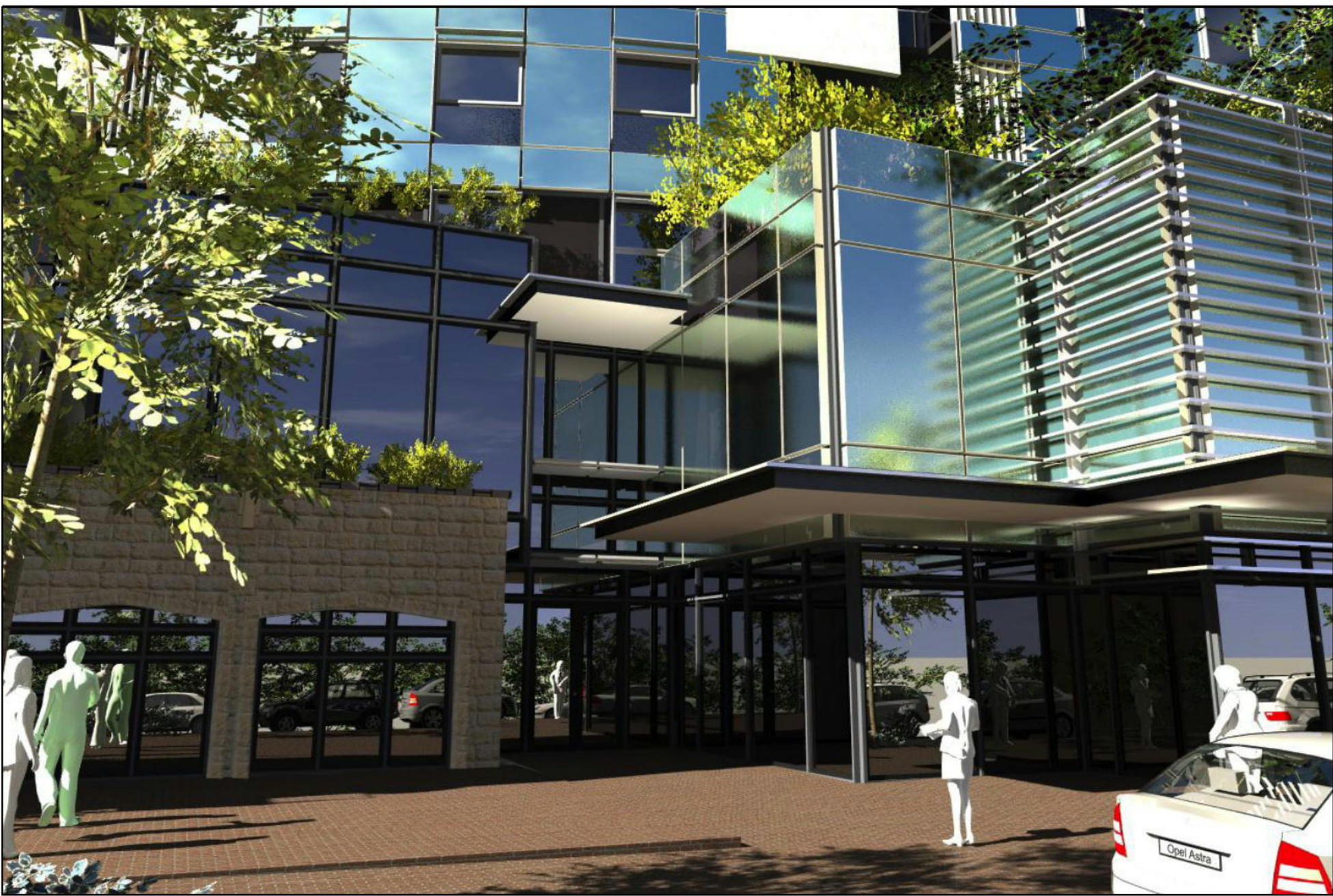
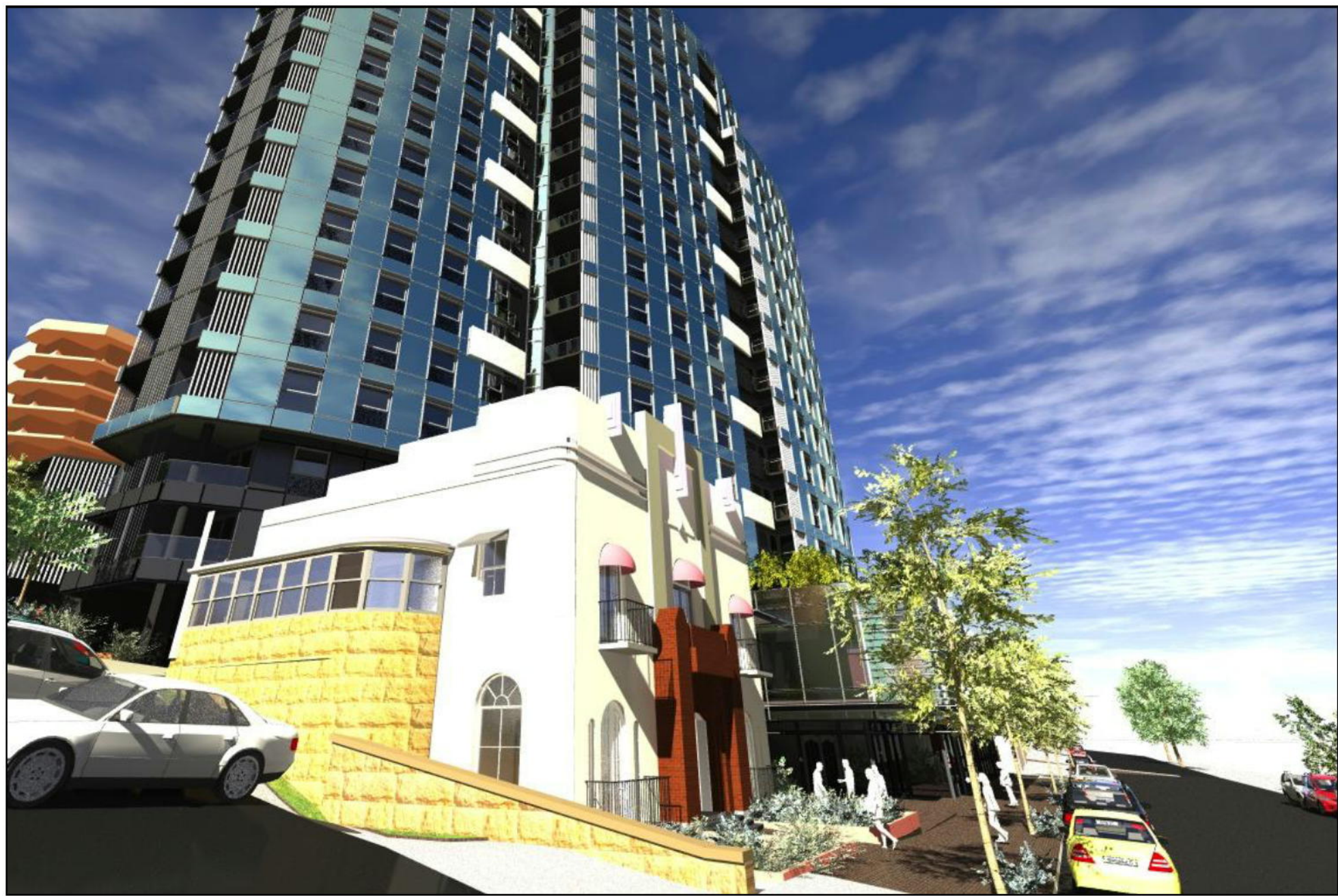


DEVELOPMENT APPLICATION

'27 - 37 MANN STREET, GOSFORD'

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL AND RESIDENTIAL APARTMENTS

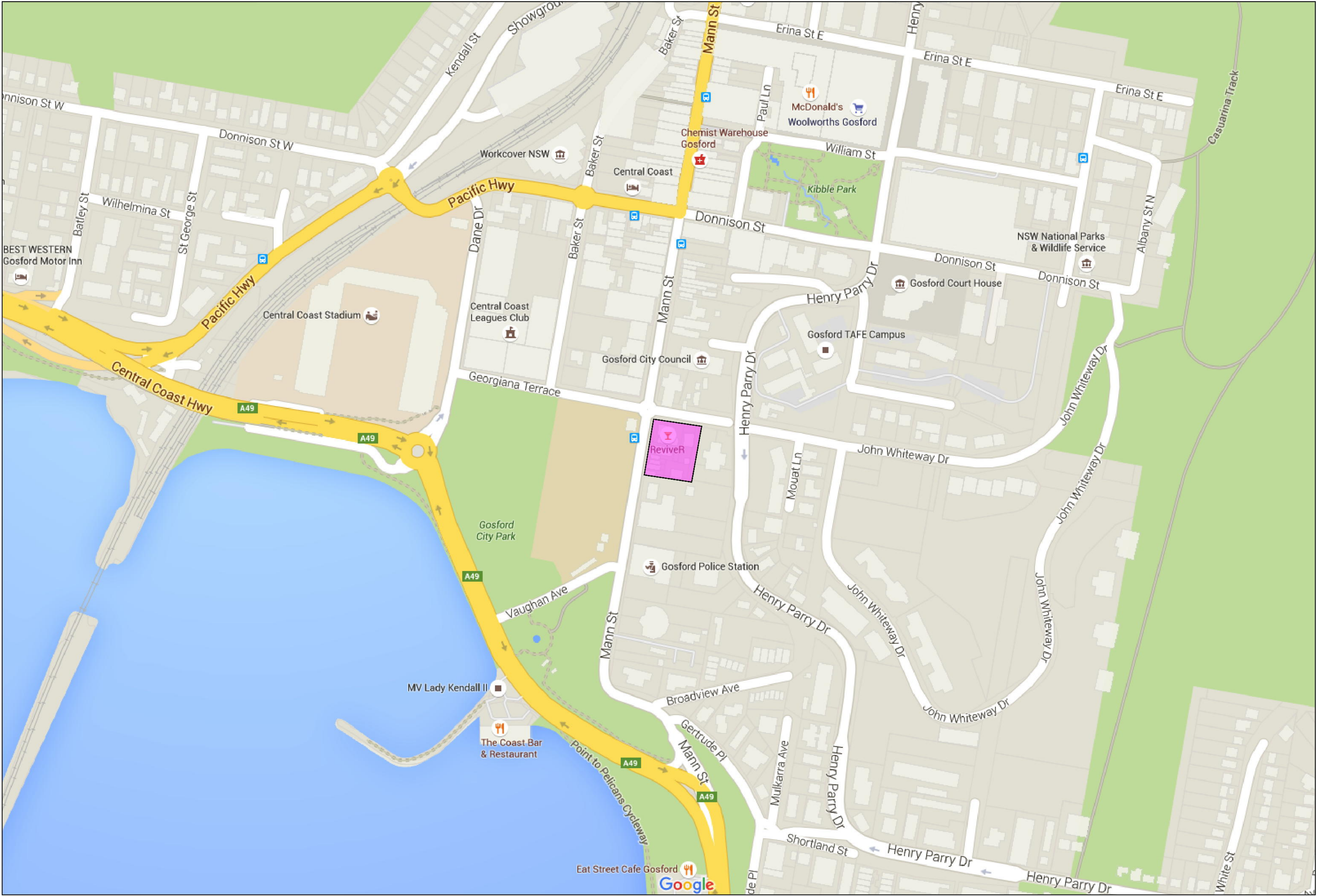


DRAWING LIST

ARCHITECTURAL DRAWINGS

- DA-000 COVER SHEET
- DA-001 LOCALITY PLAN & BASIX
- DA-002 SITE ANALYSIS PLAN
- DA-003 SURVEY PLAN
- DA-004 SITE PLAN
- DA-101 BASEMENT 2 PLAN
- DA-102 BASEMENT 1 PLAN
- DA-103 GROUND PLAN
- DA-104 LEVEL 1 PLAN
- DA-105 LEVEL 2 PLAN
- DA-106 LEVEL 3 PLAN
- DA-107 LEVEL 4 PLAN
- DA-108 LEVEL 5 PLAN
- DA-109 LEVEL 6 PLAN
- DA-110 LEVEL 7 PLAN
- DA-111 LEVEL 8 PLAN
- DA-112 LEVEL 9 PLAN
- DA-113 LEVEL 10 PLAN
- DA-114 LEVEL 11 PLAN
- DA-115 LEVEL 12 PLAN
- DA-116 LEVEL 13 PLAN
- DA-117 LEVEL 14 PLAN
- DA-118 LEVEL 15 PLAN
- DA-119 LEVEL 16 PLAN
- DA-120 LEVEL 17 PLAN
- DA-121 LEVEL 18 PLAN
- DA-122 ROOF PLAN
- DA-401 LINE ELEVATIONS SHEET 1
- DA-402 LINE ELEVATIONS SHEET 2
- DA-403 RENDERED ELEVATIONS SHEET 1
- DA-404 RENDERED ELEVATIONS SHEET 2
- DA-501 SECTIONS SHEET 1
- DA-502 SECTIONS SHEET 2
- DA-601 SHADOW DIAGRAMS SHEET 1
- DA-602 SHADOW DIAGRAMS SHEET 2
- DA-701 RENDERED PERSPECTIVES SHEET 1
- DA-702 RENDERED PERSPECTIVES SHEET 2
- DA-703 RENDERED PERSPECTIVES SHEET 3
- DA-801 ENVELOPE AND HEIGHT PLAN ANALYSIS
- DA-802 GFA AND FSR CALCULATIONS
- DA-803 SIGHT LINES ANALYSIS PLANS
- DA-804 COMPARISON VIEWS FROM BROADWATER

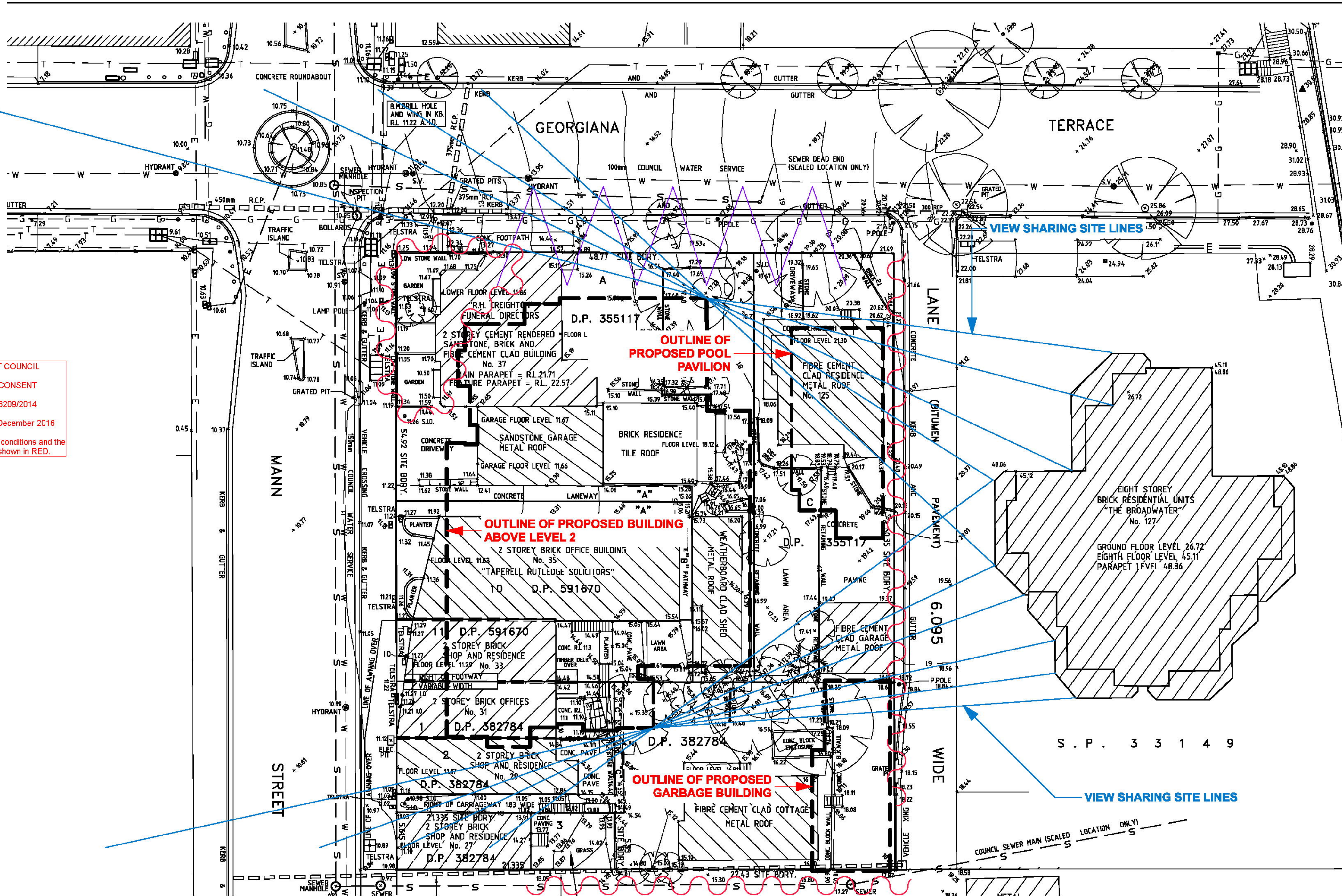
CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
Date of Consent: 15 December 2016
Plan Approved subject to conditions and the amendments, if any, shown in RED.



LOCALITY PLAN - SITE AT CORNER OF MANN ST & GEORGIANA TCE
GOSFORD CBD



CENTRAL COAST COUNCIL
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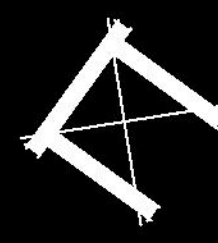


Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
GOSFORD NSW 2250



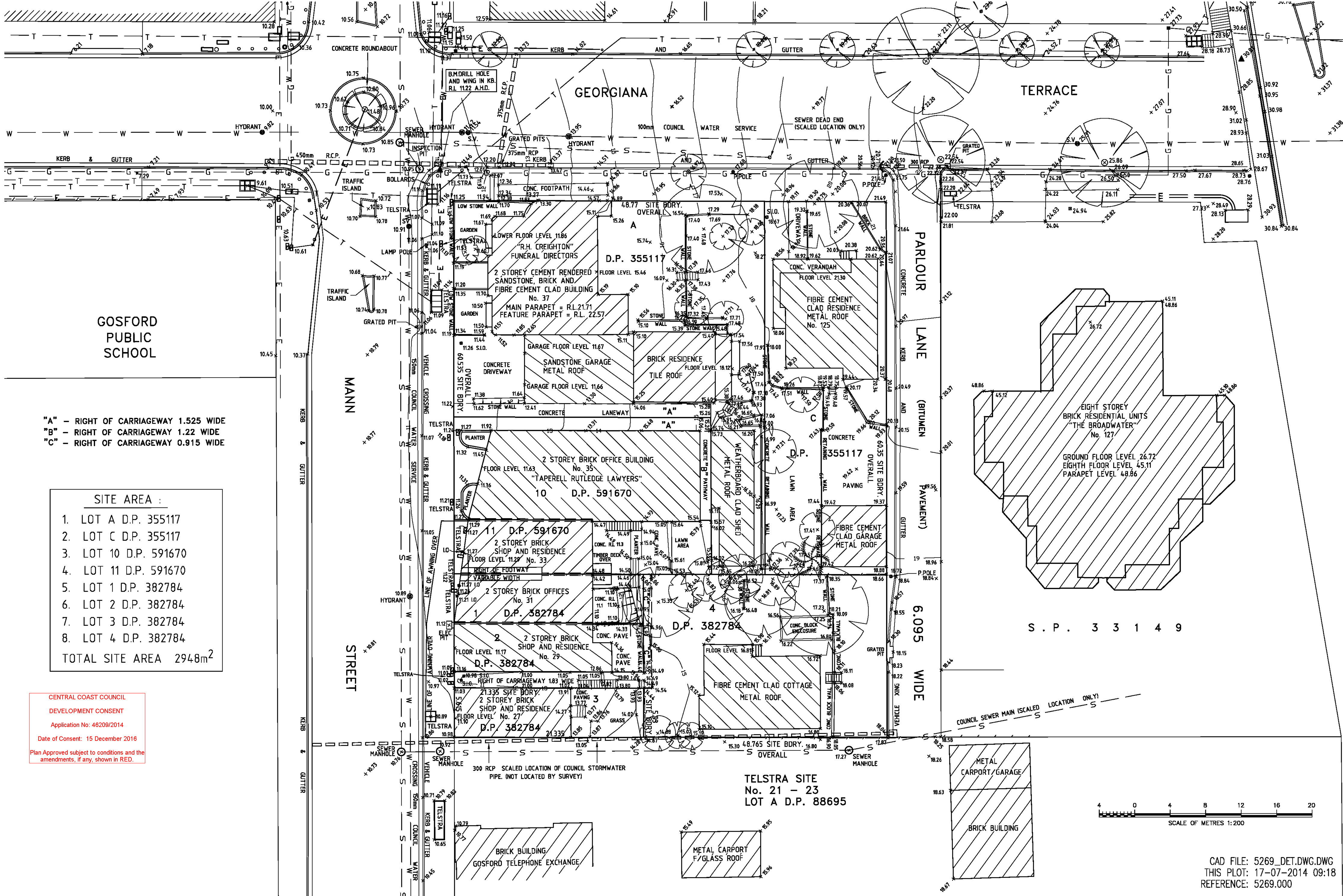
SITE ANALYSIS PLAN

Scale: @ A1

Friday, 24 June 2016

14012

DA-002 rev A

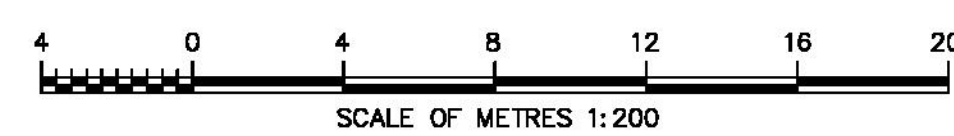


"A" - RIGHT OF CARRIAGEWAY 1.525 WIDE
"B" - RIGHT OF CARRIAGEWAY 1.22 WIDE
"C" - RIGHT OF CARRIAGEWAY 0.915 WIDE

- SITE AREA :**
- 1. LOT A D.P. 355117
 - 2. LOT C D.P. 355117
 - 3. LOT 10 D.P. 591670
 - 4. LOT 11 D.P. 591670
 - 5. LOT 1 D.P. 382784
 - 6. LOT 2 D.P. 382784
 - 7. LOT 3 D.P. 382784
 - 8. LOT 4 D.P. 382784
- TOTAL SITE AREA 2948m²

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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TELSTRA SITE
No. 21 - 23
LOT A D.P. 88695

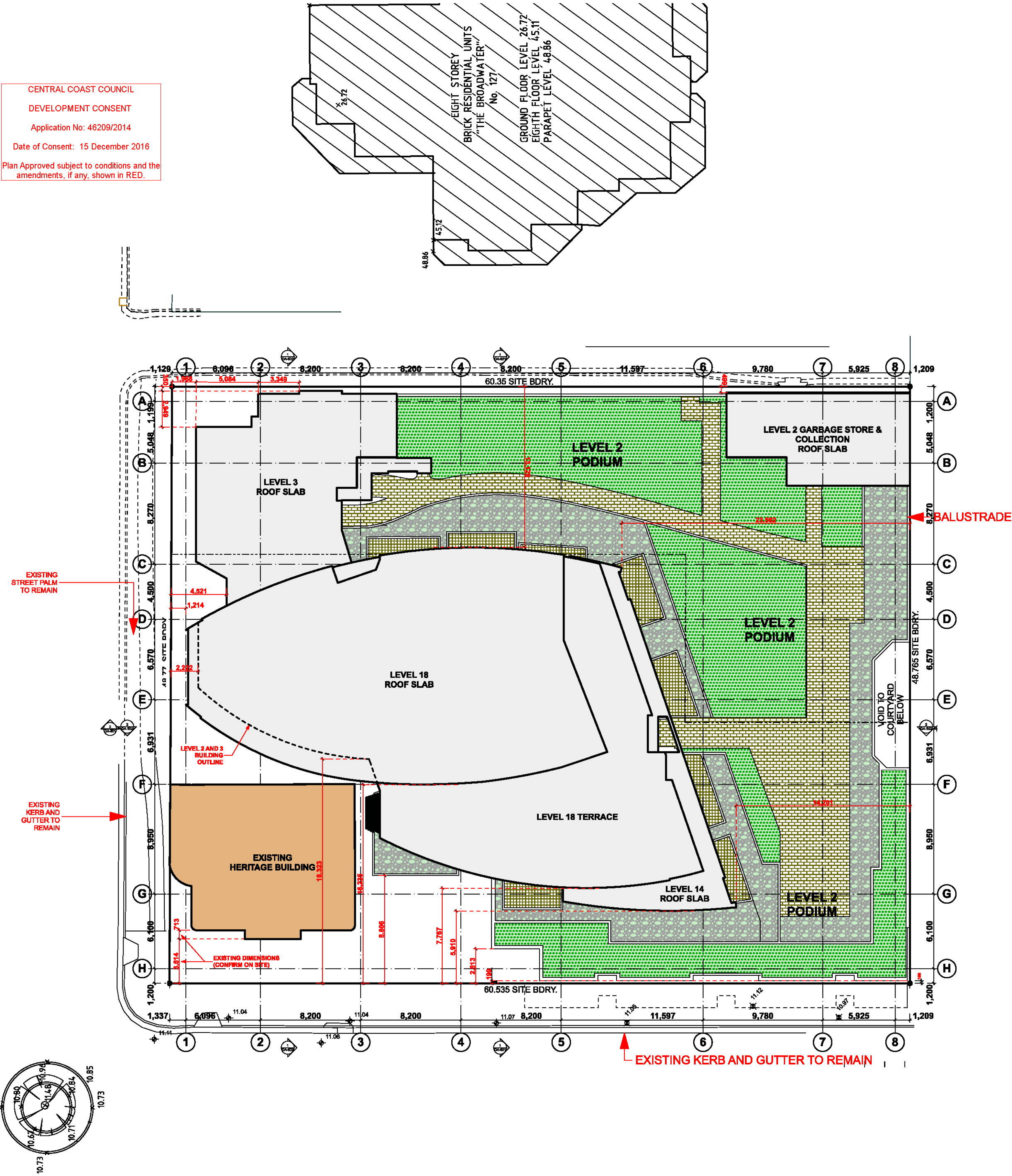


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THIS PLOT: 17-07-2014 09:18
REFERENCE: 5269.000



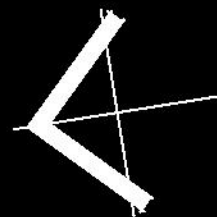
AERIAL VIEW (NTS)

