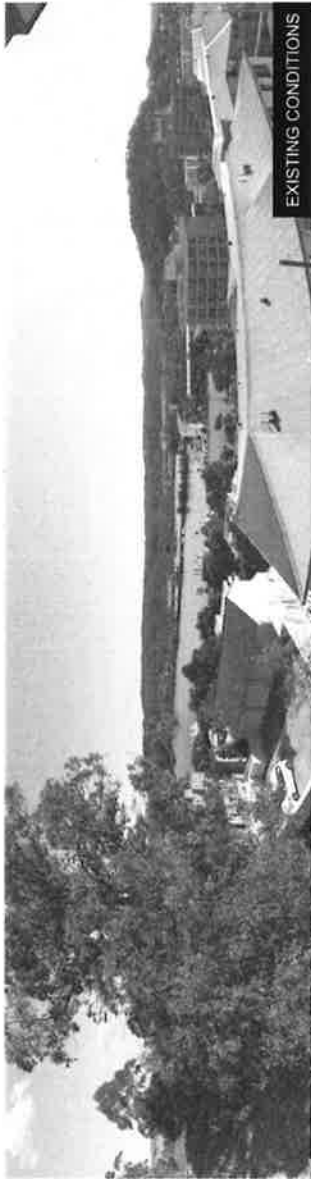
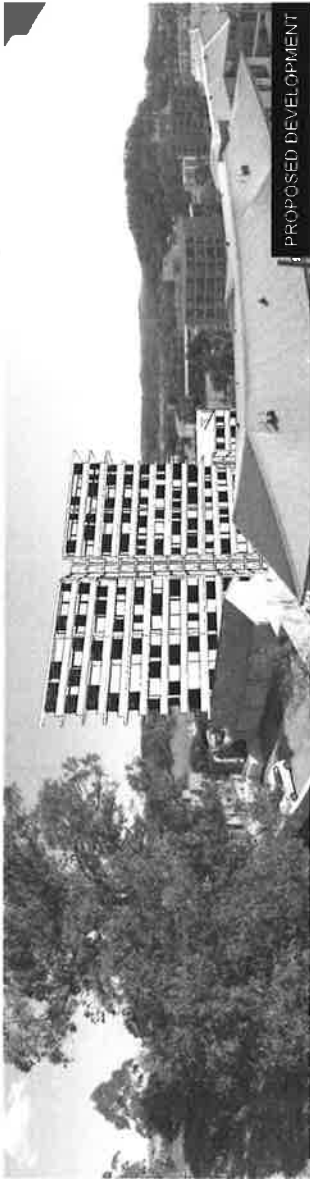
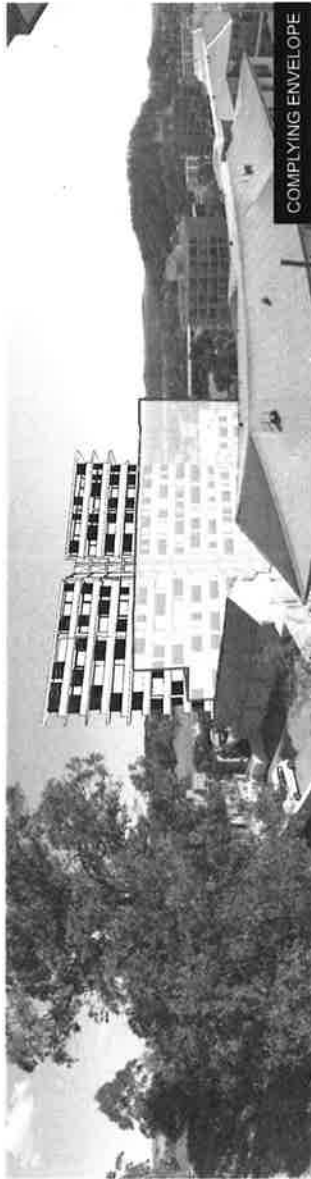




EXISTING CONDITIONS



PROPOSED DEVELOPMENT

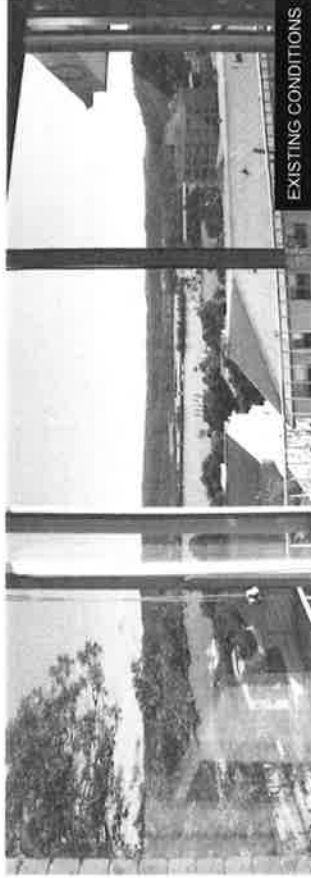


COMPLYING ENVELOPE

VIEW FROM BALCONY



VIEW FROM SIDE WINDOW



EXISTING CONDITIONS



PROPOSED DEVELOPMENT



COMPLYING ENVELOPE

VIEW FROM INSIDE

100 JOHN WHITEWAY DRIVE

NOTE: PANORAMIC VIEWS CREATED BY STITCHING TOGETHER MULTIPLE FRAMES, RESULTING IN SOME DISTORTION; 3D MODELLING CREATED USING SINGLE FRAME, TO AVOID DISTORTION

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia 2250
Ph: 02 4321 0503 admin@ckds.com.au
Fax: 02 4321 231 289 www.ckds.com.au

Mann Street Residential Development

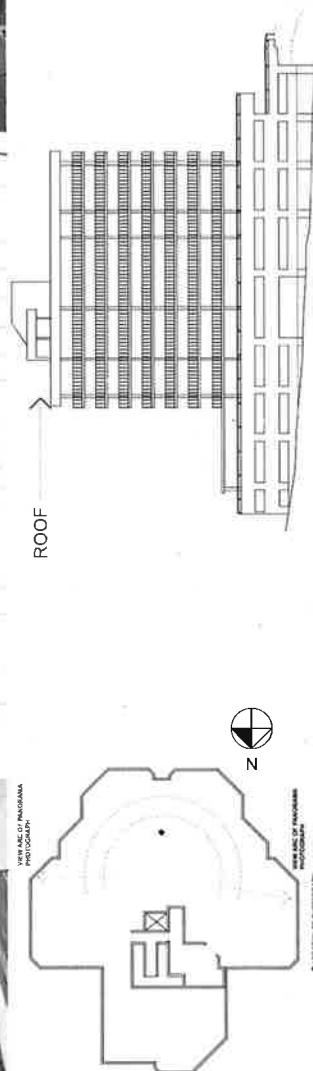
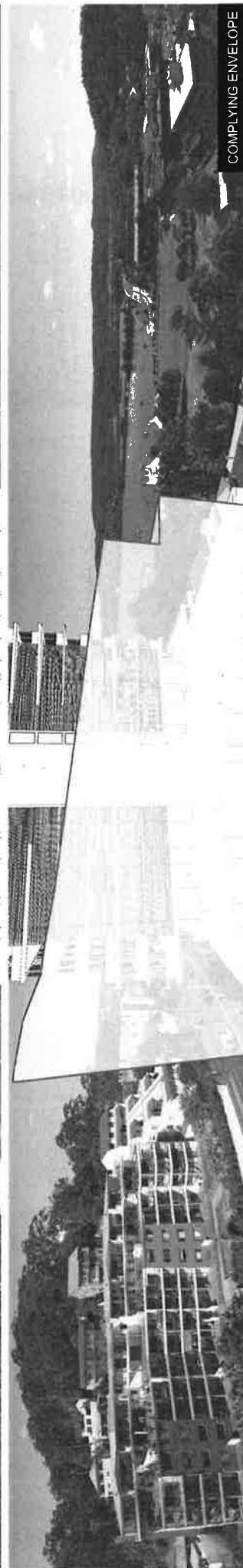
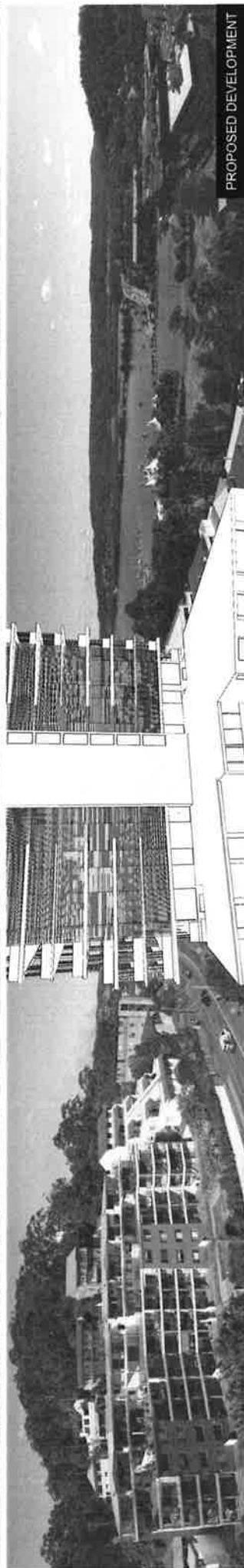
1460

