



**ERINA STREET
SHOP-TOP HOUSING
DEVELOPMENT**

122-124 Erina Street East
138-142 Henry Parry Drive
Gosford NSW

Development Application

Location Plan



The Site

The site for the proposed residential development is located in Gosford, a major district centre on the Central Coast of NSW. It exhibits the following features:



GCC Planning + Design Controls LEP and DCP Controls

The proposed development site is subject to the following Planning and Design controls as summarised below and illustrated in the adjacent diagram.

GOSFORD CITY COUNCIL

LEP 2014
DCP 2014
Chapter 4.1 Gosford City Centre
Chapter 7.1 Car Parking
Chapter 7.2 Waste Management

LEP 2014

Zoning: B3 Commercial Core
Defined Use: Shop Top Housing
Floor Space Ratio: 4.75:1 (+20% bonus 6.175:1)
Height: 36m (+30% bonus = 39m)
Clause 6.6 Parking: 1 space per 40m² of Retail

DCP 2013

General Design Requirements
Building to address Erina Street and Henry Parry Drive.
2.7m ceiling height in residential buildings.

Building Depth and Bulk:
Maximum floor plate size: 1,200sqm above 24m height
Maximum building depth (ex. balconies): 30m
Maximum dimension: 45m
Articulate buildings using atria, light wells and courtyards

Setbacks:
Front: To 15m
Side: 0m (street setback) 6m 8m (from street frontage height)
Rear: 0m (5-6m landscape setback) 4m 6m

Site Cover and Deep Soil
Max site coverage: 100% of site

Multi Dwelling Housing
Solar access: Minimum 3hrs of sunlight to living rooms and at least 50% of the private open space

Private open space:
between 9am and 3pm on 21st of June
Ground level apartments: 40m²
Other apartments: 10m²

SEPP 65

SEPP 65 - Note the setbacks and solar access described in the DCP are equal to or greater than those prescribed in SEPP 65.

Consultant Team

Consultant	Architecture
CKDS Architecture	
Site Image	Landscape Architecture
Anthony & Associates	
ADW Johnson	Surveyor
	Planner
Northrop	Structural / Civil Engineer
Cardno	Services Engineers, Traffic & Parking Engineers, Geotechnical Engineers
Barker Ryan Stewart	Waste Management and Crime Prevention
Philip Chun and Associates	Accessibility
Sustainable Thermal Solutions	BASIX & NatHERS Assessment
Clarke Dwyer & Associates	Rushfire
Site Image	Landscape Architect
MCG	Quantity Surveyors
WindTech	Wind Effects

General Abbreviations

AA	ANODISED ALUMINIUM
AHD	AUSTRALIAN HEIGHT DATUM
AC	AIR CONDITIONING (REFER MECHANICAL DRAWINGS)
AP	ACCESS PANEL
B	BENCH
BEJ	BRICK EXPANSION JOINT (REFER ENGINEERS DRAWINGS)
BL	BLOCK WORK
BNCH	BENCH
C	CORNER
CF	COMPRESSED FIBRE CEMENT
CH	COAT HOOK
COL	COLUMN
CONC	CONCRETE
COS	CONFIRM ON SITE
CT	CERAMIC TILE
CV	COVERING
D	DOOR
DP	DOWN PIPE
E	EXTINGUISHER
FB	FACE BRICKWORK
FC	FIRE CEMENT SHEETING - PAINTED
FCL	FINISHED CEILING LEVEL
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FL	FLUORESCENT LIGHT
FW	FLOOR WASTE
G	GAS INSTANTANEOUS HOT WATER
GD	GRATED DRAIN
GPO	POWER OUTLET
GR	GRASS RAIL
HA	HANDLE
HB	HAND BASIN
HC	HOSE COCK
HR	HOT WATER UNIT
HW	LOCKER
L	LOUVER
LV	MIRROR
M	METAL FLASHING
MC	METAL ROOF SHEET "SURF MIST"
MR1	METAL ROOF SHEET "MONUMENT"
MR2	MIRROR
MIR	MOISTURE RESISTANT PLASTERBOARD
MRPB	OVERFLOW
OF	OYSTER LIGHT
OVL	PLASTER BOARD - PAINTED
PB	PAINT FINISH
PF	POLYCARBONATE ROOF SHEET
PRS	RETURN AIR GRILLE - REFER MECH ENGINEER
RAG	BLOCKWORK - CEMENT RENDER FINISH - PAINTED
RB	ROOF COWL WITH FLASHING
RC	RECESSED DOWNLIGHT
RD	ROLLER SHUTTER DOOR
RS	ROOF VENTILATION
RV	SMOKE DETECTOR
SD	SOAP DISPENSER
SDS	SOLID CORE DOOR
SCD	SUSPENDED CEILING TILE
SCT	SLIDING GLASS
SGD	SLIDING GLASS DOOR
SK	SKIRTING
SNK	SINK
SP	DOWN PIPE SPREADER
SPB	SUSPENDED PLASTERBOARD
SPD	SUSPENDED PLASTERBOARD, MOISTURE RESISTANT
STR	STORE
SWG	SWING GLASS DOOR
T	TIMBER
TC1	TIMBER CLADDING 1
TC2	TIMBER CLADDING 2
TPH	TOILET PAPER DISPENSER
TR	TOWEL RAIL
V	NON-DUCTED VENT
W	WINDOW
WC	WATER CLOSET
WL	WALL LIGHT
W/PUMP	WATER PUMP FOR TANKS

Drawing Schedule

A-001 Cover Sheet	NTS @ A1
A-002 Project Outline	NTS @ A1
A-003 BASIX/NATHERS Commitment	1:500 @ A1
A-004 Site Analysis	1:500 @ A1

A-010 Site / Roof Plan	1:200 @ A1
A-020 Demolition Plan	1:200 @ A1

A-061 Shadow Analysis Diagrams	1:1000 @ A1
A-062 Shadow Analysis Diagrams	1:1000 @ A1
A-063 Solar Compliance Diagrams	1:500 @ A1
A-064 Solar Compliance Diagrams	1:500 @ A1
A-065 View Assessment	NTS @ A1

A-101 Basement Level 01	1:200 @ A1
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A-111 Ground Floor - Erina Street	1:200 @ A1
A-112 Level 01 - Henry Parry Drive	1:200 @ A1
A-113 Level 02 - Henry Parry Drive	1:200 @ A1
A-114 Level 03 - Podium	1:200 @ A1
A-115 Level 04 - Podium	1:200 @ A1
A-116 Level 05 - Roof Terrace	1:200 @ A1

A-121 Levels 06-10 Mid Rise	1:200 @ A1
A-131 Level 11 High Rise	1:200 @ A1
A-132 Levels 12-13 High Rise	1:200 @ A1
A-133 Levels 14-15 High Rise	1:200 @ A1

A-201 North Elevation	1:200 @ A1
A-202 South Elevation	1:200 @ A1
A-203 East Elevation	1:200 @ A1
A-204 West Elevation	1:200 @ A1
A-205 South Elevation - Tower 02	1:200 @ A1
A-206 North Elevation - Tower 01	1:200 @ A1

A-301 Section A	1:200 @ A1
A-302 Section B	1:200 @ A1

A-401 External Finishes Schedule	NTS @ A1
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Planning Calculations

01. SITE DETAILS

Site area	3681.8sqm
FSR 4.75:1 (B.175.1)	18428.5sqm (+30% = 23970.115)
Height	36m (+30% = 39m)

02. CAR PARKING

Shop Top Housing (B3 Commercial Core - Gosford City Centre)	
Apartments @ 1 per apartment	180
Retail @ 1 per 40sqm	4

Area Calculations

LEVEL	STAGE 1	STAGE 2
	GFA (m ²)	GFA (m ²)
Ground Floor	189	-
Level 01	767	390
Level 02	765	681
Level 03-04	765(x2)	806(x2)
Level 05-10	389(x6)	806(x6)
Level 11	389	564.5
Level 12-13	389(x2)	321.5(x2)
Level 14-15	389(x2)	389(x2)
	7590 m ²	8726.5 m ²
TOTAL	16316.5 m ²	
Site Area	3681.8	
FSR	4.2: 1	

Apartment Calculations

Level	TOWER 01	TOWER 02
	1 x 1 Bed	1 x 1 Bed
Level 01	1 x 1 Bed (Adpt.) ¹	1 x 2 Bed (Adpt.) ¹
Level 02	1 x 1 Bed	5 x 1 Bed
Level 03-04	2 x 1 Bed	8 x 1 Bed
Level 05-10	2 x 1 Bed (Adpt.) ¹	8 x 2 Bed
Level 11	3 x 1 Bed	3 x 1 Bed
Level 12-13	1 x 1 Bed (Adpt.) ¹	4 x 2 Bed
Level 14-15	6 x 1 Bed	4 x 1 Bed
	2 x 1 Bed (Adpt.) ¹	4 x 2 Bed
	2 x 2 Bed	-
TOTAL	83 Units	97 Units
BREAK-UP		
1 Bed	37 (45%)	45 (46%)
2 Bed	31 (37%)	43 (44%)
1 Bed (Adaptable) ¹	15 (18%)	-
2 Bed (Adaptable) ¹	-	9 (10%)
TOTAL		
1 Bed	82 (46%)	
2 Bed	74 (41%)	
1 Bed (Adaptable) ¹	15 (8%)	
2 Bed (Adaptable) ¹	9 (5%)	
TOWER 01	83 Units	
TOWER 02	97 Units	
TOTAL	180 Units	

Apartment Numbering

T1	TOWER 1
T2	TOWER 2
EXAMPLE:	
T1 5 8	TOWER 1, LEVEL 5, APARTMENT 6

General Notes

- All building work to be carried out in accordance with the environmental planning act & regulations, the Building Code of Australia and relevant standards.
- Compliance required for all council sedimentation & erosion control measures for external works including stormwater runoff quality requirements, refer to the civil engineers drawings for detail.
- Refer to survey undertaken by Anthony & Associates Surveying for relevant site information including services locations, existing layout & extent of required demolition compared to design drawings. All survey information shown on architectural drawings is indicative only.
- Refer to the relevant consultant drawings and reports for detailed information on services and civil engineering components.
- Refer to the landscape architects drawings for relevant information.
- Refer to the statement of environmental effects for all relevant submission documentation.

1. 4-Star gas instantaneous hot water unit installed to each apartment
2. 4-Star 1 Phase air-conditioning installed to each apartment
3. Gas cooktop & electric oven installed to each apartment
4. Min 20kL water re-use tank to be installed for each apartment lower
5. 3-Star toilets and taps installed to all common areas

External Wall:
Precast concrete (150mm) on the external face/40mm cavity and lightweight framed wall with insulation (R2.0 insulation)/plasterboard (light colour)
OR
Rendered Single layer brick/cavity/timber stud frame with insulation (R2.0 insulation)/plasterboard lined internally (medium colour)

Plasterboard on studs (R1.0 insulation)
Party wall (between units and units and corridors):
Plasterboard on double studs: R1.5: R1.5 insulation in each stud leaf

Concrete Slab 200mm (no Insulation)

Ceramic tiles in wet areas and carpet elsewhere.

Roof: asphalt shingles

Glinzler:

Aluminium improved sling

Roof Windows:

(Aluminium improved single-glazed; clear glass; U = 6.35; SHGC = 0.77)

External Screens (refer to plans):

Laser cut metal screens (Tower 1, Levels 1 to 4): 50% blocking factor.

