

John Singleton Group

Alterations and additions to Elanora Hotel
and new Motel and Bottle Shop

East Gosford

Locality



The Site

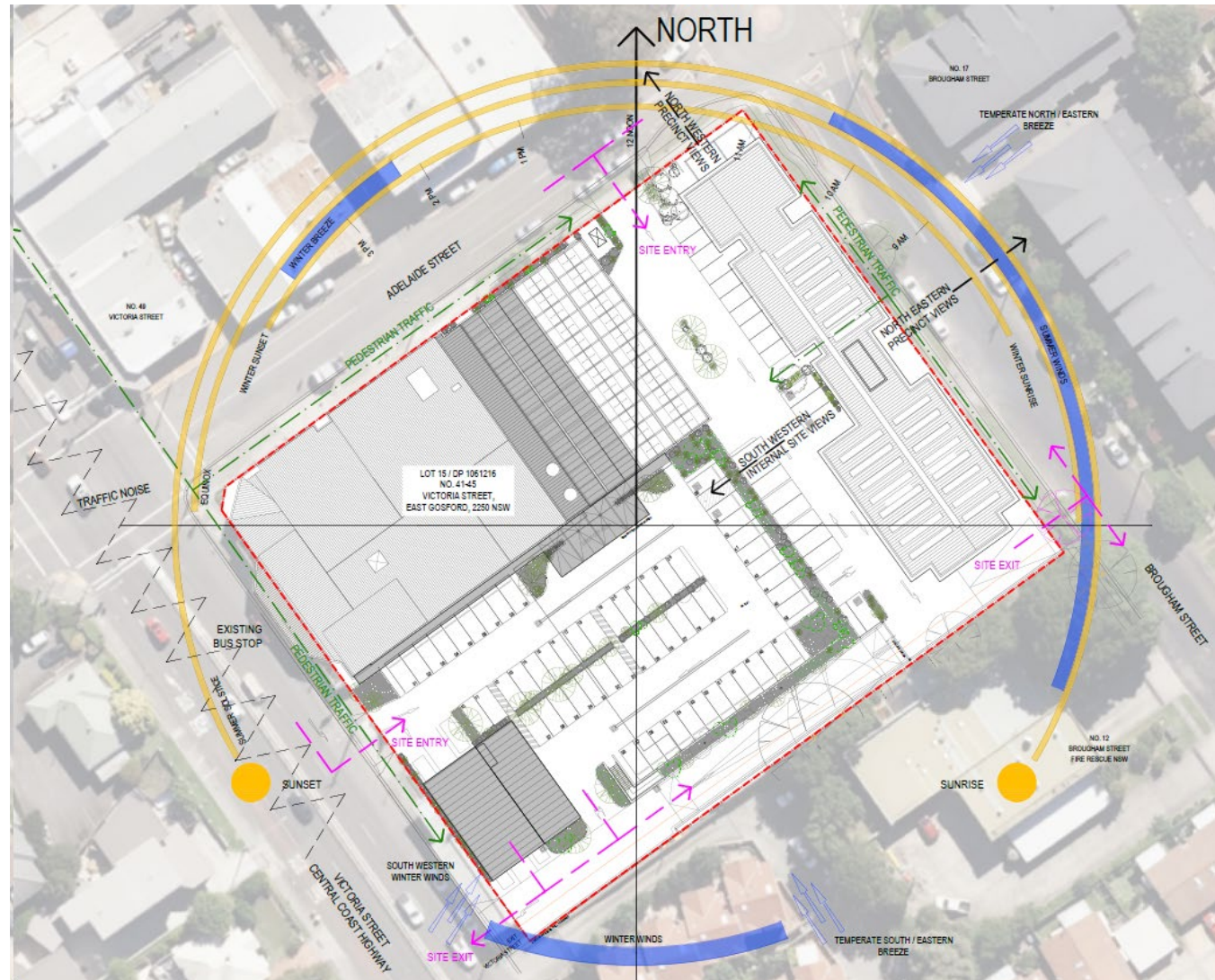


The Proposal

The proposal is for redevelopment of the Elanora Hotel site, including:

- demolition of the former motel and other structures on the site (existing bottle shop, commercial premises, car wash and car park);
- alterations and additions to extend the hotel to the north-east, along Adelaide Street, and including service areas on a part level underneath;
- a new 3 storey 60 room motel facing Brougham Street;
- a new drive-through bottle shop facing Victoria Street;
- new car parking areas across two levels at the rear of the hotel and motel; and
- new one-way access driveways to Victoria Street (in and out), Adelaide Street (in) and Brougham Street (out)

Site Plan and Analysis



New Motel



New Motel



Hotel Extension



New Bottle Shop



Supporting Plans and Reports

Architectural Plans	Loopcreative
Landscape Plans	Taylor Brammer
Statement of Environmental Effects	Coastal Planning and Consulting
Civil Engineering Plans	Northrop
Water Cycle Management Plan	Northrop
Traffic and Parking Assessment Report	Barker Ryan Stewart
Acoustic Report	Renzo Tonin and Associates
Arborists Report	Advanced Treescape Consulting
Detailed Site Investigation	Foundation Earth Sciences
Acid Sulfate Soil Assessment	Foundation Earth Sciences
Additional Hazardous Ground Gas Monitoring	Foundation Earth Sciences
Remediation Action Plan	Foundation Earth Sciences
Social Impact Assessment	Barker Ryan Stewart
CPTED Assessment	Barker Ryan Stewart
Operational Plan of Management	Barker Ryan Stewart
BCA Report	Design Right Consulting
Waste Management Plan	Coastal Planning and Consulting
Development Cost Estimate	Rider Levett Bucknall
NABERS Embodied Emissions Materials Form	Rider Levett Bucknall

Issues Considered and Addressed

Improve hotel facilities and services

Demand for motel accommodation

Improve internal site layout and on-site servicing

Car parking, including new shuttle bus service

Vehicular access and traffic safety

Minimise acoustic impacts

Site contamination

Rev	Description	Date
01	FOR INFORMATION	13.03.23
02	ISSUE FOR DEVELOPMENT APPLICATION	09.10.23

- BOUNDARY LINE
- EXISTING
- - - PROPOSED DEMOLITION



Client Elanora Hotel

Project Elanora Hotel
Alterations & Additions
41 Victoria St, East Gosford NSW 2250

