



MARINERS PLAZA

108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW
DEVELOPMENT APPLICATION

Dickson Rothschild
D.R. Design (NSW) Pty. Ltd.
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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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Issue	Description	Date
A	DALOCGEMENT	27.08.2014
B	AMENDED DRAWINGS TO ADDRESS JRP/PP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
COVER PAGE

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA000	B
SCALE @ A1	DATE	DRAWN
	05.05.2015	CB/NT
		TW



Project:	Mann Street, Gosford		
Project No	14-022		
Date	5-May-15		
Site Area	5,553.60		
Gosford Local Environment Plan (LEP) 2014			
Gosford City Centre (clause 9.9)	Clause 9.9 incentives (additional 30% of height and FSR)		
Zoning	B3 - Commercial Core		
Height (m)	48m	62.4m	
FSR	4.0:1	5.2:1	
Allowable GFA	22,214.40	28,878.72	
Gosford Development Control Plan (DCP) 2013			
Deep Soil Req - 15%	834		
Adaptable Units - 15%	41		

Note: all amounts are approximate with a potential variance of up to 5%

Level	Description	Car Parking	Hotel Rooms	3 Bdrm Unit	2 Bdrm Unit (<75%)	1 Bdrm Unit (10-25%)	Total Units / Level	GFA (m²)
Level 23	Residential - Level 23 (East Tower Common Open Space)							131
Level 27	Residential - Level 10 (East - Penthouse)			2			2	491
Level 29	Residential - Level 18			1	5	2	8	780
Level 27	Residential - Level 17 (West - Penthouse, East - Typical)			3	5	2	10	1,225
Level 24	Residential - Level 16			2	10	4	16	1,475
Level 23	Residential - Level 15			2	10	4	16	1,475
Level 22	Residential - Level 14			2	10	4	16	1,475
Level 21	Residential - Level 13			2	10	4	16	1,475
Level 20	Residential - Level 12			2	10	4	16	1,475
Level 19	Residential - Level 11			2	10	4	16	1,475
Level 18	Residential - Level 10			2	10	4	16	1,475
Level 17	Residential - Level 9			2	10	4	16	1,475
Level 16	Residential - Level 8			2	10	4	16	1,475
Level 15	Residential - Level 7			2	10	4	16	1,475
Level 14	Residential - Level 6			2	10	4	16	1,475
Level 13	Residential - Level 5			2	10	4	16	1,475
Level 12	Residential - Level 4			2	10	4	16	1,475
Level 11	Residential - Level 3			2	10	4	16	1,475
Level 10	Residential - Level 2			2	10	4	16	1,475
Level 09	Residential - Level 1			2	10	4	16	1,475
Level 08	Hotel		34					1,889
Level 07	Hotel		34					1,889
Level 06	Hotel (Outdoor Lounge)		34					1,889
Level 05	Hotel (Pool and Gym)		32					2,045
Level 04	Parking - Residential	128						4011
Level 03	Parking - Commercial / Residential	144						4619
Level 02	Parking - Commercial	135						4433
Level 01	Restaurant, Bar, Hotel B&B, Meeting Rooms							4009
Ground Floor	Hotel Lobby, Res Lobby, Supermarket and Retail							2854.5
Basement 1	Parking / Loading / Waste Areas	70						32
Totals		477	134	38	170	66	276	53,753
Unit Mix								
FSR		9.7		14%	6.4%	25%		

Notes:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a basement, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(f) storage, and

(g) vehicular access, loading areas, car lifts and services, and

(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(i) car parking to meet any requirements of the consent authority (including access to that car parking), and

(j) any space used for the loading or unloading of goods (including access to it), and

(k) terraces and balconies with outer walls less than 1.4 metres high, and

(l) voids above a floor at the level of a storey or storey above.

Gosford DCP 2013 - Part 4: Chapter 4.1 Gosford City Centre Requirements

Residential Car Parking Requirements	Parking Rates as per Gosford DCP 2013	Required	Provided
Shop-top Housing	1 space / Dwelling	276	206
TOTAL Residential		276	206
Accessible spaces	10% of resident spaces		20

Gosford LEP 2014 - Part 8 Clause 8.6 Car Parking

Non - Residential Car Parking Req.	Parking Rate as per Gosford LEP 2014 Clause 8.6 - Car Parking	Proposal	Required	Provided
Commercial (Hotel, restaurant, bar, carparking)	1 space / 75m² GFA	Basement - 0m² Ground - 900.7m² Level 1 - 400.0m² Level 2 - 443.3m² Level 3 - 804.8m² (cl 8.6.3 additional GFA) Level 4 - 204.5m² Level 5 - 1000m² Level 6 - 1000m² Level 7 - 1000m² Level 8 - 1889m²		27
Subtotal Commercial			228	228
Retail	1 space / 40m² GFA	672m²	17	17
Supermarket	1 space / 40m² GFA	1020m²	26	26
TOTAL Non-Residential			271	272
Accessible Spaces	4% accessible spaces		11	18
TOTAL CAR PARKING (Residential and Non-residential)			547	477

Parking Rates as per Gosford DCP 2013

Bicycle parking	Rate	Proposal	Required	Provided
Residential	1 space / 3 dwelling		92	93
Visitor	1 space / 12 dwelling (or part thereof)		23	23
Retail + Supermarket	1 space/200m² GFA/ employees 1 space/750m² GFA for visitors	152m² Retail 667m²	8 2	12 8
TOTAL BICYCLE PARKING			123	130

Motorcycle parking	Rate	Required	Provided
Residential	1 space per 15 units	18.4	19
Licensed Hotel, Retail, Hotel, Restaurant/ Function	1 space per 25 car spaces	11	27
Total			46

Common open space	Area (m²)
East Tower Roof Communal Open space	150
West Tower Roof Communal Open space	122
Common open space	272

Waste	Proposal (Units)	General Waste (t)	Recycling (t)
Residential West Tower	Rate: 120L/Unit/Week	120L/Unit/Week	120L/Unit/Week
	130	15,600	15,600
	Collections per wk	3	3
	1100L Bins Prov.	5	5
Residential East Tower	Rate: 120L/Unit/Week	120L/Unit/Week	120L/Unit/Week
	146	17,520	17,520
	Collections per week	3	3
	1100L Bins Prov.	5	5
Total Res. Bins		10	10
Non-Residential: Hotel, Level 1 and Ground Floor	Rate: See Waste Management Report for further details		
	10,841L	4,032L	
Summary	Collections per week	3	3
	1100L Bins Prov.	30	11

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	REVISED LEVEL 2 + 3 CAR PARK LEVEL GFA	12.03.2015
C	REVISED LEVEL 4 CAR PARK GFA	02.04.2015
D	AMENDED DRAWINGS TO ADDRESS JRPP COMMENTS	05.05.2015



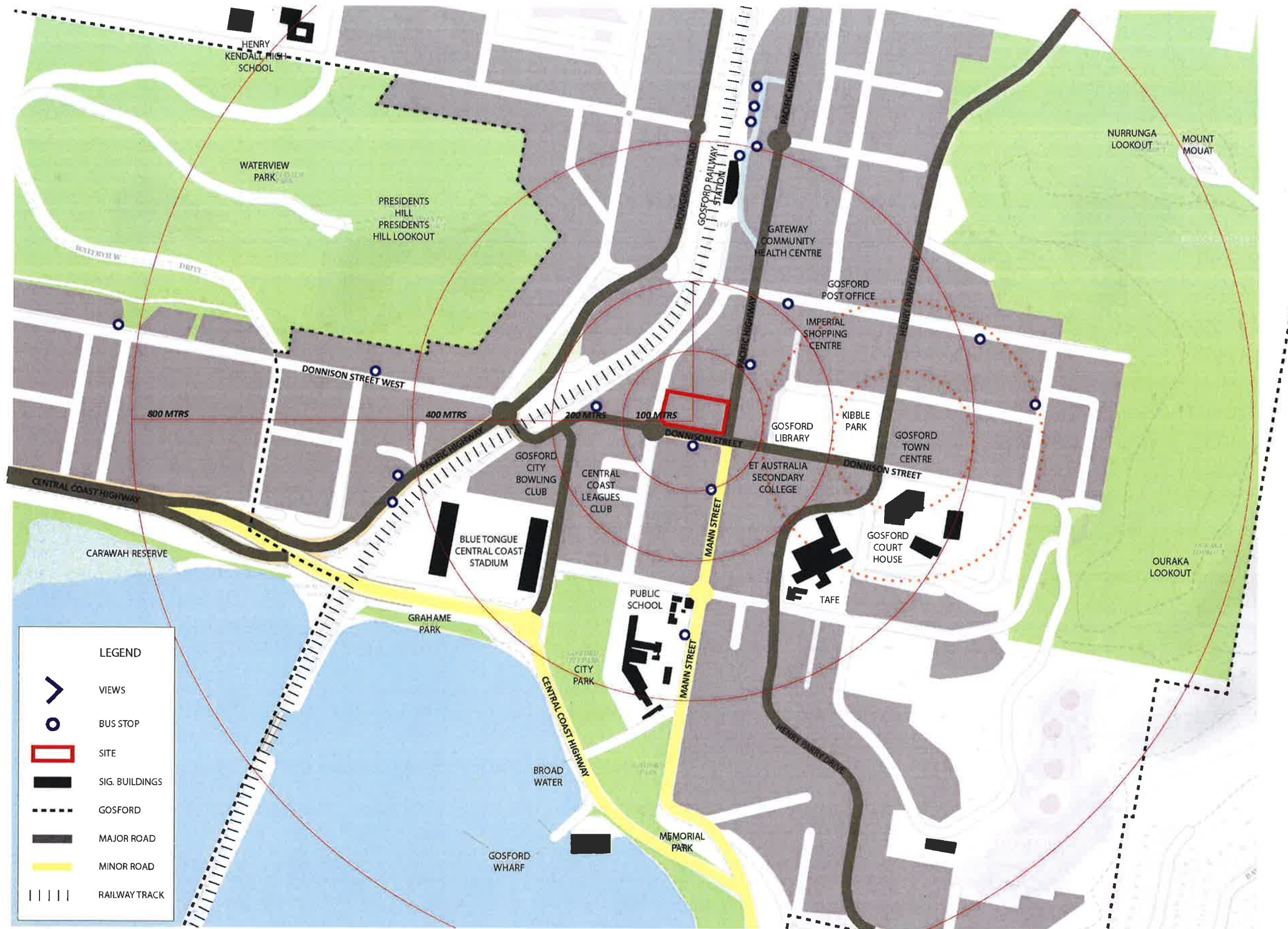
PROJECT
MARINERS PLAZA
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GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
DEVELOPMENT SUMMARY

PROJECT NO	DRAWING NO	REVISION	
14-022	DA002	D	
SCALE @ A1	DATE	DRAWN	CHECKED
	05.05.2015	AC	TW





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DRAWING
LOCATION PLAN

PROJECT NO	DRAWING NO	REVISION
14-022	DA003	A
DATE	DRAWN	CHECKED
27.08.2014	LT	TW





1) 109 Pacific Highway

2) 98A Donnison St

3) Donnison St, Mann St Intersection

4) 136 Pacific Highway

5) 87 Donnison St, Railway



EXISTING HERITAGE ITEM
"GOSFORD HOTEL"
AND ASSOCIATED RETAIL
TO BE DEMOLISHED
SEE HERITAGE STATEMENT

LEGEND:

- SITE BOUNDARY
- SLOPE
- ~ NOISE
- PREVAILING WIND (WARM)
- PREVAILING WIND (COLD)
- EXISTING TREES
- SLOPE
- BUS STOP

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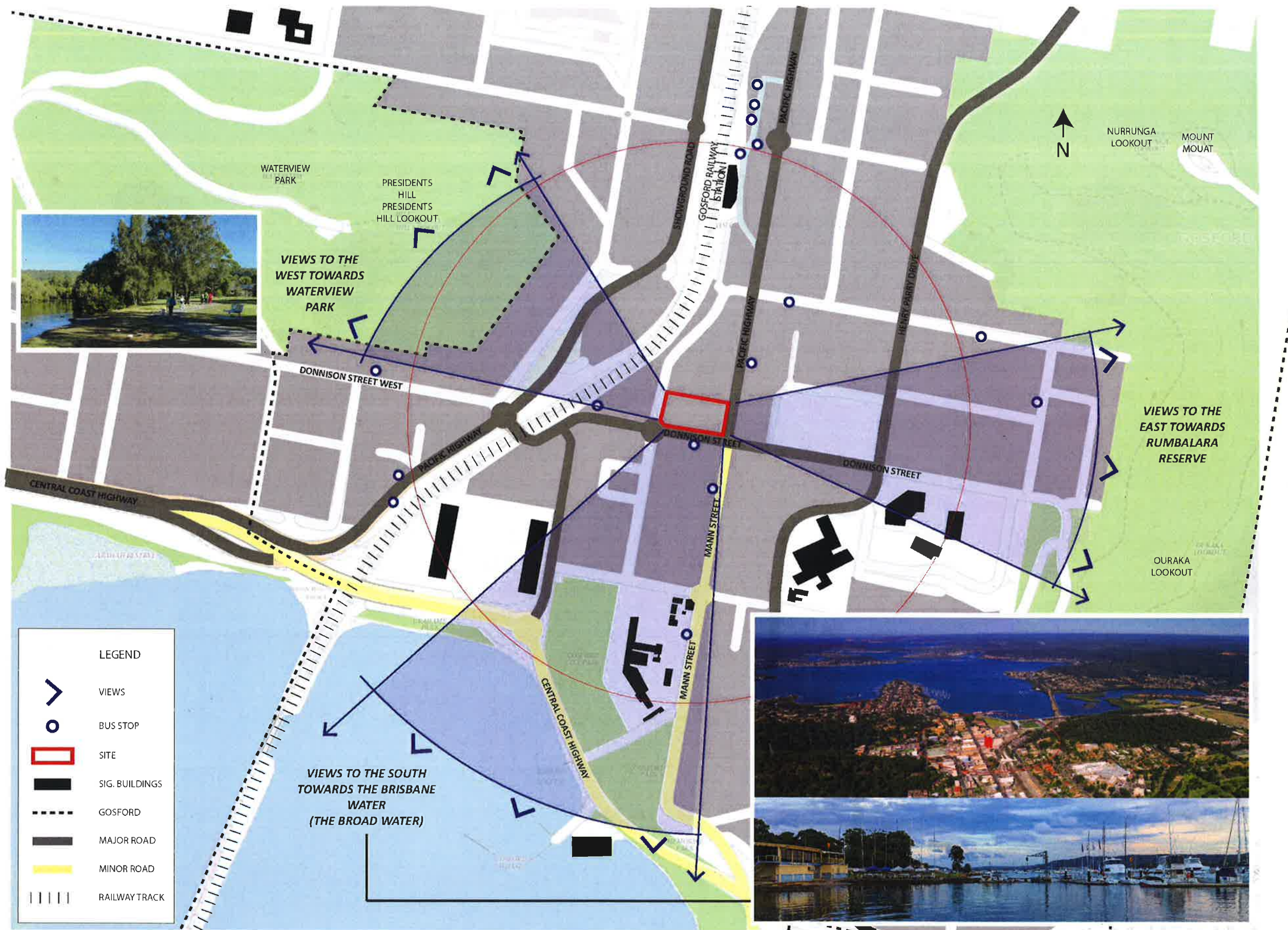
CUSTOMER
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SITE ANALYSIS 1 - WIND AND SOLAR

PROJECT NO 14-022	DRAWING NO DA004	REVISION A
SCALE @ A1	DATE 27.08.2014	DRAWN FC
	CHECKED TW	





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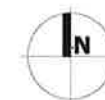
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DRAWING
SITE ANALYSIS 2 - TOPOGRAPHY
AND VIEWS

PROJECT NO 14-022	DRAWING NO DA005	REVISION A
DATE 27.08.2014	DRAWN LT	CHECKED TW





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DRAWING
SITE PLAN

PROJECT NO	DRAWING NO	REVISION	
14-022	DA006	A	
SCALE	DATE	DRAWN	CHECKED
1 : 500	27.08.2014	NT	TW





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DRAWING
PUBLIC DOMAIN

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA007	A	
SCALE (1:1)	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	AC	TW



DWELLINGS

The applicant must obtain and/or use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column (refer to BASIX Report), as private landscaping for this 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" refer to BASIX Report).

The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for in the BASIX Report.

The pool or spa must be located as specified in the BASIX Report.

ENERGY

The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the BASIX Report. Each system must be configured to collect runoff 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.

WATER

The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.

ENERGY

The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)

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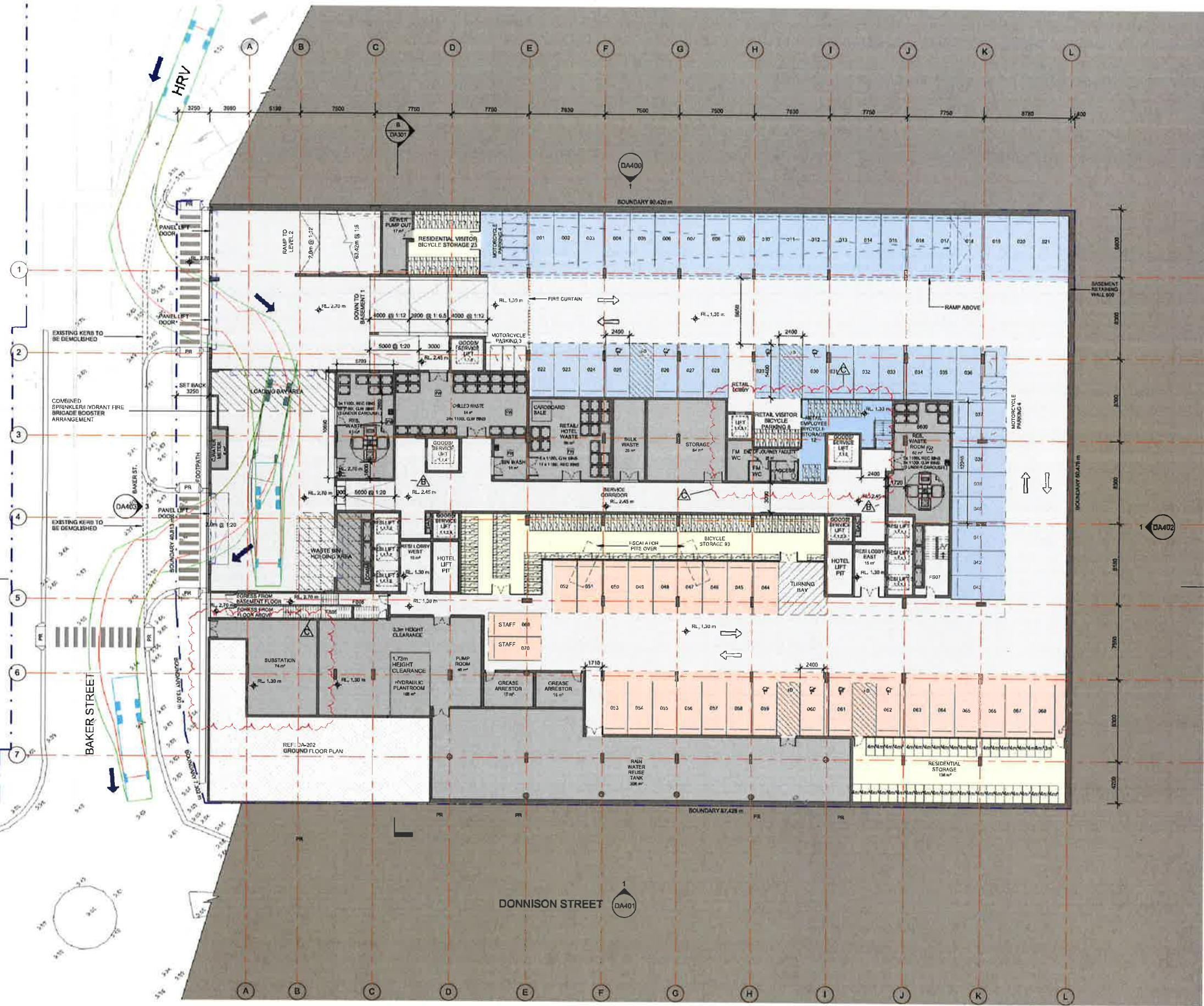
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LEGEND		
B	BOLLARD	
CM	COLD WATER METER	
CONW	CONDENSER WATER RISER	
CP EX	CARPARK EXHAUST RISER	
CHW	CHILLED/HEATING WATER RISER	
DLX	DELUXE ROOM	
ELEC	ELECTRICAL RISER	
FRSP	FIRE SPRINKLER & HYDRANT RISER	
GAS	GAS RISER	
GM	GAS METER	
GCH	GARBAGE EXHAUST RISER	
HYD	MAIN HYDRAULIC RISER	
HM	HOT WATER METER	
KE	KITCHEN EXHAUST RISER	
PR	PRAM RAMP	
STPR	STAIR PRESSURE RELIEF RISER	
STD	STANDARD ROOM	

PARKING TYPE	CATEGORY	COUNT
BICYCLE STORAGE 600 x 1700	RESIDENTIAL	116
BICYCLE STORAGE 600 x 1700	RETAIL EMPLOYEE	12
BICYCLE STORAGE 600 x 1700	VISITOR	6
DISABLED - 5400 x 2400	RETAIL / COMMERCIAL	8
MOTOR CYCLE - 2500 x 1200	RETAIL / COMMERCIAL	11
STANDARD - 5400 x 2400	RETAIL / COMMERCIAL	2
STANDARD - 5400 x 2500	RETAIL / COMMERCIAL	60

- ☐ CIRCULATION
- ☐ COMMUNAL OPEN SPACE
- ☐ HOTEL
- ☐ HOTEL BALCONY
- ☐ HOTEL PARKING
- ☐ HOTEL ROOM
- ☐ RESI. BALCONY
- ☐ RESI. PARKING
- ☐ RESI. UNIT
- ☐ RESIDENTIAL
- ☐ RETAIL
- ☐ RETAIL CAR PARK
- ☐ SERVICES

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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL REF	20.11.2014
C	AMENDED DRAWINGS TO ADDRESS JPPH COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

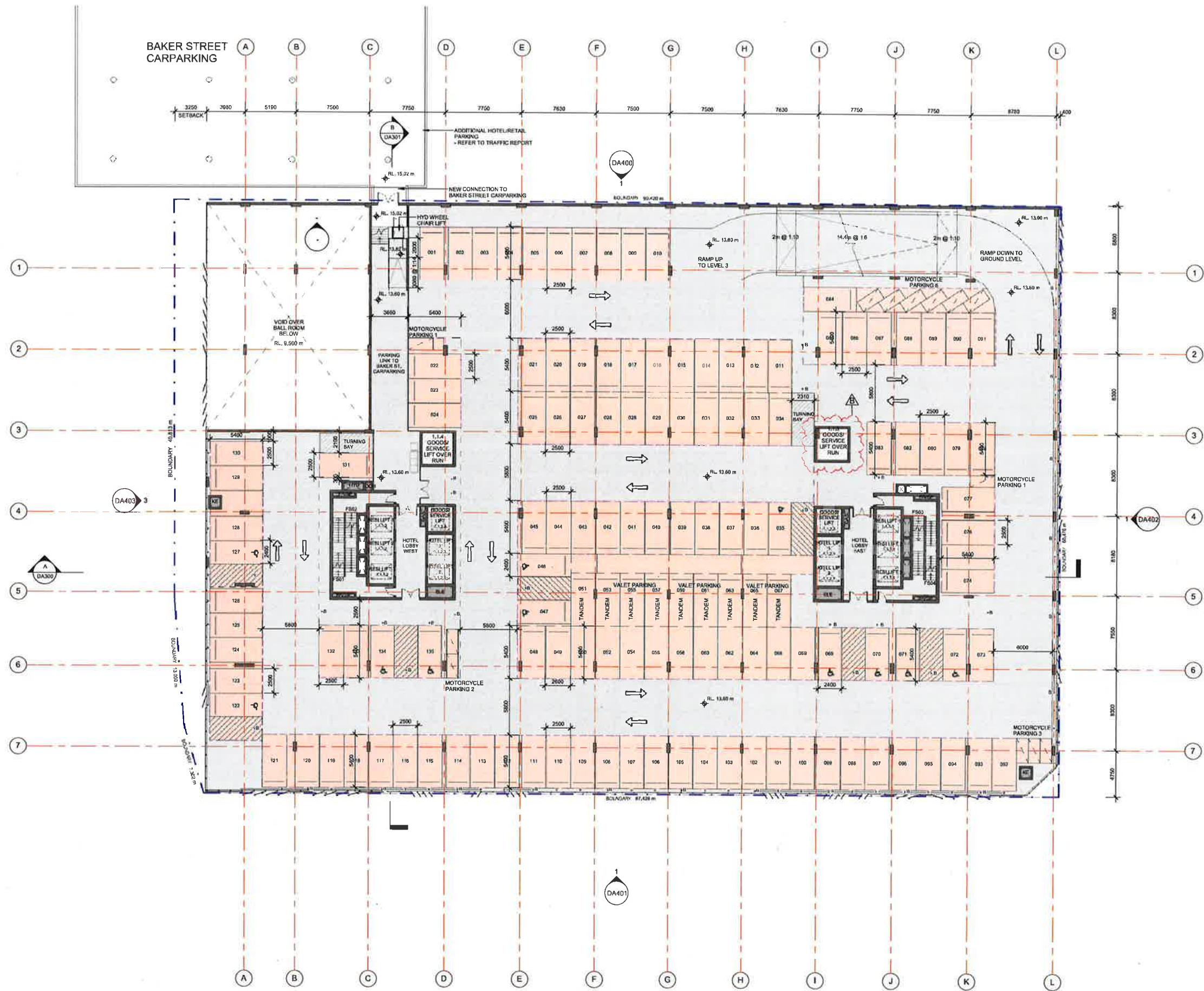


DRAWING
BASEMENT 1 PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA200	C
SCALE (P1)	DATE	DRAWN
1 : 200	05.05.2015	NT
		CHECKED
		TW



DWELLINGS
WATER
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 (refer to BASIX Report), as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" to the dwelling specified in the "Description of Project" refer to BASIX Report).
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in refer to BASIX Report.
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIX Report. 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.
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.
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 BASIX Report (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.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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.
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
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 (refer to BASIX Report).
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
A swimming pool or spa listed in the BASIX Report must not have a volume (in kLs) greater than that specified for the pool or spa in the BASIX Report.
ENERGY
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LEGEND

B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CHW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GM	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

PARKING TYPE	CATEGORY	COUNT
DISABLED - 5400 x 2400	HOTEL	11
MOTOR CYCLE - 2500 x 1200	HOTEL	13
STANDARD - 5400 x 2400	HOTEL	1
STANDARD - 5400 x 2500	HOTEL	113
TANDEM - 5400 x 2500	HOTEL	10

- CIRCULATION
- COMMUNAL OPEN SPACE
- HOTEL
- HOTEL BALCONY
- HOTEL PARKING
- HOTEL ROOM
- RESI. BALCONY
- RESI. PARKING
- RESI. UNIT
- RESIDENTIAL
- RETAIL
- RETAIL CAR PARK
- SERVICES

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Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	AMENDED DRAWINGS TO ADDRESS JRPD COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

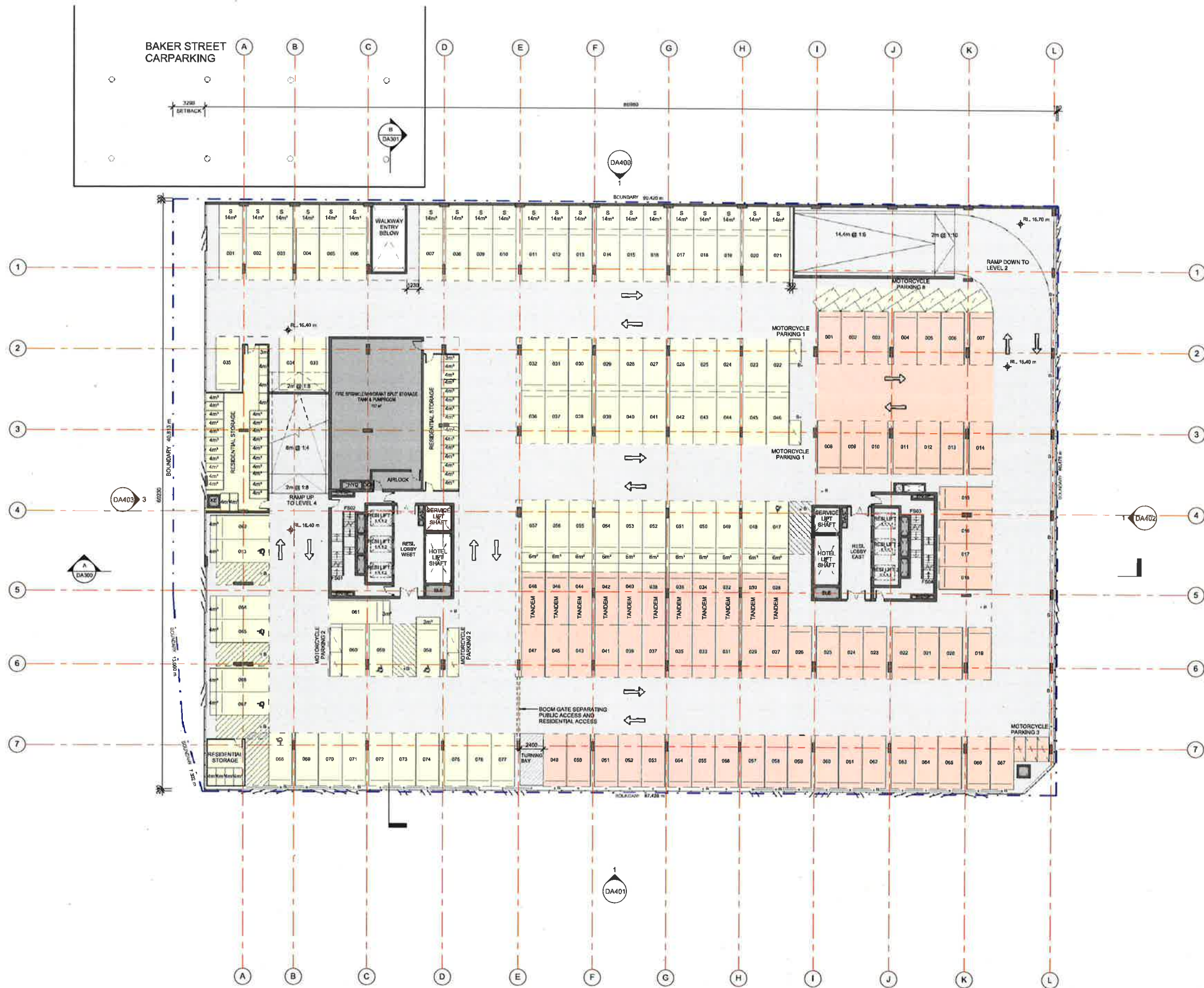


DRAWING
LEVEL 2 PLAN - CAR PARKING

PROJECT NO:	DRAWING NO:	REVISION:
14-022	DA203	B
SCALE (P/A1)	DATE	DRAWN
1 : 200	05.05.2015	NT
		CHECKED
		TW



DWELLINGS WATER
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 (refer to BASIX Report), 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", refer to BASIX Report.)
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in the BASIX Report.
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIX Report. Each system must be configured to collect runoff 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.
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report specifies a central hot water system to 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.
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 BASIX Report (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is filled with a window and/or skylight.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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.
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES WATER
The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report).
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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LEGEND

B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CHW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GM	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

PARKING TYPE	CATEGORY	COUNT
DISABLED - 5400 x 2400	RESIDENTIAL/ HOTEL	7
MOTOR CYCLE - 2500 x 1200	RESIDENTIAL/ HOTEL	17
STANDARD - 5400 x 2400	RESIDENTIAL/ HOTEL	126
TANDEM - 5400 x 2400	HOTEL	11

- ☐ CIRCULATION
- ☐ COMMUNAL OPEN SPACE
- ☐ HOTEL
- ☐ HOTEL BALCONY
- ☐ HOTEL PARKING
- ☐ HOTEL ROOM
- ☐ RESI. BALCONY
- ☐ RESI. PARKING
- ☐ RESI. UNIT
- ☐ RESIDENTIAL
- ☐ RETAIL
- ☐ RETAIL CAR PARK
- ☐ SERVICES

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Registration No: 5364

Issue	Description	Date
A	DA LODGEMENT	27.09.2014
B	AMENDED DRAWINGS TO ADDRESS JPPP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



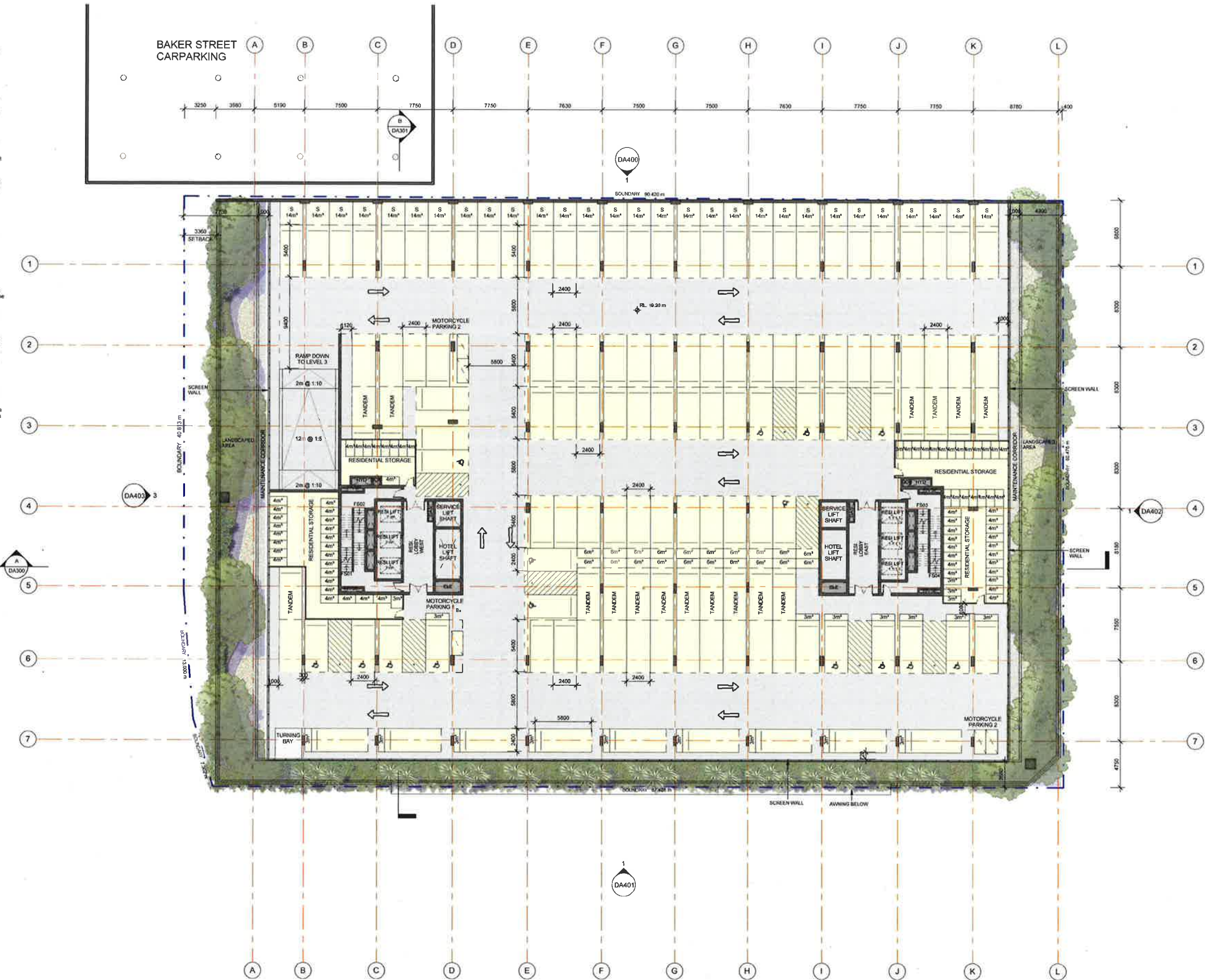
DRAWING
LEVEL 3 PLAN - CAR PARKING

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA204	B
SCALE @ A1	DATE	DRAWN
1 : 200	05.05.2015	NT
		CHECKED
		TW



