS
US	MOP & BROOM SHELF
V	VINYL
VP	VENT PIPE REFER TO HYDRAULIC DOCUMENTS
VTY	VANITY UNIT
WB	WORK BENCH
WC-1	TOILET PAN / SUITE
WC-2	TOILET PAN / SUIT DISABLE COMPLIANT
WC-3	TOILET PAN / SUITE AMBULANT
WG	WHEEL GUIDE
WT	WASH TROUGH
WU-1	WALL HUNG URINAL
WS	WHEEL STOP
XP	EPOXY FLOORING

DEVELOPMENT DATA: GENERAL HOUSING RFB

Job Reference	BGYGP
Locality / Suburb	Gosford
Street Address	80-82 Showground Road, Gosford NSW 2250
Lot No. & DP	Lot 10 & 11 in DP 503890

Site Area	1214.6m2
GFA Maximum PELP 2011 / Housing SEPP Cl.17	(2.5:1) 3036.5m2
GFA Provided	2044.86m2 (1.68:1)

Total 1 Bed Units	17	65%
Total 2 Bed Units	09	35%
Total Number of Units	26	

	Control	Required/Permissible	Proposed	Complies
Setbacks				
Front	Gosford DCP 2018	4 – 5m (Consider 5m)	up to level 4 – 5m level 4 – 7.1m	Yes No
Side (North)	ADG Clause 3F-1.1	6m 9m	up to level 4 - 6m level 4 – 8.27m	Yes No
Side (South)	ADG Clause 3F-1.1	6m 9m	3m - (adjacent to multi-deck car park)	No
Rear	ADG Clause 3F-1.1	6m 9m	up to level 4 - 6m level 4 – 7.34m	Yes No
Height	SEPP (Regional Precincts) 2021 Clause 5.25 – Gosford City Centre	23.4m Under Section 18 of the Housing SEPP (2023) the subject land is eligible for an additional height of up to 30%	20.85m	Yes
FSR	SEPP (Regional Precincts) 2021 Clause 5.26 – Gosford City Centre	MAX – 3036.5m2 (2.5:1)	2044.86m2 (1.68:1)	Yes
Landscaped Area: (35m2 per dwelling or 30% of site area, whichever is less)	Housing SEPP Clause 19(2)(B) (rate for private)	30% of site area (364.38m2)	Soft Landscaping: 349.5m2 Soft + Hard Landscaping: 533.35m2	Yes
Deep Soil Zone: (7% of site area <1500m2)	ADG Clause 3E-1.1	7% of site area, 3m min. dim (85.02m2)	3m min. dim: 89.6m2	Yes
Communal Open Space	ADG Clause 4F-1.1	25% of site area (303.65m2)	375.45m2	Yes
Solar Access: (70% of dwellings to receive 3 hours of direct sunlight to living rooms & POS)	ADG Clause 4A-1	(70%) 18.2 units (15%max. units to receive no direct sunlight) 0 units	22 Units (84%)	Yes
Solar Access: (70% of dwellings to receive 3 hours of direct sunlight to living rooms & POS)	Housing SEPP Clause 19(d) LAHC Dwelling Requirements	(70%) 18.2 units	22 Units (84%)	Yes
Solar Access: (70% of dwellings to receive 3 hours of direct sunlight to living rooms & POS)	LAHC Dwelling Requirements	(70%) 18.2 units	22 Units (84%)	Yes
Natural Ventilation: (60% of apartments are naturally cross ventilated)	ADG Clause 4B-3.1	(60%) 15.6 Units	20 Units (77%)	Yes
Car Parking	Housing SEPP Clause 19(e)	1 bed - 0.4 spaces: 17 x 0.4 = 6.8 2 bed - 0.5 spaces: 09 x 0.5 = 4.5 11.3 Adaptable units / car parking required (15%) 3.9	12 12 4 (included in total)	Yes Yes Yes

APARTMENT

Name	Level	Number of bedrooms	Internal Area (m2)	POS (m2)	Storage (m2)
GF:U1	Ground Floor	1 (Livable)	53.67	27.88	6.7
GF:U2	Ground Floor	2 (Livable)	74.47	69.50	8
GF:U3	Ground Floor	2 (Adaptable)	80.88	70.62	8
GF:U4	Ground Floor	2 (Livable)	77.49	27.37	8.8
L1:U1	Level 01	1 (Livable)	53.72	10.12	6
L1:U2	Level 01	1 (Livable)	56.22	9.96	6.2
L1:U3	Level 01	1 (Livable)	55.83	9.96	7
L1:U4	Level 01	1 (Livable)	51.48	13.18	6
L1:U5	Level 01	2 (Adaptable)	80.88	11.20	8
L1:U6	Level 01	2 (Livable)	74.47	21.96	8
L2:U1	Level 02	1 (Livable)	53.72	10.12	6
L2:U2	Level 02	1 (Livable)	56.22	9.96	6.2
L2:U3	Level 02	1 (Livable)	55.83	9.96	7
L2:U4	Level 02	1 (Livable)	51.48	13.18	6
L2:U5	Level 02	2 (Adaptable)	80.88	11.20	8
L2:U6	Level 02	2 (Livable)	74.47	21.96	8
L3:U1	Level 03	1 (Livable)	53.72	10.12	6
L3:U2	Level 03	1 (Livable)	56.22	9.96	6.2
L3:U3	Level 03	1 (Livable)	55.83	9.96	7
L3:U4	Level 03	1 (Livable)	51.48	13.18	6
L3:U5	Level 03	2 (Adaptable)	80.88	11.23	8
L3:U6	Level 03	2 (Livable)	74.47	21.96	8
L4:U1	Level 04	1 (Livable)	57.13	30.38	8.1
L4:U2	Level 04	1 (Livable)	55.11	26.14	6.3
L4:U3	Level 04	1 (Livable)	54.79	48.34	6
L4:U4	Level 04	1 (Livable)	56.66	45.13	6.5

UNIT STORAGE DATA

UNIT	ADG REQUIREMENT	PROVIDED
UNIT 1 - GF (1B):	6m3	6.7m3
UNIT 2 - GF (2B):	8m3	8m3
UNIT 3 - GF (2B):	8m3	8m3
UNIT 4 - GF (2B):	8m3	8.8m3
UNIT 1 - L1, L2, L3 (1B):	6m3	6m3
UNIT 2 - L1, L2, L3 (1B):	6m3	6.2m3
UNIT 3 - L1, L2, L3 (1B):	6m3	7m3
UNIT 4 - L1, L2, L3 (1B):	6m3	6m3
UNIT 5 - L1, L2, L3 (2B):	8m3	8m3
UNIT 6 - L1, L2, L3 (2B):	8m3	8m3
UNIT 1 - L4 (1B):	6m3	8.1m3
UNIT 2 - L4 (1B):	6m3	6.3m3
UNIT 3 - L4 (1B):	6m3	6m3
UNIT 4 - L4 (1B):	6m3	6.5m3

BASIX REQUIREMENTS

All Dwellings:
- Shower to have a min rating of 4 stars (> 6 but <=7.5 L/min).
- Toilet flushing system to have a min rating of 4 stars.
- Taps for kitchens and bathrooms to have a min rating of 4 stars.
- Hot water units to be electric instantaneous to all units.
- Provide electric cooktop and electric oven to all units.
- Provide bathroom ventilation fan, ducted to facade or roof and interlocked to light with timer off.
- Provide kitchen range hood ventilation fan, ducted to facade or roof with manual switch on/off.
- Provide laundry ventilation fan, ducted to facade or roof and interlocked to light.
- Provide split system air conditioning to living areas.

Common Areas:
- Central rainwater tank to be a min of 3000 Litres, collecting 300sqm of roof area. Toilet and Common Landscape connection.
- Central Solar system to be provided with a min electrical output of 12.0 peak kW.

NCC2022 NatHERS Thermal Performance Specification - Gosford			
External Walls			
Wall Type (Steel studs + R0.2 Thermal break)	***Insulation***	***Colour***	***Comments***
Brick Veneer	R2.5 (Between studs)	Light - SA < 0.475 Med - SA 0.475 - 0.70 Dark- SA > 0.70	Throughout
Metal Cladding	R2.5 (Between studs)	Dark- SA > 0.70	Throughout
SA - Solar Absorptance			
Internal Walls			
Wall Type (Steel studs)	***Insulation***	***Comments***	
Plasterboard stud	None	Internally inside units	
Hebel + Plasterboard	None	Party walls between dwellings/lobby	
Concrete + Plasterboard	None	Shared walls with stairs/lift	
Floors			
Floor Type	***Insulation***	***Comments***	
Suspended concrete slab over Basement	R2.0	All units on GF with suspended slab over carpark	
Suspended concrete slab (Open)	R2.0	Parts of exposed floor (Except as below)	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type (Steel Frame)	***Insulation***	***Comments***	
Plasterboard	None	Unit above	
Plasterboard	R3.0	Roof/air above	
*Insulation loss due to downlights has **not** been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.*			
Roof			
Roof Type (Steel Frame)	***Insulation***	***Colour***	***Comments***
Concrete with waterproof membrane	None	Light - SA < 0.475	Throughout (no roof cavity)
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Glazing & Frame Type***
Sliding + Fixed (Throughout)	4.3	0.53	e.g. Single glazed Low-e clear Aluminium frame
Awning (Throughout)	4.8	0.51	e.g. Single glazed Low-e clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	***Frame Type***	***Comments***	
Fixed Clerestory (U value: 4.3, SHGC: 0.53)	Single glazed clear Aluminium frame	Units: L4U1 & L4U2	
Ceiling fan			
Size	***Location***	***Comments***	
900mm in diameter	Living + Bedrooms	Throughout	

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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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0 5 10 20 40MM
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A	26/02/2025	DA ISSUE

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ARCHITECT: DTA Architects Pty Ltd, PH (02) 9901 1011
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ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 85441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712
BUSINESS PARTNER: NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **NOTES, LEGENDS & DEVELOPMENT DATA**

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
6/03/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

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TYPE: A
SHEET: 2 of 34
REV: A

LEGEND - DEMOLITION

- EXTENT OF SITE BOUNDARY
- EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED
- EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

NB: CARE MUST BE TAKEN WHILE CARRING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

SITE ANALYSIS LEGEND

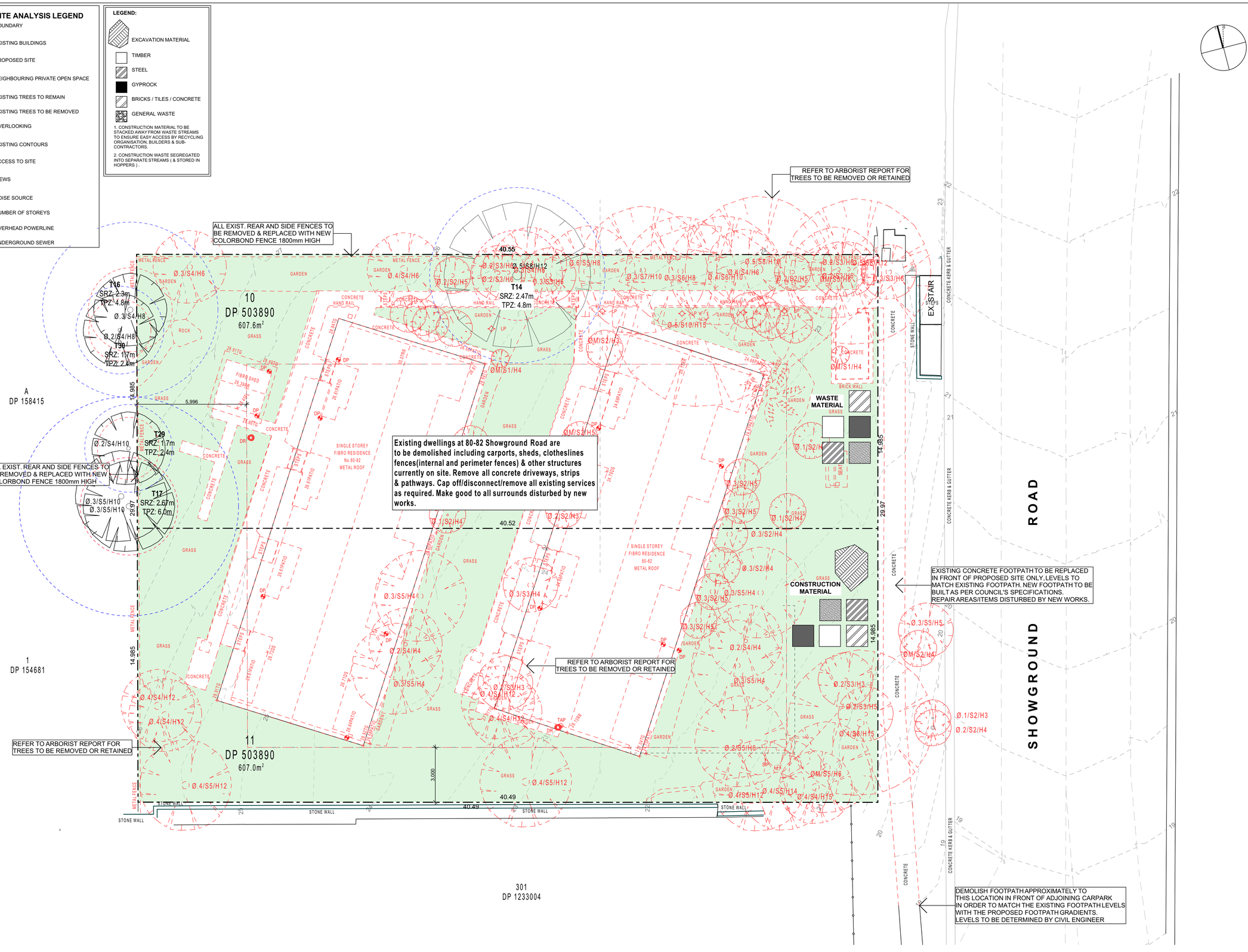
- BOUNDARY
- EXISTING BUILDINGS
- PROPOSED SITE
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- EXISTING CONTOURS
- ACCESS TO SITE
- VIEWS
- NOISE SOURCE
- NUMBER OF STOREYS
- OVERHEAD POWERLINE
- UNDERGROUND SEWER

LEGEND:

- EXCAVATION MATERIAL
- TIMBER
- STEEL
- GYPROCK
- BRICKS / TILES / CONCRETE
- GENERAL WASTE

1. CONSTRUCTION MATERIAL TO BE STACKED AWAY FROM WASTE STREAMS TO ENSURE EASY ACCESS BY RECYCLING ORGANISATION, BUILDERS & SUB-CONTRACTORS.

2. CONSTRUCTION WASTE SEGREGATED INTO SEPARATE STREAMS (& STORED IN HOPPERS) .



Certificate No. 0011782370

HOUSE Scan QR code or follow website link for rating details.