Proposed Lot 102 with a Lot 101 and 103
Gosford NSW 2250

Views - 100 John
Whiteway Dr

SK-115

13/06/2015
The subject of this report is the proposed development of Lot 102 with a Lot 101 and 103, 100 John Whiteway Drive, Gosford NSW 2250. The report was prepared for the purpose of providing information to the Council for its consideration of the proposed development.



BROADWATER APARTMENTS
(127 - 129 GEORGIANA TCE)
ROOF LEVEL



VIEW AND OF PROPOSED
IMPROVEMENTS

ROOF

NEW AUC 07 PANOSIANA

10

Views - Broadwater -
Roof

SK-116

13/08/2015

Mann Street Residential Development

1460

Proposed Lot 172 within Lots A and B DP 88695
Gosford NSW 2250

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia ADV 129 231 269 www.ckd.com.au
PN 02 4321 0503 advertising@ckd.com.au

13/08/2015



EXISTING CONDITIONS



PROPOSED DEVELOPMENT



COMPLYING ENVELOPE

VIEW FROM BALCONY



EXISTING CONDITIONS

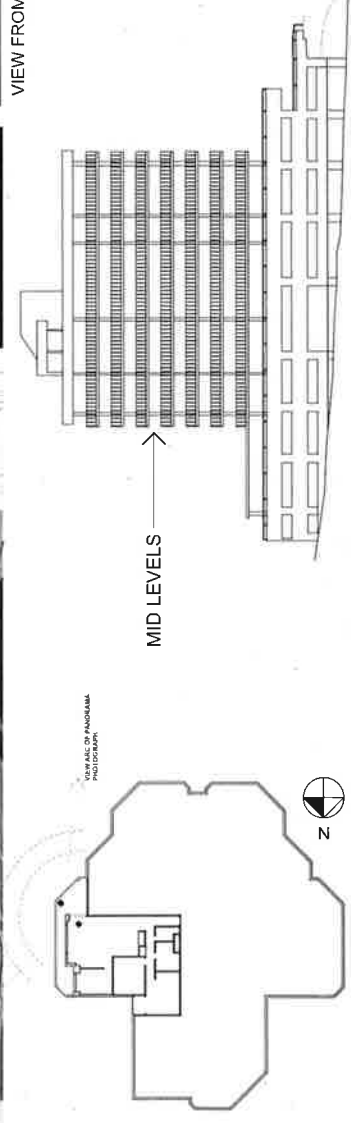


PROPOSED DEVELOPMENT

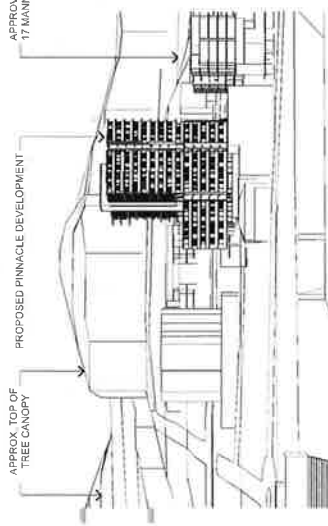


COMPLYING ENVELOPE

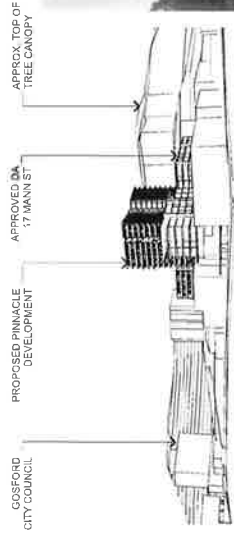
VIEW FROM INSIDE



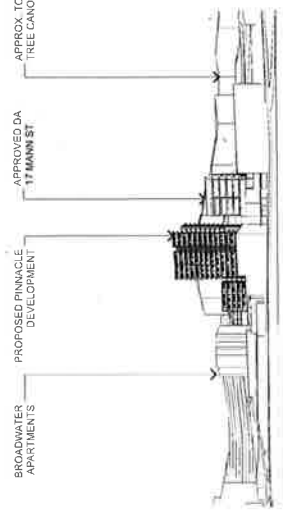
BROADWATER APARTMENTS (127 - 129 GEORGIANA TCE) MID LEVELS



01 View from Brian McGowan Bridge
SCALE @ A1



02 View from Waterfront Park 01
SCALE @ A1



03 View from Waterfront Park 02
SCALE @ A1



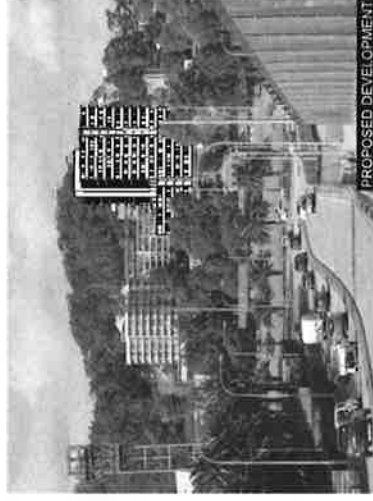
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED DEVELOPMENT

NOTE: OVERLAY INDICATIVE ONLY



PROPOSED DEVELOPMENT

NOTE: OVERLAY INDICATIVE ONLY



PROPOSED DEVELOPMENT

NOTE: OVERLAY INDICATIVE ONLY



COMPLYING ENVELOPE

NOTE: OVERLAY INDICATIVE ONLY



COMPLYING ENVELOPE

NOTE: OVERLAY INDICATIVE ONLY



COMPLYING ENVELOPE

NOTE: OVERLAY INDICATIVE ONLY

CKDS ARCHITECTURE

PO Box 14000
East Gosford NSW Australia A/CN 125 231 235 www.ckds.com.au

Mann Street Residential Development

1460

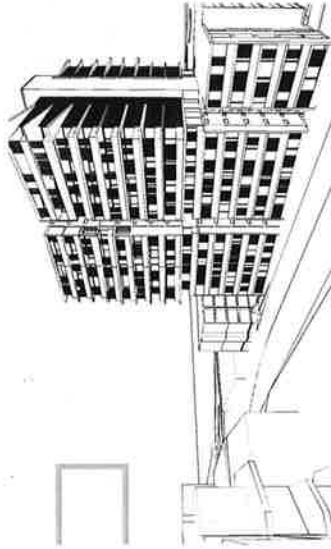
Proposed LxW 122m x 106.3m x 10.4m
GOSFORD NSW 2250

**Views - Waterfront &
Brian McGowan Bridge**

SK-119

13/08/2015
The subject of this report is the proposed development of the Mann Street Residential Development, located at the intersection of Mann Street and the Waterfront Bridge, East Gosford, NSW 2250.

