

REGULATORY ENVIRONMENT

The following planning documents apply to mixed use development in Gosford City Council and the key controls are summarised below:

- Gosford City Council LEP 2014
- Gosford City Council DCP 2014 Part 3.3 Multi Dwelling Housing & Residential Flat Buildings

DCP

SETBACKS

Front & rear: **2 storeys:** 6m **3+ storeys:** 8.5m
Side: **2 storeys:** 3.5m (av. 4m) **3+ storeys:** 6m (av. 6.5m)

LANDSCAPING

Deep Soil: 25% of total site area (setbacks of 2m from side and 6m from front/rear boundaries)

PARKING

- 1.5 space per dwelling
- 0.2 visitor spaces per dwelling
- bicycle space per dwelling

OTHER

- Max. number of storeys = 2
- Max. building length = 36m

SEPP 65:

MIN. BUILDING SEPARATION:

- Up to four storeys:
- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

- Five to eight storeys (approximately 25m):
- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

APARTMENT MIN. SIZE:

- 1 Bedroom: 50m² min.
- 1 Bed + Study: 50m² min.
- 2 Bedroom 2 bath: 75m² min.
- 3 Bedroom 2 bath: 95m² min.

PERMITTED USES:

Primary: Residential Flat Buildings; Neighbourhood Shops (this excludes cafes - but can sell food stuffs and other merchandise).
Secondary: Centre-based child care facilities; Community facilities.

Draft CCLEP Note: No additional permitted with consent uses suitable for this site.

DEVELOPMENT INCENTIVES:

Erina Growth Corridor
Development Incentives TBC

Affordable housing Incentives
Refer to Clause 7.7 - Increase in height and FSR.

Gosford Local Environmental Plan 2014

Current version for 28 February 2019 to date (accessed 28 June 2019 at 09:55)
[Part 7](#) ➤ [Clause 7.7](#)

7.7 Affordable housing at 85–93 Karalta Road, Erina

- (1) The objective of this clause is to increase the supply of affordable rental housing for very low, low and moderate income earning households by providing incentives for the development of new affordable rental housing.
- (2) This clause applies to development for the purpose of a residential flat building on land identified as “Area 1, Karalta Road” on the [Development Incentives Application Map](#) if:
 - (a) the development will include at least 1 dwelling that contains 2 bedrooms, and
 - (b) the gross floor area of the development that is to be used for the purpose of affordable housing is at least 80 square metres.
- (3) Despite clause 4.3 (2), the maximum building height for development to which this clause applies is **13.75 metres**.
- (4) Despite clause 4.4 (2), the maximum floor space ratio for development to which this clause applies is **1:1**.
- (5) Development consent must not be granted to development to which this clause applies unless conditions are imposed by the consent authority to the effect that:
 - (a) for 10 years from the date of the issue of the occupation certificate:
 - (i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and
 - (ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and
 - (b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the [Conveyancing Act 1919](#), that will ensure that the requirements of paragraph (a) are met.
- (6) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the development is, or will be, serviced by a reticulated water supply system and sewerage system.
- (7) A word or expression used in this clause has the same meaning as in [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#) unless it is otherwise defined in this Plan.

Gosford Local Environmental Plan 2014

Current version for 28 February 2019 to date (accessed 28 June 2019 at 10:02)
[Part 4](#) ➤ [Clause 4.4](#)

4.4 Floor space ratio

- (2A) Despite subclause (2), the maximum floor space ratio for a building on land in Zone R1 General Residential for which the maximum floor space ratio on the [Floor Space Ratio Map](#) is 0.7:1 or 0.85:1 is to be:
 - (a) if the building is used for the purpose of an attached dwelling, semi-detached dwelling or dual occupancy—0.5:1 or 0.6:1, respectively, or
 - (b) if the building is on a site area of less than 1,000 square metres and is used for the purpose of a residential flat building or multi dwelling housing with all on-site car parking located in the basement—0.6:1 or 0.7:1, respectively, or
 - (c) if the building is used for the purpose of a residential flat building or multi dwelling housing and includes on-site car parking that is not located in the basement—0.5:1 or 0.6:1, respectively, or
 - (e) if the building is used for any other purpose (excluding a dwelling house)—0.6:1 or **0.75:1**, respectively.
- (2B) Despite subclause (2), the maximum floor space ratio for a building is as follows:
 - (a) if the building is used for the purpose of a dwelling house—0.5:1, or
 - (b) if the building is used for any other purpose and is located on land in Zone RU5 Village, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living—0.15:1.

ZONING

R1 - General Residential

FLOOR SPACE RATIO

K - 0.85:1 (Reduced to 0.75:1 as per clause 4.4 Gosford LEP 2014)

BUILDING HEIGHT

L1 - 11m (Increased to 13.75m as per clause 7.7 Gosford LEP 2014)

ACID SULFATE SOIL

Class 5

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DEVELOPMENT APPLICATION



View from traffic light intersection



View of corner of 89 Karalta Rd



View of driveways of 89 & 91 Karalta Rd



Aerial View of 89 & 91 Karalta Rd, Erina



View of peak of Hill @ 93 Karalta Rd

site location 2
SCALE @ A1

DEVELOPMENT APPLICATION

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issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name

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

project

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

drawing title

**General
Site Location**

drawing scale drawn verified date

AS SHOWN
project # 19075
drawing # DA-0003
issue A

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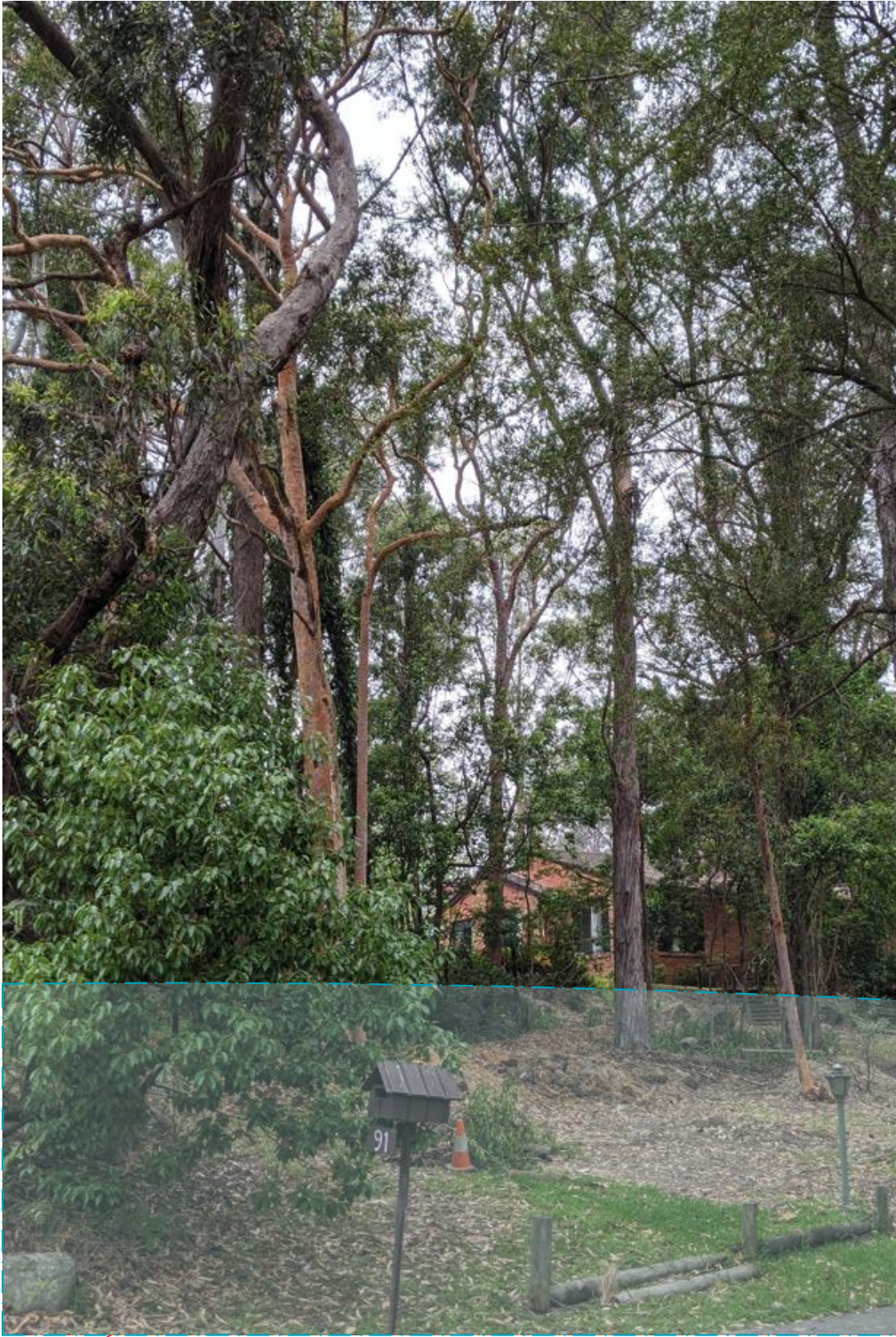
View of driveways of 89 & 91 karalta Rd



View of driveways of 89 & 91 karalta Rd



View of Erina Fair carpark entry



View of property @ 91 Karalta Rd



Aerial View of 89 & 91 Karalta Rd, Erina



View of 93 Karalta Rd Driveway

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issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name



project

Pinnacle Karalta Development
#Contact Address1
#Contact City
#Contact Country

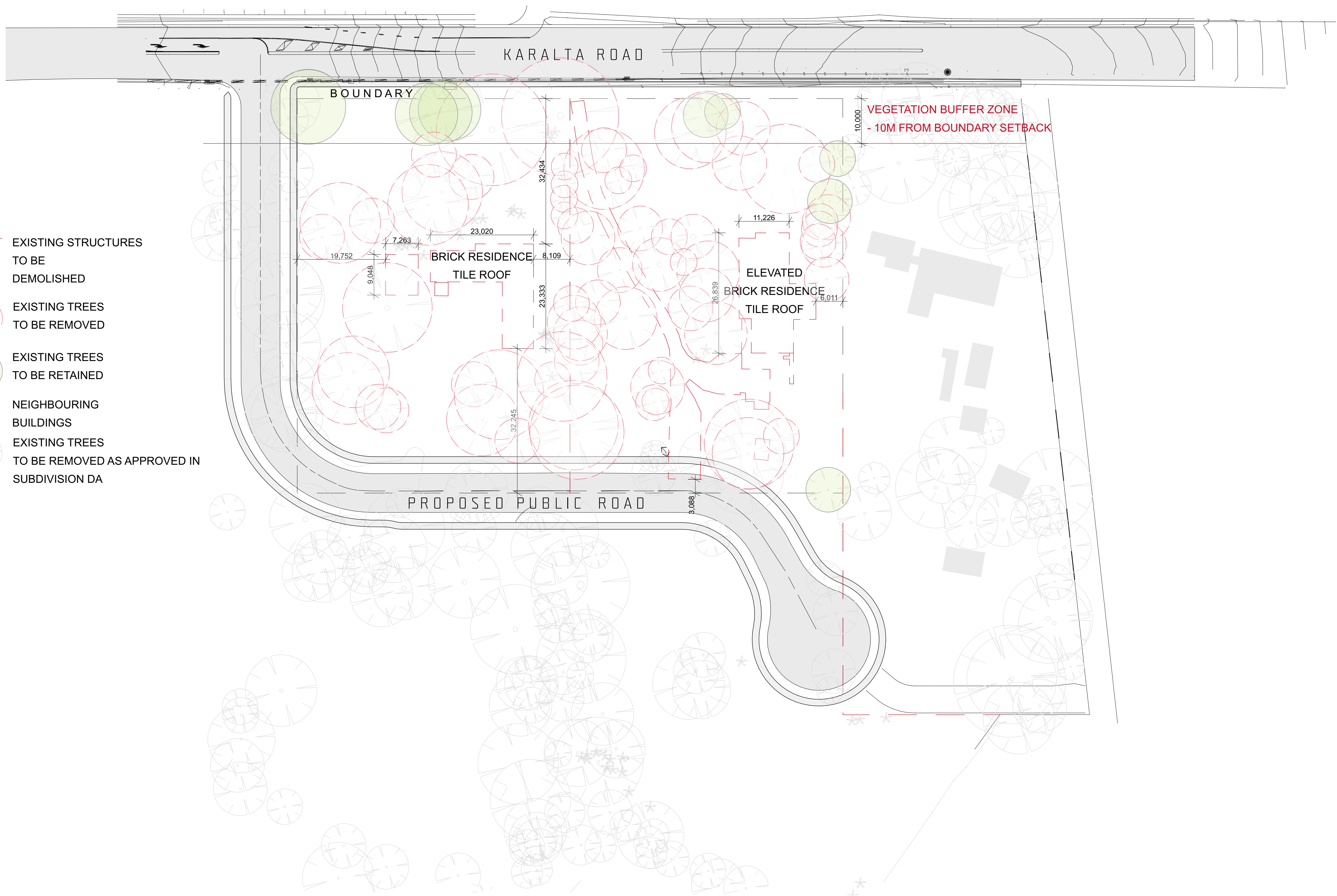
drawing title

**General
Site Location**

drawing scale drawn verified date

AS SHOWN #CAD Technician Full Name
project # drawing # issue
19075 DA-0004 A

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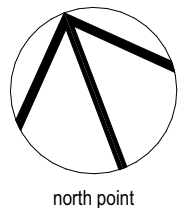


- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- NEIGHBOURING BUILDINGS
- EXISTING TREES TO BE REMOVED AS APPROVED IN SUBDIVISION DA

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	F	Issued to QS	28/04/2020	MM
	G	Revised egress stairs issued to BCA Consultant	05/05/2020	MM
	H	DA Issue	14/10/2020	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

General
Demolition Plan

drawing scale

AS SHOWN

drawn AL

verified AE

date 2/2/21

project # 19075

drawing # DA-0006

issue H

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DEVELOPMENT APPLICATION

NOTE: REFER TO LANDSCAPE ARCHITECTS' DRAWINGS FOR LANDSCAPE PLAN

The site plan illustrates a residential development with four buildings (A, B, C, D) arranged around a central communal courtyard. The plan includes various dimensions, grid lines, and landscaping details.

Buildings:

- BUILDING A:** Located in the top-left corner.
- BUILDING B:** Located in the top-right corner.
- BUILDING C:** Located in the bottom-left corner.
- BUILDING D:** Located in the bottom-right corner.

Communal Courtyard: A central area labeled "COMMUNAL COURTYARD" with a north arrow pointing towards the top-right.

Basement Carpark: Two entries are shown: "BASEMENT CARPARK ENTRY 1" on the left and "BASEMENT CARPARK ENTRY 2" on the right.

Dimensions and Grid Lines:

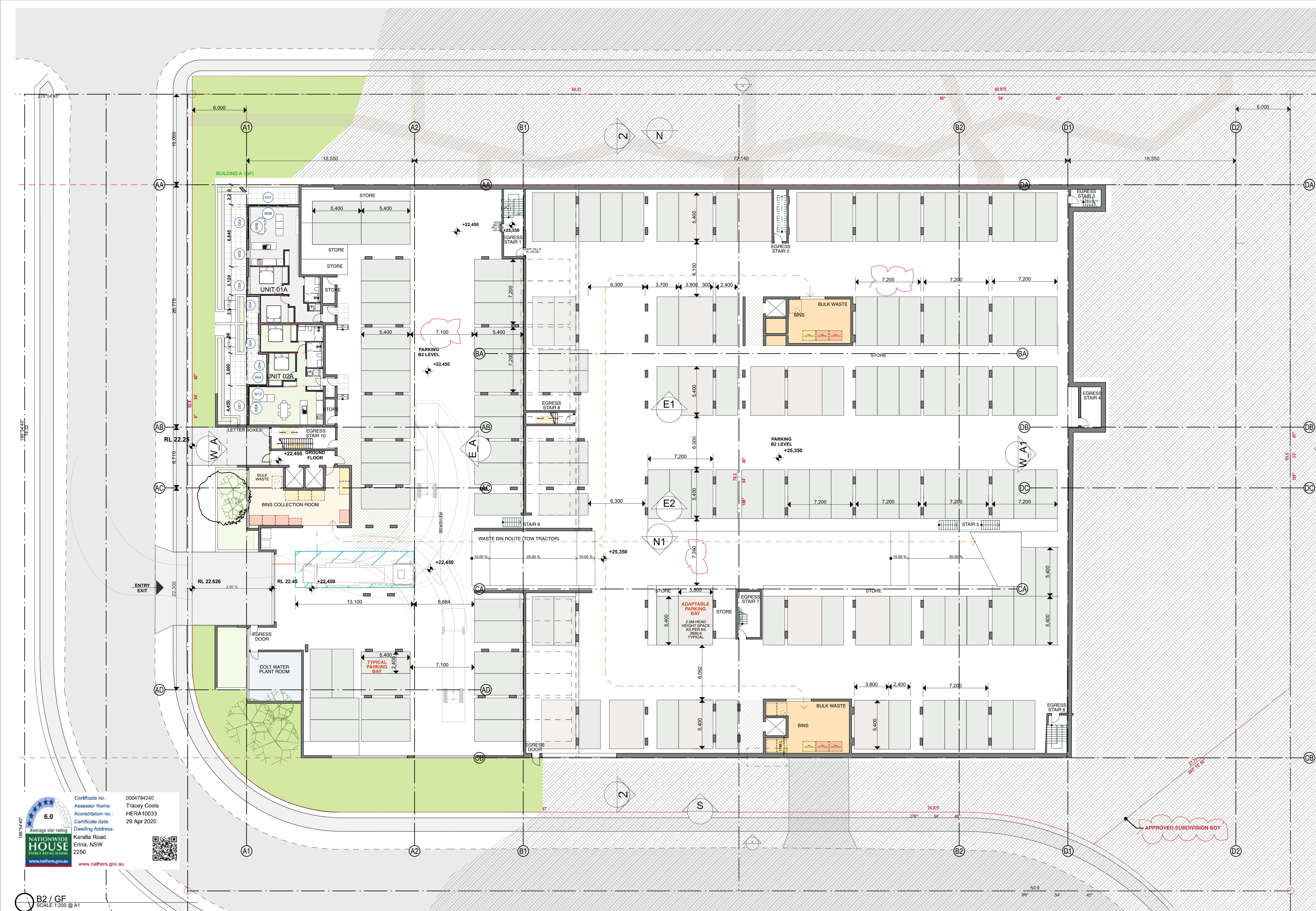
- Horizontal Dimensions:** 6,000, 18,550, 12,000, 10,000, 48,140, 12,000, 18,550, 6,000.
- Vertical Dimensions:** 10,000, 26,775, 6,710, 22,300, 22,215, 6,000, 18,650, 29,817.
- Grid Lines:** A1, A2, B1, B2, D1, D2, DA, DB, CA, CB, AB, AC, AD, BA, BC, CD, EA, EB, EC, ED.

Landscaping: The plan shows various tree symbols (circles with crosses) and landscaping details around the buildings and courtyard.

Other Features:

- APPROVED SUBDIVISION BDY:** A dashed line indicating the boundary of the approved subdivision.
- North Arrow:** A north arrow pointing towards the top-right.