Development Application



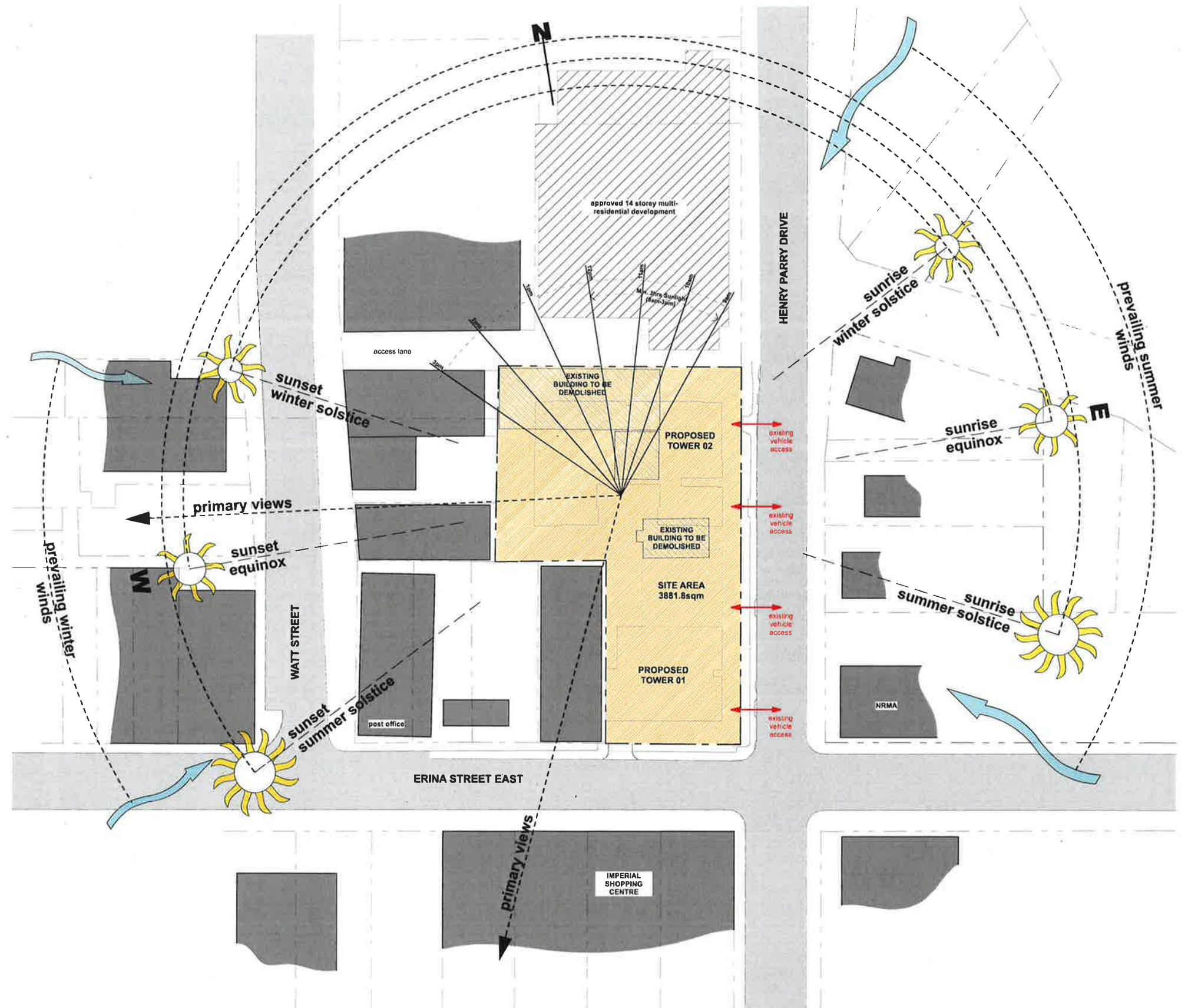
View from Erina Street East



View from corner of Erina Street & Henry Parry Drive



View From Henry Parry Drive

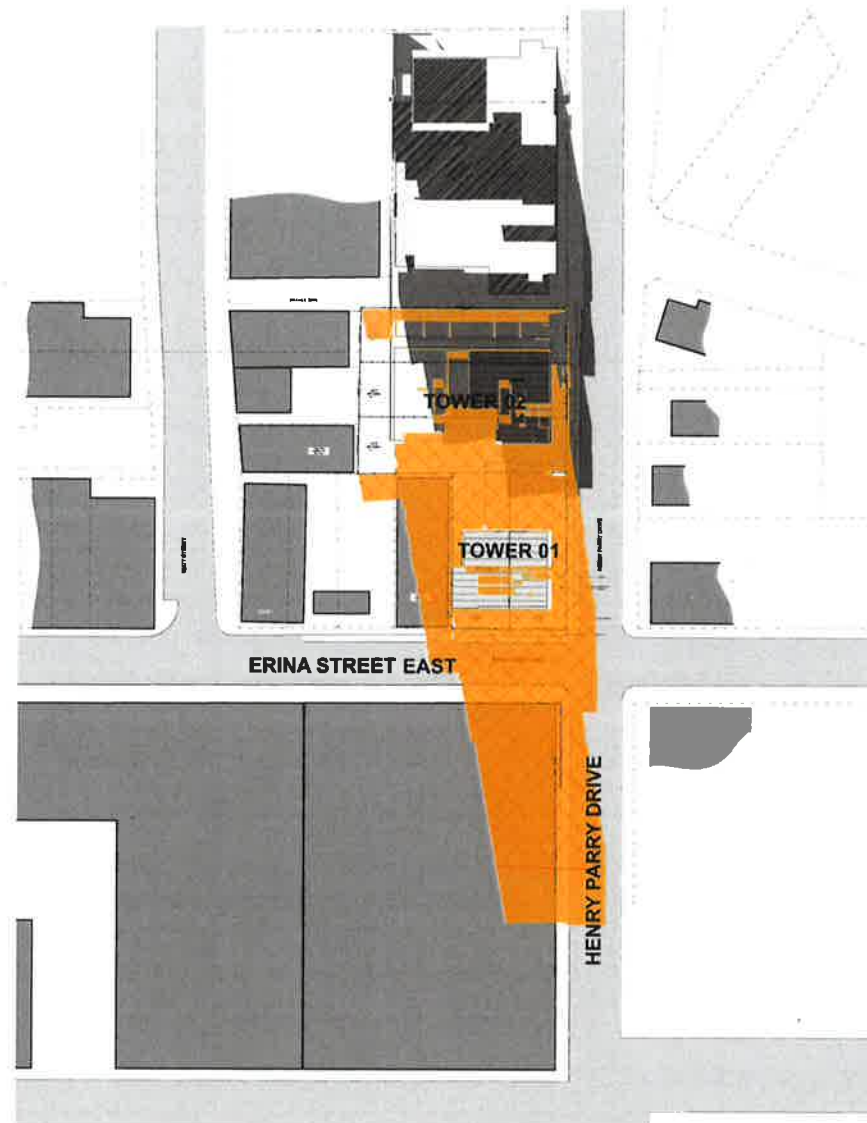


Development Application

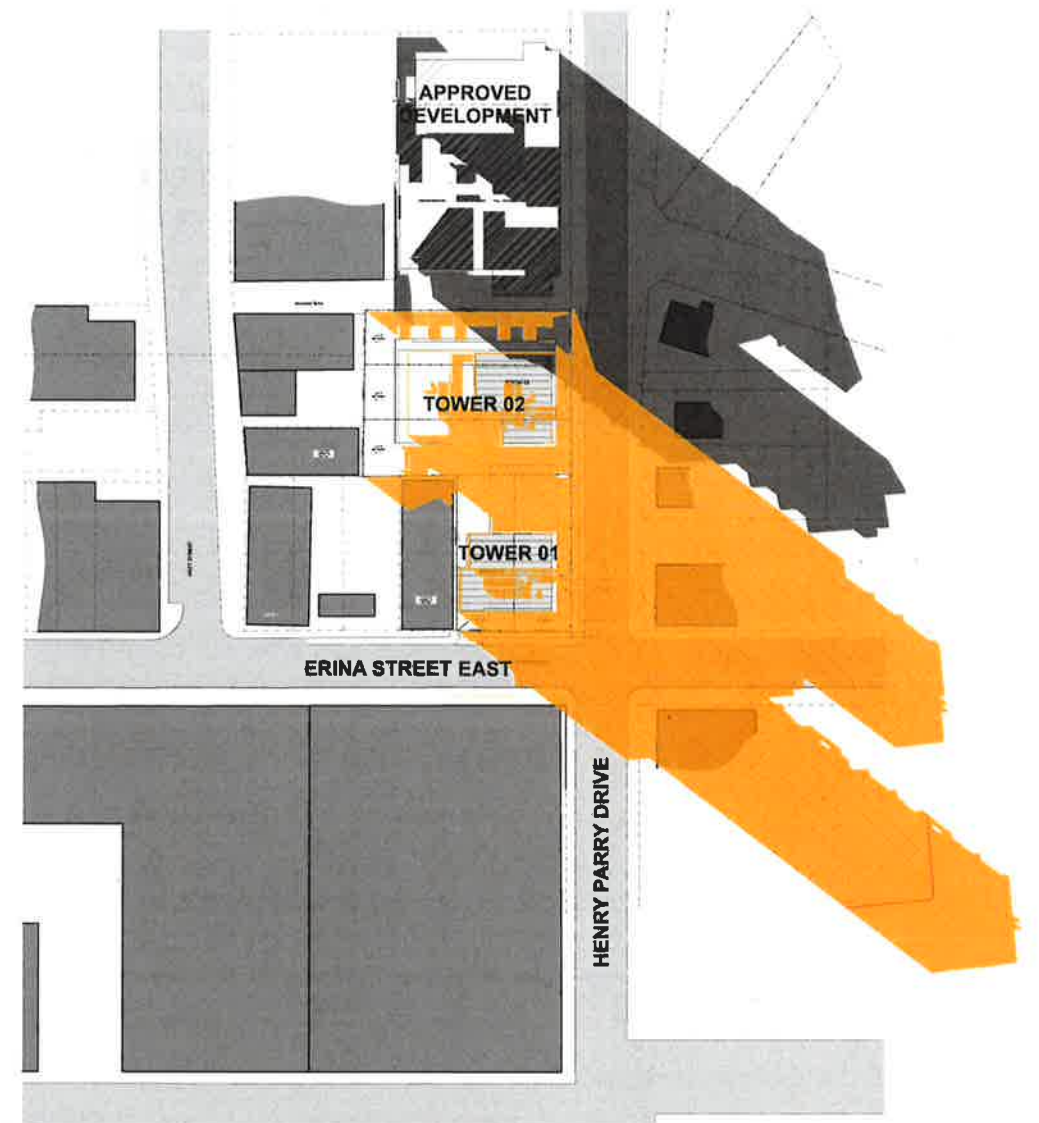
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June 21st 9am



June 21st 12pm



June 21st 3pm

Legend



Adjacent Approved Development



Proposed Development



Complying Development (Height)

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Issue	Revision	Description	Date	Verified																											
1	01	DEVELOPMENT APPLICATION	28.08.14	CK																											
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Project Number 1462	Drawing Number A-061	Issue B01																													



Level 01



Level 02



Level 03



Level 04



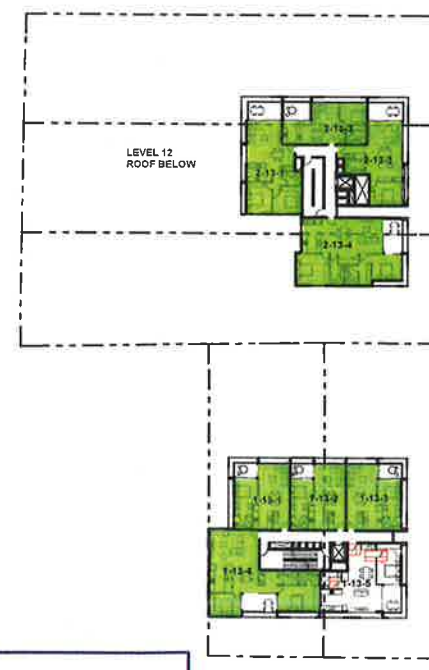
Level 5 - 10



Level 11



Level 12



Level 13



Level 14



Level 15

Energy Rating Certificate Number 14570137

☐ single dwelling rating

☒ multi-unit development (attach listing of ratings)
 heating 42.4 MJ/m²
 cooling 32.4 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

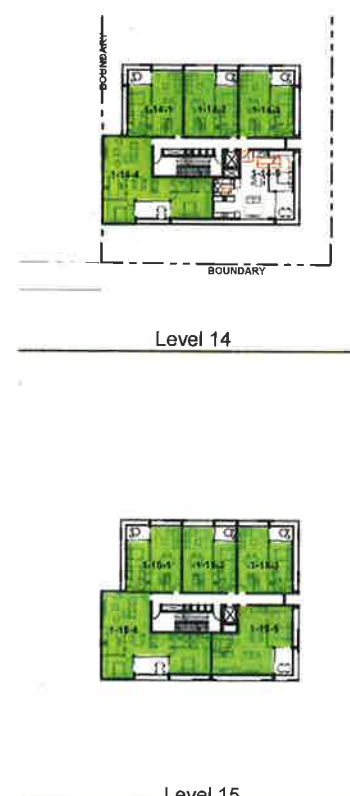
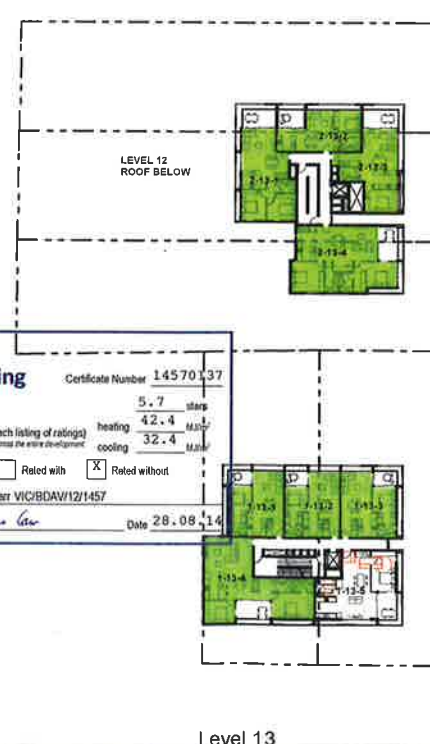
Assessor Name/Number Bruce Carr VIC/BDV/12/1457

Assessor Signature *Bruce Carr* Date 28.08.14

- ACHIEVES MIN. 3 HRS DIRECT SUN TO LIVING SPACES AND / OR BALCONIES
- ACHIEVES 2 - 3 HRS DIRECT SUN TO LIVING SPACES AND / OR BALCONIES
- WHOLLY SOUTH FACING APARTMENT

Solar South Compliance

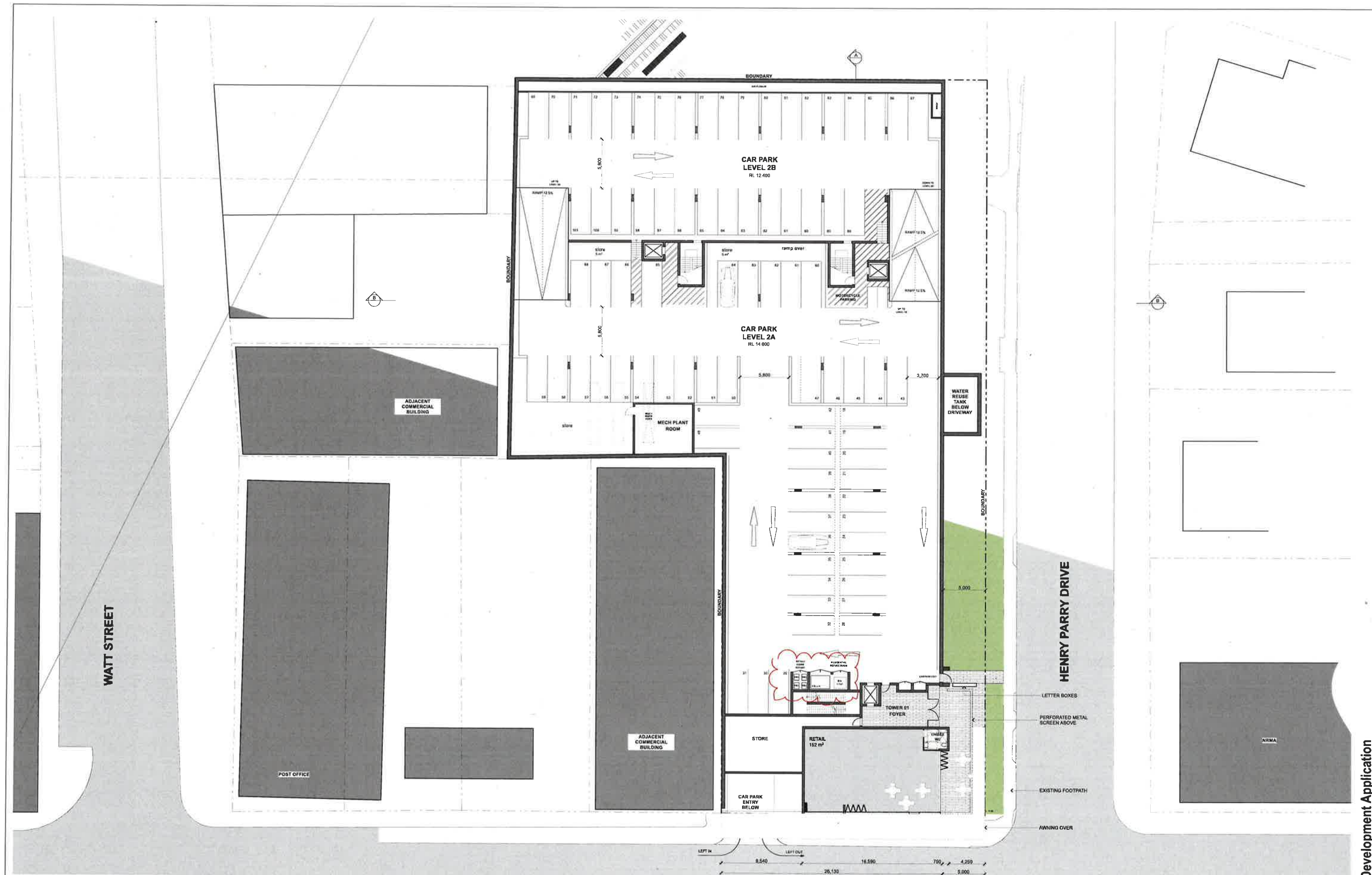
LEVEL 1			LEVEL 9		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	3		3 HOURS	12	
2 HOURS	3		2 HOURS	1	
SOUTH FACING	1		SOUTH FACING	0	
LEVEL 2			LEVEL 10		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	7		3 HOURS	12	
2 HOURS	8		2 HOURS	1	
SOUTH FACING	1		SOUTH FACING	0	
LEVEL 3			LEVEL 11		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	6		3 HOURS	10	
2 HOURS	4		2 HOURS	1	
SOUTH FACING	1		SOUTH FACING	0	
LEVEL 4			LEVEL 12		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	9		3 HOURS	7	
2 HOURS	4		2 HOURS	1	
SOUTH FACING	1		SOUTH FACING	0	
LEVEL 5			LEVEL 13		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	13		3 HOURS	8	
2 HOURS	1		2 HOURS	0	
SOUTH FACING	0		SOUTH FACING	0	
LEVEL 6			LEVEL 14		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	12		3 HOURS	4	
2 HOURS	1		2 HOURS	1	
SOUTH FACING	0		SOUTH FACING	0	
LEVEL 7			LEVEL 15		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	
3 HOURS	12		3 HOURS	8	
2 HOURS	1		2 HOURS	1	
SOUTH FACING	0		SOUTH FACING	0	
LEVEL 8			TOTAL		
HOURS	NUMBER OF APARTMENTS		HOURS	NUMBER OF APARTMENTS	PERCENT
3 HOURS	12		3 HOURS	133/180	74%
2 HOURS	1		2 HOURS	23/180	13%
SOUTH FACING	0		SOUTH FACING	4/180	2%



