

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:

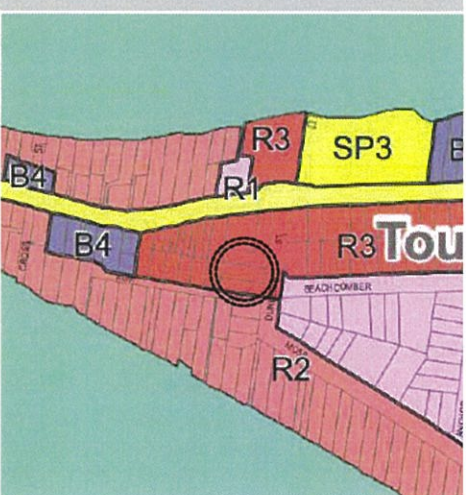
Total Site Area 2160m²
Allowable GFA (FSR 1.4 : 1) 3025m²

Proposed GFA 2936m²
Proposed FSR 1.36 : 1



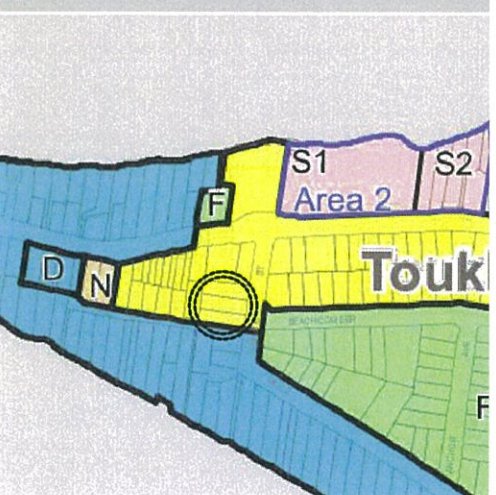
ZONING

- Zone
- R1 Neighbourhood Centre
- R2 Local Centre
- R3 Medium Density Residential
- R4 Medium Density Residential
- R5 Medium Density Residential
- R6 Medium Density Residential
- R7 Medium Density Residential
- R8 Medium Density Residential
- R9 Medium Density Residential
- R10 Medium Density Residential
- R11 Medium Density Residential
- R12 Medium Density Residential
- R13 Medium Density Residential
- R14 Medium Density Residential
- R15 Medium Density Residential
- R16 Medium Density Residential
- R17 Medium Density Residential
- R18 Medium Density Residential
- R19 Medium Density Residential
- R20 Medium Density Residential
- R21 Medium Density Residential
- R22 Medium Density Residential
- R23 Medium Density Residential
- R24 Medium Density Residential
- R25 Medium Density Residential
- R26 Medium Density Residential
- R27 Medium Density Residential
- R28 Medium Density Residential
- R29 Medium Density Residential
- R30 Medium Density Residential
- R31 Medium Density Residential
- R32 Medium Density Residential
- R33 Medium Density Residential
- R34 Medium Density Residential
- R35 Medium Density Residential
- R36 Medium Density Residential
- R37 Medium Density Residential
- R38 Medium Density Residential
- R39 Medium Density Residential
- R40 Medium Density Residential
- R41 Medium Density Residential
- R42 Medium Density Residential
- R43 Medium Density Residential
- R44 Medium Density Residential
- R45 Medium Density Residential
- R46 Medium Density Residential
- R47 Medium Density Residential
- R48 Medium Density Residential
- R49 Medium Density Residential
- R50 Medium Density Residential
- R51 Medium Density Residential
- R52 Medium Density Residential
- R53 Medium Density Residential
- R54 Medium Density Residential
- R55 Medium Density Residential
- R56 Medium Density Residential
- R57 Medium Density Residential
- R58 Medium Density Residential
- R59 Medium Density Residential
- R60 Medium Density Residential
- R61 Medium Density Residential
- R62 Medium Density Residential
- R63 Medium Density Residential
- R64 Medium Density Residential
- R65 Medium Density Residential
- R66 Medium Density Residential
- R67 Medium Density Residential
- R68 Medium Density Residential
- R69 Medium Density Residential
- R70 Medium Density Residential
- R71 Medium Density Residential
- R72 Medium Density Residential
- R73 Medium Density Residential
- R74 Medium Density Residential
- R75 Medium Density Residential
- R76 Medium Density Residential
- R77 Medium Density Residential
- R78 Medium Density Residential
- R79 Medium Density Residential
- R80 Medium Density Residential
- R81 Medium Density Residential
- R82 Medium Density Residential
- R83 Medium Density Residential
- R84 Medium Density Residential
- R85 Medium Density Residential
- R86 Medium Density Residential
- R87 Medium Density Residential
- R88 Medium Density Residential
- R89 Medium Density Residential
- R90 Medium Density Residential
- R91 Medium Density Residential
- R92 Medium Density Residential
- R93 Medium Density Residential
- R94 Medium Density Residential
- R95 Medium Density Residential
- R96 Medium Density Residential
- R97 Medium Density Residential
- R98 Medium Density Residential
- R99 Medium Density Residential
- R100 Medium Density Residential



