7-11 BENT STREET APARTMENTS

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DA 02	SITE PLAN
DA 03	DEMOLITION PLAN AND BULK EXCAVATION SECTIONS
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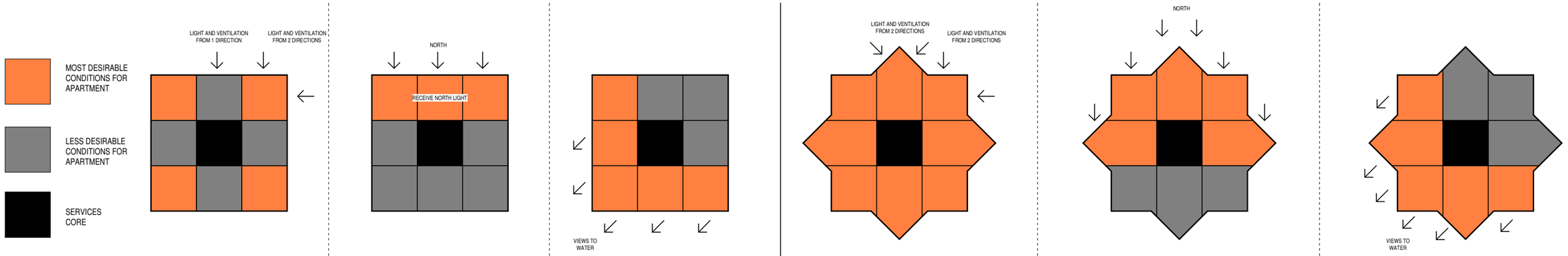
BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature Date Refer Certificate

VIEW FROM TOP OF BENT ST

VIEW FROM BOTTOM OF BENT ST

CONCEPTUAL DESIGN



TRADITIONAL APARTMENT DESIGN: LIGHT AND VENTILATION 4/8

TRADITIONAL APARTMENT DESIGN: NORTH LIGHT 3/8

TRADITIONAL APARTMENT DESIGN: VIEWS TO THE WATER 4/8

PROPOSED CONCEPTUAL DESIGN: LIGHT AND VENTILATION 8/8

PROPOSED CONCEPTUAL DESIGN: NORTH LIGHT 5/8

PROPOSED CONCEPTUAL DESIGN: VIEWS TO THE WATER 5/8

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Suite 3.04, Level 3, 107-109 Mann St Gosford 2250
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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: COVER SHEET

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Project Number: 15026
Drawing Number: DA 00
Issue: 11
Scale: 1 : 150 @ A1
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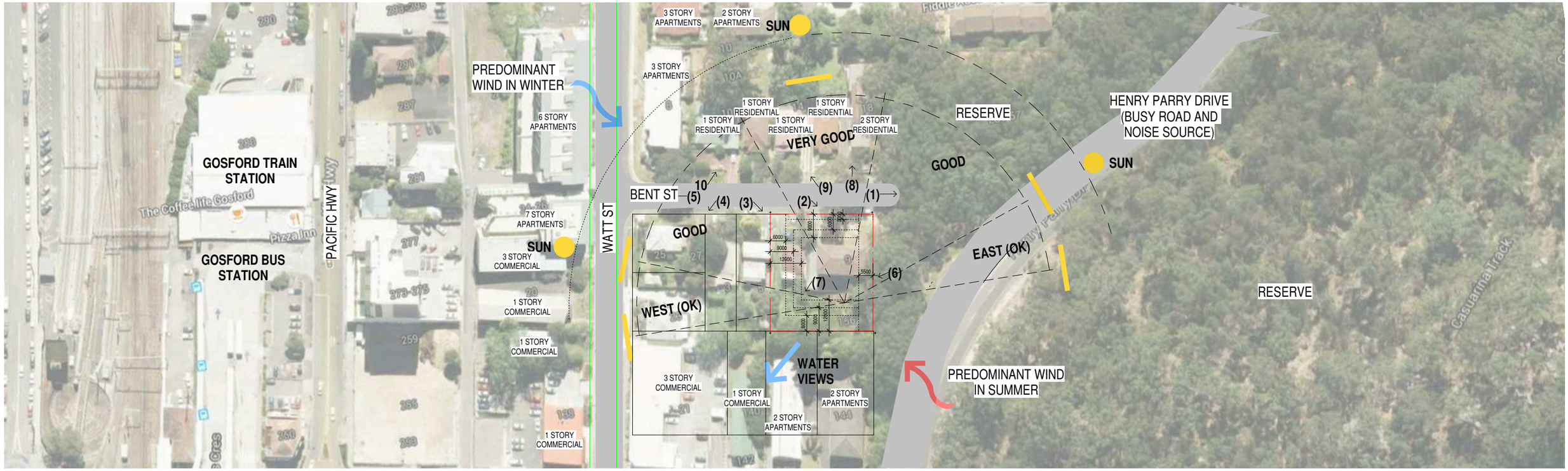
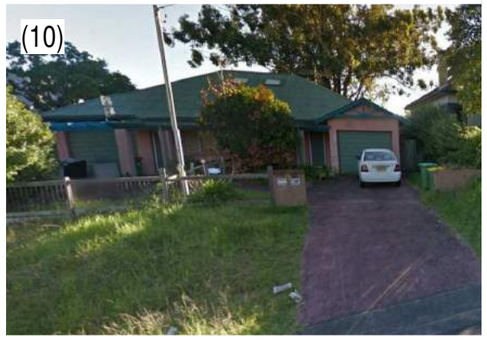


SITE ANALYSIS



SITE PHOTOS

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
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Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: SITE ANALYSIS

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Project Number: 15026
Drawing Number: DA 01
Issue: 11
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Date Printed: 10/05/2019 11:44:44
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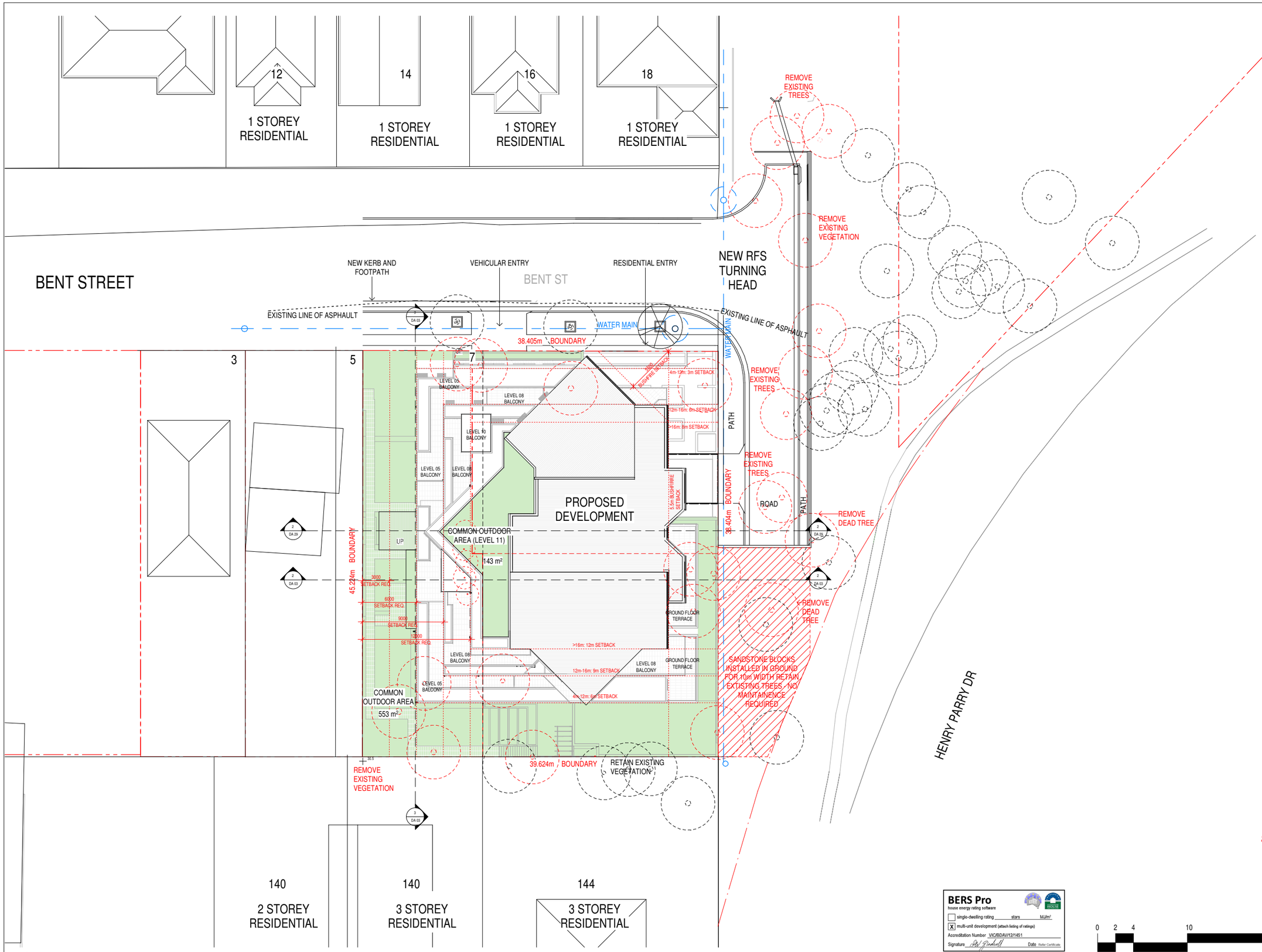

1 DA 03 SITE PLAN 1 : 200

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)	1464.9 m²	82%
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

SCHEDULE OF BASIX REQUIREMENTS

REFER TO BASIX REPORT FOR FULL LIST OF REQUIREMENTS, THES INCLUDE:
WATER COMMITMENTS:
- TOILETS 4 STAR
- TAPS 4 STAR
- DISHWASHER 4 STAR
- CENTRAL RAINWATER TANK
- SWIMMING POOL NOT TO EXCEED 65kL

BASIX ENERGY COMMITMENTS:
- 5 STAR INSTANTANEOUS GAS HOT WATER
- AIR CONDITIONING 1 PHASE 2 STAR TO LIVING ROOMS
- COOK GAS TOP AND ELECTRIC OVEN
- DISHWASHER 3 STAR
- DRYER 1.5 STAR
- POOL UNHEATED

LEGEND

EXISTING TREES TO BE REMOVED

COMMON OUTDOOR AREA

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature Date Refer Certificate

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFS UPDATE	09.11.18	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK

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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: SITE PLAN

N

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Drawing Number: DA 02
Issue: 12
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:44:52
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12
1 STOREY RESIDENTIAL

1
4
1 STOREY RESIDENTIAL

16
1 STOREY RESIDENTIAL

18
1 STOREY RESIDENTIAL

REMOVE EXISTING TREES

RETAIN EXISTING TREES

STEEP DROP

WATERCOURSE

BRICK WALL

POLE

kerb & gutter

REMOVE EXISTING VEGETATION

RETAIN EXISTING TREES

BENT STREET

BENT ST

TRUCK TURNING

EXISTING LINE OF ASPHALT

REMOVE EXISTING TREE

38.405m BOUNDARY

DEMOLISH RETAINING WALL

DEMOLISH PATH

REMOVE EXISTING TREES

RETAIN EXISTING TREES

NO.5
DOUBLE STORY
FIB COTTAGE WITH
IRON ROOF
RIDGE:38.79
UPPER FL:36.14
LOWER FL:33.43

DEMOLISH EXISTING DOUBLE STORYBRICK UNITS

NO.7
SINGLE STORY
FIB COTTAGE
IRON ROOF
RIDGE:40.52
UPPER FL:35.90

NO.9 DOUBLE STORY
BRICK UNITS WITH
TILED ROOF
RIDGE:46.16
UPPER FL:44.09
LOWER FL:41.57
GARAGE FL:38.28

DEMOLISH EXISTING SINGLE STORY COTTAGE

DEMOLISH EXISTING CONCRETE PLATFORM

RELOCATE SEWER VENT

REMOVE EXISTING VEGETATION

REMOVE EXISTING VEGETATION

REMOVE DEAD TREE

RETAIN EXISTING TREES

REMOVE DEAD TREE

45.224m BOUNDARY

38.40m BOUNDARY

RELOCATE SEWER VENT

REMOVE EXISTING VEGETATION

REMOVE EXISTING VEGETATION

REMOVE EXISTING VEGETATION

REMOVE EXISTING VEGETATION

39.624m BOUNDARY

RETAIN EXISTING VEGETATION

LAND TO BE AQUIRED

HENRY PARRY DR

140
2 STOREY RESIDENTIAL

140
3 STOREY RESIDENTIAL

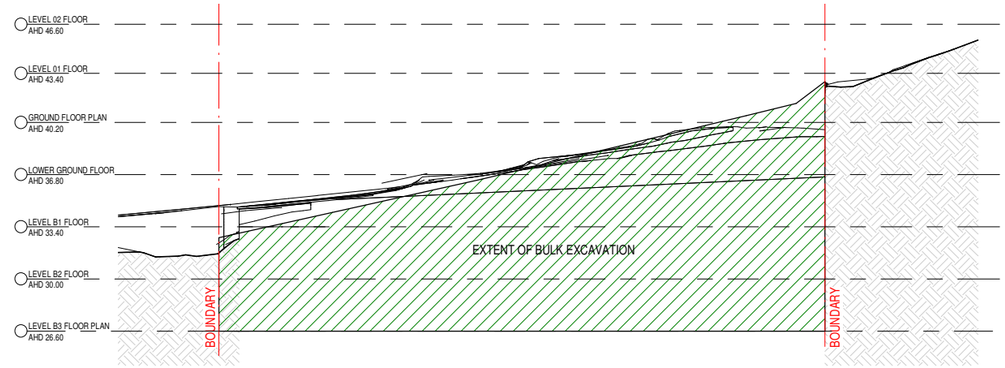
144
3 STOREY RESIDENTIAL

1 DA 03 DEMOLITION/ CUT AND FILL PLAN
1 : 200

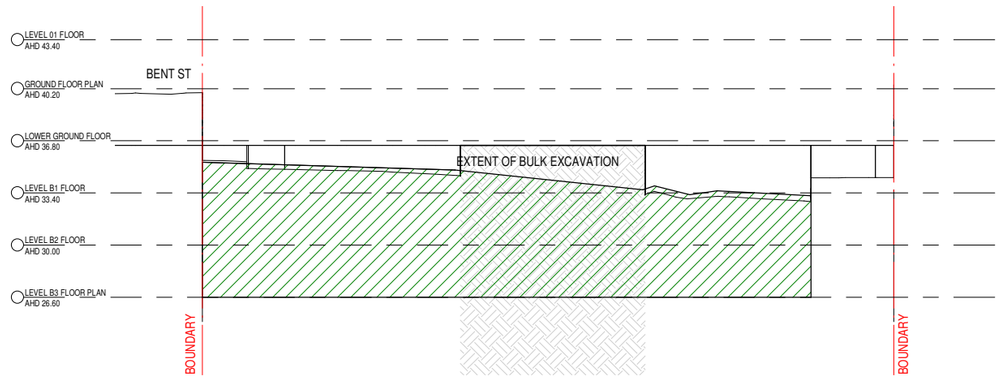
LEGEND

EXTENT OF BULK EXCAVATION

EXTENT OF AREA TO BE MANAGED TO COMPLY WITH BUSHFIRE MANAGEMENT PLAN AND AS3959 - 2009



2 DA 02 BULK EXCAVATION SECTION 2
1 : 200



3 DA 02 BULK EXCAVATION SECTION 3
1 : 200

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: DEMOLITION PLAN AND BULK EXCAVATION SECTIONS

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Drawing Number: DA 03
Issue: 11
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Date Printed: 10/05/2019 11:44:54
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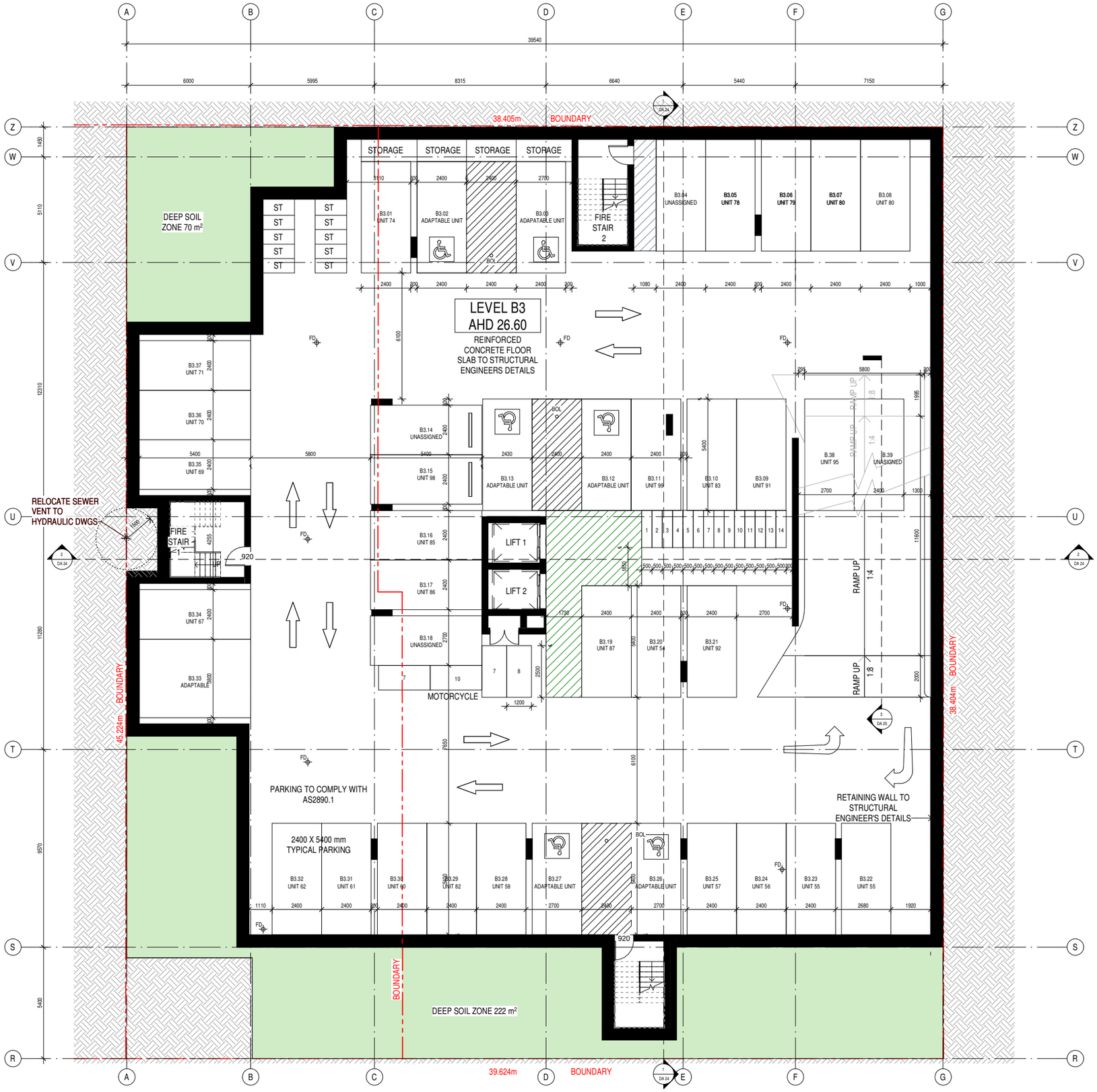

1 LEVEL B3 PLAN
DA 03 1 : 100

CARPARKING SCHEDULE

(THE APARTMENT DESIGN GUIDE DESIGNATES GOSFORD AS A REGIONAL AREA. THE SITE IS WITHIN 400m OF A B3 AND B4 ZONE - RMS PARKING RATES APPLY. REF: RMS GUIDE TO TRAFFIC GENERATING DEVELOPS 2002)

RATE AS PER RMS	NO. UNITS	QTY REQ.
0.5 X 1 BEDROOM	29	14.5
0.9 X 2 BEDROOM	63	56.7
1.4 X 3 BEDROOM	9	12.6
1/7 X VISITOR	101	14.4
TOTAL REQUIRED		**100**