BRISBANE WATER



01 View from Henry Parry Drive Apts 01
SCALE @ A1



EXISTING CONDITIONS



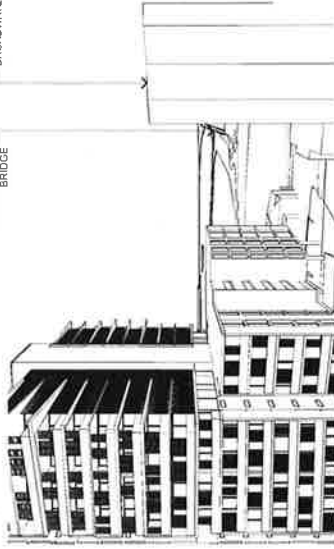
NOTE: OVERLAY INDICATIVE ONLY



NOTE: OVERLAY INDICATIVE ONLY

BRIAN MCCOWAN
BRIDGE

BROADWATER APARTMENTS



02 View from Henry Parry Drive Apts 02
SCALE @ A1



EXISTING CONDITIONS



NOTE: OVERLAY INDICATIVE ONLY



NOTE: OVERLAY INDICATIVE ONLY

CKOS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia ACN 125 231 265 www.ckos.com.au
Ph 02 4321 0503 admin@ckos.com.au

Mann Street Residential Development

1460

Proposed 172 m² of new development on 1.0 ha site
East Gosford NSW 2250

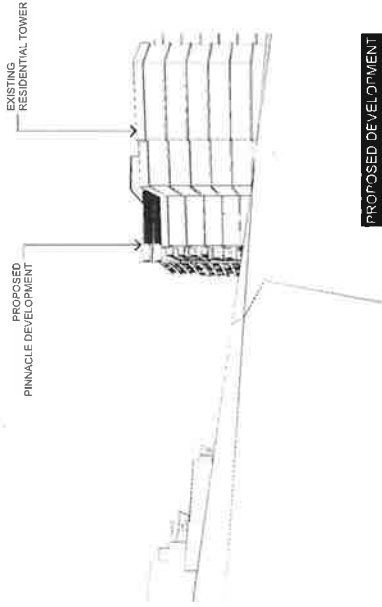
Views - Henry Parry
Drive Apartments

SK-120

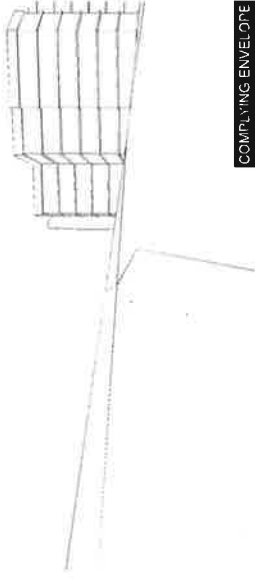
13/04/2015
The purpose of this report is to provide a visual assessment of the proposed development in relation to the surrounding environment and the proposed development's impact on the surrounding environment.



