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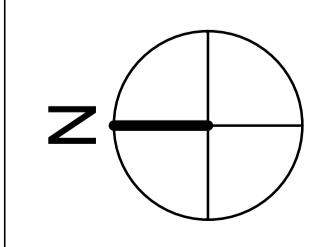



Member
 Australian Institute
 of Architects
 Nominated Architect:
 Joseph Panetta
 NSW Architects Registration
 Board No: 9505

REVISION				
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P
B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P

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COVER PAGE
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DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY
 CLIENT:
MR B. HUDSON
 ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:
 SCALE @ A3:
 DRAWN BY:
N.B.
 CHECKED BY:
J. P
 PROJECT NUMBER:
20155
 DATE:
22/09/2023
 SHEET NUMBER:
B101

Multi Dwelling

Certificate number: 1414708M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 22 September 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Dual occ @ 79 The Corso Gorokan 2263	
Street address	79 The Corso Gorokan 2263	
Local Government Area	Central Coast Council	
Plan type and plan number	deposited 220537	
Lot no.	20	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	52	Target 50

Certificate Prepared by		
Name / Company Name	EPS (c)	
ABN (if applicable)	16645179013	

Common area landscape		
Common area lawn (m ²)	0.0	
Common area garden (m ²)	0.0	
Area of indigenous or low water use species (m ²)	0.0	
Assessor details		
Assessor number	10194	
Certificate number	0006180282	
Climate zone	15	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	52	Target 50

Project address		
Project name	Dual occ @ 79 The Corso Gorokan 2263	
Street address	79 The Corso Gorokan 2263	
Local Government Area	Central Coast Council	
Plan type and plan number	deposited 220537	
Lot no.	20	
Section no.	-	
Project type		
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	2	
No. of single dwelling houses	0	
Site details		
Site area (m ²)	547.52	
Roof area (m ²)	228	
Non-residential floor area (m ²)	0.0	
Residential car spaces	4	
Non-residential car spaces	0	

Description of project

The tables below describe the dwellings and common areas within the project.

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of gardens & lawns (m ²)	Indigenous species (m ²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of gardens & lawns (m ²)	Indigenous species (m ²)
D-1	4	134.0	3.0	60.0	0.0	D-2	4	127.0	11.0	80.0	0.0

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	✓
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances			Individual pool			Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (>= 4.5 but <= 6 L/min)	4 star	4 star	5 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source		Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
	Alternative water supply systems	Size						
All dwellings	Individual water tank (no. 1)	Tank size (litres) 1000.0	To collect run-off from at least 80.0 square metres of roof area;	yes	no	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. 		✓	✓
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. 		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water system		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system					
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control					
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off					
Dwelling no.	Cooling		Heating		Artificial lighting		Natural lighting					
	living areas	bedroom areas	living areas	bedroom areas	Each kitchen	All bathrooms/toilets	Each laundry	All hallways				
D-1	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
All other dwellings	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	1-phase airconditioning 3 star (average zone) (zoned)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

Dwelling no.	Alternative energy	
	Photovoltaic system (min rated electrical output in peak kW)	
All dwellings	0.0	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: <ul style="list-style-type: none"> (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. 	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
D-1	53.0	30.0
All other dwellings	52.0	31.0

Dwelling no.	Construction of floors and walls			
	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)
All dwellings	-	-	-	43

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system/s specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

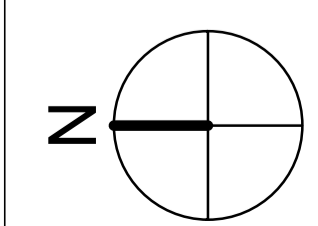
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below, in each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓



REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P	
B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P	

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BASIX
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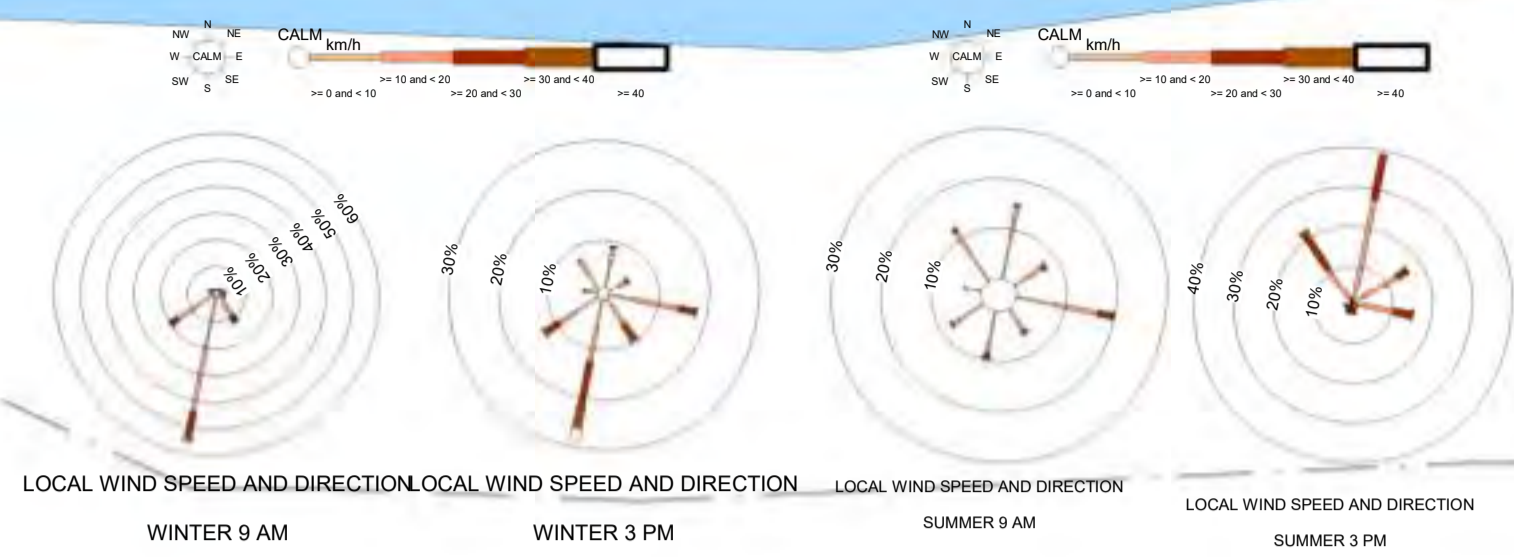


DEVELOPMENT APPLICATION		SCALE @ A1:
PROPOSED DUAL OCCUPANCY		SCALE @ A3:
CLIENT:	MR B. HUDSON	DRAWN BY: F. A
ADDRESS:	79 THE CORSO, GOROKAN	DATE: 22/09/2023
		CHECKED BY: J. P
		SHEET NUMBER:
		PROJECT NUMBER: 20155
		B102

ANNUAL WIND SPEED AND DIRECTION ROSES (for sydney 9am and 3pm)

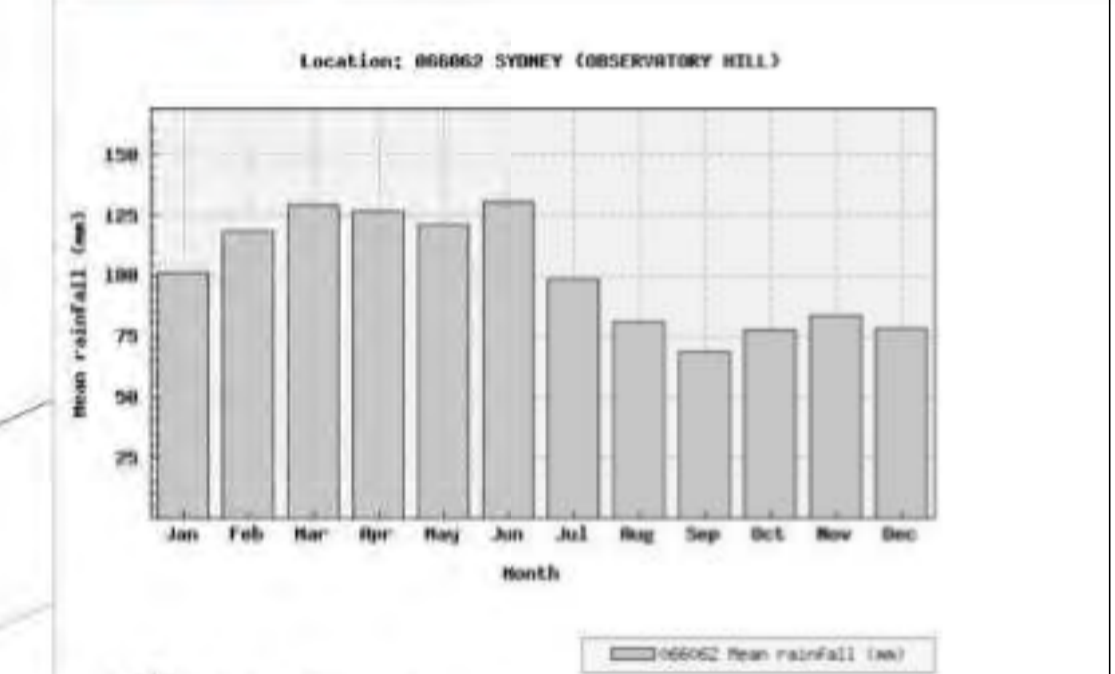
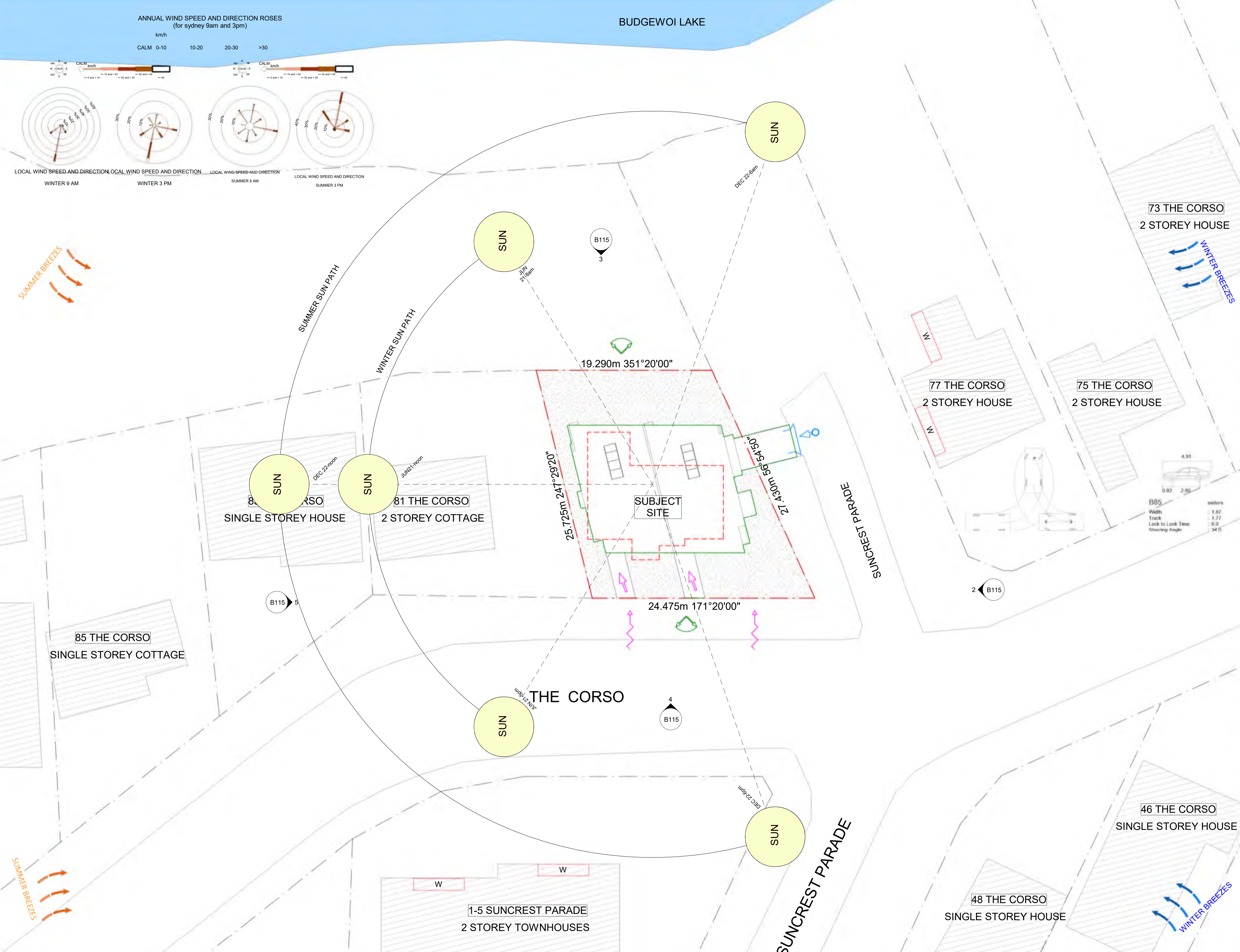
km/h

CALM 0-10 10-20 20-30 >30

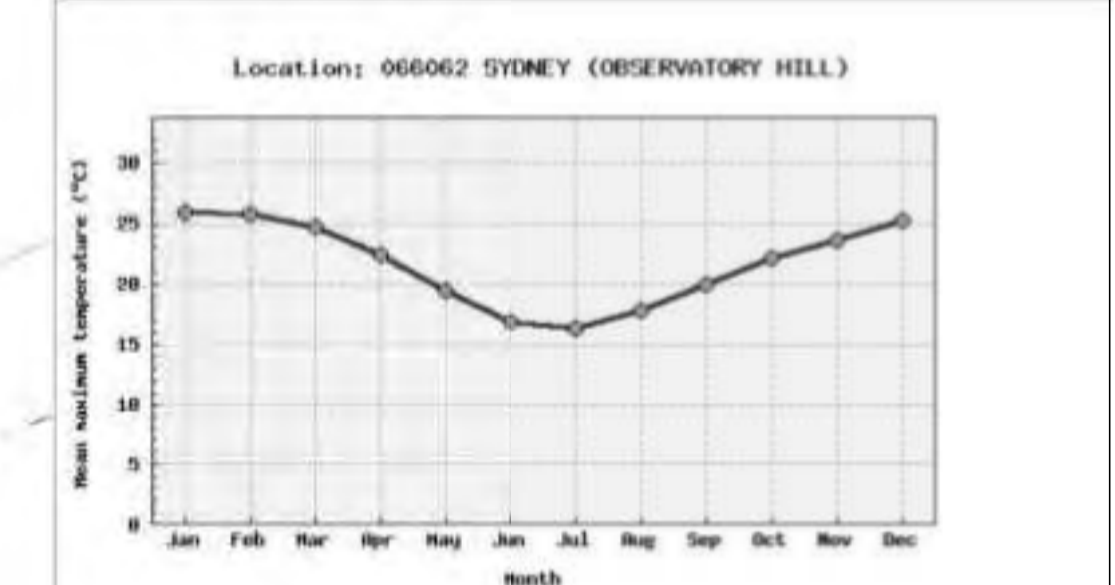


BUDGEWOI LAKE

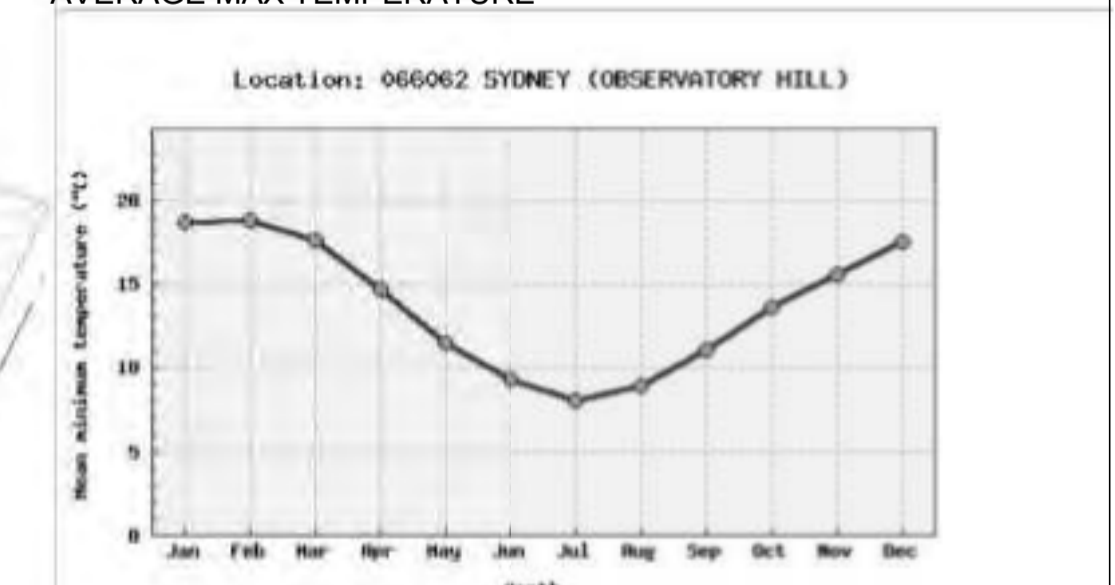
LEGEND	
TYPE	TYPE
	EXISTING BUILDINGS TO BE DEMOLISHED
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT ON SITE
	NEIGHBOURING BUILDINGS
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	SITE BOUNDARIES
	NEIGHBOURING WINDOW
	KEY VIEWS
	NOISE SOURCE FEATURE
	PROPOSED PRIVATE OPEN SPACE
	PROPOSED VEHICULAR ACCESS POINT DRIVEWAY ENTRY / EXIT
	PROPOSED PEDESTRIAN ACCESS POINT
	PROPOSED DRIVEWAY CROSSING



AVERAGE RAINFALL
Location: 066062 SYDNEY (OBSERVATORY HILL)
Created on Mon 21 Nov 2011 11:47 AM EST



AVERAGE MAX TEMPERATURE
Location: 066062 SYDNEY (OBSERVATORY HILL)
Created on Mon 21 Nov 2011 11:46 AM EST



AVERAGE MIN TEMPERATURE
Location: 066062 SYDNEY (OBSERVATORY HILL)
Created on Mon 21 Nov 2011 11:47 AM EST

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Member
Australian Institute
of Architects

Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9905

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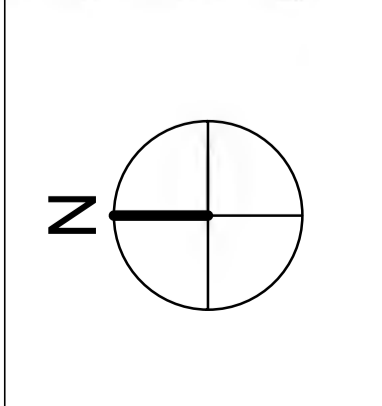
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SITE ANALYSIS

PRELIMINARY

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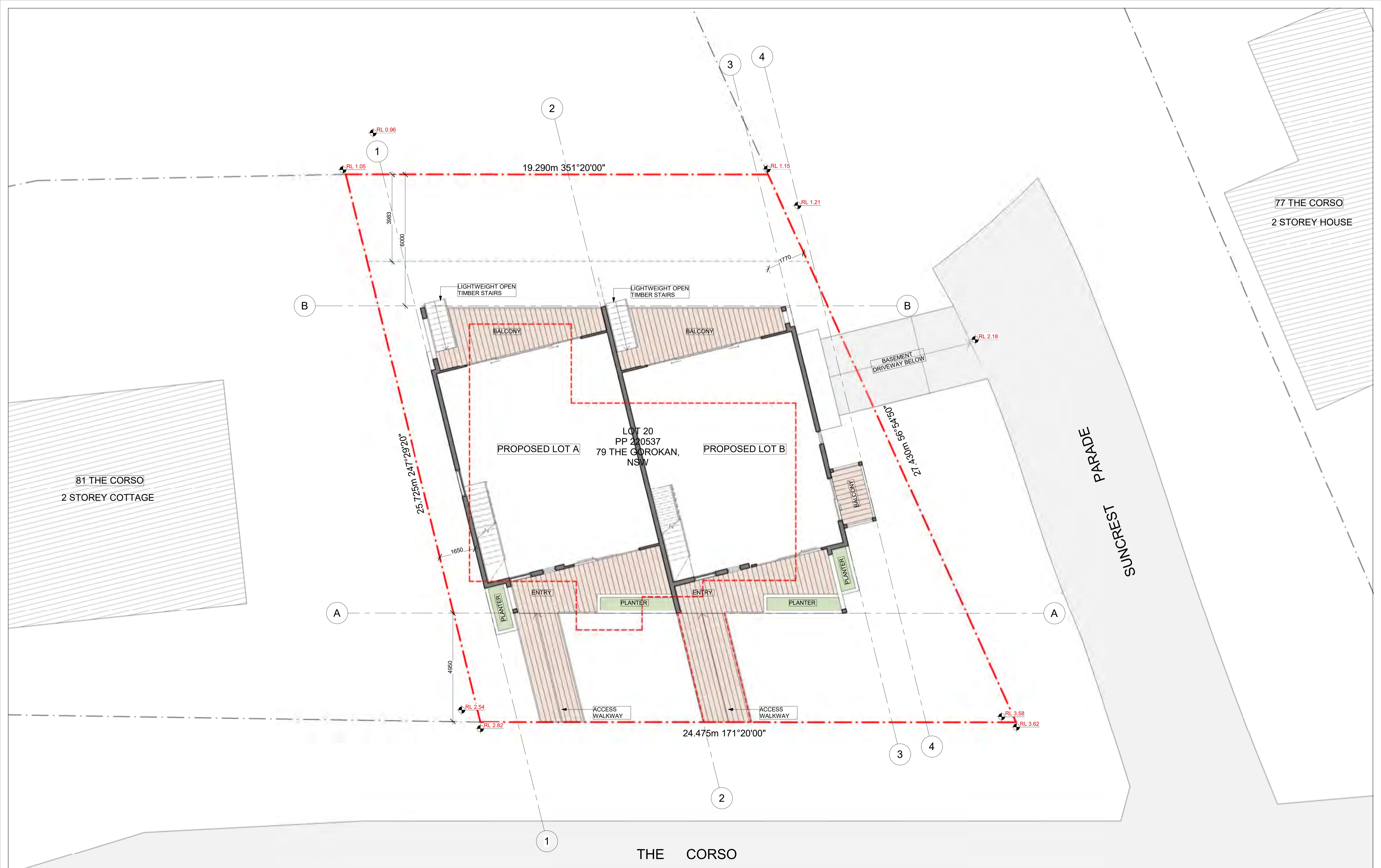
DEVELOPMENT APPLICATION

PROPOSED DUAL OCCUPANCY

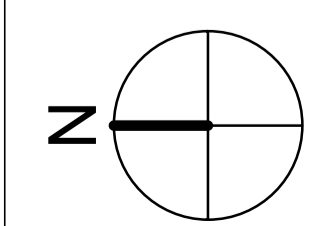
CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	As indicated
SCALE @ A3:	
DRAWN BY:	N.B.
DATE:	22/09/2023
CHECKED BY:	J. P
SHEET NUMBER:	B103
PROJECT NUMBER:	20155



SITE PLAN
PRELIMINARY
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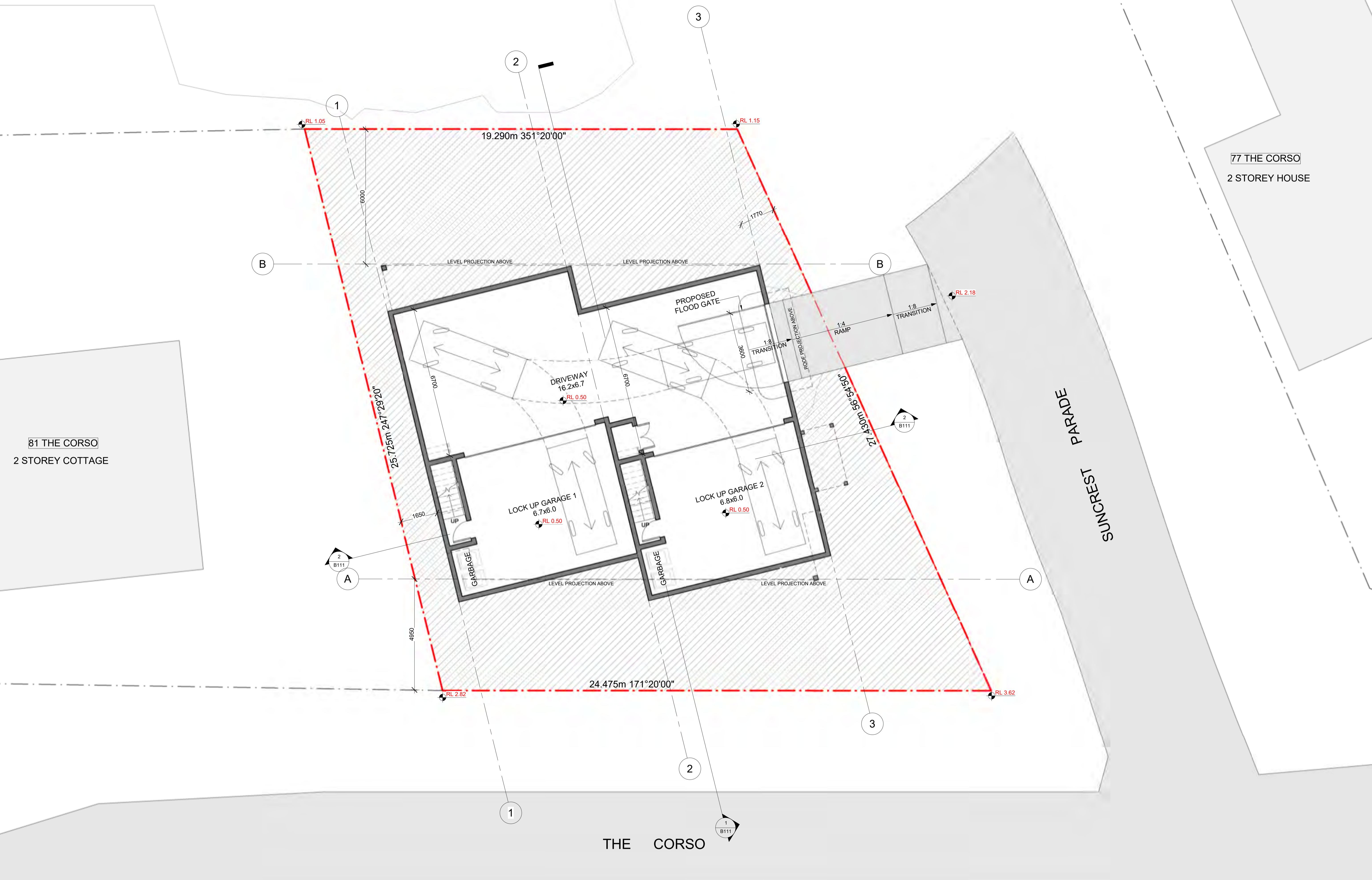
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DEVELOPMENT APPLICATION		SCALE @ A1:	1 : 75
PROPOSED DUAL OCCUPANCY		SCALE @ A3:	1 : 150
CLIENT:	MR B. HUDSON	DRAWN BY:	N.B.
ADDRESS:	79 THE CORSO, GOROKAN	CHECKED BY:	J.P.
		PROJECT NUMBER:	20155
		DATE:	22/09/2023
		SHEET NUMBER:	B104





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Design + Interiors

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joseph@habitationdesign.com.au
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Member
Australian Institute
of Architects

Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9505

REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	03/10/22		PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P
B	19/06/22		DEVELOPMENT APPLICATION ISSUE	N. B	J. P

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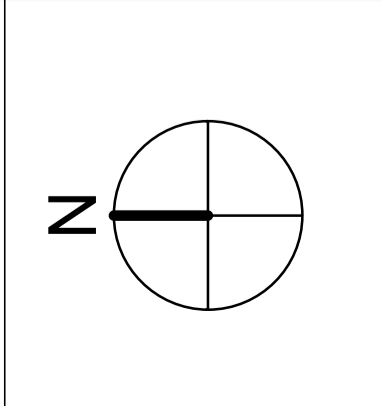
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BASEMENT FLOOR

PRELIMINARY

NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION

PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	N.B.
DATE:	22/09/2023
CHECKED BY:	J. P
SHEET NUMBER:	B105
PROJECT NUMBER:	20155



THE CORSO

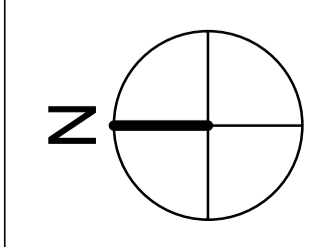
SUNNYSIDE PARADE

81 THE CORSO
2 STOREY COTTAGE

77 THE CORSO
2 STOREY HOUSE

GROUND FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



habitation
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B	19/06/22		DEVELOPMENT APPLICATION ISSUE	N. B	J. P

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DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1: 1 : 75
SCALE @ A3: 1 : 150

DRAWN BY: **N.B.** DATE: **22/09/2023**
CHECKED BY: **J. P** SHEET NUMBER:
PROJECT NUMBER: **20155** SHEET NUMBER: **B106**

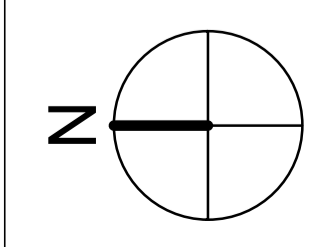


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NSW Architects Registration
Board No: 9505

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B	19/06/22		DEVELOPMENT APPLICATION ISSUE	N. B	J. P

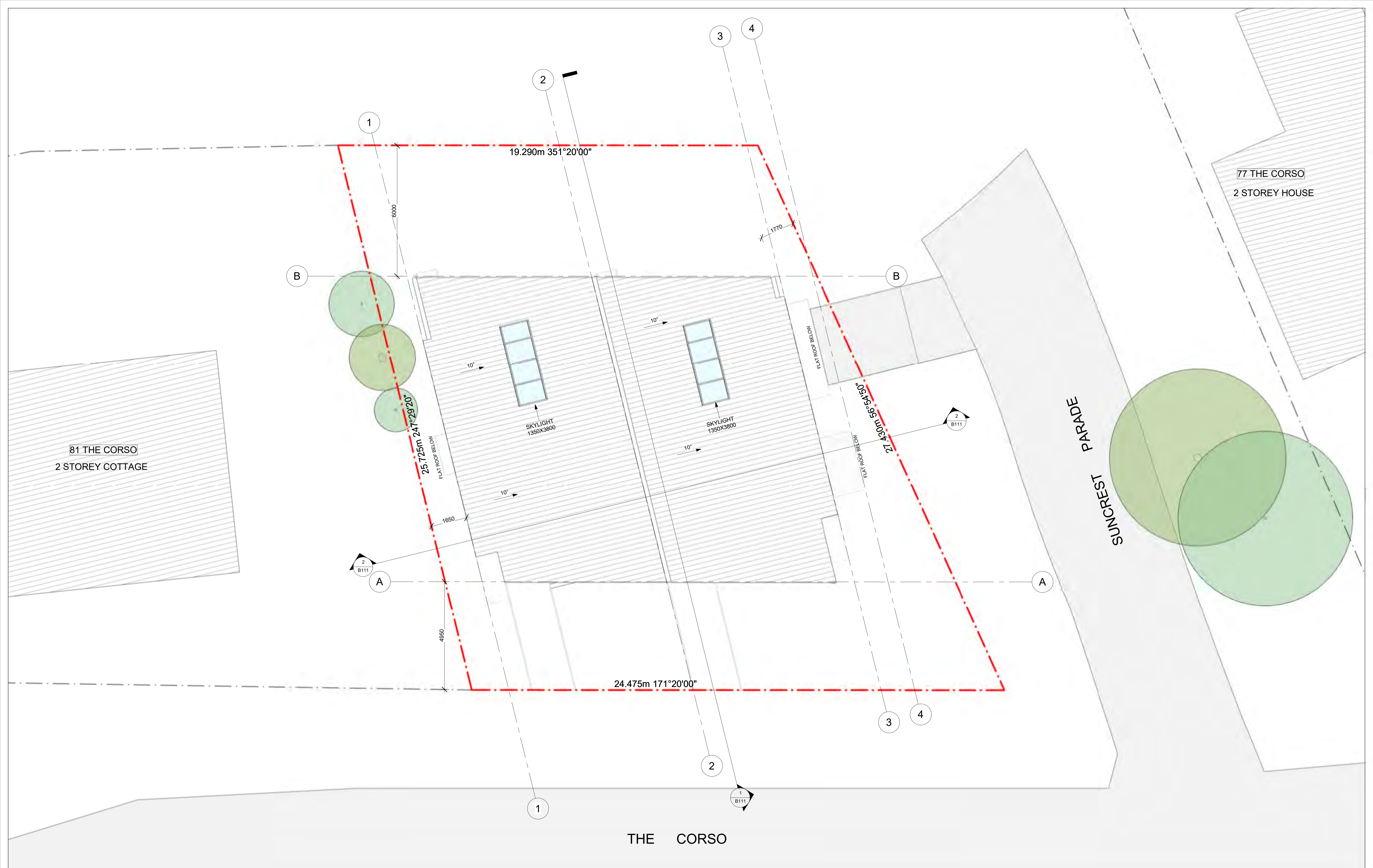
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FIRST FLOOR PLAN
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY
CLIENT:
MR B. HUDSON
ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	N.B.
CHECKED BY:	J. P
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B107



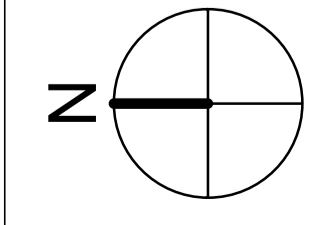
REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P	
B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P	

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ROOF PLAN
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1: 1 : 75
 SCALE @ A3: 1 : 150

DRAWN BY: N.B.
 DATE: 22/09/2023

CHECKED BY: J. P
 SHEET NUMBER: B108

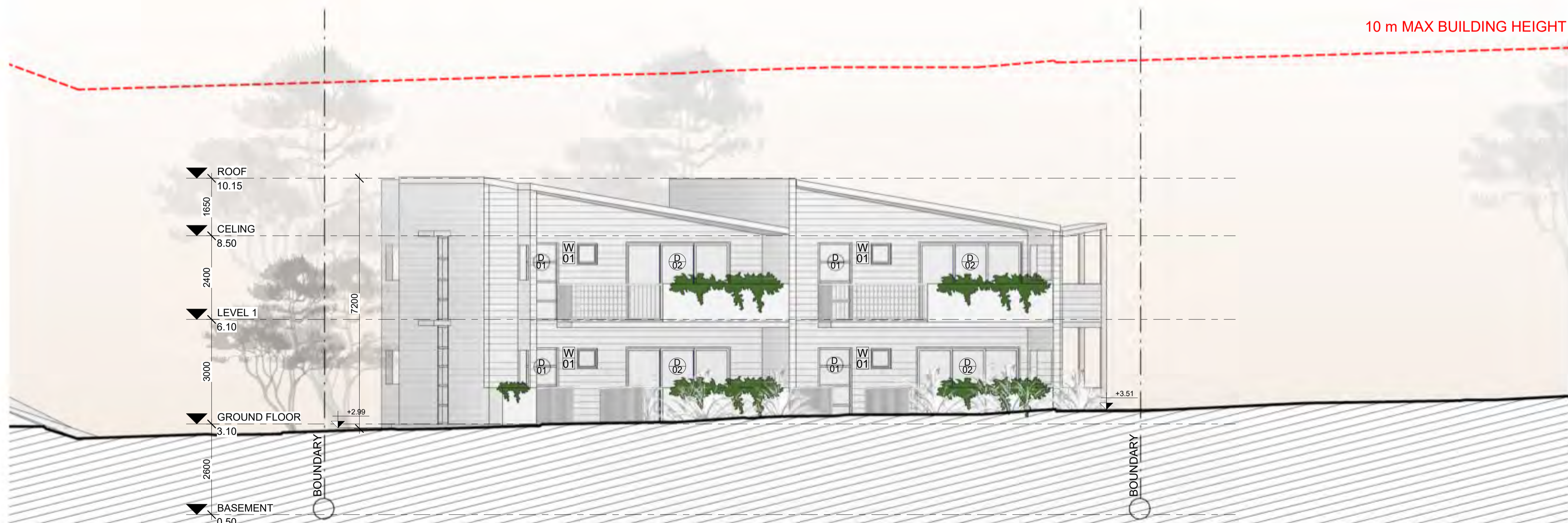
PROJECT NUMBER: 20155

10 m MAX BUILDING HEIGHT



1 NORTH ELEVATION
1 : 75

10 m MAX BUILDING HEIGHT



2 WEST ELEVATION
1 : 75



REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
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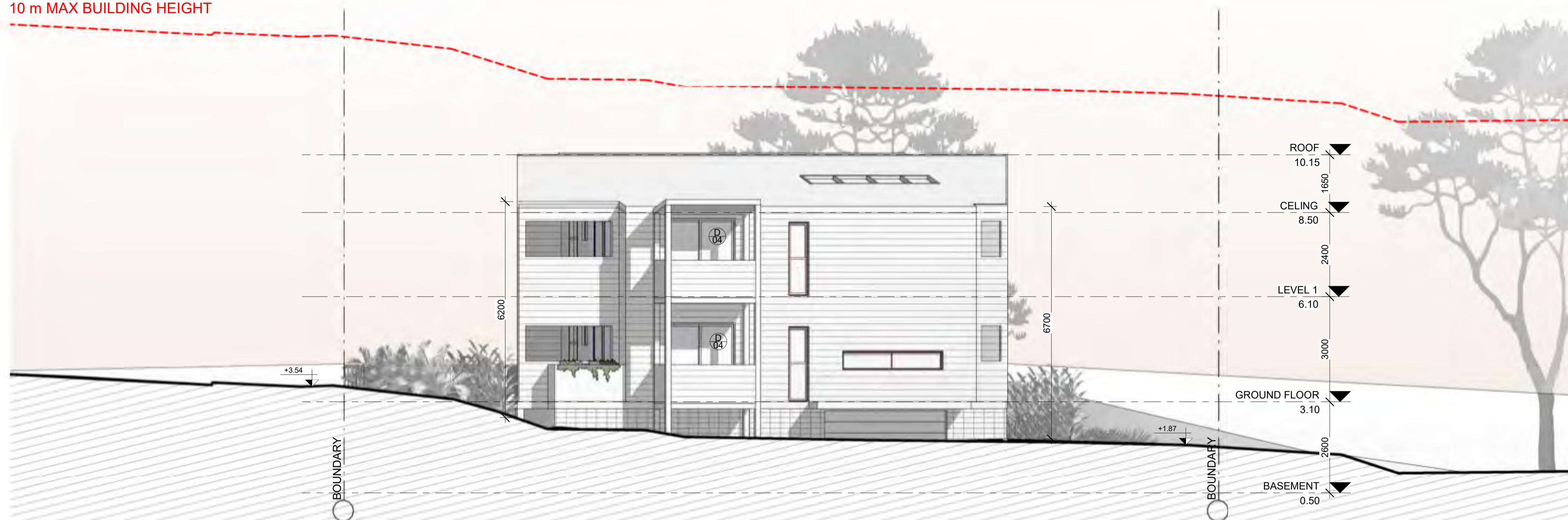
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ELEVATIONS
PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION PROPOSED DUAL OCCUPANCY	
CLIENT:	MR B. HUDSON
ADDRESS:	79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	N.B.
CHECKED BY:	J. P
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B109

