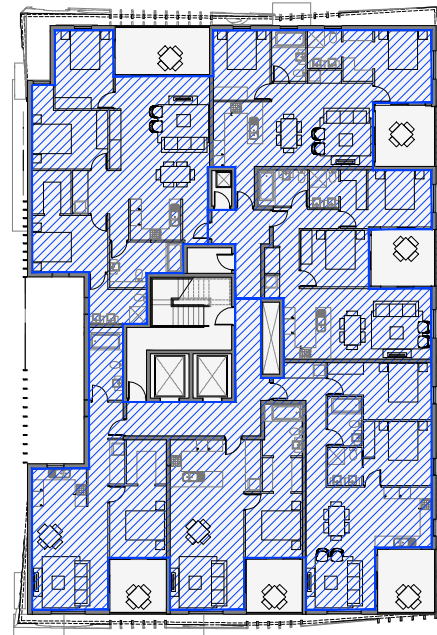
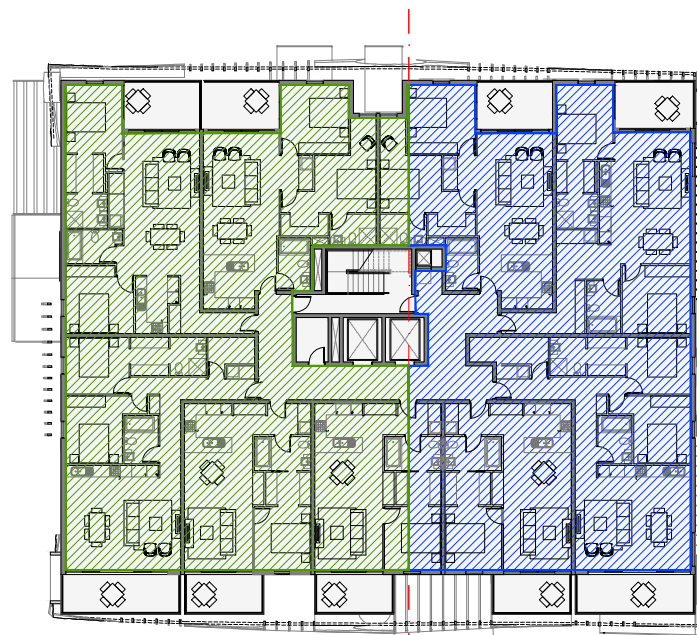


No. 34-36

No. 38-44

1 LEVEL 2 FSR PLAN
- 1:200



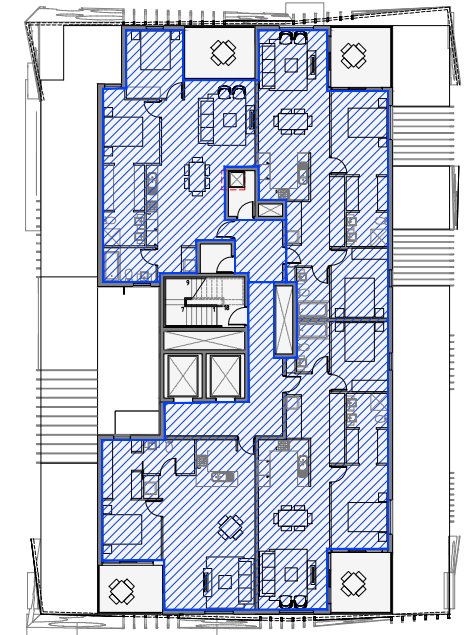
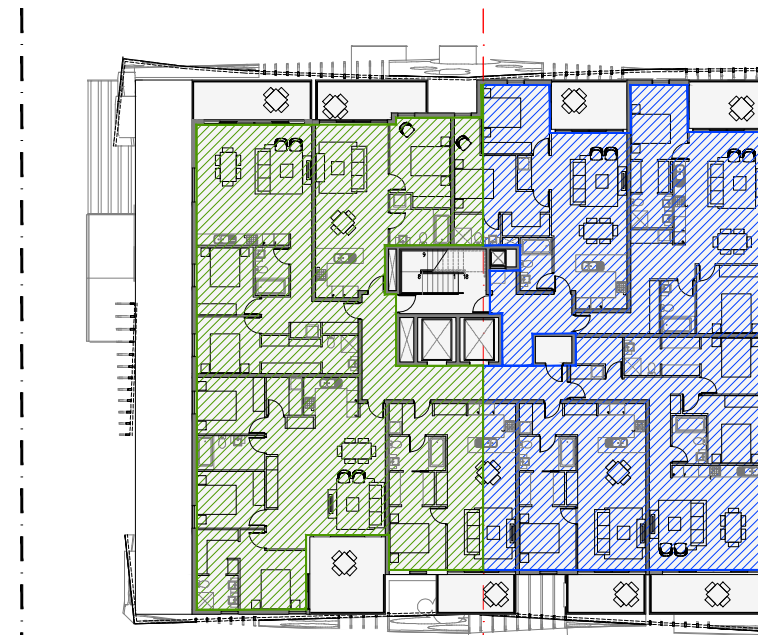
BUILDING A - GFA 1 = 402.3m² - GFA 2 = 354.7 m²
BUILDING A - GFA = 757.0m²

BUILDING B GFA 2 = 550.3-49.7=500.6m²
BUILDING B GFA = 500.6m²

No. 34-36

No. 38-44

3 LEVEL 4 FSR PLAN
- 1:200



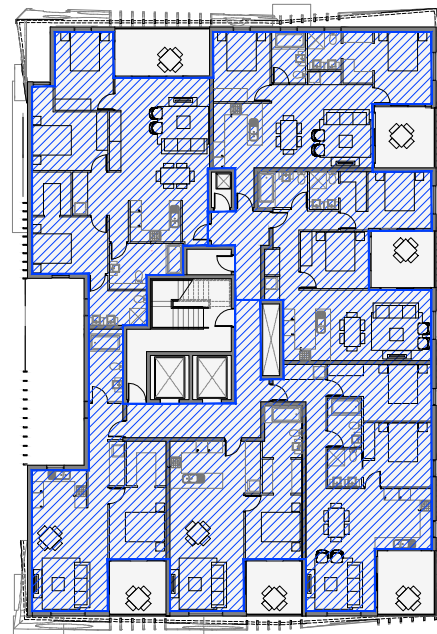
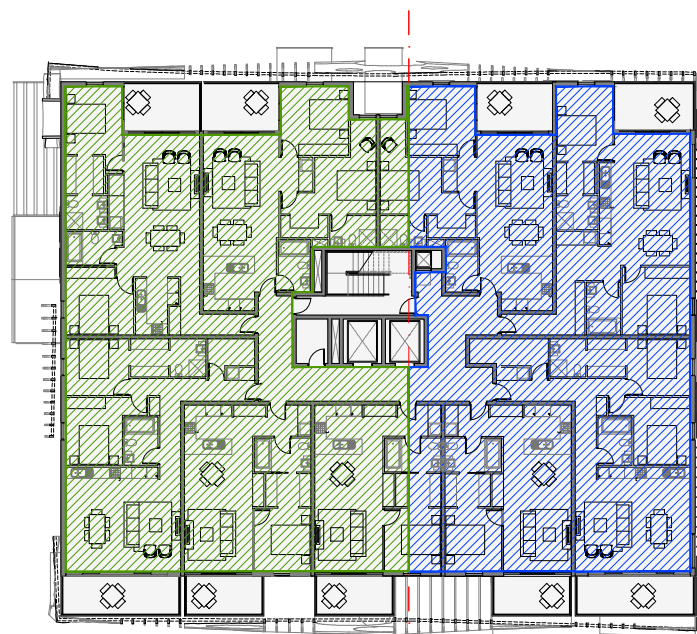
LEVEL 4 PLAN
BUILDING A - GFA 1 = 332.0m² - GFA 2 = 350.7 m²
BUILDING A - GFA = 682.7m²

BUILDING B GFA 2 = 345.9m²
BUILDING B GFA = 345.9m²

No. 34-36

No. 38-44

2 LEVEL 3 FSR PLAN
- 1:200



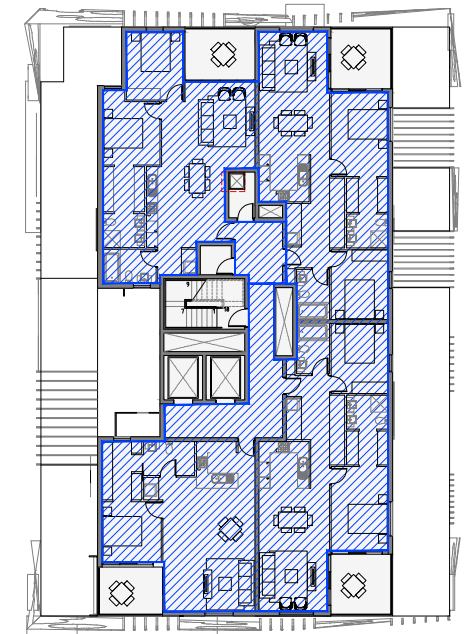
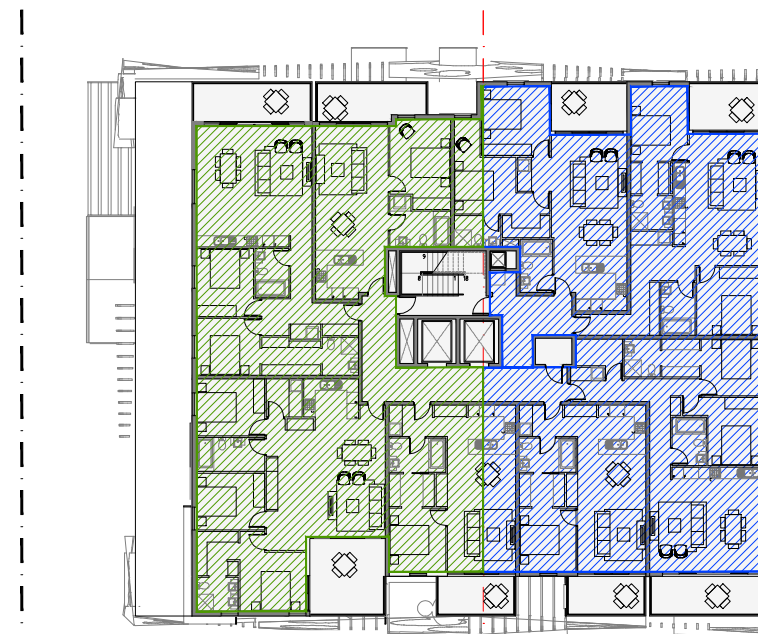
BUILDING A - GFA 1 = 402.3m² - GFA 2 = 354.7 m²
BUILDING A - GFA = 757.0m²

