372-374 Mann Street and 35-37 Dwyer Street, North Gosford NSW: Biodiversity Development Assessment Report Waiver

Prepared for The Trustee for Stockbridge Property Unit Trust

Final report (version 02)

8 April 2025

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- NSW Department of Primary Industries for access to indicative mapping of freshwater threatened species and fish populations.
- Australasian Bat Society for access to bat distribution mapping.

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Contents

1 Certification and declarations 1

2 Introduction 3

2.1.1 Project site 3
2.1.2 Project description 4
2.2 BDAR Waiver 5

3 Methods 6

3.1 Database and literature review 6
3.2 Field investigation 6
3.2.1 Permits and licences 7

4 Results 8

4.1 Vegetation communities 8
4.1.1 Priority weeds 11
4.2 Threatened species 11
4.2.1 Flora species habitat assessment 12
4.2.2 Fauna species habitat assessment 12
4.3 Aquatic habitats 13

5 Impact Assessment 14

5.1 Environment Protection and Biodiversity Conservation Act 1999 14
5.2 Biodiversity Conservation Act 2016 15
5.3 State Environmental Planning Policies (SEPP) 16
5.3.1 Biodiversity and Conservation SEPP 2021 16
5.3.2 State Environmental Planning Policy (Precincts - Regional) 2021 17
5.4 Development Control Plans/Local Environmental Plans 17
5.4.1 Development within the Gosford town centre remains subject to State Environmental Planning Policy (Precincts Regional) 2021 chapter 5 Gosford City Centre with the Minister of Planning as the consent authority, as outlined above.Gosford City Centre Development Control Plan 2018 17

6 Mitigation measures 19

6.1 Ecological pre-demolition check 21
6.2 Adaptive management strategy 21

7 Conclusion and recommendations 22

References 23

Appendices 25

Appendix 1 Figures 26

Appendix 2 BAM plot floristics 31

Appendix 3 Flora and fauna recorded 32

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Appendix 4 **Photos from the study area** **34**
Appendix 5 **Significant Impact Criteria Assessment** **36**
Appendix 6 **Microbat assessment** **40**
Appendix 7 **BDAR Waiver checklist** **61**
Appendix 8 **Proposed site plans** **64**

Tables

Table 1 Response to relevant SEARs 3
Table 2 Urban Native /Exotic vegetation in the study area 9
Table 3 Exotic vegetation in the study area 10
Table 4 Measures to mitigate and manage impacts 20
Table 5 BAM plot floristics for plot collected in exotic dominated vegetation in the study area 31
Table 6 Flora species incidentally recorded in the study area 32
Table 7 Generic fauna species recorded in the study area 33
Table 8 Large-eared Pied Bat – Endangered species, assessment against Significant Impact Criteria (DoE 2013) 37
Table 9 BDAR waiver request information requirements 61
Table 10 Impacts of the proposed development on biodiversity values 62

Figures

Figure 1 Study area locality 27
Figure 2 Ecological features in the study area 28
Figure 3 Threatened flora recorded within the search area 29
Figure 4 Threatened fauna recorded within the search area 30

Photos

Photo 1 Urban Native/Exotic vegetation within the study area 9
Photo 2 Exotic vegetation (managed lawn) within the study area 10
Photo 3 Exotic vegetation (shrubs and planted exotic trees) within the study area 10
Photo 4 Anabat Chorus unit deployed on starpicket, facing potential flyways for microbat species in the study area. 34
Photo 5 Crevices in brickwork in the study area which could provide suitable habitat for microbats. 35

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1 Certification and declarations

I, Mitchell Palmer, confirm this BDAR Waiver addresses the requirement of SEARs and relevant State and local legislation, policies, and guidelines including:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- *Environmental Planning and Assessment Act 1979* (EP&A Act).
- *Biodiversity Conservation Act 2016* (BC Act).
- *Biosecurity Act 2015* (Biosecurity Act).
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- *Central Coast Development Control Plan 2012* (DCP).
- *Central Coast Local Environmental Plan 2022* (LEP).

I further confirm that none of the information contained in the BDAR Waiver is false or misleading.

I certify that this report has been prepared on the basis of the requirements of, and information provided under the Biodiversity Assessment Method (DPIE 2020) and Section 6.15 of the *Biodiversity Conservation Act 2016*.

In preparing this assessment I have acted in accordance with the Accredited BAM Assessor Code of Conduct.

I declare that I have considered the circumstances and there is no actual, perceived or potential conflict of interest.

Signature:

Date:

BAM Assessor Accreditation Number: BAAS 17051

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I, Mitchell Palmer, confirm that to the best of my knowledge, supported by the flora and fauna assessment, that the vegetation within the study area was planted for aesthetics and visual amenity, and not for conservation or restoration of threatened communities.

I confirm that the planting was not undertaken:

- Under a conservation obligation as outlined in BAM Section 11.9(2).
- As part of a funded conservation action.
- As part of a legal obligation.
- As part of a condition of consent.

Signature:

Date:

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2 Introduction

This ecological impact assessment and supporting Biodiversity Development Assessment Report waiver (BDAR waiver) has been prepared on behalf of The Trustee for Stockbridge Property Unit Trust to accompany an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in respect of a State Significant Development Application (SSDA) for a proposed mixed-use development at 35-37 Dwyer Street and 372-374 Mann Street, North Gosford. This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) as detailed in Table 1 below.

Table 1 Response to relevant SEARs

SEAR number	Issue and Assessment Requirements	Response	Evidence
Biodiversity			
11	*Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.*	A BDAR Waiver has been prepared.	This ecological impact assessment and supporting BDAR Waiver request.
	If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	The site does not occur on biodiversity certified land.	Not applicable.

2.1.1 Project site

The project site is known as 35-37 Dwyer Street and 372-374 Mann Street, North Gosford NSW (Plate 1 below and Figure 1), legally known as Lot 4-5 in DP 15954, Lot 2A in DP 407164 and Lot 31 in DP 553523.

The site is irregularly shaped and has an area of 7,038.5 metres squared. The site has a frontage of 86 metres to Dwyer Street to the north and 34.2 metre frontage to Mann Street to the east. The site is located within the Gosford Central Business District (CBD). The study area is currently zoned B4 (Mixed Use). An aerial photograph of the site is provided below in Plate 1. The proposed site plans for this development are provided in Appendix 8.

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Plate 1 Aerial Photograph of the proposed project site.

The study area does not include land mapped within the Biodiversity Values Map (BV Map) (NSW DCCEEW 2024a). Vegetation within the study area has been almost entirely cleared for the existing infrastructure onsite, interspersed with landscaped areas containing planted native and non-native vegetation. This BDAR waiver outlines the ecological features of the study area, demonstrates where avoidance measures have been implemented and provides concluding statements regarding the likelihood of any impacts to threatened biota as a result of the project.

2.1.2 Project description

The project is a mixed-use development which includes site preparation works, the construction of three buildings ranging in height from seven storeys to 22 storeys containing residential apartments, commercial/retail floor area and basement car parking, and the construction of a private road, landscaping and public domain improvements.

Specifically, this application seeks approval for the following:

- Site preparation works comprising:
  - The demolition of the current buildings within the site.
  - Partial clearing of the existing planted native vegetation and exotic vegetation.
  - Remediation works where necessary across the site.
- A multi-story complex (7-22 storeys).
- Basement levels comprising parking spaces.

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2.2 BDAR Waiver

Under Section 7.9 of the *NSW Biodiversity Conservation Act 2016* (BC Act) a BDAR is required for all SSD projects, and the Biodiversity Offset Scheme (BOS) applies to all SSD under Section 7.14 of the BC Act. A BDAR waiver will only be issued in limited circumstances where the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

This biodiversity assessment will support an application for a BDAR waiver to support the EIS under Part 4 of the EP&A Act, as part of the SSDA. The objective of this assessment is to determine the presence of any threatened flora, fauna, populations or ecological communities (entities) within the study area, listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and/or BC Act. Where applicable, it will assess the impacts of the project on any such species or their habitats and address the requirements of a BDAR waiver application.

This biodiversity assessment and supporting BDAR waiver has been prepared by Dylan Mason, Jessica Chapman, Emma Heath, and Felicity Williams, and overseen by Accredited Assessor, Mitchell Palmer (#BAAS17051), utilising the NSW Biodiversity Assessment Methodology (BAM) (DPIE 2020). All impacts on biodiversity values to which the BOS applies under section 6.3 of the BC Act are addressed herein. Biodiversity values are defined in the BC Act and the *Biodiversity Conservation Regulation 2017* (BC Regulation). The BC Regulation (clause 6.1) prescribes additional impacts on biodiversity values to be assessed under the BOS.

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3 Methods

3.1 Database and literature review

Prior to completing the field investigation, information provided by McDonalds Industries as well as other key information was reviewed, including:

- Australian Commonwealth Department of Climate Change, Energy, the Environment and Water (Cth DCCEEW) Protected Matters Search Tool for matters protected by the EPBC Act.
- NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) BioNet Atlas of NSW Wildlife, for items listed under the BC Act.
- NSW Department of Primary Industries (DPI) Biosecurity Act 2015 for Priority listed weeds for the Greater Sydney Local Land Services (LLS) area.
- Existing vegetation mapping, including the NSW State Vegetation Type Map (DPE 2023).

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- *Environmental Planning and Assessment Act 1979* (EP&A Act).
- *Biodiversity Conservation Act 2016* (BC Act).
- *Water Management Act 2000* (WM Act).
- *Biosecurity Act 2015.* (Biosecurity Act).
- State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- *Central Coast Development Control Plan 2012* (DCP) and *Central Coast Local Environment Plan 2022* (LEP).

Desktop research was completed prior to the field investigation to determine the presence of suitable habitat for threatened species previously recorded (NSW DCCEEW 2024b) or predicted to occur (Cth DCCEEW 2024) within 5 kilometres. This list was filtered according to species descriptions, life history, habitat preference and soil preference to determine those species most likely to be present within the study area.

3.2 Field investigation

A field investigation of the study area was undertaken on 27 August 2024 by Brooke Corrigan (Senior Botanist and Offset Coordinator) of Biosis. Vegetation within the study area was surveyed using the random meander technique (Cropper 1993). Given the limited vegetation present at the study area, the field survey assessed all vegetation contained within the study area.

General classification of native vegetation in NSW used in this report is based on the classification system in Keith (2004) which uses three groupings of vegetation: vegetation formation, vegetation class and vegetation type, with vegetation type the finest grouping. The grouping referred to in this report is Plant Community Type (PCT) as required by the BAM (DPIE 2020).The vegetation types, within the study area, were stratified into PCTs broadly based on previous vegetation mapping, and the vegetation boundaries marked with a hand-held GPS in the field. Appropriate PCTs were selected on the basis of species composition and structure, known geographical distribution, landscape position, underlying geology, soil type, and any other diagnostic features. To validate the PCT selection, a single BAM floristic plot was completed.

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Following the initial field investigation and the identification of potential microbat roosting habitat within the study area, targeted surveys for Microbat species were undertaken, with two Anabat Chorus units deployed over five nights between 20-25 November 2024. These units were deployed in open areas near probable flyways and facing openings within potential roosting habitats.

3.2.1 Permits and licences

The ecological impact assessment was conducted under the terms of Biosis' Scientific Licence issued by the Department of Climate Change, Energy, the Environment and Water under the BC Act (SL100758, expiry date 30 June 2026).

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4 Results

Regional soil mapping indicates the study area occurs on the Sydney – Newcastle Coastal Alluvial Plains (Mitchell 2002) that is characterised by undulating plains and low rises on Quaternary sand or Permian/Triassic sandstone or shale with swampy valley floors. This landscape occurs at a general elevation between 0 metres and 8 metres, with a local relief of 20 metres. This landscape also includes siliceous uniform sands, patches of deep red podsol and yellow or brown texture-contrast soils on bedrock. Vegetation in this landscape varies with drainage and the composition of the soil, which is highly influential on the vegetation communities observed.

Vegetation within the study area comprises planted native vegetation and exotic vegetation. Scattered native understory species occur throughout the study area but these areas have been modified by past disturbances including historical clearing and weed ingress via the introduction of horticultural plantings, therefore are dominated by exotic species. As such, no native vegetation communities consistent with any plant community types (PCTs) occur at the study area. No threatened ecological communities (TECs) were found to occur at the study area. The vegetation has therefore been mapped as areas of Urban Native/Exotic, cleared areas and exotic vegetation.

In the northern portion of the study area, several planted Cheese Trees *Glochidion ferdinandi* subsp. *ferdinandi* occur. None of these individual plants are naturally occurring in the study area context, having been planted for landscaping purposes and occurring in a highly disturbed habitat, and therefore are not attributed to a TEC and no further consideration of impacts under the BC Act or EPBC Act are required.

The immediate connectivity with surrounding vegetation in the study area is poor, as the majority of vegetation within the local area exists as fragmented patches in a landscape that has been extensively cleared. Within 5 kilometres of the study area, several large patches of native vegetation occur and likely provide habitat for several common and threatened biota, detailed further in Section 4.2 of this report.

Fauna species observed utilising the study area at the time of the preliminary field investigation were limited to generic species common in an urban landscape. Ultrasonic calls of several microbat species were recorded during the targeted microbat surveys (Table 7). Details of the microbat surveys are provided in Appendix 6.

4.1 Vegetation communities

Prior to the field investigation, Biosis confirmed that various vegetation communities, have been mapped in the broader landscape. A key focus of this assessment was to determine if any PCTs were present in the study area and if so, if they are consistent with any TECs, as well as to determine whether habitat for threatened species is present in the study area. The following PCTs are modelled and mapped in the surrounding locality of the study area:

- PCT 3230 *Central Coast Escarpment Moist Forest.*
- PCT 3242 *Lower North Ranges Turpentine Moist Forest*.
- PCT 3263 *Watagan Range Turpentine-Mahogany Grass Forest*.
- PCT 3436 *Hunter Coast Sandy Creekflat Low Paperbark Scrub*.
- PCT 3581*Hunter Coast Foothills Apple Forest*.
- PCT 3593 *Sydney Coastal Sandstone Bloodwood Shrub Forest*.

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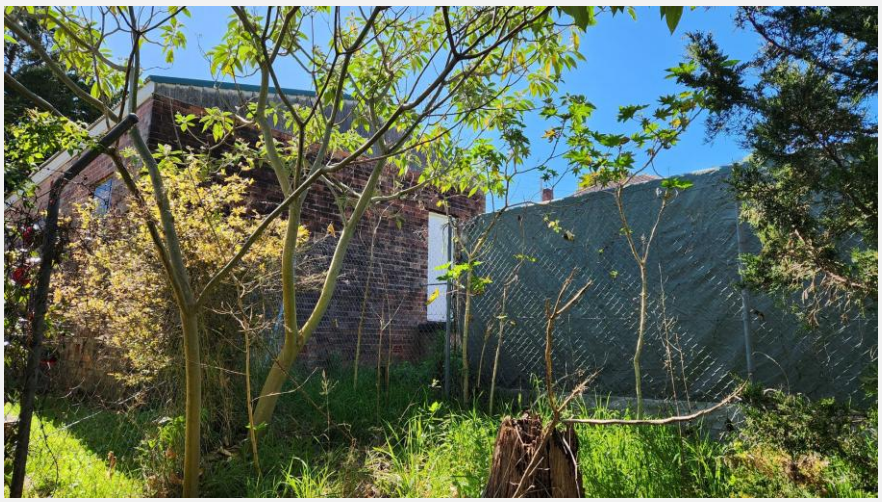
- PCT 4020 *Coastal Creekflat Layered Grass-Sedge Swamp Forest.*
- PCT 4028 *Estuarine Swamp Oak Twig-rush Forest.*

The vegetation in the study area is not consistent with any PCT as it comprised of planted native and non-native vegetation, cleared areas and maintained exotic dominated lawns. Because of the absence of PCTs, there are no TECs present in the study area. The structure, floristic composition and condition of the vegetation in the study area is described in Table 2 and Table 3. A summary of the floristics for the BAM plot completed in the study area is provided in Appendix 2. Mapped vegetation types are shown on Figure 2.

Table 2 Urban Native /Exotic vegetation in the study area

Urban Native/Exotic vegetation	
Description	The study area contains 0.02 hectares of individual planted native trees/shrubs and exotic species over an exotic dominated understory with scattered natives. Within the study area, this community occurred as three isolated trees including Crimson Bottlebrush *Callistemon citrinus* and Cheese Tree *Glochidion ferdinandi* var. *ferdinandi*. The understorey below consisted of exotic dominated, managed lawns, containing Buffalo Grass *Bouteloua dactyloides*, Panic Veldtgrass *Ehrharta erecta*, and White Clover *Trifolium repens*. In some areas Weeping Grass *Microlaena stipoides* and Native Geranium *Geranium solanderi* were present as scattered individuals. This assembly of plants is unlikely to occur in a natural setting, are evenly spaced plantings that are grouped in uniform patterns of even-aged stands and many of the species are non-native to the area. Hence the vegetation cannot be attributed to a PCT.
Threatened ecological community	These areas are not consistent with a PCT and therefore are not associated with any TECs.
Picture: Urban Native/Exotic vegetation	 **Photo 1 Urban Native/Exotic vegetation within the study area**

Table 3 Exotic vegetation in the study area

Exotic vegetation	
Description	The study area contained 0.42 hectares of exotic vegetation. In the study area, exotic vegetation is present as managed lawns, and planted exotic trees/shrubs. The managed lawns are dominated by Panic Veldtgrass *Ehrharta erecta* and *Setaria* spp., interspersed with Catsear *Hypochaeris radicata* and Quaking Grass *Briza maxima*. Planted exotic pine species *Pinus* spp. are present with a sparse mid storey of woody weeds including Large-leaved Privet *Ligustrum lucidum* and Wild Tobacco Bush *Solanum mauritianum*. The understorey in shadier patches of exotic vegetation is dominated by Panic Veldtgrass, Common Sowthistle *Sonchus oleraceus*, and scattered occurrences of Native Grape *Cayratia clematidea*. A BAM plot was completed in exotic vegetation of the study area and the full floristic data for this plot is provided in Appendix 2.
Threatened ecological community	These areas are not consistent with a PCT and therefore are not associated with any TECs.
Picture: Exotic vegetation	 **Photo 2 Exotic vegetation (managed lawn) within the study area**  **Photo 3 Exotic vegetation (shrubs and planted exotic trees) within the study area**

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4.1.1 Priority weeds

No priority weeds for the Greater Sydney LLS region, which includes the Central Coast LGA were recorded in the study area.

The Biosecurity Act provides for the identification, classification and control of priority weeds with the purpose of determining if a biosecurity risk is likely to occur. A priority weed is any weed identified in a local strategic plan, for a region that includes that land or area, as a weed that is or should be prevented, managed, controlled or eradicated in the region.

The General Biosecurity Duty as outlined in the Biosecurity Act states:

> *All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.*

4.2 Threatened species

Background searches identified 41 threatened flora species and 125 threatened fauna species recorded (NSW DCCEEW 2024b) or predicted to occur (Cth DCCEEW 2024) within 5 kilometres of the study area. Flora and fauna species predicted to occur within the search area of 5 kilometres surrounding the study area can be visualised in Figure 3 and Figure 4. Those species considered most likely to have habitat within the study area based on the background research are as follows:

Flora

- Biconvex Paperbark *Melaleuca biconvexa* (Vulnerable, EPBC Act and BC Act).
- Somersby Mintbush *Prostanthera junonis* (Endangered, EPBC Act and BC Act).
- Spreading Guinea Flower *Hibbertia procumbens* (Endangered, BC Act).

Fauna

- Large-eared Pied Bat *Chalinolobus dwyeri* (Endangered, EPBC Act and BC Act).
- Glossy Black-Cockatoo *Calyptorhynchus lathami lathami* (Vulnerable, EPBC Act and BC Act).
- Grey-headed Flying-fox *Pteropus poliocephalus* (Vulnerable, EPBC Act and Vulnerable, BC Act).
- Eastern Cave Bat *Vespadelus troughtoni* (Vulnerable, BC Act).
- Eastern Coastal Free-tailed Bat *Micronomus norfolkensis* (Vulnerable, BC Act).
- Eastern False Pipistrelle *Falsistrellus tasmaniensis* (Vulnerable, BC Act).
- Greater Broad-nosed Bat *Scoteanax rueppellii* (Vulnerable, BC Act).
- Large Bent-winged Bat *Miniopterus orianae oceanensis* (Vulnerable, BC Act).
- Little Bent-winged Bat *Miniopterus australis* (Vulnerable, BC Act).
- Powerful Owl *Ninox strenua* (Vulnerable, BC Act).

Species predicted to occur within 5 kilometres of the study area, and not listed above, are considered to have a negligible (or lower) potential for occurrence based on a lack of habitat present to support their occurrence,

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even on a transient basis. This is primarily due to the high degree of urban development and presence of exotic vegetation.

4.2.1 Flora species habitat assessment

No naturally occurring threatened flora species were recorded within the study area during field investigations or are considered likely to occur due to the urbanised nature and level of disturbance within the study area. Given the small size of areas of vegetation or potential habitat to be impacted, the random meander technique (Cropper 1993) was used in these areas via a series of lengthways traverses and is considered comprehensive to assess the presence of threatened flora. Considering the above, there is a negligible likelihood of occurrence of the above listed threatened flora, or any of those species known or predicted to occur in the locality, being present within the study area.

4.2.2 Fauna species habitat assessment

The study area does not contain any feed trees suitable for Grey-headed Flying-fox. No known Flying-Fox camps occur within the study area however, a Grey-headed Flying-Fox camp is known to occur along Wingello Creek, approximately 2.5 kilometres north-east of the study area. Grey-headed Flying-fox may fly over the study area when commuting to larger patches of vegetation in the locality, but are highly unlikely to utilise the study area itself given the absence of suitable foraging or roosting habitat.

The study area contains several large exotic pine trees which may provide marginal roosting habitat for Glossy Black-Cockatoo and Powerful Owl on rare occasions, however, given the urban context of the study area and the abundance of more suitable foraging habitat in the broader landscape, it is unlikely that these species would occur in the study area other than on rare occasion and on a transient basis. No hollow-bearing trees, fallen logs, stick nests, or aquatic habitats were found at the study area.

The study area does not contain any suitable tree-roosting habitat for microbats (hollows, bark, spouts, fissures) or natural caves or cave-like habitat (rocky overhangs, cracks, crevices, mines, culverts, bridges, tunnels). However, several entrances to wall cavities and crevices in bricks of existing buildings were identified during the preliminary field investigation as potential but unlikely roosting habitat for threatened species including Large-eared Pied Bat, Eastern Cave Bat, Large Bent-winged Bat and Little Bent-winged Bat (Photo 5 and Figure 2). Targeted microbat survey was therefore undertaken to assess bat activity and potential roost occupation at the site. A detailed microbat assessment report is provided in Appendix 6.

The microbat assessment (see Appendix 6) found no evidence that roosting habitat for microbats is present at the site. No bats were observed exiting any of the existing infrastructure at the site across two nights of dusk fly-out watches. Passive acoustic detectors placed in close proximity to the existing infrastructure did not record increased bat activity around dusk, when bats would be expected to be emerging from roosts, if present within the study area.

Overall, bat activity at the site was low with only 45 confirmed bat calls over the 10 detector nights. A small number of call sequences were recorded of threatened species including:

- Eastern Coastal Free-tailed Bat *Micronomus norfolkensis* (Vulnerable, BC Act) (1call).
- Greater Broad-nosed Bat *Scoteanax rueppellii* (Vulnerable, BC Act) (3 calls).
- Little Bent-winged Bat *Miniopterus australis* (Vulnerable, BC Act) (2 calls).

Eastern Coastal Free-tailed Bat and Greater Broad-nosed Bat are tree-hole roosting species, and there is no suitable roosting habitat present within the site. Little Bent-winged Bat is a cave-roosting species that forms large maternity colonies at a small number of known breeding sites, usually in association with Large Bent-winged Bat.

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Given the timing of the calls of the above species and the low number recorded, it is most likely that these calls were of individuals commuting through the site rather than roosting or foraging within the site. The absence of suitable natural roosting habitat further suggests microbats are unlikely to be resident at the site and are more likely to pass through the site occasionally to access more suitable resources in larger extant patches of native vegetation in the locality.

Considering the above, no threatened fauna species are considered likely to be impacted by the proposal.

Although Large-eared Pied Bat *Chalinolobus dwyeri* (Endangered, EPBC Act and BC Act) was not recorded in the study area, however does occur in the search area (5 kilometres surrounding the study area) as seen in Figure 4. As this species is a MNES, a conservative approach was taken and a Significant Impact Criteria Assessment (SIC) prepared in Table 8.

4.3 Aquatic habitats

The study area does not contain any aquatic habitats. The nearest aquatic habitat is associated with Narara Creek, which is approximately 560 metres to the north-west of the study area. The study area does not provide habitat for any threatened aquatic species and therefore no impacts to aquatic habitats are likely to occur as a result of the project.

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5 Impact Assessment

The proposed works involve the following:

- Site preparation works comprising:
  - The demolition of the current buildings within the site.
  - Partial clearing of the existing planted native vegetation and exotic vegetation.
  - Remediation works where necessary across the site.
- A multi-story complex (7-22 storeys).
- Basement levels comprising parking spaces.

The above works involve the following impacts to ecological features of the study area:

- Removal of up to 0.02 hectares of Urban Native/Exotic vegetation sub optimal habitat.
- Removal of up to 0.42 hectares of maintained exotic dominated lawn and negligible habitat.
- Removal of existing buildings in the study area that provide negligible habitat and is confirmed to not consist of not current habitat for threatened microbat species at the time of this assessment.

The study area is set within a residential area serviced by medium and light vehicular traffic. The project will not result in any significant changes to the functioning of the study area or the type of vehicular traffic using the area. The project will not result in any significant changes to current light and noise levels within the study area or its surrounds.

No naturally occurring threatened flora species or their habitats were identified within the study area during field investigations. Fauna habitat is limited to marginal and isolated foraging and roosting habitat of planted vegetation. As such, the study area is considered unlikely to support any threatened species.

Based on the above, the project is considered highly unlikely to result in significant impact either directly or indirectly, to threatened flora, fauna (including threatened microbat species) or ecological communities. Information contained in this assessment to support the BDAR waiver, is defined in the document *How to apply for a biodiversity development assessment report waiver for a major project application* (DPIE 2019) and is further detailed in Appendix 7.

5.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act is the Australian Government's key piece of environmental legislation. The EPBC Act applies to developments and associated activities that have the potential to significantly impact on MNES protected under the Act. Under the EPBC Act, activities that have potential to result in significant impacts on MNES must be referred to the Commonwealth Minister for the Environment and Energy for assessment.

No EPBC Act listed flora species were recorded or considered likely to occur within the study area. As such, no assessments against the Significant Impact Criteria (SIC) have been prepared for threatened flora, or TECs.

No EPBC Act listed fauna species were recorded in the study area or are considered likely to utilise the study area on more than a rare or transient basis. However, as an MNES a conservative approach was taken for Large-eared Pied Bat *Chalinolobus dwyeri* (Endangered, EPBC Act and BC Act) and a Significant Impact Criteria Assessment (SIC) completed in Table 8.

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It is considered highly unlikely that a significant impact on a MNES would result from the project. To avoid and minimise any further impacts to ecological values, it is recommended that mitigation measures are followed, provided in Section 6 of this report on Mitigation measures.

5.2 Biodiversity Conservation Act 2016

No threatened flora species listed under the BC Act were recorded or considered to have a medium or greater likelihood of occurring within the study area.

Three threatened microbat species were recorded through passive ultrasonic detectors. These species included:

- Eastern Coastal Free-tailed Bat *Micronomus norfolkensis* (Vulnerable, BC Act).
- Little Bent-winged Bat *Miniopterus australis* (Vulnerable, BC Act).
- Greater Broad-nosed Bat *Scoteanax rueppellii* (Vulnerable, BC Act).

However, there is no evidence that suitable roosting habitat for microbats is present at the site. No suitable tree hollows were identified, and no bats were observed exiting any of the existing infrastructure at the site across two nights of dusk fly-out watches. Passive acoustic detectors placed in close proximity to the existing infrastructure did not record increased bat activity around dusk, when bats would be expected to be emerging from roosts if present within the study area.

Given the timing of the recorded calls and the low number, combined with the absence of suitable roosting habitat within the site, it is most likely that these calls were of individuals commuting through the site rather than roosting or foraging within the site.

It is highly unlikely that threatened microbat species utilise the study area for roosting. Individuals may pass through or over the site to access more suitable foraging resources in large extant patches of native vegetation in the locality. Given the nature and scale of the proposed impacts, it is unlikely that the project would result in significant impacts to threatened microbats.

As such, no Tests of Significance (ToS) have been prepared for any threatened entities. It is considered unlikely that a significant impact would result from the project.

Biodiversity Offsets Scheme

The project triggers the Biodiversity Offset Scheme (BOS) under the BC Act as the project is SSD and consideration of the BOS is mandatory, however a BDAR Waiver is suitable for consideration by the consent authority, as there is a low likelihood of impact to threatened species, populations and ecological communities (entities) within the study area. Indirect impacts to low quality foraging habitat constituting planted native and exotic vegetation for threatened fauna are considered negligible.

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5.3 State Environmental Planning Policies (SEPP)

5.3.1 Biodiversity and Conservation SEPP 2021

Chapter 2: Vegetation in non-rural areas

This chapter aims to protect the biodiversity values of trees and other vegetation in non-rural areas of NSW and to preserve the amenity of non-rural areas through the preservation of trees and other vegetation by ensuring that the BOS will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that do not require development consent.

This chapter does not apply to the Gosford LGA, as defined in Clause 2.3. Therefore no further consideration is required.

Chapter 3: Koala Habitat Protection 2020

This chapter applies to land zoned RU1, RU2 or RU3. As the proposal occurs on land zoned B4, this chapter does not apply.

Chapter 4: Koala Habitat Protection 2021

Chapter 4 Koala Habitat Protection aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The study area is located within the Gosford LGA within the Central Coast. Central Coast Council is listed under Schedule 2, Chapter 4 of SEPP, and is therefore subject to the requirements laid out by the policy. Specifically, this means before a consent authority may grant consent to a DA, it must satisfy itself whether or not the land is potential Koala habitat and core Koala habitat.

The study area does not have an approved Koala Plan of Management (KPoM) and does not have vegetation consistent with a PCT or koala habitat feed trees.

A Council is not prevented from granting consent to a development application for consent to carry out development on land if:

- The land does not have an approved KPoM applying to the land, or
- The Council is satisfied that the land is not core Koala habitat.

The study area does not contain Koala feed trees for the Central Coast Koala Management Area which includes the Central Coast LGA. Therefore, the vegetation within the study area is not considered potential Koala habitat as defined under Biodiversity and Conservation SEPP, and determination of whether the land constitutes core Koala habitat is not required.

No further consideration is required.

Chapter 13: Strategic conservation planning

This chapter aims to facilitate appropriate development on biodiversity certified land. It requires asset protection zones (APZ) (associated vegetation clearance) to be wholly located on Certified – Urban Capable Land and the approved mitigation measure be complied with. As the study area is not located on biodiversity certified land, this chapter does not apply to the project.

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5.3.2 State Environmental Planning Policy (Precincts - Regional) 2021

Development within the Gosford town centre remains subject to State Environmental Planning Policy (Precincts Regional) 2021 chapter 5 Gosford City Centre with the Minister of Planning as the consent authority. The aims of this chapter are:

- To promote the economic and social revitalisation of Gosford City Centre,
- To strengthen the regional position of Gosford City Centre as a multi-functional and innovative centre for commerce, education, health care, culture and the arts, while creating a highly liveable urban space with design excellence in all elements of its built and natural environments,
- To protect and enhance the vitality, identity and diversity of Gosford City Centre,
- To promote employment, residential, recreational and tourism opportunities in Gosford City Centre,
- To encourage responsible management, development and conservation of natural and man-made resources and to ensure that Gosford City Centre achieves sustainable social, economic and environmental outcomes,
- To protect and enhance the environmentally sensitive areas and natural and cultural heritage of Gosford City Centre for the benefit of present and future generations,
- To help create a mixed use place, with activity during the day and throughout the evening, so that Gosford City Centre is safe, attractive and efficient for, and inclusive of, its local population and visitors alike,
- To preserve and enhance solar access to key public open spaces,
- To provide direct, convenient and safe pedestrian links between Gosford City Centre and the Gosford waterfront,
- To ensure that development exhibits design excellence to deliver the highest standard of architectural and urban design in Gosford City Centre.

5.4 Development Control Plans/Local Environmental Plans

Development within the Gosford town centre remains subject to State Environmental Planning Policy (Precincts Regional) 2021 chapter 5 Gosford City Centre with the Minister of Planning as the consent authority, as outlined above.

5.4.1 Gosford City Centre Development Control Plan 2018

A Development Control Plan (DCP) provides detailed planning and design guidelines to support the Council's Local Environment Plan (LEP). The DCP identifies additional development controls and standards for addressing development issues at a local level, and guides developers and landowners in development requirements and guidelines.

The Gosford City Centre DCP 2018 is relevant to the study area. The purpose of this DCP is to provide development controls for quality development and sound environmental outcomes within the Gosford City Centre.

The aims and objectives of the Gosford City Centre DCP include:

- To identify expectations and requirements for development within the Gosford City Centre and build upon the Gosford City Centre SEPP by providing detailed objectives and controls for development;

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- To ensure that all development algins with the vision, recommendations and place character in the Urban Design Framework prepared by the NSW Government Architect;
- To identify approaches and techniques which promote design excellence resulting in quality urban design and architectural outcomes in Gosford City Centre;
- To promote best practice and quality environmental outcomes.

This DCP applies to all land to which the Gosford City Centre SEPP applies, including the study area, however the Gosford City Centre SEPP prevail over the DCP. Development applications must demonstrate conformity with the objectives of this DCP, as outlined above.

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6 Mitigation measures

Identification of measures to mitigate or manage impacts has been undertaken in accordance with the BAM (DPIE 2020), including considerations such as:

- Techniques, timing, frequency and responsibility.
- Identification of measures for which there is risk of failure.
- Evaluation of the risk and consequence of any residual impacts.
- Documentation of any adaptive management strategy proposed.

Identification of measures for mitigating impacts relate to:

- Displacement of resident fauna.
- Indirect impacts on native vegetation and habitat.
- Mitigating prescribed biodiversity impacts.
- Details of the adaptive management strategy proposed to monitor and respond to impacts on biodiversity values that are uncertain.

Measures to manage and mitigate impacts on any retained vegetation are detailed in Table 4 below.

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Table 4 Measures to mitigate and manage impacts

Measures to mitigate and manage impacts	Action	Outcome	Timing	Responsibility
Adaptive management strategies proposed to monitor and respond to impacts on biodiversity values that are uncertain	Implementation of an appropriate CEMP during works to monitor and respond to impacts on biodiversity values that are uncertain.	Mitigate risk of impact to environmental controls during project construction.	Ongoing/ throughout earthworks.	Construction contractor.
Indirect impacts on native vegetation and habitat	Installation of appropriate exclusion fencing around trees and vegetation (if any) to be retained in the study area: • The radius of the tree protection zone (TPZ) is calculated for each tree by multiplying its diameter at breast height by 12, in accordance with the Standards Australia Committee (2009). • A TPZ should not be less than 2 m, or greater than 15 m, except where crown protection is required (Council of Australian Standards 2009). • This would include appropriate signage such as 'No Go Zone' or 'Environmental Protection Area'. • Identify the location of any 'No Go Zones' in site inductions and a Construction Environmental Management Plan.	No further degradation to any retained vegetation and habitats.	Before and throughout construction.	Construction contractor.
	All material stockpiles, vehicle parking and machinery storage will be located within cleared areas proposed for clearing, and not in areas of native vegetation that are to be retained (if any).	No further degradation to any retained vegetation and habitats.	Ongoing/ throughout construction.	Construction contractor.
	Works should be restricted to daylight hours.	Reduce impacts to nocturnal species.	Ongoing/ throughout construction.	Construction contractor.
Displacement of resident fauna/Mitigating prescribed biodiversity impacts	Any existing buildings designated for demolition should be inspected immediately prior to demolition, by a qualified ecologist, to confirm absence of resident fauna. A detailed method is provided in Section 6.1 below.	No direct impact to resident fauna during demolition of existing buildings.	Immediately prior to building demolition.	Qualified ecologist and construction contractor.

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6.1 Ecological pre-demolition check

An experienced and qualified Ecologist should undertake a pre-demolition check (February–October during non-breeding season of microbats) of the buildings proposed for demolition. Marginal or suboptimal microbat habitat (buildings and cracked concrete slabs) will require a pre-check by a suitably licensed ecologist prior to soft demolition to minimise potential harm to any microbats in the highly unlikely event the buildings are utilised post-targeted surveys, undertaken in November 2024. A pre-demolition check involves a multi-stage process, as follows:

- Ecologist to inspect building for the presence of fauna, specifically microbats via a roost search. A search of the building is to be undertaken by looking for microbats or signs (urine stains, guano, remains, bat fly casings, document building constituents, levels of background noise, entry/exit points, roughened surfaces and ammonia-like odours) during the daytime.
- Demolition equipment operator to knock or disturb the habitat prior to demolition, with the intent to encourage the movement of fauna out of the building/s.
- During demolition, the building components are removed as carefully as possible and placed on the ground, to allow for regular checks for fauna or lowered with an excavator arm and bucket.
- Any fauna displaced are either captured and inspected for injury prior to relocation in a pre-allocated area or allowed to self-relocate into adjacent retained habitats (if any).
- Injured fauna is to be taken to a local Veterinarian or a WIRES representative or ecologist is to be contacted as soon as possible.
- In the case of an unexpected find of a threatened fauna species, an ecologist or WIRES representative is to be contacted immediately and demolition works paused.

6.2 Adaptive management strategy

Construction and operational management plans will all contain an adaptive management component. Adaptive management strategies will be receptive to any new and relevant data that may arise through ongoing assessment and monitoring and are key to the successful implementation of crucial objectives yet also allow flexibility to changing dynamics and ongoing feedback and results. This includes measures to monitor predicted and uncertain impacts which will trigger adaptive management actions and allow for effective and quick responses.

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7 Conclusion and recommendations

This assessment has highlighted that biodiversity values within the study area are limited, with highly marginal habitat for microbat species and some planted vegetation that may be utilised by fauna species on rare occasion.

No aquatic habitat is present in the study area.

As such, it is expected that the proposed development at the study area will not impact threatened flora, fauna, or ecological communities listed under the BC Act, EPBC Act or FM Act.

Biosis makes the following recommendations to further minimise impacts to biodiversity values:

- In the unlikely event that unexpected threatened species are identified during the project, works should cease, and an ecologist should be contacted for advice.
- Appropriate erosion and sediment control measures should be installed to avoid impacts to nearby waterways via stormwater collection systems.
- Minimise disturbance to any planted native and exotic vegetation to be retained (if any). Any trees to be retained (if any) should be protected in accordance with Australian Standard AS4970 – 2009 Protection of trees on study areas.
- Undertake pre-demolition check of buildings designated for demolition during the non-breeding season (between February to October) by a suitably qualified ecologist. Impacts to threatened microbats that are present in the study area will be mitigated through measures detailed in Section 6 of this report: Mitigation measures.

It is concluded that if the proposed development is to proceed as planned there will be no significant impacts to biodiversity values and as such a BDAR waiver should be sought in accordance with s.7.9(2) of the BC Act. Further detail is provided in Appendix 6 (Microbat assessment) and Appendix 7 (BDAR Waiver checklist).

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Key to the bat calls of south-east Queensland and north-east New South Wales (Reinhold et al. 2001)

The ecology of the east-coast free-tailed bat (Mormopterus norfolkensis) in the Hunter region (McConville 2013)

Unpublished course materials from the Advanced Bat Call Analysis Workshop (May 2023) – Titley Scientific and Balance! Environmental (Greg Ford and Julie Broken-Brow).

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Appendices

Appendix 1 Figures

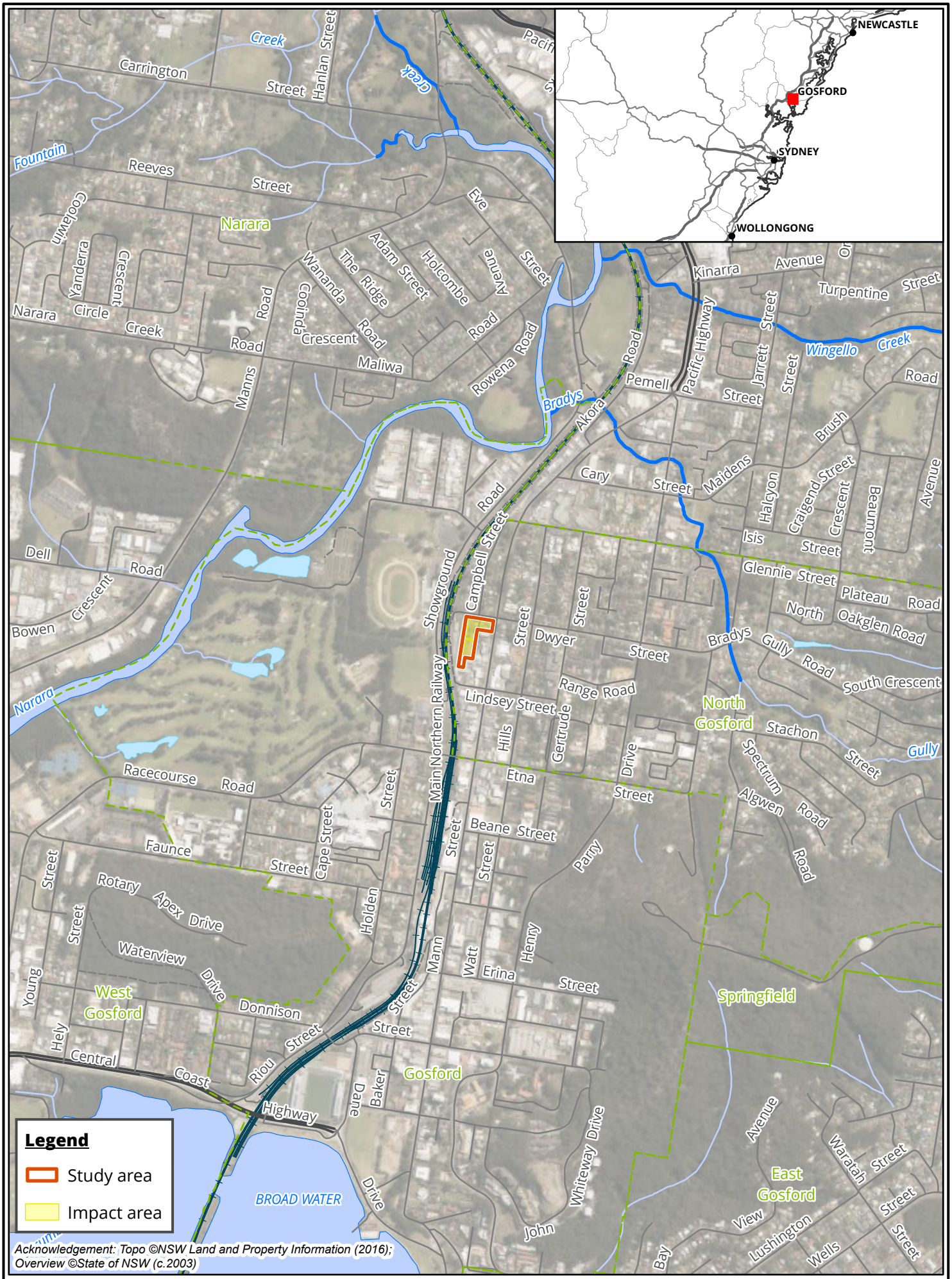

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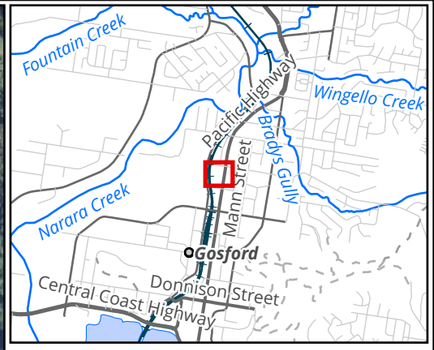
Figure 1 Location of the study area

Matter: 41276, Date: 16 December 2024,
Prepared for: JC, Prepared by: HL., Last edited by: hliswoyo
Location: P:\41200s\41276\Mapping\
41276_MannStDwyerSt_BDAR
Layout: 41276_BDARWaiv_F1_Locality

0 100 200 300 400 500 600
Metres
Scale 1:15,000@ A4, GDA2020 MGA Zone 56

N



Legend

- Study area
- Impact area
- Building to be removed
- Assumed microbat habitat
- Microbat detector location
- Microbat fly-out watch location
- BAM plot

Vegetation

- Urban Native / Exotic
- Exotic
- Cleared

Figure 2 Ecological features of the study area

0 5 10 15 20 25 30

Metres

Scale: 1:800 @ A3

Coordinate System: GDA2020 MGA Zone 56

N

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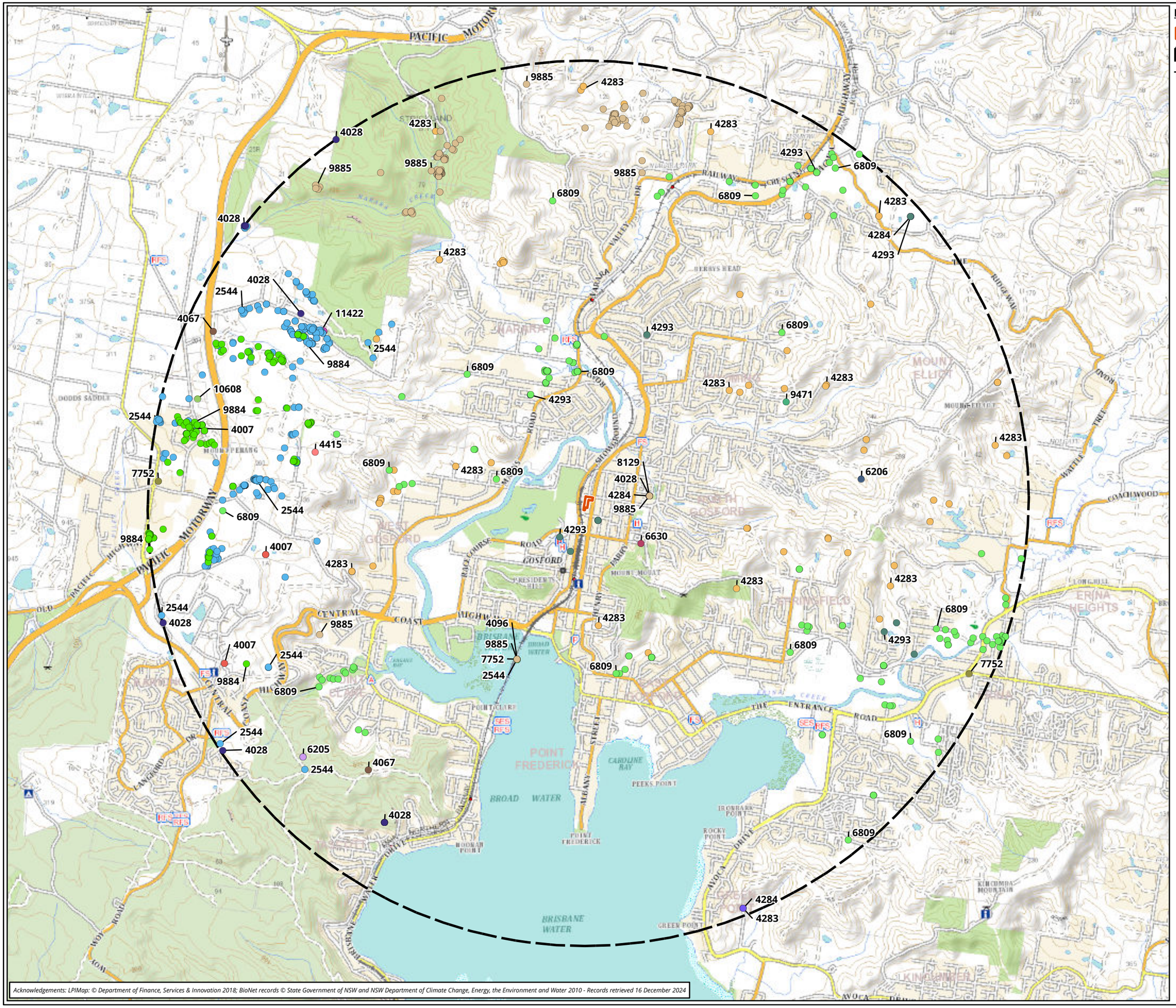
Matter: 41276, Date: 16 December 2024,
Prepared for: JC, Prepared by: HL, Last edited by: hliswoyo
Location: P:\41200s\41276\Mapping\
41276_MannStDwyerSt_BDAR,
Layout: 41276_BDARWaiv_F2_EcoFeatures

Acknowledgements: Basemap © Land and Property Information 2016; Imagery © Nearmap, March 2024 ; Site plan (Impact area) © CURZON AND PARTNERS PTY LTD



Legend

Study area

Search area

Threatened flora records - BioNet

- (10608) Dense Cord-rush - *Baloskion longipes*
- (11422) *Hibbertia puberula*
- (2544) Spreading Guinea Flower - *Hibbertia procumbens*
- (4007) Netted Bottle Brush - *Callistemon linearifolius*
- (4028) *Darwinia glaucophylla*
- (4067) Camfield's Stringybark - *Eucalyptus camfieldii*
- (4096) Slaty Red Gum - *Eucalyptus glaucina*
- (4283) Scrub Turpentine - *Rhodamnia rubescens*
- (4284) Native Guava - *Rhodomyrtus psidioides*
- (4293) Magenta Lilly Pilly - *Syzygium paniculatum*
- (4415) Leafless Tongue Orchid - *Cryptostylis hunteriana*
- (6205) *Tetratheca glandulosa*
- (6206) Black-eyed Susan - *Tetratheca juncea*
- (6630) Spider orchid - *Dendrobium melaleucaphilum*
- (6809) Biconvex Paperbark - *Melaleuca biconvexa*
- (7752) *Epacris purpurascens var. purpurascens*
- (8129) Fraser's Screw Fern - *Lindsaea fraseri*
- (9471) Narrow-leaf Finger Fern - *Grammitis stenophylla*
- (9884) Somersby Mintbush - *Prostanthera junonis*
- (9885) Tranquility Mintbush - *Prostanthera askania*

NOT TO BE MADE PUBLIC

Figure 3 Threatened flora species recorded within 5 kilometres of the study area

0 500 1,000 1,500

Metres

Scale: 1:40,000 @ A3

Coordinate System: GDA2020 MGA Zone 56

N

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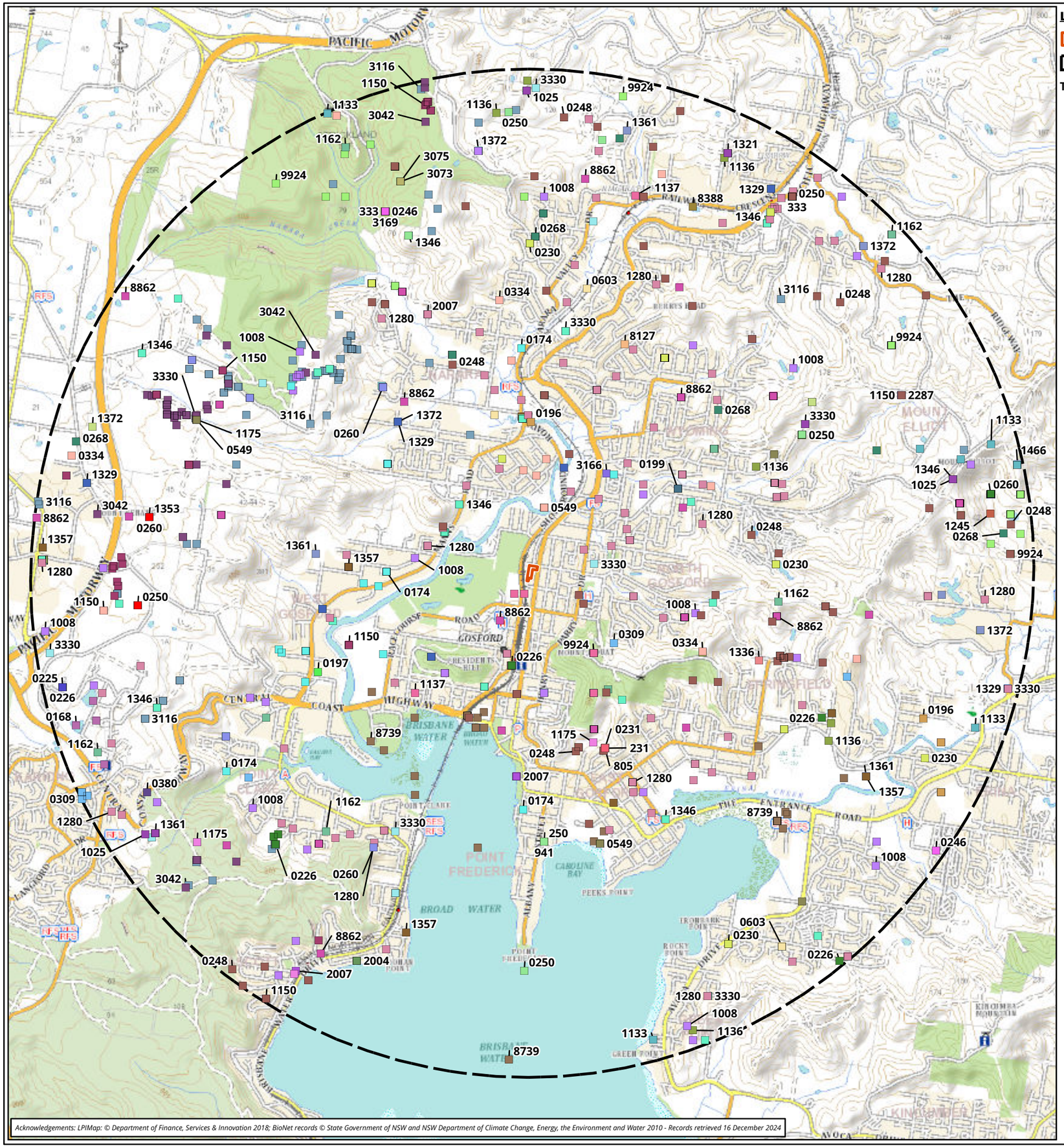
Matter: 41276, Date: 16 December 2024,
Prepared for: JC, Prepared by: HL, Last edited by: hliswoyo
Location: P:\41200s\41276\Mapping\41276_MannStDwyerSt_BDAR,
Layout: 41276_BDARWaiv_F3_ThrFlora

Acknowledgements: LPIMap: © Department of Finance, Services & Innovation 2018; BioNet records © State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water 2010 - Records retrieved 16 December 2024



Acknowledgements: LPIMap: © Department of Finance, Services & Innovation 2018; BioNet records © State Government of NSW and NSW Department of Climate Change, Energy, the Environment and Water 2010 - Records retrieved 16 December 2024

Legend

Study area

Search area

Threatened fauna records - BioNet

- (1353) Large-eared Pied Bat - *Chalinolobus dwyeri*
- (0168) Latham's Snipe - *Gallinago hardwickii*
- (0174) Bush Stone-curlew - *Burhinus grallarius*
- (0196) Black Bittern - *Ixobrychus flavicollis*
- (0197) Australasian Bittern - *Botaurus poiciloptilus*
- (0199) Magpie Goose - *Anseranas semipalmata*
- (0225) Little Eagle - *Hieraaetus morphnoides*
- (0226) White-bellied Sea-Eagle - *Haliaeetus leucogaster*
- (0230) Square-tailed Kite - *Lophoictinia isura*
- (0231) Black-breasted Buzzard - *Hamirostra melanosternon*
- (0246) Barking Owl - *Ninox connivens*
- (0248) Powerful Owl - *Ninox strenua*
- (0250) Masked Owl - *Tyto novaehollandiae*
- (0260) Little Lorikeet - *Glossopsitta pusilla*
- (0268) Gang-gang Cockatoo - *Callocephalon fimbriatum*
- (0309) Swift Parrot - *Lathamus discolor*
- (0334) White-throated Needletail - *Hirundapus caudacutus*
- (0380) Scarlet Robin - *Petroica boodang*
- (0549) Varied Sittella - *Daphoenositta chrysoptera*
- (0603) Regent Honeyeater - *Anthochaera phrygia*
- (1008) Spotted-tailed Quoll - *Dasyurus maculatus*
- (1025) Eastern Cave Bat - *Vespadelus troughtoni*
- (1133) Southern Greater Glider - *Petauroides volans*
- (1136) Yellow-bellied Glider - *Petaurus australis*
- (1137) Squirrel Glider - *Petaurus norfolcensis*
- (1150) Eastern Pygmy-possum - *Cercartetus nanus*
- (1162) Koala - *Phascolarctos cinereus*
- (1175) Long-nosed Potoroo - *Potorous tridactylus*
- (1245) Parma Wallaby - *Notamacropus parma*
- (1280) Grey-headed Flying-fox - *Pteropus poliocephalus*
- (1321) Yellow-bellied Sheathtail-bat - *Saccolaimus flaviventris*
- (1329) Eastern Coastal Free-tailed Bat - *Micronomus norfolkensis*
- (1336) Eastern Long-eared Bat - *Nyctophilus bifax*
- (1346) Little Bent-winged Bat - *Miniopterus australis*
- (1357) Southern Myotis - *Myotis macropus*
- (1361) Greater Broad-nosed Bat - *Scoteanax rueppellii*
- (1372) Eastern False Pipistrelle - *Falsistrellus tasmaniensis*
- (1466) Eastern Chestnut Mouse - *Pseudomys gracilicaudatus*
- (2004) Loggerhead Turtle - *Caretta caretta*
- (2007) Green Turtle - *Chelonia mydas*
- (2287) Rosenberg's Goanna - *Varanus rosenbergi*
- (231) Black-breasted Buzzard - *Hamirostra melanosternon*
- (250) Masked Owl - *Tyto novaehollandiae*
- (3042) Giant Burrowing Frog - *Heleioporus australiacus*
- (3073) Stuttering Frog - *Mixophyes balbus*
- (3075) Giant Barred Frog - *Mixophyes iteratus*
- (3116) Red-crowned Toadlet - *Pseudophryne australis*
- (3166) Green and Golden Bell Frog - *Litoria aurea*
- (3169) Green-thighed Frog - *Litoria brevipalmata*
- (333) Sooty Owl - *Tyto tenebricosa*
- (3330) Large Bent-winged Bat - *Miniopterus orianae oceanensis*
- (805) Black-breasted Buzzard - *Hamirostra melanosternon*
- (8127) Brown Treecreeper (eastern subspecies) - *Climacteris picumnus victoriae*
- (8388) Grey-crowned Babbler (eastern subspecies) - *Pomatostomus temporalis temporalis*
- (8739) Eastern Osprey - *Pandion cristatus*
- (8862) South-eastern Glossy Black-Cockatoo - *Calyptorhynchus lathami lathami*
- (941) Masked Owl - *Tyto novaehollandiae*
- (9924) Sooty Owl - *Tyto tenebricosa*

NOT TO BE MADE PUBLIC

Figure 4 Threatened fauna species recorded within 5 kilometres of the study area

Scale: 1:40,000 @ A3
Coordinate System: GDA2020 MGA Zone 56

0 500 1,000 1,500 2,000
Metres

N

biosis
APEM Group

Matter: 41276, Date: 16 December 2024,
Prepared for: JC, Prepared by: HL, Last edited by: hliswoyo
Location: P:\41200s\41276\Mapping\
41276_MannStDwyerSt_BDAR,
Layout: 41276_BDARWaiv_F4_ThrFauna

Appendix 2 BAM plot floristics

Table 5 BAM plot floristics for plot collected in exotic dominated vegetation in the study area

Family	Scientific name	Common name	41276.B01	
			Cvr%	Abund.
Native species				
Asteraceae	*Euchiton* spp.		0.1	30
Geraniaceae	*Geranium solanderi*	Native Geranium	0.1	5
Juncaceae	*Juncus usitatus*		0.1	30
Phyllanthaceae	*Glochidion ferdinandi*	Cheese Tree	10	
Poaceae	*Setaria* spp.		6	
Introduced species				
Asparagaceae	*Asparagus aethiopicus*	Asparagus Fern	0.1	5
Brassicaceae	*Brassica rapa* subsp. *campestris*	Turnip	0.1	40
Poaceae	*Briza maxima*	Quaking Grass	5	
Poaceae	*Briza subaristata*		5	
Lauraceae	*Cinnamomum camphora*	Camphor Laurel	0.1	20
Cyperaceae	*Cyperus brevifolius*		0.5	100
Poaceae	*Ehrharta erecta*	Panic Veldtgrass	30	
Fumariaceae	*Fumaria* spp.	Fumitory	0.1	40
Asteraceae	*Hypochaeris radicata*	Catsear	5	
Oleaceae	*Ligustrum lucidum*	Large-leaved Privet	5	
Fabaceae (Faboideae)	*Medicago* spp.		5	
Poaceae	*Megathyrsus maximum* var. *pubiglumis*	green panic	1	40
Malvaceae	*Modiola caroliniana*	Red-flowered Mallow	2	200
Ochnaceae	*Ochna serrulata*	Mickey Mouse Plant	0.1	20
Pinaceae	*Pinus* spp.		5	
Asteraceae	*Sonchus oleraceus*	Common Sowthistle	0.1	40
Caryophyllaceae	*Stellaria media*	Common Chickweed	0.1	40
Asteraceae	*Taraxacum officinale*	Dandelion	0.2	60
Fabaceae (Faboideae)	*Vicia sativa*	Common vetch	0.2	50
Solanaceae	*Withania somnifera*	Winter Cherry	3	1

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Appendix 3 Flora and fauna recorded

Table 6 Flora species incidentally recorded in the study area

Scientific name	Common name
Native species	
Bothriochloa macra	Red Grass
Callistemon citrinus	Crimson Bottlebrush
Cayratia clematidea	Native Grape
Euchiton spp.	
Geranium solanderi	Native Geranium
Glochidion ferdinandi	Cheese Tree
Glochidion ferdinandi var. *ferdinandi*	Cheese Tree
Juncus usitatus	
Oxalis spp.	
Setaria spp.	
Exotic species	
Asparagus aethiopicus	Asparagus Fern
Bouteloua dactyloides	Buffalo Grass
Brassica rapa subsp. *campestris*	Turnip
Briza maxima	Quaking Grass
Briza subaristata	
Camellia spp.	
Cinnamomum camphora	Camphor Laurel
Cyperus brevifolius	
Ehrharta erecta	Panic Veldtgrass
Freesia hybrid	Freesia
Fumaria spp.	Fumitory
Hypochaeris radicata	Catsear
Ligustrum lucidum	Large-leaved Privet
Medicago spp.	
Megathyrsus maximum var. *pubiglumis*	Green Panic
Modiola caroliniana	Red-flowered Mallow
Nothoscordum borbonicum	Onion Weed
Ochna serrulata	Mickey Mouse Plant
Pinus spp.	
Sansevieria trifasciata	Mother-in-law's Tongue
Solanum mauritianum	Wild Tobacco Bush
Sonchus oleraceus	Common Sowthistle
Stellaria media	Common Chickweed
Taraxacum officinale	Dandelion

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Scientific name	Common name
Trifolium repens	White Clover
Vicia sativa	Common vetch
Withania somnifera	Winter Cherry

Table 7 Generic fauna species recorded in the study area

Scientific Name	Common Name	BC Act status	EPBC Act Status
Birds			
Gymnorhina tibicen	Australian Magpie	-	-
Threskiornis moluccus	Australian White Ibis	-	-
Ocyphaps lophotes	Crested Pigeon	-	-
Platycercus eximius	Eastern Rosella	-	-
Eolophus roseicapilla	Galah	-	-
Cracticus torquatus	Grey Butcherbird	-	-
Vanellus miles	Masked Lapwing	-	-
Manorina melanocephala	Noisy Miner	-	-
Hirundo neoxena	Welcome Swallow	-	-
Reptiles			
Ctenotus alacer	Lively Ctenotus	-	-

Note: Microbat species identified in the study area and their call ratings are provided in Appendix 6.

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Appendix 4 Photos from the study area

Photo 4 **Anabat Chorus unit deployed on starpicket, facing potential flyways for microbat species in the study area.**

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Photo 5 **Crevices in brickwork in the study area which could provide suitable habitat for microbats.**

Appendix 5 Significant Impact Criteria Assessment

Large-eared Pied Bat *Chalinolobus dwyeri* (Endangered, EPBC Act and BC Act)

Although Large-eared Pied Bat *Chalinolobus dwyeri* (Endangered, EPBC Act and BC Act) was not recorded during the preliminary field investigation or targeted surveys, as the species is an MNES and has been recorded previously in the search area of 5km surrounding the study area, a conservative approach was taken and a Significant Impact Criteria Assessment (SIC) prepared in Table 8.

Species background

The Large-eared Pied Bat is listed as Endangered under the EPBC Act and BC Act. The species is a medium-sized insectivorous bat measuring a total length of approximately 100 millimetres and weighing 7–12 grams (Hoye and Dwyer 1995). The species' current distribution is poorly known. Records exist from Shoalwater Bay, north of Rockhampton, Queensland, through to the vicinity of Ulladulla, NSW in the south (Hoye 2005). Despite the large range, it has been suggested that the species occurrence within the range is more restricted than previously thought (DECC 2007). Much of the known distribution is within NSW. Available records suggest that the largest concentrations of populations appear to be in the sandstone escarpments of the Sydney basin and the north-west slopes (Coolah Tops, Mt Kaputar, Warrumbungle National Park and Pilliga Nature Reserve (DERM 2011, p. 20).

Large-eared Pied Bat requires a combination of sandstone cliff/escarpment to provide roosting habitat that is adjacent to higher fertility sites, particularly box gum woodlands or river/rainforest corridors which are used for foraging (TSSC 2012). Almost all records have been found within several kilometres of cliff lines or rocky terrain (Hoye 2005). Roosting has also been observed in disused mine shafts, caves, overhangs and disused Fairy Martin *Hirundo ariel* nests (Hoye and Dwyer 1995).

Only four maternity roosts have been discovered in NSW, with two of these since abandoned due to flood and disturbance by macropods (Pennay 2008). The structure of maternity roosts appears to be very specific (arch caves with dome roofs). Caves need to be high and deep enough to allow juvenile bats to learn to fly safely inside and have indentations in the roof. Roosting bats cluster in these indentations, presumably to allow the capture of heat. These physical characteristics are very uncommon in the landscape and their scarcity presumably poses an important limiting factor in the distribution of the Large-eared Pied Bat (Pennay 2008).

Occurrence in the study area

To date, there have been no genetic studies undertaken on the Large-eared Pied Bat. Movement of this species between areas has not been recorded and its dispersal ability and habits are not known (DERM 2011, p. 20).

There are occurrences of Large-eared Pied Bat from 2016 within 5 kilometres of the study area, and the species was predicted by the PMST.

The proposed works will result in the removal of existing buildings that are considered potential marginal roosting habitat for Large-eared Pied Bat. However, during targeted surveys, this species was not recorded, and no bat species were observed utilising the study area or potential habitat. Microbat species were only observed flying over the study area to move towards larger extant patches of native vegetation in the landscape.

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However, due to records of this species within the search area (5 km of the study area) and suitable habitat in the broader locality, an assessment of whether the proposed project is likely to lead to a significant impact on this Serious and Irreversible Impact (SAII) threatened species, Large-eared Pied Bat, is provided below in Table 8.

Table 8 Large-eared Pied Bat – Endangered species, assessment against Significant Impact Criteria (DoE 2013)

SIC assessment for endangered species
Lead to the long-term decrease in the size of a population of a species.
The size, distribution and interactions of Large-eared Pied Bat populations is largely unknown. The largest concentration of records for this species appears to be in the sandstone escarpments of the Sydney basin, and northwest slopes of NSW. This species is more likely to occur in known habitats, in the sandstone escarpments of the Morton National Park at the southern end of its range, and in Shoalwater Bay, QLD where only one individual has been recorded. There Are records for this species within 5 km of the study area from 2016. The proposal will result in the loss of existing buildings that were identified as providing potential roosting habitat amidst a highly urbanised environment with numerous other buildings in the locality. Targeted surveys did not record this species. All microbat species recorded were flying over the study area and no microbat species were recorded utilising the existing buildings as roosting habitat. As a result, it is unlikely to result in the long-term decrease in a population of Large-eared Pied Bat.
Reduce the area of occupancy of the species.
The removal of existing buildings providing marginal potential roosting habitat within the local context represents a small percentage of habitat within the directly connected urban environment. Large-eared Pied Bat was not recorded utilising the study area during targeted surveys and threatened microbat species recorded during these targeted surveys were not observed utilising the potential building roosting habitat, nor utilising the study area generally. Thus, a reduction in occupancy of the large-eared Pied Bat species is unlikely. There are large extant patches of higher quality habitat for this species in the locality. Breeding habitat in the form of caves and escarpments is absent from the study area, therefore there will be no reduction of any area of occupancy of this species.
Fragment an existing population into two or more populations.
It is unlikely that the potential roosting habitat in the study area, that was observed to have no microbat activity during targeted surveys, comprises a core resource for the Large-eared Pied Bat. Given the extensive roosting resources available in the immediate locality (existing residential and industrial buildings) and absence of primary breeding or roosting habitat in the study area, and the large patches of native vegetation and suitable habitat in the locality, fragmentation of any populations of Large-eared Pied Bat is unlikely.
Adversely affect habitat critical to the survival of a species.
Habitat critical to the survival of the species is defined as (DERM 2011): • Maternity roosts. • Sandstone cliffs and fertile wooded valley habitat within close proximity of each other. The study area does not support a maternity roost for this species, as it lacks the required habitat features for roosting. Maternity roost sites require highly specific conditions, and only four sites have ever been recorded in NSW. The study area supports buildings for potential marginal roosting, since observed to have no microbat activity within buildings during targeted surveys, and no native vegetation conforming to a PCT. The habitat present (existing buildings) occurs within a highly urbanised environment with plentiful buildings and larger patches of native vegetation and rock formations suitable for roosting in the locality. Therefore, the removal of existing buildings is considered minor, and unlikely to adversely affect the availability of habitat for the species.
Disrupt the breeding cycle of a population.

SIC assessment for endangered species

As above, it is unlikely that Large-eared Pied Bat will utilise the study area for roosting as the study area does not contain suitable breeding habitat. The proposal works are limited to removal of existing buildings observed to be unutilised by microbats during targeted surveys, and removal of planted native and non-native flora that provides little ecological value. Thus, it is unlikely that the proposed works would disrupt the breeding cycle of a population of Large-eared Pied Bat.

Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.

The proposed works will result in the loss of existing buildings providing marginal potential roosting habitat and some vegetation that provides no suitable habitat for this species. The loss of existing buildings, forming only marginal potential roosting habitat, from a highly urbanised environment is unlikely to cause the species to decline, as there is no mapped breeding habitat within the study area. The proposal will not disturb or adversely affect habitat if it is known to support breeding Large-eared Pied Bat. It is considered unlikely that disturbance to foraging habitat is likely to result in the decline of the species.

Result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat.

The proposed works is unlikely to introduce further invasive species that are not already utilising the study area, including exotic flora. The study area already occurs within a fragmented and urbanised degraded environment.

Overall, no increase in invasive animals or plants is predicted as a result of the proposed works.

Introduce disease that may cause the species to decline.

The IUCN Species Survival Commission released a statement on 19 June 2020 stating that there is a credible risk of human-to-bat transmission of SARS-Cov-2, a virus currently circulating the globe and causing a pandemic of the illness Covid-19 (IUCN SSC 2020). However, introduction of this disease to Large-eared Pied Bats within the study area as a result of the proposed works is unlikely for the following reasons:

- No contact or sharing of closed areas between humans and bats is expected as a result of the proposed works, as buildings will be inspected by a suitably qualified ecologist prior to demolition of buildings.
- The recommendations provided by the IUCN will be followed, including the wearing of a face mask by the ecologist, and avoidance of handling of any microbats.

The introduction of disease (transmission of SARS-Cov-2) is considered unlikely as a result of the proposed works, therefore the species is not at risk of decline.

Interfere substantially with the recovery of the species.

The following recovery objectives have been specified within the National recovery plan for the Large-eared Pied Bat:

- Identify priority roost and maternity sites for protection.
- Implement conservation and management strategies for priority sites.
- Educate the community and industry to understand and participate in the conservation of the Large-eared Pied Bat.
- Research the Large-eared Pied Bat to augment biological and ecological data to enable conservation management.
- Determine the meta-population dynamics throughout the distribution of the Large-eared Pied Bat.

One of the recovery actions stated under these objectives is the protection of known roosts and associated foraging habitats and management of threats. The project is unlikely to interfere with the recovery action surrounding protection of known roosts, as the potential available habitat is small compared with the commensurate habitat available in the locality, as there is no suitable high-quality roosting habitat (caves, cliff lines) within the study area. The proposal will therefore not disturb or adversely affect habitat if it is known to support breeding Large-eared Pied Bats.

Removal of existing buildings providing marginal potential roosting habitat is unlikely to constitute a significant impact, as there are more suitable buildings providing roosting habitat within the locality, and no breeding habitat will be impacted.

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SIC assessment for endangered species
Roost watches were conducted during targeted surveys for microbats and no microbats were observed utilising the buildings in the study area. Therefore, the proposal is unlikely to interfere substantially with the recovery of the species.

Conclusion.

In consideration of the above significant impact criteria, the proposed activity is not likely to significantly impact Large-eared Pied Bat within the study area or wider locality, as:

- The study area does not contain any known maternity roosts.
- The proposal will result in the loss of existing buildings providing marginal potential roosting habitat amidst a highly urbanised environment with numerous other buildings in the locality. As a result, it is unlikely to result in the long-term decrease in the species.
- Breeding habitat in the form of caves and escarpments is absent from the study area and only marginal unutilised habitat exists in the study area, therefore, there will be no reduction of any area of occupancy of this species.
- Given the extensive roosting resources available in the immediate locality (existing residential and industrial buildings and large patches of intact native vegetation) and marginal roosting habitat in the study area, fragmentation of a population is unlikely.
- The habitat present (existing buildings) occurs within a highly urbanised environment with plentiful buildings and native vegetation/rocky habitat suitable for roosting in the locality. Therefore, the removal of existing buildings is considered minor, and unlikely to adversely affect the availability of habitat for the species.
- The proposal will not disturb or adversely affect habitat if it is known to support breeding Large-eared Pied Bats. Thus, it is unlikely that the proposed works would disrupt the breeding cycle of this species.
- The proposal will not disturb or adversely affect habitat if it is known to support breeding Large-eared Pied Bat. It is considered unlikely that disturbance to foraging habitat is likely to result in the decline of the species.
- No increase in invasive animals or plants is predicted as a result of the proposed works.
- The introduction of disease (transmission of SARS-Cov-2) is considered unlikely as a result of the proposed works, therefore the species is not at risk of decline.
- Removal of existing buildings providing potential roosting habitat is unlikely to constitute a significant impact, as there are more suitable buildings providing roosting habitat within the locality, and no breeding habitat will be impacted. Therefore, the proposal is unlikely to interfere substantially with the recovery of the species.

A Commonwealth referral is not recommended for impacts to this species.

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Appendix 6 Microbat assessment

372-374 Mann Street and 35-37 Dwyer Street, North Gosford NSW: Bat call analysis results

Prepared for McDonald Industries

18 December 2024

1. Introduction

1.1. Project background

The scope of this preliminary microbat assessment is to broadly identify the microbat fauna at 372-374 Mann Street and 35-37 Dwyer Street, North Gosford, NSW (the study area) and to determine whether any threatened microbats are roosting or likely to be roosting within the study area.

The content of this report follows the standards for the interpretation and reporting of bat call data described by the Australasian Bat Society, available on-line at http://www.ausbats.org.au/.

2. Methods

2.1. Survey method and effort

Survey was undertaken with reference to the following guidelines:

- *'Species credit' threatened bats and their habitats: NSW survey guide for the Biodiversity Assessment Method* (NSW Office of Environment and Heritage, 2018).
- *Survey guidelines for Australia's threatened bats* (Department of the Environment, Water, Heritage and the Arts, 2010).

2.1.1. Roost habitat survey

Microbats can roost in a variety of structures including natural sites such as trees (hollows, spouts, under bark, cracks) and caves and rock crevices, as well as man-made structures such as mines, shafts, addits, culverts, tunnels, bridges and built structures such as houses and sheds. An inspection was undertaken at the site to identify potential bat roosting habitat.

Access restrictions prevented detailed inspections of roosting habitat being carried out within the existing buildings. Instead, dusk fly-out watches were conducted over two nights (20 November 2024 and 21 November 2024). An ecologist first identified suitable vantage points at the site to observe the existing buildings for exiting bats.

Fly-out watches commenced approximately 45 minutes before sunset (approximately 7:40pm) to 1 hour after sunset. Survey conditions were optimum for bat activity, with a temperature of 20 degrees and 19 degrees Celsius at sunset on each night respectively. No rain occurred during the survey period. Weather details are provided in Table 2 below.

An active ultrasonic detector (Echo Meter Touch 2 Pro, Wildlife Acoustics) was also used during the survey to record calls of any microbats seen exiting infrastructure during the survey.