10 m MAX BUILDING HEIGHT



1 SOUTH ELEVATION
1 : 75



2 EAST ELEVATION
1 : 75



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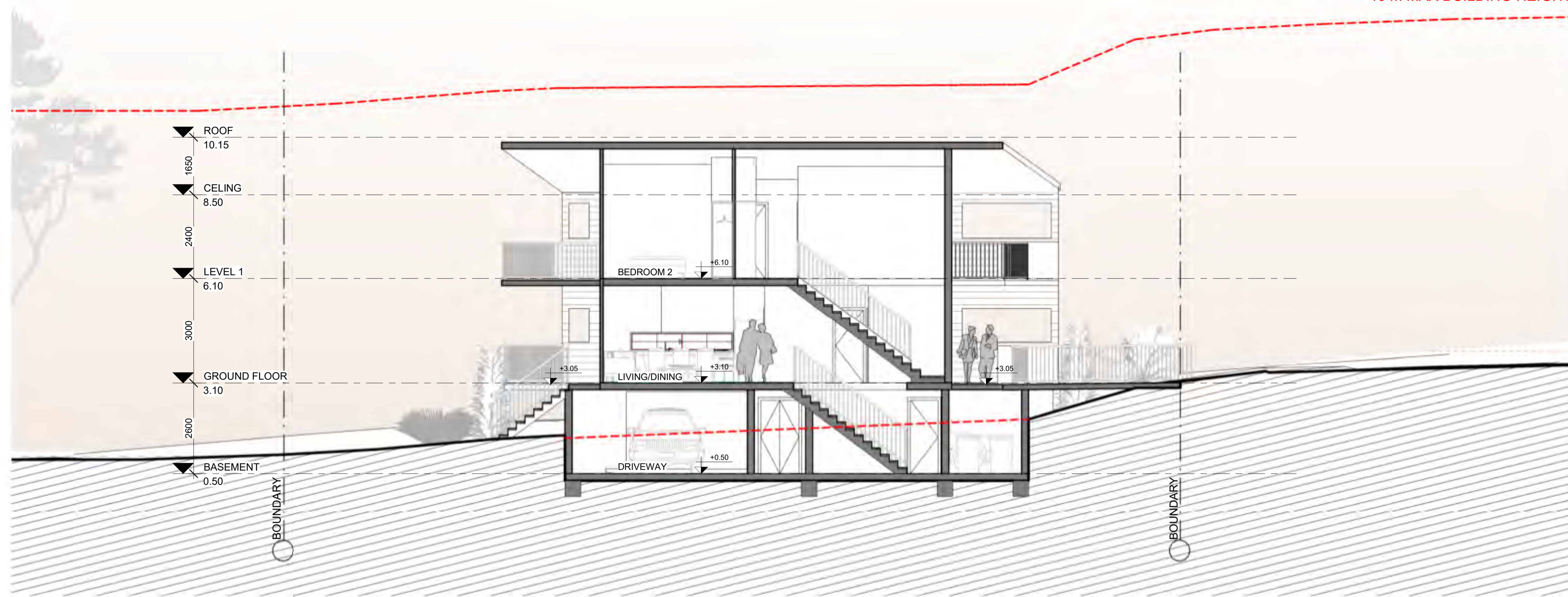
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ELEVATIONS
PRELIMINARY
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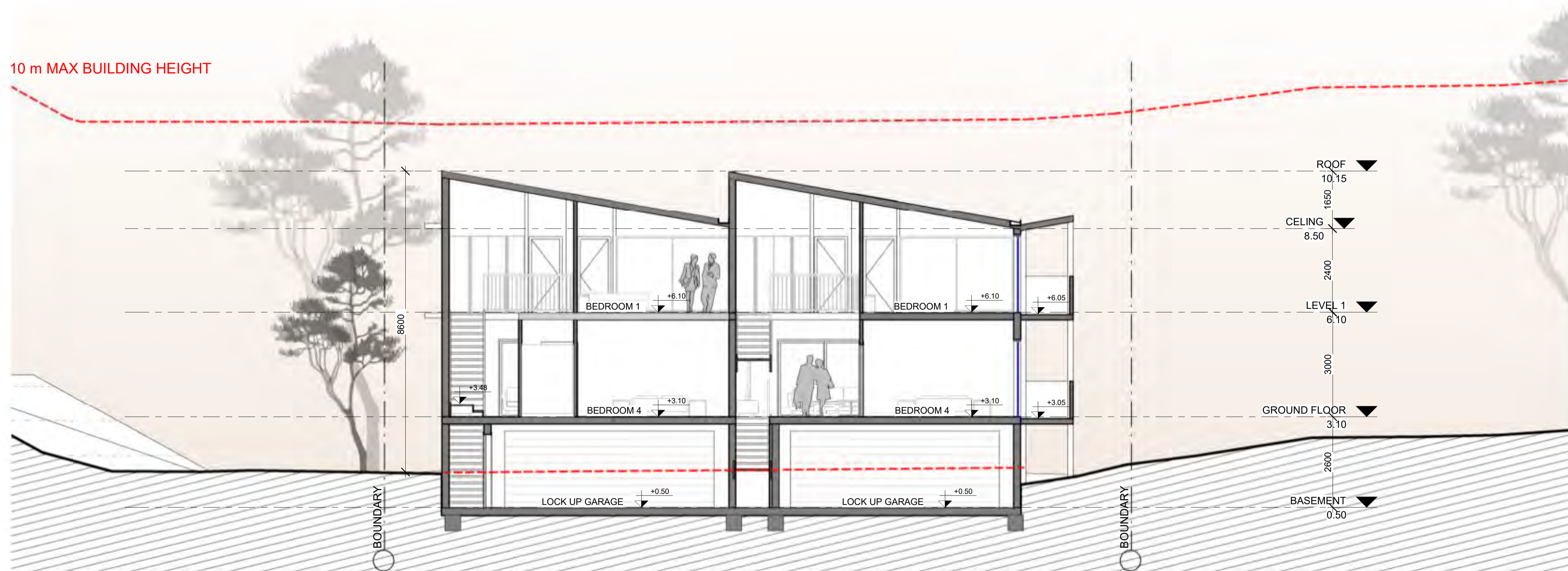
DEVELOPMENT APPLICATION PROPOSED DUAL OCCUPANCY	
CLIENT:	MR B. HUDSON
ADDRESS:	79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	N.B.
CHECKED BY:	J. P
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B110

10 m MAX BUILDING HEIGHT



1 Section 1
1 : 75



2 Section 2
1 : 75

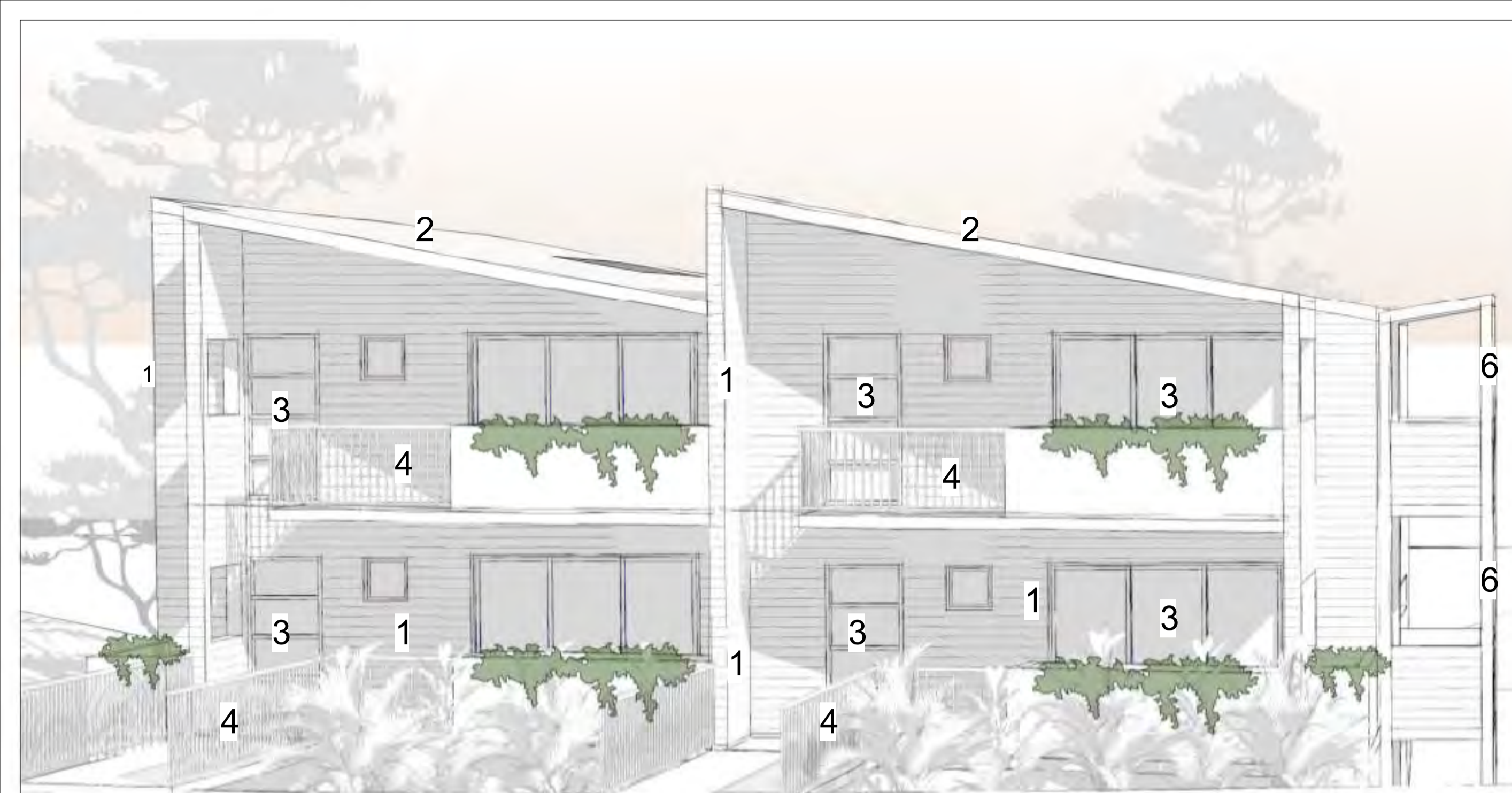
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A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P	
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SECTION
PRELIMINARY
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DEVELOPMENT APPLICATION PROPOSED DUAL OCCUPANCY	
CLIENT:	MR B. HUDSON
ADDRESS:	79 THE CORSO, GOROKAN

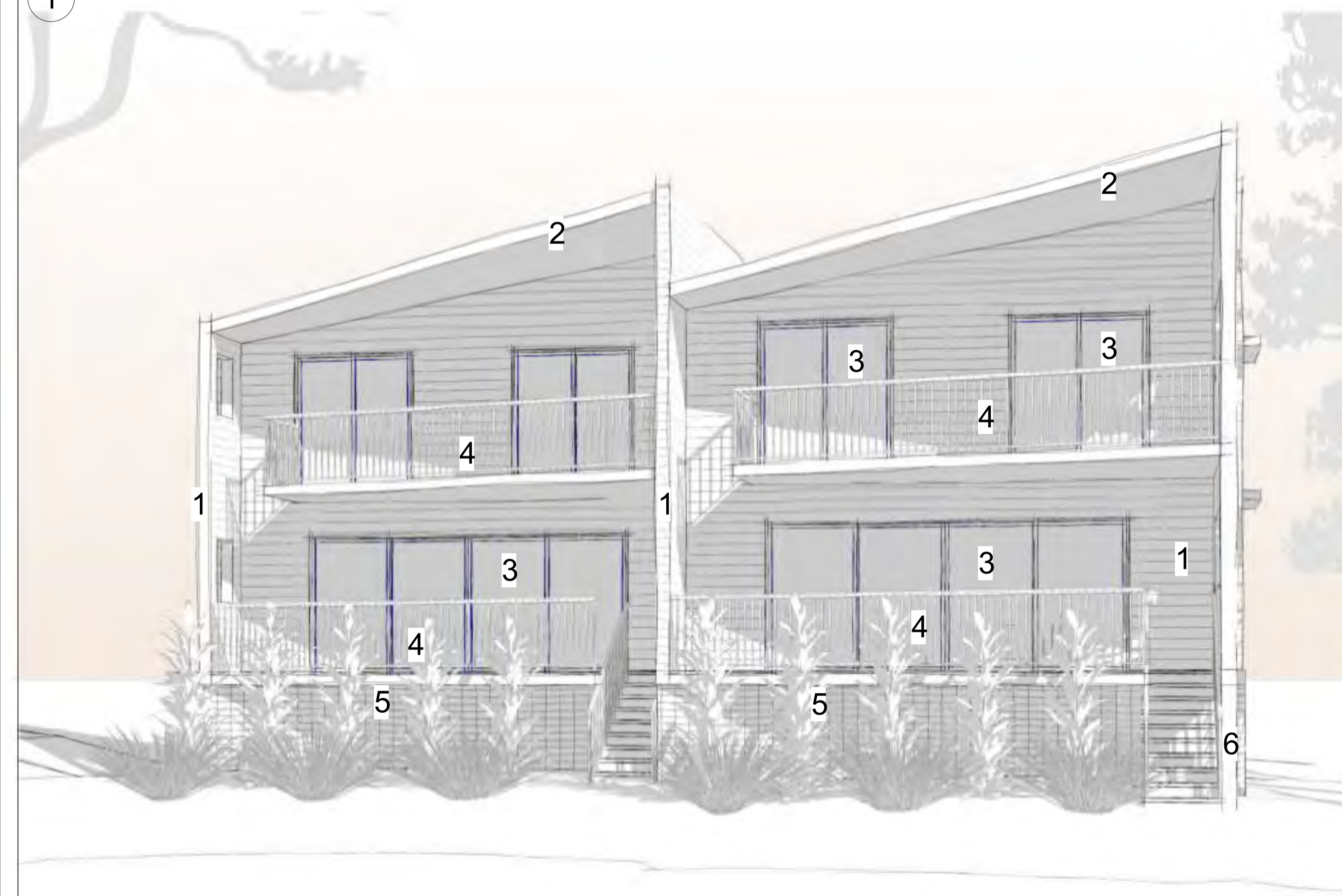
SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	N.B.
CHECKED BY:	J. P
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B111