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DWELLINGS
WATER
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LEGEND

B	BOLLARD
CM	COLD WATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CHW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FRSP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

PARKING TYPE

PARKING TYPE	CATEGORY	COUNT
DISABLED - 5400 x 2400	RESIDENTIAL	15
MOTOR CYCLE - 2500 x 1200	HOTEL	5
STANDARD - 5400 x 2400	RESIDENTIAL	97
TANDEM - 5400 x 2400	RESIDENTIAL	16

- ☐ CIRCULATION
- ☐ COMMUNAL OPEN SPACE
- ☐ HOTEL
- ☐ HOTEL BALCONY
- ☐ HOTEL PARKING
- ☐ HOTEL ROOM
- ☐ RESI. BALCONY
- ☐ RESI. PARKING
- ☐ RESI. UNIT
- ☐ RESIDENTIAL
- ☐ RETAIL
- ☐ RETAIL CAR PARK
- ☐ SERVICES

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 Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
 108 - 118, 120A MANN ST.
 GOSFORD, 2250 NSW

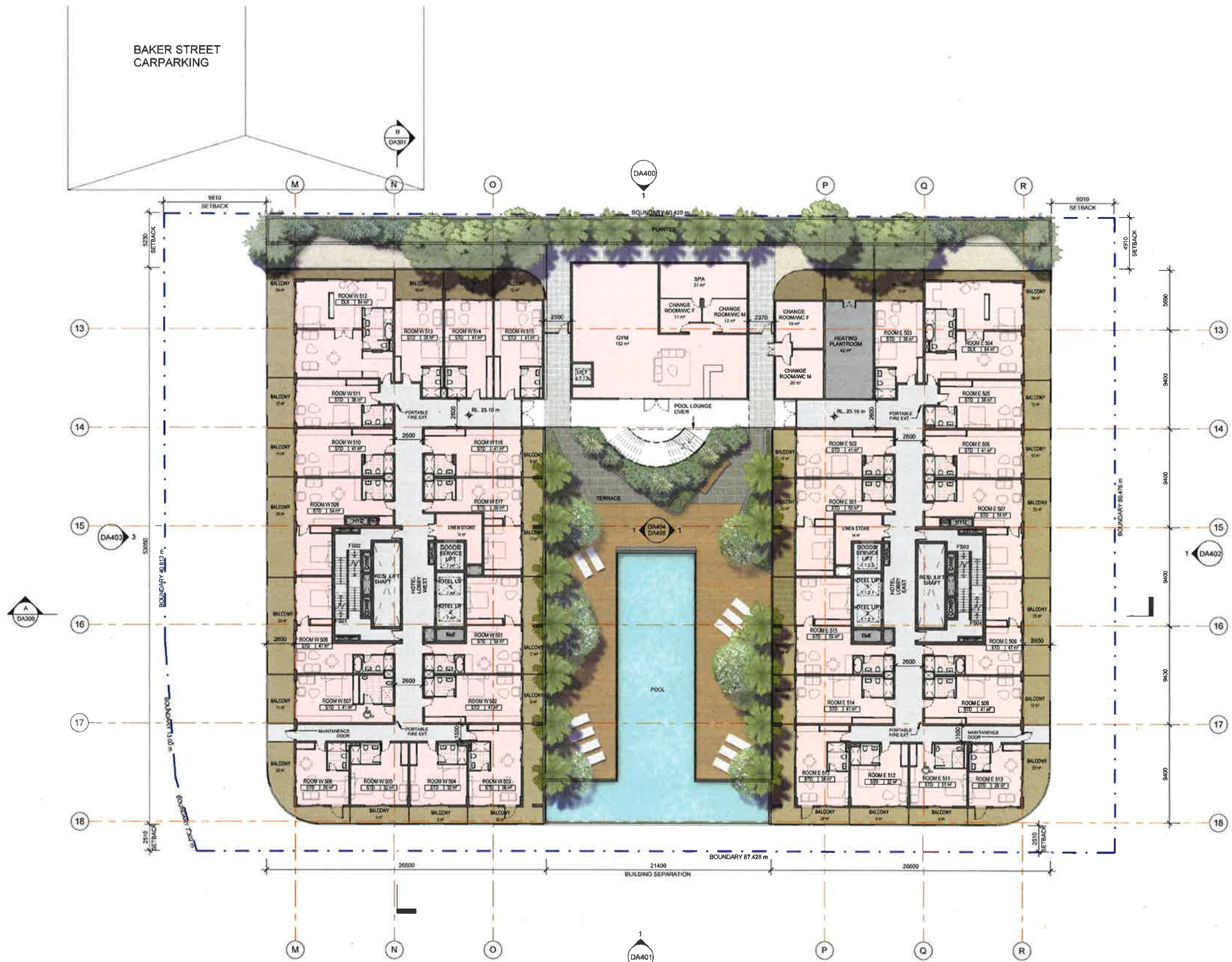
CLIENT
 GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 4 PLAN - CAR PARKING

PROJECT NO	DRAWING NO.	REVISION	
14-022	DA205	A	
SCALE 1:1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	NT	TW





LEGEND

B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
C/HW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

ROOM	TYPE	AREA
ROOM E 501	STD	50.2 m²
ROOM E 502	STD	40.8 m²
ROOM E 503	STD	37.7 m²
ROOM E 504	DLX	84.3 m²
ROOM E 505	STD	37.6 m²
ROOM E 506	STD	40.7 m²
ROOM E 507	STD	53.8 m²
ROOM E 508	STD	47.2 m²
ROOM E 509	STD	41.0 m²
ROOM E 510	STD	28.2 m²
ROOM E 511	STD	31.2 m²
ROOM E 512	STD	31.6 m²
ROOM E 513	STD	37.9 m²
ROOM E 514	STD	41.1 m²
ROOM E 515	STD	58.7 m²
ROOM W 501	STD	58.7 m²
ROOM W 502	STD	41.1 m²
ROOM W 503	STD	37.9 m²
ROOM W 504	STD	31.6 m²
ROOM W 505	STD	31.6 m²
ROOM W 506	STD	29.2 m²
ROOM W 507	STD	40.8 m²
ROOM W 508	STD	47.2 m²
ROOM W 509	STD	53.8 m²
ROOM W 510	STD	40.7 m²
ROOM W 511	STD	37.6 m²
ROOM W 512	DLX	84.2 m²
ROOM W 513	STD	37.6 m²
ROOM W 514	STD	41.5 m²
ROOM W 515	STD	41.4 m²
ROOM W 516	STD	40.8 m²
ROOM W 517	STD	50.2 m²
TOTAL: 32		

- CIRCULATION
- COMMUNAL OPEN SPACE
- HOTEL
- HOTEL BALCONY
- HOTEL PARKING
- HOTEL ROOM
- RESI. BALCONY
- RESI. PARKING
- RESI. UNIT
- RESIDENTIAL
- RETAIL
- RETAIL CAR PARK
- SERVICES

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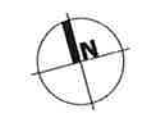
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Issue	Description	Date
A	DA LODGEMENT	27.06.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 5 PLAN - HOTEL AND GYM

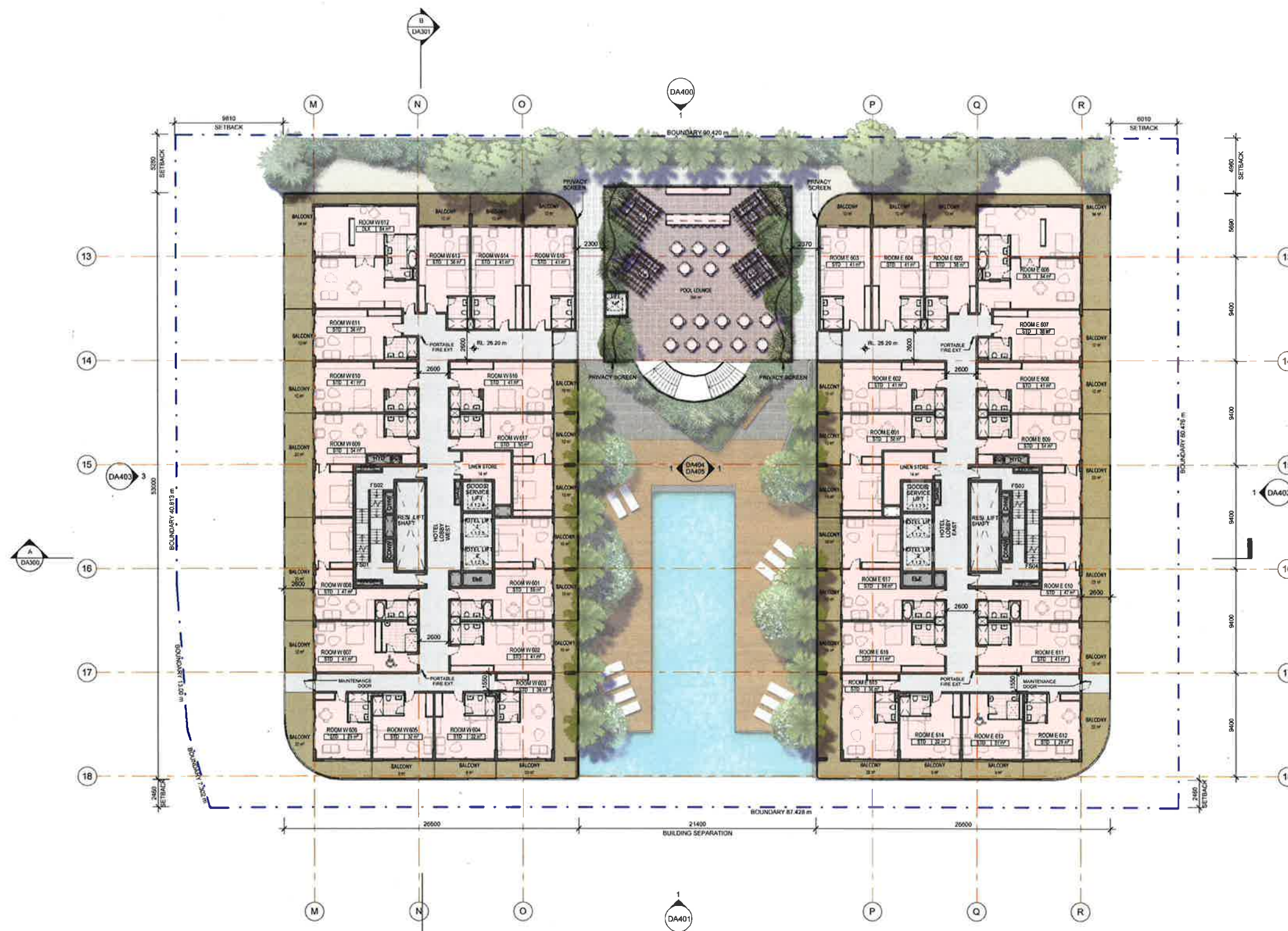
PROJECT NO	DRAWING NO	REVISION		
14-022	DA206	A		
SCALE R: A1	DATE	DRAWN	CHECKED	
1 : 200	27.08.2014	FC	TW	



LEGEND	
B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
C-HW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

ROOM	TYPE	AREA
ROOM E 601	STD	50.2 m²
ROOM E 602	STD	40.8 m²
ROOM E 603	STD	41.4 m²
ROOM E 604	STD	41.5 m²
ROOM E 605	STD	37.5 m²
ROOM E 606	DLX	83.8 m²
ROOM E 607	STD	37.6 m²
ROOM E 608	STD	40.7 m²
ROOM E 609	STD	53.8 m²
ROOM E 610	STD	47.2 m²
ROOM E 611	STD	41.0 m²
ROOM E 612	STD	29.2 m²
ROOM E 613	STD	31.2 m²
ROOM E 614	STD	31.6 m²
ROOM E 615	STD	37.9 m²
ROOM E 616	STD	41.1 m²
ROOM E 617	STD	58.7 m²
ROOM W 601	STD	58.7 m²
ROOM W 602	STD	41.1 m²
ROOM W 603	STD	37.9 m²
ROOM W 604	STD	31.6 m²
ROOM W 605	STD	29.2 m²
ROOM W 606	STD	40.8 m²
ROOM W 607	STD	47.2 m²
ROOM W 608	STD	53.8 m²
ROOM W 609	STD	40.7 m²
ROOM W 610	STD	37.6 m²
ROOM W 611	STD	41.4 m²
ROOM W 612	DLX	84.2 m²
ROOM W 613	STD	37.6 m²
ROOM W 614	STD	41.5 m²
ROOM W 615	STD	41.4 m²
ROOM W 616	STD	40.8 m²
ROOM W 617	STD	50.2 m²
TOTAL 34		

- ☐ CIRCULATION
- ☐ COMMUNAL OPEN SPACE
- ☐ HOTEL
- ☐ HOTEL BALCONY
- ☐ HOTEL PARKING
- ☐ HOTEL ROOM
- ☐ RESI. BALCONY
- ☐ RESI. PARKING
- ☐ RESI. UNIT
- ☐ RESIDENTIAL
- ☐ RETAIL
- ☐ RETAIL CAR PARK
- ☐ SERVICES



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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 6 PLAN - HOTEL AND POOL LOUNGE

PROJECT NO	DRAWING NO	REVISION	
14-022	DA207	A	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	NT	TW



ROOM	TYPE	AREA
ROOM E 701	STD	50.2 m²
ROOM E 702	STD	40.8 m²
ROOM E 703	STD	41.4 m²
ROOM E 704	STD	41.5 m²
ROOM E 705	STD	37.5 m²
ROOM E 706	DLX	83.8 m²
ROOM E 707	STD	37.6 m²
ROOM E 708	STD	40.7 m²
ROOM E 709	STD	53.8 m²
ROOM E 710	STD	47.2 m²
ROOM E 711	STD	41.0 m²
ROOM E 712	STD	29.2 m²
ROOM E 713	STD	31.2 m²
ROOM E 714	STD	31.6 m²
ROOM E 715	STD	37.9 m²
ROOM E 716	STD	41.1 m²
ROOM E 717	STD	58.7 m²
ROOM W 701	STD	58.7 m²
ROOM W 702	STD	41.1 m²
ROOM W 703	STD	37.9 m²
ROOM W 704	STD	31.6 m²
ROOM W 705	STD	31.6 m²
ROOM W 706	STD	29.2 m²
ROOM W 707	STD	40.8 m²
ROOM W 708	STD	47.2 m²
ROOM W 709	STD	53.8 m²
ROOM W 710	STD	40.7 m²
ROOM W 711	STD	37.6 m²
ROOM W 712	DLX	84.2 m²
ROOM W 713	STD	37.6 m²
ROOM W 714	STD	41.5 m²
ROOM W 715	STD	41.4 m²
ROOM W 716	STD	40.8 m²
ROOM W 717	STD	50.2 m²
TOTAL: 34		

-  CIRCULATION
-  COMMUNAL OPEN SPACE
-  HOTEL
-  HOTEL BALCONY
-  HOTEL PARKING
-  HOTEL ROOM
-  RESI. BALCONY
-  RESI. PARKING
-  RESI. UNIT
-  RESIDENTIAL
-  RETAIL
-  RETAIL CAR PARK
-  SERVICES

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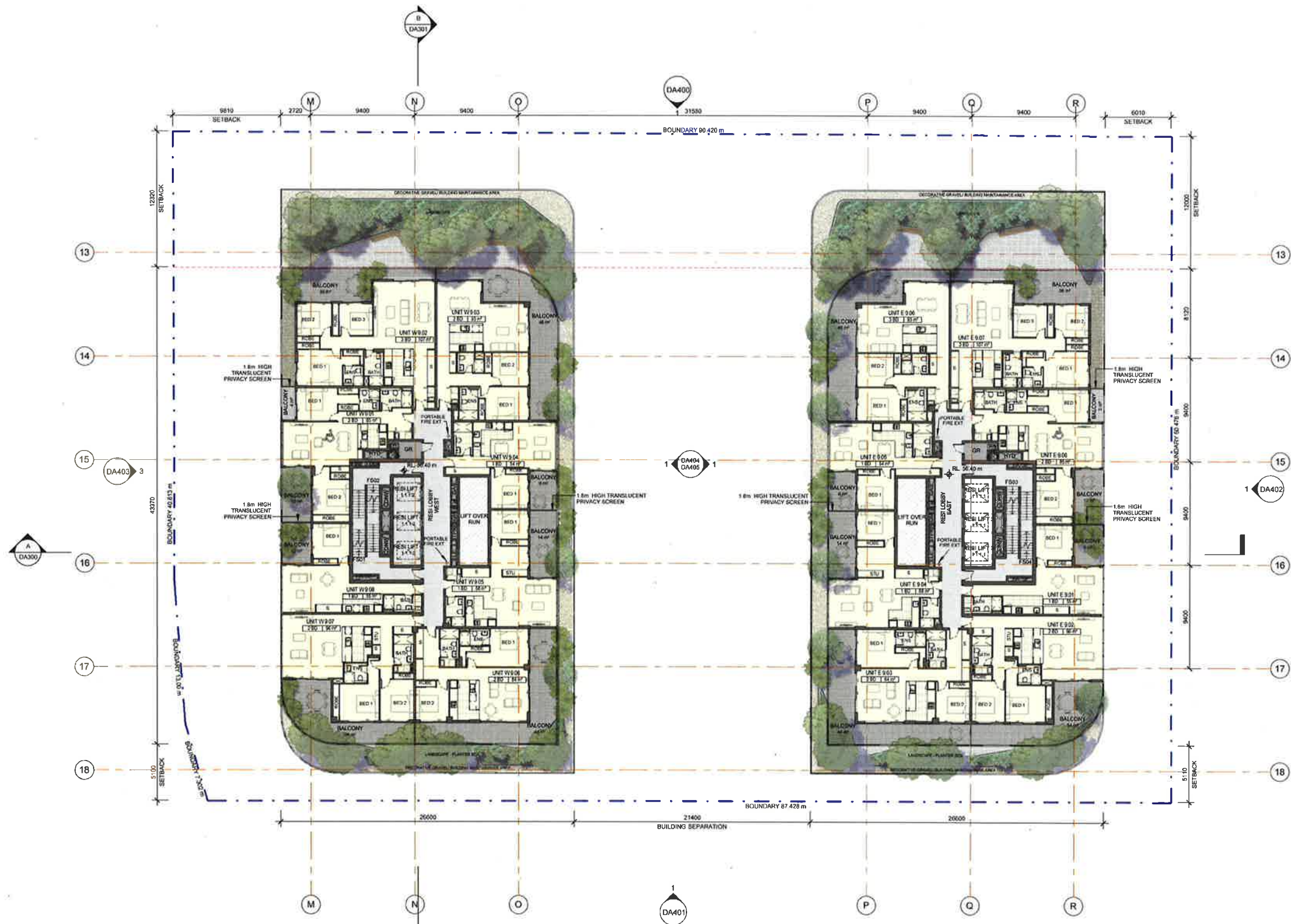
CLIENT
GOSFORD CITY DEVELOPMENT P/L



PROJECT NO. 14-022	DRAWING NO. DA208	REVISION A
SCALE @ A1 1 : 200	DATE 27.08.2014	DRAWN FC
		CHECKED TW



DWELLINGS
WATER
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 (refer to BASIX Report), as provide 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' refer to BASIX Report)
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report
The pool or spa must be located as specified in refer to BASIX Report
The applicant must install, for the dwelling, each alternative water supply system, with the specified rate, listed for that dwelling in BASIX Report. 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
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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
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 BASIX Report (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
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report)
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report)
ENERGY
The applicant must install the systems and fixtures specified in the 'Central energy systems' column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report
ENERGY
The applicant must install the systems and fixtures specified in the 'Central energy systems' column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report



LEGEND	
B	BOLLARD
CM	COLDWATER METER
CP EX	CONDENSER WATER RISER
CH-W	CARPARK EXHAUST RISER
DLX	CHILLED/HEATING WATER RISER
ELEC	DELUXE ROOM
FR/SP	ELECTRICAL RISER
GAS	FIRE SPRINKLER & HYDRANT RISER
GM	GAS RISER
GCH	GAS METER
HYD	GARBAGE EXHAUST RISER
HM	MAIN HYDRAULIC RISER
KE	HOT WATER METER
PR	KITCHEN EXHAUST RISER
STPR	PRAM RAMP
STD	STAIR PRESSURE RELIEF RISER
	STANDARD ROOM

ROOM	TYPE	AREA
UNIT E 9.01	1 BD	55.2 m ²
UNIT E 9.02	2 BD	96.2 m ²
UNIT E 9.03	2 BD	84.1 m ²
UNIT E 9.04	1 BD	68.3 m ²
UNIT E 9.05	1 BD	54.5 m ²
UNIT E 9.06	3 BD	92.8 m ²
UNIT E 9.07	3 BD	107.1 m ²
UNIT E 9.08	2 BD	85.0 m ²
UNIT W 9.01	2 BD	85.0 m ²
UNIT W 9.02	3 BD	107.1 m ²
UNIT W 9.03	2 BD	92.8 m ²
UNIT W 9.04	1 BD	54.5 m ²
UNIT W 9.05	1 BD	68.3 m ²
UNIT W 9.06	2 BD	84.2 m ²
UNIT W 9.07	2 BD	96.3 m ²
UNIT W 9.08	1 BD	55.2 m ²
TOTAL 16		

- CIRCULATION
- COMMUNAL OPEN SPACE
- HOTEL
- HOTEL BALCONY
- HOTEL PARKING
- HOTEL ROOM
- RESI. BALCONY
- RESI. PARKING
- RESI. UNIT
- RESIDENTIAL
- RETAIL
- RETAIL CAR PARK
- SERVICES

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Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.06.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 9 PLAN RESIDENTIAL

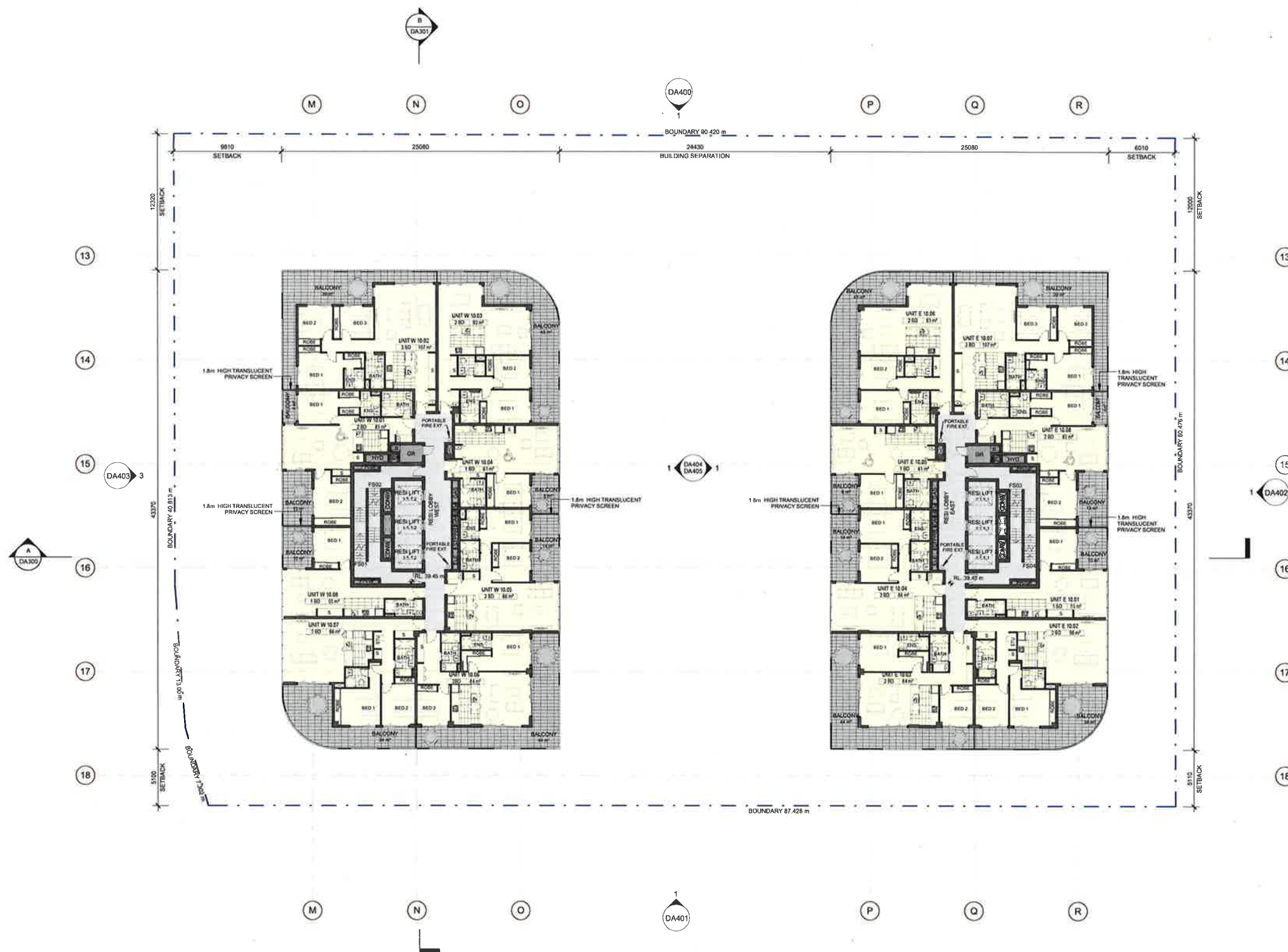
PROJECT NO	DRAWING NO	REVISION
14-022	DA209	A
SCALE 1:200	DATE	CHECKED
1:200	27.08.2014	NT TW



DWELLINGS
WATER
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 (refer to BASIX Report), 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", refer to BASIX Report)
The applicant must not install a private swimming pool or spa for the dwelling with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in refer to BASIX Report.
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIX Report. 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.
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.
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 BASIX Report (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.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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.
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
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 (refer to BASIX Report).
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.
A swimming pool or spa listed in the BASIX Report must not have a volume (in kLs) greater than that specified for the pool or spa in the BASIX Report.
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.

LEGEND	
B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
C/HW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FRISP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

ROOM	TYPE	AREA
UNIT E 10.01	1 BD	55.2 m ²
UNIT E 10.02	2 BD	96.1 m ²
UNIT E 10.03	2 BD	84.1 m ²
UNIT E 10.04	2 BD	86.1 m ²
UNIT E 10.05	1 BD	60.7 m ²
UNIT E 10.06	2 BD	92.8 m ²
UNIT E 10.07	3 BD	107.1 m ²
UNIT E 10.08	2 BD	84.8 m ²
UNIT W 10.01	2 BD	84.8 m ²
UNIT W 10.02	3 BD	107.1 m ²
UNIT W 10.03	2 BD	92.8 m ²
UNIT W 10.04	1 BD	60.7 m ²
UNIT W 10.05	2 BD	85.9 m ²
UNIT W 10.06	2BD	84.2 m ²
UNIT W 10.07	2 BD	96.1 m ²
UNIT W 10.08	1 BD	55.2 m ²
TOTAL	16	



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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 10-22 PLAN - RESIDENTIAL

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA210	A
SCALE @ A1	DATE	DRAWN
1 : 200	27.08.2014	FC
		CHECKED
		TW



DWELLINGS

WATER

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 (refer to BASIX Report), 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", refer to BASIX Report.)

The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.

The pool or spa must be located as specified in refer to BASIX Report.

The applicant must install, for the dwelling, each alternative water supply system with the specified size, listed for that dwelling in BASIX Report. 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.

ENERGY

The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.

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 BASIX Report (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.

THERMAL COMFORT

Where there is an in-slab heating or cooling system, the applicant must:

(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or

(b) 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.

The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).

A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report).

ENERGY

The applicant must install the systems and features specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or feature must be of the type, and meet the specifications, listed for it in the BASIX Report.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)

WATER

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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.

A swimming pool or spa listed in the BASIX Report must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report.

ENERGY

The applicant must install the systems and features specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or feature must be of the type, and meet the specifications, listed for it in the BASIX Report.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)

WATER

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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.

A swimming pool or spa listed in the BASIX Report must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report.

ENERGY

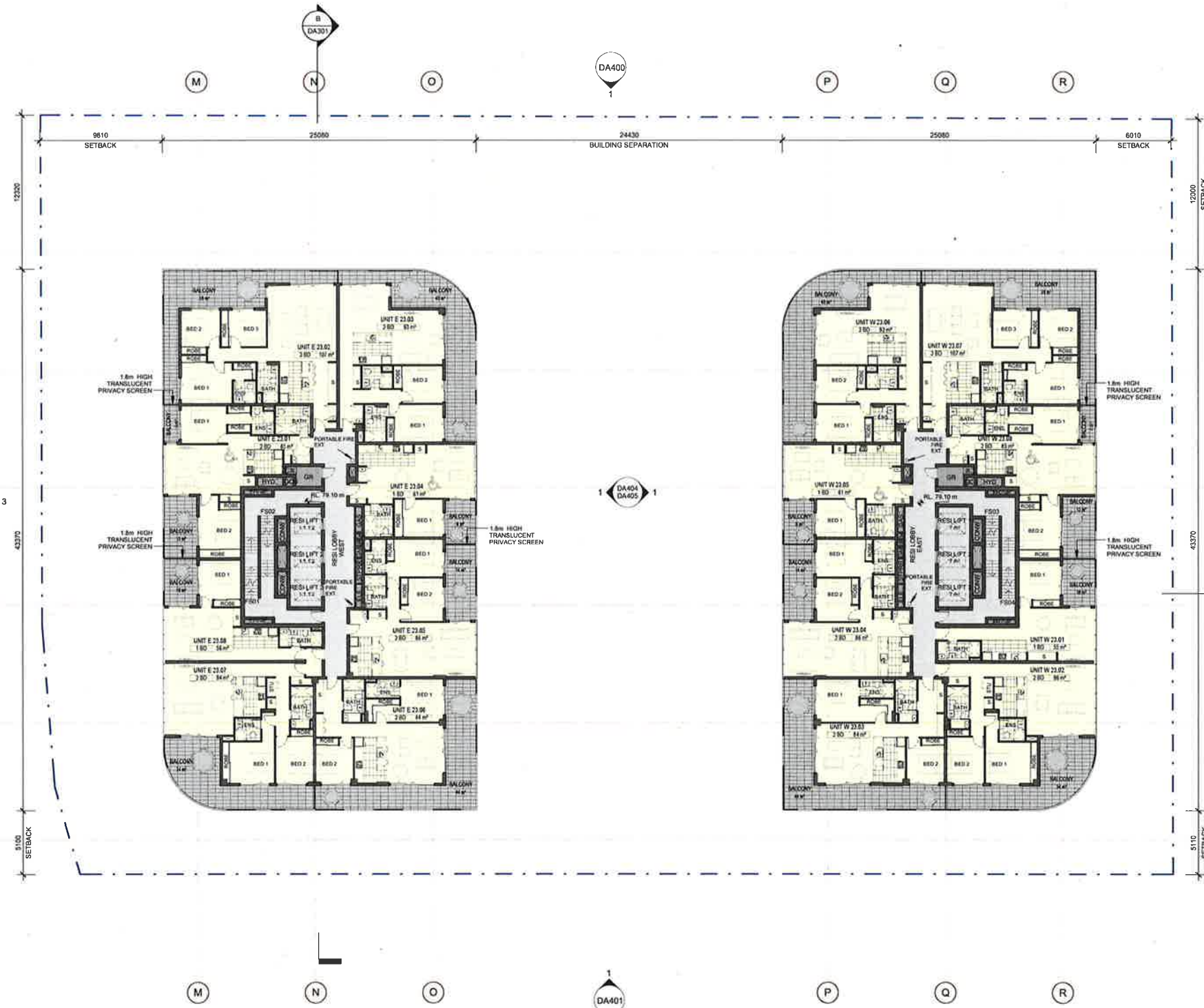
The applicant must install the systems and features specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or feature must be of the type, and meet the specifications, listed for it in the BASIX Report.

LEGEND

B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CHW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

ROOM	TYPE	AREA
UNIT E 23.01	2 BD	84.6 m ²
UNIT E 23.02	3 BD	107.1 m ²
UNIT E 23.03	2 BD	92.8 m ²
UNIT E 23.04	1 BD	60.7 m ²
UNIT E 23.05	2 BD	85.8 m ²
UNIT E 23.06	2 BD	84.2 m ²
UNIT E 23.07	2 BD	94.5 m ²
UNIT E 23.08	1 BD	56.4 m ²
UNIT W 23.01	1 BD	55.2 m ²
UNIT W 23.02	2 BD	96.1 m ²
UNIT W 23.03	2 BD	84.1 m ²
UNIT W 23.04	2 BD	86.1 m ²
UNIT W 23.05	1 BD	60.7 m ²
UNIT W 23.06	2 BD	92.8 m ²
UNIT W 23.07	3 BD	107.1 m ²
UNIT W 23.08	2 BD	84.6 m ²
TOTAL: 16		

CIRCULATION
COMMUNAL OPEN SPACE
HOTEL
HOTEL BALCONY
HOTEL PARKING
HOTEL ROOM
RESI. BALCONY
RESI. PARKING
RESI. UNIT
RESIDENTIAL
RETAIL
RETAIL CAR PARK
SERVICES



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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

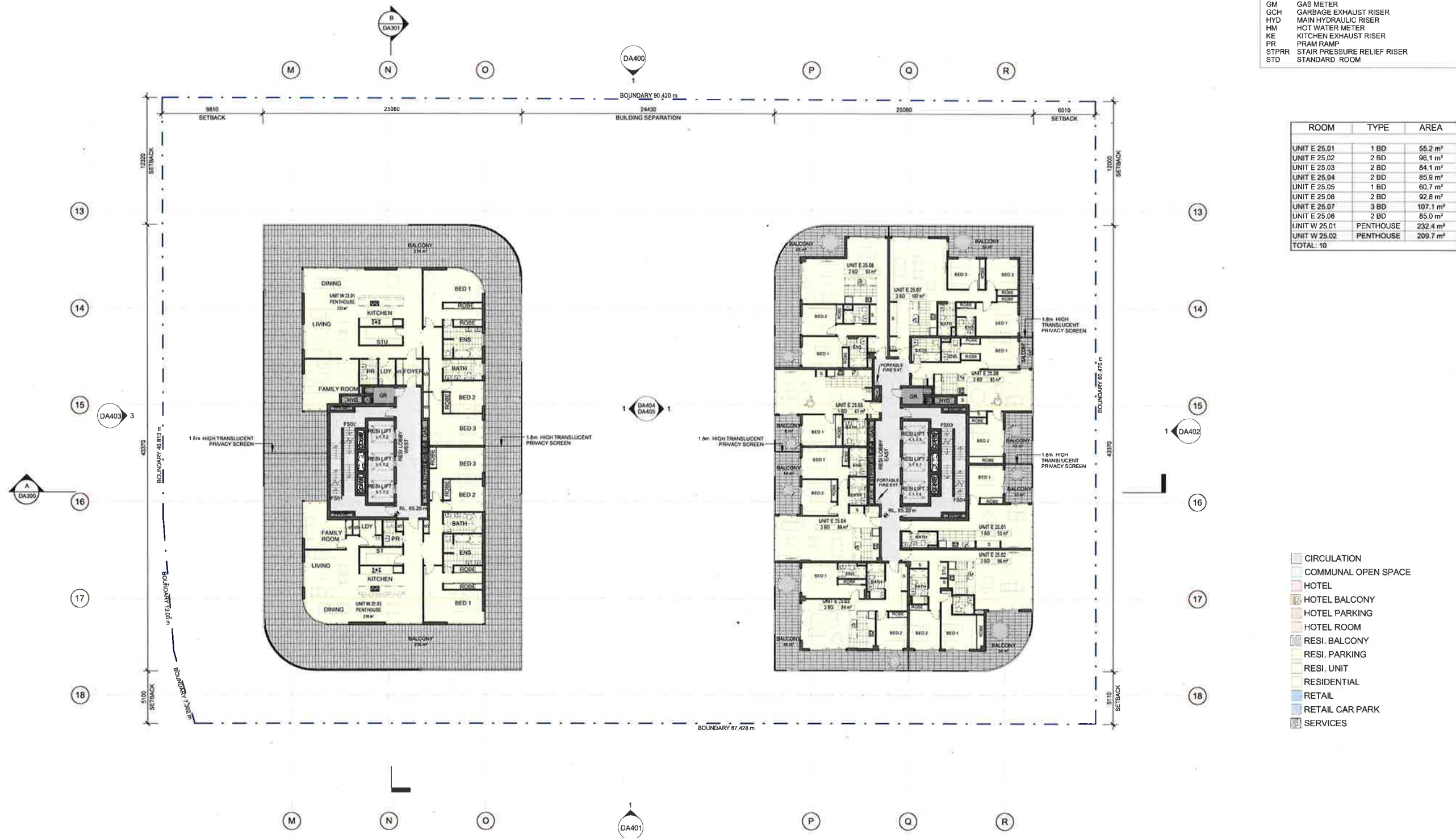


DRAWING
LEVEL 23-24 PLAN - RESIDENTIAL

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA211	A
SCALE @A1	DATE	DRAWN
1 : 200	27.08.2014	FC
		CHECKED
		TW



DWELLINGS
WATER
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 (refer to BASIX Report) 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", refer to BASIX Report.)
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in refer to BASIX Report.
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIX Report. 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.
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.
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 BASIX Report (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is lit with a window and/or skylight.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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.
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report).
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.
A swimming pool or spa listed in the BASIX Report must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report.
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.



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Issue	Description	Date
A	DA LOOGEEMENT	27 08 2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 25 PLAN

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA212	A
SCALE @ A1	DATE	DRAWN
1 : 200	27.08.2014	DC
		CHECKED
		TW



WATER

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 (refer to BASIX Report), 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" refer to BASIX Report)

The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report

The pool or spa must be located as specified in refer to BASIX

The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIN Report. 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.

The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report specifies a central hot water system for the dwelling, then the applicant must connect the central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

This comment applies to each room or area of the dwelling which is referred to in a heading to the "Natural Lighting" column of the BASIX Report (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.

(3a) 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.

The applicant must construct the floors and walls of the development in accordance with the specifications listed in the:

BASIX Report

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).

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 (refer to BASIX Report).

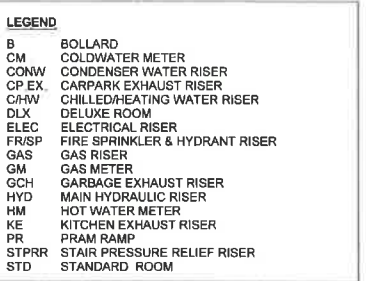
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report) in each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report. A swimming pool or spa listed in the BASIX Report must not have volume (in kLs) greater than that specified for the pool or spa in the

BASIX Report
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report) in each case, the system or fixture must be of the type, and meet the

specifications, listed for it in the BASIX Report.



ROOM	TYPE	AREA
UNIT E 26.01	1 BD	55.2 m ²
UNIT E 26.02	2 BD	96.1 m ²
UNIT E 26.03	2 BD	84.1 m ²
UNIT E 26.04	2 BD	86.1 m ²
UNIT E 26.05	1 BD	60.7 m ²
UNIT E 26.06	2 BD	92.6 m ²
UNIT E 26.07	3 BD	107.1 m ²
UNIT E 26.08	2 BD	85.0 m ²
TOTAL: 8		

-  CIRCULATION
-  COMMUNAL OPEN SPACE
-  HOTEL
-  HOTEL BALCONY
-  HOTEL PARKING
-  HOTEL ROOM
-  RESI. BALCONY
-  RESI. PARKING
-  RESI. UNIT
-  RESIDENTIAL
-  RETAIL
-  RETAIL CAR PARK
-  SERVICES

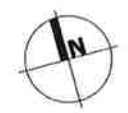
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Nominated Architect: Robert Nigel Dickson
Registration No: 5364

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[illegible]

PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 26 PLAN

PROJECT NO	DRAWING NO	REVISION	
14-022	DA213	A	
SCALE 60 A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	NT	TW

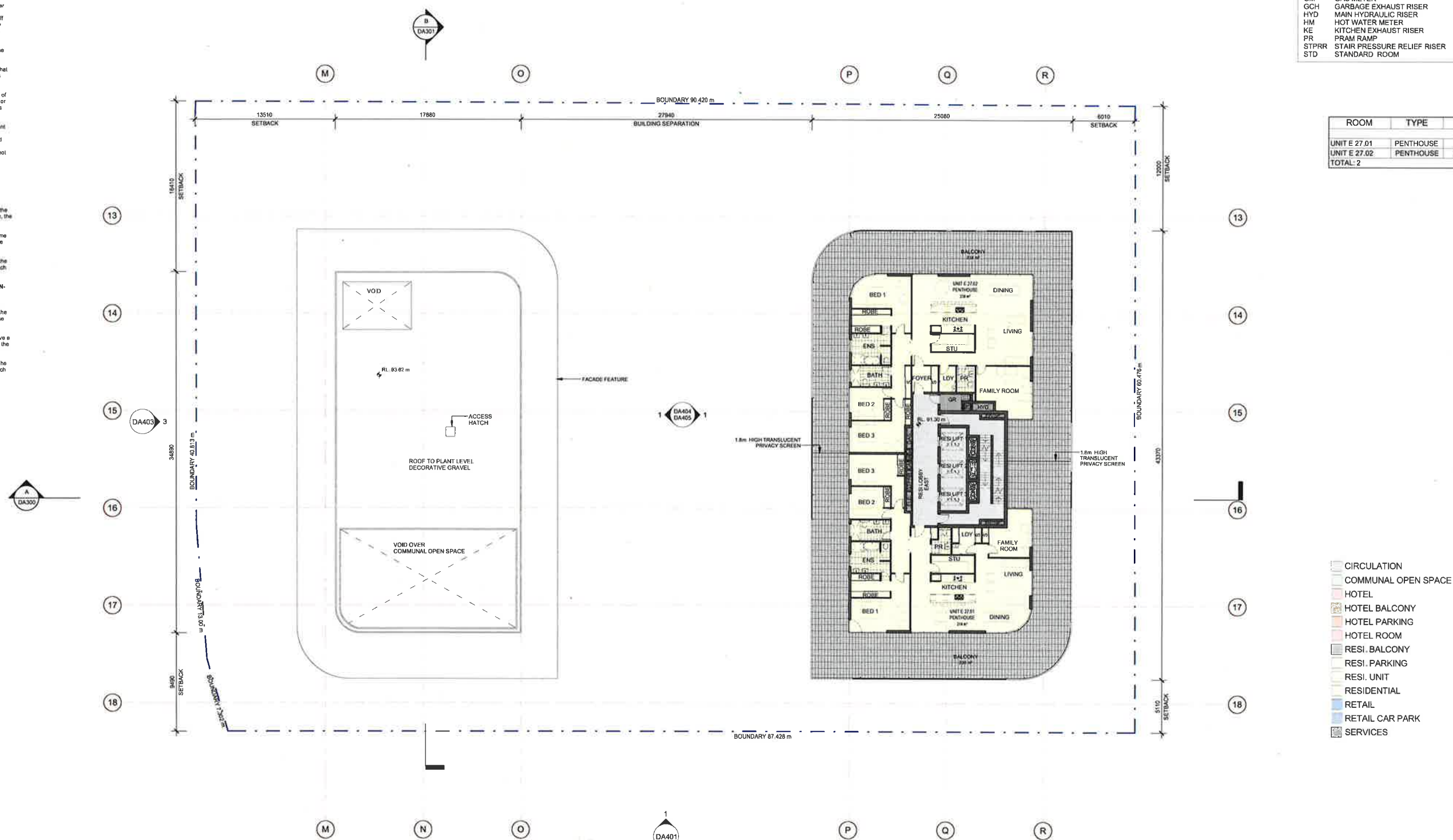


WATER
The applicant must plant indigenous or low water use species of the vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column (refer to BASIX Report). The applicant must specify the following: (This area of indigenous vegetation is to be contained within the "Area of garden and lawn")
(a) The dwelling specified in the "Description of Project" (refer to BASIX Report)
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in refer to BASIX Report.
ENERGY
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, installed for that dwelling in the "Alternative water supply systems" column (refer to BASIX Report) from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified in the BASIX Report.
Each system must be connected as specified.
ENERGY
The applicant must install each hot water system specified for the dwelling in the "Hot water systems" column (refer to BASIX Report) supplied by that system. If BASIX Report specifies a central hot water system for the dwelling, then the applicant must connect the dwelling to that system, so that the dwelling's hot water is supplied by that central system.
This commitment applies to each room or area of the dwelling specified in the "Rooms and areas" column (refer to BASIX Report) on the BASIX Report (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is supplied with hot water for the specified use.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must ensure that:
(a) Insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) Insulation with an R-value of not less than 1.0 under the slab; or
(c) 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.
The applicant must ensure that the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
The applicant must install (or ensure that the development is supplied with) the alternative water supply system specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table.
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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 BASIX Report in each case, the system must be sized as specified, configured, and be connected, as specified in the BASIX Report.
A swimming pool or spa listed in the BASIX Report must not have a volume greater than that specified for the pool or spa in the BASIX Report.
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.

LEGEND

B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CH/W	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GA	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
GHD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
GR	PRAM RAMP
STPRR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

ROOM	TYPE	AREA
UNIT E 27.01	PENTHOUSE	214.4 m ²
UNIT E 27.02	PENTHOUSE	236.4 m ²
TOTAL: 2		



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PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CUENT
GOSFORD CITY DEVELOPMENT P/L

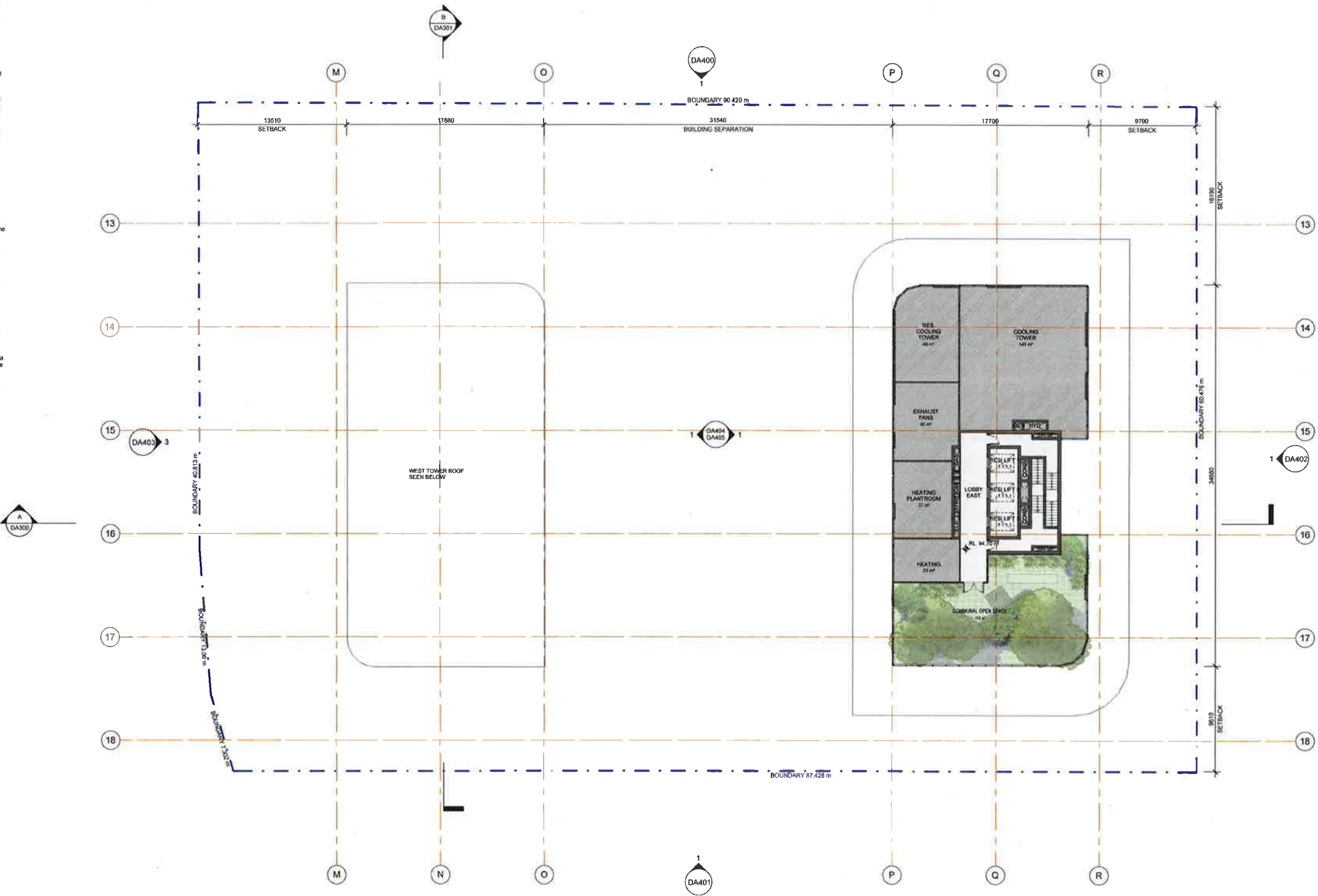


DRAWING
LEVEL 27 EAST PLAN

PROJECT NO	DRAWING NO	REVISION	
14-022	DA214	A	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	DC	TW



DWELLINGS
WATER
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 (refer to BASIX Report), 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" refer to BASIX Report.)
The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
The pool or spa must be located as specified in refer to BASIX Report.
The applicant must install, for the dwelling, each alternative water supply system, with the specified size, based for that dwelling in BASIX Report. 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.
ENERGY
The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.
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 BASIX Report (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.
THERMAL COMFORT
Where there is an in-slab heating or cooling system, the applicant must:
(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) 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.
The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report).
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
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A swimming pool or spa listed in the BASIX Report must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report.
ENERGY
The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.



- LEGEND**
- B BOLLARD
 - CM COLDWATER METER
 - CONW CONDENSER WATER RISER
 - CP EX CARPARK EXHAUST RISER
 - CHW CHILLED/HEATING WATER RISER
 - DLX DELUXE ROOM
 - ELEC ELECTRICAL RISER
 - FR/SP FIRE SPRINKLER & HYDRANT RISER
 - GAS GAS RISER
 - GM GAS METER
 - GCH GARBAGE EXHAUST RISER
 - HYD MAIN HYDRAULIC RISER
 - HM HOT WATER METER
 - KE KITCHEN EXHAUST RISER
 - PR PRAM RAMP
 - STPRR STAIR PRESSURE RELIEF RISER
 - STD STANDARD ROOM

- CIRCULATION
- COMMUNAL OPEN SPACE
- HOTEL
- HOTEL BALCONY
- HOTEL PARKING
- HOTEL ROOM
- RESI. BALCONY
- RESI. PARKING
- RESI. UNIT
- RESIDENTIAL
- RETAIL
- RETAIL CAR PARK
- SERVICES

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Issue	Description	Date
A	DA LODGEMENT	27.06.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
LEVEL 28 EAST PLAN

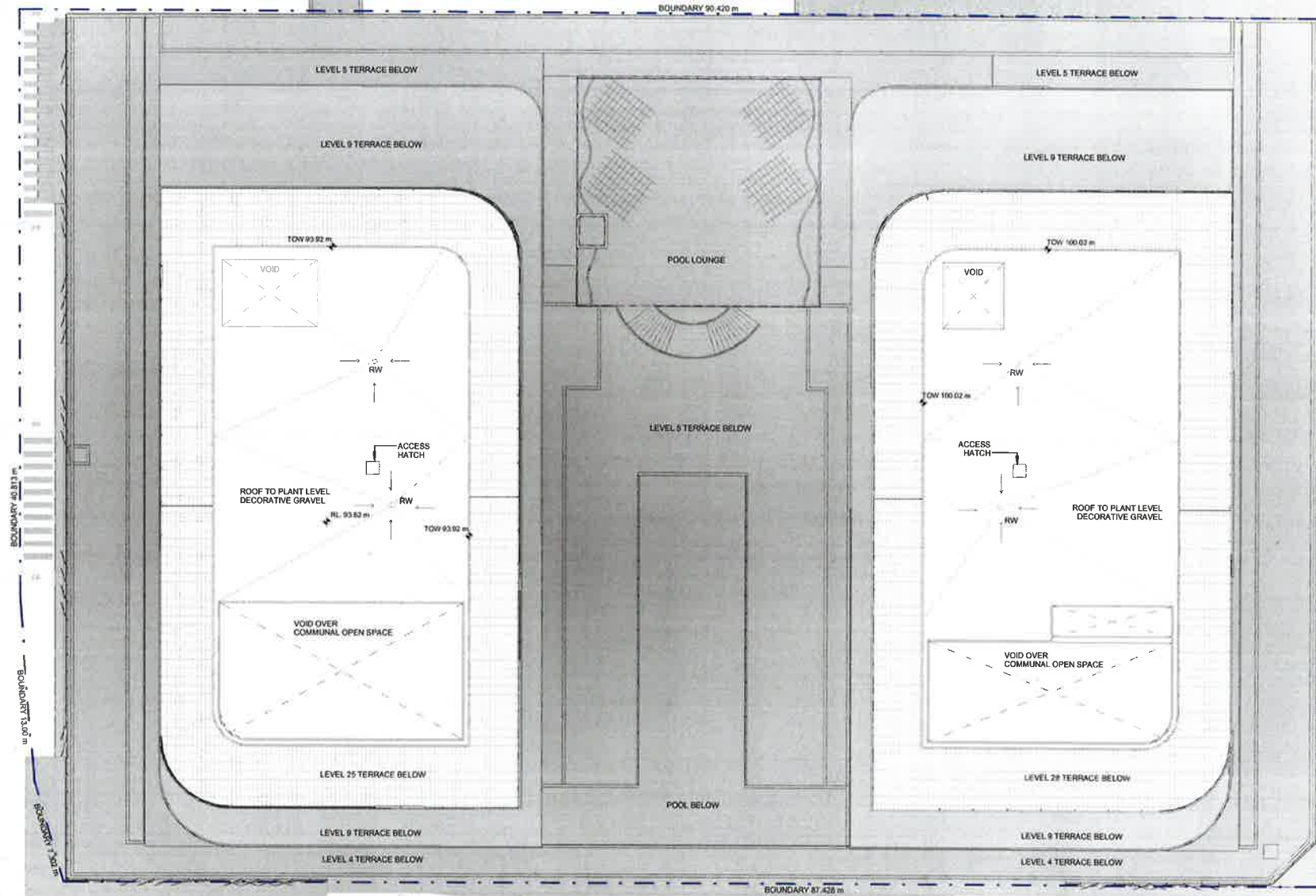
PROJECT NO	DRAWING NO	REVISION	
14-022	DA215	A	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	NT	TW



DWELLINGS
WATER
 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 (refer to BASIX Report), 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" refer to BASIX Report).
 The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the BASIX Report.
 The pool or spa must be located as specified in refer to BASIX Report.
 The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in BASIX Report. 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.
ENERGY
 The applicant must install each hot water system specified for the dwelling in the BASIX Report, so that the dwelling's hot water is supplied by that system. If BASIX Report 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.
 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 BASIX Report (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.
THERMAL COMFORT
 Where there is an in-slab heating or cooling system, the applicant must:
 (a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or
 (b) 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.
 The applicant must construct the floors and walls of the development in accordance with the specifications listed in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES
WATER
 The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column (refer to BASIX Report). In each case, the system must be sized, be configured, and be connected, as specified in the table (refer to BASIX Report).
 A swimming pool or spa listed in the table must not have a volume (in kL) greater than that specified for the pool or spa in the table (refer to BASIX Report).
ENERGY
 The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.
COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES (NON-BUILDING SPECIFIC)
WATER
 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 BASIX Report. In each case, the system must be sized, be configured, and be connected, as specified in the BASIX Report.
 A swimming pool or spa listed in the BASIX Report must not have a volume (in kL) greater than that specified for the pool or spa in the BASIX Report.
ENERGY
 The applicant must install the systems and fixtures specified in the "Central energy systems" column (refer to BASIX Report). In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the BASIX Report.

BAKER STREET
 CARPARKING

BAKER STREET



DONNISON STREET

LEGEND	
B	BOLLARD
CM	COLDWATER METER
CONW	CONDENSER WATER RISER
CP EX	CARPARK EXHAUST RISER
CHW	CHILLED/HEATING WATER RISER
DLX	DELUXE ROOM
ELEC	ELECTRICAL RISER
FR/SP	FIRE SPRINKLER & HYDRANT RISER
GAS	GAS RISER
GM	GAS METER
GCH	GARBAGE EXHAUST RISER
HYD	MAIN HYDRAULIC RISER
HM	HOT WATER METER
KE	KITCHEN EXHAUST RISER
PR	PRAM RAMP
STPR	STAIR PRESSURE RELIEF RISER
STD	STANDARD ROOM

MANN STREET

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
 MARINERS PLAZA
 108 - 118, 120A MANN ST.
 GOSFORD, 2250 NSW

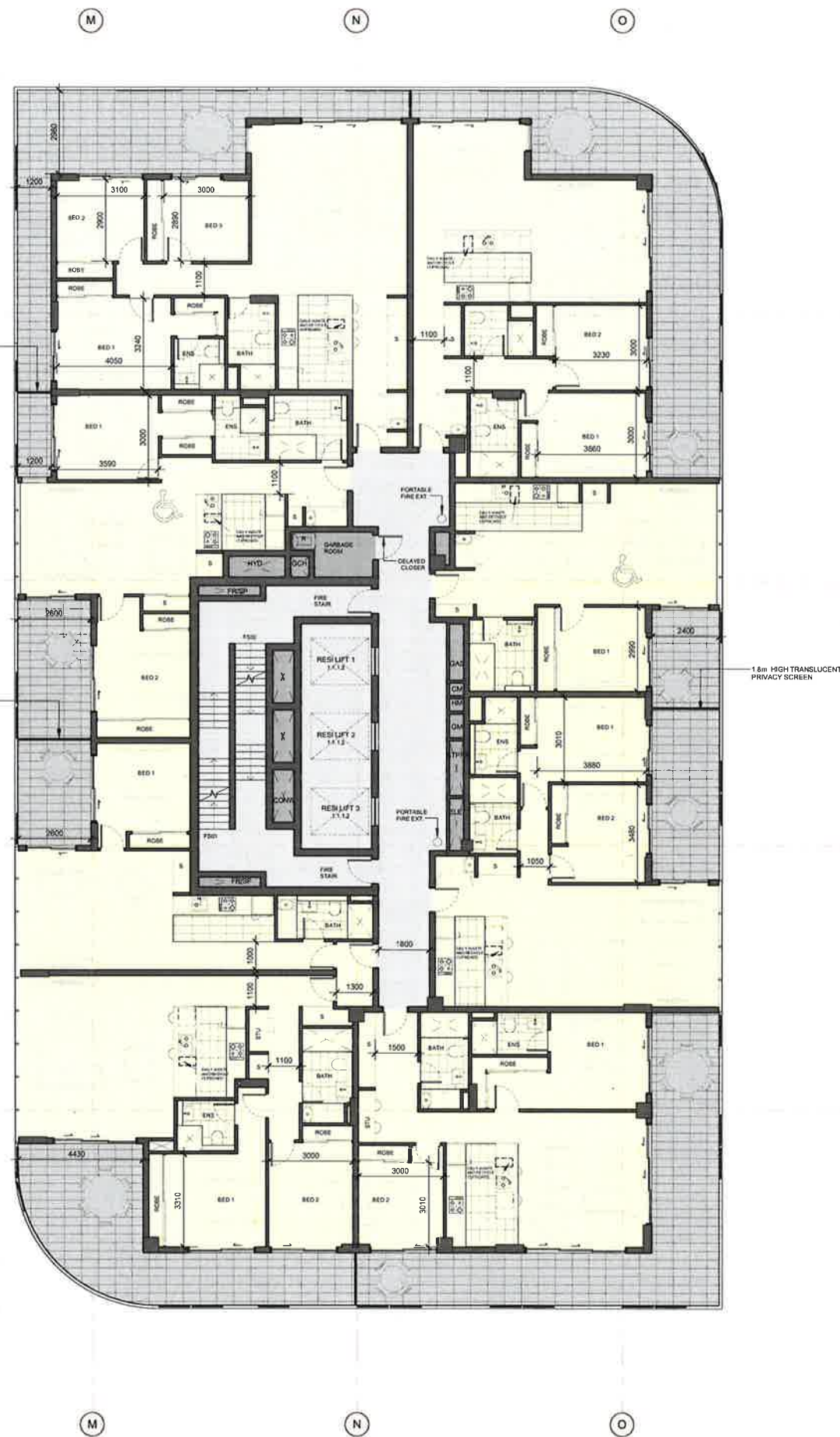
CLIENT
 GOSFORD CITY DEVELOPMENT P/L



DRAWING
 ROOF PLAN

PROJECT NO	DRAWING NO	REVISION
14-022	DA216	A
SCALE OF A1	DATE	DRAWN
1 : 200	27.08.2014	NT
		CHECKED
		TW





- CIRCULATION
- COMMUNAL OPEN SPACE
- HOTEL
- HOTEL BALCONY
- HOTEL PARKING
- HOTEL ROOM
- RESI. BALCONY
- RESI. PARKING
- RESI. UNIT
- RESIDENTIAL
- RETAIL
- RETAIL CAR PARK
- SERVICES

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
WEST TOWER-TYPICAL
RESIDENTIAL PLAN-LEVEL 23-24

PROJECT NO	DRAWING NO	REVISION
14-022	DA219	A
SCALE @ A1	DATE	DRAWN
1 : 100	27.08.2014	NT
		CHECKED
		TW







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Issue	Description	Date
A	DA LODGEMENT	27 08 2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
NORTH ELEVATION

PROJECT NO	DRAWING NO	REVISION
14-022	DA400	A
SCALE 60 AT	DATE	DRAWN
1 : 200	27.08.2014	FC
		CHECKED
		TW





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Issue	Description	Date
A	DA LOOGEEMENT	27.08.2014



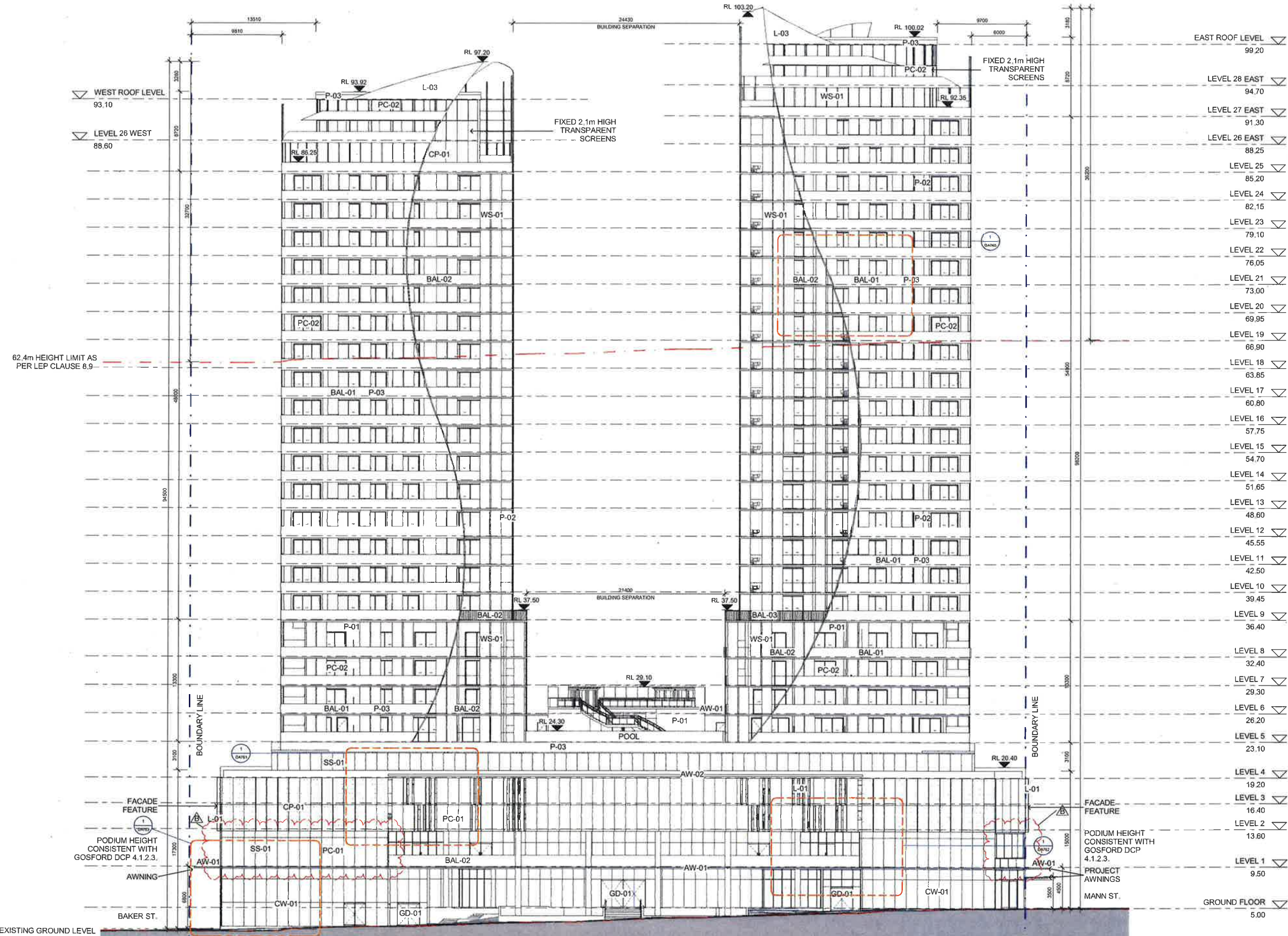
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST,
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
NORTH ELEVATION

PROJECT NO	DRAWING NO	REVISION	
14-022	DA400 A	A	
SCALE (P.A.)	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	FC	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
SOUTH ELEVATION

PROJECT NO	DRAWING NO	REVISION	
14-022	DA401	B	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	20.11.2014	FC	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RR	20.11.2014



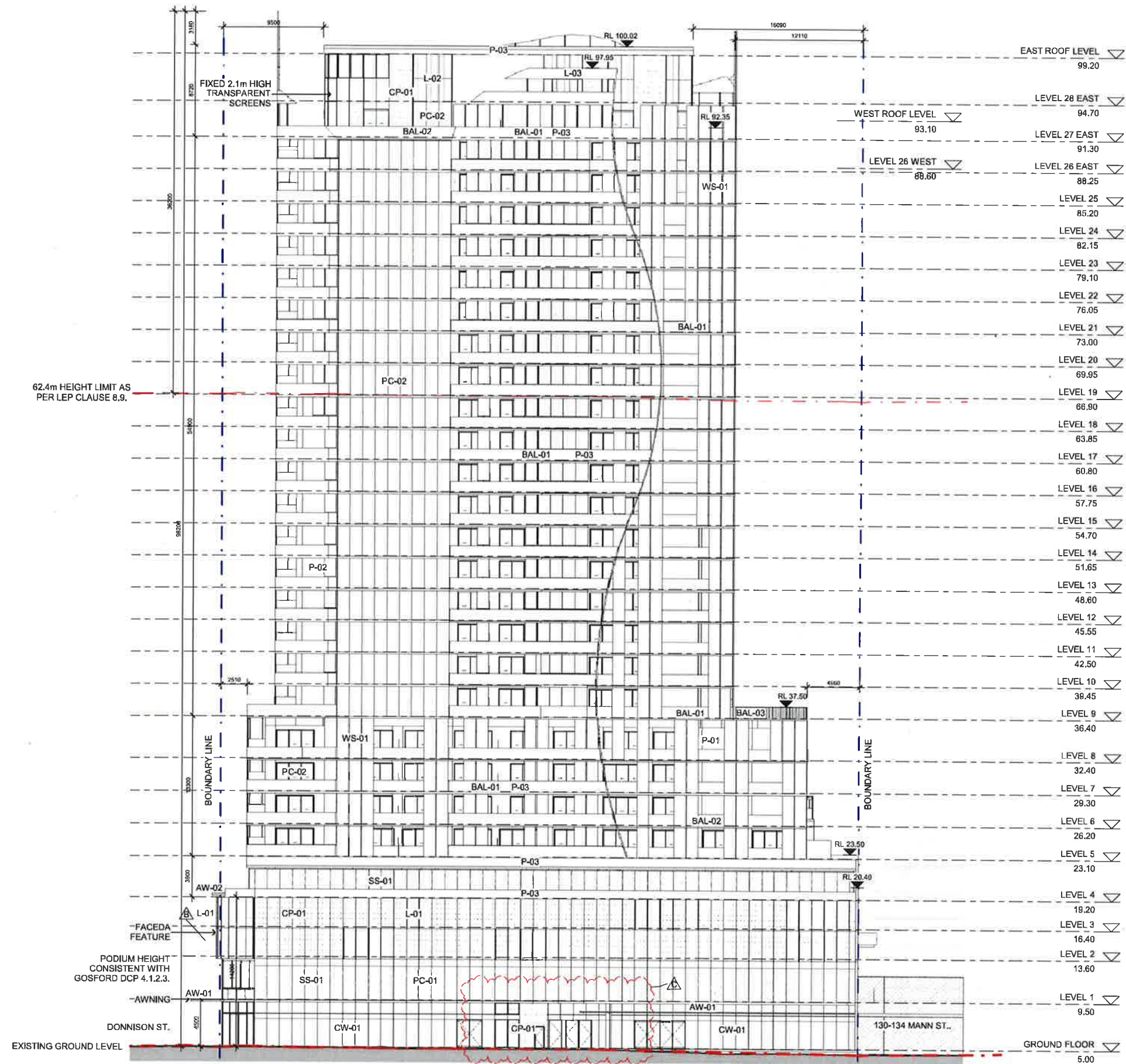
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
SOUTH ELEVATION COLOURED

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA401 A	B	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	20.11.2014	FC	ND





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014
C	AMENDED DRAWINGS TO ADDRESS JRPP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
EAST ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA402	C	
SCALE	DATE	DRAWN	CHECKED
1 : 200	05.05.2015	FC	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO ADJUDICATOR	20.11.2014
C	AMENDED DRAWINGS TO ADDRESS JRPV COMMENTS	05.03.2015



