



Acid Sulfate Soil Management Plan

10 Young Street, West Gosford, NSW

Prepared for: Stevens Group
EP2775.001 5 August 2022



QMS Certification Services



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Acid Sulfate Soil Management Plan

10 Young Street, West Gosford, NSW

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

5 August 2022

Our Ref: EP2775.001

LIMITATIONS

This Acid Sulfate Soil Management Plan was conducted on the behalf of Stevens Group for the purpose/s stated in **Section 1**.

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 Acid Sulfate Soil Management Plan 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.

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Figure 1 Site Location

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1 Introduction

EP Risk Management Pty Ltd (EP Risk) was engaged by Stevens Group (Stevens) to prepare an Acid Sulfate Soil Management Plan (ASSMP) for 10 Young Street, West Gosford, New South Wales (the Site). The Site is known as Lot 1 in Deposited Plan (DP) 1194024 and is shown in **Figure 1**.

1.1 Objective and Scope

The objective of the ASSMP is outline management protocols to ensure that water quality, soil run-off, site wastewater contamination associated with acid sulfate soil (ASS) are considered and effectively managed during the proposed development. The scope of work to satisfy the objective includes:

- Conduct a review of previous investigation data.
- Summarise potential impacts on the environment associated with ASS and the Proposed Development.
- Document environmental procedures that must be followed to control potential environmental impacts associated with ASS by preparing a ASSMP.

1.2 Site Identification

Pertinent Site identification details are presented in **Table 1**.

Table 1 - Site Identification	
Item	Description
Site Address	10 Young Street, West Gosford, NSW (Figure 1)
Legal Description	Lot 1 in 1194024
Approximate Site Area	3,320 m ²
Site Owner	Stevens Group
Municipality	Central Coast Council (Council)
Site Zoning	State Environmental Planning Policy (SEPP) (Gosford City Centre) 2018 Land Application Map identifies the land as B6 Enterprise Corridor

1.3 Legal and Other Requirements

The following statutory provisions and guidelines are applicable to the Proposed Works, with regards to the ASSMP:

- SEPP (Gosford City Centre) 2018 Land Application Map.
- National Acid Sulfate Soils Guidance “National Acid Sulfate Soils Sampling and Identification Methods Manual” 2018 (National ASS Guidance 2018).
- Stone, Y, Ahern C R, and Blunden N (1998). Acid Sulfate Soil Manual 1998. Acid Sulfate Soil Management Advisory Committee, Wollongbar, NSW, Australia (NSW ASS Manual 1998).

- Dear, S-E, Ahern, C R, O'Brien, L E, Dobos, S K, McElnea, A E, Moore, N G and Watling, K M (2014) Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines (QLD ASS Technical Manual 2014).
- *Contaminated Land Management Act 1997* (CLM Act).
- *Protection of the Environment Operations Act 1997* (POEO Act).

2 Site Condition and Surrounding Environment

The Site is located at 10 Young Street, West Gosford, NSW, and consists of a gravel carpark. The topography of the Site is relatively flat with a gentle slope down to the west.

According to The Gosford / Lake Macquarie 1:100,000 Geological Sheet 9131, the Site is underlain by Cenozoic Quaternary gravels and sand.

A search of the WaterNSW groundwater map indicated that there were no registered groundwater bores located at the Site, however there are five registered groundwater bores within a 500 m radius of the Site. These include GW100229, GW100174, GW200838, GW200839, and GW200840. The bores were predominantly installed for exploration with one well classified as 'other'. The wells were drilled to depths ranging from 7.5 to 60 metres below ground surface (m BGS).

The SEPP (Gosford City Centre) 2018 Land Application Map has mapped the location of the Site as a Class 2 and Class 5 ASS zone.

3 Previous Investigations

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).

4 Proposed Disturbance Activity

Stevens is 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.

The proposed disturbance activity associated with the Proposed Development includes excavation and construction of a multi-storey building with no basement. The construction is likely to include, but not limited to, the following:

- Earthworks, including topsoil stripping, excavation to design depth.
- Temporary stockpiling of surplus soil material and subsequent off-site disposal or reuse on-site.
- Excavation and / or piling for footings and foundations.

This ASSMP relates to the proposed earthworks for the construction of the Proposed Development and the anticipated volume of disturbed soil will be greater than 1,000 tonnes of material.

A copy of the preliminary concept plans for the Proposed Development is provided in **Appendix A**.

5 Acid Sulfate Soil Indicators and Assessment Criteria

The following ASS indicators and assessment criteria are based on the National ASS Guidance 2018 and with consideration to the NSW Acid Sulfate Soil Manual.

5.1 Field Screening

Acid sulfate soils generally consist of clays and sands containing pyritic material and are usually found in estuarine areas. The field indicators of ASS include:

- pH readings measured in the field of less than 4;
- Iron staining on any drain surfaces;
- Unusually clear or milky green water discharge;
- Iron mottling of soil in the subsurface; and
- Corrosion of concrete or steel structures.

Undisturbed soil which contains iron sulfides or sulfidic material, which have not been exposed to air and oxidised, generally waterlogged, and have a pH of 4 or more and may be neutral or slightly alkaline are known as PASS. The following may also be indicators of PASS:

- Presence of any sulfurous odours;
- pH following oxidation with 30% hydrogen peroxide (H_2O_2) is less than 3;
- Strength of the oxidation reaction; and
- Lowering of the pH by at least 1 unit.

5.2 Soil Analytical Testing

The above field screening observations are used to guide selection of samples for laboratory analysis. Soil samples submitted for laboratory analysis are tested using chromium reducible sulfur (CRS) method and the results assessed against the criteria shown in **Table 2** for the disturbance of <1,000 or >1,000 tonnes (National ASS Guidance 2018).

Table 2 - Soil Assessment Criteria

Texture Range	Approximate Clay Content (%)	1-1,000 tonne Material Disturbed		>1,000 tonne Material Disturbed	
		Net Acidity		Net Acidity	
		% S oxidisable ¹ (oven-dry basis)	Mol H ⁺ /tonne ² (oven-dry basis)	% S oxidisable ¹ (oven-dry basis)	Mol H ⁺ /tonne ² (oven-dry basis)
Coarse and Peats Sands to loamy sands	< 5	≥ 0.03	≥ 18	≥ 0.03	≥ 18
Medium Clayey sand to light clays	5-40	≥ 0.06	≥ 36		
Fine Light medium to heavy clays	> 40	≥ 0.1	≥ 62		

¹ % S – measure of reduced inorganic sulfur (using the Scr or peroxide oxidisable sulfur (SPOS) methods) expressed as a percentage of the weight of dry soil analysed. Can also be used as an 'equivalent sulfur unit' when comparing the results of tests expressed in other units eg peroxide oxidisable sulfur (SPOS) or total oxidisable sulfur (STOS).

² mol H⁺/tonne – measure of acidity, expressed as the number of moles of hydrogen cations per tonne of oven-dry soil material. A mole is 6.022x10²³ atoms of a given substance.

5.3 Leachate Criteria

The treatment and management of surface water flows from areas containing ASS to prevent leaching of acidic waters and metal contaminants into the environment should maintain the present surface water quality. The discharge of surface water should be done so in accordance with NSW EPA, WaterNSW and Council requirements. In the absence of site-specific criteria, the minimum requirements are presented in **Table 3**.

Table 3 - Adopted Leachate Criteria

Indicator	Fresh Water	Marine Water
pH	6.5-8.0	8.0-8.4 and <0.2 unit charge
Suspended Solids	Not Defined	
Turbidity (NTU)	1-20	0.5-10
Dissolved Oxygen (field measured, %)	110	
Oil and Grease	None visible or detected	
Iron Floc and Scum	None visible or detected in discharge water	

6 Results

To assess site conditions and whether ASS exist on the Site, soil analytical results are required to be compared to published investigation and screening criteria. The adopted framework against which the soil analytical results are compared, is detailed in **Table 2**.

As no data is currently available for review, it is recommended that assessment of the Site is undertaken prior to any soil disturbance works to enable characterisation of ASS and development of liming rates. The proposed soil sampling methodology is provided below.

6.1 Soil Sampling Methodology

A minimum of four sampling locations are required within the Proposed Development footprint to assess the presence of ASS, in accordance with the recommended sampling density in the National ASS Guidance 2018.

Soil sampling should be conducted as follows:

- Boreholes are to be advanced to a minimum depth of 1.0 m below the maximum depth of the proposed excavations.
- Soil to be logged in accordance with AS1726.
- Soil samples are to be collected from four borehole locations across the Site, with samples collected at 1 m increments, or at horizon changes, to the maximum investigation depth 1 m below the depth of excavation.
- Soil samples to be collected using dedicated, disposable nitrile gloves and assessed for visual and olfactory signs of ASS (incl. grey staining, iron oxide and hydrogen sulphide odour).
- Samples to be collected into sealable bags, double bagged with the sample details and an individual identification added to the label. The samples must be frozen at the laboratory in accordance with laboratory protocol.
- The sample containers to be preserved on ice immediately after sampling and during shipment to a National Association of Testing Authorities (NATA) accredited laboratory under appropriate chain-of-custody documentation.

6.2 Analytical Testing

A NATA accredited laboratory is required for the analysis of representative samples from all four boreholes. The laboratory analysis should be undertaken in accordance with **Table 4**.

Table 4 - Analytical Testing	
Sample Location	Analytical Testing
Borehole Sample locations (four)	<ul style="list-style-type: none"> • pH_F/pH_{FOX} – (four locations, representative depths) • Chromium Reducible Sulfur Suite – (four locations, representative depths)

7 Acid Sulfate Soil Management Plan

7.1 Assigning Roles and Responsibilities

The key stakeholders responsible for the implementation of the control measures outlined in the ASSMP are presented in **Table 5**.

Table 5 - Roles and Responsibilities		
Role	Party	Responsibilities
Principal	Stevens	To engage the consultants and contractors and undertake all stakeholder management and to conduct ASS Assessment and verification sampling.
Contractor	TBA	To carry out the civil works associated with the Proposed Works and ensure compliance with the ASSMP any work health and safety controls and construction environment management plan (CEMP). The Contractor must maintain written records of activities undertaken each day and manage any unexpected finds.
Sub-contractors	TBA	Toolbox meetings will be conducted with all subcontractors which will include an ASS component outlining the adopted management measures to address ASS.
Environmental Consultant	TBA	Conduct ASS Assessment to determine liming rates. To validate all stockpiles and managed soils by sampling and analytical testing to prepare a validation report.

7.2 Environmental Impacts

The potential impacts of ASS from the Proposed construction include:

- Exposing ASS to air in the vicinity of surface drains, basins or sensitive receptors causing oxidation and a release of acid into the environment.
- Leaching of acid into the environment at treatment sites.
- Excavations and bulk earthworks to design subgrade level.
- Installation of piles for the developments foundations through the ASS impacted soil layers.
- Any activities that have potential to lower the water table may enhance the oxidation of sediments. Where excavation is below the water table and into ASS material, drawdown of the water table may expose ASS material. This can result in the oxidation of ASS and acid generation.

Elements of the Proposed Development will be designed to minimise excavations where practicable, however, excavations will be required and do have potential to intercept ASS.

7.3 Minimisation of Disturbance

Where disturbance of ASS cannot be avoided, there are a number of strategies that can be implemented to minimise disturbance to ASS. These strategies include:

- Designing earthworks to consider areas containing low or negligible levels of existing and potential acidity.

- Keeping earthworks shallow (viable when ASS is located within deeper soil profiles).
- Minimising groundwater fluctuations by avoiding the following:
 - deep drains/canals/artificial water bodies that may change the water table;
 - installation of groundwater extraction bores or continuing the use of existing groundwater bores;
 - dewatering for installation of infrastructure such as road, water and sewerage mains and underground cabling;
 - changing vegetation from pasture to deep rooted large trees; and
- Filling (under the supervision of a geotechnical consultant) to compress and dewater saturated ASS material before construction but keeping the soil in anoxic conditions.
- When practicable, excavation works in ASS areas and soil treatment should be conducted during dry periods to minimise risk of overflow from heavy or sudden rain events.

7.4 Neutralisation and Treatment

Neutralisation involves the application and mixing of a sufficient amount of alkaline materials into the soil to neutralise all existing acidity that may be present, and all potential acidity that could be generated from complete oxidation. Usually, neutralisation involves the excavation of ASS which must be stored and treated in a contained area. There can be significant risks to the environment if neutralisation is poorly managed.

There are a several different methods for carrying out neutralisation of ASS, including:

- Batch processing where the excavated ASS is spread out in a thin layer and the neutralising material is spread on top. The two materials are then mechanically mixed together.
- Continuous processing where a mixing machine (such as a pug mill) is used, and the soil and neutralising agent is fed into the machine.

The preferred neutralising agent is fine agricultural lime (aglime) with not less than 95% fine grained calcium carbonate. Other common neutralising agents include hydrated lime, quick lime, and sodium bicarbonate. Sandy soil can be mixed with neutralising agents with ease, but high plasticity clay soil requires significant areas and additional time to allow adequate mixing and reaction.

As there is insufficient data on ASS conditions an ASS Assessment is required to determine liming rates as per **Table 4**.

7.4.1 Construction of the Soil Treatment Area

Prior to commencing the neutralisation works, a soil treatment area will be constructed in the vicinity of the earthworks. The soil treatment area should be:

- Constructed as far as practicable from any drainage channels.
- Designed and sized to accommodate the anticipated volumes of spoil produced from the excavation works.
- Barricaded and appropriate signage erected.
- Bunded to a height of approximately 0.3 m and appropriate sediment controls installed to prevent runoff and sediment migration.

- Designed such that overland flow is diverted.
- Constructed with a guard layer comprising of a neutralising agent as described in the QLD ASS Technical Manual (2014).

The minimum guard layer rate will be 5 kg aglime/m² per vertical meter of fill material. If the highest detected sum of existing and potential acidity is greater than 1% S-equivalent, the guard layer rate will be a minimum of 10 kg aglime/m² per vertical metre of fill.

7.4.2 Stockpiling Soils

It is recommended that on-site monitoring is carried out during any deeper excavation earthworks carried out on Site so that disturbance of ASS can be identified, and ASS soils can be segregated, stockpiled and treated. The management of stockpiled soils within the soil treatment area will be required as follows:

- All excavated soils containing ASS should be segregated from the spoil and stockpiled separately.
- The residence time for short term stockpiling of soils within the soil treatment area should not exceed recommended periods detailed in the QLD ASS Technical Manual (2014) as presented in **Table 6**.
- If ASS is required to be stockpiled for longer time frames than those presented in **Table 6**, then it must be fully treated.

Table 6 - Indicative Residence Time for Soil in Soil Treatment Area		
Texture	Approximate Clay Content (%)	Duration of Stockpiling (hours)
Coarse and Peats Sands to loamy sands	< 5	18
Medium Clayey sand to light clays	5-40	42
Fine Light medium to heavy clays	> 40	66

Additional measures to minimise short term effects of oxidation of stockpiles during the Proposed Development works include:

- Spreading aglime over the surface of the stockpile to limit the generation of acidity from the surface of the stockpile where it is considered likely the stockpile will contain ASS. The results of previous validation testing can be used as a guide to the likely presence of existing or potential ASS within the stockpile.
- Soils within the soil treatment area should be kept moist, but not saturated to minimise oxidation prior to treatment.
- All soils should be covered with tarpaulins or geomembrane to mitigate generation of leachate within the soil treatment area.

7.4.3 Monitoring

If disturbance of ASS is suspected to have occurred, parameters may need to be monitored daily. More frequent monitoring may also be required to assess the impact of events such as heavy rainfall. The monitoring program should be developed by the Environmental Consultant in conjunction with the Project Contractor. Measurement and testing equipment should be operated by personnel experienced in water and soil sampling using

appropriately maintained and calibrated test equipment. The action criteria for treatment are summarised in **Table 7**.