1 3D View 1



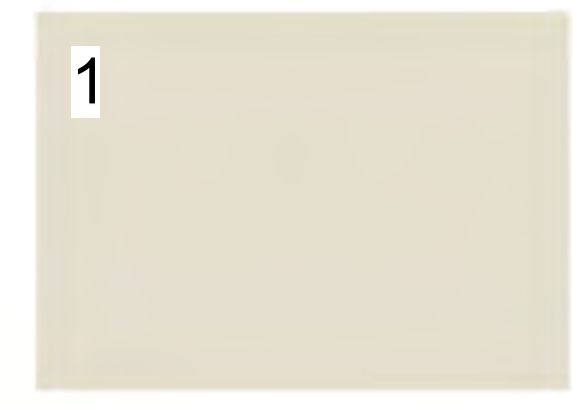
3 3D View 3



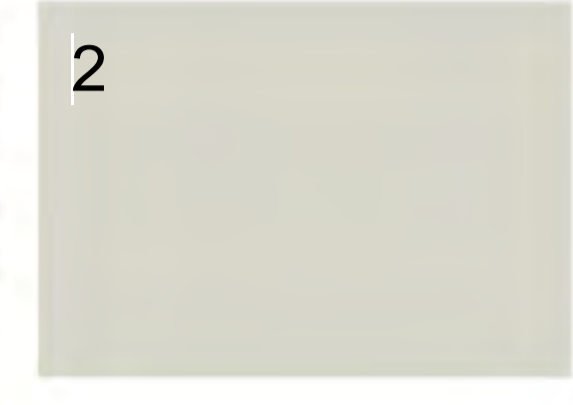
2 3D View 2



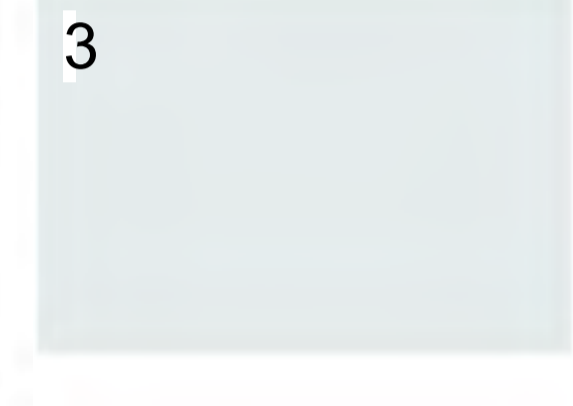
4 3D View 4



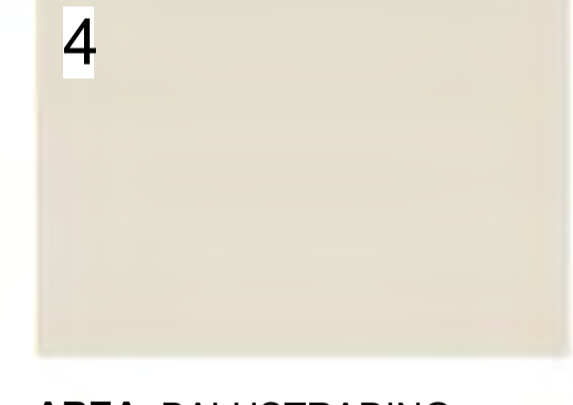
AREA: MAIN WALLS
FINISH: LIGHTWEIGHT CLADDING
DETAIL: TO BE PAINTED: DULUX " CHINA WHITE "



AREA: ROOFING
FINISH: CUSTOM ORB METAL SHETTING
DETAIL: COLORBOND " SURF MIST "



AREA: DOOR + WINDOW FRAMES
FINISH: ALUMINIUM
DETAIL: ANODISED FINISH



AREA: BALUSTRADING
FINISH: ALUMINIUM
DETAIL: POWDERCOATED FINISH DULUX " CHINA WHITE "



AREA: BASEMENT WALLS
FINISH: BLOCKWORK
DETAIL: AUSTRAL " PEBBLE "



AREA: FRAMING ELEMENTS
FINISH: STEEL
DETAIL: EXPOSED FRAMES TO BE GALVANISED



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ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
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MATERIALS + FINISHES
PRELIMINARY
NOT FOR CONSTRUCTION

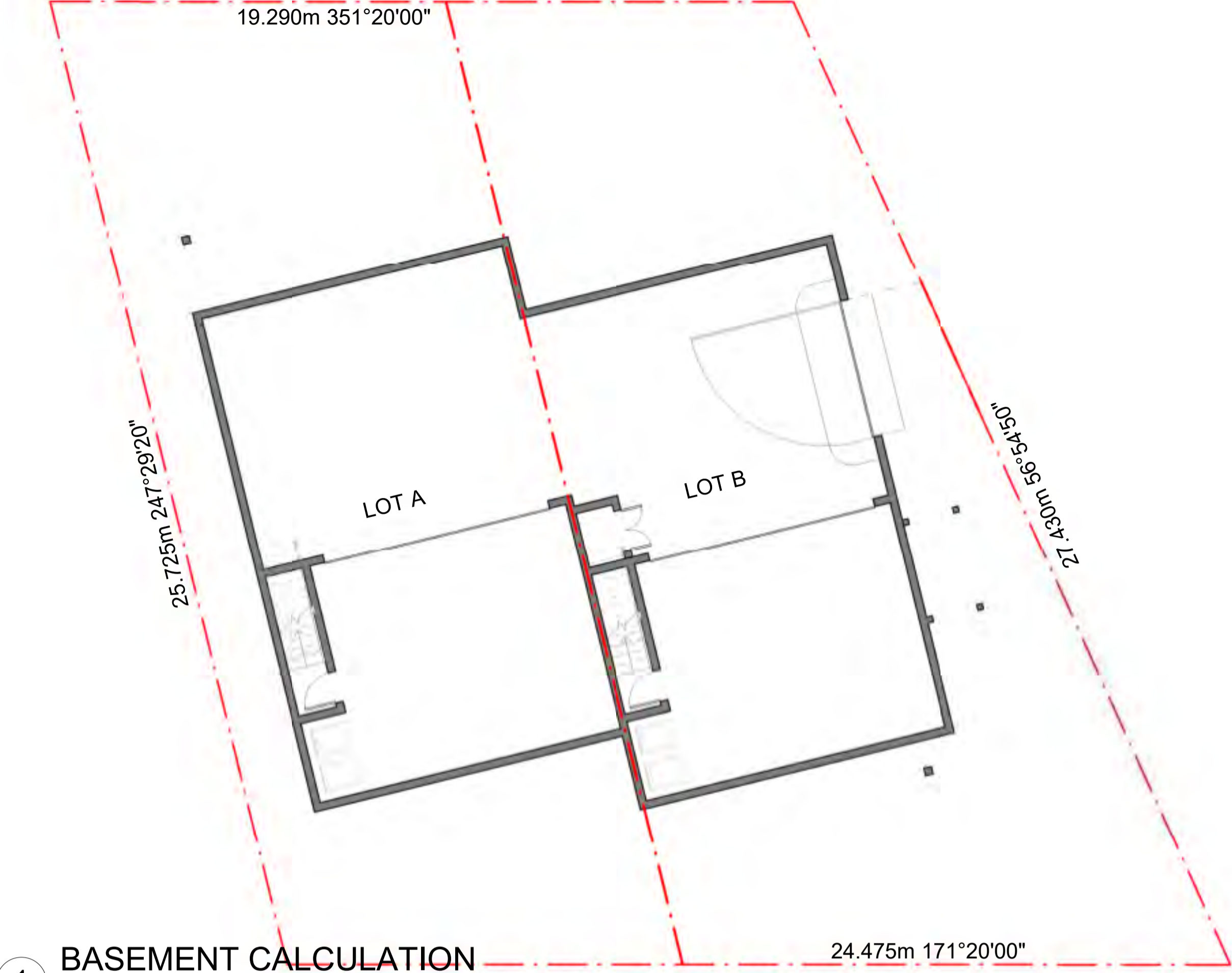
DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
 MR B. HUDSON
ADDRESS:
 79 THE CORSO, GOROKAN

SCALE @ A1: 1 : 10
 SCALE @ A3:
 DRAWN BY: N.B.
 DATE: 22/09/2023
 CHECKED BY: J. P
 SHEET NUMBER:
 PROJECT NUMBER: 20155
 B112

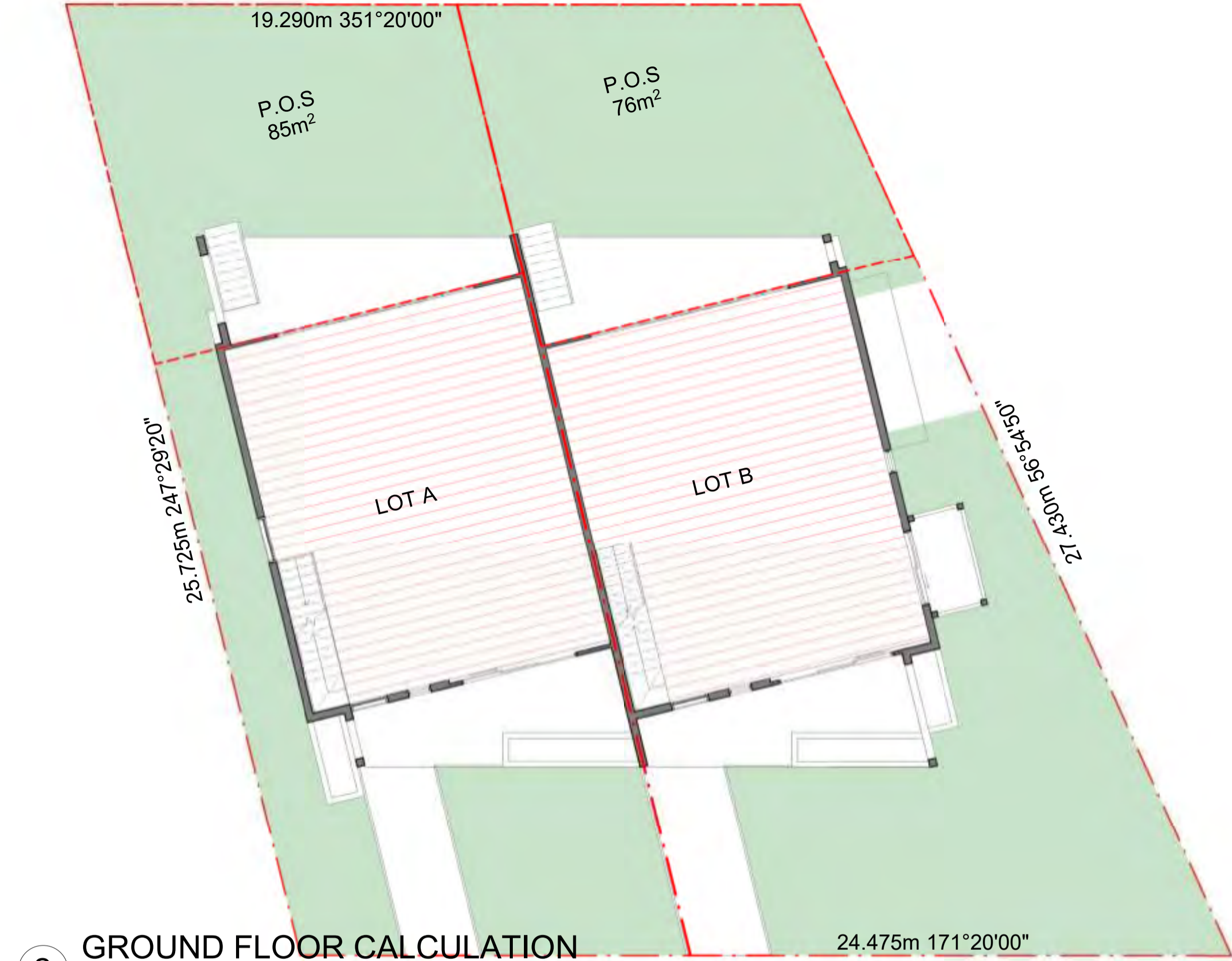
PROPOSED CALCULATIONS

TOTAL SITE AREA: 546.5 m²
 TOTAL GFA: 265.1 m²
 FSR: 0.48:1
 TOTAL SOFT LANDSCAPE: 273.8 m² [50.1%]
 TOTAL LANDSCAPE AREA: 317.1 m² [58%]
 TOTAL SITE COVERAGE: 244 m²
 P.O.S= UNIT 1: 85 m²
 UNIT 2: 76 m²
 MAX BUILDING HEIGHT: 8.6 m