MOTORCYCLE AND BICYCLE REQUIRED
REF. GOSFORD DCP 2013 TABLE 4.1

MOTORCYCLE	1 SPACE/ 15 DWELLINGS	7
BICYCLE	1 SPACE/ 3 DWELLINGS +VISITOR X1/12	43

PARKING PROVIDED

CAR PARKING

LEVEL	STANDARD	TANDEM
LOWER GROUND	19	0
ACCESSIBLE	2	
BASEMENT 1	25	0
ADAPTABLE	3	
BASEMENT 2	37	0
ADAPTABLE	7	
BASEMENT 3	39	0
ADAPTABLE	7	
TOTAL PROVIDED	**120**	**0**

MOTORCYCLE AND BICYCLE PROVIDED

MOTORCYCLE	
LOWER GROUND PLAN	1
BASEMENT 1	3
BASEMENT 2	3
BASEMENT 3	2
TOTAL PROVIDED	12
BICYCLE	
BASEMENT 1	15
BASEMENT 2	14
BASEMENT 3	14
TOTAL PROVIDED	43

TOTAL CAR PARKS REQ. = 100
TOTAL CAR PARKS PROVIDED = 120

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

0 1 2 5 10 20

8	RFI UPDATE	30.04.19	SO AK
7	RFI UPDATE	11.10.18	SO AK
6	UPDATE	02.07.18	SO AK
5	BASIX CO-ORD	18.03.20	SO AK
Issue	Description	Date	Chk Auth

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: BASEMENT 3 PLAN

N

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Project Number: 15026
Drawing Number: DA 04
Issue: 8
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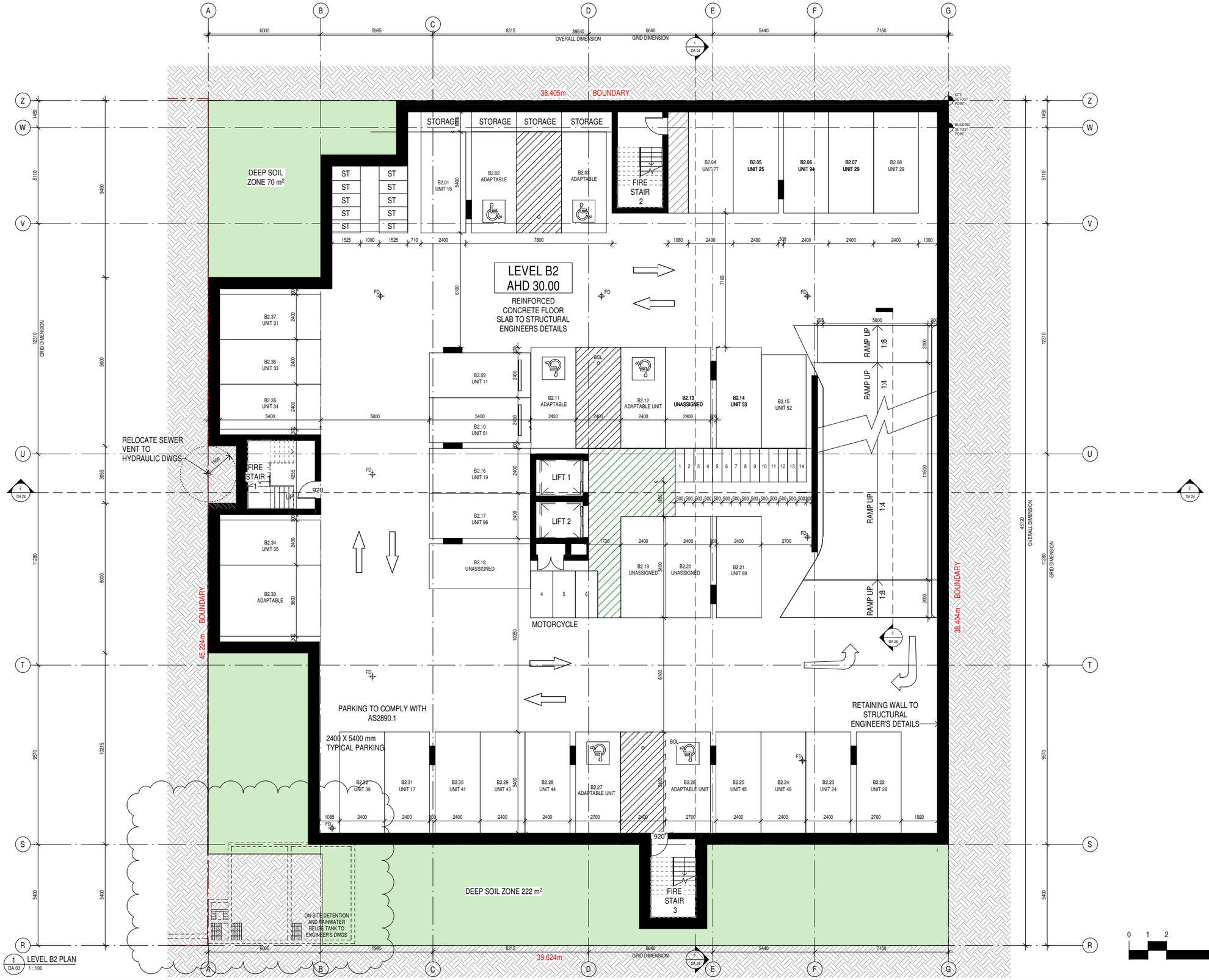

1 LEVEL B2 PLAN
DA 03 1 : 100

CARPARKING SCHEDULE

(THE APARTMENT DESIGN GUIDE DESIGNATES GOSFORD AS A REGIONAL AREA. THE SITE IS WITHIN 400m OF A B3 AND B4 ZONE - RMS PARKING RATES APPLY. REF: RMS GUIDE TO TRAFFIC GENERATING DEVELOPS 2002)

RATE AS PER RMS	NO. UNITS	QTY REQ.
0.5 X 1 BEDROOM	29	14.5
0.9 X 2 BEDROOM	63	56.7
1.4 X 3 BEDROOM	9	12.6
1/7 X VISITOR	101	14.4
TOTAL REQUIRED		**100**

MOTORCYCLE AND BICYCLE REQUIRED
REF. GOSFORD DCP 2013 TABLE 4.1

MOTORCYCLE	1 SPACE/ 15 DWELLINGS	7
BICYCLE	1 SPACE/ 3 DWELLINGS +VISITOR X1/12	43

PARKING PROVIDED

CAR PARKING

LEVEL	STANDARD	TANDEM
LOWER GROUND	19	0
ACCESSIBLE	2	
BASEMENT 1	25	0
ADAPTABLE	3	
BASEMENT 2	37	0
ADAPTABLE	7	
BASEMENT 3	39	0
ADAPTABLE	7	
TOTAL PROVIDED	**120**	**0**

MOTORCYCLE AND BICYCLE PROVIDED

MOTORCYCLE	
LOWER GROUND PLAN	1
BASEMENT 1	3
BASEMENT 2	3
BASEMENT 3	2
TOTAL PROVIDED	12
BICYCLE	
BASEMENT 1	15
BASEMENT 2	14
BASEMENT 3	14
TOTAL PROVIDED	43

TOTAL CAR PARKS REQ. **= 100**
TOTAL CAR PARKS PROVIDED **= 120**

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

0 1 2 5 10 20

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)
Client: KDC GROUP
Location: 7-11 BENT ST GOSFORD N.S.W.
Drawing: BASEMENT 2 PLAN

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Project Number: 15026
Drawing Number: DA 05
Issue: 12
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Date Printed: 10/05/2019 11:44:54
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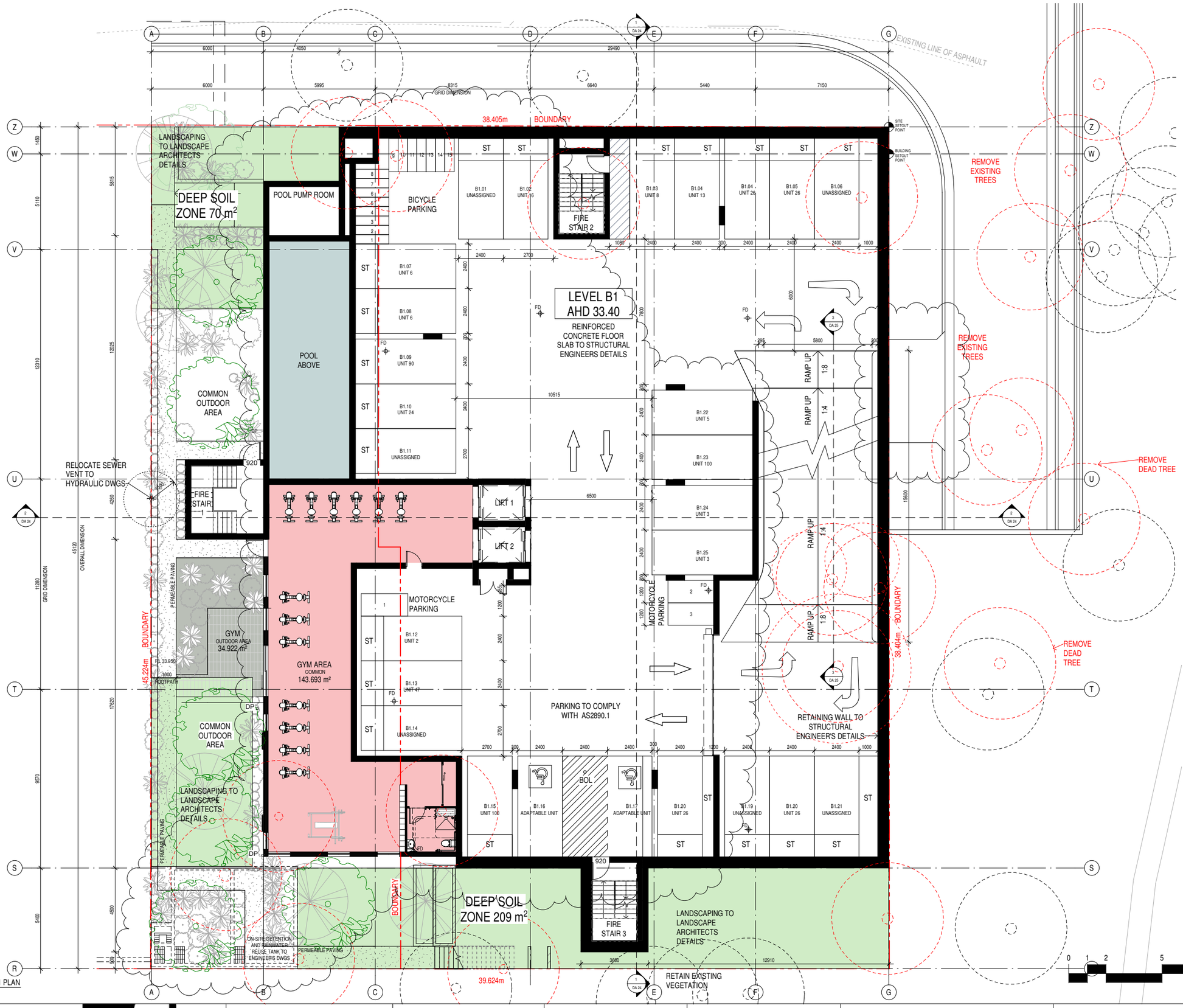

1 LEVEL B1 PLAN
DA 03 1 : 100

CARPARKING SCHEDULE

(THE APARTMENT DESIGN GUIDE DESIGNATES GOSFORD AS A REGIONAL AREA. THE SITE IS WITHIN 400m OF A B3 AND B4 ZONE - RMS PARKING RATES APPLY. REF: RMS GUIDE TO TRAFFIC GENERATING DEVELOPS 2002)

RATE AS PER RMS	NO. UNITS	QTY REQ.
0.5 X 1 BEDROOM	29	14.5
0.9 X 2 BEDROOM	63	56.7
1.4 X 3 BEDROOM	9	12.6
1/7 X VISITOR	101	14.4
TOTAL REQUIRED		**100**

MOTORCYCLE AND BICYCLE REQUIRED
REF. GOSFORD DCP 2013 TABLE 4.1

MOTORCYCLE	1 SPACE/ 15 DWELLINGS	7
BICYCLE	1 SPACE/ 3 DWELLINGS +VISITOR X1/12	43

PARKING PROVIDED

CAR PARKING

LEVEL	STANDARD	TANDEM
LOWER GROUND	19	0
ACCESSIBLE	2	
BASEMENT 1	25	0
ADAPTABLE	3	
BASEMENT 2	37	0
ADAPTABLE	7	
BASEMENT 3	39	0
ADAPTABLE	7	
TOTAL PROVIDED	**120**	**0**

MOTORCYCLE AND BICYCLE PROVIDED

MOTORCYCLE	
LOWER GROUND PLAN	1
BASEMENT 1	3
BASEMENT 2	3
BASEMENT 3	2
TOTAL PROVIDED	12
BICYCLE	
BASEMENT 1	15
BASEMENT 2	14
BASEMENT 3	14
TOTAL PROVIDED	43

TOTAL CAR PARKS REQ. **= 100**
TOTAL CAR PARKS PROVIDED **= 120**

BERS Pro
house energy rating software
single-dwelling rating ____ stars MJ/m²
X multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)
Client: KDC GROUP
Location: 7-11 BENT ST GOSFORD N.S.W.
Drawing: BASEMENT 1 PLAN

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Drawing Number: DA 06
Issue: 12
Scale: 1 : 100 @ A1
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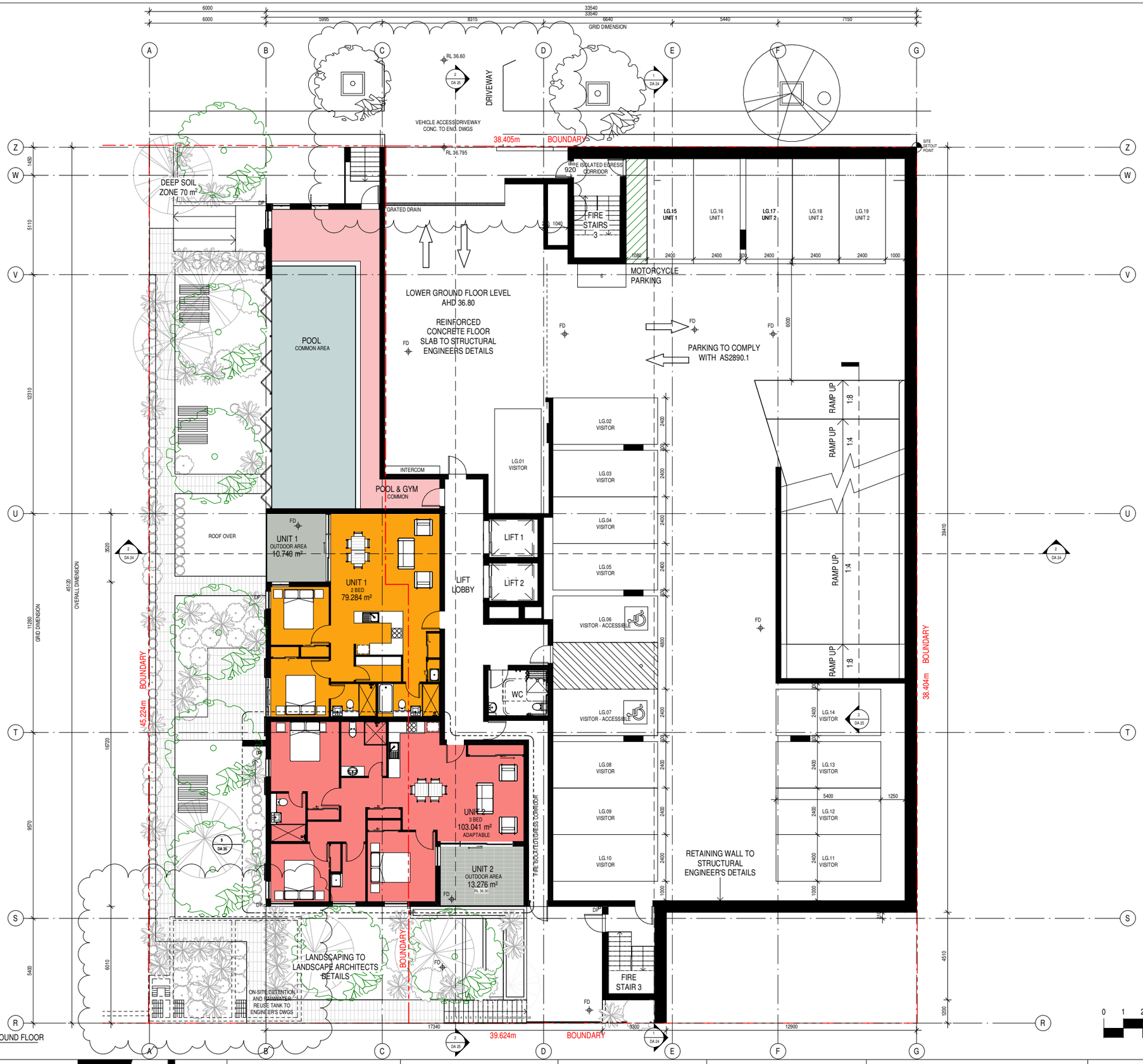

1 LOWER GROUND FLOOR
DA 03 1 : 100

CARPARKING SCHEDULE

(THE APARTMENT DESIGN GUIDE DESIGNATES GOSFORD AS A REGIONAL AREA. THE SITE IS WITHIN 400m OF A B3 AND B4 ZONE - RMS PARKING RATES APPLY. REF: RMS GUIDE TO TRAFFIC GENERATING DEVELOPS 2002)

RATE AS PER RMS	NO. UNITS	QTY REQ.
0.5 X 1 BEDROOM	29	14.5
0.9 X 2 BEDROOM	63	56.7
1.4 X 3 BEDROOM	9	12.6
1/7 X VISITOR	101	14.4
TOTAL REQUIRED		**100**

MOTORCYCLE AND BICYCLE REQUIRED
REF. GOSFORD DCP 2013 TABLE 4.1

MOTORCYCLE	1 SPACE/ 15 DWELLINGS	7
BICYCLE	1 SPACE/ 3 DWELLINGS +VISITOR X1/12	43

PARKING PROVIDED

CAR PARKING

LEVEL	STANDARD	TANDEM
LOWER GROUND	19	0
ACCESSIBLE	2	
BASEMENT 1	25	0
ADAPTABLE	3	
BASEMENT 2	37	0
ADAPTABLE	7	
BASEMENT 3	39	0
ADAPTABLE	7	
TOTAL PROVIDED	**120**	**0**

MOTORCYCLE AND BICYCLE PROVIDED

MOTORCYCLE	
LOWER GROUND PLAN	1
BASEMENT 1	3
BASEMENT 2	3
BASEMENT 3	2
TOTAL PROVIDED	12
BICYCLE	
BASEMENT 1	15
BASEMENT 2	14
BASEMENT 3	14
TOTAL PROVIDED	43

TOTAL CAR PARKS REQ.	**= 100**
TOTAL CAR PARKS PROVIDED	**= 120**

BERS Pro
house energy rating software
single-dwelling rating ____ stars ____ MJ/m²
X multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

0 1 2 5 10 20

Issue	Description	Date	Chk Auth
12	RFI UPDATE	30.04.19	SO AK
11	RFI UPDATE	11.10.18	SO AK
10	UPDATE	02.07.18	SO AK
9	BASIX CO-ORD	18.03.20	SO AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LOWER GROUND PLAN

