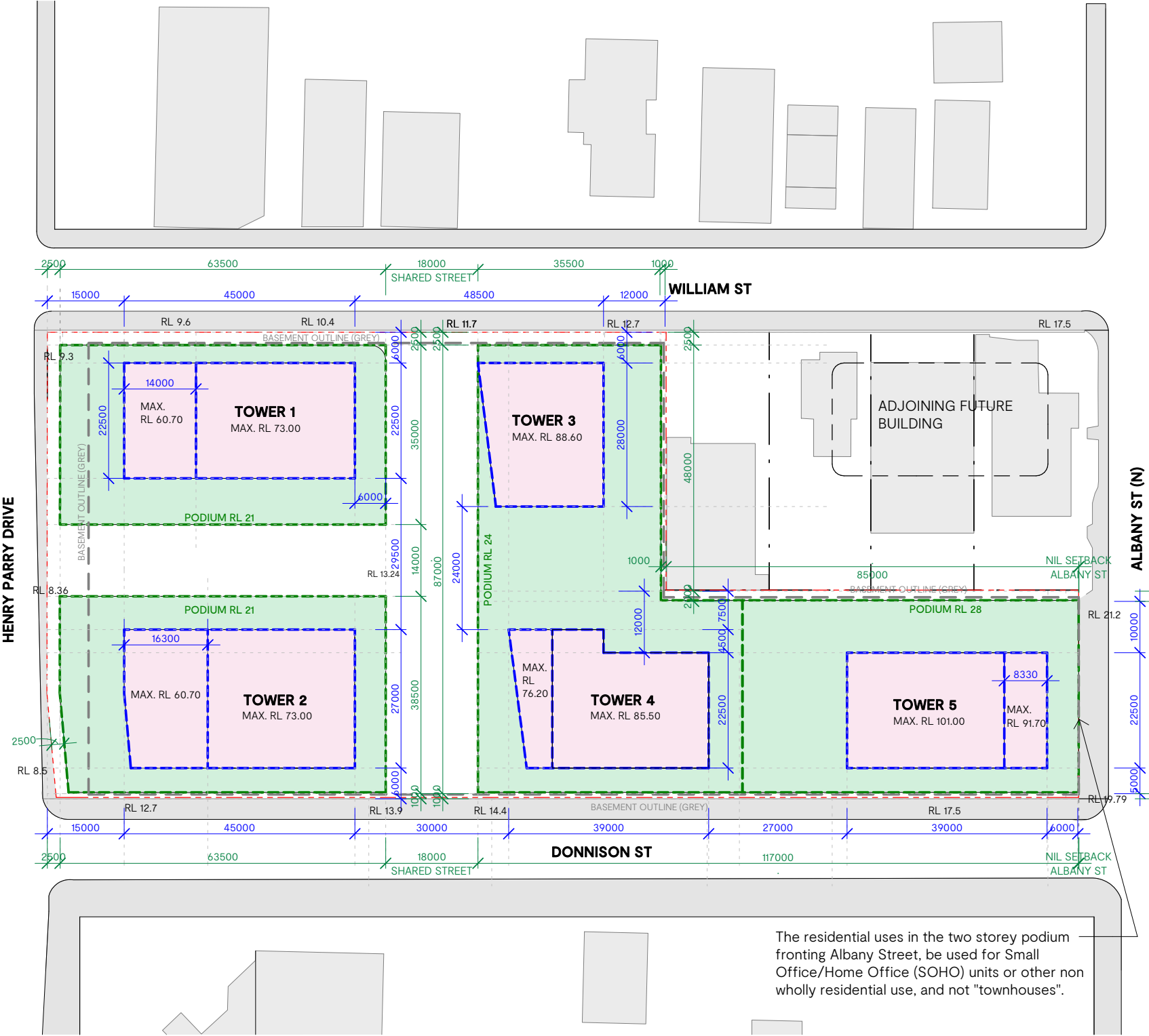




The residential uses in the two storey podium fronting Albany Street, be used for Small Office/Home Office (SOHO) units or other non wholly residential use, and not "townhouses".