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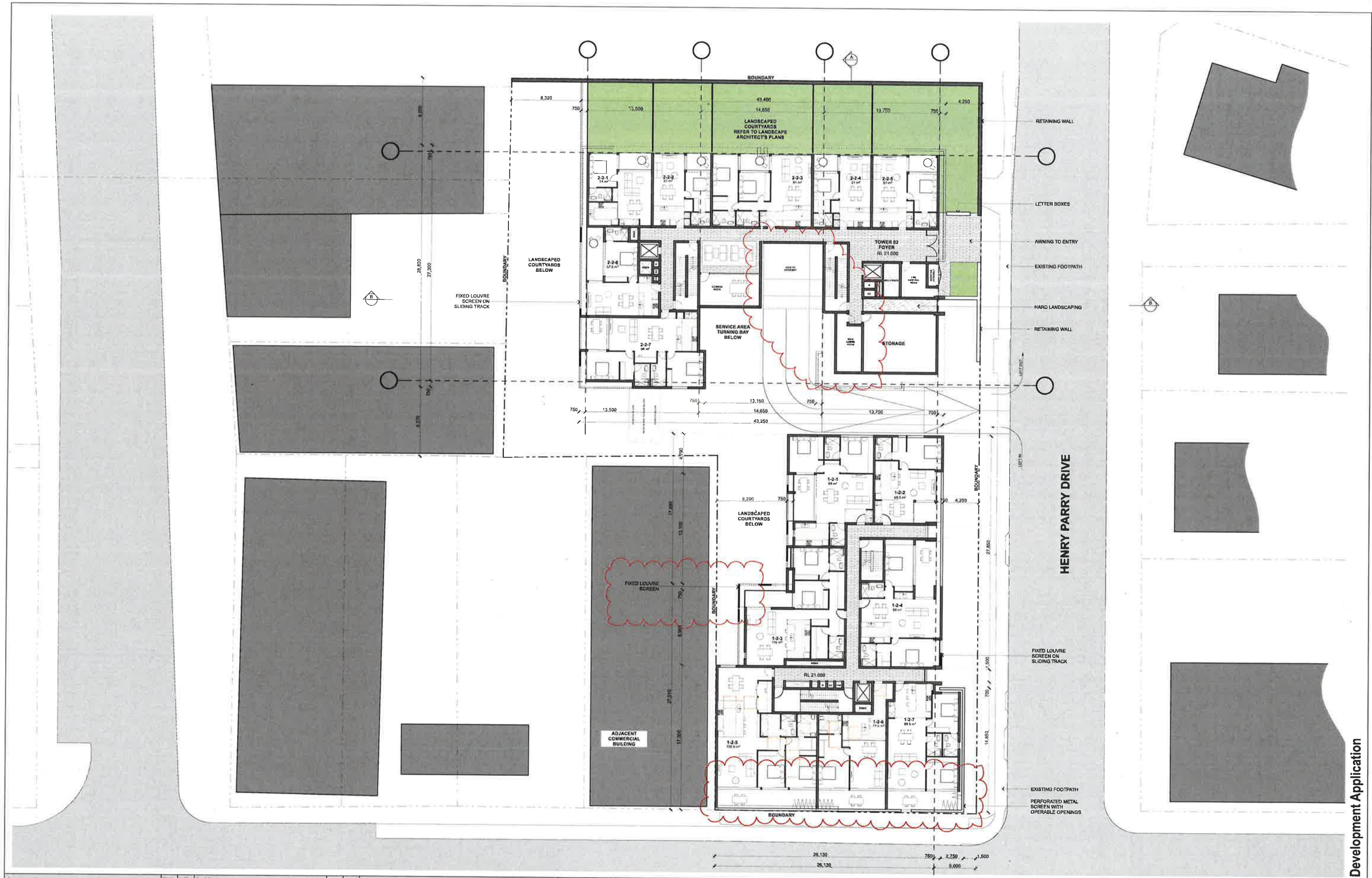
Solar Compliance with Neighbouring Approved D.A.

LEVEL 1		LEVEL 9	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	3	3 HOURS	12
2 HOURS	3	2 HOURS	1
SOUTH FACING	1	SOUTH FACING	0
LEVEL 2		LEVEL 10	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	3	3 HOURS	13
2 HOURS	4	2 HOURS	1
SOUTH FACING	1	SOUTH FACING	0
LEVEL 3		LEVEL 11	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	3	3 HOURS	10
2 HOURS	4	2 HOURS	1
SOUTH FACING	1	SOUTH FACING	0
LEVEL 4		LEVEL 12	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	3	3 HOURS	7
2 HOURS	4	2 HOURS	1
SOUTH FACING	1	SOUTH FACING	0
LEVEL 5		LEVEL 13	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	8	3 HOURS	8
2 HOURS	1	2 HOURS	0
SOUTH FACING	0	SOUTH FACING	0
LEVEL 6		LEVEL 14	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	10	3 HOURS	4
2 HOURS	3	2 HOURS	0
SOUTH FACING	0	SOUTH FACING	0
LEVEL 7		LEVEL 15	
HOURS	NUMBER OF APARTMENTS	HOURS	NUMBER OF APARTMENTS
3 HOURS	10	3 HOURS	5
2 HOURS	3	2 HOURS	3
SOUTH FACING	0	SOUTH FACING	8
LEVEL 8			
HOURS	NUMBER OF APARTMENTS		
3 HOURS	10		
2 HOURS	18		
SOUTH FACING	0		
TOTAL			
HOURS	NUMBER OF APARTMENTS	PERCENT	
3 HOURS	108 / 180	60%	
2 HOURS	99 / 180	55%	
SOUTH FACING	4 / 180	2%	



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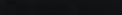


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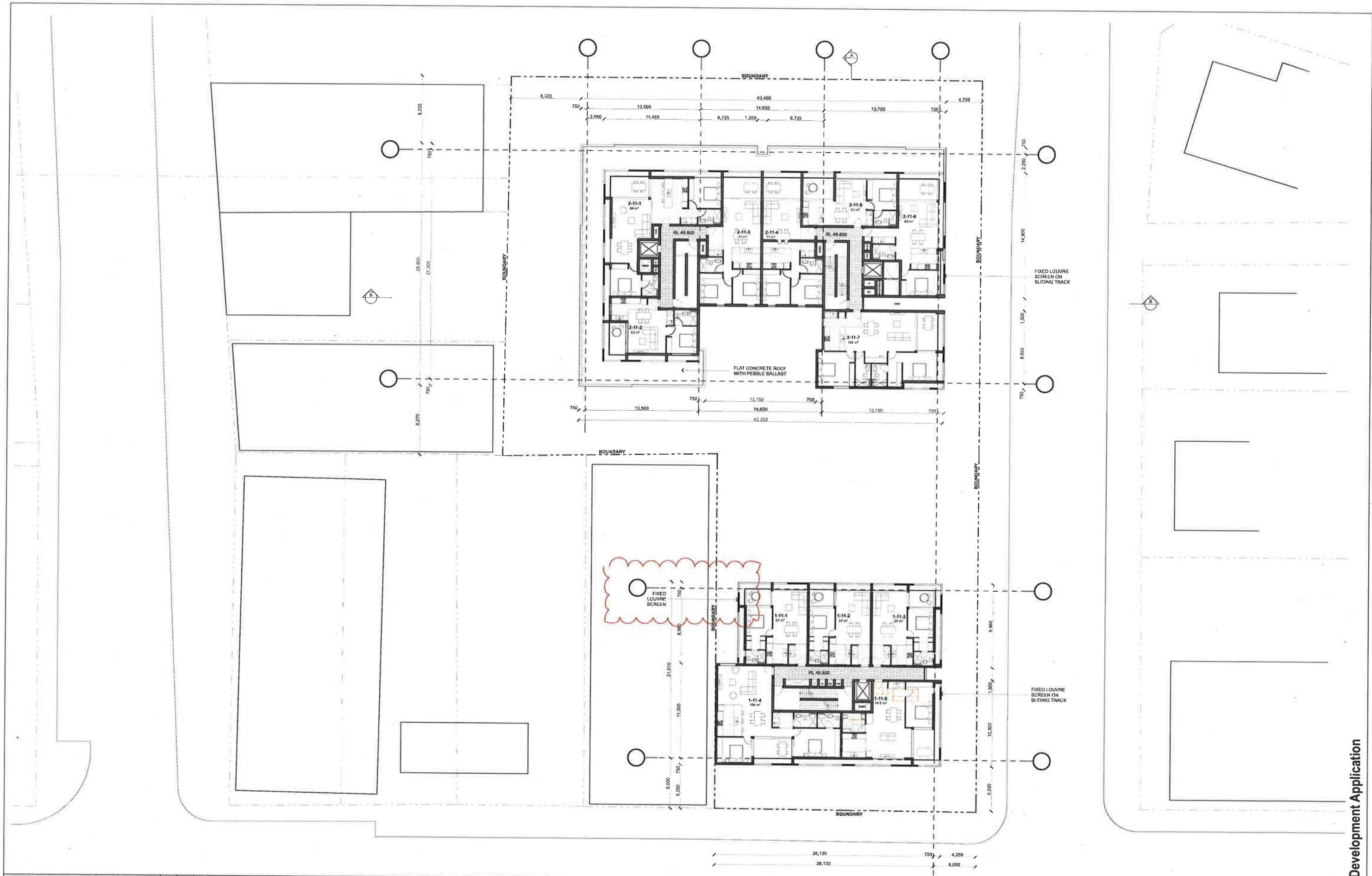


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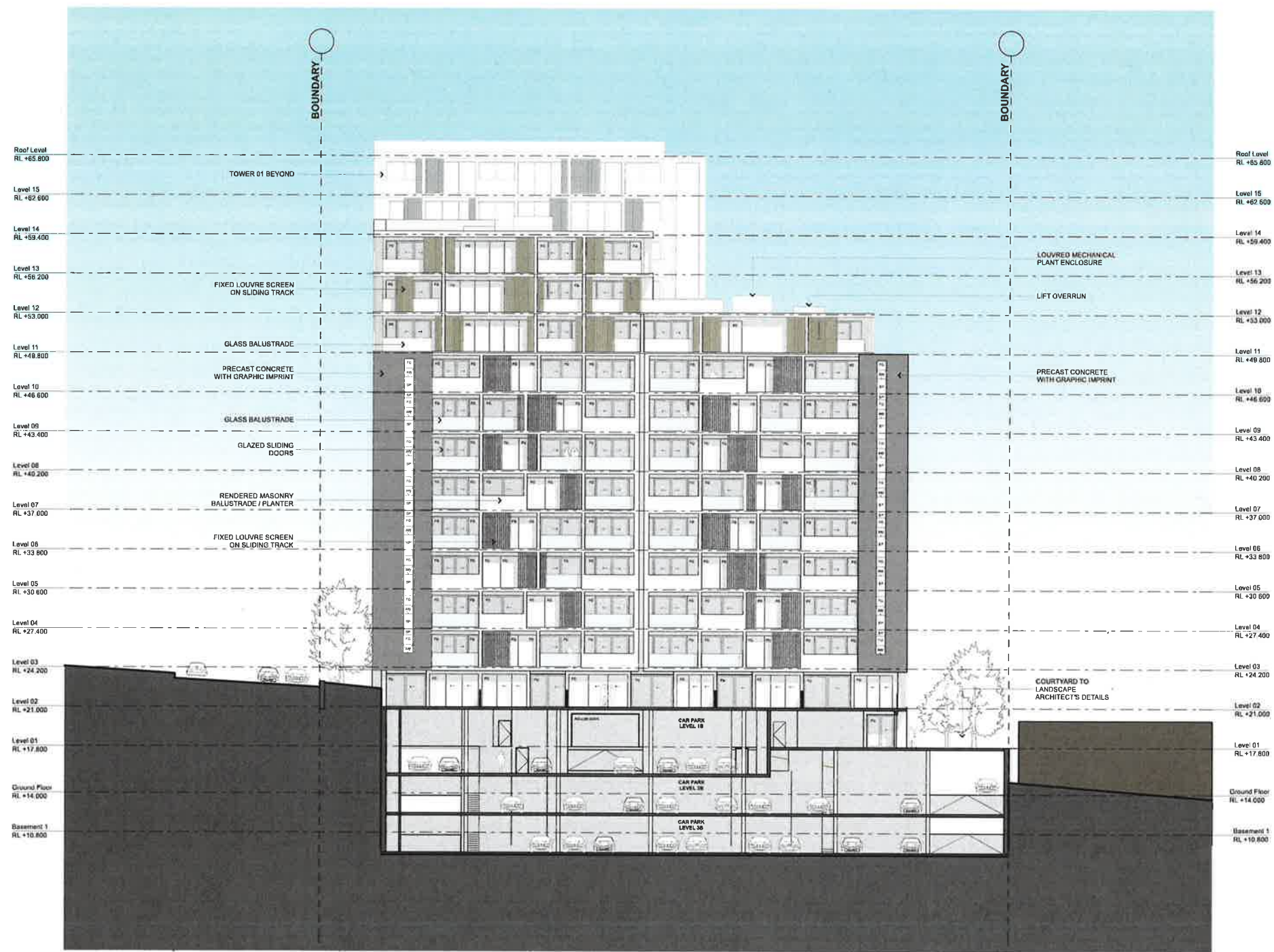
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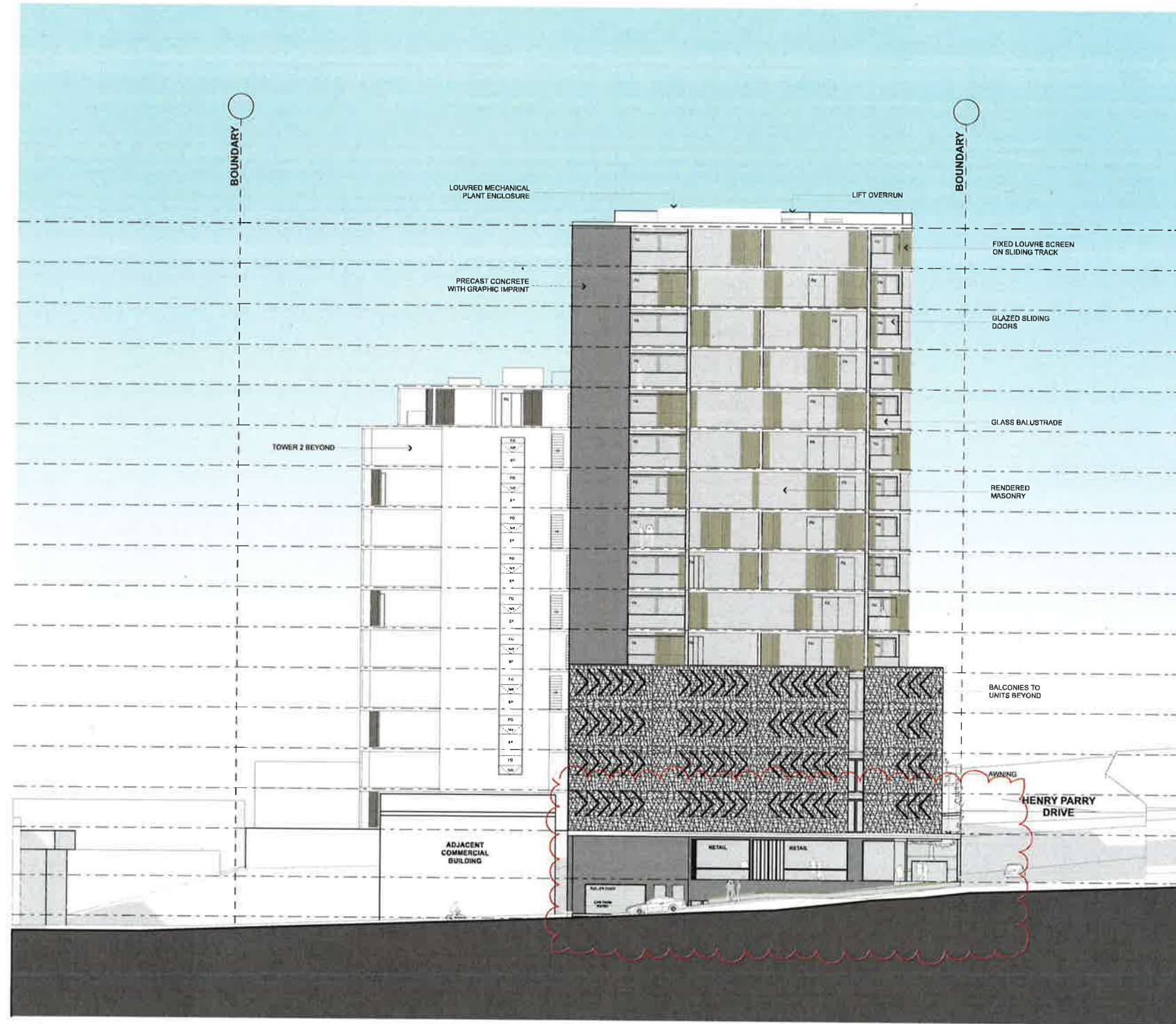


