



Ken Dyer

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Independent Design Review

For Central Coast Council

DA – 59571/2020

89 & 91 Karalta Rd Erina

Report Title: Independent Design Review
Report No: DDC_063
Issue No: v1.0
Date: 28.01.21
Prepared: Ken Dyer
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1. General

Purpose

The purpose of the Independent Design Review is to consider the proposal against the 9 Design Quality Principles contained in State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings and the Apartment Design Guide.

When considering the Design Quality Principles, the review will also have regard to plans and policies, including Local Environmental Plans, Development Control Plans, urban design strategies and the like.

The report will identify any aspects of the design which do not achieve the one or more of the Design Quality Principles.

Details of Proposal

Property Address: Lots 1 & 2 DP 259824, 89 & 91 Karalta Road, ERINA.

Applicant: Platform Project Services Pty Ltd

Architect: CKDS Architecture

Description of development

Demolition of existing structure and construction of four residential flat buildings, containing 131 units including 10 affordable housing units, basement parking and landscaping works (RPP).

Documents Reviewed (as provided via OneDrive link downloaded 28.01.21)

- Combined Plan Set (rev. J) 89 Karalta Road, ERINA DA59571 Part 1
- Landscape_CCC_RFI_Response_Letter_201130_AI-50682
- PUBLIC Social Impact Statement Dec20 - FINAL 89 Karalta Road, ERINA DA59571 Part 1
- PUBLIC SEE (Karlta Road) 8.12.20 (Revised)_AI-50682 89 Karalta Road, ERINA DA59571 Part 1
- PUBLIC Sepp65 Statement Rev C 89 Karalta Road, ERINA DA59571 Part 1
- NatHERS Thermal Comfort Inclusions 89 & 91 Karalta Road, ERINA DA59571 Part 1
- NatHERS & BASIX Assessment 89 & 91 Karalta Road, ERINA DA59571 Part 1
- PUBLIC Planter Box Plan Details 89 Karalta Road, ERINA DA59571 Part 1
- PUBLIC Cross Ventilation Strategy_AI-50682 89 Karalta Road, ERINA DA59571 Part 1
- PUBLIC Landscaping Plans 89 & 91 Karalta Road, ERINA DA59571 Part 1

Planning Controls

- Gosford Local Environmental Plan 2014
- Draft Central Coast Local Environmental Plan 2018 (CCLEP)
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development.
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy – Contamination of Land
- State Environmental Planning Policy (Koala Habitat Protection) 2019
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Gosford Development Control Plan 2013

2. Review

Apartment Design Guide.

Clause	Heading	Compliance Achieved		Comments
		Yes	No	
	Apartment Design Guide	-	-	
Part 1	Identifying the context	-	-	
Part 1A	Apartment building types	-	-	Courtyard Apartments
Part 1B	Local Character and context	✓		Objectives adequately addressed in documentation especially the desired future character and part of a Gosford City Centre
Part 1C	Precincts and individual sites	✓		Objectives adequately addressed in documentation.
Part 2	Developing the controls	-	-	
Part 2A	Primary Controls	-	-	Refer the individual primary controls listed below
Part 2B	Building Envelopes		✓	Objectives adequately addressed in documentation. <ul style="list-style-type: none"> Non-compliances exist in the sections below
Part 2C	Building Height - Gosford LEP 2014 – Clause 4.3 & 7.7		✓	Building Height <ul style="list-style-type: none"> 13.75m allowable under affordable housing incentive clause 7.7 (increase from 11m under clause 4.3). <p>Non-compliances exist as follows:-</p> <ul style="list-style-type: none"> Block B = 15.28m (11.12% variation). Block C = 15.79m (14.8% variation). <p>This variation is not supported on the following grounds –</p> <ul style="list-style-type: none"> The site has already been allocated a substantial incentive increase of 2.75m so any variation is compounded. The proposal is already exceeding the FSR (see below) and this would be contributing to the height non-compliance. <p>This non-compliance contributes negatively to the development in the following ways –</p>