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Design Criteria	CARSPACES
1.5 car spaces per dwelling	197 RESIDENTIAL PARKING
Visitor - 0.2 spaces per dwelling	20 VISITOR
	TOTAL: 223

Certificate no.: 0004794240
Assessor Name: Tracey Cools
Accreditation no.: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road
Erina, NSW 2250
www.nathers.gov.au

B2 / GF
SCALE 1:200 @ A1

DEVELOPMENT APPLICATION

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	J	DA Issue	23/11/2020	AE
	K	DA Issue, subdivision BDY amendments	25/01/2021	AE

north point

consultants	Electrical Engineer
Civil/Structural Engineers	
Mechanical Engineer	Hydraulic Engineer

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clients

#Client Full Name

project

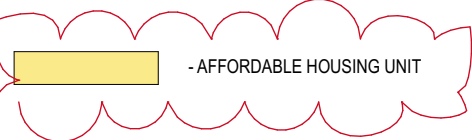
Pinnacle Karalta Development
#Contact Address 1
#Contact City
#Contact Country

drawing title

General Arrangement Plan(s)
GA Plan - Parking B2 /GF

drawing scale	drawn	verified	date
AS SHOWN	AL	AE	2/2/21
project #	drawing #	issue	
19075	DA-1100	K	

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drawing title	drawing scale	drawn	verified	date
General Arrangement Plan(s) GA Plan - Parking B1 GF	AS SHOWN	AL	AE	2/2/21
	project #	drawing #		issue
	19075	DW-1101		K

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6.0
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004794240
Assessor Name: Tracey Coals
Accreditation no.: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road
Erina, NSW 2250
www.nathers.gov.au

L1 / GF
SCALE 1:200 @ A1

- AFFORDABLE HOUSING UNIT

APPROVED SUBDIVISION BOY
20.7m x 15.4m

DEVELOPMENT APPLICATION

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K		DA Issue, subdivision BOY amendments	25/01/2021	AE

consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

north point

clients

#Client Full Name

project

Pinnacle Karalta Development

#Contact Address 1

#Contact City

#Contact Country

CKDS

ARCHITECTURE

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East Gosford NSW Australia

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drawing title

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

drawing scale	drawn	verified	date
AS SHOWN	AL	AE	2/2/21
project #	drawing #	issue	
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6.0
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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key plan



north point

consultants

Civil/Structural Engineers

Mechanical Engineer

Hydraulic Engineer

Electrical Engineer

Hydraulic Engineer

clients

#Client Full Name

CKDS ARCHITECTURE

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Admin: 02 4321 0503
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project

Pinnacle Karalta Development

#Contact Address 1
#Contact City
#Contact Country

drawing title

General Arrangement Plan(s)

GA plan - L1, L2, L3

drawing scale	drawn	verified	date
AS SHOWN	AL	AE	2/2/21
project #	drawing #	issue	
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6.0

AVERAGE STAR RATING

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0004794240

Assessor Name: Tracey Cools

Accreditation no.: HERA10033

Certificate date: 29 Apr 2020

Dwelling Address: Karalla Road Erina, NSW 2250

14

SCALE 1:200 @ A1

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issue	revision	description	date	verified
	F	Issued to QS	28/04/2020	MM
	G	Revised egress stairs issued to BCA Consultant	05/05/2020	MM
	H	DA Issue	14/10/2020	AE
	J	DA Issue	23/11/2020	AE
	K	DA Issue, subdivision BOY amendments	25/01/2021	AE

key plan

consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

#Client Full Name

CKDS

ARCHITECTURE

PO Box 4400
East Gosford NSW Australia

Ph 02 4321 0503
Acn 129 231 269

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www.ckds.com.au

project

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

drawing title

General Arrangement Plan(s)
GA plan - L3

drawing scale

AS SHOWN

drawn AL

verified AE

date 2/2/21

project #

19075

drawing #

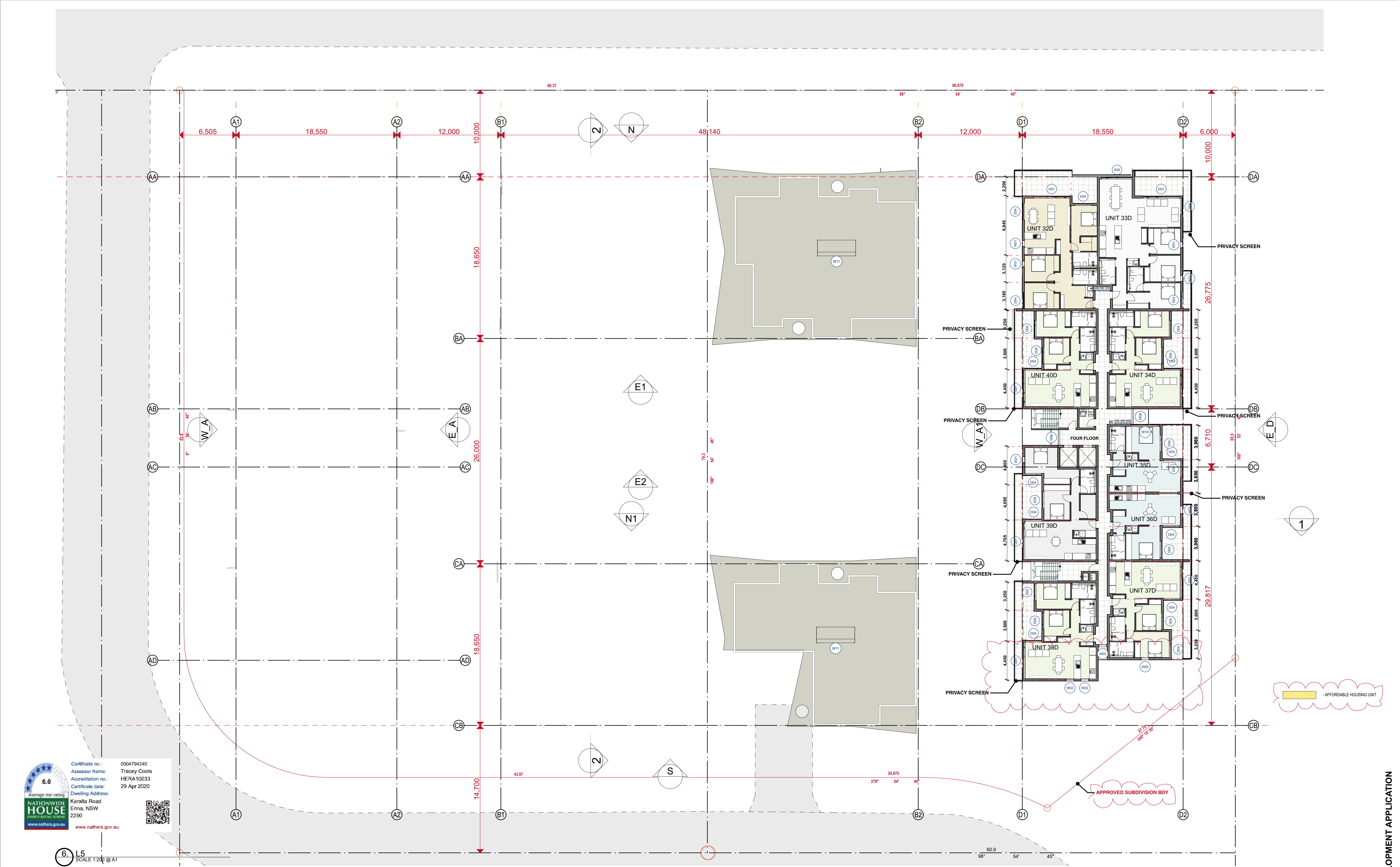
DA-1105

issue

K

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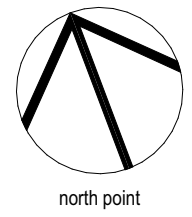
DEVELOPMENT APPLICATION



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	H	DA Issue	14/10/2020	AE
	J	DA Issue	23/11/2020	AE
	K	DA Issue, subdivision BDY amendments	25/01/2021	AE

key plan



consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

#Client Full Name

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Ph 02 4321 0503
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admin@ckds.com.au
www.ckds.com.au

project

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

drawing title

General Arrangement Plan(s)
GA plan - L4

drawing scale

AS SHOWN

project #

19075

drawn

AL

verified

AE

date

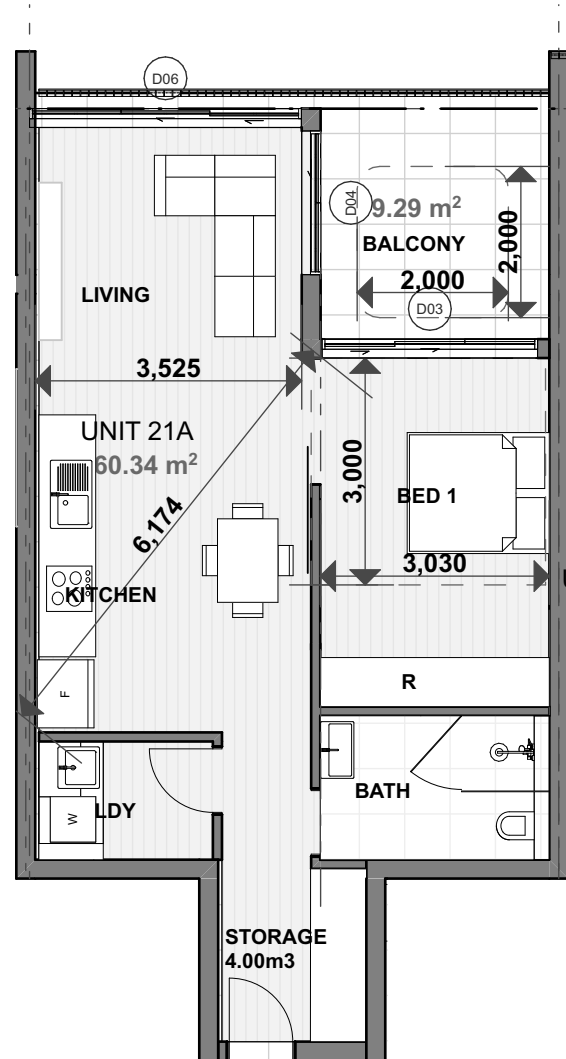
2/2/21

issue

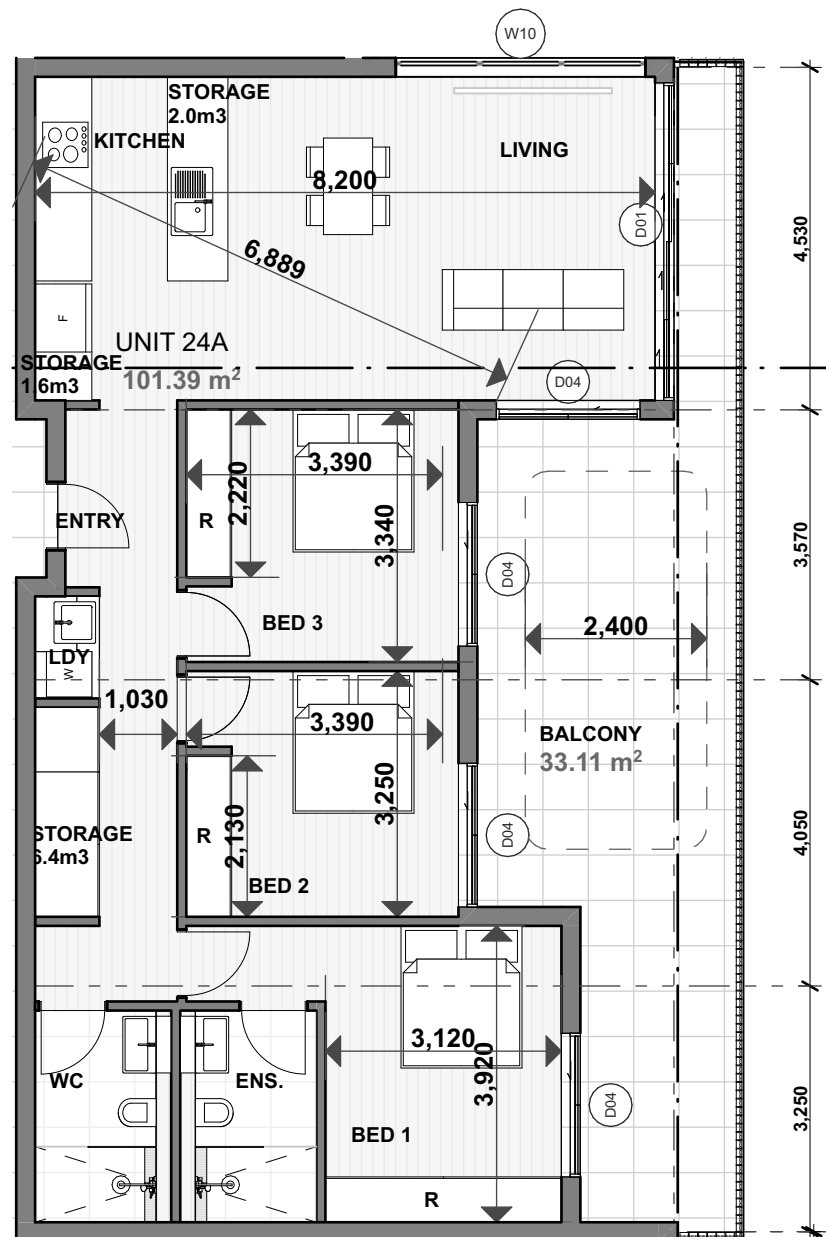
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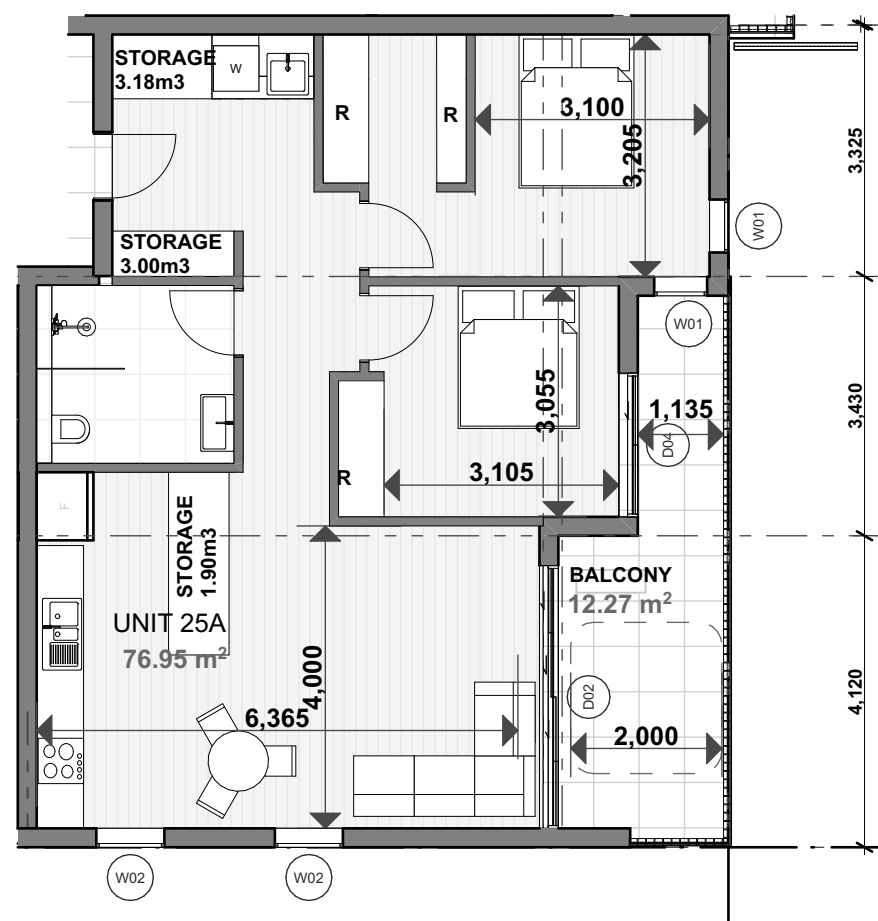
DEVELOPMENT APPLICATION



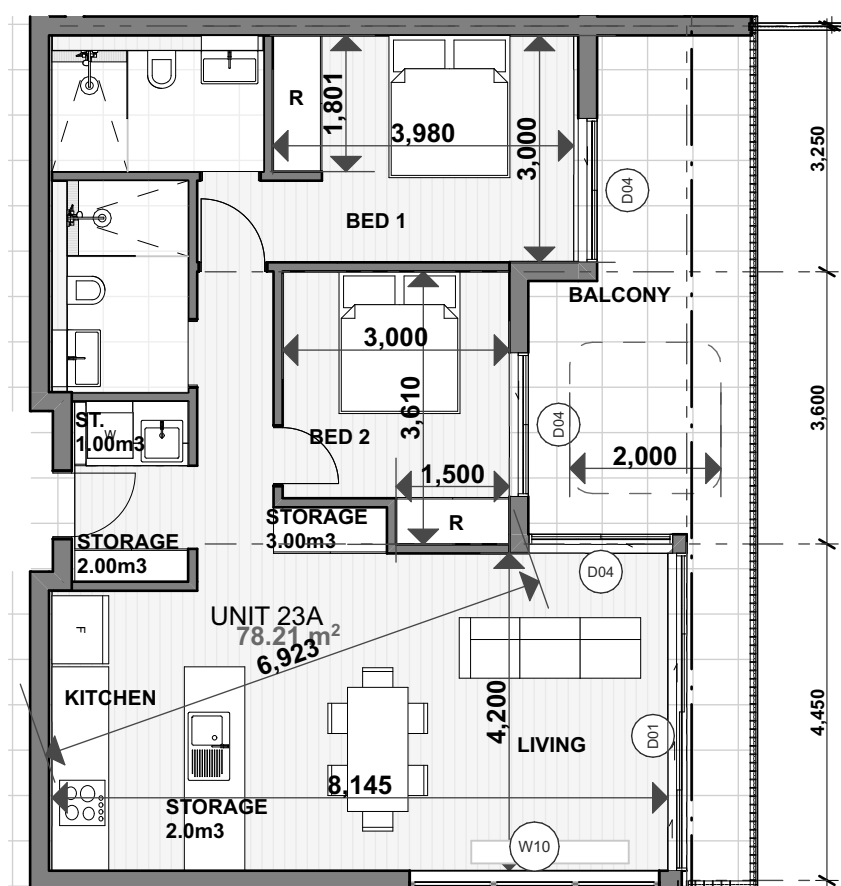
Typical studio apartment
SCALE 1:100 @ A1



Typical 3 bed apartment
SCALE 1:100 @ A1



Typical 2 bed apatment
SCALE 1:100 @ A1



Typical 2 bed apartment
SCALE 1:100 @ A1



Certificate no.: 0004794240
Assessor Name: Tracey Cools
Accreditation no.: HERA10033
Certificate date: 29 Apr 2020

Dwelling Address:
Karalta Road
Erina, NSW
2250

www.nathers.gov.au



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	F	Issued to QS	28/04/2020	MM
	G	Revised egress stairs issued to BCA Consultant	05/05/2020	MM
	H	DA Issue	14/10/2020	AE

key plan

north point

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

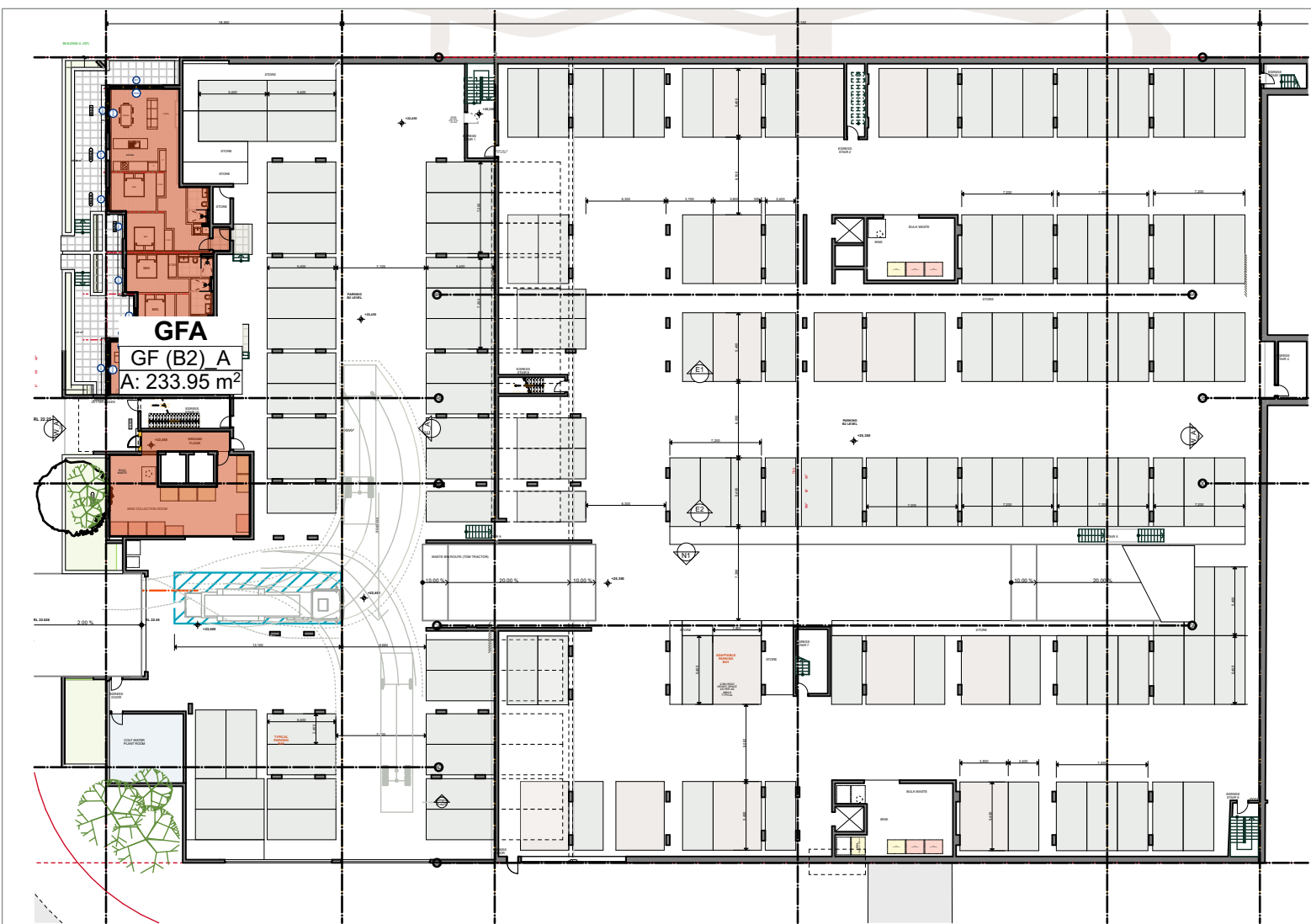
General Arrangement Plan(s)
Typical apartments layout

drawing scale drawn verified date

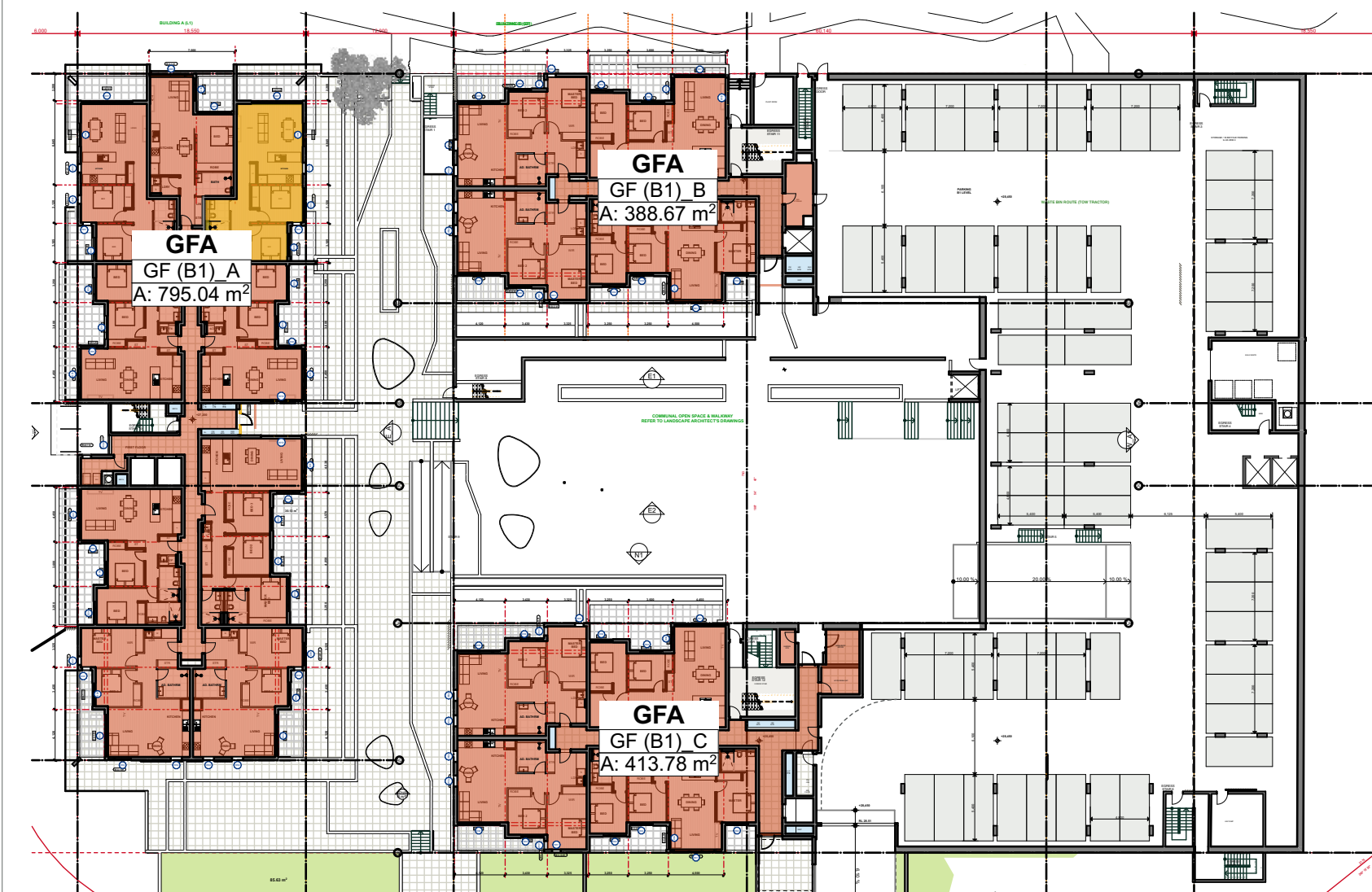
AS SHOWN AL AE 2/2/21
project # drawing # issue
19075 DA-1107 H