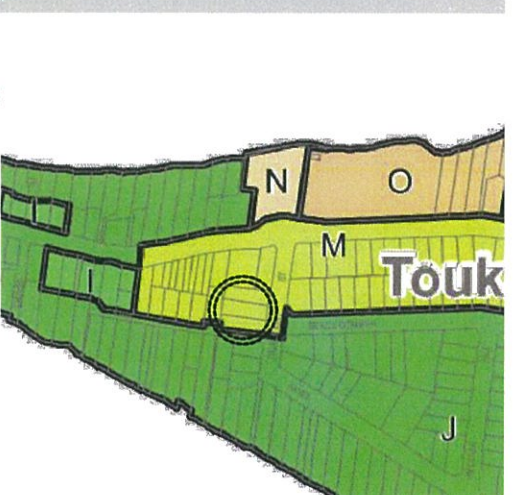
FLOOR SPACE RATIO

- 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
- 2.25
- 2.5
- 2.75
- 3.0
- 3.25
- 3.5
- 3.75
- 4.0
- 4.25
- 4.5
- 4.75
- 5.0
- 5.25
- 5.5
- 5.75
- 6.0
- 6.25
- 6.5
- 6.75
- 7.0
- 7.25
- 7.5
- 7.75
- 8.0
- 8.25
- 8.5
- 8.75
- 9.0
- 9.25
- 9.5
- 9.75
- 10.0
- 10.25
- 10.5
- 10.75
- 11.0
- 11.25
- 11.5
- 11.75
- 12.0
- 12.25
- 12.5
- 12.75
- 13.0
- 13.25
- 13.5
- 13.75
- 14.0
- 14.25
- 14.5
- 14.75
- 15.0
- 15.25
- 15.5
- 15.75
- 16.0
- 16.25
- 16.5
- 16.75
- 17.0
- 17.25
- 17.5
- 17.75
- 18.0
- 18.25
- 18.5
- 18.75
- 19.0
- 19.25
- 19.5
- 19.75
- 20.0
- 20.25
- 20.5
- 20.75
- 21.0
- 21.25
- 21.5
- 21.75
- 22.0
- 22.25
- 22.5
- 22.75
- 23.0
- 23.25
- 23.5
- 23.75
- 24.0
- 24.25
- 24.5
- 24.75
- 25.0
- 25.25
- 25.5
- 25.75
- 26.0
- 26.25
- 26.5
- 26.75
- 27.0
- 27.25
- 27.5
- 27.75
- 28.0
- 28.25
- 28.5
- 28.75
- 29.0
- 29.25
- 29.5
- 29.75
- 30.0
- 30.25
- 30.5
- 30.75
- 31.0
- 31.25
- 31.5
- 31.75
- 32.0
- 32.25
- 32.5
- 32.75
- 33.0
- 33.25
- 33.5
- 33.75
- 34.0
- 34.25
- 34.5
- 34.75
- 35.0
- 35.25
- 35.5
- 35.75
- 36.0
- 36.25
- 36.5
- 36.75
- 37.0
- 37.25
- 37.5
- 37.75
- 38.0
- 38.25
- 38.5
- 38.75
- 39.0
- 39.25
- 39.5
- 39.75
- 40.0
- 40.25
- 40.5
- 40.75
- 41.0
- 41.25
- 41.5
- 41.75
- 42.0
- 42.25
- 42.5
- 42.75
- 43.0
- 43.25
- 43.5
- 43.75
- 44.0
- 44.25
- 44.5
- 44.75
- 45.0
- 45.25
- 45.5
- 45.75
- 46.0
- 46.25
- 46.5
- 46.75
- 47.0
- 47.25
- 47.5
- 47.75
- 48.0
- 48.25
- 48.5
- 48.75
- 49.0
- 49.25
- 49.5
- 49.75
- 50.0
- 50.25
- 50.5
- 50.75
- 51.0
- 51.25
- 51.5
- 51.75
- 52.0
- 52.25
- 52.5
- 52.75
- 53.0
- 53.25
- 53.5
- 53.75
- 54.0
- 54.25
- 54.5
- 54.75
- 55.0
- 55.25
- 55.5
- 55.75
- 56.0
- 56.25
- 56.5
- 56.75
- 57.0
- 57.25
- 57.5
- 57.75
- 58.0
- 58.25
- 58.5
- 58.75
- 59.0
- 59.25
- 59.5
- 59.75
- 60.0
- 60.25
- 60.5
- 60.75
- 61.0
- 61.25
- 61.5
- 61.75
- 62.0
- 62.25
- 62.5
- 62.75
- 63.0
- 63.25
- 63.5
- 63.75
- 64.0
- 64.25
- 64.5
- 64.75
- 65.0
- 65.25
- 65.5
- 65.75
- 66.0
- 66.25
- 66.5
- 66.75
- 67.0
- 67.25
- 67.5
- 67.75
- 68.0
- 68.25
- 68.5
- 68.75
- 69.0
- 69.25
- 69.5
- 69.75
- 70.0
- 70.25
- 70.5
- 70.75
- 71.0
- 71.25
- 71.5
- 71.75
- 72.0
- 72.25
- 72.5
- 72.75
- 73.0
- 73.25
- 73.5
- 73.75
- 74.0
- 74.25
- 74.5
- 74.75
- 75.0
- 75.25
- 75.5
- 75.75
- 76.0
- 76.25
- 76.5
- 76.75
- 77.0
- 77.25
- 77.5
- 77.75
- 78.0
- 78.25
- 78.5
- 78.75
- 79.0
- 79.25
- 79.5
- 79.75
- 80.0
- 80.25
- 80.5
- 80.75
- 81.0
- 81.25
- 81.5
- 81.75
- 82.0
- 82.25
- 82.5
- 82.75
- 83.0
- 83.25
- 83.5
- 83.75
- 84.0
- 84.25
- 84.5
- 84.75
- 85.0
- 85.25
- 85.5
- 85.75
- 86.0
- 86.25
- 86.5
- 86.75
- 87.0
- 87.25
- 87.5
- 87.75
- 88.0
- 88.25
- 88.5
- 88.75
- 89.0
- 89.25
- 89.5
- 89.75
- 90.0
- 90.25
- 90.5
- 90.75
- 91.0
- 91.25
- 91.5
- 91.75
- 92.0
- 92.25
- 92.5
- 92.75
- 93.0
- 93.25
- 93.5
- 93.75
- 94.0
- 94.25
- 94.5
- 94.75
- 95.0
- 95.25
- 95.5
- 95.75
- 96.0
- 96.25
- 96.5
- 96.75
- 97.0
- 97.25
- 97.5
- 97.75
- 98.0
- 98.25
- 98.5
- 98.75
- 99.0
- 99.25
- 99.5
- 99.75
- 100.0