				<ul style="list-style-type: none"> • <i>Contributes to the overall density of the site reducing amenity and privacy,</i> • <i>Contributes to overshadowing and the amount of solar access,</i> • <i>Adds to the building bulk reducing the character of the precinct and impact on street scape.</i>
Part 2D	Floor Space Ratio Gosford LEP 2014 – Clause 4.4 & 7.7		✓	<p>Floor Space Ratio</p> <ul style="list-style-type: none"> • 1:1 allowable under affordable housing incentive clause 7.7 (increase from 0.75:1 under clause 4.4). • Max FSR based on site area = 10,714m² <p><i>Proposal does not comply -</i></p> <ul style="list-style-type: none"> • <i>Proposed = 11,780.3m² or 1.1:1 ratio approx</i> <p><i>The documentation states this is a “minor” 10% variation.</i></p> <p><i>This variation is not a minor variation based on the following grounds –</i></p> <ul style="list-style-type: none"> • <i>The site has already been allocated a substantial incentive increase of 0.25:1 or 2,678m² increase in GFA</i> • <i>The proposed GFA exceeds the allowable by an additional 1,066m²</i> • <i>This increase in GFA can equate to some 14 additional 2 bed units which is by no means a minor variation.</i> <p><i>This non-compliance contributes negatively to the development in the following ways –</i></p> <ul style="list-style-type: none"> • <i>Contributes to the variation and non-compliance to height limitations,</i> • <i>Contributes to the overall density of the site reducing amenity and privacy,</i> • <i>Adds to the building bulk and length reducing the character of the precinct and impact on street scape.</i> • <i>Increased carparking and traffic flow,</i> • <i>Increased demand on all site services like water, sewer, waste collection, etc</i>
Part 2E	Building Depth	✓	✓	<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • 12-18m ADG required • 18.75m max provided (articulation provided within this dimension).
Part 2F	Building Separation	✓	✓	<p>Minimum separation distances for buildings are:</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies

				<ul style="list-style-type: none"> • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms <p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms <p>Where applying separation to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary. This distributes the building separation equally between sites (consider relationship with section 3F Visual privacy).</p> <p>At the boundary between a change in zone from apartment buildings to a lower density area, increase the building setback from the boundary by 3m.</p> <p>Proposed:-</p> <ul style="list-style-type: none"> • <i>Minor non-compliance with balconies extending into 12m setback by 1m approx.</i> <p>Design Objectives have been generally complied with.</p> <p>The design elements like privacy screens have been utilized throughout to minimize the impact of minor reduced building separation.</p>
Part 2G	Street set backs Gosford DCP (2013) – Clause 3.3.3.2	✓		<p>General objectives adequately addressed in documentation.</p> <ul style="list-style-type: none"> • Required 8.5m / 10m • Provided 10m
Part 2H	Side and rear setbacks Gosford DCP (2013) – Clause 3.3.3.2	✓		<p>General objectives adequately addressed in documentation. (refer also part 3F)</p> <ul style="list-style-type: none"> • Required 6m. • Provided 6m
Part 3	Siting the development			
Part 3A	Site analysis	✓		<p>Objectives adequately addressed in documentation</p>

Part 3B	Orientation	✓		Objectives adequately addressed in documentation
Part 3C	Public domain interface	✓		Objectives adequately addressed in documentation.
Part 3D	Communal and open space	✓		<p>Design Criteria</p> <ol style="list-style-type: none"> 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter) 3. Note communal open space should have a minimum dimension of 3m <p>Design Criteria and objectives has been complied with in the design.</p> <ol style="list-style-type: none"> 1. 2767m2 (26%) approx. provided 2. 50% sunlight is generally provided based on shadow diagrams. 3. 3m min width provided
Part 3E	Deep soil zones	✓		<p>Design Criteria</p> <p>Greater than 1,500m2 = minimum width 6m and area equal to 7% of the site. Required = 749.98m2 Provided = 1495m2 (13%)</p> <p>Design Criteria and Objectives adequately addressed in documentation.</p>
Part 3F	Visual privacy	✓		<p>Design Objectives have been generally complied, refer also Part 2F Building Separation for setback commentary.</p> <p>The design elements like privacy screens have been utilized throughout to minimize the impact of minor reduced building separation.</p>
Part 3G	Pedestrian access and entries	✓	✓	<p>Generally, the design Criteria and Objectives adequately addressed in documentation</p> <ul style="list-style-type: none"> • <i>The pedestrian entry zones within the building design are not adequately reinforced or identifiable. It may be worthwhile considering a contrast material or the accentuation of the vertical circulation zone to break up the long horizontal/linear nature of the blocks.</i> • <i>Refer Appendix A</i>

Part 3H	Vehicle access	✓		Design Criteria and Objectives adequately addressed in documentation
Part 3J	Bicycle and carparking	✓	✓	<p>Generally design Criteria and Objectives adequately addressed in documentation</p> <ul style="list-style-type: none"> • Carparking is provided above the required rate. • <i>No bicycle parking nominated on Parking B2 drawing DA-1100.</i>
Part 4	Designing the building			
	Amenity			
Part 4A	Solar and daylight access	✓	✓	<p>Design criteria and objectives adequately addressed in documentation.</p> <p>Design Criteria</p> <ol style="list-style-type: none"> 1. N/A 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter <p><i>Objectives have been adequately addressed but the Design Criteria has NOT been fully complied with in the design. The calculations in the documentation do not correlate to this review.</i></p> <ol style="list-style-type: none"> 1. N/A 2. 89 units / 67% achieve 3 hours solar access - <i>Block A – 20 (2 on ground floor + 3x6 for other levels)</i> <i>Block B – 23</i> <i>Block C – 23</i> <i>Block D – 23 (note units 03D & 06D do not receive 3 hours)</i> 3. 18 units or 13% achieve no solar access to living rooms this differs from calculations in documentation but still complies with Design Criteria
Part 4B	Natural ventilation	✓	✓	<p>Design Criteria and Objectives adequately addressed in documentation</p> <ol style="list-style-type: none"> 1. At least 60% of apartments are naturally cross ventilated Provided = 63% of units

