



## 321-325 Mann St

SHOP TOP HOUSING DEVELOPMENT

321-325 MANN ST

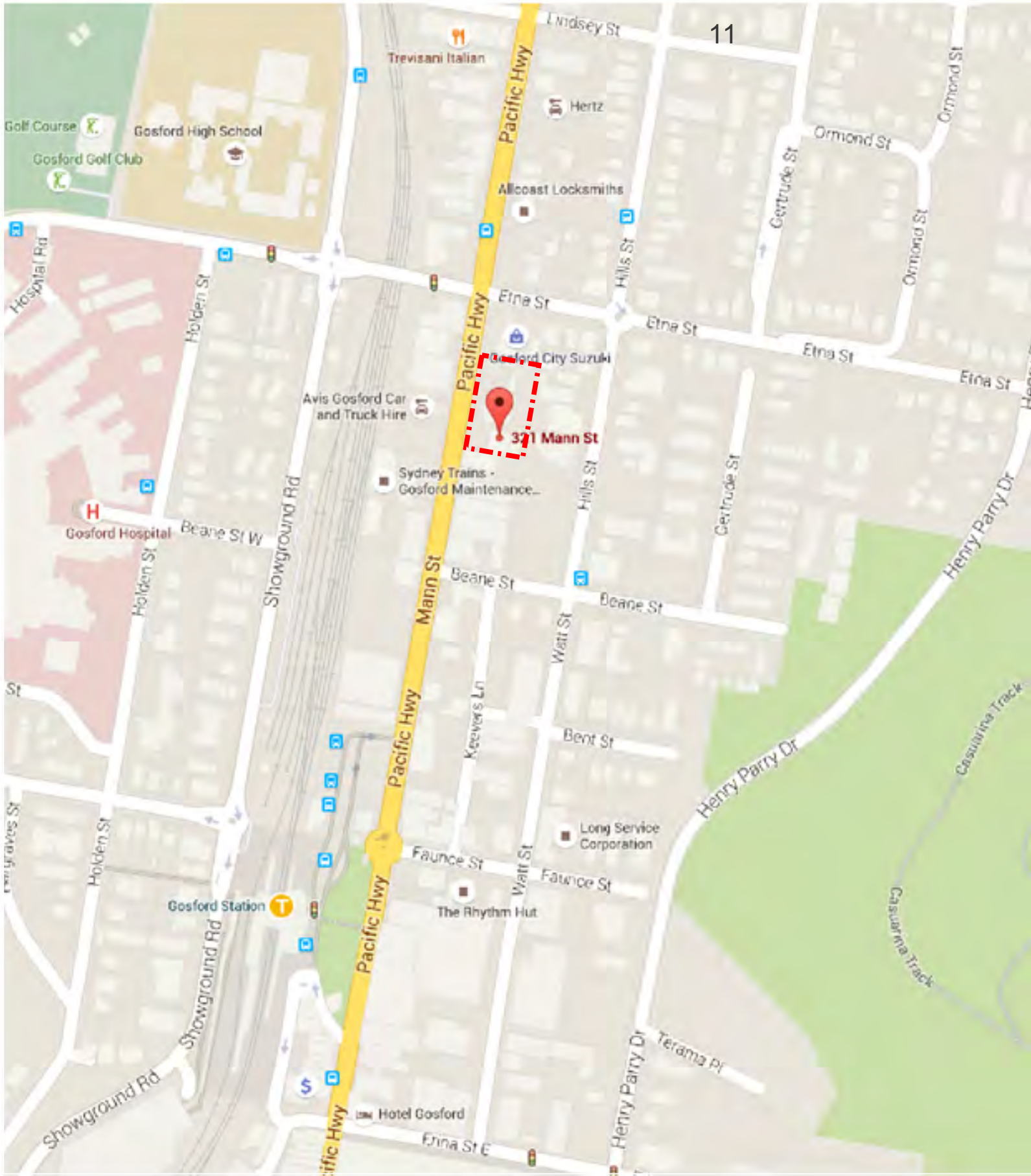
GOSFORD

NSW

DEVELOPMENT APPLICATION



SITE LOCATION



AERIAL PHOTOGRAPH



ARCHITECTURAL DRAWING SCHEDULE

- DA - 001 TITLE SHEET  
DA - 002 PROJECT OUTLINE  
DA - 003 SITE ANALYSIS  
DA - 004 EXTERNAL FINISHES  
DA - 005 DEMOLITION PLAN  
DA - 006 SHADOW DIAGRAMS  
DA - 007 SHADOW DIAGRAMS  
DA - 008 SHADOW DIAGRAMS  
DA - 009 APARTMENT COMPLIANCE DIAGRAMS  
DA - 010 APARTMENT COMPLIANCE DIAGRAMS  
DA - 011 APARTMENT COMPLIANCE DIAGRAMS  
DA - 012 BASIX INFORMATION

- DA - 101 GROUND FLOOR PLAN  
DA - 102 LEVEL 1 PLAN  
DA - 103 LEVEL 2 PLAN  
DA - 104 LEVEL 3 PLAN  
DA - 105 LEVEL 4 PLAN  
DA - 106 LEVEL 5-21 TYPICAL PLAN  
DA - 107 LEVEL 22 PLAN  
DA - 108 LEVEL 23 PLAN  
DA - 109 ROOF PLAN

- DA - 201 SECTIONS  
DA - 202 SECTIONS

- DA - 301 ELEVATIONS  
DA - 302 ELEVATIONS

SCHEDULE OF AREAS:

Planning Calculations

|                          |           |
|--------------------------|-----------|
| Site Area                | 3310 sqm  |
| Proposed GFA             | 21508 sqm |
| Proposed FSR             | 6.50:1    |
| Number of Apartments     | 182       |
| Number of Parking Spaces | 265       |

GFA Calculation

|                    |                    |
|--------------------|--------------------|
| Residential (GFA)  | 14168 sqm          |
| Commercial (GFA)   | 2540 sqm           |
| Parking (Podium)   | 4800 sqm           |
| Parking (Basement) | 3410 sqm (non GFA) |

GFA Calculation

|                   | Commercial | Commercial Circulation | Unit 1 (3 Bed) | Units 2 (2 Bed) | Unit 3 (1 Bed) | Unit 4 (1 Bed) | Unit 5 (2 Bed) | Unit 6 (1 Bed) | Unit 7 (Studio) | Unit 8 (2 Bed) | Unit 9 (2 Bed) | Unit 10 (3 Bed) | Unit 11 (1 Bed) | Unit 12 (2 Bed) | Unit 13 (1 Bed) | Unit 14 (2 Bed) | Unit 15 (2 Bed) | Unit 16 (2 Bed) | Unit 17-20 (Penthouse) | Residential Circulation |
|-------------------|------------|------------------------|----------------|-----------------|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------|-------------------------|
| B2                |            |                        |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 20                      |
| B1                | 1050       |                        |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 20                      |
| Ground            | 950        | 60                     |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 100                     |
| Level 1           |            |                        |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 20                      |
| Level 2           | 420        | 60                     |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 20                      |
| Level 3           |            |                        |                |                 |                |                |                |                |                 |                |                |                 |                 |                 |                 |                 |                 |                 |                        | 20                      |
| Apartment Types   |            |                        | 108            | 75              | 55             | 55             | 75             | 55             | 32              | 80             | 75             | 108             | 55              | 78              | 50              | 75              | 110             | 110             | 170                    | 41.5                    |
| No. of Apartments |            |                        | 14             | 14              | 15             | 15             | 14             | 14             | 15              | 15             | 15             | 15              | 14              | 14              | 1               | 1               | 1               | 1               | 4                      | 16                      |
| Total GFA         | 2420       | 120                    | 1512           | 1050            | 825            | 825            | 1050           | 770            | 480             | 1200           | 1125           | 1620            | 770             | 1092            | 50              | 75              | 110             | 110             | 680                    | 824                     |

NOTES:

- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING ACT & REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT STANDARDS.
- COMPLIANCE REQUIRED FOR ALL COUNCIL SEDIMENTATION & EROSION CONTROL MEASURES FOR EXTERNAL WORKS INCLUDING STORMWATER RUNOFF QUALITY REQUIREMENTS. REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAIL.
- REFER TO SURVEY FOR RELEVANT INFORMATION INCLUDING SERVICES LOCATIONS, EXISTING LAYOUT & EXTENT OF REQUIRED DEMOLITION. ALL INFORMATION OF THE EXISTING SITE IS INDICATIVE ONLY.
- REFER TO RELEVANT CONSULTANT DOCUMENTATION FOR DETAILED INFORMATION ON SERVICES AND CIVIL ENGINEERING COMPONENTS.
- REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR INFORMATION ON LANDSCAPED AREAS. LANDSCAPING INFORMATION SHOWN ON ARCHITECTURAL DRAWINGS IS INDICATIVE ONLY.
- REFER TO STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALL RELEVANT SUBMISSION DOCUMENTATION

NOT FOR CONSTRUCTION

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| ISSUE | DESCRIPTION               | DATE       |
|-------|---------------------------|------------|
| A     | DA DRAFT                  | 20.01.2017 |
| B     | DA DRAFT REVISION         | 03.02.2017 |
| C     | DA DRAFT REVISION         | 10.02.2017 |
| D     | COUNCIL REVIEW            | 20.02.2017 |
| E     | ISSUE TO CONSULTANTS      | 06.03.2017 |
| F     | ISSUE TO CONSULTANTS      | 14.03.2017 |
| G     | ISSUE TO CONSULTANTS      | 11.04.2017 |
| H     | ISSUE TO CONSULTANTS      | 26.04.2017 |
| J     | DA SUBMISSION             | 26.05.2017 |
| K     | DA ADDITIONAL INFORMATION | 13.06.2018 |
| L     | COUNCIL REQUESTED UPDATES | 18.01.2019 |
| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

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321-331 MANN ST SHOP-TOP HOUSING

ADDRESS:

321-331 MANN ST, GOSFORD NSW

CLIENT:

Mann St Enterprises Pty Ltd  
atf  
Mann St Enterprises Trust

DRAWING TITLE:

PROJECT OUTLINE

DRAWING NO.:

DA - 002

ISSUE:

M

DATE:

10.02.2020

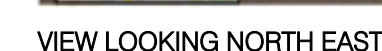
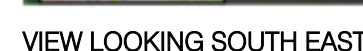
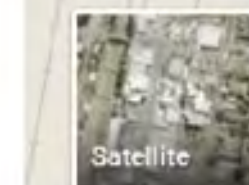
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DRAWING TITLE:  
SITE ANALYSIS PLAN

|              |        |            |
|--------------|--------|------------|
| DRAWING NO.: | ISSUE: | DATE:      |
| DA - 003     | M      | 10.02.2020 |

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PLANTER BOXES  
SECTION 01-204



VERTICAL TIMBER LOUVRES (LO)



SPLAYED ROOF FEATURE - 'SGI ARCHITECTURAL - PRODEMA'  
COMPOSITE WOOD PANEL (TP)



CONCRETE BLADE WALLS (CN)



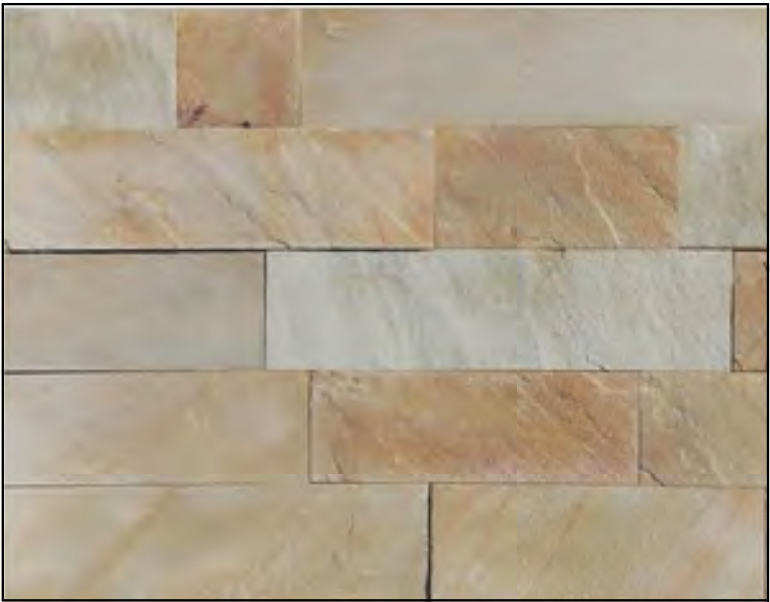
GLASS CANOPY



FROSTED GLASS FINIS (GF)



GLASS CURTAIN WALLS & CAFE SEATING (GO)



SANDSTONE CLADDING (SC)

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Mann St Enterprises Trust

DRAWING TITLE:

EXTERNAL FINISHES

DRAWING NO.:

DA - 004

ISSUE:

M

DATE:

10.02.2020

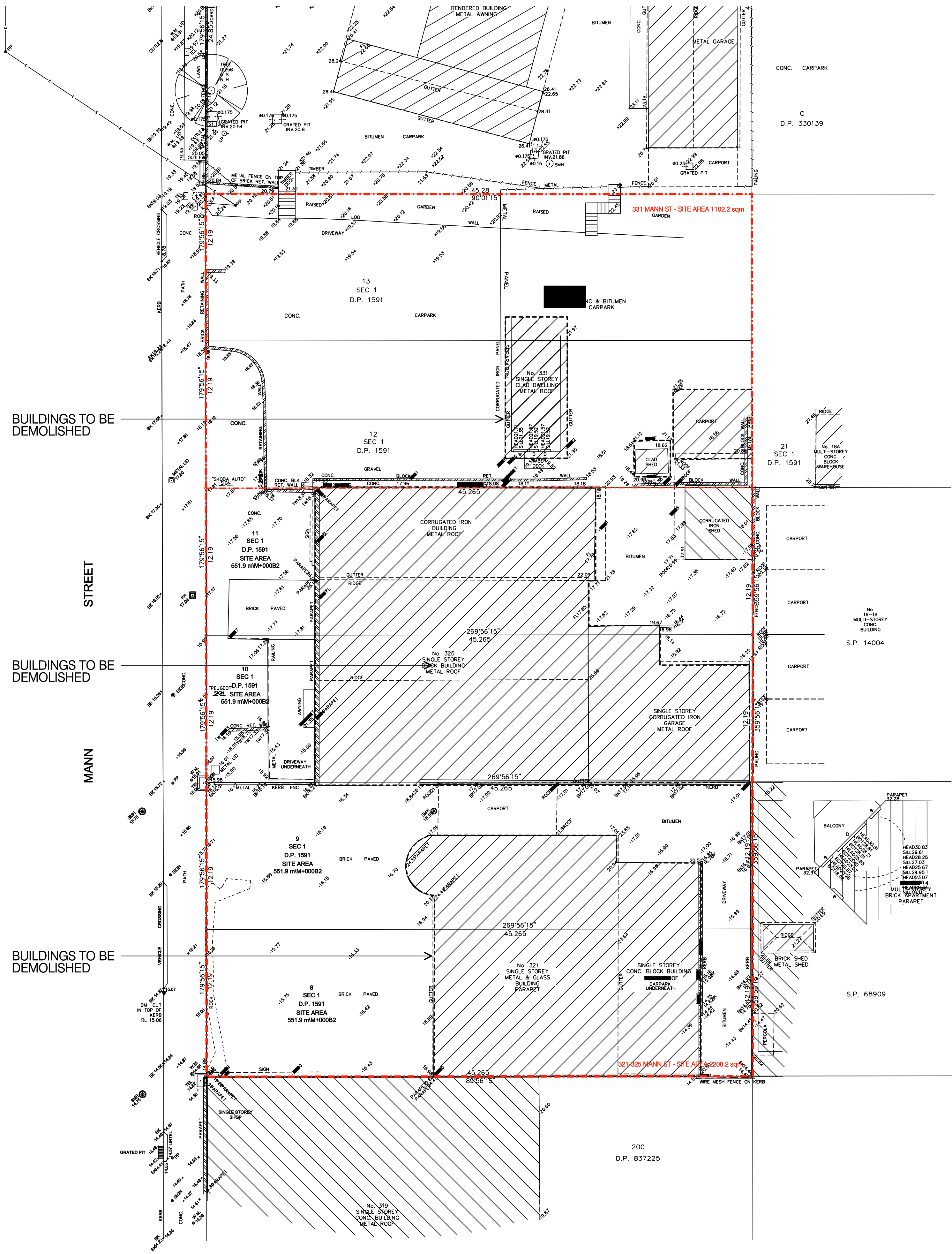
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DRAWING TITLE:  
DEMOLITION PLAN

DRAWING NO.: DA - 005  
ISSUE: M  
DATE: 10.02.2020

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PROPOSED

8am JUNE 21st



PROPOSED

9am JUNE 21st



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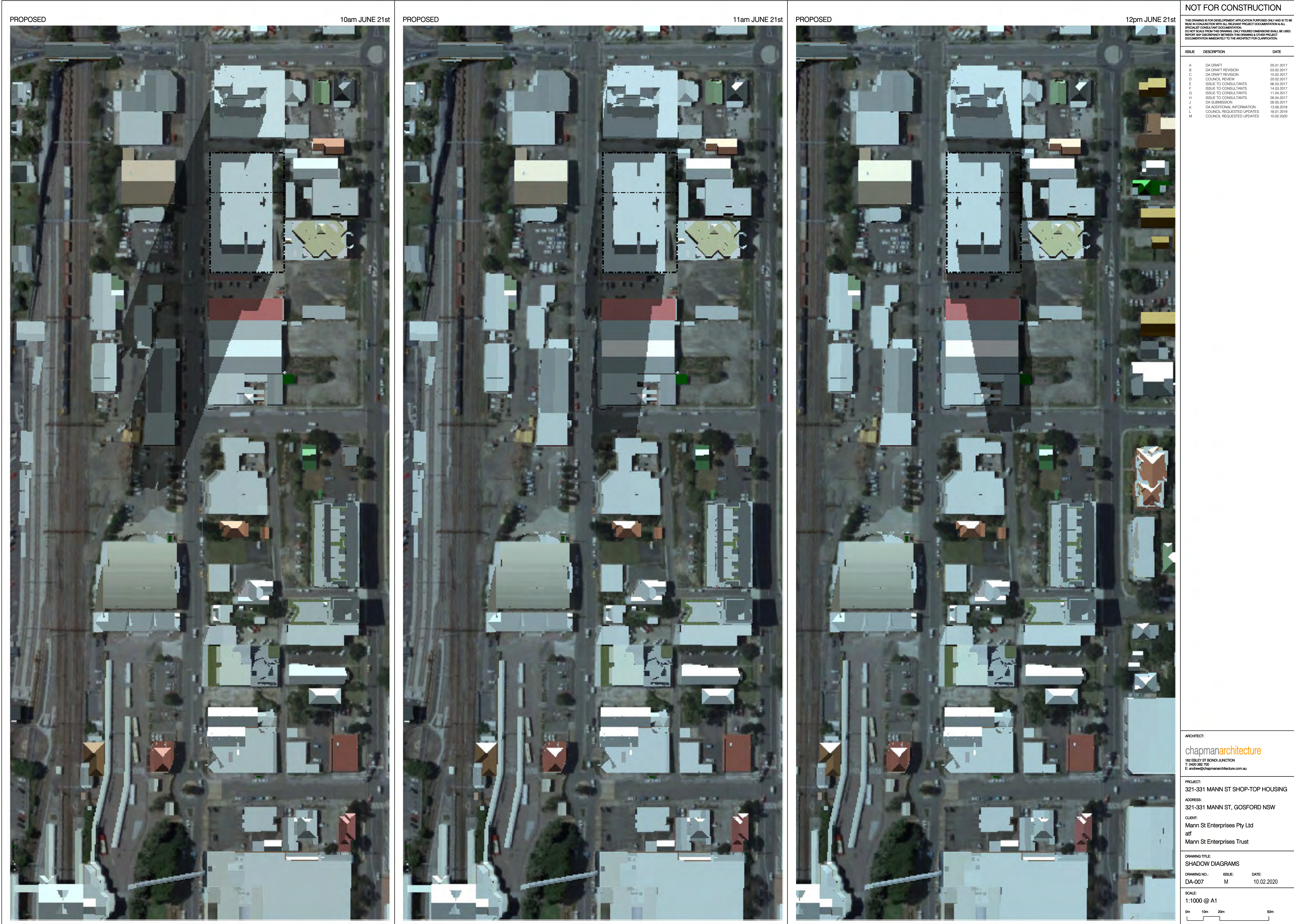
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DRAWING TITLE:  
SHADOW DIAGRAMS  
DRAWING NO.: DA-006  
ISSUE: M  
DATE: 10.02.2020

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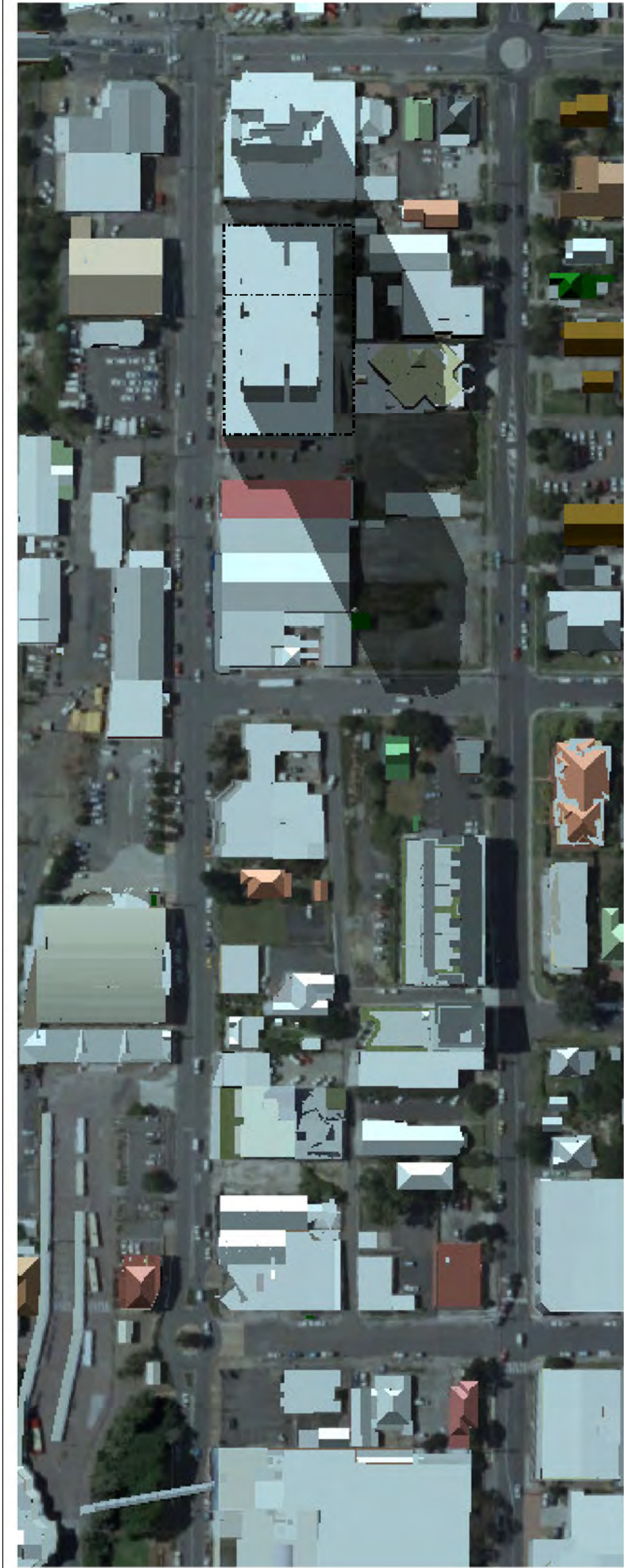






