

DEVELOPMENT APPLICATION

'27 - 37 MANN STREET, GOSFORD'

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL AND RESIDENTIAL APARTMENTS

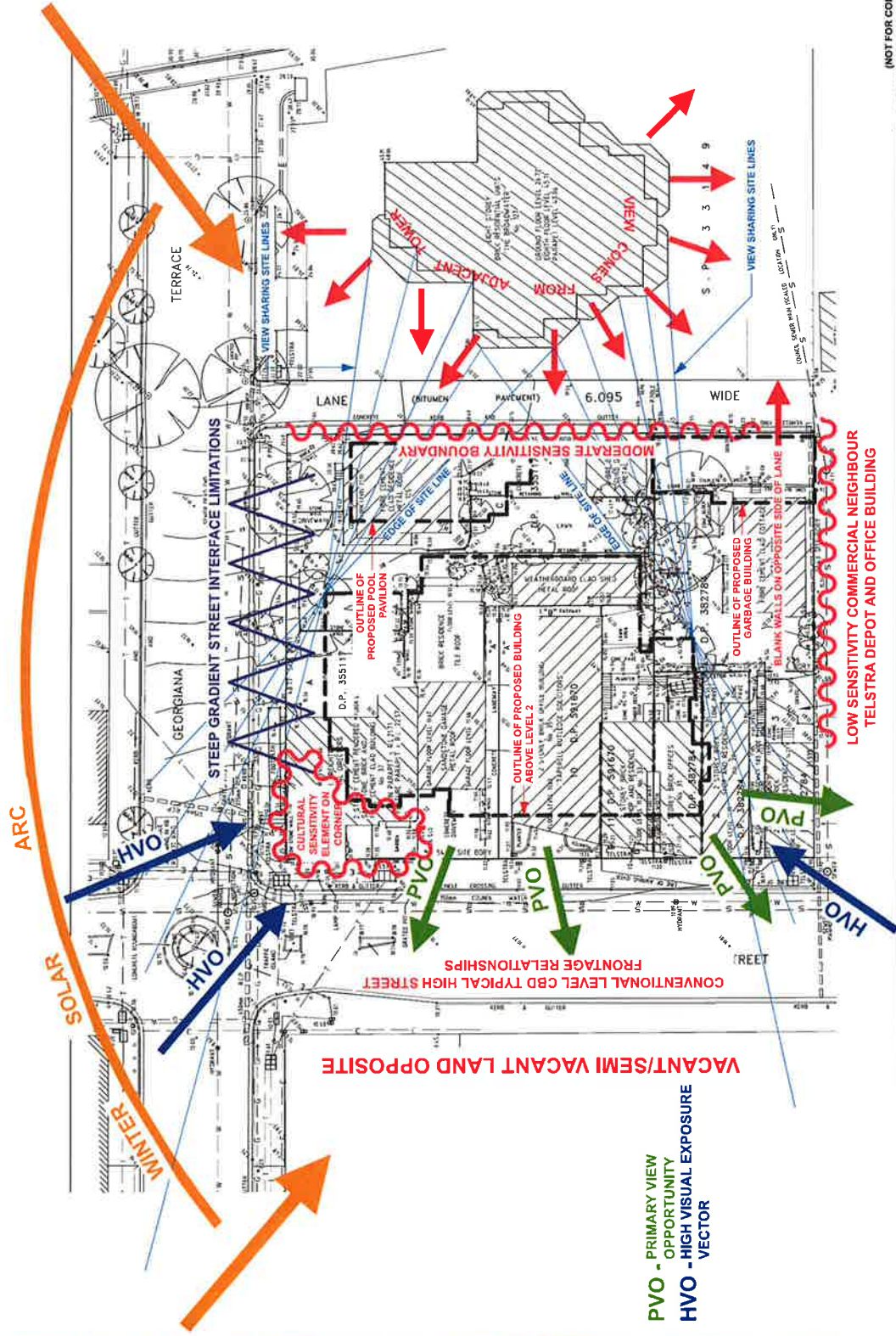


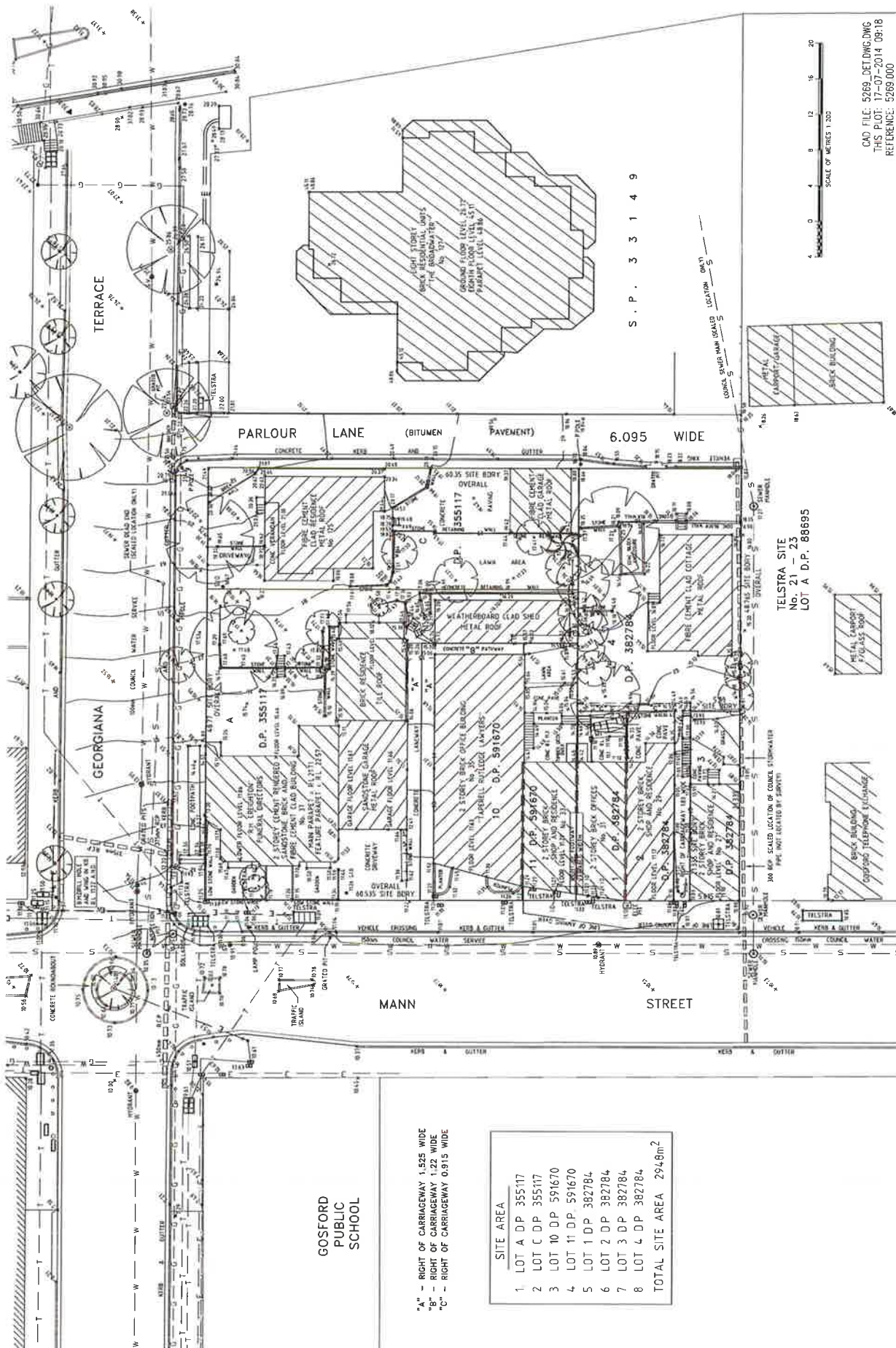
DRAWING LIST

ARCHITECTURAL DRAWINGS

DA-000	Q	COVER SHEET
DA-001	P	LOCALITY PLAN & BASIX
DA-002	P	SITE ANALYSIS PLAN
DA-003	P	SURVEY PLAN
DA-004	Q	SITE PLAN
DA-102	Q	BASEMENT 1 PLAN
DA-103	R	GROUND PLAN
DA-104	S	LEVEL 1 PLAN
DA-105	S	LEVEL 2 PLAN
DA-106	S	LEVEL 3 PLAN
DA-107	Q	LEVEL 4 PLAN
DA-108	Q	LEVEL 5 PLAN
DA-109	Q	LEVEL 6 PLAN
DA-110	Q	LEVEL 7 PLAN
DA-111	Q	LEVEL 8 PLAN
DA-112	Q	LEVEL 9 PLAN
DA-113	Q	LEVEL 10 PLAN
DA-114	Q	LEVEL 11 PLAN
DA-115	Q	LEVEL 12 PLAN
DA-116	Q	LEVEL 13 PLAN
DA-117	Q	LEVEL 14 PLAN
DA-118	Q	LEVEL 15 PLAN
DA-119	R	LEVEL 16 PLAN
DA-120	Q	LEVEL 17 PLAN
DA-121	Q	ROOF PLAN
DA-401	Q	LINE ELEVATIONS SHEET 1
DA-402	P	LINE ELEVATIONS SHEET 2
DA-403	R	RENDERED ELEVATIONS SHEET 1
DA-404	P	RENDERED ELEVATIONS SHEET 2
DA-501	P	SECTIONS SHEET 1
DA-502	Q	SECTIONS SHEET 2
DA-601	P	SHADOW DIAGRAMS SHEET 1
DA-602	P	SHADOW DIAGRAMS SHEET 2
DA-701	P	RENDERED PERSPECTIVES SHEET 1
DA-702	Q	RENDERED PERSPECTIVES SHEET 2
DA-703	P	RENDERED PERSPECTIVES SHEET 3
DA-801	P	ENVELOPE AND HEIGHT PLAN ANALYSIS
DA-802	R	GFA AND FSR CALCULATIONS







