

TOUKLEY RESIDENTIAL DEVELOPMENT

6 - 10 DUNLEIGH STREET, TOUKLEY 2263



Perspective



Drawing List

A3 Drawings

GENERAL		DA - 000	SHADOW DIAGRAMS		DA - 600
Cover Sheet		DA - 001	Shadow Diagrams - March		DA - 601
Regulatory Environment		DA - 002	Shadow Diagrams - June (9am - 11am)		DA - 602
Site Plan / Analysis		DA - 005	Shadow Diagrams - June (12pm - 2pm)		DA - 603
Demolition Plan		DA - 006	Shadow Diagrams - June (3pm)		DA - 604
Waste Management Plan		DA - 007	Shadow Diagrams - September		DA - 605
Landscape Calculations		DA - 008			
Lift Overrun		DA - 009	Shadow Comparison - March		DA - 606
Planning Changes - Ground		DA - 010	Shadow Comparison - June (9am - 11am)		DA - 607
Planning Changes - Typical		DA - 011	Shadow Comparison - June (12am - 2pm)		DA - 608
			Shadow Comparison - June (3pm)		DA - 609
			Shadow Comparison - September		DA - 610
PLANS		DA - 100			
Ground Floor Plan		DA - 101			
Typical Floor Plan		DA - 102			
Roof Plan		DA - 103			
ELEVATIONS		DA - 200			
North & South Elevations		DA - 201			
East & West Elevations		DA - 202			
SECTIONS		DA - 300			
Sections AA & BB		DA - 301			
Section CC & DD		DA - 302			
SCHEDULES		DA - 400			
External Finishes Schedules		DA - 401			
SEPP 65 Compliance		DA - 404			

Legend

CB	CONCRETE BLOCK WORK
COL	COLUMN
CONC.	CONCRETE
CT	CERAMIC TILE
D	DOOR
DP	DOWN PIPE
F	FRIDGE
FC	FIBRE CEMENT SHEETING
FCL	FINISHED CEILING LEVEL
FG	FIXED GLASS
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FL	FLUORESCENT LIGHT
FW	FLOOR WASTE
GB	GLASS BALUSTRADE
GBG	GARBAGE CHUTE
GPO	POWER OUTLET
HB	HAND BASIN
HWU	HOT WATER UNIT
LV	LOUVRE
MR	METAL ROOF SHEET
MIR	MIRROR
MRPB	MOISTURE RESISTANT PLASTERBOARD
PB	PLASTER BOARD - PAINTED
PF	PAINT FINISH
RD	RECESSED DOWNLIGHT
RDR	CEMENT RENDER
RS	ROLLER SHUTTER DOOR
SB	SOLID BALUSTRADE
SD	SMOKE DETECTOR
SG	SLIDING GLASS
SGD	SLIDING GLASS DOOR
SK	SKIRTING
SNK	SINK
SS	SANDSTONE
STD	STRIP DRAIN
STR	STORE
SWG	SWING GLASS DOOR
TC	TIMBER CLADDING
TR	TOWEL RAIL
V	NON-DUCTED VENT
W	WINDOW
WC	WATER CLOSET

Notes

- ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE.
- ALL BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT AND REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND APPROVED PLANS.
- BUILDER SHALL MAKE GOOD ALL DISTURBED AREAS ADJACENT TO THE WORKS ON COUNCIL PROPERTY.
- ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS & ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAIL.
- ALL STORM WATER REQUIREMENTS CIVIL, EXTERNAL RL AND DRIVEWAY LEVELS TO HYDRAULIC ENGINEER'S DETAILS IF REQUIRED.
- ALL LANDSCAPE AREAS, EXISTING TREES, DRIVEWAY, TO LANDSCAPE PLANS IF REQUIRED.

REGULATORY ENVIRONMENT

The following planning documents apply to mixed use development in Central Coast Council. The key controls are summarised below.

- Wyong Local Environmental Plan 2013
- Wyong Development Control Plan 2013
- Wyong DCP 2013 Chapter 6 Key Sites - 3.13 Toukley Caravan Park
- SEPP 65 - Apartment Design Guide

LEP & MAPPING

Zone: R3 - Medium Density Residential
FSR: 0.90 (1.4:1 for Iconic Site)
Height: 12m
Flood Zone: Yes
Acid Sulfate Soils: Class 5
Key Building Site: Yes

DCP

SETBACKS

Front: 7.5m (Refer SEPP 65)
Rear: 6m (Refer SEPP 65)
Side: 6m (Refer SEPP 65)

LANDSCAPING

Landscaped Area: 25% of total site area (540m²)
Deep Soil: 12% of total site area (259m²)

SEPP 65:

SEPERATION:

Up to 12m (4 Storeys): 6m for habitable rooms and balconies
3m for non-habitable rooms

APARTMENT SIZE:

1 Bedroom: 50m² min.
2 Bedroom: 70m² min

AFFORDABLE HOUSING:

PARKING:

1 bedroom dwelling 0.4 spaces
2 bedroom dwelling 0.5 spaces

Proposed Parking

18 spaces + car wash

FSR:

Total Site Area 2160m²
Allowable GFA (FSR 1.4 : 1) 3025m²

Proposed GFA 2936m²
Proposed FSR 1.36 : 1



APARTMENT BREAKDOWN				SEPP 65 & AFFORDABLE RENTAL HOUSING SEPP COMPLIANCE		
APARTMENT NUMBER	BEDROOMS	INTERNAL AREA	EXTERNAL AREA	2 - 3 HRS SOLAR ACCESS		CROSS VENTILATION
				LIVING	BALCONY	
GROUND FLOOR						
G.01*	2	77	64	> 3	> 3	YES
G.02*	1	71	46	> 3	> 3	YES
G.03*	2	83	59	> 2	> 3	YES
G.04*	2	80	65	> 2	> 3	YES
LEVEL 1						
1.01	2	71	10	> 3	> 3	NO
1.02	2	71	10	> 3	> 3	YES
1.03	2	75	10	> 3	> 2	YES
1.04	2	79	10	> 2	> 2	YES
1.05	2	71	10	NO	NO	NO
1.06	2	71	10	NO	NO	NO
1.07	2	79	10	> 3	> 3	YES
1.08	2	75	10	> 3	> 3	YES
1.09	2	71	10	> 3	> 3	YES
1.10	2	71	10	> 3	> 3	NO
LEVEL 2						
2.01	2	71	10	> 3	> 3	NO
2.02	2	71	10	> 3	> 3	YES
2.03	2	75	10	> 3	> 2	YES
2.04	2	79	10	> 2	> 2	YES
2.05	2	71	10	NO	NO	NO
2.06	2	71	10	NO	NO	NO
2.07	2	79	10	> 3	> 3	YES
2.08	2	75	10	> 3	> 3	YES
2.09	2	71	10	> 3	> 3	YES
2.10	2	71	10	> 3	> 3	NO
LEVEL 3						
3.01	2	71	10	> 3	> 3	NO
3.02	2	71	10	> 3	> 3	YES
3.03	2	75	10	> 3	> 3*	YES
3.04	2	79	10	> 3	> 3*	YES
3.05	2	71	10	NO	NO	NO
3.06	2	71	10	NO	NO	NO
3.07	2	79	10	> 3	> 3	YES
3.08	2	75	10	> 3	> 3	YES
3.09	2	71	10	> 3	> 3	YES
3.10	2	71	10	> 3	> 3	NO
				TOTAL = 24 / 34 = 71%		TOTAL = 22 / 34 = 65%