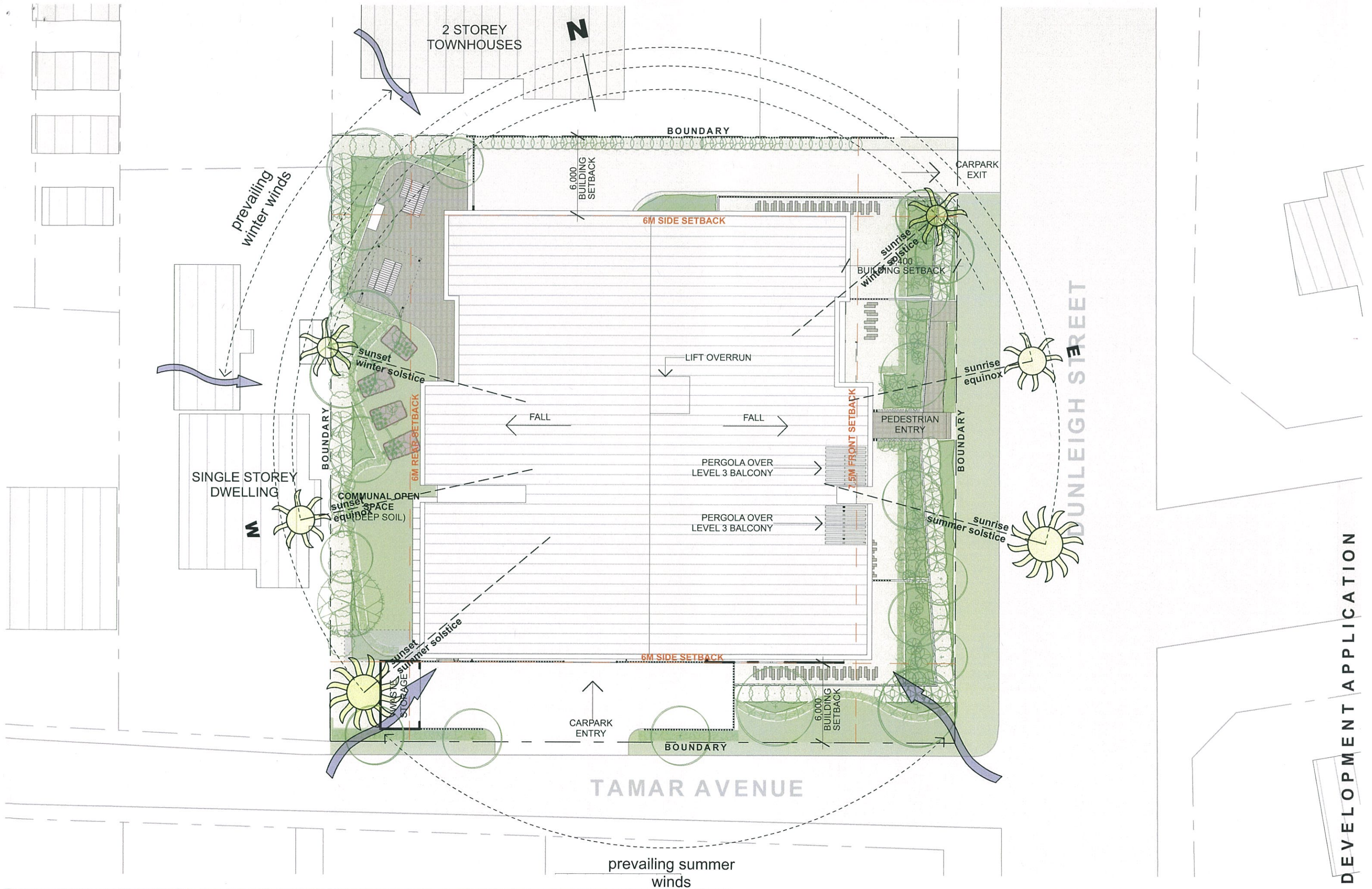


BUILDING HEIGHT

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100



DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

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

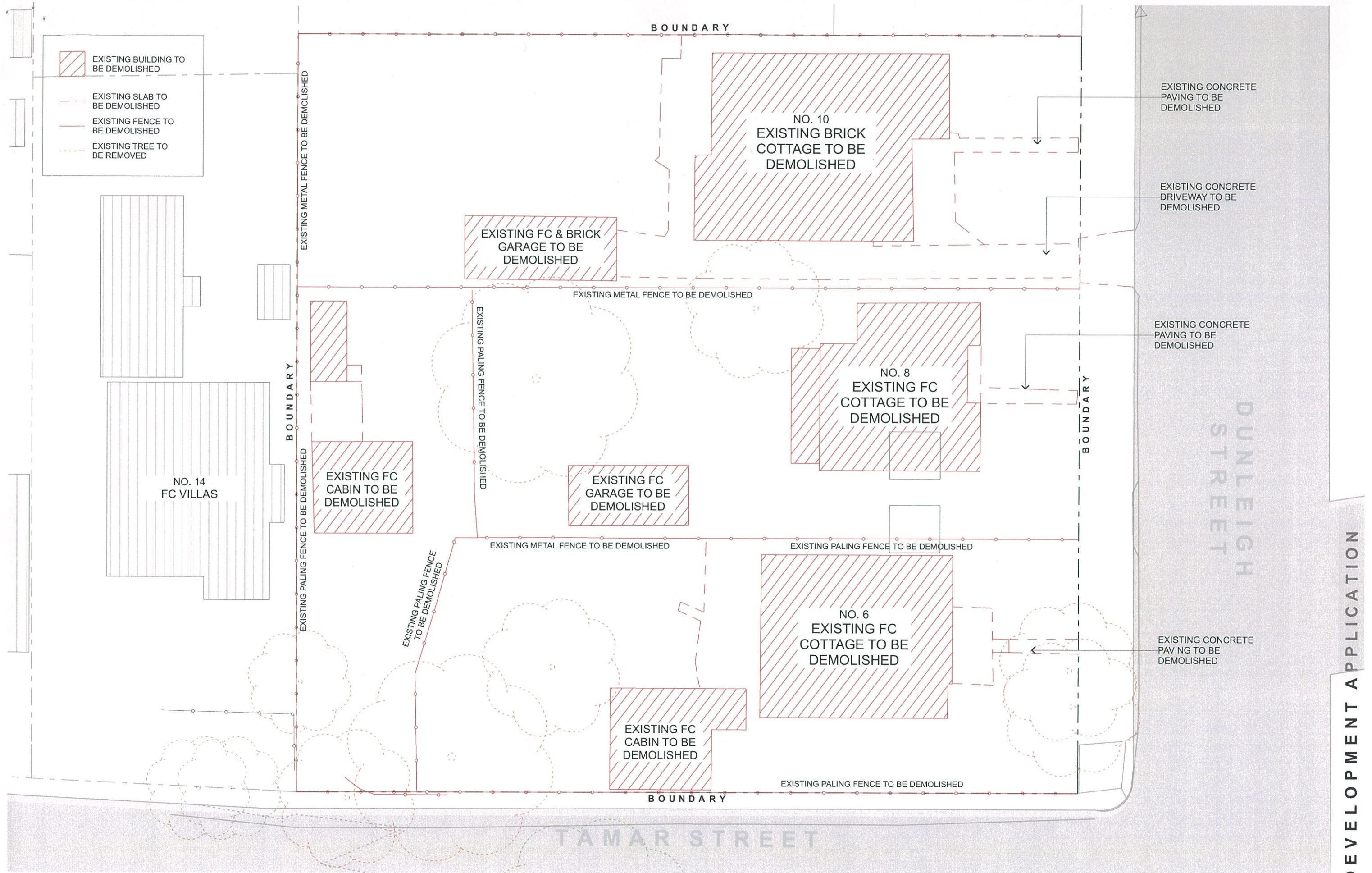
drawing #
SK-005

1:250@ A3

issue
D

5/9/18

this document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site, refer any discrepancies to the designer before proceeding with the work, do not scale drawings manually or electronically, drawing shall not be used for construction, and issued for construction by designer