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DEVELOPMENT APPLICATION



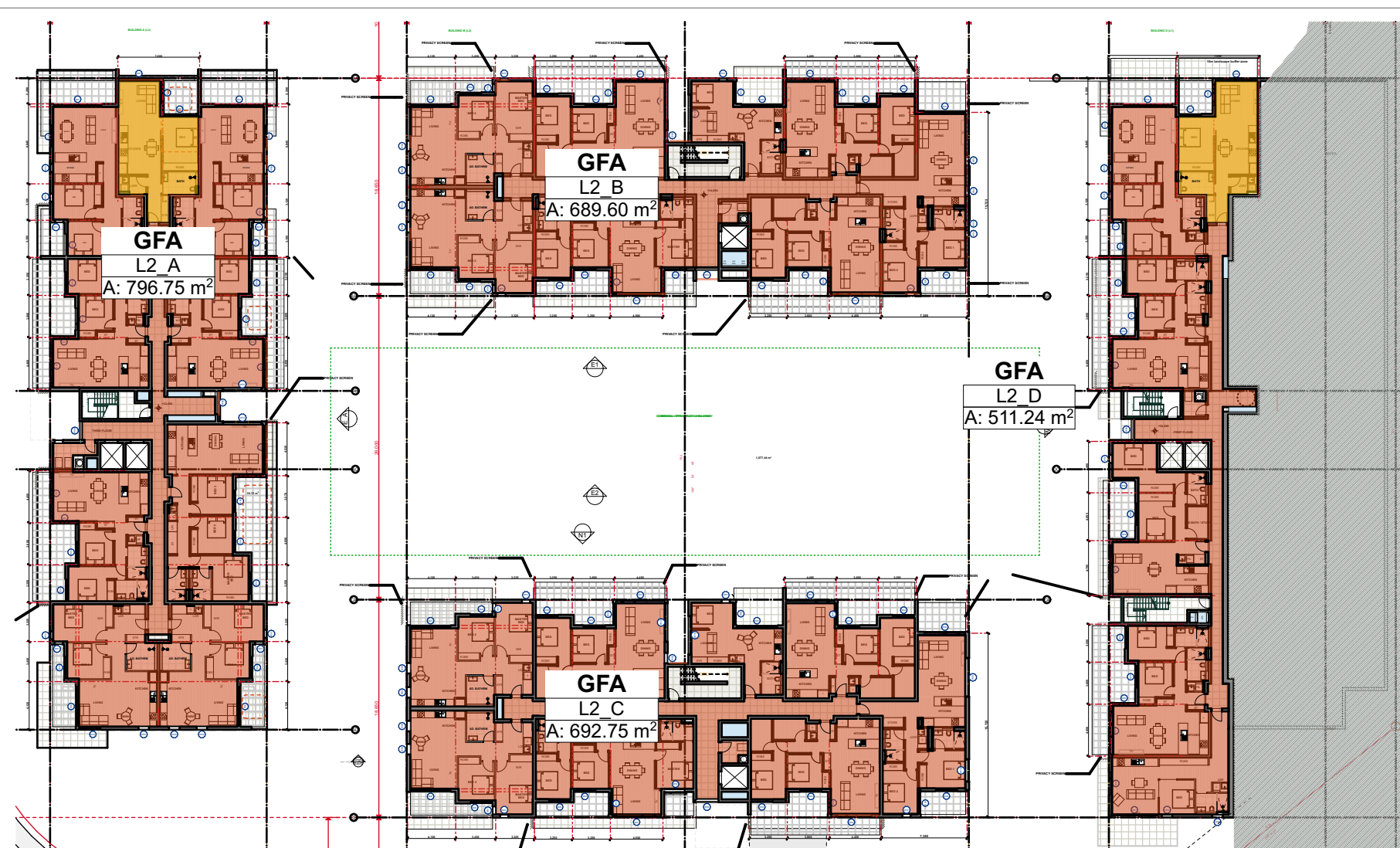
B2
SCALE 1:500 @ A1



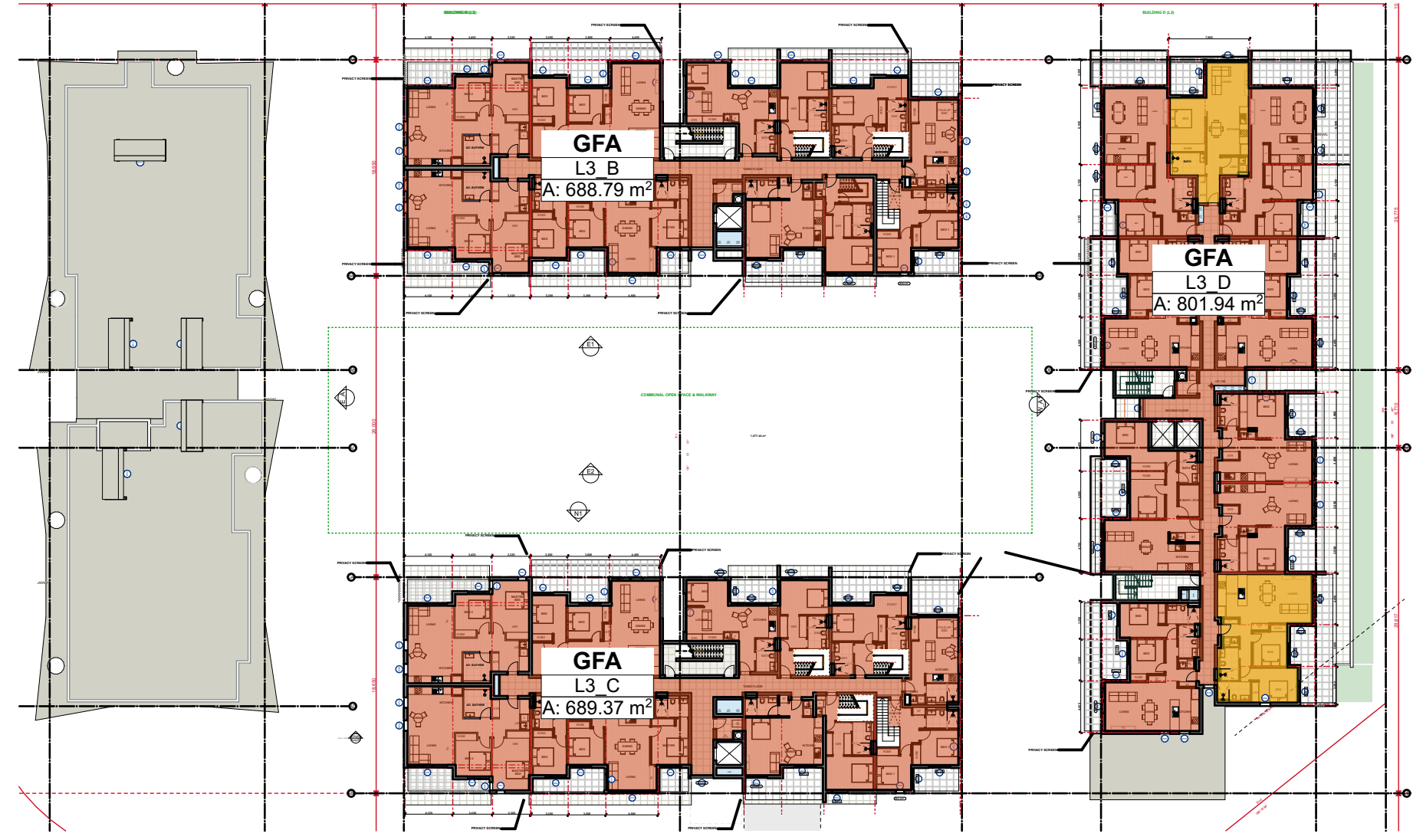
B1 / GF
SCALE 1:500 @ A1



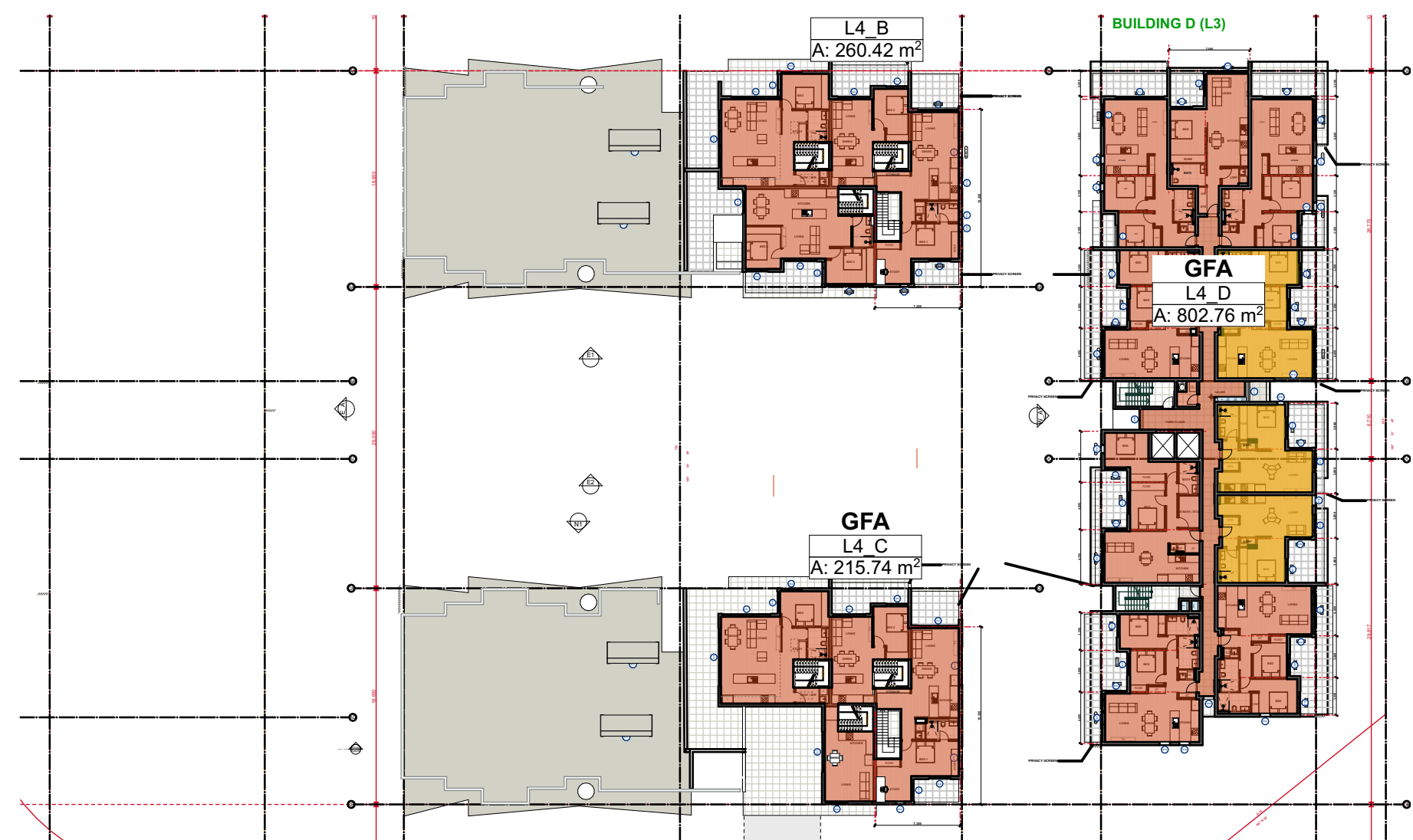
L1
SCALE 1:500 @ A1



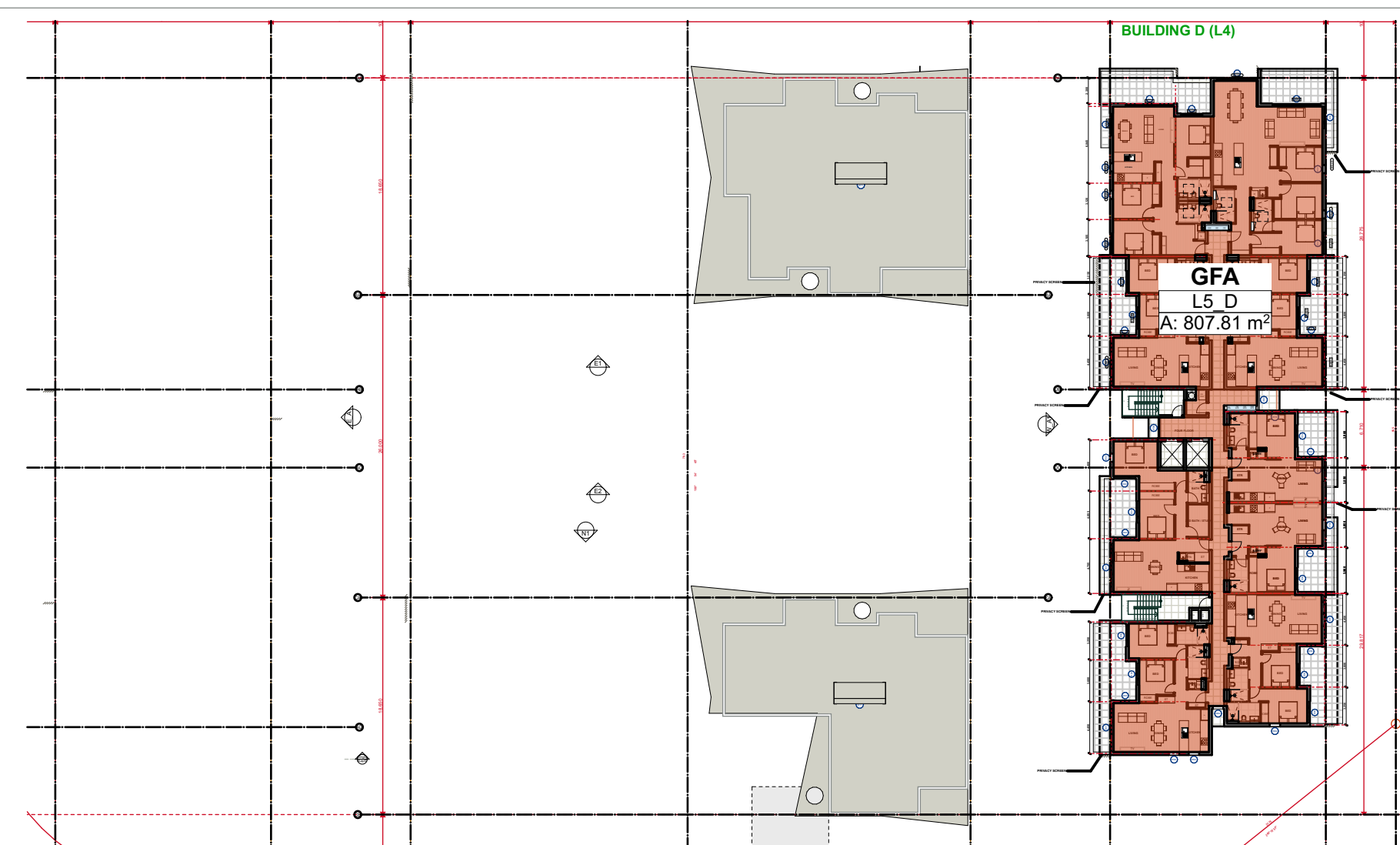
L2
SCALE 1:500 @ A1



L3
SCALE 1:500 @ A1



L4
SCALE 1:500 @ A1



L5
SCALE 1:500 @ A1

GFA_BUILDING A	
LEVEL	M2
GF (B1)_A	796.0
GF (B2)_A	233.9
L1_A	797.7
L2_A	797.7
	2,625.3 m²

BUILDING B GFA	
LEVEL	M2
GF (B1)_B	389.4
L1_B	691.2
L2_B	691.2
L3_B	688.8
L4_B	260.8
	2,721.4 m²

BUILDING C GFA	
LEVEL	M2
GF (B1)_C	414.5
L1_C	694.0
L2_C	694.0
L3_C	689.4
L4_C	216.1
	2,708.0 m²

BUILDING D GFA	
LEVEL	M2
L1_D	468.2
L2_D	511.4
L3_D	802.3
L4_D	802.8
L5_D	808.2
	3,392.9 m²

AFFORDABLE UNITS_GFA		
Area m2	UNIT #	Quantity
51.5	UNIT 25D_GFA	1
51.5	UNIT 26D_GFA	1
54.7	UNIT 05D_GFA	1
60.0	UNIT 07D_GFA	1
60.0	UNIT 12D_GFA	1
60.5	UNIT 21A_GFA	1
77.2	UNIT 17D_GFA	1
77.5	UNIT 13A_GFA	1
77.8	UNIT 24D_GFA	1
78.6	UNIT 04A_GFA	1
649.3 m²		10

TOTAL # OF UNITS: 131

FSR	1 / 1
SUBDIVISION SITE AREA	9,501
MAX GFA (1:1)	9,501
PROPOSED GFA (INCLUDING AFORDABLE UNITS)	11,447.6

Max. FSR: 1:1 = 9.501m2

Maximum + 10% GFA = 10,451m2

FSR	1 / 1
SURVEY SITE AREA	10,714
MAX GFA (1:1)	10,714
PROPOSED GFA (INCLUDING AFORDABLE UNITS)	11,447.6

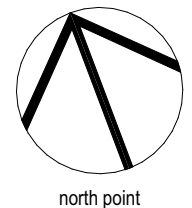
Max. FSR: 1:1 = 10.714m2

Maximum + 10% GFA = 11,785m2

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	H	DA Issue	14/10/2020	AE
	J	DA Issue, GFA amended	23/11/2020	AE
	K	DA Issue, subdivision BODY amendments, new FSR	25/01/2021	AE

key plan



north point

consultants

Civil/Structural Engineers

Mechanical Engineer

Electrical Engineer

Hydraulic Engineer

clients

#Client Full Name

CKDS ARCHITECTURE

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East Gosford NSW Australia
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Acx: 129 231 269
admin@ckds.com.au
www.ckds.com.au

project

Pinnacle Karalta Development

#Contact Address 1

#Contact City

#Contact Country

drawing title

General Arrangement Plan(s)

