

# CAPITAL INVESTMENT VALUE REPORT

(Not for Bank Use)



Source: Google Maps

**Project:** Central Coast Quarter – North Tower  
At No. 26-30 Mann Street  
Gosford NSW 2250

**Applicant:** SH Gosford Residential Pty Ltd

Job Code: Q20E070  
Report Date: 30 August 2021

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## 1. Instruction

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing a **Capital Investment Value Report**.

## 2. Location

The subject property is located No. 26-30 Mann St, Gosford. The location of the Subject Property is depicted on the cover page.

## 3. Brief Development Description

The proposal comprises of the demolition of existing structure(s) and the construction of a mixed-use development with associated above ground car parking, at 26-30 Mann St, Gosford. The proposed Development consists of:

- One-hundred and eighty three (183) x car parking spaces within Ground Floor to Level 3;
- Retail tenancies (Approx. 674m<sup>2</sup>) within the Ground Floor, Level 2 and Level 3;
- One-hundred and thirty-six (136) x residential units within Level 2 to Level 24:
  - Fourteen (14) x one bed units;
  - One-hundred and seven (107) x two bed units;
  - Fourteen (14) x three bed units;
  - One (1) x four bed unit.

Typically, each residential unit comprises of a bathroom, ensuite (excl. one bed units), laundry, living/dining, kitchen, bedrooms and balcony/terrace.

## 4. Construction Cost Estimate – Capital Investment Value

The estimated cost of construction may be achieved in the vicinity of the following:

Description	Amount (\$)
<b>Building Cost (Capital Investment Value)</b>	<b>\$52,133,121</b>

Please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in general compliance with the criteria outlined by the NSW Government Department of Planning (Part 3A).

This indicative Capital Investment Value includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (**but excluding land costs and GST**).

## 5. Construction Cost Estimate – Section 7.12 Levy

Description	Amount (\$)
Total Construction Cost (excl. GST)	51,541,578
Add Consultants Fees	591,543
<b>Total Development Cost (excl. GST)</b>	<b>52,133,121</b>
Add GST	5,213,312
Total Development Cost (incl. GST)	57,346,433

The required Council Schedule, titled “Registered Quantity Surveyor’s Detailed Cost Report” is attached in *Appendix A*. Our Construction Cost Estimate is prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 7.12 Levy - Determination of proposed cost of Development.

Our Construction Cost Estimate may be considered at mid-range of recent costs, based on the proposed level of finishes and in the absence of structural and services drawings, Contract Documents and DA Conditions.

## 6. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented in Appendix D.

## 7. Quality of Finishes

The proposed finishes of the residential portion of the Development may be considered of standard to good quality, as described in the attached Schedule of Finishes (*Appendix C*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer. The quality of finishes proposed, are appropriate to the type, scale and location of this project.

The retail tenancies do not include any wall, floor nor ceiling fixtures and finishes. The fit-out (incl. loose furniture) of this area shall be completed by others, subject to individual tenancy requirements.

## **8. Exclusions**

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Building insurance costs;
- Project management costs;
- Disabled access;
- Major services diversions, external connections and /or improvements;
- Amplification / amendments to existing services;
- Underpinning of existing structure;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Decontamination works (Asbestos Removal, etc);
- External Roadworks;
- Rock excavation;
- Dewatering / Drainage Pit & Pump-out;
- Roadworks / Public Domain Works;
- Fixed & Loose furniture;
- Flyscreens / Blinds;
- Commercial / Retail Fit-out and FF&Es;
- Authorities Fees (S7.12 Contribution and the like);
- Contingency allowance.

## **9. Documentation**

Our Cost Estimate was based on Architectural Drawings supplied by *DKO Architecture Pty Ltd*, Revision A, Dated 20/08/2021, Drawing Nos. DA001, DA101-DA103, DA201-DA212, DA301-DA307, DA401-DA425 and SK01-SK02.

Please refer to *Appendix E* for a reduced copy of part of these drawings.

## **10. Design Assumptions / Parameters**

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete slab on Ground;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structures).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

### **Construction Consultants (QS)**

Capital Investment Value Report (Not for Bank Use)  
[Q20E070] 26-30 Mann St, Gosford

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

## **11. Disclaimer**

This Certificate has been prepared for the sole purpose of providing a Cost Estimate for an indicative Capital Investment Value Report and DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



**Michael M. Dakhoul** *B. Build (Hons. 1) FAIQS MAIB MCIQB ICECA*  
*FAIQS Reg. No. 3618*



## Registered Quantity Surveyors Report

Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:		Date:	
Applicant's name: SH Gosford Residential Pty Ltd		Development address: 26-30 Mann St, Gosford NSW 2250	
Applicant's address:			
<b>DEVELOPMENT DETAILS</b> Proposed Mixed Use Development			
GFA – Commercial (m2):	N/A	GFA – Parking (m2):	6,731
GFA – Residential (m2):	16,901	GFA – Other (m2):	N/A
GFA – Retail (m2):	674	Total GFA (m2):	24,306
Total development cost:	\$52,133,121 + GST	Total site area (m2):	3,314
Total construction cost:	\$51,541,578 + GST	Total car parking spaces:	183
Total GST:	\$5,213,312		
<b>ESTIMATE DETAILS</b>		Refer 'Appendix B'	
<b>Professional fees (\$):</b>		<b>Construction (Commercial):</b>	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m <sup>2</sup> of site area:	
<b>Demolition and site preparation:</b>		<b>Construction (Residential):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Excavation:</b>		<b>Construction (Retail):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Fitout (Residential):</b>		<b>Fitout (Commercial):</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
<b>Fitout (Retail):</b>		<b>Parking:</b>	
Total construction cost:		Total construction cost:	
\$/m <sup>2</sup> of site area:		\$/m <sup>2</sup> of site area:	
\$/space			

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: 

Name: Michael M. Dakhouli

Position and qualifications FAIQS No. 3618

Date: 30.08.2021



# Elemental Summary

[Q20E070] 26-30 Mann St, Gosford

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	14.99	321	7,812,192
AR	Demolition	0.36	8	186,772
XP	Site Preparation	0.06	1	30,826
SB	Substructure (Shoring, Excavation & Basement structure)	3.48	75	1,813,955
CL	Columns	1.56	33	811,863
UF	Upper floors	13.37	287	6,970,443
SC	Staircases	0.29	6	151,866
RF	Roof	0.85	18	445,701
EW	External Walls	4.54	97	2,368,223
WW	Windows	4.29	92	2,237,629
ED	External Doors	0.54	12	282,293
NW	Internal Walls	4.80	103	2,503,526
NS	Internal Screens	0.70	15	364,147
ND	Internal Doors	1.62	35	843,109
WF	Wall Finishes	8.00	172	4,171,523
FF	Floor Finishes	3.73	80	1,944,757
CF	Ceiling Finishes	3.03	65	1,580,927
FT	Fitments	7.39	159	3,854,137
PB	Hydraulic Services (incl. External Services)	4.08	88	2,129,383
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	2.35	50	1,226,680
FP	Fire Services	2.48	53	1,293,147
LP	Electrical Services	3.74	80	1,947,804
TS	Transportation Services (Lifts and the like)	3.17	68	1,654,655
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.18	4	95,199
XL	Landscaping and Improvements (incl. Driveway	1.74	37	906,660
BM	Builder's Margin	7.51	161	3,914,158
	<b>Total Construction Cost (excl. GST)</b>			<b>51,541,578</b>
	Add Consultants Fees	1.13	24	591,543
	<b>Total Development Cost (excl. GST)</b>	<b>100.00</b>	<b>2,145</b>	<b>52,133,121</b>
	Add GST			5,213,312
	<b>Total Development Cost (incl. GST)</b>			<b>57,346,433</b>