N

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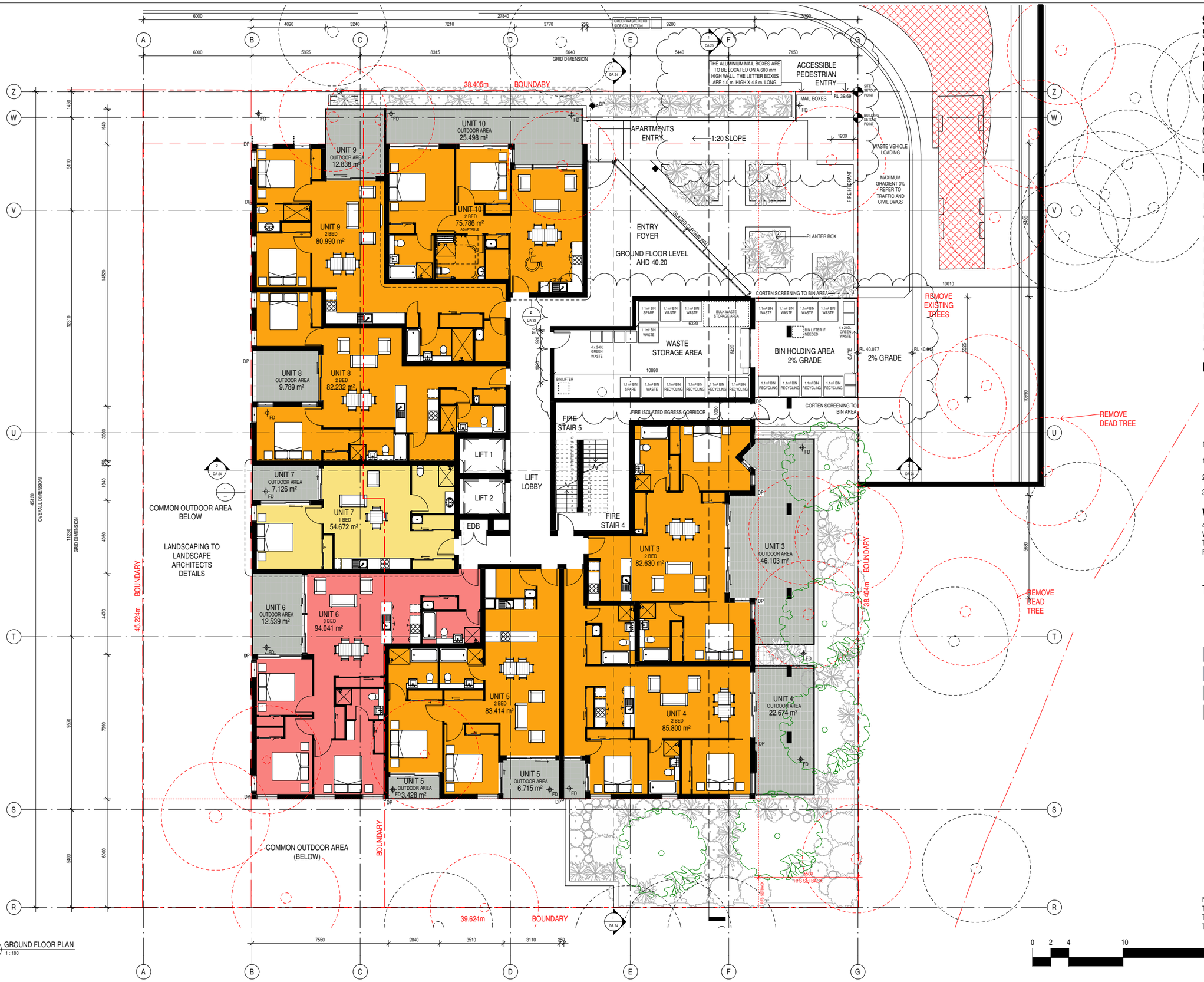
Project Number: 15026
Drawing Number: DA 07
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:01
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



1 GROUND FLOOR PLAN
DA 03 1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)	1464.9 m²	82%
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²
FSR	**4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 2 BED
- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
single-dwelling rating ____ stars MJ/m²
[X] multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
13	RFI UPDATE	30.04.19	SO	AK
12	RFI UPDATE	11.10.18	SO	AK
11	UPDATE	02.07.18	SO	AK
10	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: GROUND FLOOR PLAN

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NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 08
Issue: 13
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:08
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 LEVEL 01 FLOOR
DA 03 1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)	1464.9 m²	82%
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 2 BED
- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 1 PLAN

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Project Number: 15026
Drawing Number: DA 09
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:12
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 LEVEL 02 FLOOR
DA 03 1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR 4.25:1

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 1 BED + STUDY
- 2 BED
- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
[ ] single-dwelling rating ____ stars ____ MJ/m²
[X] multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 2 PLAN

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Project Number: 15026
Drawing Number: DA 10
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:17
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 LEVEL 03 FLOOR
DA 21 1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 2 BED
- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
single-dwelling rating ____ stars MJ/m²
X multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 3 PLAN

N

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Project Number: 15026
Drawing Number: DA 11
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:21
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 LEVEL 04 FLOOR
DA 21 1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 2 BED
- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 4 PLAN

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Project Number: 15026
Drawing Number: DA 12
Issue: 11
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:26
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 DA 21 LEVEL 05 PLAN
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 1 BED + STUDY
- 2 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 5 PLAN

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Project Number: 15026
Drawing Number: DA 13
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:33
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 DA 21 LEVEL 06 PLAN
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO BFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 1 BED + STUDY
- 2 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
Suite 3.04, Level 3, 107-109 Mann St Gosford 2250
ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 6 PLAN

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PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 14
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:37
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 DA 21 LEVEL 07 PLAN
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 1 BED
- 1 BED + STUDY
- 2 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 7 PLAN

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Project Number 15026
Drawing Number DA 15
Issue 12
Scale 1 : 100 @ A1
Date Printed 10/05/2019 11:45:41
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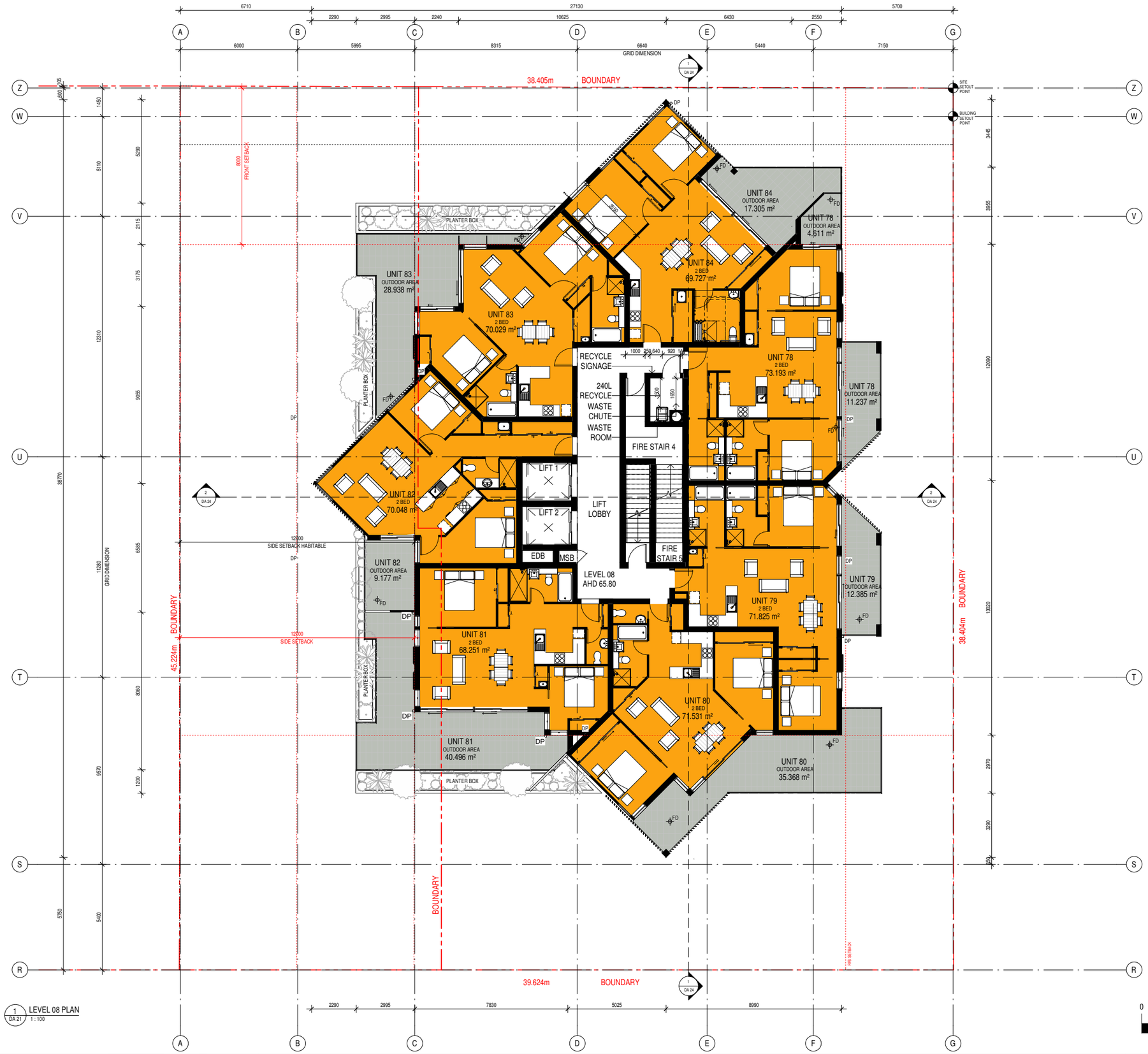

1 DA 21 LEVEL 08 PLAN
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 2 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 8 PLAN

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PRELIMINARY
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Project Number: 15026
Drawing Number: DA 16
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:46
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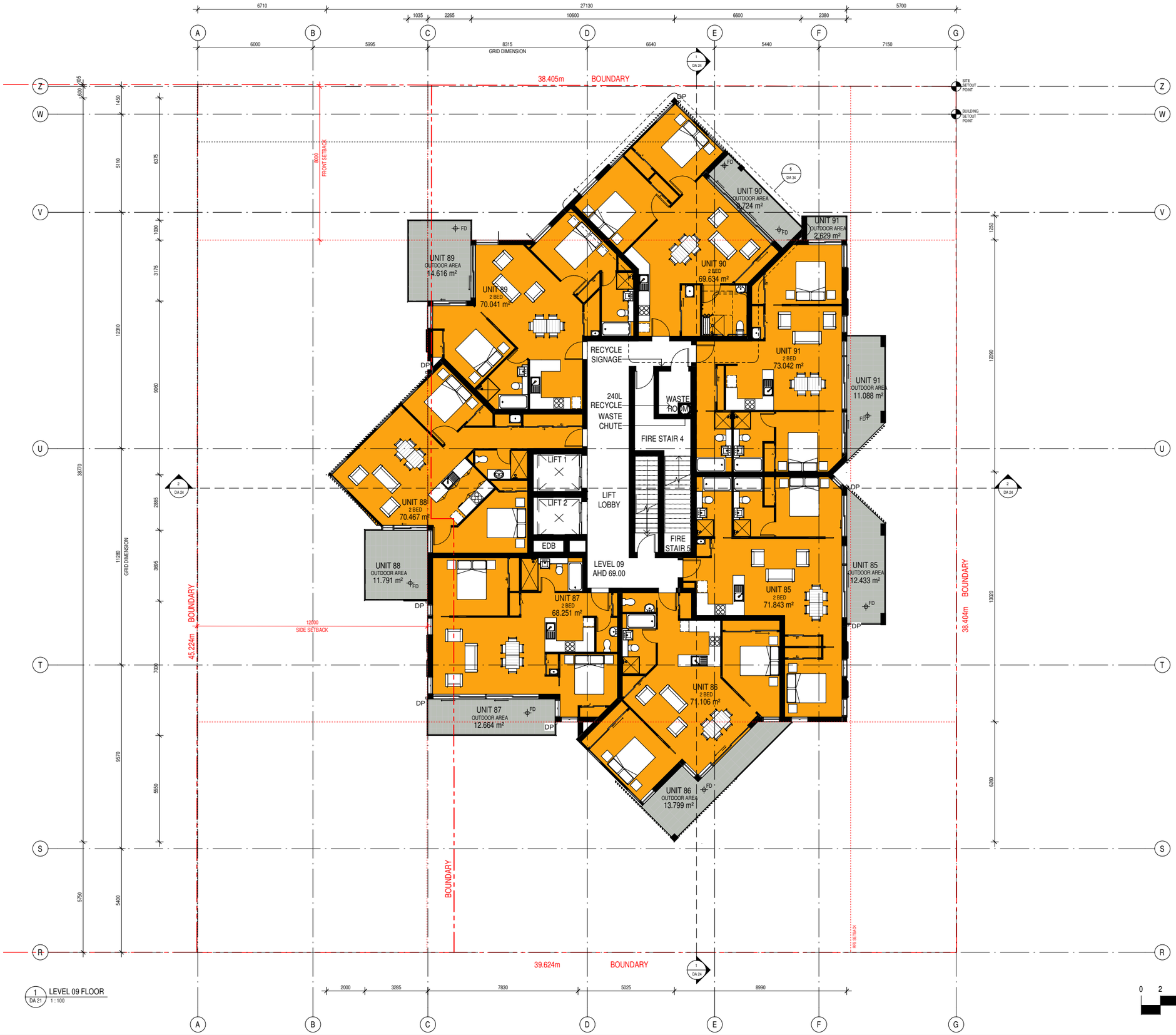

1 LEVEL 09 FLOOR
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 2 BED
- OUTDOOR AREA

BERS Pro house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 9 PLAN

N

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Project Number: 15026
Drawing Number: DA 17
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:50
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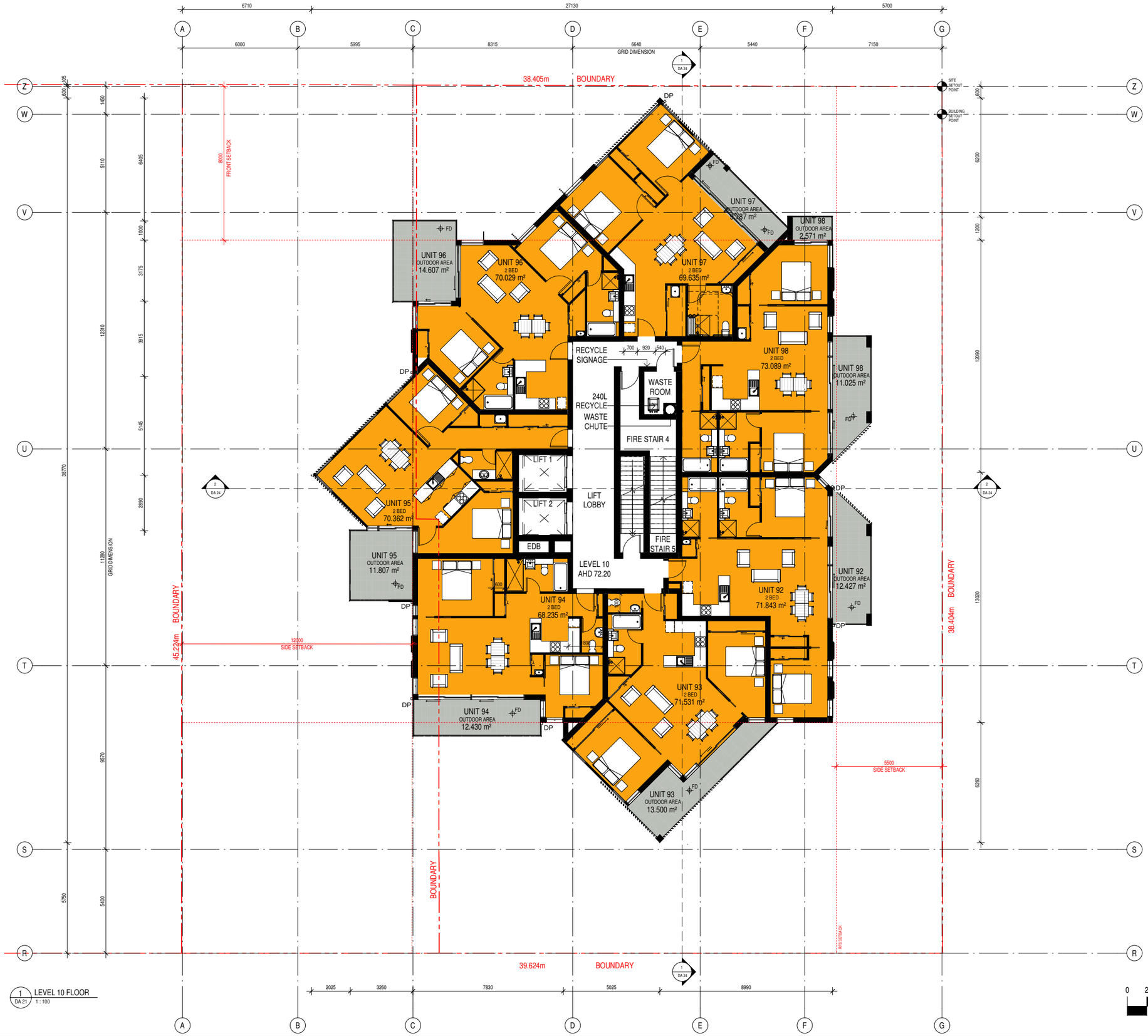

1 DA 21 LEVEL 10 FLOOR
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE	1464.9 m²	82%
PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)		
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
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LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 2 BED
- OUTDOOR AREA

BERS Pro
house energy rating software
single-dwelling rating ____ stars ____ MJ/m²
[X] multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
12	RFI UPDATE	30.04.19	SO	AK
11	RFI UPDATE	11.10.18	SO	AK
10	UPDATE	02.07.18	SO	AK
9	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 10 PLAN

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Project Number: 15026
Drawing Number: DA 18
Issue: 12
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:54
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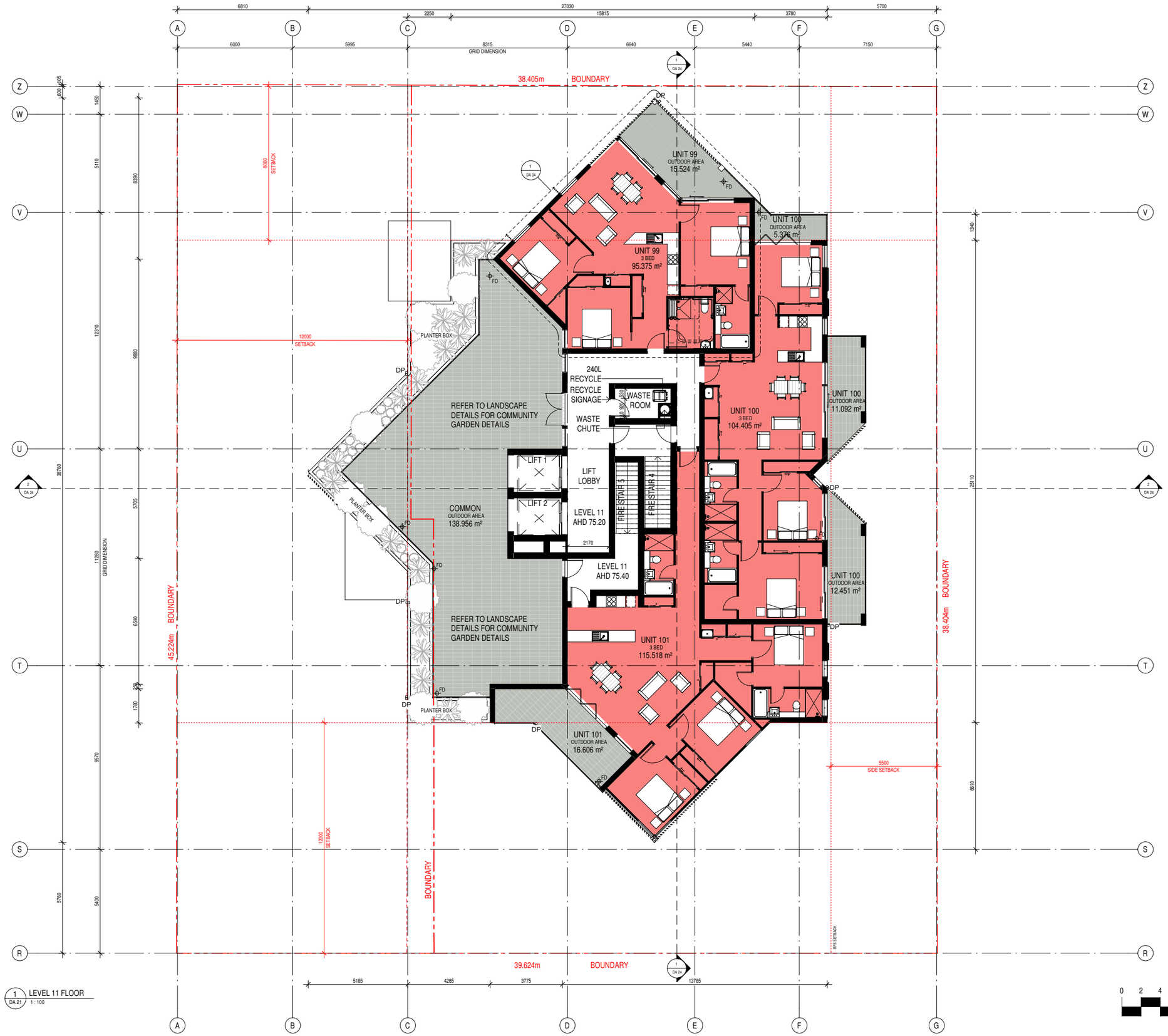