BUILDING B GFA 2 = 550.3-49.7=500.6m²
BUILDING B GFA = 500.6m²

No. 34-36

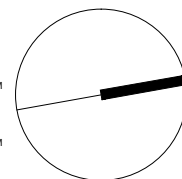
No. 38-44

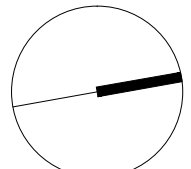
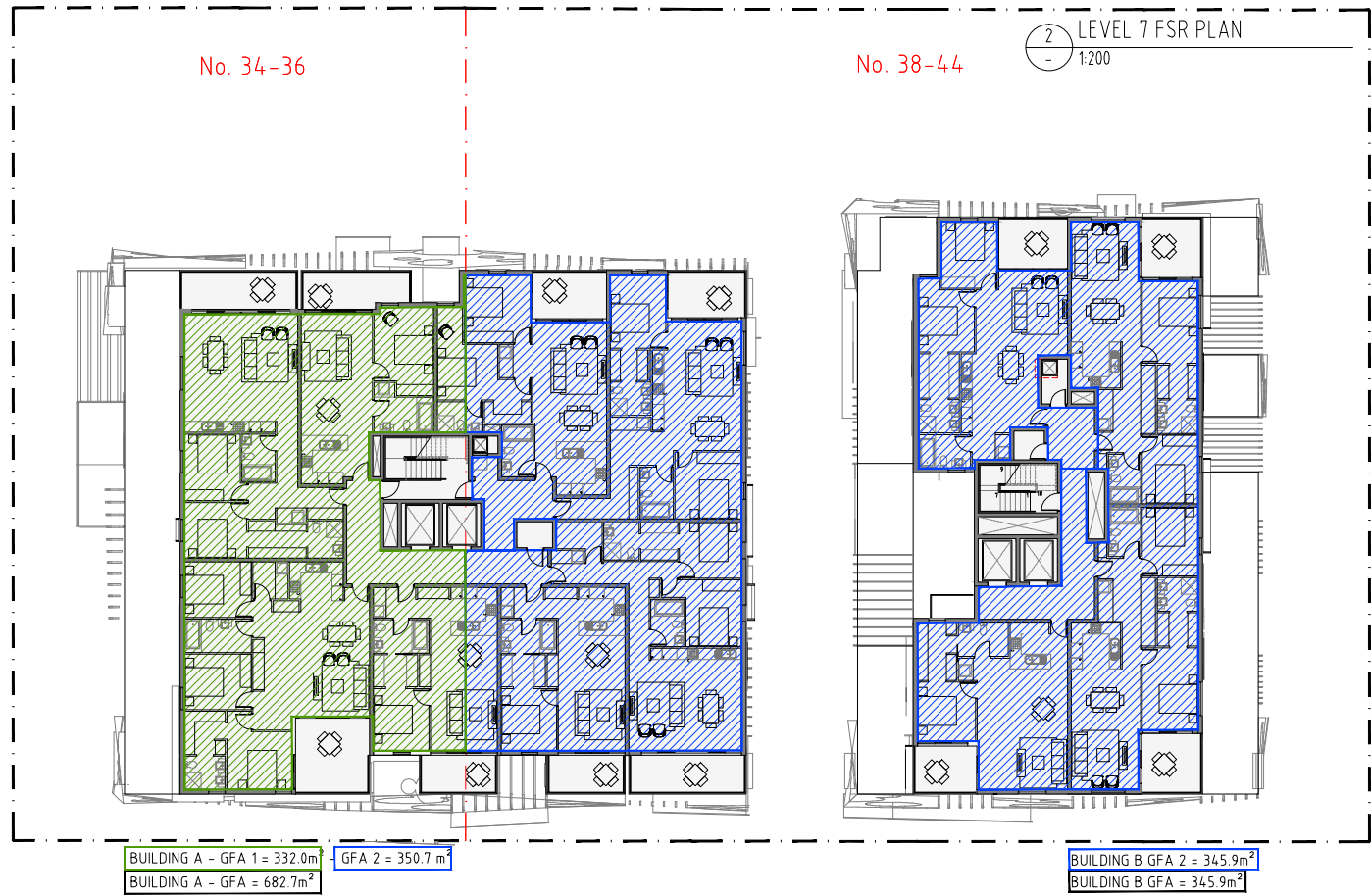
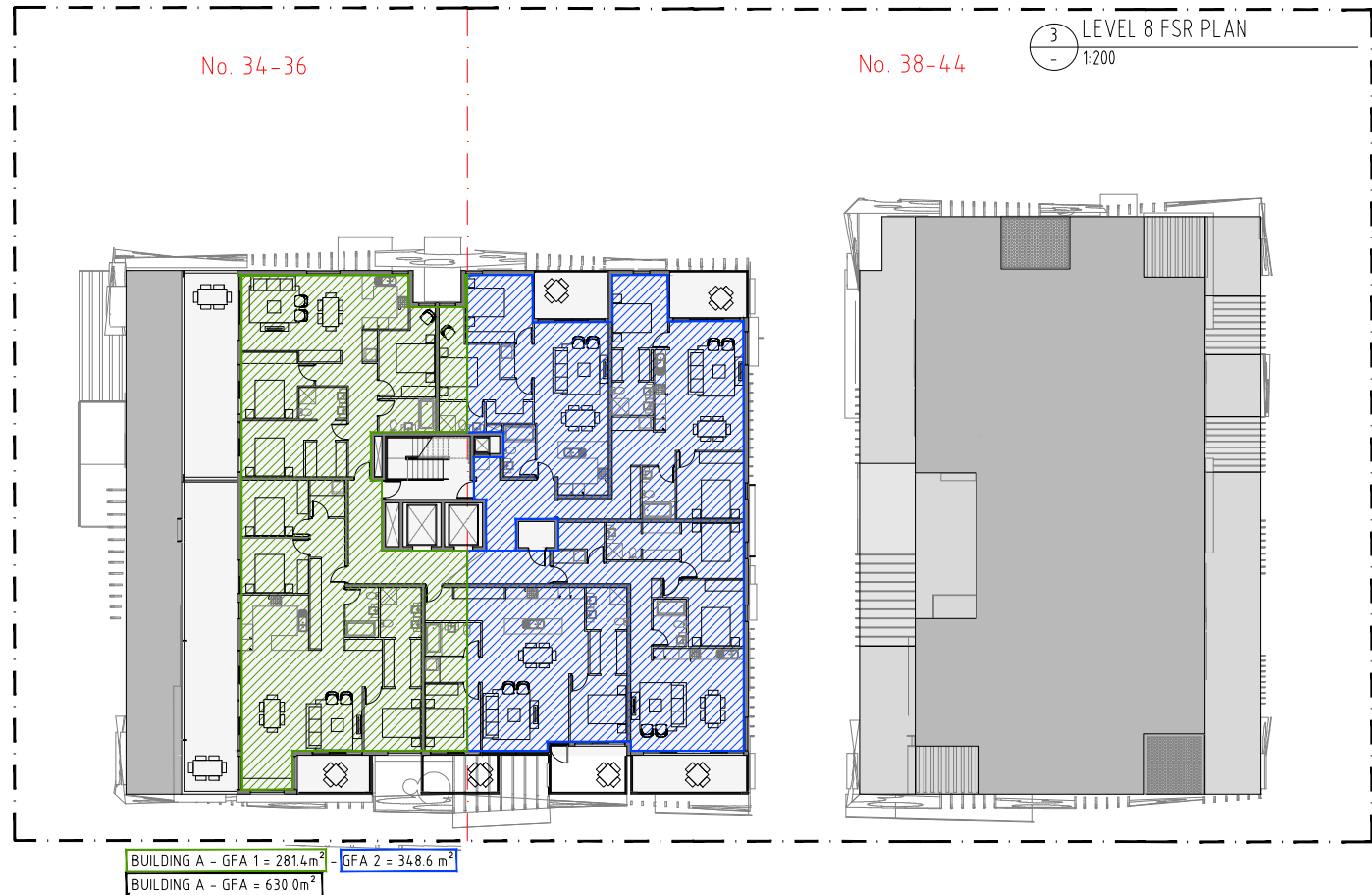
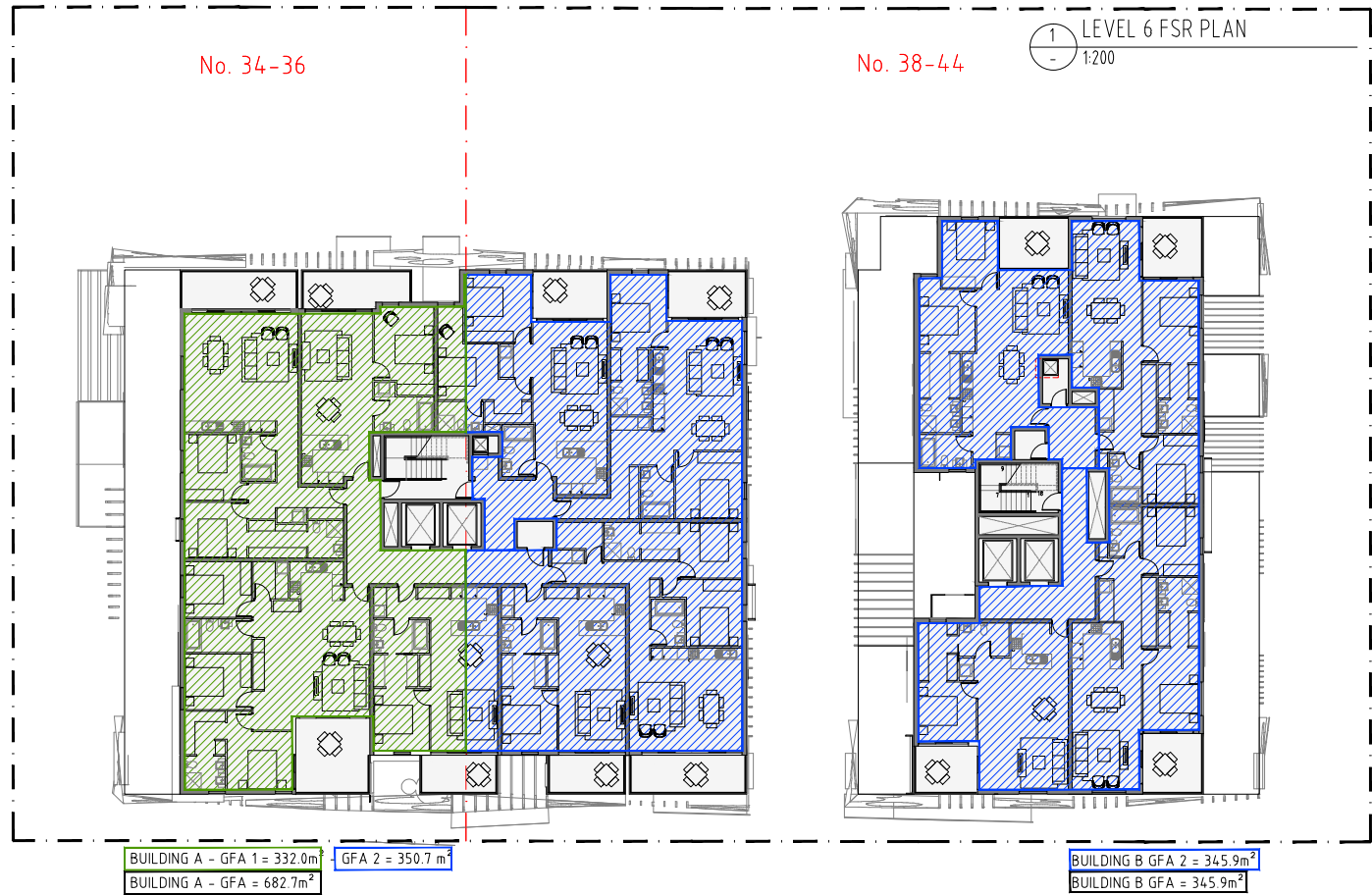
4 LEVEL 5 FSR PLAN
- 1:200