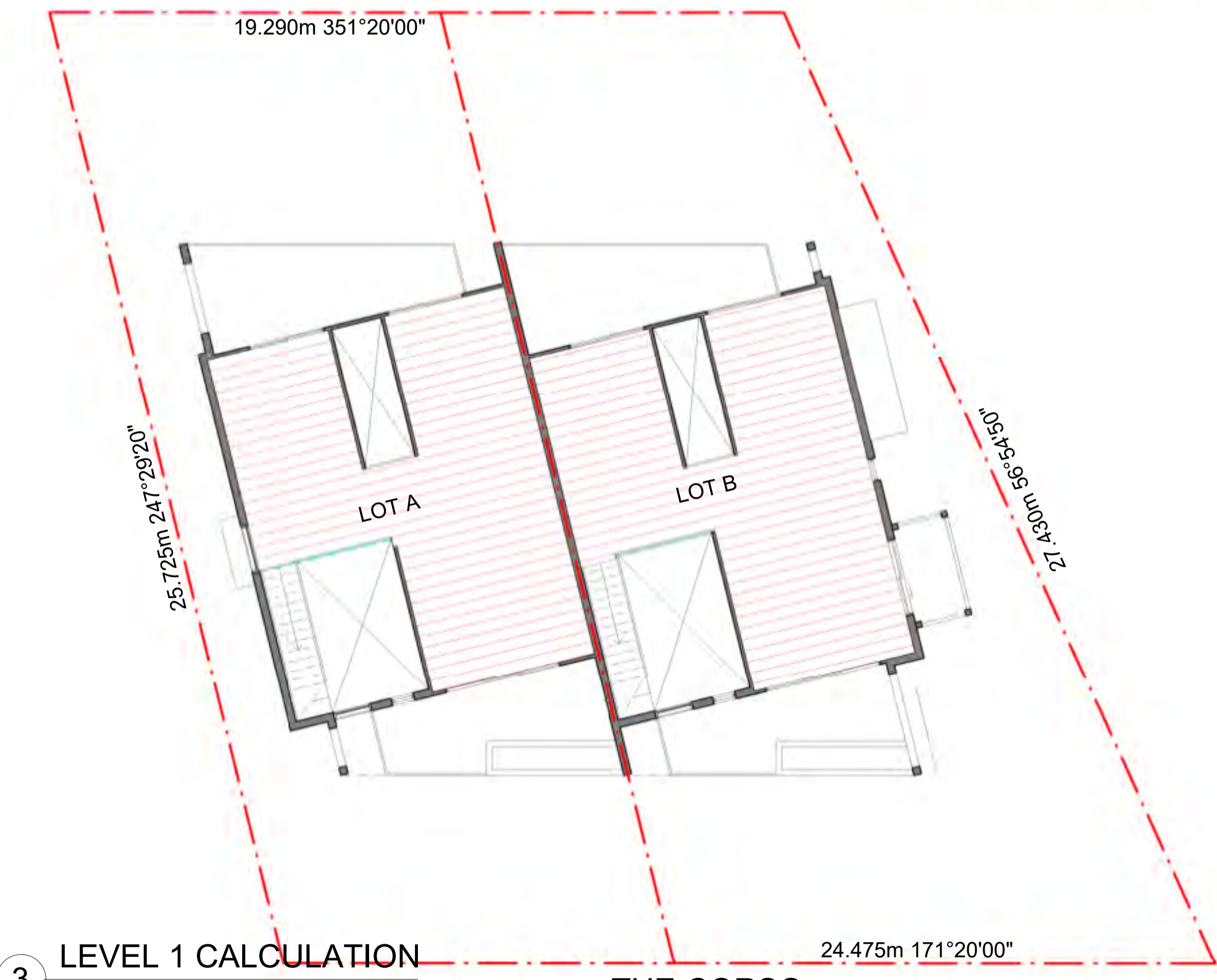
1 BASEMENT CALCULATION
1 : 100

THE CORSO



2 GROUND FLOOR CALCULATION
1 : 100

THE CORSO



3 LEVEL 1 CALCULATION
1 : 100

THE CORSO

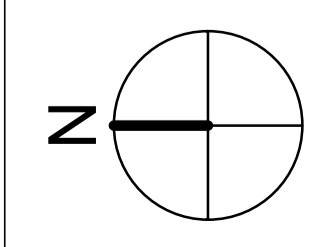
04 14 942 013
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 joseph@habitationdesign.com.au
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CALCULATIONS
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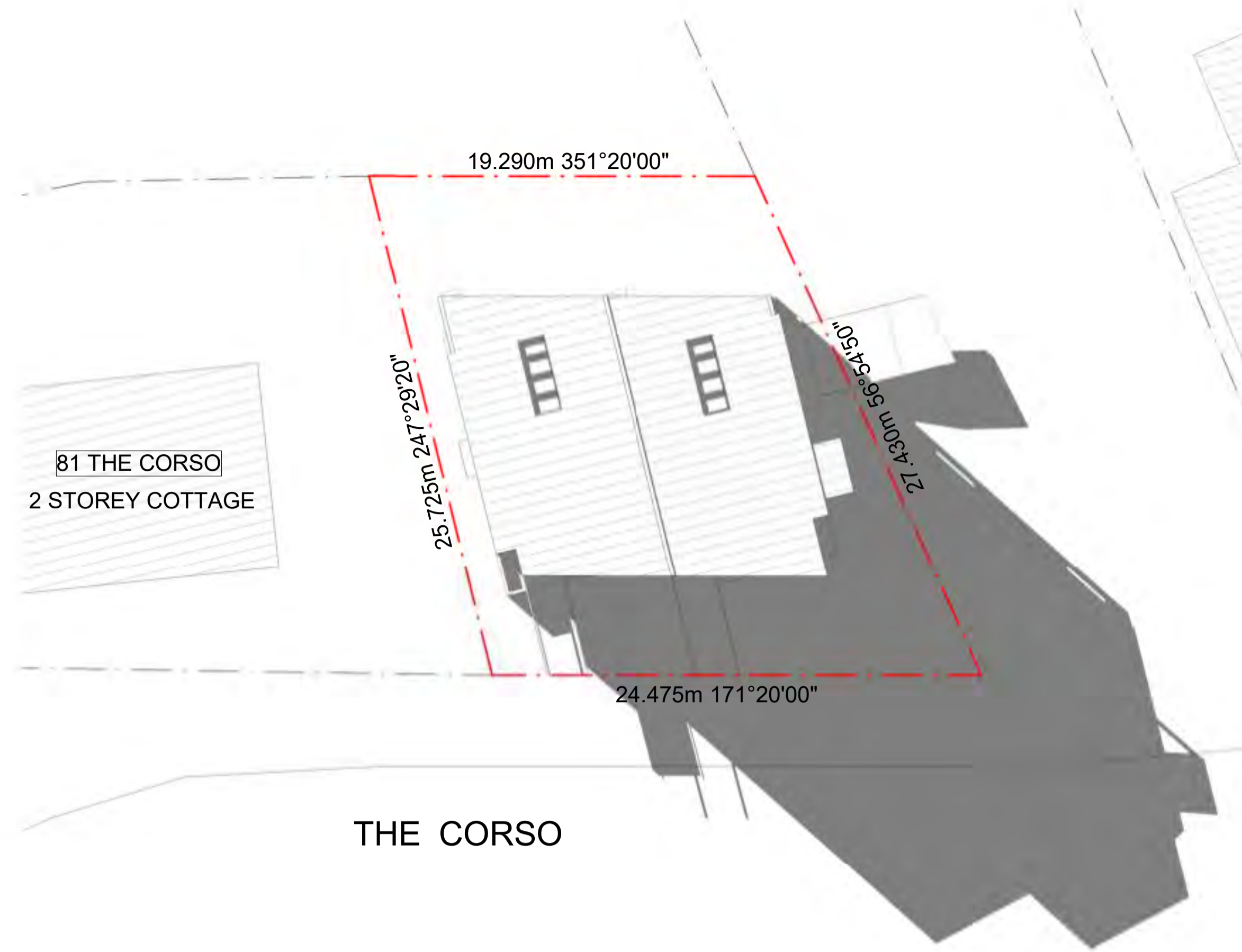


DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

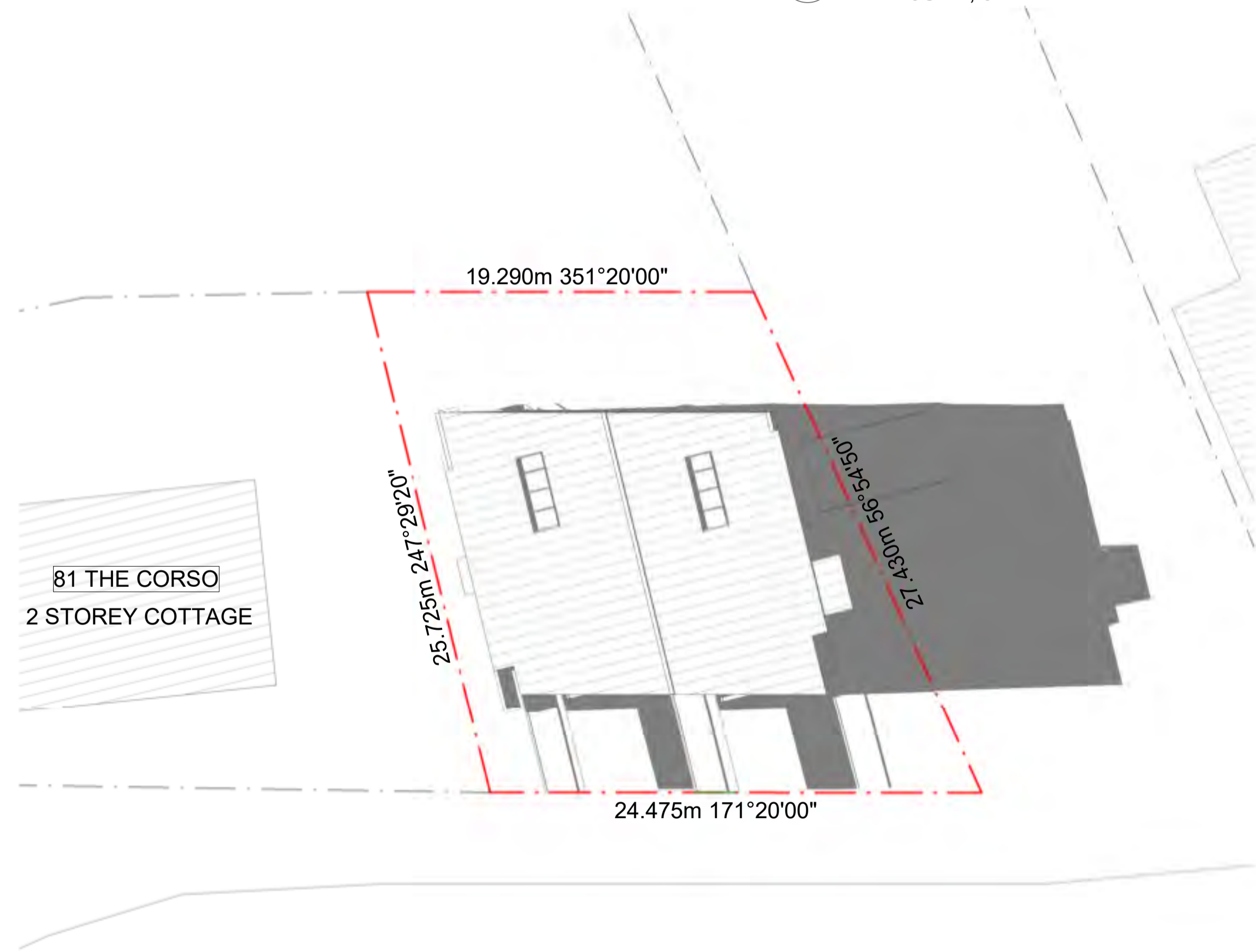
CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