01 View from Henry Parry Dr North
SCALE @ A1
EXISTING



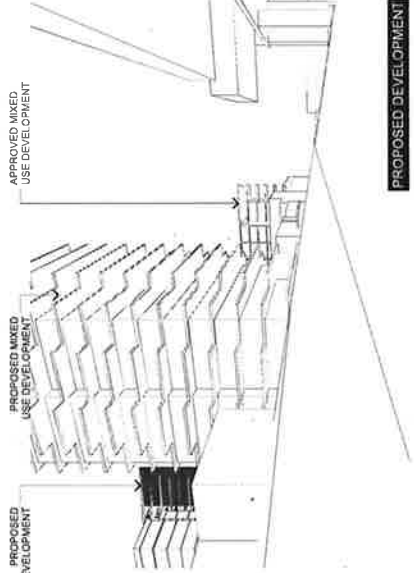
PROPOSED DEVELOPMENT



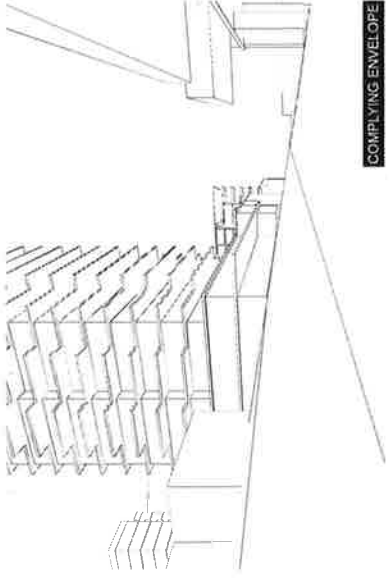
COMPLYING ENVELOPE



02 View from Mann Street North
SCALE @ A1
EXISTING



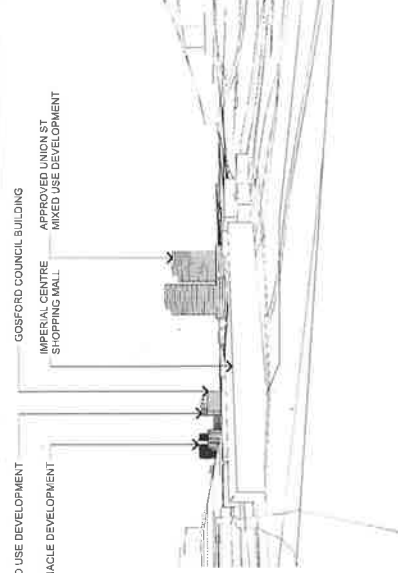
PROPOSED DEVELOPMENT



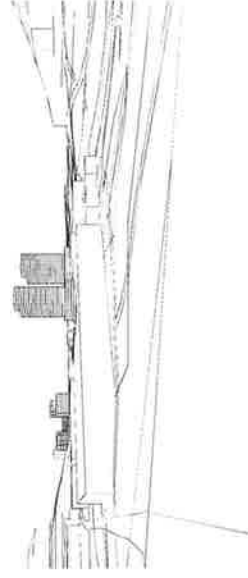
COMPLYING ENVELOPE



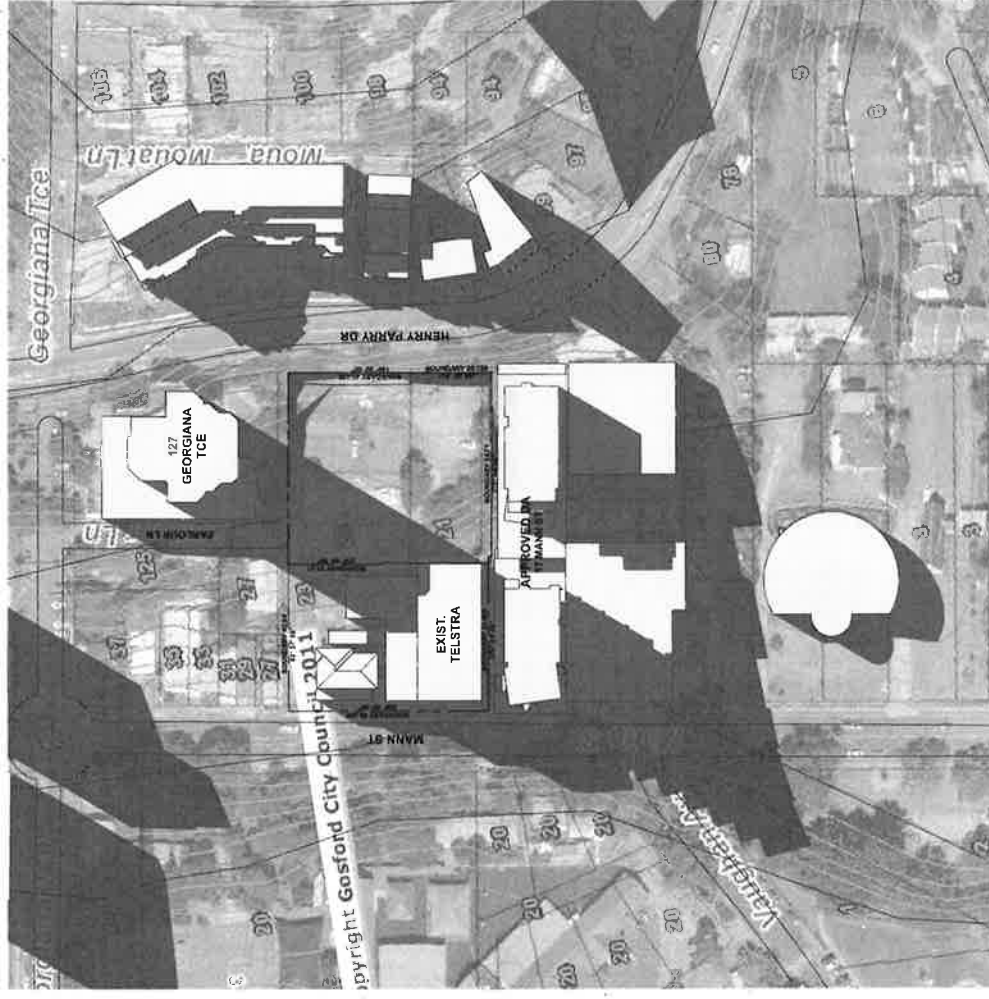
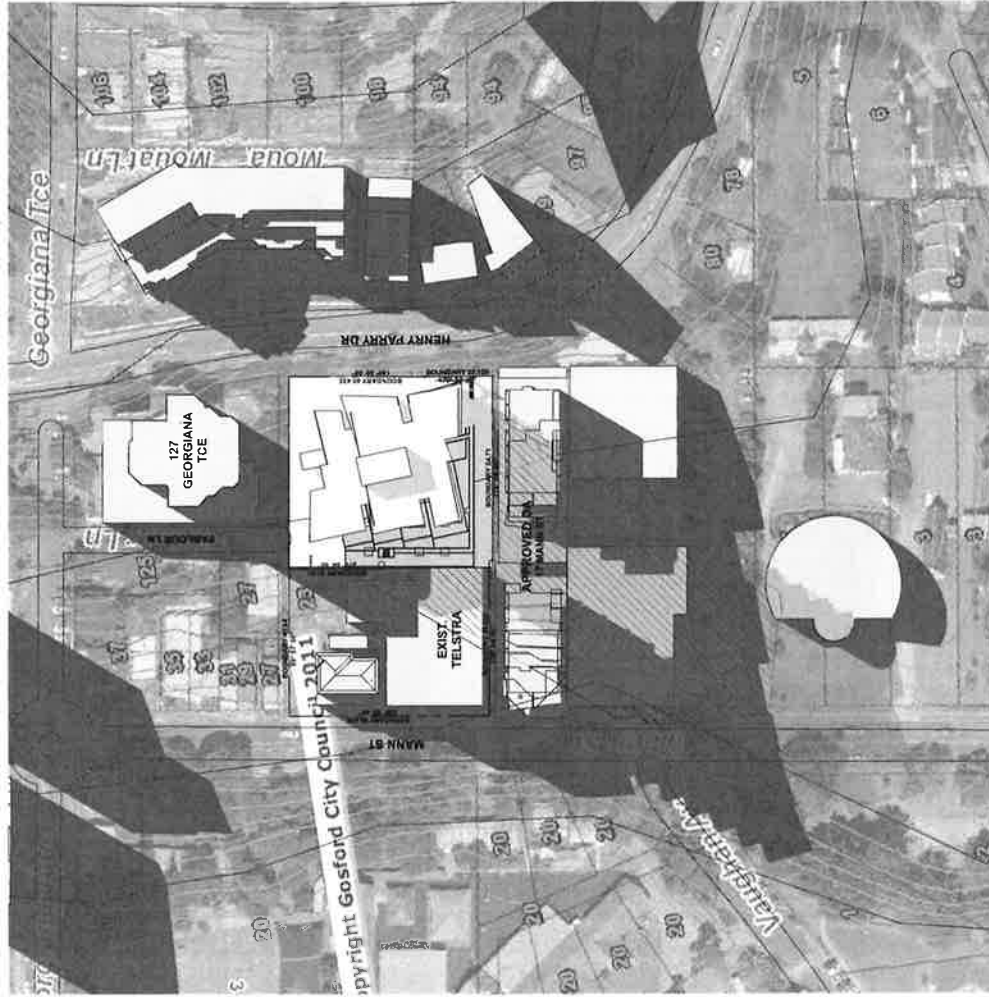
03 View from Henry Parry Drive
SCALE @ A1
EXISTING