XX

TOWER SETOUTS

XX

PODIUM SETOUTS

BOUNDARY IS SUBJECT TO SURVEY

PROPOSED PODIUM ENVELOPE

PROPOSED TOWER ENVELOPE

EXAMPLE TOWER DESIGN
(NOT FOR APPROVAL)

EXAMPLE PODIUM 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 SOLAR STUDY
G	09.09.20	RESPONSE TO IPC QUERIES
H	20.09.2022	RESPONSE TO IPC QUERIES
I	06.06.2023	RESPONSE TO RFI

Project

GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number

220619

Status

Date Plotted

21/06/2023 3:43:53 PM

Date Issued

26.09.2022

Scale

0

1

2

3

4

5

6

7

8

9

10

0m

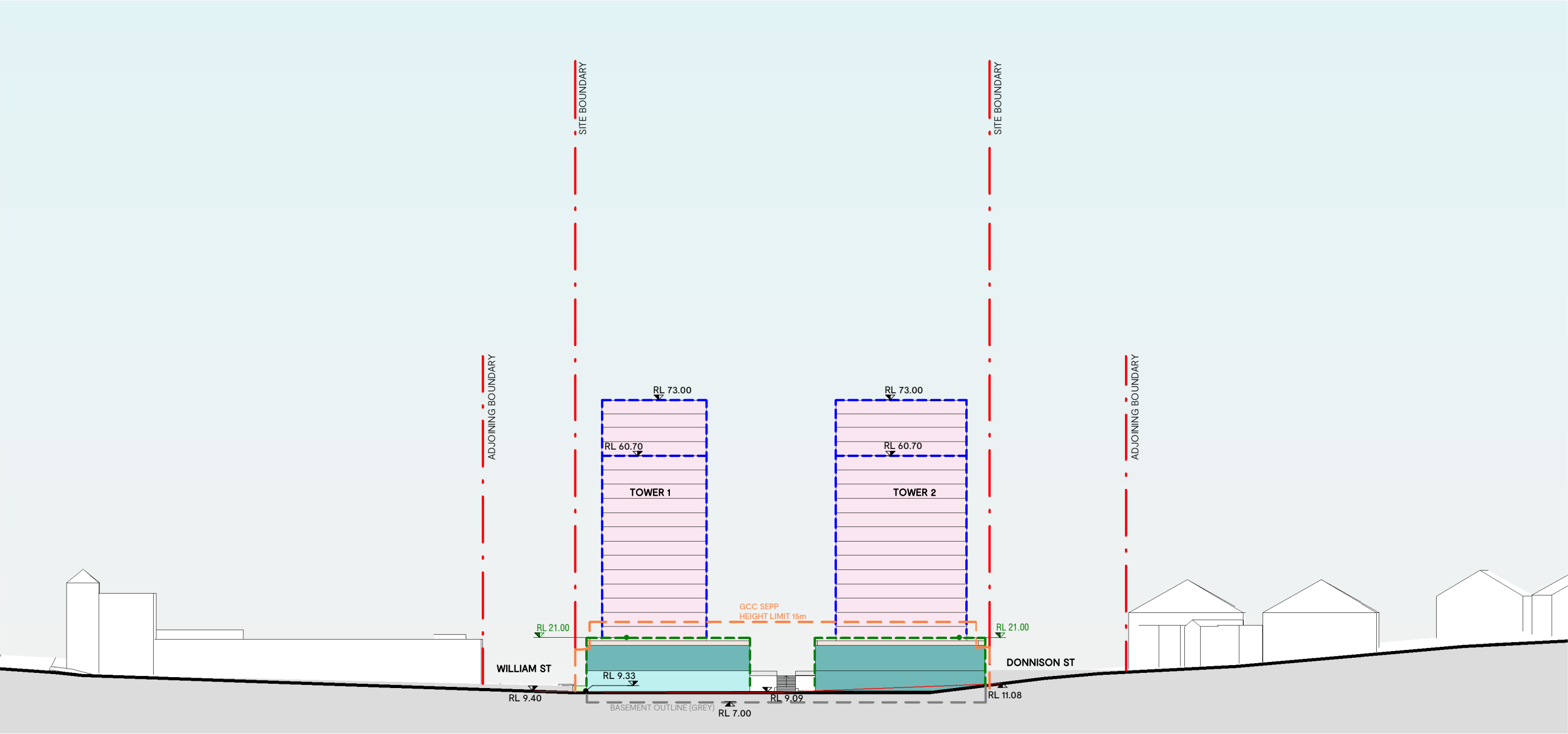
Drawing Title

PROPOSED BUILDING ENVELOPE

Drawing Number

DA-02

BUCHAN



Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

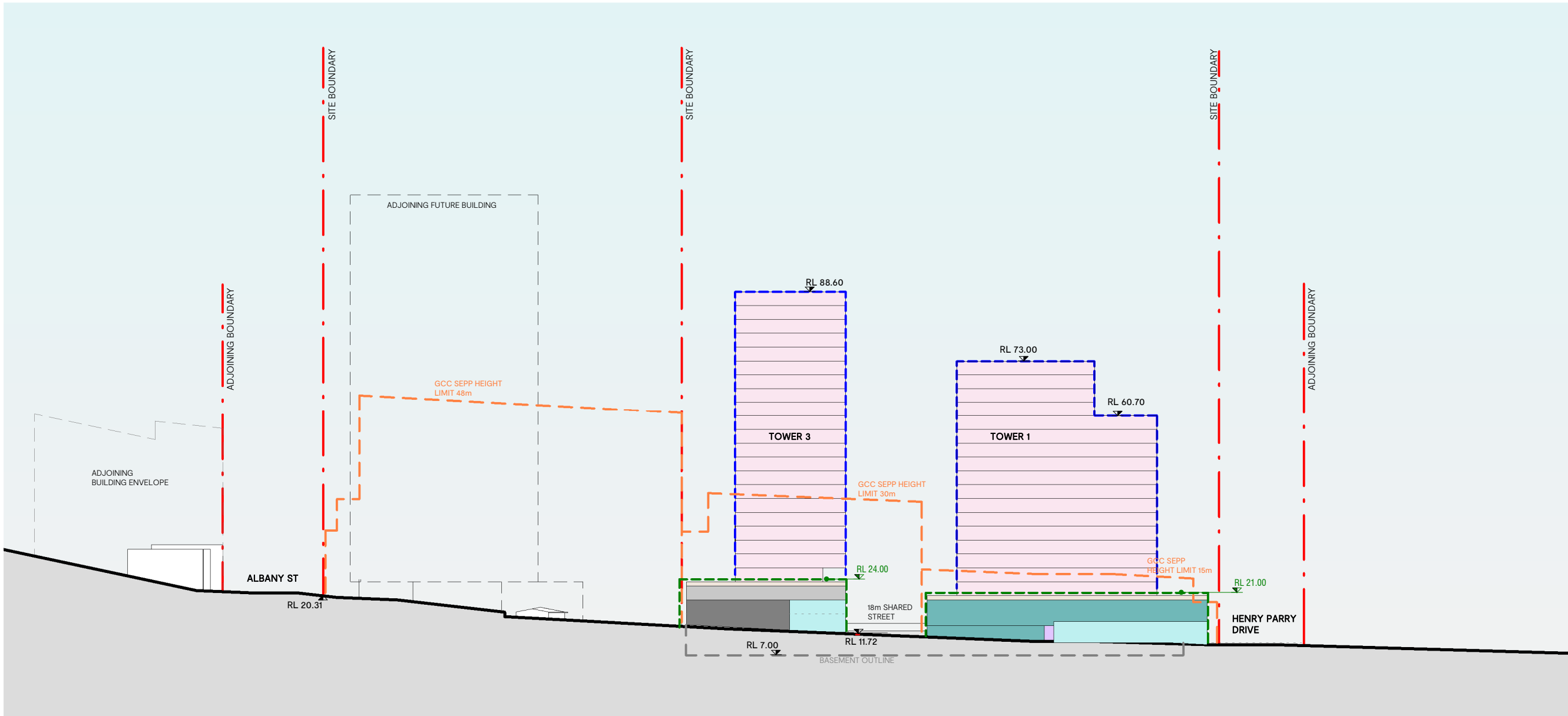
Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

Status
Date Plotted 21/06/2023 3:42:35 PM
Date Issued
Scale 1 : 1000 @A3
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Drawing Title
**MASTERPLAN - ELEVATION HENRY
PARRY DRIVE**
Drawing Number
DA-20