Assessor name	Dean Gorman
Accreditation No.	DMN/13/1645
Property Address	80-82 Showground Road,GOSFORD NSW,2250

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-

DEMOLITION PLAN
1:100

NSW GOVERNMENT

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DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
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REV	DATE	NOTATION/AMENDMENT
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ARCHITECT	DTA Architects Pty Ltd PH (02) 9601 1011
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PROJECT MANAGER	LAND & HOUSING CORPORATION PH 0410 126 463
ELECTRICAL / BASIX CONSULTANT	Greenview Consulting Pty Ltd PH (02) 8544 1683
STRUCTURAL / CIVIL	MSL Consulting Engineers Pty Ltd PH (02) 4226 5247
LANDSCAPE CONSULTANT	Ray Fuggle & Associated Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT — Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
DEMOLITION PLAN

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STATUS: DEVELOPMENT APPLICATION			
DATE: 28/02/2025	SCALE: As shown @ A1	PROJ: BGYGP	JOB: 2023.031
STAGE: C	DRAWN: DD/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 3 of 34	REV: A	

SITE ANALYSIS LEGEND

- BOUNDARY
- EXISTING BUILDINGS
- PROPOSED SITE
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- EXISTING CONTOURS
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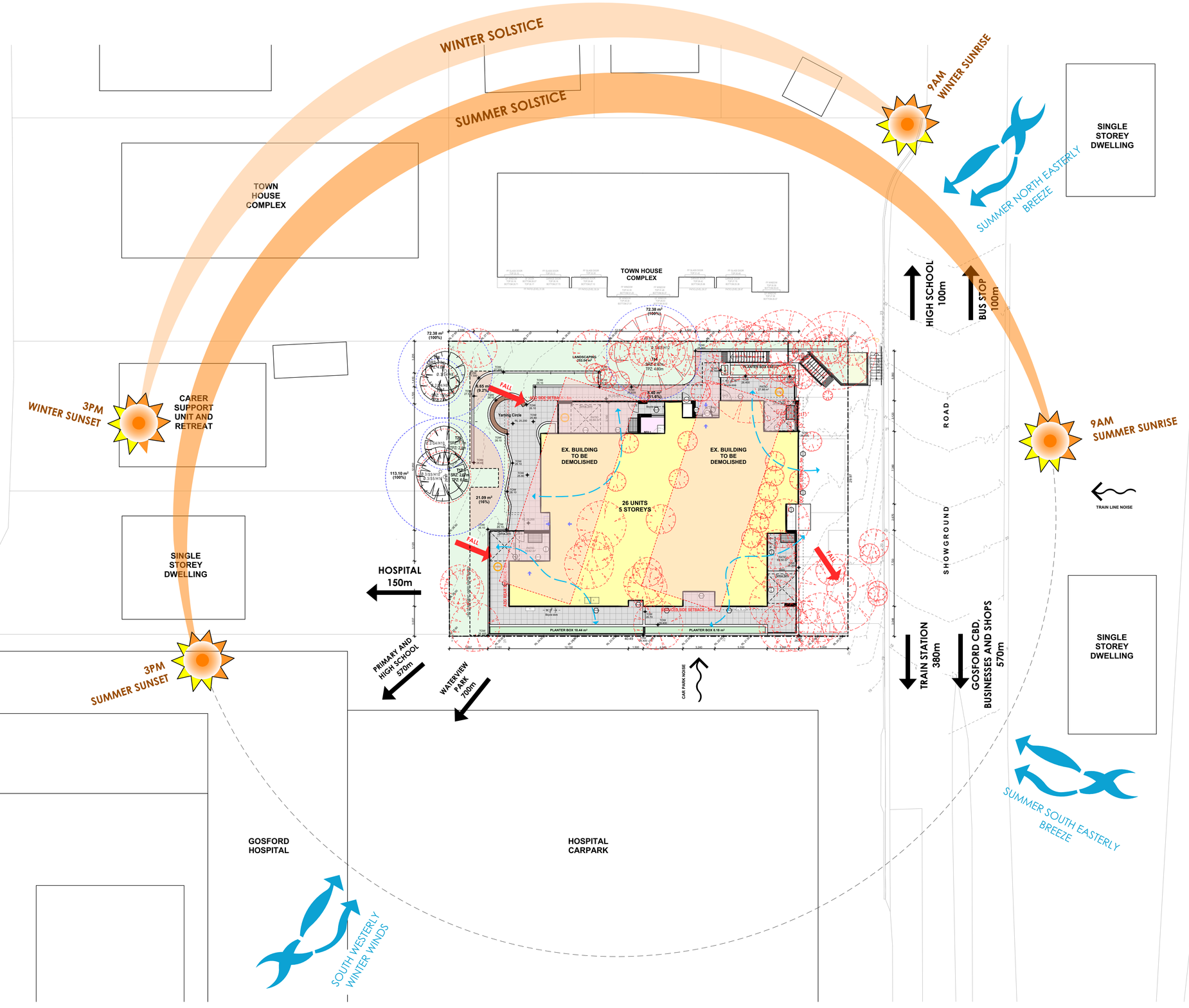
- VIEWS
- NOISE SOURCE
- NUMBER OF STOREYS
- OVERHEAD POWERLINE
- UNDERGROUND SEWER



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Accreditation No. DMN/13/1645
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SITE ANALYSIS
1:200

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NOMINATED ARCHITECTS:
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ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 85441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712
BUSINESS PARTNER: NSW GOVERNMENT
Homes NSW

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PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **SITE ANALYSIS PLAN**

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

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PLOTTED: 28/02/2025 3:07 PM
TYPE: A
SHEET: 4 of 34
REV: A

LEGEND - PLAN

External Wall:
Nom. 240mm thick brick veneer wall, finish as specified

External blade Walls:
Nom. 230mm thick brick cavity wall, finish as specified

Party Walls, between units:
Nom. 367mm thick hebel wall, with additional stud framing, finish as specified.

Party Walls, between units & foyers:
Nom. 261mm thick hebel wall, with additional stud framing, finish as specified.

Lift Walls:
Nom. 354mm thick concrete walls, with additional stud framing, finish as specified.

Fire Stair Walls:
Nom. 248mm thick concrete block walls, with additional stud framing, finish as specified.

Unit Internal Walls:
Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides of framing, set ready for selected finish.

Basement outline below.

Non-slip ceramic floor tiles. Refer to finishes schedule

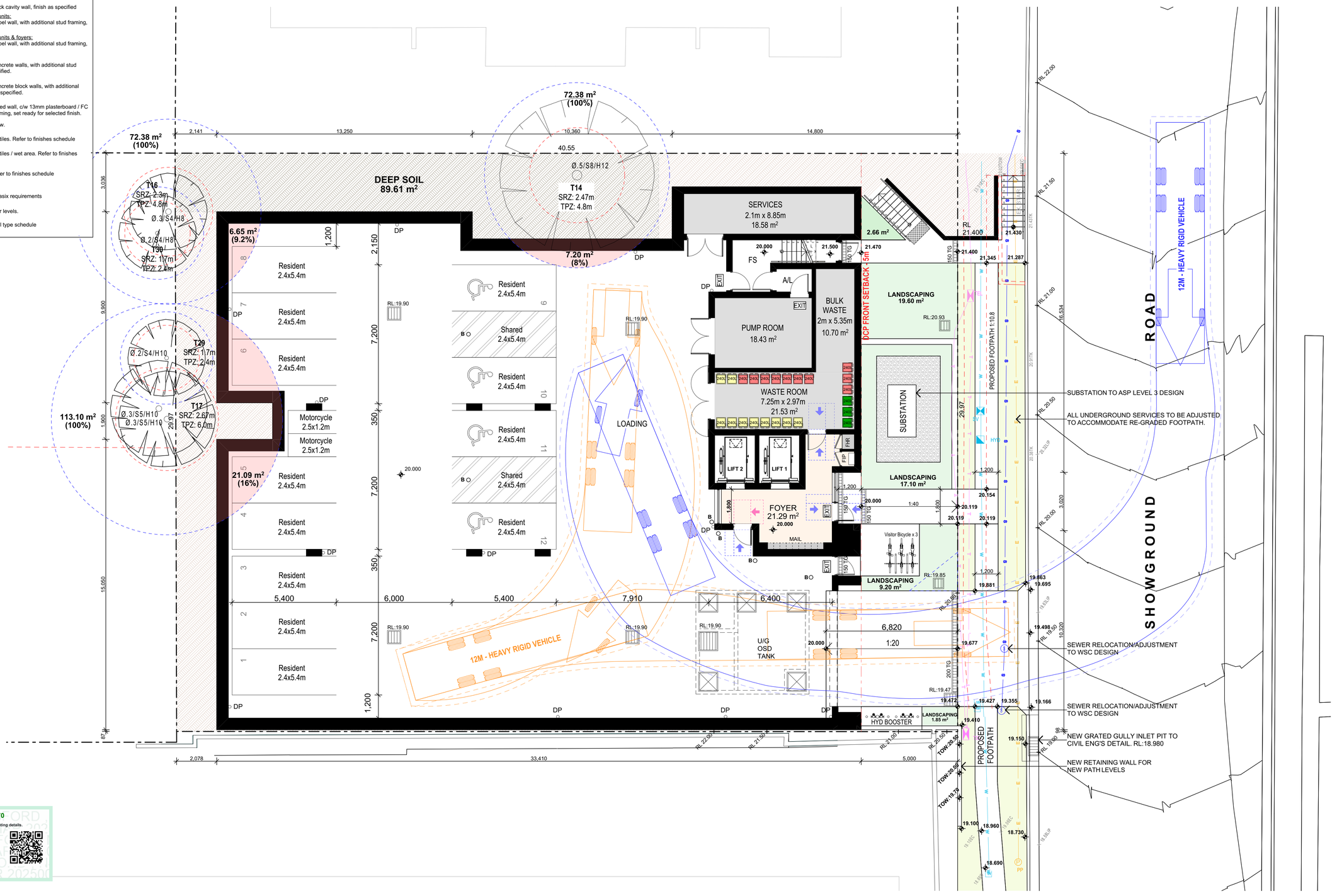
Non-slip ceramic floor tiles / wet area. Refer to finishes schedule

Carpet floor finish. Refer to finishes schedule

Ceiling fan. Refer to Basix requirements

FFL 35.00 Proposed finished floor levels.

WT01 Wall type. Refer to wall type schedule



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BASEMENT FLOOR PLAN
1:100

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LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd PH 0412 294 712
BUSINESS PARTNER: NSW GOVERNMENT
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PROJECT: **AFFORDABLE HOUSING - RFB DEVELOPMENT** at **LOT 10 & 11 in DP 503890 80-82 Showground Road Gosford NSW 2250**

TITLE: **BASEMENT FLOOR PLAN**

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	IDENTIFIER:
C	DD/SD	DD	DD

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PLOTTED: 28/02/2025 3:07 PM
TYPE: A
SHEET: 5 of 34
REV: A

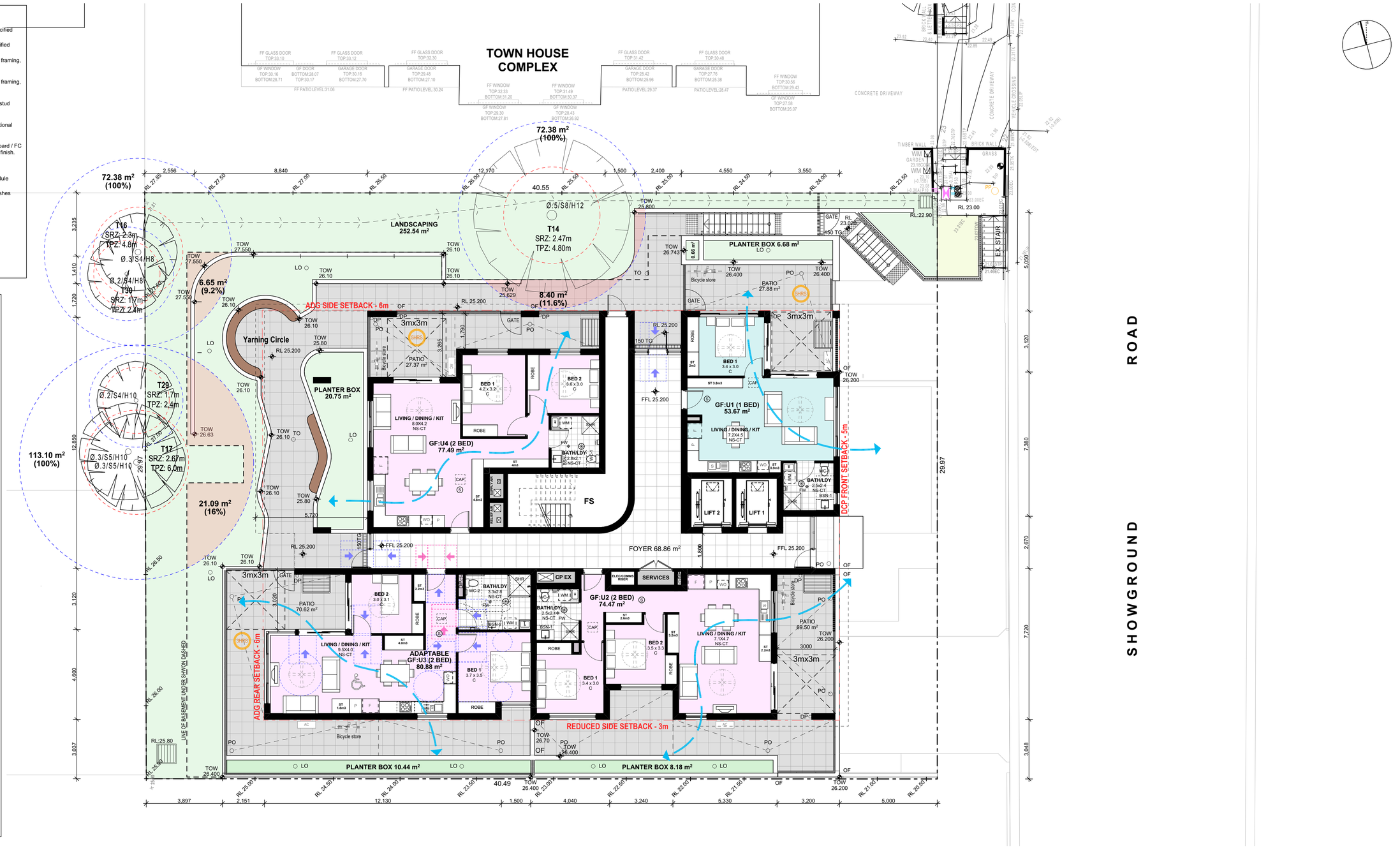
1
-

LEGEND - PLAN

- External Wall: Nom. 240mm thick brick veneer wall, finish as specified
- External blade Walls: Nom. 230mm thick brick cavity wall, finish as specified
- Party Walls, between units: Nom. 367mm thick hebel wall, with additional stud framing, finish as specified.
- Party Walls, between units & foyers: Nom. 261mm thick hebel wall, with additional stud framing, finish as specified.
- Lift Walls: Nom. 354mm thick concrete walls, with additional stud framing, finish as specified.
- Fire Stair Walls: Nom. 248mm thick concrete block walls, with additional stud framing, finish as specified.
- Unit Internal Walls: Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides of framing, set ready for selected finish.
- Basement outline below.
- Non-slip ceramic floor tiles. Refer to finishes schedule
- Non-slip ceramic floor tiles / wet area. Refer to finishes schedule
- Carpet floor finish. Refer to finishes schedule
- Ceiling fan. Refer to Basix requirements
- FFL 35.00 — Proposed finished floor levels.
- WT01 — Wall type. Refer to wall type schedule