LEVEL 5 PLAN
BUILDING A - GFA 1 = 332.0m² - GFA 2 = 350.7 m²
BUILDING A - GFA = 682.7m²

BUILDING B GFA 2 = 345.9m²
BUILDING B GFA = 345.9m²

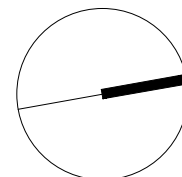
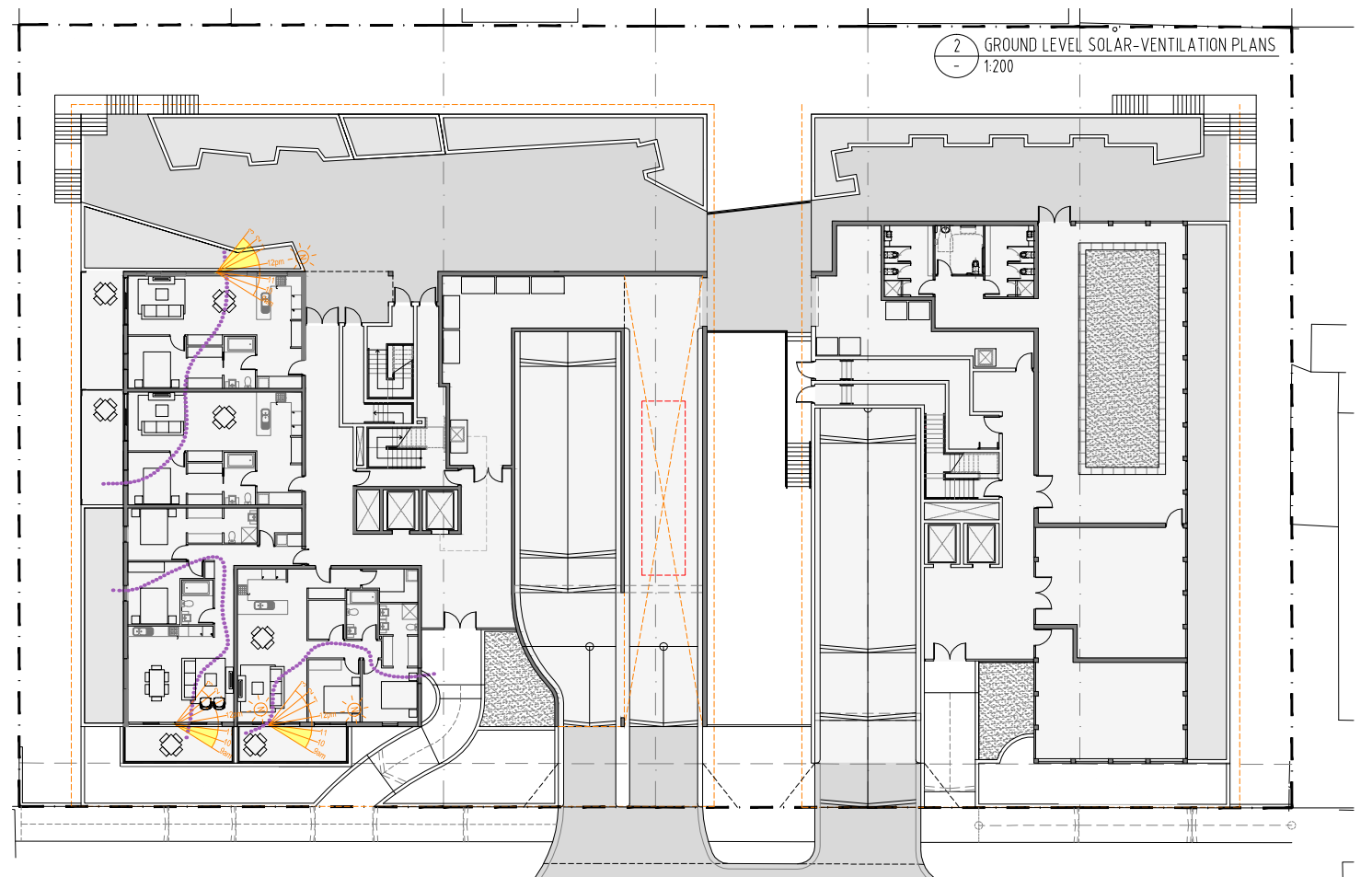




1 SOLAR-VENTILATION CALCULATION
1:200

SOLAR COMPLIANCE		
Level	Building A	Building B
Ground	3	0
L1	6	6
L2	7	6
L3	7	6
L4	6	9
L5	6	3
L6	6	3
L7	6	3
LB	5	
Totals	52	30
Overall %	81	%

VENTILATION COMPLIANCE		
Level	Building A	Building B
Ground	3	0
L1	2	4
L2	2	4
L3	2	4
L4	2	4
L5	2	4
L6	2	4
L7	2	4
LB	2	
Totals	13	20
Overall %	50	%