Table 7 - Monitoring Program Action Criteria		
Media	Indicator	Action
Water	6.5 < pH < 8.5 or +/- 0.2 units of adjacent surface water bodies.	pH outside this range is not suitable for discharge to the surrounding environment and requires treatment prior to discharge.
Soil	pH < 4	Indicates the excavated material is oxidising and would require treatment with lime to neutralise the acidity.

7.4.4 Soil Treatment

The treatment option for soil is neutralisation as follows:

- Stockpile the excavated spoil on the central portion of the guard layer.
- Mechanically break up any clods, add aglime and mix. The aglime should be thoroughly mixed with the soil using an appropriate mechanical device such as an excavator (or other alternatives as appropriate).
- Dosing rates of aglime to be in accordance with the results of chromium reducible sulfur testing.
- It is recommended progressive neutralisation of stockpiled soil is undertaken to minimise the size of the soil treatment area.
- Additional liming may be required should the results indicate the neutralisation has not been achieved.

7.4.5 Water treatment

Surface water (i.e., water pooled within bunded/treatment areas) with the potential to become acidic as a result of interaction with the treatment area or excavations will be treated and monitored as follows:

- Surface water accumulated in excavations or the treatment area will be tested for pH. If the pH is outside the range of 6.5 – 8.5 then the water will be neutralised with the addition of agricultural lime or hydrated lime.
- Records of water discharged from Site shall be maintained.
- Backfilling excavations, completion of footings as soon as possible to minimise the oxidation of in-situ soils exposed within the excavations.
- Minimise the drainage of soils by limiting any groundwater drawdown within excavations to the absolute minimum required to complete the excavation safely. Seepage entering the excavation should be minimised through the use of physical barriers. Treatment of water from dewatering activities may be required subject to further testing.
- Where material is to be transported to the treatment area via public roads, wheel cleaning facilities will be established at site exits to prevent off-site contamination during transport.
- Material will be transported within trucks with secure tailgates.

- Records of transport including individual truck details and quantity transport will be retained at the Project Office.
- At the end of each transport shift an inspection of the transport route will be undertaken by the Supervisor to determine if material has been spilt. Where material has been spilt on public roads it will be removed immediately.

When run-off accumulates, water quality will be monitored regularly during the construction period, particularly following substantial rainfall events. Retained water will be sampled, tested, and treated to the parameters in **Table 3** and **Table 7** prior to discharge.

7.5 Sampling and Testing

It is recommended the following inspections and testing should be undertaken:

- Inspections and testing of stockpile spoil within the treatment area at least every 1-2 days (depending upon the soil type and with reference to **Table 6** to determine whether the addition of aglime is required.
- If it is determined aglime application is required, it is to be done so as per the dosing rates determined from proposed testing. Mixing the treated soil is to be undertaken in accordance with the timelines provided in **Table 6**.
- Inspections of stockpiles for visual signs of seepage impacted by ASS including milky waters, iron staining and sulfur odour should be undertaken daily.
- Collection of verification soil samples per the following sampling density in accordance with the National ASS Guidance 2018:
 - volume of stockpile < 250 m³ – 2 samples;
 - volume of stockpile 251 - 500 m³ – 3 samples;
 - volume of stockpile 1,000 m³ – 4 samples; and
 - volume of stockpile > 1,000 m³ – 4 samples plus one per additional 500 m³.
- Verification testing for the success of the soil neutralisation is to be carried out in accordance with the National ASS Guidance 2018, including testing of each sample for the CRS suite by a NATA accredited laboratory.

7.6 Performance Criteria

The assessment criteria outlined in **Table 2** must be adopted for performance assessment for the successful neutralisation of treated ASS. ASS that has been treated by neutralisation techniques and has not met these criteria must be re-treated and re-tested until the above performance criteria are met. These performance criteria equate to there being no positive calculated net acidity in the soil above the adopted criteria following treatment. The neutralisation management strategy is most effective when soil and neutralising agents are completely homogenised, which may not be fully achievable for large volumes of soil, especially when moist and/or clayey.

7.7 Reporting

The following details should be recorded during the soil treatment process and reported in a final Acid Sulfate Soil Validation Report:

- Total final volumes and dimensions of disturbed ASS.
- Where dewatering was involved, final location, extent and duration of dewatering and details of testing and groundwater management strategies applied.
- Details of soil management strategies undertaken at the site (including evidence of specific management measures such as waste tracking, photographic evidence of neutralisation and of bunded treatment pads).
- Details of surface water management strategies undertaken at the Site.
- Location of any off-site disposal of ASS and evidence of treatment on-site and waste classification prior to lawful disposal.
- Summary of verification testing results for material treated.
- Location and maps of areas used for strategic burial of treated ASS, with depth below finished surface and details of safety margin below the permanent water table.
- Summary of monitoring results for surface water and groundwater (with an emphasis on trends in water quality).
- In appendices, full results of monitoring and verification testing regimes.
- A discussion of the effectiveness of management strategies employed at the Site.
- Details of any incidence of nonconformity with the Environment Management Plan and corrective actions taken.
- A discussion of any potential risks to the environment or human health.
- Proposed future monitoring and/or reporting programs.
- Proposed remediation measures if needed.

A record of these observations, calculations and soil monitoring results should be provided to the client for each day an inspection is undertaken. At the completion of works a final closure report will be prepared detailing the above information.

8 Contingency Plan

A number of contingency measures for the soil treatment works have been provided in **Table 8**.

Table 8 - Contingency Plan		
Scenario	Consequence	Contingency Measures
Under liming of ASS	Potential for acid generation and impact to sensitive receptors	Addition of more aglime with additional chromium reducible sulfur testing to determine additional liming rate (if required)
Over liming of ASS	High pH may cause environmental impact	Mix over limed soil with ASS to reduce pH levels to within adopted criteria
Volume of ASS exceeds treatment area	Delays to earthworks	Increase size of soil treatment area
Observations of ASS leachate production in soil treatment area	Loss of containment of leachate	Conduct aglime treatment and apply leachate back to stockpile
Heavy rain causing ponding of water within treatment area	Damage to bunding and sediment controls	Testing of water for adopted action criteria and treatment if exceedance of relevant criteria. Irrigation of validated water to adjacent areas.
pH values increase in surrounding water bodies	Potential for acid generation and impact to sensitive receptors	Increase monitoring frequency and submit samples to laboratory for analysis. If continues, notify relevant statutory authority.

9 Conclusion

EP Risk was engaged by Stevens to prepare an Acid Sulfate Soil Management Plan (ASSMP) for 10 Young Street, West Gosford, NSW (the Site). It is understood that the Site is proposed to be redeveloped into a mixed-use multilevel retail / hotel / residential development.

The Site is located in a Class 2 and Class 5 ASS zone and further soil sampling and analytical testing is required prior to excavation and construction works to characterise the nature and extent of acid sulfate soil impact at the Site.

The ASSMP recommended a liming rate will need to be determined and analytical results assessed against the National ASS Guidance 2018 action criteria. ASS treatment monitoring and verification should be conducted as per the ASSMP, following assessment to determine liming rates, and liming adjusted as required based on screening and testing results during treatment and testing.

Figures



Figure 1 – Site Location

Appendix A

PROPOSED DEVELOPMENT DRAWING

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

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

DMM/21/2042

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	A	2020.07.16	Revision 1	KG				<div>PROJECT</div> <div>WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>	SCALE	DATE	DRAWN	CHECKED
	B	2020.07.21	Revision 1	KG					NTS	2022.03.04	KG	PS
	C	2020.07.24	Revision 3	KG					<div>JOB</div> <div>19062</div>	<div>DRAWING</div> <div>DA0.01</div>	<div>REVISION</div> <div>H</div>	
	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									

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

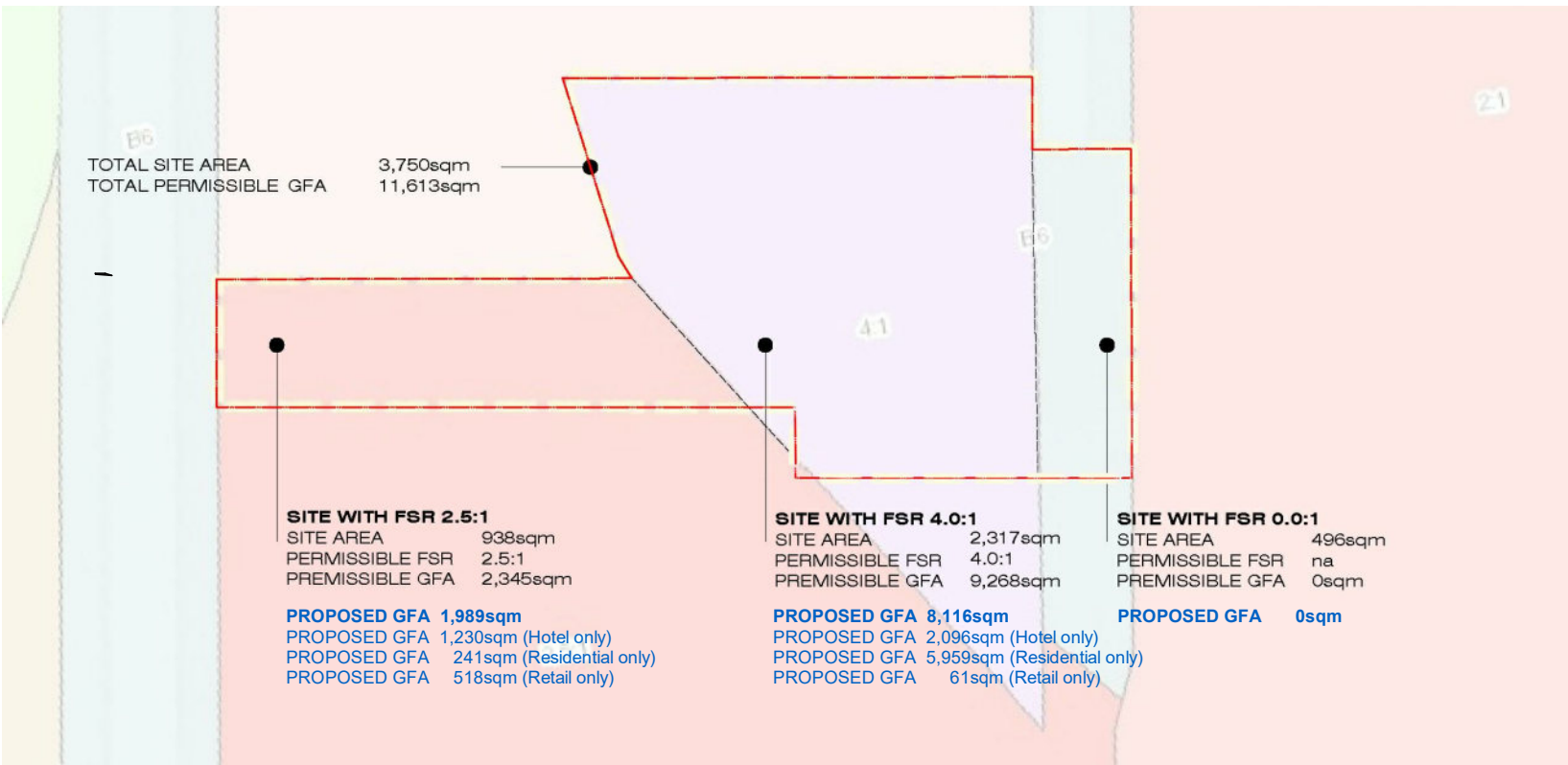
MOTORCYCLE PARKING

		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

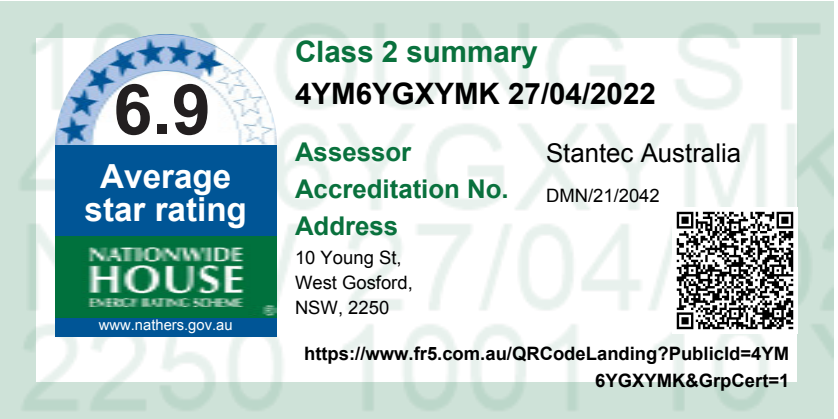
Design Specification – WATER for Residential Apartment Units & Related Areas (refer BASIX Certificate)

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.

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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6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

