

Stevens Group
Suite 6, 257-259 Central Coast Highway
Erina, NSW, 2250

Attention: Jason Capuano

Review of Site Suitability 10 Young Street, West Gosford, NSW

INTRODUCTION

Stevens Group (Stevens) engaged EP Risk Management Pty Ltd (EP Risk) to prepare a letter of review in relation to the proposed development of 10 Young Street, West Gosford, New South Wales (the Site). The Site is known as Lot 1 in Deposited Plan (DP) 1194024 and is approximately 3,320 m² in size. The purpose of the assessment is to review the suitability of the Proposed Development with respect to the previous certification provided by the Site Auditor.

PROPOSED DEVELOPMENT

Stevens is also proposing to redevelop the Site into a mixed-use multilevel retail / hotel / residential development (Proposed Development), which will be subject to Development Application. The following updated development plans have been prepared for the Site.

- Marchese Partners (2022) *Development Application, 10 Young Street, West Gosford, NSW, 2250* (Project Number 19062, dwg no. DA0.01, rev. H, dated 04.03.2022).

With reference to the Marchese Partners (2022) Development Application plans, the proposed Development consists of the following:

- Ground level – Car showroom, car parking, landscaped areas, loading dock and services, coffee shop, hotel lobby and lounge and residential lobby.
- Level 1 to 2 – carparking and storage.
- Level 3 to 4 – hotel rooms.
- Level 5 to 12 – residential units.
- Level 13 – Rooftop and communal space.

Stevens have advised that construction of the landscaped areas on the ground level will involve the importation of a growing medium that meets the criteria of virgin excavated natural material (VENM) or excavated natural material (ENM) which will be placed to a depth of 1.2m below design levels in these areas.



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Plans for the Proposed Development are provided as **Attachment A**.

BACKGROUND

The Site has historically been used for many purposes including a fuel depot, vehicle repair and maintenance workshop, vehicle wash facility and former rail line. Site decommissioning and remediation works were completed in 2012 which included off-site disposal of unsuitable soil and importation of backfill material.

The following environmental reports relevant to this letter had been prepared for the Proposed Development:

- Coffey Environments Pty Ltd (Coffey) (2013) *Statutory Site Audit, Site Audit Report and Site Audit Statement, Auditor Ref No. NSW107 (ENVIRHOD01059AA) Corner of Pacific (Central Coast) Highway & Racecourse Road, West Gosford, NSW* (ref: ENVIRHOD1059AA-R01, dated 3 December 2013).
- Environmental Strategies Pty Ltd (2013) *Environmental Management Plan, Corner of Central Coast Highway & Racecourse Road, West Gosford, NSW* (ref: 11057, Rev 4, dated November 2013).
- Environmental Strategies Pty Ltd (2014) *Site Suitability for proposed Mixed Use Development within Lot 1, 1 Racecourse Road, West Gosford, NSW* (ref: LR01_18022014, dated 24 March 2014).

Coffey (2013) Site Audit Statement

The Site audit was undertaken by Tony Scott, who is a Site Auditor accredited under the Contaminated Land Management Act, 1997. The Site Auditor issued a Section A Site Audit Statement (SAS) certifying that the site is suitable for commercial / industrial land use, subject to notification on title and compliance with an Environmental Management Plan (EMP) prepared by Environmental Strategies (Environmental Strategies, 2013)).

The Site Auditor identified the following permitted land uses under the current B6 Enterprise Corridor zoning that are not consistent with commercial / industrial land use:

- Community facilities.
- Educational establishments.
- Multi dwelling housing.
- Residential flat buildings.

The Site Auditor also noted that natural ground and groundwater conditions may be aggressive towards building structures, including concrete, and specialist advice should be sought regarding appropriate management strategies during construction.

Environmental Strategies (2013) Environmental Management Plan

Environmental Strategies prepared an EMP (Environmental Strategies, 2013) that identified the following environmental issues that require management during construction and post construction as follows: subsurface confined space excavations; potential asbestos in soil; odourous soil; potential

acid sulfate soil; groundwater dewatering management to manage potential off-site sources of contamination; unexpected finds during construction; groundwater access and use restriction. The EMP (Environmental Strategies, 2013) outlined management strategies to address the identified environmental issues relating to subsurface excavations, asbestos in soil, potential acid sulfate soil, odourous soil, groundwater dewatering management, groundwater access restrictions and unexpected finds.

Environmental Strategies (2014) Review of Site Suitability

Environmental Strategies provided a letter of advice relating to the suitability of a proposed mixed use development with commercial ground floor land use including parking and hotel accommodation and residential apartments above. As the proposed development included landscaped areas at ground level, the review included a comparison of all the validation data against ecological-based criteria for open space land use. Exceedances of the open space ecological criteria were identified, but were not considered to be a risk to ecological receptors based upon limitations in application of the ecological criteria, including proposed building footprints and hardstand and the proposed importation of at least 1.2m of suitable material into all landscaped areas. Environmental Strategies considered that the Site was suitable for the proposed mixed-use development under a commercial land use setting (proposed ground floor use) subject to compliance with the SAS and implementation of the EMP (Environmental Strategies, 2013).

REVIEW OF SUITABILITY

The National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM 2013) applies the following with respect to the application of health screening levels (HSLs) with respect to generic land uses:

‘The HSLs are applicable to ground floor land use. If the vapour exposure is acceptable at ground level, it can be assumed that it is also acceptable for floors above ground level. For multistorey buildings where non-residential uses (e.g. car parking or commercial use) exist in a basement or at ground level, then land use category D (commercial/industrial) should be applied.’

Based upon a review of the Marchese Partners (2022) Proposed Development drawings (**Attachment A**), the proposed ground floor use includes a car showroom, hotel and residential lobby, services and parking, which are all consistent with commercial industrial land use. It is further noted that there are no basements included in the Proposed Development.

The development plans show landscaped areas are proposed for the ground floor. Environmental Strategies (2014) undertook a review of the validation results with respect to the ecological investigation levels (EILs) and ecological screening levels (ESLs) for commercial / industrial land use provided in the ASC NEPM 2013. Despite a number of exceedances of the adopted ecological criteria, Environmental Strategies (2014) concluded that the elevated concentrations were unlikely to present a risk to ecological receptors due to: the limitations for potential exposure pathways for ecological criteria due to the presence of hardstand, building slabs and roads over the majority of the Site; absence of visible signs of stress or phytotoxicity in existing vegetation; the proposed importation of VENM or ENM to a minimum depth of 1.2m across the proposed landscaped areas; and implementation of the EMP (Environmental Strategies, 2013).

Based upon the review of the Proposed Development plans (**Attachment A**), EP Risk considers that the ground floor land use is consistent with a commercial / industrial land use setting.

On the basis that the Site Auditor has issued a SAS certifying that the Site is suitable for commercial / industrial land use, EP Risk considers that the Site is suitable for redevelopment as per the Proposed Development plans, which includes residential land uses (**Attachment A**) subject to the implementation of the EMP (Environmental Strategies, 2013) during and post construction as well as notification on the property title.

Please feel free to contact the undersigned should you have any queries.

Yours sincerely



Paul Simpson
Principal Environmental Engineer
EP Risk Management Pty Ltd

Attachments

Attachment A – Proposed Development Plans

QUALITY CONTROL

Version	Author	Date	Reviewer	Date	Quality Review	Date
v1	P. Simpson	27.05.22	T. Rodgers	27.05.22	P. Simpson	27.05.22

DOCUMENT CONTROL

Version	Date	Reference	Submitted to
v1	27.05.22	EP2673.001	Stevens Group

LIMITATIONS

This letter was conducted on the behalf of Stevens for the purpose/s stated above.

EP Risk has prepared this document in good faith, but is unable to provide certification outside of areas over which EP Risk had some control or were reasonably able to check. The report also relies upon information provided by third parties. EP Risk has undertaken all practical steps to confirm the reliability of the information provided by third parties and do not accept any liability for false or misleading information provided by these parties.

It is not possible in a letter of review to present all data, which could be of interest to all readers of this report. Readers are referred to any referenced investigation reports for further data.

Users of this document should satisfy themselves concerning its application to, and where necessary seek expert advice in respect to, their situation.

All work conducted and reports produced by EP Risk are based on a specific scope and have been prepared for Stevens Group and therefore cannot be relied upon by any other third parties unless agreed in writing by EP Risk.

The report(s) and/or information produced by EP Risk should not be reproduced and/or presented/reviewed except in full.

Attachment A – Proposed Development Plans

DEVELOPMENT APPLICATION
WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD, NSW 2250

6.9

Average star rating

NATIONWIDE HOUSE

Building & Construction

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

Stantec Australia

DMM/21/2042

https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

6YGXYMK&GrpCert=1

DWG NO.	TITLE	REV
A000	GENERAL	
SK00	STARTING VIEW	
DA0.00	PRELIMINARIES	
DA0.01	COVER SHEET & DRAWING LIST	H
DA0.02	PROJECT SUMMARY	J
DA1.00	SITE ANALYSIS	
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DA2.00	FLOOR PLANS	
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DA2.05	LEVEL 03	D
DA2.06	LEVEL 04	H
DA2.07	LEVEL 05	H
DA2.08	LEVEL 06 (TYP L06-L09)	H
DA2.09	LEVEL 10-11	H
DA2.10	LEVEL 12	B
DA2.11	LEVEL 13 (ROOF TERRACE)	G
DA2.12	LEVEL 14 ROOF PLAN	G
DA2.23	LEVEL 00	H
DA2.24	LEVEL 01	H
DA2.25	LEVEL 02	G
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DA2.27	LEVEL 06-09 (RESIDENTIAL)	H
DA2.28	LEVEL 10-11 (RESIDENTIAL)	G
DA2.29	LEVEL 12 (RESIDENTIAL)	H
DA2.30	LEVEL 13 ROOF (RESIDENTIAL)	G
DA2.31	LEVEL 00 - WINDOW OPENING DETAIL	G
DA2.32	LEVEL 01 - WINDOW OPENING DETAIL	G
DA2.33	LEVEL 02 - WINDOW OPENING DETAIL	G
DA2.34	LEVEL 03 - WINDOW OPENING DETAIL	G
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DA2.41	LEVEL 05 (RESIDENTIAL) - WINDOW OPENING DETAIL	G
DA2.42	LEVEL 06-09 (RESIDENTIAL) - WINDOW OPENING DETAIL	G
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DA3.02	SITE ELEVATION - SOUTH	H
DA3.03	SITE ELEVATION - EAST	H
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DA4.00	SECTIONS	
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DA4.04	CAR PARKING SECTION	C
DA5.00	DIAGRAMS	
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DA5.20	LANDSCAPE CALCULATION	D
DA5.21	VIEWS FROM SUN - ESD STRATEGY	C
DA5.22	VIEWS FROM SUN - ESD STRATEGY	C
DA5.23	VIEWS FROM SUN - ESD STRATEGY	C
DA5.24	VIEWS FROM SUN - ESD STRATEGY	C
DA5.25	VIEWS FROM SUN - ESD STRATEGY	C
DA5.26	VIEWS FROM SUN - ESD STRATEGY	C
DA5.27	VIEWS FROM SUN - ESD STRATEGY	C
DA5.28	VIEWS FROM SUN - ESD STRATEGY	C
DA6.00	ADAPTABLE UNITS	

DWG NO.	TITLE	REV
DA6.01	ADAPTABLE UNIT_TYPE A	G
DA7.00	VIEWS AND MATERIAL BOARD	
DA7.01	SEMI AERIAL VIEW	F
DA7.02	VIEW FROM SOUTH WEST	F
DA7.03	VIEW FROM SOUTH	F
DA7.04	VIEW FROM NORTH WEST	F
DA7.05	MATERIAL BOARD	F
DA8.00	RFI	
DA8.01	RFI HEIGHT COMPLIANCE	B
DA8.02	RFI FAÇADE TREATMENT TO THE WESTERN BUILDING SEPARATION	B



IMPORTANT NOTES:
Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.

FOR APPROVAL

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS

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CLIENT
JAPRICO DEVELOPMENTS PTY LTD

PROJECT
WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE			
COVER SHEET & DRAWING LIST			
SCALE	DATE	DRAWN	CHECKED
NTS	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA0.01	H	

PROJECT SUMMARY

	PROPOSED	REQUIRED
LAND ZONING		B6: ENTERPRISE CORRIDOR
SITE AREA	3,750 m²	3,750 m²
NEW FULL SITE AREA	8,226 m²	
SITE AREA WITH FSR 2.5:1		938 m²
RELATED GFA	1,989 m²	2,345 m²
SITE AREA WITH FSR 4.0:1		2,317 m²
RELATED GFA	8,116 m²	9,268 m²
SITE AREA WITH FSR 0.0:1		496 m²
RELATED GFA	0 m²	0 m²
TOTAL GFA	10,105 m²	11,613 m²
HOB FOR SITE WITH FSR 2.5:1	46.01 m	24 m
HOB FOR SITE WITH FSR 4.0:1	46.01 m	36 m
HOB FOR SITE WITH FSR 0.0:1	0 m	12 m
SITE COVERAGE	41.74% (1565.36m²)	50% (DCP)
COMMUNAL OPEN SPACE	37.55% (1408 m²)	25% (ADG)
DEEP SOIL	289.4 m²	7% (ADG)
		10.10% EXCLUDING RIGHT OF WAY
LANDSCAPE AREA	1115 m²	29.73% INCLUDING RIGHT OF WAY
		38.89% EXCLUDING RIGHT OF WAY

YIELD ANALYSIS

USAGE	GFA (m²)	
HOTEL	3326 m²	
RESIDENTIAL	6200 m²	
RETAIL	579 m²	
TOTAL:	10105 m²	
RESIDENTIAL APARTMENTS	PROPOSED	REQUIRED
2 BED	52	
3 BED	6	
TOTAL	58 (9 adaptable)	9 adaptable (15% of total apartments to be adaptable)
HOTEL APARTMENTS	60 Apartments	

CAR PARKING

RESIDENTIAL APARTMENTS (58)	58 (6 accessible)	58 (shop Top: 1 space/apartment inclusive 10% accessible carparking i.e 6)
HOTEL APARTMENTS (60)	60 (1 accessible)	60
HOTEL STAFF (8)	4	4 (1 Space every 2 staff)
SHOWROOM STAFF (2)	1	1 (1 Space every 2 staff)
SHOWROOM VISITORS	4 (4 on street)	4 (3.8 for 517m² (1.5 spaces/200m² GFA))
CAFE	2 (2 on street)	2 (3.1 for 60m² (1 spaces/30m² GFA))
PUBLIC SPACE	1 (accessible)	
TOTAL	130 (inclusive 8 accessible)	129

