

DEVELOPMENT APPLICATION

'27 - 37 MANN STREET, GOSFORD'

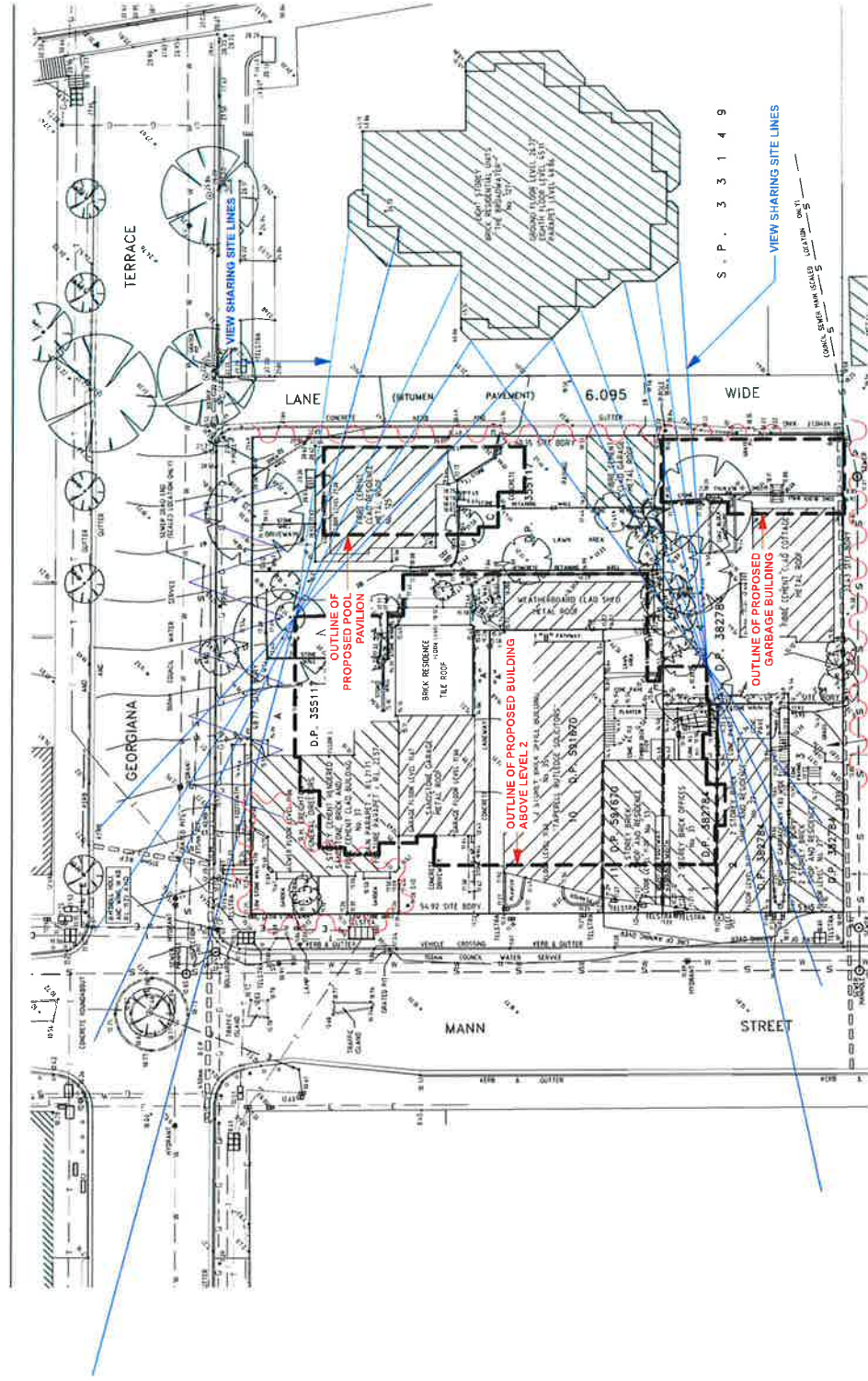
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL AND RESIDENTIAL APARTMENTS



DRAWING LIST

ARCHITECTURAL DRAWINGS

DA-000	COVER SHEET
DA-001	LOCALITY PLAN & BASIX
DA-002	SITE ANALYSIS PLAN
DA-003	SURVEY PLAN
DA-004	SITE PLAN
DA-101	BASIS PLAN
DA-102	BASIS PLAN
DA-103	GROUND PLAN
DA-104	LEVEL 1 PLAN
DA-105	LEVEL 2 PLAN
DA-106	LEVEL 3 PLAN
DA-107	LEVEL 4 PLAN
DA-108	LEVEL 5 PLAN
DA-109	LEVEL 6 PLAN
DA-110	LEVEL 7 PLAN
DA-111	LEVEL 8 PLAN
DA-112	LEVEL 9 PLAN
DA-113	LEVEL 10 PLAN
DA-114	LEVEL 11 PLAN
DA-115	LEVEL 12 PLAN
DA-116	LEVEL 13 PLAN
DA-117	LEVEL 14 PLAN
DA-118	LEVEL 15 PLAN
DA-119	LEVEL 16 PLAN
DA-120	LEVEL 17 PLAN
DA-121	LEVEL 18 PLAN
DA-122	ROOF PLAN
DA-401	LINE ELEVATIONS SHEET 1
DA-402	LINE ELEVATIONS SHEET 2
DA-403	RENDERED ELEVATIONS SHEET 1
DA-404	RENDERED ELEVATIONS SHEET 2
DA-501	SECTIONS SHEET 1
DA-502	SECTIONS SHEET 2
DA-601	SHADOW DIAGRAMS SHEET 1
DA-602	SHADOW DIAGRAMS SHEET 2
DA-701	RENDERED PERSPECTIVES SHEET 1
DA-702	RENDERED PERSPECTIVES SHEET 2
DA-703	RENDERED PERSPECTIVES SHEET 3
DA-801	ENVIRONMENTAL AND HEIGHT PLAN ANALYSIS
DA-802	ENVIRONMENTAL AND HEIGHT PLAN ANALYSIS
DA-803	SIGHT LINES ANALYSIS PLANS
DA-804	COMPARISON VIEWS FROM BROADWATER