2.1.2. Passive ultrasonic survey

Two Titley Anabat Chorus ultrasonic recorders fitted with omnidirectional microphones were deployed at two locations within the study area. Data was collected over five nights from 20/11/2024 to 25/11/2024. Calls were recorded from dusk until dawn Default settings for trigger, sensitivity, sampling rate and minimum / maximum frequency were used. Each time a bat flies past the detector, its call is recorded as a digital file (defined here as a 'pass') that is saved directly onto a memory card in the detector unit. Units were set on trigger mode to record at night. Files were recorded in full spectrum format (.wav) and converted using Anabat insight.

Detectors were placed in close proximity to existing infrastructure to capture the calls of any bats that could be leaving and returning to a roost if present in the site. Units were spaced 80 metres apart to ensure independence.

Table 1 Detector deployment details

Site	Unit type	Date deployed	No. of detector nights	Deployment location
Detector 1	Anabat Chorus	20/11/2024	5	Attached to a tree branch, adjacent to potential bat fly ways in close proximity to existing infrastructure.
Detector 2	Anabat Chorus	20/11/2024	5	The unit was attached to a stake at the southern end of the site, in close proximity to existing infrastructure.
		Total	**10**	

Plate 1 Detector deployment

Detector 1

Detector 2

Survey was conducted during spring, when bat activity is likely to be high, to maximise the chance of detection of threatened species. Weather details are provided in Table 2 below.

Table 2 Weather data (Station: Gosford, New South Wales, Bureau of Meteorology)

Date	Maximum temperature (°C)	Minimum temperature (°C) (i)	Rainfall (mm)
20/11/2024	12.3	24.2	0.6
21/11/2024	13.9	24.4	0
22/11/2024	13.5	25.3	0
23/11/2024	14.4	28.1	0
24/11/2024	15.1	28.8	0
25/11/2024	16.3	28.1	0

(i) *minimum temperature in the 24 hours to 9am.*

2.2. Reference library

No reference calls were collected during the survey. Call identification was assisted by the following resources:

- *Bat calls of NSW* (Pennay, Law, & Reinhold 2004) including sample call files downloaded from https://www.environment.nsw.gov.au/topics/animals-and-plants/surveys-monitoring-and-records/bat-calls-of-nsw
- *Key to the bat calls of south-east Queensland and north-east New South Wales* (Reinhold et al. 2001)
- *The ecology of the east-coast free-tailed bat (Mormopterus norfolkensis) in the Hunter region* (McConville 2013)
- Unpublished course materials from the Advanced Bat Call Analysis Workshop (May 2023) – Titley Scientific and Balance! Environmental (Greg Ford and Julie Broken-Brow).

Species nomenclature used in this report follows the *Australian Faunal Directory* (ABRS 2022) unless otherwise stated.

2.3. Call identification

Data was viewed using Anabat Insight (version 2.0.9, licensed), Titley Scientific.

Species identification was first refined by using known species geographic distributions (Churchill 2008, Australasian Bat Society 2022) to generate a list of species with potential to occur at the site. Species identification was guided by the probability of occurrence at the site based on distribution, database records obtained from NSW BioNet and known habitat values at each detector point and across the site more broadly.

Files not containing bat calls (noise files) were filtered out using a standard "allbats" filter in Anabat Insight and not included in further analysis.

A custom decision tree was used to sort remaining files into likely species and species groups.

Calls were identified by visually comparing the spectrogram and call characteristics (e.g. characteristic frequency and call shape) with reference calls and descriptions from available reference materials (Reinhold et al. 2001, Pennay, Law, & Reinhold 2004).

A call (pass) was defined as a sequence of five or more consecutive pulses of similar frequency and shape. Identification was not attempted for sequences with less than five defined consecutive pulses (unless for readily identifiable species such as the White-striped Freetail-bat *Austronomus australis*). Similarly, sequences containing multiple bats or pulses with irregular frequency and / or shape (non search-phase calls) were not identified to species.

The focus of call analysis was to generate a list of species present, with a focus on threatened species. Once a species was positively identified, it was recorded as present. Species identification was not attempted for all files recorded. Where a threatened species was not recorded through the decision tree, additional checks were used to improve confidence that a false negative was not recorded including target frequency filters and manual review.

Due to variability in the quality of calls and difficulty in distinguishing some species a conservative approach was taken when analyzing calls and assigning an identification. The identification of each call was assigned a confidence rating (Duffy et al. 2000) as summarized in Table 3 below.

Table 3 Call identification confidence ratings

Identification	Description
C – Almost certain	Diagnostic call characteristics present, consistent with descriptions in reference material and / or reference calls.
PR - Probable	Highly likely the call represents a particular species, but call lacks enough detail (e.g. call quality) to be definite or similarities with other species of similar call type or frequency limits identification certainty and/or there is a limited number of sequences to be confident in species presence.
SG – Species Group	Call characteristics (e.g frequency, shape) are indicative of a number of species and call lacks sufficient detail (e.g. call quality, diagnostic features) that would allow identification to species level.
X – Not Detected	Of the data analysed, no calls were attributable to this species.

2.4. Limitations and assumptions

Ultrasonic sampling is associated with a number of limitations. Detectability of bats relates to the intensity of their calls, their flight characteristics and the structure of the surrounding vegetation, all of which influence the distance over which a bat can be detected. Differences in the probability of detection may result in reduced likelihood of recording and therefore positively identifying some species as present within a site.

Natural and sampling variability in detected bat calls tends to be very high, with night-to-night differences due to minor changes in weather conditions alone being a substantial variable (Law et al. 2015).

A recorded call constitutes a measure of relative bat activity, but does not reflect species abundance. The number of calls provides a comparable index of activity to estimate the foraging selectivity of individual species between sampling sites.

Manual call analysis is also associated with limitations including the sometimes arbitrary selection of useable calls and subjectivity of the observer. Definitions as to which calls are assigned to each species have been provided to improve the consistency at which calls were attributed to a species.

2.5. Qualifications

Call analysis was undertaken by Felicity Williams. Felicity is experienced in ultrasonic call analysis having used it to complete her Honours thesis titled "The influence of fire on the foraging activity of insectivorous bats in the Victorian Mallee" in 2009 under the supervision of Lindy Lumsden (Arthur Rylah Institute for Environmental Research, Victorian Government Department of Land, Environment, Water and Planning). Felicity has over eight years' experience using ultrasonic call detection and analysis for impact assessments on microbats in both Victoria and NSW.

Felicity has completed the following training courses with regard to ultrasonic call recording and analysis:

- Advanced Bat Call Analysis Workshop (May 2023) – Titley Scientific and Balance! Environmental (Greg Ford and Julie Broken-Brow).
- Anabat Insight Advanced Skills Workshop (March 2022) – Titley Scientific (Kristen Thompson).
- Micro-workshop: Deployment Techniques for Bat Detectors (March 2022) – Titley Scientific.
- Micro-workshop: Basics of Bat Calls (February 2022) – Titley Scientific.
- Bats of Gluepot Reserve (2011) – Survey techniques and identification (Terry Reardon, Dennis Matthews).
- Anabat system training course (December 2010) – Titley Scientific (Chris Corben).

3. Results

3.1. Roosting habitat

No suitable tree hollows or other natural roost sites for microbats (caves etc) were identified within the site however, the existing buildings and a chimney structure were considered potential roosting habitat. The nearest suitable roosting habitat is likely associated with patches of intact native vegetation east and west of the site.

Existing buildings were monitored during dusk fly-out watches. No bats were observed exiting existing infrastructure on either night of survey. The active ultrasonic detector also did not detect bat activity during the survey, further indicating that bats were unlikely to be roosting within the site.

3.2. Data collection

A total of 8,078 files were recorded by the two detectors over 10 detector nights. Of these, 7838 files (97%) were discarded by the allbats filter and not used for further analysis resulting in 191 files deemed to be bat passes. Of these, 146 files contained less than five pulses. These files were also manually reviewed, because of the limited amount of bat data available. While there was a significant proportion of trash files recorded, this was likely due to significant insect activity, and other ultrasonic triggers in close proximity to the site including trains and electrical infrastructure that would produce false triggers. Due to the small number of bat files, all calls were able to be manually reviewed however, the overall call quality of sequences was poor, likely as a result of other acoustic interference.

3.3. Overall bat activity

Bat activity was very low at the site with only 45 confirmed sequences recorded over the 10 detector nights. Most passes (40) were recorded at site 1. The earliest call recorded was 8:36pm, well after sunset when bats first emerge from their roosts. Active survey in the hour either side of sunset also recorded no bat activity. The timing of calls and the low activity suggest that recorded bats are likely to be foraging or commuting through the area, rather than roosting within or in close proximity to the site.

3.4. Species identification

Seven species were positively identified (Almost Certain or Probable) of the 21 species that are known to occur within 20 kilometres of the study area (Australasian Bat Society 2022). Up to five additional species may also have been recorded however reliable identification to species level was not possible due to poor data quality and/or similarity of call characteristics between species. Nine species known or predicted to occur in the locality were not detected in the survey.

Table 4 provides a list of all species known or predicted to occur in the study area, their conservation status, and confirmation of identification following call analysis.

Table 4 Bat call analysis results

Species name	Common name	BC Act status	EPBC Act status	Identification
Austronomus australis	White-striped Free-tailed Bat	-	-	C
Chalinolobus gouldii	Gould's Wattled Bat	-	-	C
Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	V	-	C
Miniopterus australis	Little Bent-winged Bat	V	-	C
Ozimops ridei	Ride's Free-tailed Bat	-	-	C
Scoteanax rueppellii	Greater Broad-nosed Bat	V	-	PR
Scotorepens orion	South-eastern Broad-nosed Bat	-	-	PR
Chalinolobus morio	Chocolate Wattled Bat	-	-	SG
Falsistrellus tasmaniensis	Eastern False Pipistrelle	V	-	SG
Vespadelus pumilus	Eastern Forest Bat	-	-	SG
Vespadelus troughtoni	Eastern Cave Bat	V	-	SG
Vespadelus vulturnus	Little Forest Bat	-	-	SG
Chalinolobus dwyeri	Large-eared Pied Bat	EN	EN	X
Miniopterus orianae oceanensis	Eastern Bent-winged Bat[(ii)]	V	-	X
Myotis macropus	Southern Myotis	V	-	X
Nyctophilus geoffroyi	Lesser Long-eared Bat	-	-	X
Nyctophilus gouldi	Gould's Long-eared Bat	-	-	X
Phoniscus papuensis	Golden-tipped Bat	V	-	X
Rhinolophus megaphyllus	Eastern Horseshoe Bat	-	-	X
Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	V	-	X
Vespadelus darlingtoni	Large Forest Bat	-	-	X

(ii) Formerly known as the Large Bent-winged Bat *Miniopterus schreibersii oceanensis*.

3.5. Threatened species summary

Threatened species identified to species level (probable or almost certain) included:

- Eastern Coastal Free-tailed Bat *Micronomus norfolkensis* (1 pass).
- Little Bent-winged Bat *Miniopterus australis* (3 passes).
- Greater Broad-nosed Bat *Scoteanax rueppellii* (2 passes).

There was no suitable roosting habitat present for these species within the site, and it is most likely that these individuals were recorded commuting through the site. No feeding buzzes or repeated call sequences were recorded from these species to indicate they were foraging within the site.

Reliable identification to species level of a further two species was not possible due to poor data quality and / or similarity of call characteristics between species. These species include:

- Eastern False Pipistrelle *Falsistrellus tasmaniensis*
- Eastern Cave Bat *Vespadelus troughtoni*

These species were identified as part of a species group and identification to species level cannot be confirmed from the ultrasonic analysis. In the case of the Eastern Cave Bat, the calls of this species cannot be separated from the Little Forest Bat where the species are sympatric. There were 13 calls within the *Vespadelus* species group recorded and given the absence of suitable roosting habitat (in the form of caves, rocky overhangs and crevices) it is highly unlikely that the calls recorded are that of Eastern Cave Bat. It is much more likely that these calls would represent one of the tree-roosting *Vespadelus spp.* based on the available habitats within the locality. The timing of these call records also suggest that they are not from bats roosting nearby, as they did not occur within the time period following sunset when bats emerge from roosts to forage.

4. Conclusion and recommendations

The microbat assessment found no evidence that suitable roosting habitat for microbats is present at the site. No suitable tree hollows were identified, and no bats were observed exiting existing infrastructure at the site across two nights of dusk fly-out watches. Passive acoustic detectors placed in close proximity to the existing infrastructure did not record increased bat activity around dusk, when bats would be expected to be emerging from roosts, if present within the site.

Overall, bat activity at the site was low. A small number of sequences were recorded of threatened species including the Eastern Coastal Free-tailed Bat, Little Bent-winged Bat and Greater Broad-nosed Bat however, given the timing of these calls and the low number, it is most likely that these calls were of individuals commuting through the site rather than roosting or foraging within the site. Although calls of the Little Forest Bat and Eastern Cave Bat cannot be reliably separated where the species are sympatric, given the absence of suitable roosting habitat for the Eastern Cave Bat in the form of caves, karst, crevices and rocky overhangs, it is most likely that *Vespadelus* calls recorded are that of the Little or Eastern Forest Bat.

References

Appendices

Appendix A. Example time versus frequency graphs for species identification

All time versus frequency graphs are shown in F8 (5 ms), compressed mode, unless otherwise stated. Sequences are shown in both full spectrum and zero crossing formats, on a scale of 10 – 80 kHz. The oscillogram is also shown above each sequence to indicate amplitude.

Plate 2 White-striped Free-tailed Bat *Austronomus australis*

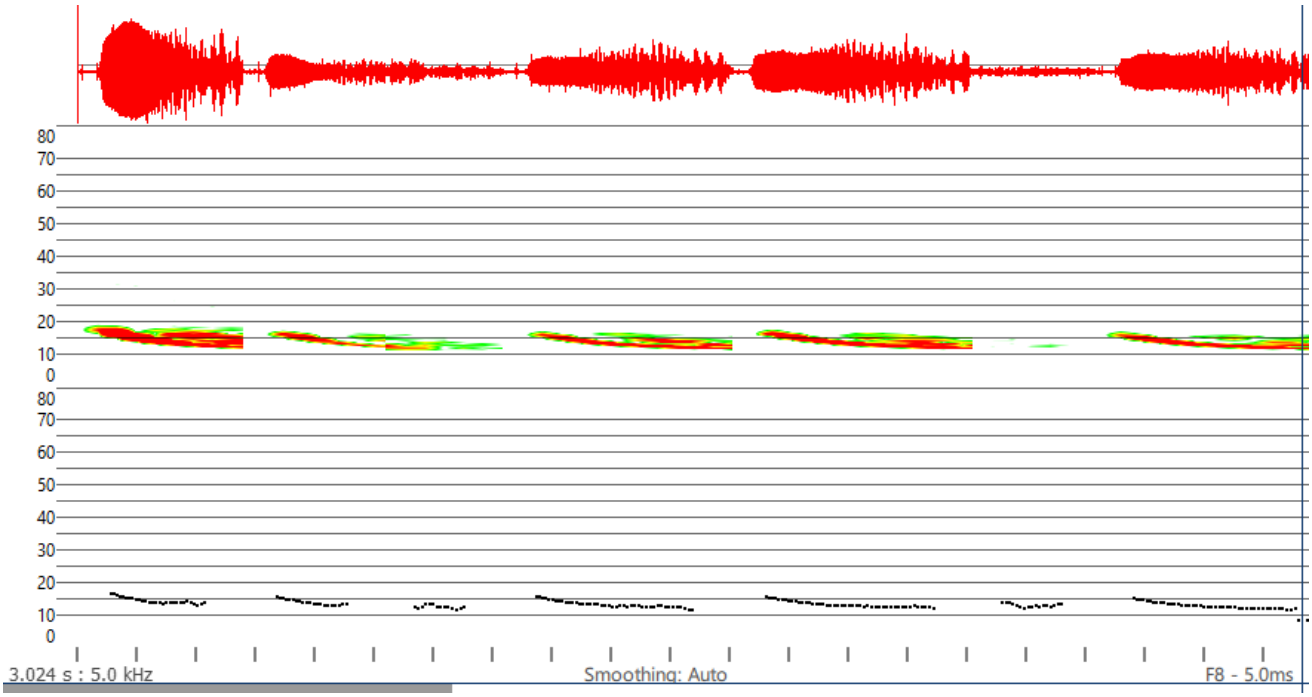


Plate 3 Gould's Wattled Bat *Chalinolobus gouldii*

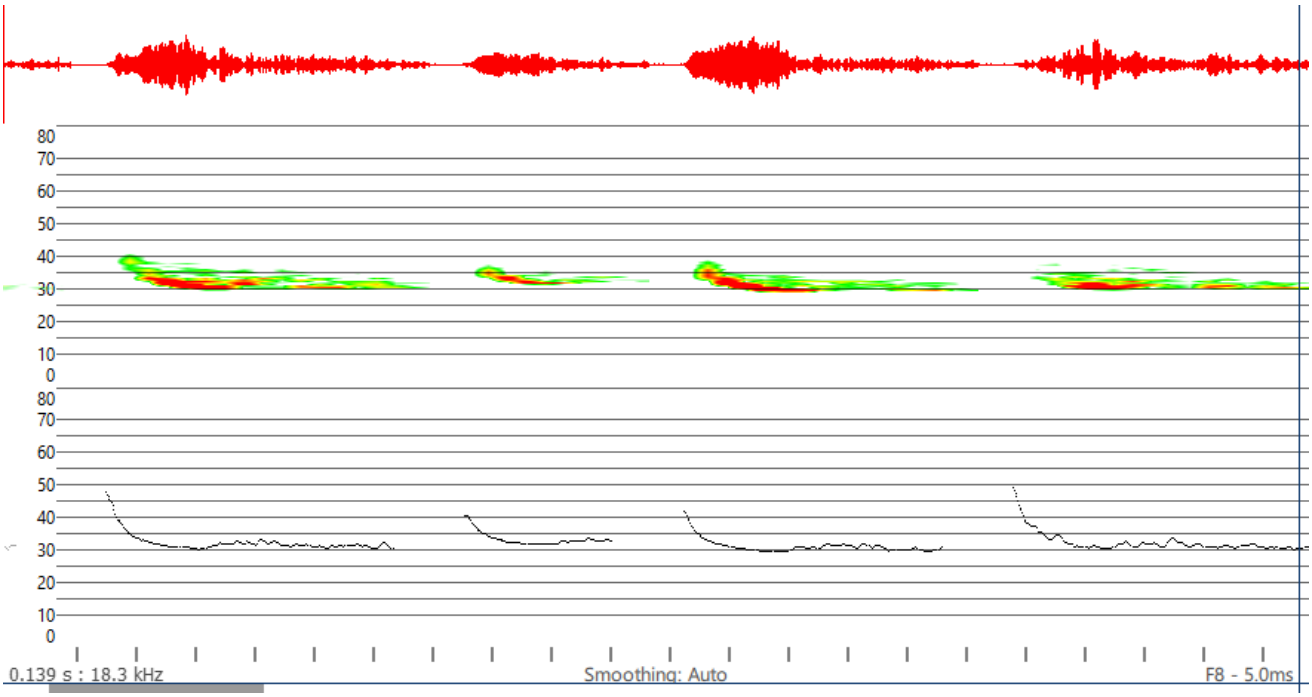


Plate 4 Eastern Coastal Free-tailed Bat *Micronomus norfolkensis*

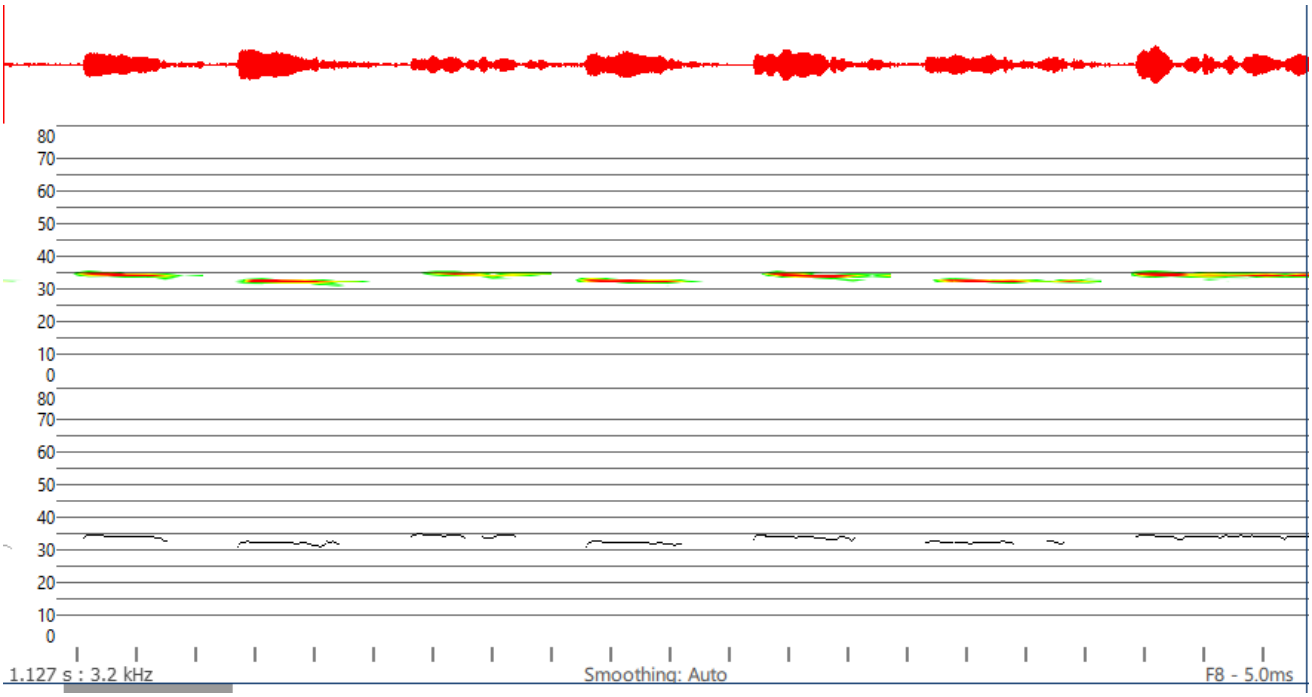


Plate 5 South-eastern Broad-nosed Bat *Scotorepens orion*

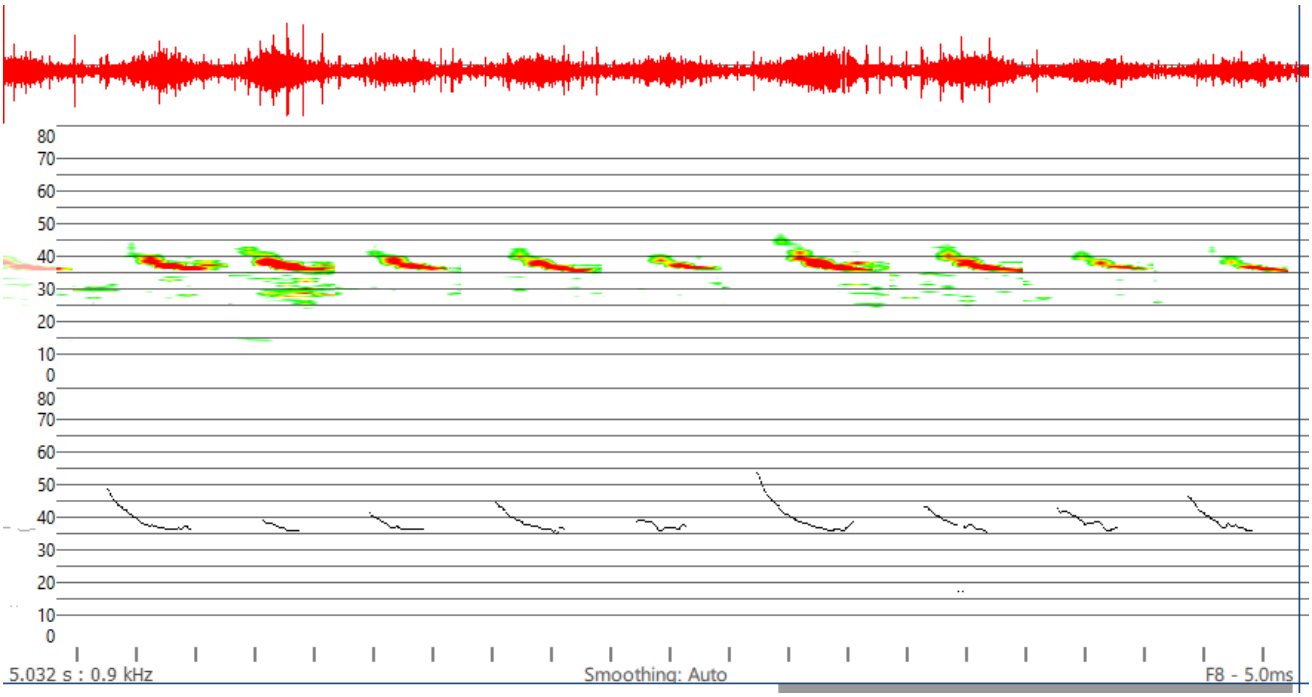


Plate 6 Little Bent Winged Bat *Miniopterus australis*

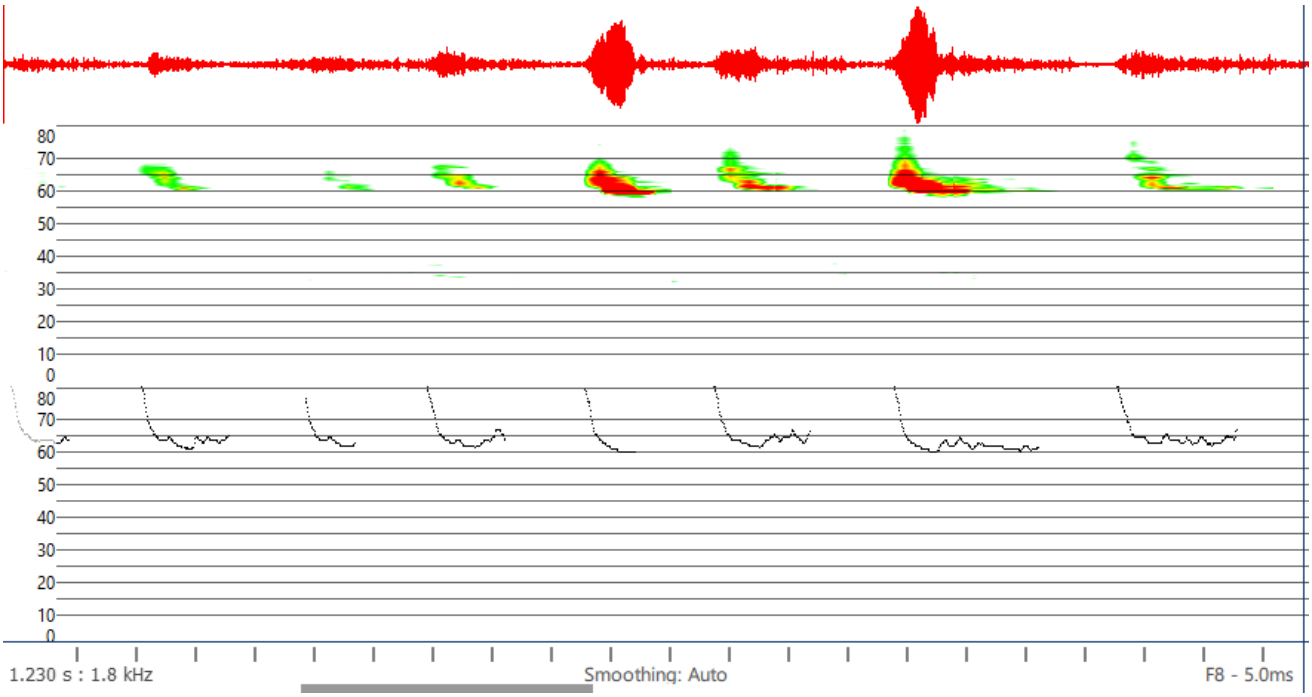


Plate 7 Ride's Free-tailed Bat *Ozimops ridei*

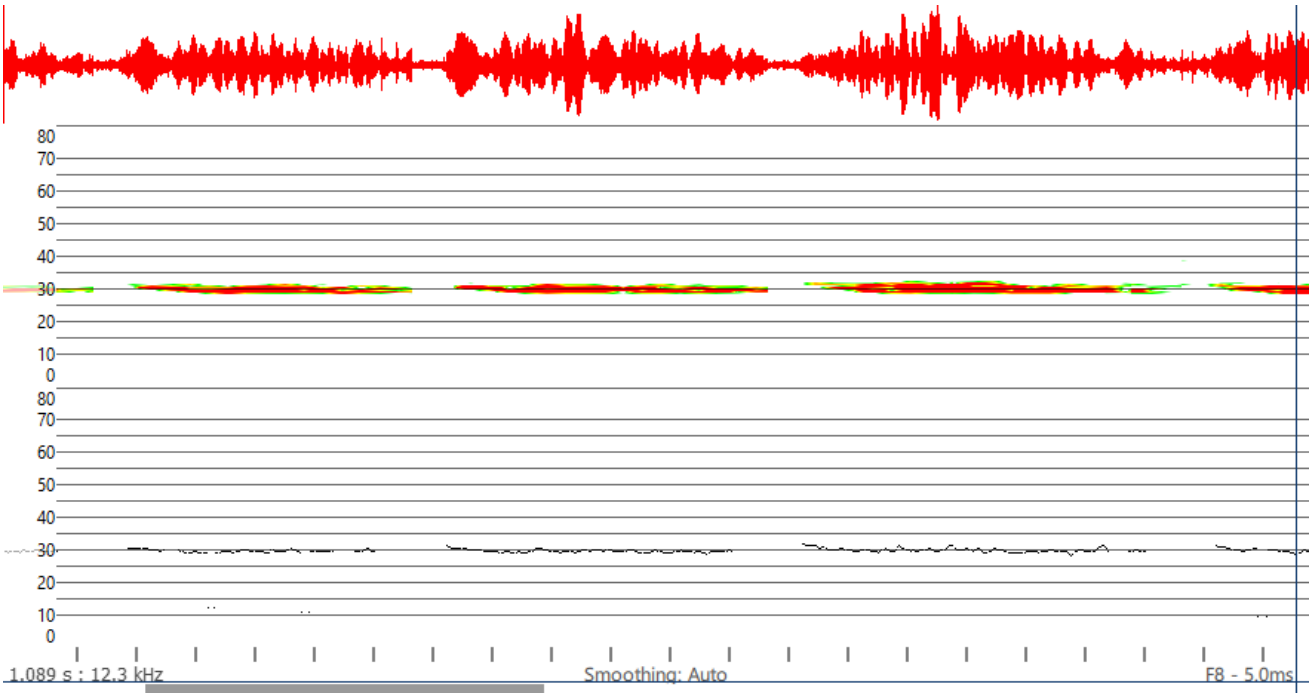
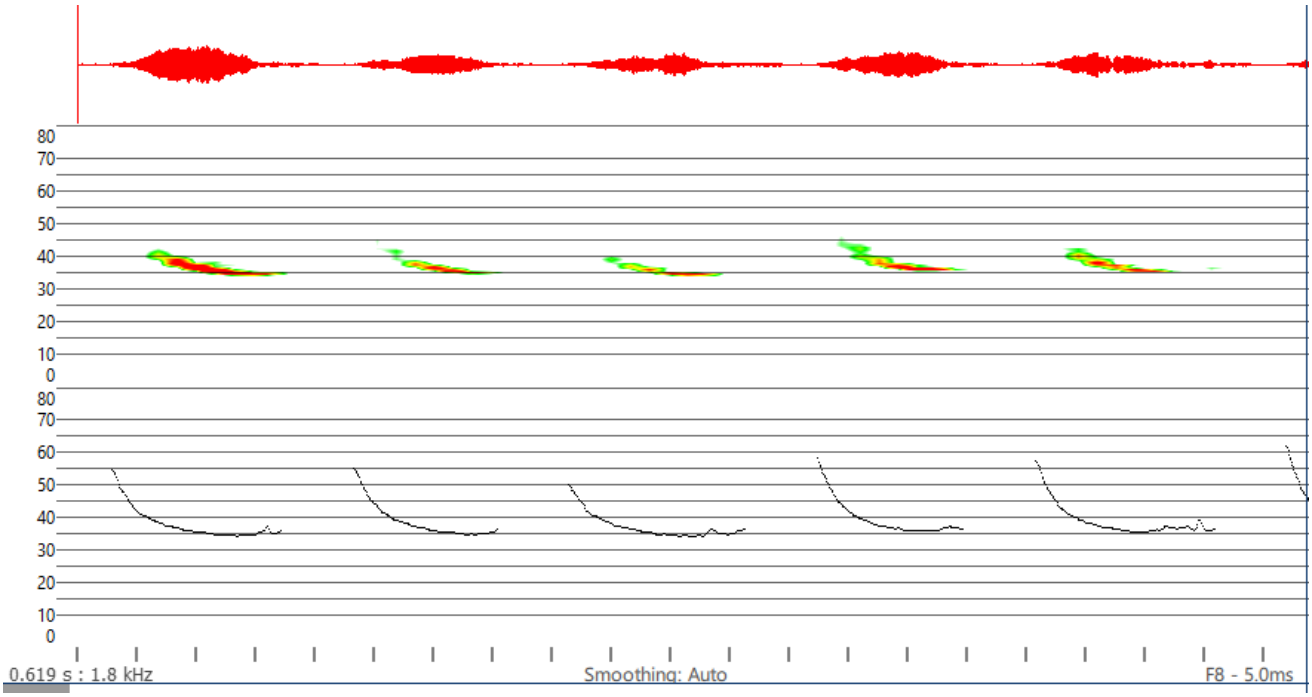


Plate 8 Greater Broad-nosed Bat *Scoteanax rueppellii*



Appendix 7 BDAR Waiver checklist

Table 9 BDAR waiver request information requirements

Item	Information requirement	Response
Admin	Proponent name and contact details	**Company:** Trustee for Stockbridge Property Unit Trust **Contact name:** Chris Houghton **Contact address:** Level 6, 131 Macquarie St Sydney, NSW 2000 **Contact email:** choughton@mcdonald.com.au **Contact phone:** 04 1546 8574
Site details	Street address	35-37 Dwyer St and 372-374 Mann St, North Gosford, NSW 2250
	Lot and DP	Lot 2A DP407164, Lot 31 DP553523, Lot 5 DP15954, and Lot 4 DP15954
	Description of development site	The study area encompasses approximately 0.7 ha and currently exists as a mix of cleared industrial areas and buildings, houses, and an empty vacant lot. The property adjoins residential housing and commercial buildings on all sides. The study area is within the Central Coast LGA, and is currently zoned B4 (Mixed Use) under Central Coast LEP. Vegetation surrounding the study area consist primarily of planted urban landscaping, residential gardens, street trees and urban parklands. The site primarily consists of exotic lawns and managed landscape garden vegetation. The study area is not located within the Biodiversity Values Map (BV Map) (DPE 2022).
	Location Map	Refer to Figure 1.
	Site Map	Refer to Figure 2.
Proposed development	Project description	The SSD application seeks approval for the demolition of the current residential buildings, commercial buildings, and carparks, and the construction of a multi-story residential complex. The particulars of the project are as follows: • A multi-story complex (4-20 stories). • Basement levels containing residential parking bays. • Associated landscaping.
	Proposed site plan	Refer to Appendix 8.
Impacts on biodiversity	Explanation of whether a biodiversity value is or is not relevant to the proposed development. If relevant, describe nature and extent of impacts associated with the proposal.	Refer to Table 10 below.

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Table 10 Impacts of the proposed development on biodiversity values

Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
Vegetation abundance 1.4(b) BC Regulation	Occurrence and abundance of vegetation at the development site.	The study area contains 0.02 ha of Urban Native/ Exotic vegetation which exists as scattered planted native and non-native trees and shrubs, and does not conform to a recognised PCT. The study area contains 0.27 ha of cleared land/buildings, and 0.42 ha of exotic vegetation which exists as managed lawns and scattered woody weeds, that does not conform to a recognised PCT. As such, no PCTs occur in the study area.
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state.	The study area is subject to a high degree of historical and current disturbances. The original native vegetation communities within the study area have been cleared because of existing development with no regeneration or recruitment observed aside from a few scattered native understorey species in exotic dominated areas. Exotic and planted native vegetation at the site performs limited functions, mainly in the form of minor uptake of rainfall, carbon sequestration and oxygen production.
Habitat suitability 1.5(2)(b) BC Act	Degree to which the habitat needs of threatened species are present at the development site.	The study area does not contain suitable habitat for any threatened species, however, highly mobile fauna may occur on an occasional transient basis as part of foraging activities across a broad home range. Microbat specific surveys detected the presence of several microbat species (Appendix 6) however, the number and timing of calls suggests these individuals were flying over the site rather than foraging or roosting within. The study area does not contain any hollow-bearing trees or feed trees suitable for threatened fauna. The proposal will not impact upon karst, caves, crevices, cliffs, other geological features of significance, or rocks. The proposed works will remove existing buildings, however, these represent unlikely habitat for threatened microbat species and no microbats were recorded exiting existing infrastructure during targeted surveys. The study area is set within a residential area serviced by medium and light vehicular traffic. The proposal will not result in any significant changes to the functioning of the study area or the type of vehicular traffic using the area. The proposal will not result in any significant changes to current light and noise levels within the locality due to existing disturbance. Based on the above, the proposal is considered highly unlikely to result in impacts either direct, indirect or prescribed to threatened flora and fauna species.

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Biodiversity value	Meaning	Occurrence, potential direct, indirect or prescribed impacts
Threatened species abundance 1.4(a) BC Regulation	Occurrence and abundance of threatened biota or their habitat at the development site.	The site is highly modified as a result of previous and current disturbance. No naturally occurring threatened flora or fauna, or their habitats, were recorded in the study area or are considered likely to occur. Microbat specific surveys recorded three threatened microbats, however the timing and frequency of calls suggests these were commuting over the site rather than foraging or roosting within the site. No microbats were observed utilising buildings as roosting habitat in the study area.
Habitat connectivity 1.4(c) BC Regulation	Degree to which the development site connects different areas of habitat of threatened species to facilitate the movement of those species across their range.	Vegetation connectivity within the study area and with the surrounding landscape is poor. It is highly unlikely that threatened species utilise the study area or that the study area would facilitate the movement of species across their range given its highly modified and disturbed nature.
Threatened species movement 1.4(d) BC Regulation	Degree to which the development site contributes to the movement of threatened species to maintain their lifecycle.	The site is highly modified as a result of previous and current disturbance. Microbat specific surveys did detect the presence of microbats, however potential habitat was deemed to be in a low condition, unlikely to be used by microbat species. The targeted microbat assessment determined that microbat species recorded were likely flying over the study area and were not observed utilising buildings as roosting habitat in the study area. No further threatened species or their habitats were recorded or considered likely to occur. The site contains limited features of ecological value that are unlikely to contribute to the movement of threatened fauna species to maintain their lifecycle.
Flight path integrity 1.4(e) BC Regulation	Degree to which the flight paths of protected animals over the development site are free from interference.	The airspace above the study area may potentially allow for movement of threatened bird or bat species, however, flight paths for threatened biota are unlikely to be affected given the nature and scale of the proposal and the urban context in which it is located, where similar scale developments occur. Impacts to any flight paths of protected animals are considered unlikely.
Water sustainability 1.4(f) BC Regulation	Degree to which the water quality, water bodies and hydrological processes sustain threatened biota at the development site.	No waterways, water bodies or water sources that have the potential to sustain threatened species are present within the study area. The nearest aquatic habitat is associated with Narara Creek, approximately 560 metres to the north-west the site. Therefore, no impacts to aquatic habitats are likely to occur as a result of the project.

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Appendix 8 Proposed site plans

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

PROJECT NO. 23001

STATE SIGNIFICANT DEVELOPMENT APPLICATION

Sheet Number	Current Revision	Sheet Name
DA00	C	DRAWING REGISTER
DA 00	F	COVER PAGE
DA 001	C	CONTEXT ANALYSIS PLAN
DA 002	C	SITE ANALYSIS PLAN
DA 003	C	SURVEY PLAN
DA 004	C	EXISTING SITE AXONOMETRICS
DA 005	C	EXISTING AERIAL AXONOMETRICS
DA 006	C	SITE ANALYSIS TREE STUDY
DA 007	C	SITE ANALYSIS SURROUNDING TYPOLOGY STUDY
DA 008	C	SITE ANALYSIS MOVEMENT AND ACCESS
DA 009	C	SITE ANALYSIS TOPOGRAPHY AND LANDSCAPE
DA 009.1	C	SITE AERIAL VIEW
DA 009.2	C	SITE AERIAL VIEW 2
DA 010	C	STREETSCAPE CHARACTER ANALYSIS 001
DA 011	C	STREETSCAPE CHARACTER ANALYSIS 002
DA 012	C	STREETSCAPE CHARACTER ANALYSIS 003
DA 013	C	STREETSCAPE CHARACTER ANALYSIS 004
DA 014	C	STREETSCAPE CHARACTER ANALYSIS 005
DA 015	C	STREETSCAPE CHARACTER ANALYSIS 006
DA 016	C	STREETSCAPE CHARACTER ANALYSIS 007
DA 017	C	STREETSCAPE CHARACTER ANALYSIS 008
DA 018	C	STREETSCAPE CHARACTER ANALYSIS 009
DA 019	C	STREETSCAPE CHARACTER ANALYSIS 010
DA 020	C	STREETSCAPE CHARACTER ANALYSIS 011
DA 021	C	STREETSCAPE CHARACTER ANALYSIS 012
DA 022	C	STREETSCAPE CHARACTER ANALYSIS 013
DA 023	C	STREETSCAPE CHARACTER ANALYSIS 014
DA 030	D	LAND ZONING
DA 031	B	FLOOR SPACE RATIO
DA 032	B	HEIGHT OF BUILDING
DA 033	C	DCP SETBACKS
DA 034	C	DCP SETBACKS DIAGRAM
DA 035	C	PROPOSED MASSING DIAGRAM
DA 036	C	ROAD STAGING DIAGRAM
DA 050	F	SITE PLAN - EXISTING CONTEXT
DA 051	F	SITE PLAN - FUTURE CONTEXT
DA 060		BASIX COMMITMENTS - SITE A
DA 061		BASIX COMMITMENTS - SITE B
DA 103	F	BASEMENT 5 PLAN
DA 104	H	BASEMENT 4 PLAN
DA 105	N	BASEMENT 3 PLAN
DA 106	O	BASEMENT 2 PLAN
DA 107	Q	BASEMENT 1 PLAN
DA 108	N	LOWER GROUND FLOOR PLAN
DA 109	L	UPPER GROUND PLAN
DA 110	G	LEVEL 1 PLAN
DA 111	G	LEVEL 2 PLAN
DA 112	A	LEVEL 3 PLAN
DA 113	G	LEVEL 4-5 PLAN
DA 114	G	LEVEL 6-16 PLAN
DA 115	G	LEVEL 17-19 PLAN
DA 116	G	LEVEL 20 PLAN
DA 117	G	ROOF PLAN
DA 130	D	1B APARTMENT TYPOLOGIES
DA 131	D	2B APARTMENT TYPOLOGIES
DA 132	D	MULTI STOREY APARTMENT TYPOLOGIES
DA 133	E	THRU APARTMENT TYPOLOGIES
DA 140	F	LANDSCAPE PLAN
DA 141	G	DEEP SOIL PLAN
DA 200	E	MANN STREET ELEVATION (EAST)
DA 200-1	C	MANN STREET ELEVATION (EAST) - MATERIALS
DA 201	F	DWYER STREET ELEVATION (NORTH)
DA 201-1	C	DWYER STREET ELEVATION (NORTH) - MATERIALS
DA 202	F	THROUGH SITE LINK ELEVATION (SOUTH)
DA 202-1	C	THROUGH SITE LINK ELEVATION (SOUTH) - MATERIALS
DA 203	F	NEW PRIVATE ROAD ELEVATION (WEST)
DA 203-1	C	NEW PRIVATE ROAD ELEVATION (WEST) - MATERIALS
DA 204	F	SITE A - WEST ELEVATION
DA 204-1	C	SITE A - WEST ELEVATION - MATERIALS
DA 205	F	SITE B - EAST ELEVATION
DA 205-1	C	SITE B - EAST ELEVATION - MATERIALS
DA 206	C	SITE B - SOUTH ELEVATION
DA 206-1	C	SITE B - SOUTH ELEVATION - MATERIALS
DA 250	B	SECTION AA
DA 251	B	SECTION BB AND CC
DA 252	B	SECTION DD
DA 253	B	SECTION EE
DA 254	B	SECTION FF AND GG
DA 260	D	MANN ST SECTION
DA 261	C	DWYER STREET B1 SECTION
DA 262	D	DWYER STREET B2 SECTION
DA 263	D	NEW PRIVATE ROAD SECTION
DA 264	D	SITE A DRIVEWAY SECTION
DA 265	D	SITE B B2 DRIVEWAY SECTION
DA 300	F	MATERIALITY SHEET - B1 - NORTH & EAST ELEVATION
DA 301	F	MATERIALITY SHEET - B1 - SOUTH & WEST ELEVATION
DA 302	D	MATERIALITY SHEET - B2 - ELEVATIONS
DA 303	D	MATERIALITY SHEET - B3 - ELEVATIONS
DA 310	D	3D VIEWS - A NEW GATEWAY TOWER
DA 312	D	3D VIEWS - A NEW GATEWAY TOWER 2
DA 313	D	3D VIEWS - A NEW GATEWAY TOWER 3
DA 314	D	3D VIEWS - A NEW PLAZA
DA 315	D	3D VIEWS - A NEW PLAZA 2
DA 316	D	3D VIEWS - A NEW PLAZA 3
DA 317	D	3D VIEWS - AN ELEGANT ROOF TOP FORM
DA 318	D	3D VIEWS - MASSING RISING TO NEW GATEWAY BLDG
DA 319	D	3D VIEWS - CORNER OF DWYERSTREET AND NEW ROAD
DA 320	D	3D VIEWS - CORNER OF DWYERSTREET AND NEW ROAD 2
DA 321	D	3D VIEWS - DWYER STREET LOOKING EAST
DA 322	D	3D VIEWS - THE NEW ROAD AND STREETSCAPE
DA 323	D	3D VIEWS - THE NEW ROAD AND STREETSCAPE 2
DA 324	D	3D VIEWS - THE NEW ROAD AND STREETSCAPE 3
DA 325	D	3D VIEWS - THE SITE B BUILDINGS
DA 326	D	3D VIEWS - A NEW THROUGH SITE LINK
DA 327	D	3D VIEWS - BUILDING SEPARATION AND COMMUNAL OPEN SPACE
DA 328	D	3D VIEWS - A GATEWAY TOWER
DA 329	D	3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY
DA 330	D	3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY 2
DA 331	C	3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY 3
DA 332	D	3D VIEWS
DA 333	C	3D VIEWS
DA 334	D	3D VIEWS
DA 335	D	3D VIEWS
DA 336	D	3D VIEWS
DA 337	D	3D VIEWS
DA 338	D	3D VIEWS
DA 339	D	3D VIEWS
DA 340	B	RENDER
DA 342	B	RENDER
DA 343	B	RENDER
DA 345	B	RENDER
DA 347	B	RENDER
DA 349	B	RENDER
DA 350	B	RENDER
DA 351	B	RENDER
DA 352	B	RENDER
DA 353	B	RENDER
DA 354	B	RENDER
DA 400	E	AXONOMETRIC VIEW 1
DA 401	E	AXONOMETRIC VIEW 2
DA 402	E	AXONOMETRIC VIEW 3
DA 403	E	AXONOMETRIC VIEW 4
DA 452	B	SHADOW DCP
DA 453	B	SHADOW COMPARISON
DA 454	A	SUN EYE VIEW DIAGRAMS
DA 455	A	SUN EYE VIEW DIAGRAMS
DA 500	E	AREA SCHEDULE
DA 501	D	GFA SCHEDULE - SITE A
DA 502	D	GFA SCHEDULE - SITE B
DA 503		BUILDING HEIGHT ANALYSIS
DA 504	D	SOLAR ANALYSIS - SITE A
DA 505	D	SOLAR ANALYSIS - SITE B
DA 506	G	NATURAL VENTILATION - SITE A
DA 508	D	NATURAL VENTILATION - SITE B
DA 509		COMMUNAL OPEN SPACE - SITE A
DA 510		COMMUNAL OPEN SPACE - SITE B
DA 511	B	CARPARKING CALCULATIONS
DA 512	A	STORAGE VOLUMES - B1
DA 513	B	STORAGE VOLUMES - B2
DA 514	B	STORAGE VOLUMES - B3
DA 515	B	STORAGE VOLUMES - BASEMENT B1
DA 516	B	STORAGE VOLUMES - BASEMENT B2&B3
DA 517	A	KEY AVIATION COMPLIANCE SECTION
DA 600	A	B1 TYPICAL NORTH BALCONY AND FACADE DETAIL
DA 601	A	B1 TYPICAL EAST AND WEST BALCONY AND FACADE DETAIL
DAB1-100	N	LOWER GROUND & UPPER GROUND PLAN
DAB1-101	J	L1 & L2 PLAN
DAB1-102	I	TYPICAL TOWER PLAN
DAB1-103	E	L17-20 PLAN
DAB1-104	H	L21 & ROOF PLAN
DAB1-105	C	ADAPTABLE & SILVER LEVEL APARTMENTS - B1 SHEET 1
DAB1-106	B	ADAPTABLE & SILVER LEVEL APARTMENTS - B1 SHEET 2
DAB2-100	J	B2 LOWER GROUND FLOOR PLAN
DAB2-101	H	B2 UPPER GROUND FLOOR PLAN
DAB2-102	E	B2 LEVEL 1 FLOOR PLAN
DAB2-102	E	B2 LEVEL 1 FLOOR PLAN Copy 1
.1		
DAB2-103	B	B2 LEVEL 2 FLOOR PLAN
DAB2-104	F	B2 LEVEL 3 PLAN
DAB2-105	E	B2 LEVEL 4 PLAN
DAB2-106	E	B2 LEVEL 5 PLAN
DAB2-107	G	B2 LEVEL 6 PLAN
DAB2-108	G	B2 ROOF PLAN
DAB2-110	C	ADAPTABLE & SILVER LEVEL APARTMENTS - B2 SHEET 1
DAB2-111	C	ADAPTABLE & SILVER LEVEL APARTMENTS - B2 SHEET 2
DAB2-112	A	ADAPTABLE & SILVER LEVEL APARTMENTS - B2 SHEET 2
DAB3-100	J	B3 LOWER GROUND FLOOR PLAN
DAB3-101	G	B3 UPPER GROUND FLOOR PLAN
DAB3-102	G	B3 LEVEL 1 FLOOR PLAN
DAB3-103	C	B3 LEVEL 2 FLOOR PLAN
DAB3-104	H	B3 LEVEL 3 PLAN
DAB3-105	G	B3 LEVEL 4 PLAN
DAB3-106	G	B3 LEVEL 5 PLAN
DAB3-107	G	B3 LEVEL 6 PLAN
DAB3-108	G	B3 ROOF PLAN
DAB3-110	C	ADAPTABLE & SILVER LEVEL APARTMENTS - B3 SHEET 1
DAB3-111	C	ADAPTABLE & SILVER LEVEL APARTMENTS - B3 SHEET 2

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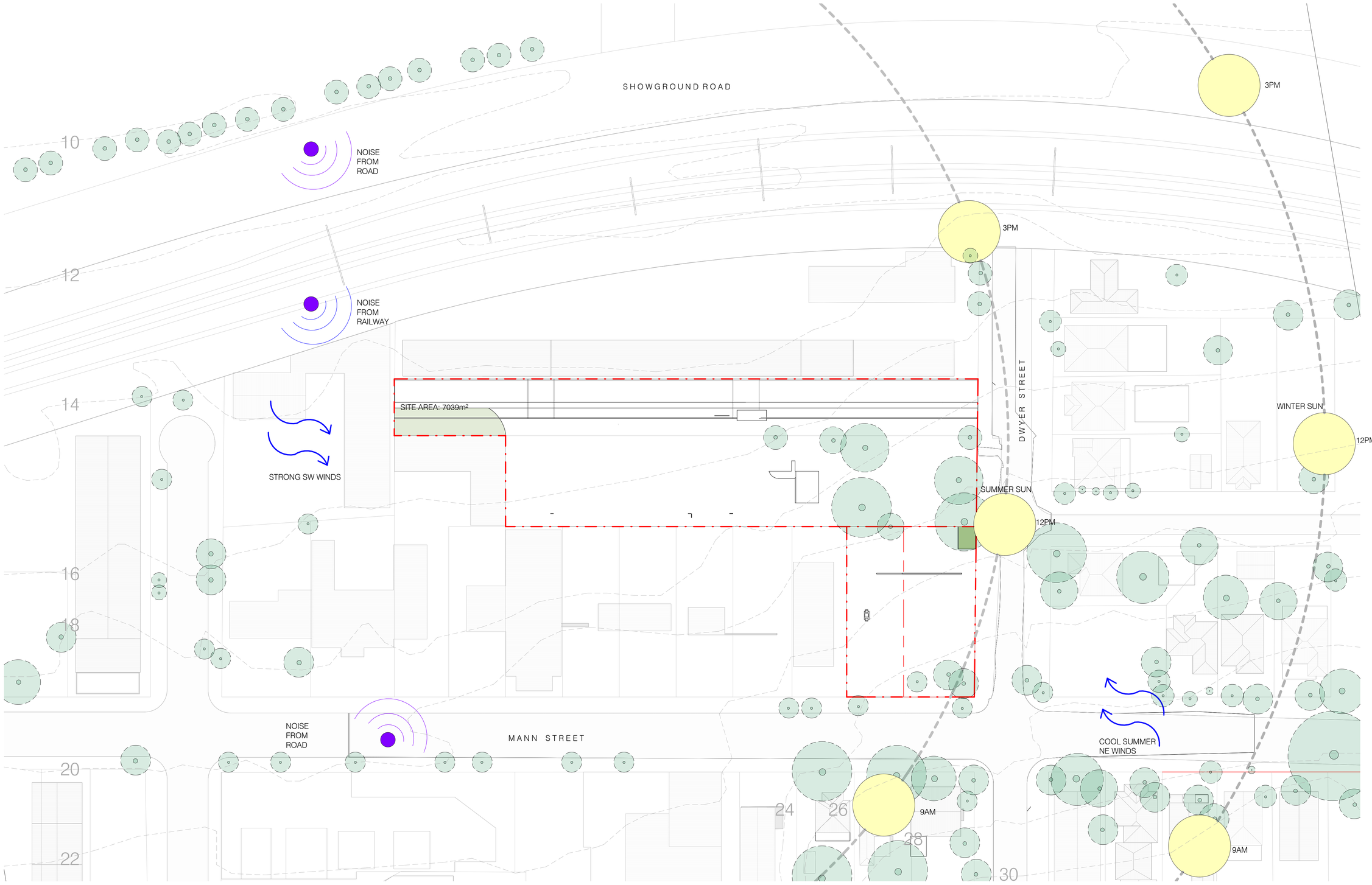

REVISION

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

NOTES

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PROJECT

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

CLIENT

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

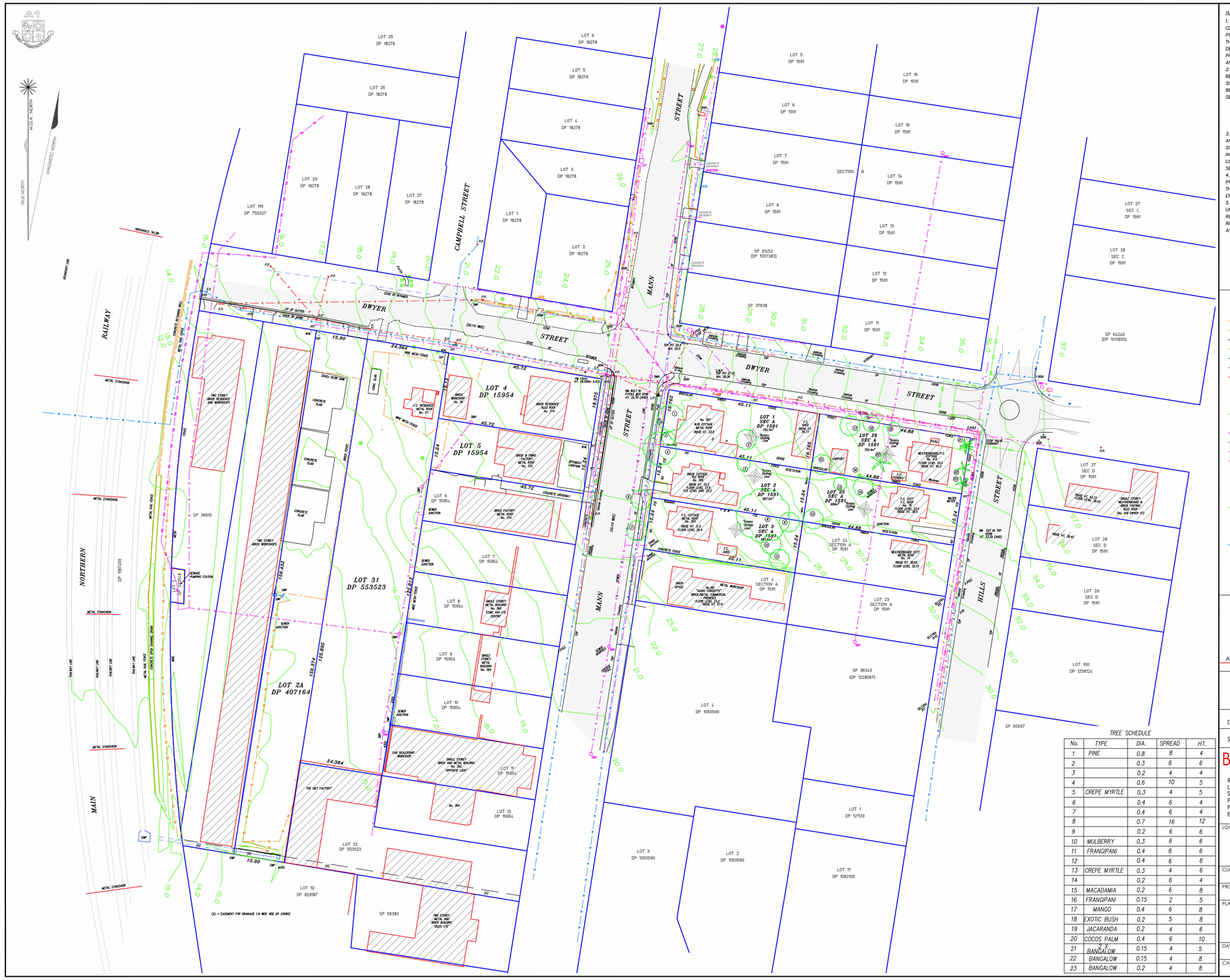
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 500 @A1

DRAWING TITLE

SITE ANALYSIS PLAN

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

21/03/2025 2:31:30 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	X 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

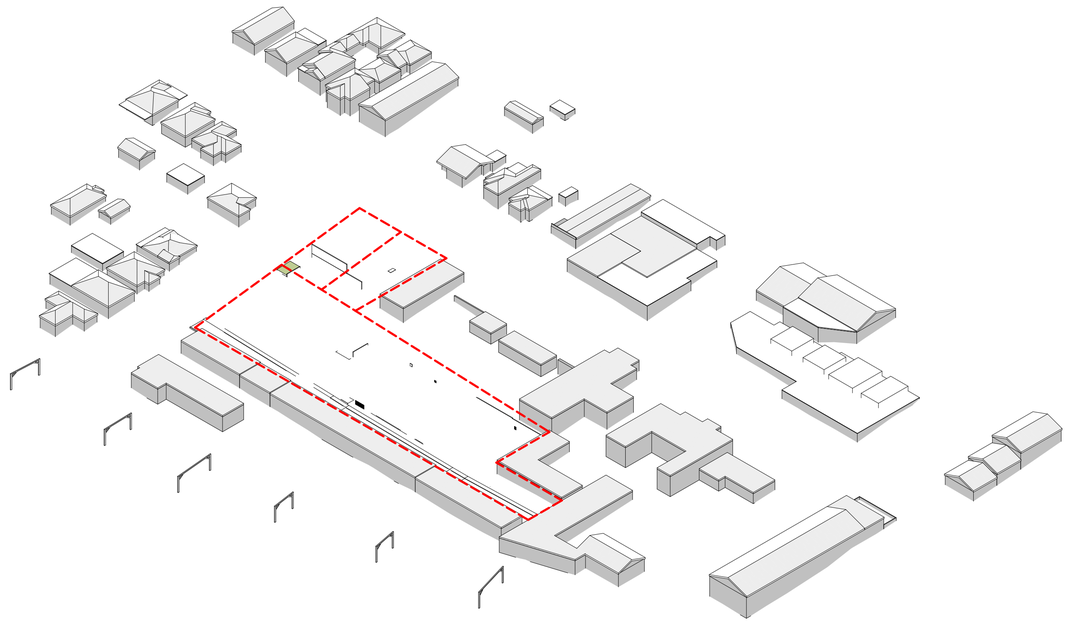
DRAWING TITLE: SURVEY PLAN

CLIENT

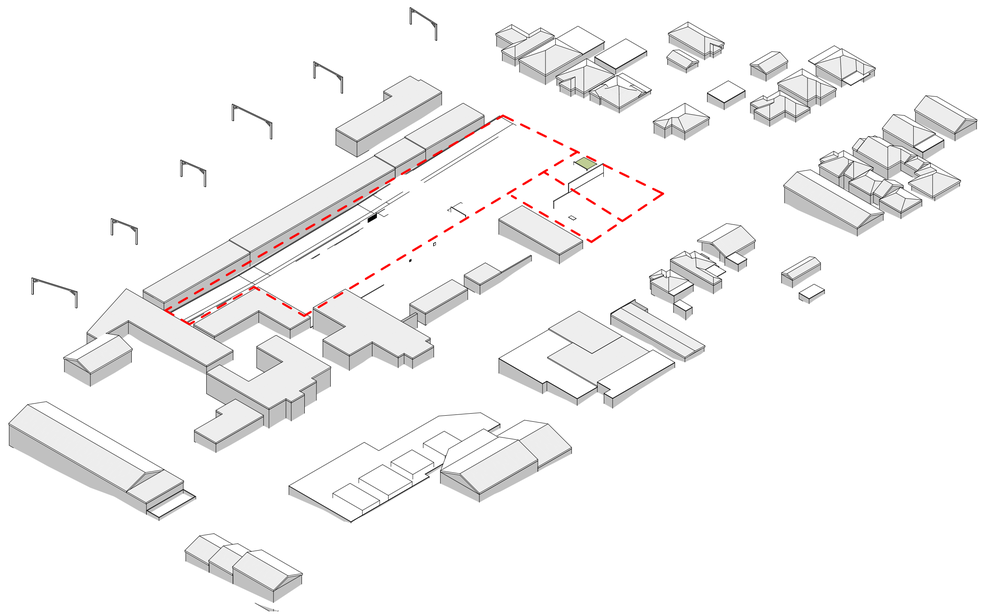
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

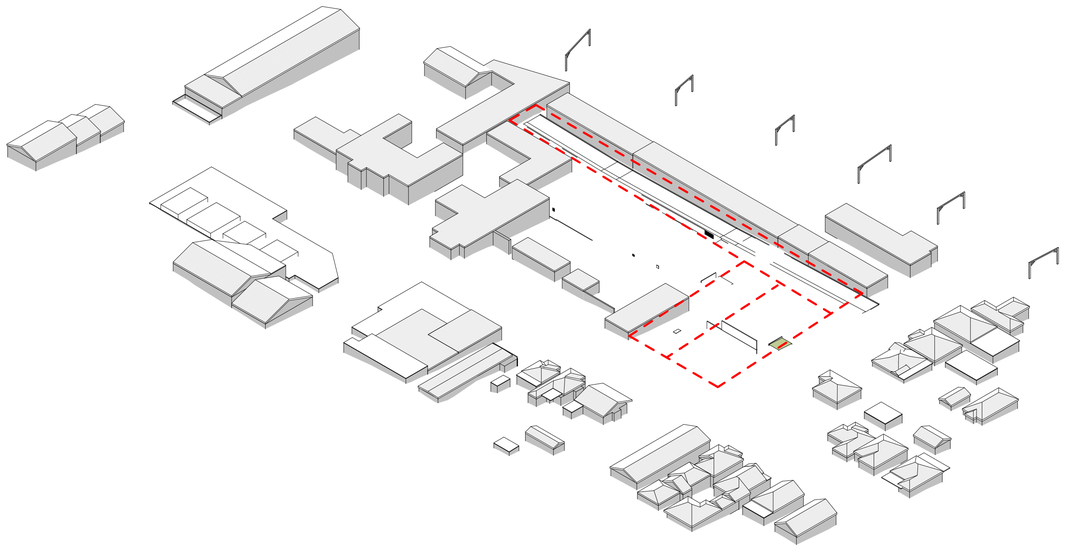
21/03/2025 2:31:38 PM



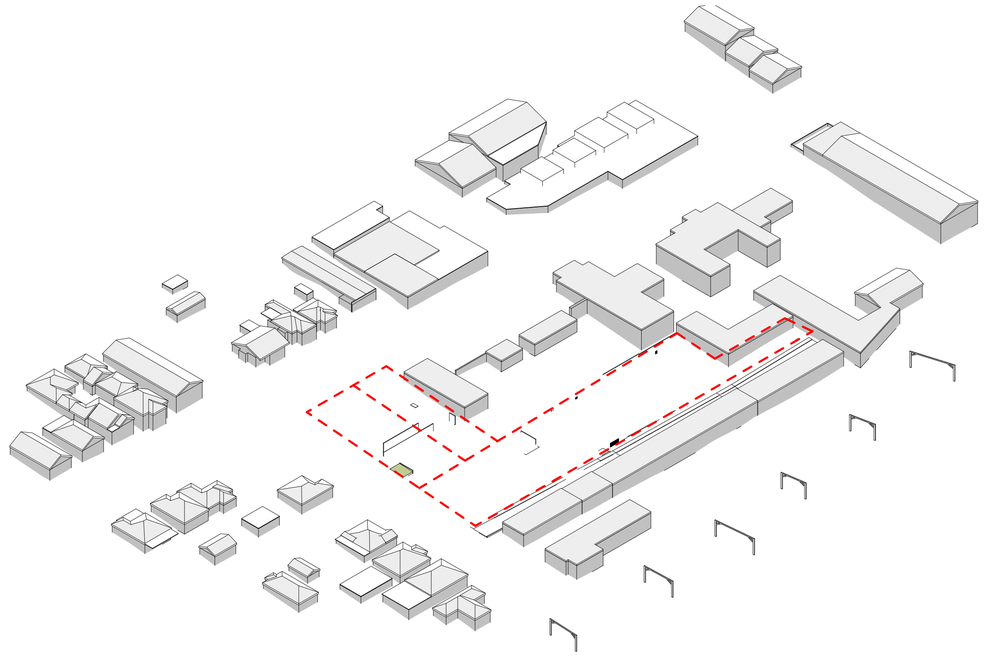
1 EXISTING SITE AXONOMETRIC 1
SCALE



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

CLIENT

DRAWING TITLE
EXISTING SITE AXONOMETRICS

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**

21/03/2025 2:31:48 PM

EXISTING SITE AERIAL 1

EXISTING SITE AERIAL 2

EXISTING SITE AERIAL 3

EXISTING SITE AERIAL 4

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

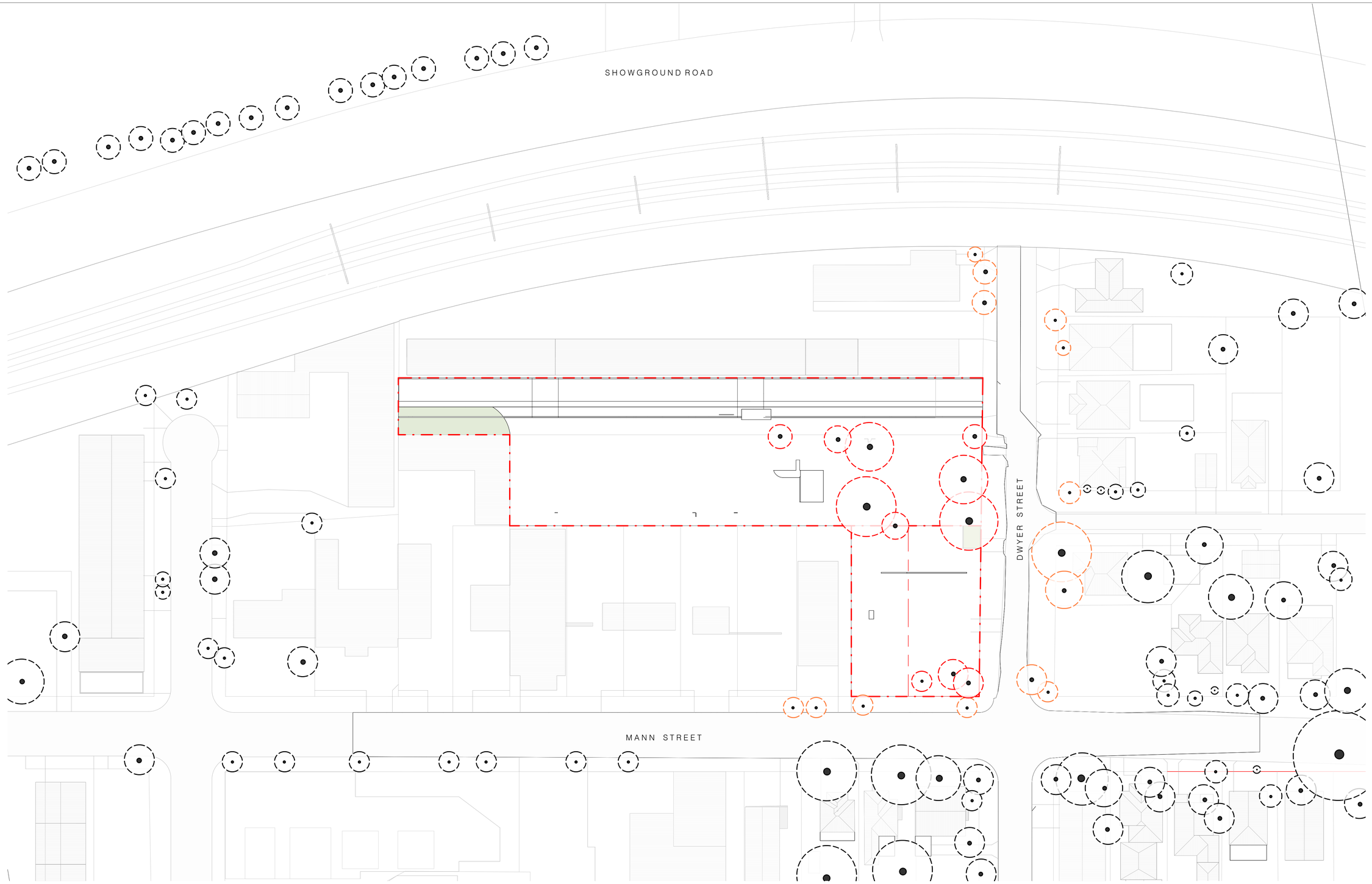
DRAWING TITLE

EXISTING AERIAL AXONOMETRICS

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**

21/03/2025 2:31:53 PM



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24
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

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

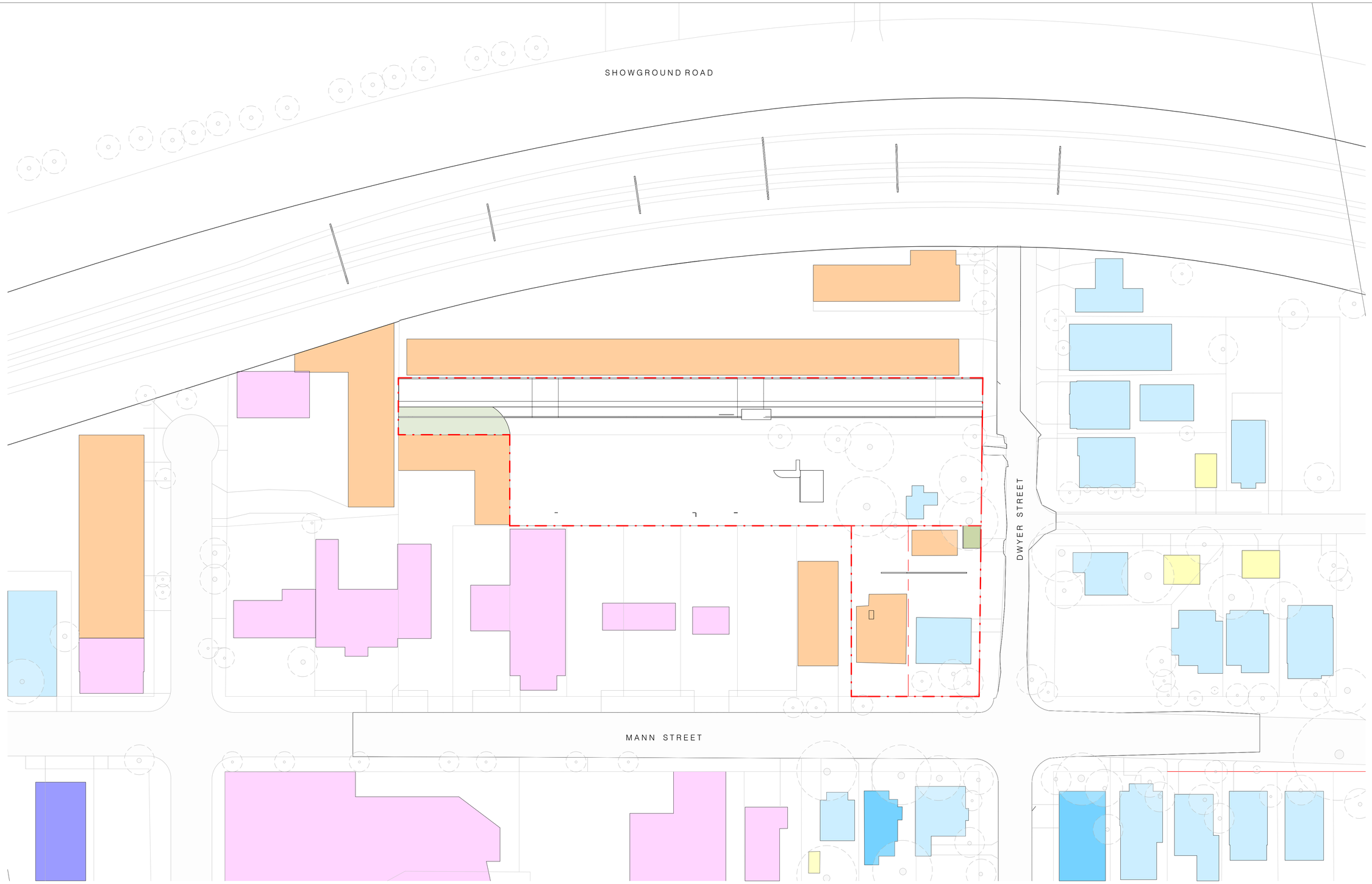
DRAWING TITLE

SITE ANALYSIS TREE STUDY

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 006**

21/03/2025 2:32:00 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

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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

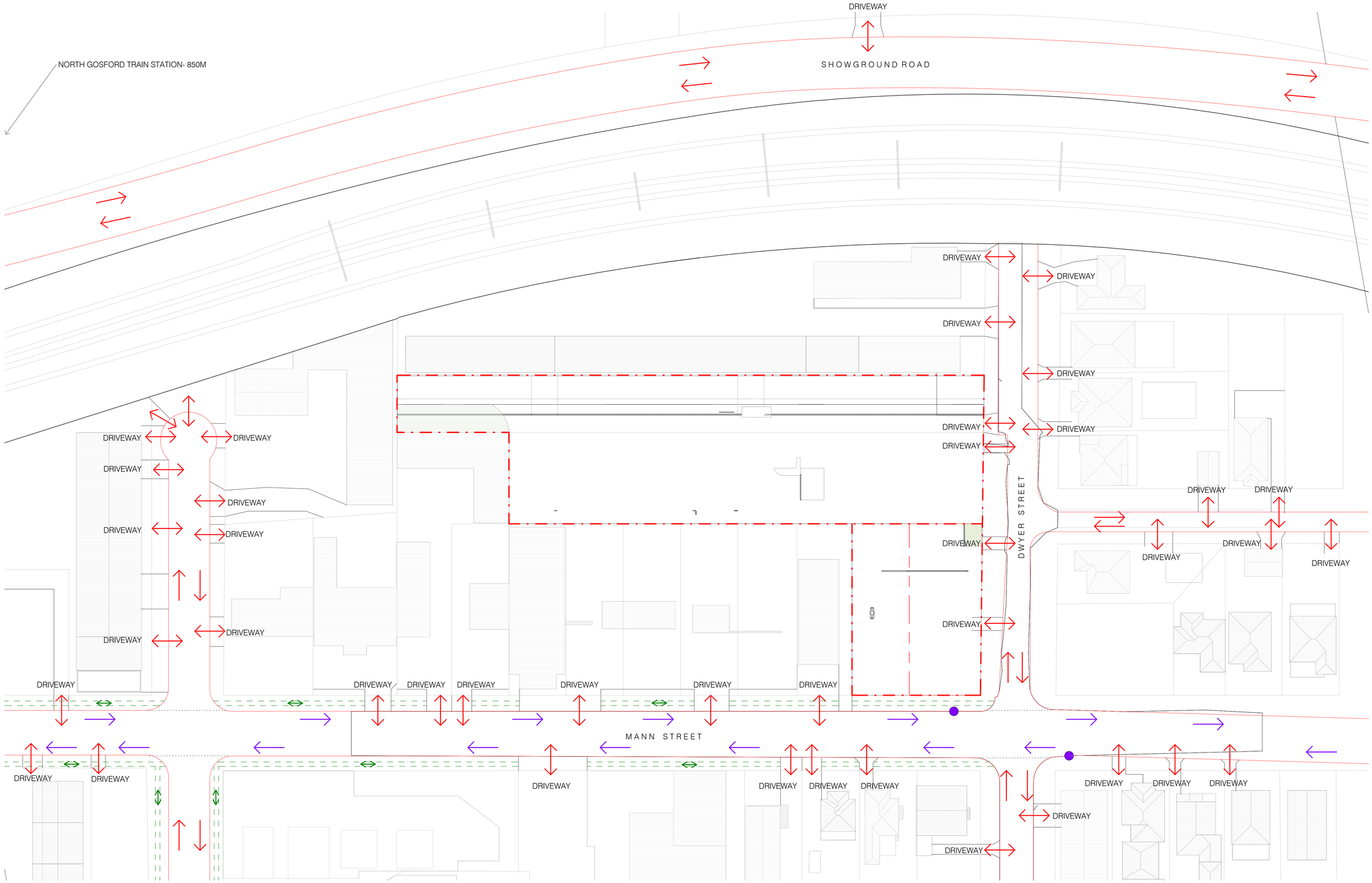
SITE ANALYSIS SURROUNDING TYPOLOGY STUDY