				<p>2. Overall depth of a cross ventilated apartment does not exceed 18m.</p> <p><i>Although the numerical figure has been achieved, the effectiveness of the units' ventilation into the building slot at the stair wells is questioned. This is a dead corner or pocket with airflow being minimal. The redesign of the common stair areas into a "through flowing" zone with louvres would create natural air flow for this to operate effectively. Refer also Part 4F for further discussion around these common circulation zone.</i></p>
Part 4C	Ceiling heights	✓		<p>Design Criteria and Objectives adequately addressed in documentation</p> <ol style="list-style-type: none"> 1. Habitable Rooms – 2.7m 2. Non-Habitable – 2.4m 3. For 2 storey apartments – 2.7 for Main Living Floor + 2.4m for second floor, where its area does not exceed 50% of apartment. <p>Although not expressly indicated on the drawing sections, from the floor to floor height indicated, this can be achieved.</p>
Part 4D	Apartment size and layout	✓		<p>Design Criteria and Objectives adequately addressed in documentation</p> <p>Apartment sizes –</p> <p>Studio – 35m2 (35m2 provided)</p> <p>One Bed – 50m2 (60m2 provided)</p> <p>Two bed – 70m2 (76.95m2 provided)</p> <p>Three bed – 90m2 (101m2 provided)</p> <p>Add extra 5m2 for extra bathroom</p> <p>Apartment Layouts-</p> <ol style="list-style-type: none"> 1. Master beds rooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) – 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) – 3. Living rooms or combined living and dining rooms have a minimum width of; 3.6m for studio/1 bed apartments or 4m for 2 & 3 bed apartments.
Part 4E	Private open space and balconies	✓		<p>Design Criteria and Objectives adequately addressed in documentation.</p> <p>Studio – 4m2</p> <p>One Bed – 8m2 + 2m wide</p> <p>Two Bed – 10m2 + 2m wide</p>

				<p>Three Bed – 12m2 + 2.4m wide For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m</p>
Part 4F	Common circulation and space	✓		<p>Design Criteria and Objectives have NOT been adequately addressed in documentation</p> <p>1. The maximum number of apartments off a circulation ore on a single level is eight (can be increased to 12 where additional design elements incorporated)</p> <p><i>Block A – 9 Block B – 10 Block C – 10 Block D – 11</i></p> <p><i>Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including:</i></p> <ul style="list-style-type: none"> <i>• sunlight and natural cross ventilation in apartments</i> <i>• access to ample daylight and natural ventilation in common circulation spaces</i> <i>• common areas for seating and gathering</i> <i>• generous corridors with greater than minimum ceiling heights</i> <i>• other innovative design solutions that provide high levels of amenity</i> <p><i>The current design does not provide a high level of amenity to the common lobby or circulation zones. The application has applied for additional GFA yet has not provided any suitable space of amenity in these common circulation zones.</i></p> <p><i>These zones should be redesigned to accommodate a sense of openness to provide a continuous vistas upon entry through to the common area. There is an opportunity to open up and lighten the building at these points. These common circulation zones should be permeable to break the linear façade and provide connections through the entire site.</i></p> <p><i>Refer mark ups in Appendix A.</i></p>
Part 4G	Storage	✓		<p>Design Criteria and Objectives are adequately addressed in documentation.</p>

				1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided; – <ul style="list-style-type: none"> • Studio Apartments – 4m3 • 1 Bed Apartments – 6m3 • 2 Bed Apartments – 8m3 • 3+ bed Apartments – 10m3 At least 50% of required storage is to be located within the apartment.
Part 4H	Acoustic Privacy	✓		Design Objectives adequately addressed in documentation.
Part 4J	Noise and pollution	✓		Design Objectives adequately addressed in documentation.
	Configuration			
Part 4K	Apartment mix	✓		Design Objectives adequately addressed in documentation
Part 4L	Ground floor apartments	✓		Design Objectives adequately addressed in documentation
Part 4M	Facades	✓	✓	Design Objectives adequately addressed in documentation <i>although suggested improvements have been noted in the sections above.</i>
Part 4N	Roof Design	✓		Design Objectives adequately addressed in documentation
Part 4O	Landscaping	✓		Design Objectives adequately addressed in documentation
Part 4P	Planting on structures	✓		Design Objectives adequately addressed in documentation.
Part 4Q	Universal Design	✓		Design Objectives adequately addressed in documentation.
Part 4R	Adaptive Reuse	-	-	Not Applicable
Part 4S	Mixed Use	-	-	Not Applicable
Part 4T	Awnings and signage	✓		Design Objectives adequately addressed in documentation.