Client:
ROLA PROPERTY GROUP PTY LTD

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

27 TO 37 MANN ST
GOSFORD, NSW 2256

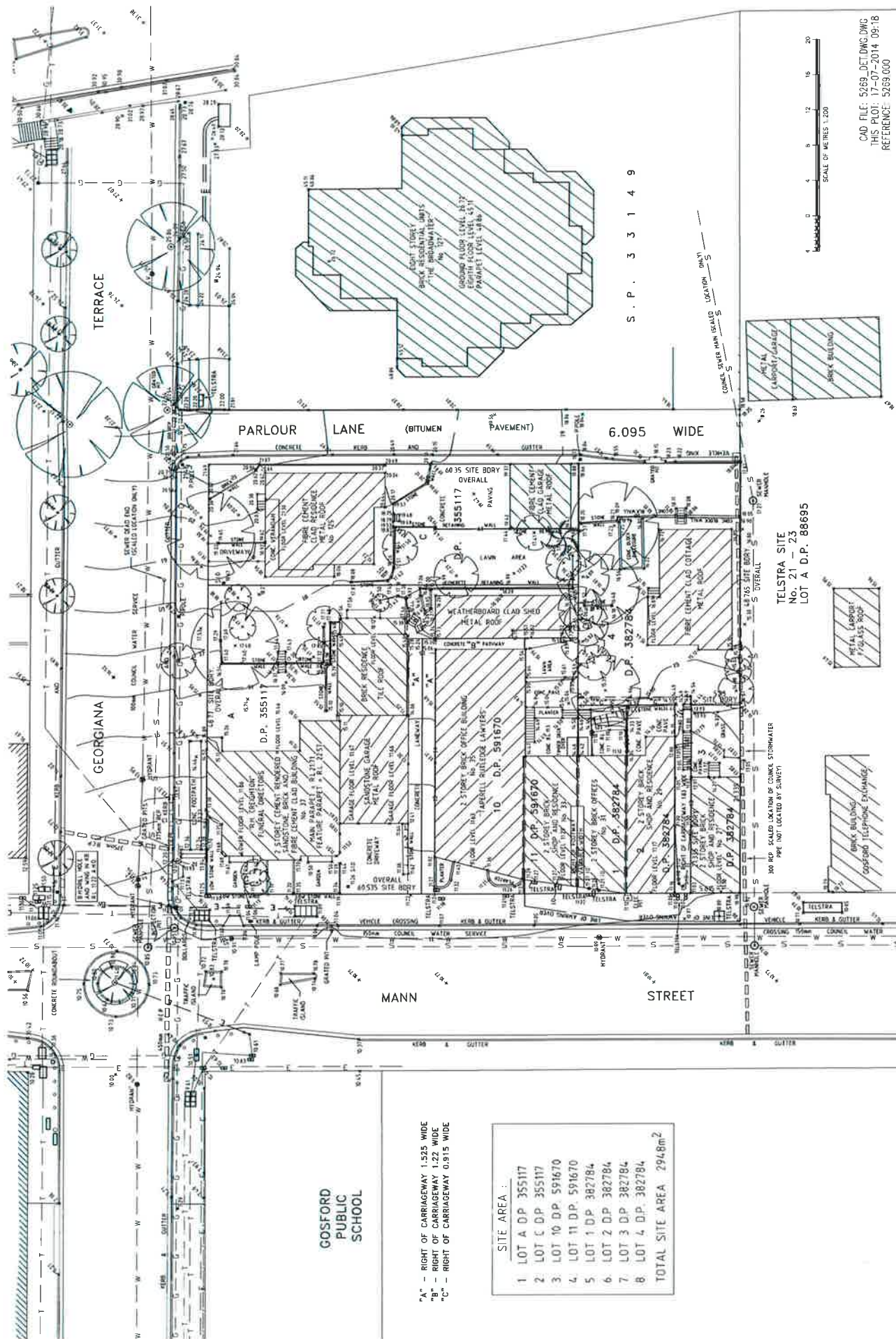


Scale: 1:500

SITE ANALYSIS PLAN

14012
DA-402 rev A

Friday 24 April 2016



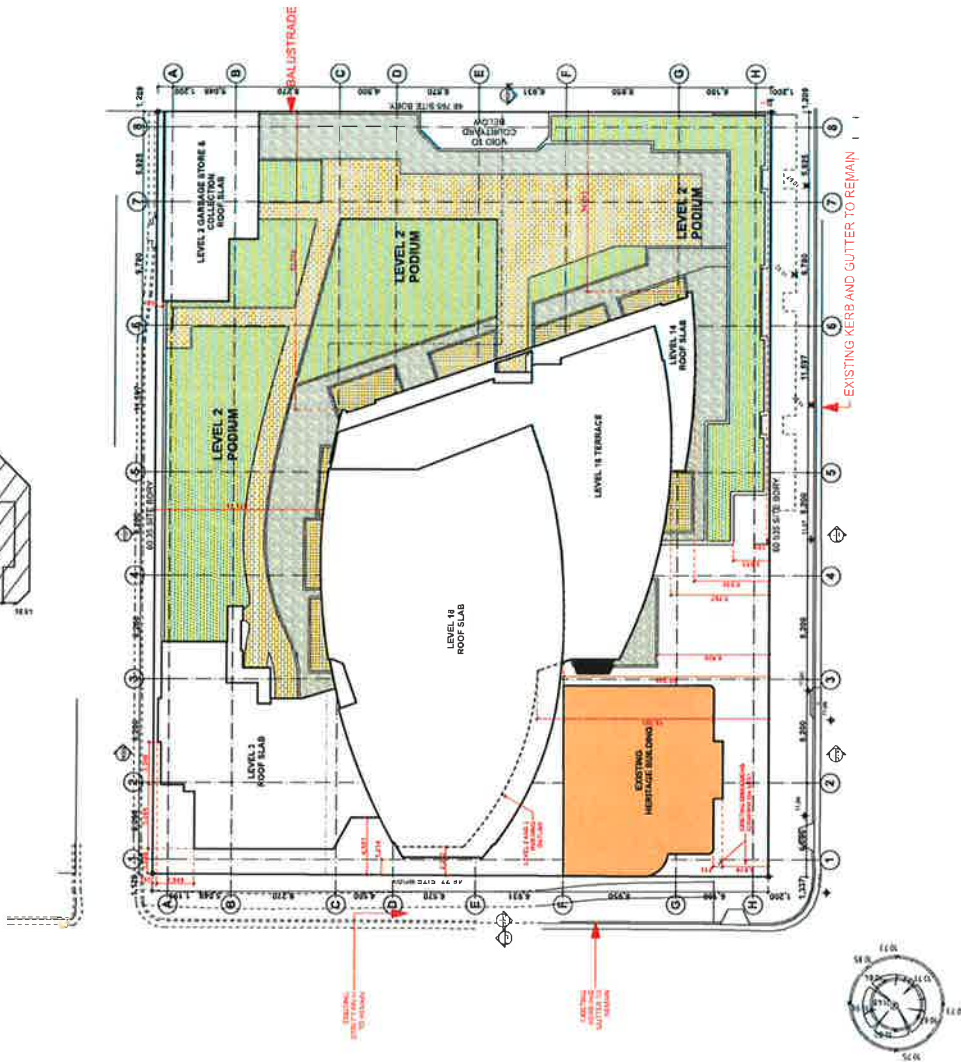
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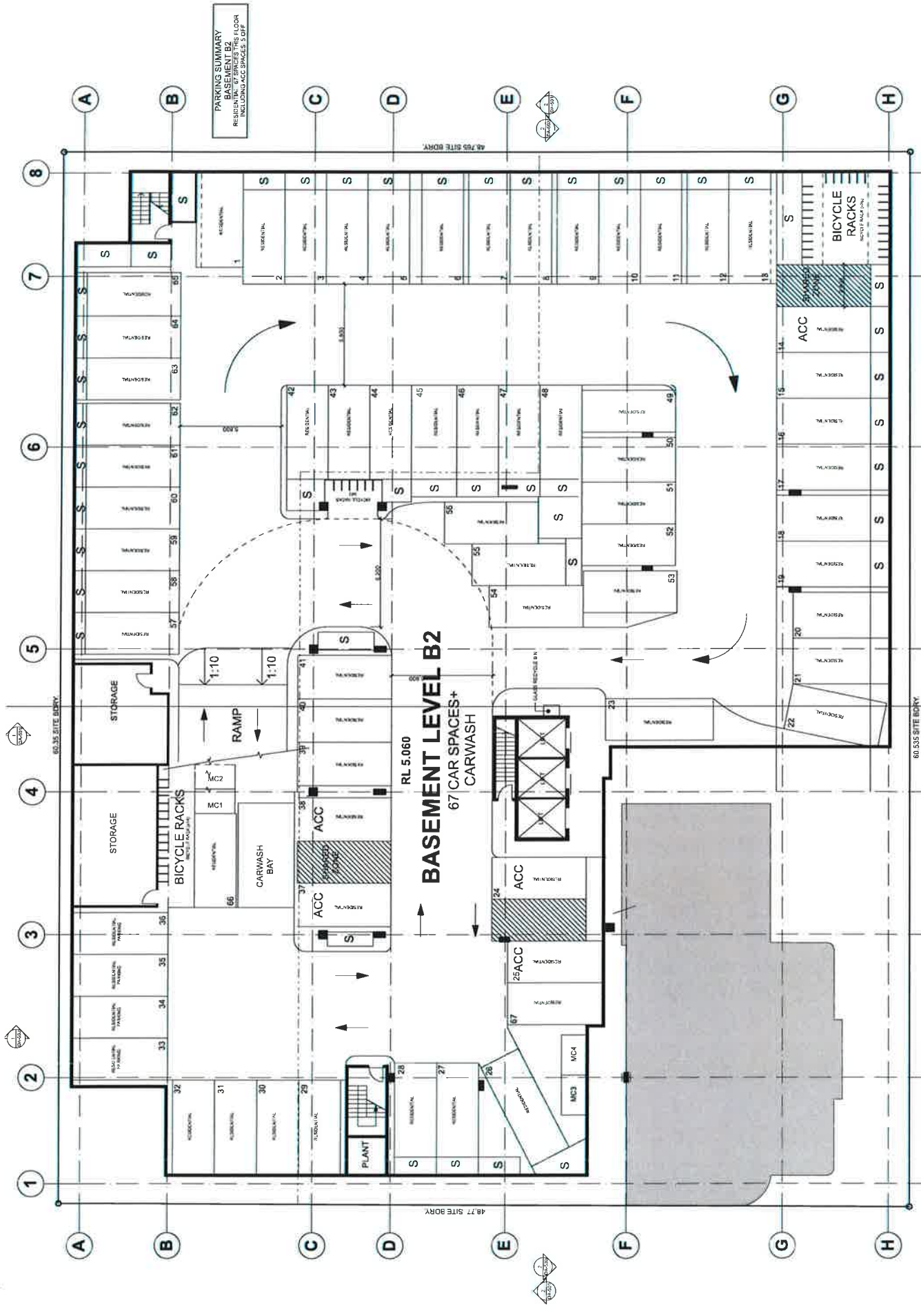
S.P. 3 3 1 4 9

SCALE OF METRES 1:200

"A" — RIGHT OF CARRIAGEWAY 1.325 WIDE
"B" — RIGHT OF CARRIAGEWAY 1.22 WIDE
"C" — RIGHT OF CARRIAGEWAY 0.815 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	294.8m²





PARKING SUMMARY
BASEMENT B2
 RESIDENTIAL CAR SPACES
 INCLUDING ACC SPACES 5 OFF

ROLA PROPERTY GROUP PROJECT
 MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
 27 TO 37 MARQUET ST
 GASTOWN, NEW ZEALAND