BUCHAN



</

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

Status

Date Plotted 21/06/2023 3:43:09 PM

Date Issued

Scale 1 : 1000 @A3

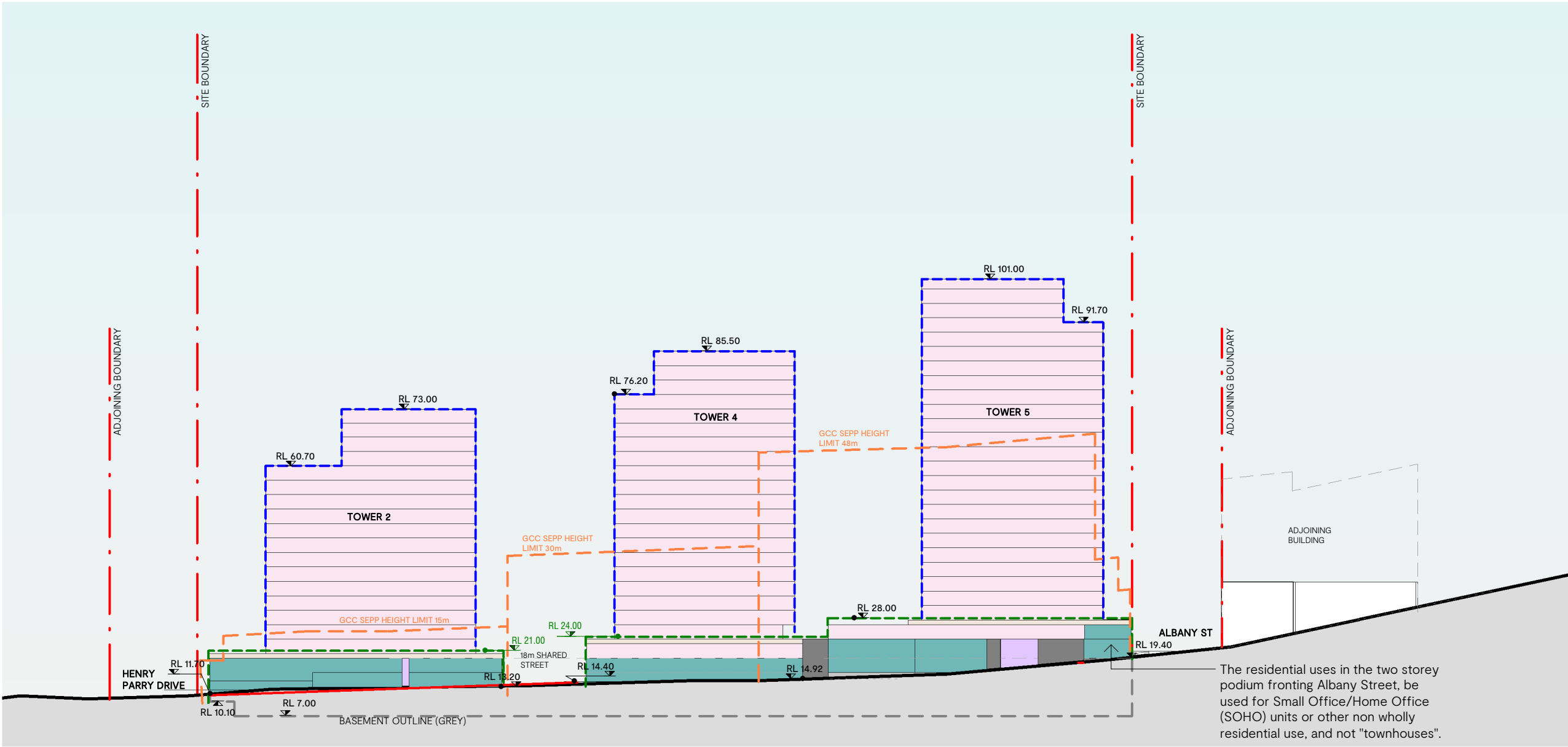
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Drawing Title