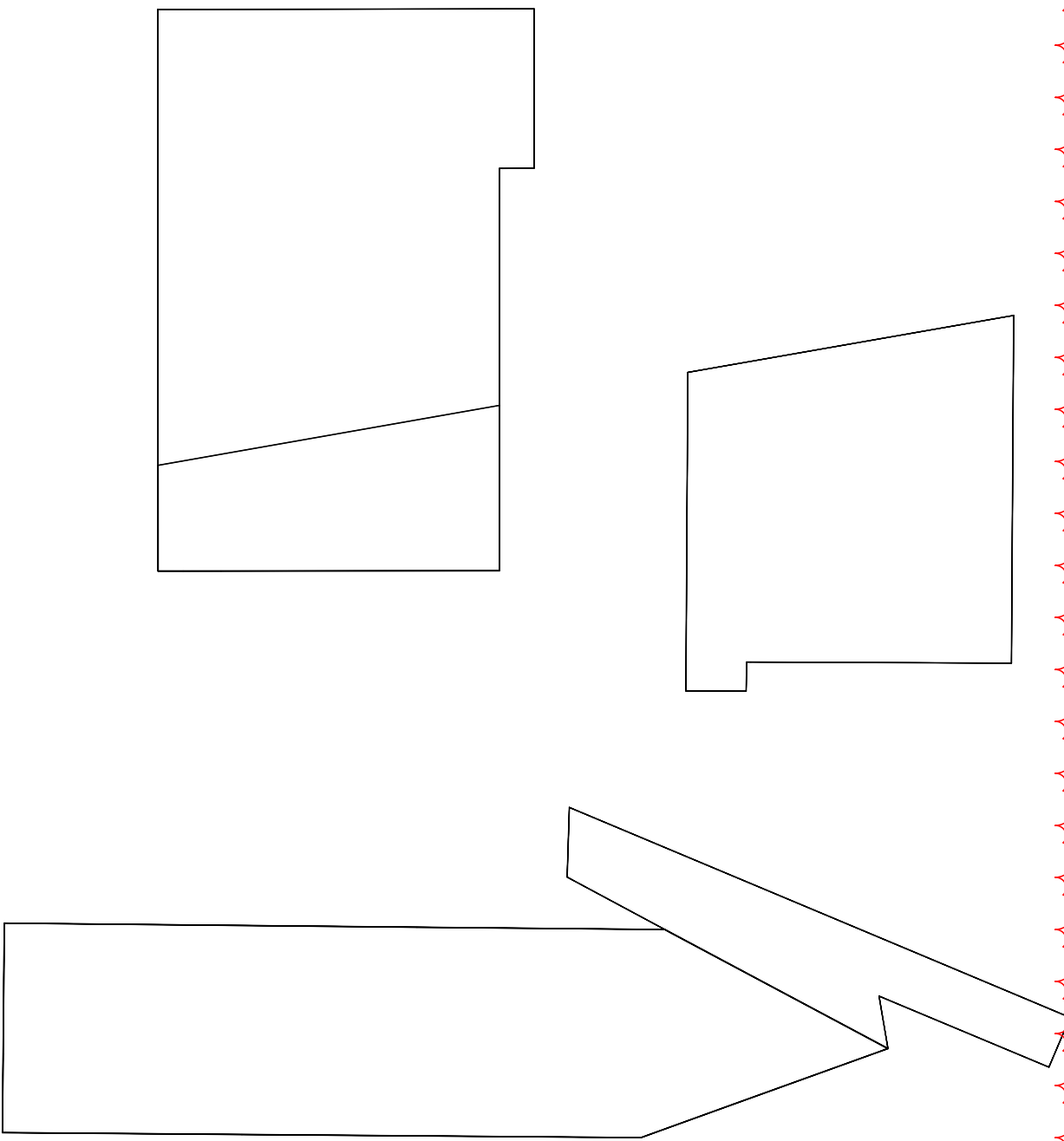
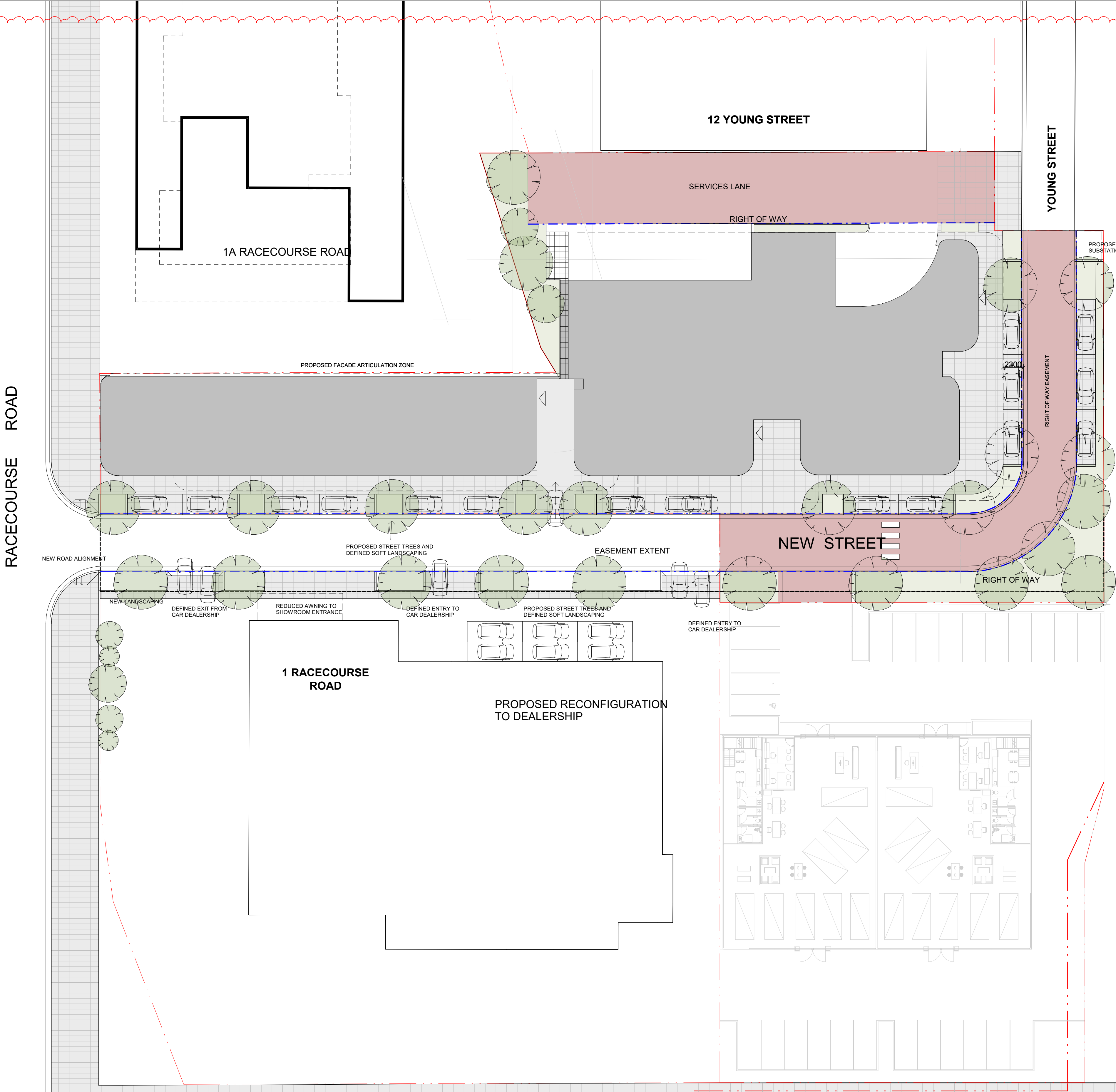
10 Young St,
West Gosford,
NSW, 2250

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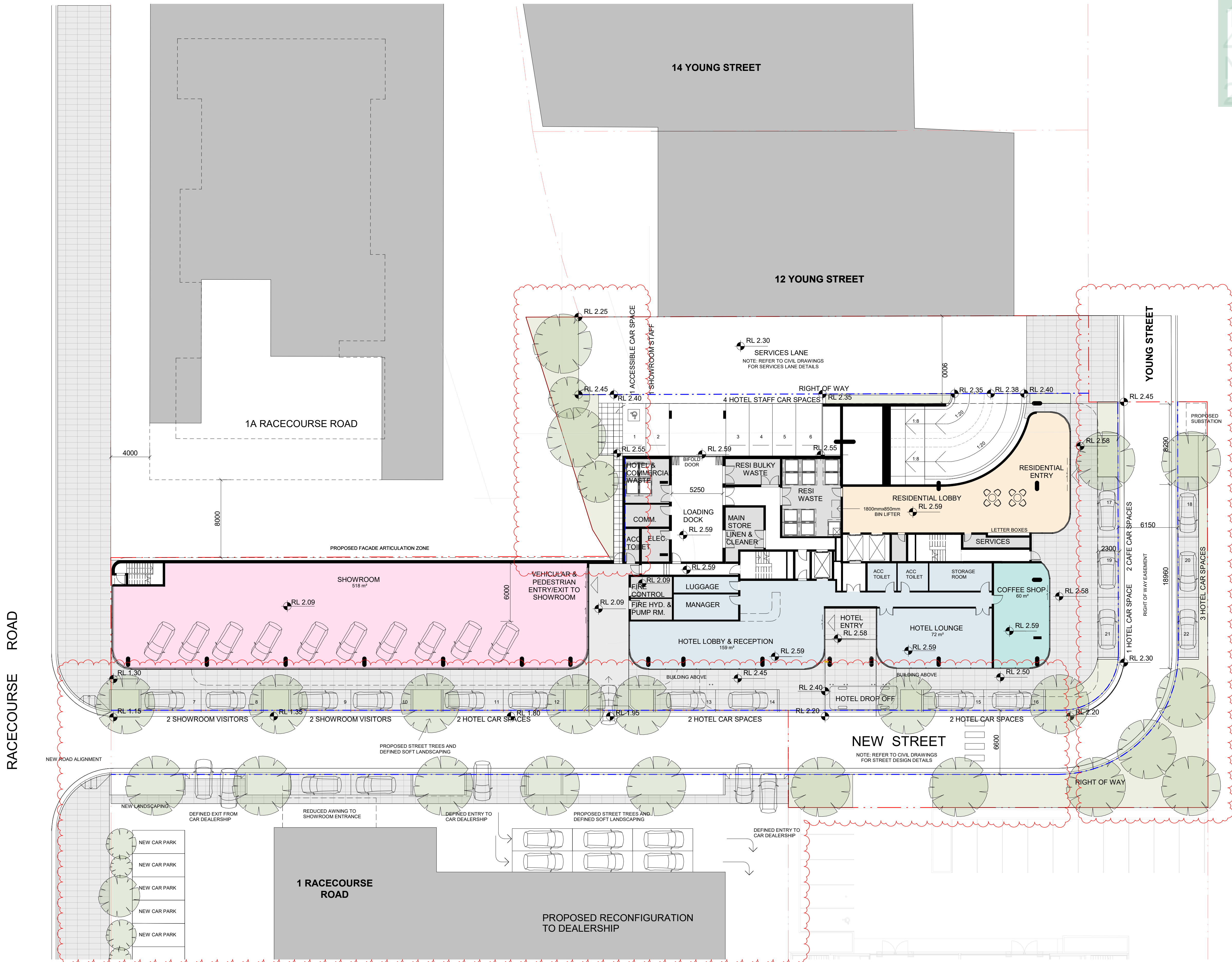
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	A	2021.03.16	COUNCIL RFI	PS			<div>PROJECT</div> <div>WEST GOSFORD</div> <div>10 YOUNG STREET, WEST GOSFORD,</div> <div>NSW 2250</div>	SCALE	DATE	DRAWN	CHECKED
	B	2021.10.29	COUNCIL RFI	PS				<div>JOB</div> <div>19062</div>	<div>DRAWING</div> <div>DA2.00</div>	<div>REVISION</div> <div>C</div>	
	C	2022.03.04	RFI SUBMISSION	PS							



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	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	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						
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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>DA2.01</div>	<div>REVISION</div> <div>J</div>						

6.9

Average star rating

NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

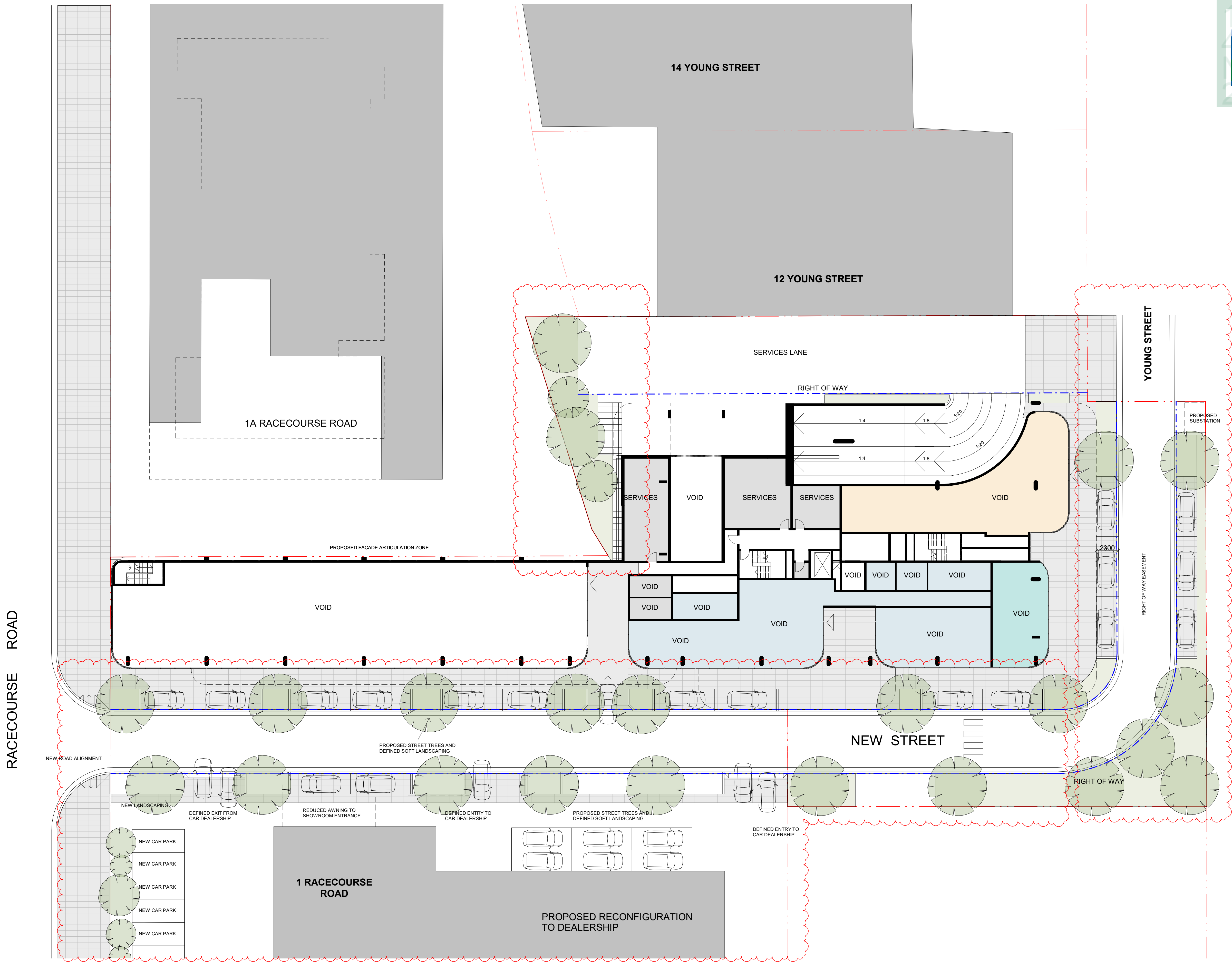
10 Young St,
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NSW, 2250

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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	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

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0

5

10

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 00M

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING		REVISION
19062	DA2.02		J

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

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Assessor

Accreditation No.

Address

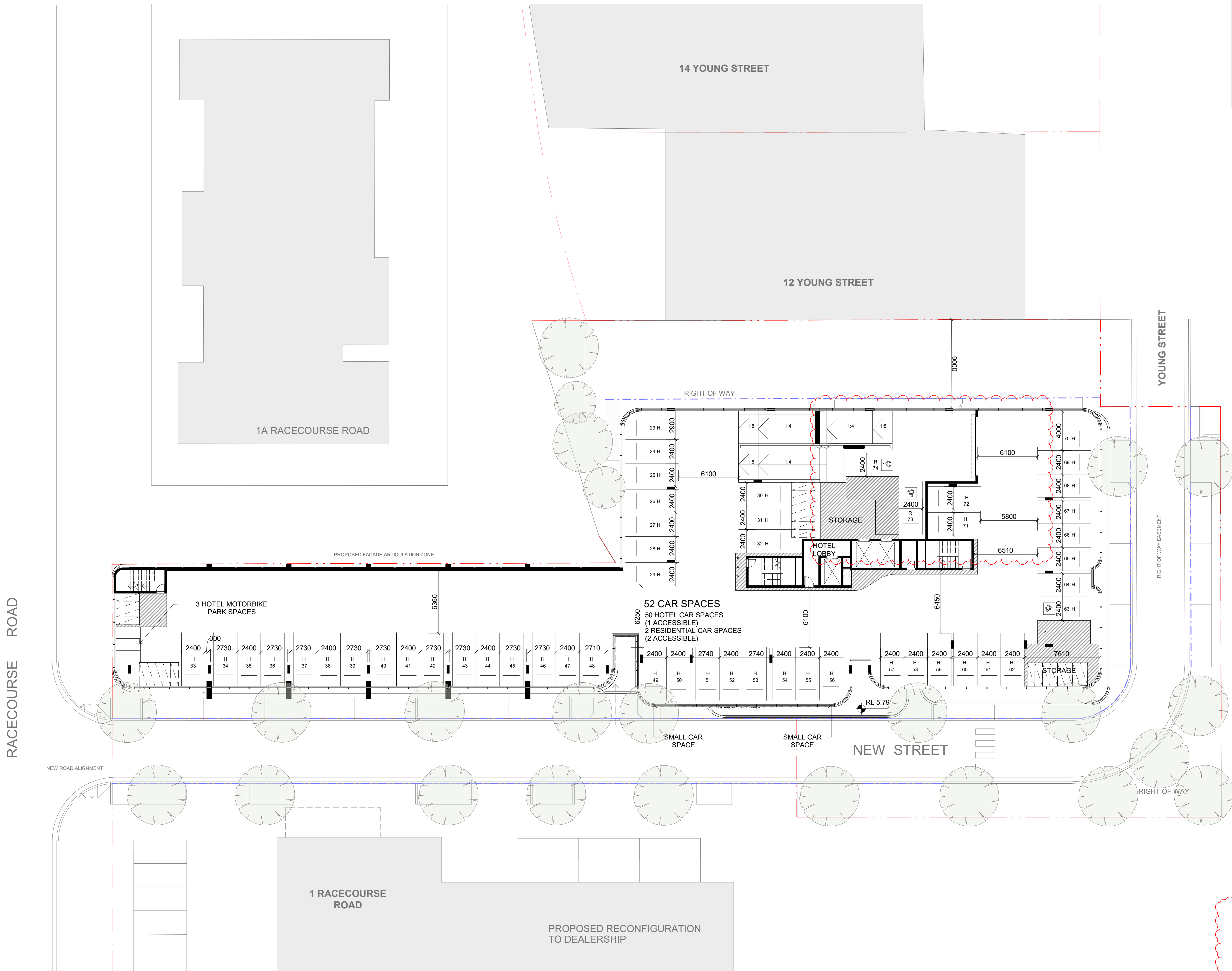
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NSW, 2250