# Proposed Mixed Use Development

26-30 Mann St, Gosford

## ASSUMED SCHEDULE OF FINISHES

### Fixtures and Finishes

#### Kitchen appliances

Cooktop	Gas cooktop
Wall Oven	Electric multi-function
Rangehood	Re-circulating
Dishwasher	<i>Fisher &amp; Paykel</i>
Sink	<i>Clark</i> Stainless Steel 1 & ½ bowl

#### Laundry Fittings

Dryer	3.5kg
Laundry Tub	45 Litre tub / Cabinet

#### Tapware

Kitchen	Single Lever Mixer / Chrome - Grohe
Vanity	Single Lever Mixer / Chrome - Grohe
Bath	Single Lever Mixer / Chrome - Grohe
Shower	Single Lever Mixer / Chrome - Grohe

#### Bathroom Fittings

Main Bathroom	<i>Caroma or equal</i>
Ensuite	<i>Caroma or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

#### Bathroom Sanitary ware

Bath	<i>Caroma or equal</i>
WC Suite	Vitreous China Suite with concealed cistern
Basin	<i>Caroma wall hung or equal</i>

#### Internal finishes and Fittings

Internal Doors	Solid - flush
Front Doors	Solid – fire rated
Door Handles	Lever Lockset to entry doors Lever to internal doors
Kitchen	20mm Granite bench top and painted doors White glass splashback
Wardrobes	Mirrored doors (all bedrooms)
Walls	Plasterboard lining / painted
Ceilings	Plasterboard lining with shadow angle trims / painted
Blinds	Excl.

**Floor Finishes**

Living / Dining / Kitchen  
Bedrooms  
Laundry  
Bathroom / Ensuite  
Balcony

Ceramic tiles  
Carpet  
Ceramic tiles  
Ceramic tiles  
Ceramic tiles

**Fixtures**

Hot water unit  
Air conditioning  
Security  
Transportation

Rinnai Infinity gas or equal  
Ducted  
Audio intercom  
Lifts

**COMMERCIAL FINISHES**

Floors  
Internal Walls  
Ceiling / light fittings  
Shop front / Glazing  
Air conditioning

Concrete slab  
Face masonry  
Excluded  
Powdercoated aluminum frame / commercial grade  
Excluded

**BUILDING EXTERIOR**

External walls  
Windows and sliding doors  
Balustrades  
Main Basement Door  
Letterboxes

Refer to architectural drawings  
Powdercoat aluminum framed  
Metal & glass  
Automatic shutter  
Powder coated



## Indicative Area Analysis

[Q20E070] 26-30 Mann St, Gosford

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Ground Floor	Parking	1,784		1,784
Ground Floor	Retail	338		338
Ground Floor	Common Area	411		411
Level 1	Parking	1,846		1,846
Level 2	Parking	1,617		1,617
Level 2	Retail	233		233
Level 2	Unit	357	97	454
Level 2	Common Area	129		129
Level 3	Parking	1,484		1,484
Level 3	Retail	103		103
Level 3	Unit	355	77	432
Level 3	Common Area	141		141
Level 4	Unit	615	51	666
Level 4	Common Area	117	250	367
Level 5	Unit	596	64	660
Level 5	Common Area	117	14	131
Level 6	Unit	596	64	660
Level 6	Common Area	117	14	131
Level 7	Unit	596	64	660
Level 7	Common Area	117	14	131
Level 8	Unit	596	64	660
Level 8	Common Area	117	14	131
Level 9	Unit	596	64	660
Level 9	Common Area	117	14	131
Level 10	Unit	596	64	660
Level 10	Common Area	117	14	131
Level 11	Unit	596	64	660
Level 11	Common Area	117	14	131
Level 12	Unit	596	64	660
Level 12	Common Area	117	14	131
Level 13	Unit	589	68	657
Level 13	Common Area	116	14	130
Level 14	Unit	589	68	657
Level 14	Common Area	116	14	130
Level 15	Unit	589	68	657
Level 15	Common Area	116	14	130
Level 16	Unit	589	68	657
Level 16	Common Area	116	14	130
Level 17	Unit	589	68	657
Level 17	Common Area	116	14	130
Level 18	Unit	589	68	657
Level 18	Common Area	116	14	130
Level 19	Unit	589	68	657
Level 19	Common Area	116	14	130
Level 20	Unit	589	68	657
Level 20	Common Area	116	14	130
Level 21	Unit	263	28	291

Level 21	Common Area	79	14	93
Level 22	Unit	263	28	291
Level 22	Common Area	79	85	164
Level 23	Unit	263	28	291
Level 23	Common Area	79	85	164
Level 24	Unit	262	28	290
Level 24	Common Area	79	14	93
<b>Total</b>		<b>22,241</b>	<b>2,065</b>	<b>24,306</b>

*\*F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

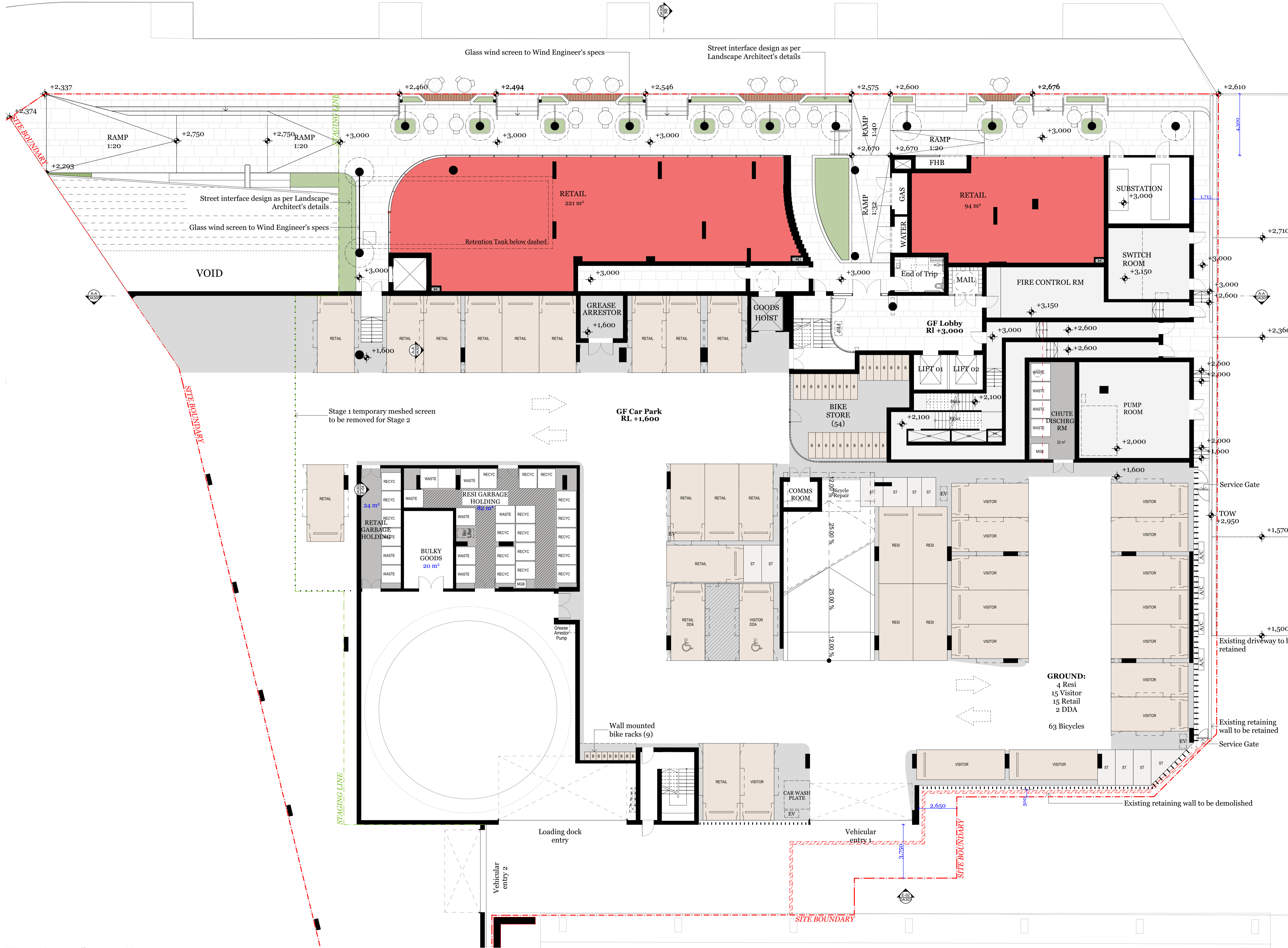
*\*\*U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