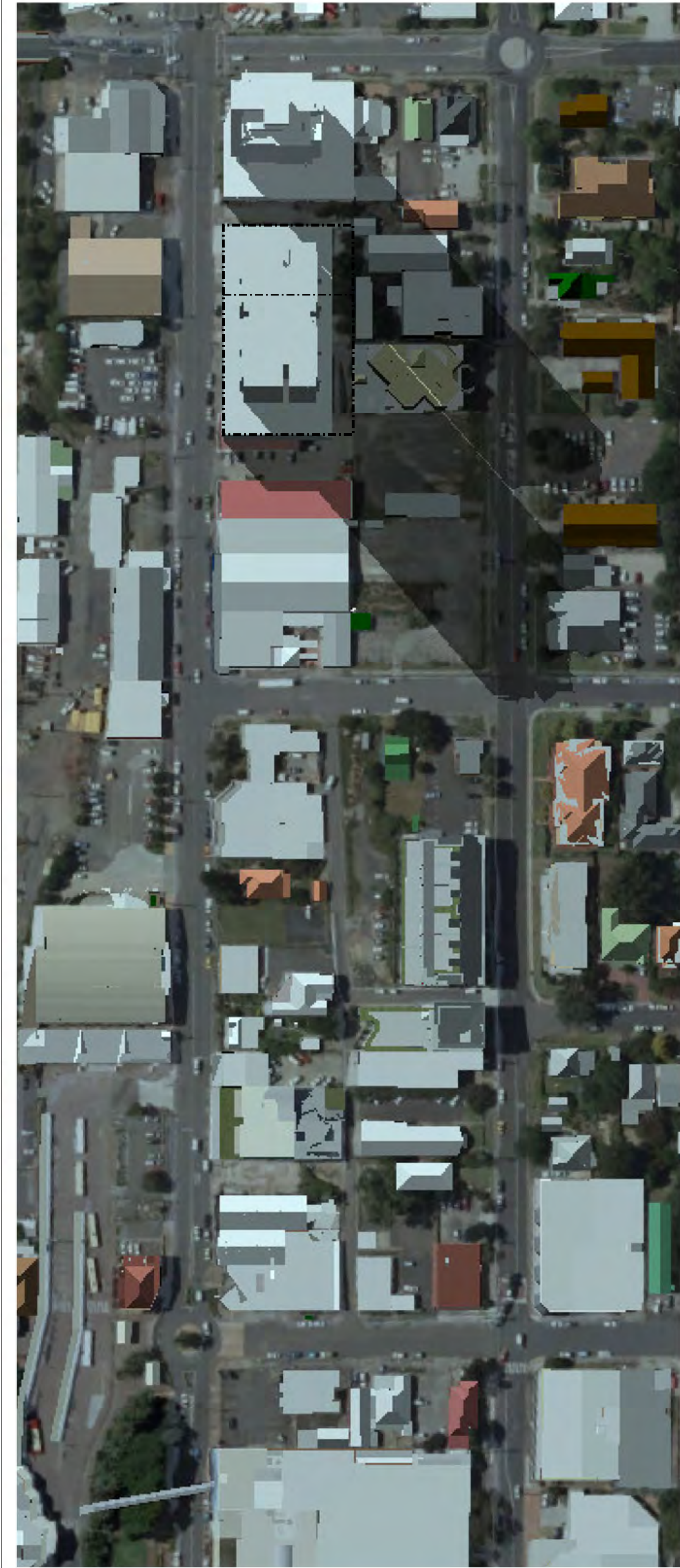
PROPOSED

1pm JUNE 21st



PROPOSED

2pm JUNE 21st



PROPOSED

3pm JUNE 21st



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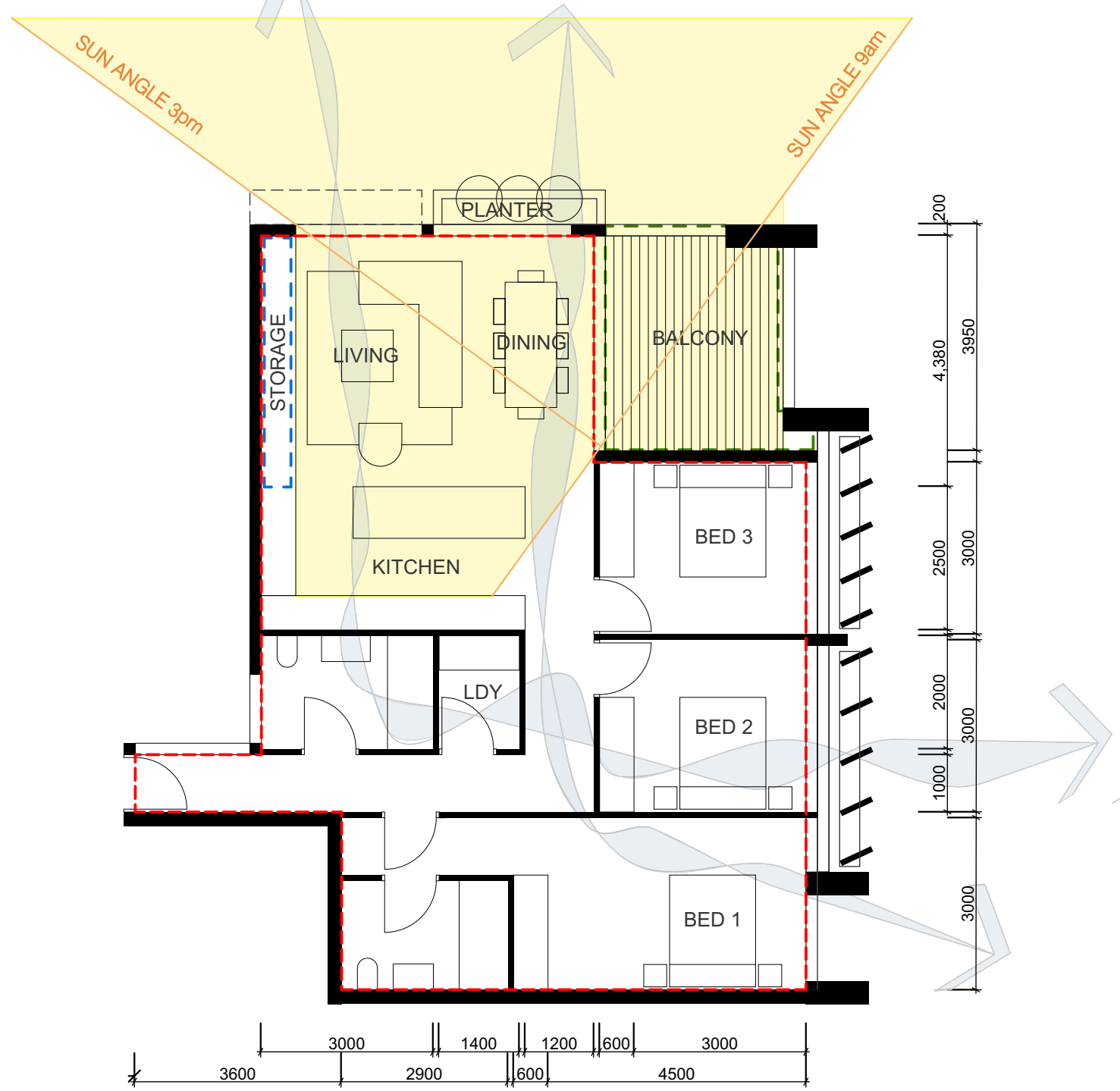
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SHADOW DIAGRAMS  
DRAWING NO.: DA-008  
ISSUE: M  
DATE: 10.02.2020

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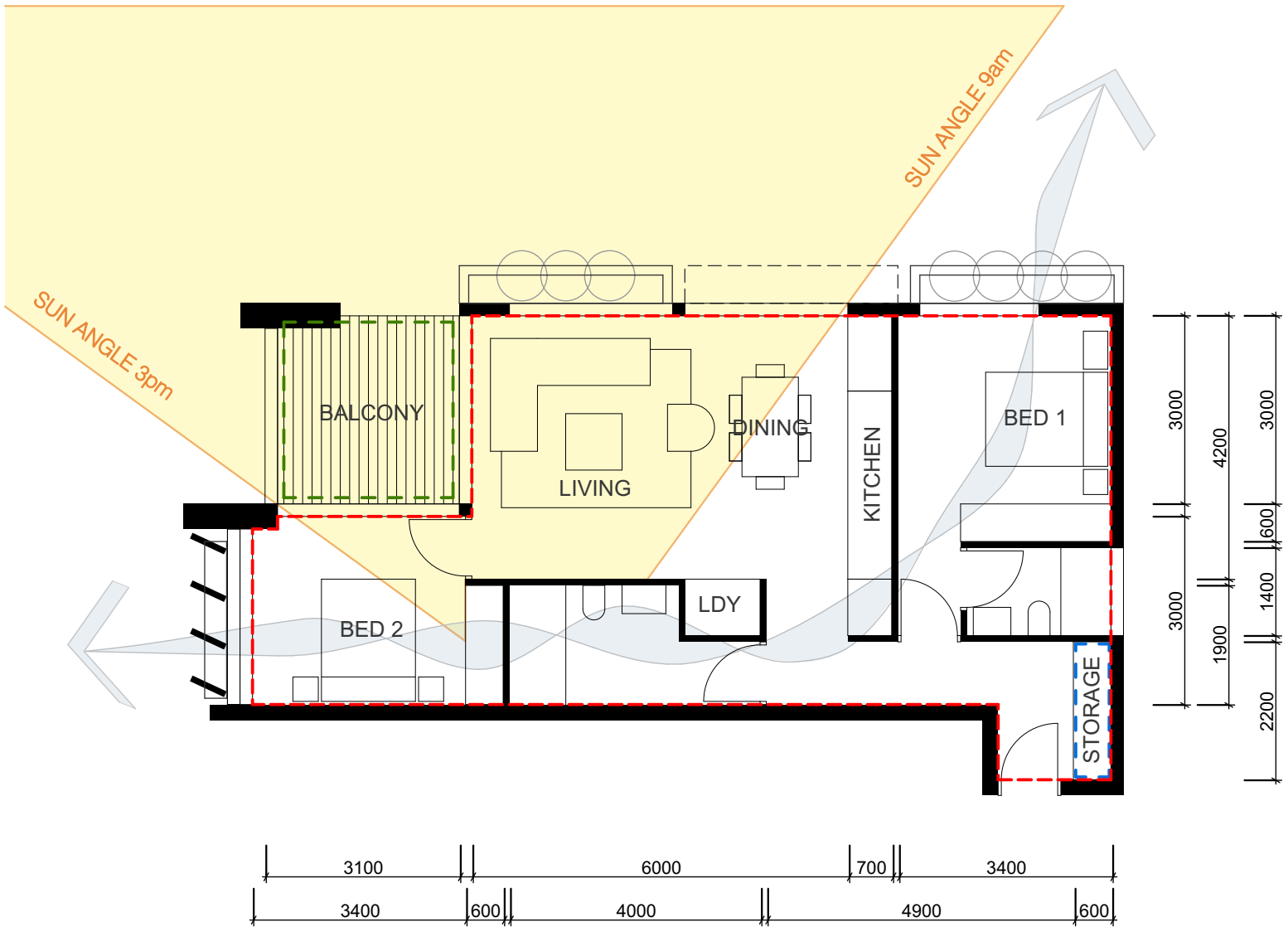
UNIT 1

- 3 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 6 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 108.0 sqm
- BALCONY AREA= 12.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 7.0 m3 (IN APARTMENT)



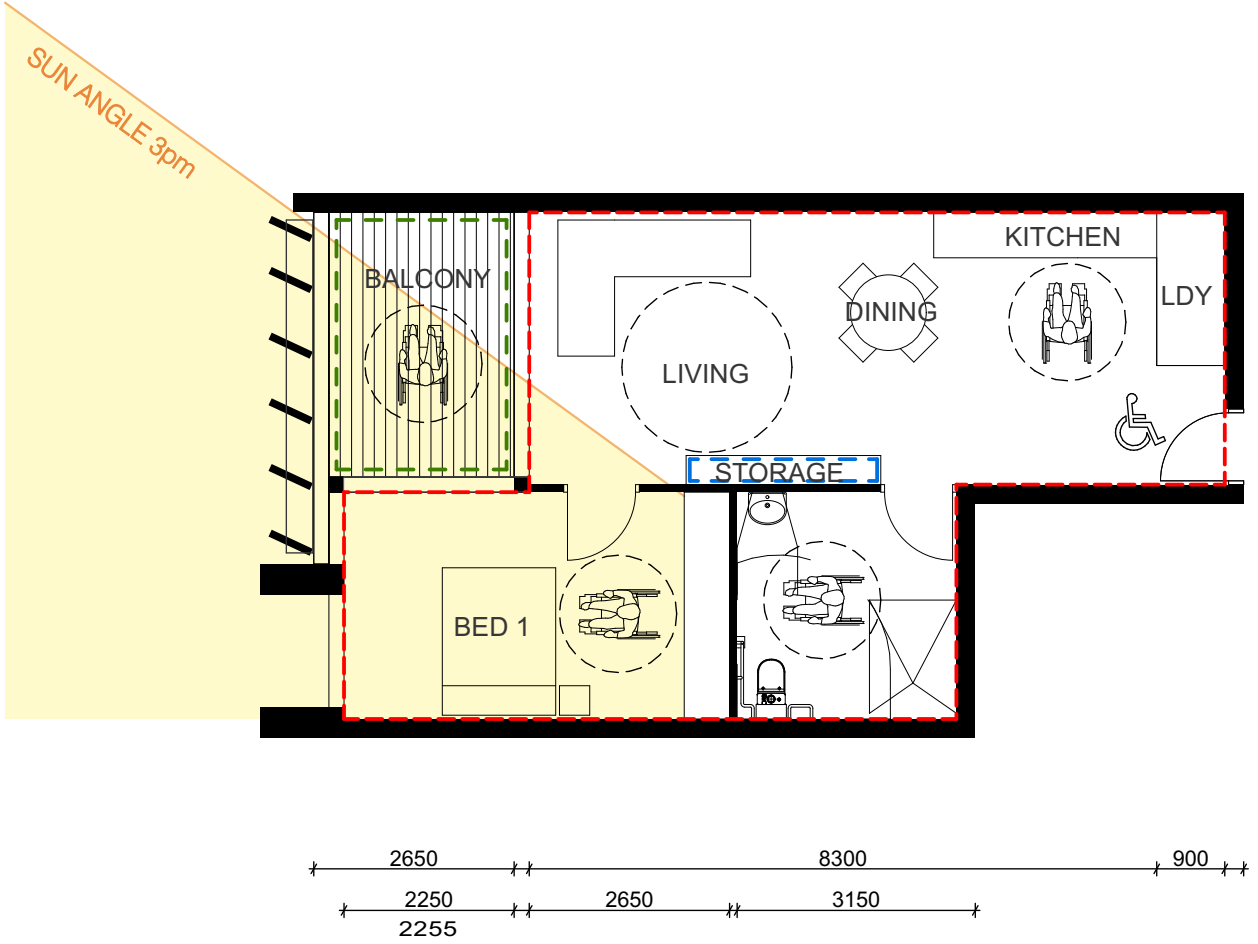
UNIT 2

- 2 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 6 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 75.0 sqm
- BALCONY AREA= 10.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 5.0 m3 (IN APARTMENT)



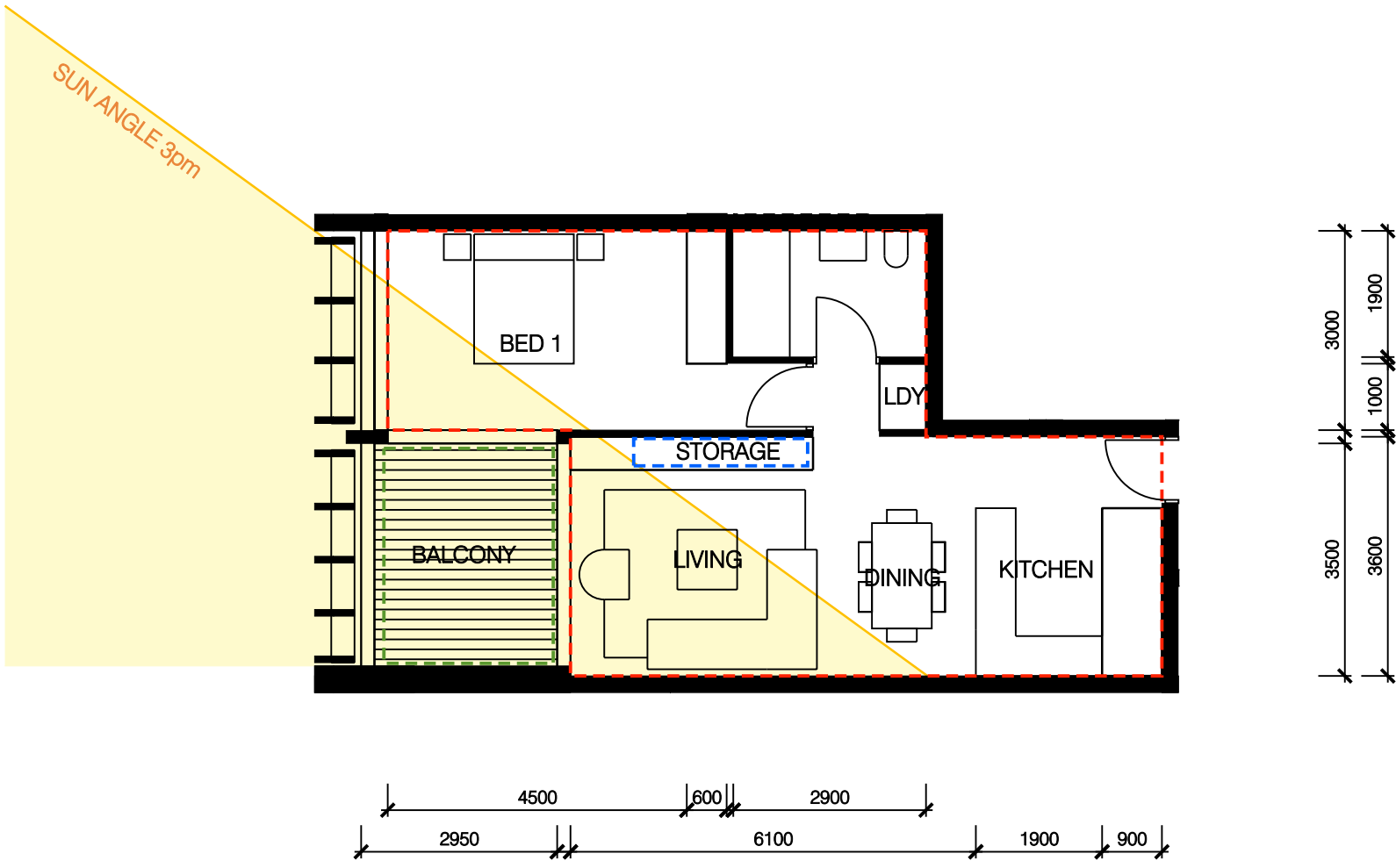
UNIT 3

- 1 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT (LEVELS 9-18)
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 55.0 sqm
- BALCONY AREA= 8.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 3.0 m3 (IN APARTMENT)
- ADAPTABLE APARTMENT



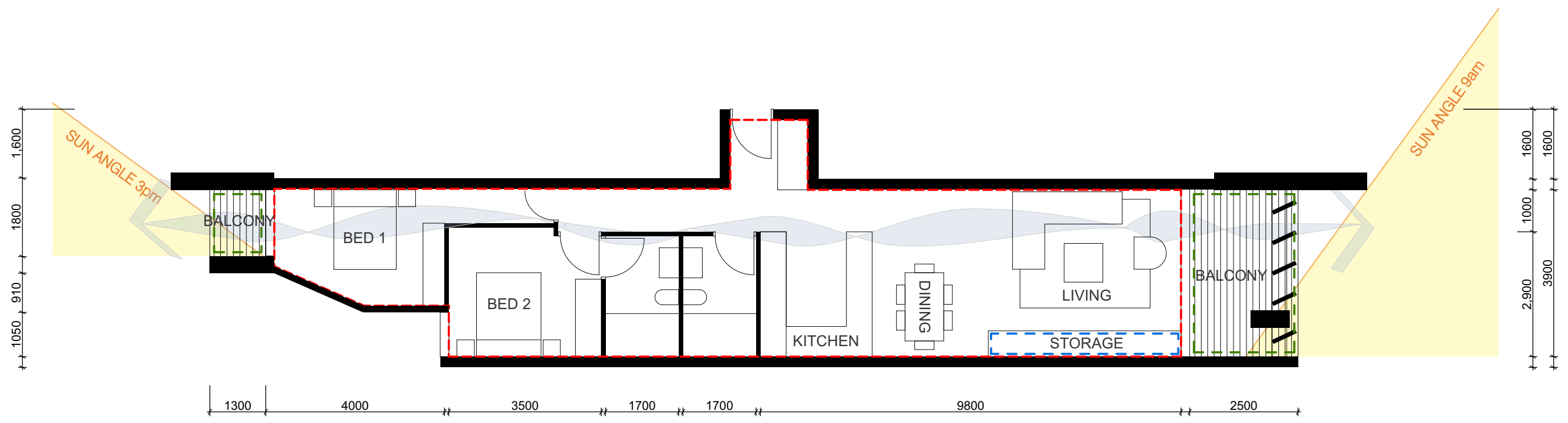
UNIT 4

- 1 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT (LEVELS 9-18)
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 55.0 sqm
- BALCONY AREA= 8.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 3.0 m3 (IN APARTMENT)