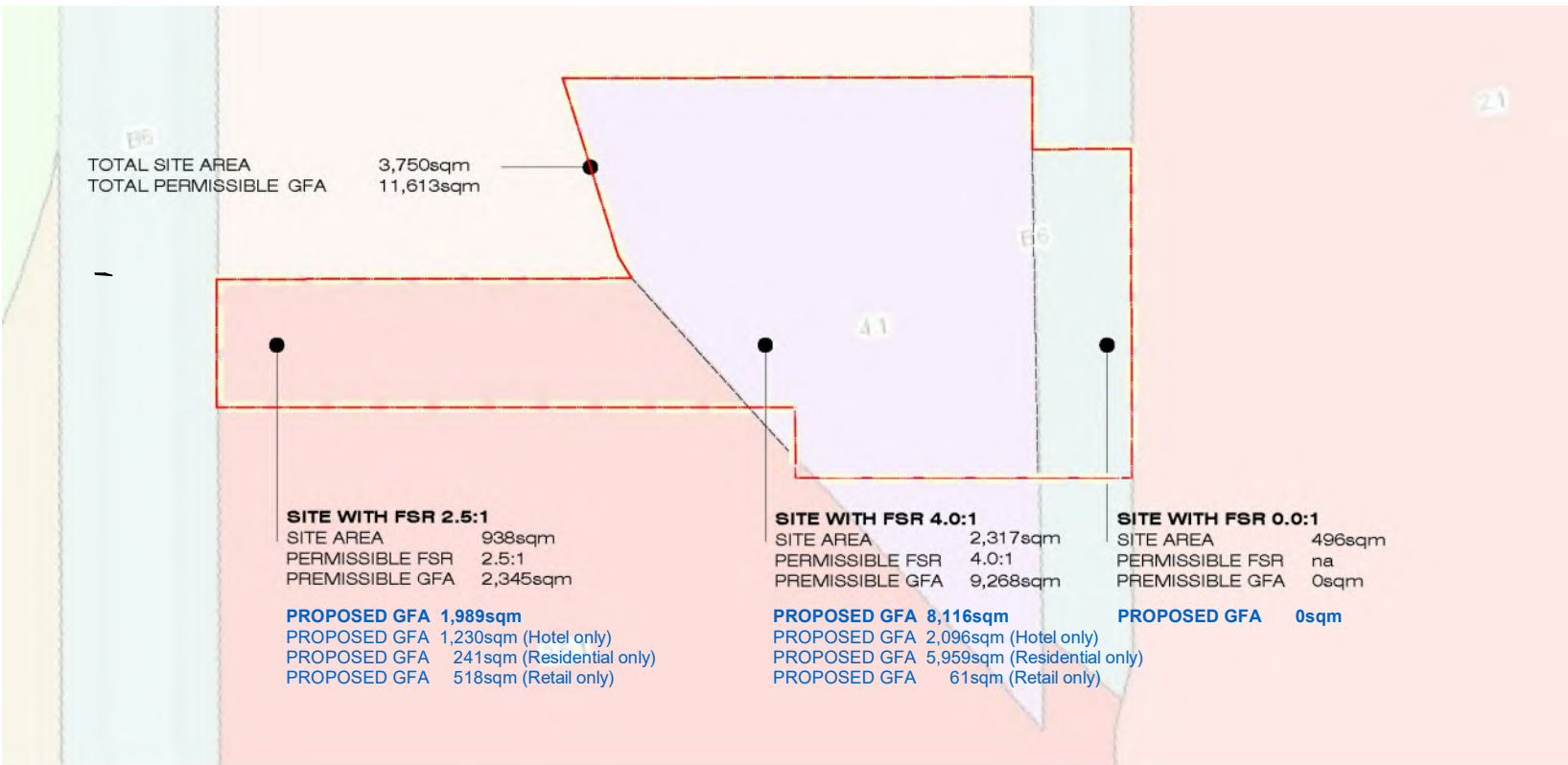
MOTORCYCLE PARKING

		RECOMMENDED
RESIDENTIAL	4	4 (1 space/15 apartments)
HOTEL	3	2 (1 space/25 hotel rooms)
TOTAL	7	6

BICYCLE PARKING

RESIDENTIAL	8	25 (1 space/12 apartments)
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STORAGE SCHEDULE BY LEVEL			
Level	INTERNAL STORAGE (m³)	EXTERNAL STORAGE (m³)	TOTAL STORAGE (m³)
LEVEL 01	0.0 m³	95.6 m³	95.6 m³
LEVEL 02	0.0 m³	145.0 m³	145.0 m³
LEVEL 05	38.1 m³	0.0 m³	38.1 m³
LEVEL 06	38.1 m³	0.0 m³	38.1 m³
LEVEL 07	38.1 m³	0.0 m³	38.1 m³
LEVEL 08	38.1 m³	0.0 m³	38.1 m³
LEVEL 09	38.1 m³	0.0 m³	38.1 m³
LEVEL 10	48.6 m³	0.0 m³	48.6 m³
LEVEL 11	48.6 m³	0.0 m³	48.6 m³
LEVEL 12	48.6 m³	0.0 m³	48.6 m³
TOTAL STORAGE:	366.6 m³ (REQUIRED)	145.0 m³	576.8 m³



RESIDENTIAL APARTMENTS

Level	APARTMENT No.	TYPE	BALCONY (m²)	NSA (m²)
LEVEL 05				
LEVEL 05	5.01	2B	49 m²	84 m²
LEVEL 05	5.02	2B	47 m²	85 m²
LEVEL 05	5.03	2B	24 m²	91 m²
LEVEL 05	5.04	2B	12 m²	80 m²
LEVEL 05	5.05	2B	12 m²	80 m²
LEVEL 05	5.06	2B	18 m²	80 m²
LEVEL 05	5.07	2B	47 m²	86 m²
LEVEL 05	5.08	2B	49 m²	84 m²
LEVEL 06				
LEVEL 06	6.01	2B	12 m²	84 m²
LEVEL 06	6.02	2B	21 m²	86 m²
LEVEL 06	6.03	2B	23 m²	91 m²
LEVEL 06	6.04	2B	12 m²	80 m²
LEVEL 06	6.05	2B	12 m²	80 m²
LEVEL 06	6.06	2B	17 m²	80 m²
LEVEL 06	6.07	2B	21 m²	86 m²
LEVEL 06	6.08	2B	12 m²	84 m²
LEVEL 07				
LEVEL 07	7.01	2B	12 m²	84 m²
LEVEL 07	7.02	2B	21 m²	86 m²
LEVEL 07	7.03	2B	23 m²	91 m²
LEVEL 07	7.04	2B	12 m²	80 m²
LEVEL 07	7.05	2B	12 m²	80 m²
LEVEL 07	7.06	2B	17 m²	80 m²
LEVEL 07	7.07	2B	21 m²	86 m²
LEVEL 07	7.08	2B	12 m²	84 m²
LEVEL 08				
LEVEL 08	8.01	2B	12 m²	84 m²
LEVEL 08	8.02	2B	21 m²	86 m²
LEVEL 08	8.03	2B	23 m²	91 m²
LEVEL 08	8.04	2B	12 m²	80 m²
LEVEL 08	8.05	2B	12 m²	80 m²
LEVEL 08	8.06	2B	17 m²	80 m²
LEVEL 08	8.07	2B	21 m²	86 m²
LEVEL 08	8.08	2B	12 m²	84 m²
LEVEL 09				
LEVEL 09	9.01	2B	12 m²	84 m²
LEVEL 09	9.02	2B	21 m²	86 m²
LEVEL 09	9.03	2B	23 m²	91 m²
LEVEL 09	9.04	2B	12 m²	80 m²
LEVEL 09	9.05	2B	12 m²	80 m²
LEVEL 09	9.06	2B	17 m²	80 m²
LEVEL 09	9.07	2B	21 m²	86 m²
LEVEL 09	9.08	2B	12 m²	84 m²
LEVEL 10				
LEVEL 10	10.01	2B	12 m²	84 m²
LEVEL 10	10.02	2B	21 m²	86 m²
LEVEL 10	10.03	3B	43 m²	166 m²
LEVEL 10	10.04	3B	46 m²	147 m²
LEVEL 10	10.05	2B	21 m²	86 m²
LEVEL 10	10.06	2B	12 m²	84 m²
LEVEL 11				
LEVEL 11	11.01	2B	12 m²	84 m²
LEVEL 11	11.02	2B	21 m²	86 m²
LEVEL 11	11.03	3B	43 m²	166 m²
LEVEL 11	11.04	3B	46 m²	147 m²
LEVEL 11	11.05	2B	21 m²	86 m²
LEVEL 11	11.06	2B	12 m²	84 m²
LEVEL 12				
LEVEL 12	12.01	2B	12 m²	84 m²
LEVEL 12	12.02	2B	21 m²	86 m²
LEVEL 12	12.03	3B	43 m²	166 m²
LEVEL 12	12.04	3B	46 m²	146 m²
LEVEL 12	12.05	2B	21 m²	85 m²
LEVEL 12	12.06	2B	12 m²	84 m²
			1243 m²	

BASIX Compliant Design Specification Summary – Refer to BASIX Certificate for all details

Design Specification – Residential Apartment Units BUILDING FABRIC
External Walls: A minimum of R2.5 insulation added to all External Walls to achieve a minimum Total R-Value of R2.8. Walls to Internal Corridors and Non-Conditioned Zones: A minimum of R1.5 insulation added to partition walls between apartment unit and non-conditioned corridor to achieve a minimum Total R-Value of R1.8. There is no minimum thermal insulation requirement for partition walls between apartment unit and lift core / stairwell / waste room. Internal Walls to Adjoining Apartment: As the adjoining apartment unit is considered a conditioned space there is no minimum thermal insulation requirement for these specific walls. Therefore, the insulation to this wall shall be as per acoustic or other design requirements. Ceilings: We have assumed floor to ceiling heights as indicated on the architectural drawings received. Roof Type: A minimum of R2.85 roof insulation to be added to all Residential Apartment Units with an exposed roof (Minimum Total R-value R3.2 to be achieved). Roof colour for solar absorptance assumed to be 'medium'. Floor Coverings The following design specifications have been included within the NatHERS Assessments: Carpet to all bedrooms Floating Timber to all living spaces Tiles to bathrooms/toilets/laundry/kitchen areas Windows and Glazed Doors (Fixed and/or Operable): The facade glazing thermal performance specification of Total System U-Value of 4.3 W/m2.K and Total System SHGC of 0.53 is required for fixed and sliding windows/doors for all apartment units except for 1203,1204,1205 . The facade glazing thermal performance specification of Total System U-Value of 4.3 W/m2.K and Total System SHGC of 0.47 is required for awning windows for all apartment units except for 1203,1204,1205 . The facade glazing thermal performance specification of Total System U-Value of 3.5 W/m2.K and Total System SHGC of 0.64 is required for fixed and sliding windows/doors for apartment units 1203,1204 . The facade glazing thermal performance specification of Total System U-Value of 3.5 W/m2.K and Total System SHGC of 0.47 is required for awning windows for apartment unit 1203. The facade glazing thermal performance specification of Total System U-Value of 4.8 W/m2.K and Total System SHGC of 0.34 is required for apartment unit 1205 . No roof lights assumed to be present. All windows/glazed doors etc. must be specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047. Note: The thermal performance values for all windows/roof lights/glazed doors etc. detailed above are 'Total System' values for glass and framing system combined. In-slab heating or cooling system: None. It is assumed that there are no in-slab heating or cooling systems present

Design Specification – WATER for Residential Apartment Units & Related Areas (refer BASIX Certificate)

Alternative Water Supply: A minimum 30,000L rainwater storage/re-use tank system is mandatorily required for exclusive use of the residential apartment component only. Rainwater for the 30,000L residential rainwater tank shall be collected from non-trafficable roof spaces with a total catchment area of not less than 516m². The rainwater collected shall be re-used for the Level 05 to Level 07 apartments' toilet flushing. The above requirements do not account for any non-residential building component rainwater demands. For all other hydraulic/stormwater requirements, please refer to the Hydraulic/Civil Engineer's detailed specifications. Fixtures & Fittings: We note that fixtures and appliances with the following minimum WELS performance ratings have been included in the BASIX Assessment: Residential Common Areas (as applicable) No Common Facility Residential Apartment Units - All 3 Star WELS minimum rated Showerheads (>6.0 but <= 7.5 L/min) 4 Star WELS minimum rated Toilets 6 Star WELS minimum rated Kitchen and Bathroom Taps 6 Star WELS minimum rated Dishwashers We note a reduction in the water efficiency quality of these appliances/fixtures will affect the water aspect of the BASIX rating.
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Design Specification – ENERGY for Residential Apartment Units & Related Areas (refer BASIX Certificate)

Alternative Energy Supply:

A minimum 15kW peak Photovoltaic System (PV) is mandatorily required for exclusive use of the residential apartment component only. The above requirements do not account for any non-residential building component energy demands. Air Leakage: All apartment kitchen, bathroom and laundry exhaust shall be via individual fan ducted to Façade/Roof. Refer to BASIX certificate and Mechanical Ventilation System section below for operation control. Back-draft dampers must be installed to prevent air infiltration. Ceiling Downlights (if used) must be the 'sealed' type Hot Water System: A centralised domestic hot water system (gas-fired boiler with manifolded storage) has been specified within the BASIX Certificate. Domestic Hot Water pipework is required to have a minimum of R 0.6 insulation for all external piping and R 0.6 for all internal piping. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target. Lifts: Lift 1 (gearless traction with VVVF motor): 13 Levels Served Lift 2 (gearless traction with VVVF motor): 13 Levels Served Mechanical Ventilation Systems: Common Areas: Level 01 and Level 02 Car park areas / Level 00 to Level 13 Fire Stairs / Level 00 Lobby / Level 00 Store / Level 00 and Level 00 Mezzanine corridors / Level 05 to Level 13 Corridors – natural ventilation only, no mechanical ventilation Level 00 Loading Dock – Ventilation Exhaust Only (VSD controlled and CO monitoring) Level 00 Electric Room – Ventilation Supply Only (Continuous) Level 00 Comms Room – Air-conditioning system (Thermostatically controlled) Level 00 Residential Waste Room / Level 06 to 09 Waste Room – Ventilation exhaust Only (Continuous) Level 00 Service Room / Level 00 Mezzanine Service Rooms – Ventilation Supply Only (Thermostatically controlled) Level 00 Fire Pump Room and Fire Control Room – Ventilation Supply and Exhaust (Continuous) Level 00 AC Toilet, Level 13 ACC Toilet – Ventilation Exhaust only (Time clock or BMS controlled) Residential Apartment Units - All Bathrooms – Ducted Ventilation exhaust only (interlocked to light) Laundry – Ducted Ventilation exhaust only (Manual switch on/off) Kitchen – Ducted Ventilation exhaust only (Manual switch on/off) Residential Apartment Units Air-Conditioning Systems: Cooling (bedroom + living): Individual 3-phase air-conditioning with EER 2.5-3.0 Heating (bedroom + living): Individual 3-phase air-conditioning with EER 2.5-3.0 Day-night zoning between living room and bedrooms is not required. Lighting: Common Areas Lighting: Level 01 and Level 02 carpark areas - LED Lighting with zoned switching and motion sensor control Level 00 Fire Pump Room and Fire Control Room / Level 00 Store – LED Lighting with manual on/off control Level 00 Loading Dock / Level 00 Electric Room / Level 00 Comms Room / Level 00 Residential Waste Room / Level 06 to Level 09 Waste Room / Level 00 Service Rooms / Level 00 Mezzanine Service Rooms / Level 00 to Level 13 Fire Stairs / Level 00 and Level 00 Mezzanine Corridors / Level 05 to Level 13 Corridors / Level 00 and 13 ACC Toilets – LED Lighting with motion sensors controlled Level 00 Lobby - LED Lighting with zoned switching controlled Residential Apartment Units Lighting - All Dedicated LED Lighting for all rooms Lifts Lighting – serving the Residential Apartment Units LED lighting connected to lift call button Residential Apartment Units Appliance Specifications (for each unit): The following minimum energy performance specifications have been included within the BASIX assessment and shall be supplied for each unit: Gas cooktop and electric ovens to all dwellings. Dishwasher – 2.5 Star minimum Energy rating Clothes Dryer – 1.5 Star minimum Energy rating Compliance Note: A reduction in the energy efficiency quality of any of these appliances will affect the energy aspect of the BASIX rating.
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	A	2020.07.16	Revision 1	KG							
	B	2020.07.21	Revision 1	KG			<div>PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>	SCALE NTS	DATE 2022.03.04	DRAWN KG	CHECKED PS
	C	2020.07.24	Revision 3	KG							
	D	2020.07.30	FOR SUBMISSION	PS				JOB DRAWING	REVISION J		
	E	2020.08.28	FOR SUBMISSION	IC							
	F	2021.02.18	FOR COORDINATION	PS							
	G	2021.03.16	COUNCIL RFI	PS							
	H	2021.10.29	COUNCIL RFI	PS							
	J	2022.03.04	RFI SUBMISSION	PS							
FOR APPROVAL											
NOT FOR CONSTRUCTION											