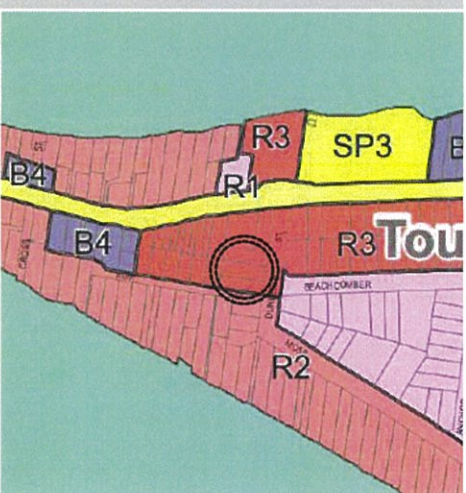
* DENOTES ADAPTABLE APARTMENTS

DENOTES APARTMENT BALCONIES COVERED BY OPERABLE PERGOLAS

- APARTMENT G.03, G.04, 1.04 & 2.04 ACHIEVE 3 HOURS SUNLIGHT BETWEEN 7:30 & 10:30

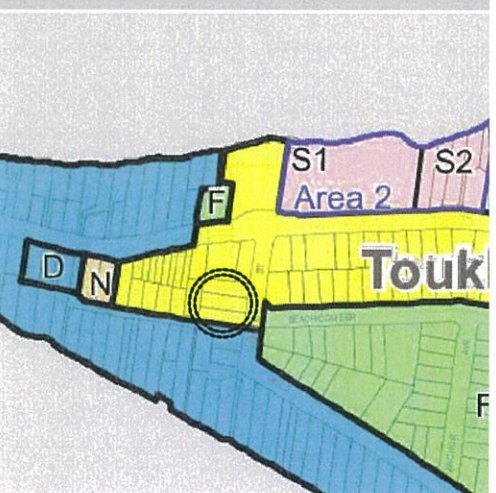
ZONING

- Zone
- R1 Neighbourhood Centre
- R2 Local Centre
- R3 Generalist Centre
- R4 Mixed Use
- R5 Medium Density Residential
- R6 Low Density Residential
- R7 Large Lot Residential
- R8 Public Recreation
- R9 Private Recreation
- R10 Primary Production
- R11 Rural Landscape
- R12 Cemetery
- R13 Village
- R14 Transition
- R15 Special Activities
- R16 Infrastructure
- R17 Tourist
- R18 Natural Waterways
- R19 Recreational Waterways



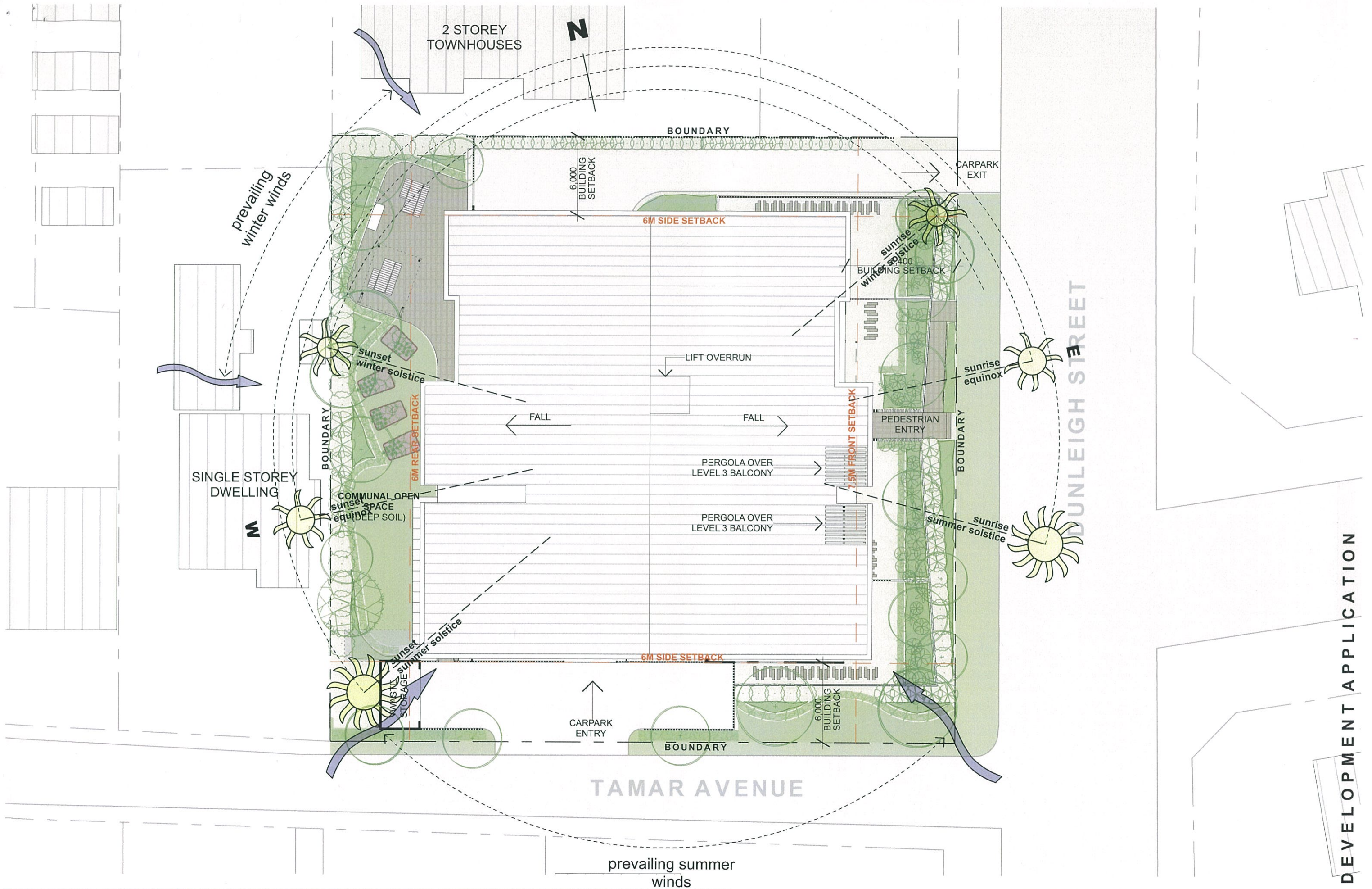
FLOOR SPACE RATIO

- 0.20
- 0.50
- 0.55
- 0.60
- 0.70
- 0.75
- 0.85
- 0.90
- 1.0
- 1.1
- 1.25
- 1.5
- 1.75
- 2.0
- 2.75
- 3.0
- 3.9
- 4.1
- Refer to Clause 4.4