Development Application

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Project Number 1462				Drawing Number A-132				Issue B01											



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Issue	Revision	Description	Date	Verified																							
1	1	DEVELOPMENT APPLICATION	29.08.14	CK																							
Drawing Scale 1:200 @ A1	Drawn CW	Verified CK	Date 28/08/2014																								
Project Number 1462	Drawing Number A-201	Issue B																									

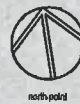


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Rev	Description	Date	Verified
0	DEVELOPMENT APPLICATION	28.04.14	CK
01	AMENDED DEVELOPMENT APPLICATION	24.10.14	CK
	AWNING ADDED TO ERINA STREET		

Key Plan



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CKDS ARCHITECTURE

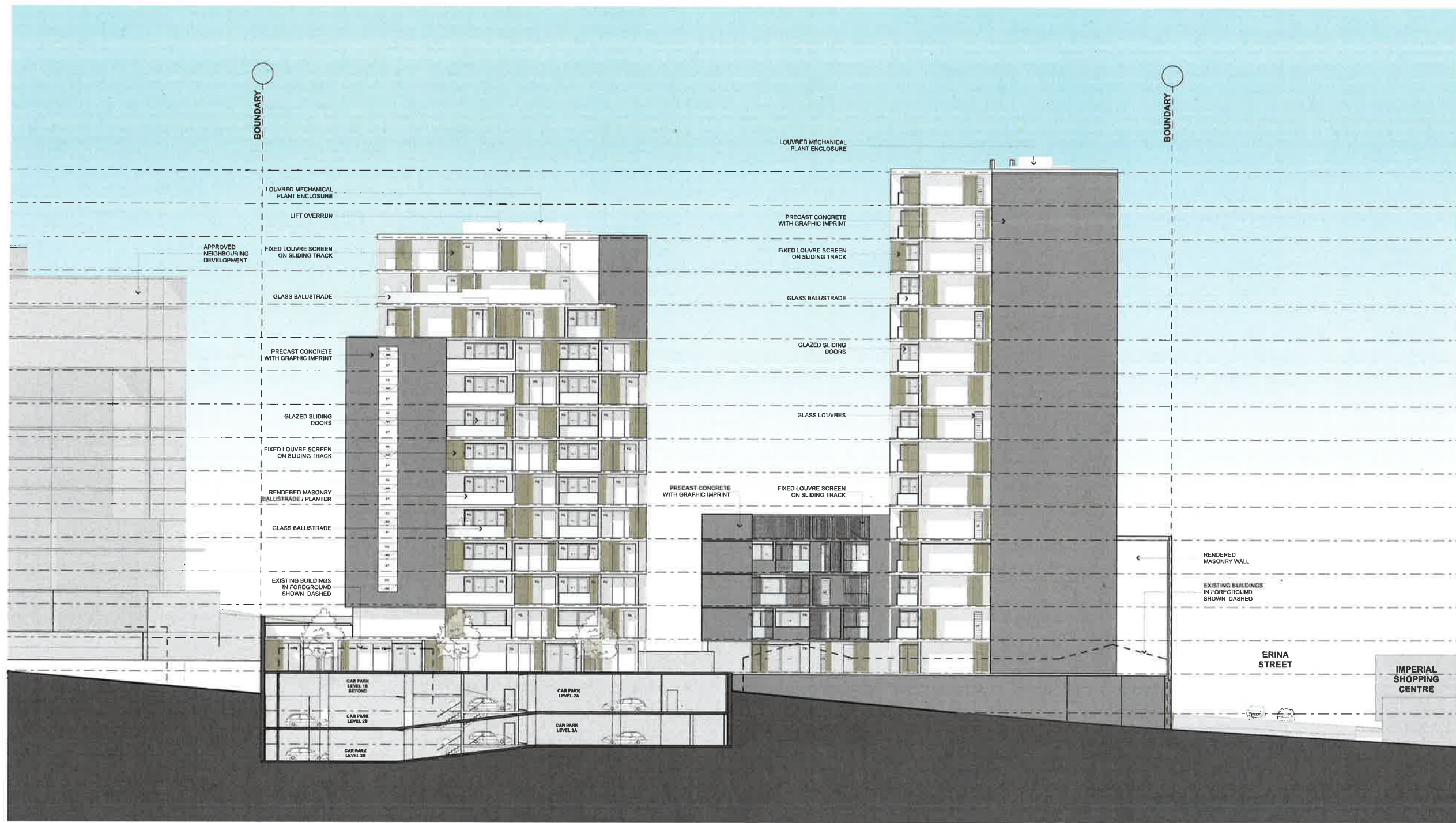
Project
1462 Erina Street Shop-Top Housing
122-124 Erina Street East
138-142 Henry Parry Drive
Lot 1 DP559047, Lots 2-5 DP19484
Gosford 2250

Layout
Elevations
South Elevation

Drawing Scale 1:200 @ A1	Drawn CW	Verified CK	Date 24/10/2014
Project Number 1462	Drawing Number A-202	Issue B01	

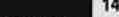
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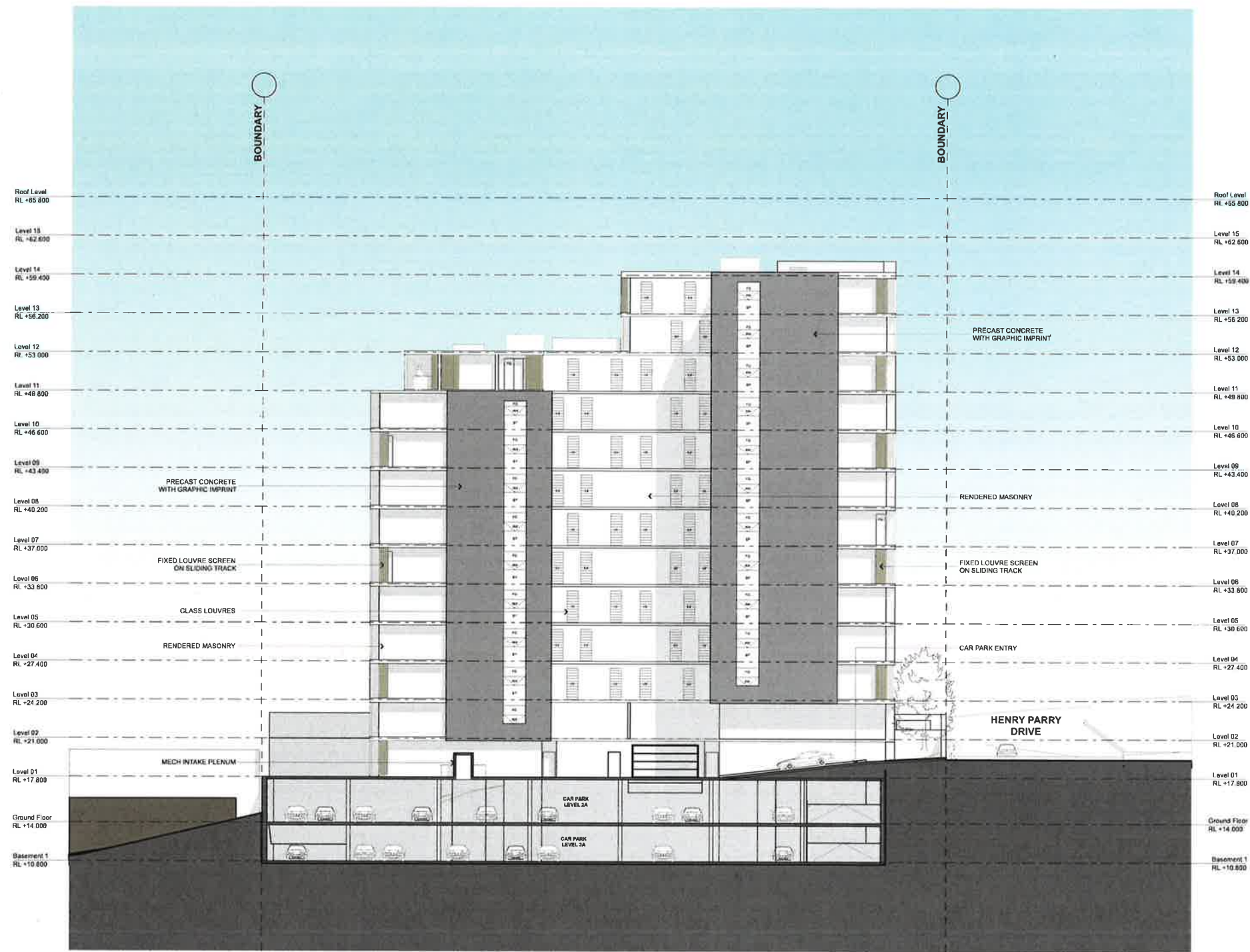
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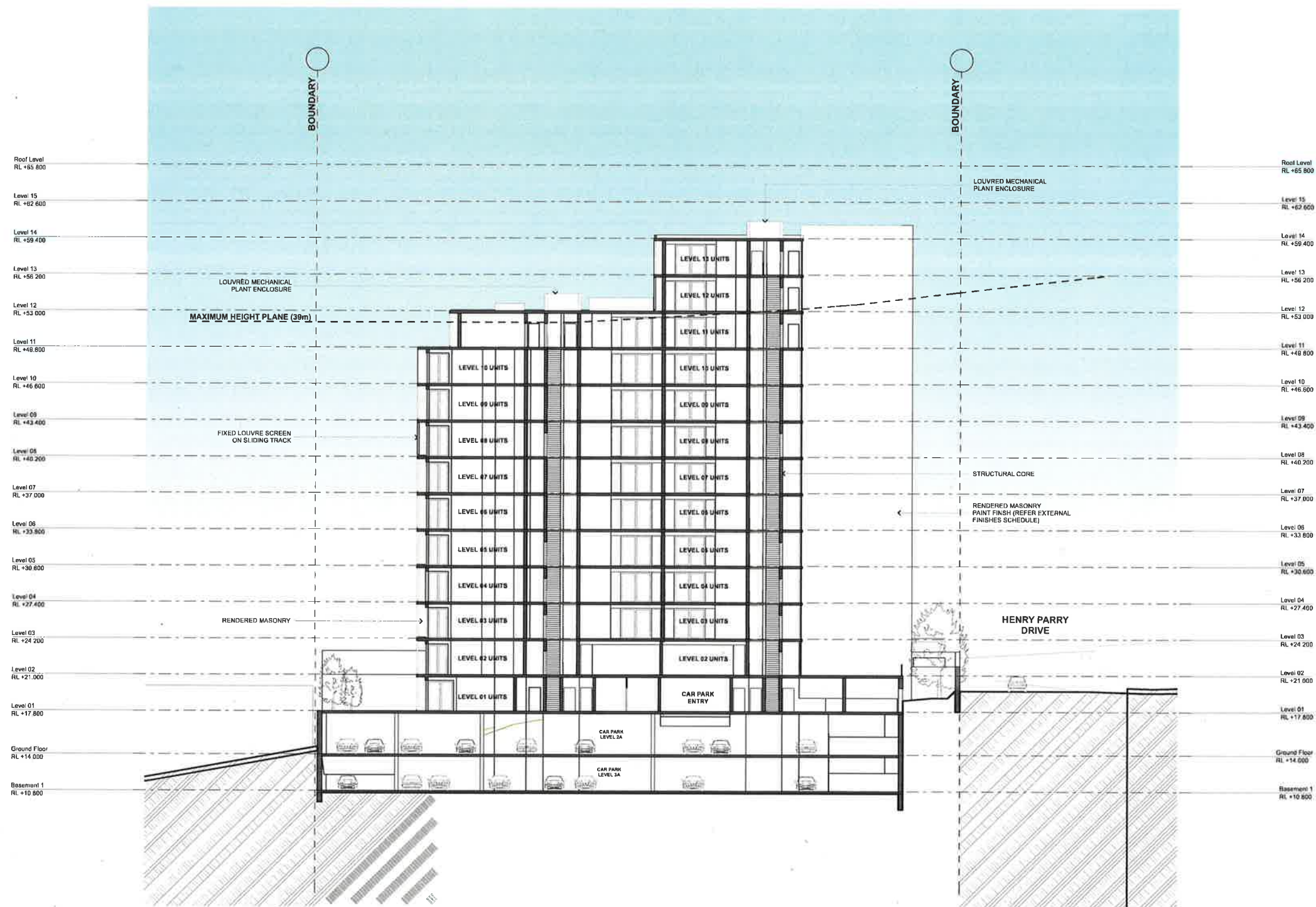
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Level 15	RL +62 600
Level 14	RL +58 400
Level 13	RL +56 200
Level 12	RL +53 000
Level 11	RL +48 600
Level 10	RL +46 600
Level 09	RL +43 400
Level 08	RL +40 200
Level 07	RL +37 000
Level 06	RL +33 800
Level 05	RL +30 600
Level 04	RL +27 400
Level 03	RL +24 200
Level 02	RL +21 000
Level 01	RL +17 800
Ground Floor	RL +14 000
Basement 1	RL +10 800