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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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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

LEVEL 01

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA2.03	H	

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

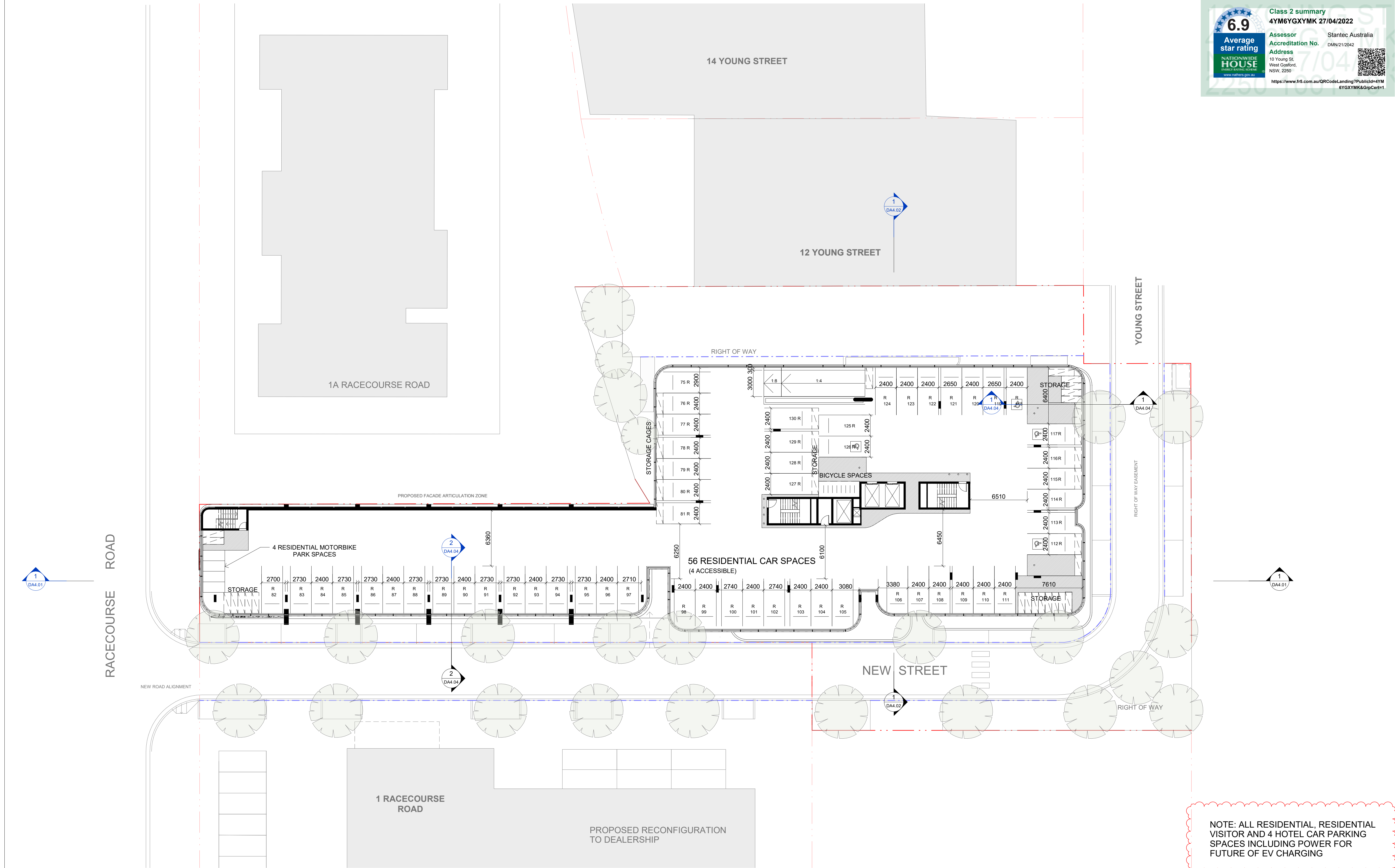
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	A	2020.07.16	Revision 1	KG						
	B	2020.07.21	Revision 1	KG						
	C	2020.07.24	Revision 3	KG						
	D	2020.07.30	FOR SUBMISSION	PS						
	E	2021.02.18	FOR COORDINATION	PS						
	F	2021.10.29	COUNCIL RFI	PS						
	G	2022.03.04	RFI SUBMISSION	PS						
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<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 & Environmental

www.natthews.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

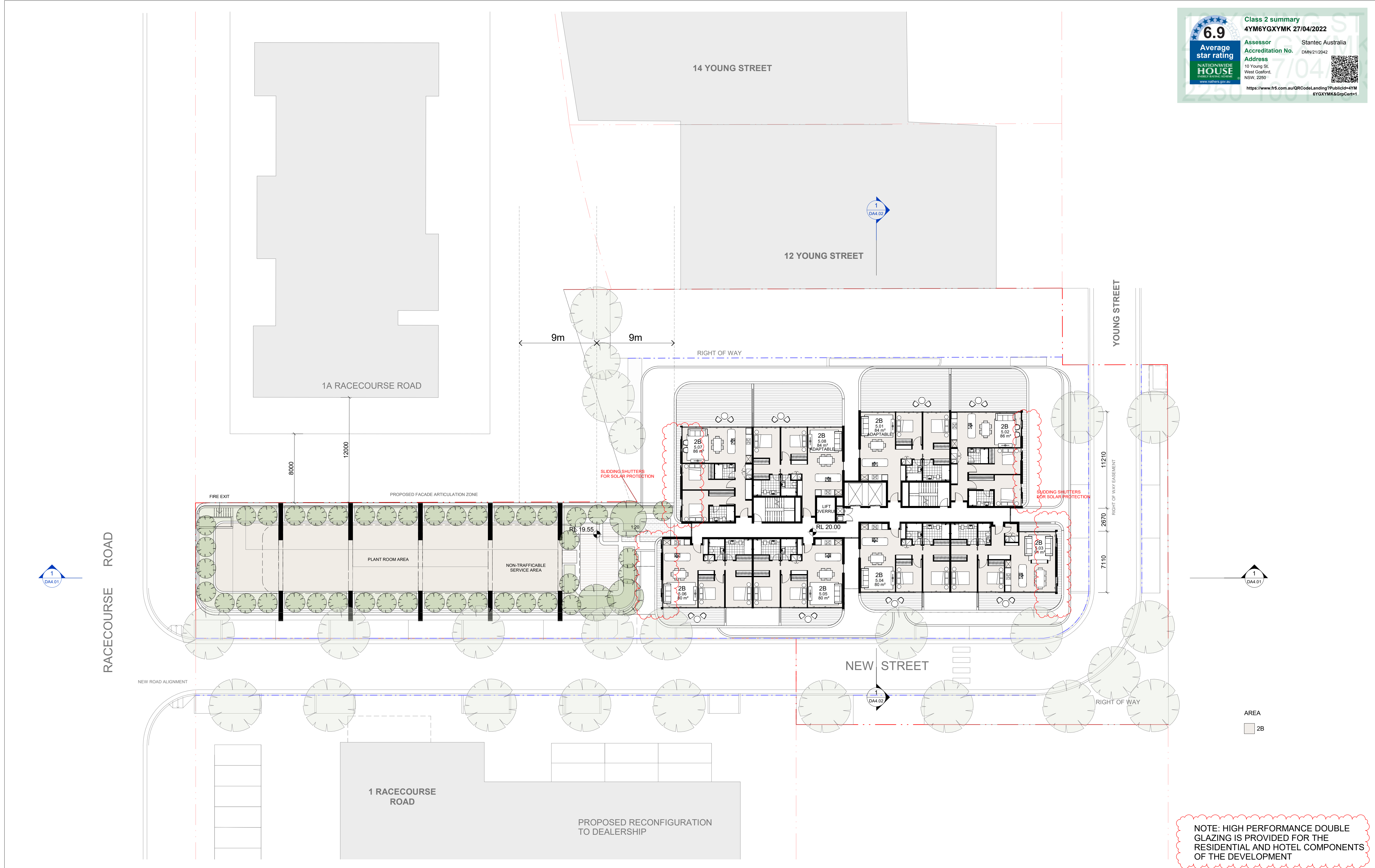
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West Gosford,
NSW, 2250

Stantec Australia

DMN/21/2042

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	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 DA2.07</div>	<div>REVISION H</div>				
	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										

14 YOUNG STREET

12 YOUNG STREET

1A RACECOURSE ROAD

9m 9m

RIGHT OF WAY

SLIDING SHUTTERS FOR SOLAR PROTECTION

PROPOSED FACADE ARTICULATION ZONE

RL 21.850

2B 6.01 85 m² ADAPTABLE

2B 6.02 86 m²

2B 6.03 87 m²

2B 6.04 88 m²

2B 6.05 89 m²

2B 6.06 90 m²

2B 6.07 91 m²

2B 6.08 92 m²

2B 6.09 93 m²

2B 6.10 94 m²

2B 6.11 95 m²

2B 6.12 96 m²

2B 6.13 97 m²

2B 6.14 98 m²

2B 6.15 99 m²

2B 6.16 100 m²

2B 6.17 101 m²

2B 6.18 102 m²

2B 6.19 103 m²

2B 6.20 104 m²

2B 6.21 105 m²

2B 6.22 106 m²

2B 6.23 107 m²

2B 6.24 108 m²

2B 6.25 109 m²

2B 6.26 110 m²

2B 6.27 111 m²

2B 6.28 112 m²

2B 6.29 113 m²

2B 6.30 114 m²

2B 6.31 115 m²

2B 6.32 116 m²

2B 6.33 117 m²

2B 6.34 118 m²

2B 6.35 119 m²

2B 6.36 120 m²

2B 6.37 121 m²

2B 6.38 122 m²

2B 6.39 123 m²

2B 6.40 124 m²

2B 6.41 125 m²

2B 6.42 126 m²

2B 6.43 127 m²

2B 6.44 128 m²

2B 6.45 129 m²

2B 6.46 130 m²

2B 6.47 131 m²

2B 6.48 132 m²

2B 6.49 133 m²

2B 6.50 134 m²

2B 6.51 135 m²

2B 6.52 136 m²

2B 6.53 137 m²

2B 6.54 138 m²

2B 6.55 139 m²

2B 6.56 140 m²

2B 6.57 141 m²

2B 6.58 142 m²

2B 6.59 143 m²

2B 6.60 144 m²

2B 6.61 145 m²

2B 6.62 146 m²

2B 6.63 147 m²

2B 6.64 148 m²

2B 6.65 149 m²

2B 6.66 150 m²

2B 6.67 151 m²

2B 6.68 152 m²

2B 6.69 153 m²

2B 6.70 154 m²

2B 6.71 155 m²

2B 6.72 156 m²

2B 6.73 157 m²

2B 6.74 158 m²

2B 6.75 159 m²

2B 6.76 160 m²

2B 6.77 161 m²

2B 6.78 162 m²

2B 6.79 163 m²

2B 6.80 164 m²

2B 6.81 165 m²

2B 6.82 166 m²

2B 6.83 167 m²

2B 6.84 168 m²

2B 6.85 169 m²

2B 6.86 170 m²

2B 6.87 171 m²

2B 6.88 172 m²

2B 6.89 173 m²

2B 6.90 174 m²

2B 6.91 175 m²

2B 6.92 176 m²

2B 6.93 177 m²

2B 6.94 178 m²

2B 6.95 179 m²

2B 6.96 180 m²

2B 6.97 181 m²

2B 6.98 182 m²

2B 6.99 183 m²

2B 6.100 184 m²

2B 6.101 185 m²

2B 6.102 186 m²

2B 6.103 187 m²

2B 6.104 188 m²

2B 6.105 189 m²

2B 6.106 190 m²

2B 6.107 191 m²

2B 6.108 192 m²

2B 6.109 193 m²

2B 6.110 194 m²

2B 6.111 195 m²

2B 6.112 196 m²

2B 6.113 197 m²

2B 6.114 198 m²

2B 6.115 199 m²

2B 6.116 200 m²

2B 6.117 201 m²

2B 6.118 202 m²

2B 6.119 203 m²

2B 6.120 204 m²

2B 6.121 205 m²

2B 6.122 206 m²

2B 6.123 207 m²

2B 6.124 208 m²

2B 6.125 209 m²

2B 6.126 210 m²

2B 6.127 211 m²

2B 6.128 212 m²

2B 6.129 213 m²

2B 6.130 214 m²

2B 6.131 215 m²

2B 6.132 216 m²

2B 6.133 217 m²

2B 6.134 218 m²

2B 6.135 219 m²

2B 6.136 220 m²

2B 6.137 221 m²

2B 6.138 222 m²

2B 6.139 223 m²

2B 6.140 224 m²

2B 6.141 225 m²

2B 6.142 226 m²

2B 6.143 227 m²

2B 6.144 228 m²

2B 6.145 229 m²

2B 6.146 230 m²

2B 6.147 231 m²

2B 6.148 232 m²

2B 6.149 233 m²

2B 6.150 234 m²

2B 6.151 235 m²

2B 6.152 236 m²

2B 6.153 237 m²

2B 6.154 238 m²

2B 6.155 239 m²

2B

DRAWING TITLE			
LEVEL 06 (TYP L06-L09)			
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