GFA calculation plan

drawing scale

AS SHOWN

project #

19075

drawing #

DA-1108

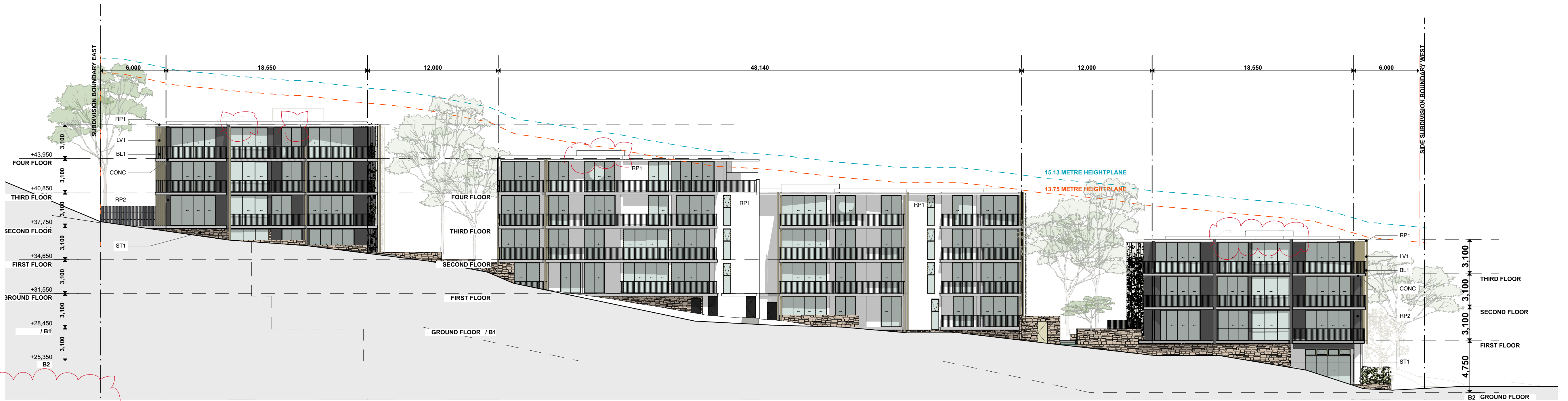
issue

K

DEVELOPMENT APPLICATION



SOUTH ELEVATION LONG
SCALE @ A1



NORTH ELEVATION LONG
SCALE @ A1



Certificate no.: 0004794240
Assessor Name: Tracey Coole
Accreditation no.: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road, Erina, NSW 2250
www.nath.gov.au



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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

Mechanical Engineer

Hydraulic Engineer



project

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

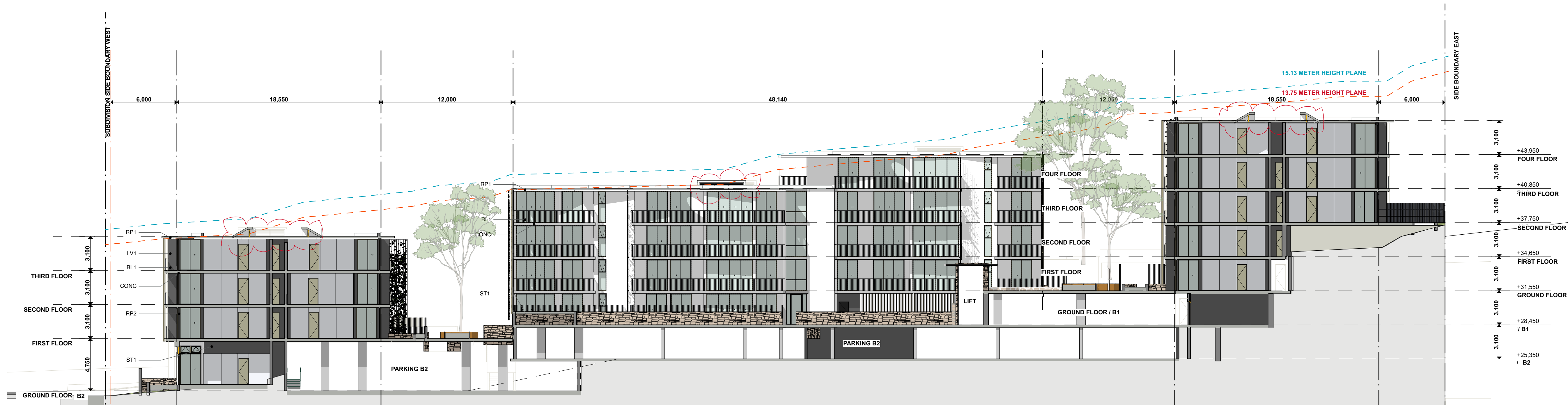
drawing title

Elevations
South longitudinal elevation
& North longitudinal
elevation

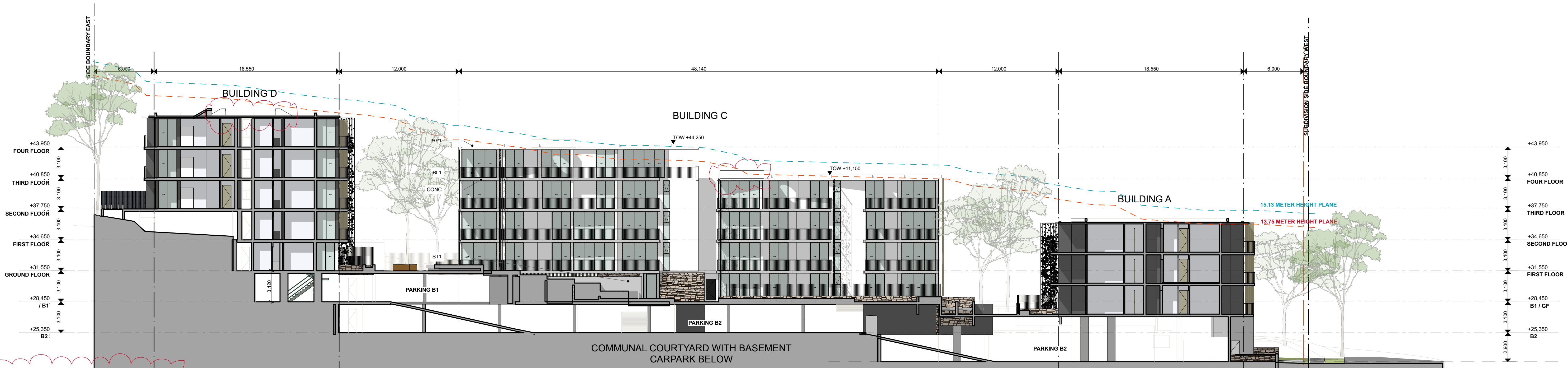
drawing scale

AS SHOWN
project # 19075
drawing # DA-2000
issue B
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DEVELOPMENT APPLICATION



SOUTH ELEVATION_BUILDING B
SCALE @ A1



NORTH ELEVATION_BUILDING C
SCALE @ A1



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

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

clients

#Client Full Name

Mechanical Engineer

Hydraulic Engineer



project

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

drawing title

Elevations
Building B south elevations
& Building C north
elevations

drawing scale drawn verified date

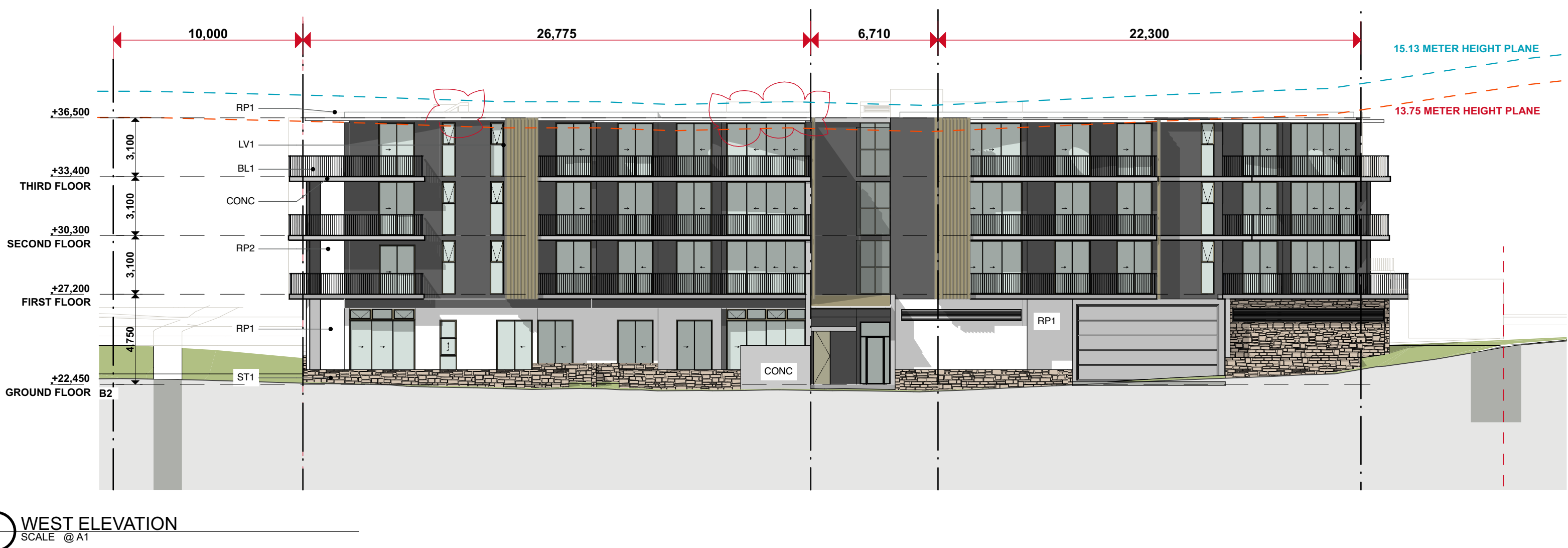
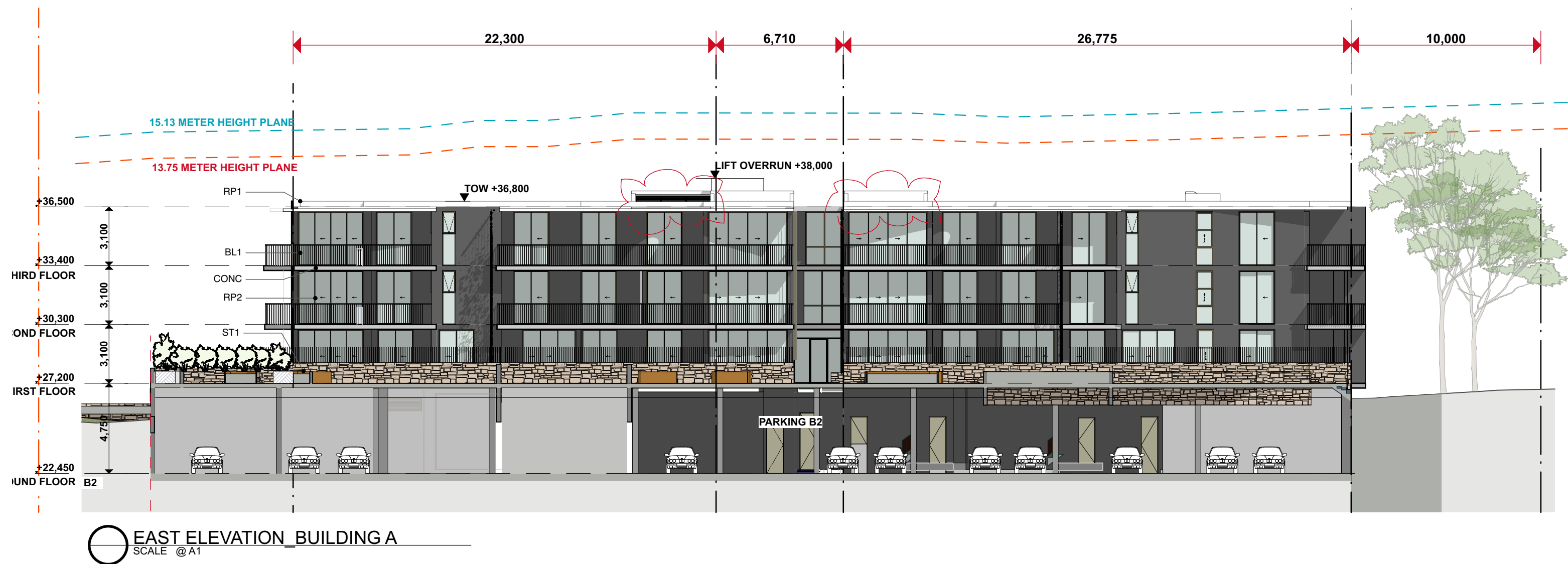
AS SHOWN #CAD Technician Full Name

project # drawing # issue

19075 DA-2001 B

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DEVELOPMENT APPLICATION



Certificate no.: 0004794240
Assessor Name: Tracey Cools
Accreditation no.: HERA10033
Certificate date: 29 Apr 2020
Dwelling Address: Karalta Road
Erina, NSW
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A	1	Issued for DA	02/09/2020	
B	1	DA issue	04/12/2020	AE

key plan

consultants	clients
Civil/Structural Engineers	
Mechanical Engineer	

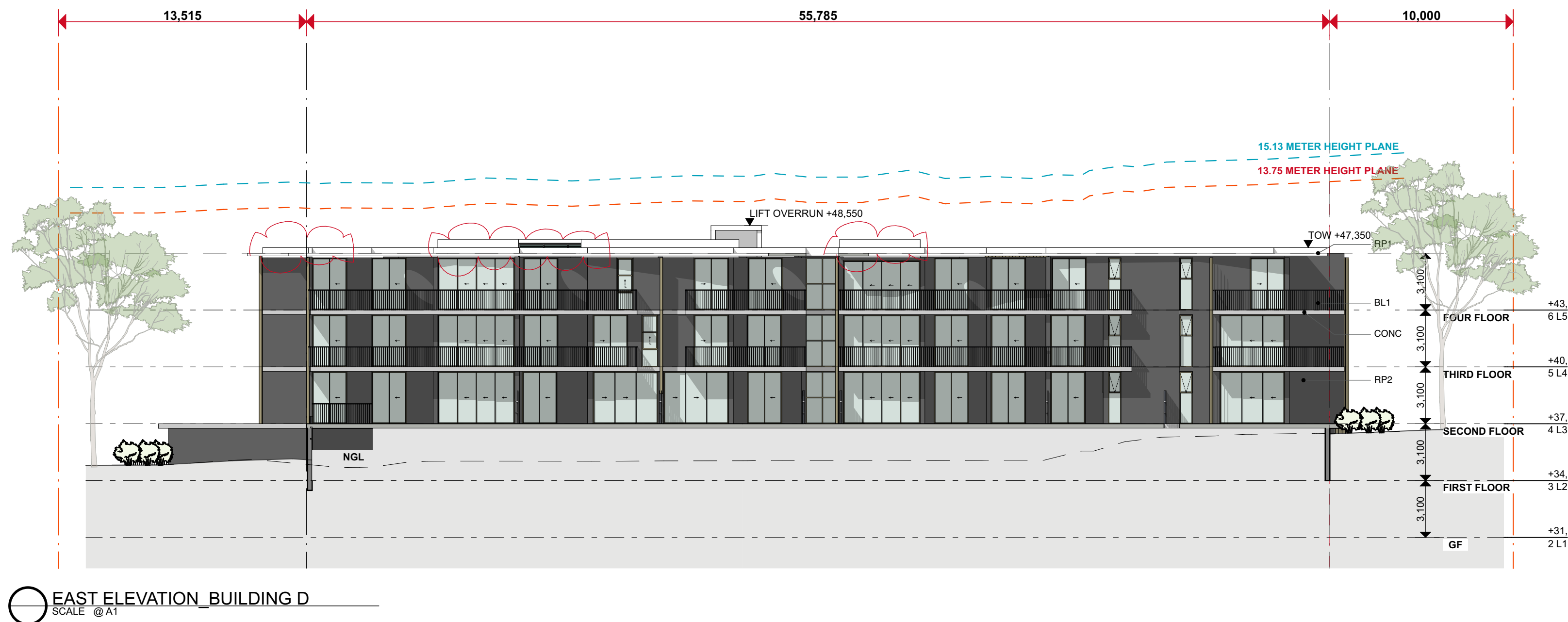
clients	project
#Client Full Name	



project	drawing title
Pinnacle Karalta Development	
#Contact Address1	
#Contact City	
#Contact Country	

drawing title	drawing scale	drawn	verified	date
Elevations Building A elevations & North longitudinal elevation	AS SHOWN			

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A	1	Issued for DA	02/09/2020	
B	1	DA issue	04/12/2020	AE

key plan

consultants Civil/Structural Engineers	Electrical Engineer
Mechanical Engineer	Hydraulic Engineer

clients
#Client Full Name

CKDS ARCHITECTURE

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www.ckds.com.au

project
Pinnacle Karalta Development

#Contact Address 1

#Contact City

#Contact Country

drawing title
Elevations
Building D elevations

drawing scale
AS SHOWN

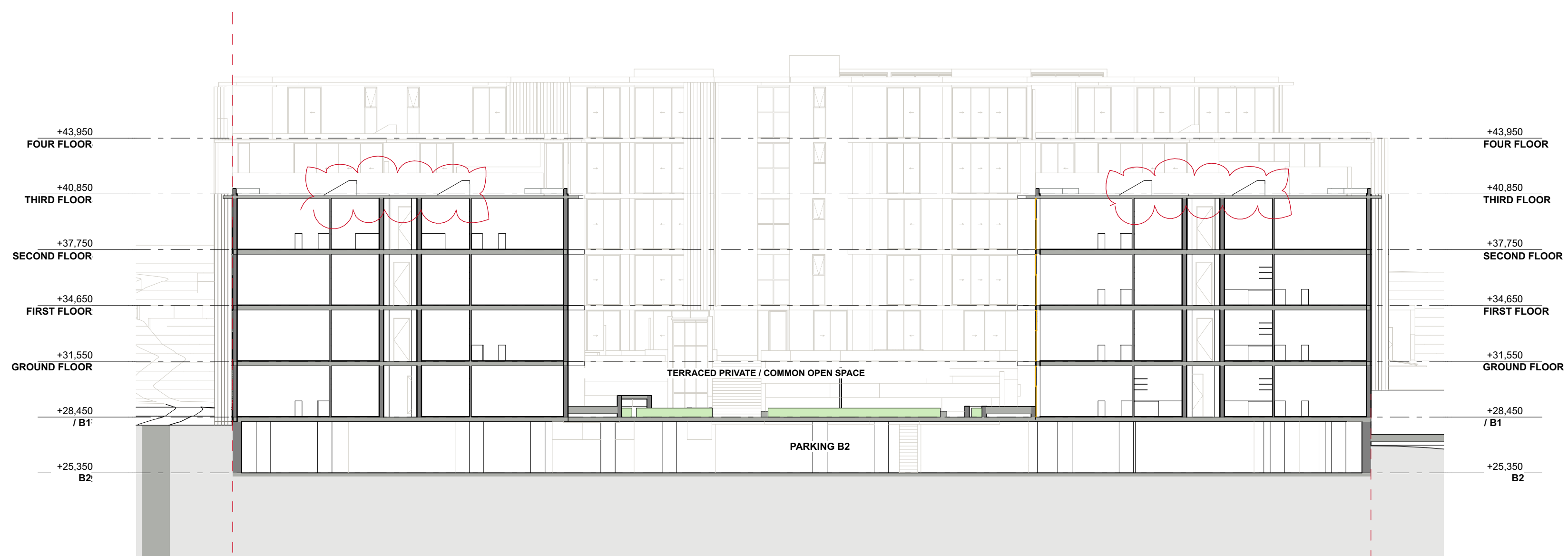
drawn
#CAD Technician Full Name

verified
19075

date
DA-2003

issue
B

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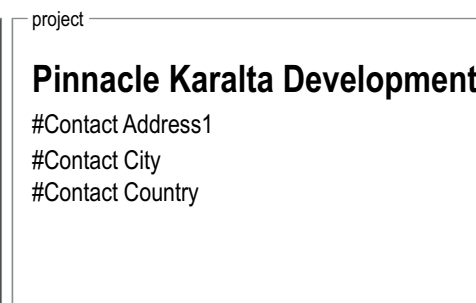
key plan