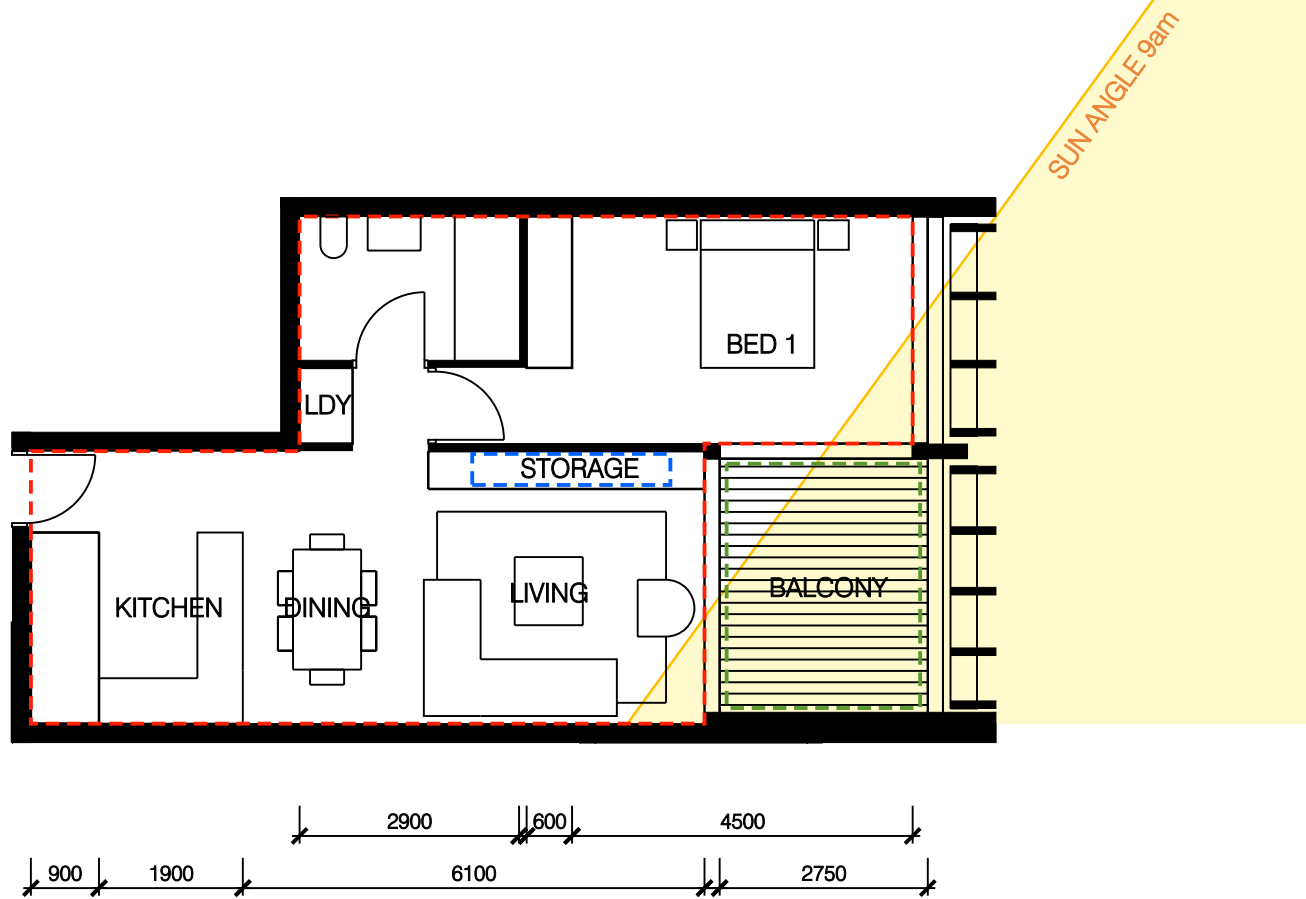
UNIT 5

- 2 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 78.0 sqm
- BALCONY AREA= 10.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 5.0 m3 (IN APARTMENT)



UNIT 6

- 1 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT (LEVELS 9-18)
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 55.0 sqm
- BALCONY AREA= 8.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 3.0 m3 (IN APARTMENT)



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PROJECT:

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ADDRESS:

321-331 MANN ST, GOSFORD NSW

CLIENT:

Mann St Enterprises Pty Ltd  
atf  
Mann St Enterprises Trust

DRAWING TITLE:

TYPICAL FLOOR APARTMENT

COMPLIANCE DIAGRAMS

DRAWING NO.: DA-009

ISSUE: M

DATE: 10.02.2020

SCALE:

1:100 @ A1

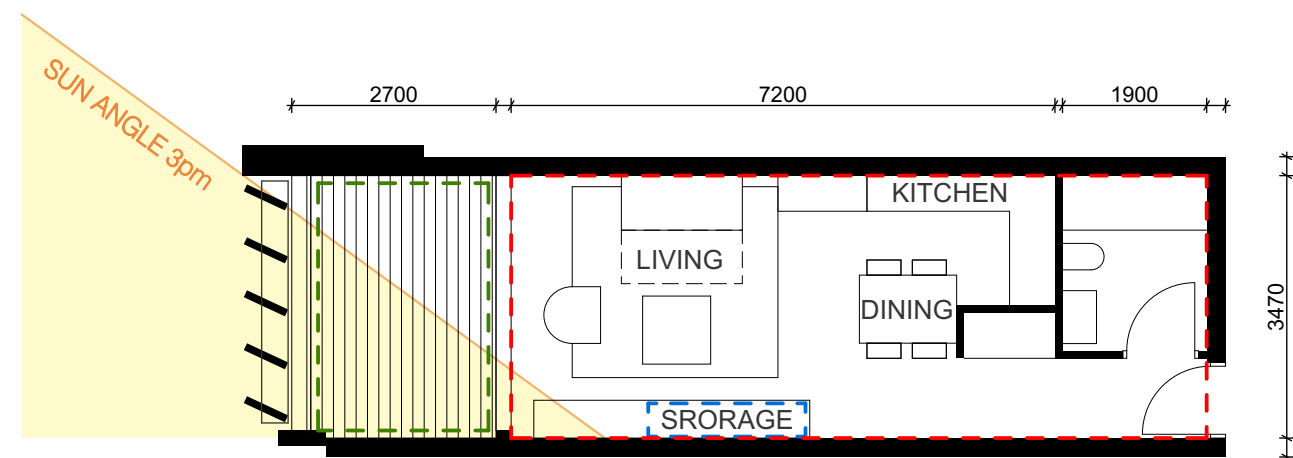
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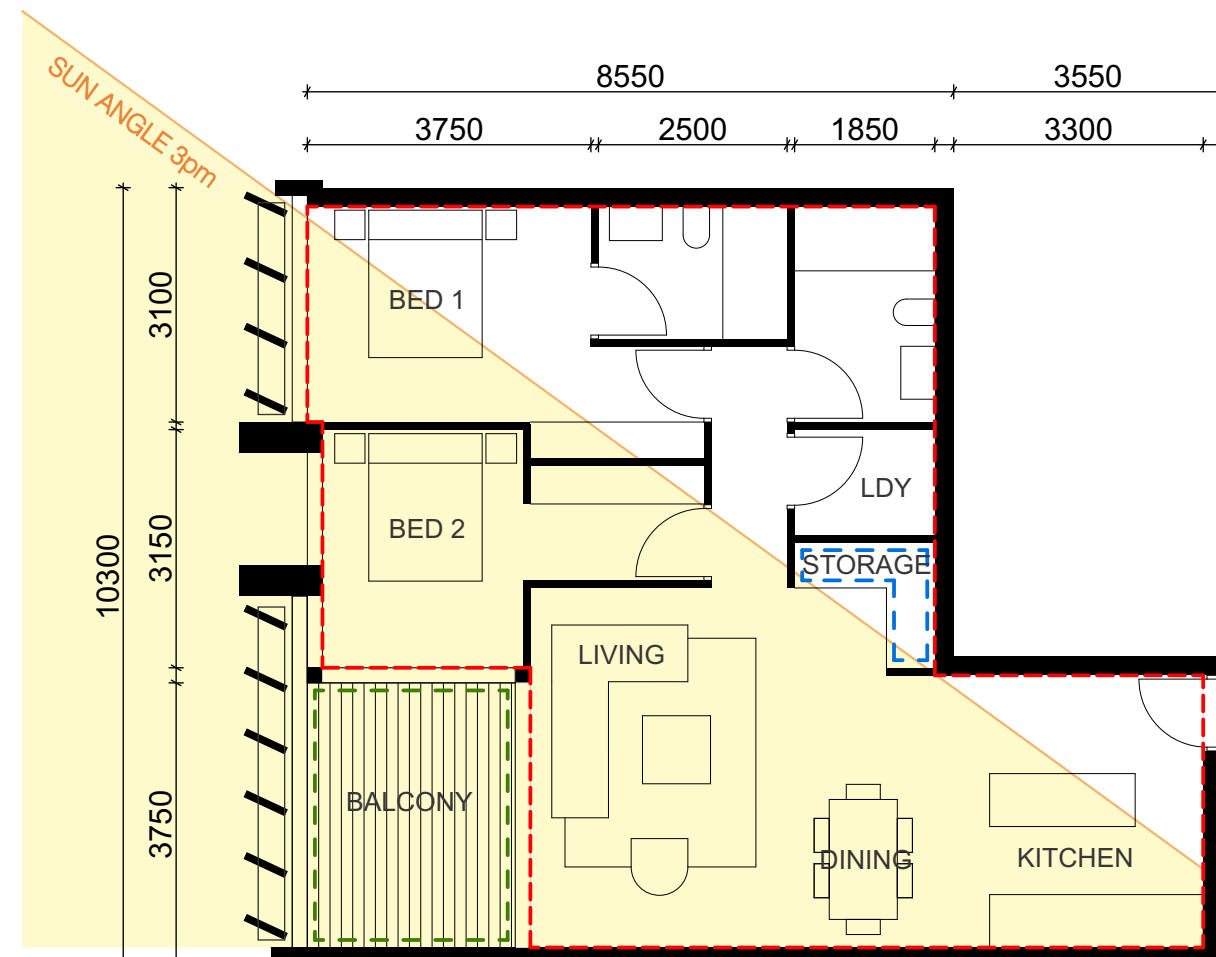
-  STUDIO APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 32.0 sqm
-  BALCONY AREA= 10.0 sqm
-  STORAGE AREA

3.0 m3 (CAGE AT PARKING LEVEL)  
3.0 m3 (IN APARTMENT)

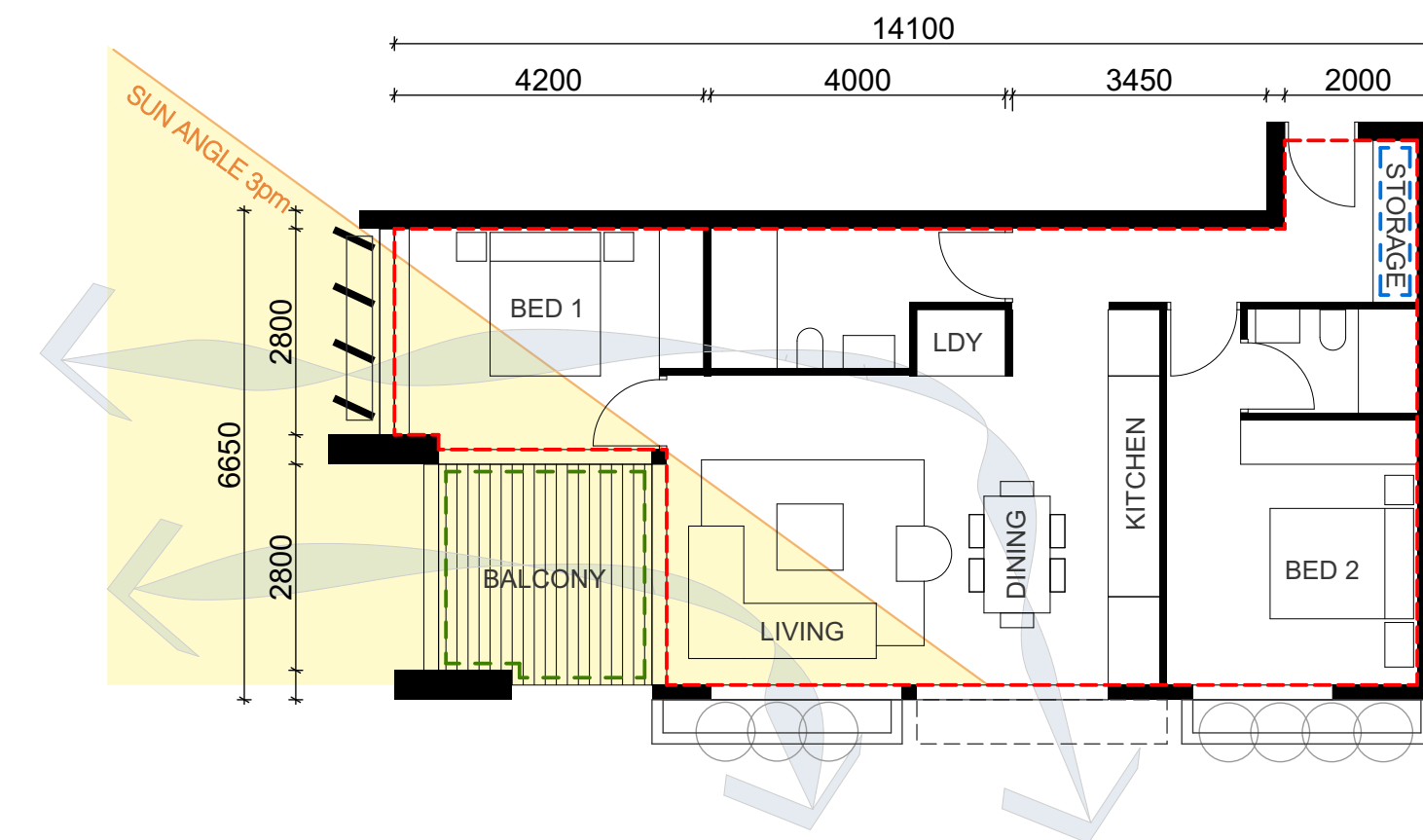


-  2 BEDROOM APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 80.0 sqm
-  BALCONY AREA= 10.0 sqm
-  STORAGE AREA

3.0 m3 (CAGE AT PARKING LEVEL)  
5.0 m3 (IN APARTMENT)

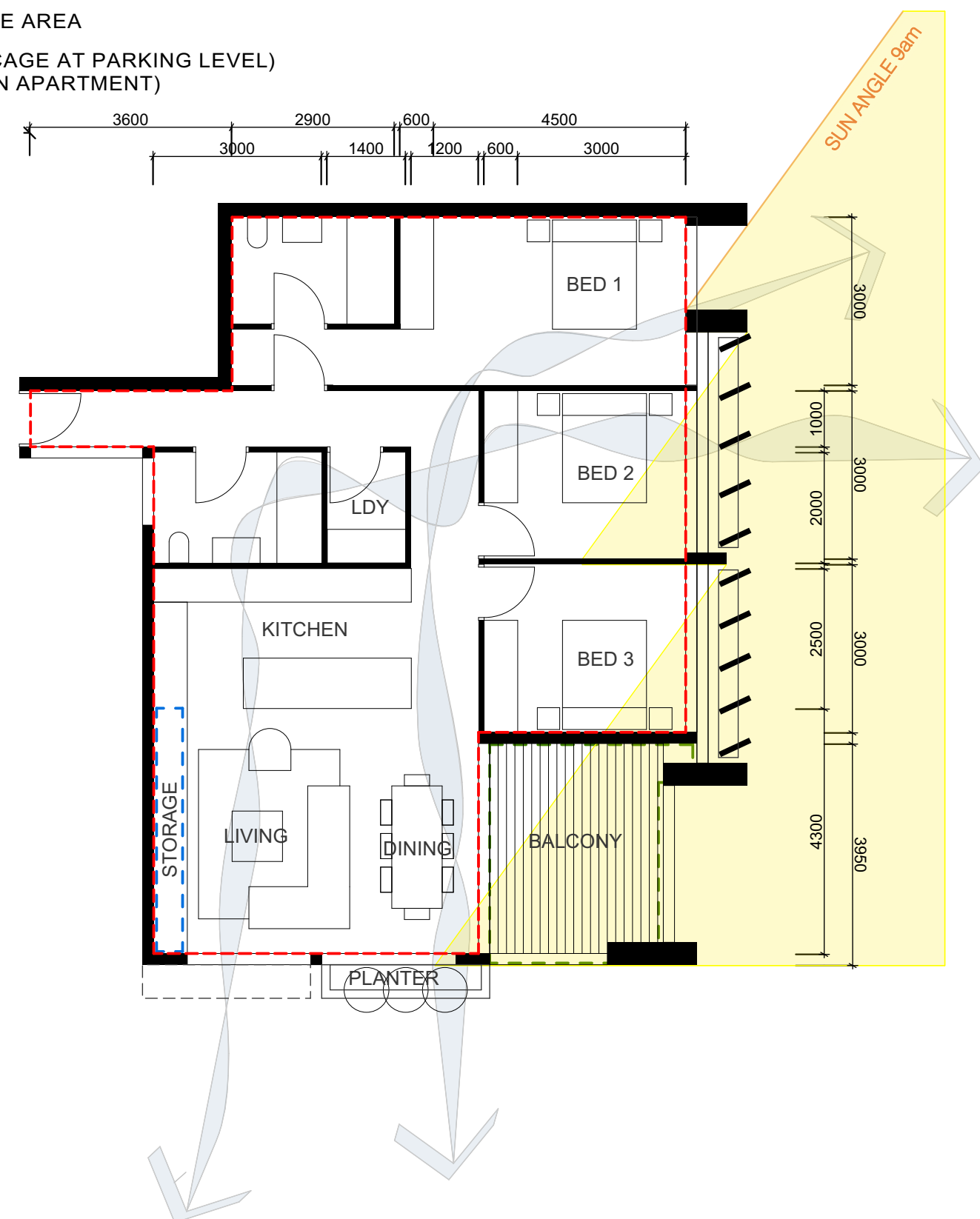


-  2 BEDROOM APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 75.0 sqm
-  BALCONY AREA= 10.0 sqm
-  STORAGE AREA
-  3.0 m<sup>3</sup> (CAGE AT PARKING LEVEL)
-  5.0 m<sup>3</sup> (IN APARTMENT)

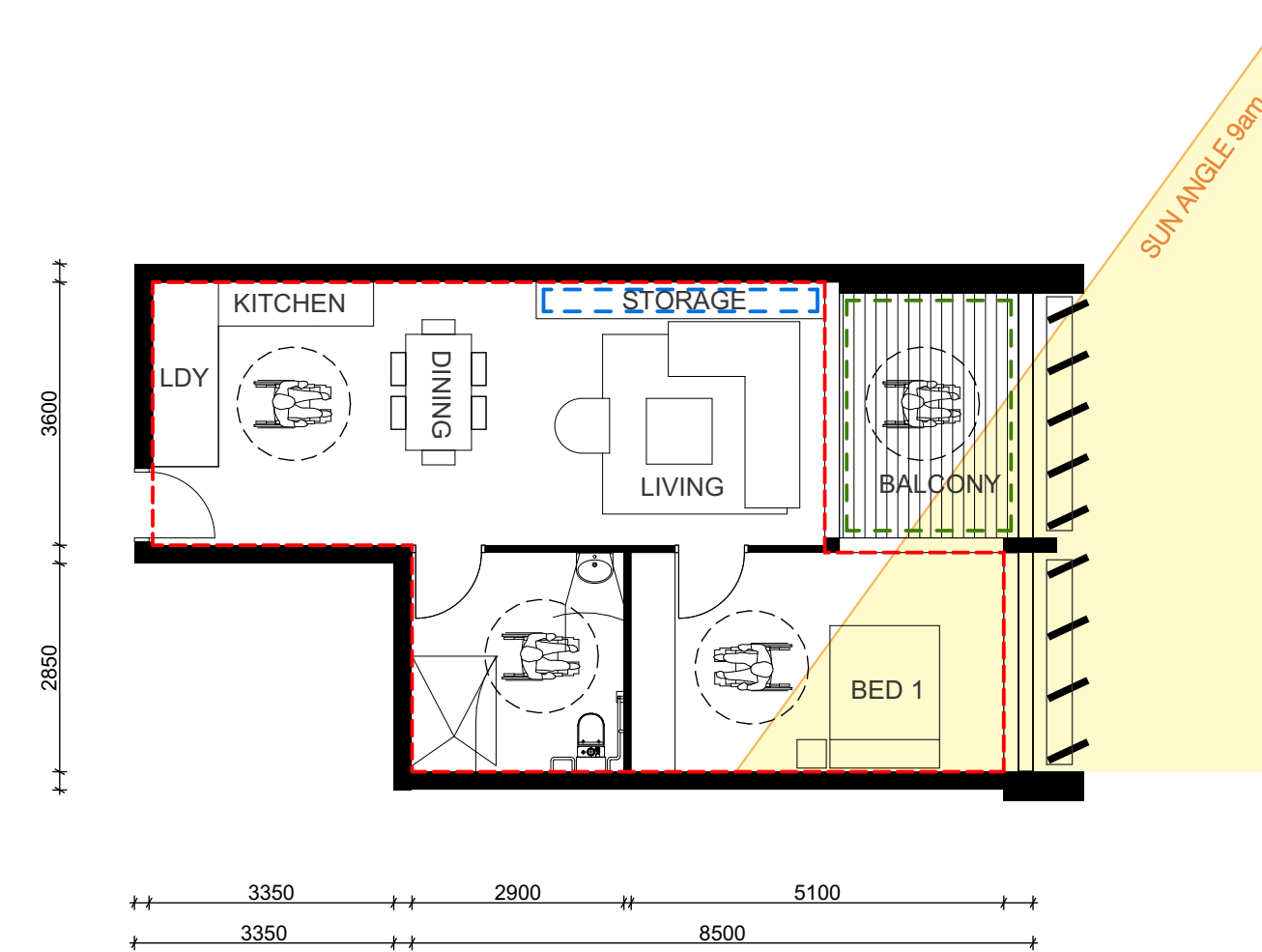


-  3 BEDROOM APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 108.0 sqm
-  BALCONY AREA= 12.0 sqm
-  STORAGE AREA

3.0 m3 (CAGE AT PARKING LEVEL)  
7.0 m3 (IN APARTMENT)