PROPOSED DEVELOPMENT



COMPLYING ENVELOPE



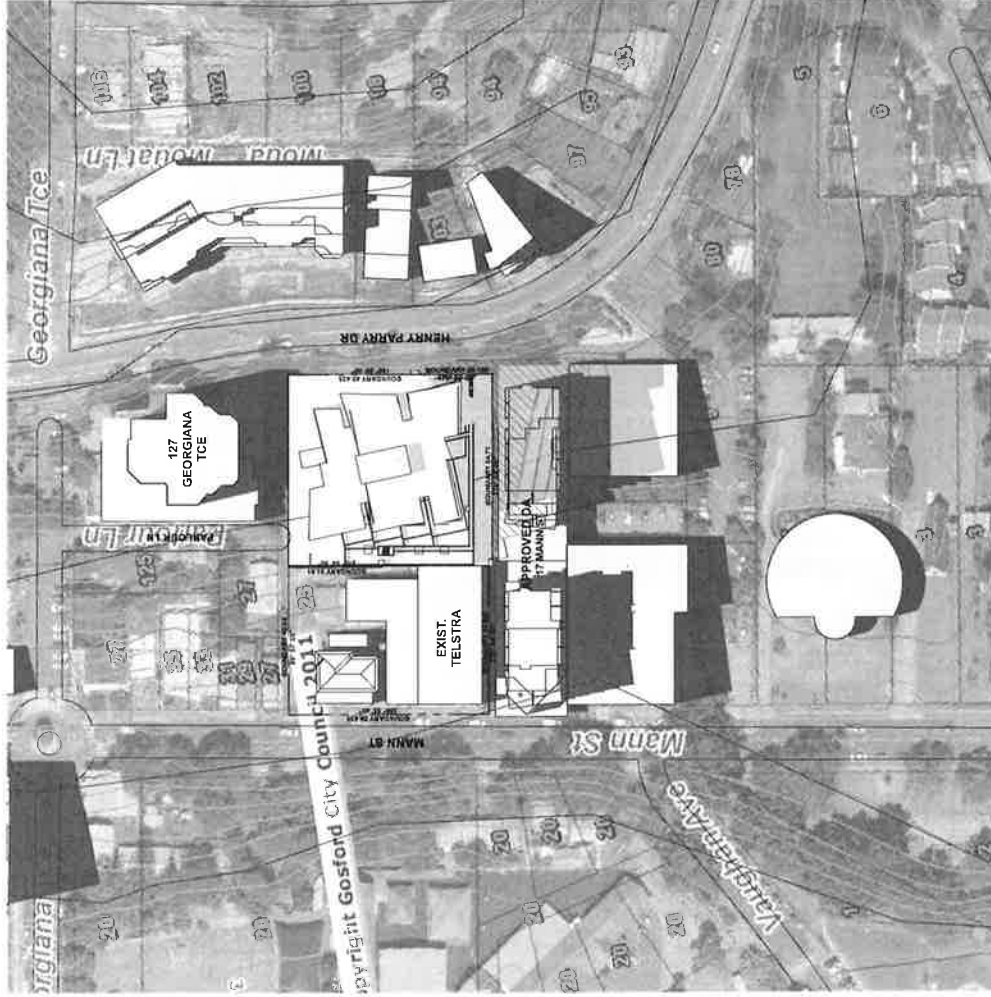
WINTER 9am - Proposed Development

WINTER 9am - Existing Conditions

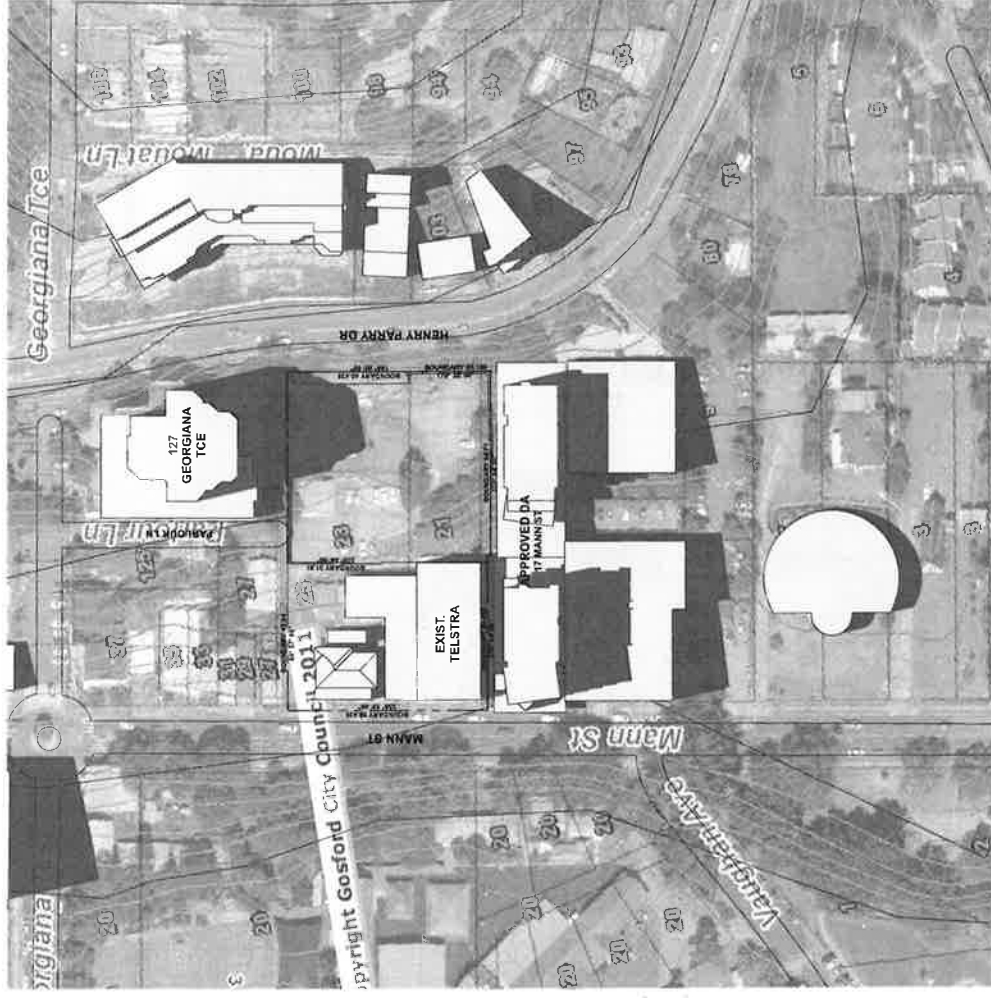
OVERSHADOWING - EXISTING

OVERSHADOWING - COMPLIANT ENVELOPE

OVERSHADOWING - PROPOSED



WINTER 12pm - Proposed Development



WINTER 12pm - Existing Conditions

OVERSHADOWING - EXISTING

OVERSHADOWING - COMPLIANT ENVELOPE

OVERSHADOWING - PROPOSED

Copyright © 2011 Gosford City Council
This document is the property of Gosford City Council and is loaned to you for your use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Gosford City Council.

Item	Description	Value	Unit
1	Site Area	1.2	Ha
2	Impervious Area	0.8	Ha
3	Roof Area	0.5	Ha
4	Water Area	0.1	Ha
5	Other Area	0.1	Ha
6	Total Area	1.2	Ha



Project Name: 1460 Mann Street Residential Development
Project No: 1460
Site No: 1460
Scale: 1:1000
Date: 13/06/2015

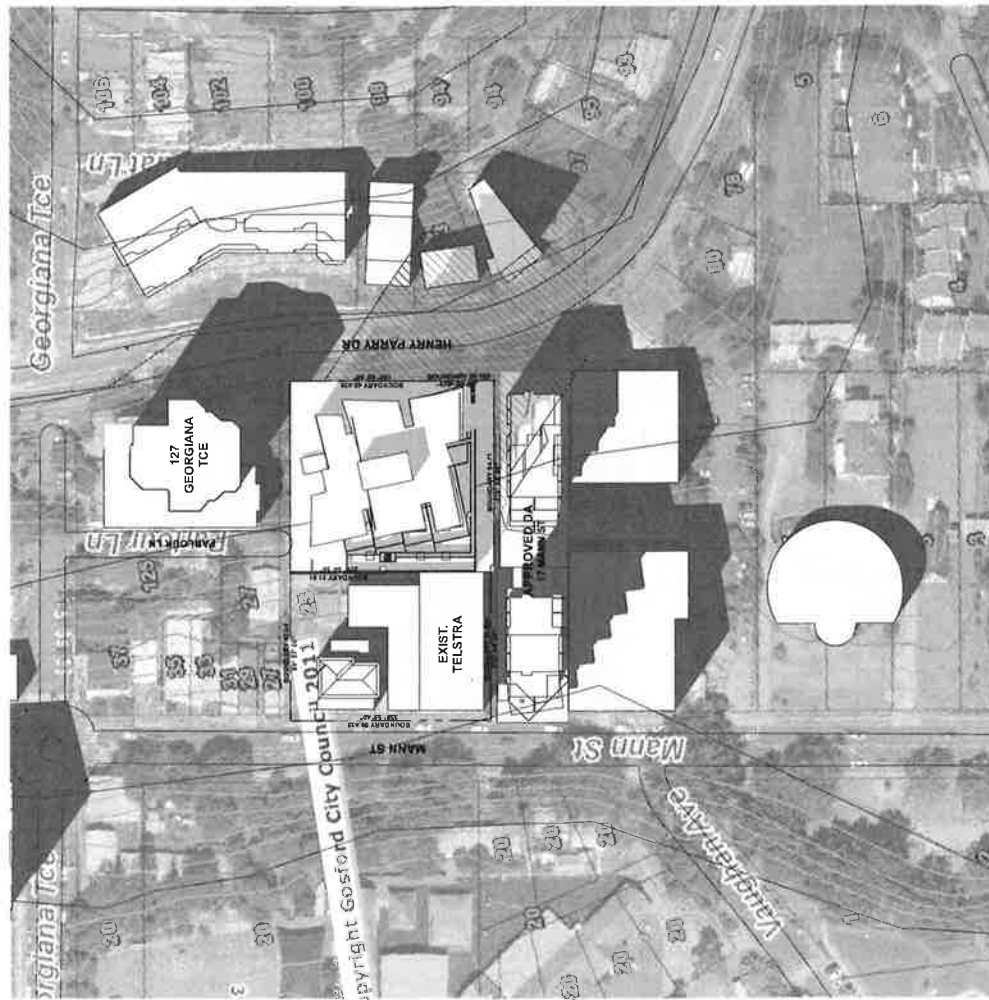
Mann Street Developments
1460 Mann Street
Gosford, NSW 2223

