



MIXED USE DEVELOPMENT

27-37 MANN STREET, GOSFORD, NSW

CLIENT:

ACETQM Pty Ltd.

ARCHITECT:

KANNFINCH

Revision R

ARTIST'S IMPRESSION

PROPOSED ACCOMMODATION

UNITS SCHEDULE				
LEVELS	UNIT TYPE	UNIT NSA	NUMBER OF UNITS	SUBTOTAL NSA

2				
2	2B	86 m²	1	86 m²
2	2B	83 m²	1	83 m²
2	2B	85 m²	1	85 m²
2	1B+ST	68 m²	1	68 m²
2	1B	57 m²	1	57 m²
2	1B	57 m²	1	57 m²
			6	435 m²

3				
3	3B	111 m²	1	111 m²
3	2B	85 m²	1	85 m²
3	2B	85 m²	1	85 m²
3	2B	82 m²	1	82 m²
3	2B	78 m²	1	78 m²
3	2B	81 m²	1	81 m²
3	1B+ST	68 m²	1	68 m²
3	1B	57 m²	1	57 m²
3	1B	57 m²	1	57 m²
			9	704 m²

4-8				
4-8	ST	40 m²	5	202 m²
4-8	3B	111 m²	5	555 m²
4-8	3B	107 m²	5	537 m²
4-8	2B	81 m²	5	403 m²
4-8	2B	78 m²	5	392 m²
4-8	2B	83 m²	5	413 m²
4-8	1B (A)	55 m²	5	274 m²
4-8	1B (A)	61 m²	5	303 m²
4-8	1B	50 m²	5	248 m²
			45	3326 m²

9-10				
9-10	3B	111 m²	2	222 m²
9-10	3B	107 m²	2	215 m²
9-10	2B	81 m²	2	161 m²
9-10	2B	78 m²	2	157 m²
9-10	2B	83 m²	2	165 m²
9-10	2B	86 m²	2	171 m²
9-10	1B (A)	55 m²	2	109 m²
9-10	1B (A)	59 m²	2	118 m²
			16	1319 m²

11-17				
11-17	3B	111 m²	7	777 m²
11-17	3B	107 m²	7	751 m²
11-17	3B	116 m²	7	812 m²
11-17	2B	81 m²	7	564 m²
11-17	2B	78 m²	7	549 m²
11-17	2B	83 m²	7	579 m²
11-17	2B	79 m²	7	556 m²
			49	4588 m²

18				
18	3B	191 m²	1	191 m²
18	3B	179 m²	1	179 m²
18	2B	103 m²	1	103 m²
			3	474 m²
TOTAL UNITS & NSA			128	10846 m²

UNIT MIX		
UNIT TYPE	NUMBER OF UNITS	MIX

1B	9	7%
1B (A)	14	11%
1B+ST	2	2%
2B	60	47%
3B	38	30%
ST	5	4%
TOTAL UNITS & MIX	128	100%

GFA CALCULATIONS

GFA SCHEDULE			
Levels	Area	# of Floors	Subtotal

COMMERCIAL			
1	310 m²	1	310 m²
COMMERCIAL			
			310 m²
RESIDENTIAL			
B2	20 m²	1	20 m²
B1	20 m²	1	20 m²
G	139 m²	1	139 m²
1	62 m²	1	62 m²
2	544 m²	1	544 m²
2	73 m²	1	73 m²
2	17 m²	1	17 m²
2	22 m²	1	22 m²
3	800 m²	1	800 m²
4-8	753 m²	5	3763 m²
9-10	738 m²	2	1476 m²
11-17	732 m²	7	5126 m²
18	524 m²	1	524 m²
RESIDENTIAL			
			12585 m²
RETAIL			
G	566 m²	1	566 m²
G	65 m²	1	65 m²
G	148 m²	1	148 m²
M	47 m²	1	47 m²
1	94 m²	1	94 m²
1	157 m²	1	157 m²
			1076 m²
TOTAL			13972 m²

SOLAR ACCESS

Level	Unit Number	9 AM - 3 PM			8 AM - 4 PM			Number of Levels	9 AM - 3 PM			8 AM - 4 PM		
		2 Hr +	Less 2 Hr	NIL	2 Hr +	Less 2 Hr	NIL		2 Hr +	Less 2 Hr	NIL	2 Hr +	Less 2 Hr	NIL
2	201	1			1			1	1			1		
	202	1			1			1	1			1		
	203	1			1			1	1			1		
	204	1			1			1	1			1		
	205			1			1	1			1			1
	206			1			1	1			1			1
	301		1		1			1		1		1		
3	302	1			1			1	1			1		
	303	1			1			1	1			1		
	304	1			1			1	1			1		
	305		1		1			1		1		1		
	306		1		1			1		1		1		
	307	1			1			1	1			1		
	308		1			1		1		1			1	
	309			1		1		1			1		1	
	401		1		1			5		5		5		
	402	1			1			5	5			5		
	403	1			1			5	5			5		
4-8	404	1			1			5	5			5		
	405	1			1			5	5			5		
	406	1			1			5	5			5		
	407	1			1			5	5			5		
	408A	1				1		5	5				5	
	408B			1	1			5			5	5		
	901		1		1			2		2		2		
	902	1			1			2	2			2		
	903	1			1			2	2			2		
	904	1			1			2	2			2		
9-10	905	1			1			2	2			2		
	906	1			1			2	2			2		
	907		1		1			2		2		2		
	908		1		1			2		2		2		
	1101		1		1			7		7		7		
	1102	1			1			7	7			7		
	1103	1			1			7	7			7		
11-17	1104	1			1			7	7			7		
	1105	1			1			7	7			7		
	1106	1			1			7	7			7		
	1107		1		1			7		7		7		
	1801	1			1			1	1			1		
	1802	1			1			1	1			1		
	1803	1			1			1	1			1		

TOTAL	128	91	29	8	119	7	2
PERCENTAGE		71%	23%	6%	93%	5%	2%

CROSS-VENTILATION

Level	Unit Number	X-Ventilated	Number of Levels	Number of X-Ventilated
2	201	1	1	1
	202	1	1	1
	203	1	1	1
	204	1	1	1
	205	1	1	1
	206	1	1	1
	301	1	1	1
3	302		1	
	303	1	1	1
	304	1	1	1
	305	1	1	1
	306	1	1	1
	307	1	1	1
	308	1	1	1
	309	1	1	1
	401	1	5	5
	402		5	
4-8	403	1	5	5
	404	1	5	5
	405	1	5	5
	406		5	
	407		5	
	408A		5	
	408B	1	5	5
	905	1	2	2
	906		2	
	907		2	
9-10	908	1	2	2

TOTAL	68	43
PERCENTAGE		63.2%

NOTE:

- from L 9 all west facing apartments deemed to be x-ventilated under the ADG (over 9 stories)

- from L 11 all east facing apartments deemed to be x-ventilated under the ADG (over 9 stories)

PROJECT STATISTICS

SITE AREA	2948 m²
PROPOSED GROSS FLOOR AREA	13972 m²
PROPOSED FSR	4.74 : 1

PROPOSED CARPARKING

LEVELS							TOTAL	
1	Mezz	Ground	B 1	B 2	Street		PROVIDED	REQUIRED
CARS								
Residents		26	66	67			159	159
Visitors	26						26	26
Retail	23	4					27	27
Commercial	5						5	5
TOTAL							217	217

HRV Loading	1						1
MRV Loading	2						2
Charging bays		3					3
Wash bays			1	1			2

MOTORCYCLES							
Residents		9				9	8.5
Retail	1					1	1.1
Commercial						0	0.2
TOTAL							9.8

BICYCLES							
Residents		44				44	42.7
Retail					6	6	5.38
Commercial					2	2	1.55
TOTAL							49.63

BICYCLES VISITORS							
Residents					11	12	10.7
Retail					1	1	1.43
Commercial					1	1	0.41
TOTAL							12.54

R	FOR INFORMATION	IY	03/05/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022

Rev.	Revision Description	Chk.	Date
DO NOT SCALE from this drawing. Use given dimensions only. Check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Architect/Engineer/Designer prior to commencement of work.			

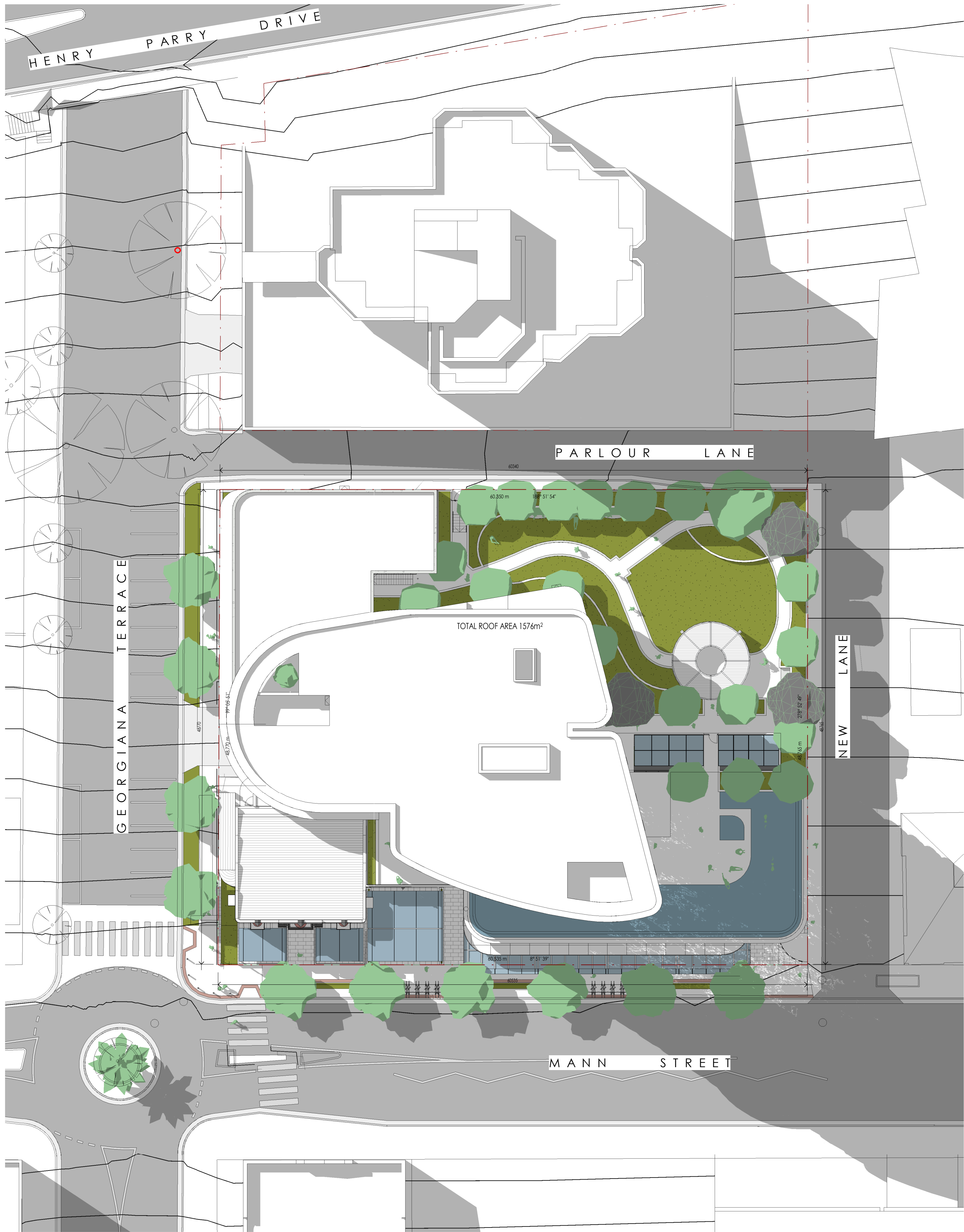
Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address



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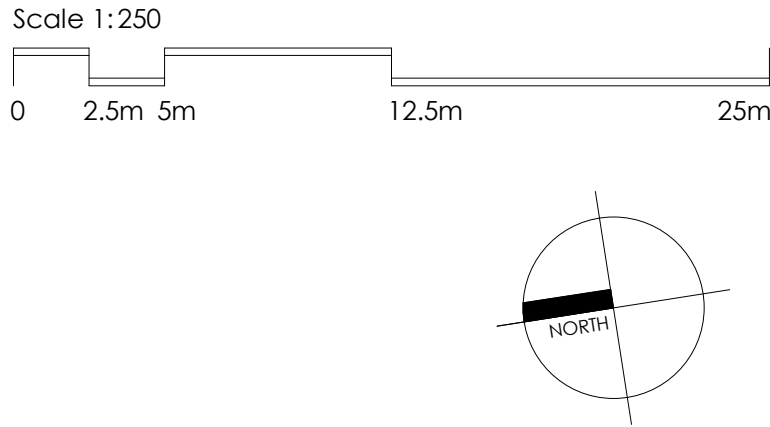
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Q	FOR INFORMATION	IY	21/04/2022
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M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022

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Client
ACETQM Pty Ltd

Project
MIXED USE DEVELOPMENT
Address
27-37 MANN STREET, GOSFORD, NSW

Architect
KANNFINCH
Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
SITE PLAN & UNITS
SCHEDULE

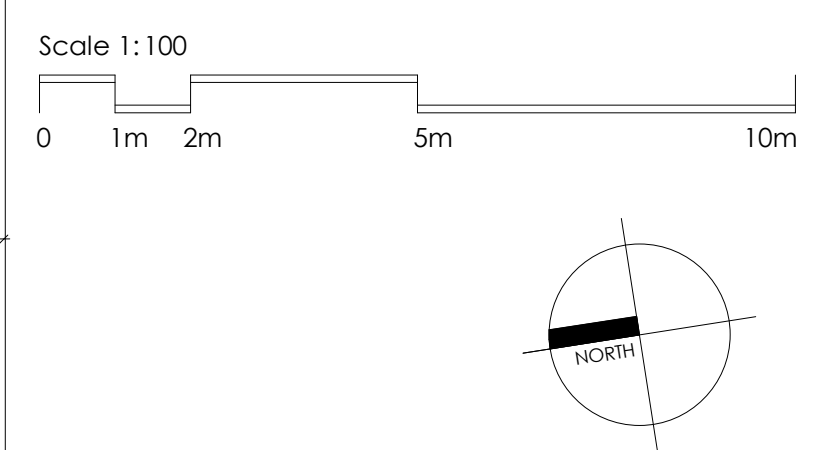
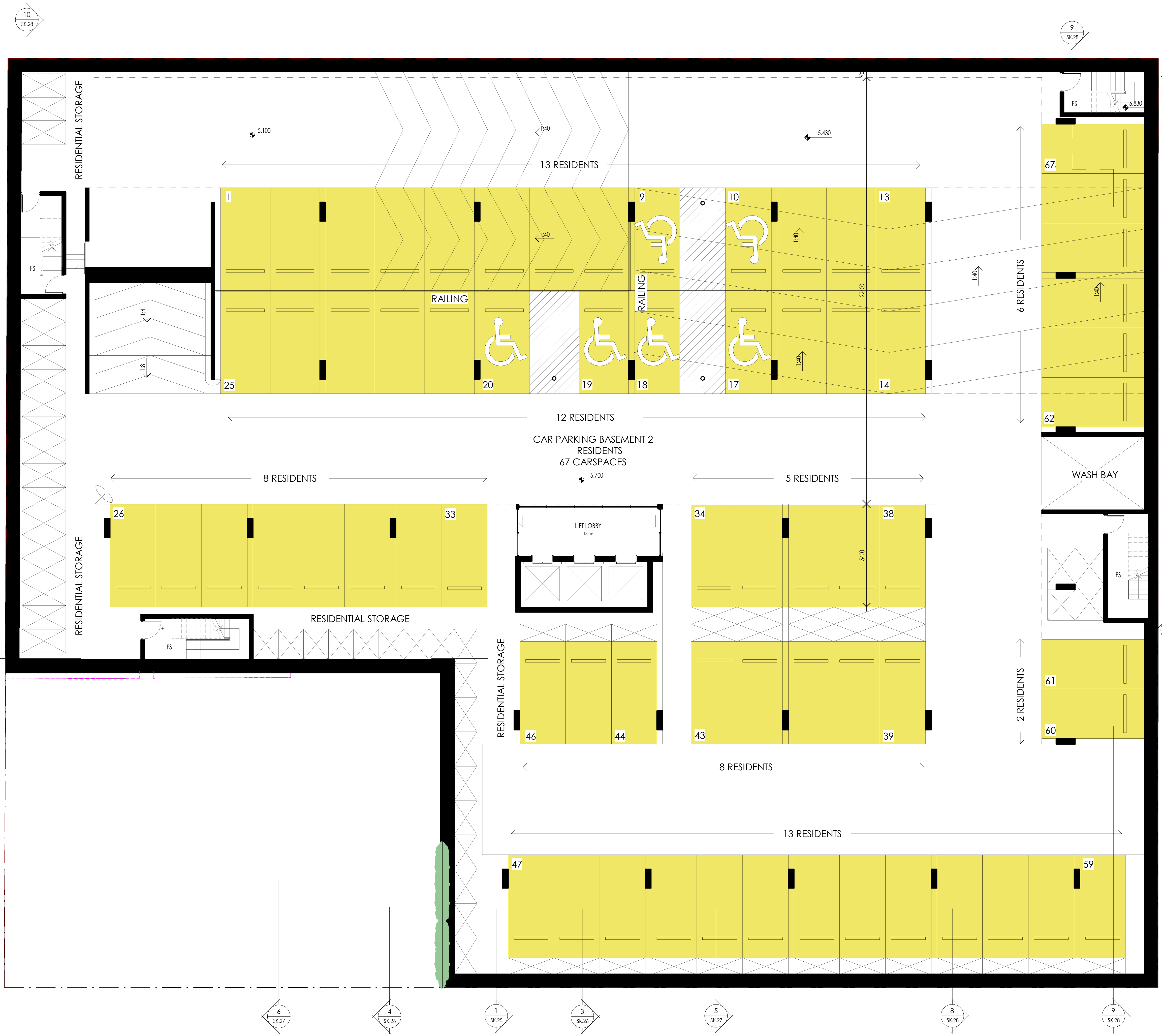
Drawing No.
SK.05

Revision R

Project No. 6739

Scales
1 : 250 @ A1

3/05/2022 10:33:05 AM Plot Date:



ABBREVIATIONS			
BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

Rev.	Revision Description	Chk.	Date
R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022

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Client
ACETQM Pty Ltd

Project
MIXED USE DEVELOPMENT
Address
27-37 MANN STREET, GOSFORD, NSW

Architect
KANNFINCH
Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
BASEMENT 2 CARPARK PLAN

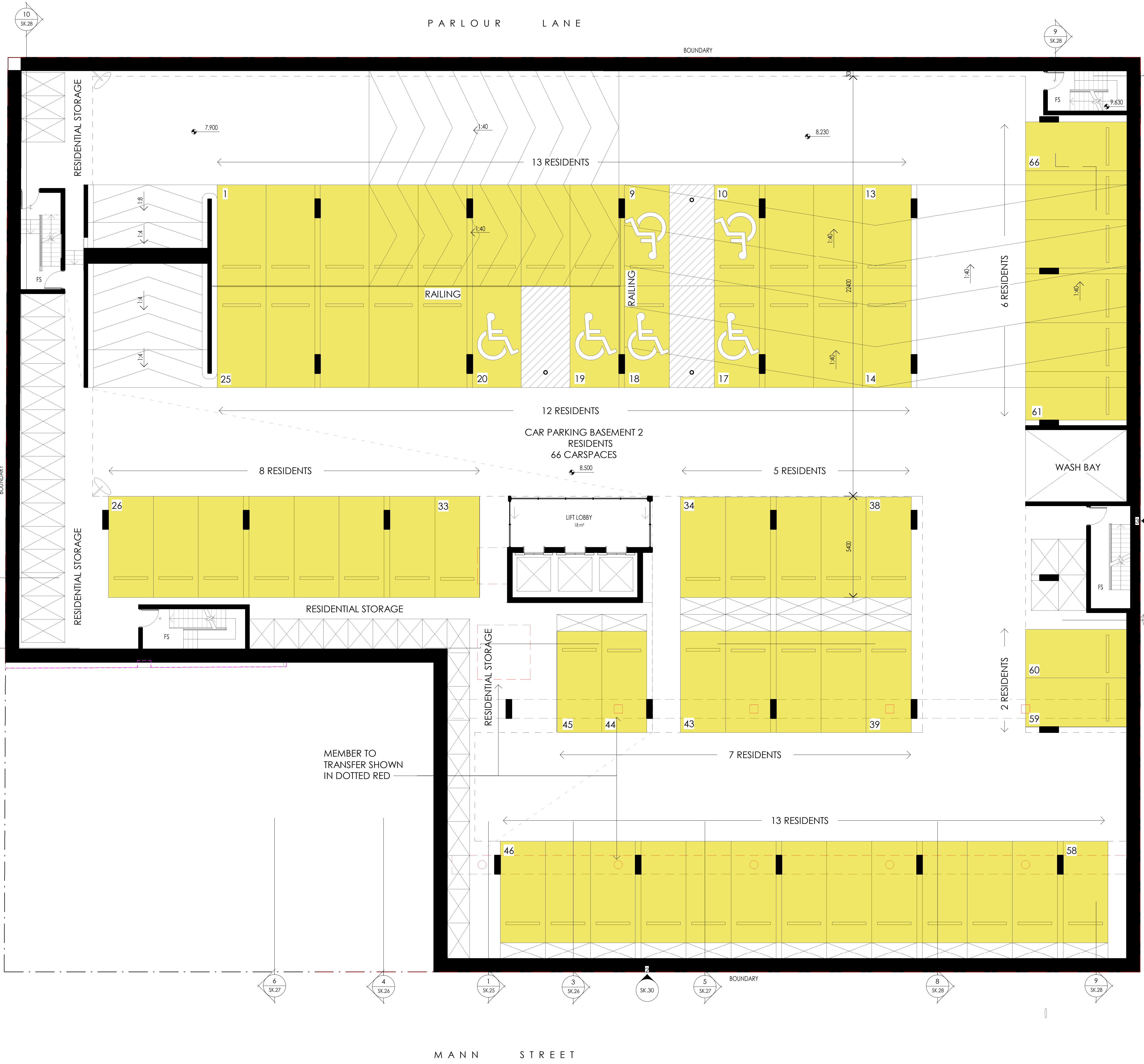
Drawing No.
SK.10

Revision **R**

Project No. **6739**

Scales
1 : 100 @ A1

3/05/2022 10:33:17 AM Plot Date:



Scale 1:100

0

1m

2m

5m

10m

NORTH

ABBREVIATIONS

BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

BASEMENT 1 CARPARK PLAN

Drawing No.

SK.11

Revision

R

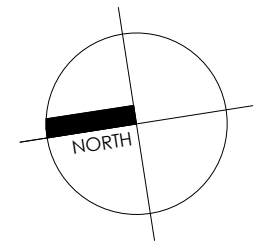
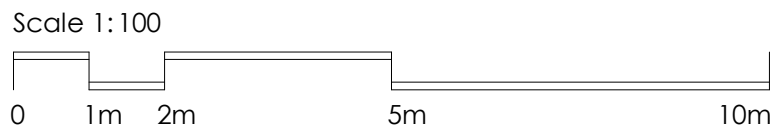
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6739

Scales

1:100 @ A1

3/05/2022 10:33:22 AM Plot Date:



ABBREVIATIONS

BALCONY	BAL	FIRE STAIR	FS
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BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
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DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

Retail tenancies subject to separate DA application

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

GROUND LEVEL PLAN

Drawing No.

SK.12

Revision

R

Project No.

6739

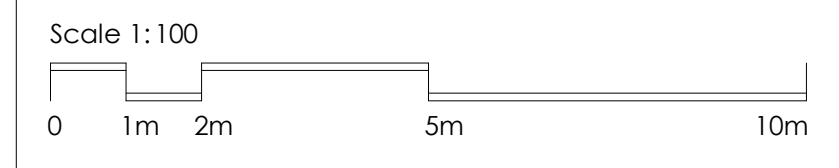
Scales

1:100 @ A1

LEGEND

--- APPROVED DA OUTLINE

3/05/2022 10:33:31 AM Plot Date:



ABBREVIATIONS			
BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
MEZZANINE CARPARK PLAN

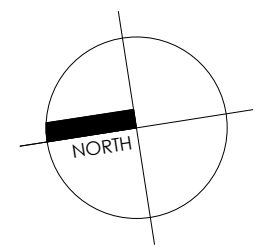
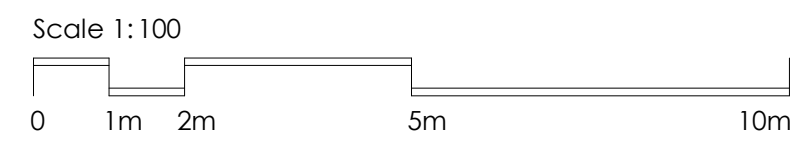
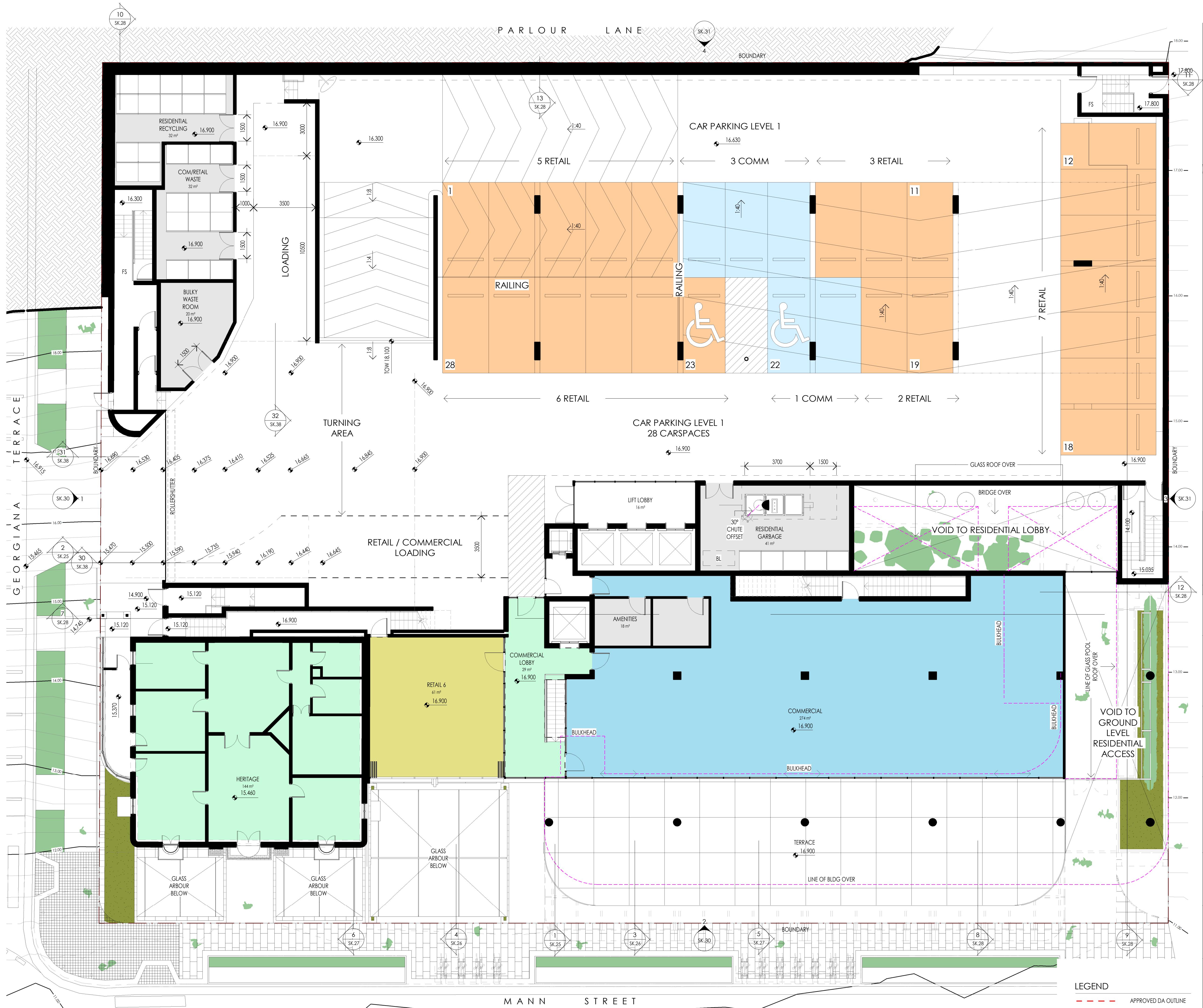
Drawing No.
SK.13

Revision **Q**

Project No. **6739**

Scales
1:100 @ A1

3/05/2022 10:34:50 AM Plot Date:



ABBREVIATIONS

BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
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Retail tenancies subject to separate DA application

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L	FOR INFORMATION	IY	21/03/2022

Rev.	Revision Description	Chk.	Date
12		SK.28	

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Drawing

LEVEL 1 PLAN

Drawing No.

SK.14

Revision

R

Project No.

6739

Scales

1:100 @ A1

LEGEND

--- APPROVED DA OUTLINE



Scale 1:100

0 1m 2m 5m 10m

NORTH

ABBREVIATIONS

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BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
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FIRE EGRESS	FE		

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M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

LEVEL 2 PLAN

Drawing No.

SK.15

Revision

R

Project No.

6739

Scales

1:100 @ A1

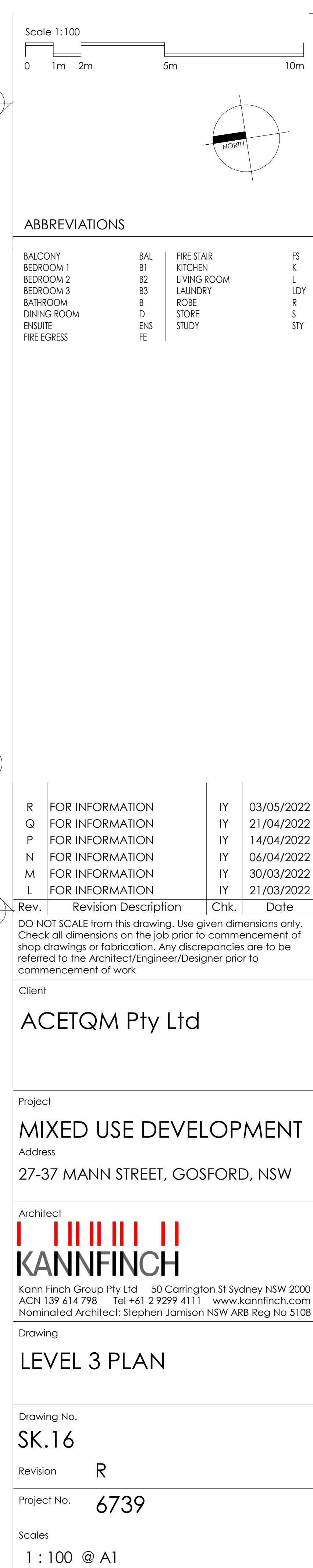
3/05/2022 10:38:38 AM Plot Date:

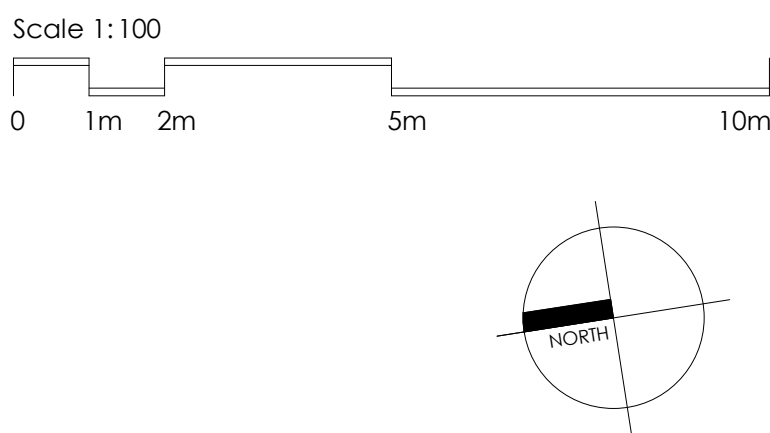
UNIT COLOUR SCHEME

Orange	3 BEDROOM
Yellow	2 BEDROOM
Blue	1 BEDROOM
Green	STUDIO

LEGEND

--- APPROVED DA OUTLINE





BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LD
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

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commencement of work

ACETQM Pty Ltd

MIXED USE DEVELOPMENT

27-37 MANN STREET, GOSFORD, NSW



Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
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Nominated Architect: Stephen Jamison NSW ARB Reg No 510

LEVEL 4-8 TYPICAL PLAN

SK.17

Revision R

Project No. 6739

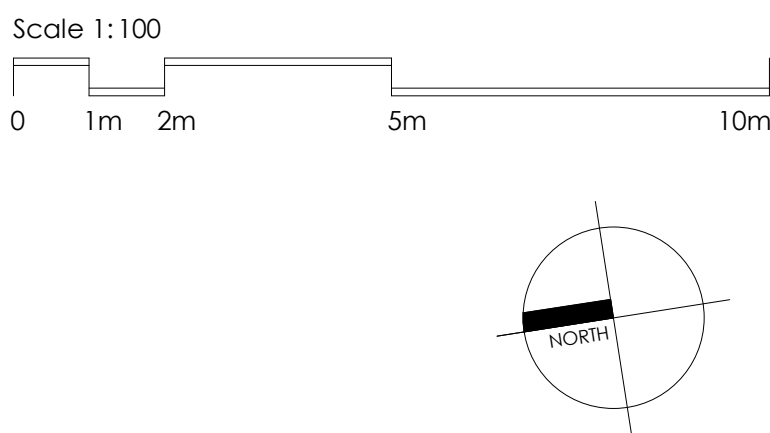
1 : 100 @ A1

3/05/2022 10:39:02 AM Plot Date:

3 BEDROOM
2 BEDROOM
1 BEDROOM
STUDIO

LEGEND

APPROVED DA OUTLINE



BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LD
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

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commencement of work

Client:

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architec



Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 510

Drawing

LEVEL 9-10 TYPICAL PLAN

Drawing No.

SK.18

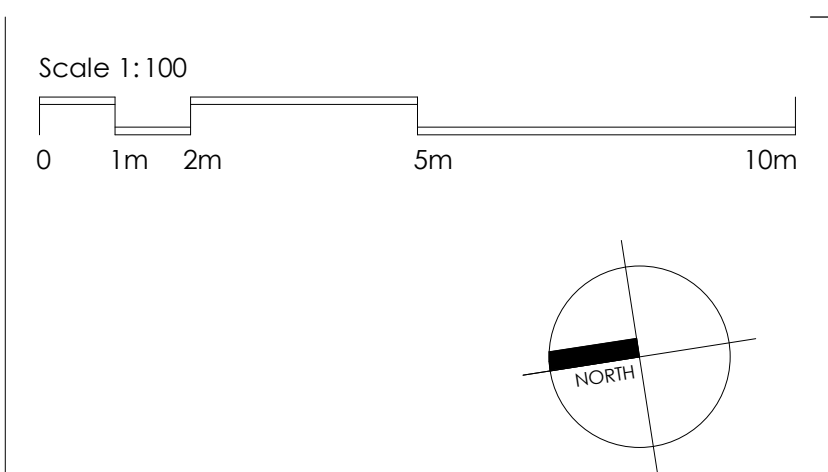
Revision R

Project No. 6739

Scales

1 : 100 @ A1

3/05/2022 10:39:16 AM Plot Date:



ABBREVIATIONS

BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

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Client
ACETQM Pty Ltd

Project
MIXED USE DEVELOPMENT
Address
27-37 MANN STREET, GOSFORD, NSW

Architect
KANNFINCH
Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
LEVEL 11-17 TYPICAL PLAN

Drawing No.
SK.19

Revision **R**

Project No. **6739**

Scales
1 : 100 @ A1

3/05/2022 10:39:30 AM Plot Date:

UNIT COLOUR SCHEME

Orange	3 BEDROOM
Yellow	2 BEDROOM
Light Green	1 BEDROOM
Dark Green	STUDIO

LEGEND

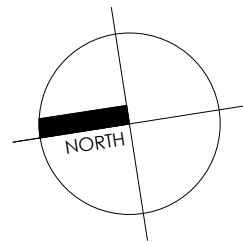
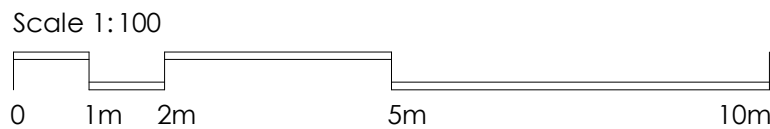
--- APPROVED DA OUTLINE



PARLOUR LANE



BOUNDARY



ABBREVIATIONS

BALCONY	BAL	FIRE STAIR	FS
BEDROOM 1	B1	KITCHEN	K
BEDROOM 2	B2	LIVING ROOM	L
BEDROOM 3	B3	LAUNDRY	LDY
BATHROOM	B	ROBE	R
DINING ROOM	D	STORE	S
ENSUITE	ENS	STUDY	STY
FIRE EGRESS	FE		

GEORGIANA TERRACE



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

Rev.	Revision Description	Chk.	Date
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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

LEVEL 18 PLAN

Drawing No.

SK.20

Revision R

Project No. 6739

Scales

1:100 @ A1

3/05/2022 10:39:46 AM Plot Date:

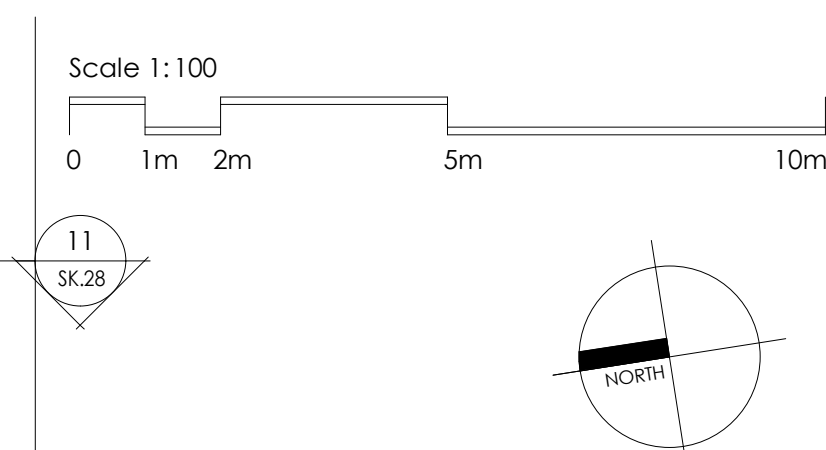
MANN STREET

UNIT COLOUR SCHEME

	3 BEDROOM
	2 BEDROOM
	1 BEDROOM
	STUDIO

LEGEND

--- APPROVED DA OUTLINE



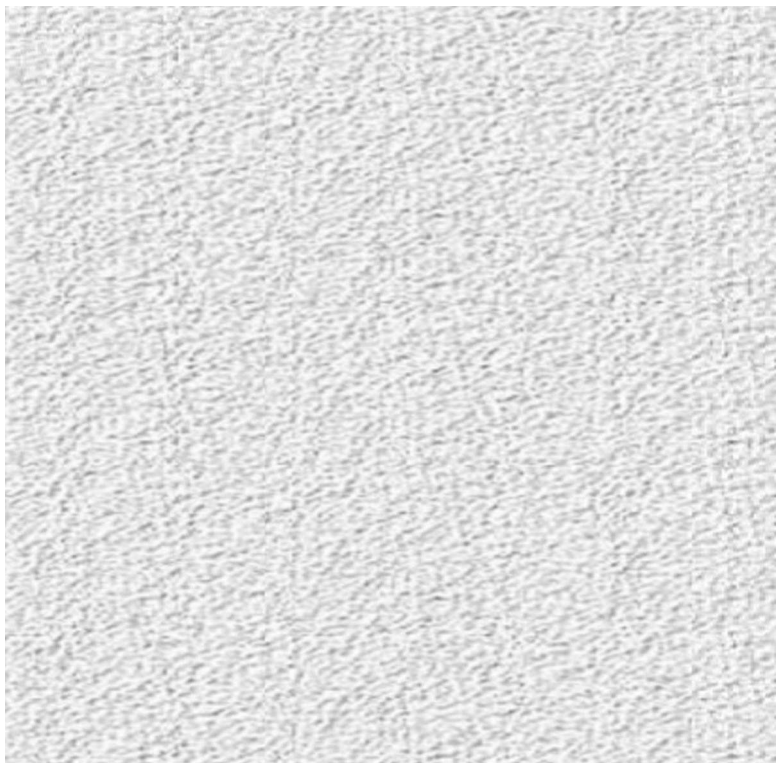
Rev.	Revision Description	Chk.	Date
	DO NOT SCALE from this drawing. Use given dimensions only. Check all dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the Architect/Engineer/Designer prior to commencement of work		

Project
MIXED USE DEVELOPMENT
Address
27-37 MANN STREET, GOSFORD, NSW

Drawing

ROOF PLAN

Drawing No.	SK.21
Revision	R
Project No.	6739
Scales	1 : 100 @ A1



PT1



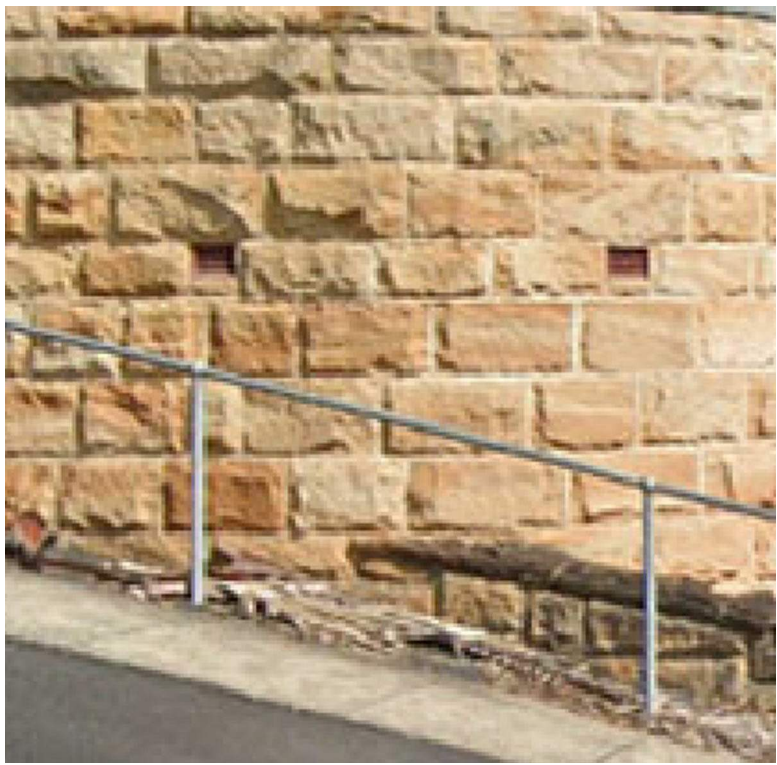
PT2



OFC



ST1



ST2



ST3



ST4



BK1



GLCL



MR1



PDC1



PDC2



PT1 OFC PT1 GLCL PT1 PDC1 PT1 PDC1 PT1 OFC



PDC1 OFC PT1 ST1 PT2 PT1 PDC1 GLCL ST1 ST4 PT2 PT1 ST1



ST1 PDC2 ST2 MR1 PT1 PT2 PT2 BK1 ST1 ST3 PT2

WALLS AND CLADDING

PT1	PAINT FINISH TO RENDERED WALL, PRECAST CONCRETE PANEL OR CLADDING PANEL - OFF-WHITE
PT2	PAINT FINISH TO RENDERED WALL, PRECAST CONCRETE PANEL, CLADDING PANEL OF FRAMING - GUN METAL GREY
OFC	OFF FORM CONCRETE - OFF-WHITE PAINT FINISH
ST1	SPLIT FACE SANDSTONE CLADDING
ST2	EXISTING SPLIT FACE SANDSTONE WALL

ST3	EXISTING SANDSTONE WALL
ST4	SANDSTONE BLOCK - DIAMOND SAWN
BK1	EXISTING BRICK FAÇADE FEATURE

BALUSTRADES

GLCL	GLASS BALUSTRADE - CLEAR GLASS WITH STAINLESS STEEL TOP RAIL INSTALLED AS FULL HEIGHT BALUSTRADE OR ABOVE 650 MM HIGH SOLID UPSTAND WALL - REFER ELEVATIONS
MR1	UPGRADE EXISTING STREET METAL RAILING

WINDOWS & DOORS

PDC1	ALUMINIUM FRAMES - GUN METAL GREY COLOUR
PDC2	ROLLER SHUTTER GUN METAL GREY COLOUR

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
Rev.	Revision Description	Chk.	Date

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

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Architect

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

EXTERNAL MATERIALS SCHEDULE

Drawing No.

SK.23

Revision

R

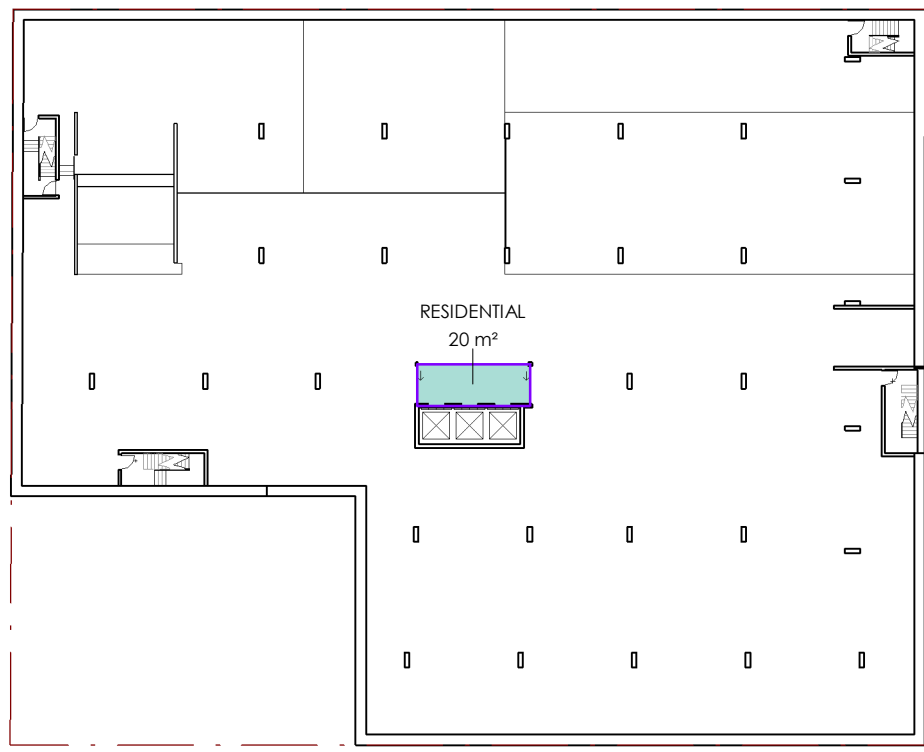
Project No.

6739

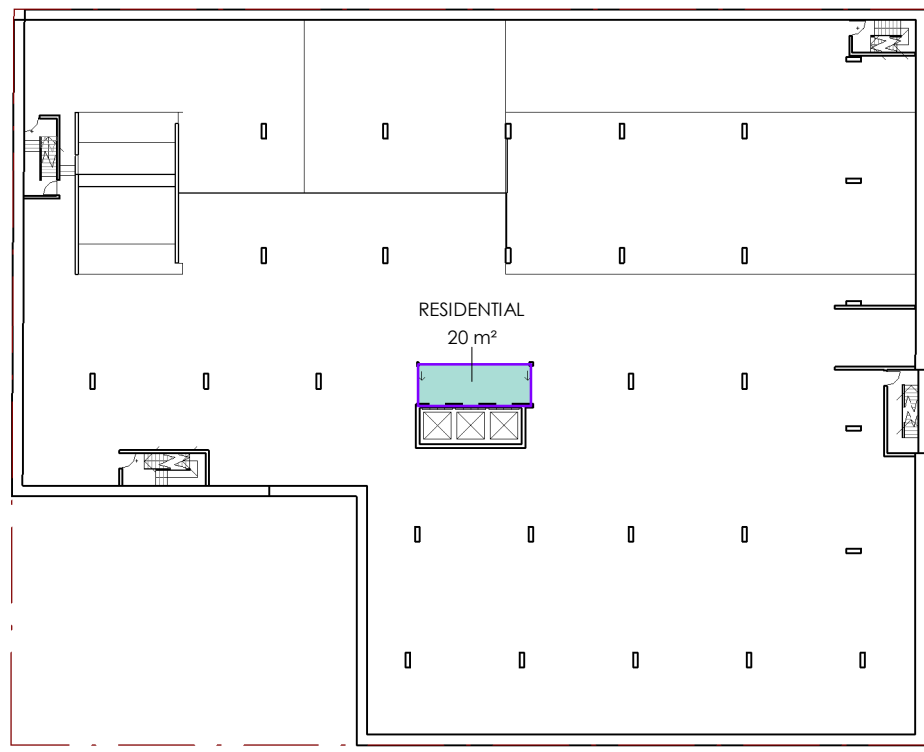
Scales

@ A1

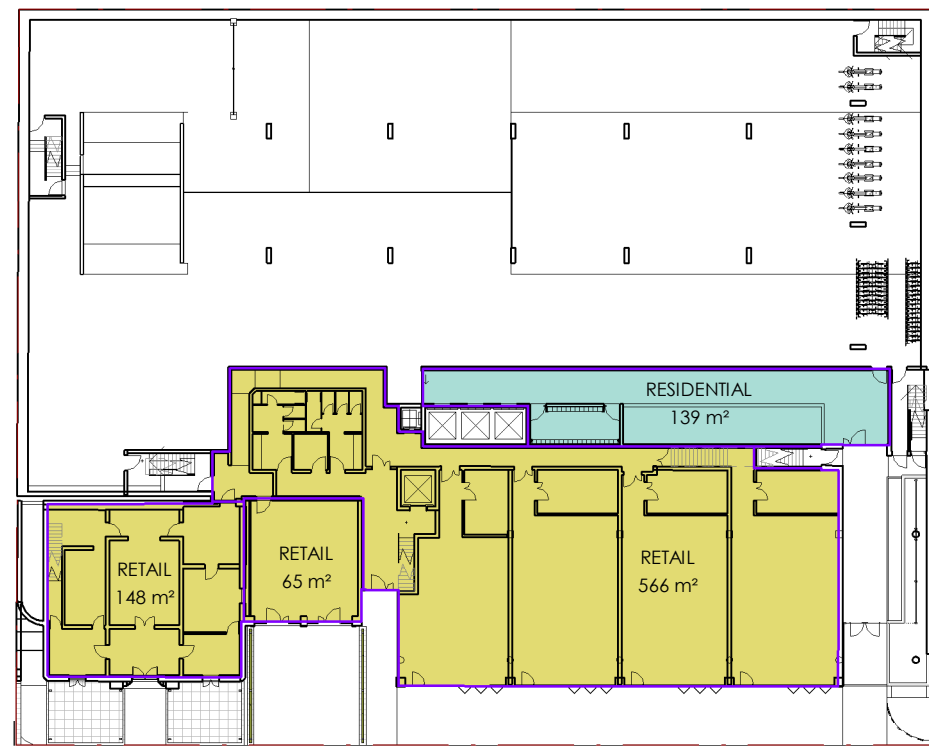
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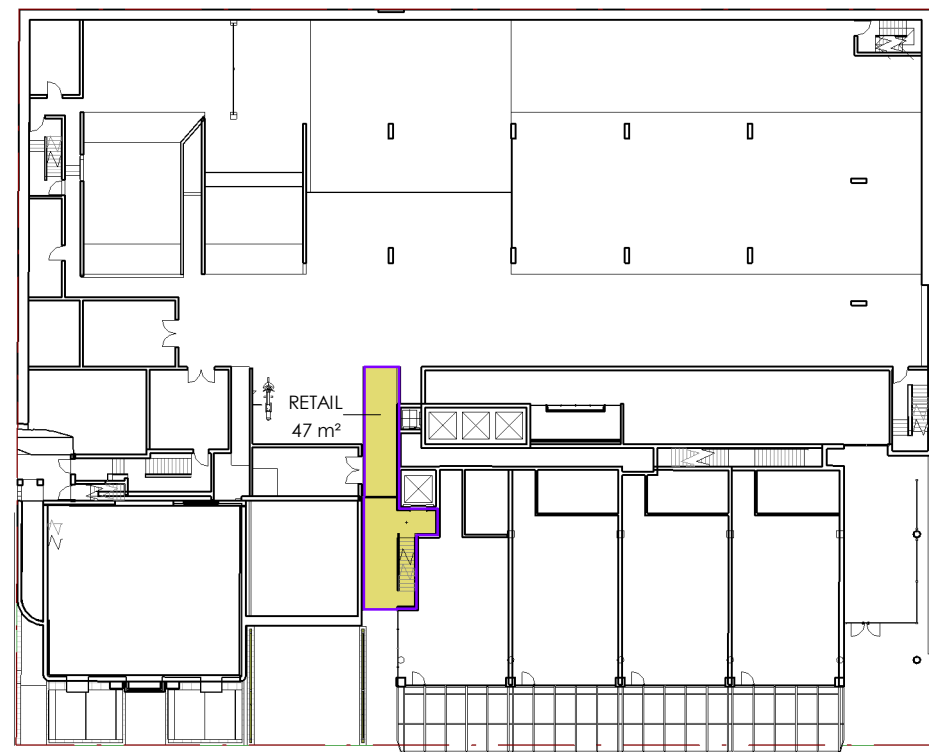
1 B2
1 : 500



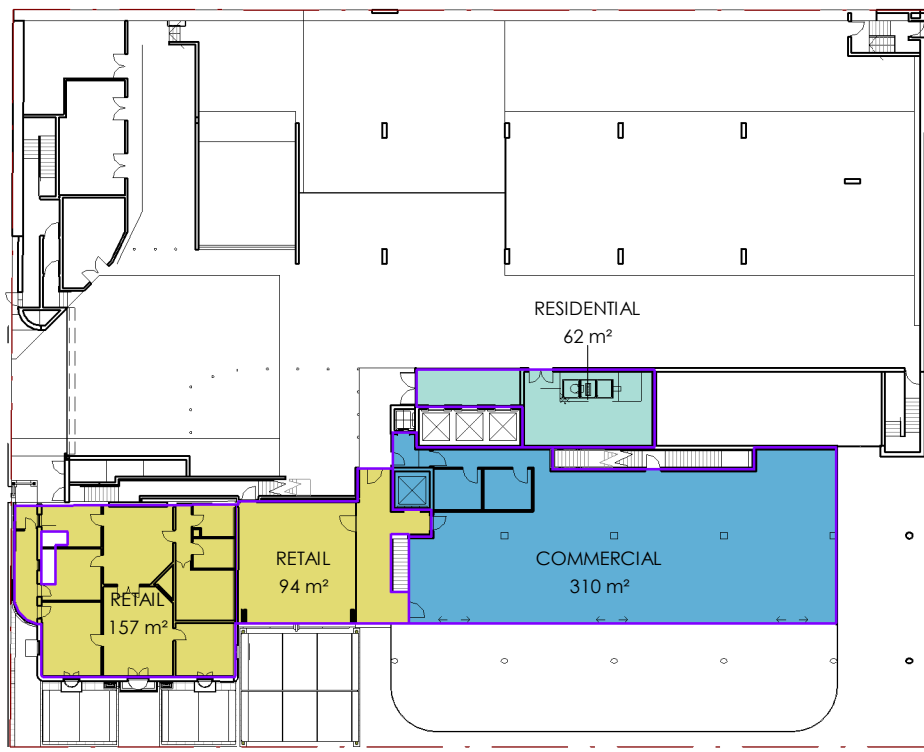
2 B1
1 : 500



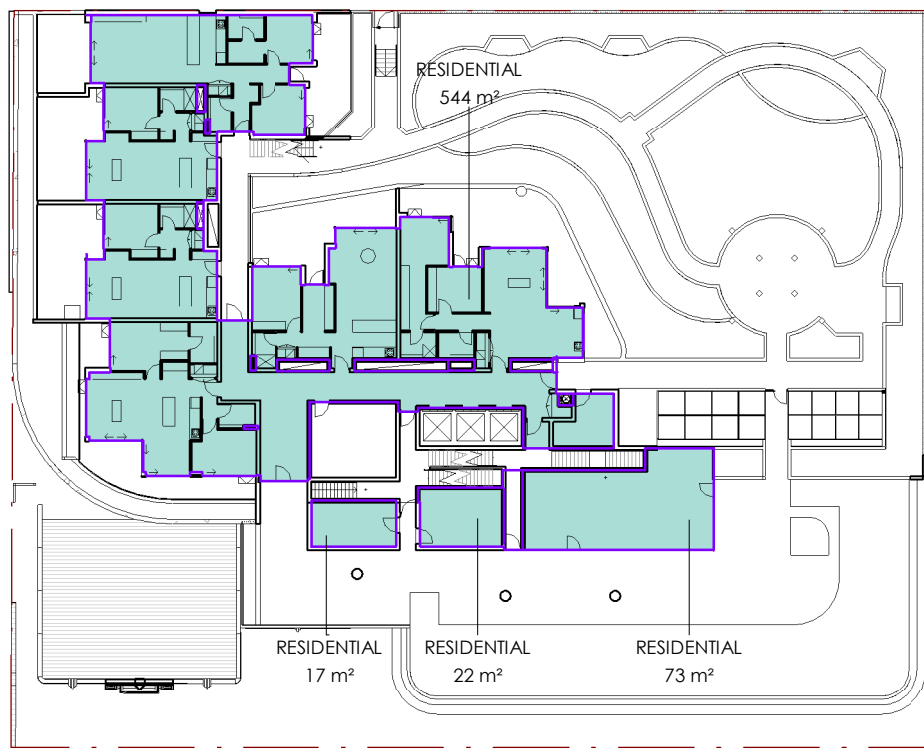
3 GROUND LEVEL
1 : 500



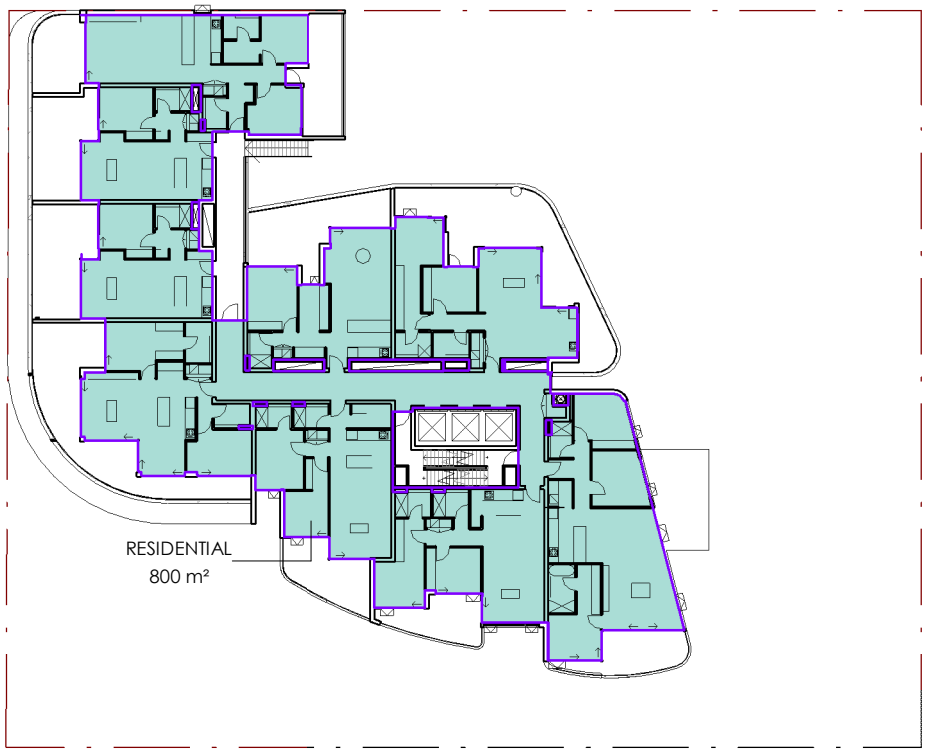
4 MEZZANINE
1 : 500



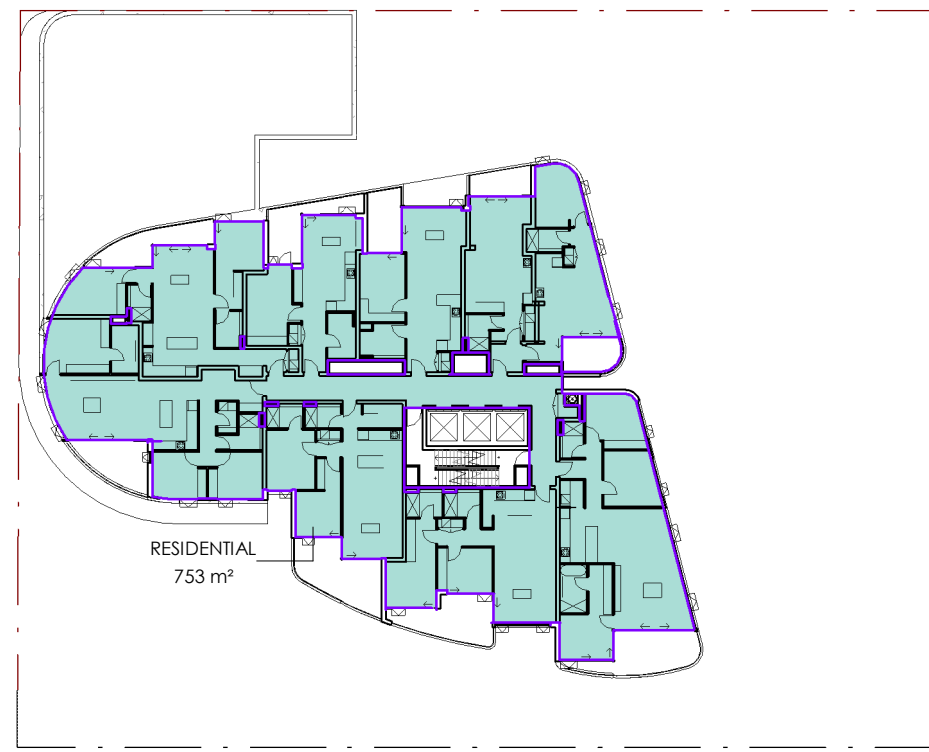
5 LEVEL 1
1 : 500



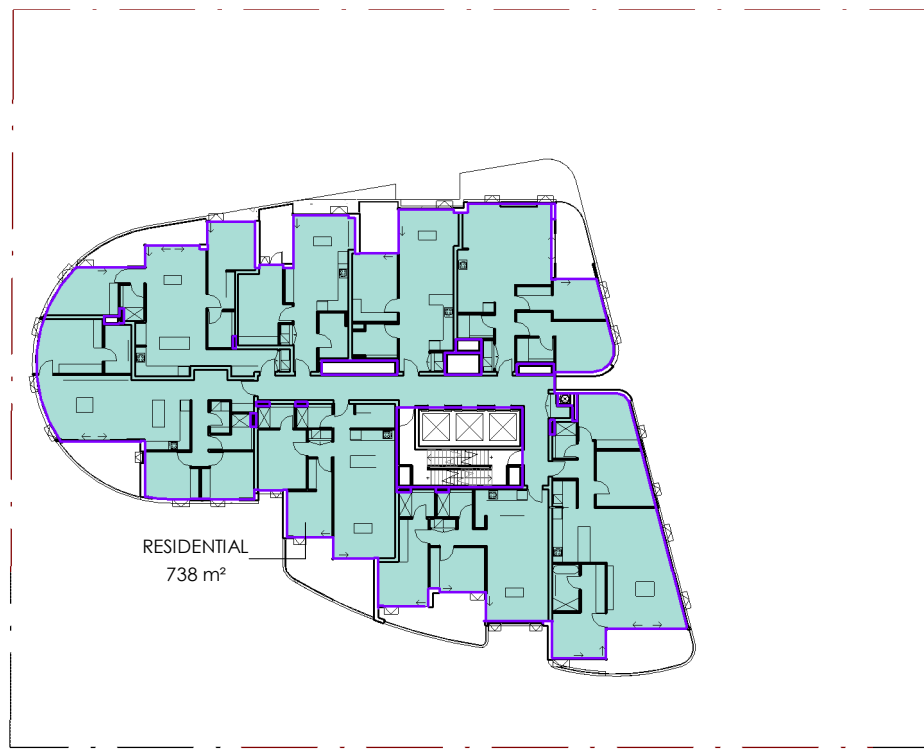
6 LEVEL 2
1 : 500



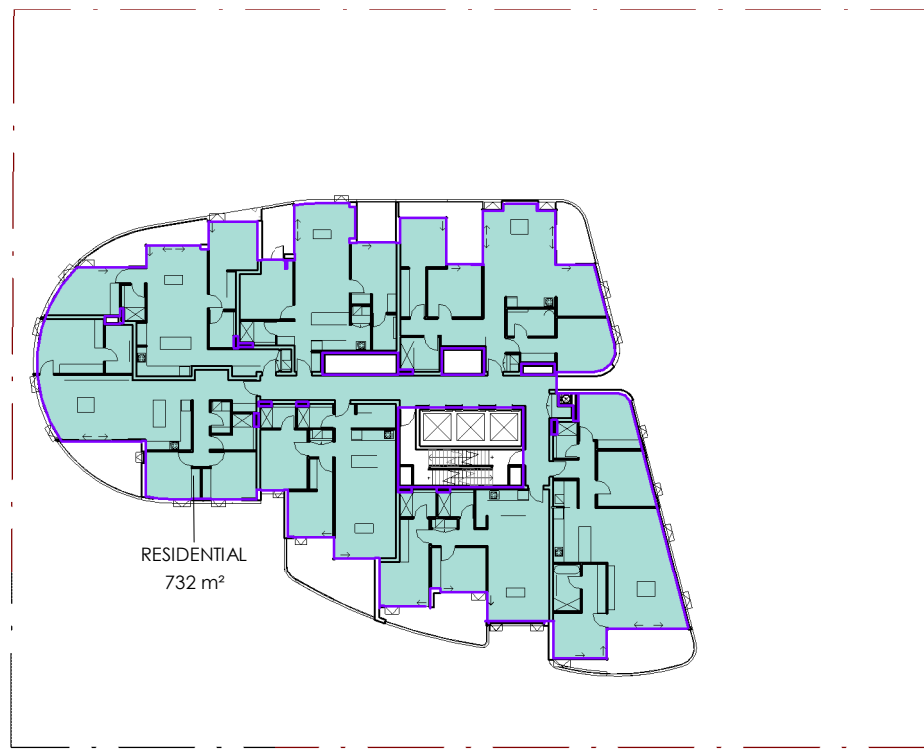
7 LEVEL 3
1 : 500



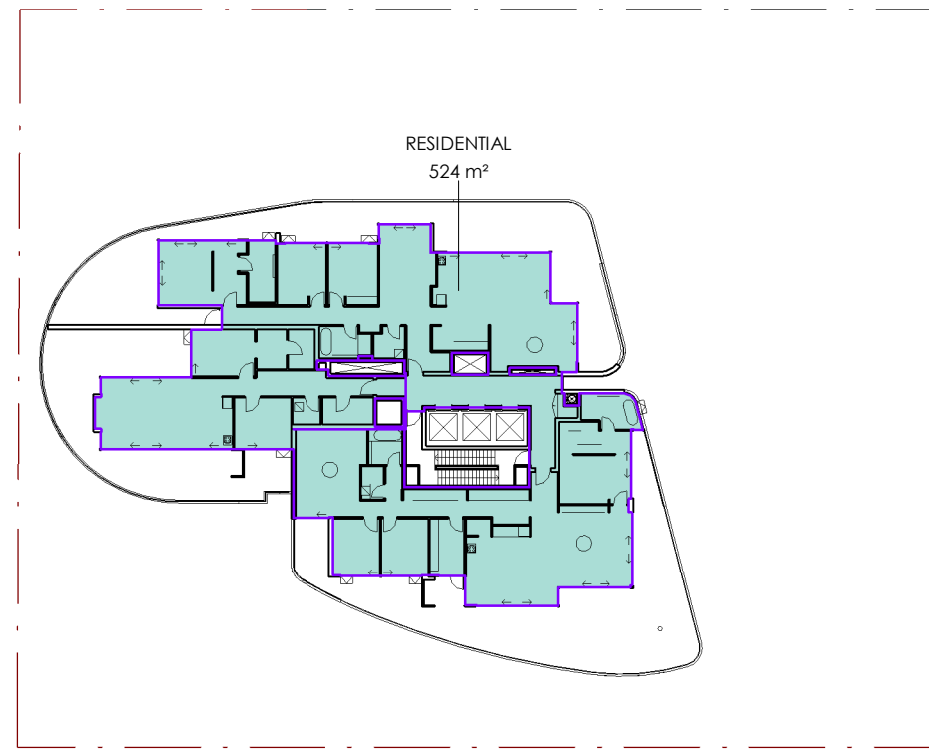
8 LEVELS 4-8
1 : 500



9 LEVELS 9-10
1 : 500



10 LEVELS 11-17
1 : 500



11 LEVEL 18
1 : 500

GFA SCHEDULE			
Levels	Area	# of Floors	Subtotal

COMMERCIAL			
1	310 m²	1	310 m²

COMMERCIAL 310 m²

RESIDENTIAL			
B2	20 m²	1	20 m²
B1	20 m²	1	20 m²
G	139 m²	1	139 m²
1	62 m²	1	62 m²
2	544 m²	1	544 m²
2	73 m²	1	73 m²
2	17 m²	1	17 m²
2	22 m²	1	22 m²
3	800 m²	1	800 m²
4-8	753 m²	5	3763 m²
9-10	738 m²	2	1476 m²
11-17	732 m²	7	5126 m²
18	524 m²	1	524 m²

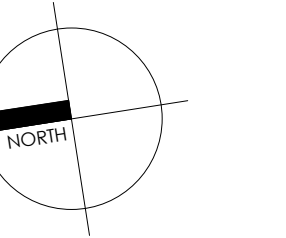
RESIDENTIAL 12585 m²

RETAIL			
G	566 m²	1	566 m²
G	65 m²	1	65 m²
G	148 m²	1	148 m²
M	47 m²	1	47 m²
1	94 m²	1	94 m²
1	157 m²	1	157 m²

RETAIL 1076 m²

TOTAL 13972 m²

Scale 1:500
0 5m 10m 25m 50m



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

GFA PLANS

Drawing No.

SK.24

Revision

R

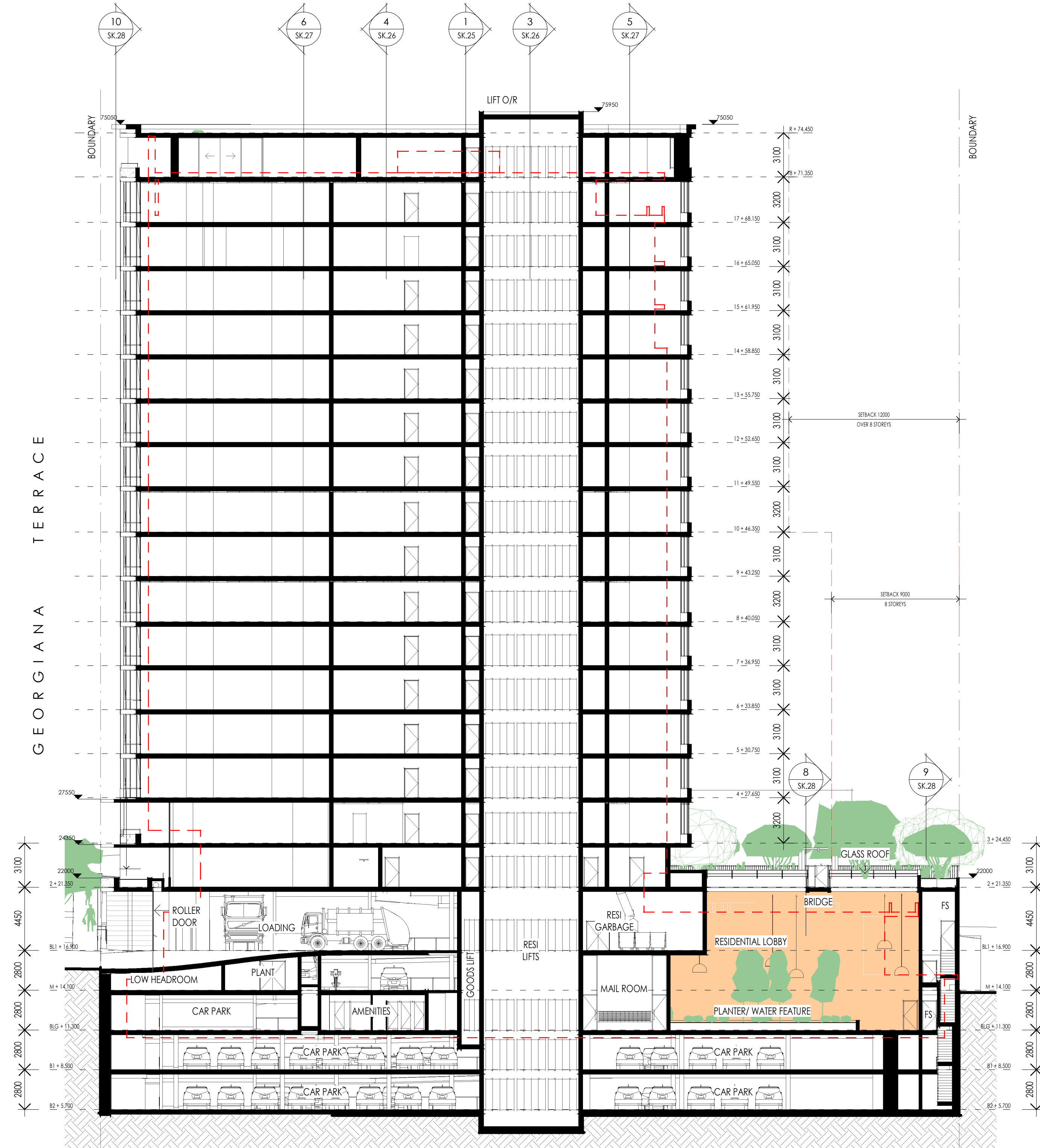
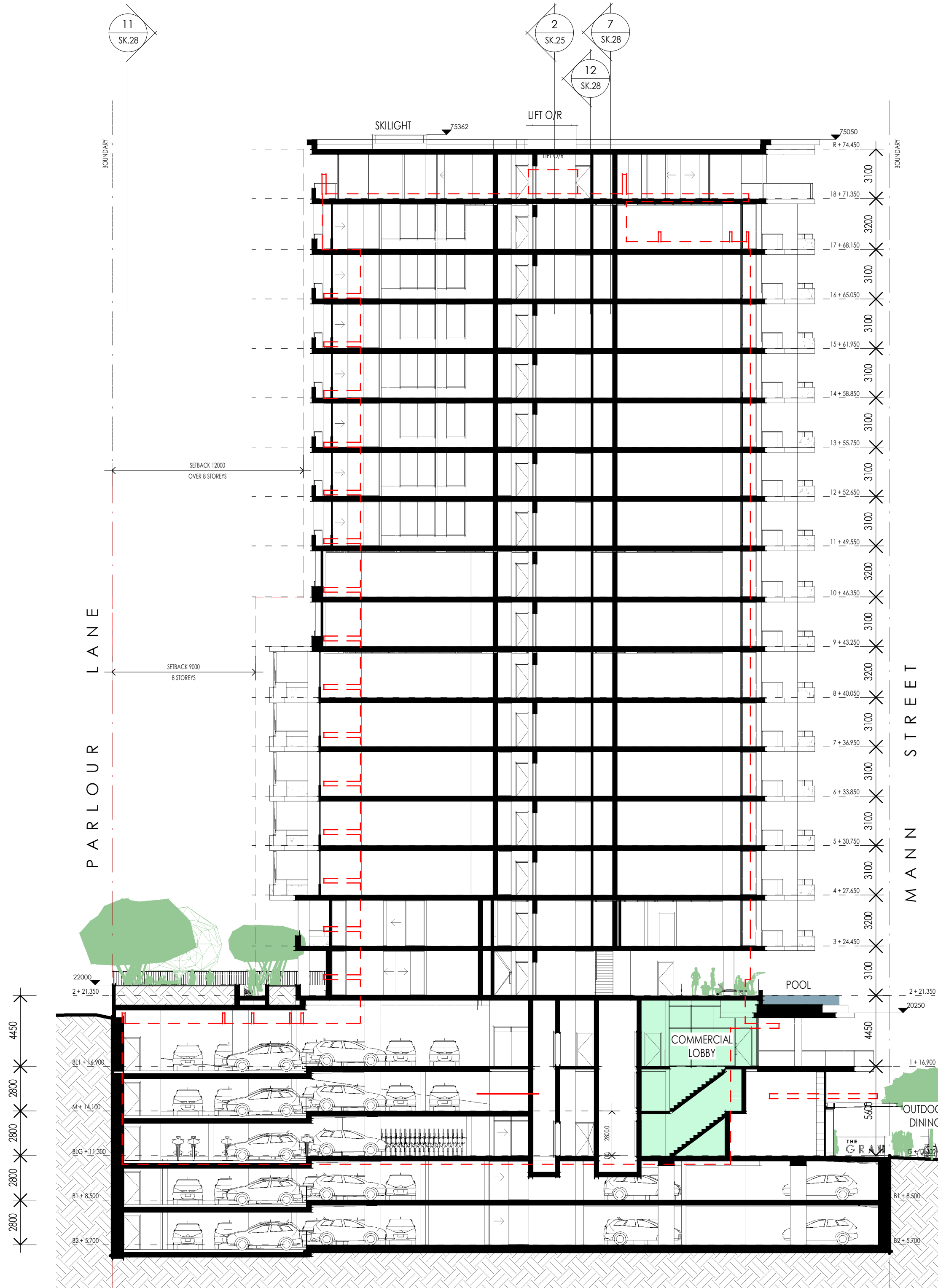
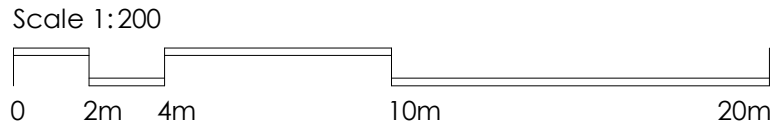
Project No.

6739

Scales

1 : 500 @ A1

3/05/2022 10:40:30 AM Plot Date:



1 SECTION
1 : 200

2 SECTION
1 : 200

LEGEND

--- APPROVED DA OUTLINE

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

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Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SECTIONS SHEET 1

Drawing No.

SK.25

Revision

R

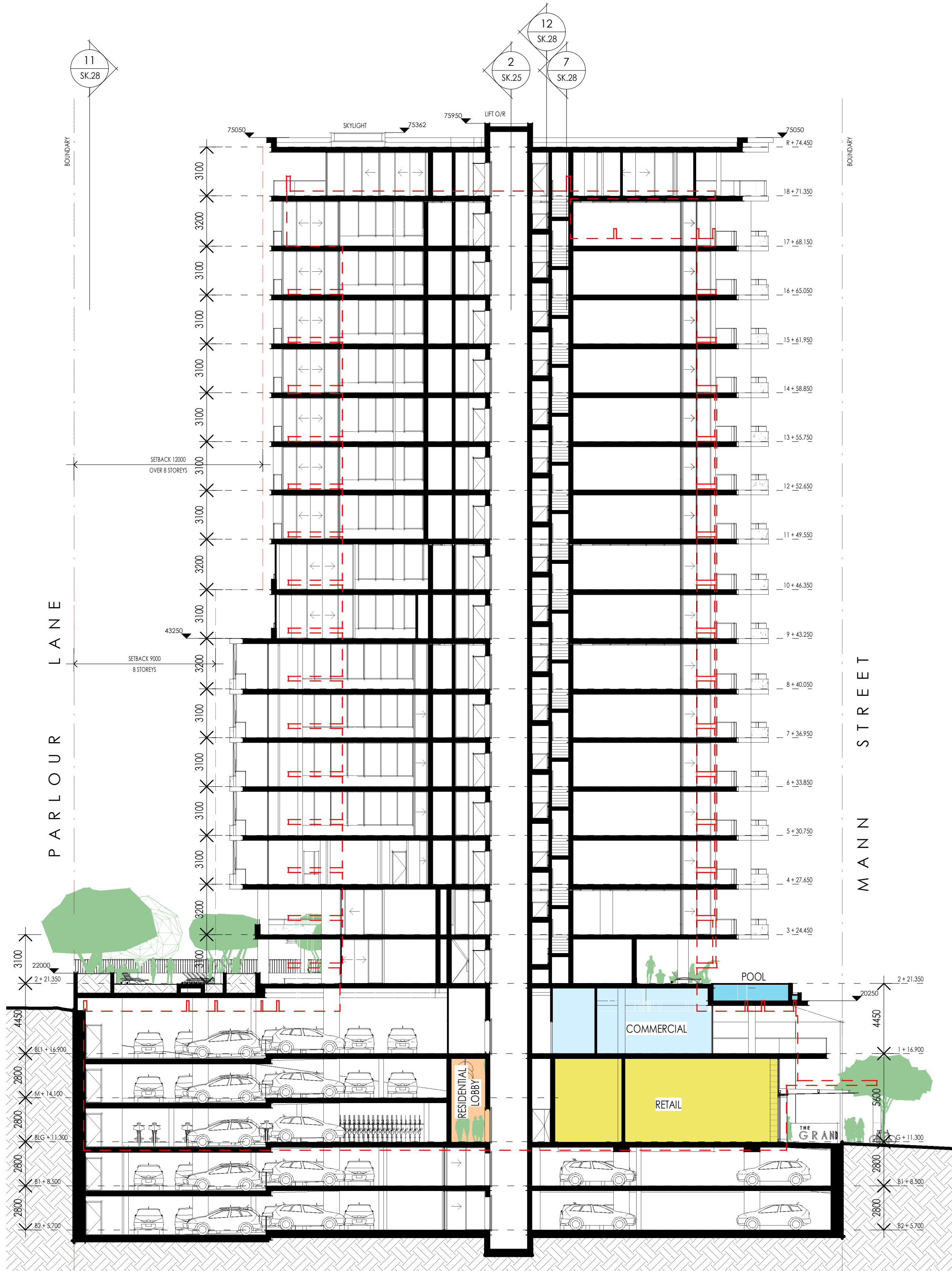
Project No.

6739

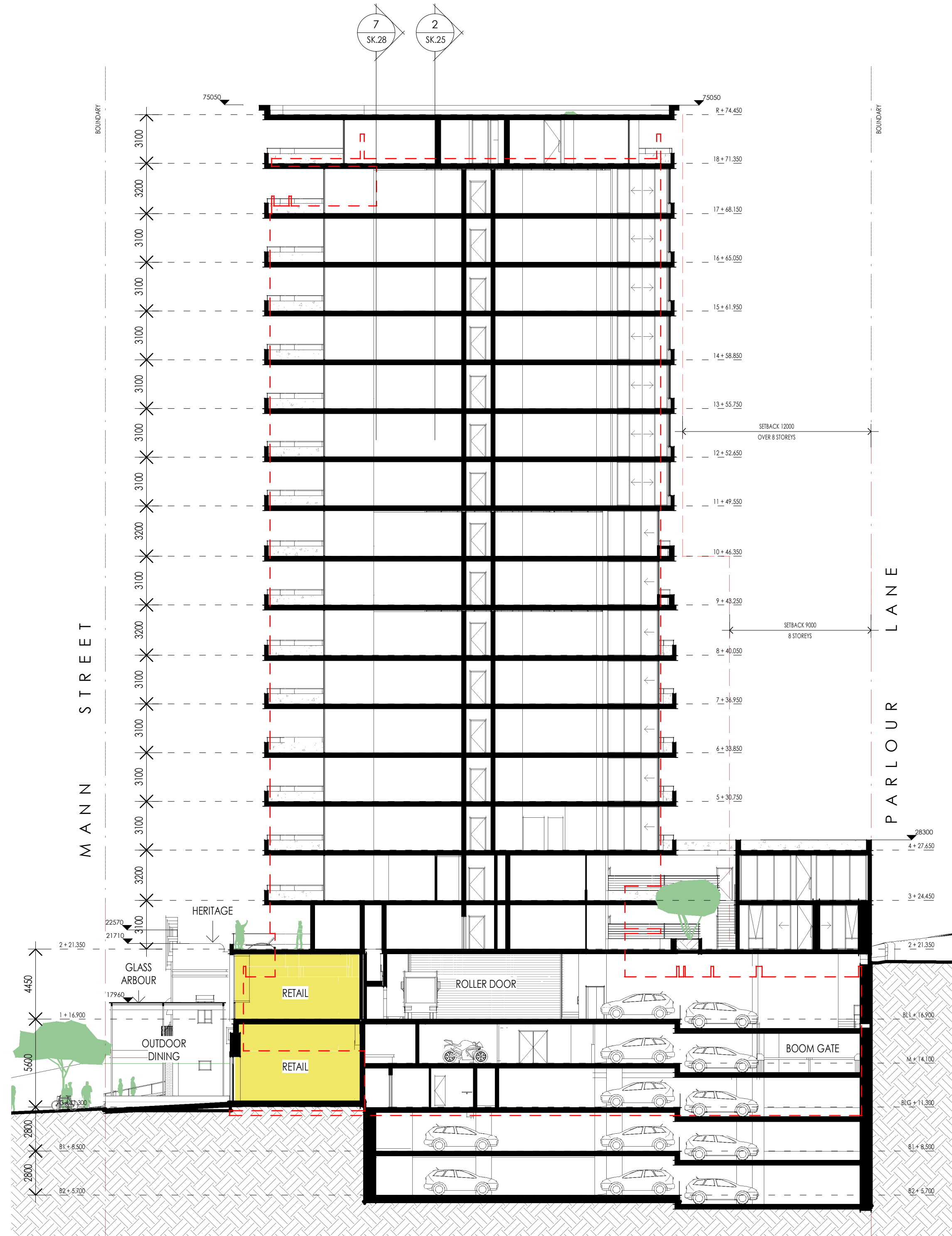
Scales

1 : 200 @ A1

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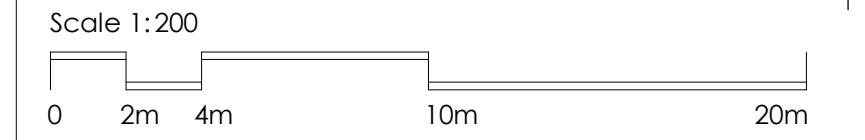
3 SECTION
1:200



4 SECTION
1:200

LEGEND

--- APPROVED DA OUTLINE



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022

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Client

ACETQM Pty Ltd

Project

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Architect

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SECTIONS SHEET 2

Drawing No.

SK.26

Revision

R

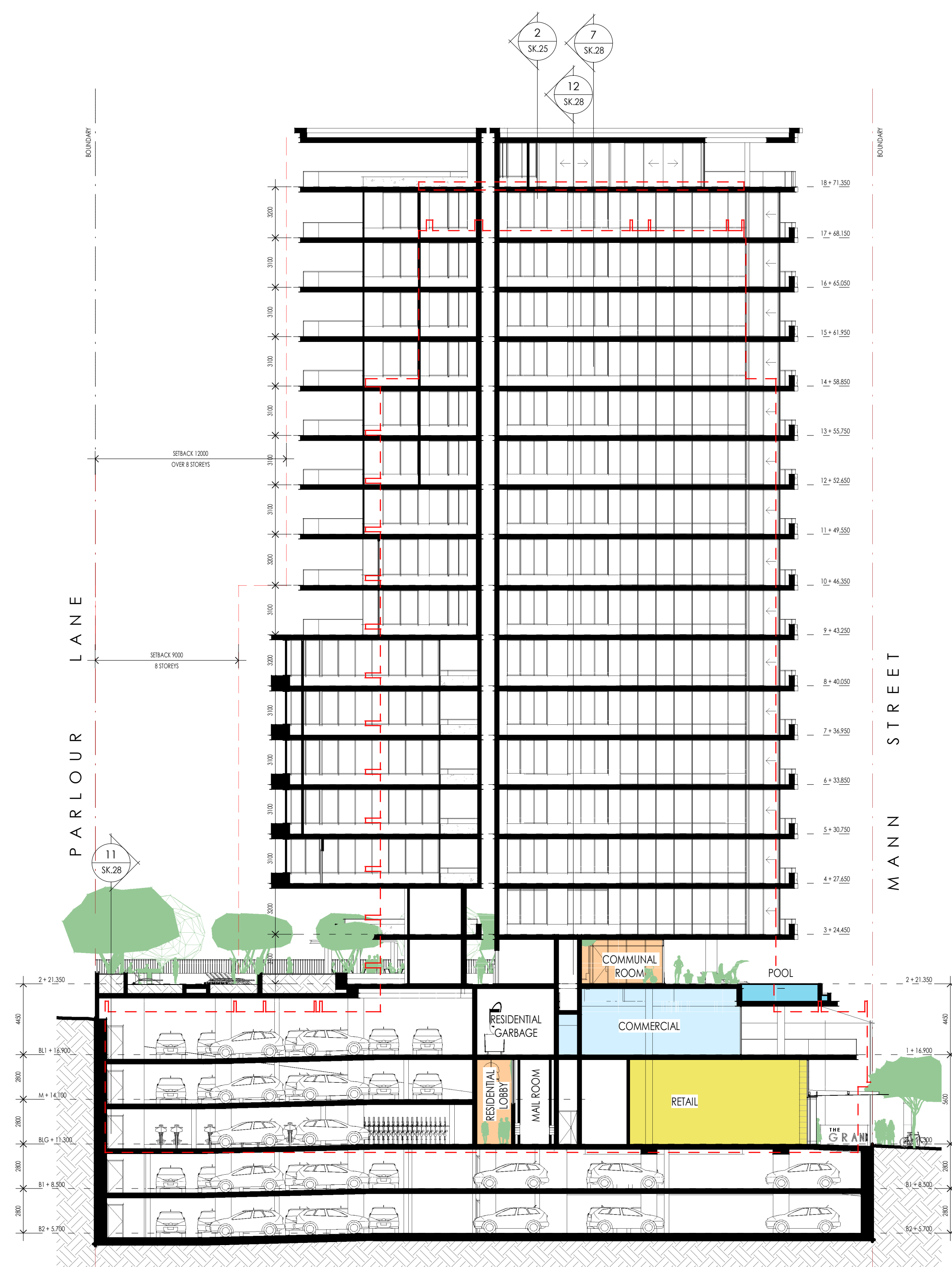
Project No.

6739

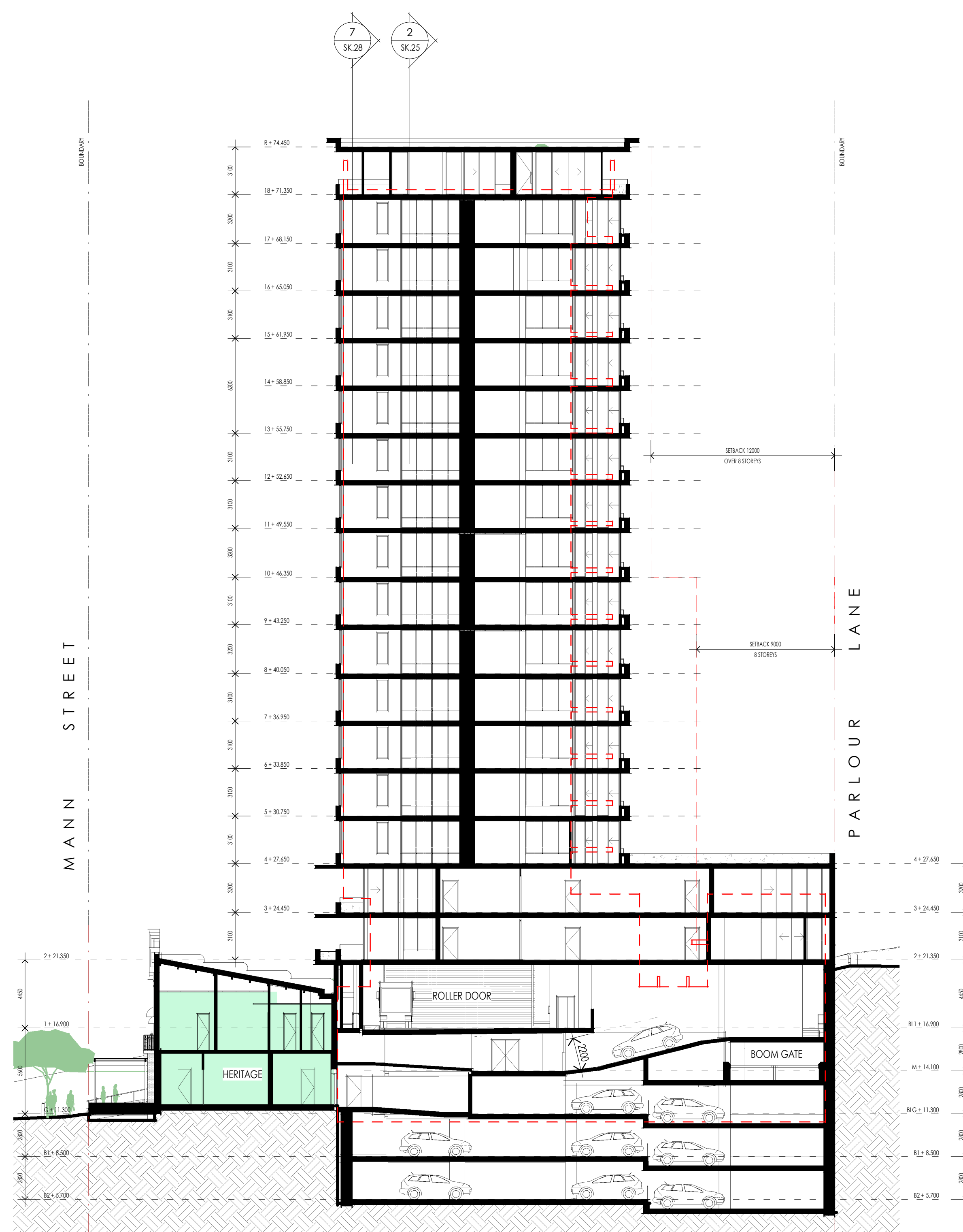
Scales

1:200 @ A1

3/05/2022 10:41:17 AM Plot Date:



5 SECTION
1 : 200

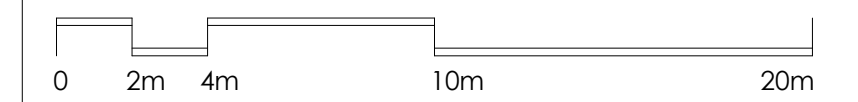


6 SECTION
1 : 200

LEGEND

— — — — APPROVED DA OUTLINE

Scale 1:200



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022
Rev.	Revision Description	Chk.	Date

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Client	
--------	--

ACETQM Pty Ltd

Project	
---------	--

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect



Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SECTIONS SHEET 3

Drawing No.

SK.27

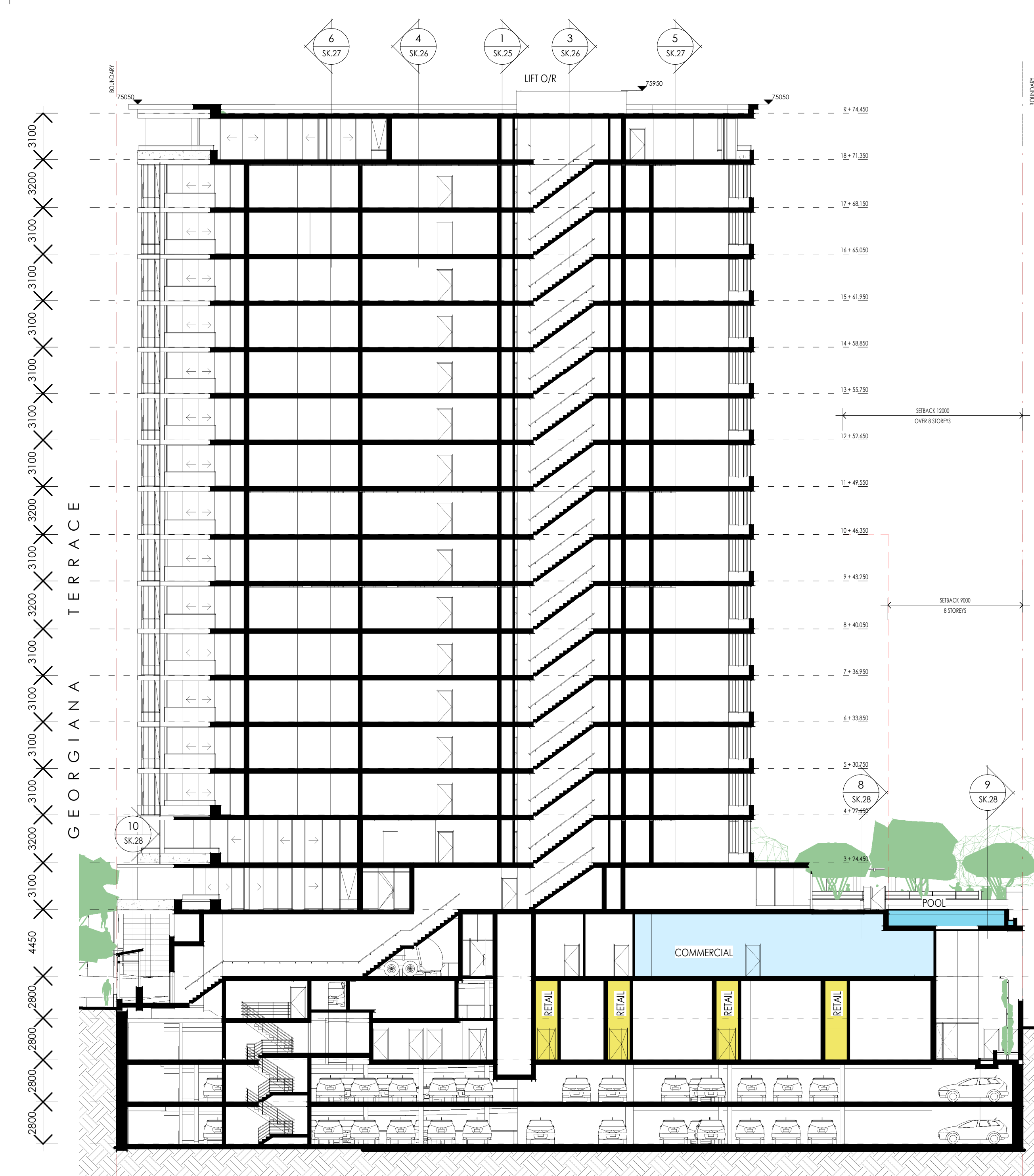
Revision R

Project No.	6739
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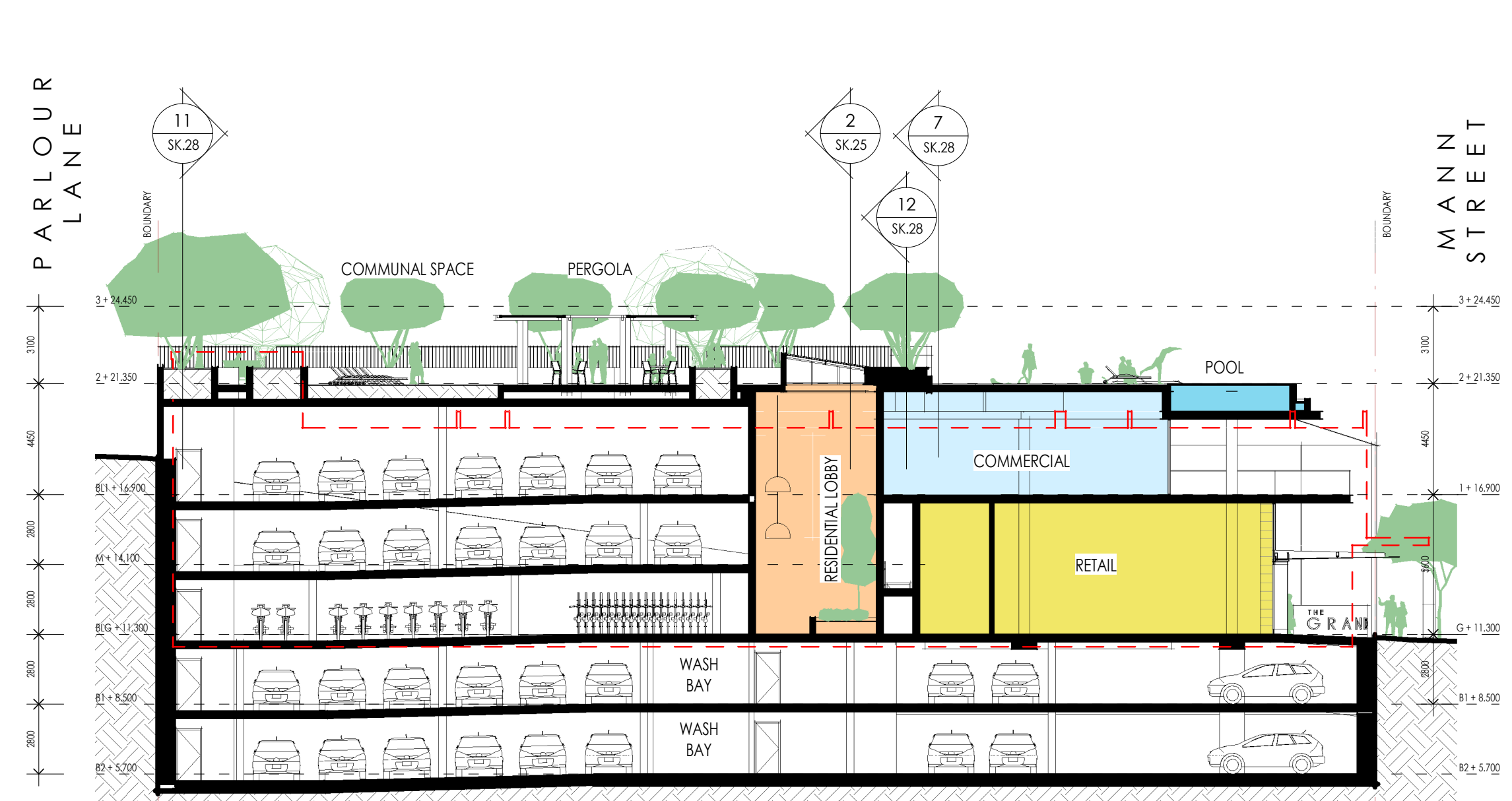
Scales

1 : 200 @ A1

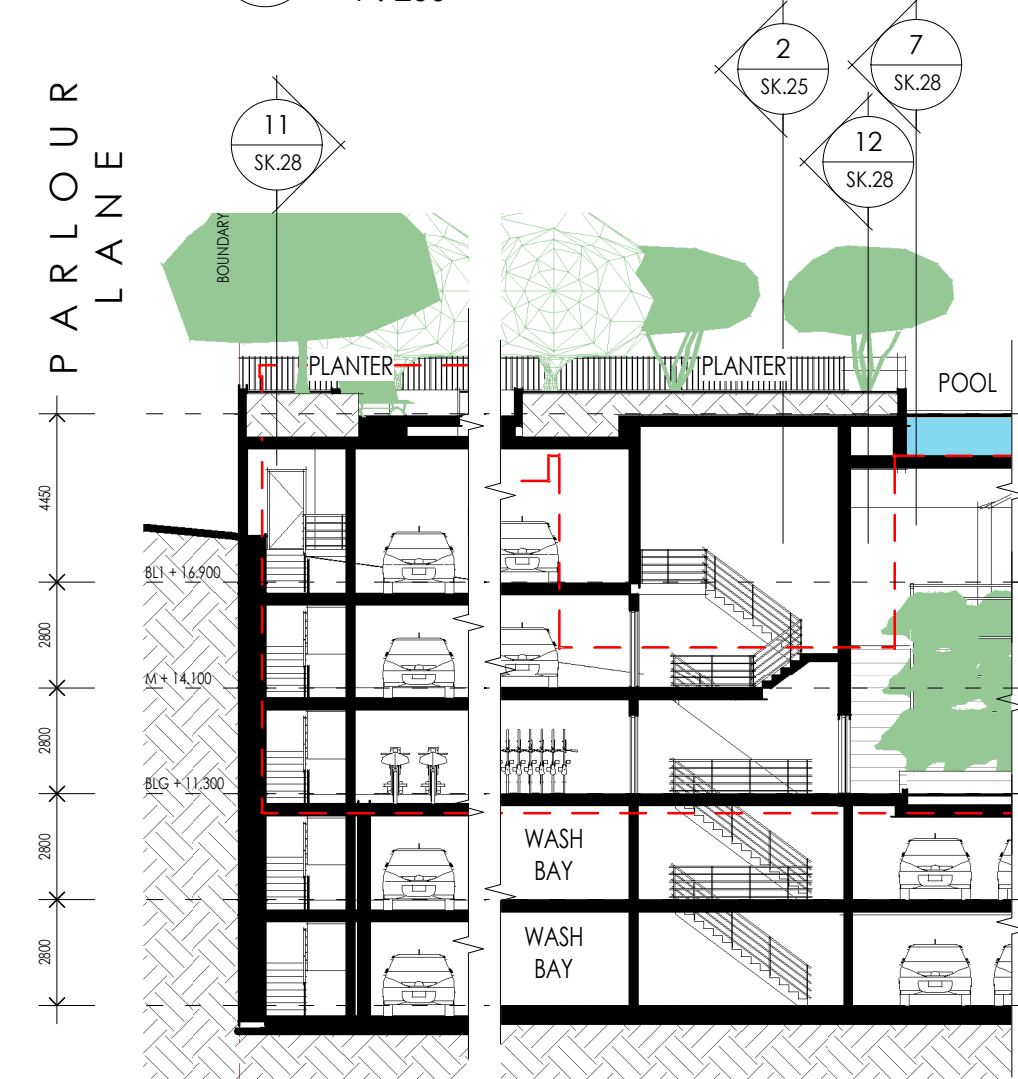
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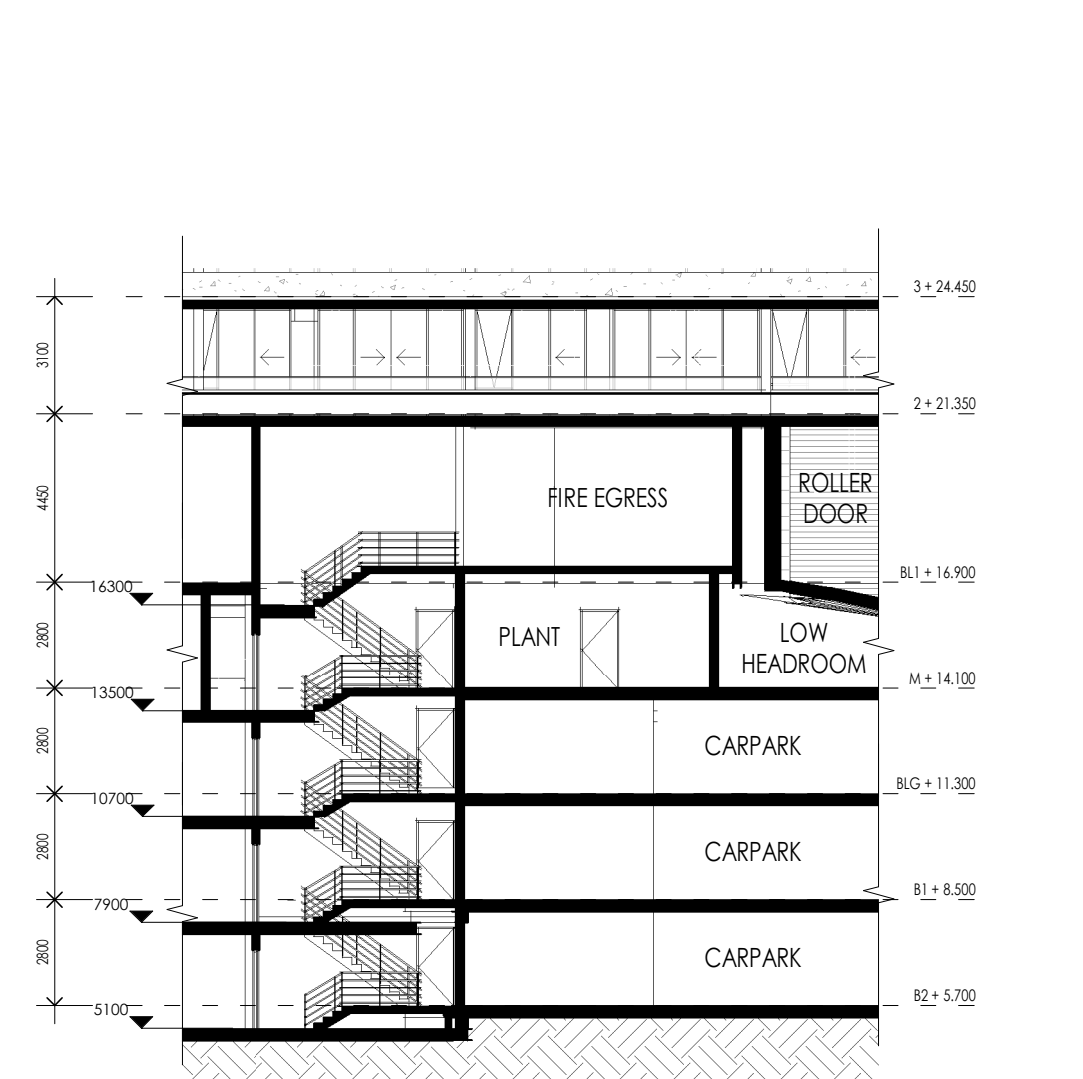
7 SECTION
1 : 200



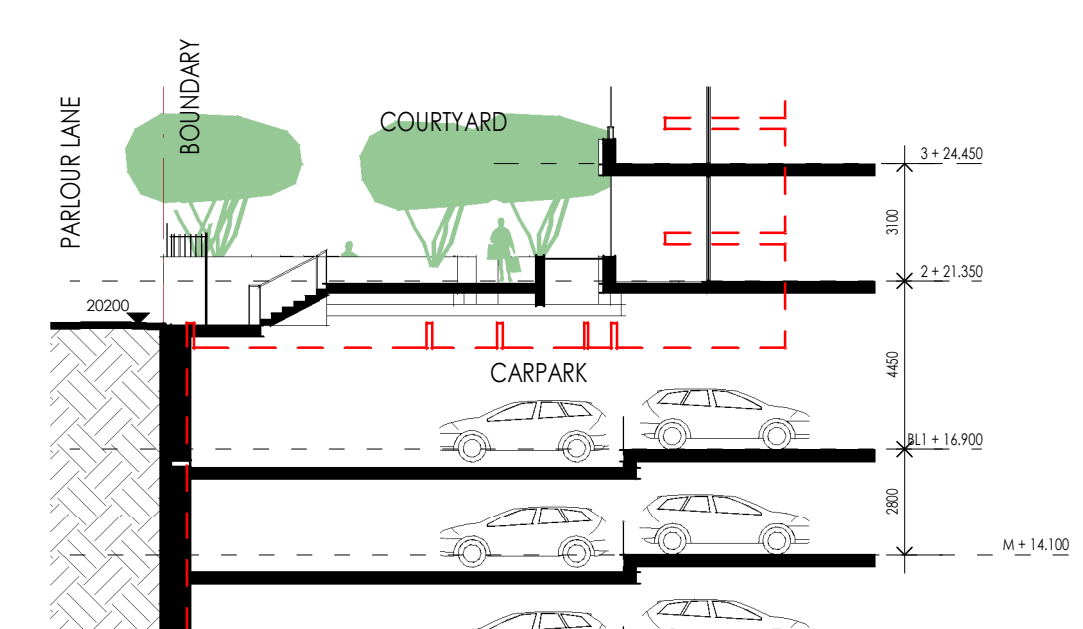
8 SECTION
1 : 200



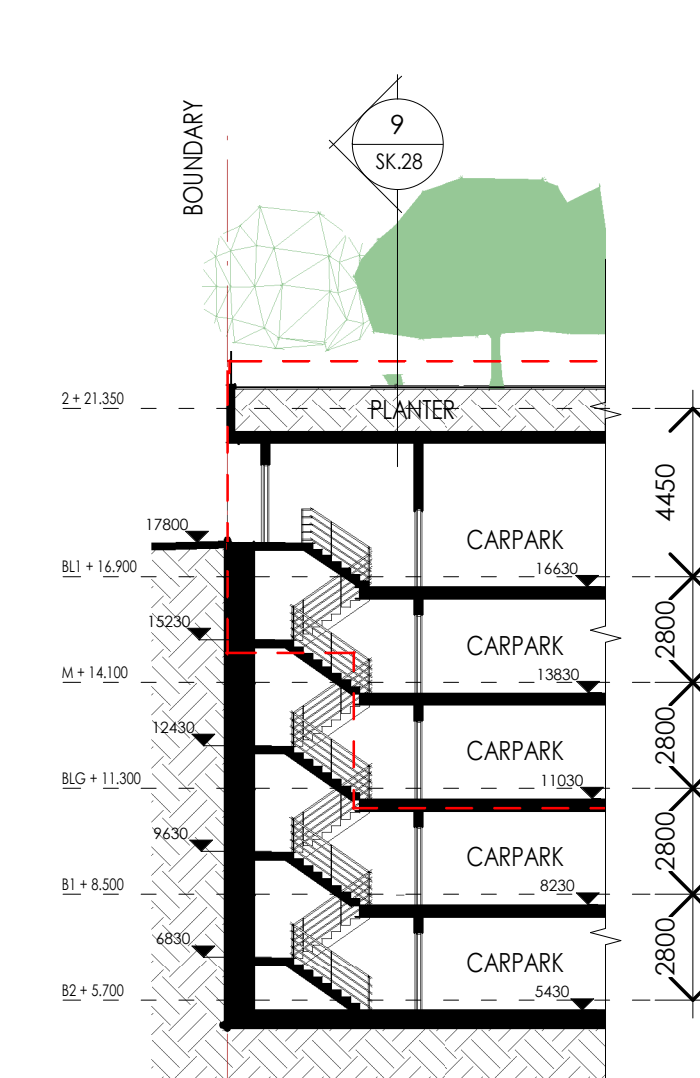
9 SECTION
1 : 200



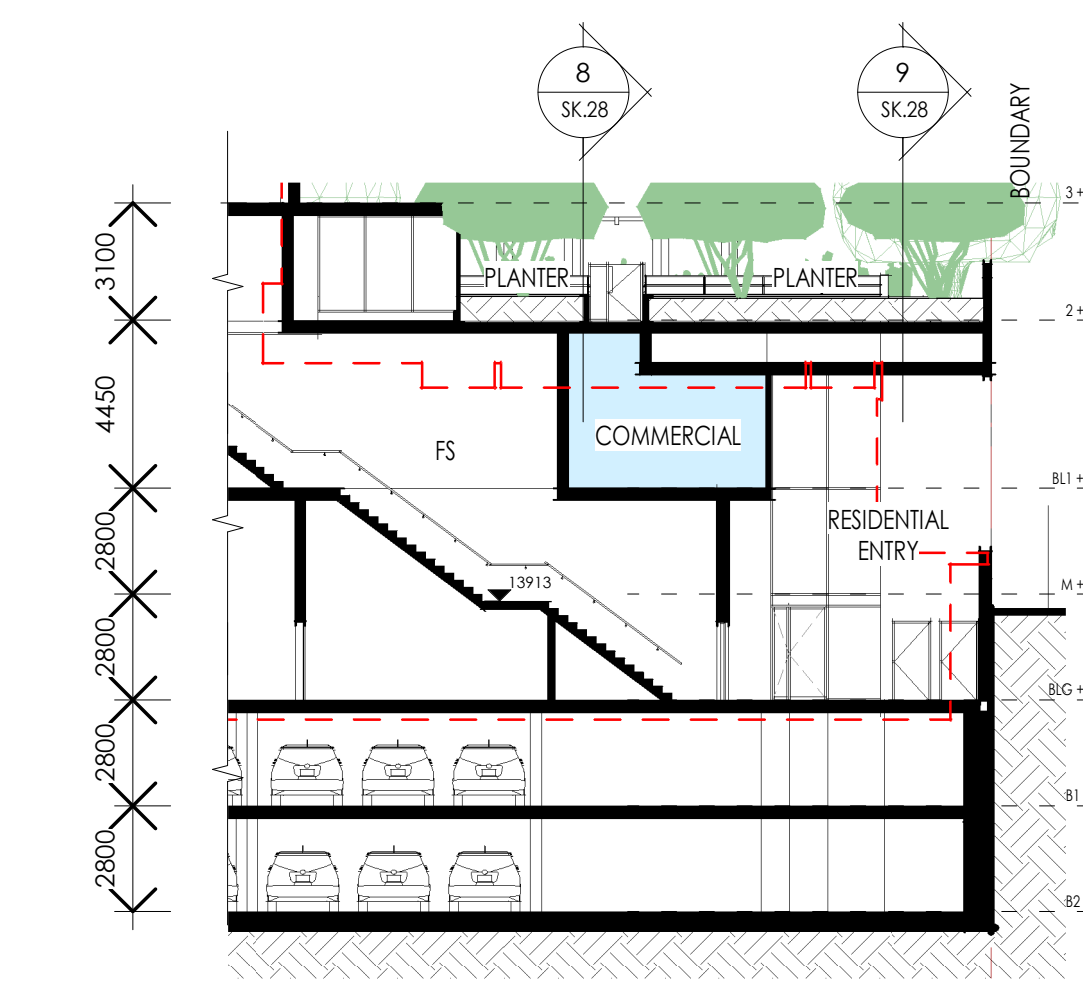
10 SECTION
1 : 200



13 SECTION
1 : 200

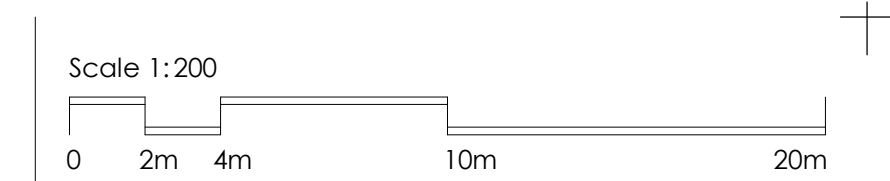


11 SECTION
1 : 200



12 SECTION
1 : 200

LEGEND
- - - - - APPROVED DA OUTLINE



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SECTIONS SHEET 4

Drawing No.

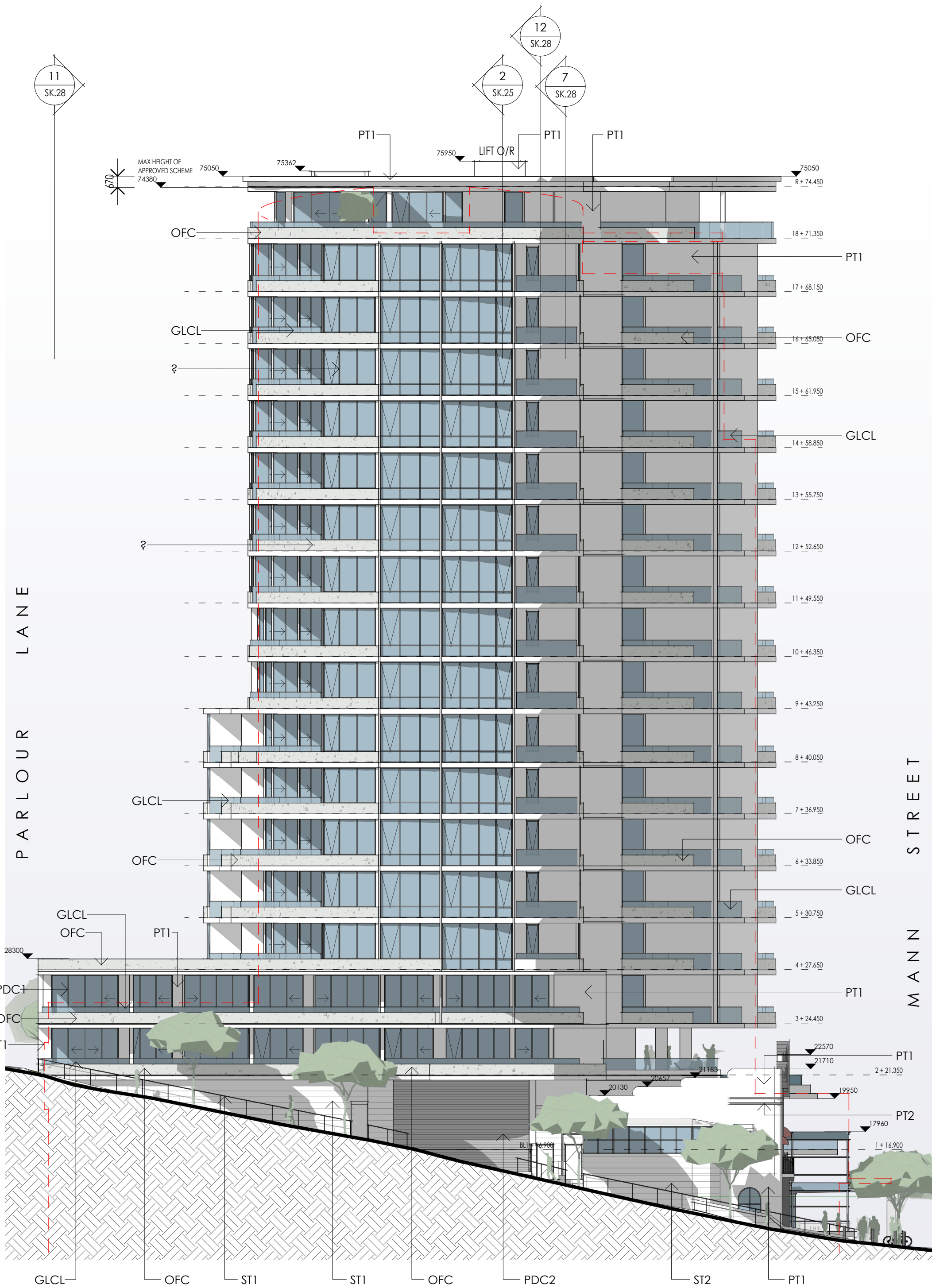
SK.28

Revision R

Project No. 6739

Scales
1 : 200 @ A1

3/05/2022 10:42:00 AM Plot Date:



1 NORTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

LEGEND
- - - - - APPROVED DA OUTLINE

Scale 1:200
0 2m 4m 10m 20m

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

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Client
ACETQM Pty Ltd

Project
MIXED USE DEVELOPMENT
Address
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Architect
KANNFINCH
Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
NORTH & WEST
ELEVATIONS

Drawing No.
SK.30

Revision R

Project No. 6739

Scales
1 : 200 @ A1

3/05/2022 10:43:09 AM Plot Date:

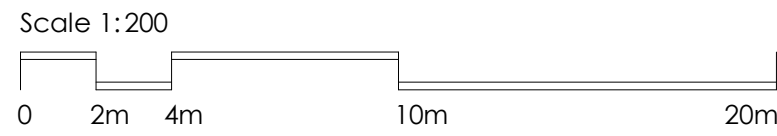


3 SOUTH ELEVATION
1 : 200



4 EAST ELEVATION
1 : 200

LEGEND
- - - - - APPROVED DA OUTLINE



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
L	FOR INFORMATION	IY	21/03/2022

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Client
ACETQM Pty Ltd

Project
MIXED USE DEVELOPMENT
Address
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Architect
KANNFINCH
Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing
SOUTH & EAST ELEVATIONS

Drawing No.
SK.31

Revision **R**

Project No. **6739**

Scales
1 : 200 @ A1

3/05/2022 10:44:16 AM Plot Date:



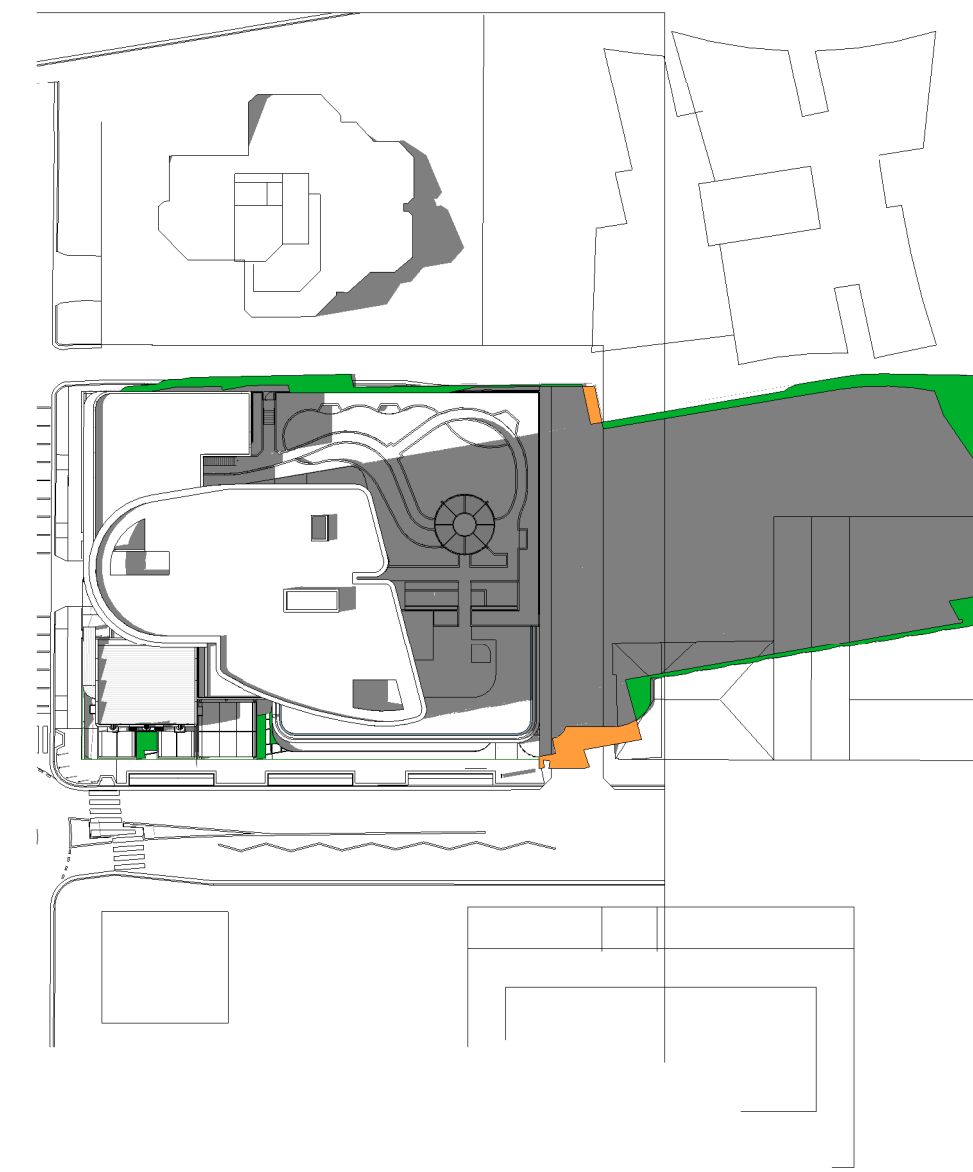
1 9:00 AM
1 : 1000



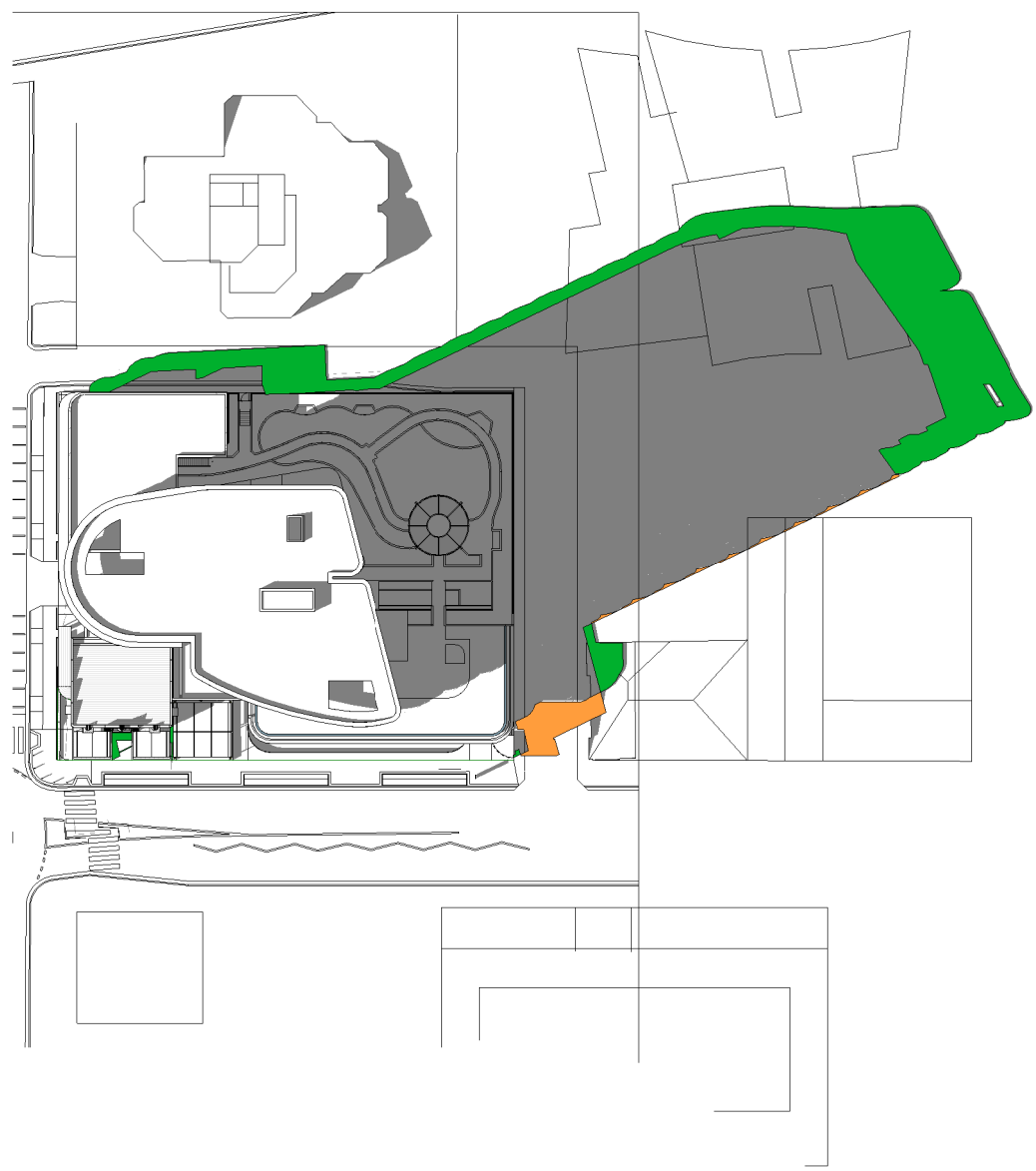
2 10:00 AM
1 : 1000



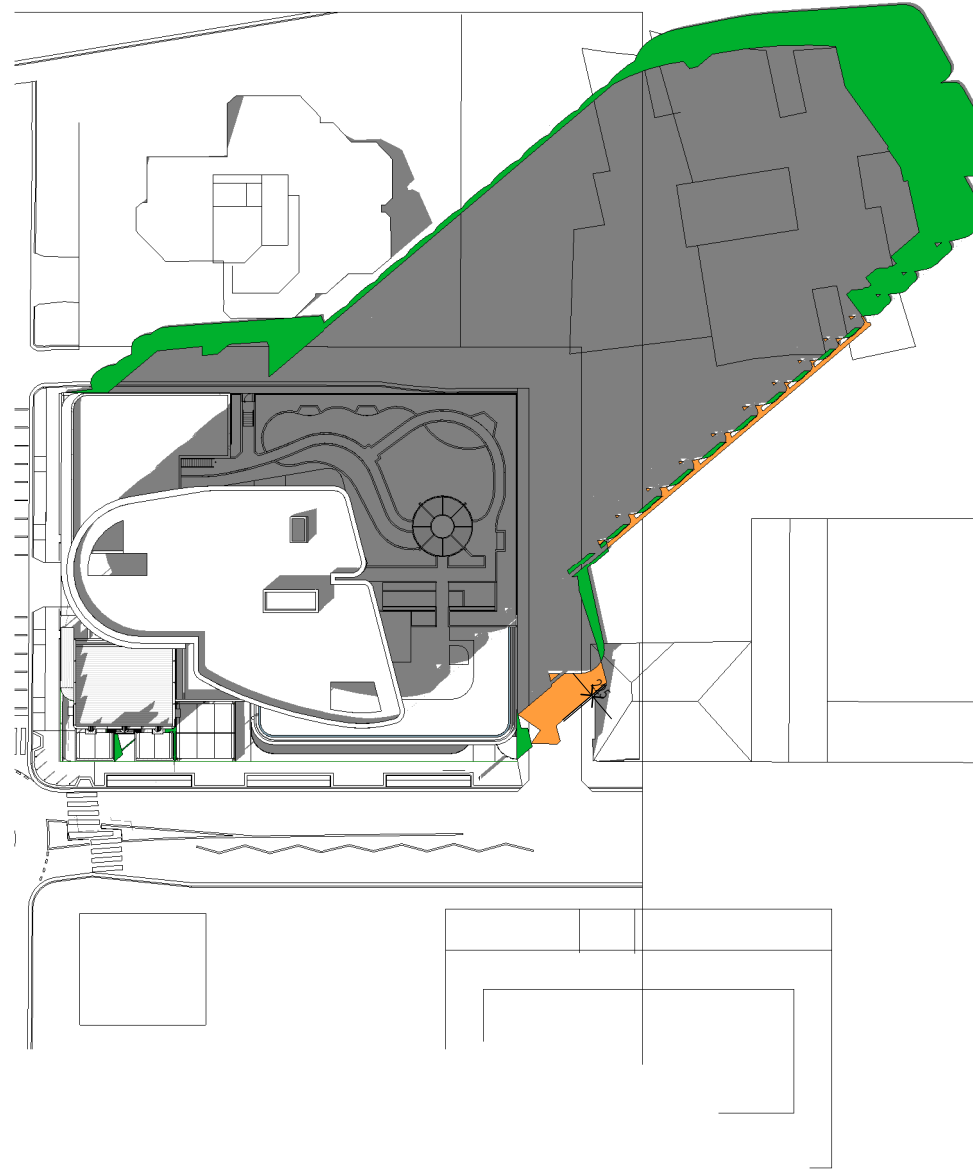
3 11:00 AM
1 : 1000



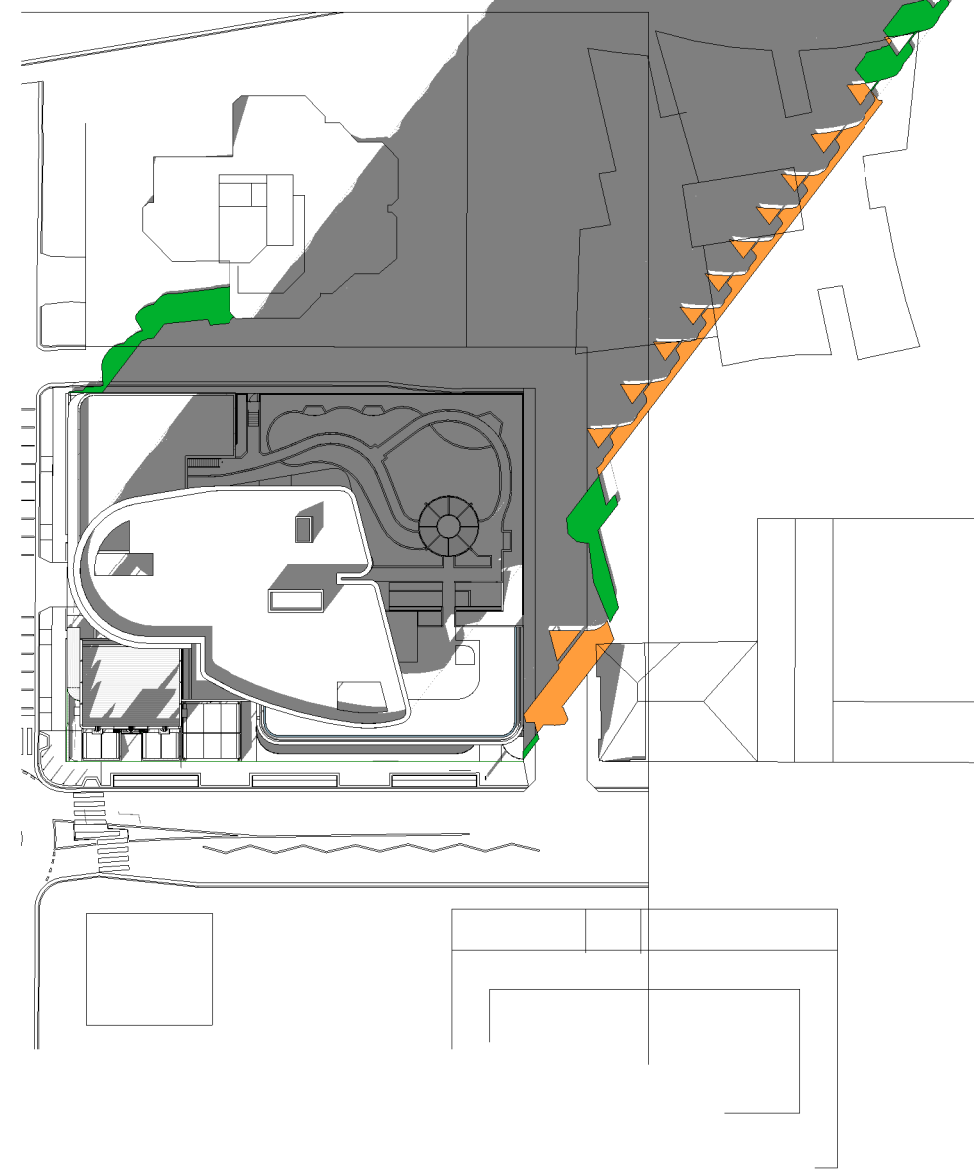
4 12:00 PM
1 : 1000



5 1:00 PM
1 : 1000



6 2:00 PM
1 : 1000



7 3:00 PM
1 : 1000

NOTE
SHADOW DIAGRAMS CAST ON THE SLOPING
GROUND PLANE
REFER TO SUN VIEW DIAGRAMS FOR SHADOW
IMPACT ON ADJACENT BUILDINGS

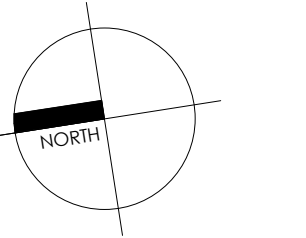
LEGEND

ADDITIONAL SHADOW CAST
BY PROPOSED ENVELOPE

REDUNDANT SHADOW CAST
BY APPROVED ENVELOPE

Scale 1:100

0 1m 2m 5m 10m



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
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N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
Rev.	Revision Description	Chk.	Date

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ACETQM Pty Ltd

Project

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Architect

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SHADOW DIAGRAM 22
JUNE

Drawing No.

SK.32

Revision

R

Project No.

6739

Scales

1 : 1000 @ A1

3/05/2022 10:47:34 AM Plot Date:



1 PM



2 PM



3 PM

NOTE

ADDITIONAL SHADOWS CAST BY PROPOSED ENVELOPE
ONTO ADJACENT RESIDENTIAL BUILDING SHOWN IN GREEN

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
Rev.	Revision Description	Chk.	Date

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

ADDITIONAL SHADOWS
DIAGRAM

Drawing No.

SK.33

Revision

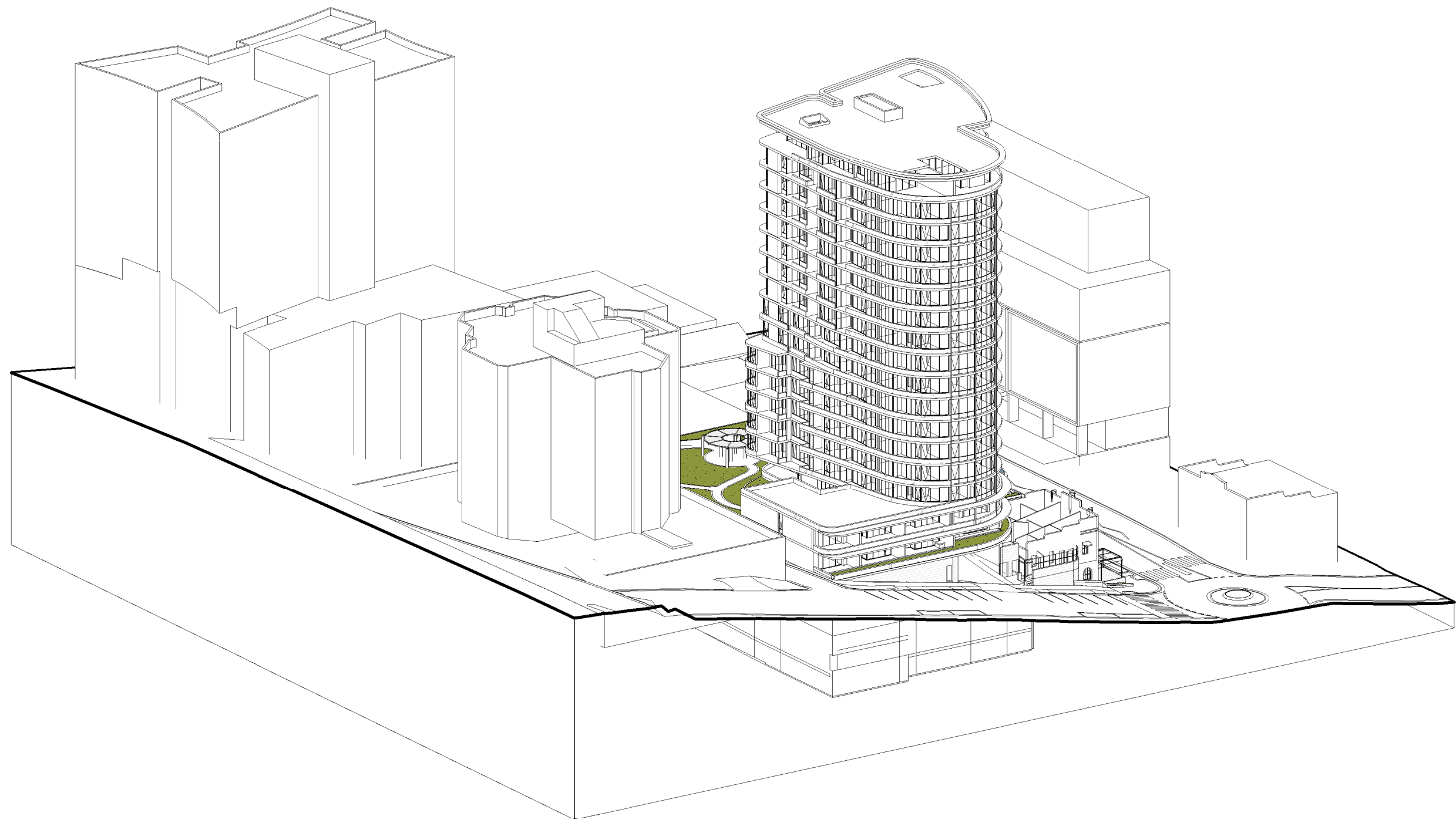
R

Project No.

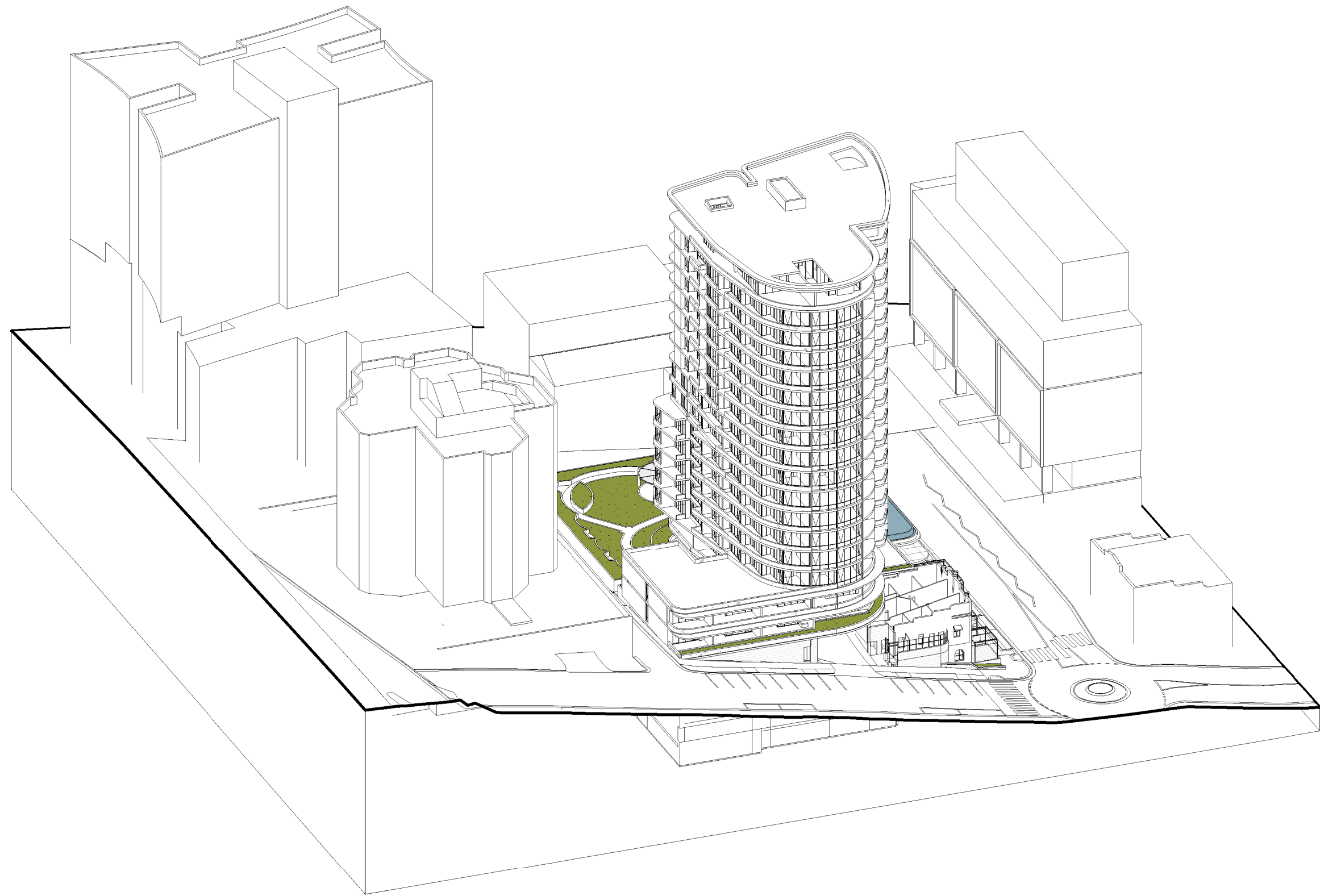
6739

Scales

@ A1



1 9-00 AM



2 10-00 AM



3 11-00 AM



4 12-00 PM

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
M	FOR INFORMATION	IY	30/03/2022
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SUN VIEWS DIAGRAM 1

Drawing No.

SK.34

Revision

R

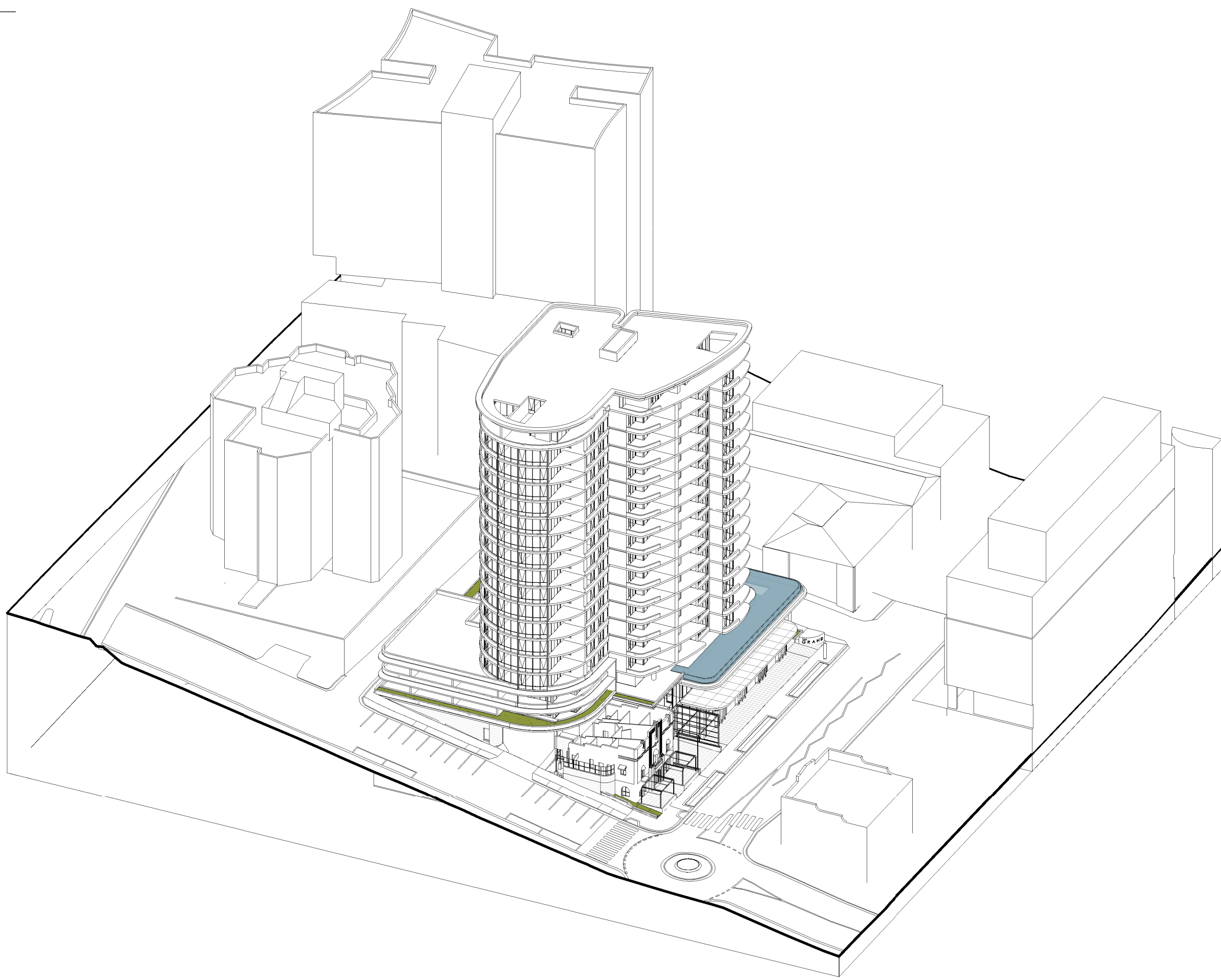
Project No.

6739

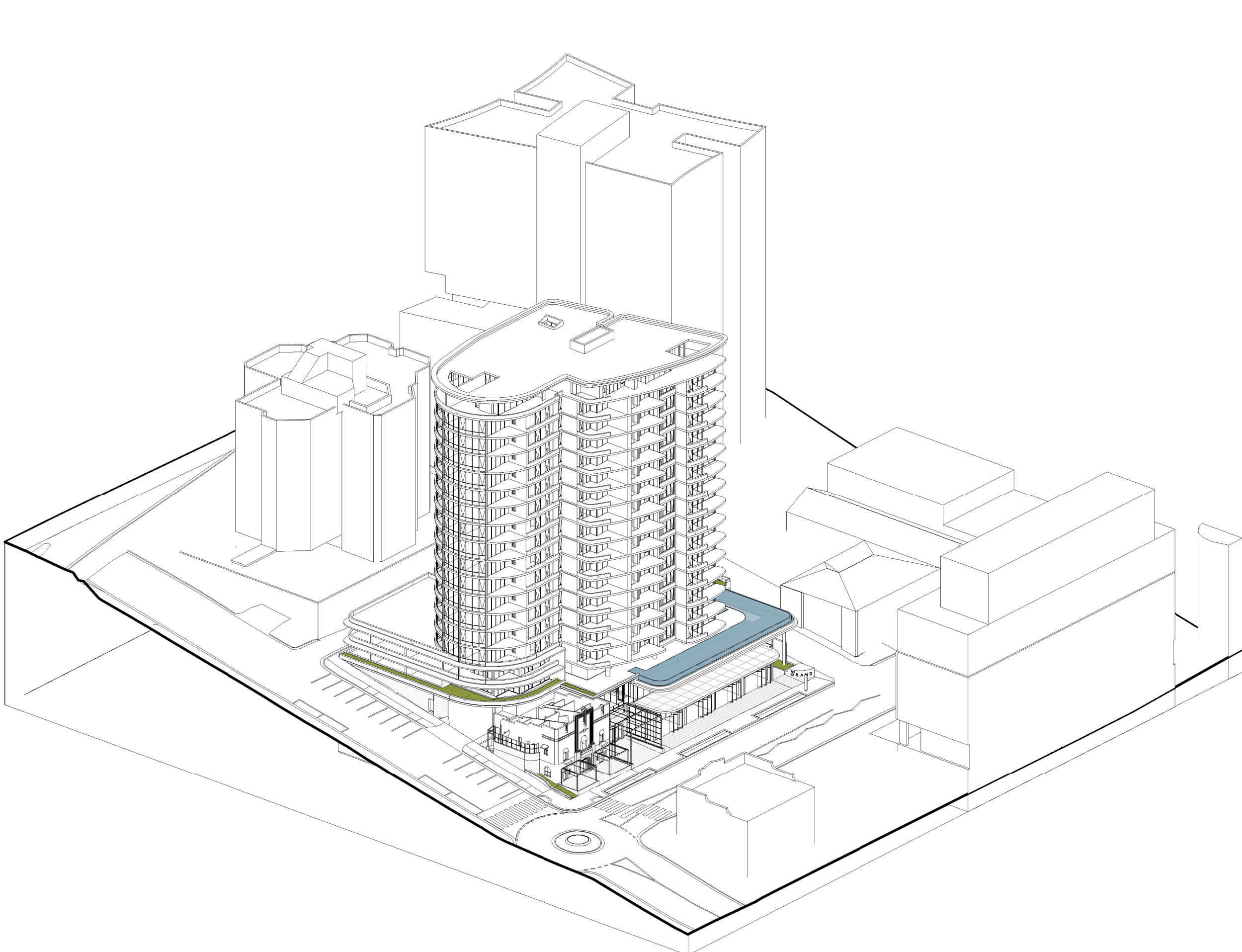
Scales

@ A1

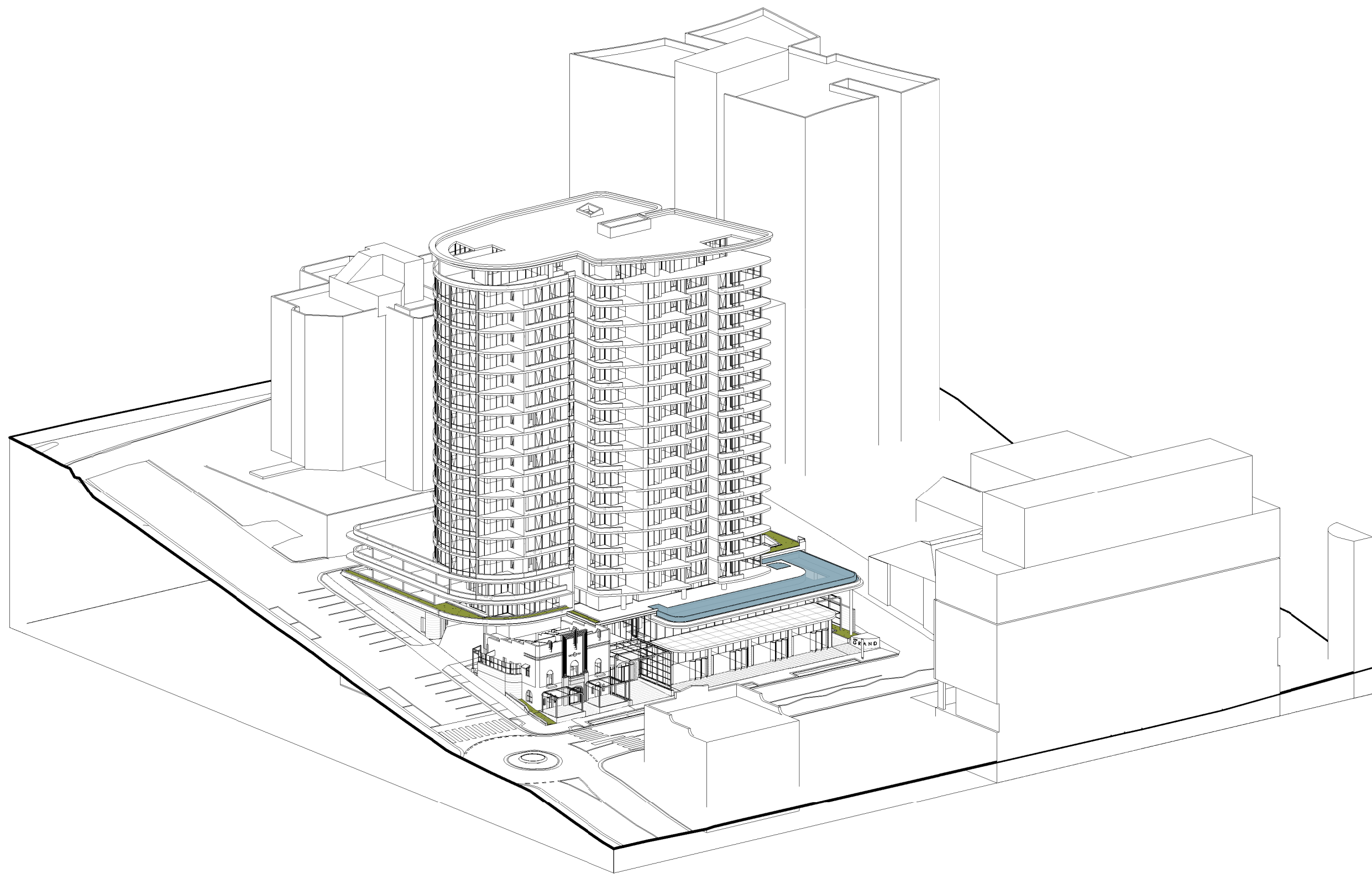
3/05/2022 10:48:18 AM Plot Date:



1 1-00 PM



2 2-00 PM



3 3-00 PM

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
Rev.	Revision Description	Chk.	Date

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Client

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Project

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Architect

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SUN VIEWS DIAGRAM 2

Drawing No.

SK.35

Revision

R

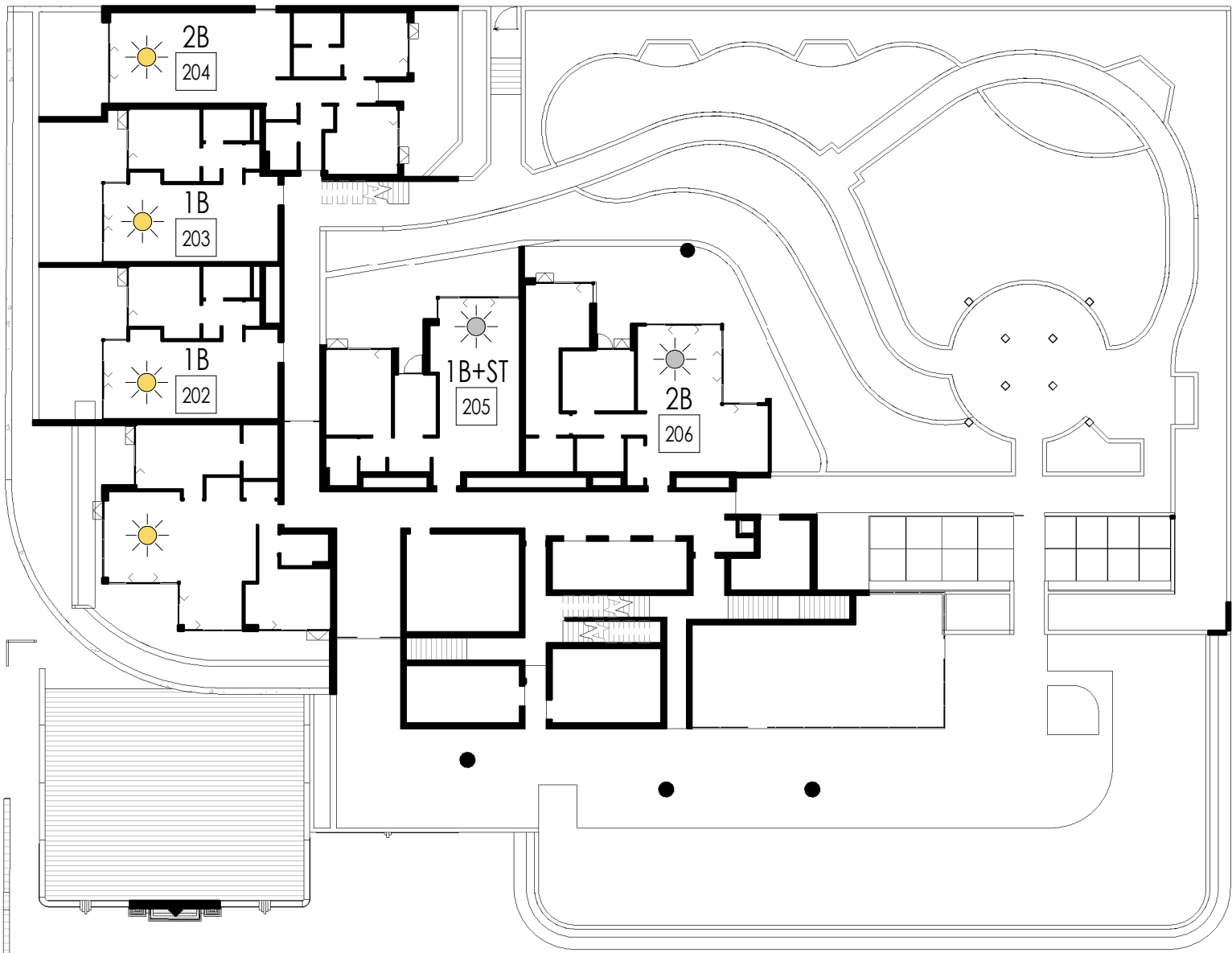
Project No.

6739

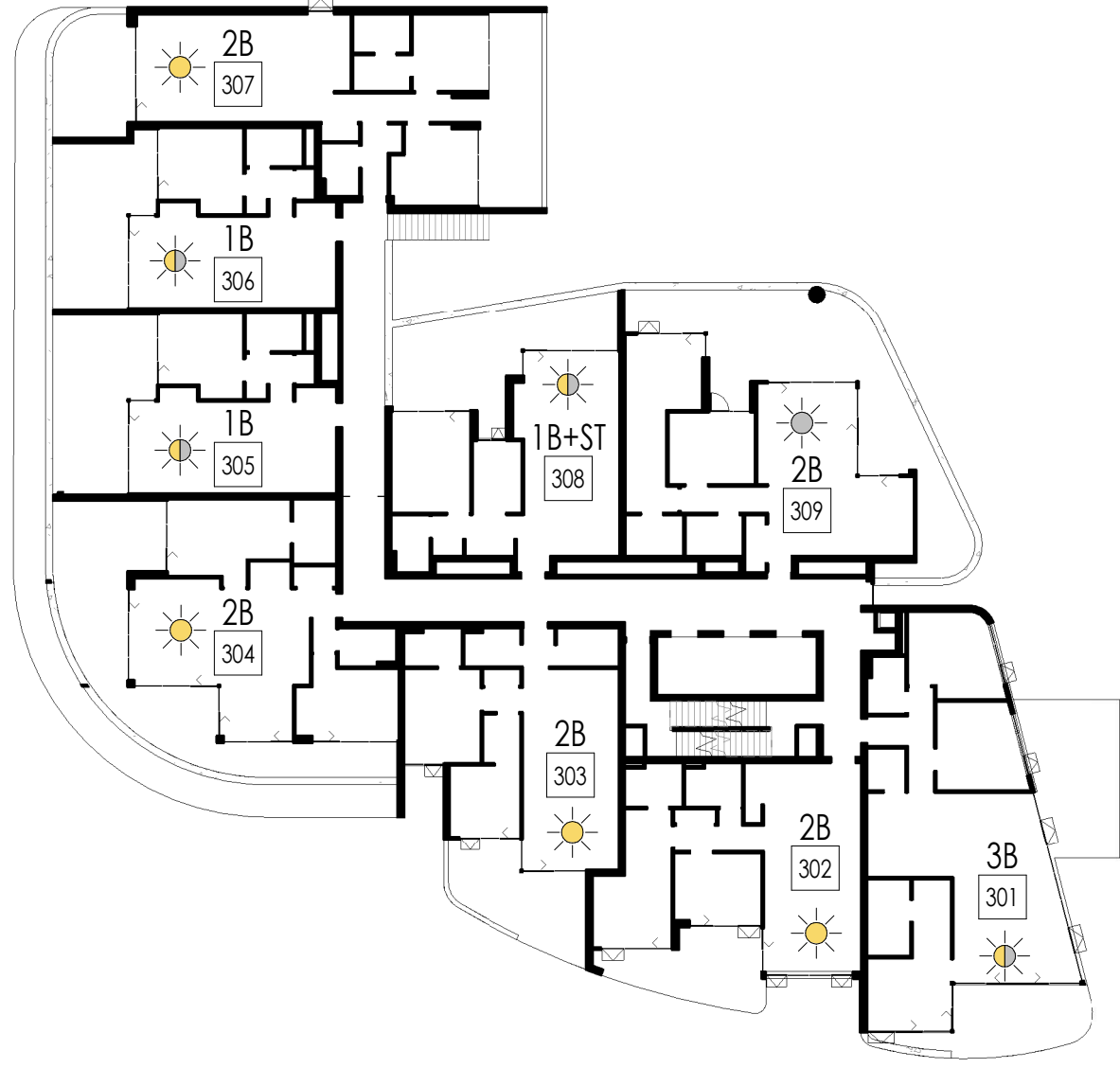
Scales

@ A1

3/05/2022 10:48:53 AM Plot Date:



1 LEVEL 2
1 : 300



2 LEVEL 3
1 : 300



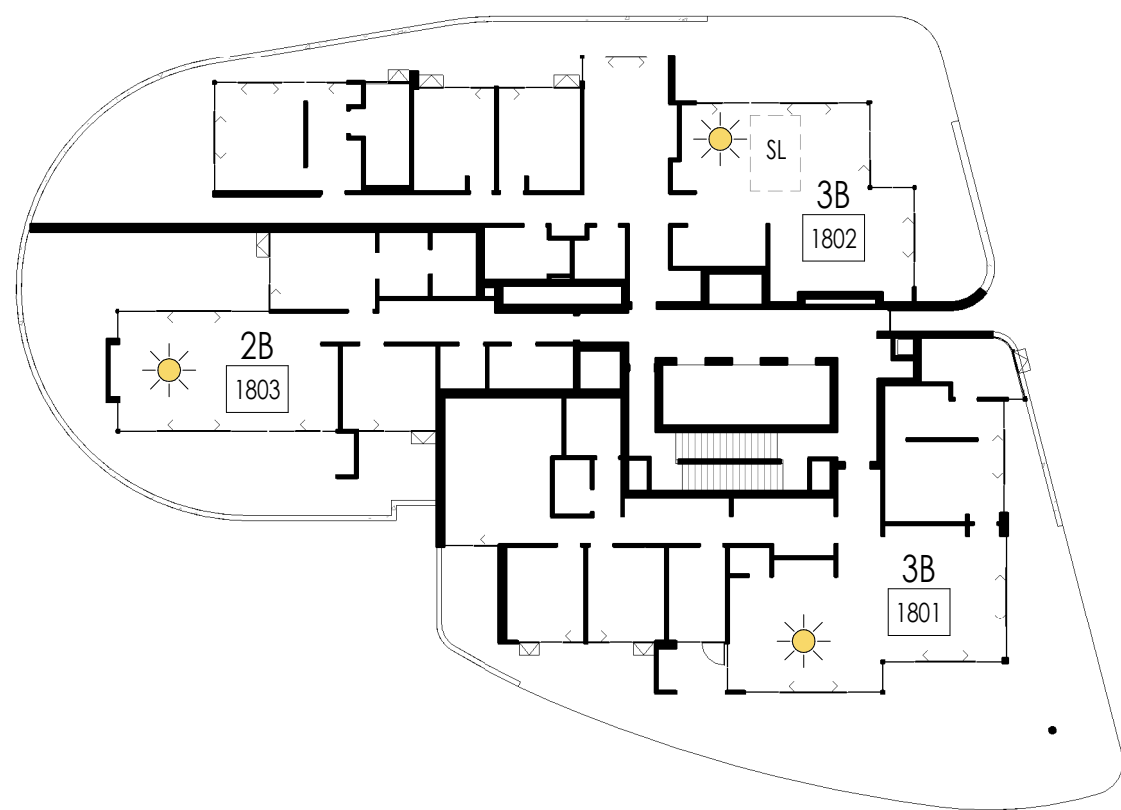
3 LEVELS 4-8
1 : 300



4 LEVELS 9-10
1 : 300



5 LEVELS 11-17
1 : 300

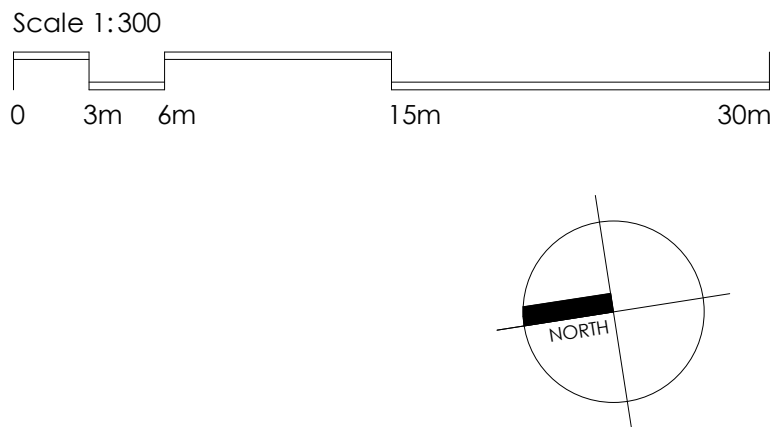


6 LEVEL 18
1 : 300

RESIDENTIAL SOLAR ACCESS

Level	Unit Number	9 AM - 3 PM			8 AM - 4 PM			Number of Levels	9 AM - 3 PM			8 AM - 4 PM		
		2 Hr +	Less 2 Hr	NIL	2 Hr +	Less 2 Hr	NIL		2 Hr +	Less 2 Hr	NIL	2 Hr +	Less 2 Hr	NIL
2	201	1			1			1	1			1		
	202	1			1			1	1			1		
	203	1			1			1	1			1		
	204	1			1			1	1			1		
	205			1			1	1			1			1
	206			1			1	1			1			1
3	301		1		1			1		1		1		
	302	1			1			1	1			1		
	303	1			1			1	1			1		
	304	1			1			1	1			1		
	305		1		1			1		1		1		
	306		1		1			1		1		1		
	307	1			1			1	1			1		
	308		1			1		1		1			1	
	309			1		1		1			1		1	
4-8	401		1		1			5		5		5		
	402	1			1			5	5			5		
	403	1			1			5	5			5		
	404	1			1			5	5			5		
	405	1			1			5	5			5		
	406	1			1			5	5			5		
	407	1			1			5	5			5		
	408A	1				1		5	5				5	
	408B			1	1			5			5	5		
9-10	901		1		1			2		2		2		
	902	1			1			2				2		
	903	1			1			2	2			2		
	904	1			1			2	2			2		
	905	1			1			2	2			2		
	906	1			1			2	2			2		
	907		1		1			2		2		2		
	908		1		1			2		2		2		
11-17	1101		1		1			7		7		7		
	1102	1			1			7	7			7		
	1103	1			1			7	7			7		
	1104	1			1			7	7			7		
	1105	1			1			7	7			7		
	1106	1			1			7	7			7		
	1107		1		1			7		7		7		
18	1801	1			1			1	1			1		
	1802	1			1			1	1			1		
	1803	1			1			1	1			1		

TOTAL	128	91	29	8	119	7	2
PERCENTAGE		71%	23%	6%	93%	5%	2%



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
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M	FOR INFORMATION	IY	30/03/2022
Rev.	Revision Description	Chk.	Date

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

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Architect

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ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

SOLAR ACCESS DIAGRAM

Drawing No.

SK.36

Revision

R

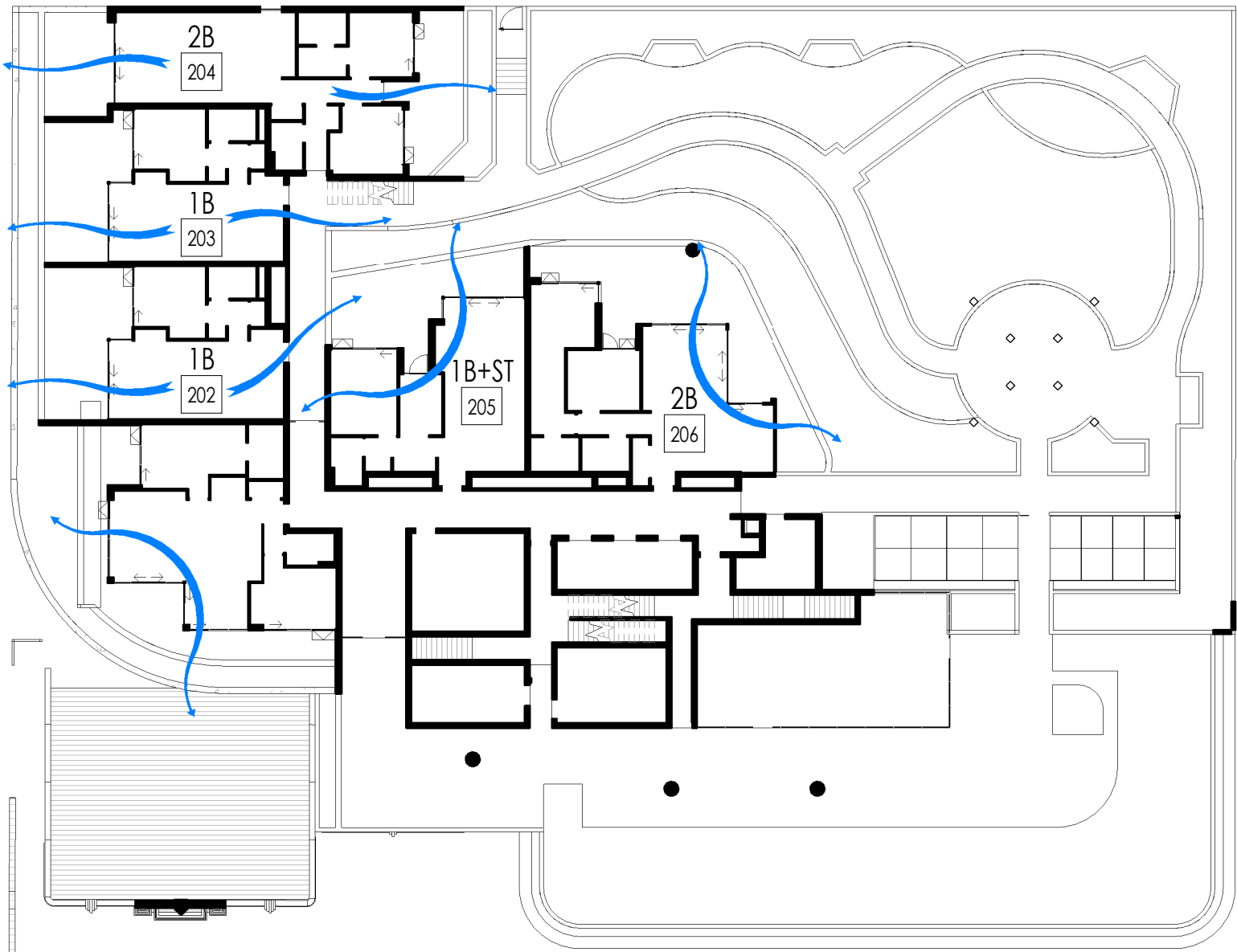
Project No.

6739

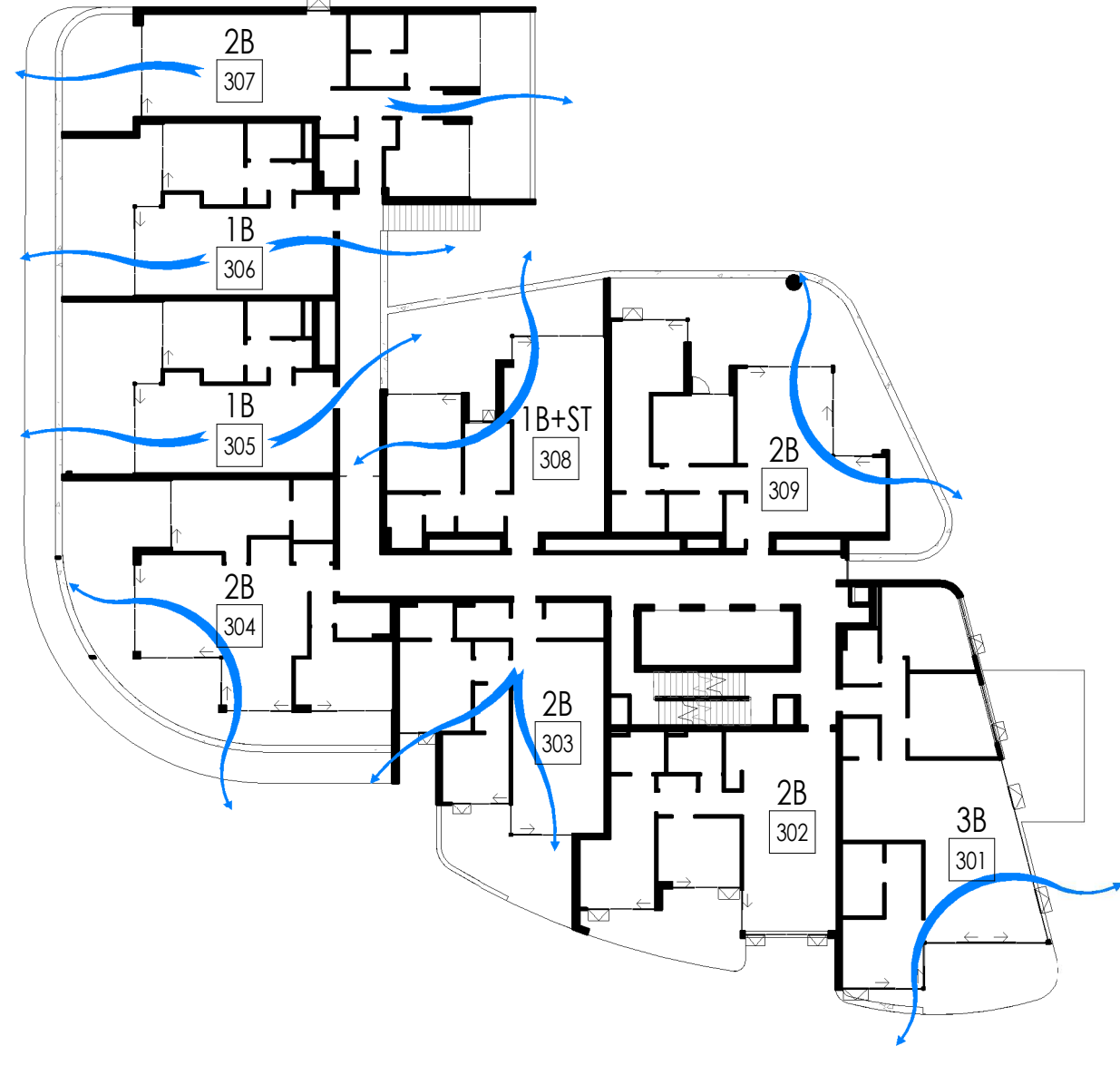
Scales

1 : 300 @ A1

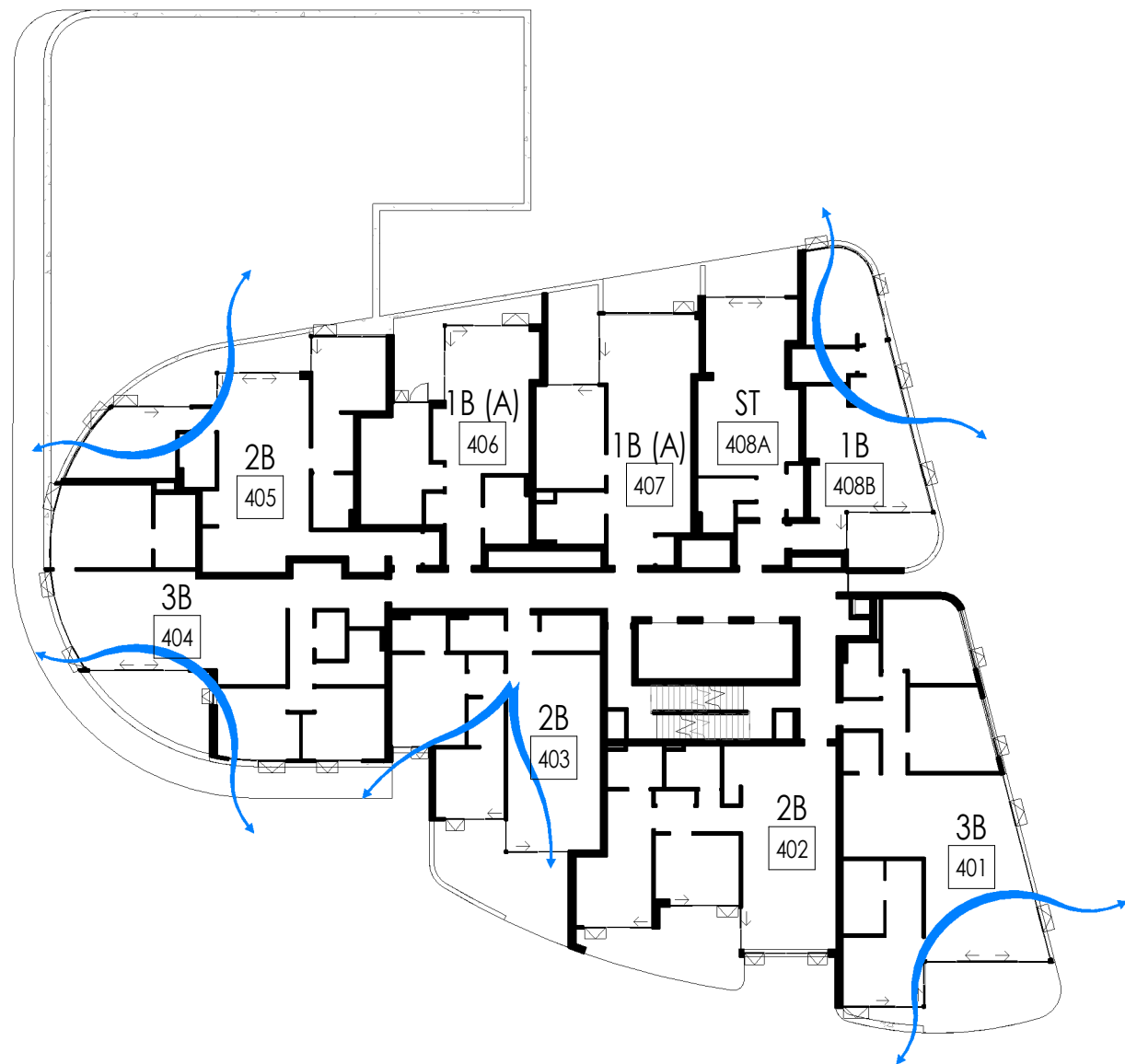
3/05/2022 10:49:04 AM Plot Date:



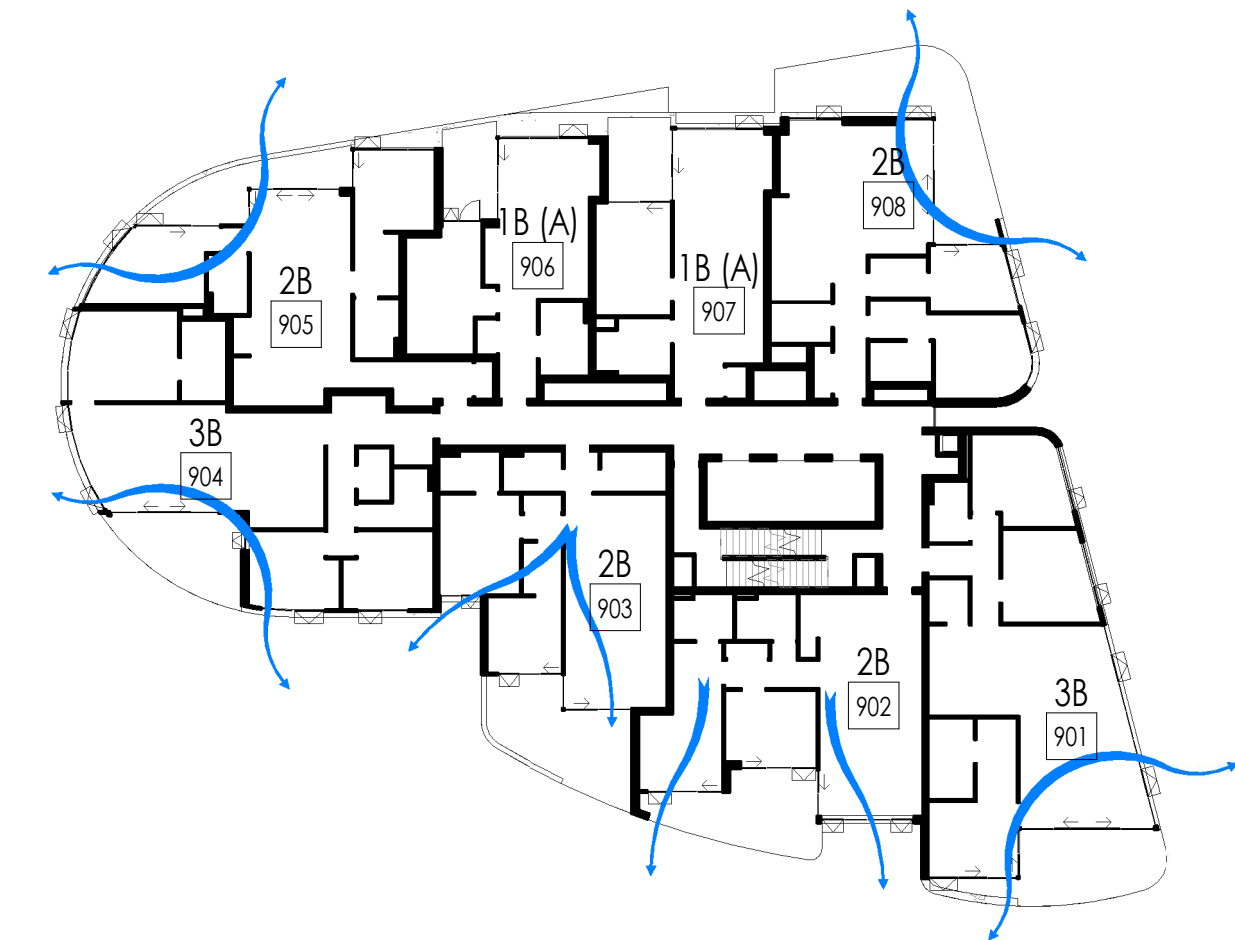
1 LEVEL 2
1 : 300



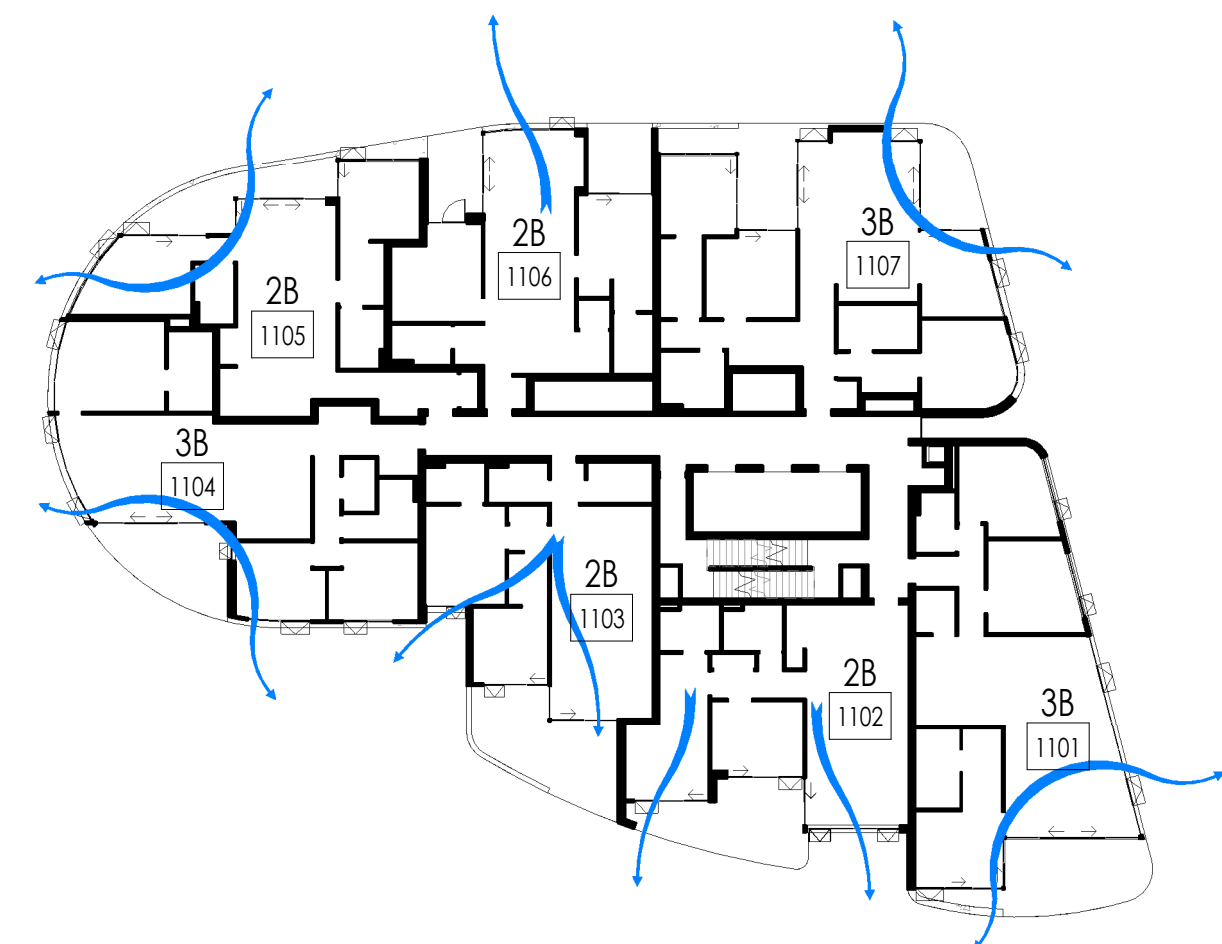
2 LEVEL 3
1 : 300



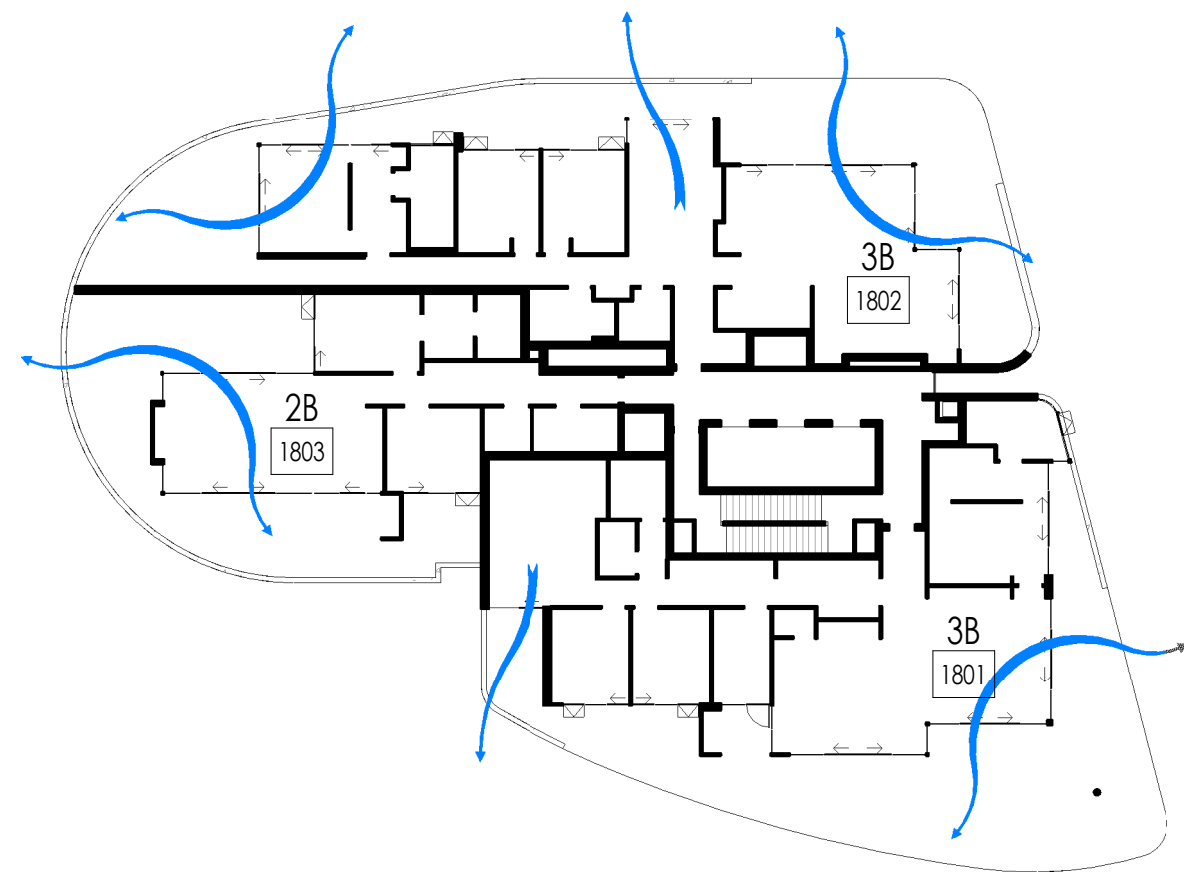
3 LEVELS 4-8
1 : 300



4 LEVELS 9-10
1 : 300



5 LEVELS 11-17
1 : 300



6 LEVEL 18
1 : 300

RESIDENTIAL X-VENTILATION

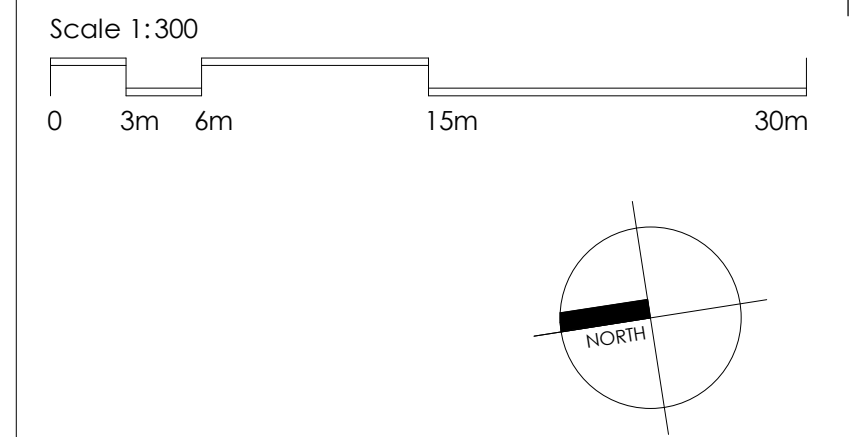
Level	Unit Number	X-Ventilated	Number of Levels	Number of X-Ventilated
2	201	1	1	1
	202	1	1	1
	203	1	1	1
	204	1	1	1
	205	1	1	1
	206	1	1	1
3	301	1	1	1
	302		1	
	303	1	1	1
	304	1	1	1
	305	1	1	1
	306	1	1	1
	307	1	1	1
	308	1	1	1
	309	1	1	1
4-8	401	1	5	5
	402		5	
	403	1	5	5
	404	1	5	5
	405	1	5	5
	406		5	
	407		5	
	408A		5	
	408B	1	5	5
9-10	905	1	2	2
	906		2	
	907		2	
	908	1	2	2

TOTAL	68	43
PERCENTAGE		63.2%

NOTE:

- from L 9 all west facing apartments deemed to be x-ventilated under the ADG (over 9 stories)

- from L 11 all east facing apartments deemed to be x-ventilated under the ADG (over 9 stories)



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
Rev.	Revision Description	Chk.	Date

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Client

ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

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Architect

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Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

X-VENTILATION DIAGRAM

Drawing No.

SK.37

Revision

R

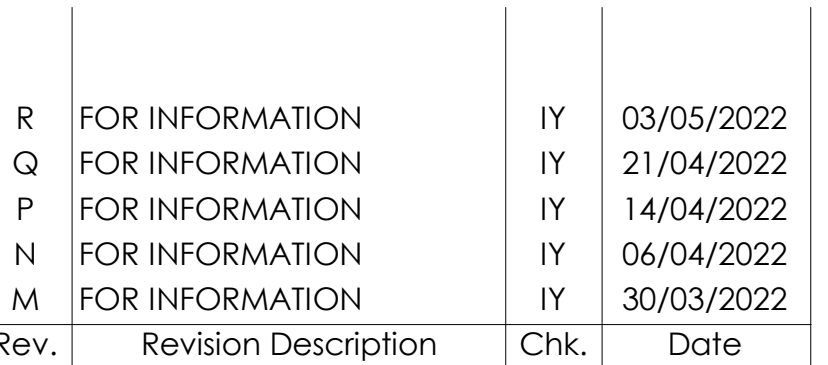
Project No.

6739

Scales

1 : 300 @ A1

3/05/2022 10:49:15 AM Plot Date:



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Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

LOADING DOCK SECTIONS

Drawing No.

SK.38

Revision R

Project No. 6739

Scales

1 : 50 @ A1

3/05/2022 10:49:25 AM Plot Date:



1



2



3



4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022
Rev.	Revision Description	Chk.	Date

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Drawing

3D MASSING

Drawing No.

SK.40

Revision

R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:29 AM Plot Date:



1



2



3



4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022
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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

3D MASSING

Drawing No.

SK.41

Revision

R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:34 AM Plot Date:



1



2



3



4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
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ACETQM Pty Ltd

Project

MIXED USE DEVELOPMENT

Address

27-37 MANN STREET, GOSFORD, NSW

Architect

KANNFINCH

Kann Finch Group Pty Ltd 50 Carrington St Sydney NSW 2000
ACN 139 614 798 Tel +61 2 9299 4111 www.kannfinch.com
Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

3D MASSING

Drawing No.

SK.42

Revision

R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:38 AM Plot Date:



1



2



3



4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022
Rev.	Revision Description	Chk.	Date

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3D MASSING

Drawing No.

SK.43

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R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:42 AM Plot Date:



1



2



3



4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
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Drawing

3D MASSING

Drawing No.

SK.44

Revision

R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:46 AM Plot Date:



SECTION 1



SECTION 2

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
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Drawing

3D SECTIONS

Drawing No.

SK.45

Revision

R

Project No.

6739

Scales

@ A1

3/05/2022 10:49:49 AM Plot Date:



SECTION 3



SECTION 4

ARTIST'S IMPRESSION

R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
M	FOR INFORMATION	IY	30/03/2022
K	FOR INFORMATION	RW	16/03/2022
Rev.	Revision Description	Chk.	Date

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Nominated Architect: Stephen Jamison NSW ARB Reg No 5108

Drawing

3D SECTIONS

Drawing No.

SK.46

Revision

R

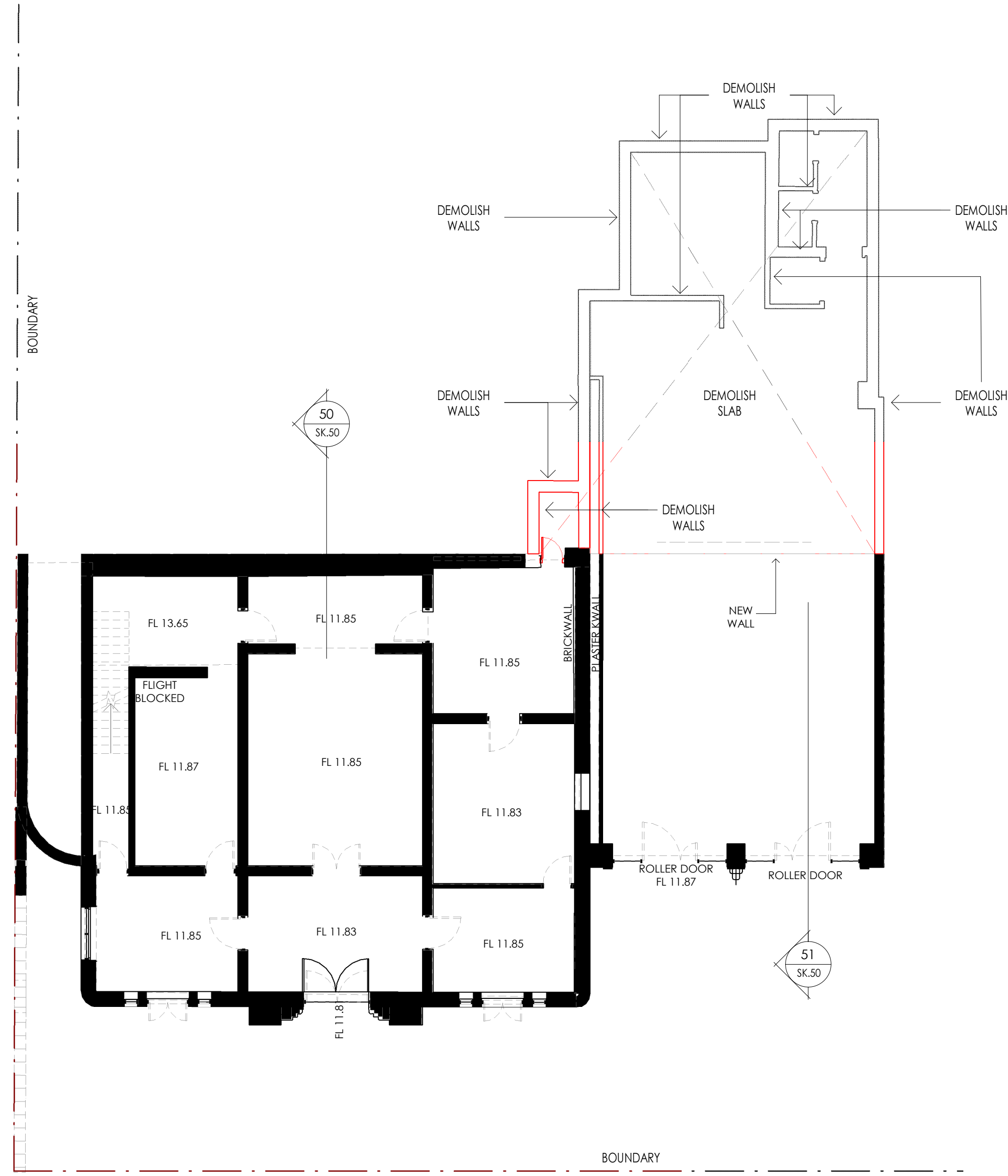
Project No.

6739

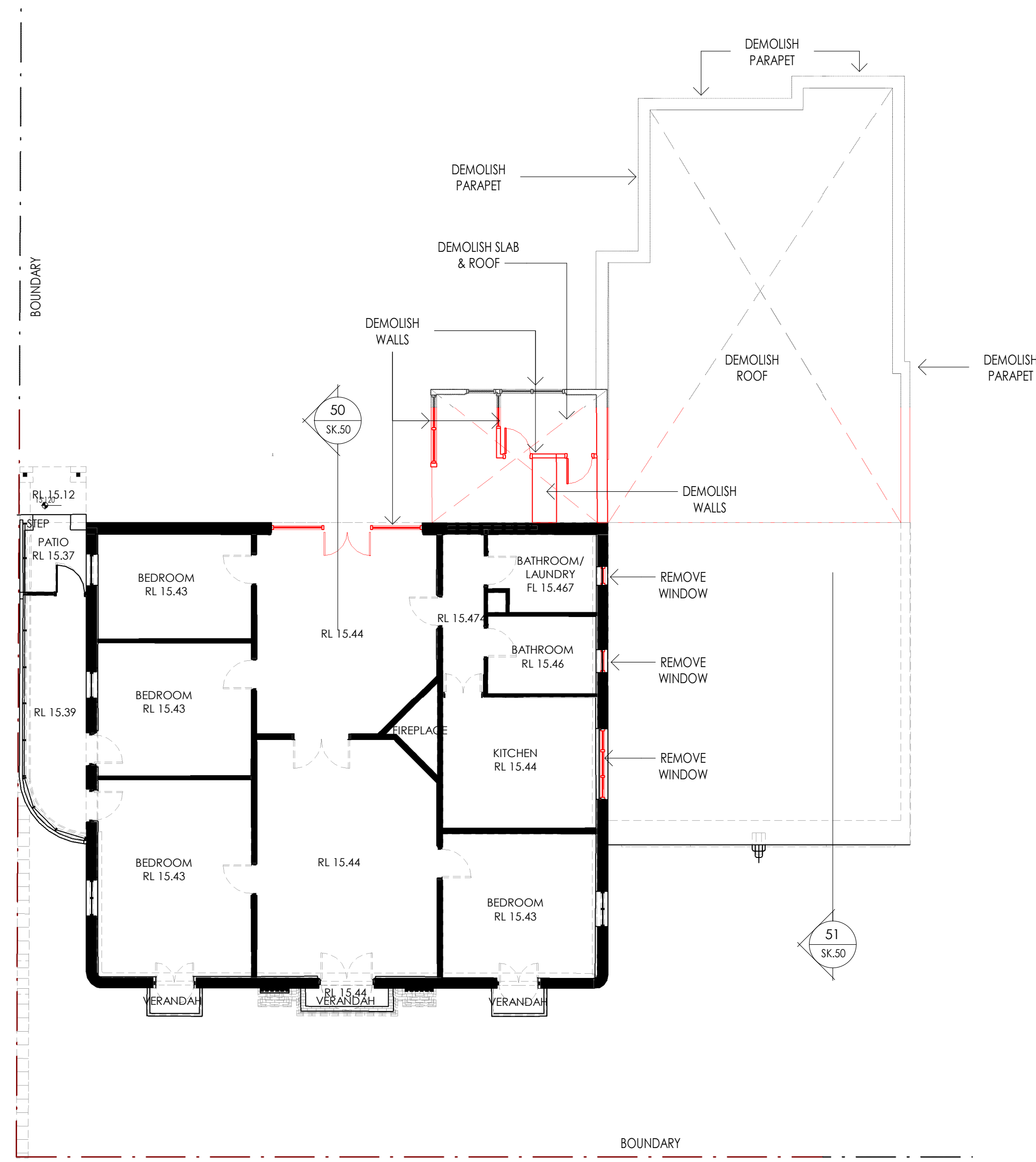
Scales

@ A1

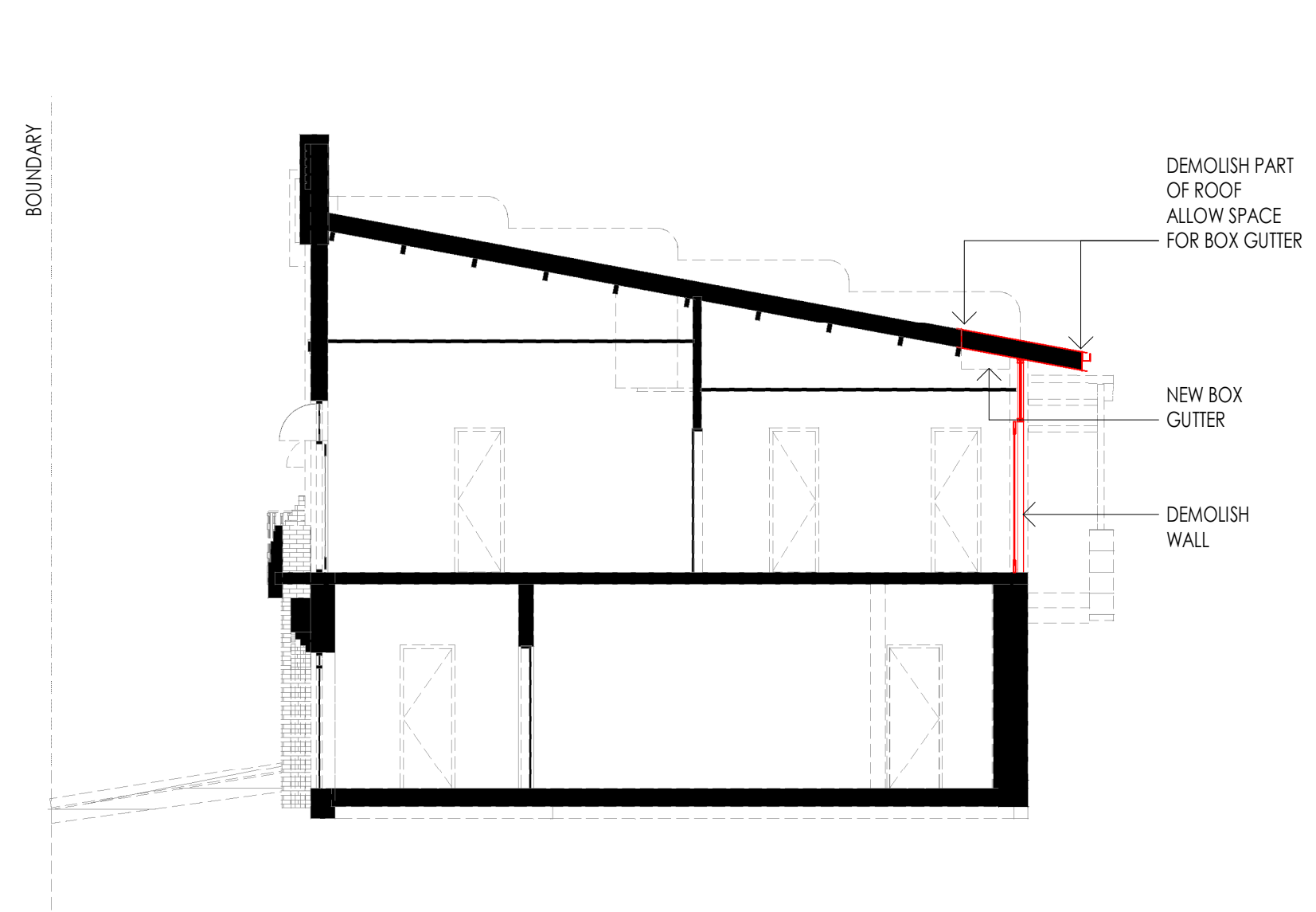
3/05/2022 10:49:52 AM Plot Date:



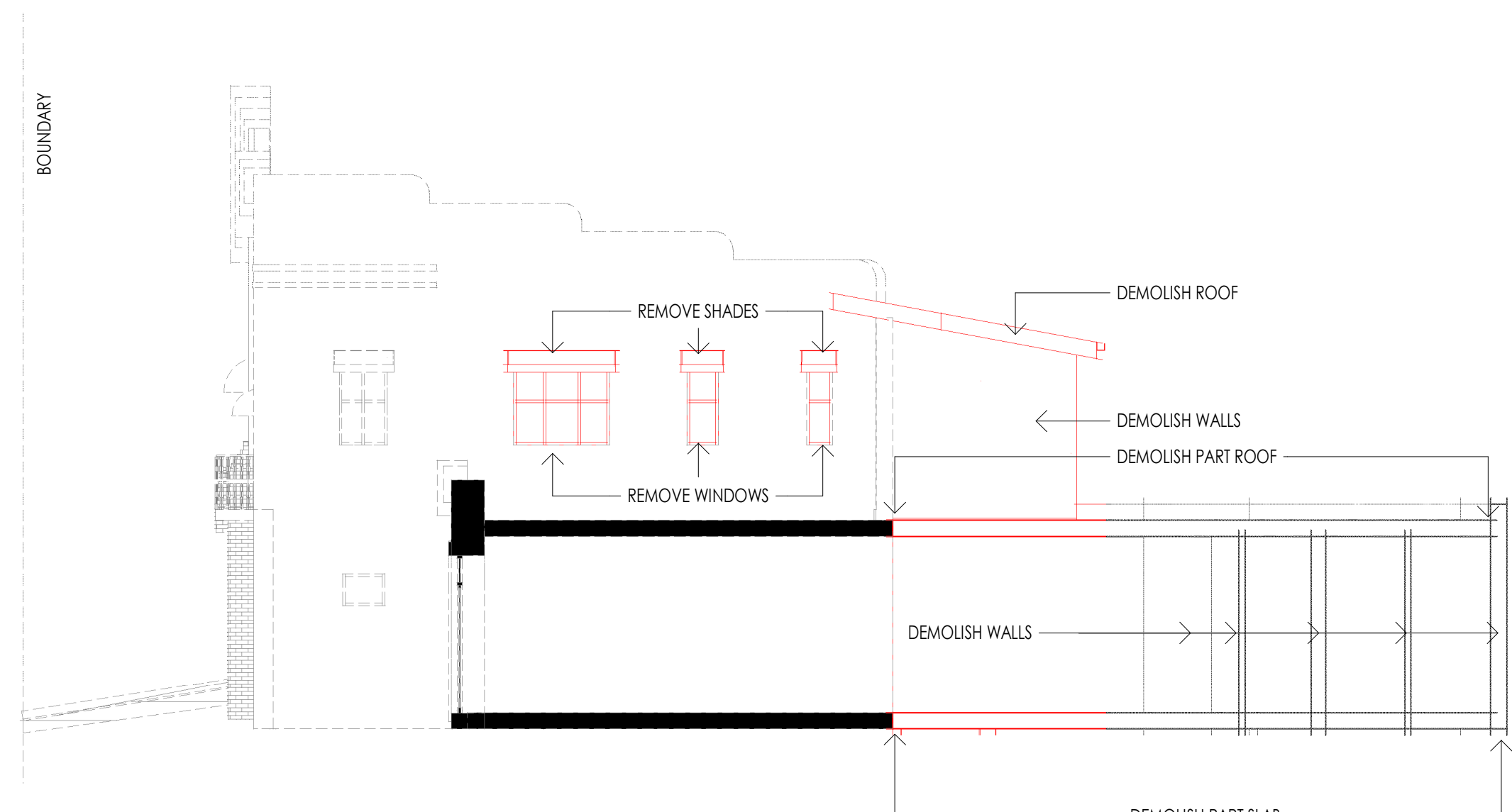
1 GROUND LEVEL
1 : 100



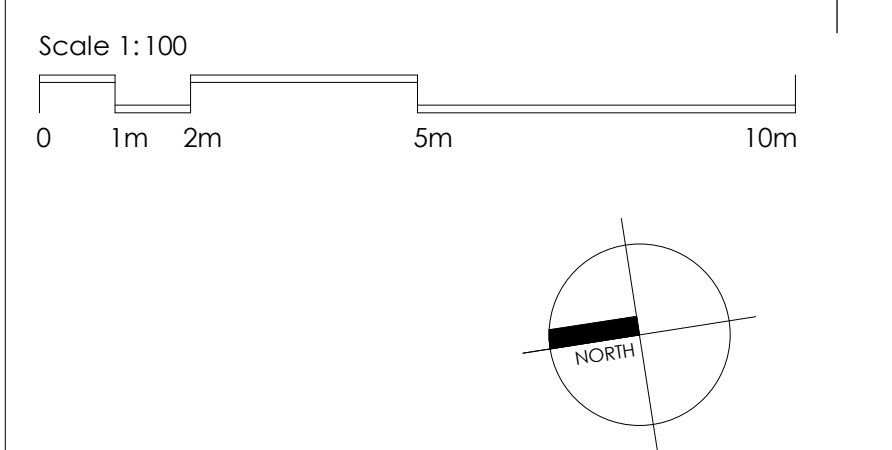
2 LEVEL 1
1 : 100



50 SECTION
1 : 100



51 SECTION
1 : 100



R	FOR INFORMATION	IY	03/05/2022
Q	FOR INFORMATION	IY	21/04/2022
P	FOR INFORMATION	IY	14/04/2022
N	FOR INFORMATION	IY	06/04/2022
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K	FOR INFORMATION	RW	16/03/2022

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Drawing
DEMOLITION PLAN - HERITAGE BUILDINGS

Drawing No.
SK.50

Revision **R**

Project No. **6739**

Scales
1 : 100 @ A1