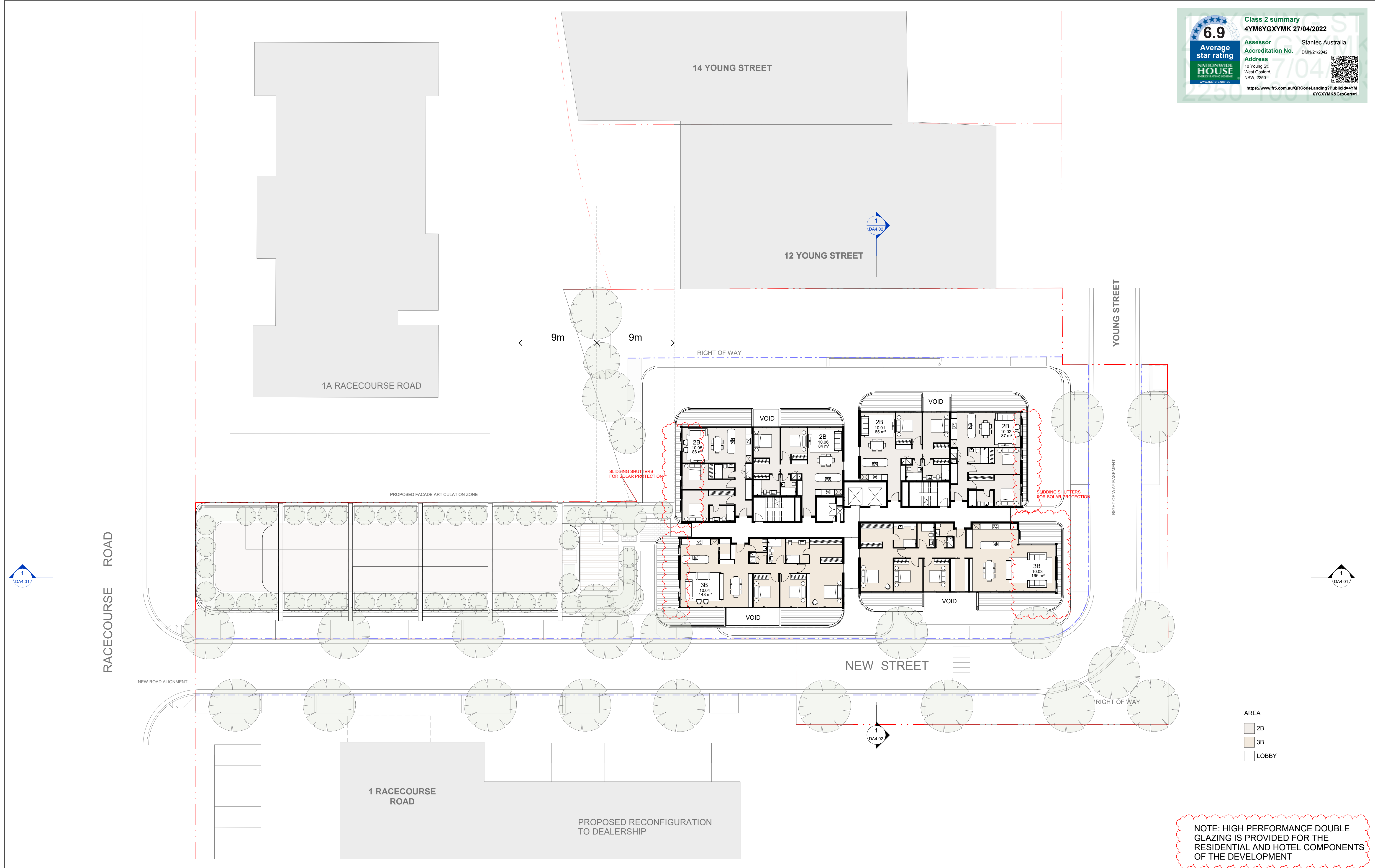
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	A	2020.07.16	Revision 1	KG			<div>PROJECT WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>	SCALE 1:200 @A1 1:400 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS			
	B	2020.07.21	Revision 1	KG				<div>JOB 19062</div>	<div>DRAWING DA2.09</div>	<div>REVISION H</div>				
	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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Average star rating

NATIONWIDE HOUSE

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Class 2 summary

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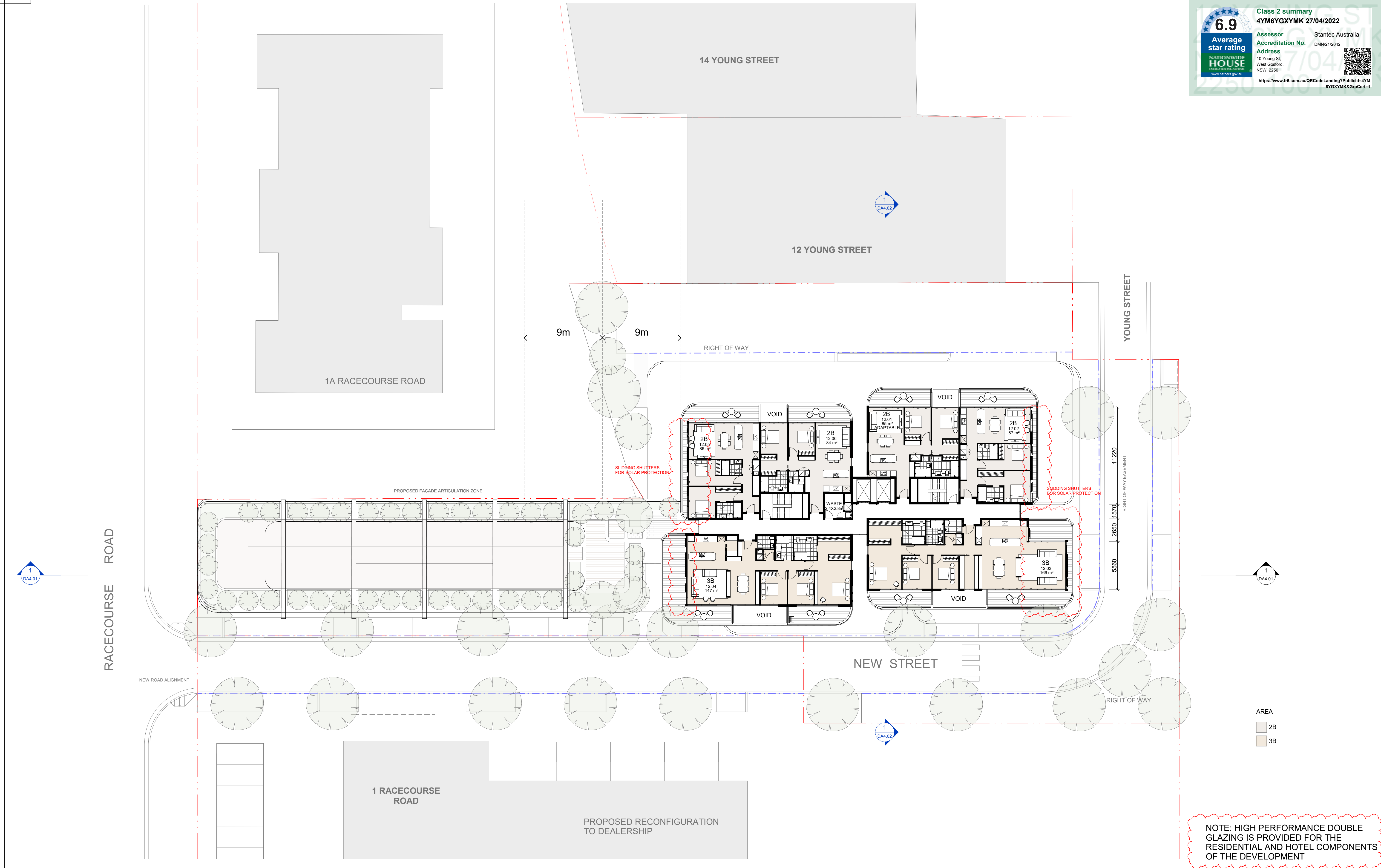
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NSW, 2250

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	REVISION	DATE	DESCRIPTION	BY																
A	2021.03.16	COUNCIL RFI	PS																	
B	2022.03.04	RFI SUBMISSION	PS																	
<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>DA2.10</div>		<div>REVISION</div> <div>B</div>																

6.9

Average star rating

NATIONWIDE HOUSE

Finalised 20/04/2022

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

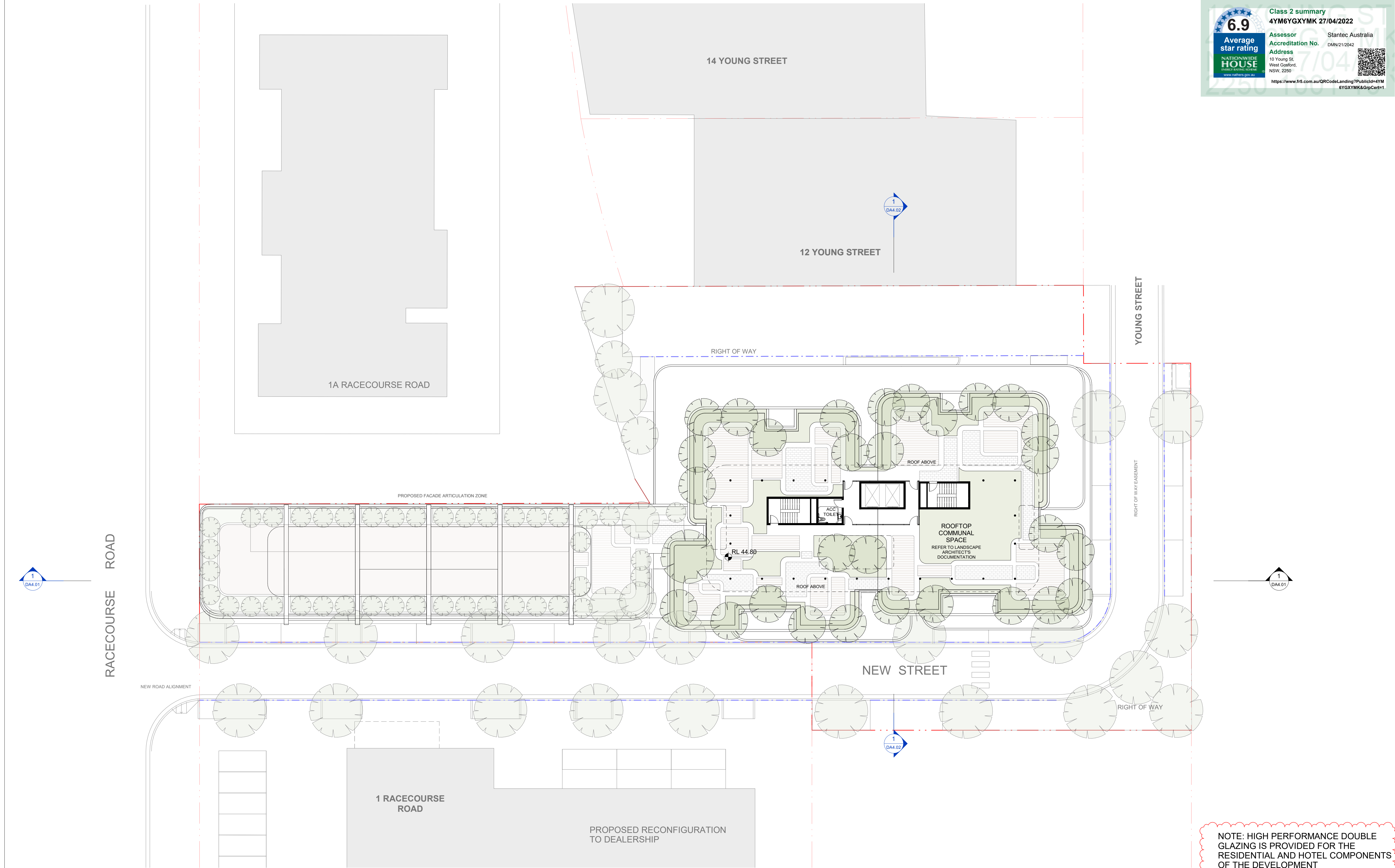
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	A	2020.07.16	Revision 1	KG						
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<div>PROJECT</div> <div>WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>		<div>SCALE</div> <div>1:200 @A1 1:400 @A3</div>		<div>DATE</div> <div>2022.03.04</div>		<div>DRAWN</div> <div>KG</div>		<div>CHECKED</div> <div>PS</div>		
		<div>JOB</div> <div>19062</div>		<div>DRAWING</div> <div>DA2.11</div>			<div>REVISION</div> <div>G</div>			

6.9

Average star rating

NATIONWIDE HOUSE

RAISED ABOVE-GROUND

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

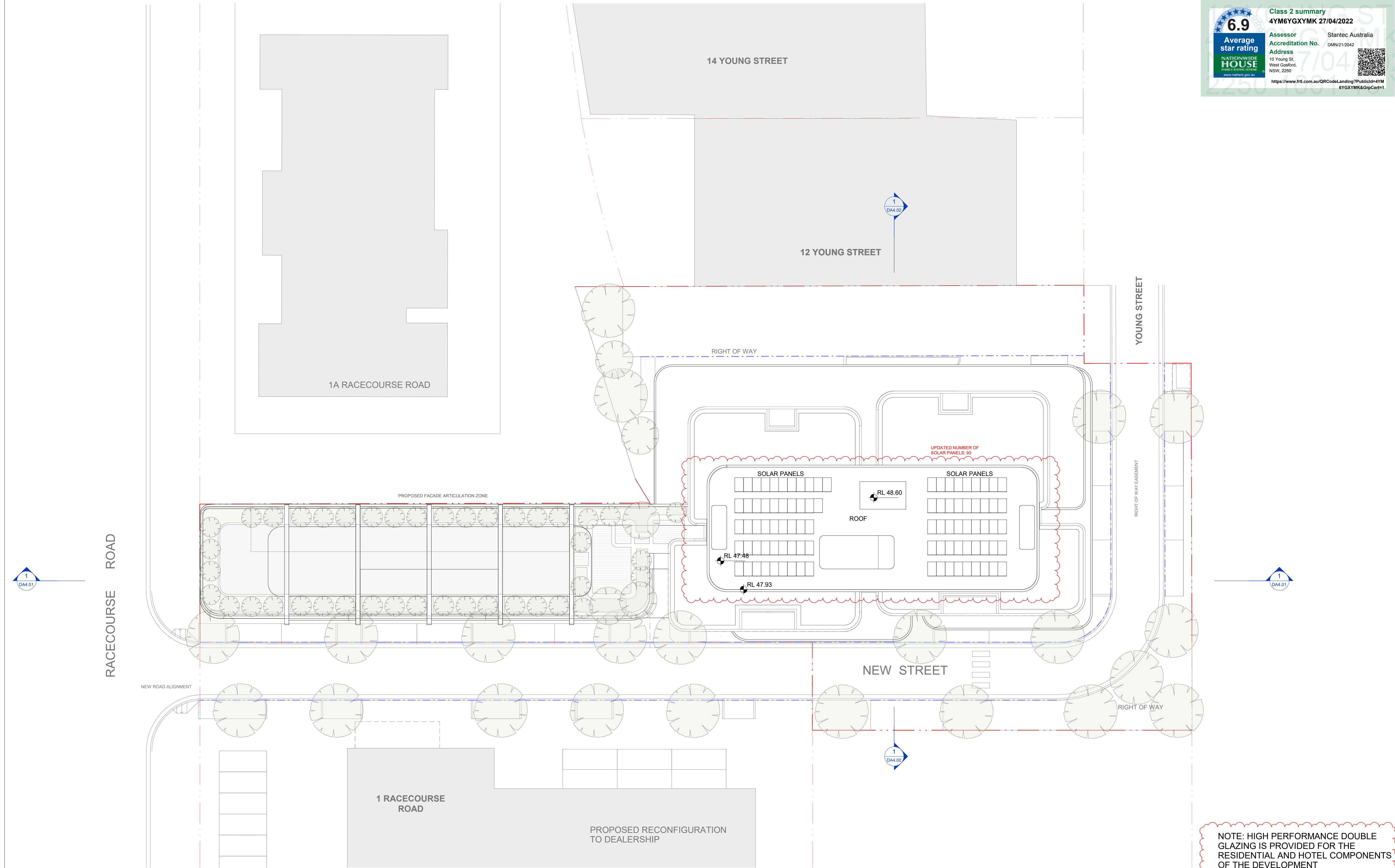
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	B	2020.07.21	Revision 1	KG	
	C	2020.07.24	Revision 3	KG	
	D	2020.07.30	FOR SUBMISSION	PS	
	E	2021.02.18	FOR COORDINATION	PS	
	F	2021.10.29	COUNCIL RFI	PS	
	G	2022.03.04	RFI SUBMISSION	PS	
	<div>marchesepartners</div> <div>Marchese Partners International 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><div></div><div>0510</div></div></div>				
CLIENT JAPRICO DEVELOPMENTS PTY LTD		DRAWING TITLE LEVEL 14 ROOF PLAN			
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 DA2.12	REVISION G	