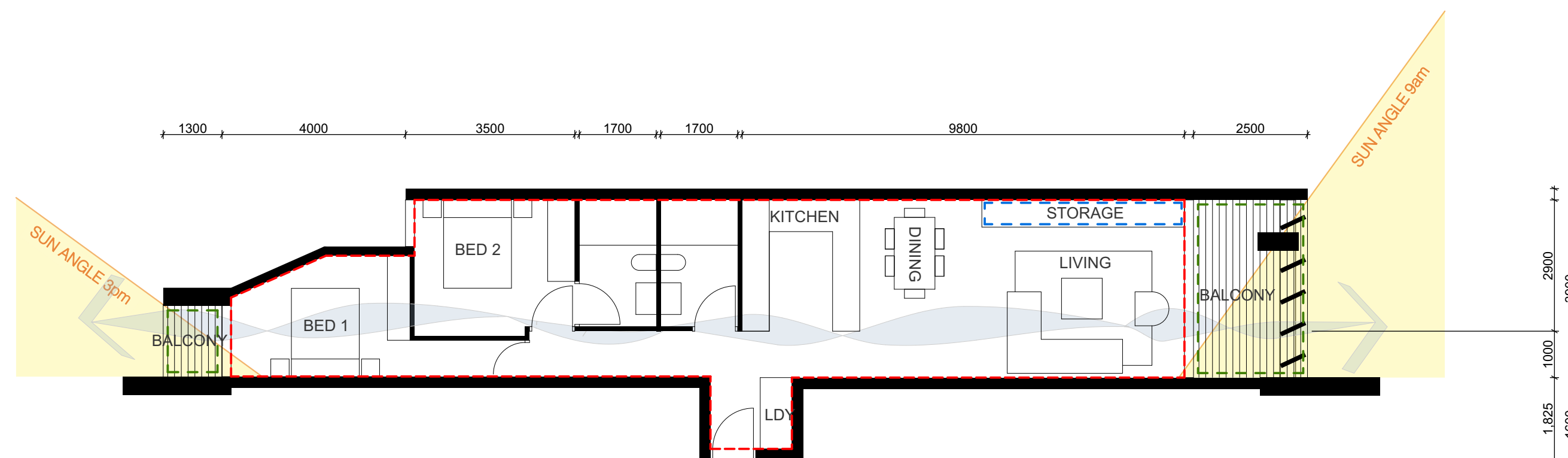


-  1 BEDROOM APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 55.0 sqm
-  BALCONY AREA= 10.0 sqm
-  STROAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 3.0 m3 (IN APARTMENT)



-  2 BEDROOM APARTMENT
-  CROSS VENTILATED APARTMENT
-  2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
-  APARTMENT AREA= 78.0 sqm
-  BALCONY AREA= 10.0 sqm
-  STORAGE AREA

3.0 m3 (CAGE AT PARKING LEVEL)  
5.0 m3 (IN APARTMENT)



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| H     | ISSUE TO CONSULTANTS      | 26.04.2017 |
| J     | DA SUBMISSION             | 26.05.2017 |
| K     | DA ADDITIONAL INFORMATION | 13.06.2018 |
| L     | COUNCIL REQUESTED UPDATES | 18.01.2019 |
| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

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ADDRESS:  
321-331 MANN ST, GOSFORD NSW

CLIENT:  
Mann St Enterprises Pty Ltd  
atf  
Mann St Enterprises Trust

DRAWING TITLE:  
TYPICAL FLOOR APARTMENT  
COMPLIANCE DIAGRAMS

DRAWING NO.: DA-010      ISSUE: M      DATE: 10.02.2020

SCALE:  
1:100 @ A1

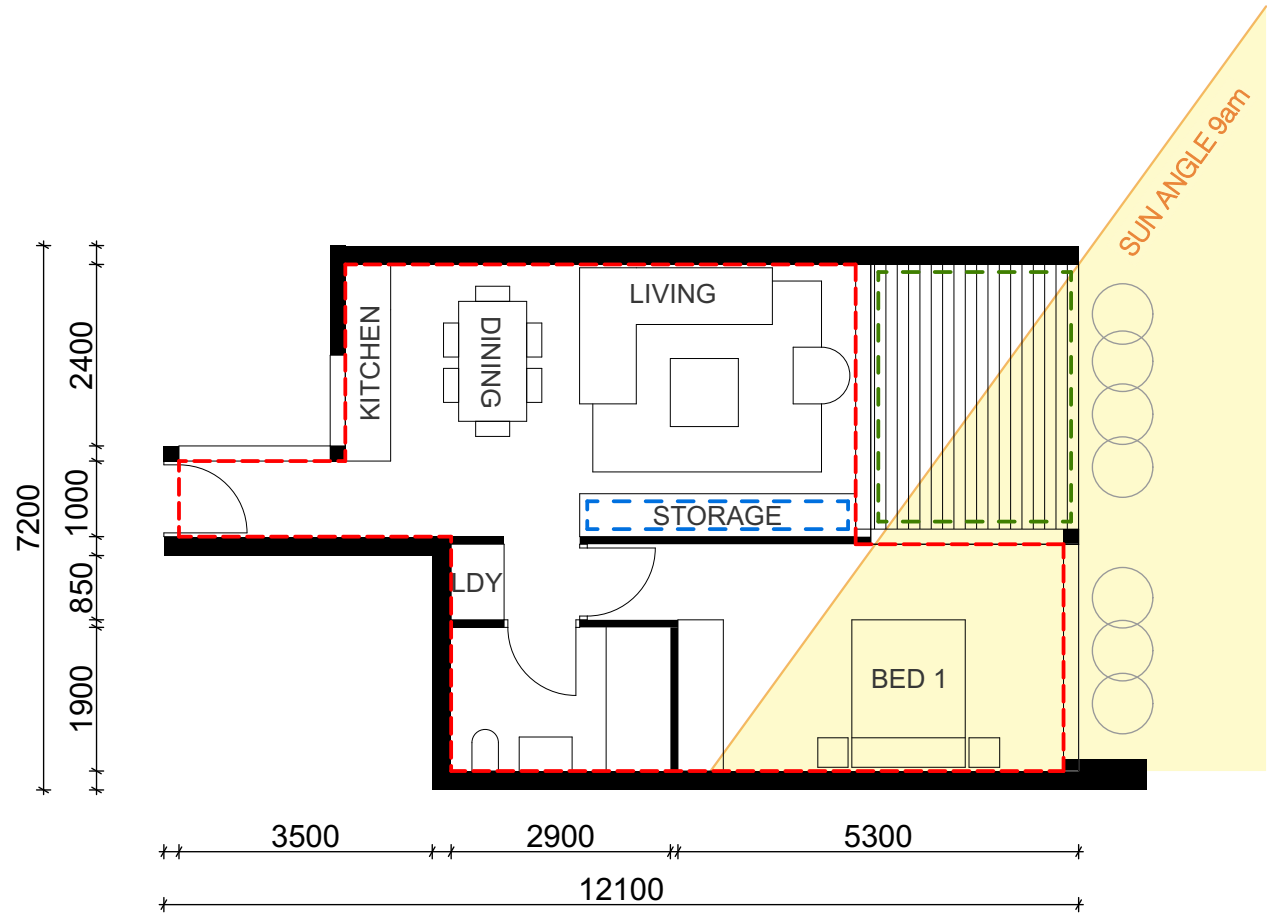
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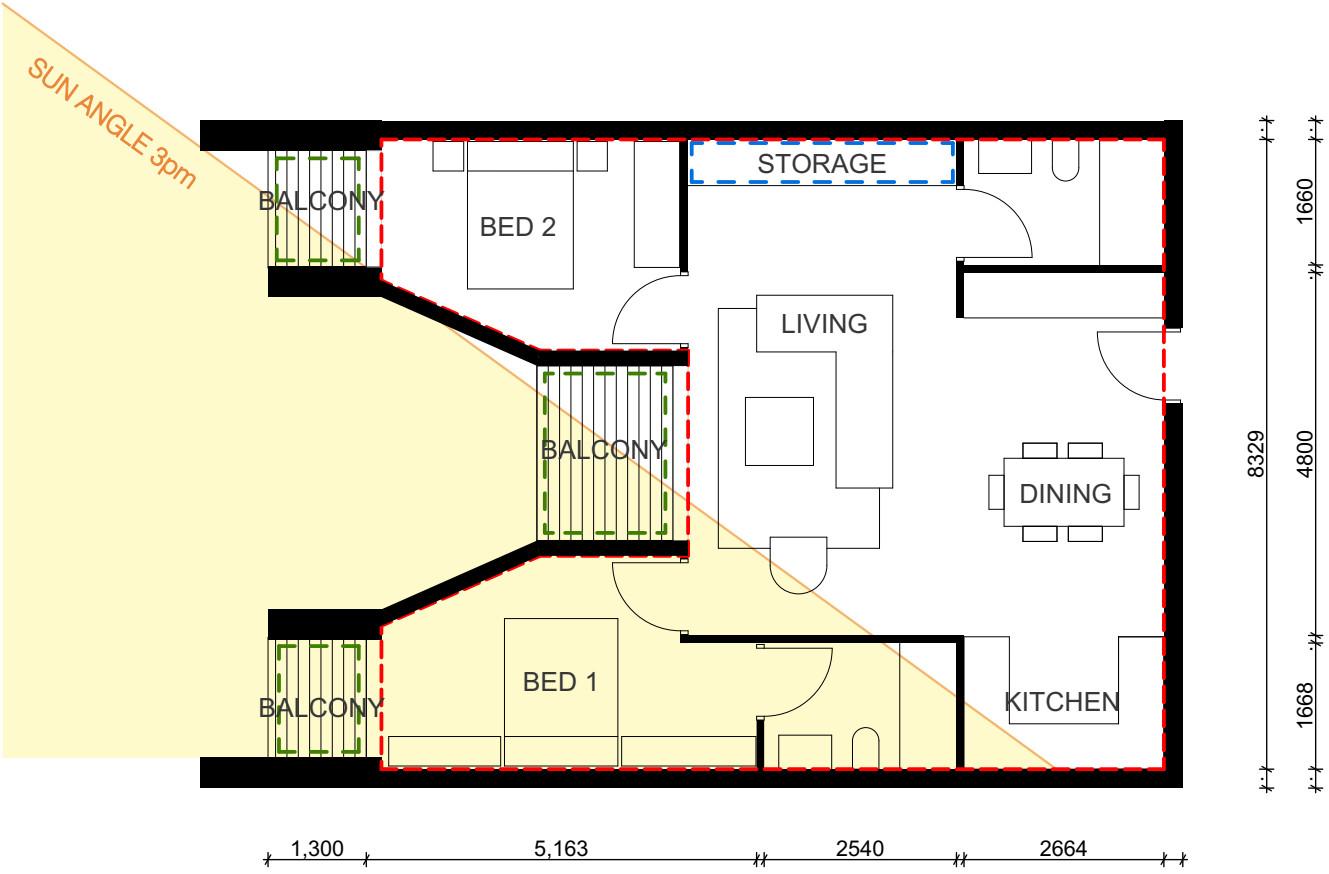
UNIT 13

- 1 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 50.0 sqm
- BALCONY AREA= 10.0 sqm
- STROAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 3.0 m3 (IN APARTMENT)



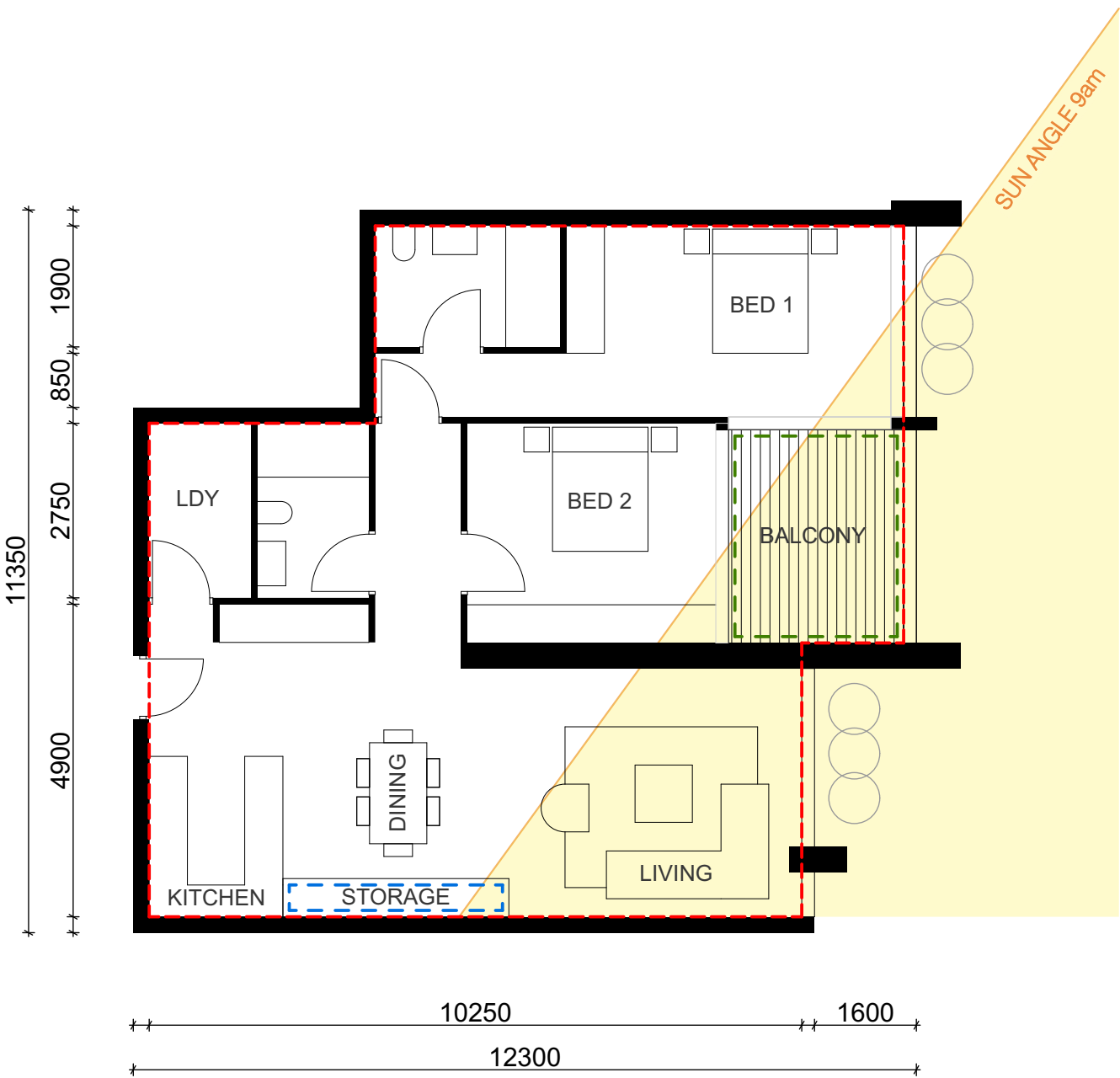
UNIT 14

- 2 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 75.0 sqm
- BALCONY AREA= 15.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 5.0 m3 (IN APARTMENT)



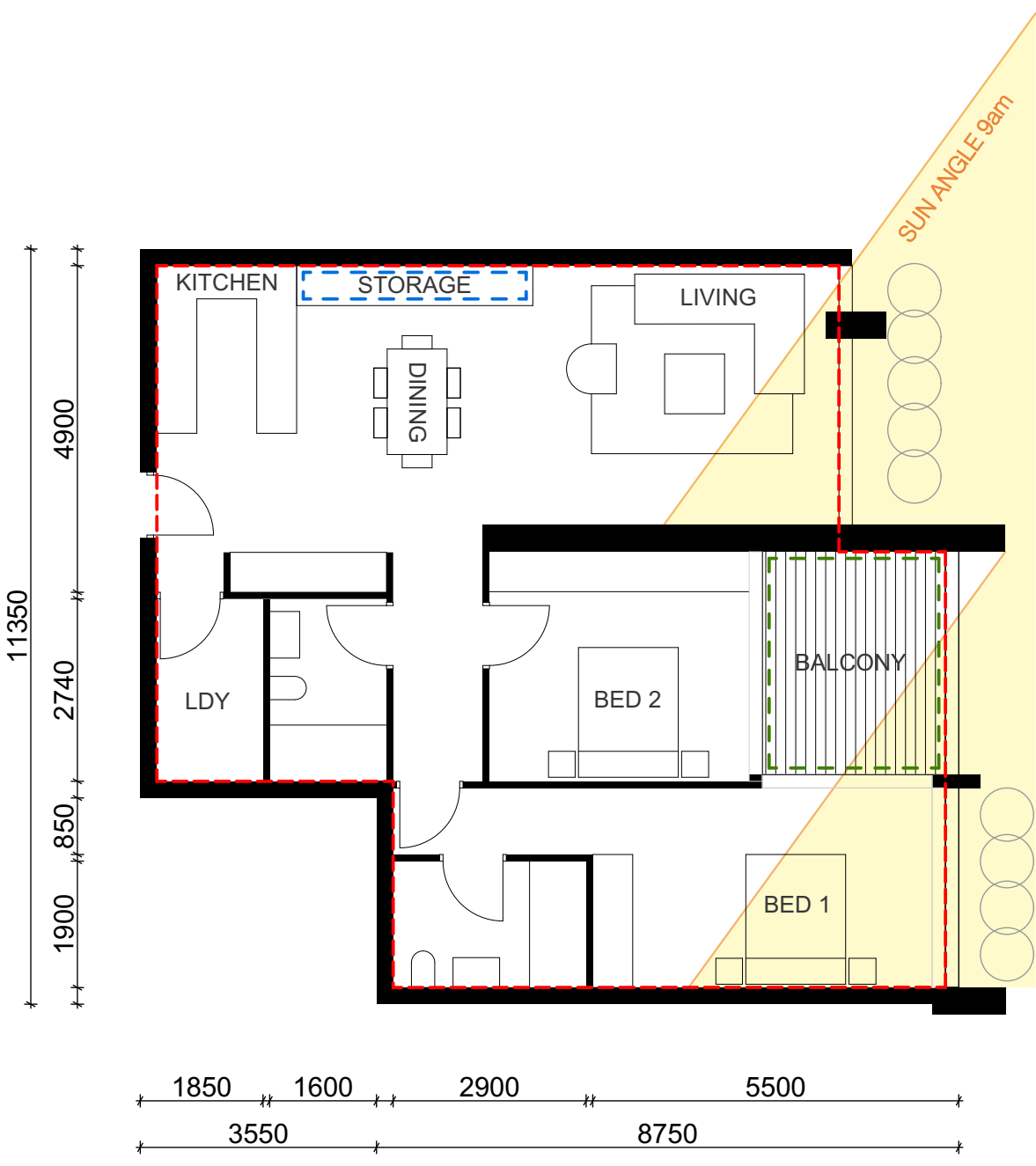
UNIT 15

- 2 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 110.0 sqm
- BALCONY AREA= 10.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 5.0 m3 (IN APARTMENT)



UNIT 16

- 2 BEDROOM APARTMENT
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 110.0 sqm
- BALCONY AREA= 10.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 5.0 m3 (IN APARTMENT)



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| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

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321-331 MANN ST, GOSFORD NSW  
CLIENT:  
Mann St Enterprises Pty Ltd  
att  
Mann St Enterprises Trust

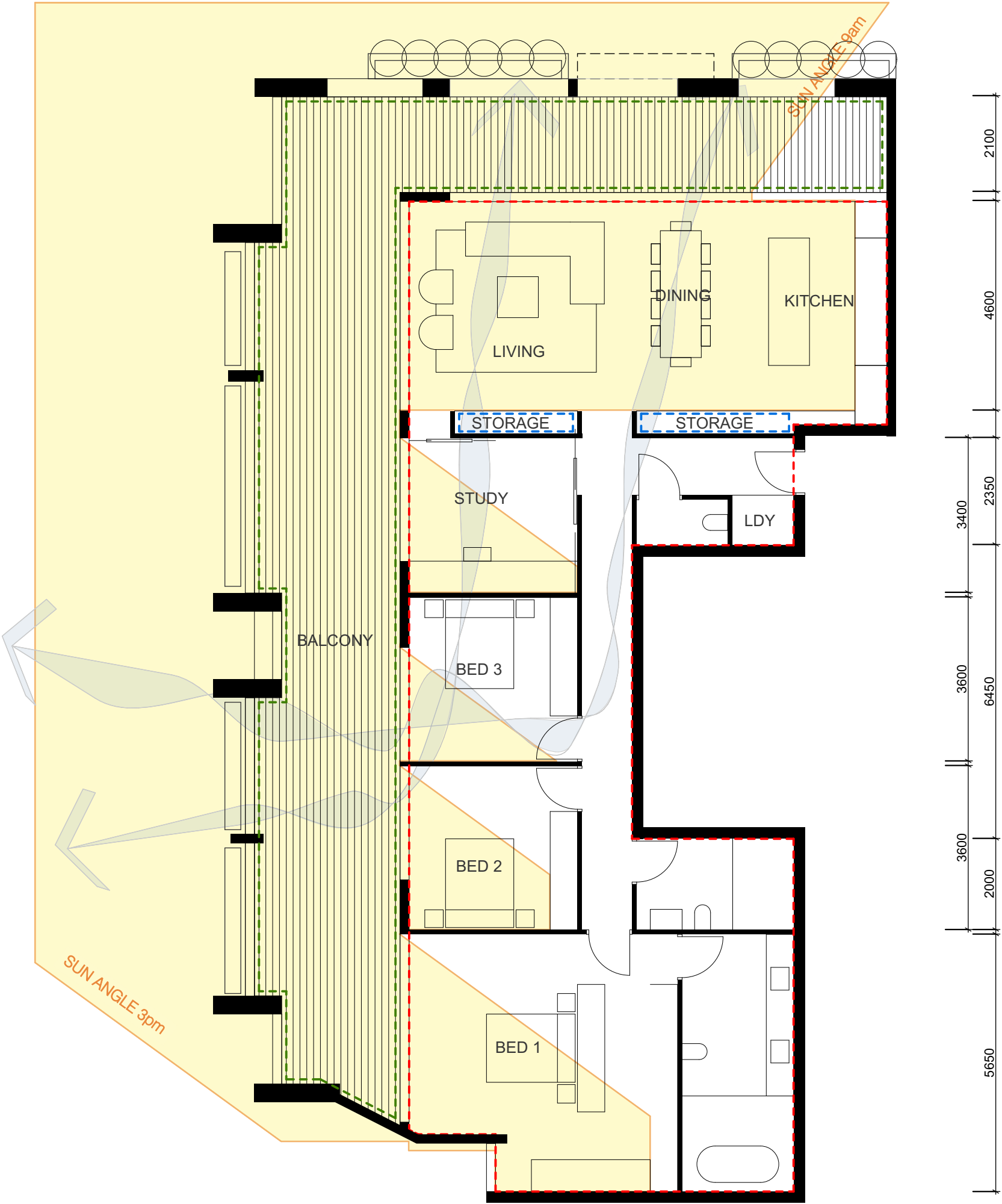
DRAWING TITLE:  
TYPICAL FLOOR APARTMENT  
COMPLIANCE DIAGRAMS  
DRAWING NO.: DA-010  
ISSUE: M  
DATE: 10.02.2020

SCALE:  
1:100 @ A1  
0m 1m 2m 5m



UNIT 17

- 3 BEDROOM APARTMENT + STUDY
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 170.0 sqm
- BALCONY AREA= 90.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 7.0 m3 (IN APARTMENT)