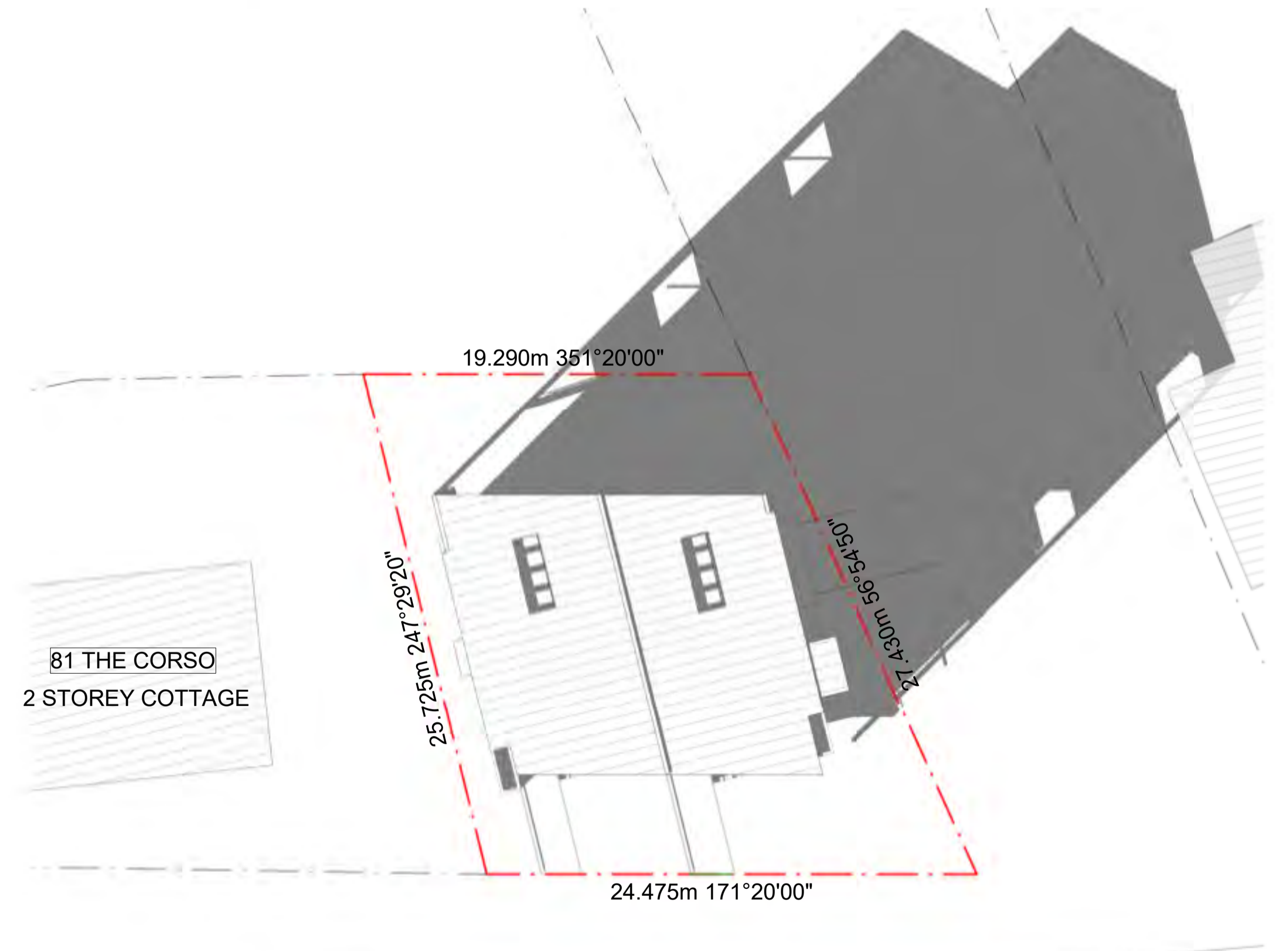
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SCALE @ A3:	1 : 200
DRAWN BY:	N.B.
DATE:	22/09/2023
CHECKED BY:	J.P.
SHEET NUMBER:	B113
PROJECT NUMBER:	20155



1 SHADOW DIAGRAM
21ST JUNE, 9 AM



2 SHADOW DIAGRAM
21ST JUNE, 12 NOON



3 SHADOW DIAGRAM
21ST JUNE, 3 PM



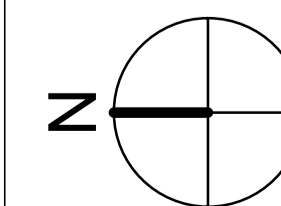
REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
	A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P
	B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P

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SHADOW DIAGRAMS
PRELIMINARY
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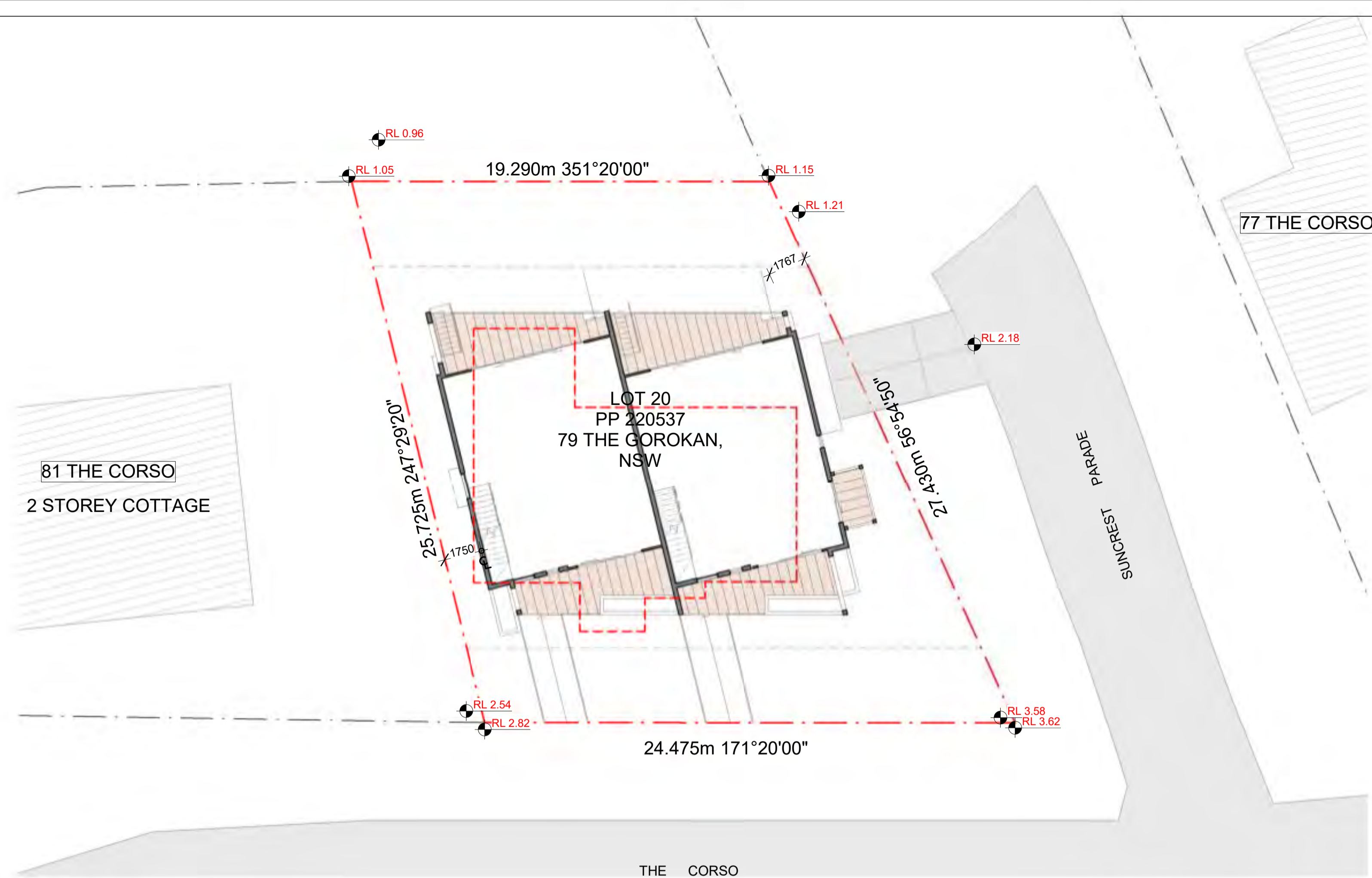
DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1: 1 : 200
SCALE @ A3: 1 : 400

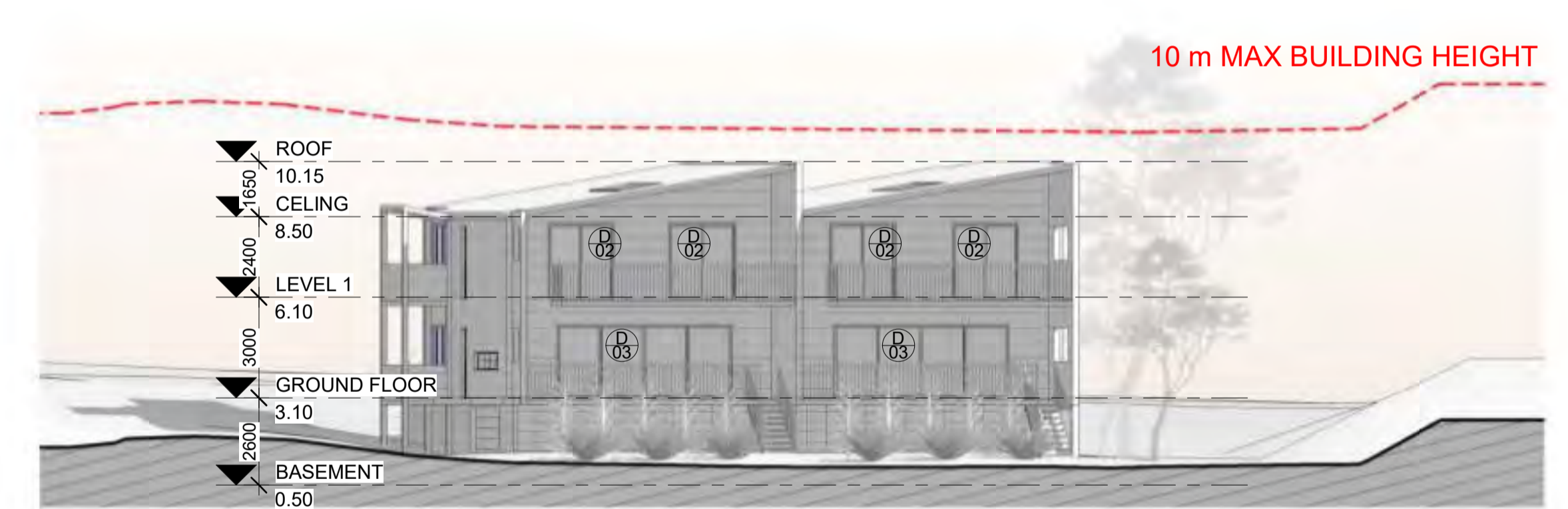
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CHECKED BY: **J.P.** SHEET NUMBER:
PROJECT NUMBER: **20155** SHEET NUMBER: **B114**



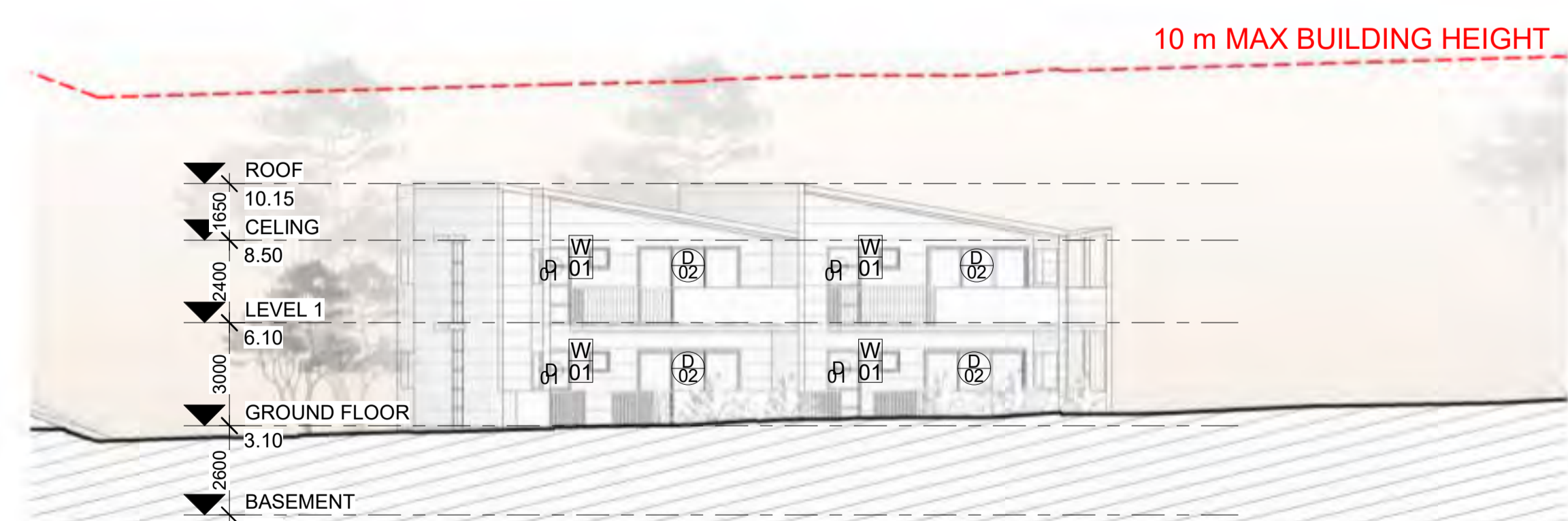
1 SITE PLAN NOTIFICATION
N.T.S.