CLIENT

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**

21/03/2025 2:32:07 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

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**

21/03/2025 2:32:26 PM

REVISION

A	FOR INFORMATION	04/06/24
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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

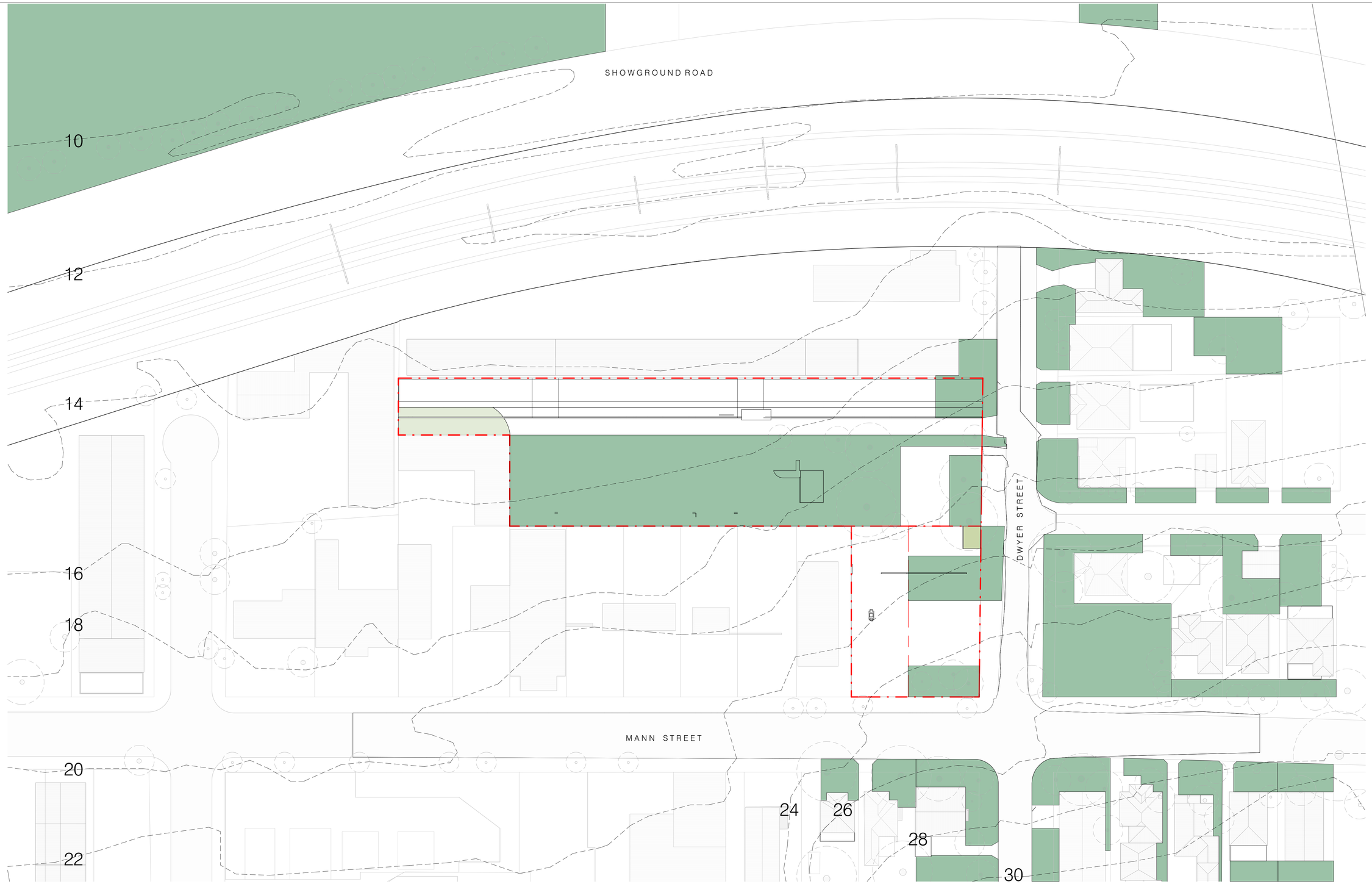
SITE AERIAL VIEW 2

CLIENT

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**

21/03/2025 2:32:31 PM



REVISION

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

LEGEND
CONTOUR LINES
LANDSCAPE

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PROJECT

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

CLIENT

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

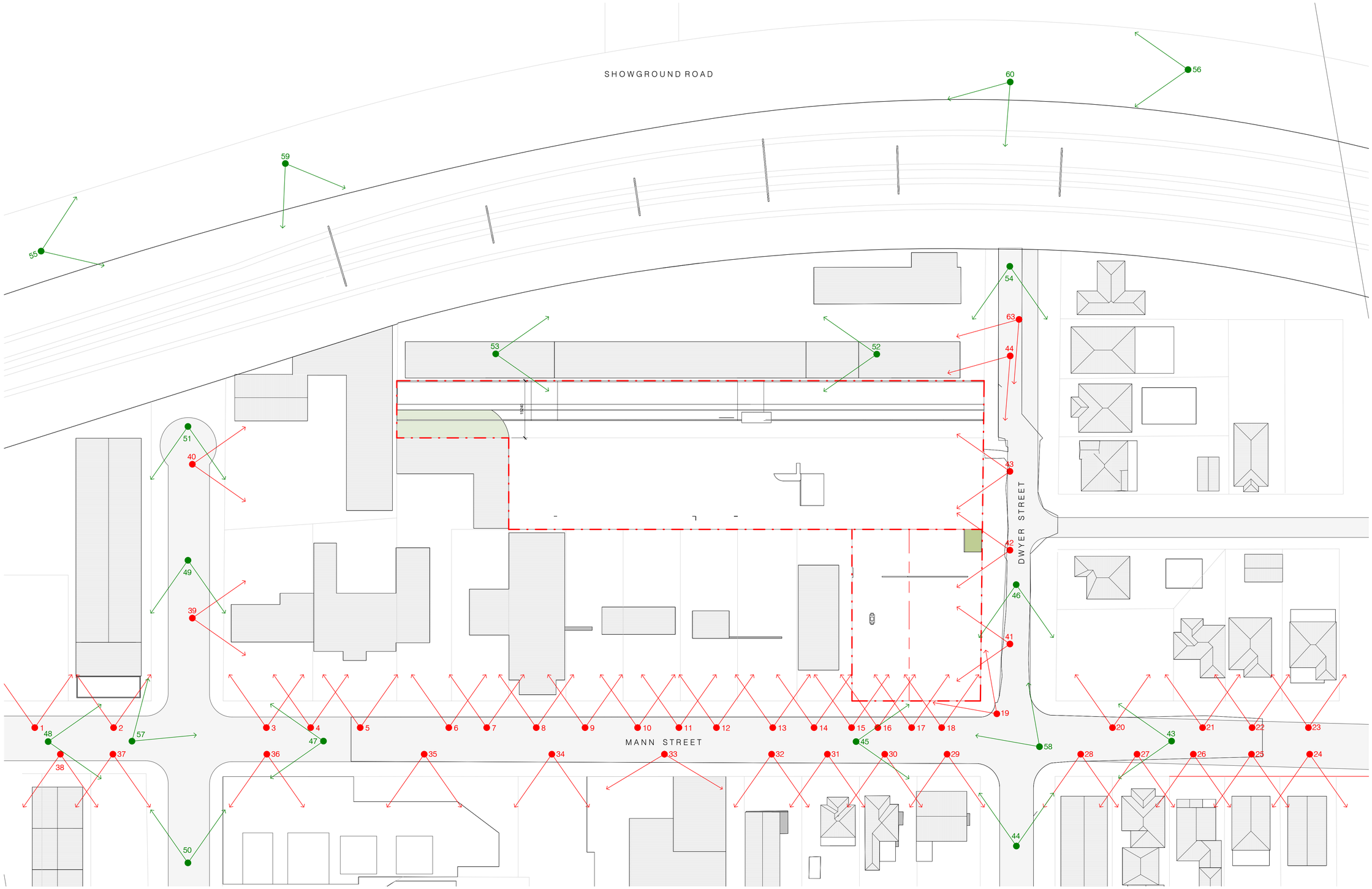
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	As indicated @A1

DRAWING TITLE

SITE ANALYSIS TOPOGRAPHY AND LANDSCAPE

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

21/03/2025 2:32:21 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	1 : 500 @A1

PROJECT

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

DRAWING TITLE

STREETSCAPE CHARACTER ANALYSIS 001

CLIENT

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 010**

21/03/2025 2:32:38 PM

1: 350 MANN STREET

2: 352 MANN STREET

3: 6 LINDSAY STREET

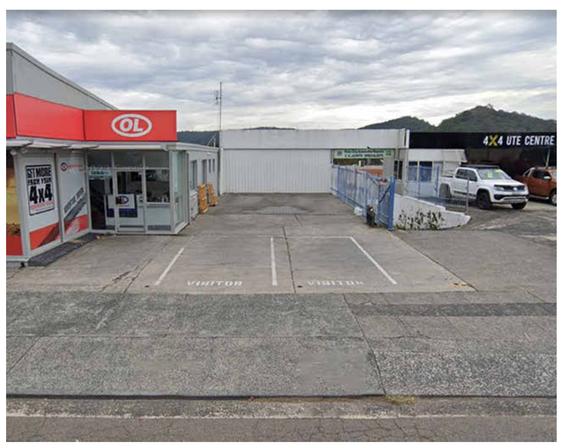
4: BETWEEN 6 LINDSAY STREET AND 354A MANN STREET

5: 354A MANN STREET

6: 356 MANN STREET

7: 358 MANN STREET

8: 364 MANN STREET



9: 366 MANN STREET

10: BETWEEN 366 AND 368 MANN STREET

11: 368 MANN STREET

12: 368 MANN STREET

REVISION

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

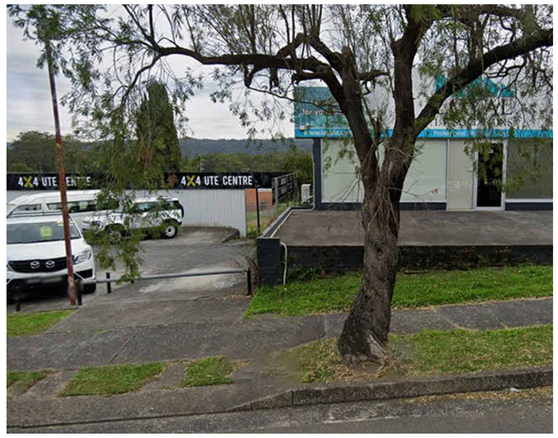
STREETSCAPE CHARACTER ANALYSIS 002

CLIENT

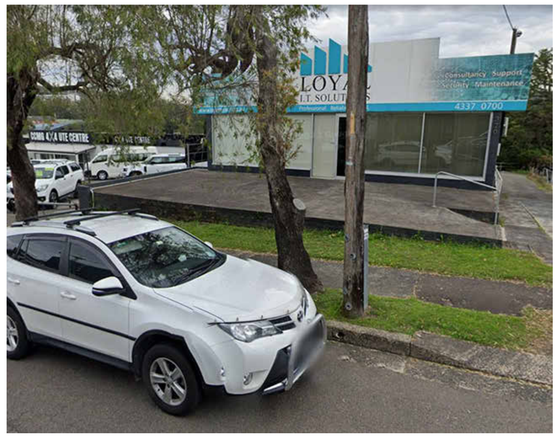
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 011**

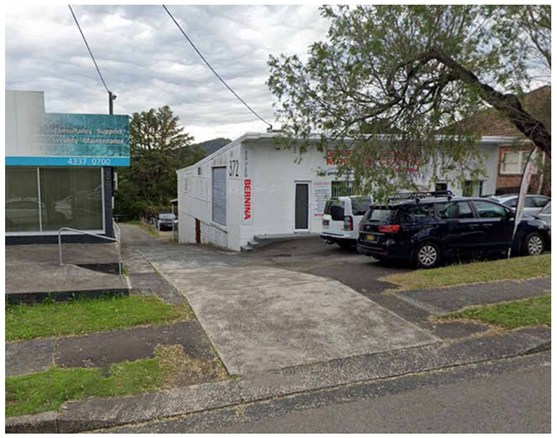
21/03/2025 2:32:43 PM



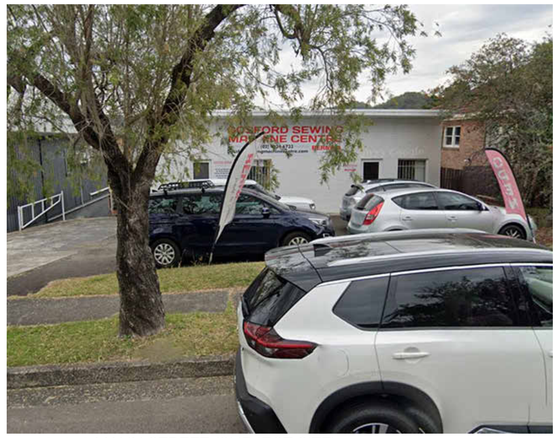
13: BETWEEN 368 AND 370 MANN STREET



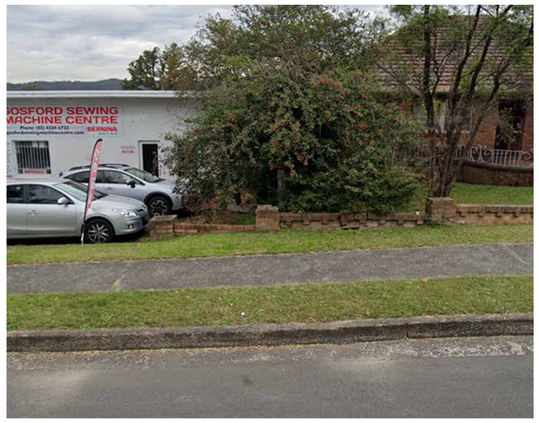
14: 370 MANN STREET



15: BETWEEN 370 AND 372 MANN STREET



16: 372 MANN STREET (SUBJECT SITE)



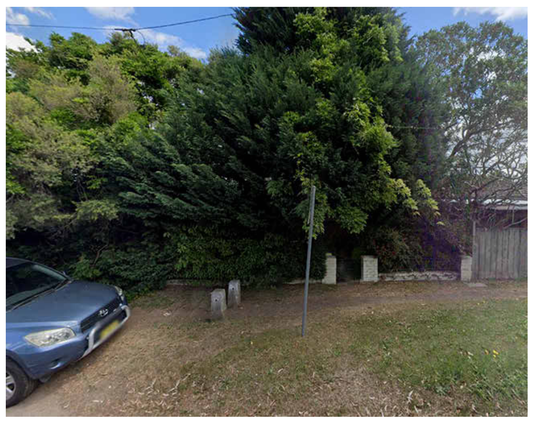
17: BETWEEN 372 AND 374 MANN STREET (SUBJECT SITE)

18: 374 MANN STREET (SUBJECT SITE)

19: CORNER OF DWYER STREET AND PACIFIC HIGHWAY

20: 400 MANN STREET

21: 402 MANN STREET



22: 404 MANN STREET

23: 406 MANN STREET

24: 407 MANN STREET

REVISION

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

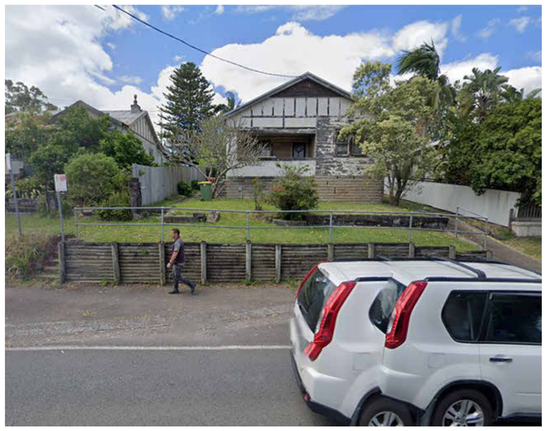
STREETSCAPE CHARACTER ANALYSIS 003

CLIENT

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 012**

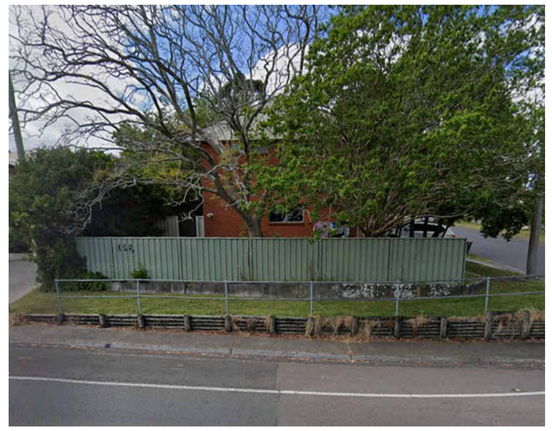
21/03/2025 2:32:47 PM



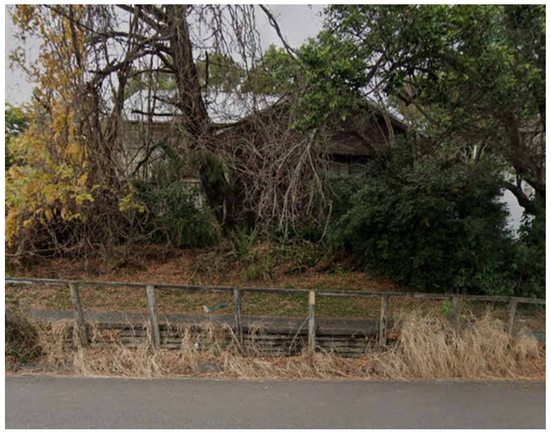
25: 405 MANN STREET

26: 403 MANN STREET

27: 401 MANN STREET

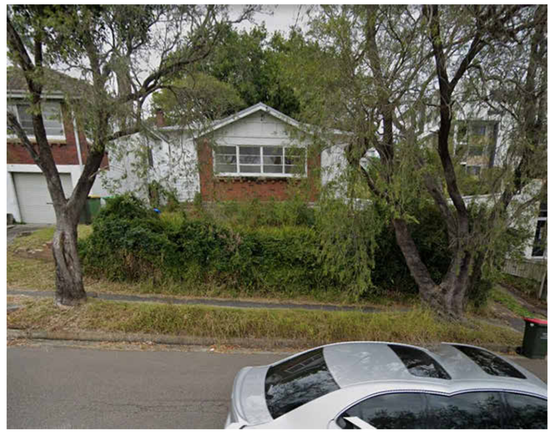


28: 42A DWYER STREET

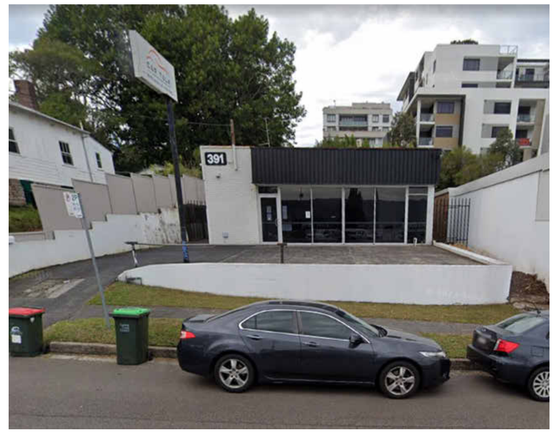


29: 397 MANN STREET

30: 395 MANN STREET

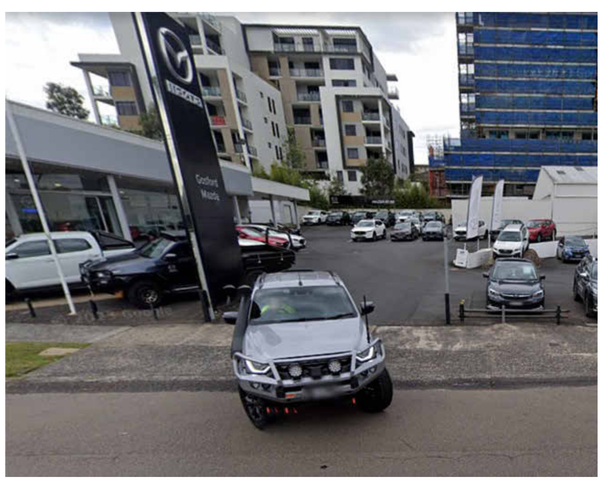


31: 393 MANN STREET

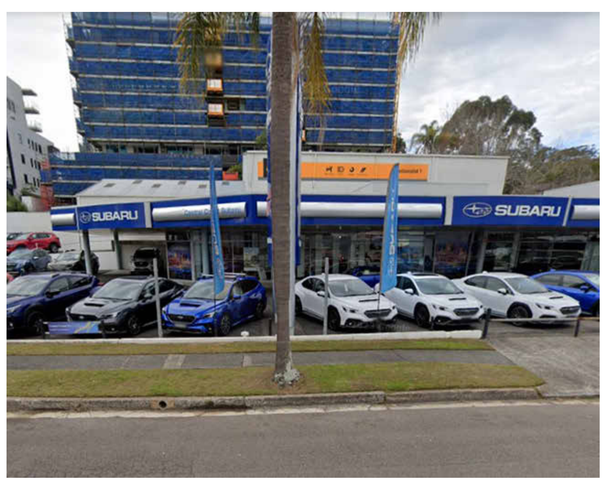


32: 392 MANN STREET

33: 387 MANN STREET



34: BETWEEN 387 BETWEEN 373 MANN STREET



35: 373 MANN STREET

REVISION

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

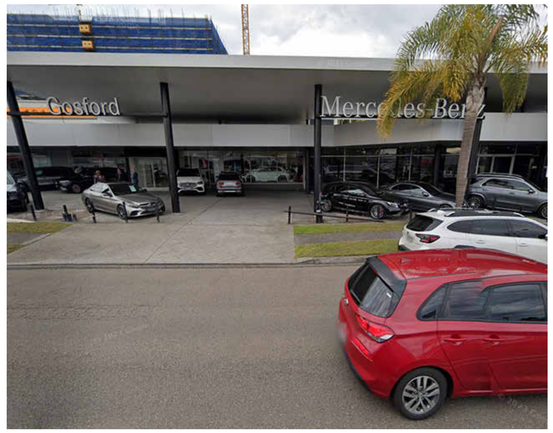
STREETSCAPE CHARACTER ANALYSIS 004

CLIENT

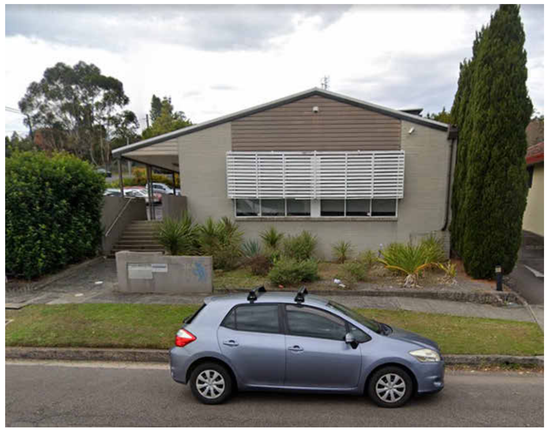
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: C | DRAWING NO.: **DA 013**

21/03/2025 2:32:52 PM



36: 373 MANN STREET



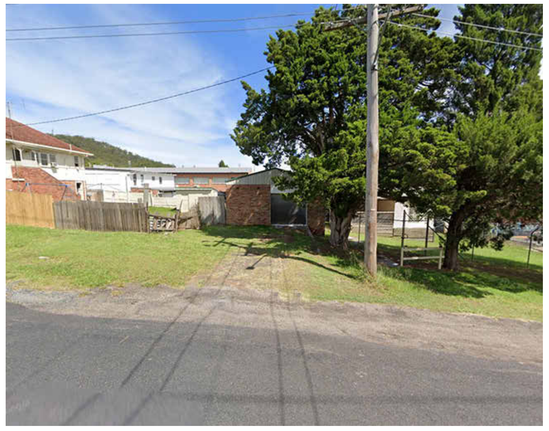
37: 367 MANN STREET

38: 369 MANN STREET

39: 2 LINDSAY STREET

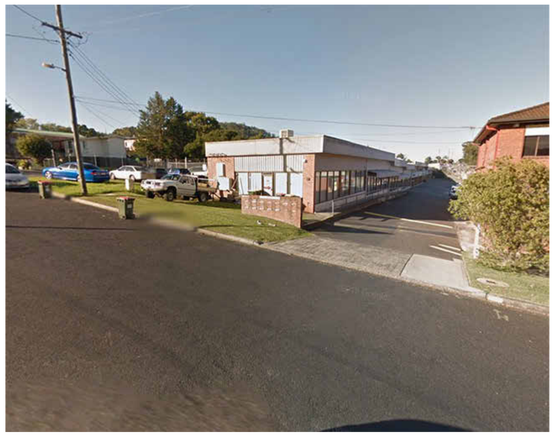
40: 4/2 LINDSAY STREET

40: 374 MANN STREET



41: 374 MANN STREET

42: 37 DWYER STREET



42: CORNER OF SUBJECT SITE FROM DWYER STREET

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

STREETSCAPE CHARACTER ANALYSIS 005

CLIENT

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 014**

21/03/2025 2:32:57 PM

43: DWYER STREET LOOKING SOUTH

44: DWYER STREET LOOKING WEST

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

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	@A1

DRAWING TITLE

STREETSCAPE CHARACTER ANALYSIS 006

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 015**

21/03/2025 2:33:02 PM

45: DWYER STREET LOOKING NORTH

46: DWYER STREET LOOKING EAST

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

STREETSCAPE CHARACTER ANALYSIS 007

CLIENT

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 016**

21/03/2025 2:33:06 PM

47: LINDSAY STREET LOOKING SOUTH

48: LINDSAY STREET LOOKING NORTH

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

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	@A1

DRAWING TITLE

STREETSCAPE CHARACTER ANALYSIS 008

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 017**

21/03/2025 2:33:11 PM

49: LINDSAY STREET LOOKING EAST

50: LINDSAY STREET LOOKING WEST

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

STREETSCAPE CHARACTER ANALYSIS 009

CLIENT

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 018**

21/03/2025 2:33:15 PM

51: LINDSAY STREET LOOKING EAST FROM CUL DE SAC

52: FROM SUBJECT SITE LOOKING SOUTH

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

STREETSCAPE CHARACTER ANALYSIS 010

CLIENT

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 019**

21/03/2025 2:33:20 PM

53: FROM SUBJECT SITE LOOKING NORTH

54: DWYER STREET LOOKING EAST FROM TOP OF ROAD

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

STREETSCAPE CHARACTER ANALYSIS 011

CLIENT

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 020**

21/03/2025 2:33:24 PM

55: SHOWGROUND ROAD LOOKING NORTH

56: SHOWGROUND ROAD LOOKING SOUTH

REVISION

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

STREETSCAPE CHARACTER ANALYSIS 012

CLIENT

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 021**

21/03/2025 2:33:29 PM

57: CORNER OF SITE FROM LINDSAY STREET

58: CORNER OF SITE FROM DWYER STREET

REVISION

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

STREETSCAPE CHARACTER ANALYSIS 013

CLIENT

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 022**

21/03/2025 2:33:34 PM

59: CORNER OF SITE FROM SHOWGROUND ROAD

60: CORNER OF SITE FROM SHOWGROUND ROAD

REVISION

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

STREETSCAPE CHARACTER ANALYSIS 014

CLIENT

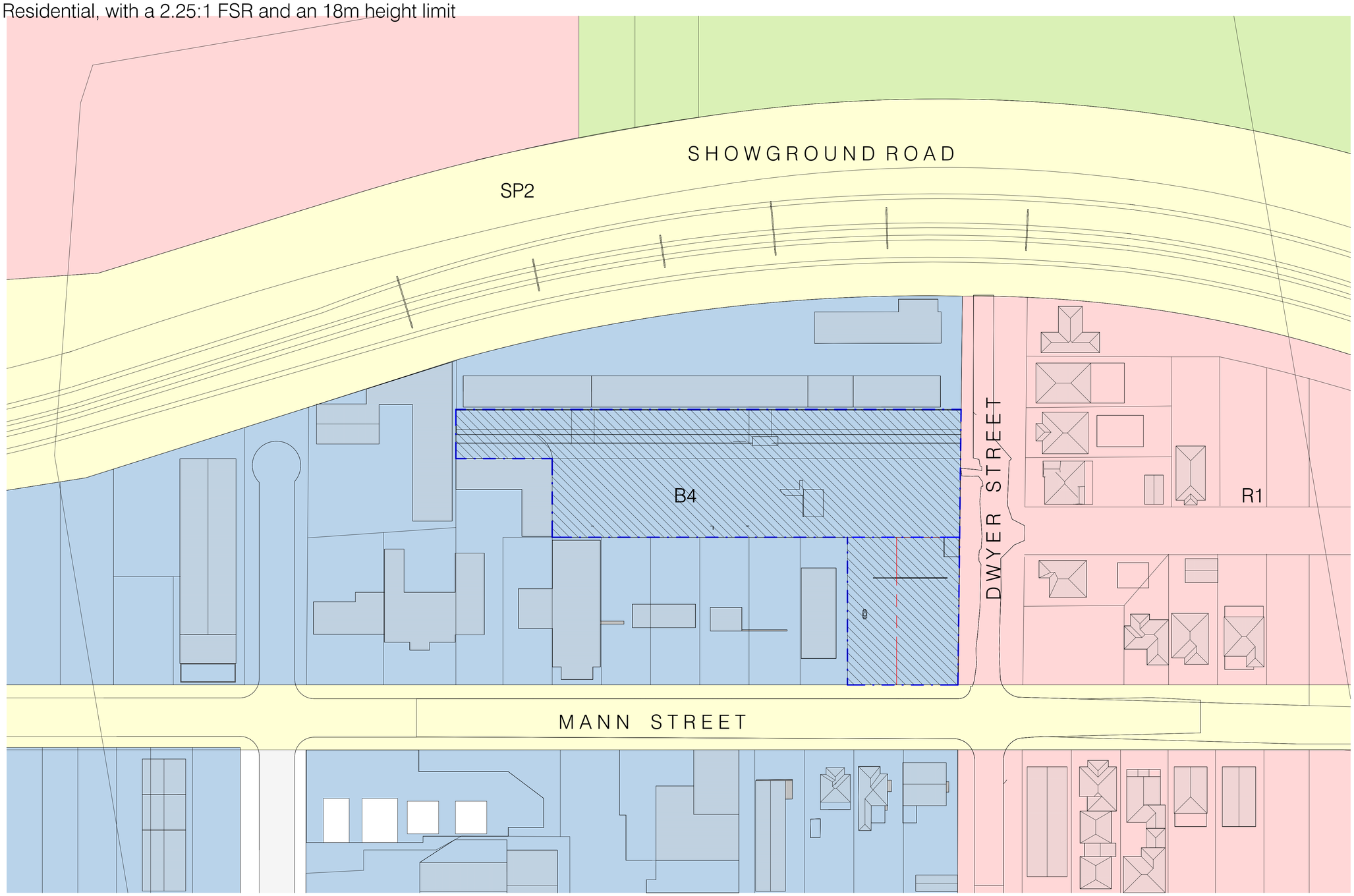
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 023**

21/03/2025 2:33:38 PM

B4 - Mixed Use, with a 2.75:1 FSR and an 18m height limit
B4 - Mixed Use, with a 4:1 FSR and a 36 m heigh limit

R1 - General Residential, with a 2.25:1 FSR and an 18m height limit



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

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PROJECT

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

CLIENT

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	As indicated @A1

DRAWING TITLE

LAND ZONING

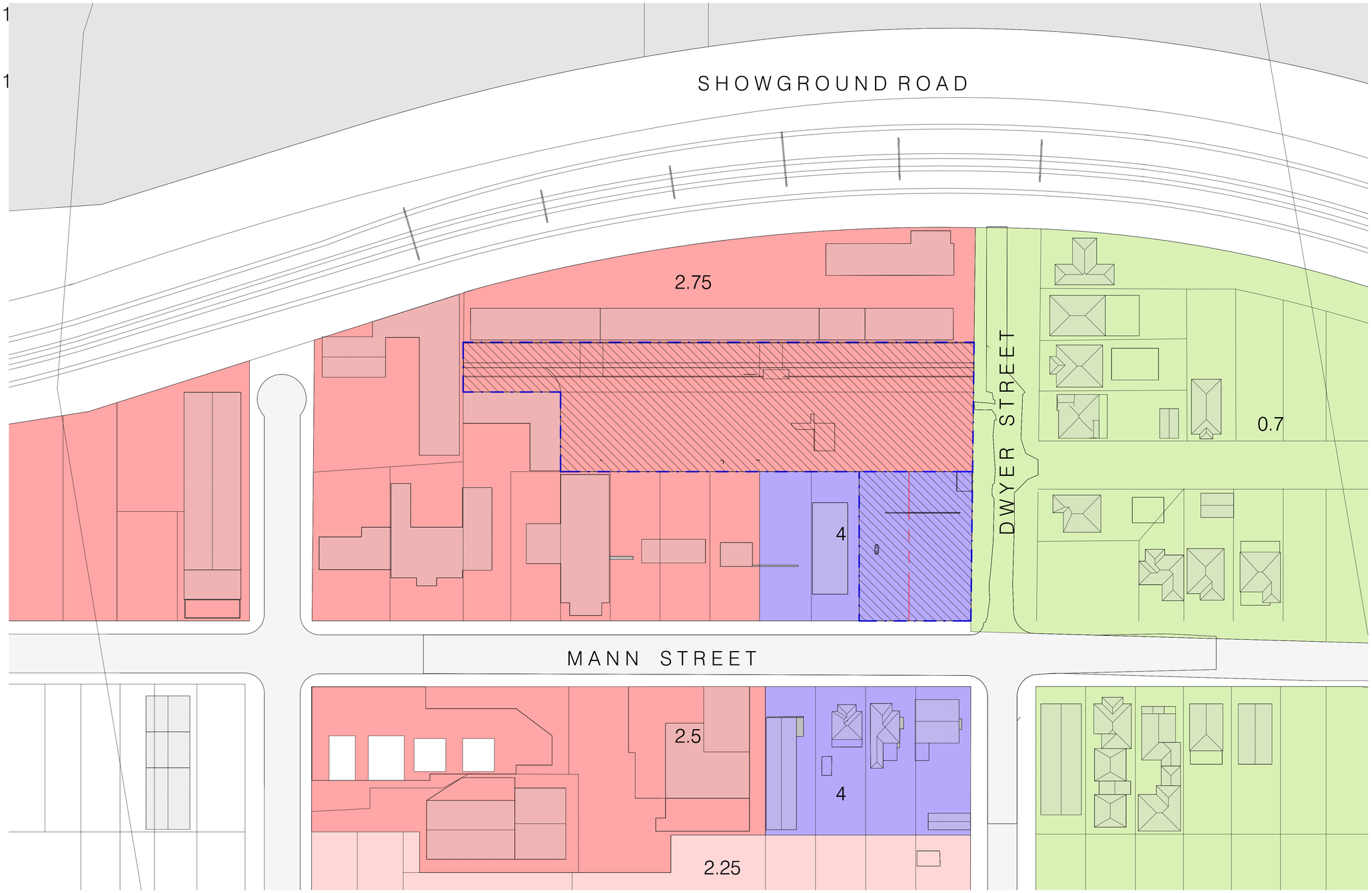
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 030**

21/03/2025 2:33:45 PM

FSR 4:1

FSR 2.75:1

FSR 2.25:1



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24

NOTES

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PROJECT

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

CLIENT

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	As indicated @A1

DRAWING TITLE

FLOOR SPACE RATIO

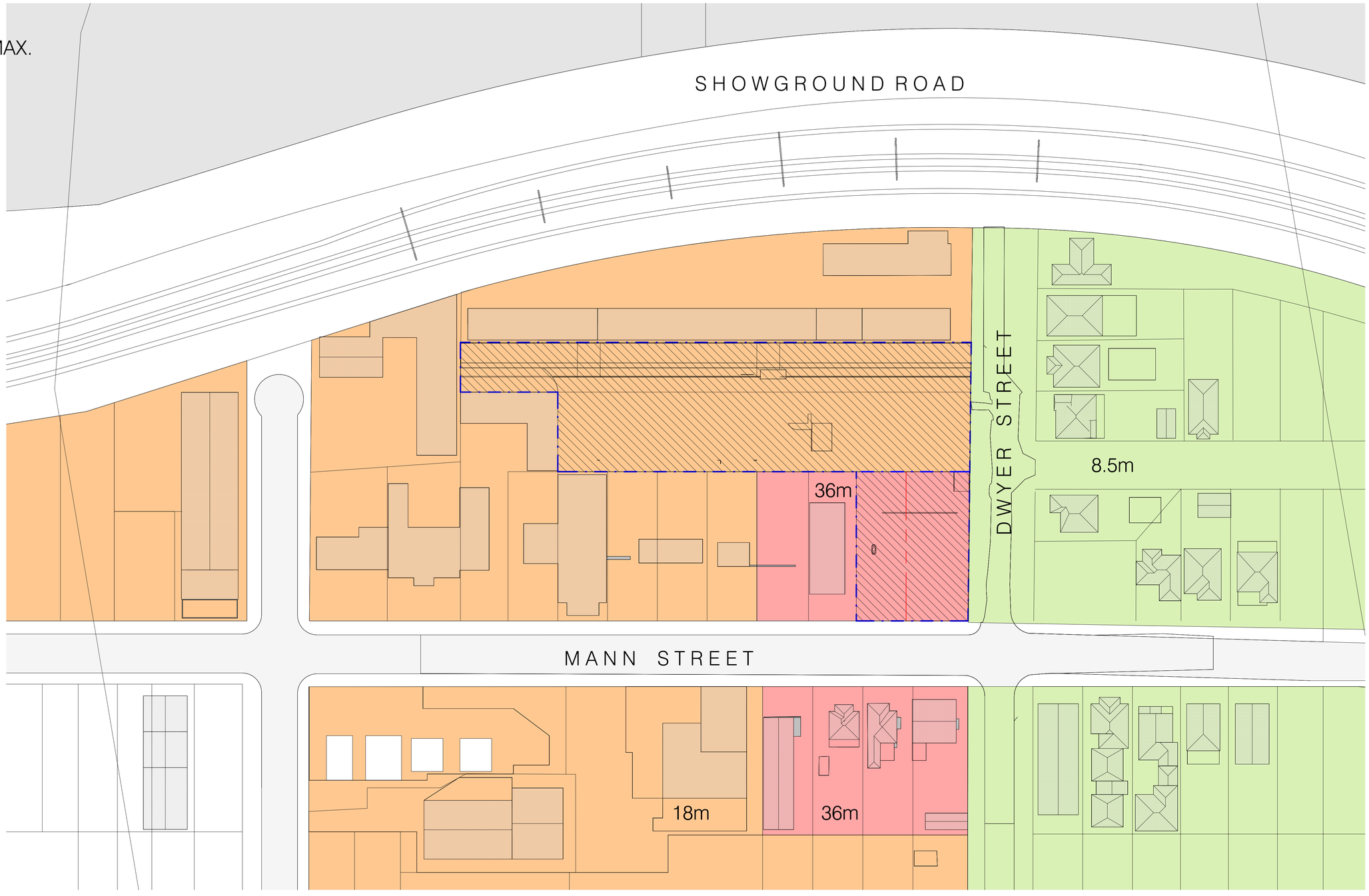
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 031**

21/03/2025 2:33:51 PM

36m MAX.

18m MAX.

8.5m MAX.



REVISION

A	FOR INFORMATION	04/06/24
B	FOR INFORMATION	2/10/24

NOTES

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PROJECT

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

CLIENT

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

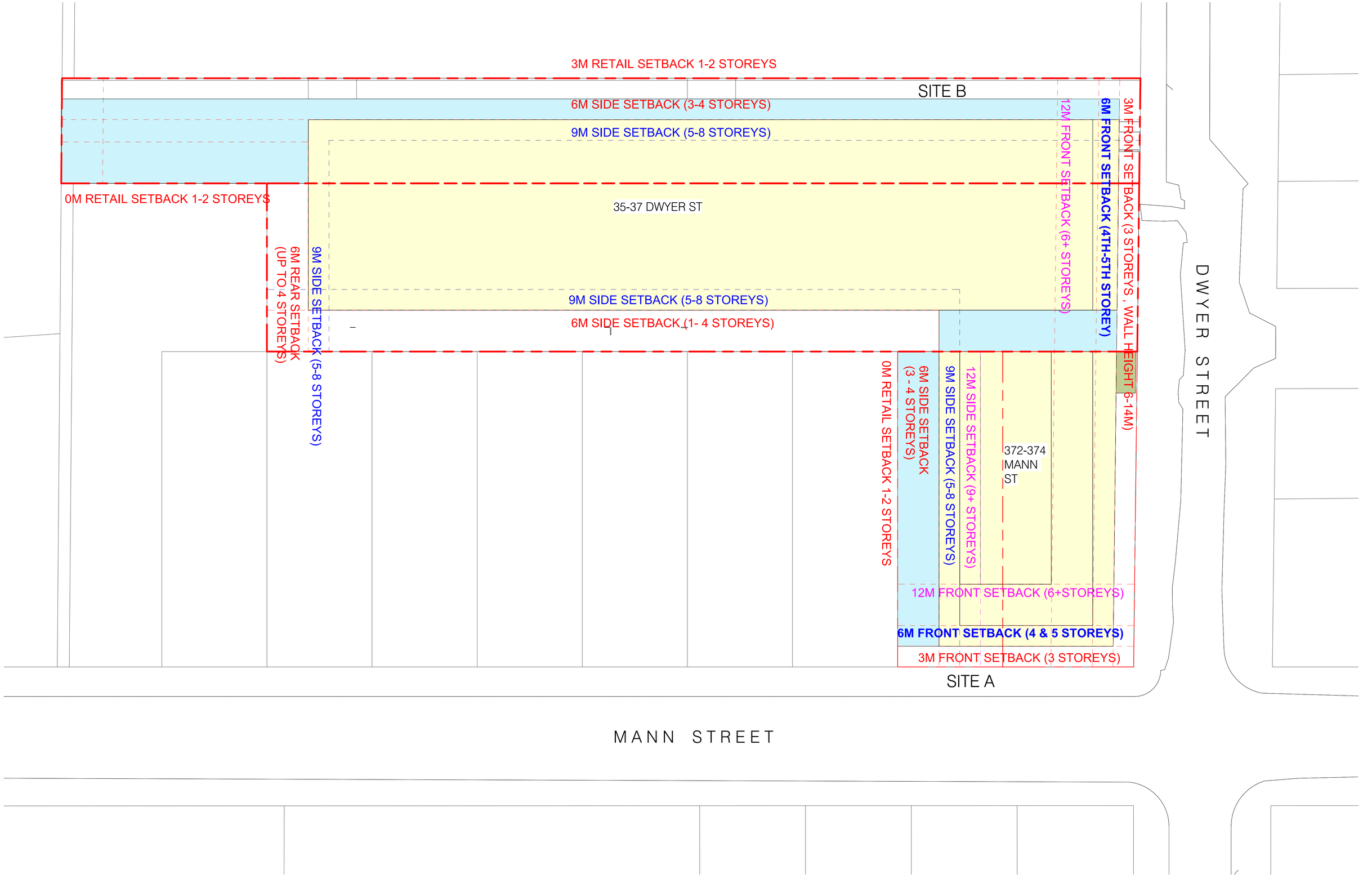
DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	As indicated @A1

DRAWING TITLE

HEIGHT OF BUILDING

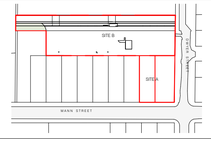
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 032**

21/03/2025 2:33:58 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

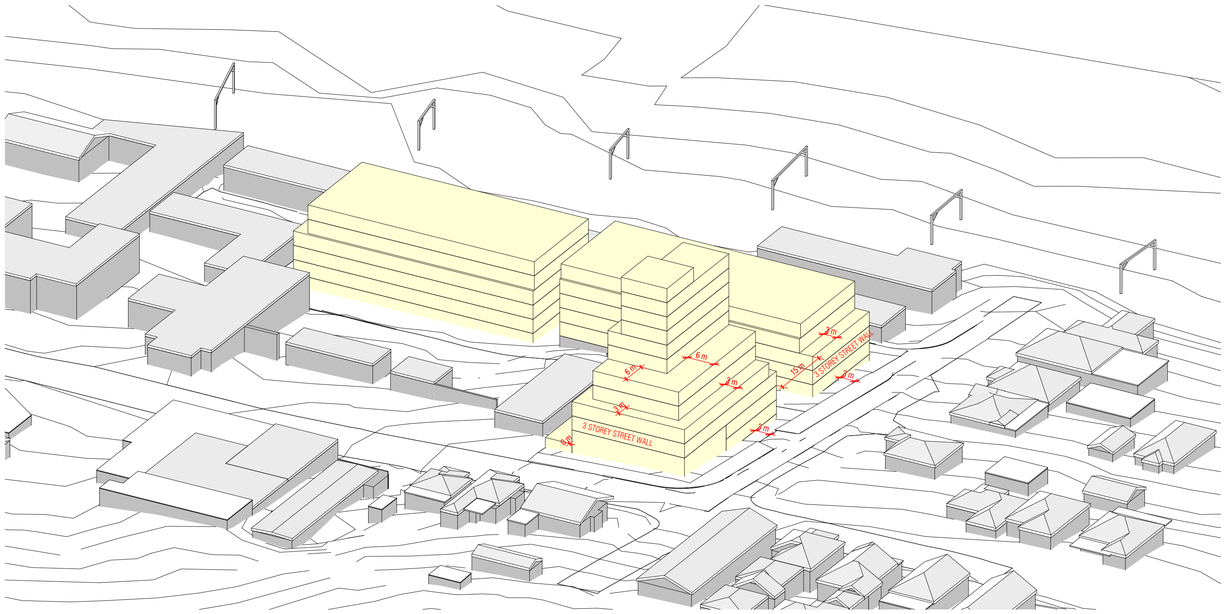
DCP SETBACKS

CLIENT

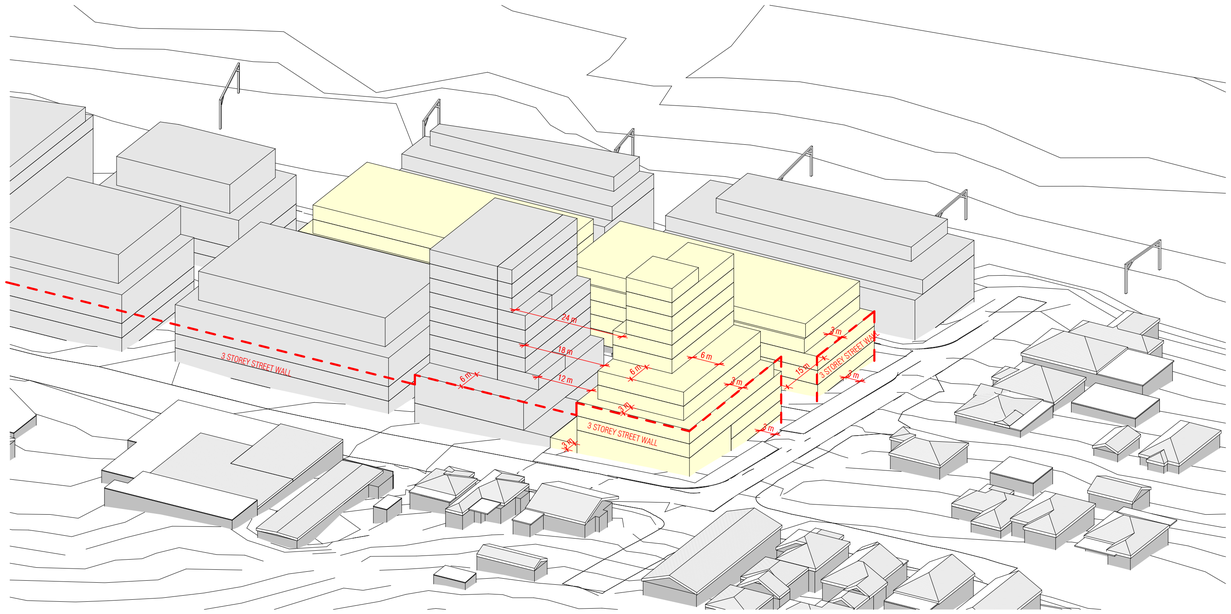
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

21/03/2025 2:34:05 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

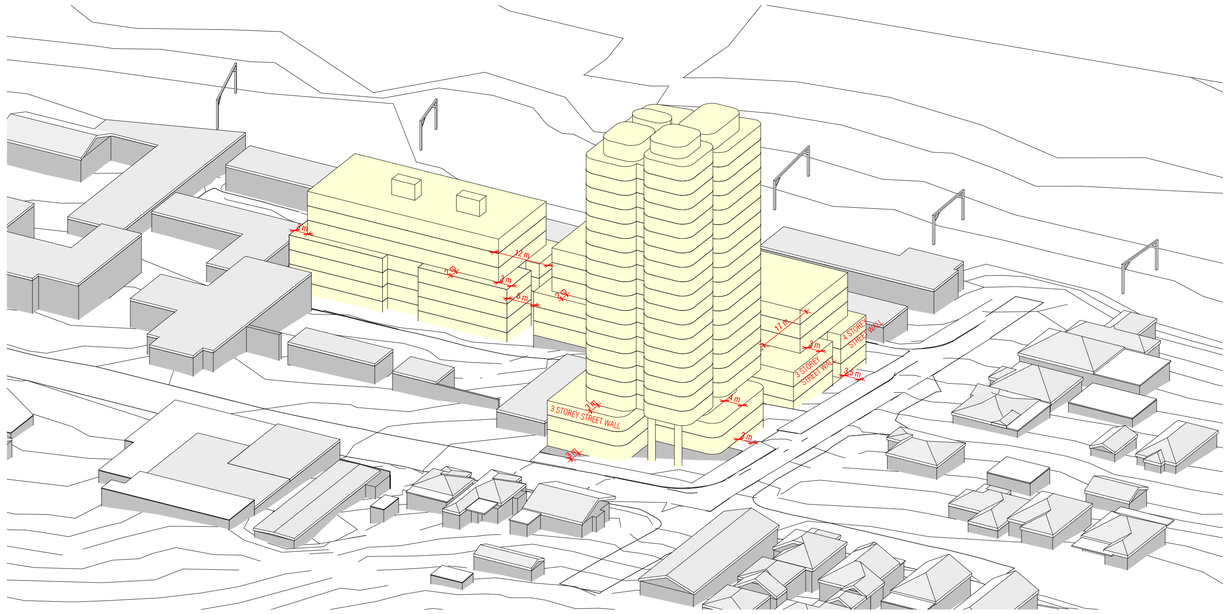
DCP SETBACKS DIAGRAM

CLIENT

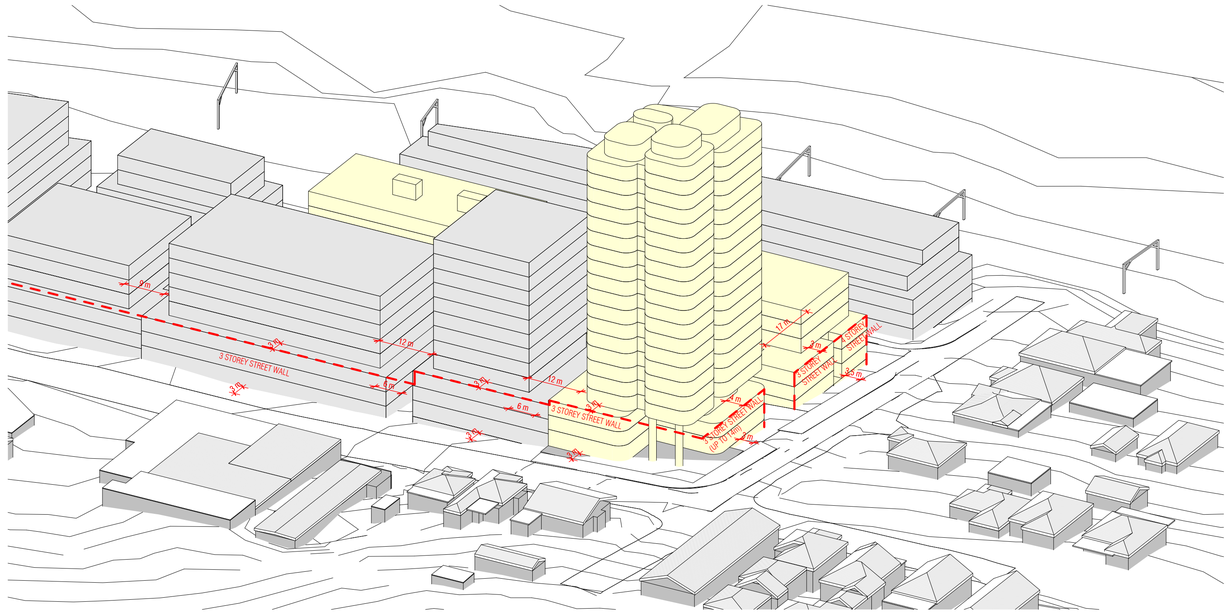
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

25/03/2025 3:50:49 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

DRAWING TITLE

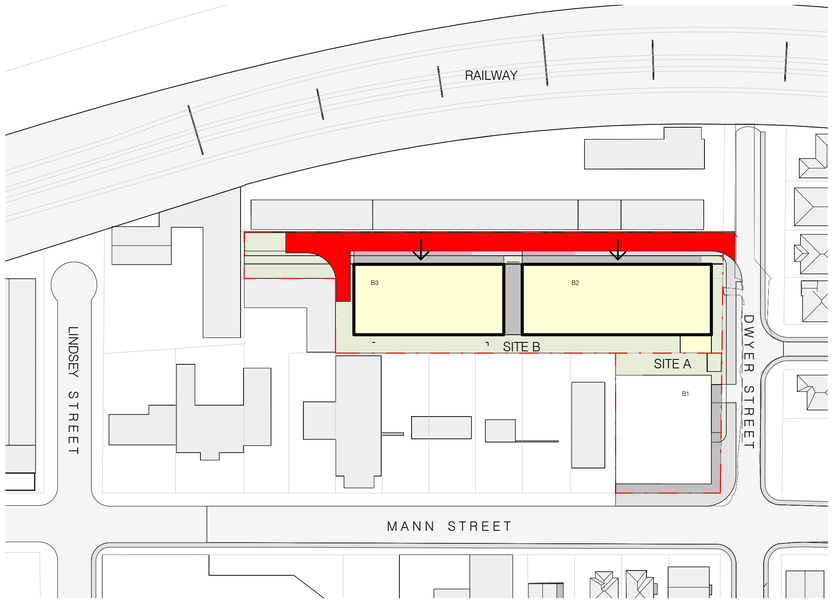
PROPOSED SETBACKS DIAGRAM

CLIENT

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

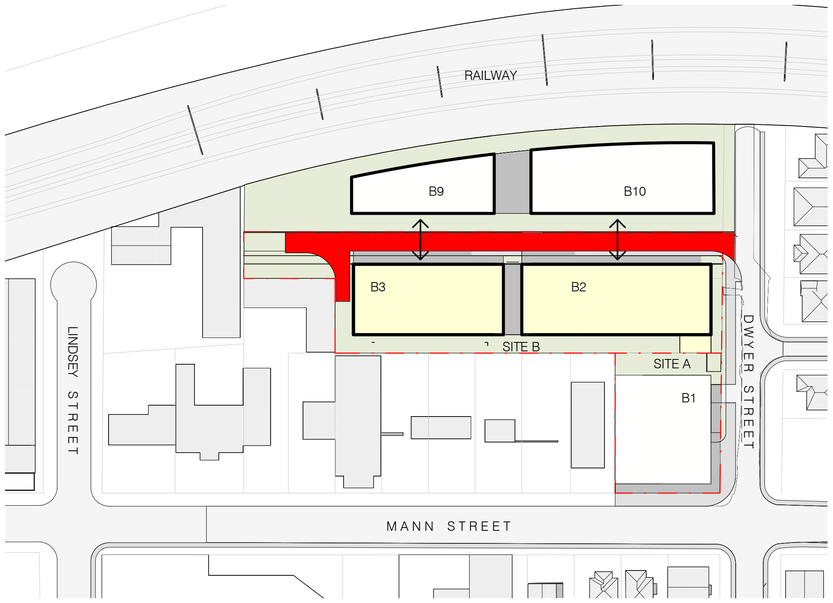
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 035**

25/03/2025 3:54:33 PM



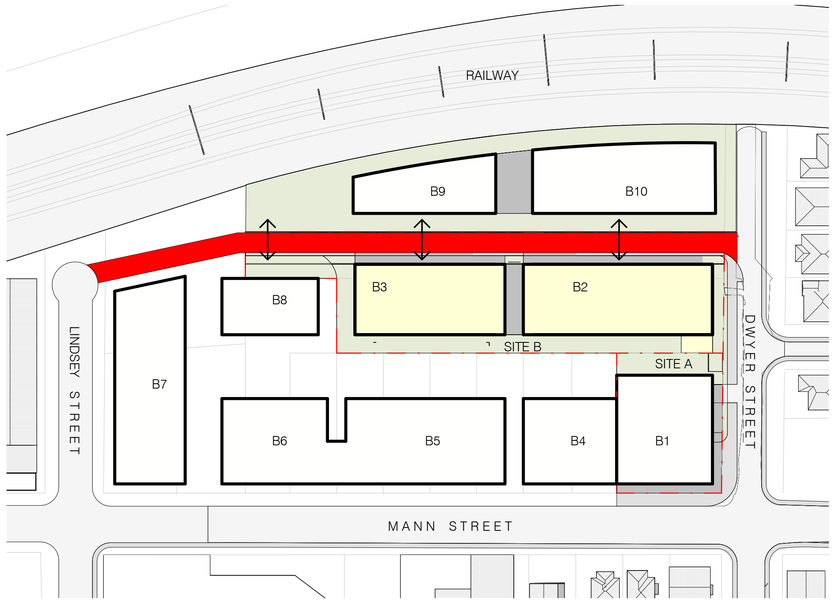
STAGE 1

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

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PROJECT

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

CLIENT

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	REV	DRAWING NO.
SSDA	C	**DA 036**

21/03/2025 2:34:25 PM

REVISION

A	FOR INFORMATION	20/05/24
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

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PROJECT

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

CLIENT

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

DRAWING TITLE

SITE PLAN - EXISTING CONTEXT

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	F	**DA 050**

21/03/2025 2:34:50 PM

REVISION

A	FOR INFORMATION	22/05/24
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

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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

DRAWING TITLE

SITE PLAN - FUTURE CONTEXT

CLIENT

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 051**

21/03/2025 2:35:17 PM

REVISION

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DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	@A1

PROJECT

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

DRAWING TITLE

BASIX COMMITMENTS - SITE A

CLIENT

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 060**

21/03/2025 2:35:22 PM

REVISION

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DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	@A1

PROJECT

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

DRAWING TITLE

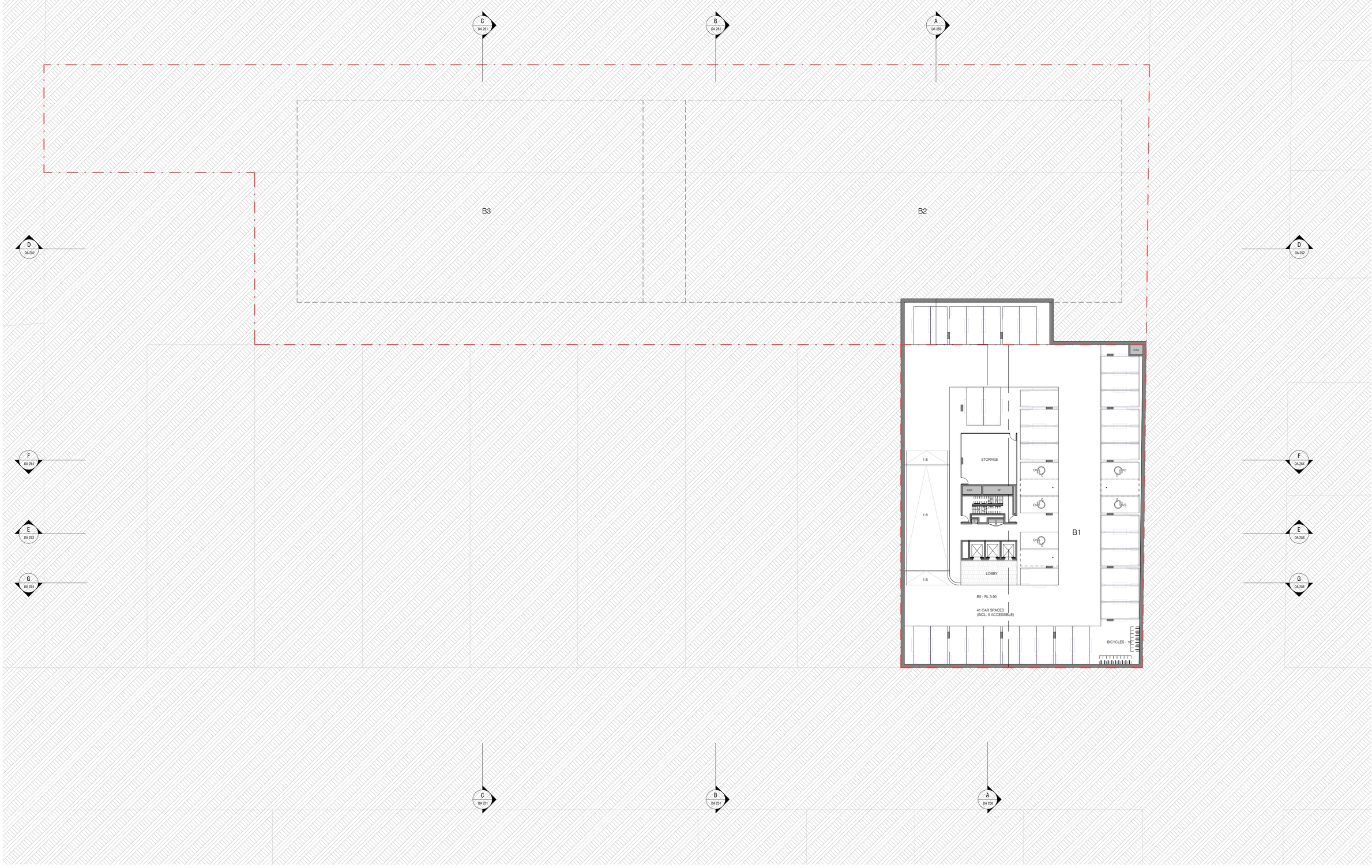
BASIX COMMITMENTS - SITE B

CLIENT

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 061**

21/03/2025 2:35:26 PM



1 BASEMENT 5 PLAN
SCALE1 : 250

REVISION

A	FOR INFORMATION	17/02/25
B	FOR INFORMATION	20/02/25
C	FOR INFORMATION	27/02/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	13/03/25
F	DEVELOPMENT APPLICATION	20/03/25

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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

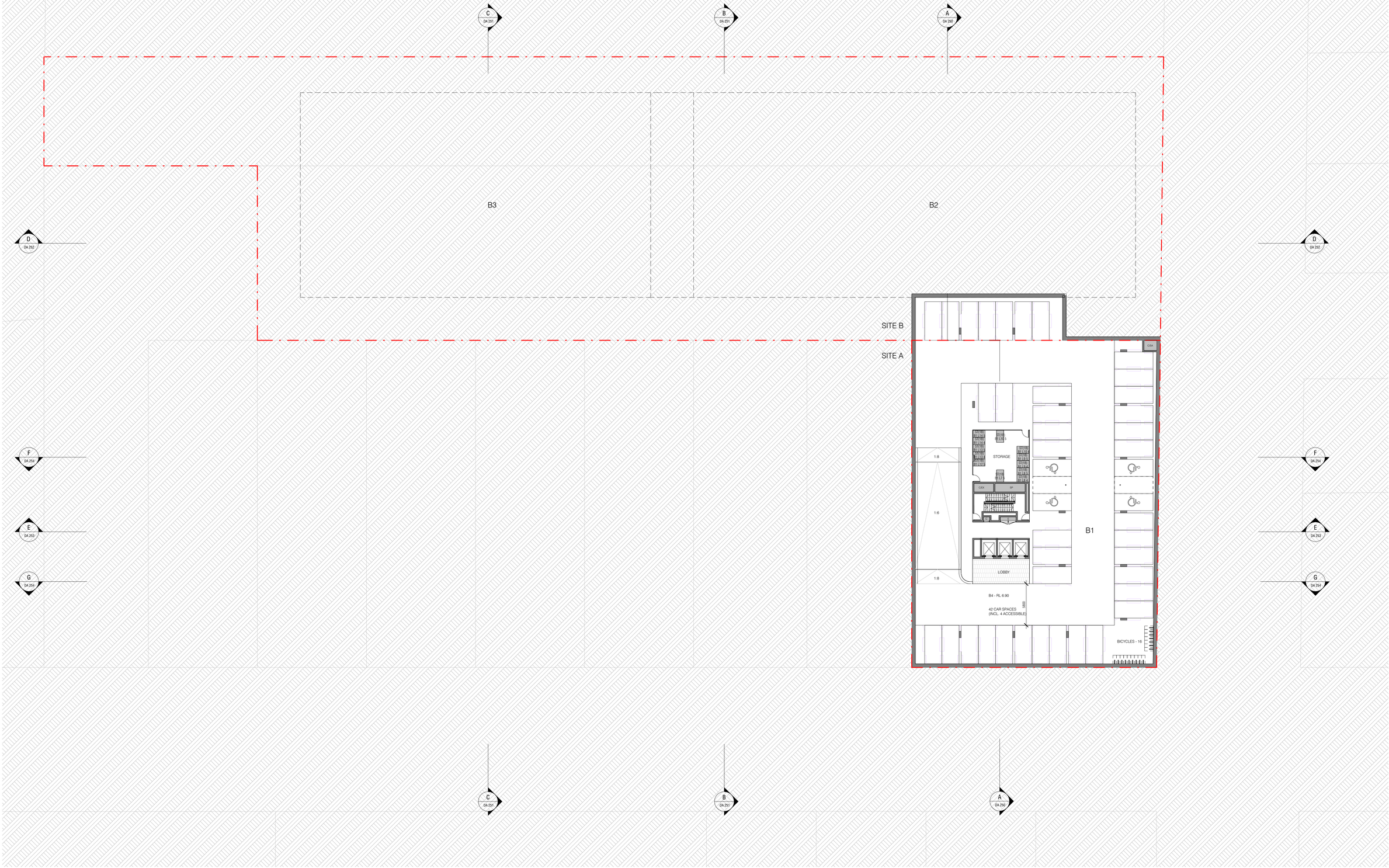
DRAWING TITLE
BASEMENT 5 PLAN

CLIENT

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 103**

20/03/2025 6:56:10 PM



1 BASEMENT 4 PLAN
SCALE1 : 250

REVISION

C	FOR INFORMATION	10/02/25
D	FOR INFORMATION	17/02/25
E	FOR INFORMATION	20/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	13/03/25
H	DEVELOPMENT APPLICATION	20/03/25

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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

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 104**

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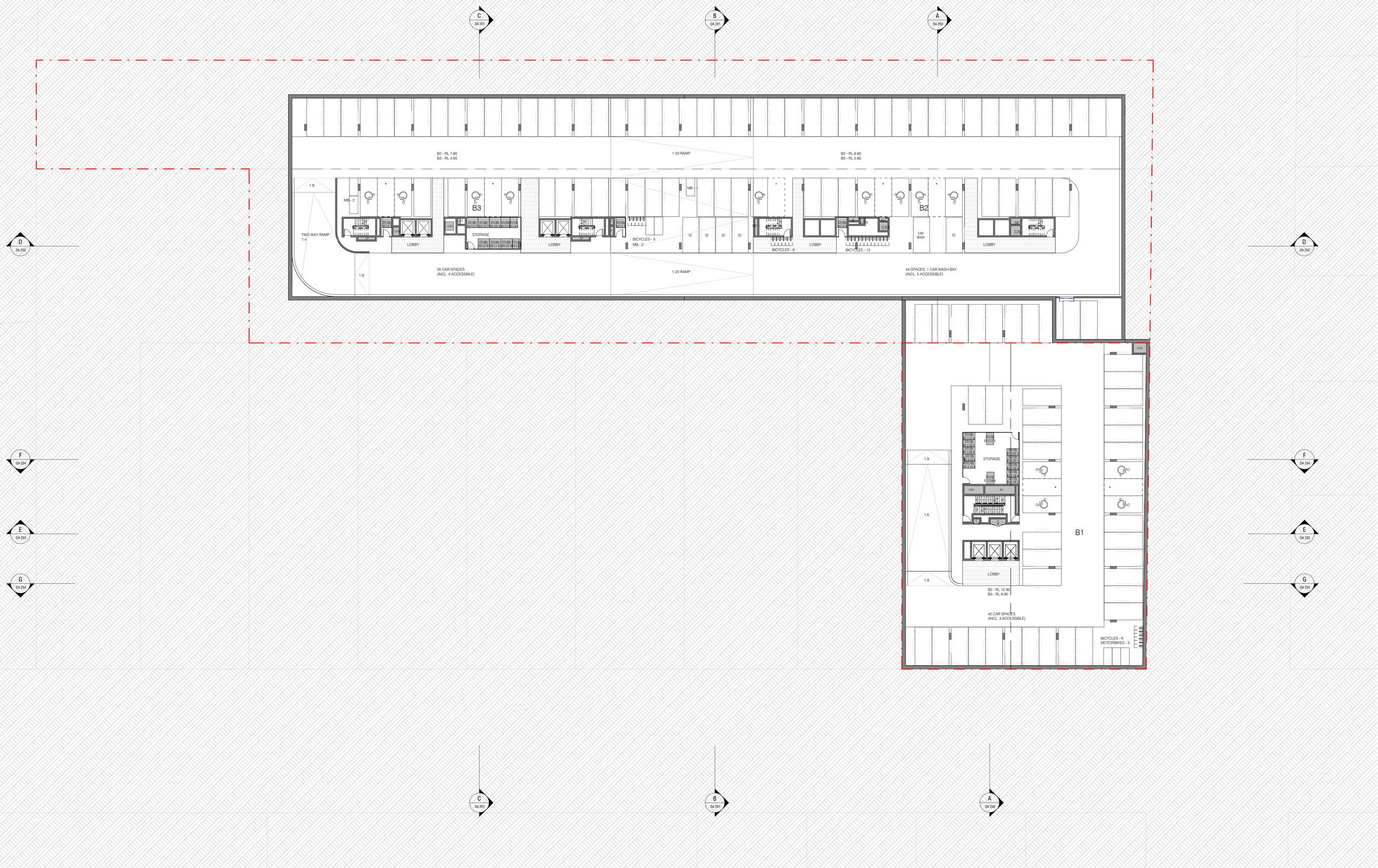

1 BASEMENT 3 PLAN
SCALE1 : 250

REVISION

I	FOR INFORMATION	10/02/25
J	FOR INFORMATION	17/02/25
K	FOR INFORMATION	20/02/25
L	FOR INFORMATION	27/02/25
M	FOR INFORMATION	13/03/25
N	DEVELOPMENT APPLICATION	20/03/25

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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 3 PLAN

CLIENT

CURZON + PARTNERS
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SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA
REV: N
DRAWING NO.: **DA 105**

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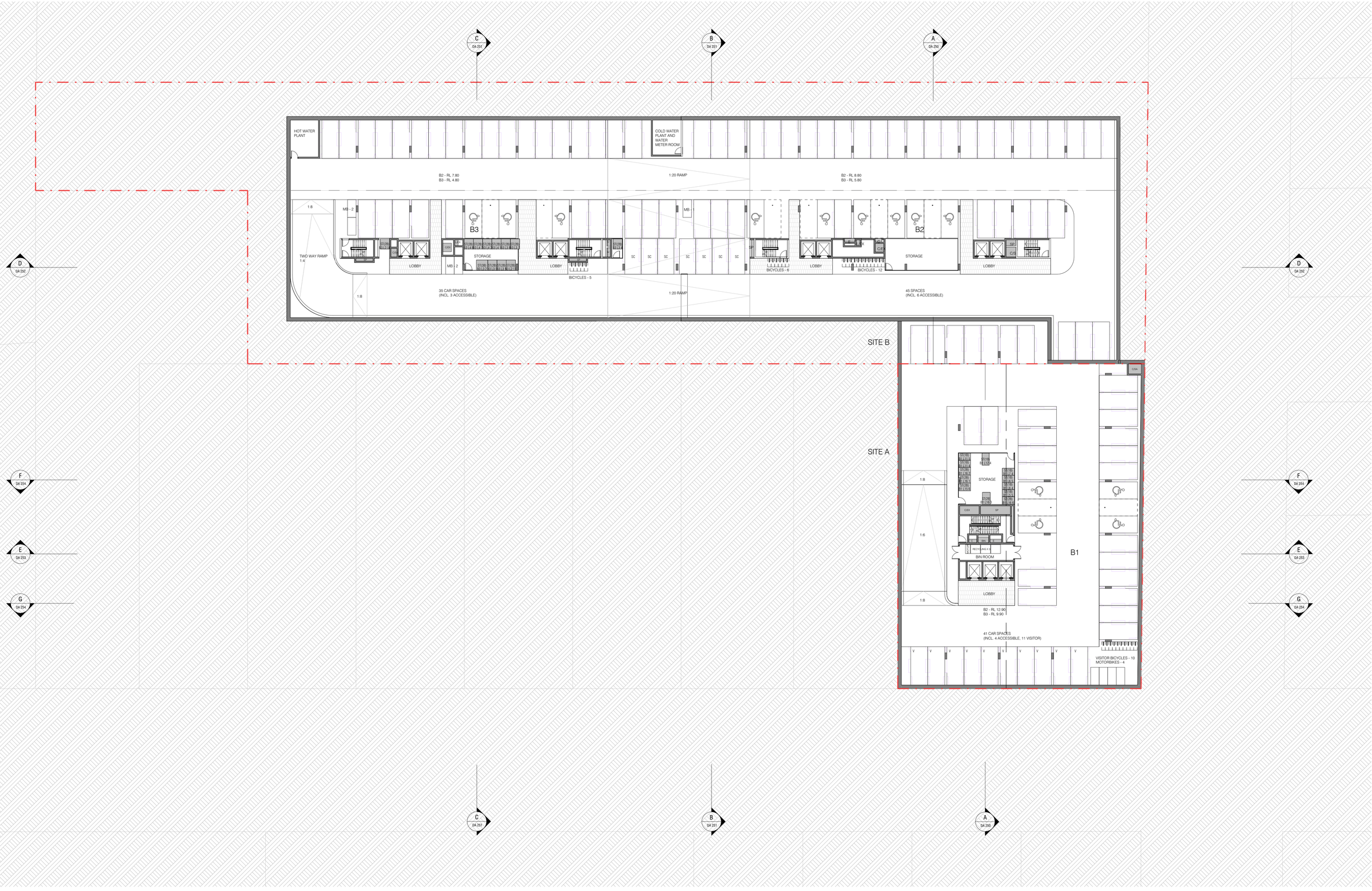

1 BASEMENT 2 PLAN
SCALE1 : 250

REVISION

J	FOR INFORMATION	17/02/25
K	FOR INFORMATION	20/02/25
L	FOR INFORMATION	27/02/25
M	FOR INFORMATION	05/03/25
N	FOR INFORMATION	13/03/25
O	DEVELOPMENT APPLICATION	20/03/25

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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 2 PLAN