*\*\*\* G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNGN 4 Methods of Measurement used by Valuation and Property Industry Professionals.*



Rev.	Date	By	Ckd	Description
A	15/02/2021	XD, NV	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

Consultants

Land Survey - Veris  
 1300 765 315

Planner - Urbis  
 Andrew Harvey  
 aharvey@urbis.com.au  
 02 8233 9900

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BASIX - Northrop  
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Existing driveway to be retained

Existing retaining wall to be retained



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 Kees de Keijzer 5767  
 David Randerson 8542

Project Name	Central Coast Quarter - North Tower
Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD, NV
Checked By	NB
Date	August 2021
Scale	1:125 @ A1 1:250 @ A3
Drawing Series	GA Plans 1:125
Drawing Name	Ground Floor

Drawing Number **DA201**  
 Revision **B**

**GROUND:**  
 4 Resi  
 15 Visitor  
 15 Retail  
 2 DDA  
 63 Bicycles

Existing retaining wall to be demolished

Existing retaining wall to be demolished

Existing driveway to be retained

Service Gate

TOW +2,950

+1,570

+1,500

Service Gate

Existing retaining wall to be demolished

Existing retaining wall to be demolished

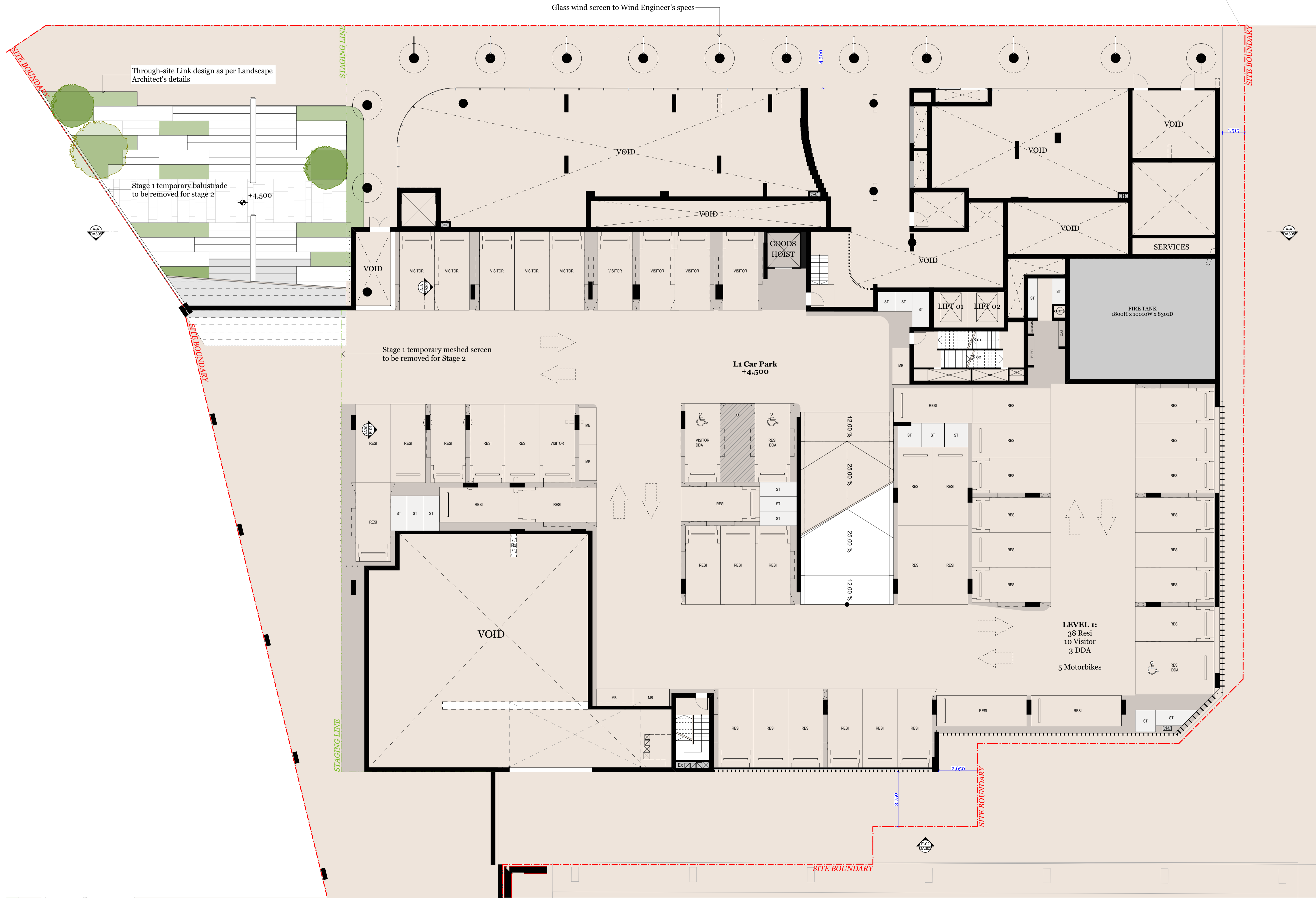
Existing retaining wall to be demolished

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Existing retaining wall to be demolished

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Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD, NV
Checked By	NB
Date	August 2021
Scale	1:125@A1 1:250@A3
Drawing Series	GA Plans 1:125
Drawing Name	Level 1

Drawing Number **DA202**  
 Revision **B**

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

Consultants

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Drawn By	XD, NV
Checked By	NB
Date	August 2021
Scale	1:125 @ A1 1:250 @ A3
Drawing Series	GA Plans 1:125
Drawing Name	Level 2

Drawing Number **DA203**  
 Revision **A**

Rev.	Date	By	Ckd	Description
A	15/02/2021	XD, NV	NB	Development Application

BAKER STREET



Through-site Link design refer to  
 Landscape Architect's details

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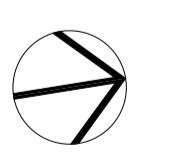
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 David Randerson 8542



Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

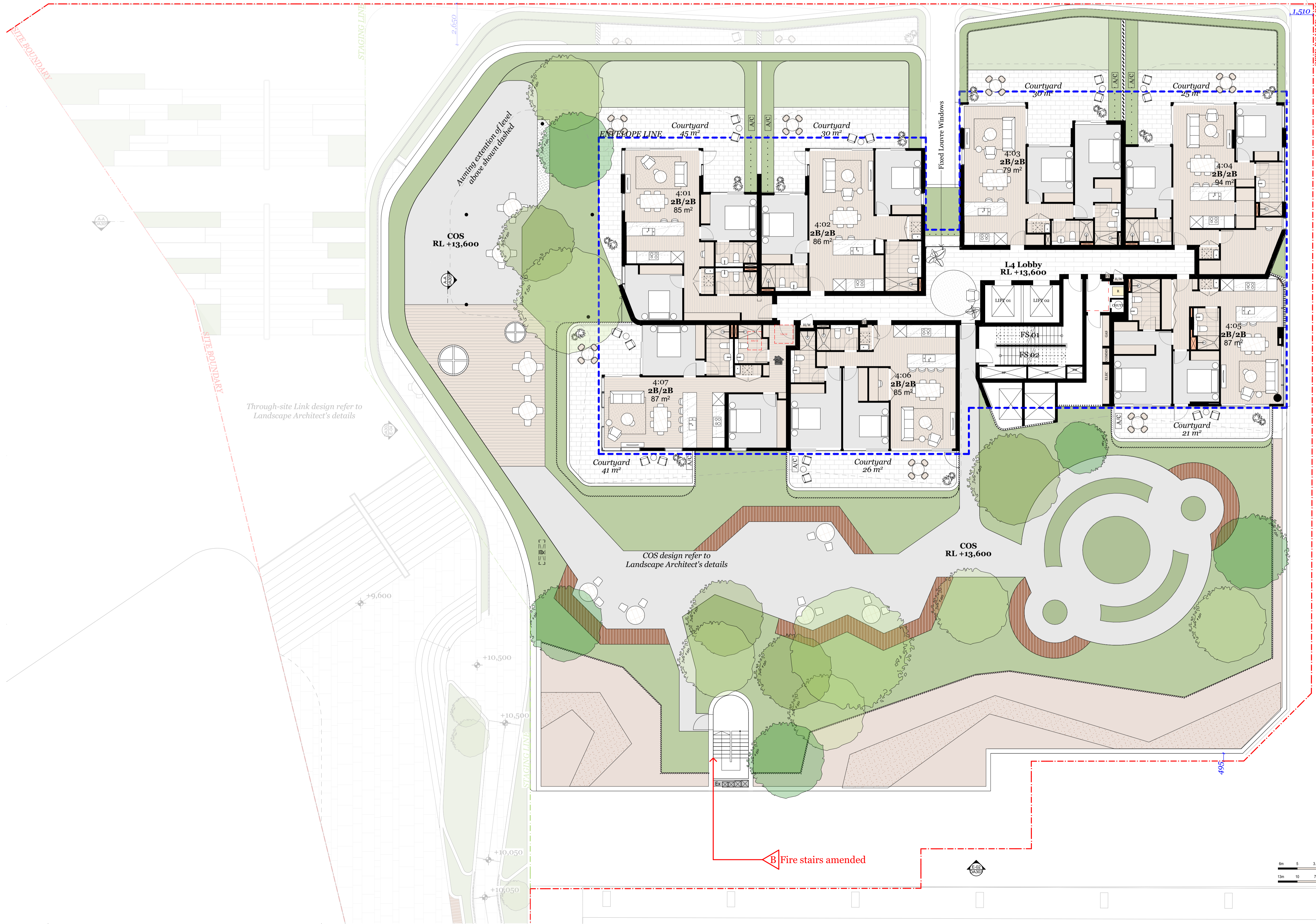
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 Checked By: NB  
 Date: August 2021  
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Drawing Series: GA Plans 1:125  
 Drawing Name: Level 3

Drawing Number: **DA204**  
 Revision: **A**

Rev.	Date	By	Ckd	Description
A	8/20/2021	XD, NV, NB		Development Application

# BAKER STREET



Client Details  
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Through-site Link design refer to  
 Landscape Architect's details

COS design refer to  
 Landscape Architect's details

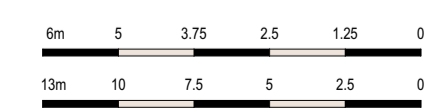
Fire stairs amended



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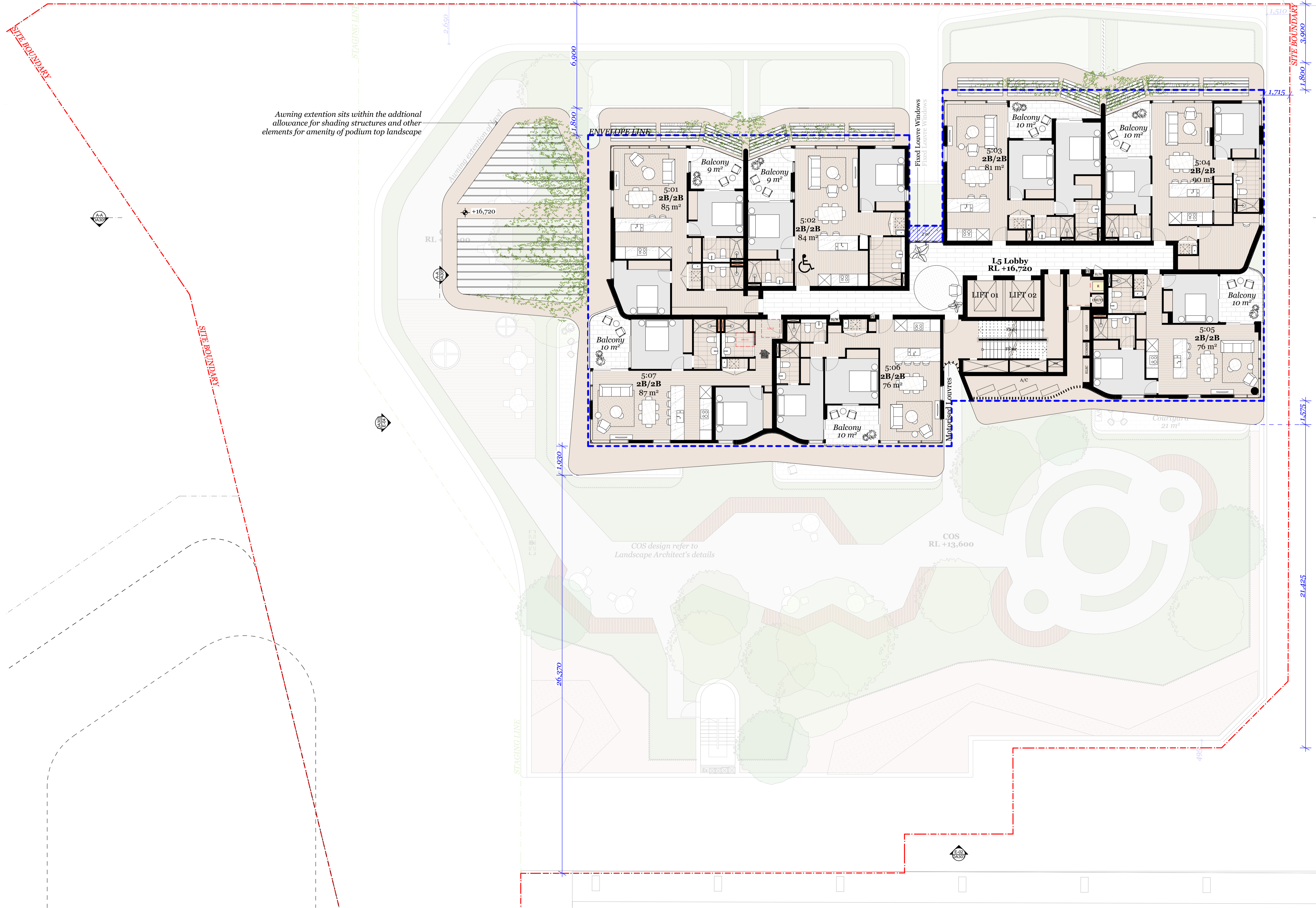
Project Name	Central Coast Quarter - North Tower
Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD, NV
Checked By	NB
Date	August 2021
Scale	1:125 @ A1 1:250 @ A3
Drawing Series	GA Plans 1:125
Drawing Name	Level 4