LEGEND

AB	ARMCO BARRIER
ABH	ARMCO BARRIER WITH HANDRAIL
ANG	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE, REFER TO DETAILS
ANG-1	CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
B	STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
B-1	VANITY BASIN
B-2	WALL HUNG BASIN - DISABLE COMPLIANT
B-3	WALL HUNG BASIN
BC	BATTERY CHARGE
BF	BACK FLASHING
BFC	BROOM FINISHED CONCRETE
C	CARPET AS SPECIFIED
CAP	CEILING ACCESS PANEL
CH	CLOTHES HOOK
CR	CEMENT RENDERED FINISH
CS	CLEANERS SHELF
CT	CERAMIC TILES
C/W	COMPLETE WITH
DB	ELECTRICAL DISTRIBUTION BOARD
DP	DOWNPIPE - COLORBOND.
DPS	DOWNPIPE & SPREADER - COLORBOND.
DT	DOOR THRESHOLD REFER TO DETAIL
DW	DISHWASHER AS SPEC.
EAC	EXPOSED AGGREGATE CONCRETE
EDB	ELECT. DISTRIBUTION BOARD, REFER TO ELECT. DOCUMENTS
EF	EXHAUST FAN
EG	EAVES GUTTER
EW	EYE WASH
F	FRIDGE AS SPEC.
FG	FIXED GLASS
FHR	FIRE HOSE REEL REFER TO HYDRAULUC ENGINEERS DETAILS
LC	LAMINATED BENCH TOP & CUPBOARDS
LK	LOCKERS
M1	MIRROR
MSB	ELECTRICAL MAIN SWITCH BOARD
MW	MICROWAVE OVEN AS SPEC.
NS-CT	NON-SLIP CERAMIC TILE
OF	OVERFLOW
PB	PLASTERBOARD LINING
PTD	PAPER TOWEL DISPENSER
RH	RANGE HOOD
RM	RECESSED ENTRY MAT
SCR	SHOWER CURTAIN RAIL
SC	COLUMN TO STRUCTURAL ENGINEERS DETAILS
SD	SOAP DISPENSER
SH	WALL SHELF
SK	SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
SK-1	STAINLESS STEEL SINK
SK-2	CLEANER SINK
SMP	BOX GUTTER SUMP & OVERFLOW
STF	STEEL TROWEL FINISHED CONCRETE
TGSI	TACTILE INDICATOR
TH	THRESHOLD RAMP
TIM	TIMBER FLOORING
TP	TOILET PARTITIONS
TPH	TOILET PAPER HOLDER
TRS	TRANSLUCENT ROOF SHEETING
TS-1	TAP SET - WASHROOMS
TS-2	TAP SET - DISABLE COMPLIANT
TS-3	TAP SET - KITCHEN
TS -4	TAP SET - CLEANERS
US	MOP & BROOM SHELF
V	VINYL
VP	VENT PIPE
	REFER TO HYDRAULIC DOCUMENTS
VTY	VANITY UNIT
WB	WORK BENCH
WC-1	TOILET PAN / SUITE
WC-2	TOILET PAN / SUIT DISABLE COMPLIANT
WC-3	TOILET PAN / SUITE AMBULANT
WG	WHEEL GUIDE
WT	WASH TROUGH
WU-1	WALL HUNG URINAL
WS	WHEEL STOP
XP	EPOXY FLOORING



Certificate No. 0011782370

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Assessor name	Dean Gorman
Accreditation No.	DMN/13/1645
Property Address	80-82 Showground Road GOSFORD NSW 2250

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0 5 10 20 40MM

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1
-

GROUND FLOOR
1:100

NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION, PH 0410 126 463
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4226 5247
HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 65441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT

Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **GROUND FLOOR - FLOOR PLAN**

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln

PLOTTED: 28/02/2025 3:27 PM

STATUS: DEVELOPMENT APPLICATION			
DATE: 28/02/2025	SCALE: As shown @ A1	PROJ: BGYGP	JOB: 2023.031
STAGE: C	DRAWN: DD/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 6 of 34	REV: A	

Certificate No. 0011782370

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Assessor name Dean Gorman

Accreditation No. DMN/13/1645

Property Address 80-82 Showground Road,GOSFORD NSW,2250

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1
-

LEVEL 01
1:100

0 5 10 20 40MM

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NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

Member Australian Institute of Architects

NOMINATED ARCHITECTS:

Daniel Donai
NSW ARB No.9068

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:

NSW GOVERNMENT

Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
LEVEL 01 - FLOOR PLAN

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH Showground Rd Gosford.DA02.pln

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STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

TYPE: **A** SHEET: **7 of 34** REV: **A**

1
-

LEVEL 02
1:100

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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
LEVEL 02 - FLOOR PLAN

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH Showground Rd Gosford.DA02.pln
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STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD
TYPE:	SHEET:		REV:
A	8 of 34		A

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Assessor name Dean Gorman

Accreditation No. DMN/13/1645

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1
-

LEVEL 03
1:100

0 5 10 20 40MM

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LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:

Daniel Donai
NSW ARB No.9068

Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
LEVEL 03 - FLOOR PLAN

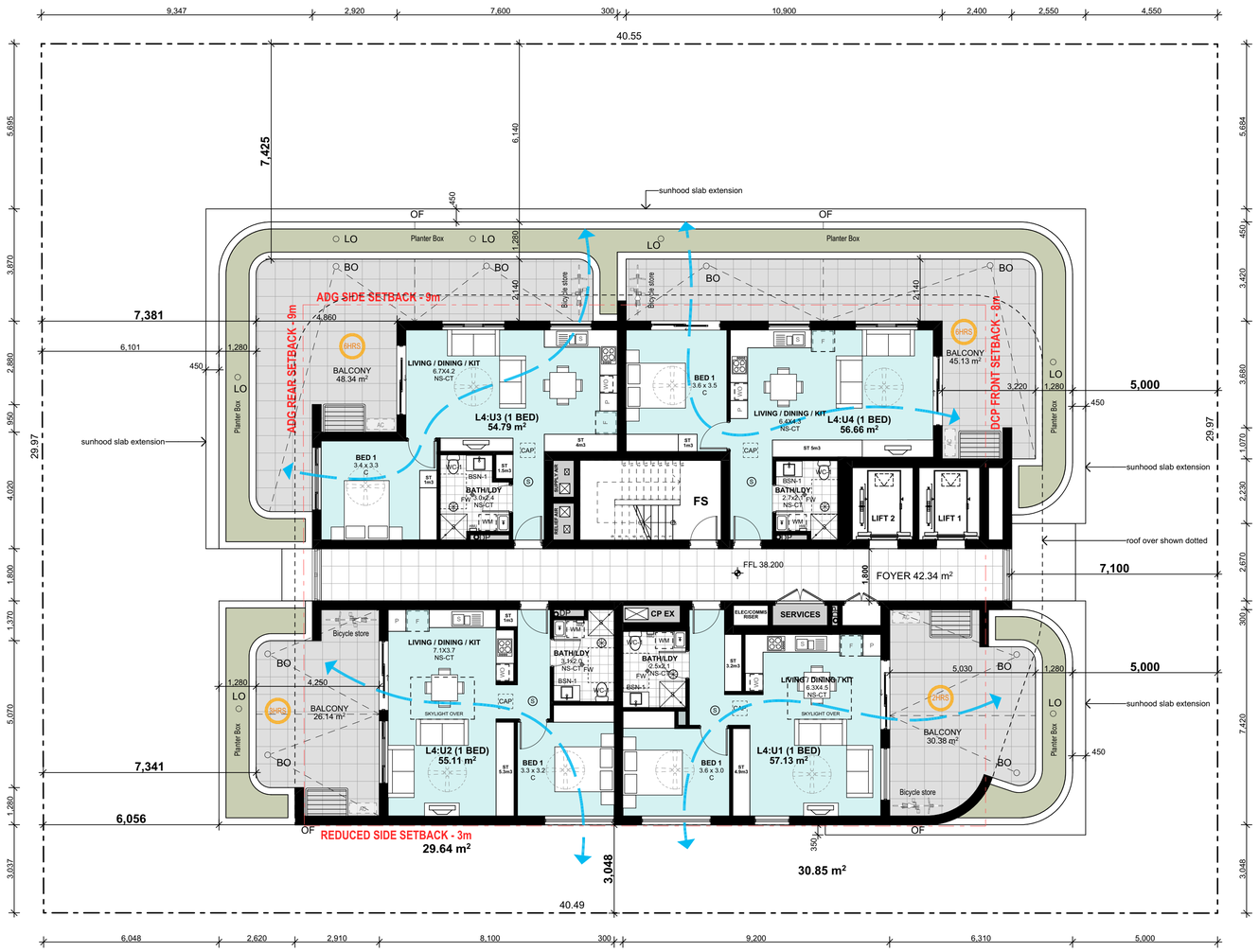
FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH Showground Rd Gosford.DA02.pln

PLOTTED: 28/02/2025 3:07 PM

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

TYPE: **A** SHEET: **9 of 34** REV: **A**



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LEVEL 04
1:100

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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
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NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS
Member Australian Institute of Architects

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 85441683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
LEVEL 04 - FLOOR PLAN

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln
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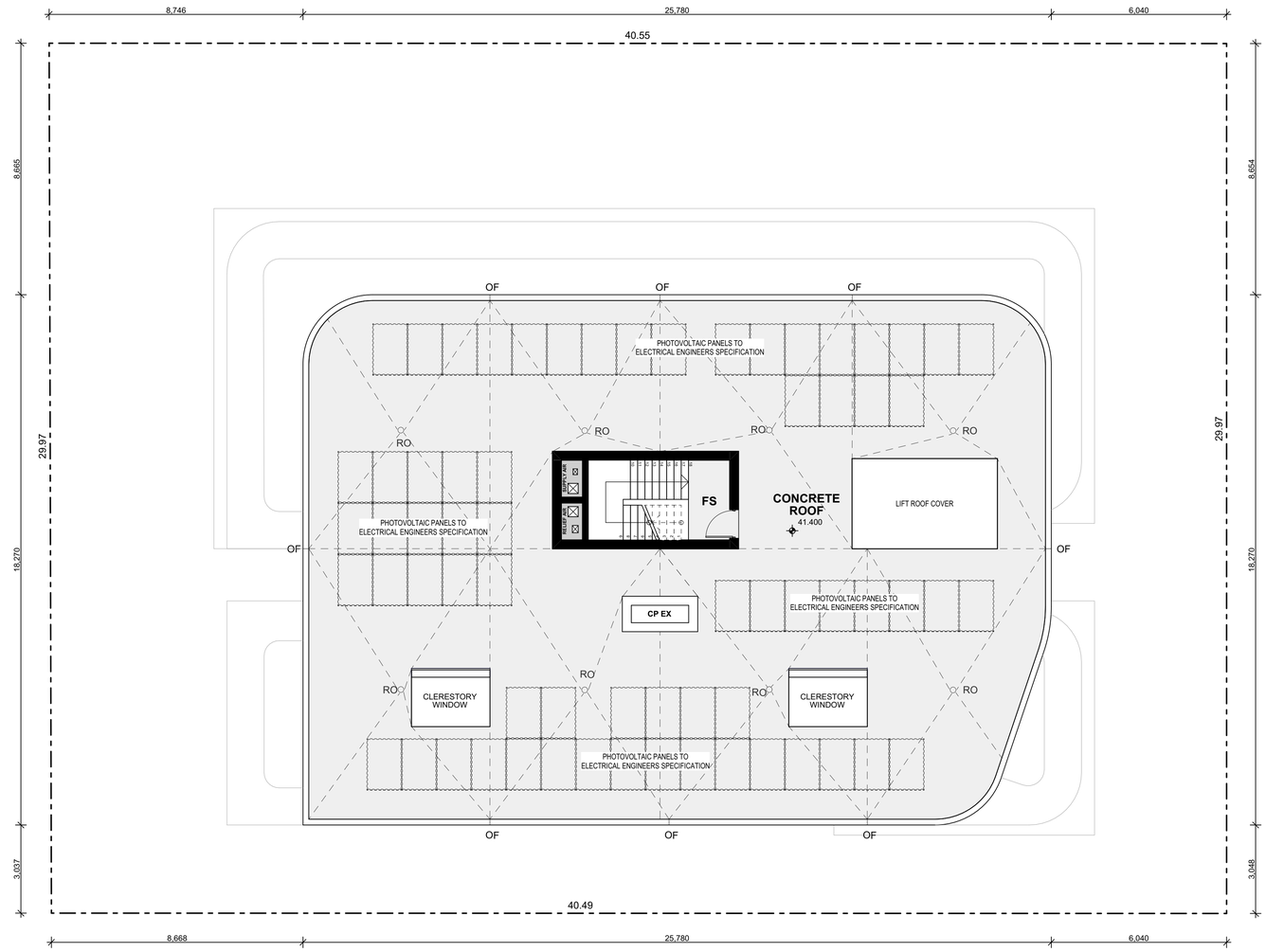
STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD
TYPE:	SHEET:		REV:
A	10 of 34		A



1
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ROOF
1:100

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Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
THE AIA Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
PROJECT MANAGER: LAND & HOUSING CORPORATION, PH 0410 126 463
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4226 5247
HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 85441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT — Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
ROOF PLAN

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln
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STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD
TYPE:	SHEET:		REV:
A	11 of 34		A

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
8	RENDER / PAINT FINISH Colour - Dulux Woodland Grey
9	TIMBER PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Kwila
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey

1
-

STREETSCAPE / EAST ELEVATION
1:100

0 5 10 20 40MM
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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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NSW GOVERNMENT
LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS
NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT: DTA Architects Pty Ltd, PH (02) 9601 1011
HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705
PROJECT MANAGER: LAND & HOUSING CORPORATION, PH 0410 126 463
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 8544 1683
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4226 5247
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712
BUSINESS PARTNER: NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **STREETSCAPE / EAST ELEVATION**

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln
PLOTTED: 28/02/2025 3:08 PM

STATUS: DEVELOPMENT APPLICATION			
DATE: 28/02/2025	SCALE: As shown @ A1	PROJ: BGYGP	JOB: 2023.031
STAGE: C	DRAWN: DD/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 12 of 34		REV: A

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
8	RENDER / PAINT FINISH Colour - Dulux Woodland Grey
9	TIMBER PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Kwila
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey

1
-

NORTH ELEVATION 01
1:100

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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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NSW GOVERNMENT
LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836
DTA ARCHITECTS
NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT
DTA Architects Pty Ltd
PH (02) 9901 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463
STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247
HYDRAULIC
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Greenview Consulting Pty Ltd
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LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712
BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
NORTH ELEVATION

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
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PLOTTED: 28/02/2025 3:08 PM
TYPE: A
SHEET: 13 of 34
REV: A

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
8	RENDER / PAINT FINISH Colour - Dulux Woodland Grey
9	TIMBER PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Kwila
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey

1
-

SOUTH ELEVATION 01
1:100

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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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SCALE FOR PRINTING
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Member Australian Institute of Architects

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068

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LANDSCAPE CONSULTANT
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BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
SOUTH ELEVATION