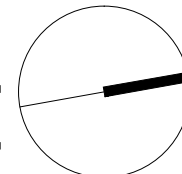
1 LEVEL 6 SOLAR-VENTILATION PLANS
1:200

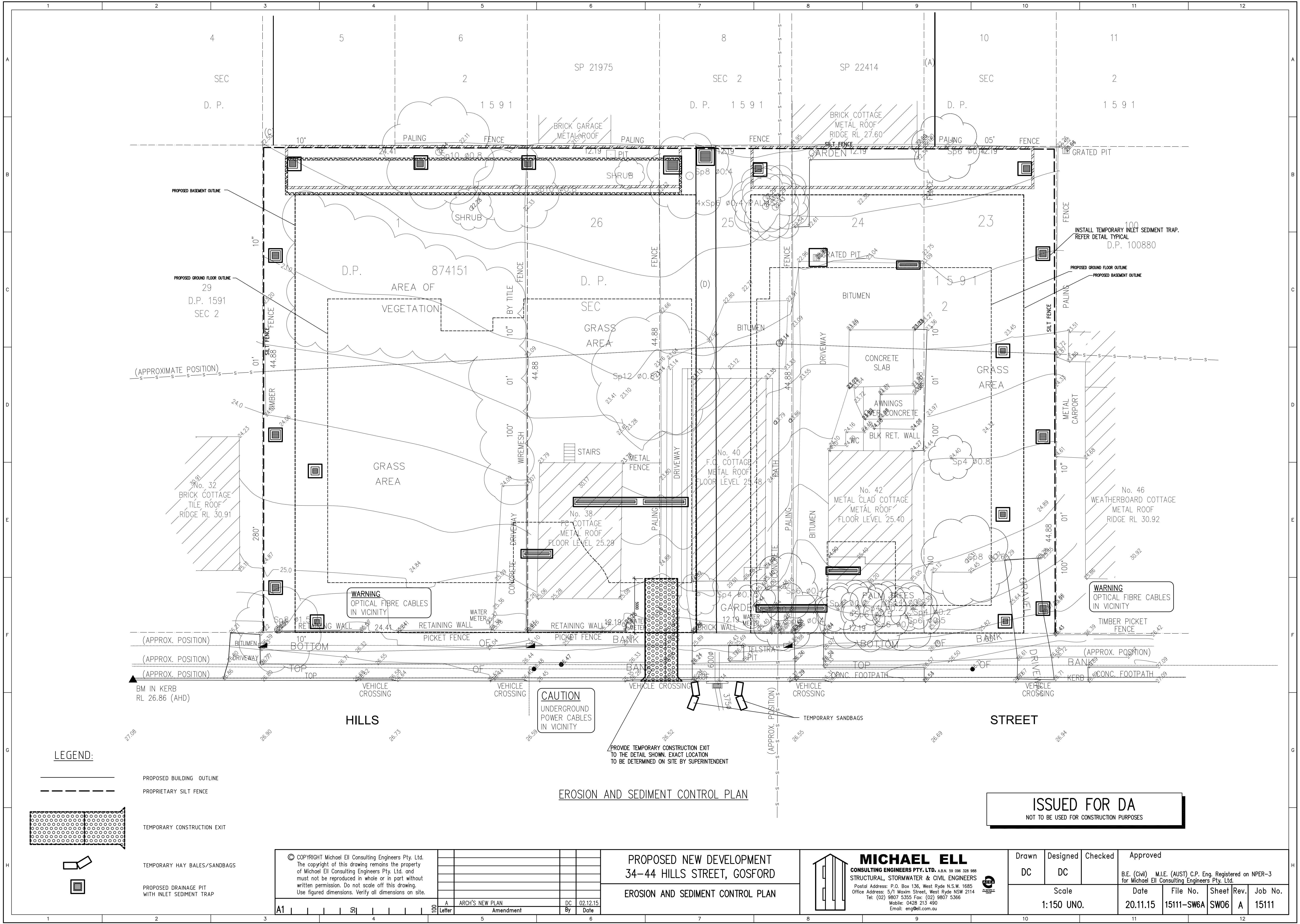


3 LEVEL 8 SOLAR-VENTILATION PLANS
1:200

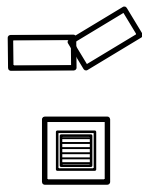
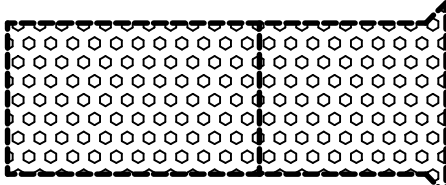
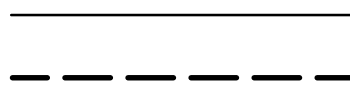


2 LEVEL 7 SOLAR-VENTILATION PLANS
1:200





LEGEND:



PROPOSED BUILDING OUTLINE
PROPRIETARY SILT FENCE

TEMPORARY CONSTRUCTION EXIT

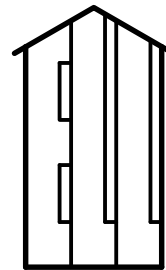
TEMPORARY HAY BALES/SANDBAGS

PROPOSED DRAINAGE PIT
WITH INLET SEDIMENT TRAP

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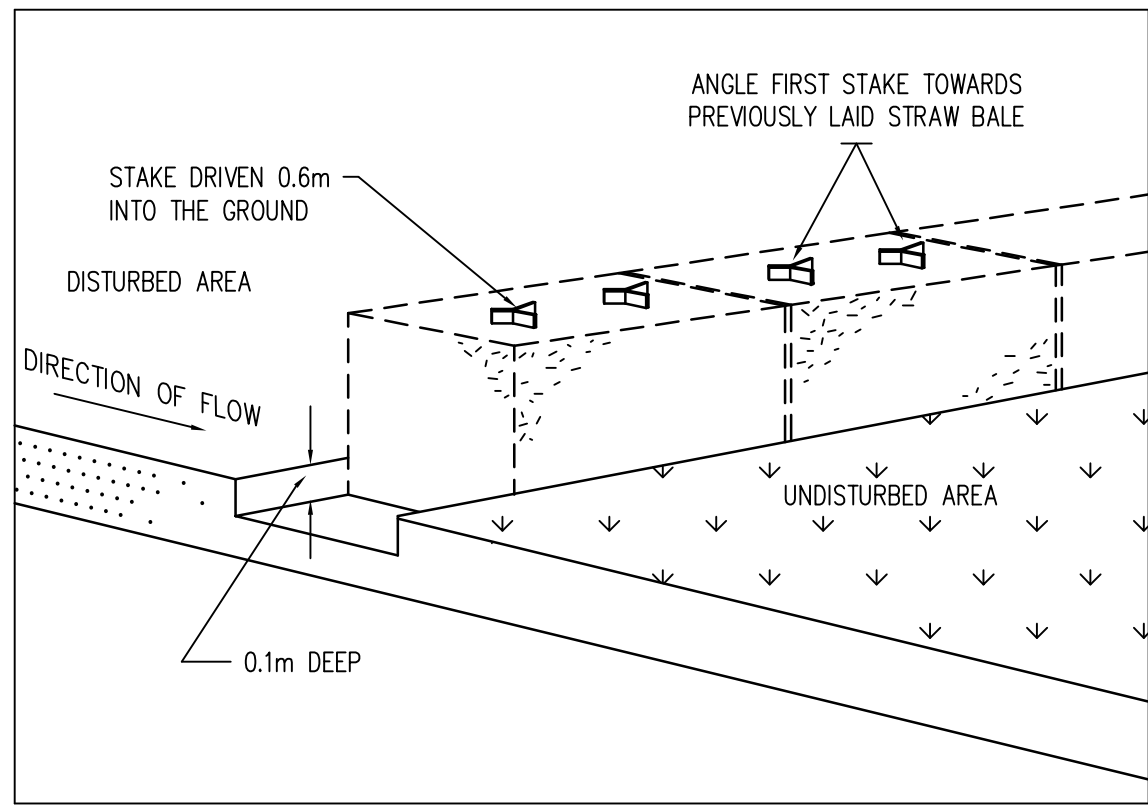
A	ARCH'S NEW PLAN	DC	02.12.15
Letter	Amendment	By	Date

PROPOSED NEW DEVELOPMENT
34-44 HILLS STREET, GOSFORD
EROSION AND SEDIMENT CONTROL PLAN



MICHAEL ELL
CONSULTING ENGINEERS PTY. LTD. A.B.N. 59 096 328 988
STRUCTURAL, STORMWATER & CIVIL ENGINEERS
Postal Address: P.O. Box 136, West Ryde N.S.W. 1685
Office Address: 5/1 Maxim Street, West Ryde NSW 2114
Tel: (02) 9807 5355 Fax: (02) 9807 5366
Mobile: 0428 213 490
Email: eng@mell.com.au

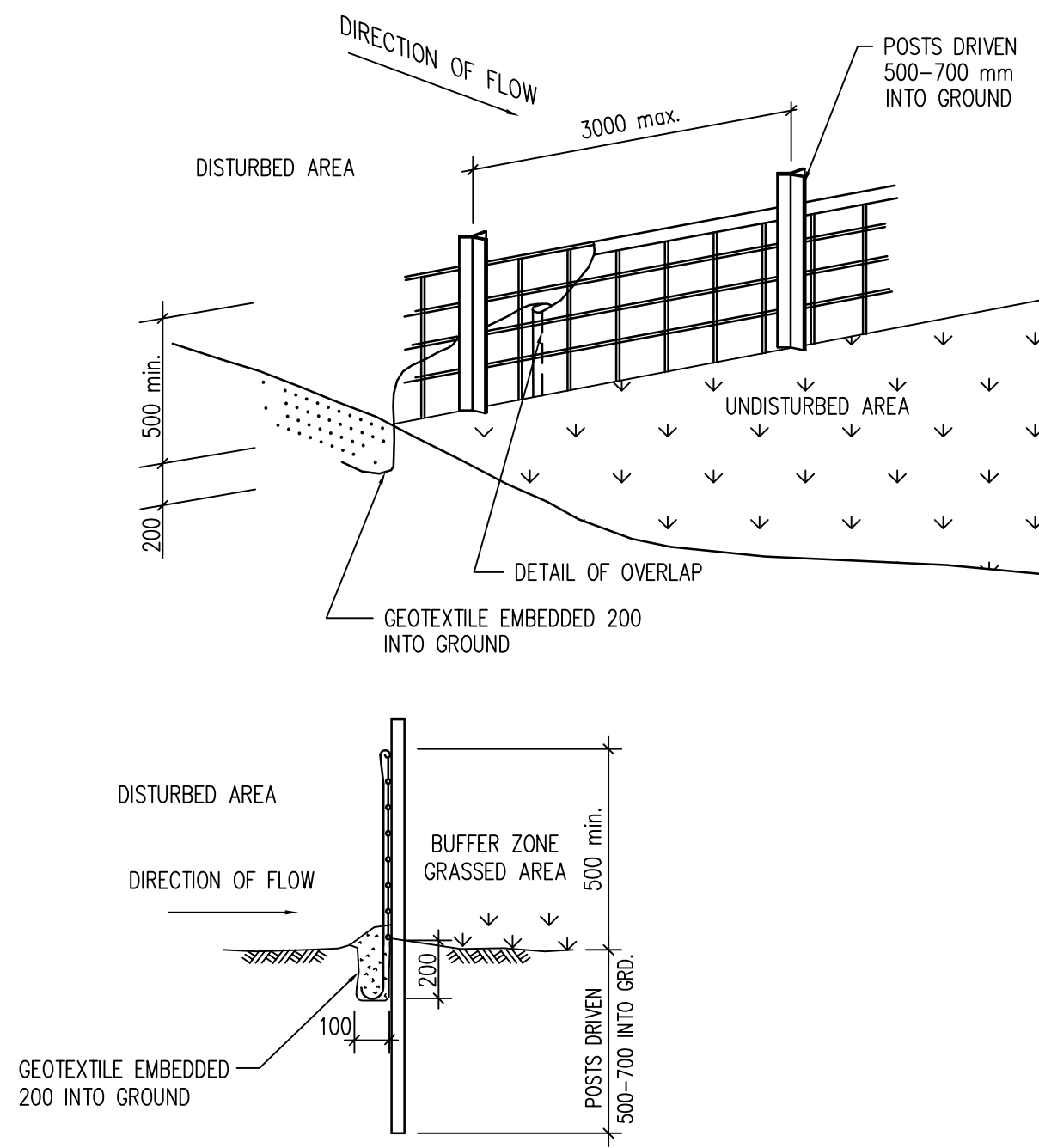
Drawn	Designed	Checked	Approved
DC	DC		B.E. (Civil) M.I.E. (AUST) C.P. Eng. Registered on NPER-3 for Michael Ell Consulting Engineers Pty. Ltd.
Scale 1:150 UNO.			Date 20.11.15
			File No. 15111-SW6A
			Sheet Rev. SW06 A
			Job No. 15111