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

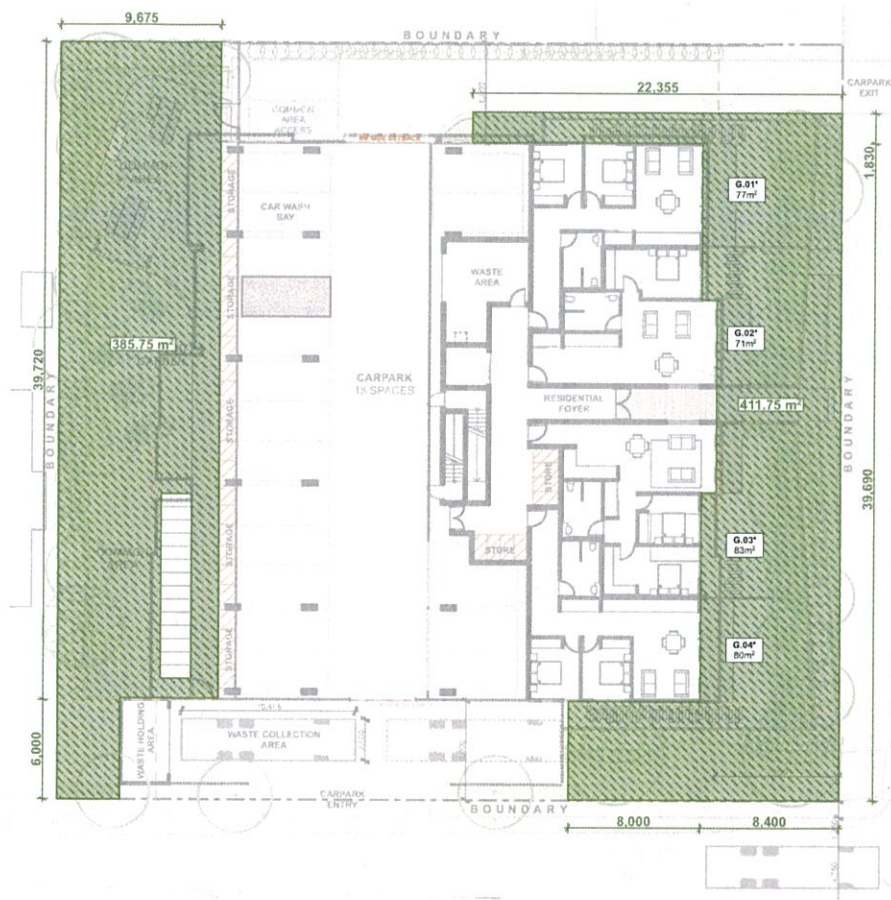
1:200@A3

5/9/18



This document is the copyright of CKDS Architecture Pty Ltd and all dimensions on site refer to the original drawings. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of CKDS Architecture Pty Ltd.