BUILDING HEIGHT

- 0
- 8.5
- 9.5
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CKDS ARCHITECTURE

P.O. Box 4400 Ph 02 4321 0503 admin@ckds.com.au
East Gosford NSW Australia ACN 129 231 269 www.ckds.com.au

Toukley Residential Development

project #
1792
6 - 10 Dunleigh Street
TOUKLEY NSW 2263

Site Plan / Analysis

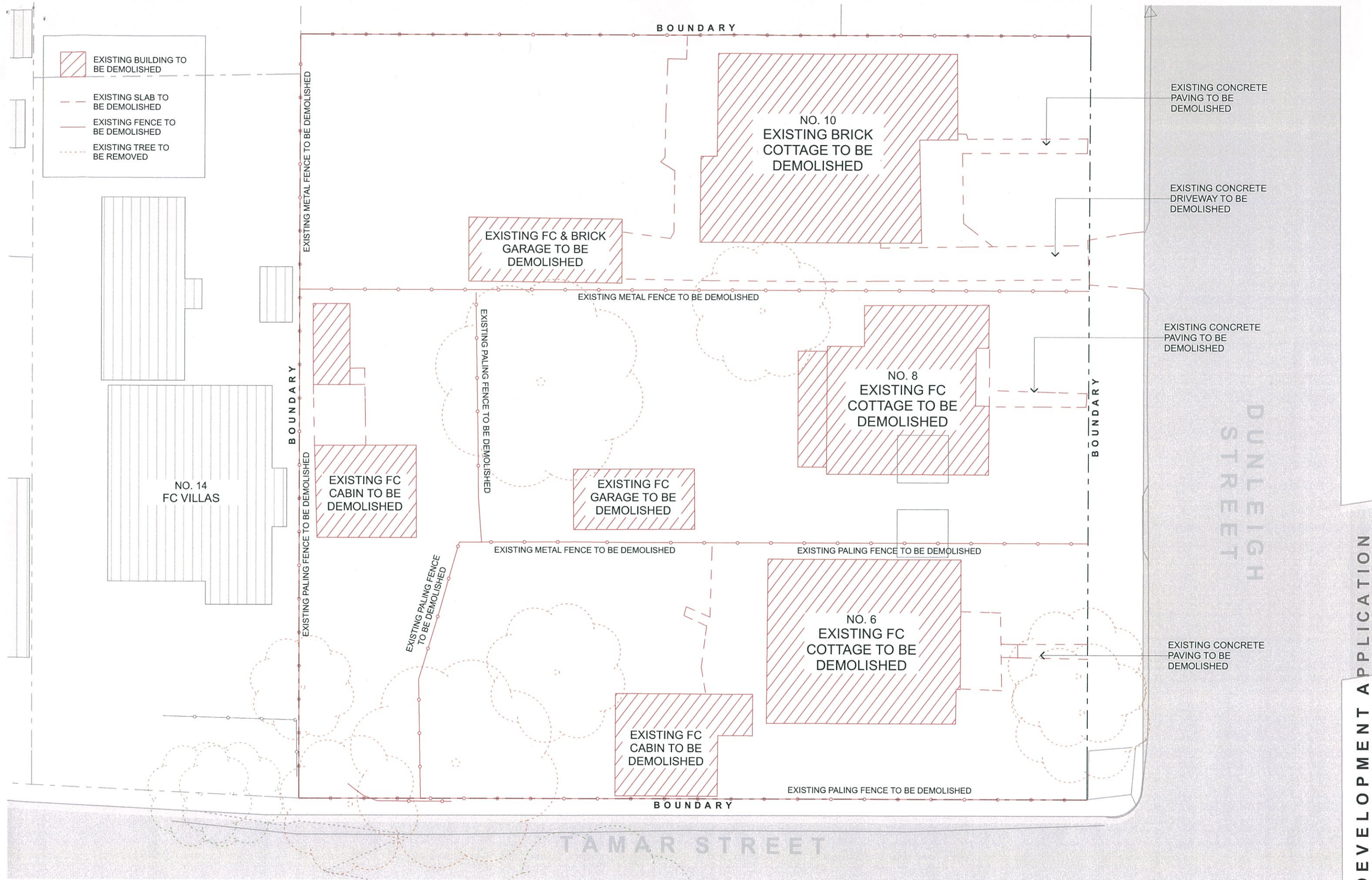
drawing #
SK-005

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issue
D

5/9/18

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DEVELOPMENT APPLICATION

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia ACN 129 231 269 www.ckds.com.au