Drawing Number **DA205**  
 Revision **A**



Rev.	Date	By	Ckd	Description
A	15/02/2021	XD, NV	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

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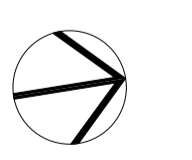
Fire Engineer - Affinity  
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 0499 977 202

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 David Randerson 8542



Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

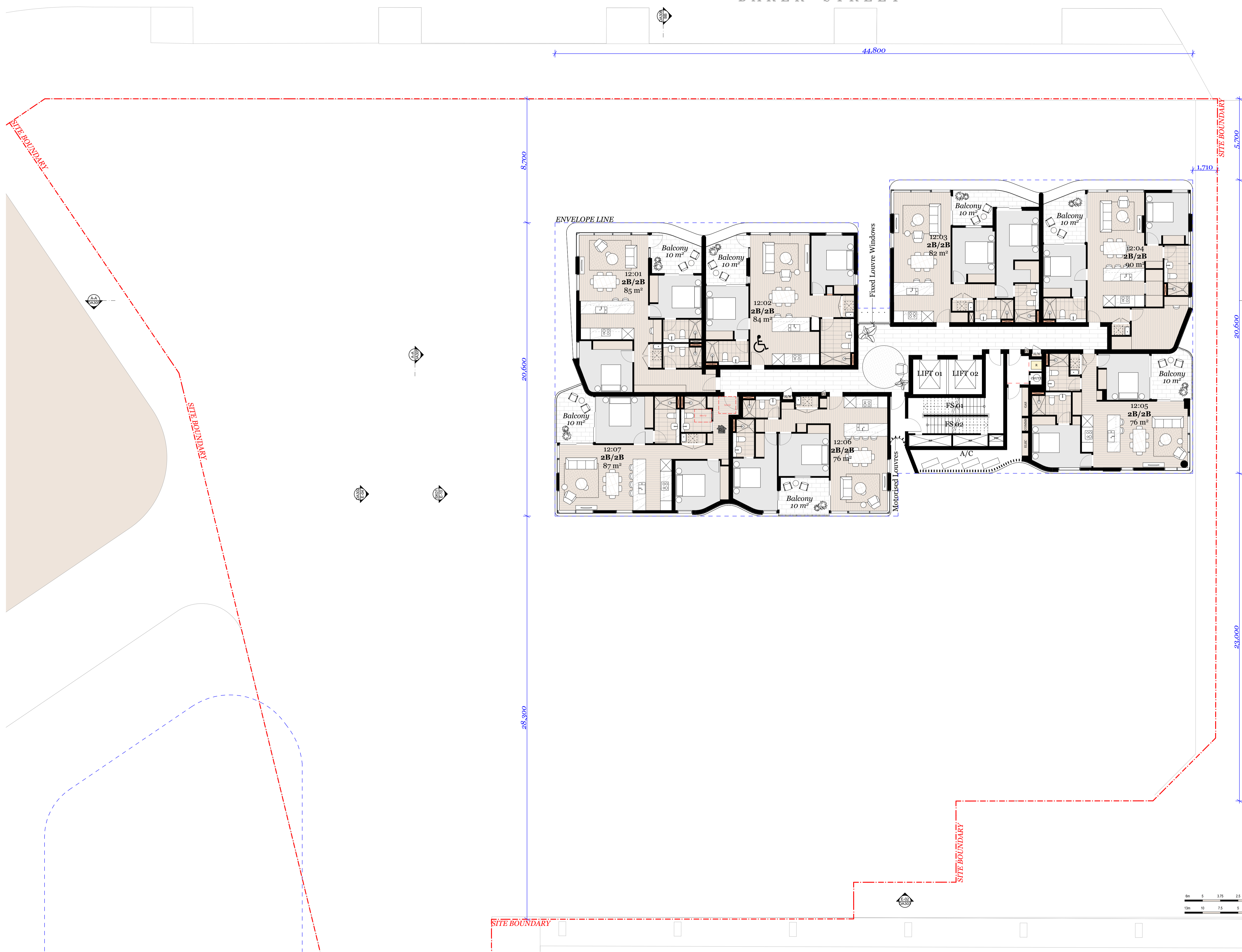
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Drawing Series: GA Plans 1:125  
 Drawing Name: Level 5

Drawing Number: **DA206**  
 Revision: **A**

Rev.	Date	By	Ckd	Description
A	8/20/2021	XD, NV, NB		Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

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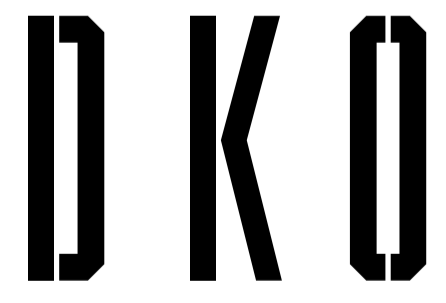
**Structural Engineer - Northrop**  
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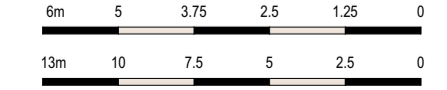
**BASIX - Northrop**  
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 NSW: Nominated Architects  
 Koos de Keijzer 5767  
 David Randerson 8542