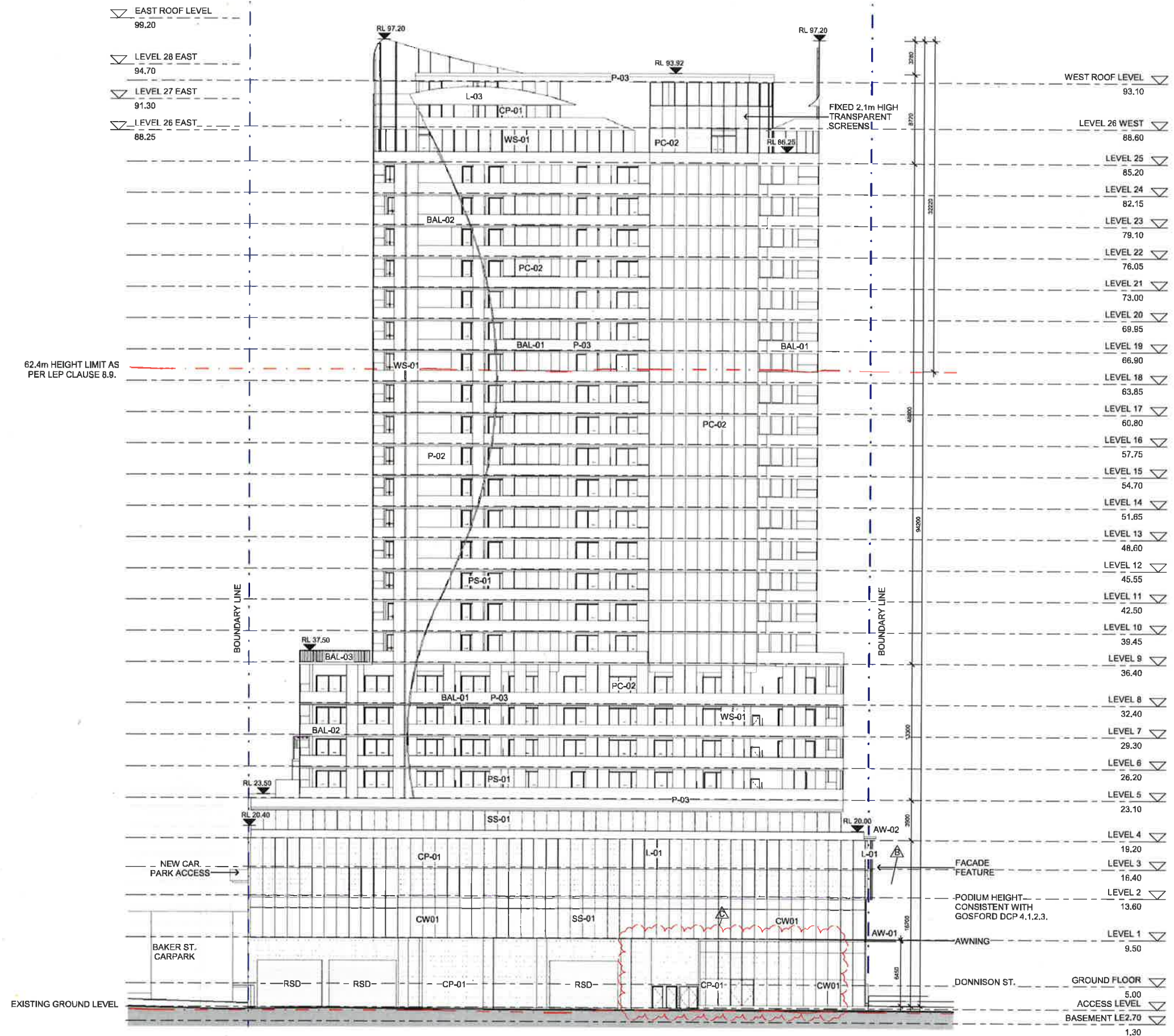
PROJECT
MARINERS PLAZA
105 - 118, 120A MANN ST
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
EAST ELEVATION COLOURED

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA402 A	B	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	20.11.2014	FC	ND





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014
C	AMENDED DRAWINGS TO ADDRESS JRP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

GOSFORD CITY DEVELOPMENT P/L

DRAWING
WEST ELEVATION

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA403	C	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	05.05.2015	FC	TW





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Registration No: 5364

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Issue	Description	Date
A	DA LODGEMENT	27/08/2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL FFI	20/11/2014



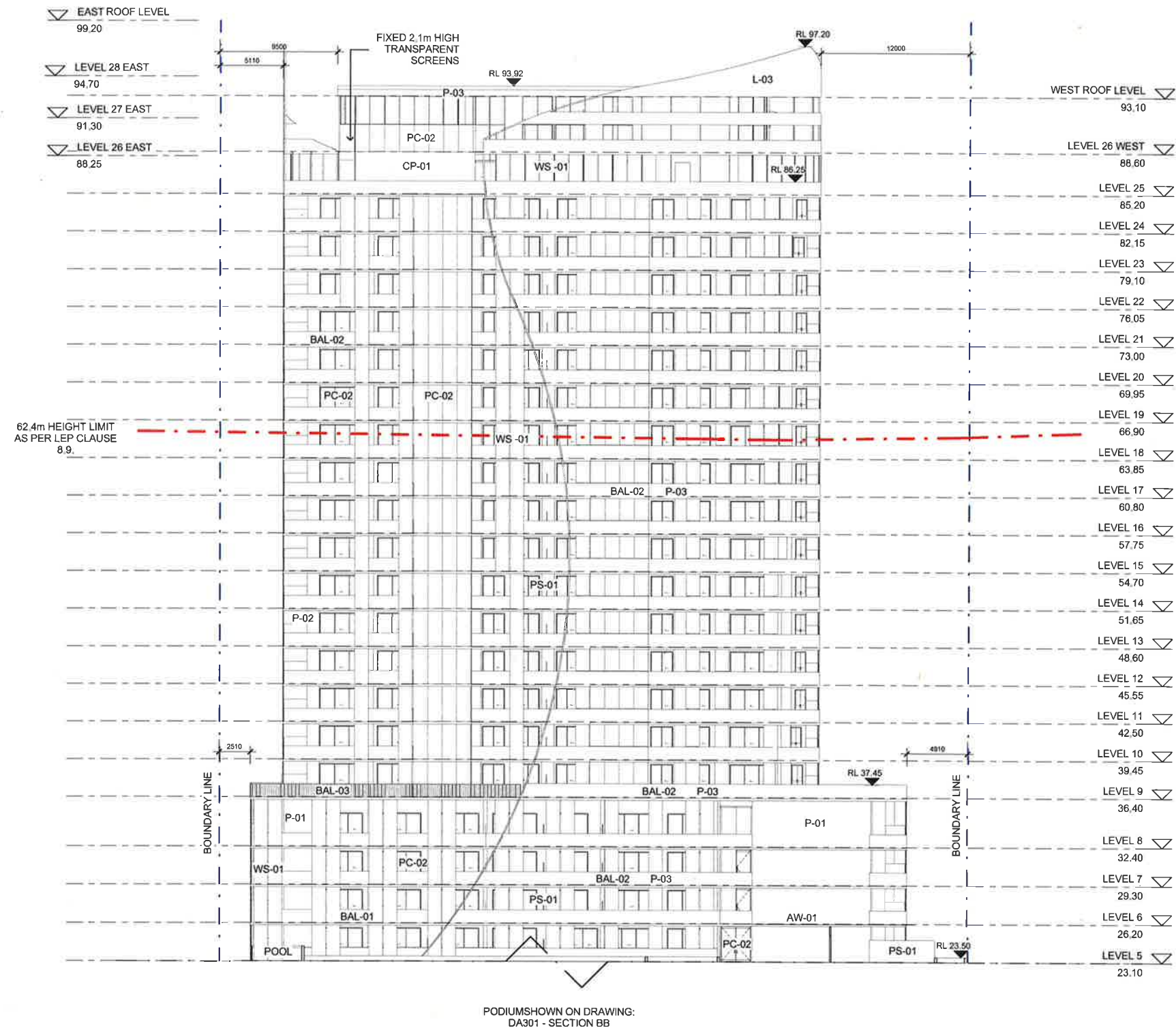
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
WEST ELEVATION COLOURED

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA403 A	B	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	20.11.2014	FC	ND





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



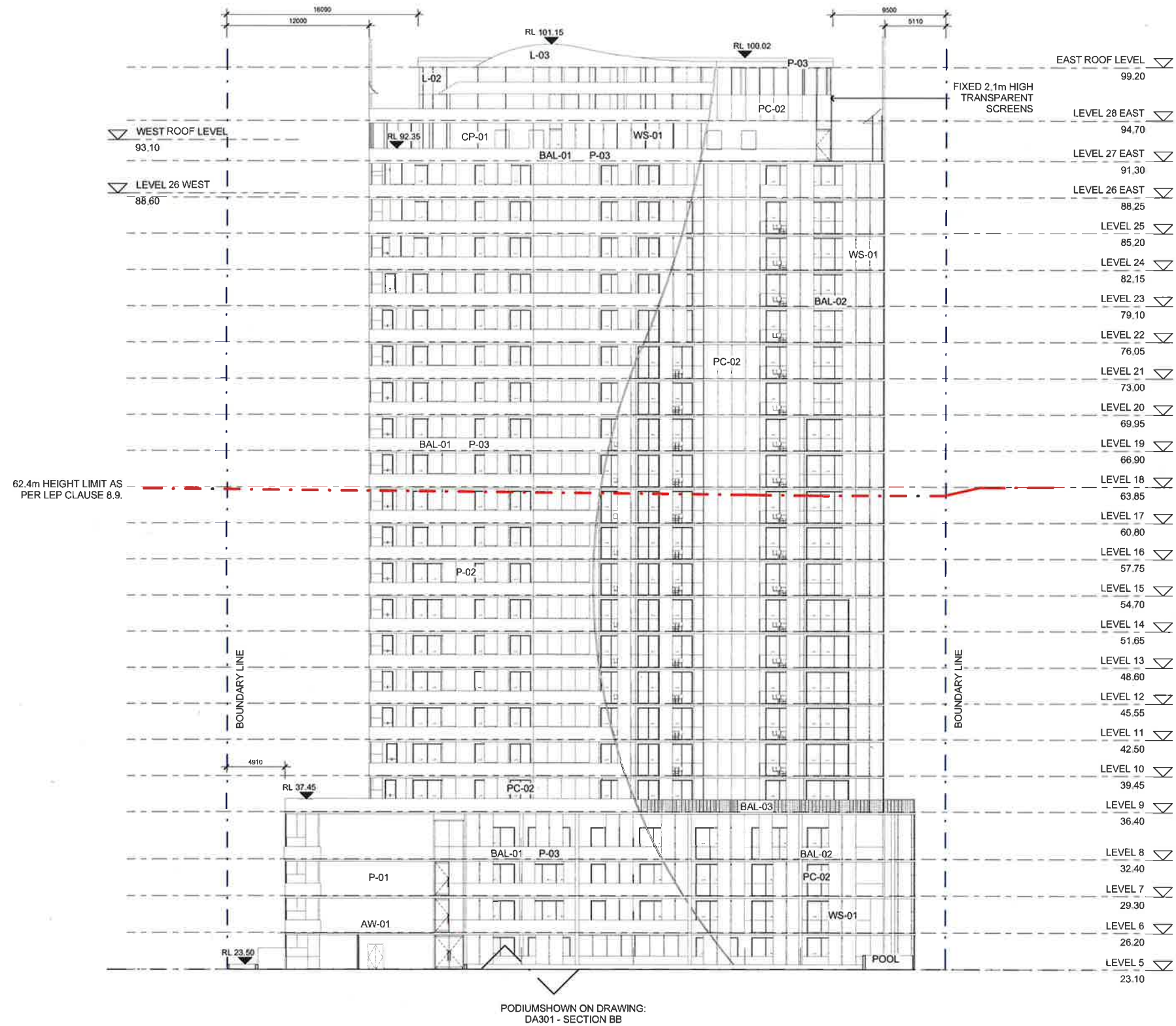
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST,
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
INNER EAST ELEVATION

PROJECT NO	DRAWING NO	REVISION	
14-022	DA404	A	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	FC	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



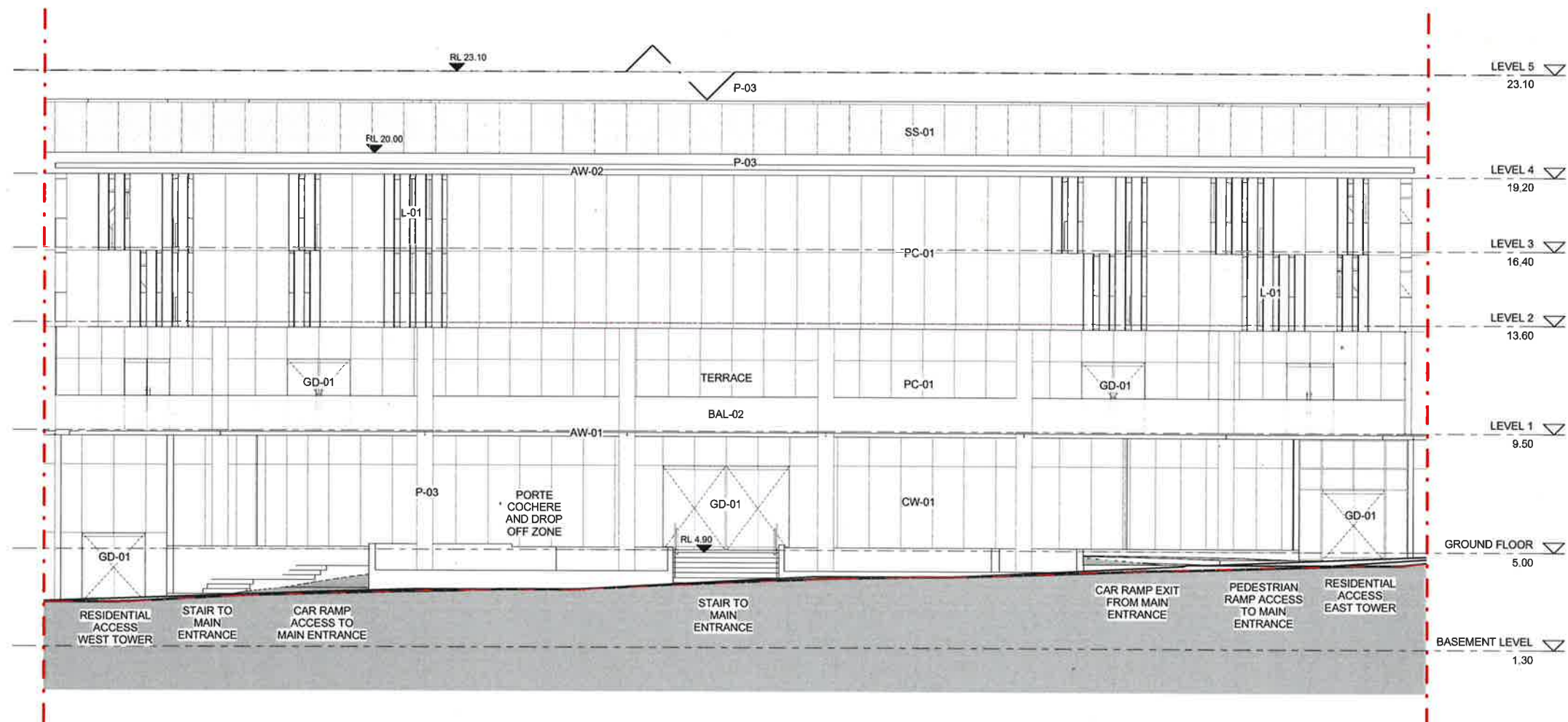
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
INNER WEST ELEVATION

PROJECT NO	DRAWING NO	REVISION	
14-022	DA405	A	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 200	27.08.2014	FC	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



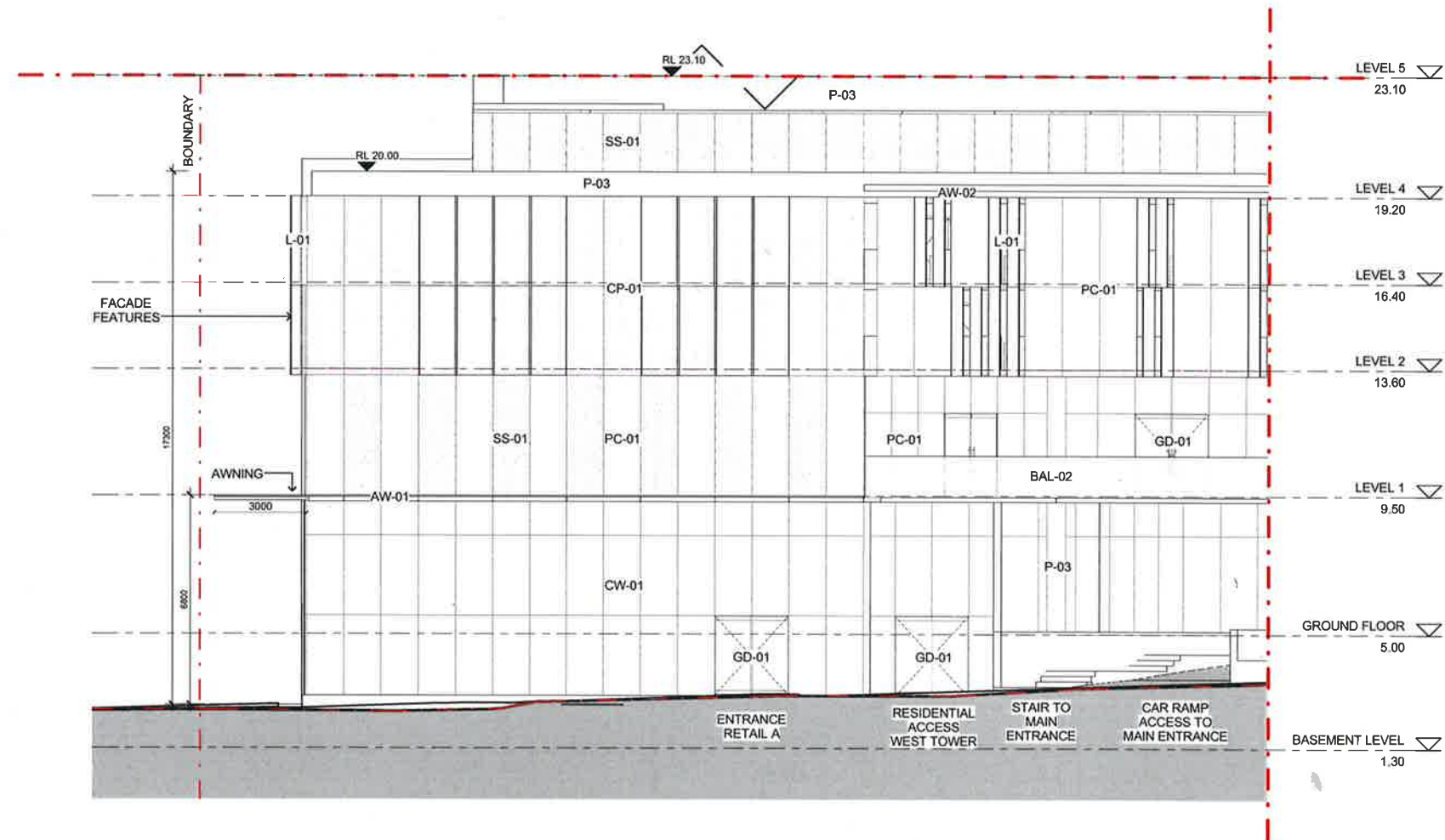
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PODIUM ELEVATION - SOUTH
ENTRANCE

PROJECT NO	DRAWING NO	REVISION
14-022	DA406	A
SCALE @ A1	DATE	DRAWN
1 : 100	27.08.2014	KR
		CHECKED
		TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



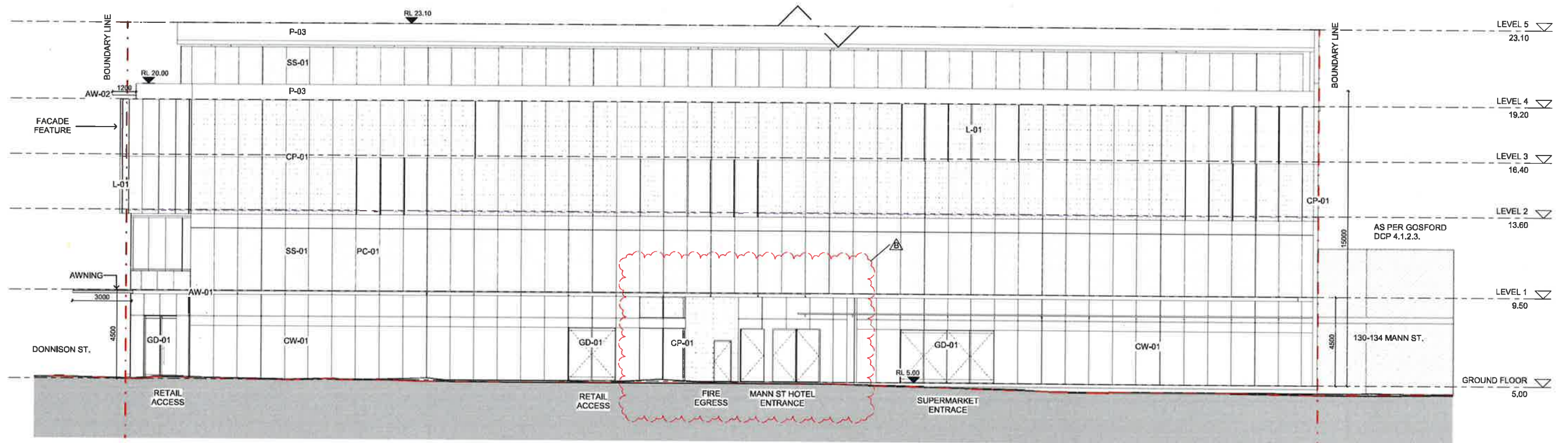
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PODIUM ELEVATION - SOUTH
CORNER

PROJECT NO	DRAWING NO	REVISION
14-022	DA407	A
SCALE @ A1	DATE	DRAWN
1 : 100	27.08.2014	KR
		CHECKED
		TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	AMENDED DRAWINGS TO ADDRESS JRPP COMMENTS	05.05.2015



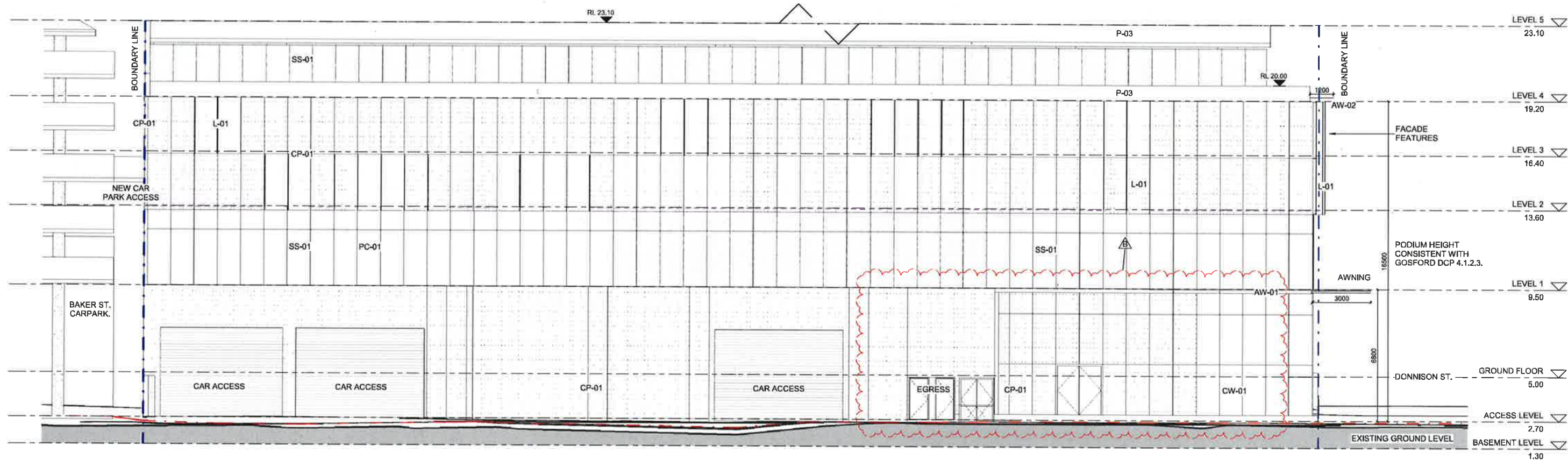
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PODIUM ELEVATION - EAST

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA408	B	
SCALE (P1)	DATE	DRAWN	CHECKED
1 : 100	05.05.2015	KR	TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	AMENDED DRAWINGS TO ADDRESS JRPV COMMENTS	05.05.2015



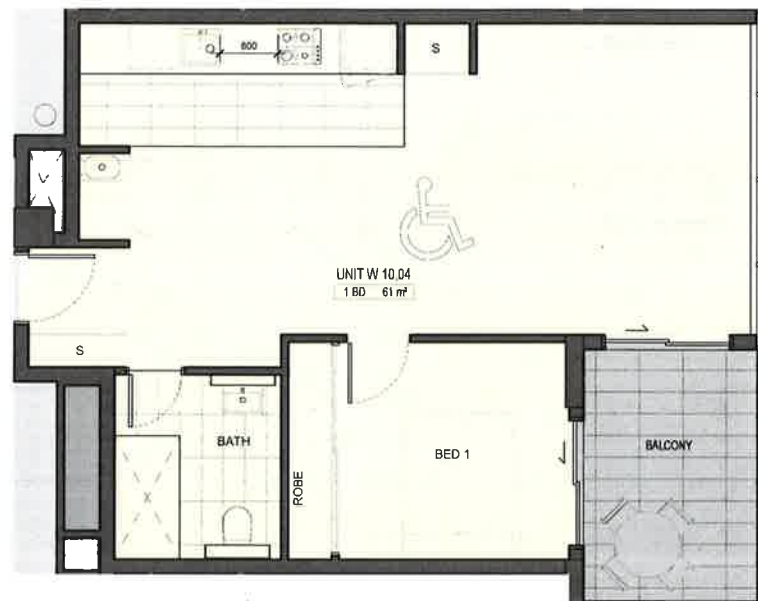
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

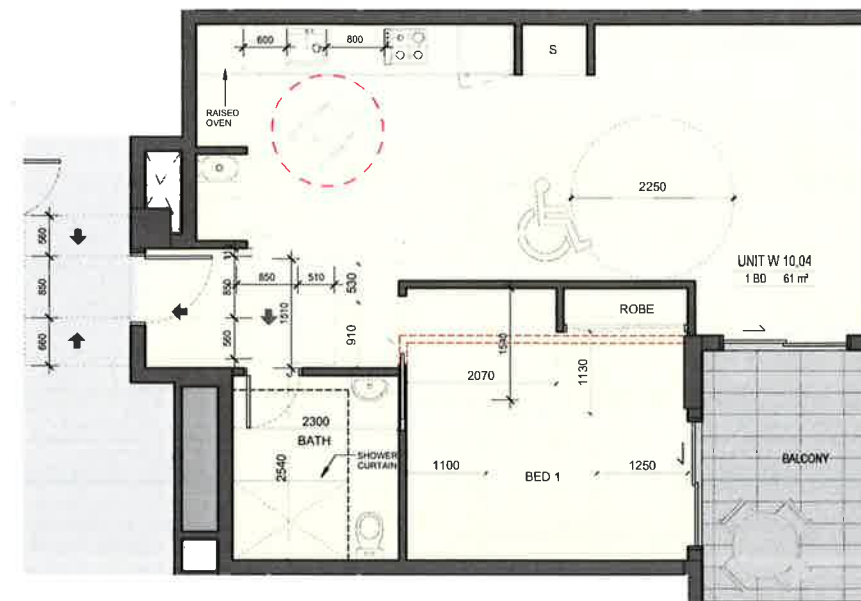
DRAWING
PODIUM ELEVATION - WEST

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA409	B	
SCALE (P/L)	DATE	DRAWN	CHECKED
1 : 100	05.05.2015	KR	TW



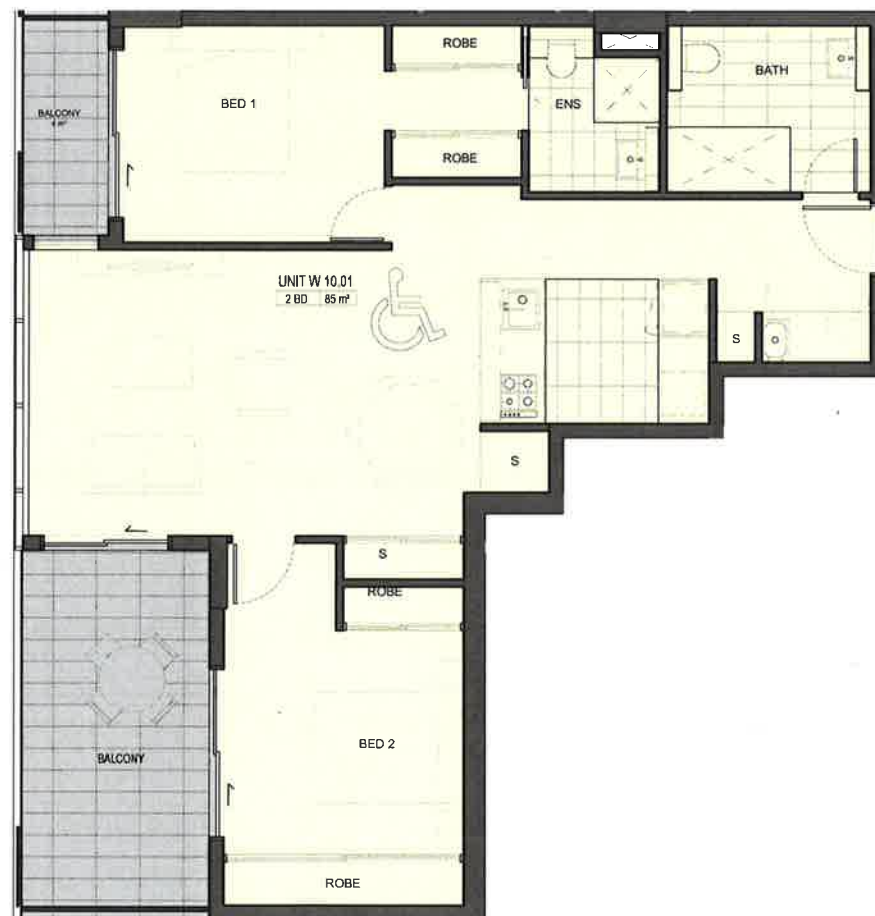


2 PRE ADAPTABLE TYPE 1
DA710 1 : 50

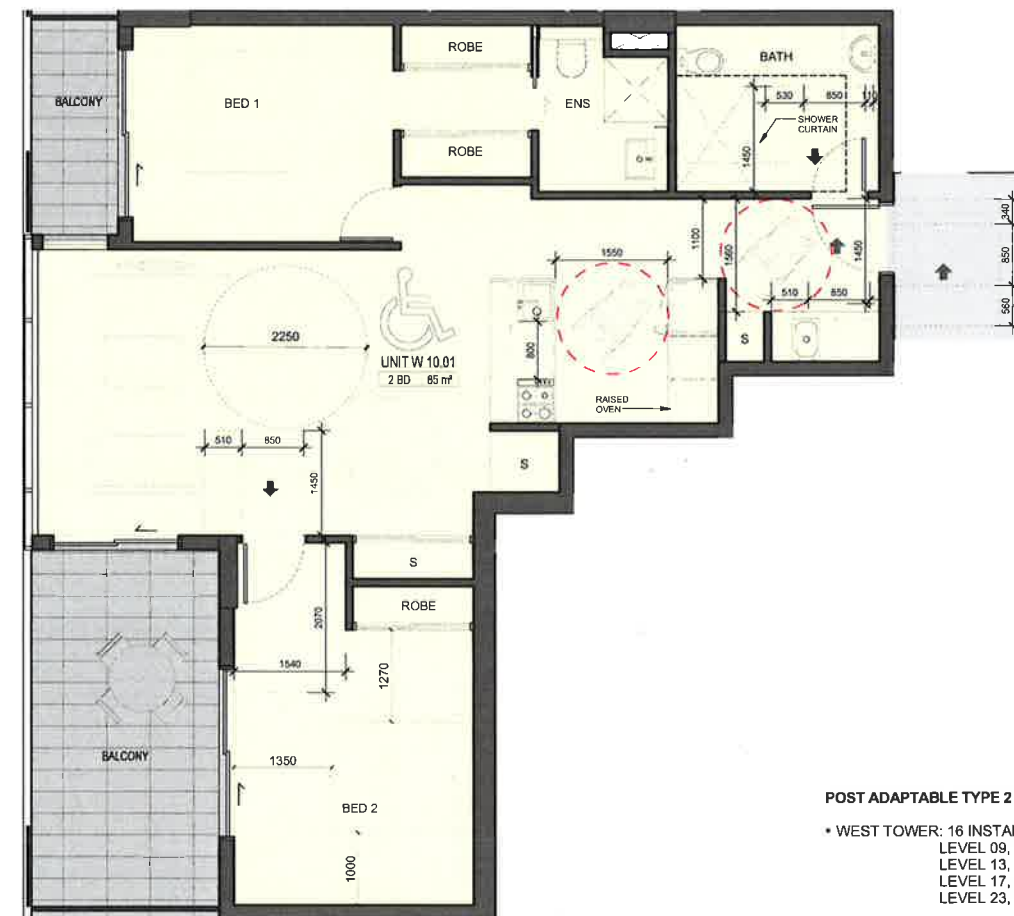


1 POST ADAPTABLE TYPE 1
DA710 1 : 50 (33 INSTANCES)

- POST ADAPTABLE TYPE 1**
- WEST TOWER: 16 INSTANCES
LEVEL 09, LEVEL 10, LEVEL 11, LEVEL 12, LEVEL 13, LEVEL 14, LEVEL 15, LEVEL 16, LEVEL 17, LEVEL 19, LEVEL 20, LEVEL 22, LEVEL 23, LEVEL 24
 - EAST TOWER: 17 INSTANCES
LEVEL 09, LEVEL 10, LEVEL 11, LEVEL 12, LEVEL 13, LEVEL 14, LEVEL 15, LEVEL 16, LEVEL 17, LEVEL 19, LEVEL 20, LEVEL 22, LEVEL 23, LEVEL 24, LEVEL 26



3 PRE ADAPTABLE TYPE 2
DA710 1 : 50



4 POST ADAPTABLE TYPE 2
DA710 1 : 50 (33 INSTANCES)

- POST ADAPTABLE TYPE 2**
- WEST TOWER: 16 INSTANCES
LEVEL 09, LEVEL 10, LEVEL 11, LEVEL 12, LEVEL 13, LEVEL 14, LEVEL 15, LEVEL 16, LEVEL 17, LEVEL 19, LEVEL 20, LEVEL 22, LEVEL 23, LEVEL 24
 - EAST TOWER: 17 INSTANCES
LEVEL 09, LEVEL 10, LEVEL 11, LEVEL 12, LEVEL 13, LEVEL 14, LEVEL 15, LEVEL 16, LEVEL 17, LEVEL 19, LEVEL 20, LEVEL 22, LEVEL 23, LEVEL 24, LEVEL 26

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



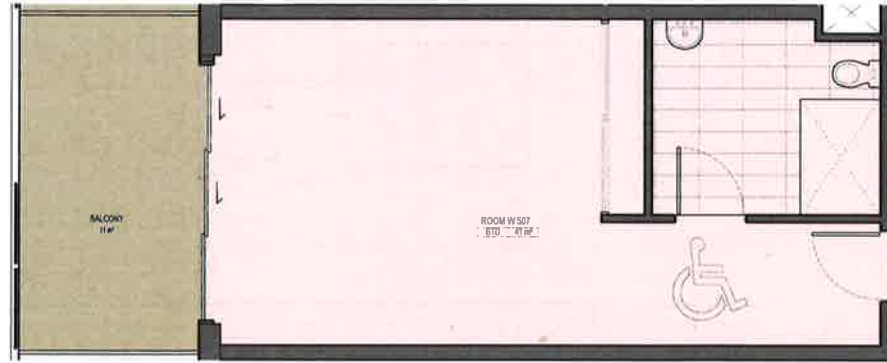
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

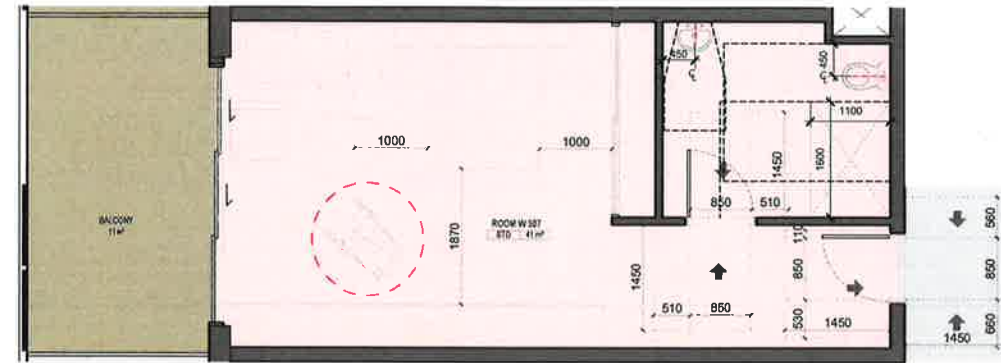
DRAWING
ADAPTABLE UNITS

PROJECT NO	DRAWING NO	REVISION
14-022	DA710	A
SCALE @ A1	DATE	DRAWN
1 : 50	27.08.2014	NT
		CHECKED
		TW

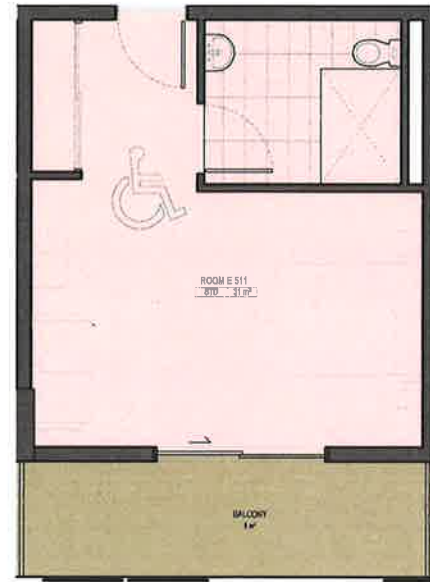




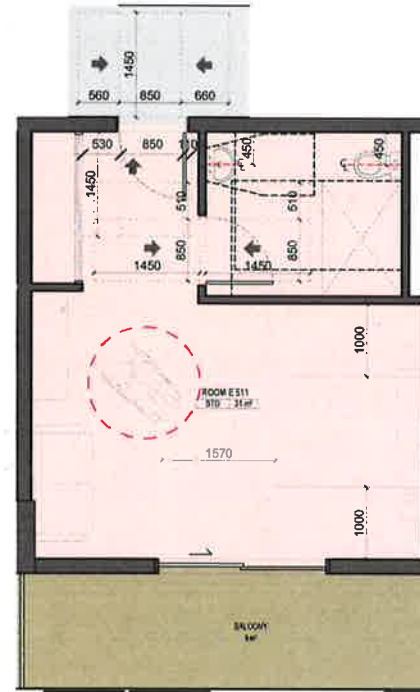
1 HOTEL ROOM W507
1 : 50



2 HOTEL ROOM W507 ACCESSIBLE
1 : 50 LEVEL 5,6,7 & 8 (4 INTANCES)



3 HOTEL ROOM E511
1 : 50



4 HOTEL ROOM E511 ACCESSIBLE
1 : 50 LEVEL 5,6,7 & 8 (4 INTANCES)

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Issue	Description	Date
A	DA LODGEMENT	27.06.2014



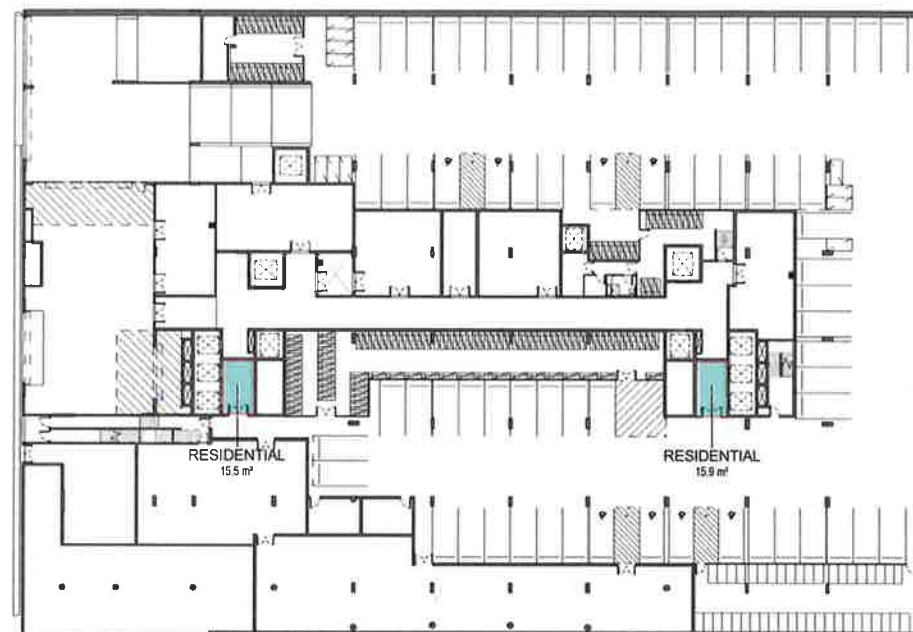
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
ACCESSIBLE HOTEL ROOMS

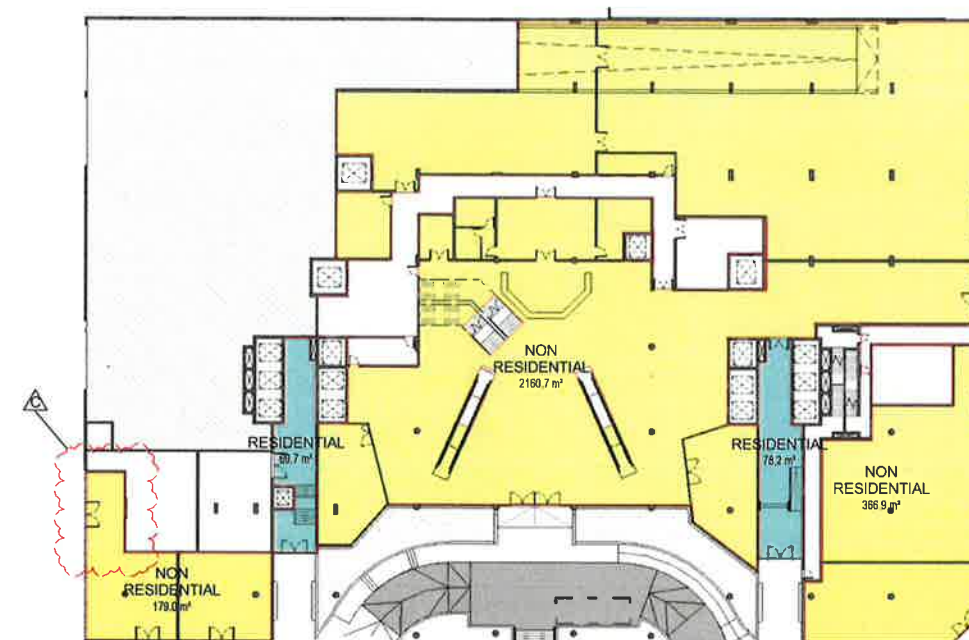
PROJECT NO	DRAWING NO	REVISION
14-022	DA711	A
SCALE @ A1	DATE	DRAWN
1 : 50	27.08.2014	DC
		CHECKED
		TW





1 BASEMENT LEVEL
1 : 350

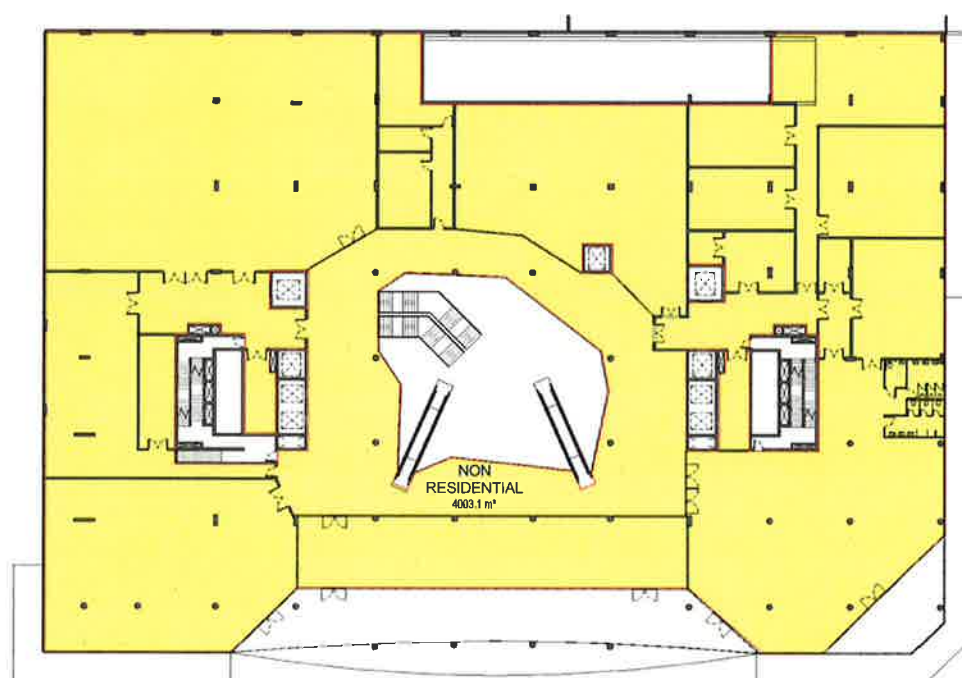
TYPE	AREA
RESIDENTIAL	15.5 m ²
RESIDENTIAL	15.5 m ²
TOTAL	31.4 m ²



2 GROUND FLOOR
1 : 350

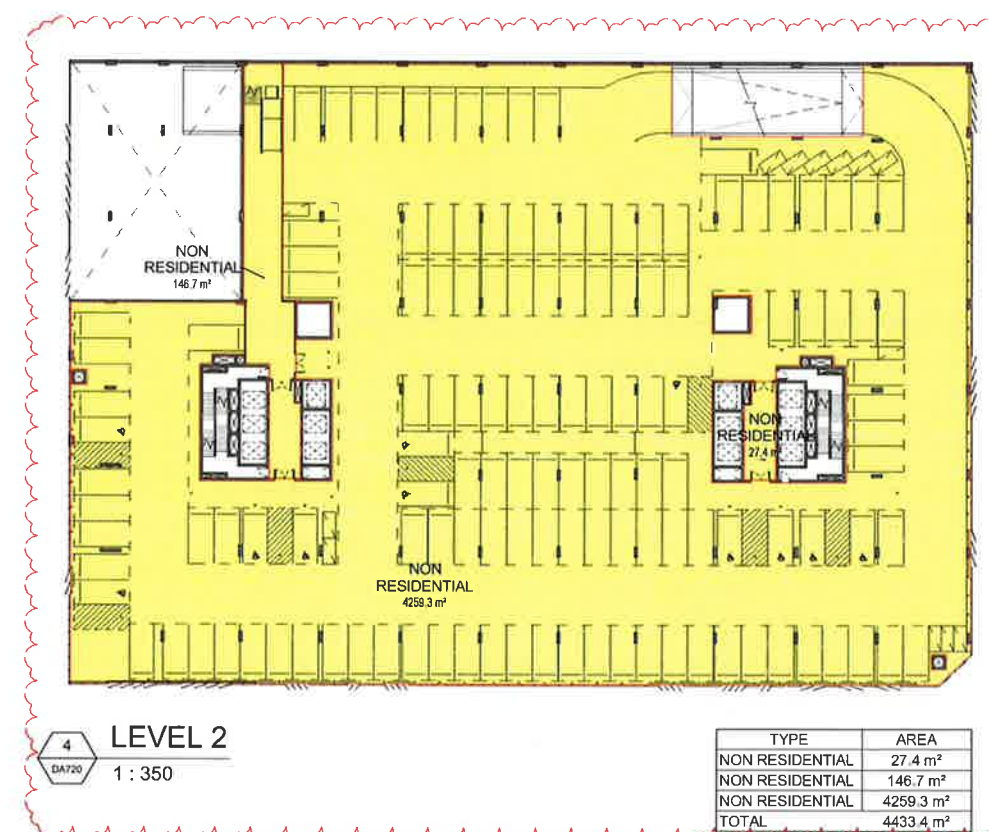
TYPE	AREA
RESIDENTIAL	69.7 m ²
RESIDENTIAL	78.2 m ²
TOTAL	147.9 m ²

TYPE	AREA
NON RESIDENTIAL	179.0 m ²
NON RESIDENTIAL	2160.7 m ²
NON RESIDENTIAL	366.9 m ²
TOTAL	2706.6 m ²



3 LEVEL 1
1 : 350

TYPE	AREA
NON RESIDENTIAL	4003.1 m ²
TOTAL	4003.1 m ²



4 LEVEL 2
1 : 350

TYPE	AREA
NON RESIDENTIAL	27.4 m ²
NON RESIDENTIAL	146.7 m ²
NON RESIDENTIAL	4259.3 m ²
TOTAL	4433.4 m ²

NON RESIDENTIAL
RESIDENTIAL

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	REVISED LEVEL 2 + 3 CAR PARK LEVEL GFA	12.03.2015
C	AMENDED DRAWINGS TO ADDRESS JRP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

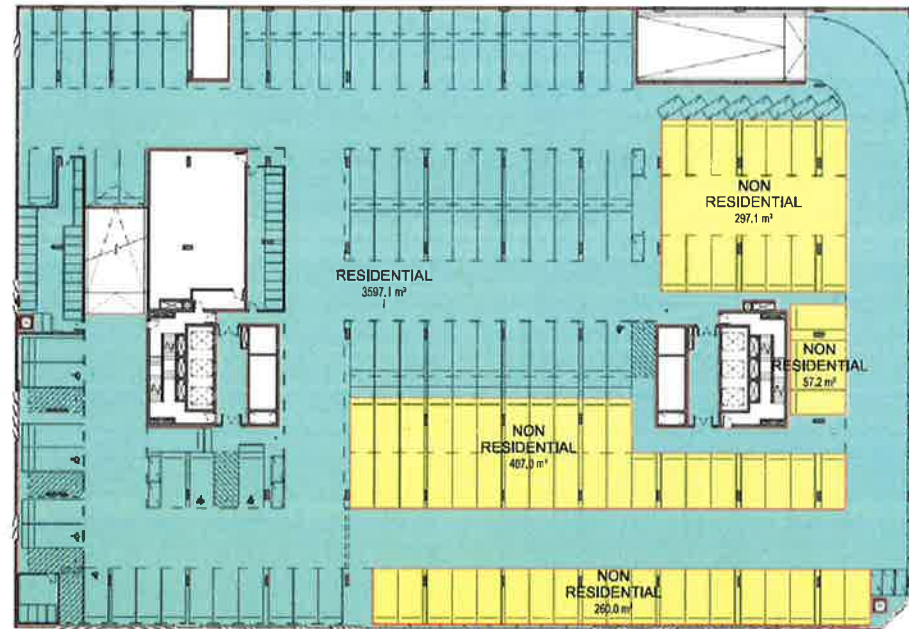
CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
GFA DIAGRAMS SHEET 1

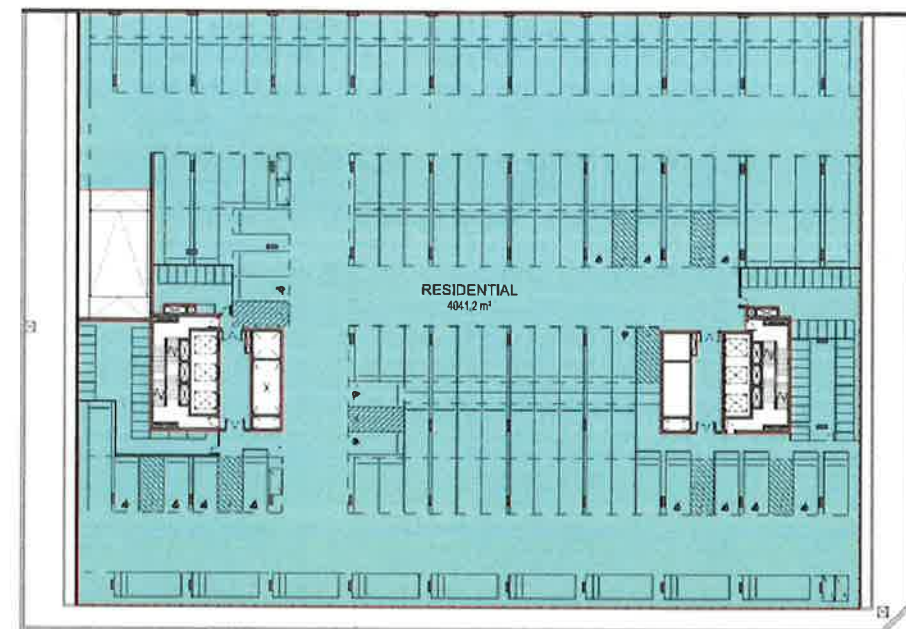
PROJECT NO	DRAWING NO	REVISION
14-022	DA720	C
SCALE @ A1	DATE	DRAWN / CHECKED
1 : 350	05.05.2015	CB TW





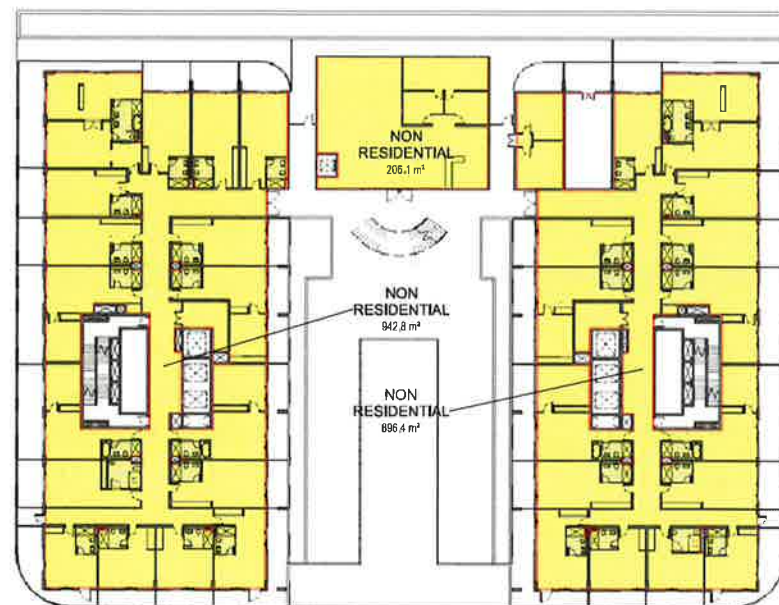
1 LEVEL 3
1 : 350

TYPE	AREA
RESIDENTIAL	3597.1 m²
NON RESIDENTIAL	297.1 m²
NON RESIDENTIAL	407.0 m²
NON RESIDENTIAL	57.2 m²
NON RESIDENTIAL	260.0 m²
TOTAL	4618.5 m²



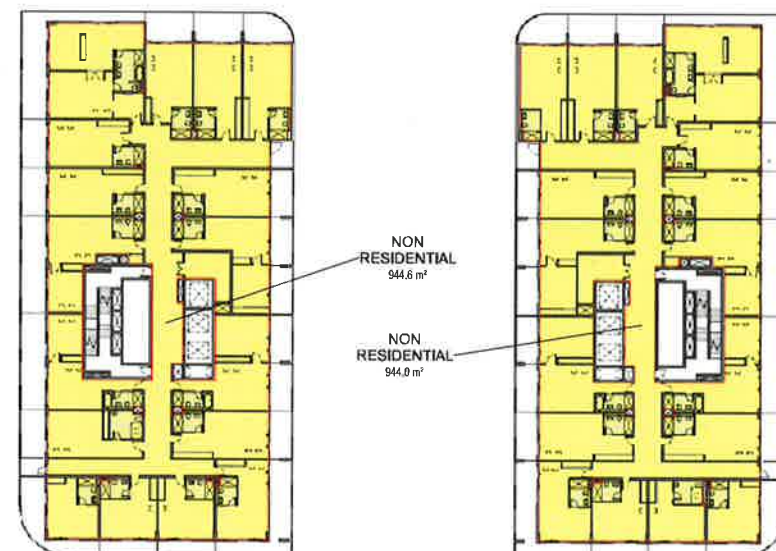
2 LEVEL 4
1 : 350

TYPE	AREA
RESIDENTIAL	4041.2 m²
TOTAL	4041.2 m²



3 LEVEL 5
1 : 350

TYPE	AREA
NON RESIDENTIAL	942.8 m²
NON RESIDENTIAL	206.1 m²
NON RESIDENTIAL	896.4 m²
TOTAL	2045.3 m²



4 LEVEL 7
1 : 350

TYPE	AREA
NON RESIDENTIAL	944.6 m²
NON RESIDENTIAL	944.0 m²
TOTAL	1888.6 m²

NON RESIDENTIAL
RESIDENTIAL

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	REVISED LEVEL 2 + 3 CAR PARK LEVEL GFA	12.03.2015
C	REVISED LEVEL 4 CAR PARK GFA	02.04.2015
D	AMENDED DRAWINGS TO ADDRESS JRPP COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
GFA DIAGRAMS SHEET 2

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA721	D	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 350	05.05.2015	CB	TW





1 21ST JUNE 9AM
1 : 2000



2 21ST JUNE 10AM
1 : 2000



3 21ST JUNE 11AM
1 : 2000



4 21ST JUNE 12PM
1 : 2000

= Building envelope complying with LEP Height of Buildings control (Clause 4.3 and 8.9)

NOTE:
SHADOWS DIAGRAMS ARE TO EASTERN STANDARD TIME UNLESS STATED OTHERWISE

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RF1	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST JUNE
SHEET 1

PROJECT NO	DRAWING NO	REVISION
14-022	DA740	B
SCALE @ A1	DATE	DRAWN
1 : 2000	20.11.2014	CB
		CHECKED
		TW





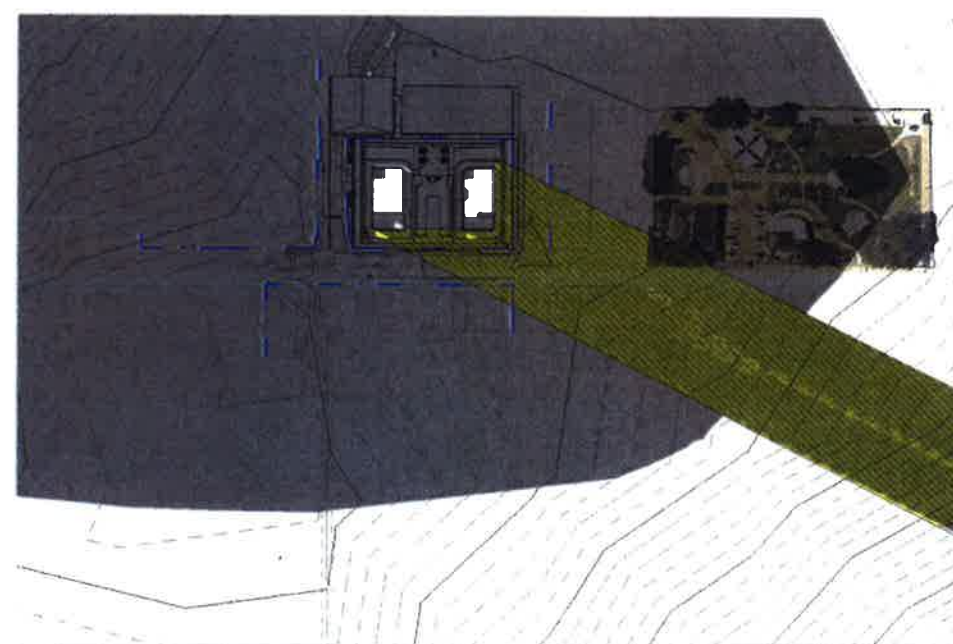
1 21ST JUNE 1PM
DA741 1 : 2000



2 21ST JUNE 2PM
DA741 1 : 2000



3 21ST JUNE 3PM
DA741 1 : 2000



4 21ST JUNE 4PM
DA741 1 : 2000

= Building envelope complying with LEP Height of Buildings control (Clause 4.3 and 8.9)

NOTE:
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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST JUNE
SHEET 2

PROJECT NO	DRAWING NO	REVISION	
14-022	DA741	B	
SCALE = A1	DATE	DRAWN	CHECKED
1 : 2000	20.11.2014	CB	TW





1 21ST MARCH/SEPTEMBER 9AM
DA742 1 : 2000



2 21ST MARCH/SEPTEMBER 10AM
DA742 1 : 2000



3 21ST MARCH/SEPTEMBER 11AM
DA742 1 : 2000



4 21ST MARCH/SEPTEMBER 12PM
DA742 1 : 2000

= Building envelope complying with LEP Height of Buildings control (Clause 4.3 and 8.9)

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RP1	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST
MARCH/SEPTEMBER SHEET 1

PROJECT NO	DRAWING NO	REVISION
14-022	DA742	B
SCALE: 1:2000	DATE: 20.11.2014	DRAWN: CB
		CHECKED: TW





1 21ST MARCH/SEPTEMBER 1PM
DA743 1 : 2000



2 21ST MARCH/SEPTEMBER 2PM
DA743 1 : 2000



3 21ST MARCH/SEPTEMBER 3PM
DA743 1 : 2000



4 21ST MARCH/SEPTEMBER 4PM
DA743 1 : 2000



5 21ST MARCH/SEPTEMBER 5PM
DA743 1 : 2000

■ = Building envelope complying with
LEP Height of Buildings control
(Clause 4.3 and 8.9)

NOTE:
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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
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PROJECT
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108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

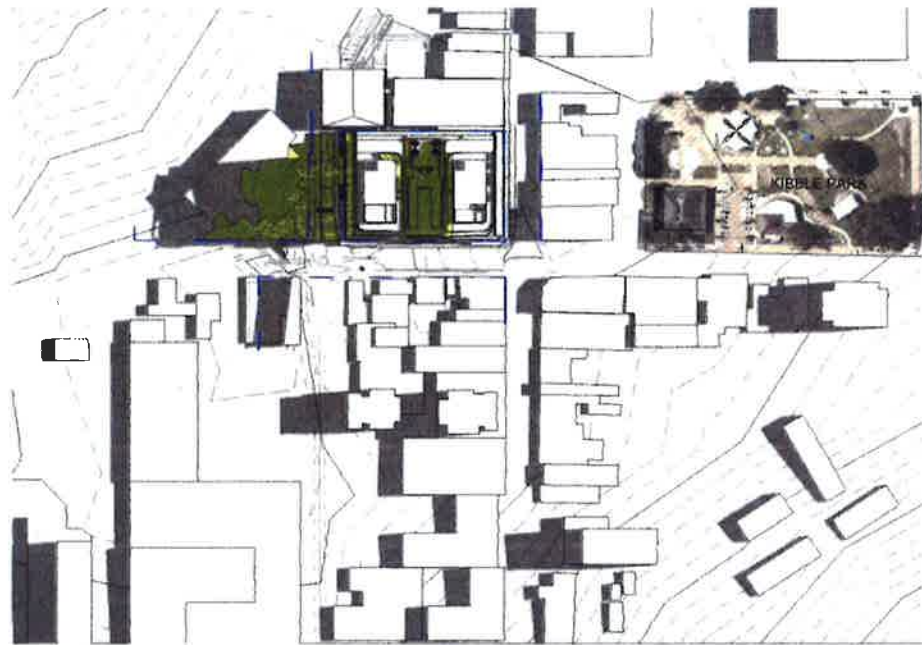
CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST
MARCH/SEPTEMBER SHEET 2

PROJECT NO	DRAWING NO	REVISION
14-022	DA743	B
SCALE: 47' AT	DATE	DRAWN
1 : 2000	20.11.2014	CB
		CHECKED
		TW

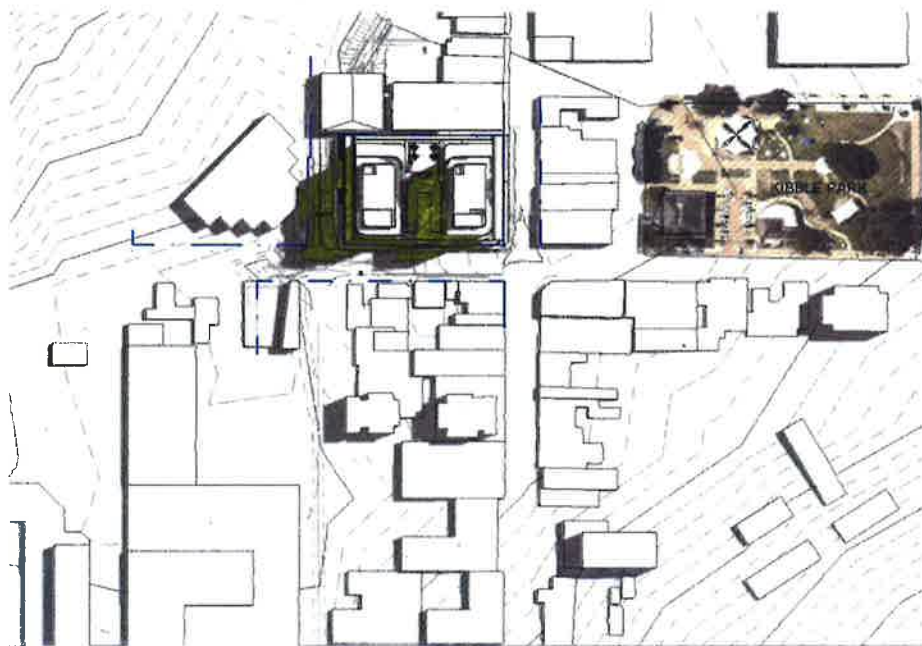




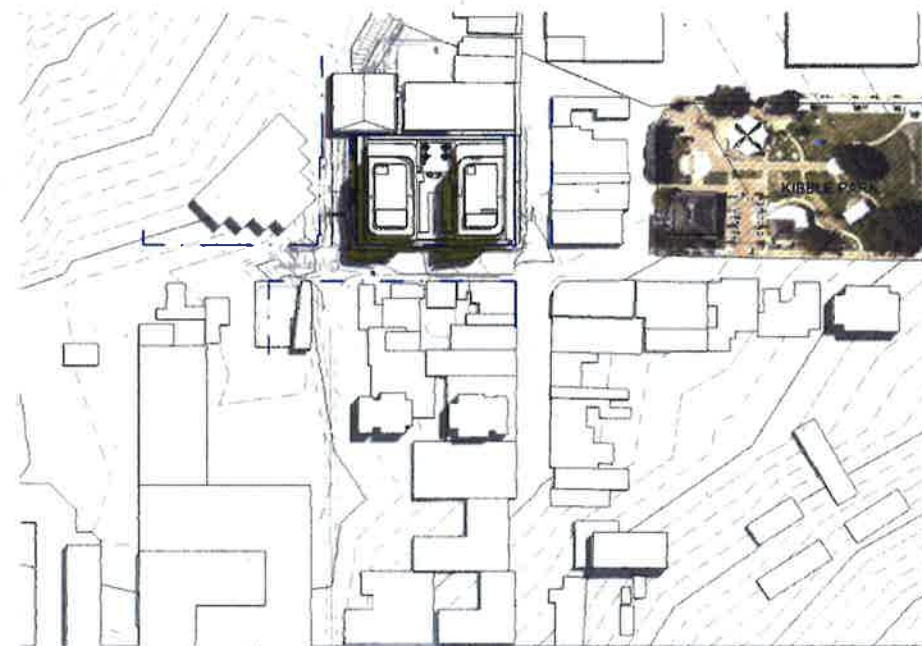
1 21ST DECEMBER 8AM (9AM AEDT)
1 : 2000



2 21ST DECEMBER 9AM (10AM AEDT)
1 : 2000



3 21ST DECEMBER 10AM (11AM AEDT)
1 : 2000



4 21ST DECEMBER 11AM (12PM AEDT)
1 : 2000

= Building envelope complying with LEP Height of Buildings control (Clause 4.3 and 8.9)

NOTE:
SHADOWS DIAGRAMS ARE TO EASTERN STANDARD TIME UNLESS STATED OTHERWISE

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

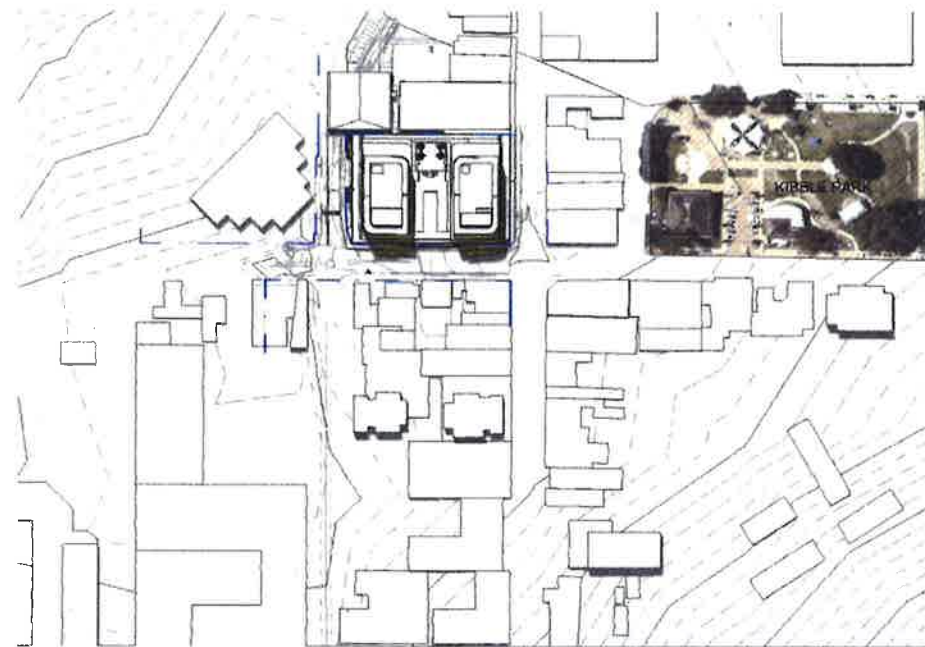
CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST
DECEMBER SHEET 1

PROJECT NO	DRAWING NO	REVISION	
14-022	DA744	B	
SCALE @ A1	DATE	DRAWN	CHECKED
1 : 2000	20.11.2014	CB	TW





1 21ST DECEMBER 12PM (1PM AEDT)
1 : 2000



2 21 DECEMBER 1PM (2PM AEDT)
1 : 2000



3 21ST DECEMBER 2PM (3PM AEDT)
1 : 2000



4 21ST DECEMBER 3PM (4PM AEDT)
1 : 2000



5 21ST DECEMBER 4PM (5PM AEDT)
1 : 2000



6 21ST DECEMBER 5PM (6PM AEDT)
1 : 2000

NOTE:
SHADOWS DIAGRAMS ARE TO EASTERN STANDARD TIME UNLESS STATED OTHERWISE

 = Building envelope complying with LEP Height of Buildings control (Clause 4.3 and 8.9)

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RF1	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L



DRAWING
SHADOW DIAGRAMS 21ST
DECEMBER SHEET 2

PROJECT NO	DRAWING NO	REVISION
14-022	DA745	B
SCALE @ A1	DATE	DRAWN
1 : 2000	20.11.2014	CB
		CHECKED
		TW

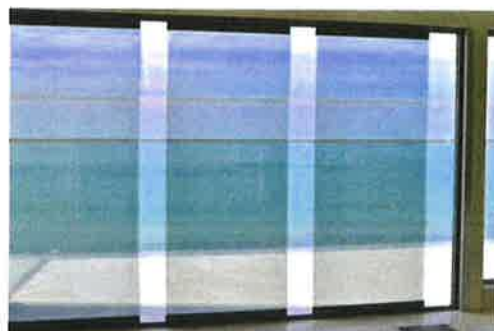




Material tag: P-01
Element: EXTERNAL WALL - RESIDENTIAL TOWERS
Finish: HIGH BUILD PAINT - "DULUX BLUE PRINT P37B8" OR SIMILAR



Material tag: PC-01
Element: WINDOWS AND DOORS - RESIDENTIAL TOWERS
Finish: POWDER COAT - "INTENSITY STORM 90089584 DURATEC X15" OR SIMILAR



Material tag: WS-01
Element: WIND SCREENS HOTEL AND RESIDENTIAL TOWERS
Finish: TUFFEN GLASS



Material tag: BAL-01
Element: BALUSTRADES HOTEL AND RESIDENTIAL TOWERS
Finish: HIGH BUILD PAINT - "DULUX WHITE SUNDAY ISLAND PN2A2" OR SIMILAR



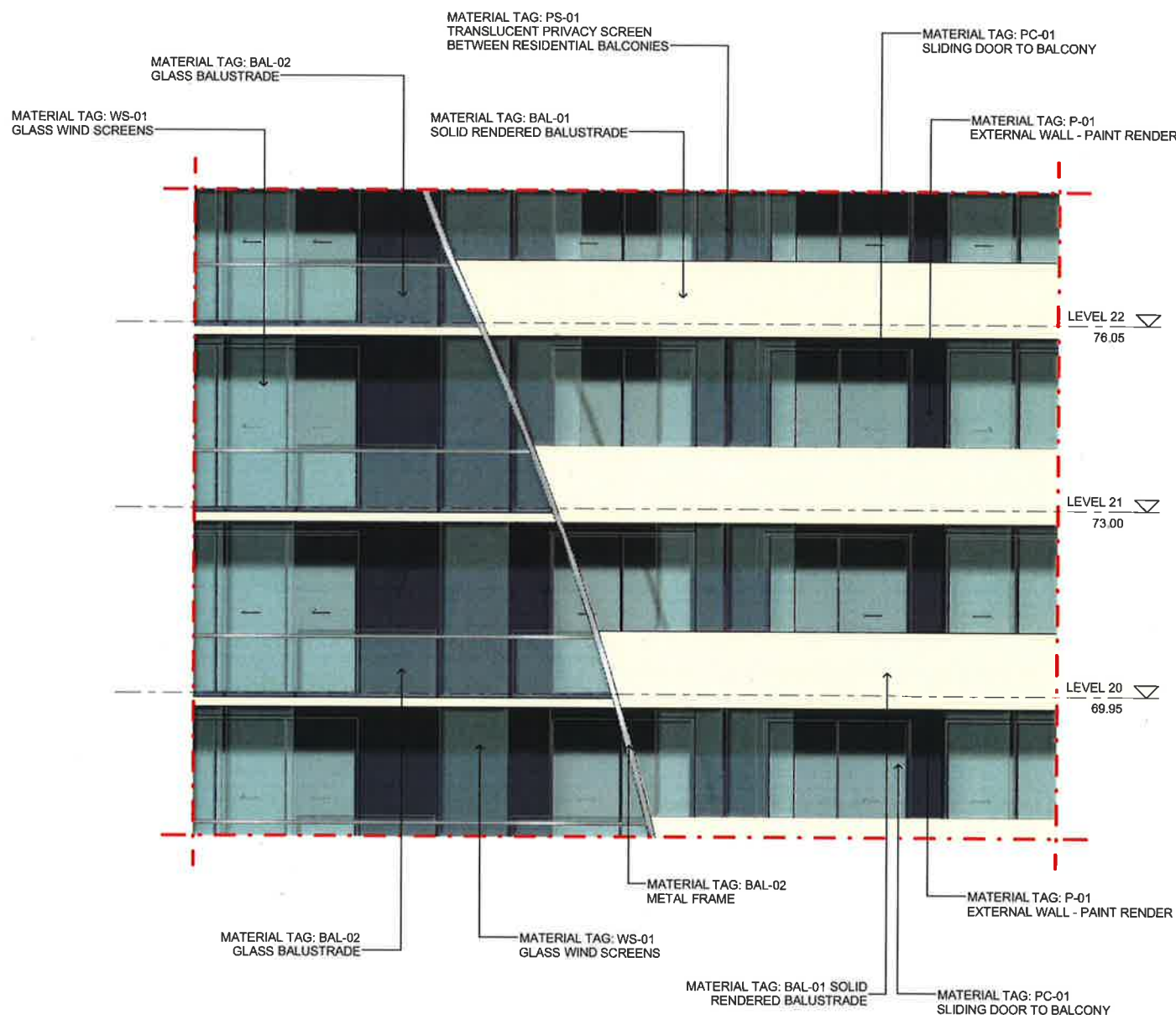
Material tag: BAL-02
Element: BALUSTRADES HOTEL AND RESIDENTIAL TOWERS
Finish: POWDER COAT - "NATURAL SILVER" 7365K DURATEC X15" OR SIMILAR & TUFFEN GLASS



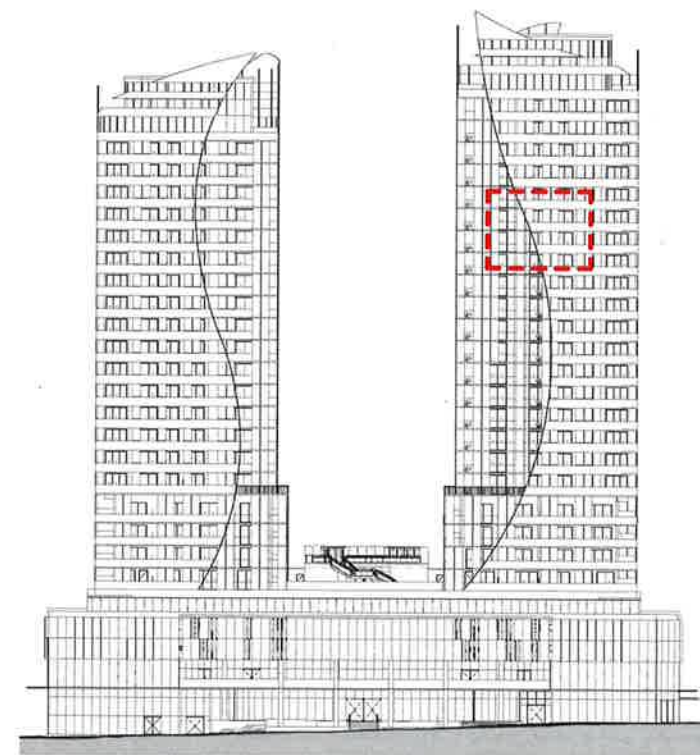
Material tag: P-03
Element: BALUSTRADES AND COLUMNS
Finish: HIGH BUILD PAINT - "DULUX WHITE SUNDAY ISLAND PN2A2" OR SIMILAR



Material tag: PS-01
Element: PRIVACY SCREEN - HOTEL AND RESIDENTIAL TOWERS
Finish: TRANSLUCENT GLASS



1 South Elevation - Detail A
1 : 50



2 South Elevation - Detail A - Reference
1 : 500

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Issue	Description	Date
A	DA LODGEMENT	27 08 2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
ELEVATION DETAIL A

PROJECT NO. 14-022
SCALE @ A1 As indicated
DRAWING NO. DA760
DATE 27.08.2014
REVISION A
DRAWN KR
CHECKED TW





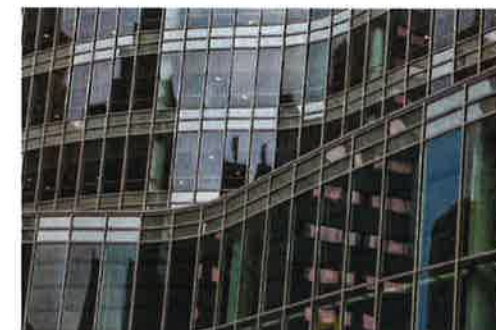
Material tag: P-03
Element: BALUSTRADES AND COLUMNS
Finish: HIGH BUILD PAINT - "DULUX WHITE SUNDAY ISLAND PN2A2" OR SIMILAR



Material tag: CP-01
Element: EXTERNAL WALL PODIUM CARPARK
Finish: APPLIED FINISH - "KEIM EXCLUSIV 9576" OR SIMILAR



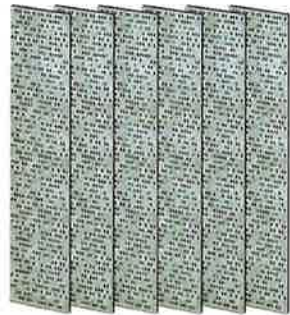
Material tag: SS-01
Element: EXTERNAL WALL PODIUM CARPARK
Finish: POWDER COAT - "NATURAL SILVER 7365K DURATEC X15" OR SIMILAR



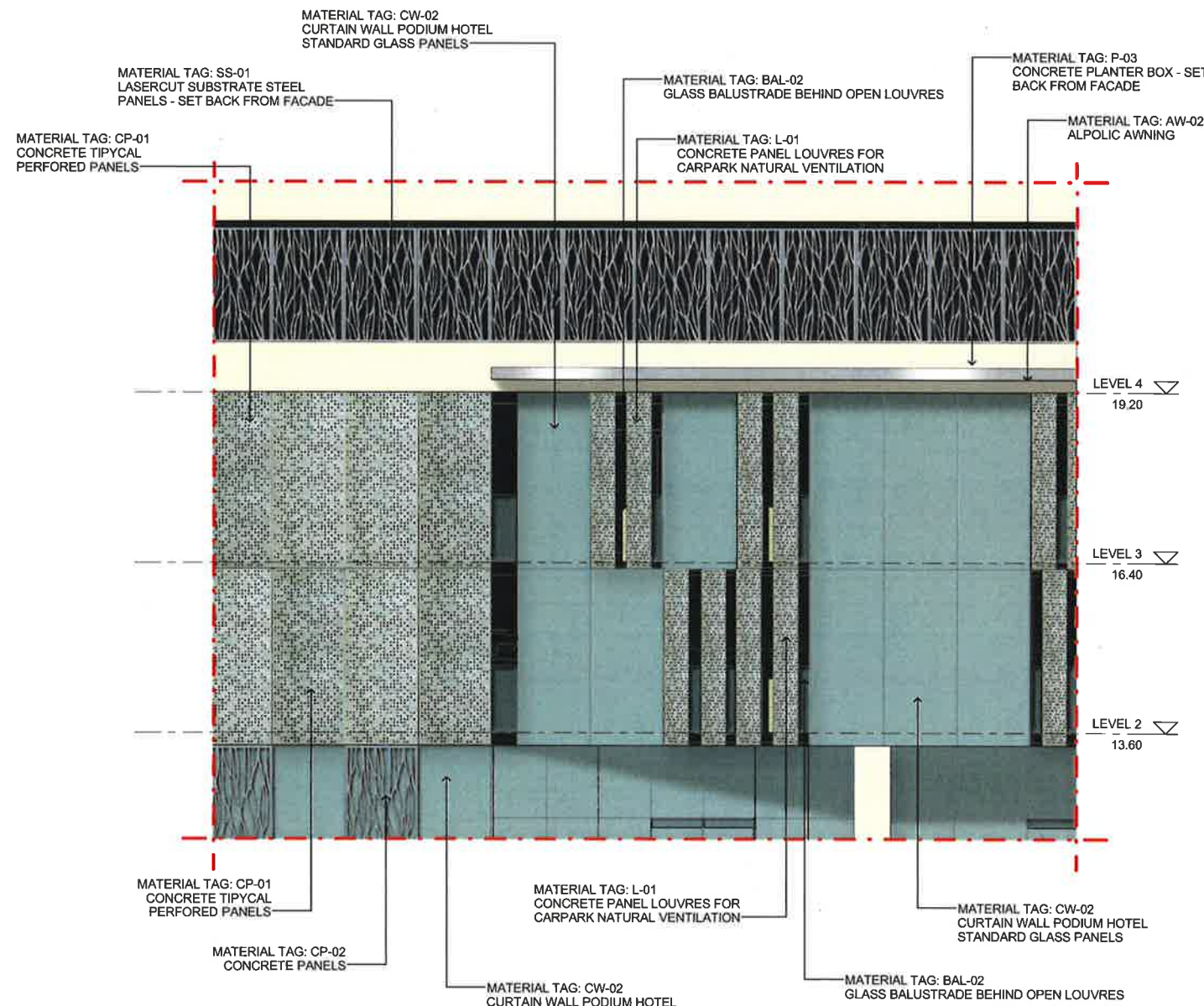
Material tag: CW-02
Element: CURTAIN WALL PODIUM HOTEL
Finish: POWDER COAT - "INTENSITY STORM 90089584 DURATEC X15" OR SIMILAR & GLASS "VIRIDIAN NATURAL 59" OR SIMILAR



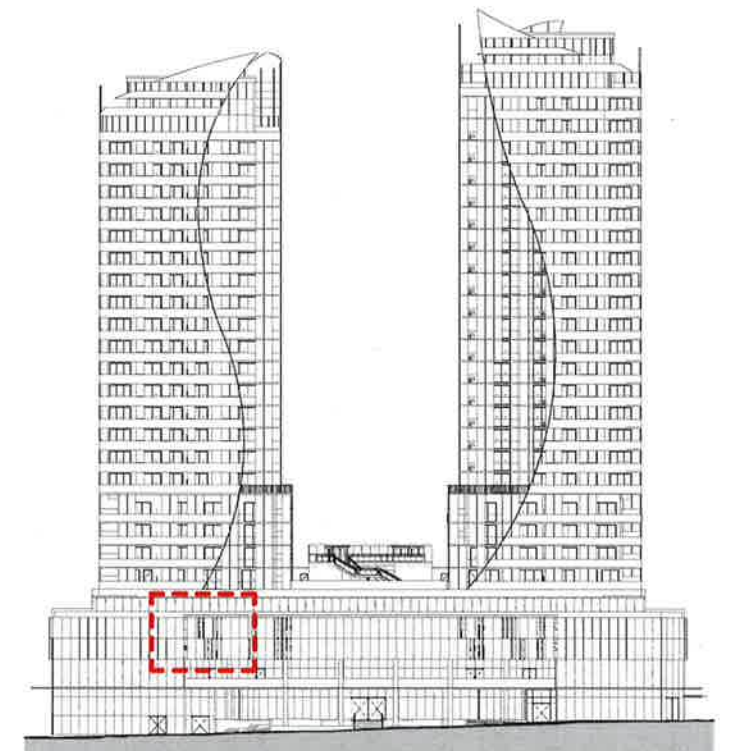
Material tag: AW-02
Element: CARPARK FACADE AWNING
Finish: ALPOLIC



Material tag: L-01
Element: LOUVRES PODIUM CARPARK LEVELS
Finish: APPLIED FINISH - "KEIM EXCLUSIV 9576" OR SIMILAR



1 South Elevation - Detail B
1 : 50



2 South Elevation - Detail B - Reference
1 : 500

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
ELEVATION DETAIL B

PROJECT NO 14-022
DRAWING NO DA761
SCALE @A1 As indicated
DATE 27.08.2014
REVISION A
DRAWN BY Author
CHECKED BY TW





Material tag: P-03
Element: BALUSTRADES AND COLUMNS
Finish: HIGH BUILD PAINT - "DULUX WHITE SUNDAY ISLAND PN2A2" OR SIMILAR



Material tag: CP-01
Element: EXTERNAL WALL PODIUM CARPARK
Finish: APPLIED FINISH - "KEIM EXCLUSIV 9576" OR SIMILAR



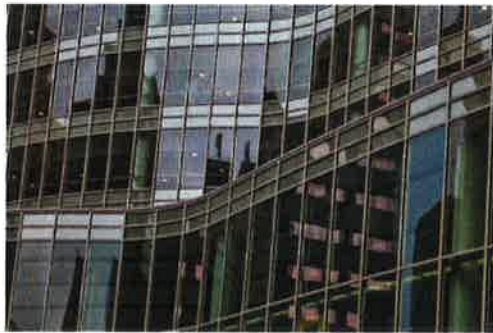
Material tag: SS-01
Element: EXTERNAL WALL PODIUM CARPARK
Finish: POWDER COAT - "NATURAL SILVER 7365K DURATEC X15" OR SIMILAR



Material tag: L-02
Element: LOUVRES PODIUM CARPARK LEVELS
Finish: APPLIED FINISH - "KEIM EXCLUSIV 9576" OR SIMILAR



Material tag: AW-01
Element: HOTEL AND RETAIL AWNING
Finish: "DULUX - MICACEOUS IRON OXIDE" OR SIMILAR & TRANSPARENT GLASS WITH WRIT WORK



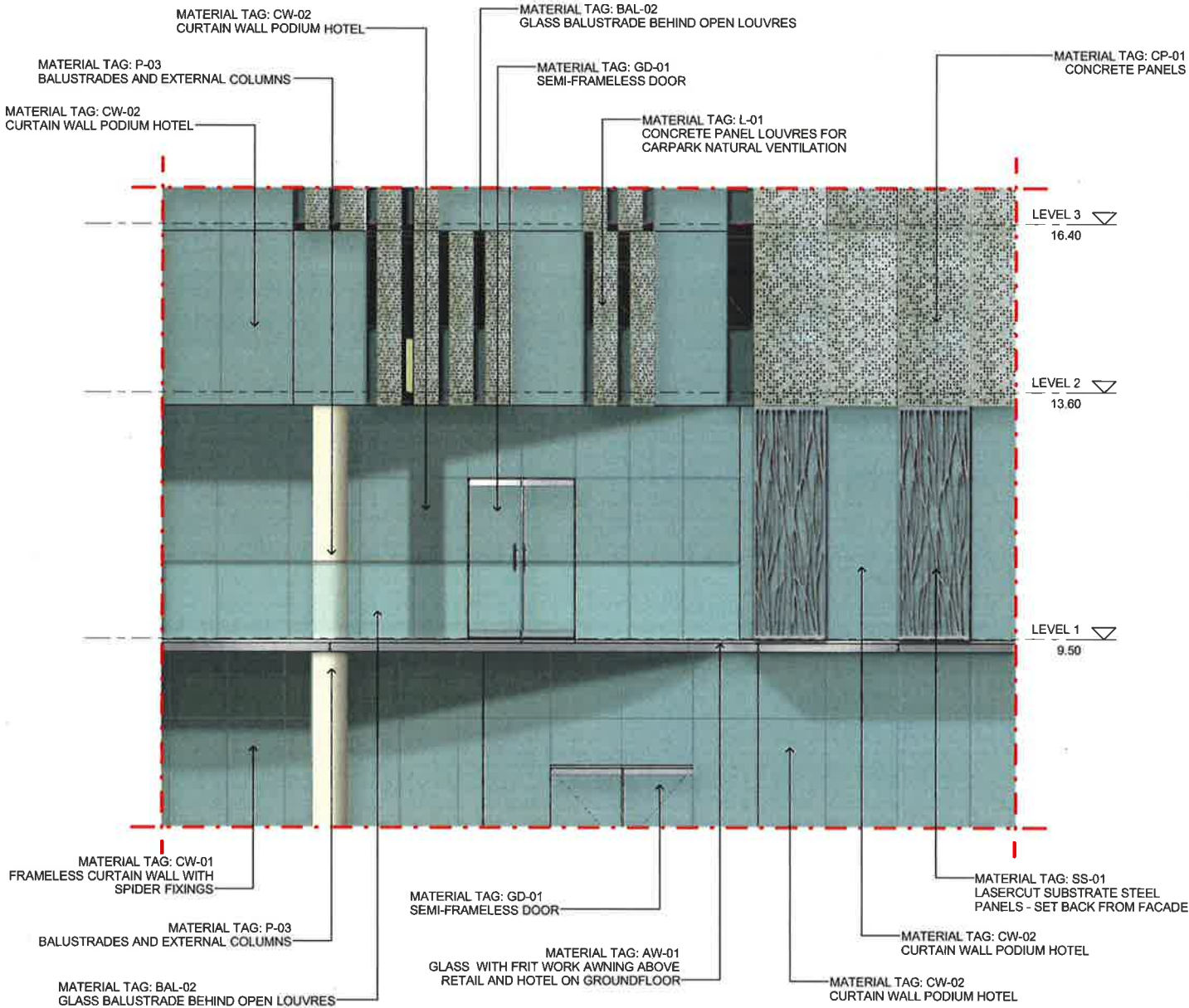
Material tag: CW-02
Element: CURTAIN WALL PODIUM HOTEL
Finish: POWDER COAT - "INTENSITY STORM 90089584 DURATEC X15" OR SIMILAR & GLASS "VIRIDIAN NATURAL 59" OR SIMILAR



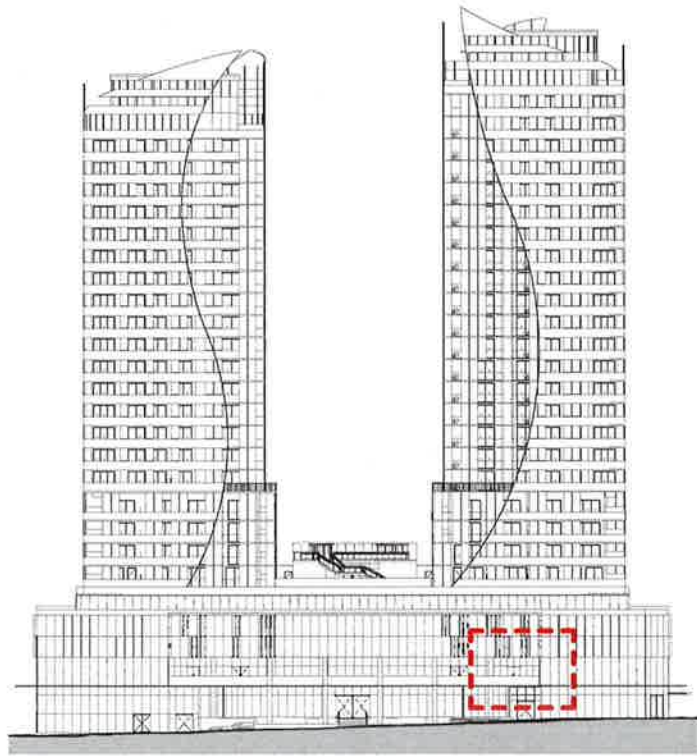
Material tag: CW-01
Element: CURTAIN WALL RETAIL AND HOTEL ENTRANCE
Finish: GLASS - "VIRIDIAN NEUTRAL 59" OR SIMILAR



Material tag: GD-01
Element: DOORS PODIUM HOTEL AND RETAIL
Finish: GLASS - "VIRIDIAN NATURAL 59" OR SIMILAR



1 South Elevation - Detail C
DA762 1 : 50



2 South Elevation - Detail C - Reference
DA762 1 : 500

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Issue	Description	Date
A	DA LODGEMENT	27.08.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
ELEVATION DETAIL C

PROJECT NO	DRAWING NO	REVISION	
14-022	DA762	A	
SCALE @ A1	DATE	DRAWN	CHECKED
As	27.08.2014	KR	TW
indicated			

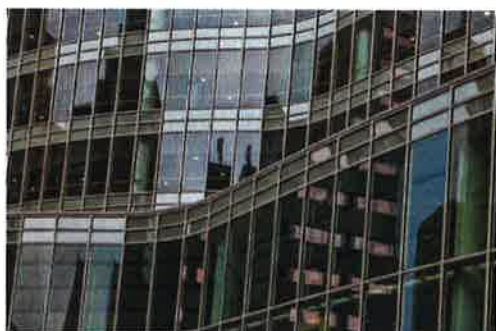




Material tag: P-03
Element: BALUSTRADES AND COLUMNS
Finish: HIGH BUILD PAINT - "DULUX WHITE SUNDAY ISLAND PN2A2" OR SIMILAR



Material tag: SS-01
Element: EXTERNAL WALL PODIUM CARPARK
Finish: POWDER COAT - "NATURAL SILVER 7365K DURATEC X15" OR SIMILAR



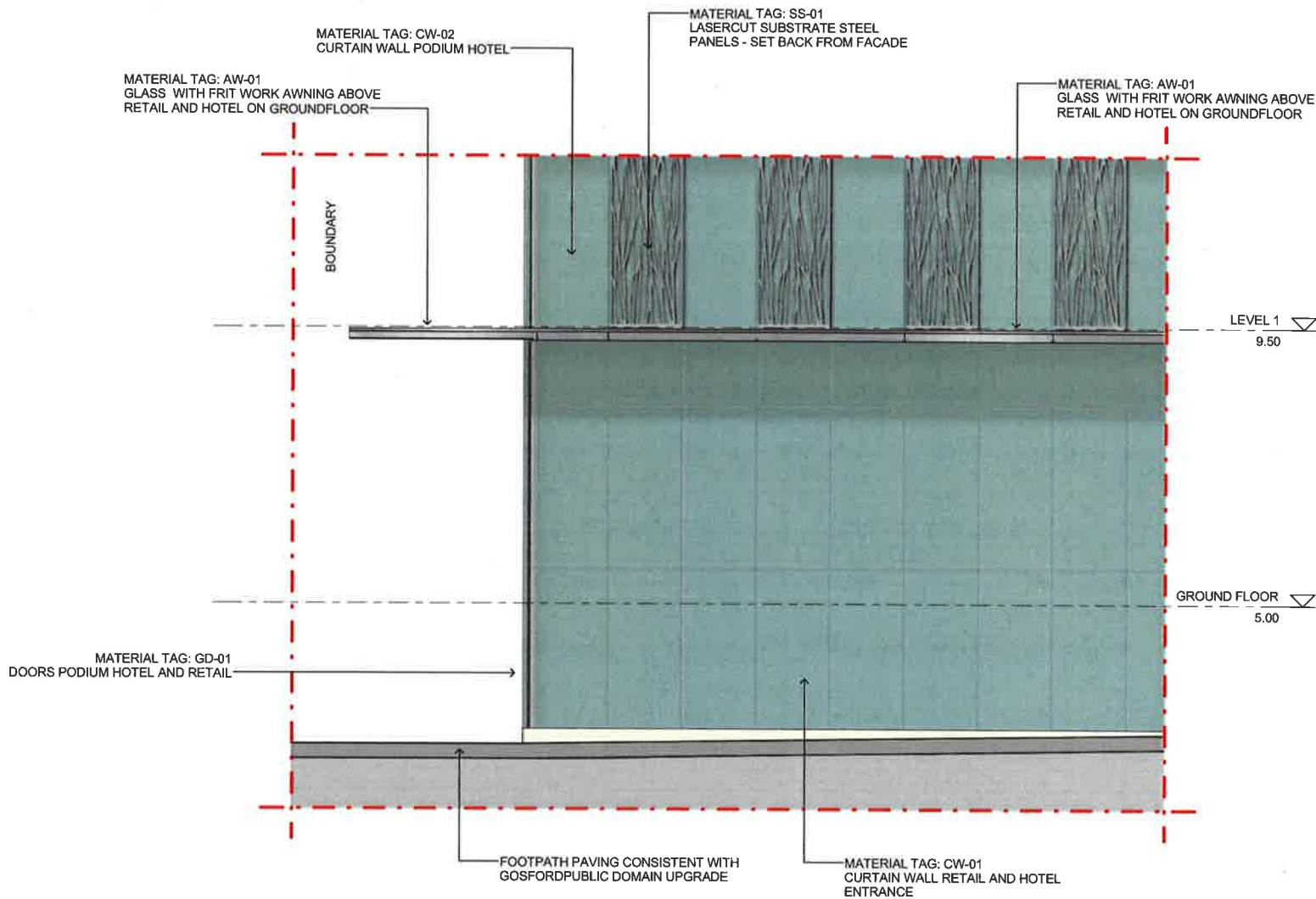
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Finish: POWDER COAT - "INTENSITY STORM 90089584 DURATEC X15" OR SIMILAR & GLASS "VIRIDIAN NATURAL 59" OR SIMILAR



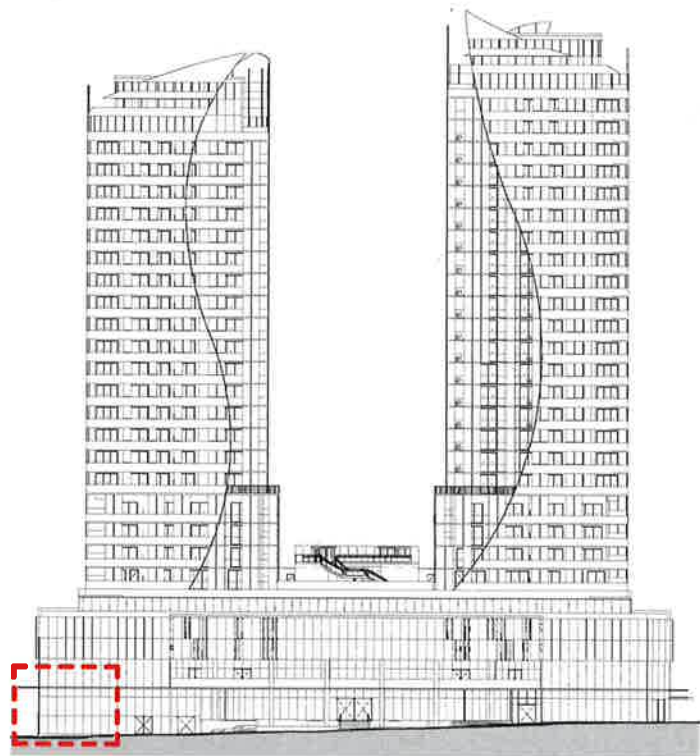
Material tag: GD-01
Element: DOORS PODIUM HOTEL AND RETAIL
Finish: GLASS - "VIRIDIAN NATURAL 59" OR SIMILAR



Material tag: AW-01
Element: HOTEL AND RETAIL AWNING
Finish: "DULUX - MICACEOUS IRON OXIDE" OR SIMILAR & TRANSPARENT GLASS WITH FRIT WORK



1 South Elevation - Detail D
1 : 50



2 South Elevation - Detail D - Reference
1 : 500

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Issue	Description	Date
A	DA LOOGEEMENT	27.08.2014



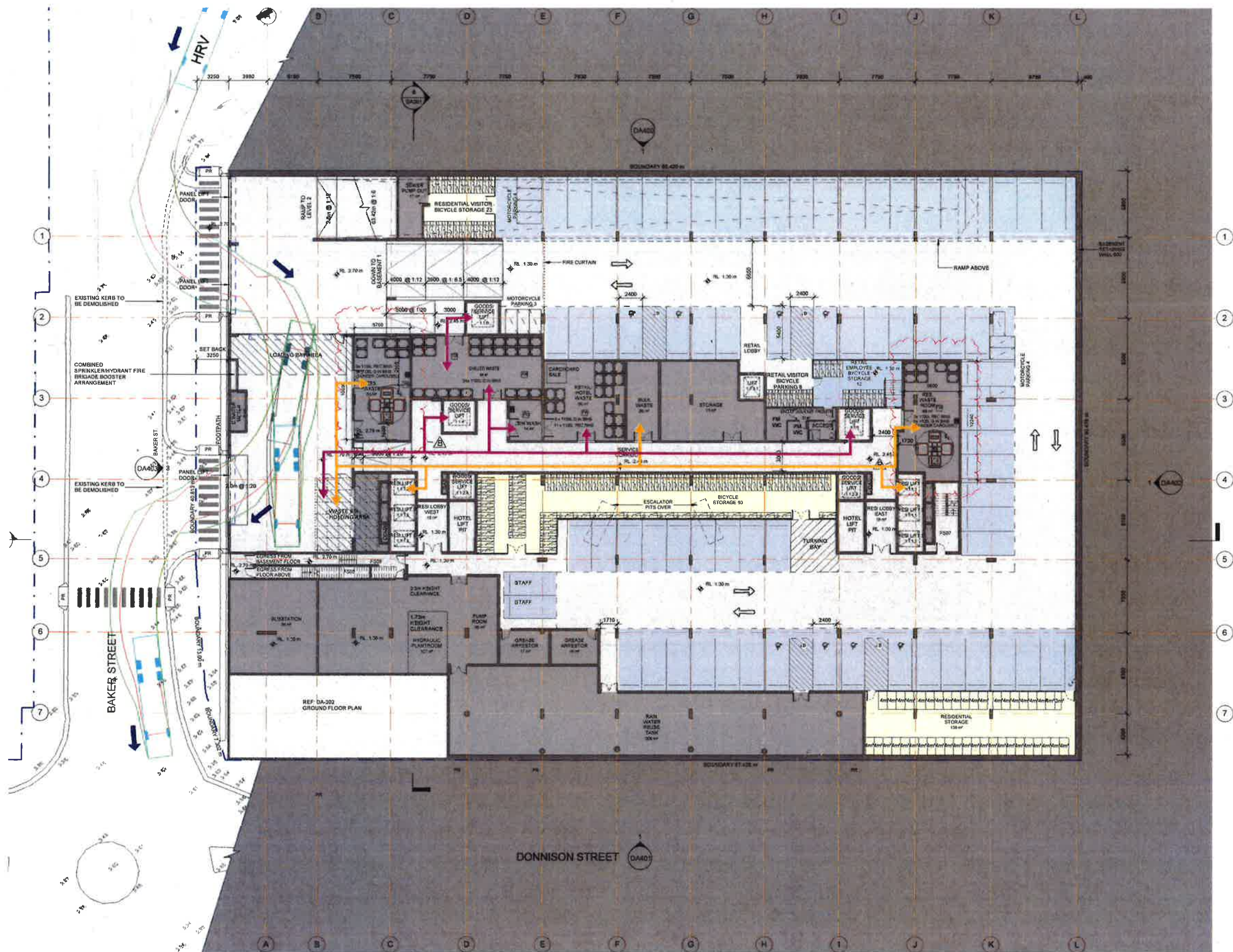
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
ELEVATION DETAIL D

PROJECT NO	DRAWING NO	REVISION	
14-022	DA763	A	
SCALE @ A1	DATE	DRAWN	CHECKED
As	27.08.2014	KR	TW
indicated			





WASTE - MAJOR PATHS OF TRAVEL

- RESIDENTIAL
- HOTEL/ RETAIL

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Issue	Description	Date
A	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



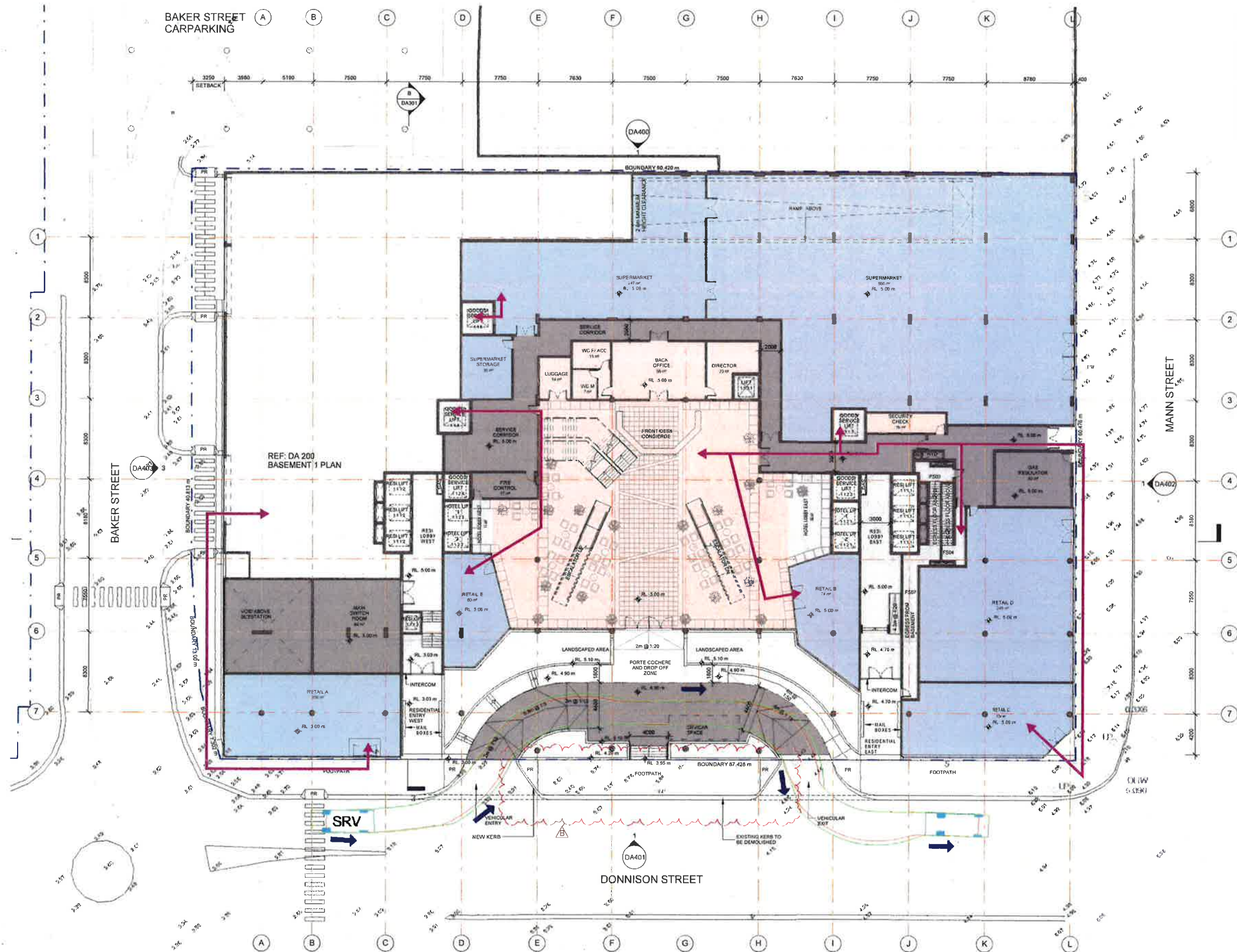
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
WASTE TRAVEL PATHS -
BASEMENT LEVEL

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA770	A
SCALE @ A1	DATE	DRAWN
	20.11.2014	AC
		CHECKED
		TW





WASTE - MAJOR PATHS OF TRAVEL



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Issue	Description	Date
A	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



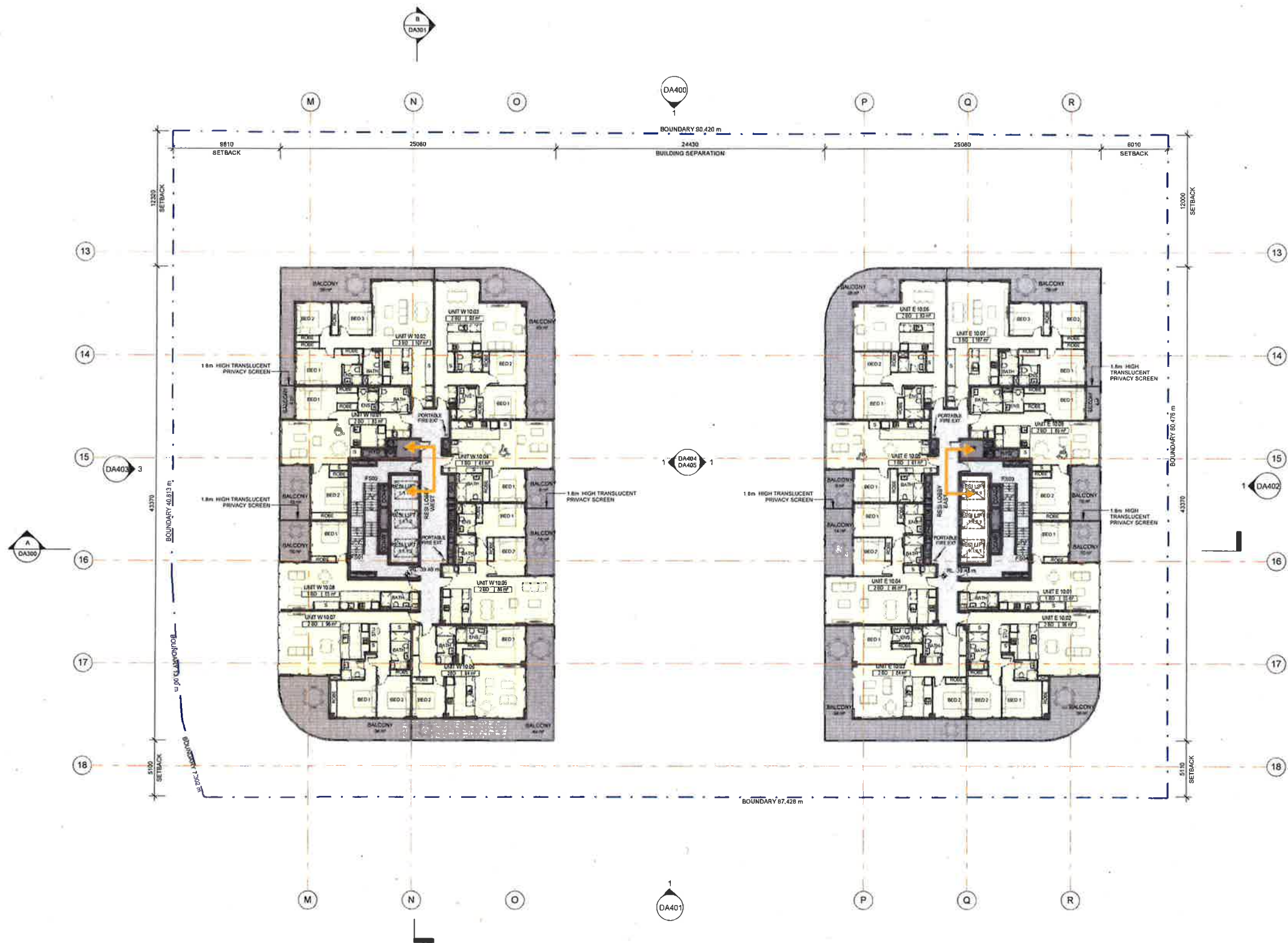
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
WASTE TRAVEL PATHS - GROUND LEVEL

PROJECT NO. 14-022	DRAWING NO. DA771	REVISION A
SCALE: 1:500	DATE 20.11.2014	DRAWN AC
	CHECKED TW	





WASTE - MAJOR PATHS OF TRAVEL

- RESIDENTIAL
- HOTEL/ RETAIL

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Issue	Description	Date
A	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
WASTE TRAVEL PATHS - LEVEL
10-22 (RESIDENTIAL)

PROJECT NO. 14-022	DRAWING NO. DA773	REVISION A
SCALE: 1:50	DATE 20.11.2014	DRAWN AC
		CHECKED TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL RFI	20.11.2014



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PHOTOMONTAGE SHEET 1 - VIEW
FROM DONNISON AND MANN
STREETS

PROJECT NO 14-022	DRAWING NO DA900	REVISION B
SCALE @ A1	DATE 20.11.2014	DRAWN CP
		CHECKED TW





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Issue	Description	Date
A	DA LODGEMENT	27.08.2014
B	FOR INFORMATION IN RESPONSE TO COUNCIL REF	20.11.2014
C	AMENDED DRAWINGS TO ADDRESS JRPP COMMENTS	05.05.2015



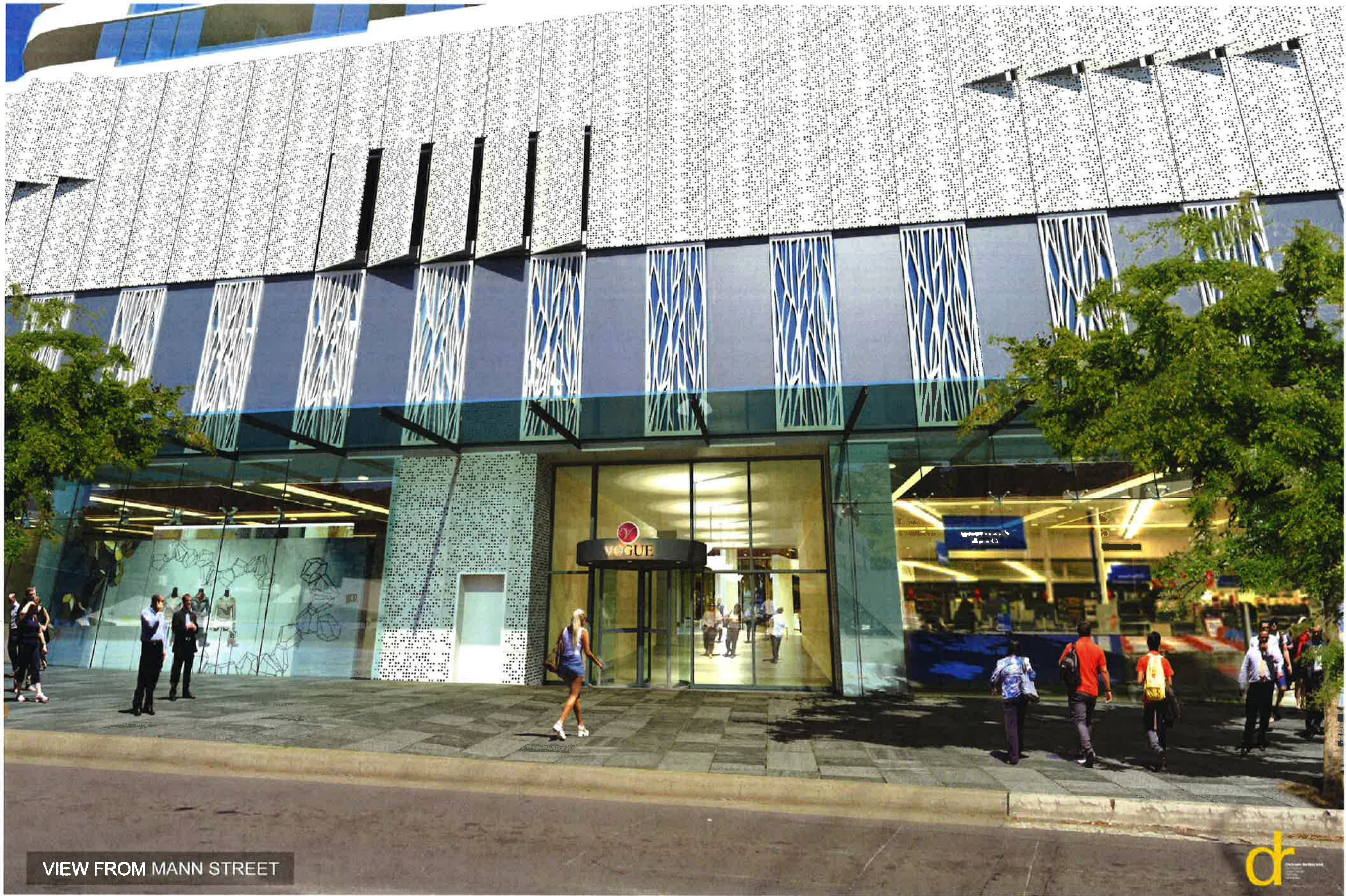
PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PHOTOMONTAGE SHEET 2 - VIEW
FROM CORNER BAKER AND
DONNISON STREETS

PROJECT NO.	DRAWING NO.	REVISION	
14-022	DA901	C	
SCALE @ A1	DATE	DRAWN	CHECKED
	05.05.2015	CP	TW





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Issue	Description	Date
A	AMENDED DRAWINGS TO ADDRESS JRPB COMMENTS	05.05.2015



PROJECT
MARINERS PLAZA
108 - 118, 120A MANN ST.
GOSFORD, 2250 NSW

CLIENT
GOSFORD CITY DEVELOPMENT P/L

DRAWING
PHOTOMONTAGE SHEET 3 -
HOTEL ENTRY (VIEW FROM MANN
STREET)

PROJECT NO.	DRAWING NO.	REVISION
14-022	DA902	A
SCALE @ A1:	DATE	DRAWN
	05.05.2015	CP
		CHECKED
		AC





MARINERS PLAZA

MARINERS PLAZA



108 - 118 MANN STREET, GOSFORD NSW
MIXED USE DEVELOPMENT
LANDSCAPE DA PACKAGE

PROJECT NUMBER 60327943
ISSUE 'A' AUGUST 2014

GOSFORD CITY
DEVELOPMENT PTY. LTD.

FOR DEVELOPMENT APPLICATION

AECOM

Mariners Plaza
108 - 118 Mann Street, Gosford NSW
Landscape Development Application Package

Prepared by
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ABN 20 093 846 925
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Quality Information;
Project Number; 60327943
Prepared by; Frank Ciancio
Reviewed by; Benjamin Newell

CLIENT:
GOSFORD CITY DEVELOPMENT
PTY. LTD.
ABN 78 166 910 336

ARCHITECT:
DICKSON ROTHSCHILD
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MILLERS POINT, NSW 2000
T +612 9252 2215
E ndickson@dicksonrothschild.com.au
ABN 35 134 2237 540

Revision history

Revision	Date Issued	Authorised Name / Position	Signature
A - For Development Application	26/08/2014	Frank Ciancio, Principal Landscape Architect	

Drawings

Drawing Number	Drawing Name
DA00	Contents
DA01	Site Context
DA02	Landscape Plan: Ground Floor
DA03	Landscape Plan: Level 1
DA04	Landscape Plan: Level 4
DA05	Landscape Plan: Level 5
DA06	Landscape Plan: Level 6
DA07	Landscape Plan: Level 9
DA08	Landscape Plan: Level 26
DA09	Landscape Plan: Level 28
DA10	Landscape Sections
DA11	Landscape Sections
DA12	Landscape Sections
DA13	Materials and Planting Palette
DA14	Materials and Planting Palette
DA15	Character Images
DA16	Character Images

PURPOSE AND CONTEXT

This document sets out the vision and design principles for the landscape concept for 108-118 Mann Street, Gosford NSW.

The document is to be used for the purpose of obtaining development approval from Gosford City Council for the landscape works to the following:

- Ground Floor – Hotel Entry and Streetscape
- Level 1 – Restaurant Terrace Winter Garden
- Level 4 – Car Park Planting
- Level 5 – Pool Deck and Gymnasium
- Level 8 – Residential Terrace
- Roof Top – Communal Open Space

The proposed development site is located within Gosford's central business district, and has easy access to the city's main amenities and key destinations. The site also has commanding views over the adjacent Brisbane Water to the south and abundant surrounding national parks and state forest which contain the city.

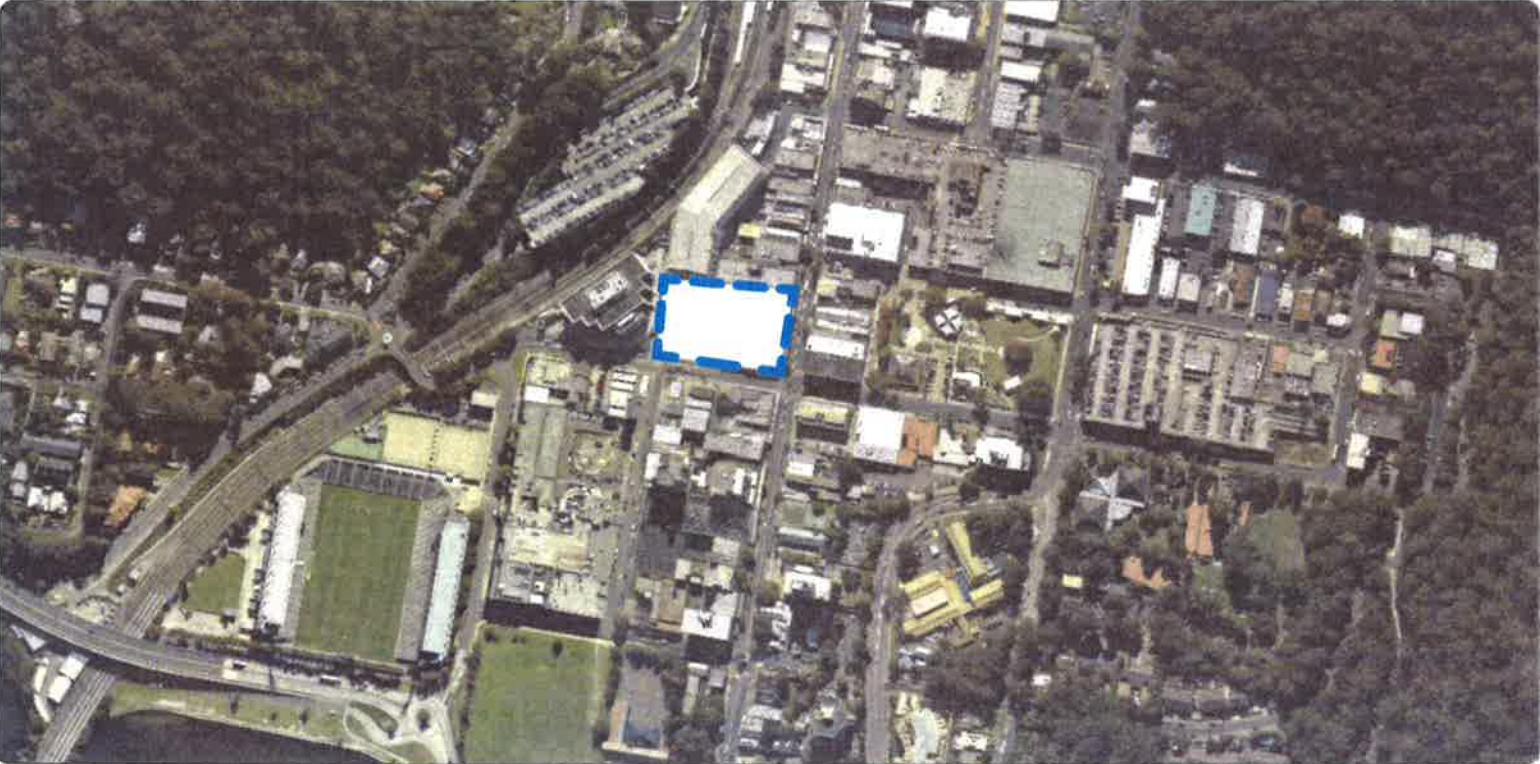
LANDSCAPE INTENT

The primary theme behind the landscape design for 108-188 Mann Street in Gosford is to combine organic shapes with strong patination to offset the rigid architectural built form. The outdoor spaces, or rooms, have been designed not only as functional spaces, but also for viewing down upon from the tower's outdoor terraces above.

These outdoor spaces provide an opportunity to create a number of functional and visual areas that respond to the varying practical requirements outlined in the brief. This includes the creation of an arrival landscape for the hotel lobby entry to providing comfortable and functional spaces associated with the pool deck and roof top communal spaces.

Overall the landscape design ensures functionality is maintained year round while integrating privacy for residents and hotel users through a variety of robust and low maintenance materials and planting types.

LOCATION PLAN



 AREA SUBJECT TO THIS DEVELOPMENT APPROVAL

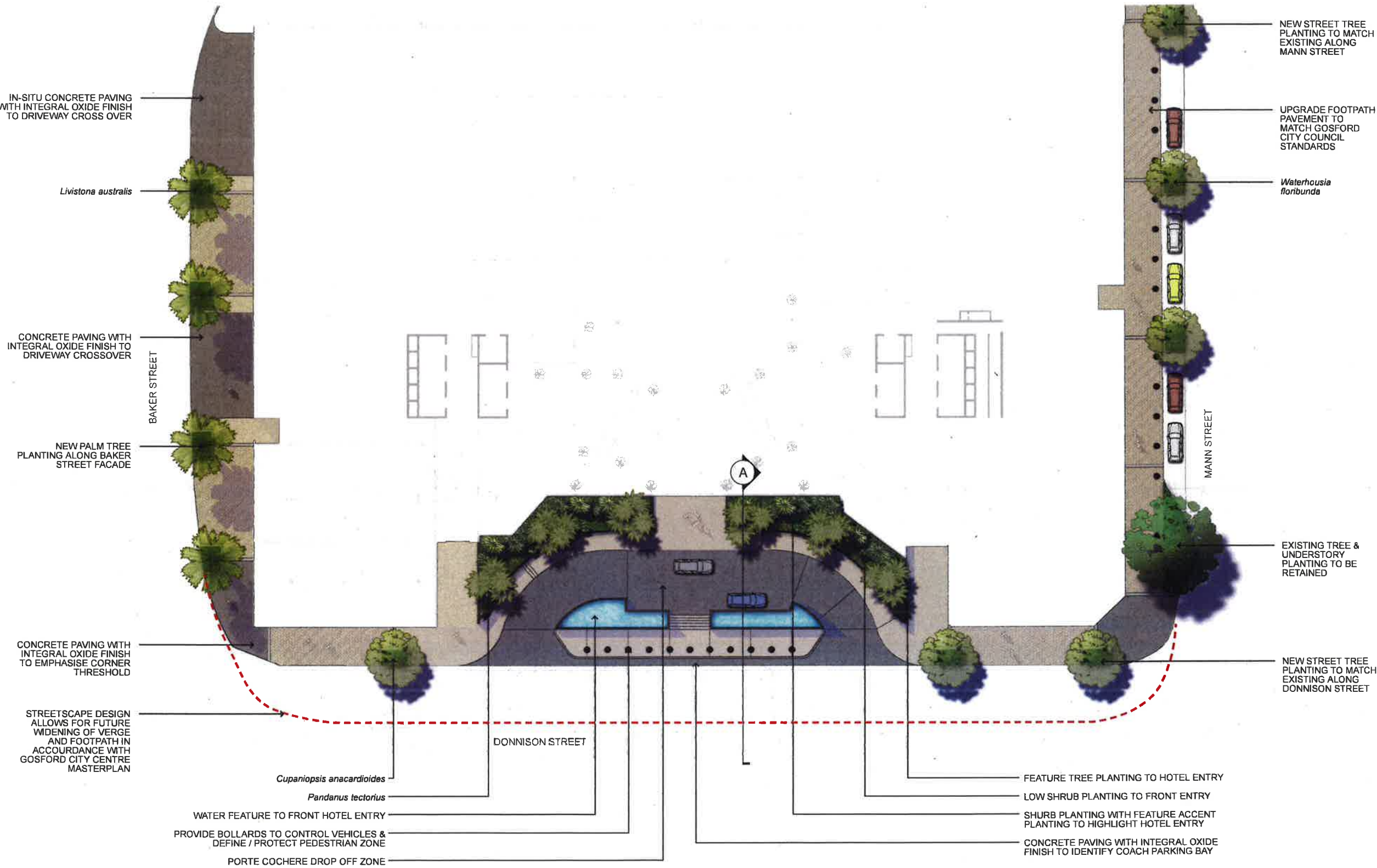
GROUND FLOOR DESIGN INTENT

Ground floor landscape has been designed to provide an arrival to the hotel lobby entry, while integrating the development with the surrounding urban context.

The vehicle entry to the is emphasised from Donnison Street by the incorporation of a central water feature before arriving at the porte cochere, where a tropical array of understorey and feature accent and tree planting defines hotel lobby.

The streetscape surrounding the development will be upgraded to reflect the existing Gosford City Centre pavement palette and ensure integration with the surrounding urban context. High quality in-situ concrete pavement highlights will be provided to the corner thresholds. Vehicular zones of the driveway crossovers and coach parking bay will also be defined as a concrete pavement treatment to provide visual differentiation and a robust and high quality finish to these areas.

Street tree planting has been incorporated along Donnison and Mann Streets to match existing, while palm trees (*Livistona australis*) are proposed for Baker Street to provide scale and to assist with screen the building facade.



LEVEL 1 DESIGN INTENT

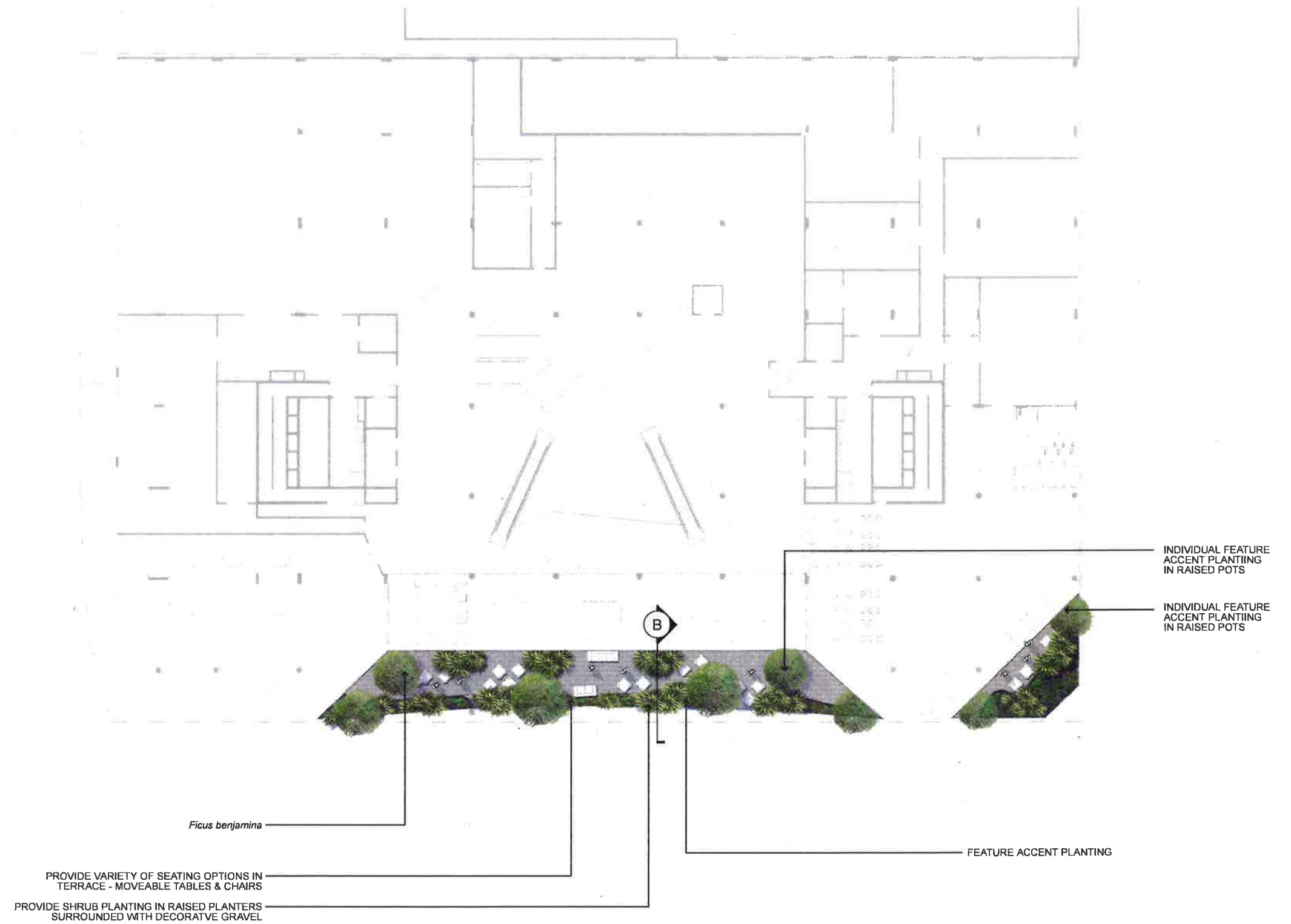
A variety of planting types are proposed for the Restaurant Terrace Winter Garden to ensure it creates an atmospheric and intimate landscape within the terrace.

The proposed species selection ensures robust planting suitable for use indoors. All planting will be in either raised planters or individual pots to provide variation and flexibility in their arrangement.

A variety of plant species have been selected to provide height, scale, varying colour and foliage differentiation throughout the year. Bamboo planting (*Bambusa textilis* var. *gracilis*) provides a backdrop to the outer edges of the terrace supported by floor to ceiling height timber trellis structure.

Small trees (*Ficus benjamina*) in raised pots are proposed to define spaces within the Terrace, as well as a create a glossy foliage colour. Feature accent planting is proposed in containers to provide highlight colour and foliage to the understorey. The proposed surface treatment surrounding the planting areas (non-trafficable) will consist of a coarse decorative gravel, defining the planting and trafficable / pedestrian zones.

The Terrace will also provide a variety of options for seating arrangements and flexibility, catering for a number of groups.



LEVEL 4 DESIGN INTENT

The proposed Level 4 car park has been designed provide visual amenity from street-level and as a landscape to be viewed upon from the outdoor terraces of the residential towers.

From street-level, the proposed planting to the Level 4 raised planter provides a visual buffer around the perimeter of the building, screening the car park structure. A vegetated 'band' of planting cascades down the façade, concealing the raised planter. Evergreen canopy tree planting (*Cupaniopsis anacardioides*) surrounds the building on the eastern and western sides, to help conceal the car park level and to provide height and scale to the building façade.

Viewed from above, the raised planters are organically shaped to provide interest and visual amenity. A coarse decorative gravel edge further defines the organic shapes and contrasts with the planting.

Accent planting is provided along the southern edge of the building to provide definition, form and colour along the narrower raised planter.

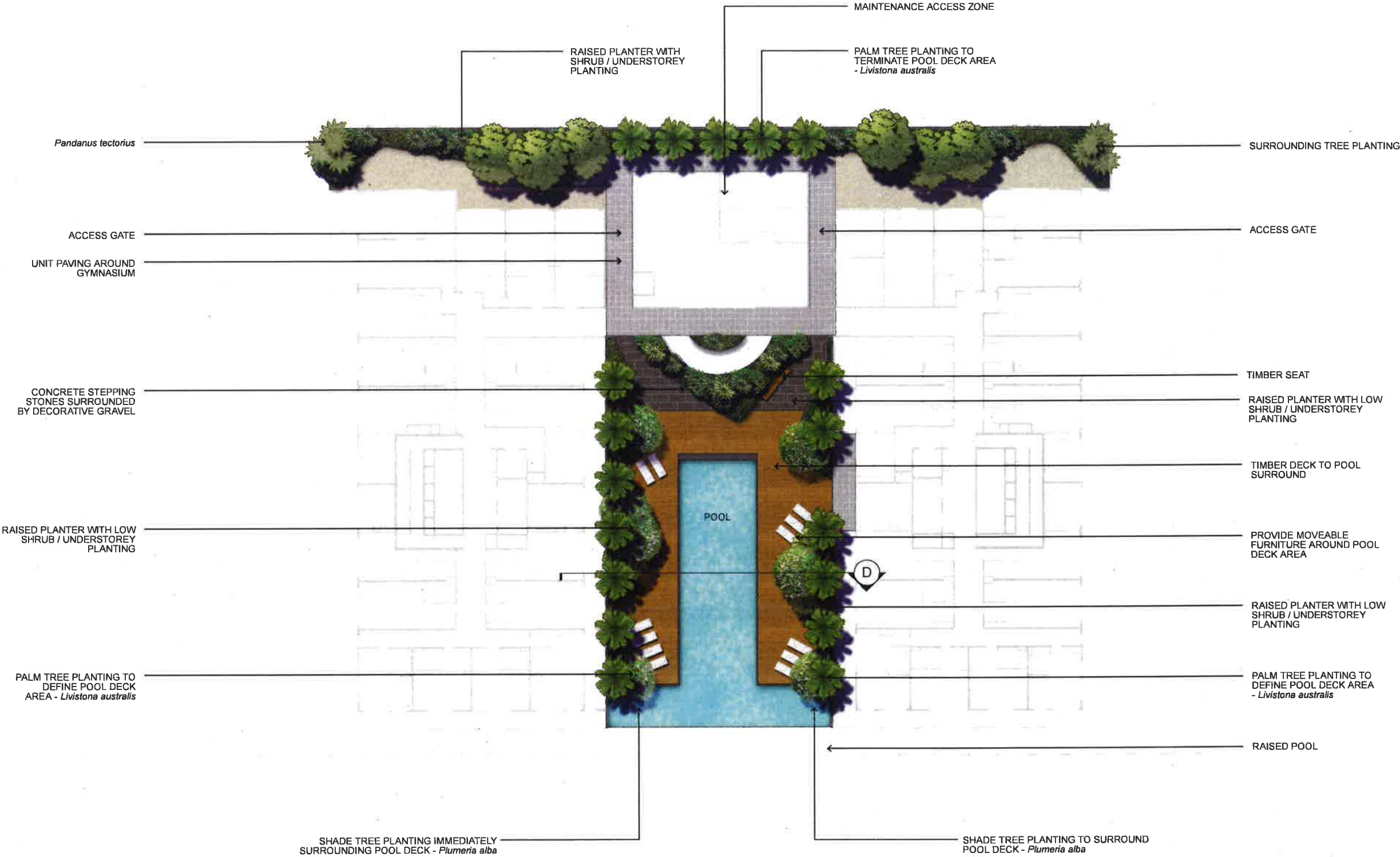


LEVEL 5 DESIGN INTENT

The focal point of the level 5 podium landscape is the raised pool, which is positioned along the centre of the space and extends to the southern edge of the building façade. The landscape design has been designed to reinforce the pool as the central focus as well as provide a secluded oasis for its users, and to provide separation from adjacent hotel amenities.

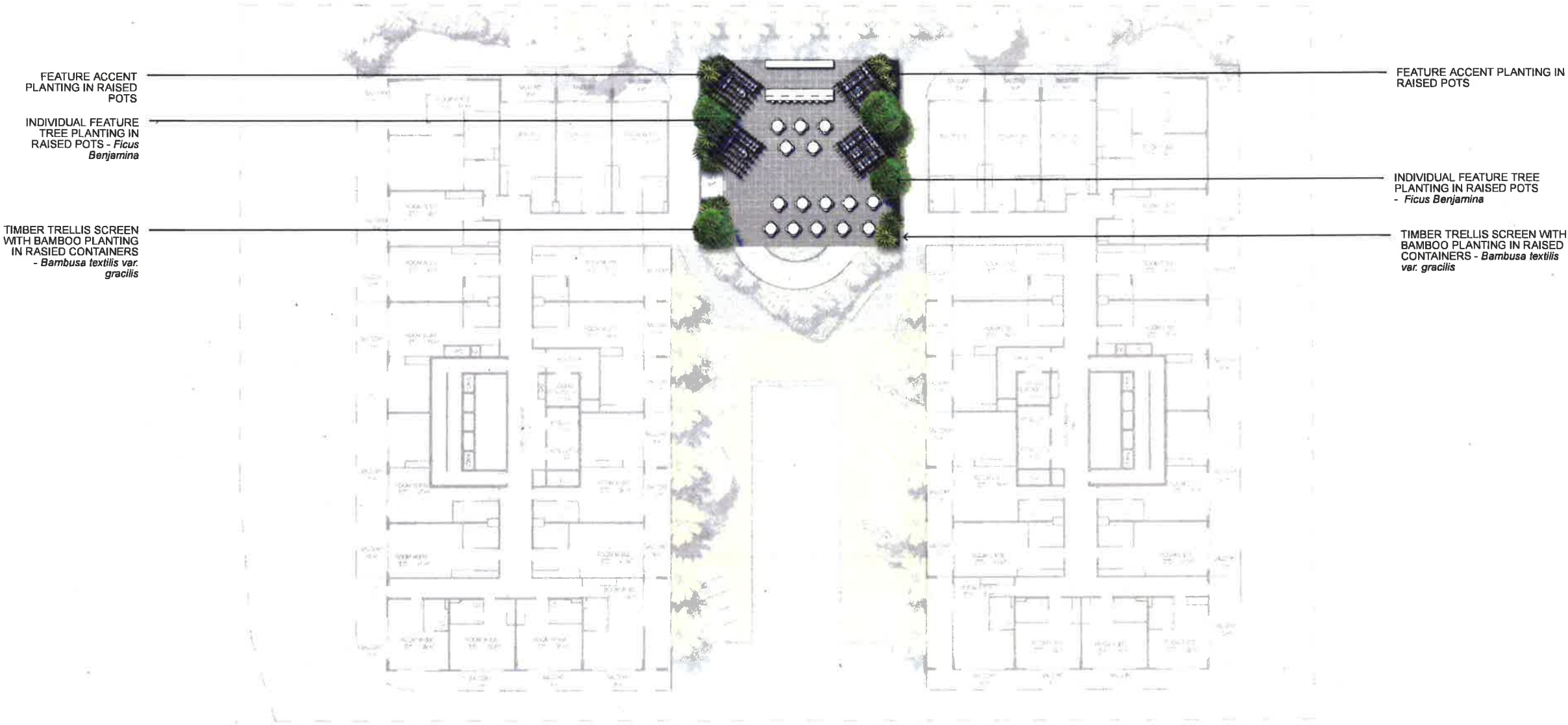
The pool deck area is defined by an avenue of palm trees (*Livistona australis*) to the outer edges of the space, while shade is provided by the incorporation of Frangipanis (*Plumeria alba*) around the pool deck area, allowing shade during summer while allowing light to penetrate during winter. All planting is contained in raised planters, varying between 500mm and 1000mm in height to break up the overall impact of the walls.

Simple use of materials defines spaces to the pool deck level. Timber decking immediately surrounds the pool area, while precast concrete unit paving is proposed immediately around the gymnasium building. Stepping stones set in decorative gravel will be used to transition between these spaces.