Toukley Residential Development

1792

6 - 10 Dunleigh Street
TOUKLEY NSW 2263

Demolition Plan

SK-006

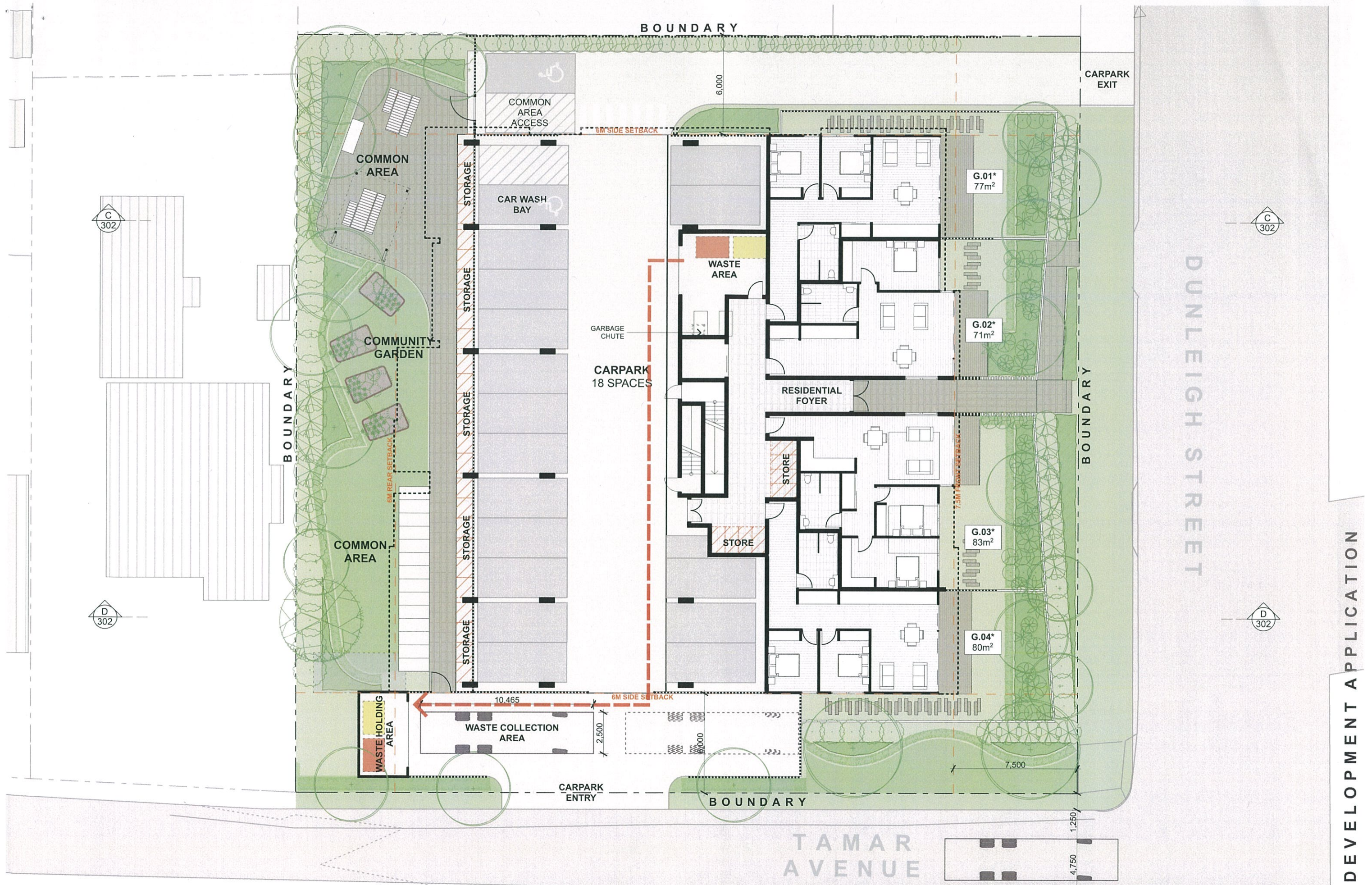
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D