2 EAST ELEVATION NOT
N.T.S.



3 NORTH ELEVATION NOT
N.T.S.



4 SOUTH ELEVATION NOT
N.T.S.



5 WEST ELEVATION NOT
N.T.S.



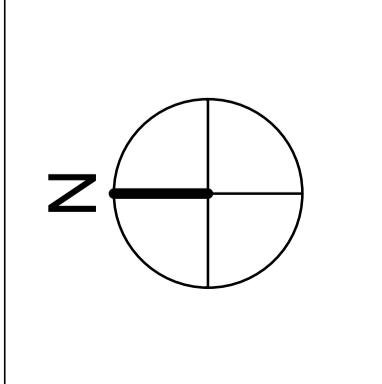
REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
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B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P	

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NOTIFICATION
PRELIMINARY
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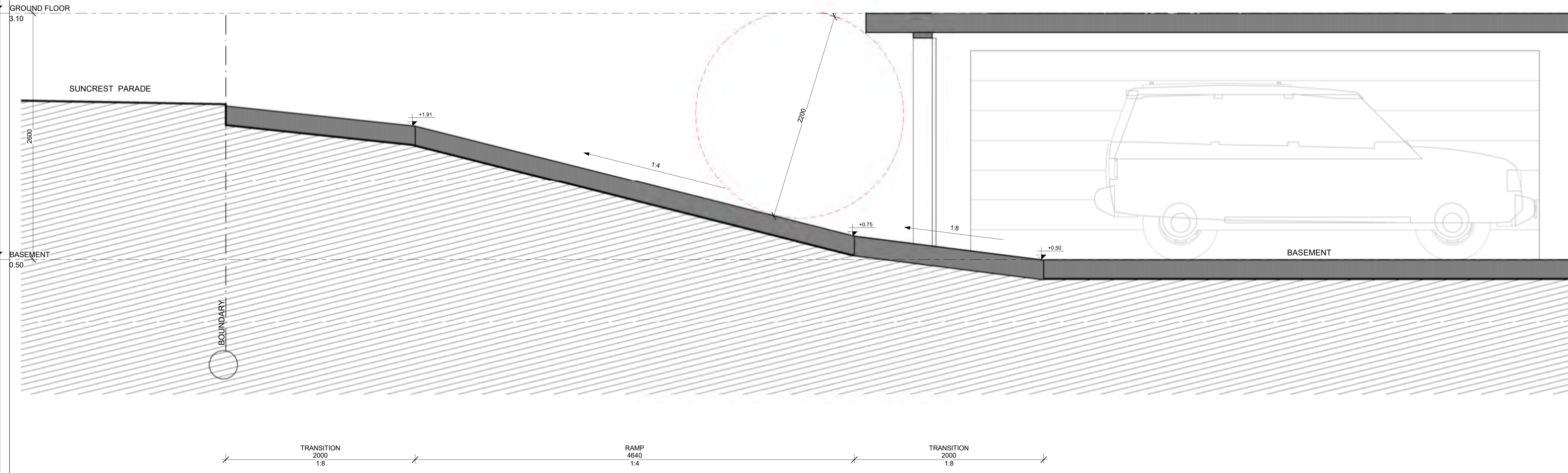


DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1: N.T.S.
SCALE @ A3:
DRAWN BY: N.B.
DATE: 22/09/2023
CHECKED BY: J.P.
SHEET NUMBER:
PROJECT NUMBER: 20155
B115



1 DRIVEWAY SECTION
1 : 20



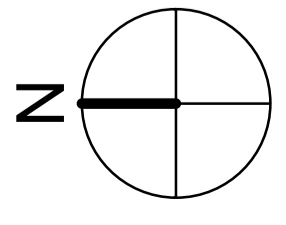
REVISION					
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY	
A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P	
B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P	

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DRIVEWAY DETAIL
PRELIMINARY
NOT FOR CONSTRUCTION



DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 20
SCALE @ A3:	1 : 100
DRAWN BY:	F. A
CHECKED BY:	J. B
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B116



REVISION				
ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
A	03/10/22	PRE-DEVELOPMENT APPLICATION ISSUE	F. A	J. P
B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P

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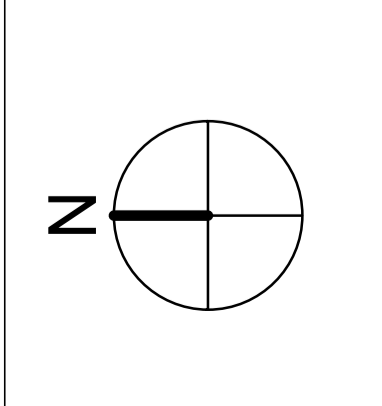
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3D VIEWS

PRELIMINARY

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DEVELOPMENT APPLICATION

PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

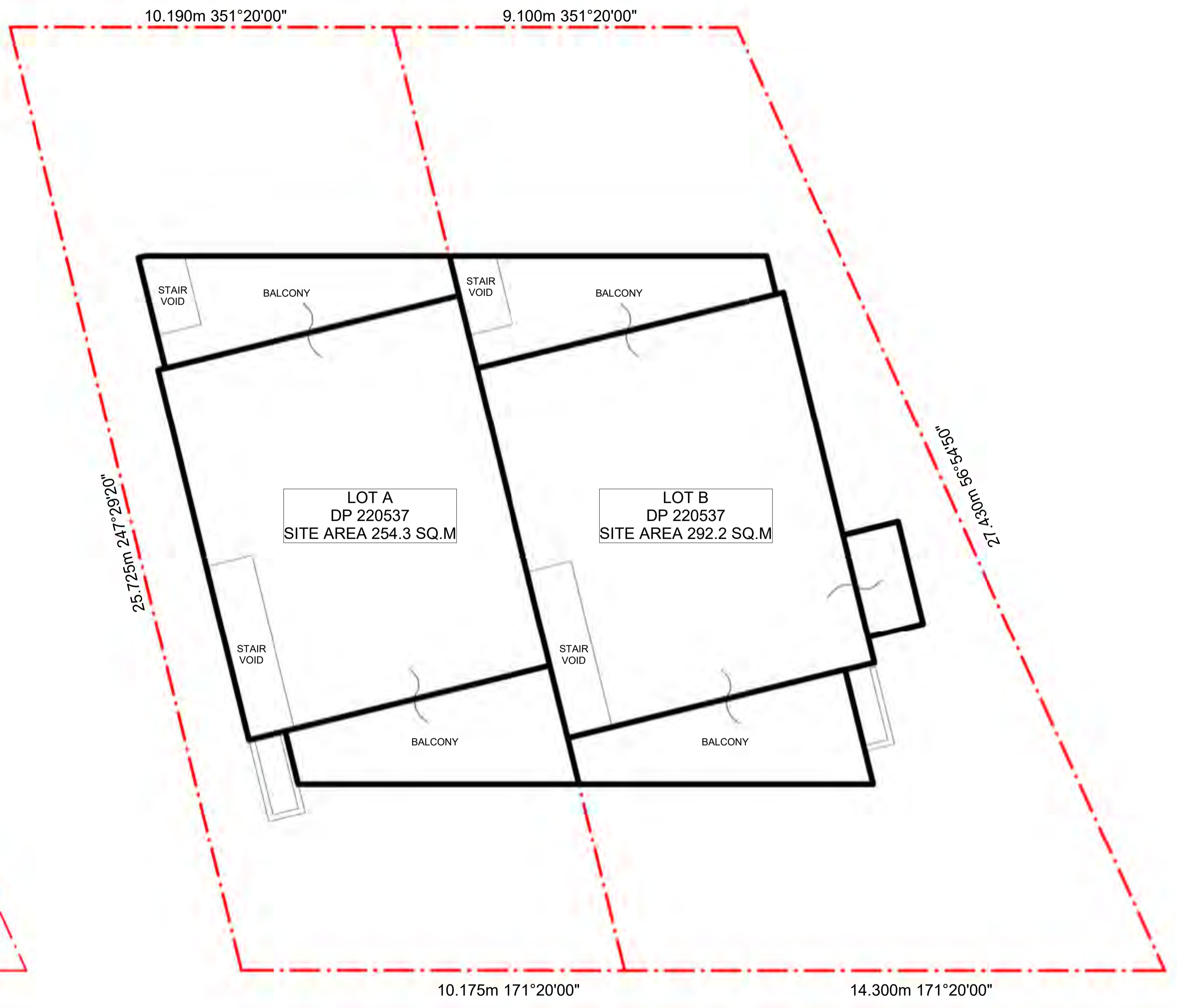
ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	DATE:
SCALE @ A3:	22/09/2023
DRAWN BY:	SHEET NUMBER:
F. A	B117
CHECKED BY:	PROJECT NUMBER:
J. P	20155

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BASEMENT



GROUND FLOOR

THE CORSO

THE CORSO

PROPOSED SUBDIVISION
(TORRENTS TITLE)
OF LOT 20, DP 220537

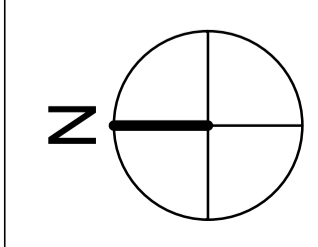
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Member
Australian Institute
of Architects
Nominated Architect:
Joseph Panetta
NSW Architects Registration
Board No: 9505

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B	19/06/22	DEVELOPMENT APPLICATION ISSUE	N. B	J. P	

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CONCEPT SUBDIVISION
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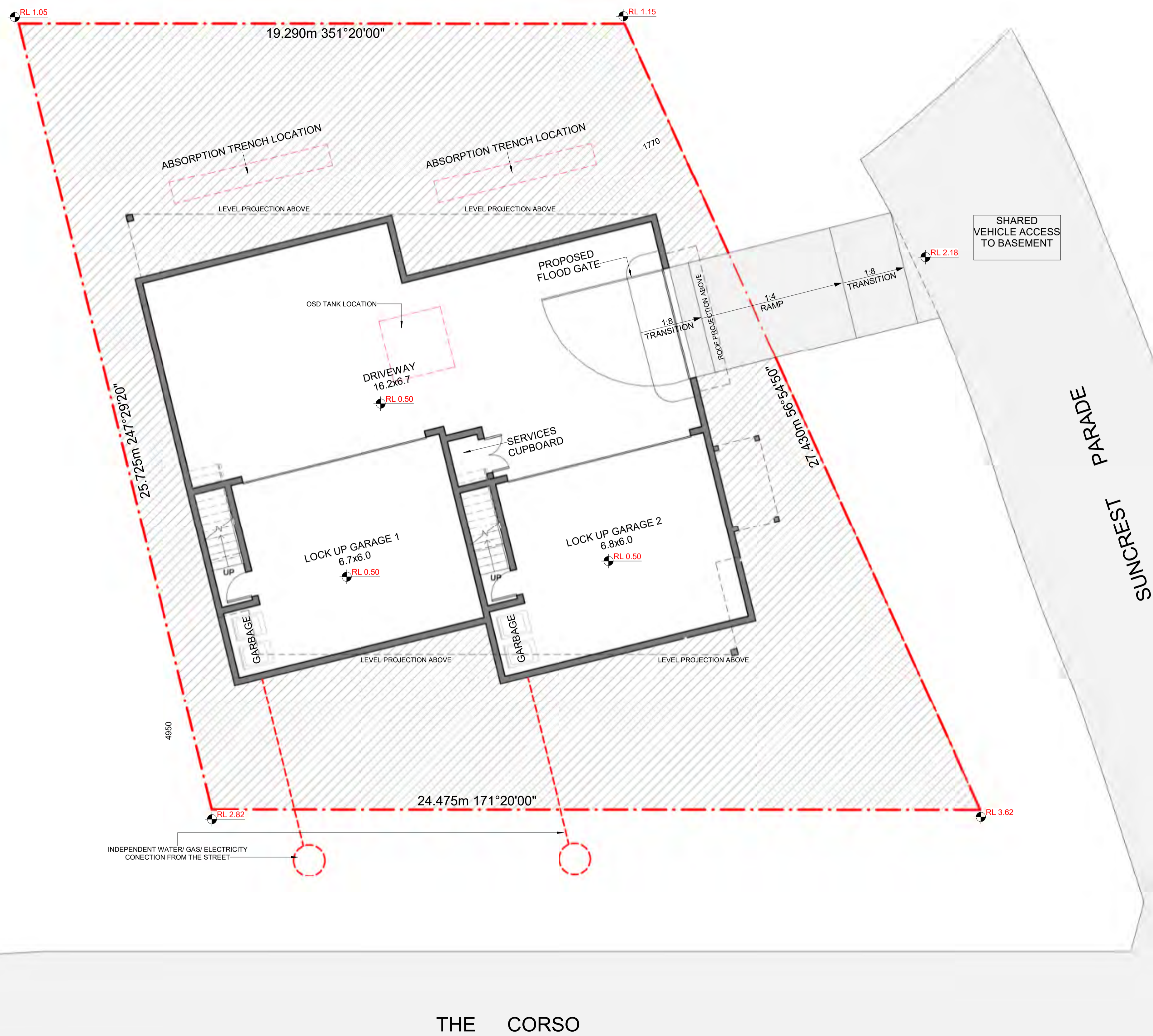


DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	1 : 150
DRAWN BY:	F. A
CHECKED BY:	J. P
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B118



THE CORSO

SUNCREST PARADE



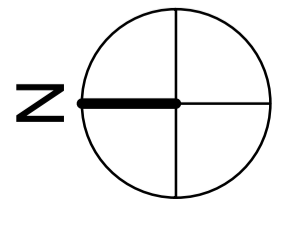
REVISION	ISSUE	DATE	DESCRIPTION	AUTHOR	ISSUED BY
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SERVICES PLAN
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DEVELOPMENT APPLICATION
PROPOSED DUAL OCCUPANCY

CLIENT:
MR B. HUDSON

ADDRESS:
79 THE CORSO, GOROKAN

SCALE @ A1:	1 : 75
SCALE @ A3:	
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT NUMBER:	20155
DATE:	22/09/2023
SHEET NUMBER:	B119