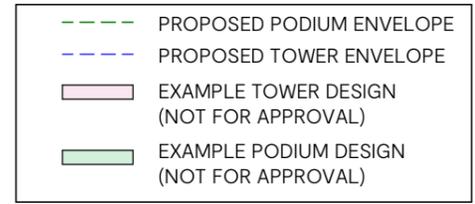
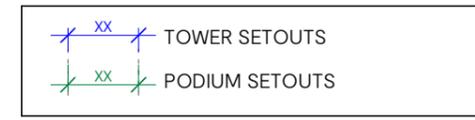
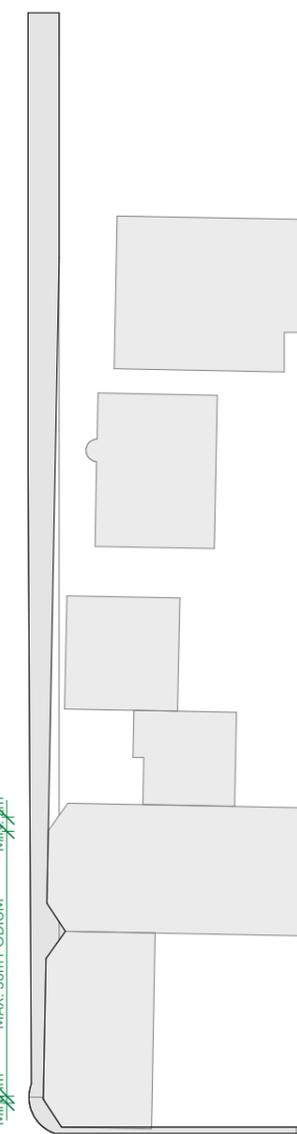
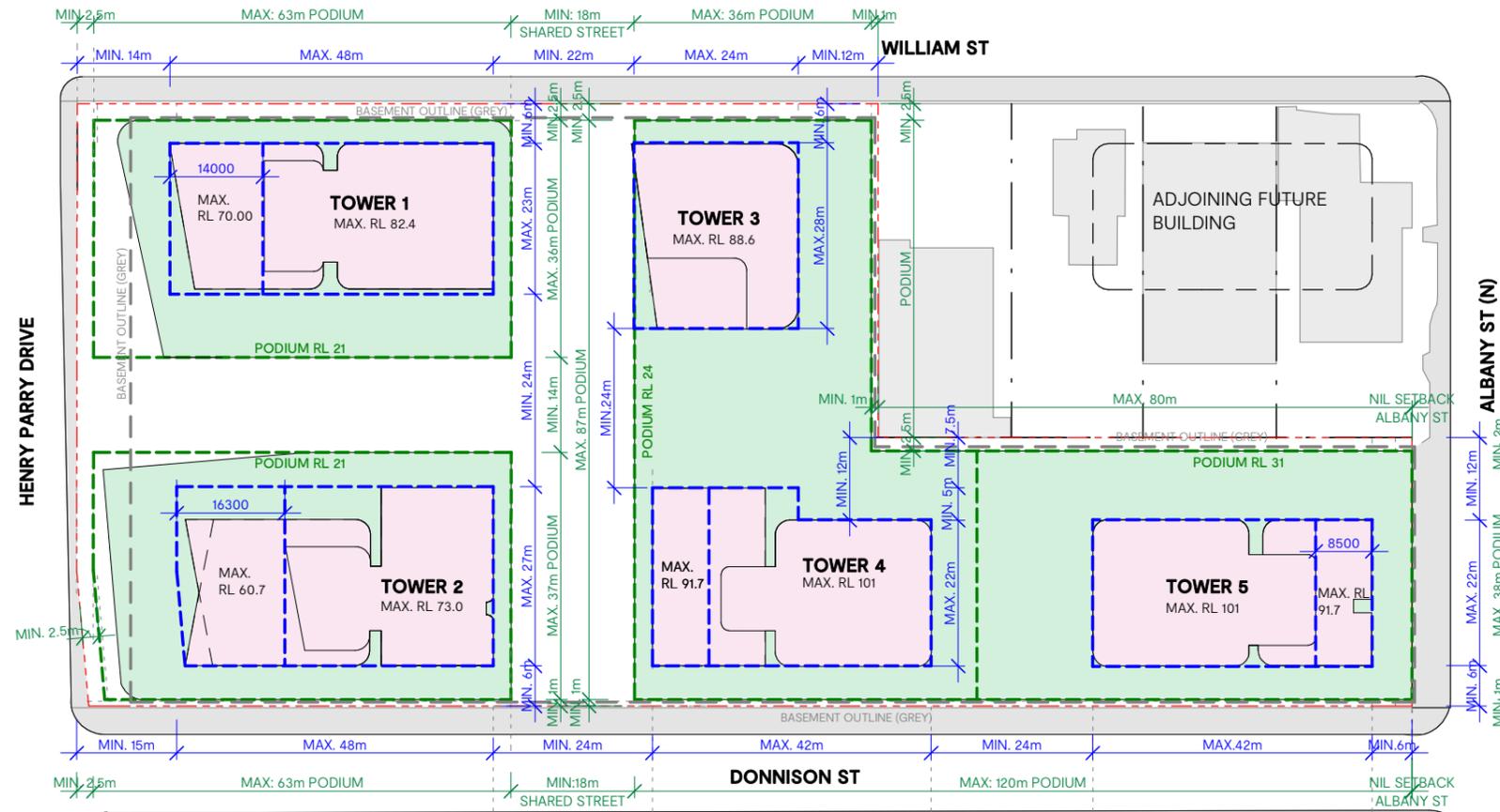
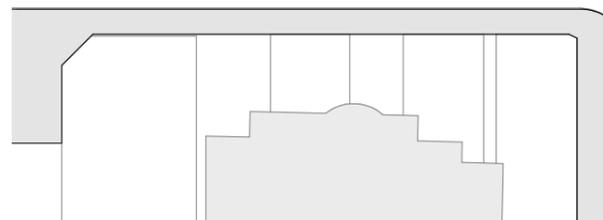
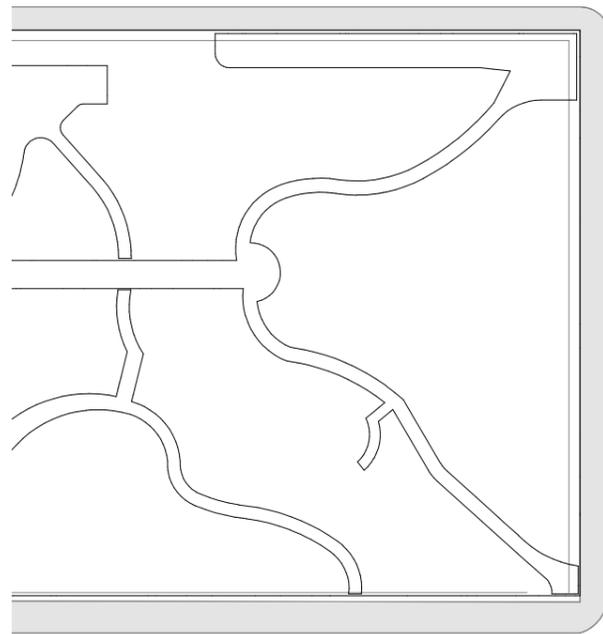
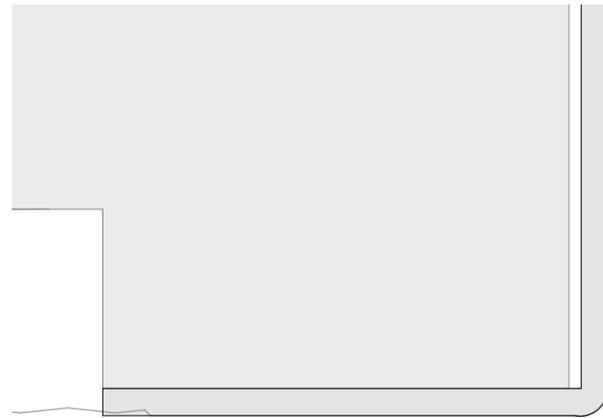


Stage 1 Development Application/

**APPENDIX 1A – Envelopes for Approval**

1<sup>st</sup> June 2020/



Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

Project  
**GOSFORD ALIVE MASTERPLAN**  
 136 DONNISON STREET, GOSFORD 2250

Project Number  
 218155

Status

Date Plotted 02-Jun-20 9:43:57 AM

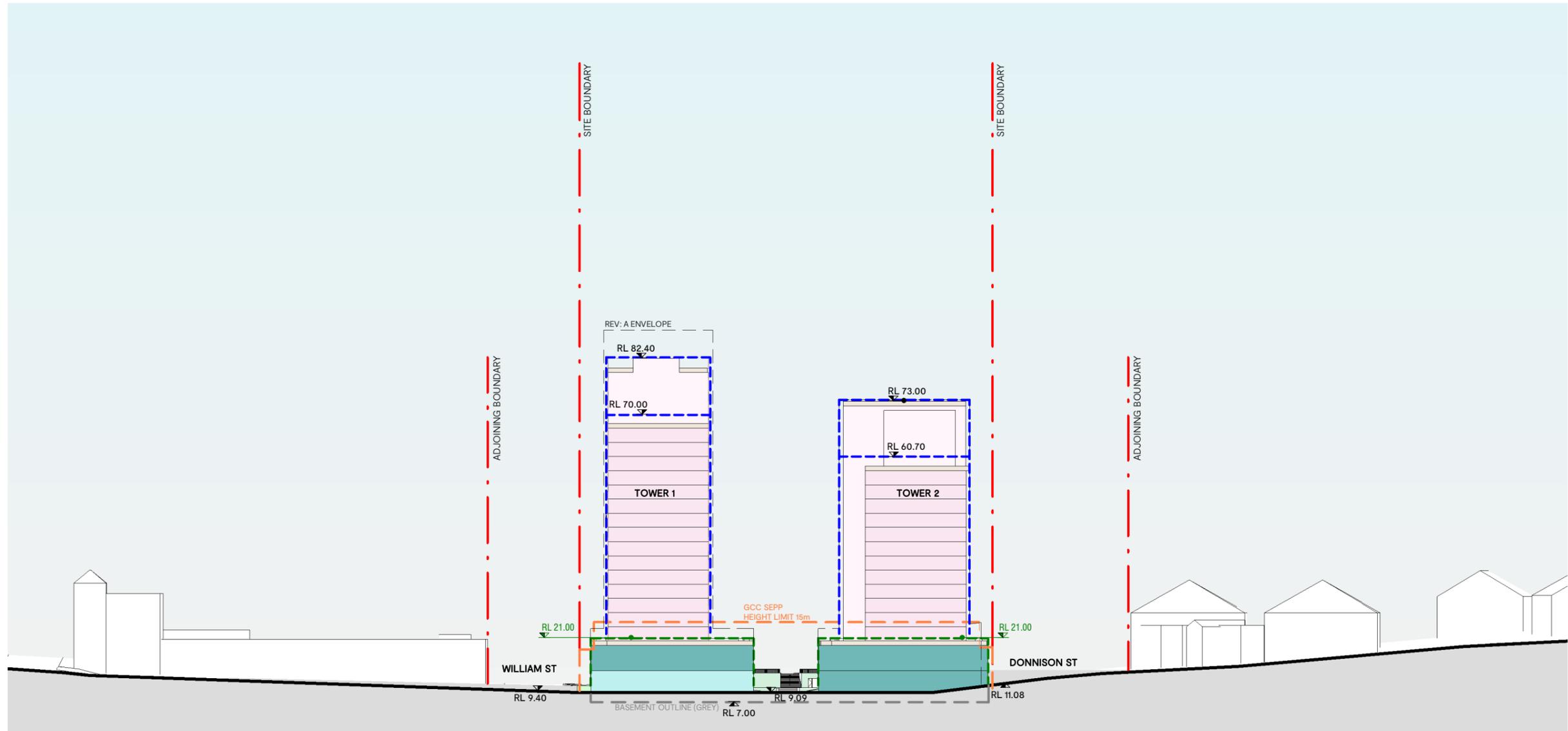
Date Issued

Scale 1 : 1000 @A3

Drawing Title  
**PROPOSED BUILDING ENVELOPE**

Drawing Number  
**DA-02**





TOWER SETBACK	
	GCC TOWER SETBACK -6-8m from all streets
	PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot

PODIUM SETBACK	
	GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m
	PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St

	RETAIL
	COMMERCIAL
	LOBBY
	COMMON AREA
	CARPARK
	SERVICES
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

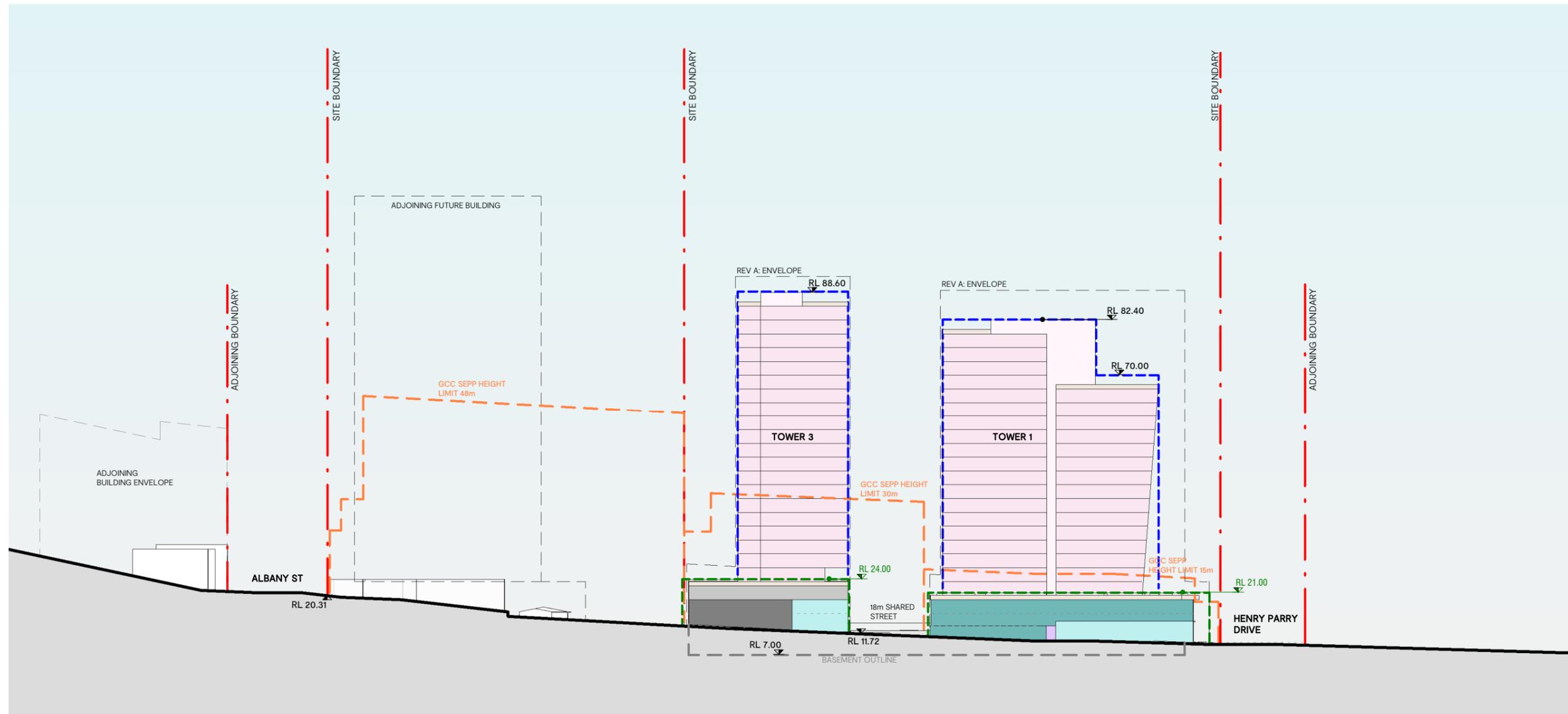
Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status	
Date Plotted	02-Jun-20 9:43:58 AM
Date Issued	
Scale	1 : 1000 @A3

Drawing Title  
**MASTERPLAN - ELEVATION HENRY PARRY DRIVE**  
Drawing Number  
**DA-20**

**BUCHAN**



<p><b>TOWER SETBACK</b></p> <p>--- GCC TOWER SETBACK -6m from all streets</p> <p>--- PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot</p>	<p><b>PODIUM SETBACK</b></p> <p>--- GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m</p> <p>--- PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St</p>	<p>RETAIL</p> <p>COMMERCIAL</p> <p>LOBBY</p> <p>COMMON AREA</p> <p>CARPARK</p> <p>SERVICES</p> <p>EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)</p>
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Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

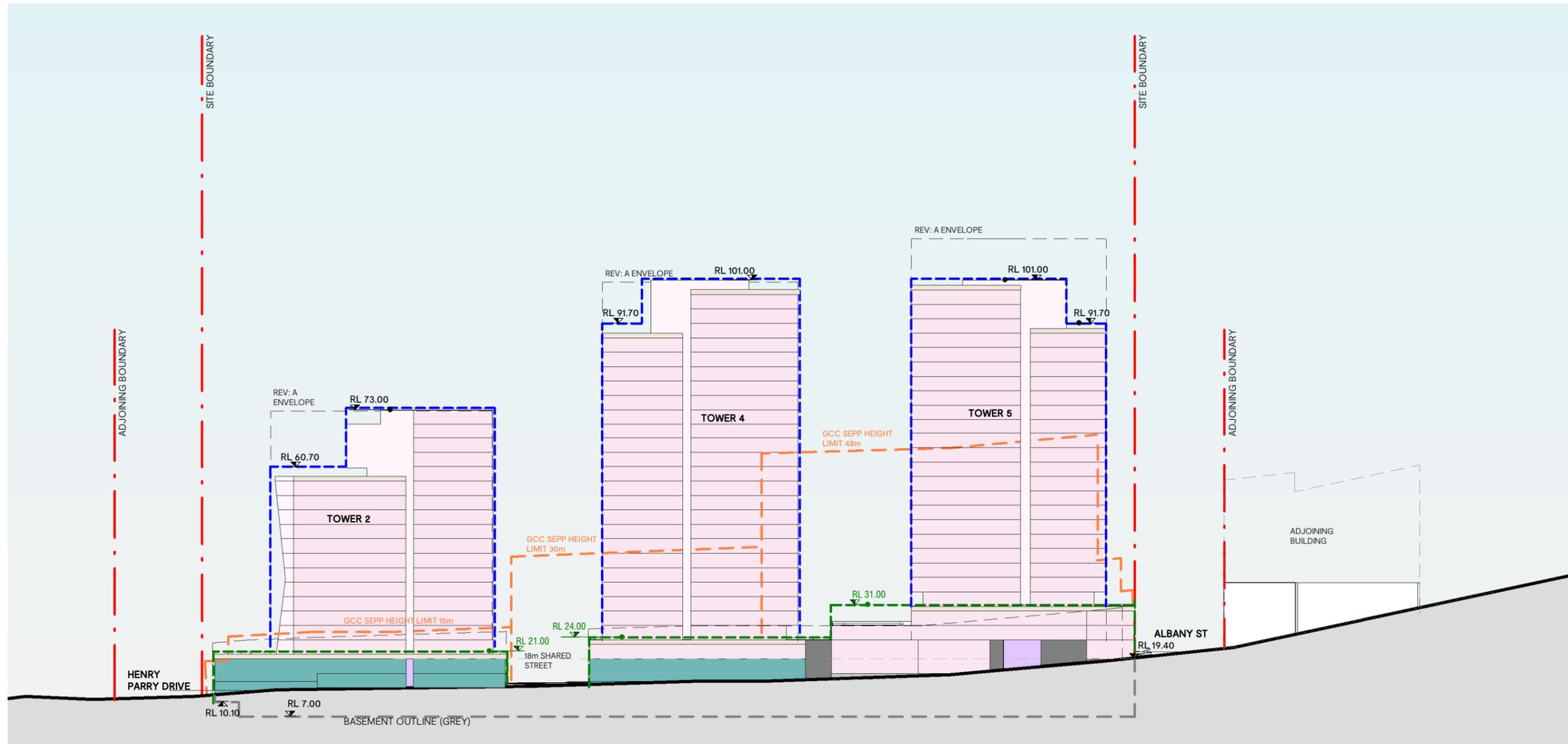
Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status
Date Plotted 02-Jun-20 9:43:59 AM
Date Issued
Scale 1 : 1000 @A3
0 5 10 20 30 40M

Drawing Title  
**MASTERPLAN - ELEVATION**  
WILLIAM ST  
Drawing Number  
**DA-21**

**BUCHAN**



<p><b>TOWER SETBACK</b></p> <ul style="list-style-type: none"> <li>- - - - - GCC TOWER SETBACK -6-8m from all streets</li> <li>- - - - - PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot</li> </ul>	<p><b>PODIUM SETBACK</b></p> <ul style="list-style-type: none"> <li>- - - - - GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m</li> <li>- - - - - PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St</li> </ul>	<ul style="list-style-type: none"> <li>RETAIL</li> <li>COMMERCIAL</li> <li>LOBBY</li> <li>COMMON AREA</li> <li>CARPARK</li> <li>SERVICES</li> <li>EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)</li> </ul>
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Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

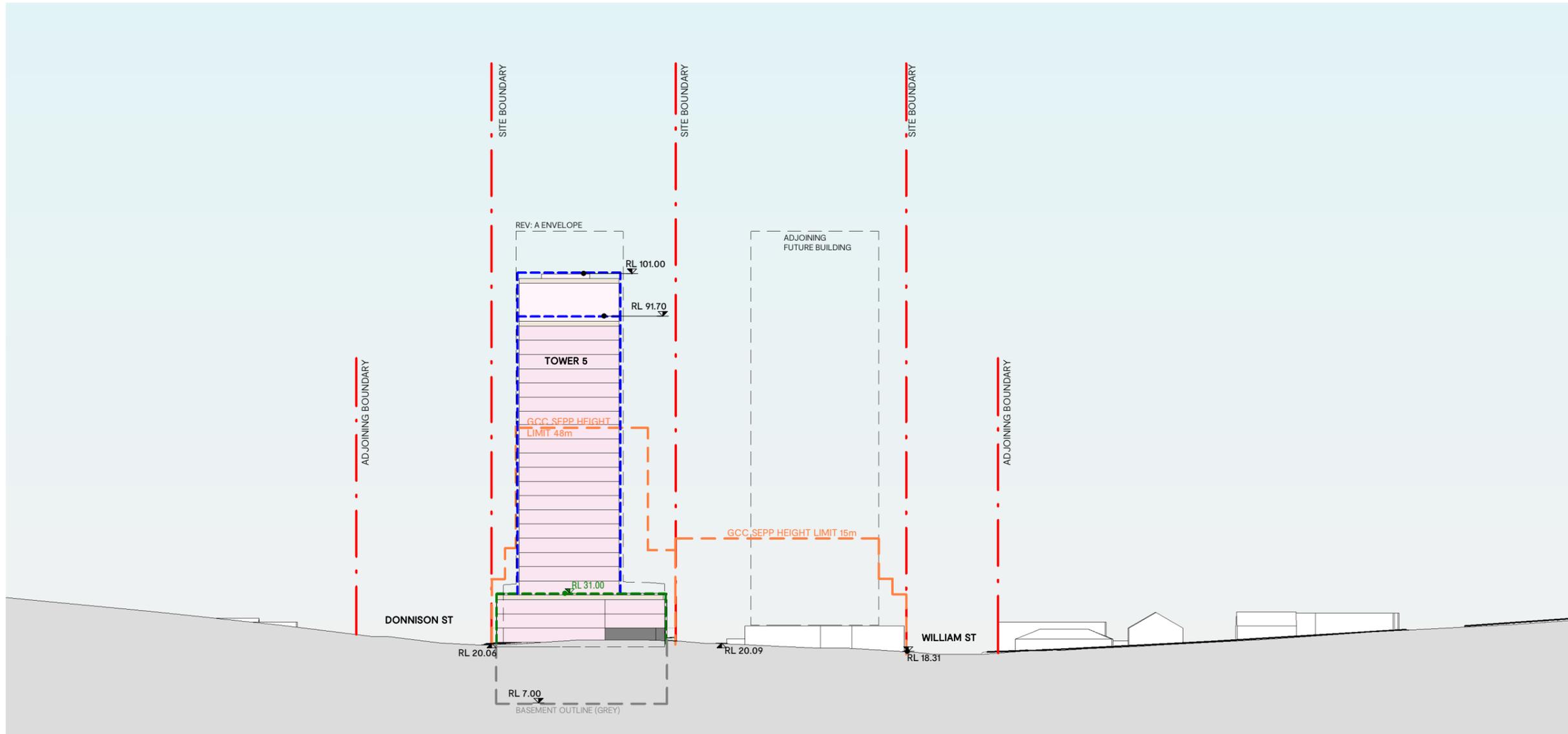
Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status  
Date Plotted 02-Jun-20 9:44:02 AM  
Date Issued  
Scale  
1 : 1000 @A3  
0 5 10 20 30 40M

Drawing Title  
**MASTERPLAN-ELEVATION  
DONNISON STREET**  
Drawing Number  
**DA-22**

**BUCHAN**



TOWER SETBACK	
	GCC TOWER SETBACK -6-8m from all streets
	PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot

PODIUM SETBACK	
	GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m
	PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St

	RETAIL
	COMMERCIAL
	LOBBY
	COMMON AREA
	CARPARK
	SERVICES
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

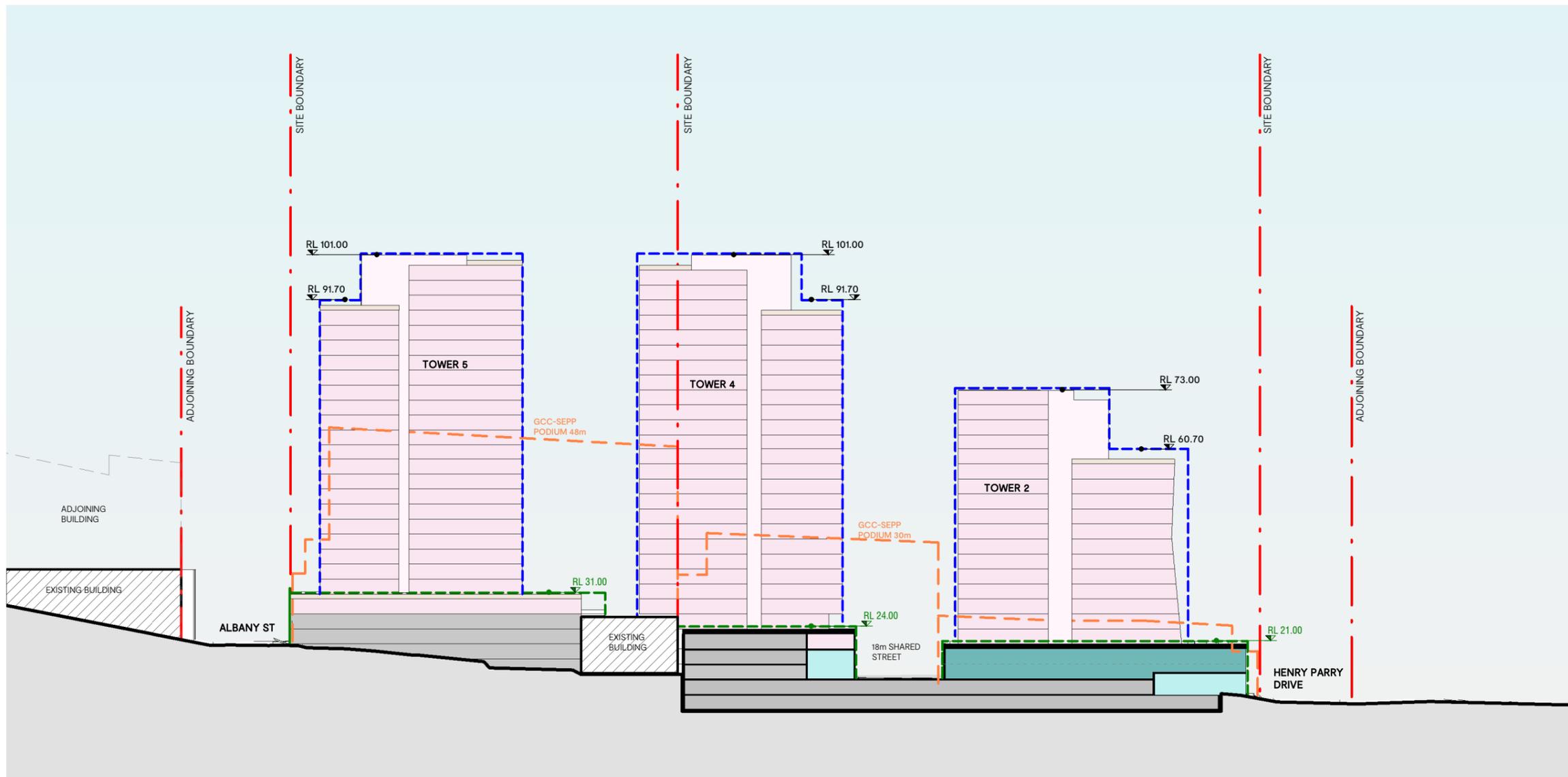
Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status	
Date Plotted	02-Jun-20 9:44:03 AM
Date Issued	
Scale	1 : 1000 @A3

Drawing Title  
**MASTERPLAN - ELEVATION  
ALBANY ST (N)**  
Drawing Number  
**DA-23**

**BUCHAN**



<p><b>TOWER SETBACK</b></p> <p>--- GCC TOWER SETBACK -6-8m from all streets</p> <p>--- PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot</p>	<p><b>PODIUM SETBACK</b></p> <p>--- GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m</p> <p>--- PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St</p>	<p>RETAIL</p> <p>COMMERCIAL</p> <p>LOBBY</p> <p>COMMON AREA</p> <p>CARPARK</p> <p>SERVICES</p> <p>EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)</p>
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Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

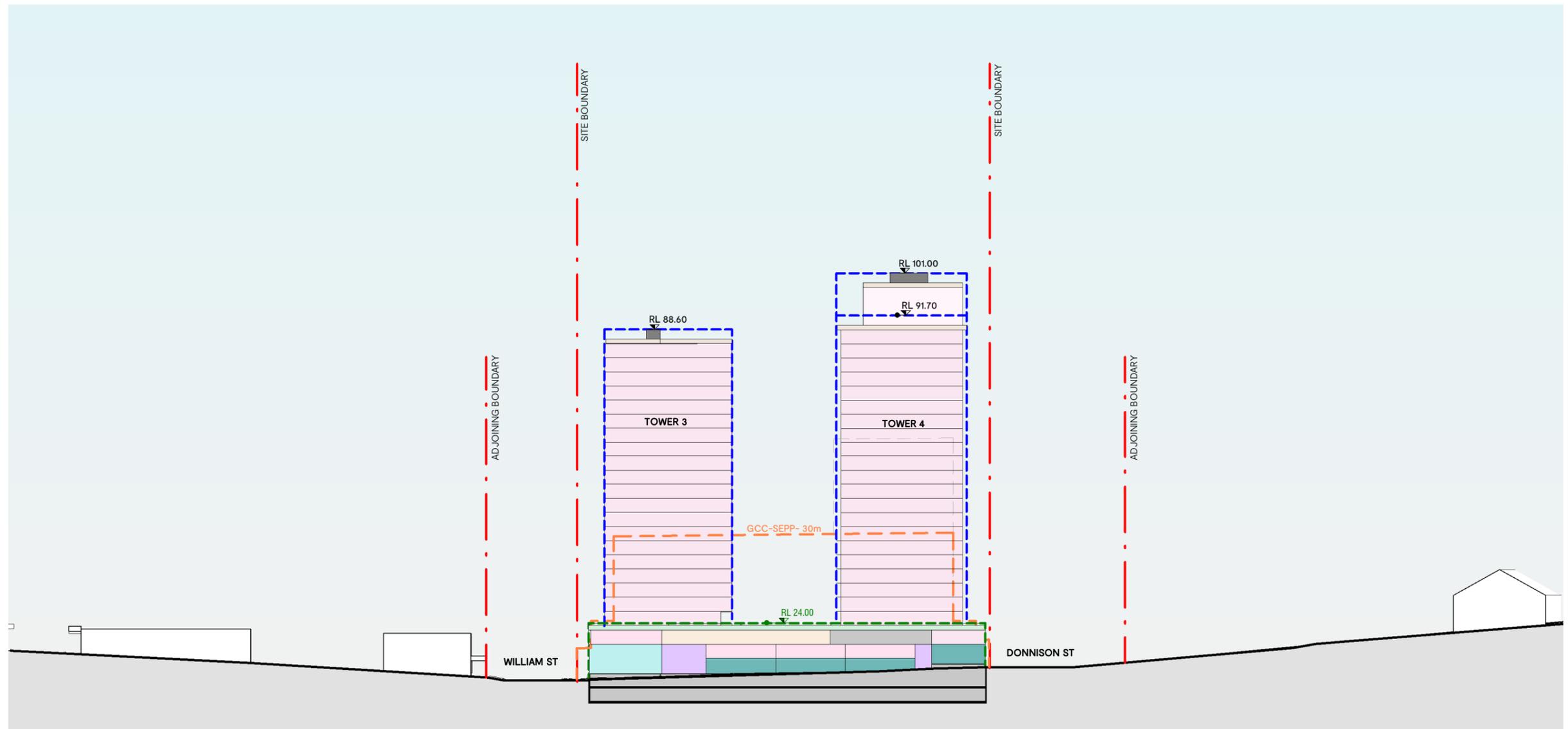
Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status  
Date Plotted 02-Jun-20 9:44:04 AM  
Date Issued  
Scale  
1 : 1000 @A3  
0 5 10 20 30 40M

Drawing Title  
**MASTERPLAN - SECTION A**  
Drawing Number  
**DA-24**

**BUCHAN**



TOWER SETBACK	
	GCC TOWER SETBACK -6-8m from all streets
	PROPOSED TOWER ENVELOPE -17m setback at Henry Parry Drive for Tower 1 -15m setback at Henry Parry Drive for Tower 2 -6m setback at Donnison -6m setback at Albany St -6m setback at William St -12m setback from Adjoining plot

PODIUM SETBACK	
	GCC SEPP PODIUM SETBACK -0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St -0m Setback upto 15m to the remainder street -2.5m Setback from 9.5m to 15m
	PROPOSED PODIUM ENVELOPE -2.5m setback at Henry Parry Drive -1m setback at Donnison St -NIL setback at Albany St -2.5m setback at William St

	RETAIL
	COMMERCIAL
	LOBBY
	COMMON AREA
	CARPARK
	SERVICES
	EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED ISSUE

Project  
**GOSFORD ALIVE MASTERPLAN**  
136 DONNISON STREET, GOSFORD 2250

Project Number  
218155

Status
Date Plotted 02-Jun-20 9:44:06 AM
Date Issued
Scale 1 : 1000 @A3

Drawing Title  
**MASTERPLAN - SECTION B**

Drawing Number  
**DA-25**

**BUCHAN**