1 DA 21 LEVEL 11 FLOOR
1 : 100

SCHEDULE OF AREAS

SITE AREA	1793.5 m²	
SITE COVERAGE PROPOSED (50% MAX . SITE COVER PERMITTED UNDER GOSFORD DCP CLAUSE 4.1.2.7)	1464.9 m²	82%
DEEP SOIL ZONE (7% MIN . DEEP SOIL ZONE UNDER THE APARTMENT DESIGN GUIDE)	209 m²	11.6%
COMMON OUTDOOR AREA (25% MIN . UNDER THE APARTMENT DESIGN GUIDE)	696 m²	38.8%

FSR CALCULATION

TO RFDC DEFINITION

LEVEL B1 FLOOR	143.693 m²
LOWER GROUND FLOOR	272.936 m²
GROUND FLOOR PLAN	639.565 m²
LEVEL 01 FLOOR	744.481 m²
LEVEL 02 FLOOR	748.725 m²
LEVEL 03 FLOOR	757.369 m²
LEVEL 04 FLOOR	759.951 m²
LEVEL 05 PLAN	587.823 m²
LEVEL 06 PLAN	580.439 m²
LEVEL 07 PLAN	581.140 m²
LEVEL 08 PLAN	494.604 m²
LEVEL 09 FLOOR	494.383 m²
LEVEL 10 FLOOR	494.724 m²
LEVEL 11 FLOOR	315.298 m²
Grand total: 104	7615.131 m²

FSR **4.25:1**

MAXIMUM FSR 6.175:1 (4.75 + 30% BONUS)

1 BED	22
1 BED + STUDY	7
2 BED	63
3 BED	9

WASTE CALCULATIONS

4 X 1.1m³ MIXED WASTE BULK BINS SERVICED THREE TIMES WEEKLY, 4 X 1.1m³/1 RECYCLABLES BULK WASTE BINS SERVICED THREE TIMES WEEKLY AND 4 X 240 LITRE GREEN WASTE BINS FOR SHARED USE OF RESIDENTS ONLY

TOTAL UNITS: 101

Legend

- 3 BED
- OUTDOOR AREA

BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

NOTE:
TYPICAL DIMENSIONS FOR LEVEL 1-4 ARE SHOWN ON DA10
TYPICAL DIMENSIONS FOR LEVEL 6-7 ARE SHOWN ON DA15
TYPICAL DIMENSIONS FOR LEVEL 9-16 ARE SHOWN ON DA18

0 2 4 10 20 40

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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ADG architects
Suite 3.04, Level 3, 107-109 Mann St Gosford 2250
ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: LEVEL 11 PLAN

N

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Project Number: 15026
Drawing Number: DA 19
Issue: 11
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:45:59
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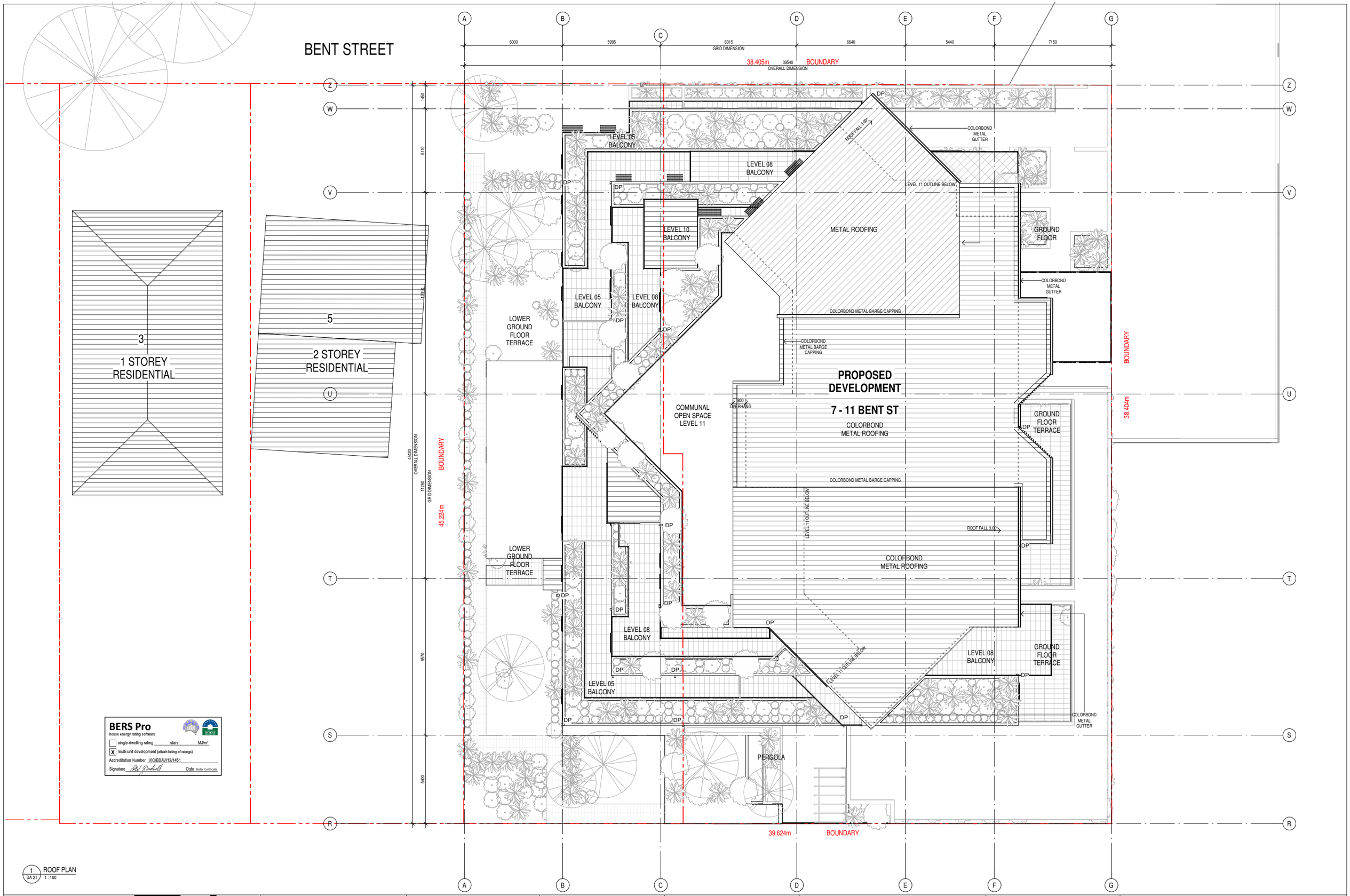

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

1 DA 21 ROOF PLAN
1 : 100

Issue	Description	Date	Chk	Auth
6	RFI UPDATE	11.10.18	SO	AK
5	B3 LEVEL	30.07.18	SO	AK
4	UPDATE	02.07.18	SO	AK
3	COUNCIL RFI	12.04.17	SO	AK

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ADG architects
Suite 3.04, Level 3, 107-109 Mann St Gosford 2250
ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: ROOF PLAN

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PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 20
Issue: 6
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:46:06
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

EXTERNAL MATERIALS AND FINISHES

POWDERCOATED WINDOW AND DOOR FRAMES DULUX NIGHT SKY

POWDERCOATED ROOF AND HEBEL WALLS DULUX SURFMIST

DANPOLON SCREENING TO BALCONIES ON THE FRONT OF THE BUILDING

ANODISED ALUMINIUM CLADDING

INNOWOOD TIMBER SCRREENING - COLOUR SPOTTED GUM

INNOWOOD TIMBER SCRREENING - COLOUR SPOTTED GUM

SELECTED SOFFITS - DULUX EQUATORIAL FORREST

SELECTED SOFFITS - DULUX VENUS FLYTRAP

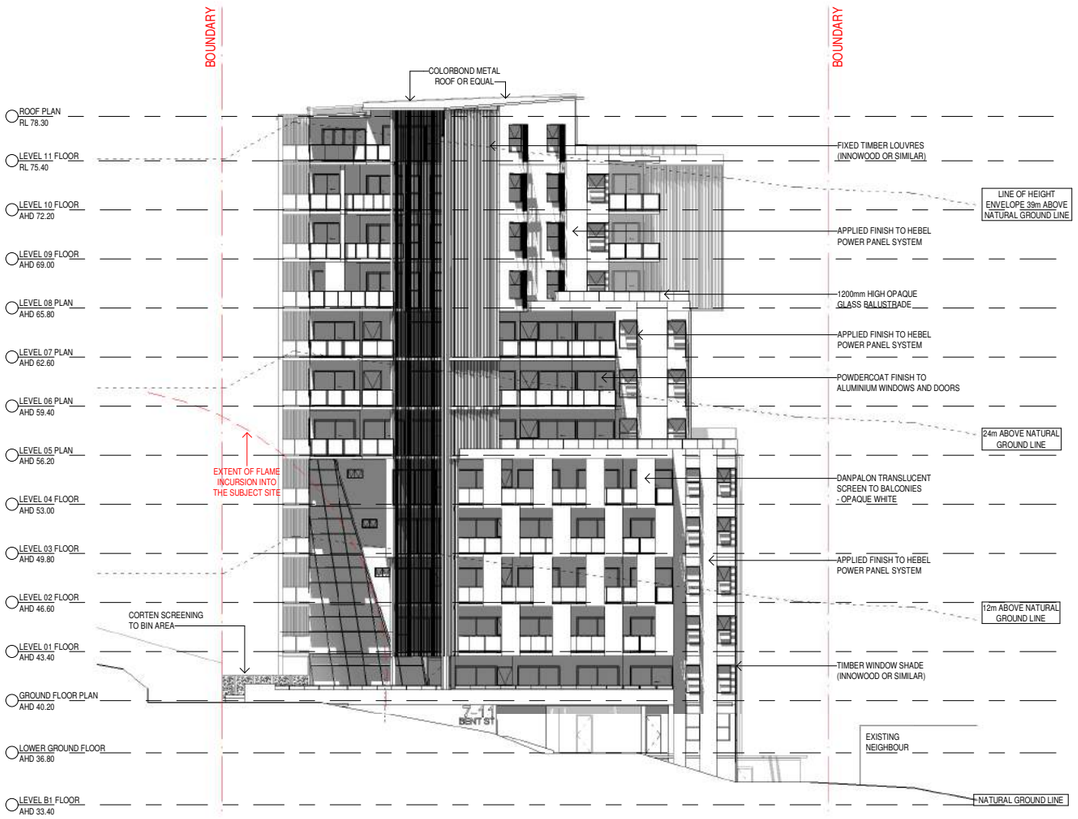
SELECTED SOFFITS - DULUX DANDELION YELLOW

Ext. Walls:	**Construction**	**Insulation**		**Colour**	**Details**
	Hebel PowerPanel	R2.0 bulk		Medium	As per plans
	Cavity Panel (Spandrel)	R2.5 bulk		Medium	Curtain walls
Int. Walls:	**Construction**	**Insulation**			**Details**
	Concrete Lined	None			To stairs/lifts
	Plasterboard on stud	None			Party walls
	Plasterboard	None			As per plans
Floors:	**Construction**	**Insulation**			**Details**
	Concrete	R1.4 added			Above car park, Refer to Note 1 below
Ceilings:	**Construction**	**Insulation**			**Details**
	Plasterboard	R2.5 added			Below metal roof, refer to Note 4 below
Roof:	**Construction**	**Insulation**		**Colour**	**Details**
	Metal	Ritek Custom 175mm (R4.5)		Medium	As per plans
	Concrete	60mm Anticon (R1.3)		Medium	As per plans
Windows:	**Product ID**	**Glass**	**Frame**	**Uw/SHGCw**	**Details**
	ATB-006-04B	Double, Tint	Aluminium	3.0/0.26	Curtain walls, refer to Note 2 below
	ALM-002-03A	Single Low E	Aluminium	5.40/0.58	Refer to Note 3 below
	ALM-001-03A	Single Low E	Aluminium	5.40/0.49	Refer to Note 3 below
	ALM-002-01A	Single Clear	Aluminium	6.70/0.70	Elsewhere as per plans
	ALM-001-01A	Single Clear	Aluminium	6.70/0.57	Elsewhere as per plans
Skylights:	**Product ID**	**Glass**	**Frame**	**Uw**	**Details**
Other:	**Orientation**	**Terrain**	**Weatherseals**	**Exhaust Dampers**	**Recessed Downlights**
	16	Suburban	Yes	Yes	No

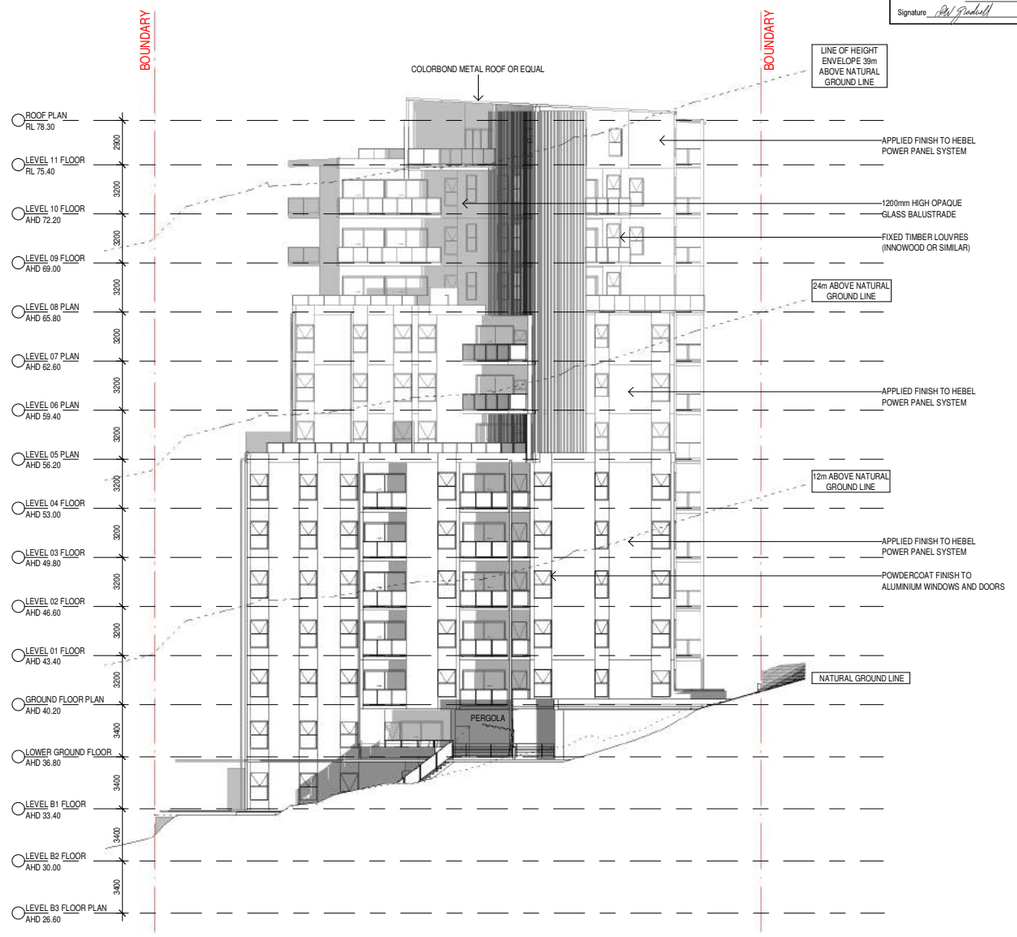
This certificate may not be valid if downlights are present.

BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Rater Certificate



1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

Issue	Description	Date	Chk	Auth
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK
7	COUNCIL RFI	12.04.17	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: NORTH & SOUTH ELEVATION

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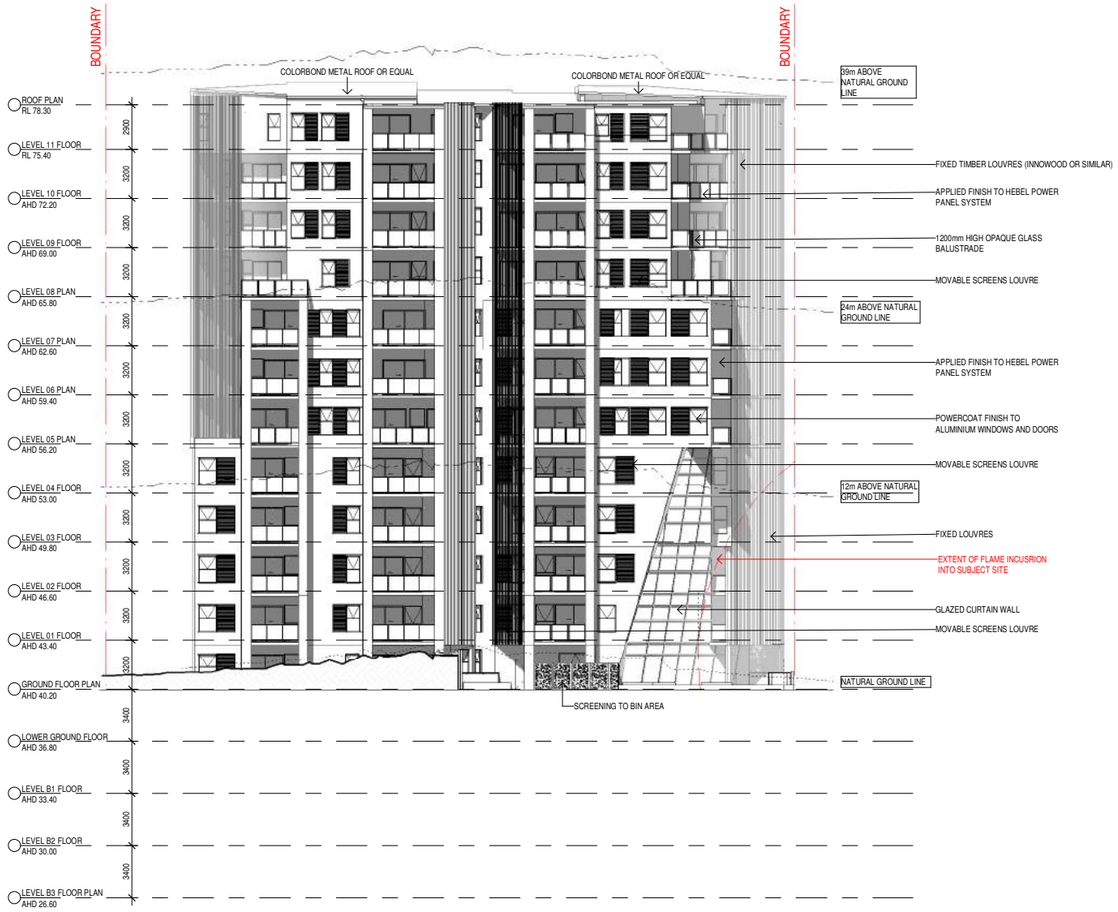
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 21
Issue: 10
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:46:17
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