CKDS ARCHITECTURE
1460 Mann Street
Gosford, NSW 2223

1460 Mann Street Residential Development
Proposed Lot 12, when Lot 12 and 13 are used as one lot.
Copyright 2015

Diagrams
Shadow Diagrams - Winter
12pm

1460 A-403B
13/06/2015



WINTER 3pm - Proposed Development

WINTER 3pm - Existing Conditions

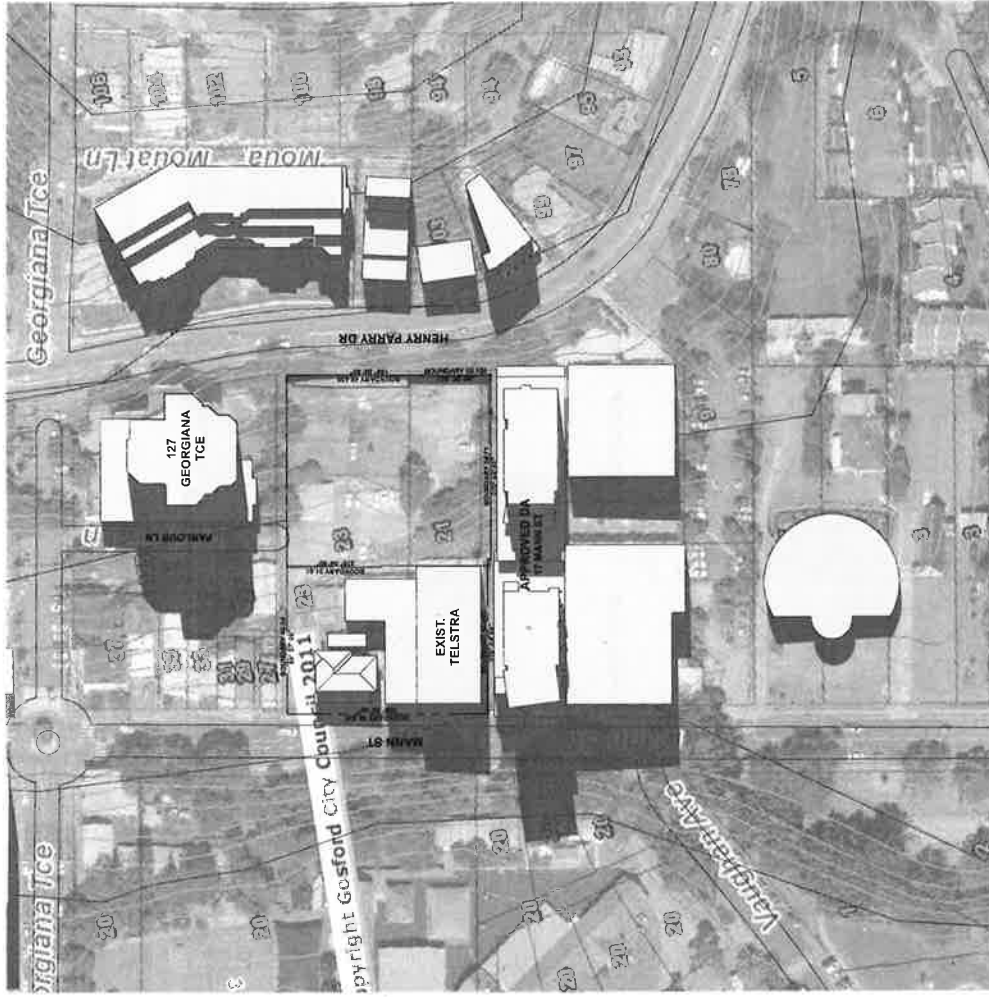
OVERSHADOWING - EXISTING

OVERSHADOWING - COMPLIANT ENVELOPE

OVERSHADOWING - PROPOSED



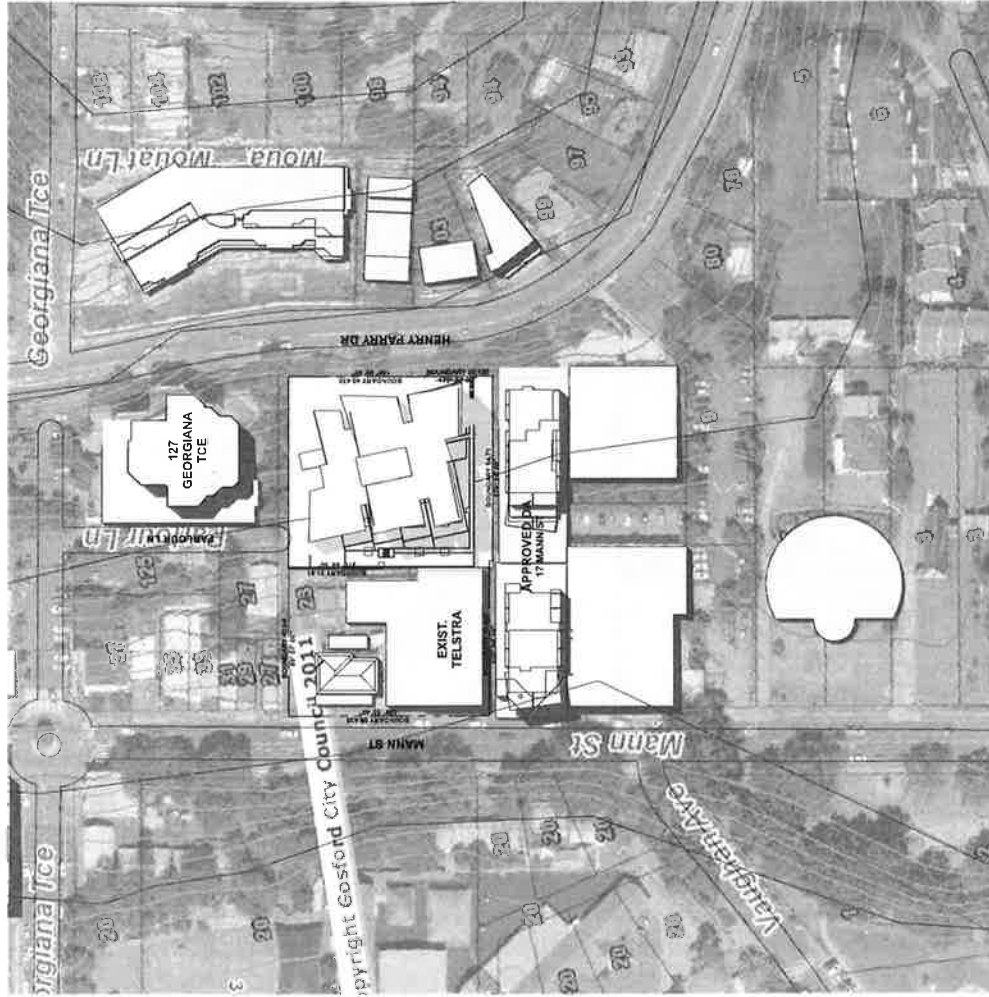
SUMMER 9am - Proposed Development



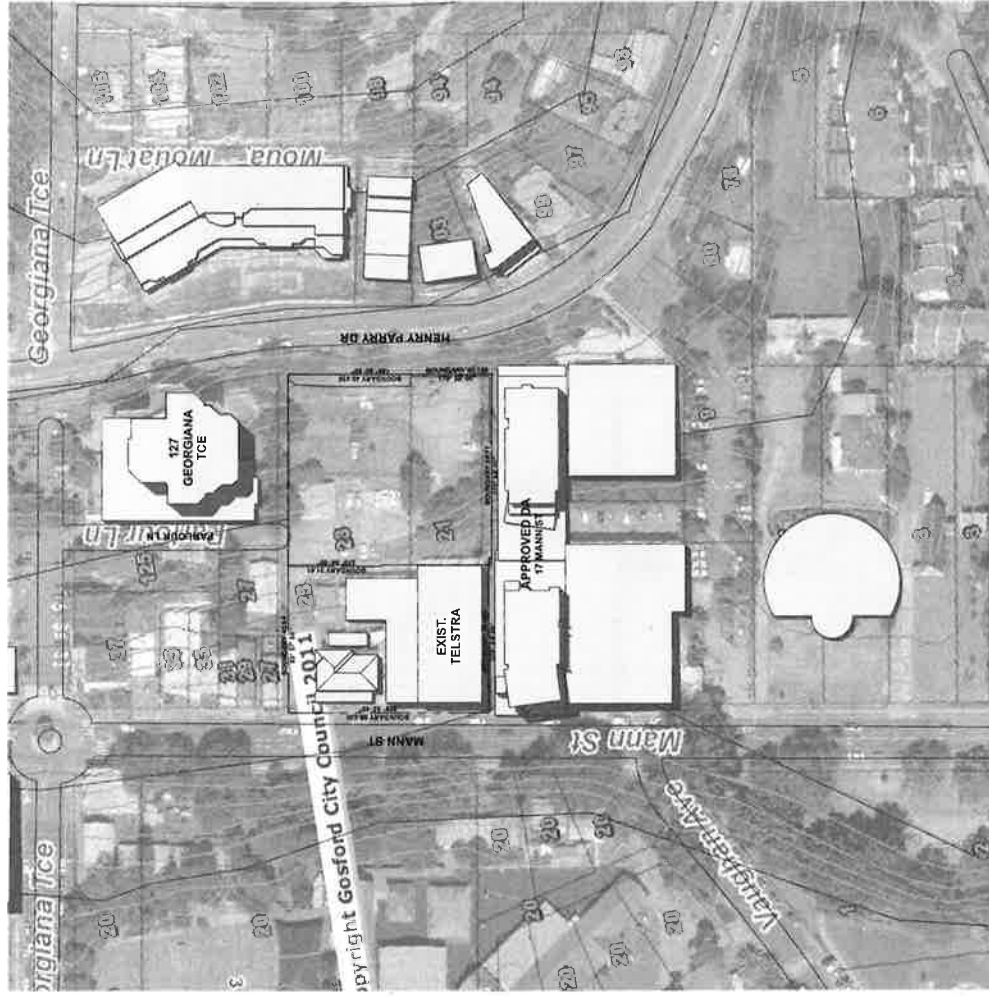
SUMMER 9am - Existing Conditions



Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]	Project: 1460 Mann Street Residential Development Client: Wright Gosford City Council Location: 1460 Mann Street, Gosford, NSW 2250 Scale: 1:500 Date: 15/03/2011 Drawn: [Name] Checked: [Name] Approved: [Name]
--	--	--	--	--	--	--



SUMMER 12pm - Proposed Development



SUMMER 12pm - Existing Conditions



Copyright © 2012 EKOS ARCHITECTURE PTY LTD
This document is the property of EKOS ARCHITECTURE PTY LTD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of EKOS ARCHITECTURE PTY LTD.

Item	Location	Area	Volume	Height	Notes