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

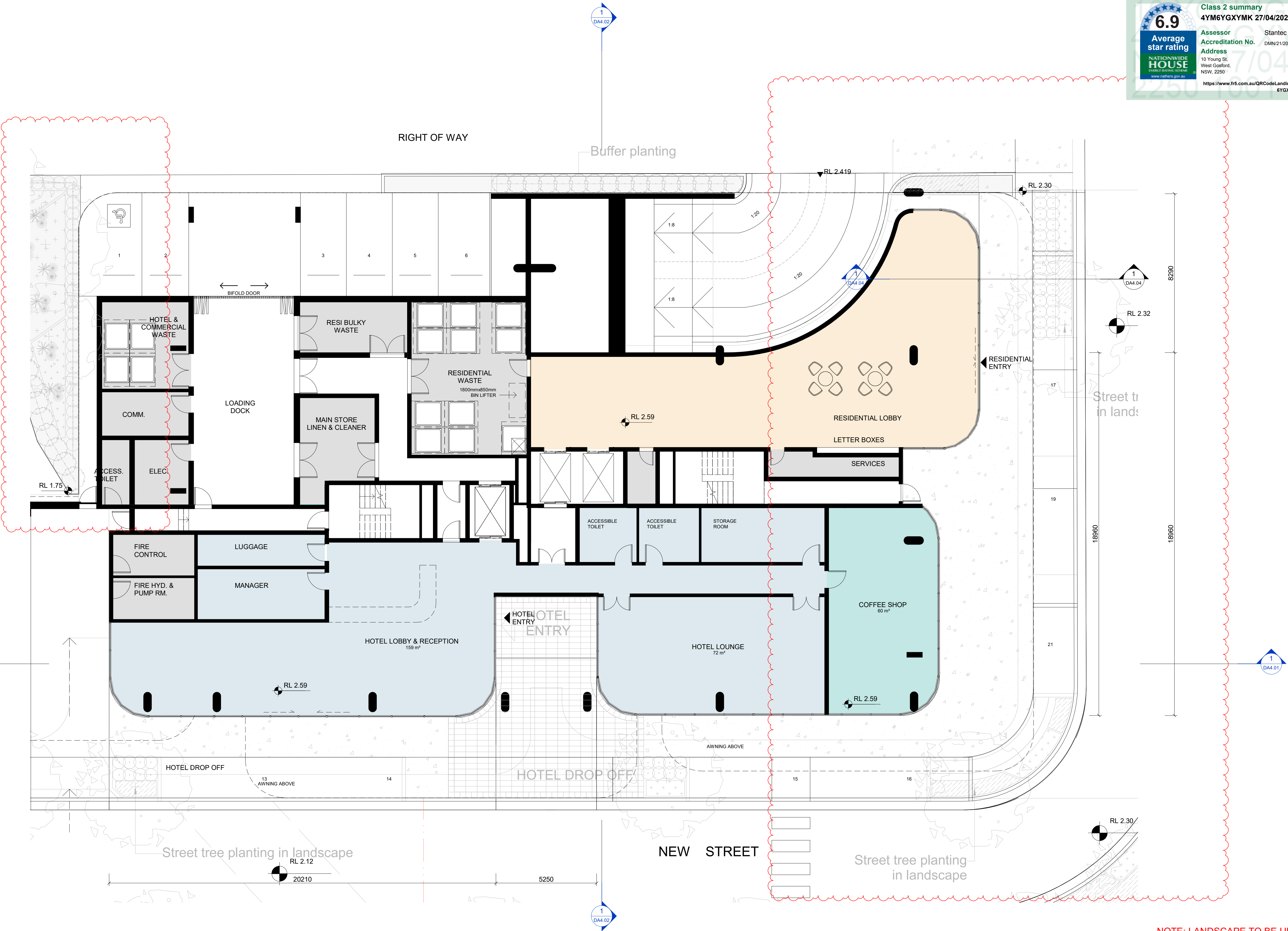
https://www.fr5.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCert=1

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NOTE: LANDSCAPE TO BE UPDATED

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	H	2022.03.04	RFI SUBMISSION	PS																						
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SCALE	DATE	DRAWN	CHECKED																							
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6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

Stantec Australia

DMN/21/2042

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

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	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 DA2.24			REVISION H					

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					<p>JOB</p> <p>19062</p>	<p>DRAWING</p> <p>DA2.25</p>	<p>REVISION</p> <p>G</p>																																	

6.9

Average star rating

NATIONWIDE HOUSE

Energy efficiency

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

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West Gosford,
NSW, 2250

Stantec Australia

DMM/21/2042

QR Code

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



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	B	2020.07.21	Revision 1	KG				1:100 @A1	2022.03.04	KG	PS	
	C	2020.07.24	Revision 3	KG				1:200 @A3				
	D	2020.07.30	FOR SUBMISSION	PS				JOB	DRAWING	REVISION		
	E	2021.02.18	FOR COORDINATION	PS				19062	DA2.26	H		
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	G	2021.10.29	COUNCIL RFI	PS								
	H	2022.03.04	RFI SUBMISSION	PS								

6.9

Average star rating

NATIONWIDE HOUSE

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

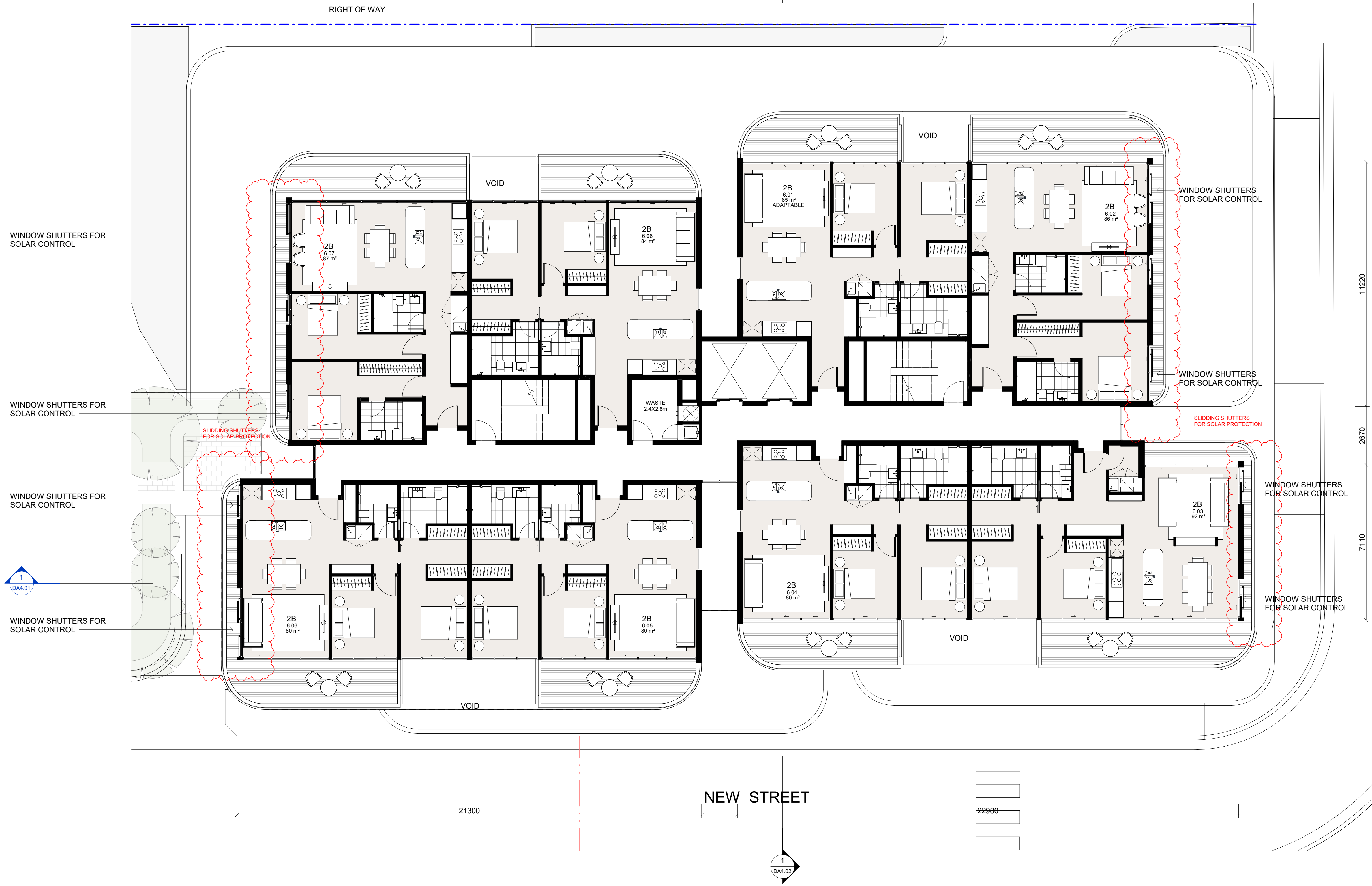
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SCALE	DATE	DRAWN	CHECKED																													
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JOB	DRAWING	REVISION																														
19062	DA2.27	H																														

6.9

Average star rating

NATIONWIDE HOUSE

www.nathers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St,
West Gosford,
NSW, 2250

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	A B C D E F G	2020.07.16 2020.07.21 2020.07.24 2020.07.30 2021.02.18 2021.03.16 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 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS	
								JOB 19062		DRAWING DA2.28		REVISION G	

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

6.9

Average star rating

NATIONWIDE HOUSE

Energy efficiency

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

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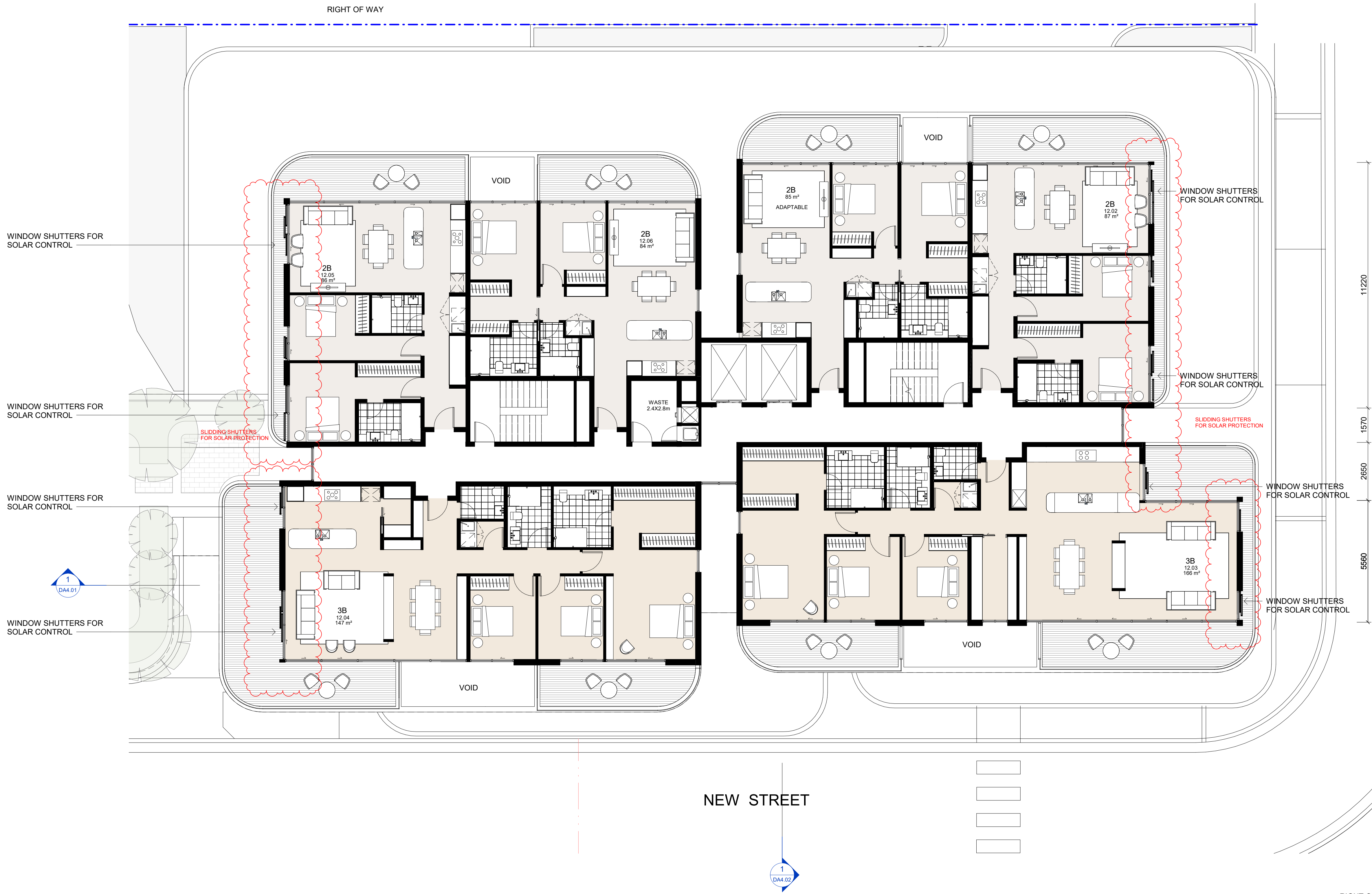
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6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

www.natthers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

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Stantec Australia

DMM/21/2042

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<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>CLIENT</div> <div>JAPRICO DEVELOPMENTS PTY LTD</div> <div>PROJECT</div> <div>WEST GOSFORD 10 YOUNG STREET, WEST GOSFORD, NSW 2250</div>		<div>DRAWING TITLE</div> <div>LEVEL 13 ROOF (RESIDENTIAL)</div> <table><tr><td>SCALE 1:100 @A1 1:200 @A3</td><td>DATE 2022.03.04</td><td>DRAWN KG</td><td>CHECKED PS</td></tr><tr><td>JOB 19062</td><td>DRAWING DA2.30</td><td colspan="2">REVISION G</td></tr></table>				SCALE 1:100 @A1 1:200 @A3	DATE 2022.03.04	DRAWN KG	CHECKED PS	JOB 19062	DRAWING DA2.30	REVISION G	
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JOB 19062	DRAWING DA2.30	REVISION G																

6.9

Average star rating

NATIONWIDE HOUSE

Building Performance

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Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