6.9

Average star rating

NATIONWIDE HOUSE

www.nsw.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

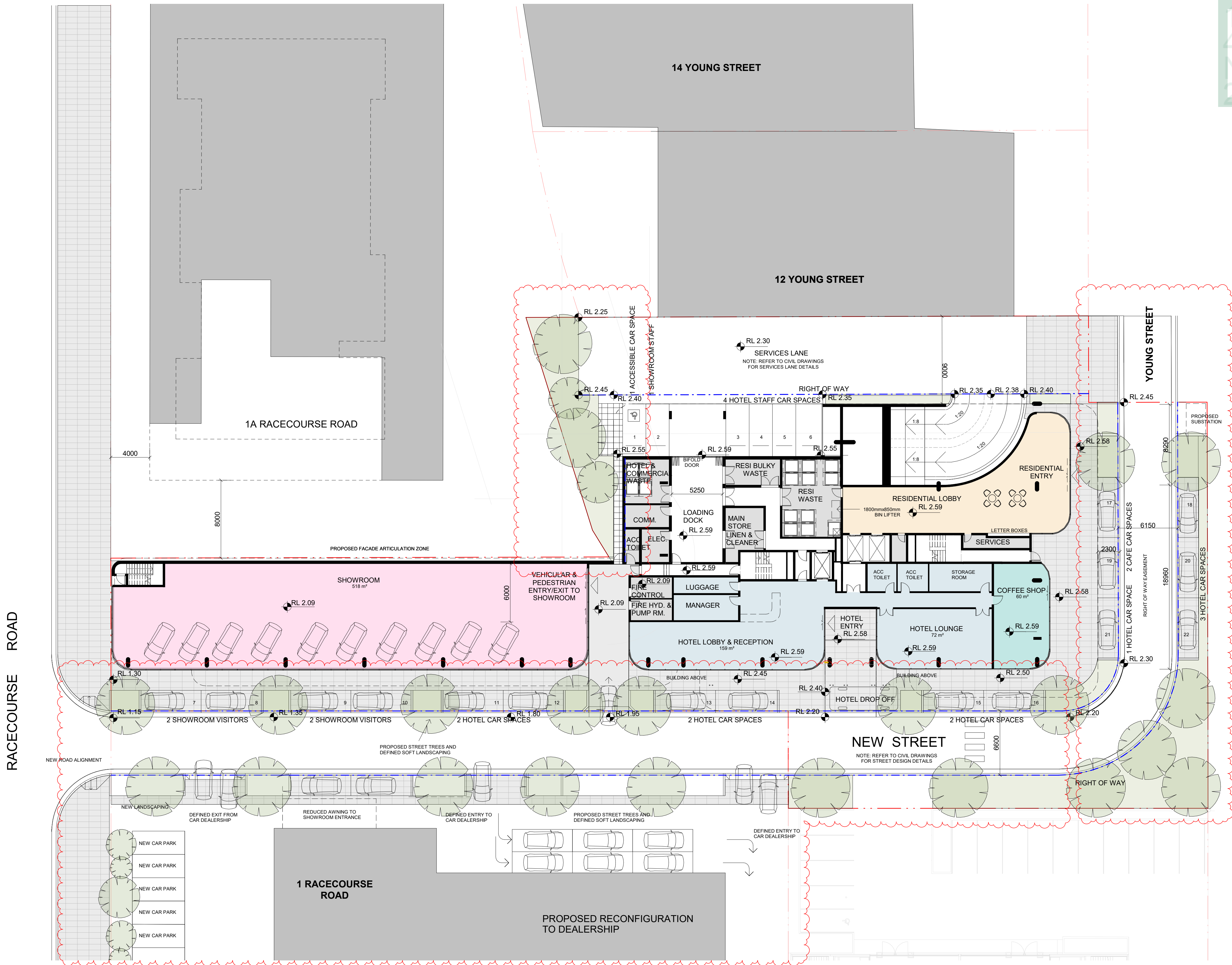
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G	2021.03.16	COUNCIL RFI	PS
H	2021.10.29	COUNCIL RFI	PS
J	2022.03.04	RFI SUBMISSION	PS

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CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 00

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB 19062	DRAWING DA2.01		REVISION J

6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

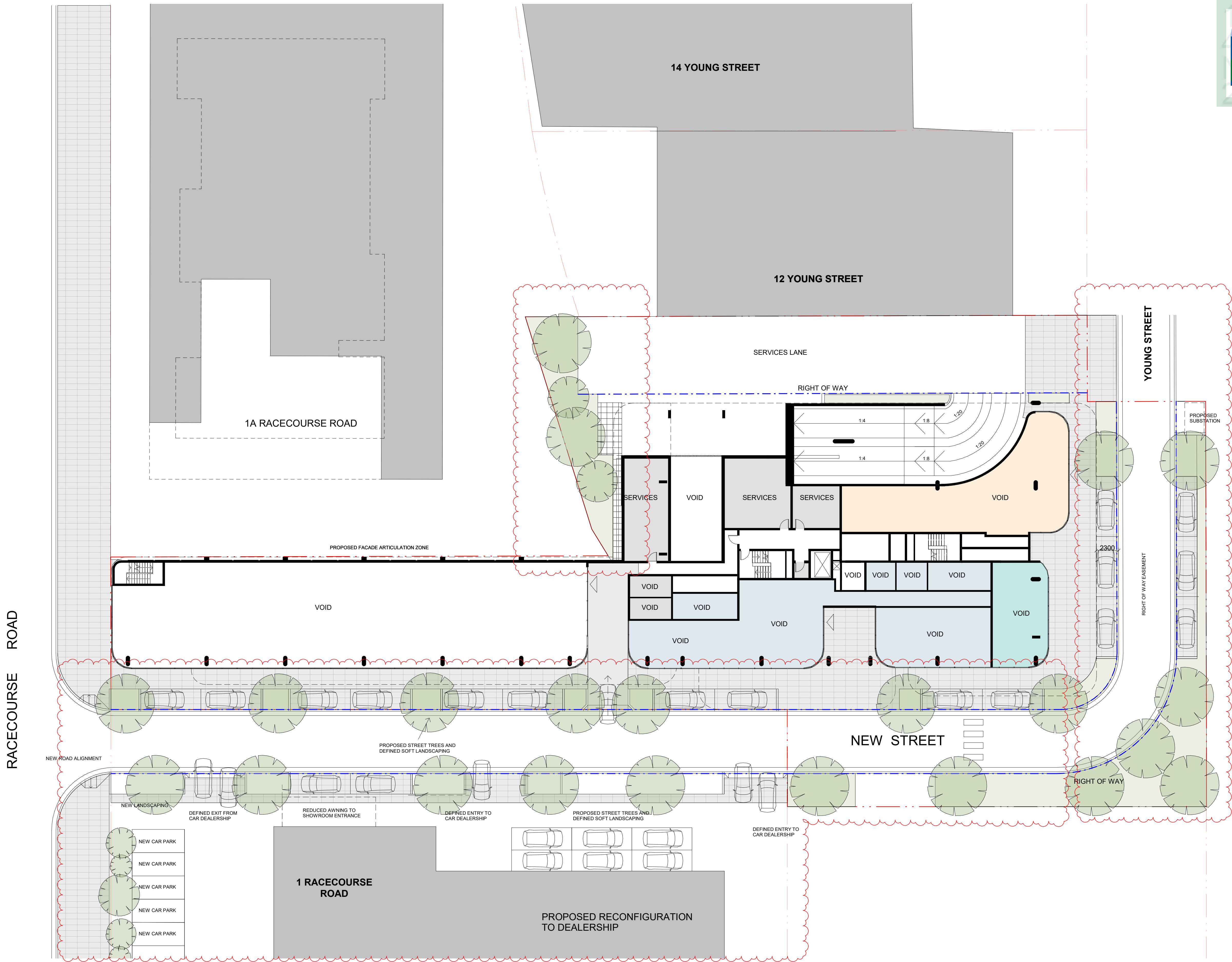
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G	2021.03.16	COUNCIL RFI	PS
H	2021.10.29	COUNCIL RFI	PS
J	2022.03.04	RFI SUBMISSION	PS

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CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 00M

SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING		REVISION
19062	DA2.02		J

6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

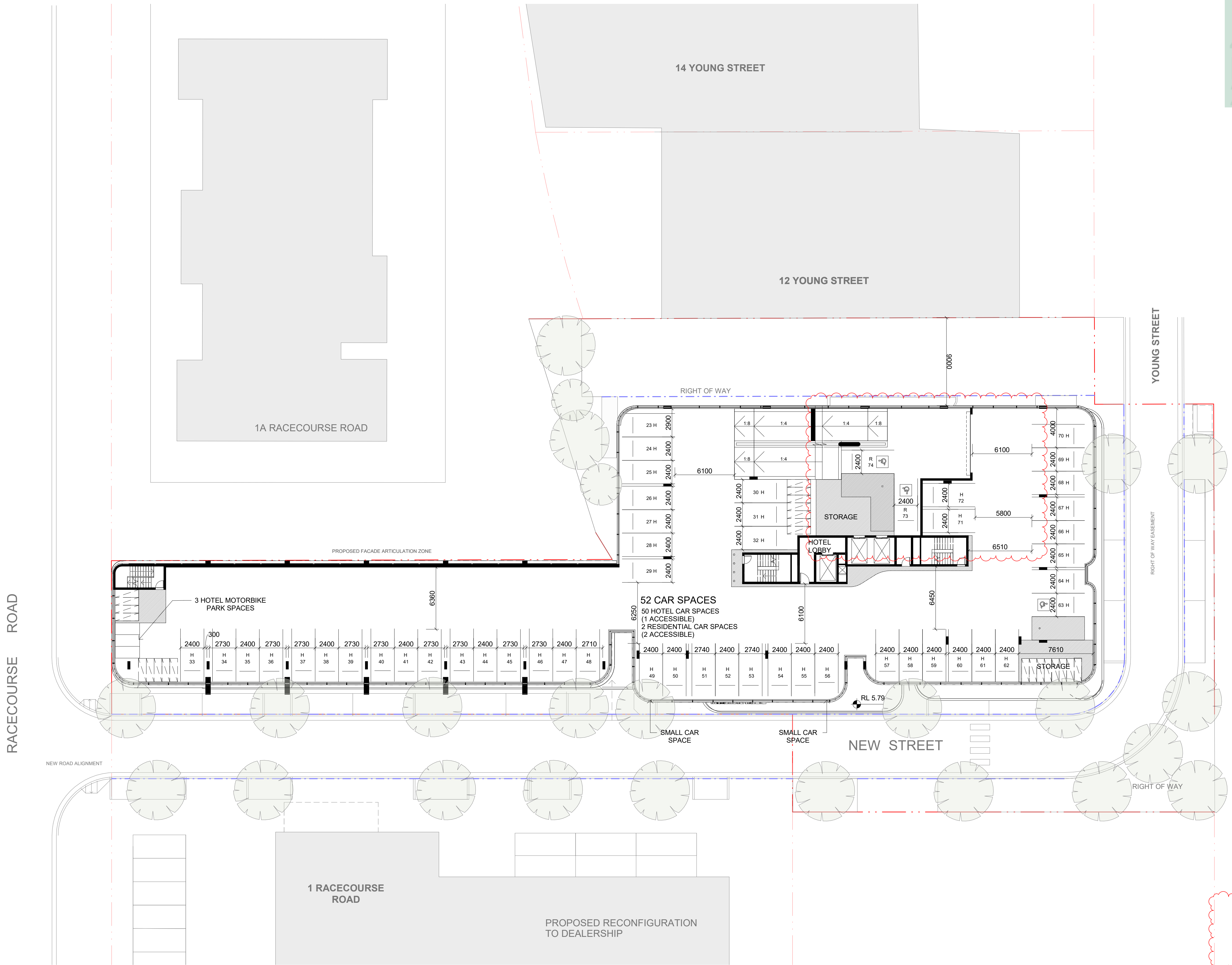
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NOTE: ALL RESIDENTIAL, RESIDENTIAL VISITOR AND 4 HOTEL CAR PARKING SPACES INCLUDING POWER FOR FUTURE OF EV CHARGING

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E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS

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10

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 01

SCALE	DATE	DRAWN	CHECKED
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JOB 19062	DRAWING DA2.03		REVISION H

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

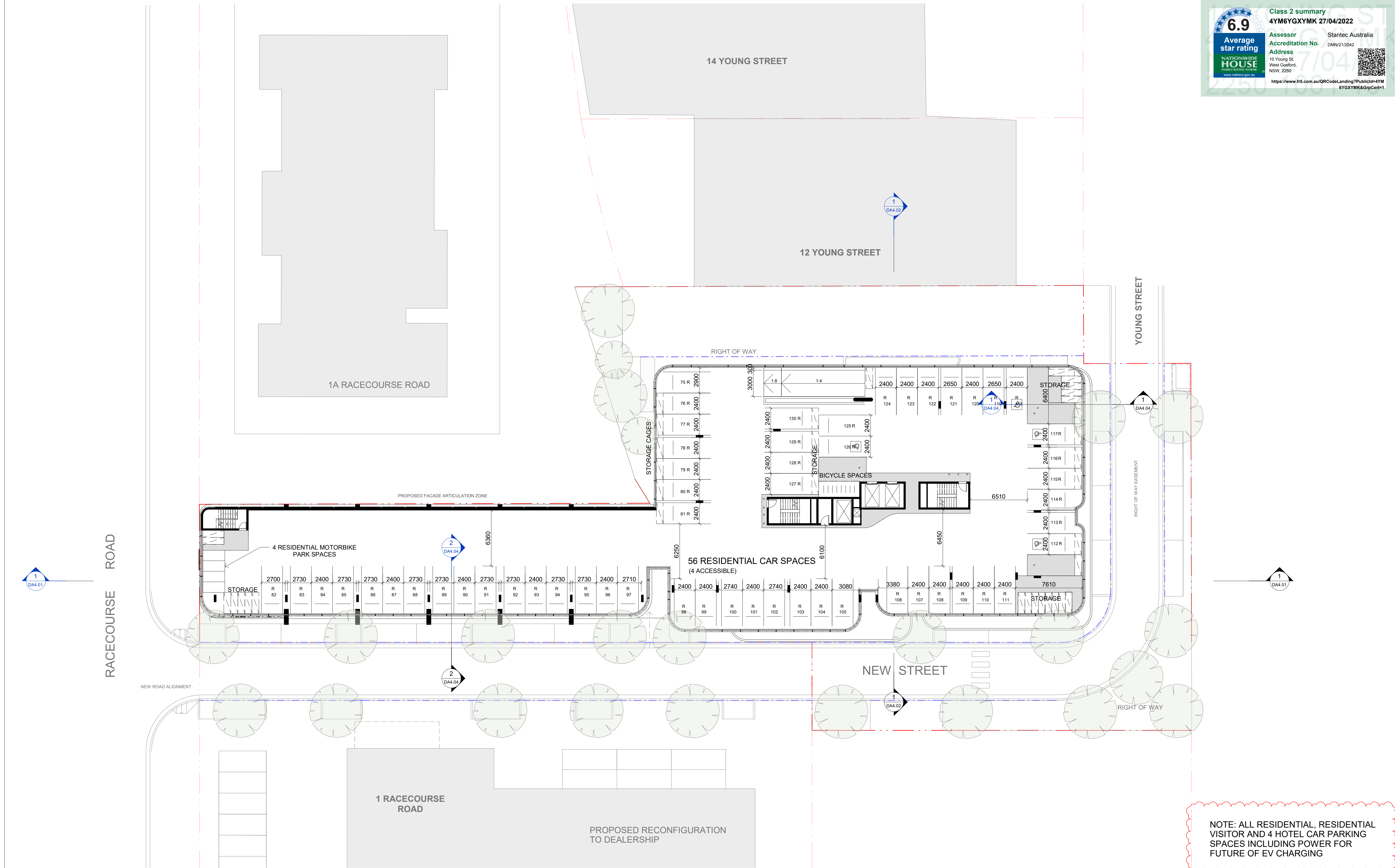
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	C	2020.07.24	Revision 3	KG						
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	E	2021.02.18	FOR COORDINATION	PS						
	F	2021.10.29	COUNCIL RFI	PS						
	G	2022.03.04	RFI SUBMISSION	PS						
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<div>PROJECT</div> <div>WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>						<div>SCALE</div> <div>1:200 @A1 1:400 @A3</div>		<div>DATE</div> <div>2022.03.04</div>	<div>DRAWN</div> <div>KG</div>	<div>CHECKED</div> <div>PS</div>
						<div>JOB</div> <div>19062</div>		<div>DRAWING</div> <div>DA2.04</div>	<div>REVISION</div> <div>G</div>	

6.9

Average star rating

NATIONWIDE HOUSE

Energy Efficient

www.nathurs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

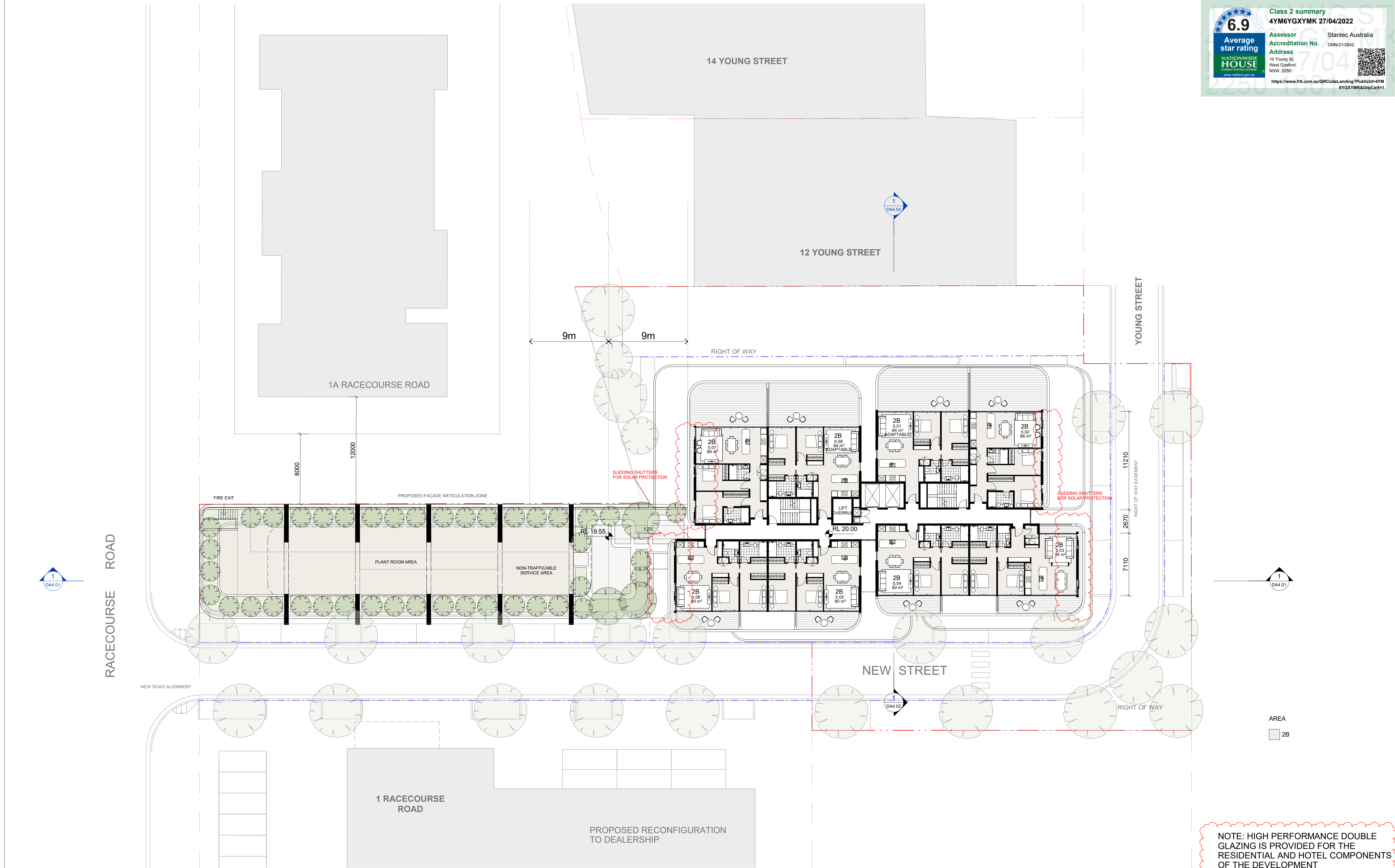
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	H	2022.03.04	RFI SUBMISSION	PS																						
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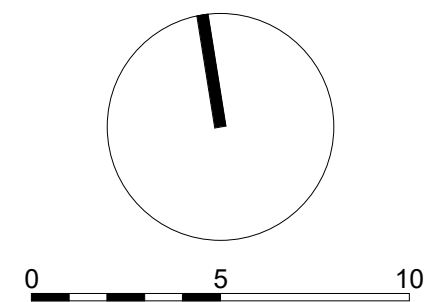
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PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250	SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
	JOB 19062	DRAWING DA2.08		REVISION H

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

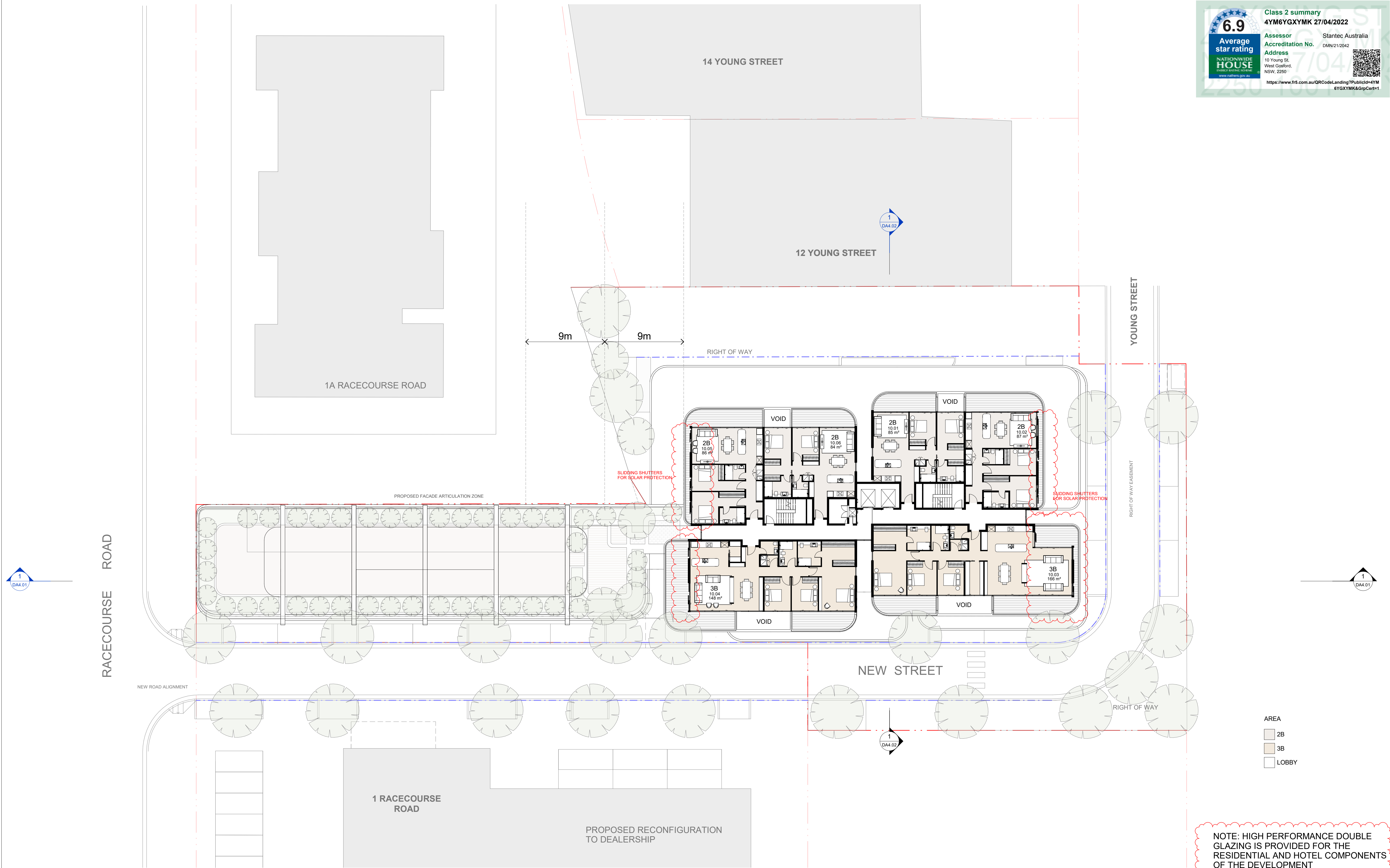
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NOTE: HIGH PERFORMANCE DOUBLE GLAZING IS PROVIDED FOR THE RESIDENTIAL AND HOTEL COMPONENTS OF THE DEVELOPMENT

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JOB	DRAWING	REVISION																								
19062	DA2.09	H																								

6.9

Average star rating

NATIONWIDE HOUSE

www.nathers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

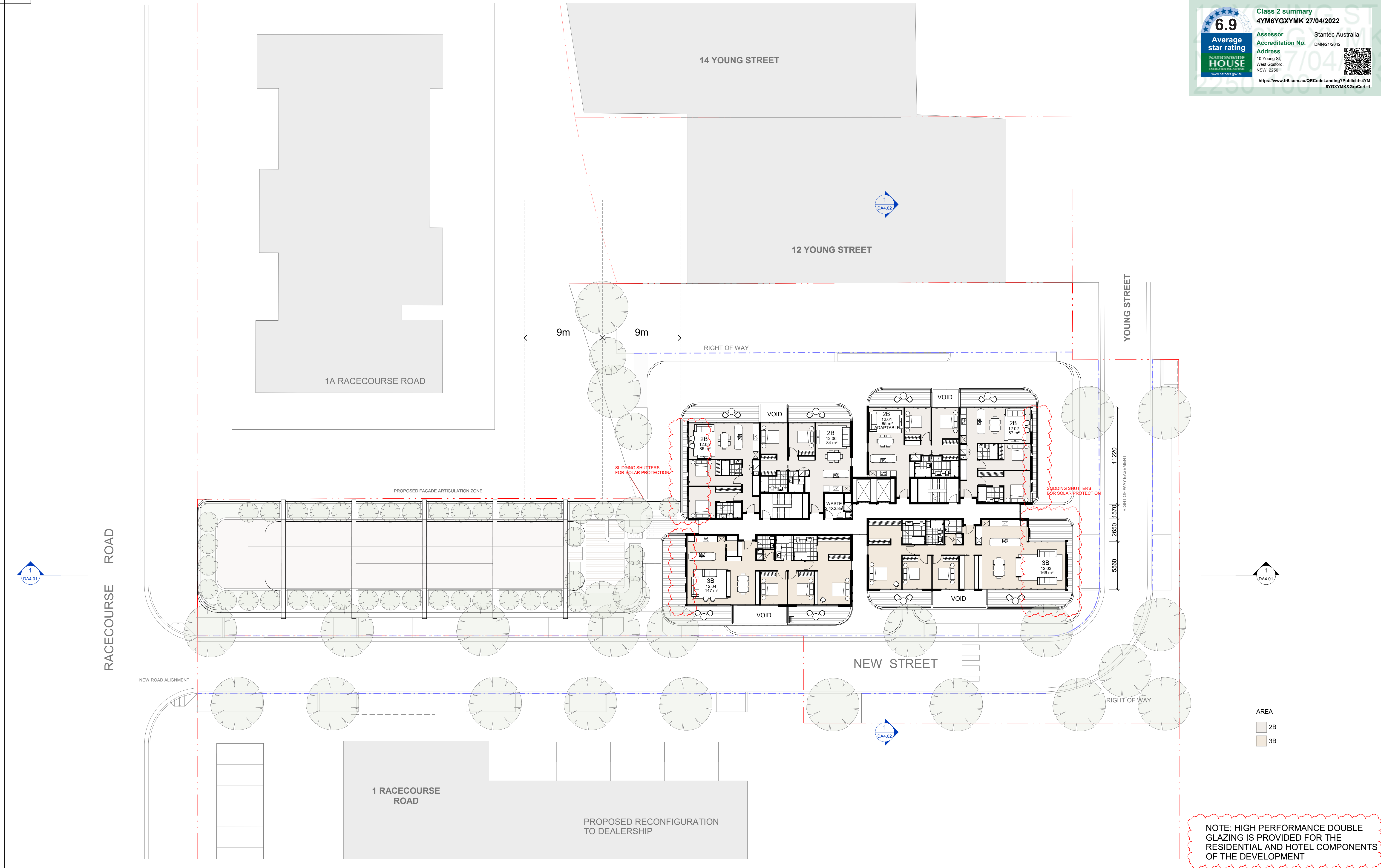
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DMM/21/2042