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	Performance			
Part 4U	Energy efficiency	✓		Design Objectives adequately addressed in documentation.
Part 4V	Water management and conservation	✓		Design Objectives adequately addressed in documentation.
Part 4W	Waste management	✓		Design Objectives adequately addressed in documentation.
Part 4X	Building Maintenance	✓		Design Objectives adequately addressed in documentation.

State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development.

Clause	Heading	Achieved		Comments
		Yes	No	
	SEPP 65 Schedule 1 – Design Quality Principles			
Principle 1	Context and neighborhood character	✓		Objectives adequately addressed in documentation.
Principle 2	Built Form and scale	✓	✓	Generally, the quality of design of the built form and scale meets the objectives of this principle except for variations noted above.
Principle 3	Density	✓	✓	Generally the quality of design meets the objectives of this principle except for variations noted above.
Principle 4	Sustainability	✓		Objectives adequately addressed in documentation.
Principle 5	Landscape	✓		Generally, the quality of design of the landscaping meets the objectives of this principle.
Principle 6	Amenity	✓	✓	Generally the quality of design meets the objectives of this principle except for variations noted above.
Principle 7	Safety	✓		Objectives adequately addressed in documentation.
Principle 8	Housing Diversity and social interaction	✓		Objectives adequately addressed in documentation.
Principle 9	Aesthetics	✓		Objectives adequately addressed in documentation.

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Summary

The external appearance of the building is generally well considered and reasonably articulated. The form is very linear, and the composition could benefit from the introduction vertical building elements to compliment the horizontal elements. The façade has recessing and protruding elements that varies the scale and creates interest in the building.

The proposal is seeking variation to the FSR and density of the site which appears to have compounded non-compliances in height, solar access, ventilation, and general bulk of the development. There is also a lack of amenity in the common circulation zones and a missed opportunity to provide better site connectivity and permeability.

There are items within the report that should addressed by the applicant to ensure a better overall compliance with the ADG requirements.

Should you require any additional information, do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ken Dyer', written over a horizontal line.