Electrical Engineers

Hydraulic Engineers

clients

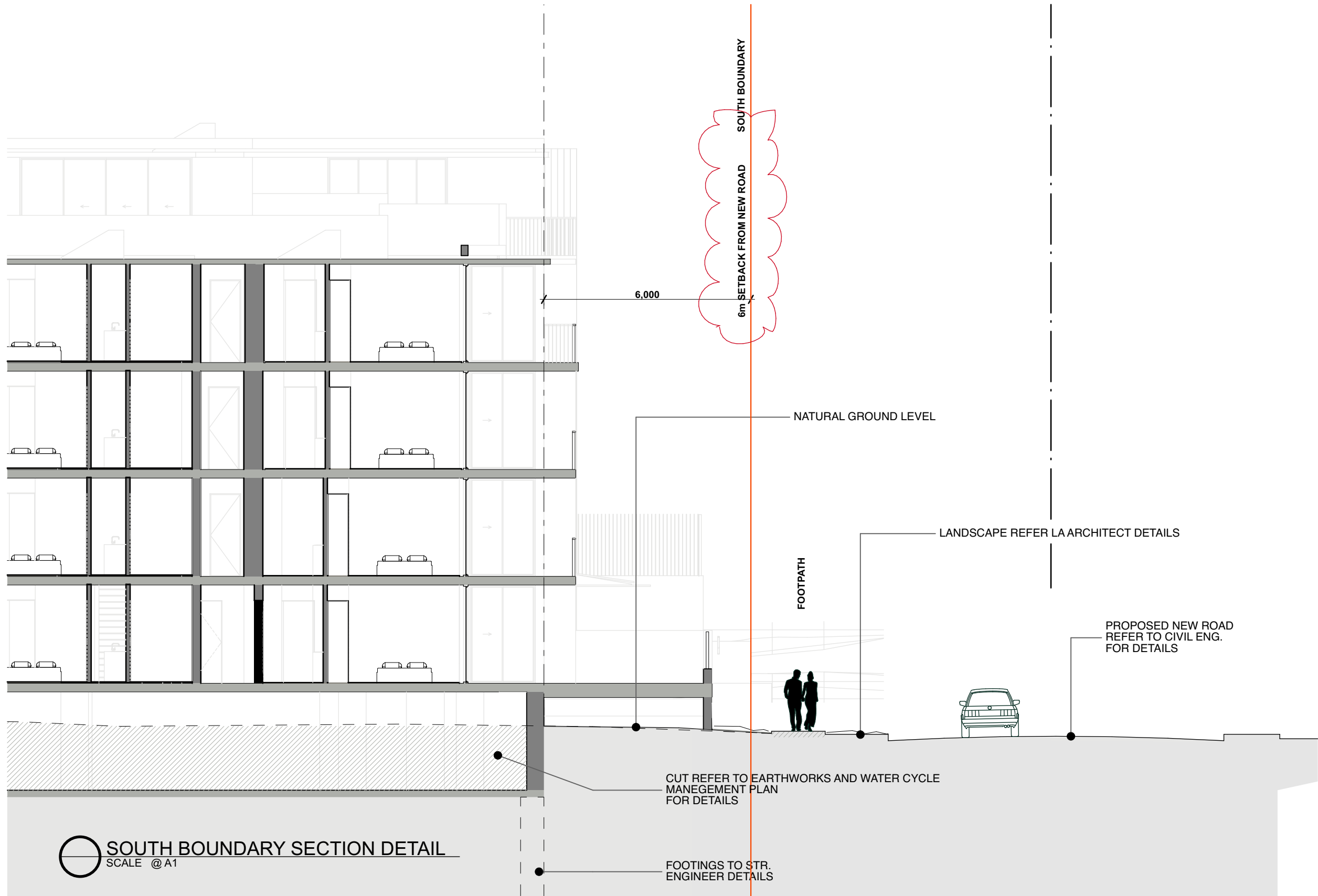
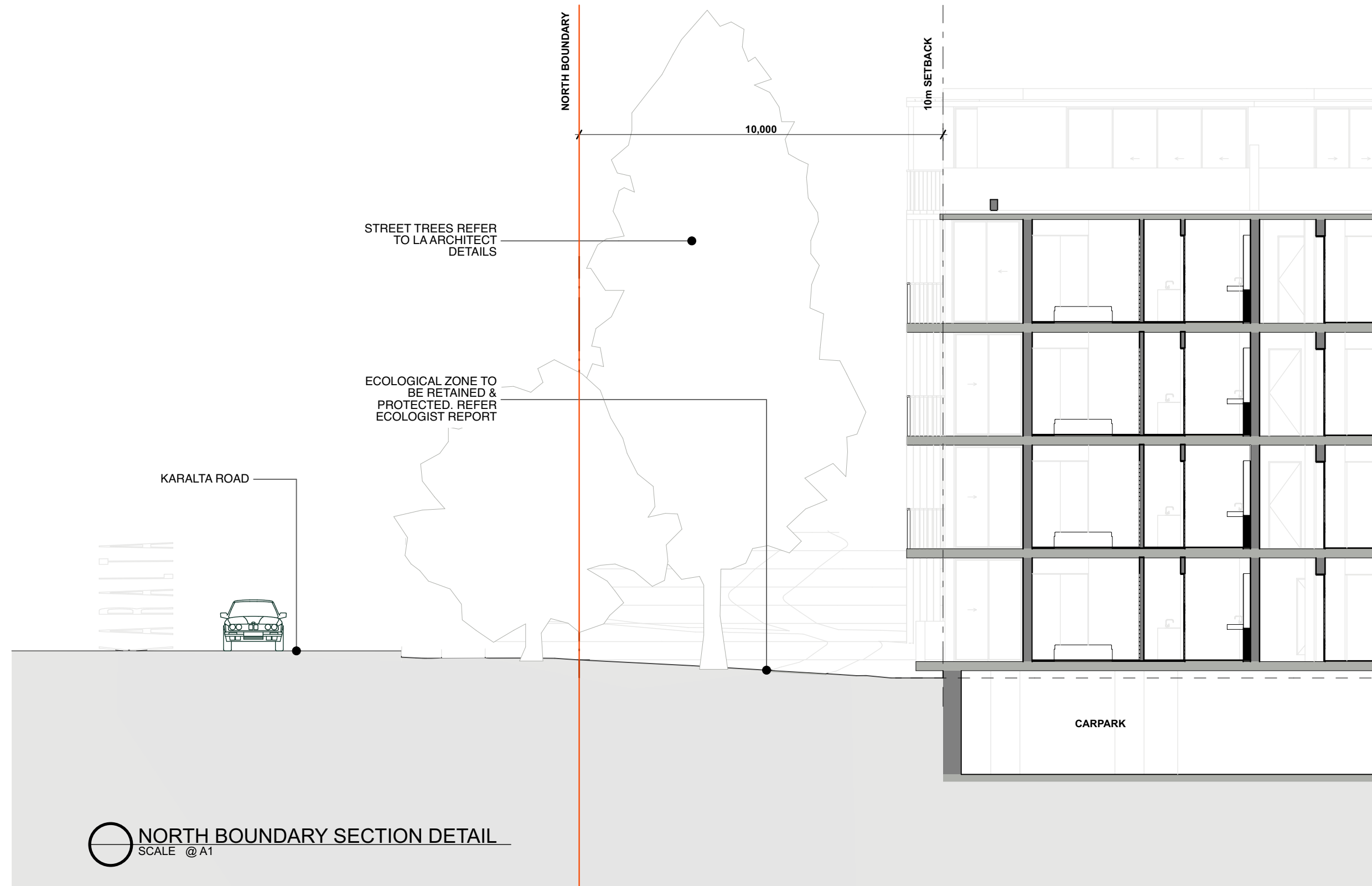
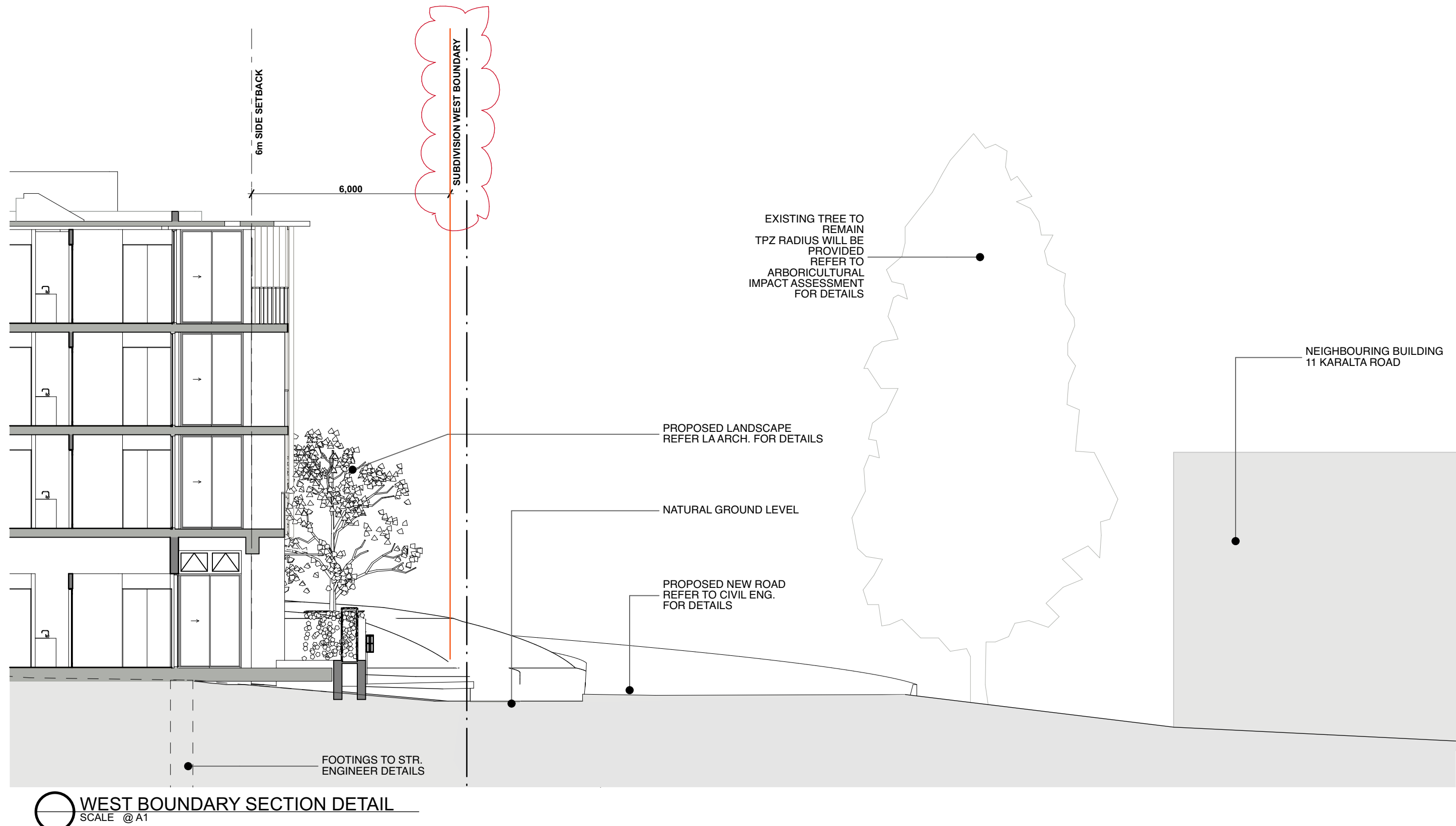
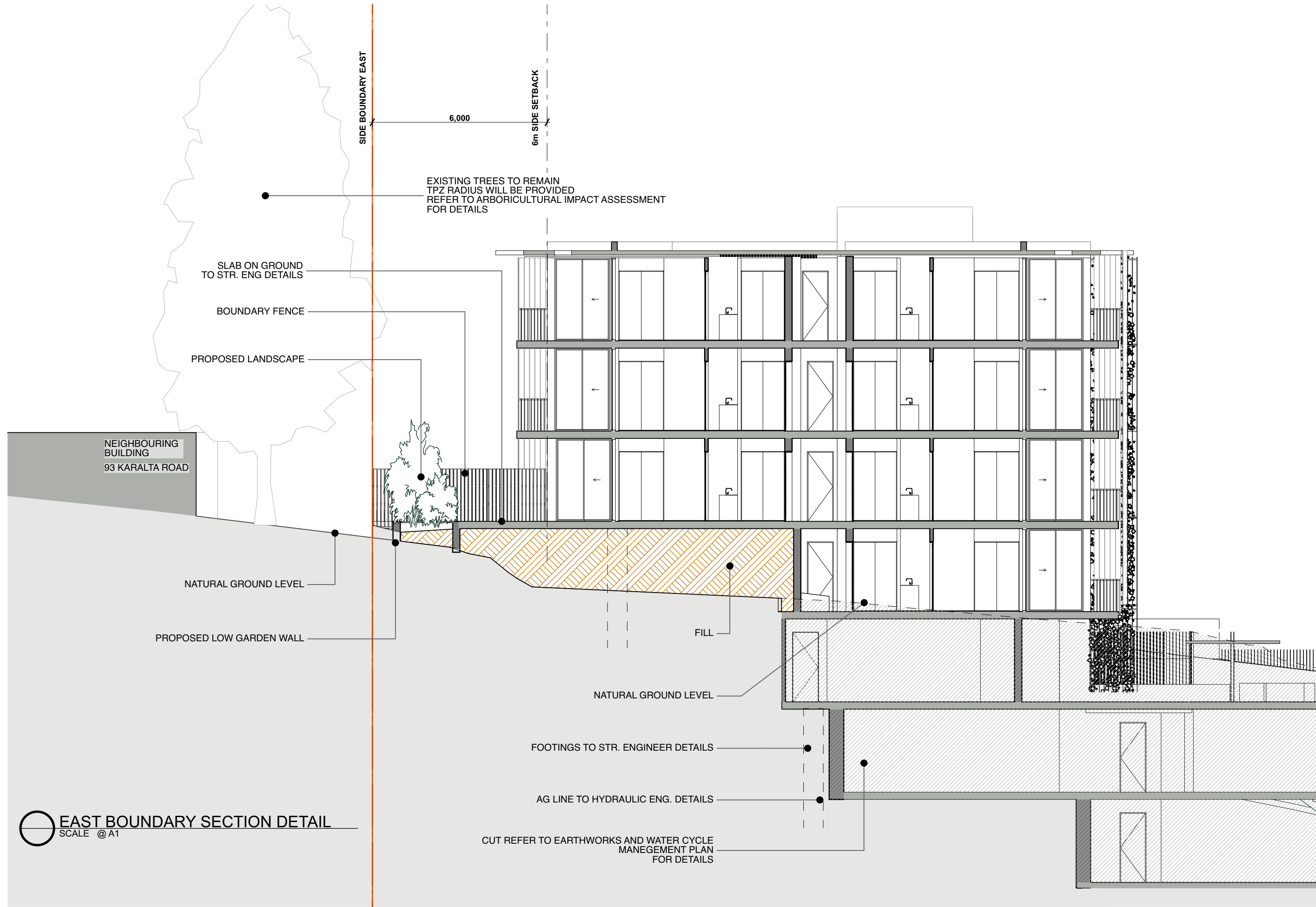
#Client Full Name



Sections

drawing scale	drawn	verified	date
AS SHOWN	#CAD Technician Full Name		
project #	drawing #	issue	
19075	DA-3000	B	

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DEVELOPMENT APPLICATION

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issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	
	B	DA issue, subdivision BDY amendments	27/01/2021	AE

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name

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

project

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

drawing title

Sections
Boundary conditions
section details

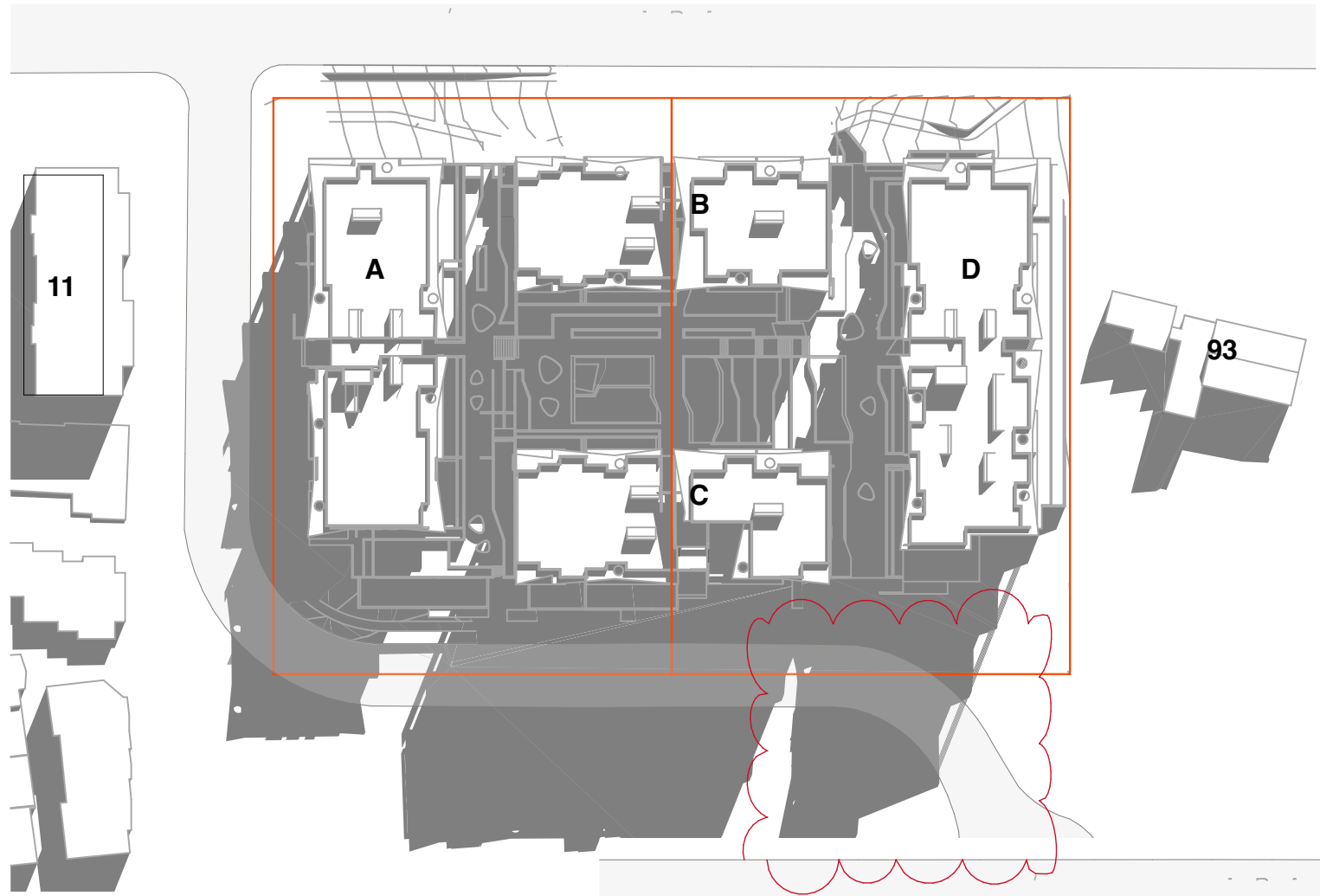
drawing scale drawn verified date

AS SHOWN #CAD Technician Full Name

project # drawing # issue

19075 DA-3002 B

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SCALE 1:1000 @ A3



1200 21 JUN
SCALE 1:1000 @ A3



1500 21 JUN
SCALE 1:1000 @ A3

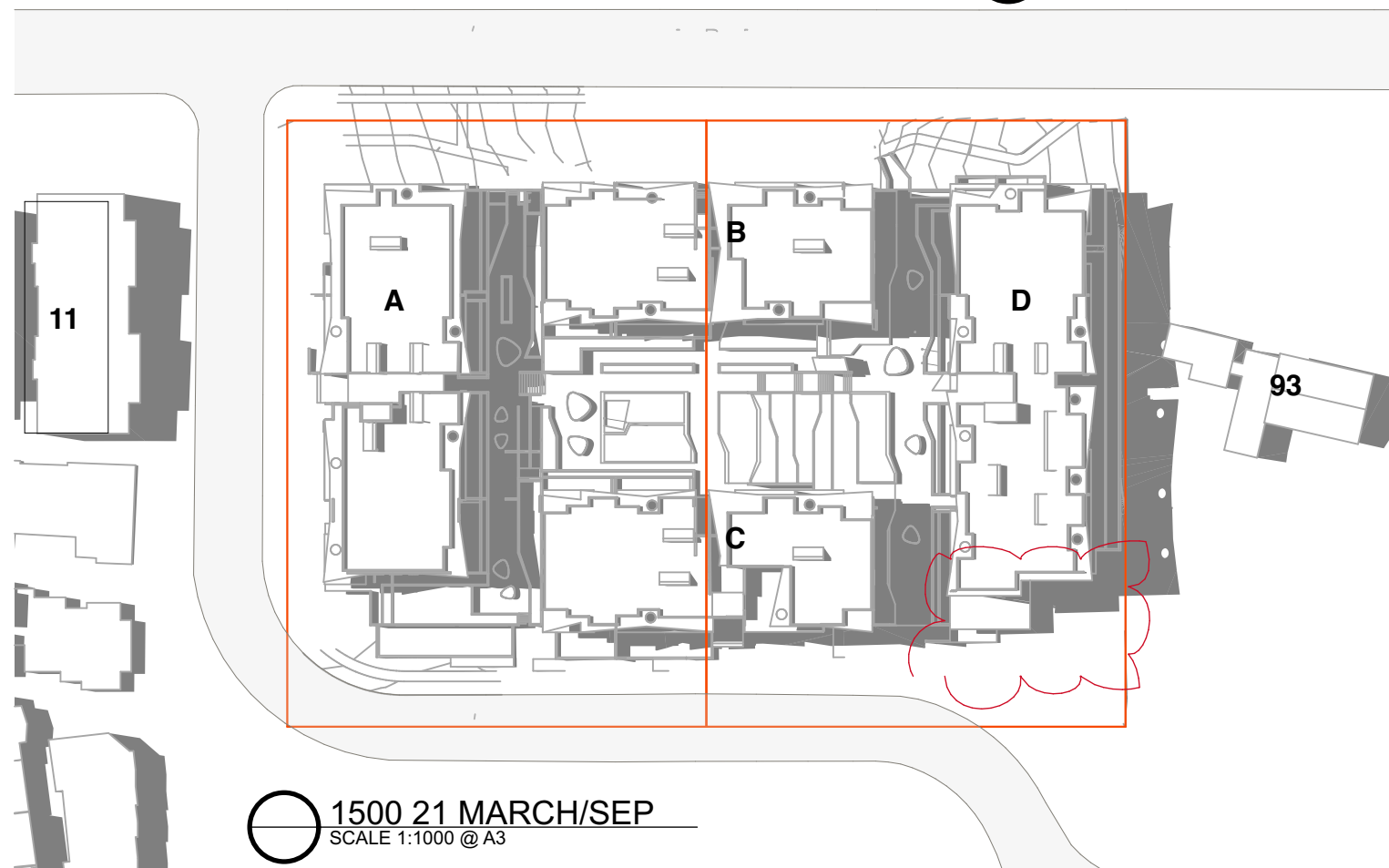
DRAFT - PRIVATE AND CONFIDENTIAL



0900 21 MARCH/SEP
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1200 21 MARCH/SEP
SCALE 1:1000 @ A3