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6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

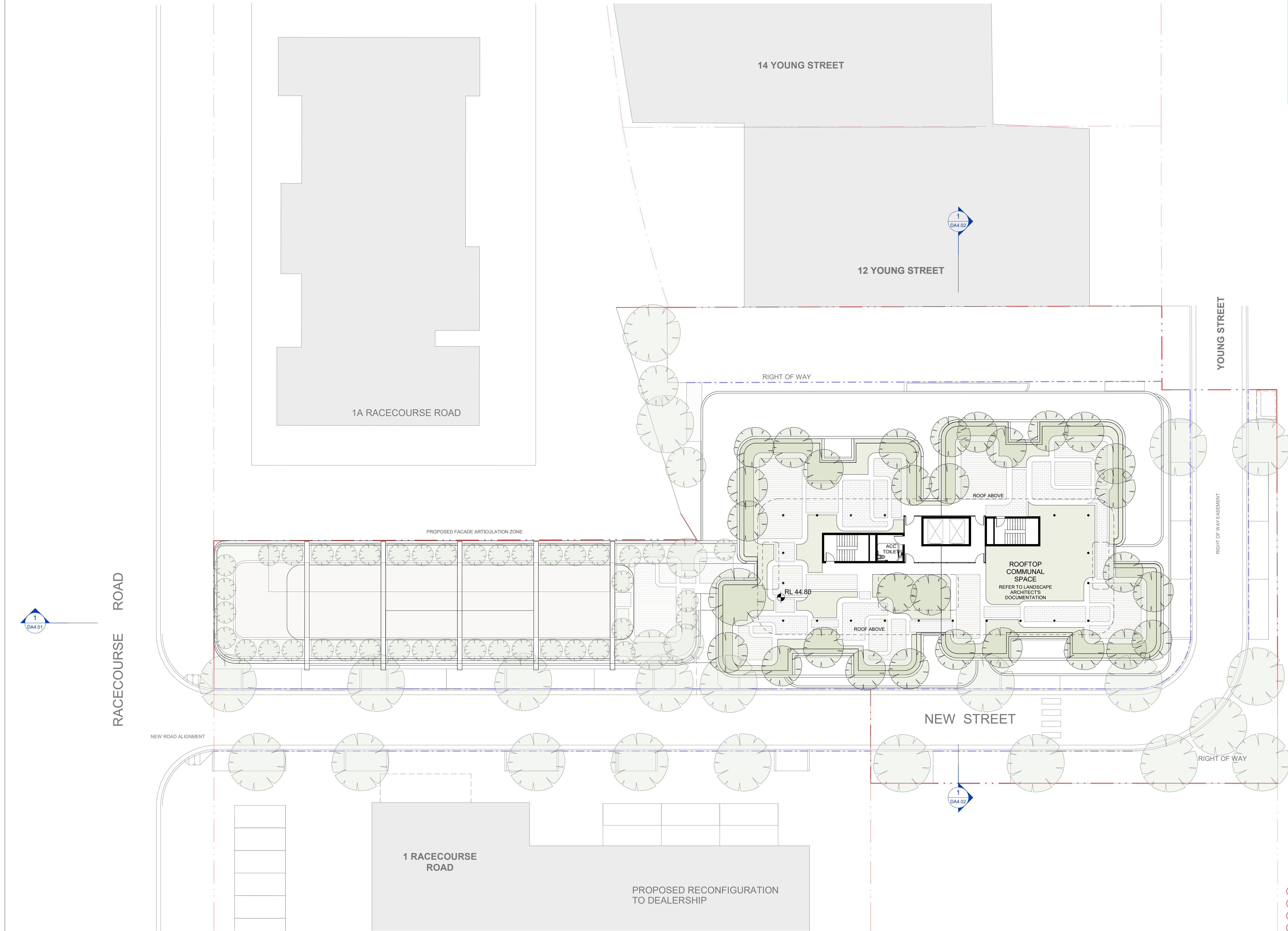
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FOR APPROVAL

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.10.29	COUNCIL RFI	PS
G	2022.03.04	RFI SUBMISSION	PS

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CLIENT		DRAWING TITLE			
JAPRICO DEVELOPMENTS PTY LTD		LEVEL 13 (ROOF TERRACE)			
PROJECT		SCALE	DATE	DRAWN	CHECKED
WEST GOSFORD		1:200 @A1	2022.03.04	KG	PS
10 YOUNG STREET, WEST GOSFORD, NSW 2250		JOB	DRAWING	REVISION	
		19062	DA2.11	G	

6.9

Average star rating

NATIONWIDE HOUSE

Energy Efficient

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

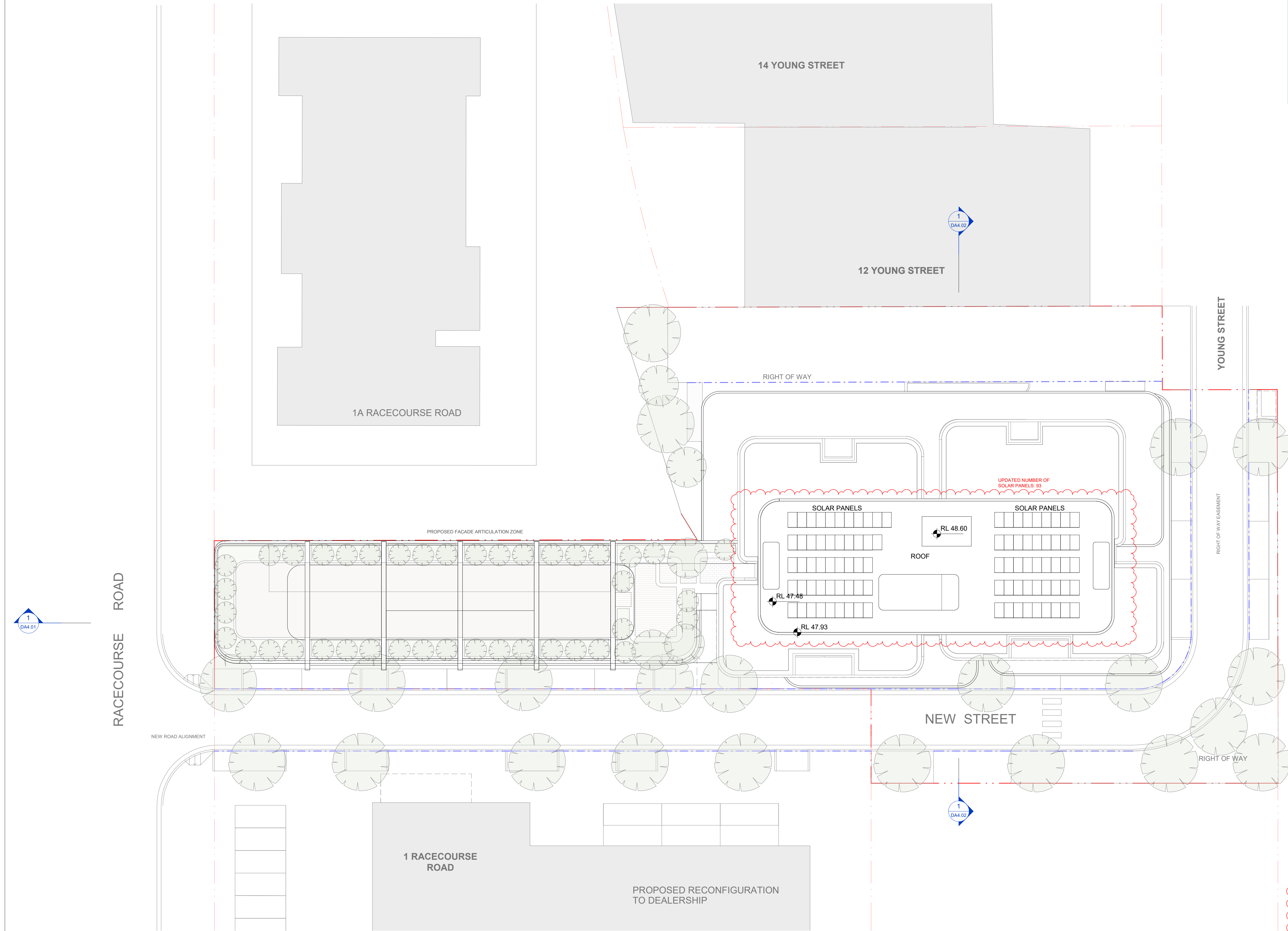
10 Young St,
West Gosford,
NSW, 2250

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	E	2021.02.18	FOR COORDINATION	PS						
	F	2021.10.29	COUNCIL RFI	PS						
	G	2022.03.04	RFI SUBMISSION	PS						
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<div>PROJECT</div> <div>WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>		<div>SCALE</div> <div>1:200 @A1 1:400 @A3</div>	<div>DATE</div> <div>2022.03.04</div>	<div>DRAWN</div> <div>KG</div>	<div>CHECKED</div> <div>PS</div>					
<div>JOB</div> <div>19062</div>		<div>DRAWING</div> <div>DA2.12</div>		<div>REVISION</div> <div>G</div>						

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

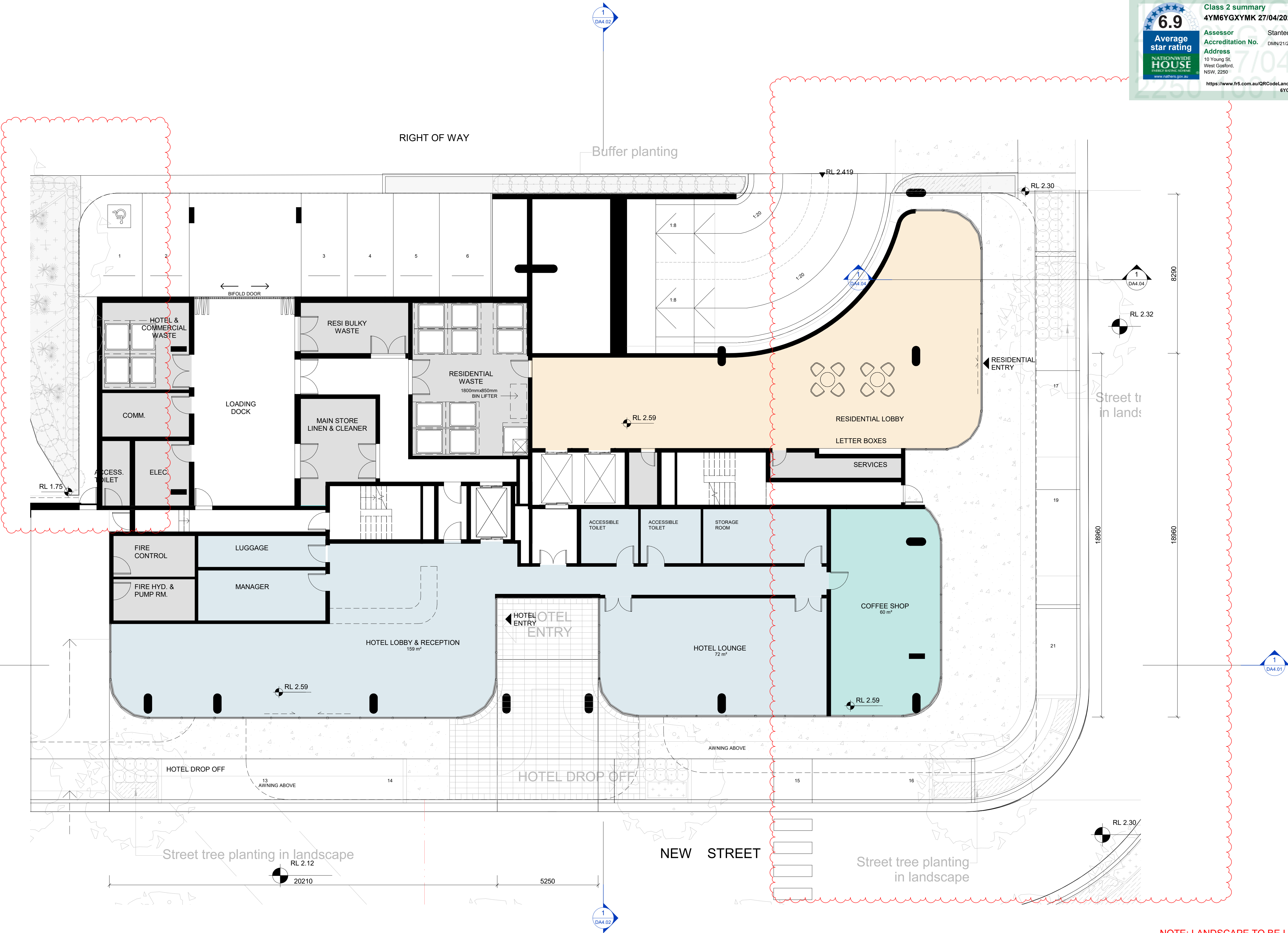
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NSW, 2250

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QR Code



NOTE: LANDSCAPE TO BE UPDATED

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	F	2021.03.16	COUNCIL RFI	PS								
	G	2021.10.29	COUNCIL RFI	PS								
	H	2022.03.04	RFI SUBMISSION	PS								
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<div>PROJECT</div> <div>WEST GOSFORD</div> <div>10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>		<div>SCALE</div> <div>1:100 @A1 1:200 @A3</div>	<div>DATE</div> <div>2022.03.04</div>	<div>DRAWN</div> <div>KG</div>	<div>CHECKED</div> <div>PS</div>							
<div>JOB</div> <div>19062</div>		<div>DRAWING</div> <div>DA2.23</div>	<div>REVISION</div> <div>H</div>									

