



MIXED USE DEVELOPMENT APPLICATION

32 MANN STREET, GOSFORD

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L-3000	SECTIONS
L-6000	FINISHES MATERIALS & PLANTING
190055P-SUR-003-C	SURVEY DRAWING (PREPARED BY ADW JOHNSON)

Amendments	
Issue	Date
A	ISSUED FOR FINAL DA SUBMISSION 16/03/2016
B	RE-ISSUED FOR FINAL DA SUBMISSION 18/03/2016
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Project Title	
32 MANN STREET, GOSFORD	
Drawing Title	
TITLE PAGE	
Scale	
NTS @ A1	
Drawing created (date)	
02/10/2015	
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15530	0000 B
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4.0 Controls for Special Areas and Uses

Throughout the Gosford Waterfront, a number of “special areas and uses” have been identified in recognition of their location, attributes, size and development potential.

This DCP has identified three ‘Special Areas and Uses’ (see Figure 6), each of which has its own set of objectives linked to the relevant development controls. These controls must be considered in addition to the general controls addressed previously in this Plan.



Legend
- - - Area covered by this DCP
Special areas
Indicative development footprint location

Figure 6 – Special Areas and Uses



Amendments		
Issue	Description	Date
A	ISSUED FOR DA SUBMISSION	09/03/2016
B	ISSUED FOR DA SUBMISSION	10/03/2016
C	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
D	ISSUED FOR FINAL DA SUBMISSION	06/04/2016

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Project Title
32 MANN STREET, GOSFORD

Drawing Title
SITE CONTEXT PLAN & SITE ANALYSIS PLAN

Scale
NTS @ A1

Drawing created (date)
02/10/2015

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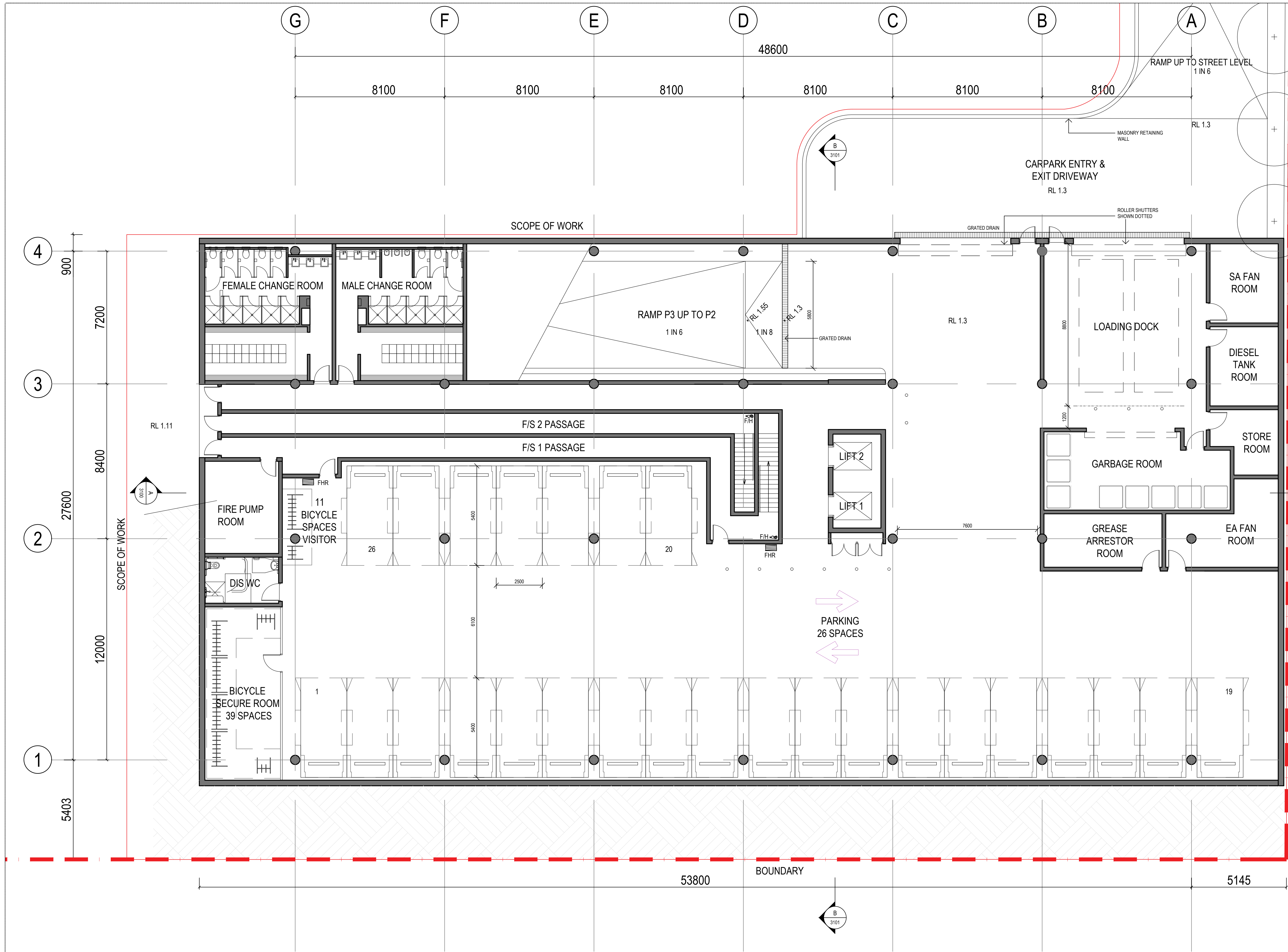
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A	SKETCH ISSUED FOR INFORMATION	02/10/2015	
B	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	07/10/2015	
C	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	09/10/2015	
D	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	19/10/2015	
E	UPDATE FOR INFORMATION	02/12/2015	
F	UPDATE FOR INFORMATION	18/02/2016	
G	ISSUE FOR DA	25/02/2016	
H	ISSUED FOR DA SUBMISSION	09/03/2016	
I	ISSUED FOR DA SUBMISSION	10/03/2016	
J	ISSUED FOR FINAL DA SUBMISSION	16/03/2016	
K	ISSUED FOR FINAL DA SUBMISSION	24/03/2016	
L	REVISED GARBAGE ROOM LAYOUT	21/07/2016	
	RE-ISSUED FOR DA SUBMISSION		

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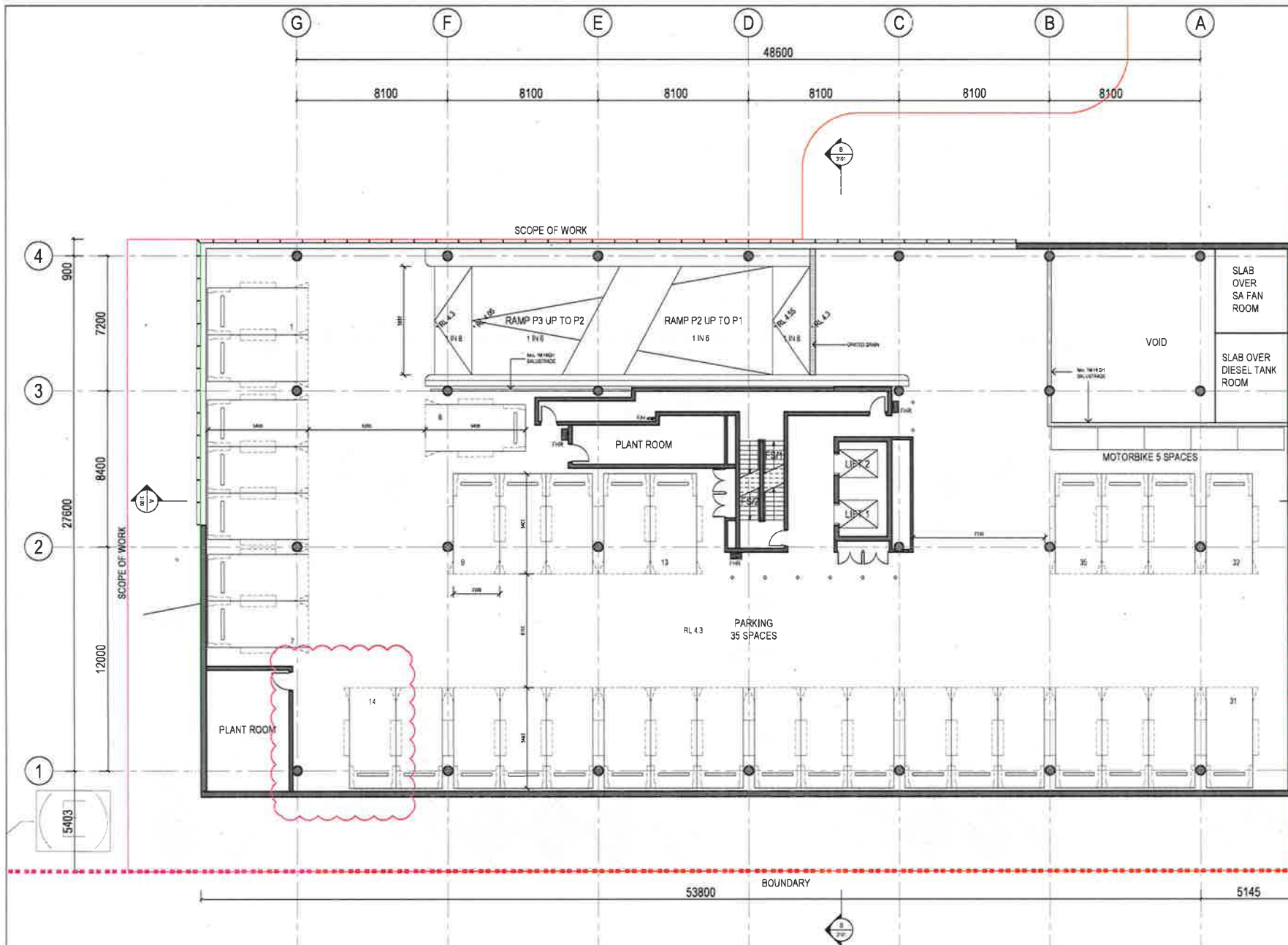
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Project Title
**32 MANN STREET,
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Drawing Title
LEVEL -3 CARPARK PLAN

Scale	1:100 @ A1
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C	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	09/10/2015
D	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	19/10/2015
E	UPDATE FOR INFORMATION	02/12/2015
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G	ISSUED FOR DA SUBMISSION	09/03/2016
H	ISSUED FOR DA SUBMISSION	11/03/2016
I	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
J	ISSUED FOR FINAL DA SUBMISSION	16/04/2016
K	ISSUED FOR POST DA SUBMISSION	30/09/2016
L	ISSUED FOR POST DA SUBMISSION	13/10/2016

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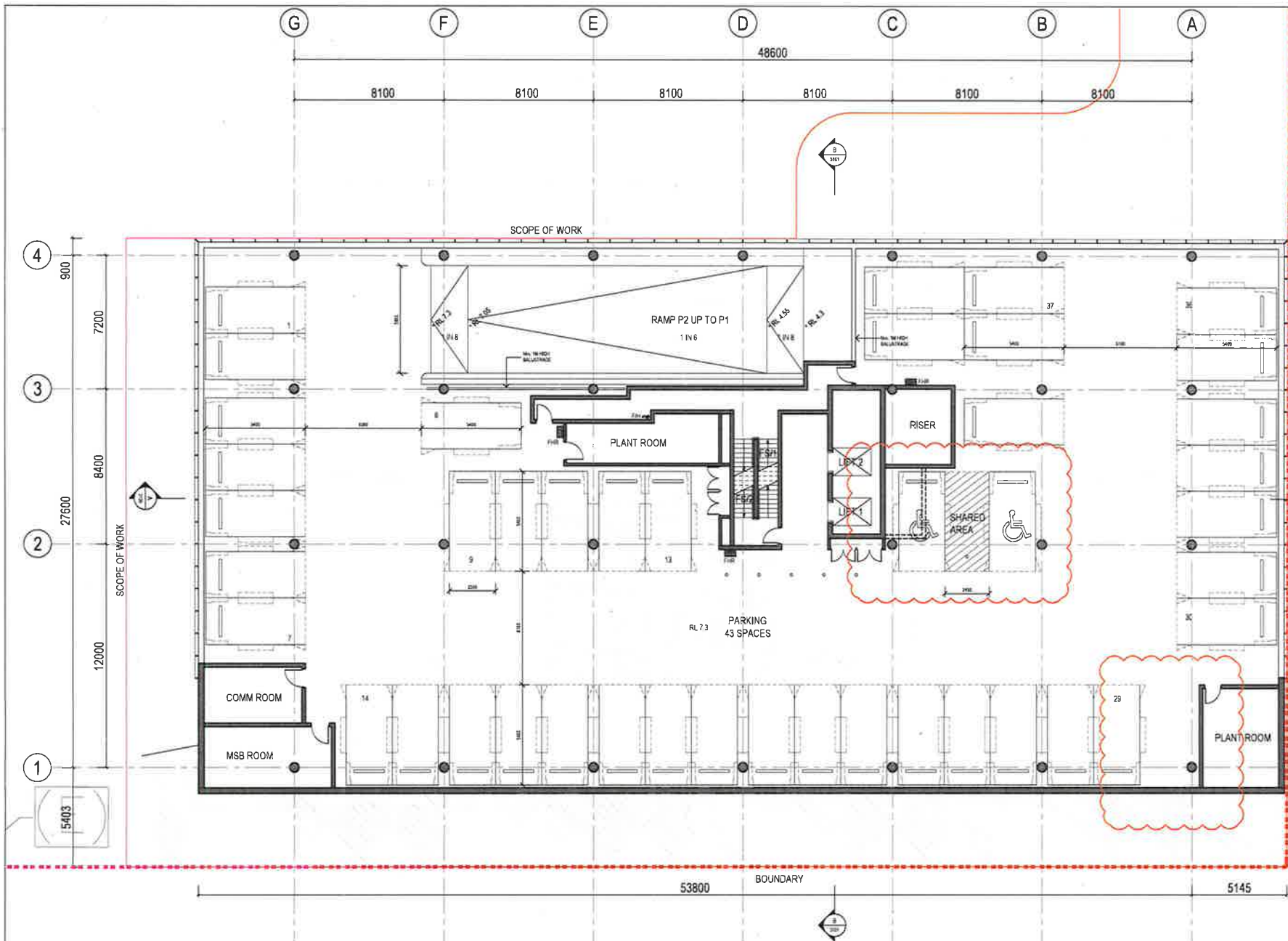
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Project Title
**32 MANN STREET,
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Drawing Title
LEVEL -2 CARPARK PLAN

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By	BT
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Verified	BT
Approved	BT
Drawing No	15530
Year	2001
Level	L

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01 LEVEL -1 CARPARK PLAN
1:100

Revision	Date
A	SKETCH ISSUED FOR INFORMATION 02/10/2015
B	NEW CONCEPT LAYOUT ISSUED FOR 07/10/2015
C	NEW CONCEPT LAYOUT ISSUED FOR 09/10/2015
D	NEW CONCEPT LAYOUT ISSUED FOR 19/10/2015
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F	ISSUE FOR DA 25/02/2016
G	ISSUED FOR DA SUBMISSION 09/03/2016
H	ISSUED FOR DA SUBMISSION 10/03/2016
I	ISSUED FOR FINAL DA SUBMISSION 15/03/2016
J	ISSUED FOR REVIEW 30/03/2016
K	ISSUED FOR POST DA SUBMISSION 13/10/2016

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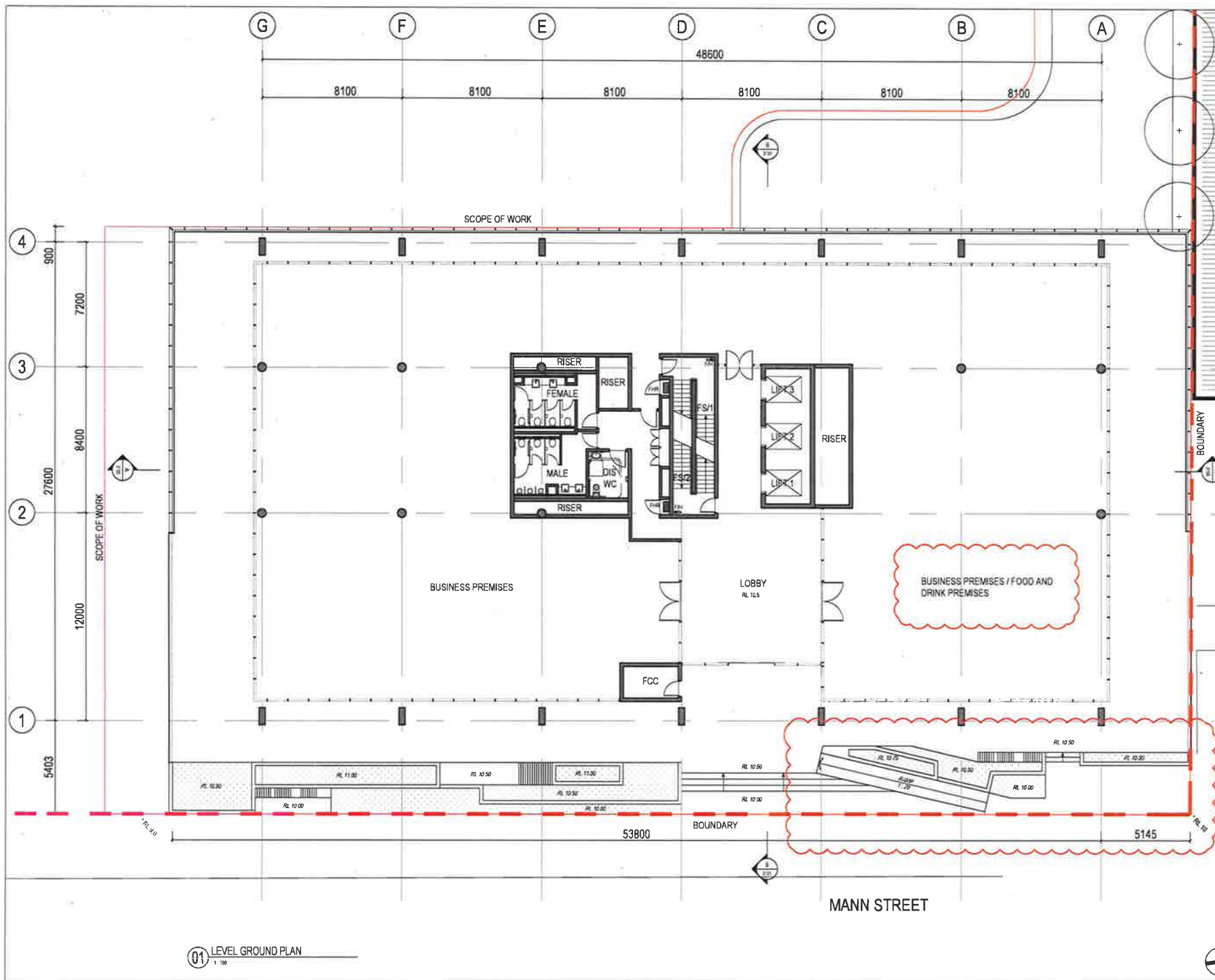
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Project Title
**32 MANN STREET,
GOSFORD**