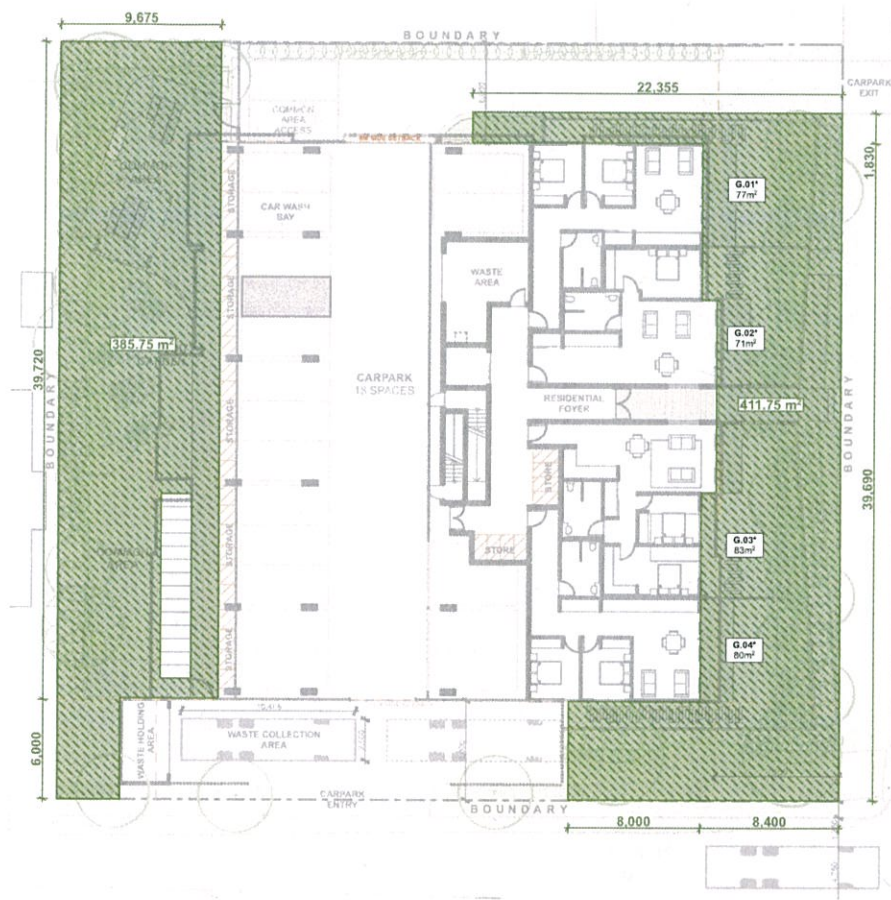
5/9/18



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DEVELOPMENT APPLICATION

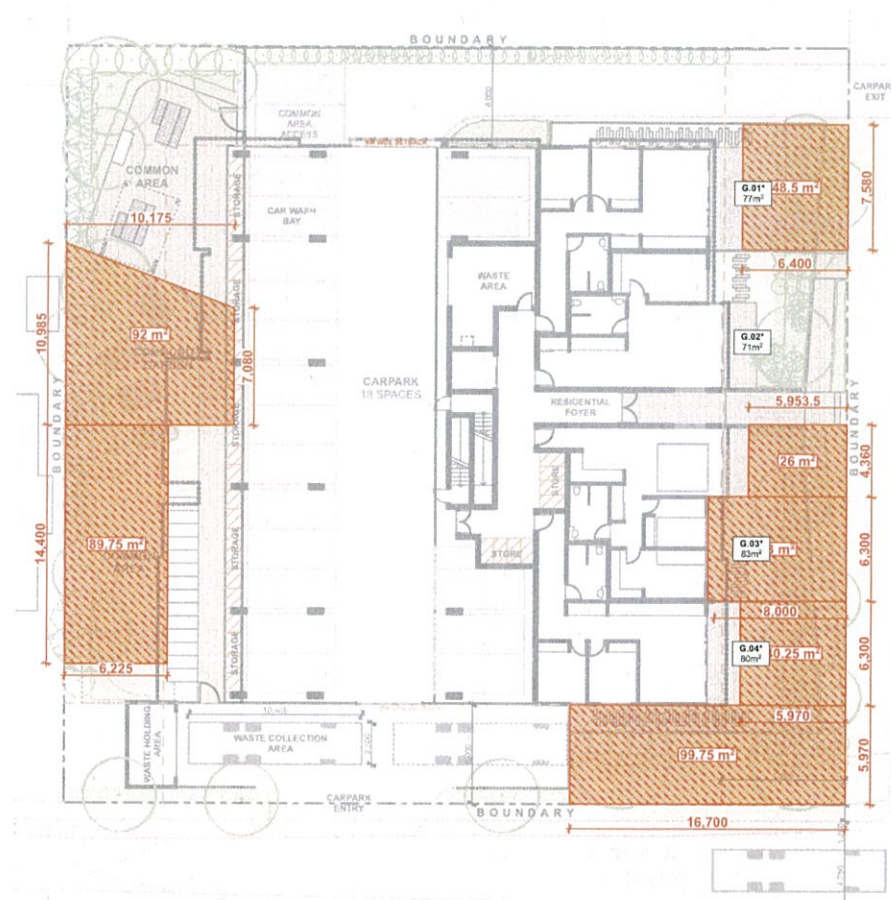


LANDSCAPED AREA

AFFORDABLE HOUSING SEPP
DCP REQUIREMENTS

30% SITE AREA = 649m²
25% SITE AREA = 540m²

797m² PROVIDED

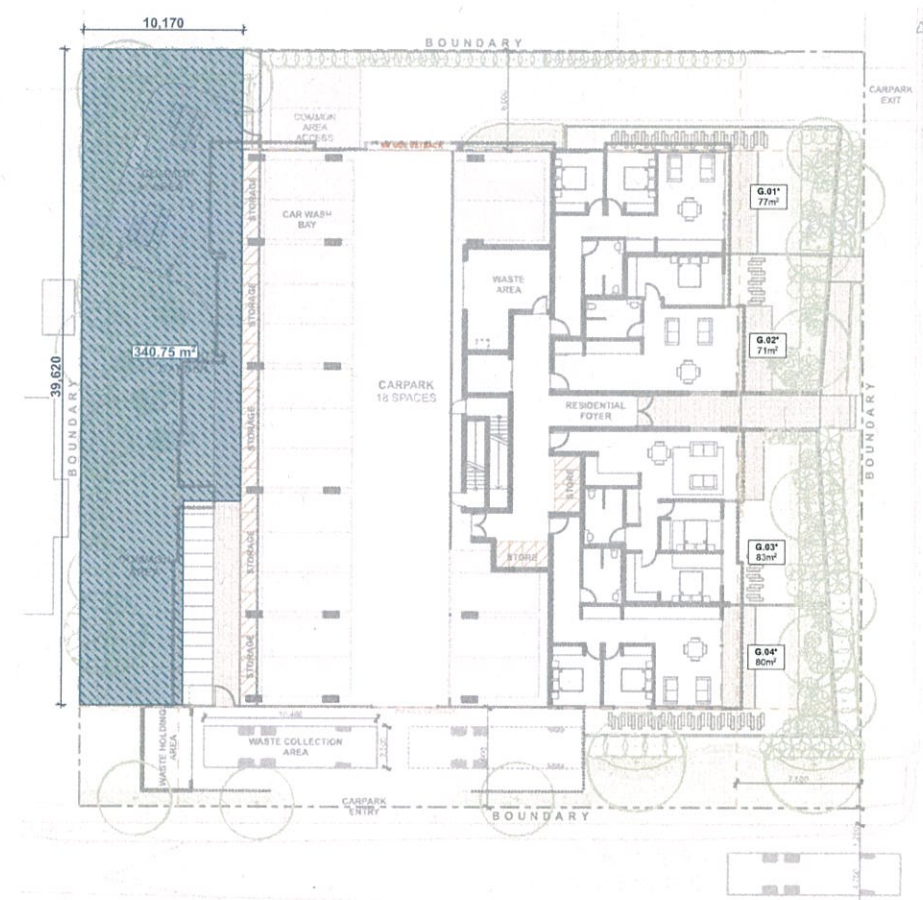


DEEP SOIL ZONE

AFFORDABLE HOUSING SEPP
DCP REQUIREMENTS

15% SITE AREA = 324m²
12.5% LANDSCAPED AREA (841m²) = 105m²

479m² PROVIDED



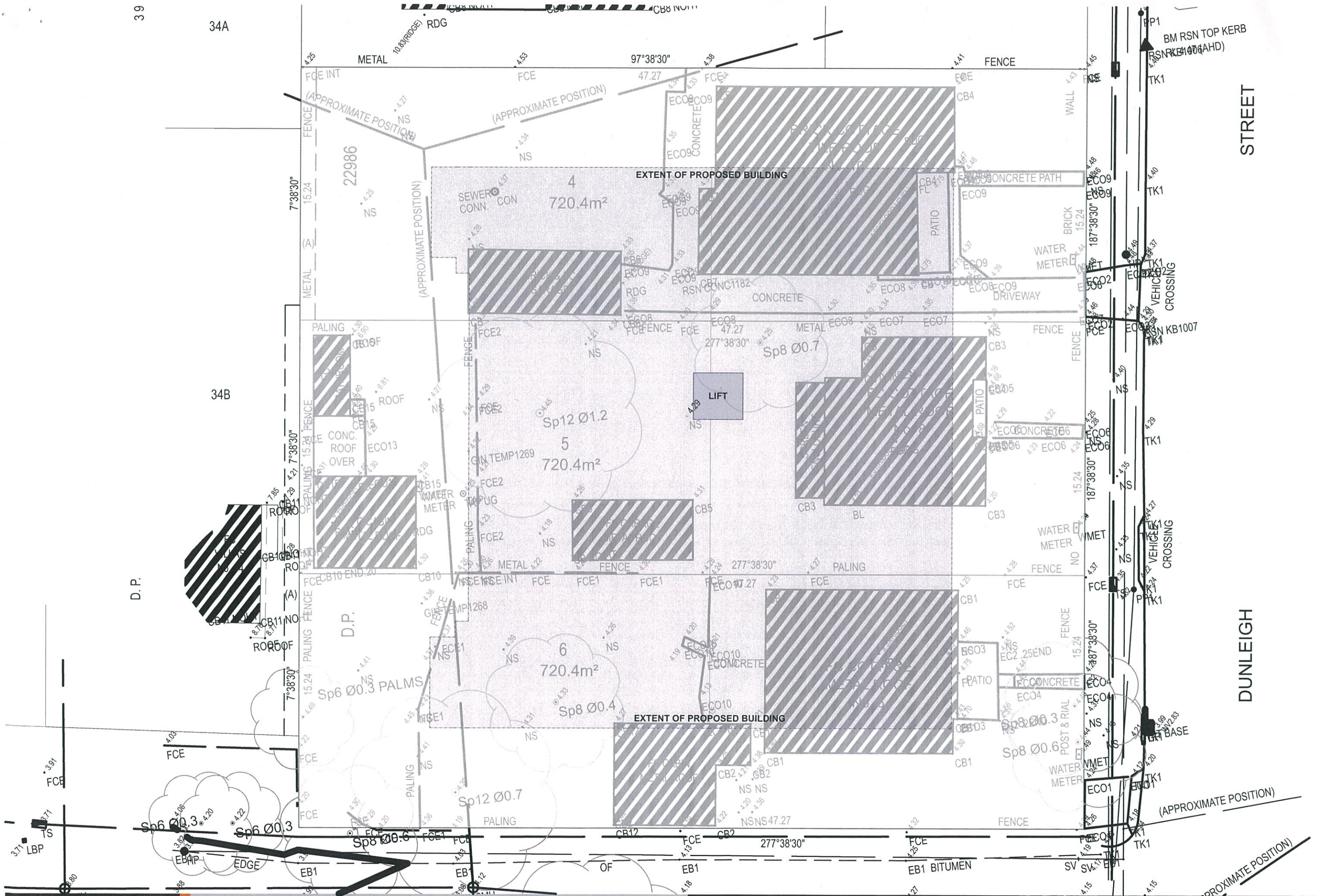
COMMON OPEN SPACE

SEPP 65 GUIDELINE
DCP REQUIREMENTS

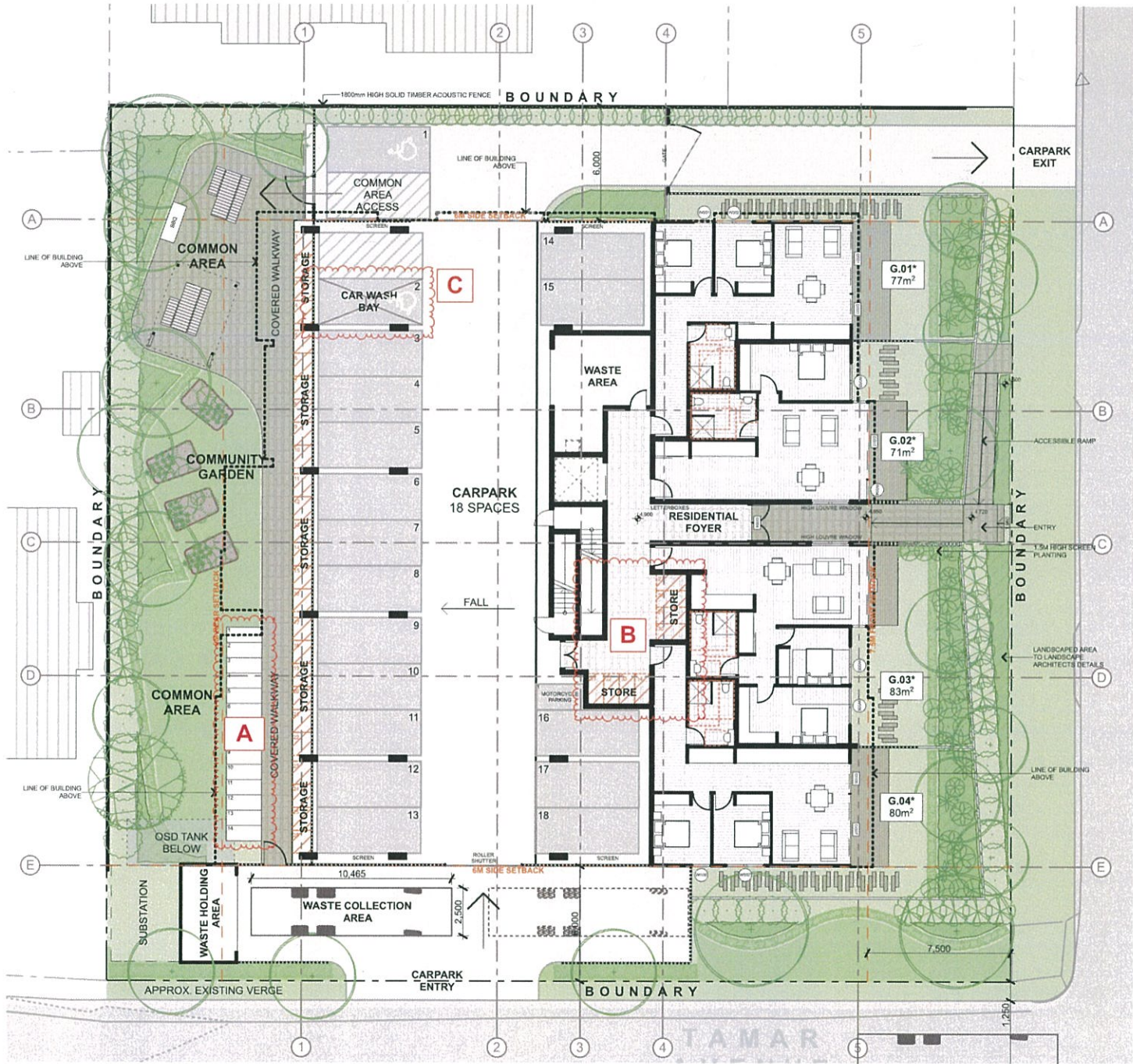
25% SITE AREA = 540m²
10m² PER APARTMENT - 34 x 10m² = 340m²