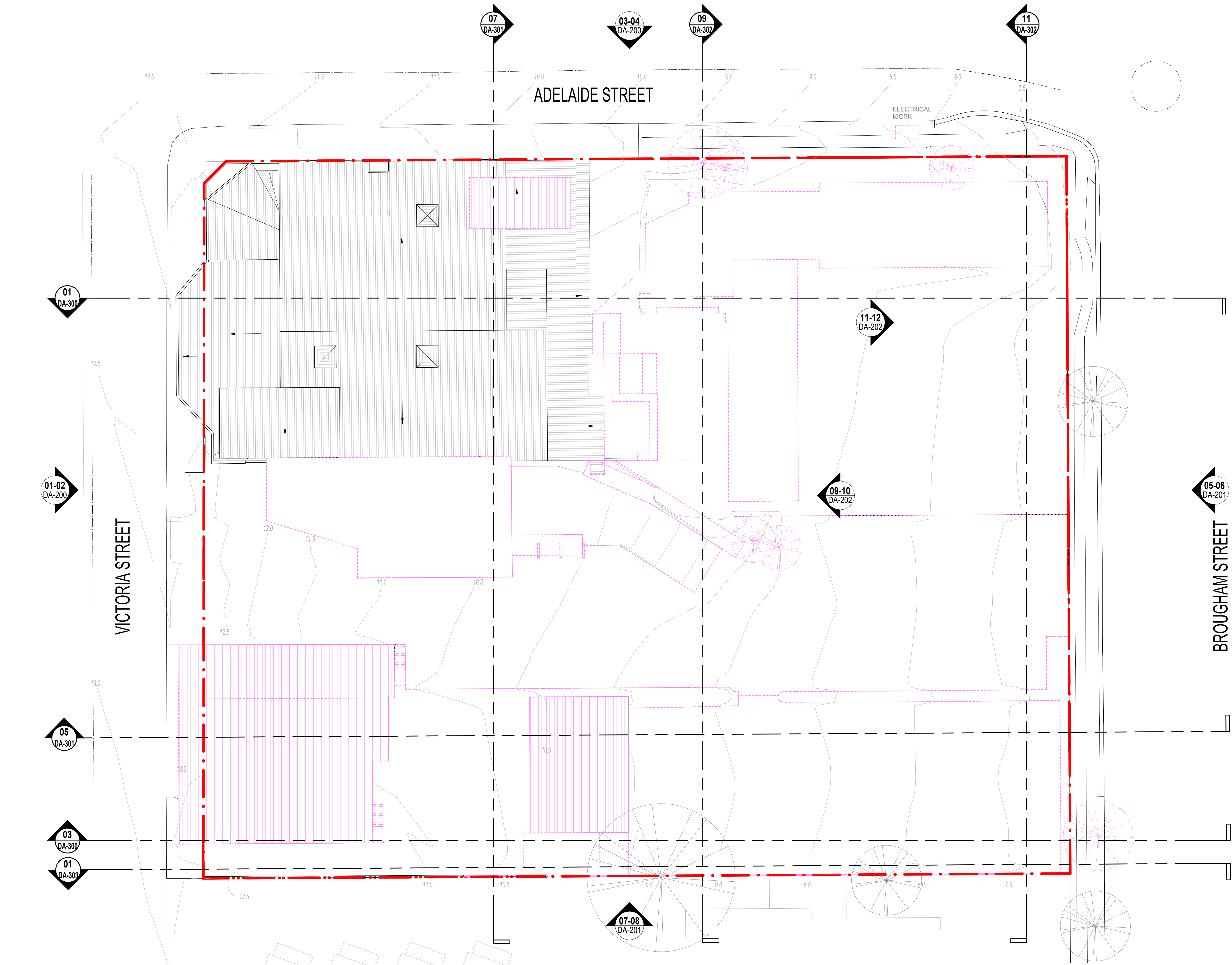
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Scale @A1 1 : 200