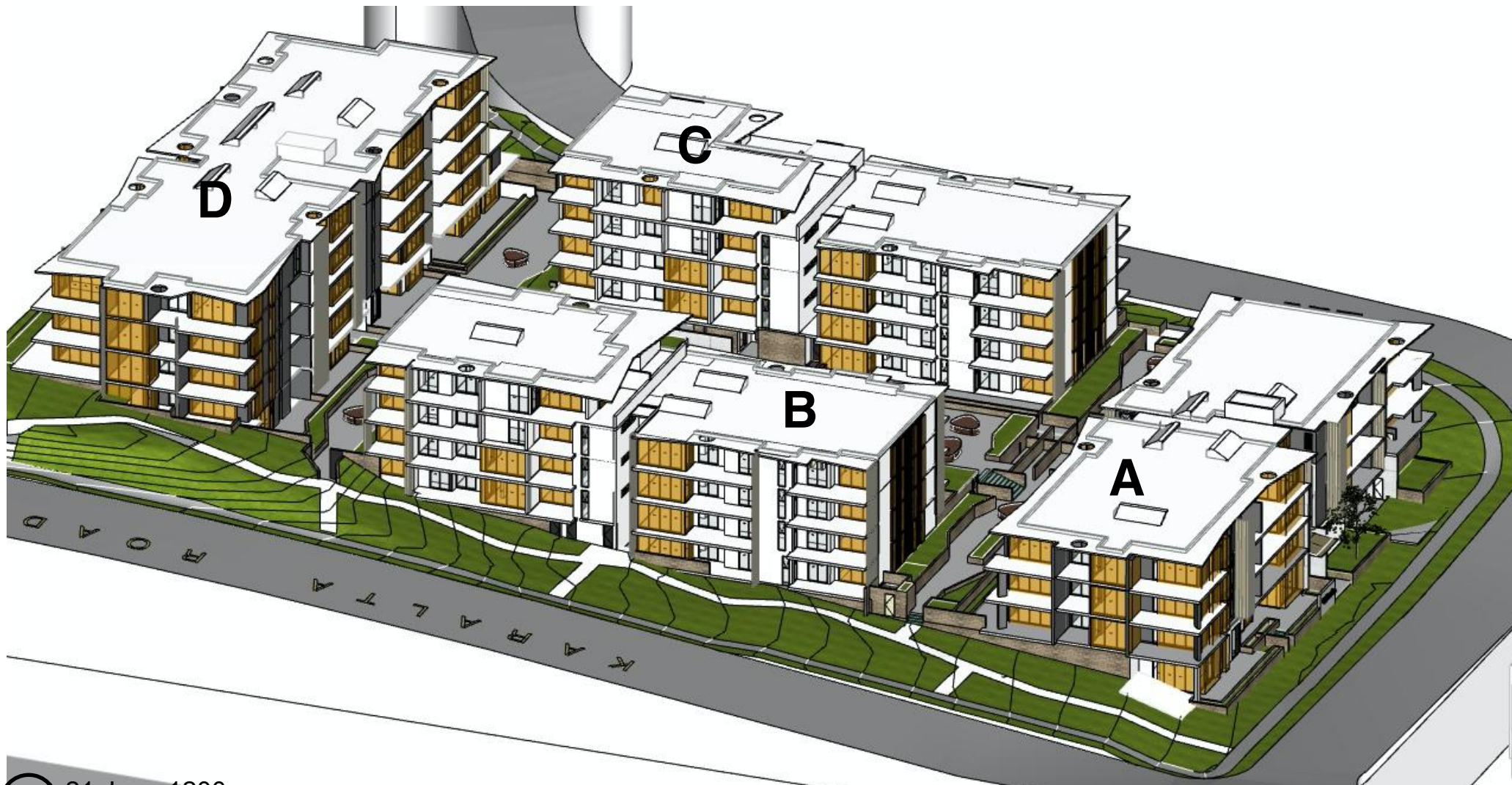


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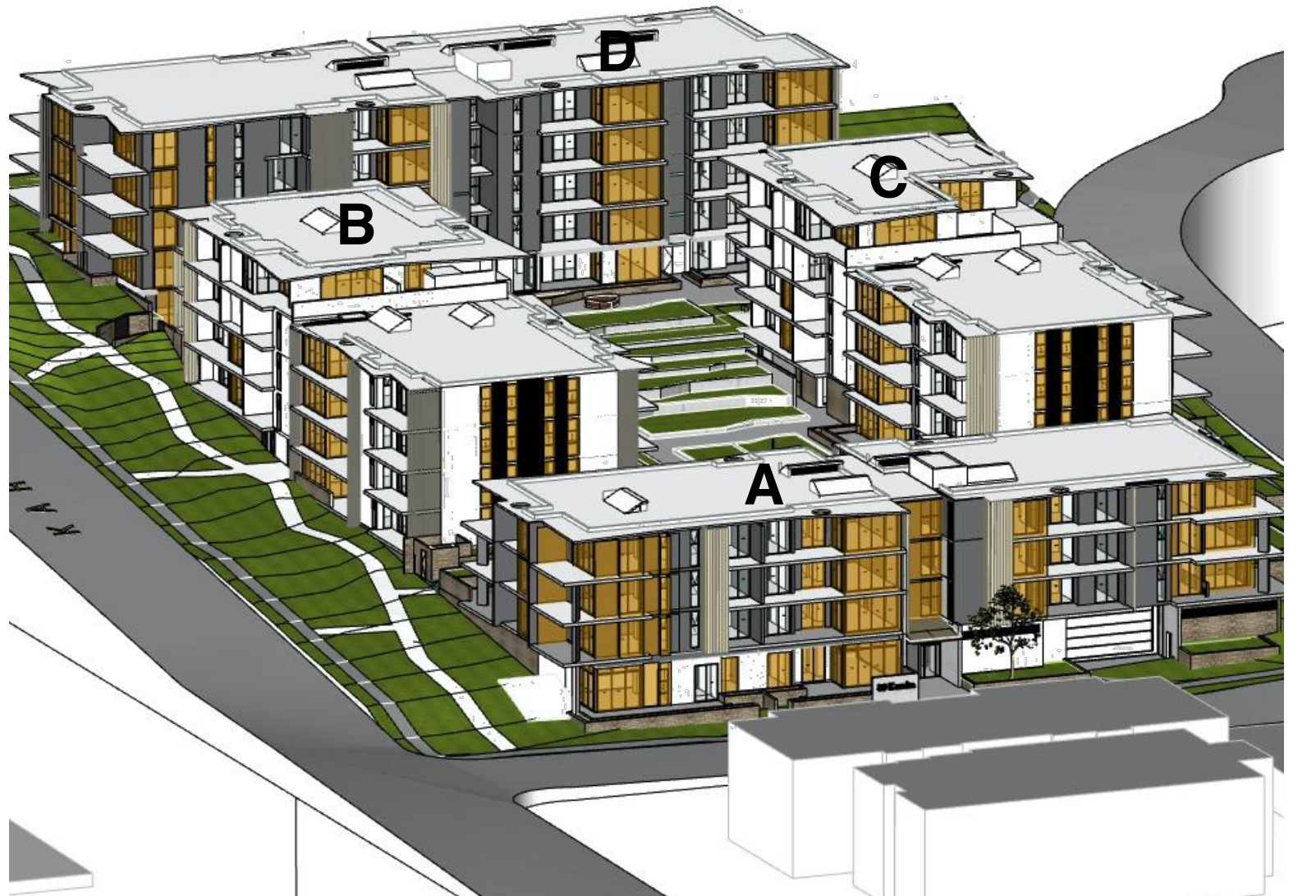
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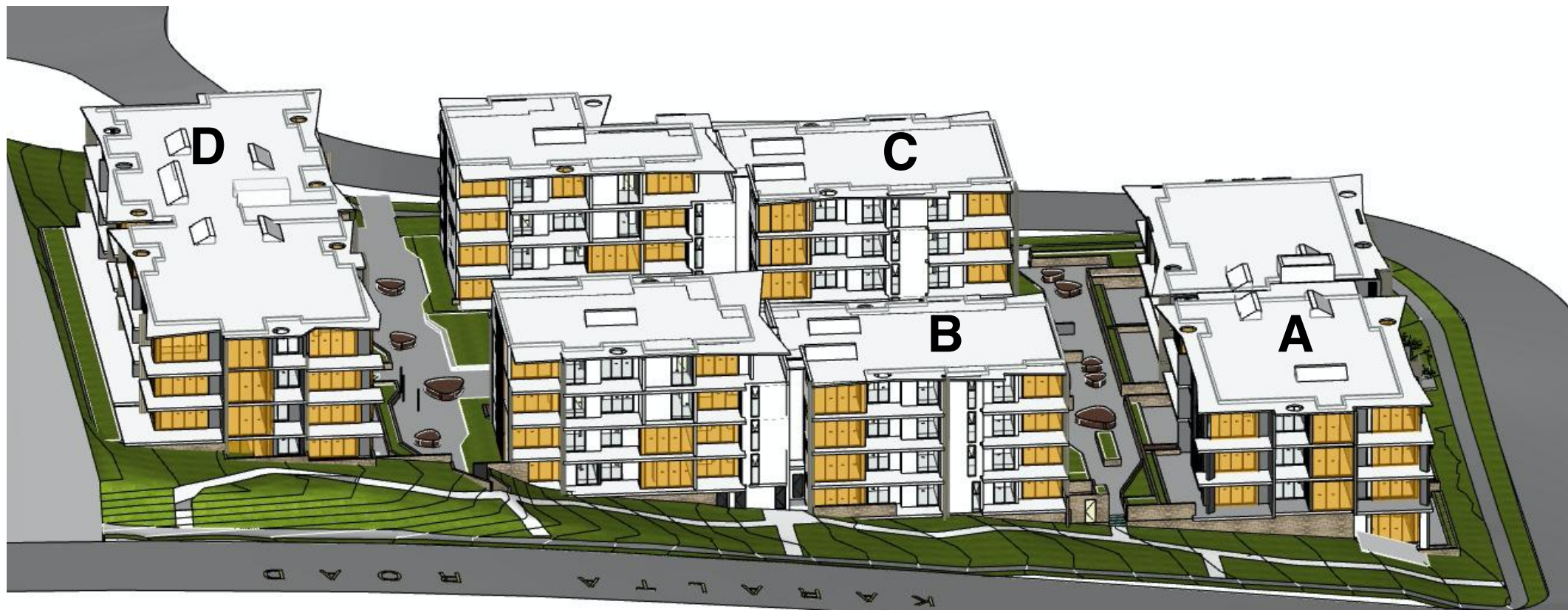
21 June 0900
SCALE @ A3



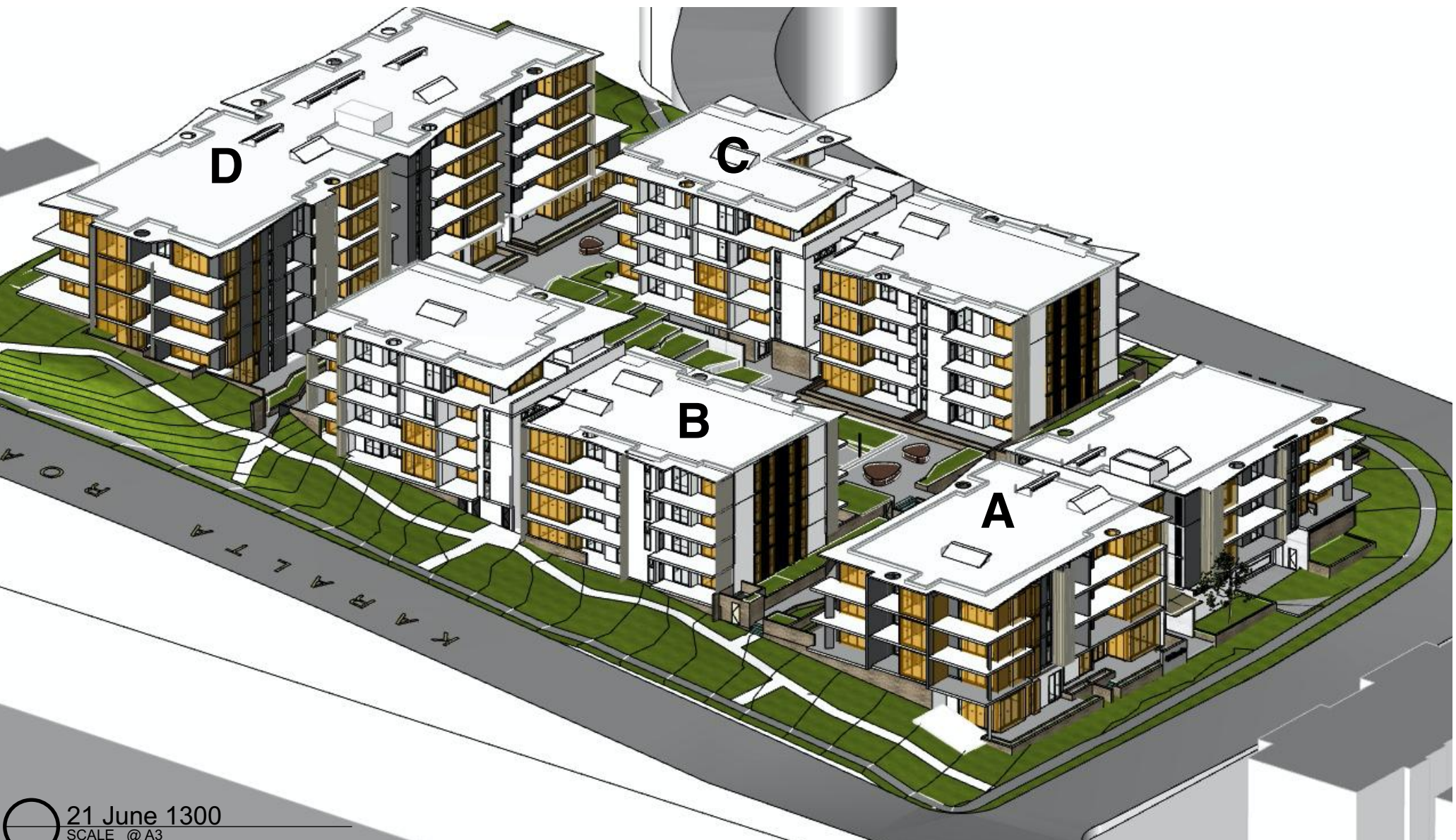
21 June 1200
SCALE @ A3



21 June 1500
SCALE @ A3



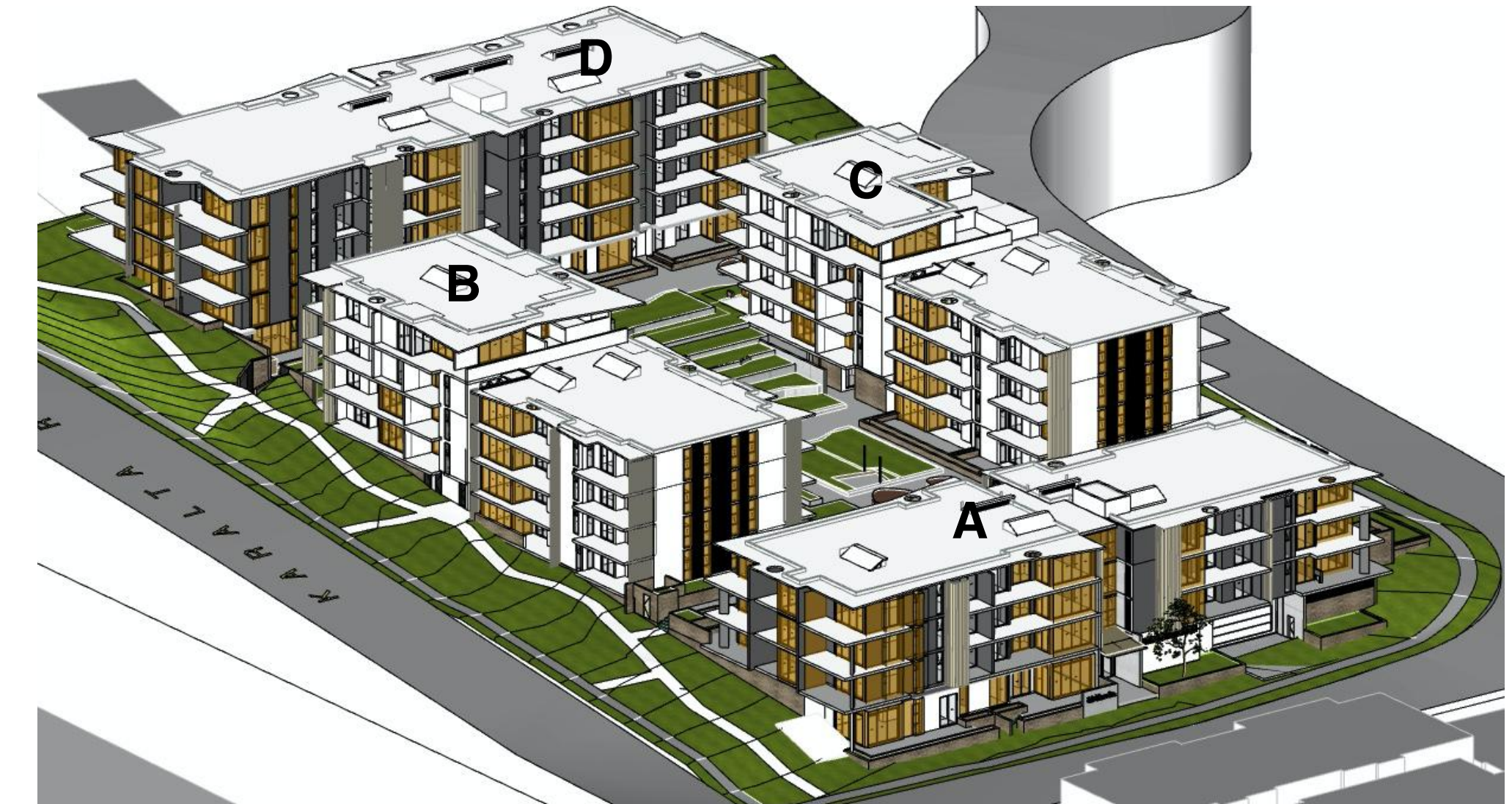
21 June 1000
SCALE @ A3



21 June 1300
SCALE @ A3



21 June 1100
SCALE @ A3



21 June 1400
SCALE @ A3

Design Criteria	Building	Received 3h	Required	Compliance
3h Between 9am and 3pm mid-winter	A	21	70%	YES
	B	23		
	C	23		
	D	25		
	131 UNITS	92 UNITS	92 UNITS	

Design Criteria	Proposed	Compliance
no solar mid-winter max 15%	15 UNITS (11.5%)	YES

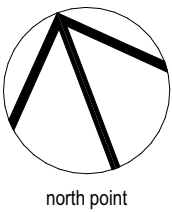
SOLAR ANALYSIS METHODOLOGY

THE VIEW FRAME (CAMERA POSITION) ASSUMES THE POSITION OF THE SUN. AT ANY HOURLY INTERVAL, EVERYTHING THAT CAN BE SEEN WILL RECEIVE SUN, AND INVERSELY ANYTHING THAT IS HIDDEN FROM VIEW IS IN SHADE.