6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

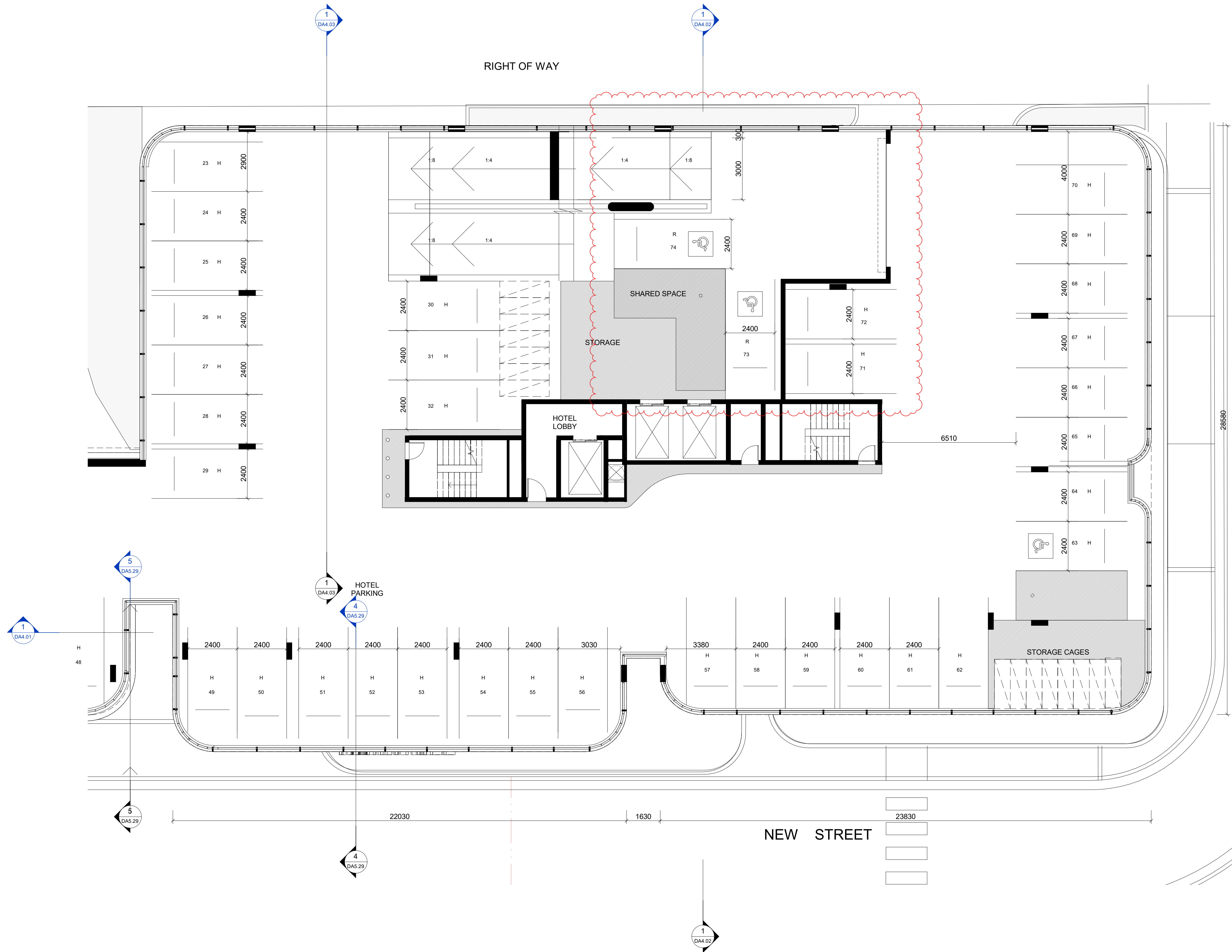
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NOTE: ALL RESIDENTIAL AND VISITOR CAR PARKING SPACES WILL BE EQUIPPED WITH EV CHARGING POINT.

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	A	2020.07.16	Revision 1	KG			PROJECT WEST GOSFORD				SCALE 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
	B	2020.07.21	Revision 1	KG			10 YOUNG STREET, WEST GOSFORD,				JOB 19062	DRAWING DA2.24	REVISION H	
	C	2020.07.24	Revision 3	KG			NSW 2250							
	D	2020.07.30	FOR SUBMISSION	PS										
	E	2021.02.18	FOR COORDINATION	PS										
	F	2021.03.16	COUNCIL RFI	PS										
	G	2021.10.29	COUNCIL RFI	PS										
	H	2022.03.04	RFI SUBMISSION	PS										

6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

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Class 2 summary

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Accreditation No.

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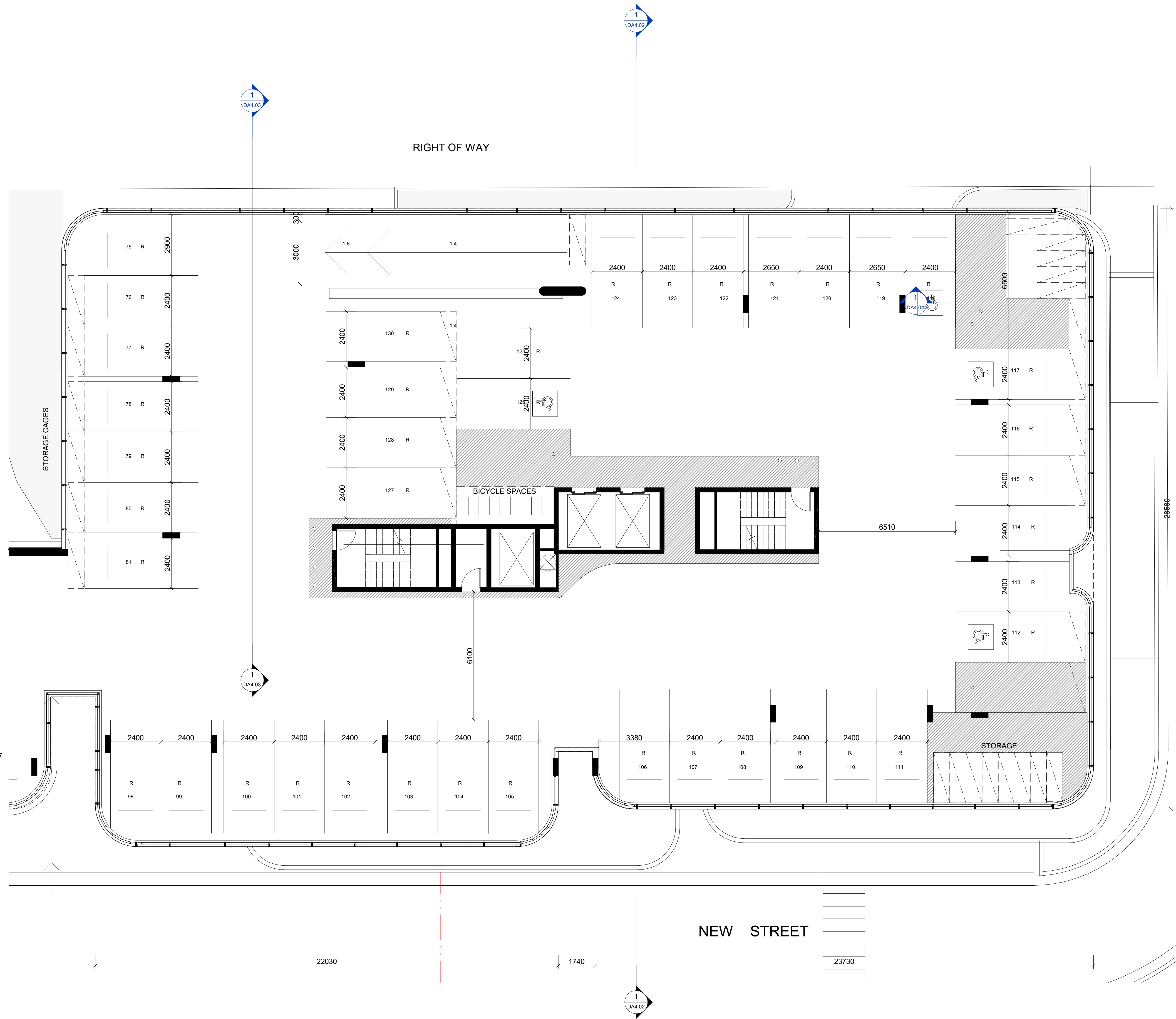
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	A	2020.07.16	Revision 1	KG								
	B	2020.07.21	Revision 1	KG								
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	E	2021.02.18	FOR COORDINATION	PS								
	F	2021.10.29	COUNCIL RFI	PS								
	G	2022.03.04	RFI SUBMISSION	PS								
<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151</div>					<div></div>		CLIENT JAPRICO DEVELOPMENTS PTY LTD		DRAWING TITLE LEVEL 02			
PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250							SCALE 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS		
							JOB 19062	DRAWING DA2.25	REVISION G			

6.9

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	A	2020.07.16	Revision 1	KG																						
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	H	2022.03.04	RFI SUBMISSION	PS																						
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1:100 @A1 1:200 @A3	2022.03.04	KG	PS																							
JOB	DRAWING	REVISION																								
19062	DA2.26	H																								

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

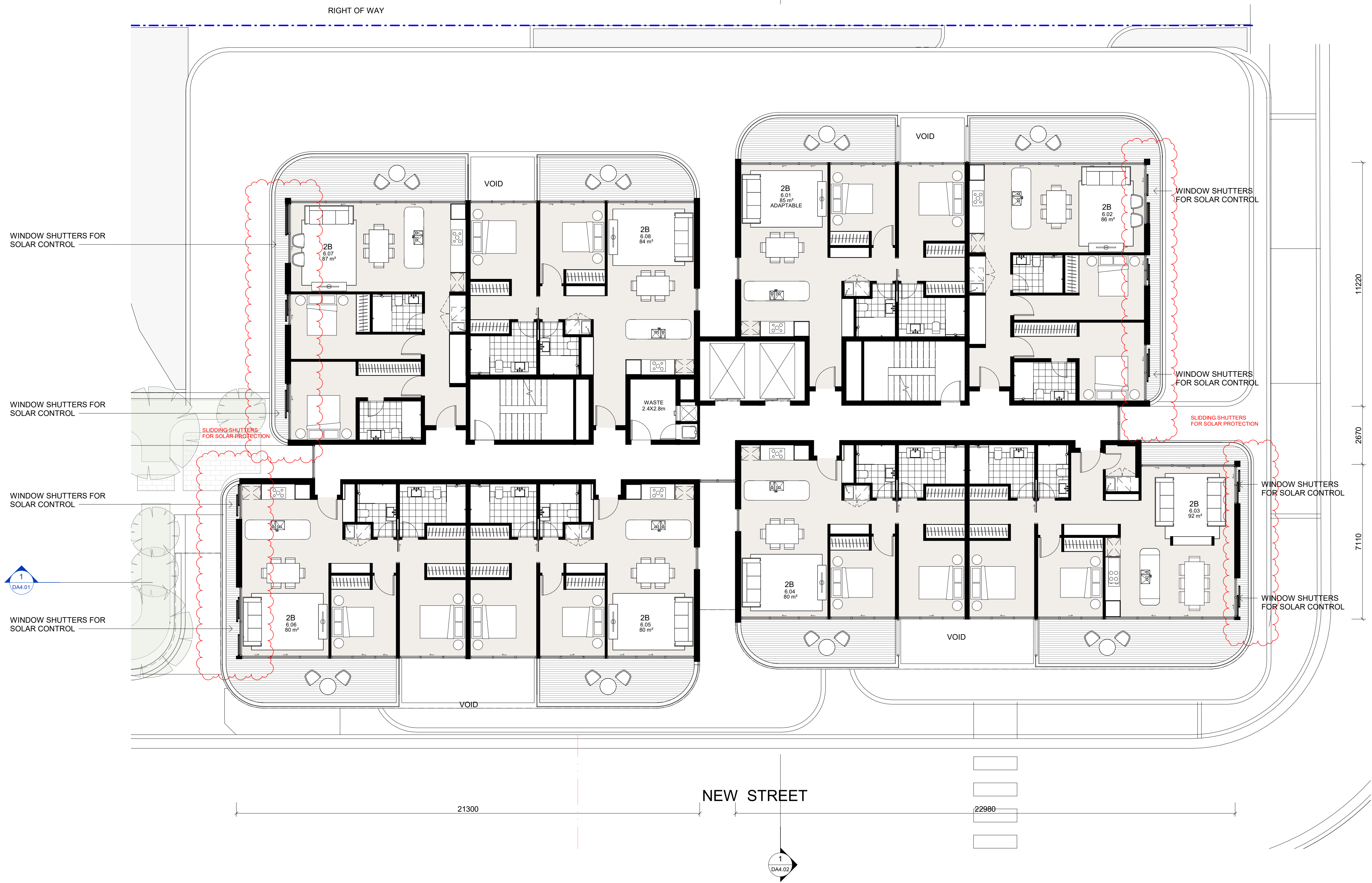
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	B	2020.07.21	Revision 1	KG							
	C	2020.07.24	Revision 3	KG							
	D	2020.07.30	FOR SUBMISSION	PS							
	E	2021.02.18	FOR COORDINATION	PS							
	F	2021.03.16	COUNCIL RFI	PS							
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							PROJECT		SCALE	DATE	DRAWN
						WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250		1:100 @A1 1:200 @A3	2022.03.04	KG	PS
								JOB	DRAWING	REVISION	
								19062	DA2.27	H	

6.9

Average star rating

NATIONWIDE HOUSE

Energy Efficient

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

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West Gosford,
NSW, 2250

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		DRAWING DA2.28																																																						

6.9

Average star rating

NATIONWIDE HOUSE

Energy efficiency

www.nathers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

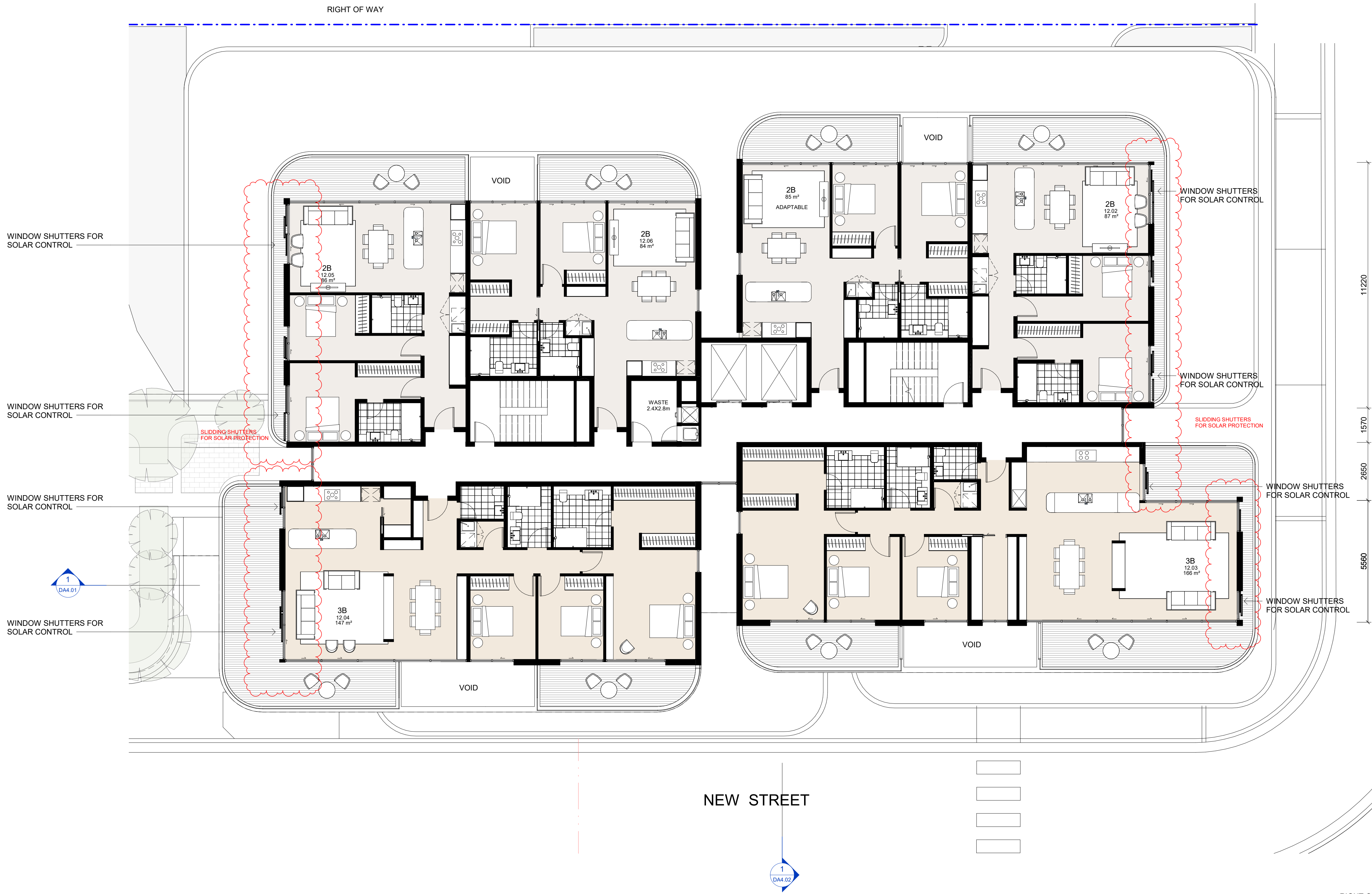
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	G	2021.10.29	COUNCIL RFI	PS										
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Average star rating

NATIONWIDE HOUSE

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Class 2 summary

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6YGXYMK&GrpCert=1



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	A	2020.07.16	Revision 1	KG				SCALE 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
	B	2020.07.21	Revision 1	KG				<div>JOB 19062</div> <div>DRAWING DA2.30</div>			REVISION G
	C	2020.07.24	Revision 3	KG							
	D	2020.07.30	FOR SUBMISSION	PS							
	E	2021.02.18	FOR COORDINATION	PS							
	F	2021.10.29	COUNCIL RFI	PS							
	G	2022.03.04	RFI SUBMISSION	PS							

Architectural site plan for a car dealership development. The plan shows a large building complex with various rooms labeled 'VOID', 'SERVICES', and 'VOID'. The building is situated between Racecourse Road to the west and Young Street to the east. A new road alignment is shown running parallel to Racecourse Road. The plan includes numerous dimensions for building footprints and setbacks, as well as landscaping details like trees and soft landscaping. Key features include a proposed facade articulation zone, a new car park, and a proposed reconfiguration to the dealership entrance. The plan also shows existing structures like 14 Young Street and 12 Young Street, and a proposed substation near Young Street.