340m² PROVIDED





CURRENT PROPOSAL



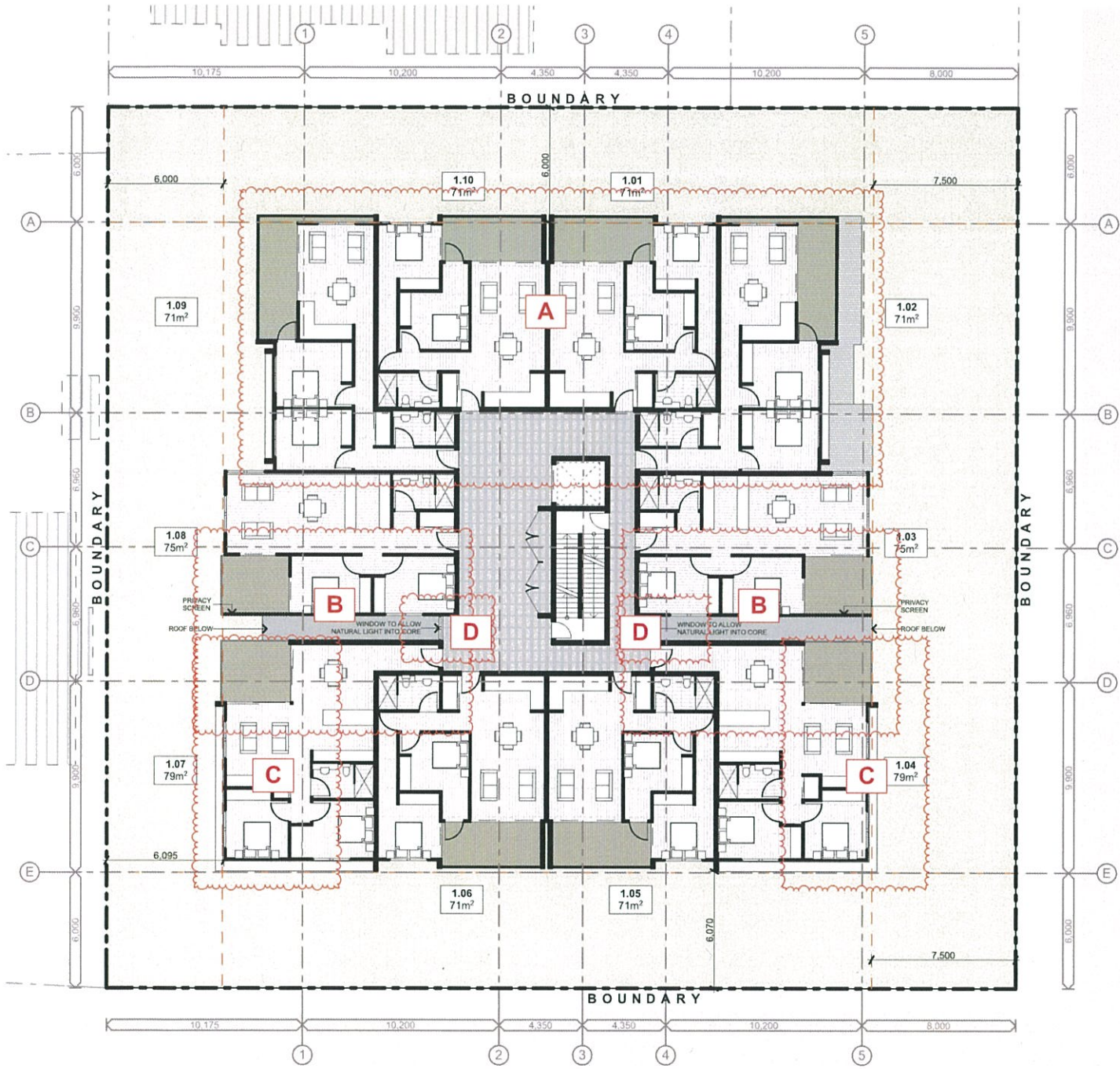
- A** BIKE STORAGE RELOCATED
- B** STORE ROOMS ADDED
- C** CAR WASH BAY RELOCATED