DEVELOPMENT APPLICATION

issue	revision	description	date	verified
	F	Issued to QS	28/04/2020	MM
	G	Revised egress stairs issued to BCA Consultant	05/05/2020	MM
	H	DA Issue	14/10/2020	AE
	J	DA issue, subdivision RDY amendments	26/01/2021	AE

key plan



consultants

Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name

CKDS ARCHITECTURE

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

project

Pinnacle Karalta Development

#Contact Address 1

#Contact City

#Contact Country

drawing title

Sepp65 Solar Compliance Study

drawing scale

AS SHOWN

AL AE

2/2/21

project #

19075

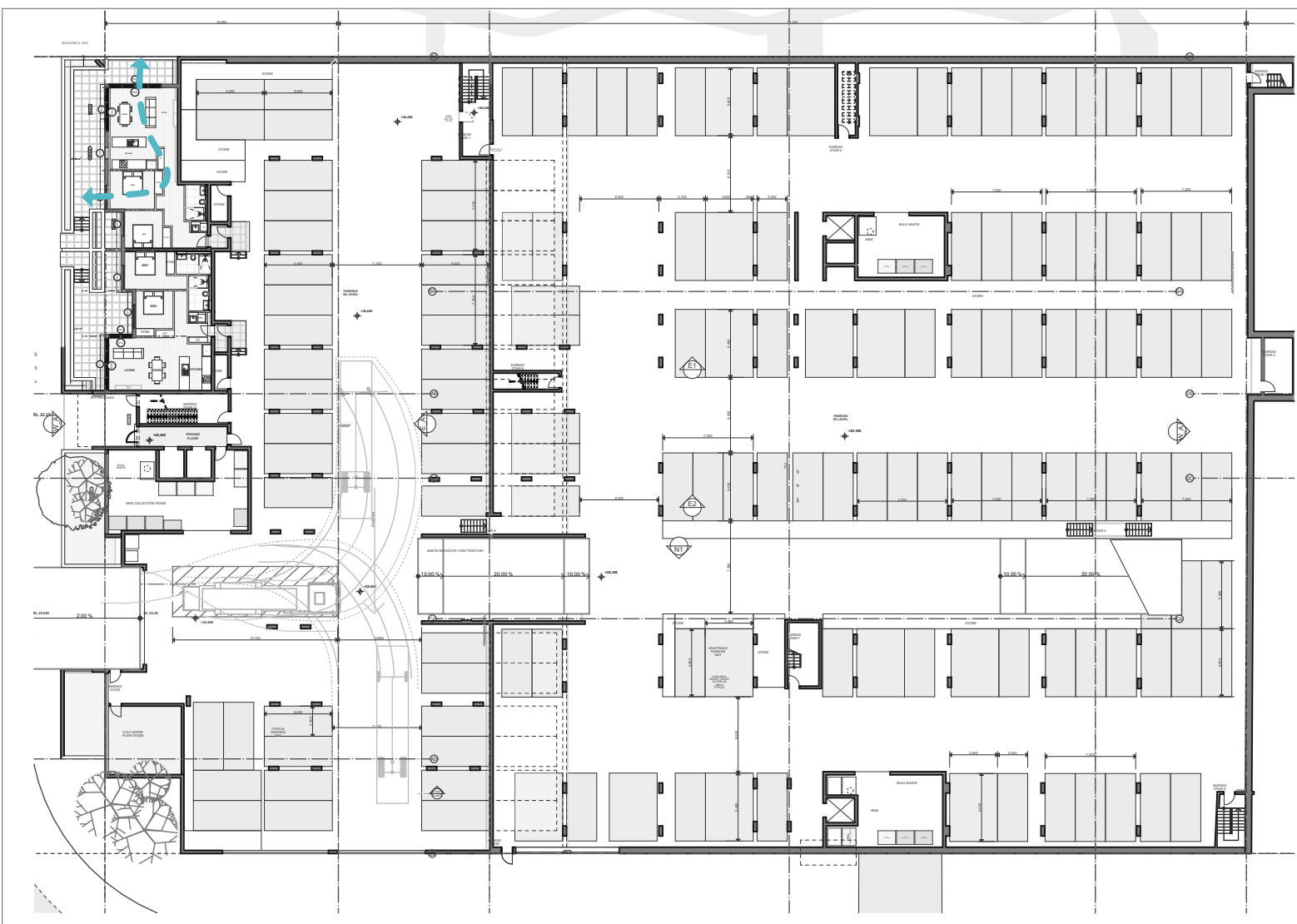
drawing #

DA-4002

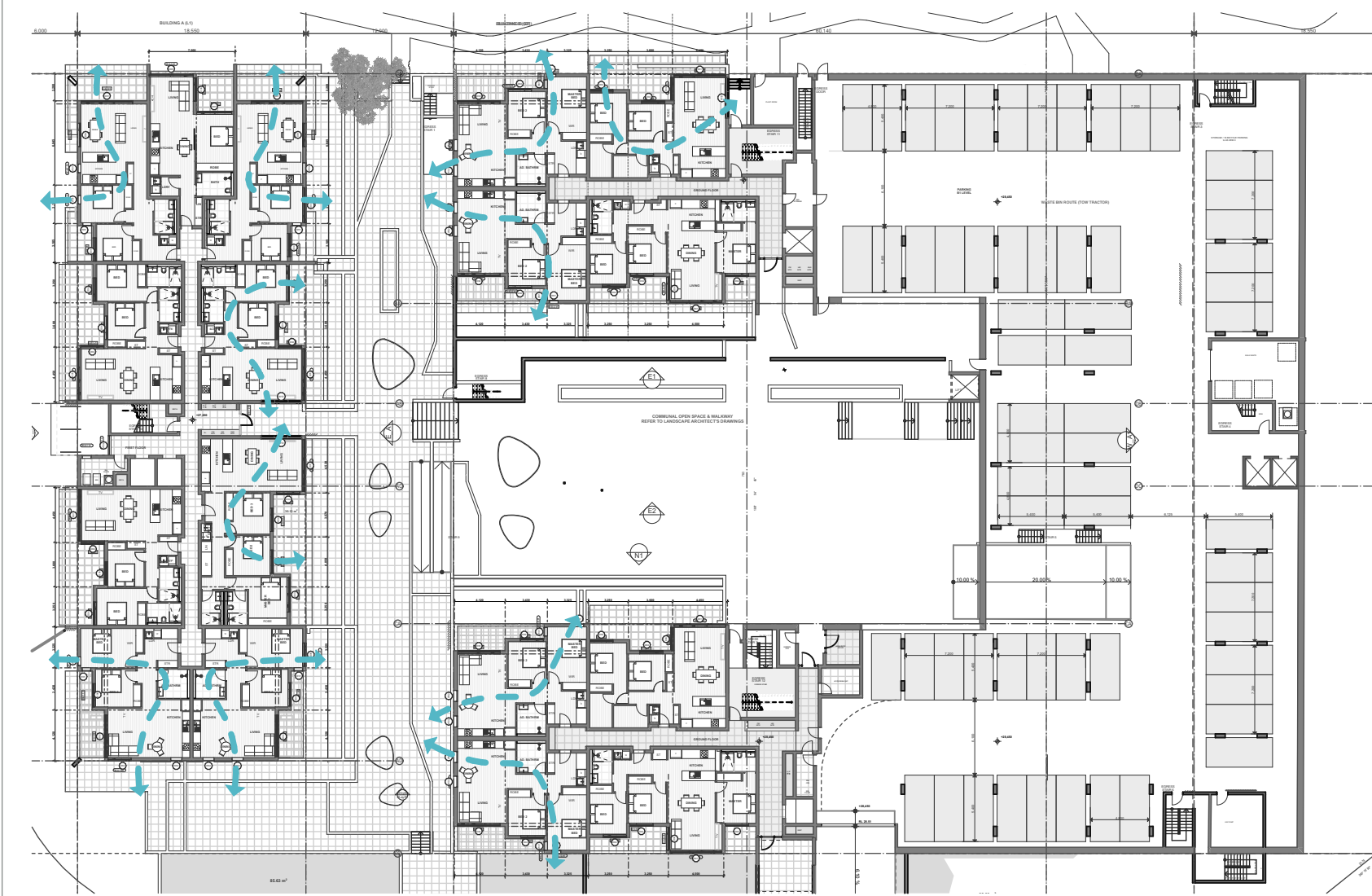
issue

J

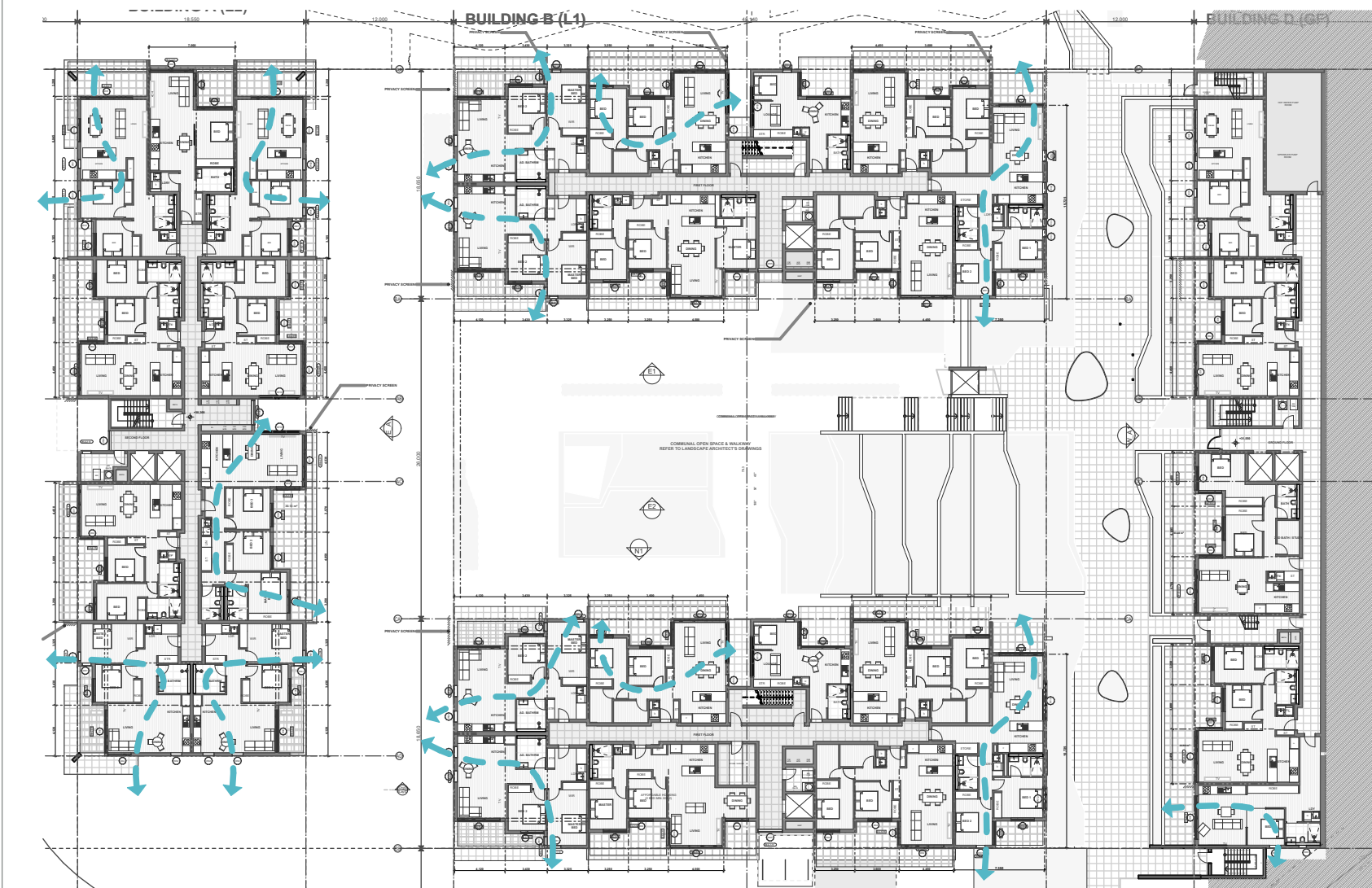
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B2
SCALE @ A3