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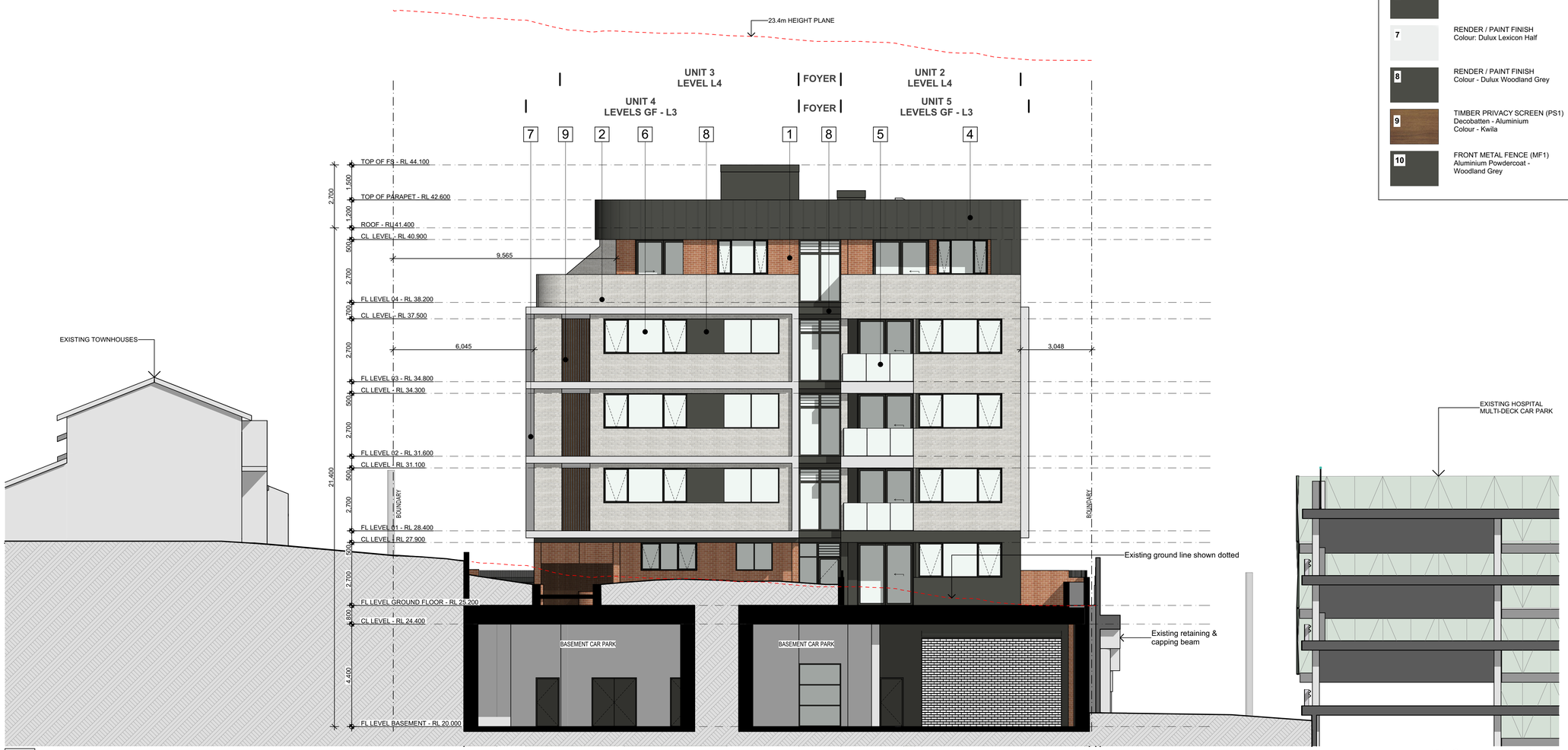
TYPE:	SHEET:		REV:
A	14 of 34		A

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
8	RENDER / PAINT FINISH Colour - Dulux Woodland Grey
9	TIMBER PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Kwila
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey



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WEST ELEVATION 01
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ELECTRICAL / BASIX CONSULTANT
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LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
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BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
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80-82 Showground Road Gosford NSW 2250

TITLE:
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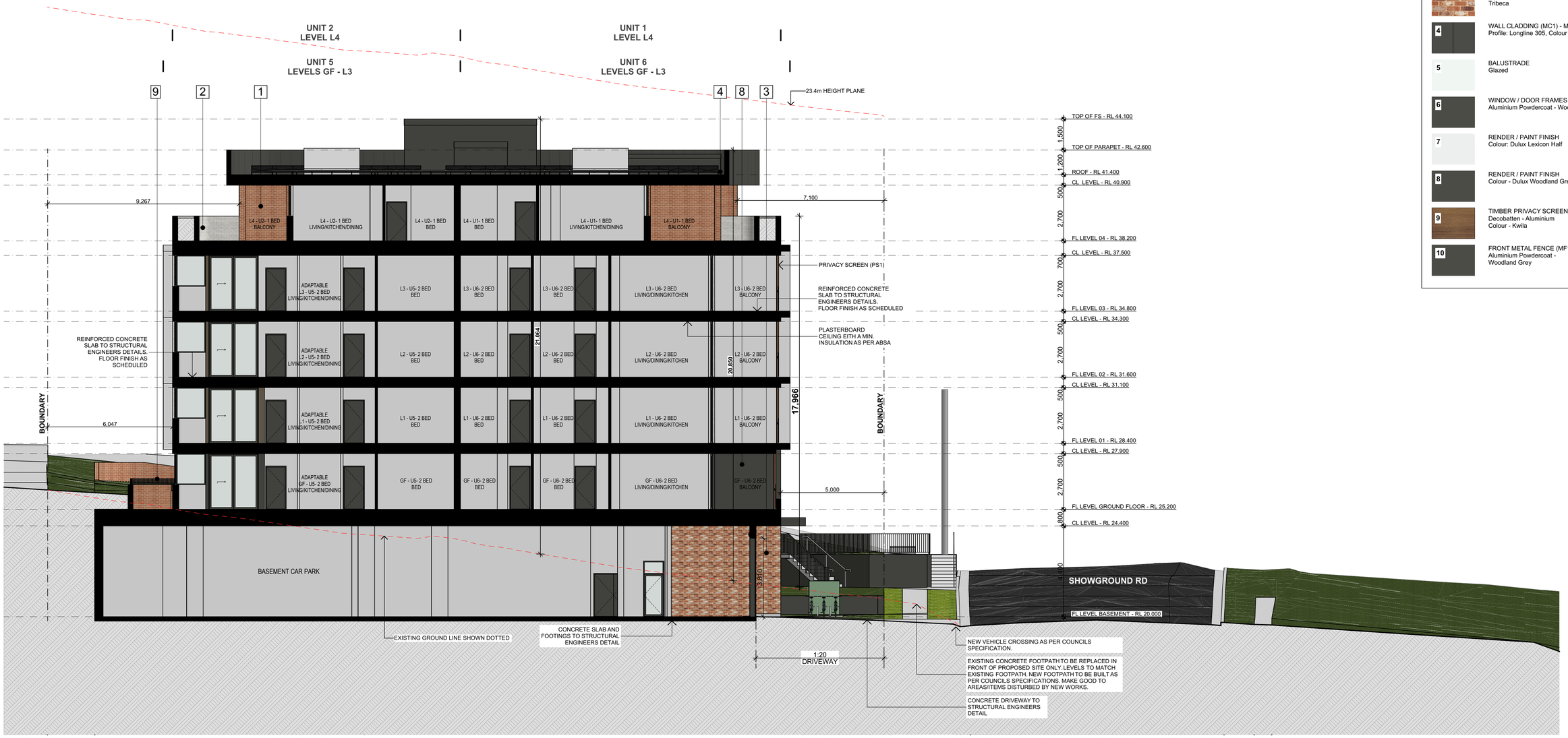

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SECTION 01
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EXTERNAL FINISHES SCHEDULE

1 — WALL (FBK1) - Face Brick Type 1
PGH: Range -Foundations, Name - Pilbara

2 — WALL, RETAINING WALL (FBK2) - Face Brick Type 2
AUSTRAL: Range - Nuetral, Name - Dove

3 — WALLS (FBK3) - Face Brick Type 3
PGH: Range - Manhattan, Name - Tribeca

4 — WALL CLADDING (MC1) - Metal Wall Cladding
Profile: Longline 305, Colour - Woodland Grey

5 — BALUSTRADE
Glazed

6 — WINDOW / DOOR FRAMES
Aluminium Powdercoat - Woodland Grey

7 — RENDER / PAINT FINISH
Colour: Dulux Lexicon Half

8 — RENDER / PAINT FINISH
Colour - Dulux Woodland Grey

9 — TIMBER PRIVACY SCREEN (PS1)
Decobatten - Aluminium
Colour - Kwila

10 — FRONT METAL FENCE (MF1)
Aluminium Powdercoat - Woodland Grey

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NOMINATED ARCHITECTS:
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STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd, PH (02) 4226 5247
HYDRAULIC: Abel & Brown Pty Ltd, PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd, PH (02) 85441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd, PH 0412 294 712
BUSINESS PARTNER: NSW GOVERNMENT — Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **SECTIONS**

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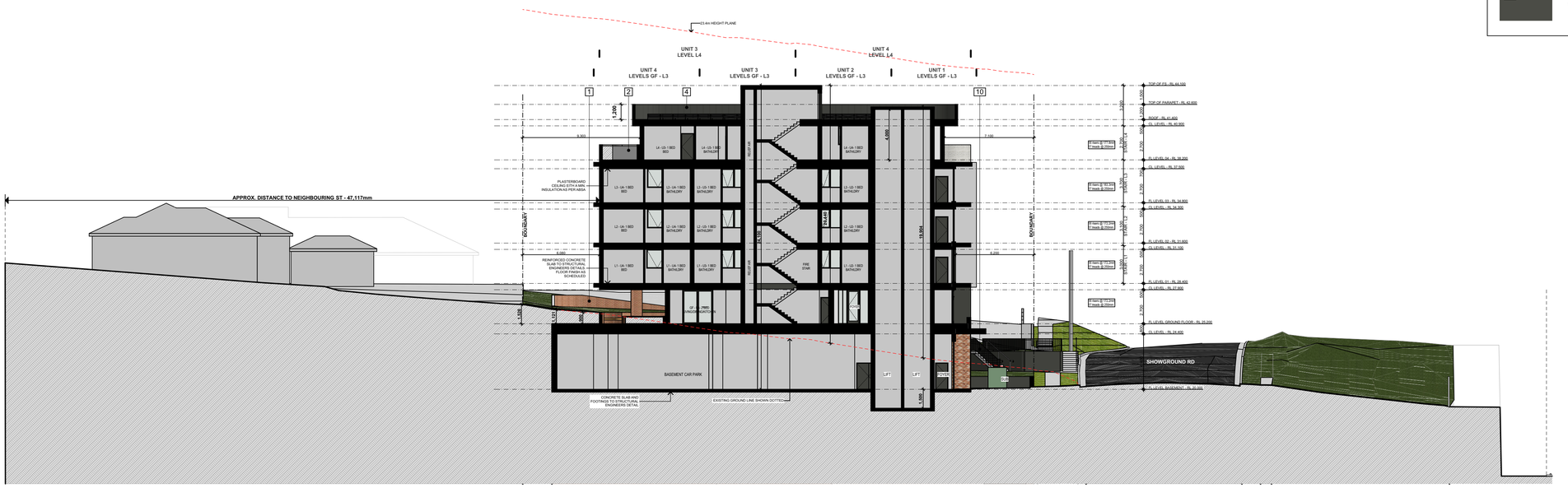
EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
8	RENDER / PAINT FINISH Colour - Dulux Woodland Grey
9	TIMBER PRIVACY SCREEN (PS1) Decobatten - Aluminium Colour - Kwila
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey



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SECTION 02
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BUSINESS PARTNER:
NSW GOVERNMENT
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PROJECT:
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SECTIONS

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A	17 of 34	A

1
-

SECTION 03
1:100

EXTERNAL FINISHES SCHEDULE

1	WALL (FBK1) - Face Brick Type 1 PGH: Range -Foundations, Name - Pilbara
2	WALL, RETAINING WALL (FBK2) - Face Brick Type 2 AUSTRAL: Range - Nuetral, Name - Dove
3	WALLS (FBK3) - Face Brick Type 3 PGH: Range - Manhattan, Name - Tribeca
4	WALL CLADDING (MC1) - Metal Wall Cladding Profile: Longline 305, Colour - Woodland Grey
5	BALUSTRADE Glazed
6	WINDOW / DOOR FRAMES Aluminium Powdercoat - Woodland Grey
7	RENDER / PAINT FINISH Colour: Dulux Lexicon Half
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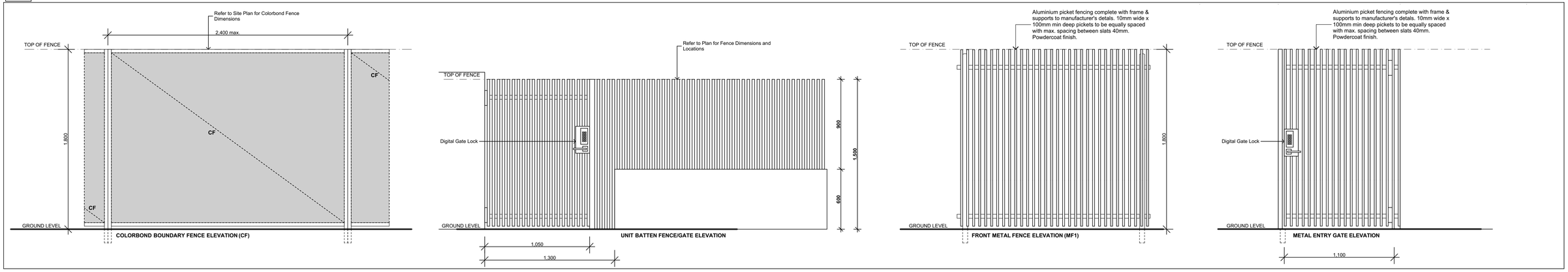
10	FRONT METAL FENCE (MF1) Aluminium Powdercoat - Woodland Grey



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FENCE DETAILS
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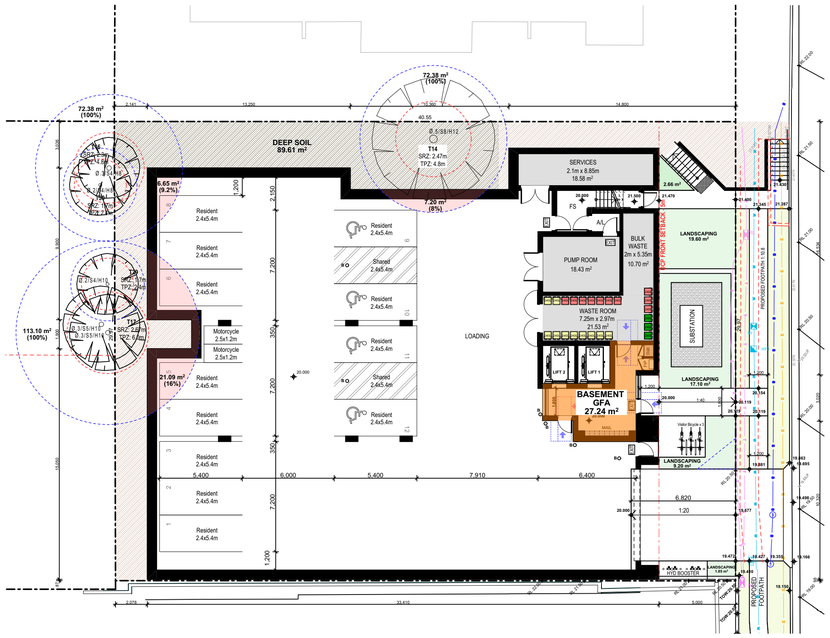
LEGEND

GROSS FLOOR AREA



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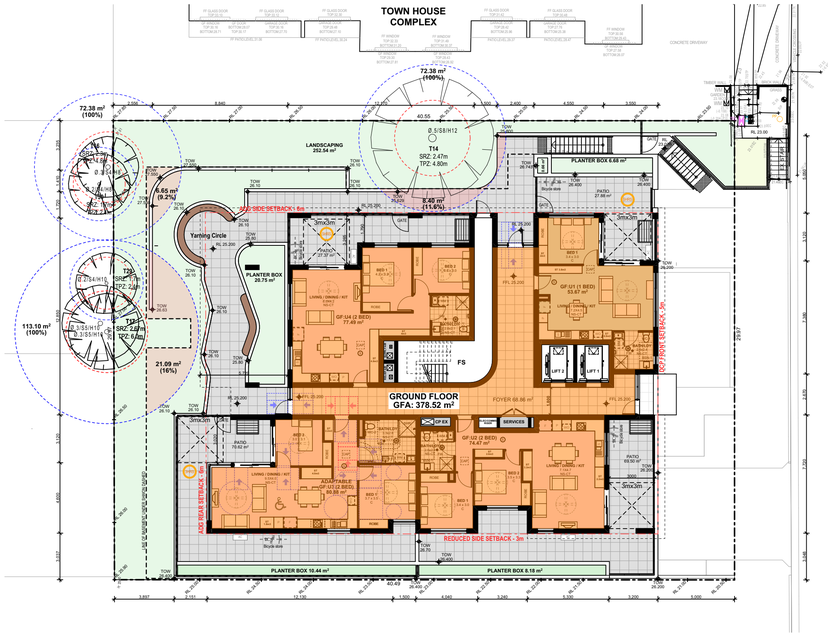

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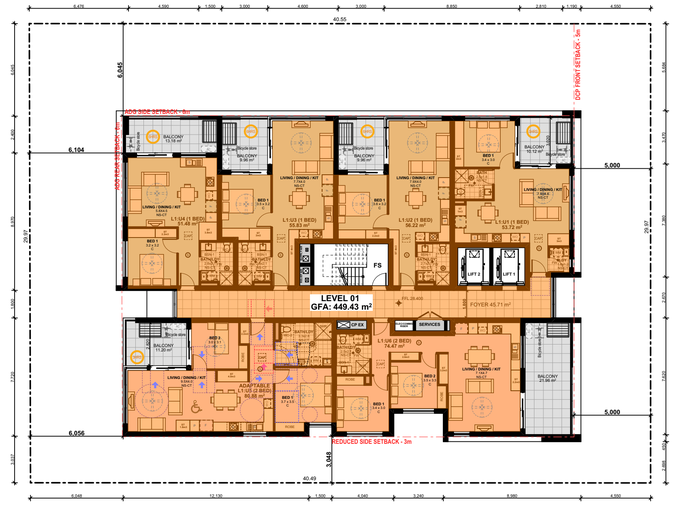

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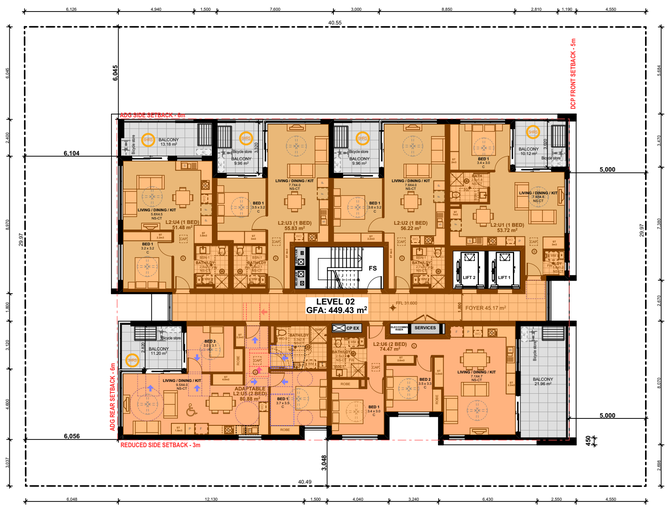

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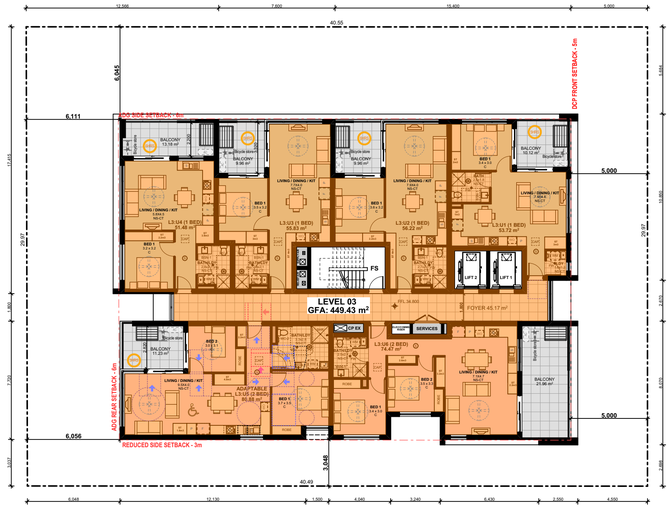

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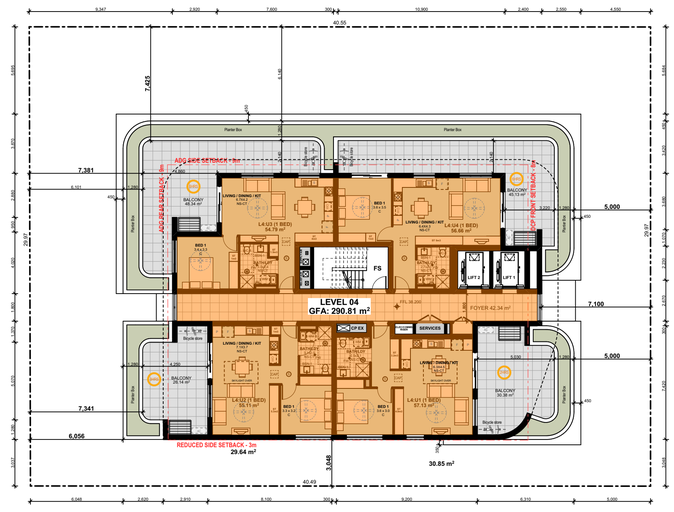

6 | - GROSS FLOOR AREA PLAN - LEVEL 04 1:200

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PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT

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PROJECT:

AFFORDABLE HOUSING - RFB DEVELOPMENT

at

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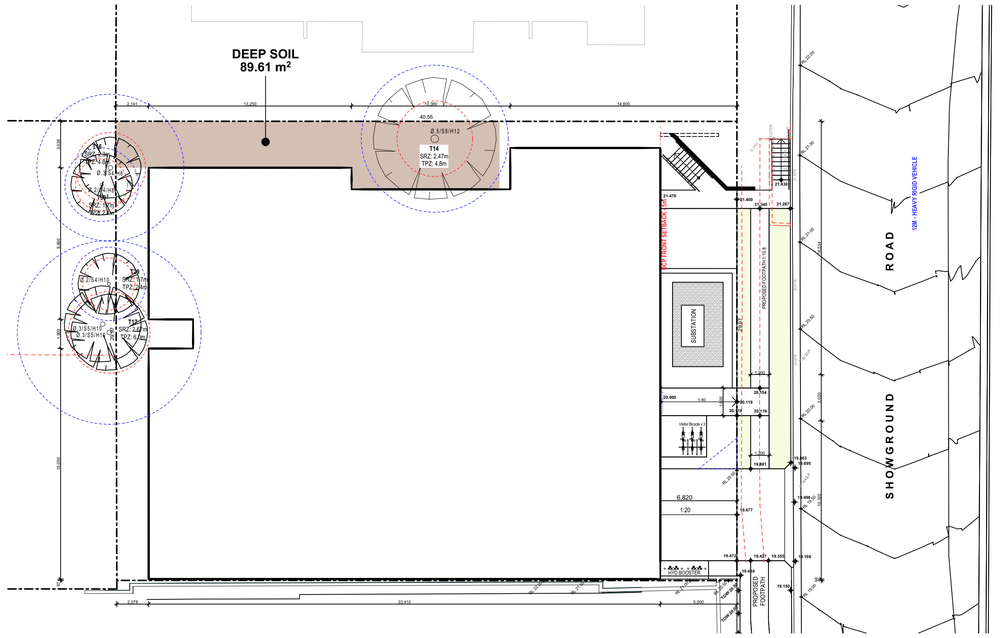

DEEP SOIL PLAN
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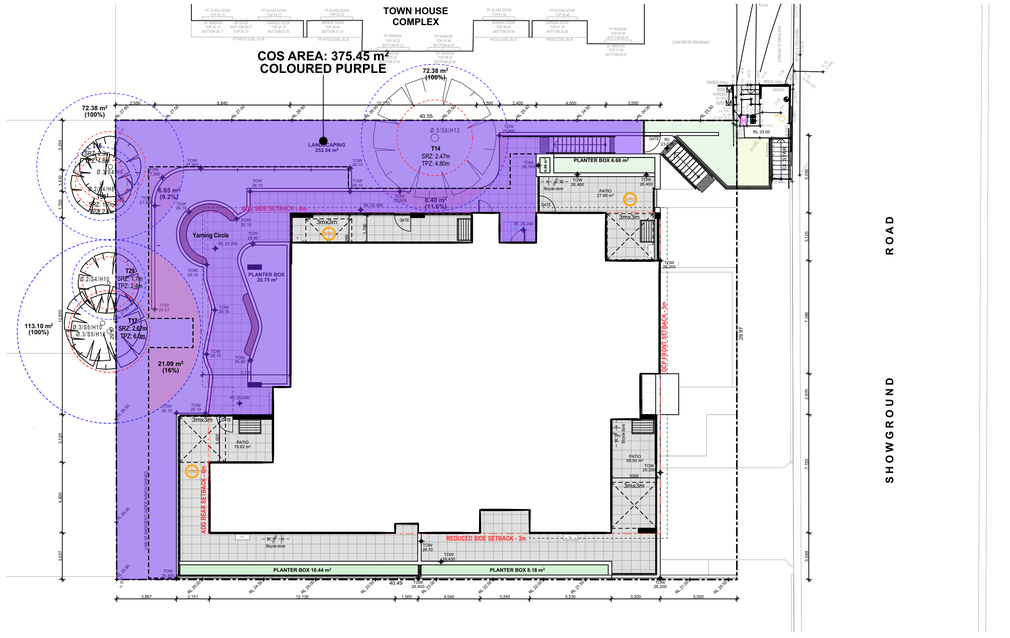
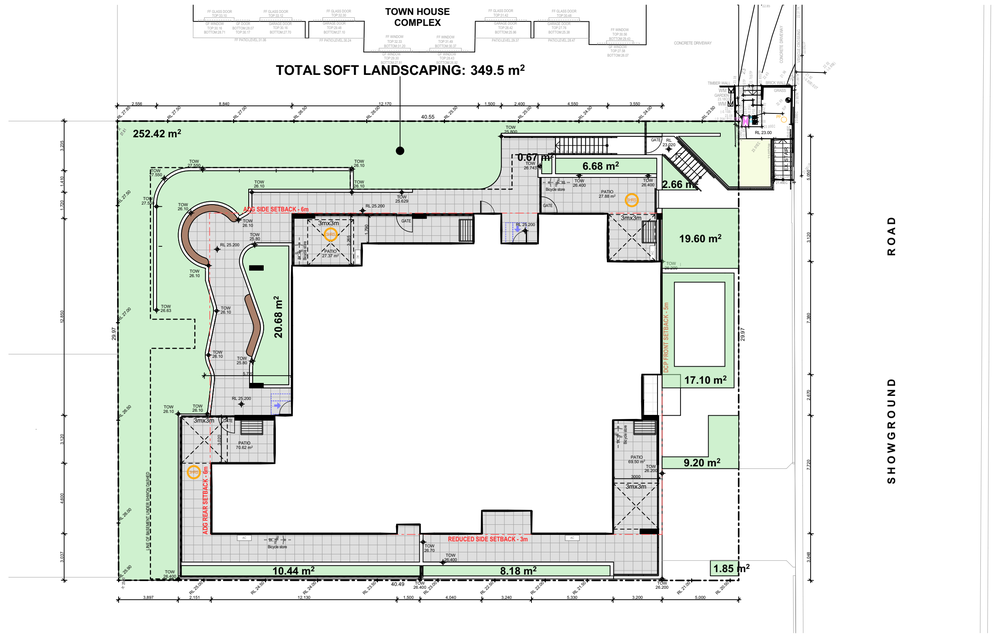


COMMUNAL OPEN SPACE PLAN
1:200

LEGEND

- DEEP SOIL
- COMMUNAL OPEN SPACE
- SOFT LANDSCAPING
- HARD LANDSCAPING

SOFT LANDSCAPING	334.85m²
HARD LANDSCAPING	77.37m²
TOTAL	**412.22m²**



SOFT LANDSCAPING PLAN
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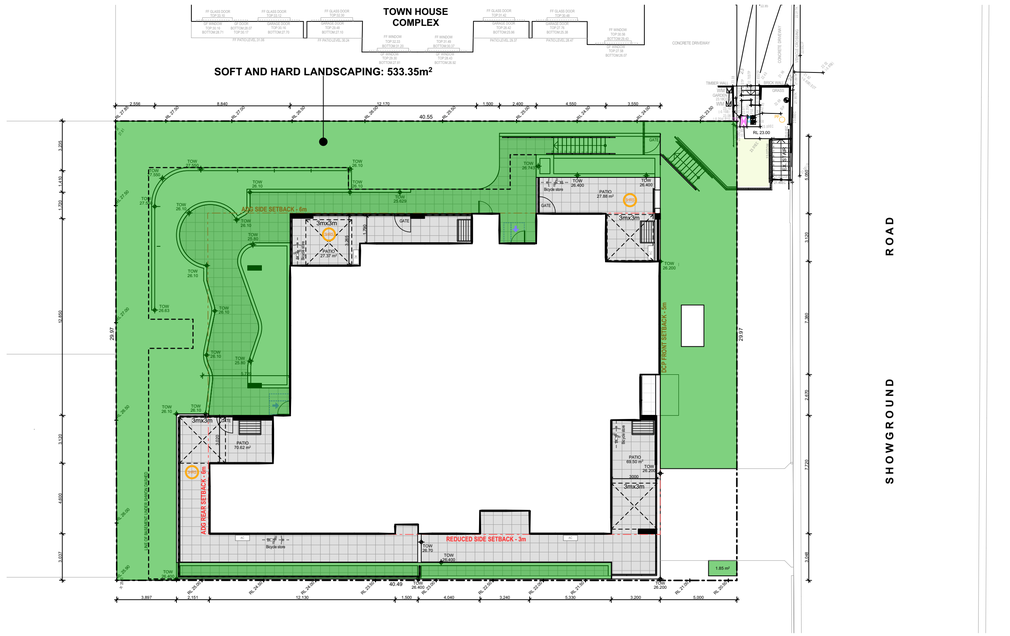

LANDSCAPING PLAN
1:200

0 5 10 20 40MM
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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 80-82 Showground Road,GOSFORD NSW,2250
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NSW GOVERNMENT

LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

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ARCHITECT	DTA Architects Pty Ltd PH (02) 9901 1011
PROJECT MANAGER	LAND & HOUSING CORPORATION PH 0410 126 463
STRUCTURAL / CIVIL	MSL Consulting Engineers Pty Ltd PH (02) 4226 5247
HYDRAULIC	Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT	Greenview Consulting Pty Ltd PH (02) 85441683
LANDSCAPE CONSULTANT	Ray Fuggle & Associated Pty Ltd PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT
Homes NSW