Basement 2 Plan

Scale: 1:200

14012

DA-101 rev F

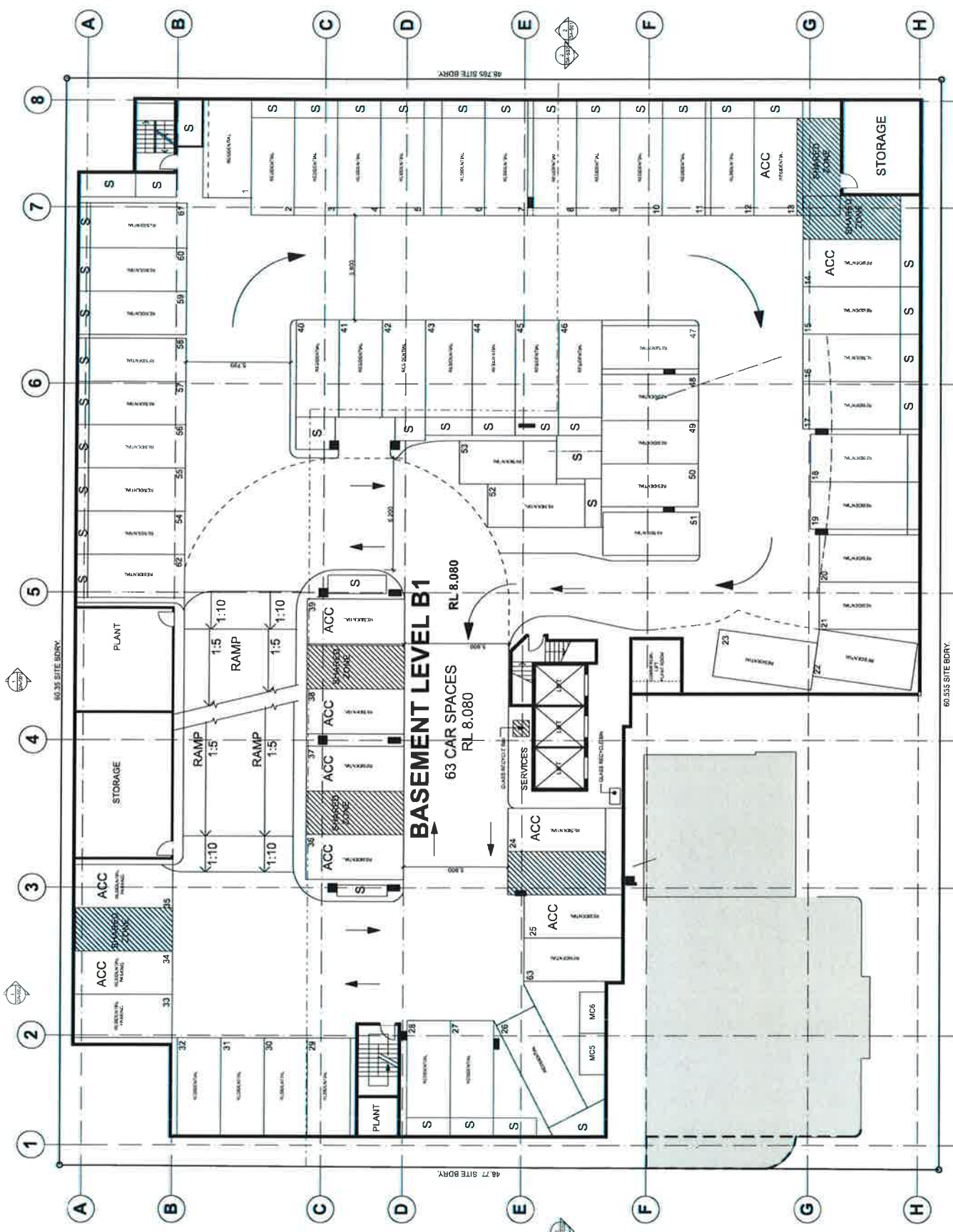
Friday 24 June 2016

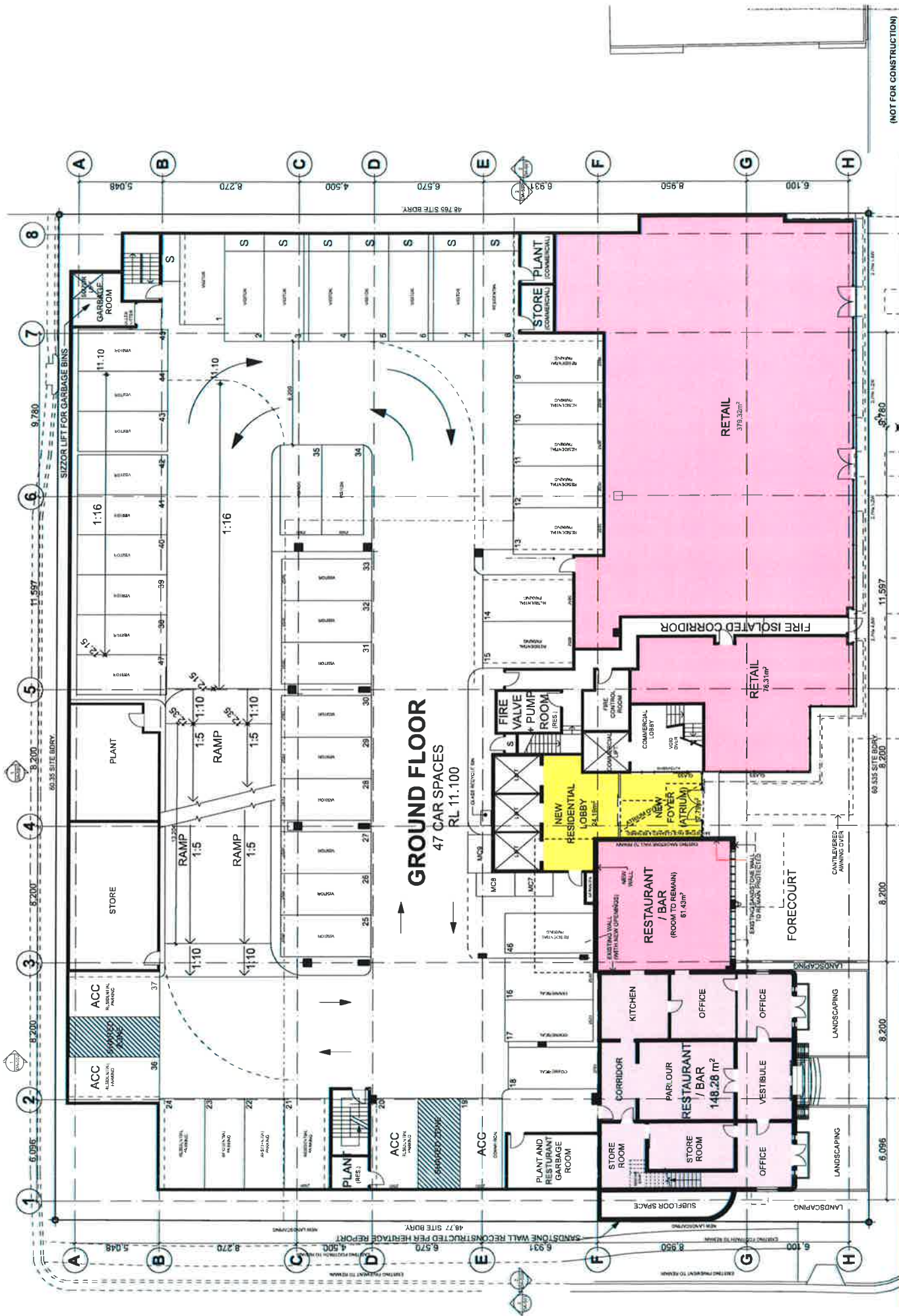
Drawn: ROLA PROPERTY GROUP PTY LTD

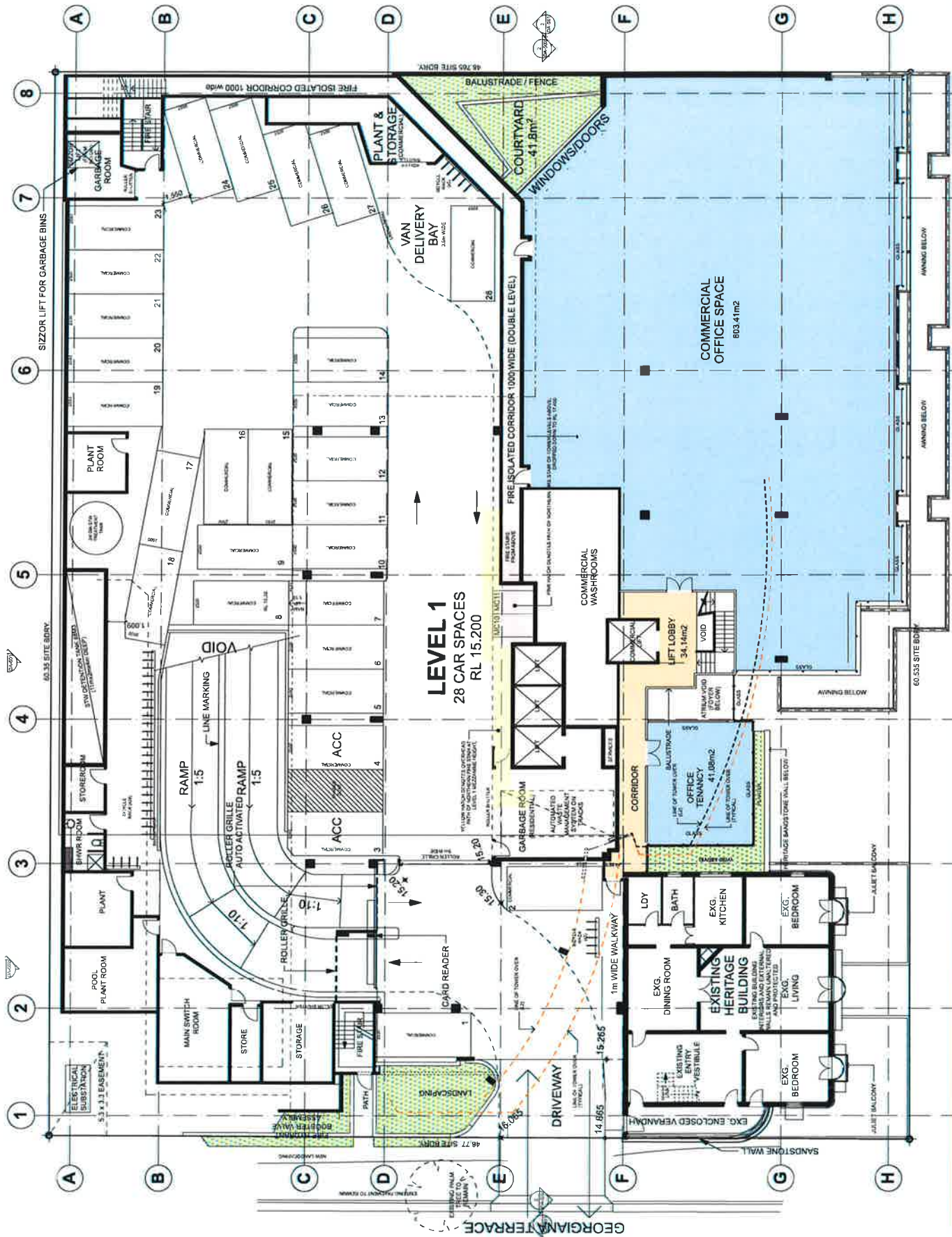
thrum

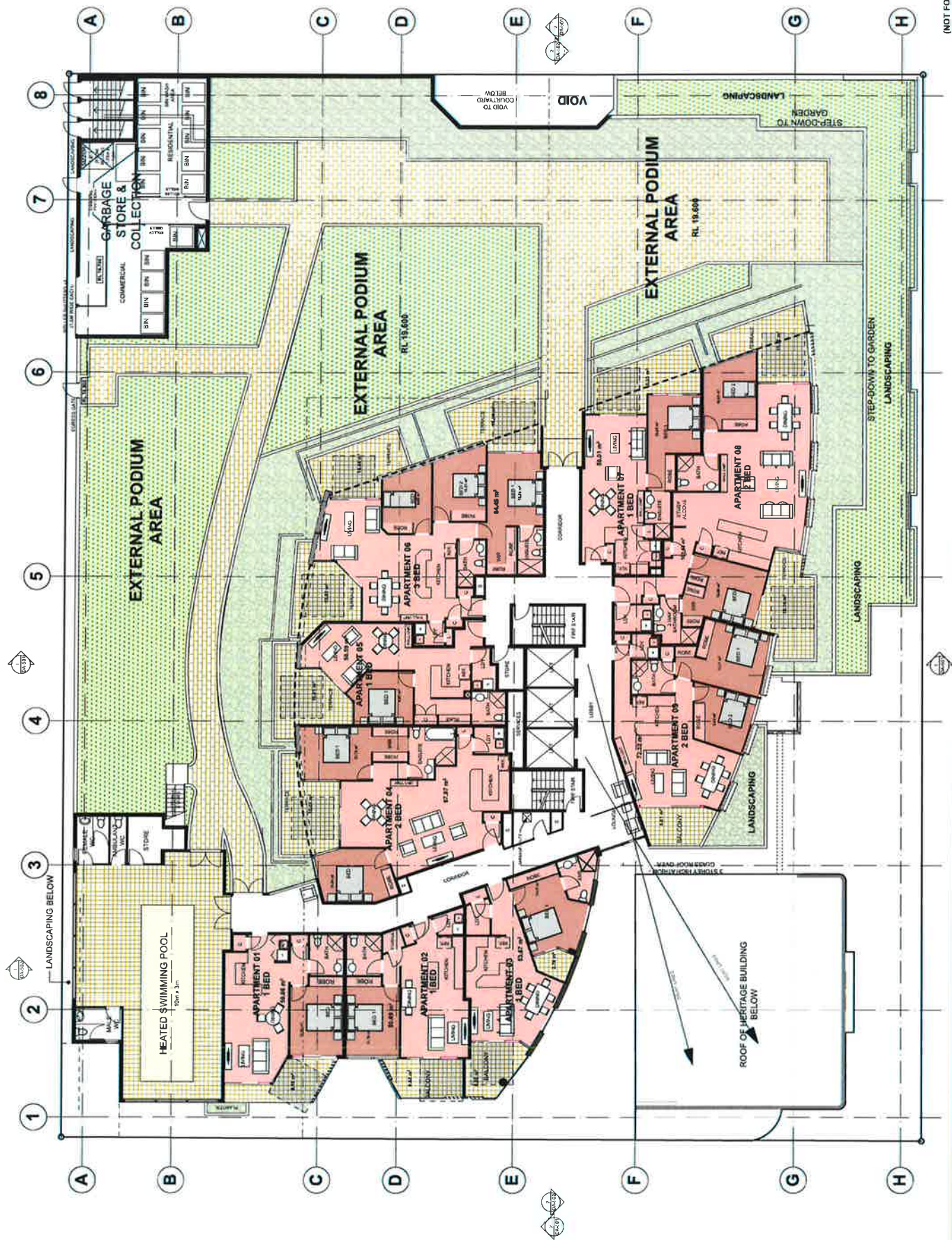
thrum architects
 100/101 Market Street
 Auckland 1010
 Tel: 09 308 1300
 Fax: 09 308 1305
 Email: info@thrum.co.nz
 www.thrum.co.nz

(NOT FOR CONSTRUCTION)



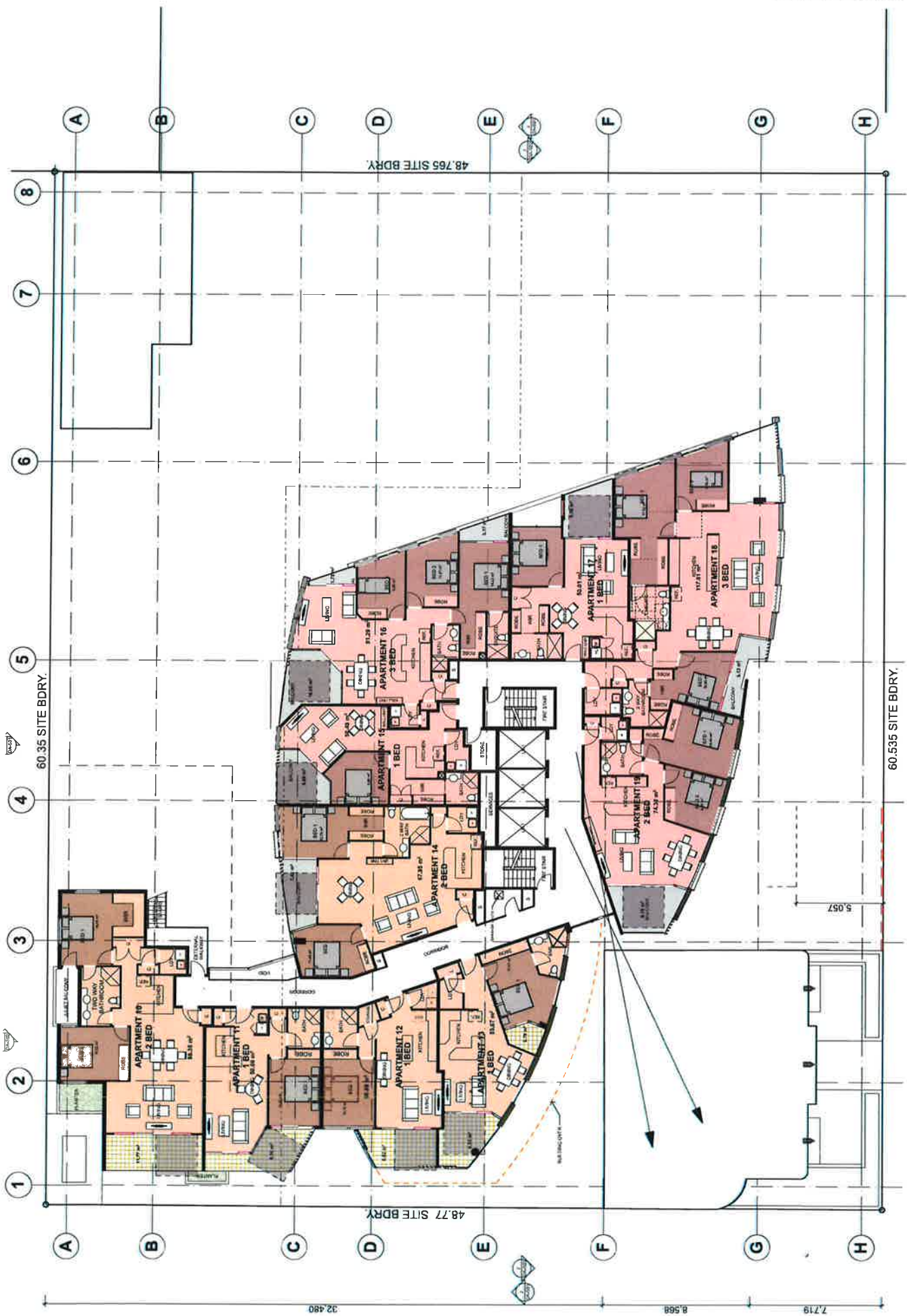






ROLA PROPERTY GROUP PROJECT
 MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 LARSEN ST
 6405000 NSW 2280



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thrum

THURM PROPERTY GROUP PTY LTD
10/100 WILSON ROAD, SUITE 101, WILSON
VIC 3146
Tel: 03 9594 1111
Email: info@thrum.com.au

LEVEL 3

Scale: 1:500 (at A1)