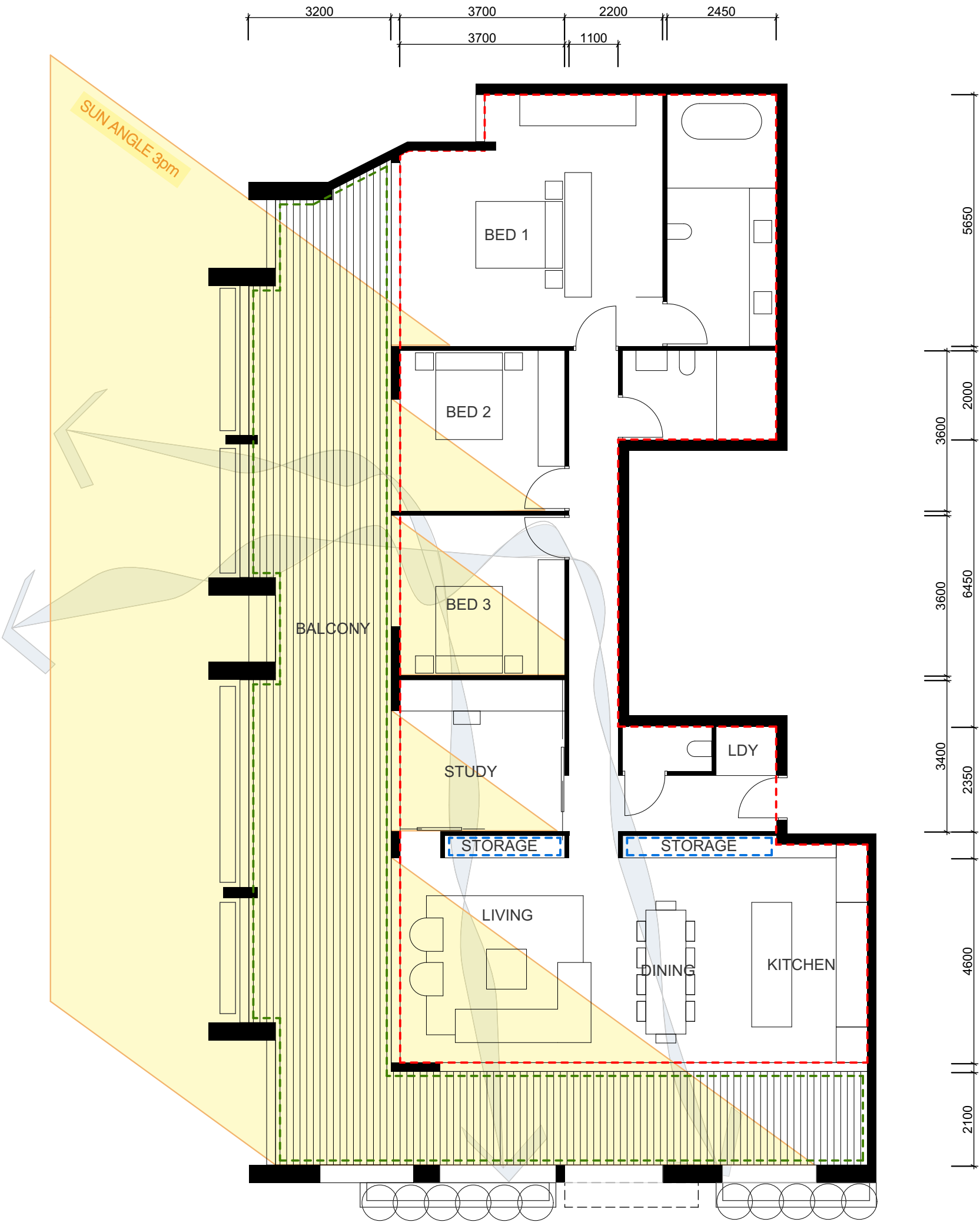
UNIT 18

- 3 BEDROOM APARTMENT + STUDY
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 170.0 sqm
- BALCONY AREA= 90.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 7.0 m3 (IN APARTMENT)



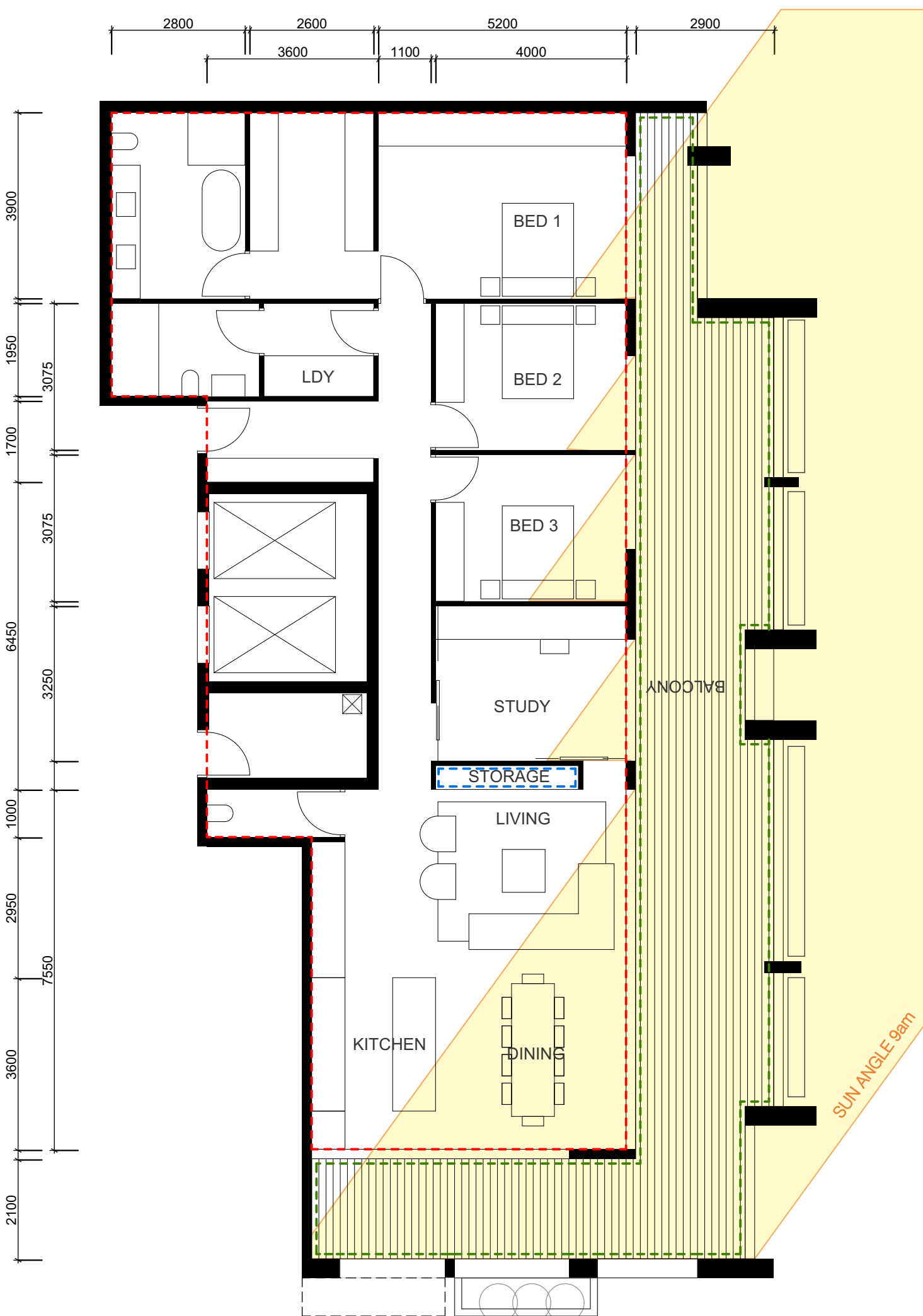
UNIT 19

- 3 BEDROOM APARTMENT + STUDY
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 170.0 sqm
- BALCONY AREA= 90.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 7.0 m3 (IN APARTMENT)



UNIT 20

- 3 BEDROOM APARTMENT + STUDY
- CROSS VENTILATED APARTMENT
- 2 HOURS OF DIRECT SUN TO LIVING & OUTDOOR AREAS
- APARTMENT AREA= 170.0 sqm
- BALCONY AREA= 90.0 sqm
- STORAGE AREA
- 3.0 m3 (CAGE AT PARKING LEVEL)
- 7.0 m3 (IN APARTMENT)



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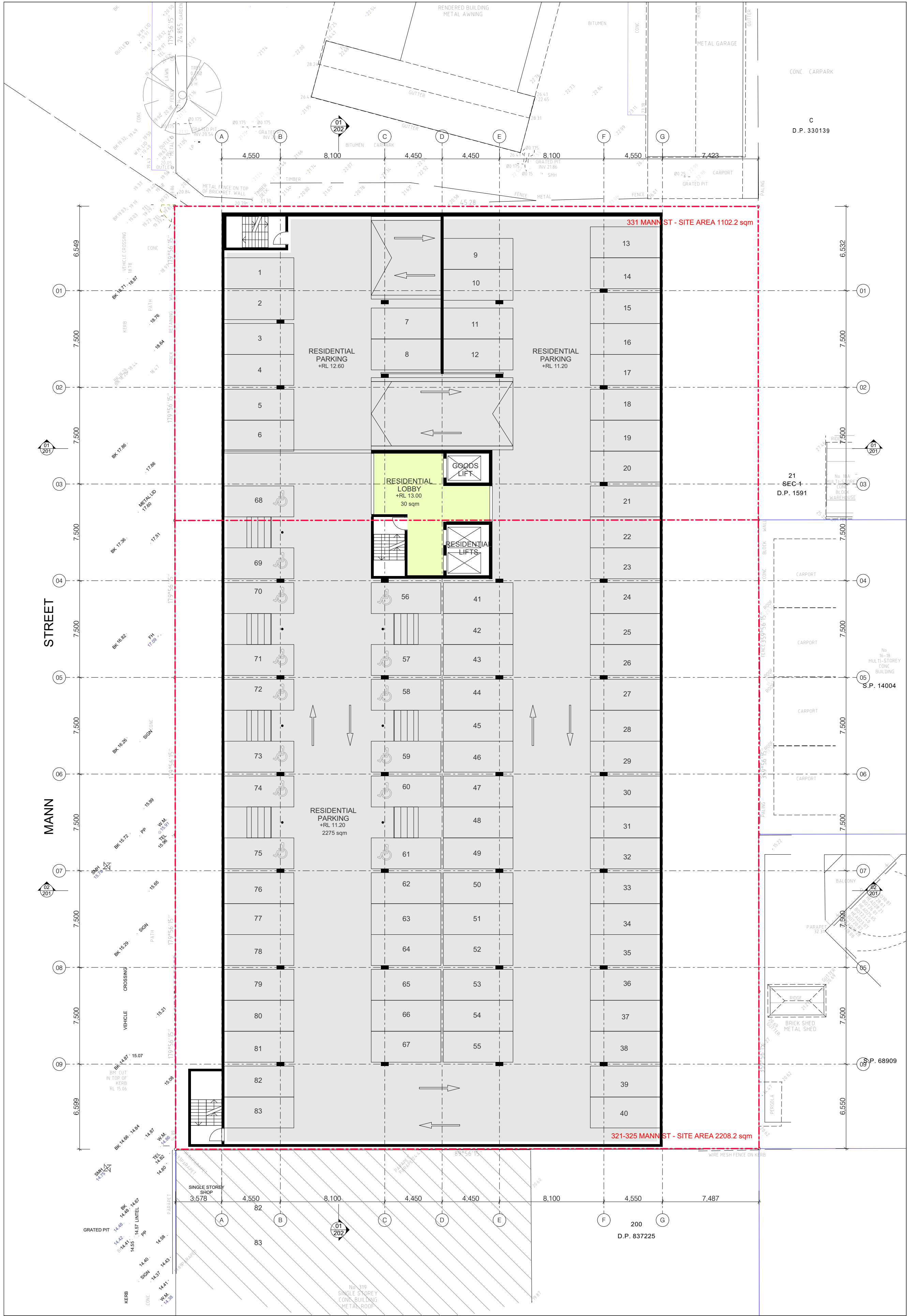
ARCHITECT:  
**chapmanarchitecture**  
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E: andrew@chapmanarchitecture.com.au

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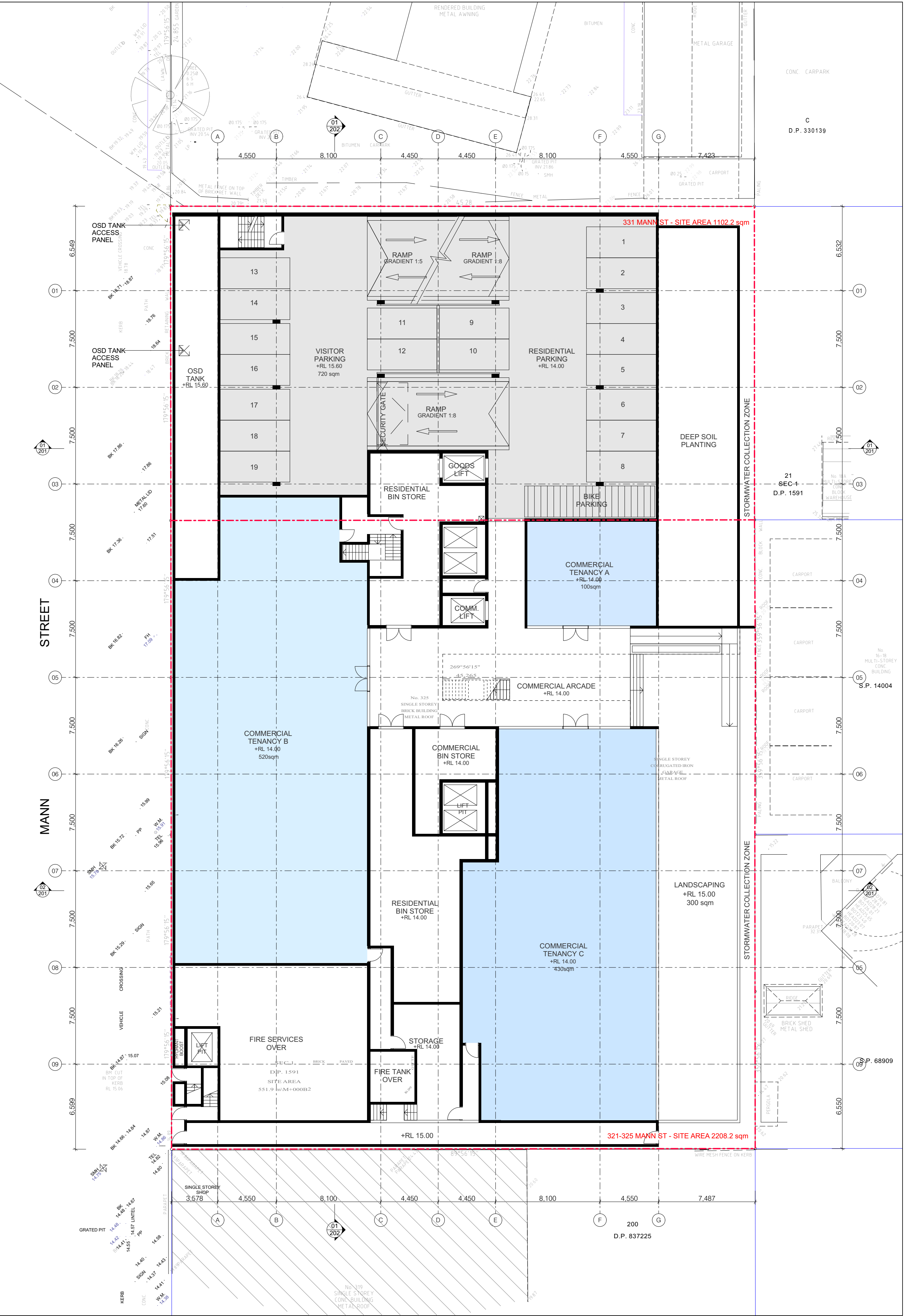
DRAWING TITLE:  
PENTHOUSE APARTMENT  
COMPLIANCE DIAGRAMS  
DRAWING NO. DATE:  
DA-011 M 10.02.2020

SCALE:  
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0m 1m 2m 5m





01 BASEMENT 2 PLAN



02 BASEMENT 1 PLAN

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|                                                                                       |                               |
|---------------------------------------------------------------------------------------|-------------------------------|
|  | PLANT STORAGE (NON GFA AREAS) |
|  | PARKING                       |
|  | COMMERCIAL TENANCY            |
|  | COMMERCIAL CIRCULATION        |
|  | FITNESS AREA                  |
|  | COMMUNITY ROOM                |
|  | STUDIO UNIT                   |
|  | 1 BEDROOM UNIT                |
|  | 2 BEDROOM UNIT                |
|  | 3 BEDROOM UNIT                |
|  | RESIDENTIAL CIRCULATION       |

DRAWING TITLE:  
PLANS

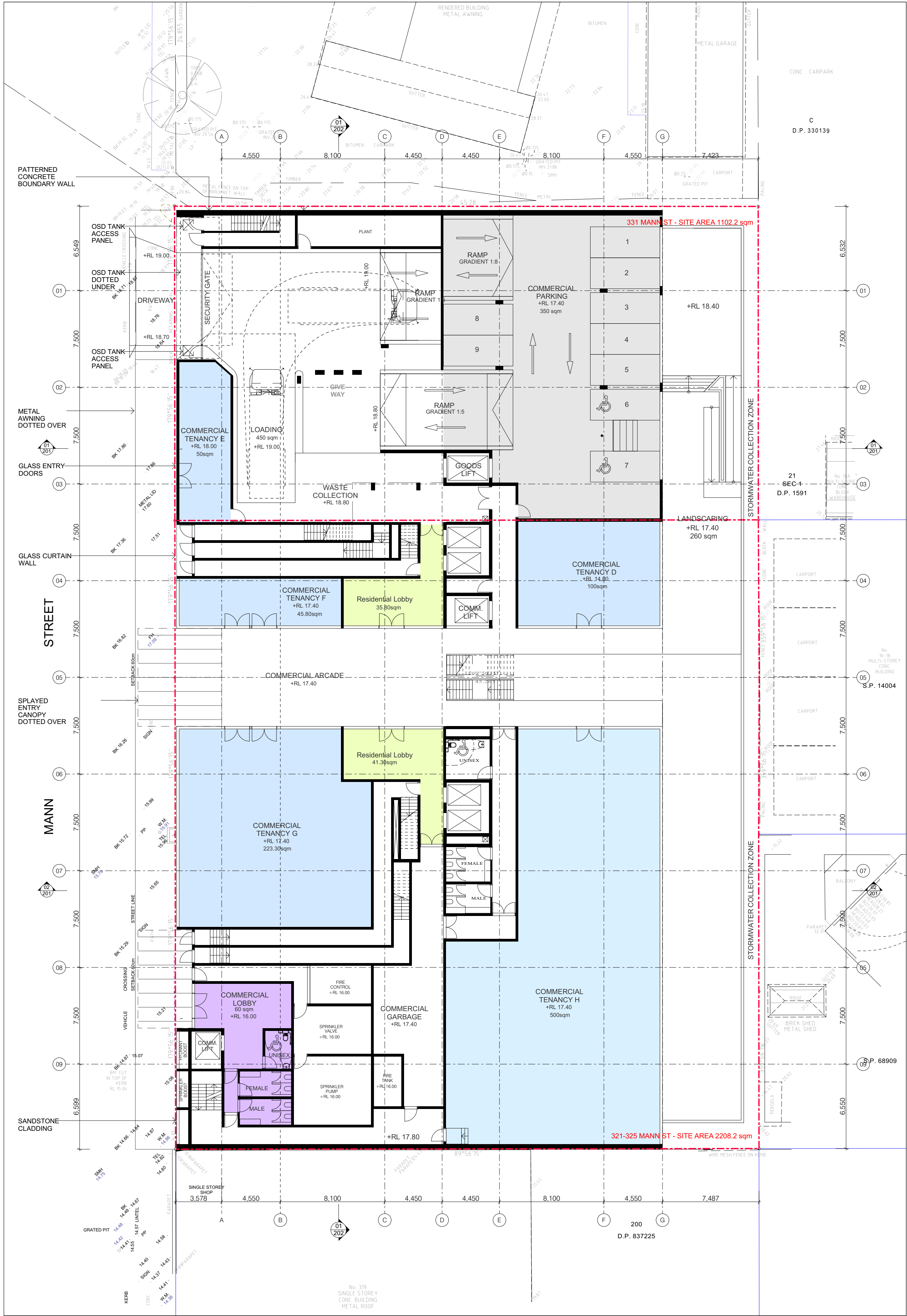
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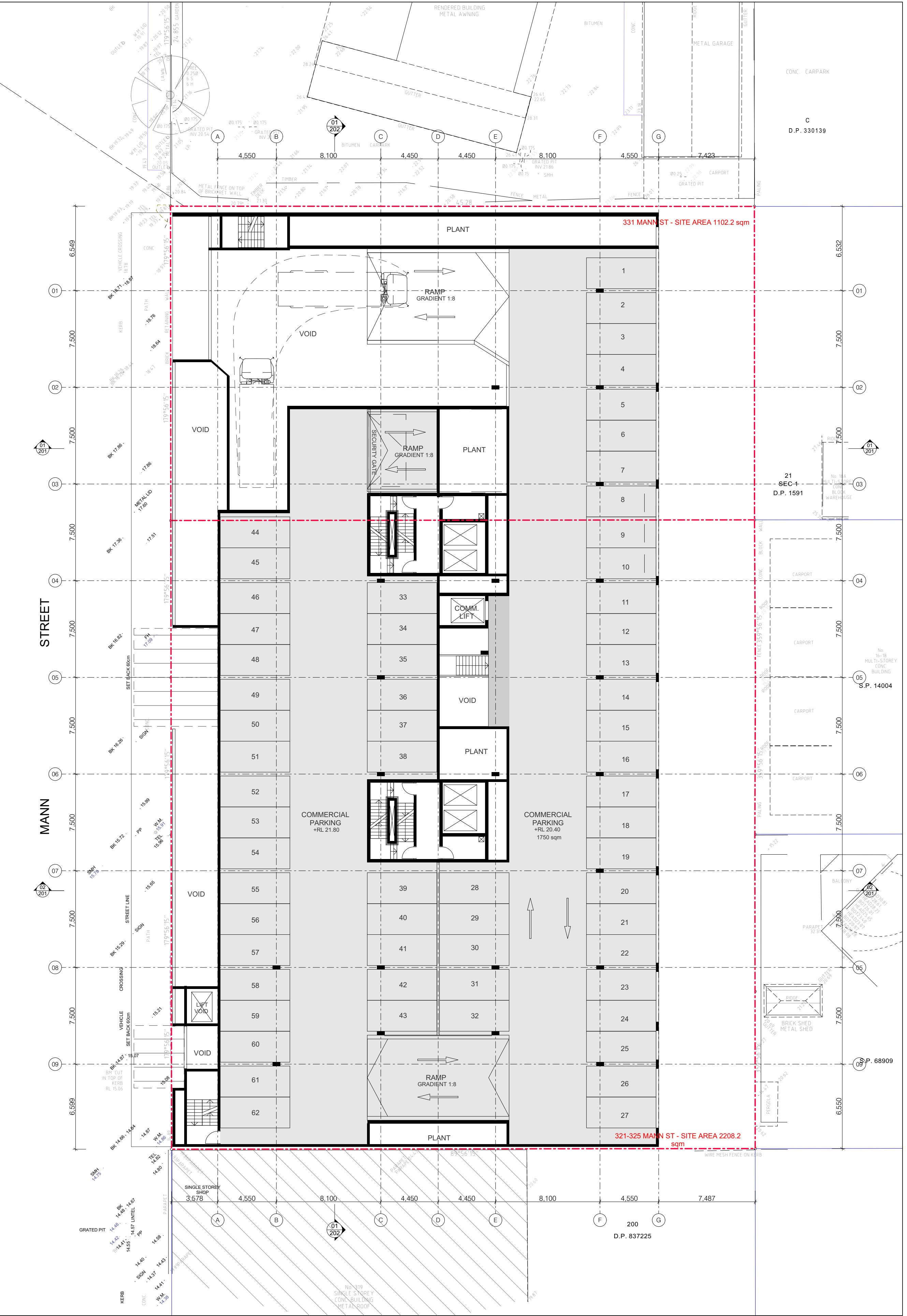
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N