1	177 GEORGIANA TCE	1,200 sqm	1,200 m³	10m	Existing building
2	EXIST. TELSTRA	1,200 sqm	1,200 m³	10m	Existing building
3	APPROVED DA 17 MANN ST	1,200 sqm	1,200 m³	10m	Existing building



Project Details
 Project Name: 1400 Main Street Residential Development
 Project Address: 1400 Main Street, Gosford NSW 2250
 Project Stage: DA 17 MANN ST

Client Details
 Client Name: Main Street Developments
 Client Address: 1400 Main Street, Gosford NSW 2250
 Client Contact: 02 4321 1234

EKOS ARCHITECTURE
 EKOS ARCHITECTURE PTY LTD
 1400 Main Street, Gosford NSW 2250
 Phone: 02 4321 1234
 Email: info@ekosarch.com.au
 Website: www.ekosarch.com.au

1400 Main Street Residential Development
 Development
 1400 Main Street
 Gosford NSW 2250

Diagrams
 Shadow Diagrams - Summer 12pm

Item	Location	Area	Volume	Height	Notes
1	177 GEORGIANA TCE	1,200 sqm	1,200 m³	10m	Existing building
2	EXIST. TELSTRA	1,200 sqm	1,200 m³	10m	Existing building
3	APPROVED DA 17 MANN ST	1,200 sqm	1,200 m³	10m	Existing building



SUMMER 3pm - Proposed Development

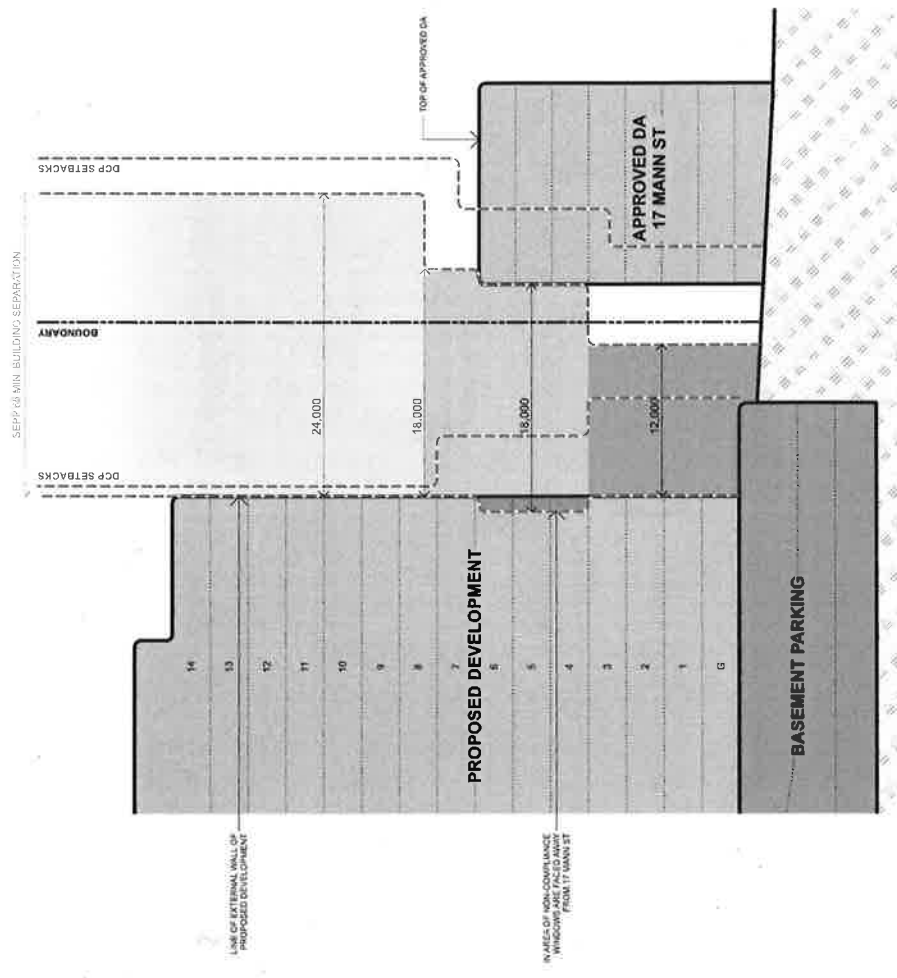
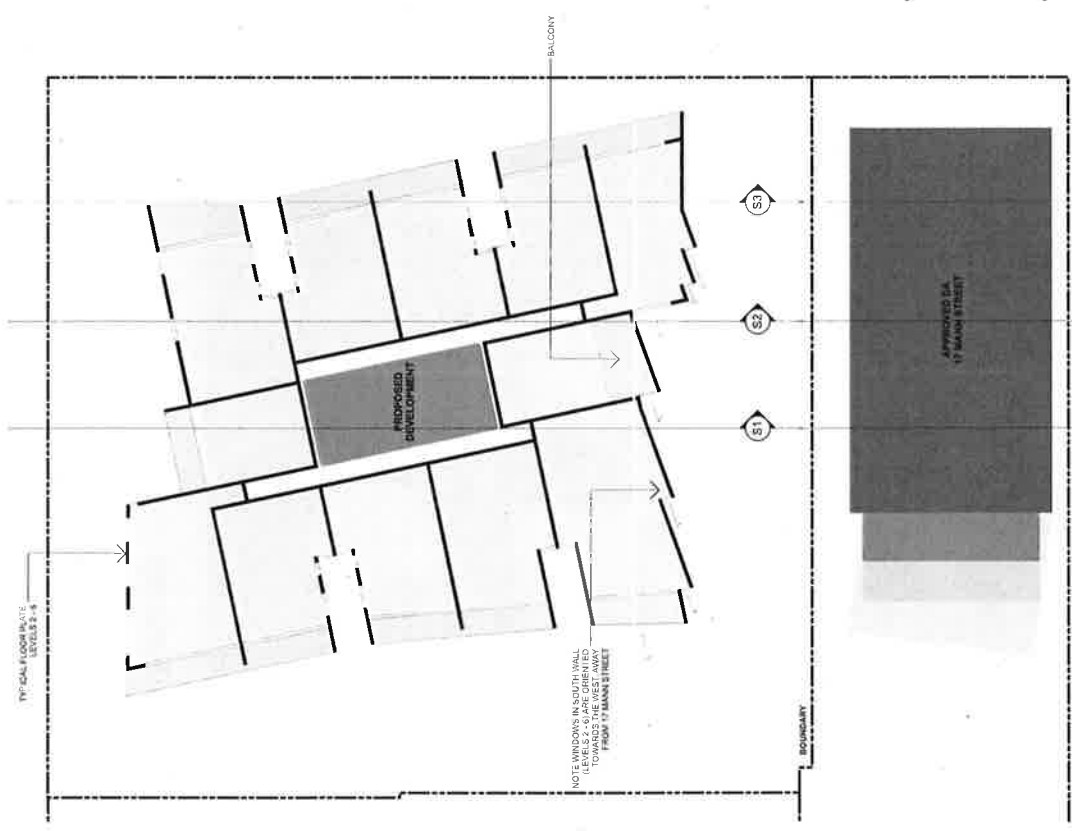
SUMMER 3pm - Existing Conditions

