

188–196 Parramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 | f 02 9797 1533 into@gmarchitects.com.au www.gmarchitects.com.au

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.

~~

Murray Holmes AIA



Statement of Environmental Effects

'Consolidation of Lots, Demolition, Erect Mixed Use Development Comprising (7) Commercial/Retail Tenancies and 107 Apartments with Basement Car Parking (198 Spaces) & Strata Subdivision'

Lots 2 and 4 in DP 513405; Lot 3 in DP 513405; Lots 1 and 2 in DP 521241 & Lot 9 in DP 238231 CNR ALBANY AND ERINA STREET EAST GOSFORD

Prepared for

AMFLO PTY LTD

May 2010

© Andrew Martin Planning Pty Ltd
Reproduction of this document or any part thereof is not permitted without the prior written permission of Andrew Martin Planning Pty Ltd



188-196 Parramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 f 02 9797 1533 info@qmaichitects.com.au www.gmarchitects.com.au

Project:

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

Project report:

United Engineers Report and Drawings

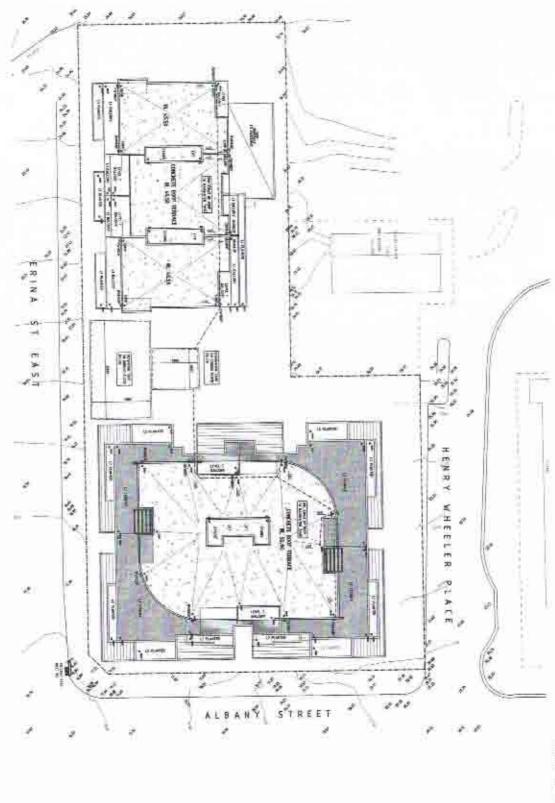
Date:

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



ULAL 100 BEFGSE 30V D(3) AS SUBJECTED WITH AS SEE 1400 ICLS SUB-RESISSED TV TO CHEAR SHOULD HE S

DRIVE VELTONAL SUCCEP

EROSION CONTROL NOTES

STREET, SHE THE STREET, SHE SHE STREET, STREET

WHEN THE PARTY AND

UNITE

pry Lrb

REFER TO DRAWING NUMBER 09MB3926/D03 FOR ALL DETAILS

SITE AND ROOF DRAINAGE PLAN

BLI WAT HODE BLI WAT HODE

S WINNESS SERVED THE STREET THE S

FOREST TAR SE

Seminary Seminary BOWN OF LITTLE SECTION HARRIST BARRIORS

ACTIVATION STATES AND ADDRESS.

par veen cold

GOSFORD FOR D/



188-196 Parramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 102 9797 1533 Info@gmarchitects.com.au www.gmarchitects.com.au

Project:

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

Project report:

Landscape Plans

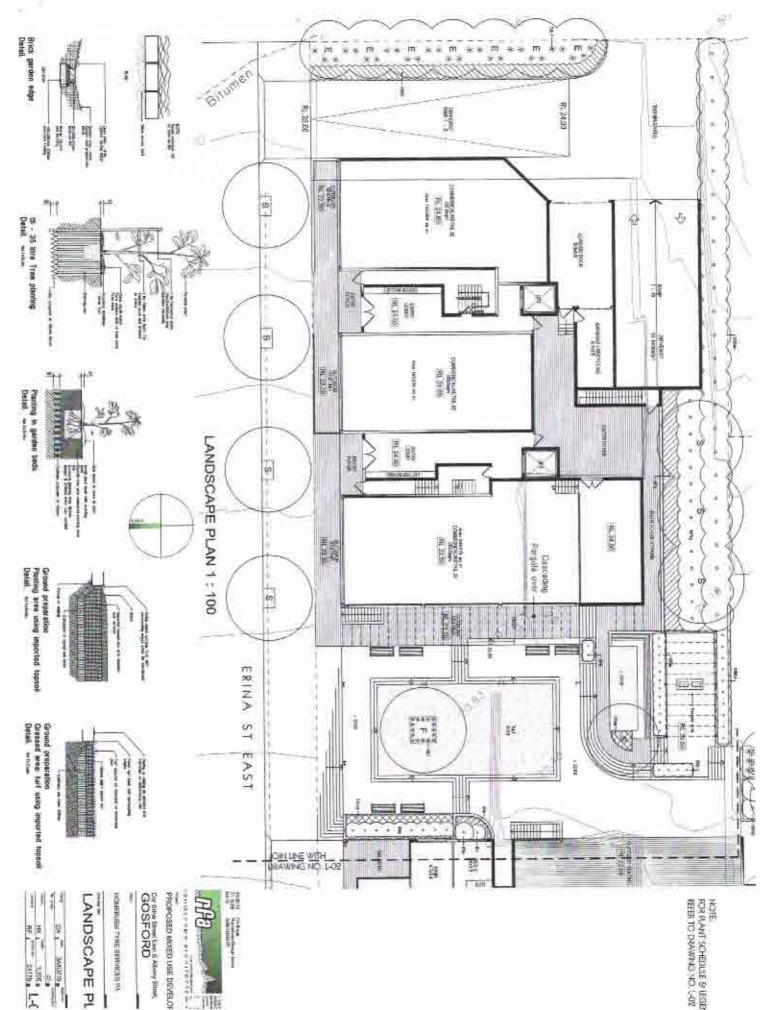
Date:

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



Pik

NOTE.
FOR PLANT SCHEDULE & JEGD
REFER TO DRAWING NO. 1-02



188-196 Patramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 F02 9797 1533 infoægmarchitects.com.au www.gmarchitects.com.au

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

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



188 196 Parramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 | F02 9797 1533 into@gmarchitects.com.au www.gmarchitects.com.au

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



BUSHFIRE HAZARD ASSESSMENT

FOR

DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND CONSTRUCTION OF TWO RESIDENTIAL BUILDINGS

AT

141-145 ERINA STREET GOSFORD NSW 2250

FOR

HOMEBUSH TYRE SERVICES PTY LTD

18 November 2011 Version A

In Consultation with: Lindsay Billinghurst of LPB Fire

Prepared by:

Barry Eadie Consulting Pty Ltd



188-196 Parramatta Rd ASHFIELD NSW 2131 b 02 9797 1599 F02 9797 1533 info@gmarchitects.com.au www.gmarchitects.com.au

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

ASI Certificate

Cnr Erina St East & Albany St, Gosford -

2 Albany Street Gosford 2250

Block A

Project address

Project name

Gosford City Council deposited 521241

Plan type and plan number

Section no. Lot no.

Local Government Area

Street address

92

a 0

No. of attached dwelling houses

No. of units in unit buildings

No. of unit buildings

ficate number: 303027M

the meaning given by the document entitled "BASIX Definitions" dated 6/2009 published by the Department of Planning. This document is available at mitments set out below. Terms used in this certificate, or in the commitments, mment's requirements for sustainability, if it is built in accordance with the certificate confirms that the proposed development will meet the NSW J. basix.nsw.gov.au

stor-General of Issue: Monday, 19 April 2010



W Planning

84926363 20627 2333 1061 200 661 5 78 25 0 Area of indigenous or low water use species (m²) No. of separate dwelling houses Non-residential floor area (m*) Non-residential car spaces Common area land Common area garden (m²) Common area lawn (m²) Residential car spaces Certificate number Assessor number Site detalls Roof area (m²) Climate zone Site area (m²)

Complete (pt: Hhadron)

Thermal comfort: pass (Target pass)

Water: 42 (Target 40)

ore

Energy: 20 (Target 20)

AOM MINESTANCING STATES

Western Lite Soon-Hiller & It. F.

CARDING NIS DRING FRA

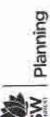
M 60 CT ANT S TO

ASI Certificate

ficate number: 303486M

6/2009 published by the Department of Planning. This document is available at mitments set out below. Terms used in this certificate, or in the commitments, imment's requirements for sustainability, if it is built in accordance with the the meaning given by the document entitled "BASIX Definitions" dated certificate confirms that the proposed development will meet the NSW ubasix.nsw.gov.au

of issue: Monday, 19 April 2010 stor-General



ore

Water: 42 (Target 40)

Thermal comfort: pass (Target pass)

Energy: 25 (Target 20)

Survey 5 to CASSABING LA PLY

WWW.TELESCHINGER-

Delimine of the state of

Cnr Erine St East & Albany St Gosford -2 Albany Street Gosford 2250 Gosford City Council deposited 521241 84926363 Block B 20627 1764 200 592 482 'n 99 4 23 0 0 0 Area of indigenous or low water use species (m²) No. of separate dwelling houses No. of attached dwelling houses Non-residential floor area (m²) No. of units in unit buildings Non-residential car spaces Common area garden (m²) Plan type and plan number Common area lawn (m²) Local Government Area Residential car spaces ssessor defail Project address No. of unit buildings Certificate number Assessor number Roof area (m²) Street address Climate zone Site area (m²) Site denail Project name Section no. Lot no.

Company New Orleans

M 98 . TANK TANK

THE REAL

DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT

221 ALBANY STREET N. GOSPORD 141-145 ERINA STE &

HOMERUSH TYRE SERVICES PTY LTD

STE AVALYBIS PLAN DI SURVEY PLAN 8

DR BASEMENT PLANS BASEWENT PLANT

LOWER GROUND ROOP PLAN SZOUND FLOOR PLAN.

DEVELT RUCOR PLAN IEVEL 2 FLOOR PLAN

LEVEL 4 FLOCIR PLAIN LEVEL 1 PLOOR PLAN

LEVEL 5 FLOOR PLAN 8858892222222

HEVEL 6 FLOOR PLAIN LEVEL 7 FLOOR PLAN

LEVEL 9 FLOCOR PLAN LEVEL B PLOCIR PLAN

ROOF FLAN ELEVANOVS.

BLEVATICNES EL BYATIONS

SECTIONS.

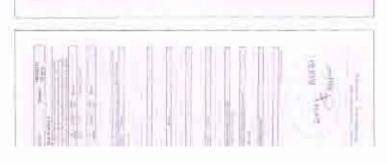
SECTIONS

SHADOW DIAGRAMS - WINER 2228588888

SHADOW DIAGRAMS - SUMMER CLIT & PLL PLAN



01 LOCATION MAP N.T.S





gmarchitects sussession



188-196 Parramatta Rd ASHFIELD NSW 2131 p 02 9797 1599 102 9797 1533 info@gmarchitects.com.au www.gmarchitects.com.au

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

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



188-196 Parramatta Rd ASHFIELD RSW 2131 p 02 9797 1599 102 9797 1533 info@gmarchitects.com.au www.gmarchitects.com.au

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

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 EXIST	ING 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.