372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

FOR STOCKBRIDGE PROPERTIES PTY LTD
ISSUE FOR SSDA

18 APRIL 2025

REVISION

C	FOR INFORMATION	06/05/24
D	FOR INFORMATION	04/06/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	09/04/25
H	DEVELOPMENT APPLICATION	18/06/25

NOTES

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

DRAWING TITLE: COVER PAGE

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DA 00**

20/06/2025 3:07:10 PM

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

PROJECT NO. 23001

STATE SIGNIFICANT DEVELOPMENT APPLICATION

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DAB3-101	H	B3 UPPER GROUND FLOOR PLAN
DAB3-102	H	B3 LEVEL 1 FLOOR PLAN
DAB3-103	D	B3 LEVEL 2 FLOOR PLAN
DAB3-104	I	B3 LEVEL 3 PLAN
DAB3-105	H	B3 LEVEL 4 PLAN
DAB3-106	H	B3 LEVEL 5 PLAN
DAB3-107	I	B3 LEVEL 6 PLAN
DAB3-108	H	B3 ROOF PLAN
DAB3-110	D	ADAPTABLE & SILVER LEVEL APARTMENTS - B3 SHEET 1
DAB3-111	D	ADAPTABLE & SILVER LEVEL APARTMENTS - B3 SHEET 2

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	FOR INFORMATION	10/02/25
D	DEVELOPMENT APPLICATION	09/04/25
E	DEVELOPMENT APPLICATION	23/04/25
F	DEVELOPMENT APPLICATION	18/06/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

DRAWING TITLE: DRAWING REGISTER

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: F | DRAWING NO.: **DA 000**

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REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

CONTEXT ANALYSIS PLAN

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 001**

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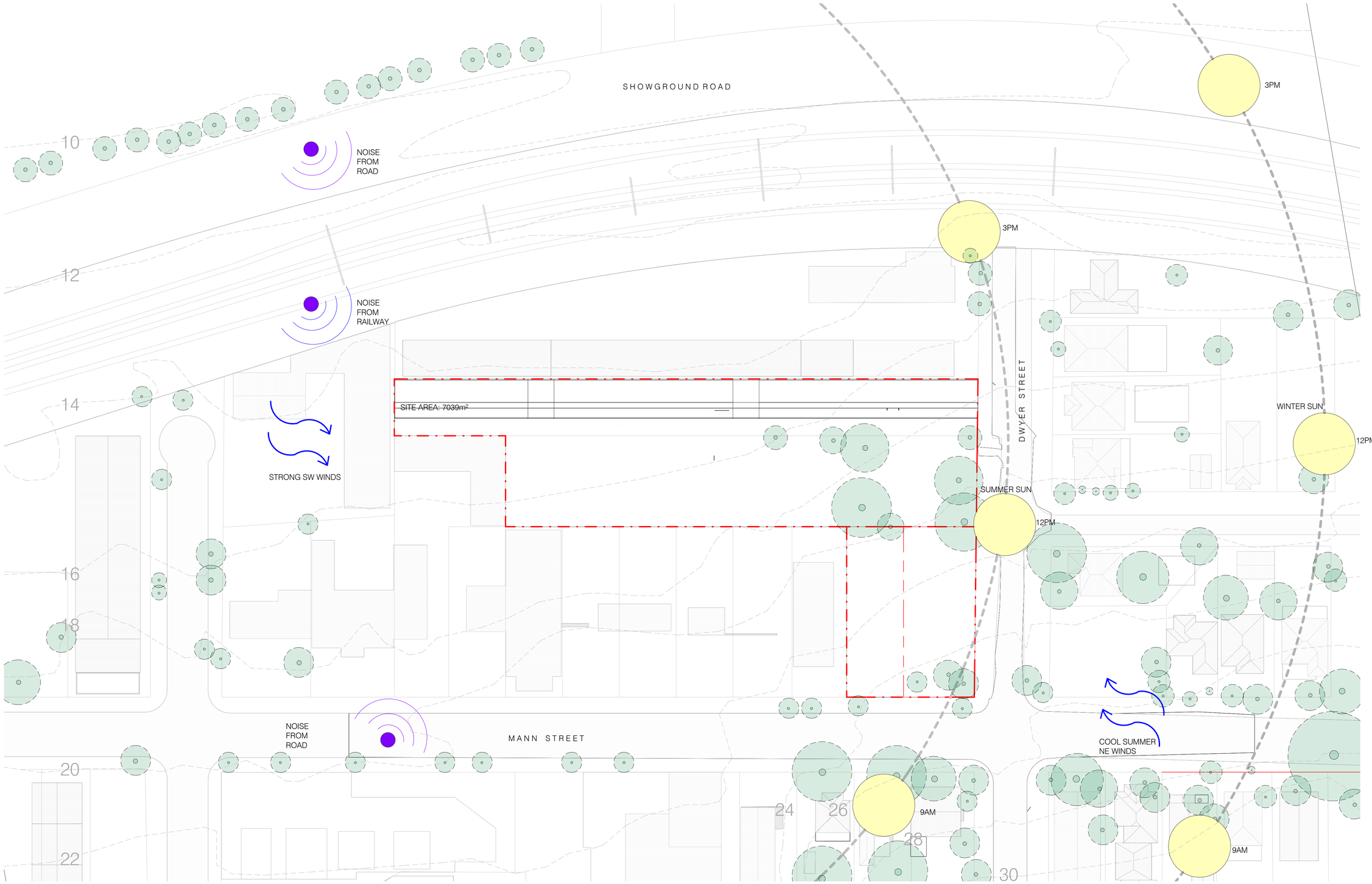

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

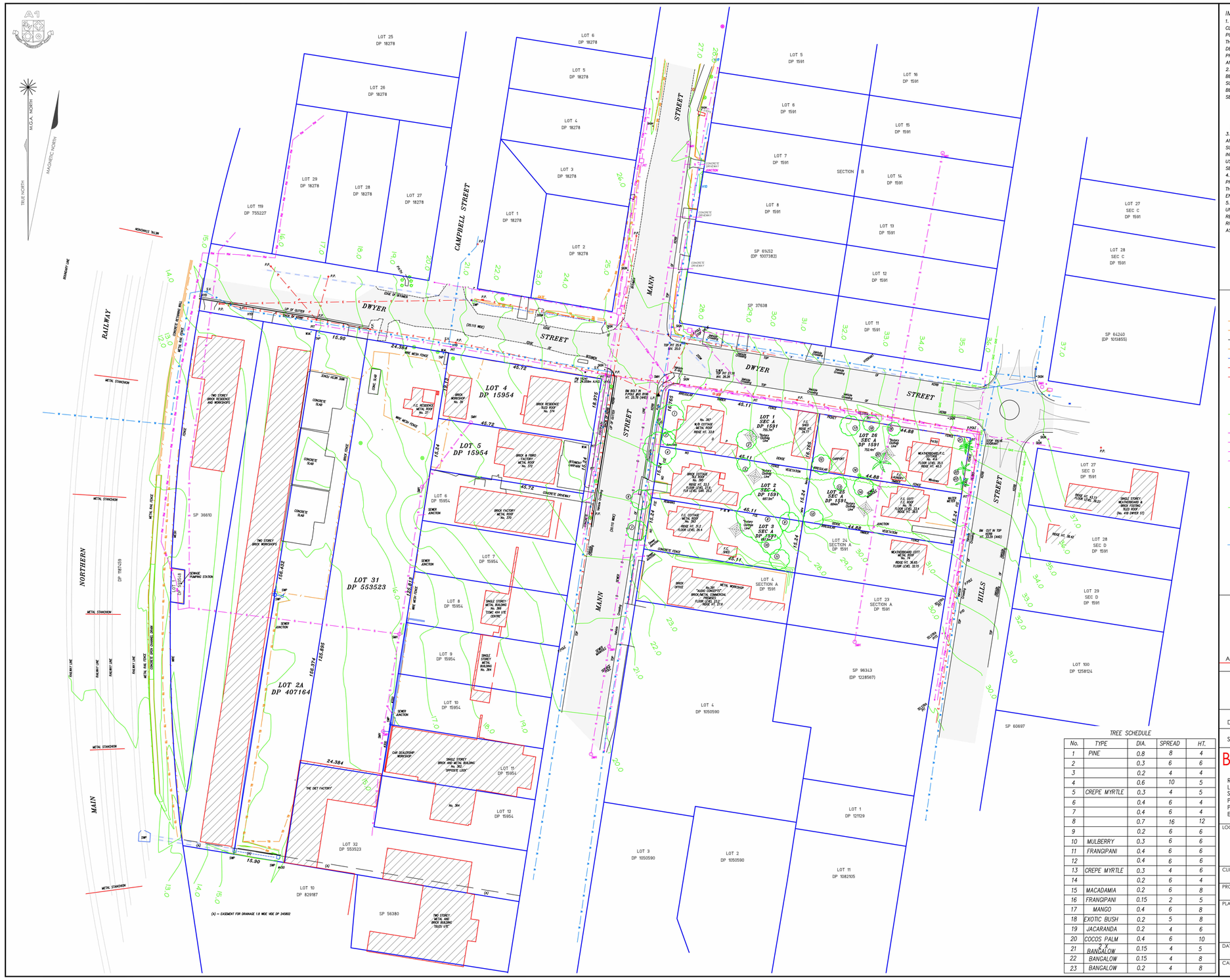
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 500 @A1

DRAWING TITLE

SITE ANALYSIS PLAN

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 002**

20/06/2025 3:07:23 PM



IMPORTANT NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR THE CLIENT LISTED ON THIS PLAN ONLY, FOR THE PURPOSE OF SHOWING PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING THE FUTURE DEVELOPMENT DESCRIBED BELOW AS THE PROJECT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, KNOWN SERVICES HAVE BEEN SHOWN FROM THE RECORDS OF RELEVANT AUTHORITIES OR SERVICE PROVIDERS WHERE AVAILABLE.

PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES.

**** DIAL BEFORE YOU DIG (CALL 1100) ****

3. THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY AND WERE DETERMINED FROM EXISTING TITLE DIMENSIONS. AS SUCH THESE DIMENSION COULD BE OUT OF DATE AND INCORRECT BY MODERN STANDARDS. THIS PLAN SHOULD NOT BE USED FOR BUILDING TO BOUNDARY OR FOR PRESCRIBED SETBACKS WITHOUT FURTHER SURVEY INVESTIGATION.
4. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.
5. THIS WORK IS COPYRIGHT. APART FROM ANY USE PERMITTED UNDER THE COPYRIGHT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, NOR MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISED, WITHOUT THE PERMISSION OF BARRY HUNT ASSOCIATES, 2020.

DIAL 1100 BEFORE YOU DIG

0 5 10 20 30 40

SCALE 1:500

LEGEND

- BB — DENOTES BOTTOM OF BANK
- TB — DENOTES TOP OF BANK
- DENOTES EDGE OF BITUMEN
- / — DENOTES FENCELINE
- DENOTES STORMWATER PIPE
- E — DENOTES OVERHEAD POWER IN VICINITY
- UE — DENOTES UNDERGROUND POWER IN VICINITY
- UEB DENOTES UNDERGROUND POWER BOX
- P.P. DENOTES POWER POLE
- S.P. DENOTES SERVICE POLE
- GAS — DENOTES GASMAIN IN VICINITY
- SMH DENOTES SEWER MANHOLE
- DENOTES SEWER RISING MAIN IN VICINITY
- S — S — DENOTES SEWERMAIN IN VICINITY
- FOM — DENOTES FIBRE OPTIC MAIN IN VICINITY
- T — DENOTES TELSTRA MAIN IN VICINITY
- PIT DENOTES TELSTRA PIT
- H- HEIGHT
- S- SPREAD — DENOTES TREE
- D- DIAMETER
- DENOTES EDGE OF VEGETATION
- W.M. DENOTES WATER METER
- HYD DENOTES HYDRANT
- S.V. DENOTES STOP VALVE
- W — DENOTES WATERMAIN IN VICINITY
- DENOTES BITUMEN CARRIAGEWAY
- DENOTES CONCRETE PATH
- DENOTES GRAVEL CARRIAGEWAY

TREE SCHEDULE

No.	TYPE	DIA.	SPREAD	HT.
1	PINE	0.8	8	4
2		0.3	6	6
3		0.2	4	4
4		0.6	10	5
5	CREPE MYRTLE	0.3	4	5
6		0.4	6	4
7		0.4	6	4
8		0.7	16	12
9		0.2	6	6
10	MULBERRY	0.3	6	6
11	FRANGIPANI	0.4	6	6
12		0.4	6	6
13	CREPE MYRTLE	0.3	4	6
14		0.2	6	4
15	MACADAMIA	0.2	6	8
16	FRANGIPANI	0.15	2	5
17	MANGO	0.4	6	8
18	EXOTIC BUSH	0.2	5	8
19	JACARANDA	0.2	4	6
20	COCOS PALM	0.4	6	10
21	2 X BANGALOW	0.15	4	5
22	BANGALOW	0.15	4	8
23	BANGALOW	0.2	4	8

	AMENDMENTS	DATE
A	ORIGINAL ISSUE	10/10/22

REGISTERED SURVEYOR

DRAWN JRCH DATE 10/10/22

SURVEYED MB DATE 7/10/22

Barry Hunt Associates
REGISTERED SURVEYORS AND LAND DEVELOPMENT CONSULTANTS
SUITE 4, 1 BOUNTY CL., TUGGERAH 2259
P.O. BOX 4144, BAY VILLAGE, 2261
PHONE (02) 43539644 FAX (02) 43533855
Email ~admin@surveyors.com.au

LOCALITY : DWYER STREET, NORTH GOSFORD, L.G.A. CENTRAL COAST

CLIENT : STONEBRIDGE PROPERTIES P/L

PROJECT : RESIDENTIAL DEVELOPMENT

PLAN : DETAIL AND CONTOUR SURVEY

DATUM AUSTRALIAN HEIGHT DATUM | SCALE 1:500(A1)

CAD REF: 57199MAN | SHEET 1 OF 1

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN JJ | CHECKED MC | JOB NO. 23001 | SCALE @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

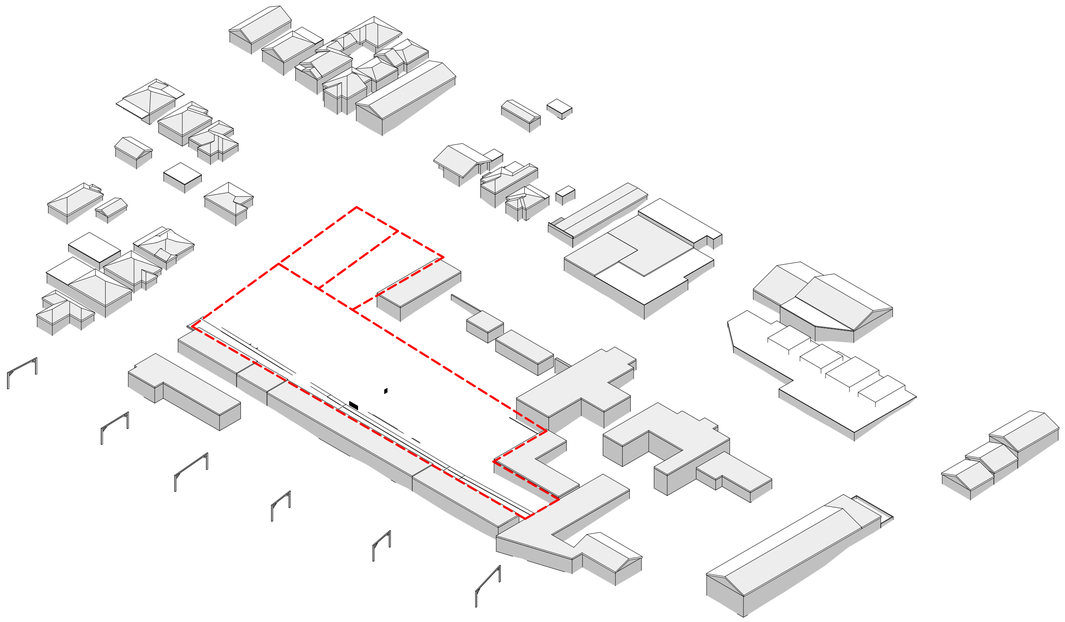
CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

DRAWING TITLE: SURVEY PLAN

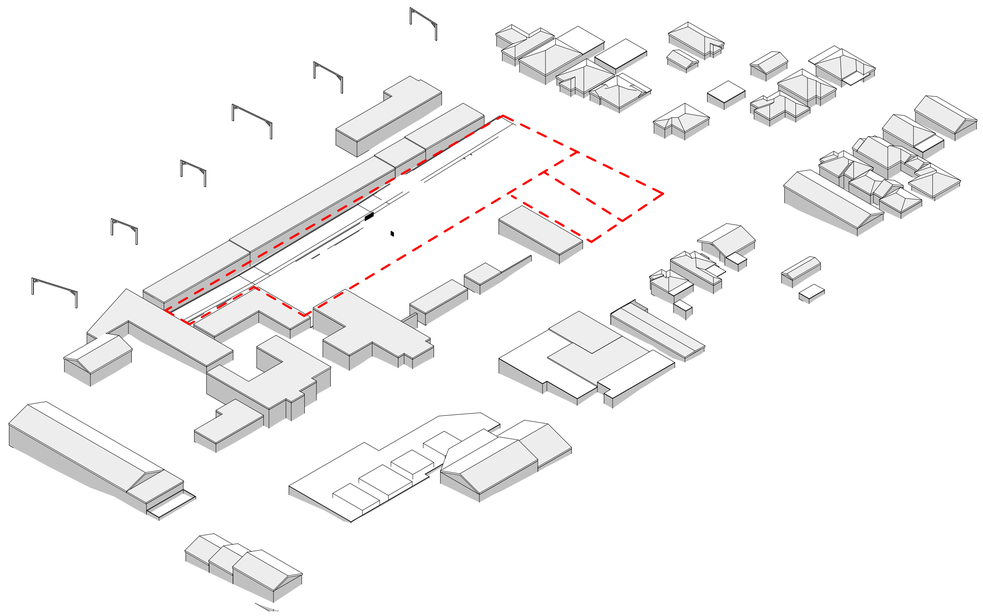
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: DA 003

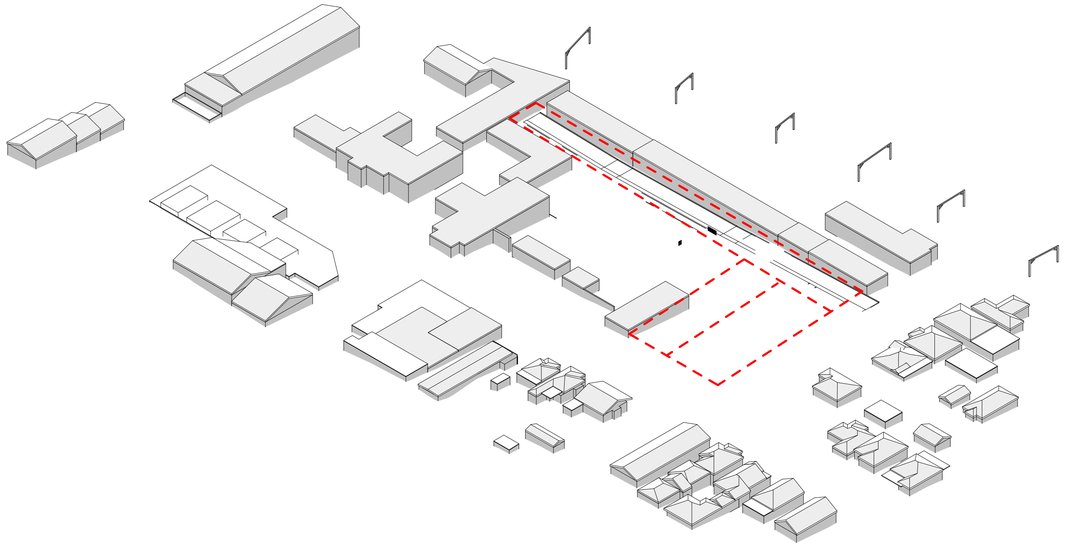
20/06/2025 3:07:27 PM



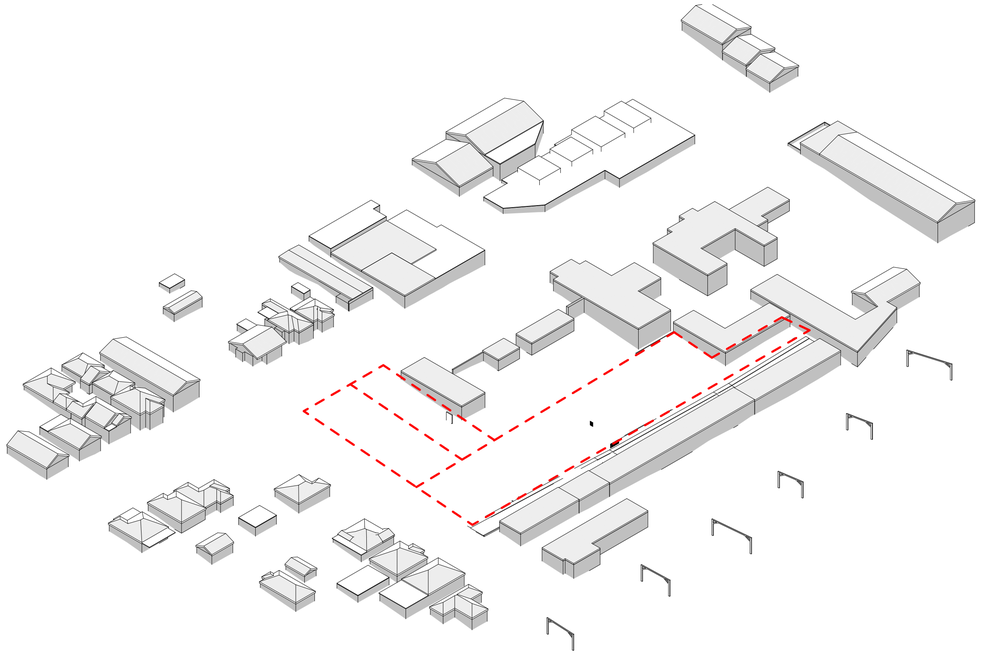
1 EXISTING SITE AXONOMETRIC 1
SCALE



2 EXISTING SITE AXONOMETRIC 2
SCALE



3 EXISTING SITE AXONOMETRIC 3
SCALE



4 EXISTING SITE AXONOMETRIC 4
SCALE

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
EXISTING SITE AXONOMETRICS

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DA 004**

20/06/2025 3:07:33 PM

EXISTING SITE AERIAL 1

EXISTING SITE AERIAL 2

EXISTING SITE AERIAL 3

EXISTING SITE AERIAL 4

REVISION

A	FOR INFORMATION	04/06/24
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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

EXISTING AERIAL AXONOMETRICS

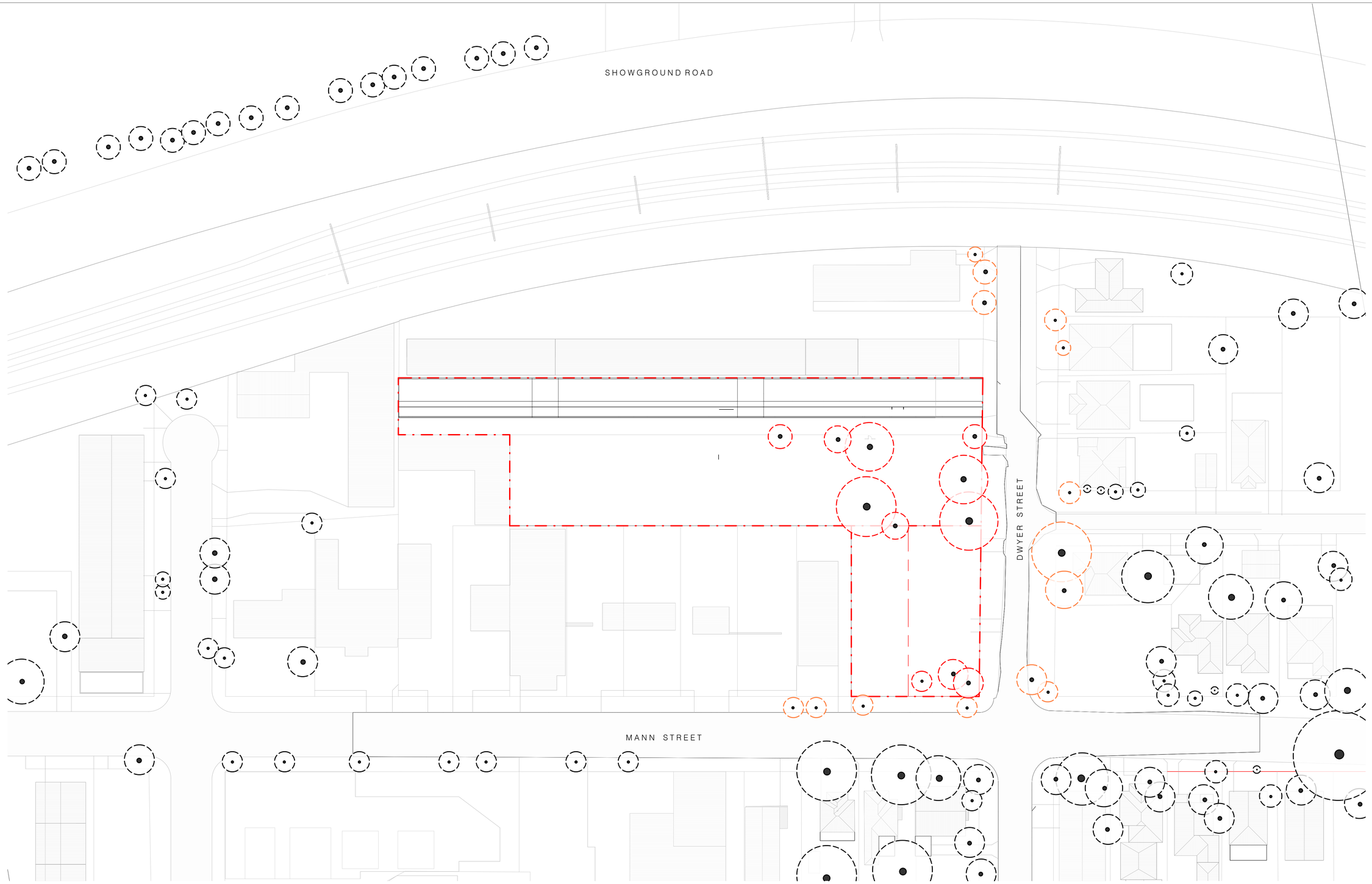
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: **DA 005**

20/06/2025 3:07:36 PM



REVISION

A	FOR INFORMATION	04/06/24
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C	ISSUE FOR DA	24/01/25

LEGEND

HIGH IMPORTANCE

MEDIUM IMPORTANCE

LOW IMPORTANCE

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

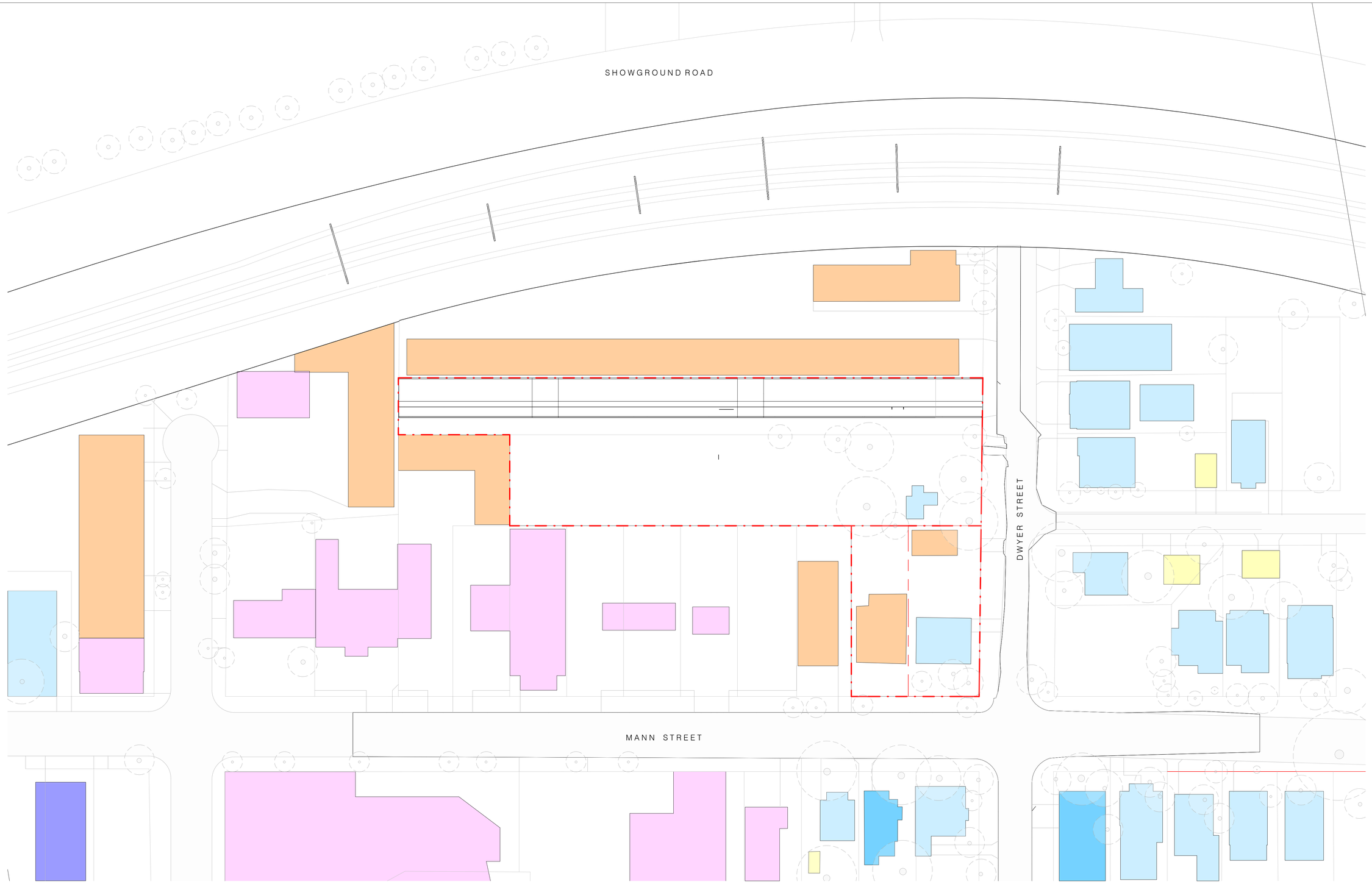
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE

SITE ANALYSIS TREE STUDY

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 006**

20/06/2025 3:07:41 PM



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

LEGEND

- SINGLE STORY RESIDENTIAL
- DOUBLE STORY RESIDENTIAL
- RESIDENTIAL UNITS
- SHED
- FACTORY/ WORKSHOP
- COMMERCIAL PREMISE

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE ANALYSIS SURROUNDING TYPOLOGY STUDY

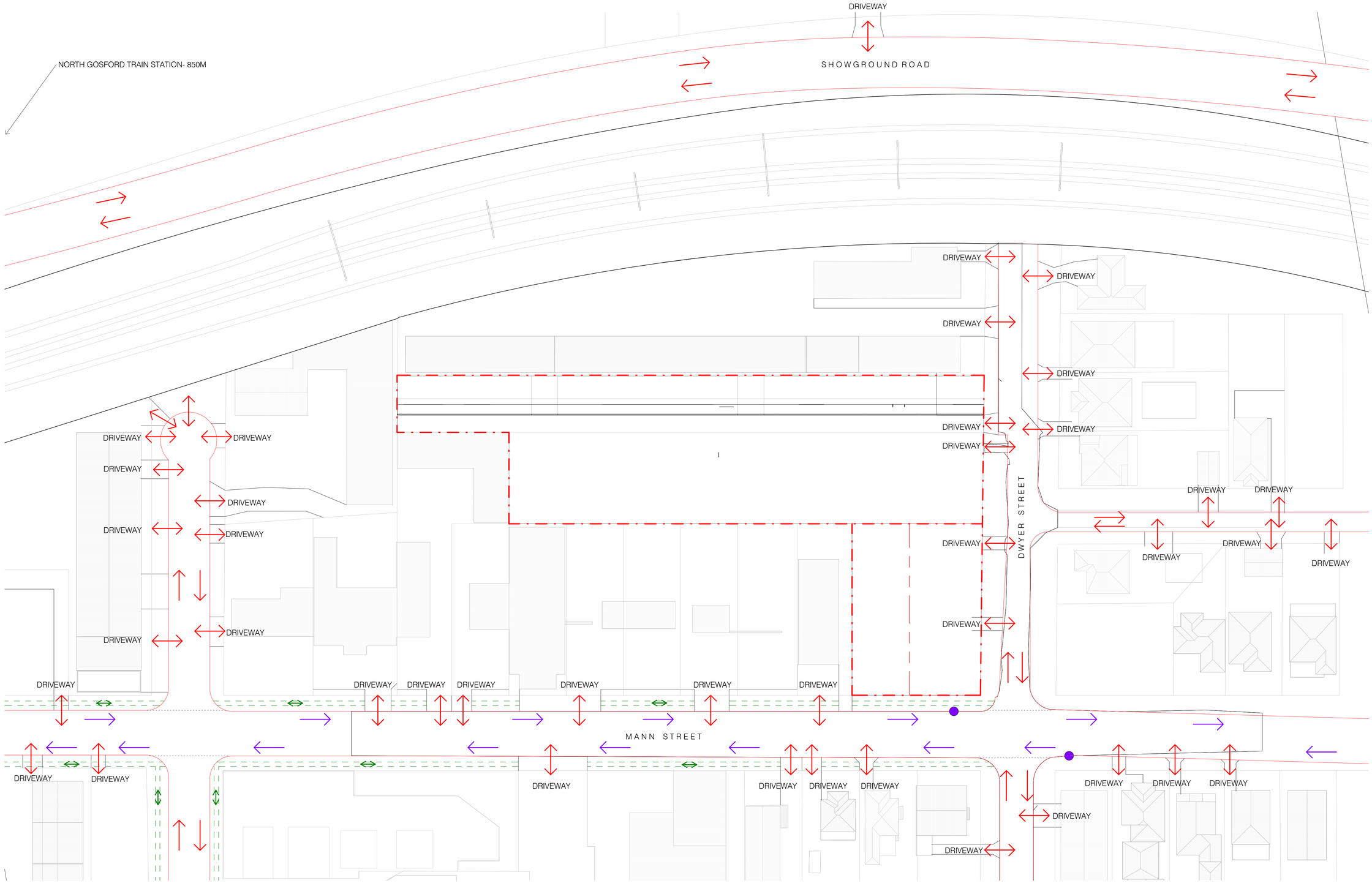
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 007**

20/06/2025 3:07:45 PM


NORTH GOSFORD TRAIN STATION- 850M
DRIVEWAY
SHOWGROUND ROAD
DRIVEWAY
DRIVEWAY
DRIVEWAY

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE AERIAL VIEW

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 009.1**

20/06/2025 3:07:57 PM

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE AERIAL VIEW 2

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 009.2**

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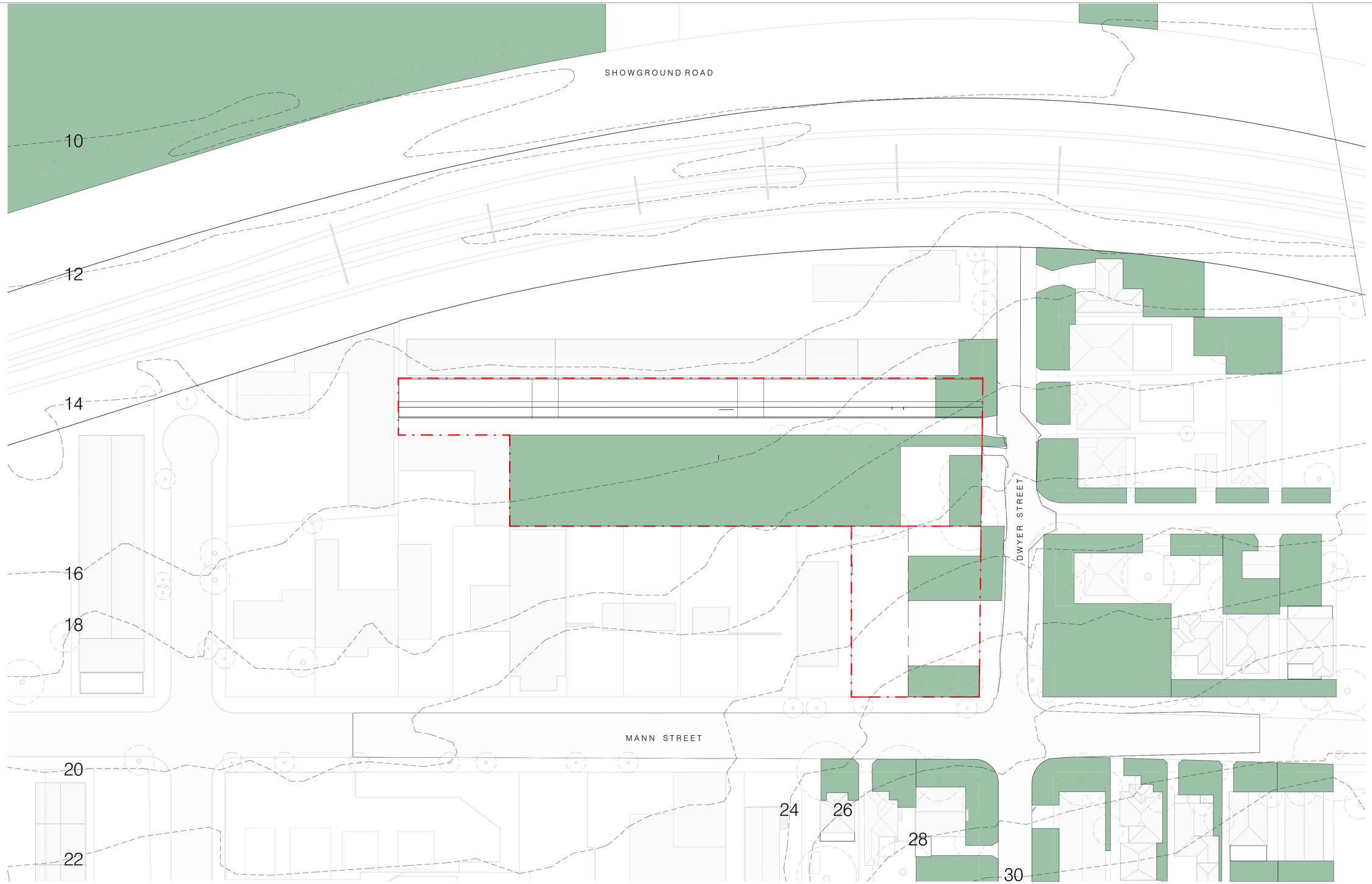

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25

LEGEND
CONTOUR LINES
LANDSCAPE

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE

SITE ANALYSIS TOPOGRAPHY AND LANDSCAPE

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 009**

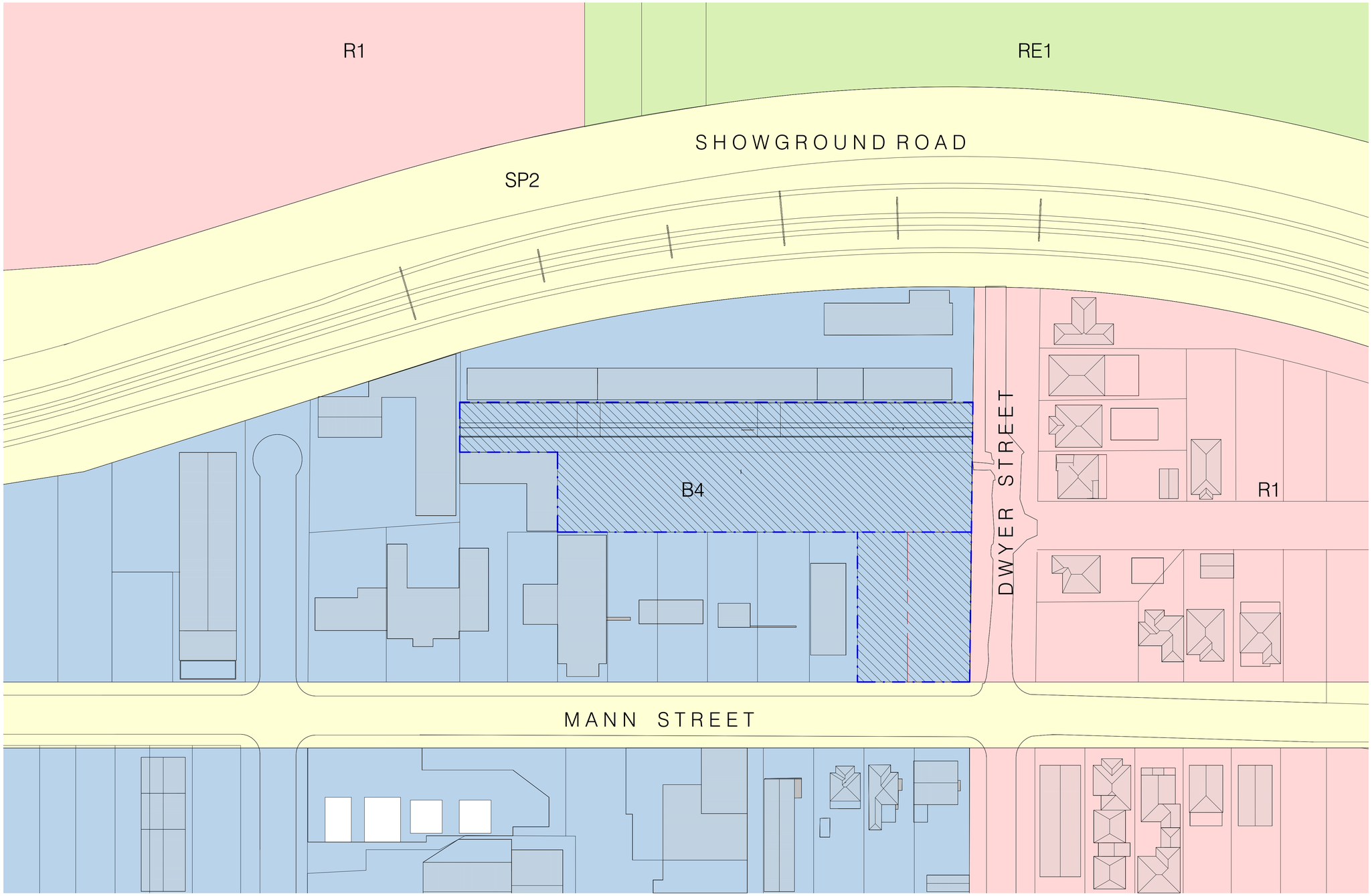
20/06/2025 3:07:54 PM

B4 - Mixed Use

SP2 - Infrastructure Facility

R1 - General Residential

RE1 - Public Recreation



REVISION

A	FOR INFORMATION	16/05/24
B	FOR INFORMATION	28/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24
E	DEVELOPMENT APPLICATION	09/04/25

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DRAWN: Author

CHECKED: Checker

JOB NO.: 23001

SCALE: As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

LAND ZONING

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA

REV: E

DRAWING NO.: **DA 030**

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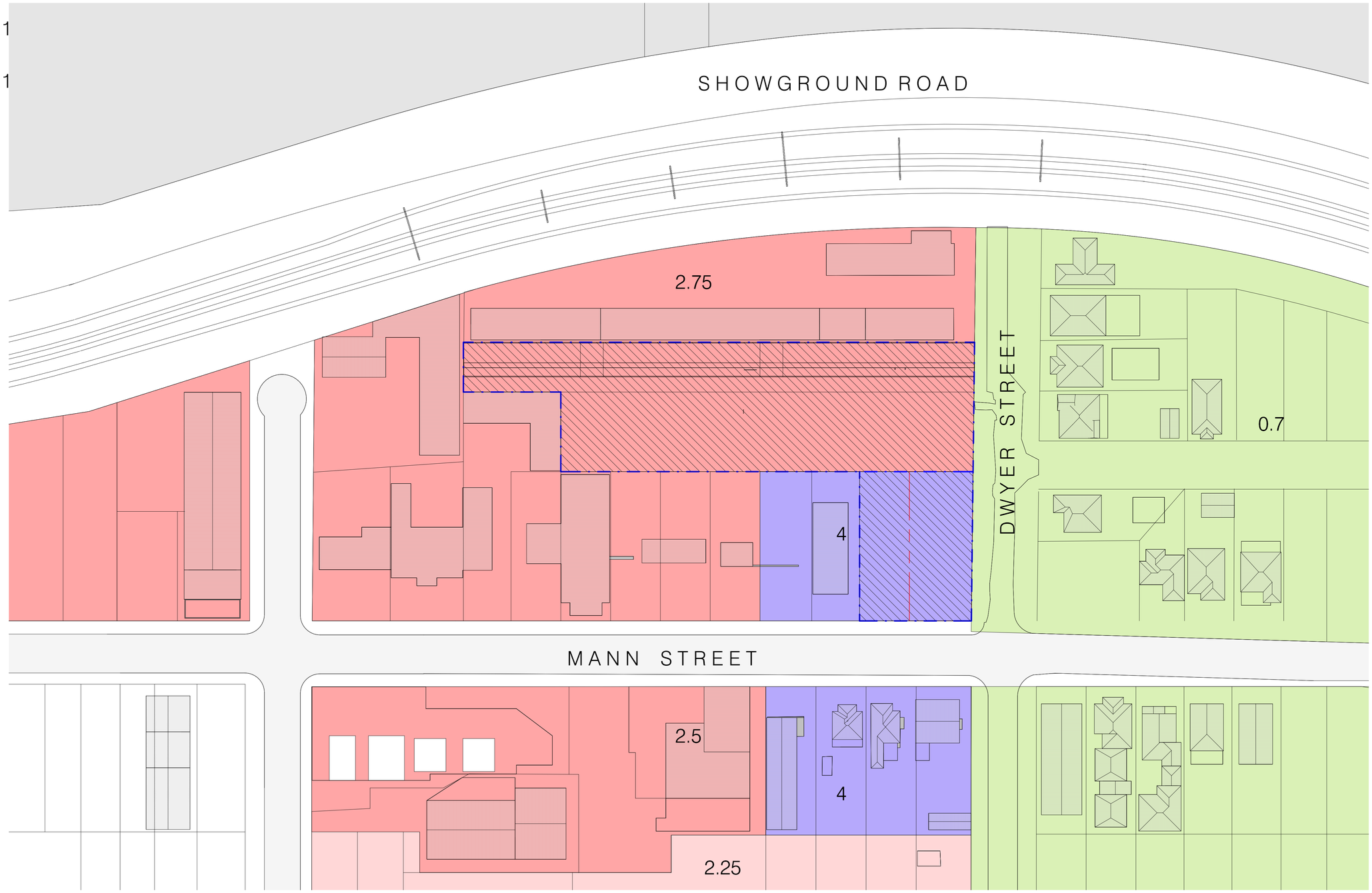
FSR 4:1

FSR 2.5:1
FSR 2.75:1

FSR 0.7:1

FSR 2.25:1



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	DEVELOPMENT APPLICATION	09/04/25

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

DRAWING TITLE

FLOOR SPACE RATIO

ISSUE PURPOSE

SSDA

REV

C

DRAWING NO.

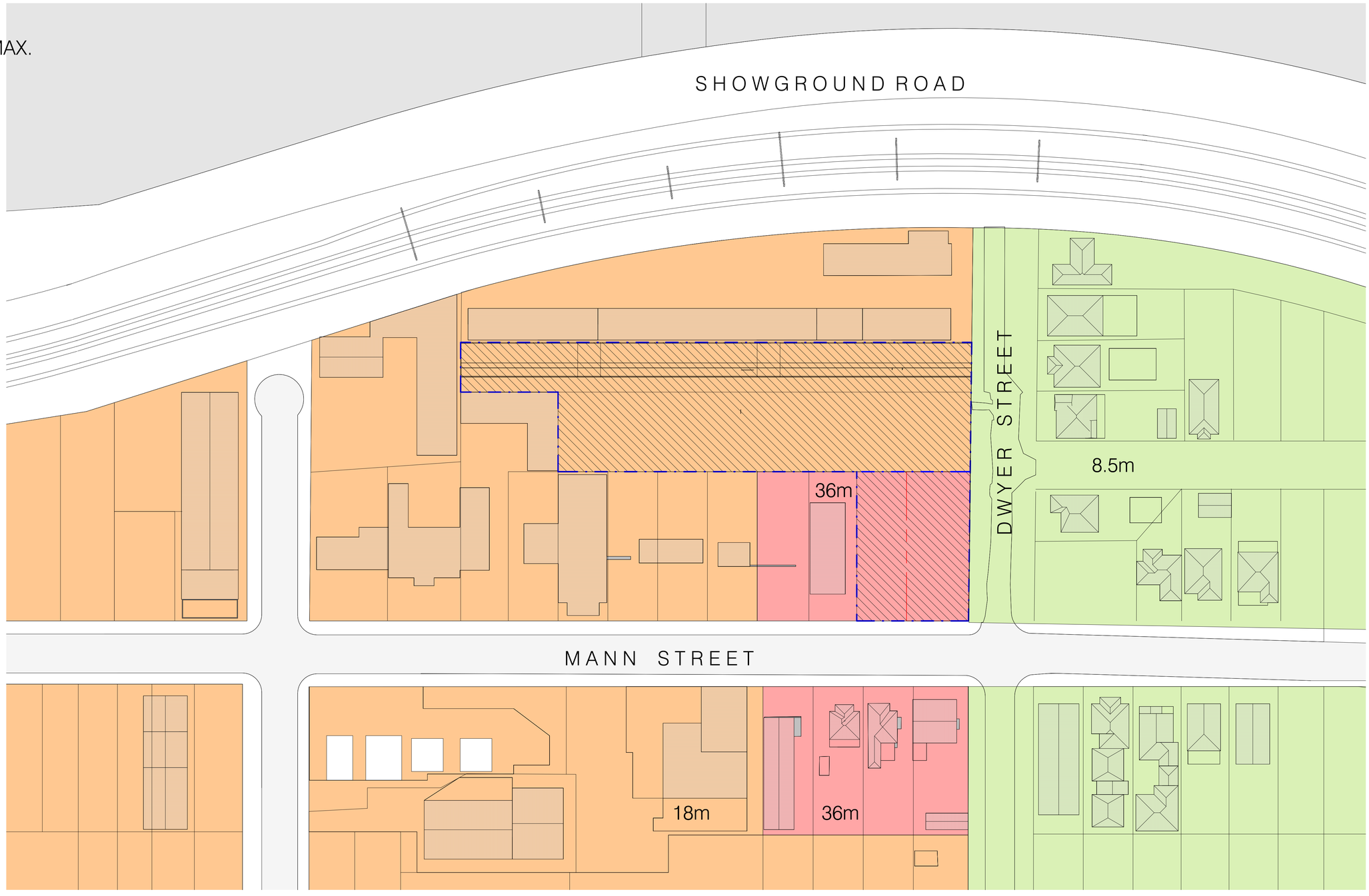
DA 031

20/06/2025 3:08:08 PM

36m MAX.

18m MAX.

8.5m MAX.



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	DEVELOPMENT APPLICATION	09/04/25

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

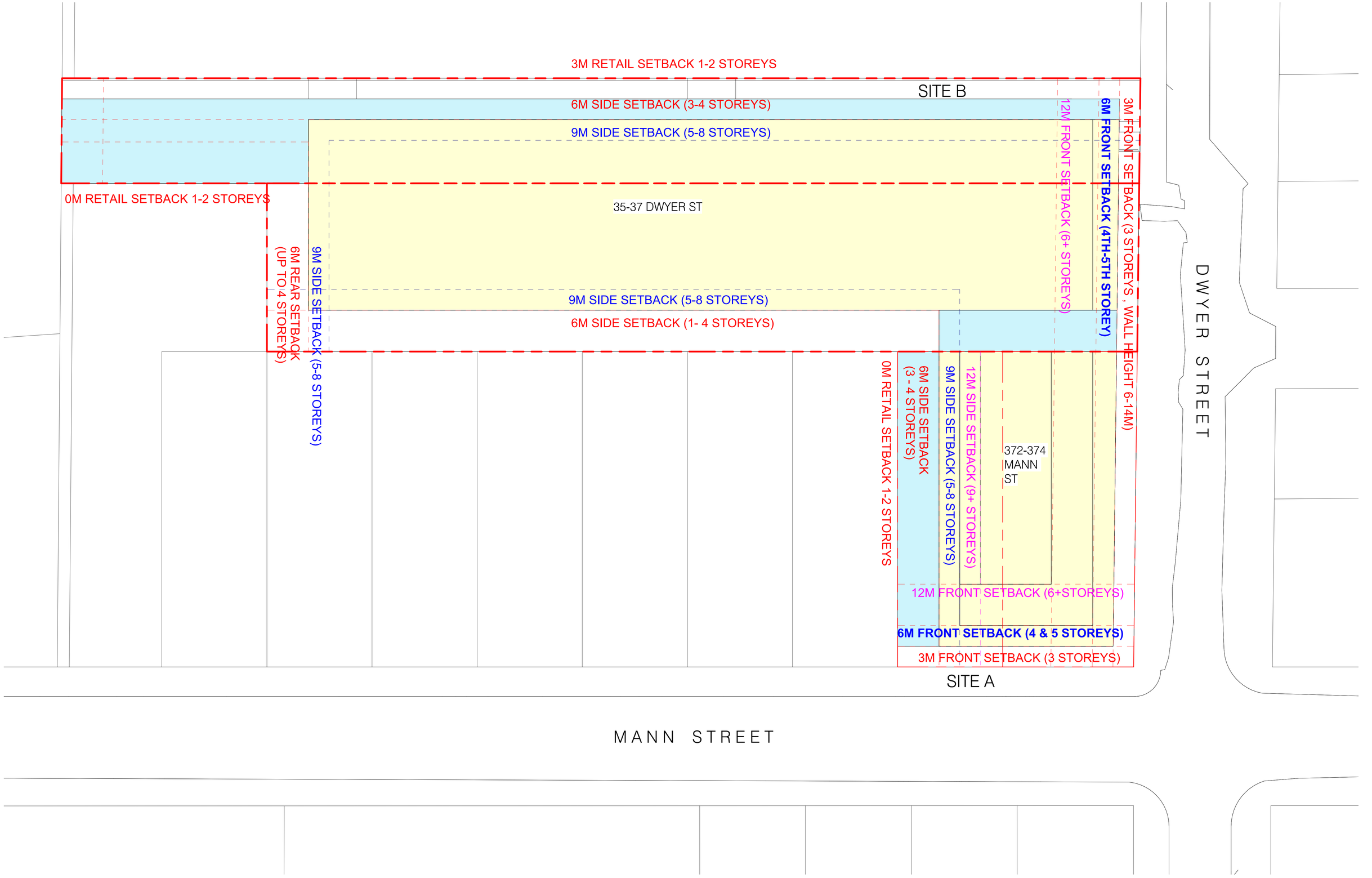
DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

DRAWING TITLE

HEIGHT OF BUILDING

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 032**

20/06/2025 3:08:12 PM



REVISION

A	FOR INFORMATION	28/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

DCP SETBACKS

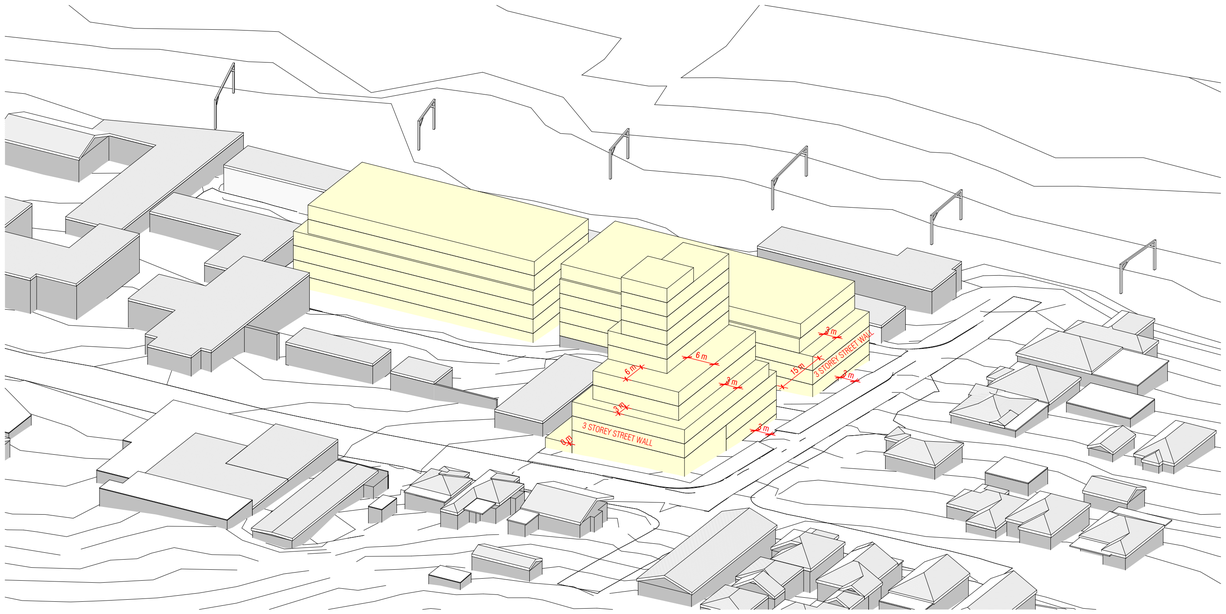
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

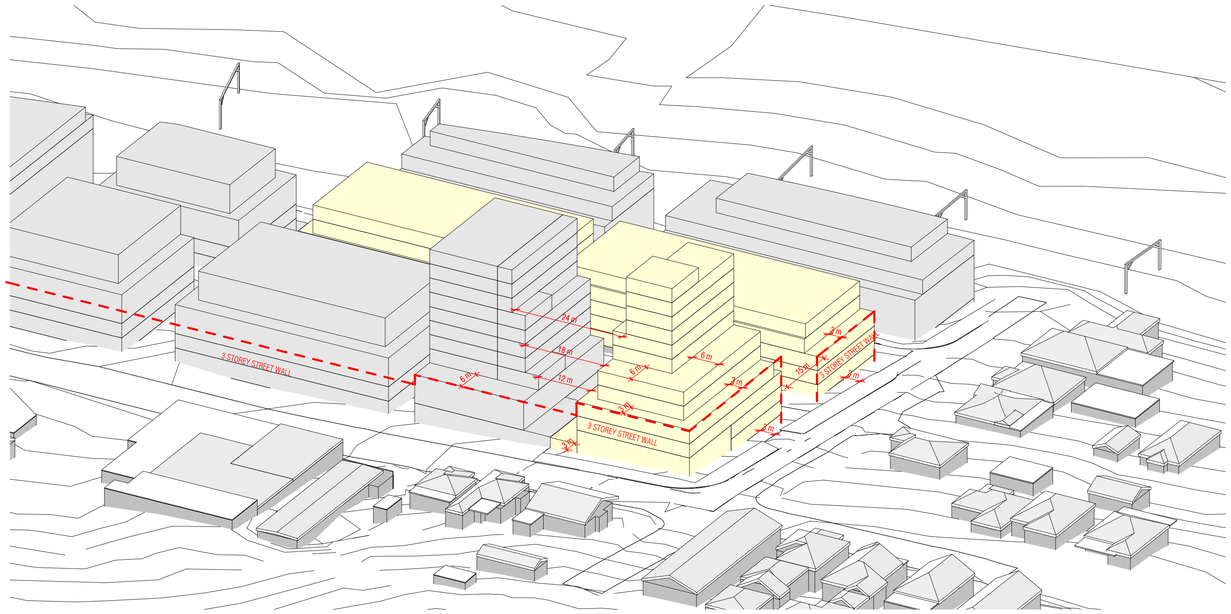
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 033**

20/06/2025 3:08:16 PM



1 DCP SETBACKS - AXONOMETRIC VIEW WITH EXISTING CONTEXT
SCALE



2 DCP SETBACKS - AXONOMETRIC VIEW WITH FUTURE CONTEXT
SCALE

REVISION

A	FOR INFORMATION	28/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

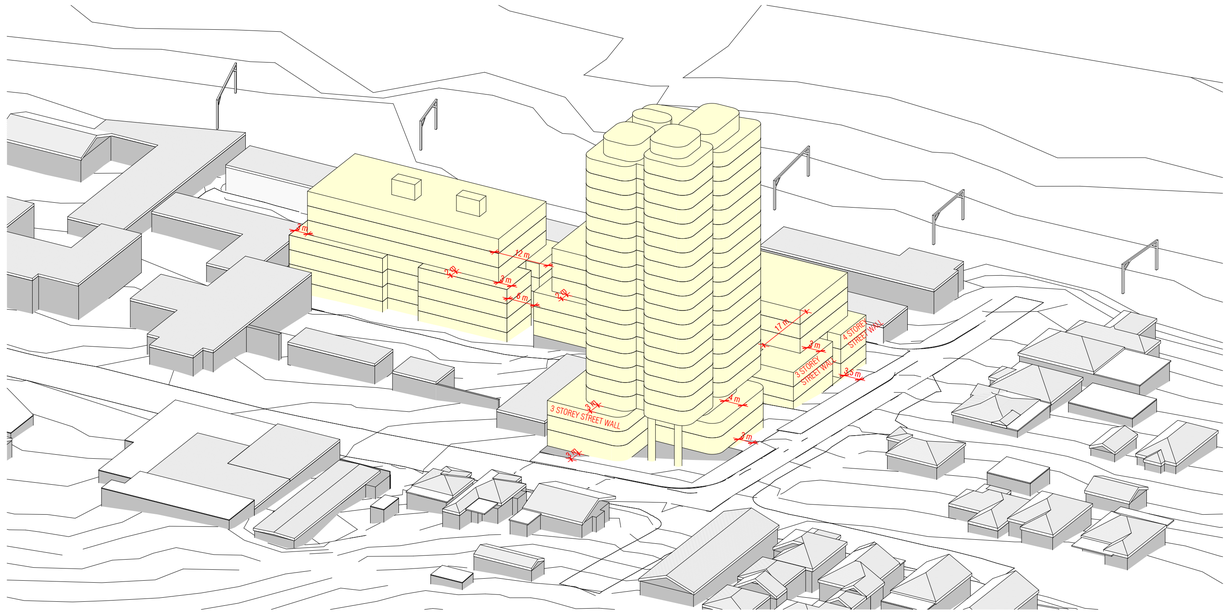
DRAWING TITLE
DCP SETBACKS DIAGRAM

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

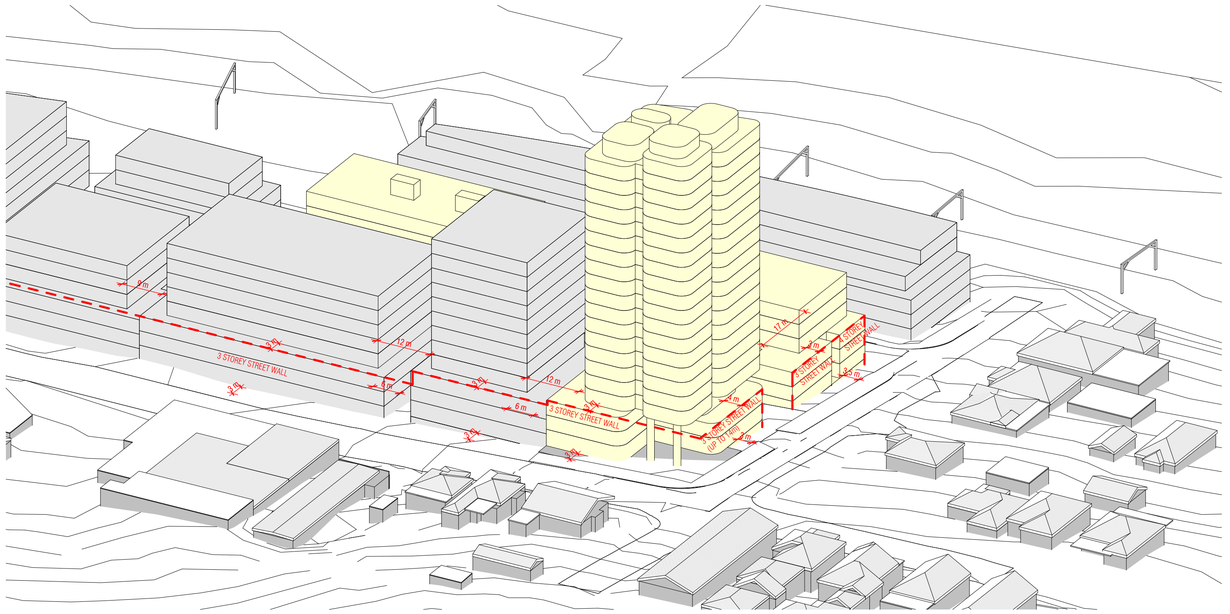
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 034**

20/06/2025 3:08:21 PM



1 PROPOSED SETBACKS - AXONOMETRIC VIEW WITH EXISTING CONTEXT
SCALE



2 PROPOSED SETBACKS - AXONOMETRIC VIEW WITH FUTURE CONTEXT
SCALE

REVISION

A	FOR INFORMATION	28/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

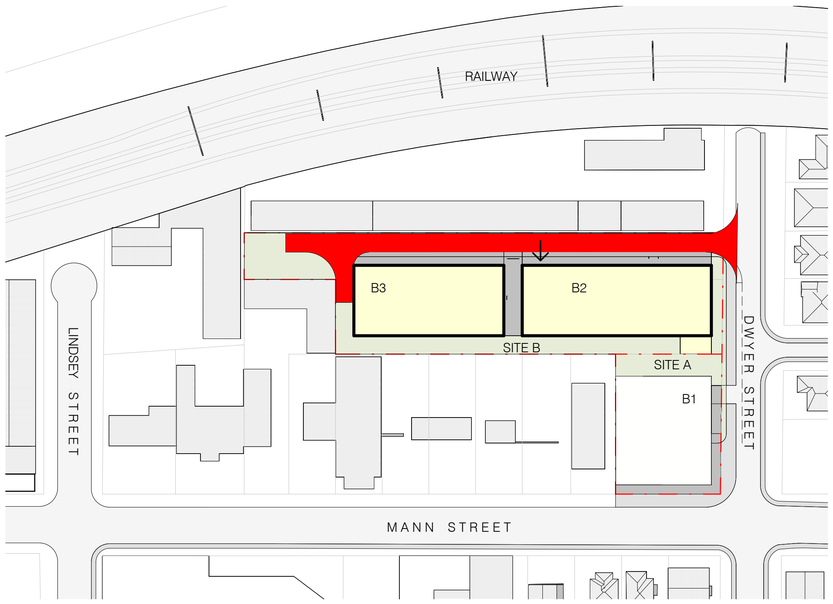
DRAWING TITLE

PROPOSED SETBACKS DIAGRAM

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

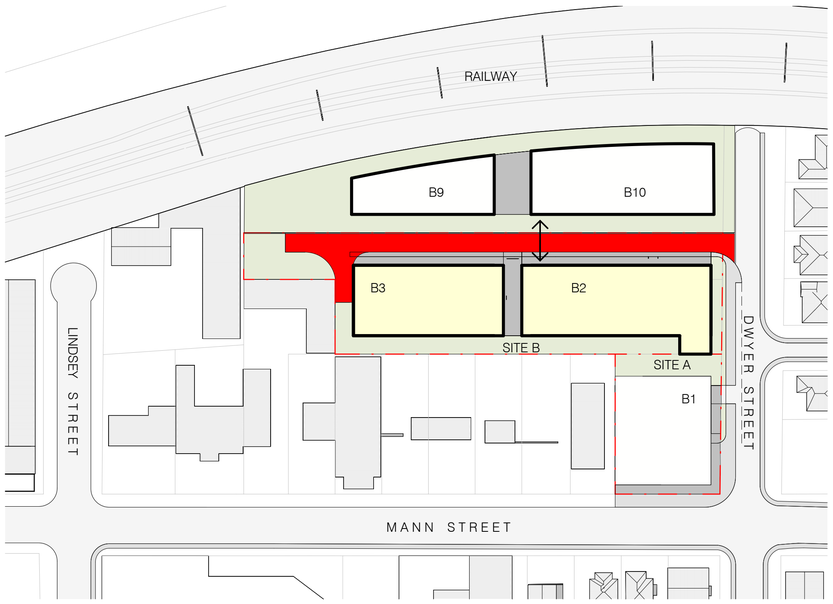
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 035**

20/06/2025 3:08:26 PM



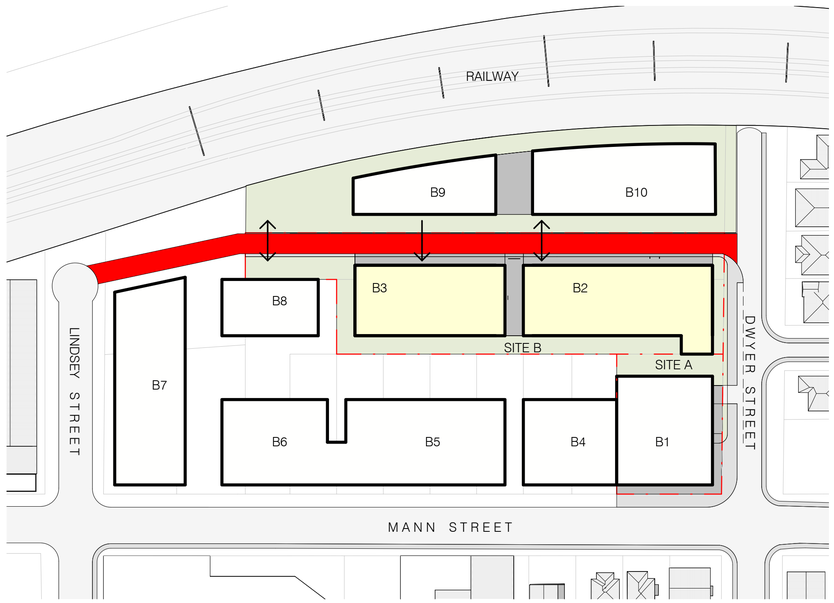
STAGE 1

A new two-way road providing access to Site B
Creates new street entry frontage to Site B buildings
A new turning head for fire vehicles and others



STAGE 2

The new two-way road provides access to Site F
The new street is now activated on both sides creating a new community



STAGE 3

A new two-way road extended to Lindsey Street
Providing access to all the southern sites
Improving permeability and activation

REVISION

A	FOR INFORMATION	28/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24
D	DEVELOPMENT APPLICATION	09/04/25

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

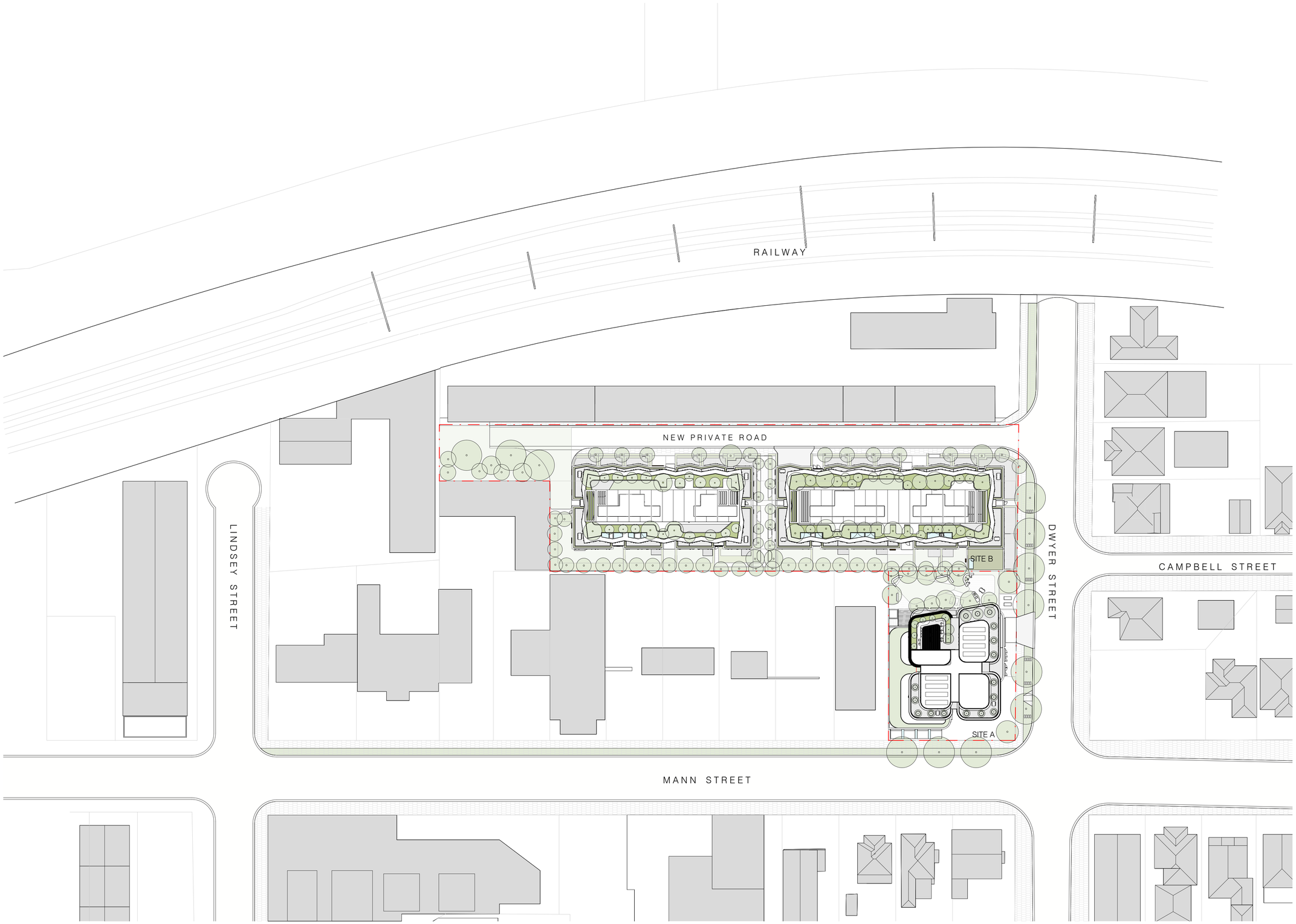
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	1 : 1000 @A1

DRAWING TITLE
ROAD STAGING DIAGRAM

ISSUE PURPOSE: SSDA
REV: D
DRAWING NO.: **DA 036**

20/06/2025 3:08:32 PM



REVISION

B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	10/06/24
E	FOR INFORMATION	2/10/24
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 1000 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE PLAN - EXISTING CONTEXT

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 050**

20/06/2025 3:08:50 PM

REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	10/06/24
D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: 1 : 1000 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

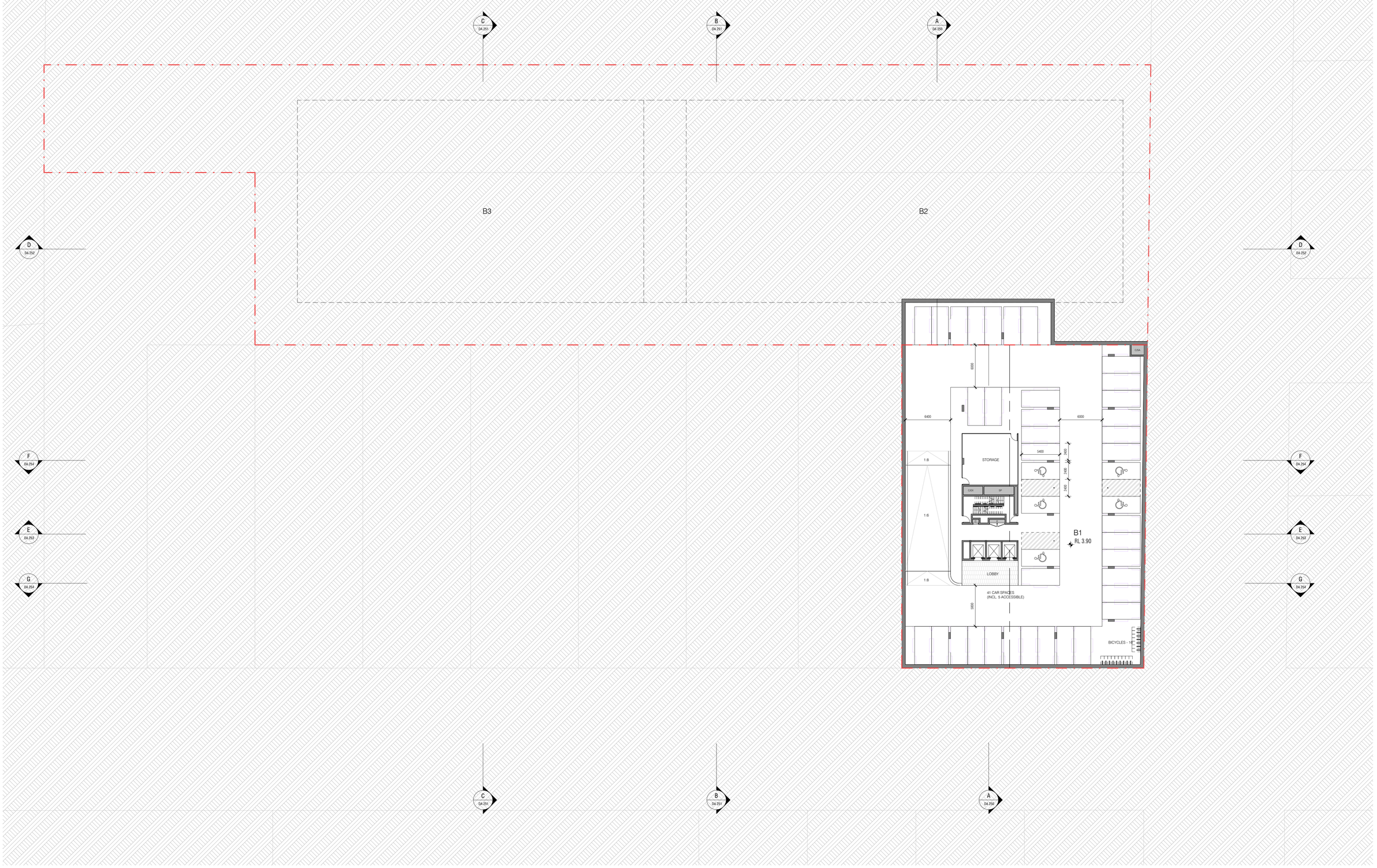
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
SITE PLAN - FUTURE CONTEXT

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: G | DRAWING NO.: **DA 051**

20/06/2025 3:09:07 PM



1 BASEMENT 5 PLAN
SCALE1 : 250

REVISION

C	FOR INFORMATION	27/02/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	13/03/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	09/04/25
H	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

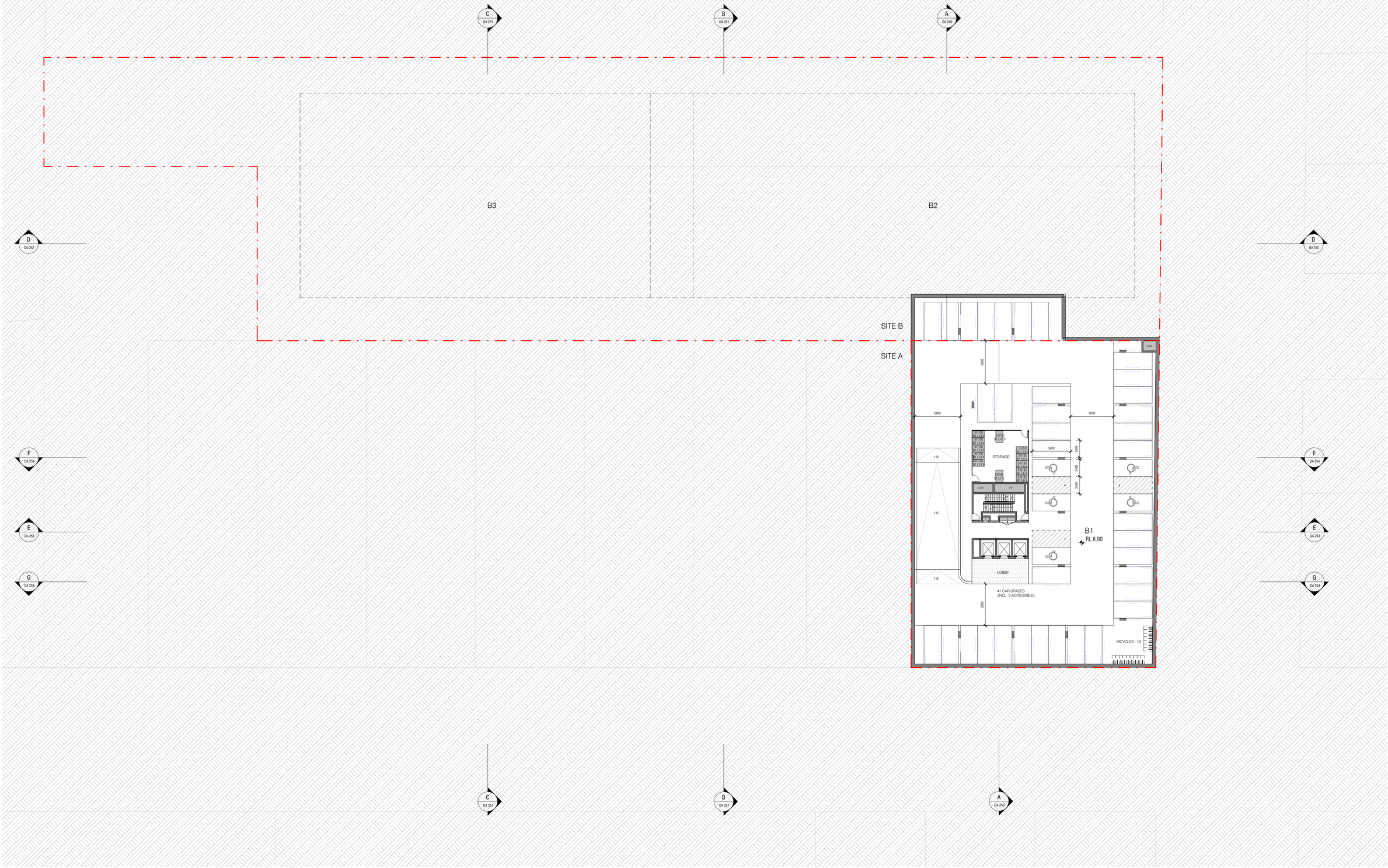
DRAWING TITLE
BASEMENT 5 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DA 103**

20/06/2025 3:09:12 PM



1 BASEMENT 4 PLAN
SCALE1 : 250

REVISION

E	FOR INFORMATION	20/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	13/03/25
H	DEVELOPMENT APPLICATION	20/03/25
I	DEVELOPMENT APPLICATION	09/04/25
J	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

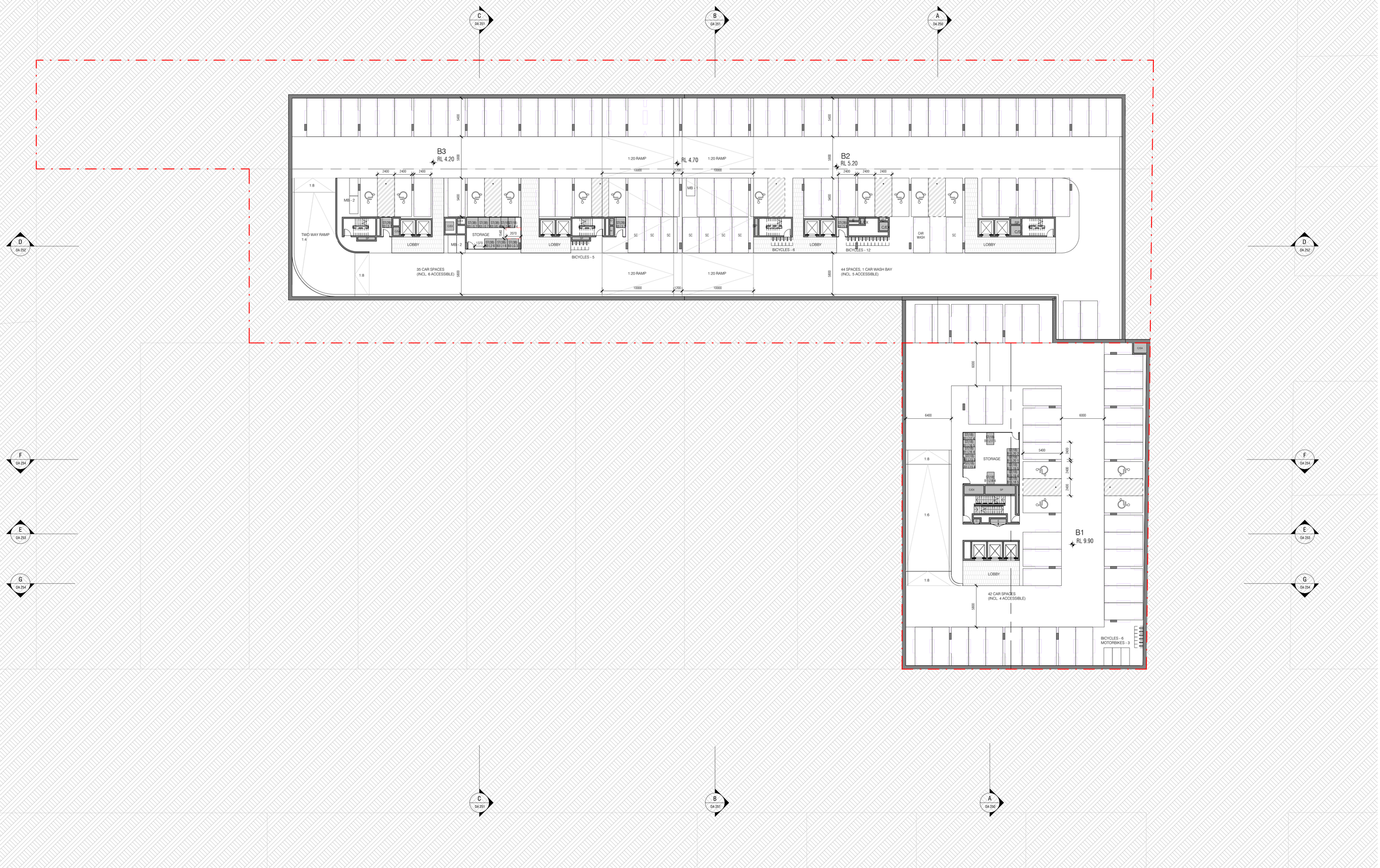
DRAWING TITLE
BASEMENT 4 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: J
DRAWING NO.: **DA 104**

20/06/2025 3:09:16 PM



1 BASEMENT 3 PLAN
SCALE1 : 250

REVISION

K	FOR INFORMATION	20/02/25
L	FOR INFORMATION	27/02/25
M	FOR INFORMATION	13/03/25
N	DEVELOPMENT APPLICATION	20/03/25
O	DEVELOPMENT APPLICATION	09/04/25
P	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

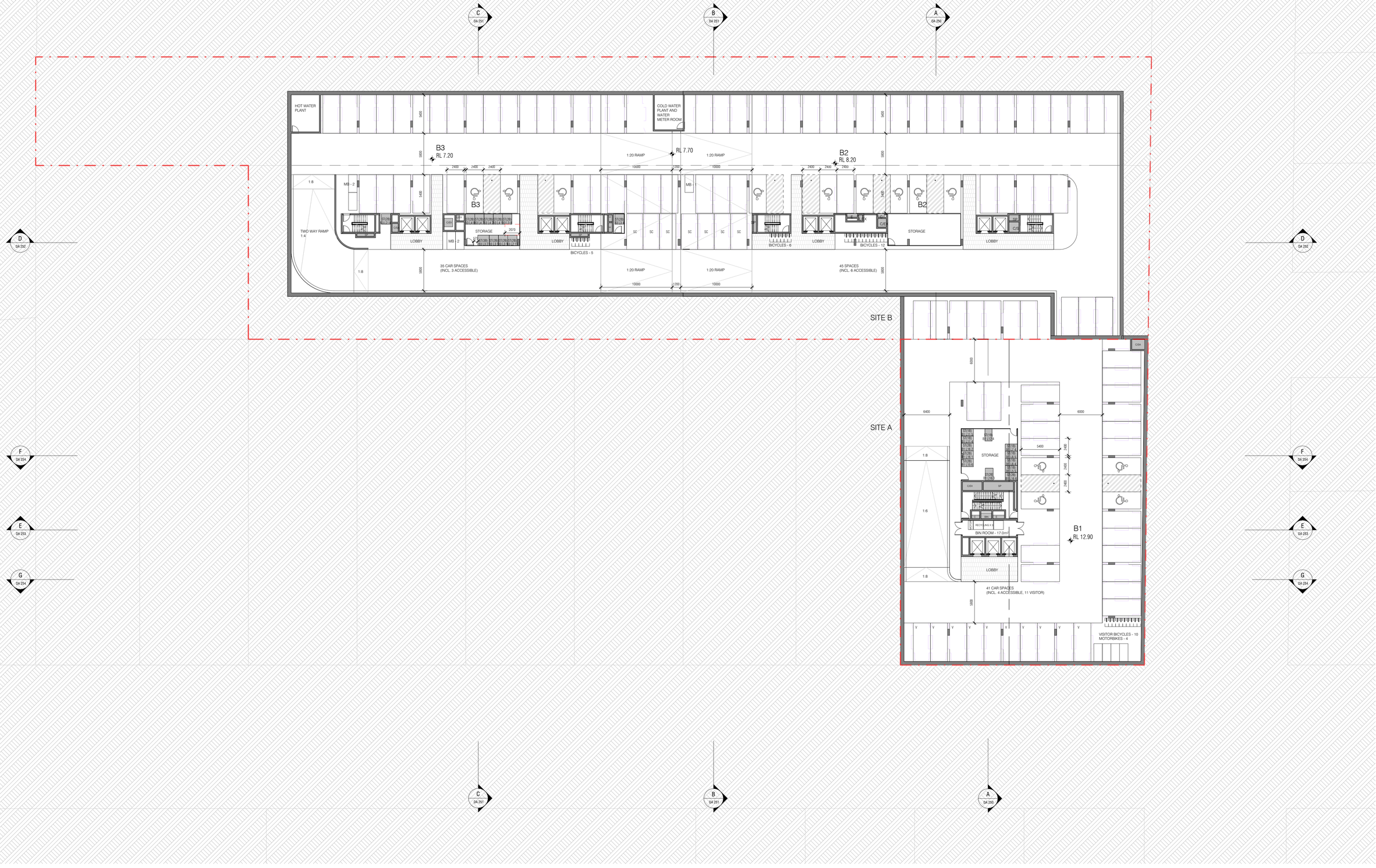
DRAWING TITLE
BASEMENT 3 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: P | DRAWING NO.: **DA 105**

20/06/2025 3:09:20 PM



1 BASEMENT 2 PLAN
SCALE1 : 250

REVISION

L	FOR INFORMATION	27/02/25
M	FOR INFORMATION	05/03/25
N	FOR INFORMATION	13/03/25
O	DEVELOPMENT APPLICATION	20/03/25
P	DEVELOPMENT APPLICATION	09/04/25
Q	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

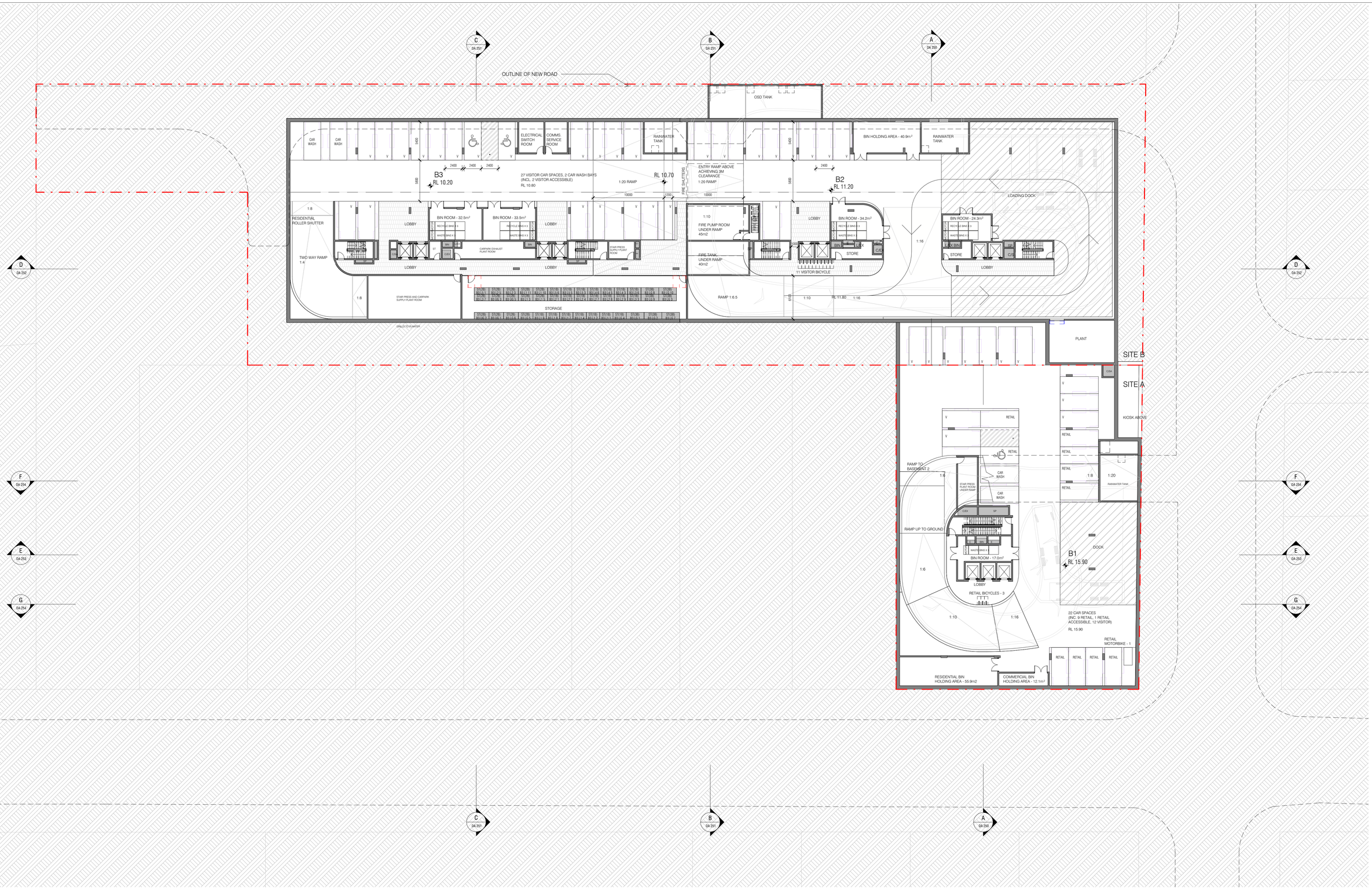
DRAWING TITLE
BASEMENT 2 PLAN

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: Q
DRAWING NO.: **DA 106**

20/06/2025 3:09:25 PM



1 BASEMENT 1 PLAN
SCALE1 : 250

REVISION		
N	FOR INFORMATION	27/02/25
O	FOR INFORMATION	05/03/25
P	FOR INFORMATION	13/03/25
Q	DEVELOPMENT APPLICATION	20/03/25
R	DEVELOPMENT APPLICATION	09/04/25
S	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

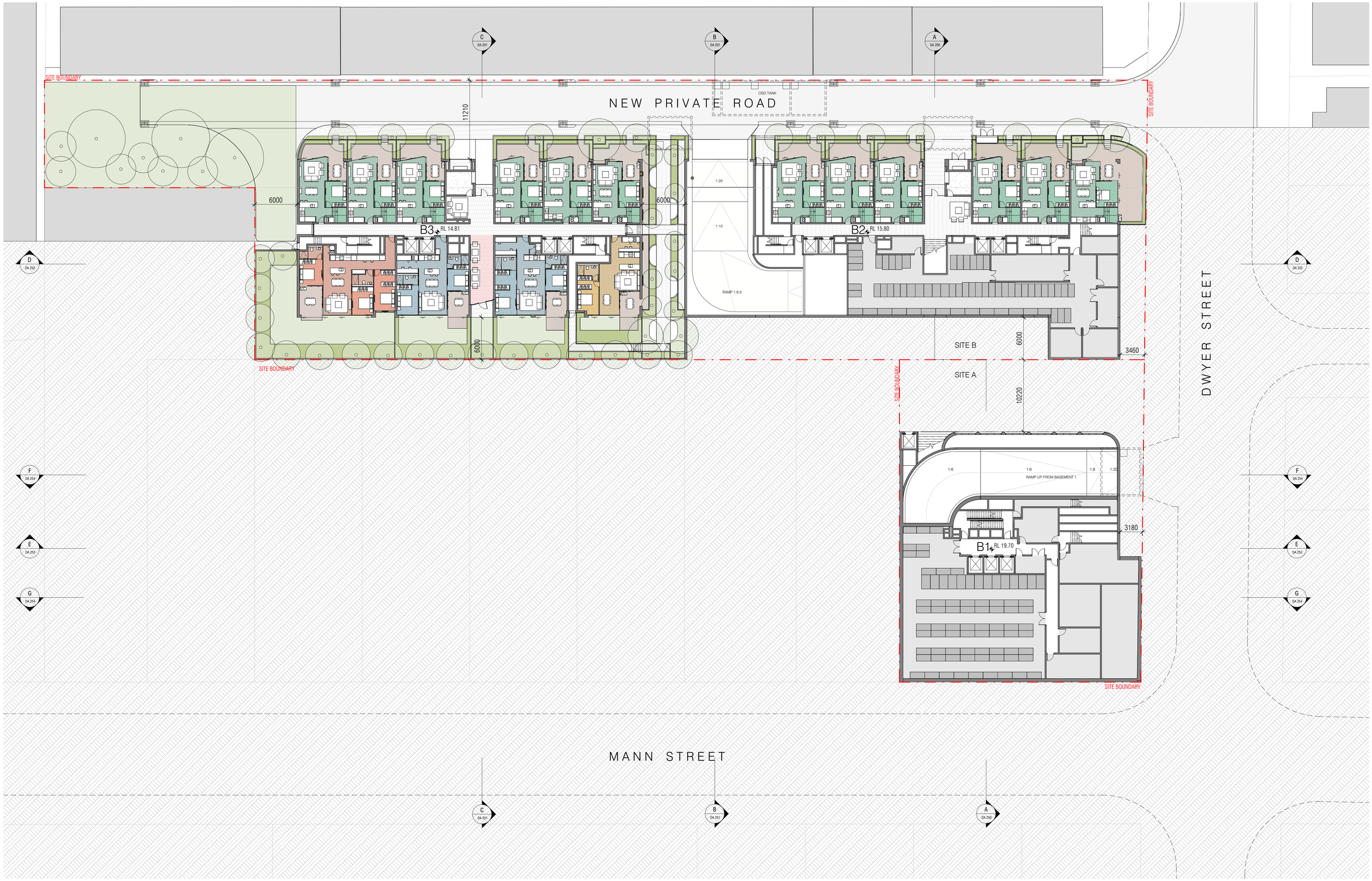
DRAWING TITLE
BASEMENT 1 PLAN

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	S	**DA 107**

20/06/2025 3:09:31 PM



1 LOWER GROUND FLOOR PLAN
SCALE1 : 250

REVISION		
M	FOR INFORMATION	13/03/25
N	DEVELOPMENT APPLICATION	20/03/25
O	DEVELOPMENT APPLICATION	09/04/25
P	DEVELOPMENT APPLICATION	23/04/25
Q	FOR INFORMATION	29/05/25
R	DEVELOPMENT APPLICATION	04/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
LOWER GROUND FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	R	**DA 108**

20/06/2025 3:09:43 PM

1 UPPER GROUND FLOOR PLAN
SCALE1 : 250

REVISION		
K	FOR INFORMATION	05/03/25
L	DEVELOPMENT APPLICATION	20/03/25
M	DEVELOPMENT APPLICATION	09/04/25
N	DEVELOPMENT APPLICATION	23/04/25
O	FOR INFORMATION	29/05/25
P	DEVELOPMENT APPLICATION	04/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
UPPER GROUND PLAN

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

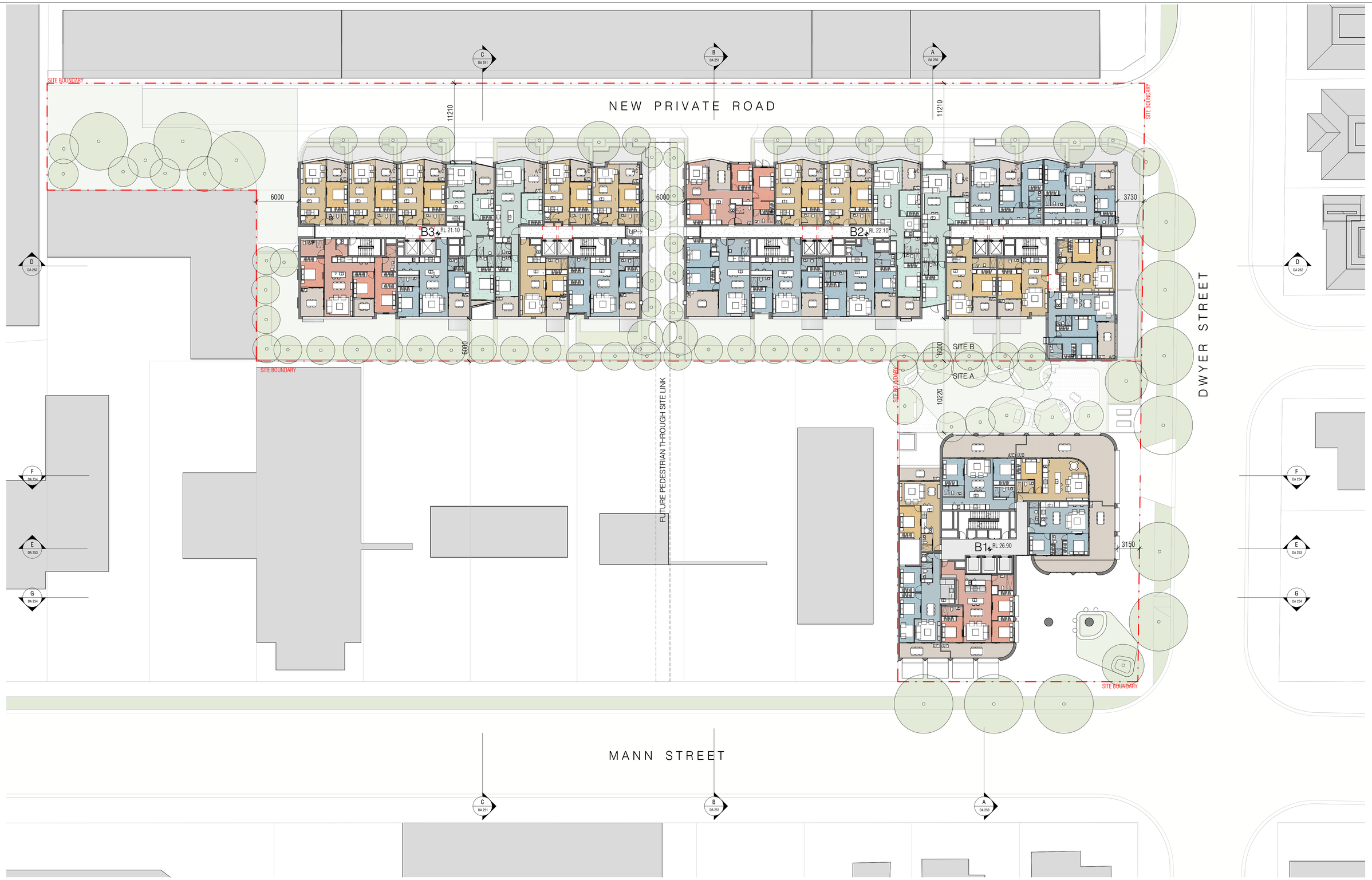
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
SSDA

REV
P

DRAWING NO.
DA 109

20/06/2025 3:09:47 PM



1 LEVEL 1 PLAN
SCALE1 : 250

REVISION

D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

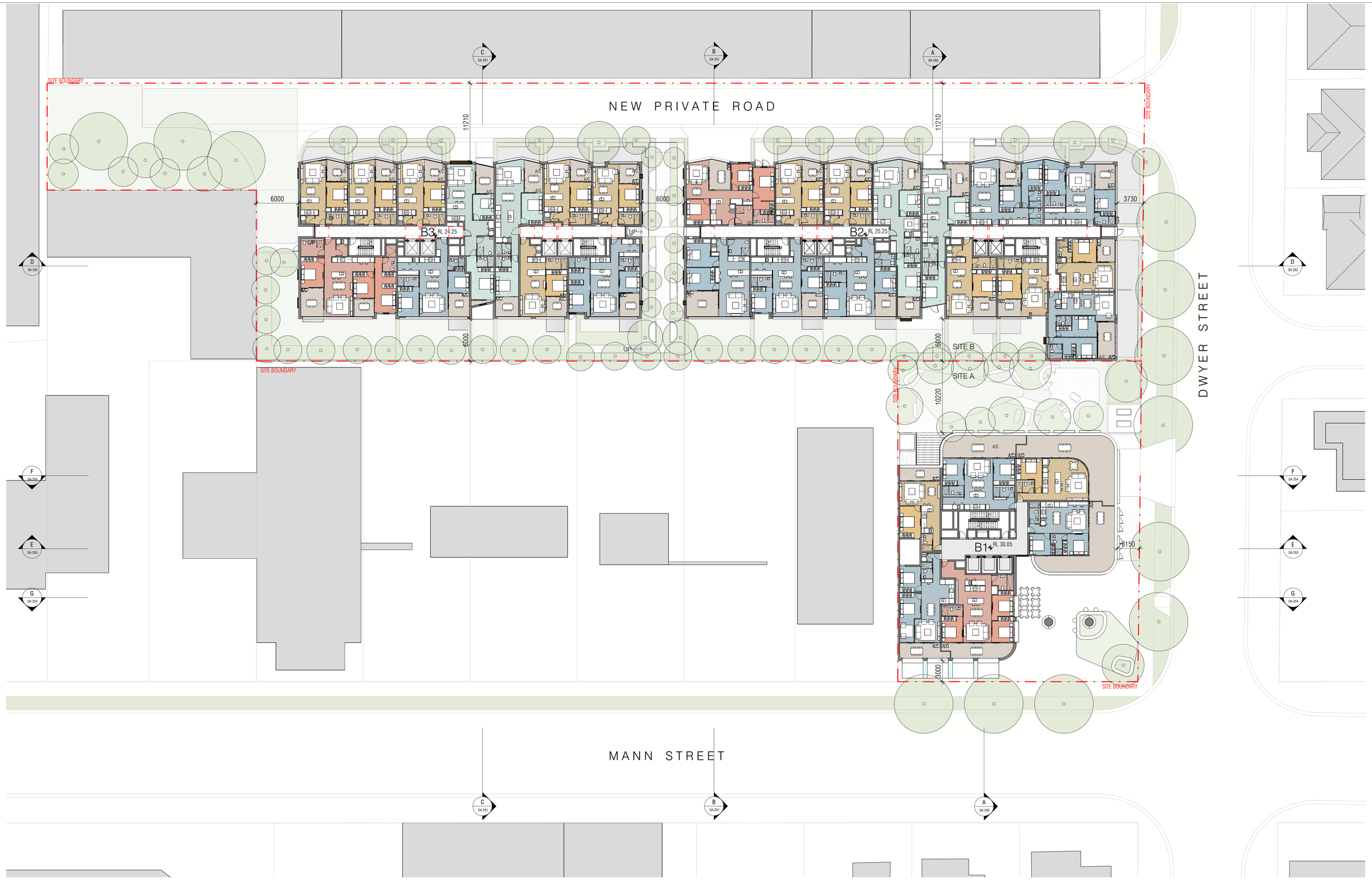
DRAWING TITLE
LEVEL 1 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	I	**DA 110**

20/06/2025 3:10:00 PM



1 LEVEL 2 PLAN
SCALE1 : 250

REVISION		
D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
LEVEL 2 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	I	**DA 111**

20/06/2025 3:10:14 PM

1 LEVEL 3 PLAN
SCALE1 : 250

REVISION

A	DEVELOPMENT APPLICATION	20/03/25
B	DEVELOPMENT APPLICATION	09/04/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES
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DRAWN: Author
CHECKED: Checker
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
LEVEL 3 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DA 112**

20/06/2025 3:10:30 PM

1 LEVEL 4-5 PLAN
SCALE1 : 250

REVISION

D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

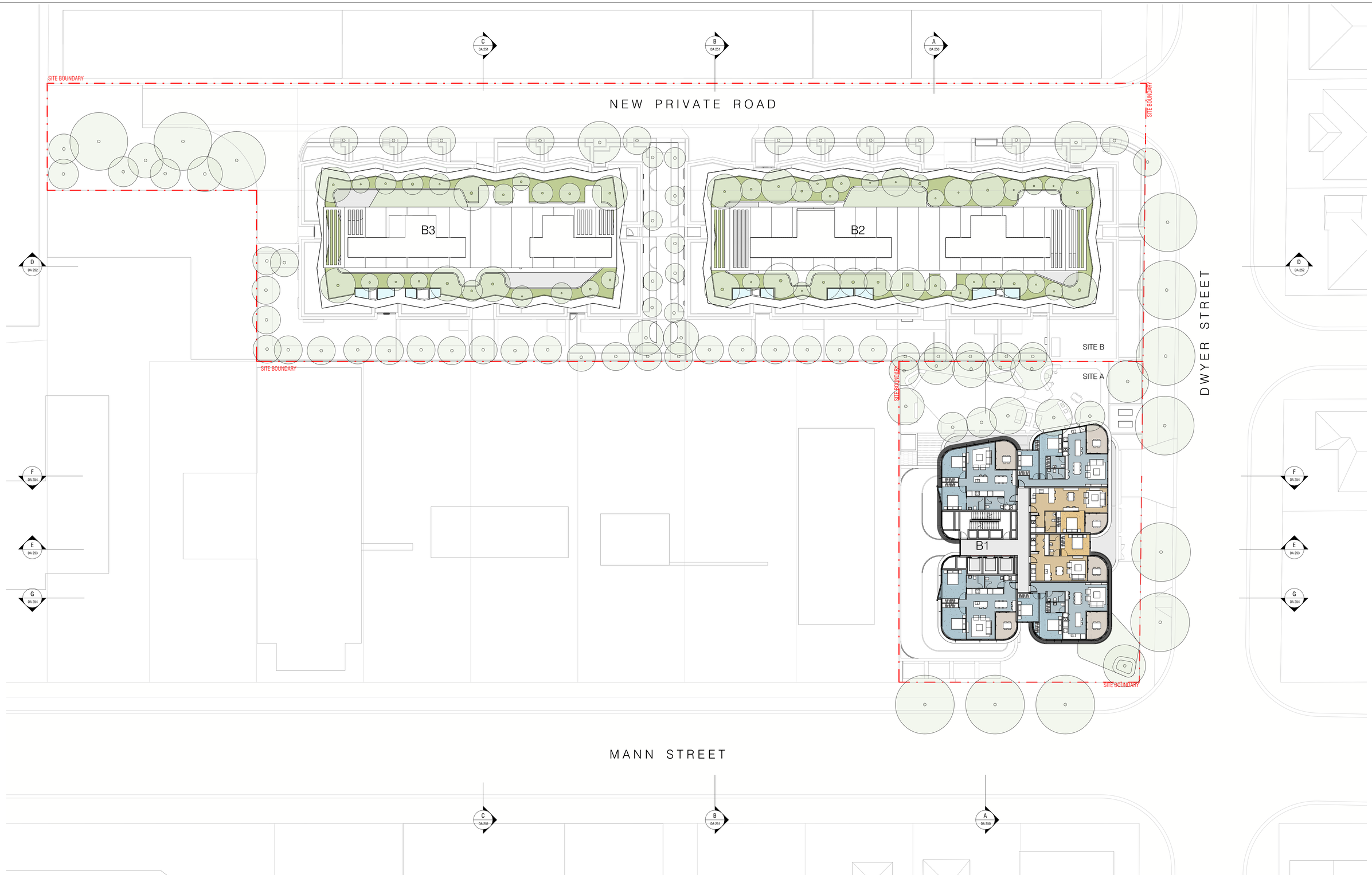
DRAWING TITLE
LEVEL 4-5 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: I
DRAWING NO.: **DA 113**

20/06/2025 3:10:52 PM



1 LEVEL 6-16 PLAN
SCALE1 : 250

REVISION		
D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

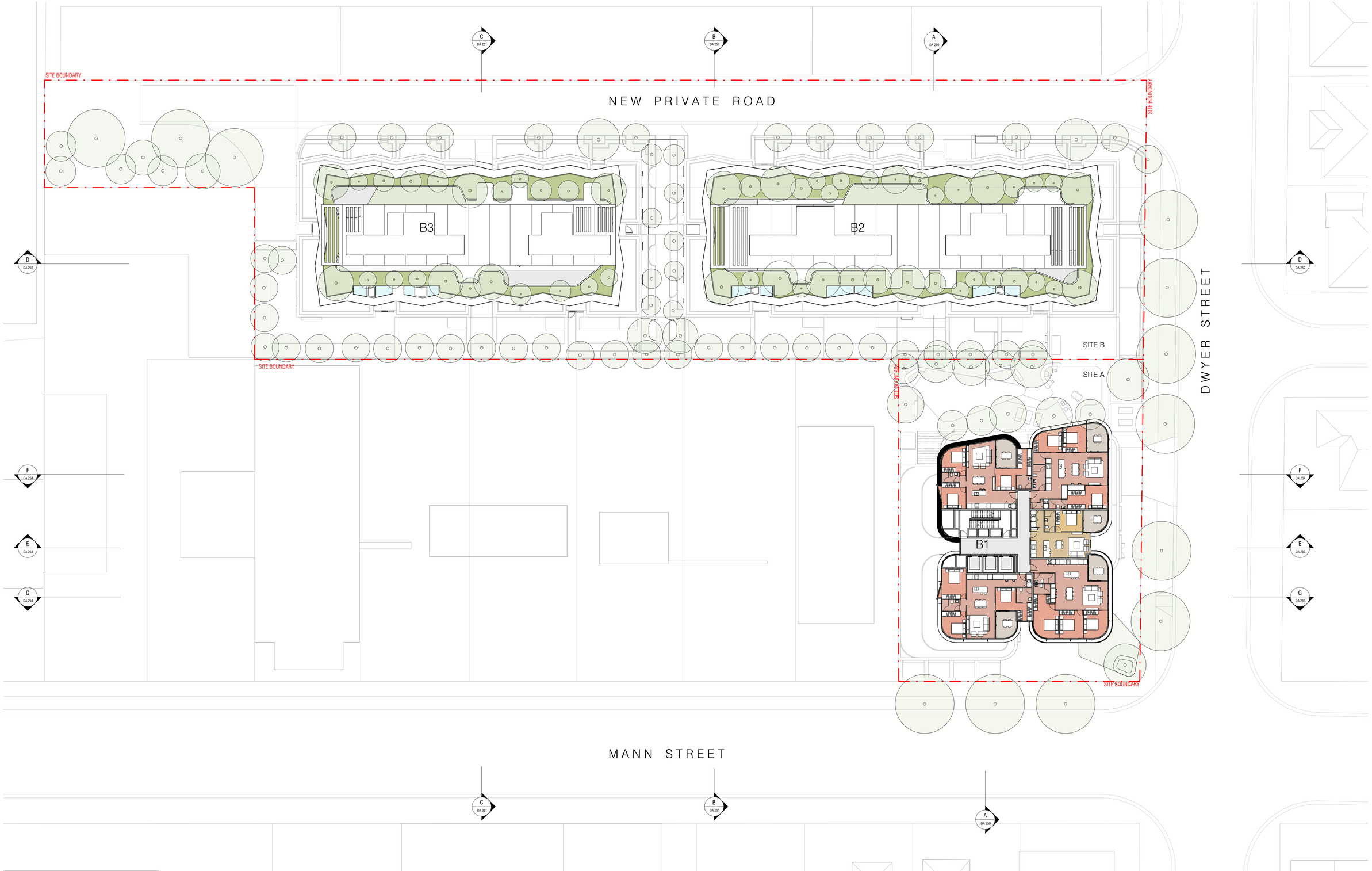
DRAWING TITLE
LEVEL 6-16 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	I	**DA 114**

20/06/2025 3:11:09 PM



1 LEVEL 17-19 PLAN
SCALE1 : 250

REVISION

D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

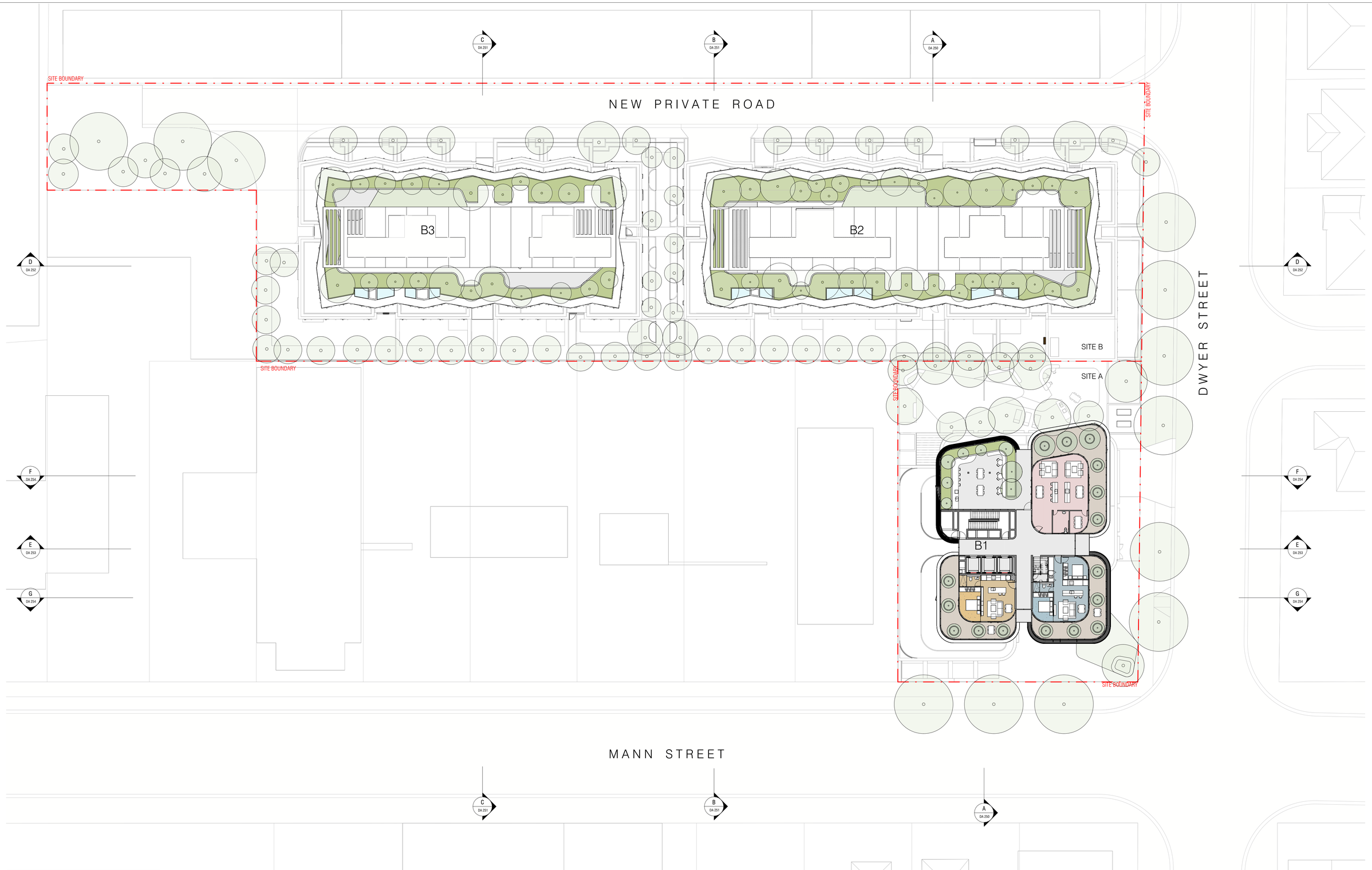
DRAWING TITLE
LEVEL 17-19 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: I
DRAWING NO.: **DA 115**

20/06/2025 3:11:26 PM



1 LEVEL 20 PLAN
SCALE1 : 250

REVISION

D	FOR INFORMATION	23/09/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

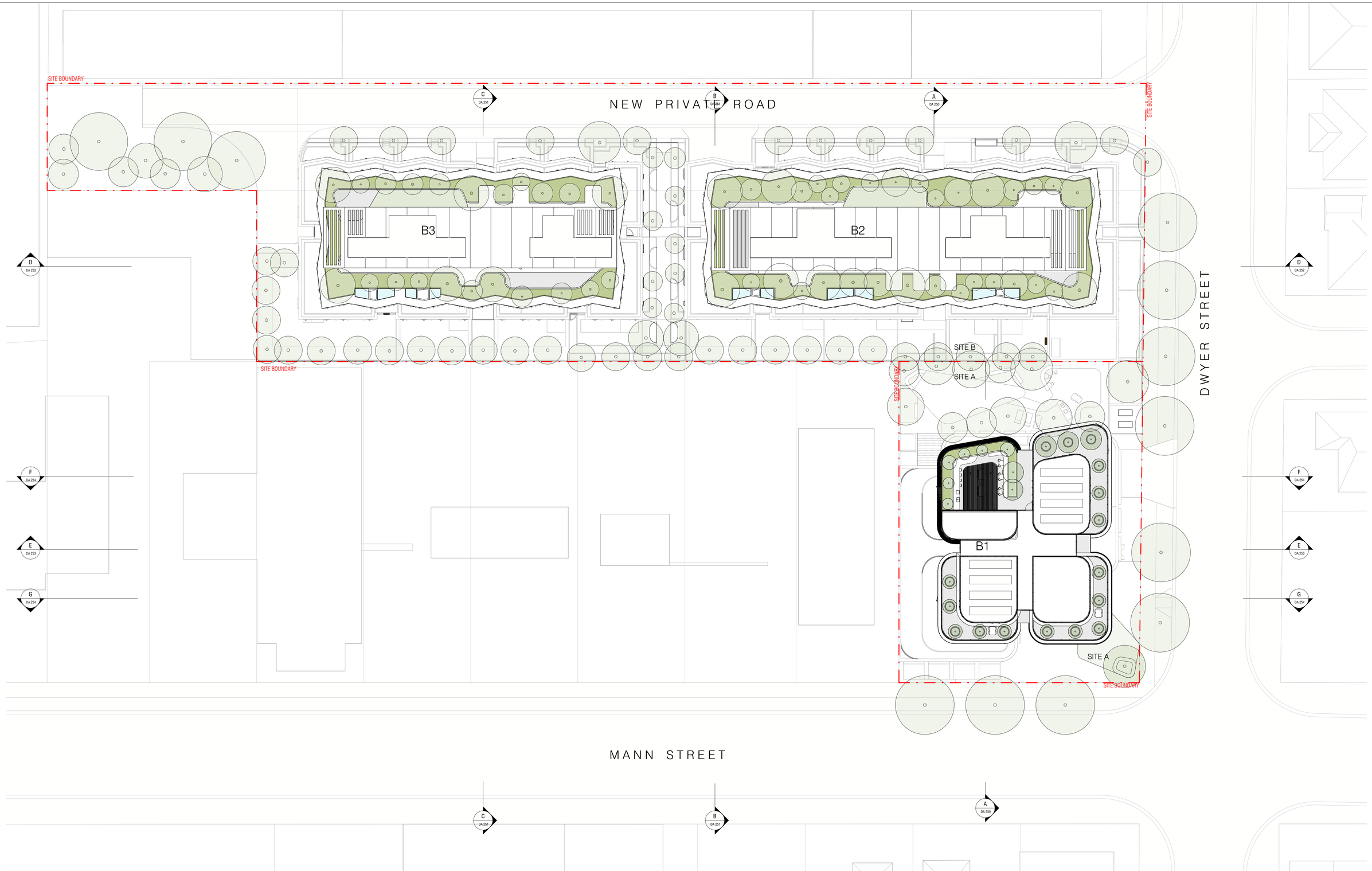
DRAWING TITLE
LEVEL 20 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: I
DRAWING NO.: **DA 116**

20/06/2025 3:11:46 PM



1 LEVEL 21 PLAN
SCALE1 : 250

REVISION

E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	DEVELOPMENT APPLICATION	23/04/25
J	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

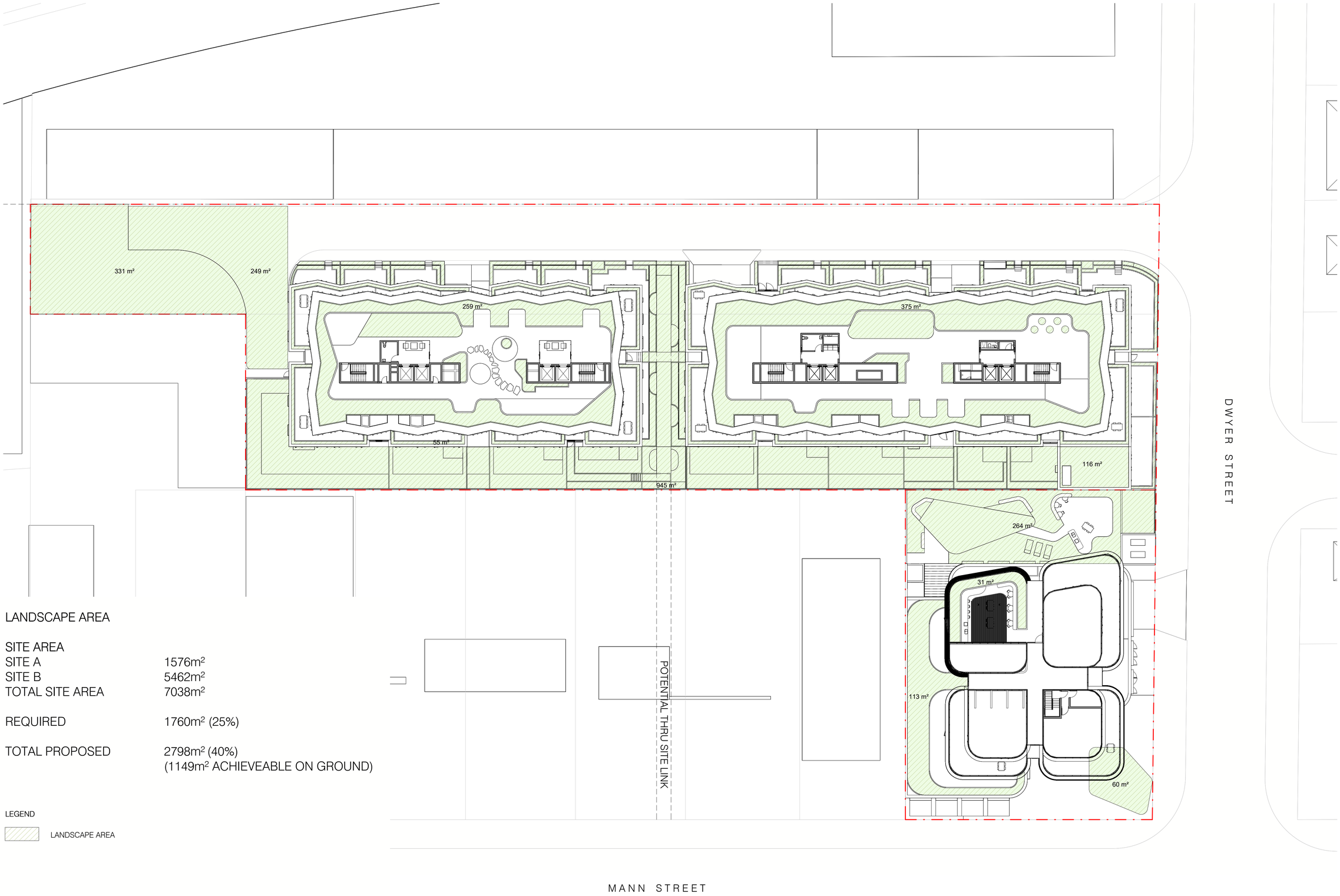
DRAWING TITLE
ROOF PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: J
DRAWING NO.: **DA 117**

20/06/2025 3:12:23 PM



LANDSCAPE AREA

SITE AREA	
SITE A	1576m²
SITE B	5462m²
TOTAL SITE AREA	7038m²
REQUIRED	1760m² (25%)
TOTAL PROPOSED	2798m² (40%) (1149m² ACHIEVEABLE ON GROUND)

LEGEND

LANDSCAPE AREA

REVISION

B	FOR INFORMATION	29/04/24
C	FOR INFORMATION	20/05/24
D	FOR INFORMATION	04/06/24
E	FOR INFORMATION	10/06/24
F	FOR INFORMATION	2/10/24
G	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

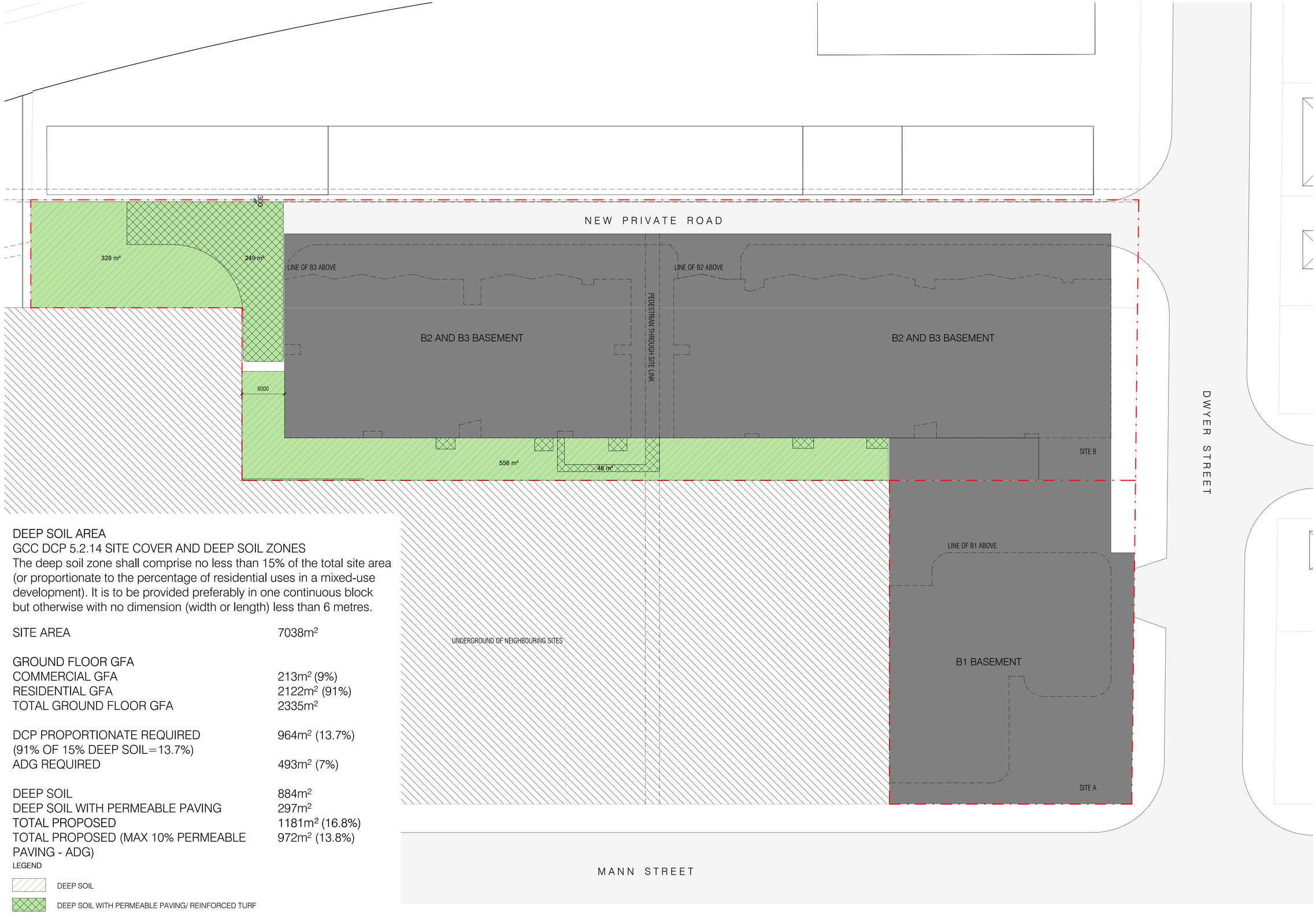
DRAWING TITLE: LANDSCAPE PLAN

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: G | DRAWING NO.: **DA 140**

20/06/2025 3:13:18 PM



DEEP SOIL AREA

GCC DCP 5.2.14 SITE COVER AND DEEP SOIL ZONES

The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6 metres.

SITE AREA	7038m²
GROUND FLOOR GFA	
COMMERCIAL GFA	213m² (9%)
RESIDENTIAL GFA	2122m² (91%)
TOTAL GROUND FLOOR GFA	2335m²
DCP PROPORTIONATE REQUIRED (91% OF 15% DEEP SOIL=13.7%)	964m² (13.7%)
ADG REQUIRED	493m² (7%)
DEEP SOIL	884m²
DEEP SOIL WITH PERMEABLE PAVING	297m²
TOTAL PROPOSED	1181m² (16.8%)
TOTAL PROPOSED (MAX 10% PERMEABLE PAVING - ADG)	972m² (13.8%)

LEGEND

DEEP SOIL

DEEP SOIL WITH PERMEABLE PAVING/ REINFORCED TURF

REVISION

E	FOR INFORMATION	04/06/24
F	FOR INFORMATION	2/10/24
G	FOR INFORMATION	14/03/25
H	DEVELOPMENT APPLICATION	09/04/25
I	FOR INFORMATION	29/05/25
J	FOR INFORMATION	30/05/25

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE: DEEP SOIL PLAN

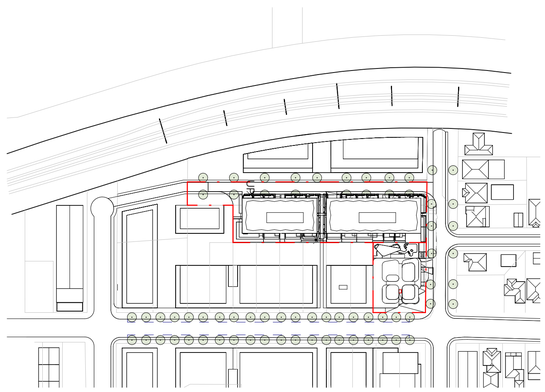
ISSUE PURPOSE: SSDA

REV: J

DRAWING NO.: **DA 141**

20/06/2025 3:13:27 PM

1 MANN ST ELEVATION (EAST) - EXISTING CONTEXT ELEVATION
SCALE 1 : 100



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

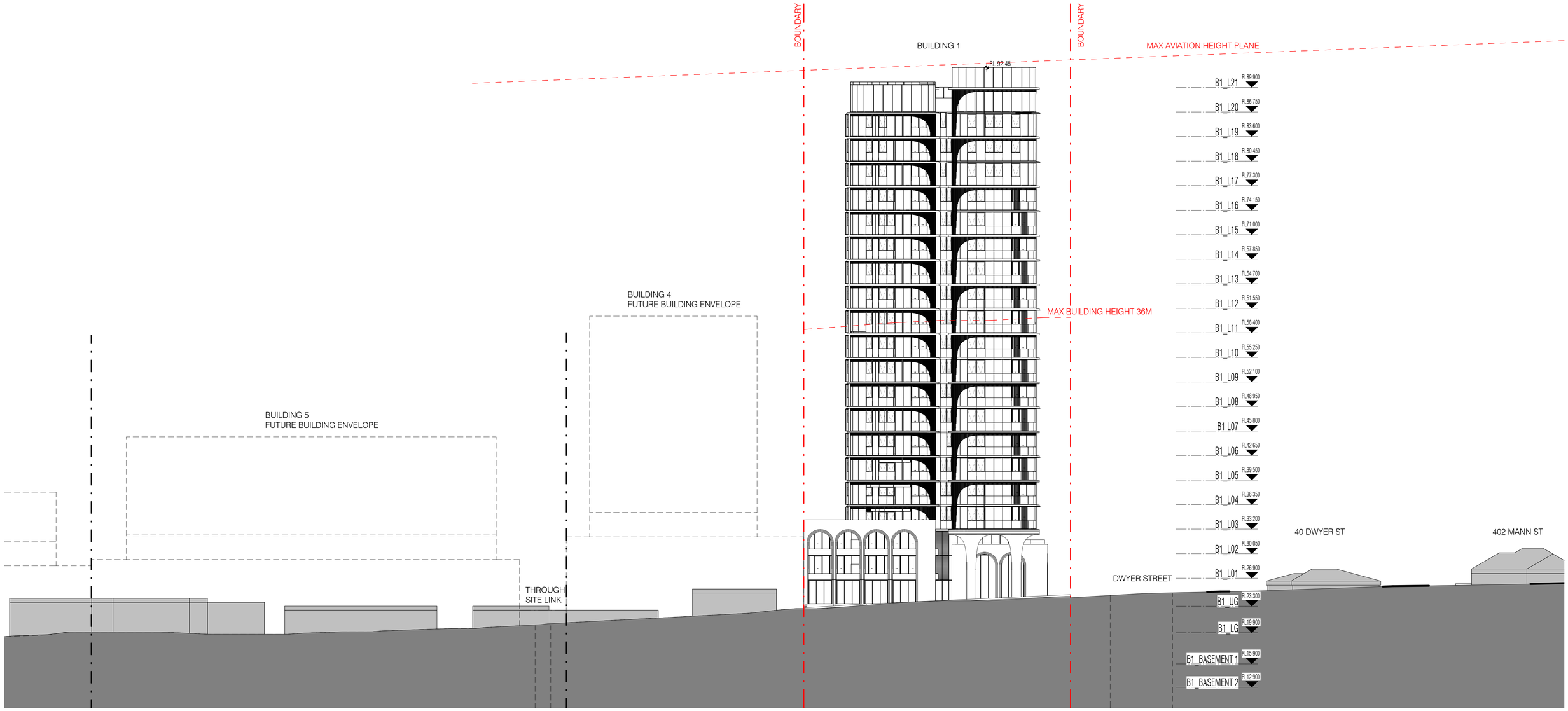
DRAWING TITLE
MANN STREET ELEVATION (EAST) - MATERIALS

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

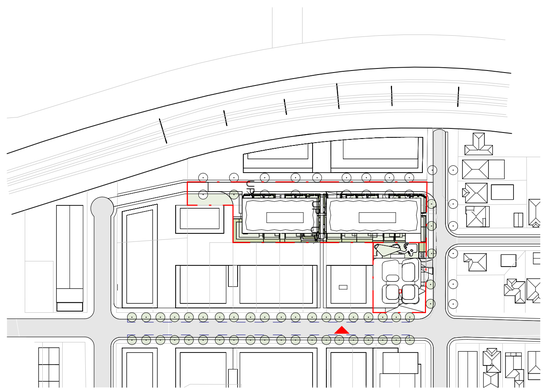
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 200-1**

20/06/2025 3:13:42 PM



1 MANN ST ELEVATION (EAST) - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24
D	ISSUE FOR DA	24/01/25
E	DEVELOPMENT APPLICATION	20/03/25
F	DEVELOPMENT APPLICATION	09/04/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

MANN STREET ELEVATION (EAST)

CLIENT

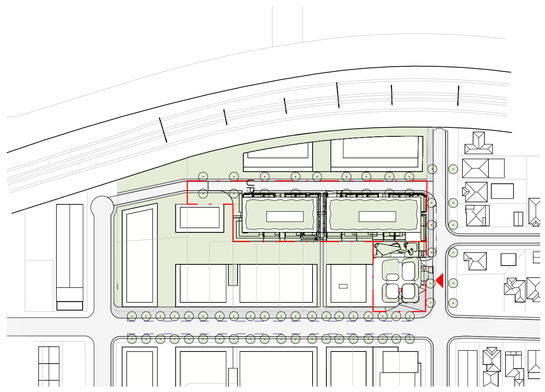
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 200**

20/06/2025 3:13:36 PM

1 DWYER ST ELEVATION (NORTH) - EXISTING CONTEXT ELEVATION
SCALE 1 : 100



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

DWYER STREET ELEVATION (NORTH) - MATERIALS

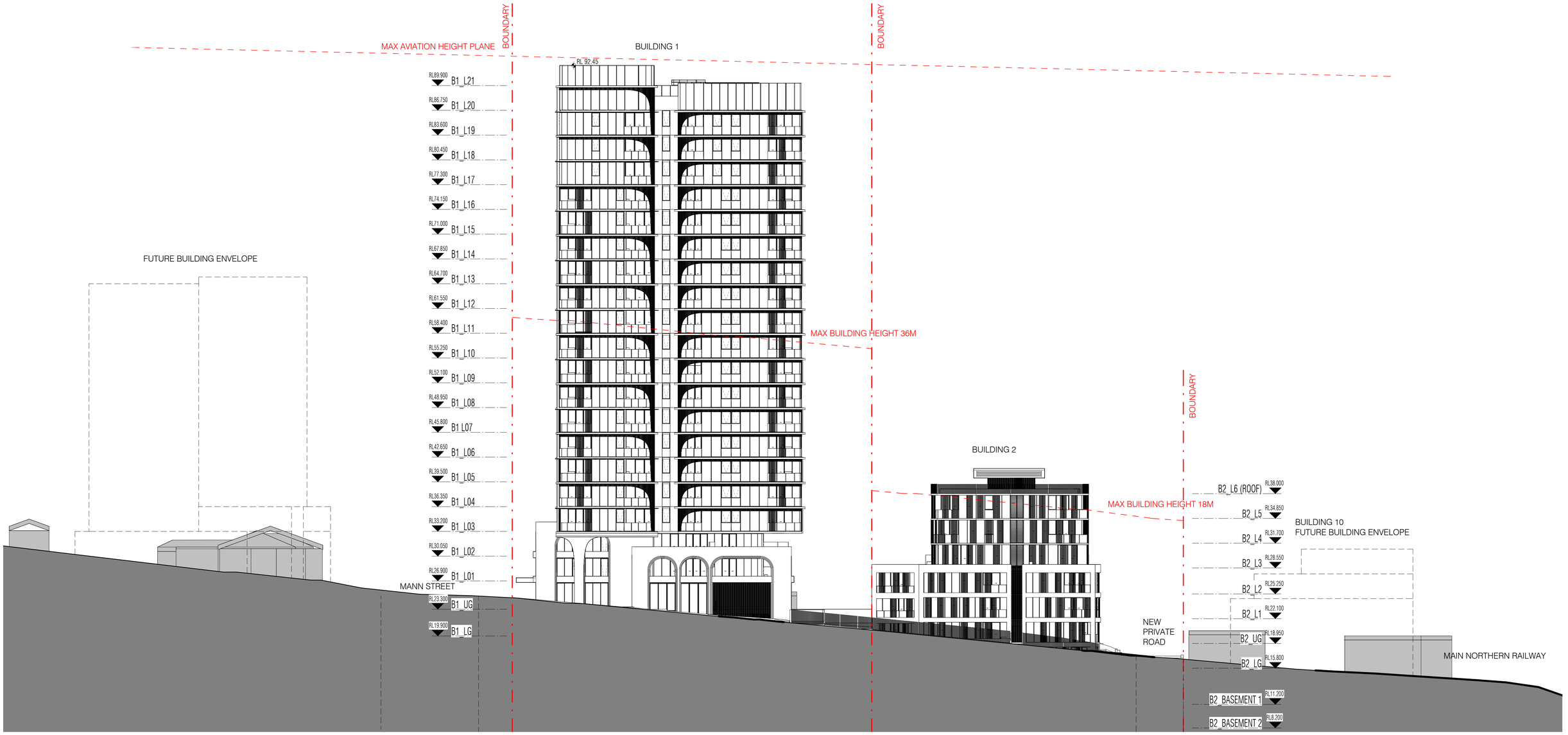
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

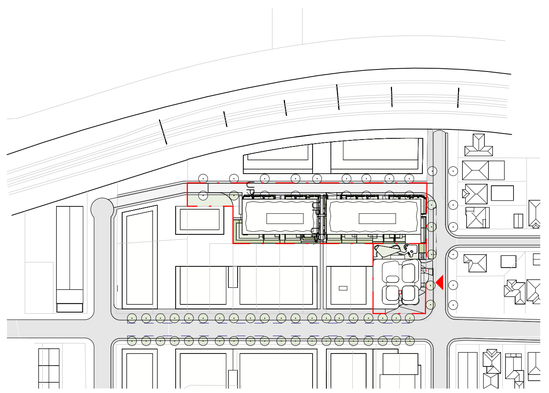
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 201-1**

20/06/2025 3:14:00 PM



1 DWYER ST ELEVATION (NORTH) - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

DWYER STREET ELEVATION (NORTH)

CLIENT

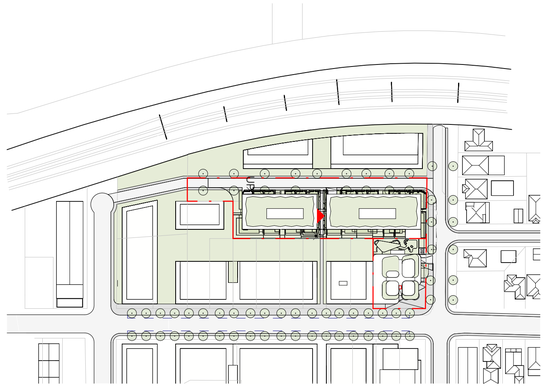
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 201**

20/06/2025 3:13:53 PM

1 THROUGH SITE LINK ELEVATION (SOUTH) - EXISTING CONTEXT ELEVATION
SCALE 1 : 100



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

THROUGH SITE LINK ELEVATION (SOUTH) - MATERIALS

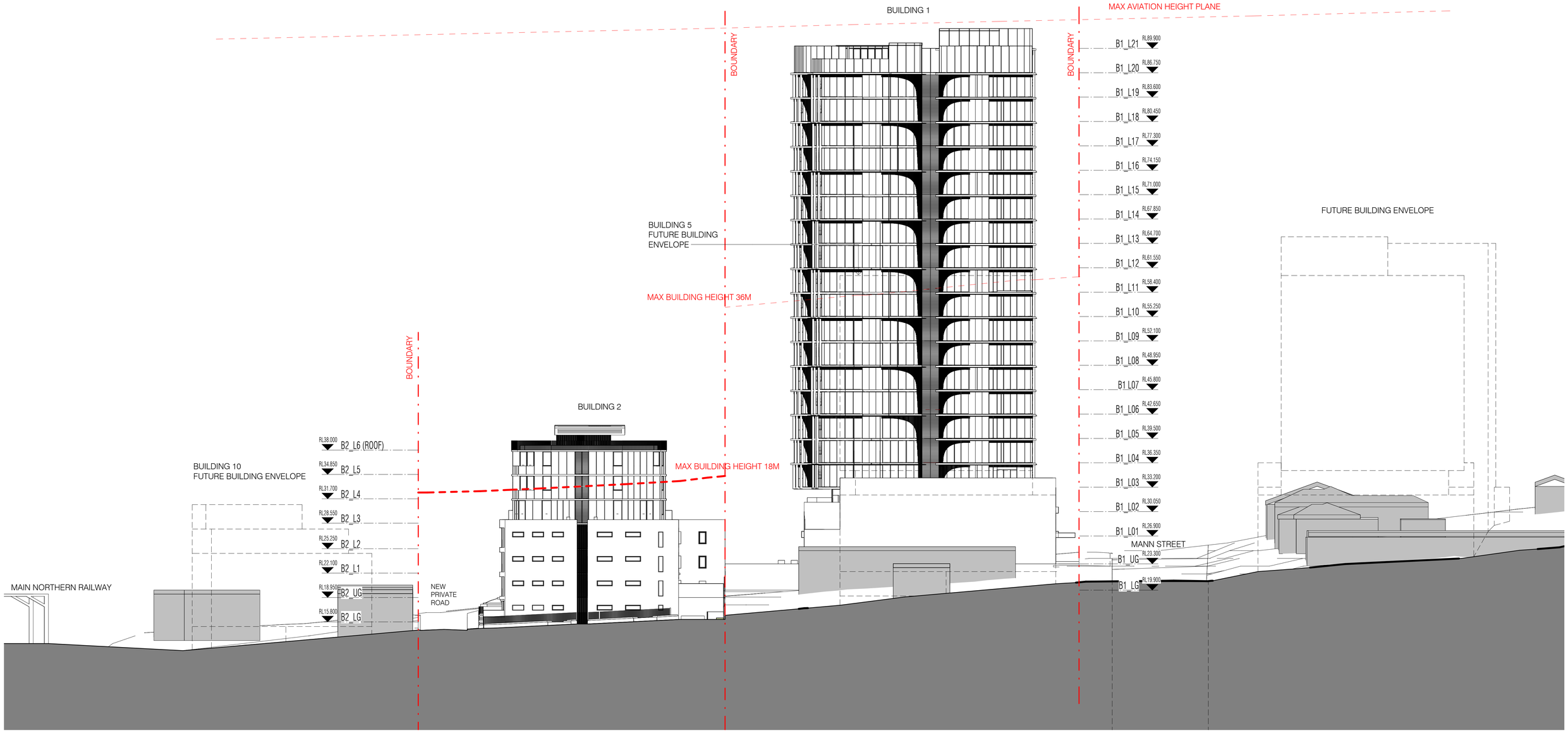
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

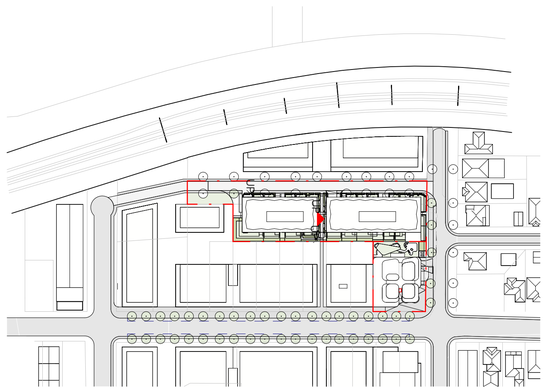
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 202-1**

20/06/2025 3:14:19 PM



1 THROUGH SITE LINK ELEVATION (SOUTH) - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION		
B	FOR INFORMATION	04/06/24
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D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

THROUGH SITE LINK ELEVATION (SOUTH)

CLIENT

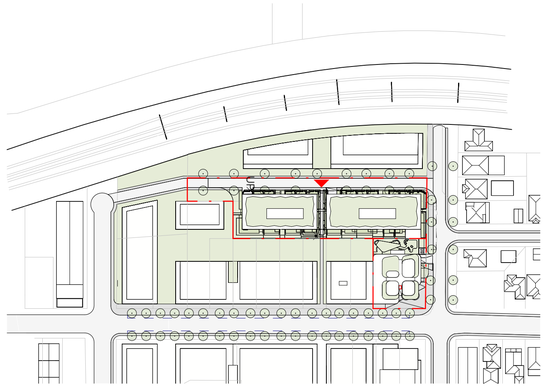
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 202**

20/06/2025 3:14:13 PM

1 NEW PRIVATE ROAD ELEVATION (WEST) - EXISTING CONTEXT ELEVATION
SCALE 1 : 100



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
NEW PRIVATE ROAD ELEVATION (WEST) - MATERIALS

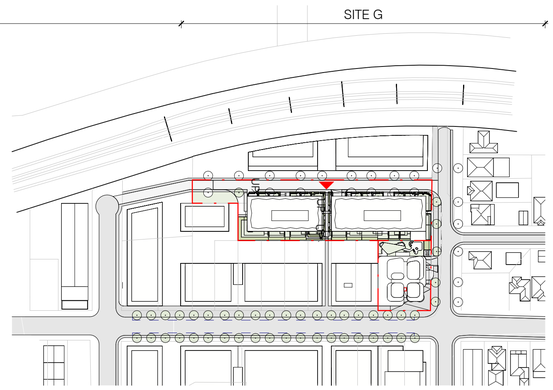
CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 203-1**

20/06/2025 3:14:36 PM

1 NEW PRIVATE ROAD ELEVATION (WEST) - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

NEW PRIVATE ROAD ELEVATION (WEST)

CLIENT

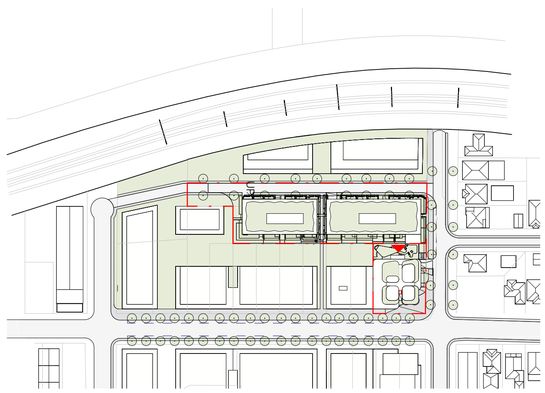
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 203**

20/06/2025 3:14:30 PM

1 SITE A WEST ELEVATION - EXISTING CONTEXT ELEVATION
SCALE 1 : 100



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE A - WEST ELEVATION - MATERIALS

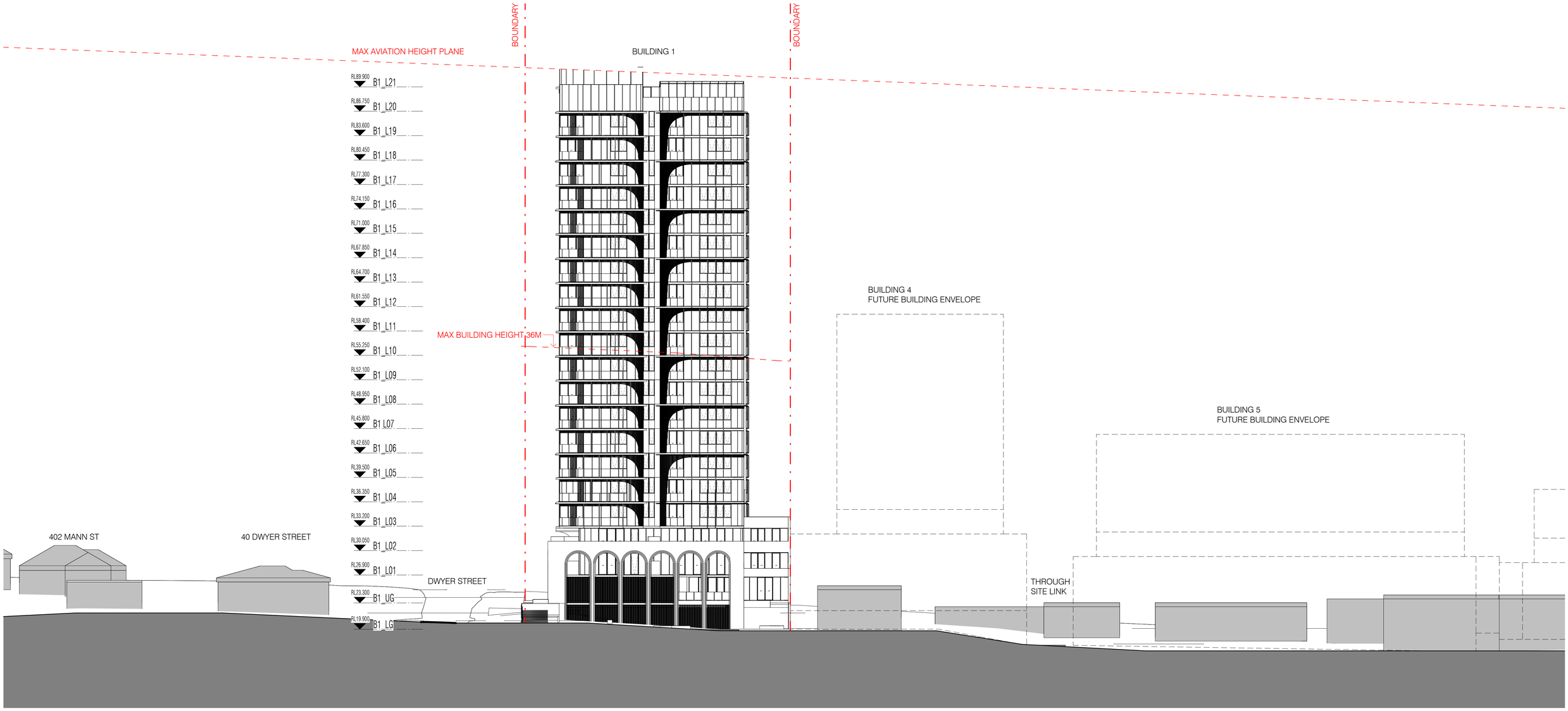
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

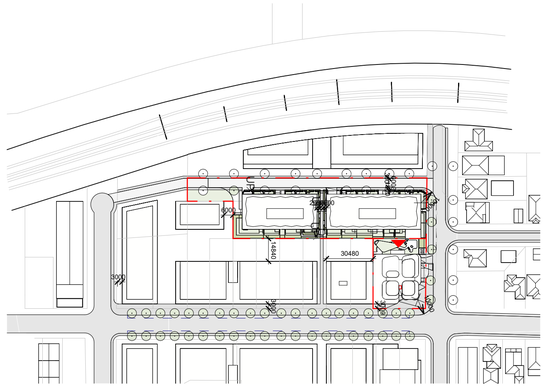
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 204-1**

20/06/2025 3:14:52 PM



1 SITE A WEST ELEVATION - EXISTING CONTEXT ELEVATION
SCALE1 : 250

SITE A



REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE A - WEST ELEVATION

CLIENT

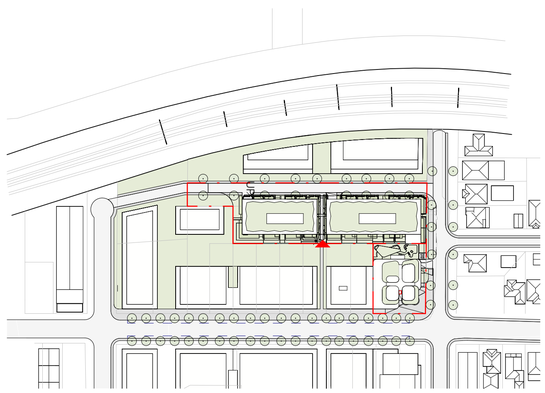
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 204**

20/06/2025 3:14:46 PM

1 SITE B EAST ELEVATION - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

A	FOR INFORMATION	23/01/25
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE

SITE B - EAST ELEVATION - MATERIALS

ISSUE PURPOSE

SSDA

REV

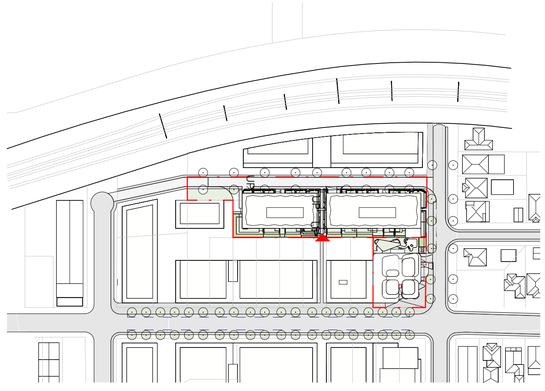
C

DRAWING NO.

DA 205-1

20/06/2025 3:15:09 PM

1 SITE B EAST ELEVATION - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
SITE B - EAST ELEVATION

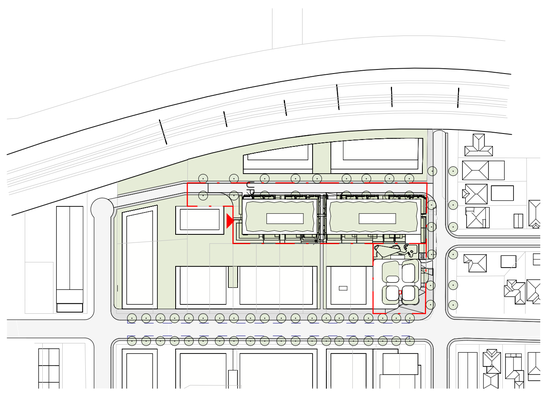
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 205**

20/06/2025 3:15:03 PM

1 SITE B SOUTH ELEVATION - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SITE B - SOUTH ELEVATION - MATERIALS

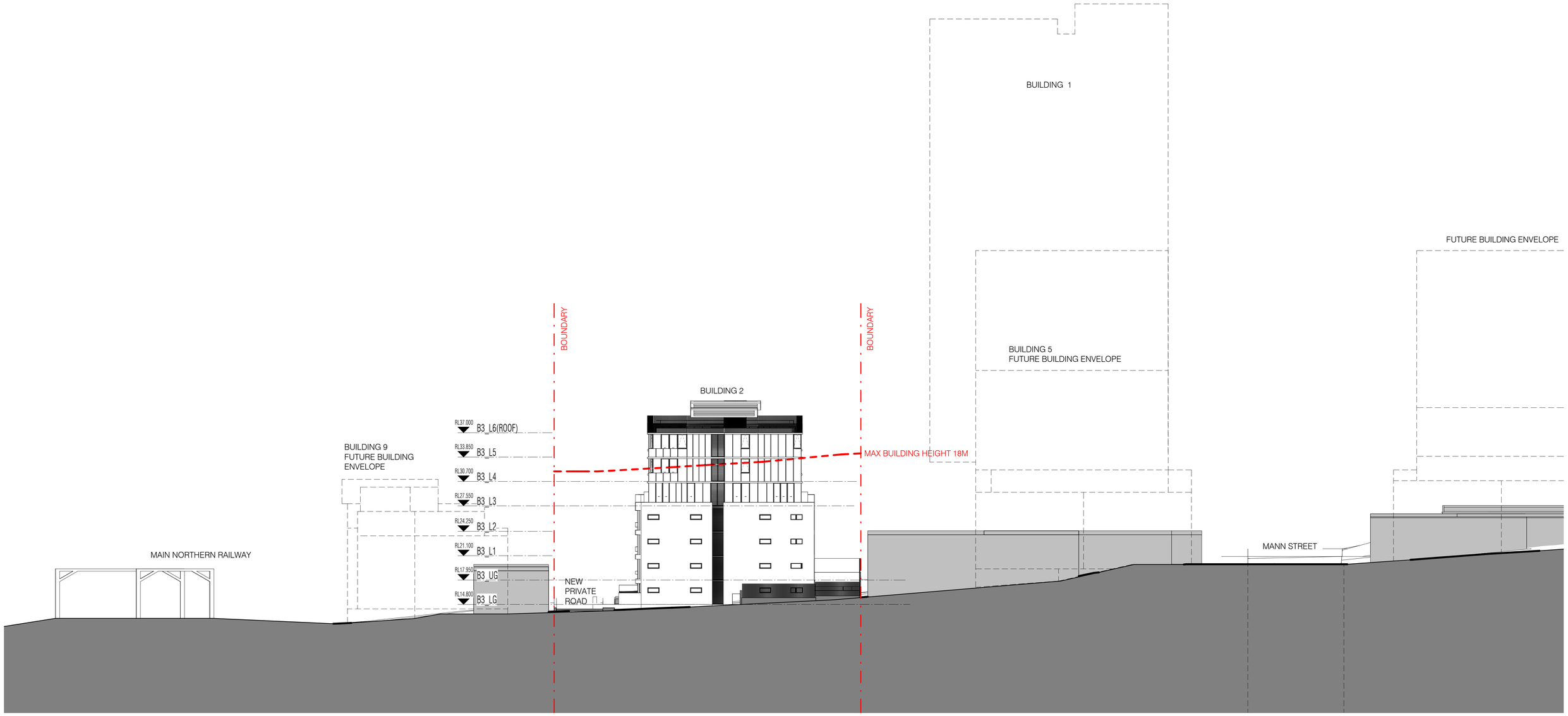
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

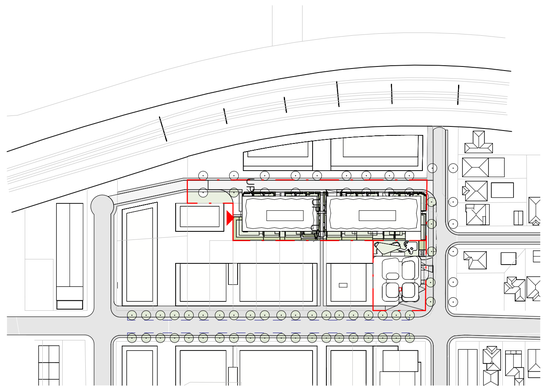
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 206-1**

20/06/2025 3:15:26 PM



1 SITE B SOUTH ELEVATION - EXISTING CONTEXT ELEVATION
SCALE1 : 250



REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	20/03/25
D	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

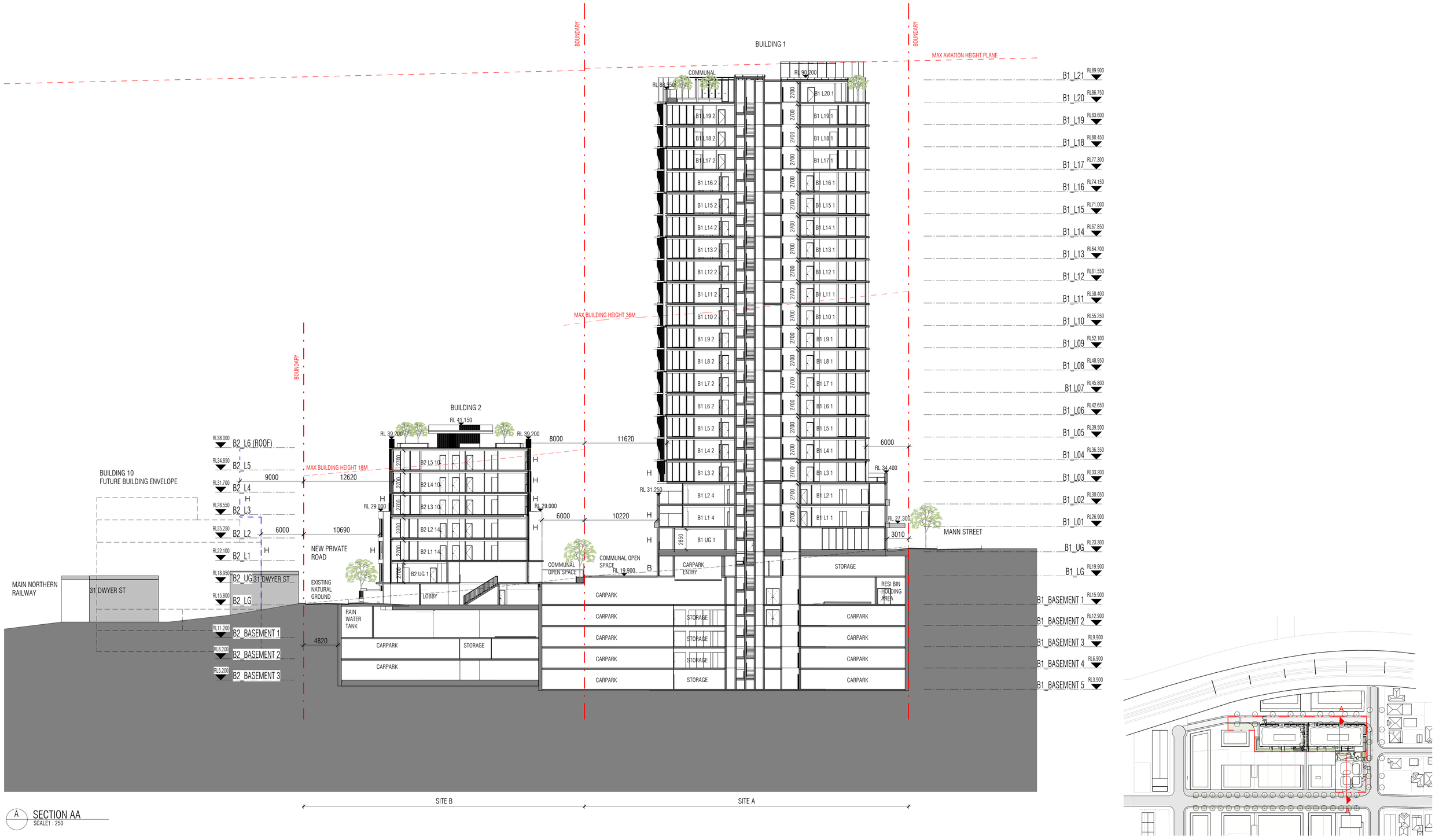
DRAWING TITLE
SITE B - SOUTH ELEVATION

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 206**

20/06/2025 3:15:17 PM



A SECTION AA
SCALE1 : 250

REVISION

A	ISSUE FOR DA	24/01/25
B	DEVELOPMENT APPLICATION	20/03/25
C	DEVELOPMENT APPLICATION	23/04/25

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

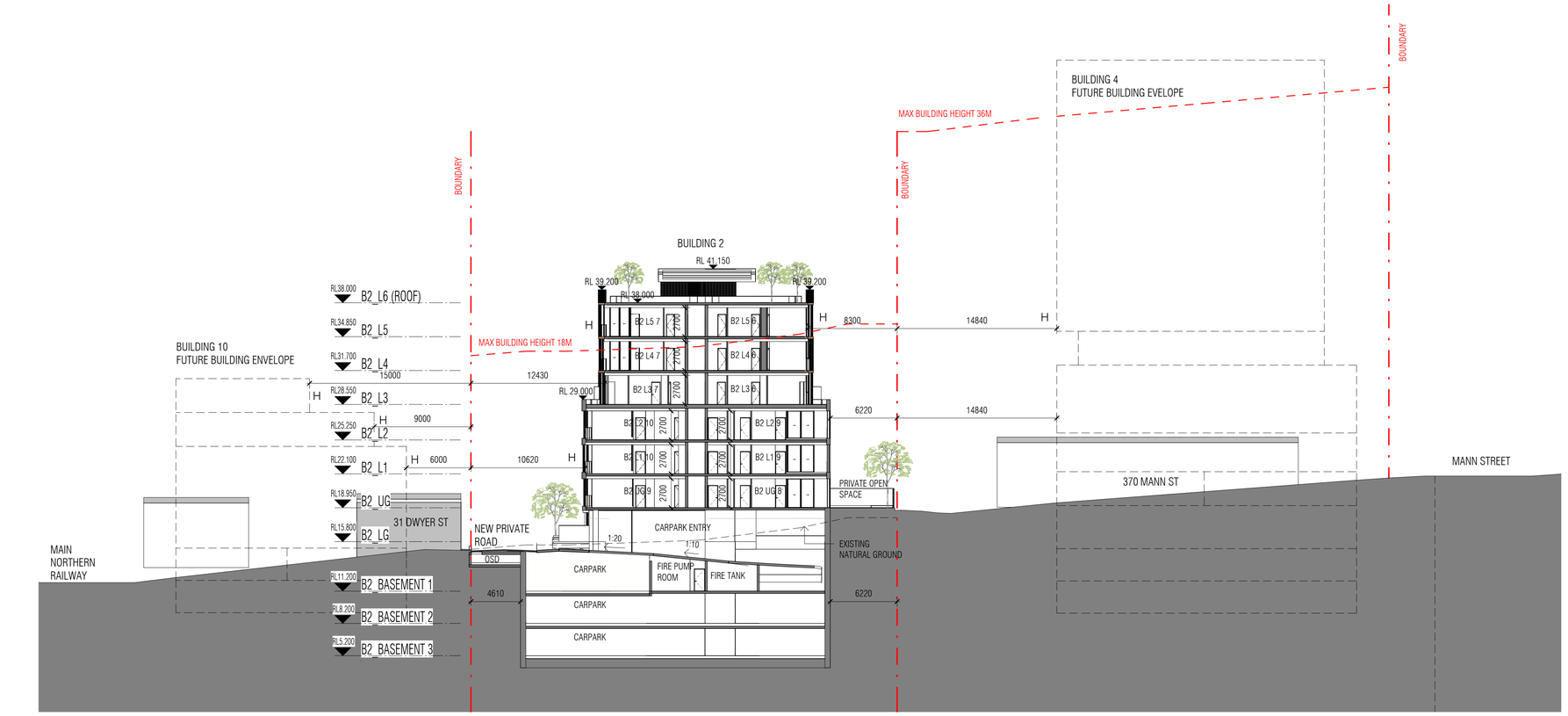
DRAWING TITLE: SECTION AA

ISSUE PURPOSE: SSDA

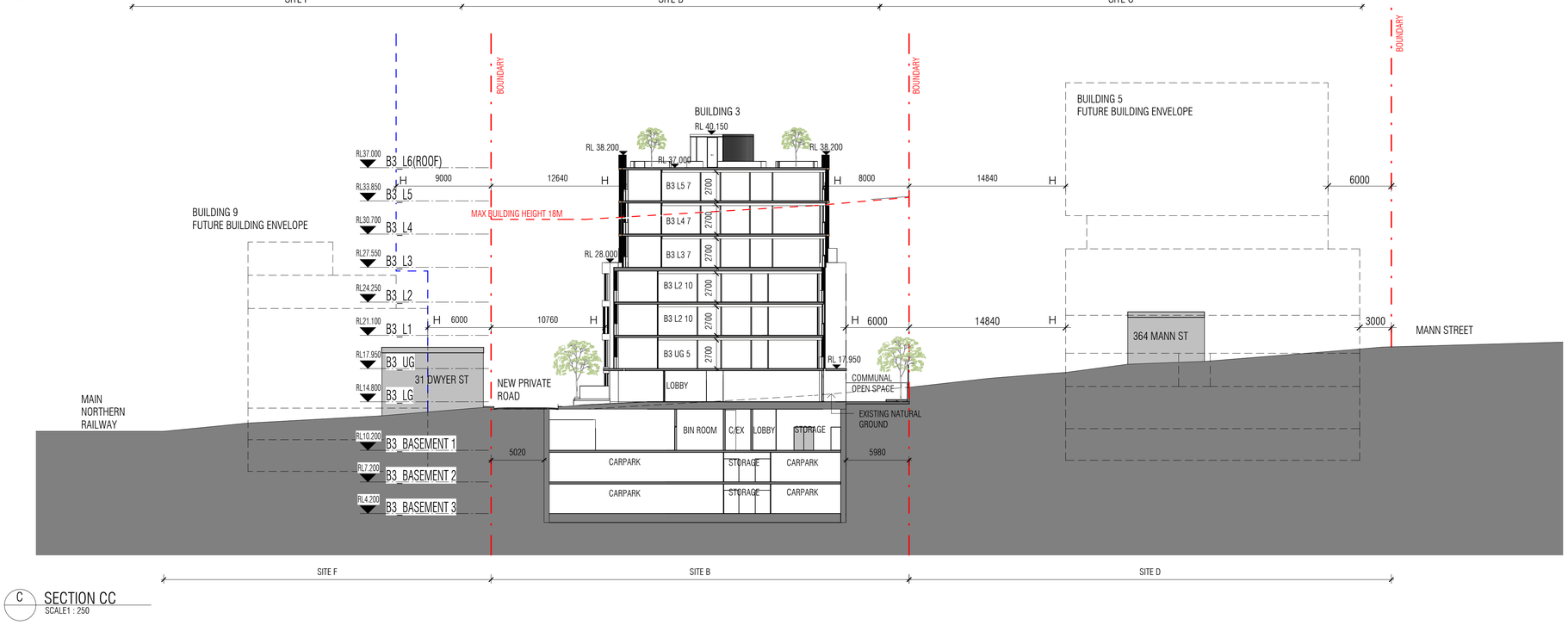
REV: C

DRAWING NO.: **DA 250**

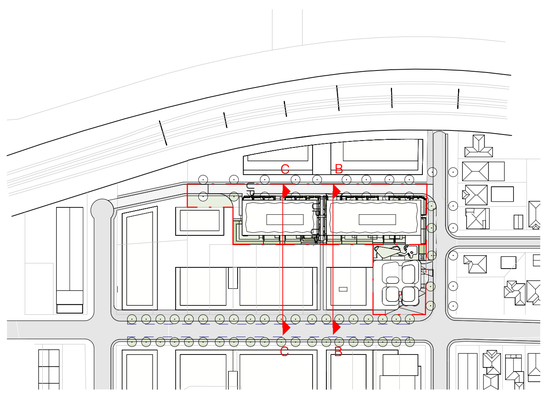
20/06/2025 3:15:35 PM



B SECTION BB
SCALE1 : 250



C SECTION CC
SCALE1 : 250



REVISION

A	ISSUE FOR DA	24/01/25
B	DEVELOPMENT APPLICATION	20/03/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SECTION BB AND CC

CLIENT

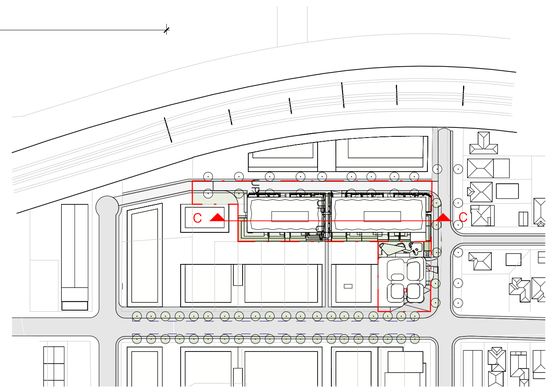
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 251**

20/06/2025 3:15:44 PM

D SECTION DD
SCALE1 : 250



REVISION

A	ISSUE FOR DA	24/01/25
B	DEVELOPMENT APPLICATION	20/03/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

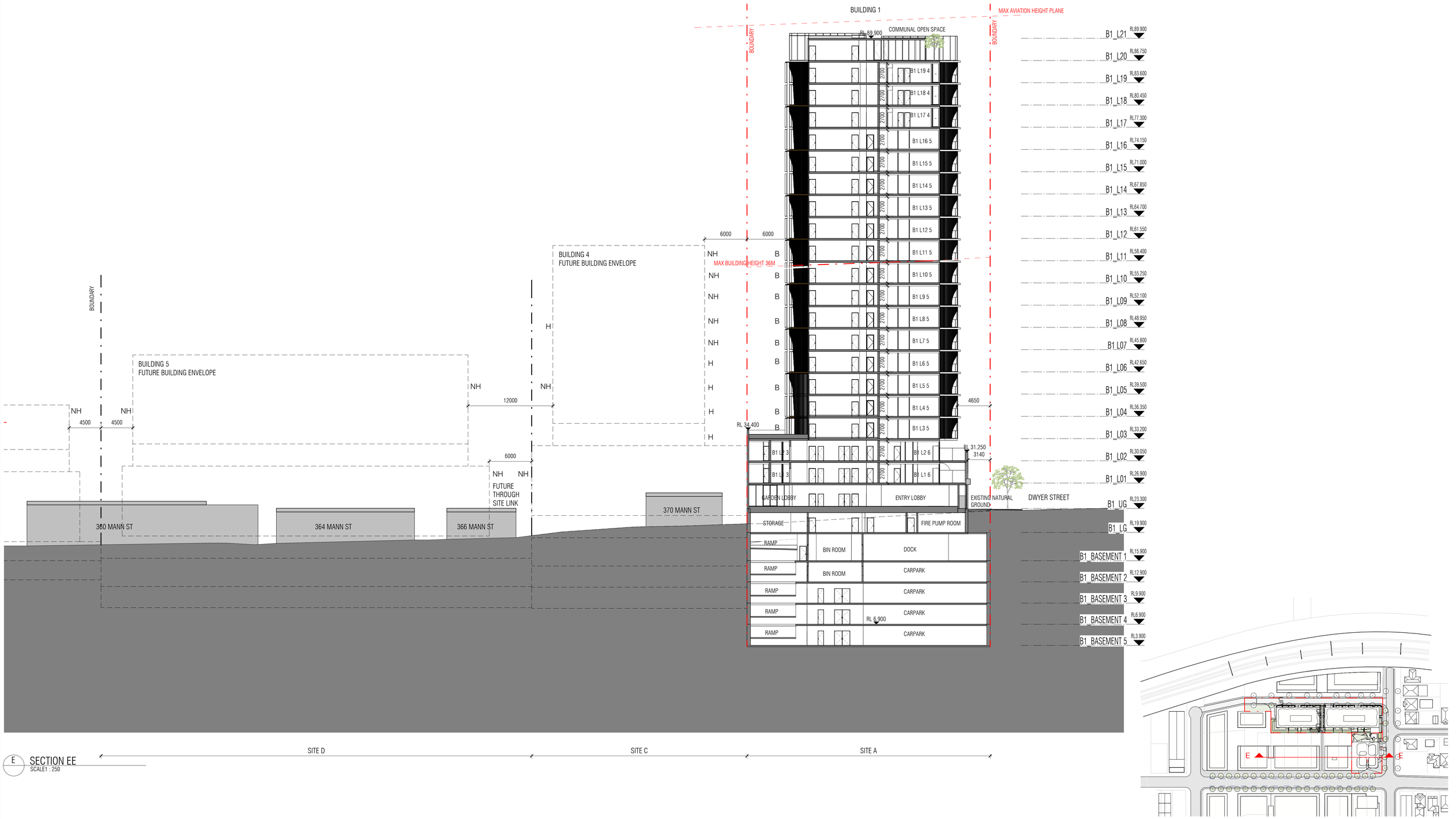
DRAWING TITLE
SECTION DD

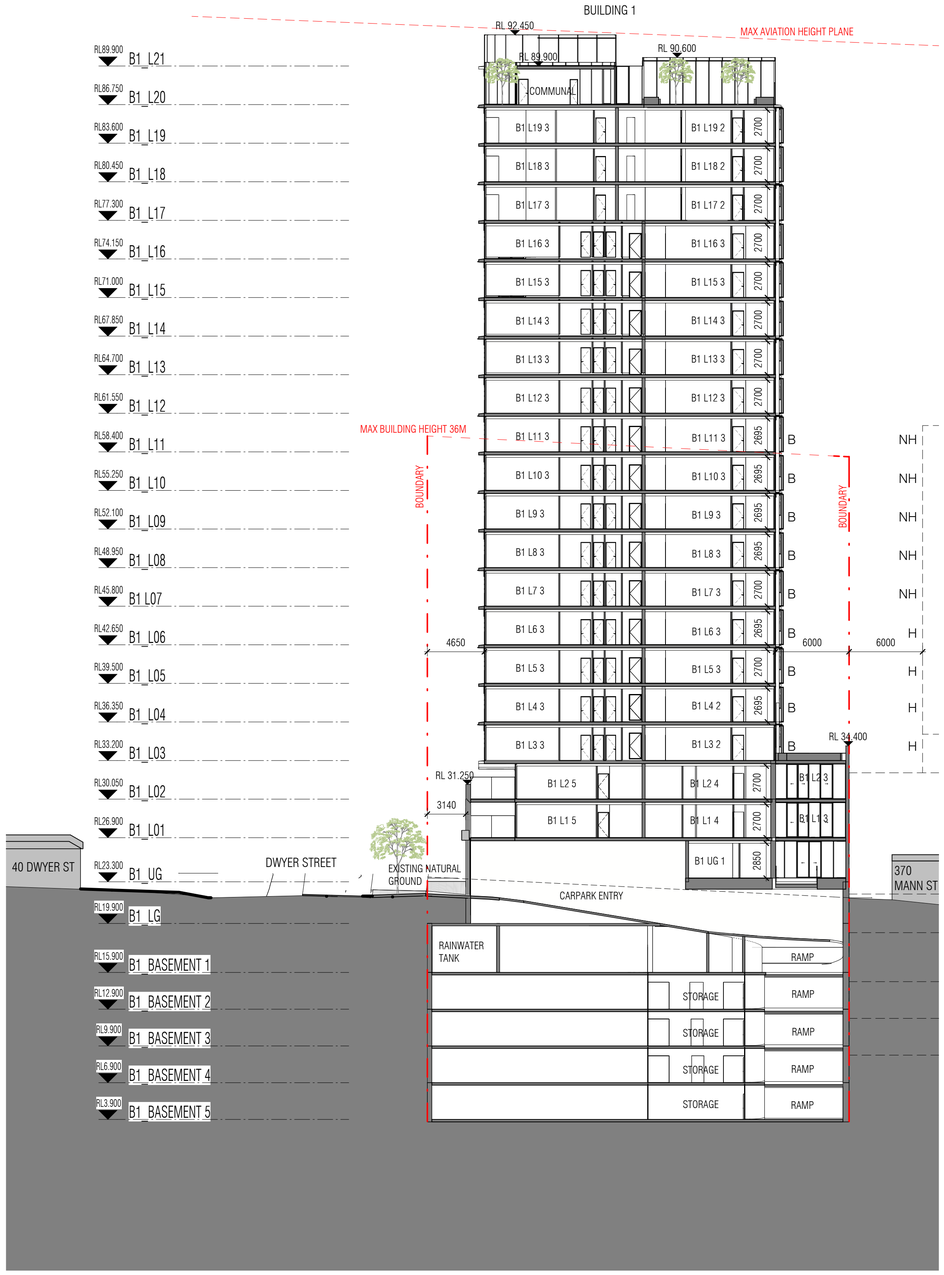
ISSUE PURPOSE
SSDA

REV
C

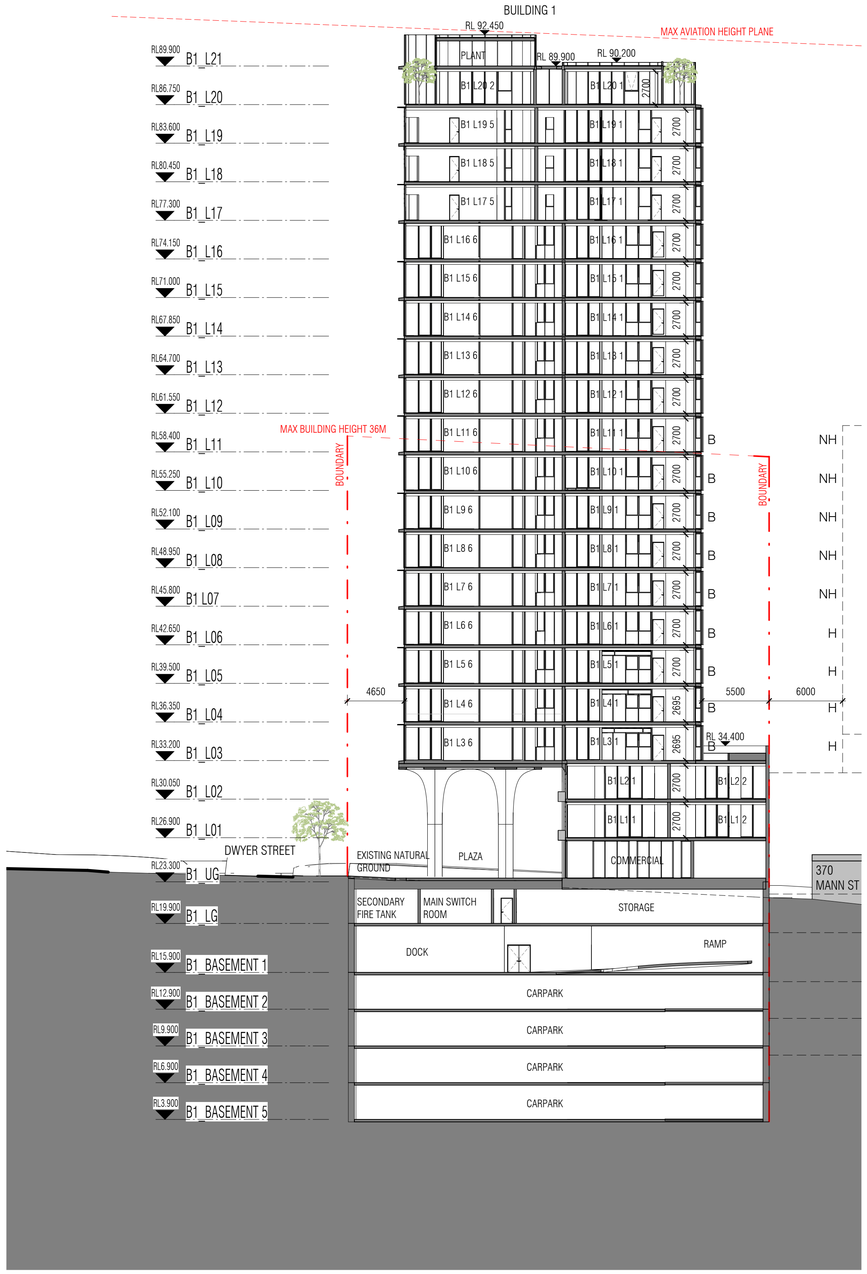
DRAWING NO.
DA 252

20/06/2025 3:15:56 PM

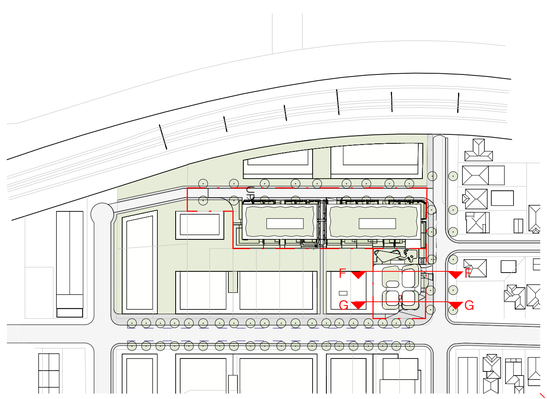

BUILDING 1
MAX AVIATION HEIGHT PLANE
BOUNDARY
BOUNDARY
RL 89.900
COMMUNAL OPEN SPACE
B1 L19 4
B1 L18 4
B1 L17 4
B1 L16 5
B1 L15 5
B1 L14 5
B1 L13 5
B1 L12 5
B1 L11 5
B1 L10 5
B1 L9 5
B1 L8 5
B1 L7 5
B1 L6 5
B1 L5 5
B1 L4 5
B1 L3 5
B1 L2 6
B1 L1 6
B1 L2 3
B1 L1 3
2700
2700
2700



F SECTION FF
SCALE1 : 250



G SECTION GG
SCALE1 : 250



REVISION

A	ISSUE FOR DA	24/01/25
B	DEVELOPMENT APPLICATION	20/03/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SECTION FF AND GG

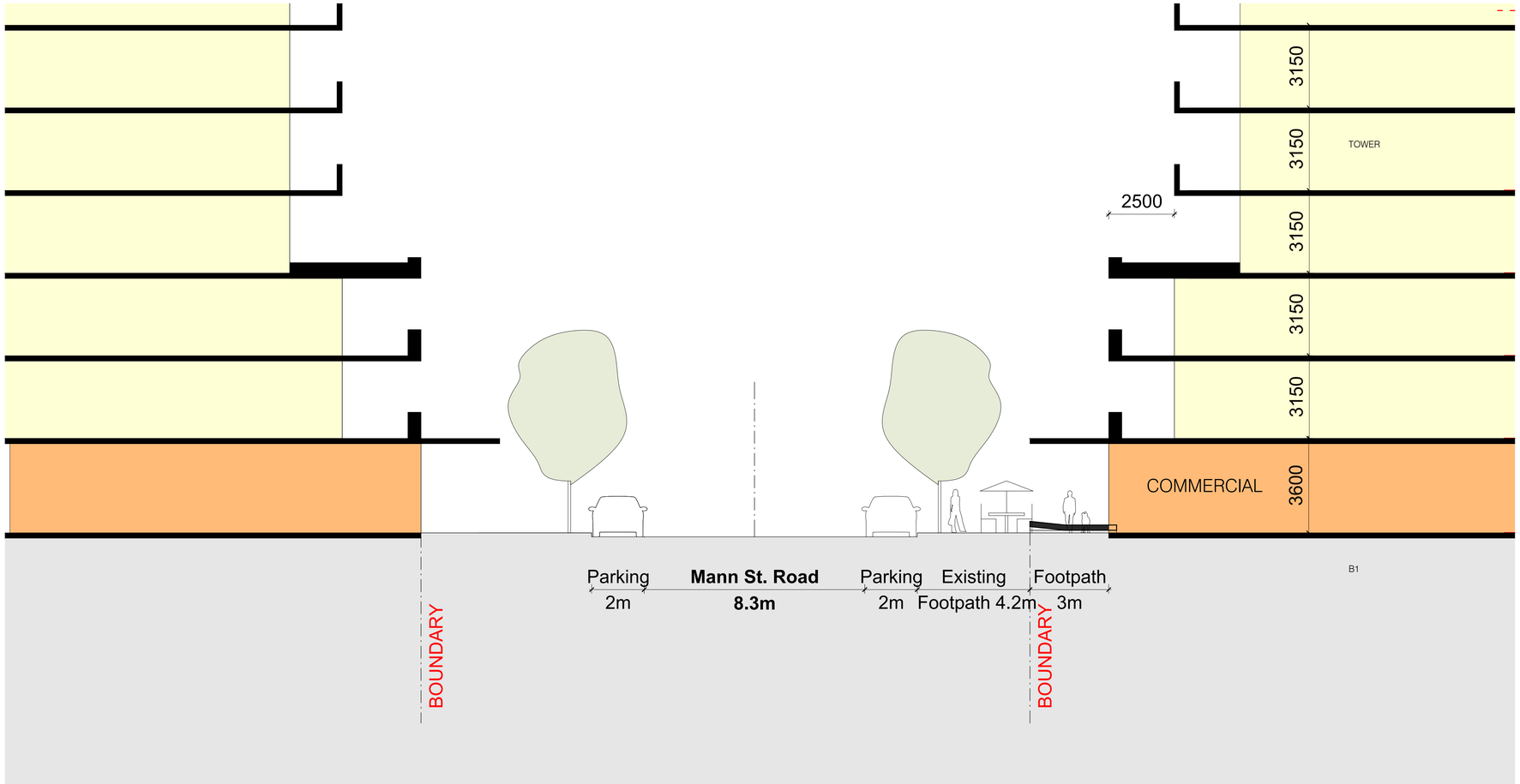
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 254**

20/06/2025 3:16:20 PM



REVISION

A	FOR INFORMATION	20/05/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	23/09/24

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 100 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

MANN ST SECTION

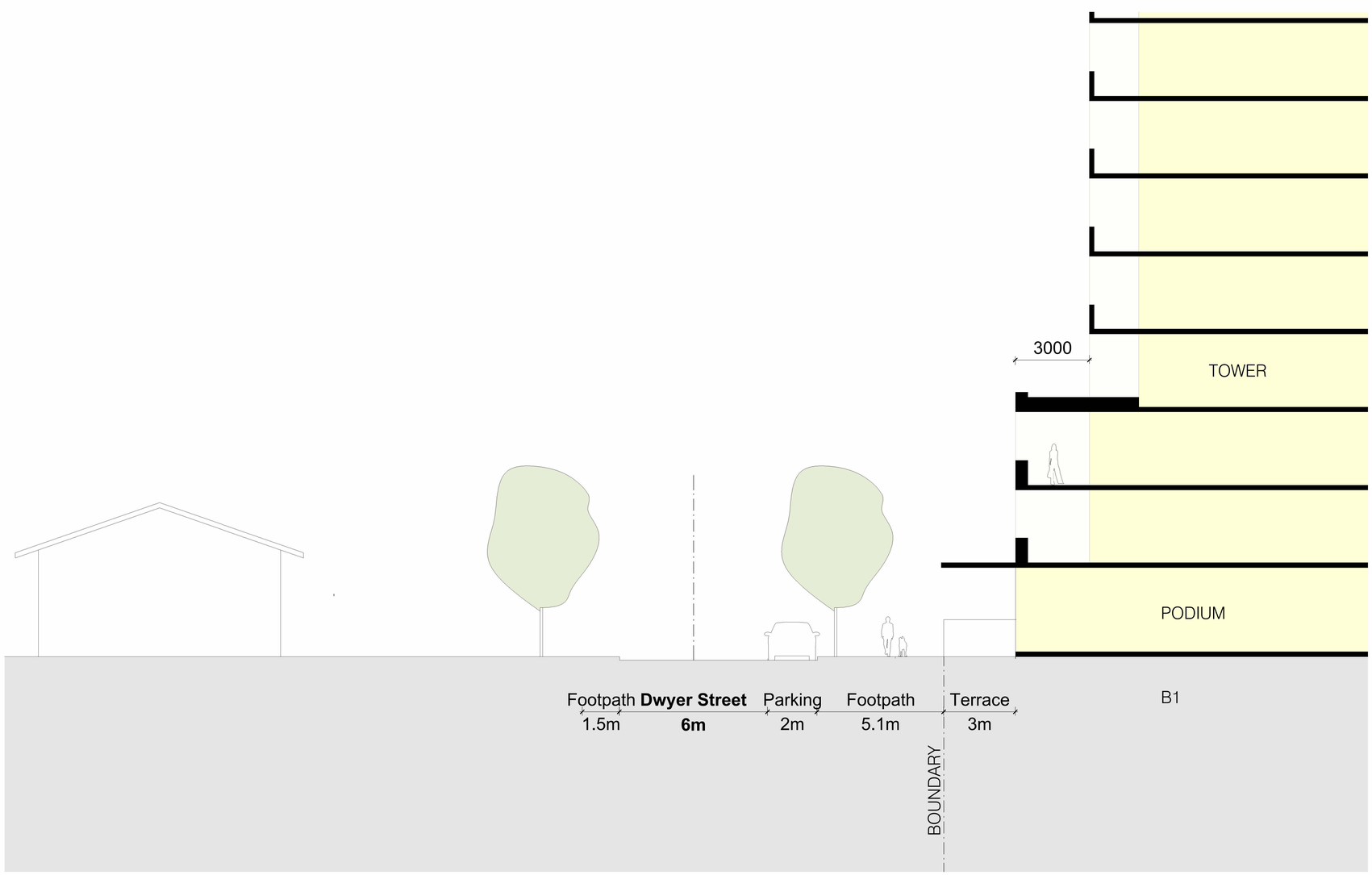
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 260**

20/06/2025 3:16:25 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 100 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

DWYER STREET B1 SECTION

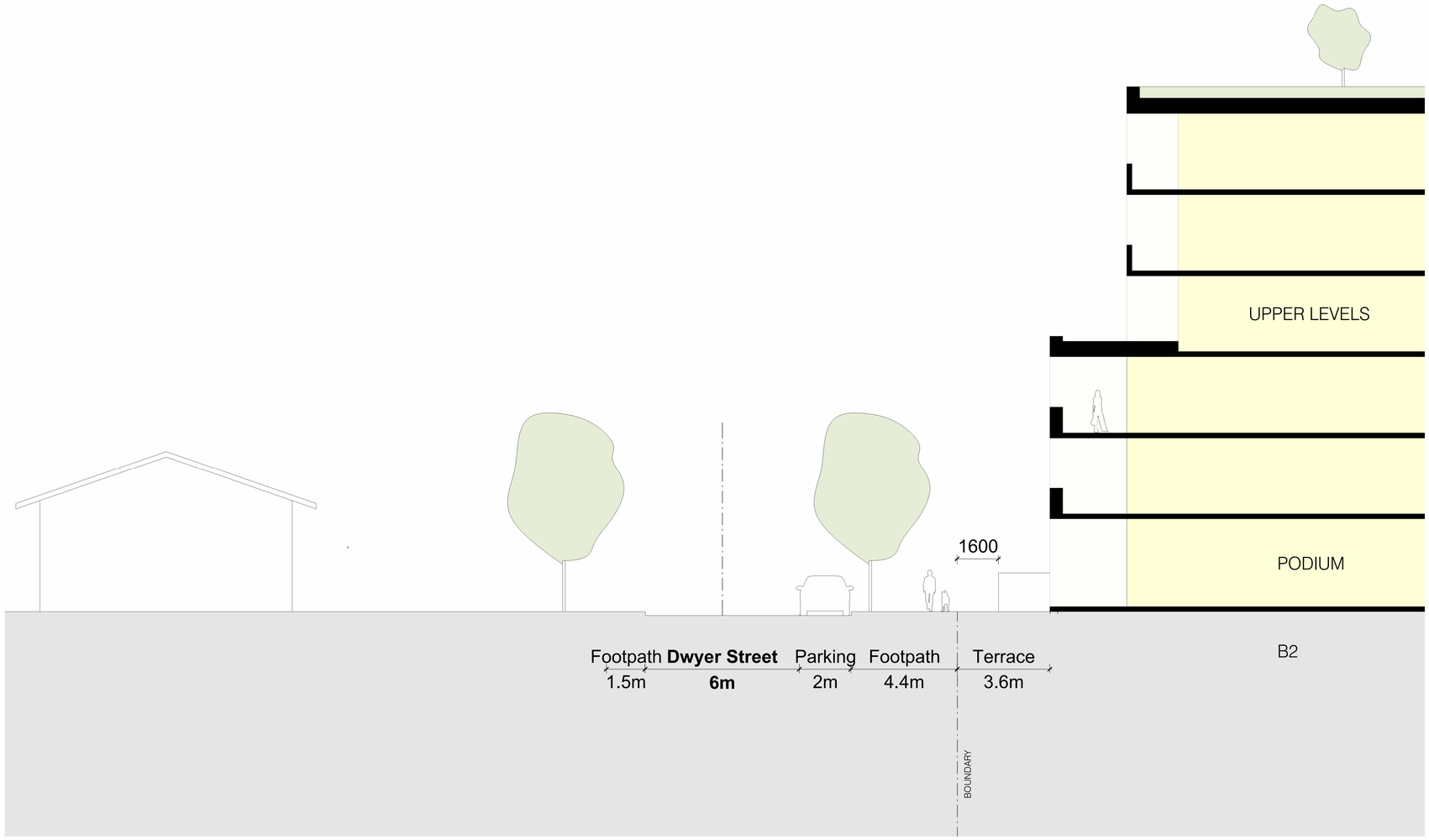
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 261**

20/06/2025 3:16:30 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	23/09/24
D	FOR INFORMATION	2/10/24

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 100 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

DWYER STREET B2 SECTION

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 262**

20/06/2025 3:16:35 PM

REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	23/09/24
D	FOR INFORMATION	2/10/24

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 100 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

NEW PRIVATE ROAD SECTION

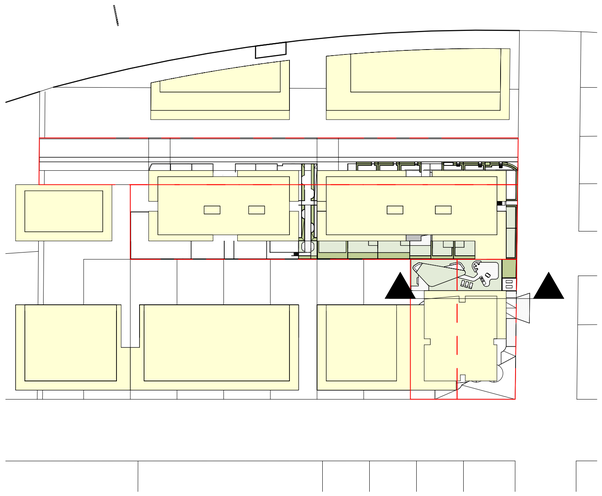
CLIENT

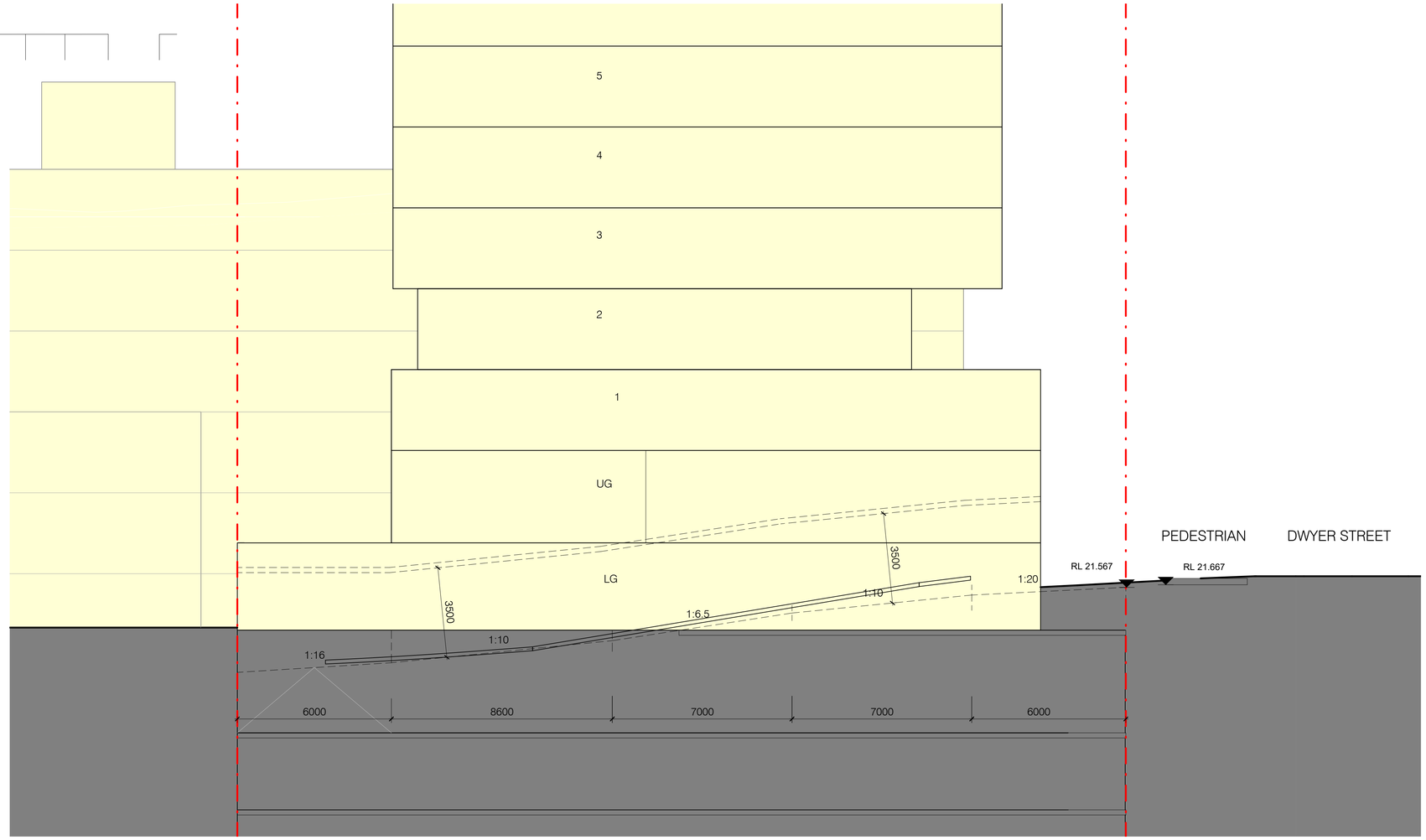
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 263**

20/06/2025 3:16:39 PM





REVISION

A	FOR INFORMATION	16/05/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24

KEY

H	HABITABLE	ADDITIONAL GFA
		PROPOSED BUILDING
NH	NON-HABITABLE	NEIGBOURING BUILDING
		RETAIL
B	BLANK WALL	

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

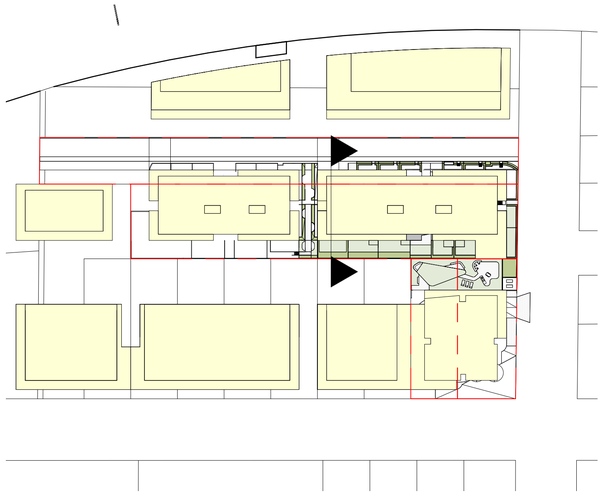
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

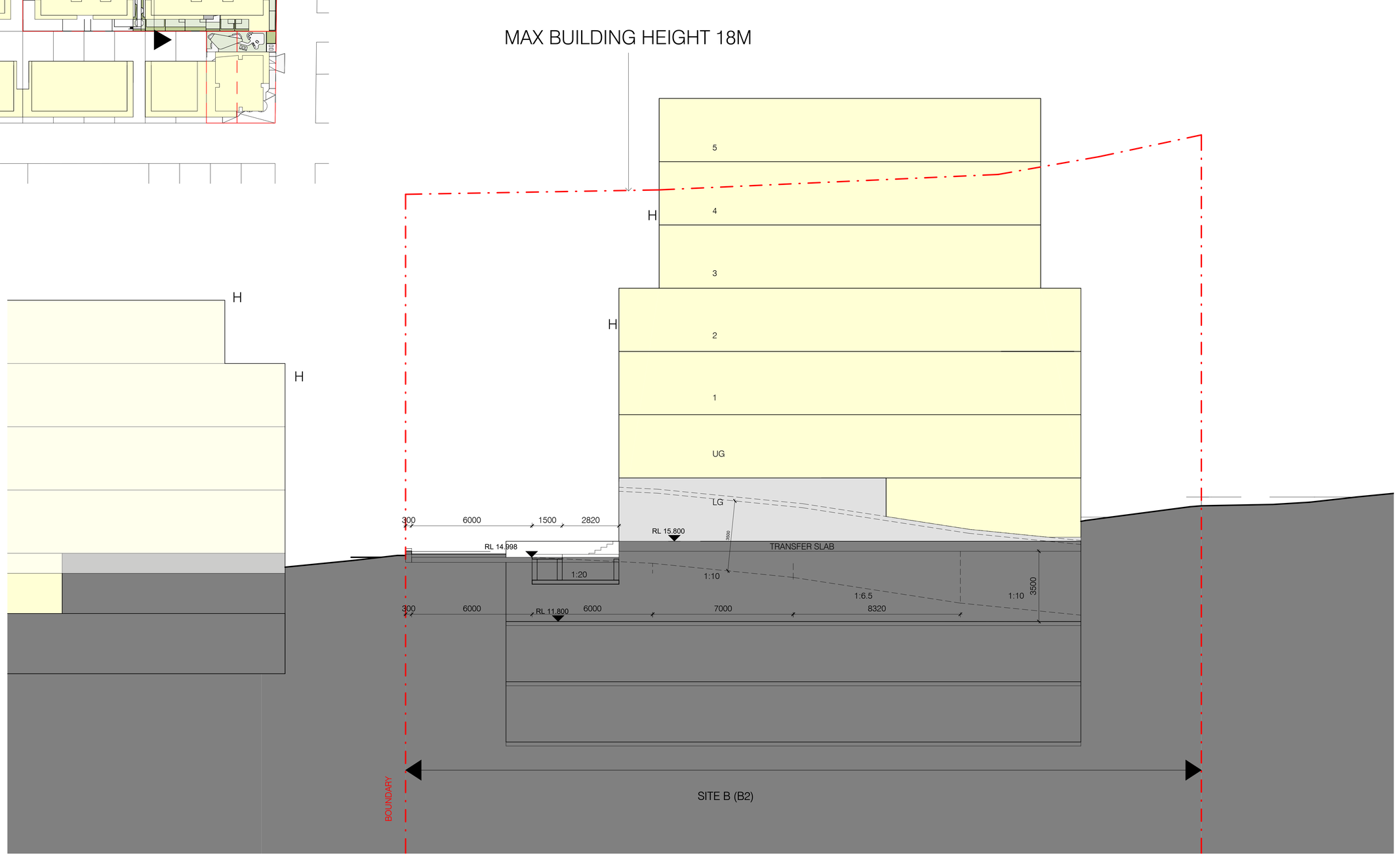
DRAWING TITLE

SITE A DRIVEWAY SECTION

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 264**

20/06/2025 3:16:44 PM





REVISION

A	FOR INFORMATION	20/05/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24

KEY

H	HABITABLE	ADDITIONAL GFA
		PROPOSED BUILDING
NH	NON-HABITABLE	NEIGBOURING BUILDING
		RETAIL
B	BLANK WALL	

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

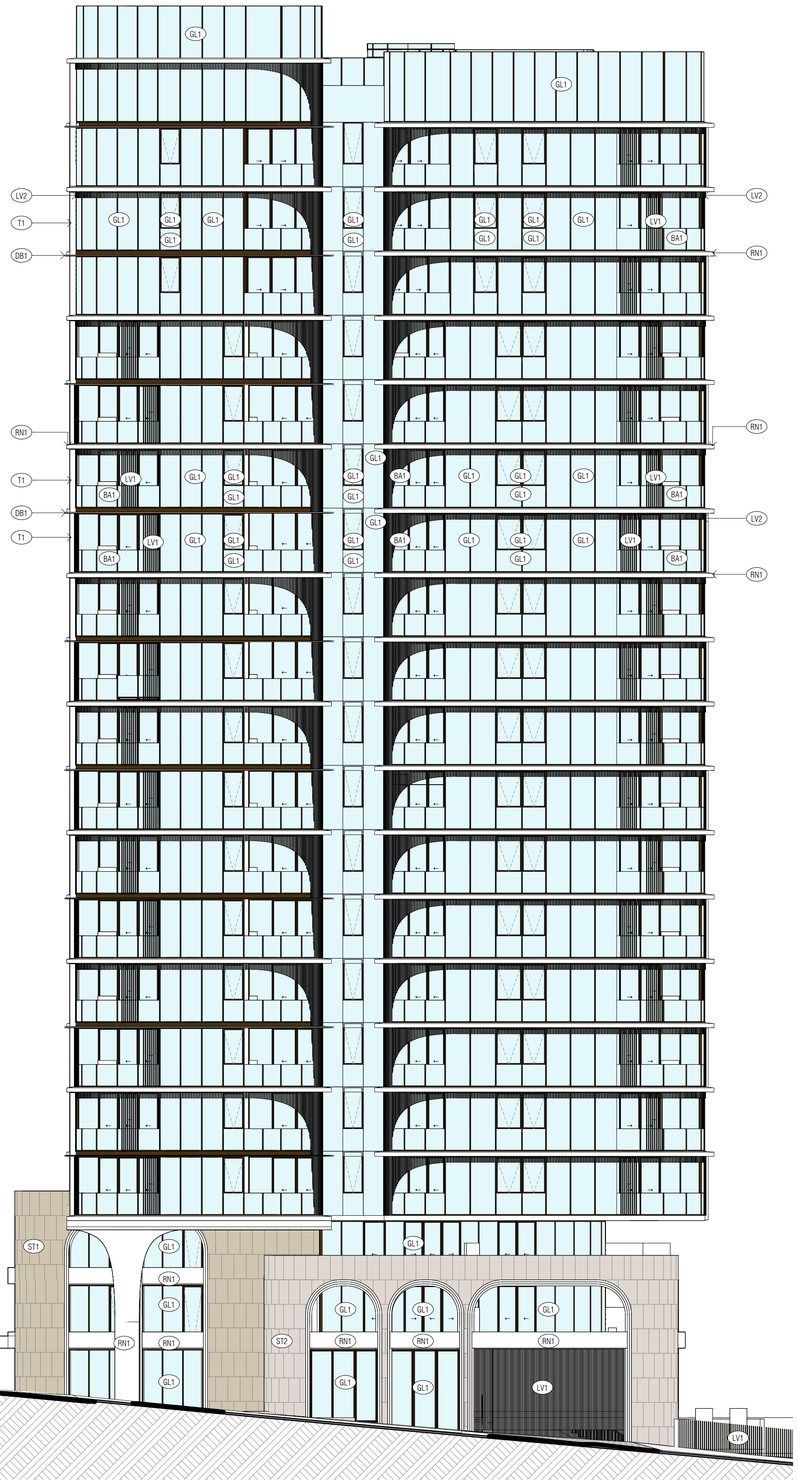
DRAWING TITLE: SITE B B2 DRIVEWAY SECTION

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

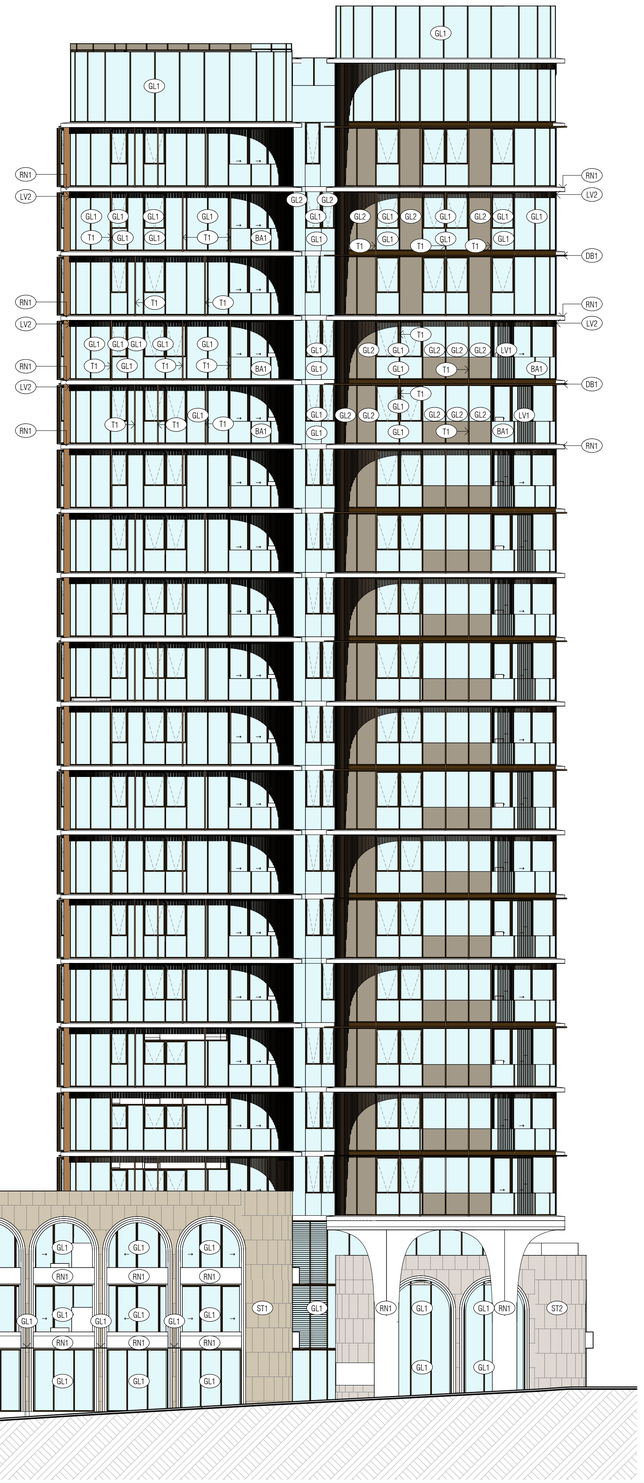
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: D | DRAWING NO.: **DA 265**

20/06/2025 3:16:56 PM

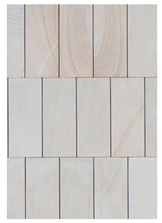


1 DWYER ST ELEVATION (NORTH)
SCALE1 : 150



2 MANN ST ELEVATION (EAST)
SCALE1 : 150

ST1
SANDSTONE WARM



ST2
SANDSTONE LIGHT

DB1
DARK BRONZE
ANODISED ALUMINIUM
MULLIONS

LV1
DARK BRONZE
ANODISED ALUMINIUM
BATTENS AND SLIDING
SCREENS

LV2
TIMBER EFFECT ALUMINIUM
BATTENS AND SLIDING SCREENS/
FENCING/ BALUSTRADE

T1
TIMBER EFFECT
ALUMINIUM
CLADDING

BA1
BALUSTRADE WITH LOW IRON
CLEAR GLASS

GL1
LOW IRON DGU PERFORMANCE
CLEAR GLASS

GL2
DARK BRONZE COLOURBACK
GLASS

RN1
ROUGH CAST RENDER
WHITE

LN
LANDSCAPING

REVISION

B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	03/03/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 150 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

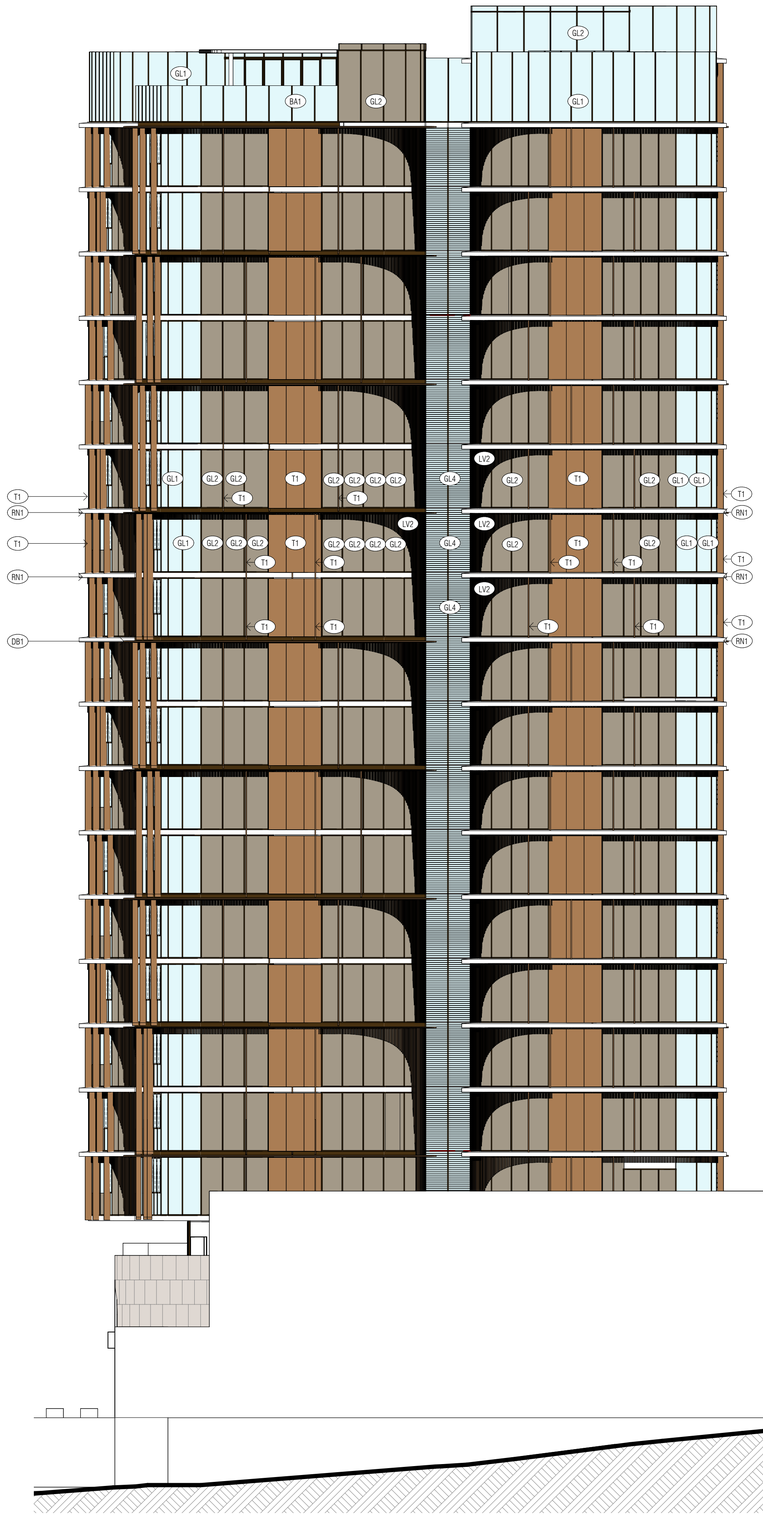
DRAWING TITLE
MATERIALITY SHEET - B1 - NORTH & EAST ELEVATION

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

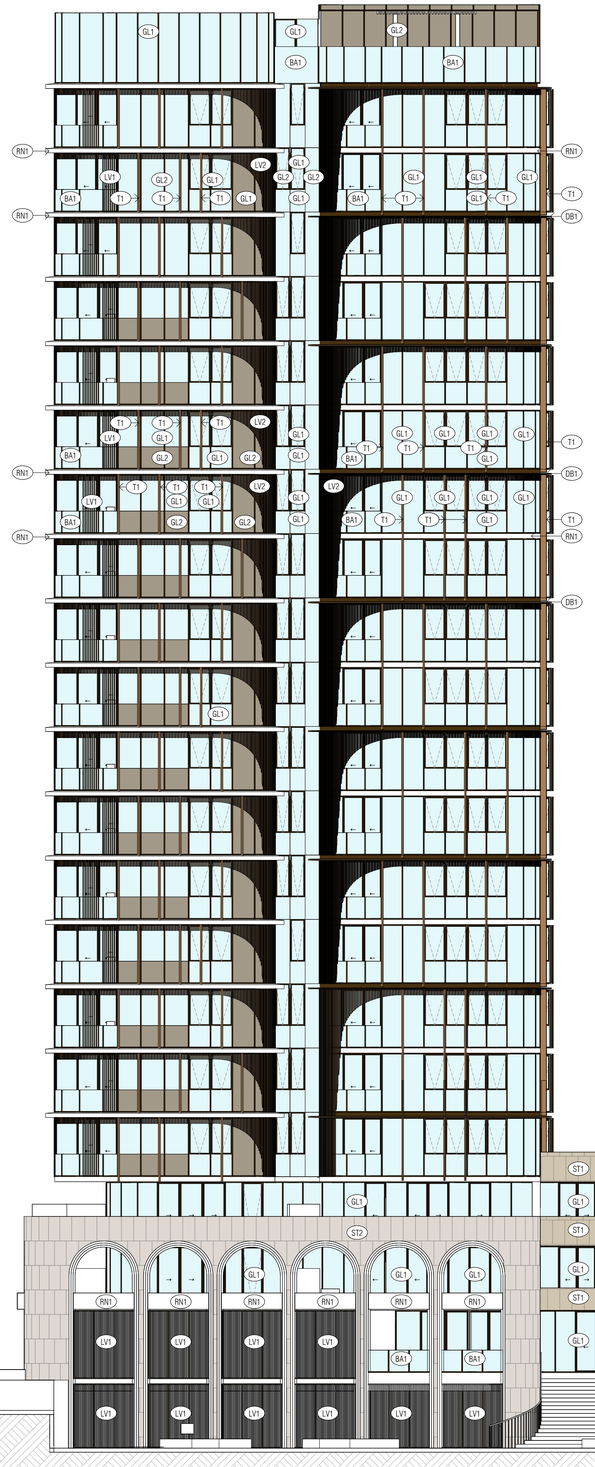
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 300**

20/06/2025 3:17:42 PM

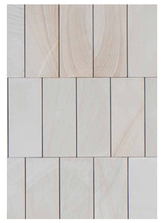


1 SOUTH ELEVATION
SCALE1 : 150



2 WEST ELEVATION
SCALE1 : 150

ST1
SANDSTONE WARM



ST2
SANDSTONE LIGHT

DB1
DARK BRONZE
ANODISED ALUMINIUM
MULLIONS

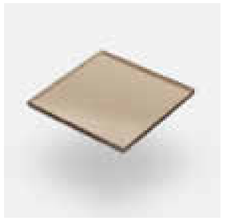
LV1
DARK BRONZE
ANODISED ALUMINIUM
BATTENS AND SLIDING
SCREENS

LV2
TIMBER EFFECT ALUMINIUM
BATTENS AND SLIDING SCREENS/
FENCING/ BALUSTRADE

T1
TIMBER EFFECT
ALUMINIUM
CLADDING

BA1
BALUSTRADE WITH LOW IRON
CLEAR GLASS

GL1
LOW IRON DGU PERFORMANCE
CLEAR GLASS



GL2
DARK BRONZE COLOURBACK
GLASS

RN1
ROUGH CAST RENDER
WHITE

LN
LANDSCAPING

REVISION

B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	03/03/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	20/03/25
G	DEVELOPMENT APPLICATION	23/04/25

NOTES

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FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 150 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
MATERIALITY SHEET - B1 - SOUTH & WEST ELEVATION

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 301**

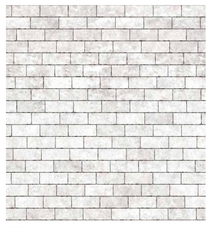
20/06/2025 3:18:20 PM

1 NEW PRIVATE ROAD ELEVATION (WEST)
SCALE1 : 150

2 SOUTH ELEVATION
SCALE1 : 150

3 EAST ELEVATION
SCALE1 : 150

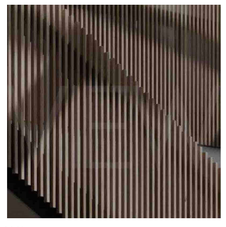
4 DWYER ST ELEVATION (NORTH)
SCALE1 : 150



BR2
RECESSED STACK BOND
LIGHT BLOND BRICK

RN1
ROUGH CAST RENDER
WHITE

DB1
DARK BRONZE
ANODISED ALUMINIUM
MULLIONS/ LOUVRES/
CLADDING



LV1
DARK BRONZE
ANODISED ALUMINIUM
BATTENS AND SLIDING
SCREENS

LV2
TIMBER EFFECT
ALUMINIUM BATTENS AND
SLIDING SCREENS/
FENCING/ BALUSTRADE

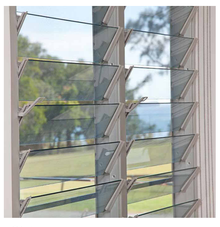
T1
TIMBER EFFECT
ALUMINIUM
CLADDING

BA1
BALUSTRADE WITH
LOW IRON CLEAR
GLASS

GL1
LOW IRON DGU
PERFORMANCE
CLEAR GLASS

GL2
DARK BRONZE COLOURBACK
GLASS

GL3
FROSTED GLASS



GL4
LOW IRON CLEAR GLASS
LOUVRES WITH DARK BRONZE
ALUMINIUM FRAMES

LN
LANDSCAPING

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	14/03/25
D	DEVELOPMENT APPLICATION	20/03/25
E	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 150 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

MATERIALITY SHEET - B2 - ELEVATIONS

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 302**

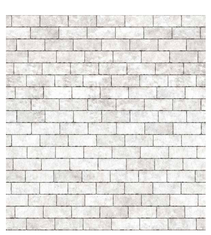
20/06/2025 3:19:05 PM

1 NEW PRIVATE ROAD ELEVATION (WEST)
SCALE1 : 150

2 SOUTH ELEVATION
SCALE1 : 150

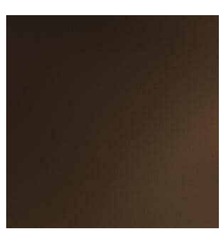
3 EAST ELEVATION
SCALE1 : 150

4 NORTH ELEVATION
SCALE1 : 150

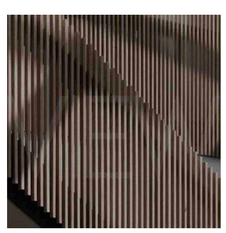


BR2
RECESSED STACK BOND
LIGHT BLOND BRICK

RN1
ROUGH CAST RENDER
WHITE



DB1
DARK BRONZE
ANODISED ALUMINIUM
MULLIONS/ LOUVRES/
CLADDING



LV1
DARK BRONZE
ANODISED ALUMINIUM
BATTENS AND SLIDING
SCREENS

LV2
TIMBER EFFECT
ALUMINIUM BATTENS AND
SLIDING SCREENS/
FENCING/ BALUSTRADE

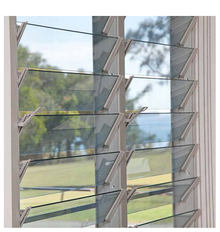
T1
TIMBER EFFECT
ALUMINIUM
CLADDING

BA1
BALUSTRADE WITH
LOW IRON CLEAR
GLASS

GL1
LOW IRON DGU
PERFORMANCE
CLEAR GLASS

GL2
DARK BRONZE COLOURBACK
GLASS

GL3
FROSTED GLASS



GL4
LOW IRON CLEAR GLASS
LOUVRES WITH DARK BRONZE
ALUMINIUM FRAMES

LN
LANDSCAPING

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	14/03/25
D	DEVELOPMENT APPLICATION	20/03/25
E	DEVELOPMENT APPLICATION	23/04/25

NOTES

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FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 150 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

MATERIALITY SHEET - B3 - ELEVATIONS

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 303**

20/06/2025 3:19:50 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 340**

20/06/2025 3:20:01 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 342**

20/06/2025 3:20:10 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: **DA 343**

20/06/2025 3:20:19 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 345**

20/06/2025 3:20:28 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 347**

20/06/2025 3:20:37 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 349**

20/06/2025 3:20:46 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: **DA 350**

20/06/2025 3:20:55 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 351**

20/06/2025 3:21:04 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 352**

20/06/2025 3:21:12 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 353**

20/06/2025 3:21:21 PM

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25
C	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

RENDER

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 354**

20/06/2025 3:21:30 PM

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
EX	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

PHOTOMONTAGE 1

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 355**

20/06/2025 3:21:39 PM

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
EX	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

PHOTOMONTAGE 2

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 356**

20/06/2025 3:21:48 PM

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
EX	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE

PHOTOMONTAGE 3

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 357**

20/06/2025 3:21:57 PM

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
EX	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

PHOTOMONTAGE 4

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 358**

20/06/2025 3:22:07 PM

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
EX	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

PHOTOMONTAGE 5

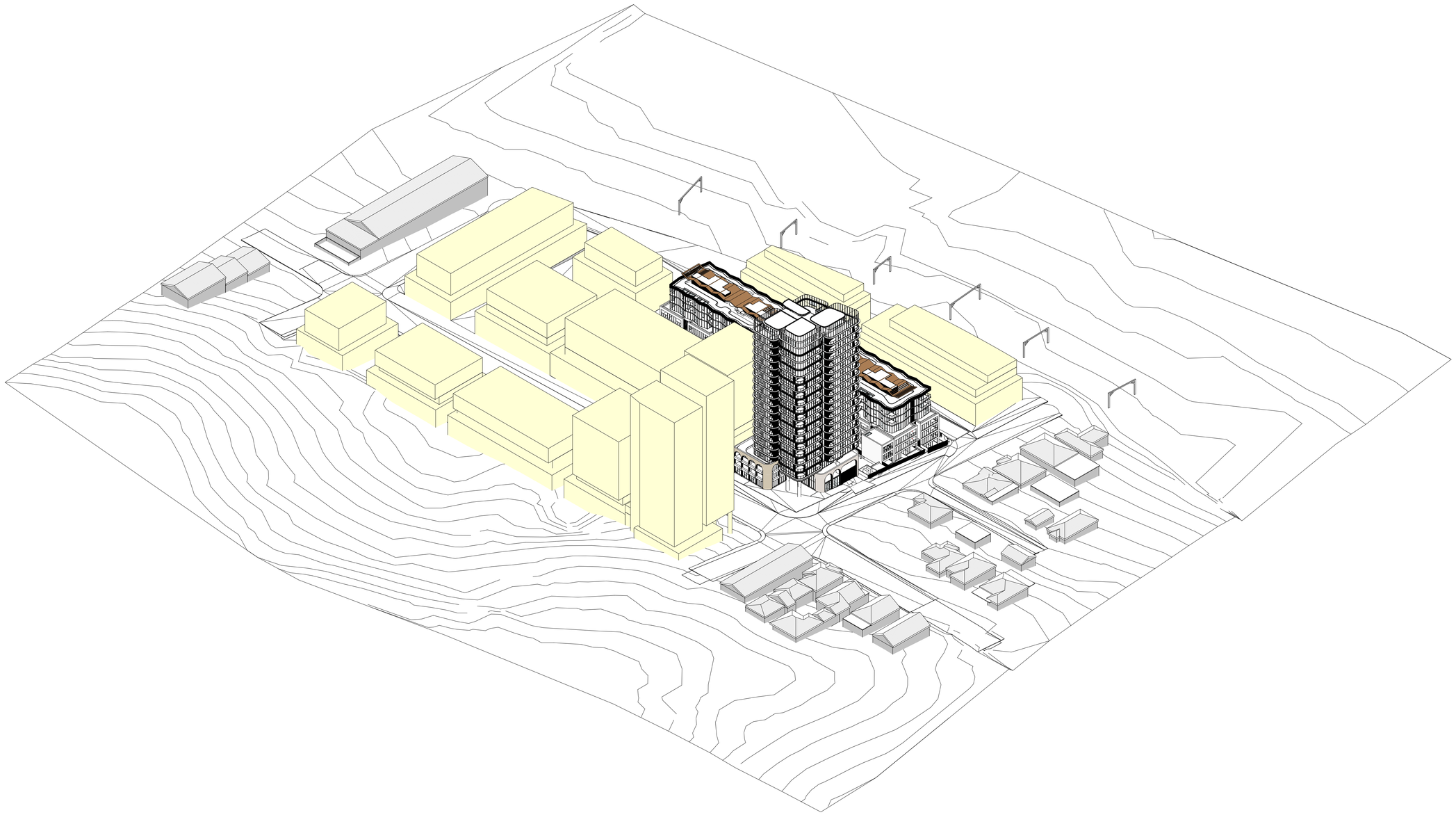
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 359**

20/06/2025 3:22:16 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

AXONOMETRIC VIEW 1

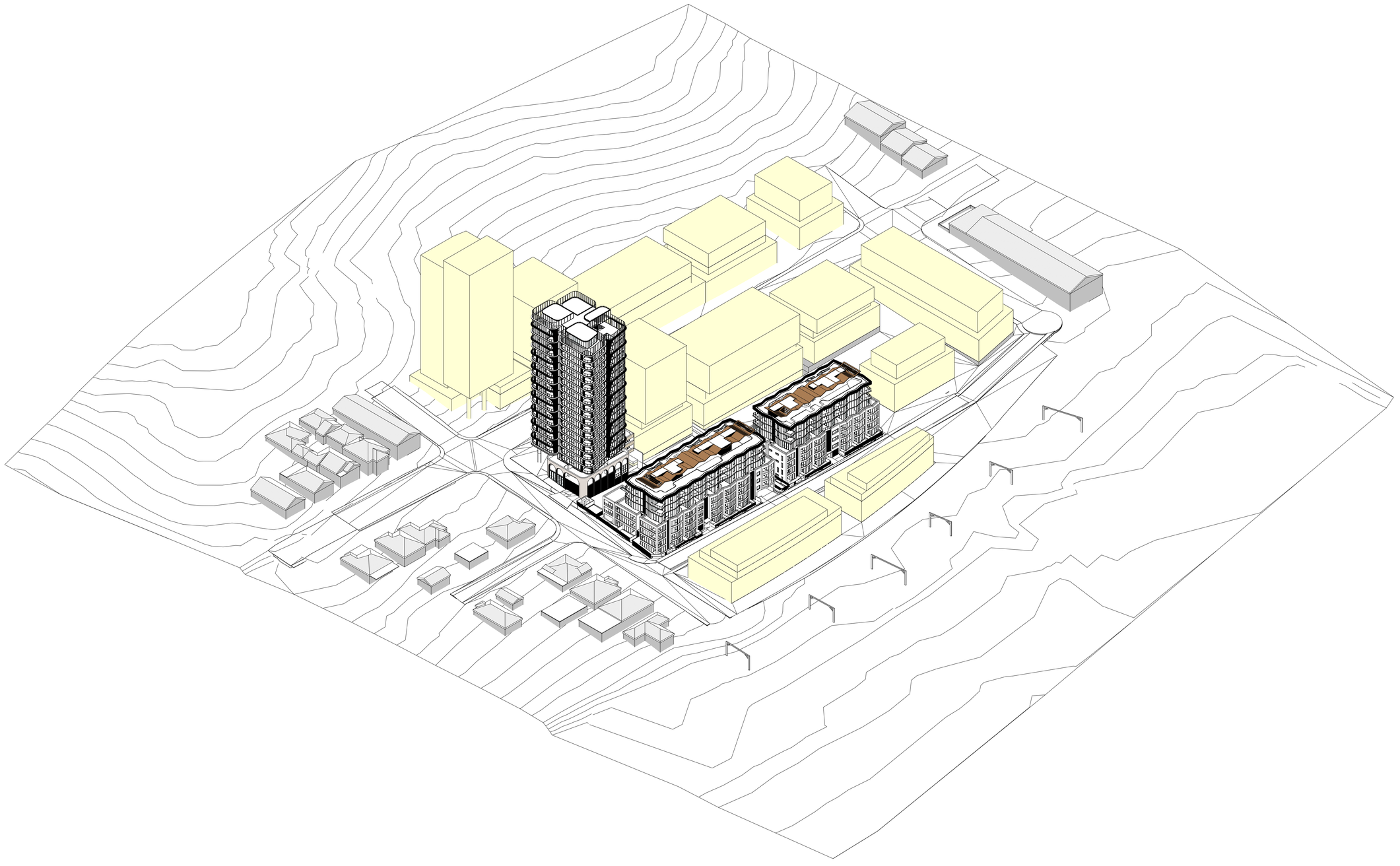
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 400**

20/06/2025 3:22:43 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

AXONOMETRIC VIEW 2

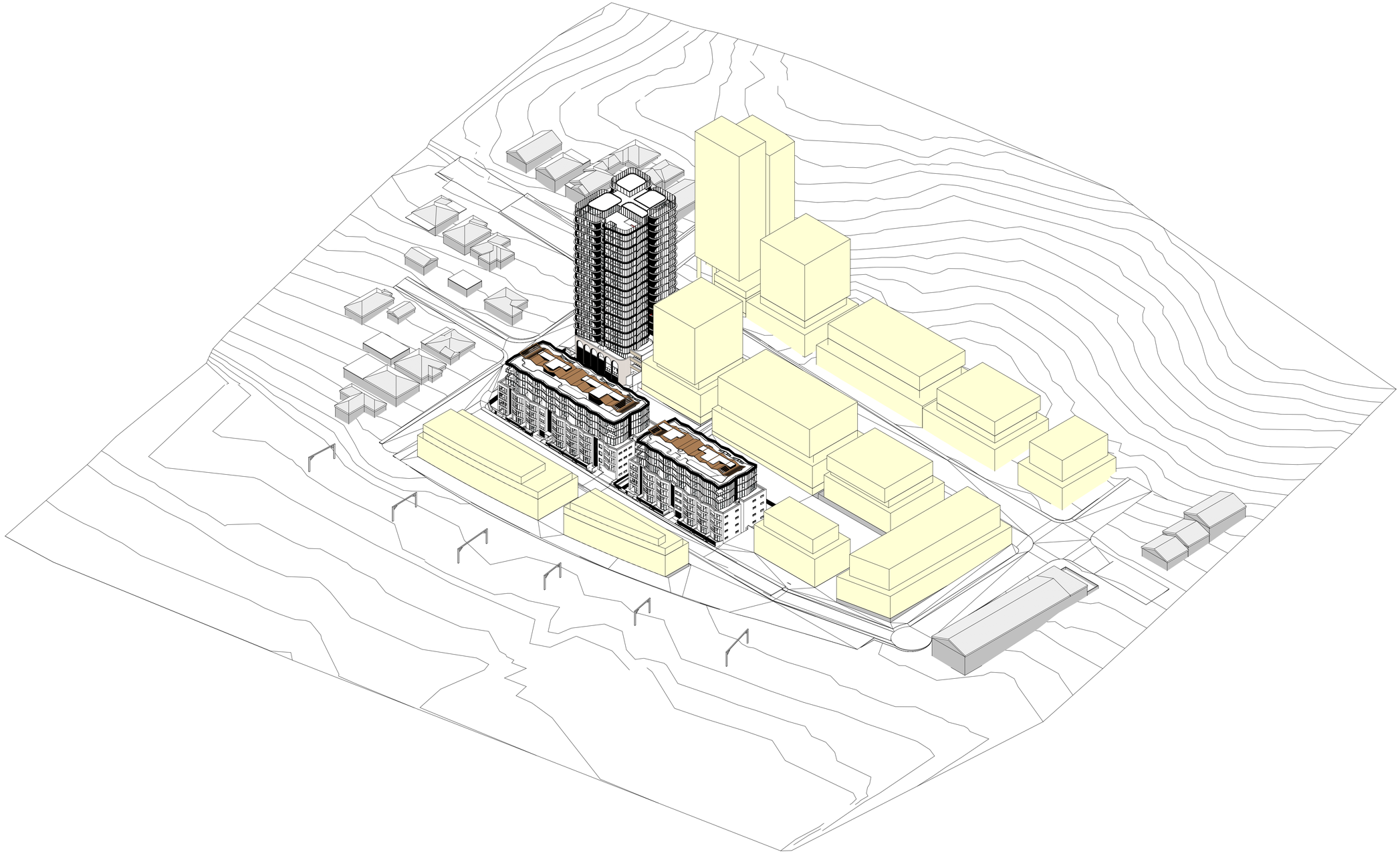
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 401**

20/06/2025 3:23:11 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

AXONOMETRIC VIEW 3

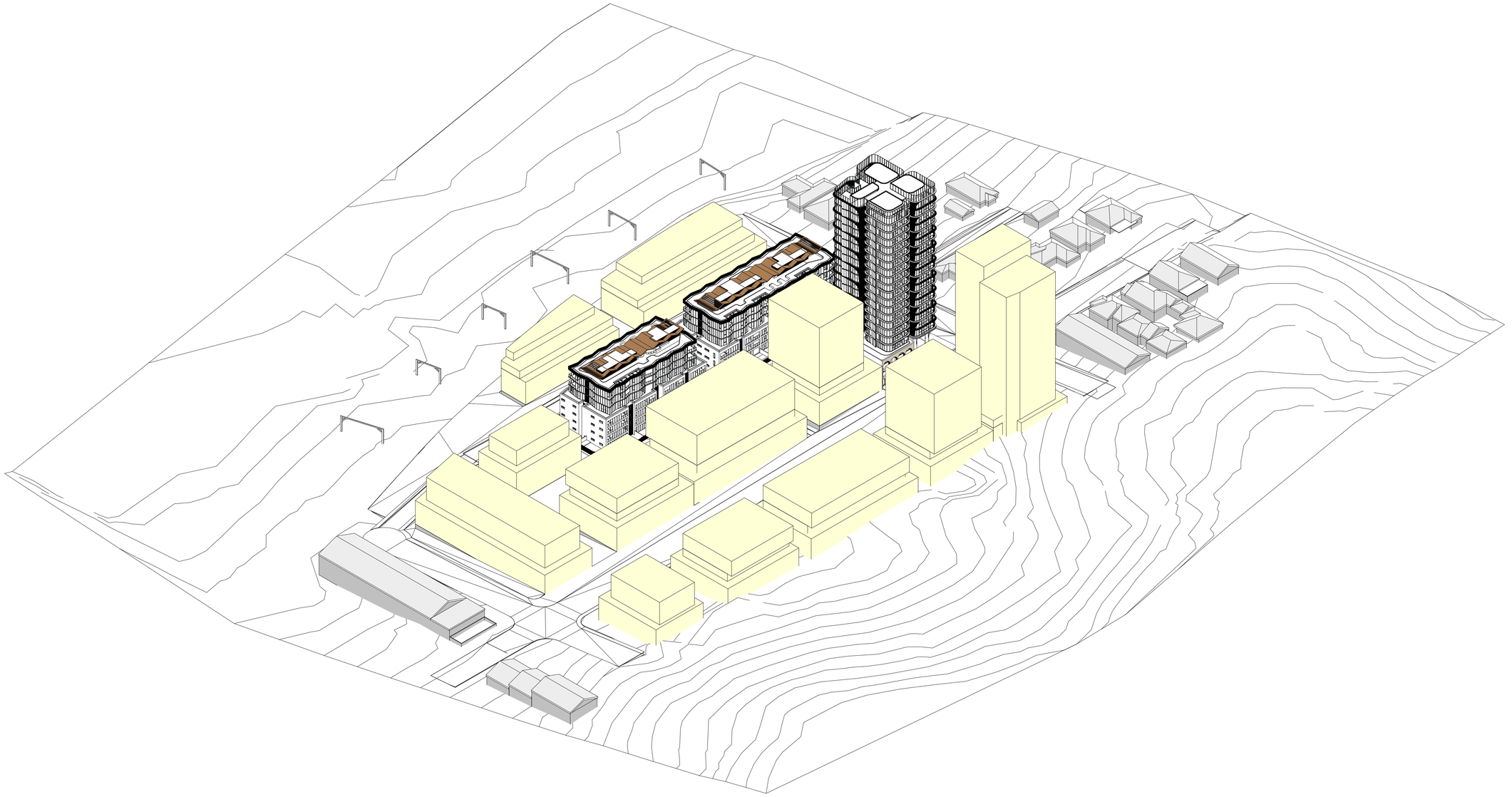
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 402**

20/06/2025 3:23:39 PM



REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

AXONOMETRIC VIEW 4

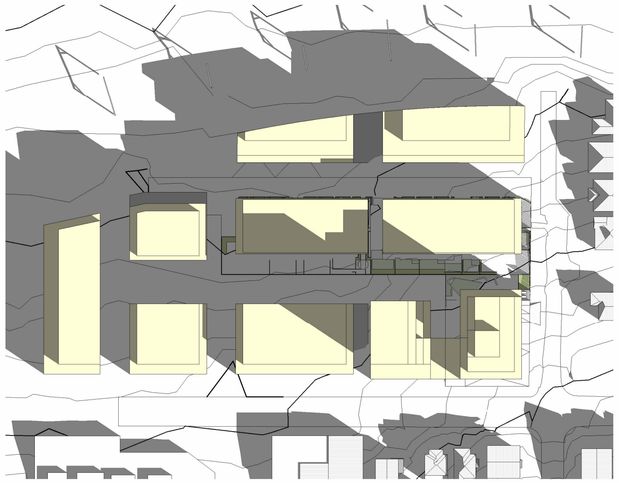
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

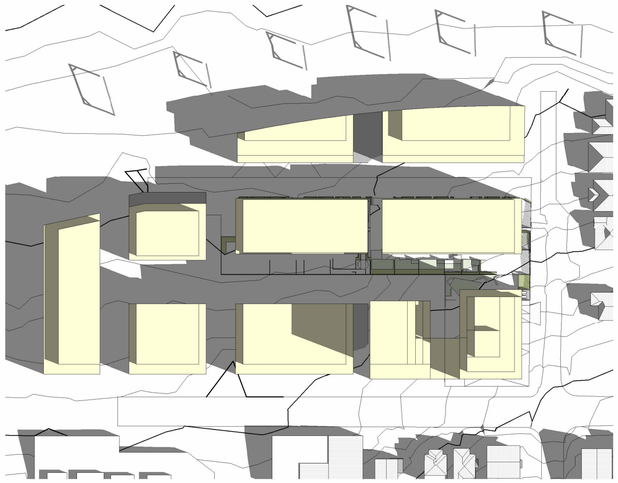
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	E	**DA 403**

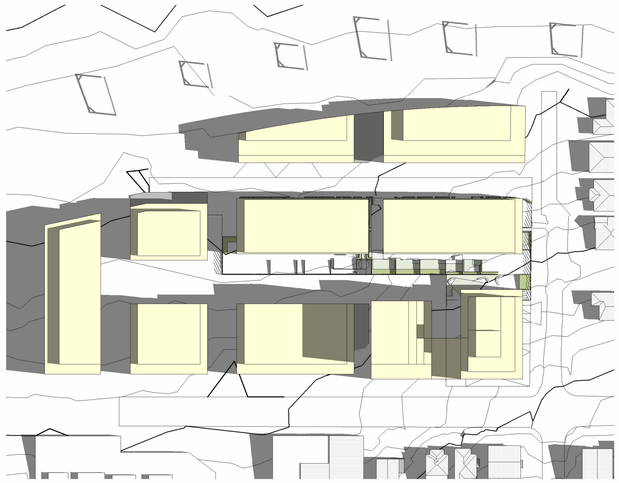
20/06/2025 3:24:08 PM



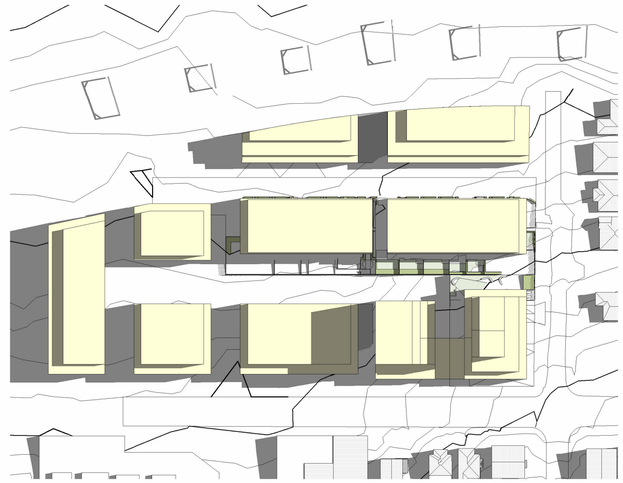
1 DCP SHADOW 9AM
SCALE



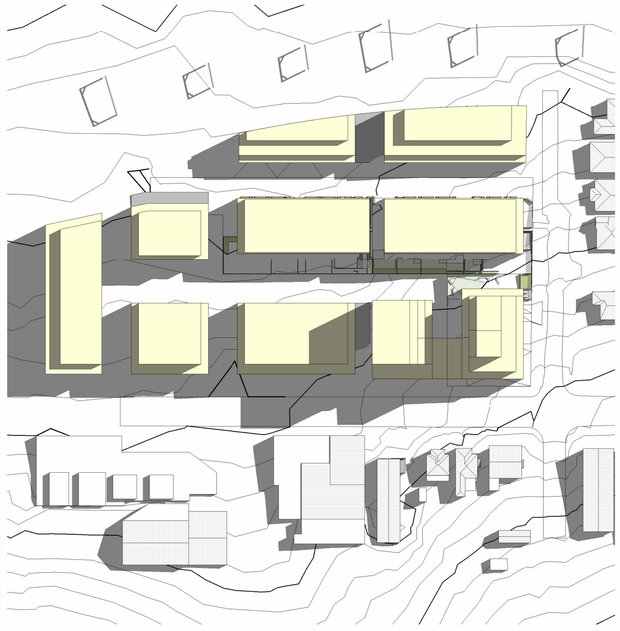
2 DCP SHADOW 10AM
SCALE



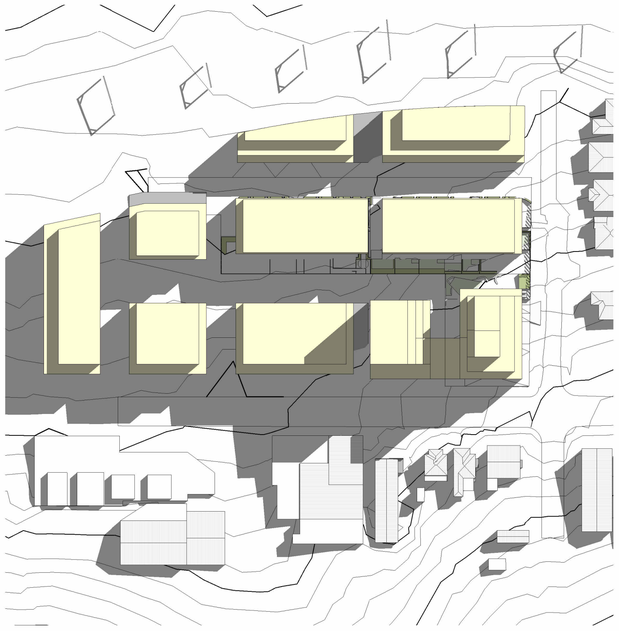
3 DCP SHADOW 11AM
SCALE



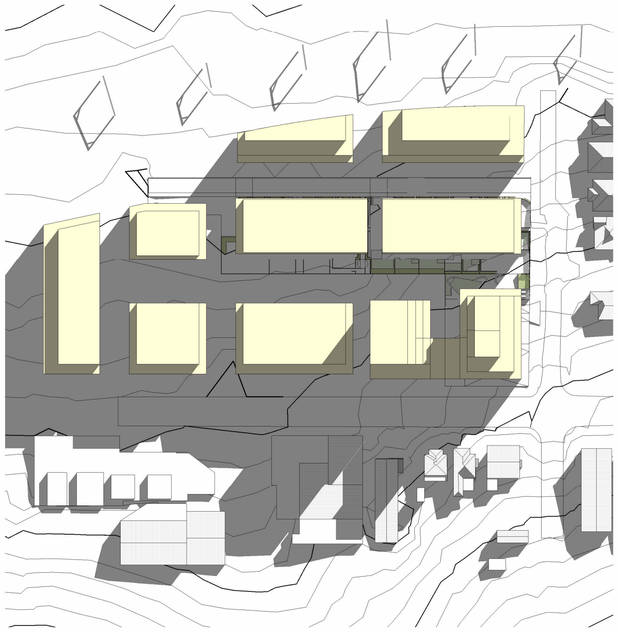
4 DCP SHADOW 12AM
SCALE



5 DCP SHADOW 1PM
SCALE



6 DCP SHADOW 2PM
SCALE



7 DCP SHADOW 3PM
SCALE

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

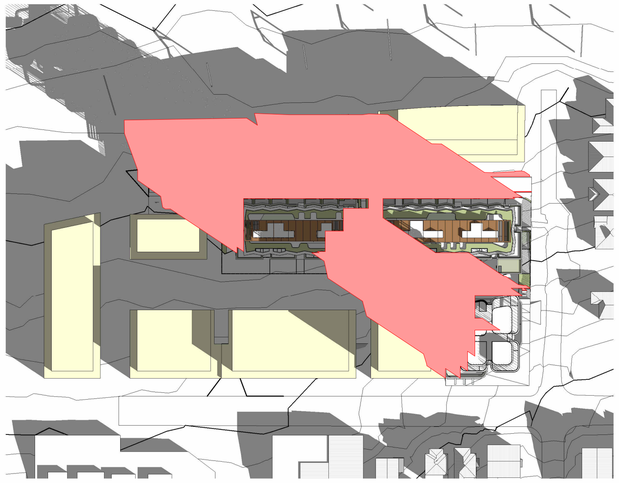
DRAWING TITLE
SHADOW DCP

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

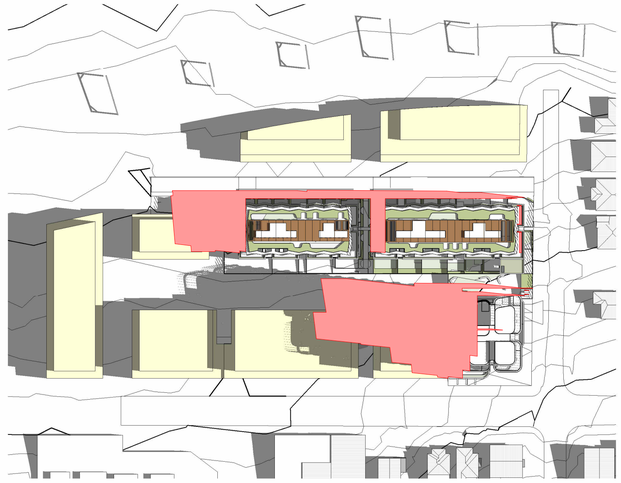
ISSUE PURPOSE: SSDA
REV: B
DRAWING NO.: **DA 452**

20/06/2025 3:24:46 PM

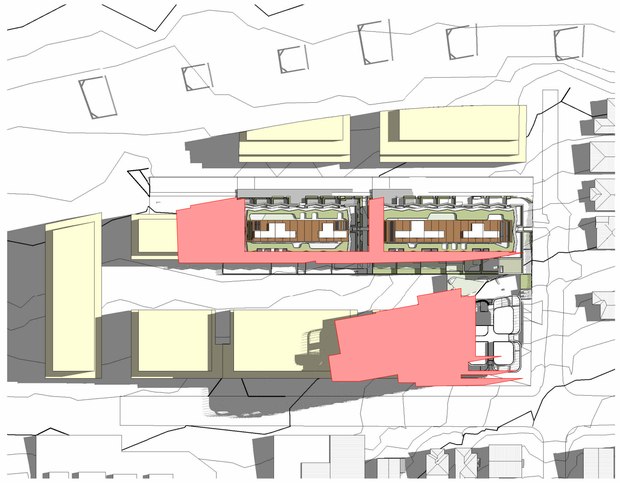


1 PROPOSED SHADOW 9AM - PLAN
SCALE

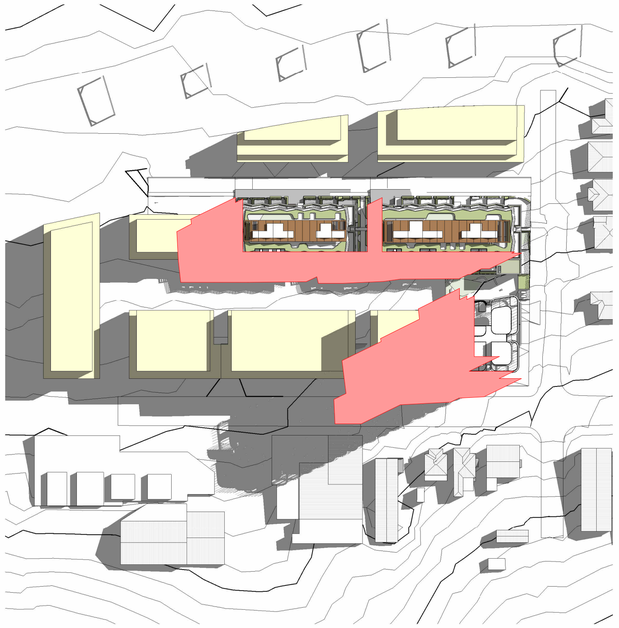
2 PROPOSED SHADOW 10AM - PLAN
SCALE



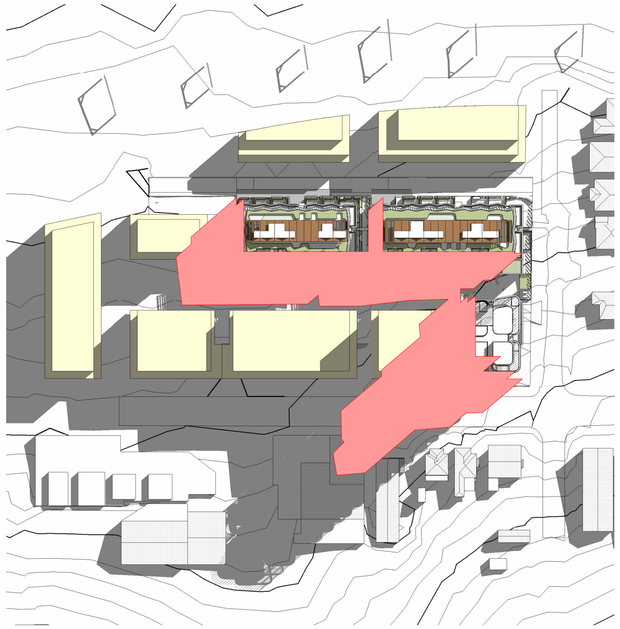
3 PROPOSED SHADOW 11AM - PLAN
SCALE



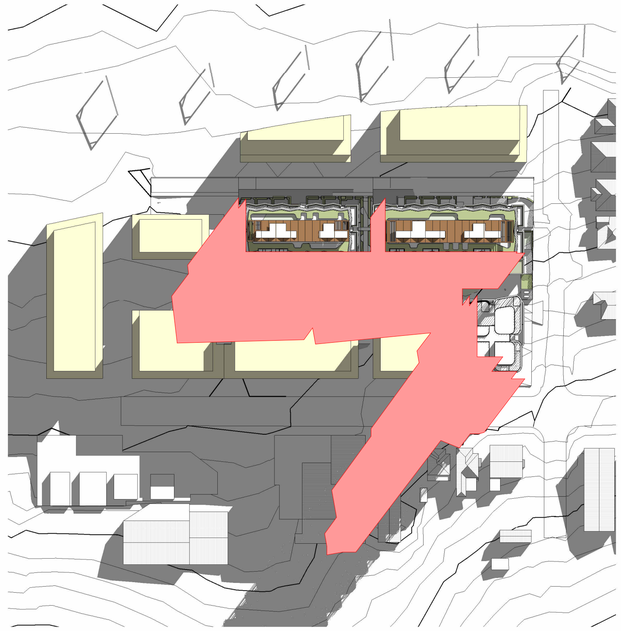
4 PROPOSED SHADOW 12AM - PLAN
SCALE



5 PROPOSED SHADOW 1PM - PLAN
SCALE



6 PROPOSED SHADOW 2PM - PLAN
SCALE



7 PROPOSED SHADOW 3PM - PLAN
SCALE

REVISION

A	FOR INFORMATION	2/10/24
B	ISSUE FOR DA	24/01/25

OUTLINE OF DCP SHADOW
PROPOSED SHADOW

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
SHADOW COMPARISON

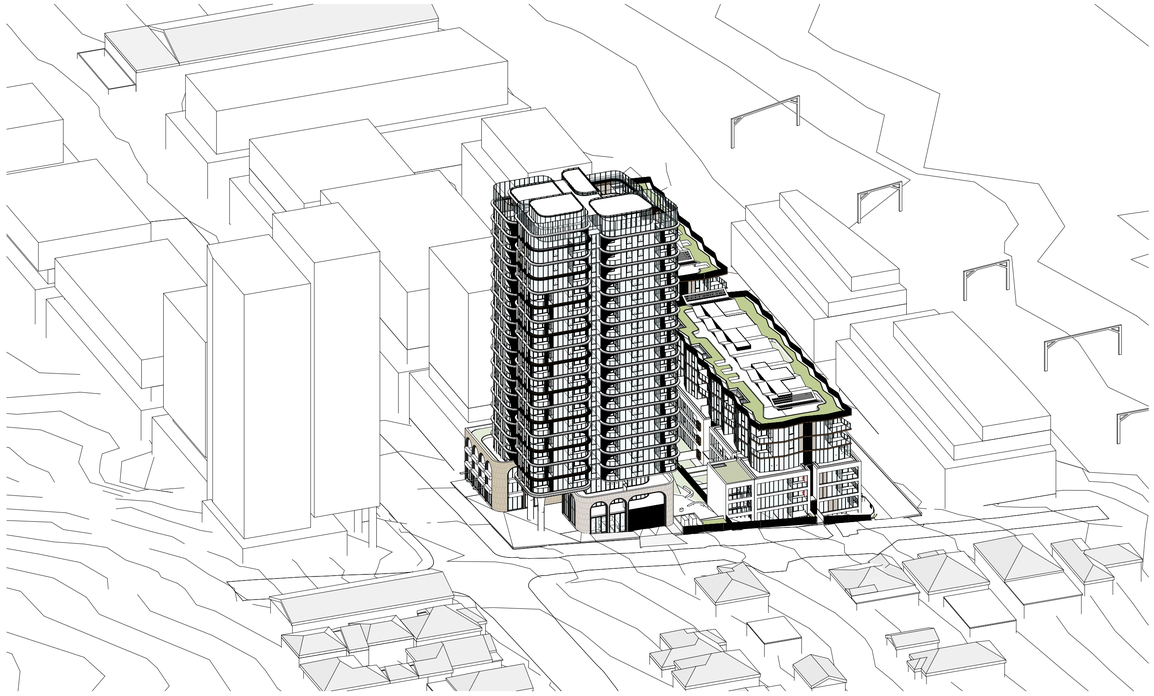
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 453**

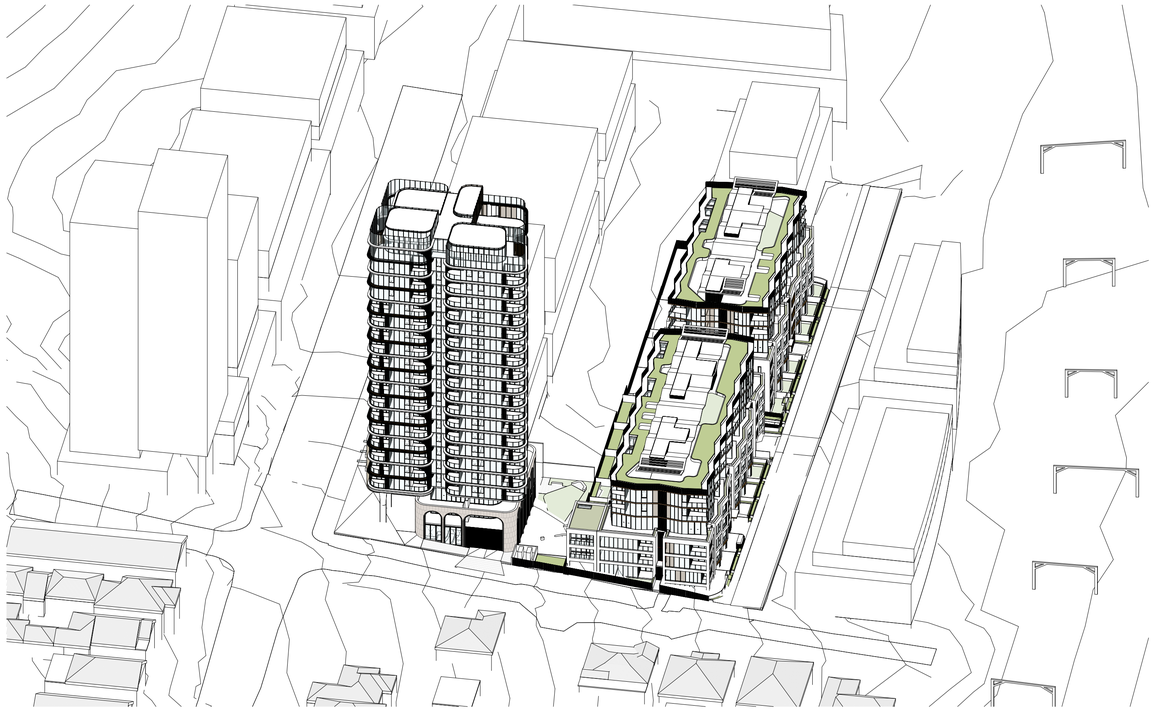
20/06/2025 3:27:14 PM

1 21ST JUNE 9AM
SCALE



2 21ST JUNE 10AM
SCALE

3 21ST JUNE 11AM
SCALE



4 21ST JUNE 12PM
SCALE

REVISION

A	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SUN EYE VIEW DIAGRAMS

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

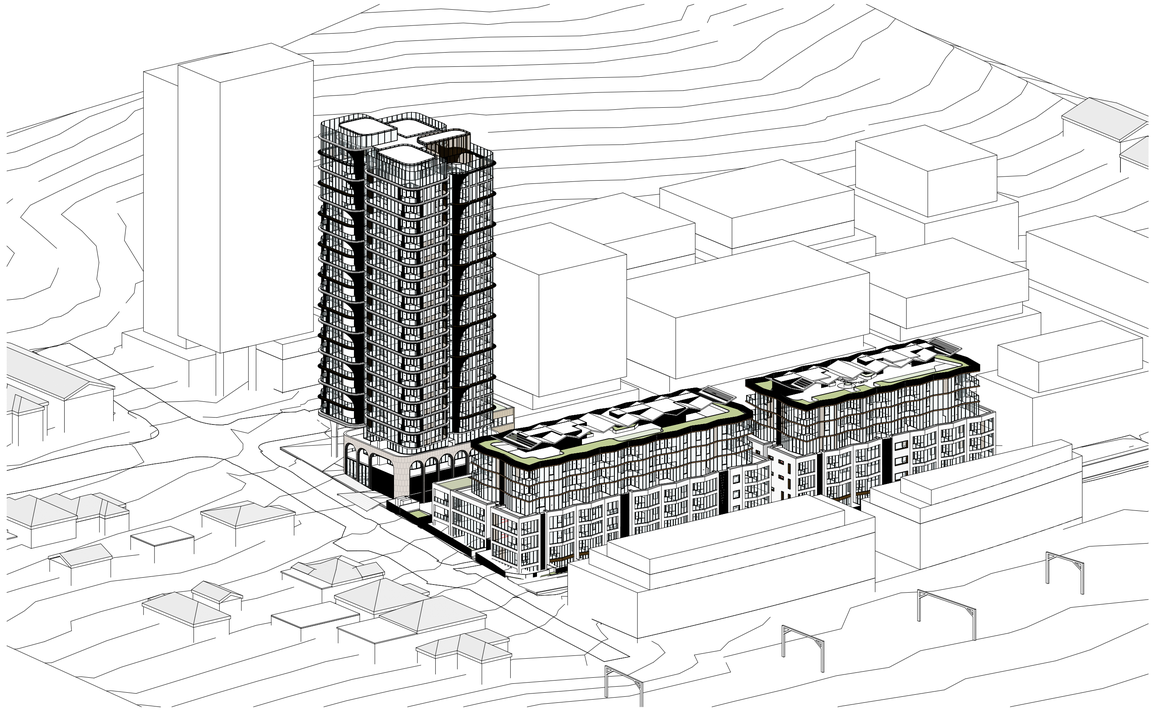
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 454**

20/06/2025 3:28:40 PM

1 21ST JUNE 1PM
SCALE

2 21ST JUNE 2PM
SCALE



3 21ST JUNE 3PM
SCALE

REVISION

A	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

SUN EYE VIEW DIAGRAMS

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 455**

20/06/2025 3:29:59 PM

372-374 Mann Street & 35-57 Dwyer Street, North Gosford NSW 2250

ITEM	FIGURE	
Site A (Mann Street) Area (m2)	1576	
Site B (Dwyer Street) Area (m2)	5462	
Total Site Area (m2)	7038	
FSR Site B	2.75	
FSR Site A	4	
Allowable GFA Site A (m2)	6304	
Proposed GFA Site A (m2)	10212	
Areas of difference Site A (m2)	3908	
Allowable GFA Site B (m2)	15021	
Proposed GFA Site B (m2)	11694	
Areas of difference Site B (m2)	-3327	
Exclusions	62.25	

Total Allowable GFA	**21325**
Total Proposed GFA - exclusions	**21843.75**

Difference 519.25

Proposed GFA / Number of units	85.72	
Required Landscape Area 25% (m2)	TOTAL	1759.5
	SITE A	394
	SITE B	1366
Deep Soil 15% (Min. Depth 3m for site A, 6m for Site B)	TOTAL	1055.70
	SITE A	236
	SITE B	819
Communal Open Space (m2)	25% Site Area	1760
Building Height Limit Site A	36 m	
Building Height Limit Site B	18 m	
Number of units	249	

21

CONJOINED SITE B BASEMENT

CAR PARKING SCHEDULE

RESIDENTIAL	1B	2B	3B	VISITOR	TOTAL
CAR RATIO	1	1.2	1.5	0.2	
SITE A					
APT NO.	38	62	14		114
PARKING REQUIRED	38	74.4	21	23	**156**
SITE B					
B2 - APT NO.	20	45	8		73
PARKING REQUIRED	20	54	12	15	**101**
B3 - APT NO.	23	30	9		62
PARKING REQUIRED	23	36	14	12	**85**
RETAIL			1/40m2 GFA		**10**
TOTAL CAR PARKING REQUIRED SITE A+B					**352**

PARKING PER BASEMENT

DOCK	6
TYP	27
NO.BASE	**6.9**
B2+B3	
DOCK CONJOINED	46
TYP	82
NO.BASE	**2.7**

Exclusions- 1.5 m2 for Risers per unit

Level	SITE A -B1	Height m	B1 GBAm²	B1 GFAm²	1 BED	2 BED	3 BED	4 BED	TOTAL BED	SOLAR 3HRS	SOLAR 2HRS	NAT VENT
										REQUIRES MIN 70%		REQUIRES MIN
Basement 2-8	PARKING	3.0										
Basement 1	DOCK/PARKING	4.0										
Lower Ground / Basement	PLANT				0	0	0		0	0	0	0
Upper Ground (Entrance from Mann Street)	COMMERCIAL+RESI	3.6		398	1	0	0		0	0	0	0
Level 1	RESIDENTIAL	3.15		469	2	3	1		6	3	2	4
Level 2	RESIDENTIAL	3.15		469	2	3	1		6	3	2	4
Level 3	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 4	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 5	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 6	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 7	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 8	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 9	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 10	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 11	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 12	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 13	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 14	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 15	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 16	RESIDENTIAL	3.15		505	2	4	0		6	5	1	4
Level 17	RESIDENTIAL	3.15		513	1	0	4		5	4	1	4
Level 18	RESIDENTIAL	3.15		513	1	0	4		5	4	1	4
Level 19	RESIDENTIAL	3.15		513	1	0	4		5	4	1	4
Level 20	COMMUNAL/RESIDENTIAL	3.15		267	2	0	0		2	1	1	2
Level 21	PLANT	2.55										
TOTAL		**69.15**		**10212**	38	62	14		114	89	22	78
	SITE A	**TOTAL GFA SITE A**		**10212**	33%	54%	12%					
		TOTAL SOLAR (SITE A)								**78.1%**		
		TOTAL 3HRS/2HRS+ SOLAR (SITE A)									**97.4%**	
		TOTAL NAT VENT (SITE A)										**68.4%**

Level	SITE B -B2	Height m	B2 GBAm²	B2 GFAm²	1 BED	2 BED	3 BED	4 BED	TOTAL BED	SOLAR 3HRS	SOLAR 2HRS	NAT VENT
Basement 3	PARKING	3.0										
Basement 2	PARKING	3.0										
Basement 1	DOCK/PARKING	4.6										
Lower Ground	RESIDENTIAL/PLANT	3.15		435	0	0	6			6	0	6
Upper Ground	RESIDENTIAL	3.15		1117	4	5	0			4	0	3
Level 1	RESIDENTIAL	3.15		1127	5	8	1			9	0	6
Level 2	RESIDENTIAL	3.15		1127	5	8	1			9	0	6
Level 3	RESIDENTIAL	3.15		882	2	8	0			7	1	6
Level 4	RESIDENTIAL	3.15		838	2	8	0			7	1	6
Level 5	RESIDENTIAL	3.15		838	2	8	0			7	3	10
Level 6	ROOF	3.15		25								
TOTAL		**25.2**		**6389**	20	45	8		73	49	5	43
				0%	27%	62%	11%			67.1%	74.0%	59%

Level	SITE B - B3	Height m	B3 GBAm²	B3 GFAm²	1 BED	2 BED	3 BED	4 BED	TOTAL BED	SOLAR 3HRS	SOLAR 2HRS	NAT VENT
Basement 3	PARKING	3.0										
Basement 2	PARKING	3.0										
Basement 1	DOCK/PARKING	4.6										
Lower Ground	RESIDENTIAL	3.15		820	1	3	6			6	0	8
Upper Ground	RESIDENTIAL	3.15		841	1	4	1			7	0	3
Level 1	RESIDENTIAL	3.15		829	6	4	1			7	0	6
Level 2	RESIDENTIAL	3.15		829	6	4	1			7	0	6
Level 3	RESIDENTIAL	3.15		683	3	5	0			6	0	6
Level 4	RESIDENTIAL	3.15		635	3	5	0			6	0	6
Level 5	RESIDENTIAL	3.15		635	3	5	0			6	2	8
Level 6	ROOF	3.15		33								
TOTAL		**25.2**		**5305**	23	30	9		62	45	2	43
					37%	48%	15%			72.6%	75.8%	69.4%
	SITE B	**TOTAL GFA SITE B**		**11694**								
		B2+B3 MIX			**31.9%**	**55.6%**	**12.6%**					
		TOTAL 3HRS SOLAR(B2+B3)								**69.6%**		
		TOTAL 3HRS/2HRS+ SOLAR (SITE B)									**74.8%**	
		TOTAL NAT VENT(B2+B3)										**63.7%**
	SITE A+B	**TOTA (SITE A+SITE B)**								**73%**	**85%**	**65.9%**
		TOTAL GFA (SITE A+B)		**21906**								
		TOTAL NO. OF APART(SITE A+B)			**81**	**137**	**31**		**249**			
		APART MIX (SITE A+B)			**33%**	**55%**	**12%**					

REVISION

A	FOR INFORMATION	20/05/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24
E	ISSUE FOR DA	24/01/25

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

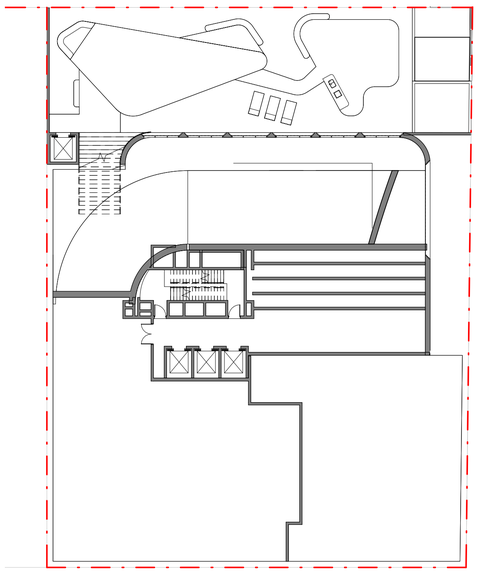
DRAWING TITLE: AREA SCHEDULE

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

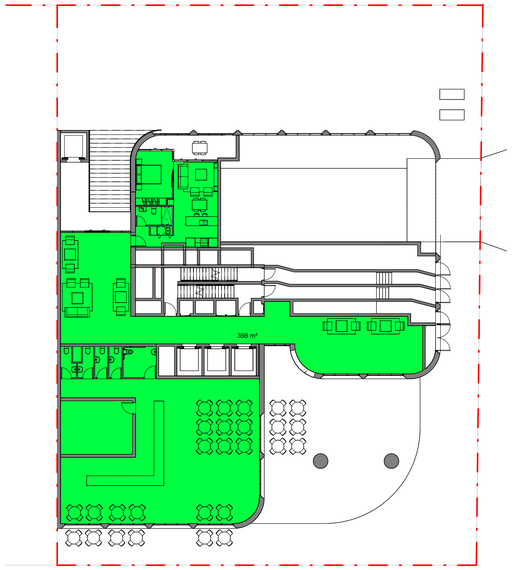
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: E | DRAWING NO.: **DA 500**

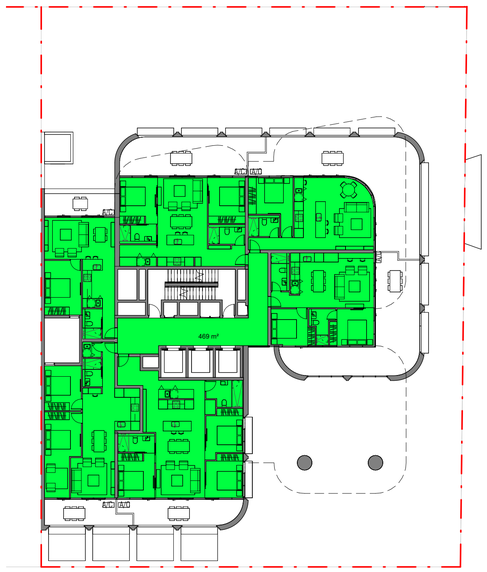
20/06/2025 3:30:20 PM



LOWER GROUND



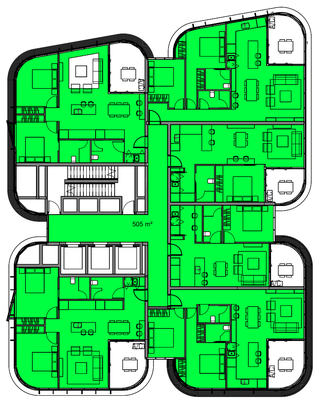
UPPER GROUND



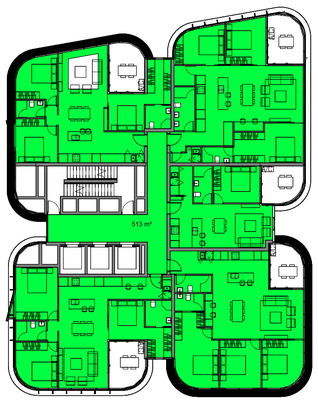
LEVEL 1

Level	SITE A -B1	Height m	B1 GBAm²	B1 GFAm²
Basement 2-8	PARKING	3.0		
Basement 1	DOCK/PARKING	4.0		
Lower Ground / Basement	PLANT			
Upper Ground (Entrance from Mann Street)	COMMERCIAL+RESI	3.6		398
Level 1	RESIDENTIAL	3.15		469
Level 2	RESIDENTIAL	3.15		469
Level 3	RESIDENTIAL	3.15		505
Level 4	RESIDENTIAL	3.15		505
Level 5	RESIDENTIAL	3.15		505
Level 6	RESIDENTIAL	3.15		505
Level 7	RESIDENTIAL	3.15		505
Level 8	RESIDENTIAL	3.15		505
Level 9	RESIDENTIAL	3.15		505
Level 10	RESIDENTIAL	3.15		505
Level 11	RESIDENTIAL	3.15		505
Level 12	RESIDENTIAL	3.15		505
Level 13	RESIDENTIAL	3.15		505
Level 14	RESIDENTIAL	3.15		505
Level 15	RESIDENTIAL	3.15		505
Level 16	RESIDENTIAL	3.15		505
Level 17	RESIDENTIAL	3.15		513
Level 18	RESIDENTIAL	3.15		513
Level 19	RESIDENTIAL	3.15		513
Level 20	COMMUNAL/RESIDENTIAL	3.15		267
Level 21	PLANT	2.55		
TOTAL		**69.15**		**10212**

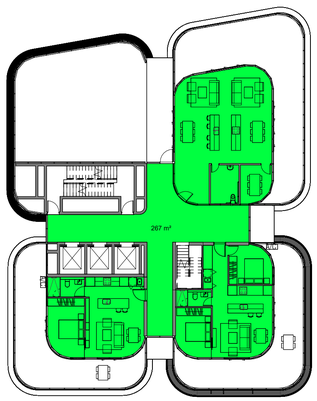
LEVEL 2



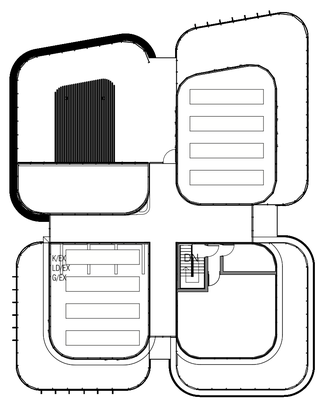
LEVEL 3-16



LEVEL 17-19



LEVEL 20



ROOF

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25
D	DEVELOPMENT APPLICATION	21/02/25

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 1500 @A1

DRAWING TITLE

GFA SCHEDULE - SITE A

ISSUE PURPOSE

SSDA

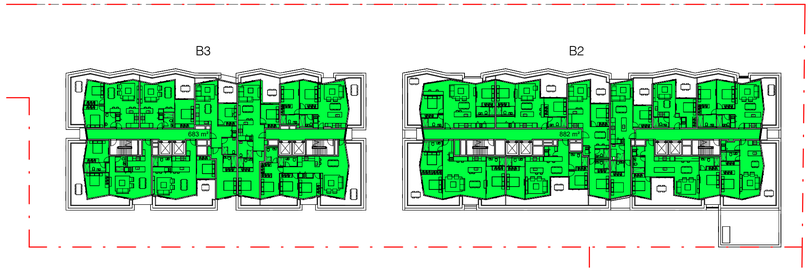
REV

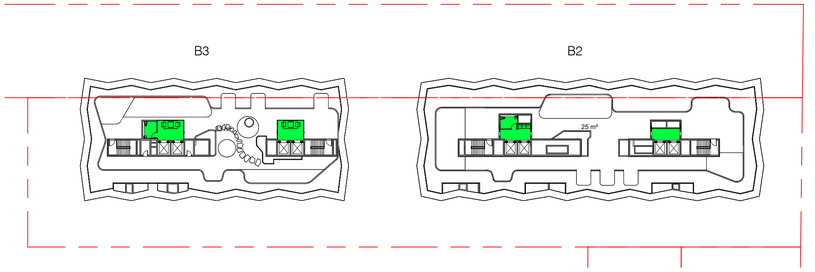
D

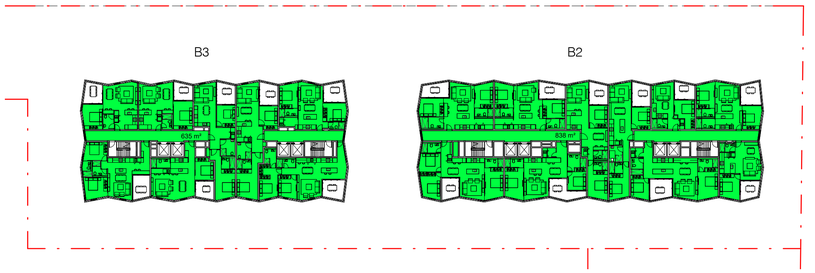
DRAWING NO.

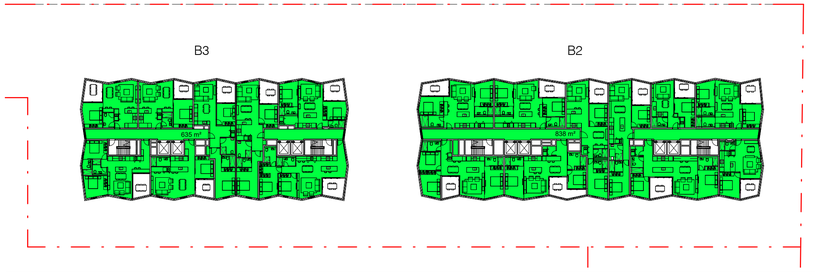
DA 501

20/06/2025 3:30:55 PM









Level	SITE B -B2	Height m	B2 GBAm²	B2 GFAm²
Basement 3	PARKING	3.0		
Basement 2	PARKING	3.0		
Basement 1	DOCK/PARKING	4.6		
Lower Ground	RESIDENTIAL/PLANT	3.15		435
Upper Ground	RESIDENTIAL	3.15		1117
Level 1	RESIDENTIAL	3.15		1127
Level 2	RESIDENTIAL	3.15		1127
Level 3	RESIDENTIAL	3.15		882
Level 4	RESIDENTIAL	3.15		838
Level 5	RESIDENTIAL	3.15		838
Level 6	ROOF	3.15		25
TOTAL		**25.2**		**6389**

Level	SITE B - B3	Height m	B3 GBAm²	B3 GFAm²
Basement 3	PARKING	3.0		
Basement 2	PARKING	3.0		
Basement 1	DOCK/PARKING	4.6		
Lower Ground	RESIDENTIAL	3.15		820
Upper Ground	RESIDENTIAL	3.15		841
Level 1	RESIDENTIAL	3.15		829
Level 2	RESIDENTIAL	3.15		829
Level 3	RESIDENTIAL	3.15		683
Level 4	RESIDENTIAL	3.15		635
Level 5	RESIDENTIAL	3.15		635
Level 6	ROOF	3.15		33
TOTAL		**25.2**		**5305**

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25
D	DEVELOPMENT APPLICATION	21/02/25

NOTES

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: 1 : 500 @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

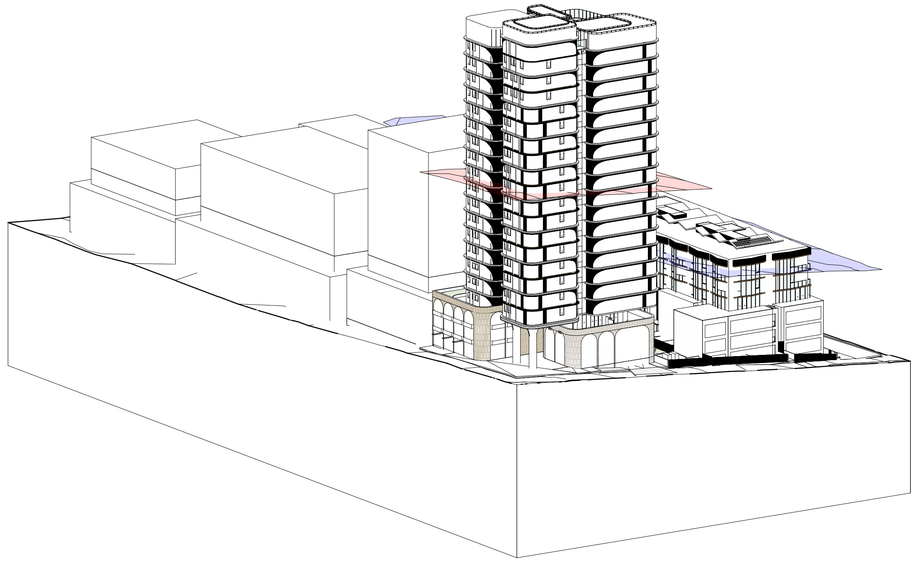
CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

DRAWING TITLE: GFA SCHEDULE - SITE B

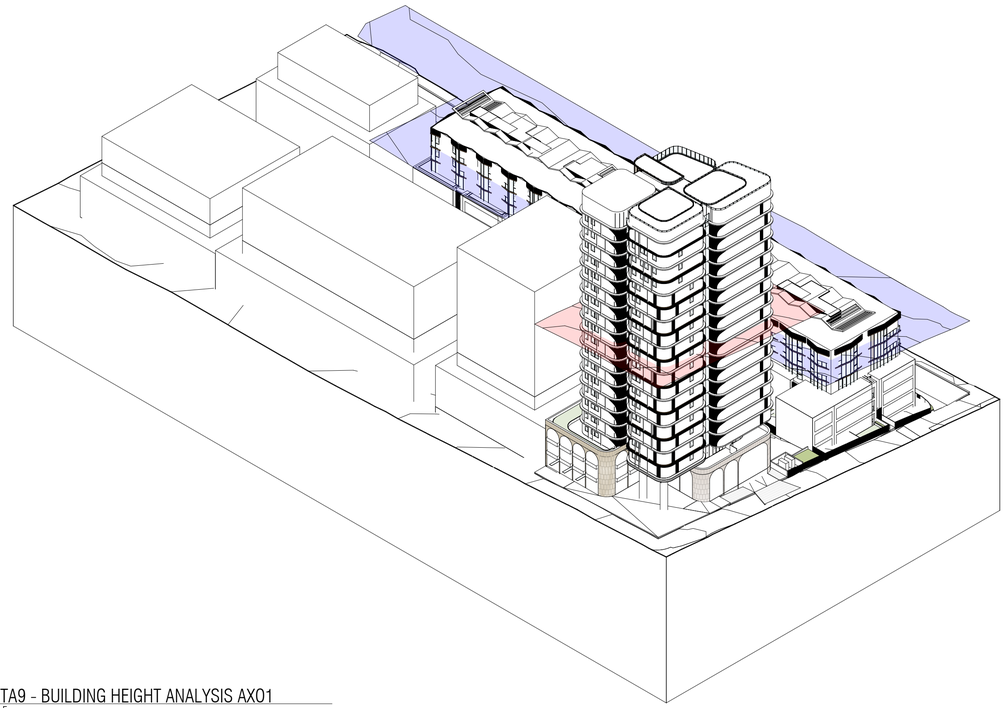
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: D | DRAWING NO.: **DA 502**

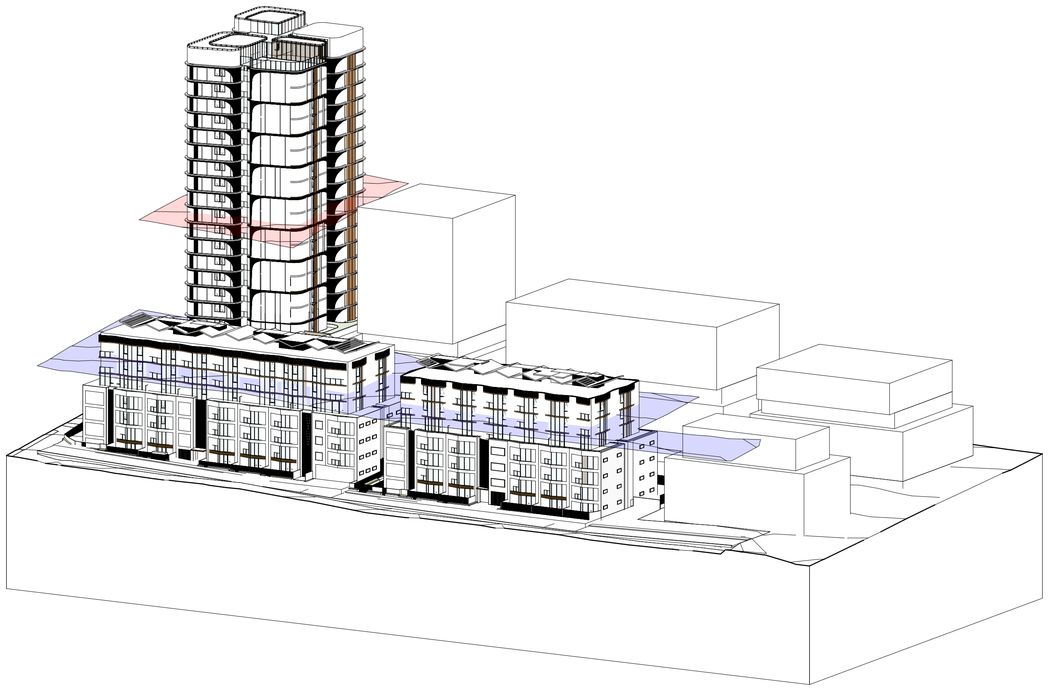
20/06/2025 3:31:55 PM



2 OPTA9 - BUILDING HEIGHT ANALYSIS AX02
SCALE



1 OPTA9 - BUILDING HEIGHT ANALYSIS AX01
SCALE



3 OPTA9 - BUILDING HEIGHT ANALYSIS AX03
SCALE

REVISION

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

BUILDING HEIGHT ANALYSIS

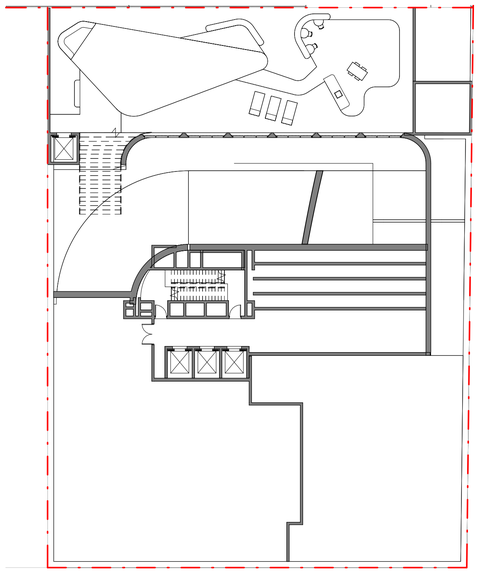
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

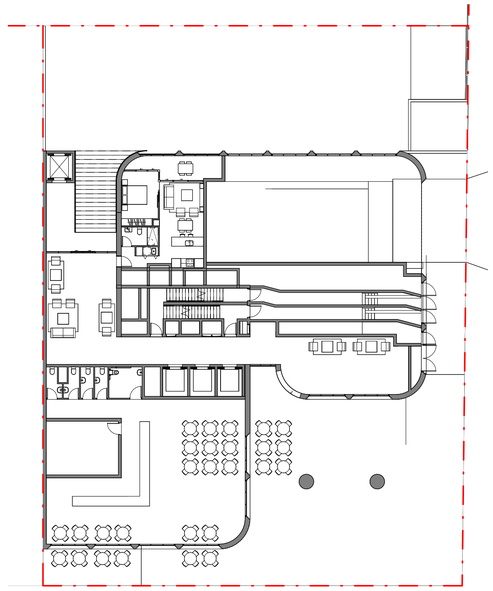
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA		**DA 503**

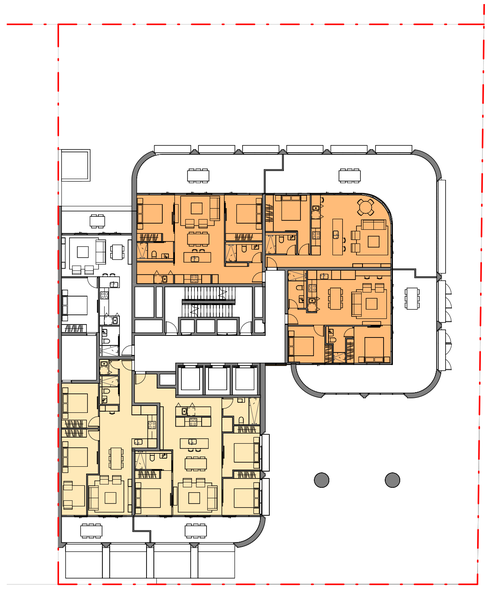
20/06/2025 3:33:03 PM



LOWER GROUND



UPPER GROUND



LEVEL 1

LEGEND

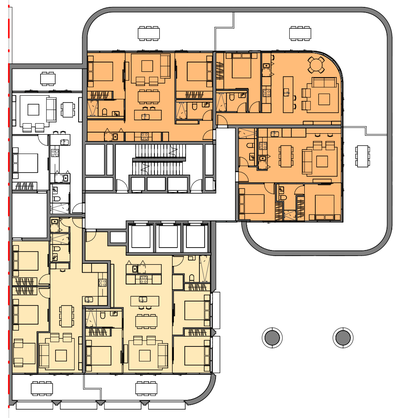
- OUTSTANDING PANORAMIC VIEW AMENITY
- 3HRS SOLAR
- 2HRS SOLAR
- <2HRS SOLAR

SITE A B1 SOLAR ACCESS - 21 JUNE 9AM-3PM

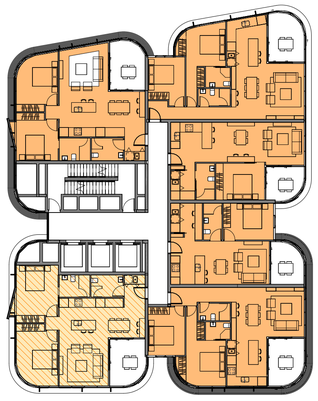
78.1% SOLAR ACCESS FOR 89/114 UNITS FOR MINIMUM 3HRS
97.4% SOLAR ACCESS FOR 111/114 UNITS FOR MINIMUM 2HRS

17/114 UPPER B1 TOWER LEVEL APARTMENTS ACHIEVING OUTSTANDING PANORAMIC VIEW AMENITY

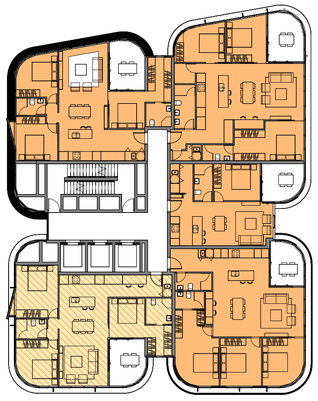
TOTAL 93% FOR 106/114 UNITS ACHIEVING 3HRS + APARTMENTS ACHIEVING OUTSTANDING PANORAMIC VIEW AMENITY



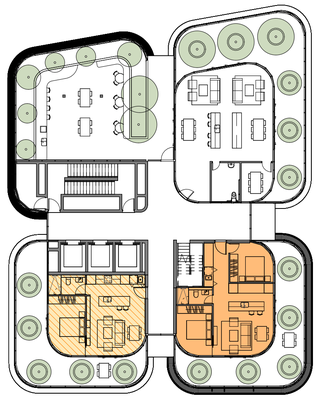
LEVEL 2



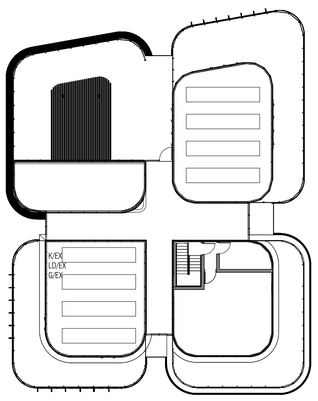
LEVEL 3-16



LEVEL 17-19



LEVEL 20



LEVEL 21

REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
C	ISSUE FOR DA	24/01/25
D	DEVELOPMENT APPLICATION	21/02/25
E	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
SOLAR ANALYSIS - SITE A

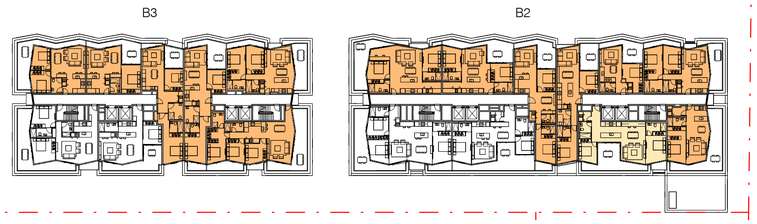
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: E
DRAWING NO.: **DA 504**

20/06/2025 3:33:37 PM

L3

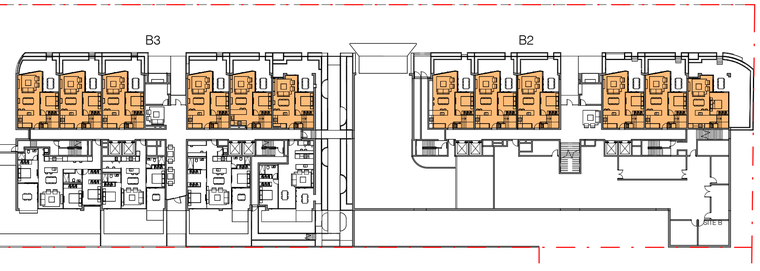


L2

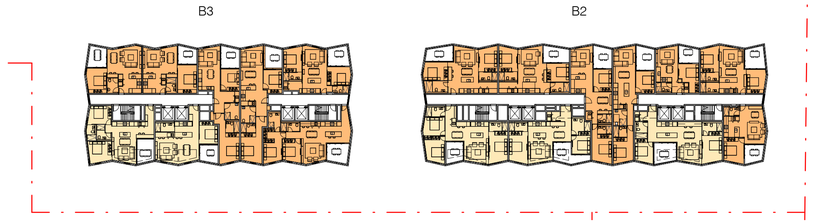
L1

UPPER GROUND

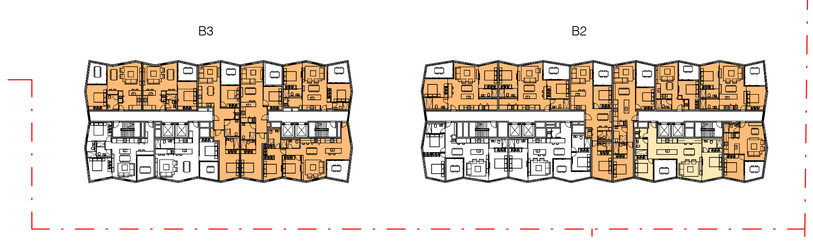
LOWER GROUND



L5



L4



LEGEND

- OUTSTANDING PANORAMIC VIEW AMENITY
- 3HRS SOLAR
- >2HRS SOLAR
- <2HRS SOLAR

B1 SOLAR ACCESS - 21 JUNE 9AM-3PM
78% SOLAR ACCESS FOR 89/114 UNITS FOR MINIMUM 3HRS
98% SOLAR ACCESS FOR 111/114 UNITS FOR MINIMUM 2HRS

B2 SOLAR ACCESS - 21 JUNE 9AM-3PM
67% SOLAR ACCESS FOR 49/73 UNITS FOR MINIMUM 3HRS,
74% SOLAR ACCESS FOR 54/73 UNITS FOR MINIMUM 2HRS

B3 SOLAR ACCESS - 21 JUNE 9AM-3PM
73% SOLAR ACCESS FOR 45/62 UNITS FOR MINIMUM 3HRS,
76% SOLAR ACCESS FOR 47/62 UNITS FOR MINIMUM 2HRS

TOTAL SOLAR ACHIEVES 73% MINIMUM 3HRS AND 85% MINIMUM 2HRS

GRAND TOTAL 80% FOR 200/249 UNITS ACHIEVING 3HRS + APARTMENTS ACHIEVING OUTSTANDING PANORAMIC VIEW AMENITY

REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24
D	DEVELOPMENT APPLICATION	21/02/25
E	DEVELOPMENT APPLICATION	09/04/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 500 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

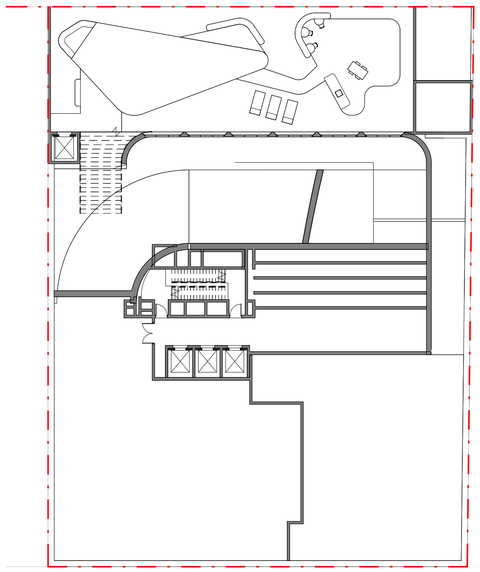
DRAWING TITLE
SOLAR ANALYSIS - SITE B

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

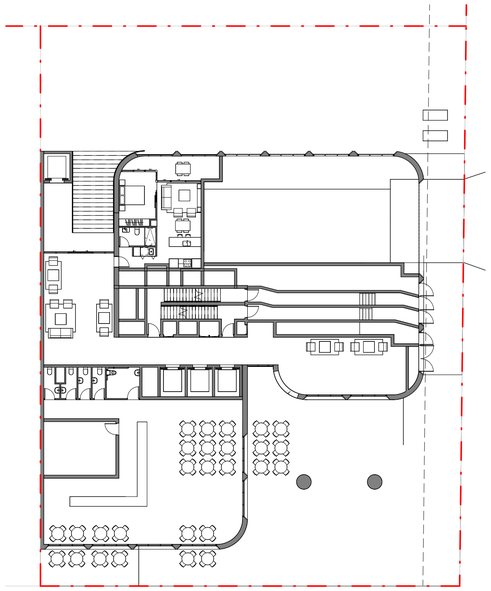
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: E
DRAWING NO.: **DA 505**

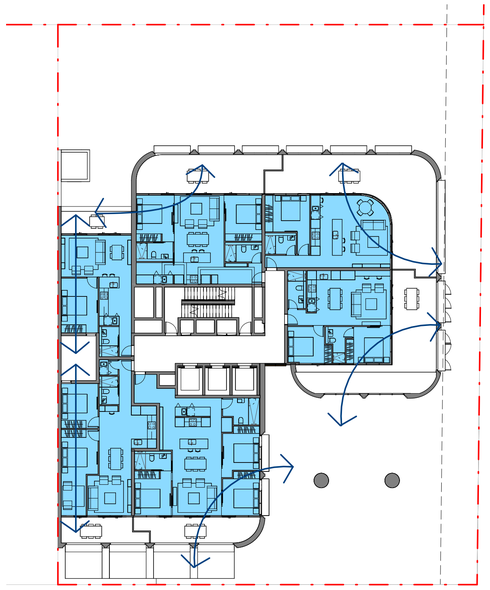
20/06/2025 3:34:29 PM



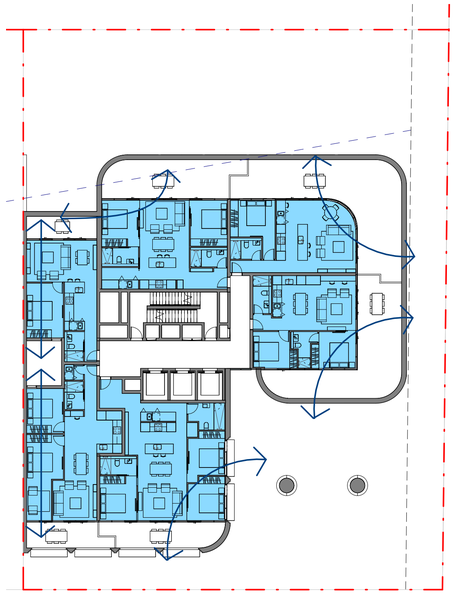
LOWER GROUND



UPPER GROUND



LEVEL 1



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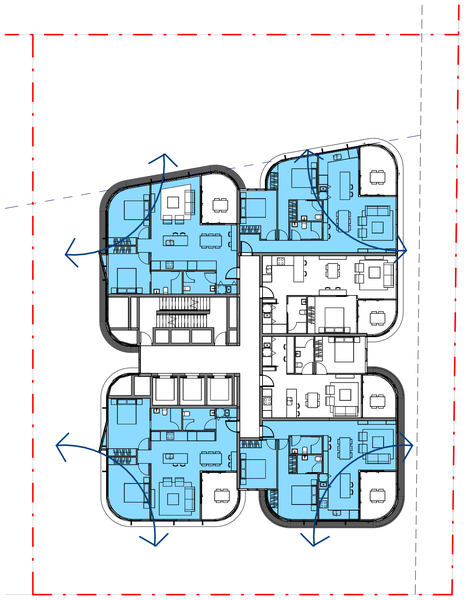
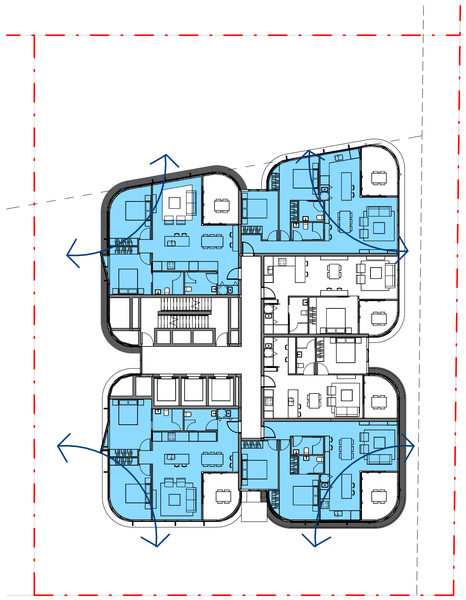
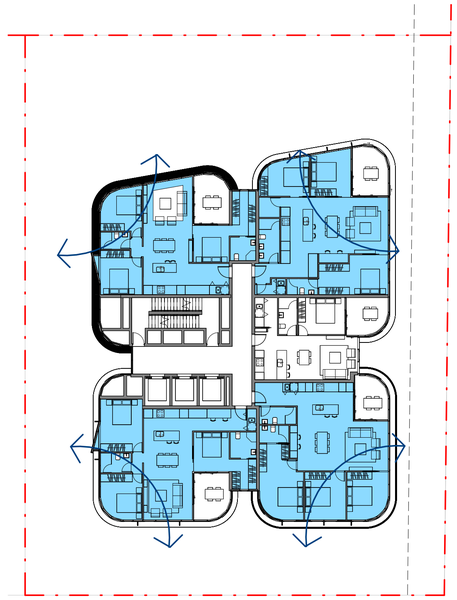


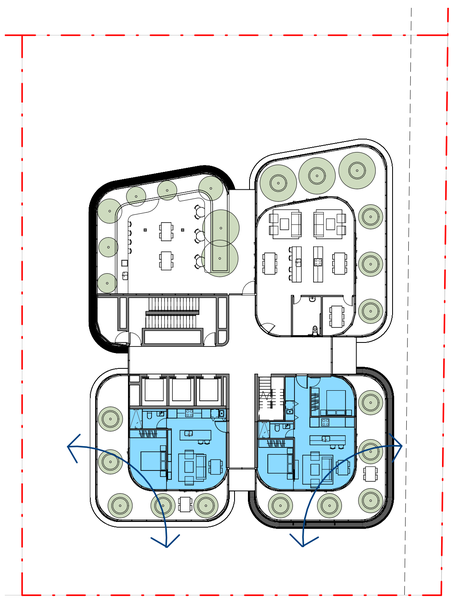
LEVEL 3-11



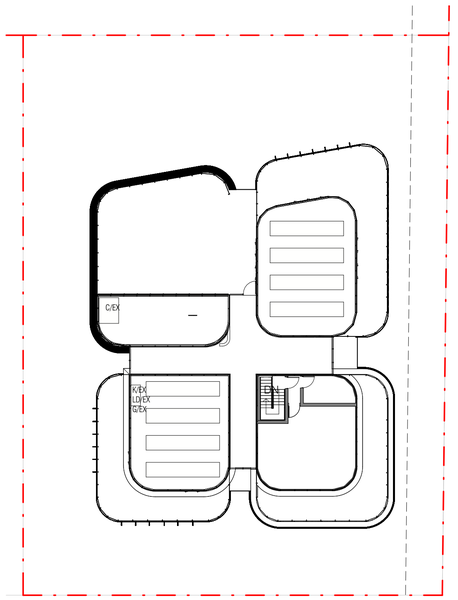
LEVEL 12-16



LEVEL 17-19



LEVEL 20



LEVEL 21

LEGEND

CROSS VENTILATION

B1 CROSS VENTILATION
71.9% CROSS VENTILATION FOR 82/114 UNITS

REVISION

C	FOR INFORMATION	22/05/24
D	FOR INFORMATION	04/06/24
E	FOR INFORMATION	2/10/24
F	ISSUE FOR DA	24/01/25
G	DEVELOPMENT APPLICATION	21/02/25
H	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
NATURAL VENTILATION - SITE A

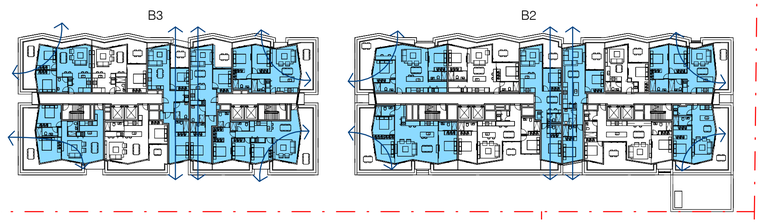
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DA 506**

20/06/2025 3:35:04 PM

L3

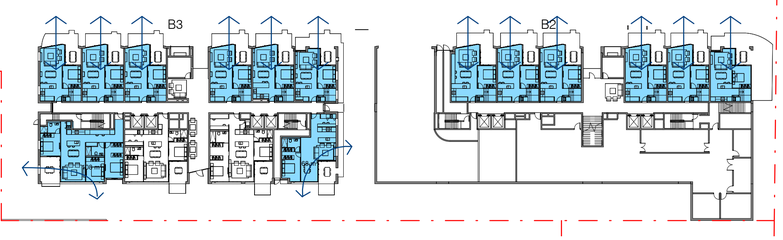


L2

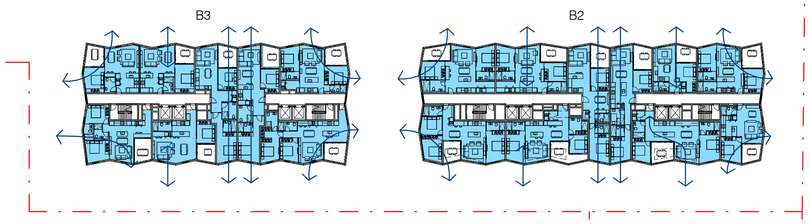
L1

UPPER GROUND

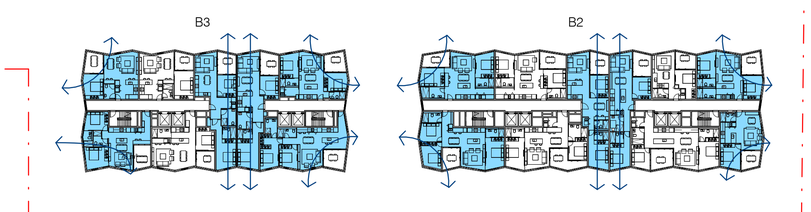
LOWER GROUND



L5



L4



LEGEND

CROSS VENTILATION

B2 CROSS VENTILATION
59% NATURAL VENTILATION FOR 43/73 UNITS

B3 CROSS VENTILATION
69% NATURAL VENTILATION FOR 43/62 UNITS

REVISION

A	FOR INFORMATION	22/05/24
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	2/10/24
D	DEVELOPMENT APPLICATION	21/02/25
E	DEVELOPMENT APPLICATION	09/04/25

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 500 @A1

DRAWING TITLE

NATURAL VENTILATION - SITE B

ISSUE PURPOSE

SSDA

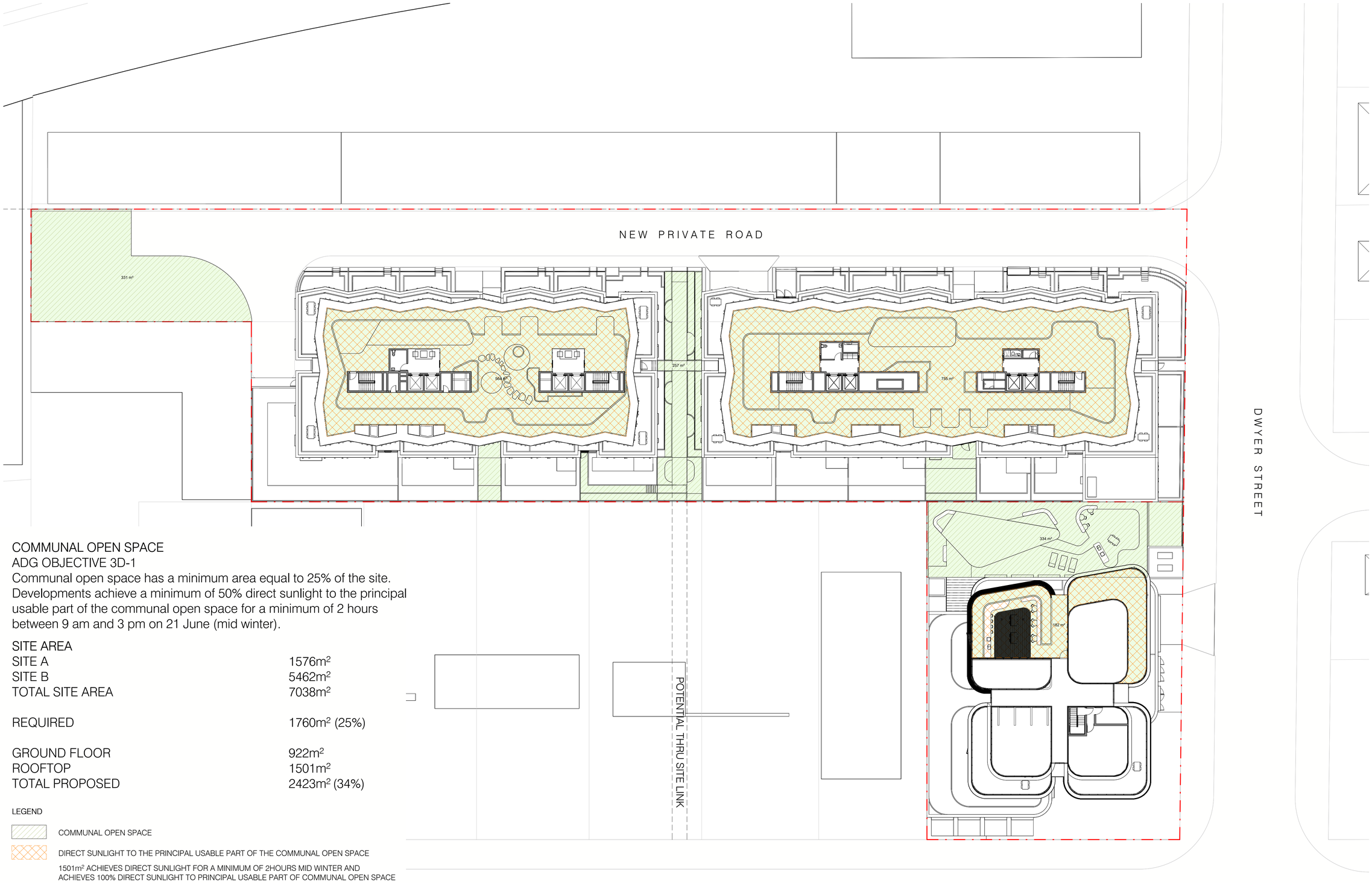
REV

E

DRAWING NO.

DA 508

20/06/2025 3:35:54 PM



COMMUNAL OPEN SPACE
ADG OBJECTIVE 3D-1
Communal open space has a minimum area equal to 25% of the site. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

SITE AREA	
SITE A	1576m²
SITE B	5462m²
TOTAL SITE AREA	7038m²
REQUIRED	1760m² (25%)
GROUND FLOOR	922m²
ROOFTOP	1501m²
TOTAL PROPOSED	2423m² (34%)

LEGEND

COMMUNAL OPEN SPACE

DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE

1501m² ACHIEVES DIRECT SUNLIGHT FOR A MINIMUM OF 2HOURS MID WINTER AND ACHIEVES 100% DIRECT SUNLIGHT TO PRINCIPAL USABLE PART OF COMMUNAL OPEN SPACE

REVISION

A	DEVELOPMENT APPLICATION	09/04/25
B	FOR INFORMATION	29/05/25

NOTES
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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

DRAWING TITLE
COMMUNAL OPEN SPACE

ISSUE PURPOSE
SSDA

REV
B

DRAWING NO.
DA 509

20/06/2025 3:36:50 PM

CARPARKING REQUIREMENTS					
	APARTMENTS/AREA	QUANTITY	CARPARKING RATE	REQUIRED	PROPOSED
BUILDING 1 RETAIL		375	1/ 40m2 GFA	9.4	10
	ACCESSIBLE PARKING		NOT LESS THAN 10%	1	1
				10	
BUILDING 1 RESI	1 BED	38	1/ DWELLING	38	156
	2 BED	62	1.2/ DWELLING	74	
	3 BED	14	1.5/ DWELLING	21	
	VISITOR	114	0.2/ DWELLING	23	
	ACCESSIBLE PARKING		NOT LESS THAN 10%	15.6	17
TOTAL BUILDING 1				156	
BUILDING 2 RESI	1 BED	20	1/ DWELLING	20	101
	2 BED	45	1.2/ DWELLING	54	
	3 BED	8	1.5/ DWELLING	12	
	VISITOR	73	0.2/ DWELLING	15	
	ACCESSIBLE PARKING			10.1	11
TOTAL BUILDING 2				101	
BUILDING 3 RESI	1 BED	23	1/ DWELLING	23	86
	2 BED	30	1.2/ DWELLING	36	
	3 BED	9	1.5/ DWELLING	14	
	VISITOR	62	0.2/ DWELLING	12	
	ACCESSIBLE PARKING			8.5	9
TOTAL BUILDING 3				85	
TOTAL CARPARKING				352	353

BICYCLE PARKING REQUIREMENTS					
	APARTMENTS/AREA	QUANTITY	BICYCLE RATE	REQUIRED	PROPOSED
RETAIL		375	1/ 200m2 GFA	2	3
	VISITOR	375	1/ 750m2 GFA	1	
BUILDING 1		114	1/ 3 DWELLINGS	38	48
	VISITOR	114	1/ 12 DWELLINGS	10	
BUILDING 2		73	1/ 3 DWELLINGS	24	30
	VISITOR	73	1/ 12 DWELLINGS	6	
BUILDING 3		62	1/ 3 DWELLINGS	21	26
	VISITOR	62	1/ 12 DWELLINGS	5	
TOTAL				107	107

MOTORCYCLE PARKING REQUIREMENTS					
		QUANTITY	MOTORCYCLE RATE	REQUIRED	PROPOSED
RETAIL		10	1/ 25 CAR SPACES	0.4	1
BUILDING 1		114	1/ 15 DWELLINGS	8	8
BUILDING 2		73	1/ 15 DWELLINGS	5	5
BUILDING 3		62	1/ 15 DWELLINGS	4	4
TOTAL				17.4	18

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	13/03/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

CARPARKING CALCULATIONS

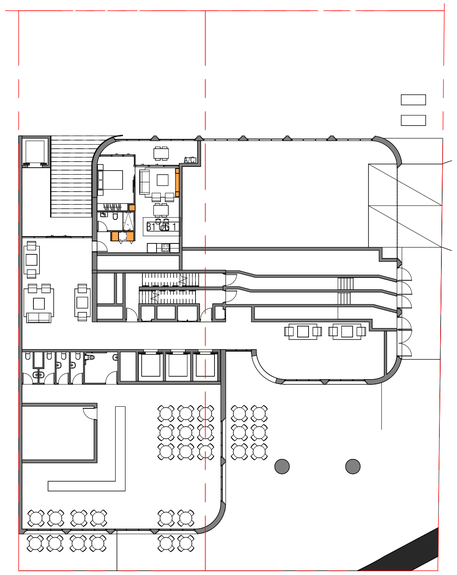
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

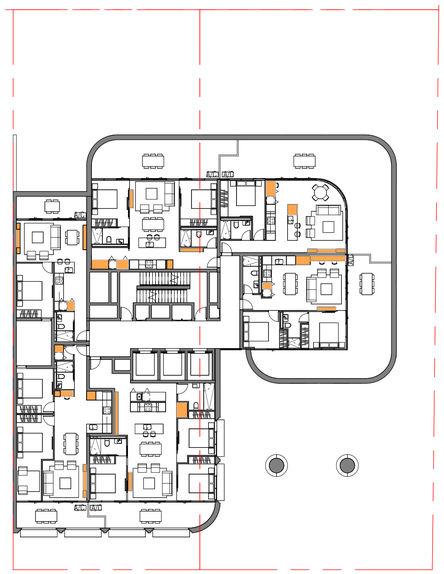
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 511**

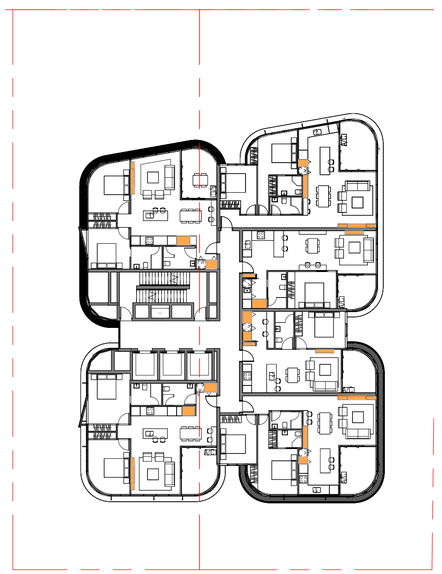
20/06/2025 3:37:01 PM



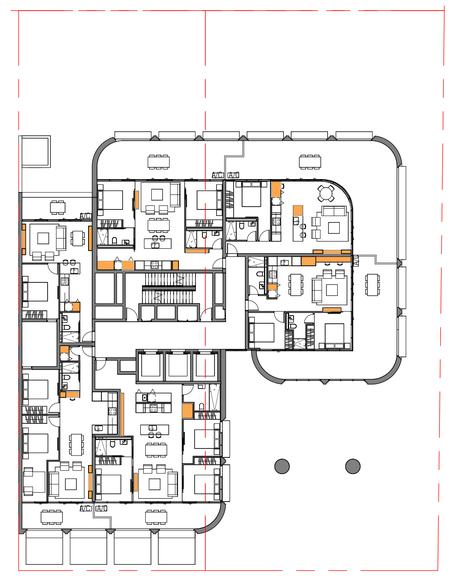
1 B1 UPPER GROUND
SCALE1 : 250



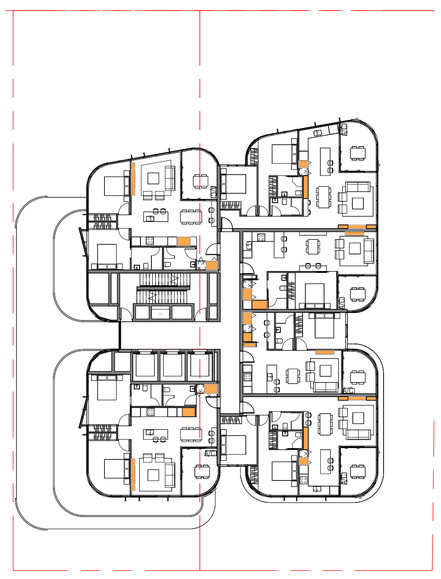
3 B1 LEVEL 2
SCALE1 : 250



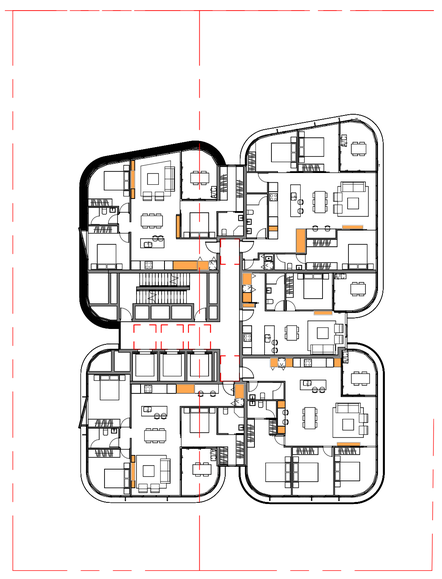
5 LEVEL 9-16 PLAN
SCALE1 : 250



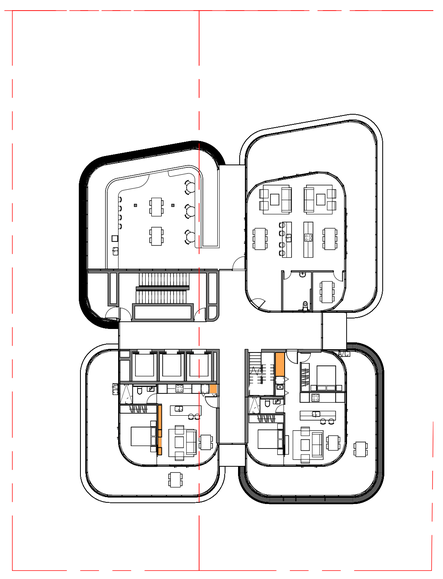
2 B1 LEVEL 1
SCALE1 : 250



4 LEVEL 3-5 PLAN
SCALE1 : 250



6 LEVEL 17-19 PLAN
SCALE1 : 250



7 LEVEL 20 PLAN
SCALE1 : 250

INTERNAL STORAGE - B1
ADG OBJECTIVE ADG-1

Minimum 50% Internal
1B = 6m3 (3m3 Int.)
2B = 8m3 (4m3 Int.)
3B = 10m3 (5m3 Int.)

REQUIRED

1B (38 APARTMENTS)	114m³
2B (62 APARTMENTS)	248m³
3B (14 APARTMENTS)	70m³
TOTAL REQUIRED	432m³

TOTAL PROPOSED 442m³

B1 INTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B1 L1 1	5.73 m³
B1 L1 2	2.69 m³
B1 L1 3	3.24 m³
B1 L1 4	4.11 m³
B1 L1 5	3.04 m³
B1 L1 6	4.09 m³
B1 L2 1	5.73 m³
B1 L2 2	4.21 m³
B1 L2 3	3.24 m³
B1 L2 4	4.11 m³
B1 L2 5	3.04 m³
B1 L2 6	4.09 m³
B1 L3 1	4.07 m³
B1 L3 2	4.10 m³
B1 L3 3	4.01 m³
B1 L3 4	3.17 m³
B1 L3 5	3.05 m³
B1 L3 6	4.08 m³
B1 L4 1	4.07 m³
B1 L4 2	4.10 m³
B1 L4 3	4.01 m³
B1 L4 4	3.17 m³
B1 L4 5	3.05 m³
B1 L4 6	4.08 m³
B1 L5 1	4.07 m³
B1 L5 2	4.10 m³
B1 L5 3	4.01 m³
B1 L5 4	3.17 m³
B1 L5 5	3.05 m³
B1 L5 6	4.08 m³
B1 L6 1	4.07 m³

B1 INTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B1 L6 2	4.10 m³
B1 L6 3	4.01 m³
B1 L6 4	3.17 m³
B1 L6 5	3.05 m³
B1 L6 6	4.08 m³
B1 L7 1	4.07 m³
B1 L7 2	4.10 m³
B1 L7 3	4.01 m³
B1 L7 4	3.17 m³
B1 L7 5	3.05 m³
B1 L7 6	4.08 m³
B1 L8 1	4.07 m³
B1 L8 2	4.10 m³
B1 L8 3	4.01 m³
B1 L8 4	3.17 m³
B1 L8 5	3.05 m³
B1 L8 6	4.08 m³
B1 L9 1	4.07 m³
B1 L9 2	4.10 m³
B1 L9 3	4.01 m³
B1 L9 4	3.17 m³
B1 L9 5	3.05 m³
B1 L9 6	4.08 m³
B1 L10 1	4.07 m³
B1 L10 2	4.10 m³
B1 L10 3	4.01 m³
B1 L10 4	3.17 m³
B1 L10 5	3.05 m³
B1 L10 6	4.08 m³
B1 L11 1	4.07 m³
B1 L11 2	4.10 m³
B1 L11 3	4.01 m³
B1 L11 4	3.17 m³
B1 L11 5	3.05 m³
B1 L11 6	4.08 m³
B1 L12 1	4.07 m³
B1 L12 2	4.10 m³
B1 L12 3	4.01 m³
B1 L12 4	3.17 m³
B1 L12 5	3.05 m³
B1 L12 6	4.08 m³
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B1 L13 2	4.10 m³
B1 L13 3	4.01 m³
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B1 L13 6	4.08 m³
B1 L14 1	4.07 m³
B1 L14 2	4.10 m³
B1 L14 3	4.01 m³
B1 L14 4	3.17 m³
B1 L14 5	3.05 m³
B1 L14 6	4.08 m³
B1 L15 1	4.07 m³
B1 L15 2	4.10 m³
B1 L15 3	4.01 m³
B1 L15 4	3.17 m³
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B1 L18 2	5.05 m³
B1 L18 3	5.05 m³
B1 L18 4	3.08 m³
B1 L18 5	5.02 m³
B1 L19 1	5.03 m³
B1 L19 2	5.05 m³
B1 L19 3	5.05 m³
B1 L19 4	3.08 m³
B1 L19 5	5.02 m³
B1 L20 1	3.01 m³
B1 L20 2	4.12 m³
B1 UG 1	3.11 m³
	442.49 m³

REVISION

A	FOR INFORMATION	05/02/25
B	DEVELOPMENT APPLICATION	09/04/25

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PROJECT
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NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 250 @A1

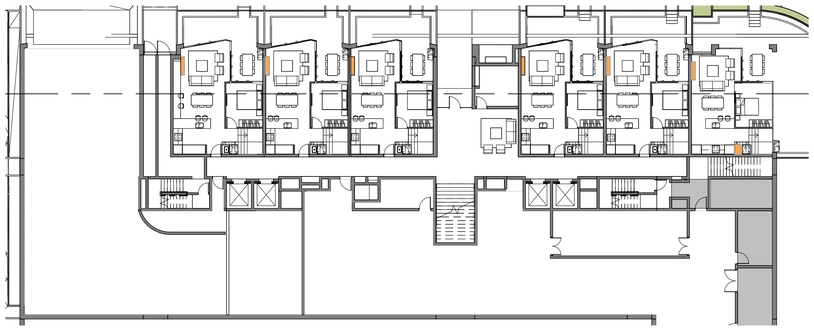
DRAWING TITLE
STORAGE VOLUMES - B1

ISSUE PURPOSE
SSDA

REV
B

DRAWING NO.
DA 512

20/06/2025 3:37:31 PM



1 B2_LG - INT STORAGE
SCALE1 : 250

2 B2_UG - INT STORAGE
SCALE1 : 250

3 B2_L1 - INT STORAGE
SCALE1 : 250

4 B2_L2 - INT STORAGE
SCALE1 : 250

5 B2_L3 - INT STORAGE
SCALE1 : 250

6 B2_L4 - INT STORAGE
SCALE1 : 250

7 B2_L5 - INT STORAGE
SCALE1 : 250

INTERNAL STORAGE - B2
ADG OBJECTIVE ADG-1

Minimum 50% Internal
1B = 6m3 (3m3 Int.)
2B = 8m3 (4m3 Int.)
3B = 10m3 (5m3 Int.)

REQUIRED	
1B (20 APARTMENTS)	60m^3
2B (45 APARTMENTS)	180m^3
3B (8 APARTMENTS)	40m^3
TOTAL REQUIRED	280m^3
TOTAL PROPOSED	285m^3

B2 INTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B2 L1 1	4.02 m^3
B2 L1 2	4.05 m^3
B2 L1 3	3.01 m^3
B2 L1 4	3.13 m^3
B2 L1 5	3.02 m^3
B2 L1 6	3.15 m^3
B2 L1 7	3.43 m^3
B2 L1 8	4.06 m^3
B2 L1 9	4.03 m^3
B2 L1 10	5.10 m^3
B2 L1 11	3.01 m^3
B2 L1 12	3.01 m^3
B2 L1 13	4.54 m^3
B2 L1 14	4.08 m^3
B2 L2 1	4.02 m^3
B2 L2 2	4.05 m^3
B2 L2 3	3.01 m^3
B2 L2 4	3.13 m^3
B2 L2 5	3.01 m^3
B2 L2 6	3.15 m^3
B2 L2 7	3.43 m^3
B2 L2 8	4.06 m^3
B2 L2 9	4.03 m^3
B2 L2 10	5.10 m^3
B2 L2 11	3.01 m^3
B2 L2 12	3.01 m^3
B2 L2 13	4.55 m^3
B2 L2 14	4.08 m^3
B2 L3 1	3.08 m^3
B2 L3 2	4.08 m^3
B2 L3 3	3.04 m^3
B2 L3 4	4.07 m^3
B2 L3 5	4.03 m^3
B2 L3 6	4.05 m^3
B2 L3 7	4.01 m^3
B2 L3 8	4.01 m^3
B2 L3 9	3.98 m^3
B2 L3 10	4.08 m^3
B2 L4 1	3.09 m^3
B2 L4 2	4.09 m^3
B2 L4 3	3.00 m^3
B2 L4 4	4.00 m^3
B2 L4 5	4.15 m^3
B2 L4 6	5.07 m^3
B2 L4 7	4.02 m^3
B2 L4 8	4.02 m^3
B2 L4 9	3.94 m^3
B2 L4 10	4.08 m^3
B2 L5 1	3.12 m^3
B2 L5 2	4.09 m^3
B2 L5 3	3.00 m^3
B2 L5 4	4.00 m^3
B2 L5 5	4.15 m^3
B2 L5 6	5.07 m^3
B2 L5 7	4.02 m^3
B2 L5 8	4.02 m^3
B2 L5 9	3.99 m^3
B2 L5 10	4.08 m^3
B2 LG 1	5.08 m^3
B2 LG 2	5.08 m^3
B2 LG 3	5.29 m^3
B2 LG 4	5.08 m^3
B2 LG 5	5.08 m^3
B2 LG 6	5.08 m^3
B2 UG 1	3.05 m^3
B2 UG 2	3.04 m^3
B2 UG 3	4.06 m^3
B2 UG 4	3.04 m^3
B2 UG 5	3.12 m^3
B2 UG 6	4.04 m^3
B2 UG 7	4.08 m^3
B2 UG 8	4.01 m^3
B2 UG 9	5.15 m^3
	284.99 m^3

REVISION

A	FOR INFORMATION	05/02/25
B	FOR INFORMATION	20/02/25
C	DEVELOPMENT APPLICATION	09/04/25

NOTES
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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
STORAGE VOLUMES - B2

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: **DA 513**

20/06/2025 3:38:05 PM

1 B3_LG - INT STORAGE
SCALE1 : 250

2 B3_UG - INT STORAGE
SCALE1 : 250

3 B3_L1 - INT STORAGE
SCALE1 : 250

4 B3_L2 - INT STORAGE
SCALE1 : 250

5 B3_L3 - INT STORAGE
SCALE1 : 250

6 B3_L4 - INT STORAGE
SCALE1 : 250

7 B3_L5 - INT STORAGE
SCALE1 : 250

B3 INTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B3 L1 1	3.06 m³
B3 L1 2	3.03 m³
B3 L1 3	4.05 m³
B3 L1 4	3.04 m³
B3 L1 5	4.79 m³
B3 L1 6	5.06 m³
B3 L1 7	3.03 m³
B3 L1 8	3.03 m³
B3 L1 9	3.03 m³
B3 L1 10	4.24 m³
B3 L1 11	4.05 m³
B3 L2 1	3.06 m³
B3 L2 2	3.06 m³
B3 L2 3	4.05 m³
B3 L2 4	3.04 m³
B3 L2 5	5.06 m³
B3 L2 6	5.06 m³
B3 L2 7	3.03 m³
B3 L2 8	3.03 m³
B3 L2 9	3.03 m³
B3 L2 10	4.24 m³
B3 L2 11	4.05 m³
B3 L3 1	4.04 m³
B3 L3 2	5.01 m³
B3 L3 3	3.03 m³
B3 L3 4	4.00 m³
B3 L3 5	4.07 m³
B3 L3 6	4.07 m³
B3 L3 7	4.33 m³
B3 L3 8	4.13 m³
B3 L4 1	4.00 m³
B3 L4 2	5.01 m³
B3 L4 3	3.01 m³
B3 L4 4	4.02 m³
B3 L4 5	4.08 m³
B3 L4 6	4.08 m³
B3 L4 7	4.33 m³
B3 L4 8	4.14 m³
B3 L5 1	4.00 m³
B3 L5 2	5.01 m³
B3 L5 3	3.01 m³
B3 L5 4	4.02 m³
B3 L5 5	4.08 m³
B3 L5 6	4.08 m³
B3 L5 7	4.33 m³
B3 L5 8	4.15 m³
B3 LG 1	5.08 m³
B3 LG 2	5.08 m³
B3 LG 3	5.04 m³
B3 LG 4	3.00 m³
B3 LG 5	4.02 m³
B3 LG 6	4.23 m³
B3 LG 7	5.00 m³
B3 LG 8	5.01 m³
B3 LG 9	5.04 m³
B3 LG 10	5.08 m³
B3 UG 1	4.04 m³
B3 UG 2	4.02 m³
B3 UG 3	4.56 m³
B3 UG 4	5.06 m³
B3 UG 5	4.01 m³
	247.44 m³

INTERNAL STORAGE - B3
ADG OBJECTIVE ADG-1

Minimum 50% Internal
1B = 6m3 (3m3 Int.)
2B = 8m3 (4m3 Int.)
3B = 10m3 (5m3 Int.)

REQUIRED	
1B (23 APARTMENTS)	69m³
2B (30 APARTMENTS)	120m³
3B (9 APARTMENTS)	45m³
TOTAL REQUIRED	234m³
TOTAL PROPOSED	247m³

REVISION

A	FOR INFORMATION	05/02/25
B	FOR INFORMATION	20/02/25
C	DEVELOPMENT APPLICATION	09/04/25

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF CURZON + PARTNERS. CHECK AND VERFIY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES/CONFLICTS.

DRAWN: Author
CHECKED: Checker
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

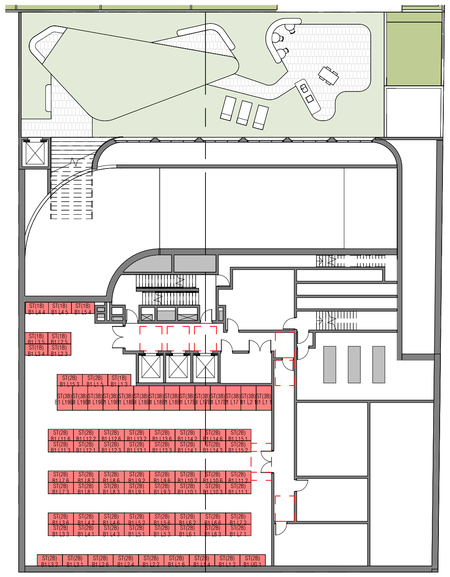
DRAWING TITLE
STORAGE VOLUMES - B3

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

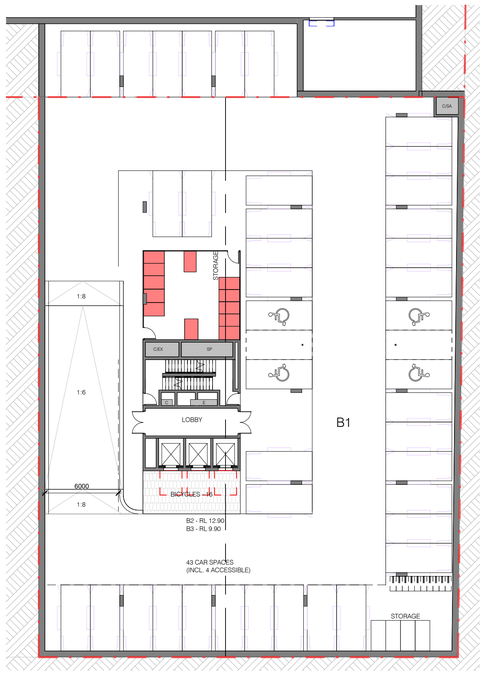
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DA 514**

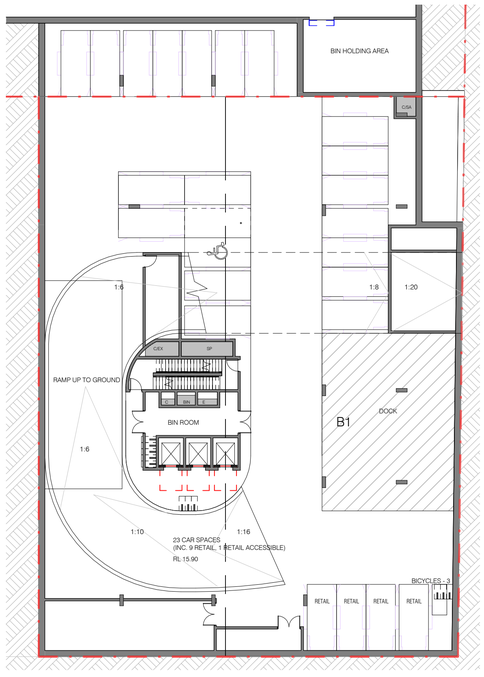
20/06/2025 3:38:36 PM



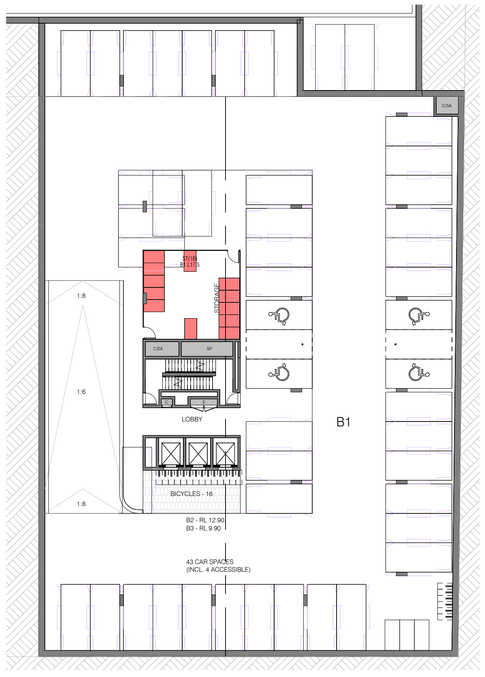
1 LOWER GROUND PLAN
SCALE1 : 250



3 BASEMENT 2 PLAN
SCALE1 : 250



2 BASEMENT 1 PLAN
SCALE1 : 250



4 BASEMENT 3 PLAN
SCALE1 : 250

B1 EXTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B1 L1 1	5.50 m³
B1 L1 2	4.25 m³
B1 L1 3	3.86 m³
B1 L1 4	4.25 m³
B1 L1 5	4.25 m³
B1 L1 6	4.25 m³
B1 L2 1	5.50 m³
B1 L2 2	4.25 m³
B1 L2 3	3.86 m³
B1 L2 4	4.25 m³
B1 L2 5	3.86 m³
B1 L2 6	4.25 m³
B1 L3 1	4.25 m³
B1 L3 2	4.25 m³
B1 L3 3	4.25 m³
B1 L3 4	3.86 m³
B1 L3 5	3.86 m³
B1 L3 6	4.25 m³
B1 L4 1	4.25 m³
B1 L4 2	4.25 m³
B1 L4 3	4.25 m³
B1 L4 4	3.86 m³
B1 L4 5	3.86 m³
B1 L4 6	4.25 m³
B1 L5 1	4.25 m³
B1 L5 2	4.25 m³
B1 L5 3	4.25 m³
B1 L5 4	3.86 m³
B1 L5 5	3.74 m³
B1 L5 6	4.25 m³
B1 L6 1	4.25 m³
B1 L6 2	4.25 m³
B1 L6 3	4.25 m³
B1 L6 4	3.74 m³
B1 L6 5	3.74 m³
B1 L6 6	4.25 m³
B1 L7 1	4.25 m³
B1 L7 2	4.25 m³
B1 L7 3	4.25 m³
B1 L7 4	3.74 m³
B1 L7 5	3.74 m³
B1 L7 6	4.25 m³
B1 L8 1	4.25 m³
B1 L8 2	4.25 m³
B1 L8 3	4.25 m³
B1 L8 4	3.74 m³
B1 L8 5	3.74 m³
B1 L8 6	4.25 m³
B1 L9 1	4.25 m³
B1 L9 2	4.25 m³
B1 L9 3	4.25 m³
B1 L9 4	3.74 m³
B1 L9 5	3.74 m³
B1 L9 6	4.25 m³
B1 L10 1	4.25 m³
B1 L10 2	4.25 m³
B1 L10 3	4.25 m³
B1 L10 4	3.74 m³
B1 L10 5	3.74 m³
B1 L10 6	4.25 m³
B1 L11 1	4.25 m³
B1 L11 2	4.25 m³
B1 L11 3	4.25 m³
B1 L11 4	3.74 m³
B1 L11 5	3.74 m³
B1 L11 6	4.25 m³
B1 L12 1	4.25 m³
B1 L12 2	4.25 m³
B1 L12 3	4.25 m³
B1 L12 4	3.74 m³
B1 L12 5	3.74 m³
B1 L12 6	4.25 m³
B1 L13 1	4.25 m³

B1 EXTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B1 L13 2	4.25 m³
B1 L13 3	4.25 m³
B1 L13 4	3.74 m³
B1 L13 5	3.74 m³
B1 L13 6	4.25 m³
B1 L14 1	4.25 m³
B1 L14 2	4.25 m³
B1 L14 3	4.25 m³
B1 L14 4	3.74 m³
B1 L14 5	3.74 m³
B1 L14 6	4.25 m³
B1 L15 1	4.25 m³
B1 L15 2	4.25 m³
B1 L15 3	4.25 m³
B1 L15 4	3.74 m³
B1 L15 5	3.74 m³
B1 L15 6	4.11 m³
B1 L16 1	4.11 m³
B1 L16 2	4.11 m³
B1 L16 3	4.11 m³
B1 L16 4	3.74 m³
B1 L16 5	3.74 m³
B1 L16 6	4.11 m³
B1 L17 1	5.50 m³
B1 L17 2	5.50 m³
B1 L17 3	5.50 m³
B1 L17 4	3.74 m³
B1 L17 5	9.24 m³
B1 L18 1	5.50 m³
B1 L18 2	5.50 m³
B1 L18 3	5.50 m³
B1 L18 4	3.74 m³
B1 L18 5	9.24 m³
B1 L19 1	5.50 m³
B1 L19 2	5.50 m³
B1 L19 3	5.50 m³
B1 L19 4	3.74 m³
B1 L19 5	9.24 m³
B1 L20 1	3.74 m³
B1 L20 2	3.74 m³
B1 UG 1	4.25 m³
	495.07 m³

EXTERNAL STORAGE - B1
ADG OBJECTIVE ADG-1

Minimum 50% External
1B = 6m3 (3m3 Int.)
2B = 8m3 (4m3 Int.)
3B = 10m3 (5m3 Int.)

REQUIRED	
1B (38 APARTMENTS)	114m³
2B (62 APARTMENTS)	248m³
3B (14 APARTMENTS)	70m³
TOTAL REQUIRED	432m³
TOTAL PROPOSED	495m³

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	05/02/25
C	DEVELOPMENT APPLICATION	09/04/25

NOTES

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: 1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

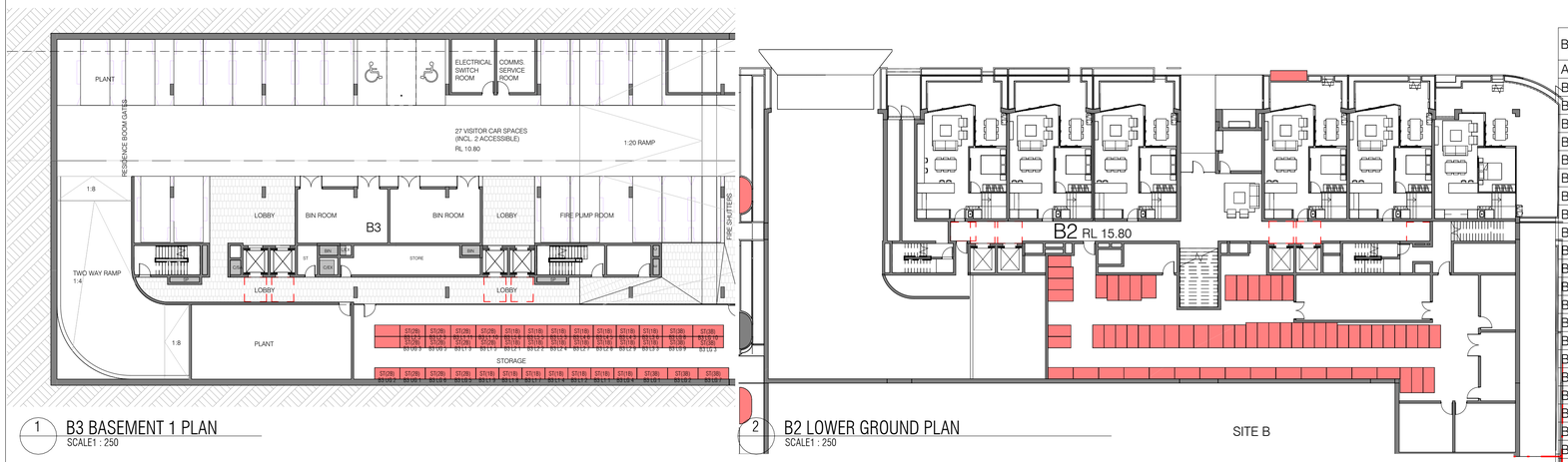
DRAWING TITLE
STORAGE VOLUMES - BASEMENT B1

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

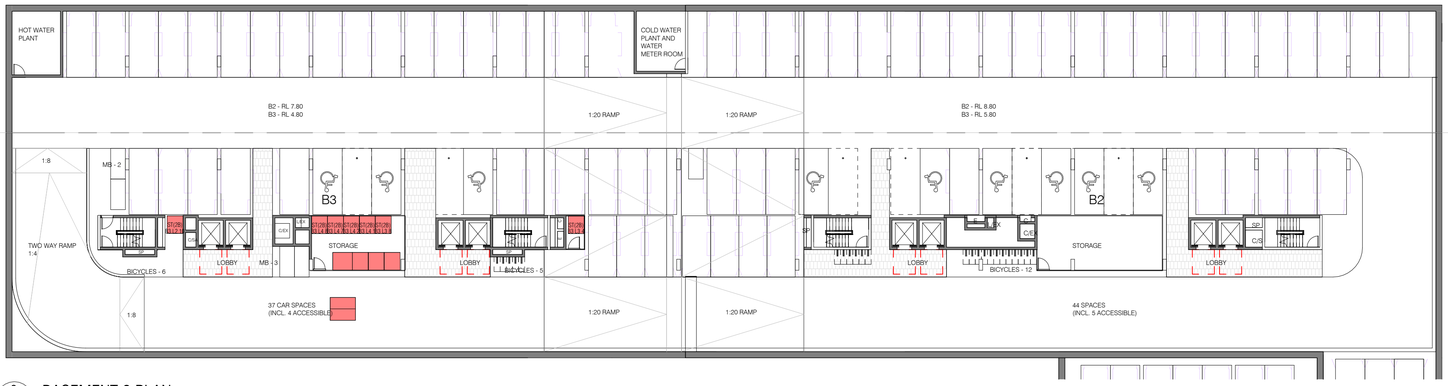
ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DA 515**

20/06/2025 3:39:00 PM



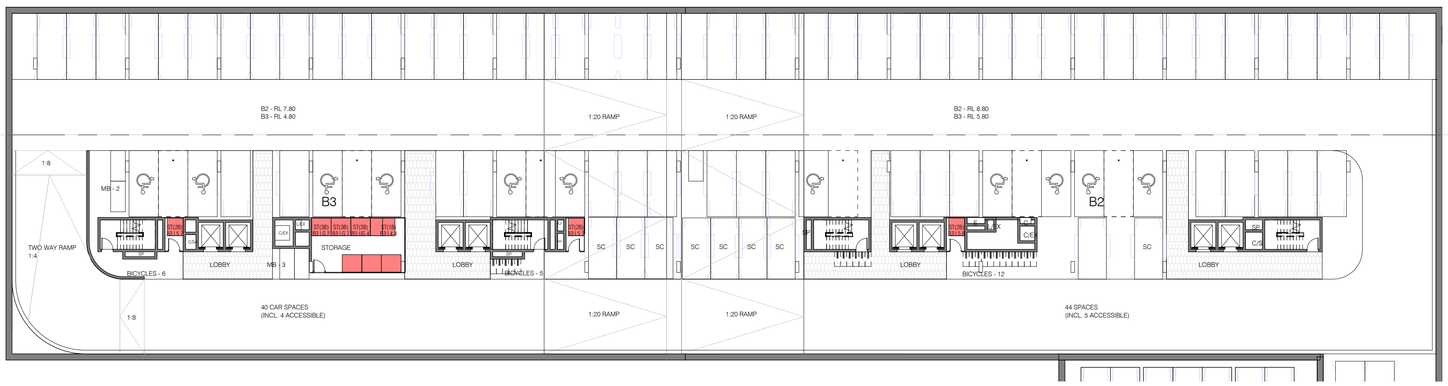
1 B3 BASEMENT 1 PLAN
SCALE1 : 250

2 B2 LOWER GROUND PLAN
SCALE1 : 250



3 BASEMENT 2 PLAN
SCALE1 : 250

SITE B



4 BASEMENT 3 PLAN
SCALE1 : 250

B2 EXTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B2 L1 1	4.25 m³
B2 L1 2	4.25 m³
B2 L1 3	3.86 m³
B2 L1 4	4.25 m³
B2 L1 5	3.86 m³
B2 L1 6	3.86 m³
B2 L1 7	4.25 m³
B2 L1 8	4.25 m³
B2 L1 9	4.25 m³
B2 L1 10	4.25 m³
B2 L1 11	3.86 m³
B2 L1 12	3.86 m³
B2 L1 13	4.25 m³
B2 L1 14	4.25 m³
B2 L2 1	4.25 m³
B2 L2 2	4.25 m³
B2 L2 3	3.86 m³
B2 L2 4	4.25 m³
B2 L2 5	3.86 m³
B2 L2 6	3.86 m³
B2 L2 7	4.25 m³
B2 L2 8	4.25 m³
B2 L2 9	4.25 m³
B2 L2 10	4.25 m³
B2 L2 11	3.86 m³
B2 L2 12	3.86 m³
B2 L2 13	4.25 m³
B2 L2 14	4.25 m³
B2 L3 1	3.86 m³
B2 L3 2	4.25 m³
B2 L3 3	3.86 m³
B2 L3 4	4.25 m³
B2 L3 5	4.25 m³
B2 L3 6	4.25 m³
B2 L3 7	4.25 m³
B2 L3 8	4.25 m³
B2 L3 9	4.25 m³
B2 L3 10	4.25 m³
B2 L4 1	3.86 m³
B2 L4 2	4.25 m³
B2 L4 3	3.86 m³
B2 L4 4	4.25 m³
B2 L4 5	4.25 m³
B2 L4 6	4.25 m³
B2 L4 7	4.25 m³
B2 L4 9	4.12 m³
B2 L4 10	4.12 m³
B2 L5 1	3.86 m³
B2 L5 2	4.12 m³
B2 L5 3	3.86 m³
B2 L5 4	4.12 m³
B2 L5 5	4.12 m³
B2 L5 6	4.12 m³
B2 L5 7	4.12 m³
B2 L5 8	4.12 m³
B2 L5 9	4.12 m³
B2 L5 10	4.12 m³
B2 LG 1	4.95 m³
B2 LG 2	4.95 m³
B2 LG 3	4.95 m³
B2 LG 4	4.95 m³
B2 LG 5	4.95 m³
B2 LG 6	4.95 m³
B2 UG 1	3.86 m³
B2 UG 2	3.86 m³
B2 UG 3	4.25 m³
B2 UG 4	3.86 m³
B2 UG 5	3.86 m³
B2 UG 6	4.25 m³
B2 UG 7	4.25 m³
B2 UG 8	4.25 m³
B2 UG 9	4.25 m³
	301.02 m³

REQUIRED - B2	
1B (20 APARTMENTS)	60m³
2B (45 APARTMENTS)	180m³
3B (8 APARTMENTS)	40m³
TOTAL B2 REQUIRED	280m³
TOTAL B2 PROPOSED	301m³

B3 EXTERNAL STORAGE	
APT NUMBER	INT. VOLUME (m3)
B3 L1 1	3.86 m³
B3 L1 2	3.86 m³
B3 L1 3	4.25 m³
B3 L1 4	3.86 m³
B3 L1 5	4.25 m³
B3 L1 6	5.07 m³
B3 L1 7	3.86 m³
B3 L1 8	3.86 m³
B3 L1 9	3.86 m³
B3 L1 10	4.25 m³
B3 L1 11	4.25 m³
B3 L2 1	3.86 m³
B3 L2 2	3.86 m³
B3 L2 3	4.25 m³
B3 L2 4	3.86 m³
B3 L2 5	4.25 m³
B3 L2 6	5.07 m³
B3 L2 7	3.86 m³
B3 L2 8	3.86 m³
B3 L2 9	3.86 m³
B3 L2 10	4.12 m³
B3 L2 11	4.12 m³
B3 L3 1	4.12 m³
B3 L3 2	5.07 m³
B3 L3 3	3.86 m³
B3 L3 4	4.12 m³
B3 L3 5	4.12 m³
B3 L3 6	3.86 m³
B3 L3 7	4.25 m³
B3 L3 8	4.12 m³
B3 L4 1	4.12 m³
B3 L4 2	4.12 m³
B3 L4 3	3.86 m³
B3 L4 4	3.17 m³
B3 L4 5	3.86 m³
B3 L4 6	3.86 m³
B3 L4 7	4.12 m³
B3 L4 8	4.12 m³
B3 L5 1	4.25 m³
B3 L5 2	4.12 m³
B3 L5 3	3.86 m³
B3 L5 4	3.17 m³
B3 L5 5	3.86 m³
B3 L5 6	3.86 m³
B3 L5 7	4.12 m³
B3 L5 8	4.12 m³
B3 LG 1	5.13 m³
B3 LG 2	10.20 m³
B3 LG 3	10.20 m³
B3 LG 4	3.86 m³
B3 LG 5	4.25 m³
B3 LG 6	4.25 m³
B3 LG 7	10.20 m³
B3 LG 8	5.13 m³
B3 LG 9	5.13 m³
B3 LG 10	5.13 m³
B3 UG 1	4.25 m³
B3 UG 2	4.25 m³
B3 UG 3	4.25 m³
B3 UG 4	5.07 m³
B3 UG 5	4.25 m³
	271.80 m³

EXTERNAL STORAGE - B2 AND B3
ADG OBJECTIVE ADG-1

Minimum 50% External
1B = 6m3 (3m3 Int.)
2B = 8m3 (4m3 Int.)
3B = 10m3 (5m3 Int.)

REQUIRED - B3	
1B (23 APARTMENTS)	69m³
2B (30 APARTMENTS)	120m³
3B (9 APARTMENTS)	45m³
TOTAL B3 REQUIRED	234m³
TOTAL B3 PROPOSED	272m³

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	05/02/25
C	DEVELOPMENT APPLICATION	09/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 250 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

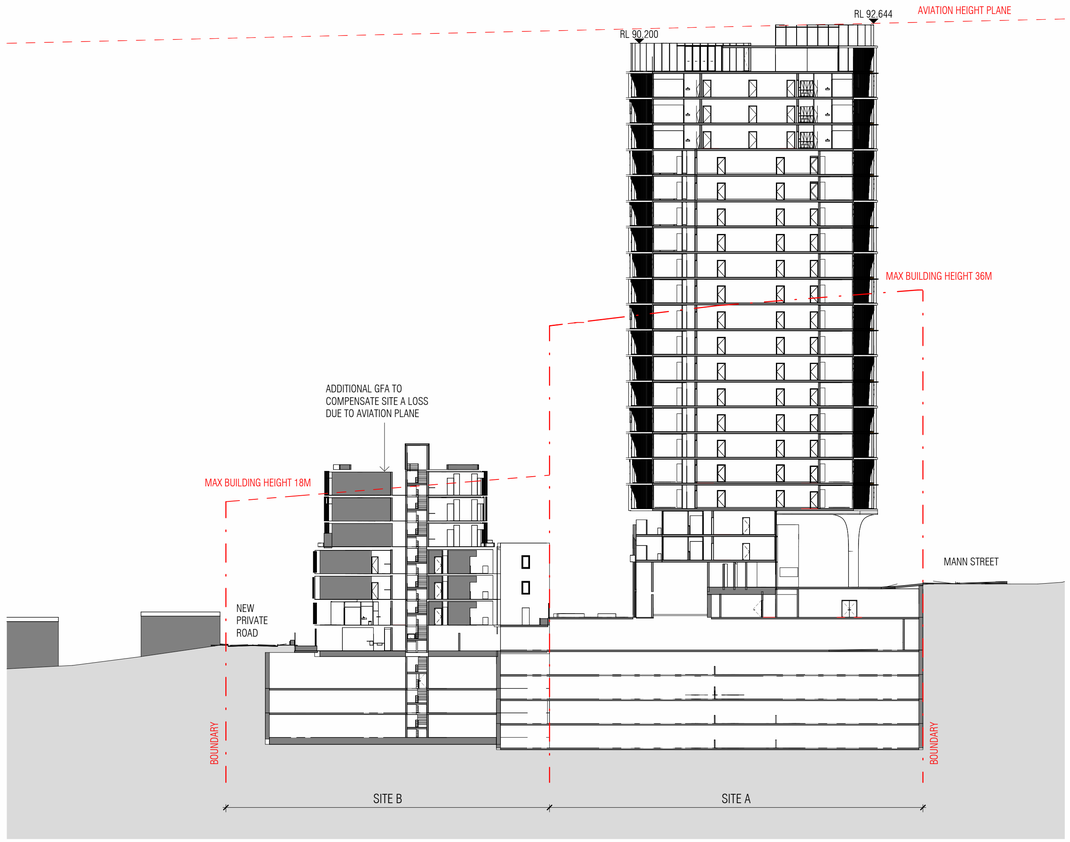
DRAWING TITLE
STORAGE VOLUMES - BASEMENT B2&B3

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

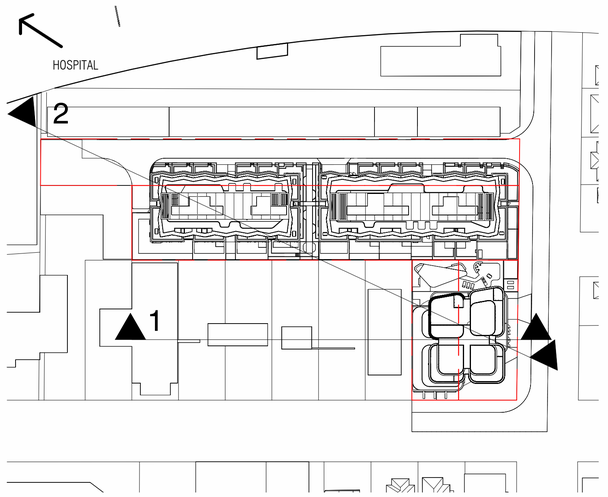
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

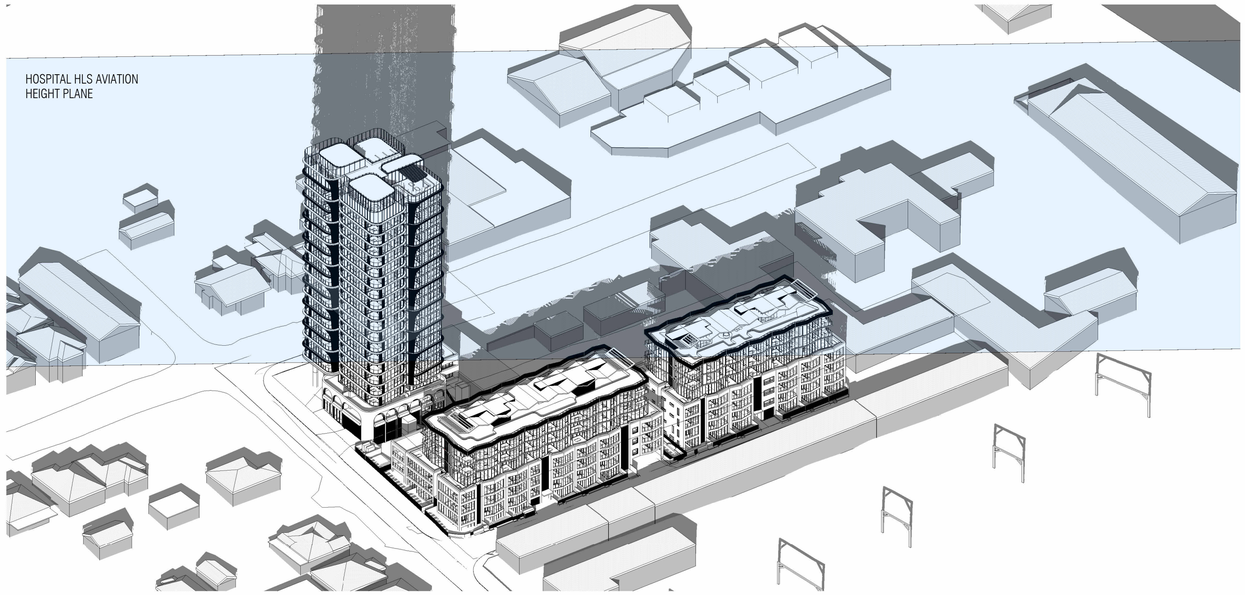
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 516**

20/06/2025 3:39:34 PM

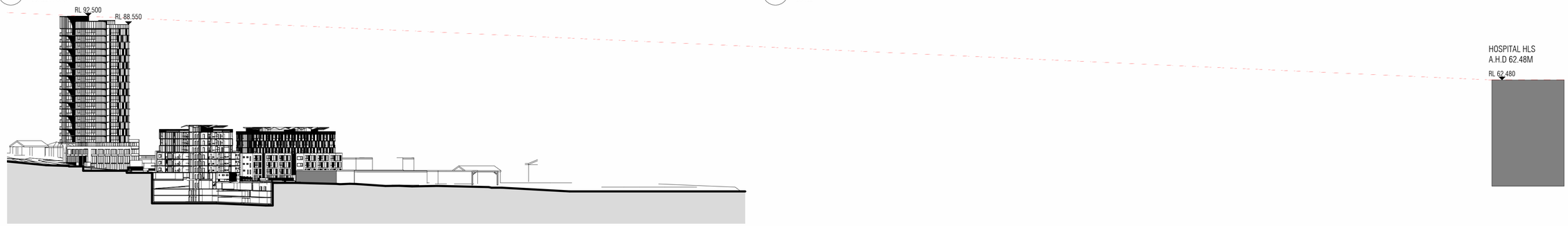


1 SECTION 1 - THRU HOSPITAL HELIPAD AND SITE
SCALE1 : 375





3 AXONOMETRIC VIEW - AVIATION HEIGHT PLANE
SCALE



2 SECTION 2 - THRU HOSPITAL HELIPAD AND SITE
SCALE 1 : 1000

REVISION

A	FOR INFORMATION	14/03/25
B	DEVELOPMENT APPLICATION	09/04/25

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

DRAWING TITLE
KEY AVIATION COMPLIANCE SECTION

ISSUE PURPOSE
SSDA

REV
B

DRAWING NO.
DA 517

20/06/2025 3:41:27 PM

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above garage, frame: suspended concrete slab	2500	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	8069	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	1476	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	12340	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	35900	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	550	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	5500	0	5500	0	0	0	0

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	**All shower-heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**	**HW recirculation or diversion**	**All clothes washers**	**All dish-washers**	**Volume (max volume)**	**Pool cover**	**Pool location**	**Pool shaded**	**Volume (max volume)**	**Spa cover**	**Spa shaded**
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	-	not specified	4.5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	**Hot water system**	**Each bathroom**	**Operation control**	**Each kitchen**	**Operation control**	**Each laundry**	**Operation control**
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	**living areas**	**bedroom areas**	**living areas**	**bedroom areas**	**No. of bathrooms or toilets**	**Main kitchen**
UG.01	-	-	-	-	0	-
All other dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	**Pool heating system**	**Pool Pump**	**Timer**	**Spa heating system**	**Timer**	**Kitchen cooktop/oven**	**Dishwasher**	**Clothes dryer**	**Indoor or sheltered clothes drying line**	**Private outdoor or unsheltered clothes drying line**
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4.5 star	2 star	no	no

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 800 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1726.28 square metres of common landscaped area on the site - car washing in 6 car washing bays on the site
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	yes
Main Switch Room - B1	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Plant - B1	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Cold Water Plant & Meter Room - B1	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Pump Room - B1	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Main Communications Services - B1	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Roof Hot Water Plant - B1	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Control Room - B1	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / timer off	yes
Corridor - B1	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stairs - B1	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Communal Area - B1	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Storage Room - B1	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Bathrooms - B1	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Stair to roof hot water plant- B1	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Resi Hallway - B1	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Resi Lobby- B1	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 21 number of levels from the bottom of the lift shaft to the top of the lift shaft: 27 number of lifts: 3 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

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DRAWN: -
CHECKED: MC
JOB NO.: 23001
SCALE: @A1

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

DRAWING TITLE: BASIX COMMITMENTS - SITE A

CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: A
DRAWING NO.: **DA 518**

20/06/2025 3:41:41 PM

BASIX COMMITMENTS FOR B2

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above garage, frame: suspended concrete slab	2500	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	4504	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	3476	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	2590	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	15900	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	1100	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	2500	0	2500	0	0	0	0

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	**All shower-heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**	**HW recirculation or diversion**	**All clothes washers**	**All dish-washers**	**Volume (max volume)**	**Pool cover**	**Pool location**	**Pool shaded**	**Volume (max volume)**	**Spa cover**	**Spa shaded**
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	-	not specified	4.5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	**Hot water system**	**Each bathroom**	**Operation control**	**Each kitchen**	**Operation control**	**Each laundry**	**Operation control**
All dwellings	Central hot water system (No. 2)	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	**living areas**	**bedroom areas**	**living areas**	**bedroom areas**	**No. of bathrooms or toilets**	**Main kitchen**
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	**Pool heating system**	**Pool Pump**	**Timer**	**Spa heating system**	**Timer**	**Kitchen cooktop/oven**	**Dishwasher**	**Clothes dryer**	**Indoor or sheltered clothes drying line**	**Private outdoor or unsheltered clothes drying line**
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4.5 star	2 star	no	no

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Main Switch Room - B2	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Main Communications Services - B2	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Electric Hot Water - B2	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Plant- B2	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stairs - B2	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Mail Room-B2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Bathroom-B2	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Storage Room - B2	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Cold Water Plant & Meter Room- B2	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Resi Lobby - B2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Resi Hallway - B2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 7 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 7 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

BASIX COMMITMENTS FOR B3

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above garage, frame: suspended concrete slab	1500	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	3857	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	3476	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	2590	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	15900	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	805	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	2500	0	2500	0	0	0	0

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	**All shower-heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**	**HW recirculation or diversion**	**All clothes washers**	**All dish-washers**	**Volume (max volume)**	**Pool cover**	**Pool location**	**Pool shaded**	**Volume (max volume)**	**Spa cover**	**Spa shaded**
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	-	not specified	4.5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	**Hot water system**	**Each bathroom**	**Operation control**	**Each kitchen**	**Operation control**	**Each laundry**	**Operation control**
All dwellings	Central hot water system (No. 3)	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	**living areas**	**bedroom areas**	**living areas**	**bedroom areas**	**No. of bathrooms or toilets**	**Main kitchen**
05.05	-	-	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
All other dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	**Pool heating system**	**Pool Pump**	**Timer**	**Spa heating system**	**Timer**	**Kitchen cooktop/oven**	**Dishwasher**	**Clothes dryer**	**Indoor or sheltered clothes drying line**	**Private outdoor or unsheltered clothes drying line**
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4.5 star	2 star	no	no

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 4)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Mail Room-B3	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire stairs - B3	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Resi Lobby - B3	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Resi Hallway - B3	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 7 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 7 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
-	MC	23001	@A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

BASIX COMMITMENTS - SITE B

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 519**

20/06/2025 3:41:56 PM

BASIX COMMITMENTS FOR OTHER BUILDING AREAS

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	23853	-	none

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	concrete block/ plasterboard,frame:light steel frame	4673.21	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	75 mm AAC panel, frame:light steel frame	7156.07	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m^3)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m^2)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	3000	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m^2)	**Double glazing (m^2)**	**Triple glazing (m^2)**	**Aluminium frames (m^2)**	**Timber frames (m^2)**	**uPVC frames (m^2)**	**Steel frames (m^2)**	**Composite frames (m^2)**
0	0	0	0	0	0	0	0

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Electrical Switch Room - Basement	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Bin Room - Basement	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Plant - Basement	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Plant - Basement	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Cold Water Plant & Meter Room - Basement	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Comms Service Room - Basement	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Pump Room - Basement	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Supply Air Tank-Basement	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Carpark Exhaust Room-Basement	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Store Room- Basement	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bike Storage- Basement	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Rainwater Tank-Basement	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Lobby-Basement	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 60 peak kW
Other	Building management system installed?: yes	-

REVISION

A	DEVELOPMENT APPLICATION	18/06/25

NOTES

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DRAWN: -
CHECKED: MC
JOB NO.: 23001
SCALE:

PROJECT: 372-374 MANN ST & 35-37 DWYER ST NORTH GOSFORD NSW 2250

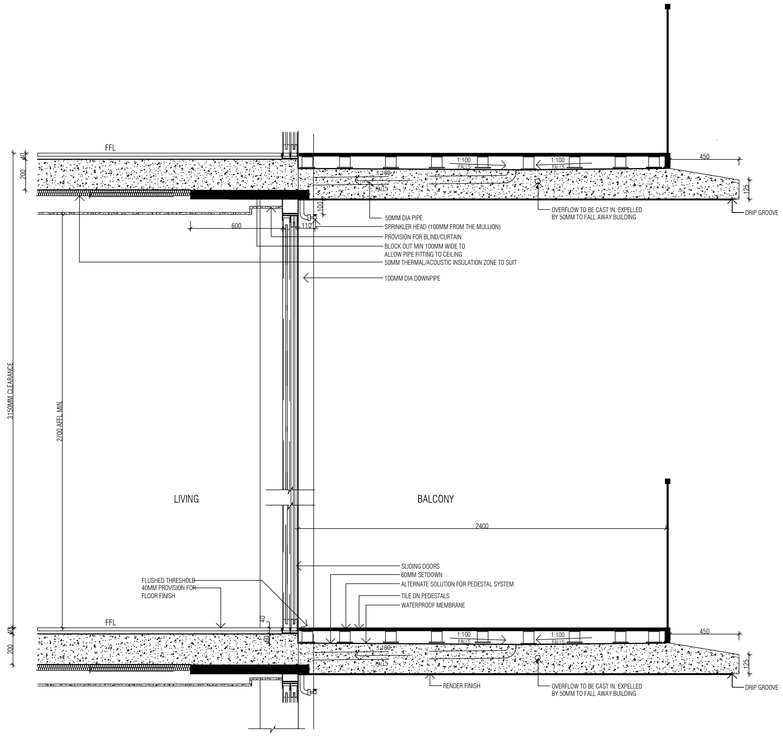
DRAWING TITLE: BASIX COMMITMENTS - SITE B

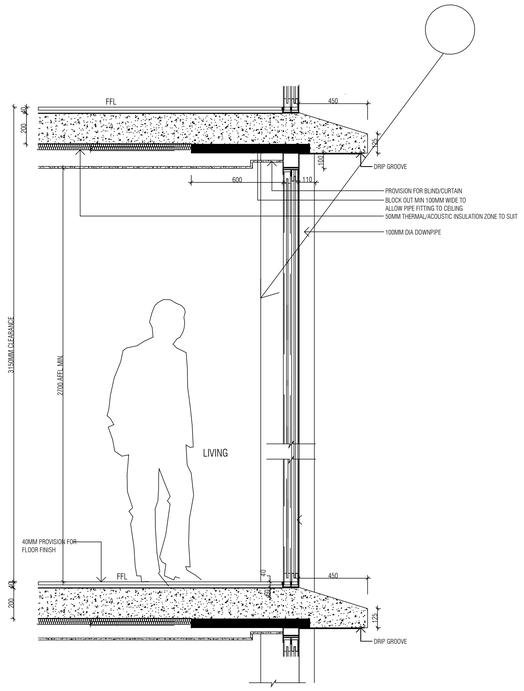
CLIENT: STOCKBRIDGE PROPERTIES PTY LTD

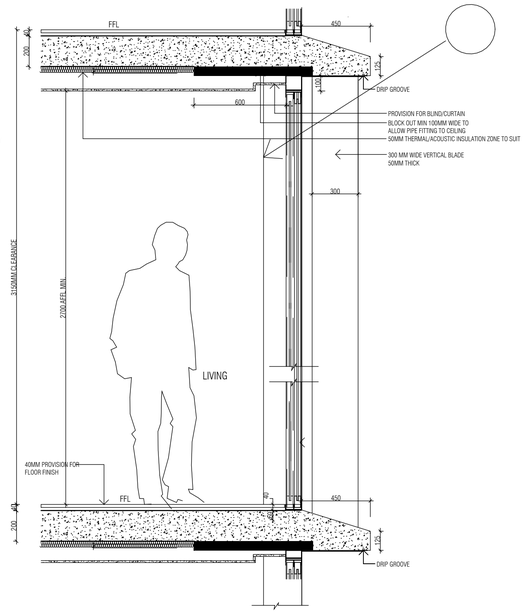
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

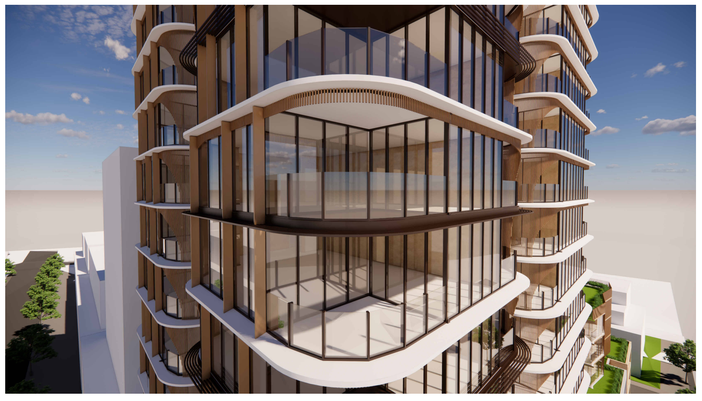
ISSUE PURPOSE: SSDA
REV: A
DRAWING NO.: **DA 520**

20/06/2025 3:42:06 PM

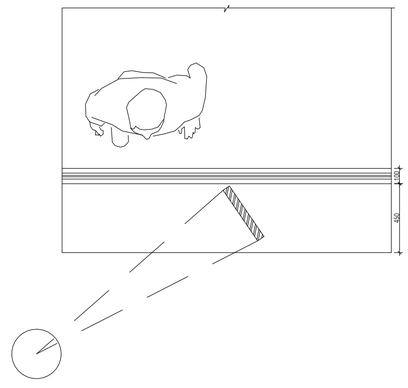








BALCONY RENDER



REVISION

A	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 20 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

B1 TYPICAL NORTH BALCONY AND FACADE DETAIL

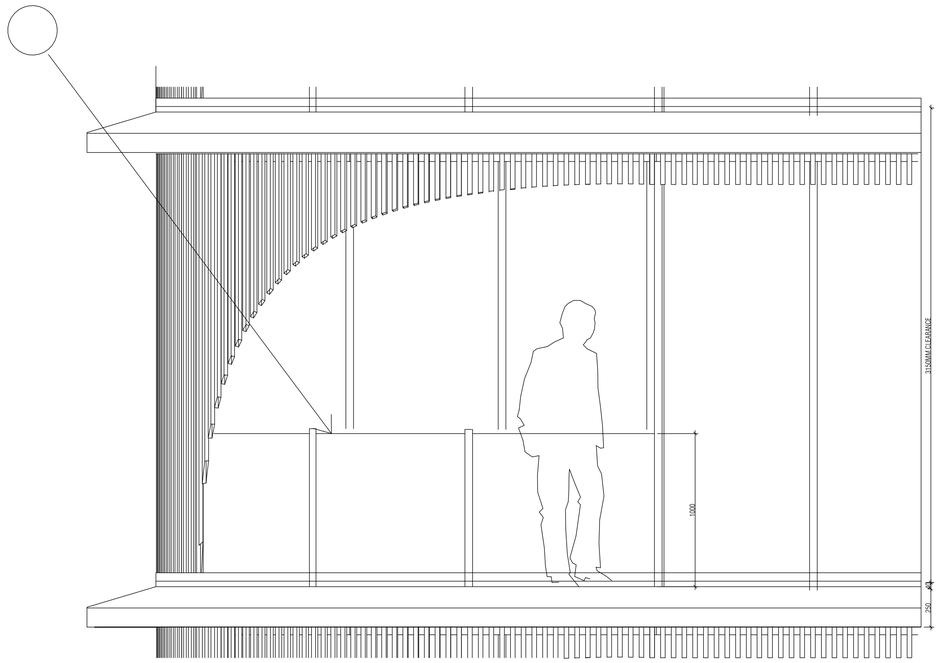
CLIENT

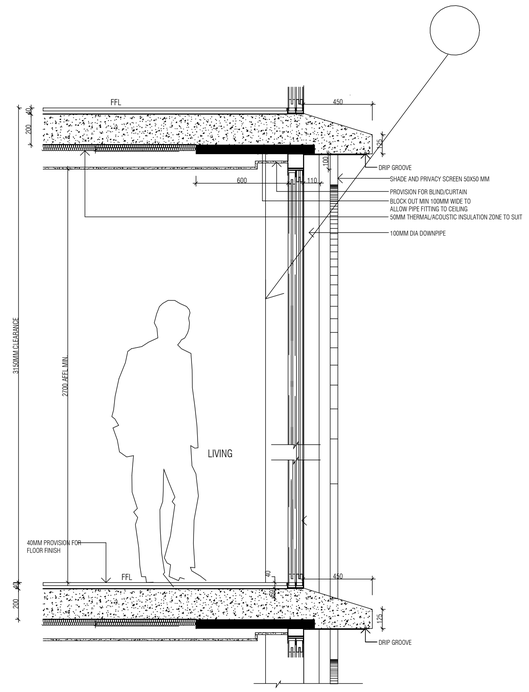
STOCKBRIDGE
PROPERTIES PTY LTD

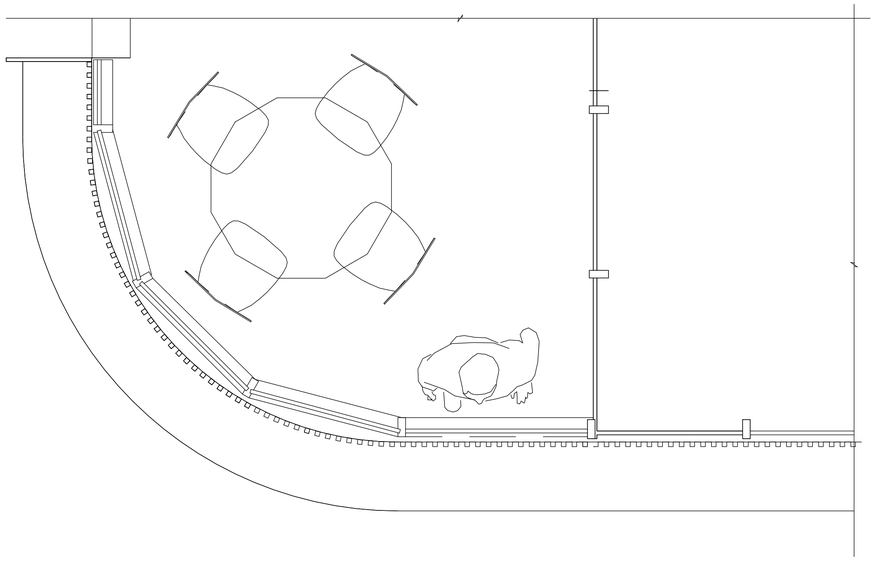
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

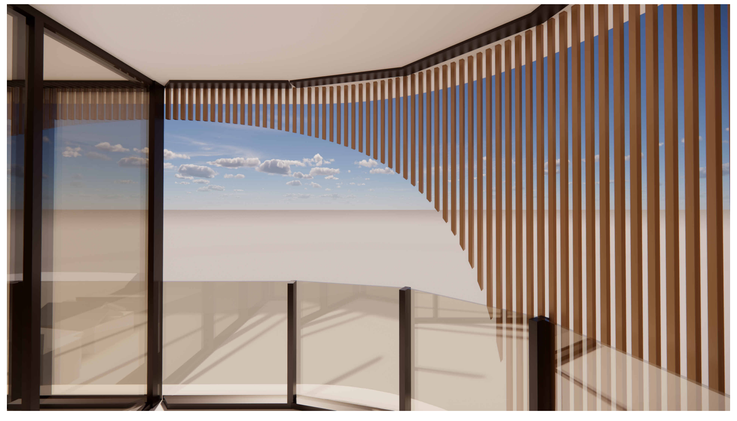
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 600**

20/06/2025 3:42:16 PM









BALCONY RENDER

REVISION

A	ISSUE FOR DA	24/01/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 20 @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

B1 TYPICAL EAST AND WEST BALCONY AND FACADE DETAIL

CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 601**

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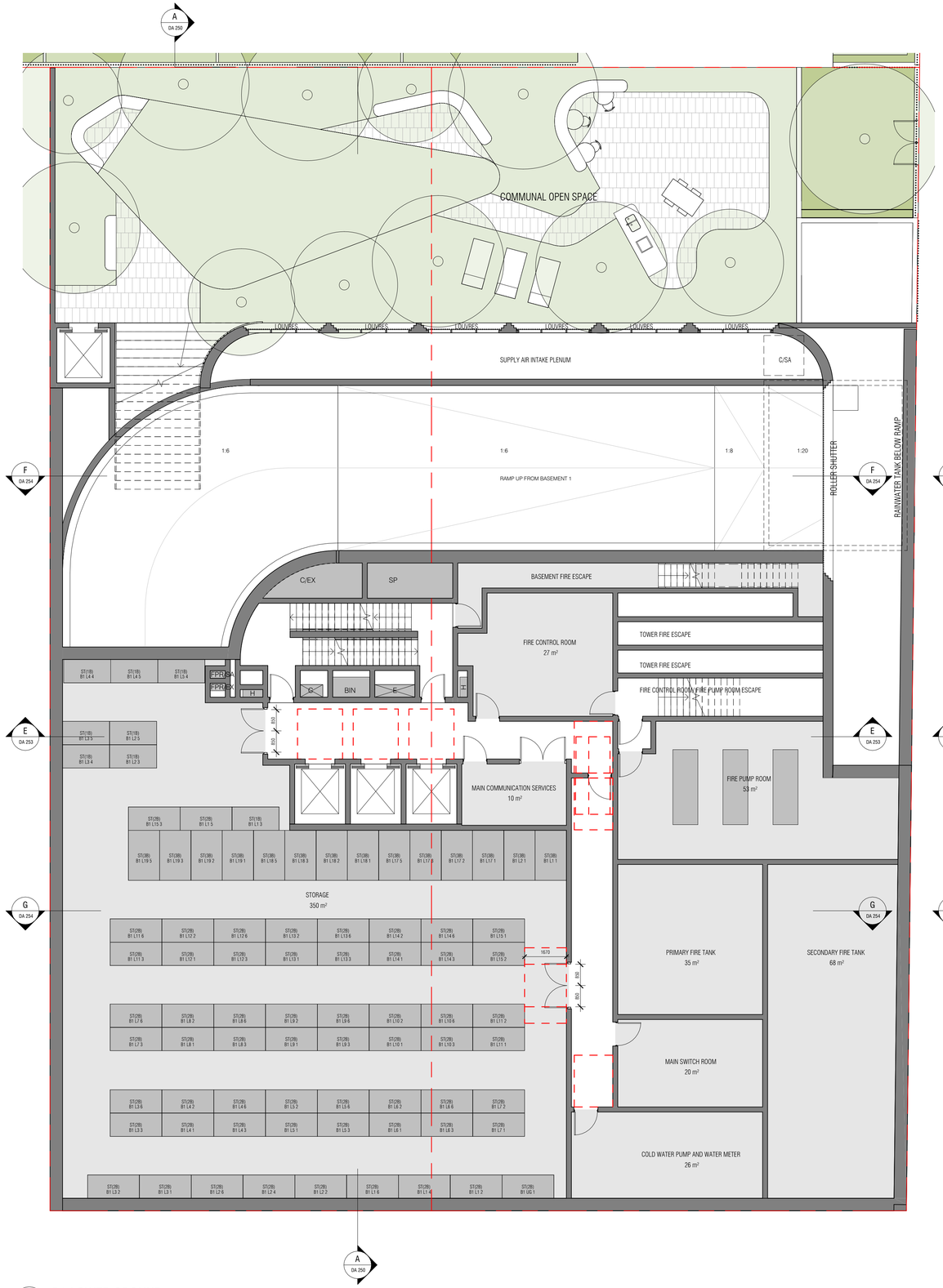
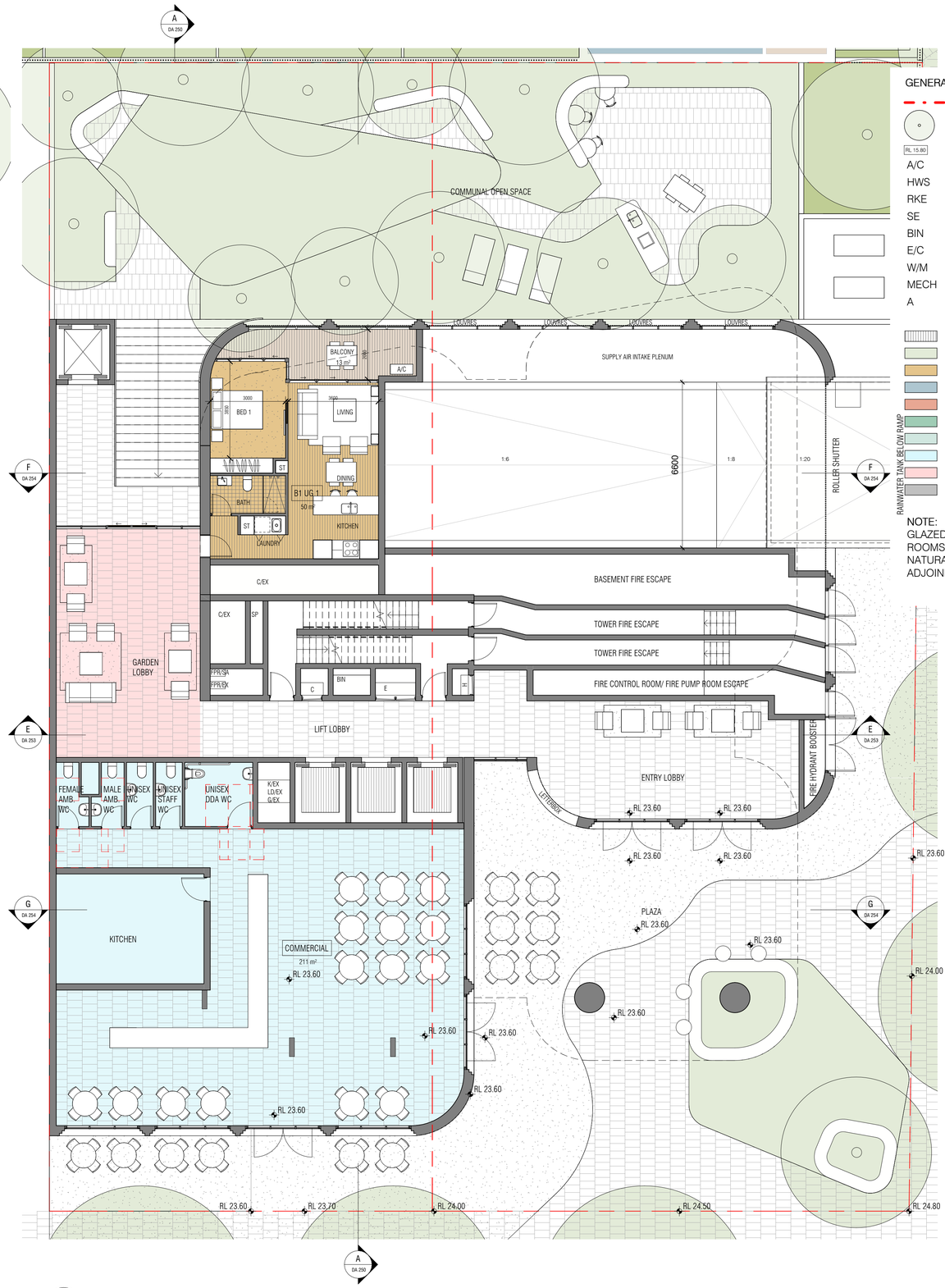


1 B1 LOWER GROUND
SCALE 1 : 100



2 B1 UPPER GROUND
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

K	FOR INFORMATION	10/03/25
L	FOR INFORMATION	11/03/25
M	FOR INFORMATION	13/03/25
N	FOR INFORMATION	14/03/25
O	DEVELOPMENT APPLICATION	09/04/25
P	DEVELOPMENT APPLICATION	23/04/25

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE
LOWER GROUND & UPPER GROUND PLAN

ISSUE PURPOSE
SSDA

REV
P

DRAWING NO.
DAB1-100

20/06/2025 3:42:41 PM

1 B1 LEVEL 1
SCALE 1 : 100

2 B1 LEVEL 2
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	03/03/25
H	FOR INFORMATION	05/03/25
I	FOR INFORMATION	11/03/25
J	FOR INFORMATION	14/03/25
K	DEVELOPMENT APPLICATION	23/04/25

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE
L1 & L2 PLAN

ISSUE PURPOSE
SSDA

REV
K

DRAWING NO.
DAB1-101

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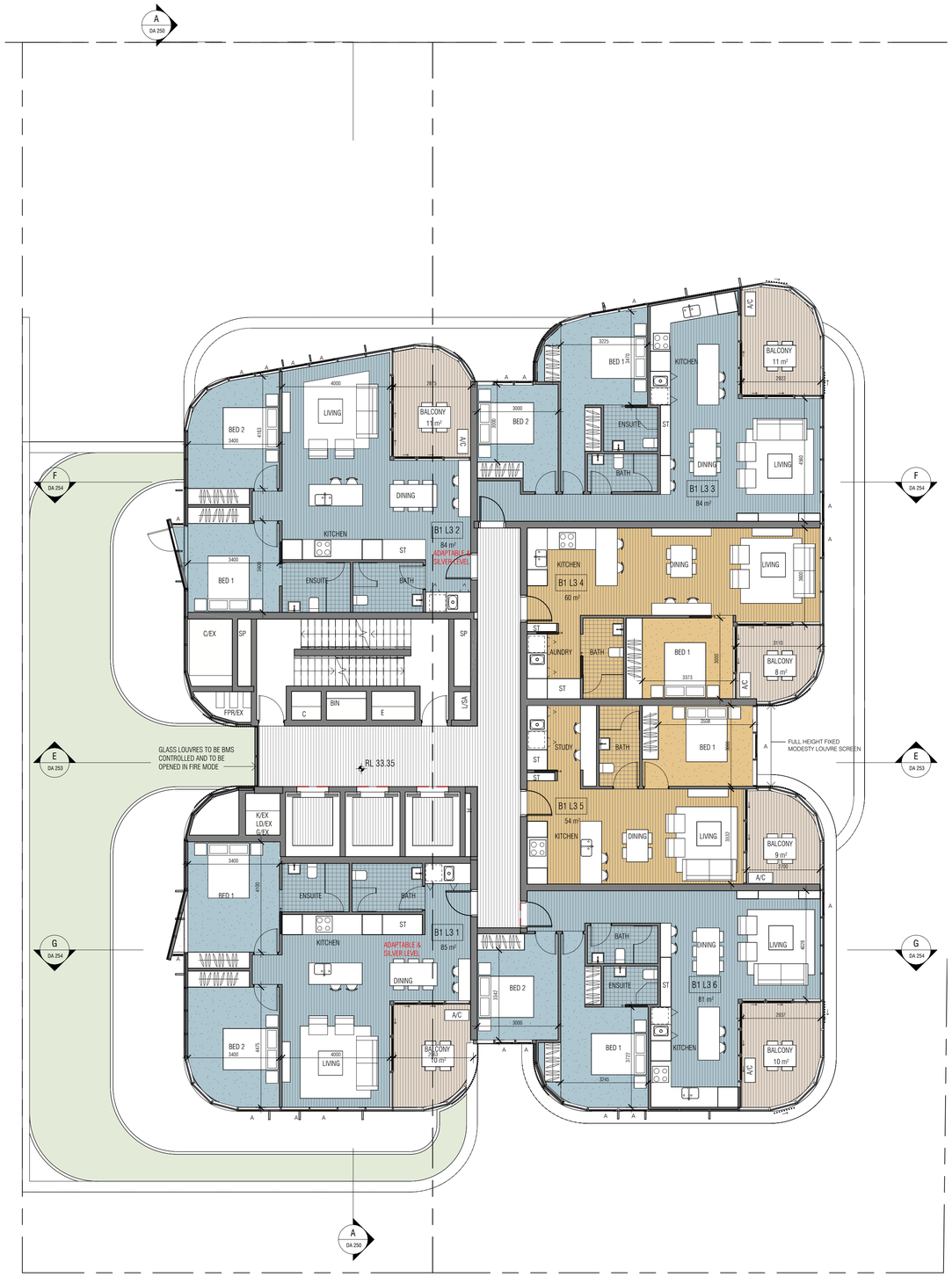
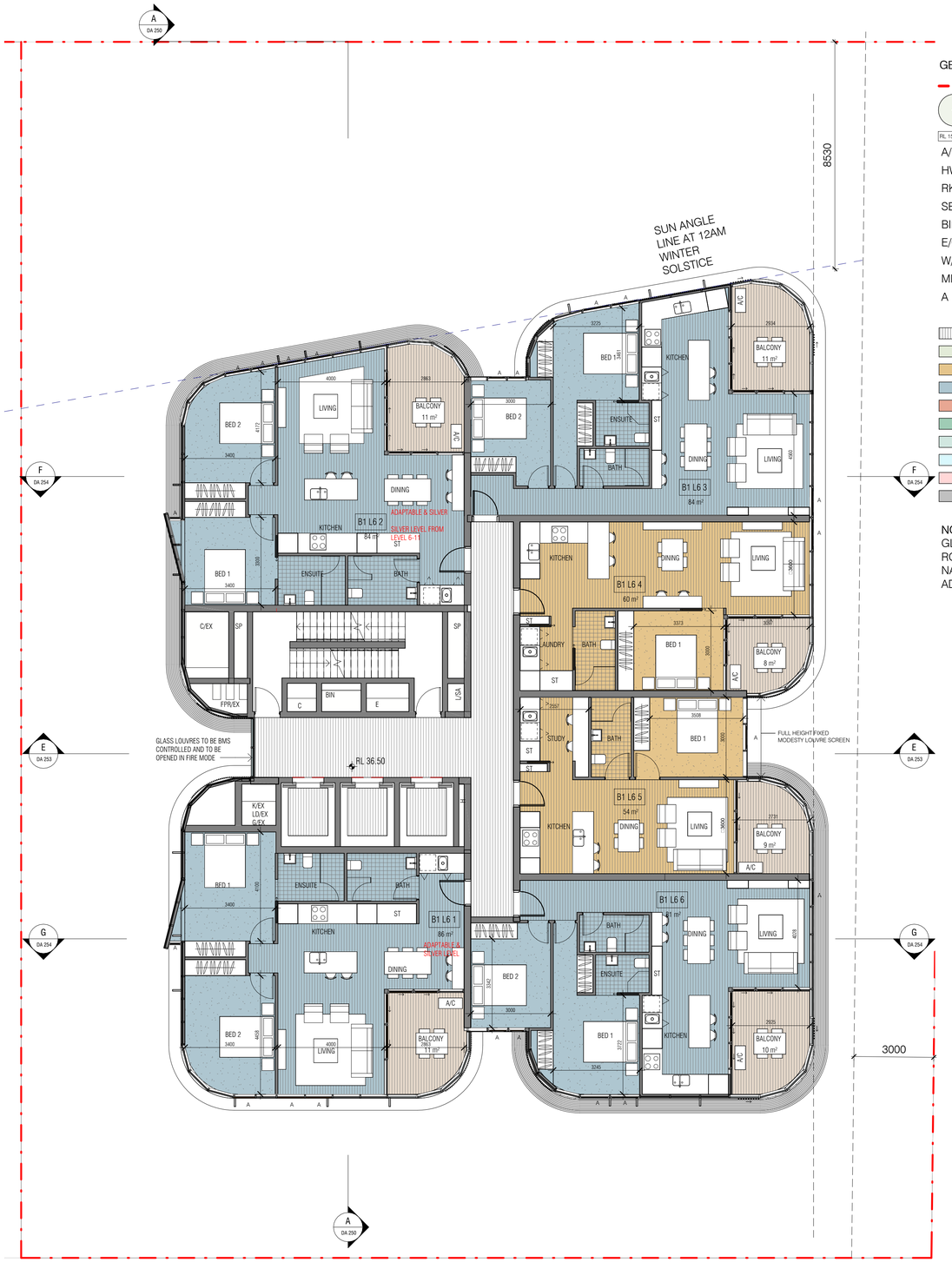


1 LEVEL 3 PLAN
SCALE 1 : 100



0 LEVEL 4-16 PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	03/03/25
H	FOR INFORMATION	05/03/25
I	FOR INFORMATION	14/03/25
J	DEVELOPMENT APPLICATION	23/04/25
K	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: JJ | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

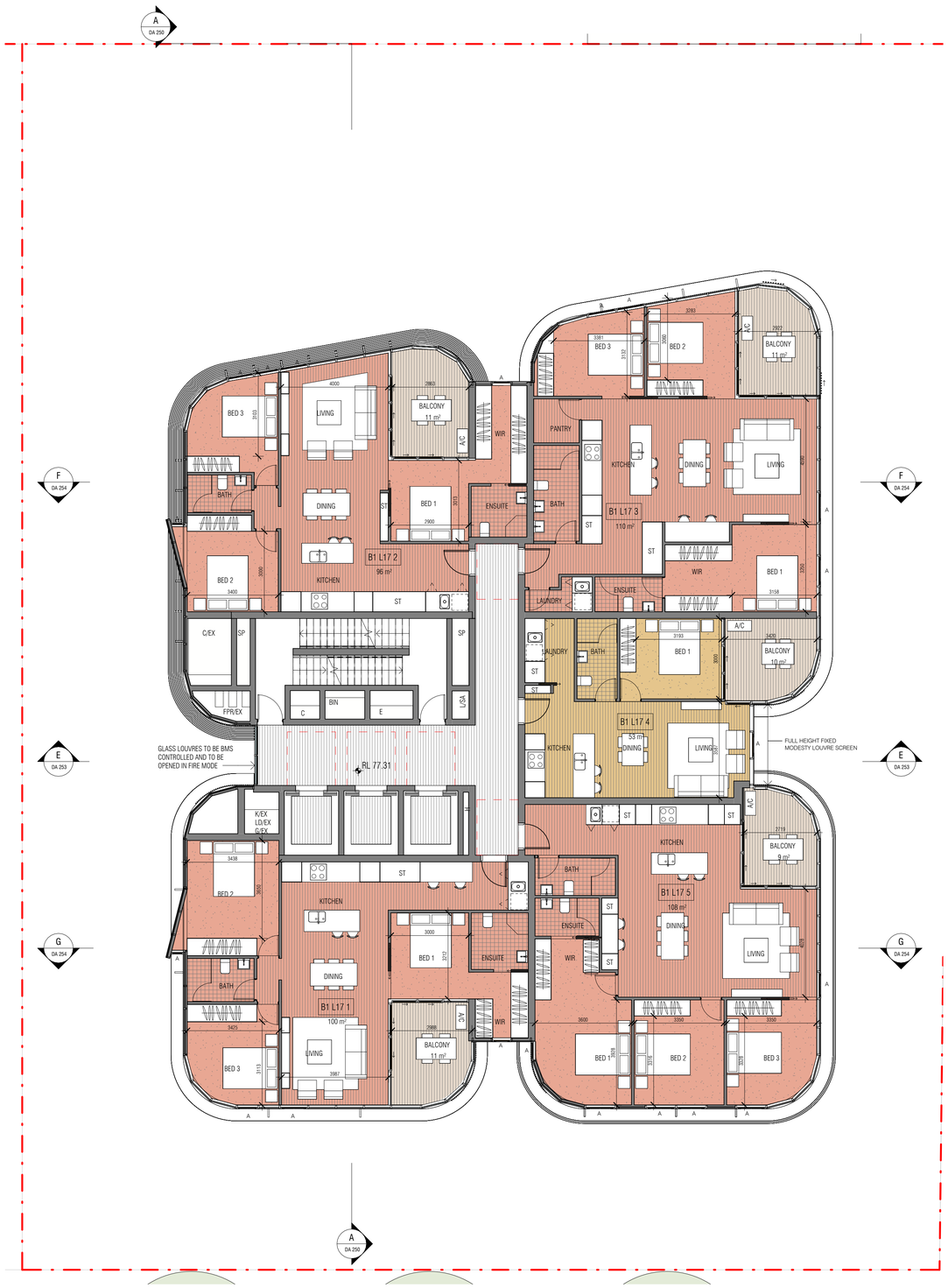
DRAWING TITLE
TYPICAL TOWER PLAN

CLIENT
STOCKBRIDGE PROPERTIES PTY LTD

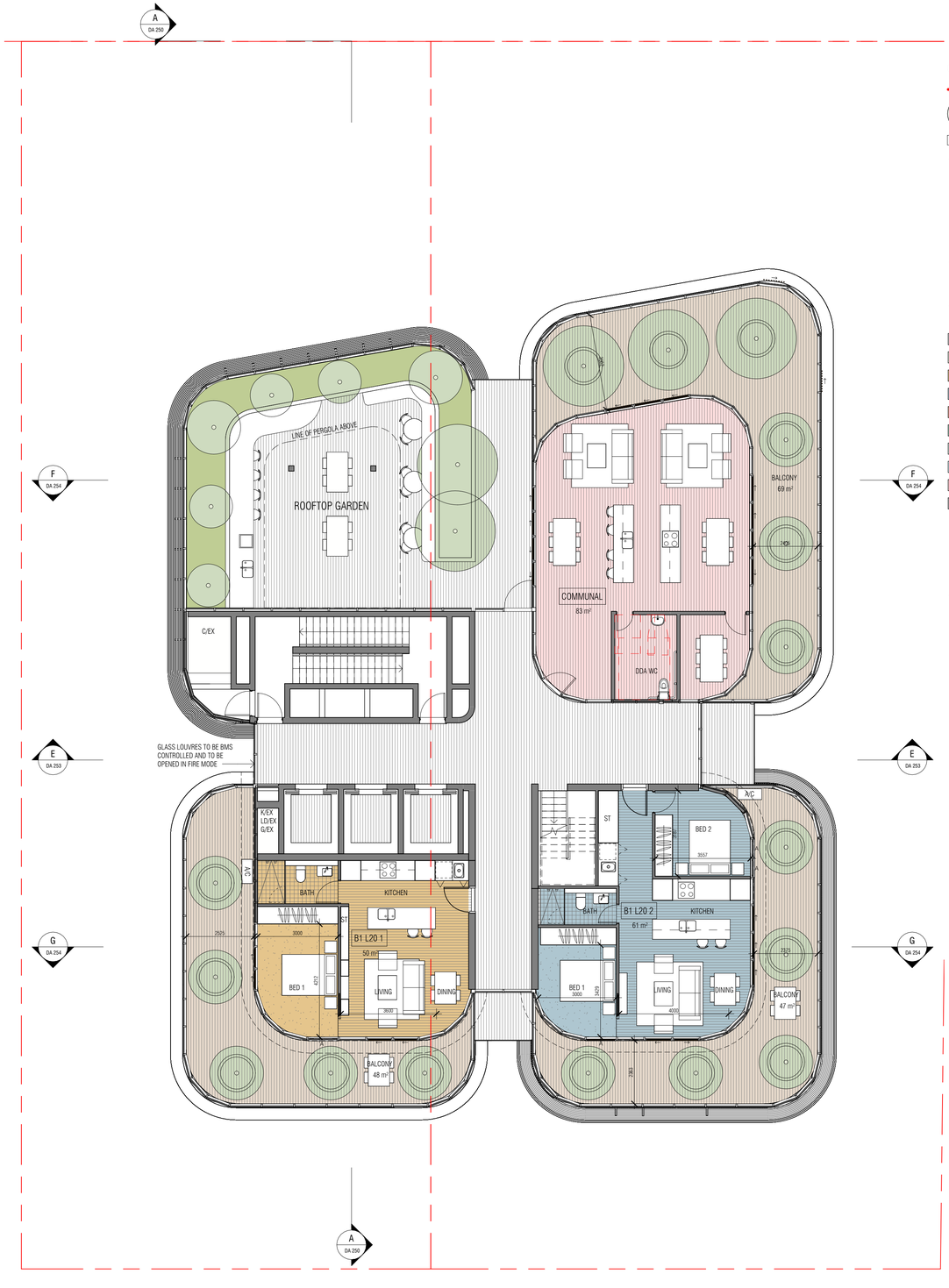
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: K | DRAWING NO.: **DAB1-102**

20/06/2025 3:43:11 PM



1 LEVEL 17-19 PLAN
SCALE 1 : 100



2 LEVEL 20
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	03/03/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	23/04/25
G	DEVELOPMENT APPLICATION	04/06/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
L17-20 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

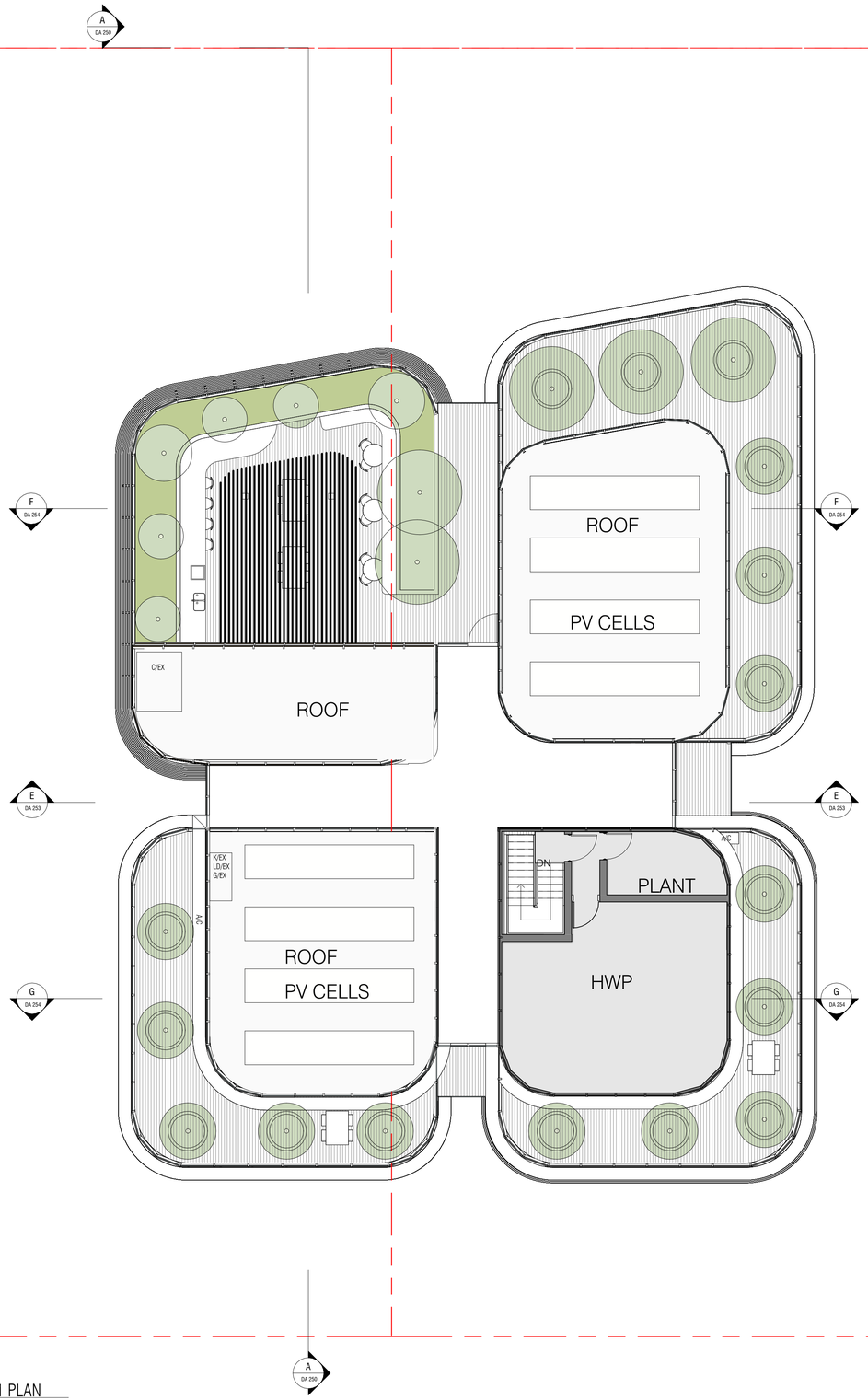
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
SSDA

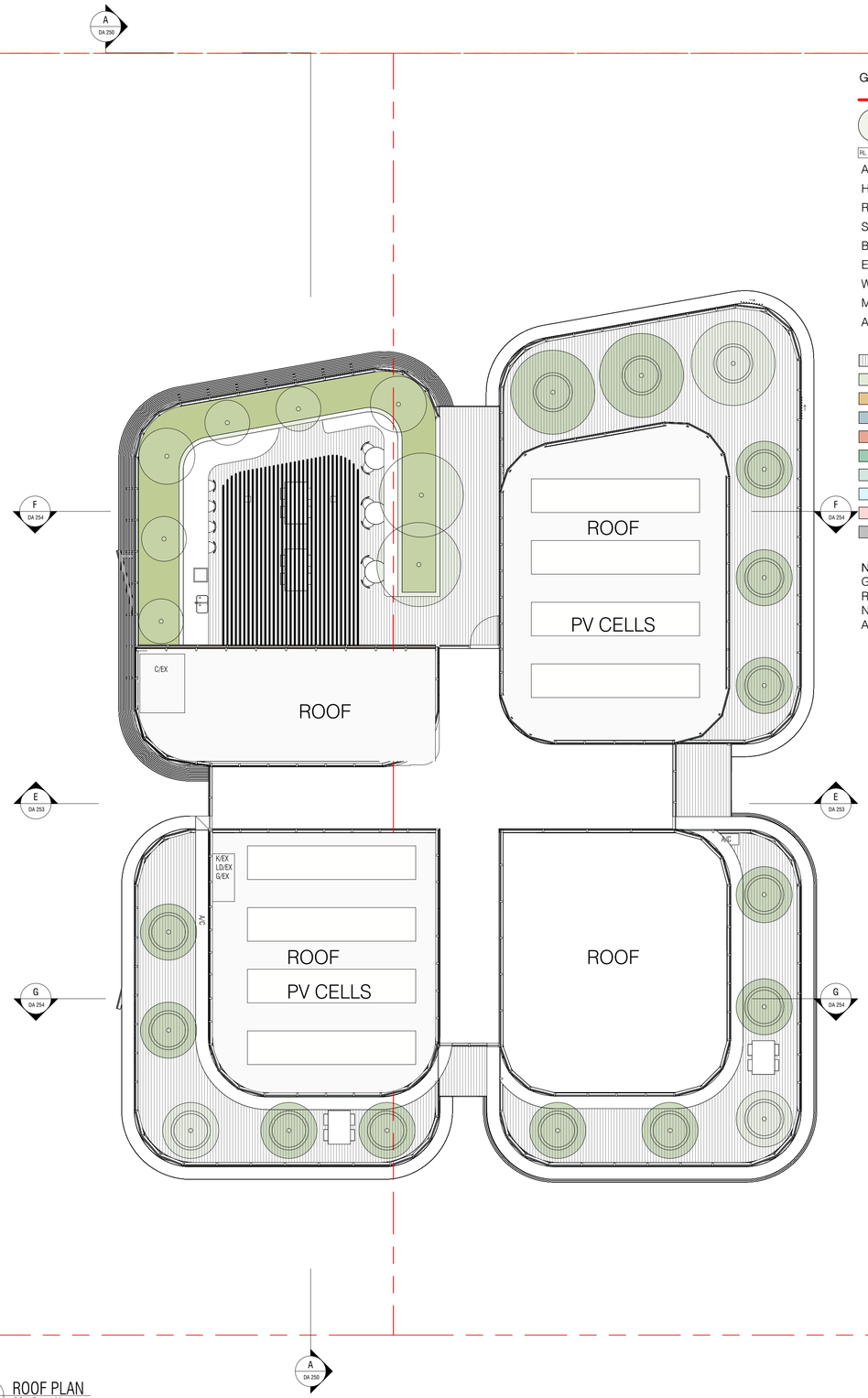
REV
G

DRAWING NO.
DAB1-103

20/06/2025 3:43:27 PM



1 LEVEL 21 PLAN
SCALE 1 : 100



2 ROOF PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	03/03/25
G	FOR INFORMATION	05/03/25
H	FOR INFORMATION	14/03/25
I	DEVELOPMENT APPLICATION	23/04/25
J	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: JJ
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

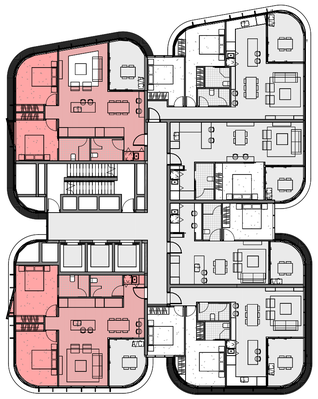
DRAWING TITLE
L21 & ROOF PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

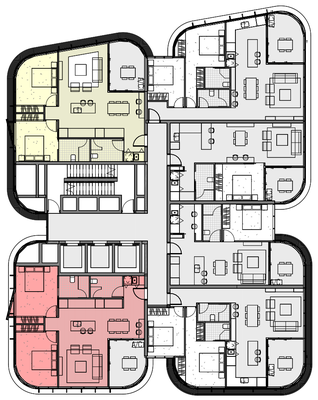
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: J
DRAWING NO.: **DAB1-104**

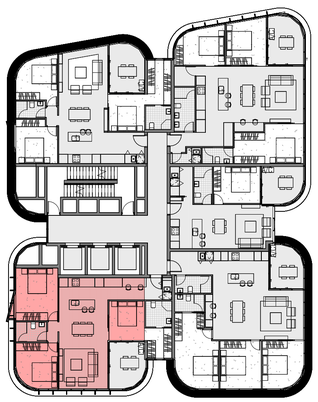
20/06/2025 3:43:43 PM



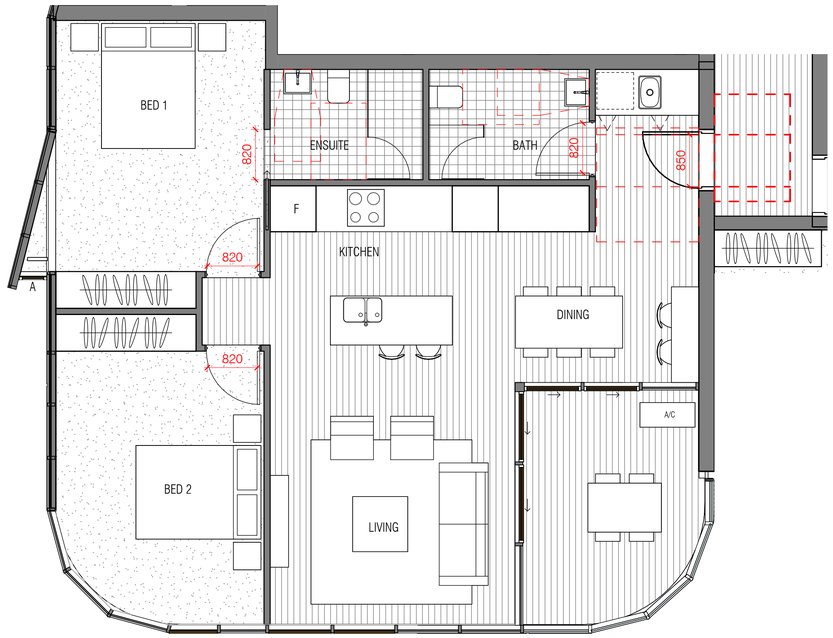
LEVEL 3-6



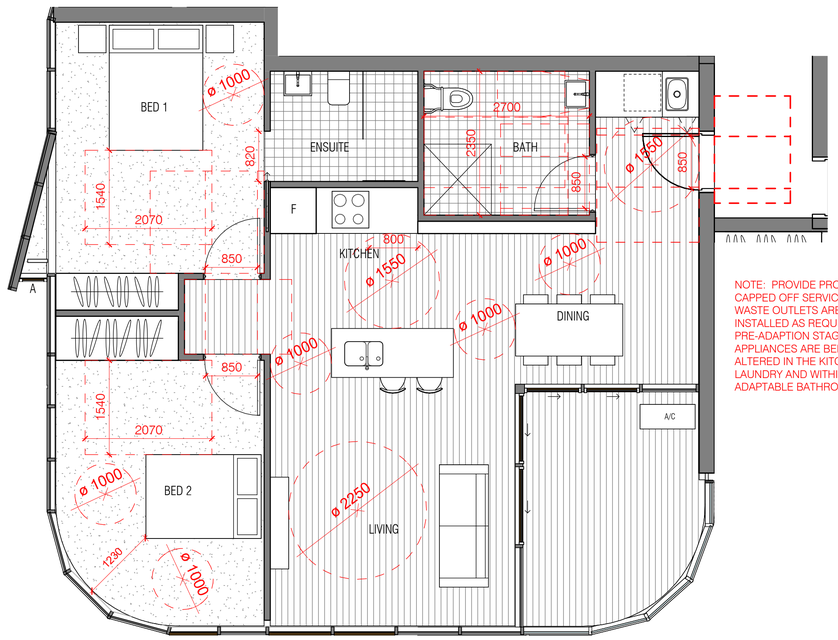
LEVEL 7-12



LEVEL 13-16



1 L3-16 2 BED PRE-ADAPTION
SCALE 1 : 50



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

2 L3-16 2 BED POST-ADAPTION
SCALE 1 : 50

REQUIREMENTS

18 ADAPTABLE APARTMENTS (15%)

23 SILVER LEVEL APARTMENTS (20%)

PROPOSED

18 ADAPTABLE AND SILVER LEVEL APARTMENTS
B1 L3 1
B1 L3 2
B1 L4 1
B1 L4 2
B1 L5 1
B1 L5 2
B1 L6 1
B1 L6 2
B1 L7 1
B1 L8 1
B1 L9 1
B1 L10 1
B1 L11 1
B1 L12 1
B1 L13 1
B1 L14 1
B1 L15 1
B1 L16 1

6 SILVER LEVEL APARTMENTS

B1 L7 2
B1 L8 2
B1 L9 2
B1 L10 2
B1 L11 2
B1 L12 2

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	29/01/25
C	FOR INFORMATION	05/02/25
D	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

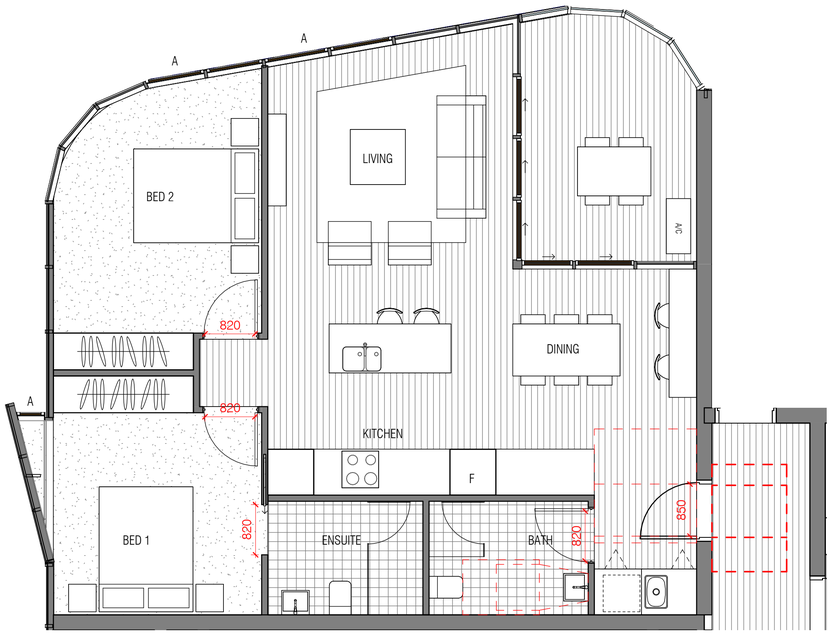
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B1
SHEET 1

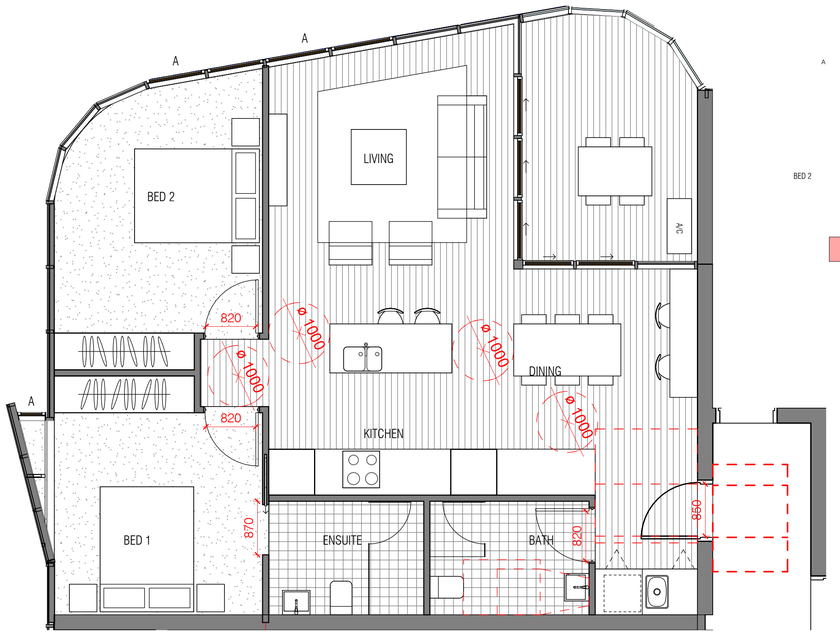
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DAB1-105**

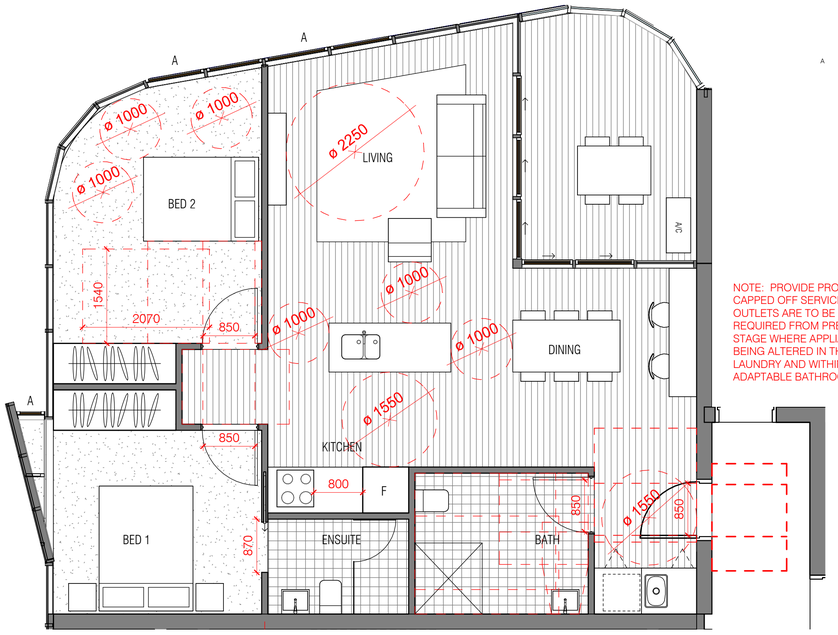
20/06/2025 3:44:02 PM



1 L3-6 2 BED TYPE 2 PRE-ADAPTION
SCALE 1 : 50



3 L7-12 2 BED SILVER LEVEL
SCALE 1 : 50



2 L3-6 2 BED TYPE 2 POST-ADAPTION
SCALE 1 : 50

NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

REQUIREMENTS

18 ADAPTABLE APARTMENTS (15%)

23 SILVER LEVEL APARTMENTS (20%)

PROPOSED

18 ADAPTABLE AND SILVER LEVEL APARTMENTS
B1 L3 1
B1 L3 2
B1 L4 1
B1 L4 2
B1 L5 1
B1 L5 2
B1 L6 1
B1 L6 2
B1 L7 1
B1 L8 1
B1 L9 1
B1 L10 1
B1 L11 1
B1 L12 1
B1 L13 1
B1 L14 1
B1 L15 1
B1 L16 1

6 SILVER LEVEL APARTMENTS

B1 L7 2
B1 L8 2
B1 L9 2
B1 L10 2
B1 L11 2
B1 L12 2

REVISION

A	FOR INFORMATION	29/01/25
B	FOR INFORMATION	05/02/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

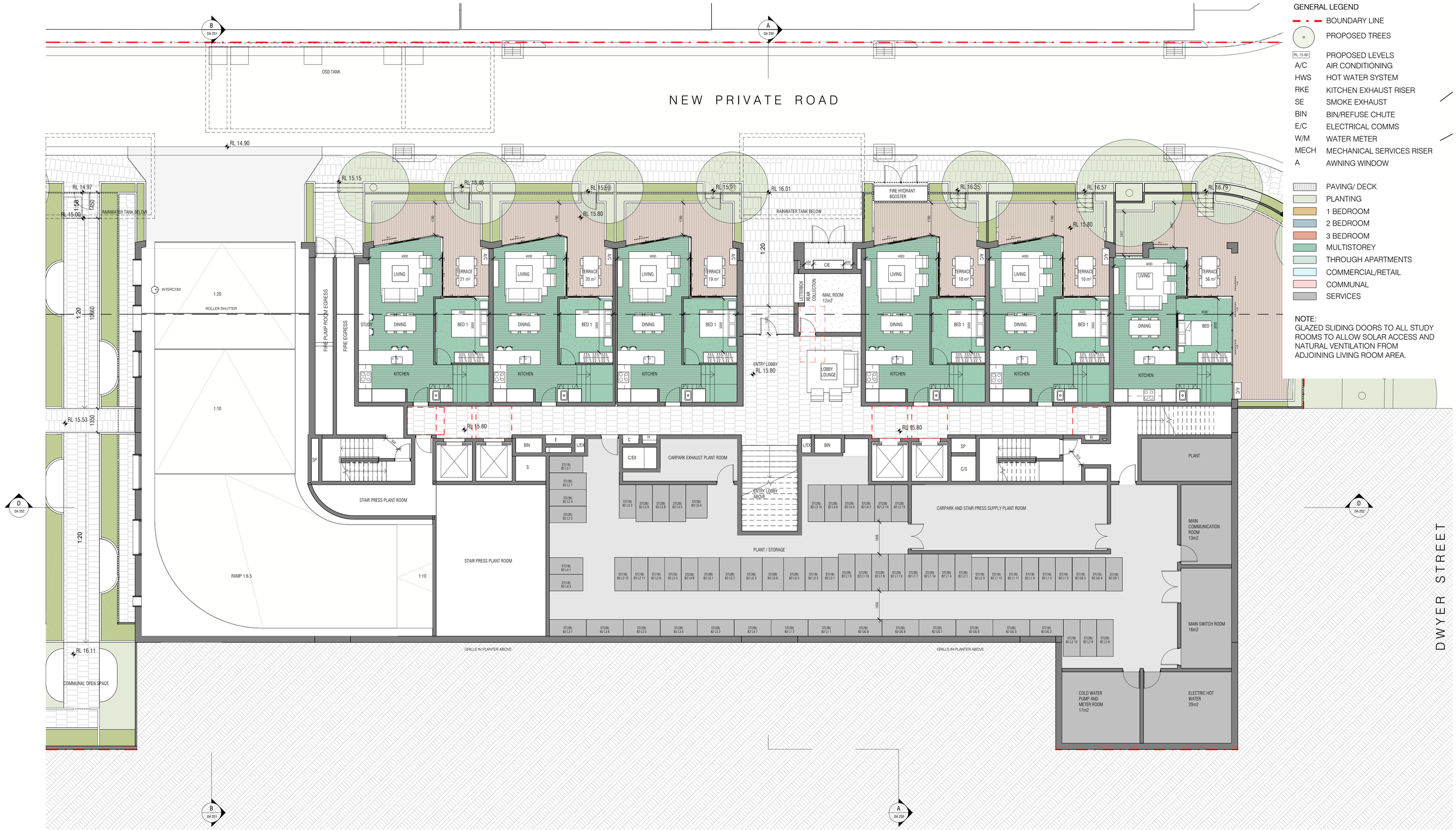
DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B1
SHEET 2

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DAB1-106**

20/06/2025 3:44:17 PM



1 B2 LOWER GROUND FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

F	FOR INFORMATION	21/02/25
G	FOR INFORMATION	27/02/25
H	FOR INFORMATION	10/03/25
I	FOR INFORMATION	13/03/25
J	FOR INFORMATION	14/03/25
K	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B2 LOWER GROUND FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: K | DRAWING NO.: **DAB2-100**

20/06/2025 3:44:30 PM

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

2 B2 UPPER GROUND FLOOR PLAN
SCALE 1 : 100

REVISION

F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	10/03/25
H	FOR INFORMATION	14/03/25
I	DEVELOPMENT APPLICATION	23/04/25
J	FOR INFORMATION	29/05/25
K	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B2 UPPER GROUND FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: K | DRAWING NO.: **DAB2-101**

20/06/2025 3:44:35 PM

2 B2 TYPICAL PODIUM FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW
- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

A	FOR INFORMATION	2/10/24
B	FOR INFORMATION	21/01/25
C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	27/02/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B2 LEVEL 1 FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: F | DRAWING NO.: **DAB2-102**

20/06/2025 3:44:48 PM

1 B2 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW
- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

A	FOR INFORMATION	27/02/25
B	FOR INFORMATION	14/03/25
C	DEVELOPMENT APPLICATION	23/04/25

NOTES
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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

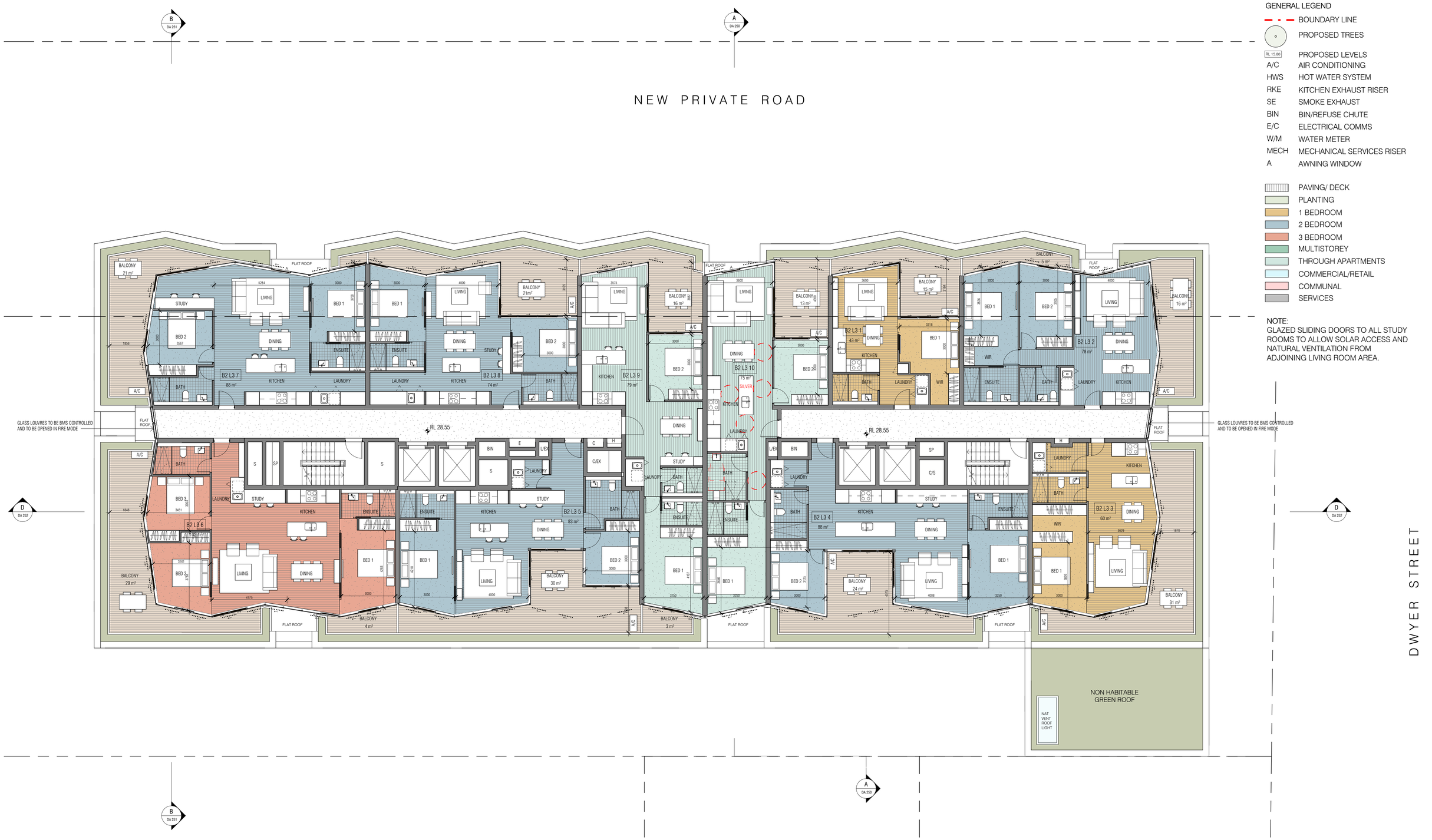
DRAWING TITLE
B2 LEVEL 2 FLOOR PLAN

ISSUE PURPOSE
SSDA

REV
C

DRAWING NO.
DAB2-103

20/06/2025 3:45:00 PM



2 B2_L3
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

B	FOR INFORMATION	21/01/25
C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	21/02/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	23/04/25

NOTES
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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

DRAWING TITLE
B2 LEVEL 3 PLAN

ISSUE PURPOSE
SSDA

REV
G

DRAWING NO.
DAB2-104

20/06/2025 3:45:13 PM

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

A	FOR INFORMATION	2/10/24
B	FOR INFORMATION	21/01/25
C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	27/02/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	23/04/25

NOTES
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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B2 LEVEL 4 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: F | DRAWING NO.: **DAB2-105**

20/06/2025 3:45:25 PM

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

1 B2_L5
SCALE 1 : 100

REVISION

A	FOR INFORMATION	2/10/24
B	FOR INFORMATION	21/01/25
C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	27/02/25
E	FOR INFORMATION	14/03/25
F	DEVELOPMENT APPLICATION	23/04/25

NOTES
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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

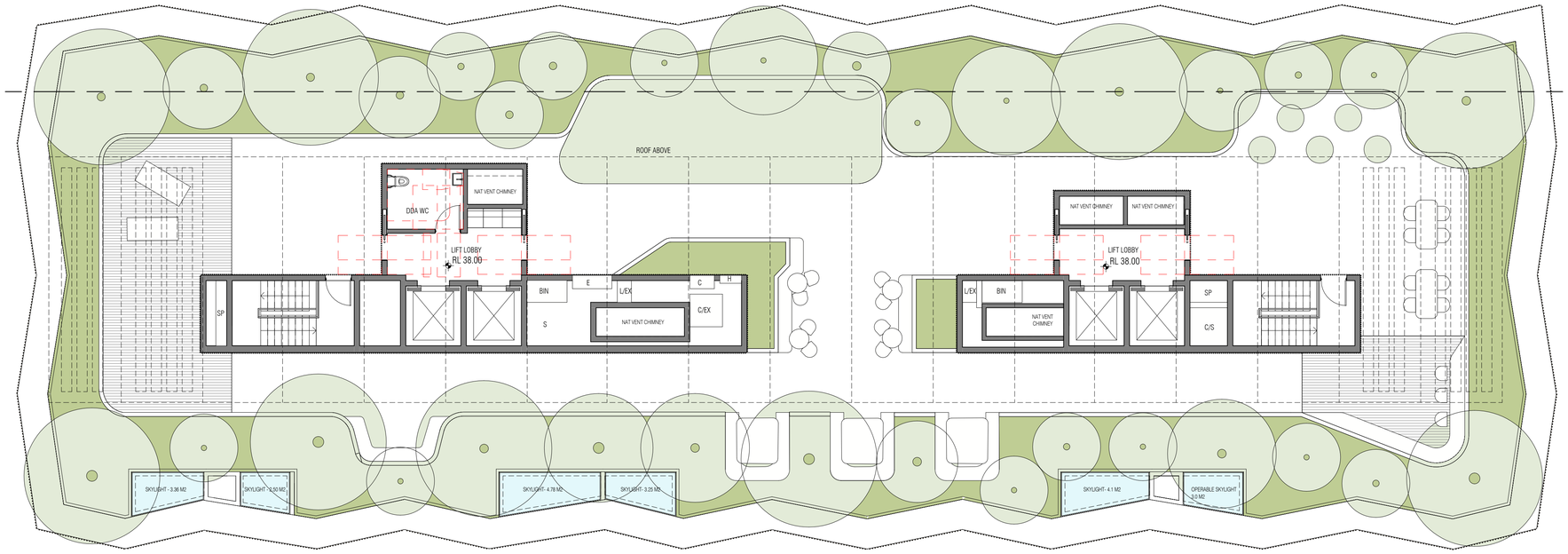
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B2 LEVEL 5 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: F | DRAWING NO.: **DAB2-106**

20/06/2025 3:45:37 PM



B DA 251

A DA 250

D DA 252

D DA 252

B DA 251

A DA 250

1 B2 LEVEL 6 PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

D	FOR INFORMATION	20/02/25
E	FOR INFORMATION	21/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	14/03/25
H	DEVELOPMENT APPLICATION	23/04/25
I	DEVELOPMENT APPLICATION	04/06/25

NOTES

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PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

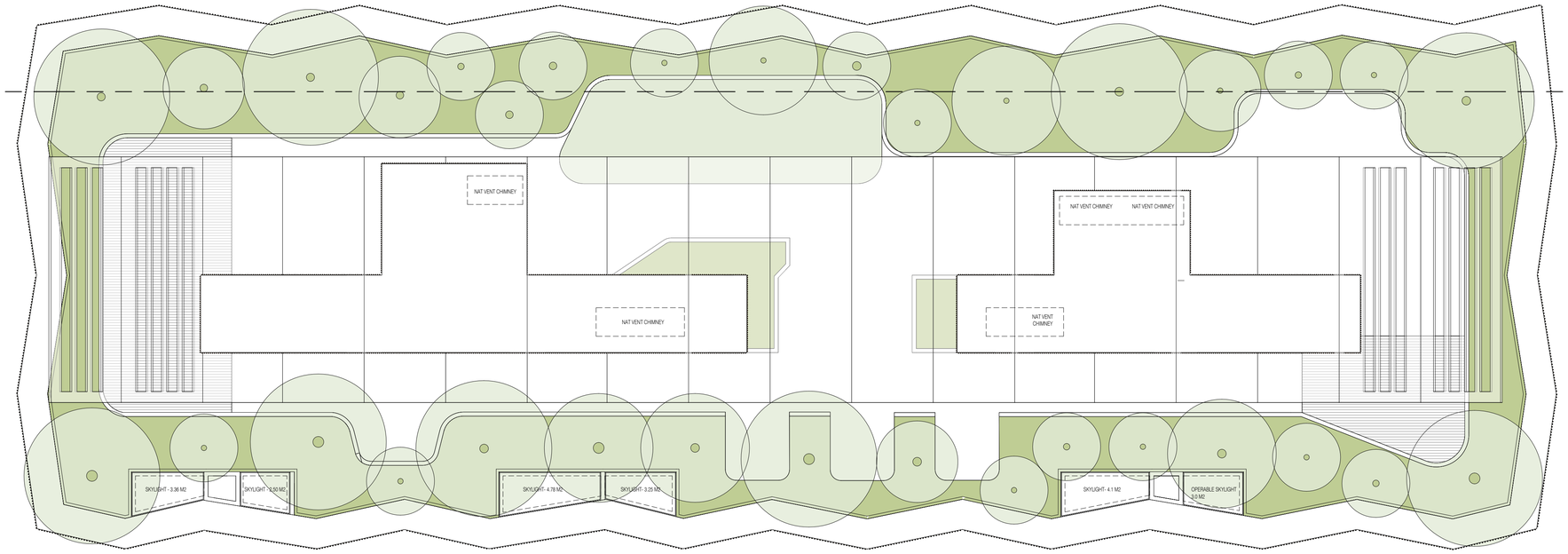
DRAWING TITLE
B2 LEVEL 6 PLAN

ISSUE PURPOSE
SSDA

REV
I

DRAWING NO.
DAB2-107

20/06/2025 3:45:50 PM



B DA 251

A DA 250

D DA 252

D DA 252

B DA 251

A DA 250

1 B2_ROOF PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW
- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	20/02/25
E	FOR INFORMATION	21/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	14/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B2 ROOF PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

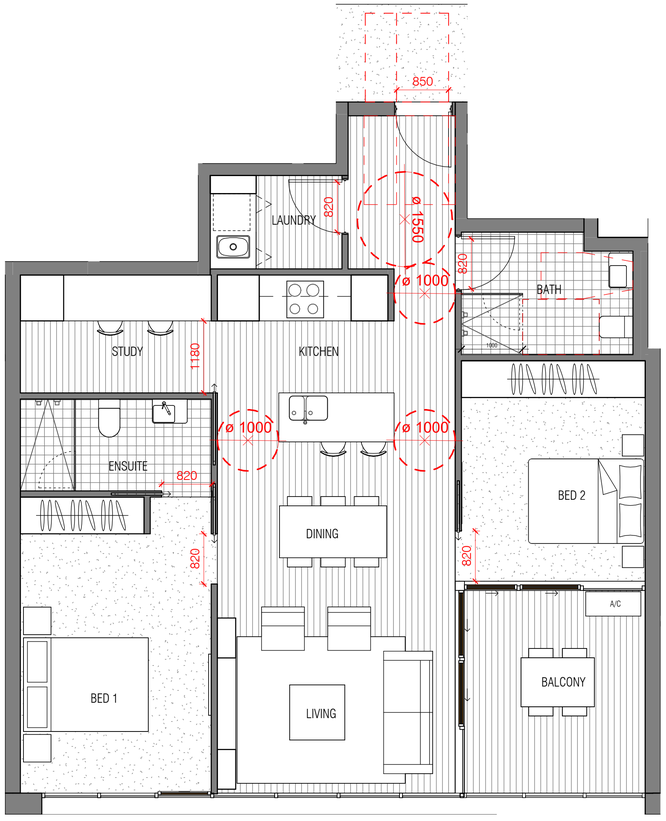
ISSUE PURPOSE: SSDA | REV: H | DRAWING NO.: **DAB2-108**

20/06/2025 3:46:03 PM

1 UPPER GROUND FLOOR PLAN
SCALE1 : 250

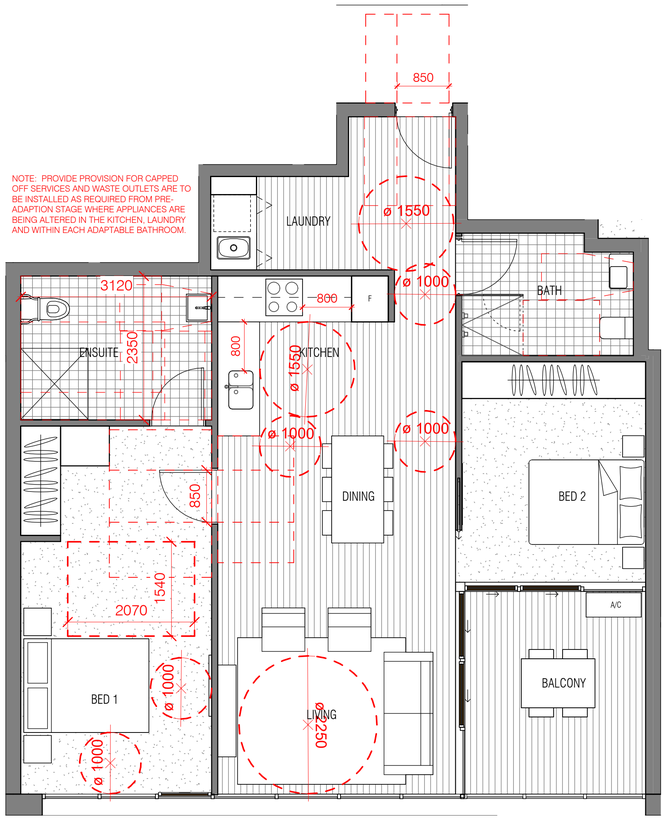
2 LEVEL 1 & 2 PLAN
SCALE1 : 250

3 LEVEL 3-5 PLAN
SCALE1 : 250



4 UG, L1-2 2 BED PRE-ADAPTATION
SCALE 1 : 50

NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.



5 UG, L1-2 2 BED POST-ADAPTATION
SCALE 1 : 50

REQUIREMENTS

11 ADAPTABLE APARTMENTS (15%)

15 SILVER LEVEL APARTMENTS (20%)

PROPOSED

11 ADAPTABLE AND SILVER LEVEL APARTMENTS

5 SILVER LEVEL APARTMENTS

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	30/01/25
C	FOR INFORMATION	05/02/25
D	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT

372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE

ADAPTABLE & SILVER LEVEL APARTMENTS - B2
SHEET 1

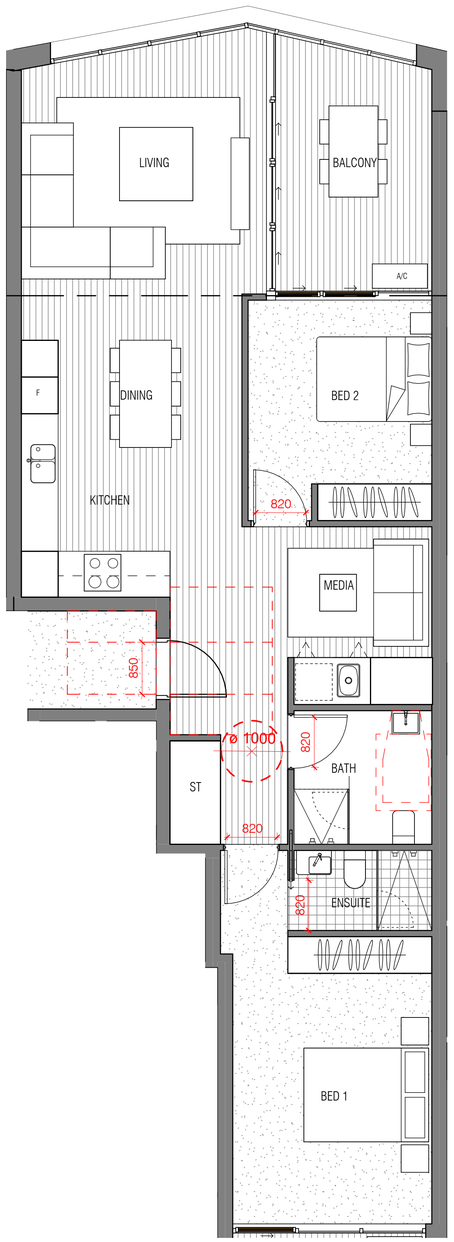
CLIENT

STOCKBRIDGE
PROPERTIES PTY LTD

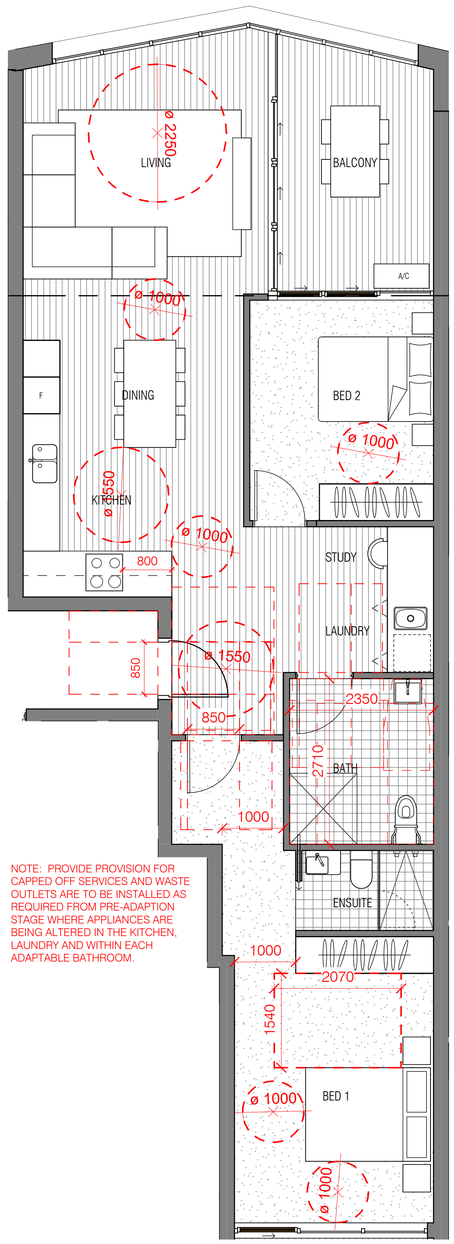
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DAB2-110**

20/06/2025 3:46:24 PM

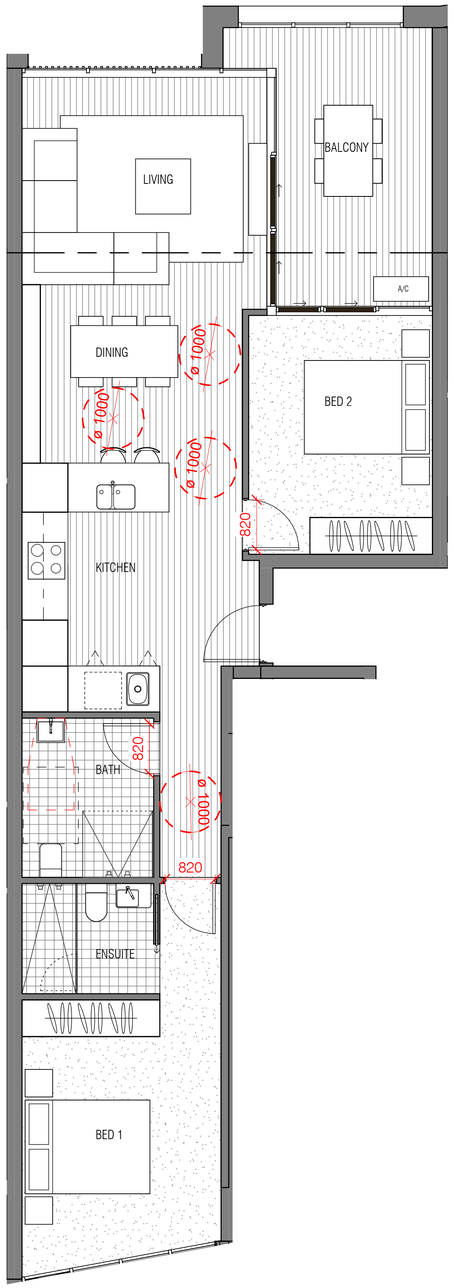


4 LEVEL 1-2 PRE-ADAPTATION
SCALE 1 : 50

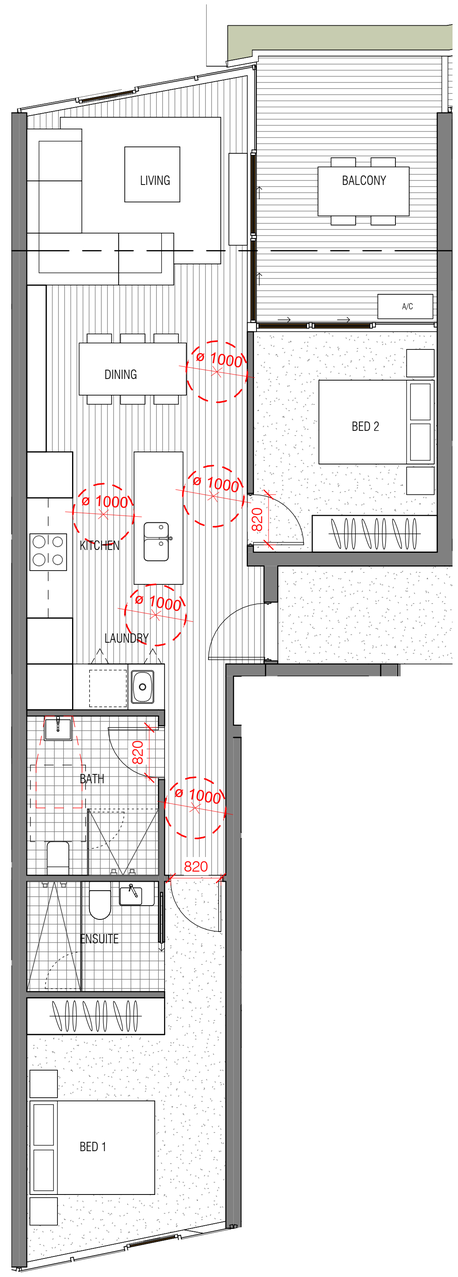


NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

3 LEVEL 1-2 POST ADAPTATION
SCALE 1 : 50



1 LEVEL 1-2 SILVER LEVEL
SCALE 1 : 50



2 LEVEL 3-5 SILVER LEVEL
SCALE 1 : 50

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	30/01/25
C	FOR INFORMATION	05/02/25
D	DEVELOPMENT APPLICATION	23/04/25

NOTES

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 50 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

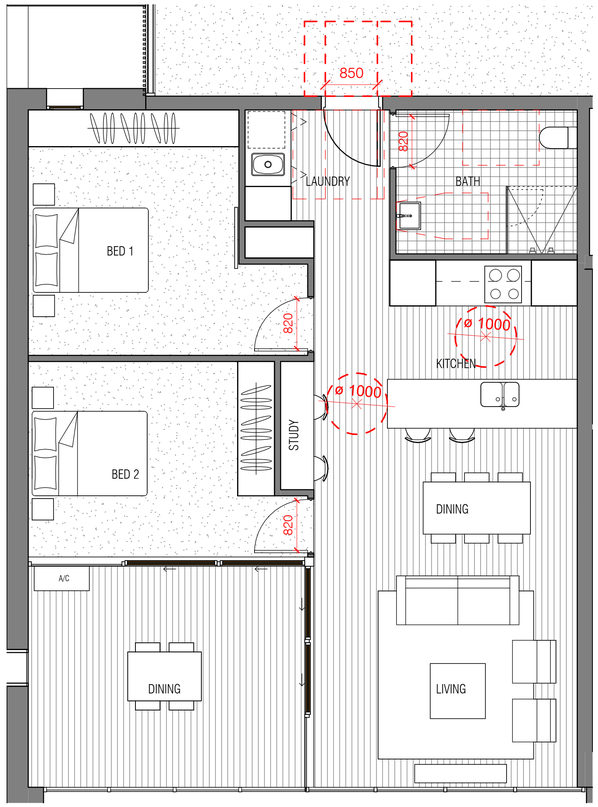
DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B2
SHEET 2

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

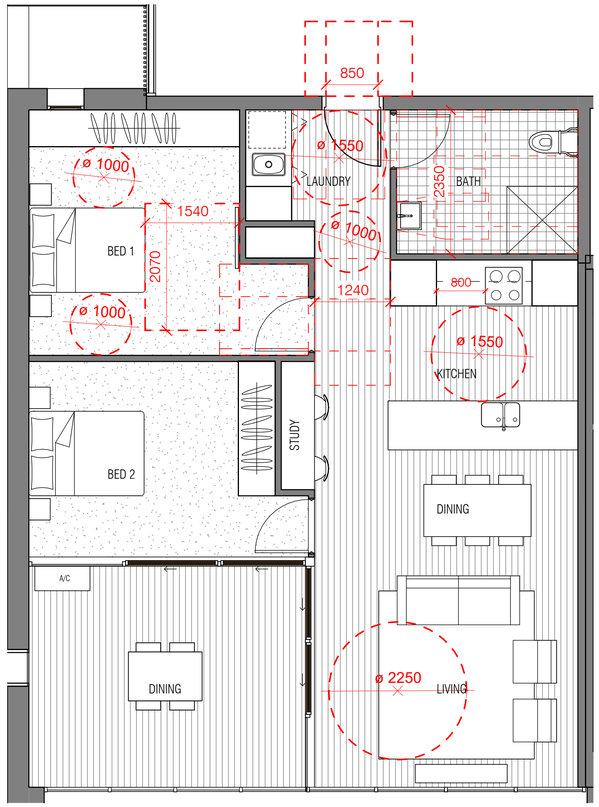
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DAB2-111**

20/06/2025 3:46:39 PM

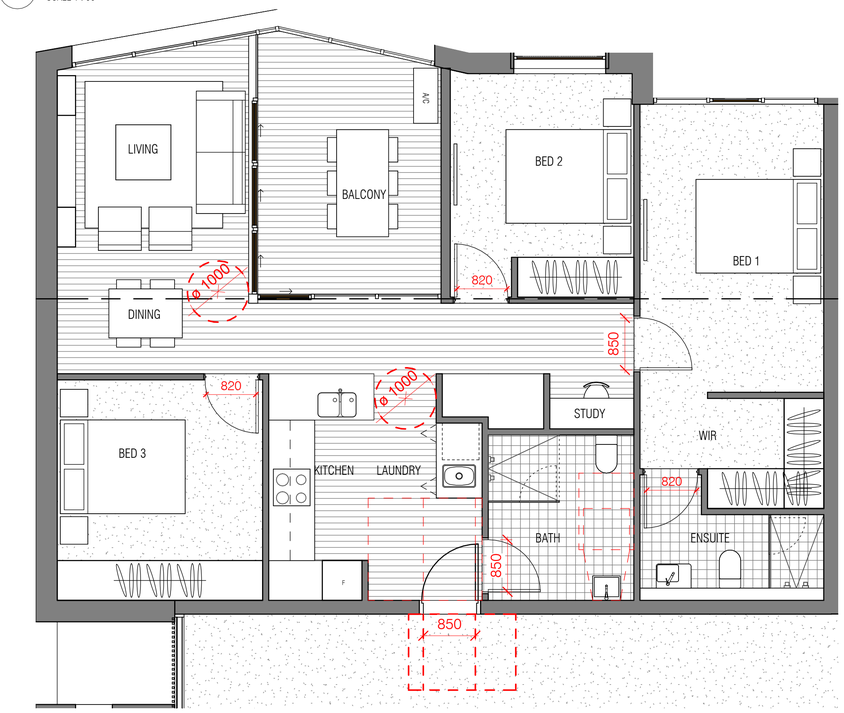


1 UG, L1-2 2BED PRE-ADAPTATION
SCALE 1 : 50

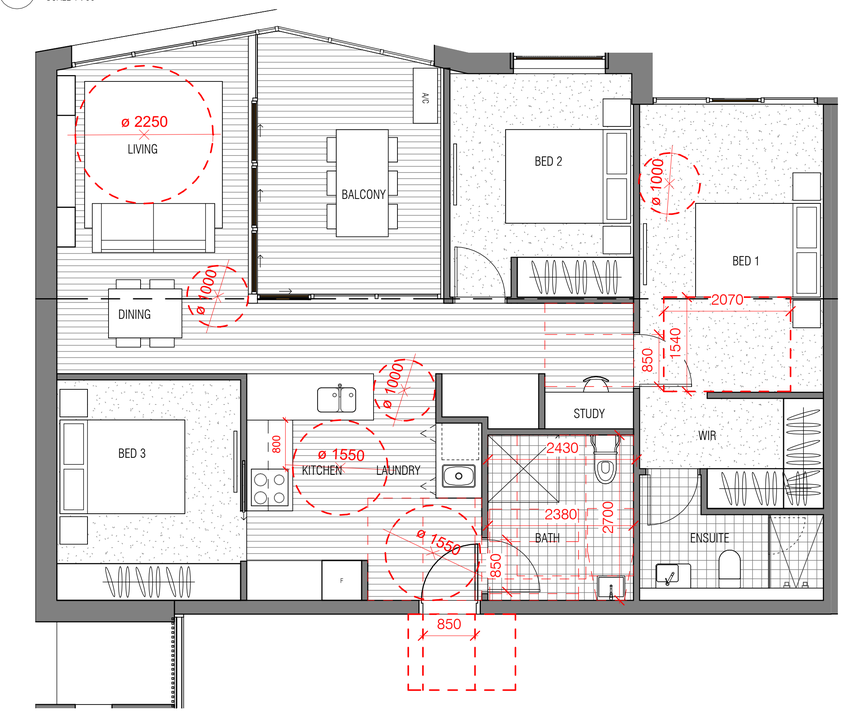


3 UG, L1-2 2BED POST-ADAPTATION
SCALE 1 : 50

NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.



2 UG, L1-2 3BED PRE-ADAPTATION
SCALE 1 : 50



4 UG, L1-2 3BED POST-ADAPTATION
SCALE 1 : 50

NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

REVISION

A	FOR INFORMATION	05/02/25
B	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 50 @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B2
SHEET 2

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DAB2-112**

20/06/2025 3:46:53 PM

1 B3 LOWER GROUND FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

H	FOR INFORMATION	10/03/25
I	FOR INFORMATION	14/03/25
J	DEVELOPMENT APPLICATION	20/03/25
K	DEVELOPMENT APPLICATION	23/04/25
L	FOR INFORMATION	29/05/25
M	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B3 LOWER GROUND FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: M
DRAWING NO.: **DAB3-100**

20/06/2025 3:47:07 PM

1 B3 UPPER GROUND FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
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- COMMERCIAL/RETAIL
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- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

C	FOR INFORMATION	21/01/25
D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B3 UPPER GROUND FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: H | DRAWING NO.: **DAB3-101**

20/06/2025 3:47:23 PM

1 B3 LEVEL 1 FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

C	FOR INFORMATION	21/01/25
D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B3 LEVEL 1 FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DAB3-102**

20/06/2025 3:47:36 PM

1 B3 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

A	FOR INFORMATION	27/02/25
B	FOR INFORMATION	14/03/25
C	DEVELOPMENT APPLICATION	20/03/25
D	DEVELOPMENT APPLICATION	23/04/25

NOTES
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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B3 LEVEL 2 FLOOR PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DAB3-103**

20/06/2025 3:47:48 PM

1 B3 LEVEL 3 PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	21/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	14/03/25
H	DEVELOPMENT APPLICATION	20/03/25
I	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B3 LEVEL 3 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: I | DRAWING NO.: **DAB3-104**

20/06/2025 3:48:00 PM

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

1 B3_L4
SCALE 1 : 100

REVISION

C	FOR INFORMATION	21/01/25
D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC | CHECKED: MC | JOB NO.: 23001 | SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

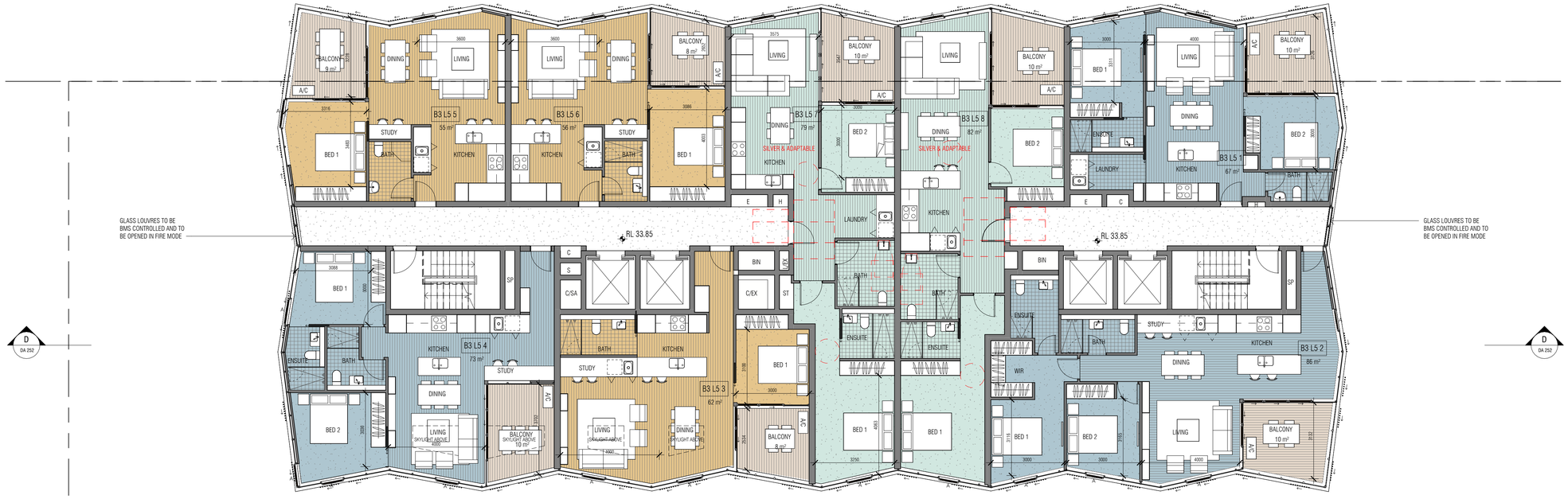
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B3 LEVEL 4 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: H | DRAWING NO.: **DAB3-105**

20/06/2025 3:48:12 PM



1 B3_L5
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
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- PAVING/ DECK
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NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

C	FOR INFORMATION	21/01/25
D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

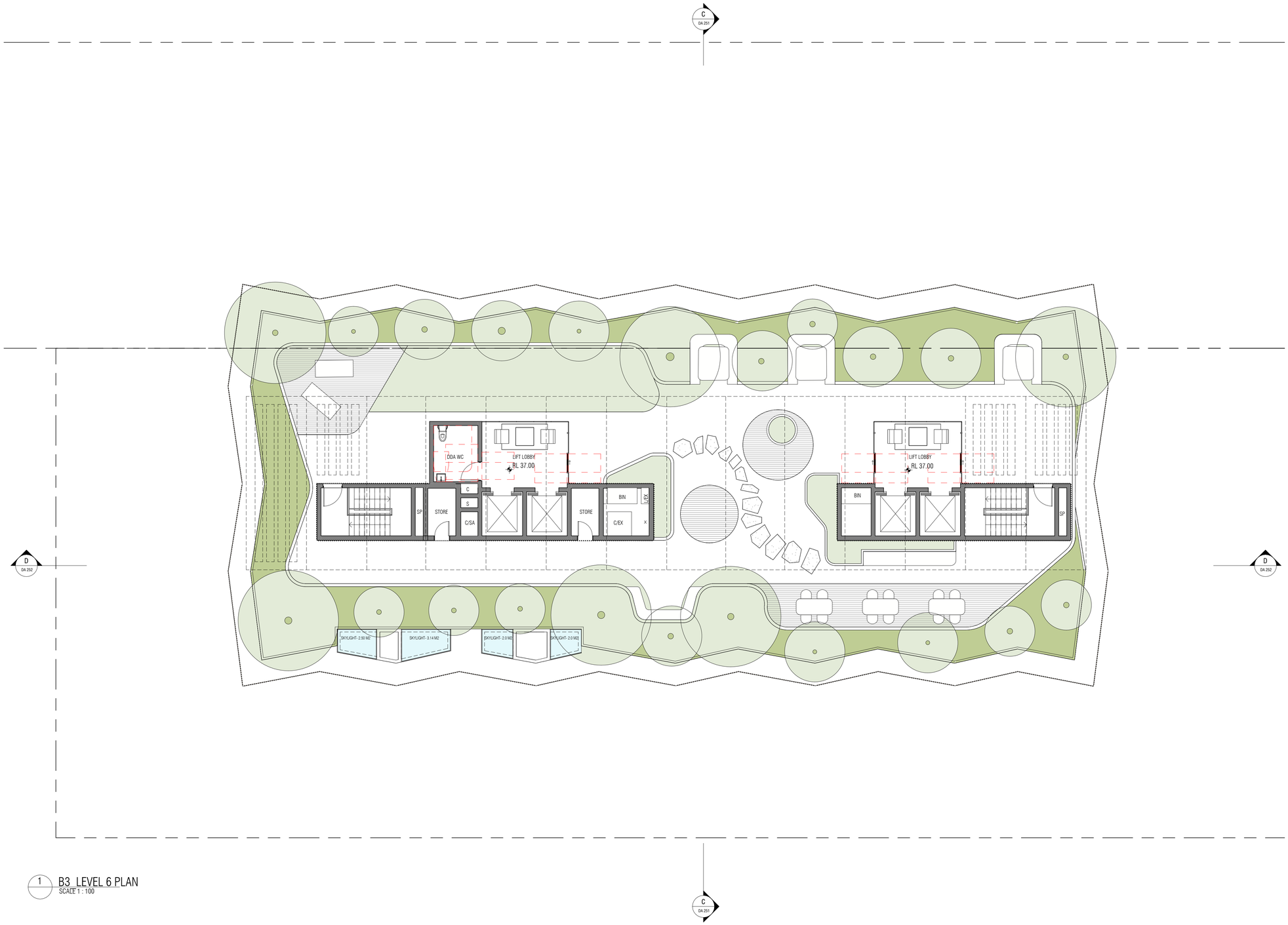
CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

DRAWING TITLE
B3 LEVEL 5 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DAB3-106**

20/06/2025 3:48:24 PM



1 B3_LEVEL 6 PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

D	FOR INFORMATION	21/02/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25
I	DEVELOPMENT APPLICATION	04/06/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

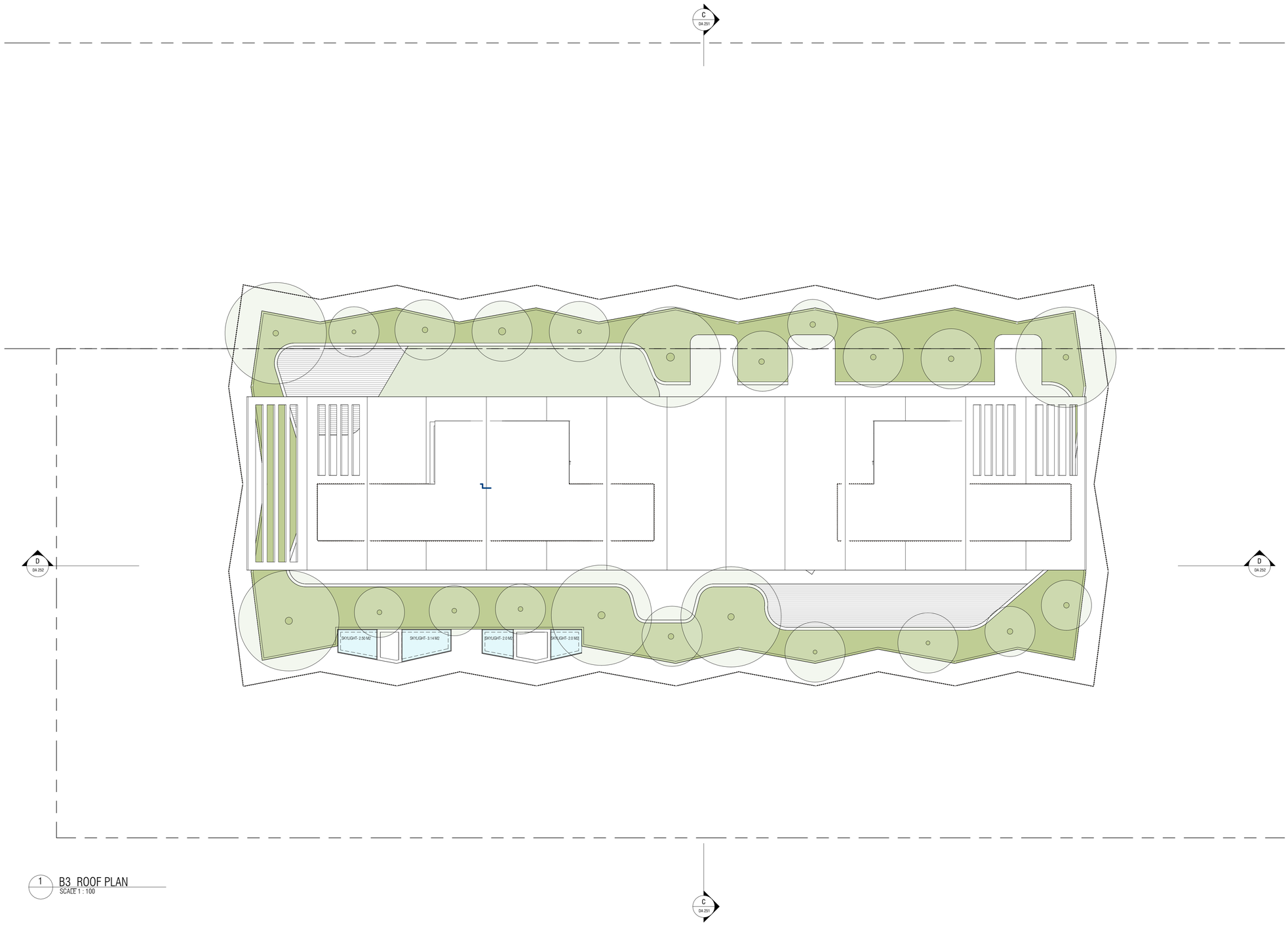
DRAWING TITLE
B3 LEVEL 6 PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: I
DRAWING NO.: **DAB3-107**

20/06/2025 3:48:36 PM



1 B3 ROOF PLAN
SCALE 1 : 100

GENERAL LEGEND

- BOUNDARY LINE
- PROPOSED TREES
- RL 15.80 PROPOSED LEVELS
- A/C AIR CONDITIONING
- HWS HOT WATER SYSTEM
- RKE KITCHEN EXHAUST RISER
- SE SMOKE EXHAUST
- BIN BIN/REFUSE CHUTE
- E/C ELECTRICAL COMMS
- W/M WATER METER
- MECH MECHANICAL SERVICES RISER
- A AWNING WINDOW

- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

NOTE:
GLAZED SLIDING DOORS TO ALL STUDY ROOMS TO ALLOW SOLAR ACCESS AND NATURAL VENTILATION FROM ADJOINING LIVING ROOM AREA.

REVISION

C	ISSUE FOR DA	24/01/25
D	FOR INFORMATION	21/02/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	14/03/25
G	DEVELOPMENT APPLICATION	20/03/25
H	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
B3 ROOF PLAN

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: H
DRAWING NO.: **DAB3-108**

20/06/2025 3:48:48 PM

2 B3 UPPER GROUND FLOOR PLAN
SCALE1 : 250

3 LEVEL 01 PLAN
SCALE1 : 250

4 LEVEL 02 PLAN
SCALE1 : 250

10 3 BED LEVEL UG, 1-2 SILVER LEVEL PLAN
SCALE 1 : 50

REQUIREMENTS

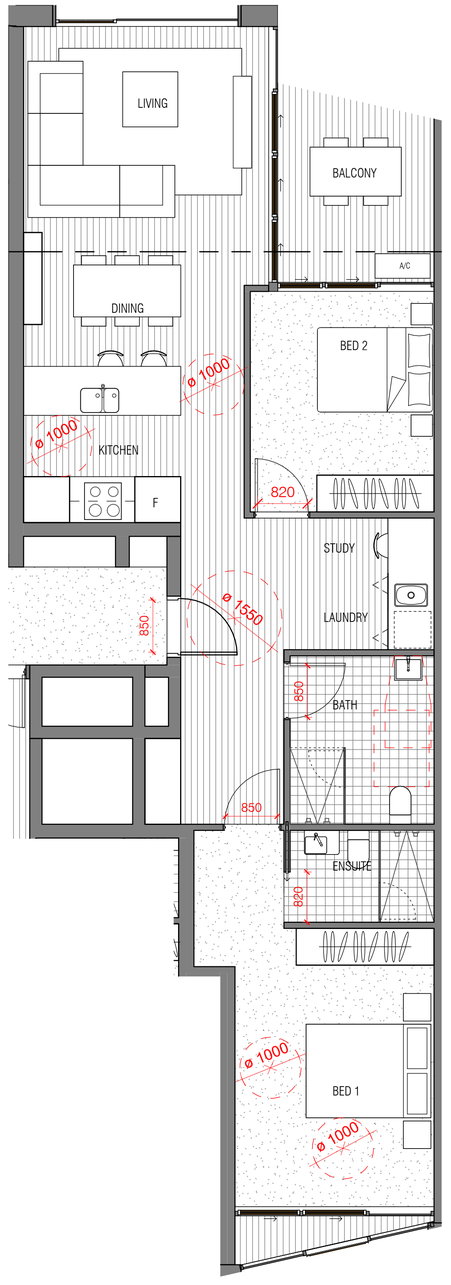
9 ADAPTABLE APARTMENTS (15%)

12 SILVER LEVEL APARTMENTS (20%)

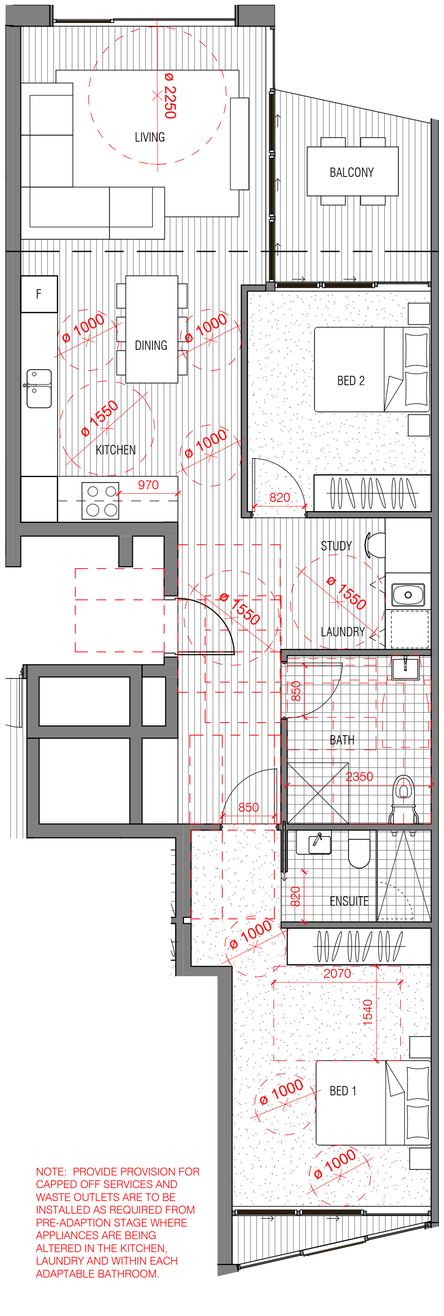
PROPOSED

9 ADAPTABLE AND SILVER LEVEL APARTMENTS

3 SILVER LEVEL APARTMENTS



1 2 BED LEVEL UG, 1-2 PRE- ADAPTABLE
SCALE 1 : 50



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

9 2 BED LEVEL UG, 1-2 POST ADAPTABLE
SCALE 1 : 50

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	30/01/25
C	FOR INFORMATION	05/02/25
D	DEVELOPMENT APPLICATION	23/04/25

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DRAWN: KC
CHECKED: MC
JOB NO.: 23001
SCALE: As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B3
SHEET 1

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: D
DRAWING NO.: **DAB3-110**

20/06/2025 3:49:09 PM

1 B3 LEVEL 3-5 PLAN
SCALE1 : 250

REQUIREMENTS

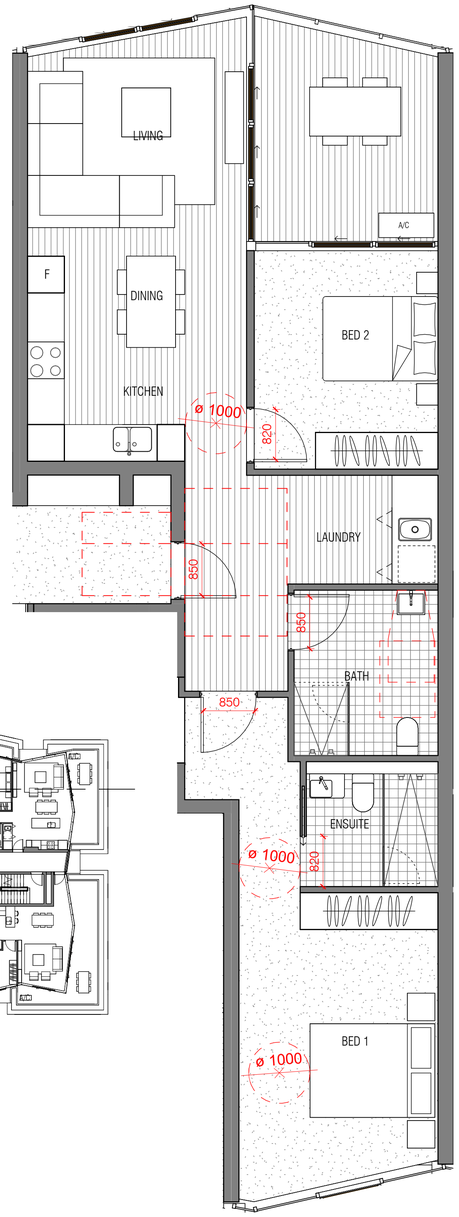
9 ADAPTABLE APARTMENTS (15%)

12 SILVER LEVEL APARTMENTS (20%)

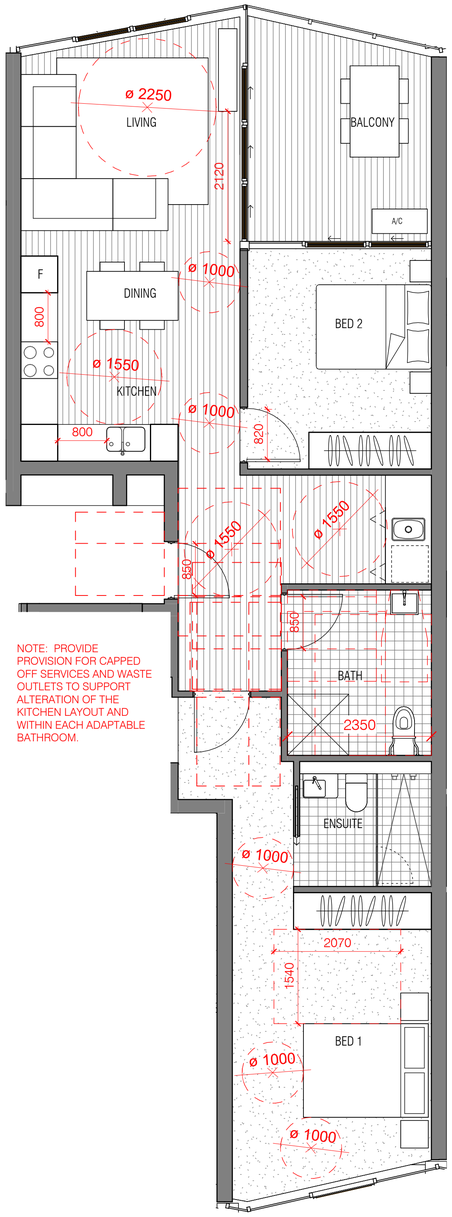
PROPOSED

9 ADAPTABLE AND SILVER LEVEL APARTMENTS

3 SILVER LEVEL APARTMENTS

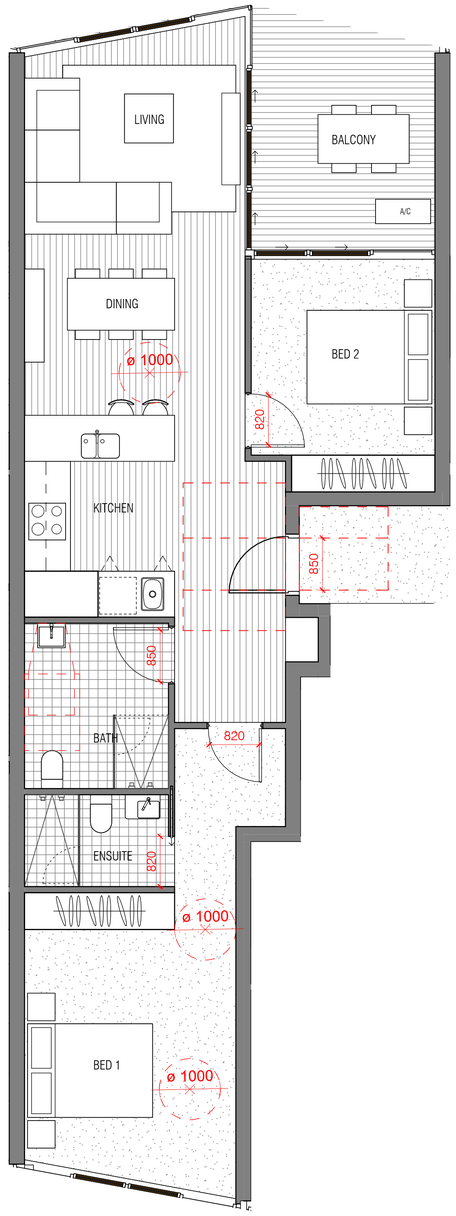


2 2 BED LEVEL 3-5 PRE-ADAPTABLE THRU APARTMENT TYPE 1
SCALE 1 : 50

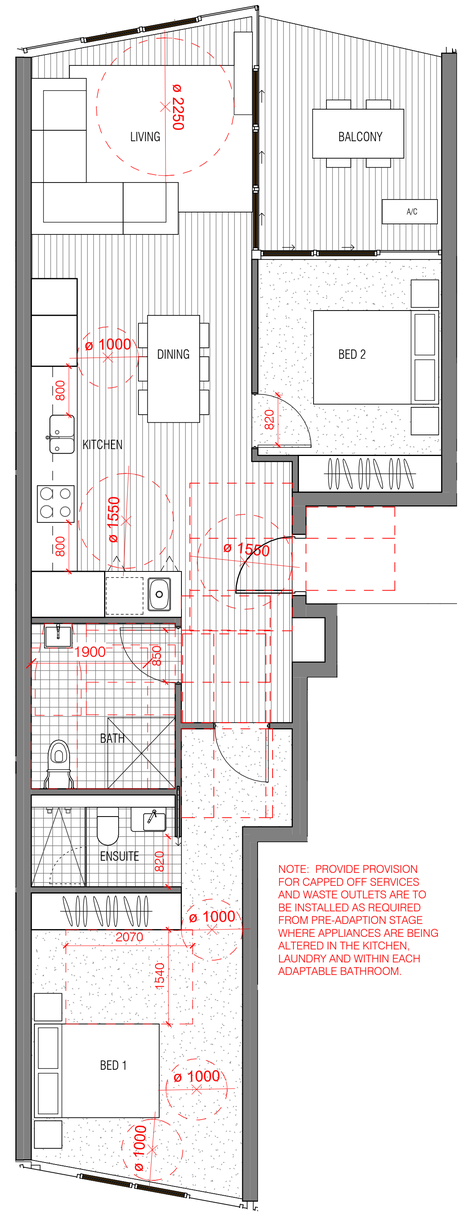


NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.

4 2 BED LEVEL 3-5 POST-ADAPTABLE THRU APARTMENT TYPE 1
SCALE 1 : 50



3 2 BED LEVEL 3-5 PRE-ADAPTABLE THRU APARTMENT TYPE 2
SCALE 1 : 50



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS ARE TO BE INSTALLED AS REQUIRED FROM PRE-ADAPTION STAGE WHERE APPLIANCES ARE BEING ALTERED IN THE KITCHEN, LAUNDRY AND WITHIN EACH ADAPTABLE BATHROOM.

5 2 BED LEVEL 3-5 POST-ADAPTABLE THRU APARTMENT TYPE 2
SCALE 1 : 50

REVISION

A	ISSUE FOR DA	24/01/25
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DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	As indicated @A1

PROJECT
372-374 MANN ST & 35-37 DWYER ST
NORTH GOSFORD NSW 2250

DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B3
SHEET 2

CLIENT
STOCKBRIDGE
PROPERTIES PTY LTD

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE
SSDA

REV
D

DRAWING NO.
DAB3-111

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