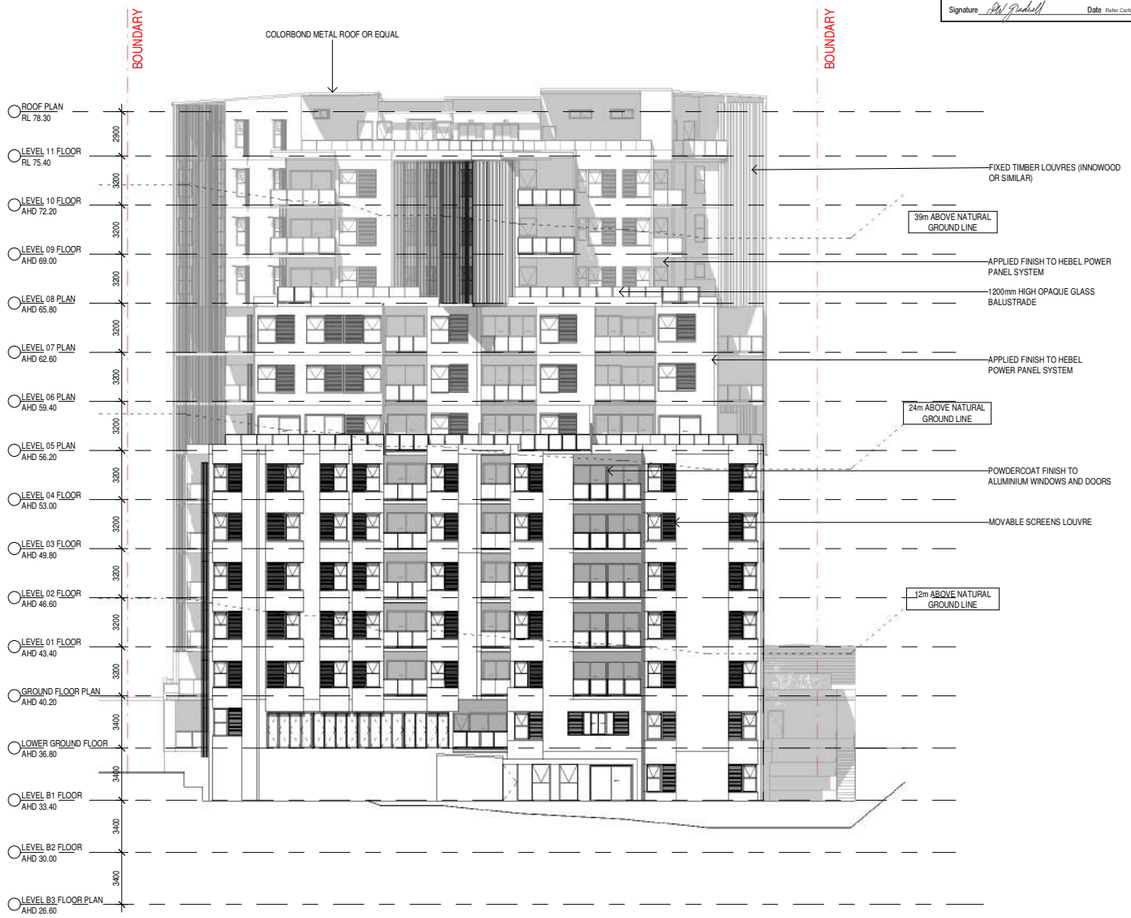
EXTERNAL MATERIALS AND FINISHES

- POWDERCOATED WINDOW AND DOOR FRAMES DULUX NIGHT SKY
- POWDERCOATED ROOF AND HEBEL WALLS DULUX SURFMIST
- DANPOLON SCREENING TO BALCONIES ON THE FRONT OF THE BUILDING
- ANODISED ALUMINIUM CLADDING
- INNOWOOD TIMBER SCRREENING - COLOUR SPOTTED GUM
- INNOWOOD TIMBER SCRREENING - COLOUR SPOTTED GUM
- SELECTED SOFFITS - DULUX EQUATORIAL FORREST
- SELECTED SOFFITS - DULUX VENUS FLYTRAP
- SELECTED SOFFITS - DULUX DANDELION YELLOW

BERS Pro
house energy rating software
☐ single-dwelling rating ____ stars MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature Date Refer Certificate



1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: EAST & WEST ELEVATION

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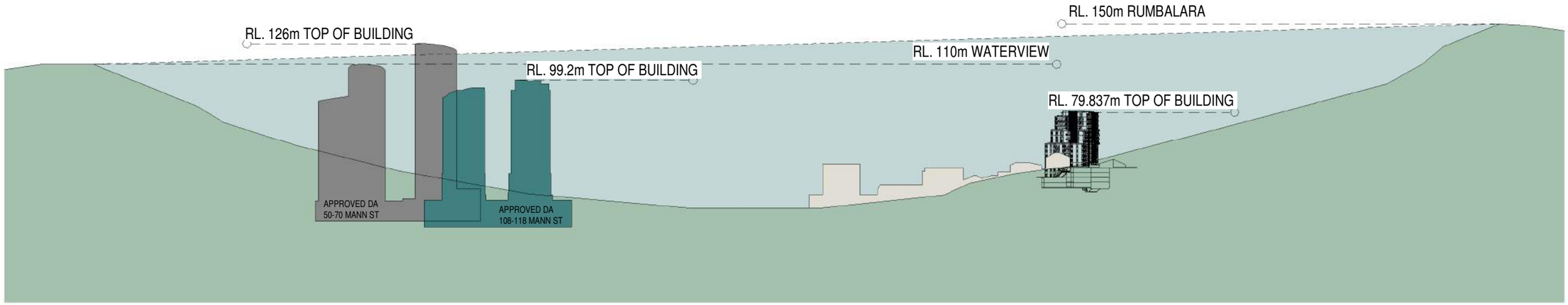
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 22
Issue: 11
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:46:29
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



SECTION THROUGH GOSFORD

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Project
PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client
KDC GROUP

Location
7-11 BENT ST GOSFORD N.S.W.

Drawing
SECTION THROUGH GOSFORD

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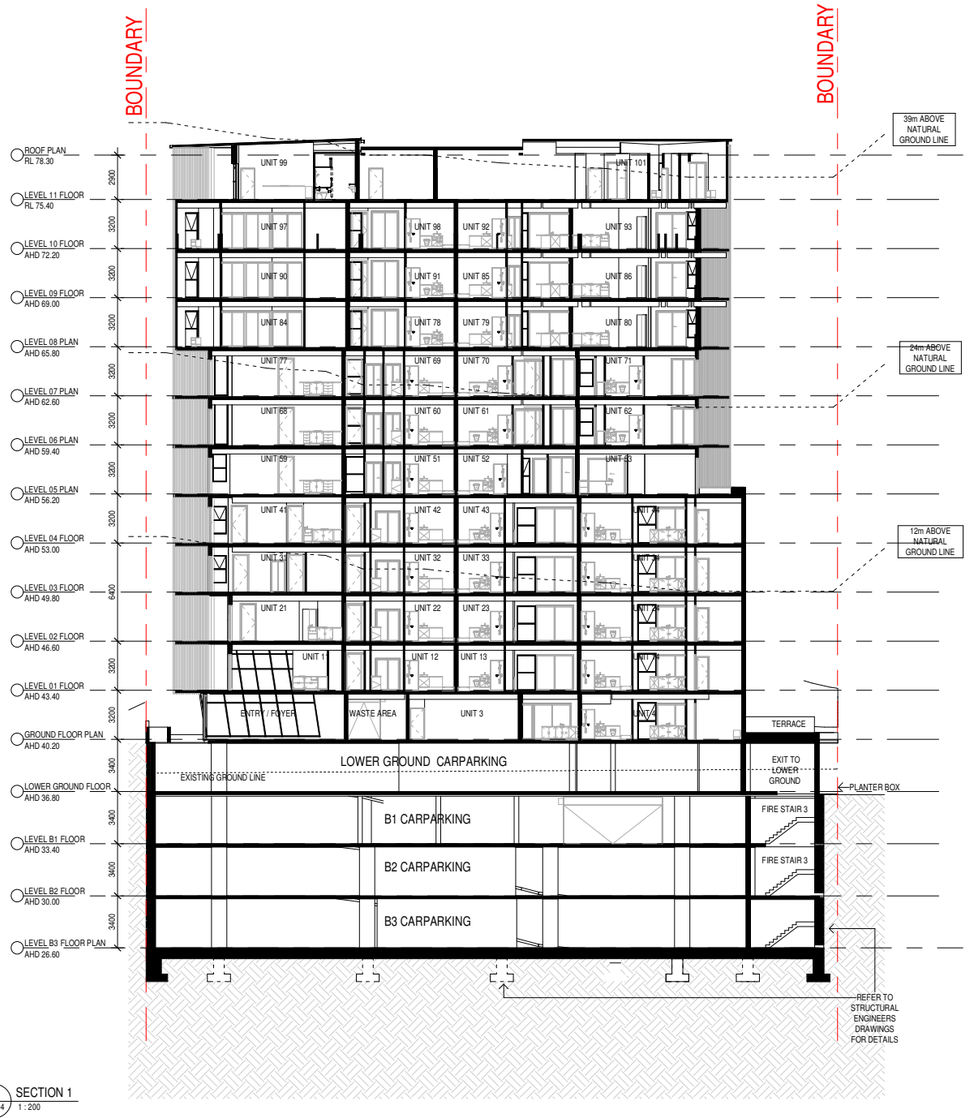
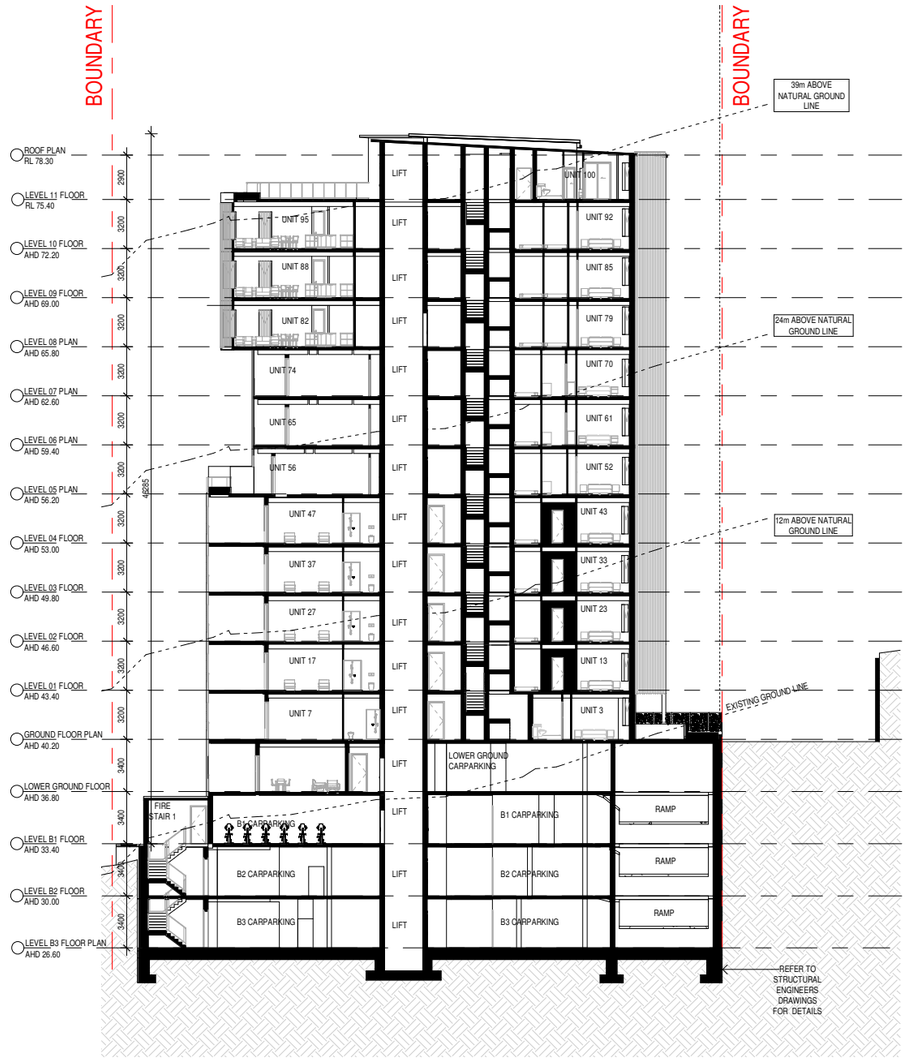
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number 15026
Drawing Number DA 23
Issue 11
Scale 1 : 1500 @ A1
Date Printed 10/05/2019 11:46:35
File Name \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



1 DA 04 SECTION 1
1 : 200



2 DA 04 SECTION LONGITUDINAL
1 : 200

BERS Pro
house energy rating software

☐ single-dwelling rating ____ stars ____ MJ/m²
☒ multi-unit development (attach listing of ratings)
Accreditation Number VIC/BDAV/12/1451
Signature ____ Date Refer Certificate

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: SECTION

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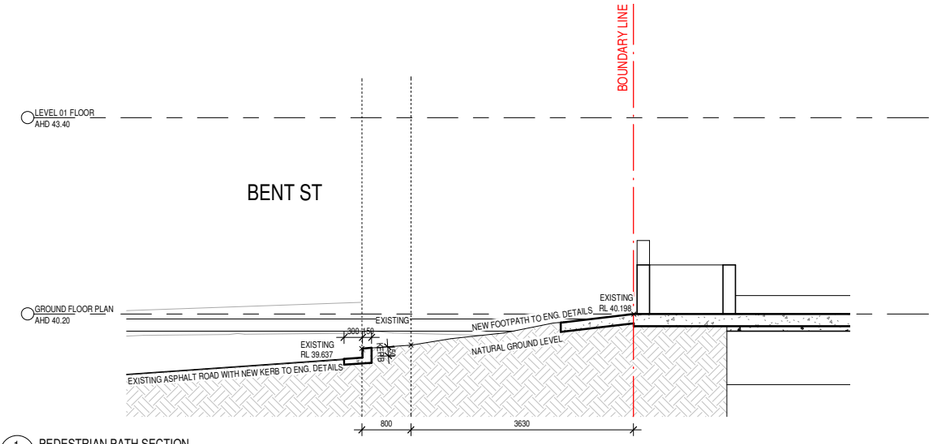
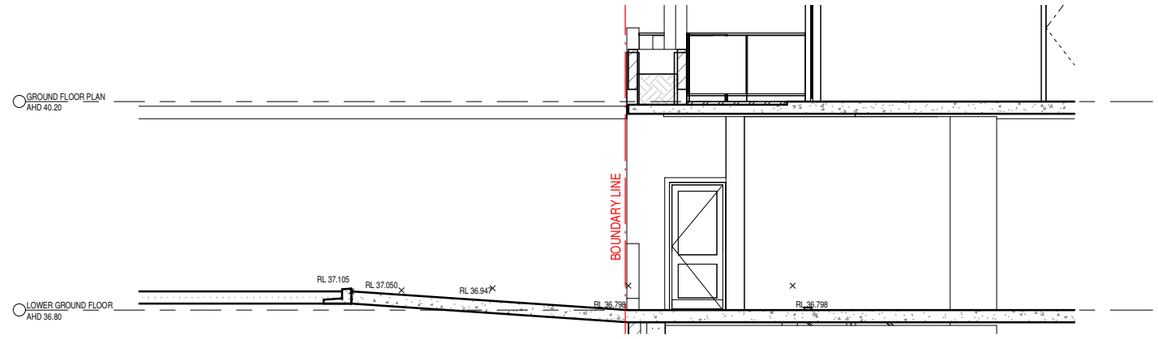
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

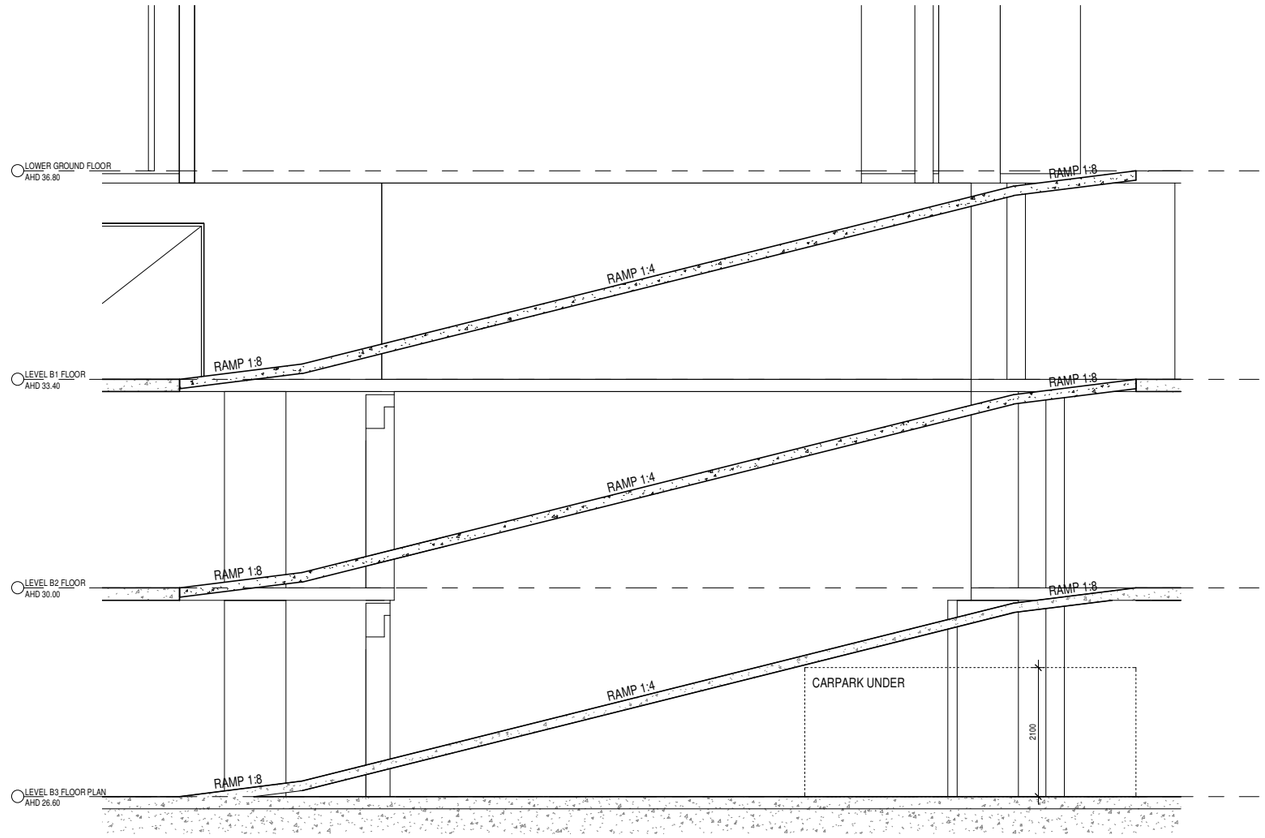
Project Number: 15026
Drawing Number: DA 24
Issue: 11
Scale: 1 : 200 @ A1
Date Printed: 10/05/2019 11:46:41
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



1 DA 08 PEDESTRIAN PATH SECTION
1 : 50



2 DA 07 DRIVEWAY RAMP 2 SECTION
1 : 50



3 DA 04 TYPICAL INTERNAL VEHICLE RAMP
1 : 50

Issue	Description	Date	Chk	Auth
10	RFI UPDATE	30.04.19	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK
7	COUNCIL RFI	12.04.17	SO	AK

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Project
PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client
KDC GROUP

Location
7-11 BENT ST GOSFORD N.S.W.