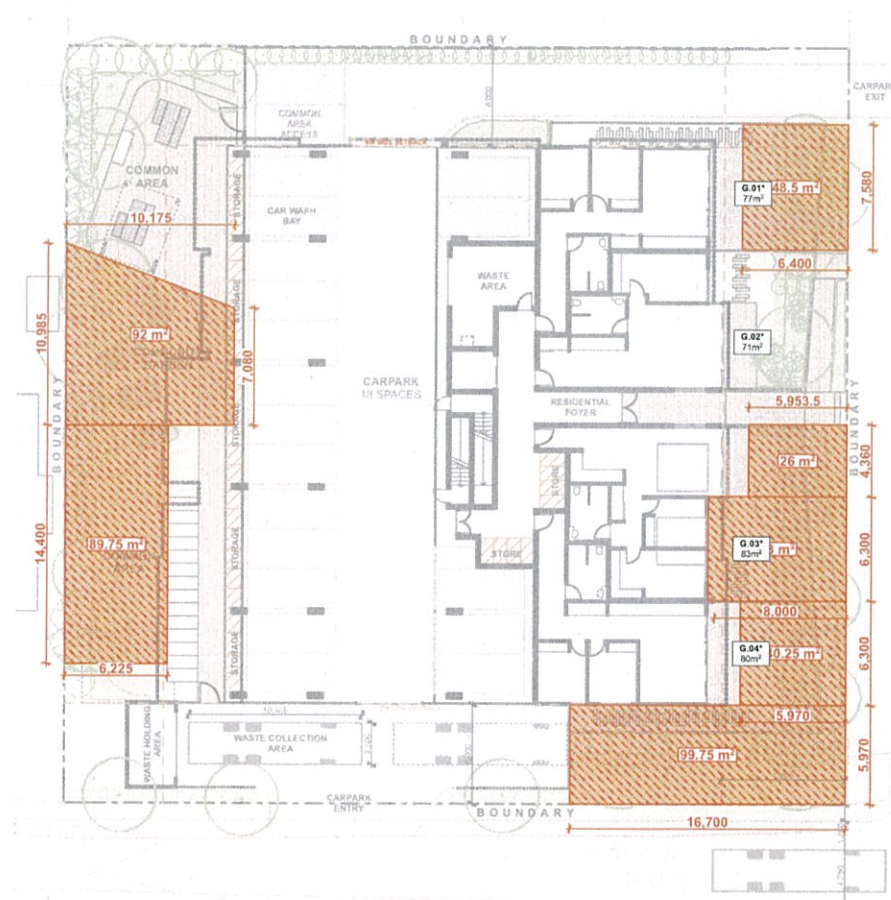


LANDSCAPED AREA

AFFORDABLE HOUSING SEPP
DCP REQUIREMENTS

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

797m² PROVIDED

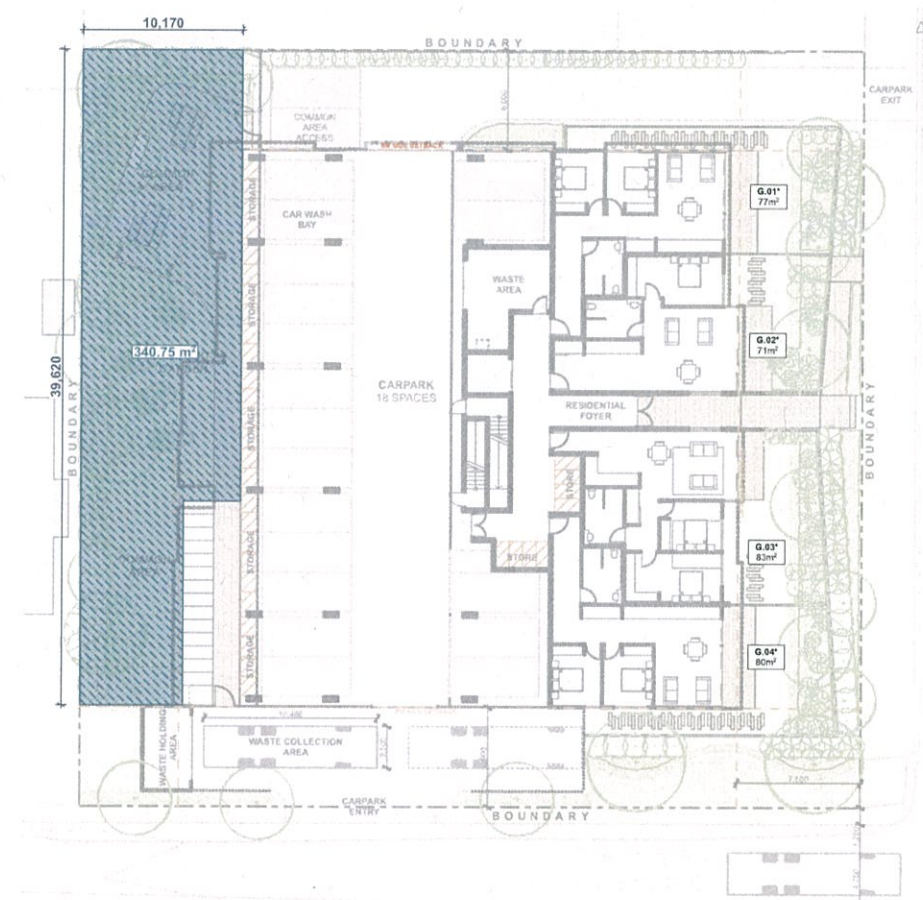


DEEP SOIL ZONE

AFFORDABLE HOUSING SEPP
DCP REQUIREMENTS

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

479m² PROVIDED