Development Application

Copyright CKDS Architecture PTY LTD ABN 12 128 231 268		Issue 1	Revision 1	Description DEVELOPMENT APPLICATION	Date 28.08.14	Verified OK	Key Plan			Structural Engineer Brett Rogers, Brett Rogers & Co 0421 283 540 02 4355 1568 brett@brettrogers.com.au		Building, Trade, Outsource Engineer Gordon Vance Gable 0414 774 268 02 4375 2528 gordon@vancegable.com.au		Client  ORACLE ESTATES PTY LIMITED		 CKDS ARCHITECTURE PTY LTD 122-124 ERINA STREET EAST GOSFORD NSW 2250 TEL: +61 2 9864 0262 FAX: +61 2 9864 0266 MOB: +61 415 446 900 WWW.ORACLEESTATE.COM.AU		Project 1462 Erina Street Mixed Use 122-124 Erina Street East Lot 1 DP650047, Lots 2-5 DP18484 Gosford 2250		Layout Elevations West Elevation		Drawing Scale 1:200 @ A1		Drawn CW	Verified CK	Date 28/08/2014	
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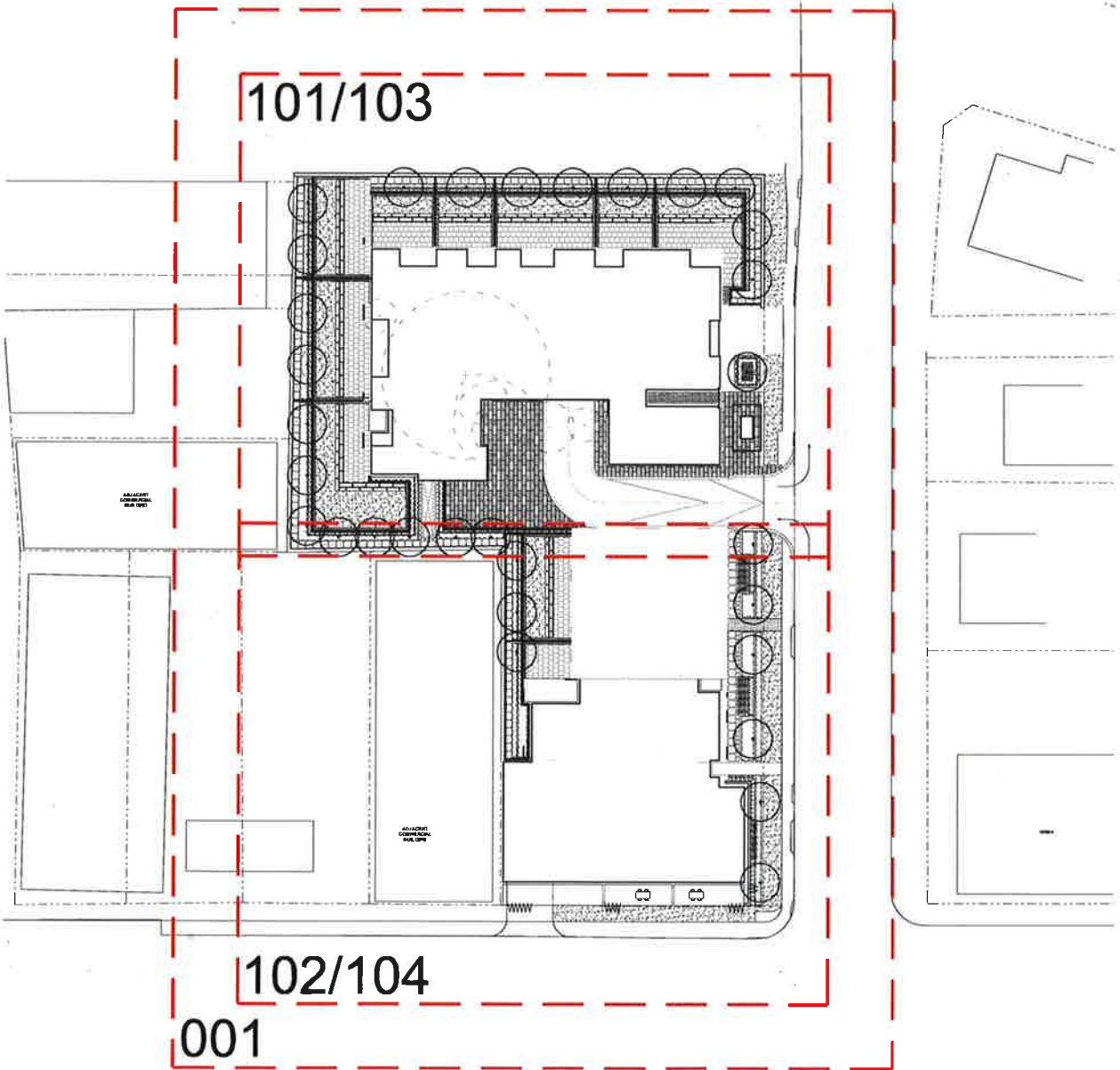
Shop Top Housing Development

122-124 Erina St, East Gosford

LANDSCAPE

DRAWING SCHEDULE

DWG NO.	DRAWING TITLE	SCALE
000	Coversheet	
001	Landscape Colour Composite Plan	1:200
101	Landscape Plan - Level 1	1:100
102	Landscape Plan - Level 1	1:100
103	Landscape Plan - Level 2	1:100
104	Landscape Plan - Level 5 Rooftop	1:100
501	Landscape Details	As Shown



Indicative Plant Schedule					
Symbol	Botanic Name	Common Name	Mature Height (m)	Mature Width (m)	Pot Size
Trees					
U	Lagerstroemia indica 'Natchez'	Crepe Myrtle	6	3	75L
ML	Magnolia 'Little Gem'	Dwarf Magnolia	5	3	75L
Shrubs / Screening					
BT	Bambusa textilis Gracilis	Slender Weaver	6	1.5	300mm
Gf	Gardenia augusta 'Florid'	Gardenia Florida	1.5	1	300mm
MP	Murraya paniculata	Coastal Rosemary	3	2	300mm
RI	Raphiolepis indica	Indian Hawthorne	1.5	2	200mm
Vo	Viburnum odoratissimum	Sweet Viburnum	5	3.5	300mm
Groundcovers/ Grasses					
Cg	Carpobrotus glaucens	Varigated Daniella	0.1	1	150mm
Dt	Dianella lasmanica	Flax Lily	0.5	0.5	150mm
HS	Hibbertia scandens	Climbing Ginea Flower	0.1	2	150mm
LT	Lomandra 'Tanika'	Dwarf Mat Rush	0.5	0.6	150mm
Lm	Liriope muscari 'Evergreen Giant'	Liriope	0.6	0.5	150mm
TJ	Trachelospermum jasminoides	Star Jasmine	0.1	7	150mm
Accents					
Aa	Agave attenuata	Century Plant	1.5	1.5	200mm
By	Beschoemia yuccoides	Mexican Lily	1	3	200mm
Cr	Cycas revoluta	Sago Palm	3	2	200mm
Pc	Phormium cookianum	Arching New Zealand Flax	1.5	1.5	200mm
PX	Philodendron Xanadu	Xanadu	0.8	1	150mm
StM	Sansevieria trifasciata 'Moonshine'	Moonshine	0.8	0.2	150mm

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	MINOR LANDSCAPE AMENDMENTS	AS	NM	28.08.2014
A	FOR COMMENT	AS	NM	28.08.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND



Client:

Project:
Shop Top Housing Development
122-124 Erina St East
Gosford

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Landscape Architects

DEVELOPMENT APPLICATION

Drawing Name:
Coversheet

Scale:
Job Number: Drawing Number: Issue:
SS14-2870 000 B

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B	MINOR LANDSCAPE AMENDMENTS	AS	NM	29.08.2014
A	FOR COMMENT	AS	NM	29.08.2014
Issue	Revision Description	Drawn	Check	Date

- LEGEND**
- Existing Tree to be Removed
 - Proposed Tree
 - Shrubs & Accents
 - Grasses & Groundcovers
 - Turf
 - Stepping Pavers
 - Unit Pavers
 - Feature Pavers
 - Gravel Strip
 - Proposed Wall
 - Two-tone Gravel Rooftop Treatment



Client:

Project:
Shop Top Housing Development
122-124 Erina St East
Gosford

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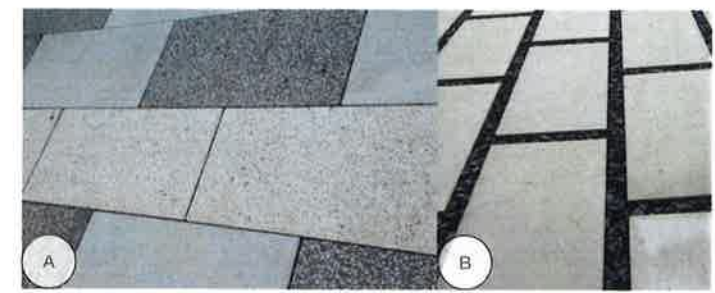
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DEVELOPMENT APPLICATION

Drawing Name:
Landscape Colour
Composite Plan

Scale: 1:200 @ A1
 Job Number: SS14-2870
 Drawing Number: 001
 Issue: B



A Central paved area



B Feature stepping stones to private terraces



C Turf areas in private courtyards



D Feature planting to street address



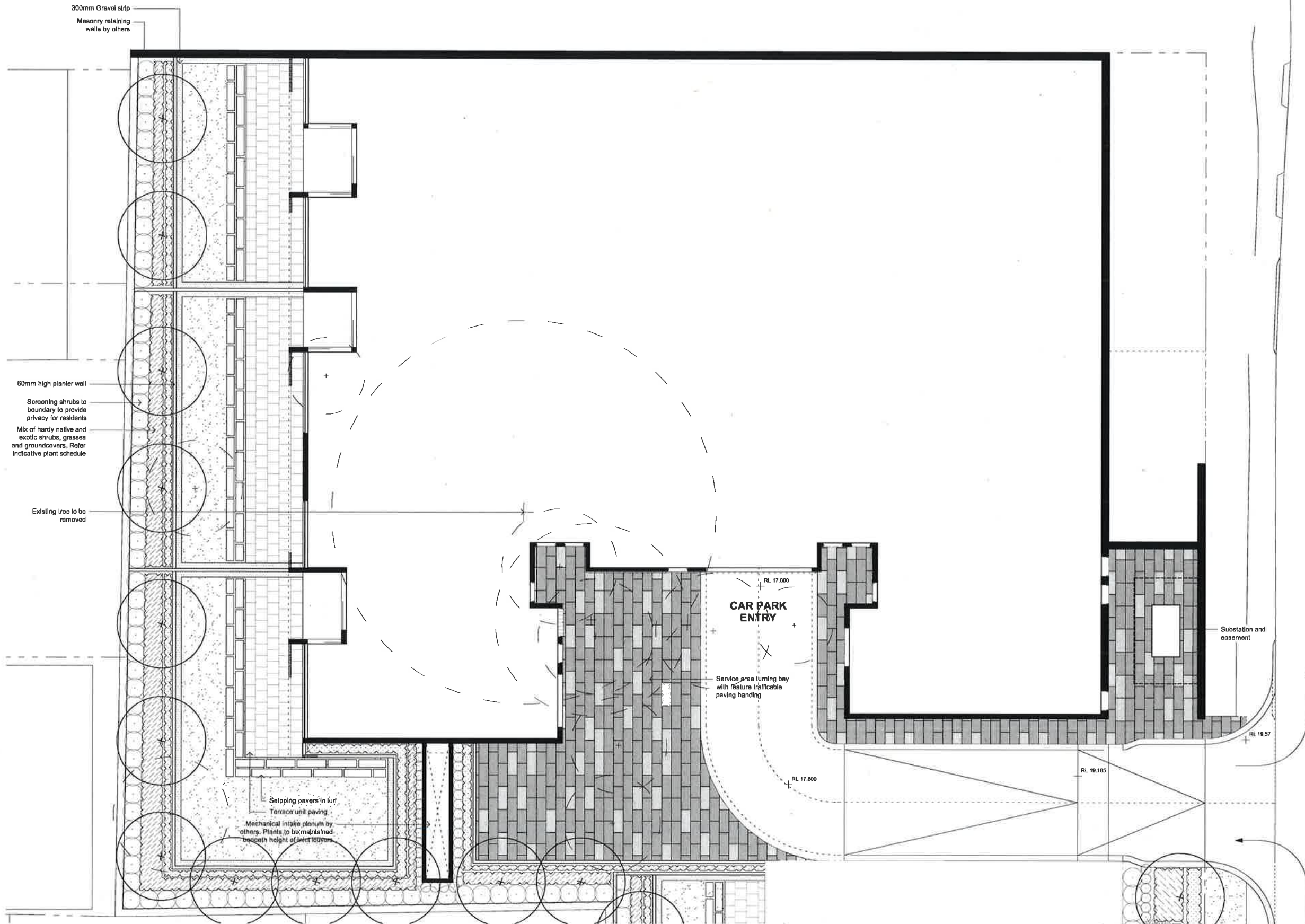
E Hedge planting to boundaries with boarder planting



F Raised planter beds in private courtyards



G Gravel to rooftop terrace



Issue	Revision	Description	AS	NM	28.08.2014
B	MINOR LANDSCAPE AMENDMENTS		AS	NM	28.08.2014
A	FOR COMMENT		AS	NM	28.08.2014