Drawing Title
LEVEL -1 CARPARK PLAN

Scale	1:100
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Approved	DA
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Amendment	Date
A	SKETCH ISSUED FOR INFORMATION 02/10/2015
B	NEW CONCEPT LAYOUT ISSUED FOR 07/10/2015
C	NEW CONCEPT LAYOUT ISSUED FOR 09/10/2015
D	NEW CONCEPT LAYOUT ISSUED FOR 19/10/2015
E	RETAIL SPACE DELETED ISSUED FOR 20/11/2015
F	UPDATE FOR INFORMATION 02/12/2015
G	ISSUE FOR INFORMATION 14/02/2016
H	ISSUE FOR INFORMATION 22/02/2016
I	ISSUE FOR DA SUBMISSION 06/02/2016
J	ISSUE FOR DA SUBMISSION 08/02/2016
K	ISSUE FOR DA SUBMISSION 10/02/2016
L	ISSUE FOR FINAL DA SUBMISSION 19/02/2016
M	ISSUE FOR FINAL DA SUBMISSION 24/02/2016
N	ISSUE FOR REVIEW 11/10/2016
O	ISSUE FOR POST DA SUBMISSION 19/10/2016

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Project Title
32 MANN STREET, GOSFORD

Drawing Title
LEVEL GROUND PLAN

Scale	1:100
Drawing Created (Date)	10/10/2015
By	ML
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Drawn	ML
Approved	ML
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I	ISSUE FOR DA	25/02/2016
J	ISSUED FOR DA SUBMISSION	09/03/2016
K	ISSUED FOR DA SUBMISSION	10/03/2016
L	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
M	ISSUED FOR FINAL DA SUBMISSION	24/03/2016

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Project Title
32 MANN STREET,
GOSFORD

Drawing Title
TYPICAL LEVEL 1 - LEVEL 3
PLAN

Scale	1:100 @ A1
Drawing created (date)	02/10/2015
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15530	2004 M

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I	ISSUED FOR DA SUBMISSION	10/03/2016
J	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
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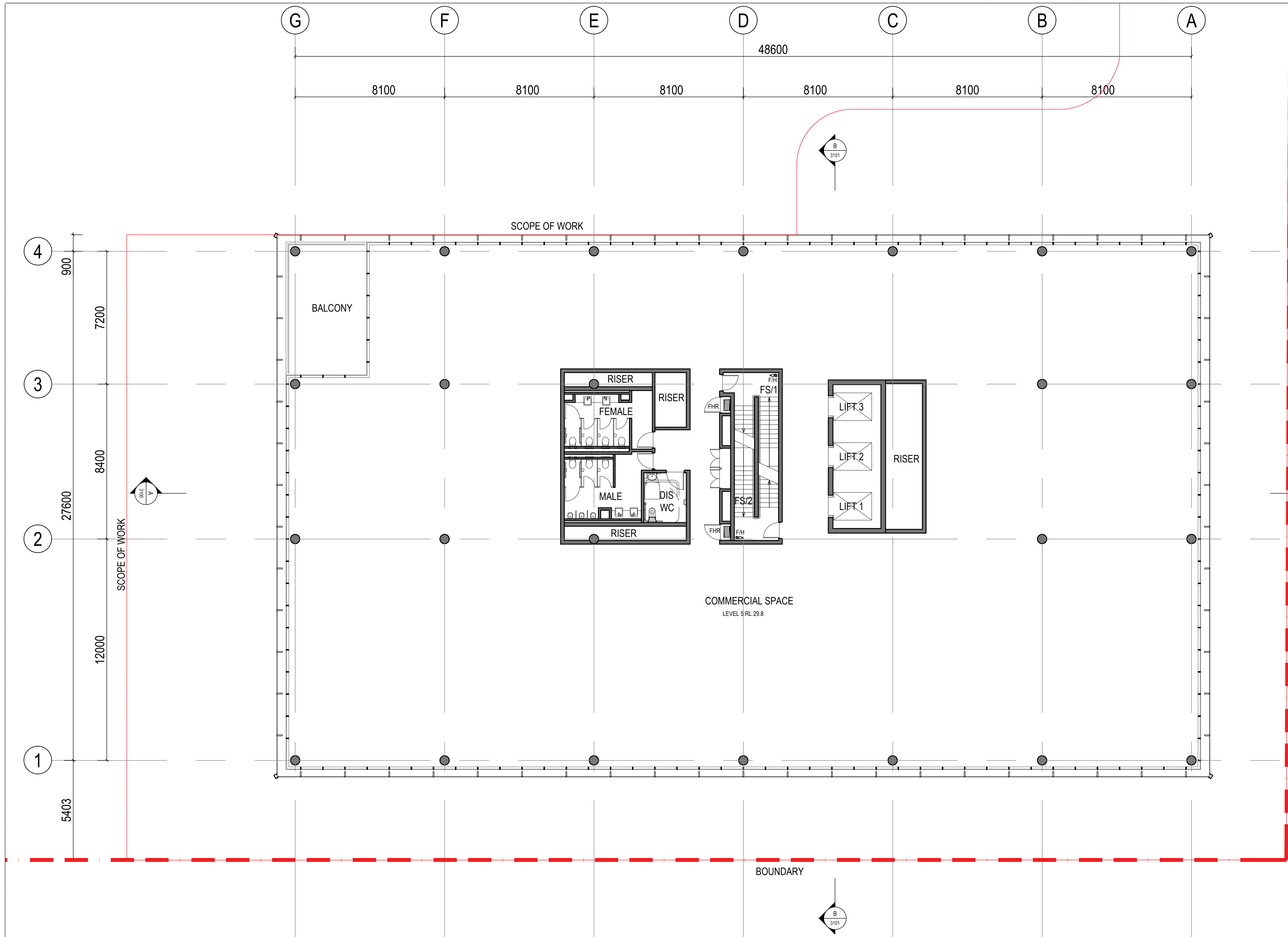
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Project Title
**32 MANN STREET,
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Drawing Title
LEVEL 4 PLAN

Scale	1:100 @ A1
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K	ISSUED FOR FINAL DA SUBMISSION	24/03/2016

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Level 7, 80 William St East Sydney NSW
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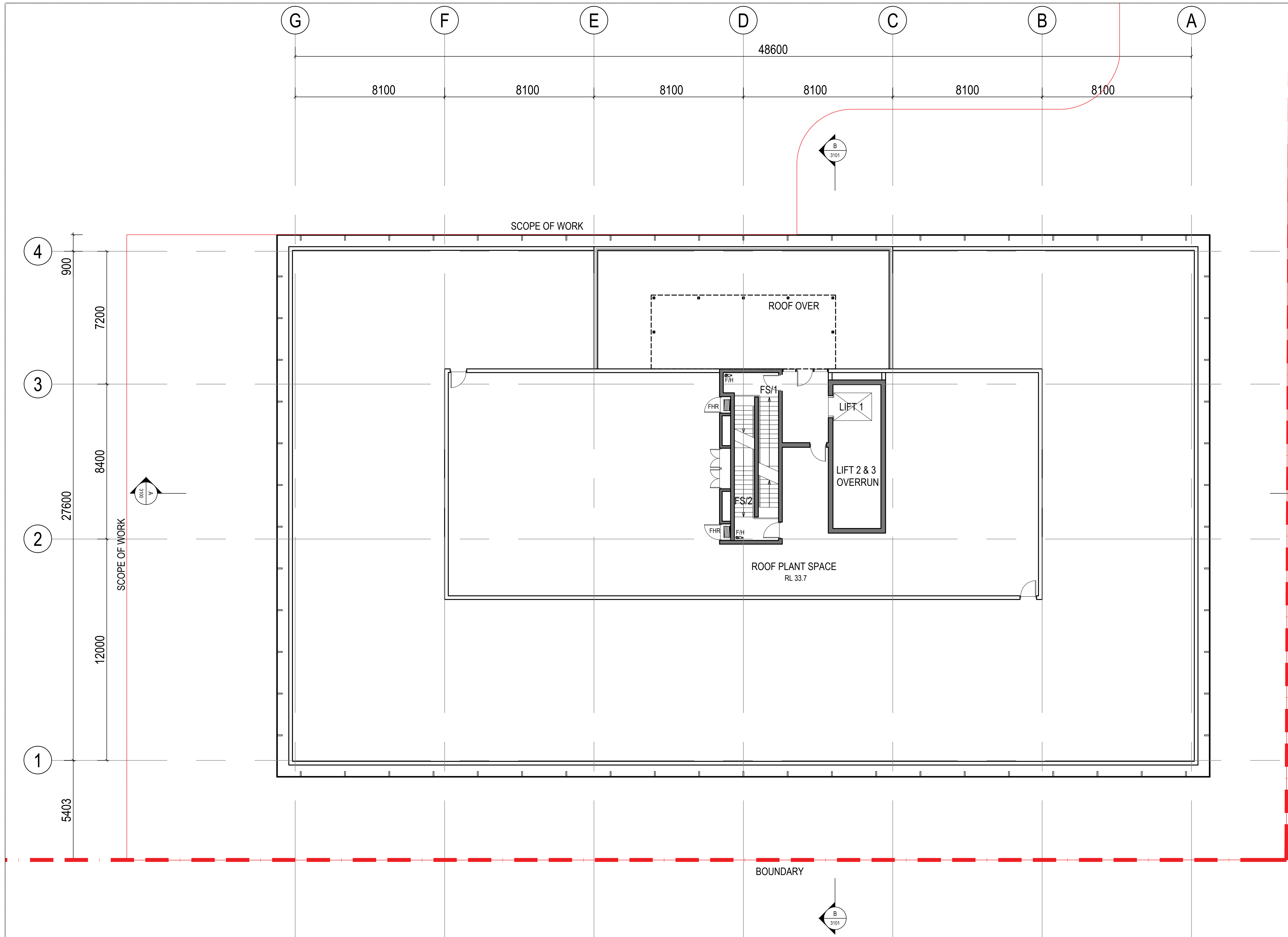
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
**32 MANN STREET,
GOSFORD**

Drawing Title
LEVEL 5 PLAN

Scale	1:100 @ A1
Drawing created (date)	02/10/2015
By	DN
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	2006 K

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Amendments		
Issue	Description	Date
A	SKETCH ISSUED FOR INFORMATION	02/10/2015
B	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	07/10/2015
C	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	09/10/2015
D	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	19/10/2015
E	UPDATE FOR INFORMATION	02/12/2015
F	UPDATE FOR INFORMATION	18/02/2016
G	ISSUE FOR DA	25/02/2016
H	ISSUED FOR DA SUBMISSION	09/03/2016
I	ISSUED FOR DA SUBMISSION	10/03/2016
J	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
K	ISSUED FOR FINAL DA SUBMISSION	24/03/2016

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Macroplan
L6.39 Martin Place, Sydney
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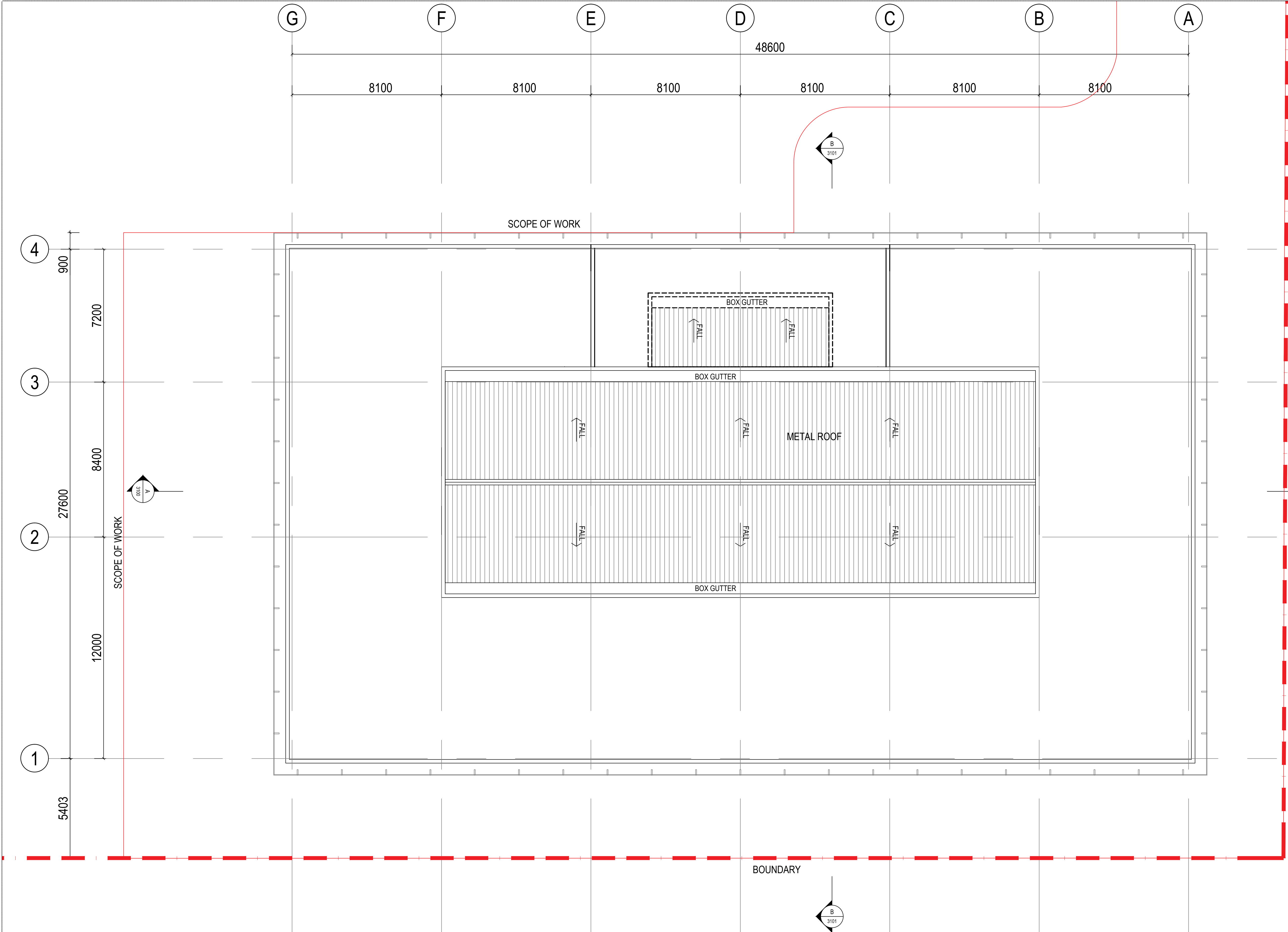
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
**32 MANN STREET,
GOSFORD**

Drawing Title
LEVEL PLANTROOM PLAN

Scale	1:100 @ A1
Drawing created (date)	02/10/2015
By	DN
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	2007 K

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Amendments		
Issue	Description	Date
A	SKETCH ISSUED FOR INFORMATION	02/10/2015
B	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	07/10/2015
C	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	09/10/2015
D	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	19/10/2015
E	UPDATE FOR INFORMATION	02/12/2015
F	UPDATE FOR INFORMATION	18/02/2016
G	ISSUE FOR DA	25/02/2016
H	ISSUE FOR DA SUBMISSION	09/03/2016
I	ISSUE FOR DA SUBMISSION	10/03/2016
J	ISSUE FOR FINAL DA SUBMISSION	16/03/2016
K	ISSUE FOR FINAL DA SUBMISSION	24/03/2016

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
**32 MANN STREET,
GOSFORD**

Drawing Title
LEVEL ROOF PLAN

Scale	1:100 @ A1
Drawing created (date)	02/10/2015
By	DN
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	2008 K



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HIGH LIMIT RL48.00

SCOPE OF WORK

SITE BOUNDARY

G

F

E

D

C

B

A

PRE-FINISHED METAL CLADDING

PRE-FINISHED PERFORATED METAL SCREEN

PRE-FINISHED METAL CLADDING

PRE-FINISHED VERTICAL ALUMINUM SUNSHADE

WANDSTONE CLADDING

WANDSTONE CLADDING

PERFORMANCE GLASS IN PRE-FINISHED METAL FRAME

Amendment	Issue Description	Date
A	ISSUED FOR INFORMATION	09/03/2015
B	ISSUED FOR DA SUBMISSION	09/03/2015
C	ISSUED FOR DA SUBMISSION	10/04/2016
D	ISSUED FOR FINAL DA SUBMISSION	10/04/2016
E	ISSUED FOR FINAL DA SUBMISSION	19/04/2016
F	ISSUED FOR REVIEW	30/06/2016
G	ISSUED FOR REVIEW	11/06/2016
H	ISSUED FOR POST DA SUBMISSION	13/06/2016

Consultant	Macroplan 1/239 Martin Place, Sydney NSW 2000 T +612 9221 5211
Consultant	KJA 15/1 Elizabeth Place, North Sydney NSW 2060 T +612 9955 5543
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Consultant	John Carr Heritage Design 13 Macleay St, Sydney NSW 2260 T +612 4559 1855 M 0411 555 559
Consultant	Morris Goding 1/101/101, Bowman St, Pyrmont NSW 2225 T +612 9557 8322
Consultant	Rider Levett Bucknall 1/18-141 Walker St, North Sydney NSW 2060 T +612 9552 2272
Consultant	Travers Ecology 28A The Avenue, Mt Pheasant Parklands Maitland (NSW) NSW 2220 T +612 4340 5351
Consultant	Carndu 1/10/10/101 Albany St, North Sydney NSW 2225 T +612 4333 2558
Consultant	JBA Urban Planning Level 1, 77 Beale St, North Sydney NSW 2060 T +612 9556 4992