CLIENT

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	O	**DA 106**

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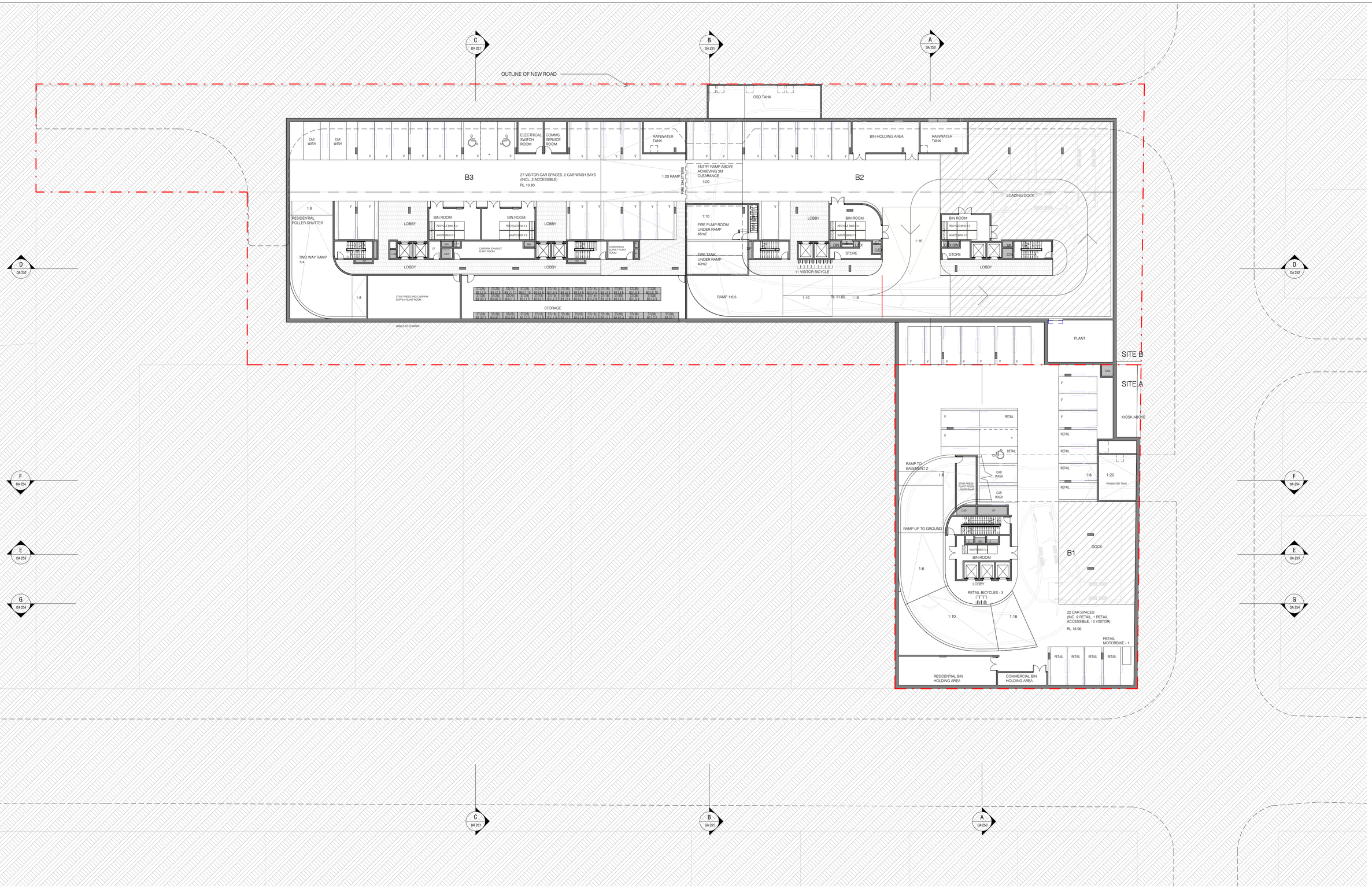

1 BASEMENT 1 PLAN
SCALE1 : 250

REVISION

L	FOR INFORMATION	19/02/25
M	FOR INFORMATION	20/02/25
N	FOR INFORMATION	27/02/25
O	FOR INFORMATION	05/03/25
P	FOR INFORMATION	13/03/25
Q	DEVELOPMENT APPLICATION	20/03/25

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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 1 PLAN

CLIENT

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 107**

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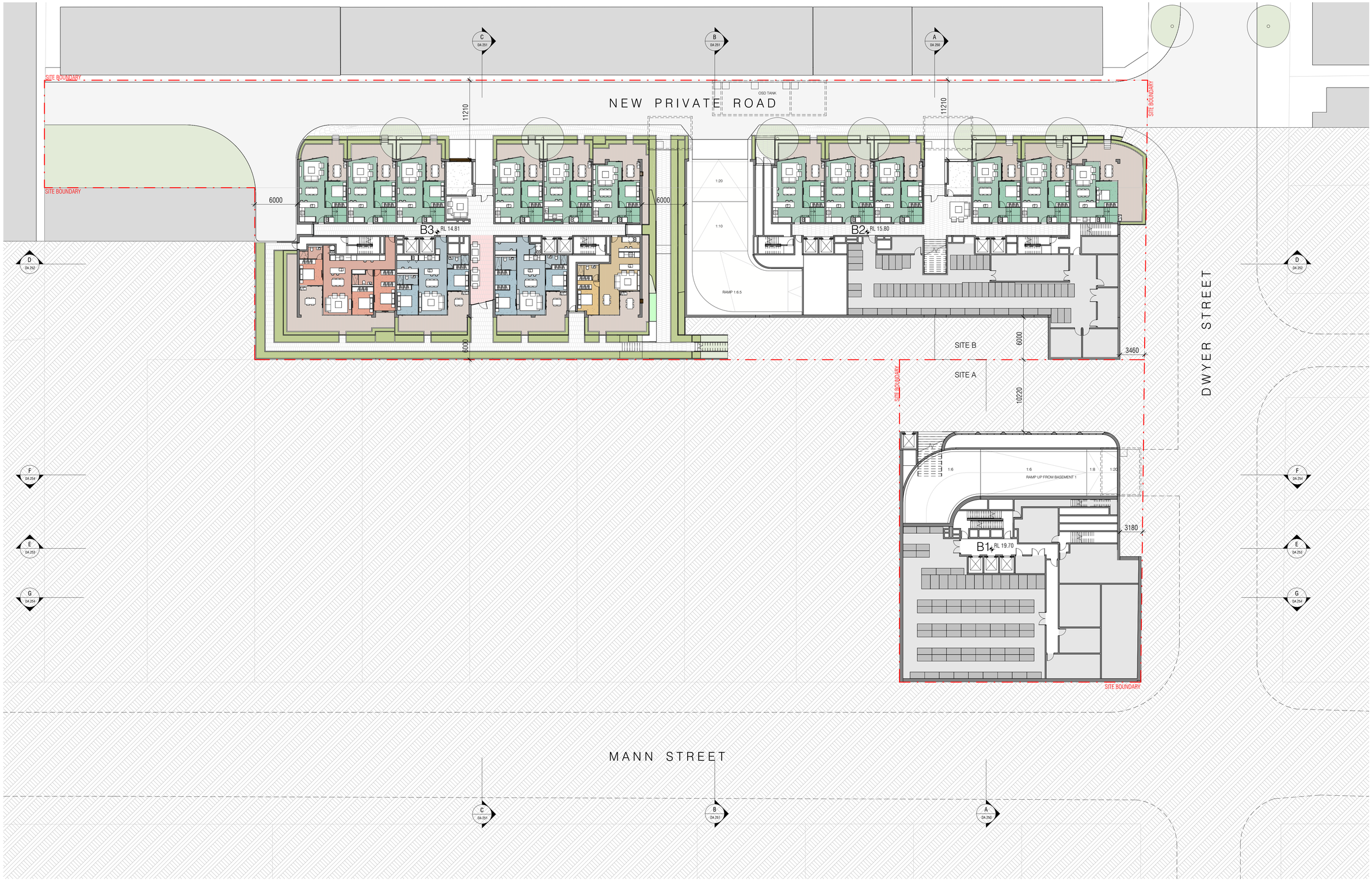

1 LOWER GROUND FLOOR PLAN
SCALE1 : 250

REVISION

I	FOR INFORMATION	21/02/25
J	FOR INFORMATION	27/02/25
K	FOR INFORMATION	03/03/25
L	FOR INFORMATION	05/03/25
M	FOR INFORMATION	13/03/25
N	DEVELOPMENT APPLICATION	20/03/25

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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

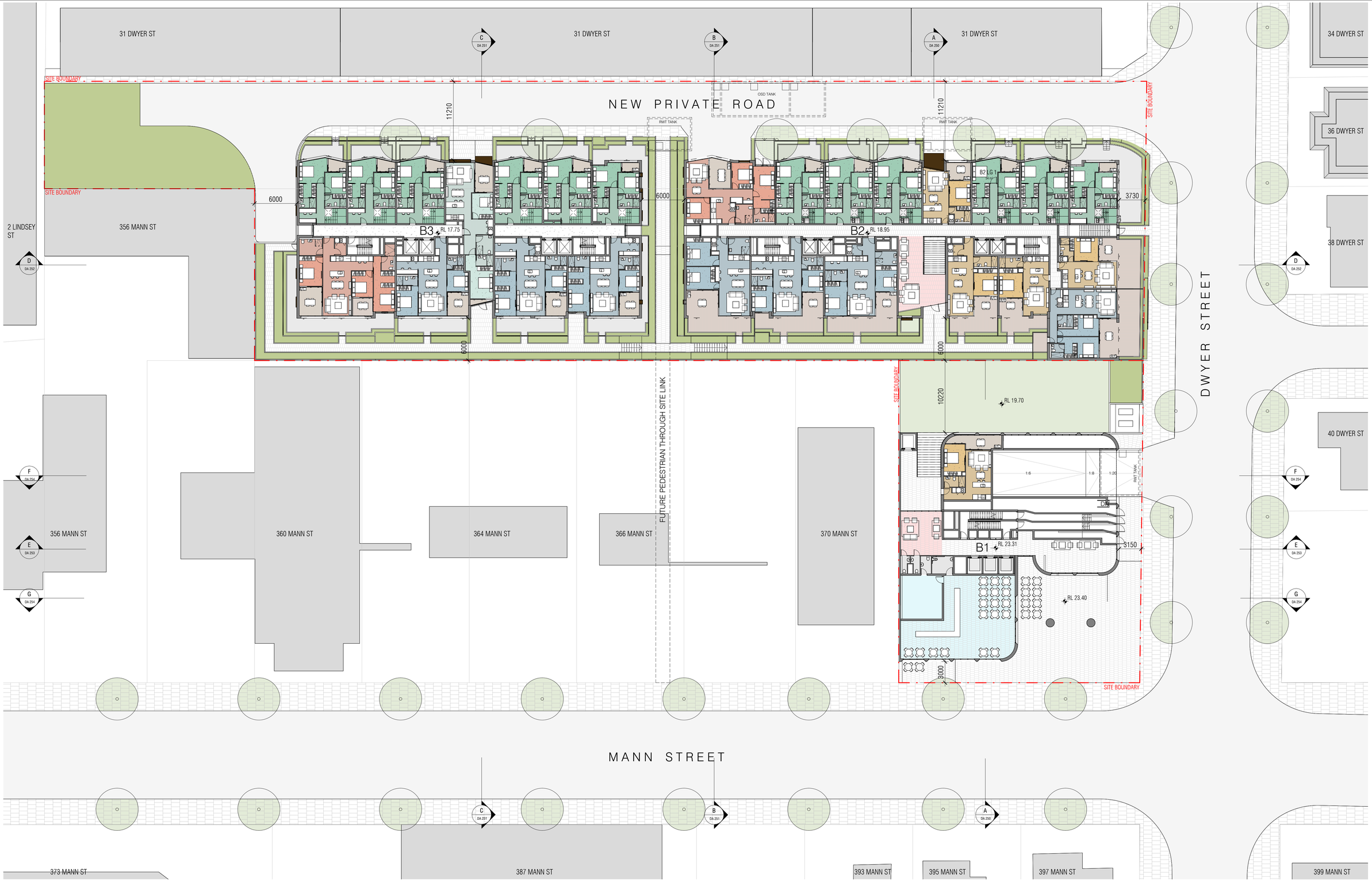
DRAWING TITLE
LOWER GROUND FLOOR PLAN

CLIENT

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

ISSUE PURPOSE: SSDA | REV: N | DRAWING NO.: **DA 108**

20/03/2025 6:56:44 PM



1 UPPER GROUND FLOOR PLAN
SCALE1 : 250

REVISION		
G	FOR INFORMATION	20/02/25
H	FOR INFORMATION	21/02/25
I	FOR INFORMATION	27/02/25
J	FOR INFORMATION	03/03/25
K	FOR INFORMATION	05/03/25
L	DEVELOPMENT APPLICATION	20/03/25

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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

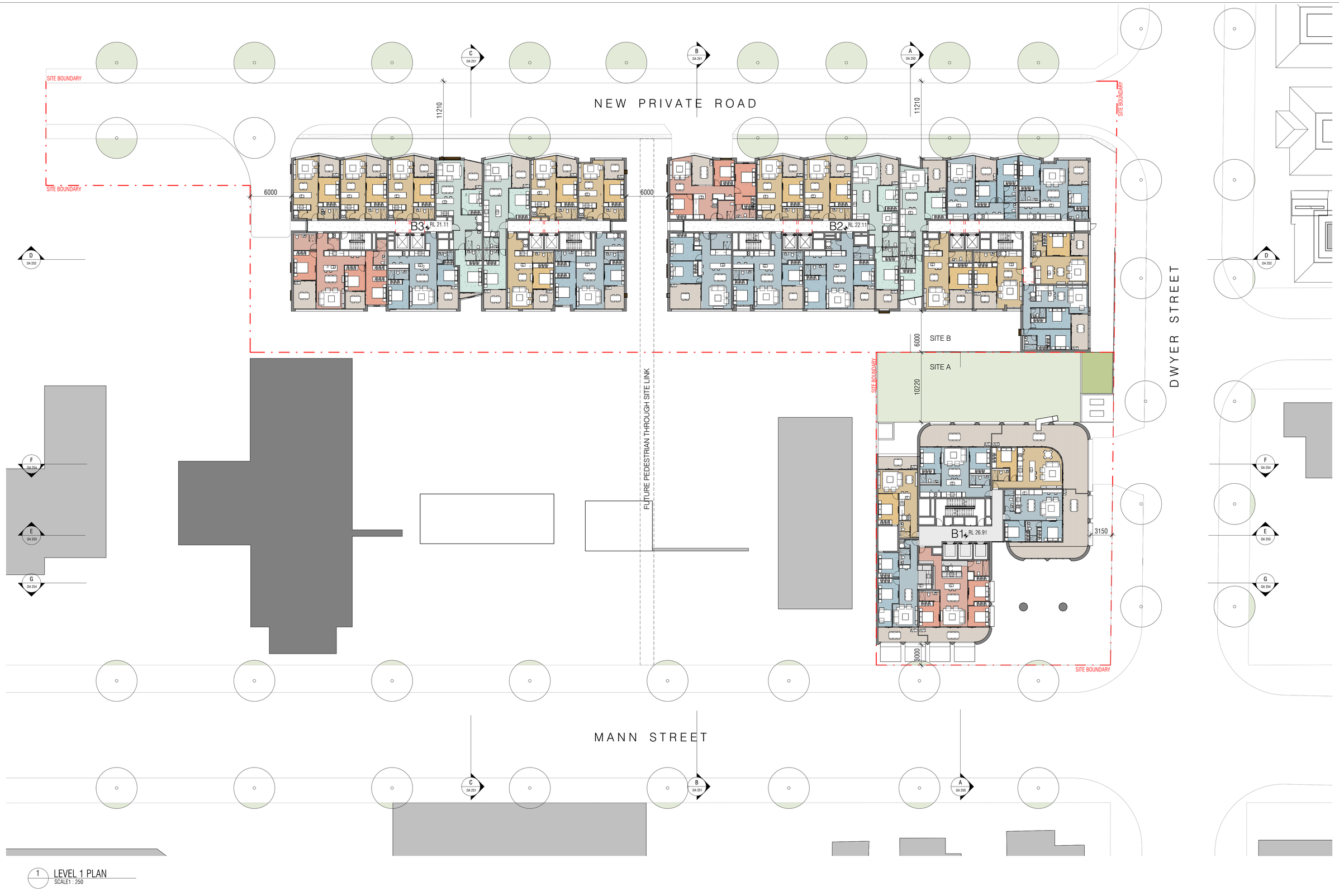
UPPER GROUND PLAN

CLIENT

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	L	**DA 109**

20/03/2025 6:57:04 PM



1 LEVEL 1 PLAN
SCALE1 : 250

REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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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

CLIENT

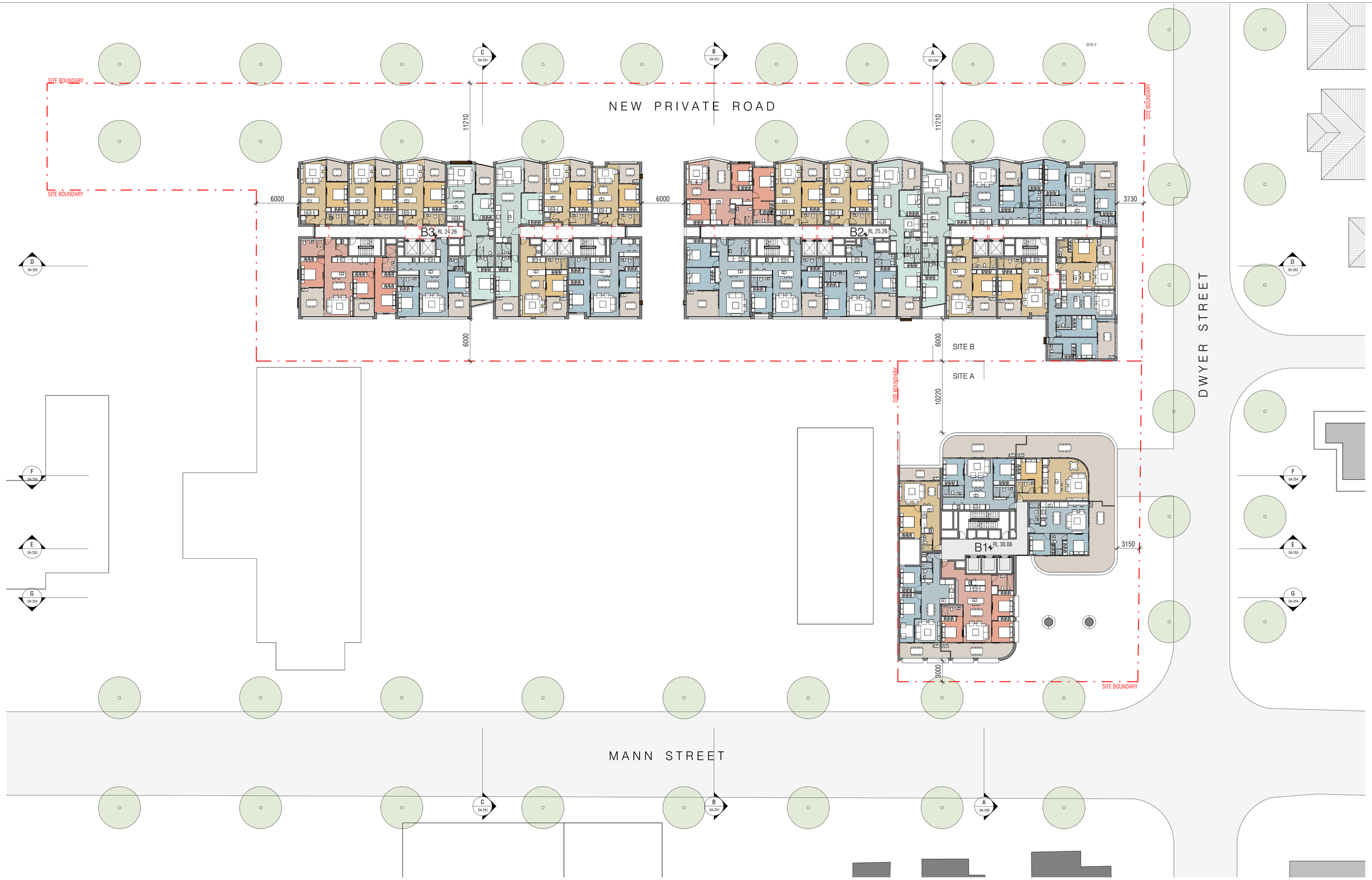
DRAWING TITLE

LEVEL 1 PLAN

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 110**

20/03/2025 6:57:19 PM



1 LEVEL 2 PLAN
SCALE1 : 250

REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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

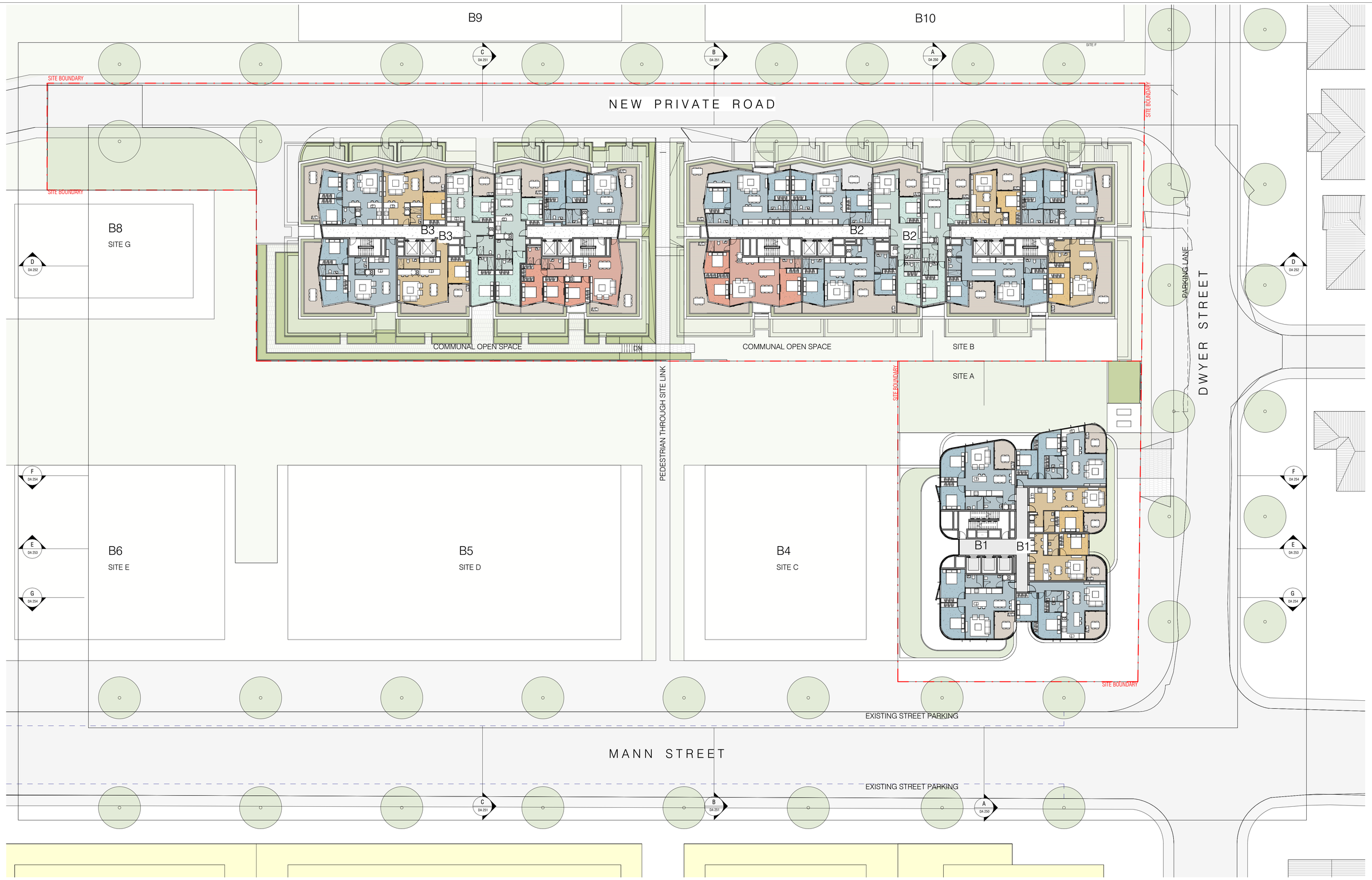
DRAWING TITLE
LEVEL 2 PLAN

CLIENT

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 111**

20/03/2025 6:57:33 PM



1 LEVEL 3 PLAN
SCALE1 : 250

REVISION

A	DEVELOPMENT APPLICATION	20/03/25

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

PROJECT

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

DRAWING TITLE

LEVEL 3 PLAN

CLIENT

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 112**

20/03/2025 6:57:41 PM

B9

B10

SITE F

SITE BOUNDARY

NEW PRIVATE ROAD

SITE BOUNDARY

SITE BOUNDARY

B8

SITE G

B3 B3

B2 B2

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE

SITE B

PARKING LANE

DWYER STREET

PEDESTRIAN THROUGH SITE LINK

SITE BOUNDARY

SITE A

B1 B1

B6

SITE E

B5

SITE D

B4

SITE C

SITE BOUNDARY

EXISTING STREET PARKING

MANN STREET

EXISTING STREET PARKING

1 LEVEL 4-5 PLAN
SCALE1 : 250

REVISION		
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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PROJECT

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

CLIENT

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

DRAWING TITLE

LEVEL 4-5 PLAN

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

ISSUE PURPOSE

SSDA

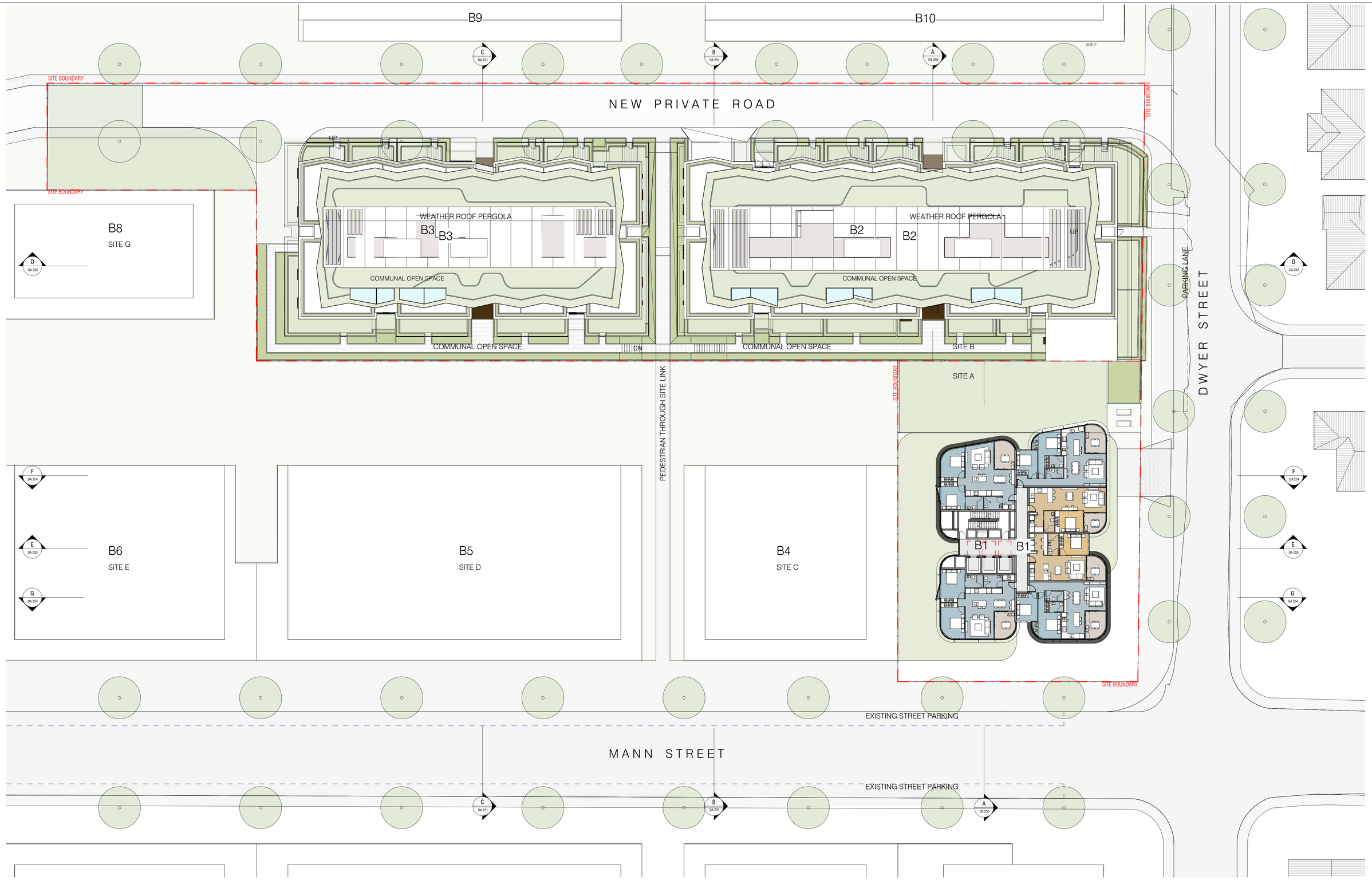
REV

G

DRAWING NO.

DA 113

20/03/2025 6:57:47 PM



1 LEVEL 6-16 PLAN
SCALE1 : 250

REVISION		
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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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

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 114**

20/03/2025 6:58:05 PM

B9

B10

SITE F

C DA 251

B DA 251

A DA 250

SITE BOUNDARY

NEW PRIVATE ROAD

SITE BOUNDARY

UP

SITE BOUNDARY

B8

SITE G

D DA 252

WEATHER ROOF PERGOLA

B3

B3

WEATHER ROOF PERGOLA

B2

B2

UP

PARKING LANE

DWYER STREET

D DA 252

COMMUNAL OPEN SPACE

DN

COMMUNAL OPEN SPACE

SITE B

PEDESTRIAN THROUGH SITE LINK

SITE BOUNDARY

SITE A

F DA 254

E DA 253

G DA 254

B6

SITE E

B5

SITE D

B4

SITE C

B1

B1

F DA 254

E DA 253

G DA 254

SITE BOUNDARY

EXISTING STREET PARKING

MANN STREET

EXISTING STREET PARKING

C DA 251

B DA 251

A DA 250

1 LEVEL 17-19 PLAN
SCALE1 : 250

REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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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

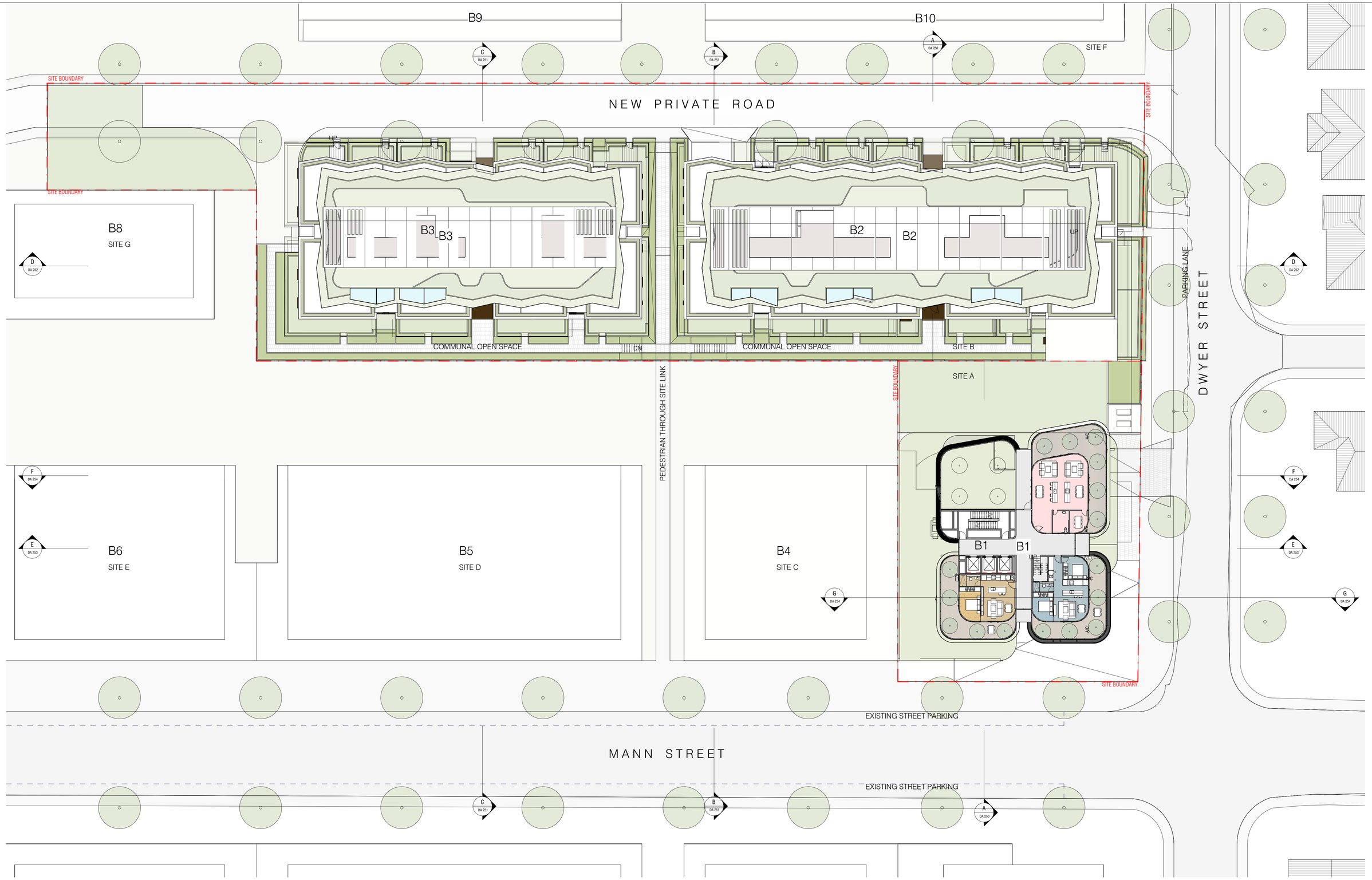
LEVEL 17-19 PLAN

CLIENT

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 115**

20/03/2025 6:58:28 PM



1 LEVEL 20 PLAN
SCALE1 : 250

REVISION		
B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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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 20 PLAN

CLIENT

CURZON + PARTNERS
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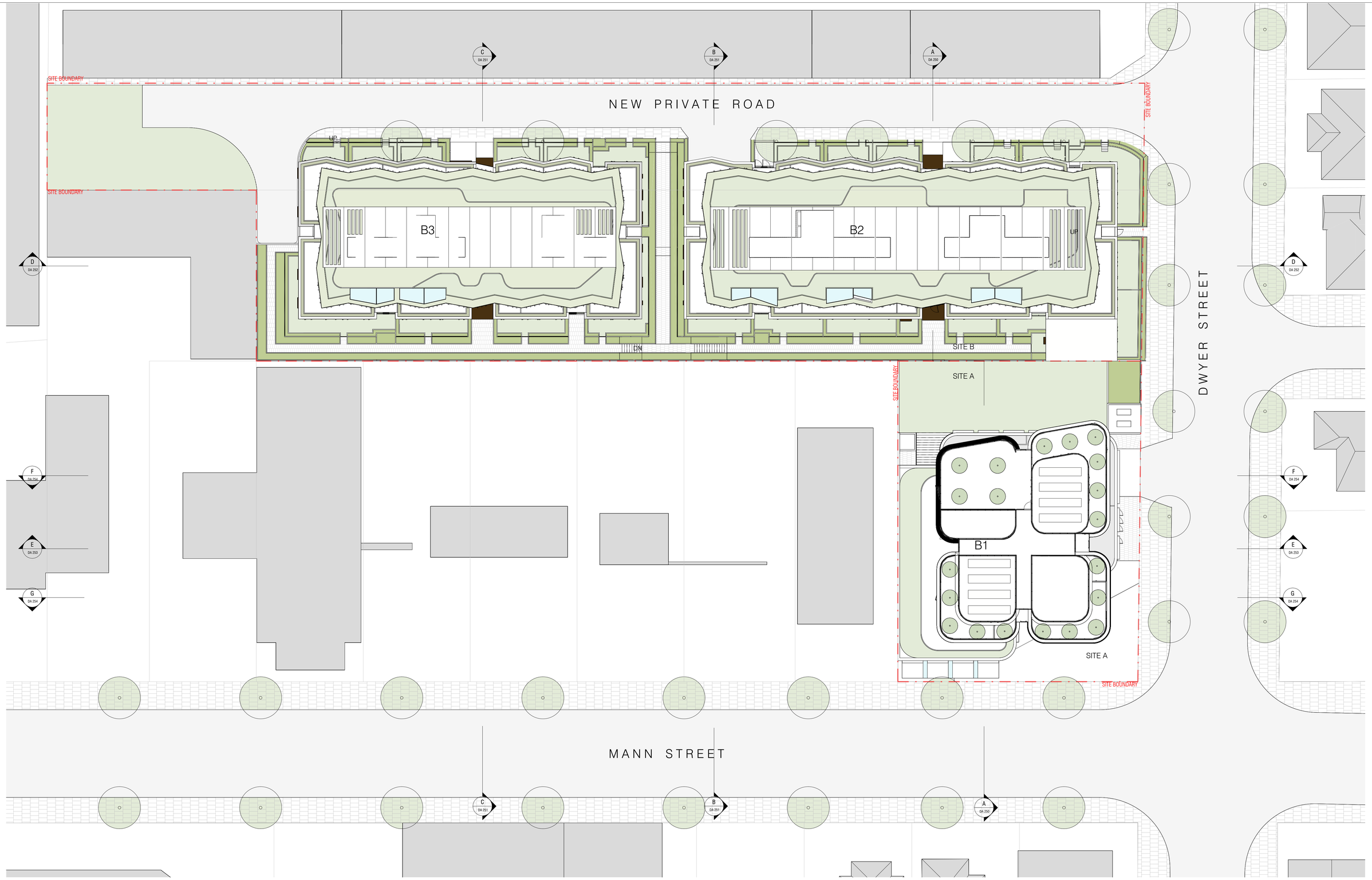
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	G	**DA 116**

20/03/2025 6:58:47 PM



1 LEVEL 21 PLAN
SCALE1 : 250

REVISION

B	FOR INFORMATION	04/06/24
C	FOR INFORMATION	04/09/24
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

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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

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 117**

20/03/2025 6:59:08 PM

1 BEDROOM_TYPE 1B

GBA = 57.4 m² (EXCLUDING BALCONY AREA)

NSA = 52.4 m² (EXCLUDING BALCONY AREA, 1m² RISER)

1 BEDROOM_TYPE 1

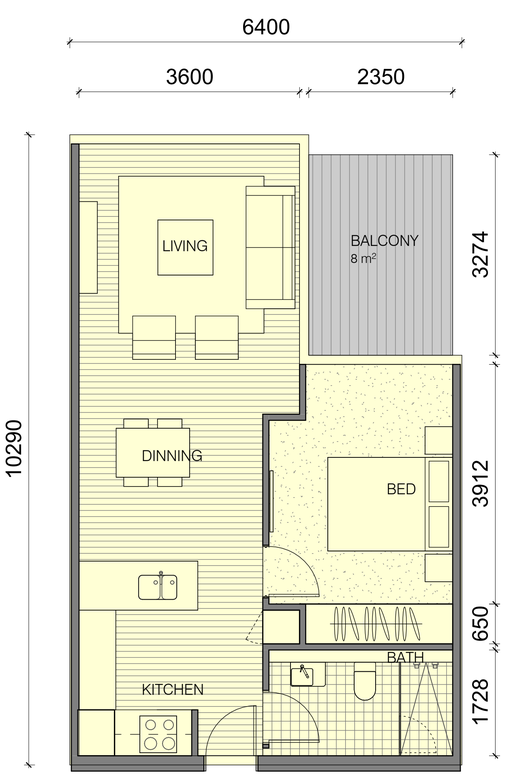
GBA = 56.1 m² (EXCLUDING BALCONY AREA)

NSA = 50.2 m² (EXCLUDING BALCONY AREA, 1m² RISER)

1 BEDROOM_TYPE 1A

GBA = 56.1 m² (EXCLUDING BALCONY AREA)

NSA = 50.2 m² (EXCLUDING BALCONY AREA, 1m² RISER)



1 BEDROOM_TYPE 6

GBA = 55 m² (EXCLUDING BALCONY AREA)

NSA = 52 m² (EXCLUDING BALCONY AREA, 1m² RISER)

REVISION

A	MASTERPLAN DESIGN	17/04/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24

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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

1B APARTMENT TYPOLOGIES

CLIENT

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 130**

21/03/2025 2:35:32 PM

2 BEDROOM_TYPE 4A

GBA = 86 m² (EXCLUDING BALCONY AREA)

NSA = 79 m² (EXCLUDING BALCONY AREA, 1m² RISER)

2 BEDROOM_TYPE 4

GBA = 85 m² (EXCLUDING BALCONY AREA)

NSA = 77 m² (EXCLUDING BALCONY AREA, 1m² RISER)

2 BEDROOM_TYPE 2A

GBA = 85 m² (EXCLUDING BALCONY AREA)

NSA = 76 m² (EXCLUDING BALCONY AREA, 1m² RISER)

REVISION

A	MASTERPLAN DESIGN	17/04/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24

NOTES

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

PROJECT

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

DRAWING TITLE

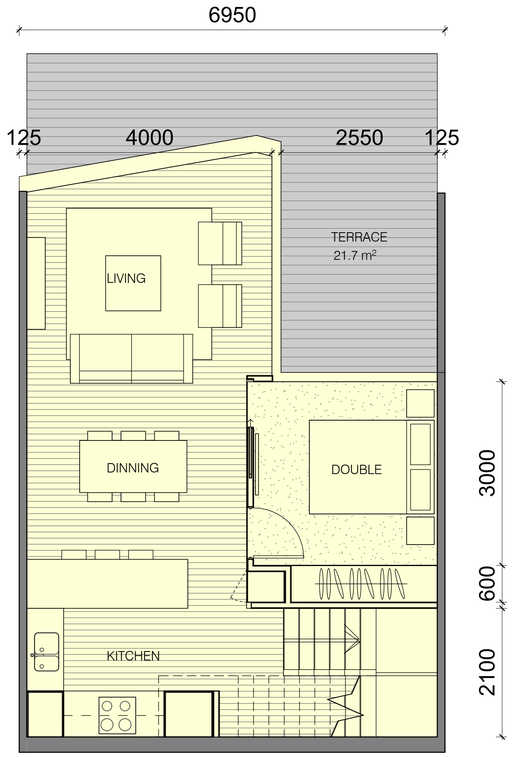
2B APARTMENT TYPOLOGIES

CLIENT

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 131**

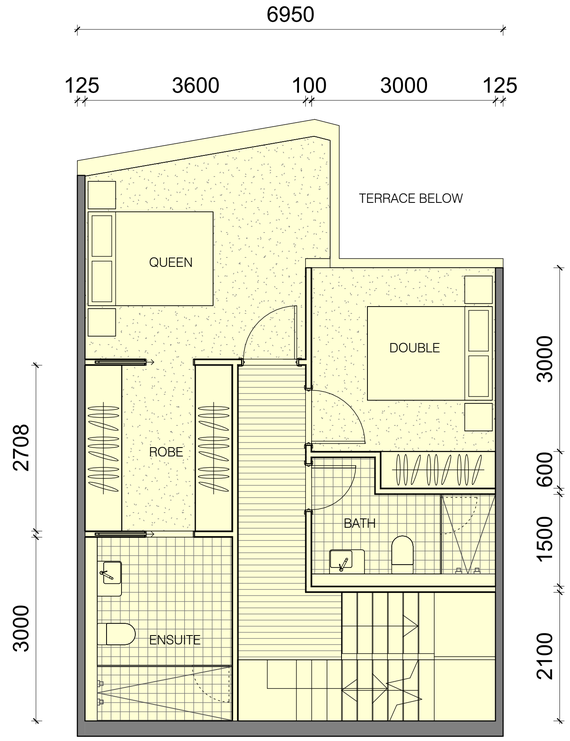
21/03/2025 2:35:37 PM



LOWER LEVEL

GBA = 56.7 m² (EXCLUDING BALCONY AREA)

NSA = 50.2 m² (EXCLUDING BALCONY AREA, 1m² RISER)



UPPER LEVEL

GBA = 60.2 m² (EXCLUDING BALCONY AREA)

NSA = 47.5 m² (EXCLUDING BALCONY AREA, 1m² RISER)

TOTAL NSA = 97.7 m² (EXCLUDING BALCONY AREA, 2m² RISER IN TOTAL)

REVISION

A	MASTERPLAN DESIGN	17/04/24
B	FOR INFORMATION	22/05/24
C	FOR INFORMATION	04/06/24
D	FOR INFORMATION	2/10/24

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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

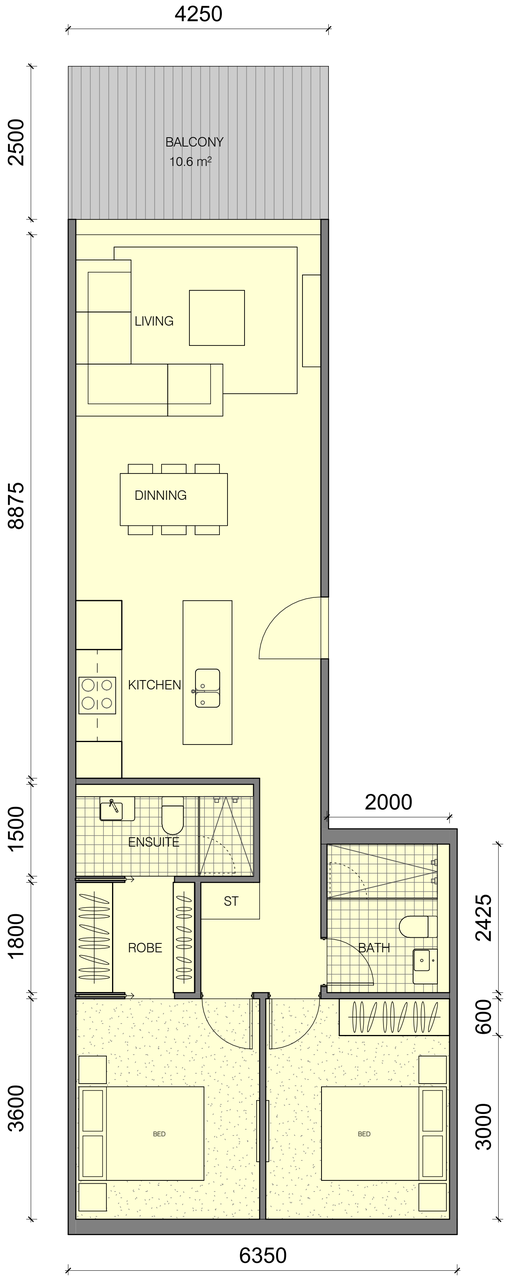
MULTI STOREY APARTMENT TYPOLOGIES

CLIENT

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 132**

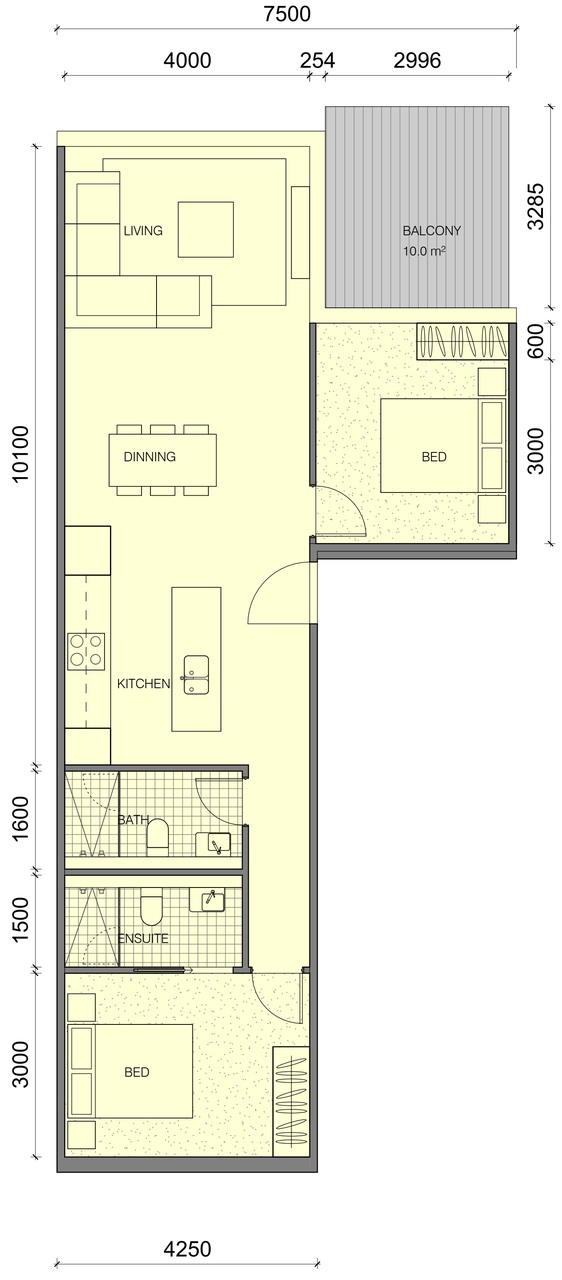
21/03/2025 2:35:43 PM



2 BEDROOM_THRU 1

GBA = 84.1 m² (EXCLUDING BALCONY AREA)

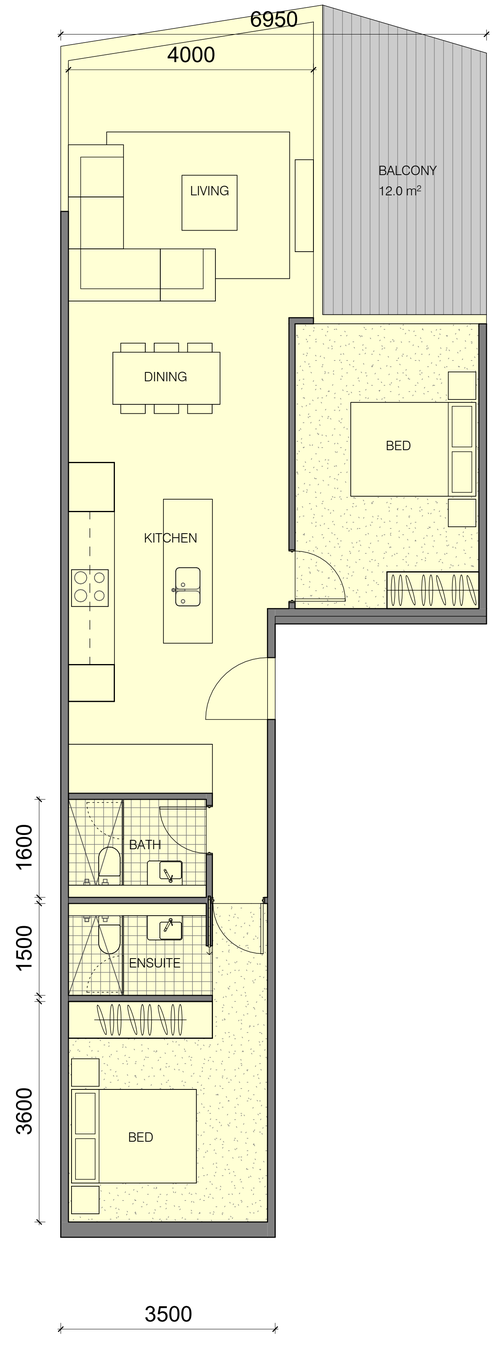
NSA = 76 m² (EXCLUDING BALCONY AREA, 1m² RISER)



2 BEDROOM_THRU 2

GBA = 85.5 m² (EXCLUDING BALCONY AREA)

NSA = 76.7 m² (EXCLUDING BALCONY AREA, 1m² RISER)



2 BEDROOM_THRU 3

GBA = (EXCLUDING BALCONY AREA)

NSA = 76.4 m² (EXCLUDING BALCONY AREA, 1m² RISER)

REVISION

A	MASTERPLAN DESIGN	17/04/24
B	FOR INFORMATION	16/05/24
C	FOR INFORMATION	22/05/24
D	FOR INFORMATION	04/06/24
E	FOR INFORMATION	2/10/24

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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

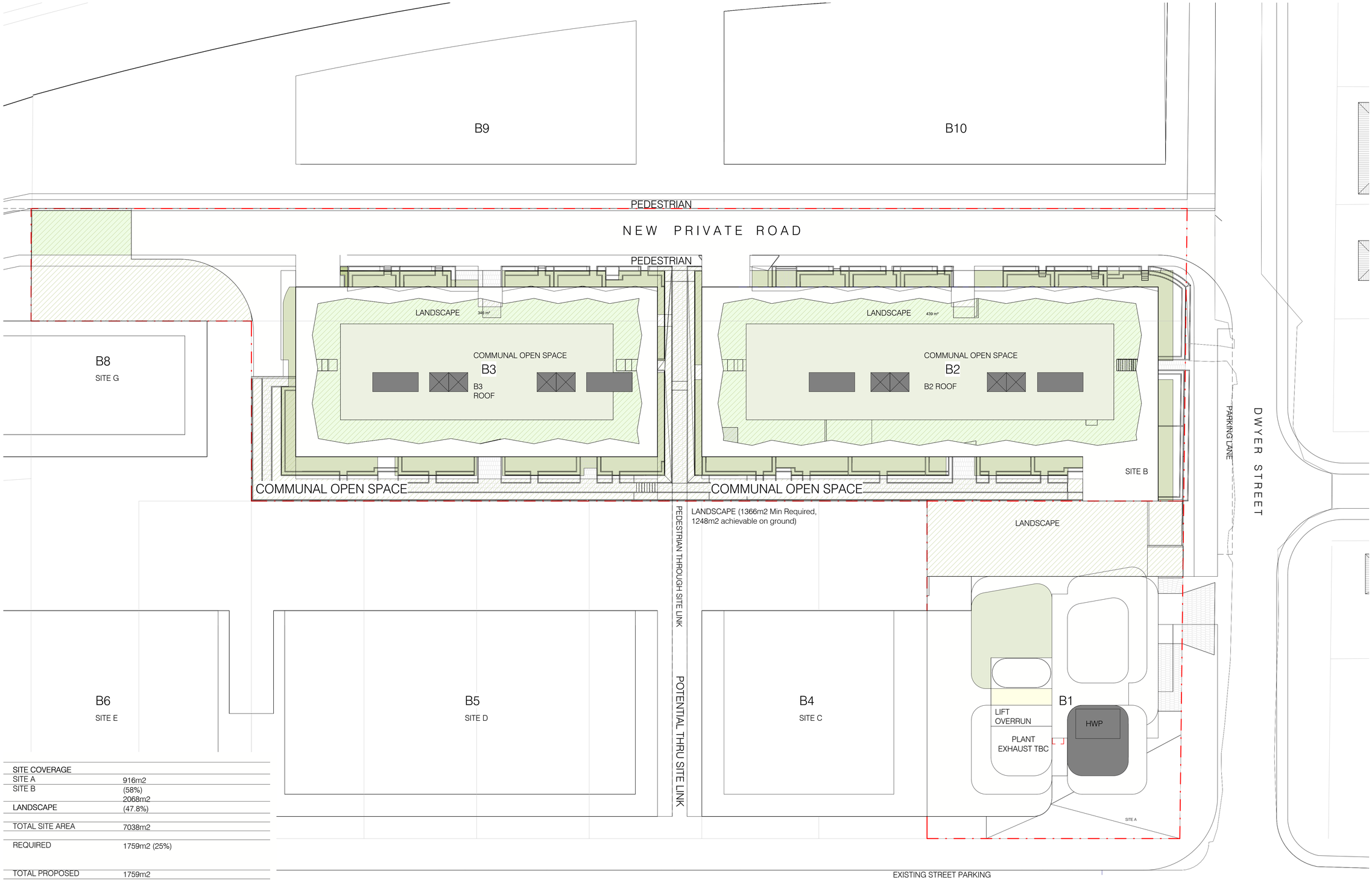
THRU APARTMENT TYPOLOGIES

CLIENT

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 133**

21/03/2025 2:35:48 PM



SITE COVERAGE	
SITE A	916m2
SITE B	(58%) 2068m2
LANDSCAPE	(47.8%)
TOTAL SITE AREA	7038m2
REQUIRED	1759m2 (25%)
TOTAL PROPOSED	1759m2

REVISION

A	FOR INFORMATION	24/04/24
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

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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

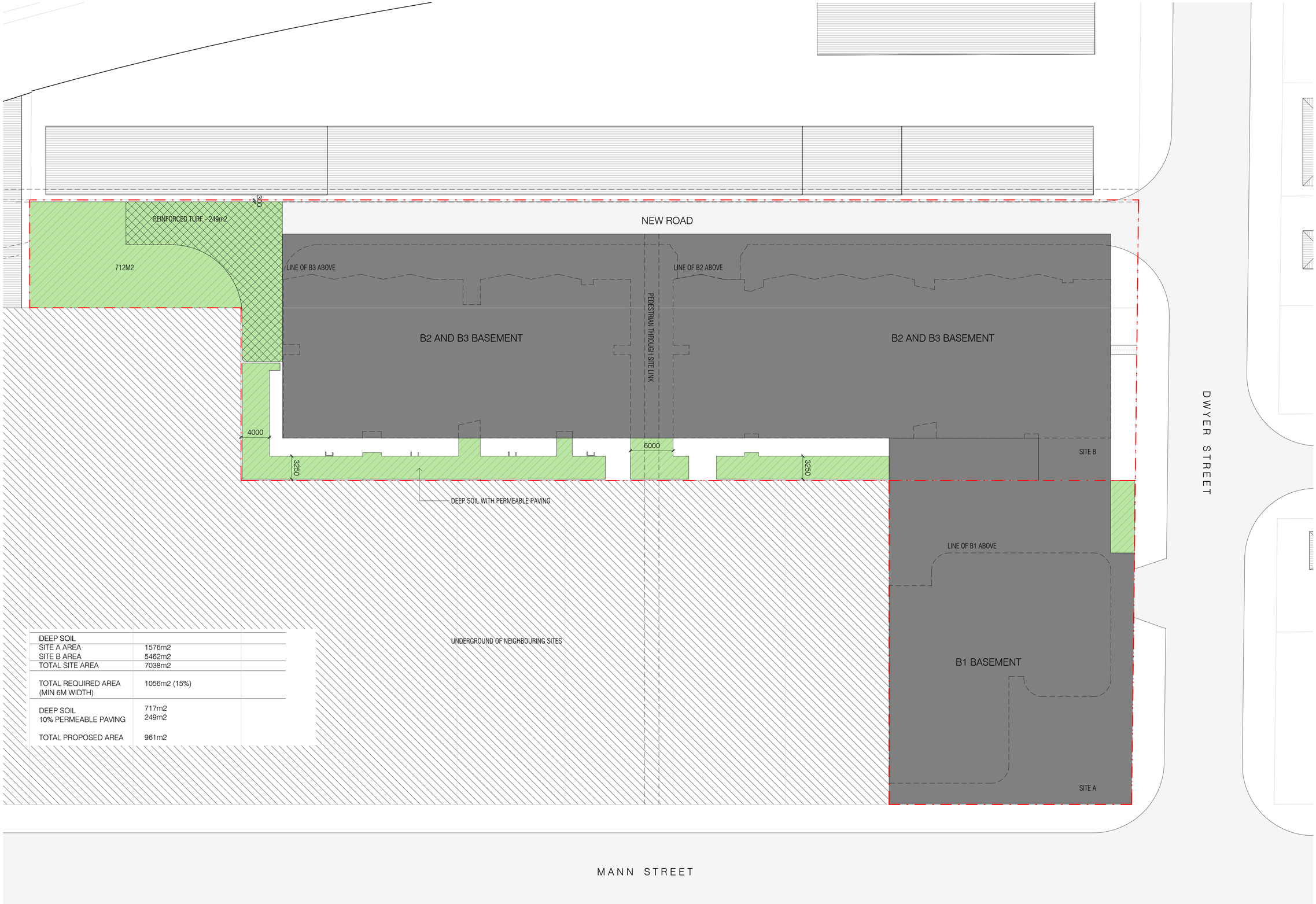
LANDSCAPE PLAN

CLIENT

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 140**

21/03/2025 2:35:59 PM



DEEP SOIL	
SITE A AREA	1576m2
SITE B AREA	5462m2
TOTAL SITE AREA	7038m2
TOTAL REQUIRED AREA (MIN 6M WIDTH)	1056m2 (15%)
DEEP SOIL	717m2
10% PERMEABLE PAVING	249m2
TOTAL PROPOSED AREA	961m2

REVISION

B	FOR INFORMATION	29/04/24
C	FOR INFORMATION	13/05/24
D	FOR INFORMATION	20/05/24
E	FOR INFORMATION	04/06/24
F	FOR INFORMATION	2/10/24
G	FOR INFORMATION	14/03/25

DEEP SOIL

DEEP SOIL WITH PERMEABLE PAVING

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PROJECT

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

CLIENT

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

DRAWING TITLE

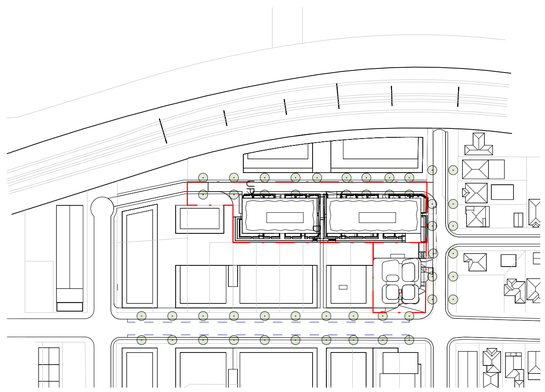
DEEP SOIL PLAN

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 141**

21/03/2025 2:36:06 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

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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

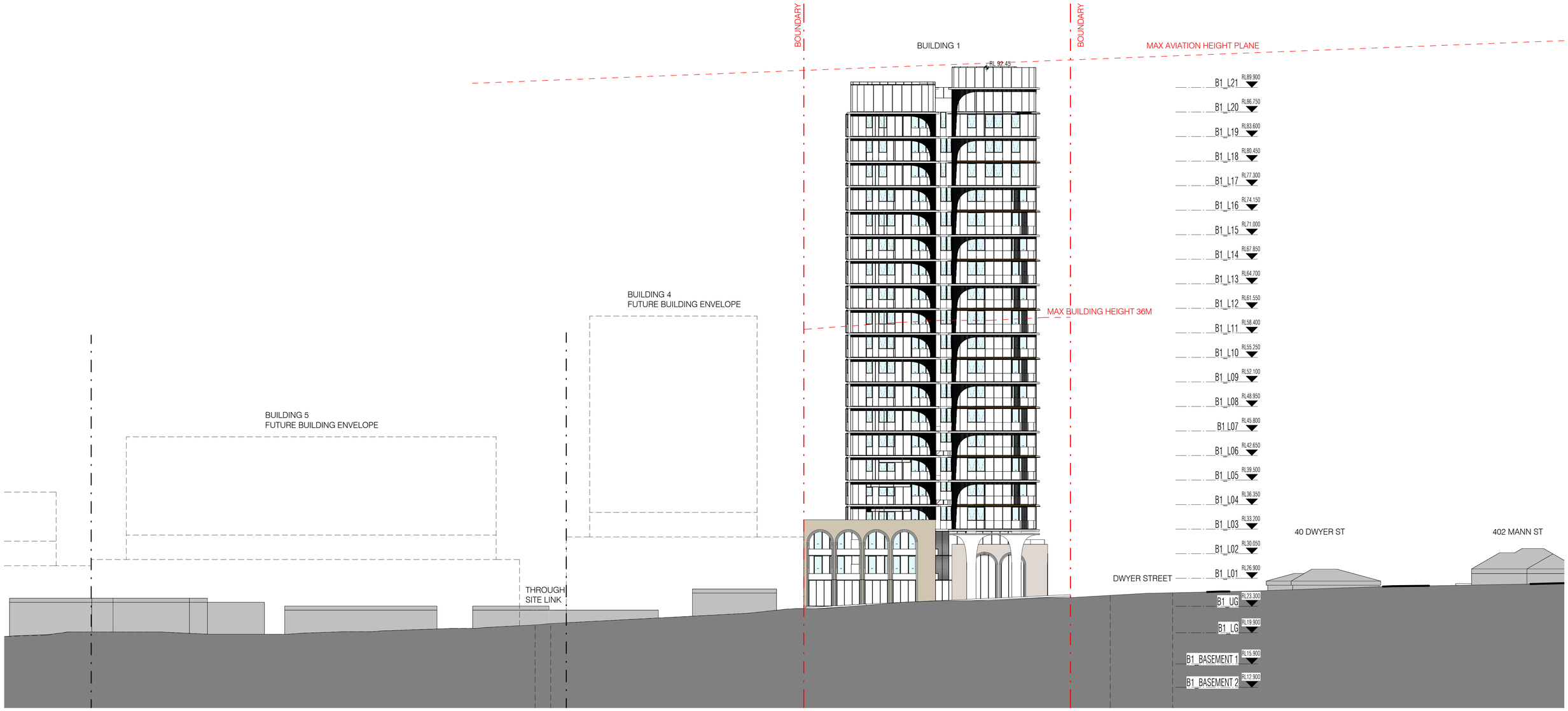
MANN STREET ELEVATION (EAST) - MATERIALS

CLIENT

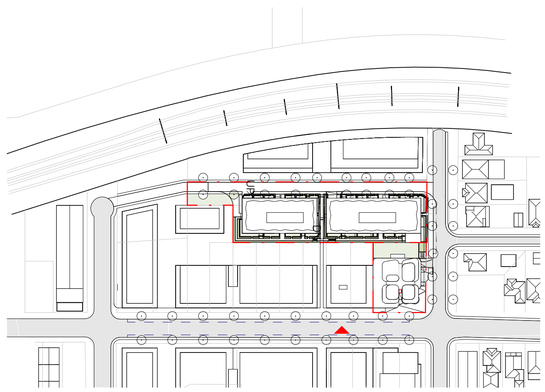
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

20/03/2025 6:59:35 PM



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



REVISION

A	FOR INFORMATION	28/05/24
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

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)

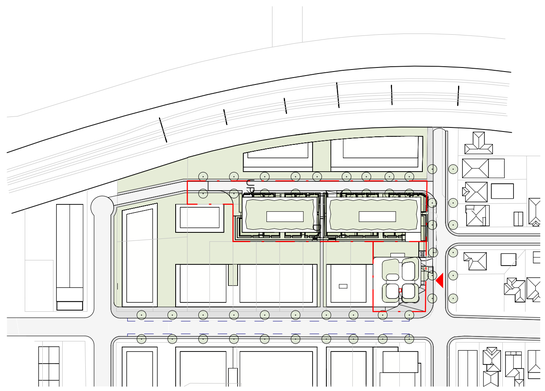
CLIENT

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 200**

20/03/2025 6:59:24 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

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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

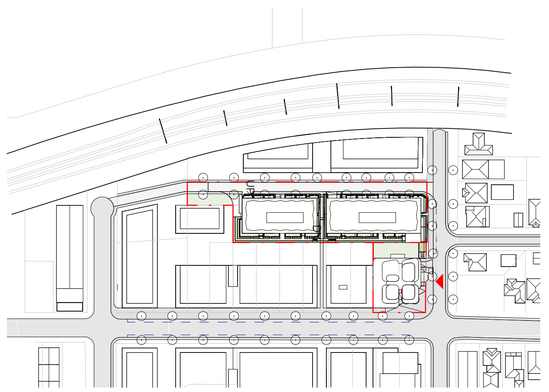
CLIENT

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**

20/03/2025 7:00:06 PM

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



REVISION		
A	FOR INFORMATION	28/05/24
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
F	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

DWYER STREET ELEVATION (NORTH)

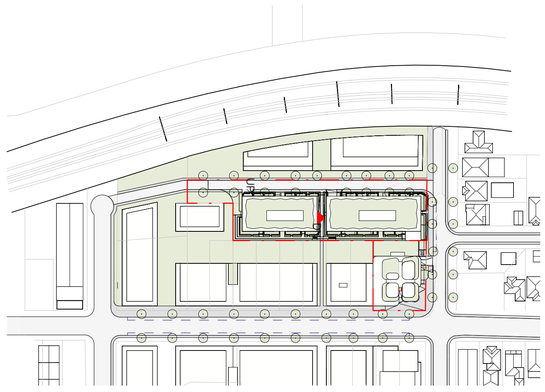
CLIENT

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	F	**DA 201**

20/03/2025 6:59:55 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

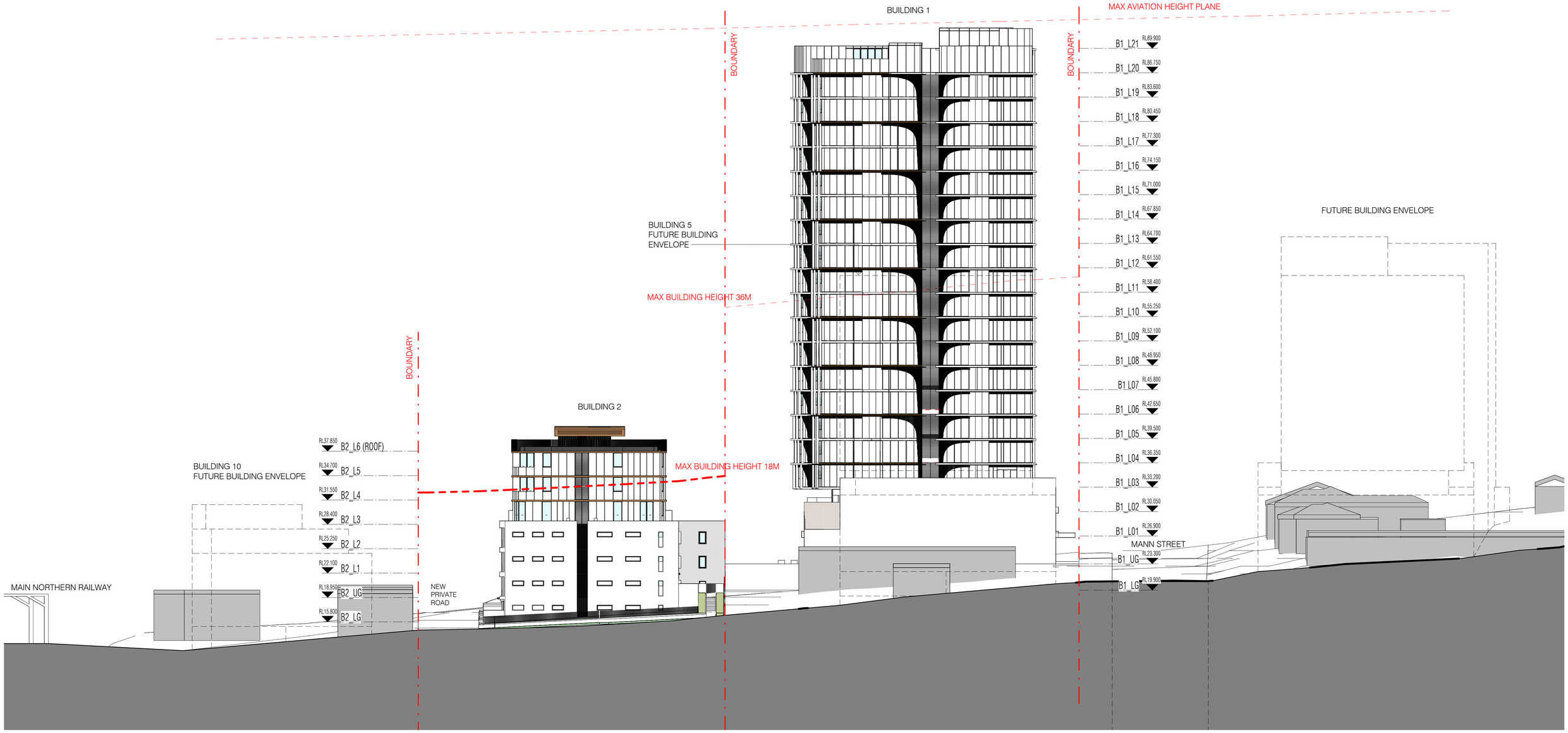
THROUGH SITE LINK ELEVATION (SOUTH) - MATERIALS

CLIENT

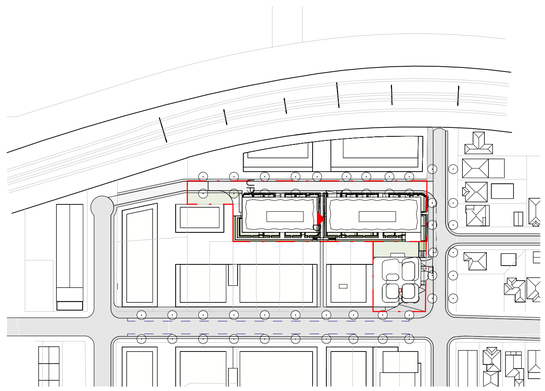
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

20/03/2025 7:00:42 PM



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



REVISION		
A	FOR INFORMATION	28/05/24
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
F	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

THROUGH SITE LINK ELEVATION (SOUTH)

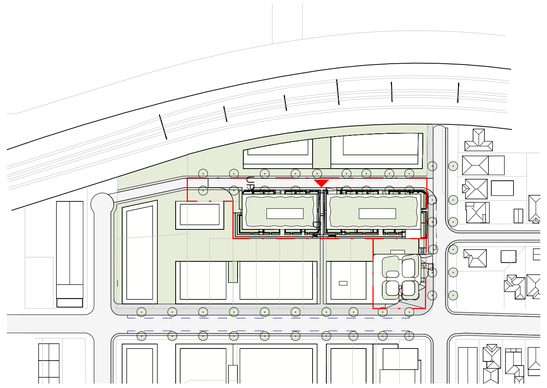
CLIENT

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	F	**DA 202**

20/03/2025 7:00:30 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

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

NEW PRIVATE ROAD ELEVATION (WEST) - MATERIALS

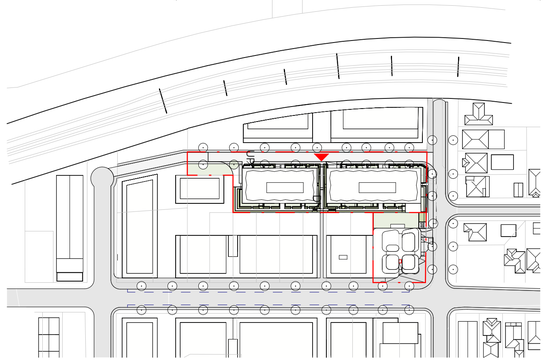
CLIENT

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**

20/03/2025 7:01:12 PM

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



REVISION

A	FOR INFORMATION	28/05/24
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
F	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)