LEVEL 6 DESIGN INTENT

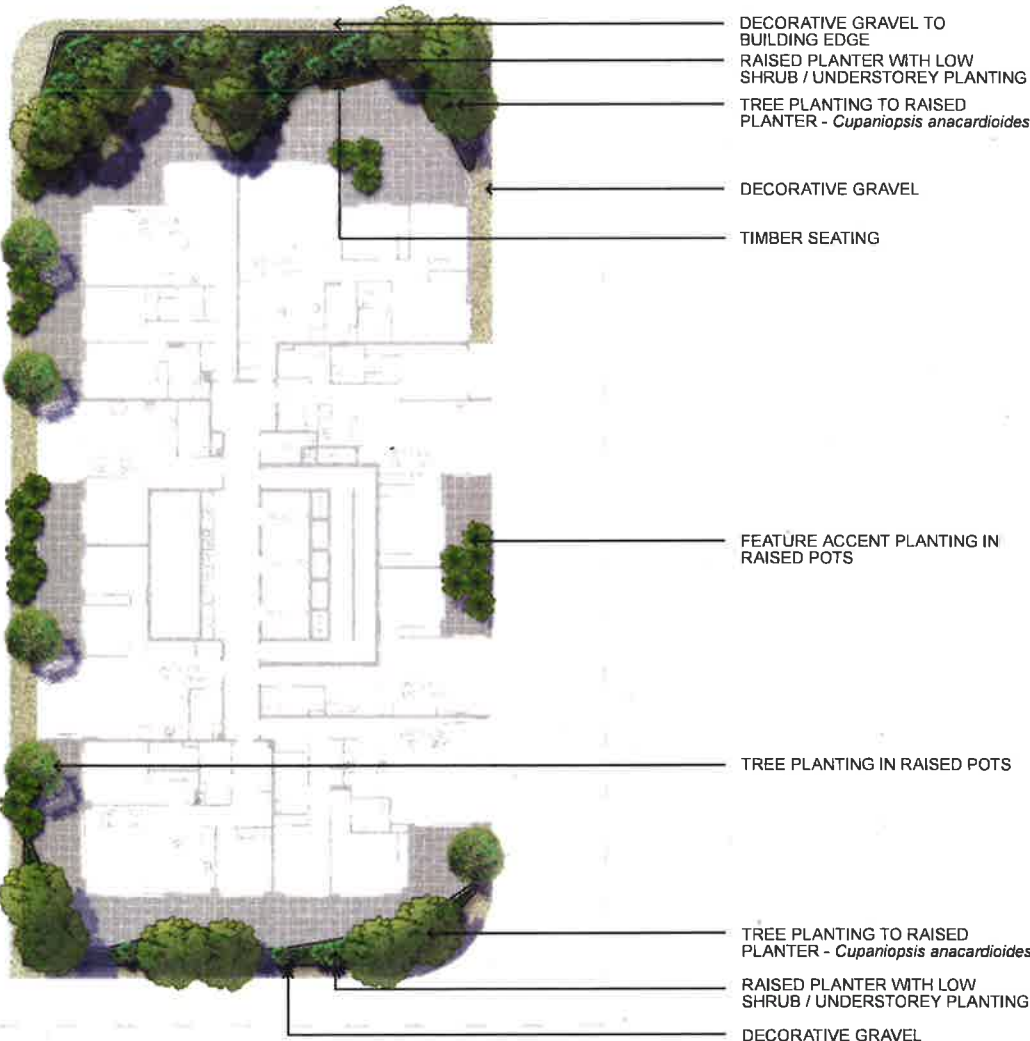
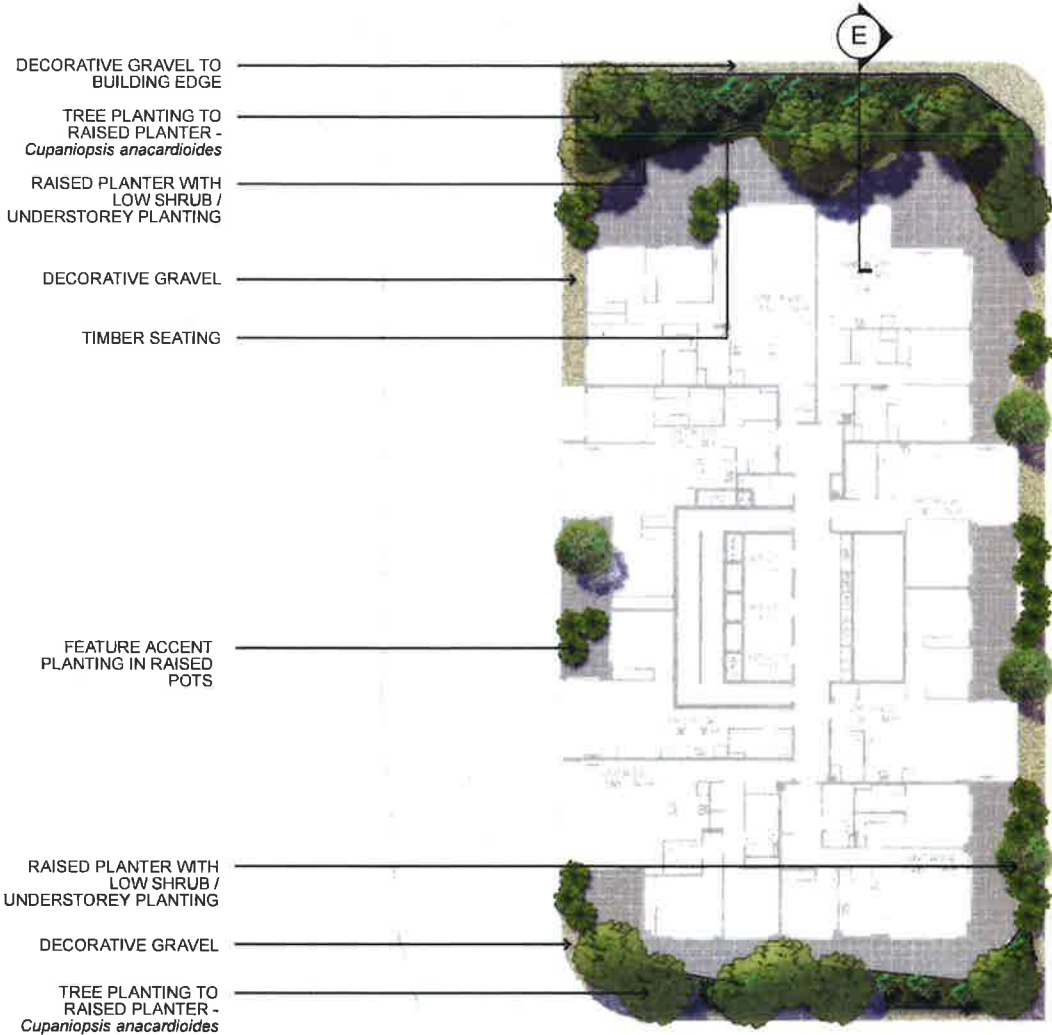
Positioned over the gymnasium roof is the hotel bar / lounge area. This area will be treated similar to the rooftop terraces to provide privacy to adjacent hotel amenities, while ensuring it is connected visually and physically with the pool deck area. Feature trees, accent planting and bamboo planting in containerised pots and planters will provide privacy to the hotel bar / lounge in addition to creating a variety of flexible spaces. Containerised pots will also ensure the depth to the gymnasium roof is not visually bulky.



LEVEL 9 DESIGN INTENT

The Level 9 residential gardens have been designed to maximise open space opportunities to private residences. The spaces have been designed to provide a more intimate response to individual units, with useable paved terraced areas for 'alfresco dining' and planting to the outer edges to enclose the spaces to provide shade, privacy and accentuate views.

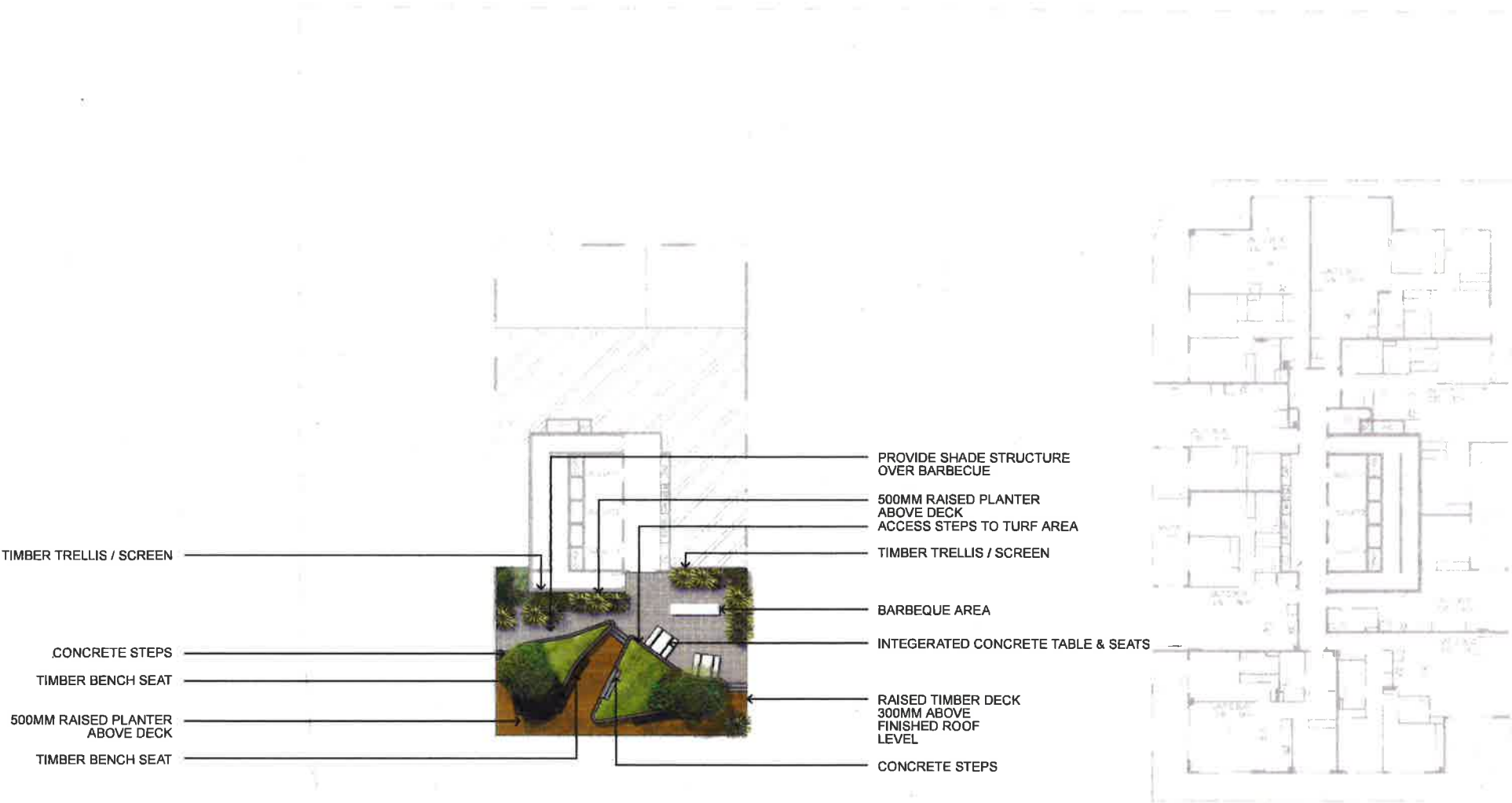
Tuckeroos (*Cupaniopsis anacardioides*) are proposed as the primary tree species providing all year-round privacy and shade during summer. Feature tree planting and accent planting in raised pots are also provided to the smaller terrace spaces, in particular east and western sides of the building to provide amenity during morning and afternoon sun. Raised concrete planters with a variety of understorey planting provide separation between terraced areas and the building edge along the southern and northern sides of the residential towers. In addition, a 1.0m wide strip of decorative gravel provides a maintenance strip along the edge of the building.

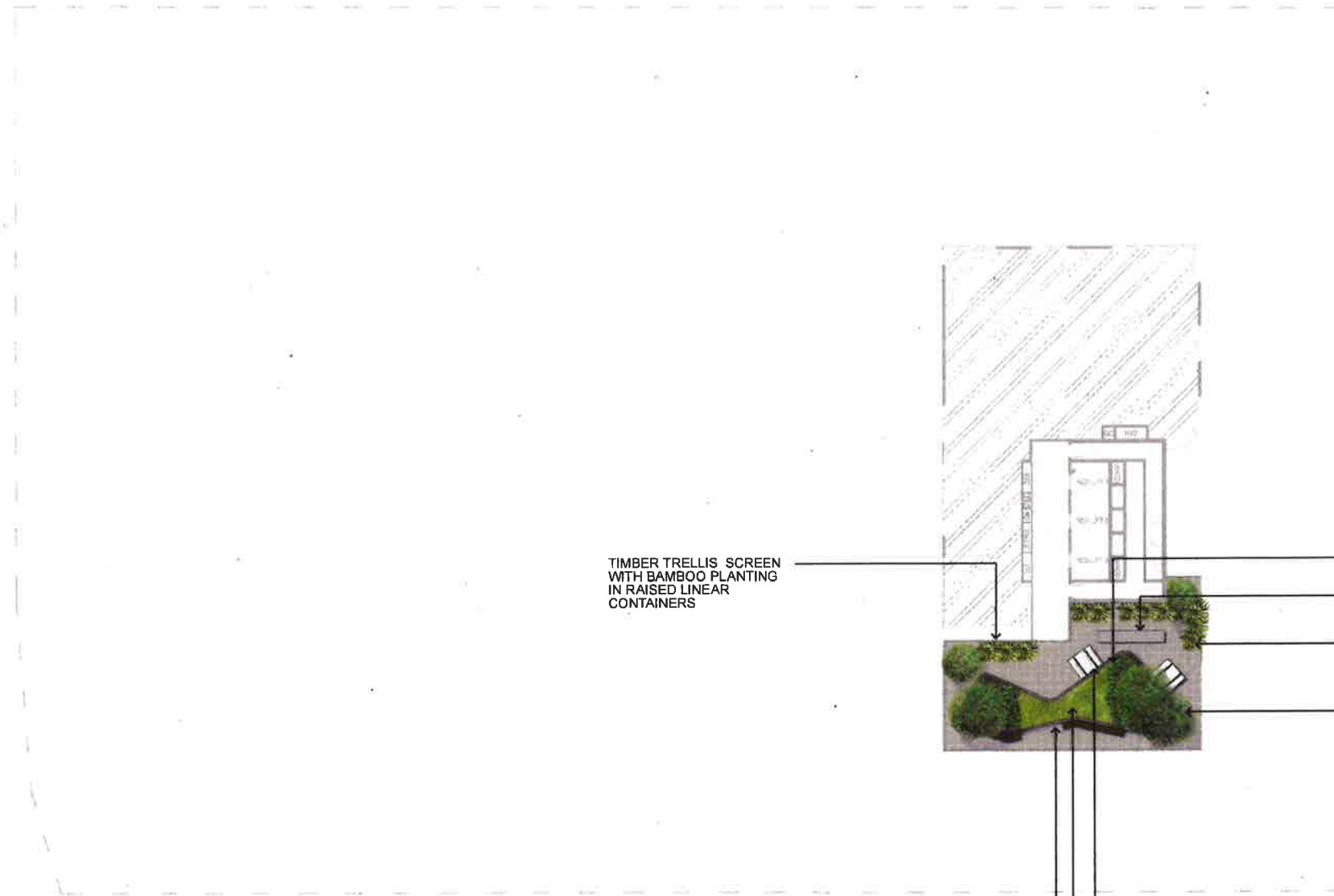


LEVEL 26 & 28 DESIGN INTENT

The Level 26 and 28 rooftop communal spaces associated with each residential tower provide open space opportunities for low-key passive recreational activities including outdoor dining and barbecue facilities. Planting proposed for the rooftop gardens will be required to withstand harsh and highly exposed outdoor conditions, in particular wind and high exposure to sun and rain. A core group of typical plant species have been selected to withstand these conditions, including Ficus benjamina, Hibiscus tiliaceus and Bambusa textilis var. gracilis to provide shade and screening. The rooftop spaces will be defined by the use of selected succulents to provide interest and character to these spaces.

Functional areas will be defined by the use of different materials to define their function and extent, including timber decking, concrete and precast unit paving. Planting will be contained in raised planters and pots, while artificial lawn is proposed to also offer a flexible alternative surface material to hard paved surfaces. Feature tree and accent planting, along with bamboo planting will provide flexibility and amenity.





TIMBER TRELLIS SCREEN
WITH BAMBOO PLANTING
IN RAISED LINEAR
CONTAINERS

500MM HIGH RAISED PLANTER

BARBECUE AREA

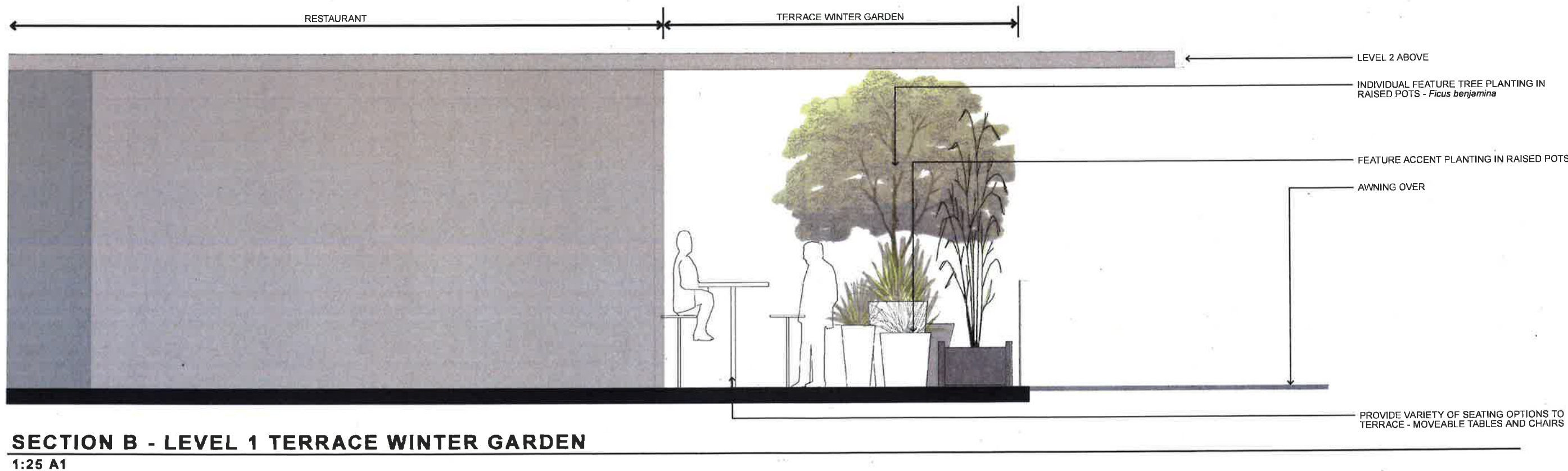
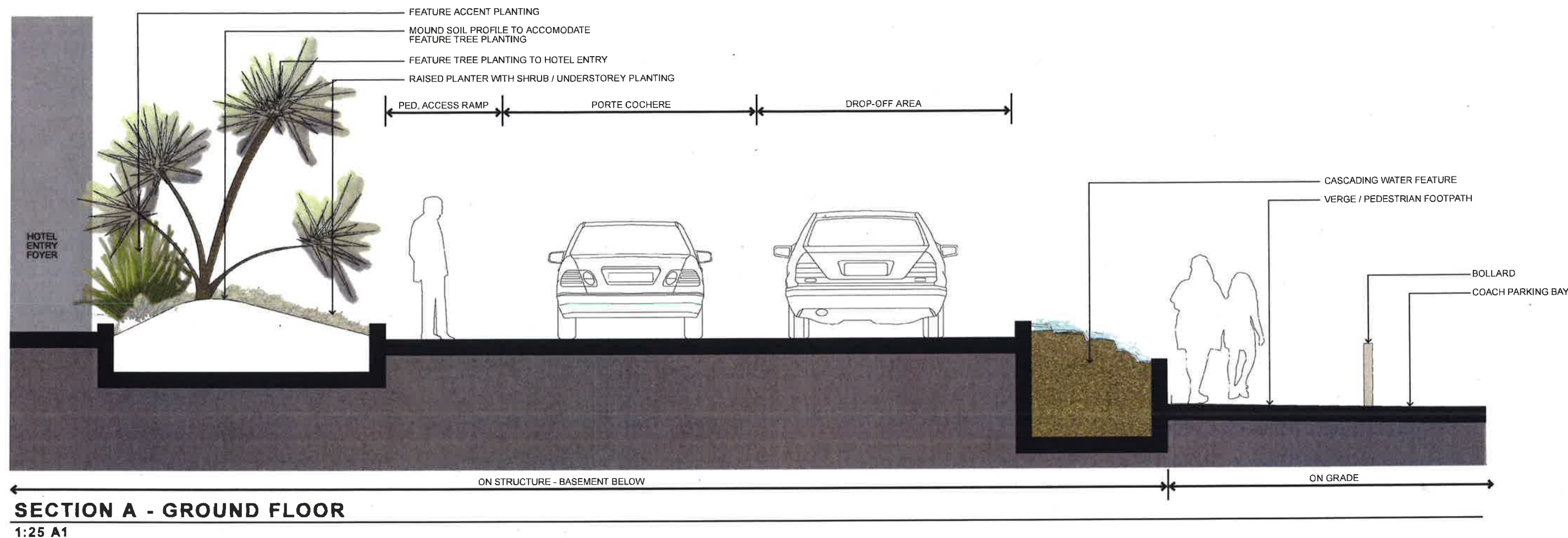
TIMBER TRELLIS SCREEN WITH
BAMBOO PLANTING IN RAISED
LINEAR CONTAINERS

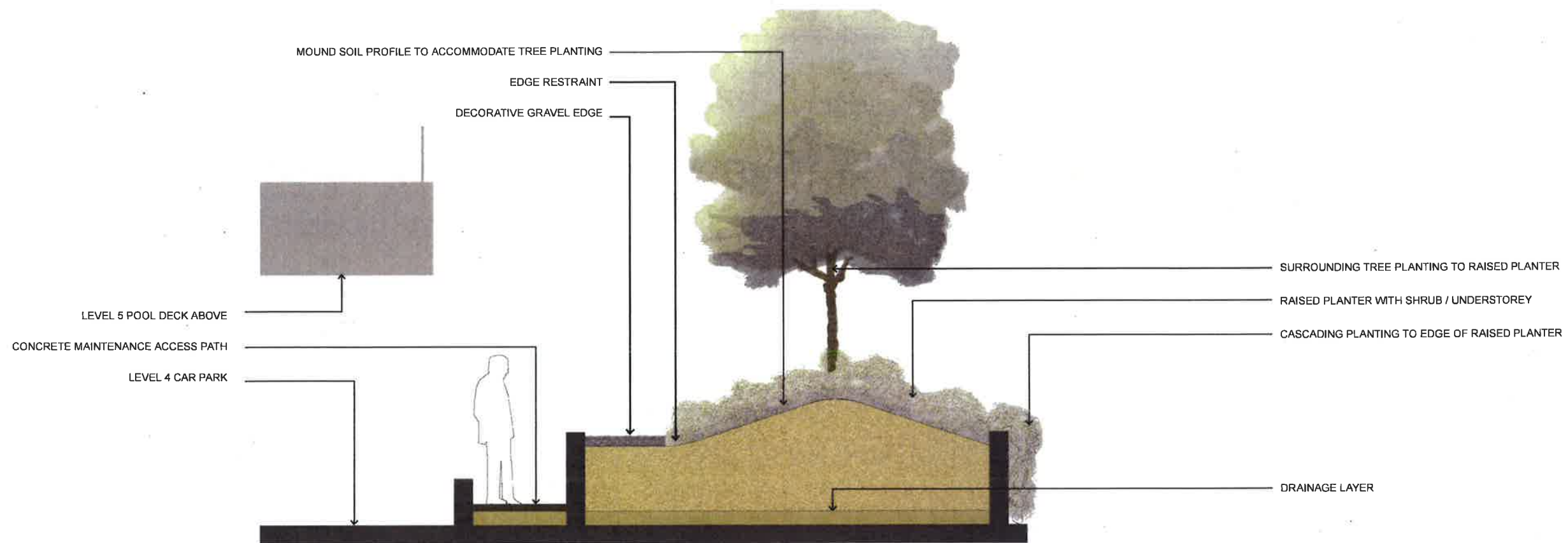
TIMBER BENCH SEAT

CONCRETE TABLE & SEATS INGRADED INTO RAISED PLANTER

ARTIFICIAL TURF

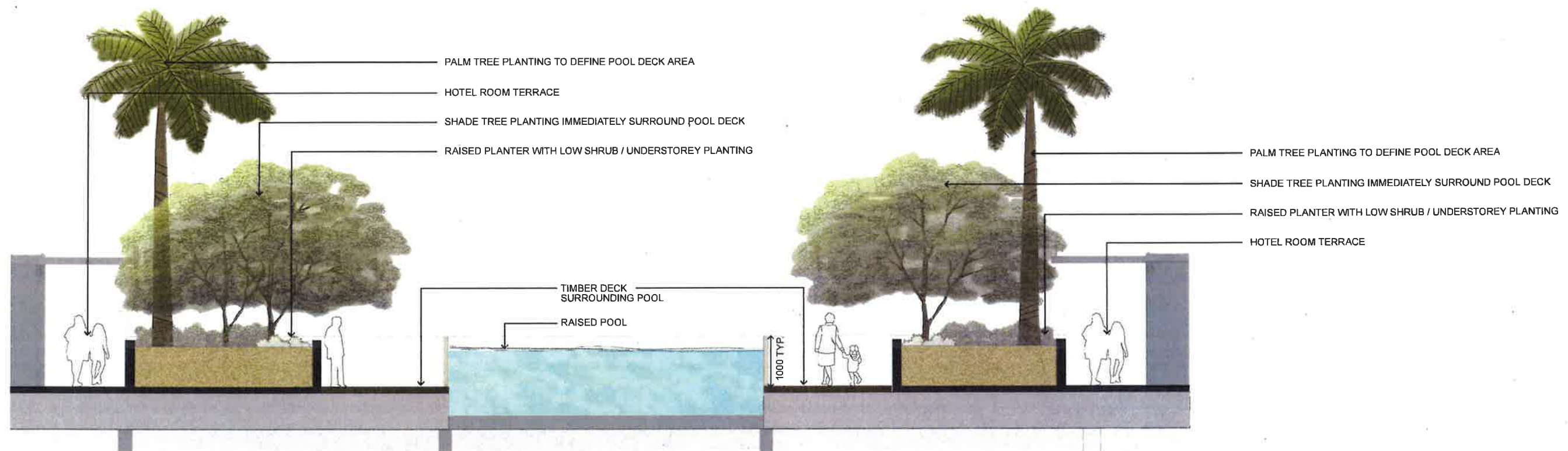
TIMBER BENCH SEAT





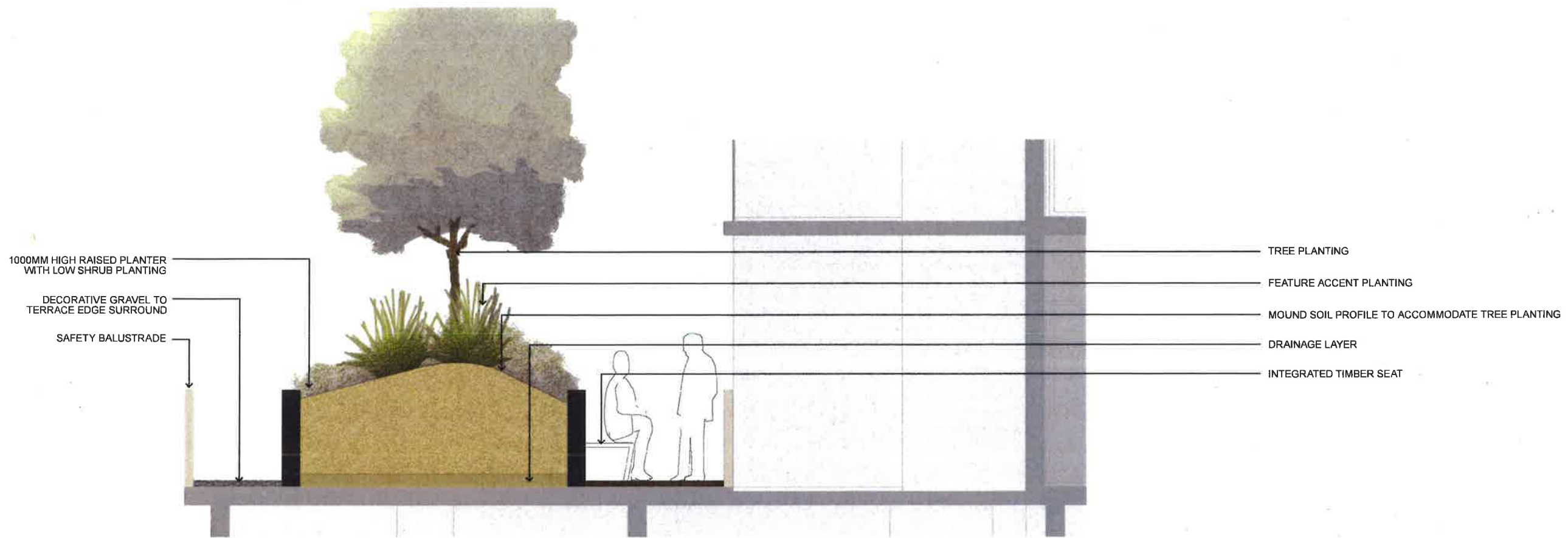
SECTION C - LEVEL 4 CAR PARK PLANTING

1:25 A1



SECTION D - LEVEL 5 POOL DECK

1:50 A1



SECTION E - LEVEL 8 RESIDENTIAL TERRACE

1:25 A1

Indicative Materials Palette

Simple materials such as, recycled timbers, decorative gravels and class 2 concrete walls are used to define and reinforce the 'urban oasis' roof top garden.



Indicative Planting Palette

Type	Botanical Name	Common Name	Mature Height	Image No.
Entry Level				
Feature Tree	Cupaniopsis anacardioides	Tuckeroo	6	4
Feature Tree	Pandanus tectorius	Screw Pine	7	3
Street Tree	Cupaniopsis anacardioides	Tuckeroo	6	4
Street Tree	Liriodendron tulipifera	Tulip Tree	18	6
Street Tree	Livistona australis	Cabbage Tree Palm	12	3
Street Tree	Waterhousea floribunda	Weeping Lily Pilly	6	4
Shrubs	Philodendron 'Xanadu'	Xanadu	0.8	0.8
Shrubs	Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lily Pilly	1.2	0.8
Accents	Arthropodium cirratum	Matapouri Bay		
Accents	Beschermeria yuccoides	Mexican Lily	1	1
Accents	Zamia furfuracea	Cardboard Palm	1.2	1.2
Low Shrubs/plants	Clivia miniata	Natal lily	0.6	0.6
Low Shrubs/plants	Phormium 'Bronze Warrior'	Bronze Warrior Flax	0.9	0.5
Low Shrubs/plants	Strobilanthes dyerianus	Persian sheilds	0.5	0.6
Groundcovers	Gardenia radicans	Prostrate Gardenia	0.15	1
Groundcovers	Rhoeo spathacea 'nana'	Dwarf Moses in the Cradle	0.15	1
Groundcovers	Trachelospermum 'Tricolor'	Tricolour Star Jasmine	0.2	1.5
Level 1 Terrace & Level 6 Bar				
Tree	Ficus benjamina	Weeping Fig	3.5	1.5
Screens	Bambusa textilis var gracilis	Slender Weavers Bamboo	5	1
Shrubs	Philodendron 'Xanadu'	Xanadu	0.8	0.8
Shrubs	Calathea inokiyana	Peacock Plant	0.8	0.8
Accents	Zamia furfuracea	Cardboard Palm	1.2	1.2
Low Shrubs/plants	Clivia miniata	Natal lily	0.6	0.6
Climber	Cissus antarctica	Kangaroo Vine	4	2



Indicative Planting Palette

Type	Botanical Name	Common Name	Max. Height	Image No.
Level 4: Carport				
Surround Tree	Cupaniopsis anacardioides	Tuckeroo	6	4
Surround Tree	Pandanus tectorius	Screw Pine	7	3
Shrubs	Philodendron 'Xanadu'	Xanadu	0.8	0.8
Shrubs	Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lily Pilly	1.2	0.8
Accents	Beschorneria yuccoides	Mexican Lily	1	1
Accents	Arthropodium cirrhatum	Matapouri Bay		
Accents	Zamia furfuracea	Cardboard Palm	1.2	1.2
Low Shrubs/plants	Clivia miniata	Natal lily	0.6	0.6
Low Shrubs/plants	Liriope muscan	Evergreen Giant		
Low Shrubs/plants	Phormium 'Bronze Warrior'	Bronze Warrior Flax	0.9	0.5
Groundcovers	Goodenia ovata 'Gold Cover'	Gold Cover	0.2	1
Groundcovers	Carpobrotus glaucescens	Native Pigface	0.1	1.5
Cascade	Russelia equisetiformis	Coral Plant	1.2	0.9
Location: Level 6 (Pool)				
Feature Tree	Livistona australis	Cabbage Tree Palm	12	3
Feature Tree	Plumeria alba	Frangipani	8	5
Surround Tree	Cupaniopsis anacardioides	Tuckeroo	6	4
Surround Tree	Pandanus tectorius	Screw Pine	7	3
Shrubs	Canna 'Tropicana'	Canna Lily	1.2	0.6
Shrubs	Philodendron 'Xanadu'	Xanadu	0.8	0.8
Shrubs	Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lily Pilly	1.2	0.8
Accents	Beschorneria yuccoides	Mexican Lily	1	1
Accents	Arthropodium cirrhatum	Matapouri Bay		
Accents	Zamia furfuracea	Cardboard Palm	1.2	1.2
Low Shrubs/plants	Clivia miniata	Natal lily	0.6	0.6
Low Shrubs/plants	Liriope muscan	Evergreen Giant		
Low Shrubs/plants	Phormium 'Bronze Warrior'	Bronze Warrior Flax	0.9	0.5
Low Shrubs/plants	Strobilanthes dyenanus	Persian shields	0.5	0.6
Groundcovers	Goodenia ovata 'Gold Cover'	Gold Cover	0.2	1
Groundcovers	Rhoeo spathacea 'nana'	Dwarf Moses in the Cradle	0.15	1
Groundcovers	Viola hederacea	Native Violet	0.1	1.1

Type	Botanical Name	Common Name	Max. Height	Image No.
Location: Level 5				
Tree	Cupaniopsis anacardioides	Tuckeroo	6	4
Shrubs	Philodendron 'Xanadu'	Xanadu	0.8	0.8
Shrubs	Syzygium smithii var. minor 'Allyn Magic'	Allyn Magic Lily Pilly	1.2	0.8
Accents	Beschorneria yuccoides	Mexican Lily	1	1
Accents	Arthropodium cirrhatum	Matapouri Bay		
Accents	Zamia furfuracea	Cardboard Palm	1.2	1.2
Low Shrubs/plants	Clivia miniata	Natal lily	0.6	0.6
Low Shrubs/plants	Liriope muscan	Evergreen Giant		
Low Shrubs/plants	Phormium 'Bronze Warrior'	Bronze Warrior Flax	0.9	0.5
Groundcovers	Goodenia ovata 'Gold Cover'	Gold Cover	0.2	1
Groundcovers	Rhoeo spathacea 'nana'	Dwarf Moses in the Cradle	0.15	1
Groundcovers	Viola hederacea	Native Violet	0.1	1.1
Location: Level 2 & 6				
Tree	Ficus benjamina	Benjamins Fig	6	4
Tree	Hibiscus tiliaceus	Bronze Cottonwood	5	3
Tree	Cupaniopsis anacardioides	Tuckeroo	5	3
Screens	Bambusa textilis var. gracilis	Slender Weavers Bamboo	5	1
Low Shrubs/plants	Crassula albiflora (syn. C. Dejecta)	White Flowering Crassula	0.5	1
Low Shrubs/plants	Senecio mandraliscae	Blue Chalk Sticks	0.4	1
Low Shrubs/plants	Sedum 'Purple Emperor'	Purple Emperor	0.4	1
Accents	Beschorneria yuccoides	Mexican Lily	1	1
Accents	Yucca elephantipes	Spineless Yucca	0.8	0.8
Herbs	Origanum vulgare	Oregano	0.05	1
Herbs	Petroselinum neapolitanum	Italian Parsley	0.2	0.5
Herbs	Rosmarinus officinalis	Rosemary	0.8	0.6
Herbs	Thymus vulgaris	Thyme	0.1	1



Pandanus tectorius



Canna 'Tropicana'



Arthropodium cirrhatum



Bambusa textilis var. gracilis



Beschorneria yuccoides



Senecio mandraliscae



Hibiscus tiliaceus



Philodendron 'Xanadu'



Viola hederacea



Crassula albiflora (syn. C. Dejecta)

GROUND



LEVEL 1



LEVEL 4



LEVEL 5



LEVEL 8



ROOF