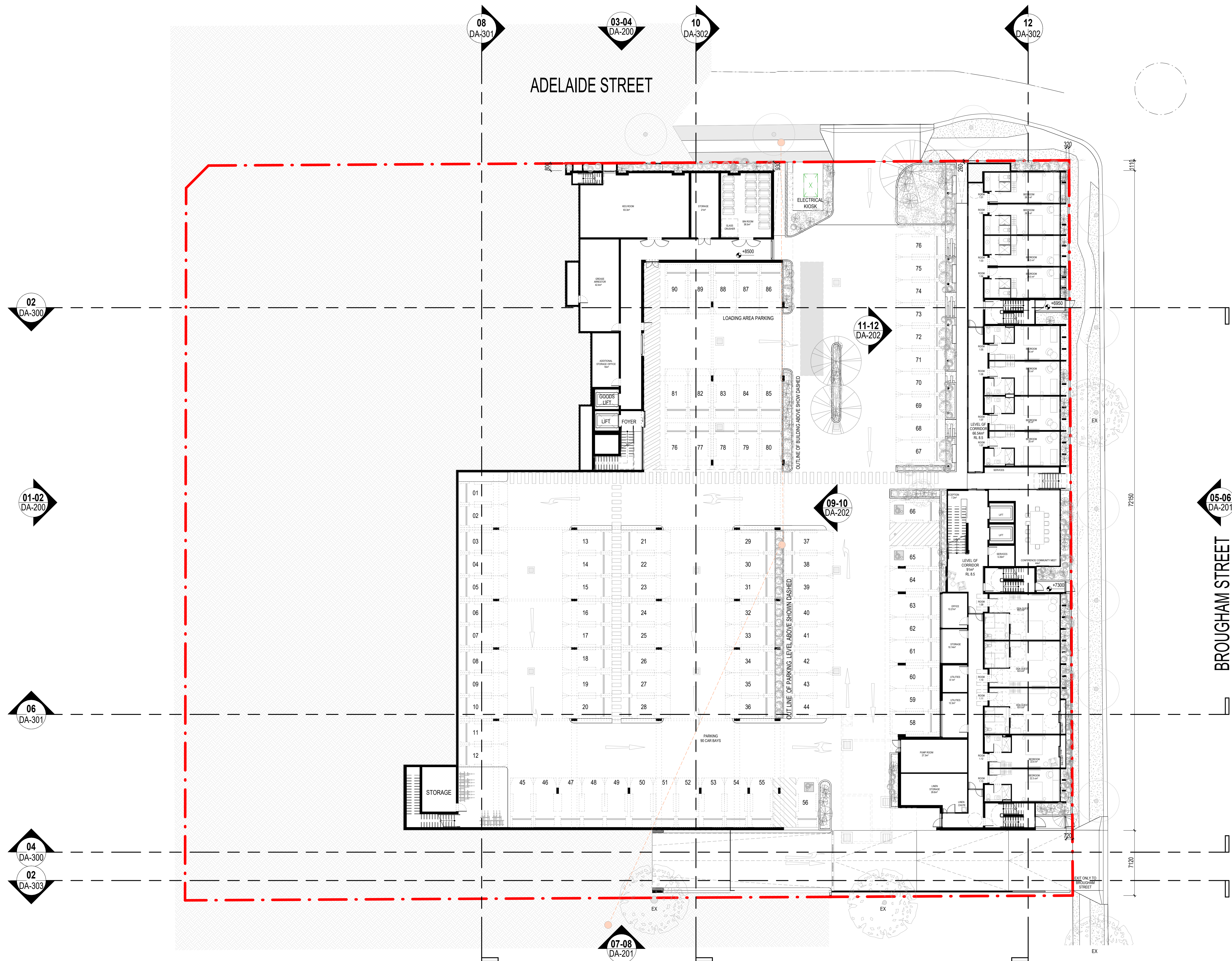
Project No 22039

Drawing No DA-004

Revision 02



Rev	Description	Date
01	FOR INFORMATION	13.03.23
02	ISSUE FOR DEVELOPMENT APPLICATION	09.10.23



Client Elanora Hotel

Project Elanora Hotel
Alterations & Additions
41 Victoria St, East Gosford NSW 2250