LEGEND	
	Existing Tree to be Removed
	Proposed Tree
	Shrubs & Accents
	Grasses & Groundcovers
	Turf
	Stepping Pavers
	Unit Pavers
	Feature Paving
	Gravel Strip
	Proposed Wall



Client:

Project:
Shop Top Housing Development
122-124 Erina St East
Gosford

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Australia

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SITE IMAGE



DEVELOPMENT APPLICATION

Drawing Name:

Landscape Plan

Level 1

Scale: 1:100 @ A1

Job Number:

SS14-2870

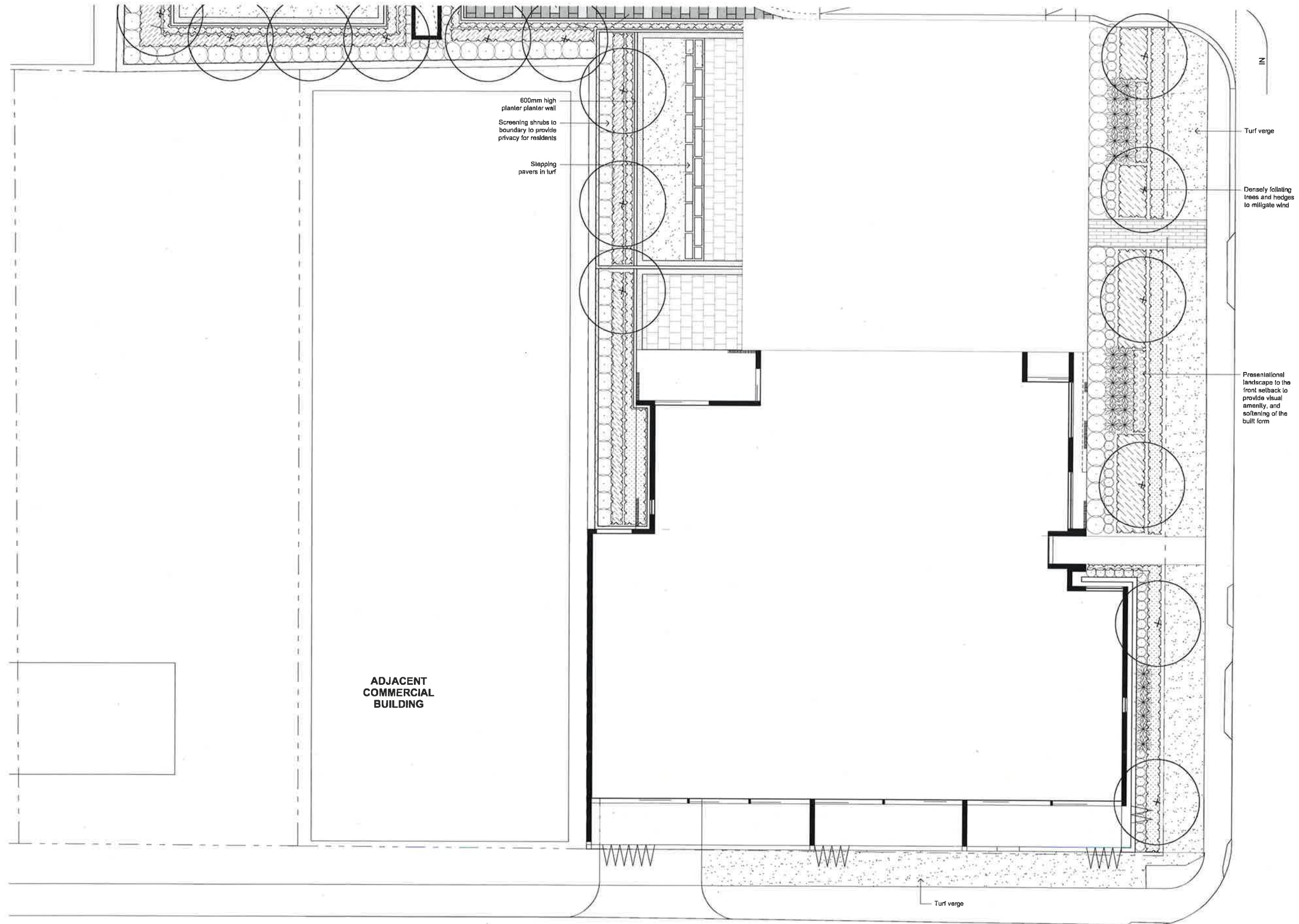
Drawing Number: 101

Issue: B

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B	MINOR LANDSCAPE AMENDMENTS	AS	NM	29.08.2014
A	FOR COMMENT	AS	NM	28.08.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Existing Tree to be Removed
	Proposed Tree
	Shrubs & Accents
	Grasses & Groundcovers
	Turf
	Stepping Pavers
	Unit Pavers
	Feature Paving
	Gravel Strip
	Proposed Wall



Client:

Project:
Shop Top Housing Development
122-124 Erina St East
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DEVELOPMENT APPLICATION

Drawing Name:

Landscape Plan

Level 1

Scale: 1:100 @ A1

Job Number:

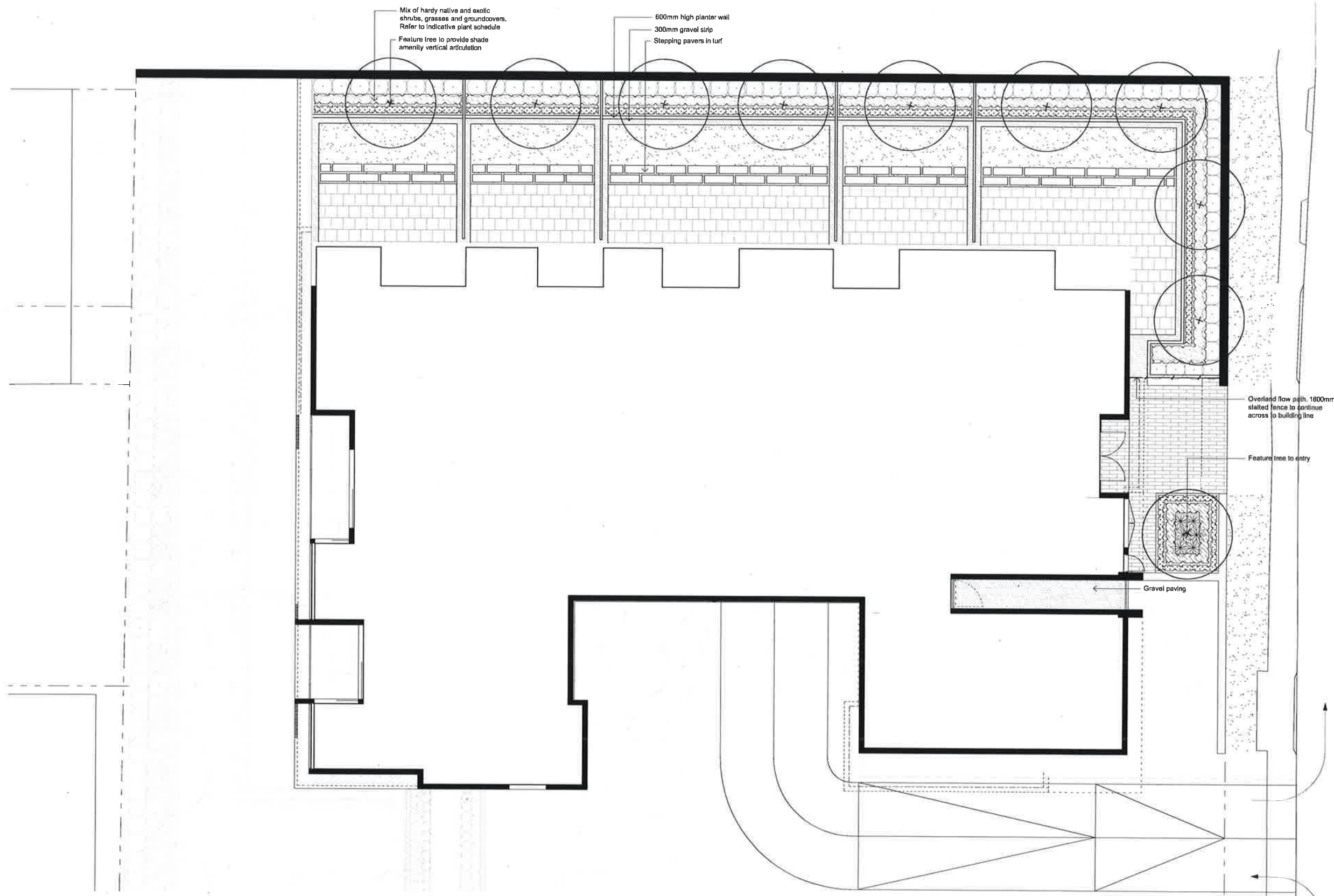
SS14-2870

Drawing Number: 102

Issue: B

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B	MINOR LANDSCAPE AMENDMENTS	AS	NM	29.05.2014
A	FOR COMMENT	AS	NM	28.08.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Existing Tree to be Removed
	Proposed Tree
	Shrubs & Accents
	Grasses & Groundcovers
	Turf
	Stepping Pavers
	Unit Pavers
	Feature Paving
	Gravel Strip
	Proposed Wall



Client:

Project:
Shop Top Housing Development
122-124 Erina St East
Gosford

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DEVELOPMENT APPLICATION

Drawing Name:
Landscape Plan
Level 2

Scale: 1:100 @ A1
Job Number:

Drawing Number: 103 B

SS14-2870

103 B

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A	FOR COMMENT	AS	NM	29.08.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND

- Gravel Type 1
- Gravel Type 2
- Steel Edge

Key Plan:

Client:

Project:

Shop Top Housing Development
122-124 Erina St East
Gosford

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SITE IMAGE



DEVELOPMENT APPLICATION

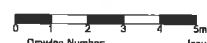
Drawing Name:

Landscape Plan
Level 5 Rooftop

Scale: 1:100 @ A1

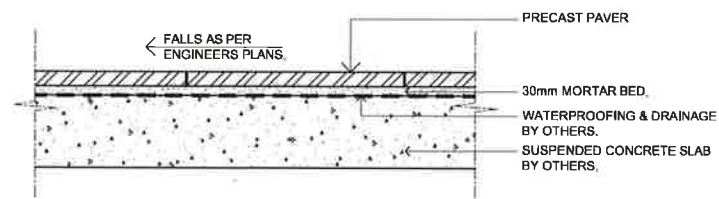
Job Number:

SS14-2870

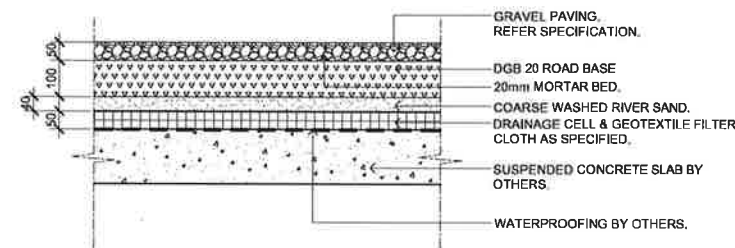


104 B

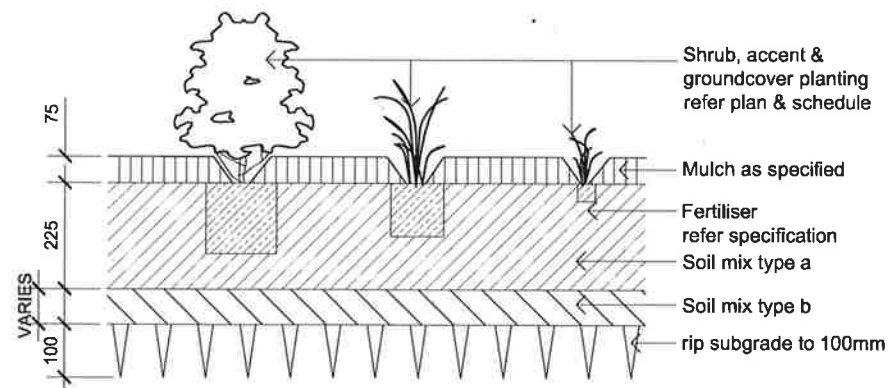
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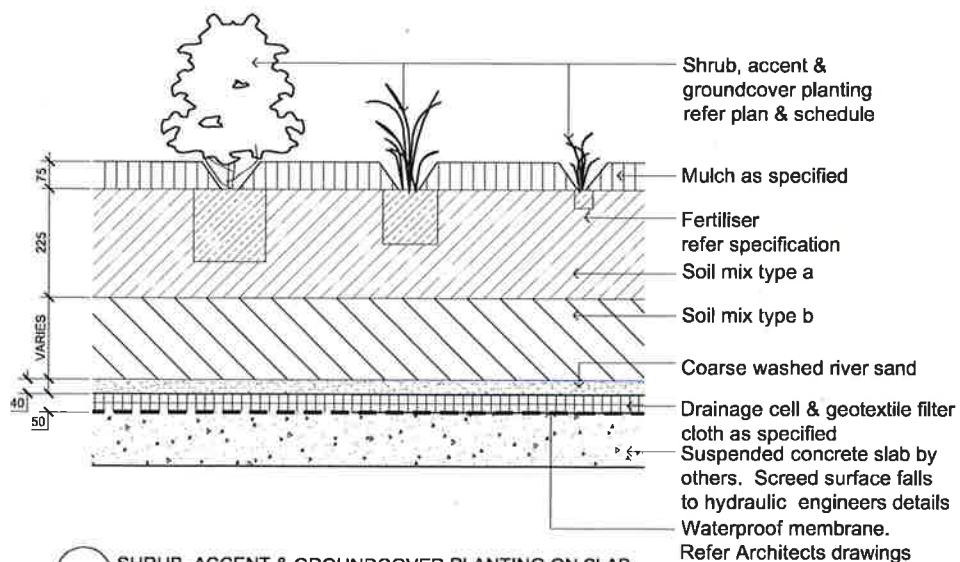
PAVERS ON SUSPENDED SLAB
SCALE 1:10