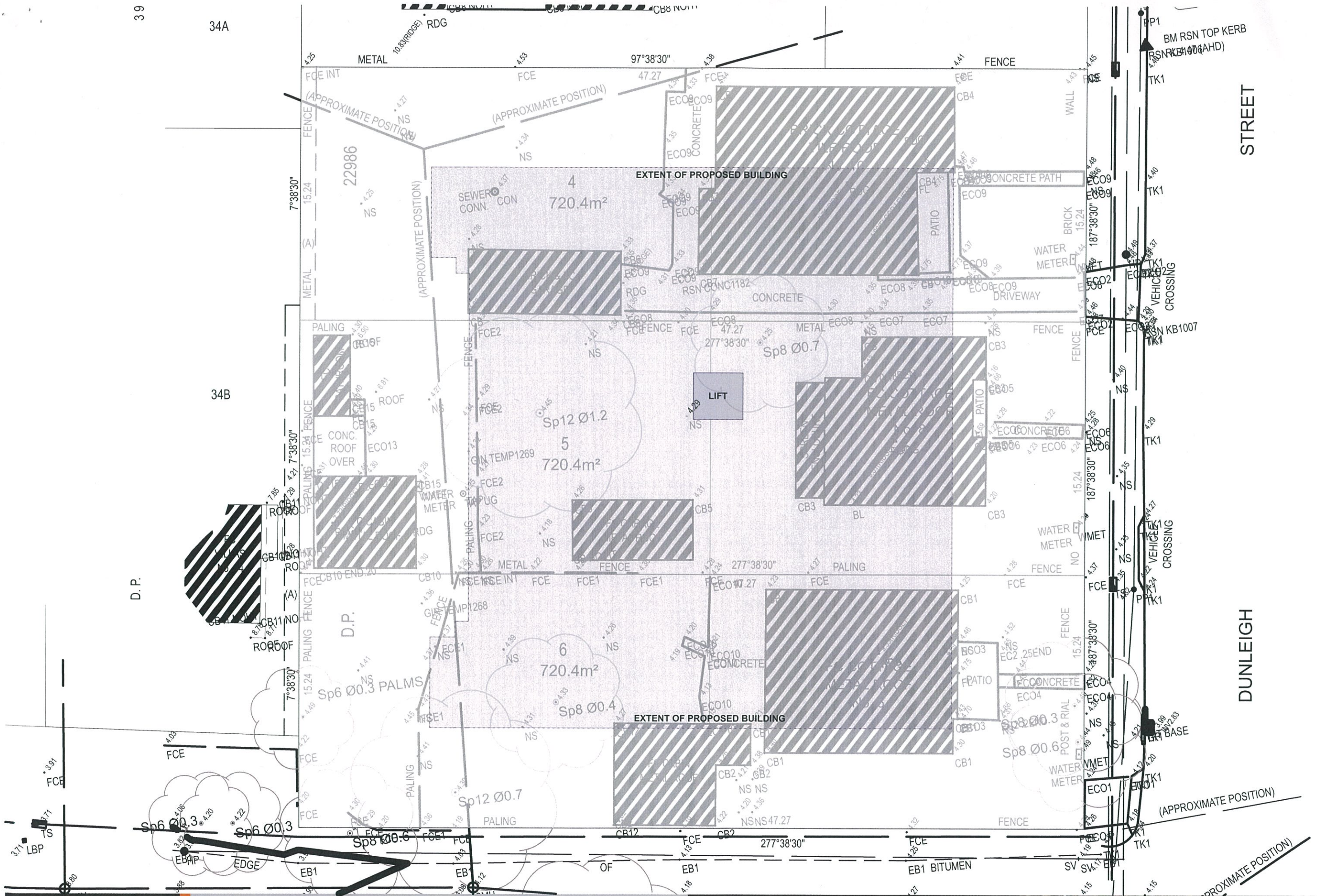


COMMON OPEN SPACE

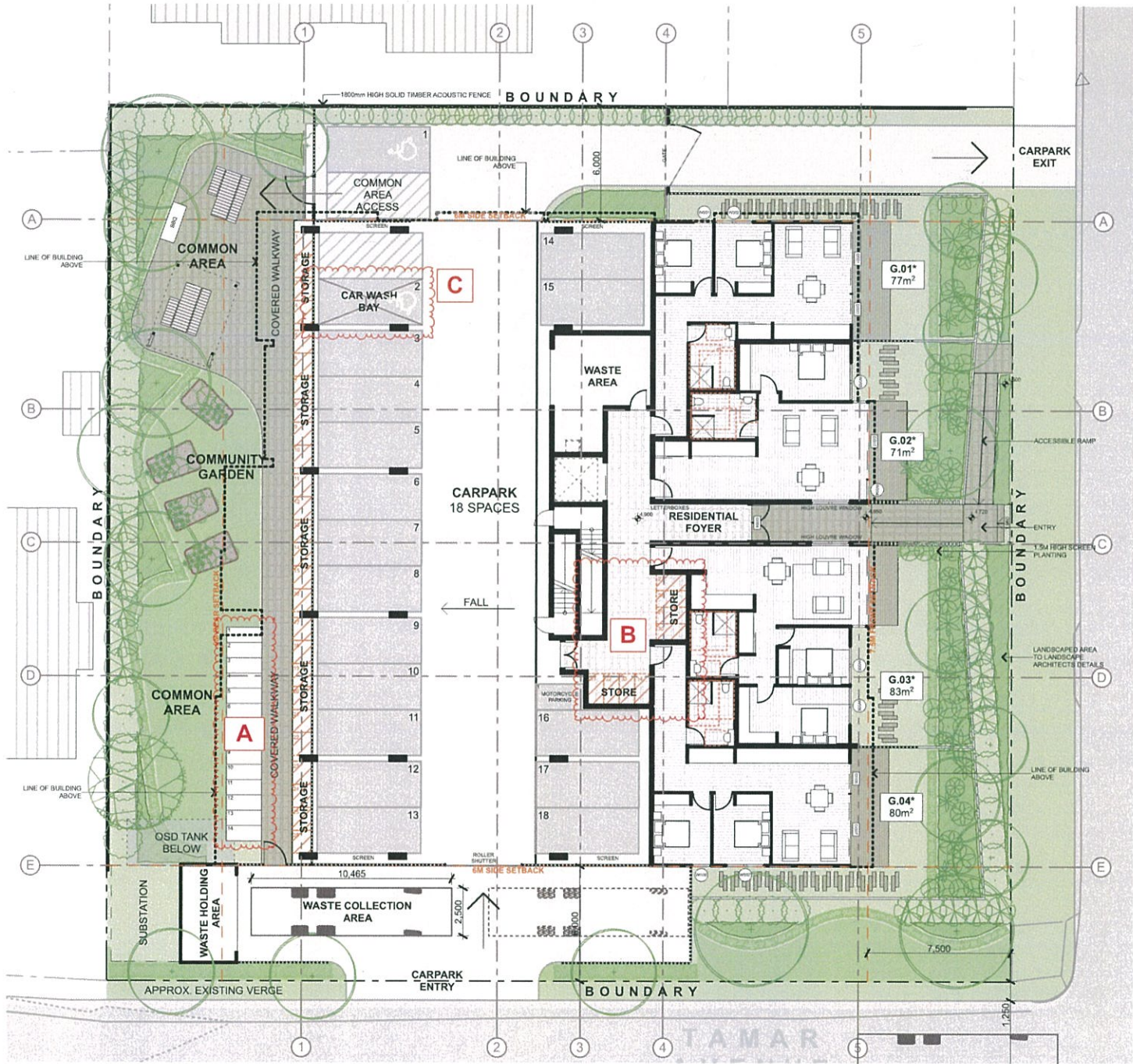
SEPP 65 GUIDELINE
DCP REQUIREMENTS

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

340m² PROVIDED



CURRENT PROPOSAL



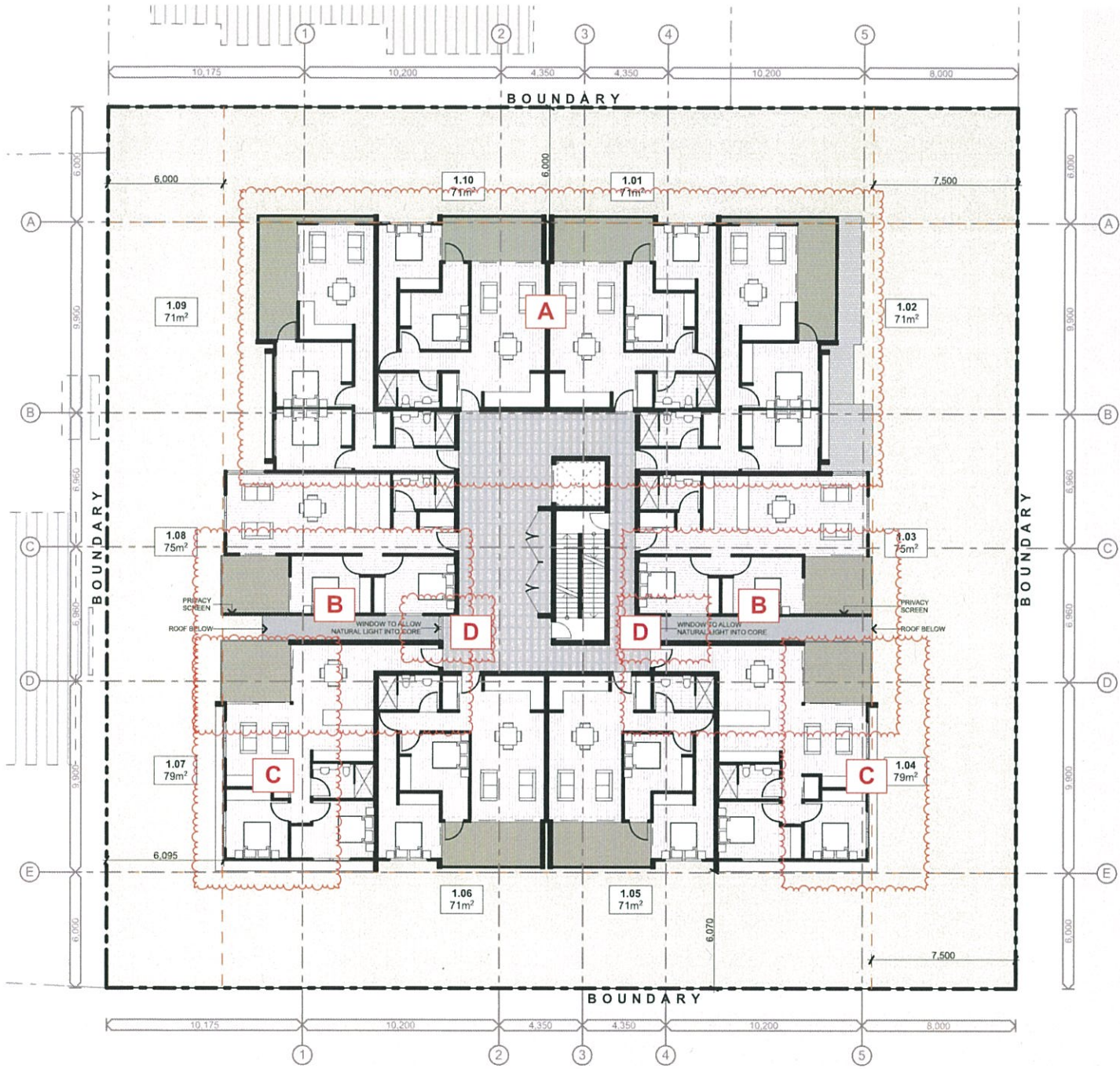
- A** BIKE STORAGE RELOCATED
- B** STORE ROOMS ADDED
- C** CAR WASH BAY RELOCATED