NSW Government Property NSW

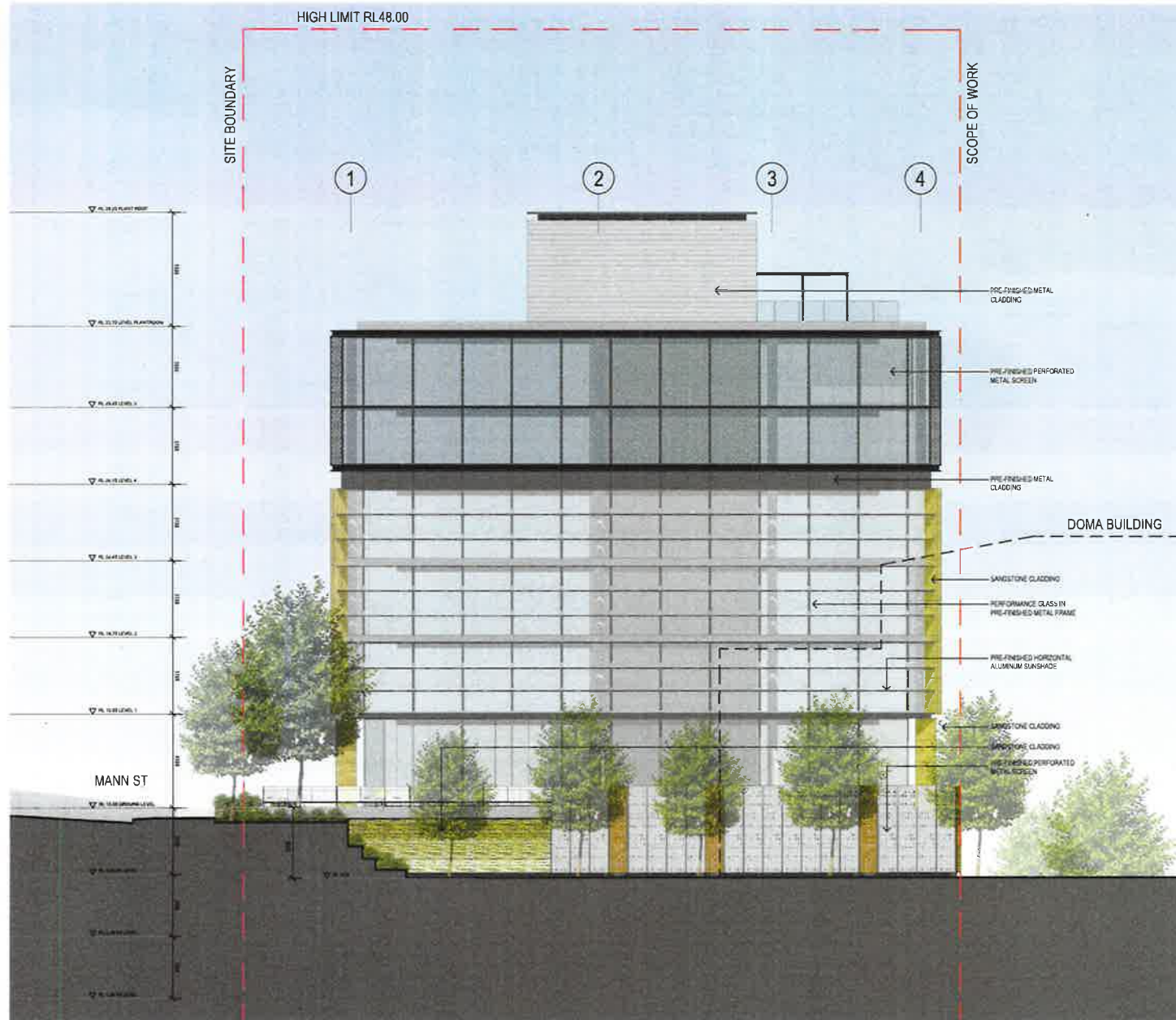
GROUP GSA

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1540 0001 2215 www.gsa.com.au
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Architectural design team design landscape
team architect M. Graham 3885

Project Title
32 MANN STREET,
GOSFORD

Drawing Title
EAST ELEVATION

Scale	1:100 (A1)
Drawing created (date)	09/03/2015
By	MB
Checked and checked by	MB
Verified	MB
Approved	MB
Drawing No	15530
Sheet	3000 H



01 NORTH ELEVATION

Revision	Date
A	ISSUED FOR INFORMATION 09/10/2016
B	ISSUED FOR DA SUBMISSION 09/10/2016
C	ISSUED FOR DA SUBMISSION 10/01/2016
D	ISSUED FOR FINAL DA SUBMISSION 10/01/2016
E	ISSUED FOR FINAL DA SUBMISSION 24/03/2016
F	ISSUED FOR FINAL DA SUBMISSION 10/04/2016
G	ISSUED FOR REVIEW 10/06/2016
H	ISSUED FOR REVIEW 11/10/2016
I	ISSUED FOR POST DA SUBMISSION 13/10/2016

Consultant	Macroplan Level 28, Macquarie Place, Sydney NSW 2000 T +612 9221 5211
Consultant	KJA Level 2, 111 Elizabeth Place, North Sydney NSW 2060 T +612 9555 5540
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Consultant	WSP Group Level 10, 101, North Sydney NSW 2060 T +612 9557 5900
Consultant	John Carr Heritage Design 10 Myrmica St, Toronto NSW 2243 T +612 4339 1832 M 0411 500 303
Consultant	Morris Goding Level 10, 101, North Sydney NSW 2060 T +612 9557 5900
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Consultant	Travers Ecology 28A The Avenue, W. Pymble Pymble NSW 2209 T +612 4340 5531
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NSW Government Property NSW

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Architectural design and design landscape
see architect's drawings

Project Title
**32 MANN STREET,
GOSFORD**

Drawing Title
NORTH ELEVATION

Scale	1:100
Drawing created (Date)	09/10/16
By	NS
Designed and checked by	NS
Drawn by	NS
Approved	NS
Drawing No	15530
Sheet	3001
Page	1

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HIGH LIMIT RL48.00

SITE BOUNDARY

A B C D E F G

SCOPE OF WORK

Revision	Description	Date
A	ISSUED FOR INFORMATION	02/12/2015
B	ISSUED FOR DA SUBMISSION	09/03/2016
C	ISSUED FOR DA SUBMISSION	10/03/2016
D	ISSUED FOR FINAL DA SUBMISSION	10/03/2016
E	ISSUED FOR FINAL DA SUBMISSION	24/03/2016
F	ISSUED FOR FINAL DA SUBMISSION	18/04/2016
G	ISSUED FOR FINAL DA SUBMISSION	26/06/2016
H	ISSUED FOR FINAL DA SUBMISSION	29/08/2016
I	ISSUED FOR REVIEW	11/10/2016
J	ISSUED FOR POST DA SUBMISSION	13/10/2016

Consultant	Macquarie 111 Macquarie Street, Sydney NSW 2000 T +612 9221 5211
Client	KJA 111 Macquarie Street, North Sydney NSW 2060 T +612 9433 3340
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Consultant	John Carr Heritage Design 111 Macquarie Street, North Sydney NSW 2060 T +612 9557 0900
Consultant	Morris Goding Studio 158/16, Bowman St, Pyrmont NSW 1500 T +612 9557 0900
Consultant	Rider Levett Bucknall 111 Macquarie Street, North Sydney NSW 2060 T +612 9557 0900
Consultant	Travers Ecology 111 Macquarie Street, North Sydney NSW 2060 T +612 9557 0900
Consultant	Carling 111 Macquarie Street, North Sydney NSW 2060 T +612 9557 0900
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NSW Government Property NSW

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Architectural Group: Group GSA Pty Ltd
New Architect: M. Gaudin 1998

Project Title
32 MANN STREET,
GOSFORD

Drawing Title
WEST ELEVATION

Scale	1:100 A4
Drawing Number (Date)	320002
By	BT
Checked and Approved by	BT
Project	BT
Approved	BT
Drawing No	15530
	3002
	J

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01 WEST ELEVATION
1:100



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



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GROUP GSA

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32 MANN STREET,
GOSFORD

Drawing Title
SOUTH ELEVATION

Scale 0-100 cm

Drawing created (date) 02/09/2014

188

Plotted and checked by	BT
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Verified	at
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Address	91
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Drawing No.	Page
45520 2002	1

15530	3003	1
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G F E D C B A

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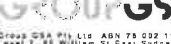
01 SECTION AA

Item	Description	Date
A	SATCH ISSUED FOR INFORMATION	02/10/2015
B	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	06/10/2015
C	NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	19/10/2015
D	DELETED MAP TO CARPARK	02/12/2015
E	ISSUE FOR DA	25/02/2016
F	ISSUED FOR DA SUBMISSION	08/03/2016
G	ISSUED FOR DA SUBMISSION	19/03/2016
H	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
I	ISSUED FOR FINAL DA SUBMISSION	13/07/2016

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Government
Property NSW



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 Level 20, 111 William St, Sydney NSW
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 Manufacture and design with a focus on the
 new technology in the construction industry

Project Title

**32 MANN STREET,
GOSFORD**

Drawing Title

SECTION AA

Scale	1:100
Drawing Number	02/2015
By	
Checked and issued by	
Verified	
Approved	
Drawing No	Issued
15530	3100

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MAXIMUM HEIGHT RL 48

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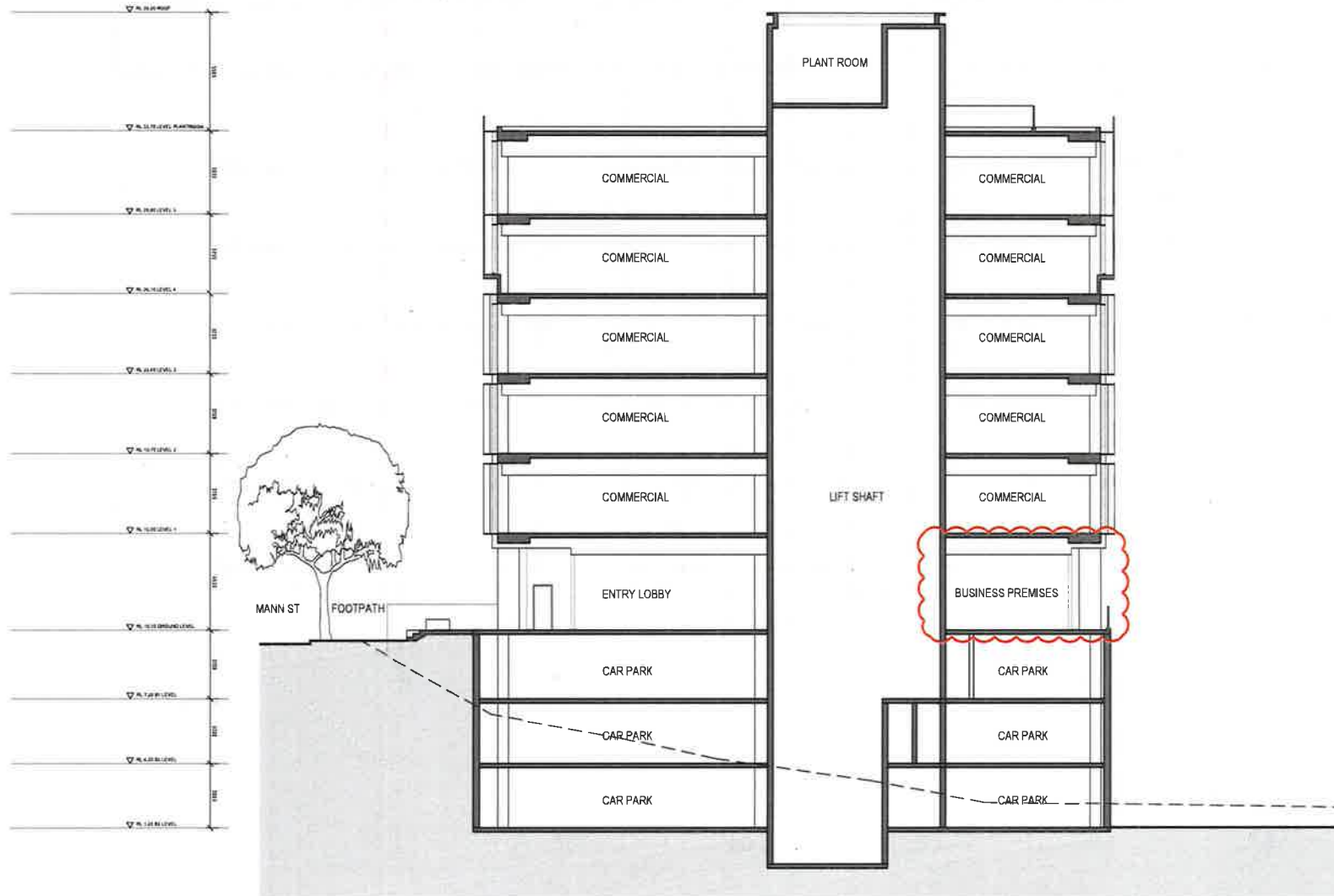
1

2

3

4

SCOPE OF WORK



01 SECTION BB
1:250

Revisions	Date
A. SKETCH ISSUED FOR INFORMATION	07/02/2015
B. NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	09/10/2015
C. NEW CONCEPT LAYOUT ISSUED FOR INFORMATION	18/10/2015
D. DELETE RAMP TO CARPARK	03/12/2015
E. ISSUE FOR DA SUBMISSION	29/02/2016
F. ISSUE FOR DA SUBMISSION	08/03/2016
G. ISSUE FOR DA SUBMISSION	10/03/2016
H. ISSUE FOR PMW DA SUBMISSION	16/03/2016
I. ISSUE FOR PMW DA SUBMISSION	16/03/2016

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KJA 16/18 Elizabeth Place, North Sydney NSW 2060 T +612 9551 5522
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John Carr Heritage Design 15/15 Macquarie St, Sydney NSW 2000 T +612 4900 1633 M 0411 510 300
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**32 MANN STREET,
GOSFORD**
Drawing Title
SECTION BB

Scale	1:100 (A1)
Drawing (Creation/Revision)	01/000001
By	JB
Printing and checked by	WT
Verified	WT
Approved	WT
Drawing No	15530
Sheet No	3101
Sheet Total	1

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for more details.



Amendments		
Issue	Description	Date
A	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
B	ISSUED FOR FINAL DA SUBMISSION	18/03/2016

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Project Title

**32 MANN STREET,
GOSFORD**

Drawing Title

PHOTOMOTAGE IMAGES

Scale 1:200 @A1

Drawing created (date) 02/10/2015

By MT

Plotted and checked by MT

Verified MT

Approved MT

Drawing No Issue

15530 3200 B

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Amendments	
Issue	Description
Date	
A	ISSUED FOR FINAL DA SUBMISSION
B	RE-ISSUED FOR FINAL DA SUBMISSION
16/03/2016	
18/03/2016	

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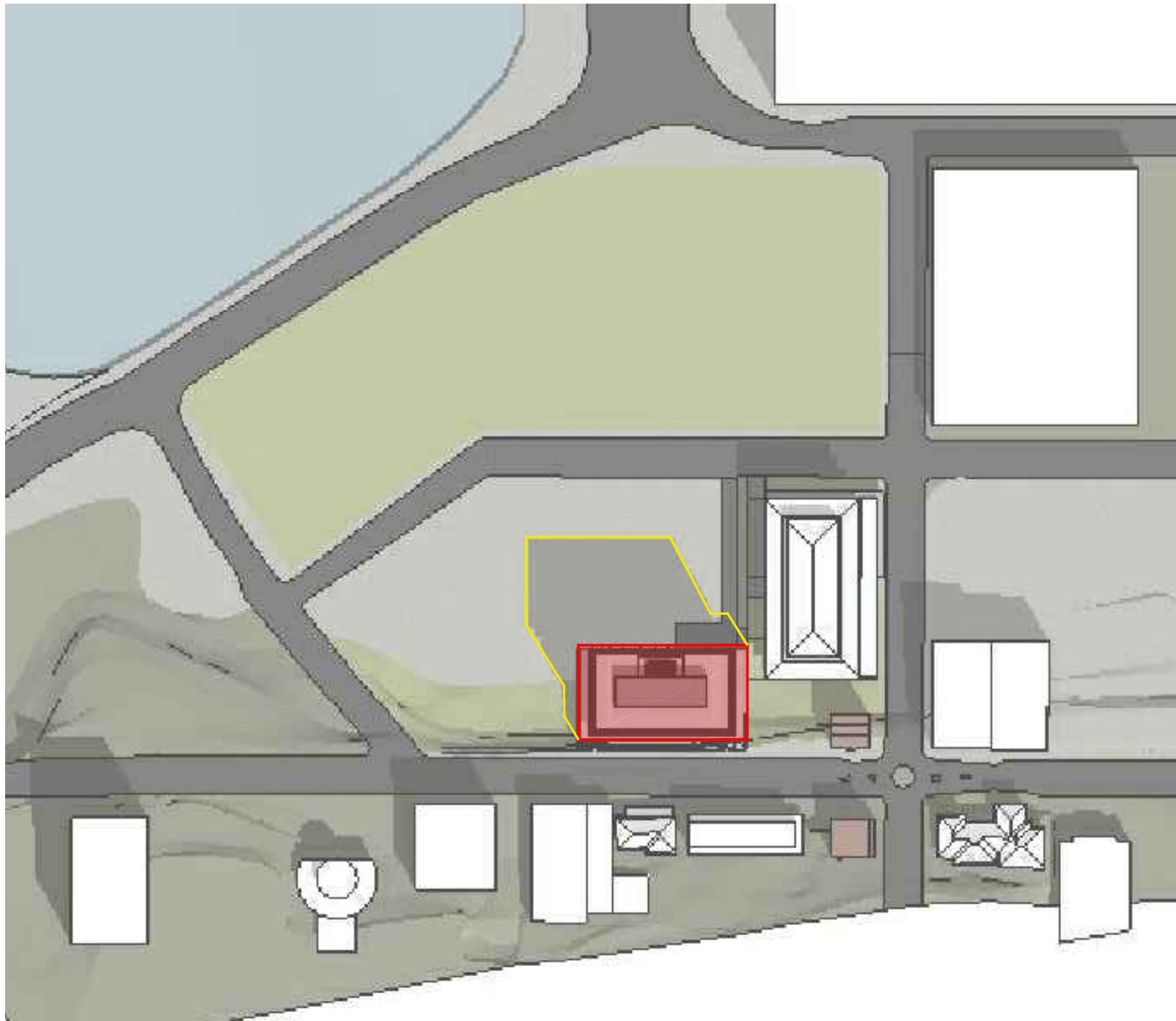
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Level 7, 80 William St East Sydney NSW
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
32 MANN STREET,
GOSFORD

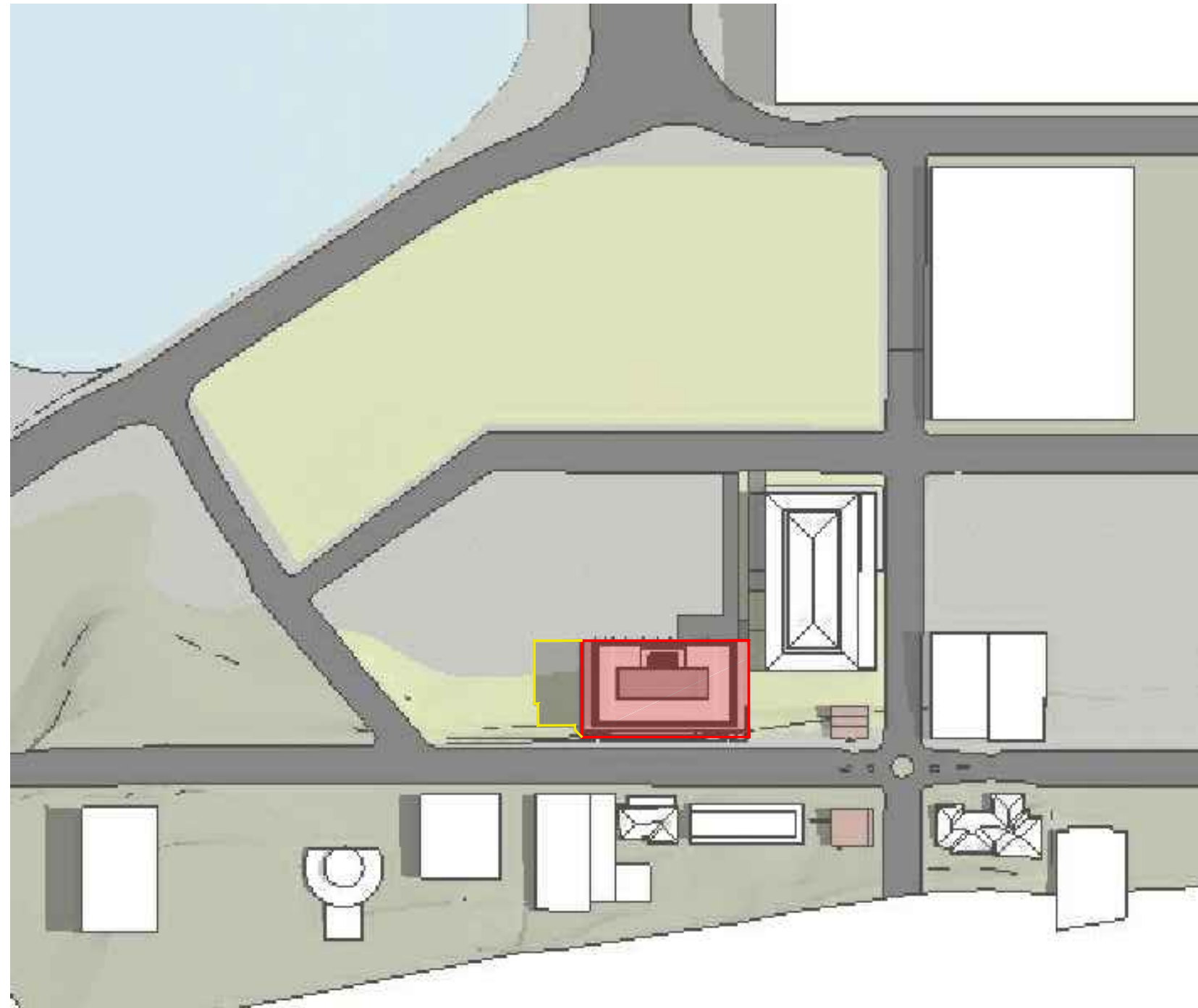
Drawing Title
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Scale	1:200 @A1
Drawing created (date)	02/10/2015
By	MT
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	3202 B