14032

DA-106 rev. C

Friday, 24 June 2016

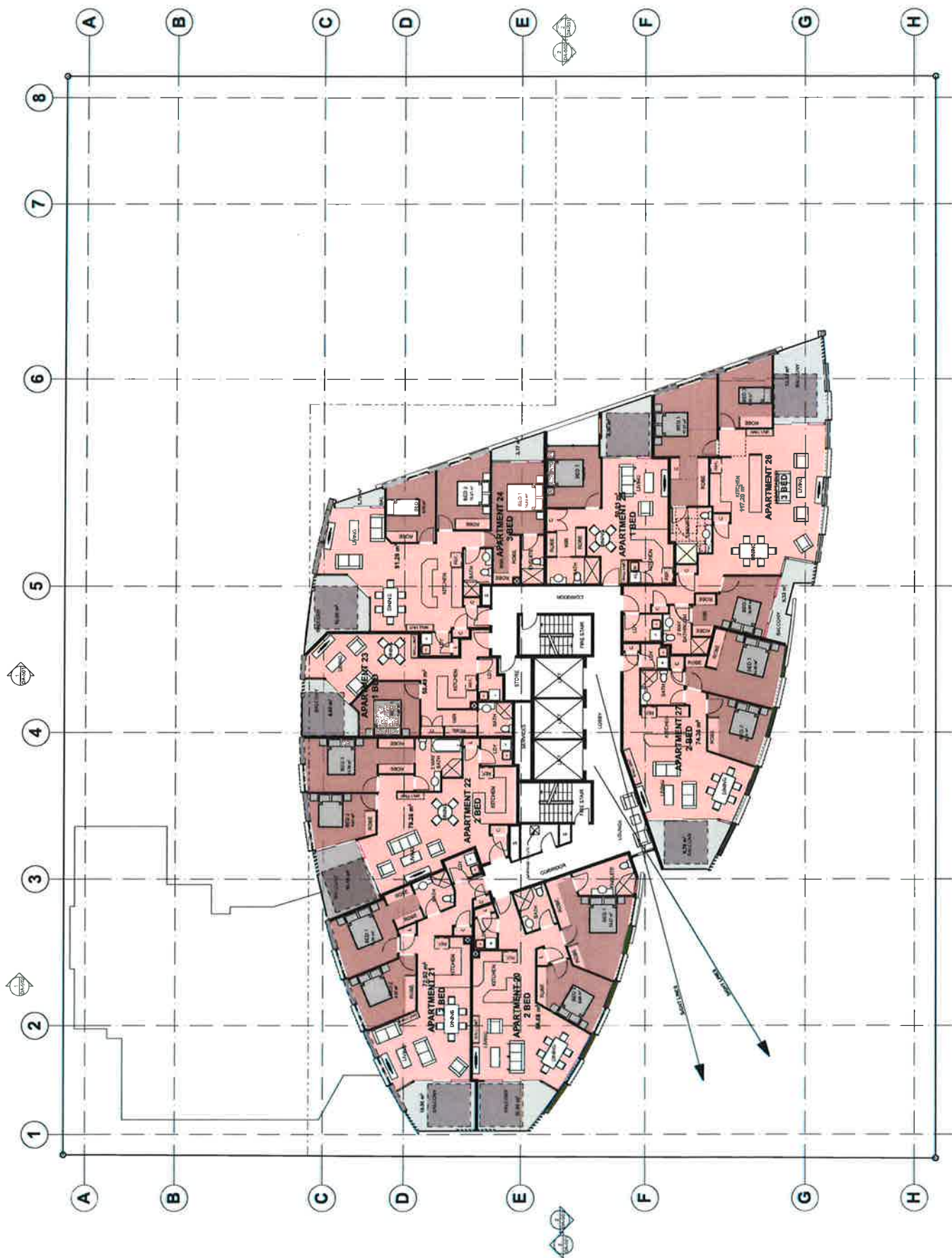
ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MAH ST
GOSSFORD NSW 2250

Client:
ROLA & PROPERTY GROUP PTY LTD

Drawn by:
ROLA & PROPERTY GROUP PTY LTD



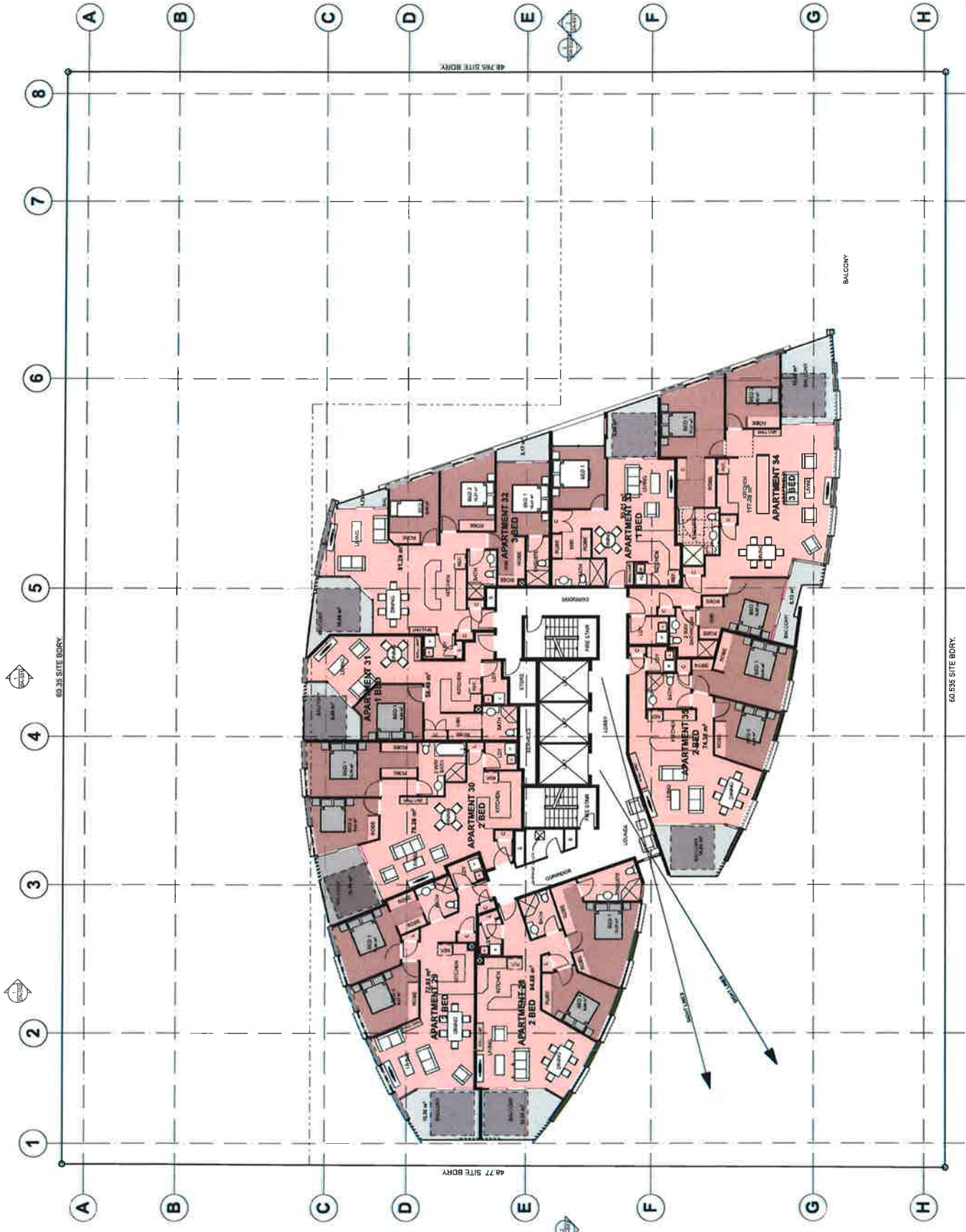
ROLA PROPERTY GROUP PROJECT
 MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 31 MANN ST
 SYDNEY NSW 2000