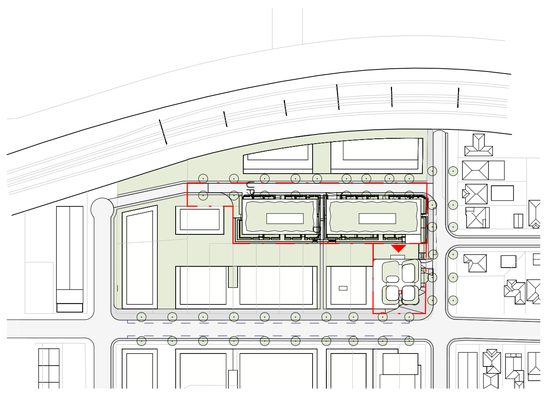
CLIENT

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	F	**DA 203**

20/03/2025 7:01:02 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

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

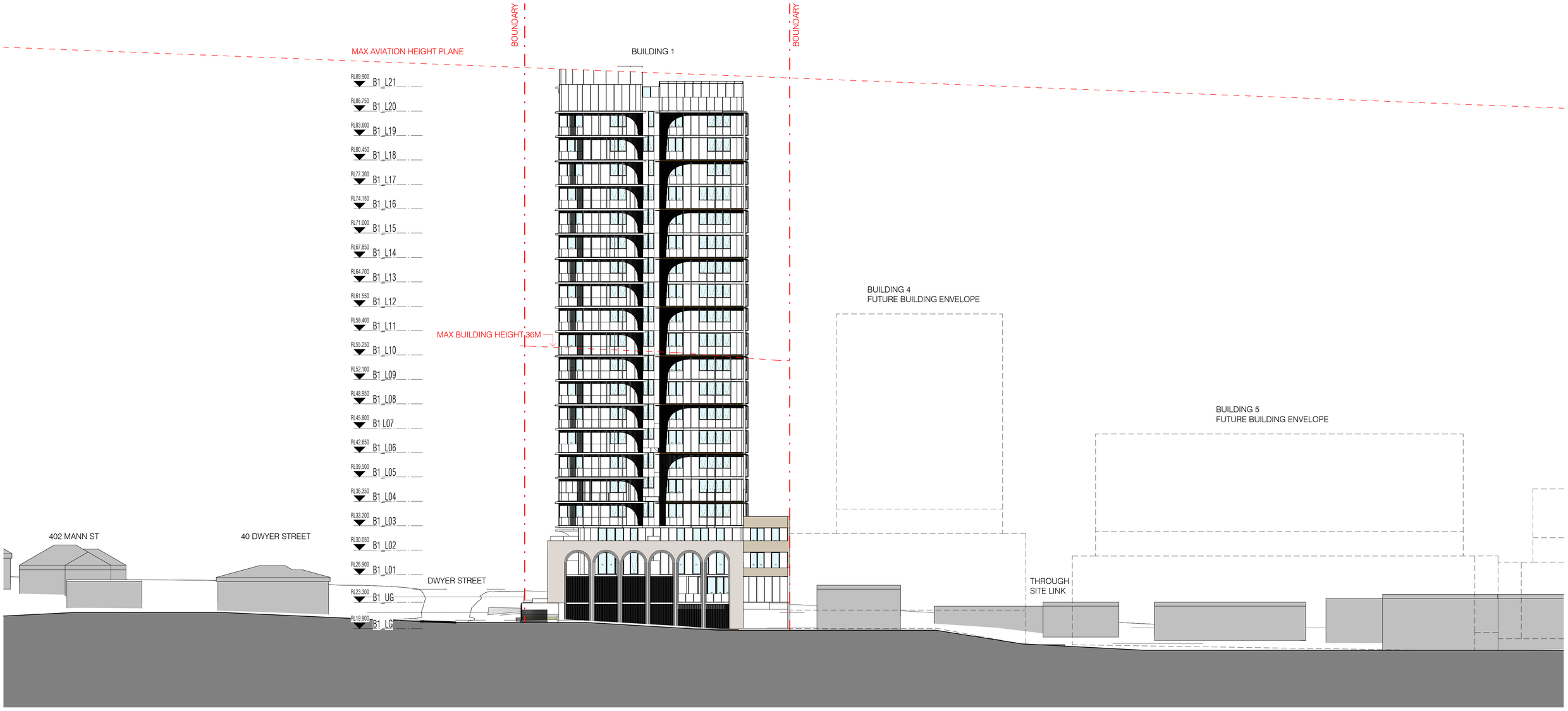
SITE A - WEST ELEVATION - MATERIALS

CLIENT

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

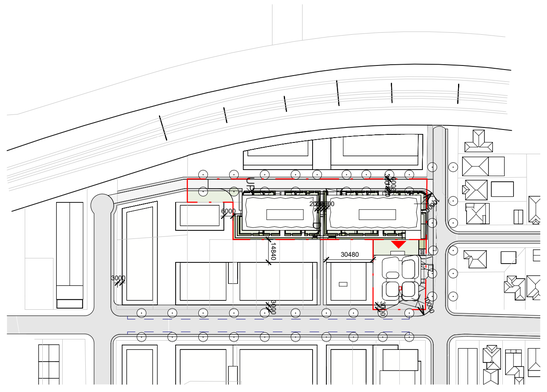
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 204-1**

20/03/2025 7:01:40 PM



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

SITE A



REVISION

A	FOR INFORMATION	28/05/24
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
F	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

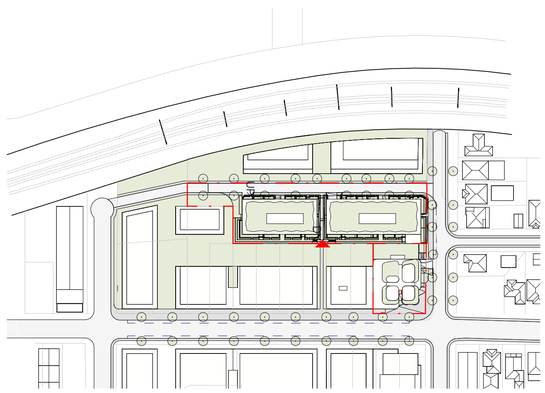
CLIENT

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	F	**DA 204**

20/03/2025 7:01:29 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

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PROJECT

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

CLIENT

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

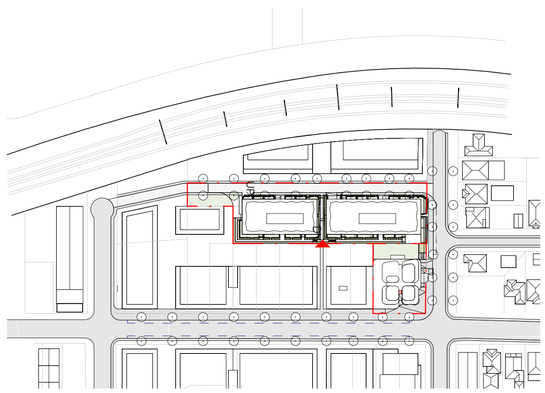
DRAWING TITLE

SITE B - EAST ELEVATION - MATERIALS

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DA 205-1**

20/03/2025 7:02:09 PM

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



REVISION

A	FOR INFORMATION	28/05/24
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
F	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 B - EAST ELEVATION

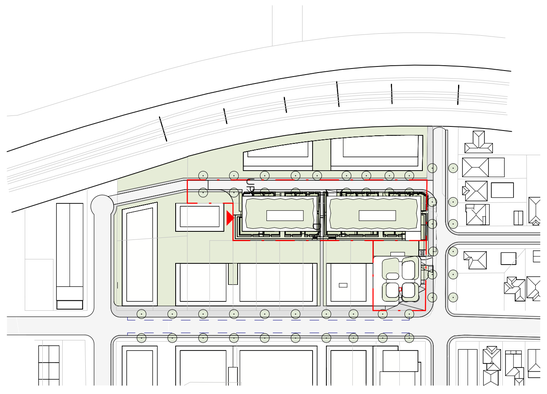
CLIENT

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	F	**DA 205**

20/03/2025 7:01:59 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

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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

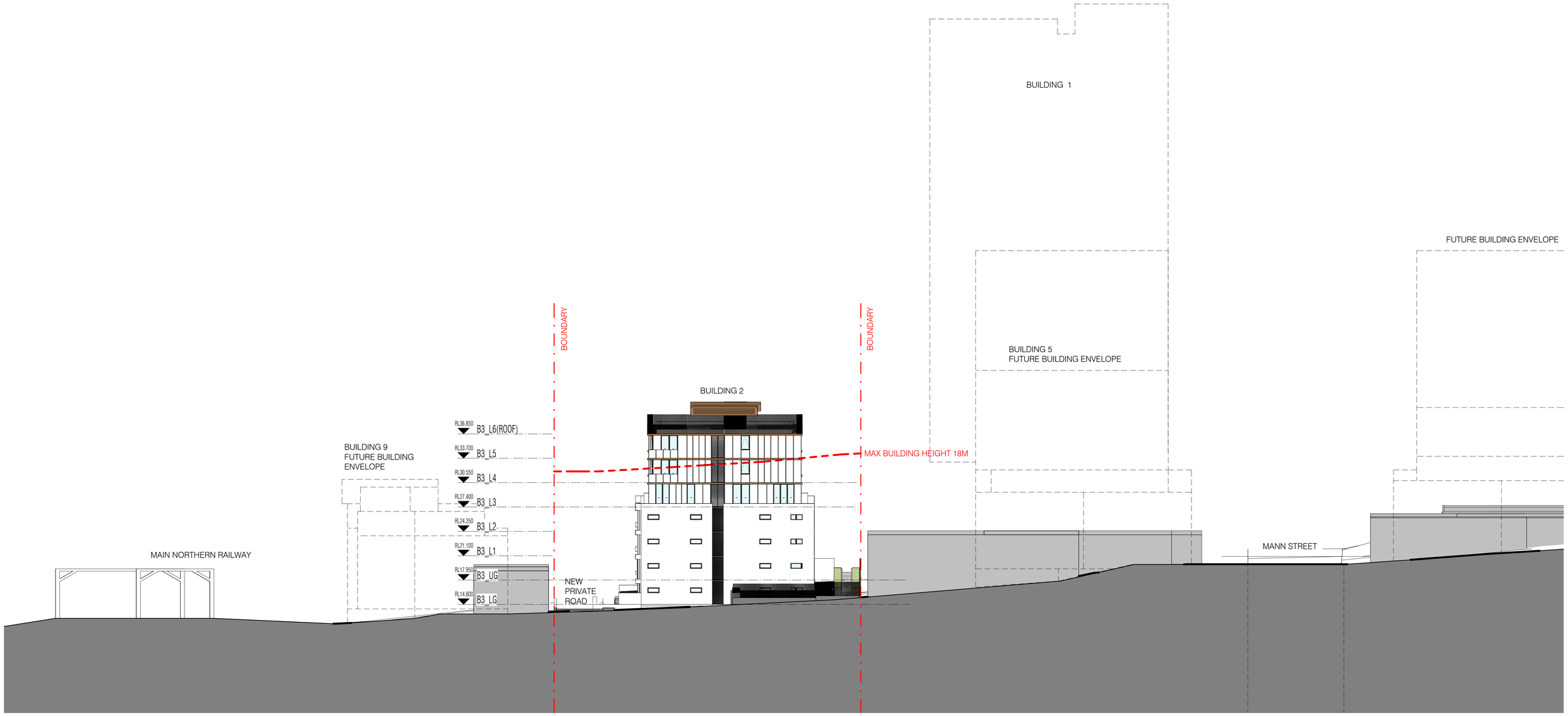
SITE B - SOUTH ELEVATION - MATERIALS

CLIENT

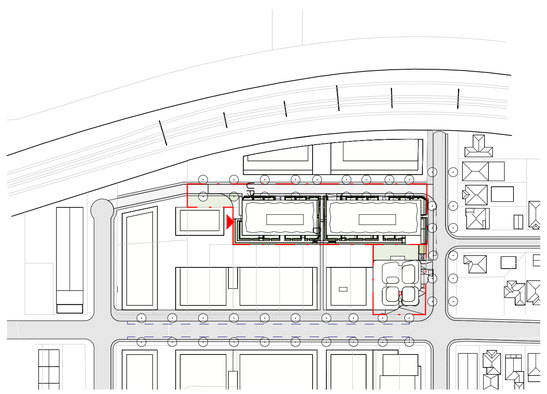
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

20/03/2025 7:02:39 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

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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

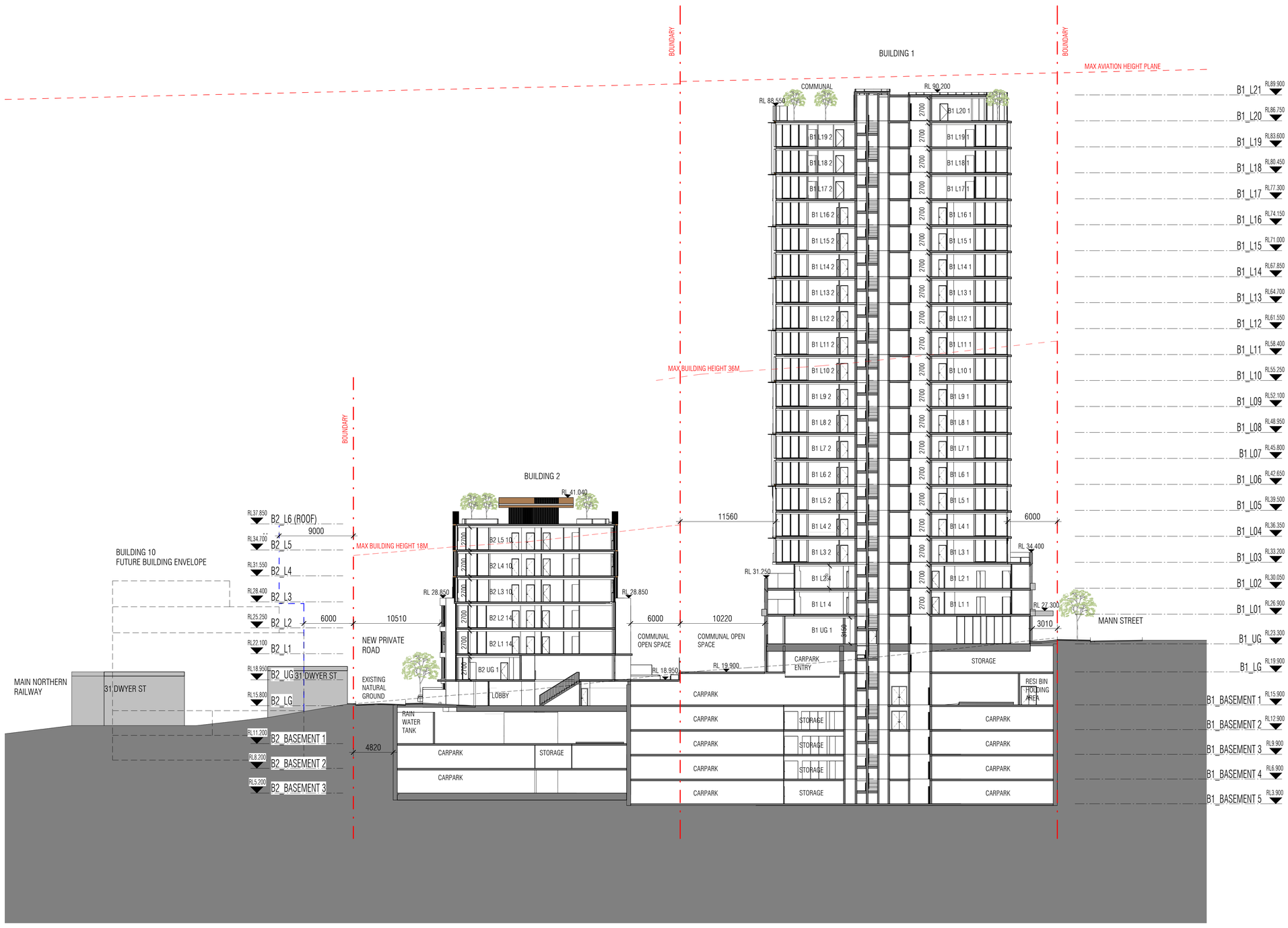
SITE B - SOUTH ELEVATION

CLIENT

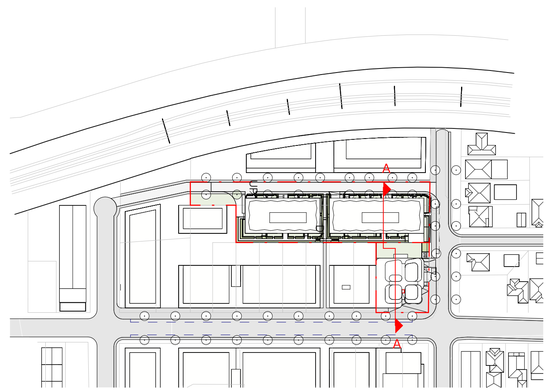
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

20/03/2025 7:02:24 PM



A SECTION AA
SCALE1 : 250



REVISION

A	ISSUE FOR DA	24/01/25
B	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

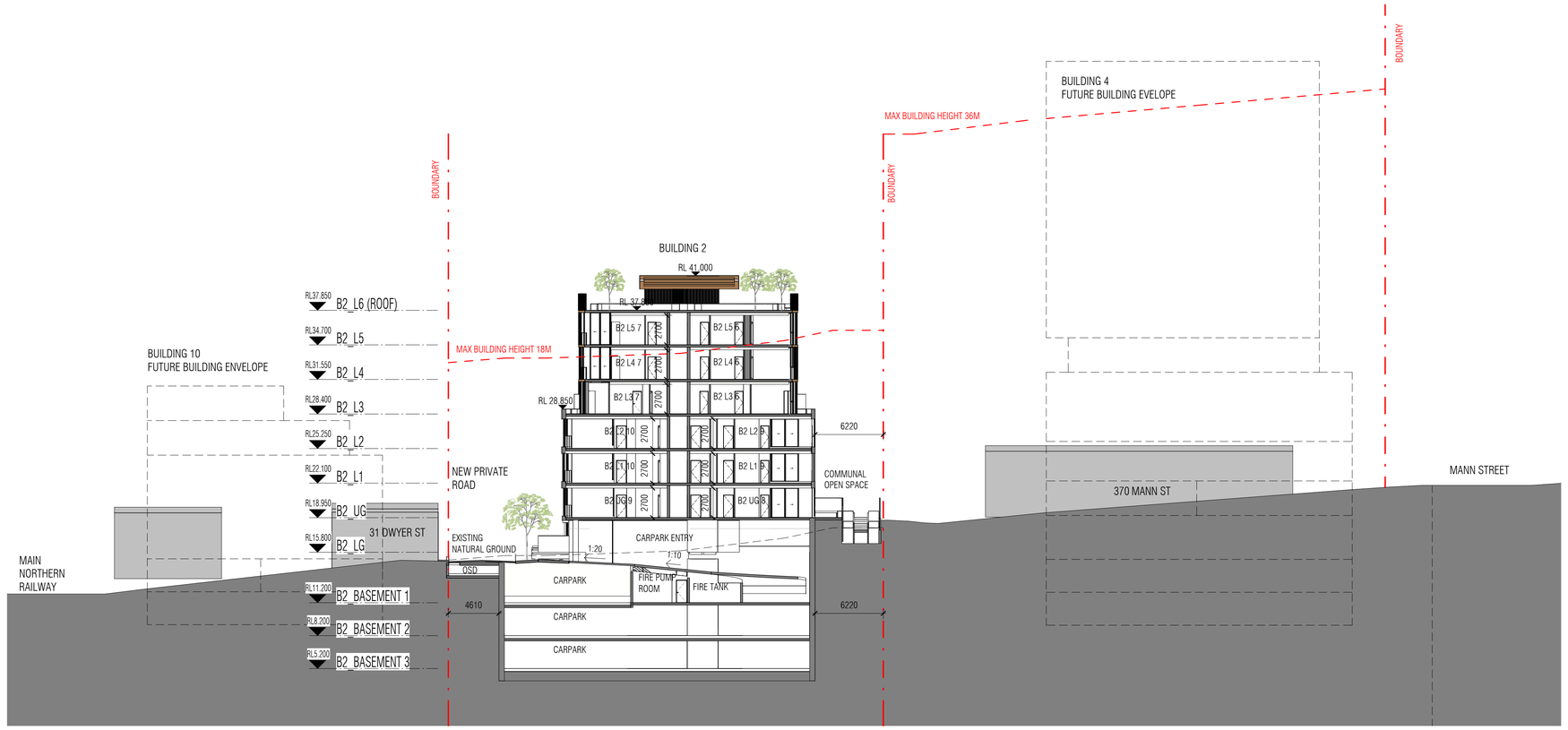
SECTION AA

CLIENT

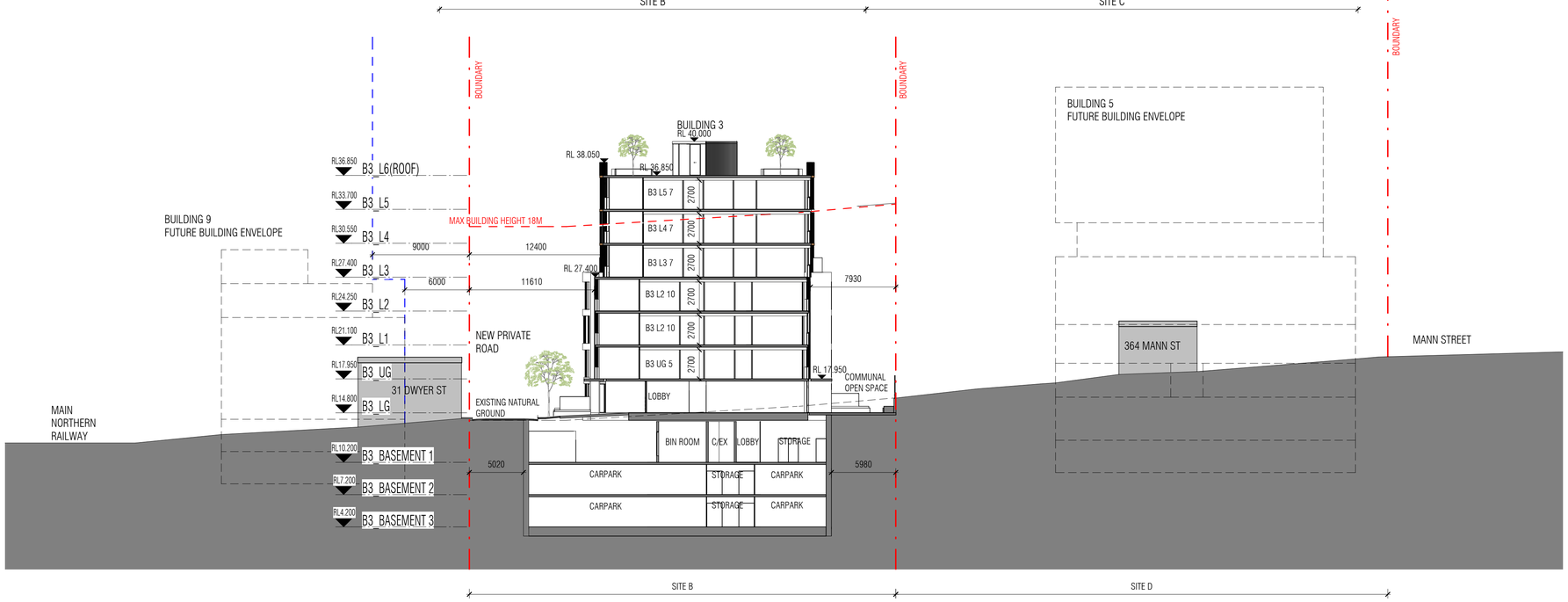
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 250**

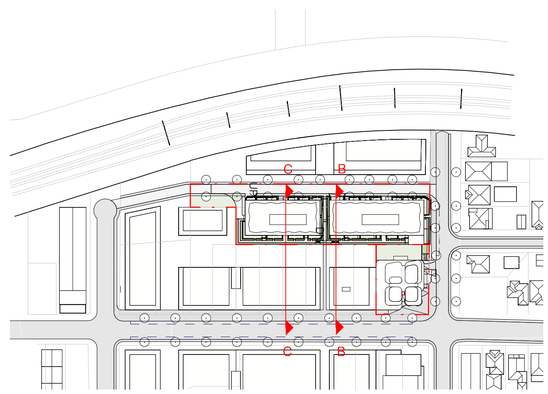
20/03/2025 5:37:14 PM



B SECTION BB
SCALE1 : 250



C SECTION CC
SCALE1 : 250



REVISION

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

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

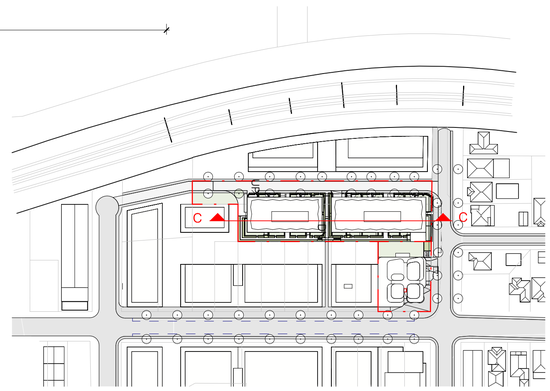
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

20/03/2025 5:37:38 PM

D SECTION DD
SCALE1 : 250

SITE B



REVISION

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

NOTES

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PROJECT

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

CLIENT

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

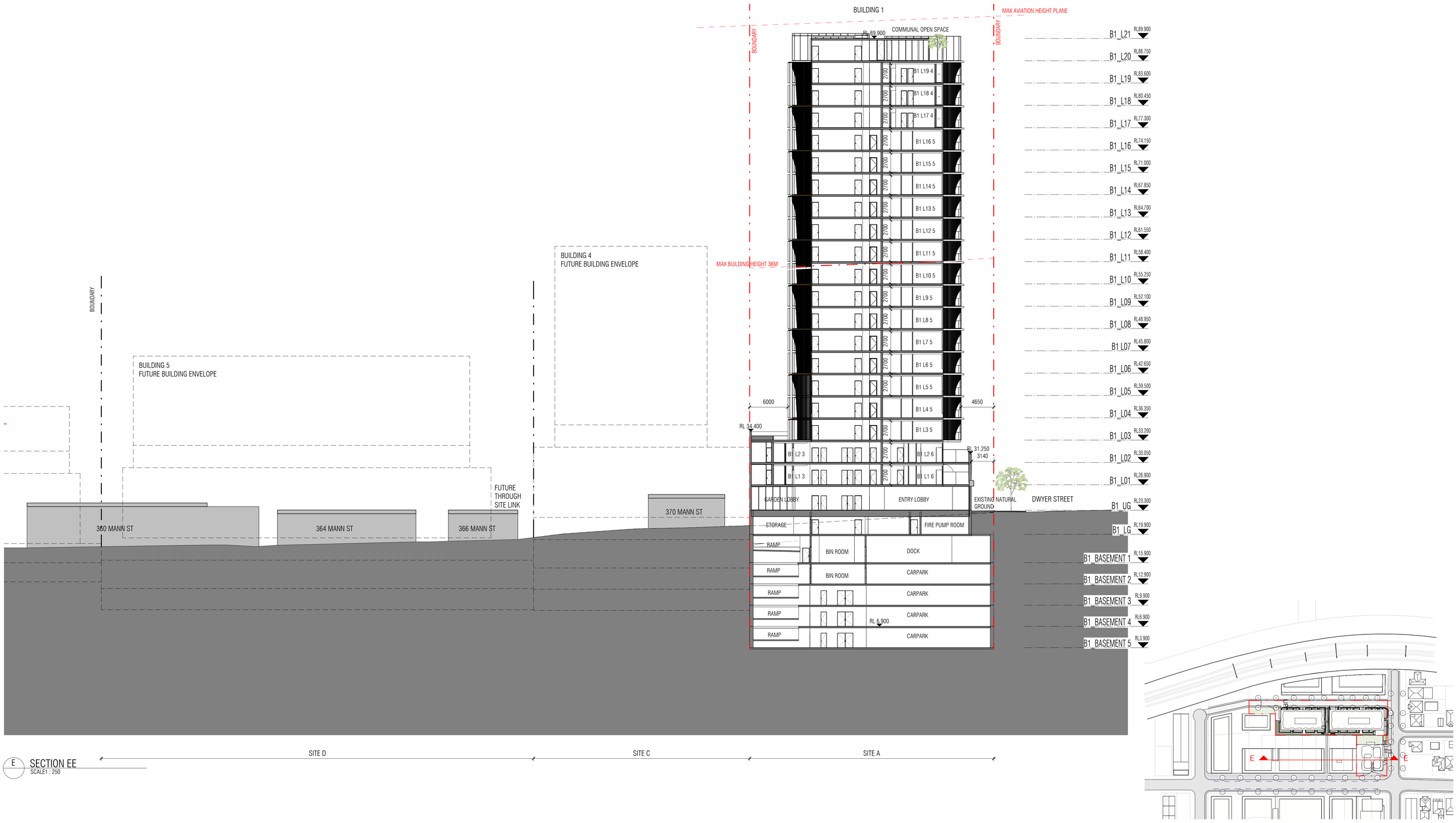
DRAWING TITLE: SECTION DD

ISSUE PURPOSE: SSDA

REV: B

DRAWING NO.: **DA 252**

21/03/2025 6:24:32 PM



E SECTION EE
SCALE1 : 250

REVISION

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

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

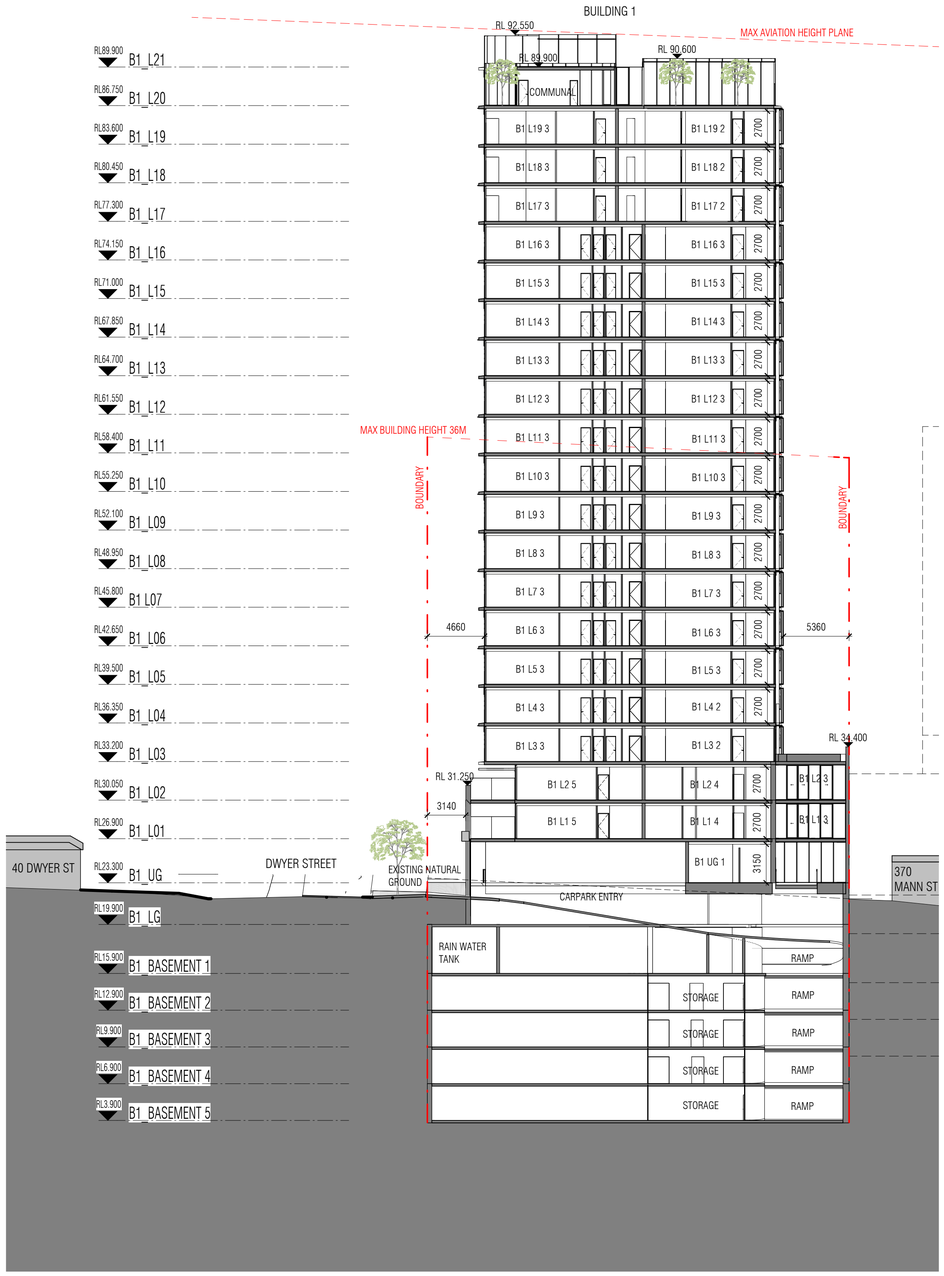
SECTION EE

CLIENT

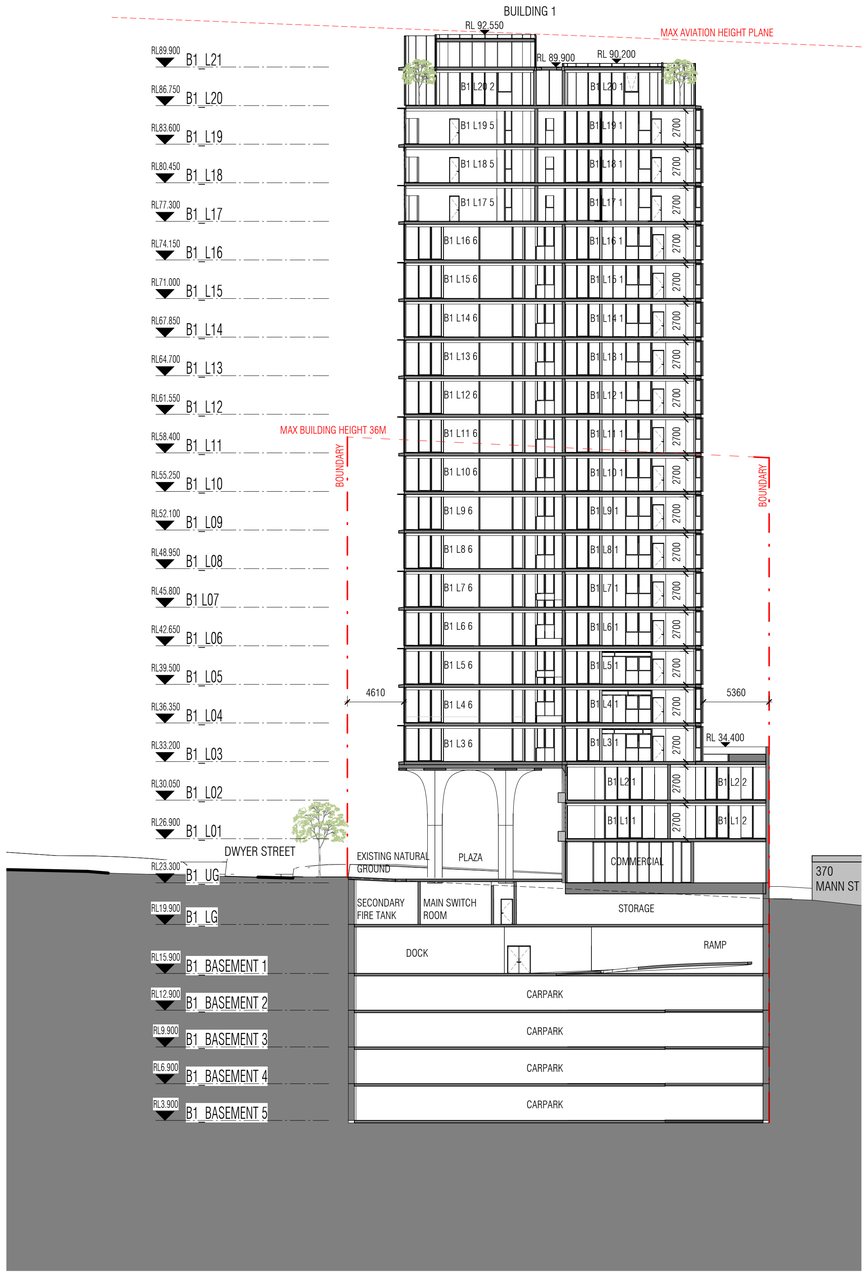
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 253**

20/03/2025 5:38:40 PM

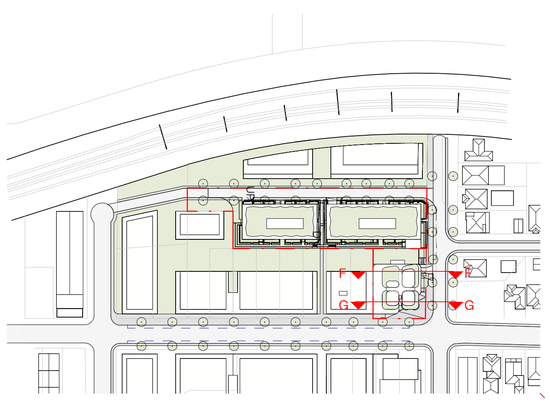


F SECTION FF
SCALE1 : 250



G SECTION GG
SCALE1 : 250

SITE A



REVISION

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

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

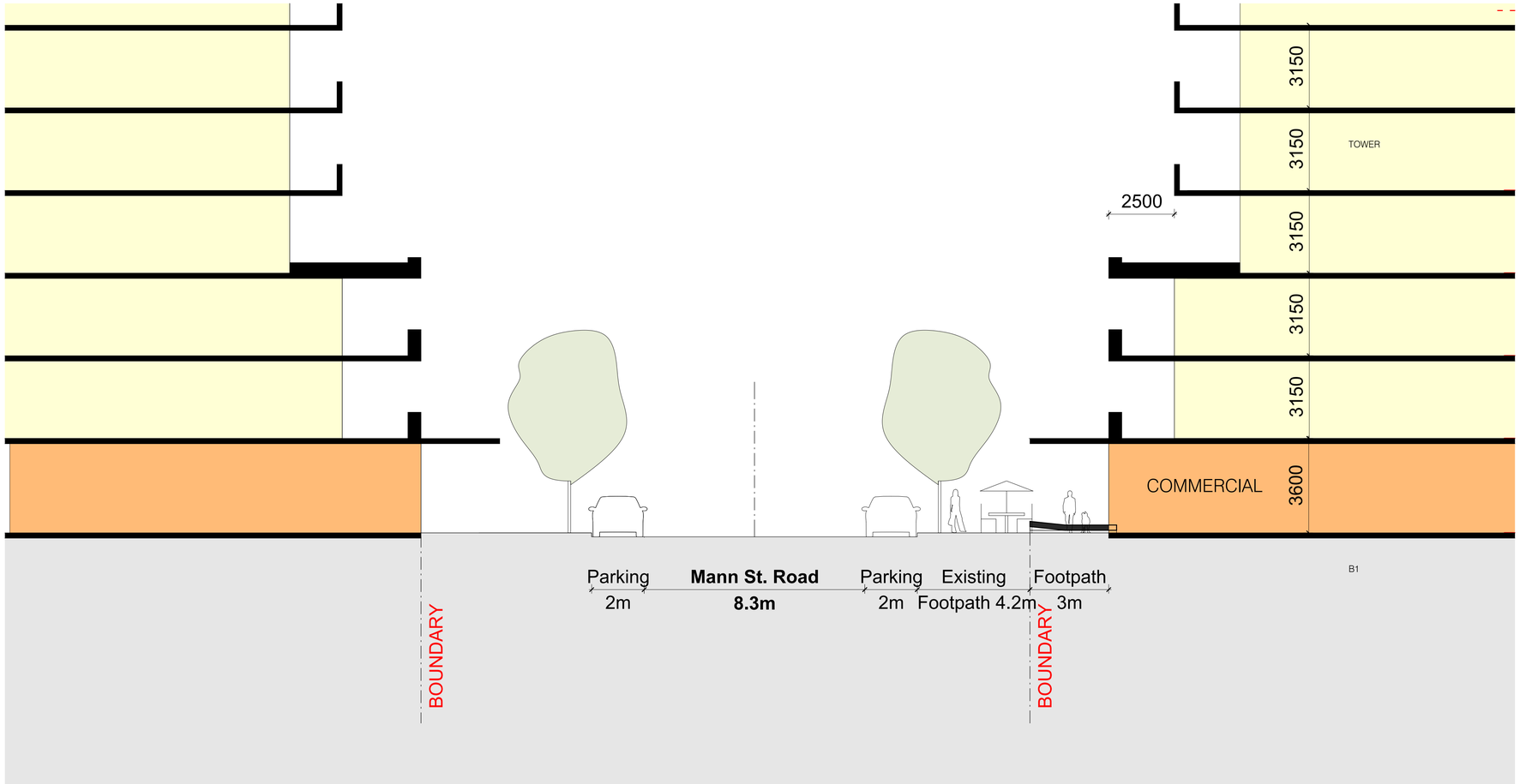
SECTION FF AND GG

CLIENT

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 254**

20/03/2025 5:39:14 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

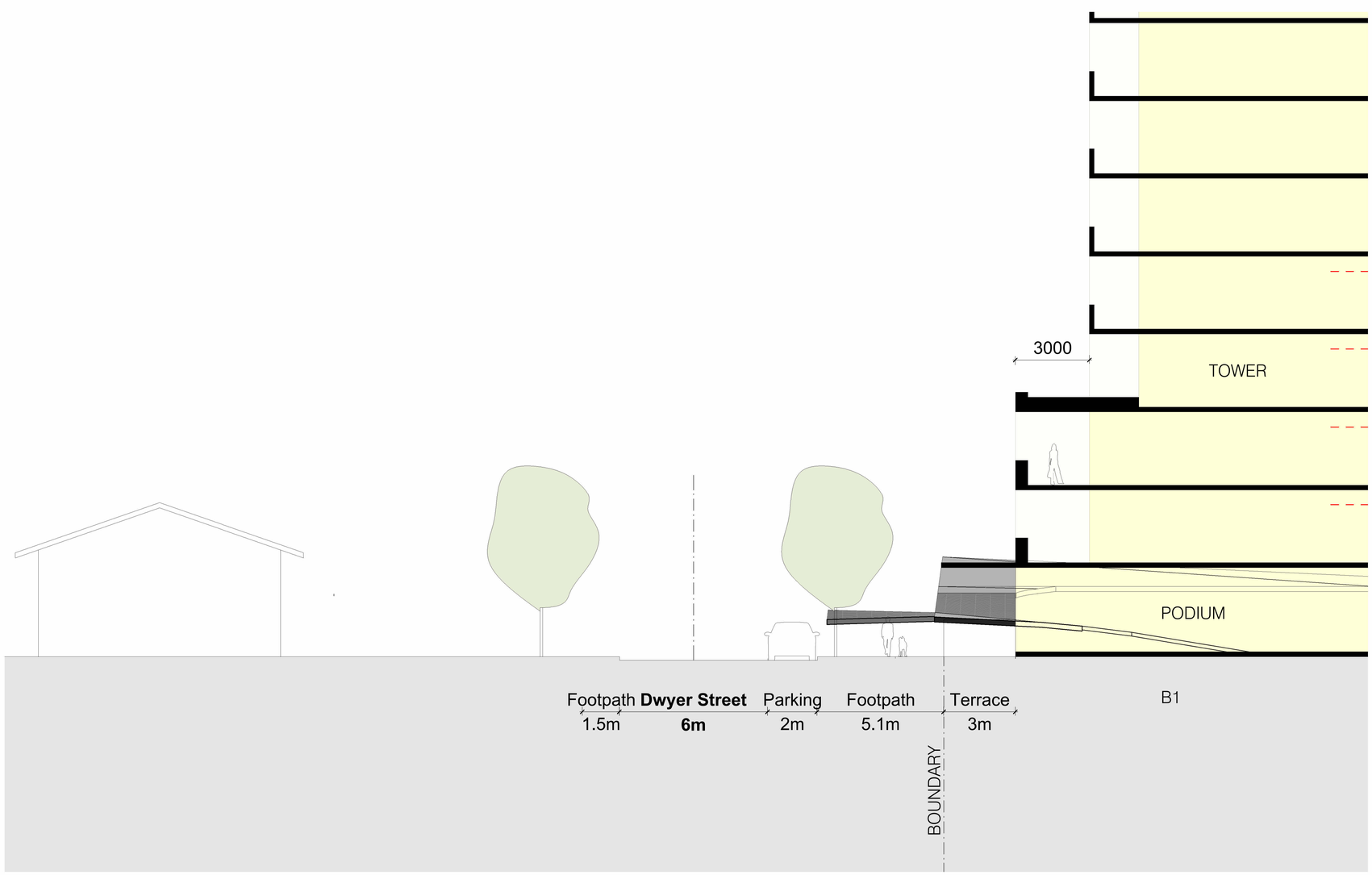
MANN ST SECTION

CLIENT

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**

21/03/2025 2:36:13 PM



REVISION

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

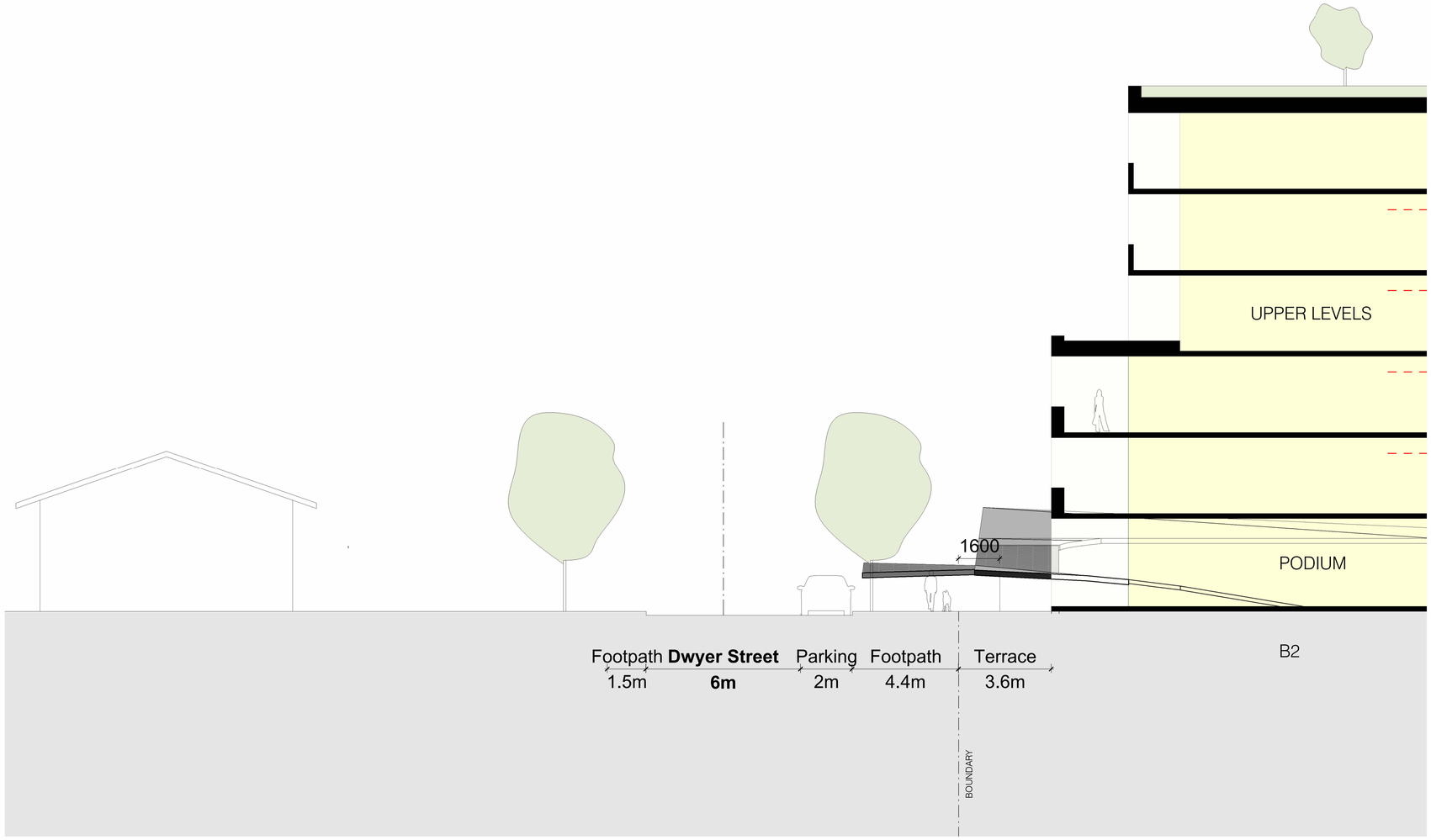
DWYER STREET B1 SECTION

CLIENT

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**

21/03/2025 2:36:21 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

CLIENT

DRAWING TITLE

DWYER STREET B2 SECTION

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**

21/03/2025 2:36:28 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

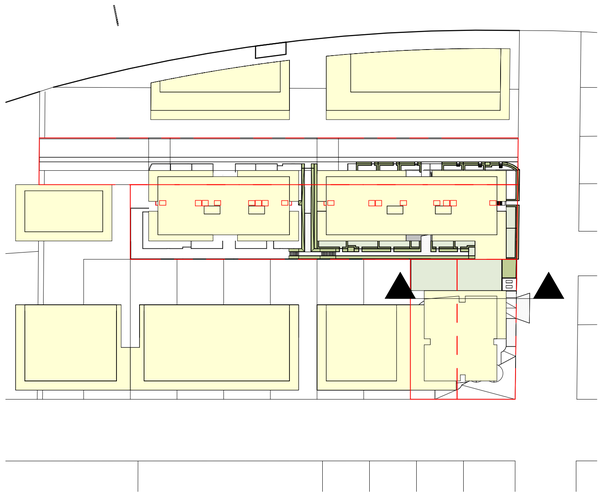
NEW PRIVATE ROAD SECTION

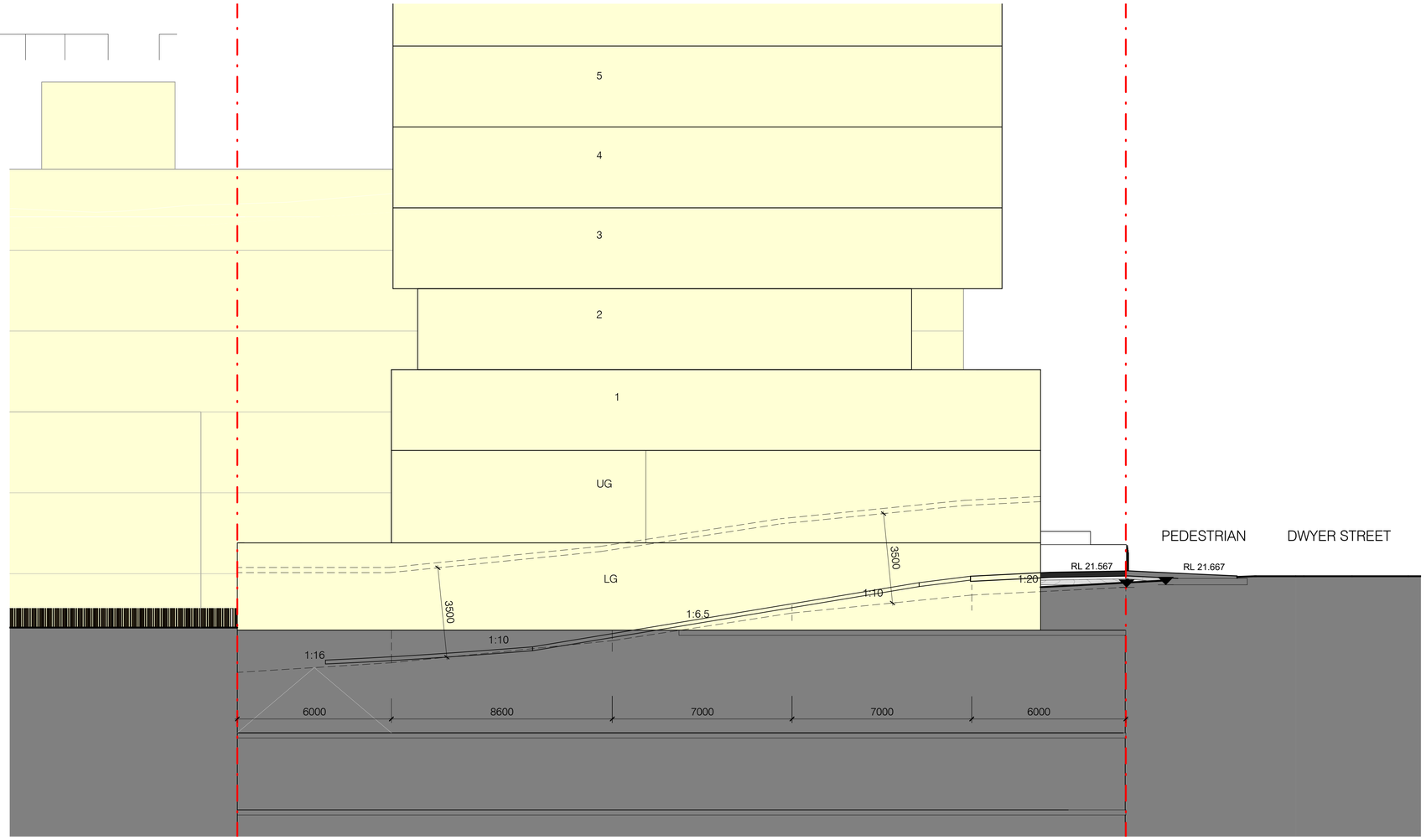
CLIENT

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**

21/03/2025 2:36:34 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

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

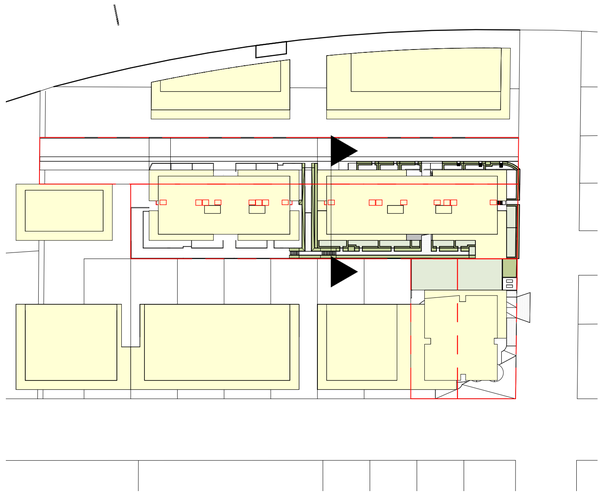
DRAWING TITLE

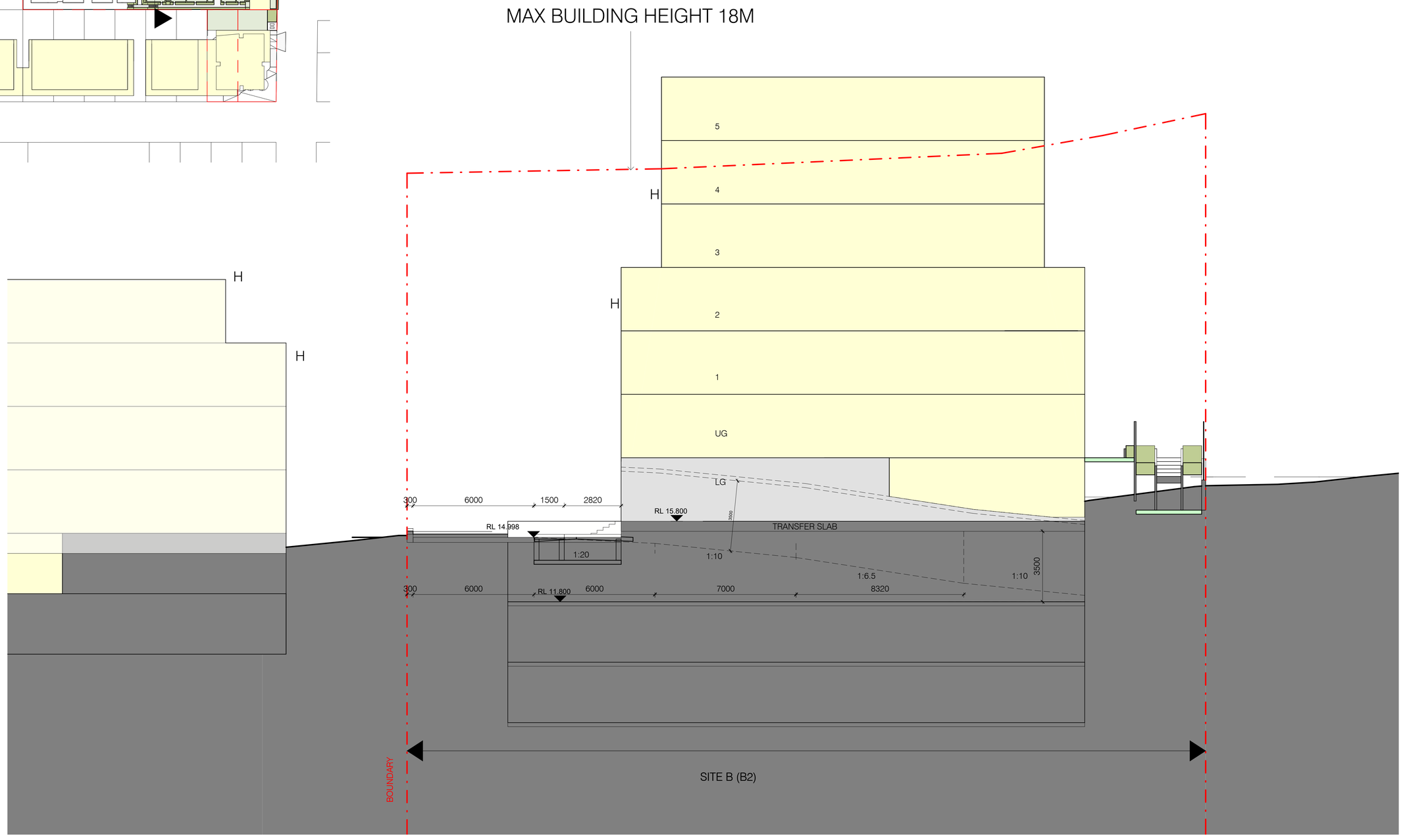
SITE A DRIVEWAY SECTION

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 264**

21/03/2025 2:36:42 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
NH	NON-HABITABLE
B	BLANK WALL

ADDITIONAL GFA
PROPOSED BUILDING
NEIGBOURING BUILDING
RETAIL

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

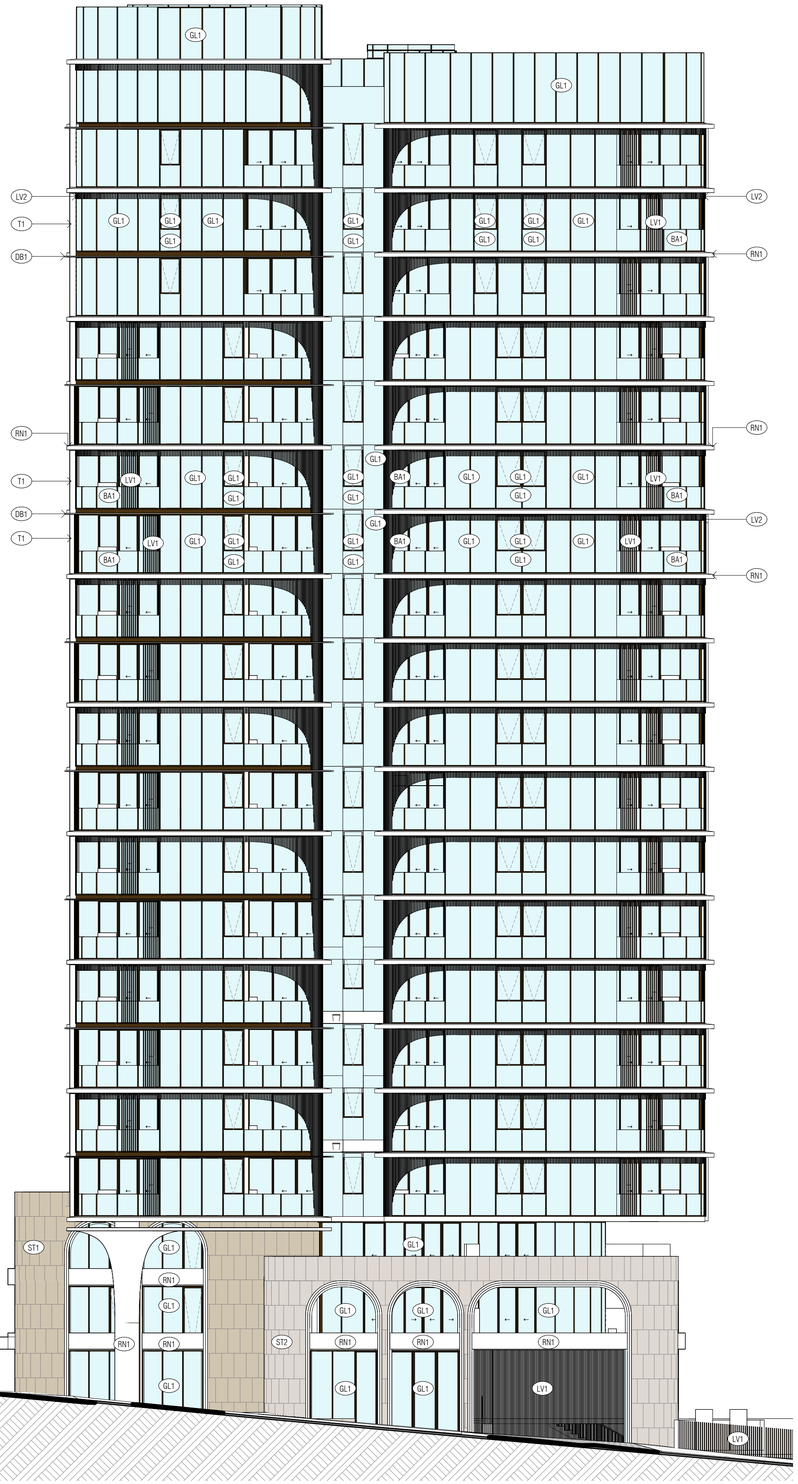
SITE B B2 DRIVEWAY SECTION

CLIENT

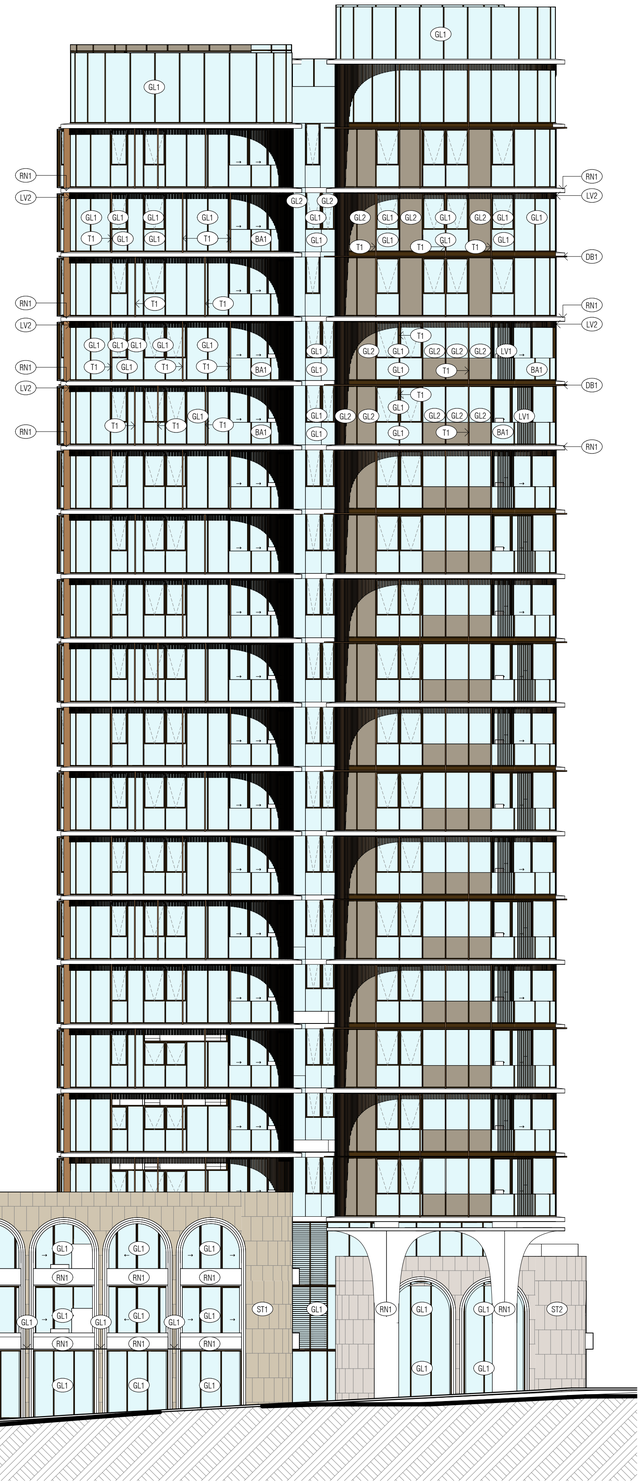
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

21/03/2025 2:36:51 PM

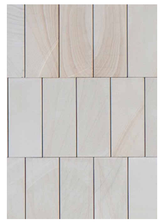


1 DWYER ST ELEVATION (NORTH)
SCALE1 : 150



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

A	ISSUE FOR DA	24/01/25
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

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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

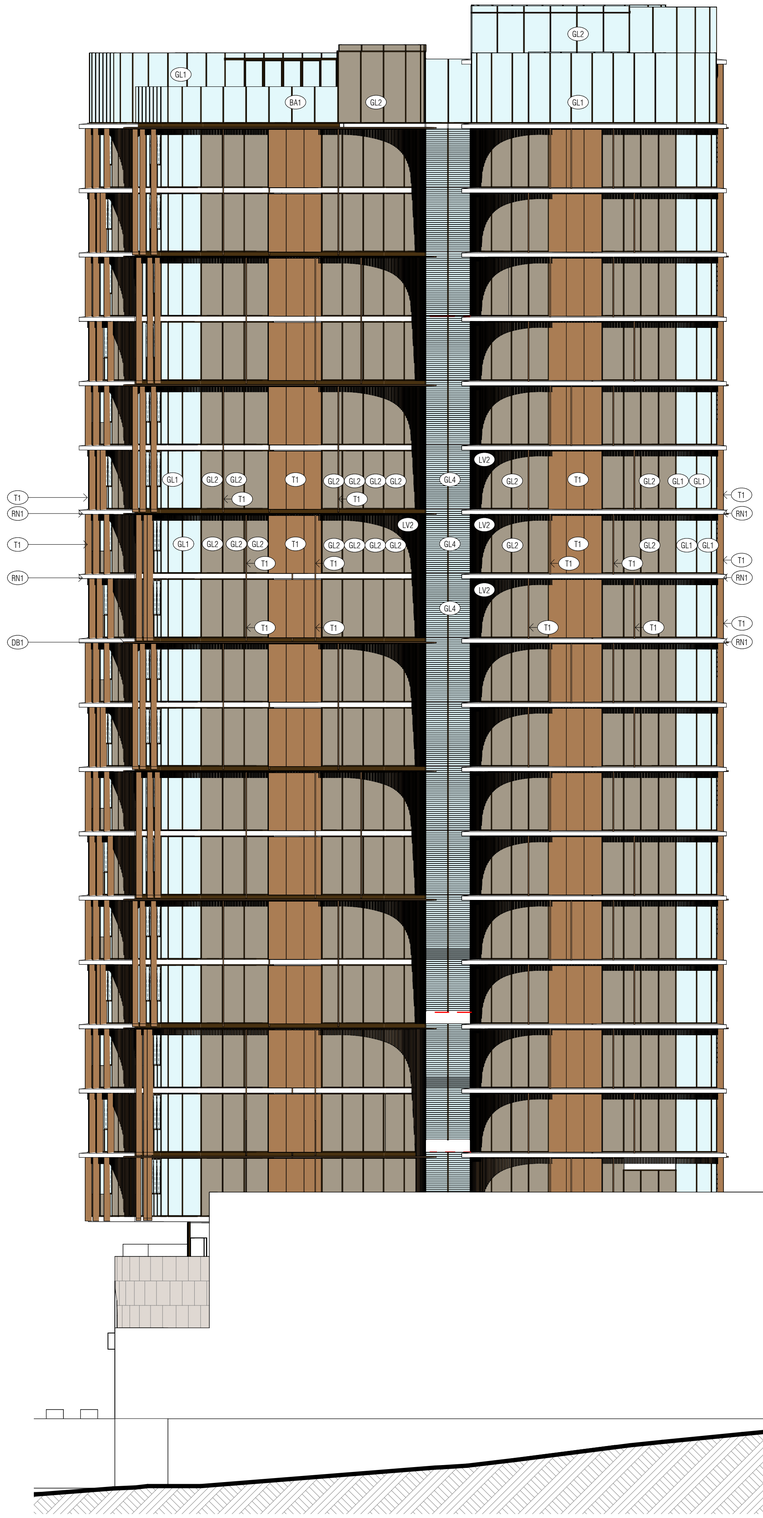
MATERIALITY SHEET - B1 - NORTH & EAST ELEVATION

CLIENT

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	F	**DA 300**

20/03/2025 5:21:22 PM


GL2
GL1
BA1
GL2
GL1
RN1
T1
RN1
T1
RN1
DB1
LV2
GL4
GL1
GL2
T1
GL2
GL2
GL1
GL1
T1
GL2
GL2
GL2
GL2
GL4
GL2
T1
GL2
GL1
GL1
T1
T1
T

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

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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

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 302**

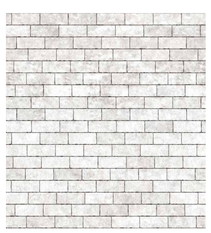
2/04/2025 3:48:57 PM

1 NEW PRIVATE ROAD ELEVATION (WEST)
SCALE1 : 150

2 SOUTH ELEVATION
SCALE1 : 150

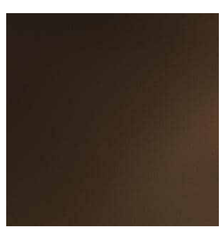
3 EAST ELEVATION
SCALE1 : 150

4 NORTH ELEVATION
SCALE1 : 150

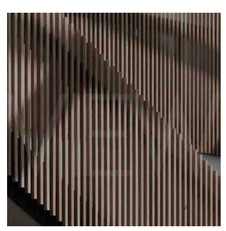


BR2
RECESSED STACK BOND
LIGHT BLOND BRICK

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

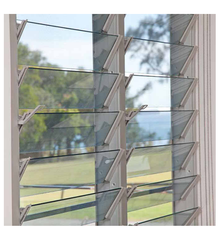
T1
TIMBER EFFECT
ALUMINIUM
CLADDING

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

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 - B3 - ELEVATIONS

CLIENT

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 303**

2/04/2025 3:50:55 PM

REVISION

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

3D VIEWS - A NEW GATEWAY TOWER

CLIENT

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 310**

21/03/2025 2:36:56 PM

REVISION

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

3D VIEWS - A NEW GATEWAY TOWER 2

CLIENT

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 312**

21/03/2025 2:37:01 PM

REVISION

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

3D VIEWS - A NEW GATEWAY TOWER 3

CLIENT

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 313**

21/03/2025 2:37:06 PM

REVISION

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

3D VIEWS - A NEW PLAZA

CLIENT

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 314**

21/03/2025 2:37:10 PM

REVISION

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

3D VIEWS - A NEW PLAZA 2

CLIENT

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 315**

21/03/2025 2:37:15 PM

REVISION

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

3D VIEWS - A NEW PLAZA 3

CLIENT

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 316**

21/03/2025 2:37:20 PM

REVISION

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

3D VIEWS - AN ELEGANT ROOF TOP FORM

CLIENT

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 317**

21/03/2025 2:37:25 PM

REVISION

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

3D VIEWS - MASSING RISING TO NEW GATEWAY BLDG

CLIENT

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 318**

21/03/2025 2:37:30 PM

REVISION

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

3D VIEWS - CORNER OF DWYERSTREET AND NEW ROAD

CLIENT

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 319**

21/03/2025 2:37:35 PM

REVISION

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

3D VIEWS - CORNER OF DWYERSTREET AND NEW ROAD 2

CLIENT

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 320**

21/03/2025 2:37:40 PM

REVISION

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

3D VIEWS - DWYER STREET LOOKING EAST

CLIENT

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 321**

21/03/2025 2:37:44 PM

REVISION

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

3D VIEWS - THE NEW ROAD AND STREETSCAPE

CLIENT

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 322**

21/03/2025 2:37:49 PM

REVISION

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

3D VIEWS - THE NEW ROAD AND STREETSCAPE 2

CLIENT

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 323**

21/03/2025 2:37:54 PM

REVISION

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

3D VIEWS - THE NEW ROAD AND STREETSCAPE 3

CLIENT

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 324**

21/03/2025 2:37:59 PM

REVISION

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

3D VIEWS - THE SITE B BUILDINGS

CLIENT

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 325**

21/03/2025 2:38:04 PM

REVISION

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

3D VIEWS - A NEW THROUGH SITE LINK

CLIENT

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 326**

21/03/2025 2:38:08 PM

REVISION

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

3D VIEWS - BUILDING SEPARATION AND COMMUNAL OPEN SPACE

CLIENT

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 327**

21/03/2025 2:38:13 PM

REVISION

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

3D VIEWS - A GATEWAY TOWER

CLIENT

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 328**

21/03/2025 2:38:18 PM

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

3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY

CLIENT

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 329**

21/03/2025 2:38:23 PM

REVISION

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

3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY 2

CLIENT

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 330**

21/03/2025 2:38:28 PM

REVISION

A	FOR INFORMATION	28/05/24
B	FOR INFORMATION	04/06/24
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

3D VIEWS - A FRIENDLY SCALE RISING TO THE GATEWAY 3

CLIENT

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 331**

21/03/2025 2:38:33 PM

REVISION

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

3D VIEWS

CLIENT

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 332**

21/03/2025 2:38:38 PM

REVISION

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

3D VIEWS

CLIENT

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 333**

21/03/2025 2:38:43 PM

REVISION

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

3D VIEWS

CLIENT

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 334**

21/03/2025 2:38:48 PM

REVISION

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

3D VIEWS

CLIENT

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 335**

21/03/2025 2:38:52 PM

REVISION

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

3D VIEWS

CLIENT

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 336**

21/03/2025 2:38:57 PM

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

3D VIEWS

CLIENT

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 337**

21/03/2025 2:39:02 PM

REVISION

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

3D VIEWS

CLIENT

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 338**

21/03/2025 2:39:06 PM

REVISION

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

3D VIEWS

CLIENT

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 339**

21/03/2025 2:39:11 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

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**

21/03/2025 2:39:16 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

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**

21/03/2025 2:39:21 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

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 343**

21/03/2025 2:39:27 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

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**

21/03/2025 2:39:32 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

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**

21/03/2025 2:39:36 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

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**

21/03/2025 2:39:42 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

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 350**

21/03/2025 2:39:47 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

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 351**

21/03/2025 2:39:52 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

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 352**

21/03/2025 2:39:57 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

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 353**

21/03/2025 2:40:02 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

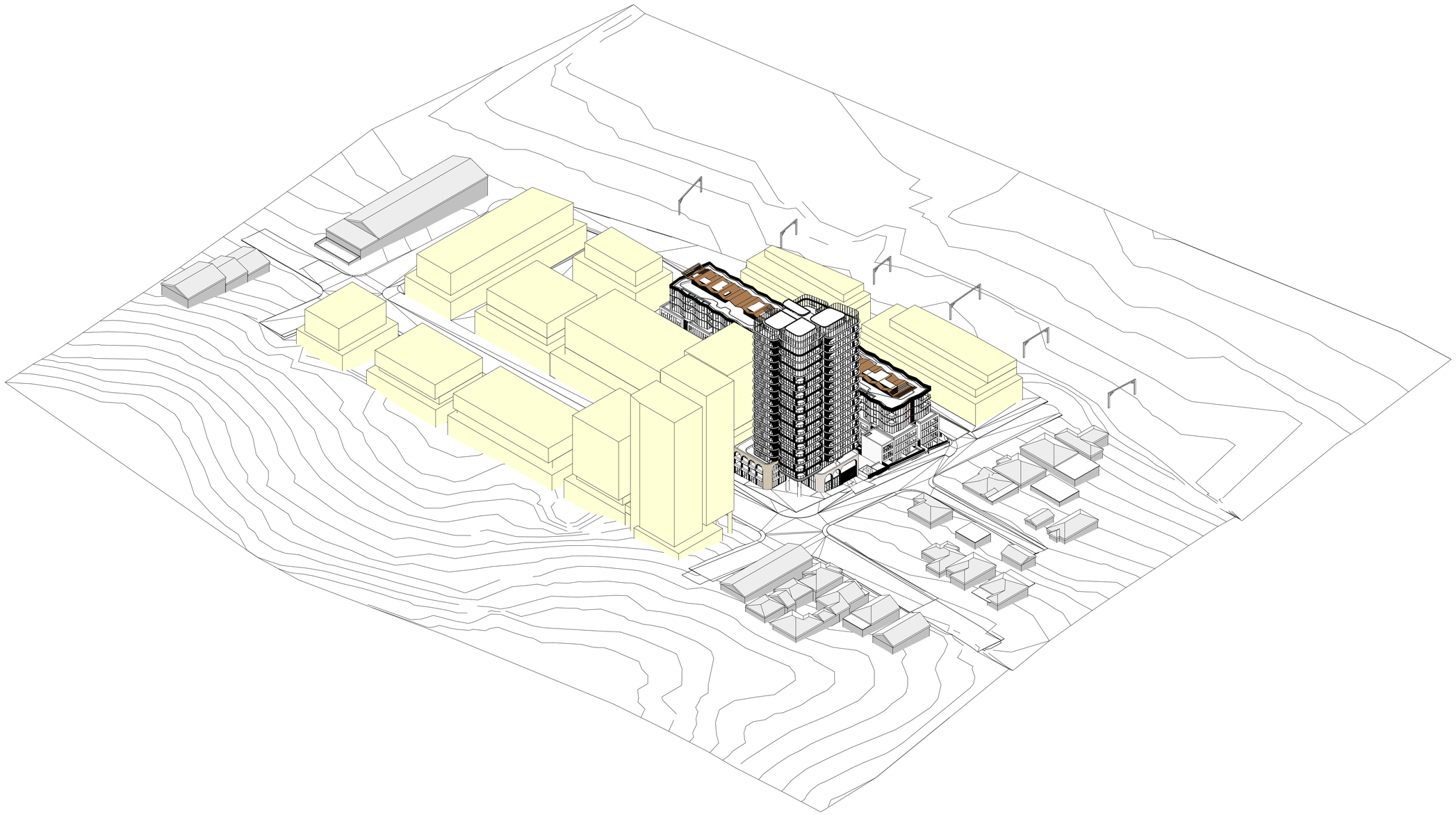
RENDER

CLIENT

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 354**

21/03/2025 2:40:07 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

NOTES

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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