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



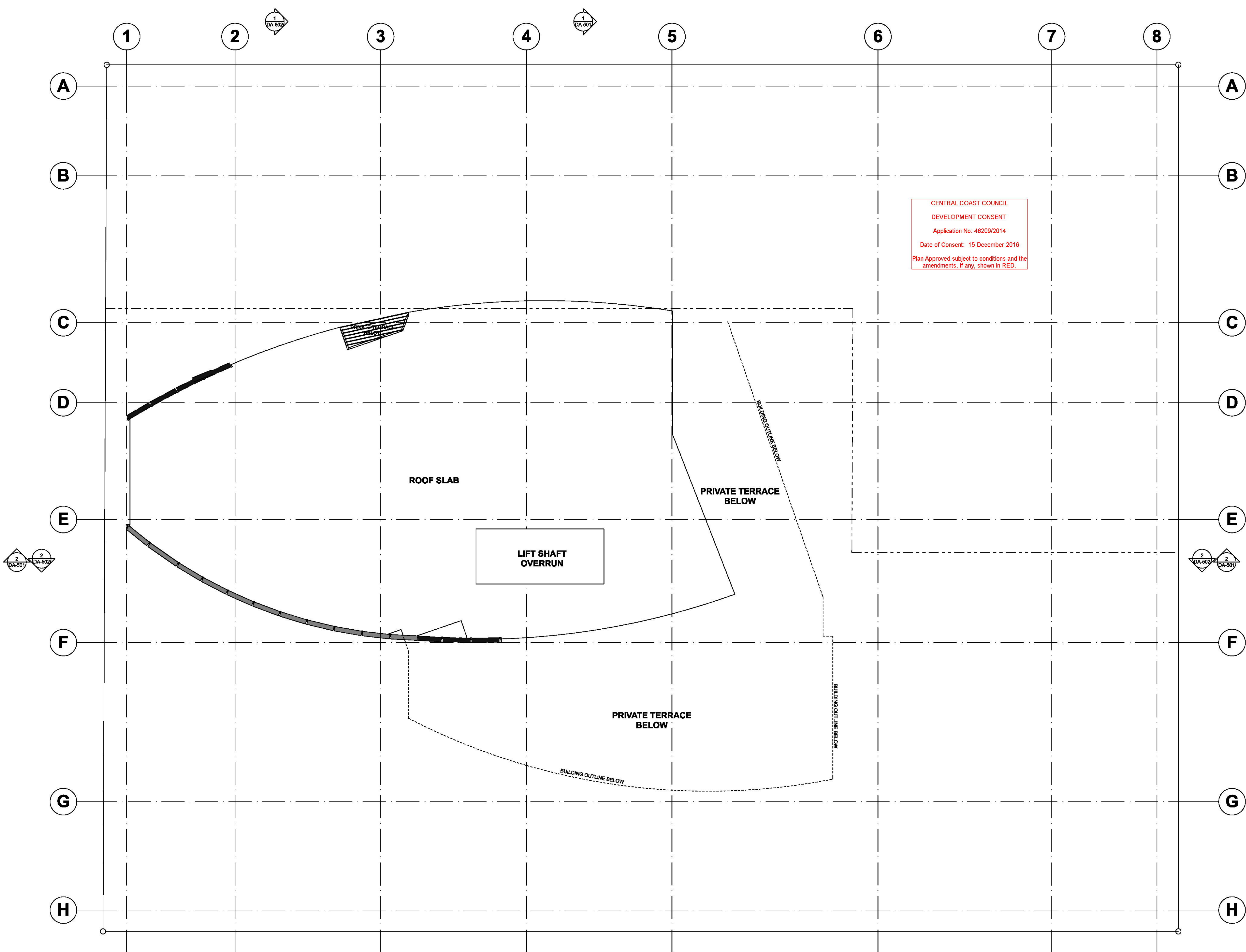
SITE PLAN

Scale: @ A1

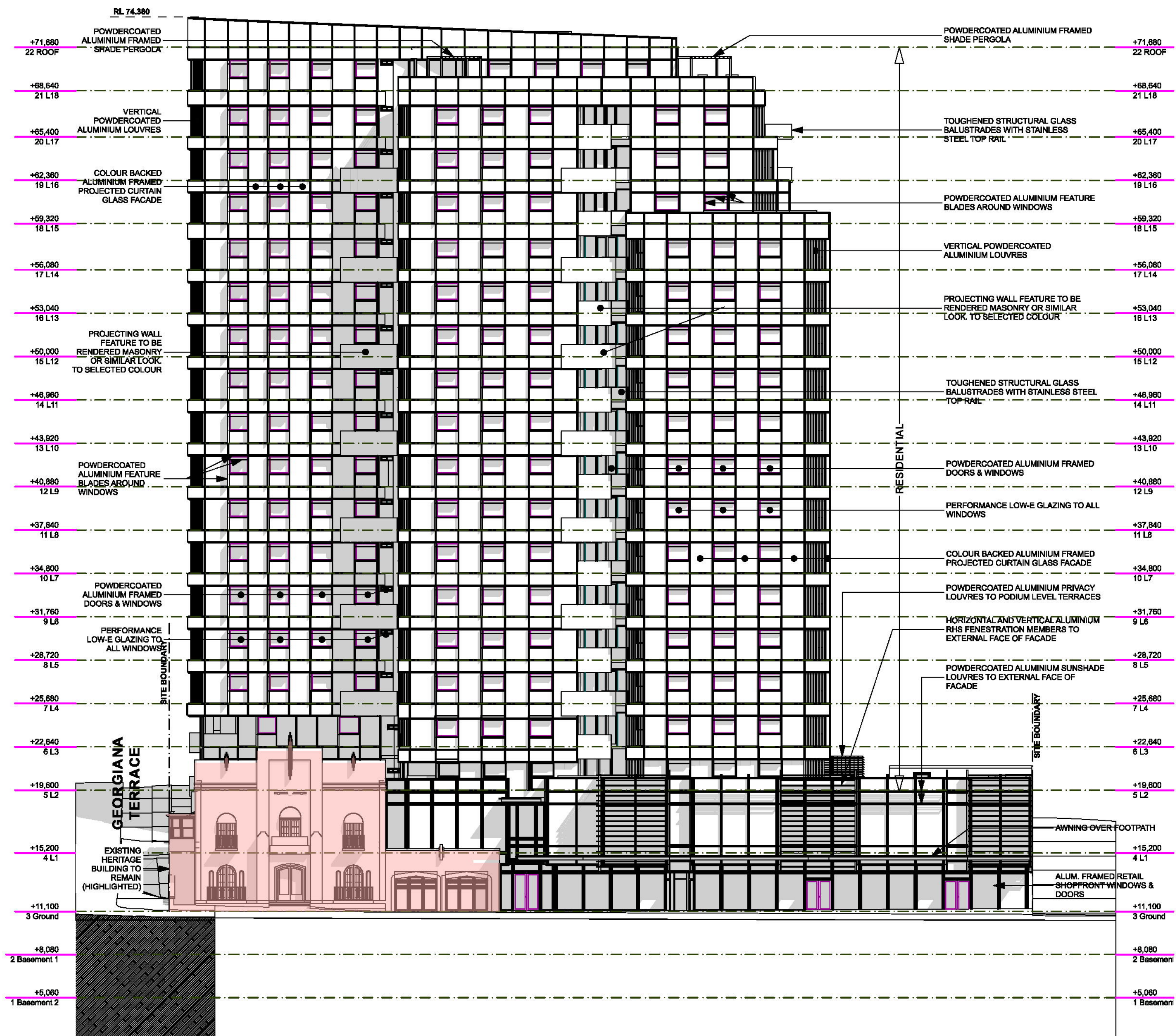
Tuesday, 28 June 2016

14012

DA-004 rev C

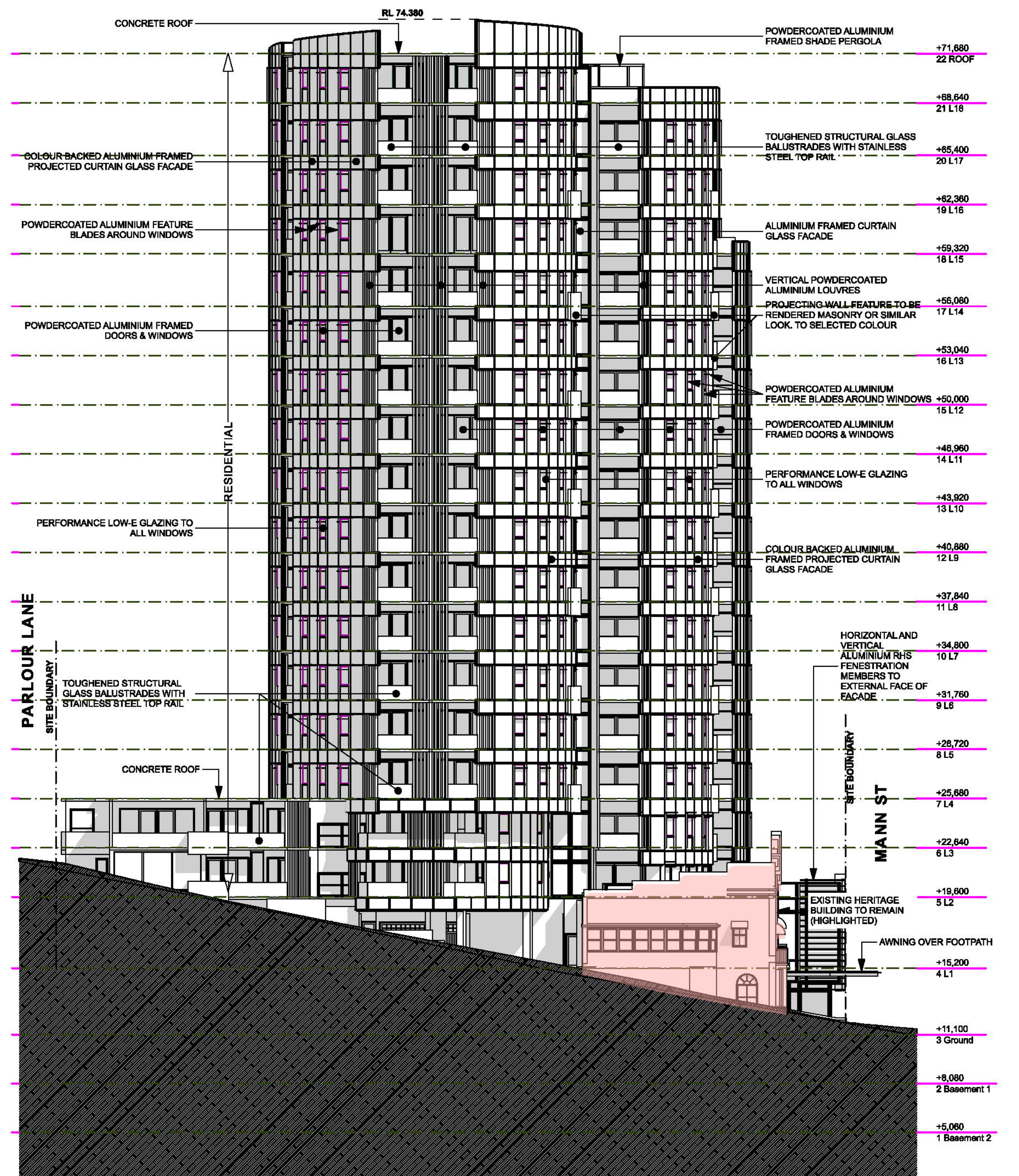


CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
Date of Consent: 15 December 2016
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2 WESTERN ELEVATION

SCALE 1:200



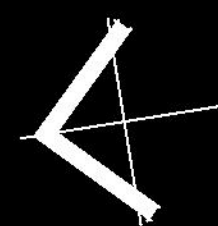
1 NORTHERN ELEVATION

SCALE 1:200

REFER TO RENDERED ELEVATIONS FOR COLOUR SELECTIONS (NOT FOR CONSTRUCTION)

Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



Line Elevations Sheet 1

14012

Scale: @ A1

Friday, 24 June 2016

DA-401 rev C

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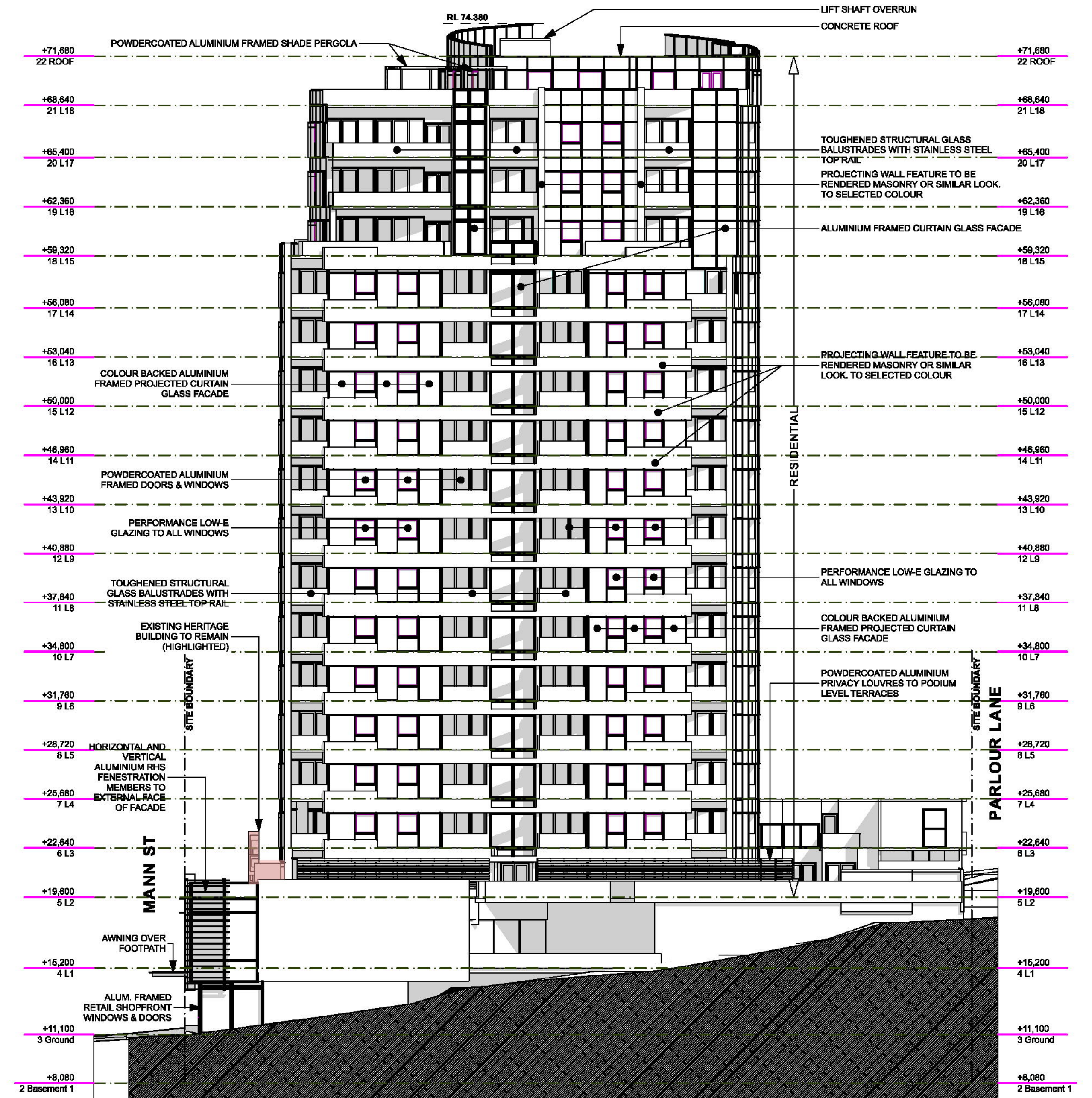


CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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2 EASTERN ELEVATION

SCALE 1:200



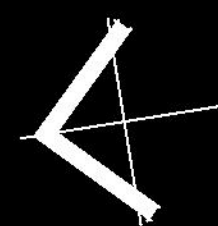
1 SOUTHERN ELEVATION

SCALE 1:200

REFER TO RENDERED ELEVATIONS FOR COLOUR SELECTIONS (NOT FOR CONSTRUCTION)

Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



Line Elevations Sheet 2

Scale: @ A1

Friday, 24 June 2016

14012

DA-402 rev C

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WESTERN ELEVATION @ MANN STREET



NORTHERN ELEVATION @ GEORGIANA TERRACE

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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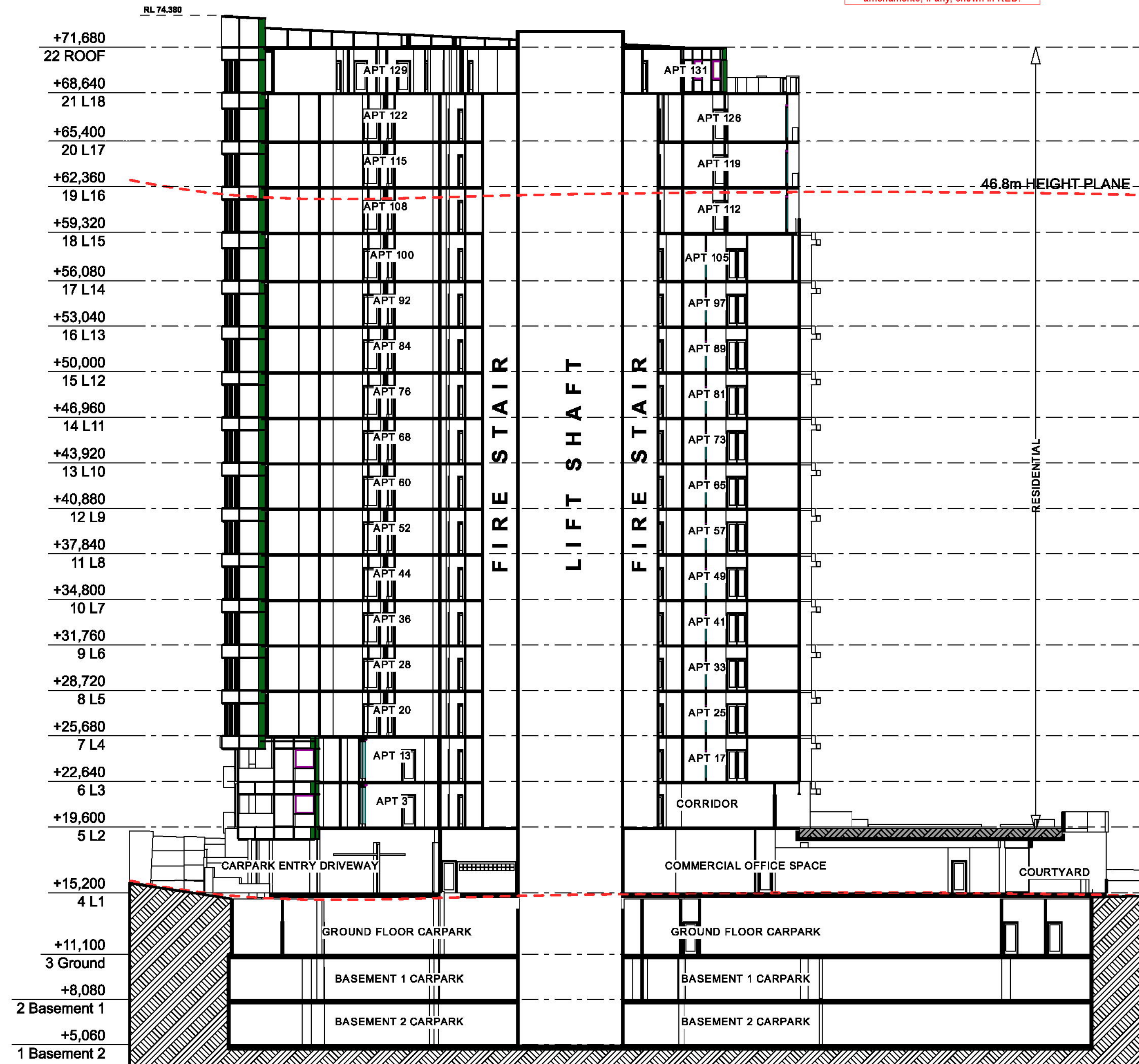


EASTERN ELEVATION

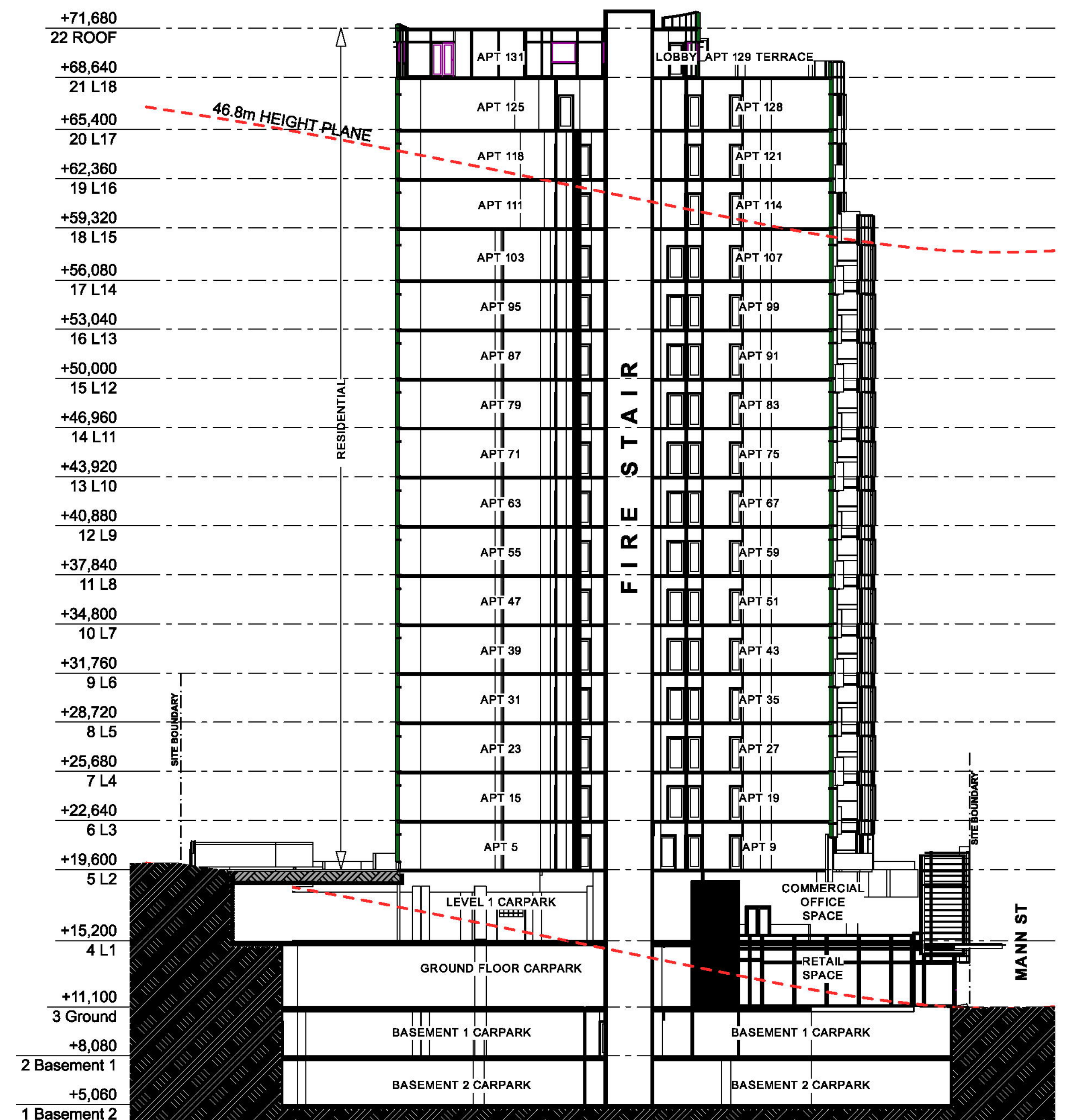


SOUTHERN ELEVATION

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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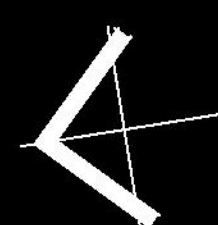
2 SECTION 2
LOOKING EAST
SCALE 1:200