LEVEL 4

Scale: see sheet A1

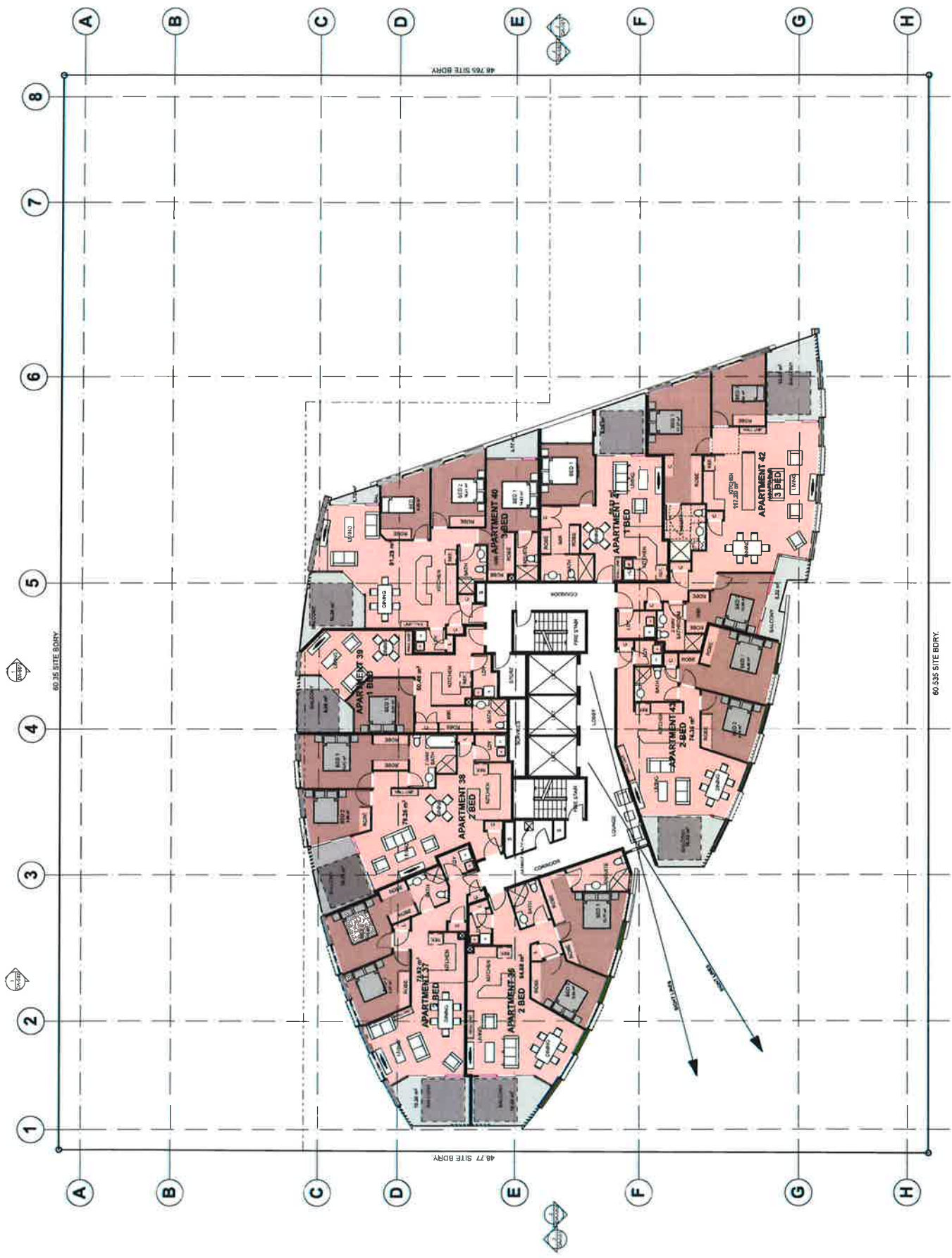
Friday, 24 June 2016



ROLA PROPERTY GROUP PROJECT
 MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
 27 TO 31 MANN ST
 GOSFORD NSW 2250

LEVEL 5

thrum
 (NOT FOR CONSTRUCTION)
 14012
 DA-108 rev G
 Friday, 30 June 2016



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

LEVEL 6

Scale: 1:100 @ A1

14012

DA-109 Rev. B

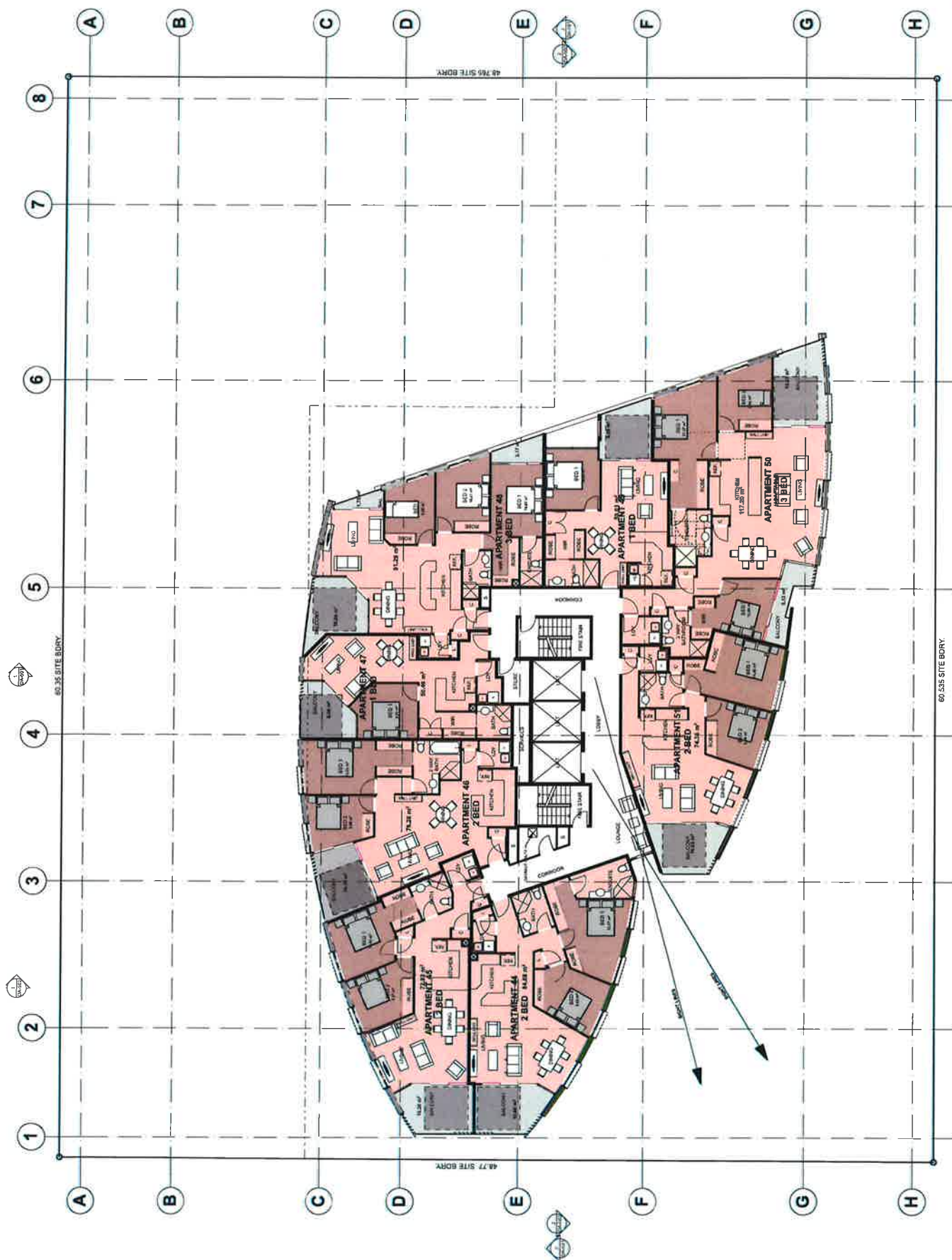
ROLA PROPERTY GROUP PTY LTD

thrum

thrum architects

10/100 MAHON ST
 GOSFORD NSW 2250
 Tel: 02 9244 3333
 Fax: 02 9244 3334
 Email: info@thrum.com.au
 Website: www.thrum.com.au

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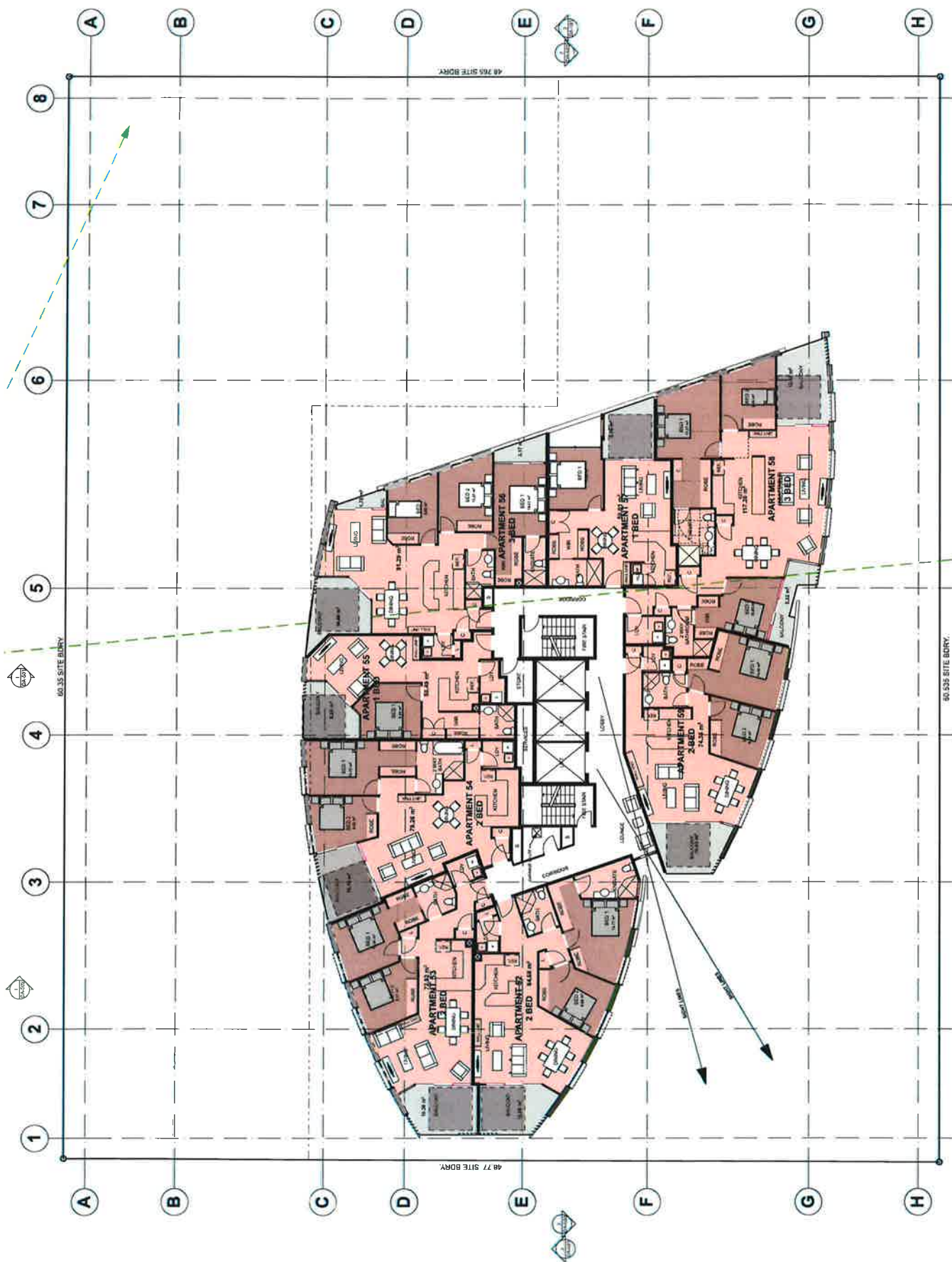
ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MAIN ST
GOSEFORD NSW 2250