OVERSHADOWING - EXISTING

OVERSHADOWING - COMPLIANT ENVELOPE

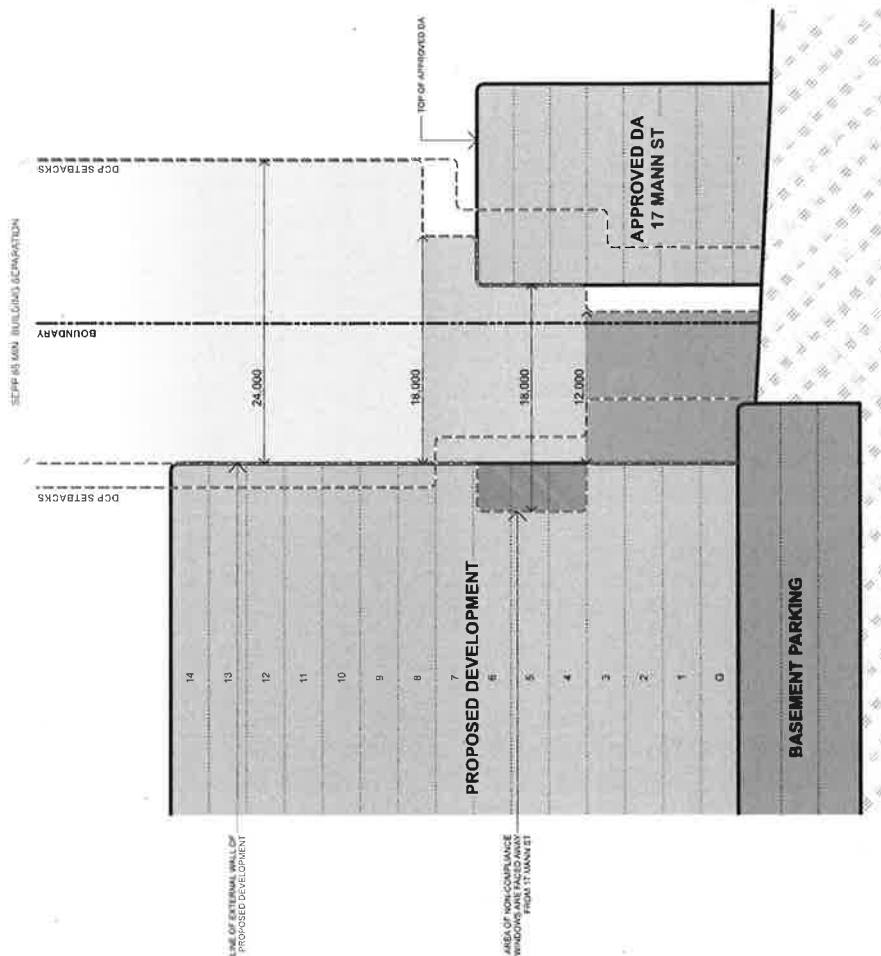
OVERSHADOWING - PROPOSED

- 24m BUILDING SEPARATION
@ 25m+ HEIGHT
- 18m BUILDING SEPARATION
@ 12 - 25m HEIGHT
- 12m BUILDING SEPARATION
@ 12m HEIGHT

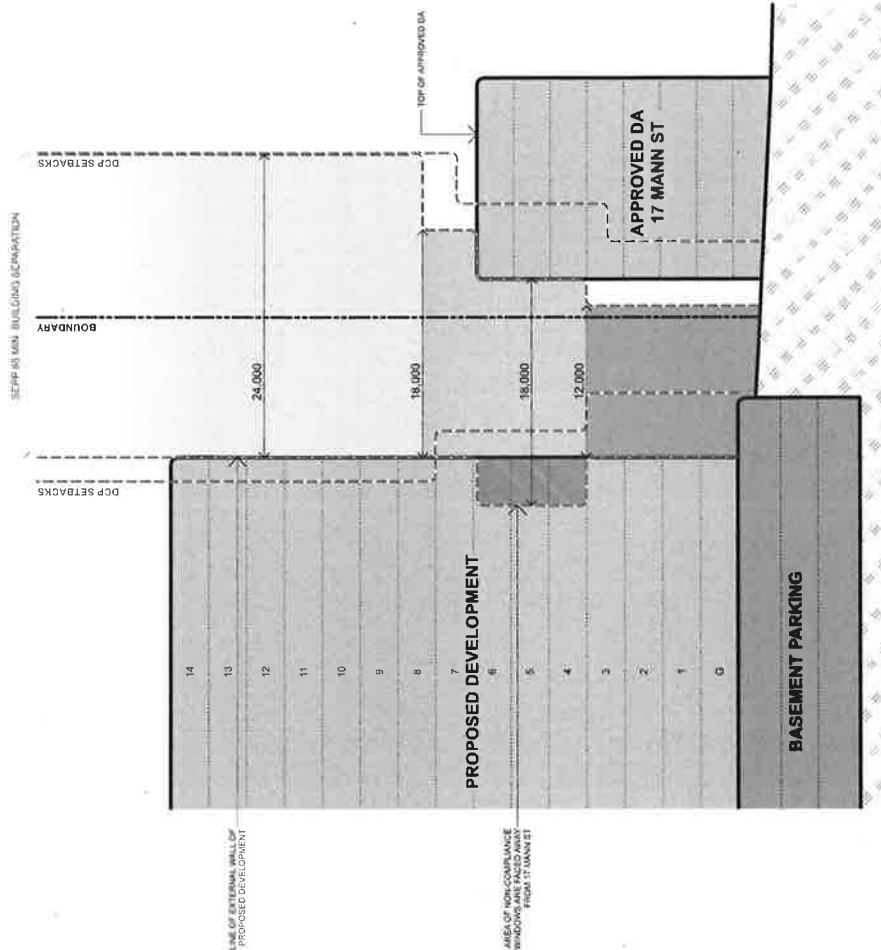


SECTION 1 - DIAGRAM INDICATING BUILDING SEPARATION
AS REQUIRED BY SEPP 65

- 24m BUILDING SEPARATION
@ 25m+ HEIGHT
- 18m BUILDING SEPARATION
@ 12 - 25m HEIGHT
- 12m BUILDING SEPARATION
@ 12m HEIGHT



SECTION 2 - DIAGRAM INDICATING BUILDING SEPARATION
AS REQUIRED BY SEPP 65



SECTION 3 - DIAGRAM INDICATING BUILDING SEPARATION
AS REQUIRED BY SEPP 65