1 SECTION 1
LOOKING SOUTH
SCALE 1:200

Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



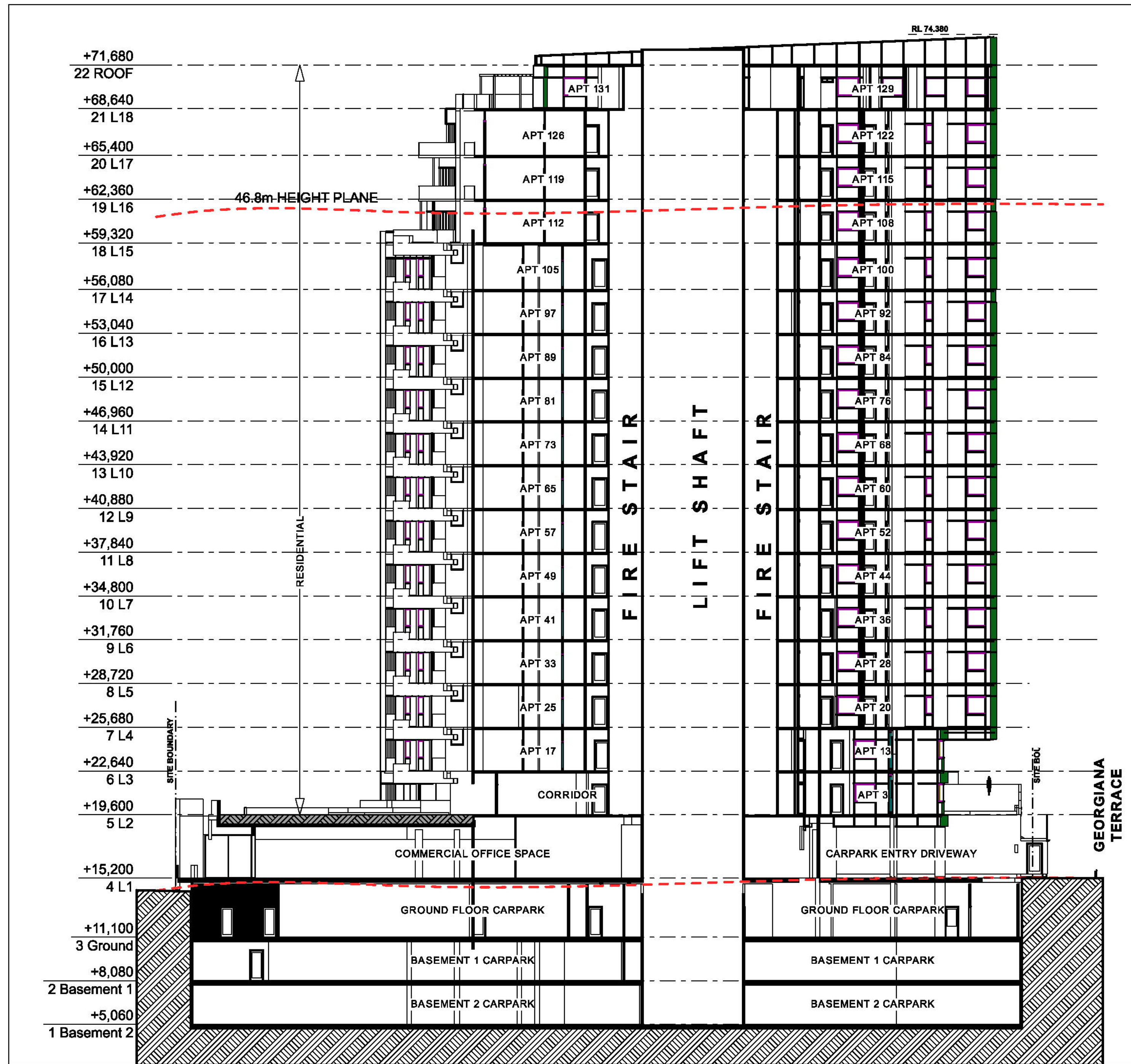
Sections Sheet 1

Scale: @ A1

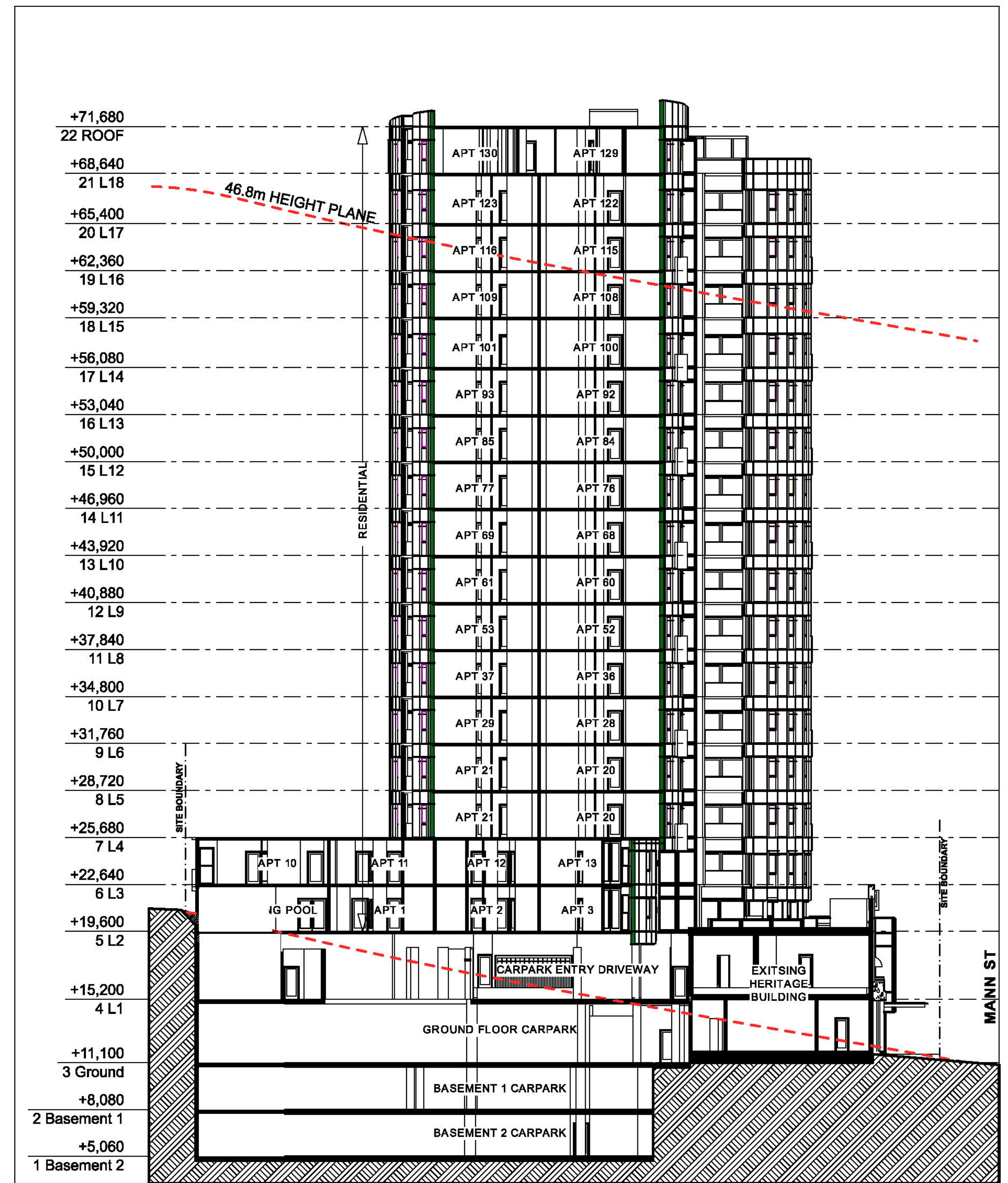
Friday, 24 June 2016

14012

DA-501 rev D

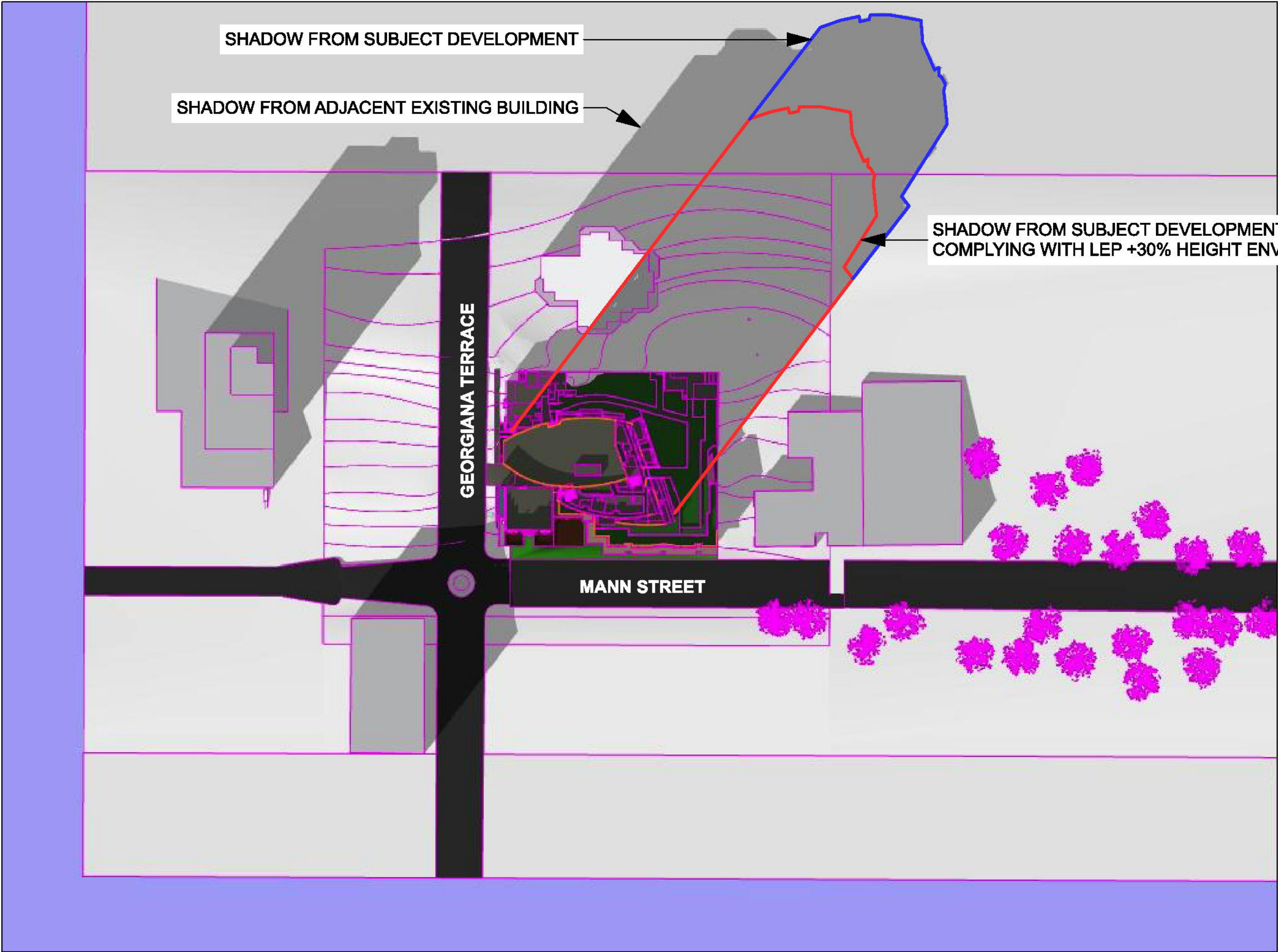


2 SECTION 4
LOOKING WEST
SCALE 1:200



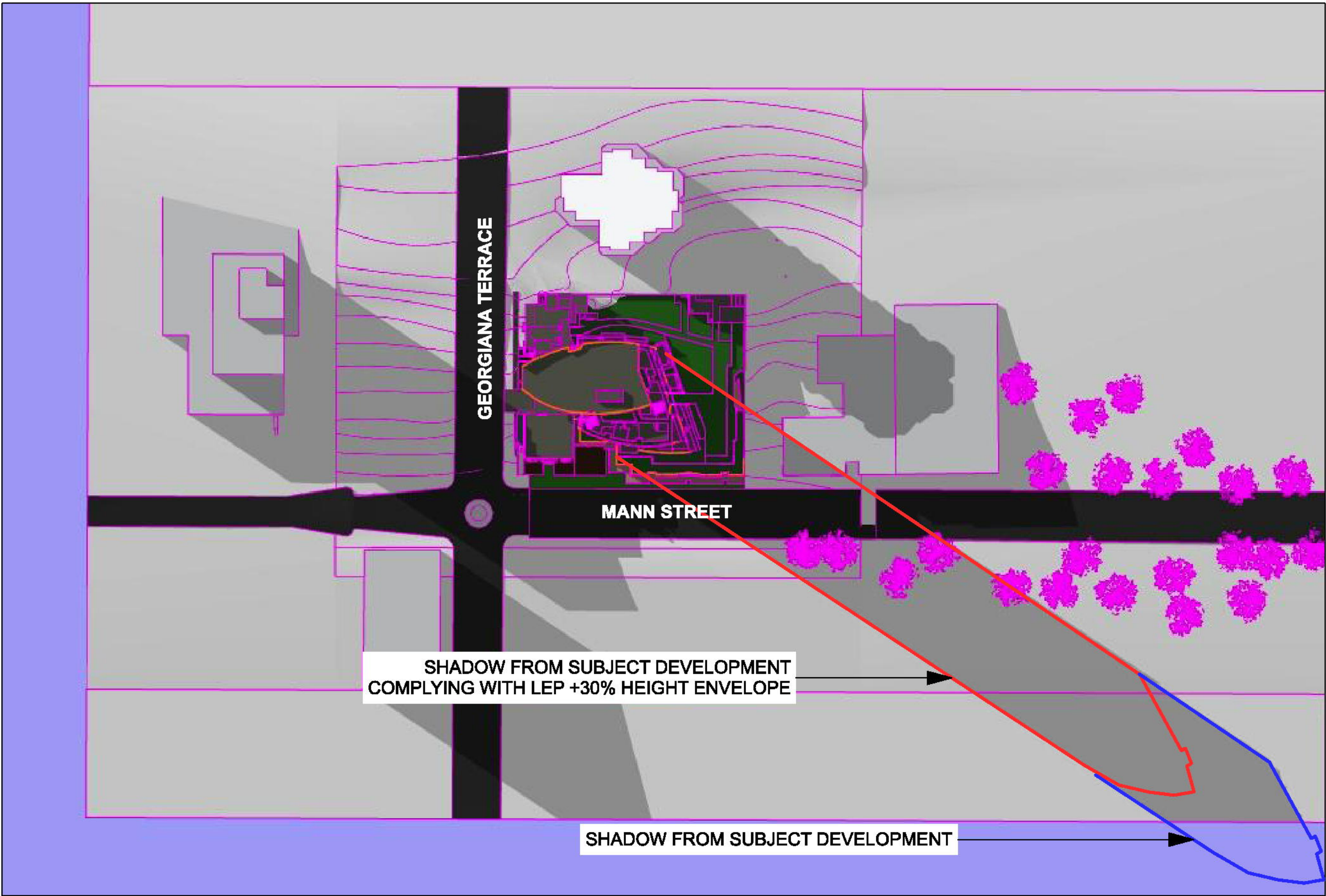
1 SECTION 3
LOOKING SOUTH
SCALE 1:200

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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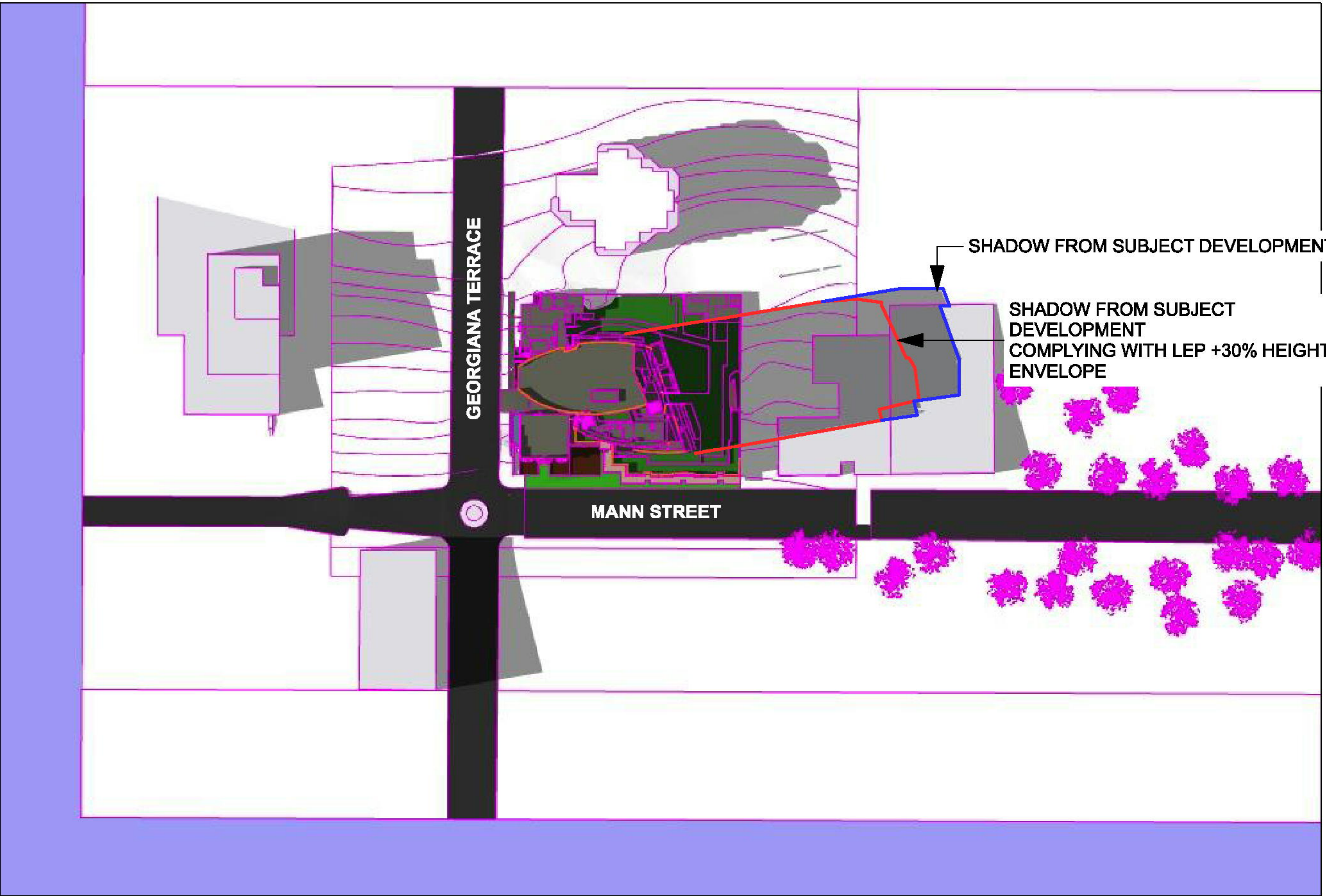


3 JUNE 3pm
WINTER SOLSTICE

SCALE NTS



1 JUNE 9am
WINTER SOLSTICE

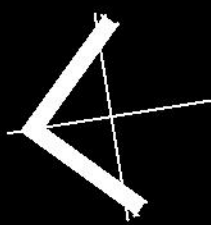


2 JUNE 12pm
WINTER SOLSTICE

SCALE NTS

Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



Shadow Diagrams Sheet 1

Scale: @ A1

Friday, 24 June 2016

14012

DA-601 rev C

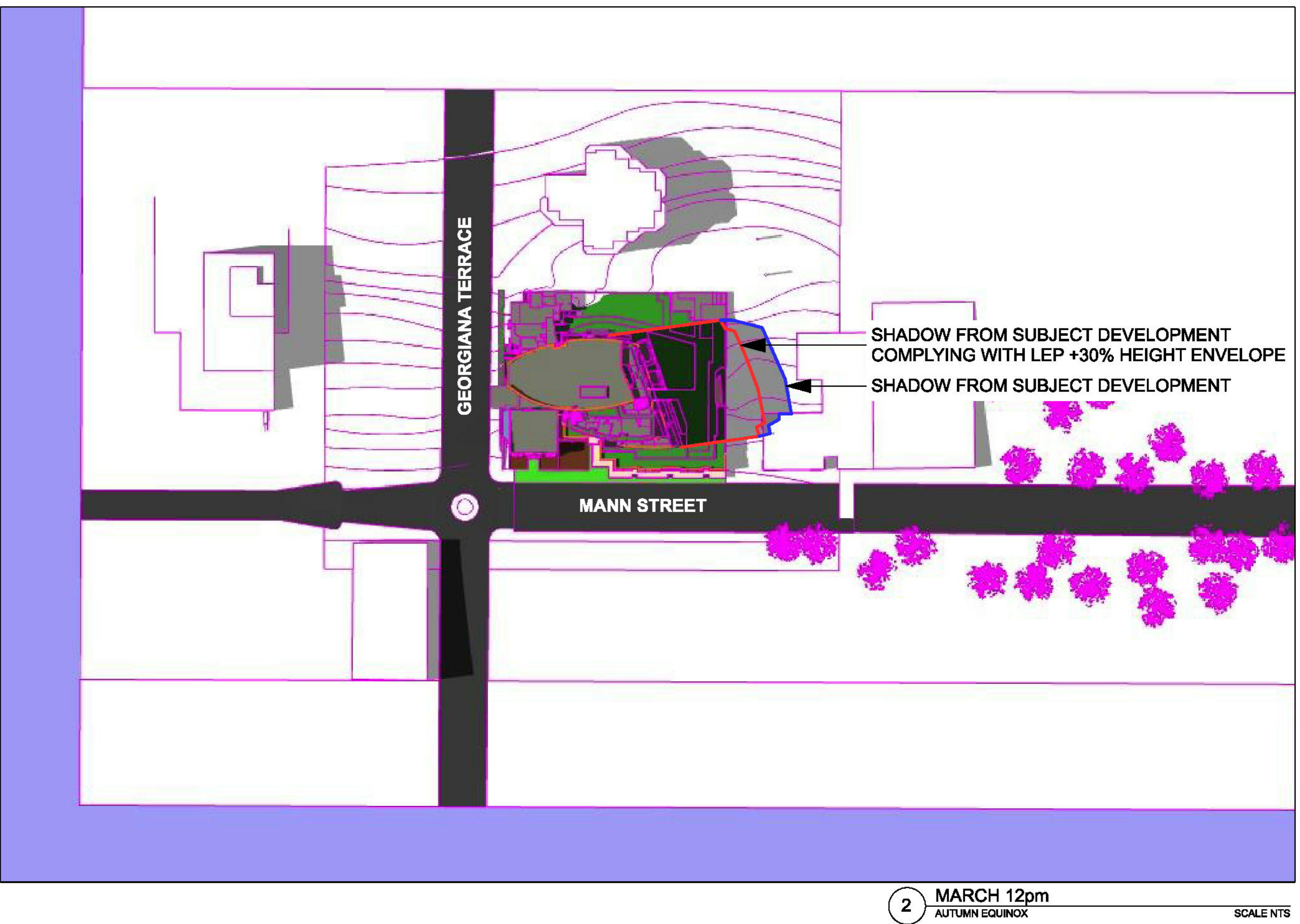
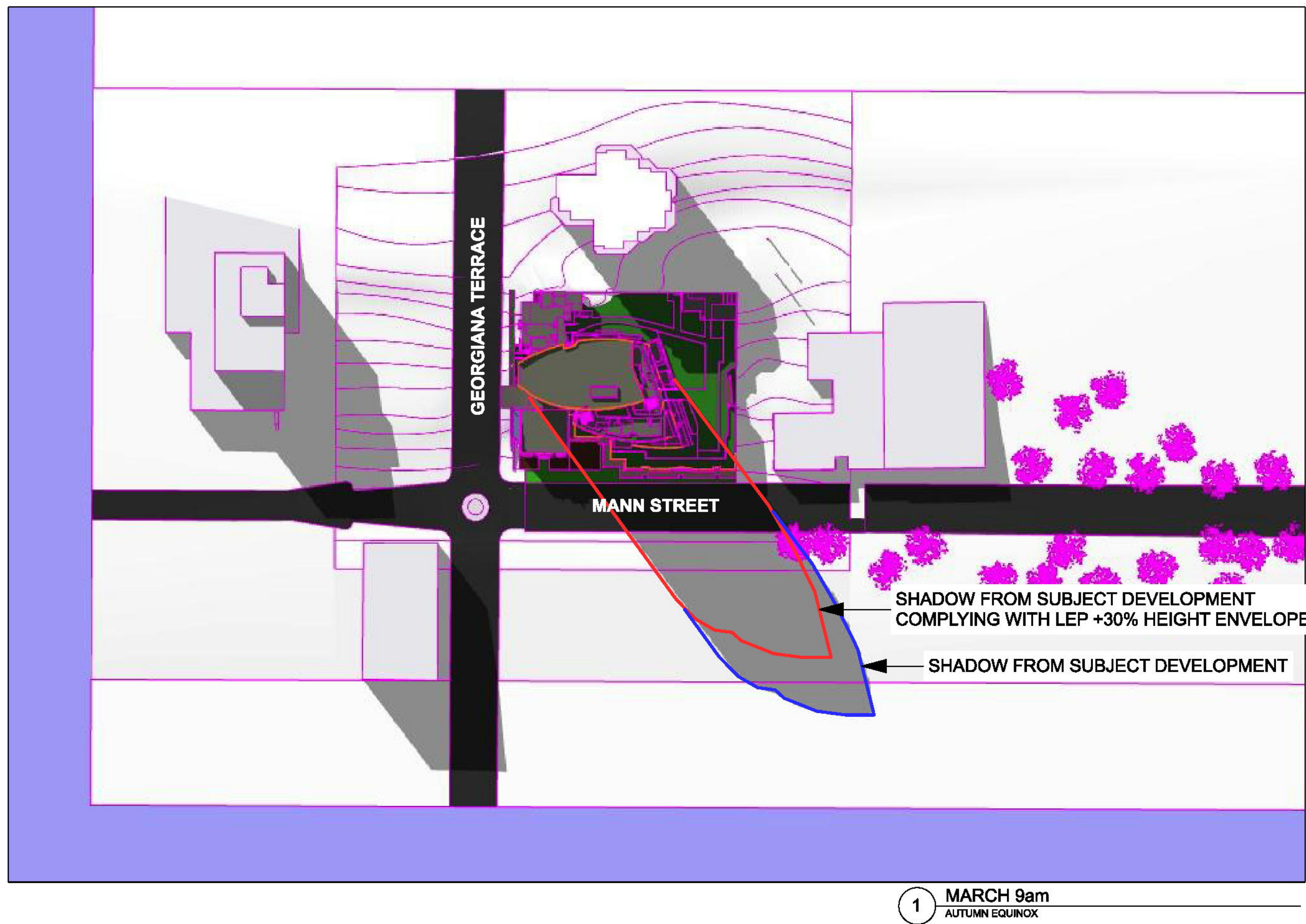
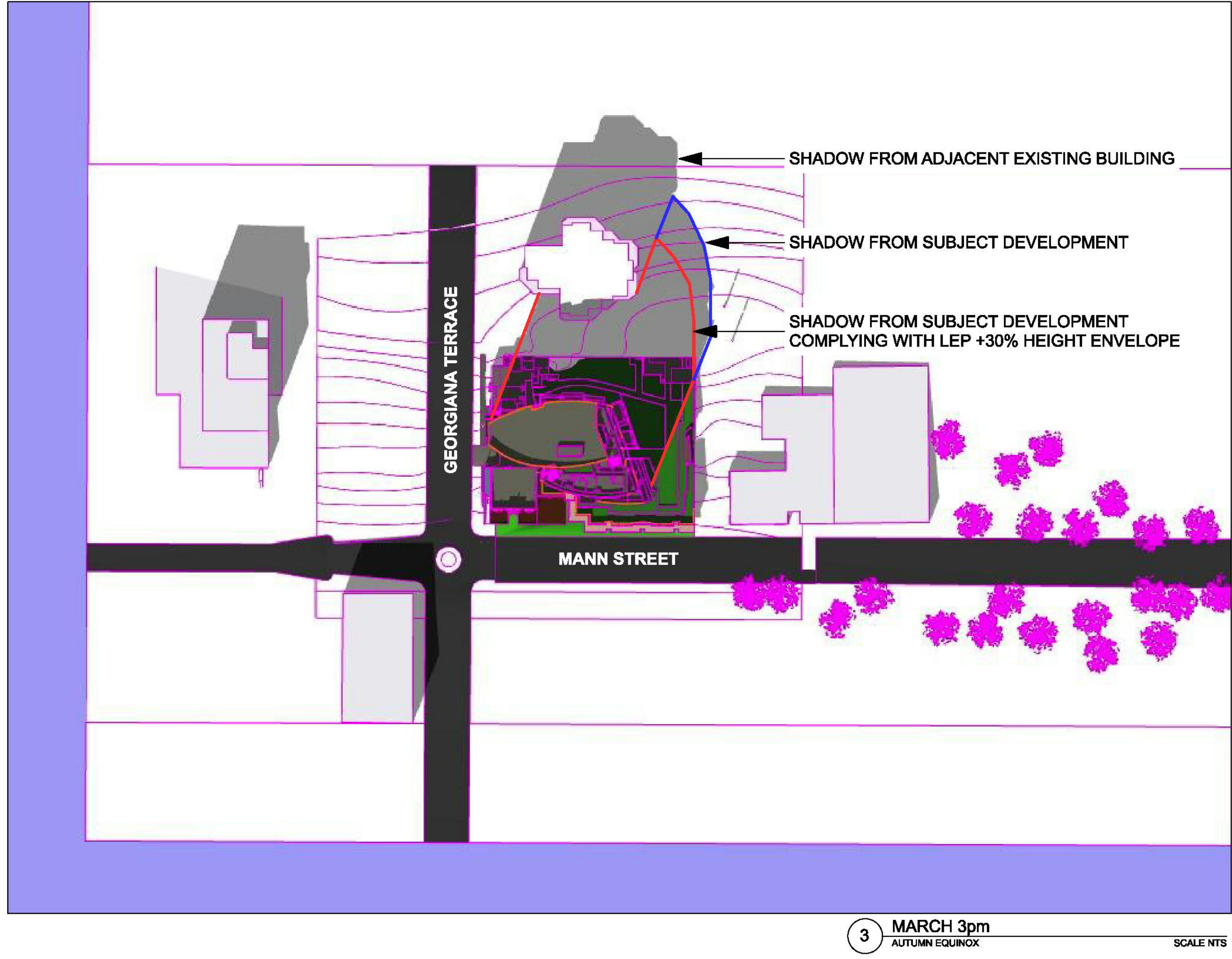
Thrum Architects Pty Limited
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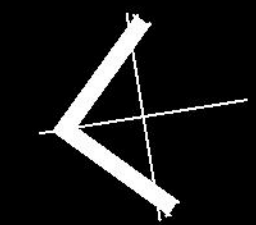
(NOT FOR CONSTRUCTION)

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
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Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



Shadow Diagrams Sheet 2

Scale: @ A1

Friday, 24 June 2016

14012

DA-602 rev C

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NSW Board of Architects: 95220
ABN 21 278 857 200 ACN 001 964 254

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(NOT FOR CONSTRUCTION)

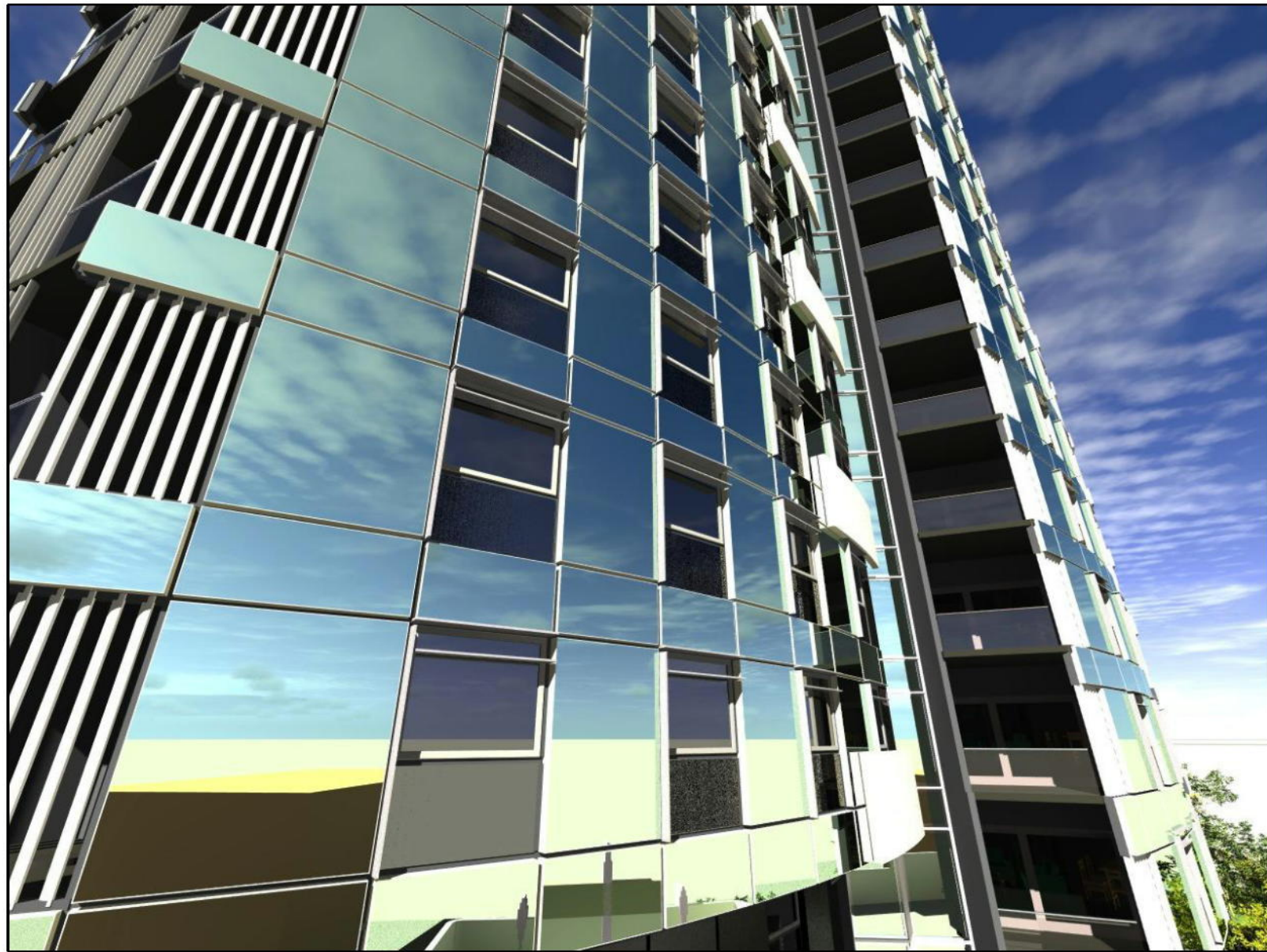
CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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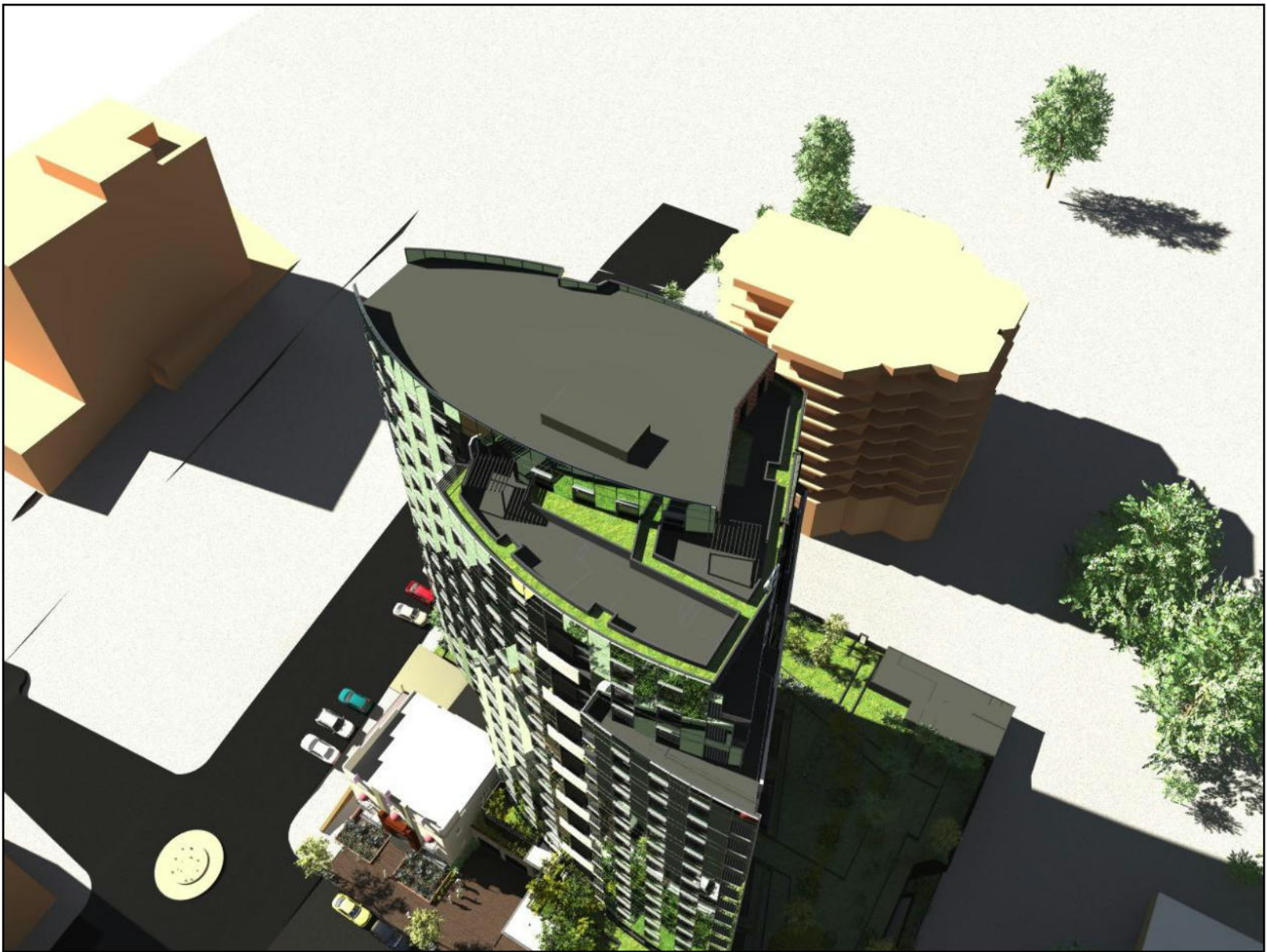
LOOKING SOUTH FROM GEORGIANA TCE ZOOMED IN



LOOKING SOUTH EAST FROM MANN ST ALONG SOUTHERN FRONT FACADE



ELEVATED ZOOMED IN VIEW LOOKING SOUTH EAST
FROM MANN ST & GEORGIANA TCE INTERSECTION



AERIAL VIEW LOOKING NROTH EAST FROM MANN ST



ELEVATED VIEW LOOKING NORTH EAST FROM MANN ST (ZOOMED IN)



ELEVATED VIEW LOOKING NORTH EAST FROM MANN ST



LOOKING NORTH EAST FROM MANN ST



LOOKING SOUTH FROM GEORGIANA TCE



LOOKING SOUTH EAST FROM MANN ST & GEORGIANA TCE INTERSECTION

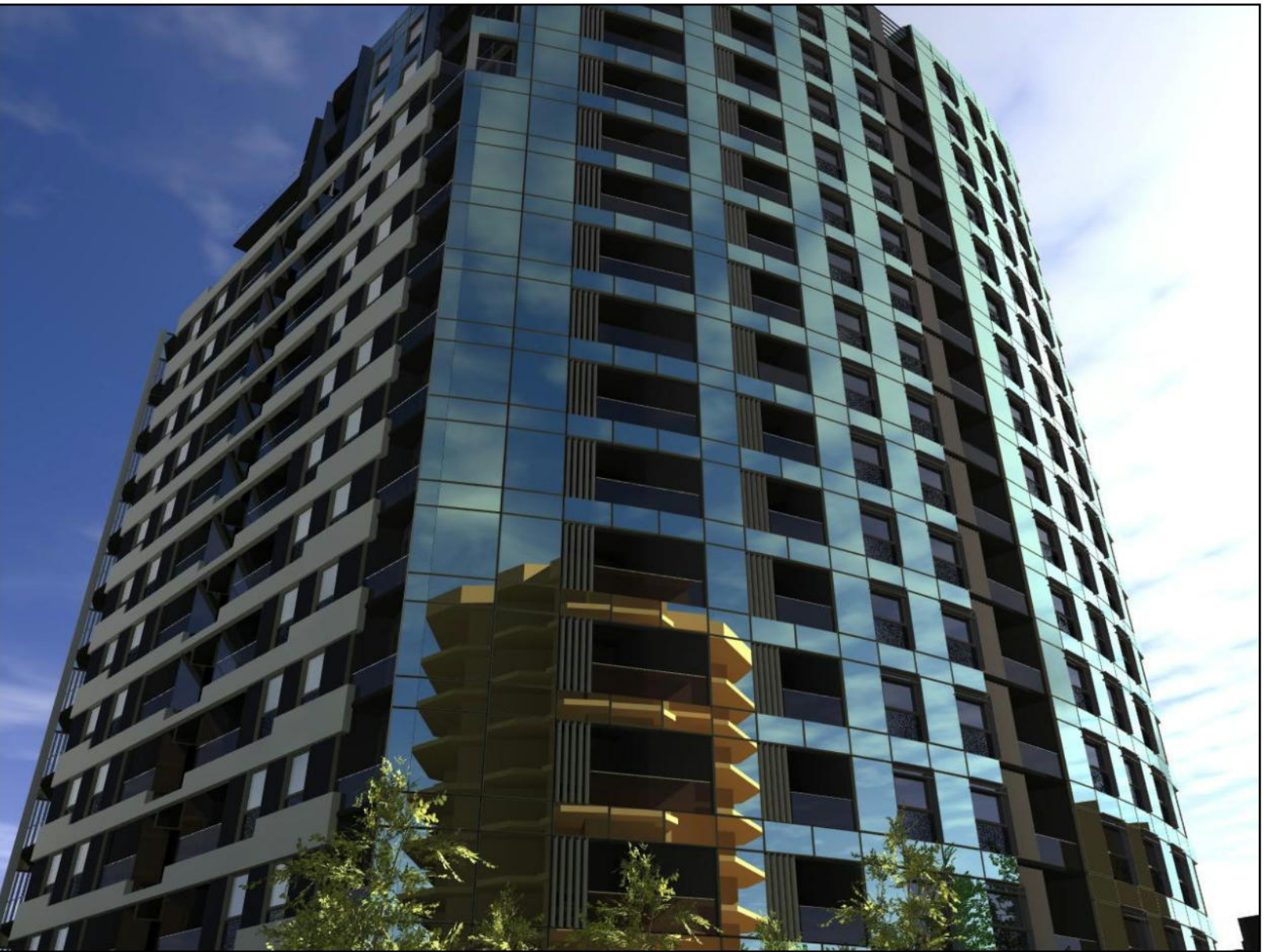
CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
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LOOKING NORTH EAST FROM MANN ST AT FRONT ENTRANCE



LOOKING NORTH EAST FROM MANN ST ZOOMED IN



LOOKING NORTH WEST FROM PINNACLE DEVELOPMENT SITE



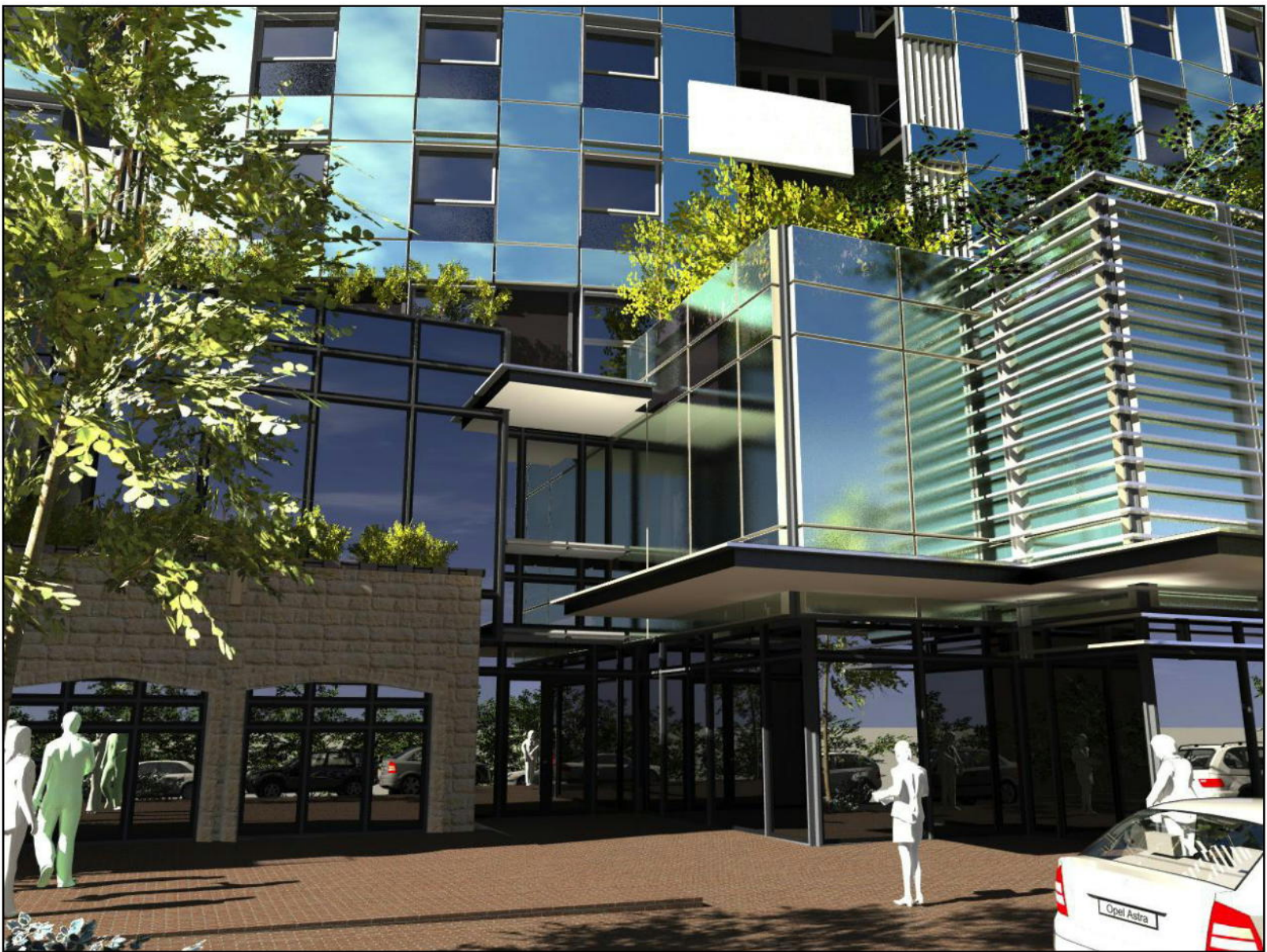
LOOKING SOUTH WEST FROM GEORGIANA TCE



LOOKING NORTH EAST FROM MANN ST



ZOOMED IN VIEW LOOKING SOUTH EAST AT MAIN ENTRANCE



ZOOMED IN VIEW LOOKING EAST AT MAIN ENTRANCE



ZOOMED IN VIEW LOOKING EAST AT MAIN ENTRANCE



LOOKING EAST AT HERITAGE BUILDING AND MAIN ENTRANCE FROM MANN ST



VIEW FROM CORNER OF COLLARD ST AND BRISBANE WATER DRIVE, POINT CLARE



VIEW FROM CENTRAL COAST HIGHWAY RAIL OVERPASS BRIDGE



VIEWED FROM GOSFORD WATERFRONT



PHOTO FROM EAST AT GEORGIANA TERRACE

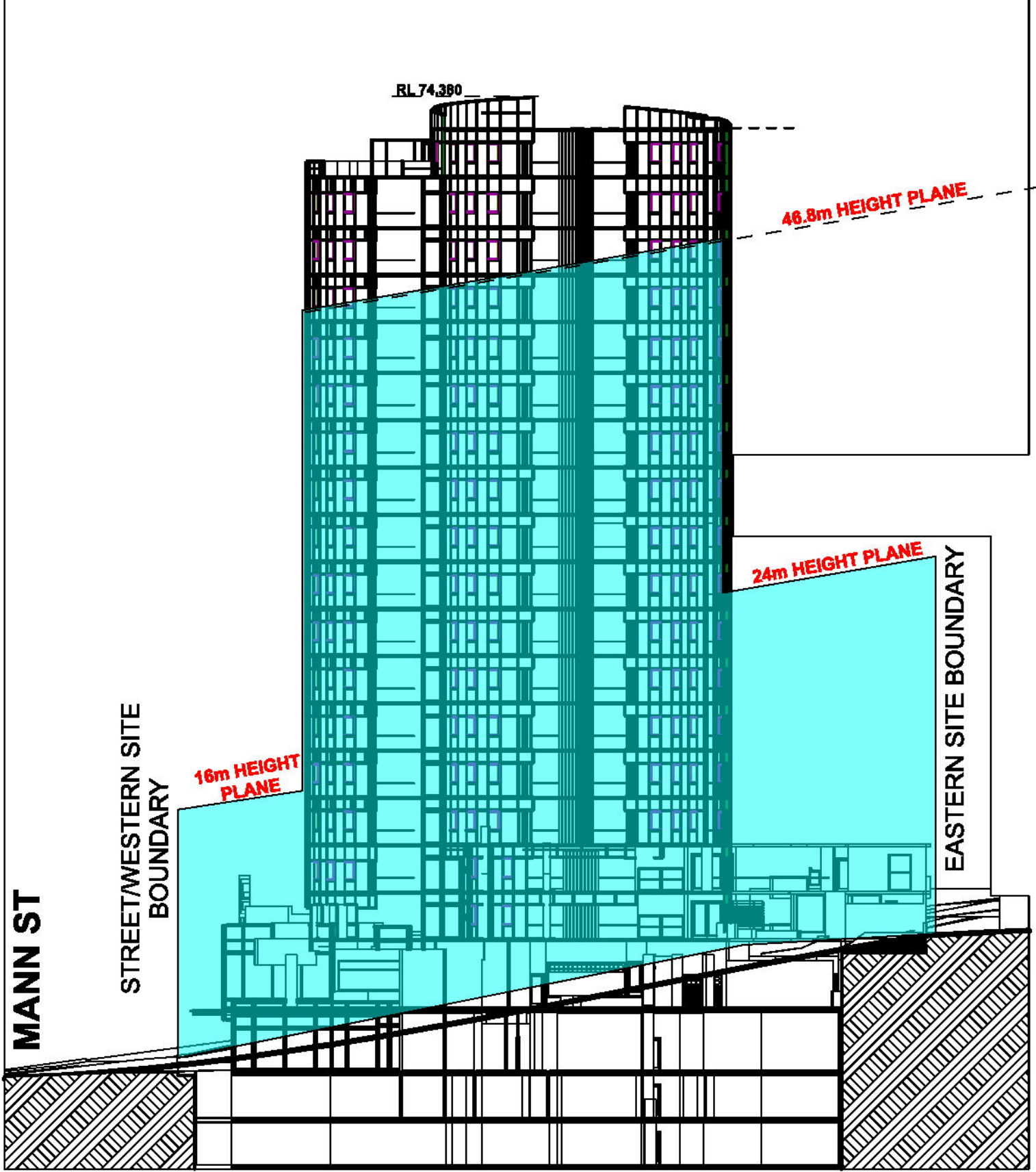


VIEW FROM NORTH EAST NEAR TERAMA PLACE

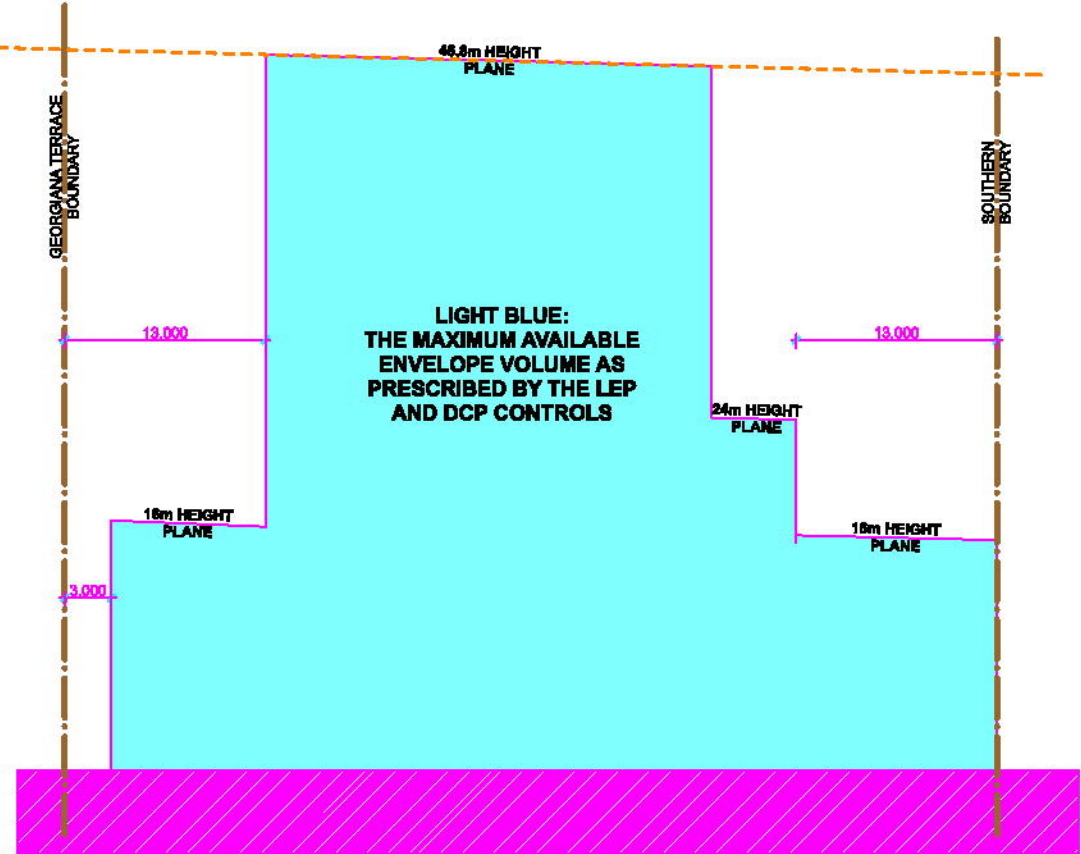


VIEW FROM NORTH AT CORNER OF ETNA ST AND MANN ST

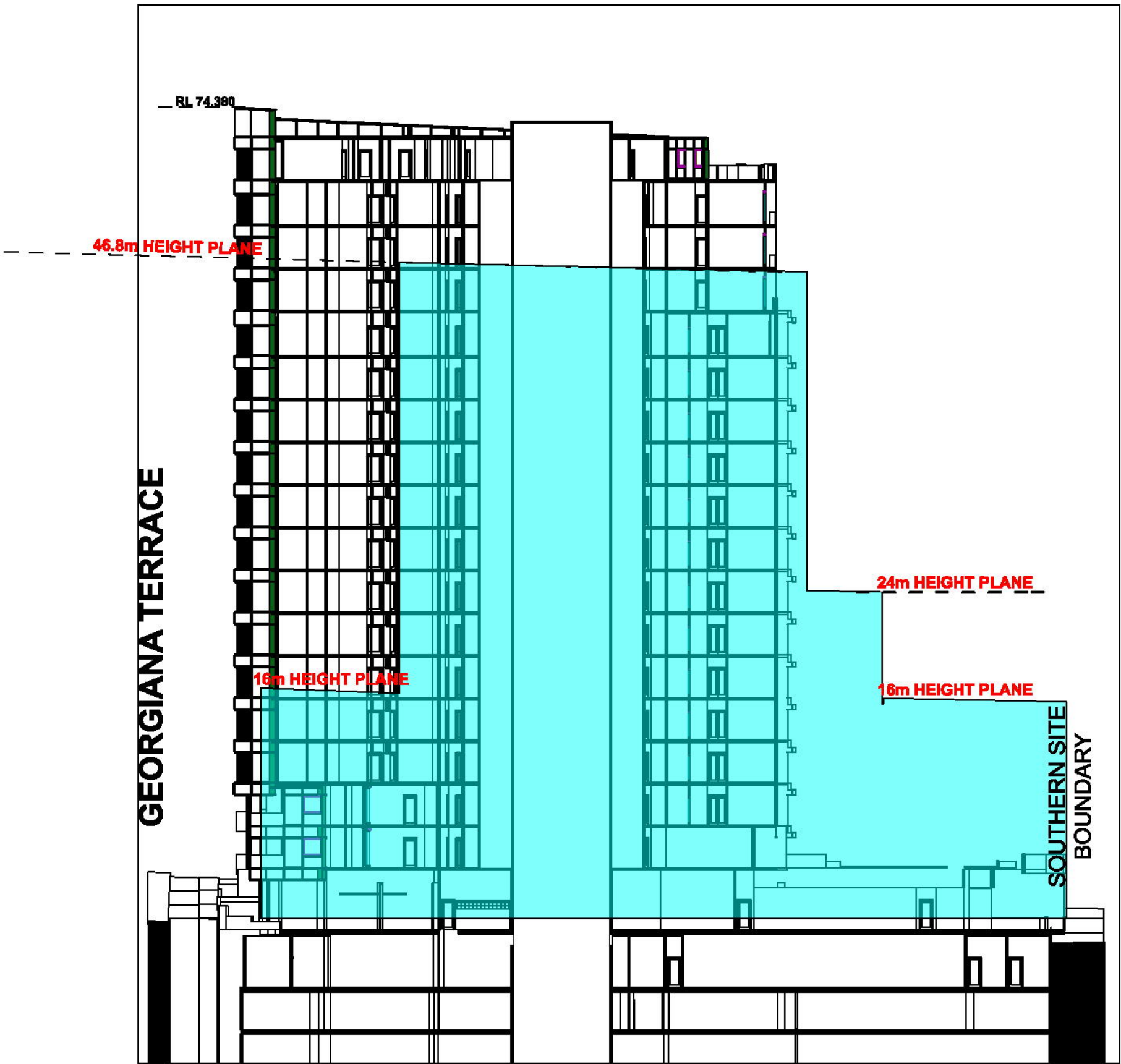
CENTRAL COAST COUNCIL
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SECTION 3 - CUT EAST/WEST ALONG GRID 4
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



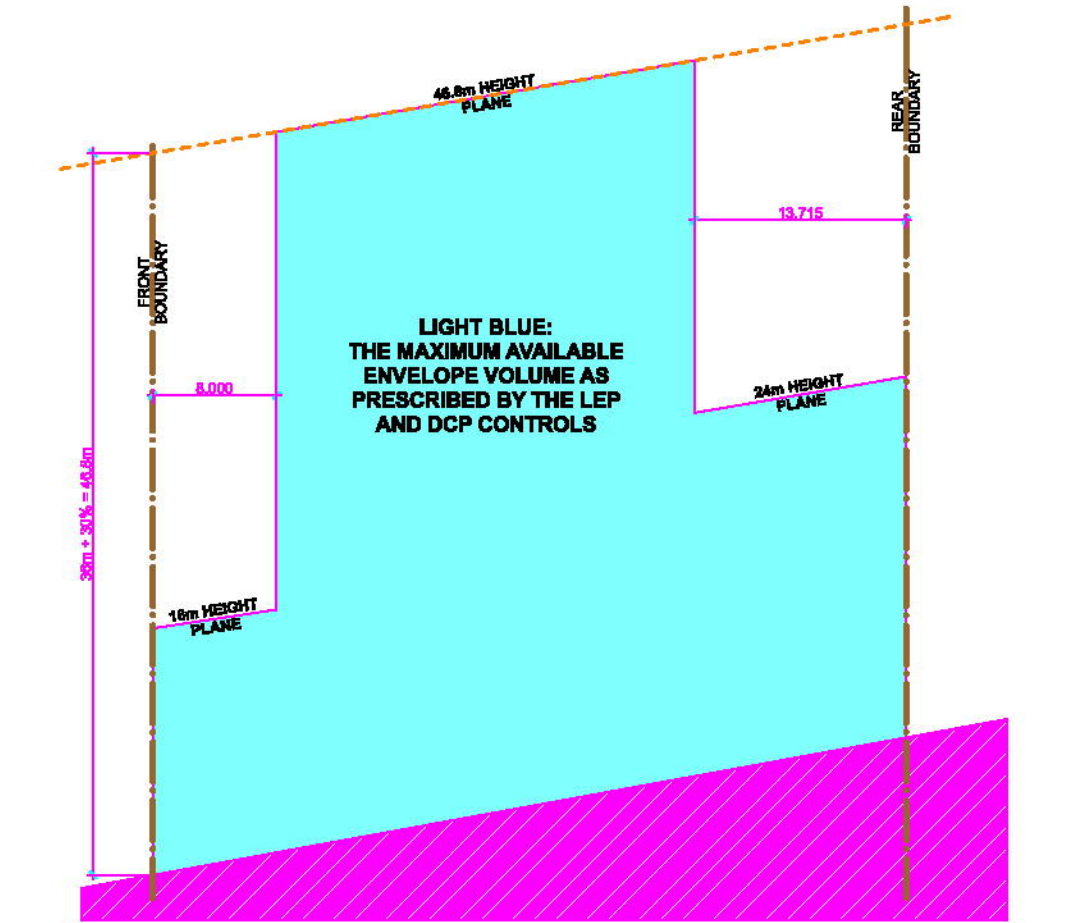
NORTH/SOUTH SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS



SECTION 2 - CUT NORTH/SOUTH ALONG GRID E
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



SECTION 1 - CUT NORTH/SOUTH ALONG GRID G
(PROPOSED DEVELOPMENT ENVELOPE OVERLAID ONTO MAX PRESCRIBED ENVELOPE)



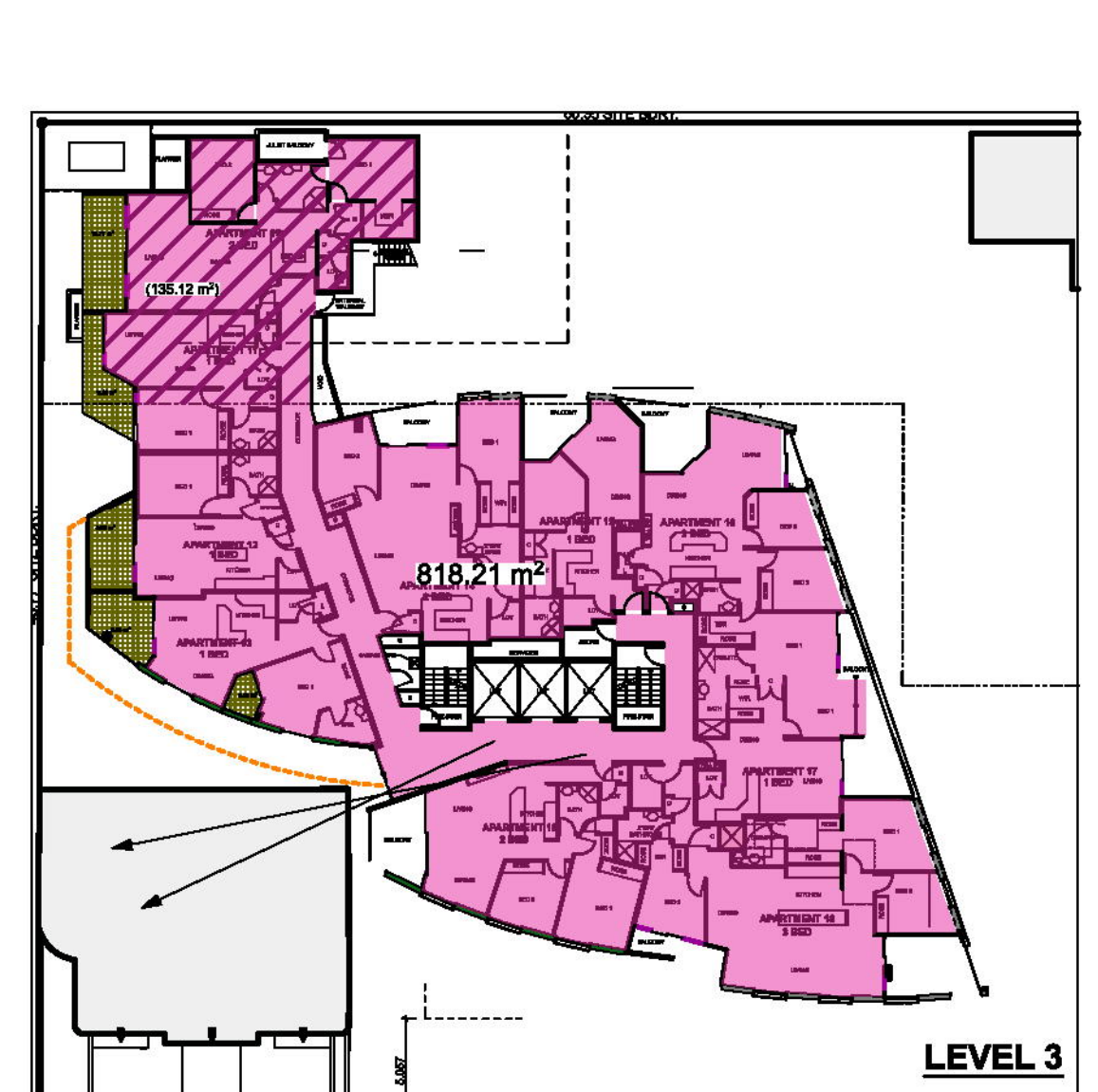
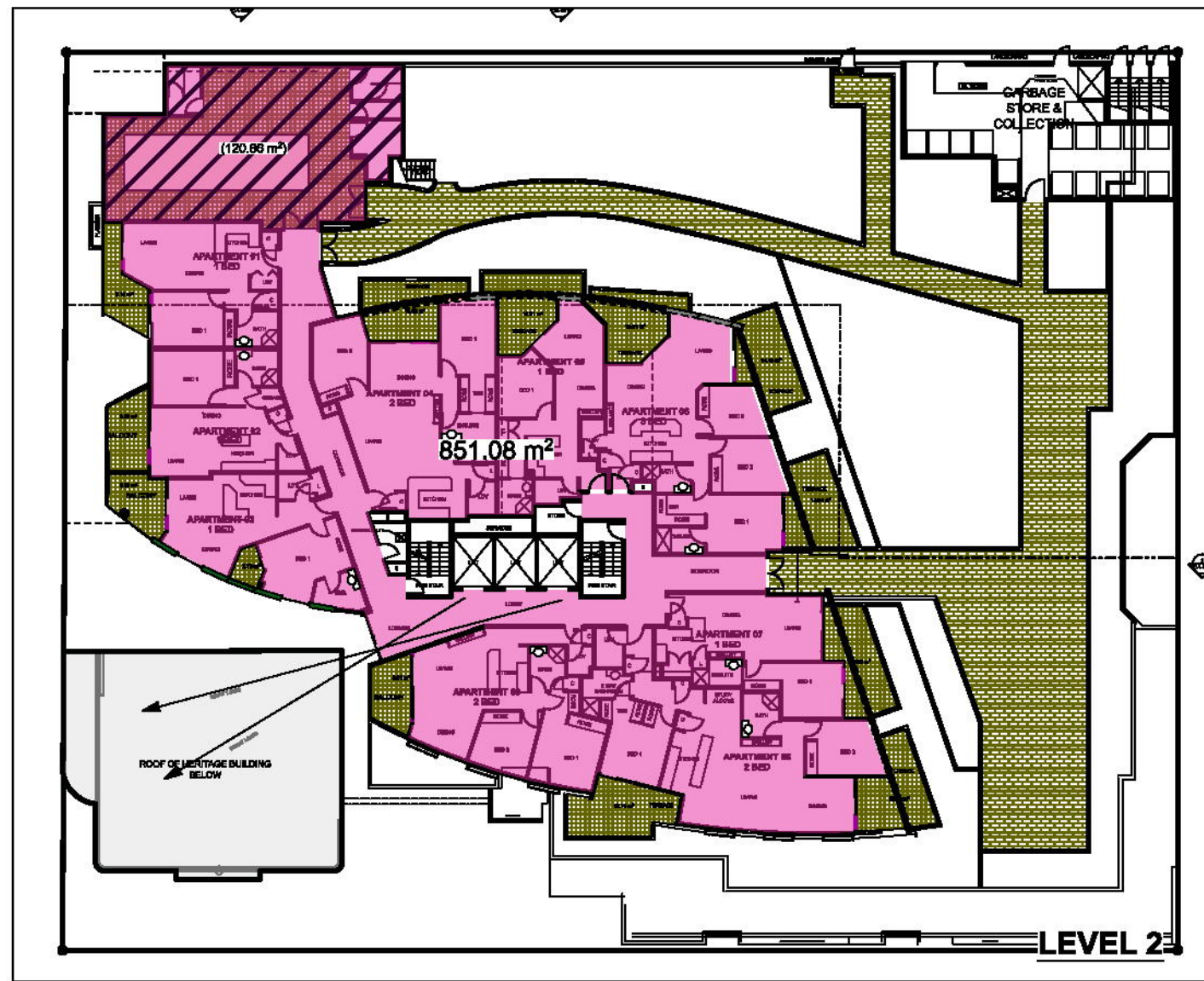
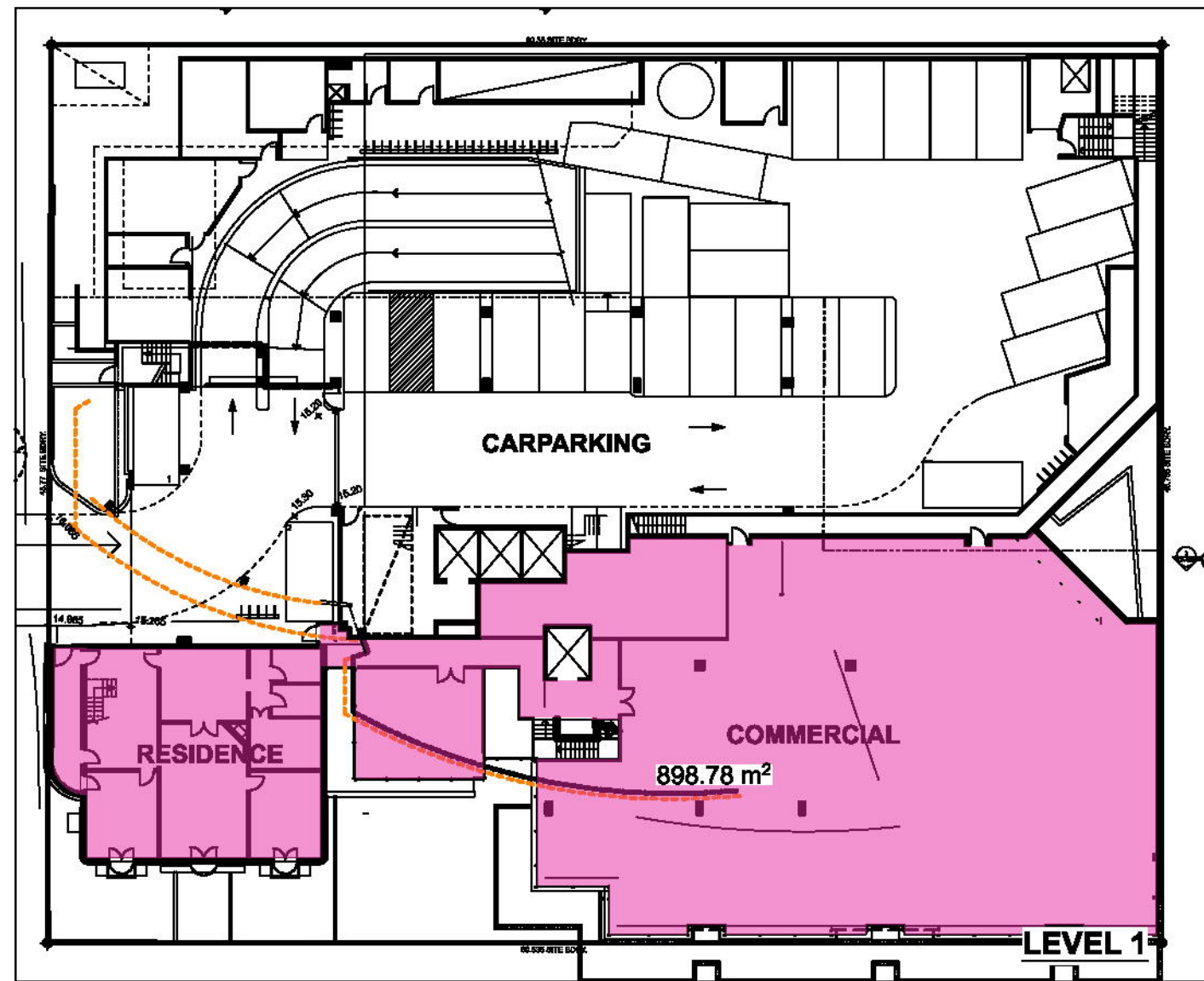
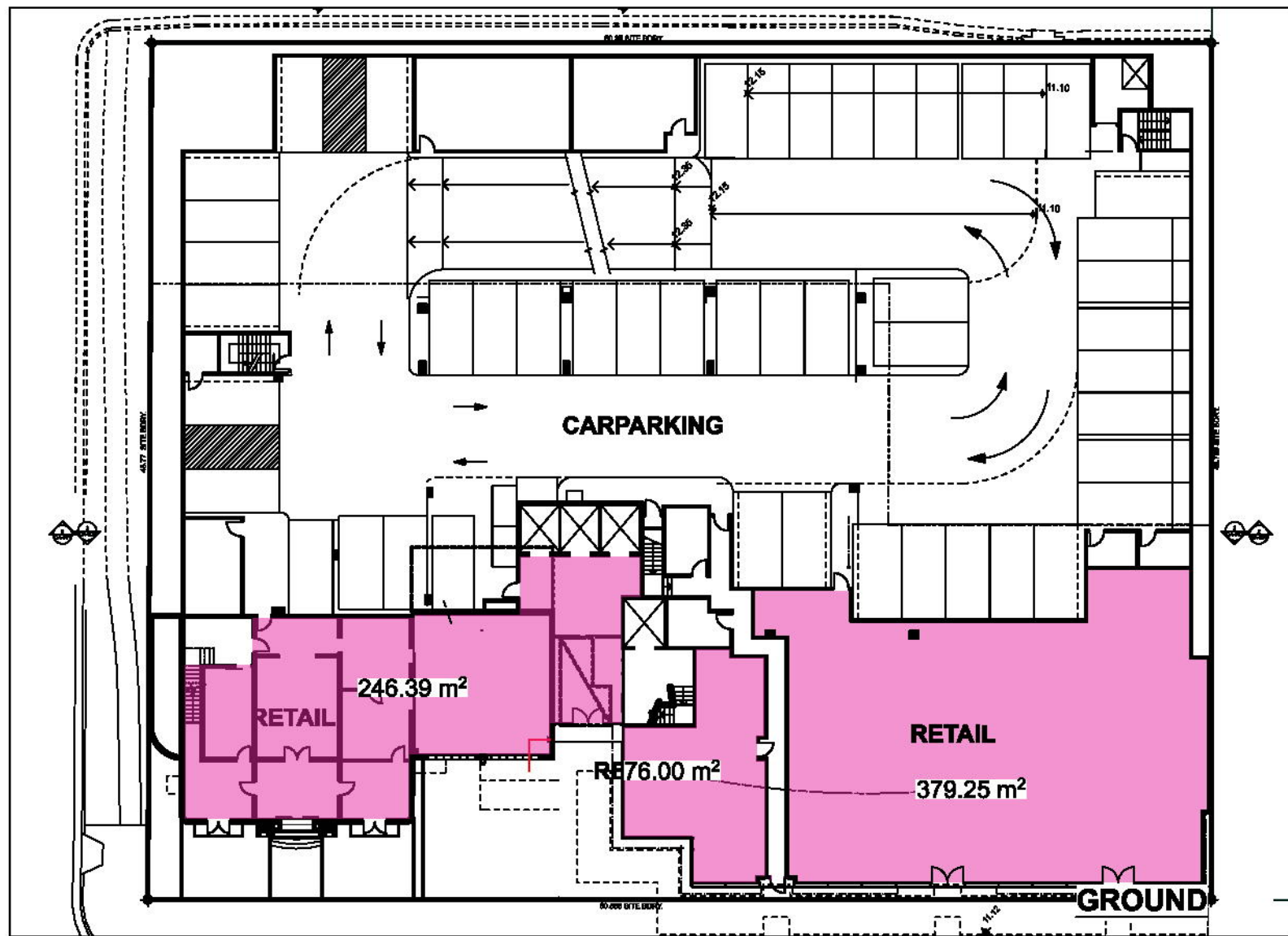
EAST/WEST SECTION OF MAX AVAILABLE ENVELOPE
PRESCRIBED BY PLANNING CONTROLS