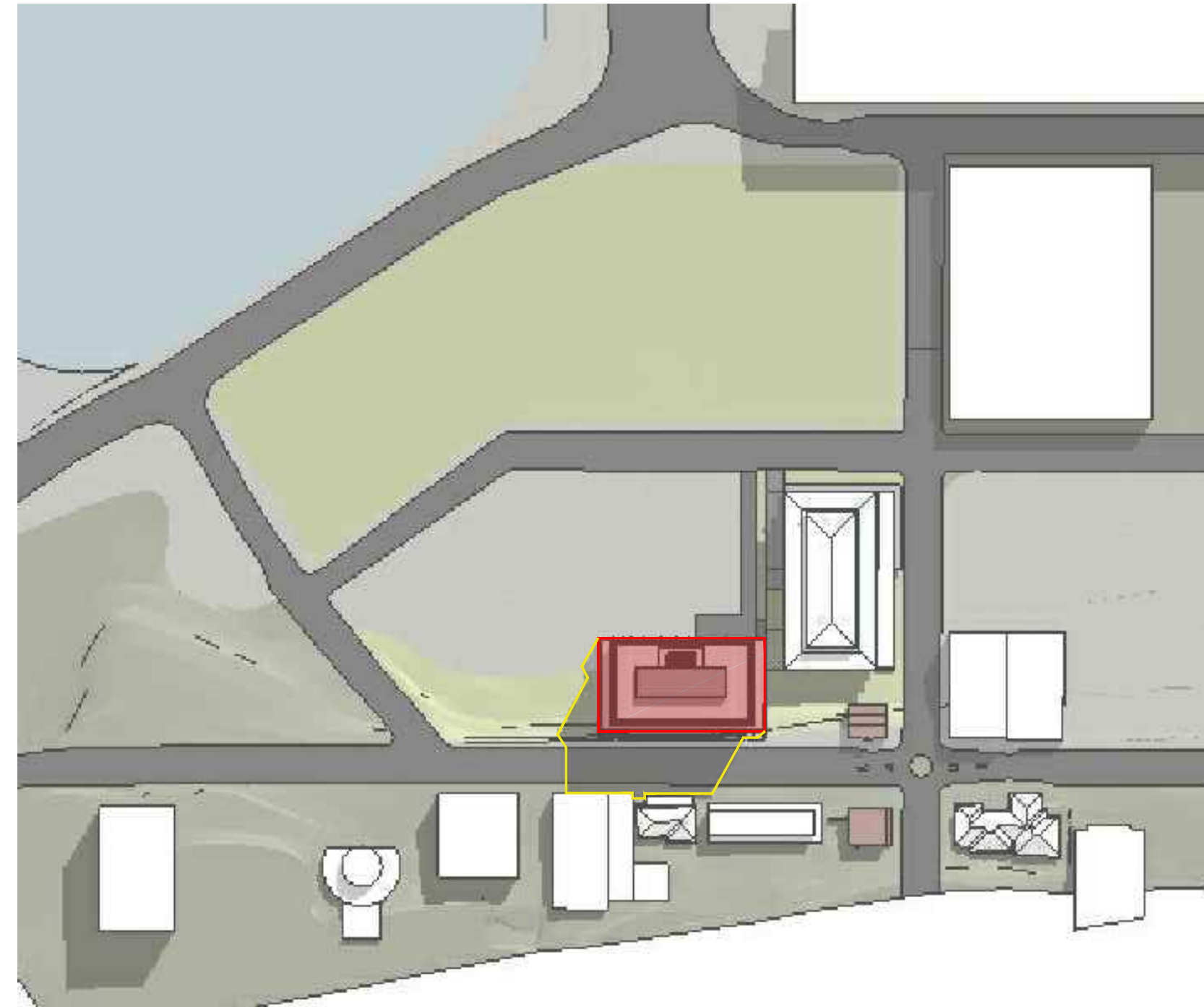
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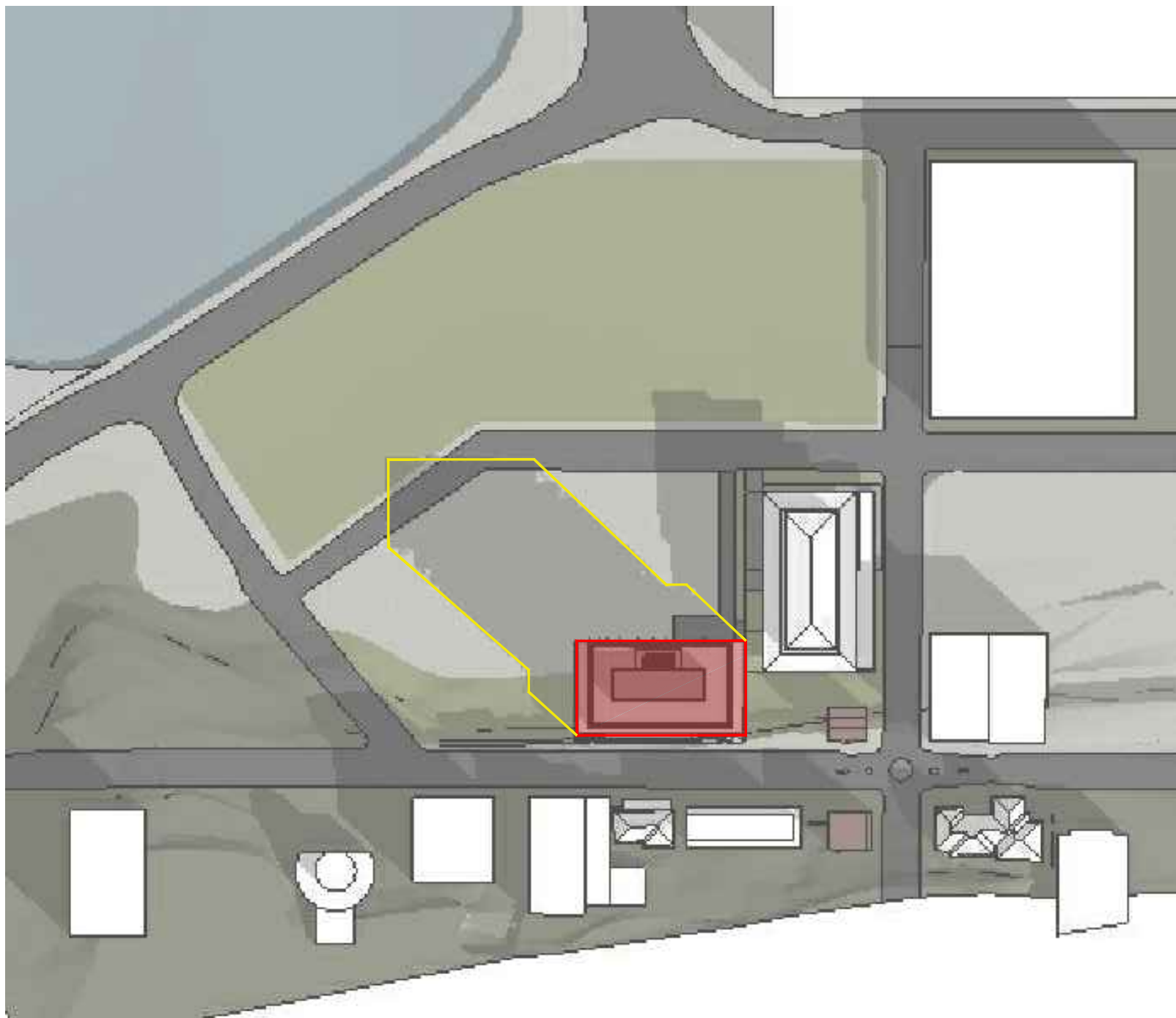
01 SHADOW DIAGRAM 22 MARCH 9AM
NTS



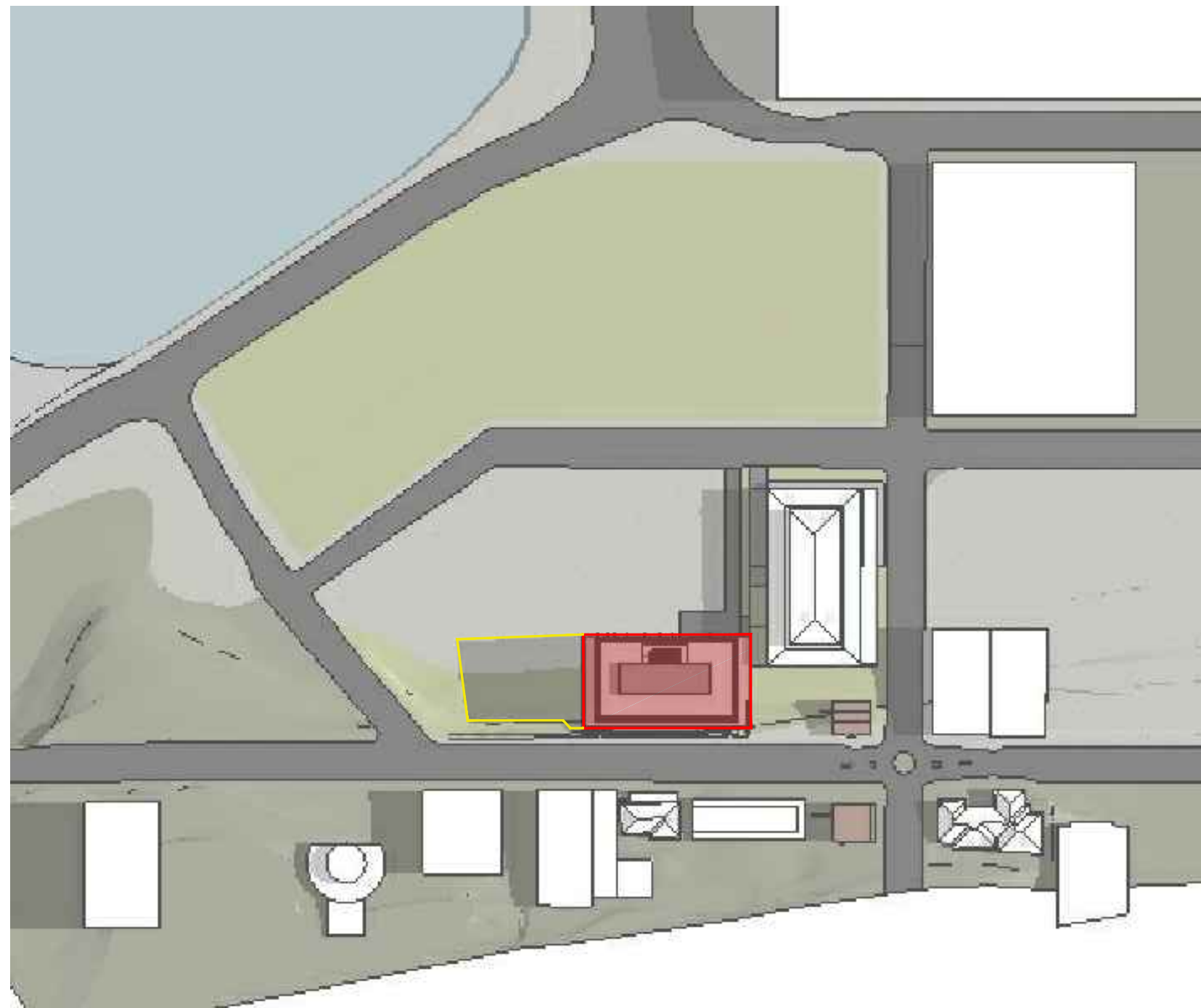
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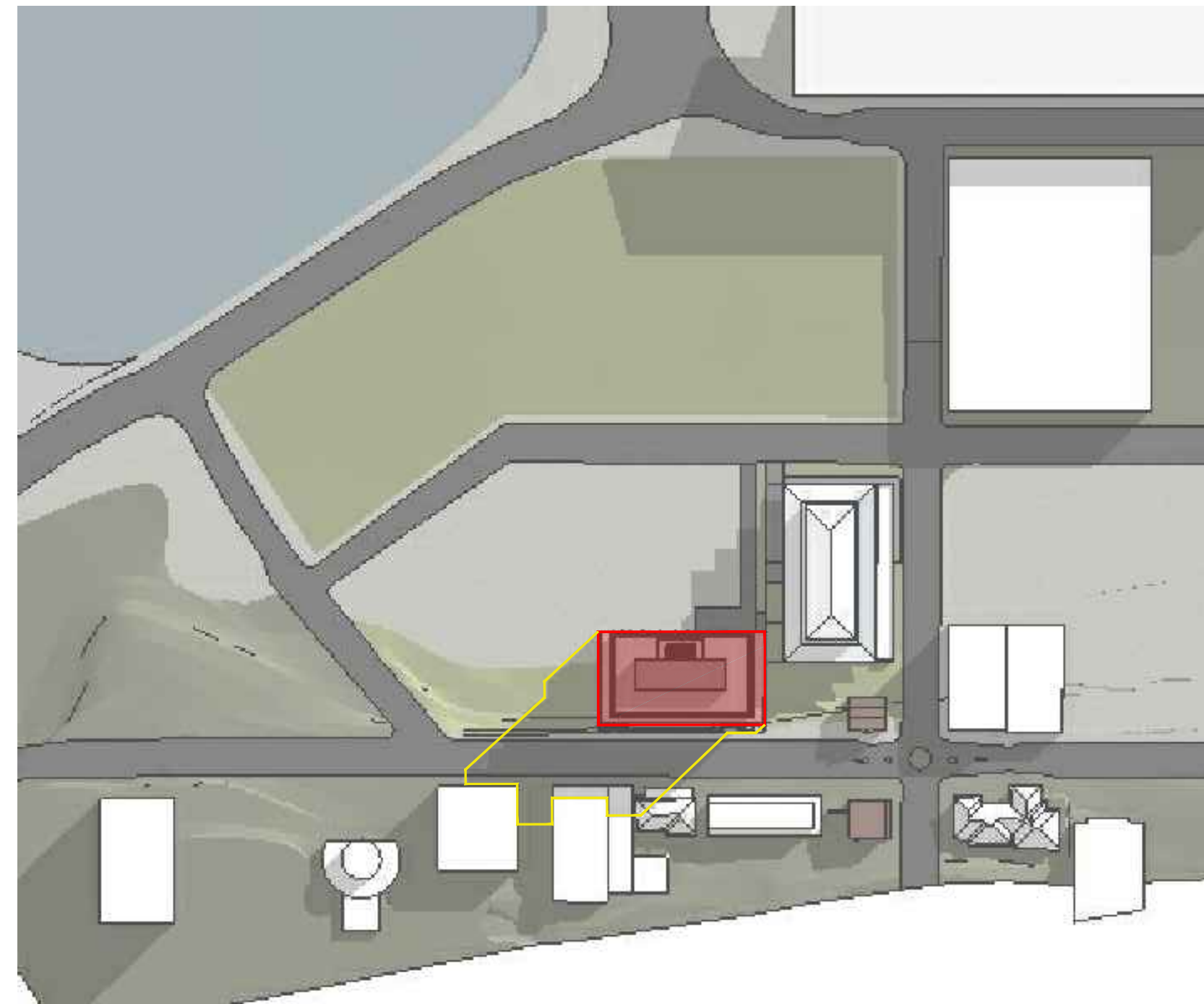
03 SHADOW DIAGRAM 22 MARCH 3PM
NTS



04 SHADOW DIAGRAM 22 JUNE 9AM
NTS



05 SHADOW DIAGRAM 22 JUNE 12 NOON
NTS



06 SHADOW DIAGRAM 22 JUNE 3PM
NTS

Amendments		
Issue	Description	Date
A	ISSUED FOR DA SUBMISSION	09/03/2016
B	ISSUED FOR DA SUBMISSION	10/03/2016
C	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
D	ISSUED FOR FINAL DA SUBMISSION	12/04/2016

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nom architect M. Sheldon 3990

Project Title

**32 MANN STREET,
GOSFORD**

Drawing Title

**SHADOW DIAGRAMS
22 / MARCH & 22 / JUNE
9AM, 12 NOON & 3PM**

Scale NTS @ A1

Drawing created (date) 02/10/2015

By MT

Plotted and checked by MT

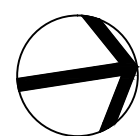
Verified MT

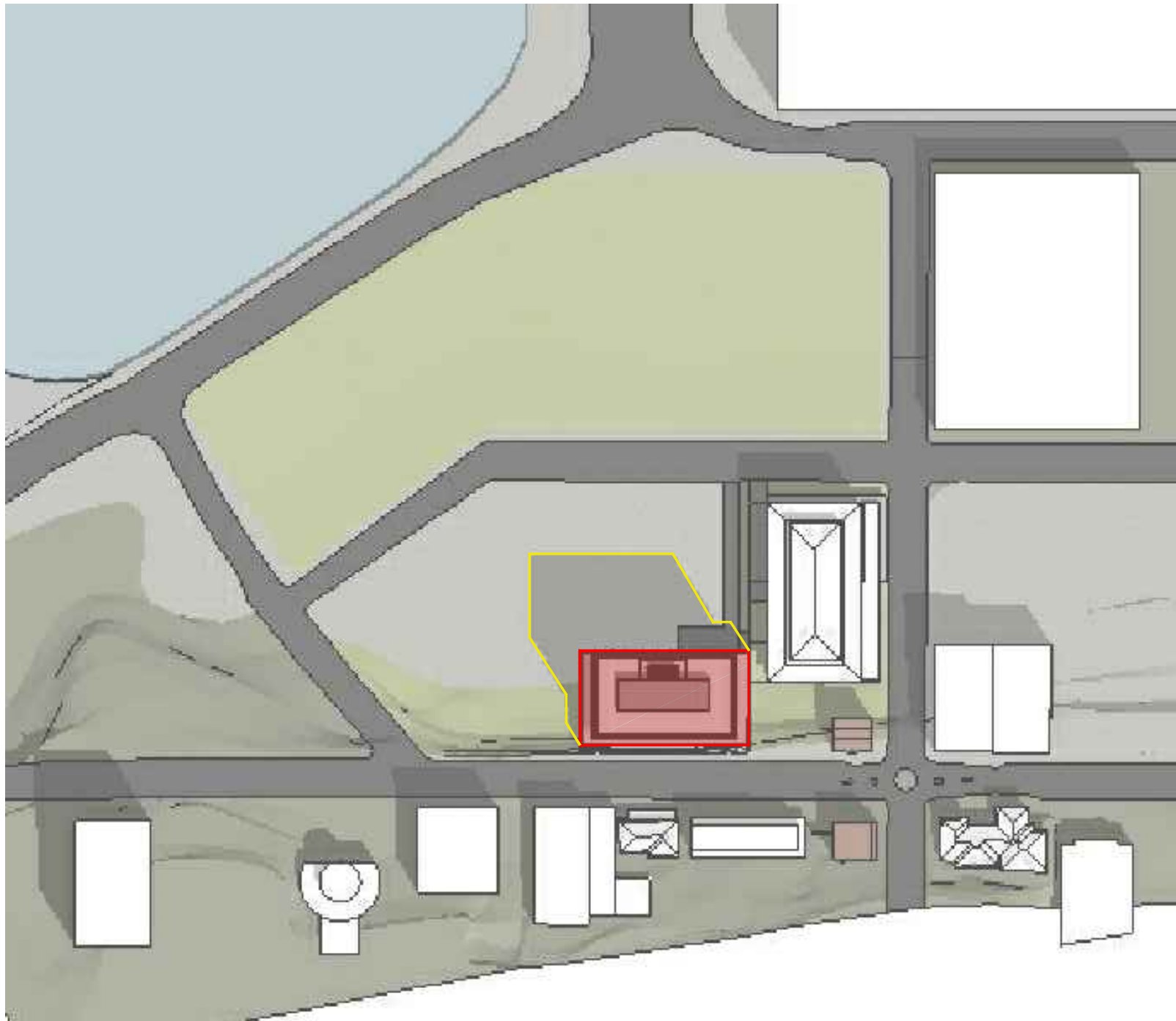
Approved MT

Drawing No Issue

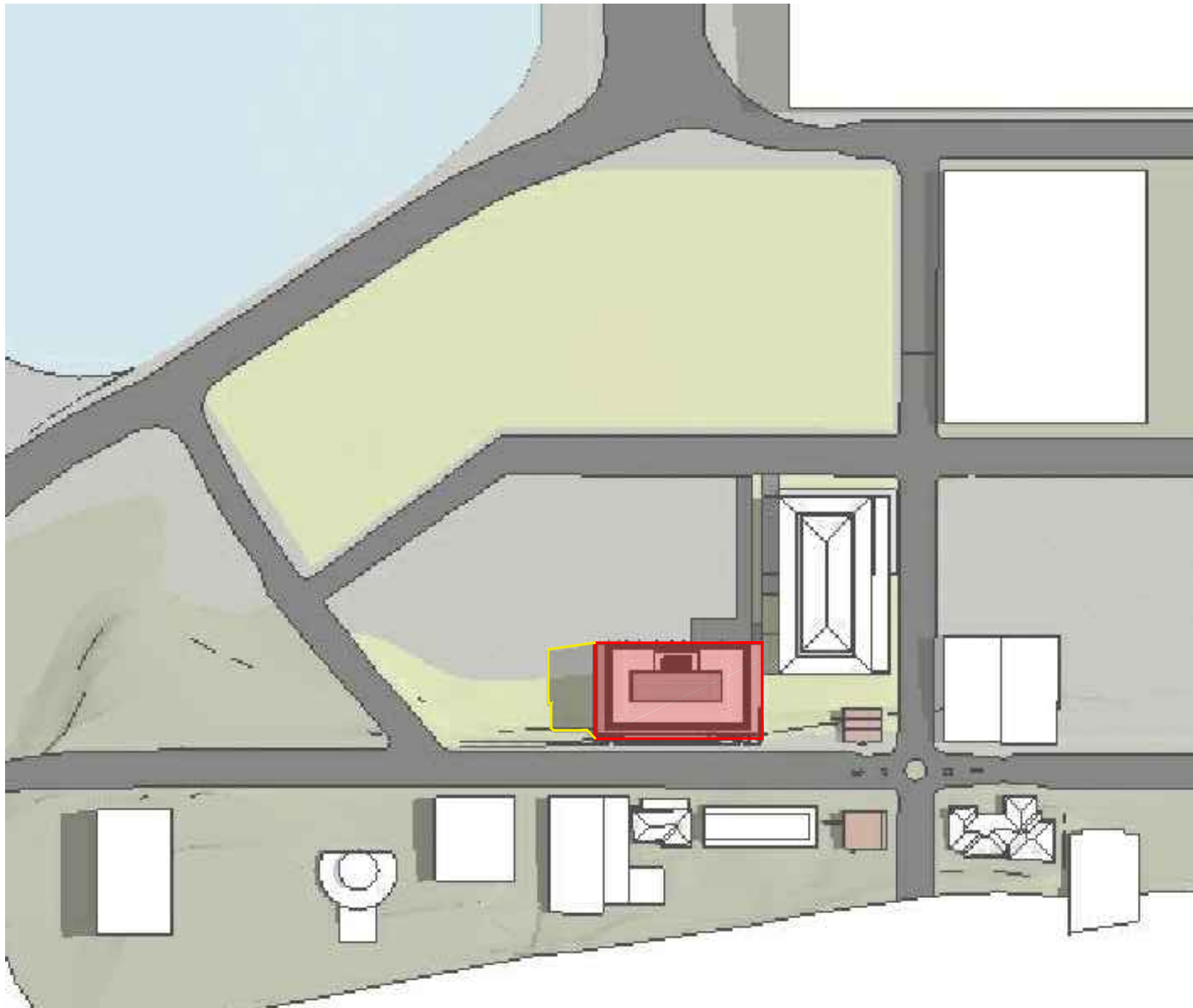
15530 4000 D

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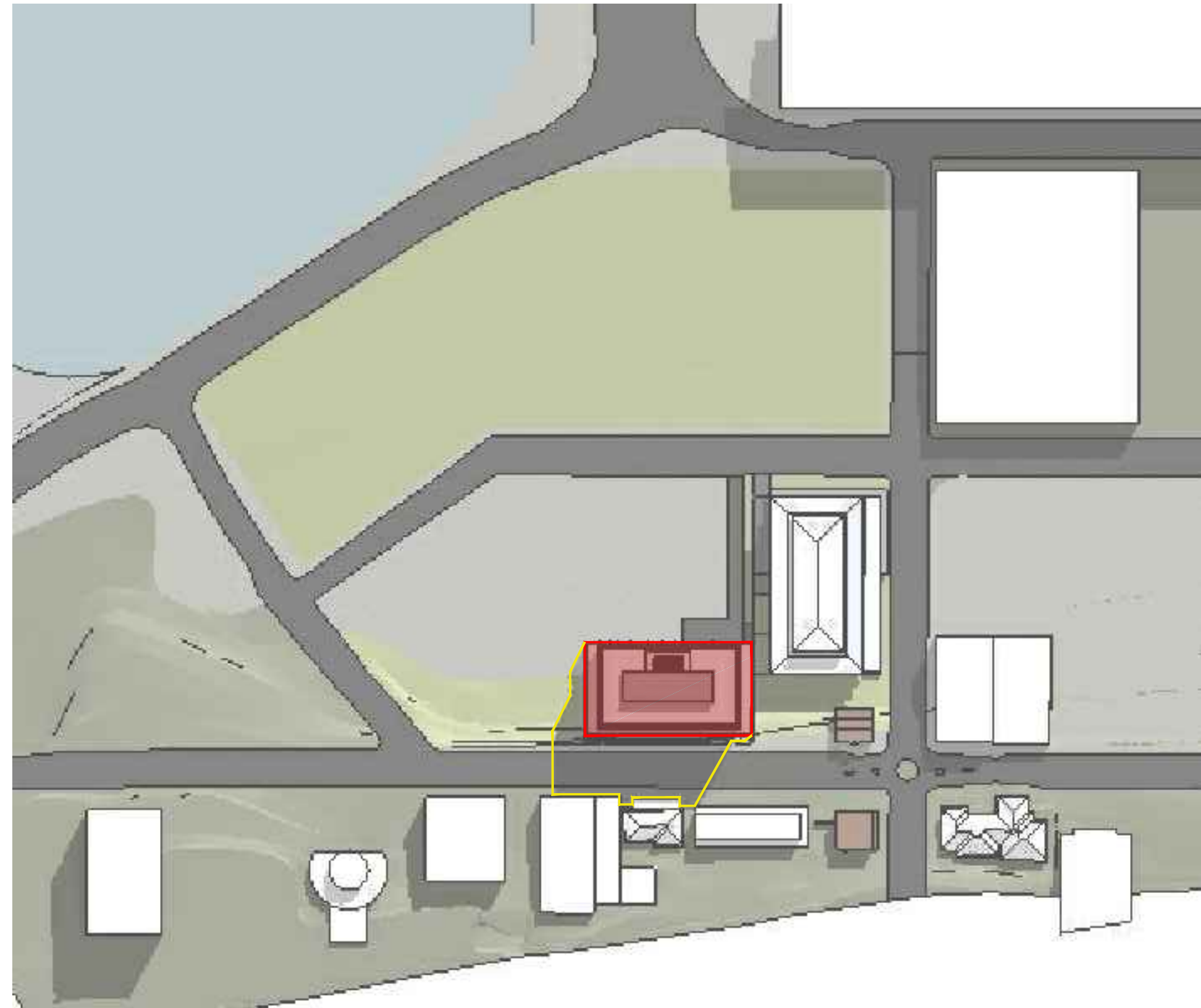




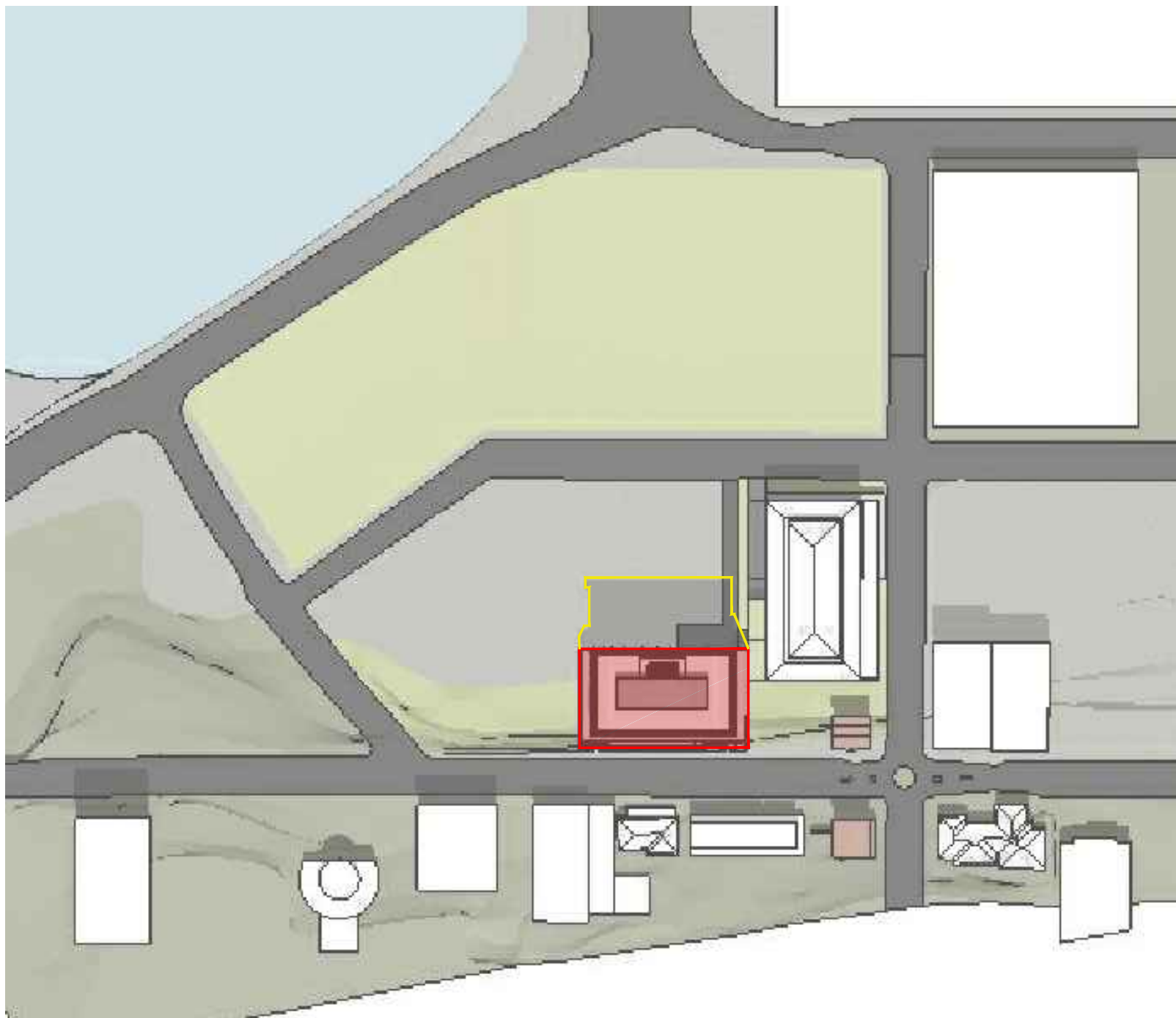
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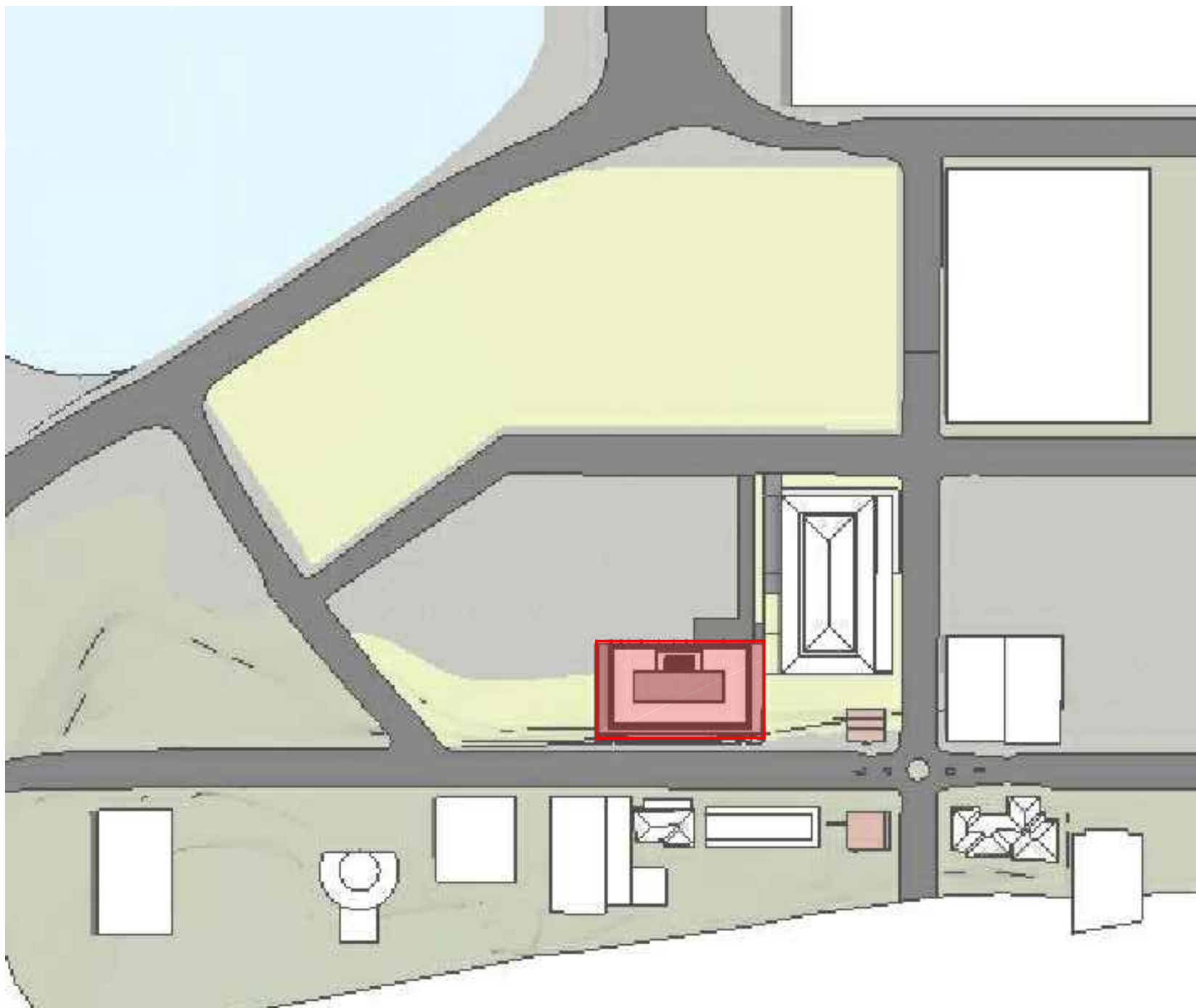
02 SHADOW DIAGRAM 22 SEP 12 NOON
NTS