Ken Dyer

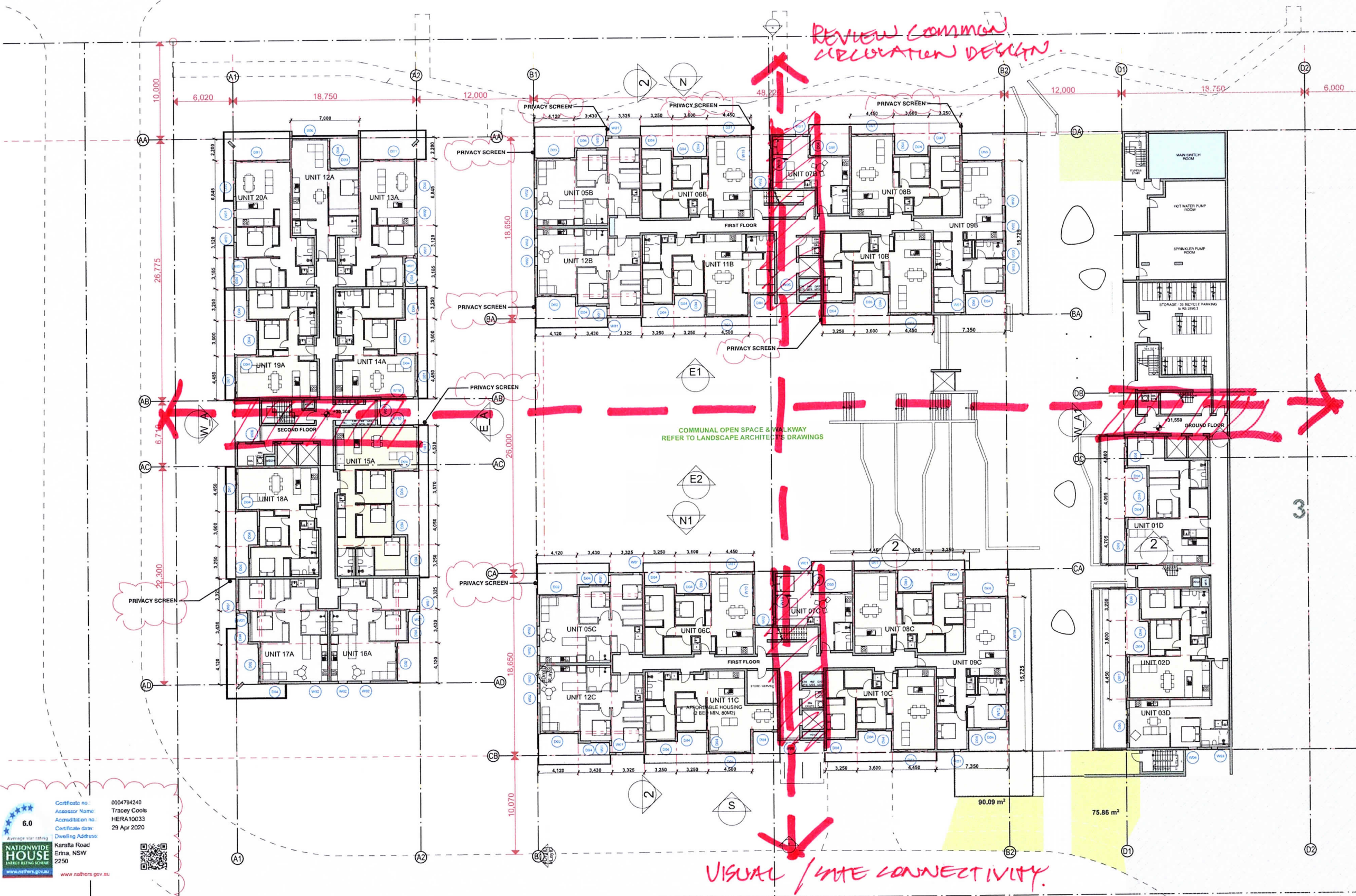
Architect (B.Arch)
NSW Reg No. 5838

DYER DESIGN COMPANY

Trading for Dyer Family Trust
ABN 67 787 548 438

Report Title: Independent Design Review
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Appendix A



REVIEW COMMON CIRCULATION DESIGN.

COMMUNAL OPEN SPACE & WALKWAY REFER TO LANDSCAPE ARCHITECT'S DRAWINGS

VISUAL / SITE CONNECTIVITY.

PERMEABILITY OF BUILDING COMMON SPACE (BETTER AMENITY FOR INTERNALISE CIRCULATION)

Certificate no. 0004704240
Assessor Name: Tracey Coole
Accreditation no. HERA100333
Certificate date: 29 Apr 2020
Drawing Address:
Karatta Road
Erina, NSW
2250
www.nathans.gov.au

L1/GF
SCALE 1:200 @ A1

issue	revision	description	date	verified
F	1	Issued to QS	28/04/2020	MM
G	2	Revised press starts issued to BCA Consultant	05/05/2020	MM
H	3	DA issue	14/10/2020	AE
J	4	DA issue	23/11/2020	AE



consultants
Civil/Structural Engineers
Electrical Engineer
Mechanical Engineer
Hydraulic Engineer

clients
#Client Full Name

CKDS ARCHITECTURE
PO Box 4103
Erina, NSW 2250 Australia
Ph: 02 4321 0503
www.ckds.com.au

project
Pinnacle Karatta Development
#Contact Address 1
#Contact City
#Contact Country

drawing title
General Arrangement Plan(s)
GA plan - GF, L1, L2

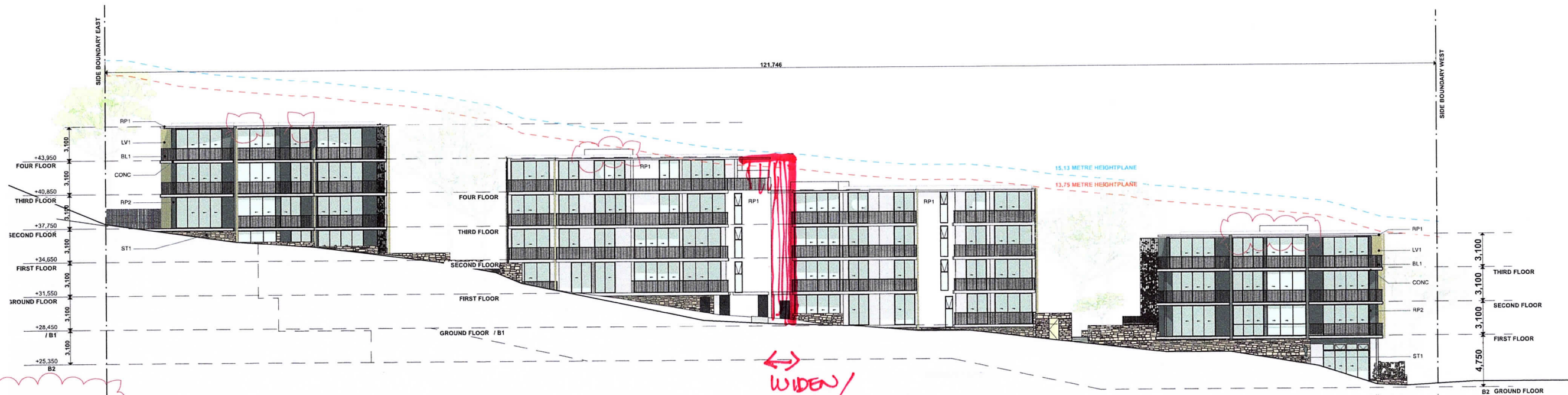
drawing scale	drawn	verified	date
AS SHOWN	AL	AE	15/12/20
project #	drawing #	issue	
19075	DA-1102	J	