ENVELOPE PROFILES COMPARISONS

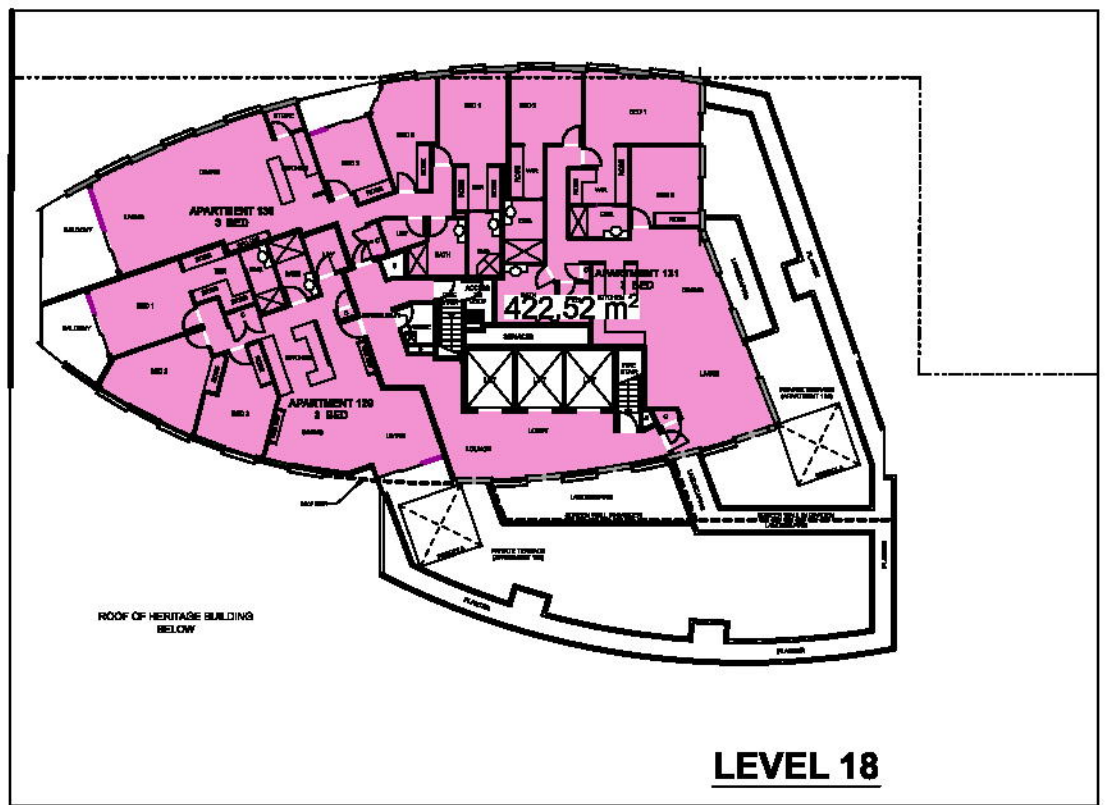
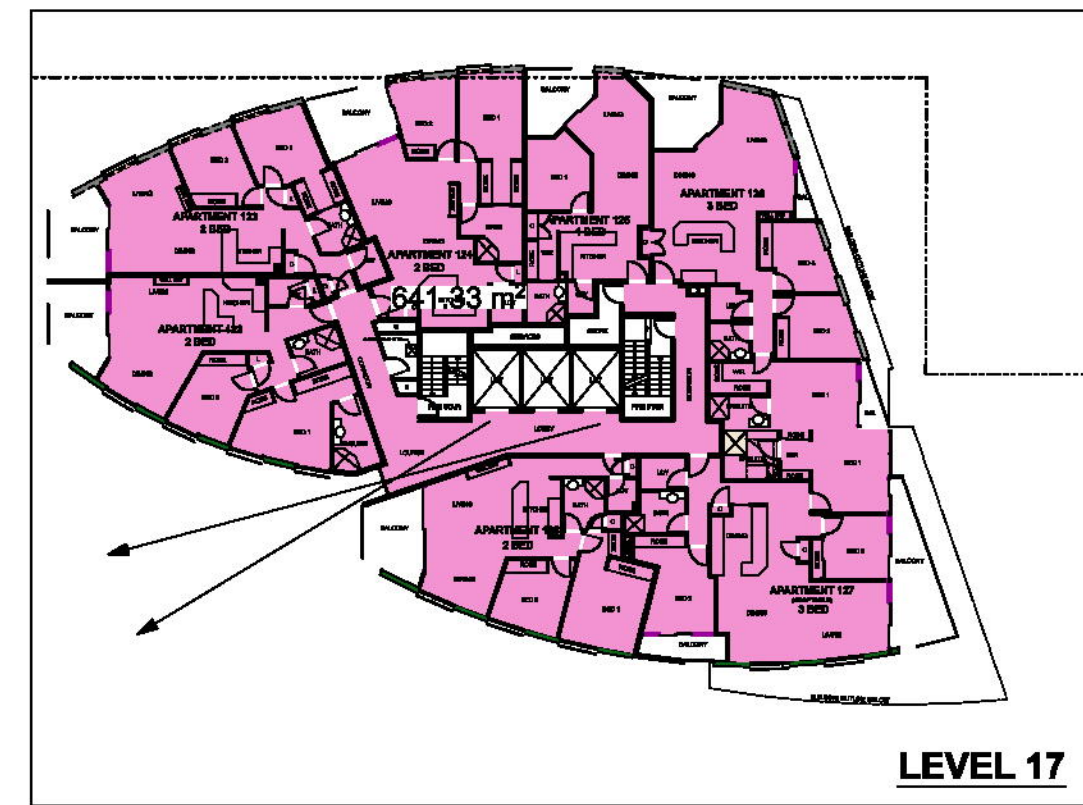
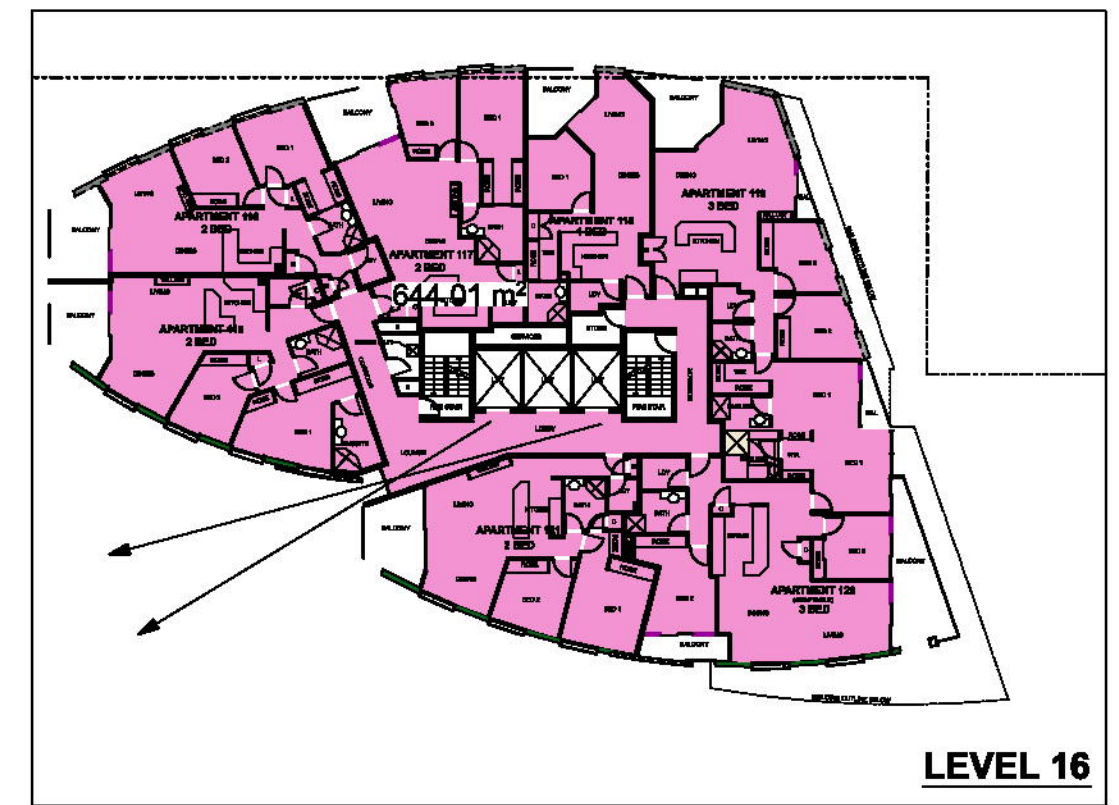
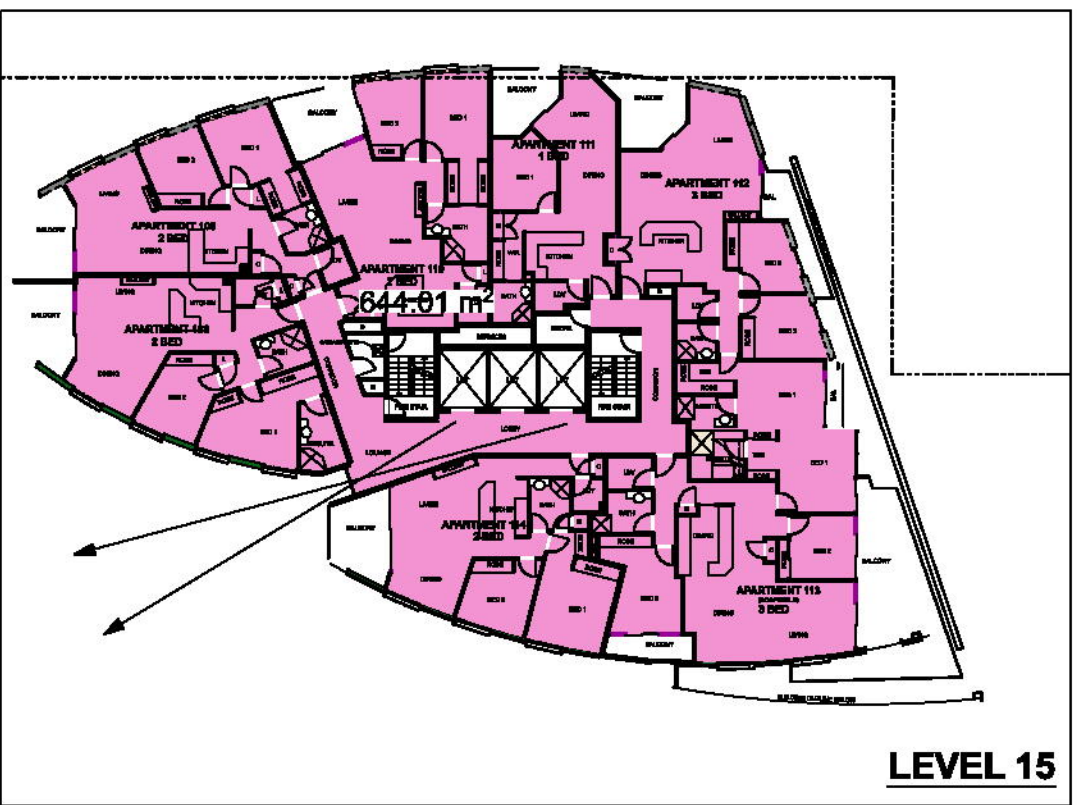
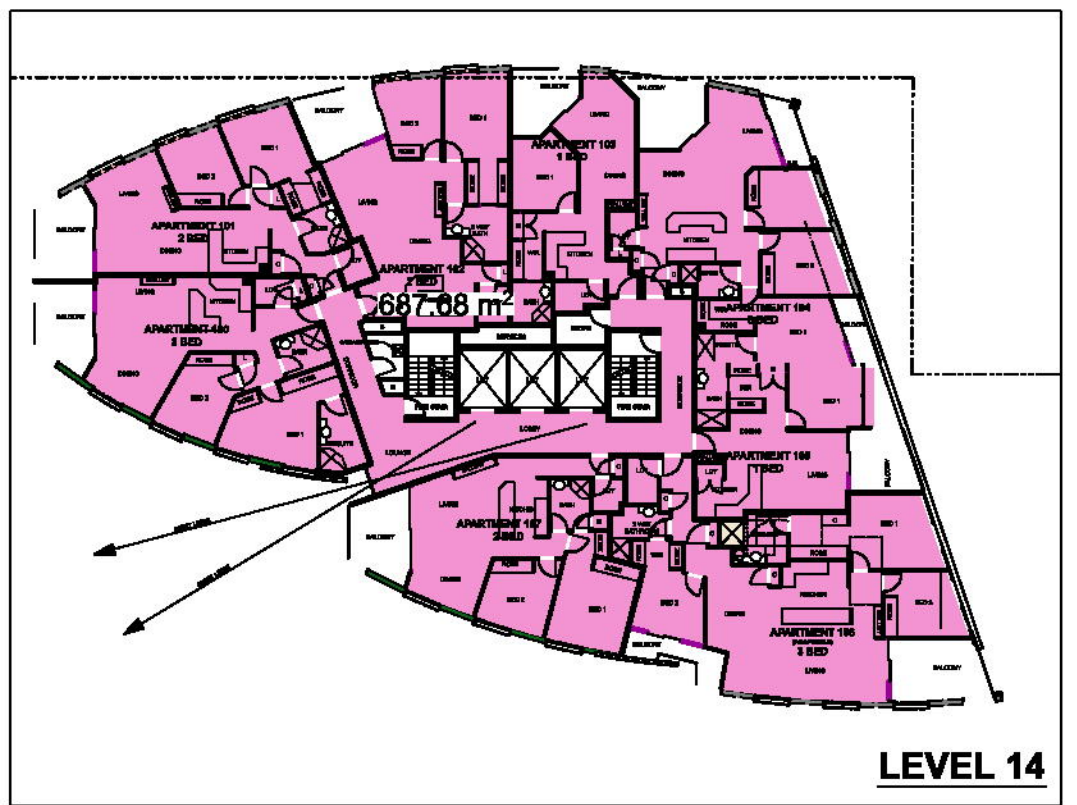
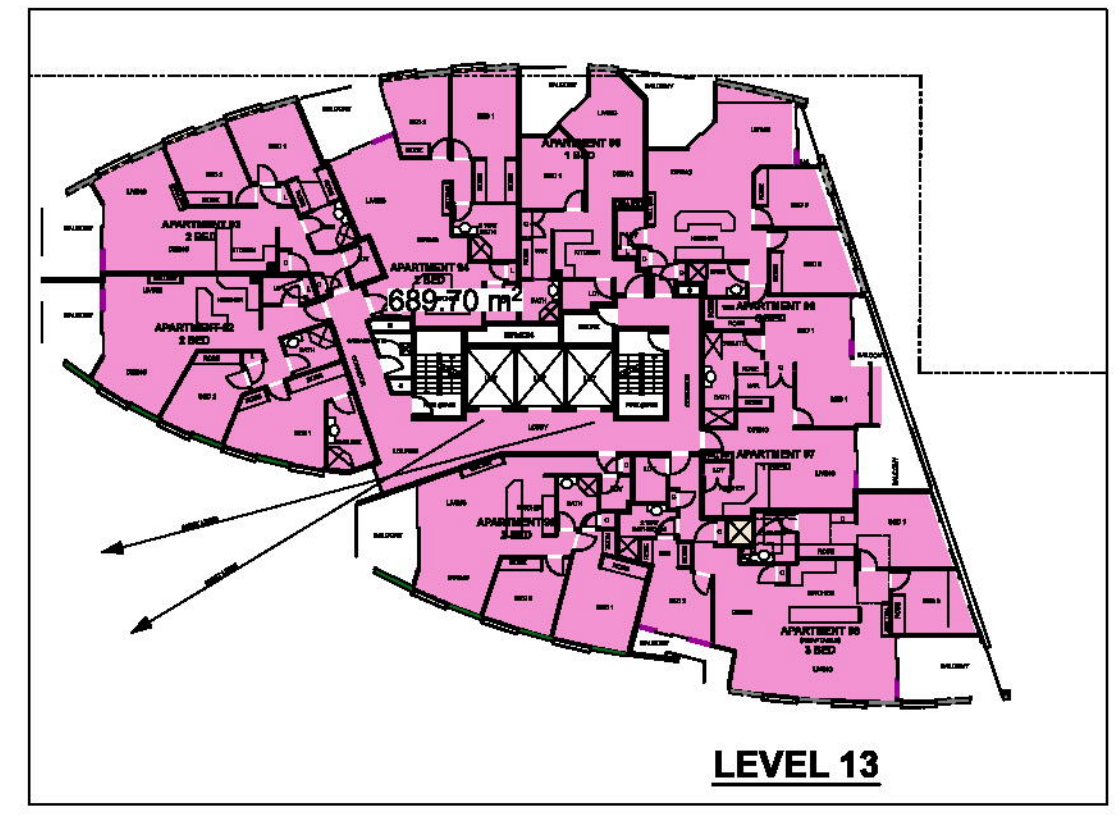
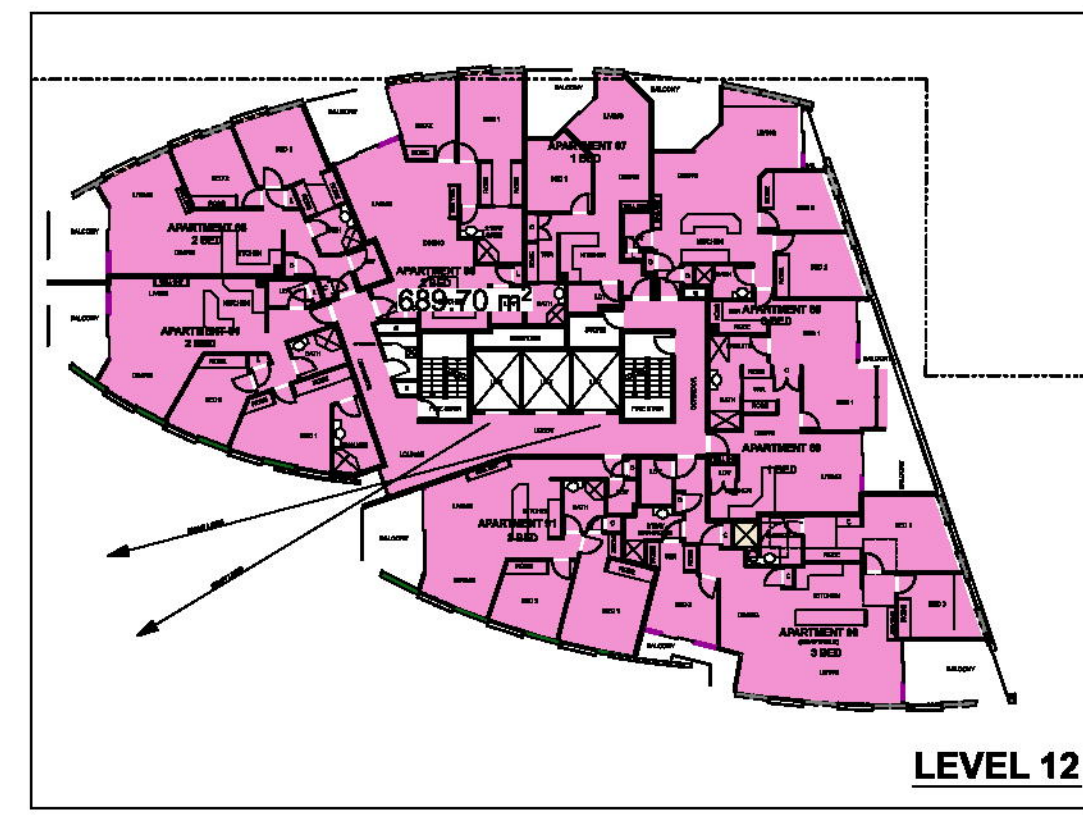
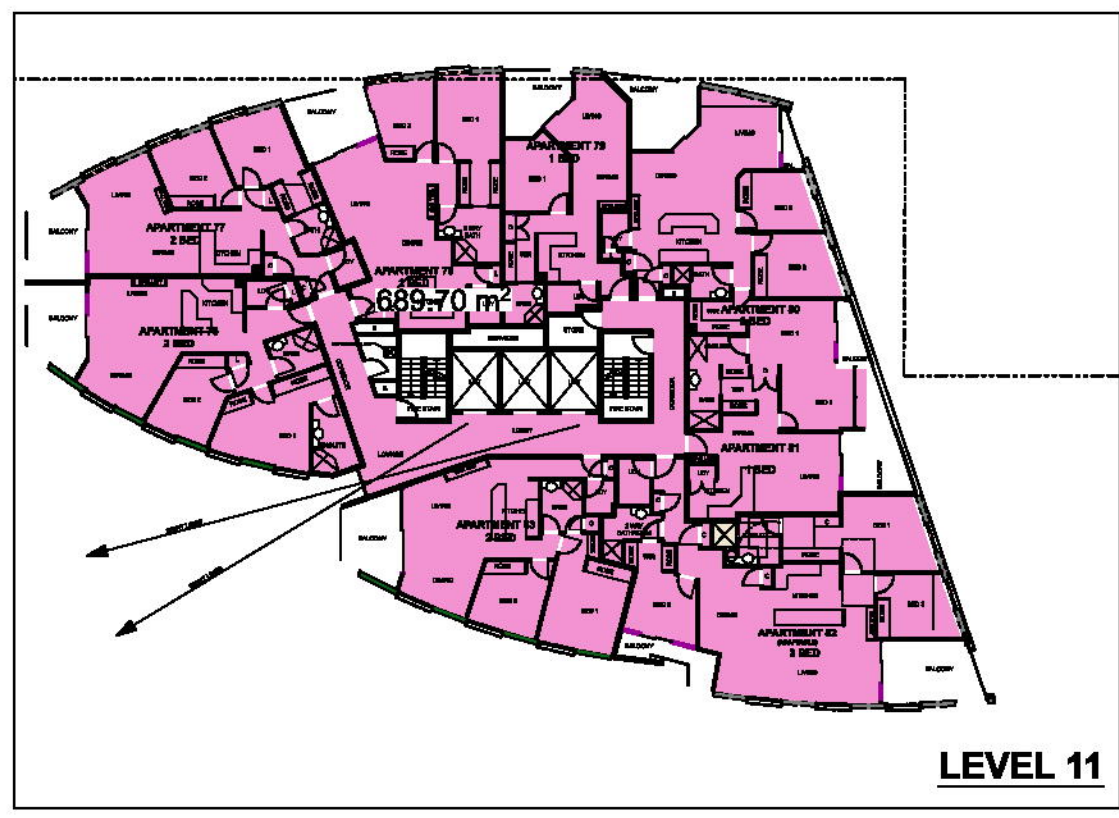
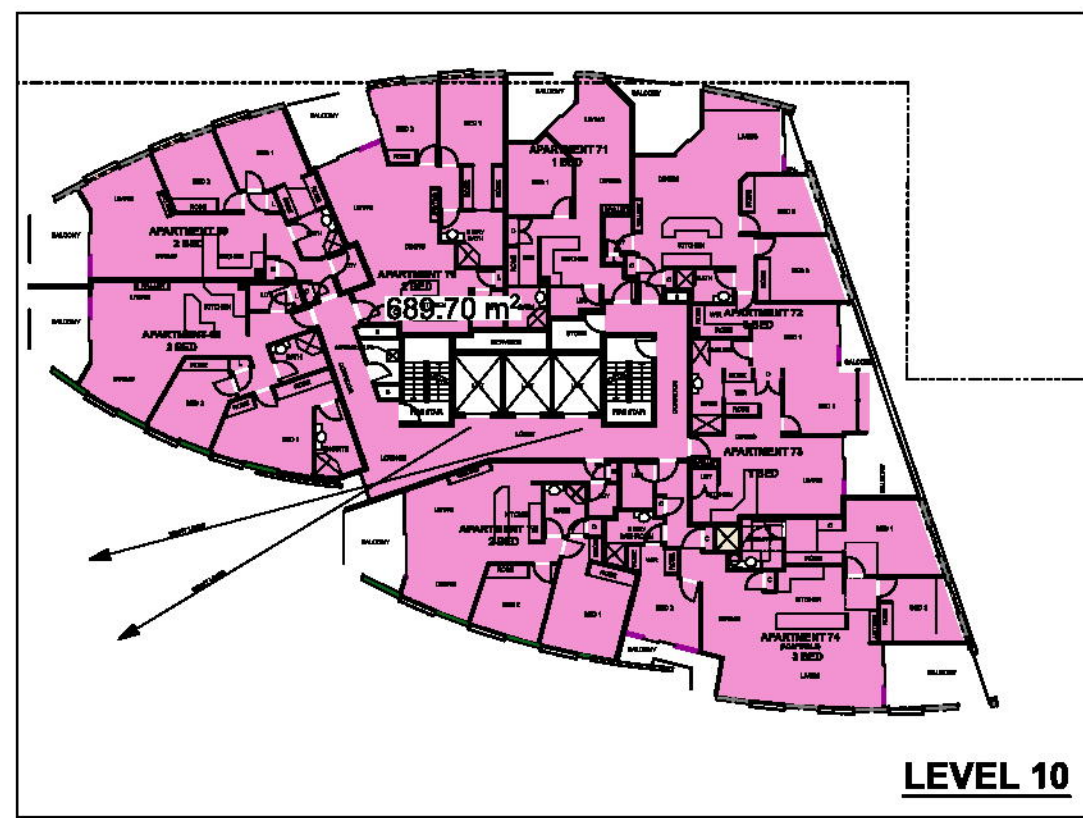
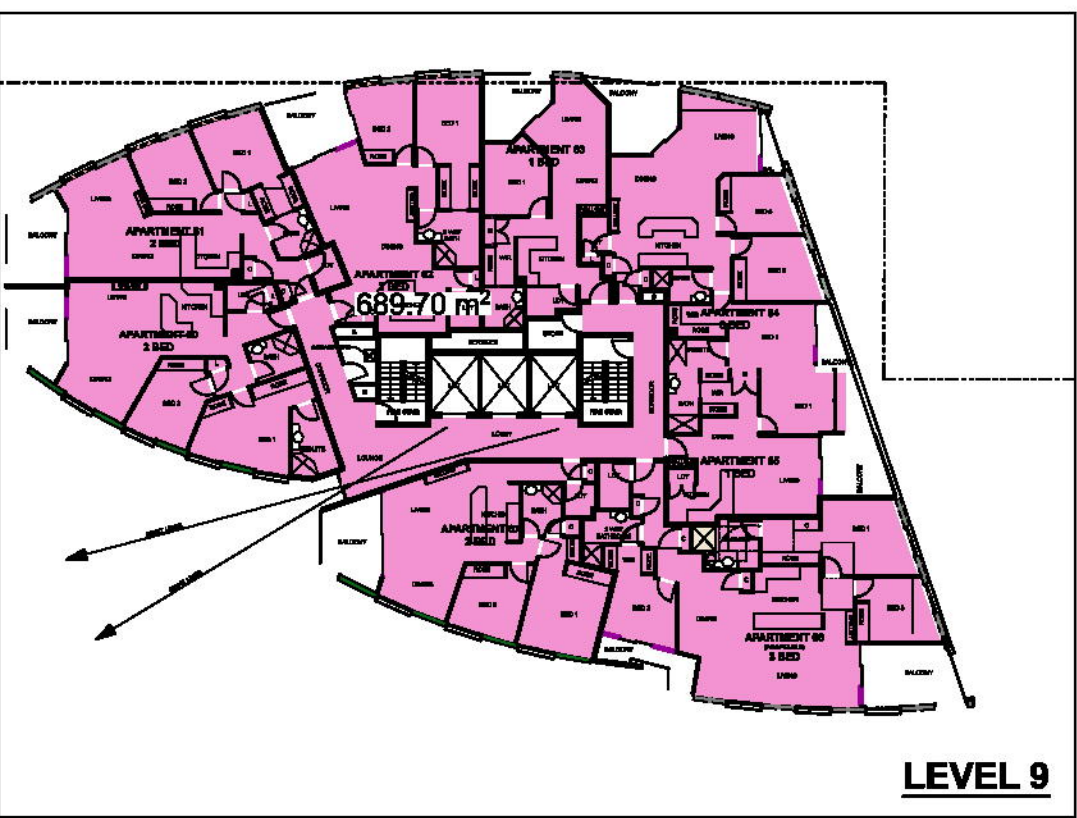
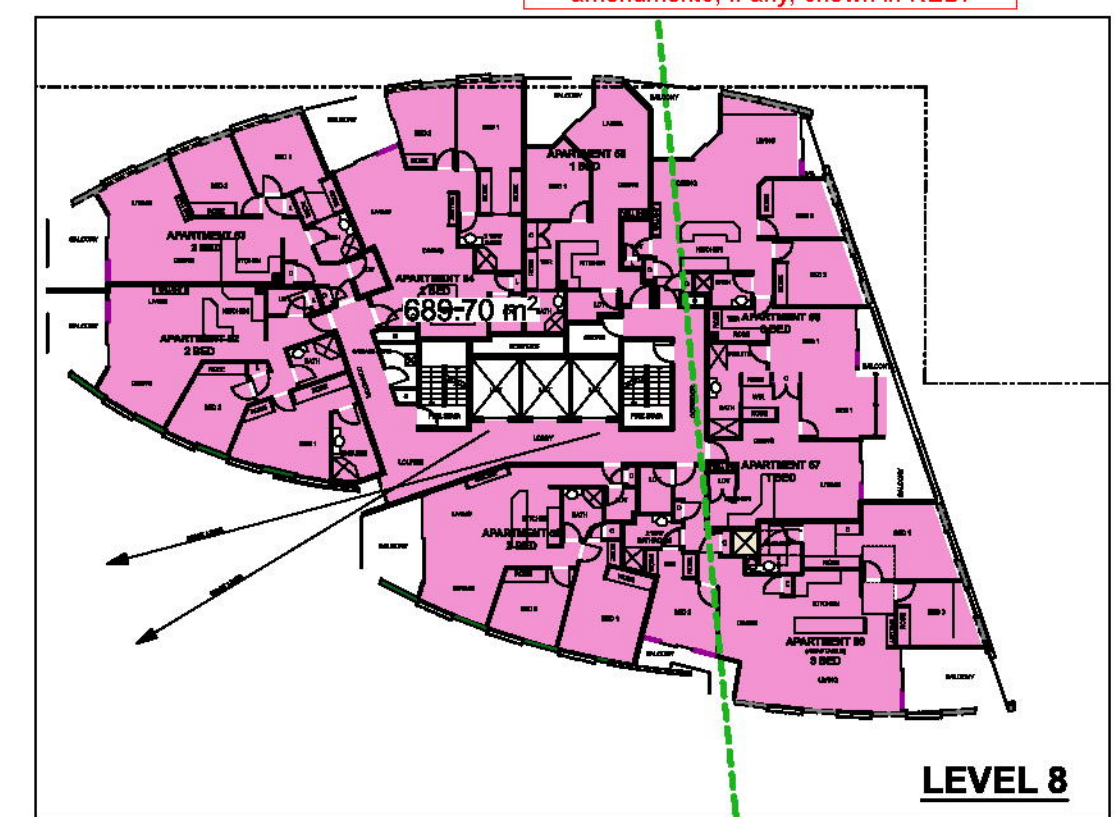
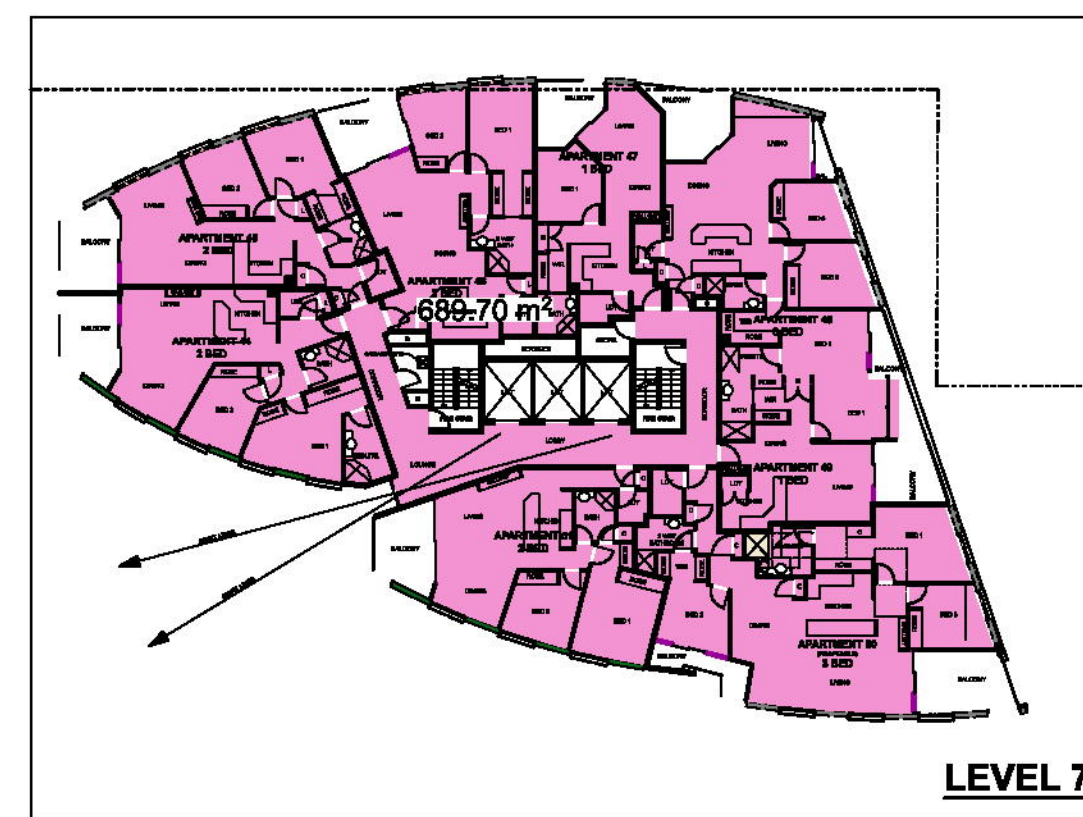
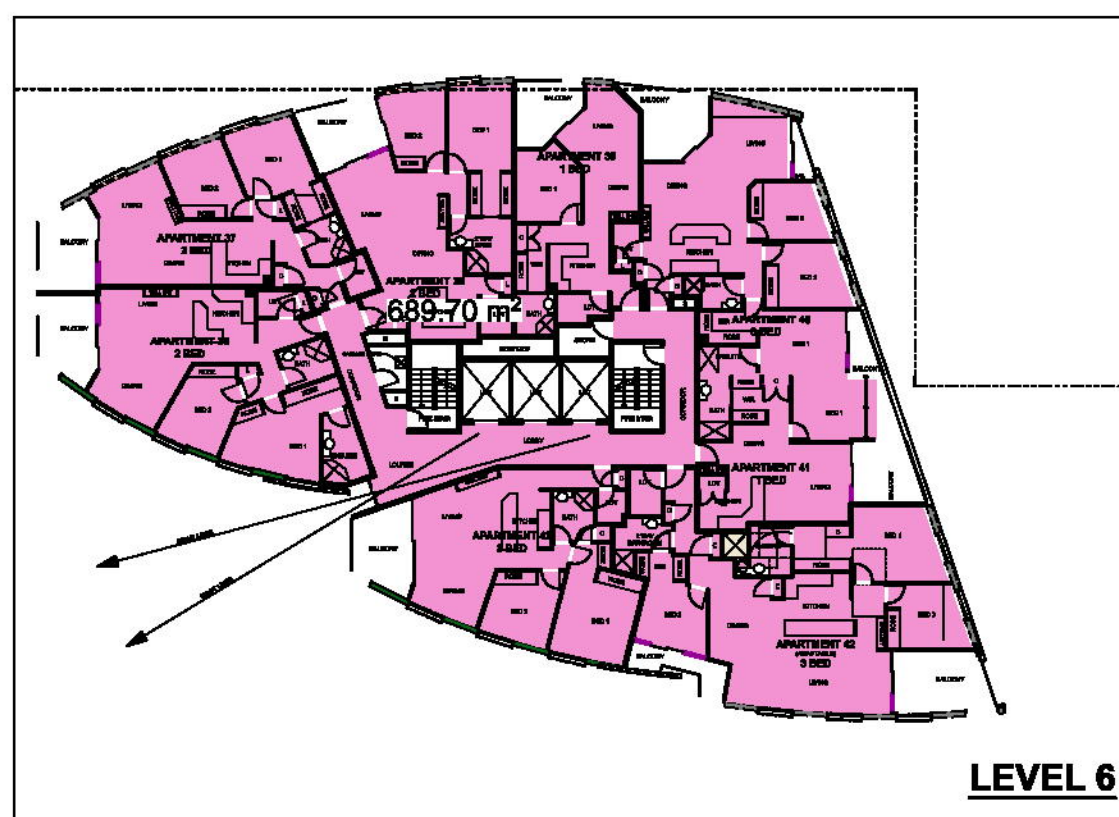
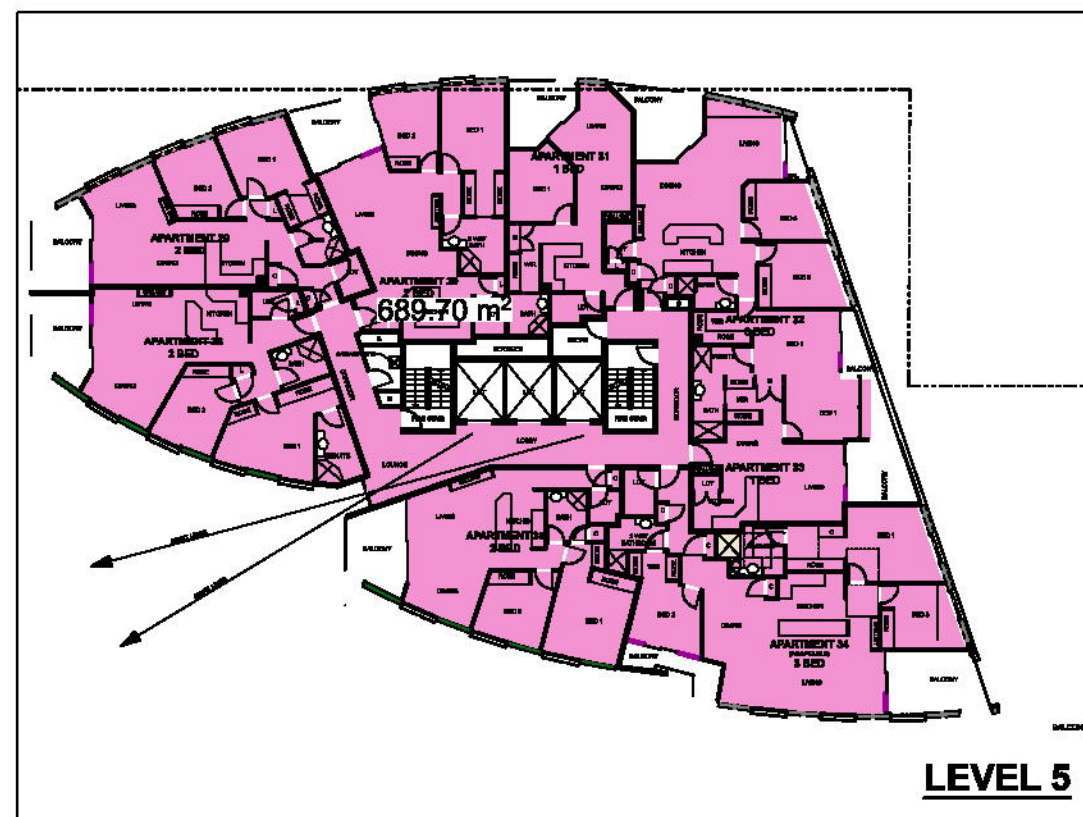
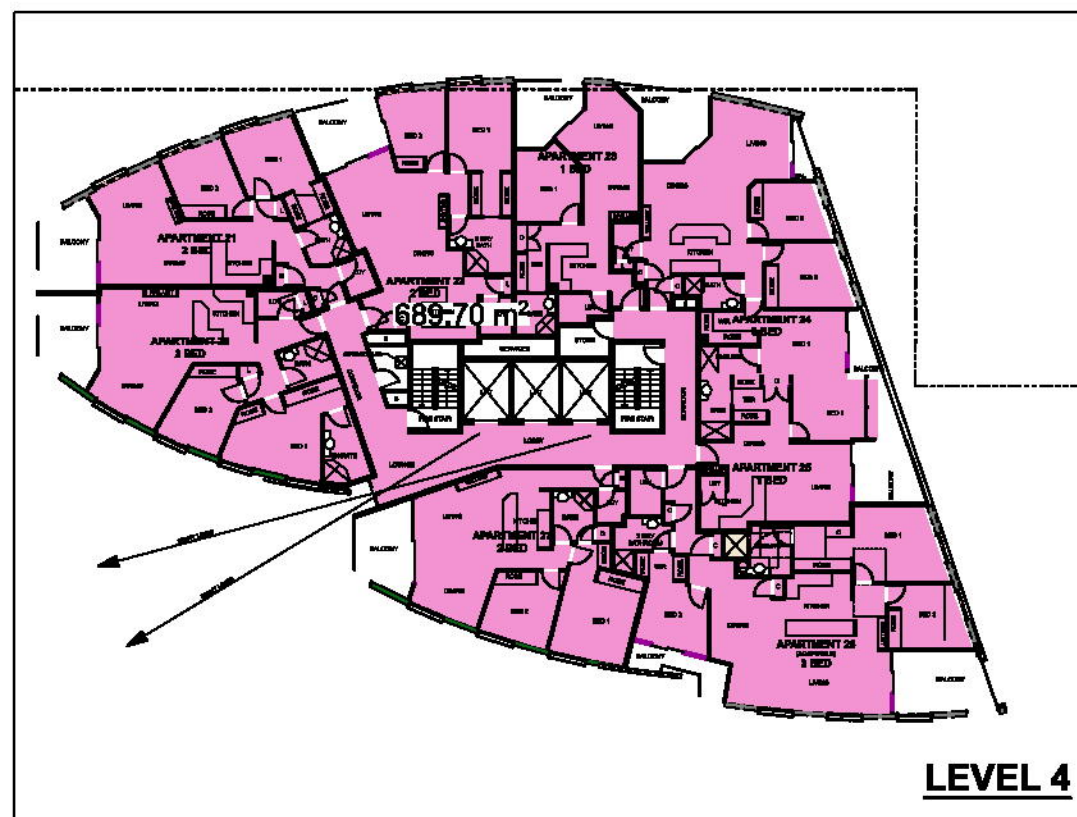
PROPOSED BUILDING SECTIONS OVERLAYED WITH PLANNING CONTROLS PROFILES