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Address

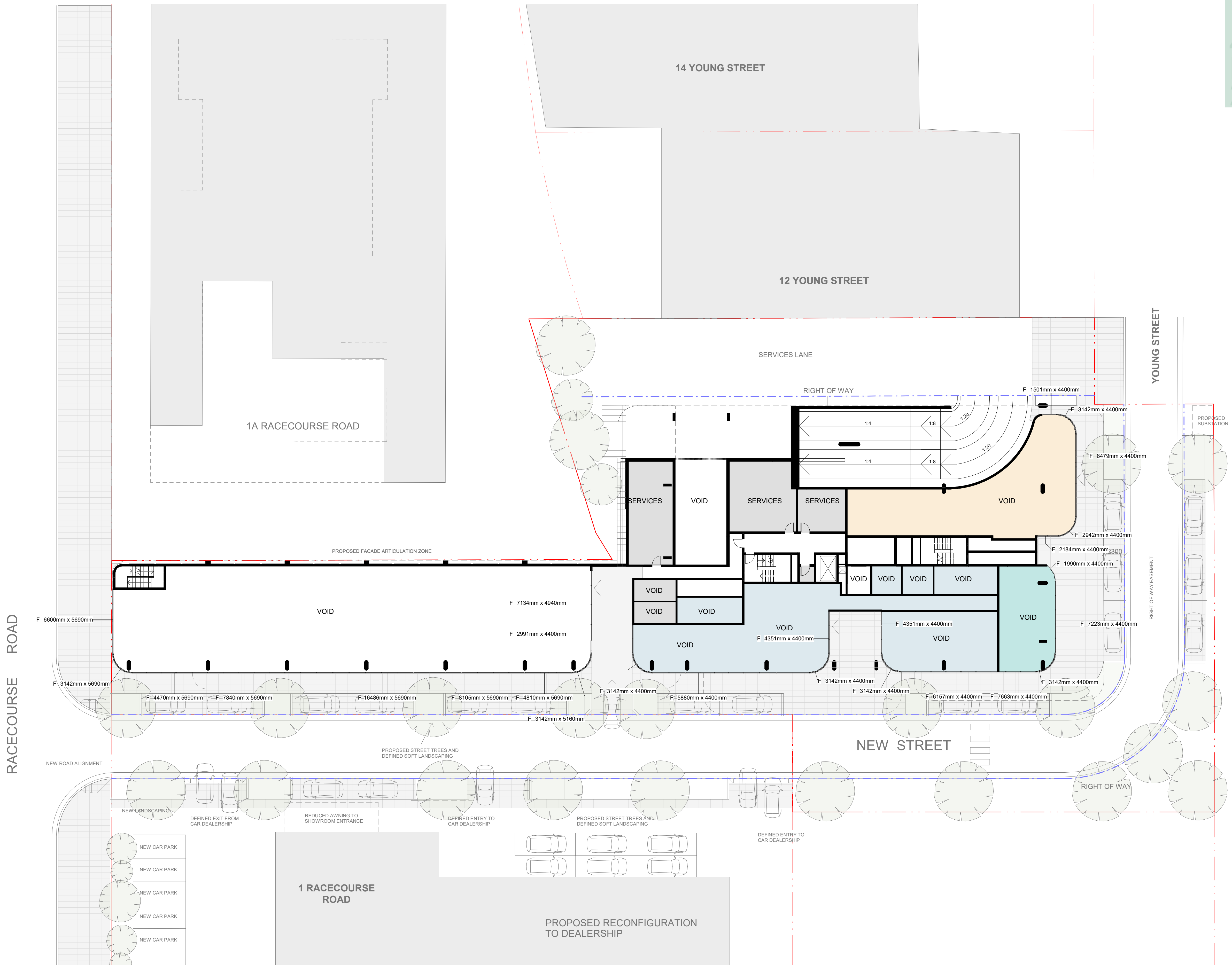
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FOR APPROVAL

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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www.marchesepartners.com

Sydney · Brisbane · Canberra · Melbourne · Adelaide
Kuala Lumpur · Auckland · Christchurch · London · Madrid
ABN 20 098 552 151

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5

10

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 00 - WINDOW OPENING DETAIL

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA2.31	G	

6.9

Average star rating

NATIONWIDE HOUSE

www.nathers.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

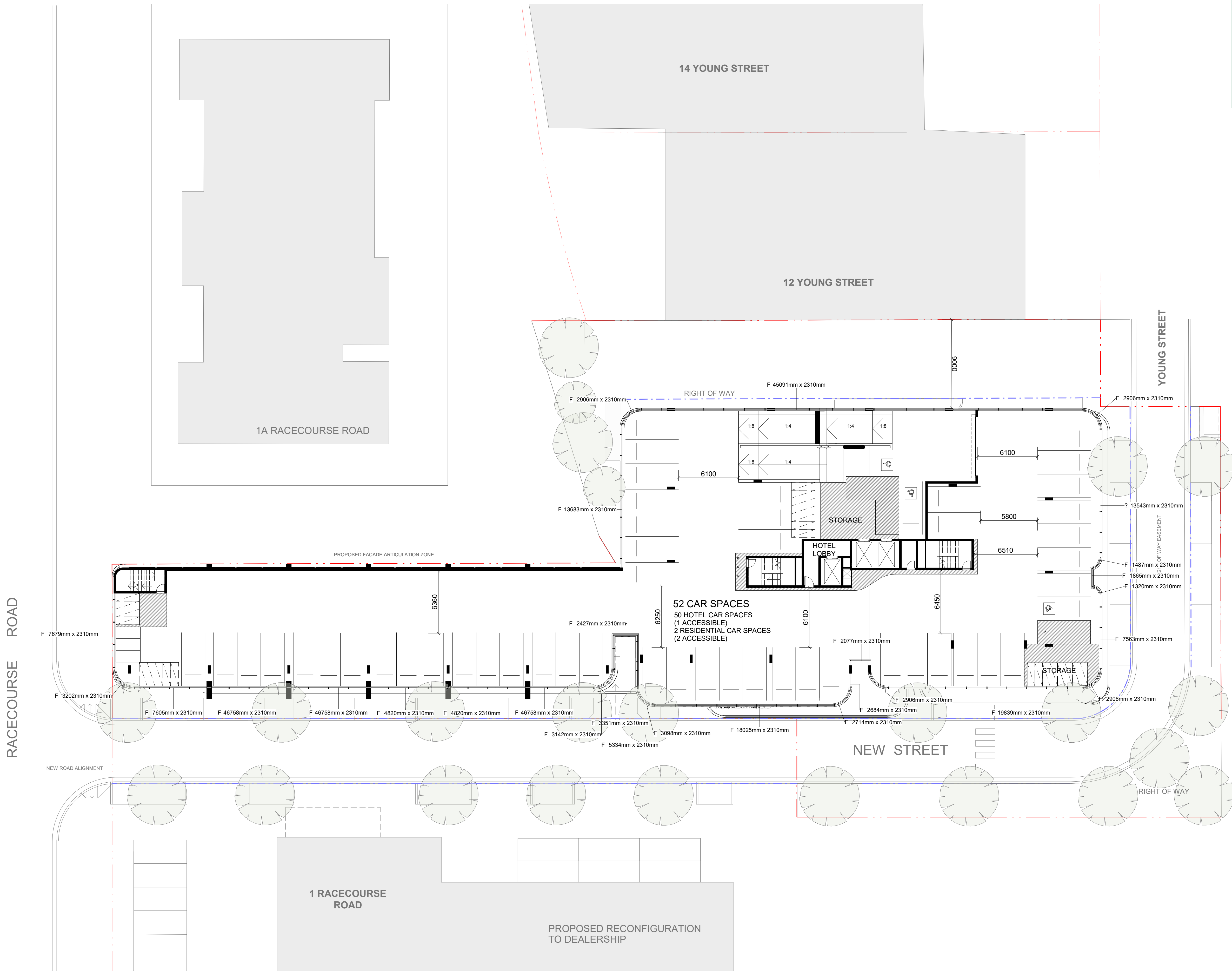
10 Young St,
West Gosford,
NSW, 2250

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

Stantec Australia

DMN/21/2042

6YGXYMK&GrpCert=1



IMPORTANT NOTES:

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

0 5 10

CLIENT

JAPRICO DEVELOPMENTS PTY LTD

PROJECT

WEST GOSFORD
10 YOUNG STREET, WEST GOSFORD,
NSW 2250

DRAWING TITLE

LEVEL 01 - WINDOW OPENING DETAIL

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING		REVISION
19062	DA2.32		G

Class 2 summary
4YM6YGYMK 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=4YM6YGYMK&GrpCert=1>

6.9
Average star rating
NATIONWIDE HOUSE
https://www.nsw.gov.au

14 YOUNG STREET

12 YOUNG STREET

1A RACECOURSE ROAD

RACECOURSE ROAD

1 RACECOURSE ROAD

PROPOSED RECONFIGURATION TO DEALERSHIP

56 RESIDENTIAL CAR SPACES (4 ACCESSIBLE)

STORAGE

BICYCLE SPACES

STORAGE CAGES

RIGHT OF WAY

PROPOSED FACADE ARTICULATION ZONE

NEW ROAD ALIGNMENT

NEW STREET

RIGHT OF WAY

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 02 - 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																																						
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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 DA2.33		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



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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									
SCALE		DATE	DRAWN	CHECKED								
1:100 @A1 1:200 @A3		2022.03.04	KG	PS								
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)

IMPORTANT NOTES:

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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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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

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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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

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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

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

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)

<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>	REVISION	DATE	DESCRIPTION	BY	<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd</div> <div>Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia</div> <div>P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com</div> <div>www.marchesepartners.com</div> <div>Sydney · Brisbane · Canberra · Melbourne · Adelaide</div> <div>Kuala Lumpur · Auckland · Christchurch · London · Madrid</div> <div>ABN 20 098 552 151</div>	<div><div></div><div>012345</div></div>	CLIENT	DRAWING TITLE			
	A	2020.07.16	Revision 1	KG			JAPRICO DEVELOPMENTS PTY LTD	LEVEL 12 (RESIDENTIAL) - WINDOW			
	B	2020.07.21	Revision 1	KG				OPENING DETAIL			
	C	2020.07.24	Revision 3	KG							
	D	2020.07.30	FOR SUBMISSION	PS			PROJECT	SCALE	DATE	DRAWN	CHECKED
	E	2021.02.18	FOR COORDINATION	PS			WEST GOSFORD	1:100 @A1	2022.03.04	KG	PS
	F	2021.10.29	COUNCIL RFI	PS			10 YOUNG STREET, WEST GOSFORD,	1:200 @A3			
	G	2022.03.04	RFI SUBMISSION	PS			NSW 2250	JOB	DRAWING		REVISION
						19062	DA2.44	G			

6.9

Average star rating

NATIONWIDE HOUSE

www.nahs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor Stanton Australia

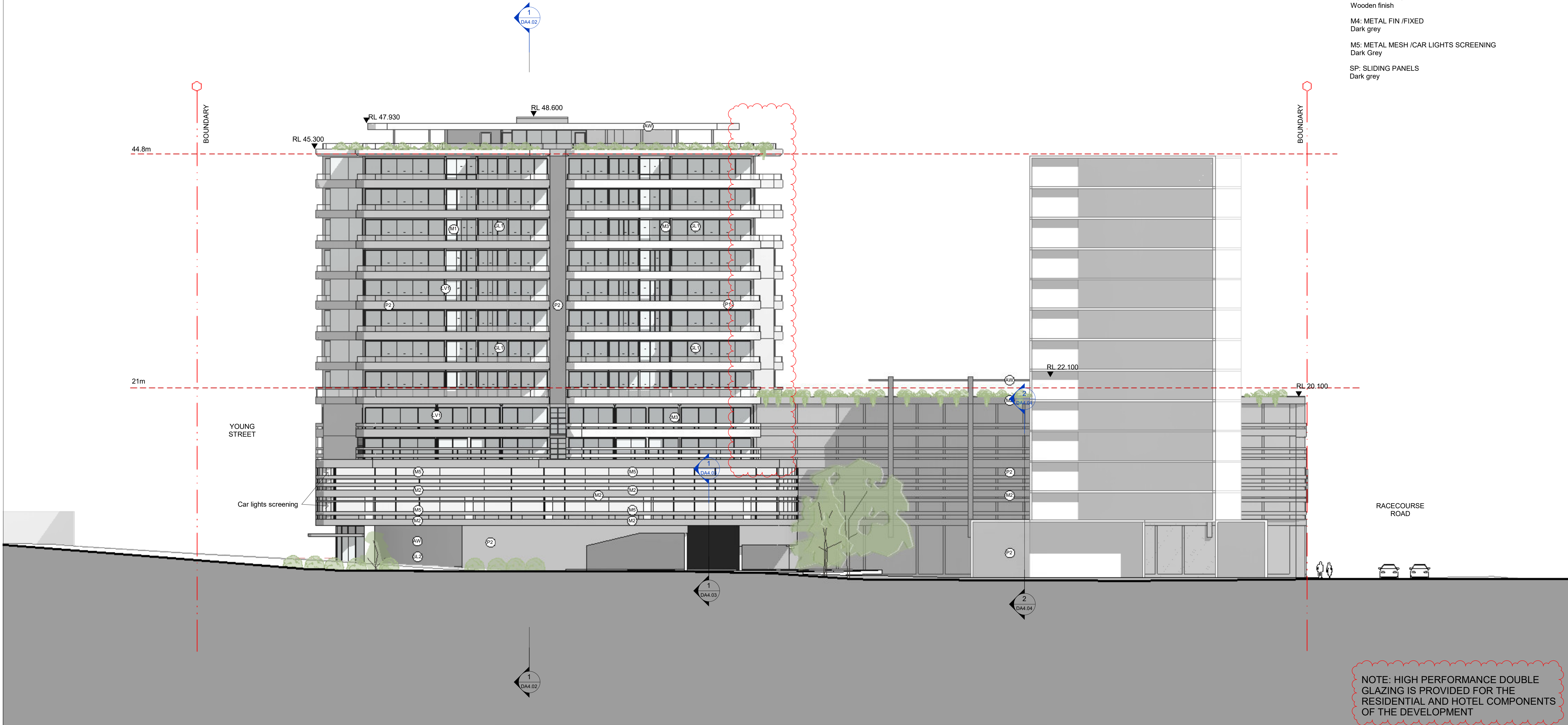
Accreditation No. DMNZ21/2042

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

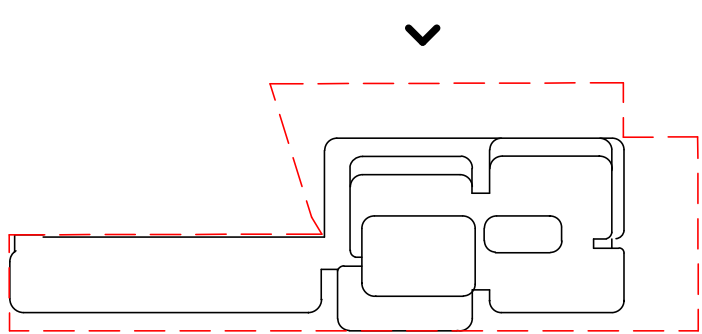


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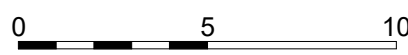
REVISION	DATE	DESCRIPTION	BY
A	2020.07.16	Revision 1	KG
B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS



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www.marchesepartners.com

Sydney · Brisbane · Canberra · Melbourne · Adelaide
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 - NORTH

SCALE	DATE	DRAWN	CHECKED
1:200 @A1 1:400 @A3	2022.03.04	KG	PS
JOB	DRAWING	REVISION	
19062	DA3.01	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