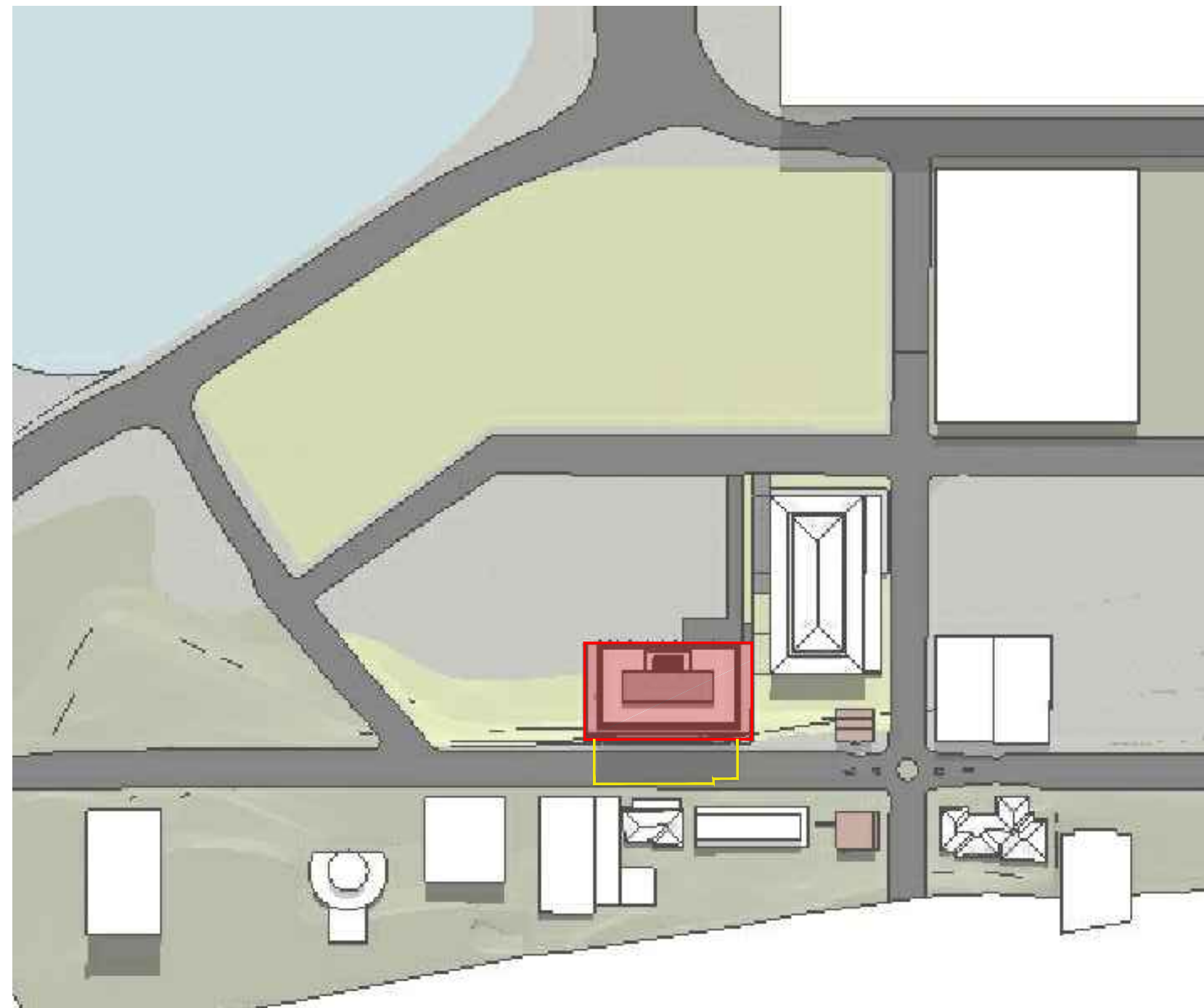
03 SHADOW DIAGRAM 22 SEP 3PM
NTS



04 SHADOW DIAGRAM 22 DEC 9AM
NTS



05 SHADOW DIAGRAM 22 DEC 12 NOON
NTS



06 SHADOW DIAGRAM 22 DEC 3PM
NTS

Amendments		
Issue	Description	Date
A	ISSUED FOR DA SUBMISSION	09/03/2016
B	ISSUED FOR DA SUBMISSION	10/03/2016
C	ISSUED FOR FINAL DA SUBMISSION	16/03/2016
D	ISSUED FOR FINAL DA SUBMISSION	12/04/2016

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Project Title

**32 MANN STREET,
GOSFORD**

Drawing Title

**SHADOW DIAGRAMS
22 / SEP & 22 / DEC
9AM, 12 NOON & 3PM**

Scale NTS @ A1

Drawing created (date) 02/10/2015

By MT

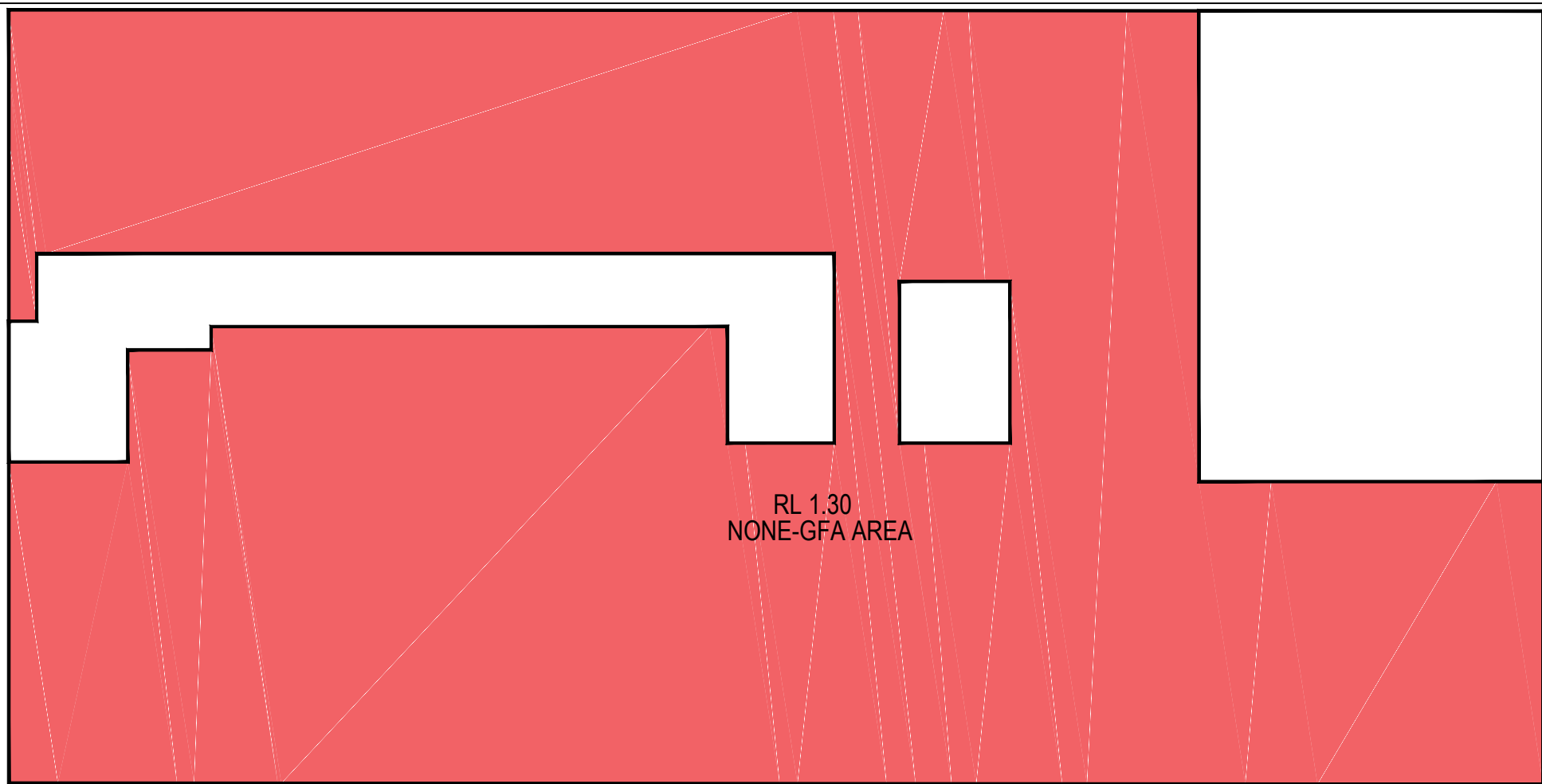
Plotted and checked by MT

Verified MT

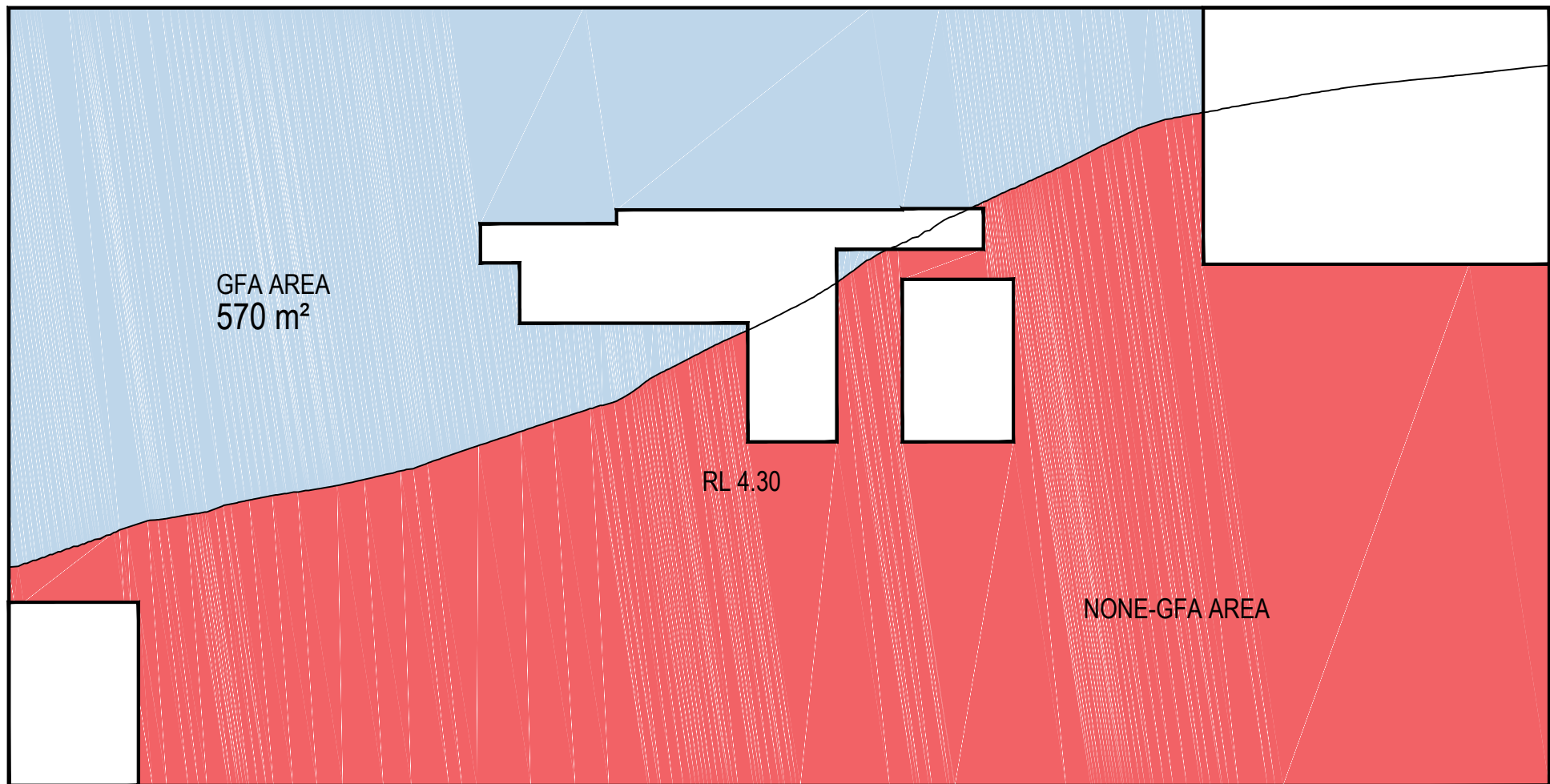
Approved MT

Drawing No Issue

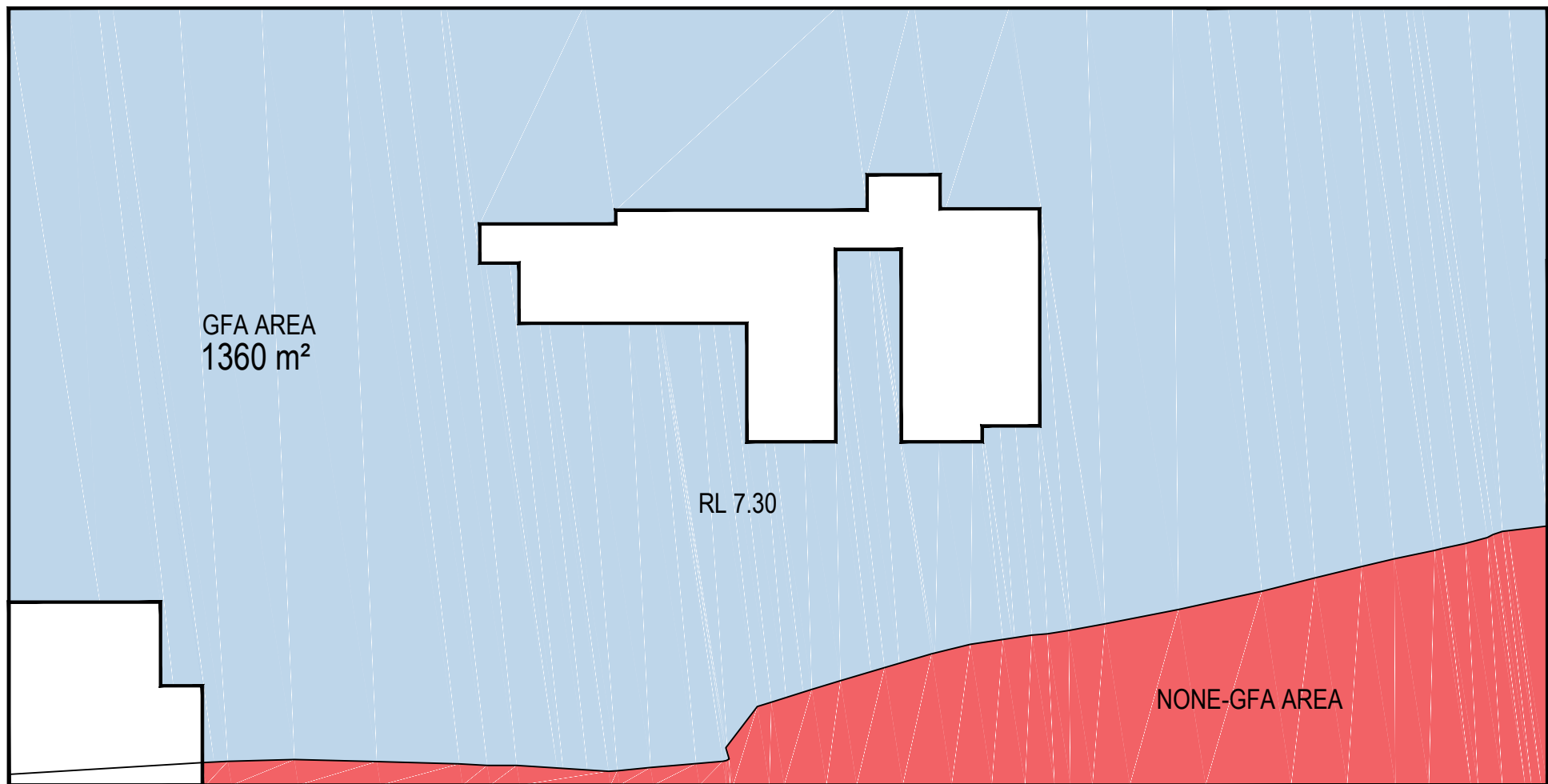
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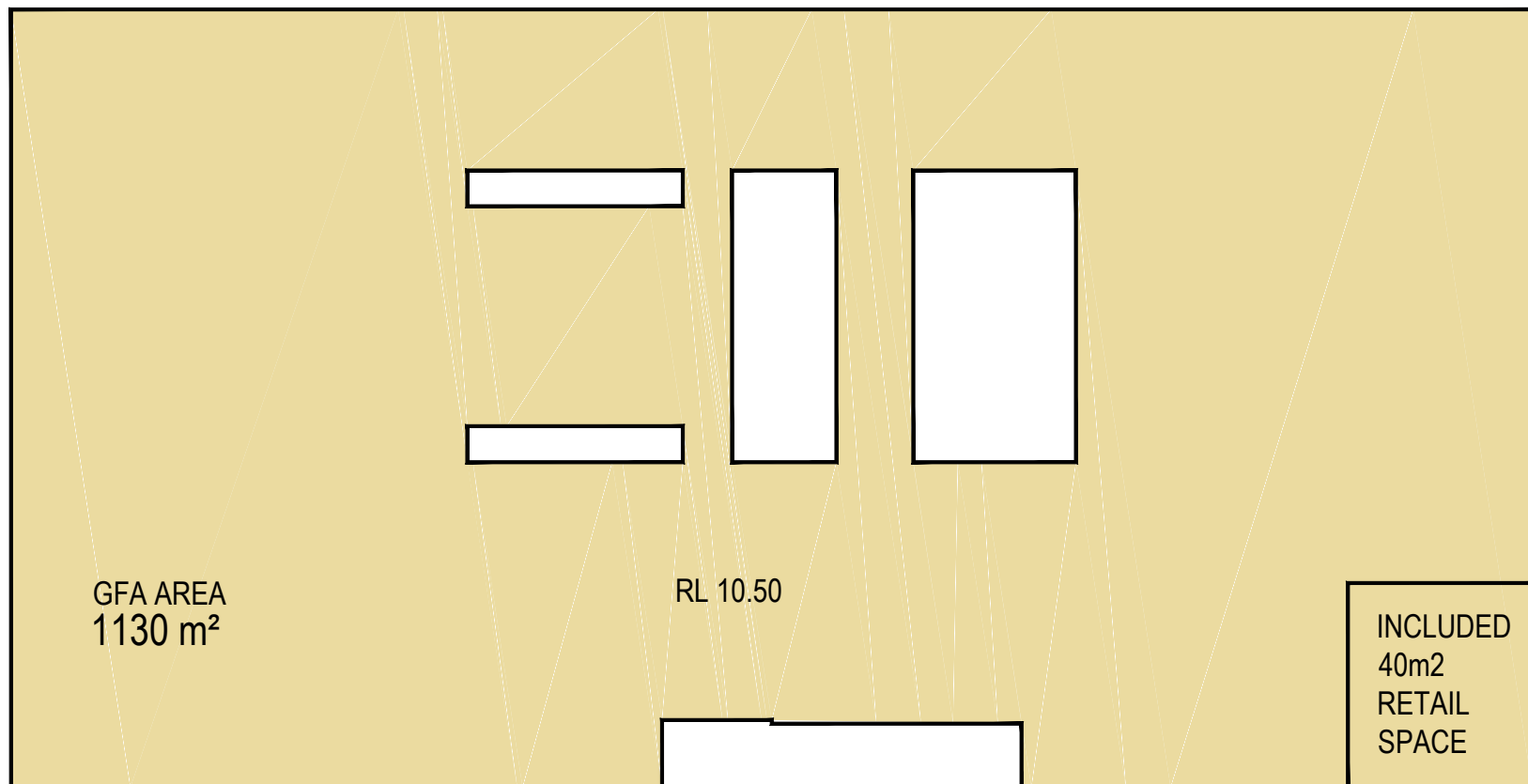
01 LEVEL -3 CARPARK PLAN
NTS