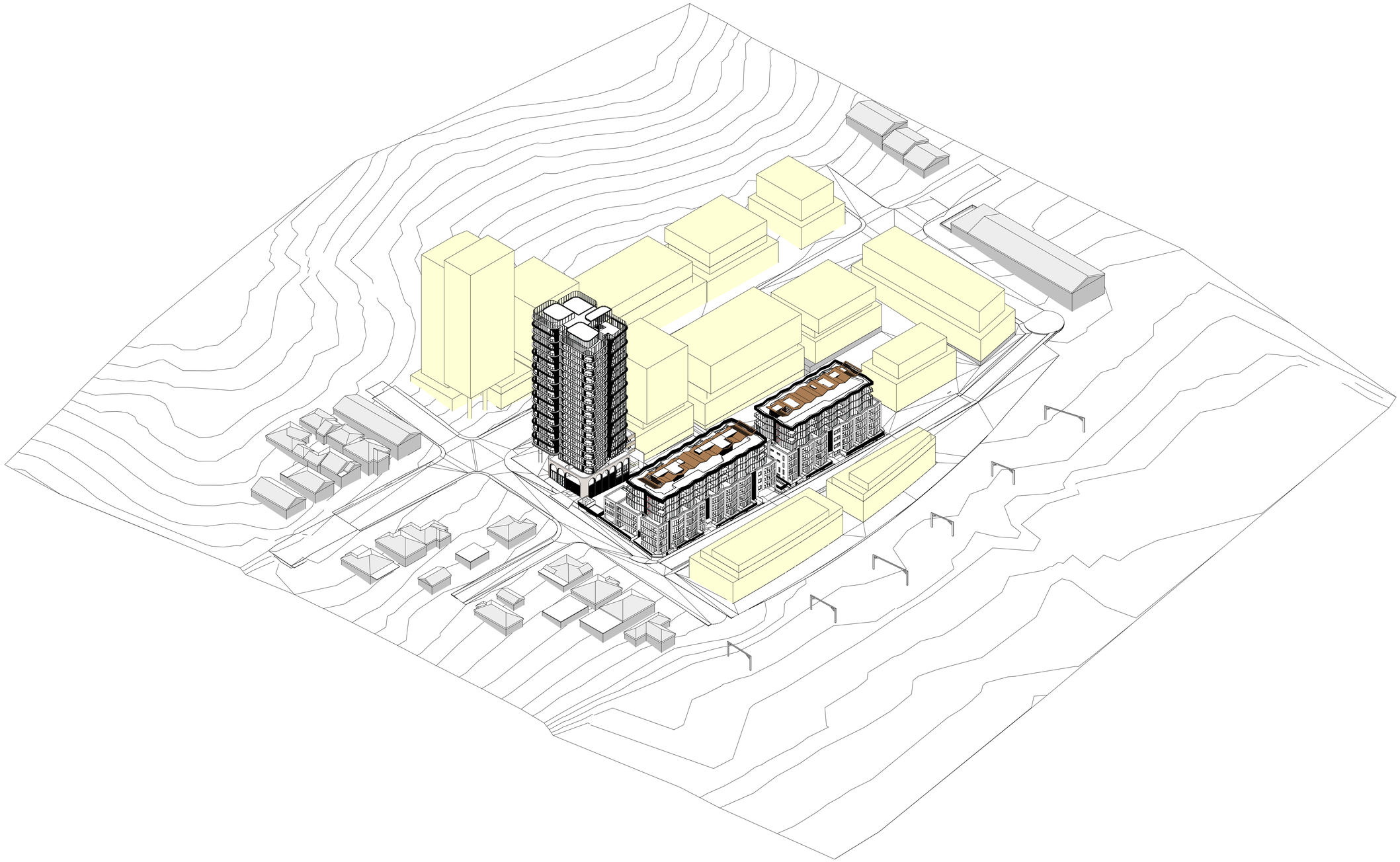
AXONOMETRIC VIEW 1

CLIENT

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**

21/03/2025 2:40:23 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

NOTES

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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

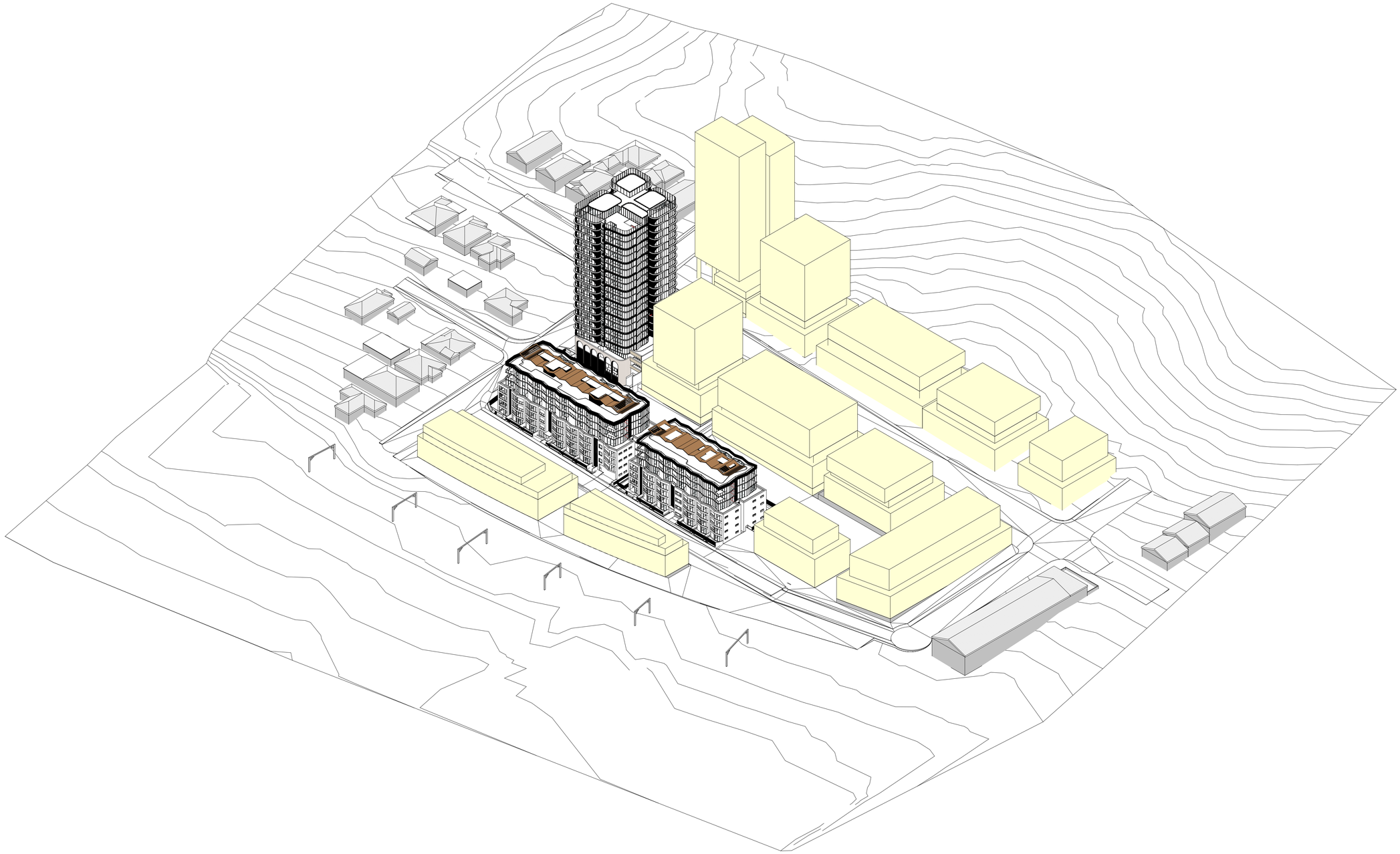
AXONOMETRIC VIEW 2

CLIENT

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**

21/03/2025 2:40:40 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

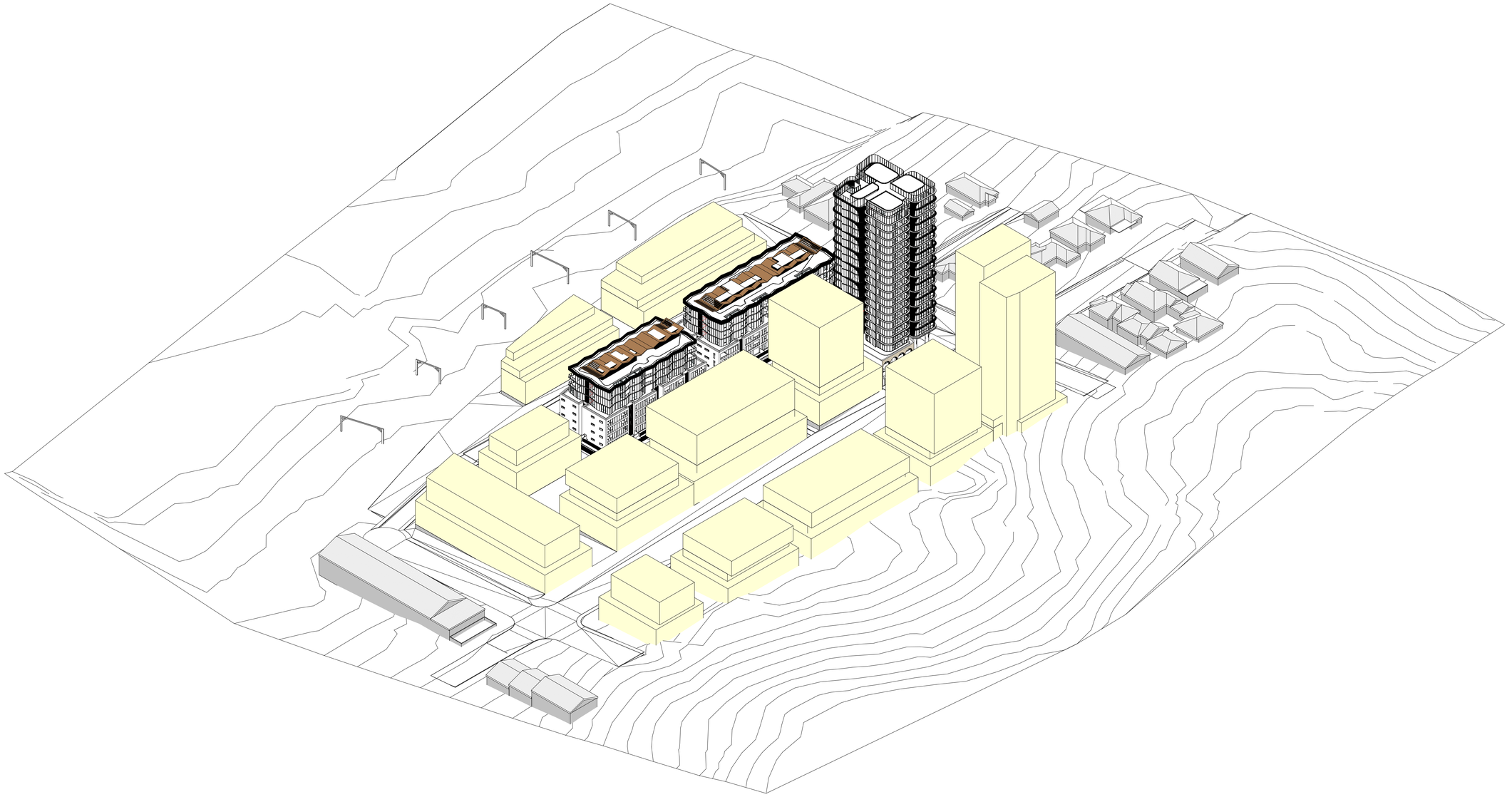
AXONOMETRIC VIEW 3

CLIENT

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**

21/03/2025 2:40:57 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

NOTES

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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

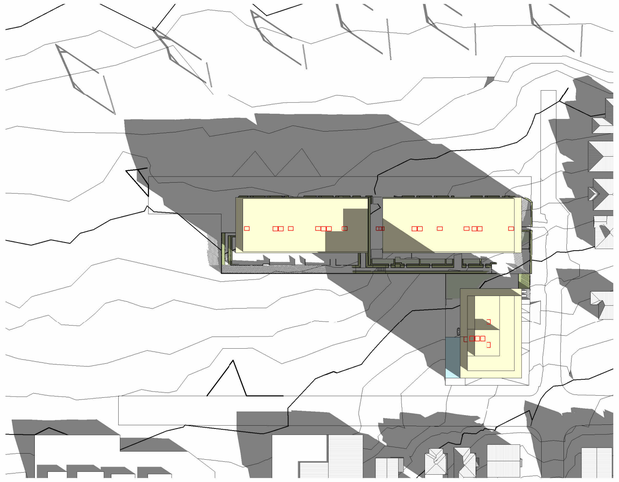
AXONOMETRIC VIEW 4

CLIENT

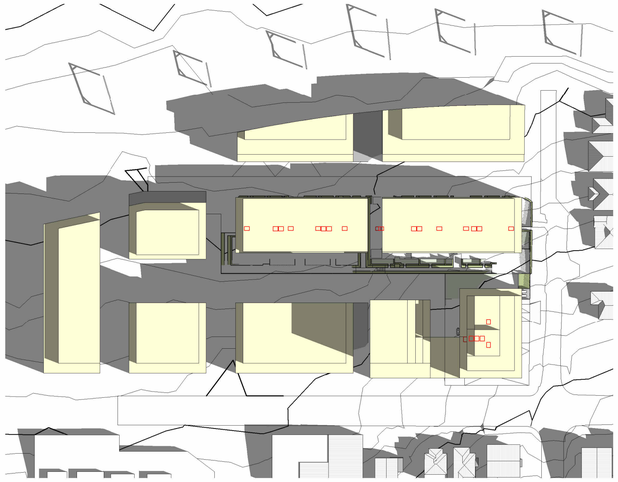
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

21/03/2025 2:41:14 PM



1 DCP SHADOW 9AM
SCALE



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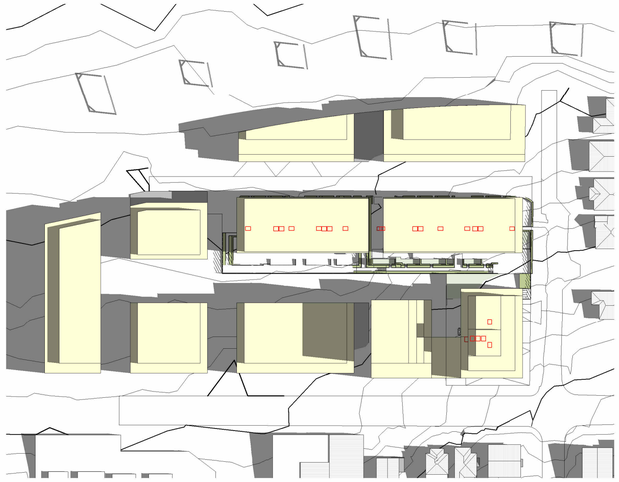

3 DCP SHADOW 11AM
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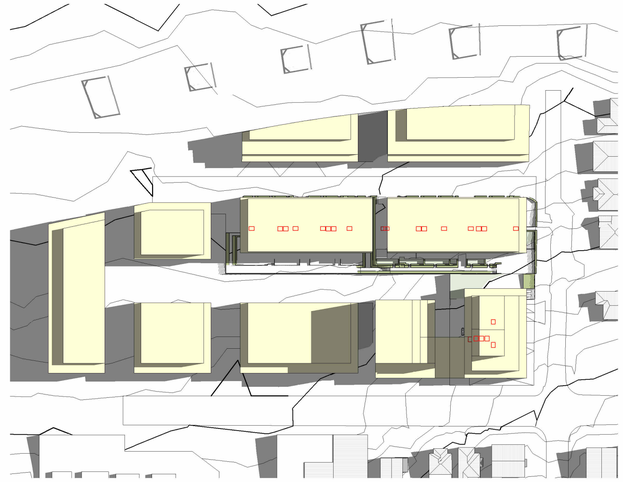

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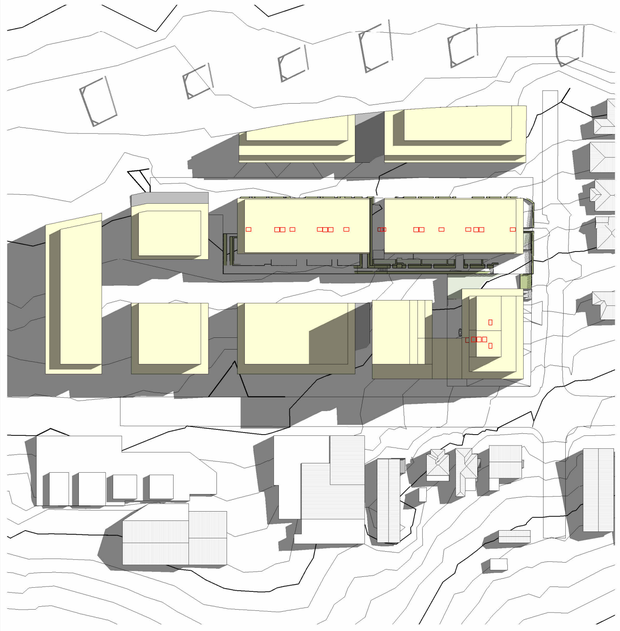

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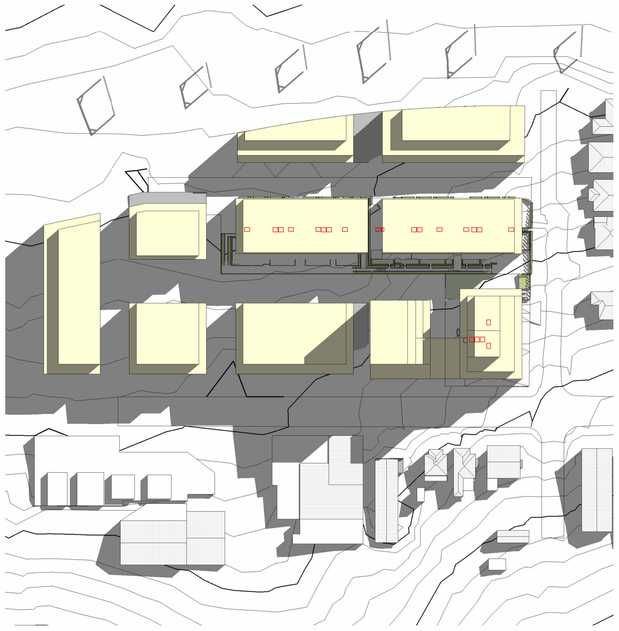
SCALE



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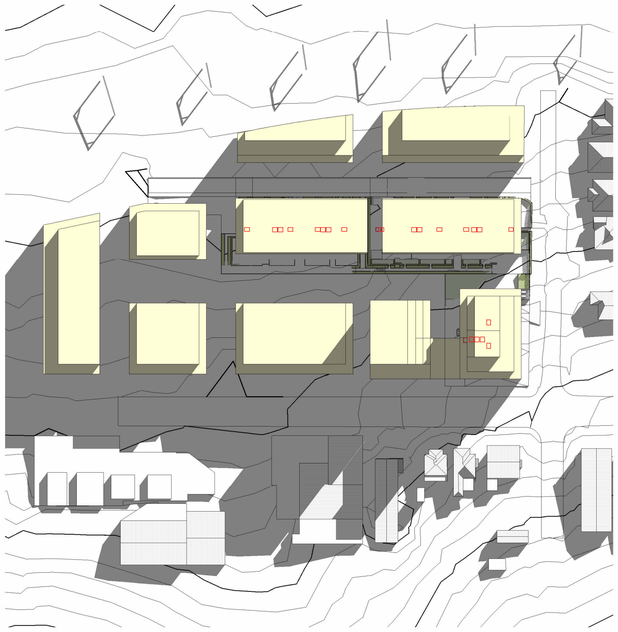
SCALE



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

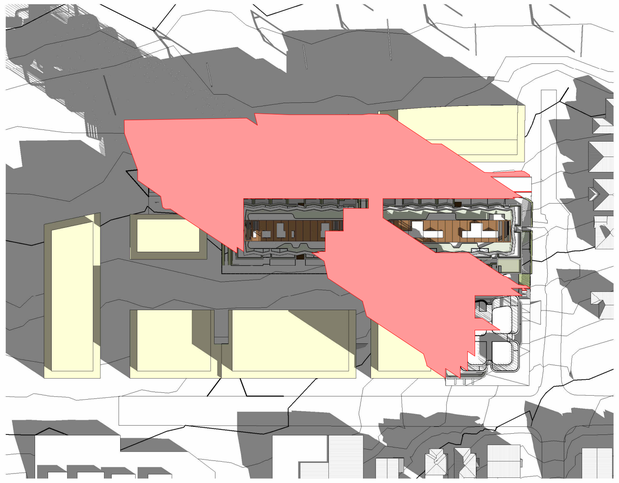
DRAWING TITLE
SHADOW DCP

CLIENT

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

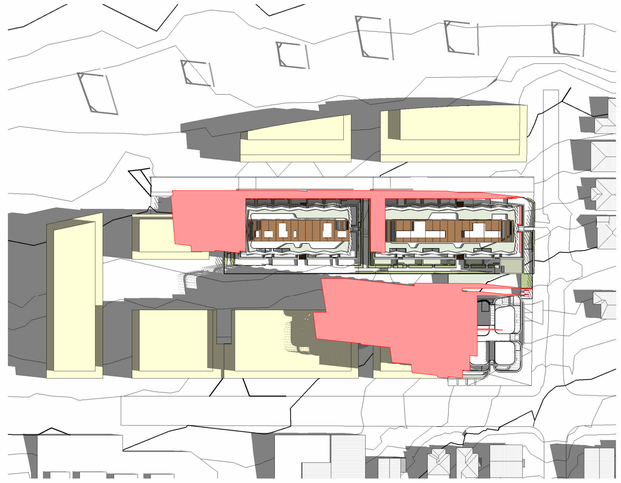
ISSUE PURPOSE: SSDA
REV: B
DRAWING NO.: **DA 452**

21/03/2025 2:41:37 PM

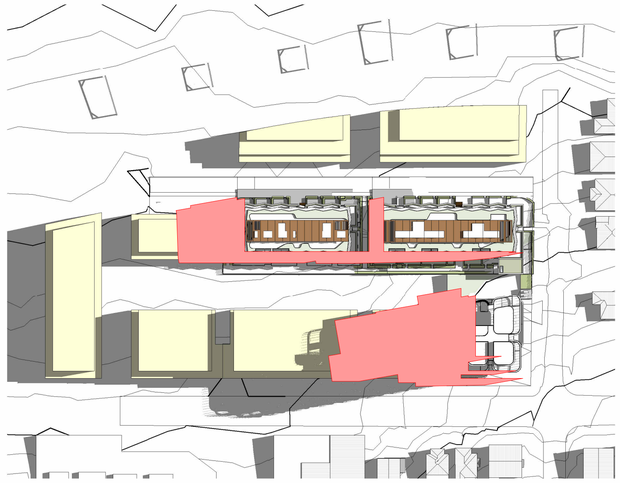


1 PROPOSED SHADOW 9AM - PLAN
SCALE

2 PROPOSED SHADOW 10AM - PLAN
SCALE



3 PROPOSED SHADOW 11AM - PLAN
SCALE



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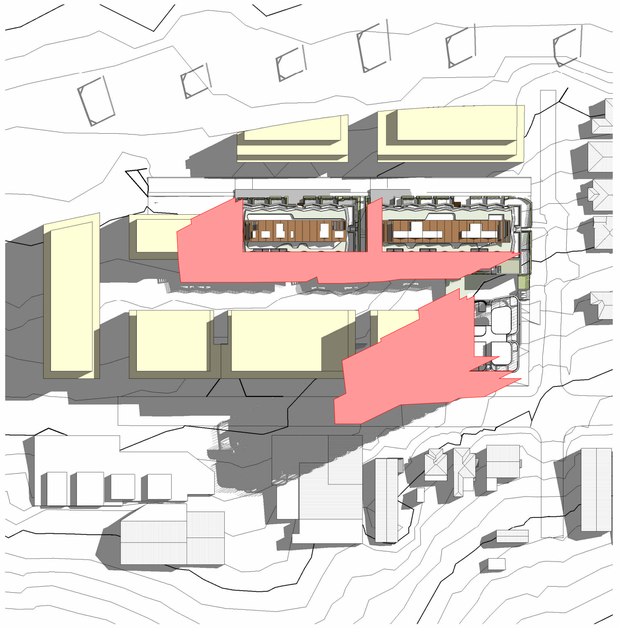
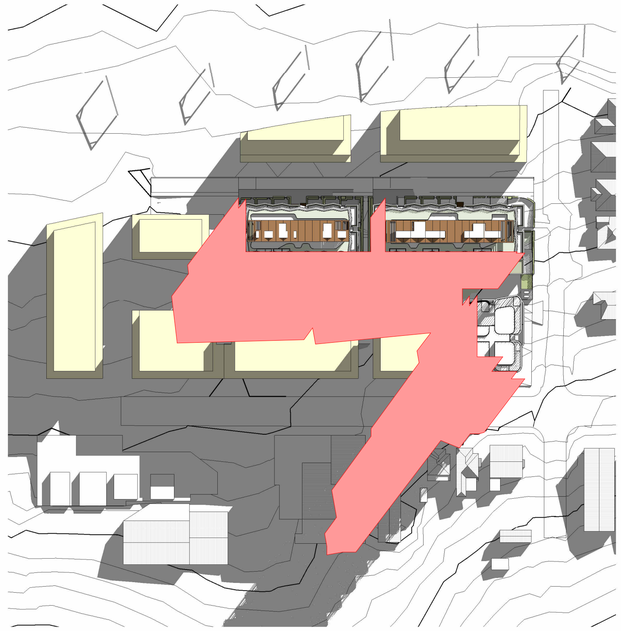
SCALE



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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PROJECT

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

CLIENT

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

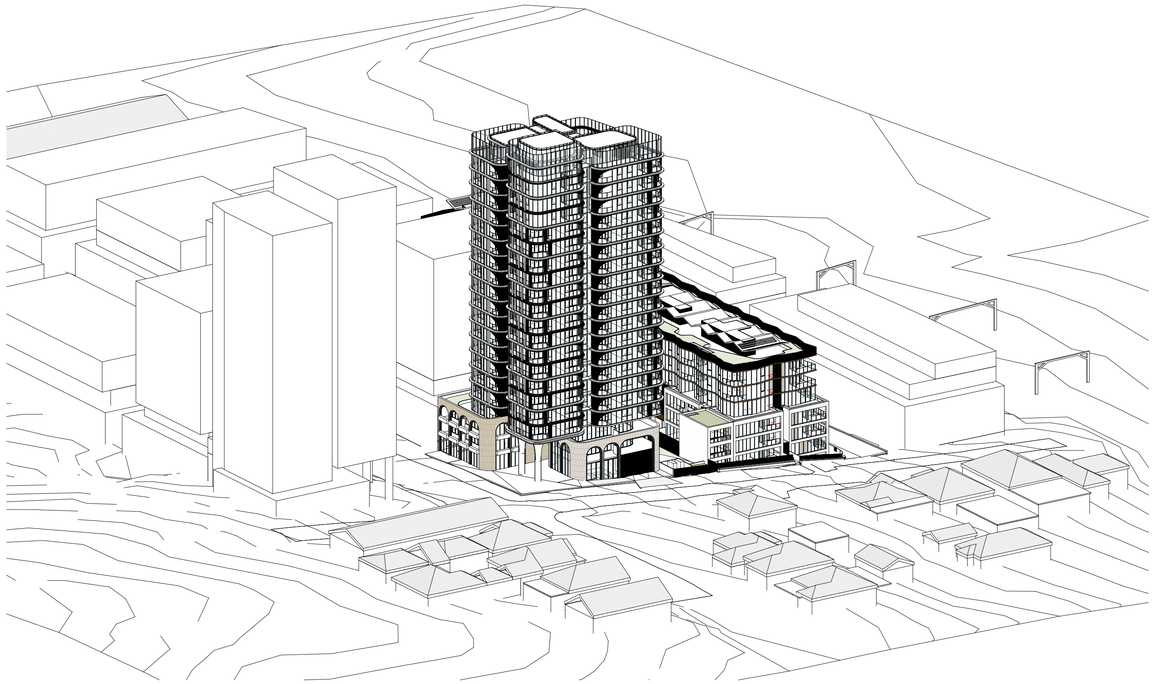
DRAWING TITLE

SHADOW COMPARISON

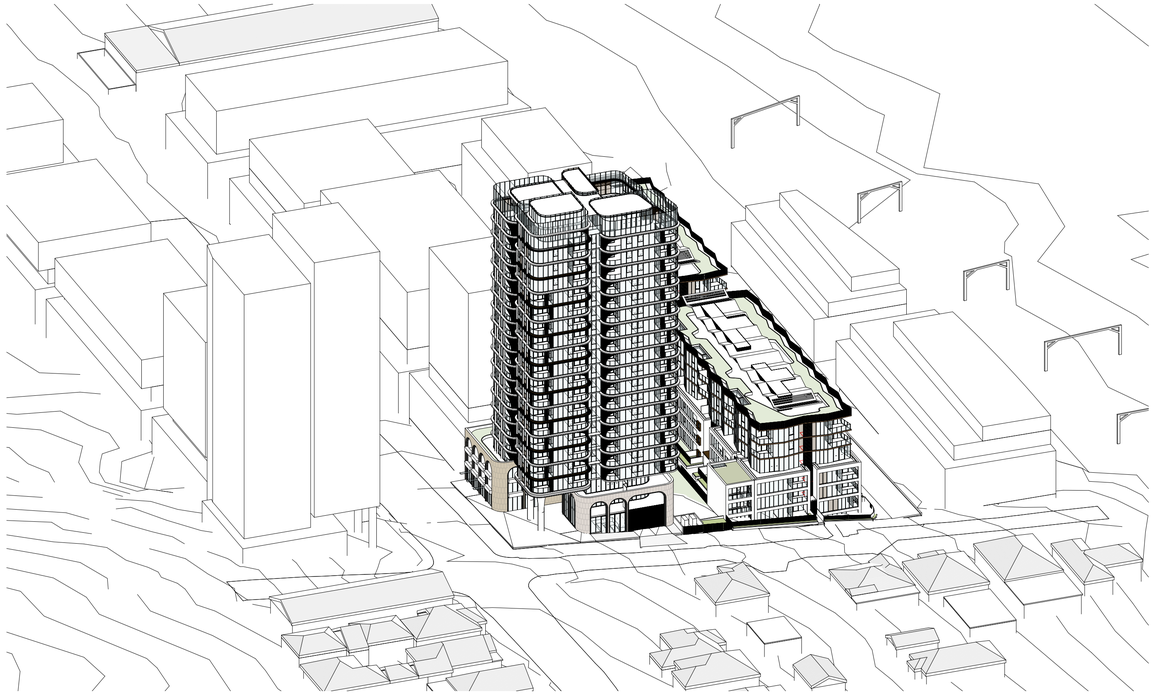
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

21/03/2025 2:42:57 PM

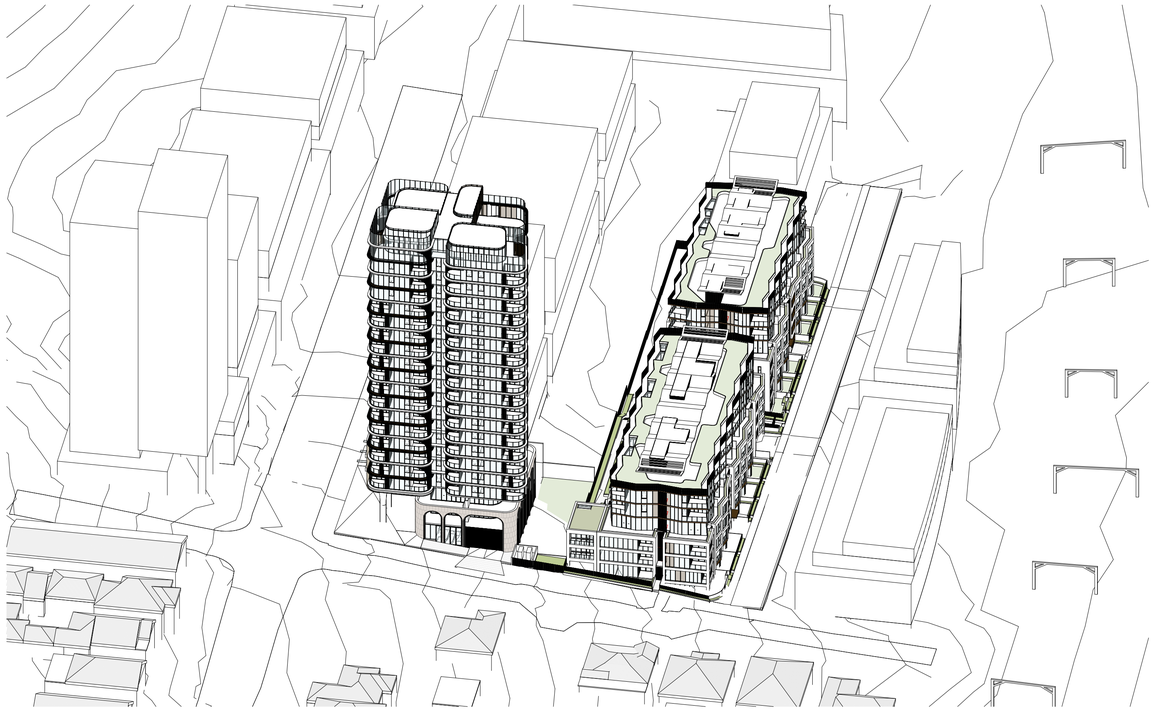


1 21ST JUNE 9AM
SCALE



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

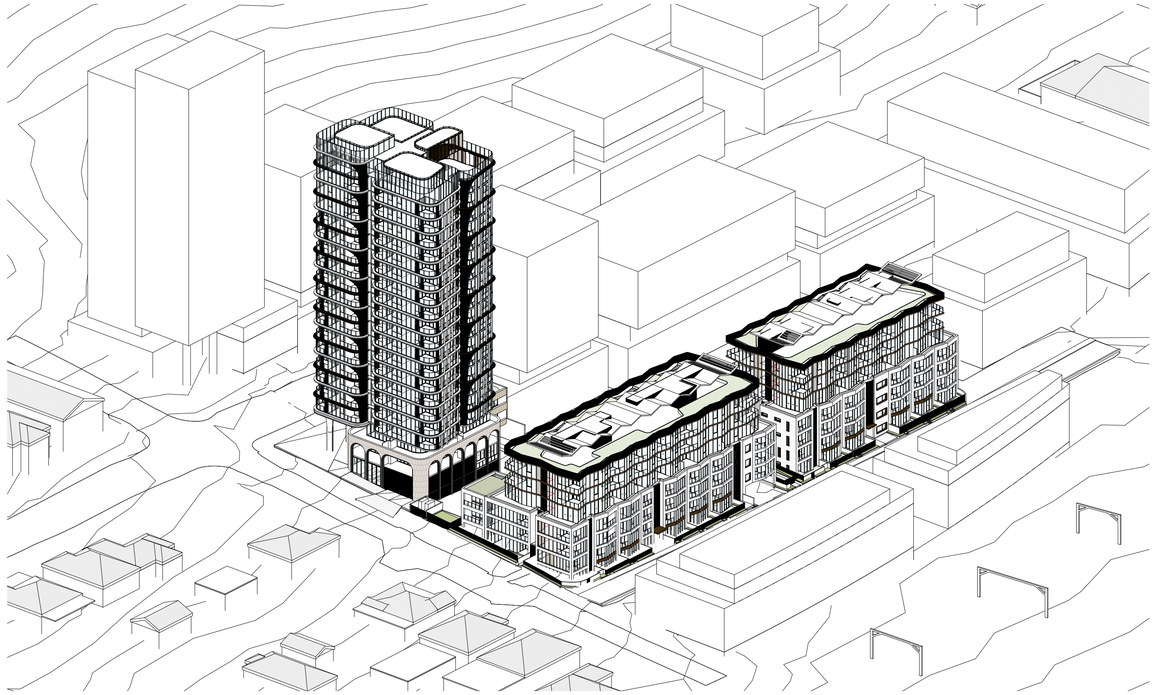
CLIENT

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

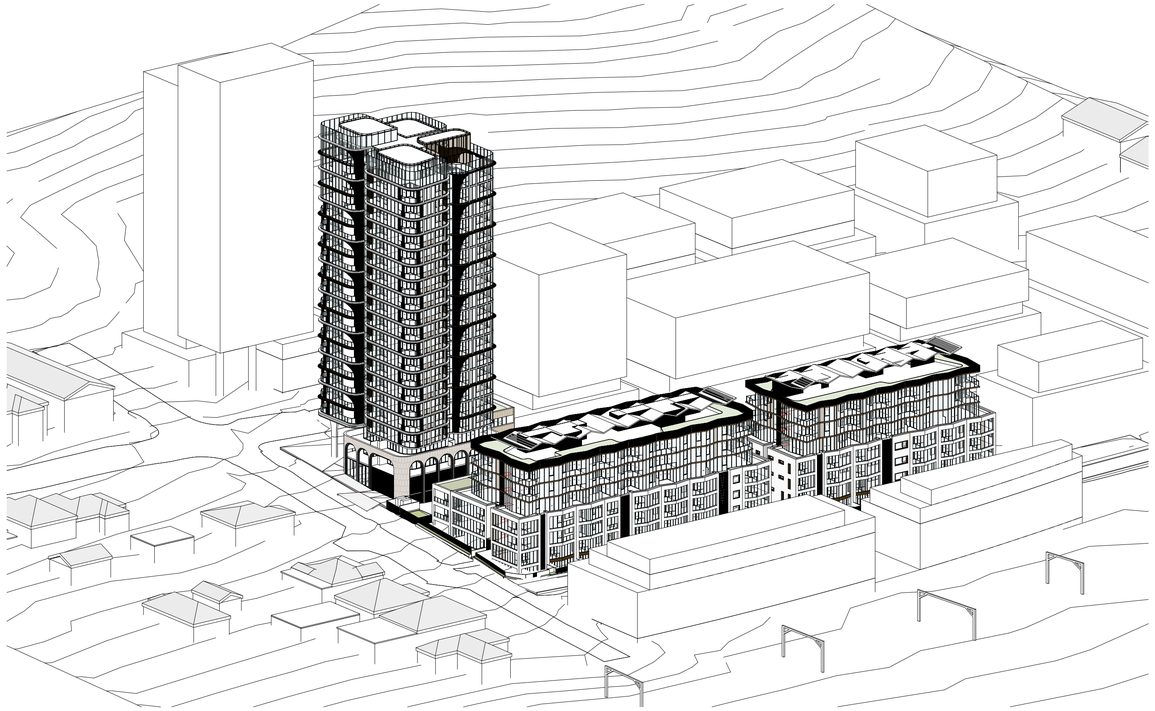
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 454**

21/03/2025 2:43:52 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

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**

21/03/2025 2:44:39 PM

372-374 Mann Street & 35-57 Dwyer Street, North Gosford NSW 2250
OPTION A9

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)	10137	
Areas of difference Site A (m2)	3833	
Allowable GFA Site B (m2)	15021	
Proposed GFA Site B (m2)	12040	
Areas of difference Site B (m2)	-2981	
Exclusions		

Total Allowable GFA	**21325**
Total Proposed GFA - exclusions	**22177**
Difference	**852.5**

Proposed GFA / Number of units	87.06	
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.	37	63	14		114
PARKING REQUIRED	37	75.6	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	13.5	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	PARKING + RESIDENTIAL				0	0	0		0	0	0	0
Upper Ground (Entrance from Mann Street)	COMMERCIAL+RESI	3.6		401	0	1	0		0	0	0	0
Level 1	RESIDENTIAL	3.15		468	2	3	1		6	3	2	4
Level 2	RESIDENTIAL	3.15		468	2	3	1		6	3	2	4
Level 3	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 4	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 5	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 6	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 7	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 8	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 9	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 10	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 11	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 12	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 13	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 14	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 15	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 16	RESIDENTIAL	3.15		504	2	4	0		6	5	1	4
Level 17	RESIDENTIAL	3.15		516	1	0	4		5	4	1	4
Level 18	RESIDENTIAL	3.15		516	1	0	4		5	4	1	4
Level 19	RESIDENTIAL	3.15		516	1	0	4		5	4	1	4
Level 20	COMMUNAL/RESIDENTIAL	3.15		196	2	0	0		2	1	1	2
Level 21	PLANT	2.55										
TOTAL		69.15		**10137**	37	63	14		114	89	22	78
	SITE A	**TOTAL GFA SITE A**		**10137**	32%	55%	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 2-3	PARKING	3.0										
Basement 1	DOCK/PARKING	4.0										
Lower Ground	RESIDENTIAL/PLANT	3.15		471	0	0	6			6	0	6
Upper Ground	RESIDENTIAL	3.15		1133	4	5	0			4	0	3
Level 1	RESIDENTIAL	3.15		1121	5	8	1			9	1	6
Level 2	RESIDENTIAL	3.15		1121	5	8	1			9	2	6
Level 3	RESIDENTIAL	3.15		892	2	8	0			8	2	6
Level 4	RESIDENTIAL	3.15		861	2	8	0			8	2	6
Level 5	RESIDENTIAL	3.15		861	2	8	0			10	0	10
		22.05										
		TOTAL B2		**6460**	20	45	8		73	54	7	43
			0%		27%	62%	11%			74.0%	83.6%	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 2-3	PARKING	3.0										
Basement 1	DOCK/PARKING	4.0										
Lower Ground	RESIDENTIAL	3.15		849	1	3	6			5	0	7
Upper Ground	RESIDENTIAL	3.15		849	1	4	1			2	0	4
Level 1	RESIDENTIAL	3.15		837	6	4	1			7	0	6
Level 2	RESIDENTIAL	3.15		837	6	4	1			7	0	6
Level 3	RESIDENTIAL	3.15		834	3	5	0			6	0	6
Level 4	RESIDENTIAL	3.15		687	3	5	0			6	0	6
Level 5	RESIDENTIAL	3.15		687	3	5	0			8	0	8
		22.05										
		TOTAL B3		**5580**	23	30	9		62	40	0	43
					37%	48%	15%			65.6%	65.6%	69.4%
	SITE B	**TOTAL GFA SITE B**		**12040**								
		B2+B3 MIX			**31.9%**	**55.6%**	**12.6%**					
		TOTAL 3HRS SOLAR(B2+B3)								**68.7%**		
		TOTAL 3HRS/2HRS+ SOLAR (SITE B)									**75.4%**	
		TOTAL NAT VENT(B2+B3)										**63.7%**
	SITE A+B	**TOTA (SITE A+SITE B)**								**74%**		**65.9%**
		TOTAL GFA (SITE A+B)		**22177**								
		TOTAL NO. OF APART(SITE A+B)			**80**	**138**	**31**		**249**			
		APART MIX (SITE A+B)			**32%**	**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

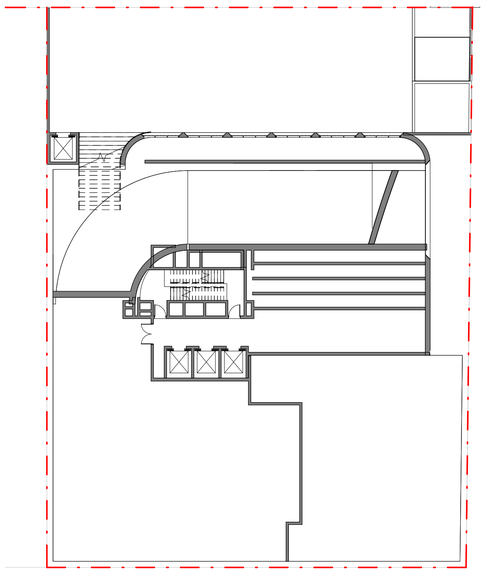
DRAWING TITLE: AREA SCHEDULE

CLIENT

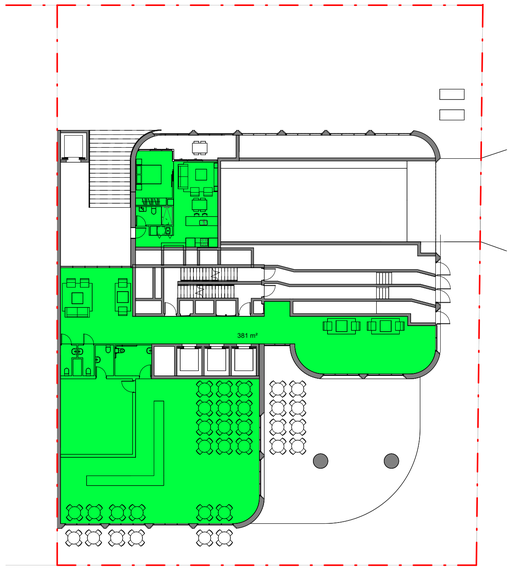
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

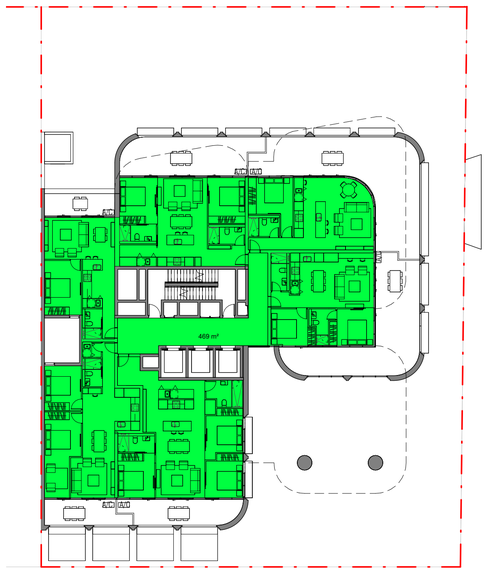
21/03/2025 2:44:47 PM



LOWER GROUND



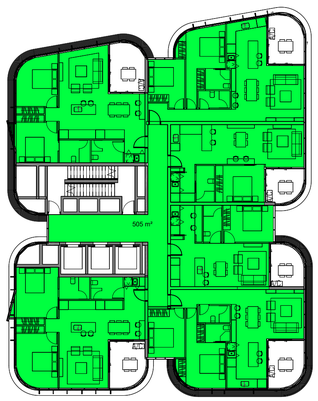
UPPER GROUND



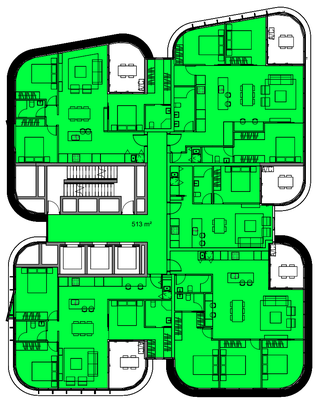
LEVEL 1

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		381
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**		**10195**

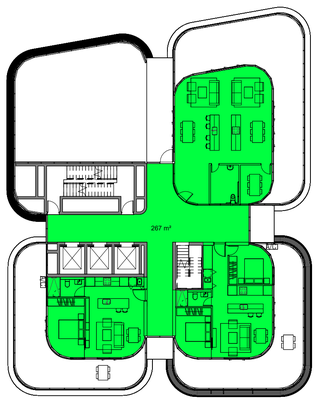
LEVEL 2



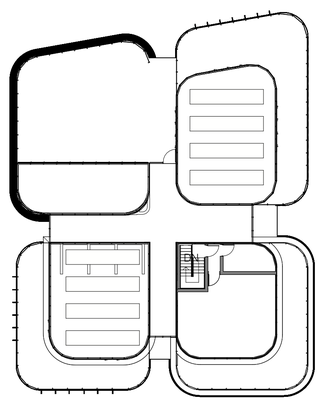
LEVEL 3-16



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

PROJECT

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

DRAWING TITLE

GFA SCHEDULE - SITE A

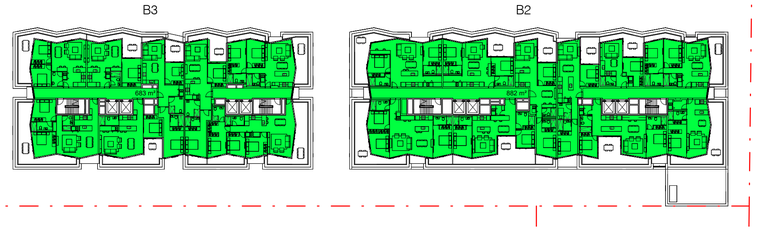
CLIENT

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 501**

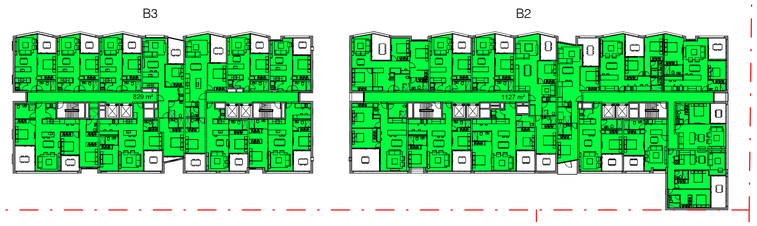
24/03/2025 3:06:39 PM

L3



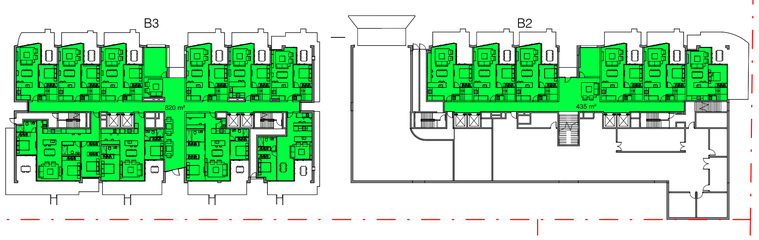
L2

L1

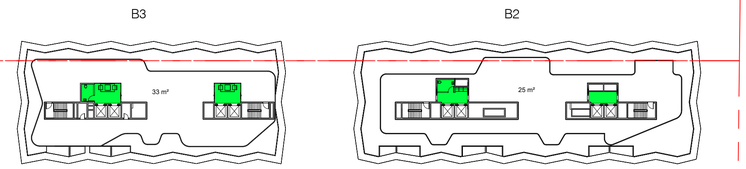


UPPER GROUND

LOWER GROUND

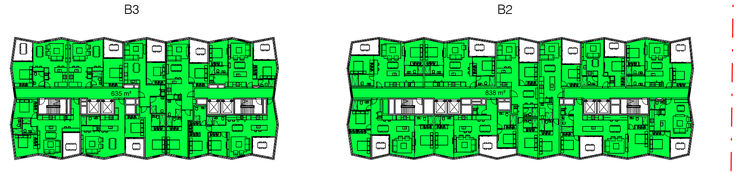


ROOF



L5

L4



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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PROJECT

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

CLIENT

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

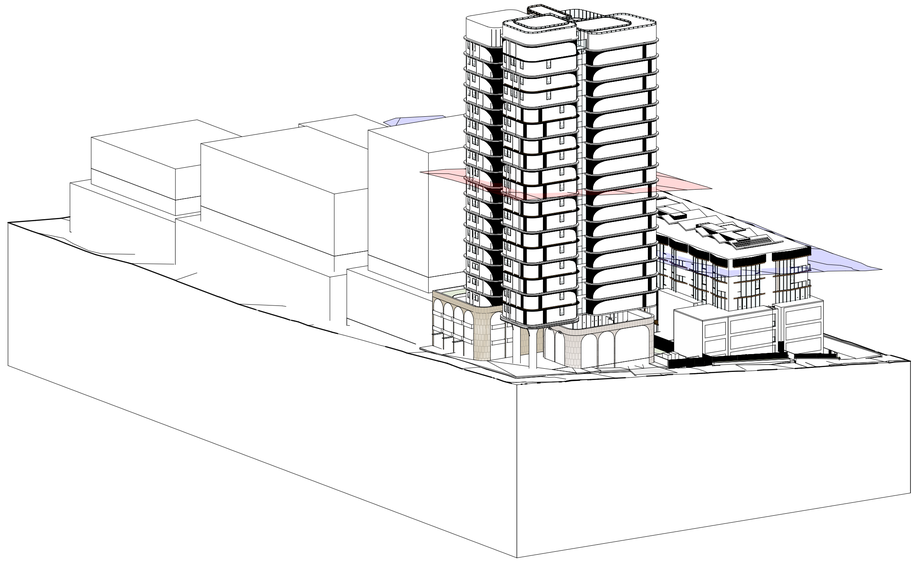
DRAWING TITLE

GFA SCHEDULE - SITE B

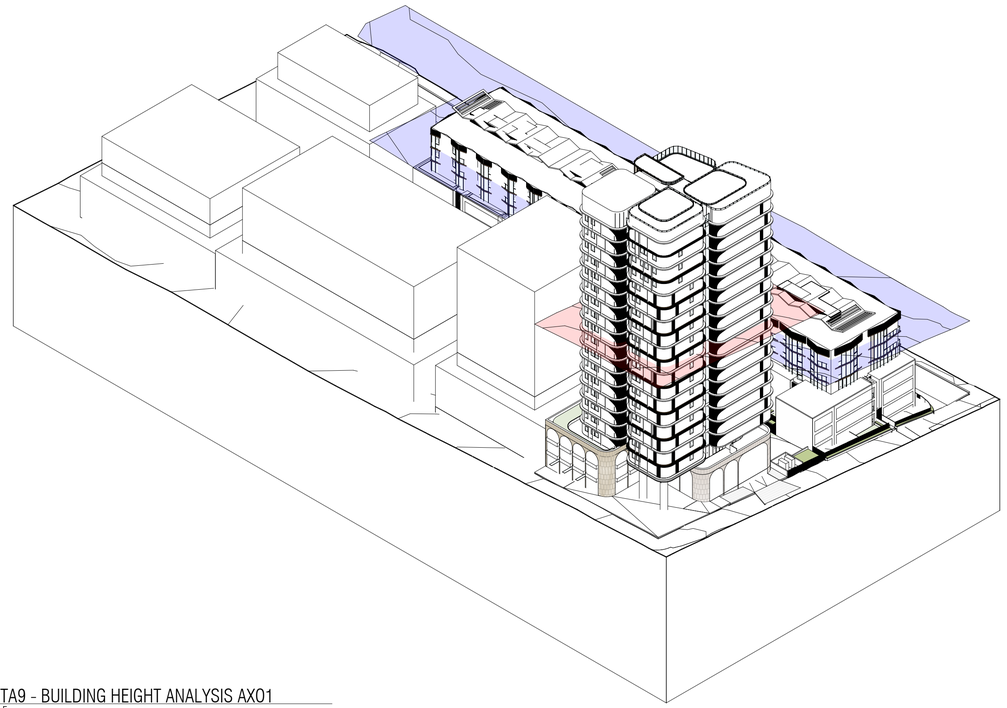
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

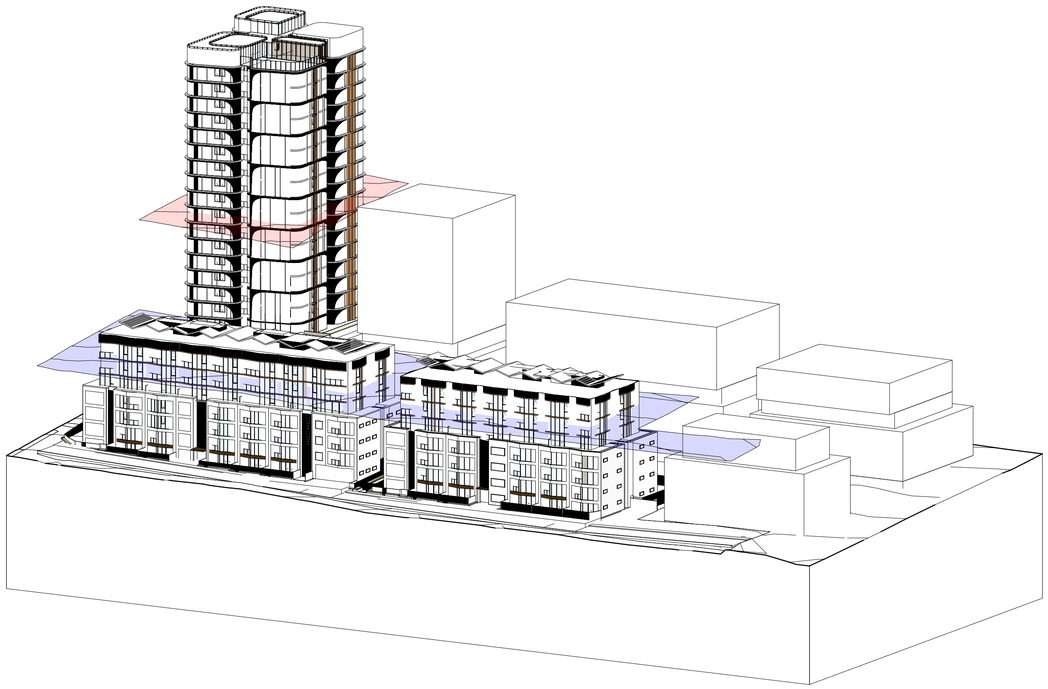
24/03/2025 3:07:09 PM



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

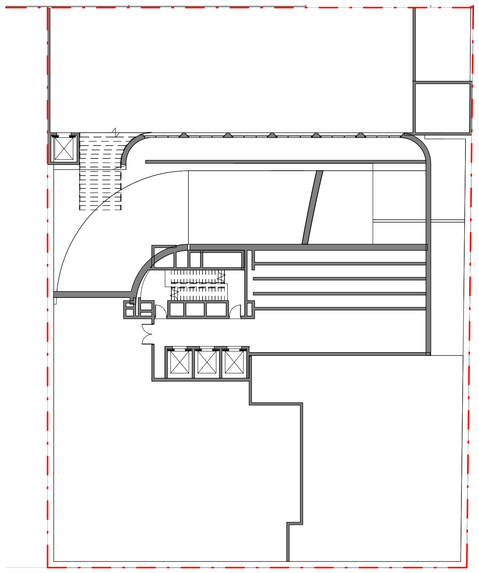
BUILDING HEIGHT ANALYSIS

CLIENT

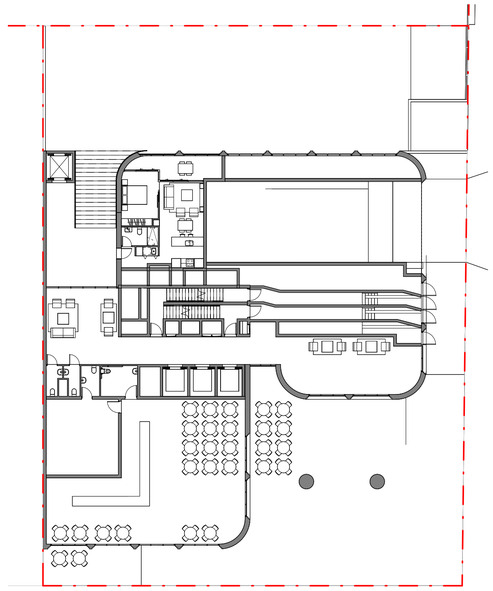
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

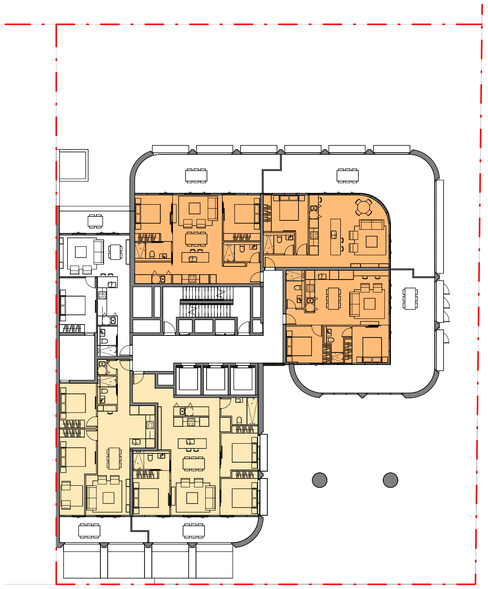
21/03/2025 2:46:30 PM



LOWER GROUND



UPPER GROUND



LEVEL 1

LEGEND

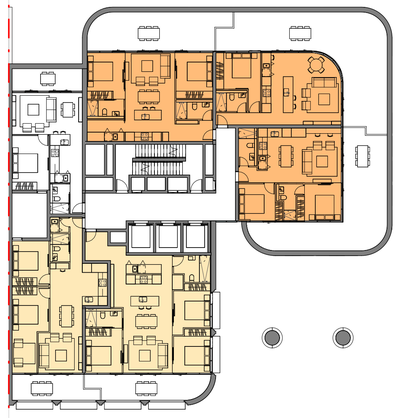
- OUTSTANDING PANORAMIC VIEW AMENITY
- 3HRS SOLAR
- 2HRS SOLAR
- <2HRS SOLAR

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

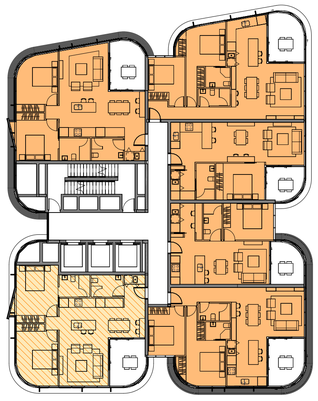
78.1% SOLAR ACCESS FOR 89/114 UNITS FOR MINIMUM 3HRS
97.4% SOLAR ACCESS FOR 111/114 UNITS FOR MINIMUM 2HRS

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

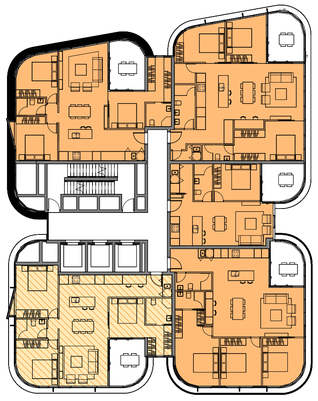
TOTAL 93% FOR 106/114 UNITS ACHIEVING 3HRS + APARTMENTS ACHIEVING OUTSTANDING PANORAMIC VIEW AMENITY



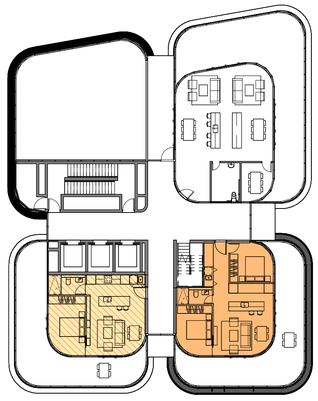
LEVEL 2



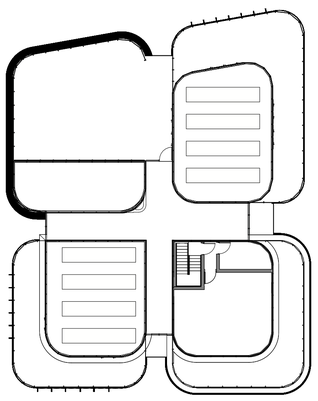
LEVEL 3-16



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

NOTES

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PROJECT

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

CLIENT

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

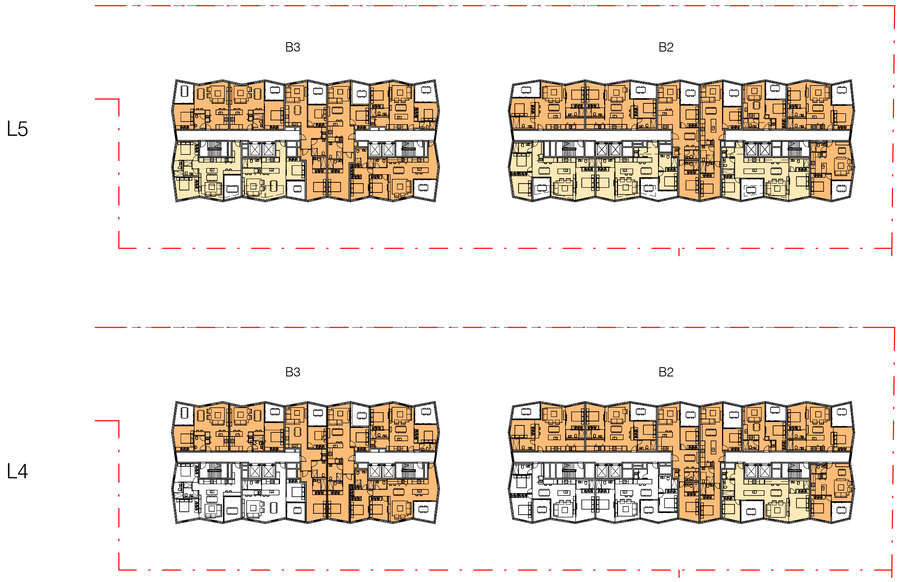
DRAWING TITLE

SOLAR ANALYSIS - SITE A

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 504**

24/03/2025 3:07:29 PM



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,
73% SOLAR ACCESS FOR 53/73 UNITS FOR MINIMUM 2HRS

B3 SOLAR ACCESS - 21 JUNE 9AM-3PM
65% SOLAR ACCESS FOR 40/62 UNITS FOR MINIMUM 3HRS,
65% SOLAR ACCESS FOR 40/62 UNITS FOR MINIMUM 2HRS

TOTAL SOLAR ACHIEVES 70% MINIMUM 3HRS AND 78% MINIMUM 2HRS

GRAND TOTAL 78% FOR 195/249 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

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

PROJECT

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

CLIENT

DRAWING TITLE

SOLAR ANALYSIS - SITE B

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 505**

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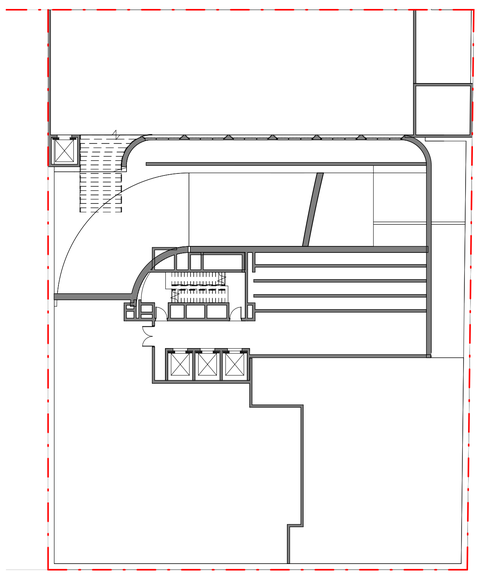
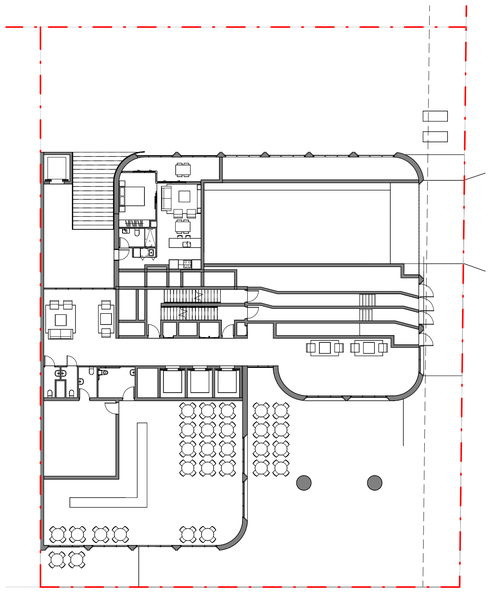
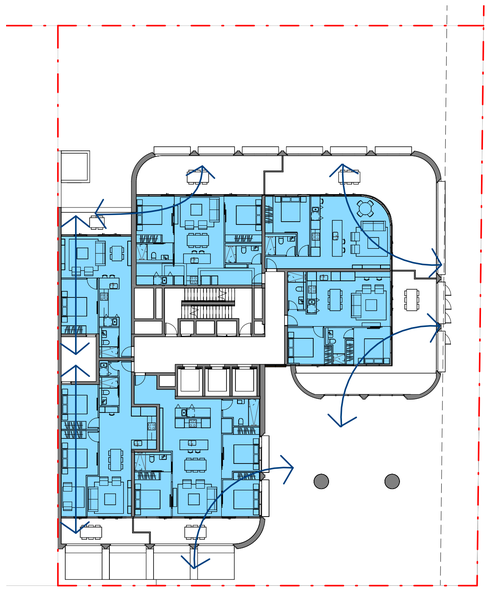


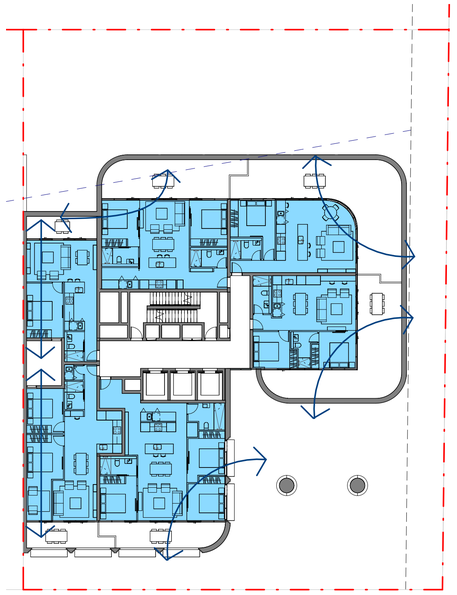
LOWER GROUND



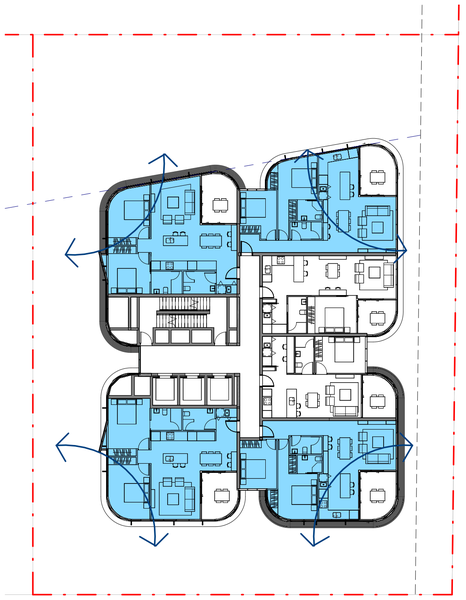
UPPER GROUND



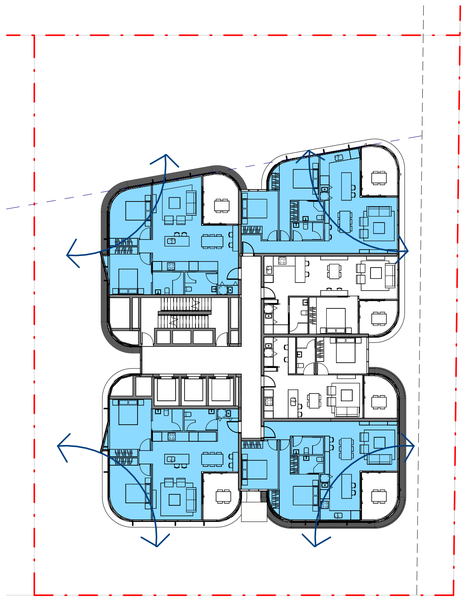
LEVEL 1



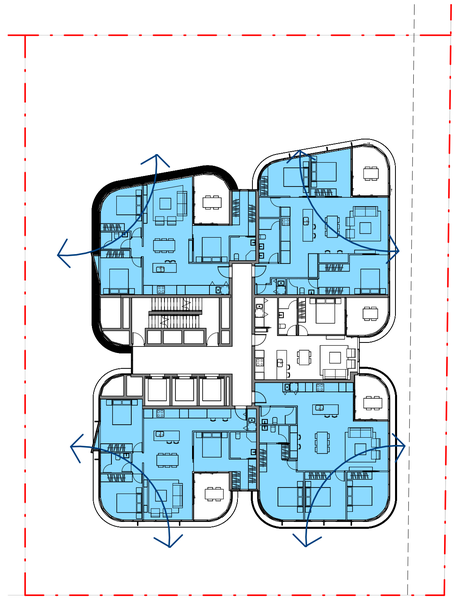
LEVEL 2



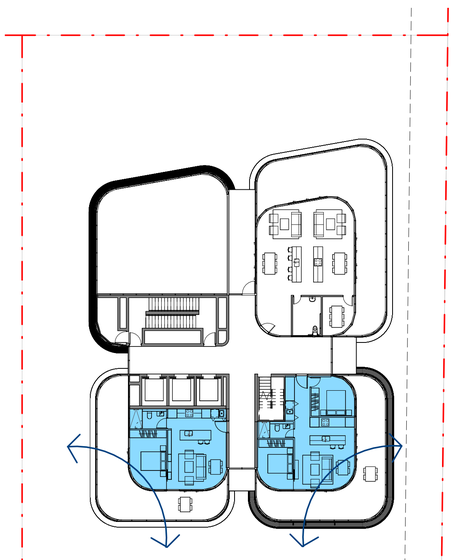
LEVEL 3-11



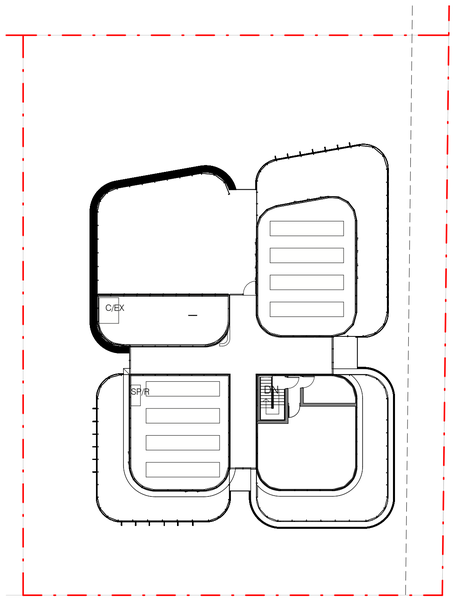
LEVEL 12-16



LEVEL 17-19



LEVEL 20



LEVEL 21

LEGEND

CROSS VENTILATION

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

REVISION

B	FOR INFORMATION	20/05/24
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

NOTES

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PROJECT

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

CLIENT

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

DRAWING TITLE

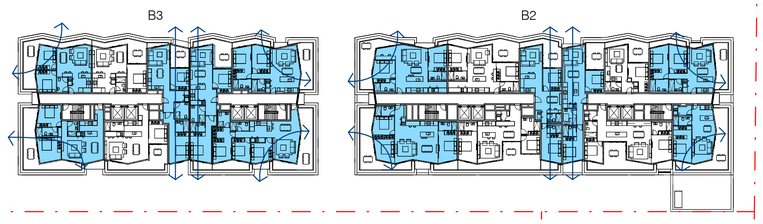
NATURAL VENTILATION - SITE A

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 506**

24/03/2025 3:09:03 PM

L3

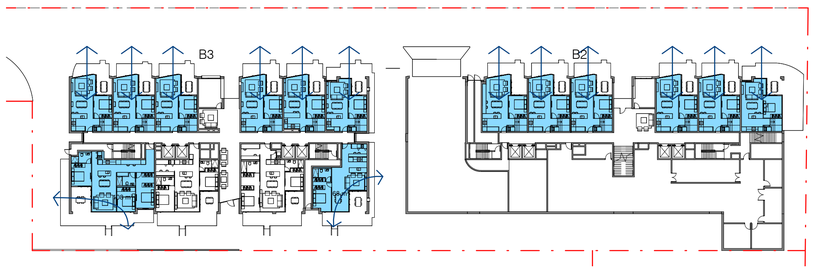


L2

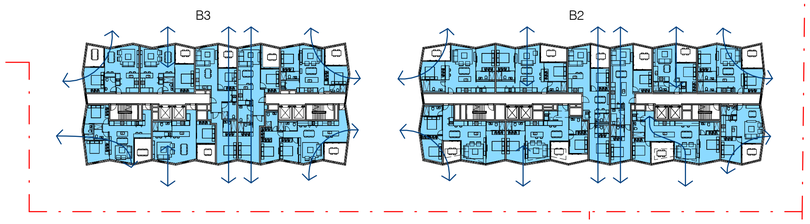
L1

UPPER GROUND

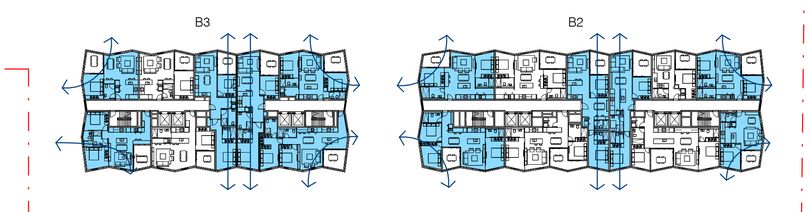
LOWER GROUND



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

NOTES

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PROJECT

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

CLIENT

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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

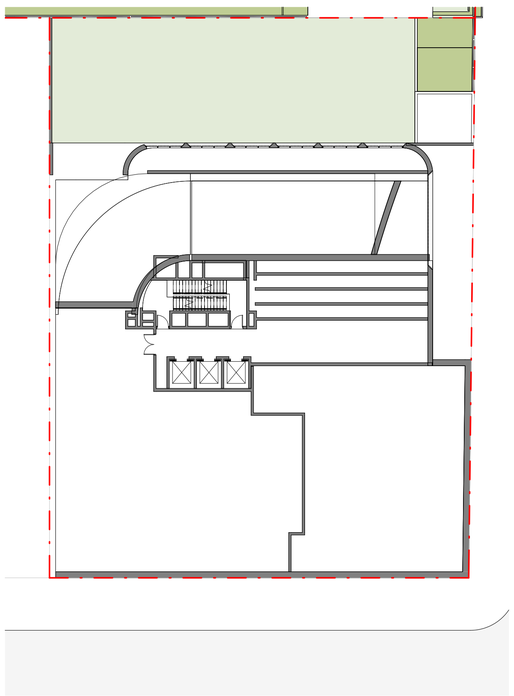
DRAWN	CHECKED	JOB NO.	SCALE
JJ	MC	23001	1 : 500 @A1

DRAWING TITLE

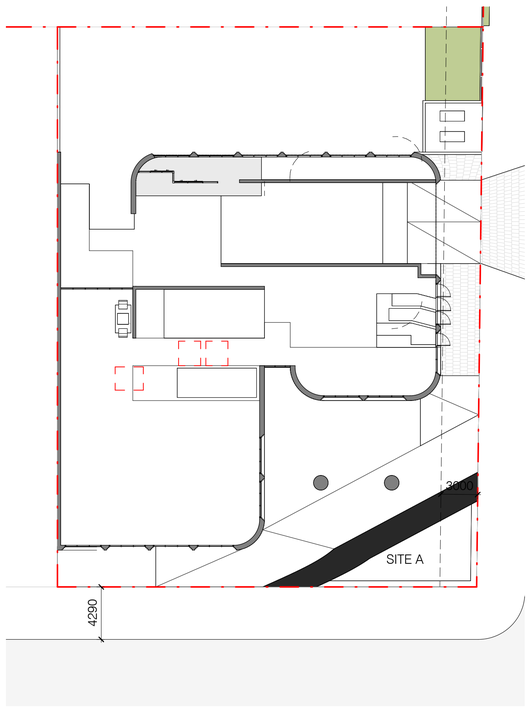
NATURAL VENTILATION - SITE B

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	D	**DA 508**

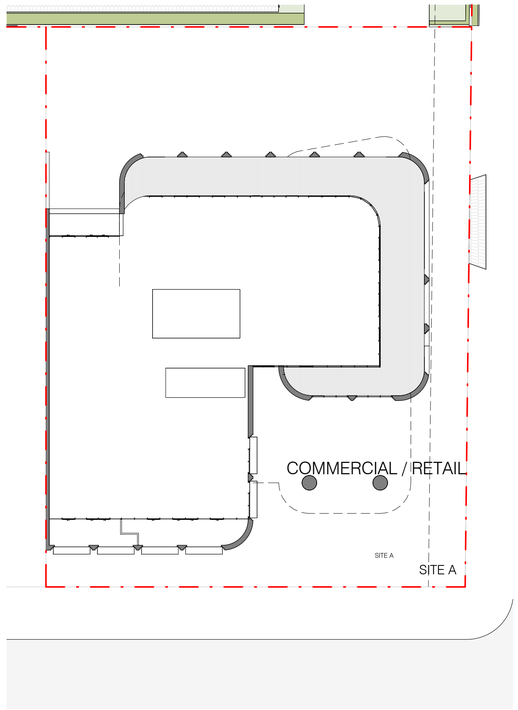
24/03/2025 3:22:08 PM



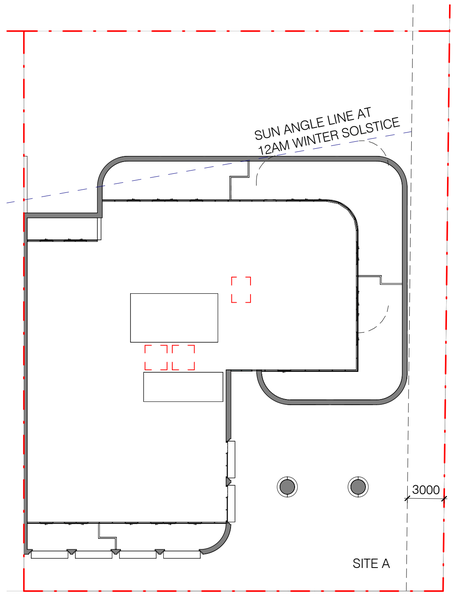
LOWER GROUND



UPPER GROUND



LEVEL 1



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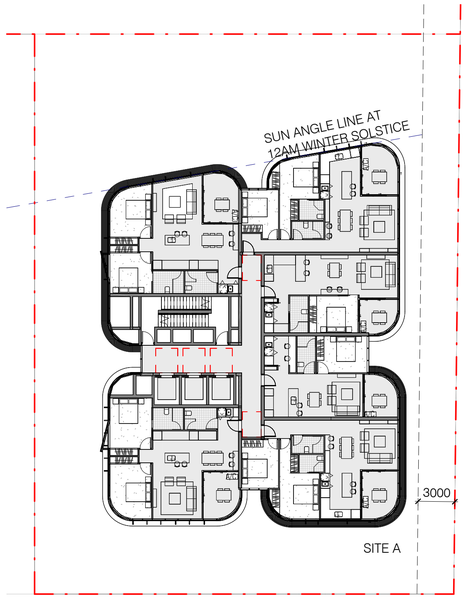
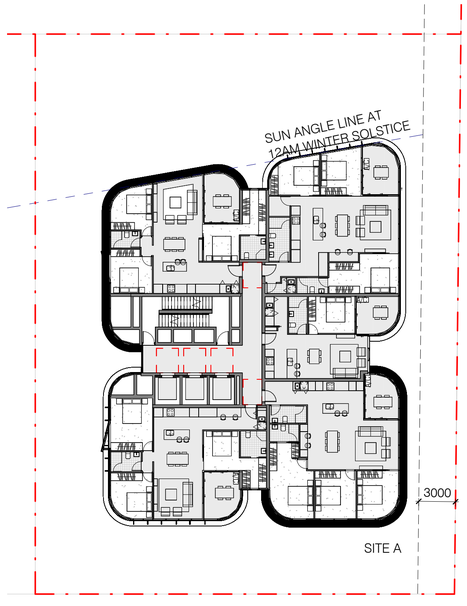
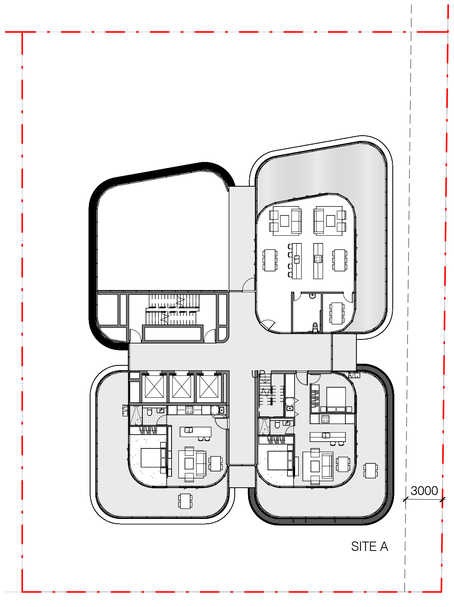


LEVEL 3-16



LEVEL 17-19



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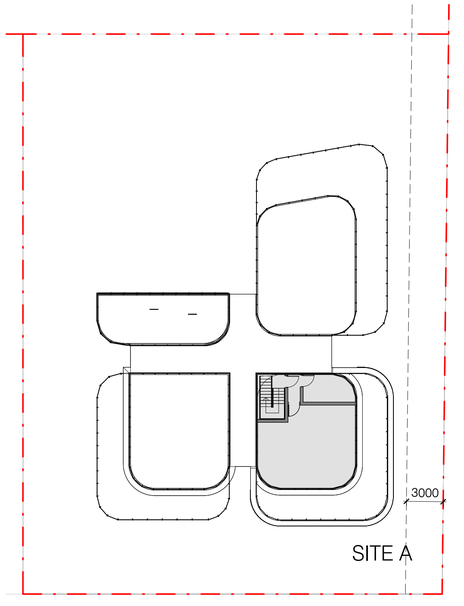

ROOF

REVISION

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
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CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	1 : 1500 @A1

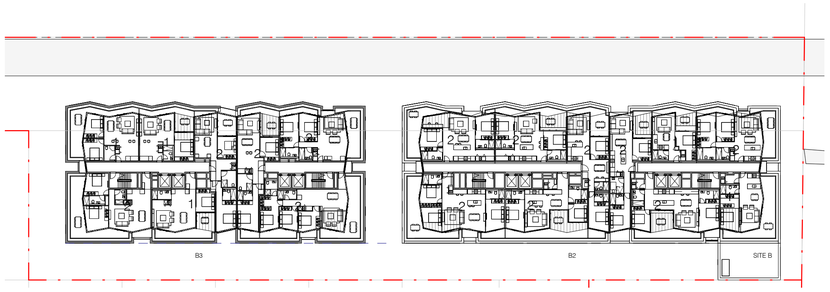
DRAWING TITLE

COMMUNAL OPEN SPACE - SITE A

ISSUE PURPOSE	REV	DRAWING NO.
SSDA		**DA 509**

21/03/2025 2:48:37 PM

L3



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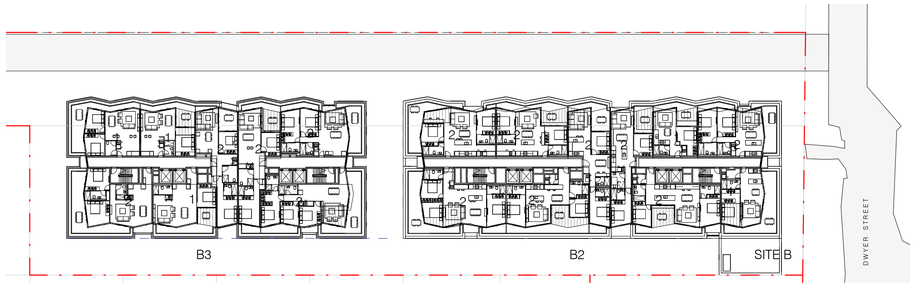
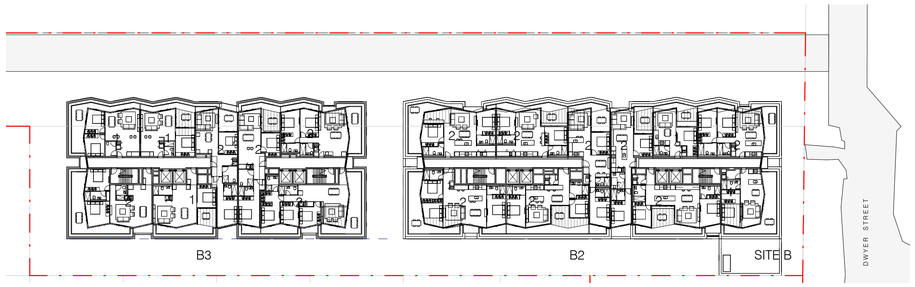


L2

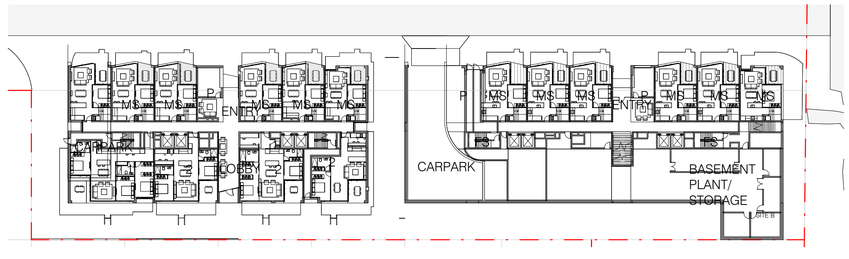
L5



L1

UPPER GROUND

LOWER GROUND



REVISION

NOTES

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PROJECT

372-374 MANN ST & 35-37 DWYER ST
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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

DRAWN	CHECKED	JOB NO.	SCALE
Author	Checker	23001	1 : 500 @A1

DRAWING TITLE

COMMUNAL OPEN SPACE - SITE B

ISSUE PURPOSE	REV	DRAWING NO.
SSDA		**DA 510**

21/03/2025 2:49:04 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

NOTES

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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

CLIENT

DRAWING TITLE

CARPARKING CALCULATIONS

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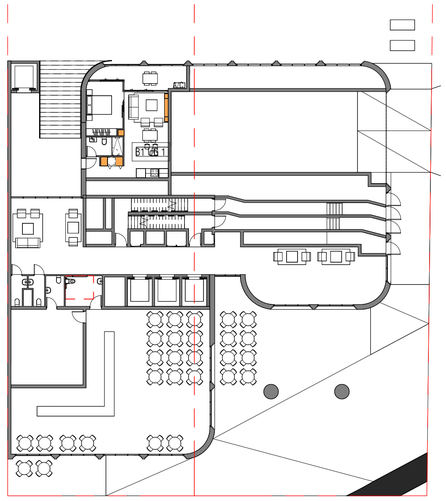
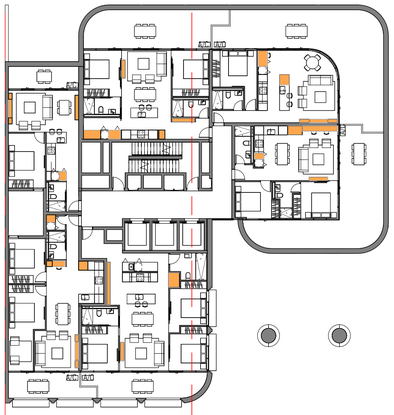
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

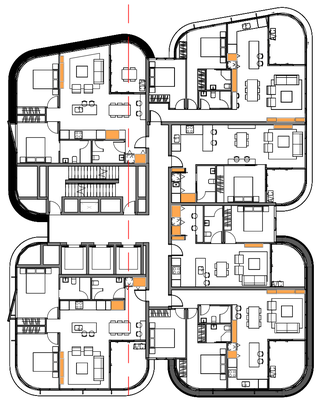
21/03/2025 2:49:10 PM



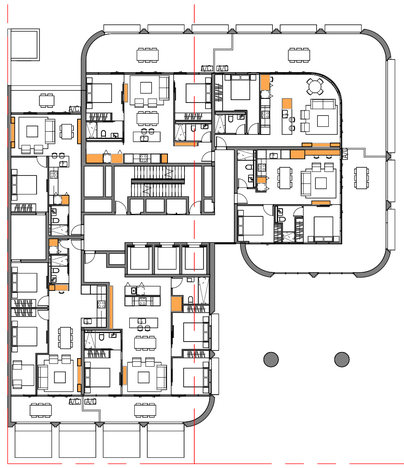
1 B1 UPPER GROUND
SCALE1 : 250



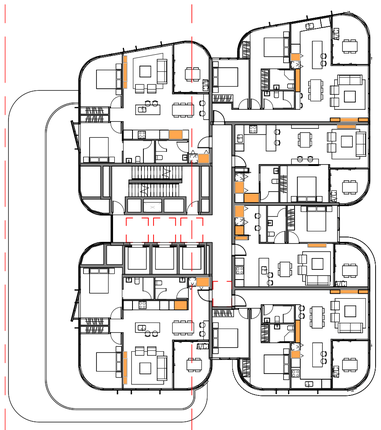
3 B1 LEVEL 2
SCALE1 : 250



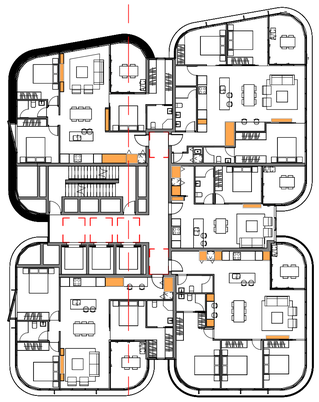
5 LEVEL 9-16 PLAN
SCALE1 : 250



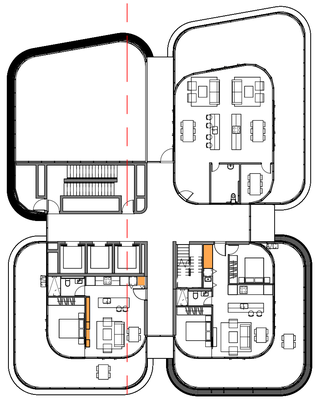
2 B1 LEVEL 1
SCALE1 : 250



4 LEVEL 3-5 PLAN
SCALE1 : 250



6 LEVEL 17-19 PLAN
SCALE1 : 250



7 LEVEL 20 PLAN
SCALE1 : 250

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 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 INTERNAL STORAGE	
APT NUMBER	INT. VOLUME (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
B1 L13 1	4.07 m³
B1 L13 2	4.10 m³
B1 L13 3	4.01 m³
B1 L13 4	3.17 m³
B1 L13 5	3.05 m³
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
B1 L15 5	3.05 m³
B1 L15 6	4.08 m³
B1 L16 1	4.07 m³
B1 L16 2	4.10 m³
B1 L16 3	4.01 m³
B1 L16 4	3.60 m³
B1 L16 5	3.05 m³
B1 L16 6	4.08 m³
B1 L17 1	5.03 m³
B1 L17 2	5.05 m³
B1 L17 3	5.05 m³
B1 L17 4	3.08 m³
B1 L17 5	5.02 m³
B1 L18 1	5.03 m³
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

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

REVISION
A FOR INFORMATION 05/02/25

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 - B1

CLIENT

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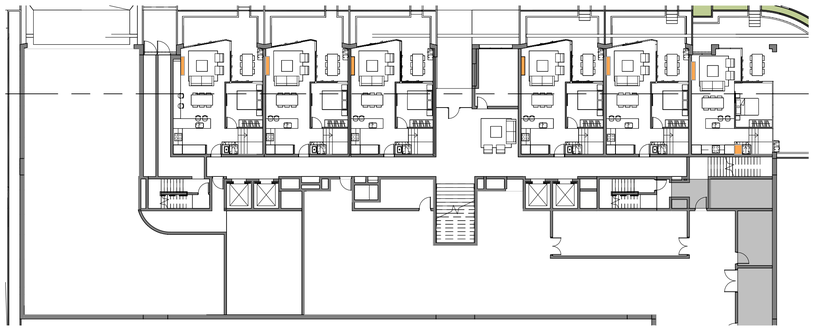
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE SSDA
REV A
DRAWING NO. **DA 512**

21/03/2025 2:49:28 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

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

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

REVISION

A	FOR INFORMATION	05/02/25
B	FOR INFORMATION	20/02/25

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

CLIENT

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

DRAWING TITLE: STORAGE VOLUMES - B2

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 513**

21/03/2025 2:49:48 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

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

REVISION

A	FOR INFORMATION	05/02/25
B	FOR INFORMATION	20/02/25

NOTES
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PROJECT
372-374 MANN ST & 35-37 DWYER ST
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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

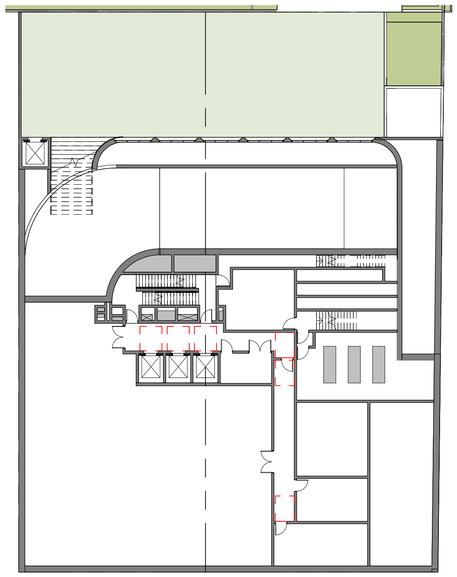
DRAWING TITLE
STORAGE VOLUMES - B3

ISSUE PURPOSE
SSDA

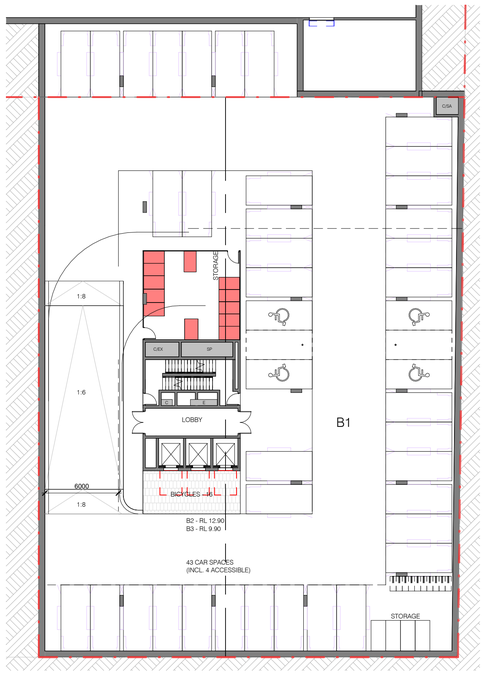
REV
B

DRAWING NO.
DA 514

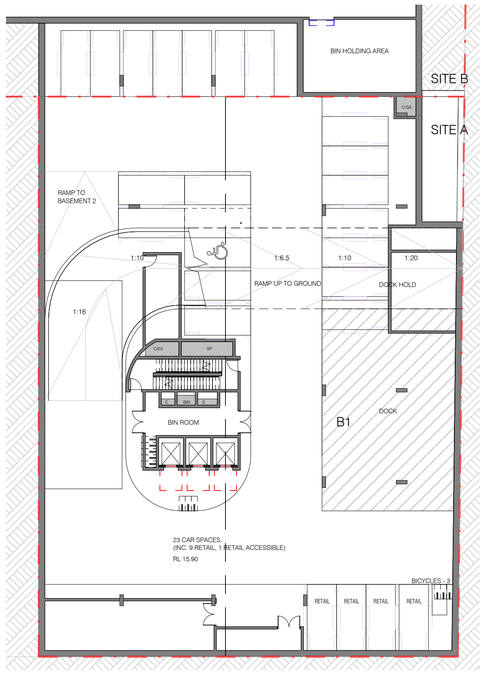
21/03/2025 2:50:06 PM



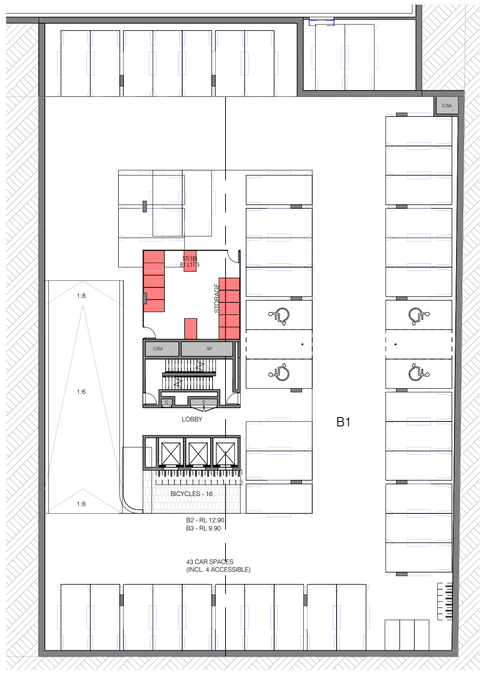
1 LOWER GROUND PLAN
SCALE1 : 250



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

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

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	05/02/25

NOTES

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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

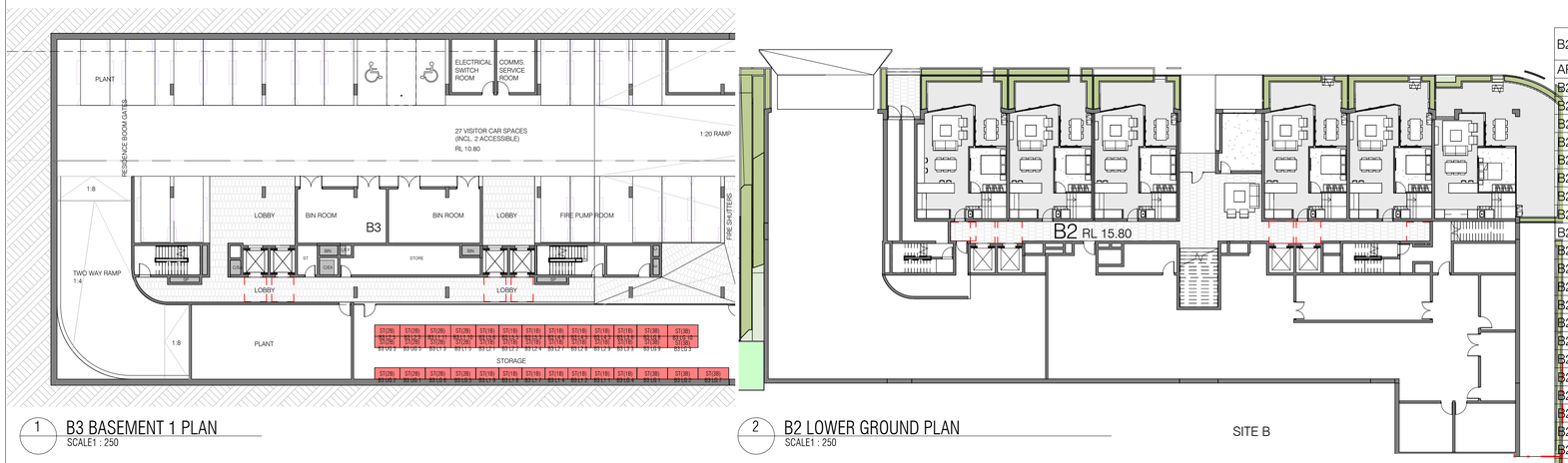
STORAGE VOLUMES - BASEMENT B1

CLIENT

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 515**

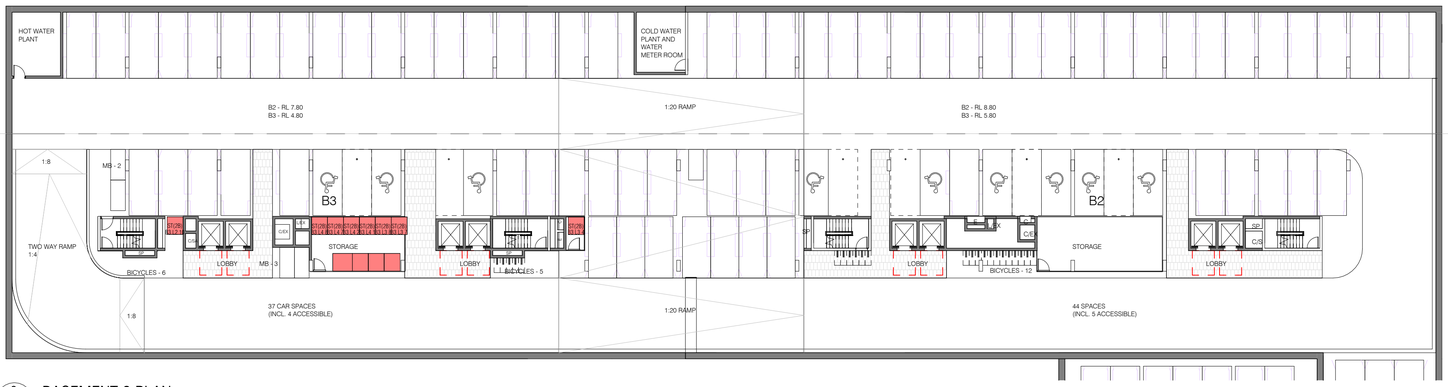
21/03/2025 2:50:19 PM



1 B3 BASEMENT 1 PLAN
SCALE1 : 250

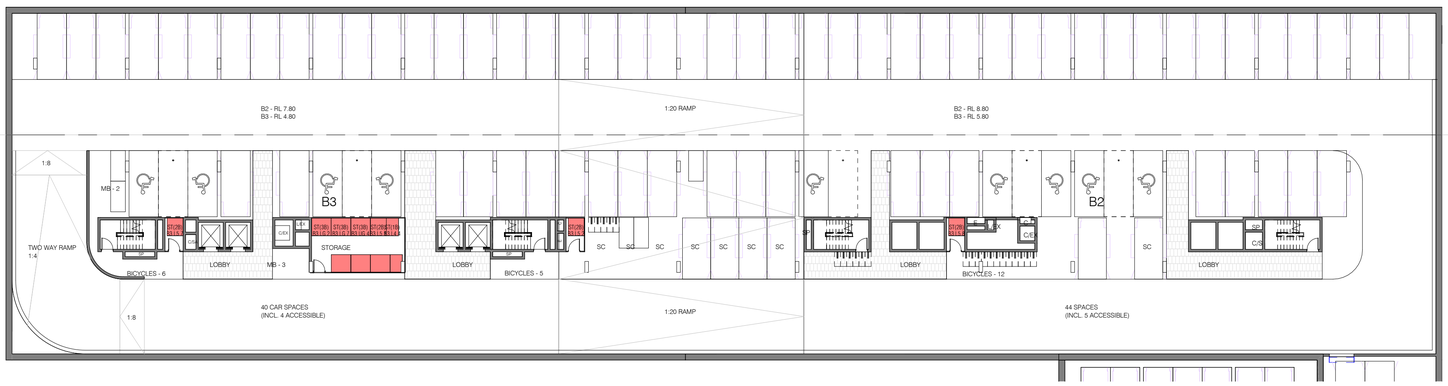
2 B2 LOWER GROUND PLAN
SCALE1 : 250

SITE B



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 m^3
B2 L1 2	4.25 m^3
B2 L1 3	3.86 m^3
B2 L1 4	4.25 m^3
B2 L1 5	3.86 m^3
B2 L1 6	3.86 m^3
B2 L1 7	4.25 m^3
B2 L1 8	4.25 m^3
B2 L1 9	4.25 m^3
B2 L1 10	4.25 m^3
B2 L1 11	3.86 m^3
B2 L1 12	3.86 m^3
B2 L1 13	4.25 m^3
B2 L1 14	4.25 m^3
B2 L2 1	4.25 m^3
B2 L2 2	4.25 m^3
B2 L2 3	3.86 m^3
B2 L2 4	4.25 m^3
B2 L2 5	3.86 m^3
B2 L2 6	3.86 m^3
B2 L2 7	4.25 m^3
B2 L2 8	4.25 m^3
B2 L2 9	4.25 m^3
B2 L2 10	4.25 m^3
B2 L2 11	3.86 m^3
B2 L2 12	3.86 m^3
B2 L2 13	4.25 m^3
B2 L2 14	4.25 m^3
B2 L3 1	3.86 m^3
B2 L3 2	4.25 m^3
B2 L3 3	3.86 m^3
B2 L3 4	4.25 m^3
B2 L3 5	4.25 m^3
B2 L3 6	4.25 m^3
B2 L3 7	4.25 m^3
B2 L3 8	4.25 m^3
B2 L3 9	4.25 m^3
B2 L3 10	4.25 m^3
B2 L4 1	3.86 m^3
B2 L4 2	4.25 m^3
B2 L4 3	3.86 m^3
B2 L4 4	4.25 m^3
B2 L4 5	4.25 m^3
B2 L4 6	4.25 m^3
B2 L4 7	4.25 m^3
B2 L4 9	4.12 m^3
B2 L4 10	4.12 m^3
B2 L5 1	3.86 m^3
B2 L5 2	4.12 m^3
B2 L5 3	3.86 m^3
B2 L5 4	4.12 m^3
B2 L5 5	4.12 m^3
B2 L5 6	4.12 m^3
B2 L5 7	4.12 m^3
B2 L5 8	4.12 m^3
B2 L5 9	4.12 m^3
B2 L5 10	4.12 m^3
B2 LG 1	4.95 m^3
B2 LG 2	4.95 m^3
B2 LG 3	4.95 m^3
B2 LG 4	4.95 m^3
B2 LG 5	4.95 m^3
B2 LG 6	4.95 m^3
B2 UG 1	3.86 m^3
B2 UG 2	3.86 m^3
B2 UG 3	4.25 m^3
B2 UG 4	3.86 m^3
B2 UG 5	3.86 m^3
B2 UG 6	4.25 m^3
B2 UG 7	4.25 m^3
B2 UG 8	4.25 m^3
B2 UG 9	4.25 m^3

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

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

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	05/02/25

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PROJECT

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NORTH GOSFORD NSW 2250

CLIENT

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SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

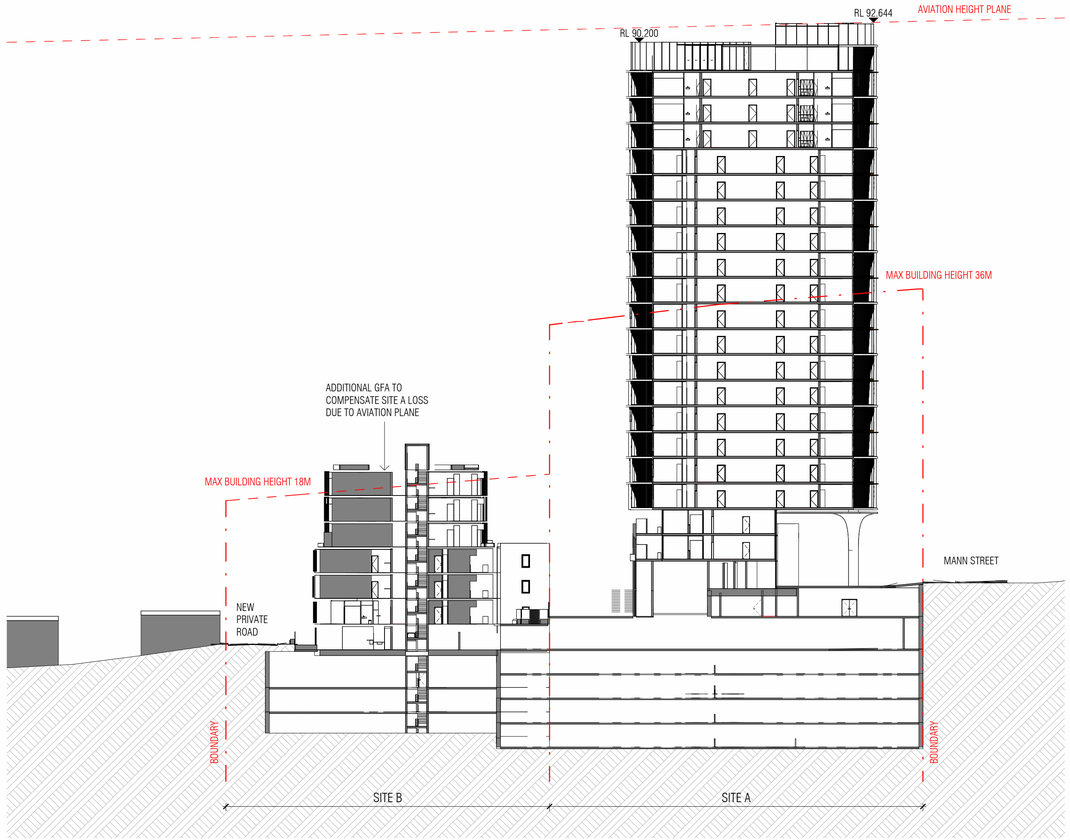
DRAWN	CHECKED	JOB NO.	SCALE
KC	MC	23001	1 : 250 @A1

DRAWING TITLE

STORAGE VOLUMES - BASEMENT B2&B3

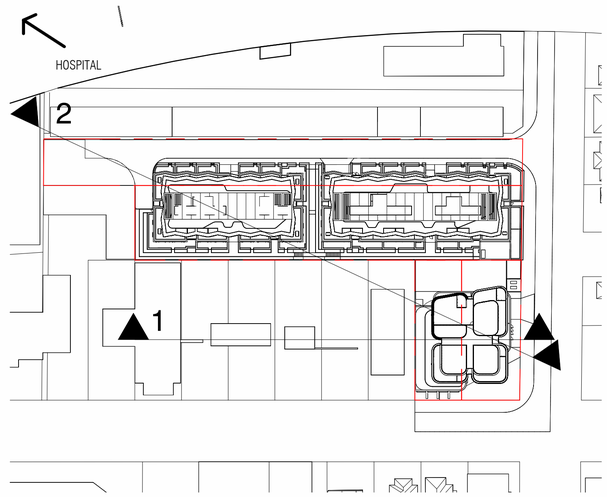
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	B	**DA 516**

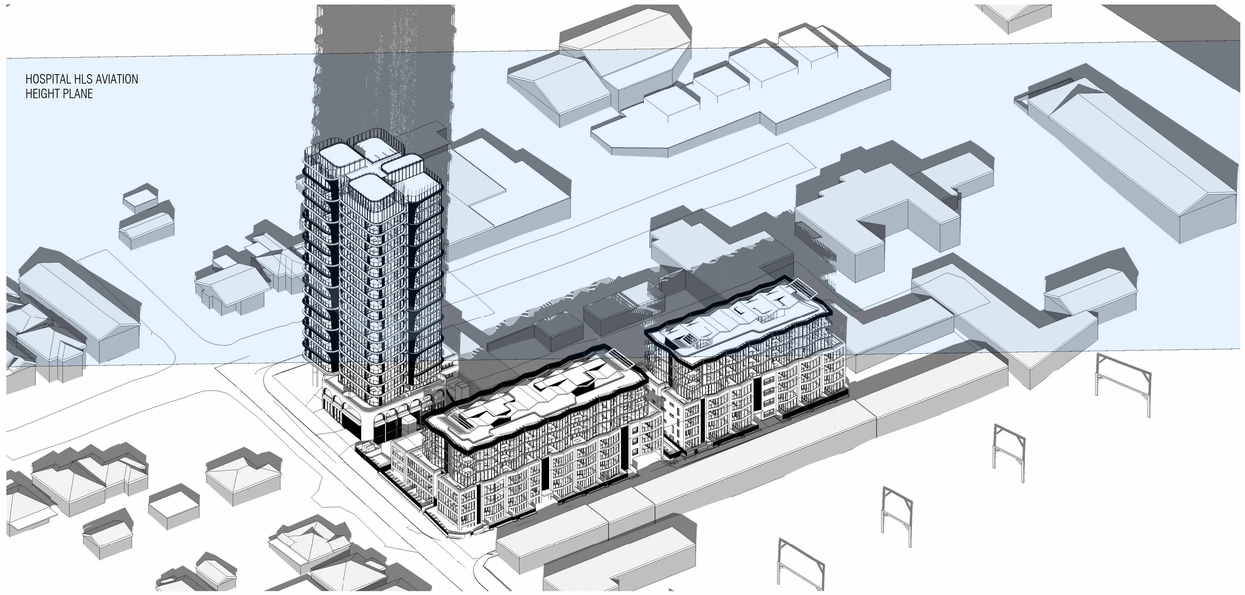
21/03/2025 2:50:39 PM



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

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





3 AXONOMETRIC VIEW - AVIATION HEIGHT PLANE
SCALE

REVISION

A	FOR INFORMATION	14/03/25

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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

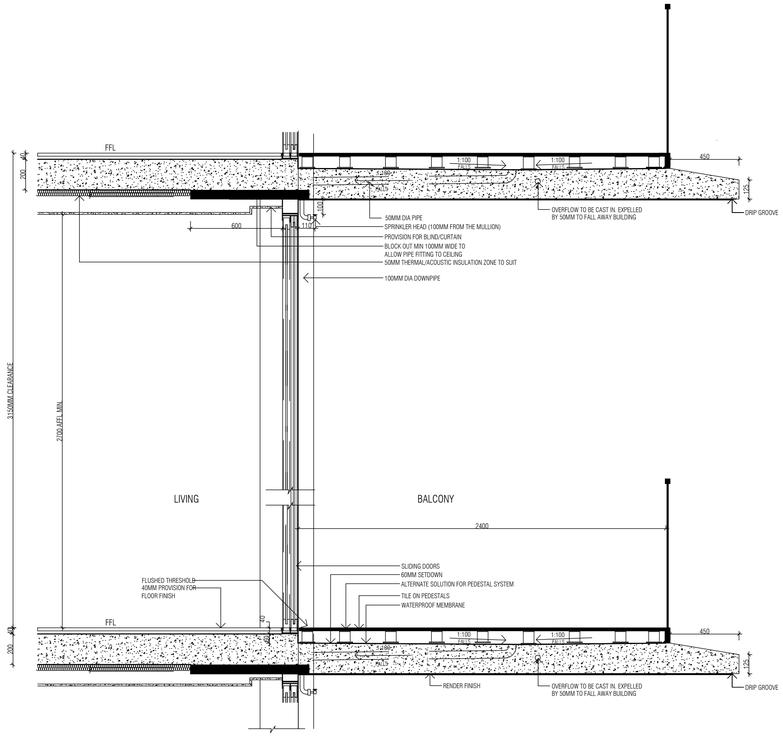
DRAWING TITLE
KEY AVIATION COMPLIANCE SECTION

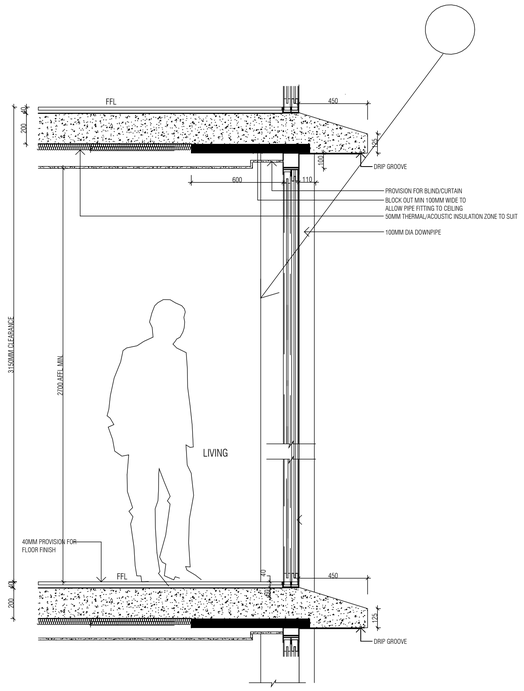
ISSUE PURPOSE
SSDA

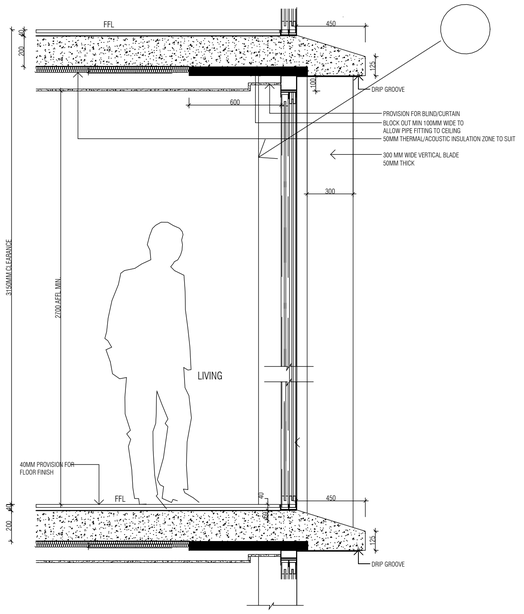
REV
A

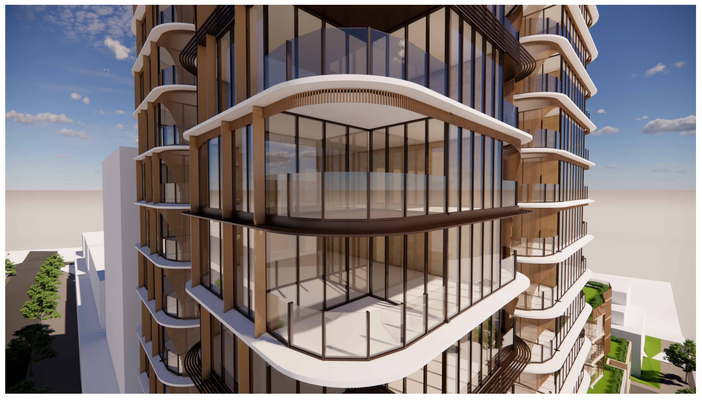
DRAWING NO.
DA 517

21/03/2025 2:51:49 PM

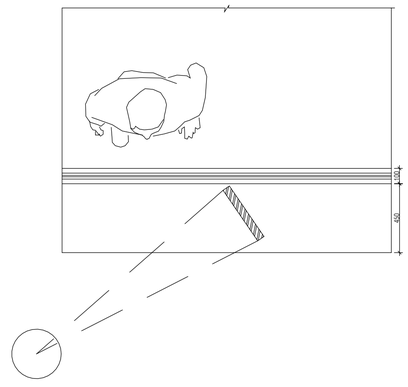








BALCONY RENDER



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

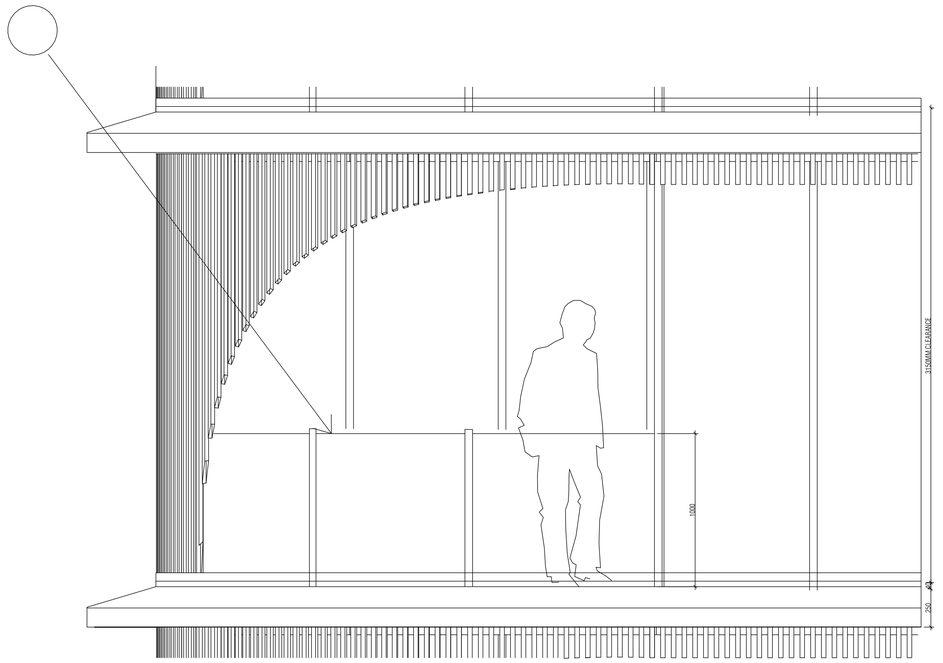
B1 TYPICAL NORTH BALCONY AND FACADE DETAIL

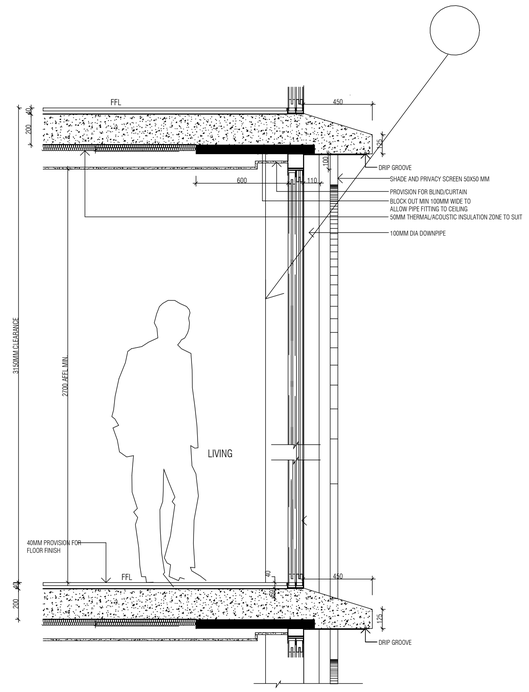
CLIENT

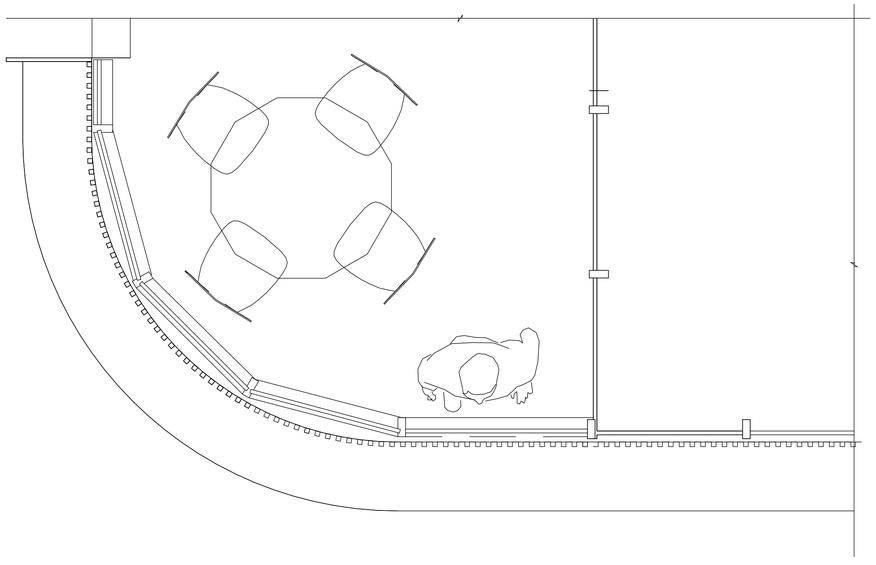
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

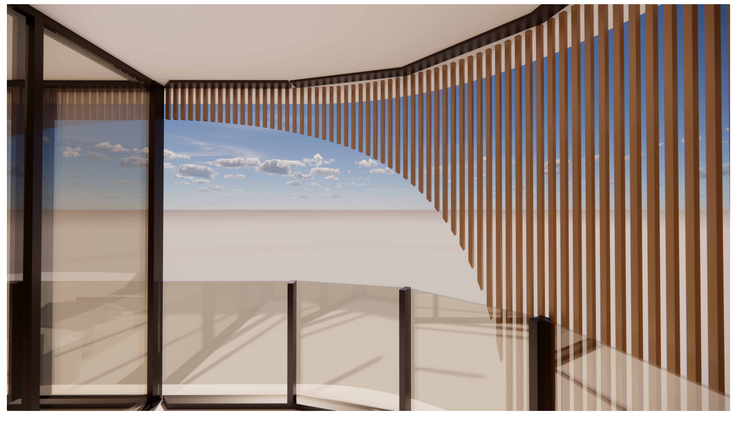
ISSUE PURPOSE	REV	DRAWING NO.
SSDA	A	**DA 600**

21/03/2025 2:51:55 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

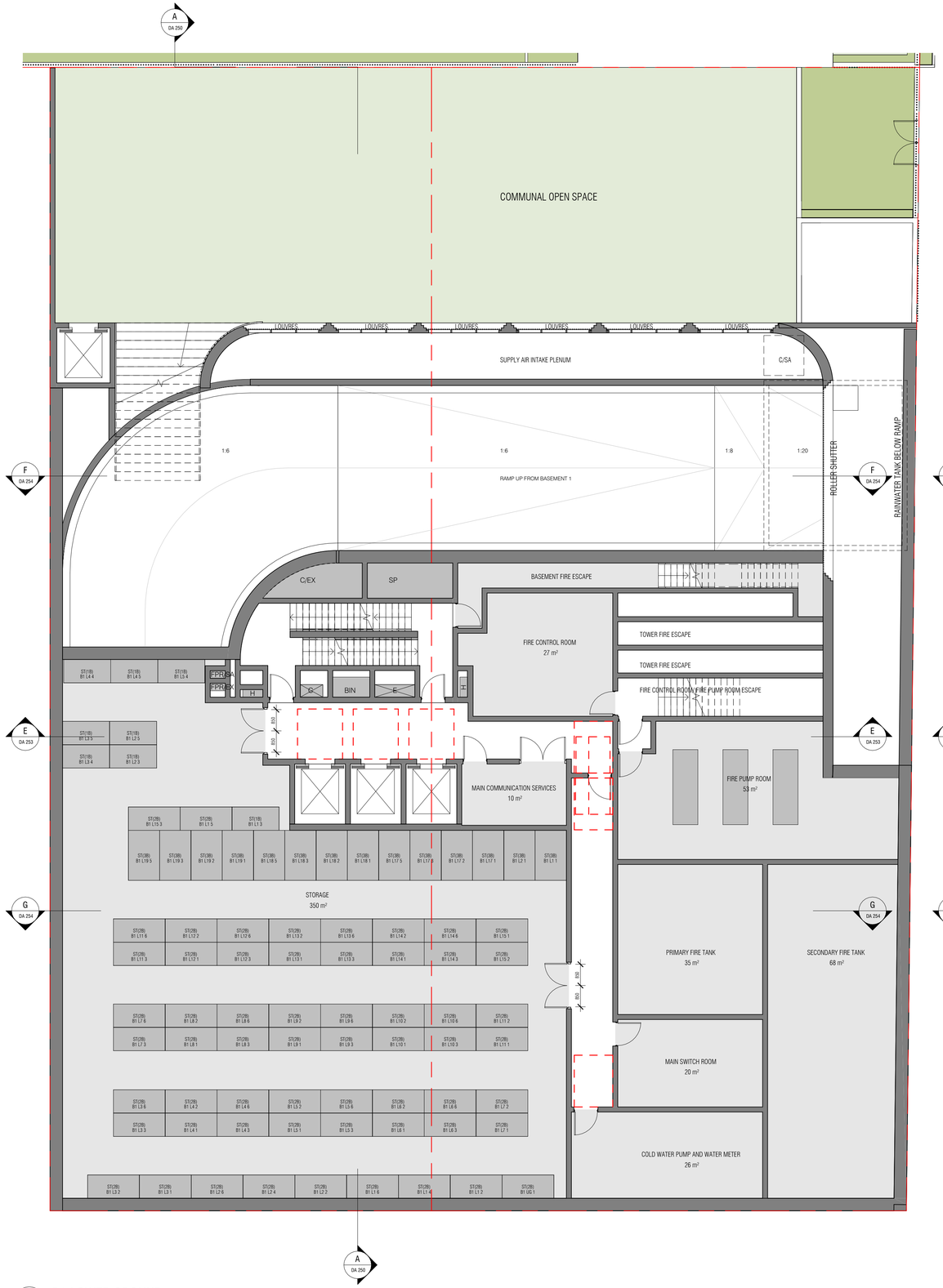
B1 TYPICAL EAST AND WEST BALCONY AND FACADE DETAIL

CLIENT

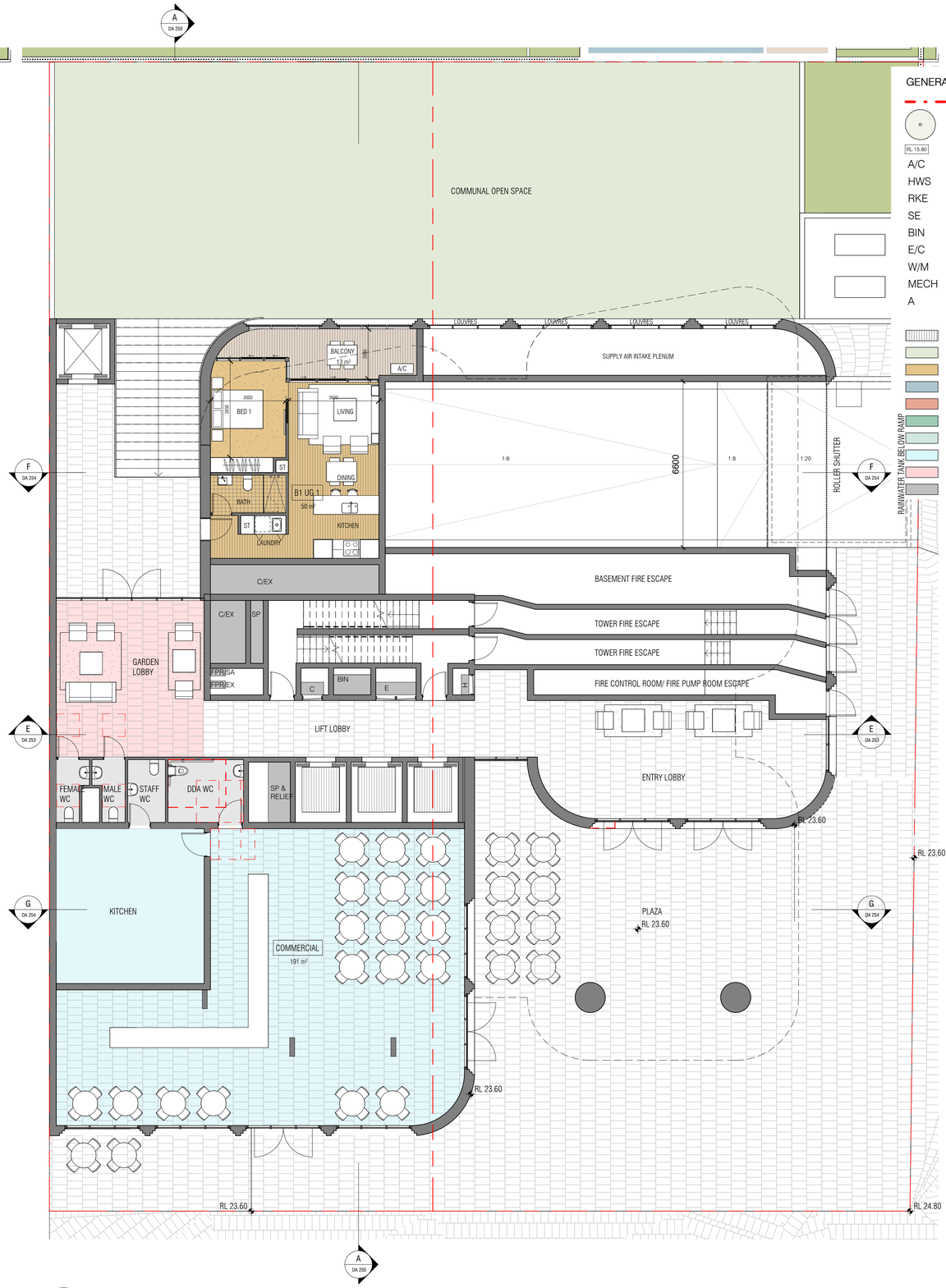
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

21/03/2025 2:52:02 PM



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

REVISION

I	FOR INFORMATION	03/03/25
J	FOR INFORMATION	05/03/25
K	FOR INFORMATION	10/03/25
L	FOR INFORMATION	11/03/25
M	FOR INFORMATION	13/03/25
N	FOR INFORMATION	14/03/25

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

CLIENT

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
N

DRAWING NO.
DAB1-100

25/03/2025 3:45:02 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

REVISION

E	FOR INFORMATION	19/02/25
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

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PROJECT

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

CLIENT

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

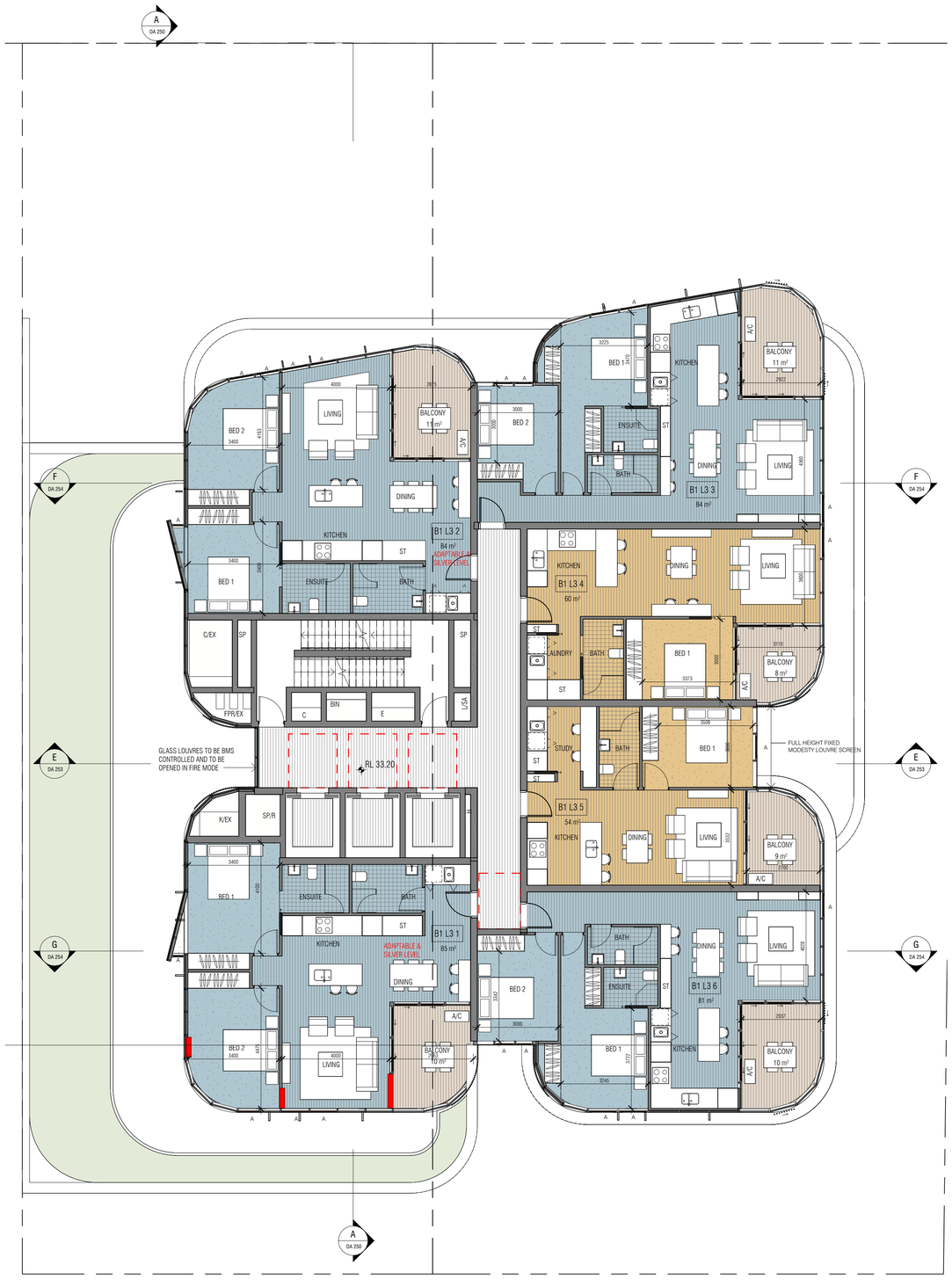
DRAWING TITLE

L1 & L2 PLAN

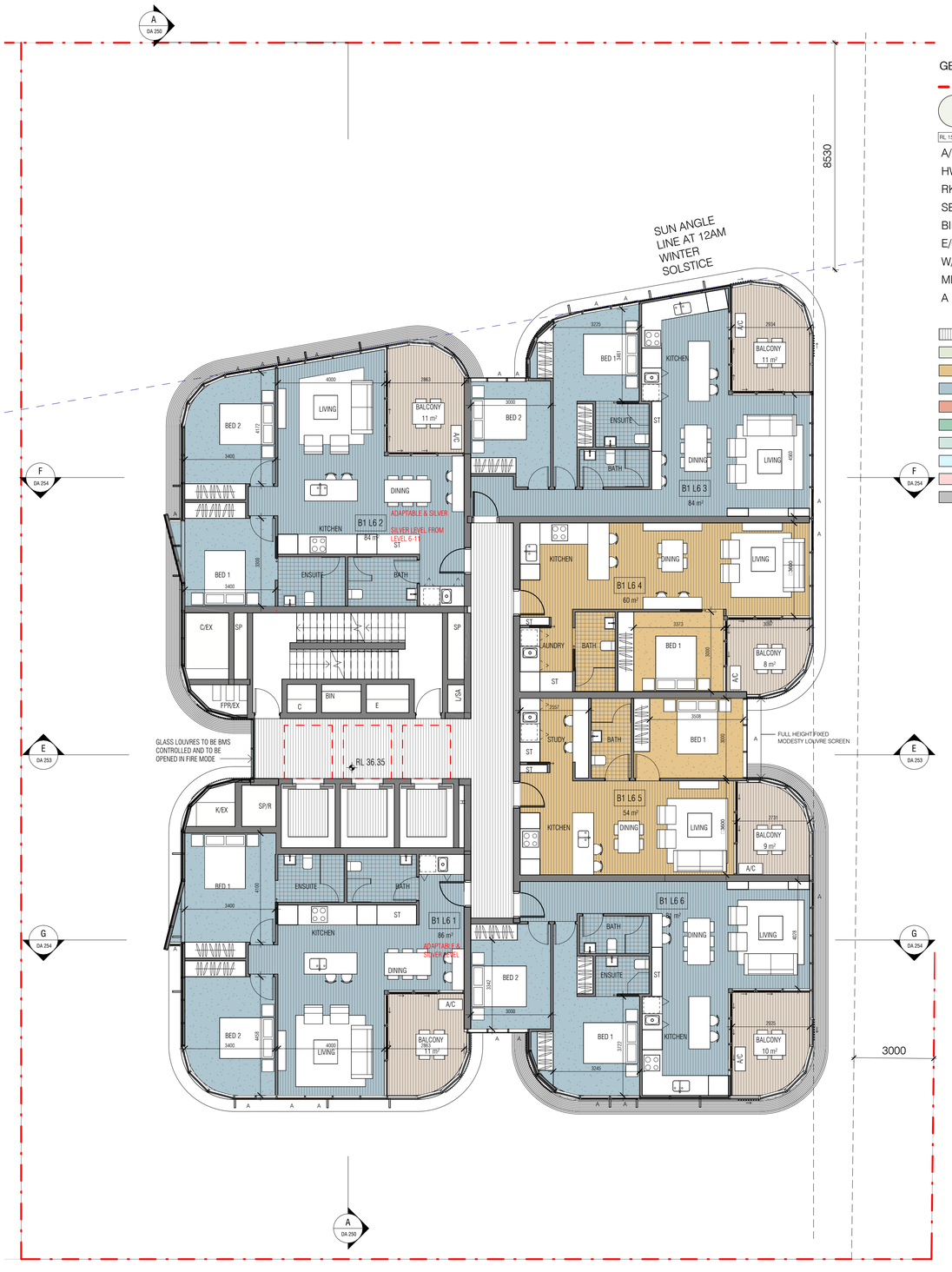
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE: SSDA | REV: J | DRAWING NO.: **DAB1-101**

25/03/2025 3:46:47 PM



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

REVISION

D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	19/02/25
F	FOR INFORMATION	27/02/25
G	FOR INFORMATION	03/03/25
H	FOR INFORMATION	05/03/25
I	FOR INFORMATION	14/03/25

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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

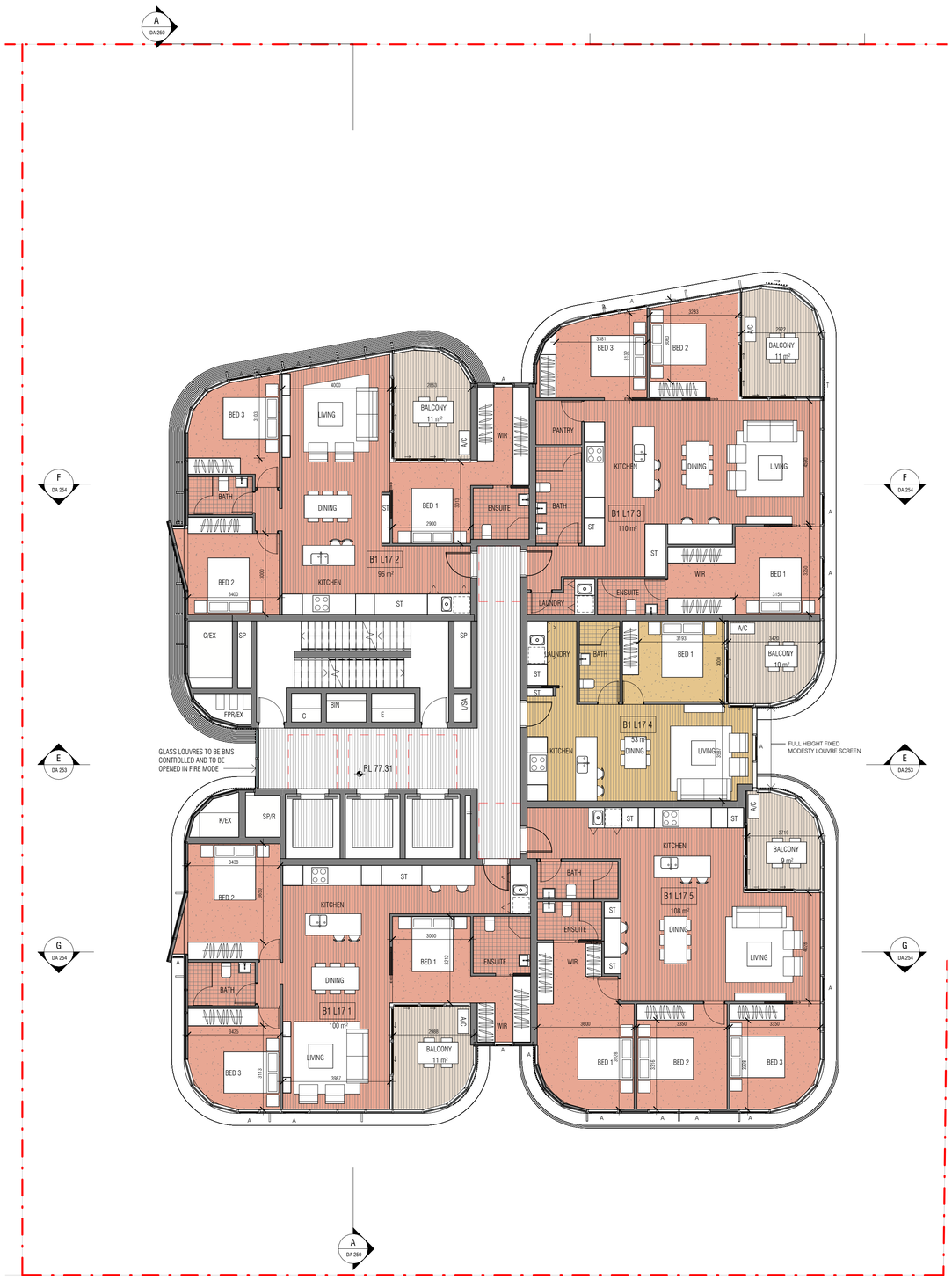
CLIENT

DRAWING TITLE
TYPICAL TOWER PLAN

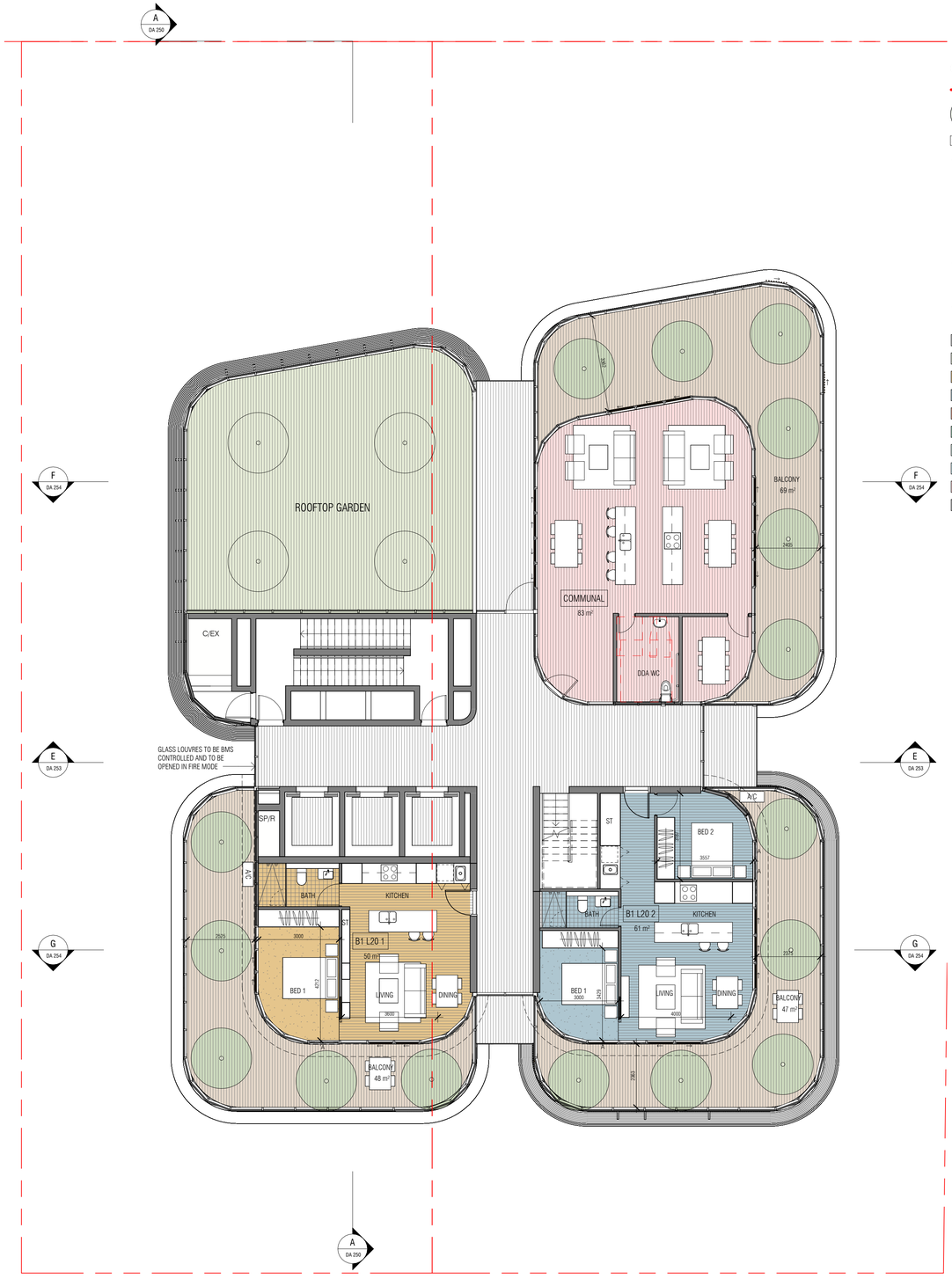
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

25/03/2025 3:48:56 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

REVISION

A	FOR INFORMATION	19/02/25
B	FOR INFORMATION	27/02/25
C	FOR INFORMATION	03/03/25
D	FOR INFORMATION	05/03/25
E	FOR INFORMATION	14/03/25