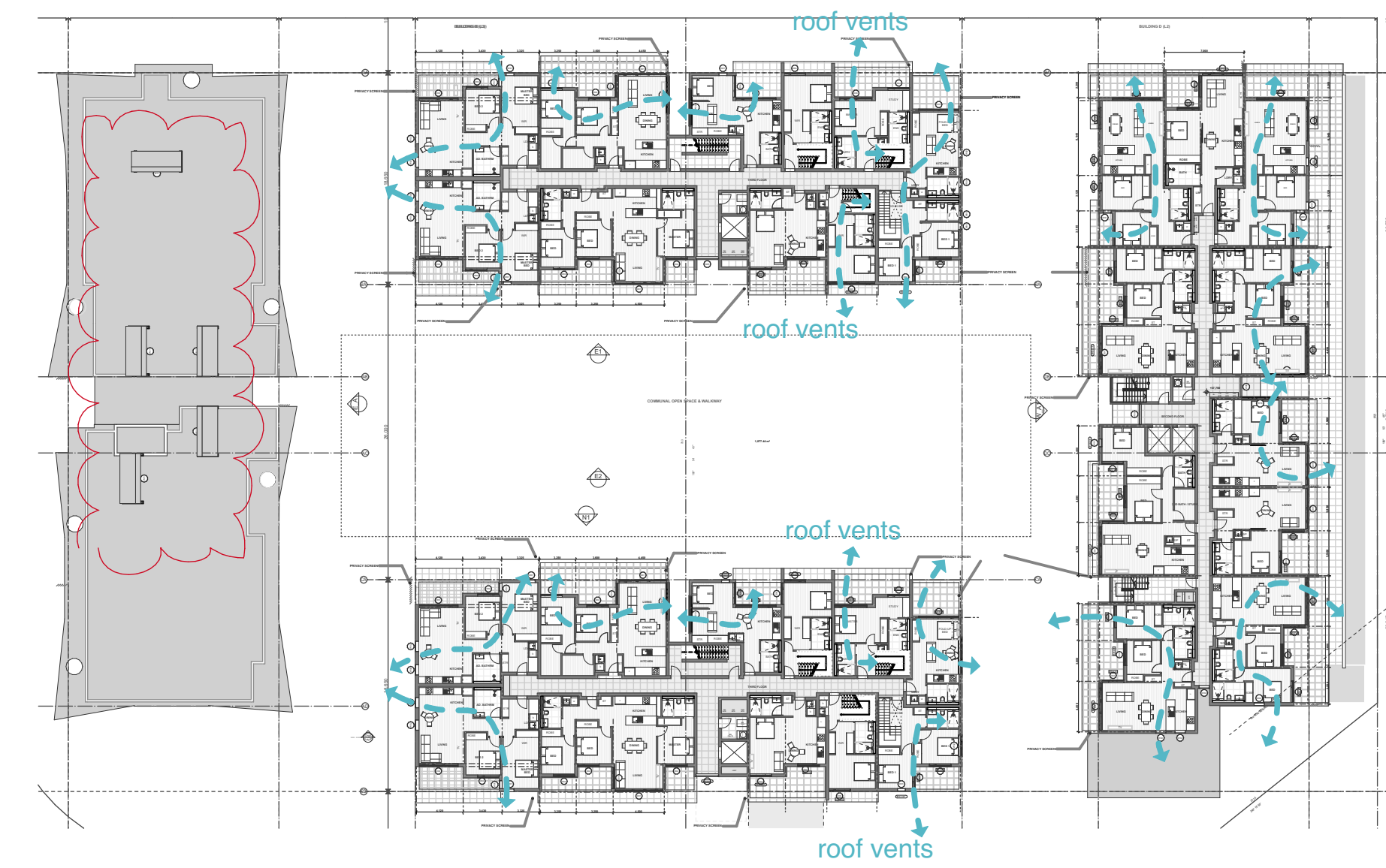
B1 / GF
SCALE @ A3



L1
SCALE @ A3



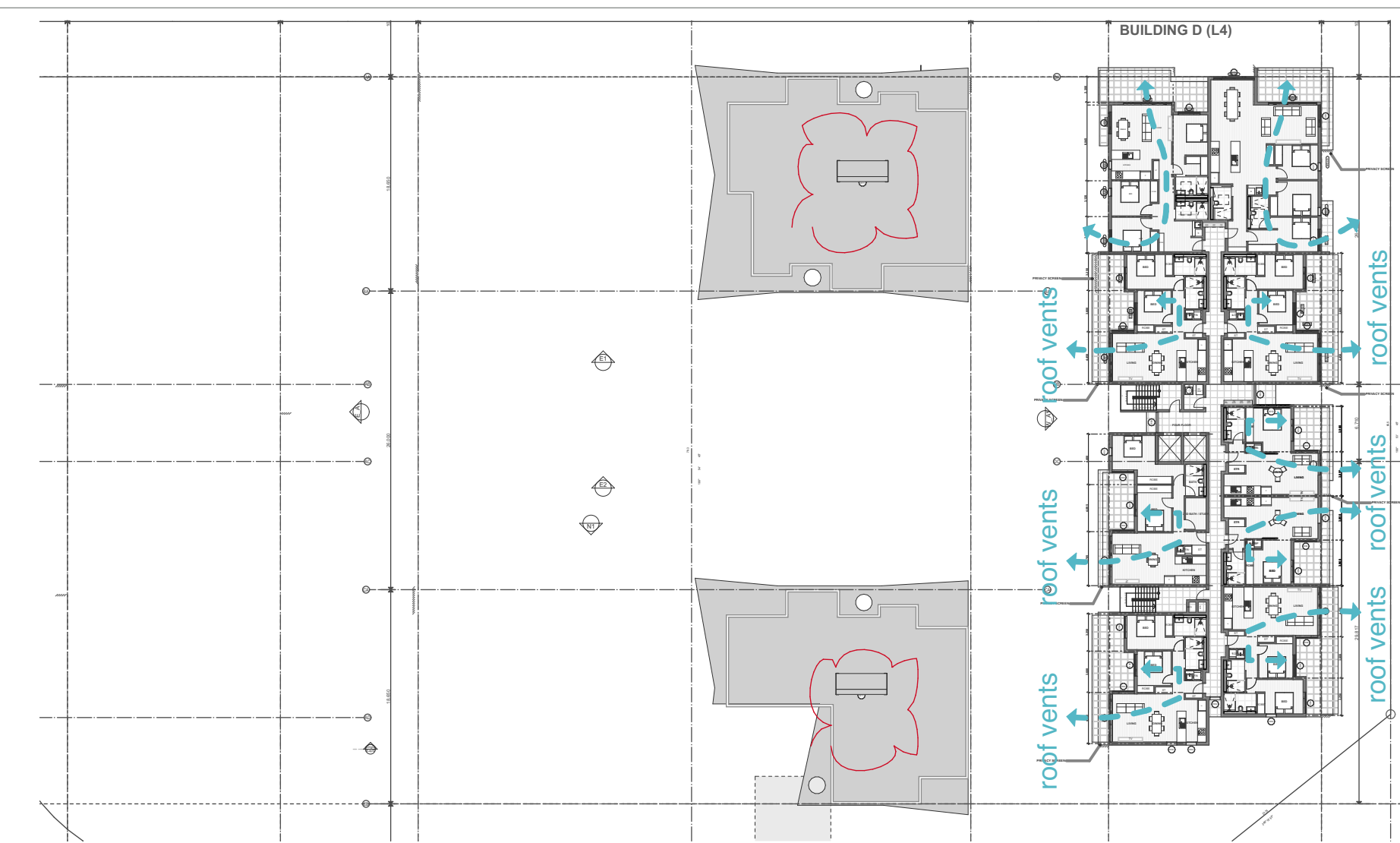
L2
SCALE @ A3



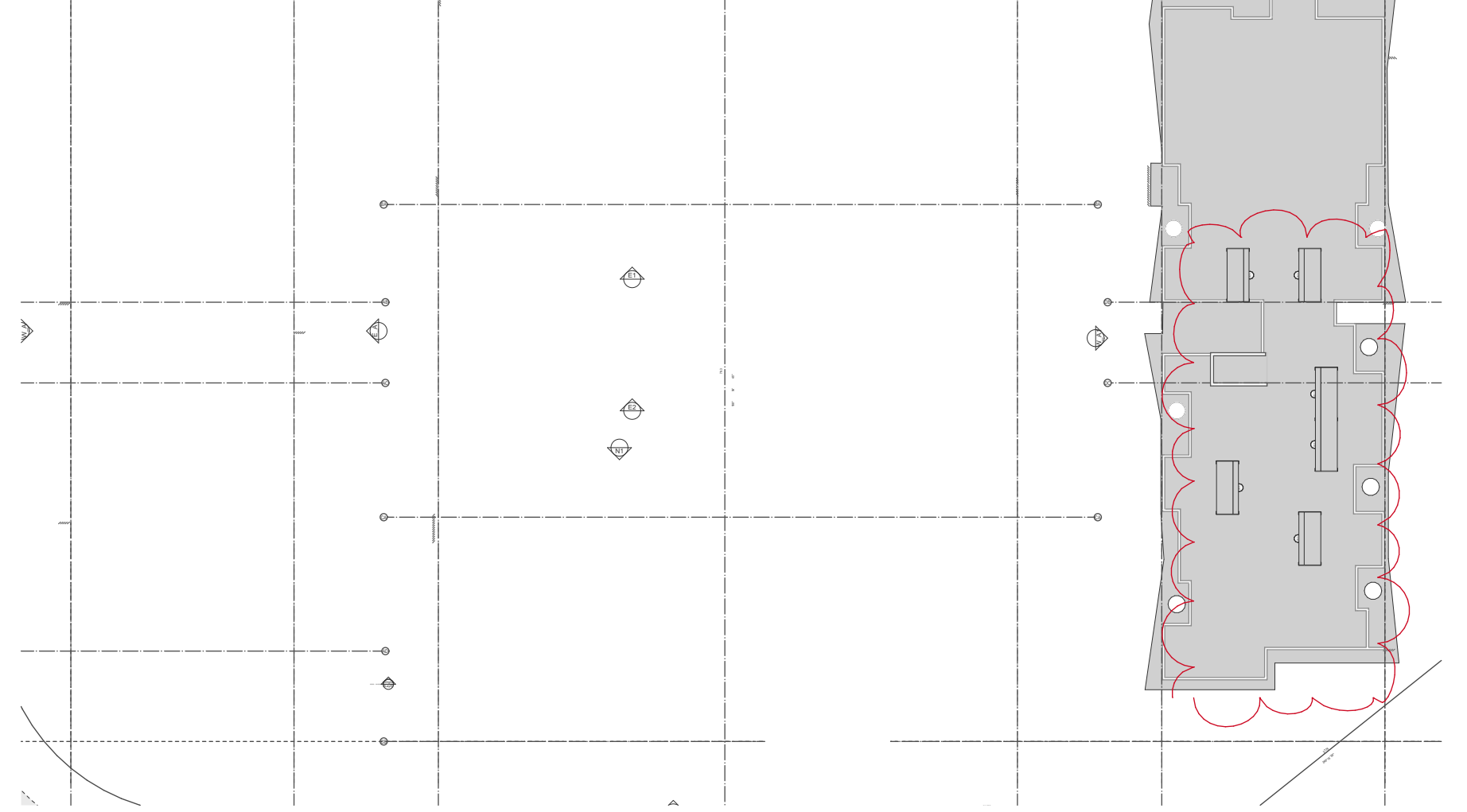
L3
SCALE @ A3



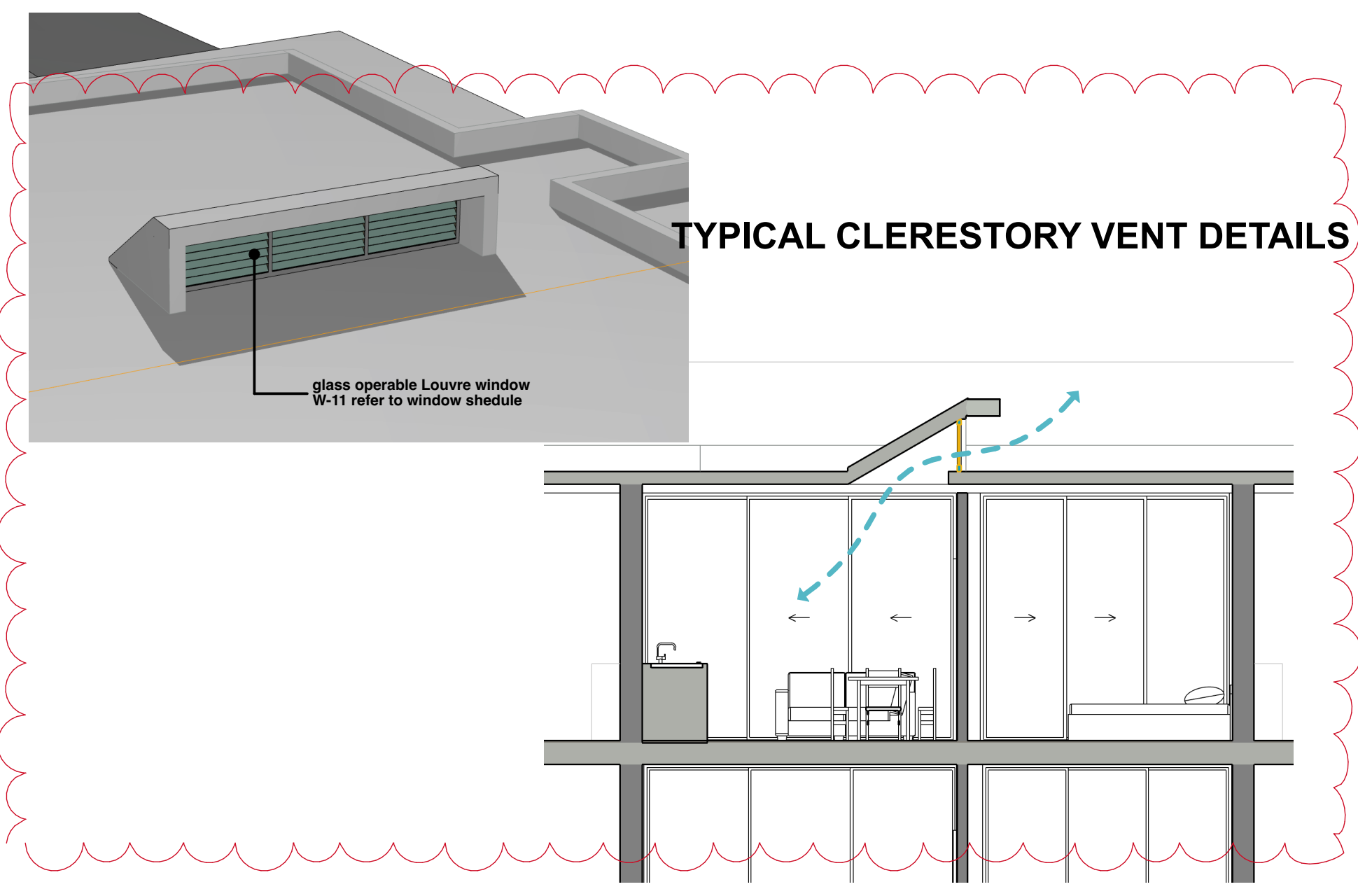
L4
SCALE @ A3



L5
SCALE @ A3



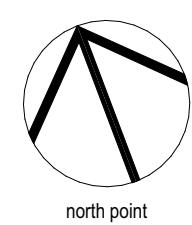
TOTAL # OF UNITS: 131
TOTAL # OF CROSS VENTILATED UNITS: 83 (63%)



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issue	revision	description	date	verified
	F	Issued to QS	28/04/2020	MM
	G	Revised egress stairs issued to BCA Consultant	05/05/2020	MM
	H	DA Issue	14/10/2020	AE
	J	DA Issue	23/11/2020	AE
	K	DA Issue, subdivision BDY amendments	25/01/2021	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

Sepp65 cross ventilation
diagramm

drawing scale

drawn verified date

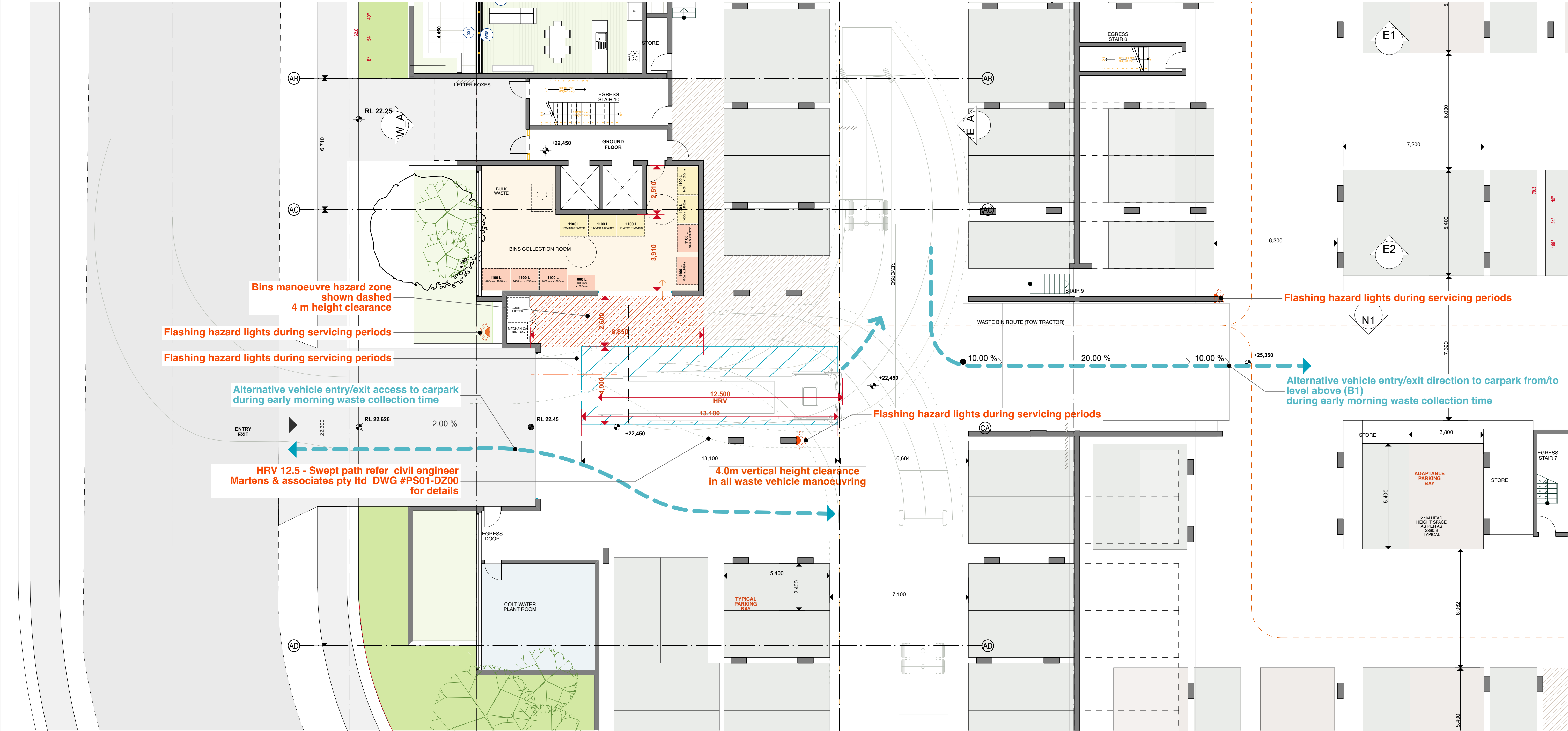
AS SHOWN AL AE 2/2/21

project # drawing # issue

19075 DA-4003 K

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DEVELOPMENT APPLICATION

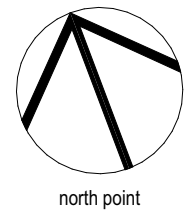


Bin collection room details
SCALE @ A3

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issue	revision	description	date	verified
	A	Issue for DA	23/11/20	AL

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

Bin clection room details

drawing scale

AS SHOWN

project #

19075

drawn

AL

verified

AE

date

2/2/21

issue

A

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do not scale drawings manually or electronically
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DEVELOPMENT APPLICATION

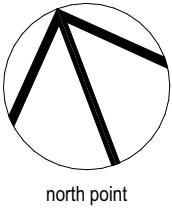


DEVELOPMENT APPLICATION

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issue	revision	description	date	verified
	A	Issue for DA	23/11/20	AE
	B	DA issue: subdivision BDY amendments	25/01/2021	AE

key plan



consultants

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Mechanical Engineer

Hydraulic Engineer

clients

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CKDS ARCHITECTURE

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project

Pinnacle Karalta Development

#Contact Address1

#Contact City

#Contact Country

drawing title

Height plane diagramm

drawing scale

AS SHOWN

AL

AE

2/2/21

project #

19075

drawing #

DA-4005

issue

B

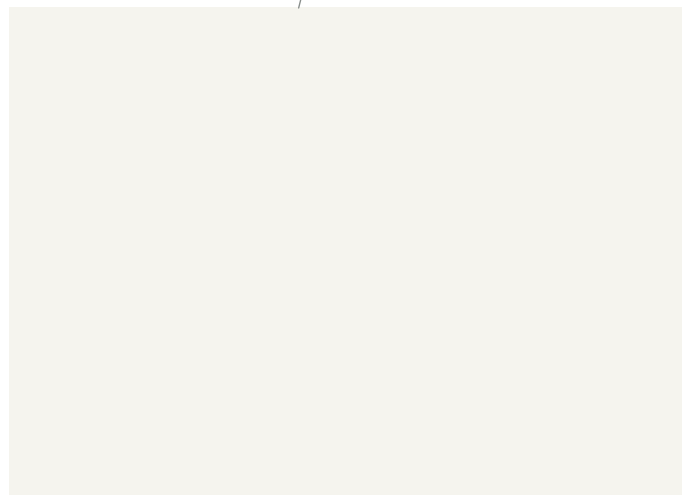
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BUILDING A - COURTYARD SIDE
LIVING WALL PRIVACY SCREEN



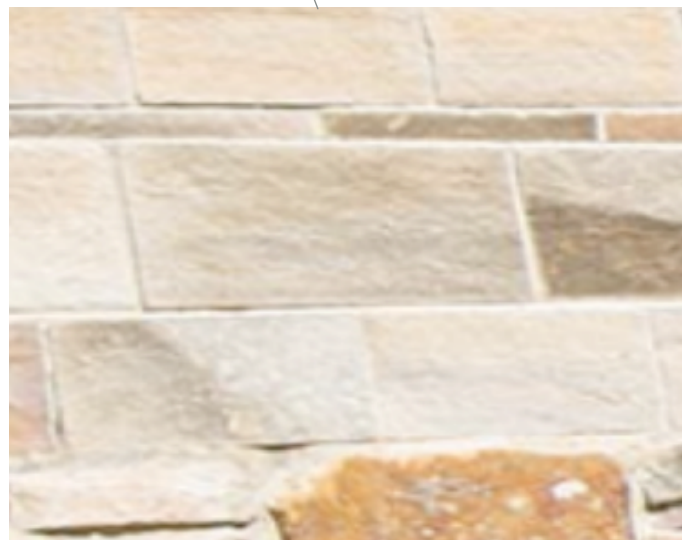
BUILDING A - NORTH WEST CORNER



RP1: DULUX VIVID
WHITE OR SIMILAR



RP2: DULUX RAKU
OR SIMILAR



ST1
STONESTONE TO FRAME
COURTYARD AND
COMMUNAL SPACES ON
GROUND FLOOR.
SANDSTONE OR SIMILAR TBC



EXPOSED CONCRETE SLAB / WALL

BL 1 BLACK POWDERCOATED
STEEL BALUSTRADE
AND EXPOSED CONCRETE SLAB EDGE

LV1 FIXED LOUVERS -
POWDERCOATED METAL
BRONZE COLOUR



BT 1
ALUMINIUM CLIK ON BATTENS
POWDERCOATED BRONZE
COLOUR



W 1
ALUMINIUM POWDERCOATED
WINDOWS FRAME
BRONZE COLOUR



issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name

project

Pinnacle Karalta Development
#Contact Address1
#Contact City
#Contact Country

drawing title

Materials Finishes Schedule
External Material Schedule

drawing scale	drawn	verified	date
AS SHOWN			
Project #	#CAD Technician Full Name		
Drawing #	Issue		
19075	DA-5000	A	
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2. GLAZED DOOR SCHEDULE							
Marker Text	D01	D02	D03	D04	D05	D06	D07
View from Opening Side							{4 panel sliding glazed door}
W x H	4,200×2,850	3,475×2,850	2,850×2,850	1,900×2,850	3,550×2,850	3,595×2,850	5,000x2850

Glazed Door Schdule
SCALE @ A1

WINDOW SCHEDULE												
Marker Text	W01	W02	W03	W04	W05	W06	W06	W08	W09	W10	W11	W12
View from Opening Side												
Window type	awning	awning (Ground floor only)	awning (height level window)	awning (height level window)	fixed / awning	fixed / awning	fixed / awning	fixed / awning (sill 1800h)	fixed / awning (sill 1800h)	fixed / awning (sill 1800h)	operable glass louvre window	fixed / awning (sill 1800h)
W x H	700×2,850	900×2,850	600×900	900×900	1,990×2,850	1,600×2,850	1,800×2,850	4,200×600	3,470×600	3,300×700	4,000×600	1,900×700

Window Schedule
SCALE @ A1

issue	revision	description	date	verified
	A	Issued for DA	02/09/2020	
	B	DA issue	23/11/2020	AE

key plan

consultants
Civil/Structural Engineers

Electrical Engineer

Mechanical Engineer

Hydraulic Engineer

clients

#Client Full Name

project

Pinnacle Karalta Development
#Contact Address1
#Contact City
#Contact Country

drawing title

**Window Schedules
Window Schedule**

drawing scale drawn verified date

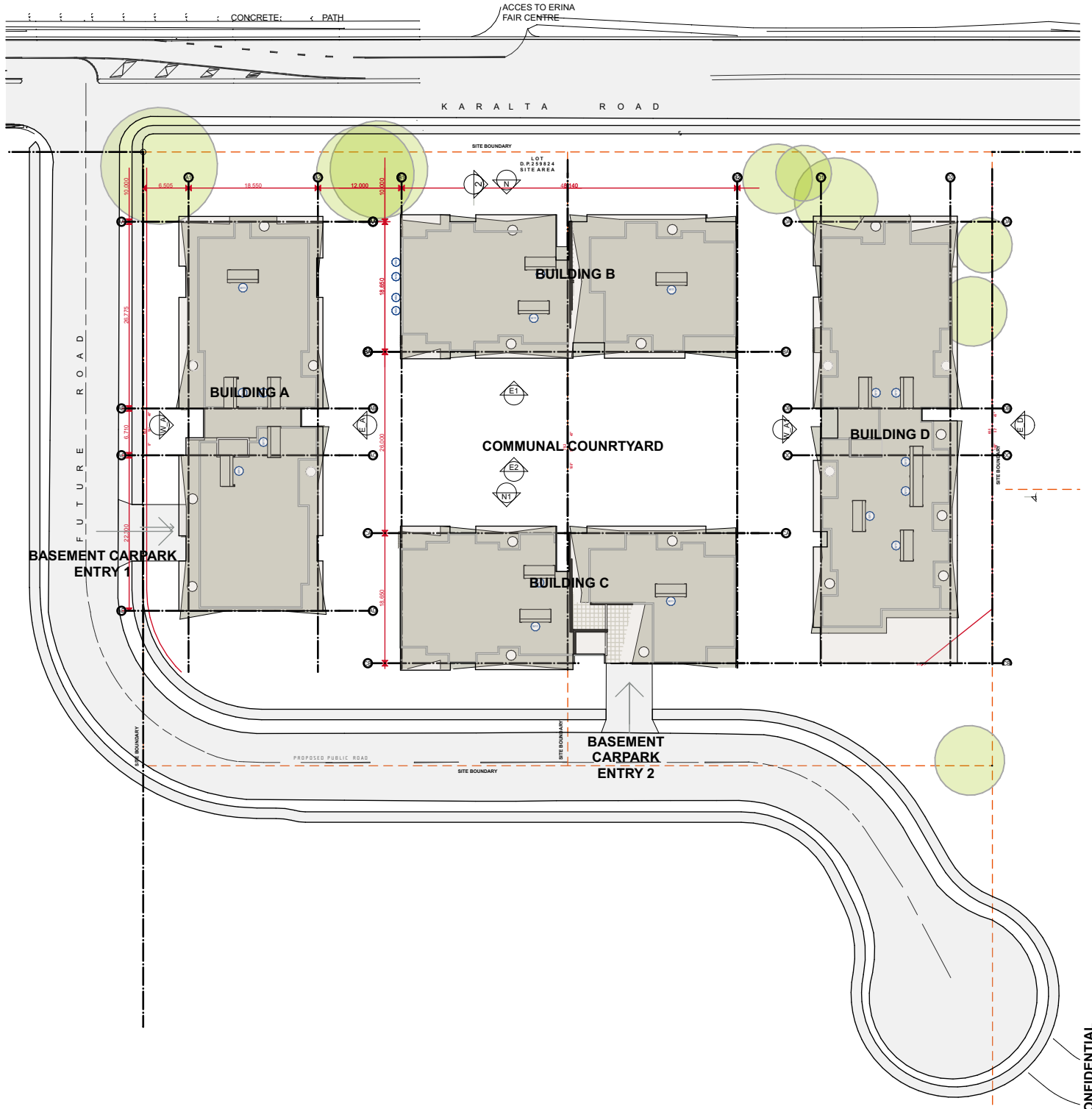
AS SHOWN #CAD Technician Full Name

project # drawing # issue

19075 DA-7000 B

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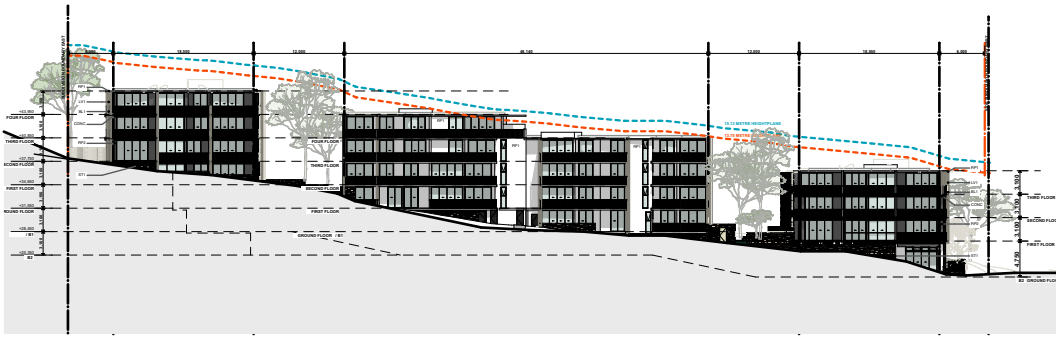
ERINA FAIR SHOPPING CENTRE



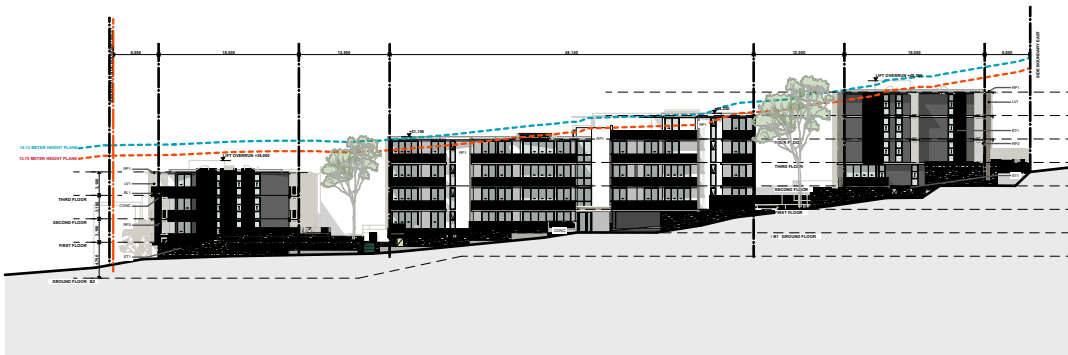
SITE PLAN

(Not to Scale)

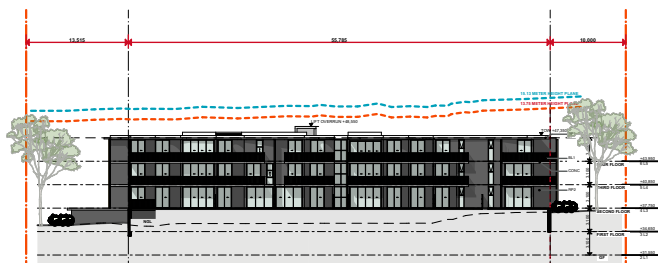
DRAFT - PRIVATE AND CONFIDENTIAL



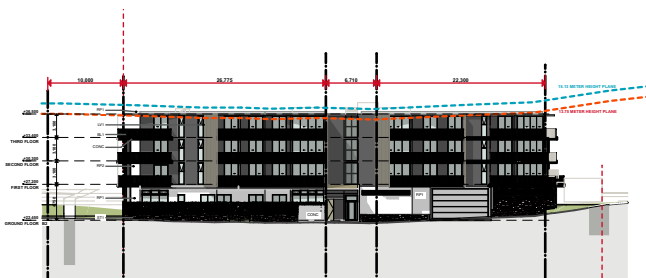
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION