

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Statement of Environmental Effects

Date: 26 March 2012

The previously submitted statement of environmental effects by Andrew Martin Planning which the cover sheet is attached dated May 2010 applies to the current drawings for this project known as issue B.

In terms of the environmental effects for the proposal the submission was prepared based on documents substantially the same as that contained in issue B.

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a wavy line.

Murray Holmes AIA

Registered Architect



Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: United Engineers Report and Drawings

Date: 26 March 2012

The previously submitted Engineers Report and Drawings By United Consulting Engineers Proprietor Limited which the cover sheet is attached dated Mar. 2010 applies to the current drawings for this project known as Issue B.

In terms of the engineering for the proposal the submission was prepared based on documents contained in issue B.



Murray Holmes AIA

Registered Architect



REFER TO DRAWING NUMBER 09MB3926/D03 FOR ALL DETAILS

ALBANY STREET

FOR D/A
GOSFORD

FOR DA
GOSFORD

UNITED

UNATED CONSULTING
PTY LTD
Cellulose and
Paper Products
111-113, Main Road
Broomfield, Vic
3088
Australia (03 977 1111)
Fax (03 977 5551)
Mobile 03 724 427
Email: info@unated.com.au
Web: www.unated.com.au

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Landscape Plans

Date: 26 March 2012

The previously submitted statement of landscape plans by RFA Landscape Architects, which the cover sheet is attached dated 26/2/10 applies to the current drawings for this project known as issue B.

In terms of the landscaping for the proposal the submission was prepared based on documents contained in issue B.



Murray Holmes AIA

Registered Architect

[illegible]

ERINA ST EAST

JOIN LINE WITH
DRAWING NO. 1-02

Crashed web: turf using imported topsoil
Detail: see Photos

INCUBATORS THERE SERVED AS

PROPOSED MIXED USE DEVELOPMENT

CONCLUSIONS

[illegible]

ERINA ST EAST

JOIN LINE WITH
DRAWING NO. 1-02

Crashed web: turf using imported topsoil
Detail: see Photos

INCUBATORS THERE SERVED IN

PROPOSED MIXED USE DEVELOPMENT

CONCLUSIONS

[illegible]

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Access Report

Date: 26 March 2012

The previously submitted Access Report by Accessibility Solutions, which the cover sheet is attached dated 20 July 2010 applies to the current drawings for this project known as issue B.

In terms of the access for the proposal the submission was prepared based on documents contained in issue B.



Murray Holmes AIA

Registered Architect

ACCESS REPORT

DEVELOPMENT APPLICATION



141-145 ERINA ROAD & 221 ALBANY STREET GOSFORD

MIXED RETAIL / COMMERCIAL / RESIDENTIAL DEVELOPMENT

Prepared By Mark Relf

20th July 2010



Accessibility Solutions (NSW) PTY LTD
ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035
Tel: 9695-1940 | Fax: 9695-1906 | Mob: 0417-467-007 | Email: markrelf@bigpond.com

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Bush Fire Hazard Assessment

Date: 26 March 2012

The previously submitted Bush Fire Hazard Assessment, which the cover sheet is attached dated 18 November 2011 applies to the current drawings for this project known as issue B.

In terms of the access for the proposal the submission was prepared based on documents contained in issue B.



Murray Holmes AIA

Registered Architect

BUSHFIRE HAZARD ASSESSMENT

FOR

**DEMOLITION OF EXISTING INDUSTRIAL
BUILDINGS AND CONSTRUCTION OF TWO
RESIDENTIAL BUILDINGS**

AT

**141-145 ERINA STREET
GOSFORD NSW 2250**

FOR

HOME BUSH TYRE SERVICES PTY LTD

18 November 2011
Version A

In Consultation with:
Lindsay Billingham of LPB Fire

Prepared by:

Barry Eadie Consulting Pty Ltd

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Basix Certificates, 84926363

The previously submitted Basix Certificates, by assessor number 20627 which the cover sheet is attached dated 19 April 2011 applies to the current drawings for this project known as issue B.

In terms of Basix for the proposal the submission was prepared based on documents contained in issue B. Changes since the certificate was prepared had been external to the project. The unit layouts and a configuration has not changed.



Murray Holmes AIA

Registered Architect

Date: 26 March 2012

BASIX Certificate

Certificate number: 303027M

This certificate confirms that the proposed development will meet the NSW Government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 16/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
of issue: Monday, 19 April 2010



Planning

Score

Water: 42 (Target 40)
Thermal comfort: pass (Target pass)
Energy: 20 (Target 20)

Project address	
Project name	Cnr Erina St East & Albany St, Gosford - Block A
Street address	2 Albany Street Gosford 2250
Local Government Area	Gosford City Council
Plan type and plan number	deposited 521241
Lot no.	1
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	65
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	2333
Roof area (m ²)	661
Non-residential floor area (m ²)	1061
Residential car spaces	78
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	54
Common area garden (m ²)	200
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20627
Certificate number	84926363
Climate zone	15

BASIX Certificate

Certificate number: 303486M

This certificate confirms that the proposed development will meet the NSW Government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 16/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
of issue: Monday, 19 April 2010



Planning

Score

Water: 42 (Target 40)
Thermal comfort: pass (Target pass)
Energy: 25 (Target 20)

Project address	
Project name	Cnr Erina St East & Albany St Gosford - Block B
Street address	2 Albany Street Gosford 2250
Local Government Area	Gosford City Council
Plan type and plan number	deposited 521241
Lot no.	1
Section no.	-
Project type	
No. of unit buildings	1
No. of units in unit buildings	42
No. of attached dwelling houses	0
No. of separate dwelling houses	0
Site details	
Site area (m ²)	1764
Roof area (m ²)	592
Non-residential floor area (m ²)	482
Residential car spaces	59
Non-residential car spaces	0
Common area landscape	
Common area lawn (m ²)	60
Common area garden (m ²)	200
Area of indigenous or low water use species (m ²)	0
Assessor details	
Assessor number	20627
Certificate number	84926363
Climate zone	15

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Traffic and Parking Report

Date: 26 March 2012

The previously submitted Traffic and Parking Report zero 9.10 ,116, prepared by Traffic Solutions Proprietor Limited, which the cover sheet is attached dated May 2010 applies to the current drawings for this project known as Issue B.

In terms of the parking and traffic generation of the premises upon which the report was prepared from documents contained in issue B.



Murray Holmes AIA

Registered Architect



Traffic Solutions Pty Ltd

**PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
CNR ERINA STREET EAST & ALBANY
STREET NORTH, GOSFORD**

**TRAFFIC AND PARKING
REPORT**

May 2010

Ref: 09.10.116

Project: 141~145 Albany Street East and 221 Albany Street North, Gosford

Project report: Waste Management

Date: 26 March 2012

The previously submitted Waste Management Report, which the cover sheet is attached dated 30 July 2010 applies to the current drawings for this project known as issue B.

In terms of the demolition, construction and use of the premises upon which the report was prepared contained in issue B.



Murray Holmes AIA

Registered Architect

DEMOLITION, CONSTRUCTION AND USE OF PREMISES

The applicable sections of this table must be completed and submitted with your Development Application.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be assessed against the objectives of the DCP.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: 141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD

Applicant's name and address: GM ARCHITECTS PTY LTD

188 PARRAMATTA RD, ASHFIELD NSW 2131

Phone: 97971599

Fax: 97971533

Buildings and other structures currently in the site:

SINGLE STOREY COMMERCIAL BUILDINGS

Brief Description of Proposal: DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND

CONSTRUCTION OF 107 RESIDENTIAL UNITS, APPROX 1500sqm COMMERCIAL/ RETAIL SPACES

WITH BASEMENT PARKING AND STRATA TITLE SUBDIVISION

The details on this form are the intentions for managing waste relating to this project.

Signature of Applicant: CHRIS KHOURY

Date: 30 JULY 2010

Section 1 – Demolition

This is the stage with the greatest potential for waste minimisation, particularly in Sydney where there are high levels of development, relatively high tipping charges and where alternative quarry materials are located on the outskirts.

Perhaps the first thing that applicants should consider is whether it is possible to re-use existing buildings, or parts thereof, for the proposed use.