"A" - RIGHT OF CARRIAGEWAY 1.525 WIDE
 "B" - RIGHT OF CARRIAGEWAY 1.22 WIDE
 "C" - RIGHT OF CARRIAGEWAY 0.915 WIDE

SITE AREA	
1 LOT A D.P. 355117	
2 LOT C D.P. 355117	
3 LOT 10 D.P. 591670	
4 LOT 11 D.P. 591670	
5 LOT 1 D.P. 382784	
6 LOT 2 D.P. 382784	
7 LOT 3 D.P. 382784	
8 LOT 4 D.P. 382784	
TOTAL SITE AREA	294.8m ²

CAD FILE: 5269.DET.DWG
 THIS PLOT: 17-07-2014 09:18
 REFERENCE: 5269.000



(NOT FOR CONSTRUCTION)
 14012
 DA-403 rev P

Survey Plan
 Scale: @ A1

Thursday 26 November 2015

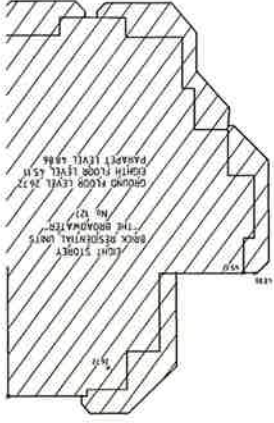
ROLA PROPERTY GROUP PROJECT
 MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
 GOSFORD NSW 2250

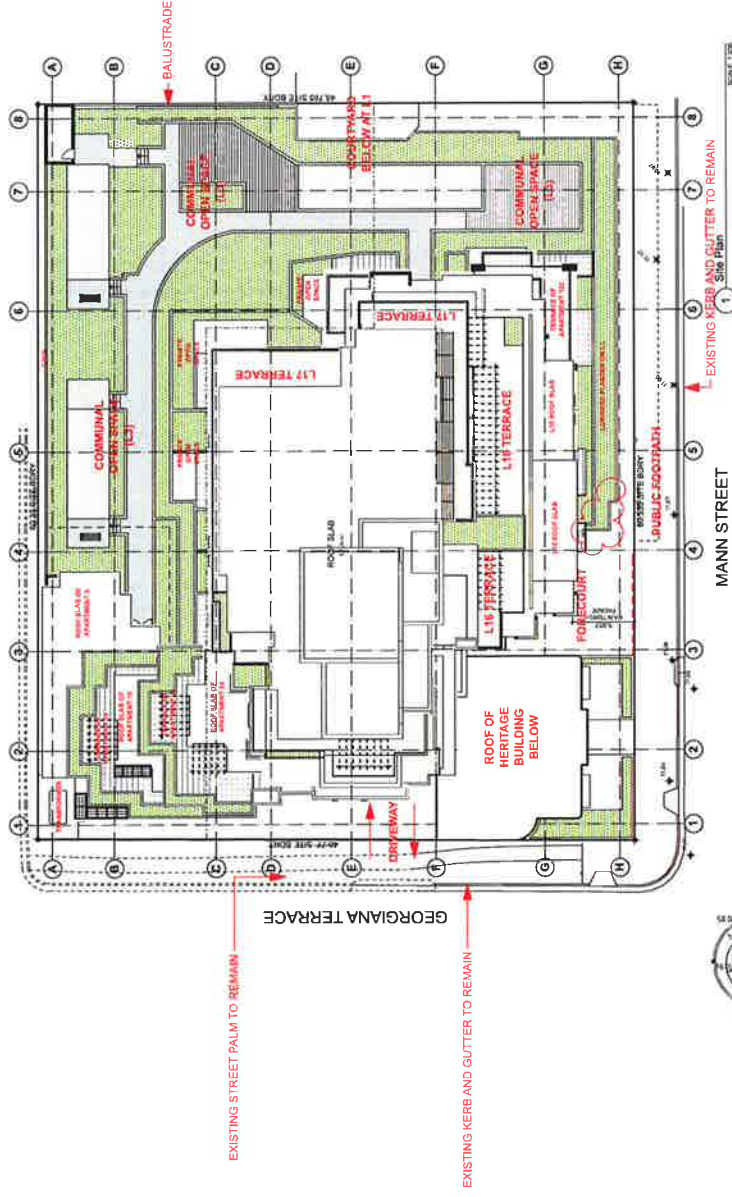
Client:
 ROLA PROPERTY GROUP PTY LTD

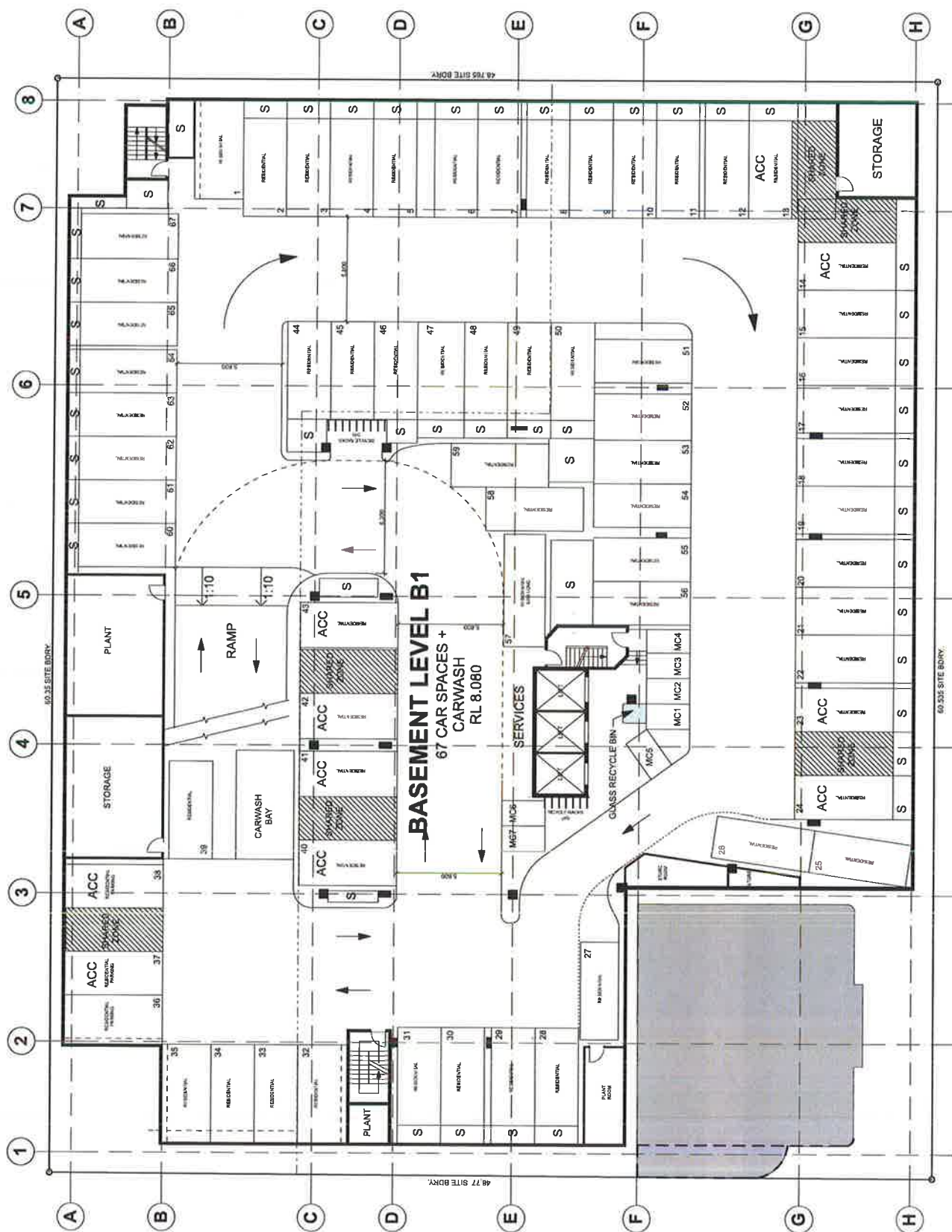


AERIAL VIEW (NTS)