LEVEL 7

Scale: @ A1



Client:
ROLA PROPERTY GROUP PTY LTD

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

27 TO 37 MANN ST
GOOSEBORN NSW 2250

LEVEL 8

Scale: 1:100 @ A1

Friday 24 June 2016

14012

04-111 rev. B



Client
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
CROSSFORD NSW 2250

Scale: 1:500 A1

LEVEL 9

14012

0A-112 rev B

Drawn
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
CROSSFORD NSW 2250

Scale: 1:500 A1

LEVEL 9

14012

0A-112 rev B

Drawn
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
CROSSFORD NSW 2250

Scale: 1:500 A1

LEVEL 9

14012

0A-112 rev B



48.705 SITE BORY

60.35 SITE BORY

60.535 SITE BORY

LEVEL 10

✓

14012

DA-113 rev B

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MARINI ST

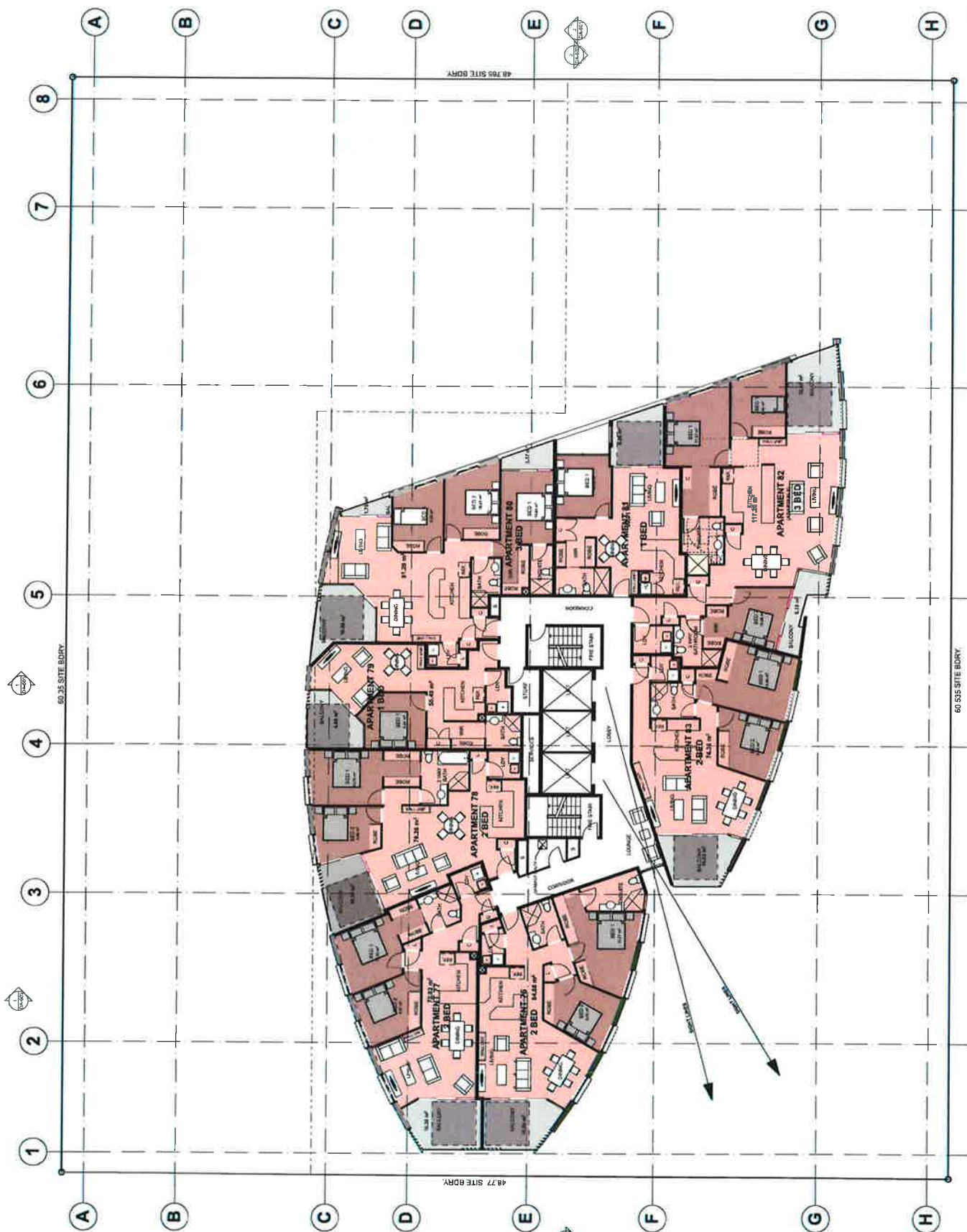
QUEENSLAND NSW 4226

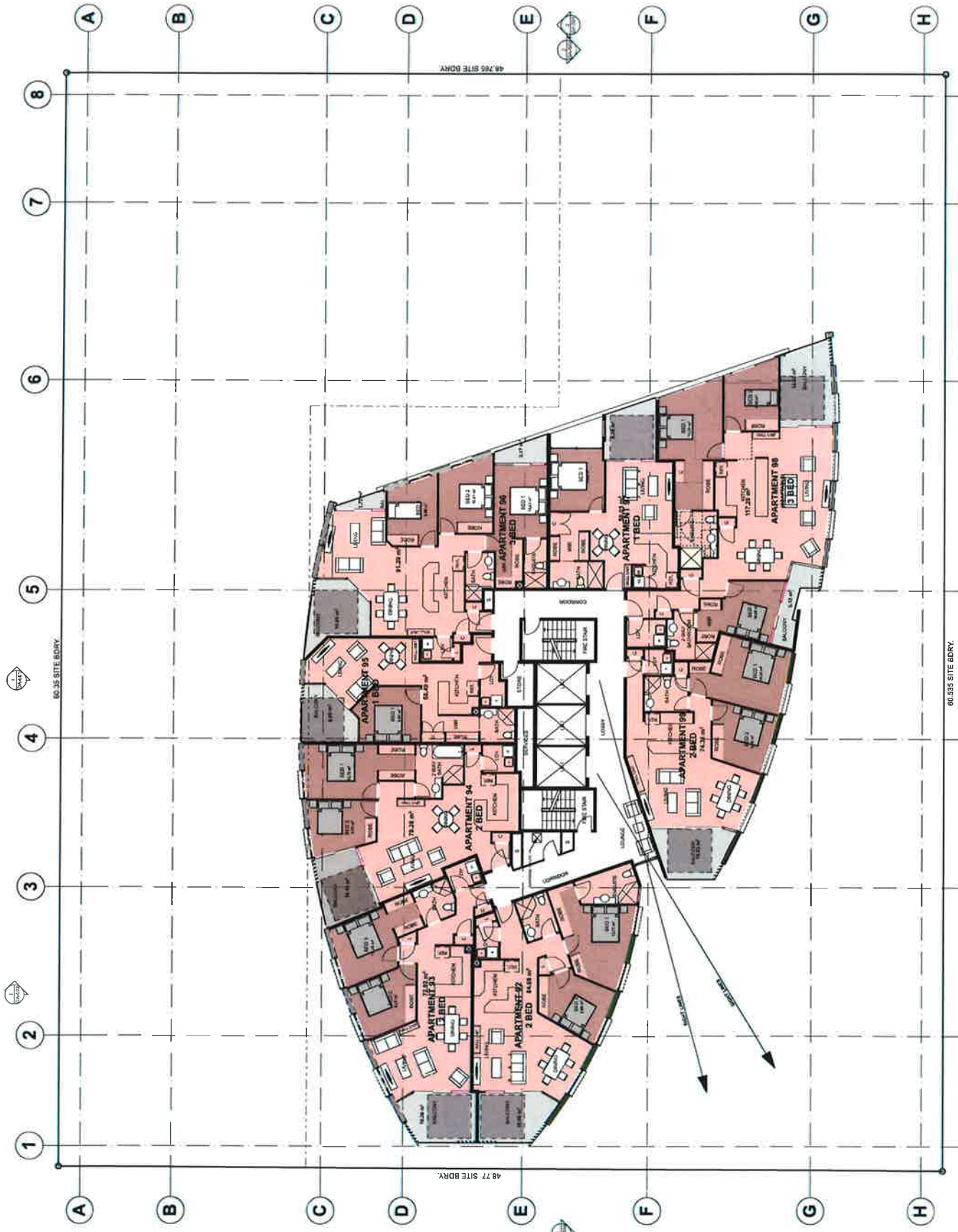
ROLA PROPERTY GROUP PTY LTD

Thrum

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 Brisbane QLD 4000
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 Fax: 07 3221 1112
 Email: info@thrum.com.au
 www.thrum.com.au





Client:
ROLA & ASSOCIATES DESIGN & ARCHITECTS

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

Scale: 1:100 @ A1

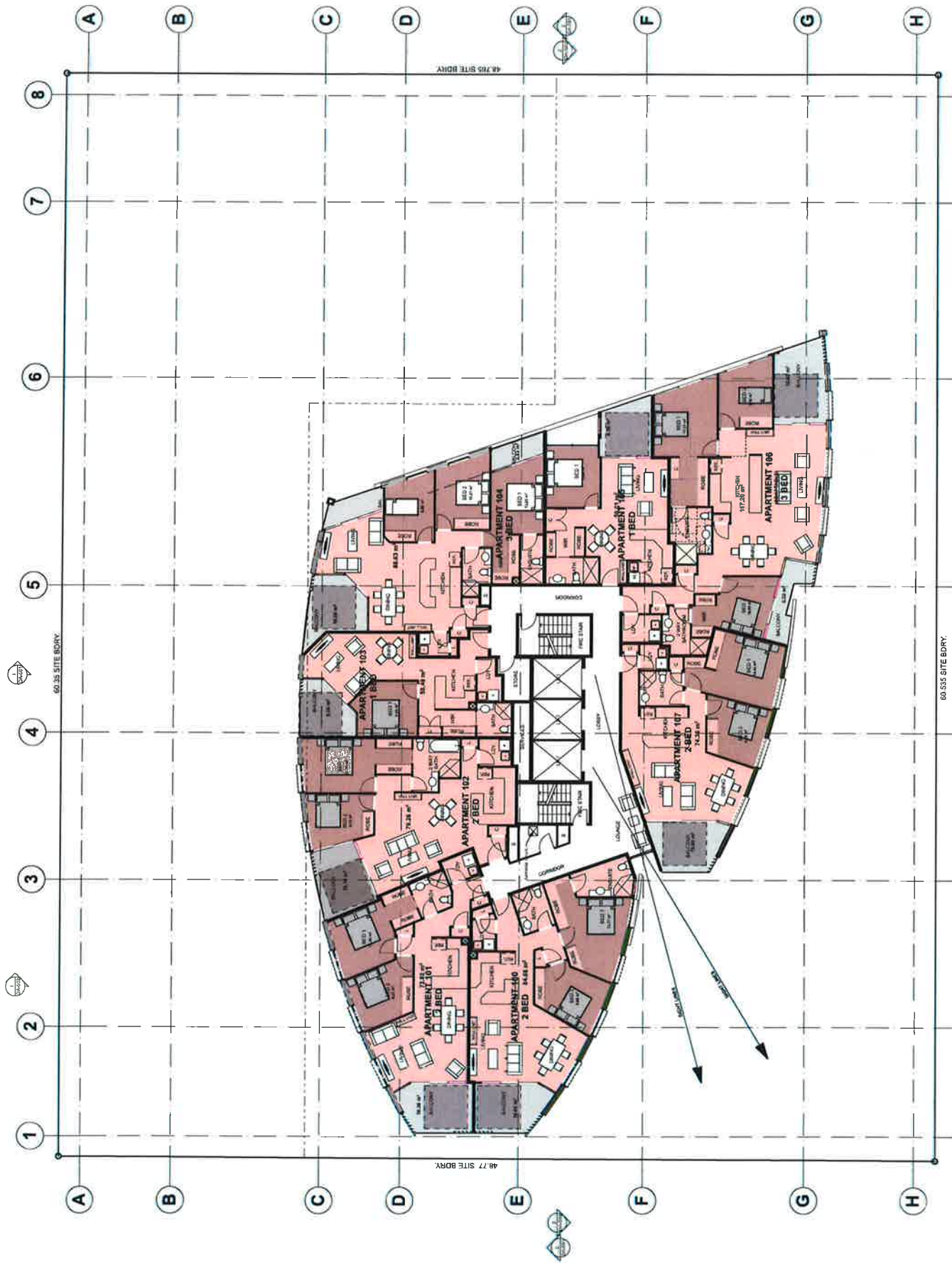
LEVEL 13

14032

DATE: Rev. B

thrum
THRUM ARCHITECTS
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Architects

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ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
CZS16/010 NSW/2259

LEVEL 14

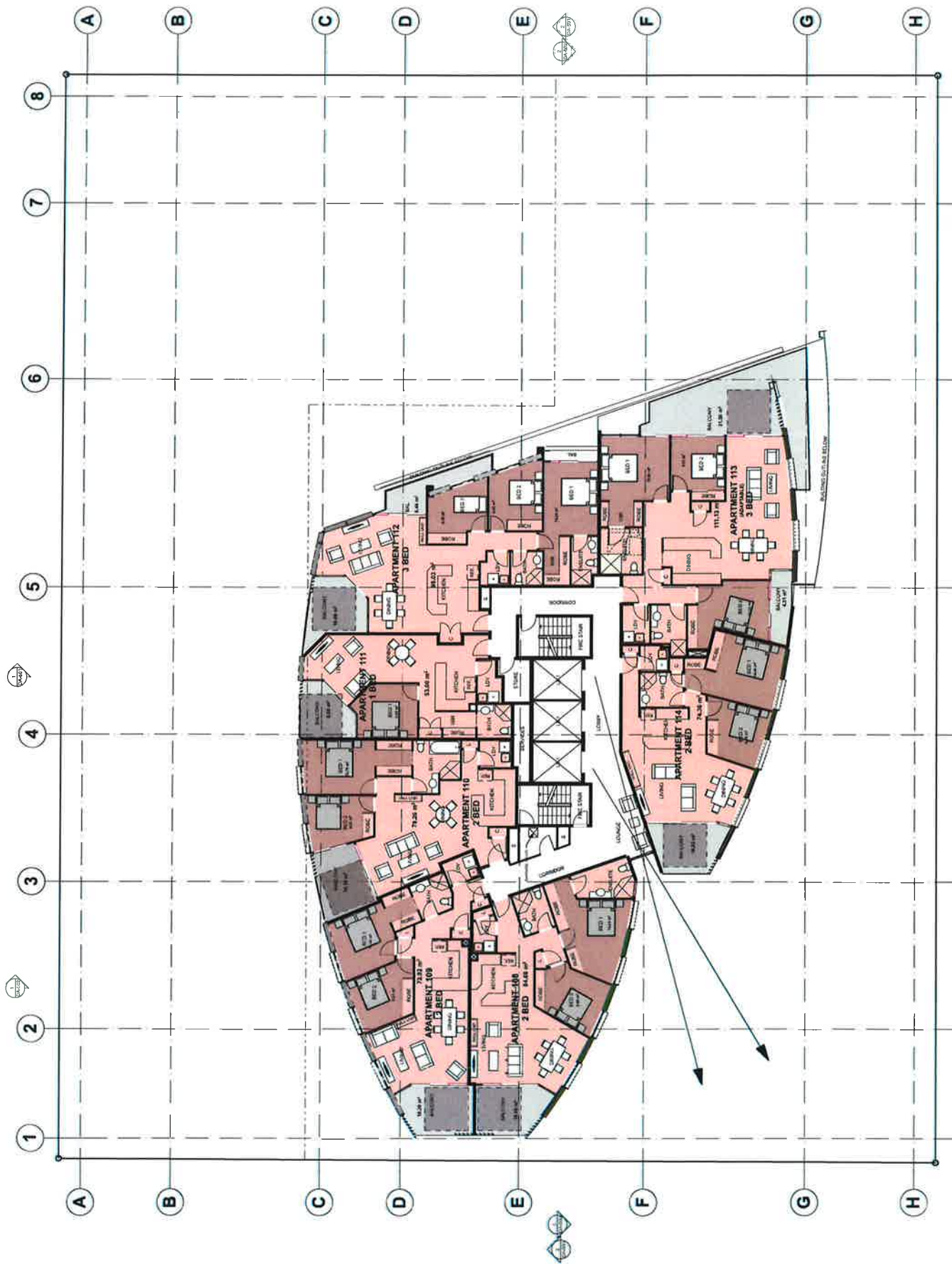
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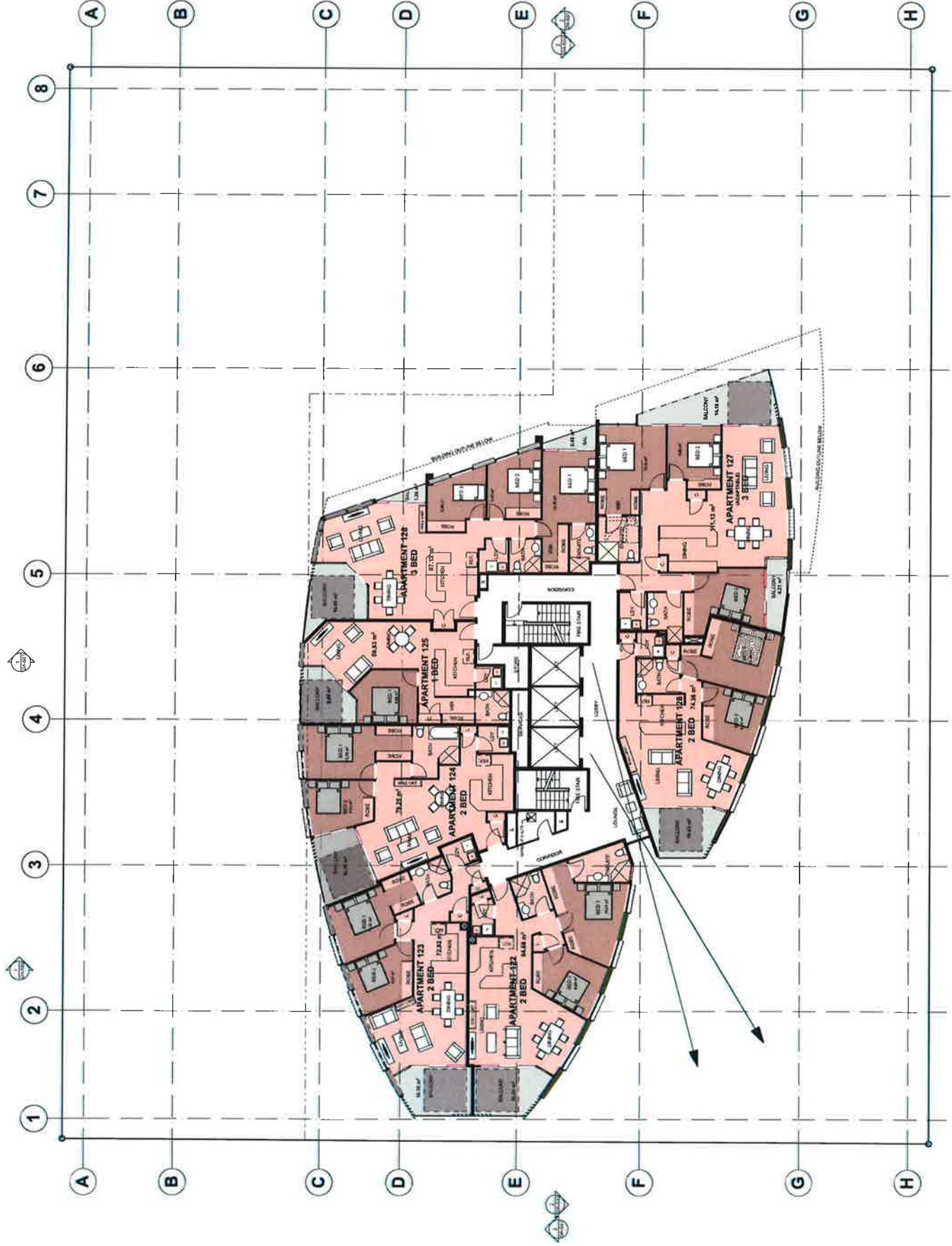
14012

DA-117 rev. B

Friday, 24 June 2016

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Client:
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

Scale: 1:100
Date: 20/06/2016

LEVEL 17

14012

DA-120 rev 6



thrum

140/12

DA-121 rev. E

LEVEL 10

Scale: 1/8" = 1'-0"

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST

COUSFORD NSW 2250

(NOT FOR CONSTRUCTION)

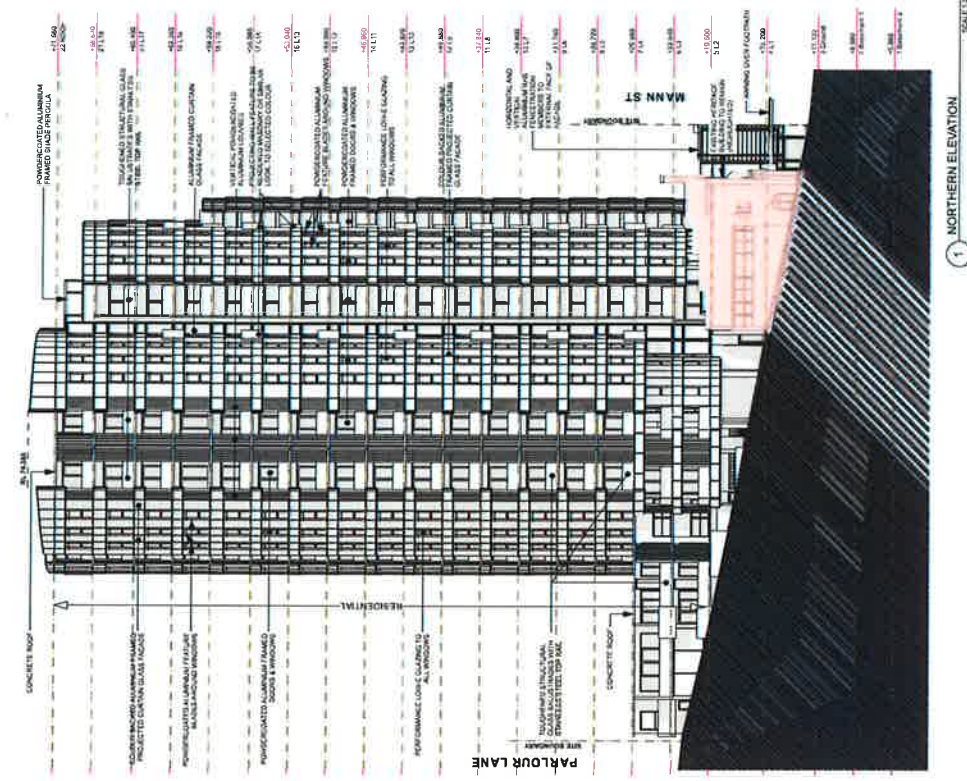
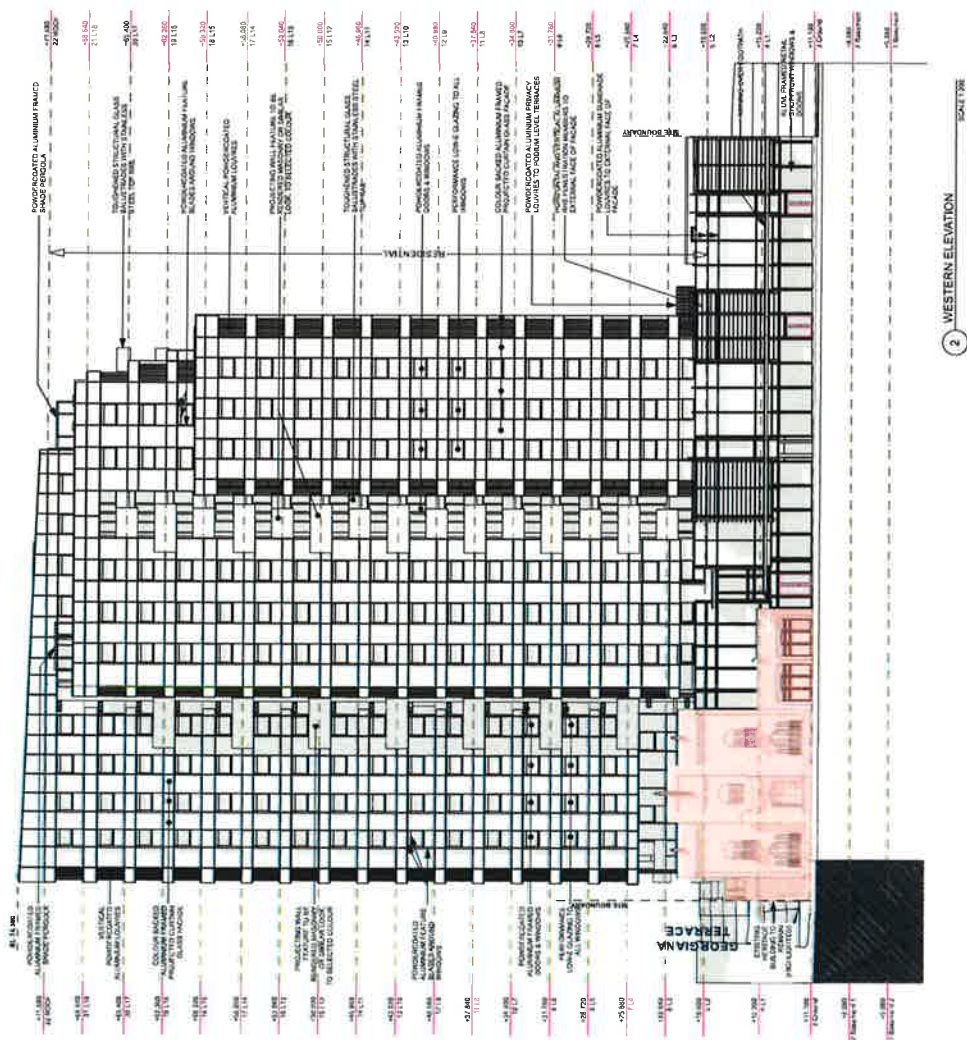
140/12

DA-121 rev. E

Friday 24 June 2016

ROLA PROPERTY GROUP PTY LTD



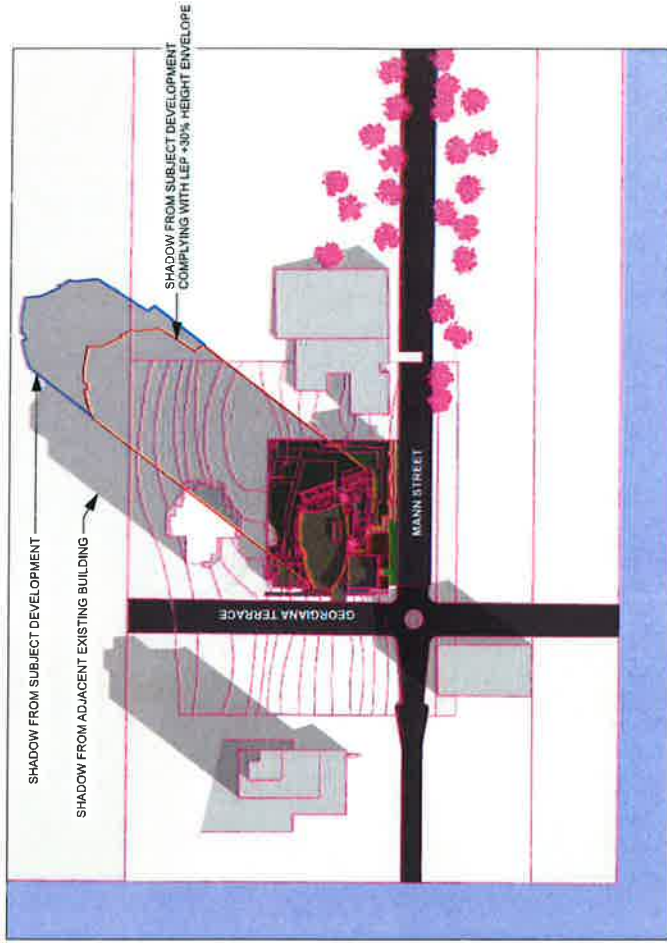




EASTERN ELEVATION



SOUTHERN ELEVATION







LOOKING NORTH EAST FROM MANN ST AT FRONT ENTRANCE



LOOKING NORTH EAST FROM MANN ST ZOOMED IN



LOOKING NORTH WEST FROM PINNACLE DEVELOPMENT SITE



LOOKING SOUTH WEST FROM GEORGIANA TCE



LOOKING NORTH EAST FROM MANN ST



ZOOMED IN VIEW LOOKING SOUTH EAST AT MAIN ENTRANCE



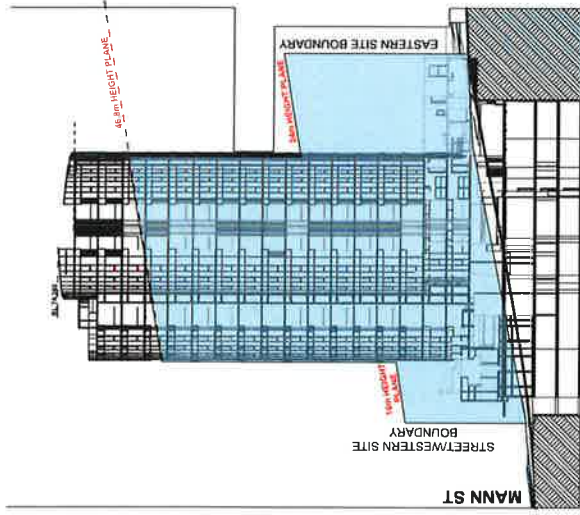
ZOOMED IN VIEW LOOKING EAST AT MAIN ENTRANCE



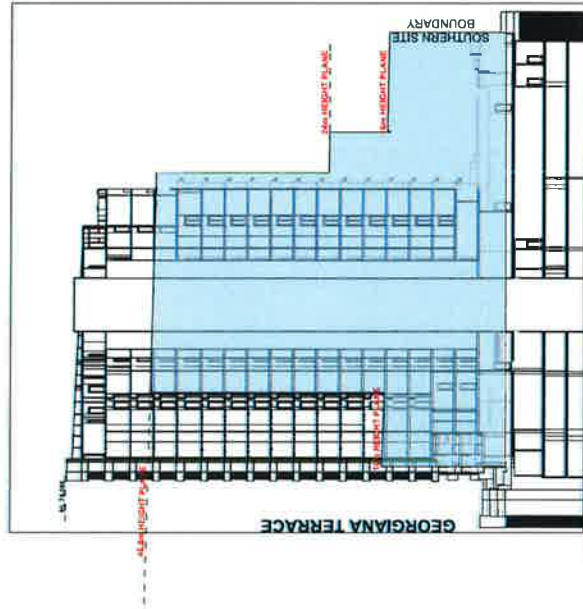
ZOOMED IN VIEW LOOKING EAST AT MAIN ENTRANCE



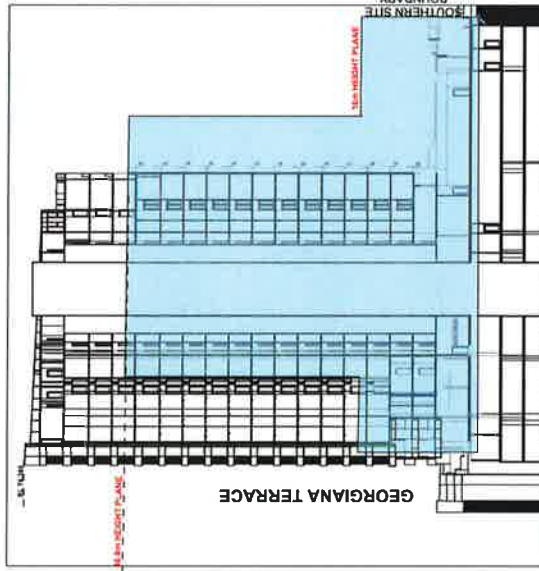
LOOKING EAST AT HERITAGE BUILDING AND MAIN ENTRANCE FROM MANN ST