MASTERPLAN - ELEVATION
WILLIAM ST

Drawing Number
DA-21

BUCHAN



<

Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

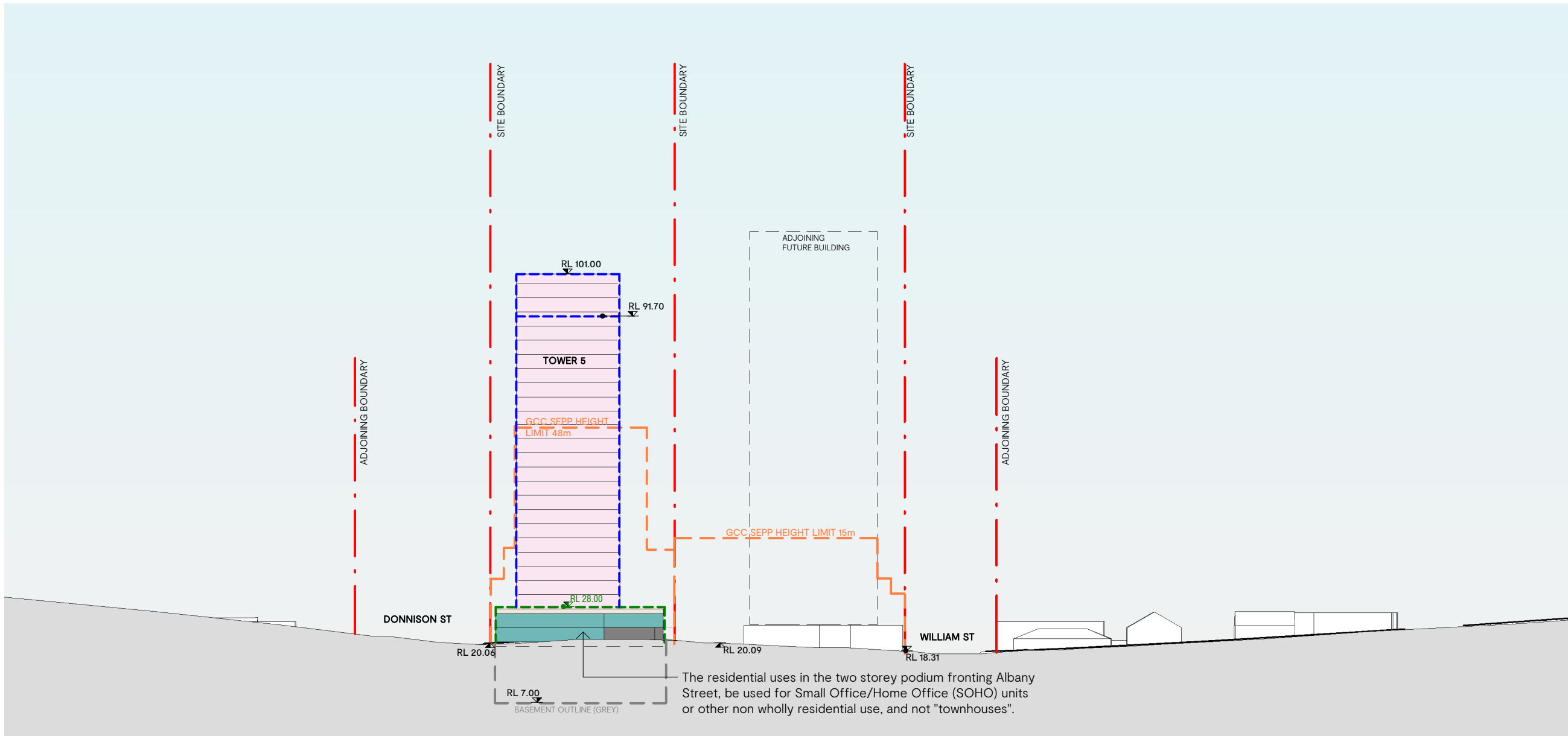
Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

Status	
Date Plotted	21/06/2023 3:44:22 PM
Date Issued	
Scale	1 : 1000 @A3
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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

LEGEND

- RETAIL
- COMMERCIAL
- LOBBY
- COMMON AREA
- CARPARK
- SERVICES
- RESIDENTIAL TOWER (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 SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

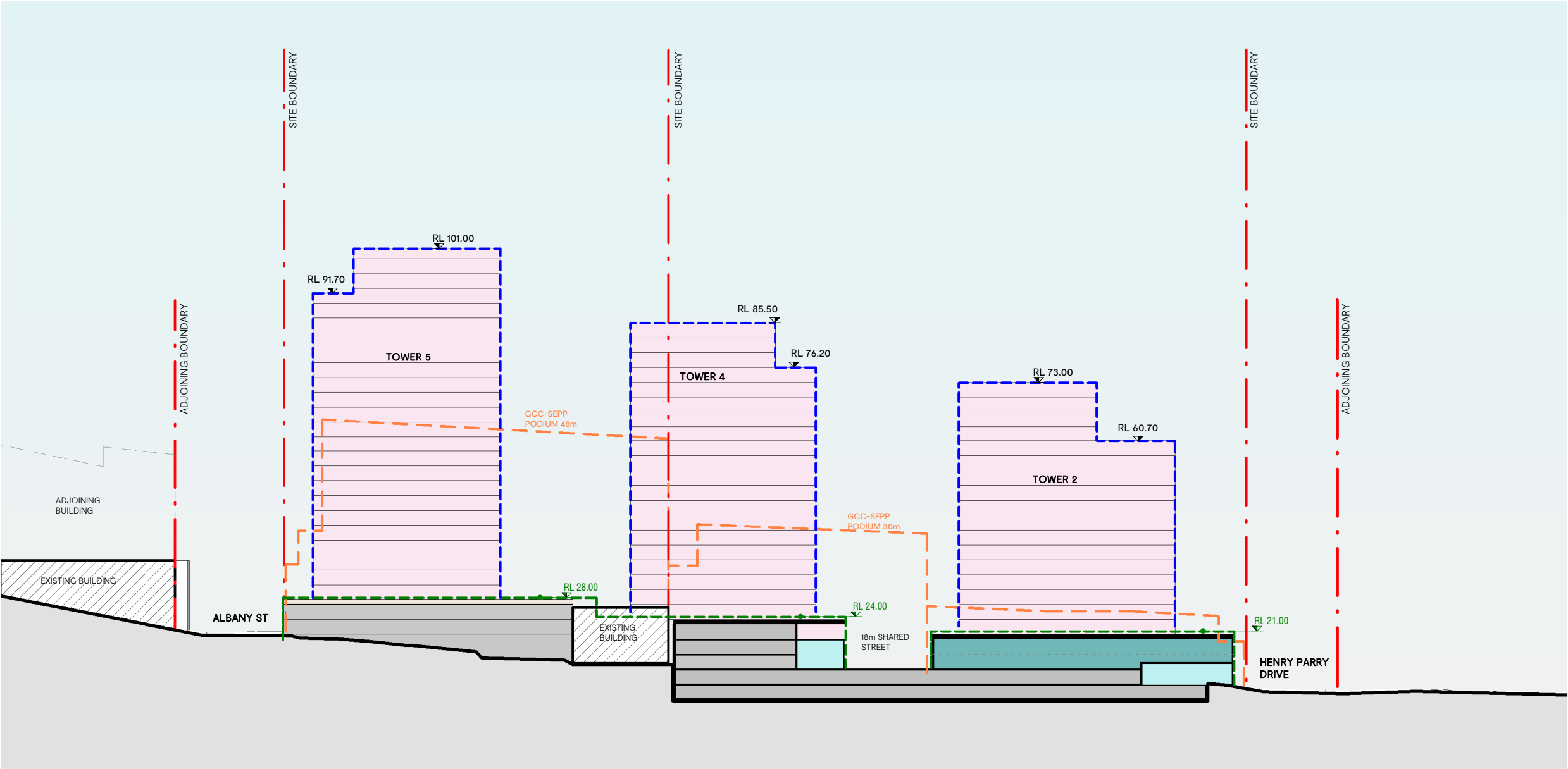
Status

Date Plotted 21/06/2023 3:44:45 PM
Date Issued
Scale
1 : 1000 @A3
0 5 10 20 30 40M

Drawing Title
**MASTERPLAN - ELEVATION
ALBANY ST (N)**

Drawing Number
DA-23

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
- RESIDENTIAL TOWER (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 SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

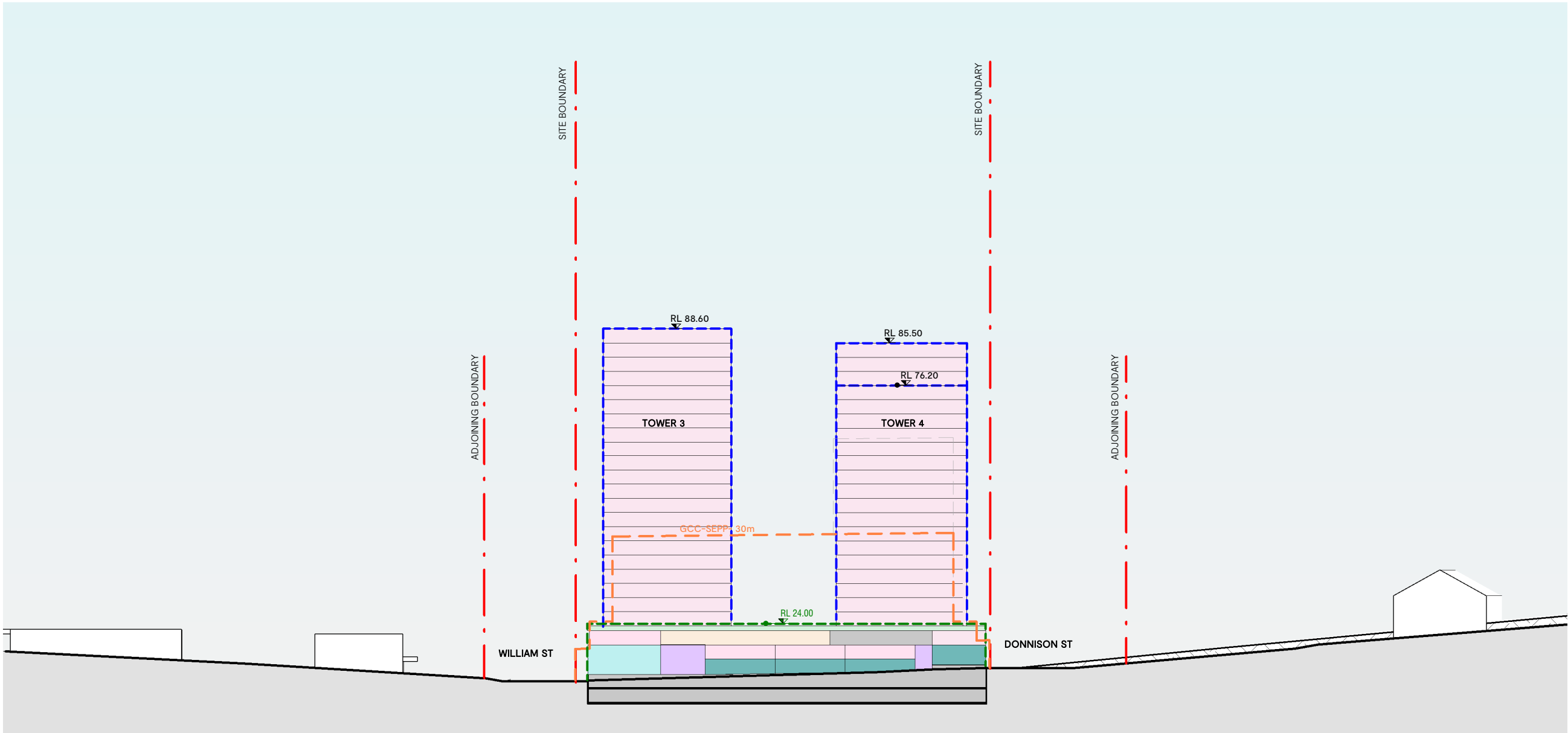
Status

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Date Issued
Scale
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Drawing Title
MASTERPLAN - SECTION A

Drawing Number
DA-24

BUCHAN



Rev	Date	Description
D	27.09.19	STAGE 1 DEVELOPMENT APPLICATION
E	03.04.20	REVISED STAGE 1 DA
F	01.06.20	REVISED SOLAR STUDY
G	20.09.2022	RESPONSE TO IPC QUERIES
H	06.06.2023	RESPONSE TO RF1

Project
GOS-BUC-AR22-ARCHITECTURE
136 DONNISON STREET, GOSFORD 2250

Project Number
220619

Status
Date Plotted 21/06/2023 3:45:23 PM
Date Issued
Scale 1 : 1000 @A3
0 5 10 20 30 40M

Drawing Title
MASTERPLAN - SECTION B

Drawing Number
DA-25

BUCHAN