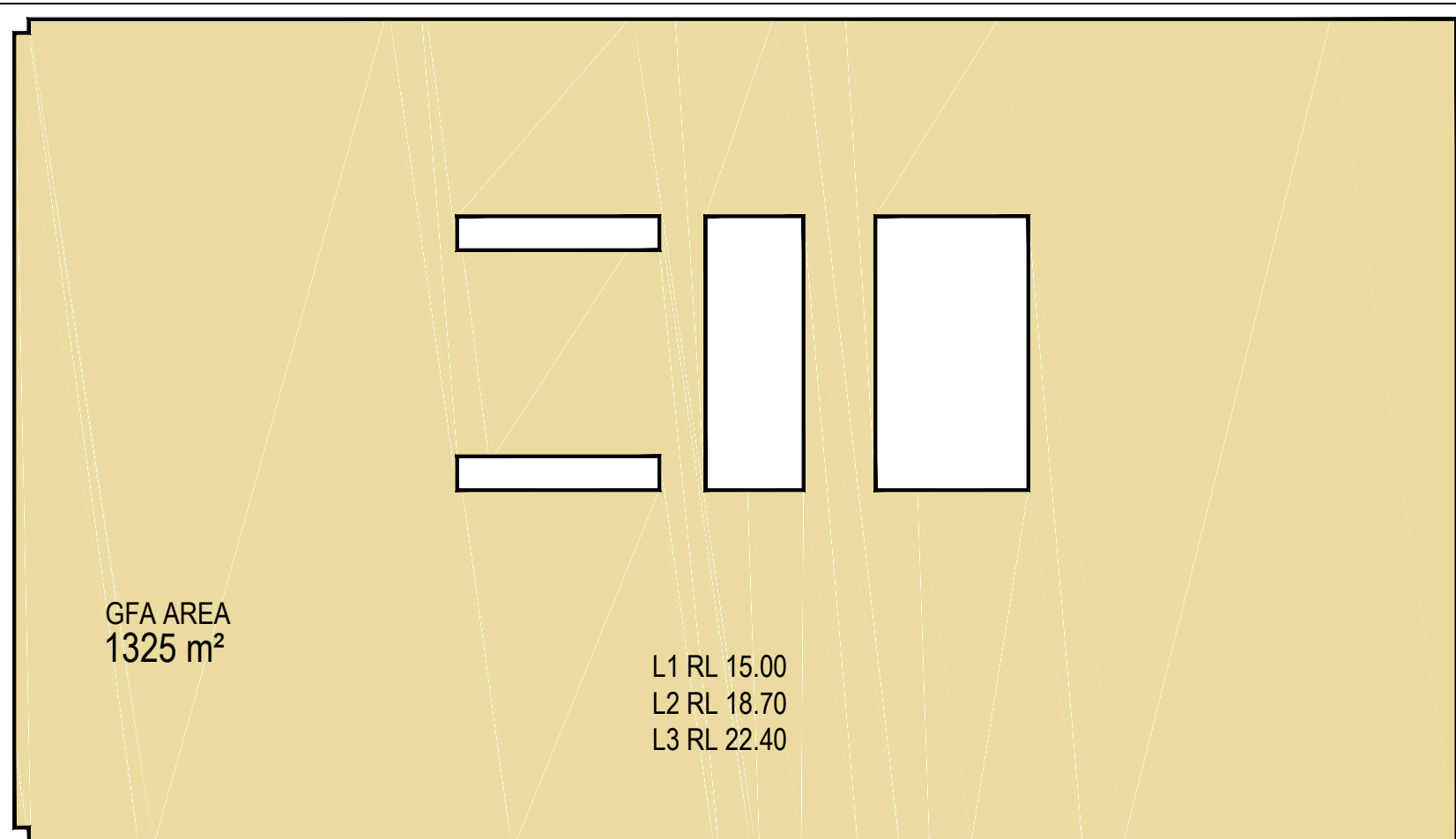
02 LEVEL -2 CARPARK PLAN
NTS



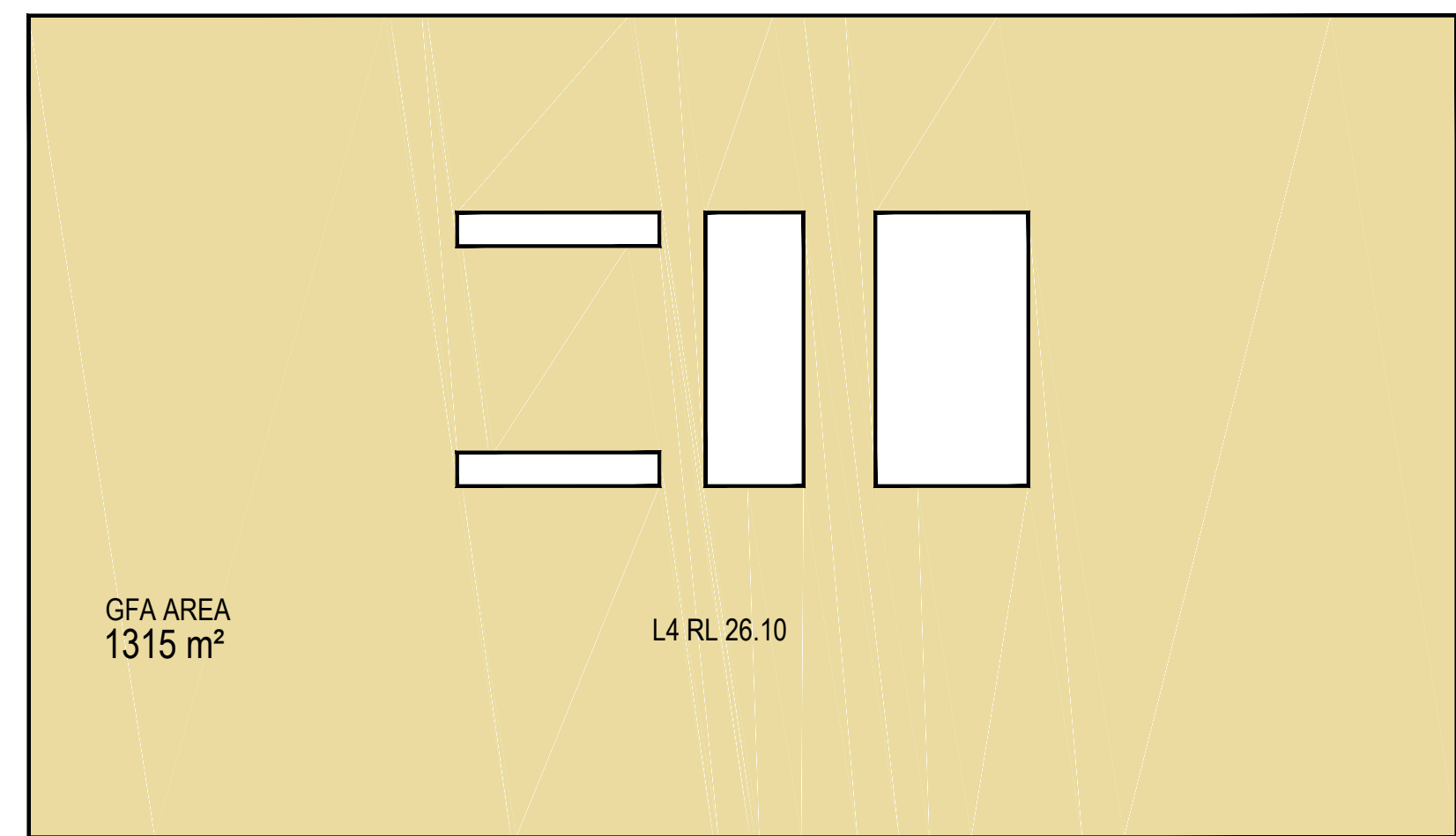
03 LEVEL -1 CARPARK PLAN
NTS



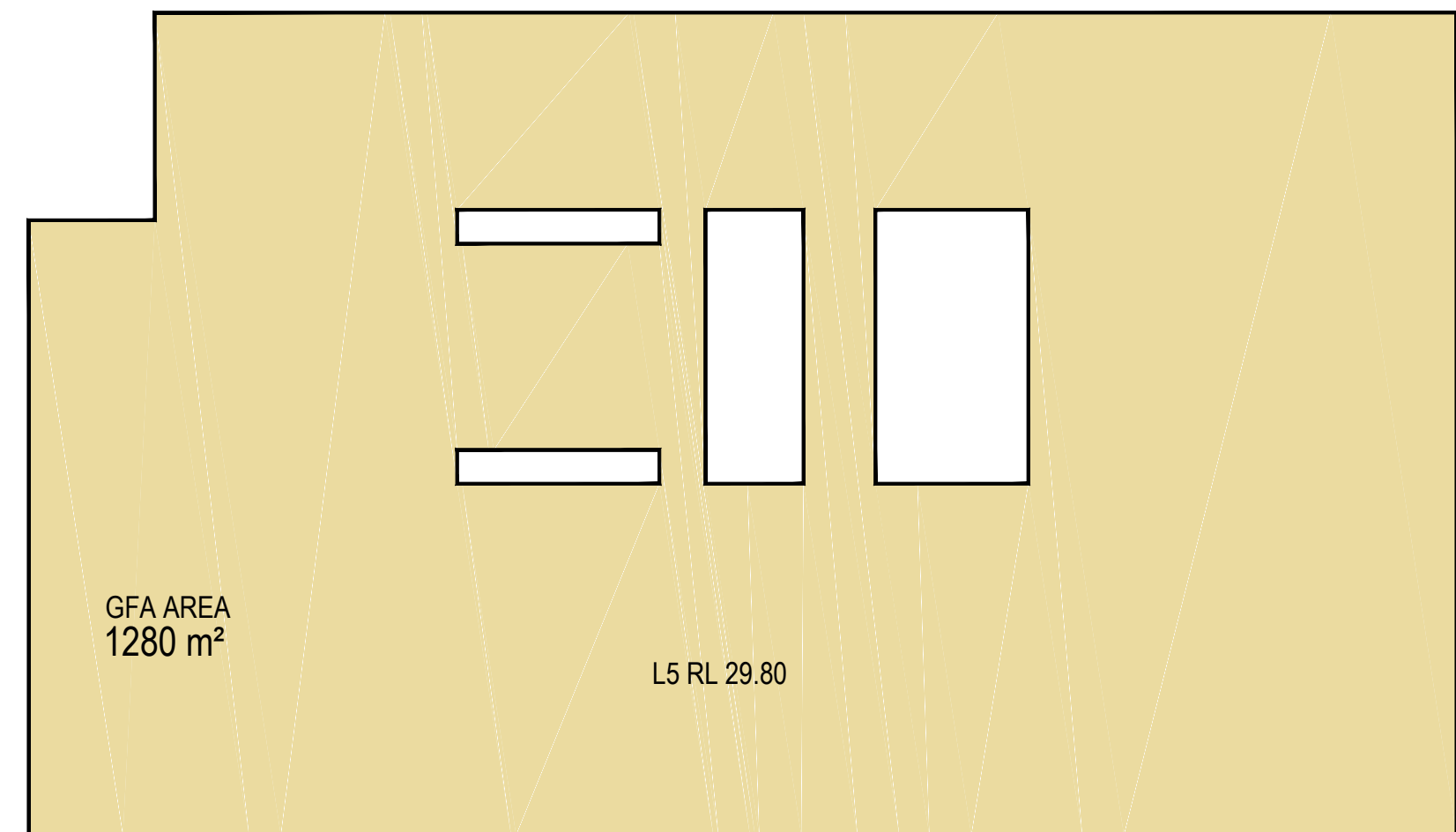
04 LEVEL GROUND PLAN
NTS



05 LEVEL 1 - 3 PLAN
NTS



06 LEVEL 4 PLAN
NTS



07 LEVEL 5 PLAN
NTS

KEY

- GFA FLOOR AREA (CARPARK) BELOW EXISTING GROUND LEVEL
- GFA FLOOR AREA (CARPARK) ABOVE EXISTING GROUND LEVEL (1930m2)
- GFA BASED ON BUILDING USE (7700m2)

CARPARK CALCULATION

GROUND GFA = 1130m2
LEVEL 1 GFA = 1325m2
LEVEL 2 GFA = 1325m2
LEVEL 3 GFA = 1325m2
LEVEL 4 GFA = 1315m2
LEVEL 5 GFA = 1280m2
TOTAL 7700m2 / 75 = 103 CAR SPACES

Amendments	Issue	Description	Date
A	ISSUED FOR DA SUBMISSION		09/03/2016
B	ISSUED FOR DA SUBMISSION		10/03/2016
C	ISSUED FOR FINAL DA SUBMISSION		16/03/2016

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Project Title
32 MANN STREET,
GOSFORD

Drawing Title
GFA DIAGRAMS

Scale	NTS @ A1
Drawing created (date)	02/10/2015
By	DN
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	5000 C

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▽ RL 33.70 LEVEL PLANTROOM

3000

▽ RL 29.80 LEVEL 5

3700

▽ RL 26.10 LEVEL 4

3700

▽ RL 22.40 LEVEL 3

3700

▽ RL 18.70 LEVEL 2

3700

▽ RL 15.00 LEVEL 1

3700

▽ RL 10.50 GROUND LEVEL

4500

▽ RL 7.30 B1 LEVEL

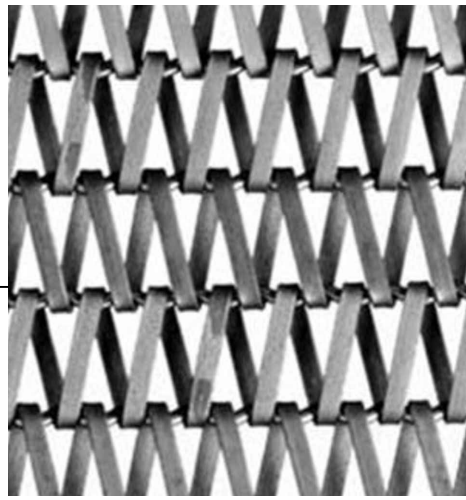
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▽ RL 4.30 B2 LEVEL

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▽ RL 1.30 B3 LEVEL

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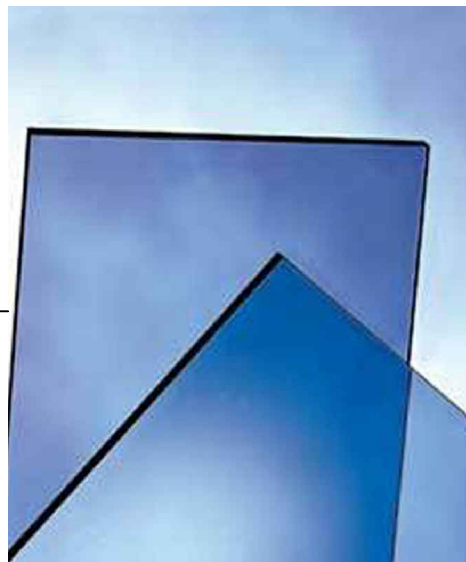


PERFORATED METAL SCREEN ON
THE NORTH & SOUTH FACADE

PRE-FINISHED METAL CLADDING



SANDSTONE CLADDING



PERFORMANCE GLASS

PRE-FINISHED METAL FRAME



PRECAST PANEL

01 PART WEST ELEVATION
NTS

Amendments		
Issue	Description	Date
A	ISSUED FOR DA SUBMISSION	09/03/2016
B	ISSUED FOR DA SUBMISSION	10/03/2016
C	ISSUED FOR FINAL DA SUBMISSION	16/03/2016

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Client	



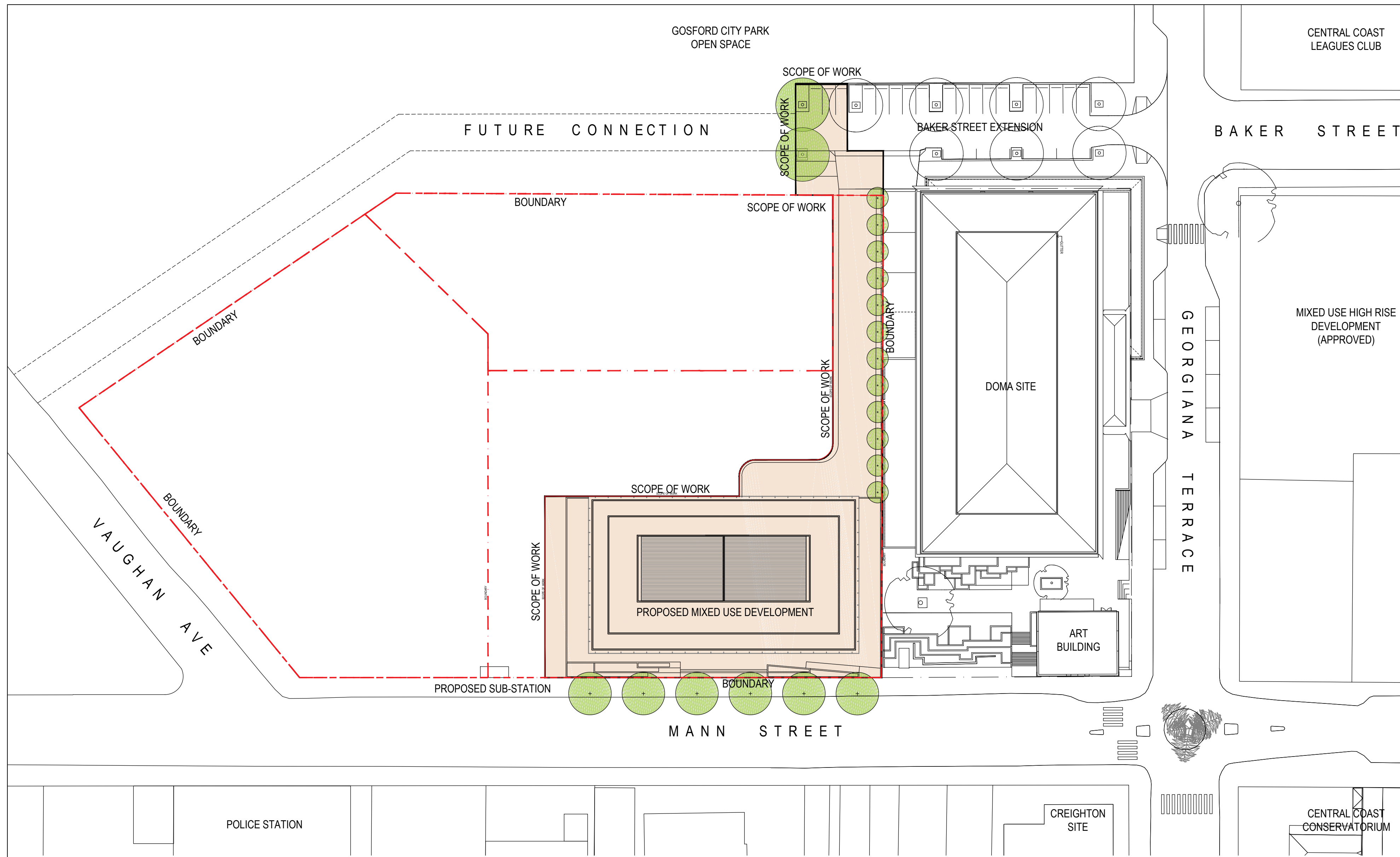
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architecture interior design urban design landscape
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Project Title
**32 MANN STREET,
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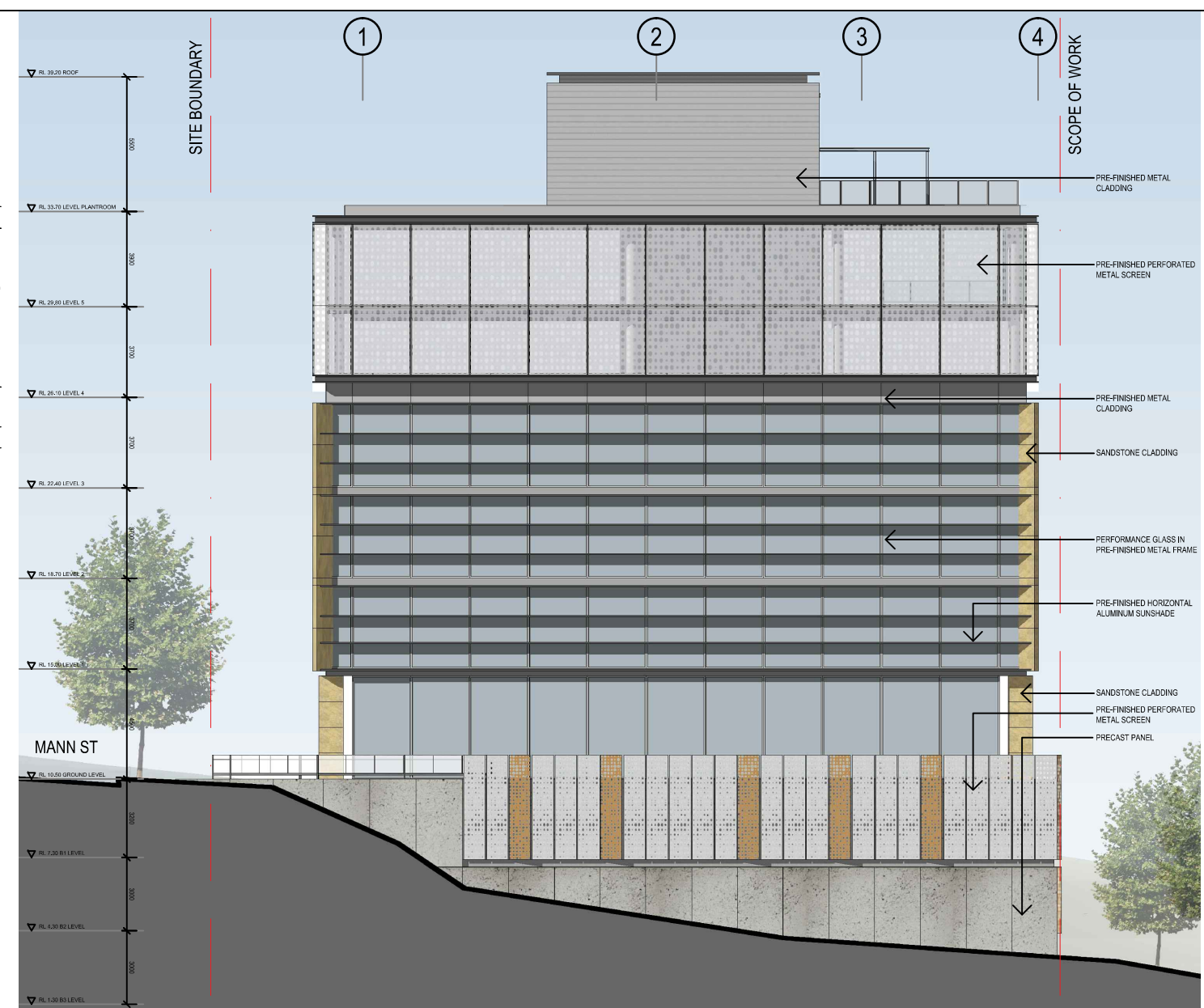
Drawing Title
FINISHES MATERIALS