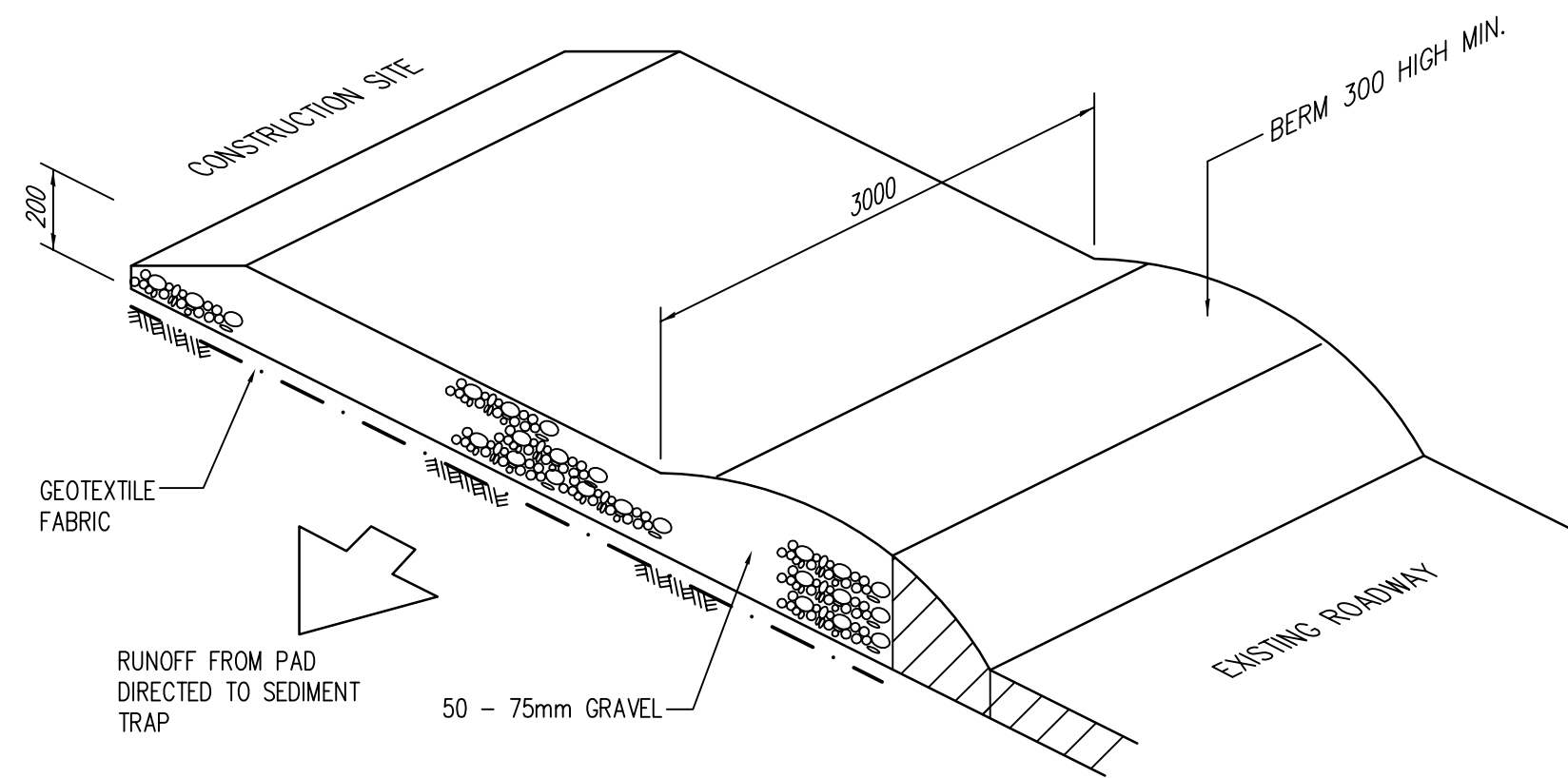
STRAW BALE SEDIMENT FILTER

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED ON SITE.
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE

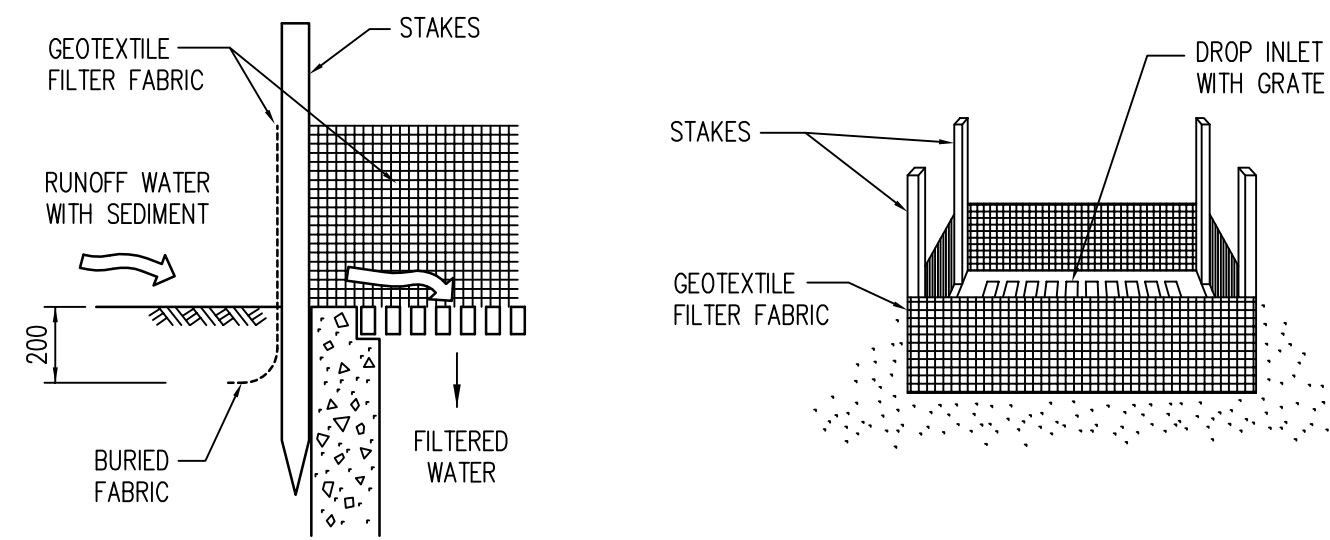


GEOFABRIC LINED 'SILT' FENCE

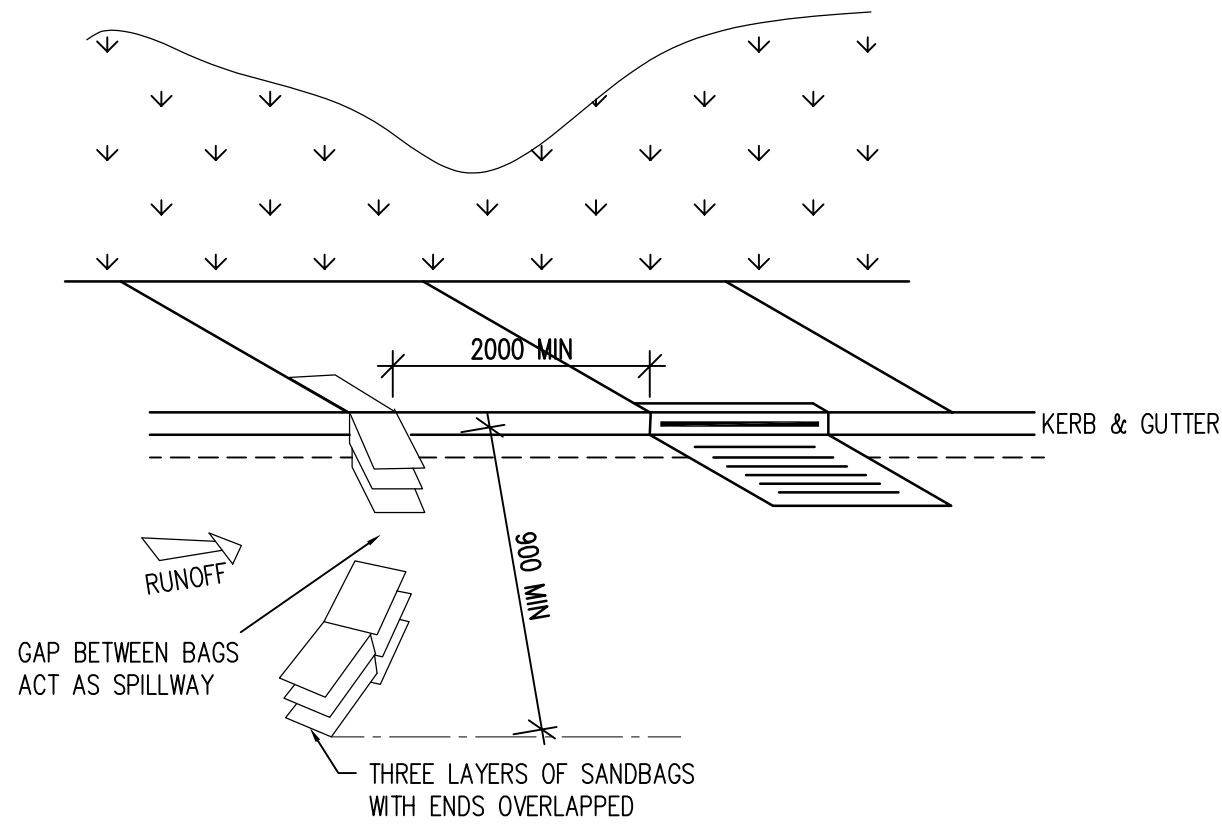


RUBBLE CROSSING

FOR USE AT ALL TRUCK/CONSTRUCTION VEHICLE ENTRY POINTS TO THE SITE



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP
NTS



SANDBAG KERB INLET
SEDIMENT TRAP
N.T.S.