PREVIOUS PROPOSAL



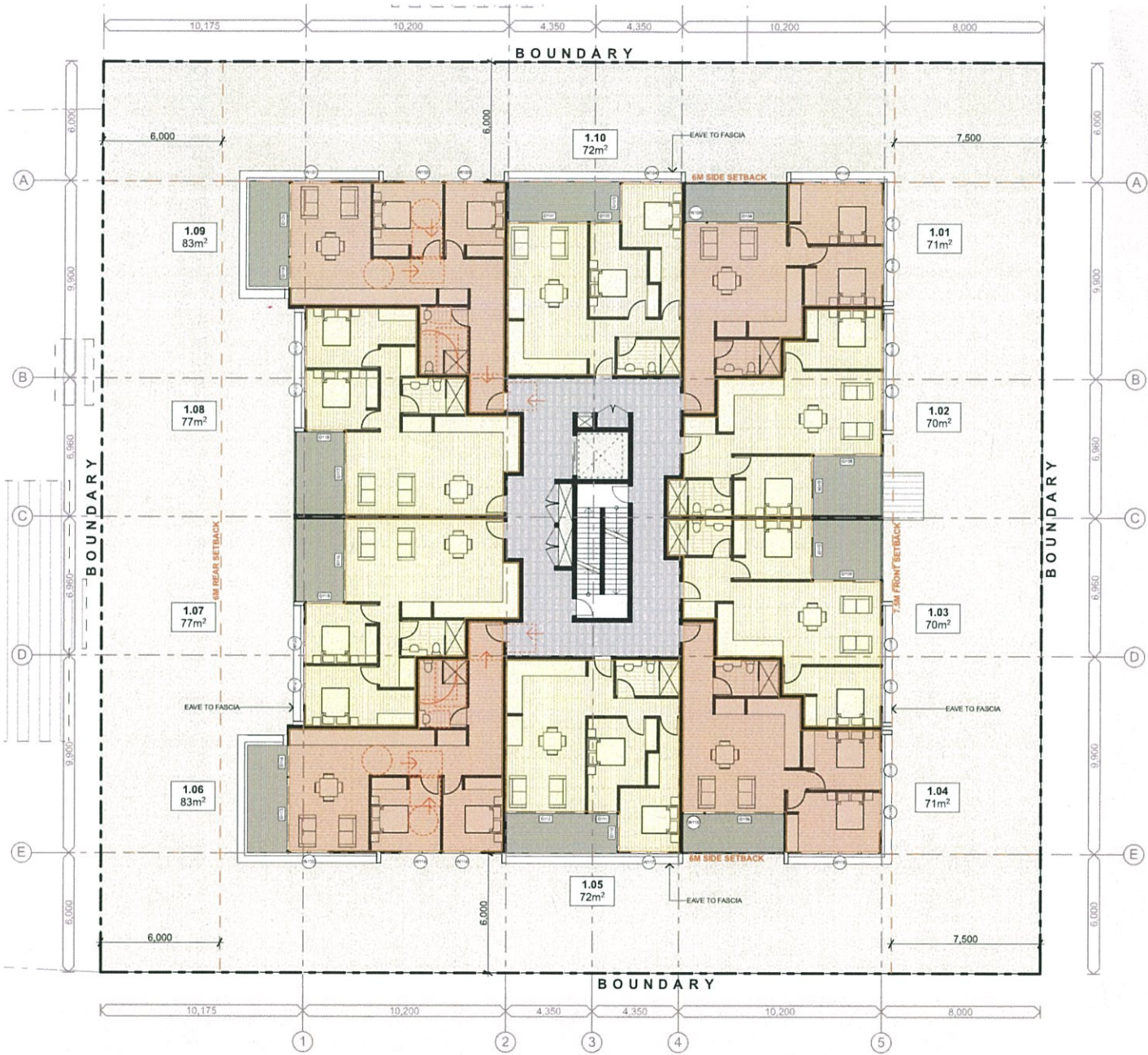
DEVELOPMENT APPLICATION

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

NOTE:

THE SELECTED PAVEMENT FINISH TO ALL EXTERNAL PATHS, RAMPS AND LANDINGS IS TO BE SLIP RESISTANT WITH A MAXIMUM CROSS FALL OF 1 IN 40 (2.5%).

PROVIDE FLUSH DOOR THRESHOLD. A MAXIMUM 5MM LIP (ROUNDED OR BEVELLED) IS ACCEPTABLE BETWEEN OPPOSING FLOOR FINISHES.