Drawing Title LOWER GROUND FLOOR PLAN

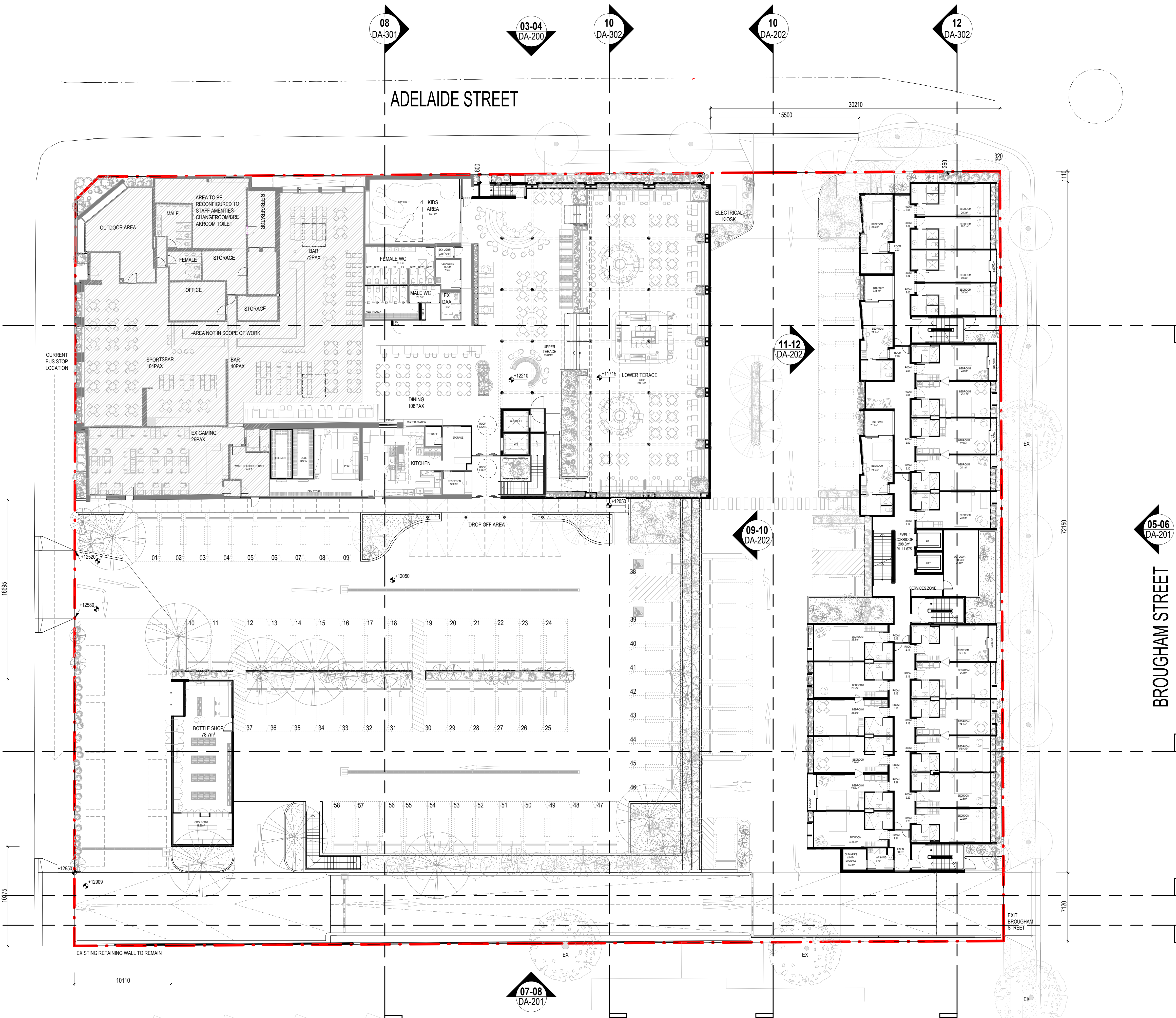
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Project No 22039

Drawing No DA-100

Revision 02

Rev	Description	Date
01	FOR INFORMATION	13.03.23
02	ISSUE FOR DEVELOPMENT APPLICATION	09.10.23



Client Elanora Hotel

Project Elanora Hotel
Alterations & Additions
41 Victoria St, East Gosford NSW 2250