LEGEND:

LIGHT BLUE - MAXIMUM ALLOWABLE ENVELOPE PER DCP 2013
PLANNING CONTROLS CRITERIA, ALLOWABLE SETBACKS
AND LEP HEIGHT LIMIT PLUS 30% BONUS APPLIED



CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
Date of Consent: 15 December 2016
Plan Approved subject to conditions and the
amendments, if any, shown in RED.

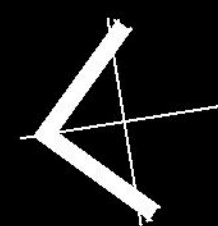


Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT

MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS

27 TO 37 MANN ST
GOSFORD NSW 2250



GFA and FSR Calculations

Scale: 1:350 @ A1

Friday, 24 June 2016

14012

DA-802 rev B

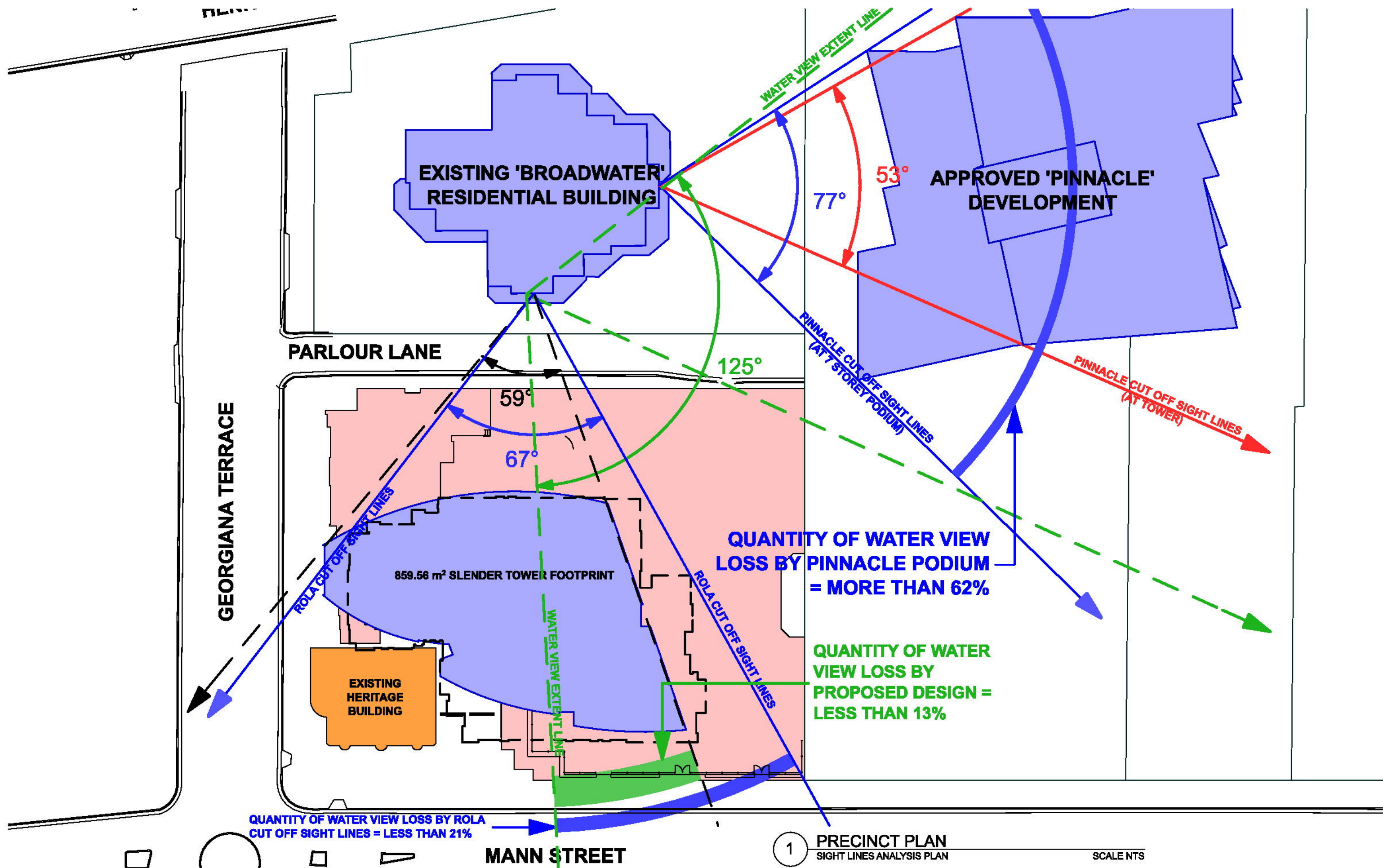
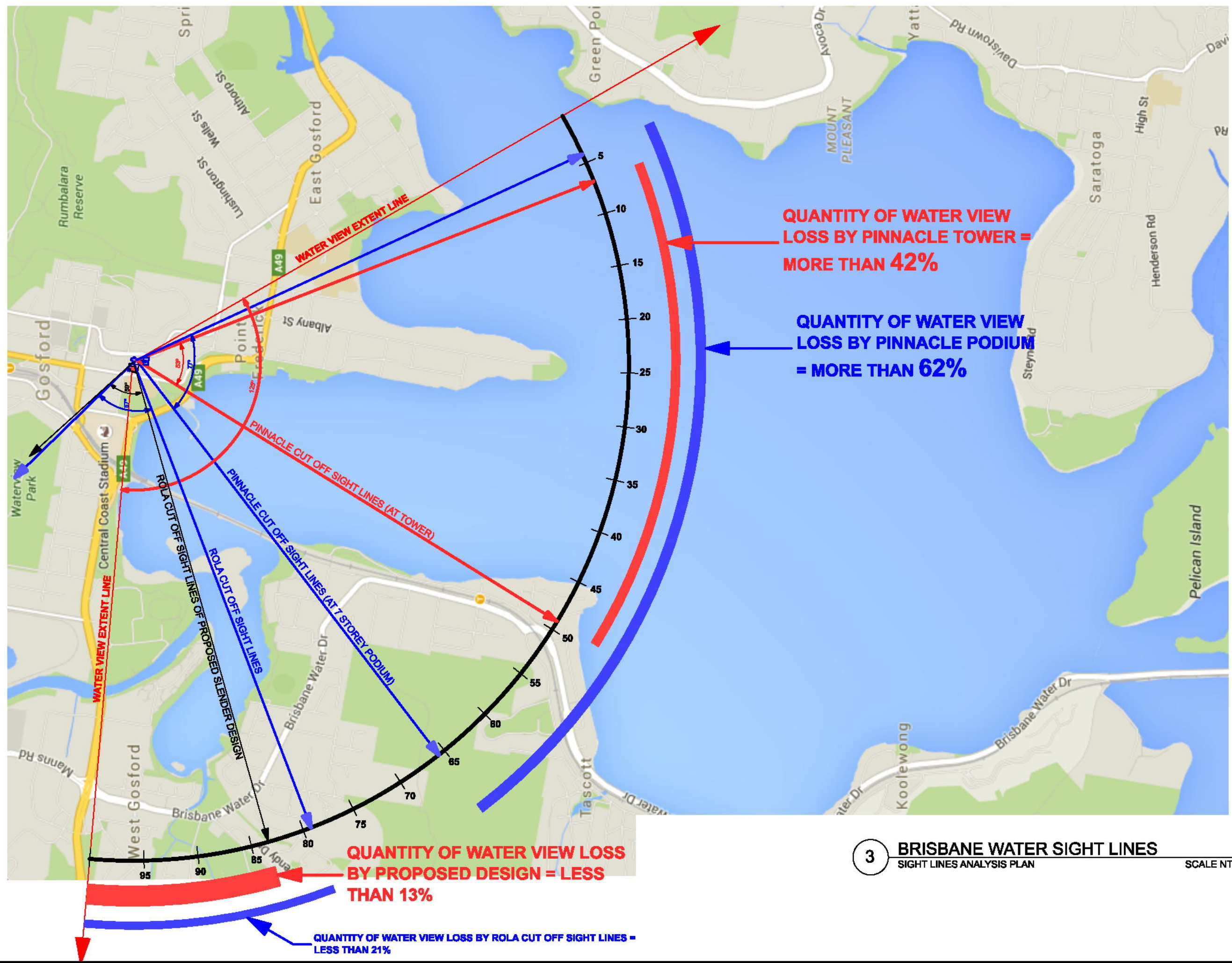
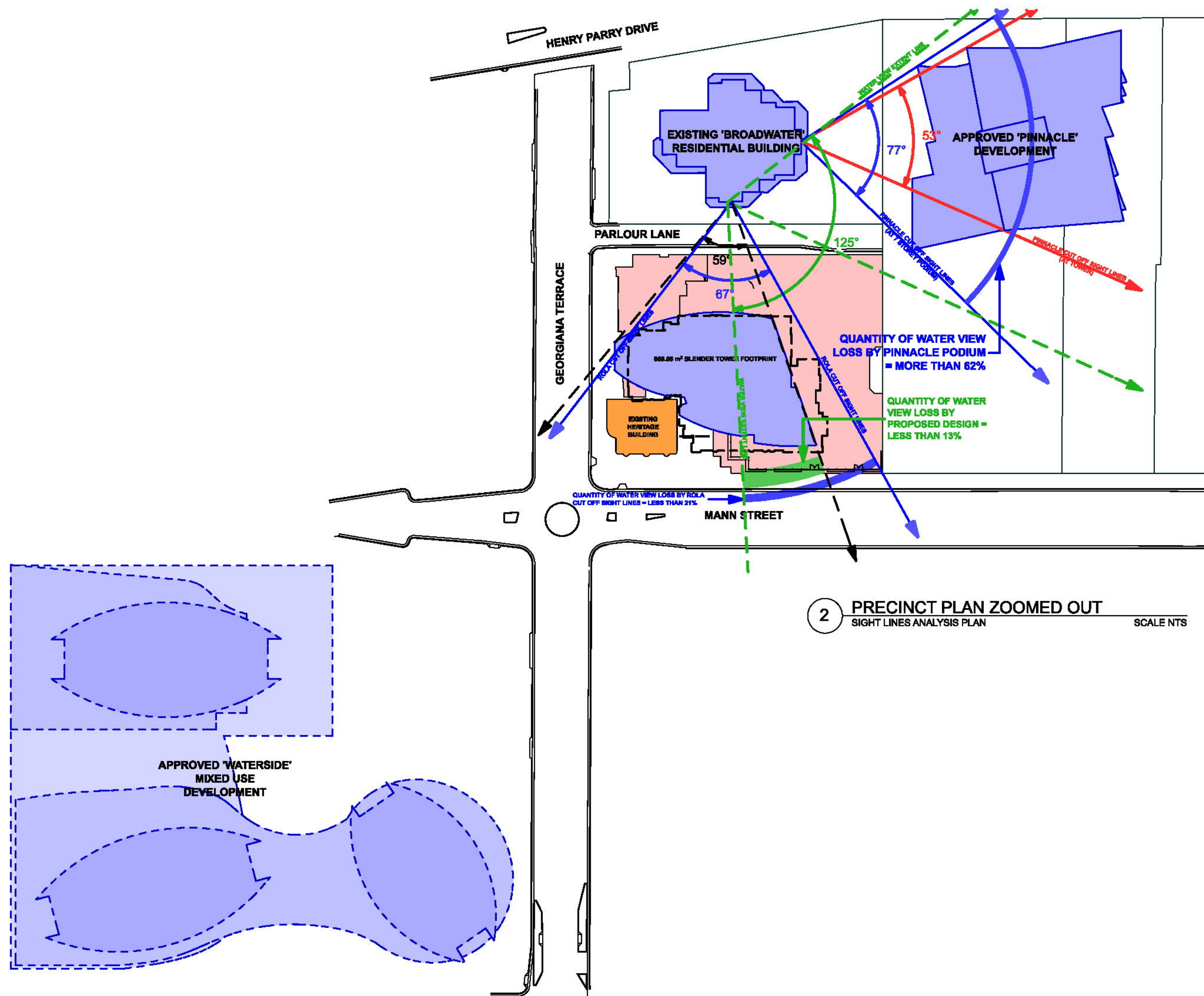
Thrum Architects Pty Limited
Level 3, 80 Clarence Street
Sydney NSW 2000
tel 02 9262 4455
fax 02 9299 1524
info@thrumarchitects.com.au
www.thrumarchitects.com.au
NSW Board of Architects: 95220
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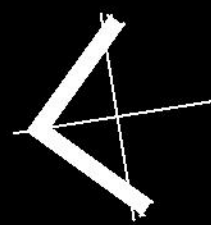
PROPOSED DEVELOPMENT IS SUBJECT TO CERTAIN CONDITIONS AND AMENDMENTS, IF ANY, SHOWN IN RED. THIS PLAN IS NOT FOR CONSTRUCTION.

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
Date of Consent: 15 December 2016
Plan Approved subject to conditions and the
amendments, if any, shown in RED.