PREVIOUS PROPOSAL



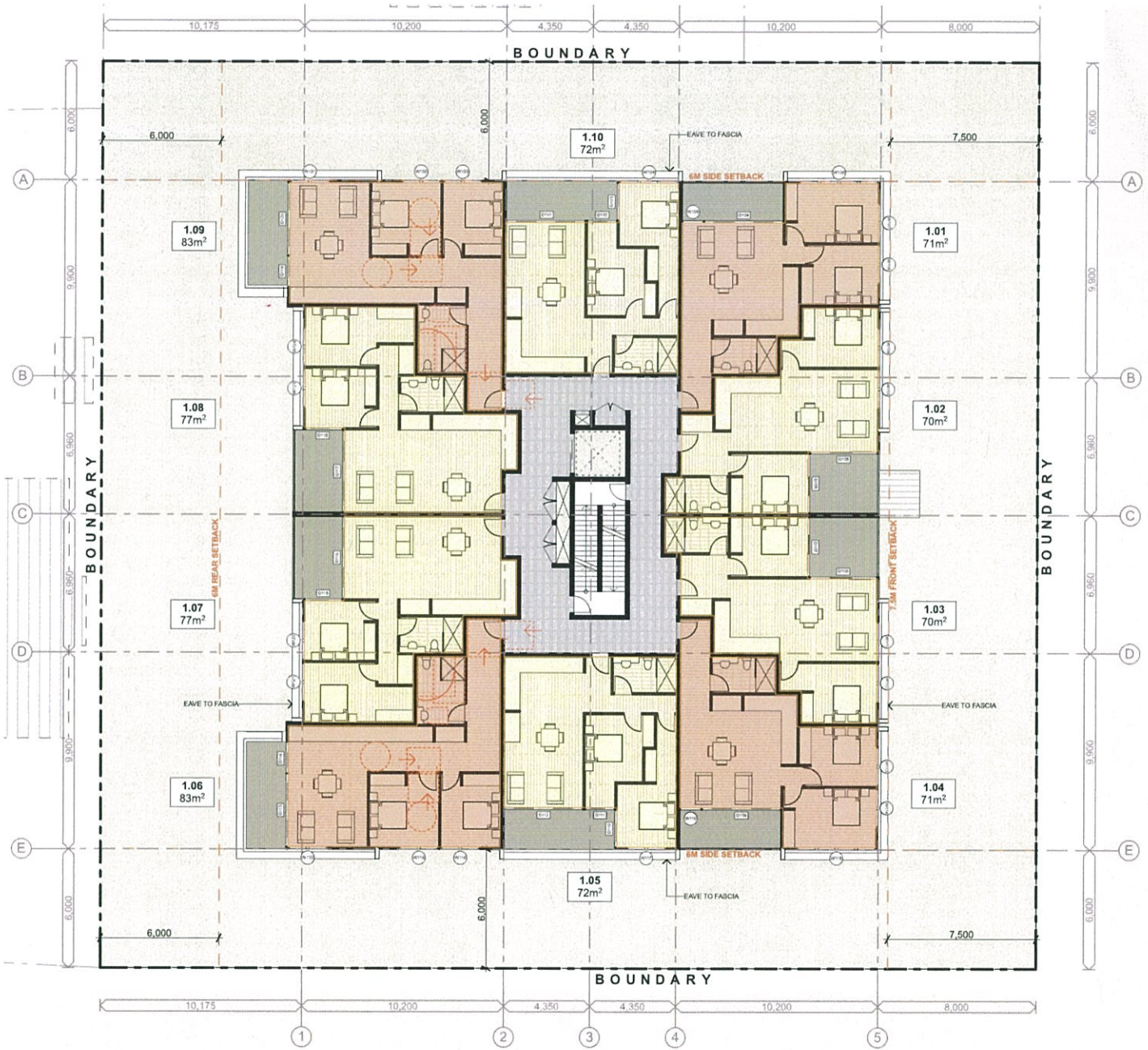
DEVELOPMENT APPLICATION

CURRENT PROPOSAL



- A** 4 UNITS ORIENTATED TOWARDS THE NORTH (PREVIOUSLY 3)
- B** MIDDLE UNITS LIVING ROOMS MOVED TO OUTSIDE RECESS FOR VENTILATION ADDED
- C** CORNER UNITS RE-ORIENTATED FOR BETTER SOLAR ACCESS
- D** APPARTMENTS SEPARATED TO ALLOW NATURAL LIGHT TO CORE

PREVIOUS PROPOSAL



DEVELOPMENT APPLICATION

CKDS ARCHITECTURE

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Toukley Residential Development

1792

6 - 10 Dunleigh Street TOUKLEY NSW 2263

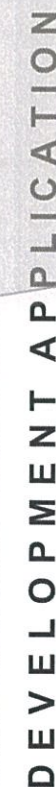
Planning Changes - Typical

SK-011

1:300, 1:1.50@A3 5/9/18



ALL DOORWAYS PROVIDING ACCESS TO BEDROOMS, BATHROOMS AND LAUNDRIES MUST HAVE A FLUSH DOOR THRESHOLD - A MAXIMUM 5MM LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.



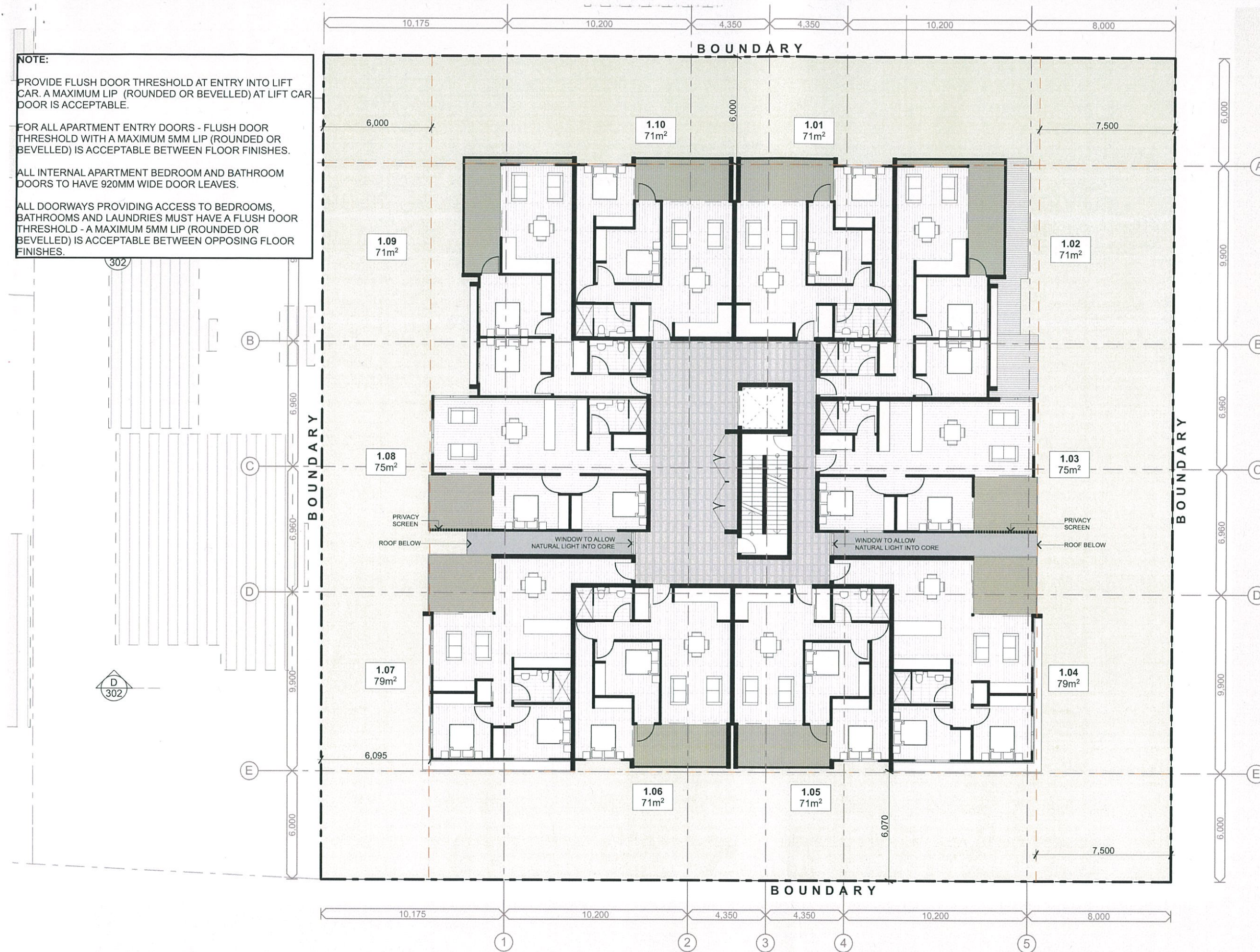
NOTE:

PROVIDE FLUSH DOOR THRESHOLD AT ENTRY INTO LIFT CAR. A MAXIMUM LIP (ROUNDED OR BEVELLED) AT LIFT CAR DOOR IS ACCEPTABLE.

FOR ALL APARTMENT ENTRY DOORS - FLUSH DOOR THRESHOLD WITH A MAXIMUM 5MM LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN FLOOR FINISHES.

ALL INTERNAL APARTMENT BEDROOM AND BATHROOM DOORS TO HAVE 920MM WIDE DOOR LEAVES.

ALL DOORWAYS PROVIDING ACCESS TO BEDROOMS, BATHROOMS AND LAUNDRIES MUST HAVE A FLUSH DOOR THRESHOLD - A MAXIMUM 5MM LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.



DEVELOPMENT APPLICATION

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Toukley Residential Development

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Typical Floor Plan

SK-102

1:200@A3

5/8/18
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Issue D