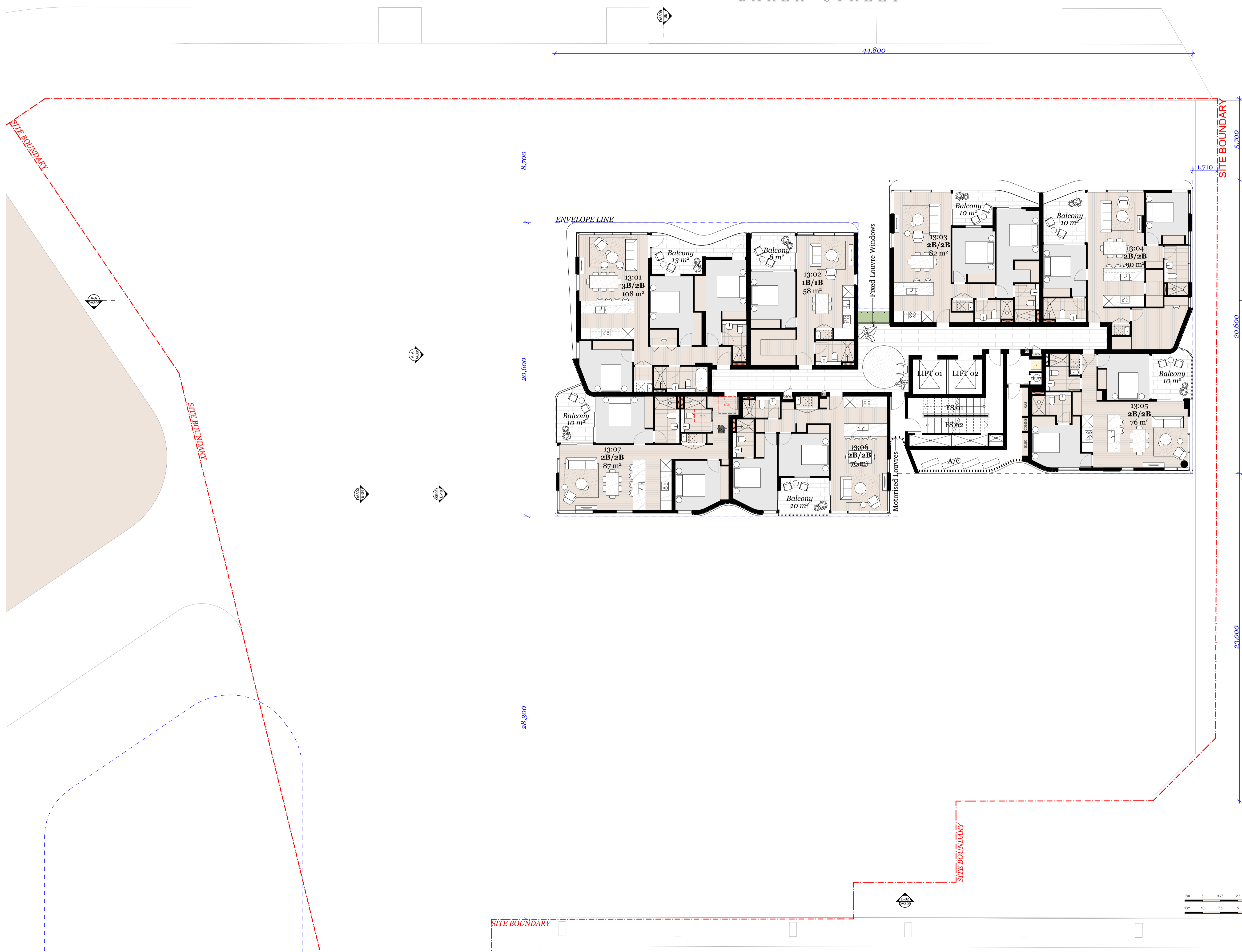
Project Name	Central Coast Quarter - North Tower
Project Number	11725
Project Address	26-30 Mann Street, Gosford, NSW 2250
Drawn By	XD, NV
Checked By	NB
Date	August 2021
Scale	1:125@A1 1:250@A3
Drawing Series	GA Plans 1:125
Drawing Name	Level 6-12

Drawing Number **DA207**  
 Revision **A**



Rev.	Date	By	Ckd	Description
A	15/02/2021	XD, NV	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

Consultants

**Land Survey - Veris**  
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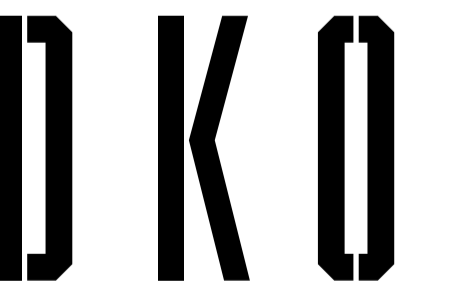
**Structural Engineer - Northrop**  
 Ian McDavid  
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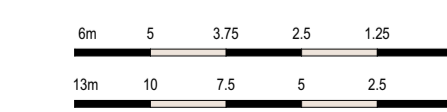
DKO Architecture (NSW) Pty Ltd  
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Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

Drawn By: XD, NV  
 Checked By: NB  
 Date: August 2021  
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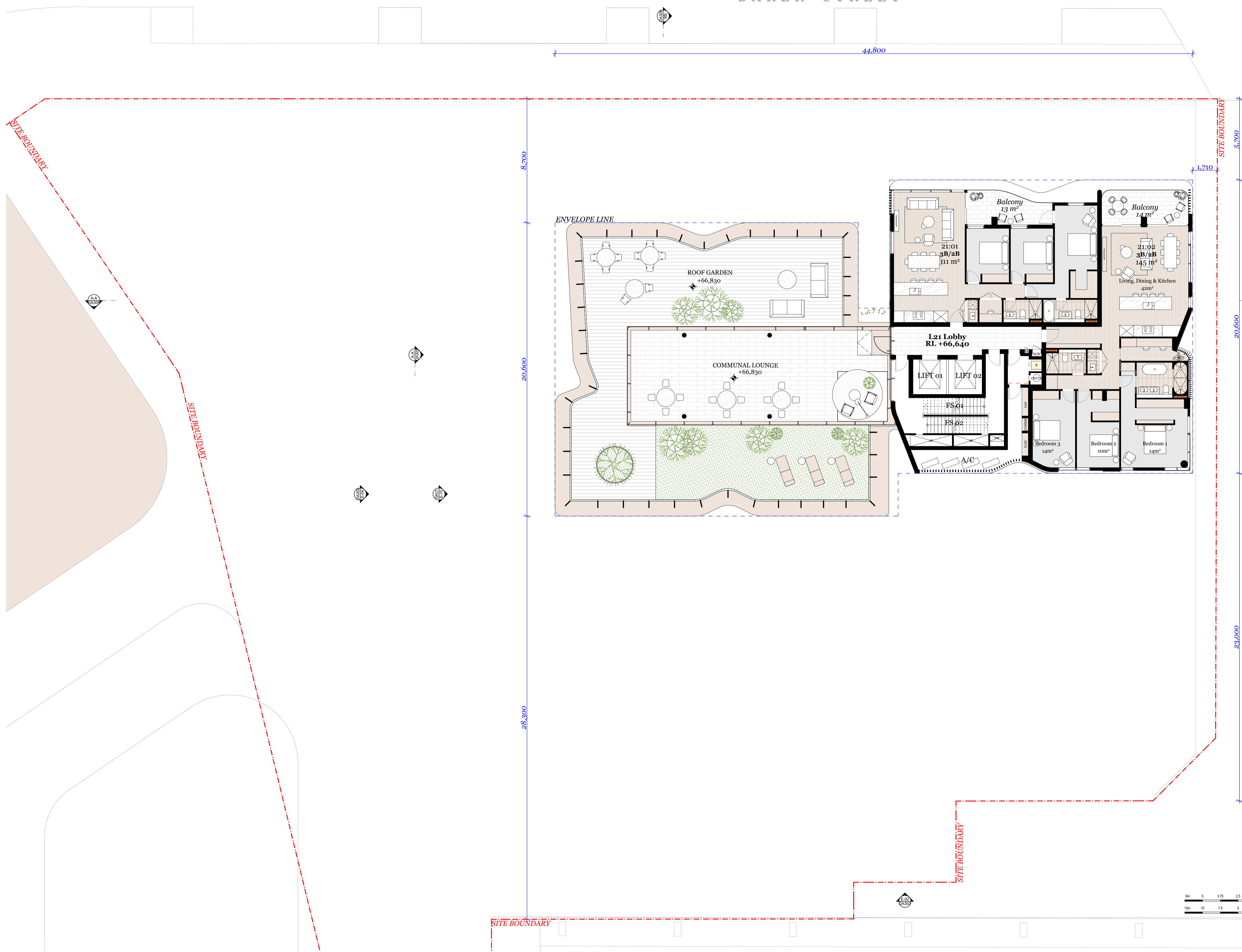
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Drawing Number: **DA208**  
 Revision: **A**



Rev.	Date	By	Ckd	Description
P1	10/12/2020			Preliminary Issue
P2	10/19/2020			Preliminary Issue
A	8/20/2021	XD, NV, NB		Development Application