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A1

Letter

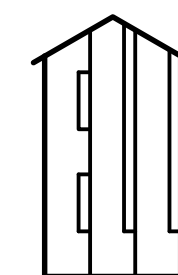
Amendment

By

Date

PROPOSED NEW DEVELOPMENT
34-44 HILLS STREET, GOSFORD

EROSION AND SEDIMENT CONTROL DETAILS



MICHAEL ELL
CONSULTING ENGINEERS PTY. LTD. A.B.N. 59 096 328 988
STRUCTURAL, STORMWATER & CIVIL ENGINEERS
Postal Address: P.O. Box 136, West Ryde N.S.W. 1685
Office Address: 5/1 Maxim Street, West Ryde NSW 2114
Tel: (02) 9807 5355 Fax: (02) 9807 5366
Mobile: 0428 213 490
Email: eng@mell.com.au

Drawn
DC

Designed
DC

Checked

Approved

B.E. (Civil) M.I.E. (AUST) C.P. Eng. Registered on NPER-3
for Michael Ell Consulting Engineers Pty. Ltd.

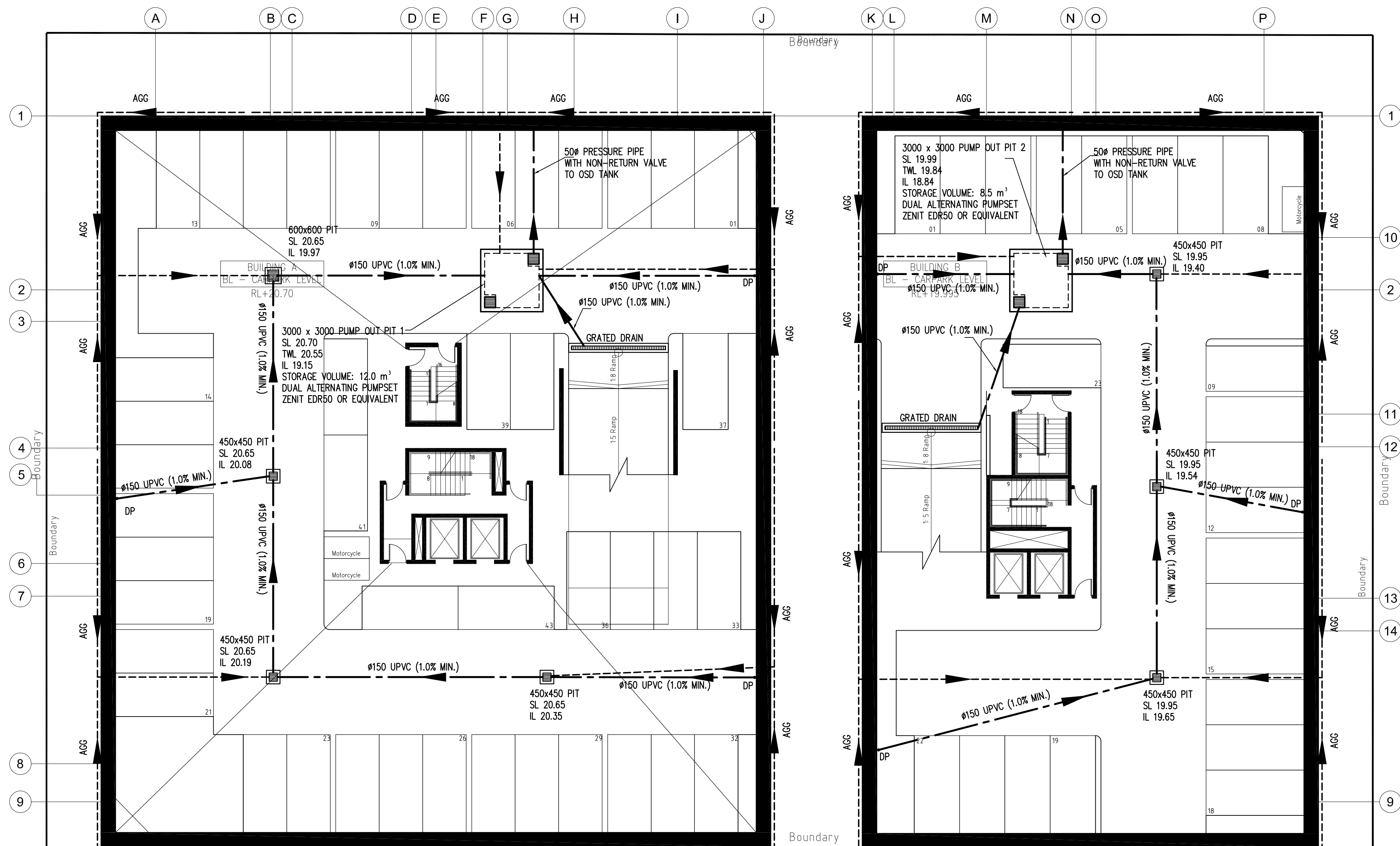
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Date
20.11.15

File No.
15111-SW07

Sheet Rev.
SW07

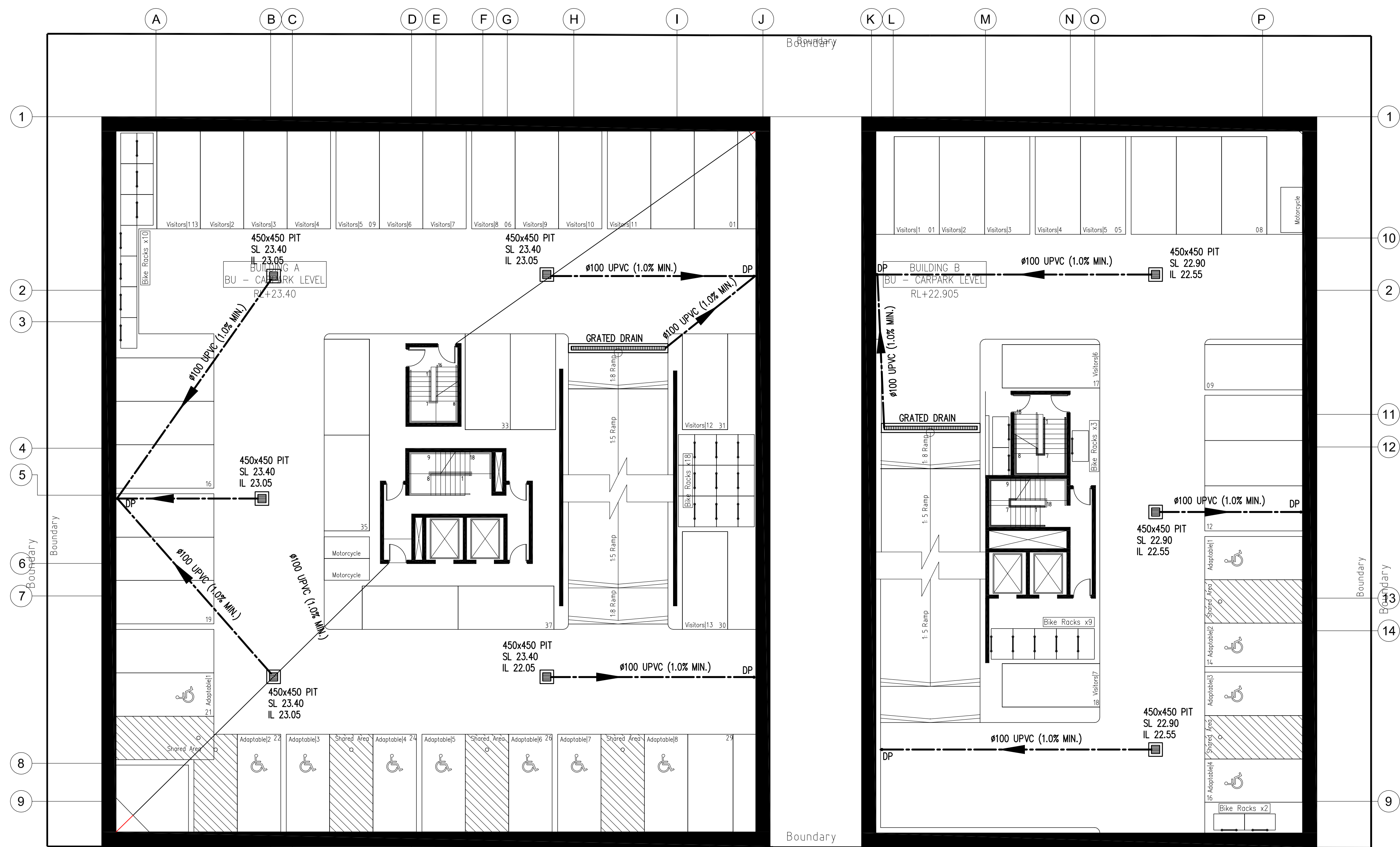
Job No.
15111



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BASEMENT 2 STORMWATER DRAINAGE LAYOUT PLAN

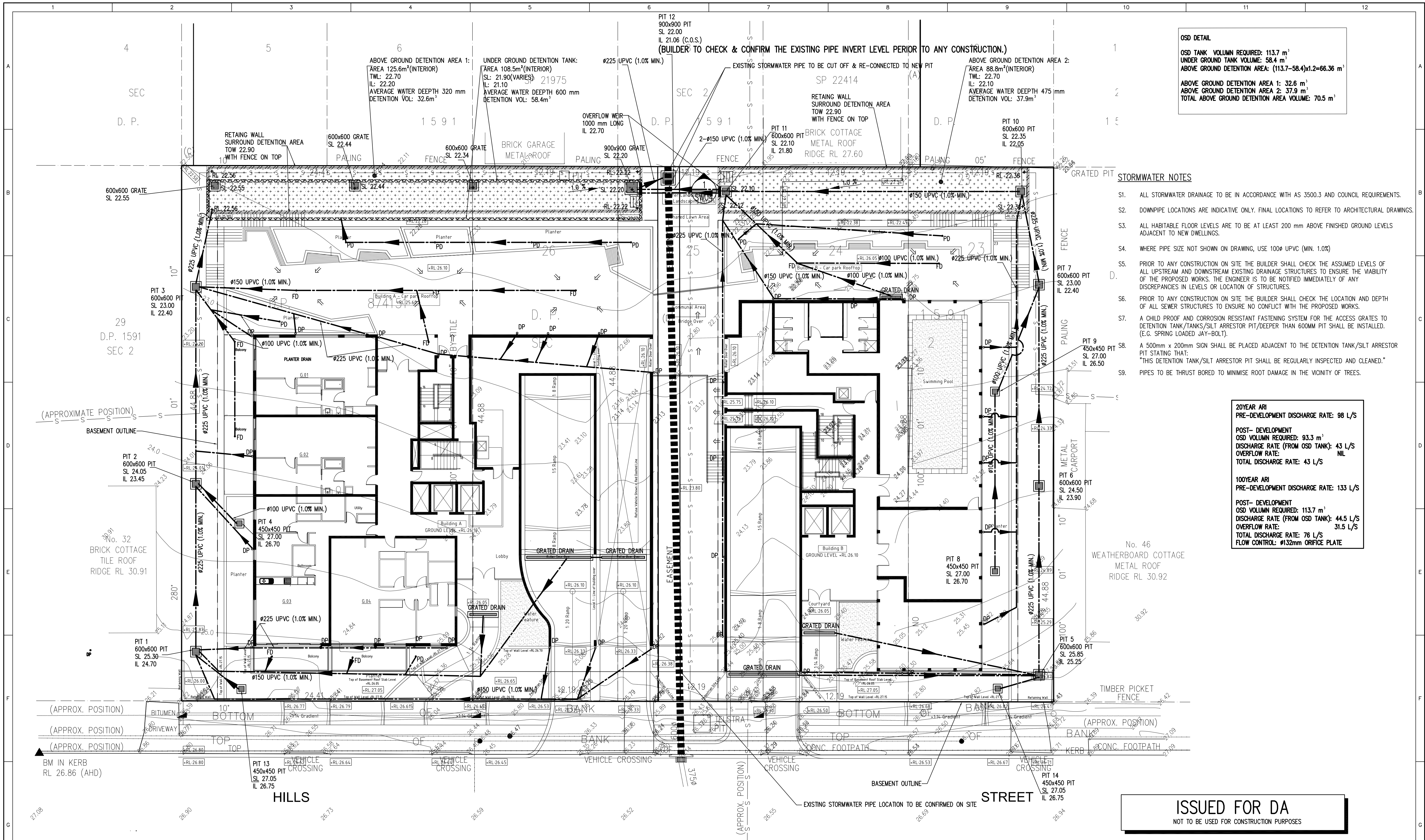
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																				DC	DC		B.E. (Civil) M.I.E. (AUST) C.P. Eng. Registered on NPER-3 for Michael Ell Consulting Engineers Pty. Ltd.														
																				Scale			Date	File No.	Sheet	Rev.	Job No.										
																				1:150 UNO.			20.11.15	15111-SW1A	SW01	A	15111										



BASEMENT 1 STORMWATER DRAINAGE LAYOUT PLAN

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A1										BASEMENT 1 STORMWATER DRAINAGE LAYOUT PLAN										DC	DC		B.E. (Civil) M.I.E. (AUST) C.P. Eng. Registered on NPER-3 for Michael Ell Consulting Engineers Pty. Ltd.														
																				Scale 1:150 UNO.			Date 20.11.15	File No. 15111-SW2A	Sheet SW02	Rev. A	Job No. 15111										



GROUND FLOOR STORMWATER DRAINAGE LAYOUT PLAN

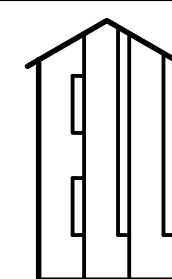
LEGEND:
•DP - DENOTES DOWNPIPE
•FD - DENOTES FLOOR DRAIN
•PD - DENOTES PLANTER DRAIN
C.O.S. DENOTES TO BE CONFIRMED ON SITE.

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ARCH'S NEW PLAN		DC		02.12.15	
Letter	Amendment	By	Date		
A					

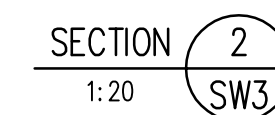
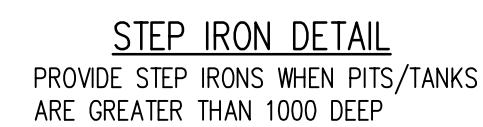
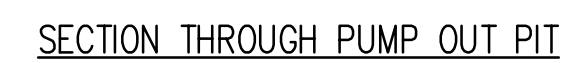
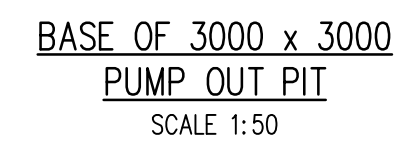
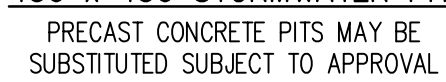
PROPOSED NEW DEVELOPMENT
34-44 HILLS STREET, GOSFORD

GROUND FLOOR
STORMWATER DRAINAGE LAYOUT PLAN

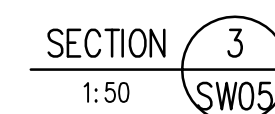


MICHAEL EIL
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STRUCTURAL, STORMWATER & CIVIL ENGINEERS
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Email: eng@meil.com.au

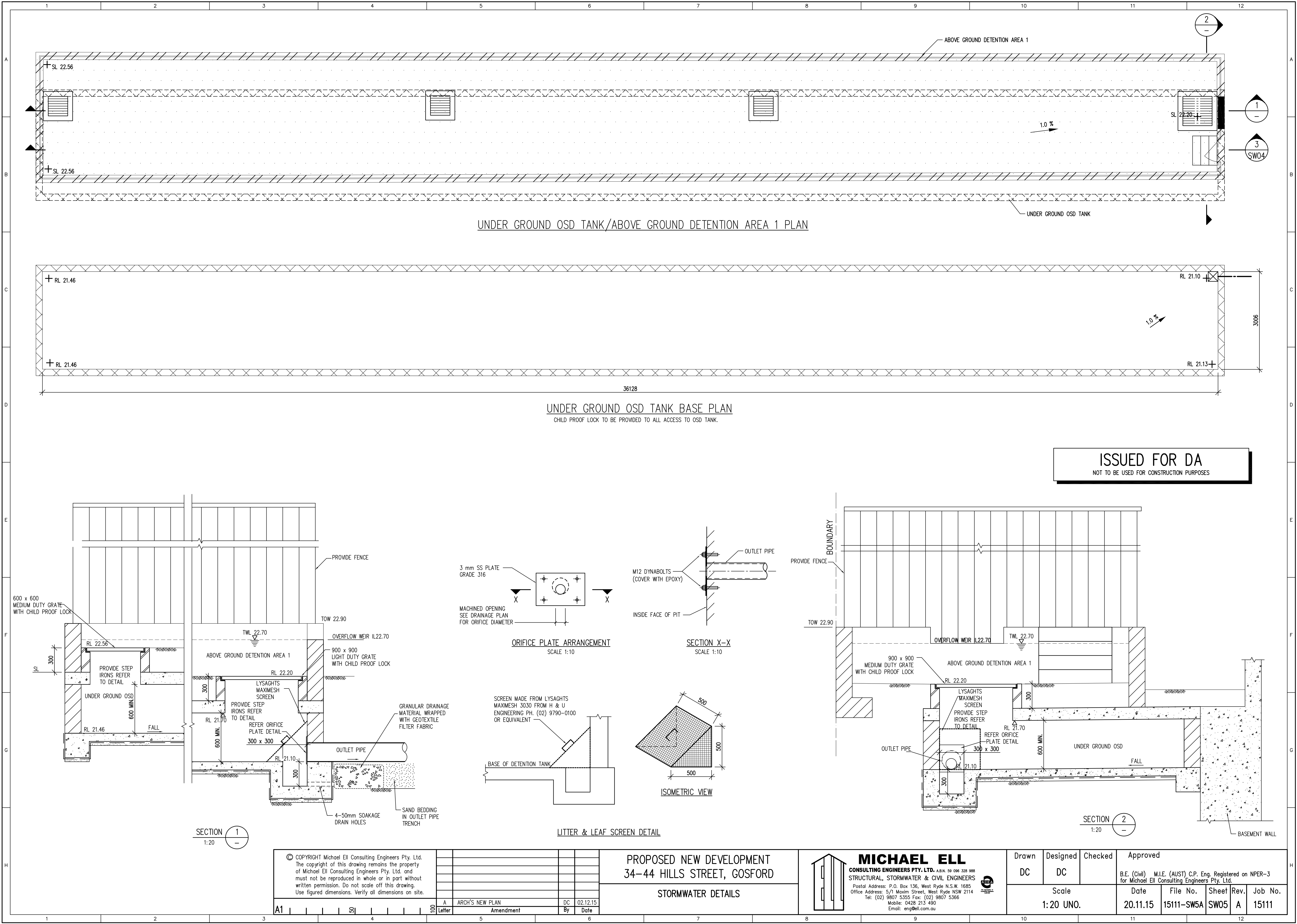
Drawn	Designed	Checked	Approved			
DC	DC		B.E. (Civil) M.I.E. (AUST) C.P. Eng. Registered on NPFR-3 for Michael Eil Consulting Engineers Pty. Ltd.			
Scale			Date	File No.	Sheet Rev.	Job No.
1:150 UNO.			20.11.15	15111-SW3a	SW03 A	15111