Drawing
DRIVEWAY & PEDESTRIAN PATH SECTION

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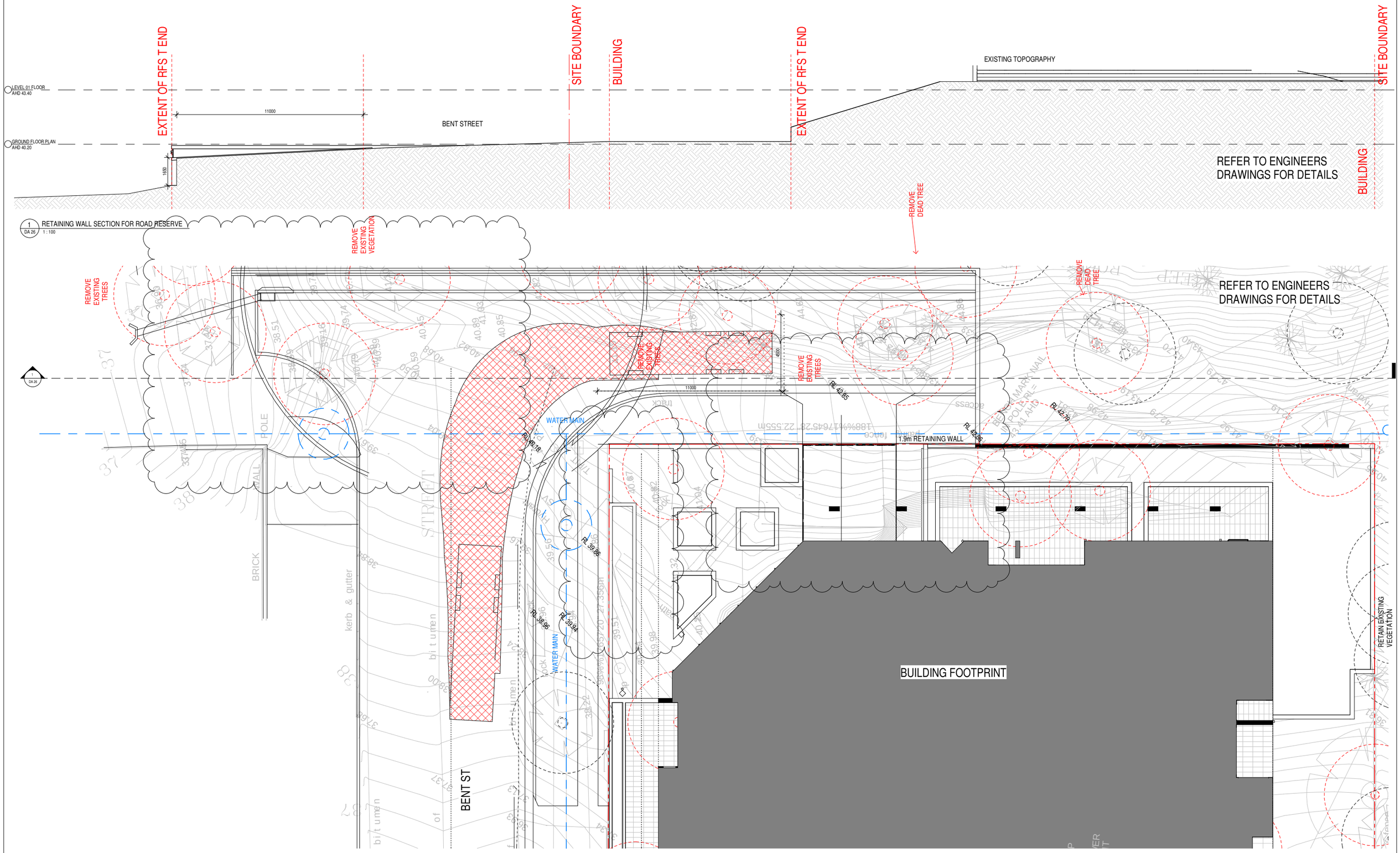
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number 15026
Drawing Number DA 25
Issue 10
Scale 1 : 50 @ A1
Date Printed 10/05/2019 11:46:42
File Name \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



Issue	Description	Date	Chk	Auth
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK
7	COUNCIL RFI	12.04.17	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: VEHICLE TURNING TEMPLATES FOR RFS TRUCKS

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PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 26
Issue: 10
Scale: 1 : 100 @ A1
Date Printed: 10/05/2019 11:46:44
File Name: \\Adgserver01\adg15_026 Bent St\2-DA\BENT ST_DA revised.rvt

Area Schedule			
UNIT	BEDS	Level	Area
UNIT 1	2 BED	LOWER GROUND FLOOR	79.284 m²
UNIT 2	3 BED	LOWER GROUND FLOOR	103.041 m²
UNIT 3	2 BED	GROUND FLOOR PLAN	82.630 m²
UNIT 4	2 BED	GROUND FLOOR PLAN	85.800 m²
UNIT 5	2 BED	GROUND FLOOR PLAN	83.414 m²
UNIT 6	3 BED	GROUND FLOOR PLAN	94.041 m²
UNIT 7	1 BED	GROUND FLOOR PLAN	54.672 m²
UNIT 8	2 BED	GROUND FLOOR PLAN	82.232 m²
UNIT 9	2 BED	GROUND FLOOR PLAN	80.990 m²
UNIT 10	2 BED	GROUND FLOOR PLAN	75.786 m²
UNIT 11	1 BED	LEVEL 01 FLOOR	51.776 m²
UNIT 12	1 BED	LEVEL 01 FLOOR	50.277 m²
UNIT 13	2 BED	LEVEL 01 FLOOR	80.762 m²
UNIT 14	2 BED	LEVEL 01 FLOOR	86.087 m²
UNIT 15	2 BED	LEVEL 01 FLOOR	83.481 m²
UNIT 16	3 BED	LEVEL 01 FLOOR	94.006 m²
UNIT 17	1 BED	LEVEL 01 FLOOR	54.844 m²
UNIT 18	2 BED	LEVEL 01 FLOOR	79.709 m²
UNIT 19	2 BED	LEVEL 01 FLOOR	81.098 m²
UNIT 20	2 BED	LEVEL 01 FLOOR	82.440 m²
UNIT 21	1 BED + STUDY	LEVEL 02 FLOOR	56.020 m²
UNIT 22	1 BED	LEVEL 02 FLOOR	50.277 m²
UNIT 23	2 BED	LEVEL 02 FLOOR	80.762 m²
UNIT 24	2 BED	LEVEL 02 FLOOR	86.087 m²
UNIT 25	2 BED	LEVEL 02 FLOOR	83.481 m²
UNIT 26	3 BED	LEVEL 02 FLOOR	94.006 m²
UNIT 27	1 BED	LEVEL 02 FLOOR	54.844 m²
UNIT 28	2 BED	LEVEL 02 FLOOR	79.709 m²
UNIT 29	2 BED	LEVEL 02 FLOOR	81.098 m²
UNIT 30	2 BED	LEVEL 02 FLOOR	82.440 m²
UNIT 31	2 BED	LEVEL 03 FLOOR	64.666 m²
UNIT 32	1 BED	LEVEL 03 FLOOR	50.275 m²
UNIT 33	2 BED	LEVEL 03 FLOOR	80.762 m²
UNIT 34	2 BED	LEVEL 03 FLOOR	86.087 m²

Area Schedule			
UNIT	BEDS	Level	Area
UNIT 35	2 BED	LEVEL 03 FLOOR	83.481 m²
UNIT 36	3 BED	LEVEL 03 FLOOR	94.006 m²
UNIT 37	1 BED	LEVEL 03 FLOOR	54.844 m²
UNIT 38	2 BED	LEVEL 03 FLOOR	79.709 m²
UNIT 39	2 BED	LEVEL 03 FLOOR	81.098 m²
UNIT 40	2 BED	LEVEL 03 FLOOR	82.440 m²
UNIT 41	2 BED	LEVEL 04 FLOOR	67.247 m²
UNIT 42	1 BED	LEVEL 04 FLOOR	50.277 m²
UNIT 43	2 BED	LEVEL 04 FLOOR	80.762 m²
UNIT 44	2 BED	LEVEL 04 FLOOR	86.087 m²
UNIT 45	2 BED	LEVEL 04 FLOOR	83.481 m²
UNIT 46	3 BED	LEVEL 04 FLOOR	94.006 m²
UNIT 47	1 BED	LEVEL 04 FLOOR	54.844 m²
UNIT 48	2 BED	LEVEL 04 FLOOR	79.709 m²
UNIT 49	2 BED	LEVEL 04 FLOOR	81.098 m²
UNIT 50	2 BED	LEVEL 04 FLOOR	82.440 m²
UNIT 51	2 BED	LEVEL 05 PLAN	72.439 m²
UNIT 52	1 BED	LEVEL 05 PLAN	58.231 m²
UNIT 53	1 BED + STUDY	LEVEL 05 PLAN	70.640 m²
UNIT 54	1 BED	LEVEL 05 PLAN	52.344 m²
UNIT 55	1 BED + STUDY	LEVEL 05 PLAN	66.788 m²
UNIT 56	1 BED	LEVEL 05 PLAN	55.677 m²
UNIT 57	1 BED	LEVEL 05 PLAN	56.494 m²
UNIT 58	2 BED	LEVEL 05 PLAN	80.189 m²
UNIT 59	2 BED	LEVEL 05 PLAN	75.021 m²
UNIT 60	2 BED	LEVEL 06 PLAN	74.062 m²
UNIT 61	1 BED	LEVEL 06 PLAN	57.963 m²
UNIT 62	1 BED + STUDY	LEVEL 06 PLAN	70.677 m²
UNIT 63	1 BED	LEVEL 06 PLAN	52.334 m²
UNIT 65	1 BED	LEVEL 06 PLAN	52.961 m²
UNIT 67	2 BED	LEVEL 06 PLAN	80.880 m²
UNIT 68	2 BED	LEVEL 06 PLAN	78.347 m²
UNIT 69	2 BED	LEVEL 07 PLAN	74.062 m²
UNIT 70	1 BED	LEVEL 07 PLAN	57.963 m²

Area Schedule			
UNIT	BEDS	Level	Area
UNIT 71	1 BED + STUDY	LEVEL 07 PLAN	70.677 m²
UNIT 72	1 BED	LEVEL 07 PLAN	52.334 m²
UNIT 76	2 BED	LEVEL 07 PLAN	80.880 m²
UNIT 77	2 BED	LEVEL 07 PLAN	78.197 m²
UNIT 78	2 BED	LEVEL 08 PLAN	73.193 m²
UNIT 79	2 BED	LEVEL 08 PLAN	71.825 m²
UNIT 80	2 BED	LEVEL 08 PLAN	71.531 m²
UNIT 81	2 BED	LEVEL 08 PLAN	68.251 m²
UNIT 82	2 BED	LEVEL 08 PLAN	70.048 m²
UNIT 83	2 BED	LEVEL 08 PLAN	70.029 m²
UNIT 84	2 BED	LEVEL 08 PLAN	69.727 m²
UNIT 85	2 BED	LEVEL 09 FLOOR	71.843 m²
UNIT 86	2 BED	LEVEL 09 FLOOR	71.106 m²
UNIT 87	2 BED	LEVEL 09 FLOOR	68.251 m²
UNIT 88	2 BED	LEVEL 09 FLOOR	70.467 m²
UNIT 89	2 BED	LEVEL 09 FLOOR	70.041 m²
UNIT 90	2 BED	LEVEL 09 FLOOR	69.634 m²
UNIT 91	2 BED	LEVEL 09 FLOOR	73.042 m²
UNIT 64	1 BED + STUDY	LEVEL 06 PLAN	60.775 m²
UNIT 66	1 BED	LEVEL 06 PLAN	52.439 m²
UNIT 73	1 BED + STUDY	LEVEL 07 PLAN	60.775 m²
UNIT 75	1 BED	LEVEL 07 PLAN	53.291 m²
UNIT 99	3 BED	LEVEL 11 FLOOR	95.375 m²
UNIT 100	3 BED	LEVEL 11 FLOOR	104.405 m²
UNIT 101	3 BED	LEVEL 11 FLOOR	115.518 m²
UNIT 74	1 BED	LEVEL 07 PLAN	52.961 m²
UNIT 96	2 BED	LEVEL 10 FLOOR	70.029 m²
UNIT 95	2 BED	LEVEL 10 FLOOR	70.362 m²
UNIT 94	2 BED	LEVEL 10 FLOOR	68.235 m²
UNIT 92	2 BED	LEVEL 10 FLOOR	71.843 m²
UNIT 98	2 BED	LEVEL 10 FLOOR	73.089 m²
UNIT 97	2 BED	LEVEL 10 FLOOR	69.635 m²
UNIT 93	2 BED	LEVEL 10 FLOOR	71.531 m²
POOL	COMMON AREA	LOWER GROUND FLOOR	54.010 m²
POOL & GYM	COMMON	LOWER GROUND FLOOR	36.600 m²
GYM AREA	COMMON	LEVEL B1 FLOOR	143.693 m²
Grand total: 104			7615.131 m²

Issue	Description	Date	Chk	Auth
14	RFI UPDATE	30.04.19	SO	AK
13	RFI UPDATE	11.10.18	SO	AK
12	UPDATE	02.07.18	SO	AK
11	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: SCHEDULE OF AREAS

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PRELIMINARY
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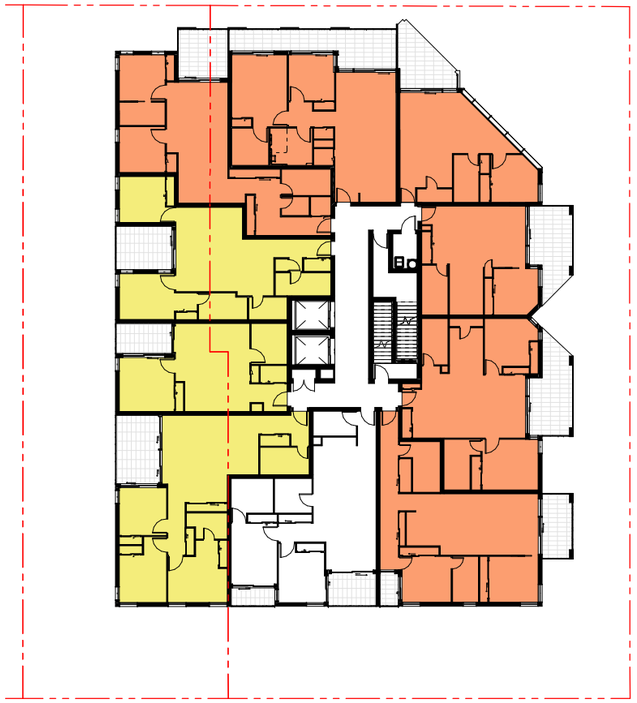
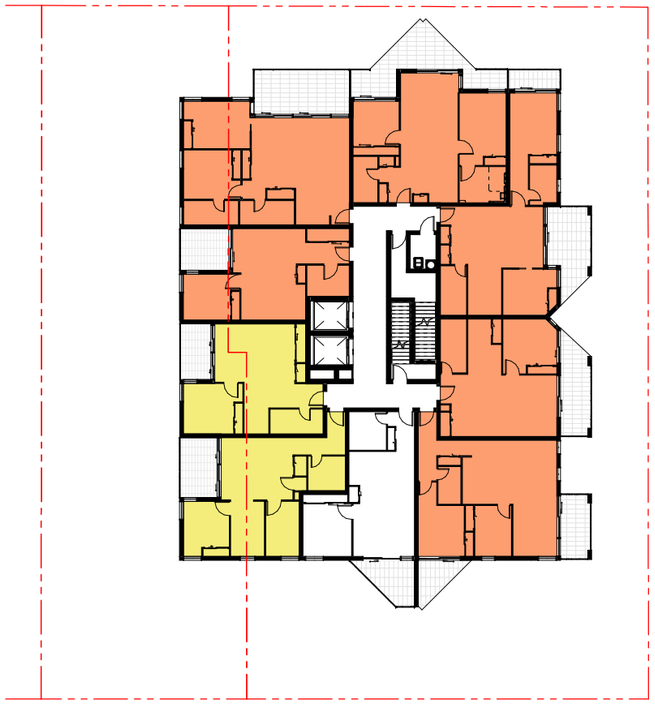
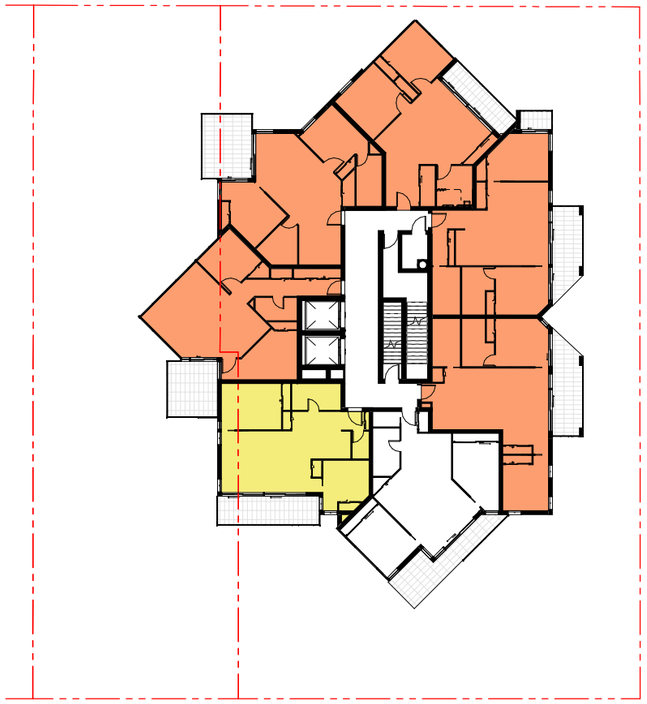
Project Number: 15026
Drawing Number: DA 27
Issue: 14
Scale: @ A1
Date Printed: 10/05/2019 11:46:45
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



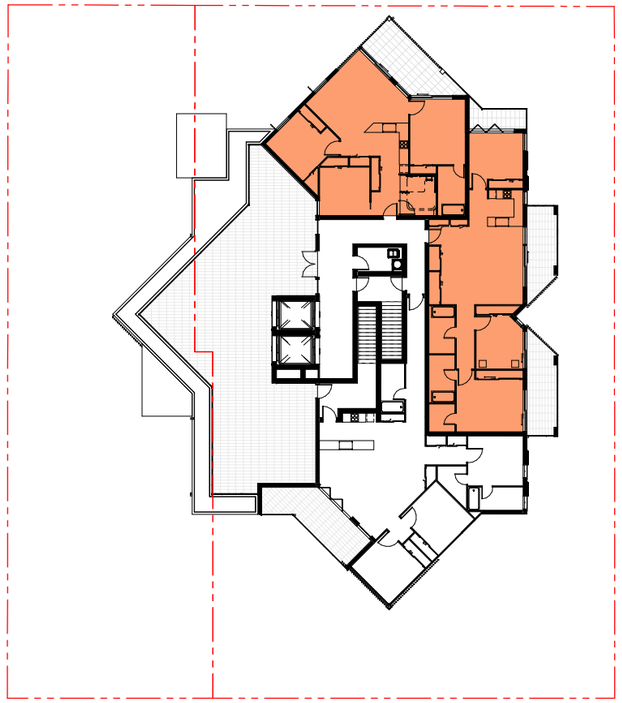
1 DA 03 SOLAR STUDY - LEVEL 1-4
1 : 200



2 DA 21 SOLAR STUDY - LEVEL 5-7
1 : 200



3 DA 21 SOLAR STUDY - LEVEL 8 -9
1 : 200



4 DA 21 SOLAR STUDY - LEVEL 11
1 : 200

DIRECT SUNLIGHT TO LIVING AND OUTDOOR AREAS BETWEEN THE HOURS OF 9AM-3PM ON JUNE 21

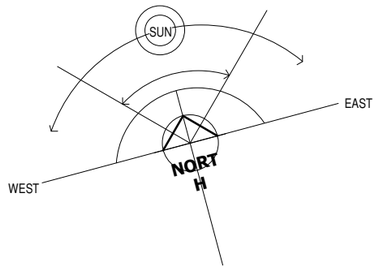
	3+ HOURS	1+ HOURS	0 HOURS
LEVEL LG-4	28	16	6
LEVEL 5-7	18	6	3
LEVEL 8 -10	15	3	3
LEVEL 11	2	0	1
TOTAL	63	25	13
PERCENTAGE	62.37%	24.75%	12.87%

3 OR MORE HOURS OF DIRECT SUNLIGHT TO LIVING AND OUTDOOR AREAS BETWEEN THE HOURS OF 9AM-3PM ON JUNE 21

1+ HOURS OF DIRECT SUNLIGHT TO LIVING AND OUTDOOR AREAS BETWEEN THE HOURS OF 9AM-3PM ON JUNE 21

0 HOURS OF DIRECT SUNLIGHT TO LIVING AND OUTDOOR AREAS BETWEEN THE HOURS OF 9AM-3PM ON JUNE 21

NOTE: THERE IS ALSO A REQUIREMENT THAT THE PRIMARY COMMON OPEN AREA HAVE AT LEAST 50% DIRECT SUNLIGHT BETWEEN THE HOURS OF 9AM AND 3PM. AS THE PRIMARY OPEN AREA IS ON THE ROOF, THIS IS SHOWN IN DA37 SHADOW DIAGRAMS



Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

Member Australian Institute of Architects

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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: SOLAR ACCESS STUDY

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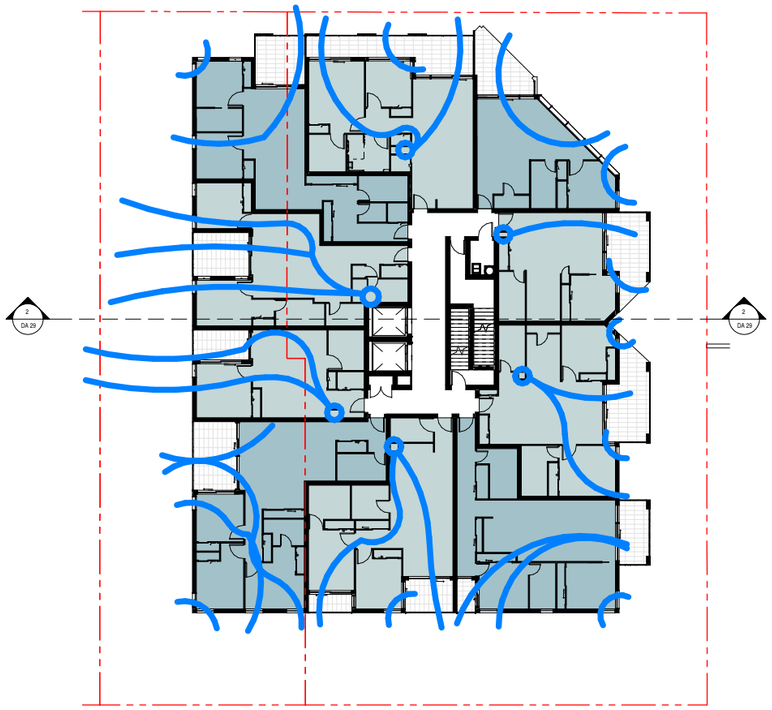
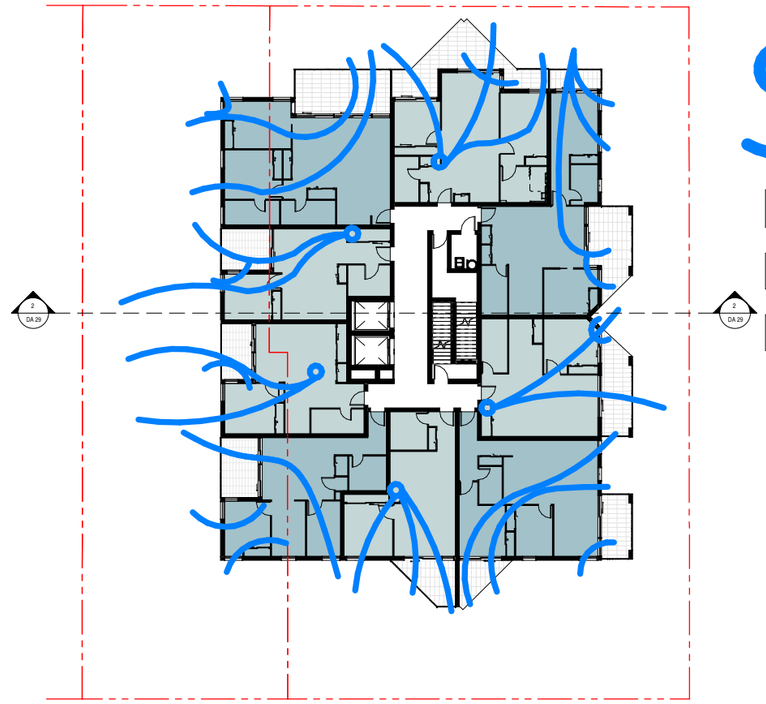
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 28
Issue: 11
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:46:51
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



1 DA 03 CROSS VENTILATION STUDY - LEVEL 1-4
1 : 200



3 DA 21 CROSS VENTILATION STUDY - LEVEL 5-7
1 : 200

VENTILATION SHAFT

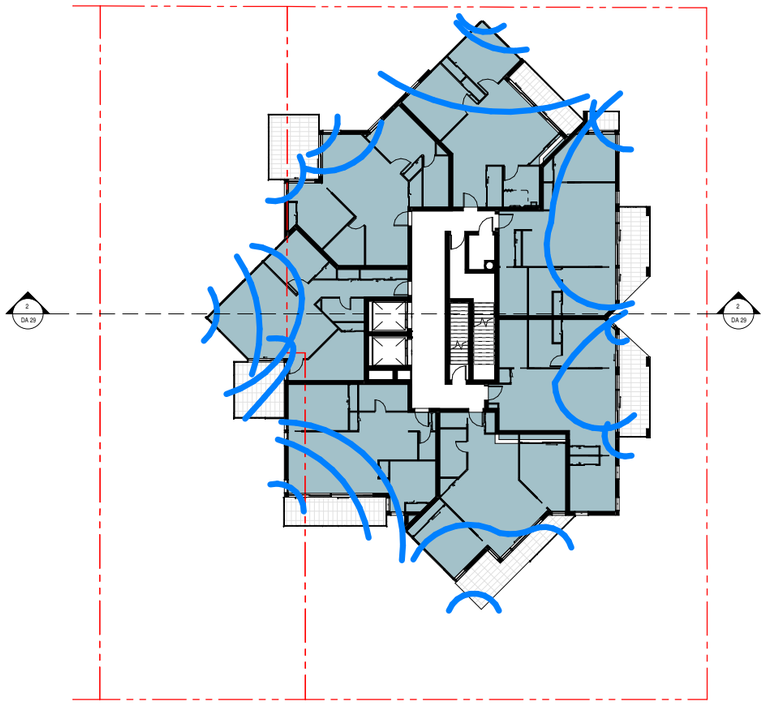
VENTILATION FLOW

CORNER VENTILATION

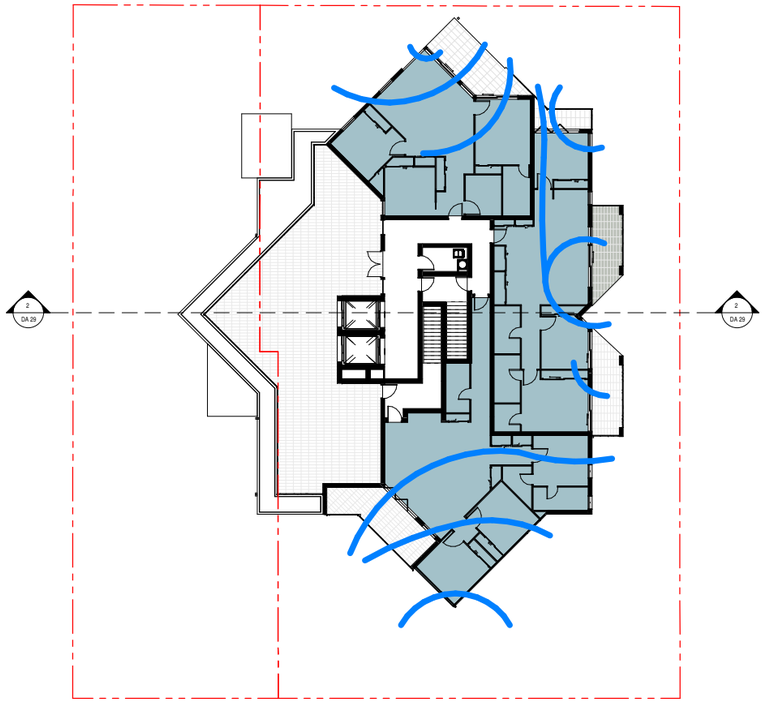
VENTILATION ASSISTED WITH SHAFT

NO VENTILATION

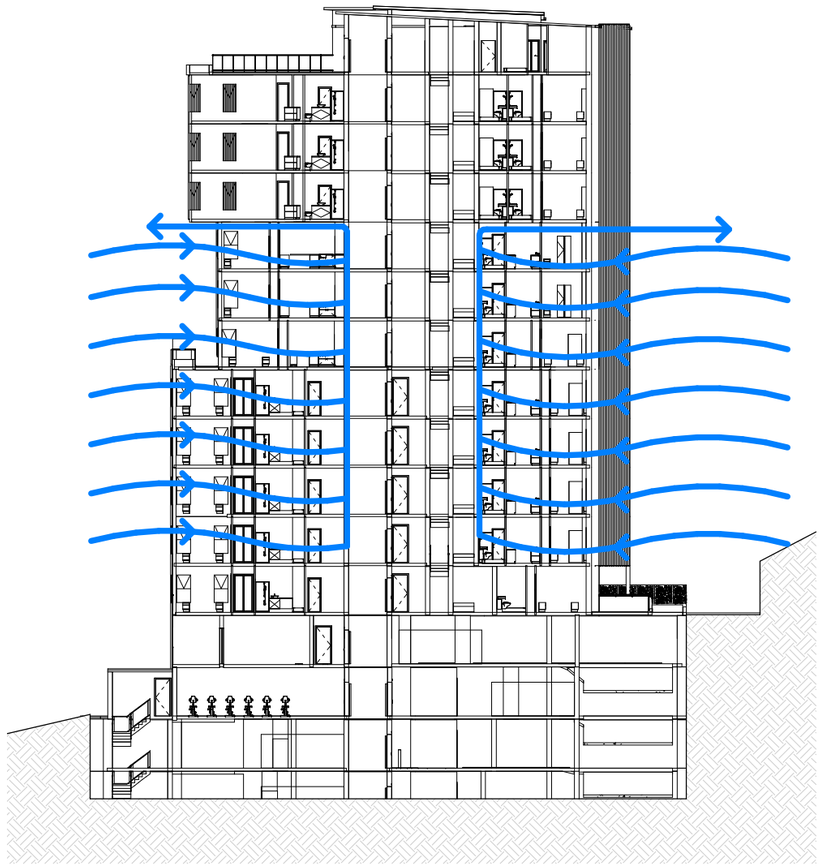
	CORNER VENTILATION	ASSISTED WITH VENTS	NO VENTILATION
LEVEL LG-4	20	26	0
LEVEL 5-7	12	15	0
LEVEL 8-9	14		
LEVEL 10	3		
TOTAL	49	45	0
PERCENTAGE	52.12%	47.87%	0%



4 DA 21 CROSS VENTILATION STUDY - LEVEL 8-10
1 : 200



5 DA 21 CROSS VENTILATION STUDY - LEVEL 11
1 : 200



2 DA 02 CROSS VENTILATION SECTION
1 : 200

Issue	Description	Date	Chk	Auth
11	RFI UPDATE	30.04.19	SO	AK
10	RFI UPDATE	11.10.18	SO	AK
9	UPDATE	02.07.18	SO	AK
8	BASIX CO-ORD	18.03.20	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: CROSS VENTILATION STUDY

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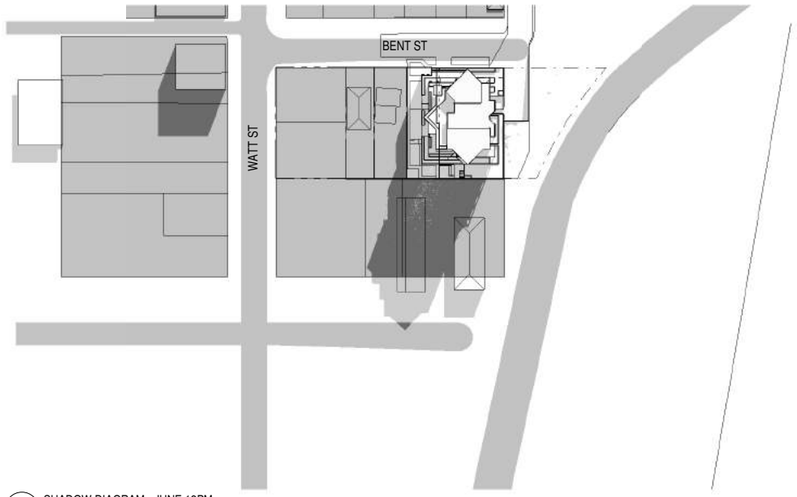
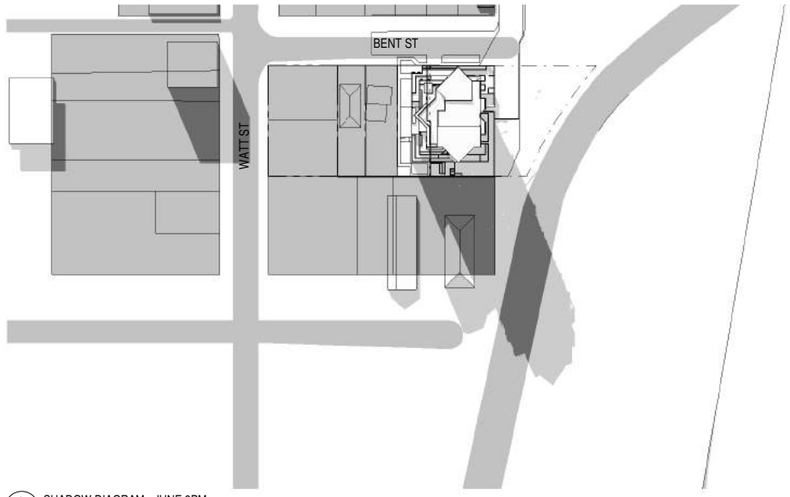
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 29
Issue: 11
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:46:59
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

1 DA 03 SHADOW DIAGRAM - JUNE 9AM
1 : 1250

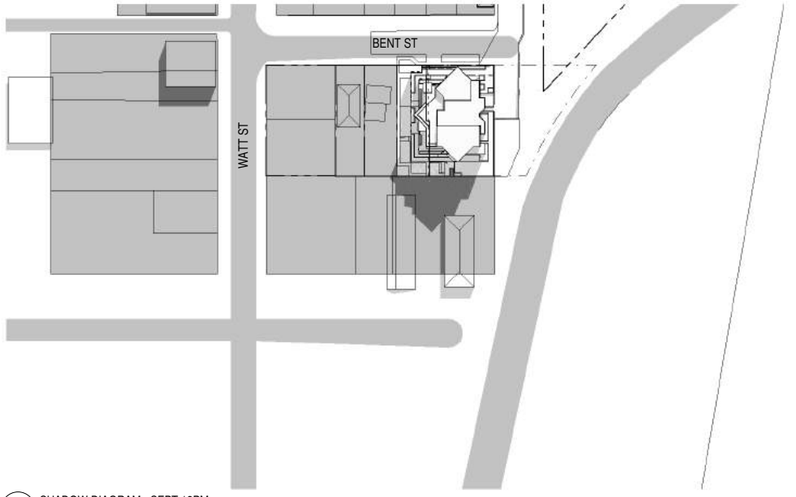


2 DA 03 SHADOW DIAGRAM - JUNE 12PM
1 : 1250

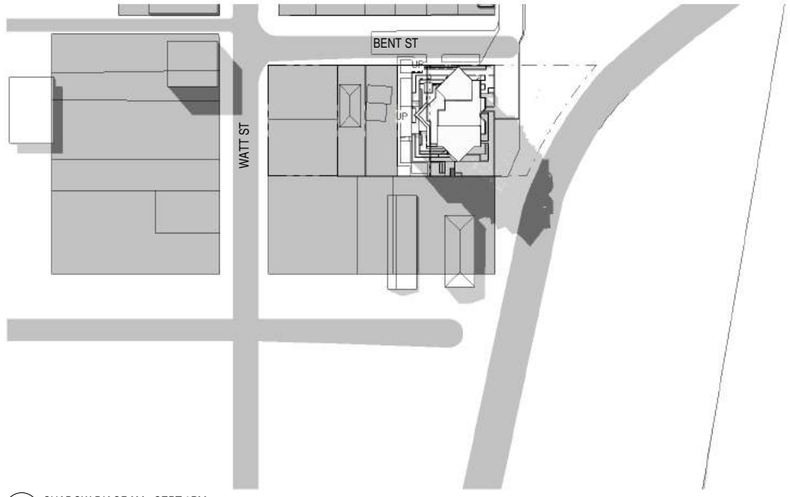


3 DA 03 SHADOW DIAGRAM - JUNE 3PM
1 : 1250

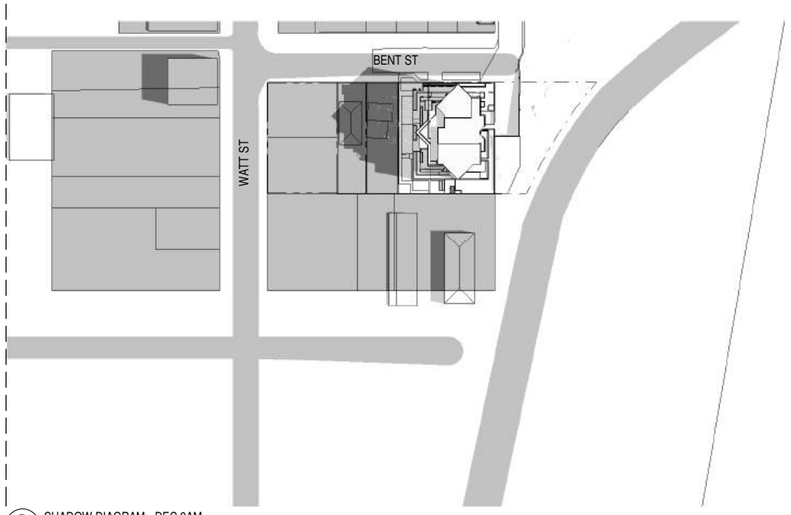
4 DA 03 SHADOW DIAGRAM - SEPT 9AM
1 : 1250



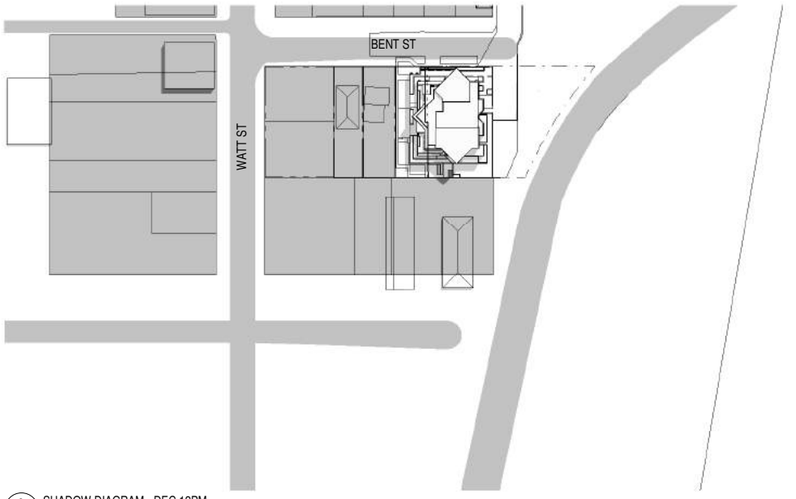
5 DA 03 SHADOW DIAGRAM - SEPT 12PM
1 : 1250



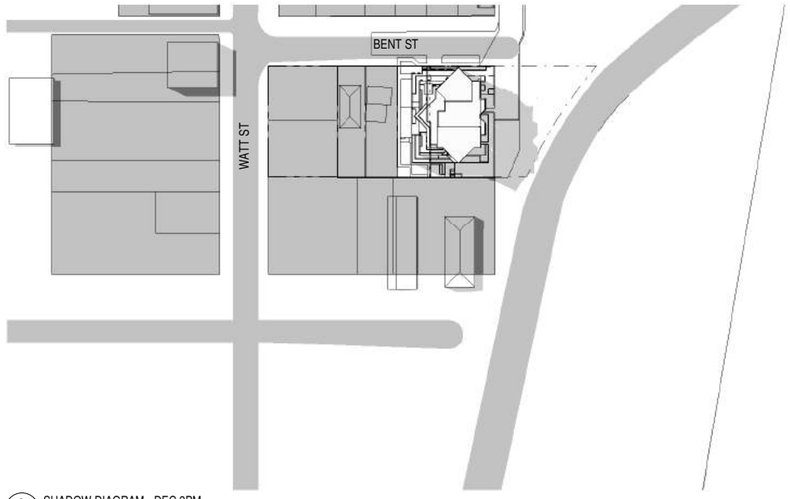
6 DA 03 SHADOW DIAGRAM - SEPT 3PM
1 : 1250



7 DA 03 SHADOW DIAGRAM - DEC 9AM
1 : 1250



8 DA 03 SHADOW DIAGRAM - DEC 12PM
1 : 1250



9 DA 03 SHADOW DIAGRAM - DEC 3PM
1 : 1250

Issue	Description	Date	Chk	Auth
10	RFI UPDATE	30.04.19	SO	AK
9	RFI UPDATE	11.10.18	SO	AK
8	UPDATE	02.07.18	SO	AK
7	BASIX CO-ORD	18.03.20	SO	AK

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Project
PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client
KDC GROUP

Location
7-11 BENT ST GOSFORD N.S.W.

Drawing
SHADOW DIAGRAM

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PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number 15026
Drawing Number DA 30
Issue 10
Scale 1 : 1250 @ A1
Date Printed 10/05/2019 11:47:28
File Name \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

VIEW FROM HENRY PARRY DRIVE

VIEW FROM TOP OF BENT ST

VIEW FROM BOTTOM OF BENT ST

VIEW FROM WATT ST

VIEW FROM ERINA ST

STREETSCAPE ELEVATION

Issue	Description	Date	Chk	Auth
10	RFI UPDATE	30.04.19	SO	AK
9	RFI UPDATE	11.10.18	SO	AK
8	UPDATE	02.07.18	SO	AK
7	BASIX CO-ORD	18.03.20	SO	AK

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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: STREET MONTAGE

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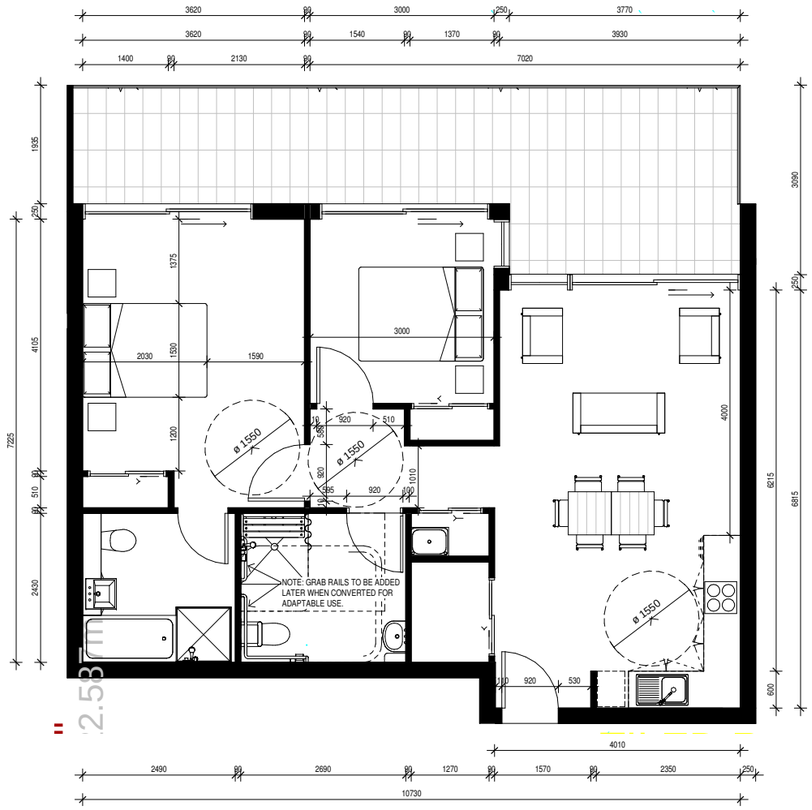
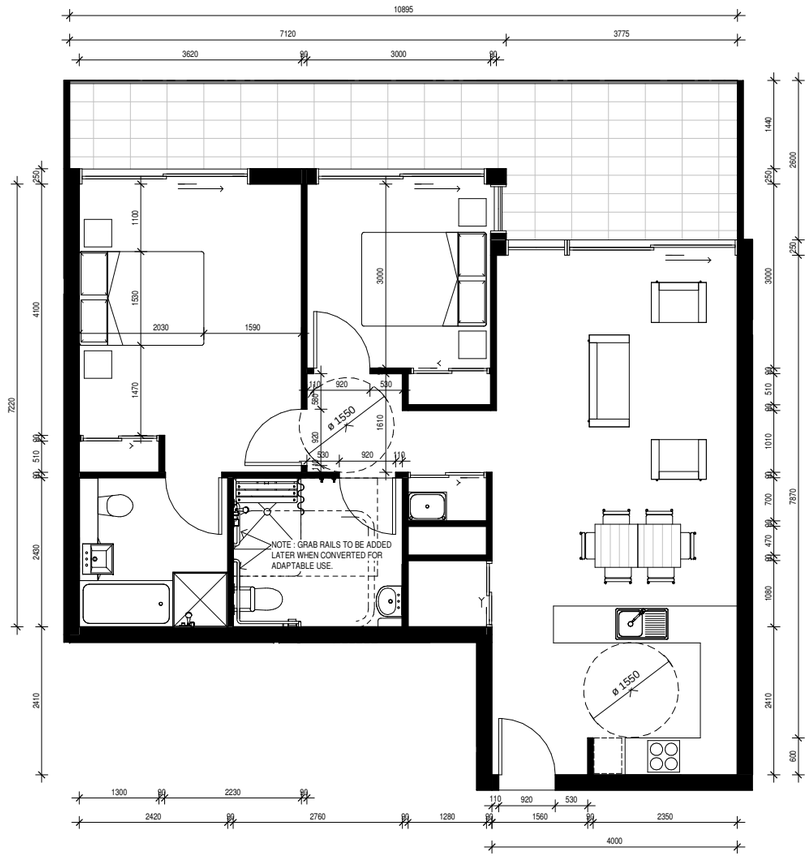
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 31
Issue: 10
Scale: As indicated @ A1
Date Printed: 10/05/2019 11:48:08
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



2 DA 08 ADAPTABLE - UNIT 10
1 : 50



3 DA 09 ADAPTABLE- UNITS 20, 30, 40 & 50
1 : 50

NOTE : ALL THESE UNIT HAVE BEEN DESIGNED TO ALLOW FOR THE CIRCULATION SPACES REQUIRED BY AS1428.2 & AS1428.4 (DESIGN FOR ACCESS & MOBILITY) AND HAVE THE POTENTIAL FOR FUTURE ADAPTIVE USE TO COMPLY WITH AS4299 (ADAPATABLE HOUSING)

Issue	Description	Date	Chk Auth
2	RFI UPDATE	30.04.19	SO AK
1	RFI UPDATE	11.10.18	SO AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: ADAPTABLE UNITS - SHEET 1

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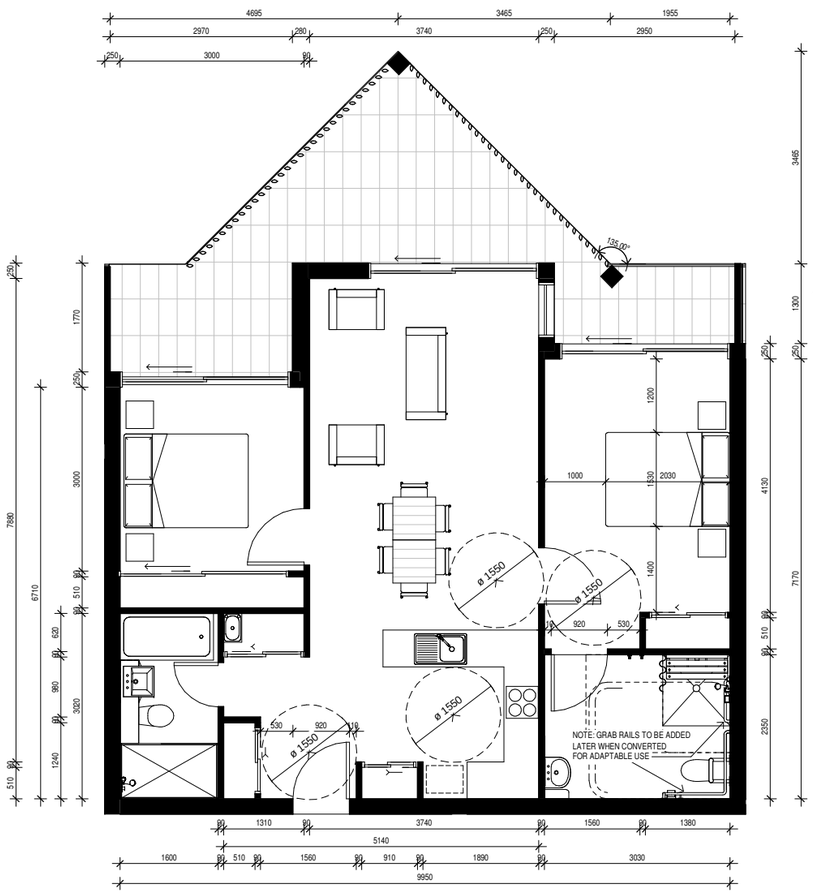
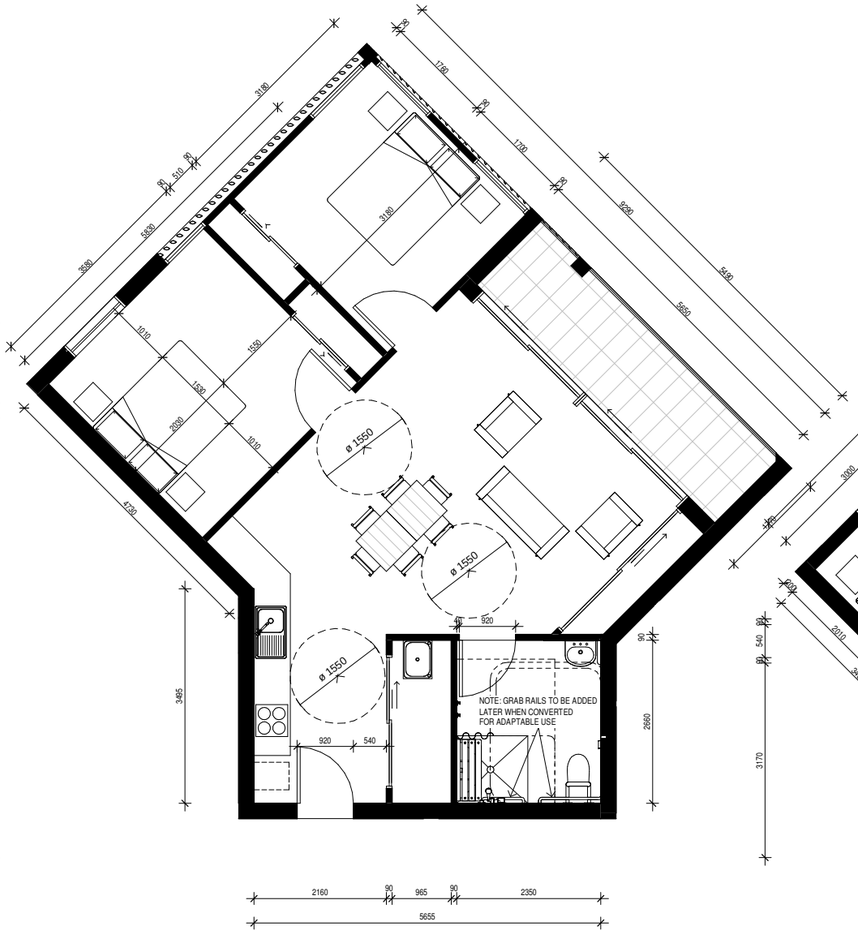
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

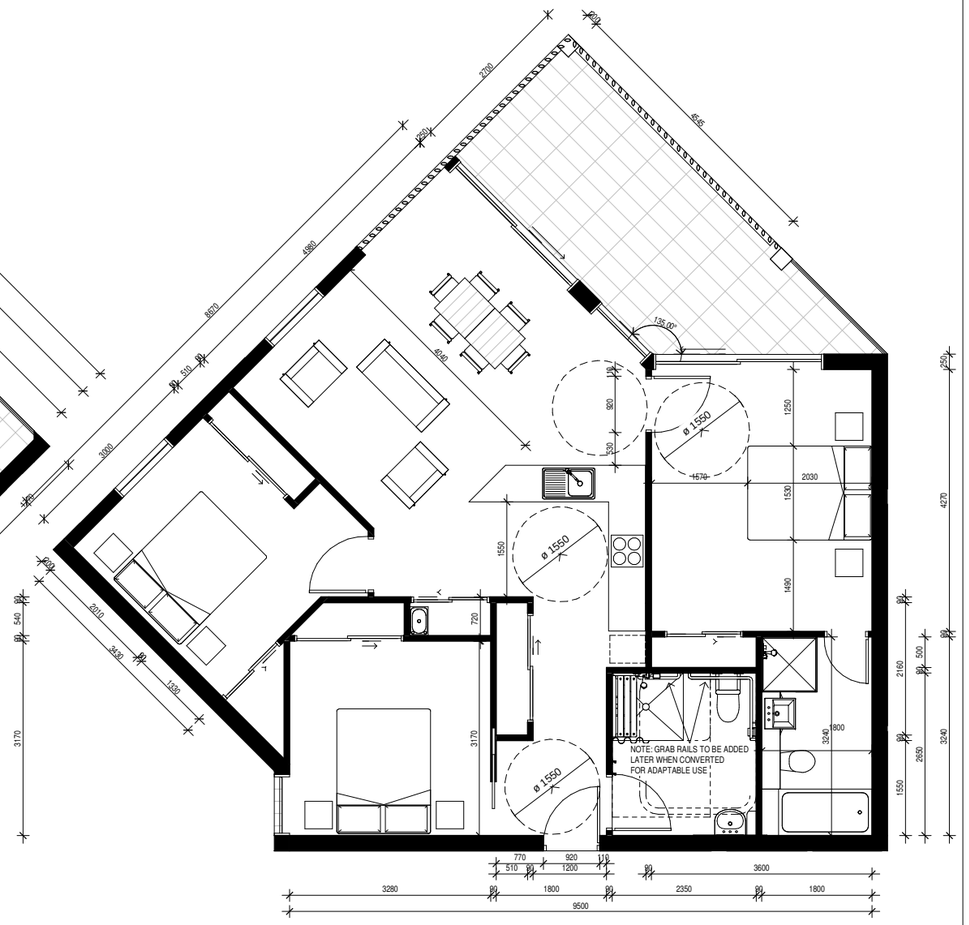
Project Number: 15026
Drawing Number: DA 33
Issue: 2
Scale: 1 : 50 @ A1
Date Printed: 10/05/2019 11:48:09
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt



2 DA 13 ADAPTABLE- UNITS 59, 67 & 77
1 : 50



5 DA 17 ADAPTABLE - UNITS 84, 90 & 97
1 : 50



1 DA 19 ADAPTABLE- UNIT 99
1 : 50

NOTE : ALL THESE UNIT HAVE BEEN DESIGNED TO ALLOW FOR THE CIRCULATION SPACES REQUIRED BY AS1428.2 & AS1428.4 (DESIGN FOR ACCESS & MOBILITY) AND HAVE THE POTENTIAL FOR FUTURE ADAPTIVE USE TO COMPLY WITH AS4299 (ADAPATABLE HOUSING)

Issue	Description	Date	Chk	Auth
2	RFI UPDATE	30.04.19	SO	AK
1	RFI UPDATE	11.10.18	SO	AK

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ph: 02 4340 2088 fax: 02 4340 2098 e:info@adgarchitects.com.au

Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: ADAPTABLE UNITS - SHEET 2

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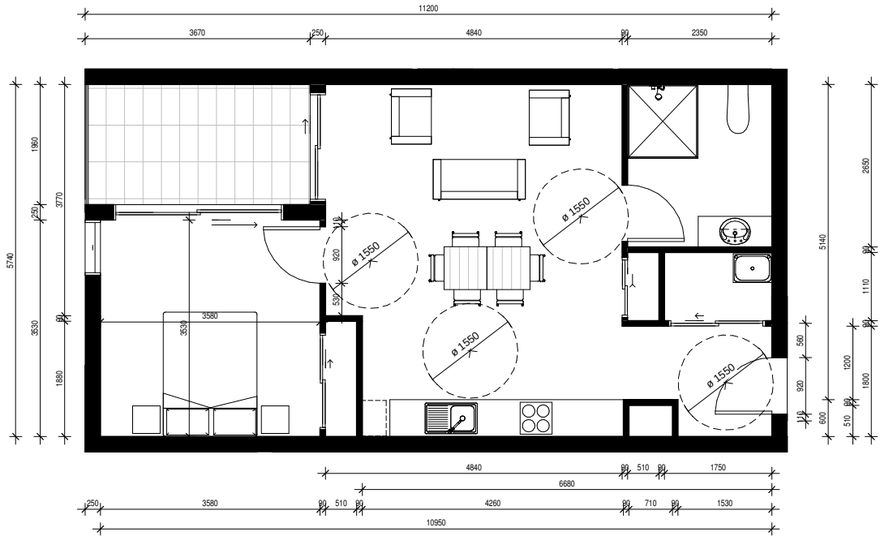
PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 34
Issue: 2
Scale: 1 : 50 @ A1
Date Printed: 10/05/2019 11:48:10
File Name: \\Adgserver01\adg\15_026 Bent St\2-DA\BENT ST_DA revised.rvt

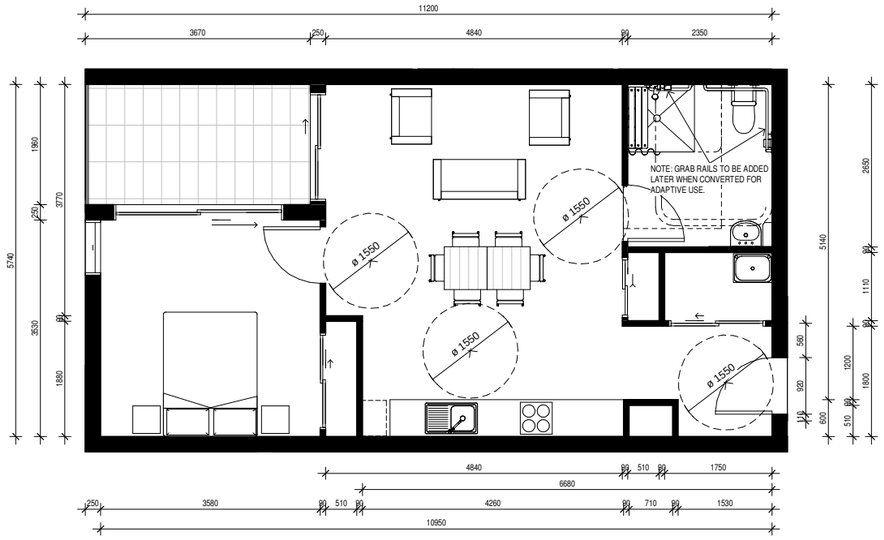
1 DA 07 ADAPTABLE - UNIT 2 PLAN
1 : 50

3 DA 07 ADAPTABLE - UNIT 2 PLAN - POST ADAPTATION PLAN
1 : 50



2 DA 09 ADAPTABLE - UNIT 17, UNIT 37 & UNIT 47
1 : 50

NOTE : ALL THESE UNIT HAVE BEEN DESIGNED TO ALLOW FOR THE CIRCULATION SPACES REQUIRED BY AS1428.2 & AS1428.4 (DESIGN FOR ACCESS & MOBILITY) AND HAVE THE POTENTIAL FOR FUTURE ADAPTIVE USE TO COMPLY WITH AS4299 (ADAPATABLE HOUSING)



4 DA 09 ADAPTABLE - UNIT 17, UNIT 37 & UNIT 47 - POST ADAPTATION PLAN
1 : 50

Issue	Description	Date	Chk	Auth
2	RFI UPDATE	30.04.19	SO	AK
1	RFI UPDATE	11.10.18	SO	AK

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Project: PROPOSED RESIDENTIAL FLAT DEVELOPMENT (DIAMOND APARTMENTS)

Client: KDC GROUP

Location: 7-11 BENT ST GOSFORD N.S.W.

Drawing: ADAPTABLE UNITS - SHEET 3

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PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Project Number: 15026
Drawing Number: DA 35
Issue: 2
Scale: 1 : 50 @ A1
Date Printed: 10/05/2019 11:48:12
File Name: \\Adgserver01\adg15_026 Bent St\2-DA\BENT ST_DA revised.rvt