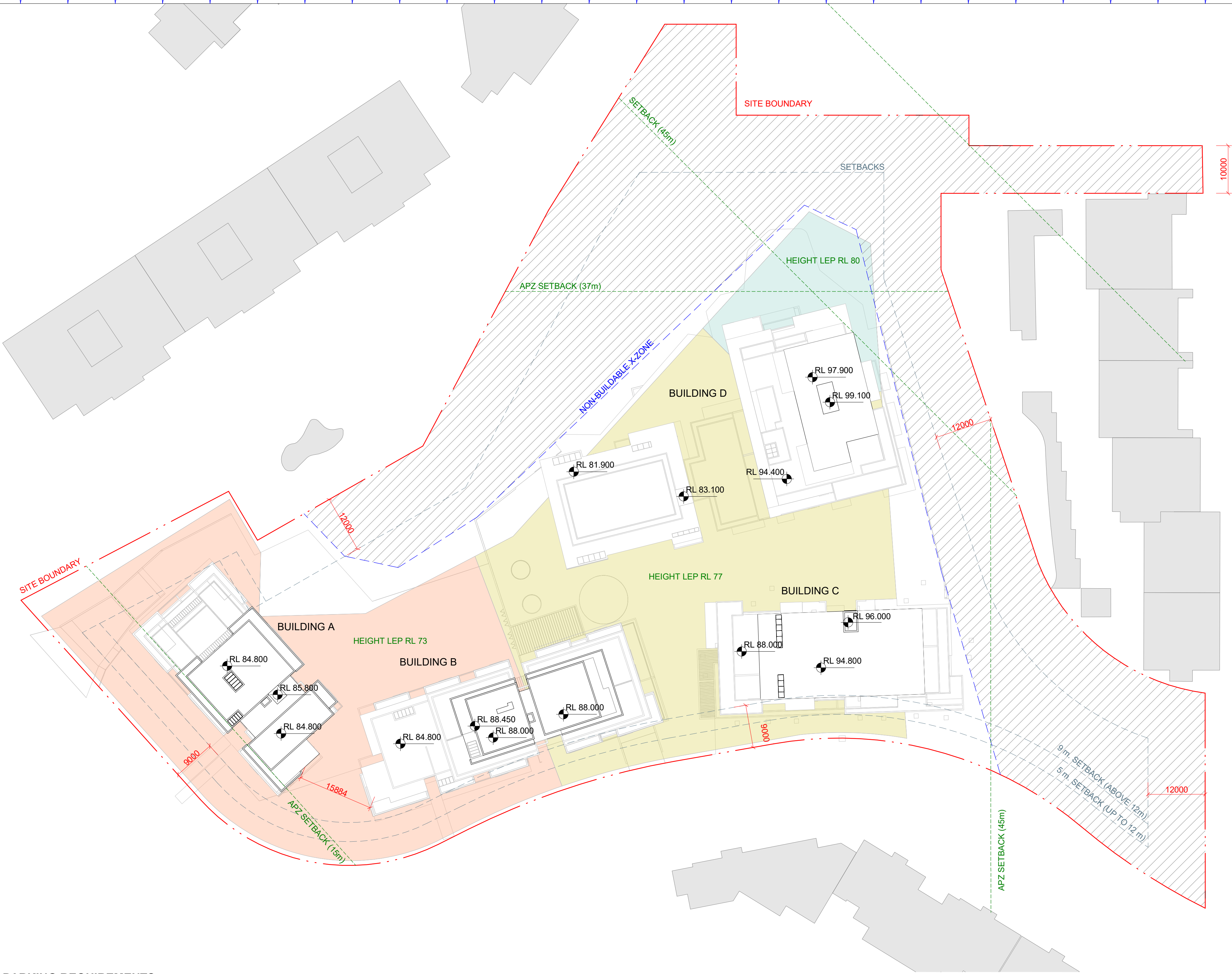


CONCEPT DATA

89 JOHN WHITEWAY DRIVE, GOSFORD
LOT 100 DP 1075037

SITE AREA:	22,300 m ²		
ZONING:	R1- GENERAL RESIDENTIAL		
ACID SULFATE SOILS:	CLASS 5		
BUSHFIRE:	BUSHFIRE BUFFER / CAT.1		
FSR:	1.5:1 GLEP	PROPOSED:	
ALLOWABLE GFA:	33,450 m ²		