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PROJECT

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

CLIENT

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

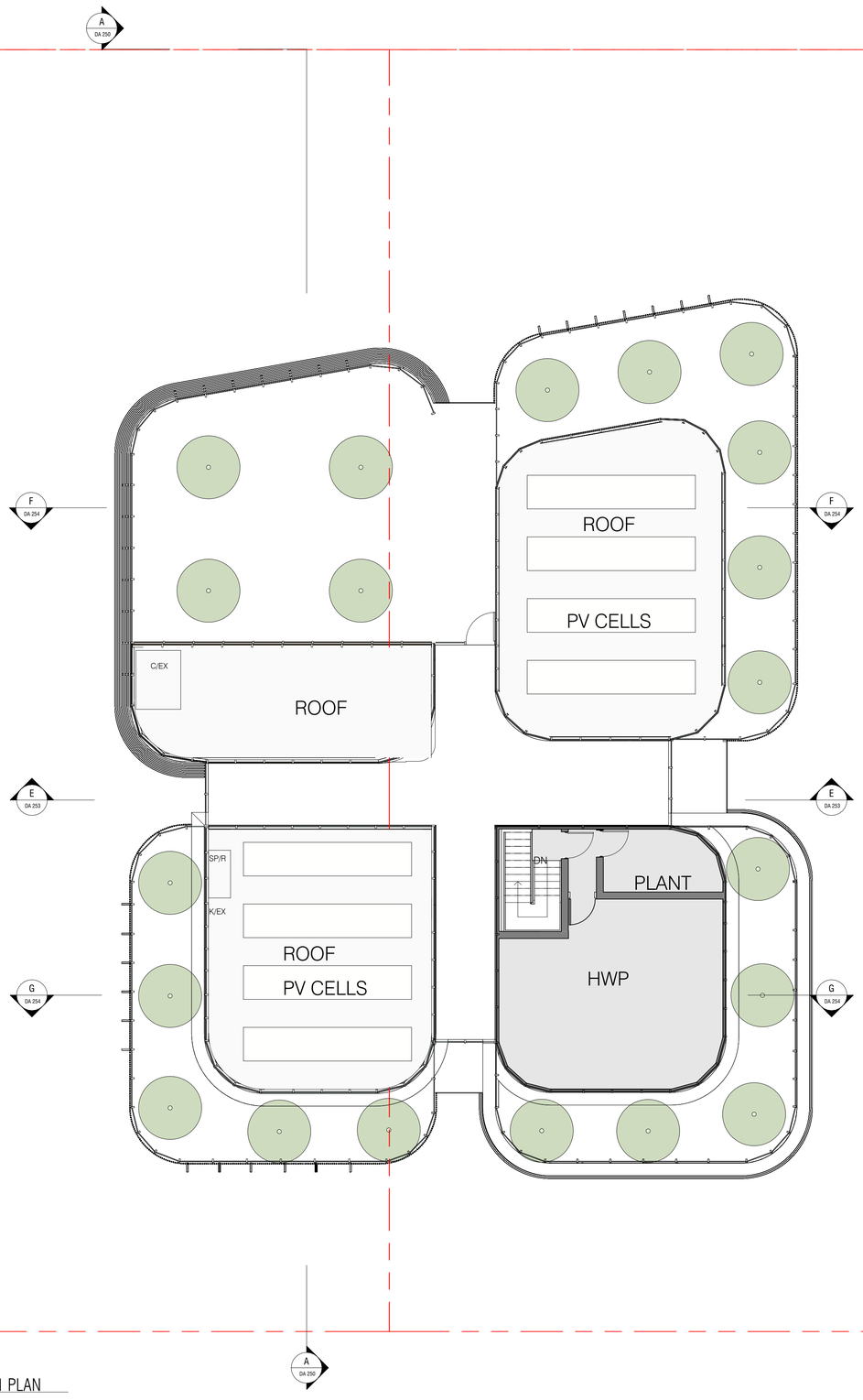
DRAWING TITLE: L17-20 PLAN

ISSUE PURPOSE: SSDA

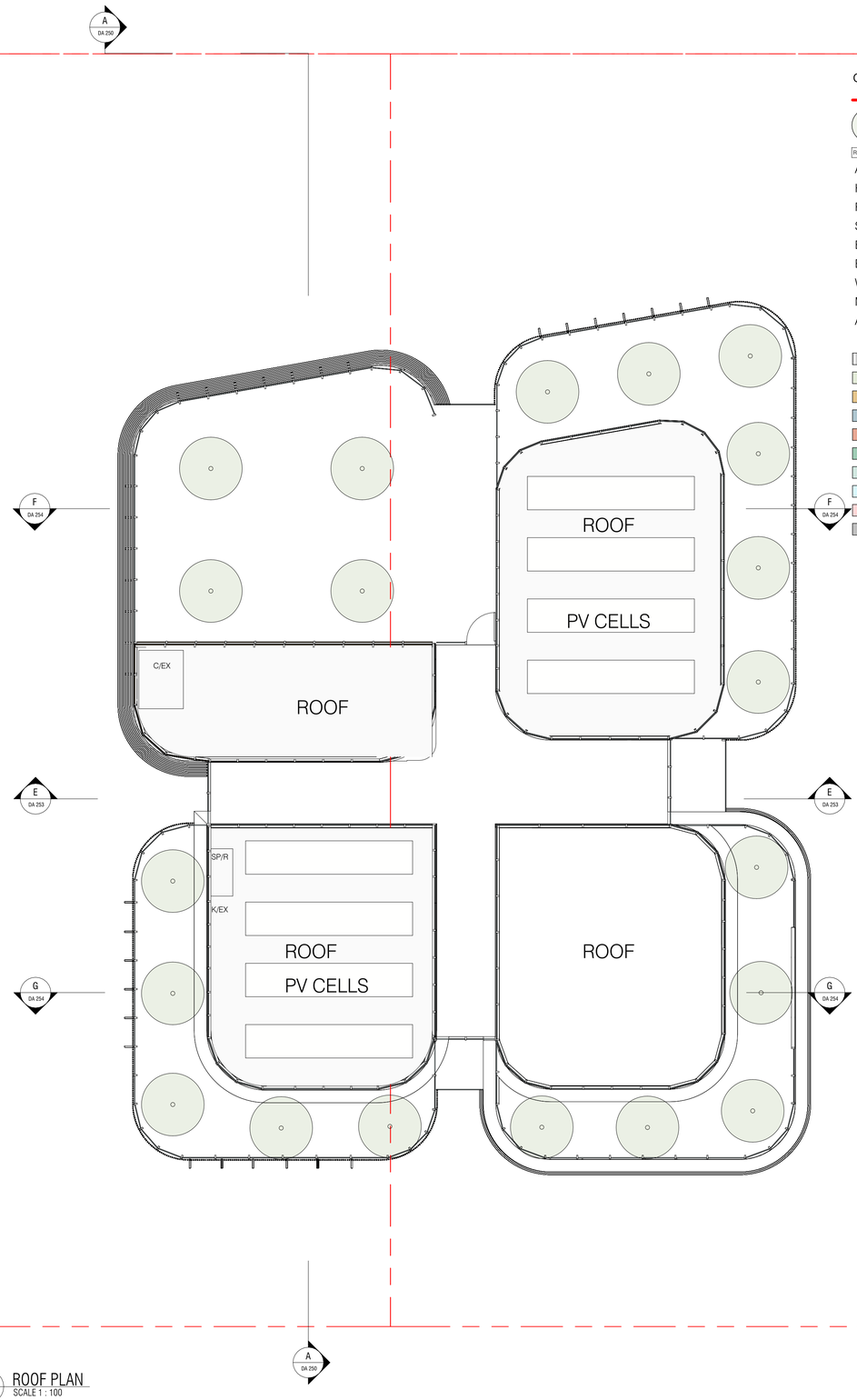
REV: E

DRAWING NO.: **DAB1-103**

21/03/2025 2:52:38 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

REVISION

C	FOR INFORMATION	21/01/25
D	ISSUE FOR DA	24/01/25
E	FOR INFORMATION	27/02/25
F	FOR INFORMATION	03/03/25
G	FOR INFORMATION	05/03/25
H	FOR INFORMATION	14/03/25

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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

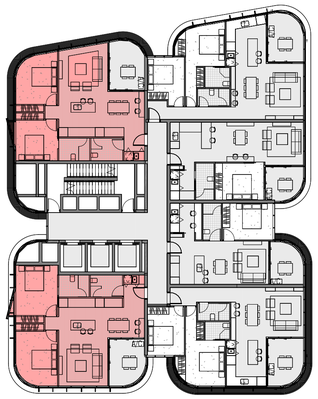
DRAWING TITLE
L21 & ROOF PLAN

CLIENT

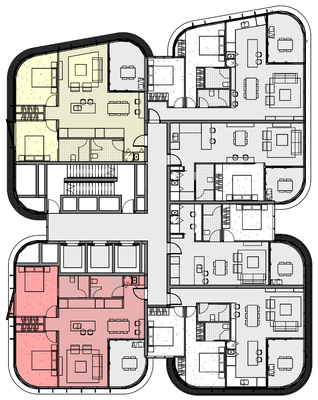
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

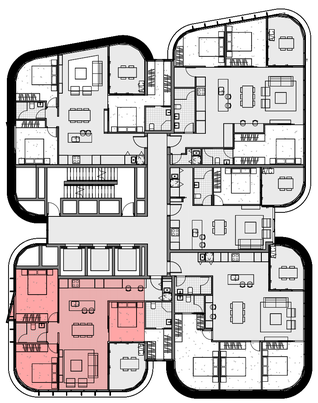
21/03/2025 2:52:47 PM



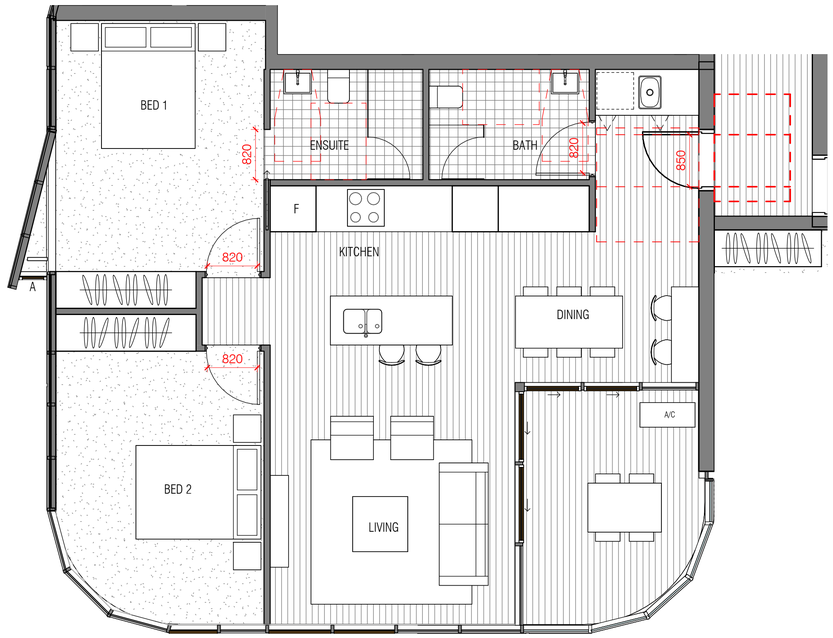
LEVEL 3-6



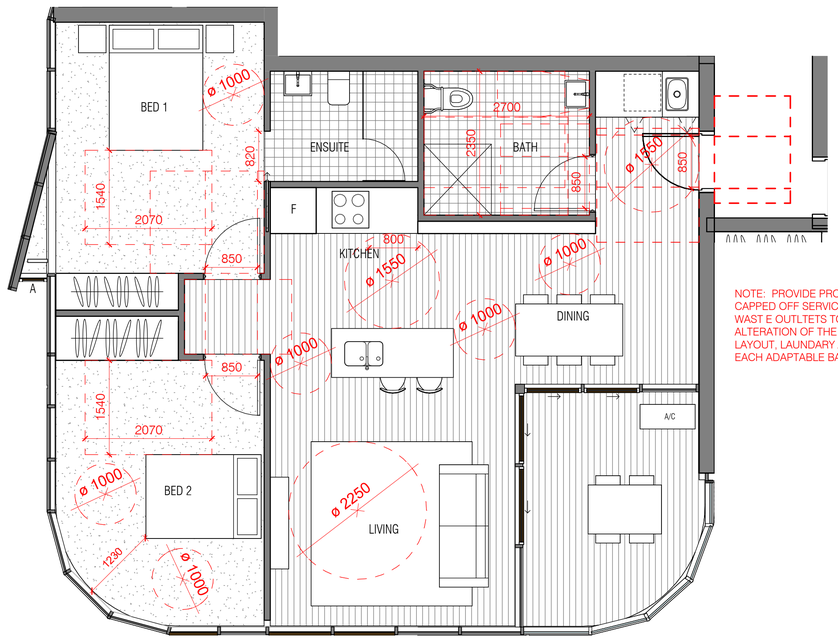
LEVEL 7-12



LEVEL 13-16



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



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WAST E OUTLTETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT, LAUNDARY 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

NOTES

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PROJECT

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

CLIENT

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

DRAWING TITLE

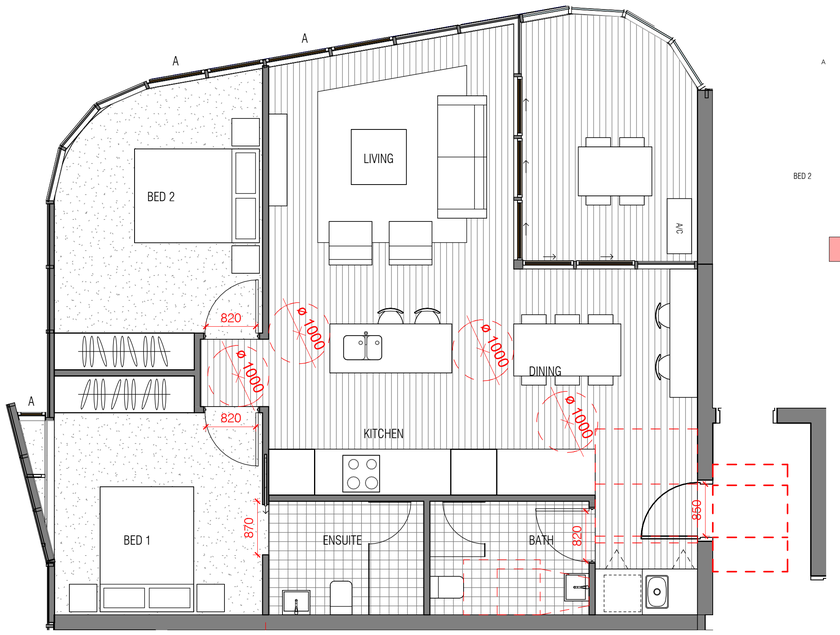
ADAPTABLE & SILVER LEVEL APARTMENTS - B1
SHEET 1

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

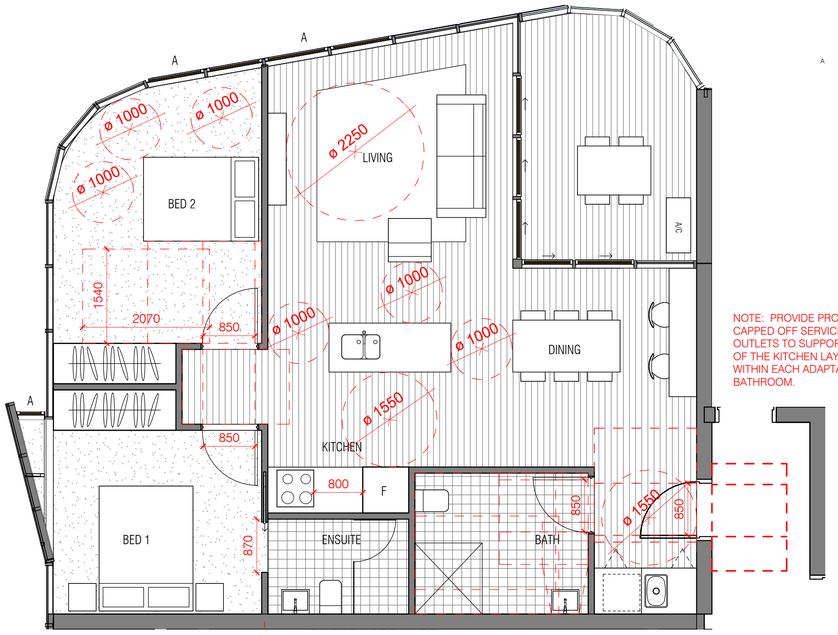
ISSUE PURPOSE: SSDA
REV: C
DRAWING NO.: **DAB1-105**

25/03/2025 3:20:09 PM

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



3 L7-12 2 BED SILVER LEVEL
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.

2 L3-6 2 BED TYPE 2 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	FOR INFORMATION	29/01/25
B	FOR INFORMATION	05/02/25

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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

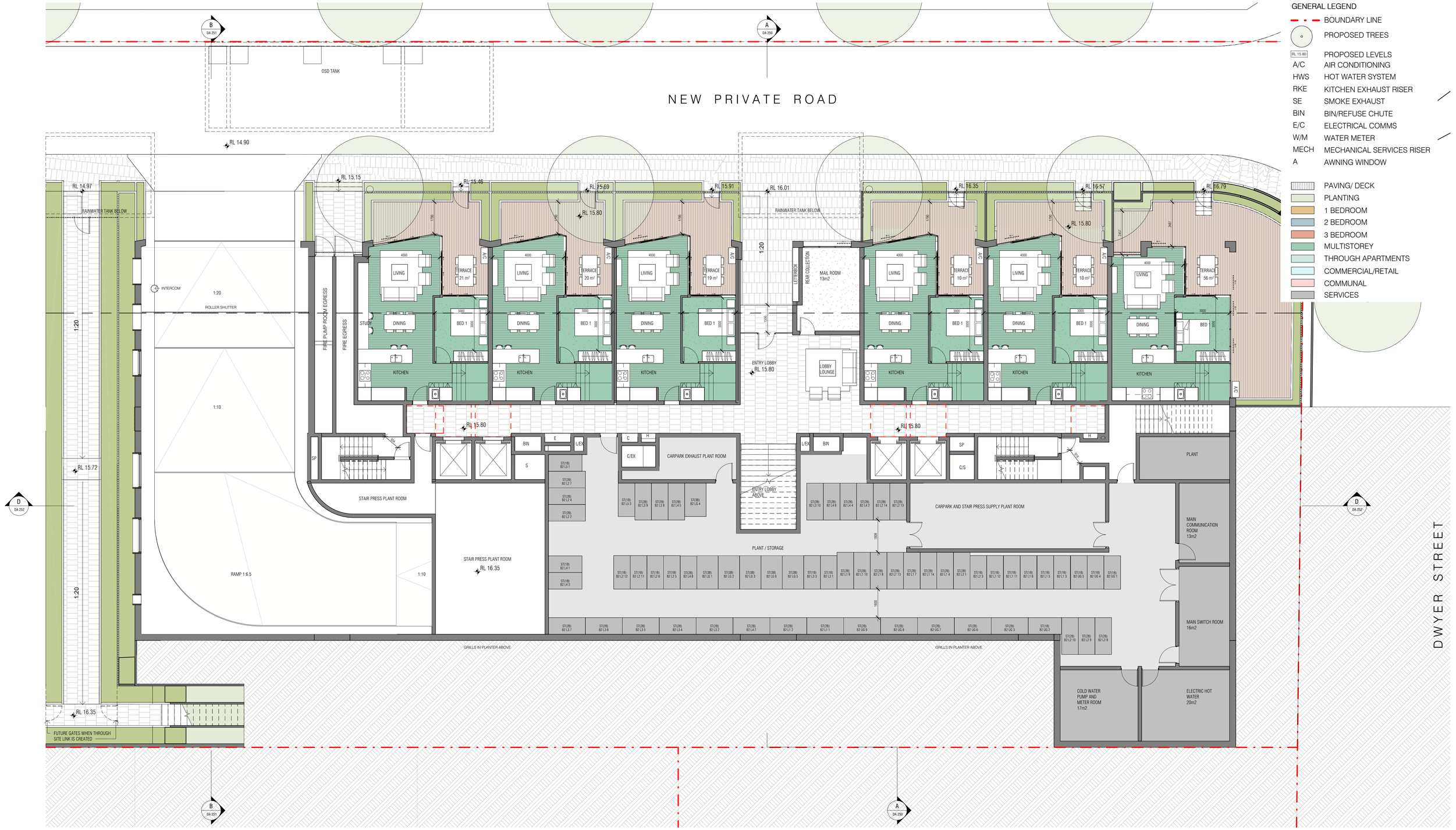
DRAWING TITLE
ADAPTABLE & SILVER LEVEL APARTMENTS - B1
SHEET 2

CLIENT

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	**DAB1-106**

25/03/2025 3:24:57 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

1 B2 LOWER GROUND FLOOR PLAN
SCALE 1 : 100

REVISION		
E	FOR INFORMATION	20/02/25
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

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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

B2 LOWER GROUND FLOOR PLAN

CLIENT

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	J	**DAB2-100**

21/03/2025 2:53:15 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

2 B2 UPPER GROUND FLOOR PLAN

SCALE 1 : 100

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	10/03/25
H	FOR INFORMATION	14/03/25

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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

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.: **DAB2-101**

21/03/2025 2:53:25 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

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

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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

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: E | DRAWING NO.: **DAB2-102**

21/03/2025 2:53:32 PM

1 B2 LEVEL 2 FLOOR PLAN
SCALE 1 : 100

REVISION

A	FOR INFORMATION	27/02/25
B	FOR INFORMATION	14/03/25

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PROJECT

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

CLIENT

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

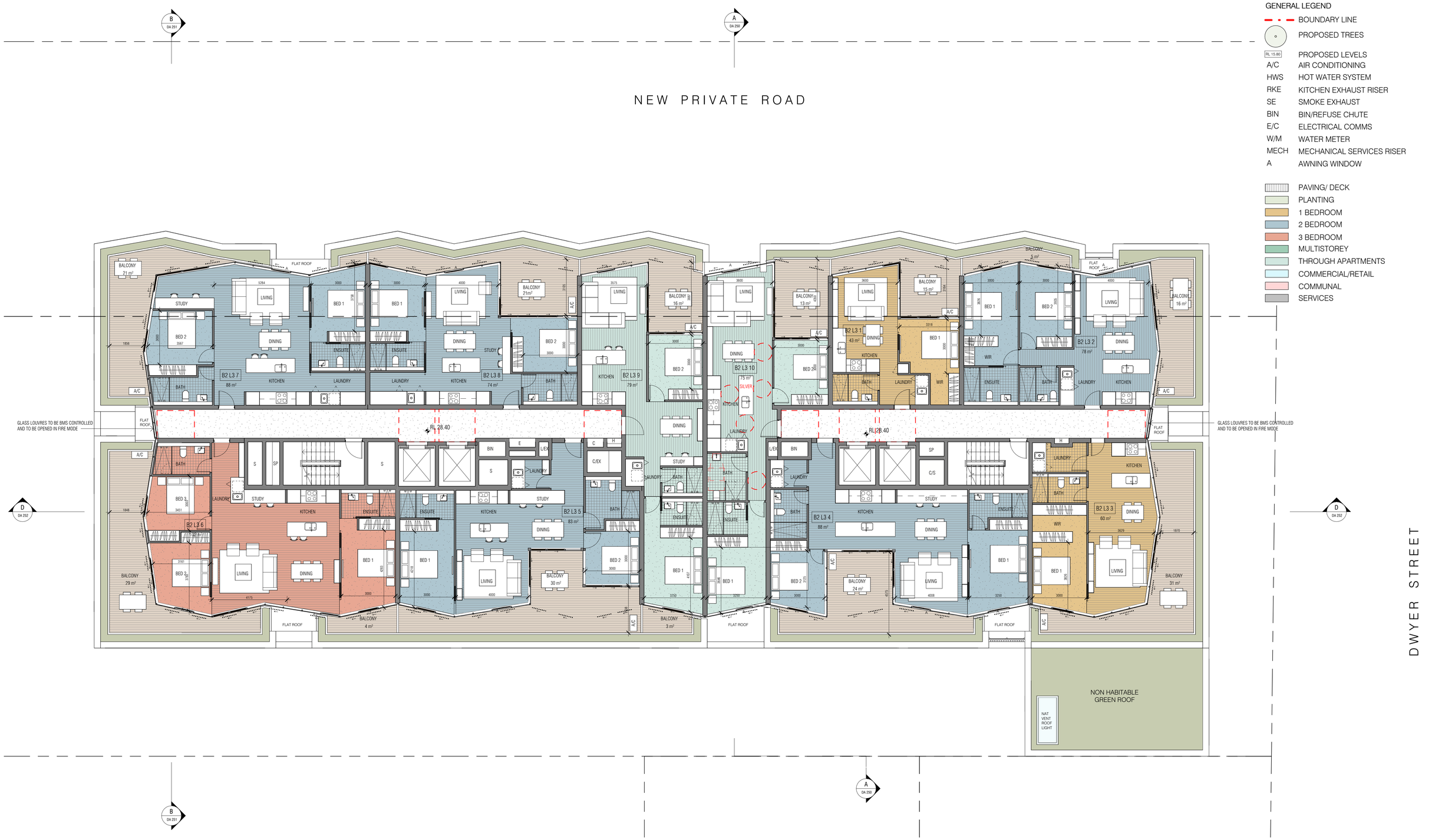
REV

B

DRAWING NO.

DAB2-103

21/03/2025 2:53:47 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

REVISION

A	FOR INFORMATION	2/10/24
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

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PROJECT

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

CLIENT

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

DRAWING TITLE

B2 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	REV	DRAWING NO.
SSDA	F	**DAB2-104**

24/03/2025 11:13:40 AM

1 B2_L4
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

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

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PROJECT

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

CLIENT

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

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: E
DRAWING NO.: **DAB2-105**

21/03/2025 2:54:01 PM

1 B2 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
- A AWNING WINDOW
- PAVING/ DECK
- PLANTING
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MULTISTOREY
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

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

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PROJECT

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

CLIENT

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

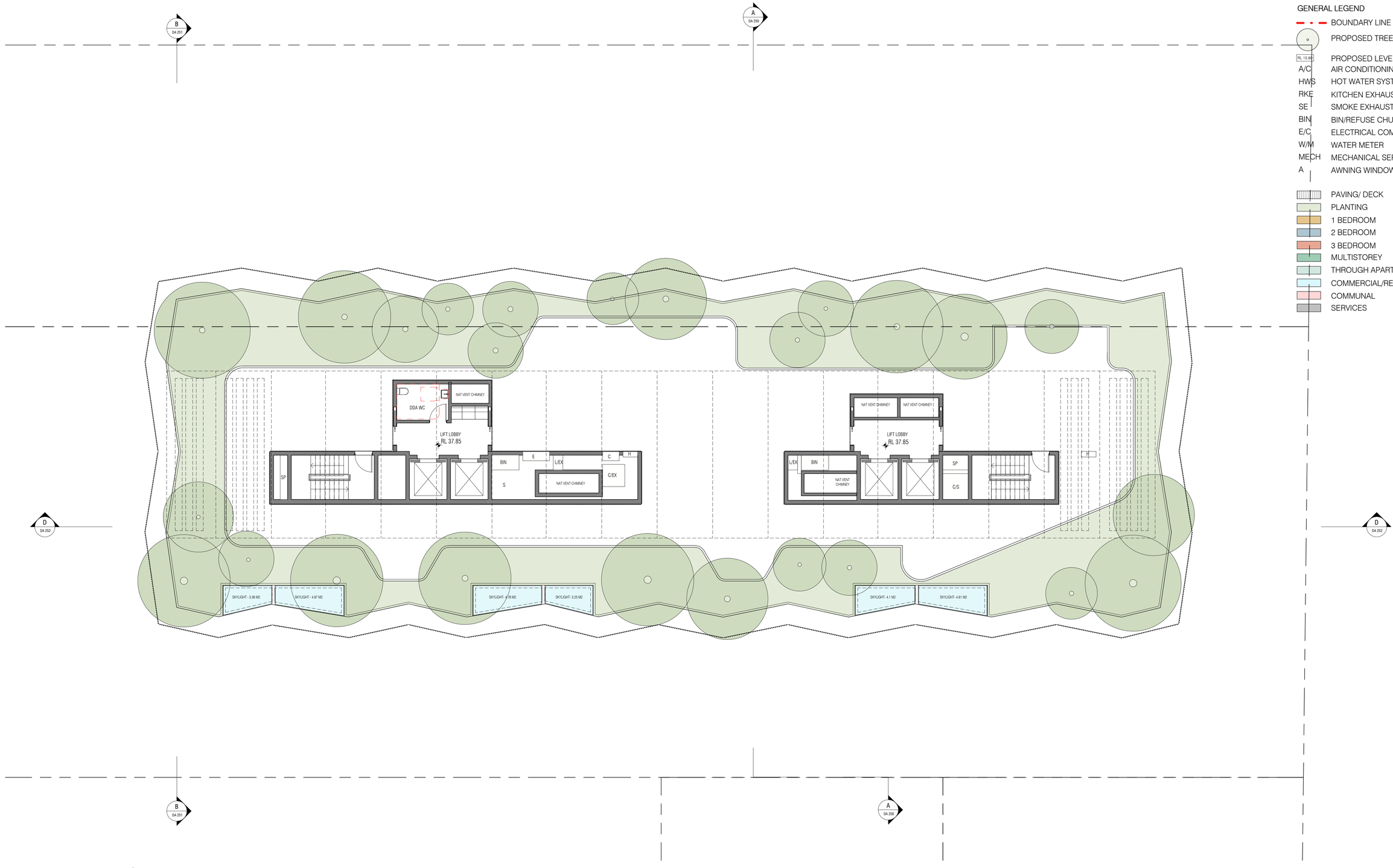
DRAWING TITLE: B2 LEVEL 5 PLAN

ISSUE PURPOSE: SSDA

REV: E

DRAWING NO.: **DAB2-106**

21/03/2025 2:54:09 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

1 B2_LEVEL 6 PLAN
SCALE 1 : 100

REVISION

B	FOR INFORMATION	21/01/25
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

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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

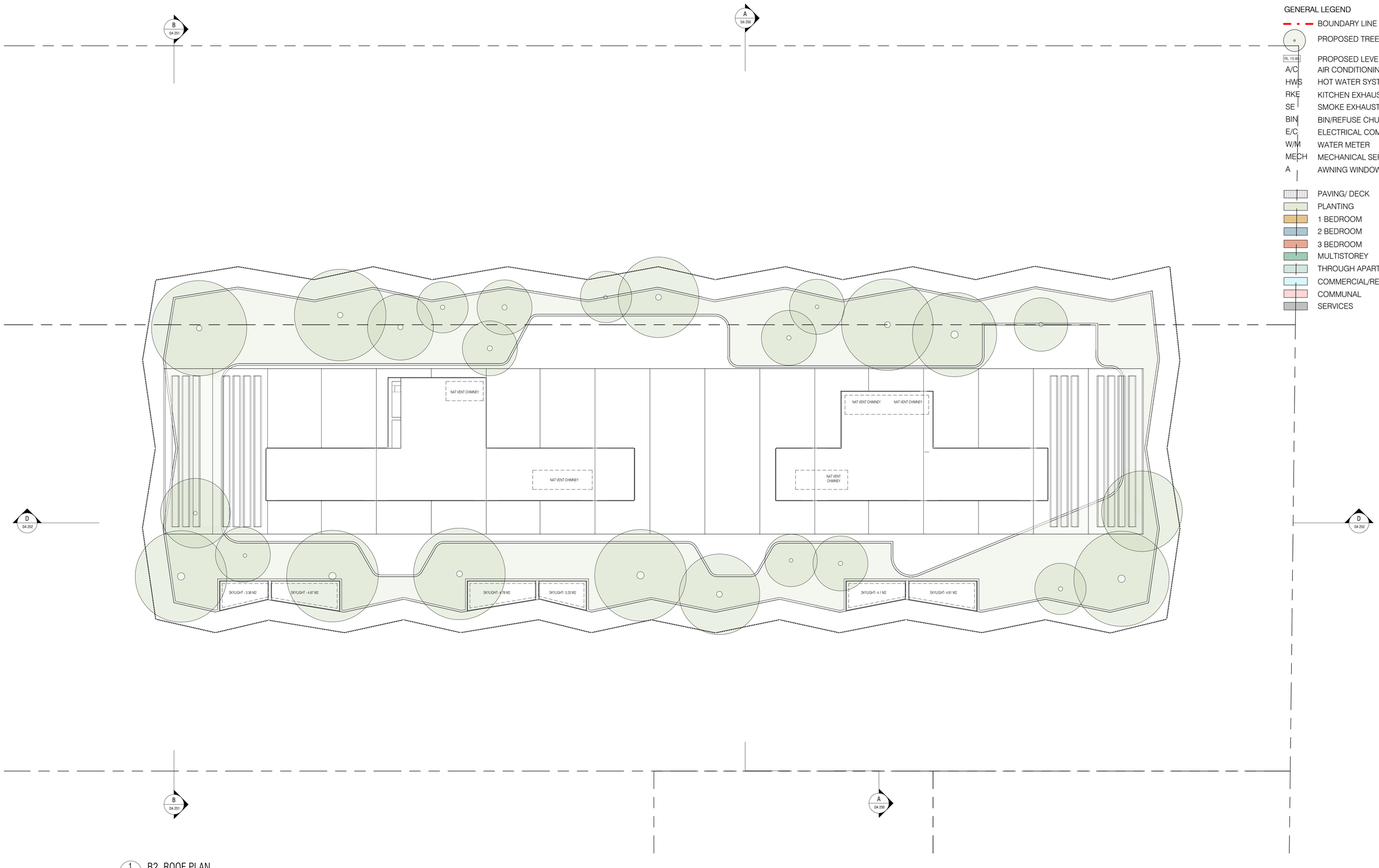
B2 LEVEL 6 PLAN

CLIENT

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	**DAB2-107**

21/03/2025 2:54:16 PM



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

REVISION

B	FOR INFORMATION	21/01/25
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

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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

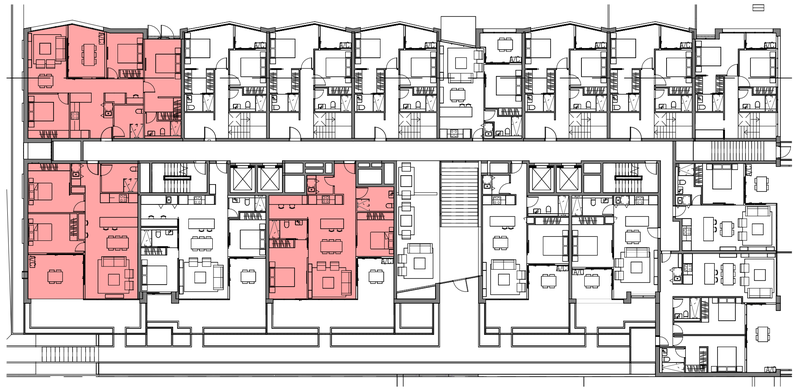
CLIENT

DRAWING TITLE
B2 ROOF 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: G
DRAWING NO.: **DAB2-108**

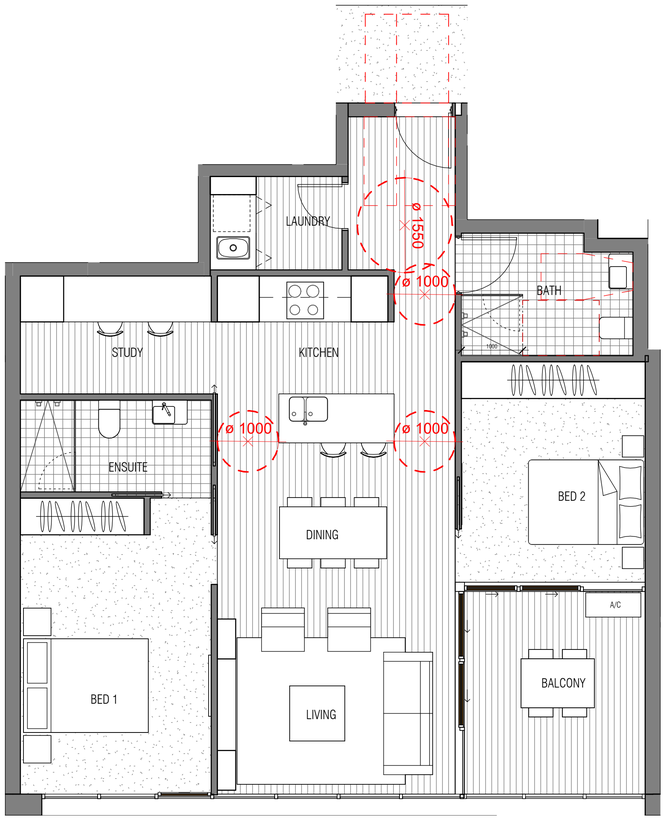
21/03/2025 2:54:23 PM



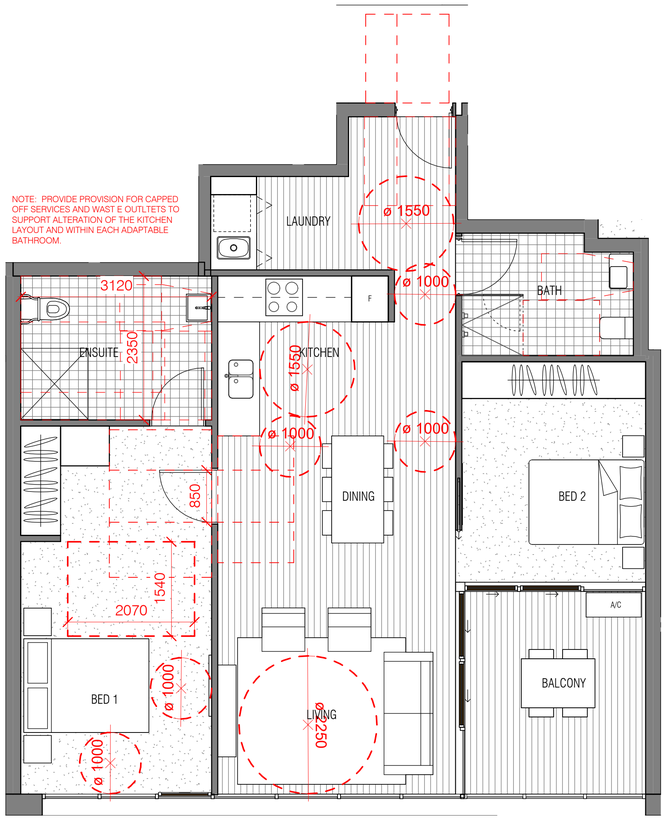
1 UPPER GROUND FLOOR PLAN
SCALE1 : 250

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



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

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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

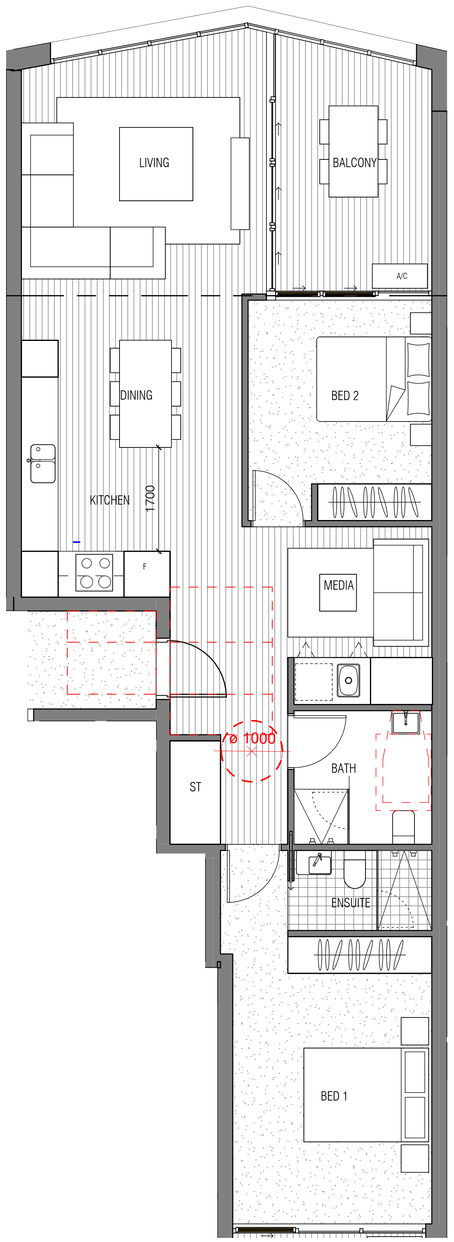
ADAPTABLE & SILVER LEVEL APARTMENTS - B2
SHEET 1

CLIENT

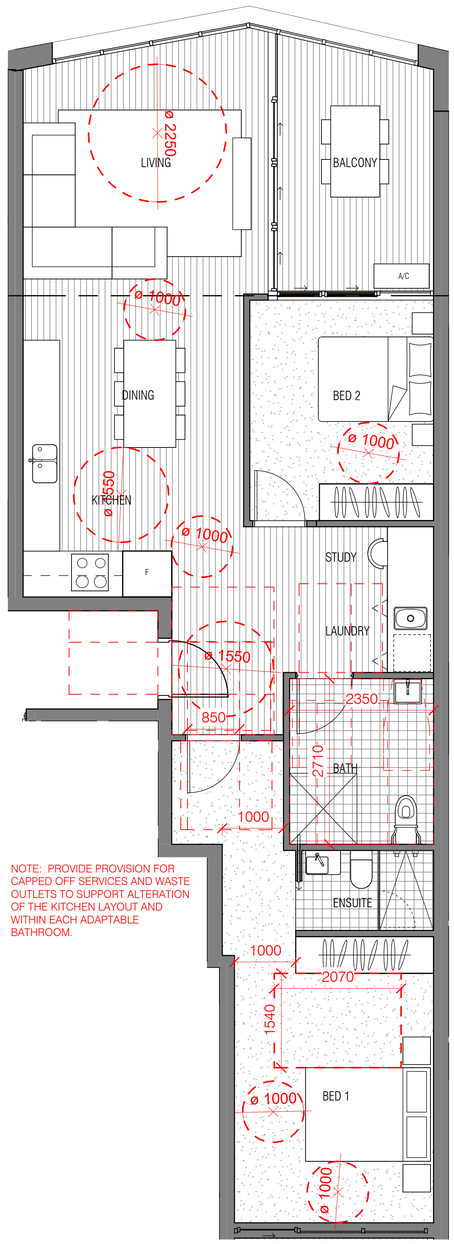
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

25/03/2025 2:49:00 PM

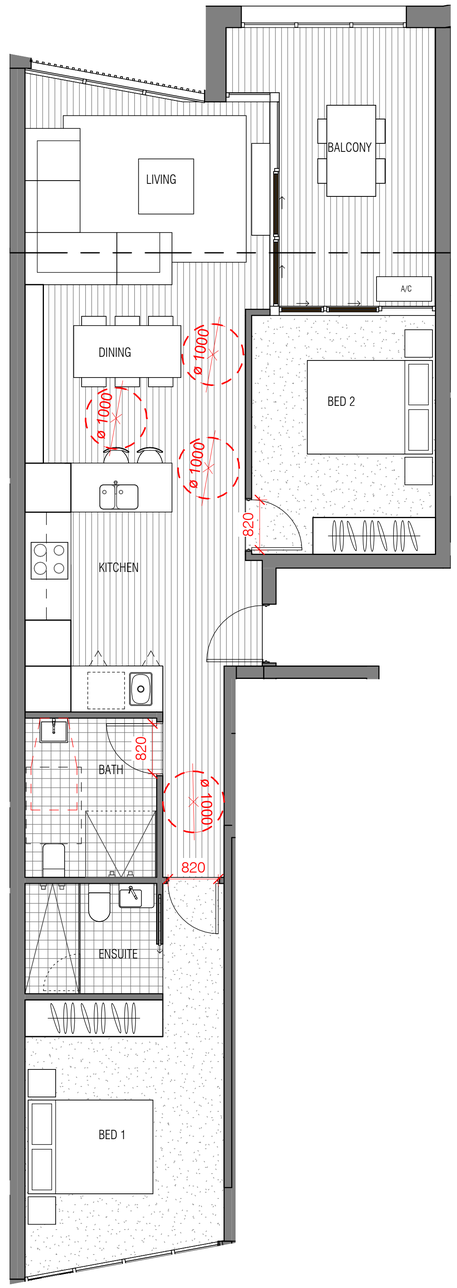


4 LEVEL 1-2 PRE-ADAPTATION
SCALE 1 : 50

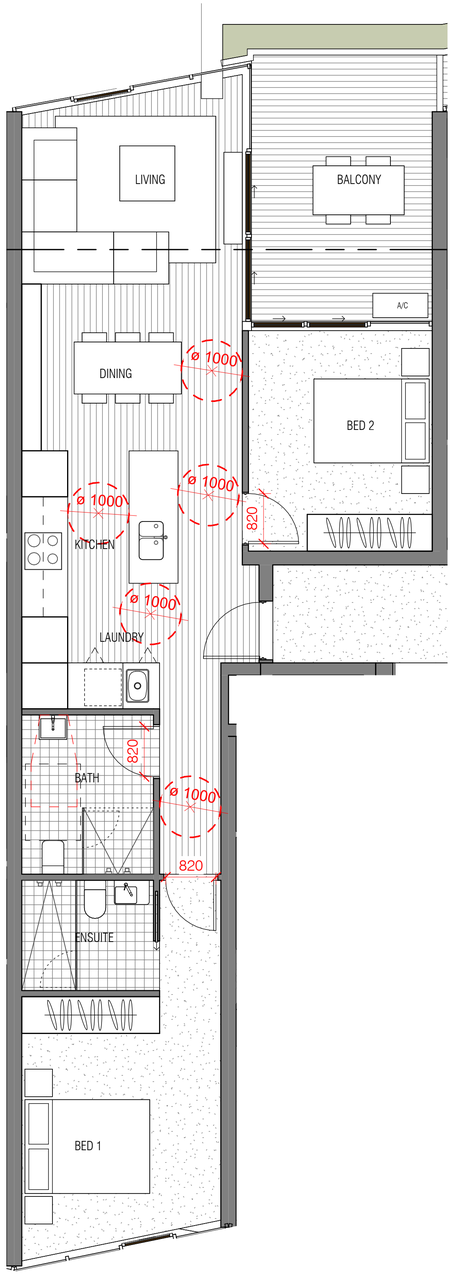


NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.

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

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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

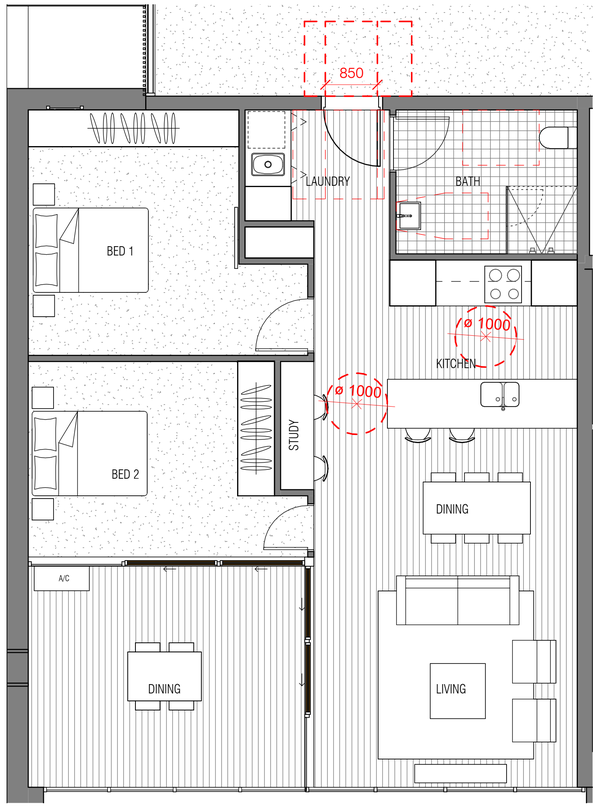
ADAPTABLE & SILVER LEVEL APARTMENTS - B2
SHEET 2

CLIENT

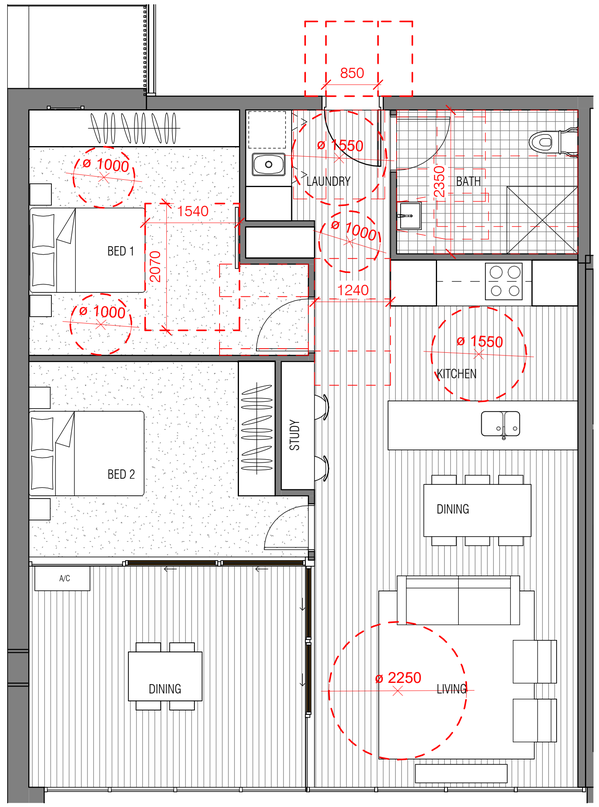
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

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

25/03/2025 2:58:47 PM

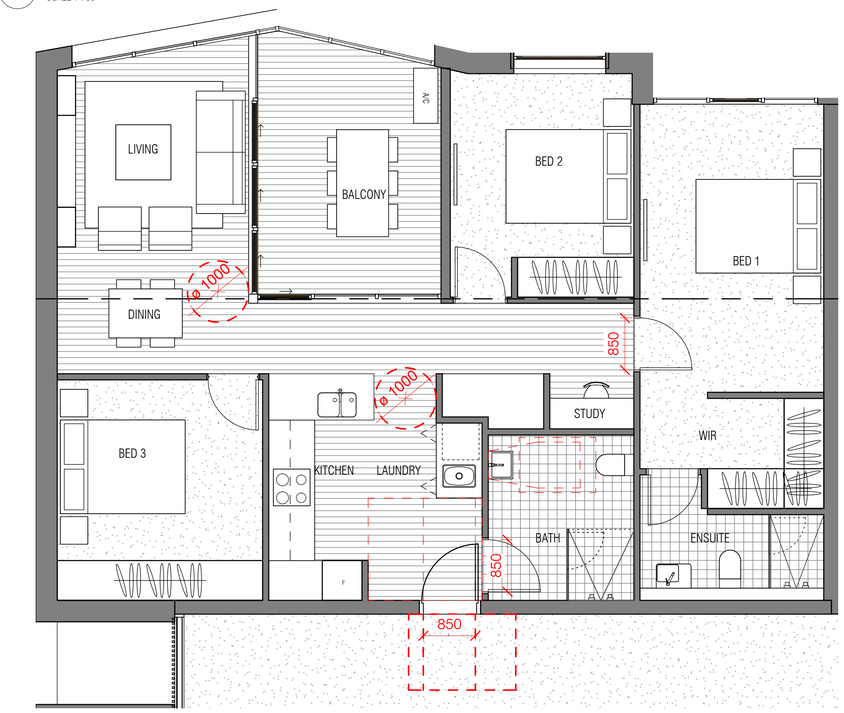


1 UG, L1-2 2BED PRE-ADAPTATION
SCALE 1 : 50

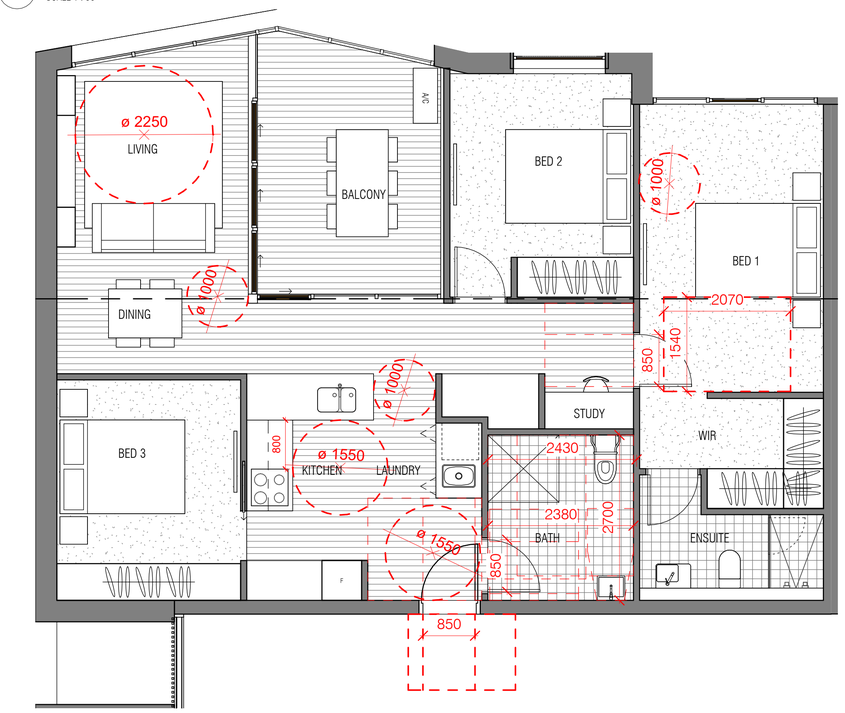


3 UG, L1-2 2BED POST-ADAPTATION
SCALE 1 : 50

NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WAST E OUTLTETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.



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



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WAST E OUTLTETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.

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

REVISION

A	FOR INFORMATION	05/02/25

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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

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	**DAB2-112**

25/03/2025 2:58:56 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

REVISION

E	FOR INFORMATION	20/02/25
F	FOR INFORMATION	21/02/25
G	FOR INFORMATION	27/02/25
H	FOR INFORMATION	10/03/25
I	FOR INFORMATION	14/03/25
J	DEVELOPMENT APPLICATION	20/03/25

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
B3 LOWER GROUND FLOOR PLAN

CLIENT

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.: **DAB3-100**

20/03/2025 6:17:00 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
- THROUGH APARTMENTS
- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

REVISION

B	FOR INFORMATION	20/01/25
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

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PROJECT

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

CLIENT

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

DRAWING TITLE

B3 UPPER GROUND FLOOR PLAN

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	**DAB3-101**

20/03/2025 6:17:06 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

REVISION		
B	FOR INFORMATION	20/01/25
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

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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 1 FLOOR PLAN

CLIENT

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	**DAB3-102**

20/03/2025 6:17:11 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

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

REVISION

A	FOR INFORMATION	27/02/25
B	FOR INFORMATION	14/03/25
C	DEVELOPMENT APPLICATION	20/03/25

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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

DRAWING TITLE
B3 LEVEL 2 FLOOR PLAN

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	**DAB3-103**

20/03/2025 6:17:16 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

REVISION

C	FOR INFORMATION	21/01/25
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

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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

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: H
DRAWING NO.: **DAB3-104**

20/03/2025 6:17:20 PM

1 B3 L4
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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- PLANTING
- 1 BEDROOM
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- 3 BEDROOM
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- COMMERCIAL/RETAIL
- COMMUNAL
- SERVICES

REVISION

B	FOR INFORMATION	20/01/25
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

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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

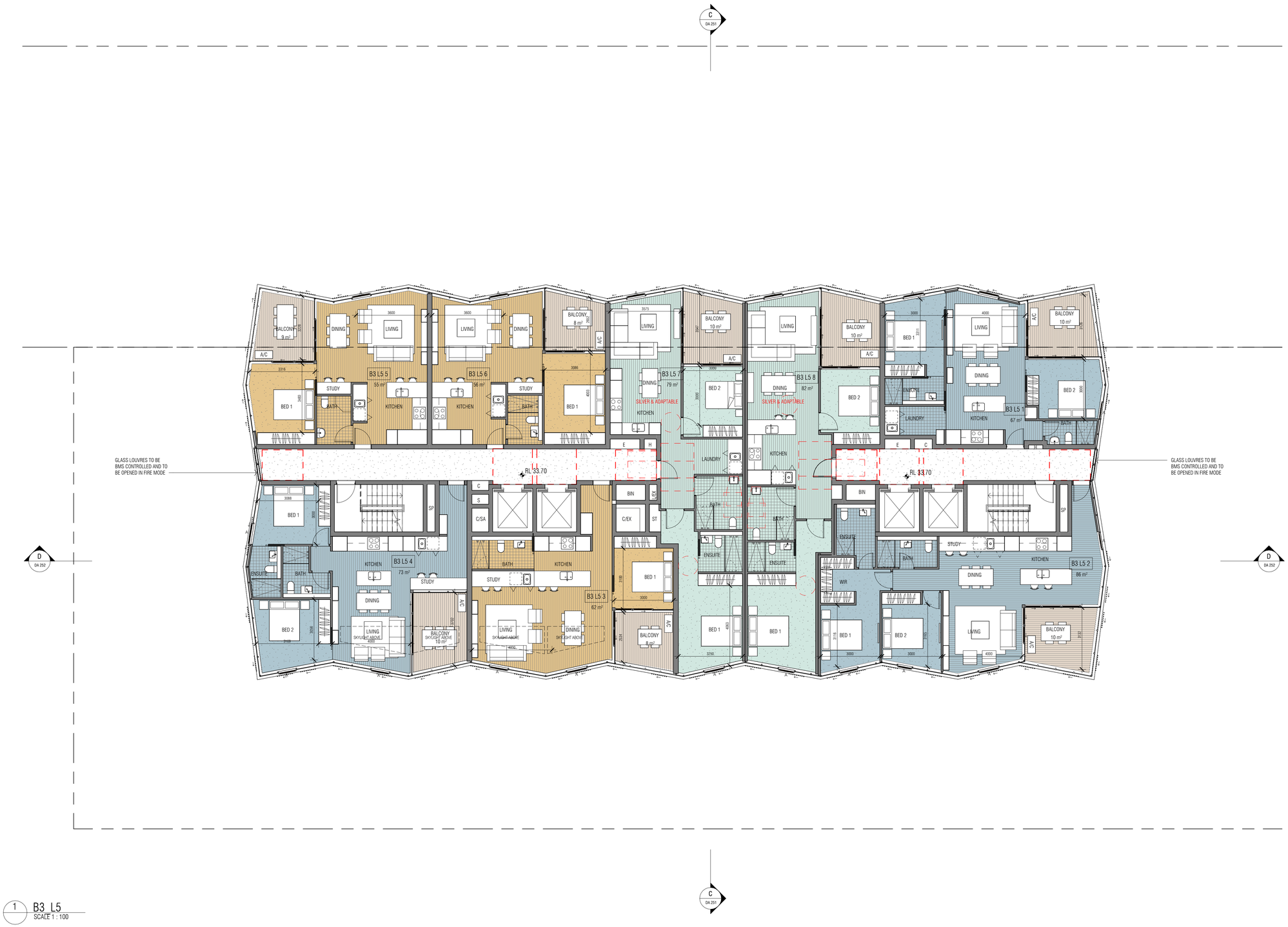
CLIENT

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: G | DRAWING NO.: **DAB3-105**

20/03/2025 6:17:24 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
- A AWNING WINDOW

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

REVISION

B	FOR INFORMATION	20/01/25
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

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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

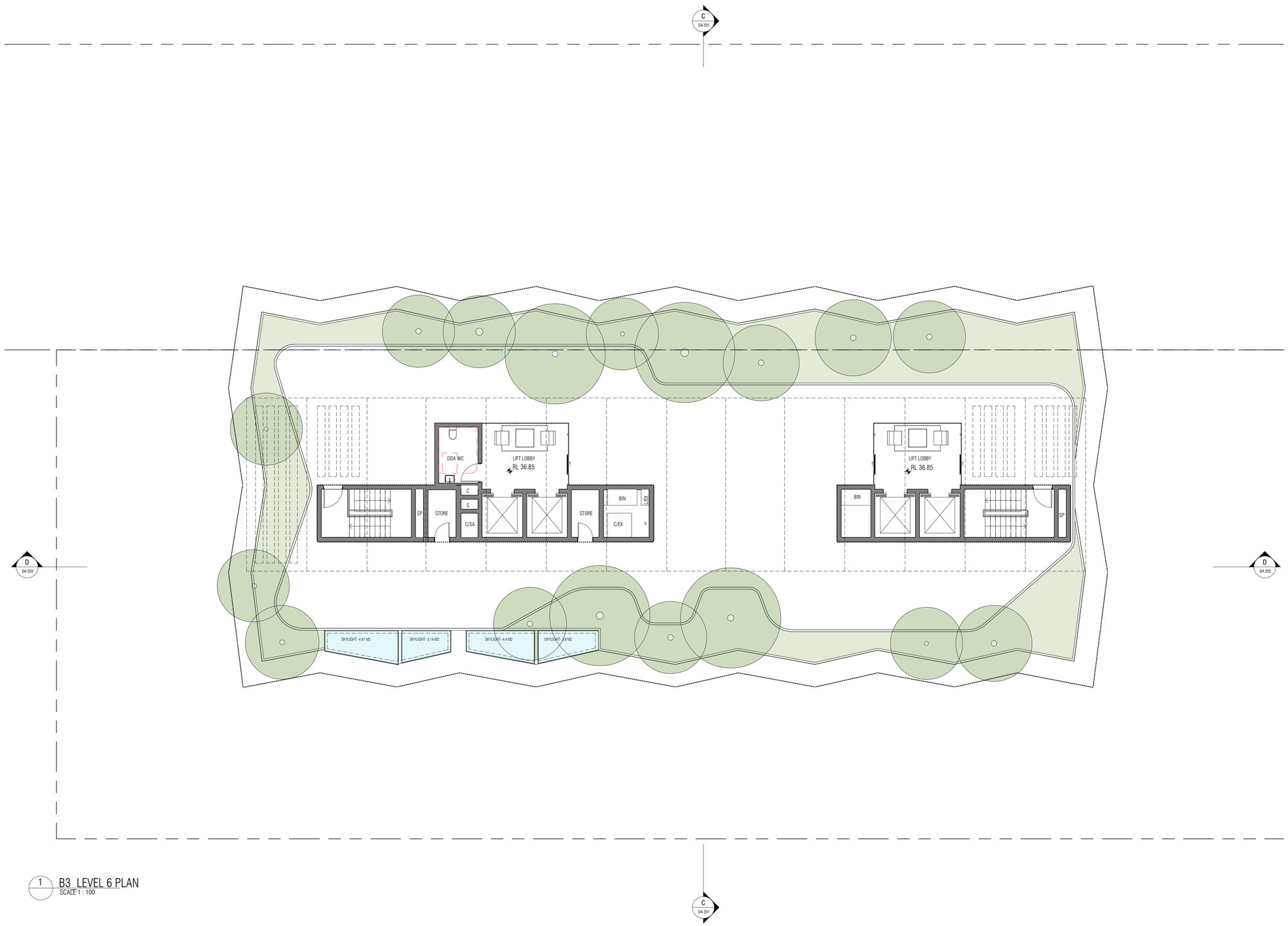
CLIENT

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: G
DRAWING NO.: **DAB3-106**

21/03/2025 2:54:59 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

1 B3 LEVEL 6 PLAN
SCALE 1 : 100

REVISION

B	FOR INFORMATION	20/01/25
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	20/03/25

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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

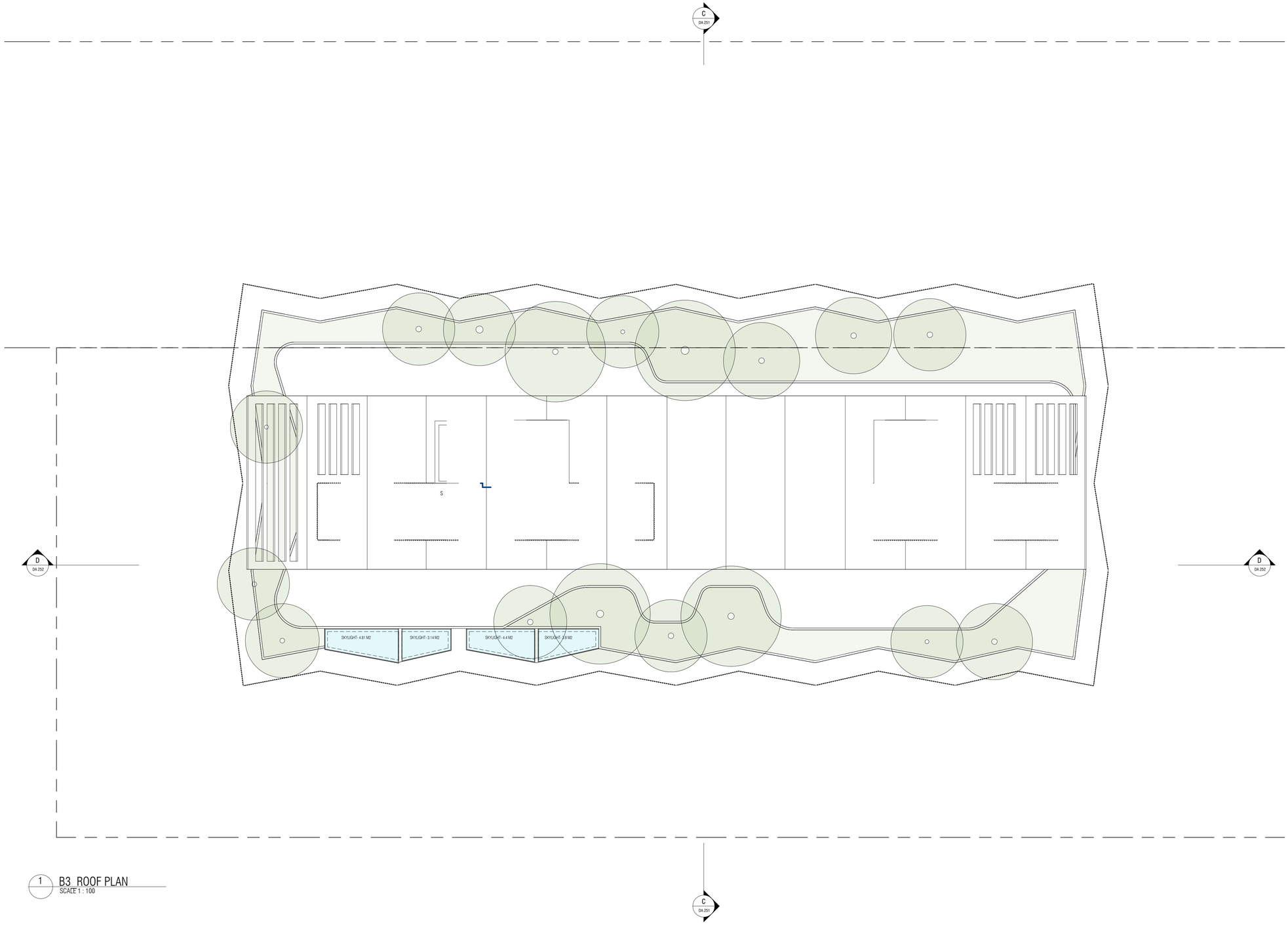
DRAWING TITLE
B3 LEVEL 6 PLAN

CLIENT

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.: **DAB3-107**

21/03/2025 2:55:06 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
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- A AWNING WINDOW

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

REVISION

B	FOR INFORMATION	20/01/25
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	20/03/25

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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

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.: **DAB3-108**

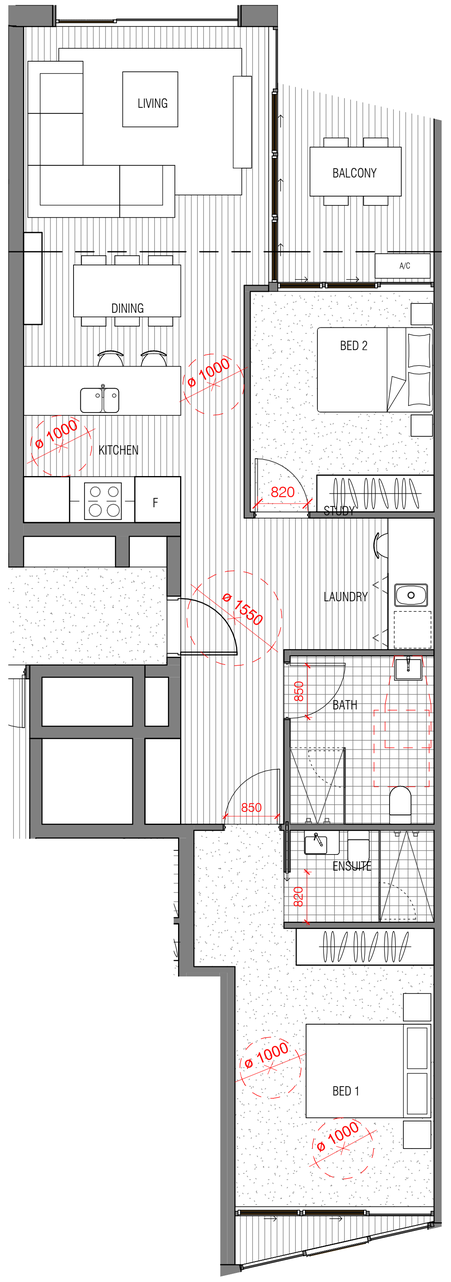
21/03/2025 2:55:13 PM

2 B3 UPPER GROUND FLOOR PLAN
SCALE1 : 250

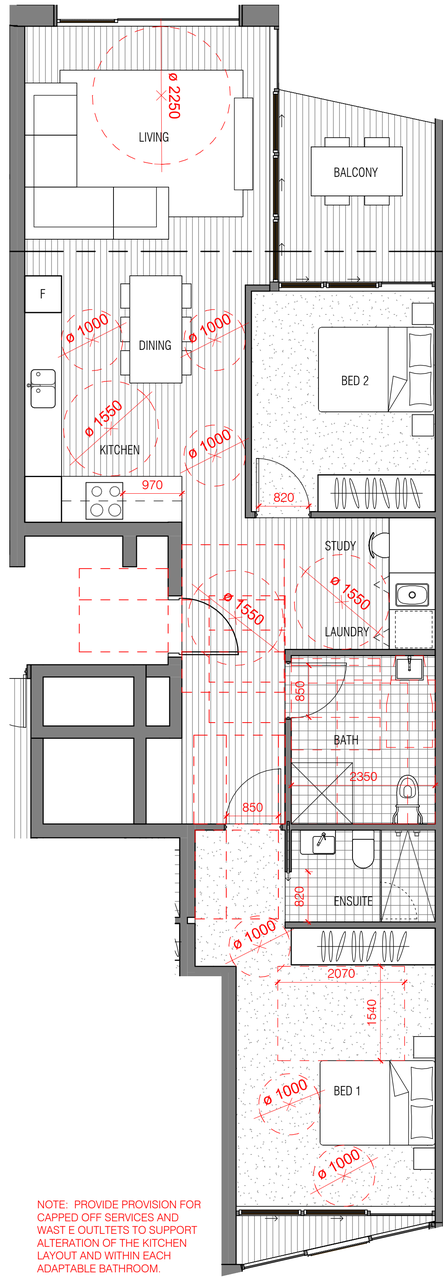
3 LEVEL 01 PLAN
SCALE1 : 250

4 LEVEL 02 PLAN
SCALE1 : 250

10 3 BED LEVEL UG, 1-2 SILVER LEVEL PLAN
SCALE 1 : 50



1 2 BED LEVEL UG, 1-2 PRE- ADAPTABLE
SCALE 1 : 50



NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WAST E OUTLTETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.

9 2 BED LEVEL UG, 1-2 POST ADAPTABLE
SCALE 1 : 50

REQUIREMENTS

9 ADAPTABLE APARTMENTS (15%)

12 SILVER LEVEL APARTMENTS (20%)

PROPOSED

9 ADAPTABLE AND SILVER LEVEL APARTMENTS

3 SILVER LEVEL APARTMENTS

REVISION

A	ISSUE FOR DA	24/01/25
B	FOR INFORMATION	30/01/25
C	FOR INFORMATION	05/02/25

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

ADAPTABLE & SILVER LEVEL APARTMENTS - B3
SHEET 1

CLIENT

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	**DAB3-110**

25/03/2025 3:03:13 PM

1 B3 LEVEL 3-5 PLAN
SCALE1 : 250

REQUIREMENTS

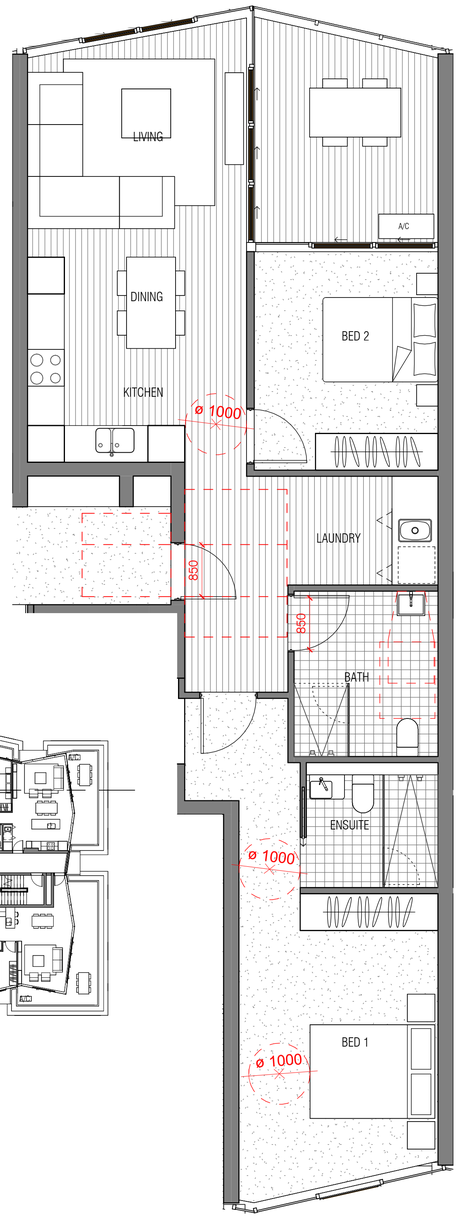
9 ADAPTABLE APARTMENTS (15%)

12 SILVER LEVEL APARTMENTS (20%)

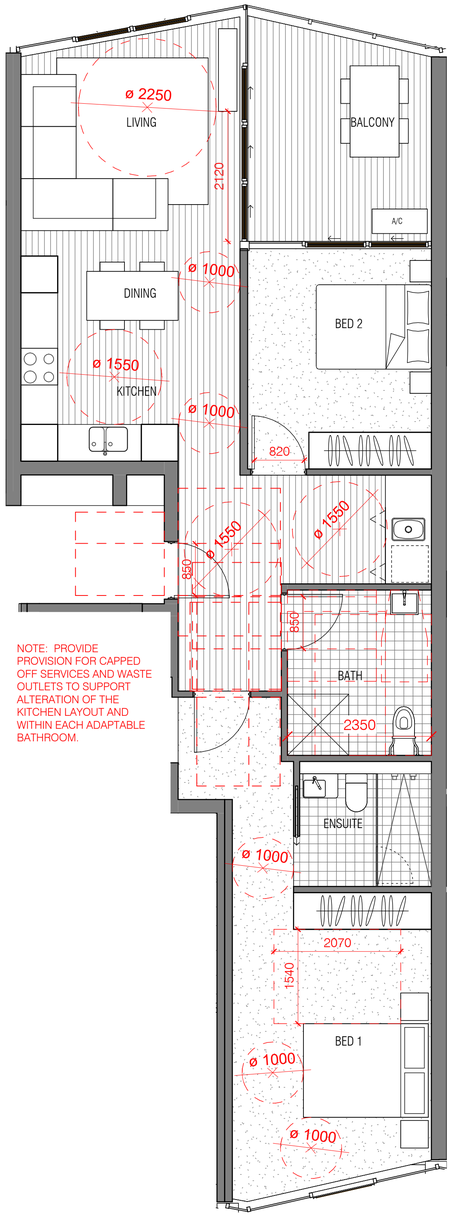
PROPOSED

9 ADAPTABLE AND SILVER LEVEL APARTMENTS

3 SILVER LEVEL APARTMENTS

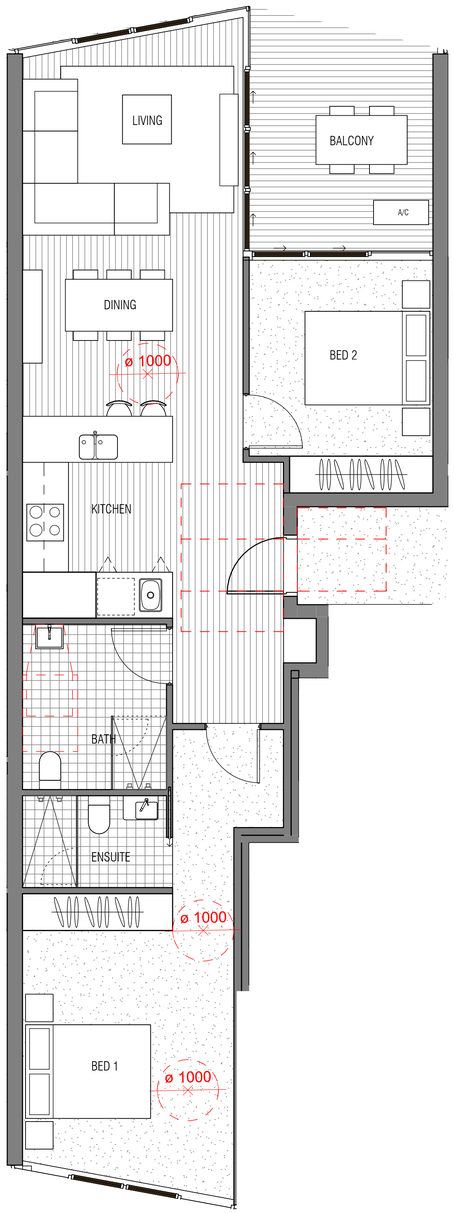


2 2 BED LEVEL 3-5 PRE-ADAPTABLE THRU APARTMENT TYPE 1
SCALE 1 : 50

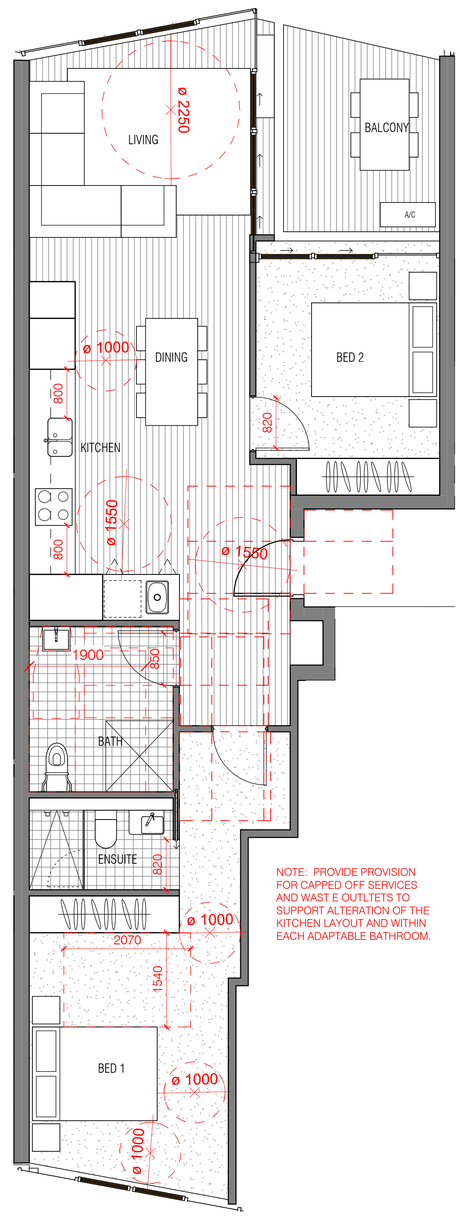


NOTE: PROVIDE PROVISION FOR CAPPED OFF SERVICES AND WASTE OUTLETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT AND WITHIN EACH ADAPTABLE BATHROOM.

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 WAST E OUTLTETS TO SUPPORT ALTERATION OF THE KITCHEN LAYOUT 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
B	FOR INFORMATION	30/01/25
C	FOR INFORMATION	05/02/25

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

ADAPTABLE & SILVER LEVEL APARTMENTS - B3
SHEET 2

CLIENT

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CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
SSDA	C	**DAB3-111**

25/03/2025 3:19:38 PM