Drawing Title GROUND FLOOR PLAN

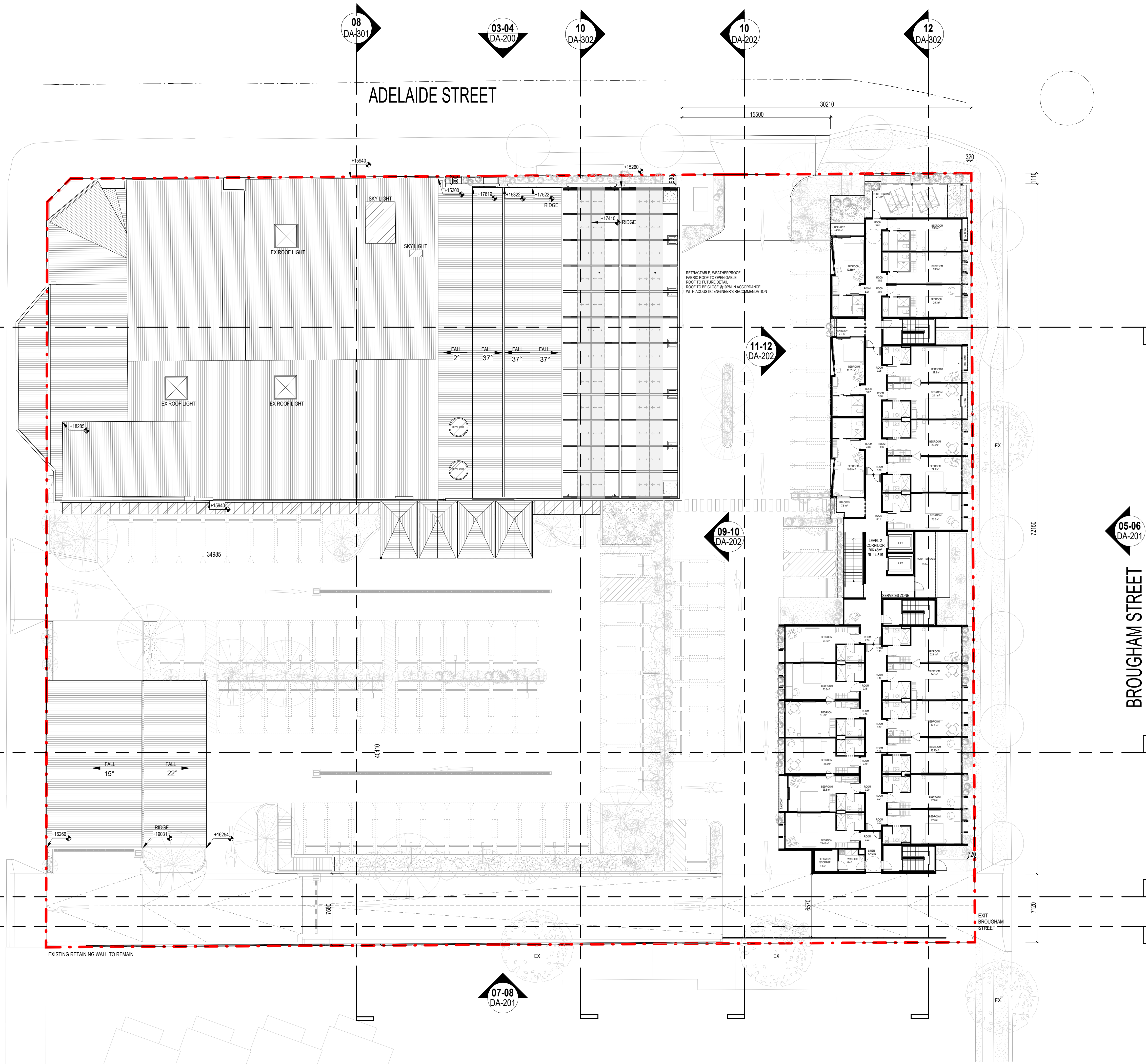
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Project No 22039

Drawing No DA-101

Revision 02

Rev	Description	Date
01	FOR INFORMATION	13.03.23
02	ISSUE FOR DEVELOPMENT APPLICATION	09.10.23



02
DA-300

01-02
DA-200

06
DA-301

04
DA-300

02
DA-303

1 SECOND FLOOR PLAN
SCALE 1 : 200

03-04
DA-200

10
DA-302

10
DA-202

12
DA-302

11-12
DA-202

09-10
DA-202

05-06
DA-201

07-08
DA-201



Client Elanora Hotel

Project Elanora Hotel
Alterations & Additions
41 Victoria St, East Gosford NSW 2250