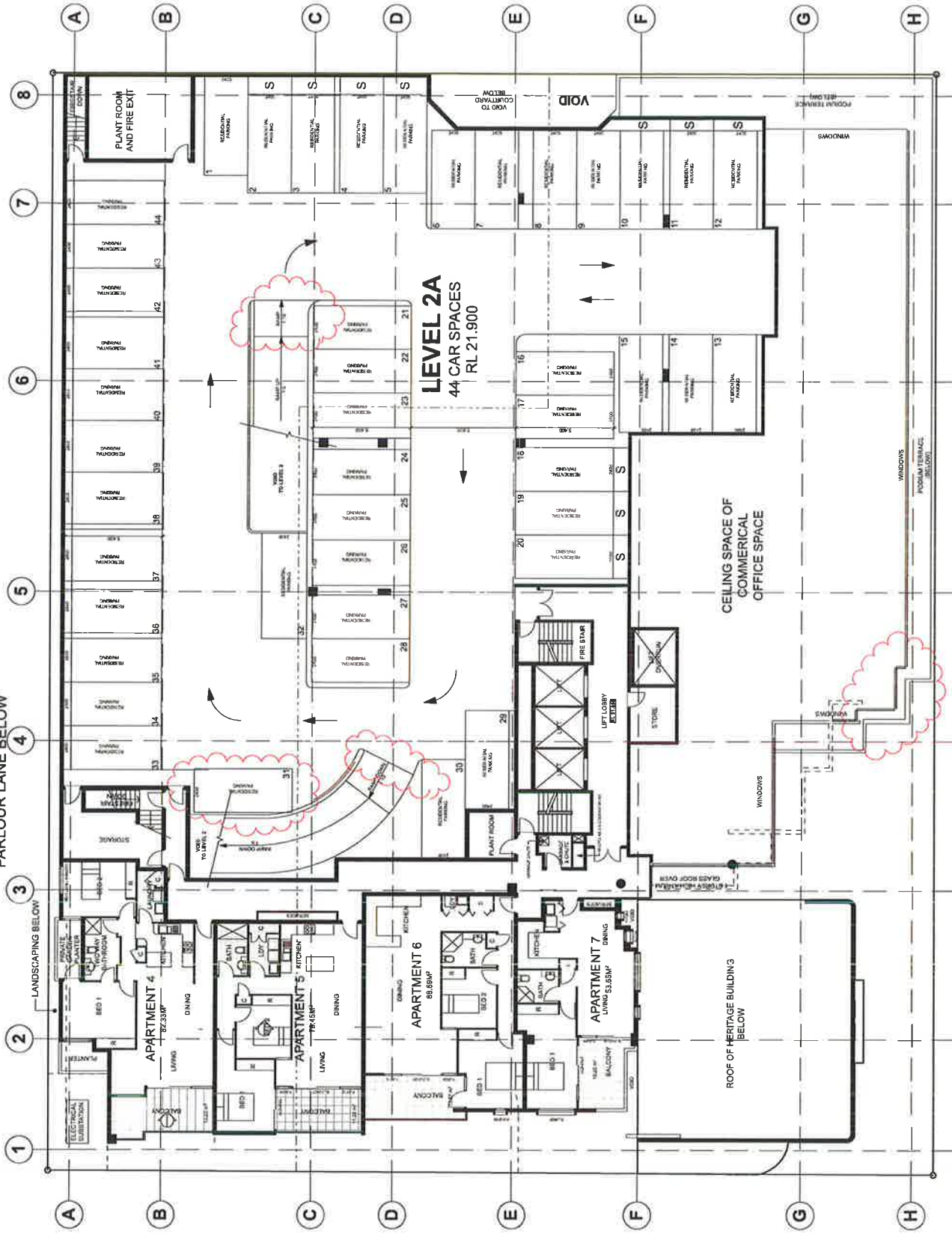


PARLOUR LANE





PARLOUR LANE BELOW





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Client: ROLA PROPERTY GROUP PTY LTD