BAKER STREET



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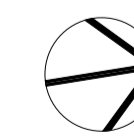
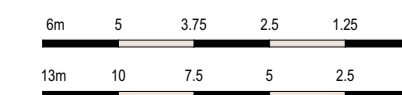
DKO Architecture (NSW) Pty Ltd  
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 www.dko.com.au  
 ABN: 81956706590  
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 Kees de Keijzer 5767  
 David Randerson 8542

Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

Drawn By: XD, NV  
 Checked By: NB  
 Date: August 2021  
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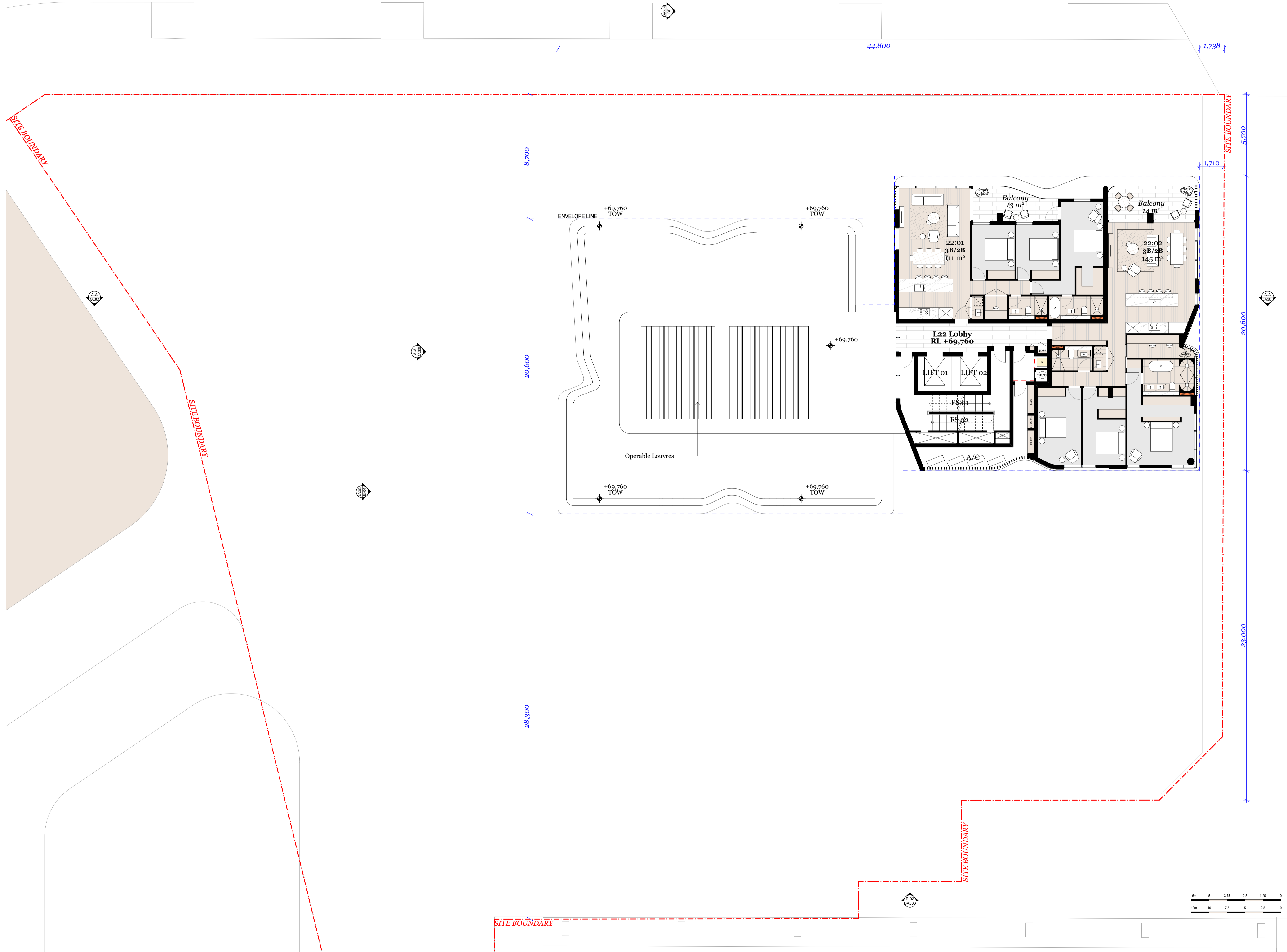
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 Drawing Name: Level 21

Drawing Number: **DA209**  
 Revision: **A**



Rev.	Date	By	Ckd	Description
P1	9/15/2020	PP	JC	Preliminary Issue
P2	10/15/2020	PP	JC	Preliminary Issue
A	8/20/2021	XD, NV, NB	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

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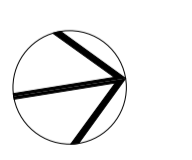
Fire Engineer - Affinity  
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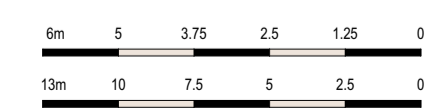


Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

Drawn By: XD, NV  
 Checked By: NB  
 Date: August 2021  
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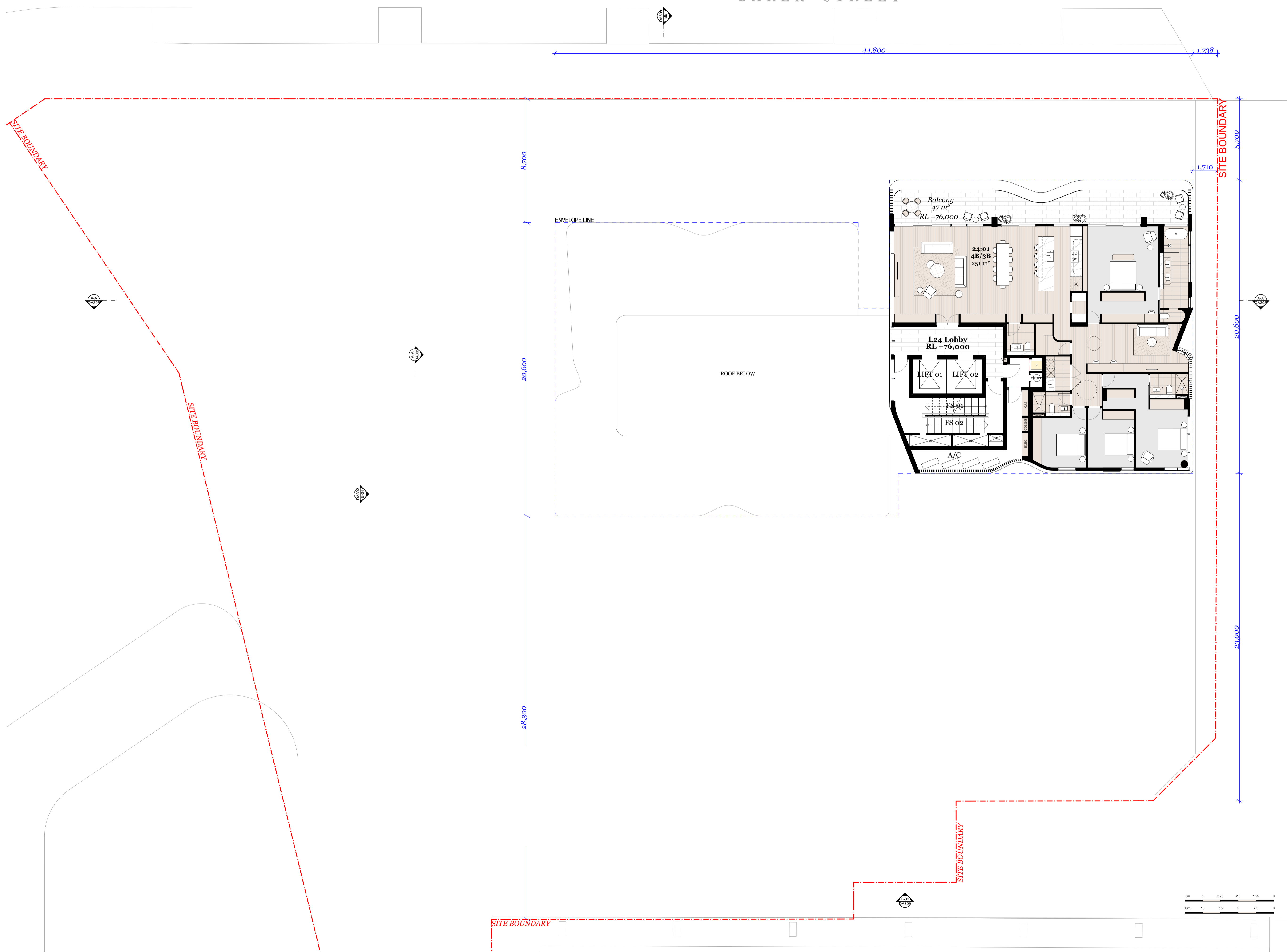
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 Drawing Name: Level 22-23