PARKING REQUIREMENTS :

REFER TO DA002.1 - BASEMENT FOR DETAILS



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No: SSD 10321 MOD 1 Granted on 26 April 2022

Signed: AW Sheet No: 1 of 164

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	PROJECT JWD GOSFORD 87-89 JOHN WHITEWAY DRIVE GOSFORD NSW 2250							SCALE 1 : 500 @A1 1 : 1000 @A3	DATE 16/11/2021	DRAWN PA	CHECKED MA				
								JOB 20104	DRAWING DA001.3		REVISION 13				

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Signed: AW Sheet No: 2 of 164

TREE TO BE REMOVED

TREE TO BE RETAINED

REFER TO VEGETATION MANAGEMENT PLAN AND
ARBOCULTURAL IMPACT ASSESSMENT FOR TREE
PROPOSED FOR REMOVAL AND TREE PROPOSED FOR
RETENTION DETAILS

NOTES

1. 'LANDSCAPE - PODIUM' IS INCLUDED BOTH LOWER AND
UPPER PODIUMS

2. 'COMMUNAL - LANDSCAPE - TERRACE' IS INCLUDED
TOWNHOUSES AND UNITS TERRACES

LEGEND:

COMMUNAL - LANDSCAPE - PODIUM

PRIVATE - LANDSCAPE - TERRACE /
COURTYARD

PRIVATE - LANDSCAPE - TERRACE /
COURTYARD 1488 m²

COMMUNAL - LANDSCAPE - PODIUM 3823 m²

5311 m²

DEEP SOIL AREA: 12,285 m²
(55% OF SITE AREA)
(55% UNDEVELOPED)

BUILDINGS FOOTPRINT AREA: 4,588 m²
(20.5% SITE COVERAGE)

COMMUNAL AREA: 5,861 m²
(26.3% OF SITE AREA)



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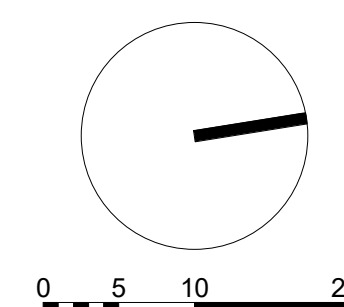
REVISION	DATE	DESCRIPTION	BY
12	16/11/2021	S4.55 MODIFICATION	

LEGEND:

- SITE BOUNDARY LINE
- SETBACKS
- APZ SETBACKS
- NON-BUILDABLE AREA

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PROJECT
JWD GOSFORD
87-89 JOHN WHITEWAY DRIVE
GOSFORD NSW 2250

DRAWING TITLE
SITE COVERAGE (FOOTPRINT)

SCALE	DATE	DRAWN	CHECKED
1 : 500 @A1 1 : 1000 @A3	16/11/2021	PA	MA
JOB	DRAWING	REVISION	
20104	DA001.4A	12	





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No: SSD 10321 MOD 1 Granted on 26 April 2022

Signed: AW Sheet No: 3 of 164

- NOTES:
- 'LANDSCAPE - PODIUM' IS INCLUDED BOTH LOWER AND UPPER PODIUMS.
 - 'COMMUNAL - LANDSCAPE - TERRACE' IS INCLUDED TOWNHOUSES AND UNITS' TERRACES.

OPEN AND COMMUNAL AREA: 14,664 m²

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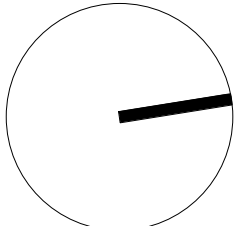
REVISION	DATE	DESCRIPTION	BY
12	16/11/2021	S4.55 MODIFICATION	

LEGEND:

- SITE BOUNDARY LINE
- SETBACKS
- APZ SETBACKS
- NON-BUILDABLE AREA

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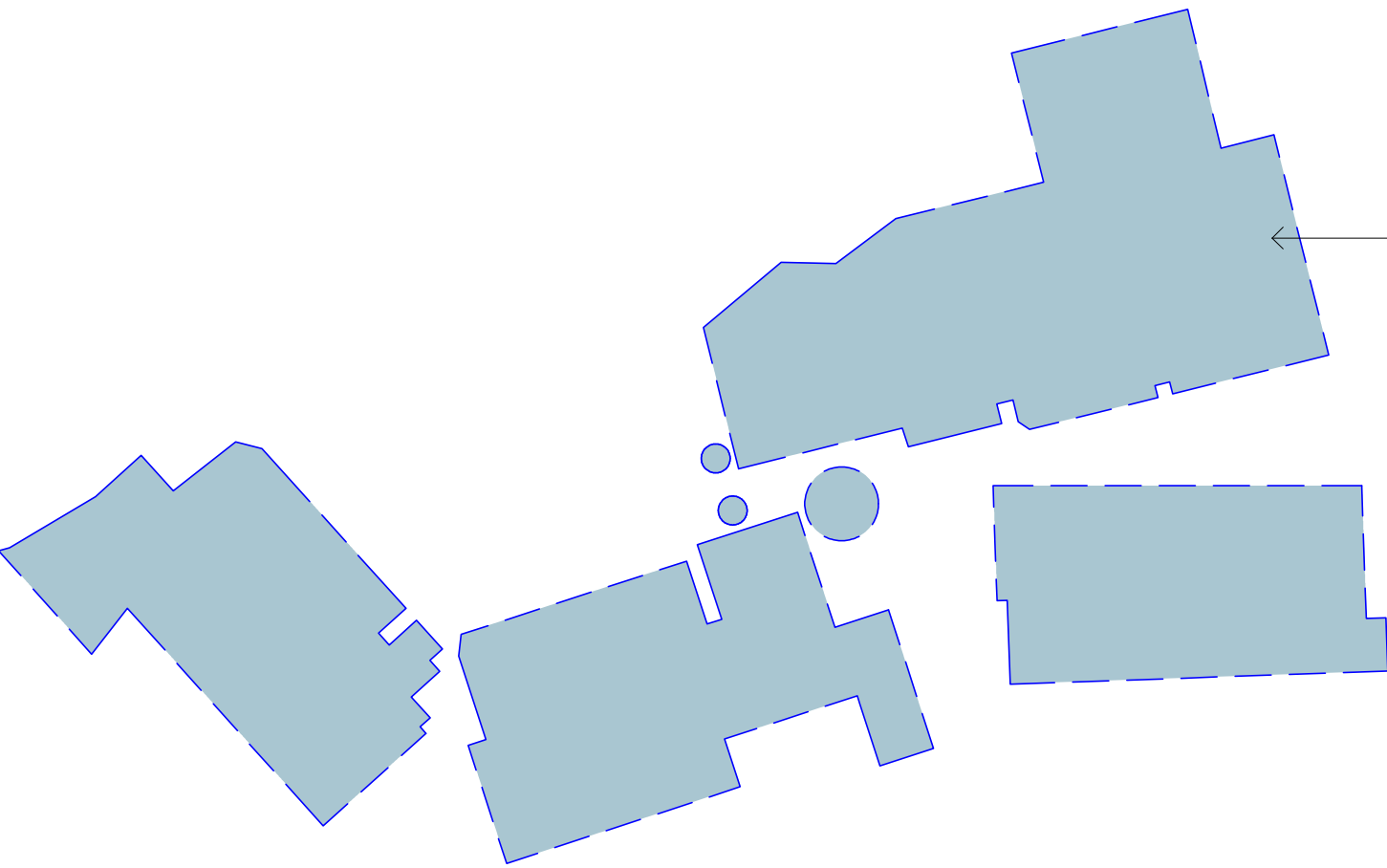
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GOSFORD NSW 2250

DRAWING TITLE
OPEN SPACE

SCALE	DATE	DRAWN	CHECKED
1 : 500 @A1 1 : 1000 @A3	16/11/2021	PA	MA
JOB 20104	DRAWING DA001.4B	REVISION 12	



OPEN COMMUNAL AREA: 14,650 m² **(66%)**
(PUBLIC WALKWAY AND VIEWING PLATFORM ARE EXCLUDED)



NON - OPEN COMMUNAL AREA : 7,649 m² **(34%)**
(PRIVATE OPEN COURTYARD AREAS AND BUILDING FOOTPRINTS ARE INCLUDED.)

TOTAL SITE AREA: 22,300 m²



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	PROJECT JWD GOSFORD 87-89 JOHN WHITEWAY DRIVE GOSFORD NSW 2250						SCALE 1 : 1000 @A1 1 : 2000 @A3	DATE 16/11/2021	DRAWN PA	CHECKED MA				
							JOB 20104	DRAWING DA001.4C		REVISION 2				



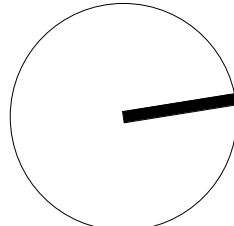


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No: SSD 10321 MOD 1 Granted on 26 April 2022

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	REVISION	DATE	DESCRIPTION	BY													
	14	16/11/2021	S4.55 MODIFICATION														
	PROJECT JWD GOSFORD 87-89 JOHN WHITEWAY DRIVE GOSFORD NSW 2250		SCALE 1 : 500 @A1 1 : 1000 @A3	DATE 16/11/2021	DRAWN PA	CHECKED MA											
		JOB 20104	DRAWING DA001.5	REVISION 14													





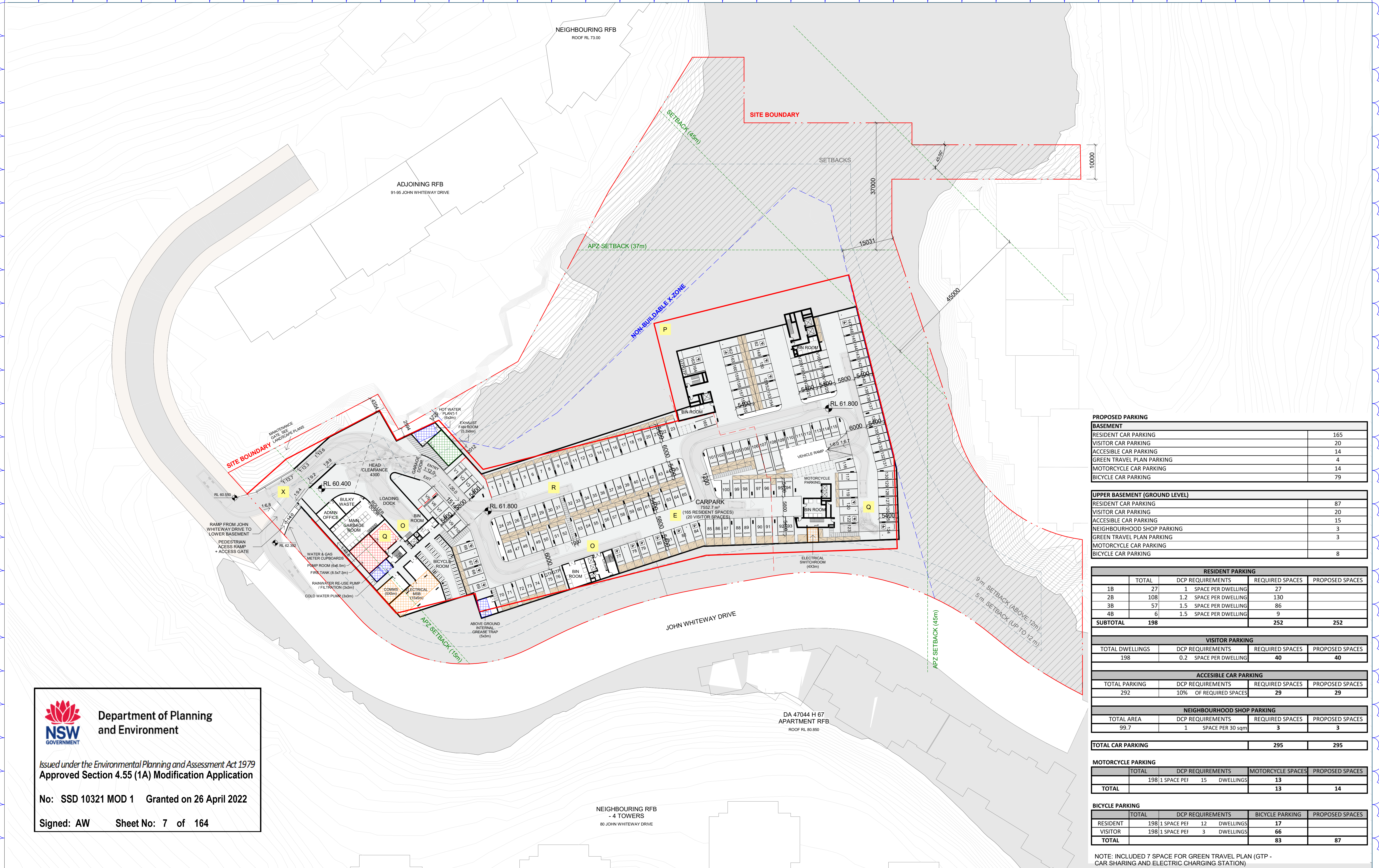
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No: SSD 10321 MOD 1 Granted on 26 April 2022

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	REVISION	DATE	DESCRIPTION	BY																		
	5	16/11/2021	S4.55 MODIFICATION																			
SCALE 1 : 500 @A1 1 : 1000 @A3	DATE 16/11/2021	DRAWN PA	CHECKED MA																			
JOB 20104	DRAWING DA001.7	REVISION 5																				



PROPOSED PARKING	
BASEMENT	
RESIDENT CAR PARKING	165
VISITOR CAR PARKING	20
ACCESSIBLE CAR PARKING	14
GREEN TRAVEL PLAN PARKING	4
MOTORCYCLE CAR PARKING	14
BICYCLE CAR PARKING	79

UPPER BASEMENT (GROUND LEVEL)	
RESIDENT CAR PARKING	87
VISITOR CAR PARKING	20
ACCESSIBLE CAR PARKING	15
NEIGHBOURHOOD SHOP PARKING	3
GREEN TRAVEL PLAN PARKING	3
MOTORCYCLE CAR PARKING	
BICYCLE CAR PARKING	8

RESIDENT PARKING				
	TOTAL	DCP REQUIREMENTS	REQUIRED SPACES	PROPOSED SPACES
1B	27	1 SPACE PER DWELLING	27	
2B	108	1.2 SPACE PER DWELLING	130	
3B	57	1.5 SPACE PER DWELLING	86	
4B	6	1.5 SPACE PER DWELLING	9	
SUBTOTAL	198		252	252

VISITOR PARKING			
TOTAL DWELLINGS	DCP REQUIREMENTS	REQUIRED SPACES	PROPOSED SPACES
198	0.2 SPACE PER DWELLING	40	40

ACCESSIBLE CAR PARKING			
TOTAL PARKING	DCP REQUIREMENTS	REQUIRED SPACES	PROPOSED SPACES
292	10% OF REQUIRED SPACES	29	29

NEIGHBOURHOOD SHOP PARKING			
TOTAL AREA	DCP REQUIREMENTS	REQUIRED SPACES	PROPOSED SPACES
99.7	1 SPACE PER 30 sqm	3	3

TOTAL CAR PARKING	295	295
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MOTORCYCLE PARKING				
	TOTAL	DCP REQUIREMENTS	MOTORCYCLE SPACES	PROPOSED SPACES
	198	1 SPACE PER 15 DWELLINGS	13	
TOTAL			13	14

BICYCLE PARKING				
	TOTAL	DCP REQUIREMENTS	BICYCLE PARKING	PROPOSED SPACES
RESIDENT	198	1 SPACE PER 12 DWELLINGS	17	
VISITOR	198	1 SPACE PER 3 DWELLINGS	66	
TOTAL			83	87

NOTE: INCLUDED 7 SPACE FOR GREEN TRAVEL PLAN (GTP - CAR SHARING AND ELECTRIC CHARGING STATION)



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17	18/02/2022	S4.55 MODIFICATION	
17B	02/03/2022	RF1	

APPROVED DA BUILDING ENVELOPE WALLS

APPROVED DA BUILDING BALCONIES AND PRIVATE OPEN SPACE

SETBACKS

AP2 SETBACKS

NON-BUILDABLE AREA

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

4 BEDROOM UNIT

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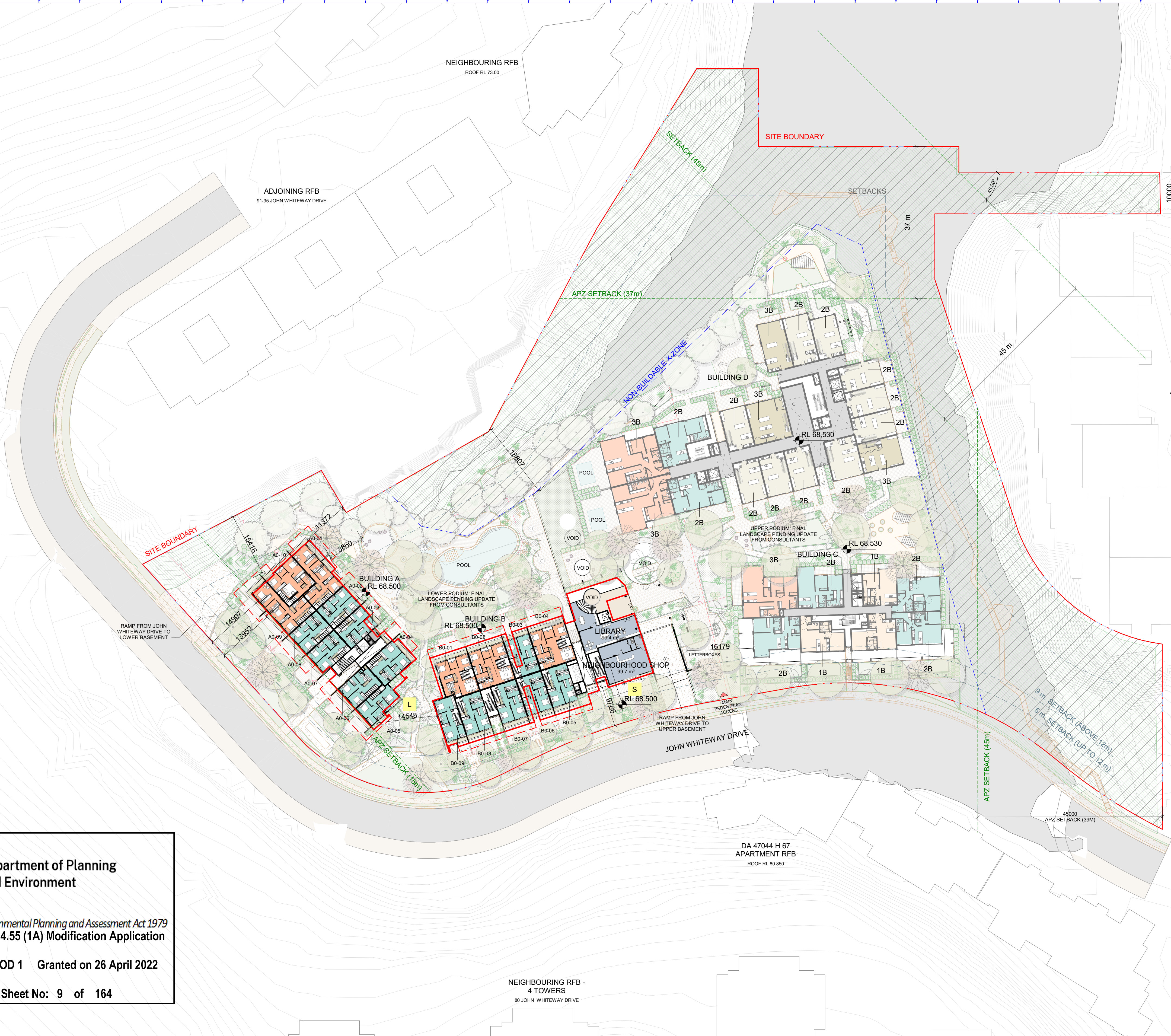
20

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PROJECT
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DRAWING TITLE
BASEMENT

SCALE 1 : 500 @A1 1 : 1000 @A3	DATE 18/02/2022	DRAWN PA	CHECKED MA
JOB 20104	DRAWING DA002.1_	REVISION 17B	





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	REVISION	DATE	DESCRIPTION	BY																													
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