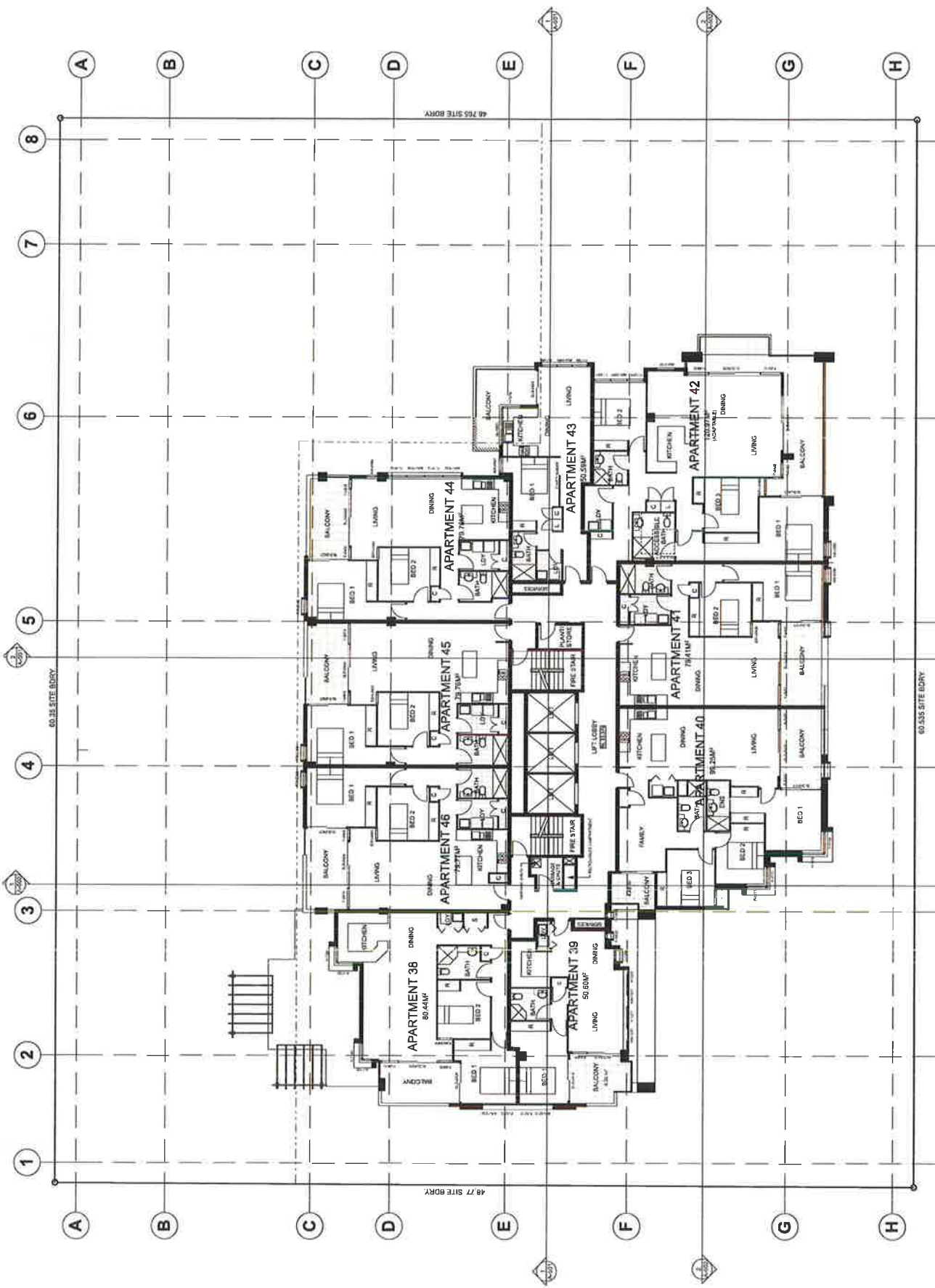
27 TO 37 MAANN ST
COSSIGLO NSW 2250

LEVEL 4

Scale: 1:500 @ A1

Thursday 26 November 2015





Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
DORSFORD NSW 2220

Scale: 1:100 @ A1

Level: G

18012

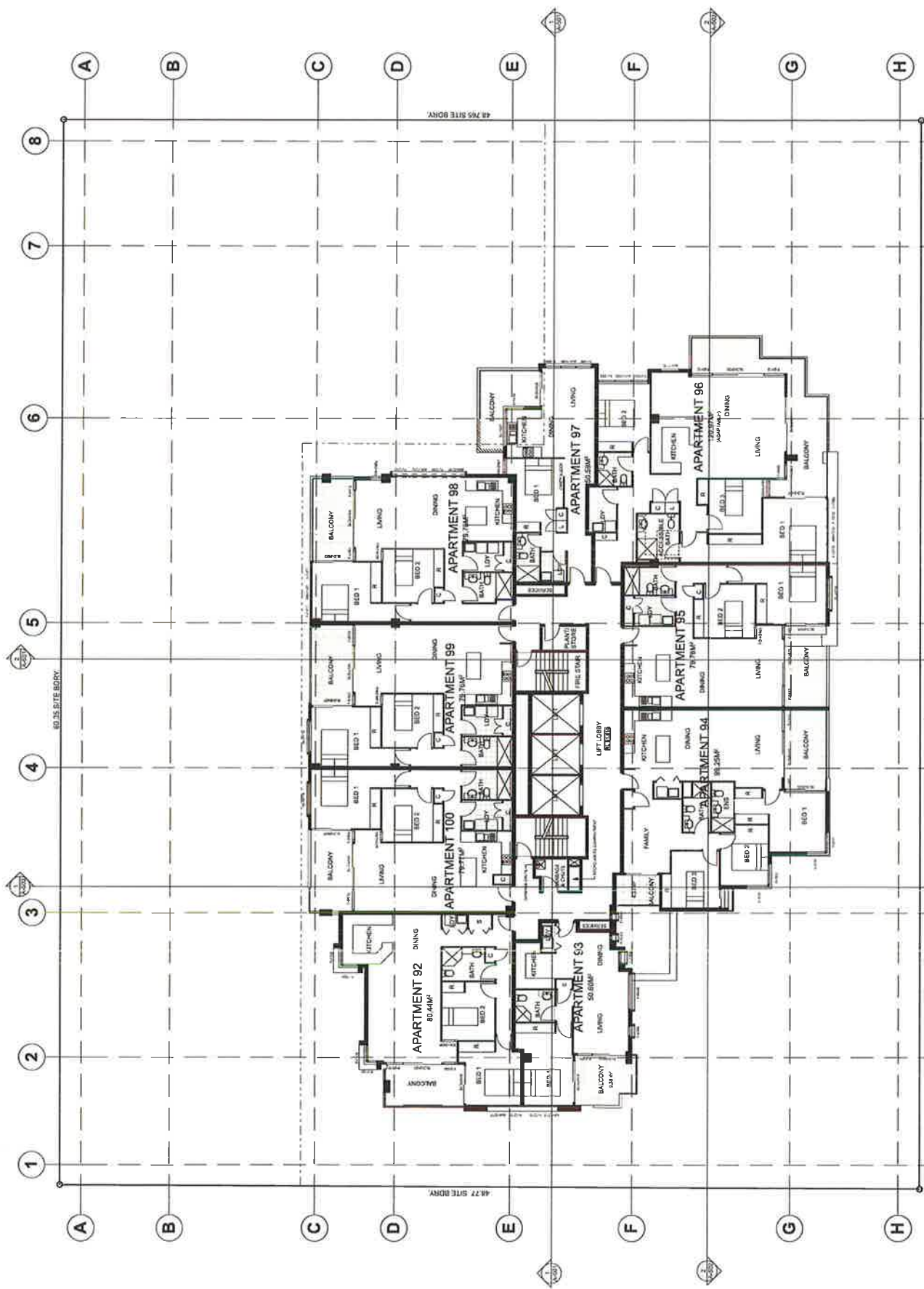
DA-109 rev 0

Thursday 26 November 2015

thrum

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Client
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 27 HANCOCK STREET
DUNEDIN 9010 NEW ZEALAND

Scale: 1:100 @ A1

Thursday, 26 November 2015

DA-115 rev 0

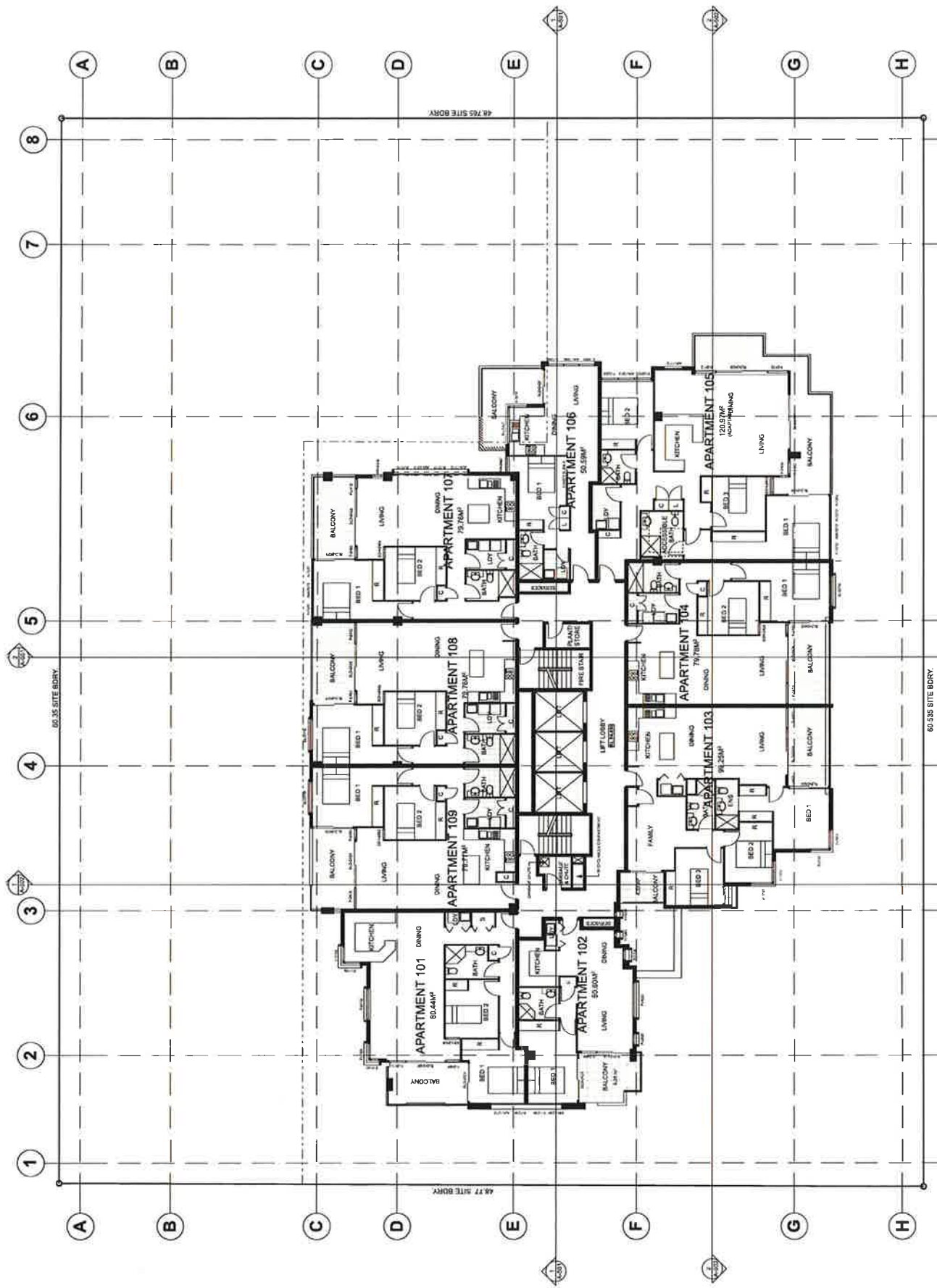
LEVEL 12

14012

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thrum architects
100-100 HANCOCK STREET
DUNEDIN 9010 NEW ZEALAND
03 477 1000
www.thrum.co.nz







ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
 27 TO 37 MANN ST
 GOSFORD NSW 2250

LEVEL 16

Scale: @ A1

14012

DA-119 REV R

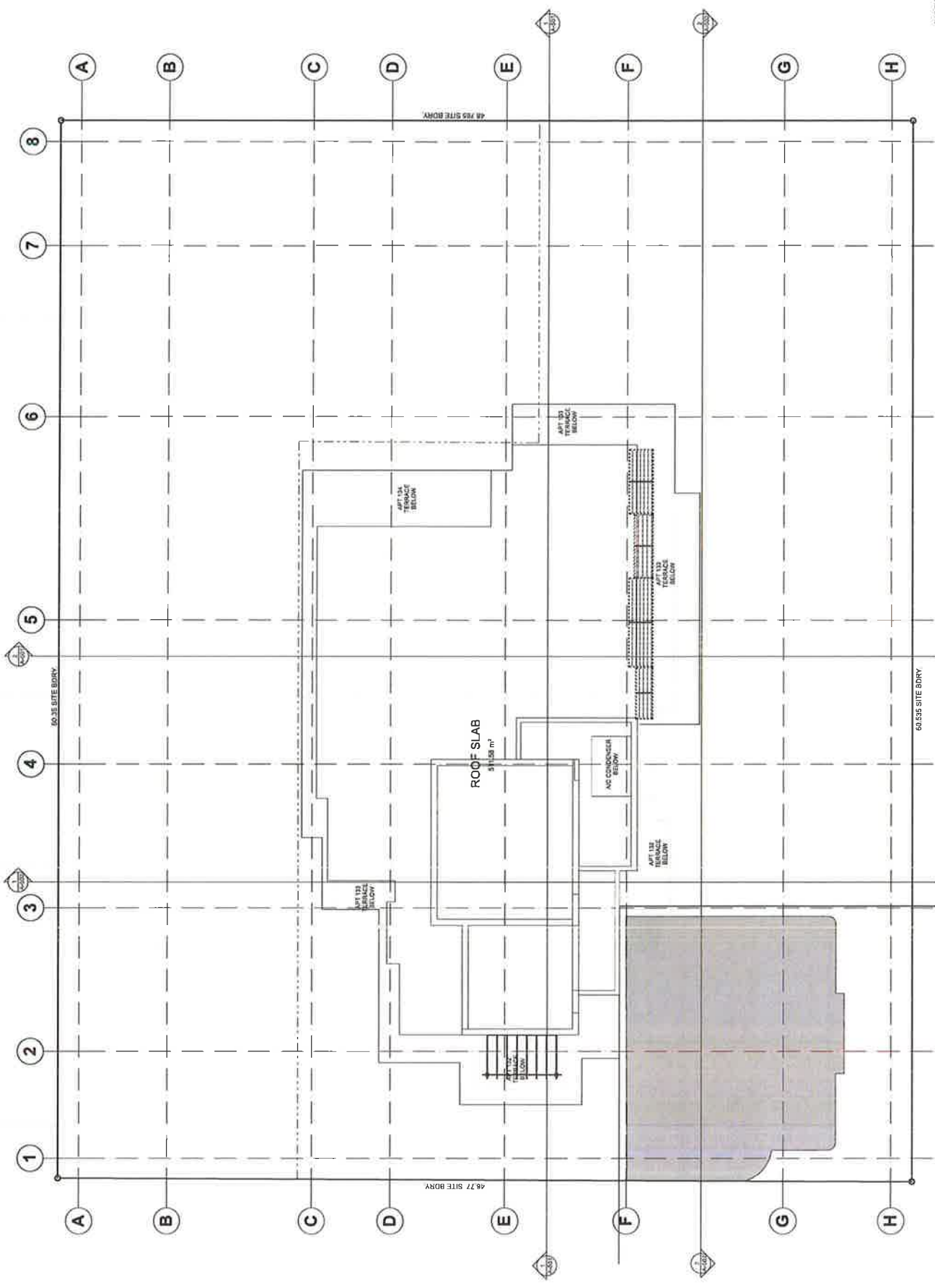
Thursday, 26 November 2015

Client: ROLA PROPERTY GROUP PTY LTD

thrum
ARCHITECTS

Thrum Architects Pty Ltd
 1/100-1/101-1/102-1/103-1/104-1/105-1/106-1/107-1/108-1/109-1/110-1/111-1/112-1/113-1/114-1/115-1/116-1/117-1/118-1/119-1/120-1/121-1/122-1/123-1/124-1/125-1/126-1/127-1/128-1/129-1/130-1/131-1/132-1/133-1/134-1/135-1/136-1/137-1/138-1/139-1/140-1/141-1/142-1/143-1/144-1/145-1/146-1/147-1/148-1/149-1/150-1/151-1/152-1/153-1/154-1/155-1/156-1/157-1/158-1/159-1/160-1/161-1/162-1/163-1/164-1/165-1/166-1/167-1/168-1/169-1/170-1/171-1/172-1/173-1/174-1/175-1/176-1/177-1/178-1/179-1/180-1/181-1/182-1/183-1/184-1/185-1/186-1/187-1/188-1/189-1/190-1/191-1/192-1/193-1/194-1/195-1/196-1/197-1/198-1/199-1/200-1/201-1/202-1/203-1/204-1/205-1/206-1/207-1/208-1/209-1/210-1/211-1/212-1/213-1/214-1/215-1/216-1/217-1/218-1/219-1/220-1/221-1/222-1/223-1/224-1/225-1/226-1/227-1/228-1/229-1/230-1/231-1/232-1/233-1/234-1/235-1/236-1/237-1/238-1/239-1/240-1/241-1/242-1/243-1/244-1/245-1/246-1/247-1/248-1/249-1/250-1/251-1/252-1/253-1/254-1/255-1/256-1/257-1/258-1/259-1/260-1/261-1/262-1/263-1/264-1/265-1/266-1/267-1/268-1/269-1/270-1/271-1/272-1/273-1/274-1/275-1/276-1/277-1/278-1/279-1/280-1/281-1/282-1/283-1/284-1/285-1/286-1/287-1/288-1/289-1/290-1/291-1/292-1/293-1/294-1/295-1/296-1/297-1/298-1/299-1/300-1/301-1/302-1/303-1/304-1/305-1/306-1/307-1/308-1/309-1/310-1/311-1/312-1/313-1/314-1/315-1/316-1/317-1/318-1/319-1/320-1/321-1/322-1/323-1/324-1/325-1/326-1/327-1/328-1/329-1/330-1/331-1/332-1/333-1/334-1/335-1/336-1/337-1/338-1/339-1/340-1/341-1/342-1/343-1/344-1/345-1/346-1/347-1/348-1/349-1/350-1/351-1/352-1/353-1/354-1/355-1/356-1/357-1/358-1/359-1/360-1/361-1/362-1/363-1/364-1/365-1/366-1/367-1/368-1/369-1/370-1/371-1/372-1/373-1/374-1/375-1/376-1/377-1/378-1/379-1/380-1/381-1/382-1/383-1/384-1/385-1/386-1/387-1/388-1/389-1/390-1/391-1/392-1/393-1/394-1/395-1/396-1/397-1/398-1/399-1/400-1/401-1/402-1/403-1/404-1/405-1/406-1/407-1/408-1/409-1/410-1/411-1/412-1/413-1/414-1/415-1/416-1/417-1/418-1/419-1/420-1/421-1/422-1/423-1/424-1/425-1/426-1/427-1/428-1/429-1/430-1/431-1/432-1/433-1/434-1/435-1/436-1/437-1/438-1/439-1/440-1/441-1/442-1/443-1/444-1/445-1/446-1/447-1/448-1/449-1/450-1/451-1/452-1/453-1/454-1/455-1/456-1/457-1/458-1/459-1/460-1/461-1/462-1/463-1/464-1/465-1/466-1/467-1/468-1/469-1/470-1/471-1/472-1/473-1/474-1/475-1/476-1/477-1/478-1/479-1/480-1/481-1/482-1/483-1/484-1/485-1/486-1/487-1/488-1/489-1/490-1/491-1/492-1/493-1/494-1/495-1/496-1/497-1/498-1/499-1/500-1/501-1/502-1/503-1/504-1/505-1/506-1/507-1/508-1/509-1/510-1/511-1/512-1/513-1/514-1/515-1/516-1/517-1/518-1/519-1/520-1/521-1/522-1/523-1/524-1/525-1/526-1/527-1/528-1/529-1/530-1/531-1/532-1/533-1/534-1/535-1/536-1/537-1/538-1/539-1/540-1/541-1/542-1/543-1/544-1/545-1/546-1/547-1/548-1/549-1/550-1/551-1/552-1/553-1/554-1/555-1/556-1/557-1/558-1/559-1/560-1/561-1/562-1/563-1/564-1/565-1/566-1/567-1/568-1/569-1/570-1/571-1/572-1/573-1/574-1/575-1/576-1/577-1/578-1/579-1/580-1/581-1/582-1/583-1/584-1/585-1/586-1/587-1/588-1/589-1/590-1/591-1/592-1/593-1/594-1/595-1/596-1/597-1/598-1/599-1/600-1/601-1/602-1/603-1/604-1/605-1/606-1/607-1/608-1/609-1/610-1/611-1/612-1/613-1/614-1/615-1/616-1/617-1/618-1/619-1/620-1/621-1/622-1/623-1/624-1/625-1/626-1/627-1/628-1/629-1/630-1/631-1/632-1/633-1/634-1/635-1/636-1/637-1/638-1/639-1/640-1/641-1/642-1/643-1/644-1/645-1/646-1/647-1/648-1/649-1/650-1/651-1/652-1/653-1/654-1/655-1/656-1/657-1/658-1/659-1/660-1/661-1/662-1/663-1/664-1/665-1/666-1/667-1/668-1/669-1/670-1/671-1/672-1/673-1/674-1/675-1/676-1/677-1/678-1/679-1/680-1/681-1/682-1/683-1/684-1/685-1/686-1/687-1/688-1/689-1/690-1/691-1/692-1/693-1/694-1/695-1/696-1/697-1/698-1/699-1/700-1/701-1/702-1/703-1/704-1/705-1/706-1/707-1/708-1/709-1/710-1/711-1/712-1/713-1/714-1/715-1/716-1/717-1/718-1/719-1/720-1/721-1/722-1/723-1/724-1/725-1/726-1/727-1/728-1/729-1/730-1/731-1/732-1/733-1/734-1/735-1/736-1/737-1/738-1/739-1/740-1/741-1/742-1/743-1/744-1/745-1/746-1/747-1/748-1/749-1/750-1/751-1/752-1/753-1/754-1/755-1/756-1/757-1/758-1/759-1/760-1/761-1/762-1/763-1/764-1/765-1/766-1/767-1/768-1/769-1/770-1/771-1/772-1/773-1/774-1/775-1/776-1/777-1/778-1/779-1/780-1/781-1/782-1/783-1/784-1/785-1/786-1/787-1/788-1/789-1/790-1/791-1/792-1/793-1/794-1/795-1/796-1/797-1/798-1/799-1/800-1/801-1/802-1/803-1/804-1/805-1/806-1/807-1/808-1/809-1/810-1/811-1/812-1/813-1/814-1/815-1/816-1/817-1/818-1/819-1/820-1/821-1/822-1/823-1/824-1/825-1/826-1/827-1/828-1/829-1/830-1/831-1/832-1/833-1/834-1/835-1/836-1/837-1/838-1/839-1/840-1/841-1/842-1/843-1/844-1/845-1/846-1/847-1/848-1/849-1/850-1/851-1/852-1/853-1/854-1/855-1/856-1/857-1/858-1/859-1/860-1/861-1/862-1/863-1/864-1/865-1/866-1/867-1/868-1/869-1/870-1/871-1/872-1/873-1/874-1/875-1/876-1/877-1/878-1/879-1/880-1/881-1/882-1/883-1/884-1/885-1/886-1/887-1/888-1/889-1/890-1/891-1/892-1/893-1/894-1/895-1/896-1/897-1/898-1/899-1/900-1/901-1/902-1/903-1/904-1/905-1/906-1/907-1/908-1/909-1/910-1/911-1/912-1/913-1/914-1/915-1/916-1/917-1/918-1/919-1/920-1/921-1/922-1/923-1/924-1/925-1/926-1/927-1/928-1/929-1/930-1/931-1/932-1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MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
 27 TO 27 MANN ST
 GOSFORD NSW 2250

Roof Plan

Scale: 1:100

14012

DA-121 rev Q

Thursday 26 November 2015

Client: ROLA PROPERTY GROUP PTY LTD

thrum

thrum architects

100-110 MANN ST
 GOSFORD NSW 2250
 Tel: 02 9244 1100
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 Email: info@thrum.com.au
 Website: www.thrum.com.au

(NOT FOR CONSTRUCTION)



EASTERN ELEVATION @ PARLOUR LANE



SOUTHERN ELEVATION



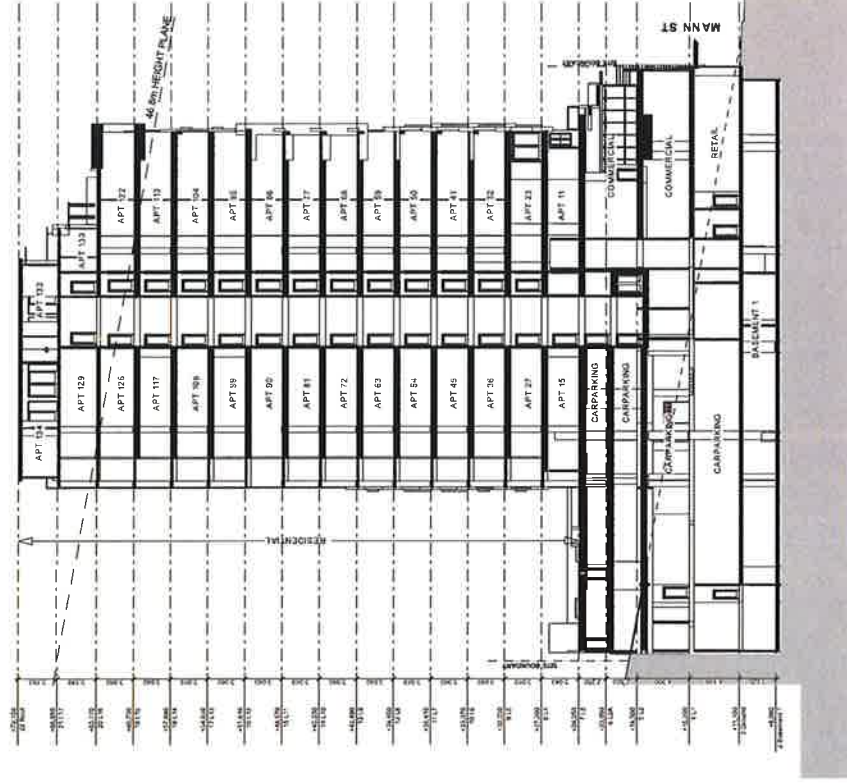
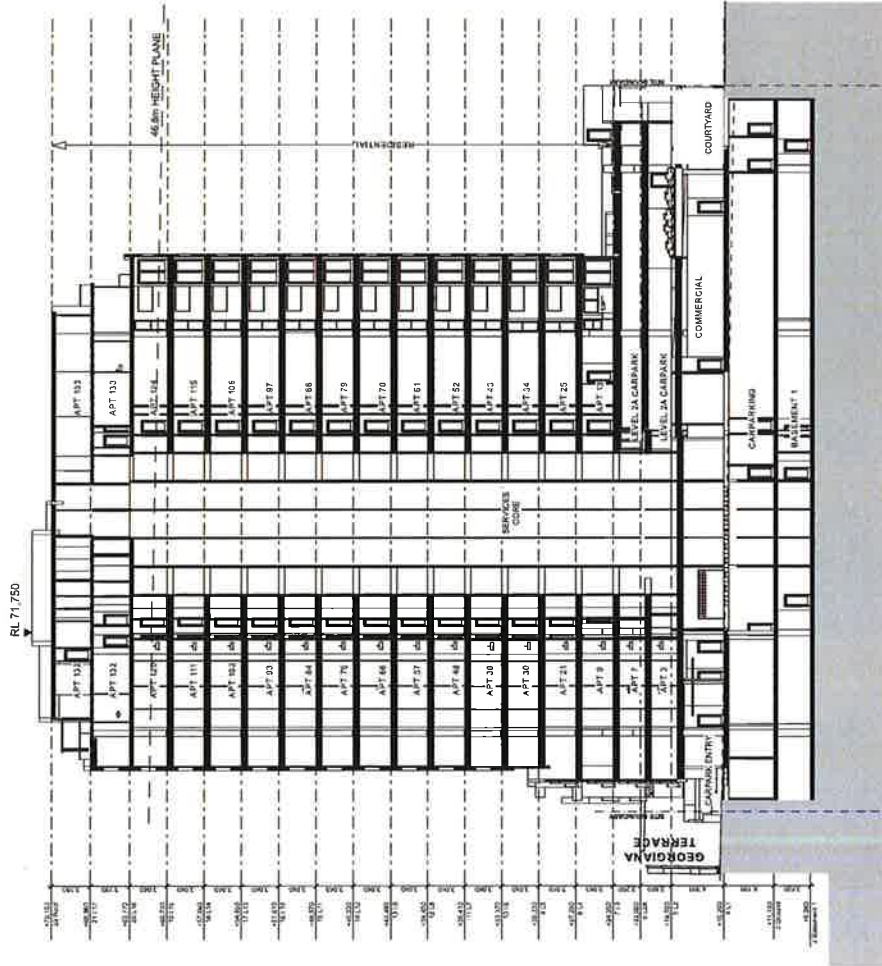
Rendered Elevations, Sheet 2

Scale: @ A1

Thursday, 26 November 2015

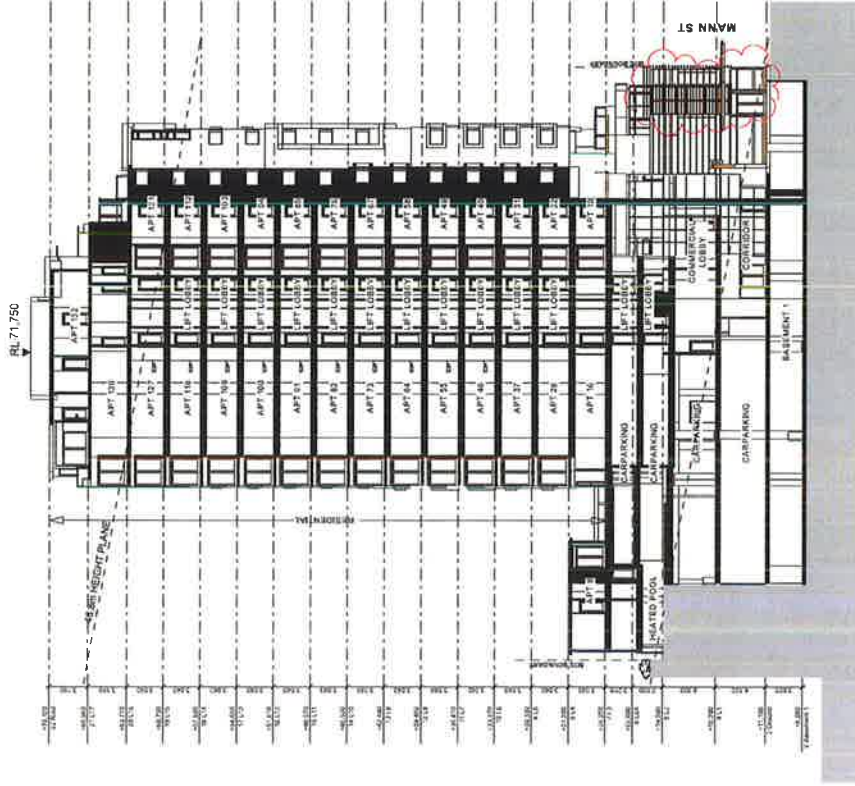
14012

DA-404 rev P

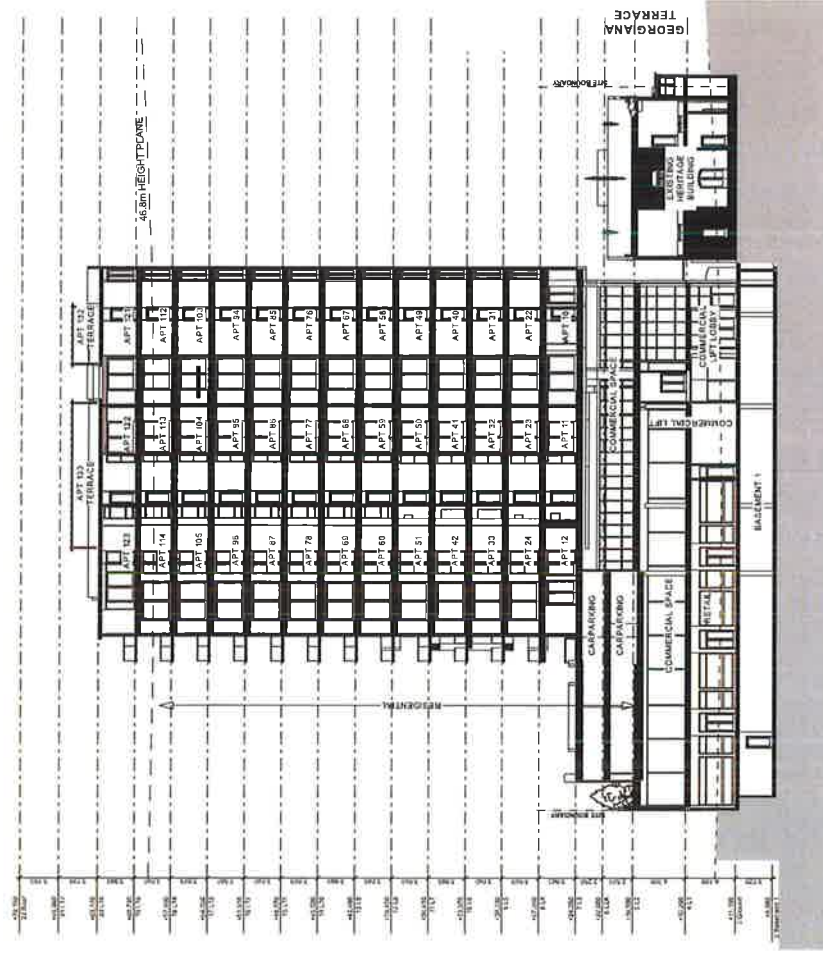


1 Section A SCALE 1:250

2 Section B SCALE 1:250



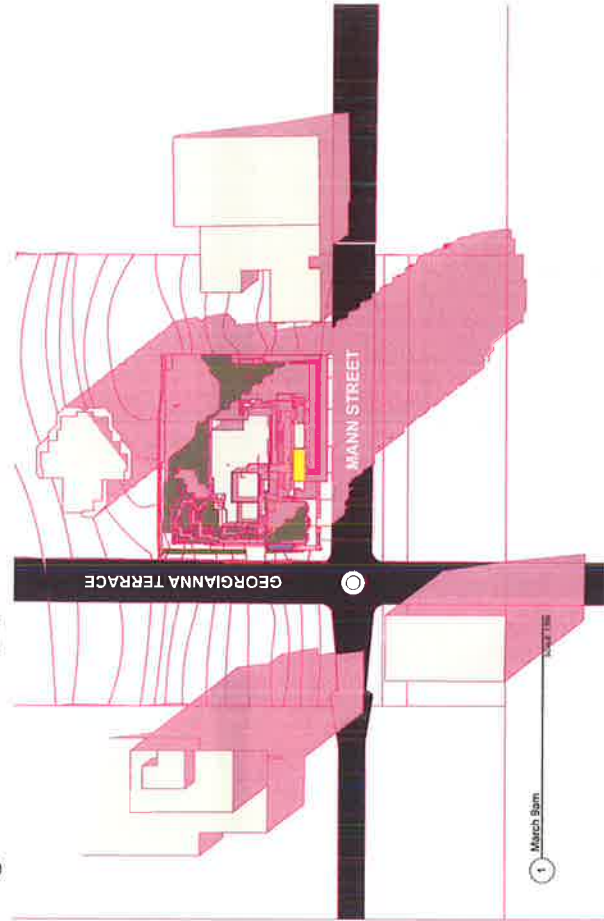
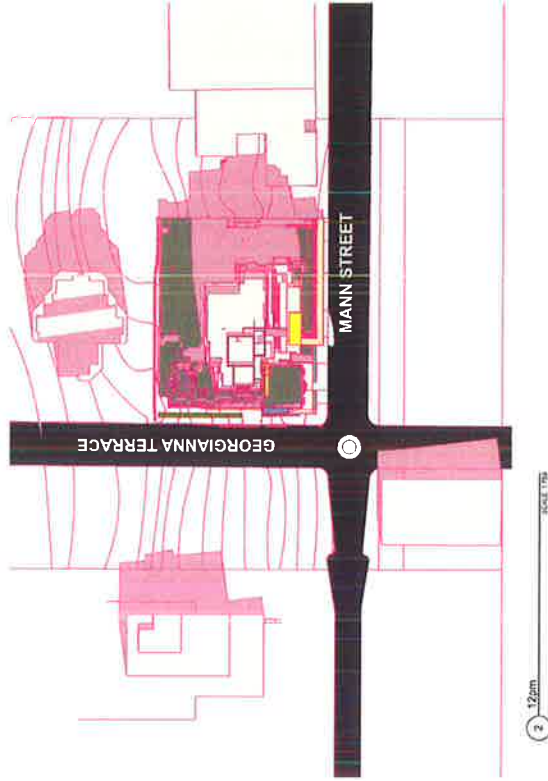
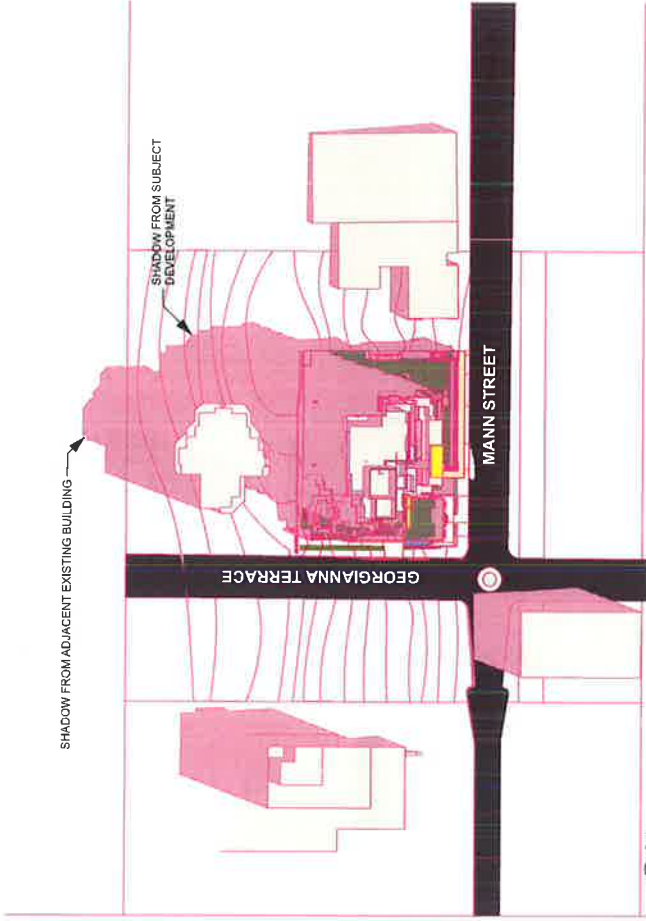
1 Section C
SCALE 1:50



2 Section D
SCALE 1:50

ROLA PROPERTY GROUP PROJECT MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
GOSFORD NSW 2250



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ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
GOSFORD NSW 2250



Shadow Diagrams Sheet 2

Thursday 26 November 2015

DA-602 rev P





VIEW FROM CORNER OF COLLARD ST AND BRISBANE WATER DRIVE, POINT CLARE



VIEW FROM CENTRAL COAST HIGHWAY RAIL OVERPASS BRIDGE



VIEWED FROM GOSFORD WATERFRONT



PHOTO FROM EAST AT GEORGIANA TERRACE

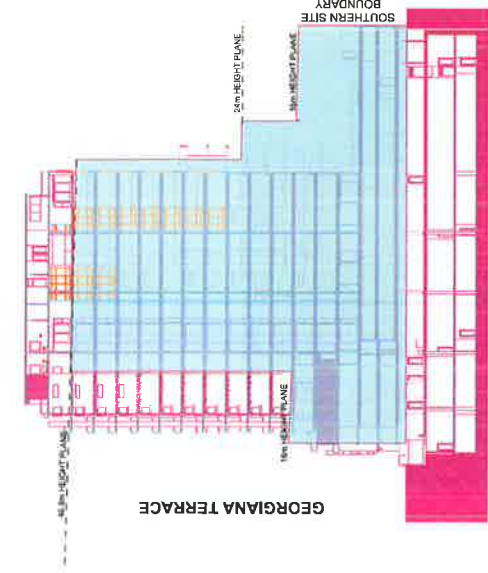


VIEW FROM NORTH EAST NEAR TERAMA PLACE

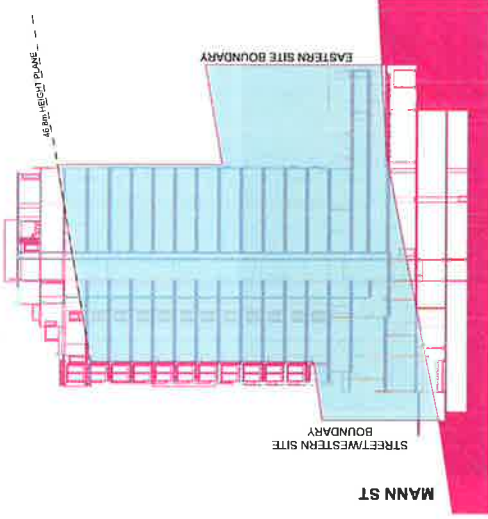


VIEW FROM NORTH AT CORNER OF ETINA ST AND MANN ST

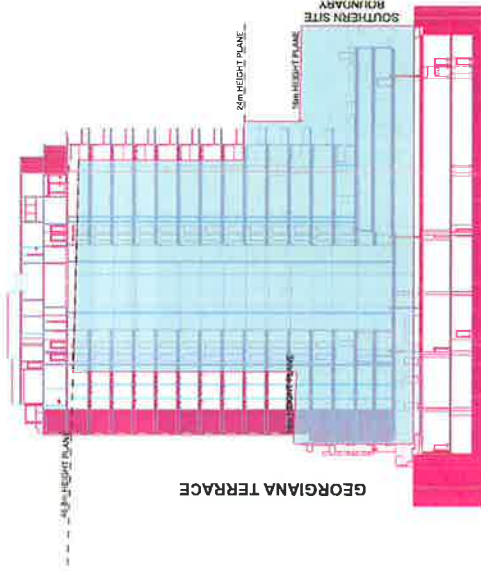




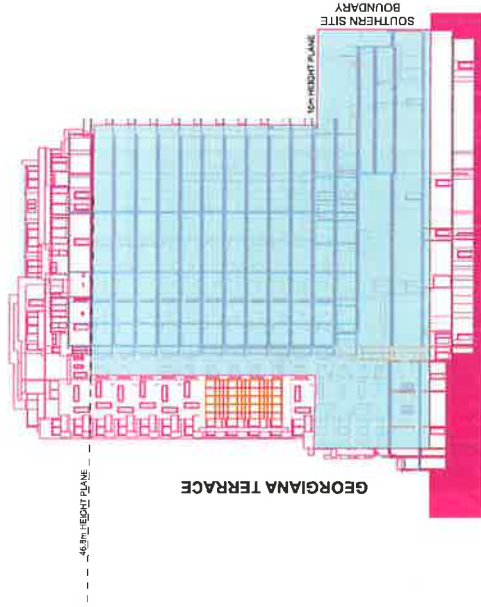
SECTION 3 - CUT NORTH/SOUTH THROUGH APARTMENTS 2
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



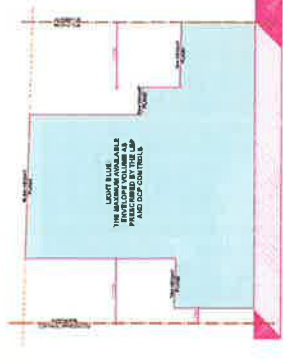
SECTION 4 - CUT EAST/WEST THROUGH APARTMENTS 10 & 15
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



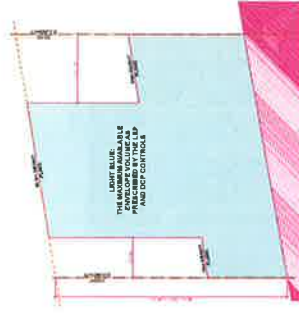
SECTION 2 - CUT NORTH/SOUTH THROUGH APARTMENT 3
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



SECTION 1 - CUT NORTH/SOUTH THROUGH APARTMENTS 10, 11 & 12
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



NORTHSOUTH SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS



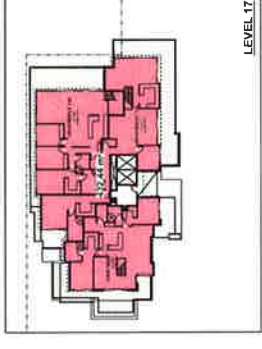
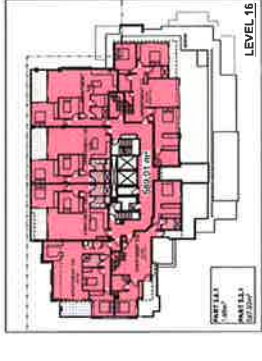
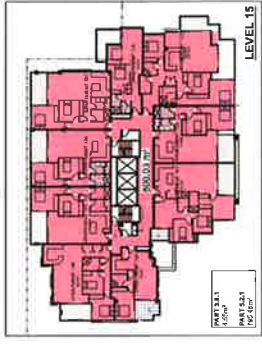
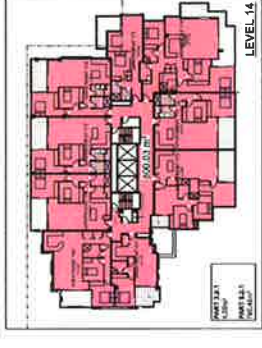
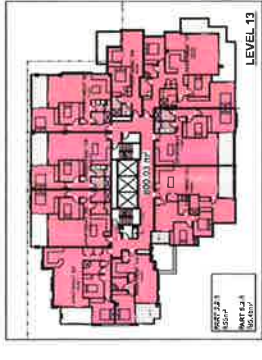
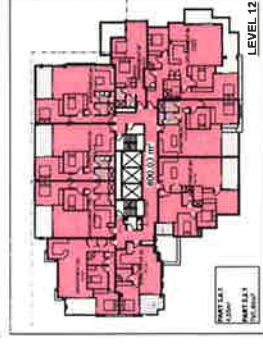
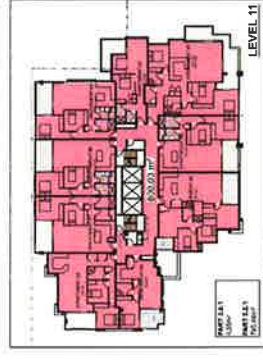
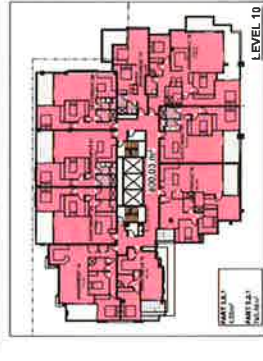
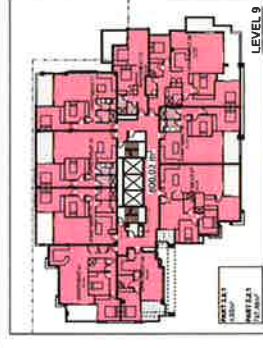
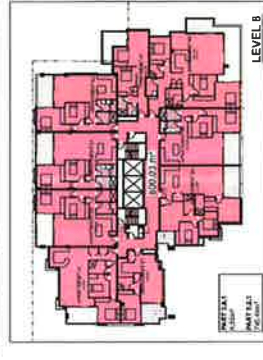
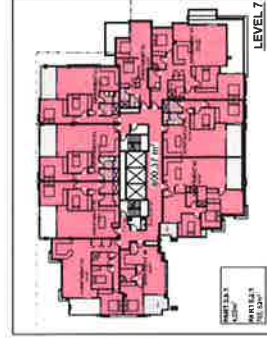
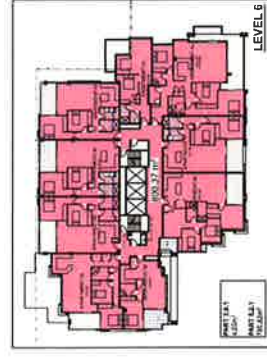
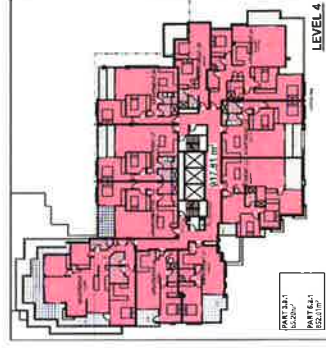
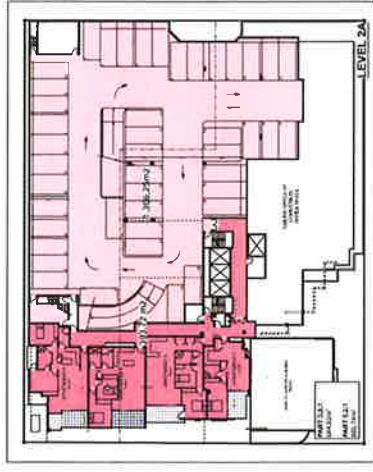
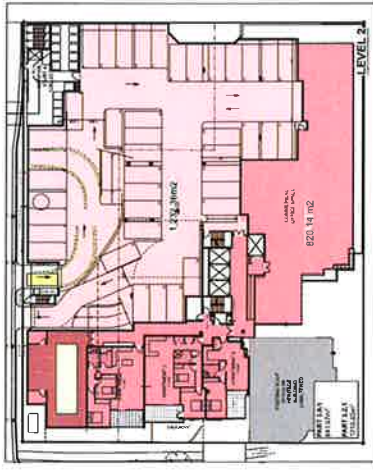
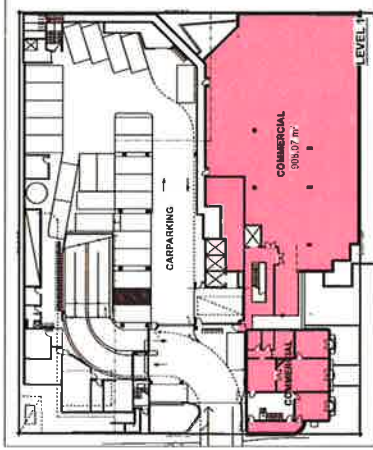
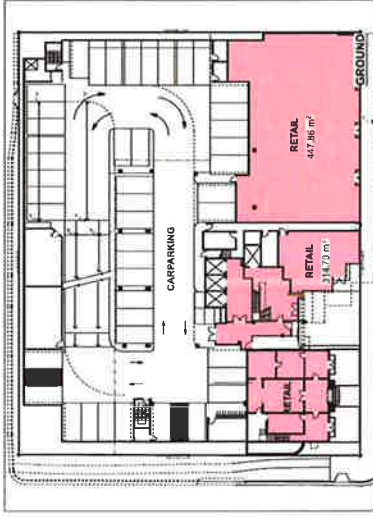
EASTWEST SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS

LEGEND:

- LIGHT BLUE -** MAXIMUM ALLOWABLE ENVELOPE PER DCP 2013 PLANNING CONTROLS CRITERIA, ALLOWABLE SETBACKS AND LEP HEIGHT LIMIT PLUS 30% BONUS APPLIED
- PURPLE -** PORTION OF THE PROPOSED BUILDING ENVELOPE OCCURRING ENTIRELY WITHIN THE MAXIMUM ALLOWABLE ENVELOPE
- PINK -** SMALL MARGINAL PORTIONS OF PROPOSED BUILDING ENVELOPE OCCURRING OUTSIDE DCP CRITERIA ENVELOPE

ENVELOPE PROFILES COMPARISONS

PROPOSED BUILDING SECTIONS OVERLAYED WITH PLANNING CONTROLS PROFILES



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27 TO 37 MANN ST
DARLINGFORD NSW 2200

GFA and FSR Calculations

14012

Thursday, 26 November 2015

Scale: 1:500 @ A1

DA-902 rev R

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