01 GROUND PLAN



02 LEVEL 1 PLAN

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| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

| LEGEND                         |
|--------------------------------|
| PLANT, STORAGE (NON GFA AREAS) |
| PARKING                        |
| COMMERCIAL TENANCY             |
| COMMERCIAL CIRCULATION         |
| FITNESS AREA                   |
| COMMUNITY ROOM                 |
| STUDIO UNIT                    |
| 1 BEDROOM UNIT                 |
| 2 BEDROOM UNIT                 |
| 3 BEDROOM UNIT                 |
| RESIDENTIAL CIRCULATION        |

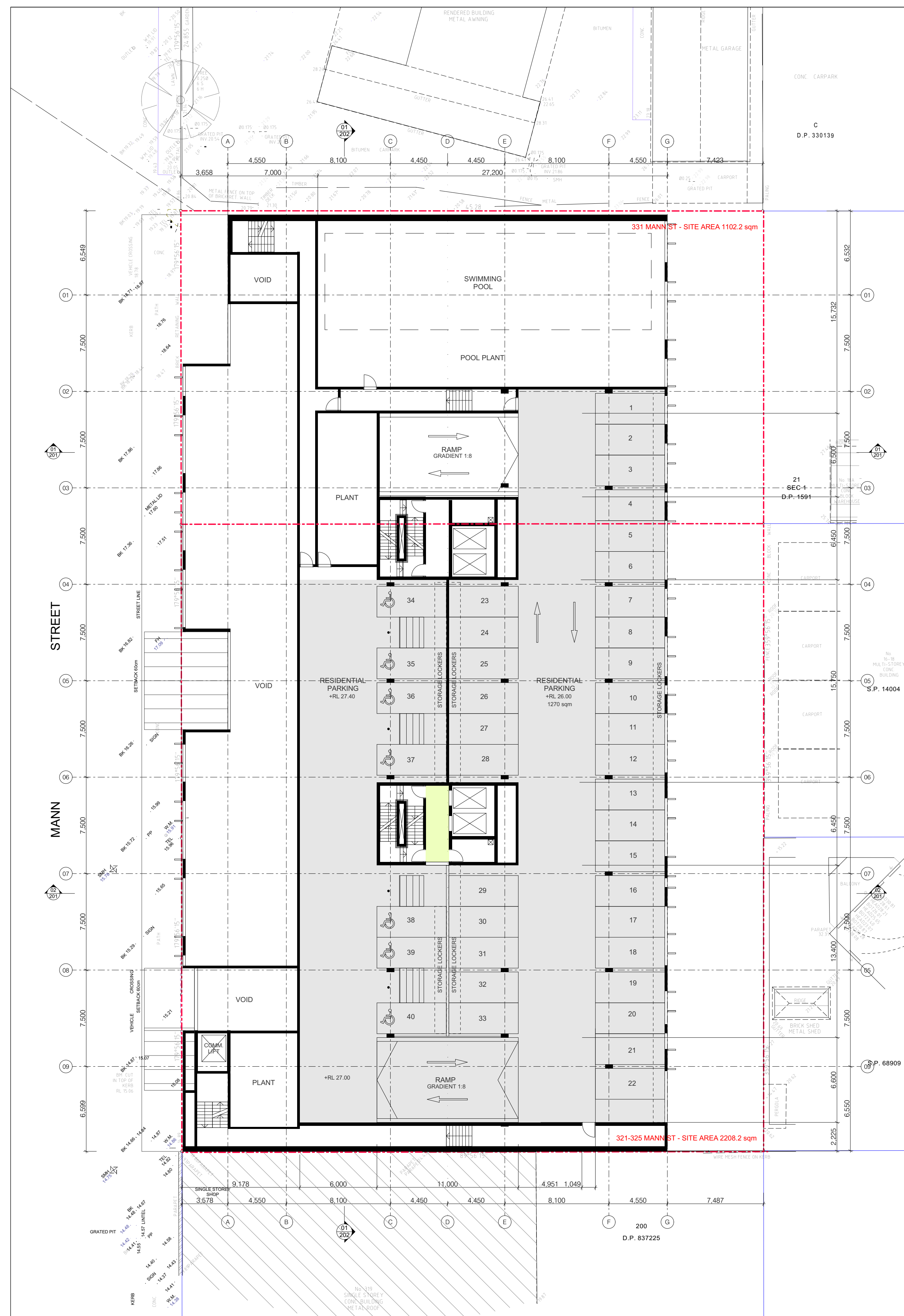
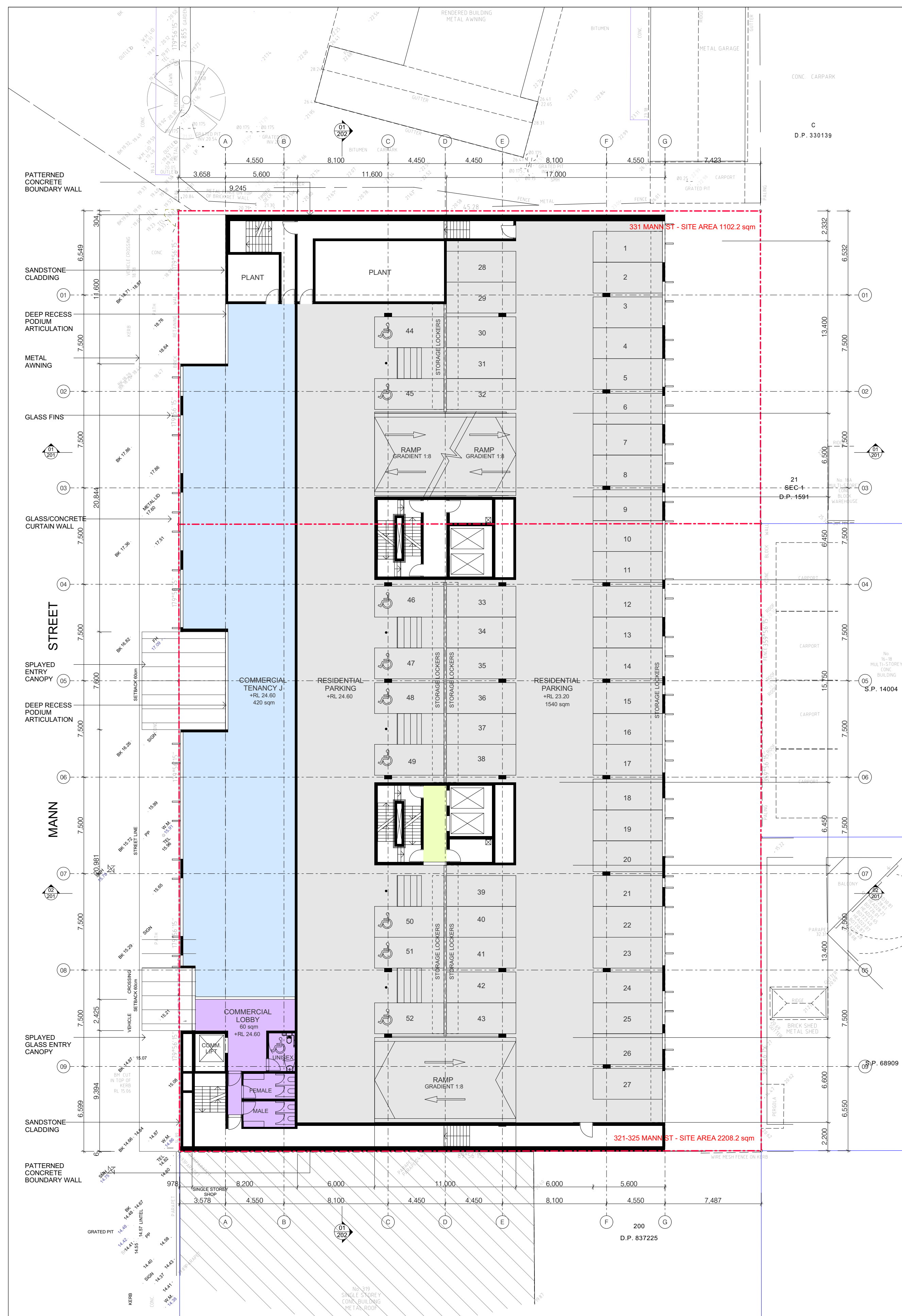
DRAWING TITLE:  
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DRAWING NO.: DA - 102  
ISSUE: M  
DATE: 10.02.2020

SCALE:  
1:100 @ A1

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| L     | COUNCIL REQUESTED UPDATES | 18.01.2019 |
| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

LEGEND

|                                                                                       |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
|  | PLANT, STORAGE (NON GFA AREAS) |
|  | PARKING                        |
|  | COMMERCIAL TENANCY             |
|  | COMMERCIAL CIRCULATION         |
|  | FITNESS AREA                   |
|  | COMMUNITY ROOM                 |
|  | STUDIO UNIT                    |
|  | 1 BEDROOM UNIT                 |
|  | 2 BEDROOM UNIT                 |
|  | 3 BEDROOM UNIT                 |
|  | RESIDENTIAL CIRCULATION        |

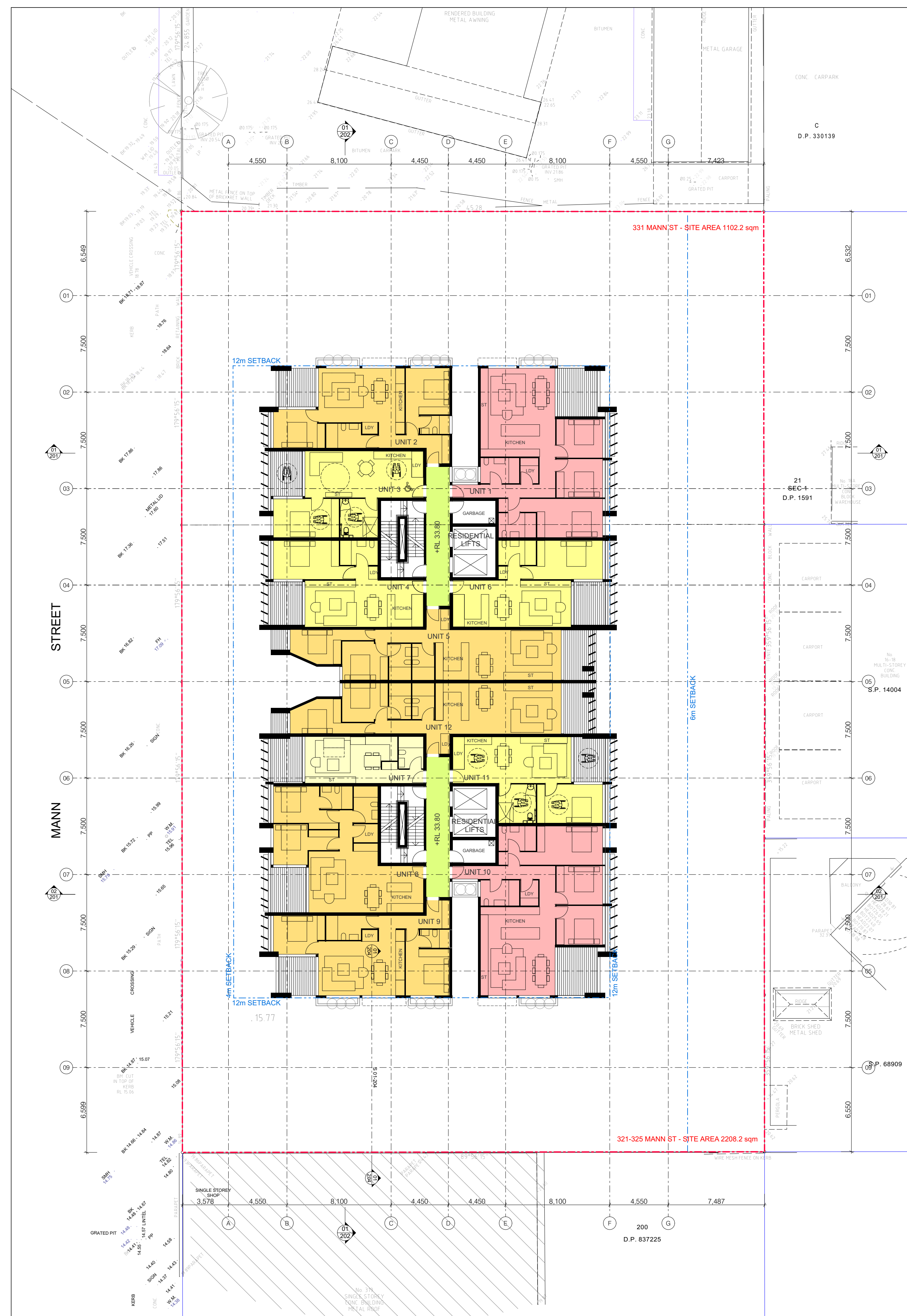
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| DRAWING NO.: | ISSUE: | DATE:      |
| DA - 103     | M      | 10.02.2020 |

SCALE:  
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| J     | DA SUBMISSION             | 28.06.2017 |
| K     | DA ADDITIONAL INFORMATION | 13.06.2018 |
| L     | COUNCIL REQUESTED UPDATES | 10.07.2018 |
| M     | COUNCIL REQUESTED UPDATES | 10.02.2020 |

LEGEND

|                                                                                       |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
|  | PLANT, STORAGE (NON GFA AREAS) |
|  | PARKING                        |
|  | COMMERCIAL TENANCY             |
|  | COMMERCIAL CIRCULATION         |
|  | FITNESS AREA                   |
|  | COMMUNITY ROOM                 |
|  | STUDIO UNIT                    |
|  | 1 BEDROOM UNIT                 |
|  | 2 BEDROOM UNIT                 |
|  | 3 BEDROOM UNIT                 |
|  | RESIDENTIAL CIRCULATION        |

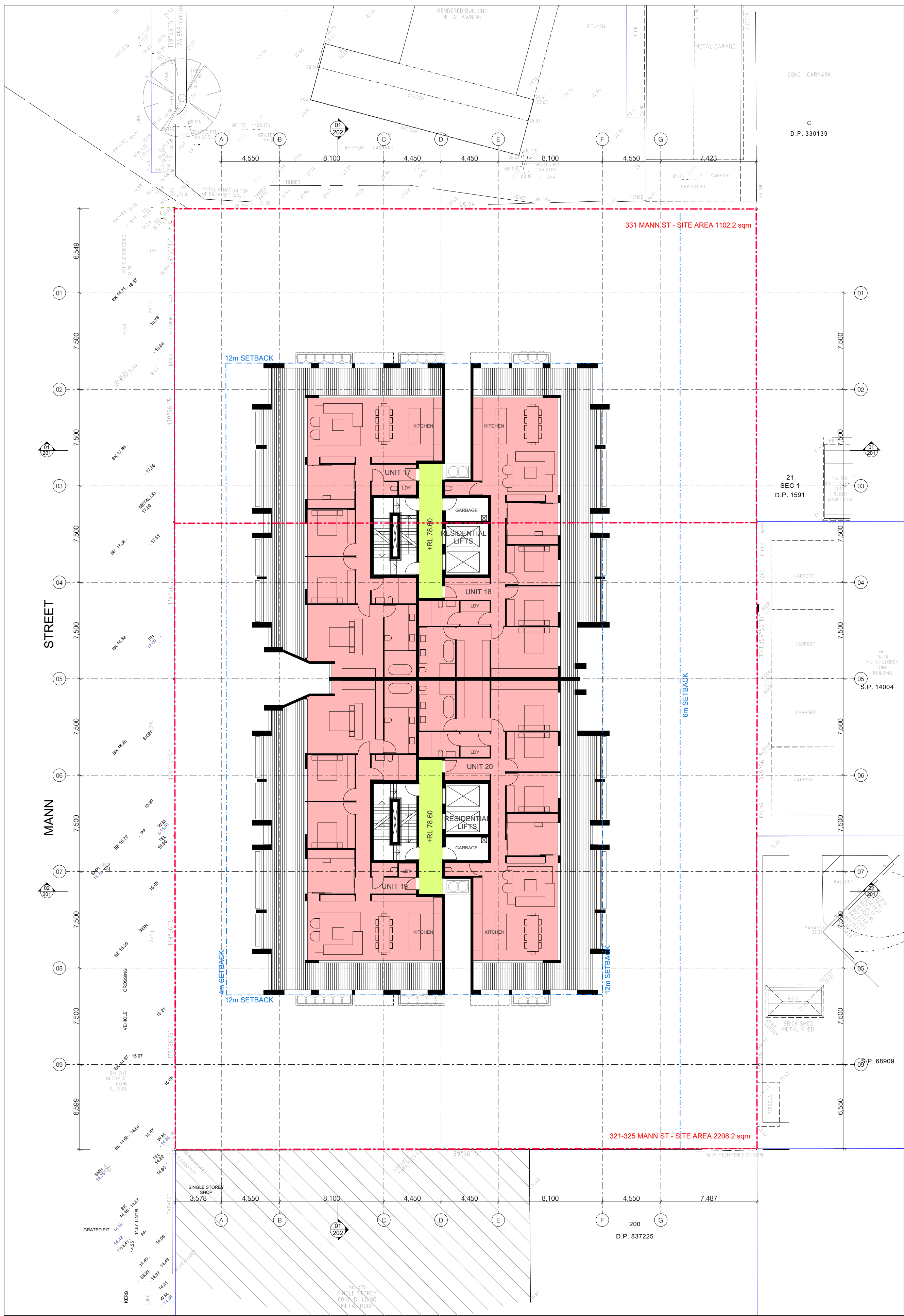
DRAWING TITLE:  
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|              |        |            |
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| DRAWING NO.: | ISSUE: | DATE:      |
| DA - 104     | M      | 10.02.2020 |

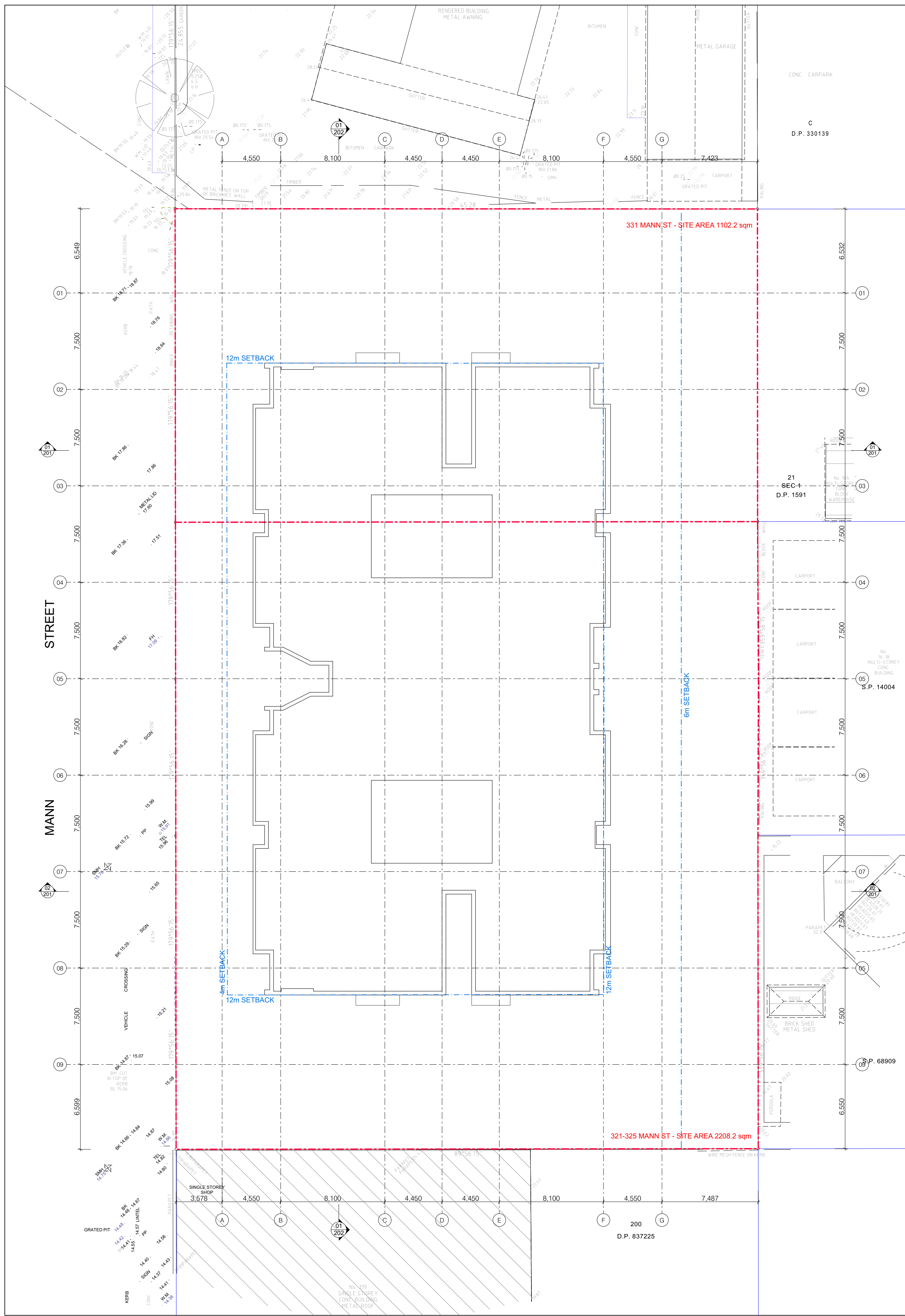
SCALE:  
1:100 @ A1







01 PENTHOUSE LEVEL 19 PLAN



02 ROOF PLAN

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| LEGEND                        |
|-------------------------------|
| PLANT STORAGE (NON GFA AREAS) |
| PARKING                       |
| COMMERCIAL TENANCY            |
| COMMERCIAL CIRCULATION        |
| FITNESS AREA                  |
| COMMUNITY ROOM                |
| STUDIO UNIT                   |
| 1 BEDROOM UNIT                |
| 2 BEDROOM UNIT                |
| 3 BEDROOM UNIT                |
| RESIDENTIAL CIRCULATION       |