Client:
ROLA PROPERTY GROUP PTY LTD

ROLA PROPERTY GROUP PROJECT
MIXED USE DEVELOPMENT - RETAIL, COMMERCIAL, AND RESIDENTIAL APARTMENTS
27 TO 37 MANN ST
GOSFORD NSW 2250



SIGHT LINES ANALYSIS PLANS

Scale: NTS @ A1

Friday, 24 June 2016

14012

DA-803 rev A

Thrum Architects Pty Limited
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NSW Board of Architects: 95220
JAN 21 278 857 200 ACN 001 964 254

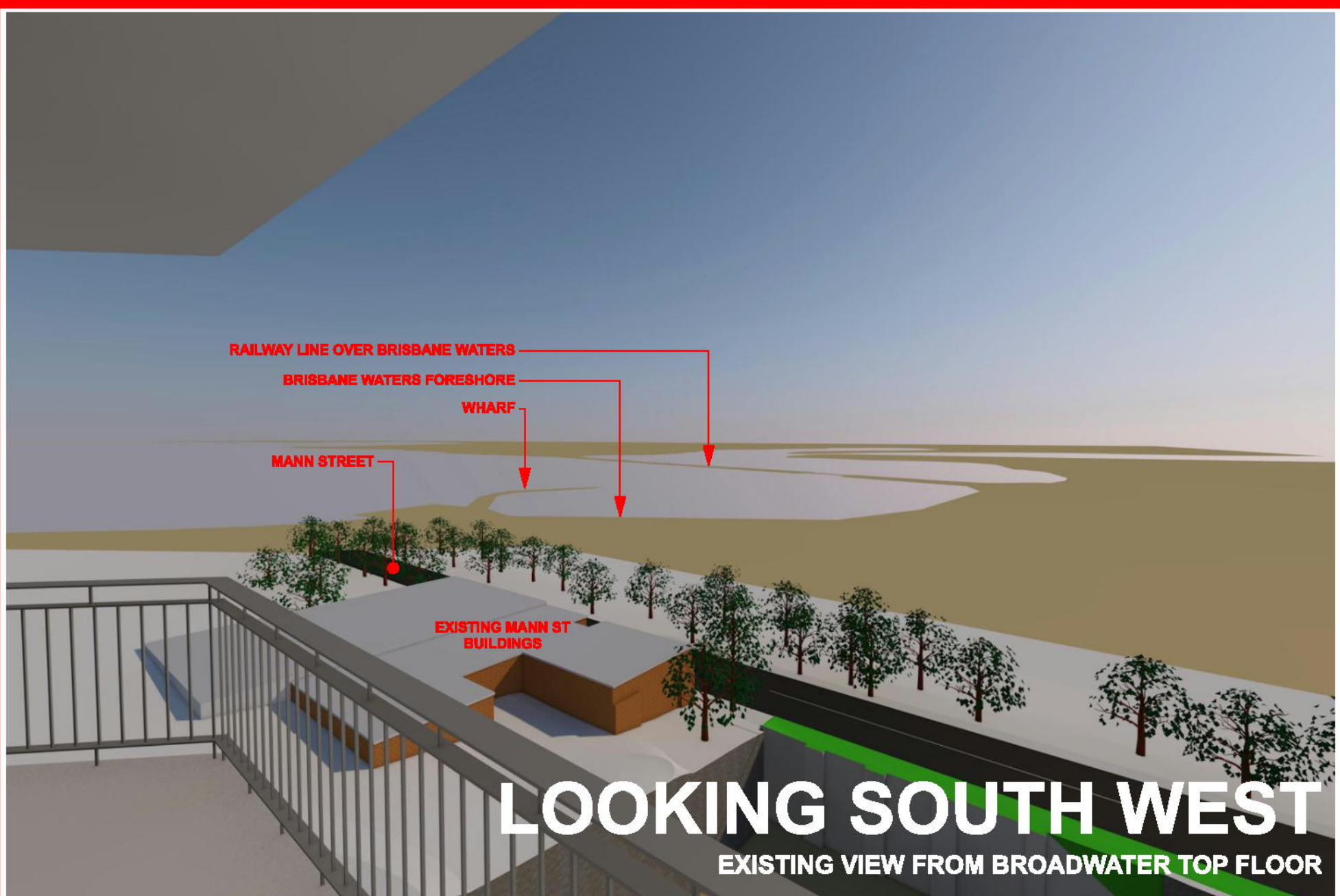
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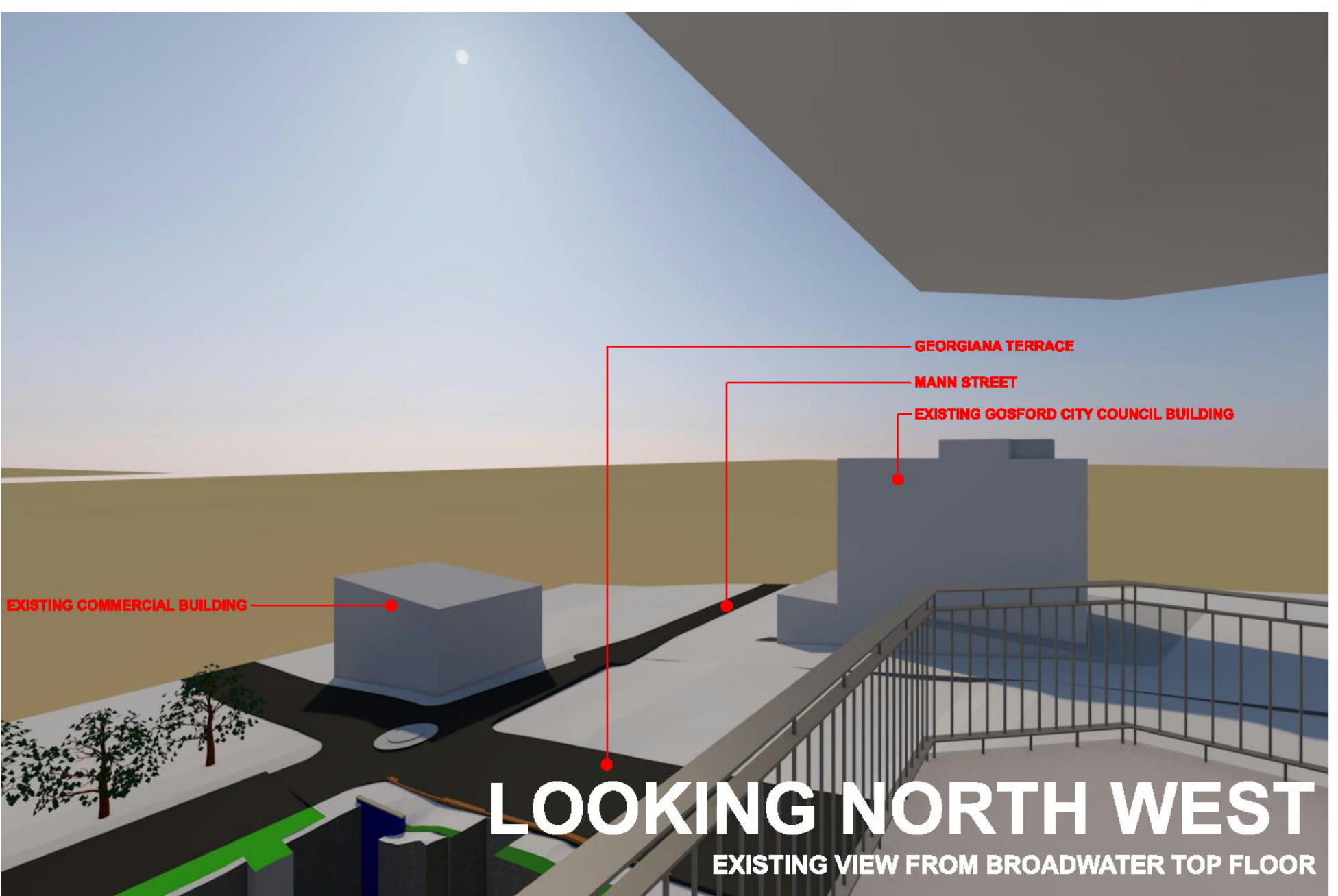
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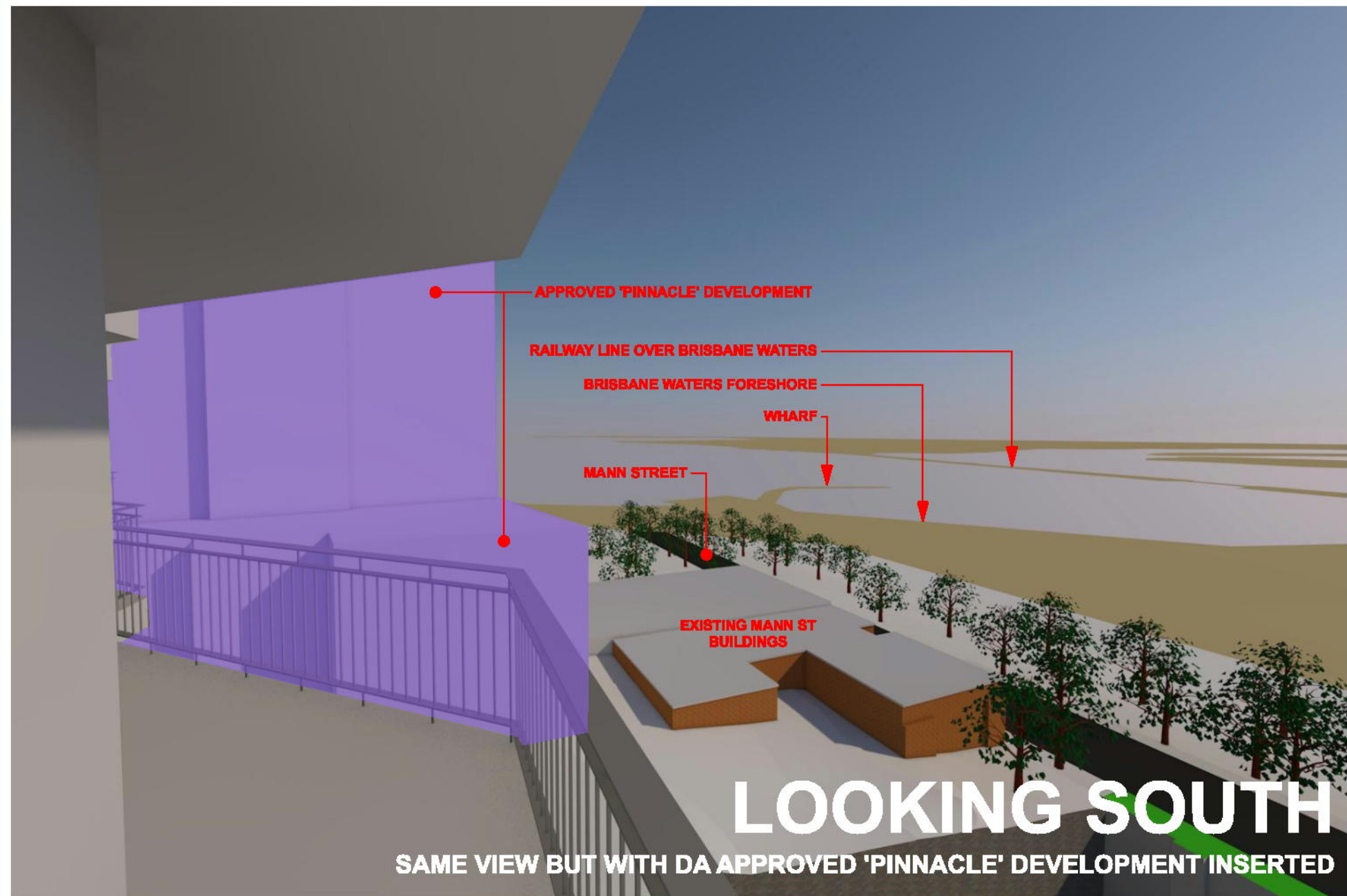
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EXISTING VIEW FROM BROADWATER TOP FLOOR



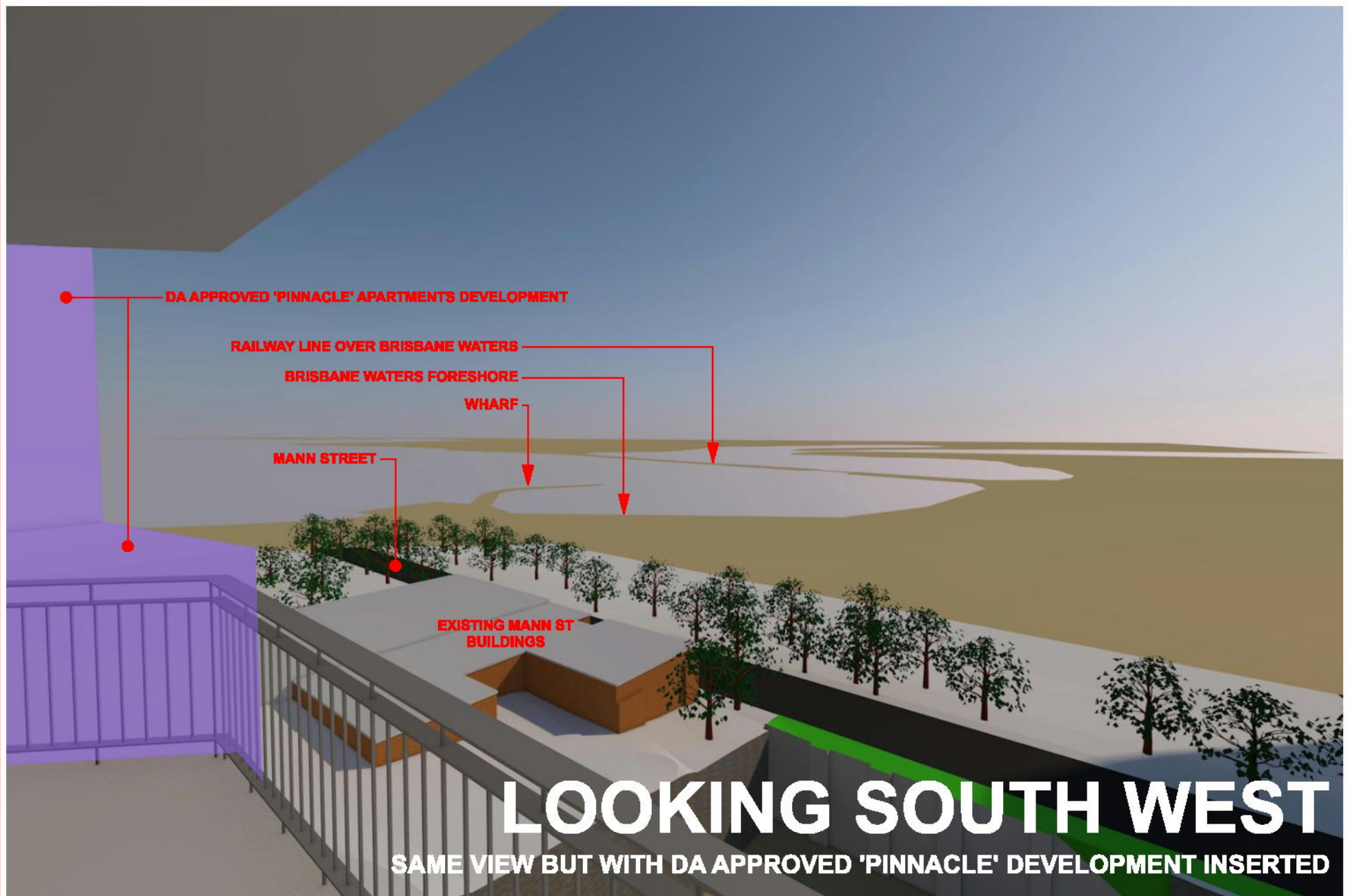
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EXISTING VIEW FROM BROADWATER TOP FLOOR



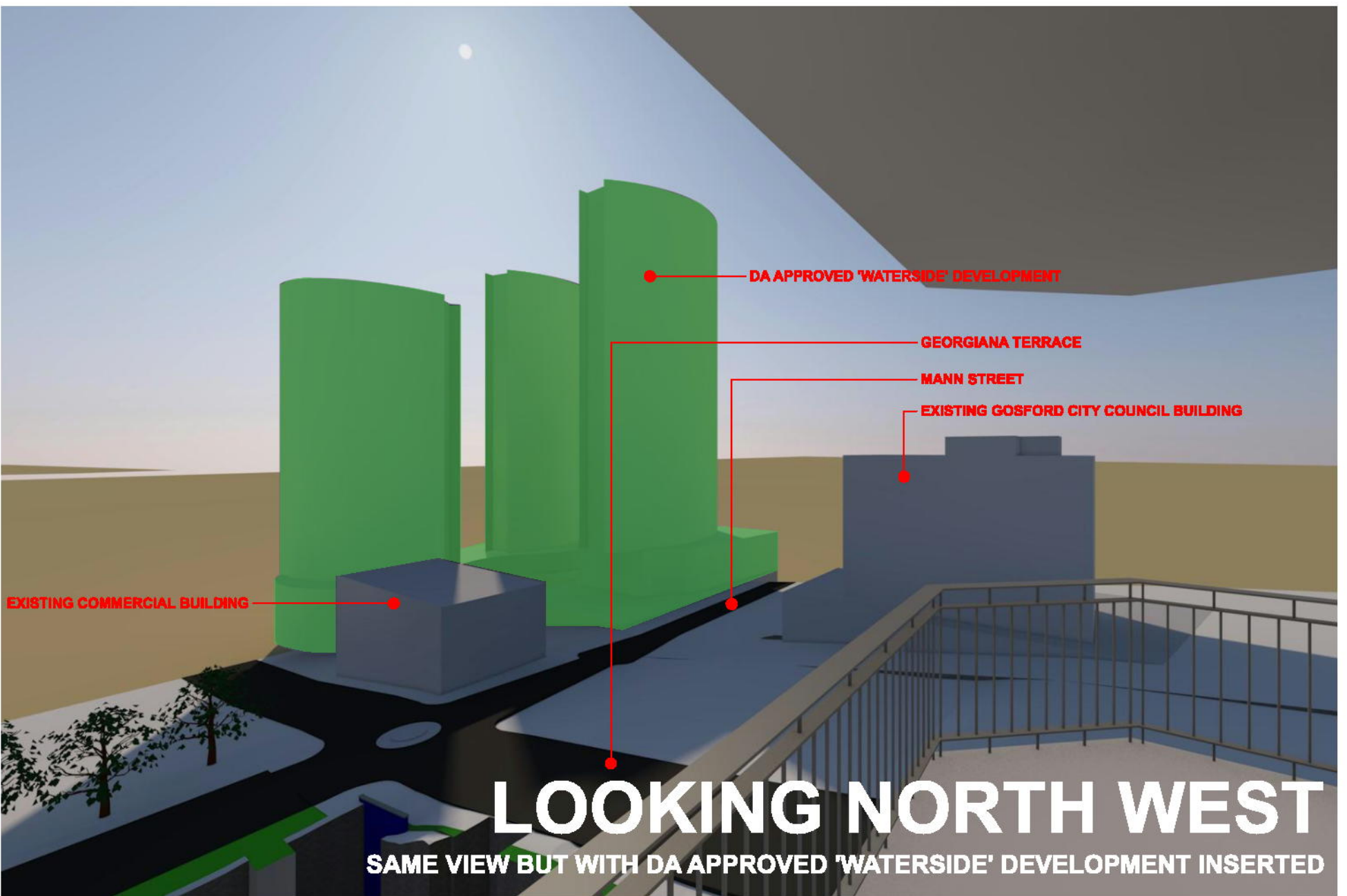
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EXISTING VIEW FROM BROADWATER TOP FLOOR



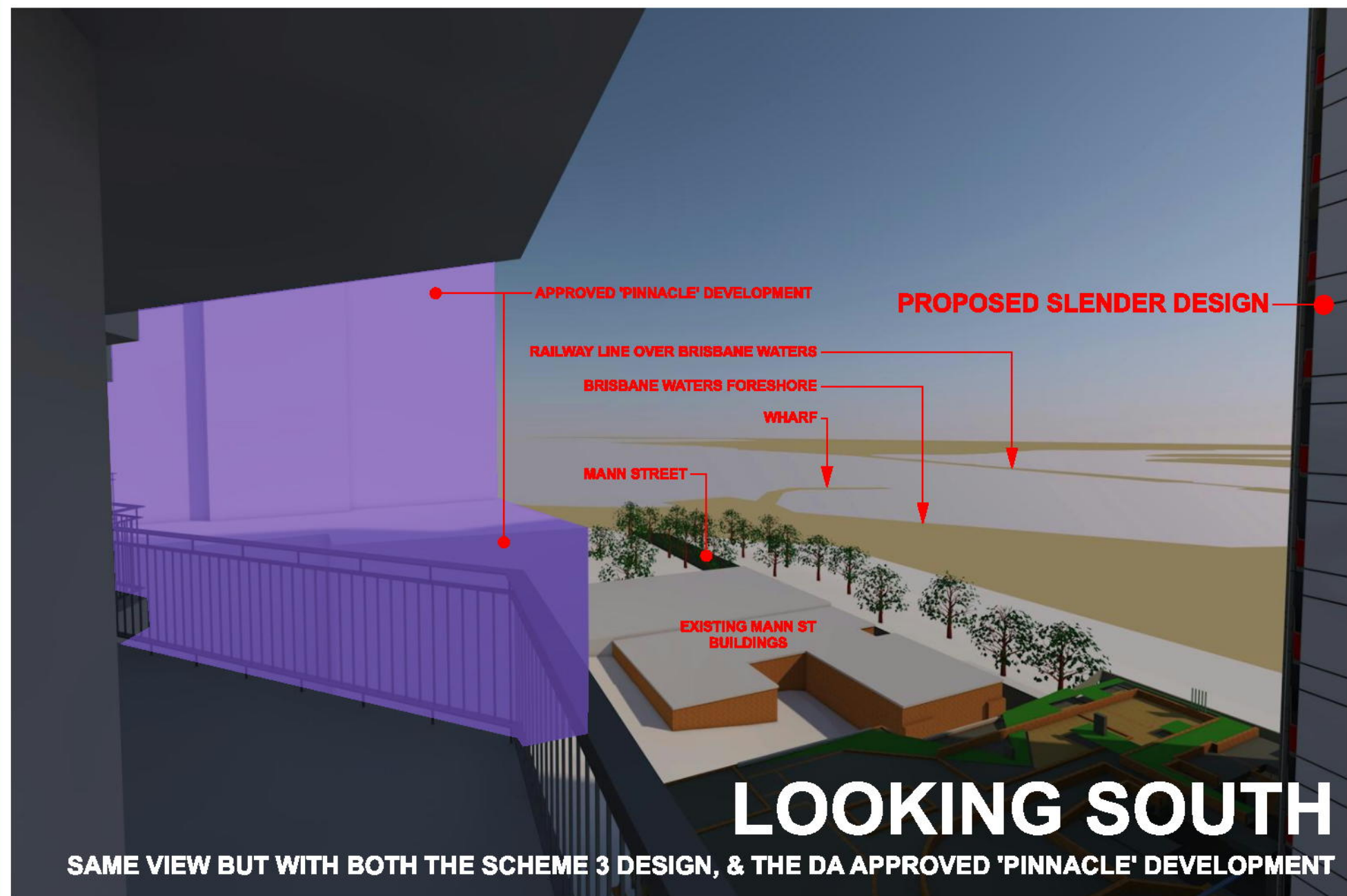
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SAME VIEW BUT WITH DA APPROVED 'PINNACLE' DEVELOPMENT INSERTED



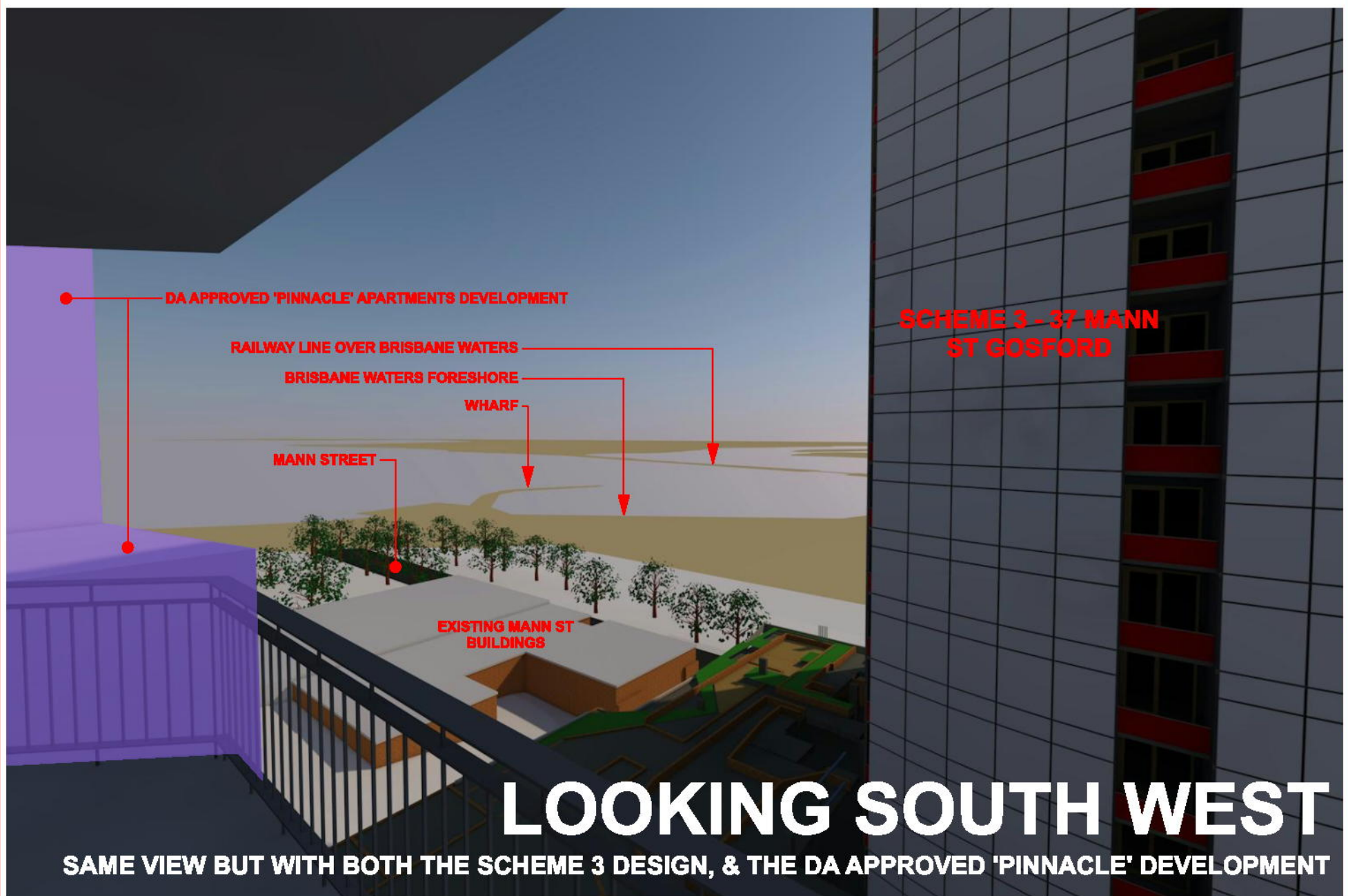
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SAME VIEW BUT WITH DA APPROVED 'PINNACLE' DEVELOPMENT INSERTED



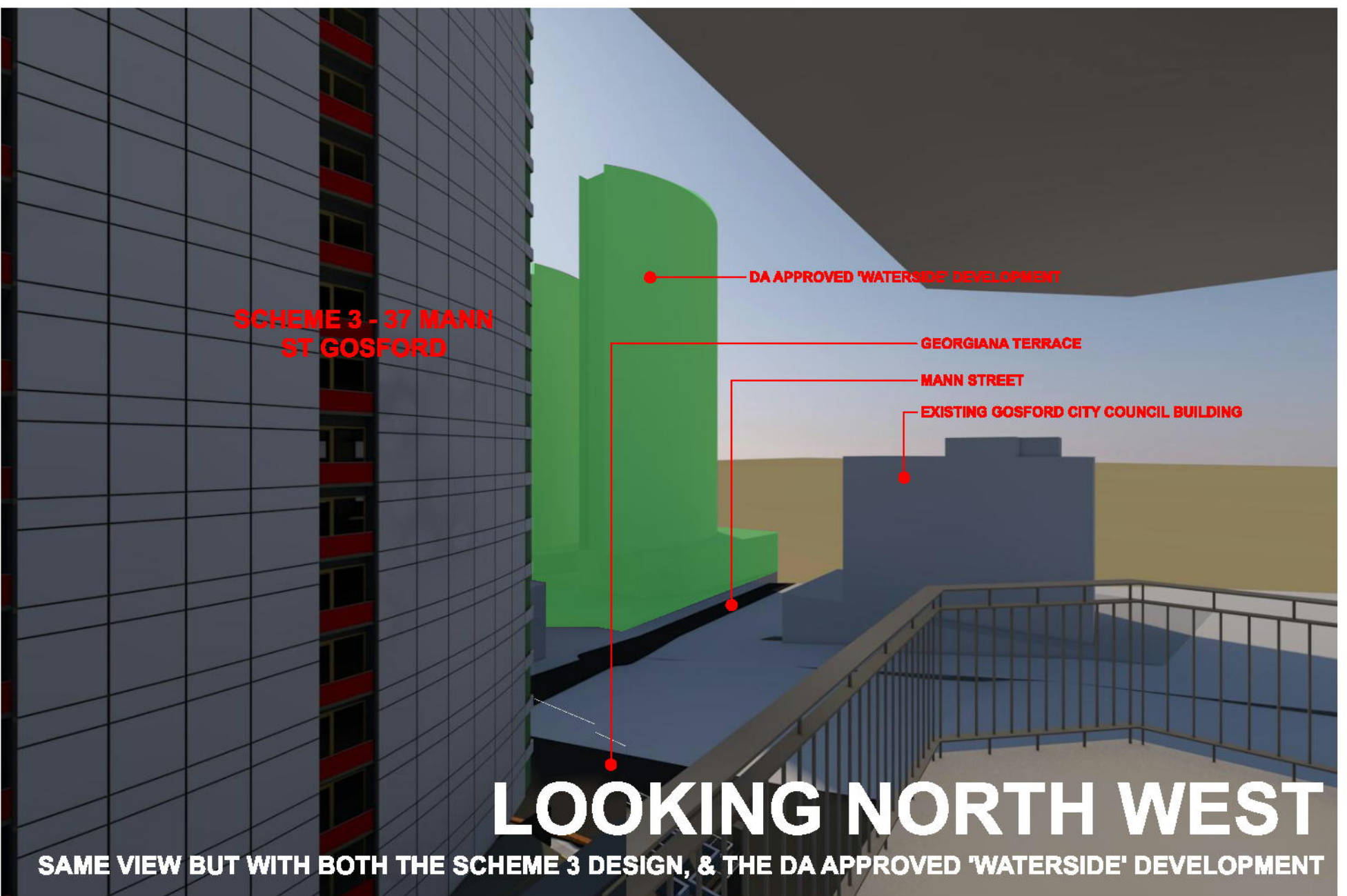
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SAME VIEW BUT WITH DA APPROVED 'WATERSIDE' DEVELOPMENT INSERTED



LOOKING SOUTH
SAME VIEW BUT WITH BOTH THE SCHEME 3 DESIGN, & THE DA APPROVED 'PINNACLE' DEVELOPMENT



LOOKING SOUTH WEST
SAME VIEW BUT WITH BOTH THE SCHEME 3 DESIGN, & THE DA APPROVED 'PINNACLE' DEVELOPMENT



LOOKING NORTH WEST
SAME VIEW BUT WITH BOTH THE SCHEME 3 DESIGN, & THE DA APPROVED 'WATERSIDE' DEVELOPMENT

Plan Approved subject to conditions and the amendments, if any, shown in RED.