Scale	NTS @ A1
Drawing created (date)	02/10/2015
By	VW
Plotted and checked by	MT
Verified	MT
Approved	MT
Drawing No	Issue
15530	6000 C

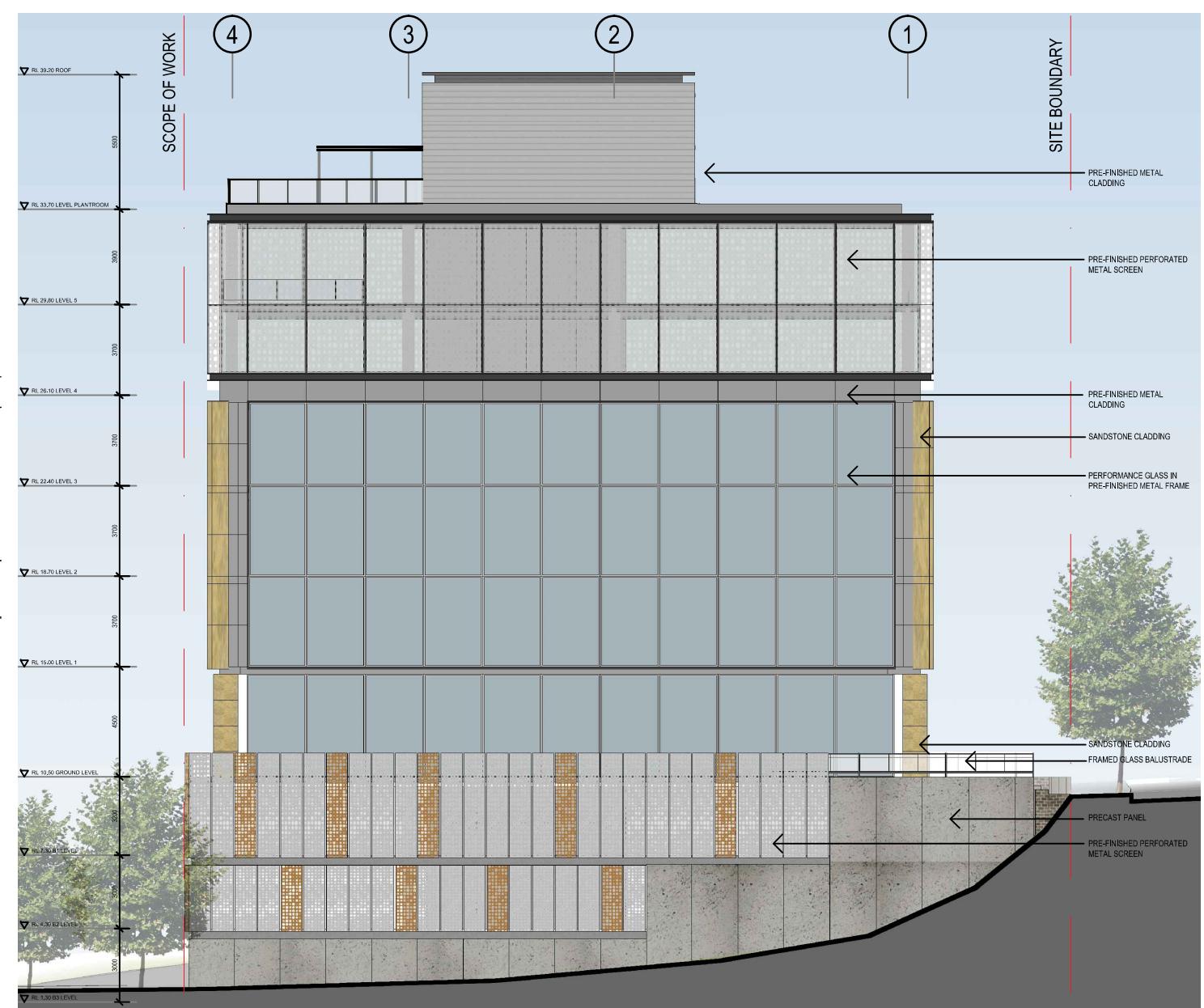
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01 SITE PLAN
1:500



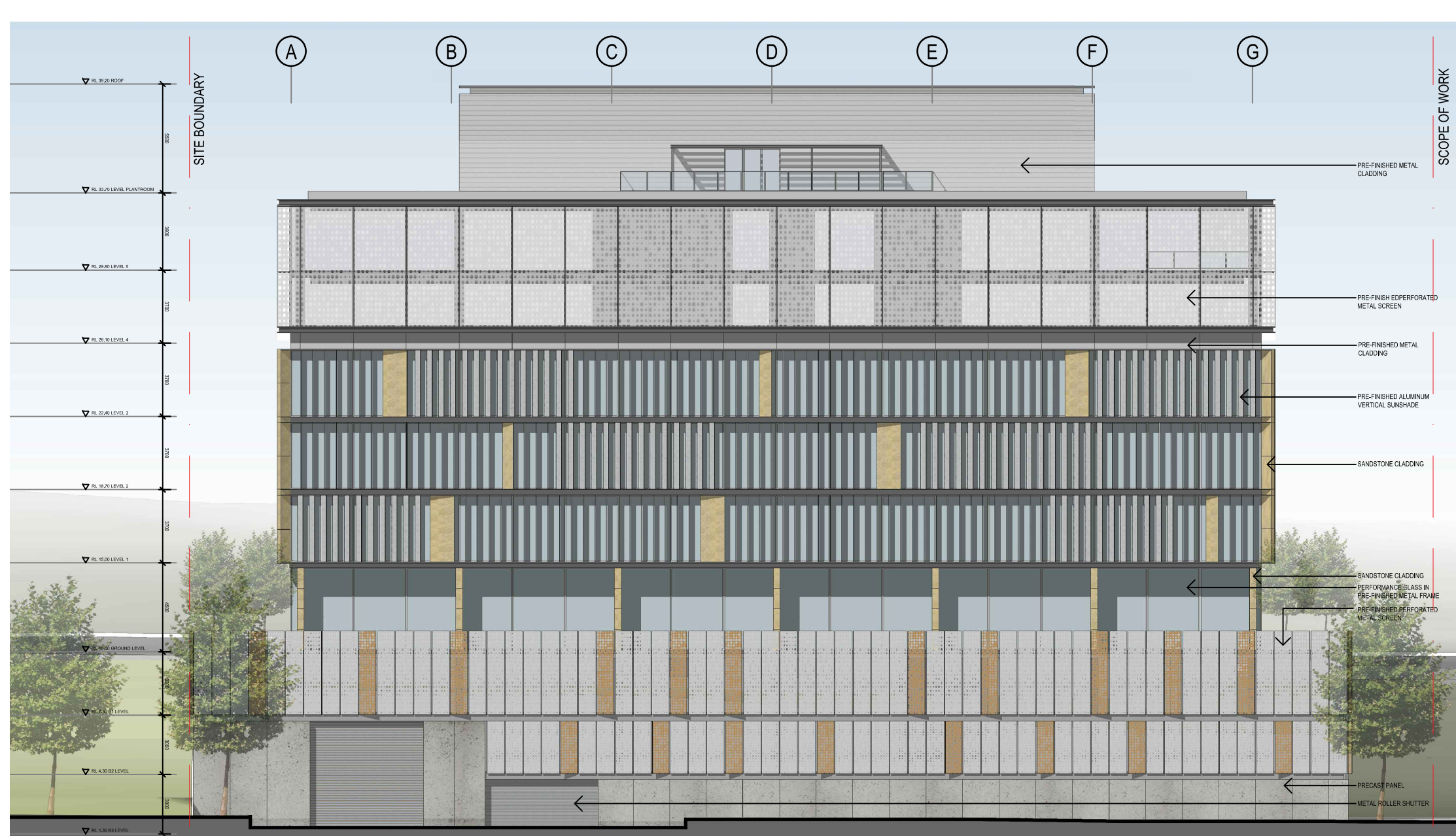
02 NORTH ELEVATION
1:250



03 SOUTH ELEVATION
1:250



04 EAST ELEVATION
1:250



05 WEST ELEVATION
1:250

Amendments	Issue Description	Date
A	ISSUED FOR DA SUBMISSION	15/03/2016

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Client	NSW Government Property NSW



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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

32 MANN STREET,
GOSFORD

Drawing Title

NOTIFICATION SITE PLAN &
ELEVATIONS

Scale 1:500 & 1:250 @ A1 1:1000 & 1:500 @ A3

Drawing created (date) 02/10/2015

By VW

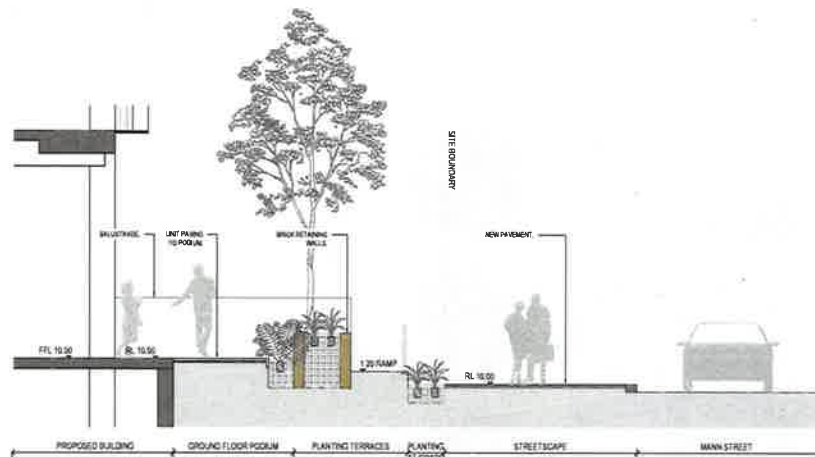
Plotted and checked by MT

Verified MT

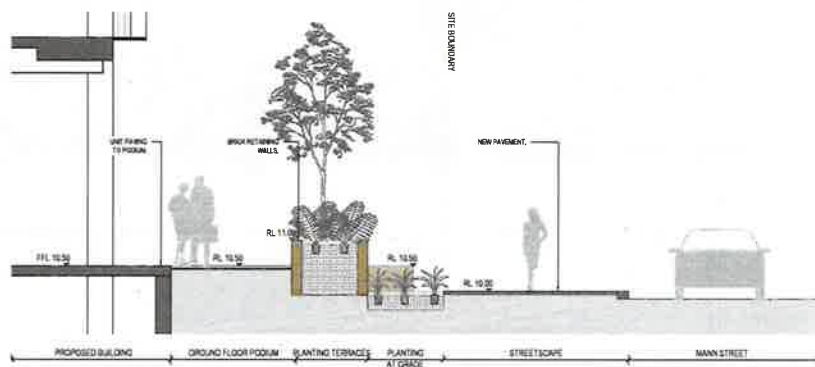
Approved MT

Drawing No 15530 Issue 7000 A

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A-A SECTION - MANN STREET INTERFACE
1:10



B-B SECTION - MANN STREET INTERFACE
1:10

Revision	Date
A	10/03/2016
B	26/04/2016
C	11/05/2016
D	13/05/2016

Revision	Date
A	10/03/2016
B	26/04/2016
C	11/05/2016
D	13/05/2016

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Project Title
32 MANN STREET, GOSFORD

Drawing Title
LANDSCAPE SECTIONS

Scale 1:100 A1

Drawing created (date) 26/04/2016

By DC

Plotted and checked by DC

Version 01

Approved DC

Drawing No 15530

Sheet L-3000 D

Project Title

32 MANN STREET, GOSFORD

Drawing Title

LANDSCAPE SECTIONS

Scale 1:100 A1

Drawing created (date) 26/04/2016

By DC

Plotted and checked by DC

Version 01

Approved DC

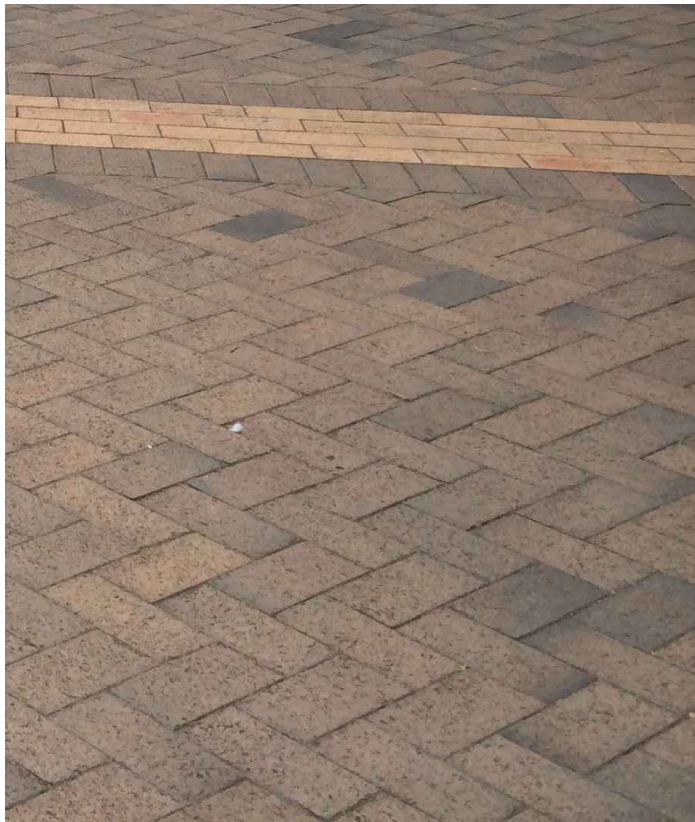
Drawing No 15530

Sheet L-3000 D

Project Title

32 MANN STREET, GOSFORD

PAVING



BRICK PAVING WITH HEADER COURSE TO COUNCIL STANDARD



TONAL CONTRASTING UNIT PAVING

WALLING



BRICK RETAINING WALLS & INFORMAL SEATING TERRACES -AUSTRAL 'BOWRAL BLUE'

TREES



Koelreuteria paniculata
Golden Rain Tree



Liriodendron tulipifera
Tulip Tree



Fraxinus pennsylvanica 'Urbdehl'
Urbanite Ash Tree

GRASSES & GROUNDCOVERS



Ajuga reptans
Blue Bugle



Dichondra argentea 'Silver Falls'
Silver Falls



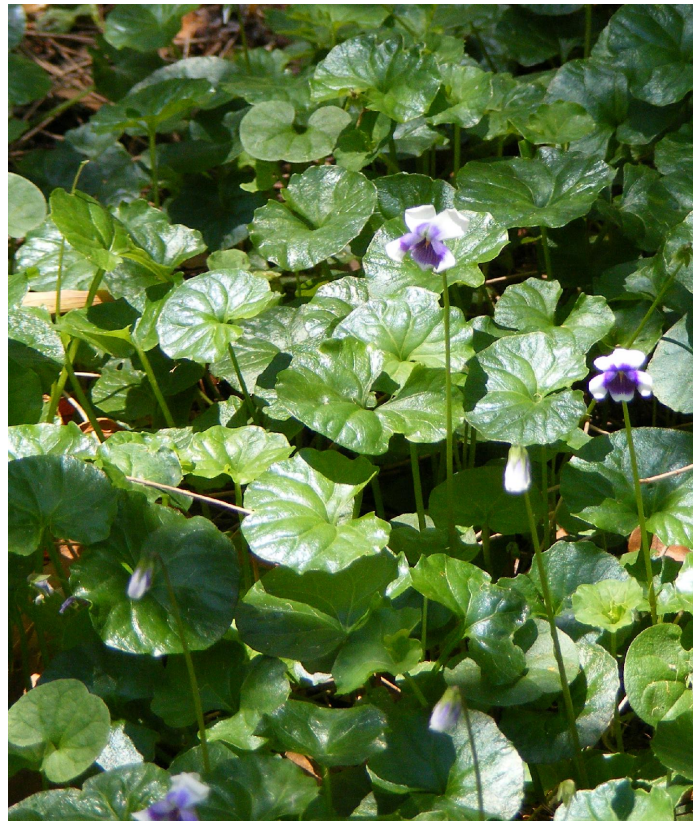
Liriope muscari
Lily Turf



Lomandra longifolia
Spiny-head Mat-rush



Pachysandra terminalis
Green Carpet



Viola hederacea
Native Violet

SHRUBS



Alcantarea imperialis 'Rubra'
Giant Bromeliad



Cycas revoluta
Sago Palm



Calathea zebrina
Zebra Plant



Helichrysum petiolare
Licorice Plant



Philodendron 'Xanadu'
Xanadu



Westringia fruticosa 'Smokey'
Smokey Coastal Rosemary

Amendments		
Issue	Description	Date
A	DEVELOPMENT APPLICATION	10/03/2016
B	DEVELOPMENT APPLICATION	28/04/2016

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title

**32 MANN STREET,
GOSFORD**

Drawing Title

**LANDSCAPE
FINISHES MATERIALS &
PLANTING**

Scale 1:50 @ A1

Drawing created (date) 02/03/2016

By DC

Plotted and checked by DC

Verified SH

Approved SH

Drawing No Issue

15530 L-6000 B

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