DRAWING TITLE:  
PLANS

DRAWING NO.: DA - 105  
ISSUE: M  
DATE: 10.02.2020

SCALE:  
1:100 @ A1

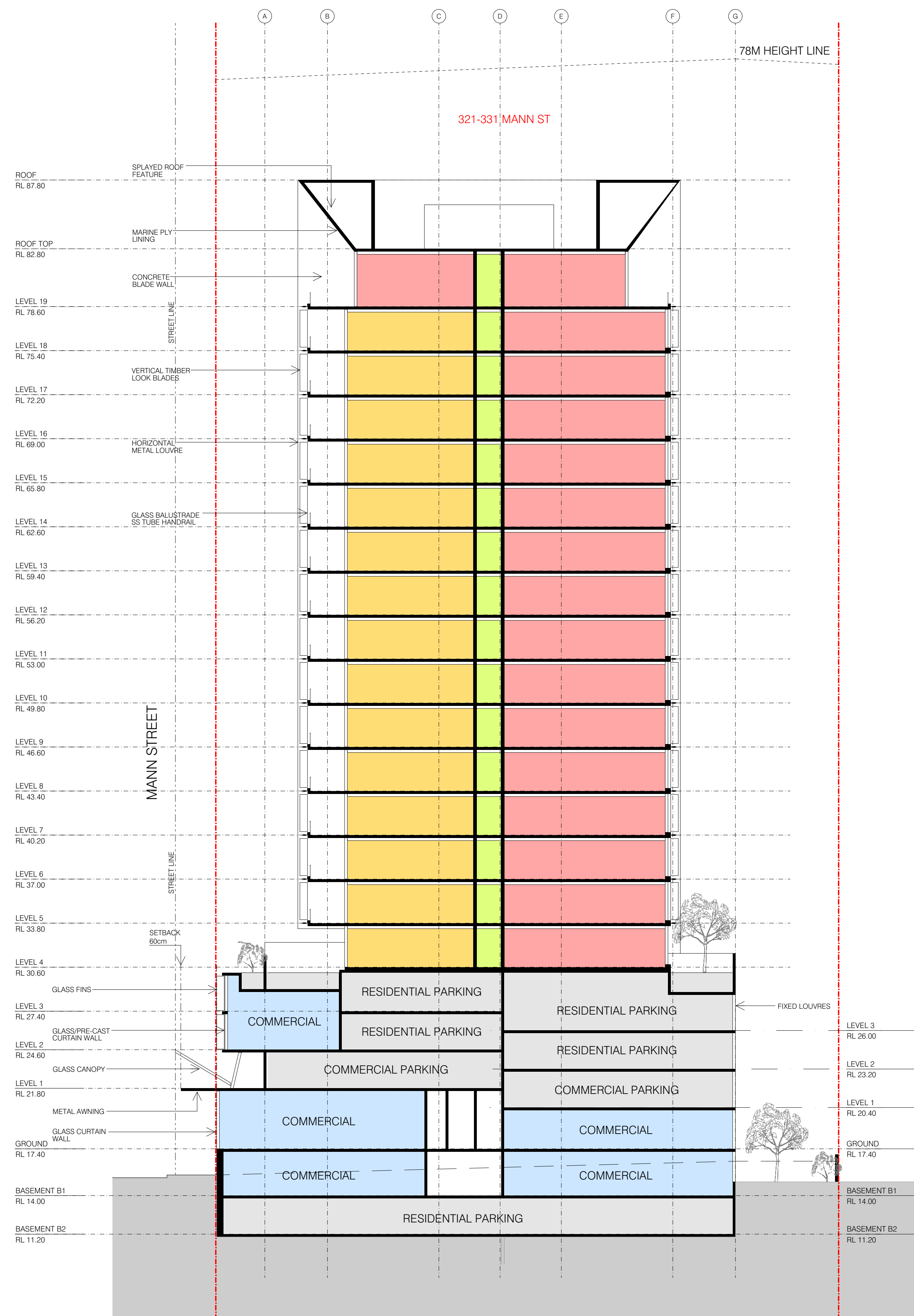
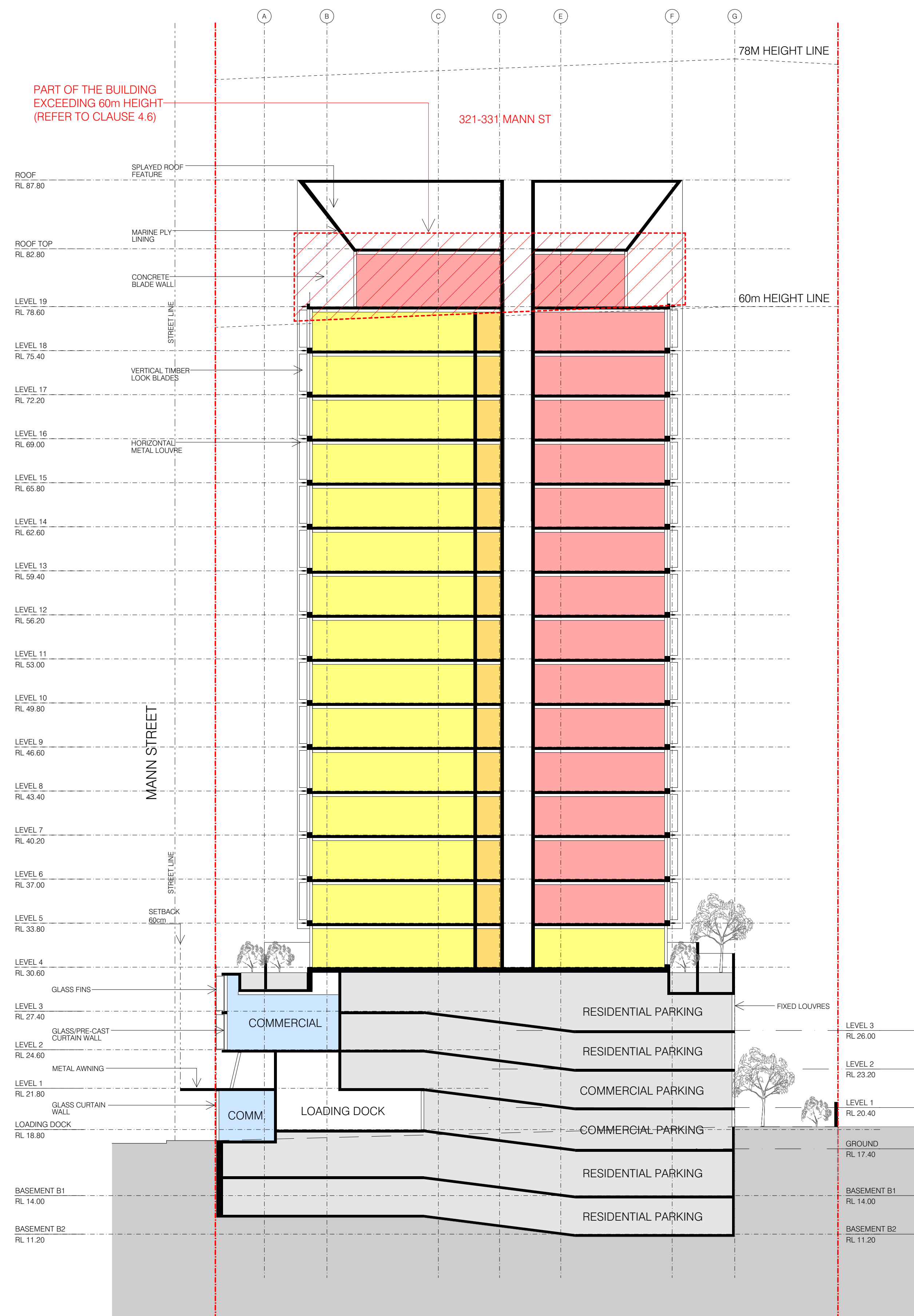




## NOT FOR CONSTRUCTION

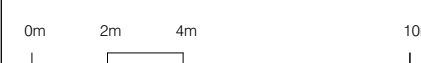
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| L     | COUNCIL REQUESTED UPDATES | 18.01.2019 |
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LEGEND

|          |                               |
|----------|-------------------------------|
| [Symbol] | PLANT STORAGE (NON GFA AREAS) |
| [Symbol] | PARKING                       |
| [Symbol] | COMMERCIAL TENANCY            |
| [Symbol] | COMMERCIAL CIRCULATION        |
| [Symbol] | FITNESS AREA                  |
| [Symbol] | COMMUNITY ROOM                |
| [Symbol] | STUDIO UNIT                   |
| [Symbol] | 1 BEDROOM UNIT                |
| [Symbol] | 2 BEDROOM UNIT                |
| [Symbol] | 3 BEDROOM UNIT                |
| [Symbol] | RESIDENTIAL CIRCULATION       |

DRAWING TITLE:  
SECTIONSDRAWING NO.: DA-201  
ISSUE: M  
DATE: 10.05.2017SCALE:  
1:200 @ A1



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| LEGEND |                                |
|--------|--------------------------------|
|        | PLANT, STORAGE (NON GFA AREAS) |
|        | PARKING                        |
|        | COMMERCIAL TENANCY             |
|        | COMMERCIAL CIRCULATION         |
|        | FITNESS AREA                   |
|        | COMMUNITY ROOM                 |
|        | STUDIO UNIT                    |
|        | 1 BEDROOM UNIT                 |
|        | 2 BEDROOM UNIT                 |
|        | 3 BEDROOM UNIT                 |
|        | RESIDENTIAL CIRCULATION        |

DRAWING TITLE:  
SECTIONS

DRAWING NO.: DA-202  
ISSUE: M  
DATE: 10.02.2020

SCALE:  
1:200 @ A1  
0m 2m 4m 10m

PART OF THE BUILDING  
EXCEEDING 60m HEIGHT  
(REFER TO CLAUSE 4.6)

331 MANN ST

321-325 MANN ST

78M HEIGHT LINE

60M HEIGHT LINE

SPLAYED ROOF  
FEATURE

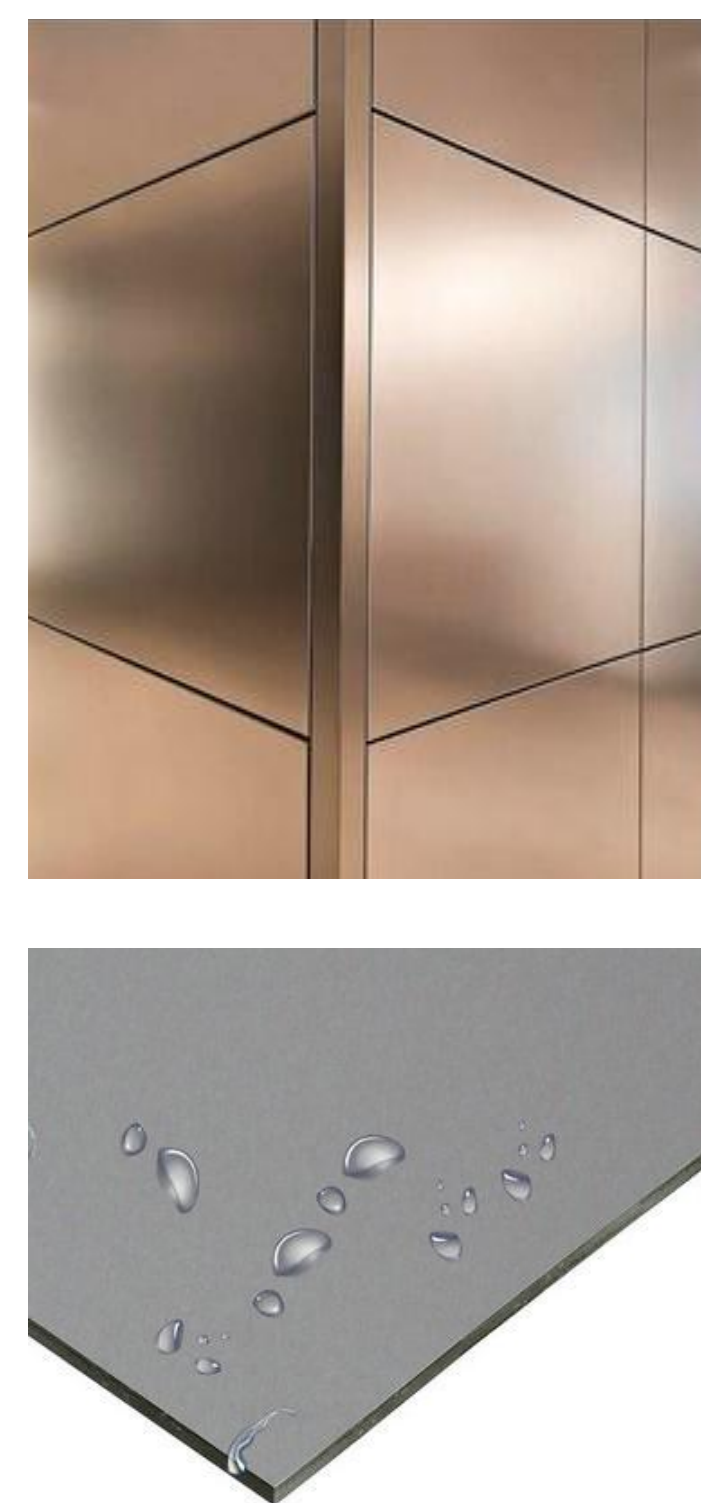
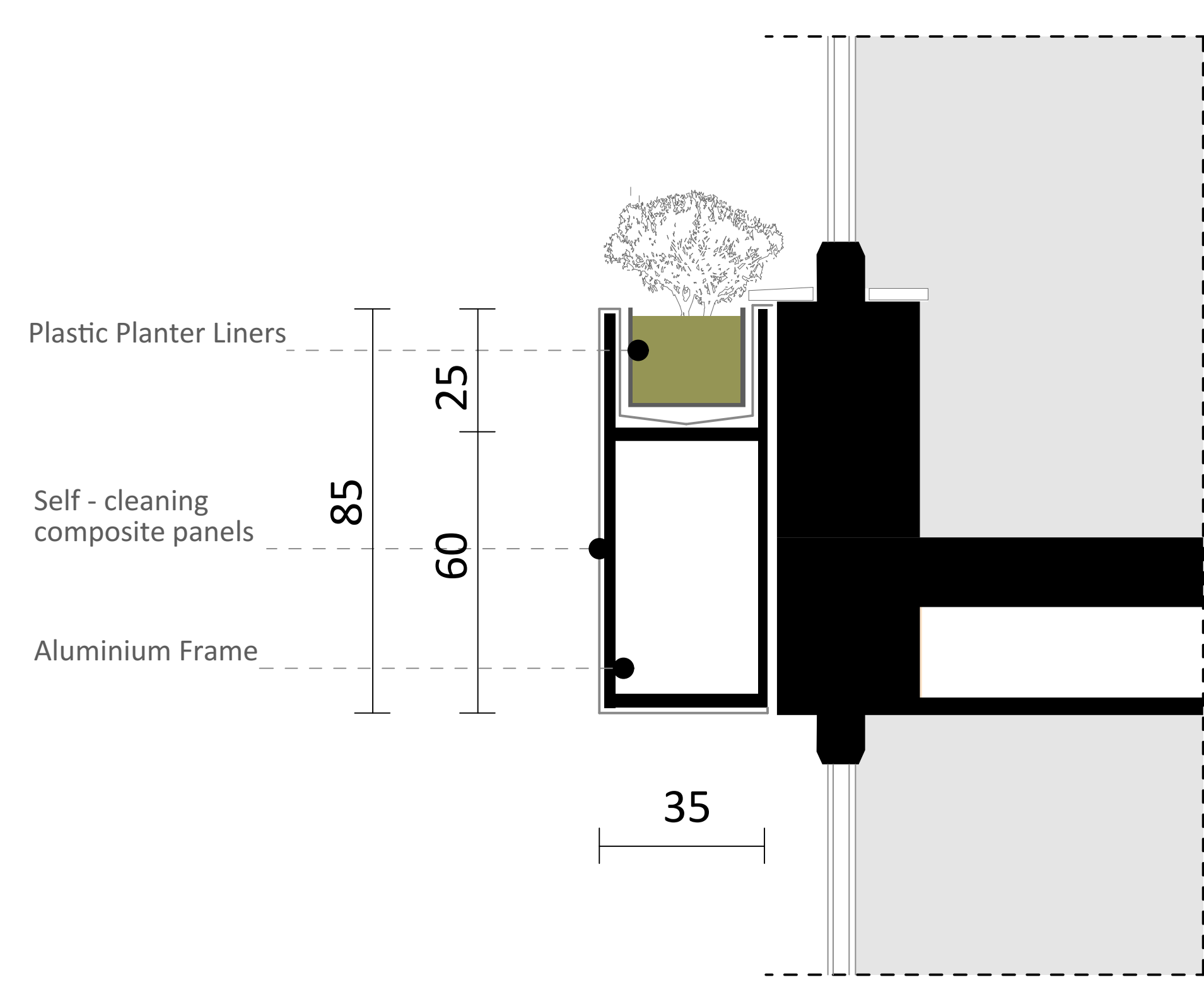
PLANTER BOXES

PATTERNED  
CONCRETE WALL

PATTERNED  
CONCRETE WALL

01 SECTION  
1:100





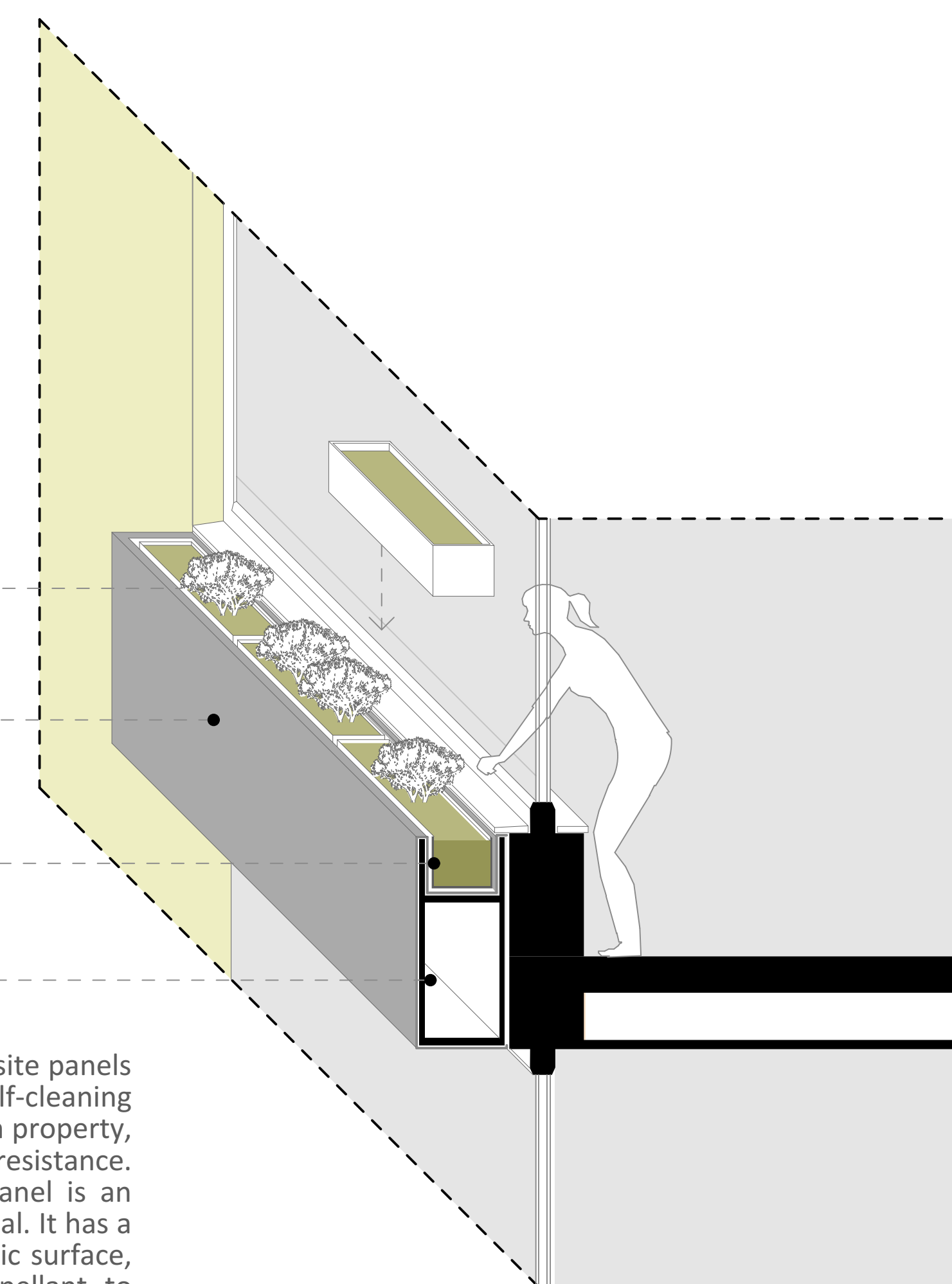
Flowers

Self - cleaning composite panels

Plactic Planter Liners

Aluminium Frame

Nano self-cleaning composite panels with superior self-cleaning performance, antipollution property, acid resistance and alkali resistance. The Nano self cleaning panel is an updated decorative material. It has a hydrophobic and lipophobic surface, which makes it more repellant to water and dirt.