<div>IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div> <div>FOR APPROVAL</div> <div>NOT FOR CONSTRUCTION</div>	REVISION	DATE	DESCRIPTION	BY	<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151</div>	<div><div></div><div>0510</div></div>	CLIENT JAPRICO DEVELOPMENTS PTY LTD	DRAWING TITLE LEVEL 00 - WINDOW OPENING DETAIL			
	A B C D E F G	2020.07.16 2020.07.21 2020.07.24 2020.07.30 2021.02.18 2021.10.29 2022.03.04	Revision 1 Revision 1 Revision 3 FOR SUBMISSION FOR COORDINATION COUNCIL RFI RFI SUBMISSION	KG KG KG PS PS PS PS			PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250	SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
								JOB 19062	DRAWING DA2.31	REVISION G	

Class 2 summary
4YM6YGXYMK 27/04/2022
Assessor Stantec Australia
Accreditation No. DMN/21/2042
Address 10 Young St, West Gosford, NSW, 2250
<https://www.frs.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1>

6.9
Average star rating
NATIONWIDE HOUSE
FRS RATED 6.9/10
www.nathouse.gov.au

14 YOUNG STREET

12 YOUNG STREET

1A RACECOURSE ROAD

1 RACECOURSE ROAD

PROPOSED RECONFIGURATION TO DEALERSHIP

52 CAR SPACES
 50 HOTEL CAR SPACES (1 ACCESSIBLE)
 2 RESIDENTIAL CAR SPACES (2 ACCESSIBLE)

HOTEL LOBBY

STORAGE

STORAGE

RIGHT OF WAY

PROPOSED FACADE ARTICULATION ZONE

NEW STREET

WINDOW LEGEND

- F FIXED WINDOW
- AW AWNING-FIXED WINDOW
- MW MIXED AWNING - FIXED WINDOW
- SL SLIDING WINDOW
- SLF MIXED WINDOW (SLIDING - FIXED)

<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div> <div>FOR APPROVAL</div> <div>NOT FOR CONSTRUCTION</div>	<table><tr><th>REVISION</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>A</td><td>2020.07.16</td><td>Revision 1</td><td>KG</td></tr><tr><td>B</td><td>2020.07.21</td><td>Revision 1</td><td>KG</td></tr><tr><td>C</td><td>2020.07.24</td><td>Revision 3</td><td>KG</td></tr><tr><td>D</td><td>2020.07.30</td><td>FOR SUBMISSION</td><td>PS</td></tr><tr><td>E</td><td>2021.02.18</td><td>FOR COORDINATION</td><td>PS</td></tr><tr><td>F</td><td>2021.10.29</td><td>COUNCIL RFI</td><td>PS</td></tr><tr><td>G</td><td>2022.03.04</td><td>RFI SUBMISSION</td><td>PS</td></tr></table>	REVISION	DATE	DESCRIPTION	BY	A	2020.07.16	Revision 1	KG	B	2020.07.21	Revision 1	KG	C	2020.07.24	Revision 3	KG	D	2020.07.30	FOR SUBMISSION	PS	E	2021.02.18	FOR COORDINATION	PS	F	2021.10.29	COUNCIL RFI	PS	G	2022.03.04	RFI SUBMISSION	PS	<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151</div>		CLIENT JAPRICO DEVELOPMENTS PTY LTD		DRAWING TITLE LEVEL 01 - WINDOW OPENING DETAIL			
	REVISION	DATE	DESCRIPTION	BY																																					
A	2020.07.16	Revision 1	KG																																						
B	2020.07.21	Revision 1	KG																																						
C	2020.07.24	Revision 3	KG																																						
D	2020.07.30	FOR SUBMISSION	PS																																						
E	2021.02.18	FOR COORDINATION	PS																																						
F	2021.10.29	COUNCIL RFI	PS																																						
G	2022.03.04	RFI SUBMISSION	PS																																						
PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250		SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS																																				
JOB 19062		DRAWING DA2.32		REVISION G																																					



6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

Stantec Australia

DMN/21/2042

6YGXYMK&GrpCert=1



WINDOW LEGEND

F

F_FIXED WINDOW

AW

AW_AWNING-FIXED WINDOW

MW

MW_MIXED AWNING - FIXED WINDOW

SL

SL_SLIDING WINDOW

SLF

SLF_MIXED WINDOW (SLIDING - FIXED)

IMPORTANT NOTES:

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FOR APPROVAL

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
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C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.10.29	COUNCIL RFI	PS
G	2022.03.04	RFI SUBMISSION	PS

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ABN 20 098 552 151

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1

2

3

4

5

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD

10 YOUNG STREET, WEST GOSFORD,

NSW 2250

DRAWING TITLE

LEVEL 05 (RESIDENTIAL) - WINDOW OPENING DETAIL

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	2022.03.04	KG	PS
1:200 @A3			
JOB	DRAWING		REVISION
19062	DA2.41		G

6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

Stantec Australia

DMN/21/2042

6YGXYMK&GrpCert=1



WINDOW LEGEND

F

F_FIXED WINDOW

AW

AW_AWNING-FIXED WINDOW

MW

MW_MIXED AWNING - FIXED WINDOW

SL

SL_SLIDING WINDOW

SLF

SLF_MIXED WINDOW (SLIDING - FIXED)

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REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.10.29	COUNCIL RFI	PS
G	2022.03.04	RFI SUBMISSION	PS

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0 1 2 3 4 5

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 06-09 (RESIDENTIAL) - WINDOW
OPENING DETAIL

SCALE	DATE	DRAWN	CHECKED
1:100 @A1 1:200 @A3	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA2.42	G	

6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

www.natthers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

Stantec Australia

DMN/21/2042

https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

6YGXYMK&GrpCert=1



WINDOW LEGEND

F

F_FIXED WINDOW

AW

AW_AWNING-FIXED WINDOW

MW

MW_MIXED AWNING - FIXED WINDOW

SL

SL_SLIDING WINDOW

SLF

SLF_MIXED WINDOW (SLIDING - FIXED)

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REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.10.29	COUNCIL RFI	PS
G	2022.03.04	RFI SUBMISSION	PS

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CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD

10 YOUNG STREET, WEST GOSFORD,

NSW 2250

DRAWING TITLE

LEVEL 10-11 (RESIDENTIAL) - WINDOW OPENING DETAIL

SCALE	DATE	DRAWN	CHECKED
1:100 @A1	2022.03.04	KG	PS
1:200 @A3			
JOB	DRAWING		REVISION
19062	DA2.43		G

6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

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Stantec Australia






DMM/21/2042

DA4.02

6YGXYMK&GrpCert=1



WINDOW LEGEND

-  F_FIXED WINDOW
-  AW_AWNING-FIXED WINDOW
-  MW_MIXED AWNING - FIXED WINDOW
-  SL_SLIDING WINDOW
-  SLF_MIXED WINDOW (SLIDING - FIXED)

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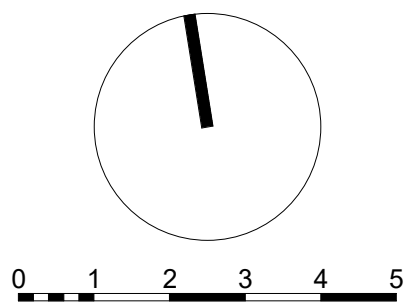
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.10.29	COUNCIL RFI	PS
G	2022.03.04	RFI SUBMISSION	PS

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ABN 20 098 552 151



CLIENT
JAPRICO DEVELOPMENTS PTY LTD

PROJECT
**WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250**

DRAWING TITLE			
LEVEL 12 (RESIDENTIAL) - WINDOW OPENING DETAIL			
SCALE 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
JOB 19062	DRAWING DA2.44	REVISION G	

6.9

Average star rating

NATIONWIDE HOUSE

www.nahars.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor Stanton Australia

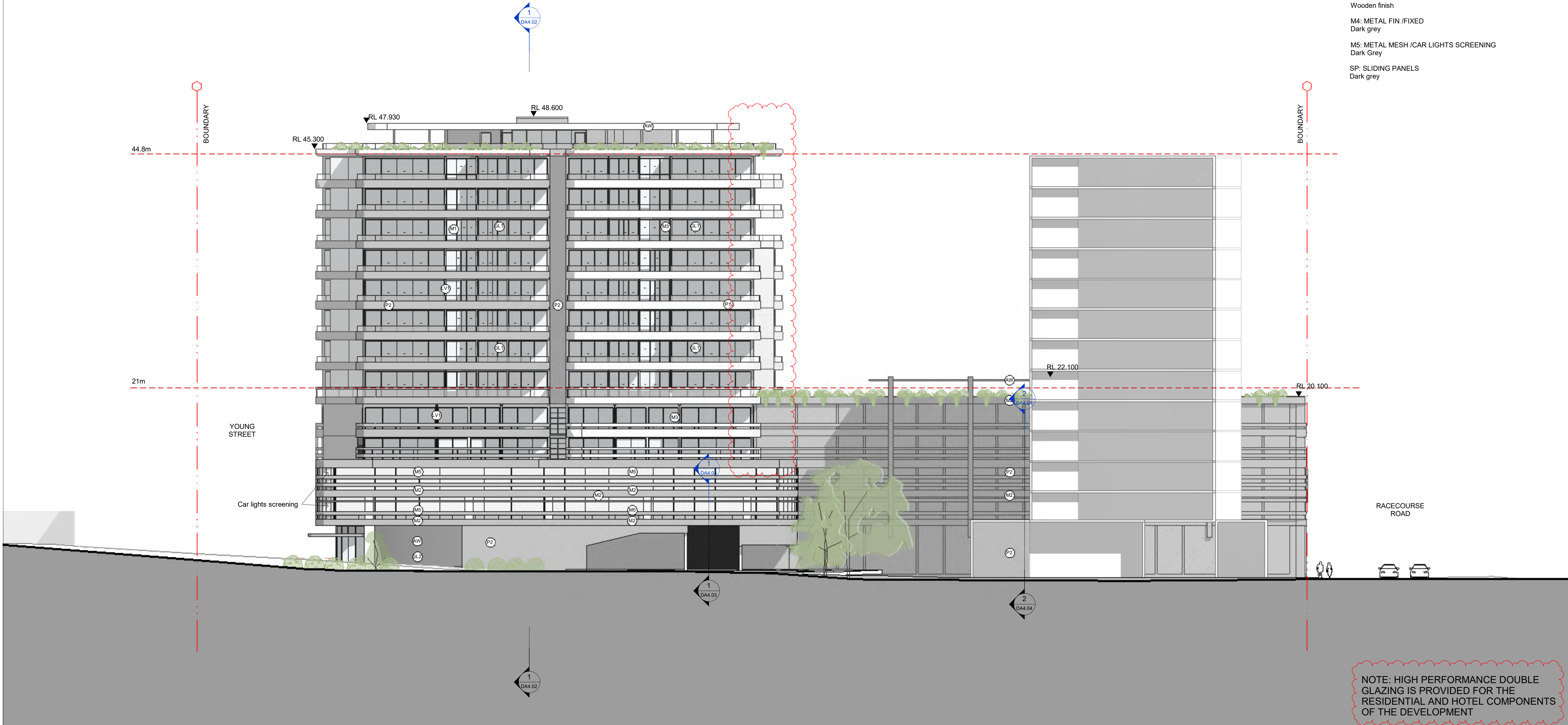
Accreditation No. DMN21/2042

Address 10 Young St, West Gosford, NSW, 2250

https://www.nrs.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

MATERIAL SCHEDULE

- AW: AWNING WITH METAL FASCIA & SOFFIT
Dark Grey/Wooden finish
- P1: EXTERIOR PAINT - COARSE FINISH
White
- M2: METAL CLADDING
Dark Grey
- GL1: FIXED GLAZING WITH OPERABLE DOORS
Clear
- GL2: SHOPFRONT GLAZING
Clear
- P2: EXTERIOR PAINT - SMOOTH FINISH
Dark Grey
- LV1: METAL LOUVER SCREEN / OPERABLE
Wooden finish
- M1: METAL CLADDING WITH INSULATION/MATT FINISH
Dark Grey
- M2: METAL CLADDING
Dark Grey
- M3: METAL FIN /FIXED
Wooden finish
- M4: METAL FIN /FIXED
Dark grey
- M5: METAL MESH /CAR LIGHTS SCREENING
Dark Grey
- SP: SLIDING PANELS
Dark grey

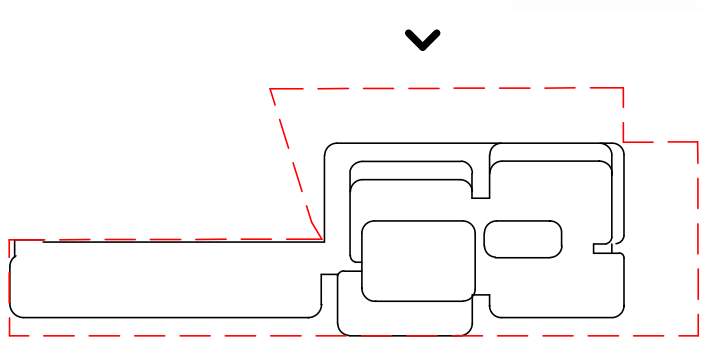


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FOR APPROVAL

NOT FOR CONSTRUCTION

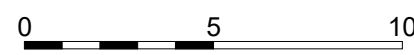
REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS



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CLIENT
JAPRICO DEVELOPMENTS PTY LTD

PROJECT
**WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250**

DRAWING TITLE			
SITE ELEVATION - NORTH			
SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
JOB 19062	DRAWING DA3.01	REVISION H	

6.9

Average star rating

NATIONWIDE HOUSE

ENVELOPE RATING SYSTEM

www.fir5.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

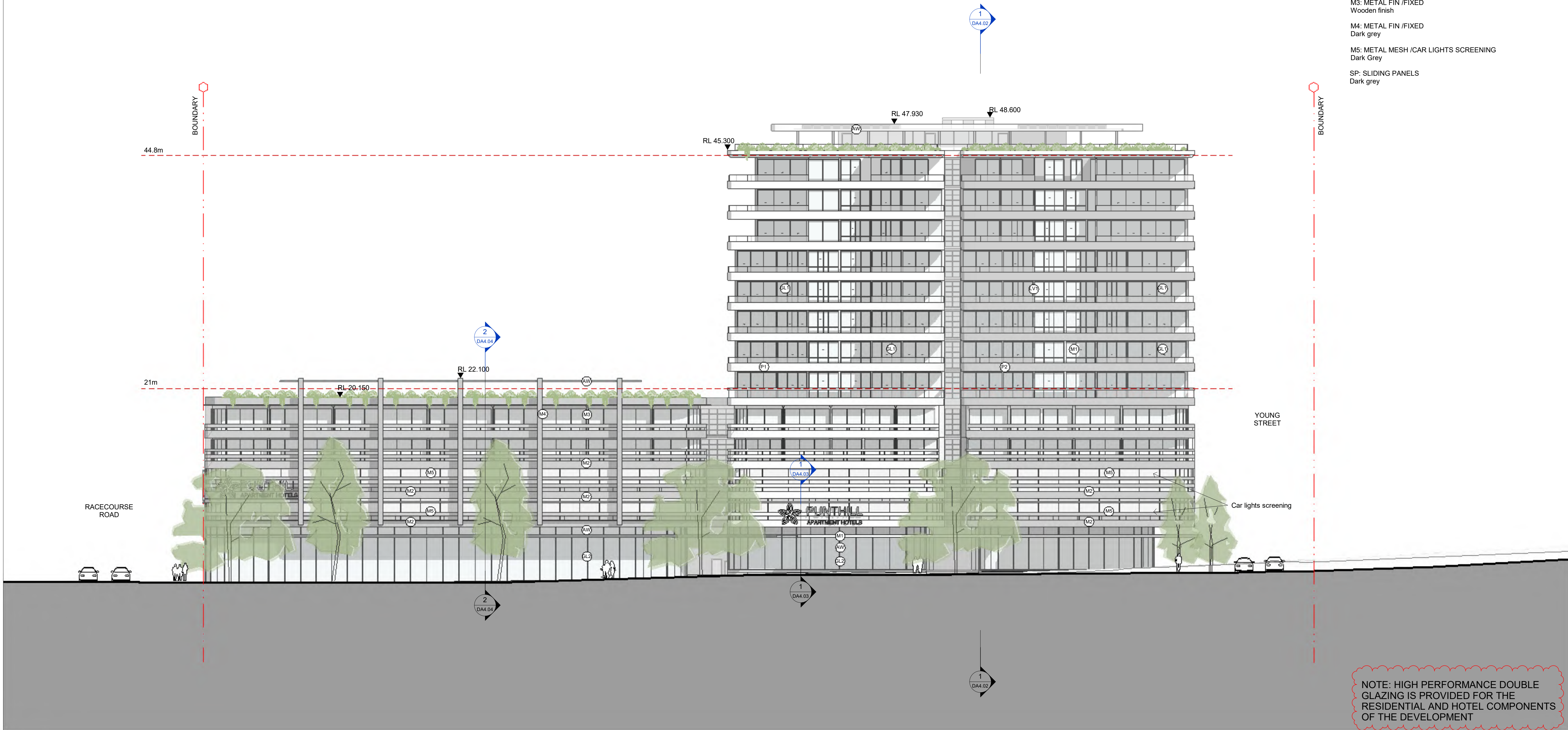
Stantec Australia

DMN/21/2042

https://www.fir5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

MATERIAL SCHEDULE

- AW: AWNING WITH METAL FASCIA & SOFFIT
Dark Grey/Wooden finish
- P1: EXTERIOR PAINT - COARSE FINISH
White
- M2: METAL CLADDING
Dark Grey
- GL1: FIXED GLAZING WITH OPERABLE DOORS
Clear
- GL2: SHOPFRONT GLAZING
Clear
- P2: EXTERIOR PAINT - SMOOTH FINISH
Dark Grey
- LV1: METAL LOUVER SCREEN / OPERABLE
Wooden finish
- M1: METAL CLADDING WITH INSULATION/MATT FINISH
Dark Grey
- M2: METAL CLADDING
Dark Grey
- M3: METAL FIN /FIXED
Wooden finish
- M4: METAL FIN /FIXED
Dark grey
- M5: METAL MESH /CAR LIGHTS SCREENING
Dark Grey
- SP: SLIDING PANELS
Dark grey



IMPORTANT NOTES:

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REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS

marchesepartners

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ABN 20 098 552 151

0

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10

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

SITE ELEVATION - SOUTH

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING		REVISION
19062	DA3.02		H

MATERIAL SCHEDULE

AW: AWNING WITH METAL FASCIA & SOFFIT
Dark Grey/Wooden finish

P1: EXTERIOR PAINT - COARSE FINISH
White

M2: METAL CLADDING
Dark Grey

GL1: FIXED GLAZING WITH OPERABLE DOORS
Clear

GL2: SHOPFRONT GLAZING
Clear

P2: EXTERIOR PAINT - SMOOTH FINISH
Dark Grey

LV1: METAL LOUVER SCREEN / OPERABLE
Wooden finish

M1: METAL CLADDING WITH INSULATION/MATT FINISH
Dark Grey

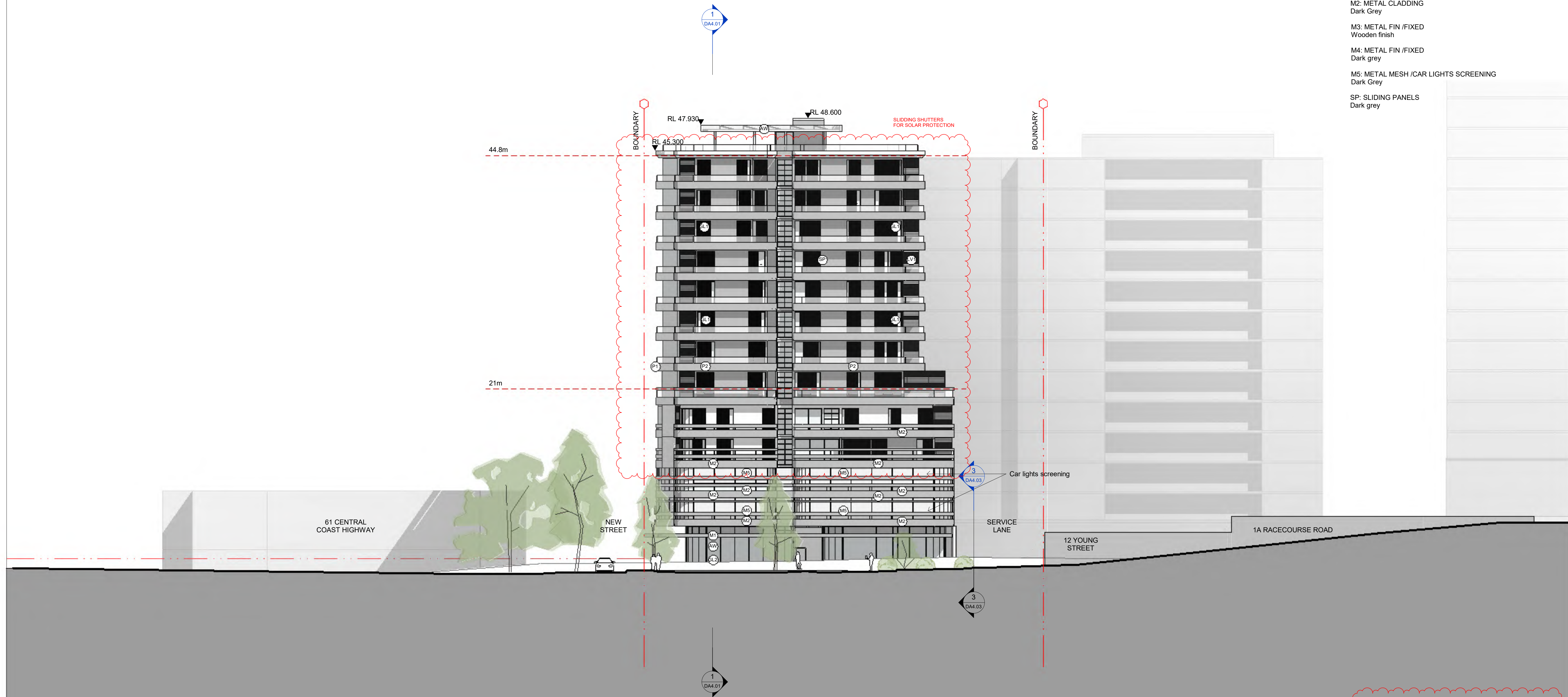
M2: METAL CLADDING
Dark Grey

M3: METAL FIN /FIXED
Wooden finish

M4: METAL FIN /FIXED
Dark grey

M5: METAL MESH /CAR LIGHTS SCREENING
Dark Grey

SP: SLIDING PANELS
Dark grey



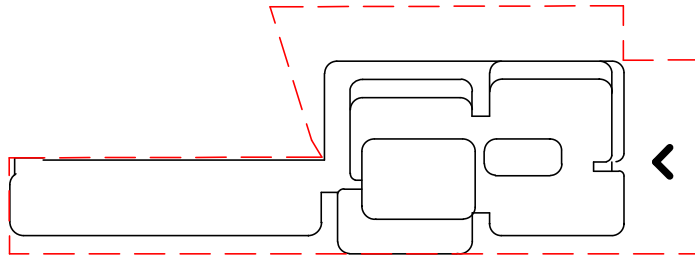
NOTE: HIGH PERFORMANCE DOUBLE GLAZING IS PROVIDED FOR THE RESIDENTIAL AND HOTEL COMPONENTS OF THE DEVELOPMENT

IMPORTANT NOTES:
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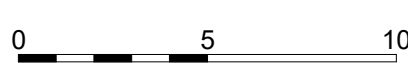
REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS



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Kuala Lumpur · Auckland · Christchurch · London · Madrid
ABN 20 098 552 151



CLIENT
JAPRICO DEVELOPMENTS PTY LTD

PROJECT
WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

SITE ELEVATION - EAST

SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
JOB 19062	DRAWING DA3.03		REVISION H



AW: AWNING WITH METAL FASCIA & SOFFIT
 Dark Grey/Wooden finish

P1: EXTERIOR PAINT - COARSE FINISH
 White

M2: METAL CLADDING
 Dark Grey

GL1: FIXED GLAZING WITH OPERABLE DOORS
 Clear

GL2: SHOPFRONT GLAZING
 Clear

P2: EXTERIOR PAINT - SMOOTH FINISH
 Dark Grey

LV1: METAL LOUVER SCREEN / OPERABLE
 Wooden finish

M1: METAL CLADDING WITH INSULATION/MATT FINISH
 Dark Grey

M2: METAL CLADDING
 Dark Grey

M3: METAL FIN /FIXED
 Wooden finish

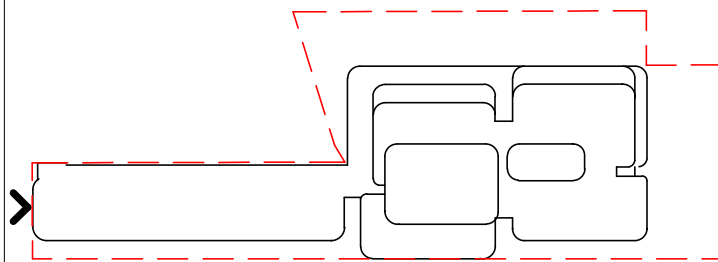
M4: METAL FIN /FIXED
 Dark grey

M5: METAL MESH /CAR LIGHTS SCREENING
 Dark Grey

SP: SLIDING PANELS
 Dark grey

NOTE: HIGH PERFORMANCE DOUBLE GLAZING IS PROVIDED FOR THE RESIDENTIAL AND HOTEL COMPONENTS OF THE DEVELOPMENT

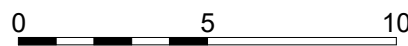
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WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

SITE ELEVATION - WEST

SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS
JOB 19062	DRAWING DA3.04		REVISION H

Architectural floor plan of a multi-story building complex. The plan shows a large parking area on the left with an 'AUTO SHOWROOM' at the bottom. To the right is a multi-story building with 'HOTEL' and 'RESIDENTIAL' units. The ground floor includes a 'HOTEL LOBBY AND RECEPTION', 'HOTEL LOUNGE', and 'COFFEE SHOP'. The plan includes level markers (e.g., LEVEL 13 to LEVEL 00), room labels, and a legend for areas like 1B, 2B, 2BTK, 3B, COFFEE SHOP, HOTEL LOBBY & RECEPTION, HOTEL LOUNGE, and SHOWROOM. A 'BOUNDARY' line is indicated on the right, and 'RACECOURSE ROAD' is labeled on the left.

<div>IMPORTANT NOTES: Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div> <div>FOR APPROVAL</div> <div>NOT FOR CONSTRUCTION</div>	REVISION	DATE	DESCRIPTION	BY		<div>marchese</div> <div>partners</div> <div>Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide Kuala Lumpur · Auckland · Christchurch · London · Madrid ABN 20 098 552 151</div> <div><div>0</div><div>5</div><div>10</div></div>	CLIENT JAPRICO DEVELOPMENTS PTY LTD		DRAWING TITLE SITE SECTION - SECTION A-A			
	A	2020.07.16	Revision 1	KG			<div>PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>	SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS	
	B	2020.07.21	Revision 1	KG				<div>JOB 19062</div>	<div>DRAWING DA4.01</div>	<div>REVISION G</div>		
	C	2020.07.24	Revision 3	KG								
	D	2020.07.30	FOR SUBMISSION	PS								
	E	2021.02.18	FOR COORDINATION	PS								
	F	2021.10.29	COUNCIL RFI	PS								
	G	2022.03.04	RFI SUBMISSION	PS								

6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

Stantec Australia

DMN/21/2042

QR Code

https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1



- AREA
- 2B
 - 2BTK
 - 3B
 - HOTEL
 - HOTEL LOBBY & RECEPTION
 - HOTEL LOUNGE
 - LOBBY
 - LOBBY RESIDENTIAL

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CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

SITE SECTION - SECTION B-B

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA4.02	G	