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										STORMWATER DETAILS										Scale 1:20 UNO.				Date 20.11.15	File No. 15111-SW4A	Sheet Rev. SW04 A	Job No. 15111									
A ARCH'S NEW PLAN B Letter Amendment										DC 02.12.15 BV Date																										





CAUTION - SERVICES LOCATIONS

- THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
- SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
- SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

NOTE:

1. THE BEARINGS SHOWN FOR BOUNDARIES ON THIS DRAWING HAVE BEEN TAKEN FROM DEPOSITED PLANS ON PUBLIC RECORD WITH THE LAND & PROPERTY INFORMATION OFFICE. IF ACCURATE GRID/TRUE NORTH IS REQUIRED FOR CRITICAL SUN SHADOW DIAGRAM PURPOSES FURTHER SURVEY MAY BE REQUIRED.
2. BEARINGS & DISTANCES ARE BY TITLE ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
3. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
4. CONTOURS SHOWN DEPICT THE TOPOGRAPHY, SPOT LEVELS SHOULD BE TAKEN IN PREFERENCE TO CONTOURS, CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY POINT.
5. SEWER INVERTS SHOWN, UNLESS OTHERWISE INDICATED, HAVE BEEN OBTAINED FROM THE RELEVANT AUTHORITY.
6. SPOT HEIGHTS ARE SHOWN IN MODEL OF DIGITAL DWG FILE.

LEGEND

Sewermain	— S —
Sewer manhole	— S — (S) — S —
Watermain	— W —
Water hydrant	— W — (H) — W —
Water stop valve	— W — (X) — W —
Telstra line	— T —
Telstra Pit/Manhole	— T — (P) — T —
Gasmain	— G —
Electricity power pole	— E — (P) — E —
Electricity overhead cables	— E —
Electricity underground cables	— UE —
Bench mark	▲
Top of roof gutter	TG
Tree (Canopy spread, trunk diameter)	Sp8 #0.4

ORIGIN OF LEVELS: - PM 19240
R.L. 35.754 (AHD)

REV No.	REMARKS	DATE
B	ISSUED TO CLIENT	21.07.15
A	PRELIMINARY ISSUE	17.07.15

CLIENT:

BRIGHTON LANDING PTY LTD
50 WOODWARD AVENUE
STRATHFIELD
NSW 2135

TREHY INGOLD NEATE
LAND DEVELOPMENT

Phone: (02) 4351 2233
Fax: (02) 4352 1559
Postal: P.O. BOX 3205
TUGGERAH NSW 2259
Email: admin@tinsurvey.com.au
www.tinsurvey.com.au

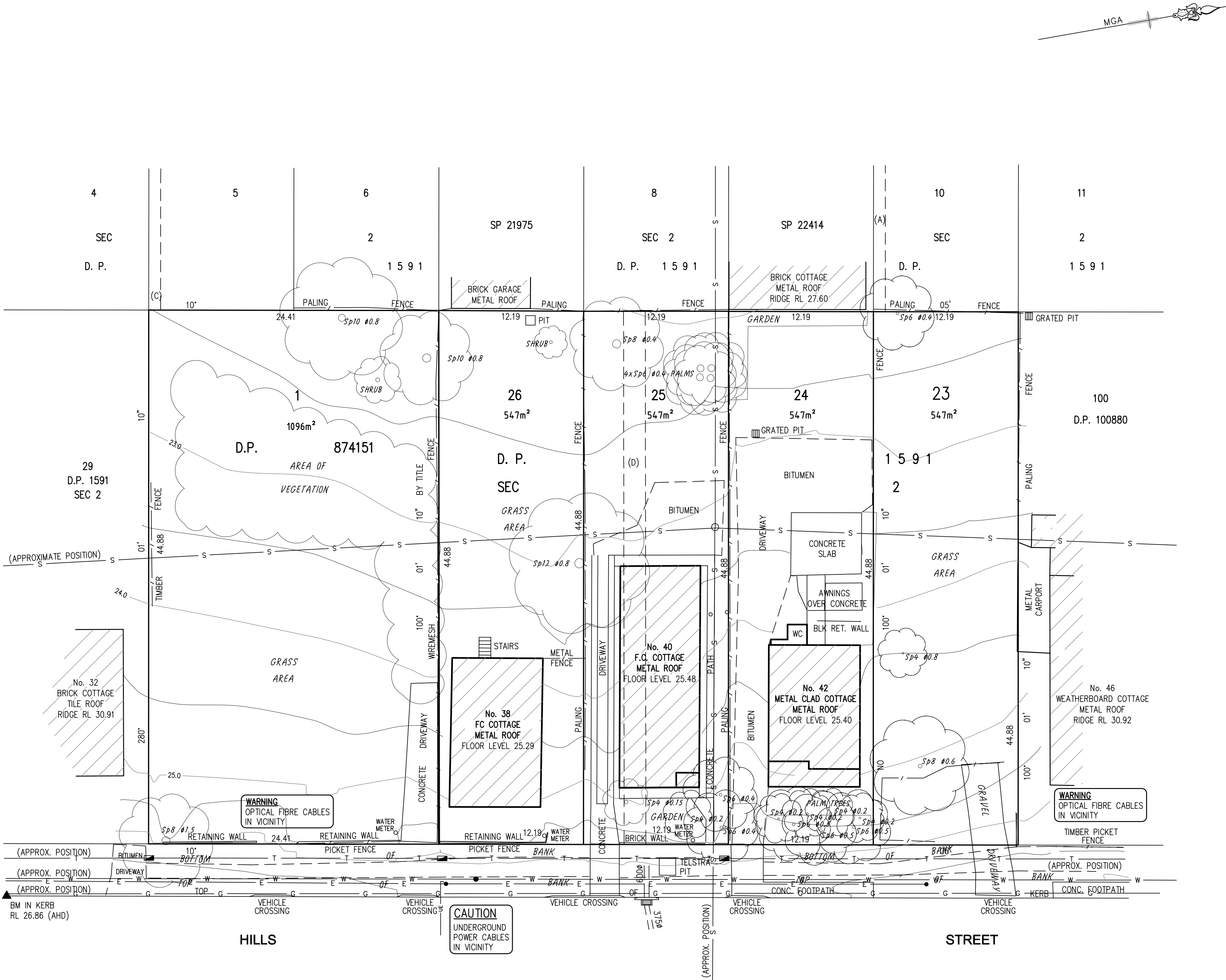
SURVEYING CIVIL DESIGN STRATA CERTIFICATION PLANNING

DRAWING TITLE

DETAIL SURVEY PLAN FOR
DEVELOPMENT APPLICATION PURPOSES
LOTS 23-26, SECTION 2
DP 1591 & LOT 1 DP 874151
HILLS STREET, GOSFORD

DATE:	9.07.15	SCALE:	1:200 @A1
SURVEY:	J.H.	DATUM:	AHD
F.BOOK:	COMP.	INSTRUCTION :	1
DRAWN:	C.A.	CAD FILE:	19017ASAB
CHECKED:	D.S.	No. in SET:	1 of 1

REGISTERED SURVEYOR	DATE	PROJECT NUMBER	DRAWING NO	REVISION
		19017A	SA01	B



(A) EASEMENT TO DRAIN WATER 1.0 WIDE (VIDE DEALING 6724456)
(C) EASEMENT TO DRAIN WATER 1.0 WIDE (VIDE D.P. 874151)
(D) EASEMENT FOR DRAINAGE 1.83 WIDE (VIDE H595895)



external finishes schedule-p1

Project : 34-44 Hill St Gosford

Job No : 15128

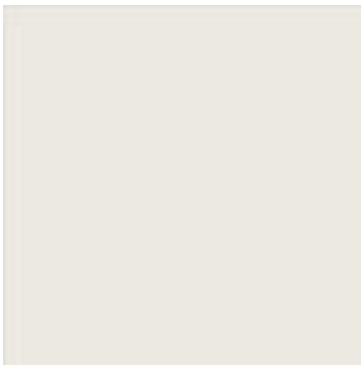
Date: NOV 2015

Refer to elevations for finish location

Finish / Description

RF

Rendered and Painted – Dulux Whisper White W2



RF

Rendered & Painted – Dulux Everglade P17B7



TG

Rendered & Painted – Dulux Techno Green A266



PM

Perforated Metal – Metrix Group

Code – M19-25

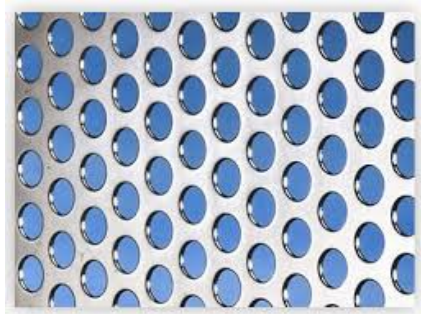
Pattern Name – Round Hole 60deg

Hole Size – 19.0mm

Pitch – 25.0mm

% Open Area – 52%

Silver Pearl P/Coat



CP

Copper-Bronze Sheet Cladding



ZC

Copper-Bronze Sheet Cladding



external finishes schedule-p2

Project : 34-44 Hill St Gosford

Job No : 15128

Date: NOV 2015

Refer to elevations for finish location

Finish / Description

AB

Aluminium Blade – Aluminium Natural Finish



– Aluminium Natural Finish



ZC

Zinc Cladding



LS

Louvre Screen – Aluminium Natural Finish



OG

Obscure Glass



CF

Off form Concrete Finish