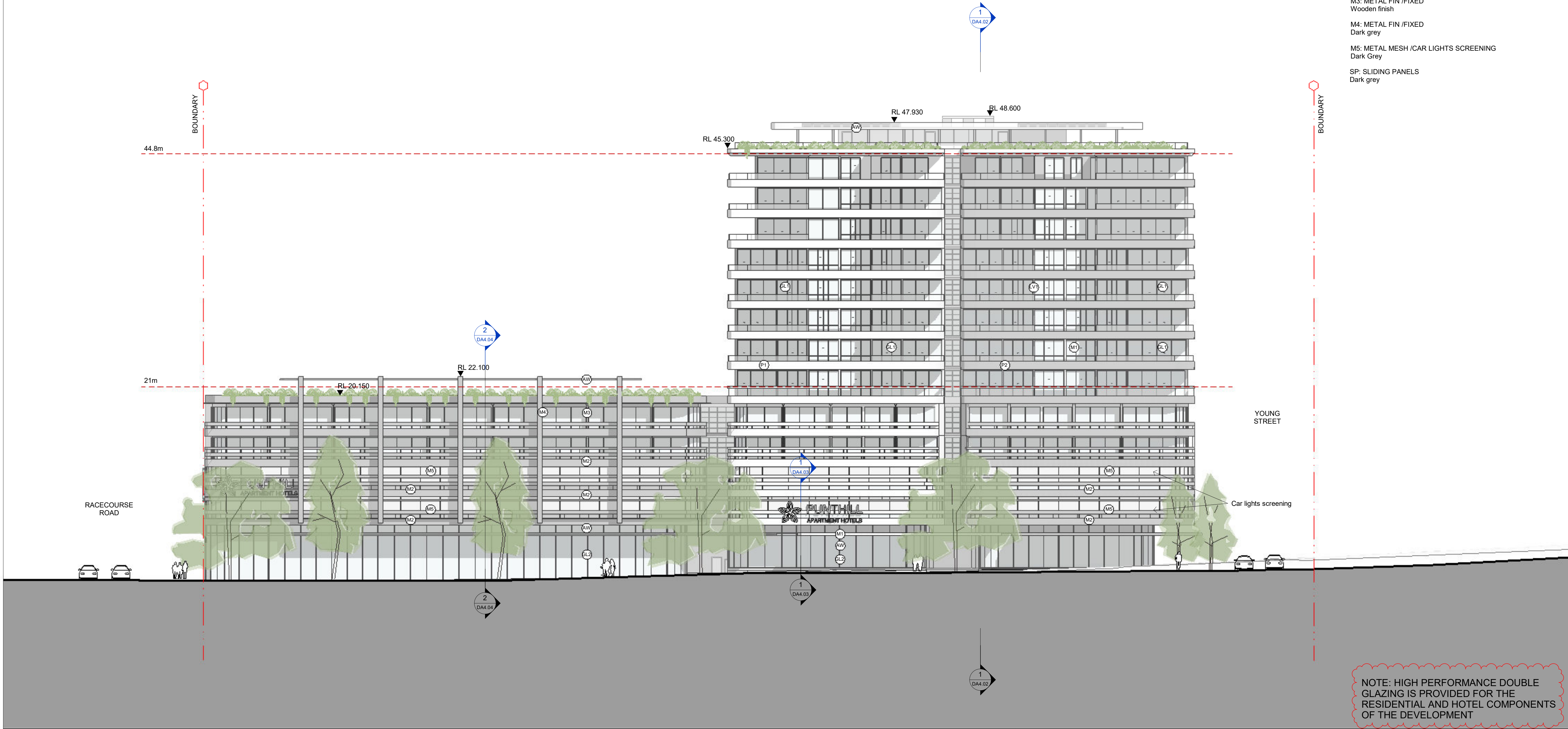
Stantec Australia

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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D	2020.07.30	FOR SUBMISSION	PS
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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

FOR APPROVAL

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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

SCALE

1:200 @A1
1:400 @A3

DATE

2022.03.04

DRAWN

KG

CHECKED

PS

JOB

19062

DRAWING

DA3.02

REVISION

H

DRAWING TITLE

SITE ELEVATION - SOUTH

6.9

Average star rating

NATIONWIDE HOUSE

www.nsw.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor Stantec Australia

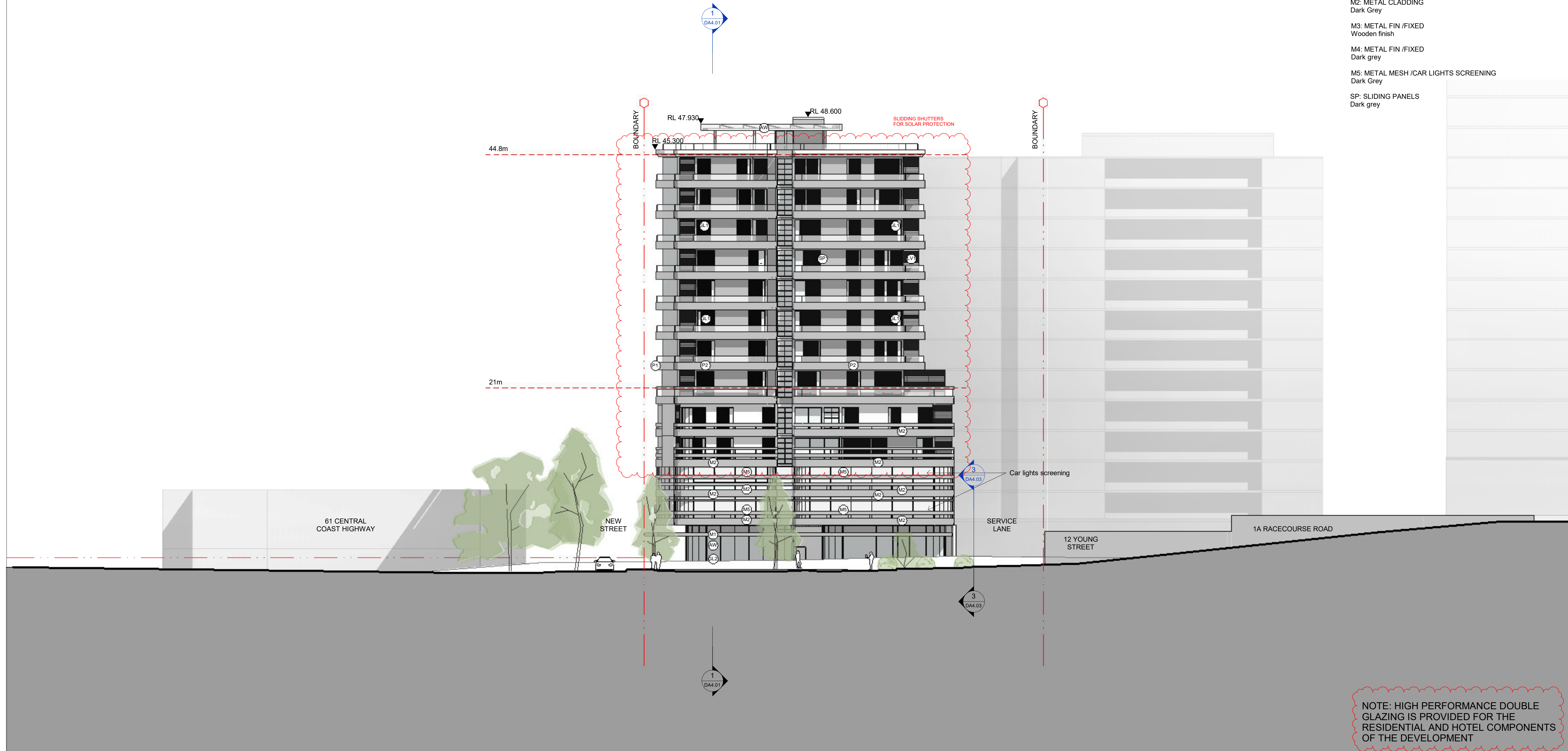
Accreditation No. DMN21/2042

Address 10 Young St, West Gosford, NSW, 2250

https://www.fr5.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

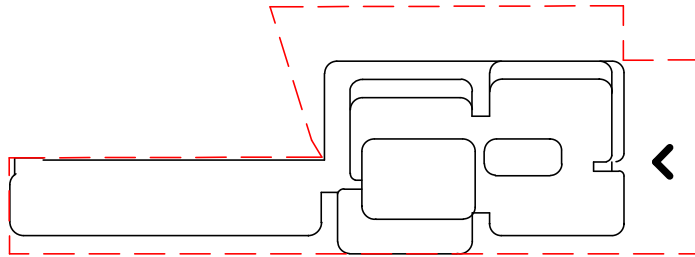


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FOR APPROVAL

NOT FOR CONSTRUCTION

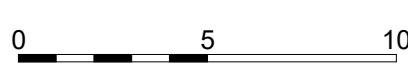
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B	2020.07.21	Revision 1	KG
C	2020.07.24	Revision 3	KG
D	2020.07.30	FOR SUBMISSION	PS
E	2021.02.18	FOR COORDINATION	PS
F	2021.03.16	COUNCIL RFI	PS
G	2021.10.29	COUNCIL RFI	PS
H	2022.03.04	RFI SUBMISSION	PS



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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
SITE ELEVATION - EAST

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

6.9

Average star rating

NATIONWIDE HOUSE

MARKET RATING SCHEME

www.nsw.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

Address

10 Young St

West Gosford

NSW, 2250

https://www.rfs.com.au/QRCodeLanding?PublicId=4YM6YGXYMK&GrpCard=1

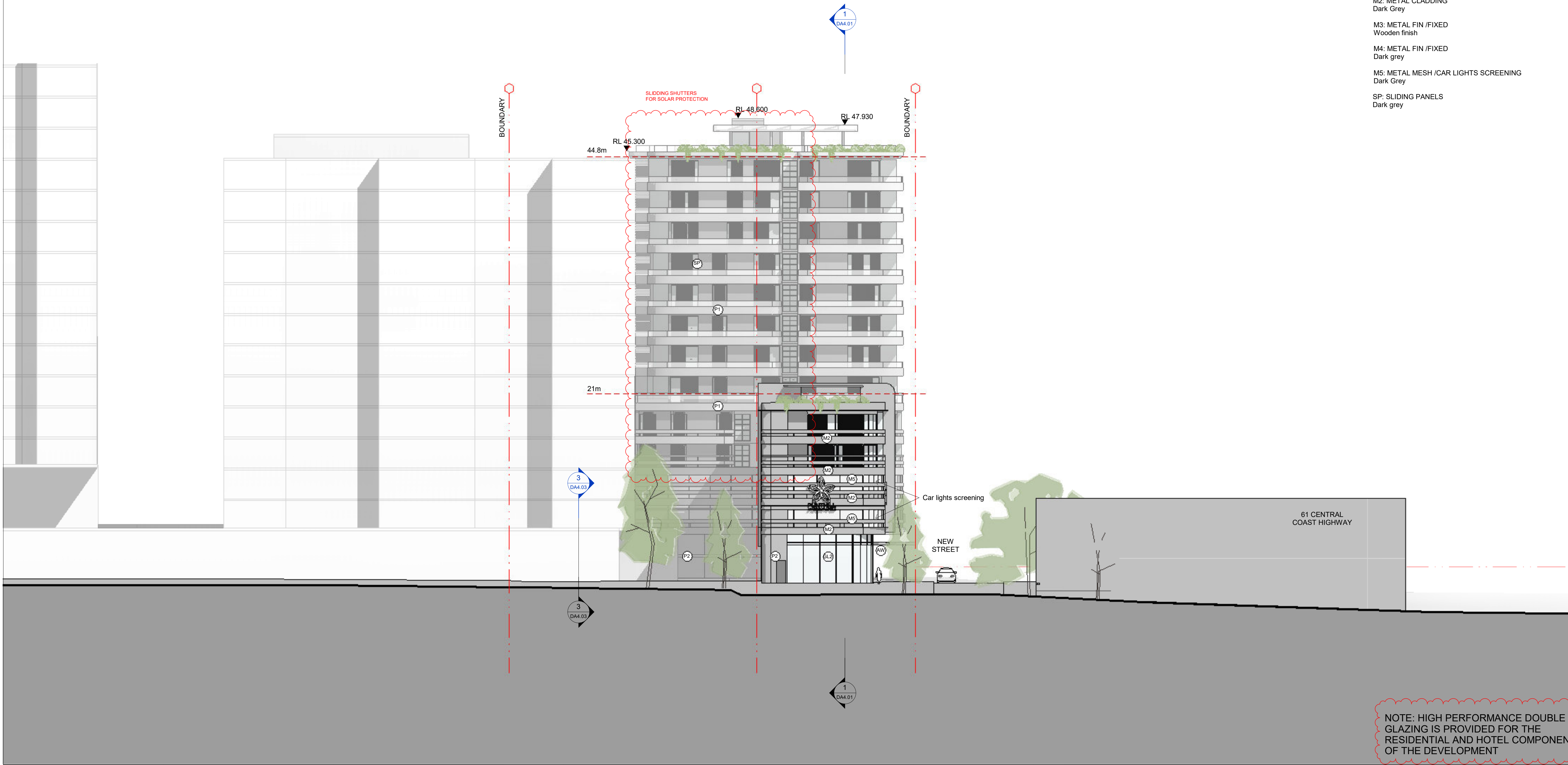
Stantec Australia

DMN/21/2042

QR Code

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

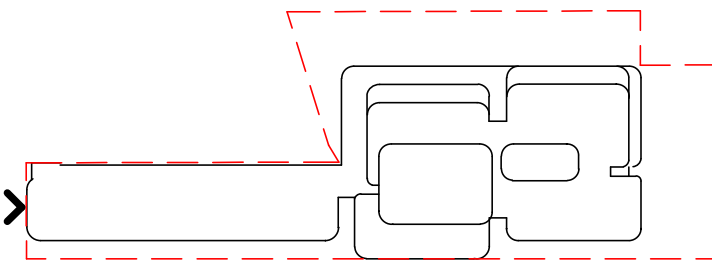


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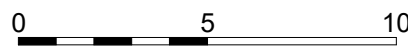
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CLIENT
JAPRICO DEVELOPMENTS PTY LTD

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

DRAWING TITLE
SITE ELEVATION - WEST

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

6.9

Average star rating

NATIONWIDE HOUSE

ENERGY RATING, AUSTRALIA

www.fairtrade.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

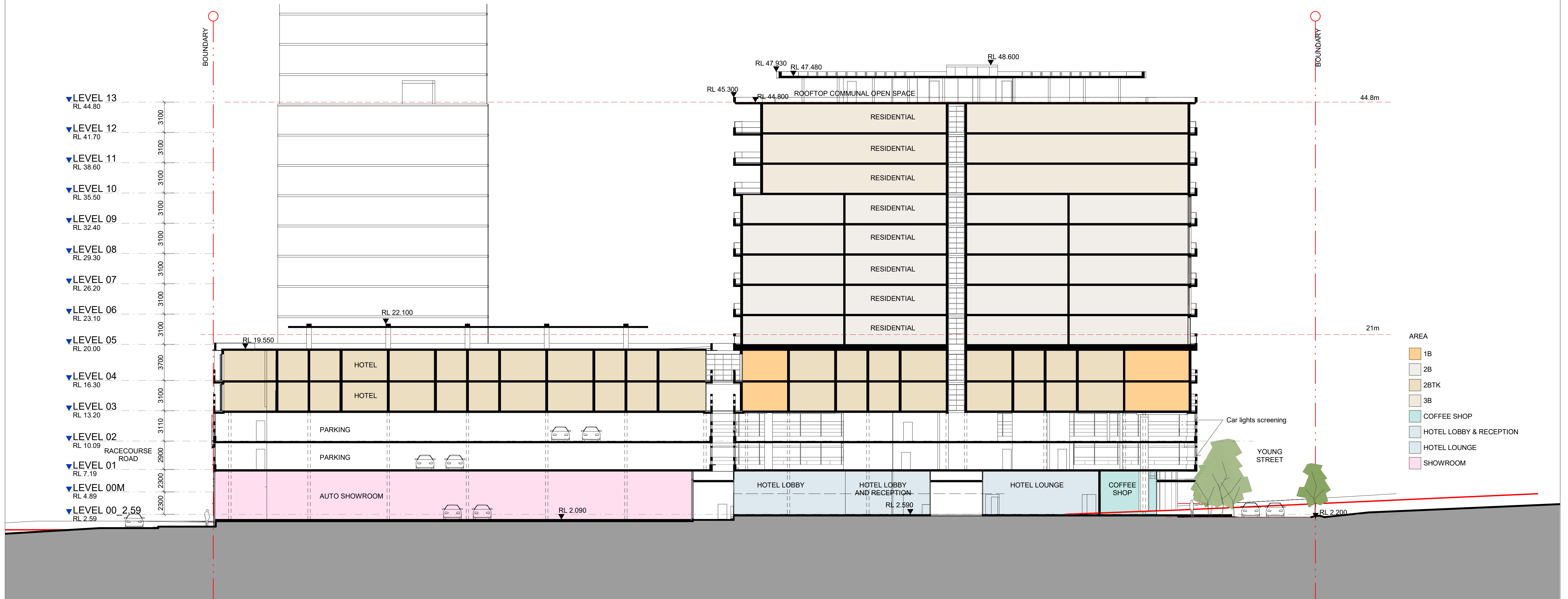
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NSW, 2250

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

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DMN/21/2042



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NATIONWIDE HOUSE

www.natshs.gov.au

Class 2 summary

4YM6YGXYMK 27/04/2022

Assessor

Accreditation No.

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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
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JOB	DRAWING	REVISION	
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