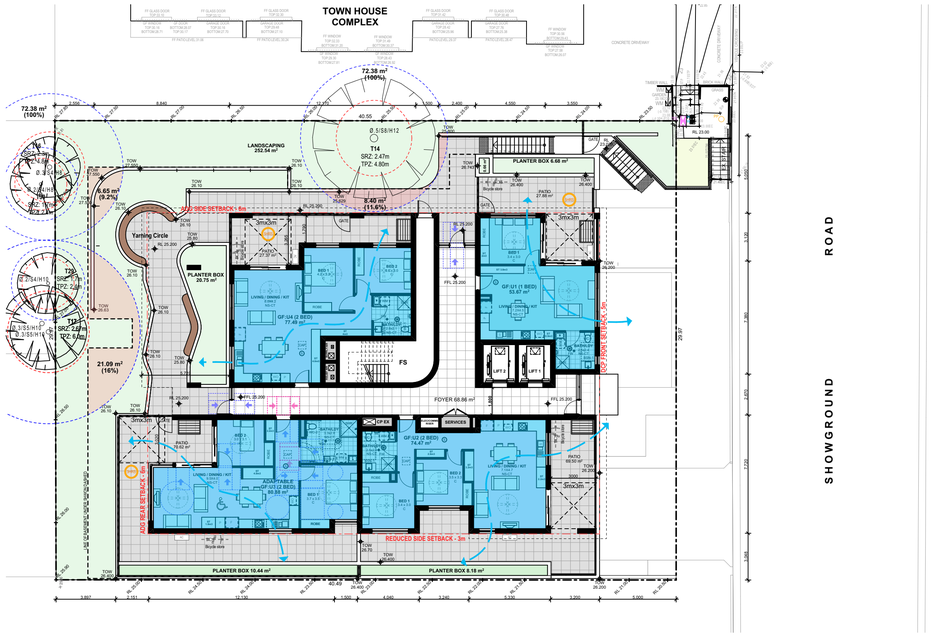
PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
LANDSCAPING CALCULATION

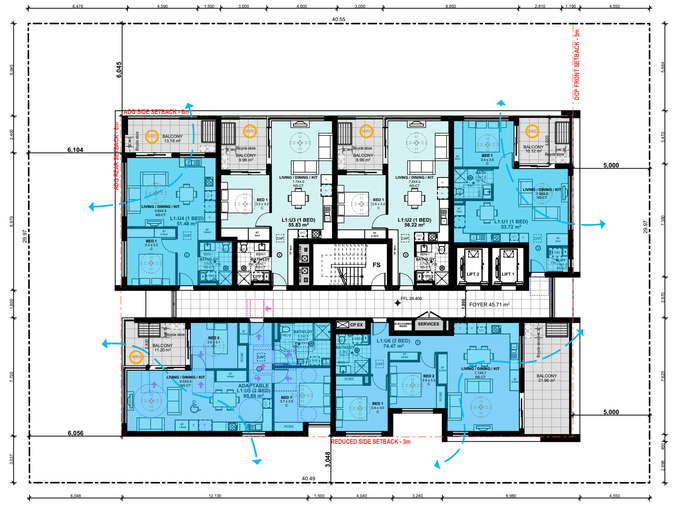
FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln
PLOTTED: 28/02/2025 3:08 PM

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD
TYPE:	SHEET:		REV:
A	20 of 34		A



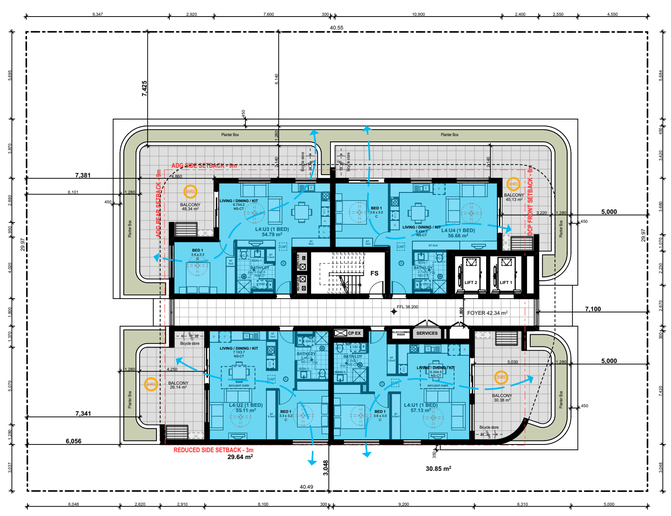
1 / - CROSS VENTILATION PLAN - GROUND FLOOR 1:200



2 / - CROSS VENTILATION PLAN - LEVEL 01 1:200

3 / - CROSS VENTILATION PLAN - LEVEL 02 1:200

4 / - CROSS VENTILATION PLAN - LEVEL 03 1:200



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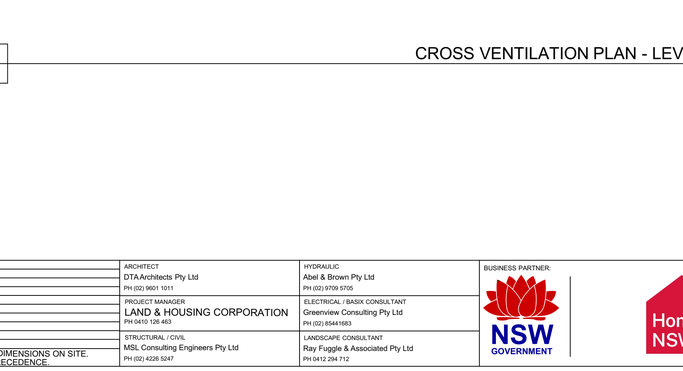

LEGEND

APARTMENTS THAT ACHIEVE CROSS VENTILATION

0 5 10 20 40MM

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NSW GOVERNMENT

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DTA ARCHITECTS

NOMINATED ARCHITECTS:

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NSW ARB No.9068

Member Australian Institute of Architects

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ARCHITECT
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PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

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PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
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LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:

NSW GOVERNMENT

Homes NSW

PROJECT:

AFFORDABLE HOUSING - RFB DEVELOPMENT

at

LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:

CROSS VENTILATION CALCULATIONS

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

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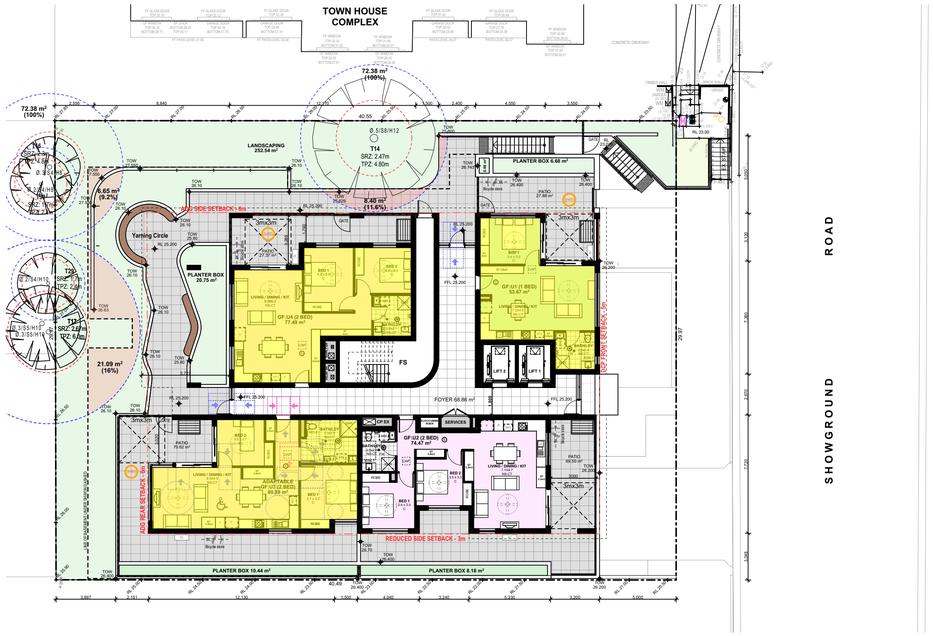
PLOTTED: 28/02/2025 3:08 PM

TYPE:	SHEET:	REV:
A	21 of 34	A

SOLAR ACCESS

APARTMENTS THAT RECEIVE MINIMUM 2 HOURS OF SOLAR ACCESS
TO LIVING ROOMS AND PRIVATE OPEN SPACES BETWEEN 9AM-3PM

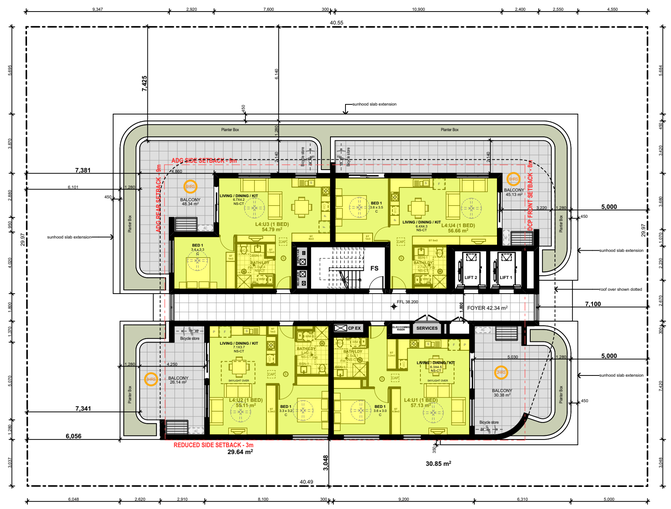


1 / - SOLAR ACCESS PLAN - GROUND FLOOR 1:200

2 / - SOLAR ACCESS PLAN - LEVEL 01 1:200

3 / - SOLAR ACCESS PLAN - LEVEL 02 1:200

4 / - SOLAR ACCESS PLAN - LEVEL 03 1:200



5 / - SOLAR ACCESS PLAN - LEVEL 04 1:200

LEGEND

APARTMENTS WITH MIN. 3 HOURS OF SOLAR ACCESS

0 5 10 20 40MM

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NSW GOVERNMENT

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ARCHITECT
DTAArchitects Pty Ltd
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PH 0410 126 463

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PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT

Homes NSW

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AFFORDABLE HOUSING - RFB DEVELOPMENT
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LOT 10 & 11 in DP 503890
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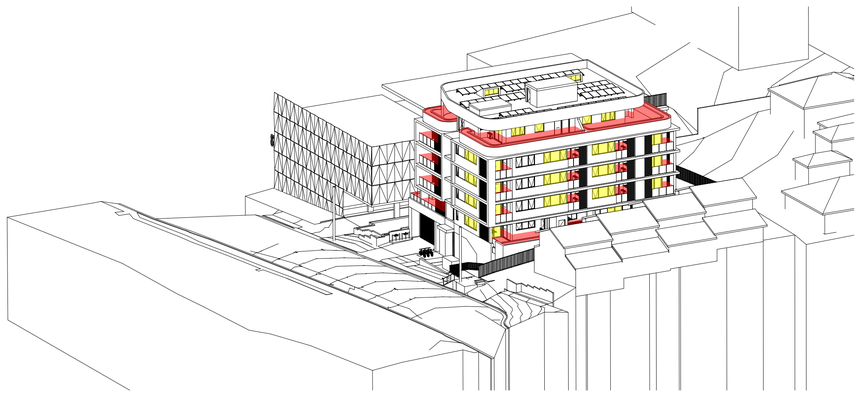
TITLE:
SOLAR ACCESS

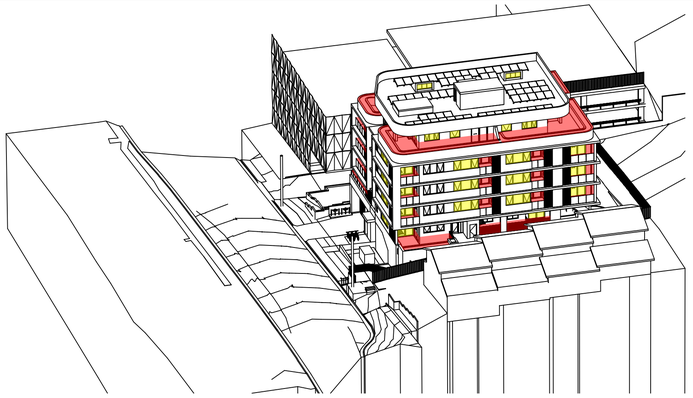
FILE: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2.DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln

PLOTTED: 28/02/2025 3:08 PM

STATUS:	DEVELOPMENT APPLICATION		
DATE: 28/02/2025	SCALE: As shown @ A1	PROJ: BGYGP	JOB: 2023.031
STAGE: C	DRAWN: DD/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 22 of 34	REV: A	



1 - 9AM - PERSPECTIVE - VIEW FROM SUN



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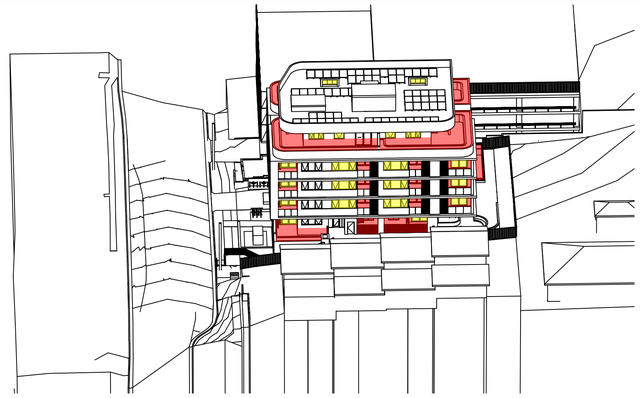
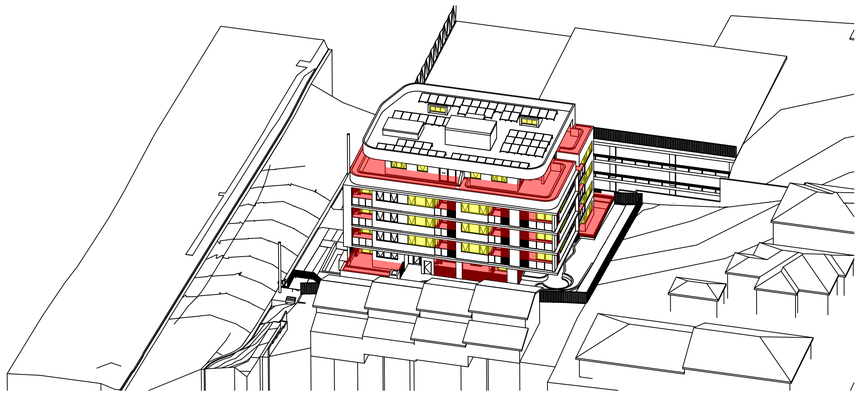


3 - 11AM - PERSPECTIVE - VIEW FROM SUN



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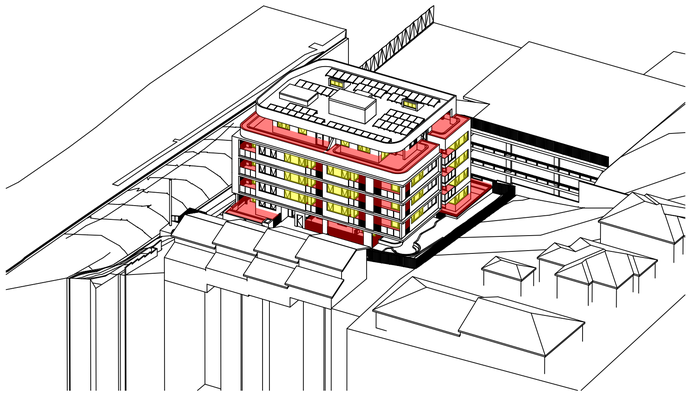