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DEVELOPMENT APPLICATION



SOUTH ELEVATION LONG
SCALE @ A1



NORTH ELEVATION LONG
SCALE @ A1

WIDEN/
MAKE PERMEABLE.
CONNECTION THROUGH
BUILDING.



issue	revision	description	date	verified	key plan
	A	Issued for DA	03/09/2020		
	B	DA issue	04/12/2020	AE	

consultants
Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients
#Client Full Name



project
Pinnacle Karalla Development
#Contact Address1
#Contact City
#Contact Country

drawing title
Elevations
South longitudinal elevation
& North longitudinal
elevation

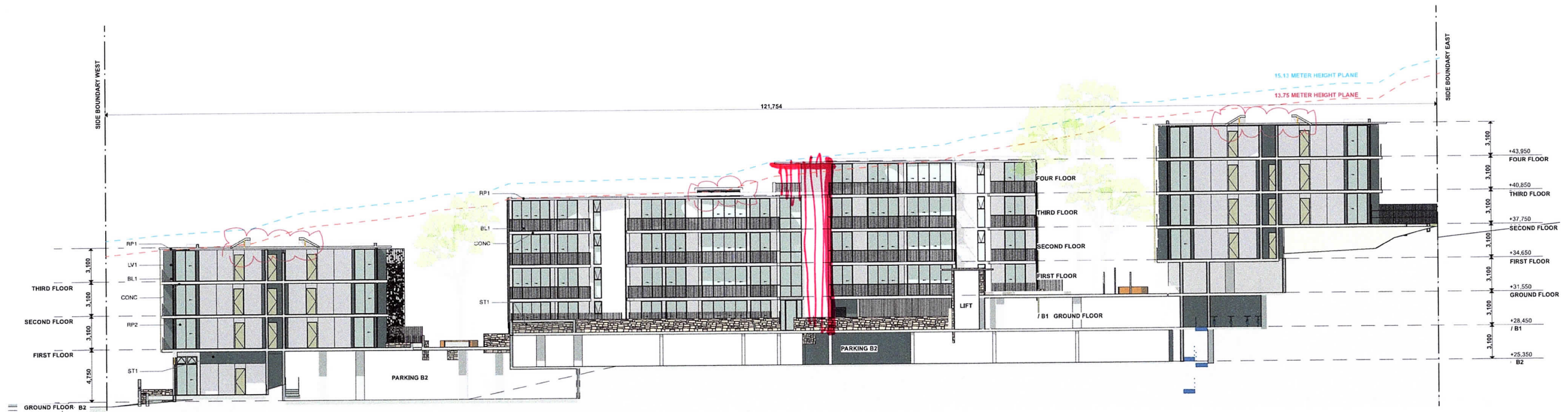
drawing scale
AS SHOWN

drawn
19075

verified
#CAD Technician Full Name
DA-2000

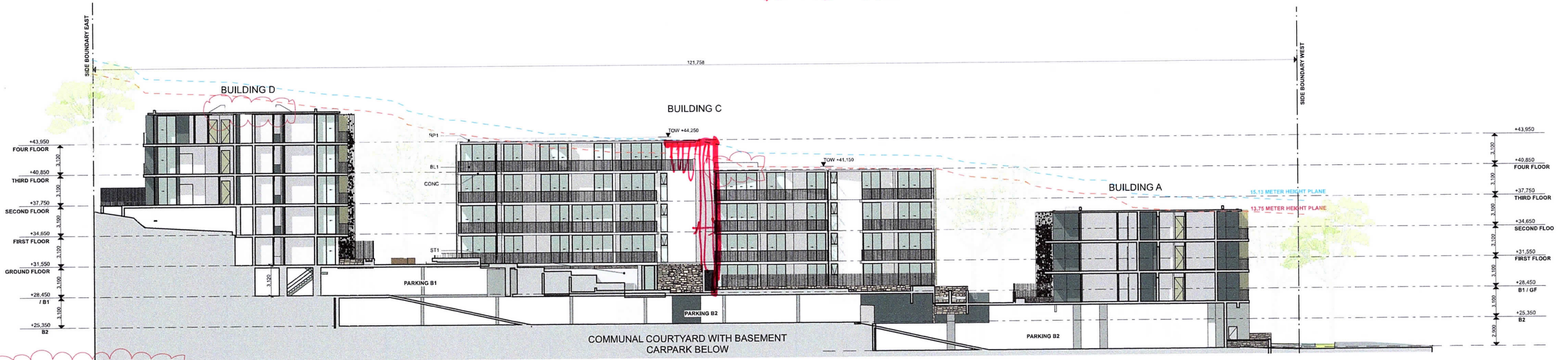
date
B

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SOUTH ELEVATION BUILDING B
SCALE @ A1

ACCENTUATE.
COMMON CIRCULATION.



NORTH ELEVATION BUILDING C
SCALE @ A1

6.0
NATIONWIDE HOUSE
ENERGY RATING
www.nathers.gov.au

Certificate no: 0004794240