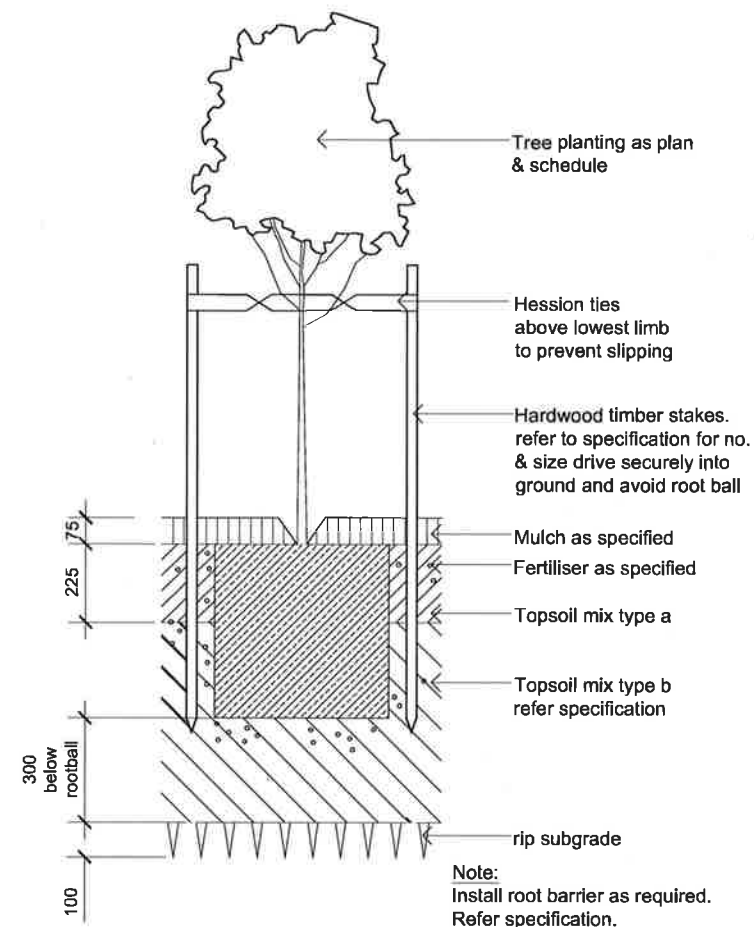
GRAVEL PAVING ON SUSPENDED SLAB
SCALE 1:10



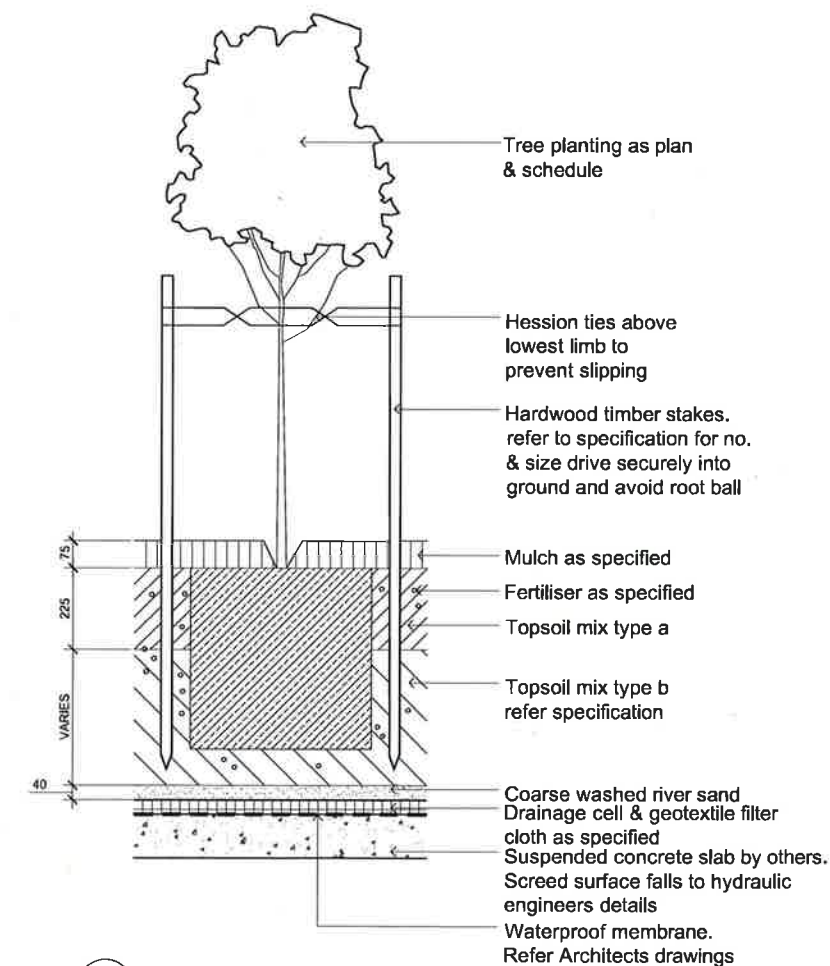
SHRUB, ACCENT & GROUNDCOVER PLANTING ON GRADE
SCALE 1:10



SHRUB, ACCENT & GROUNDCOVER PLANTING ON SLAB
SCALE 1:10



75-200L TREE PLANTING ON GRADE
SCALE 1:10



75-200L TREE PLANTING ON SLAB
SCALE 1:10

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B	TITLE AMENDMENTS	AS	NM	28.08.2014
A	FOR COMMENT	AS	NM	28.08.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND

Client:

Project:
Shop Top Housing Development
122-124 Erina St East
Gosford

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DEVELOPMENT APPLICATION

Drawing Name:
Landscape Details

Scale	Job Number	Drawing Number	Issue
	SS14-2870	501	B

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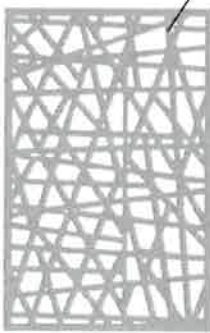
Screen on Sliding Track:
Dulux Crewelwork (Cream)
or similar



Fender Katsalidis: Trio City Apartments



Glass Balustrades



Laser cut metal screen
to Stage 1 Podium



Dale Jones Evans



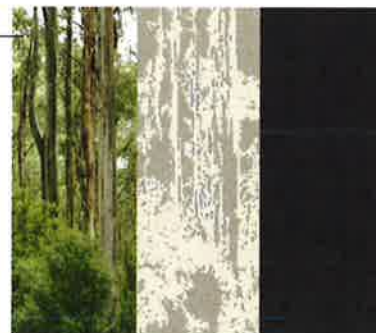
Tzannes Associates



P1 - Edges:
Dulux Vivid
White or similar

P2 - Masonry
Walls: Mid Grey
or similar

P3 - Fins: Dulux
Wiggle (Green)
or similar



P4 - Eucalyptus Graphic Imprint in Precast Panels:
Dark Grey or similar



SJB Architects: Louisa Road Apartments

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Issue	Revision	Description	Date	Verified								
B	1	DEVELOPMENT APPLICATION	28.08.14	CK								
	01	REQUEST FOR ADDITIONAL INFORMATION	27.02.15	CK								
NOTES												
1) The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.												
2) Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work.												
3) Drawings are to be read in conjunction with all contract documents.												
4) Use typical dimensions only. Do not scale from drawings.												
5) CKOS Architecture cannot guarantee the accuracy of amount and format for copies of drawings issued electronically.												
6) The completion of the issue details checked and authorized section below is a condition of the validity of the drawing. The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue.												
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Landscape Architect Site Image: Nick Matczak 0400 396 207 02 8332 0800 nmatczak@shelwage.com.au				Planner ADW Johnson: Adam Cragg 0413 854 112 02 4305 4300 adam@adwjohnson.com.au				CKOS ARCHITECTURE 1462 Erina Street Shop-Top Housing 122-124 Erina Street East 138-142 Henry Pamy Drive Lot 1 DP560047, Lots 2-5 DP19484 Gosford 2250				
Drawing Scale 1:200 @ A1				Layout Schedules External Finishes				Project Number 1462				
Drawing Number A-601				Issue B01				This document is the copyright of CKOS Architecture PTY LTD It shall not be used for any other project or purpose without the written consent of CKOS Architecture PTY LTD It shall not be used for any other project or purpose without the written consent of CKOS Architecture PTY LTD It shall not be used for any other project or purpose without the written consent of CKOS Architecture PTY LTD				



11

BEL 10.60

DENTES BULK EARTHWORKS LEVEL

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDSCAPE MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION (THE 'BLUE BOOK').
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL S06-11 OR THE GEOTEXTILE INLET FILTER DETAIL S06-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL S06-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND FENCED AT THE END OF EACH WORK DAY.
6. THE CONTRACTOR SHALL ENSURE THAT VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECT'S PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED, ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH AFA GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH ALL S06 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TREATMENT DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS OF ALL EROSION & SEDIMENT CONTROL MEASURES, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
14. WATER CAPTURED IN THE BASEMENT EXCAVATION DURING CONSTRUCTION SHALL BE FLOCCULATED AND TREATED BEFORE DISCHARGING TO THE STORMWATER DRAINAGE SYSTEM. THE DISCHARGE OF WATER SHALL OCCUR ONLY WHEN THE SUSPENDED SOLIDS (SS) CONCENTRATION DROPS BELOW 50mg/L. TESTING OF SS CONCENTRATION SHALL BE UNDERTAKEN PRIOR TO DISCHARGE WITH DISCHARGE AND TESTING BEING CONDUCTED IN ACCORDANCE WITH APPENDIX E OF THE 'BLUE BOOK'. PROVIDE PUMPING EQUIPMENT TO DISCHARGE WATER AS NECESSARY.

GRAVEL-FILLED WIRE MESH OR GEOTEXTILE 'SAUSAGE'

OVERFLOW

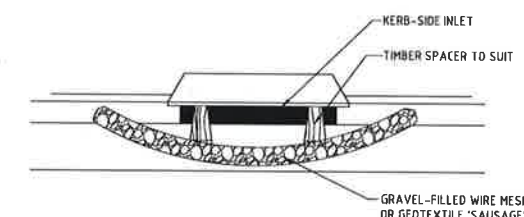
RUNOFF WATER WITH SEDIMENT

SEDIMENT

TIMBER SPACER TO SUIT

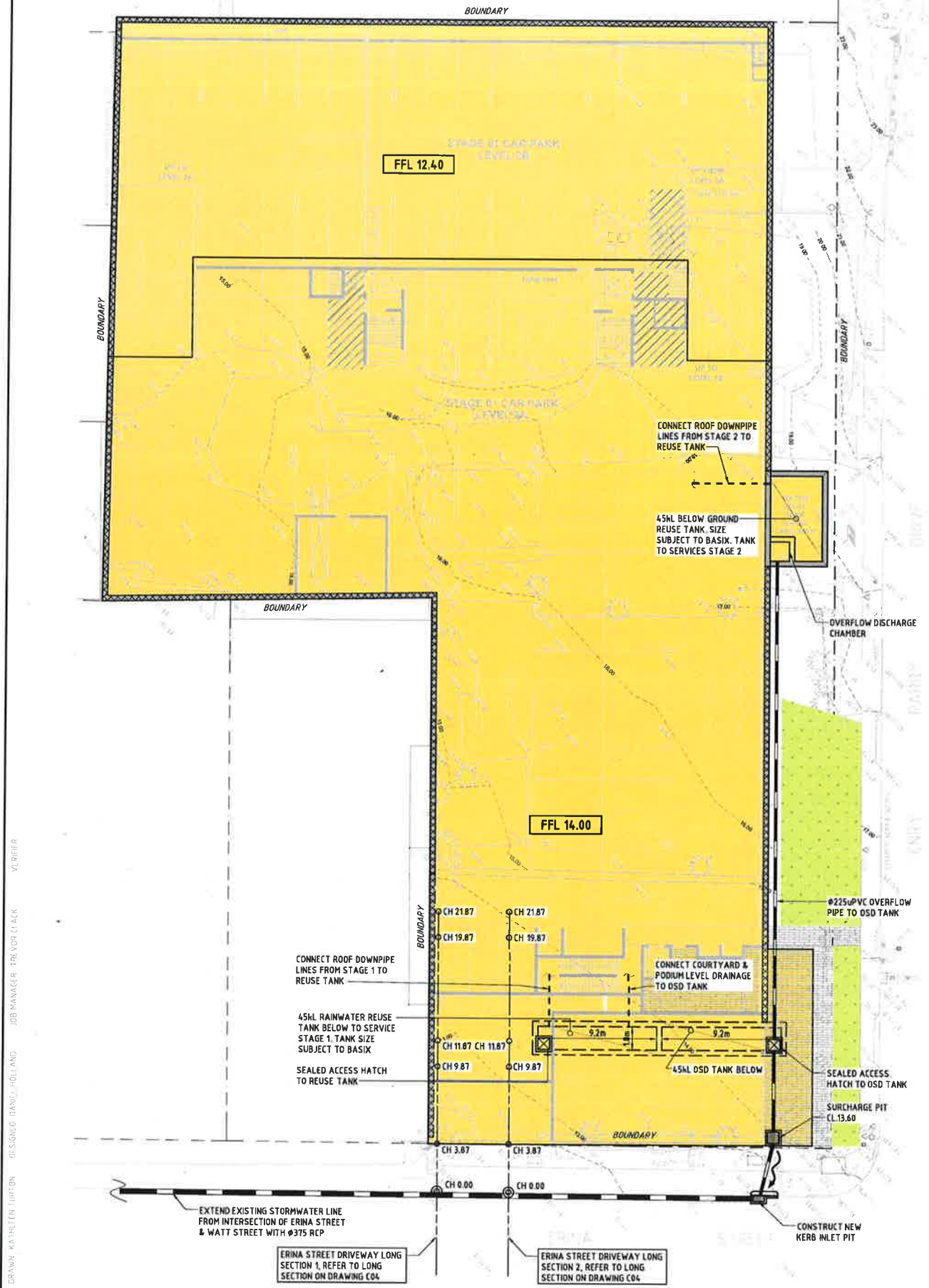
FILTERED WATER

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH THE SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND THE SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



JOB NUMBER	
TL140079	
DRAWING NUMBER	REVISION
C01	B

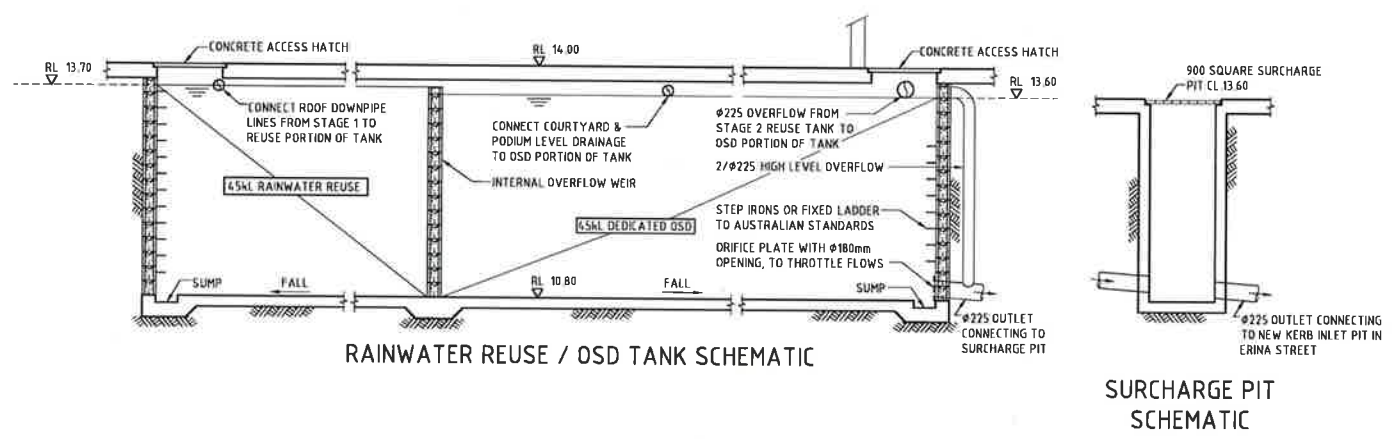
DRAWN: KATHLEEN LUTTON, DESIGNED: DANIEL HOLLAND, JOB MANAGER: TREVOR CLACK, VERIFIER:



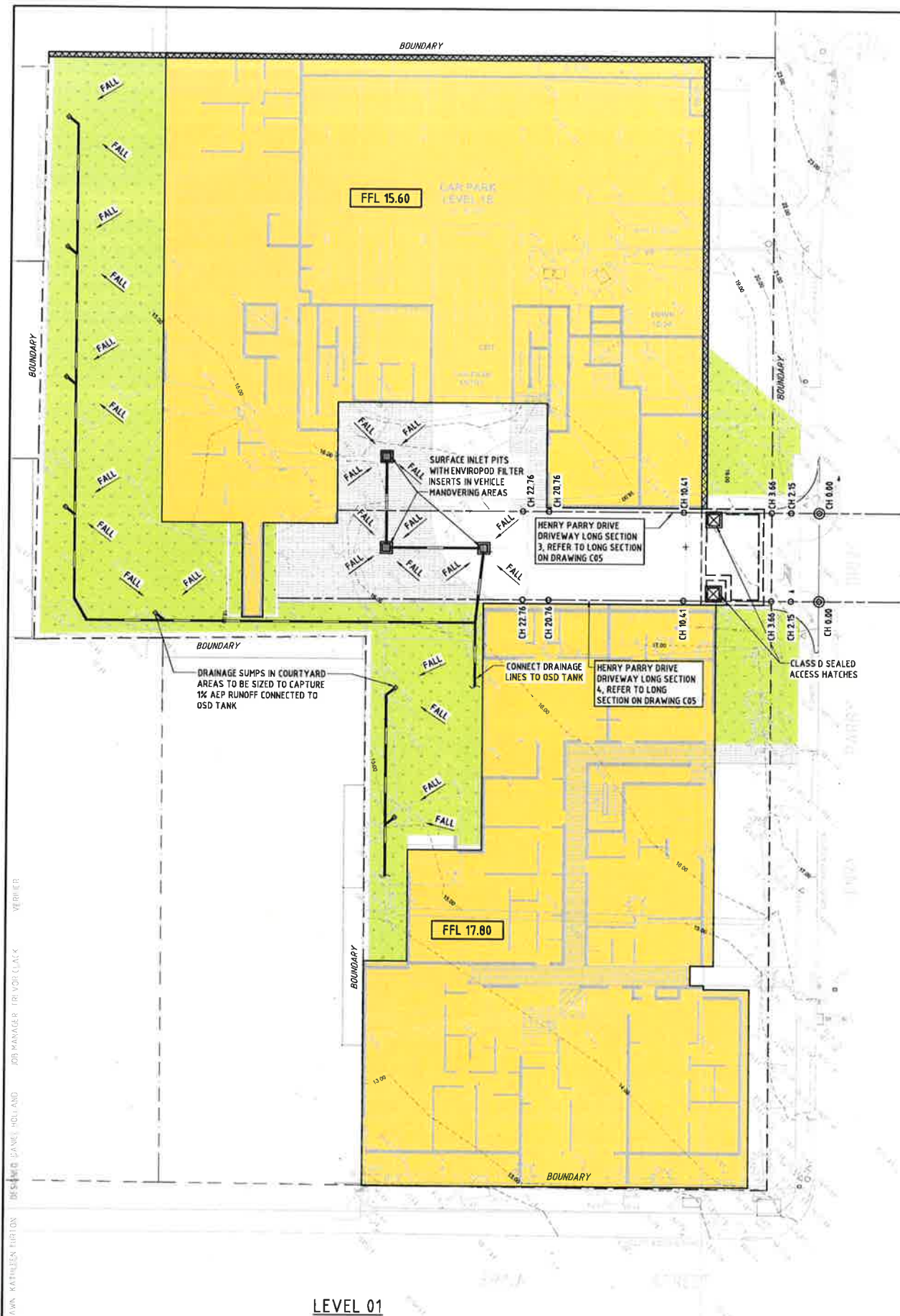
LEGEND

- FFL 12.40** DENOTES PROPOSED FINISHED FLOOR LEVEL.
- 19.0** DENOTES EXISTING CONTOUR LINES
- FALL** DENOTES DIRECTION OF FALL IN FINISHED SURFACE
- DENOTES NEW STORMWATER PIT
- DENOTES PROPOSED STORMWATER DRAINAGE PIPE.
- DENOTES FLOOR SUMPS TO DRAIN COURTYARD AREAS
- DENOTES OVERLAND FLOW PATH
- DENOTES PROPOSED BUILDING
- DENOTES COURTYARD/LANDSCAPE AREAS
- DENOTES EXTENT OF SHORING WALL TO STRUCTURAL ENGINEERS DETAILS
- DENOTES RETAINING WALL

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STORMWATER MANAGEMENT REPORT PREPARED BY NORTHROP



REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER
A	DEVELOPMENT APPLICATION	KT		DH	27.08.14	CKDS ARCHITECTURE	CKDS ARCHITECTURE	PROPOSED SHOP TOP HOUSING	CONCEPT STORMWATER MANAGEMENT PLAN	TL140079
B	DEVELOPMENT APPLICATION	KT		DH	28.08.14			CNR ERINA ST & HENRY PARRY DR	GROUND FLOOR	
C	DEVELOPMENT APPLICATION	KT		DH	21.10.14			GOSFORD		
D	DEVELOPMENT APPLICATION	KT		DH	22.10.14					
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							NORTHROP Central Coast Suite 4, 257-259 Central Coast Hwy, Erina NSW 2250 Ph: (02) 4365 1668 Fax: (02) 4367 6555 Email: centralcoast@northrop.com.au ABN 61 084 433 100	DRAWING SHEET SIZE: A1		

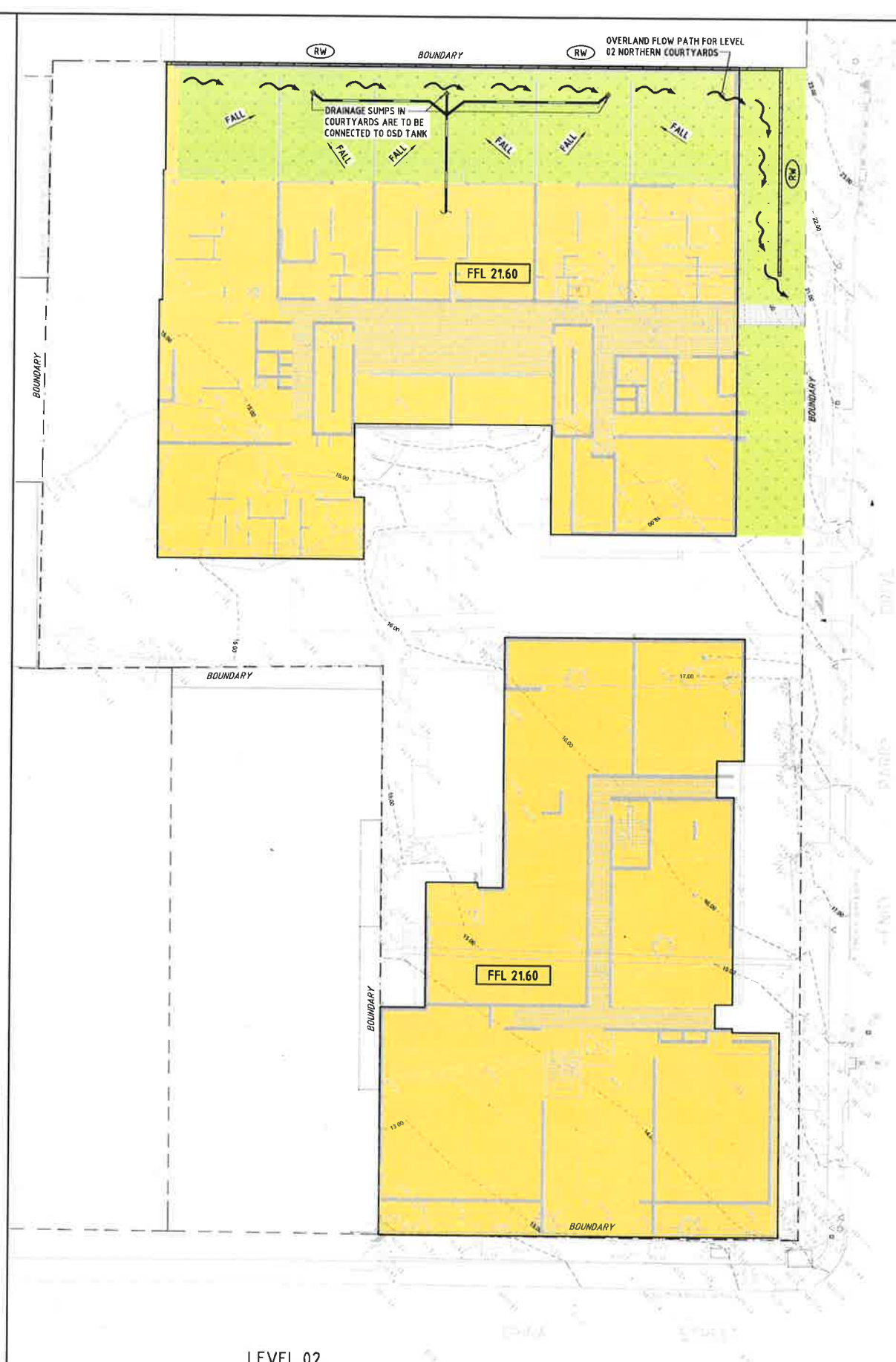


LEVEL 01

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	DEVELOPMENT APPLICATION	KT		DH	27.08.14
B	DEVELOPMENT APPLICATION	KT		DH	28.08.14
C	DEVELOPMENT APPLICATION	KT		DH	21.10.14
D	DEVELOPMENT APPLICATION	KT		DH	22.10.14

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LEVEL 02

REFER TO DRAWING C02 FOR STORMWATER LEGEND

ALL SETOUT TO ARCHITECT'S DRAWINGS, DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

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 Central Coast
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 Email: centralcoast@northrop.com.au AIN: 81 094 433 100

PROJECT

PROPOSED SHOP TOP HOUSING
CNR ERINA ST & HENRY PARRY DR
GOSFORD

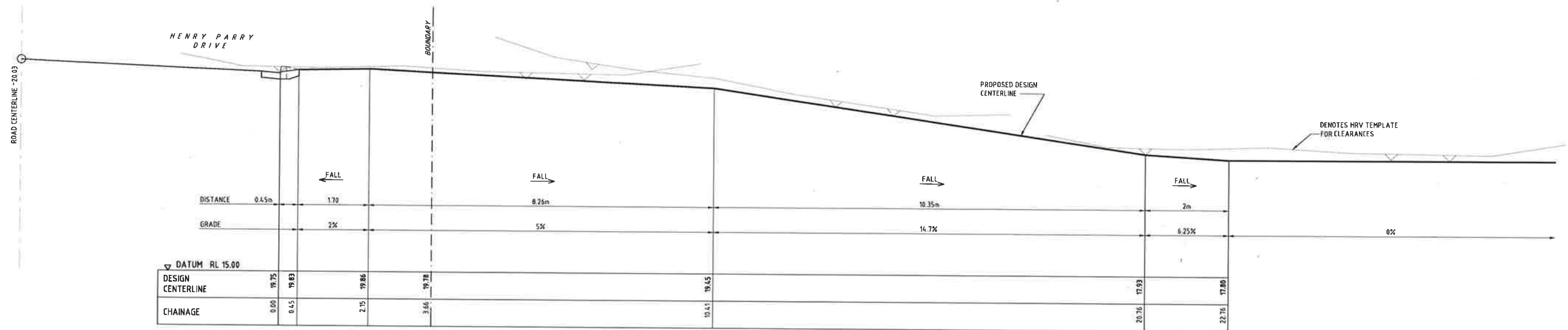
DRAWING TITLE

CONCEPT STORMWATER
MANAGEMENT PLAN
LEVEL 01 & LEVEL 02

NOT FOR CONSTRUCTION

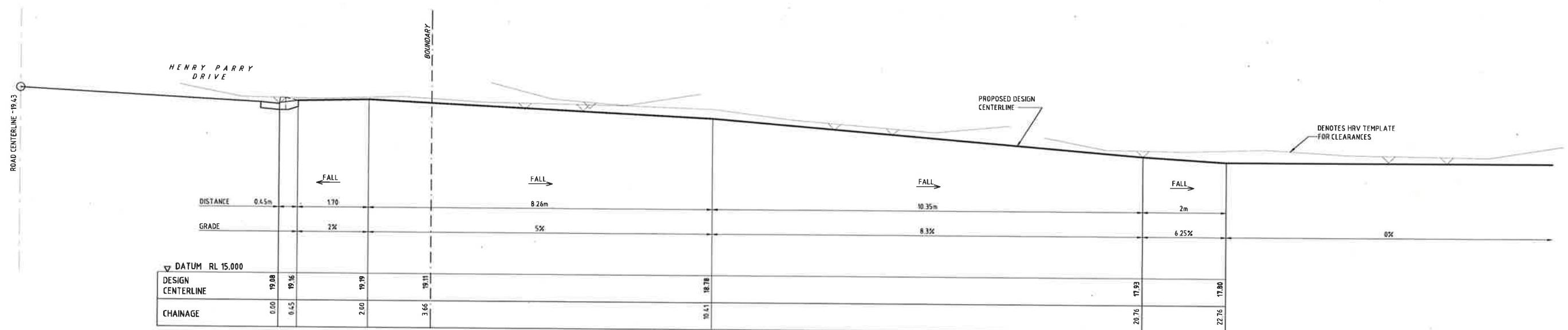
JOB NUMBER	TL140079
DRAWING NUMBER	C03
REVISION	D

DRAWING SHEET SIZE = A1



HENRY PARRY DRIVE - ENTRY LONG SECTION 3

SCALES: HORIZ 1:50
VERT 1:50



HENRY PARRY DRIVE - ENTRY LONG SECTION 4

SCALES: HORIZ 1:50
VERT 1:50

REVISION		DESCRIPTION		ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH THE ARCHITECT AND ON SITE BEFORE MAKING SHOP DRAWINGS OR COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.		PROJECT		DRAWING TITLE		JOB NUMBER	
A		DEVELOPMENT APPLICATION		KT		DH	21.10.14	CKDS ARCHITECTURE	CKDS ARCHITECTURE	NORTHROP Central Coast		PROPOSED SHOP TOP HOUSING CNR ERINA ST & HENRY PARRY DR GOSFORD		HENRY PARRY DRIVE ENTRY LONG SECTIONS		TL140079	
										0 0.5 1.0 1.5 2.0 2.5m PLAN SCALE 1:50 @ A1						DRAWING NUMBER C05	
																REVISION A	
																DRAWING SHEET SIZE - A1	

NOT FOR CONSTRUCTION