Drawing Number: **DA210**  
 Revision: **A**



Rev.	Date	By	Ckd	Description
A	15/08/2021	XD, NV	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

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**Land Survey - Veris**  
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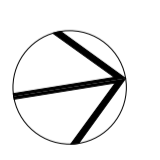
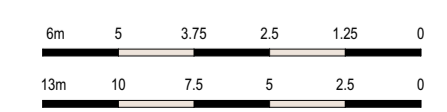
DKO Architecture (NSW) Pty Ltd  
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 ABN: 81956706590  
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Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

Drawn By: XD, NV  
 Checked By: NB  
 Date: August 2021  
 Scale: 1:125 @ A1  
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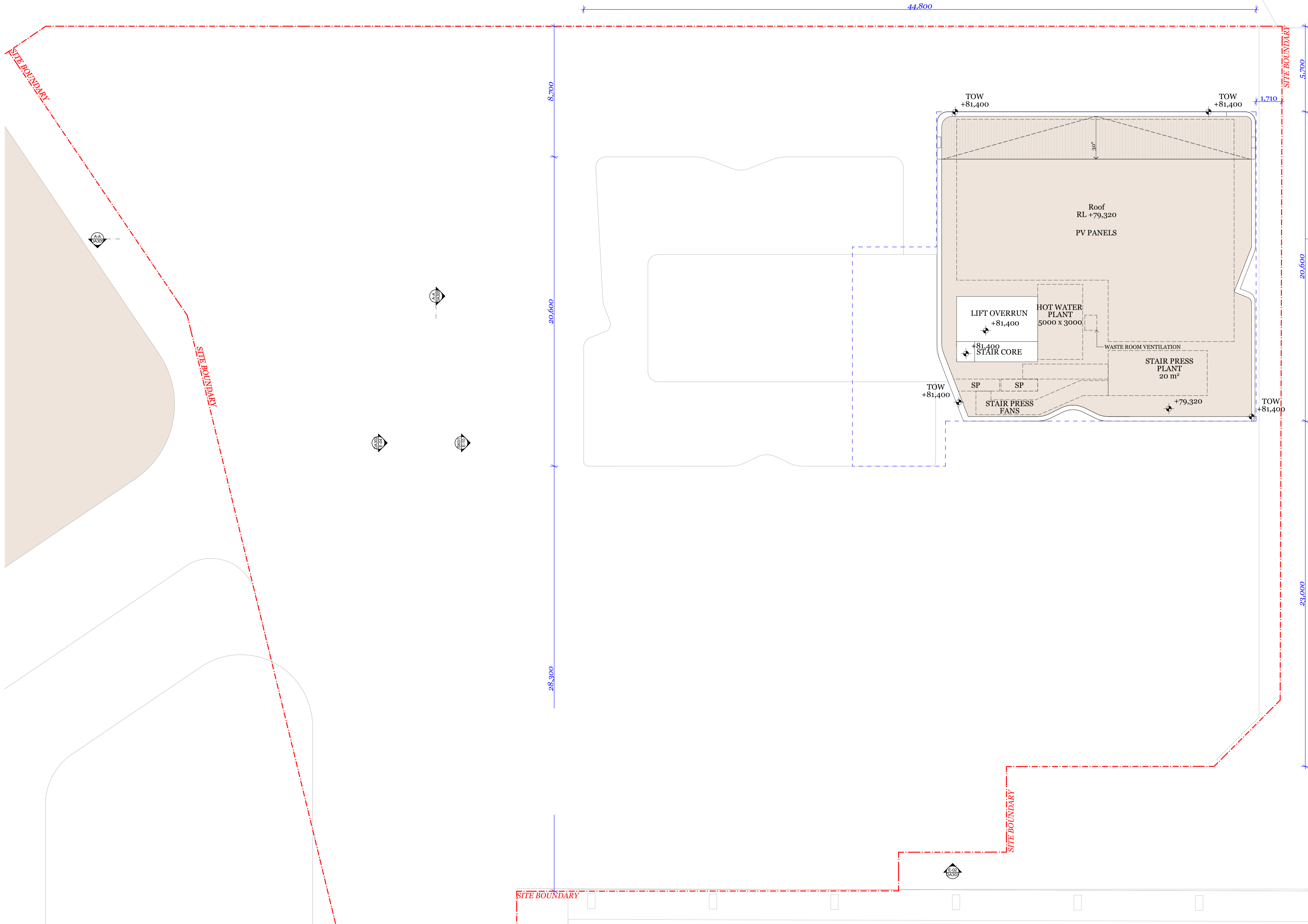
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 Drawing Name: Level 24

Drawing Number: **DA211**  
 Revision: **A**



Rev.	Date	By	Ckd	Description
A	02/02/2021	XD, NV	NB	Development Application

# BAKER STREET



Client Details  
**SH Gosford Residential Pty Ltd**

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**Traffic - GTA**  
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 Karen.McNatty@gta.com.au  
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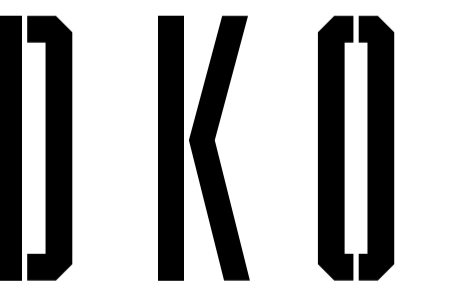
**Structural Engineer - Northrop**  
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 02 9241 4188

**Building Services - S4B**  
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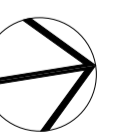
**Fire Engineer - Affinity**  
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 0499 977 202

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Project Name: Central Coast Quarter - North Tower  
 Project Number: 11725  
 Project Address: 26-30 Mann Street, Gosford, NSW 2250

Drawn By: XD, NV  
 Checked By: NB  
 Date: August 2021  
 Scale: 1:1250 @ A1  
 1:250 @ A3

Drawing Series: GA Plans 1:125  
 Drawing Name: Roof Plan

Drawing Number: **DA212**  
 Revision: **A**