Assessor Name: Tracey Cools
Accreditation no: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road, Ennis, NSW 2250



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issue	revision	description	date	verified
A	1	Issued for DA	02/09/2020	AE
B	1	DA Issue	04/12/2020	AE

key plan

consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name



project

Pinnacle Karalta Development
#Contact Address 1
#Contact City
#Contact Country

drawing title

Elevations
Building B south elevations
& Building C north
elevations

drawing scale

AS SHOWN

#CAD Technician Full Name

project #

19075

drawing #

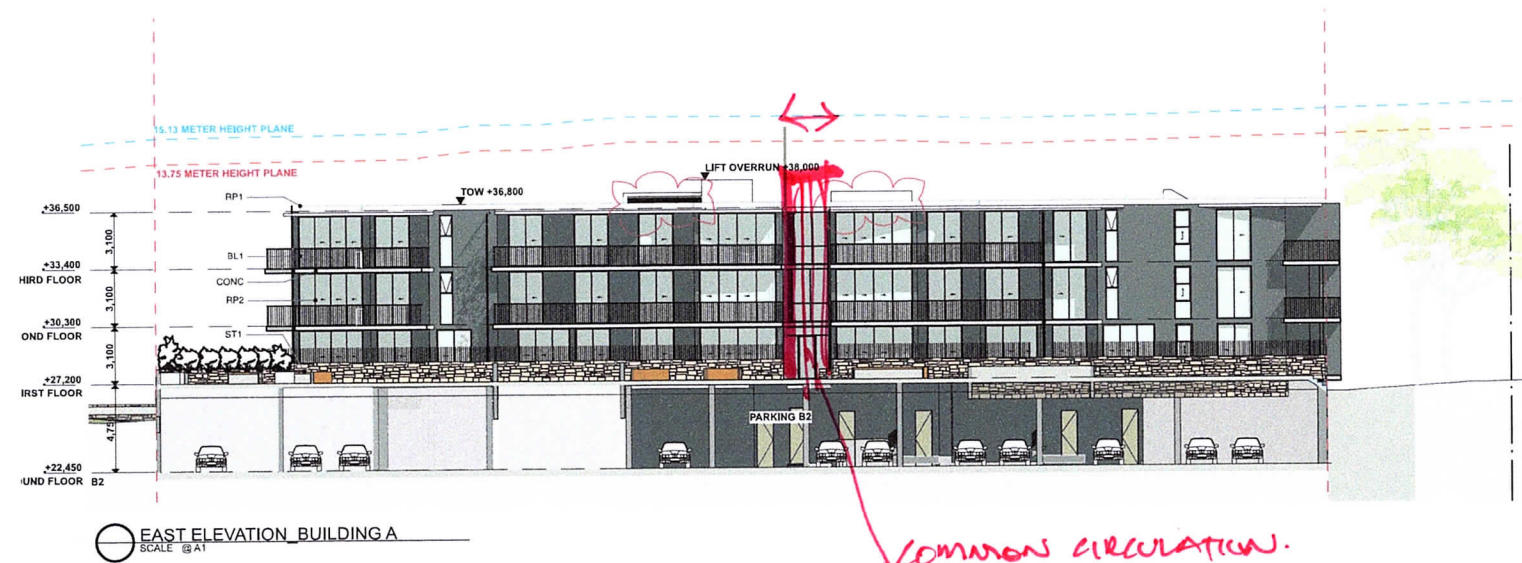
DA-2001

issue

B

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DEVELOPMENT APPLICATION



6.0
NATIONWIDE
HOUSE
ENERGY RATING
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Certificate no: 0004794240
Assessor Name: Tracey Cools
Accreditation no: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road, Ennals, NSW 2250