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| LEGEND |                                |
|--------|--------------------------------|
|        | PLANT, STORAGE (NON GFA AREAS) |
|        | PARKING                        |
|        | COMMERCIAL TENANCY             |
|        | COMMERCIAL CIRCULATION         |
|        | FITNESS AREA                   |
|        | COMMUNITY ROOM                 |
|        | STUDIO UNIT                    |
|        | 1 BEDROOM UNIT                 |
|        | 2 BEDROOM UNIT                 |
|        | 3 BEDROOM UNIT                 |
|        | RESIDENTIAL CIRCULATION        |

DRAWING TITLE:  
DETAILS  
DRAWING NO.: DA-301  
ISSUE: M  
DATE: 10.05.2017

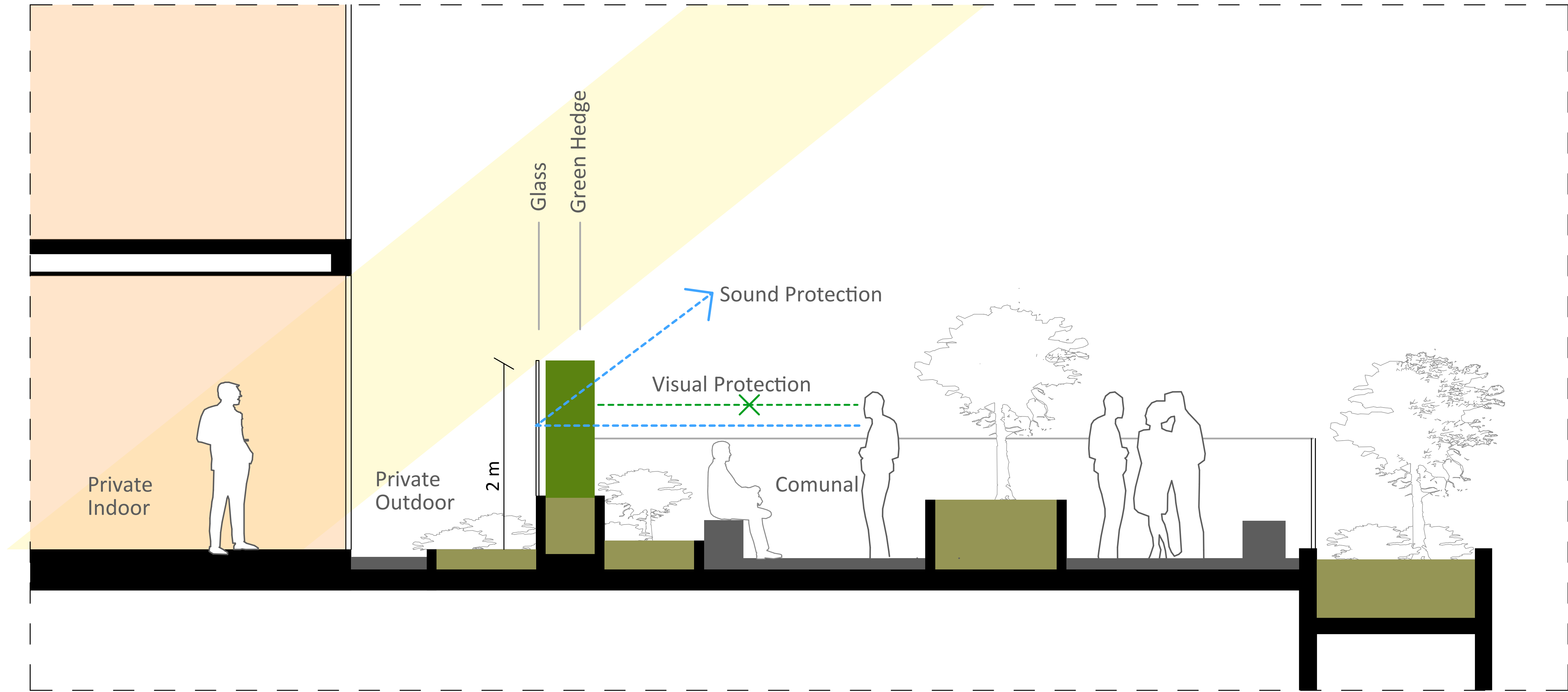
SCALE:  
1:200 @ A1  
0m 2m 4m 10m



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| LEGEND   |                                |
|----------|--------------------------------|
| [Symbol] | PLANT, STORAGE (NON GFA AREAS) |
| [Symbol] | PARKING                        |
| [Symbol] | COMMERCIAL TENANCY             |
| [Symbol] | COMMERCIAL CIRCULATION         |
| [Symbol] | FITNESS AREA                   |
| [Symbol] | COMMUNITY ROOM                 |
| [Symbol] | STUDIO UNIT                    |
| [Symbol] | 1 BEDROOM UNIT                 |
| [Symbol] | 2 BEDROOM UNIT                 |
| [Symbol] | 3 BEDROOM UNIT                 |
| [Symbol] | RESIDENTIAL CIRCULATION        |



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## LEGEND

|     |                             |
|-----|-----------------------------|
| CN  | OFF FORM CONCRETE           |
| CNP | OFF FORM CONCRETE PATTERNED |
| CP  | COPPER CLADDING             |
| GB  | GLASS BALUSTRADE            |
| GF  | GLAZING FIXED               |
| GO  | GLAZING OPERABLE            |
| LF  | LOUVRES FIXED               |
| LO  | LOUVRES OPERABLE            |
| MD  | METAL ROLLER DOOR           |
| RP  | RENDER AND PAINT            |
| SC  | STONE CLADDING              |
| TP  | TIMBER PANEL                |

## DRAWING TITLE:

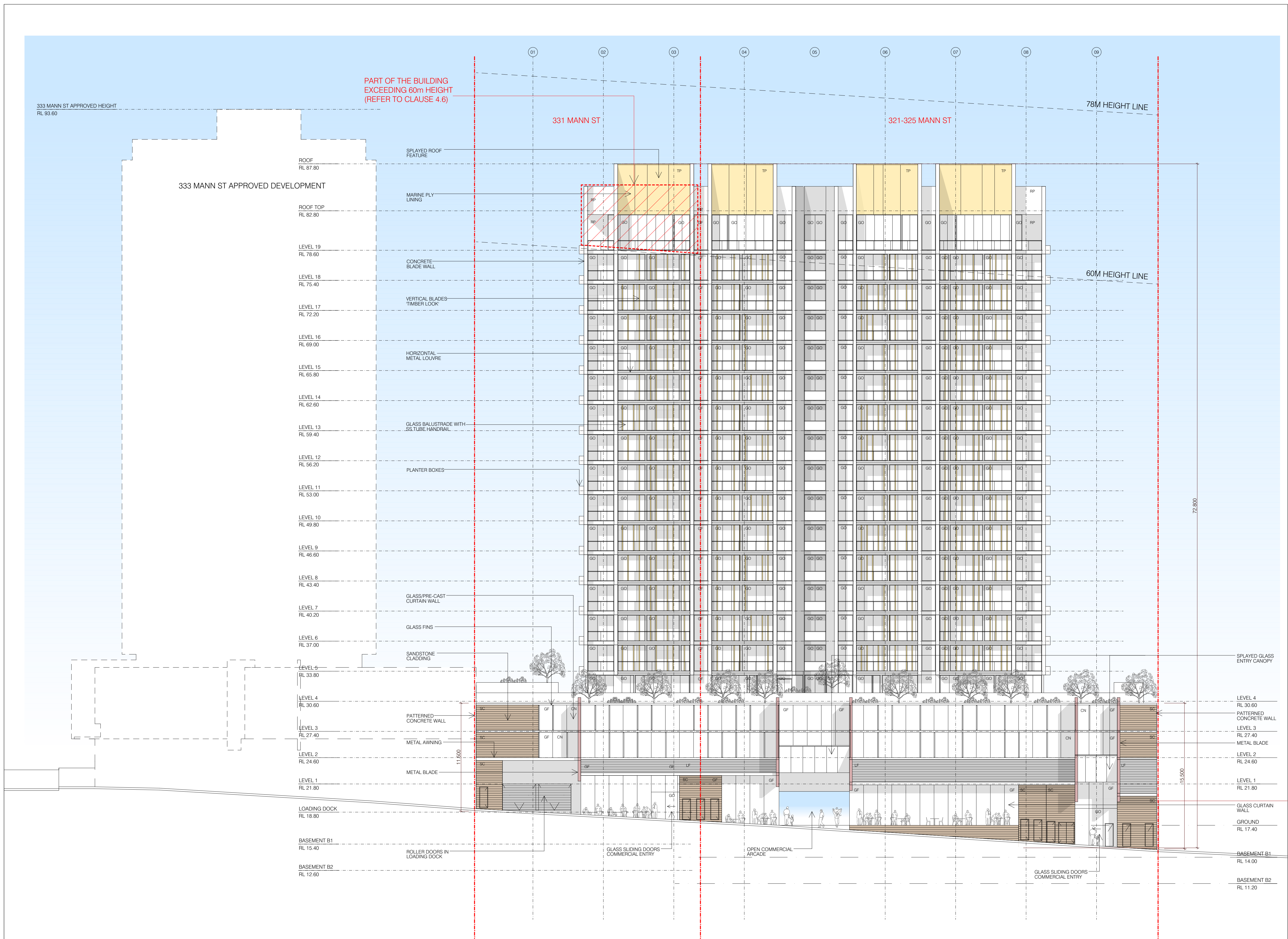
## WEST ELEVATION

|               |        |            |
|---------------|--------|------------|
| DRAWINGS NO.: | ISSUE: | DATE:      |
| DA -301       | M      | 10.02.2020 |

## SCALE:

1:200 @ A1

0m 2m 4m 10m

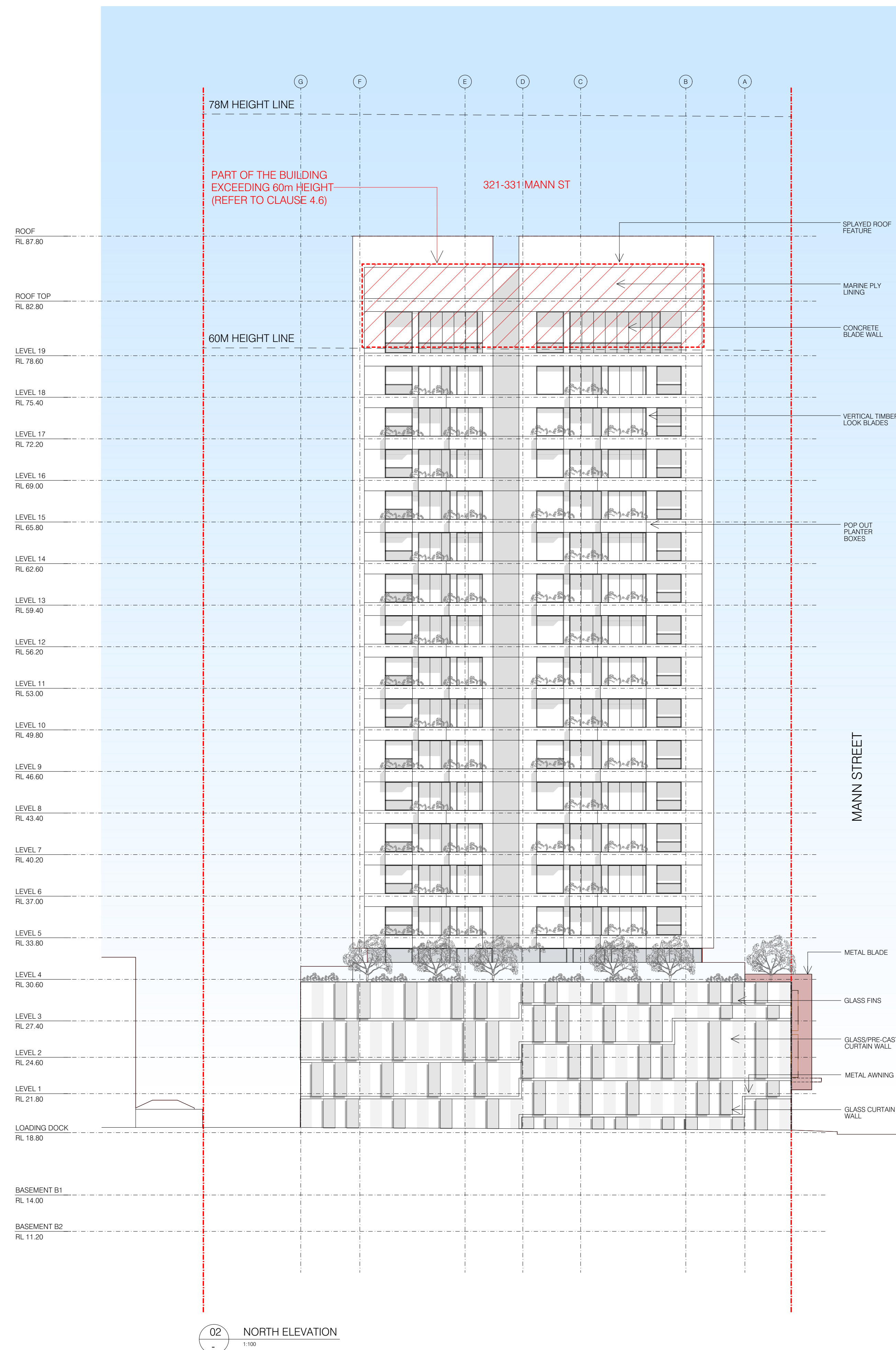
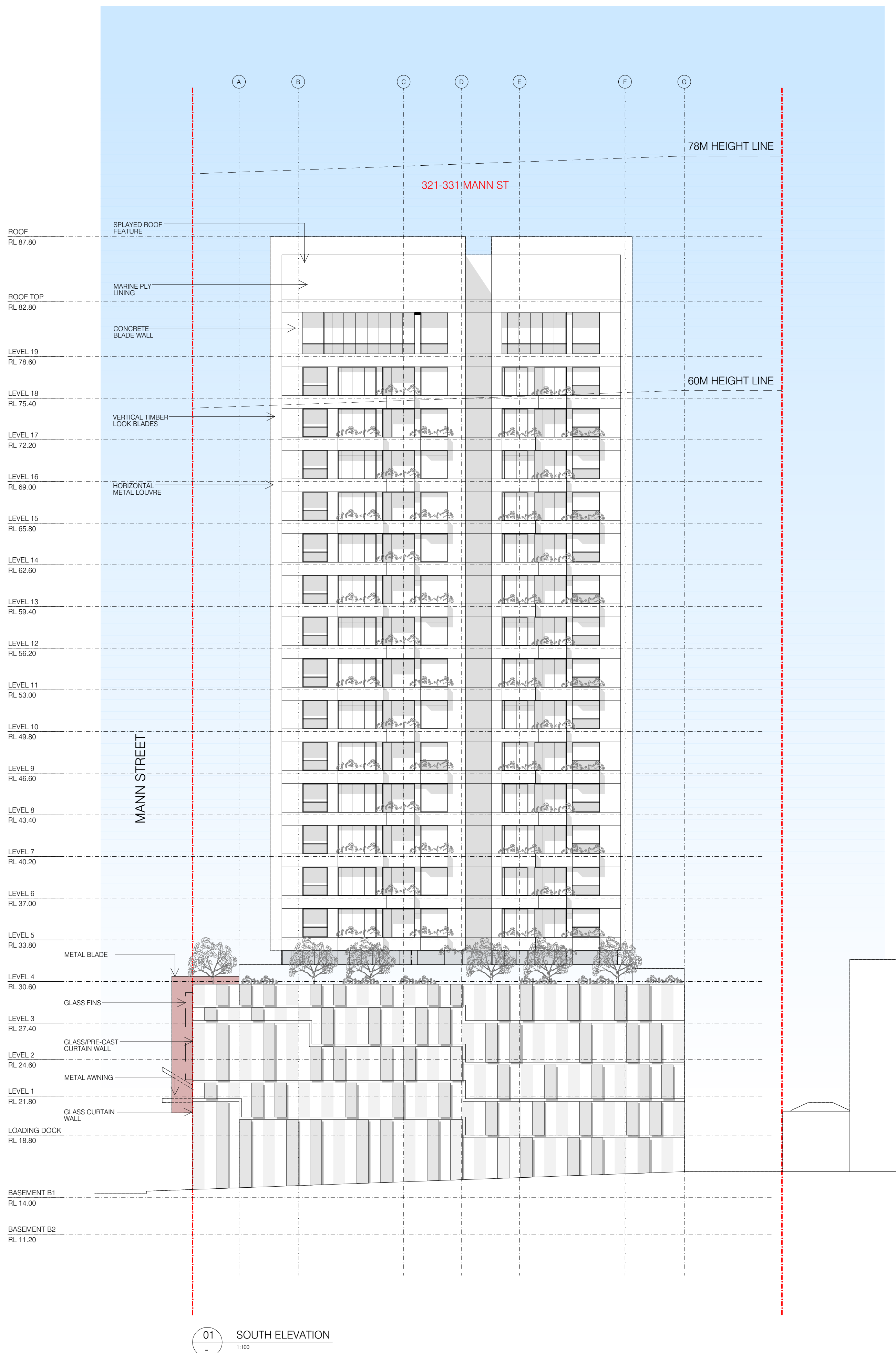




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| LEGEND   |                               |
|----------|-------------------------------|
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| [Symbol] | PARKING                       |
| [Symbol] | COMMERCIAL TENANCY            |
| [Symbol] | COMMERCIAL CIRCULATION        |
| [Symbol] | FITNESS AREA                  |
| [Symbol] | COMMUNITY ROOM                |
| [Symbol] | STUDIO UNIT                   |
| [Symbol] | 1 BEDROOM UNIT                |
| [Symbol] | 2 BEDROOM UNIT                |
| [Symbol] | 3 BEDROOM UNIT                |
| [Symbol] | RESIDENTIAL CIRCULATION       |

DRAWING TITLE:  
ELEVATIONS

DRAWING NO.: DA-302  
ISSUE: M  
DATE: 10.02.2020

SCALE:  
1:200 @ A1

0m 2m 4m 10m



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LEGEND

|     |                             |
|-----|-----------------------------|
| CN  | OFF FORM CONCRETE           |
| CNP | OFF FORM CONCRETE PATTERNED |
| OP  | COPPER CLADDING             |
| OB  | GLASS BALUSTRADE            |
| GF  | GLAZING FIXED               |
| GO  | GLAZING OPERABLE            |
| LF  | LOUVRES FIXED               |
| LO  | LOUVRES OPERABLE            |
| MD  | METAL ROLLER DOOR           |
| RP  | RENDER AND PAINT            |
| SC  | STONE CLADDING              |
| TP  | TIMBER PANEL                |

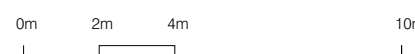
DRAWING TITLE:

ELEVATION

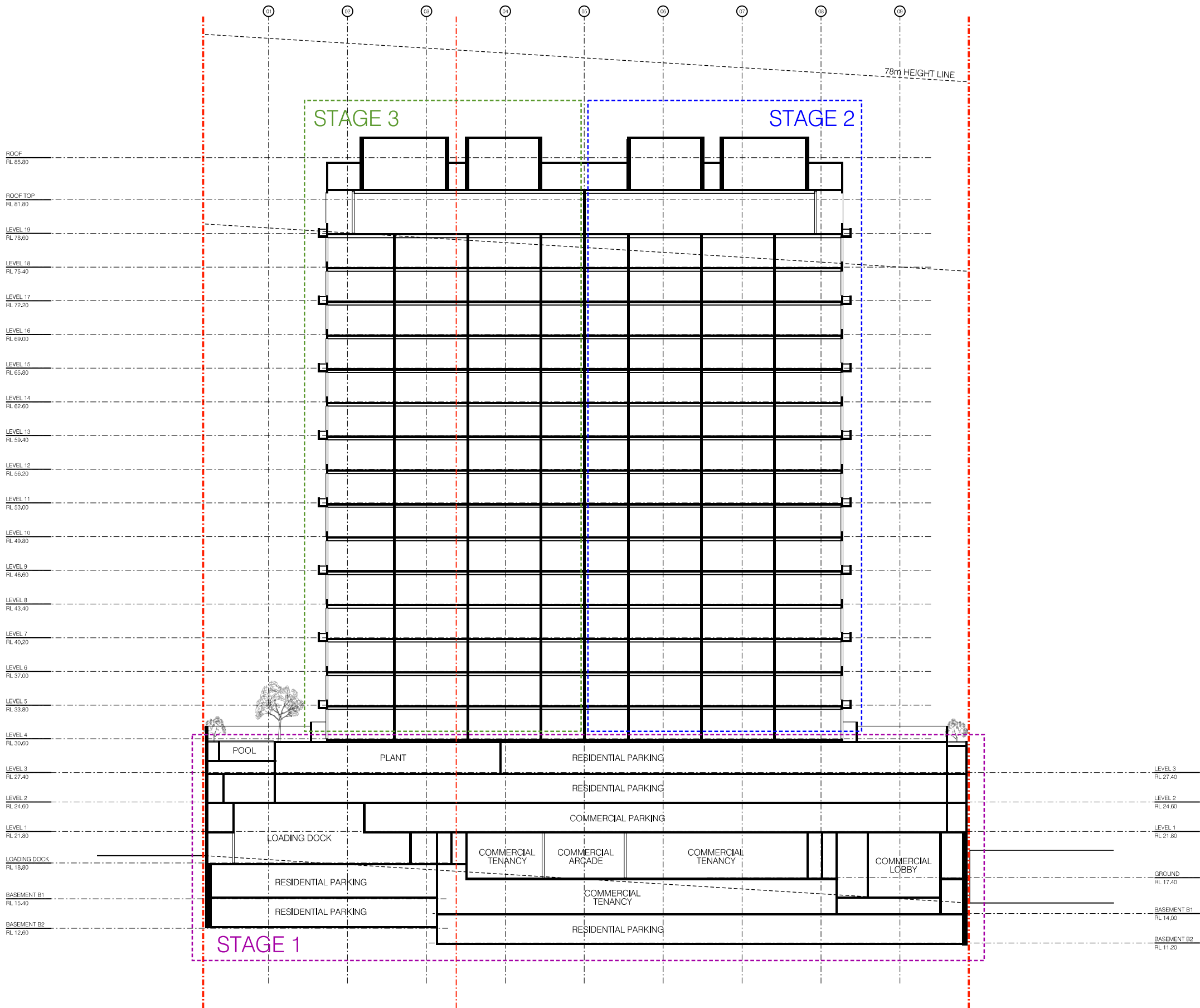
|             |       |            |
|-------------|-------|------------|
| DRAWING NO. | ISSUE | DATE       |
| DA-303      | M     | 10.02.2020 |

SCALE:

1:200 @ A1







STAGE 1  
COMMERCIAL PODIUM,  
ABOVE GROUND PARKING,  
UNDERGROUND PARKING

STAGE 2  
RESIDENTIAL TOWER 1

STAGE 3  
RESIDENTIAL TOWER 2

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ARCHITECT:  
chapmanarchitecture  
180 ERMLEY ST GOSFORD JUNCTION  
P.O. BOX 180 700  
E: aaron@chapmanarchitecture.com.au

PROJECT:  
321-331 MANN ST SHOP-TOP HOUSING

ADDRESS:  
321-331 MANN ST, GOSFORD NSW

CLIENT:  
Mann St Enterprises Pty Ltd  
att  
Mann St Enterprises Trust

DRAWING TITLE:  
STAGING PLAN

DRAWING NO.: DA-013  
ISSUE: L  
DATE: 18.01.2019

SCALE:  
1:200 @ A1

0m 2m 4m 10m