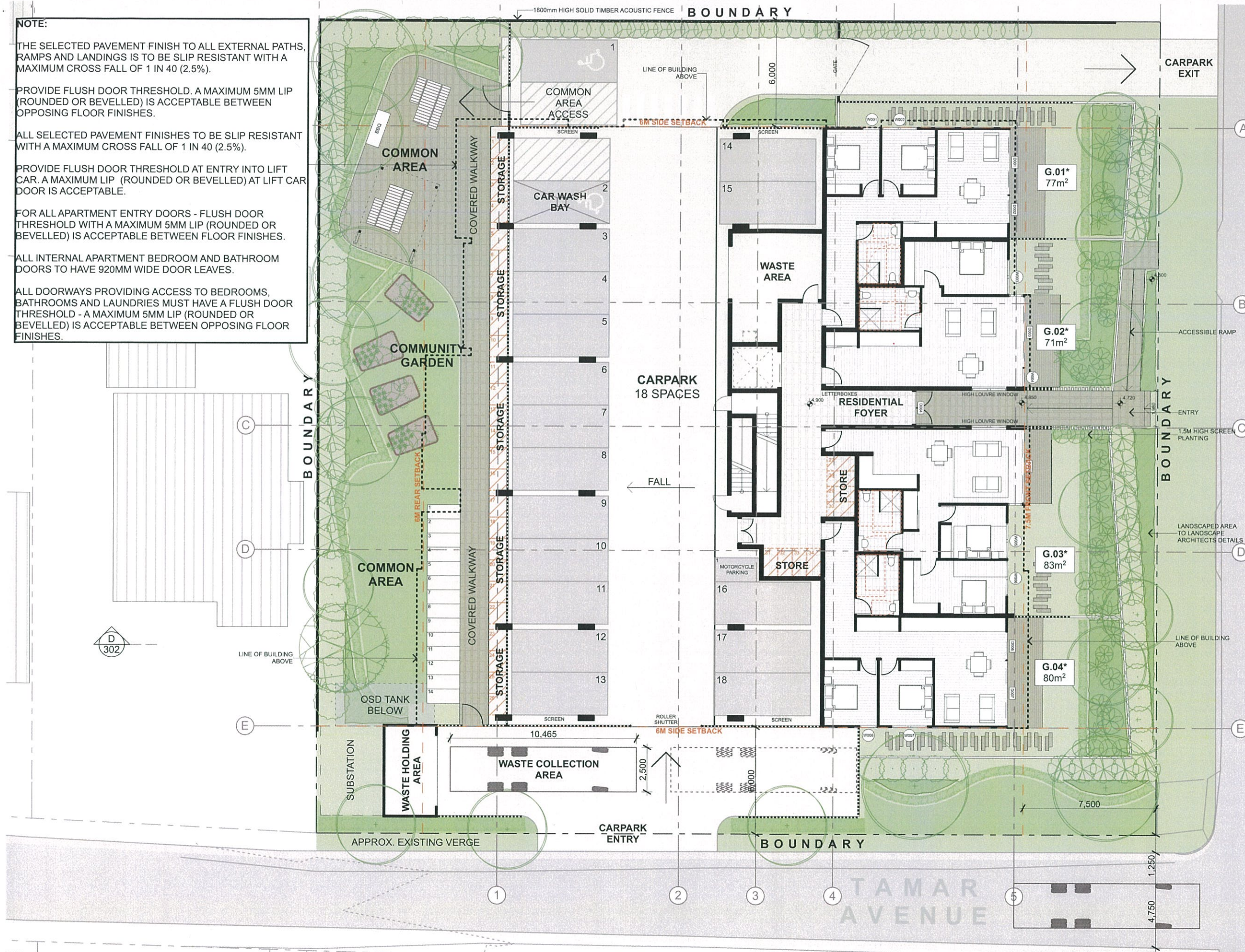
ALL SELECTED PAVEMENT FINISHES TO BE SLIP RESISTANT WITH A MAXIMUM CROSS FALL OF 1 IN 40 (2.5%).

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.



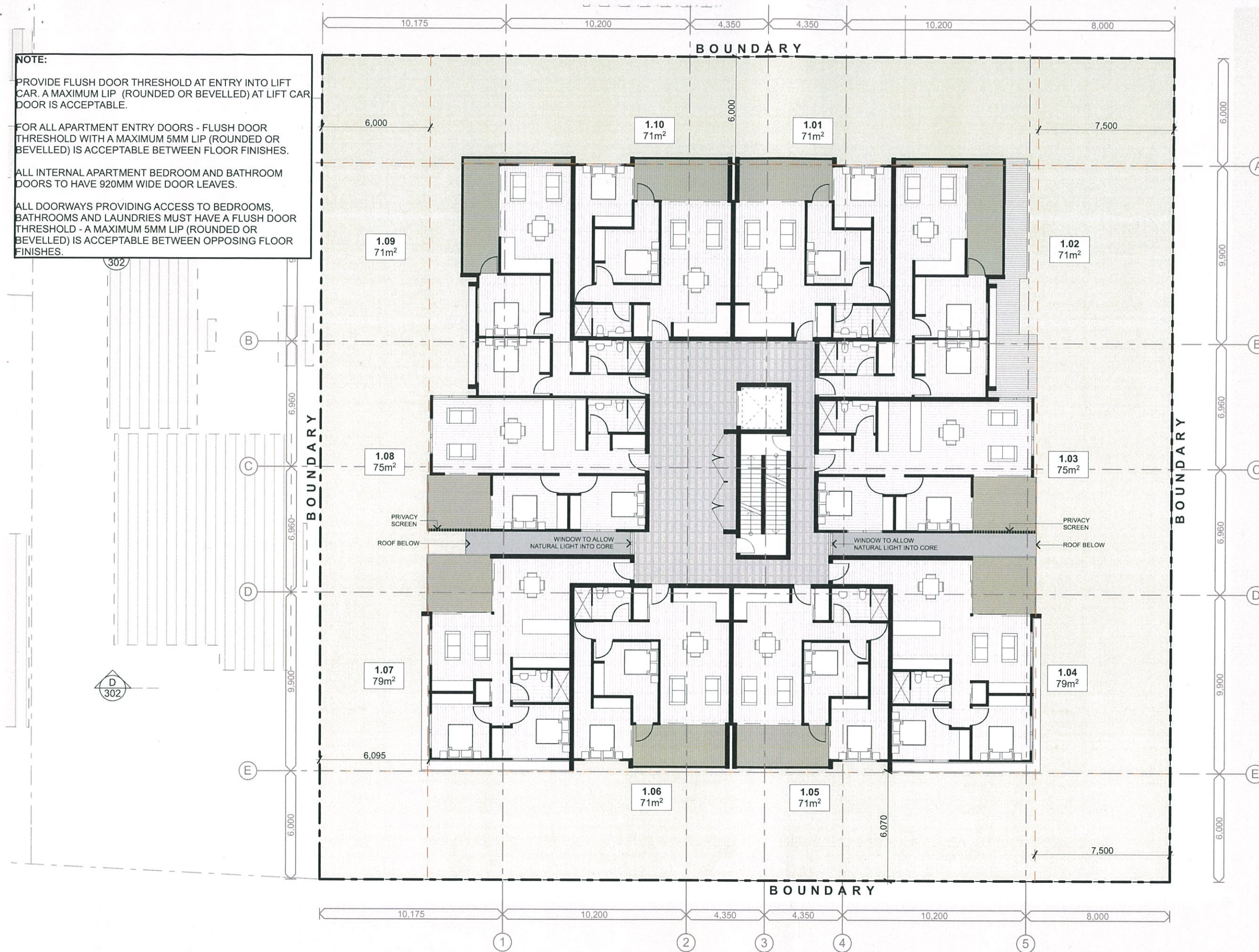
NOTE:

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

CKDS ARCHITECTURE

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

Toukley Residential Development

project#
1792

6 - 10 Dunleigh Street
TOUKLEY NSW 2263

Typical Floor Plan

drawing #
SK-102

1:200@A3

5/8/18
this document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site, note any discrepancies to the designer before proceeding with the work, do not scale drawings manually or electronically, drawing shall not be used for construction until issued for construction by designer.

Issue
D