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Issue	Revision	Description	Date	Verified
	A	Issued for DA	01/09/2020	AE
	B	DA issue	04/12/2020	AE

consultants	clients
Civil/Structural Engineers	#Client Full Name
Electrical Engineer	
Mechanical Engineer	
Hydraulic Engineer	

CKDS ARCHITECTURE
PO Box 4142
ENNSALB NSW Australia
Ph: 02 4361 3563
www.ckdsarch.com.au

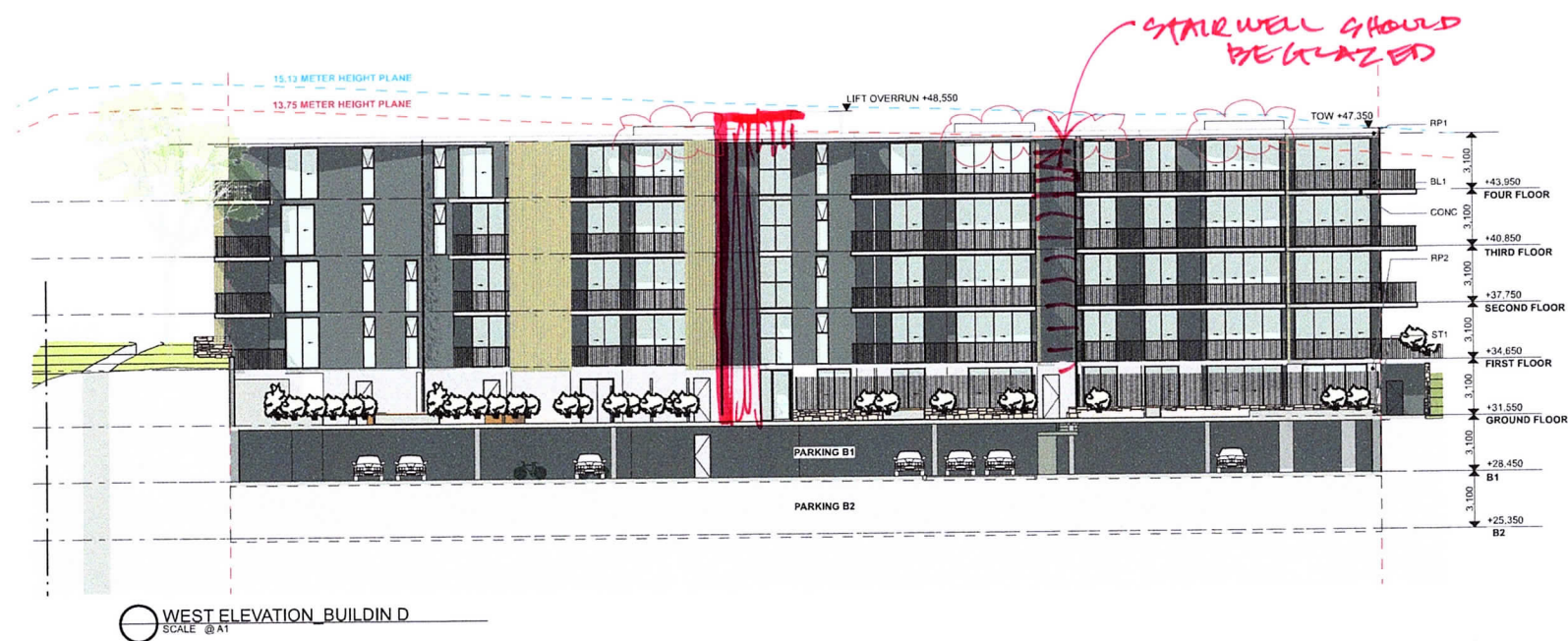
project
Pinnacle Karalta Development
#Contact Address 1
#Contact City
#Contact Country

drawing title
Elevations
Building A elevations &
North longitudinal elevation

drawing scale	drawn	verified	date
AS SHOWN	#CAD Technician Full Name		
project #	drawing #	issue	
19075	DA-2002	B	

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DEVELOPMENT APPLICATION



6.0
NATIONWIDE
HOUSE
ENTER RATING SCHEME
www.natthers.gov.au

Certificate no: 0004794240
Assessor Name: Tracey Cools
Accreditation no: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karatta Road
Erina, NSW
2250



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ABN: 12 129 231 268
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issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	
	B	DA issue	04/12/2020	AE

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

clients

#Client Full Name



project
Pinnacle Karatta Development
#Contact Address1
#Contact City
#Contact Country

drawing title
Elevations
Building D elevations

drawing scale	drawn	verified	date
AS SHOWN			
project #	drawing #	issue	
19075	DA-2003	B	

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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 until issued for construction by designer.

DEVELOPMENT APPLICATION