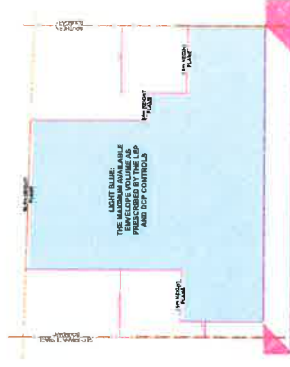
SECTION 3 - CUT EAST/WEST ALONG GRID 4
(PROPOSED DEVELOPMENT ENVELOPE OVERLAD ONTO MAX PRESCRIBED ENVELOPE)



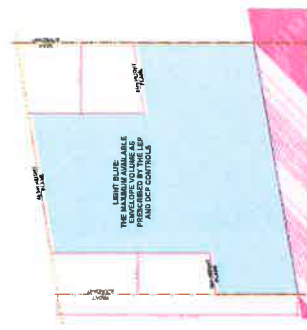
SECTION 2 - CUT NORTH/SOUTH ALONG GRID E
(PROPOSED DEVELOPMENT ENVELOPE OVERLAD ONTO MAX PRESCRIBED ENVELOPE)



SECTION 1 - CUT NORTH/SOUTH ALONG GRID G
(PROPOSED DEVELOPMENT ENVELOPE OVERLAD ONTO MAX PRESCRIBED ENVELOPE)



NORTH/SOUTH SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS

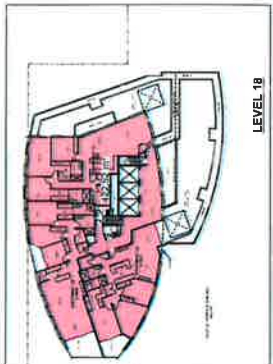
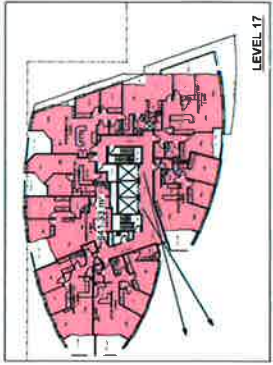
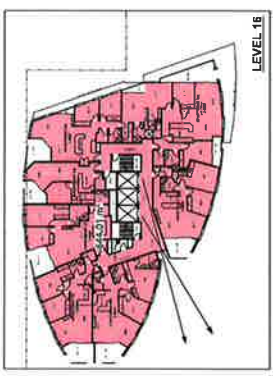
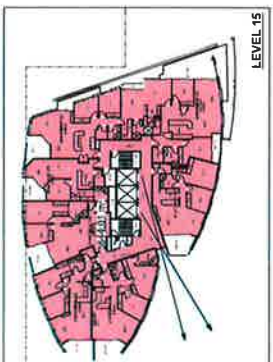
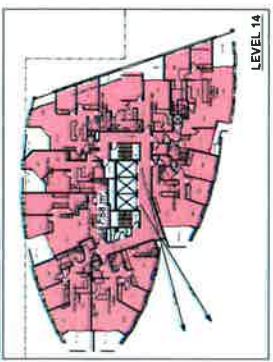
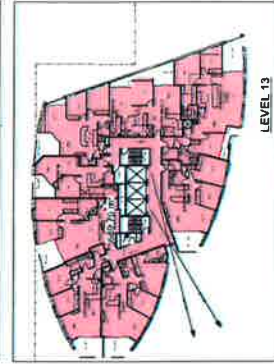
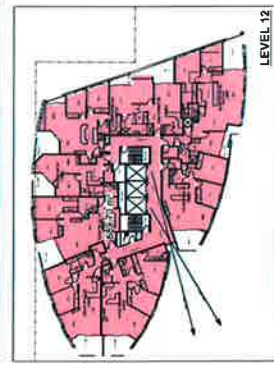
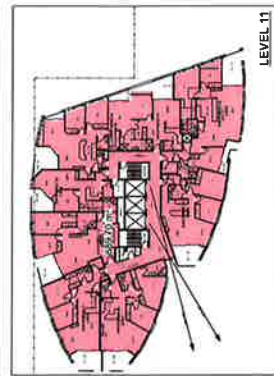
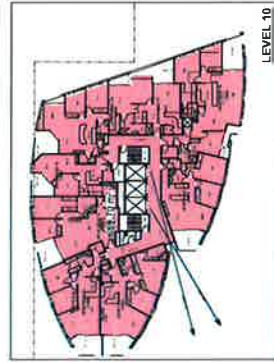
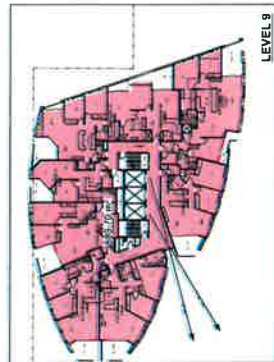
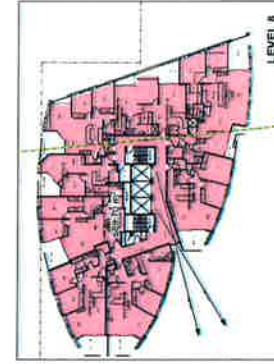
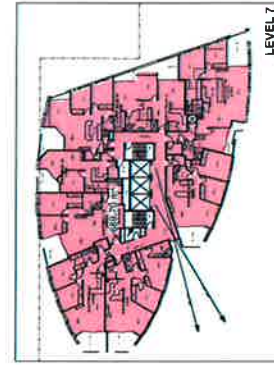
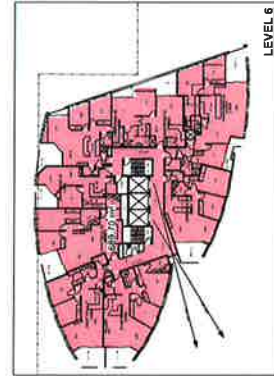
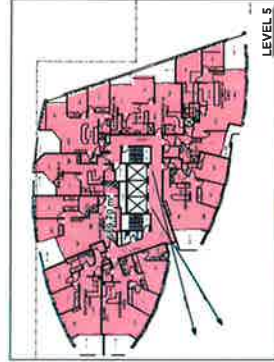
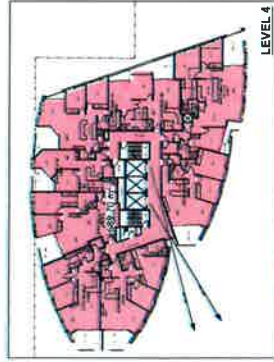
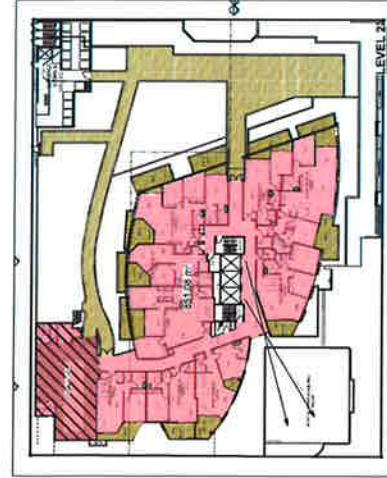
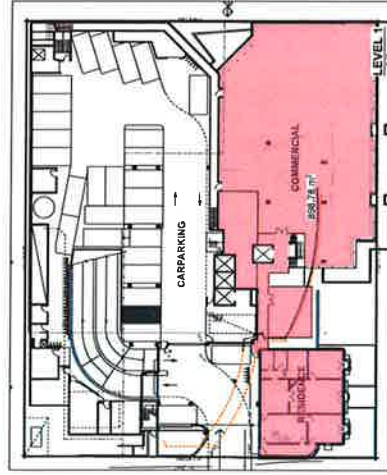
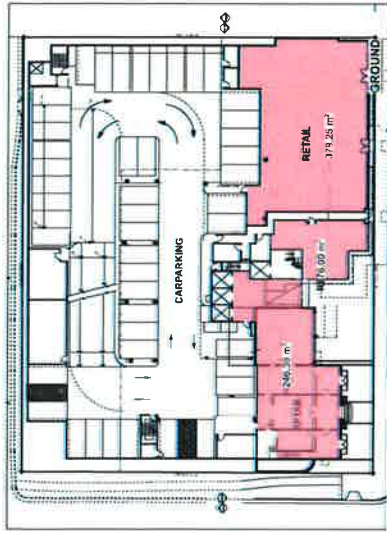


EAST/WEST SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS

ENVELOPE PROFILES COMPARISONS PROPOSED BUILDING SECTIONS OVERLAYED WITH PLANNING CONTROLS PROFILES

LEGEND:

LIGHT BLUE - MAXIMUM ALLOWABLE ENVELOPE PER DCP 2013
PLANNING CONTROLS CRITERIA, ALLOWABLE SETBACKS
AND LEP HEIGHT LIMIT PLUS 30% BONUS APPLIED



(NOT FOR CONSTRUCTION)

thru
To the top

Thruway Associates, P.C. is pleased to announce the opening of its new office in the heart of the city of New York.

100 W. 40th St. 10th Fl. New York, NY 10018
Tel: 212 693 1234 Fax: 212 693 1235

For more information, please contact: 212 693 1234

Thruway Associates, P.C. is a subsidiary of Thruway Associates, Inc. (NYSE:THU)

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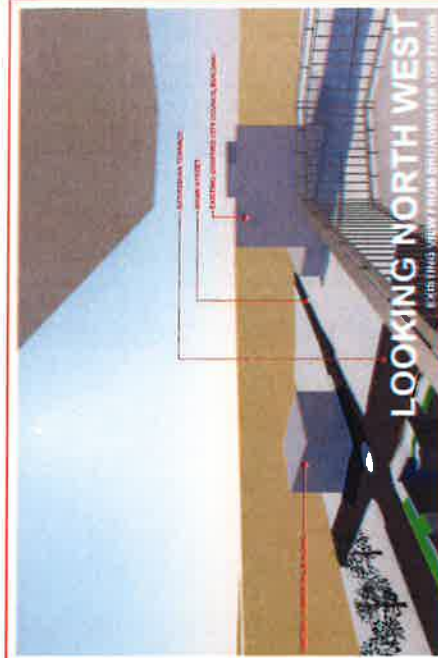
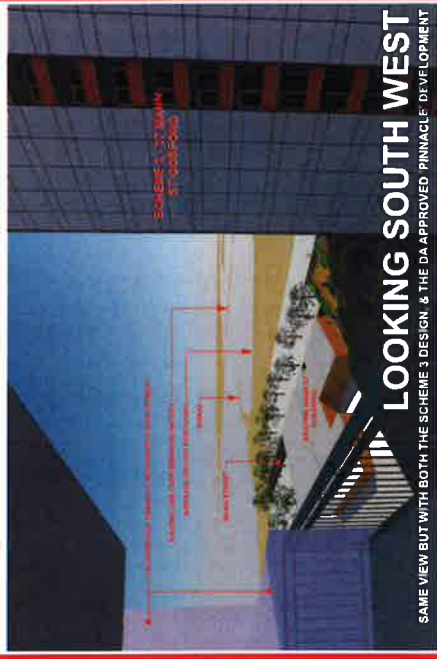
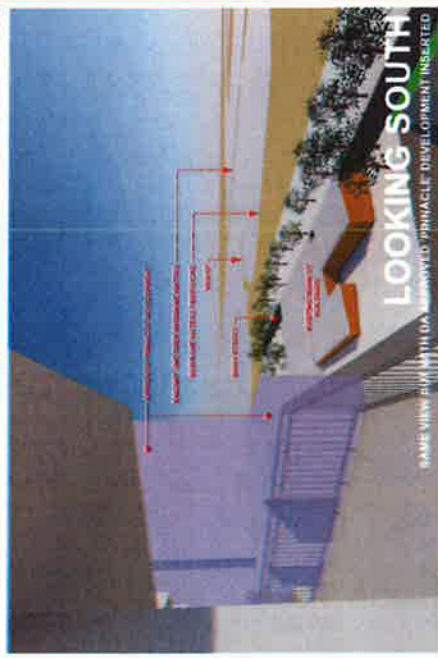
GPA and PSK Calculations

Friday, 24 June 2016

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

2810 37 MAIN ST
GOSFORD NSW 2250

Chen,
Jin & Wang 2004



ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 27A WARR ST
GOSFORD NSW 2250

Client
ROLA PROPERTY GROUP PTY LTD

Comparison views from Broadwater

14012

Friday 24 June 2016

DA 404 rev A

Scale: 1:50 @ A1