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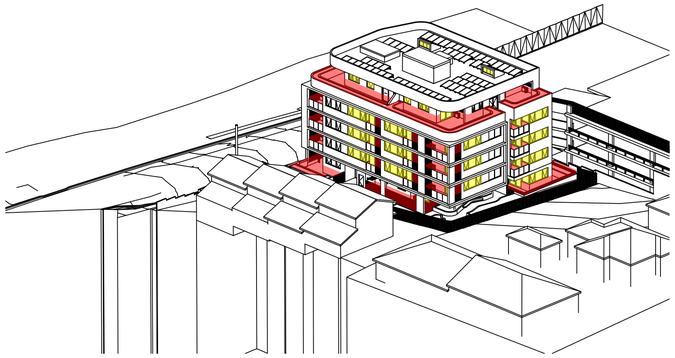
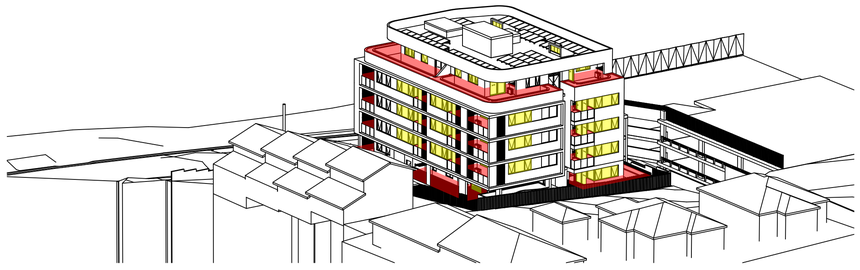


6 - 2PM - PERSPECTIVE - VIEW FROM SUN



7 - 3PM - PERSPECTIVE - VIEW FROM SUN

Solar Access to Living Rooms

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
GF_Unit 1							5
GF_Unit 2							3
GF_Unit 5							3.5
GF_Unit 6							0
L1_Unit 1							4.5
L1_Unit 2							6
L1_Unit 3							6
L1_Unit 4							6
L1_Unit 5							3.5
L1_Unit 6							0
L2_Unit 1							4.5
L2_Unit 2							6
L2_Unit 3							6
L2_Unit 4							6
L2_Unit 5							3.5
L2_Unit 6							0
L3_Unit 1							4.5
L3_Unit 2							6
L3_Unit 3							6
L3_Unit 4							6
L3_Unit 5							3.5
L3_Unit 6							0
L4_Unit 1							4.5
L4_Unit 2							6
L4_Unit 3							6
L4_Unit 4							6

Solar Access to Private Open Space

	9-10 am	10-11 am	11-12 pm	12-1 pm	1-2 pm	2-3 pm	Hours
GF_Unit 1							6
GF_Unit 2							6
GF_Unit 5							3.5
GF_Unit 6							2.5
L1_Unit 1							6
L1_Unit 2							6
L1_Unit 3							6
L1_Unit 4							6
L1_Unit 5							3.5
L1_Unit 6							2
L2_Unit 1							6
L2_Unit 2							6
L2_Unit 3							6
L2_Unit 4							6
L2_Unit 5							3.5
L2_Unit 6							2
L3_Unit 1							6
L3_Unit 2							6
L3_Unit 3							6
L3_Unit 4							6
L3_Unit 5							3.5
L3_Unit 6							2
L4_Unit 1							3
L4_Unit 2							5
L4_Unit 3							6
L4_Unit 4							6

0 5 10 20 40MM

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REV	DATE	NOTATION/AMENDMENT
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BUSINESS PARTNER: NSW GOVERNMENT

Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
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TITLE:
SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford DA02.pln

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STATUS: DEVELOPMENT APPLICATION

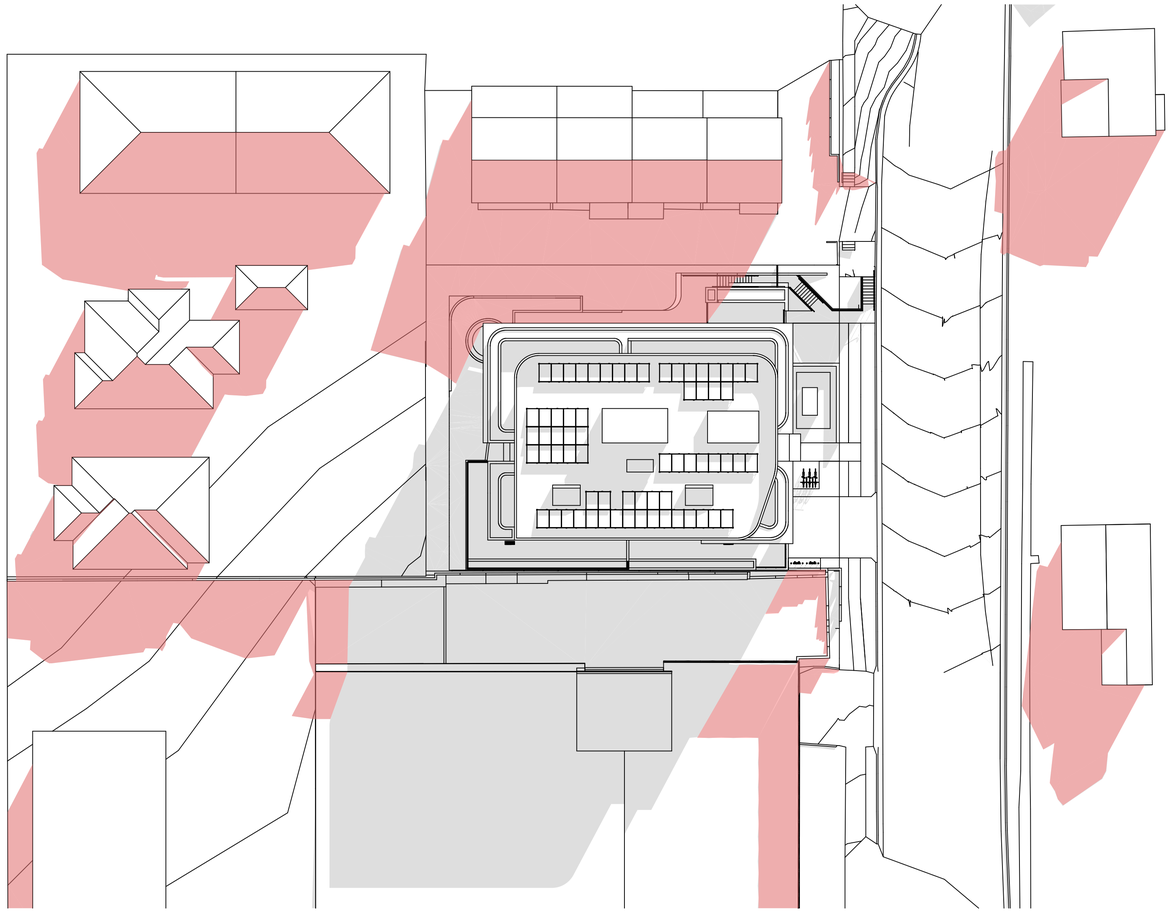
DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD

TYPE: A SHEET: 23 of 34 REV: A

LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



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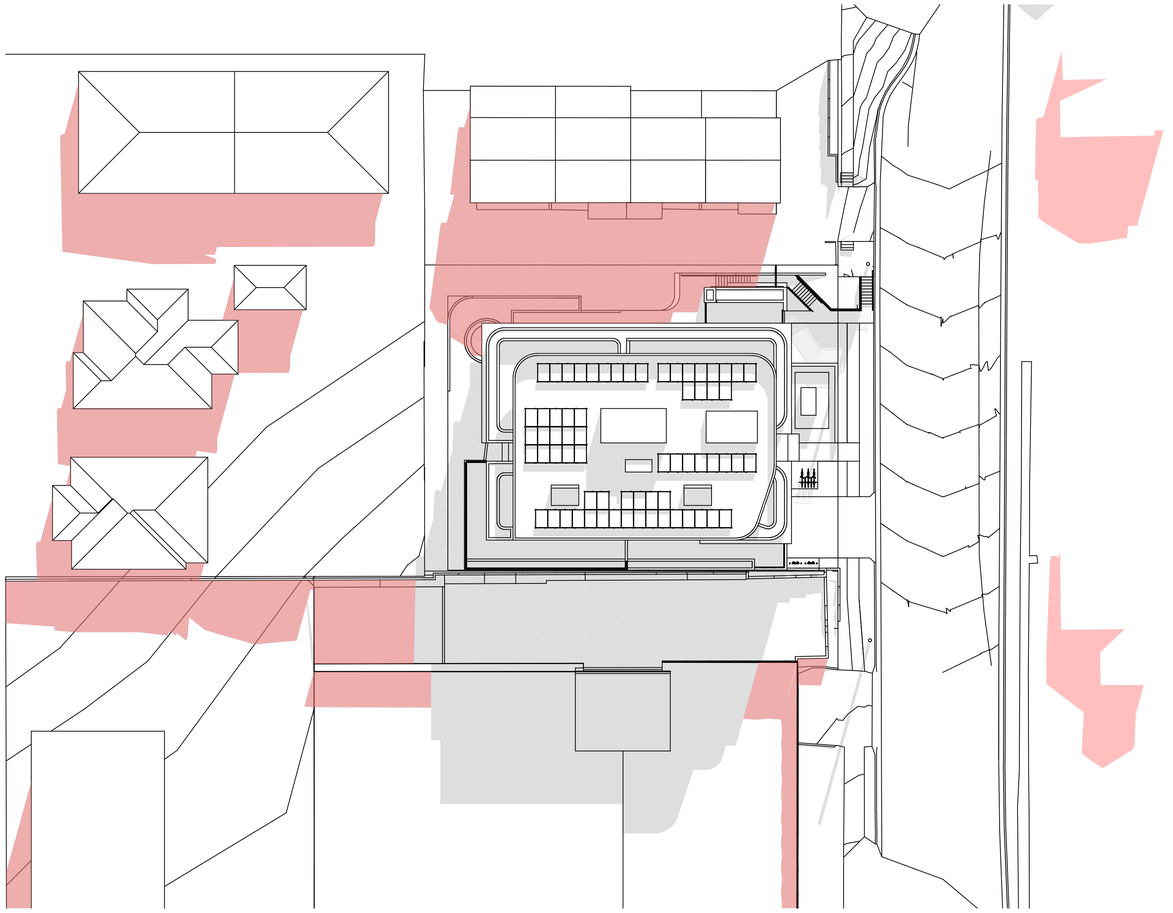
-

9AM SHADOW DIAGRAM
1:300



2
-

10AM SHADOW DIAGRAM
1:300

0 5 10 20 40MM

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PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
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PH (02) 8544 1683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT

Homes NSW

PROJECT:

AFFORDABLE HOUSING - RFB DEVELOPMENT

at

LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:

SHADOW DIAGRAMS

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln

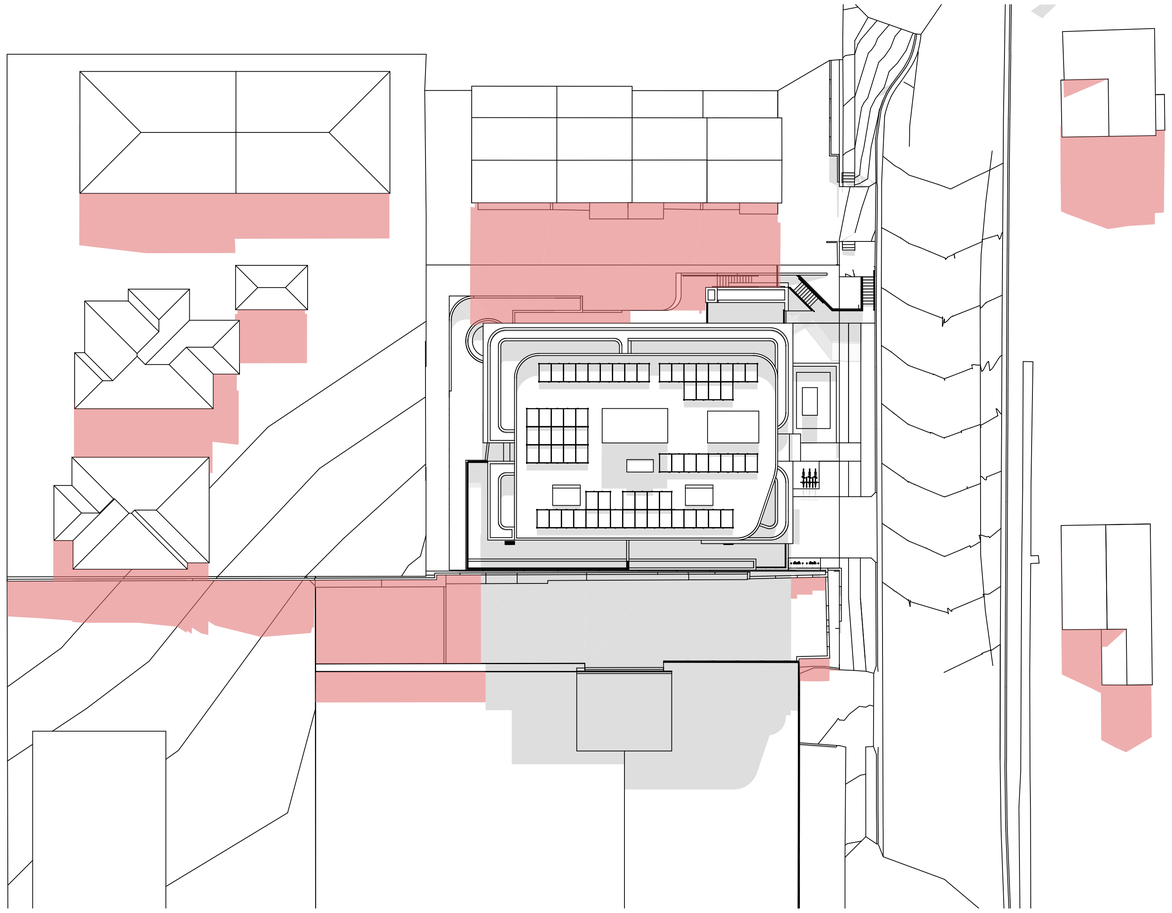
PLOTTED: 6/03/2025 2:20 PM

STATUS:	DEVELOPMENT APPLICATION		
DATE: 6/03/2025	SCALE: As shown @ A1	PROJ: BGYGP	JOB: 2023.031
STAGE: C	DRAWN: DD/SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 24 of 34		REV: A

LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



2
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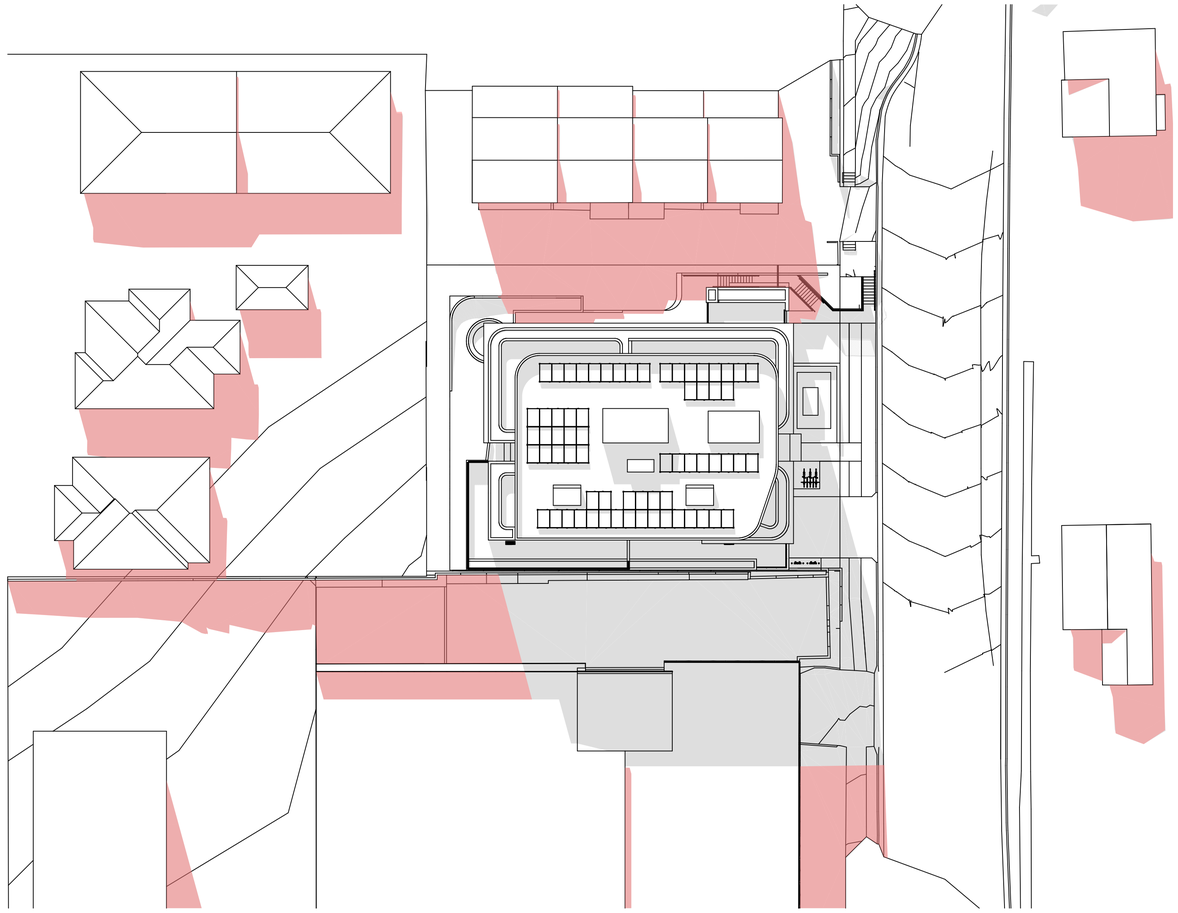
11AM SHADOW DIAGRAM
1:300



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12PM SHADOW DIAGRAM
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0 5 10 20 40MM
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PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
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PROJECT MANAGER: LAND & HOUSING CORPORATION PH 0410 126 463
STRUCTURAL / CIVIL: MSL Consulting Engineers Pty Ltd PH (02) 4228 5247
HYDRAULIC: Abel & Brown Pty Ltd PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT: Greenview Consulting Pty Ltd PH (02) 85441683
LANDSCAPE CONSULTANT: Ray Fuggle & Associated Pty Ltd PH 0412 294 712

BUSINESS PARTNER: NSW GOVERNMENT — Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE: **SHADOW DIAGRAMS**

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln
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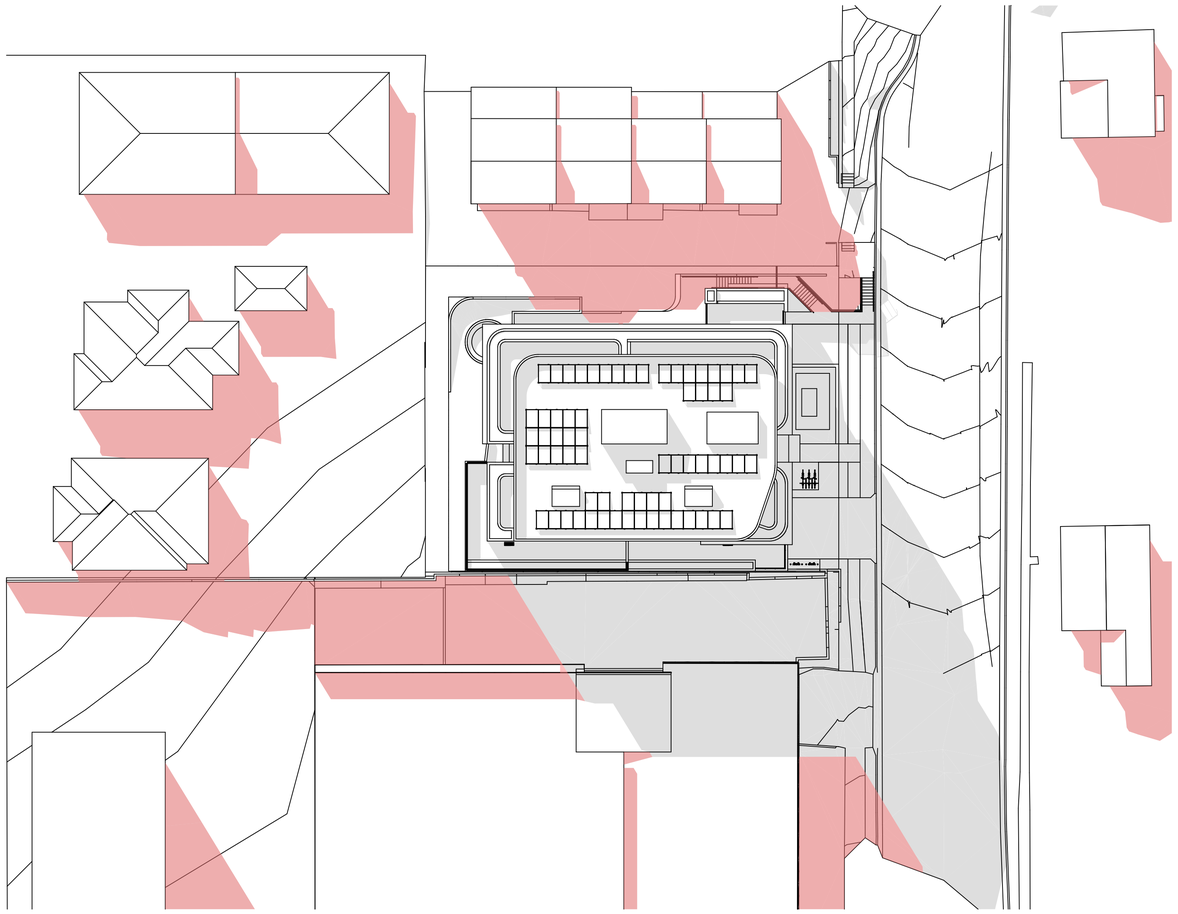
TYPE:	SHEET:		REV:
A	25 of 34		A

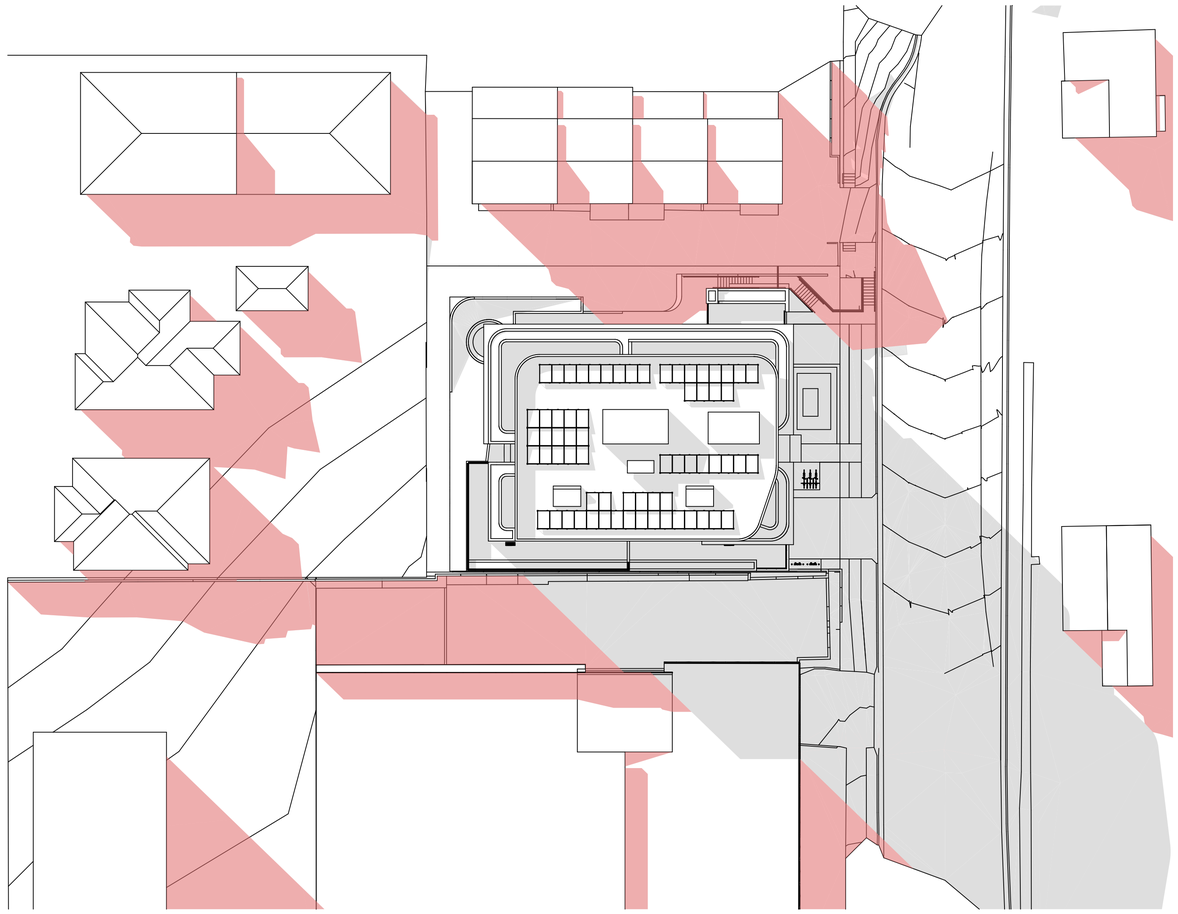
LEGEND

Grey area indicates shadows cast by proposed development

Red area indicates existing shadows cast by neighbouring properties



1 - 1PM SHADOW DIAGRAM 1:300



2 - 2PM SHADOW DIAGRAM 1:300

0 5 10 20 40MM

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BUSINESS PARTNER:
NSW GOVERNMENT

Homes NSW

PROJECT:

AFFORDABLE HOUSING - RFB DEVELOPMENT

at

LOT 10 & 11 in DP 503890
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SHADOW DIAGRAMS

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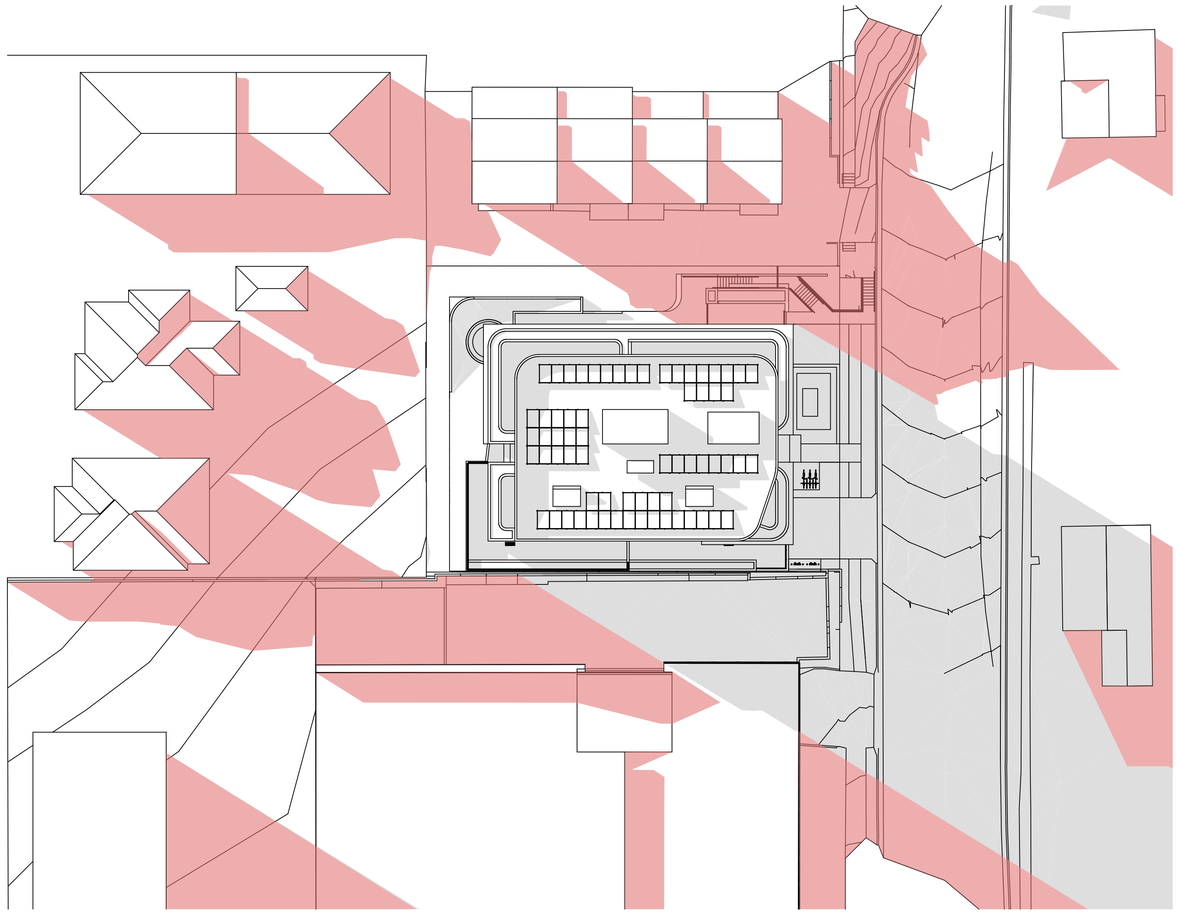

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3PM SHADOW DIAGRAM
1:300

0 5 10 20 40MM
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Ray Fuggle & Associated Pty Ltd
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BUSINESS PARTNER:
NSW GOVERNMENT

Homes NSW

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0 5 10 20 40MM

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LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836

DTA ARCHITECTS

NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068
Member Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
A	26/02/2025	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA Architects Pty Ltd
PH (02) 9901 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH 0410 126 463

STRUCTURAL / CIVIL
MSL Consulting Engineers Pty Ltd
PH (02) 4226 5247

HYDRAULIC
Abel & Brown Pty Ltd
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ELECTRICAL / BASIX CONSULTANT
Greenview Consulting Pty Ltd
PH (02) 85441683

LANDSCAPE CONSULTANT
Ray Fuggle & Associated Pty Ltd
PH 0412 294 712

BUSINESS PARTNER:
NSW GOVERNMENT

Homes NSW

PROJECT:
AFFORDABLE HOUSING - RFB DEVELOPMENT
at
LOT 10 & 11 in DP 503890
80-82 Showground Road Gosford NSW 2250

TITLE:
HEIGHT PLANE

FILE: CAD File: S:\Data3\2023\2023.031.LAHC.GH.Showground Rd Gosford\3.Design\3.2 DA\2023.031.LAHC.GH.Showground Rd Gosford.DA02.pln

PLOTTED: 28/02/2025 3:09 PM

STATUS: DEVELOPMENT APPLICATION

DATE:	SCALE:	PROJ:	JOB:
28/02/2025	As shown @ A1	BGYGP	2023.031
STAGE:	DRAWN:	CHECKED:	CERTIFIER:
C	DD/SD	DD	DD
TYPE:	SHEET:		REV:
A	34 of 34		A