Drawing Title SECOND FLOOR PLAN

Scale @A1 1 : 200

Project No 22039

Drawing No DA-102

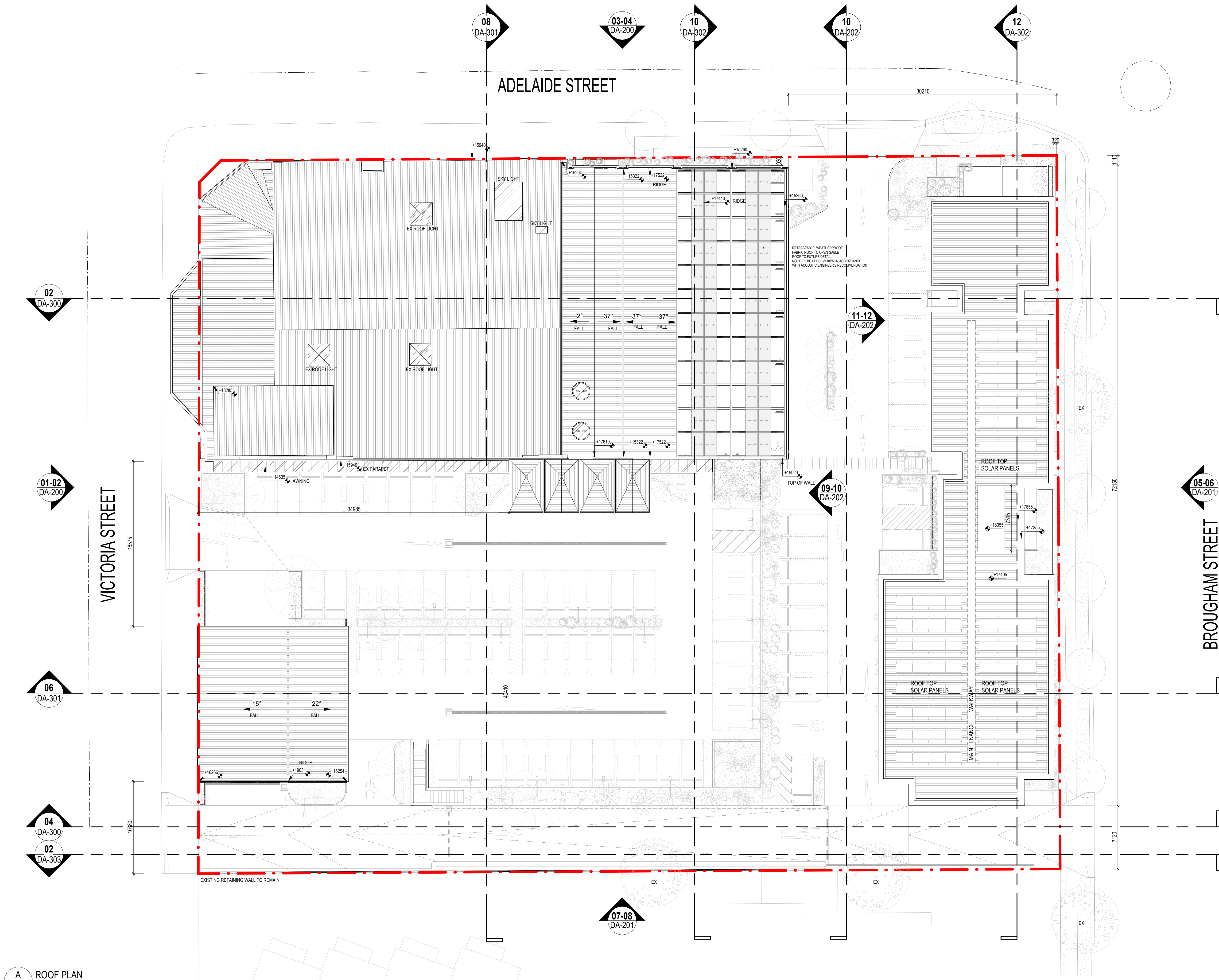
Revision 02

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Client Elanora Hotel

Project Elanora Hotel
Alterations & Additions
41 Victoria St, East Gosford NSW 2250

Drawing Title ROOF PLAN

Scale @A1 1 : 200

Project No 22039

Drawing No DA-103

Revision 02