**MULTI-STOREY MIXED USE DEVELOPMENT
27-37 MANN STREET, GOSFORD
CONCEPT CIVIL ENGINEERING DESIGN TO SUPPORT
DEVELOPMENT APPLICATION TO CENTRAL COAST COUNCIL**

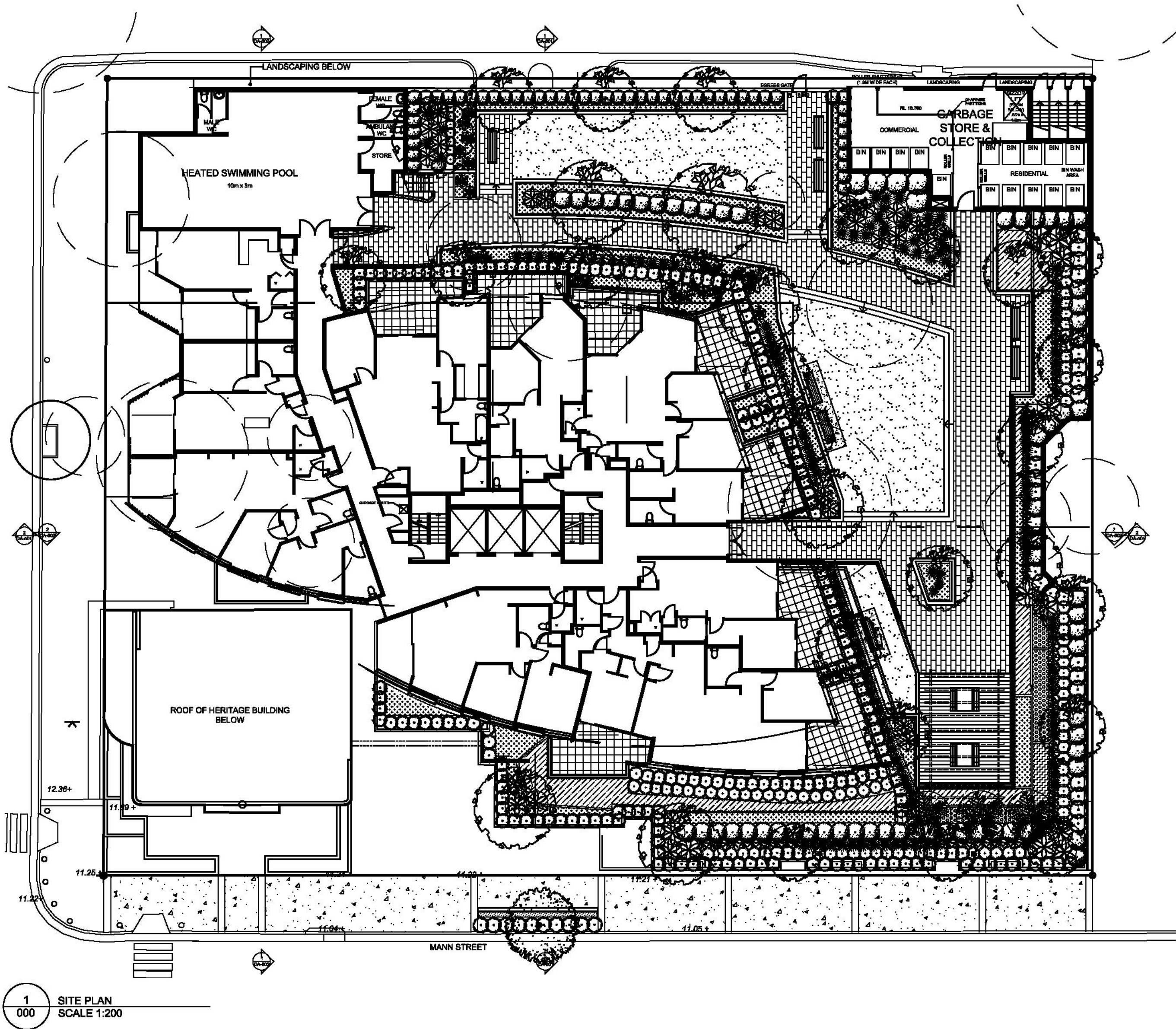
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DWG NUMBER	TITLE
18027-100	COVER AND NOTES SHEET
18027-105	EXTERNAL WORKS
18027-106	BULK EARTHWORKS PLAN
18027-111	BASEMENT 2 PLAN
18027-112	GROUND FLOOR PLAN
18027-113	LEVEL 1 PLAN
18027-114	LEVEL 2 PLAN
18027-115	LEVEL 2 PODIUM PLAN
18027-120	WASTE COLLECTION POINT AND ACCESS ROUTE
18027-130	INDICATIVE EROSION AND SEDIMENT CONTROL PLAN - STAGE 1
18027-132	INDICATIVE EROSION AND SEDIMENT CONTROL PLAN - STAGE 2
18027-133	INDICATIVE EROSION AND SEDIMENT CONTROL PLAN - STAGE 3

										DESIGNED: VFC		SATURN		 CUBO CONSULTING PTY LTD ABN 48 810 277 462 Suite 6, 250 The Entrance Road, Erina NSW Phone: 02 4301 0800 Email: info@cubonsw.net.au		ROLA PROPERTY GROUP		DRAWING STATUS:			
										DRAWING: IRC		AHD				A1		MIXED USE DEVELOPMENT		PRELIMINARY	
										CHECKED: PJ		COORDINATE SYSTEM:						27-37 MANN STREET GOSFORD NSW 2250		NOT FOR CONSTRUCTION	
										RECOMMENDED:		APPROVED:								DRAWING NUMBER:	
1 24/05/16 PRELIMINARY IRC VFC										PROJECT MANAGER: DATE:		PROJECT DIRECTOR: DATE:						COVER AND NOTES		16027-100	
REV DATE REVISIONS DRN CHK																					

Mixed Use Residential Apartment

27 - 37 Mann St & Georgiana Terrace
Gosford NSW

DWG NO.	DRAWING TITLE	SCALE	ISSUE	DATE
000	COVER SHEET, SITE PLAN & PLANT SCHEDULE	1:200		22.06.2016
C101	LANDSCAPE MASTERPLAN RENDER	1:100		22.06.2016
101	LANDSCAPE PLAN - GROUND FLOOR	1:100		22.06.2016
102	LANDSCAPE PLAN - PODIUM	1:100		22.06.2016
501	LANDSCAPE DETAILS	AS SHOWN		22.06.2016



NOT FOR CONSTRUCTION

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT
Application No: 46209/2014
Date of Consent: 15 December 2016
Plan Approved subject to conditions and the amendments, if any, shown in RED.

INDICATIVE PLANT SCHEDULE				
Symbol	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)
Street Trees				
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	12	5
Ns	<i>Nyssa sylvatica</i>	Tupelo	11	6
Trees				
AS	<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	15	8
Lc	<i>Lophostemon conferta</i>	Brush Box	6-8	4-5
Li	<i>Lagerstroemia indica</i>	Crepe Myrtle	6	3
ML	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	5	
Pr	<i>Plumeria rubra</i>	Fragapani	6	3
Up	<i>Ulmus parvifolia</i>	Weeping Elm	10	4
Wf	<i>Waterhousia floribunda</i>	Weeping Lily Pilly	15	5
Palms and Ferns				
Cc	<i>Cyathea cooperii</i>	Scaly Tree Fern	6	3
Da	<i>Dicksonia antarctica</i>	Soft Tree Fern	5	3
Ps	<i>Polystichum setiferum</i>	Soft Shield Fern	0.5	0.7
La	<i>Livistona australis</i>	Cabbage Tree Palm	20	2
Re	<i>Rhapis excelsa</i>	Lady Palm	4.5	1
Shrub Planting				
Asm	<i>Acmena smithii</i> 'Minor'	Lilly Pilly	2	1.5
Bs	<i>Buxus sempervirens</i>	Buxus	1	1
CW	<i>Callistemon citrinus</i> 'White Anzac'	Lemon Scented Bottlebrush	3	2
Dv	<i>Dodonaea viscosa</i> subsp. <i>Cuneata</i>	Sticky Hopbush	3	2
Ga	<i>Gardenia augusta</i> 'Florida'	Gardenia	0.5	1.5
Gr	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	1.5	1.5
Mf	<i>Michelia figo</i>	Port Wine Magnolia	3	3
Mp	<i>Murraya paniculata</i>	Orange Jessamine	3	2
NGS	<i>Nandina</i> 'Gulf Stream'	Nandina	0.7	0.5
Sa	<i>Syzygium australe</i> Elite	Scrub Cherry	3	1.5
Sa	<i>Syzygium australe</i> 'Tiny Trev'	Dwarf Lilly Pilly	0.7	0.5
Sa	<i>Syzygium</i> 'Cascade'	Weeping 'Cascade' Lilly Pilly	0.7	0.5
Vt	<i>Viburnum tinus</i>	Laurustinus	3	2
WWG	<i>Westringia</i> 'Wynyabbie Gem'	Wynyabbie Rosemary	1	1
Accent Shrubs				
CRS	<i>Cordyline</i> 'Red Sensation'	Red Cordyline	2	1
Cs	<i>Cordyline stricta</i>	Cordyline	3	2
De	<i>Doryanthes excelsa</i>	Gymea Lily	3	2
PBB	<i>Phormium</i> 'Bronze Baby'	Bronze NZ Flax	0.7	0.8
PYW	<i>Phormium</i> 'Yellow Wave'	Yellow Wave NZ Flax	1	1
Sr	<i>Strelitzia reginae</i>	Bird Of Paradise	1.2	1.5
Grasses & Groundcovers				
ABG	<i>Anigozanthos</i> 'Bush Gold'	Kangaroo Paw	0.9	0.5
Cap	<i>Carex appressa</i>	Tall Sedge	0.6	0.4
CKF	<i>Calamagrostis x acutifolra</i> 'Karl Foerster'	Reed Grass	1.7	1.4
Cm	<i>Clivea miniata</i>	Kaffir Lily	0.45	0.3
Com	<i>Convolvulus mauritanicus</i> 'Blue Moon'	Morning Glory	0.1	0.9
DB	<i>Dianella</i> 'Breeze'	Breeze Flax Lily	0.7	0.6
DCB	<i>Dianella</i> 'Cassa Blue'	Cassa Blue Flax Lily	0.4	0.4
DSS	<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	0.5	0.4
Dg	<i>Diets grandiflora</i>	Wild Iris	0.7	0.7
Fp	<i>Ficus pumila</i>	Creeping Fig	4	Spreading
Gs	<i>Gazania</i> sp.	Gazania	0.2	0.4
LfM	<i>Lomandra filiformis</i> Mondra	Lomandra	0.15	0.2
LJR	<i>Liriope muscari</i> 'Just Right'	Turf Lily	0.5	0.5
LI	<i>Lomandra longifolia</i>	Mat Rush	1.5	1.5
PN	<i>Pennisetum</i> 'Nafray'	Swamp Foxtail	0.8	0.8
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.3	0.5

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

I	For Approval	NP	RS	22.06.2016
H	For Approval	PH	RS	10.06.2016
G	For Approval	NP	RS	23.03.2016
F	For Approval	NP	RS	22.03.2016
E	For Approval	NP	RS	10.03.2016
D	For Approval	PH	RS	26.02.2016
C	For Approval	PH	RS	24.09.2015
B	Development Application	BH	RS	06.08.2014
A	For Approval	DH	RS	25.04.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:

Client:
Roia Property Group

Project:
27 - 37 Mann Street Gosford NSW

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

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SITE IMAGE

Landscape Architects

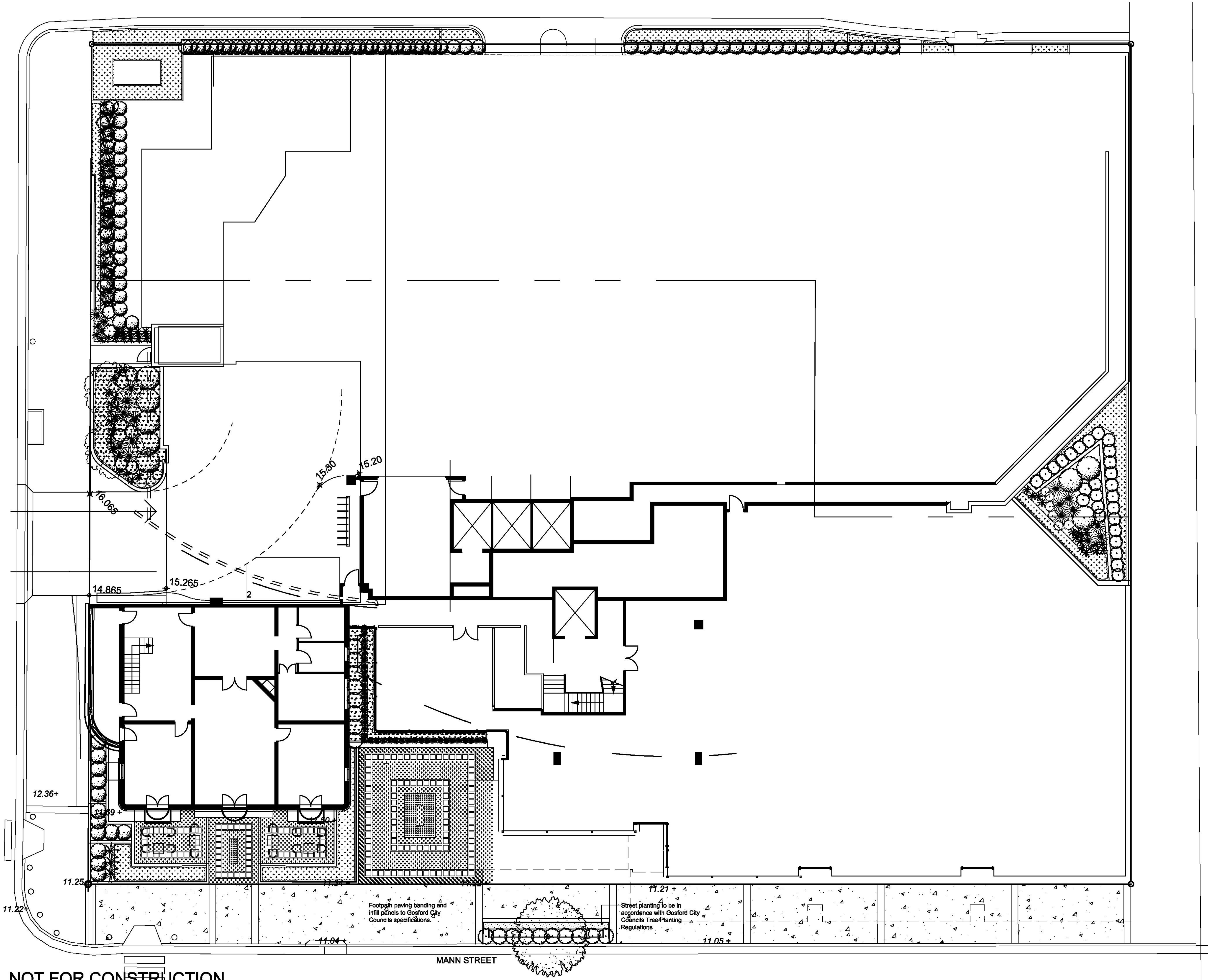
DEVELOPMENT APPLICATION

Drawing Name:
Cover Sheet, Site Plan
& Indicative Plant Schedule

Scale: 1:200 @ A1
Job Number:
SS14-2834

Sheet _ of _
Drawing Number:
000

Issues:
1



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B	Development Application	DH	RS	06.08.2014
A	For Approval	DH	RS	25.04.2014

LEGEND

Site Boundary

Existing tree to be Retained

Proposed Tree Planting

Proposed Palms

Proposed Shrub, Accent Planting

Proposed Groundcovers

Turf

Timber Decking

Paving Type 1

Paving Type 2

Concrete

Raised Planter Walls

Fence

Bench Seating Table & Chairs

Pergola & Table Setting

Key Plan:

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Application No: 46209/2014

Date of Consent: 15 December 2016

Plan Approved subject to conditions and the amendments, if any, shown in RED.

Client:
Rola Proptert Group Pty Ltd

Project:
27 - 37 Mann St. Gosford
Mixed Use Residential Apartment

SITE IMAGE

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

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DEVELOPMENT APPLICATION

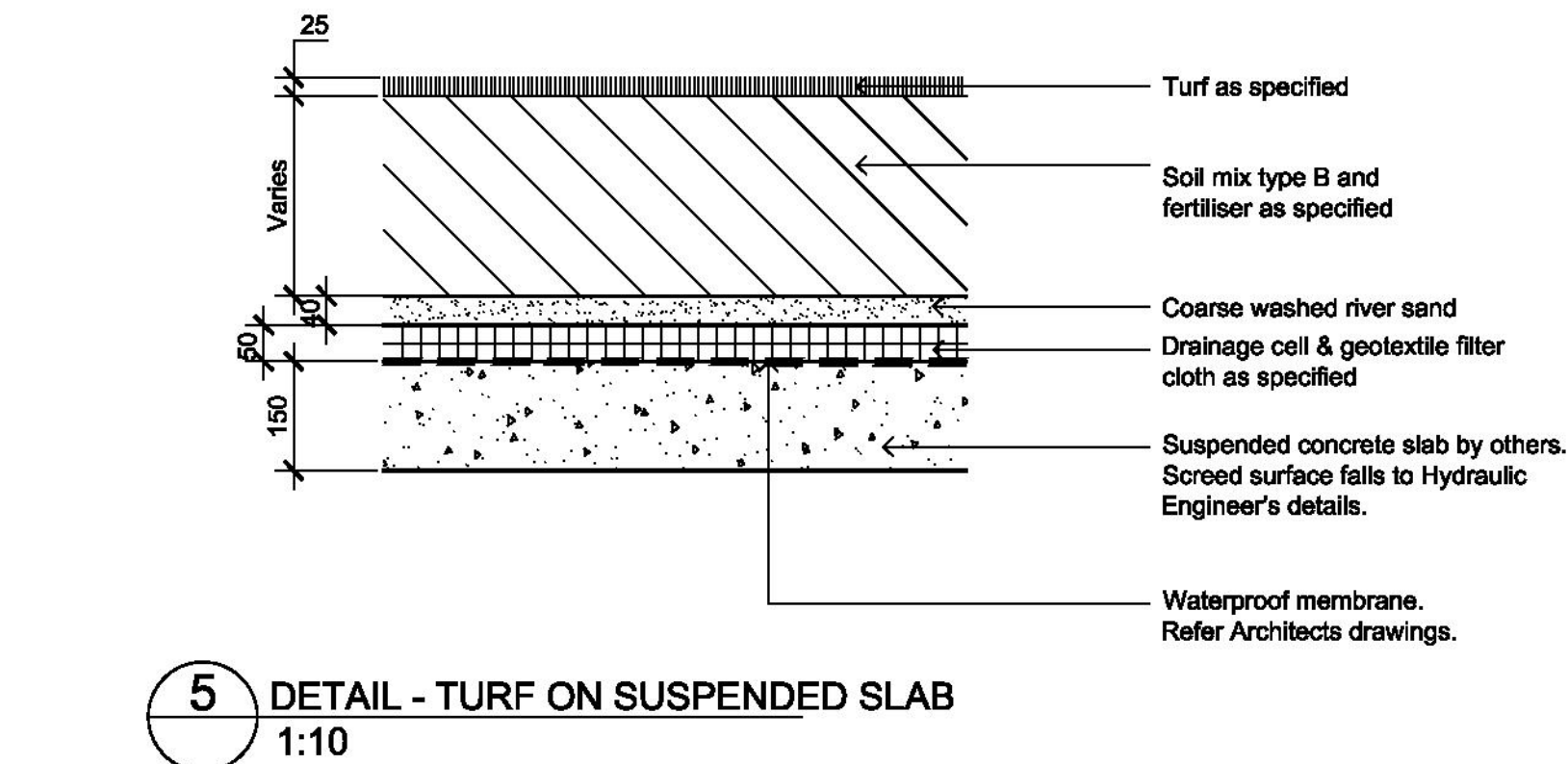
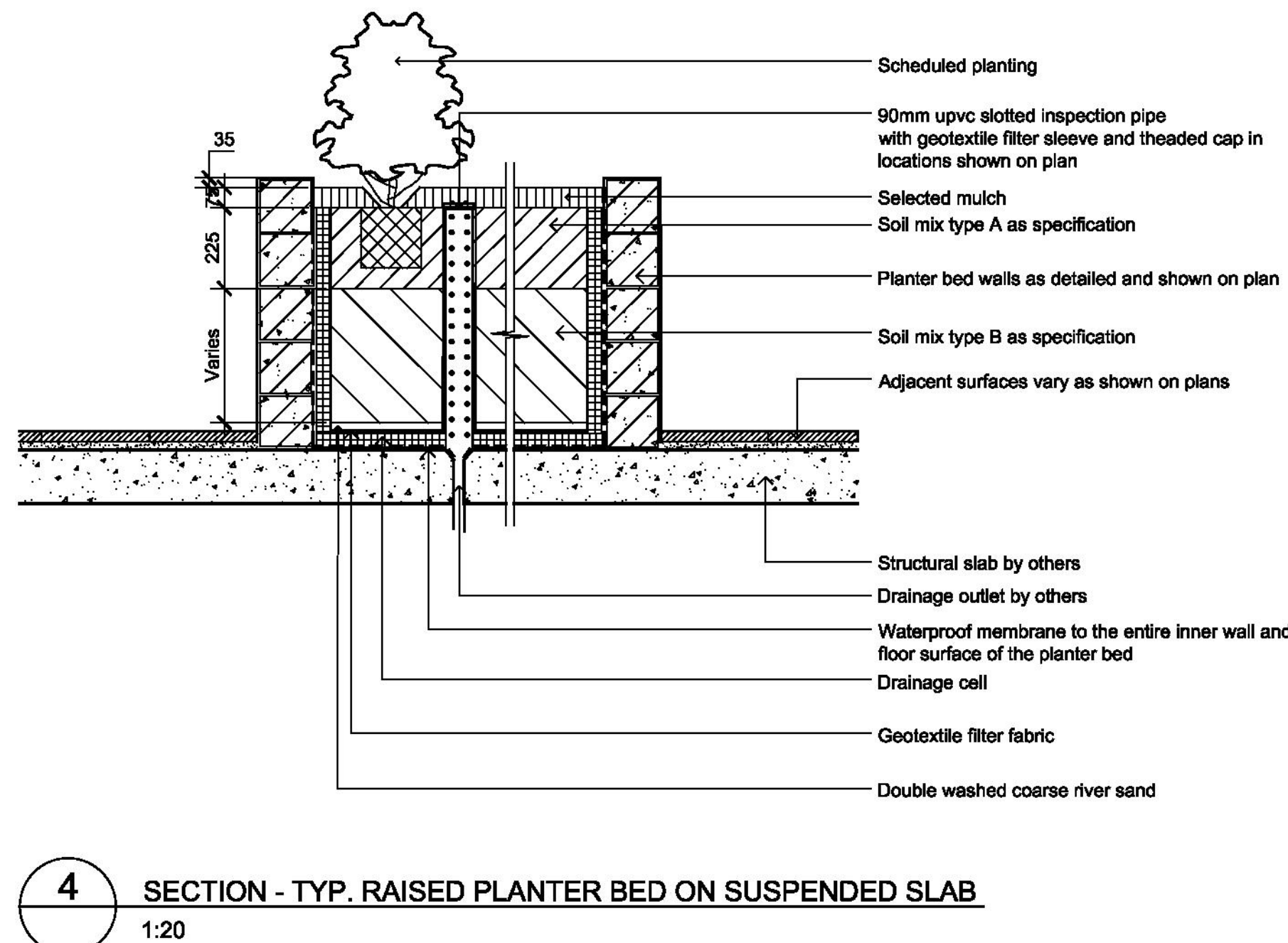
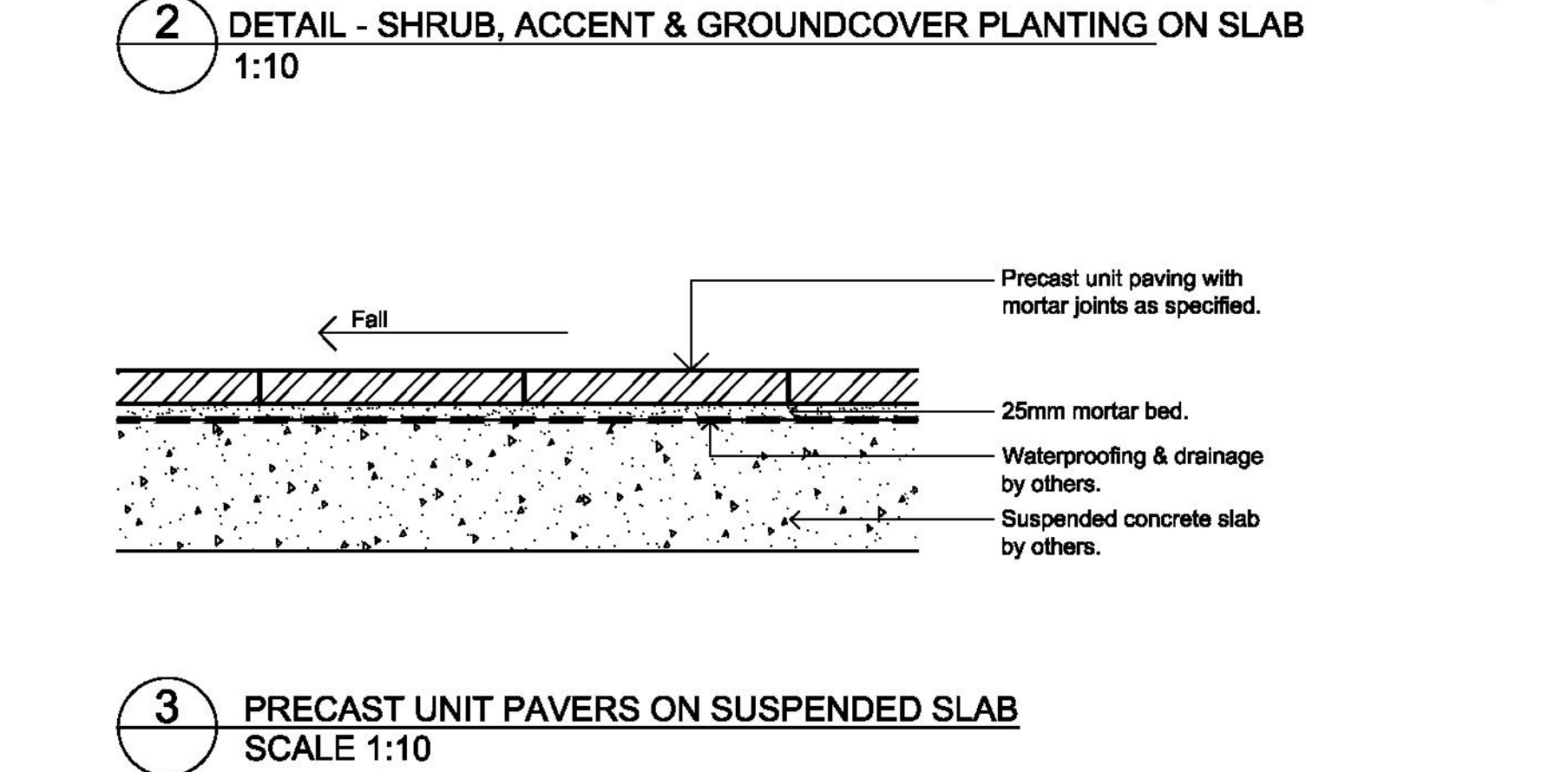
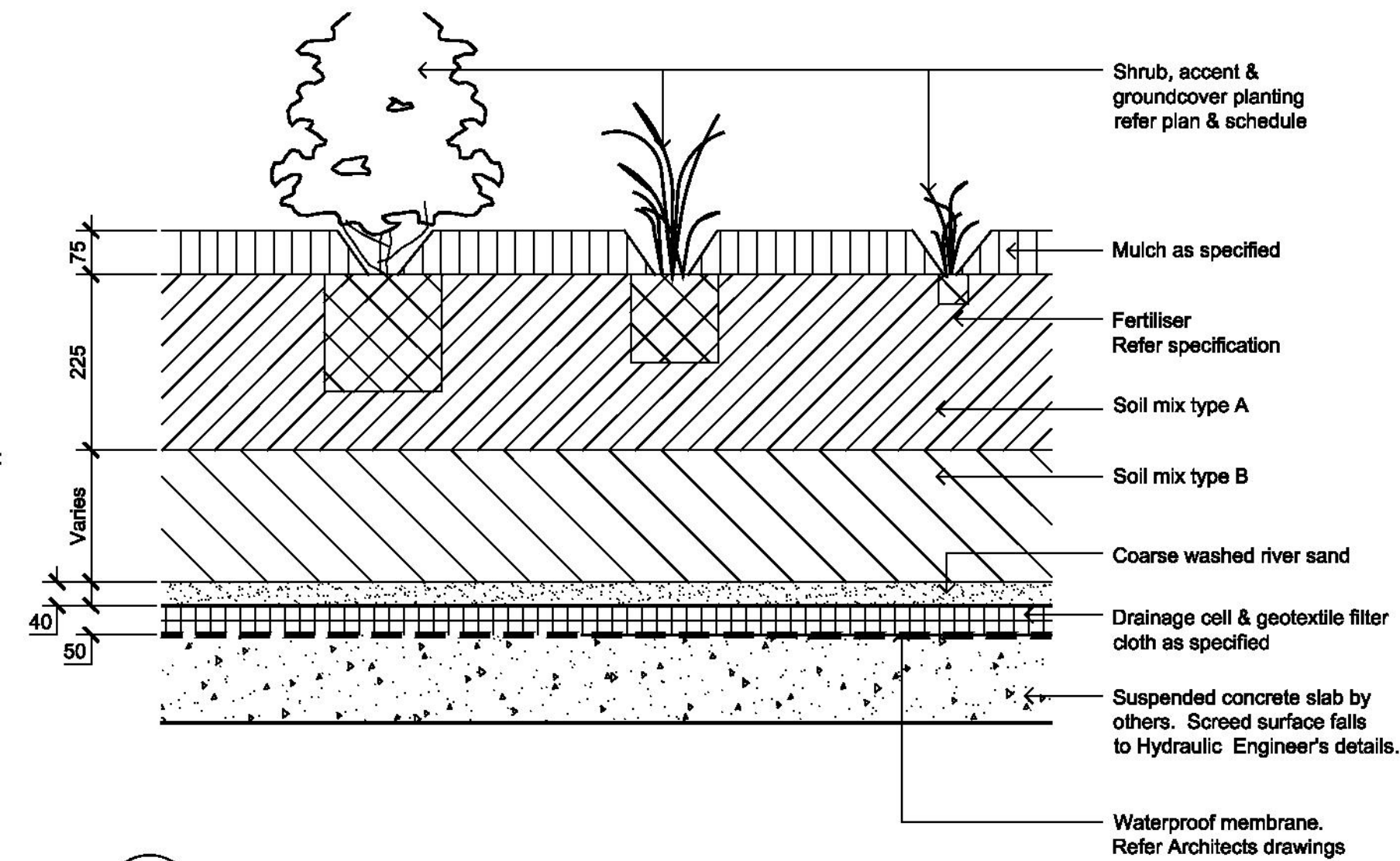
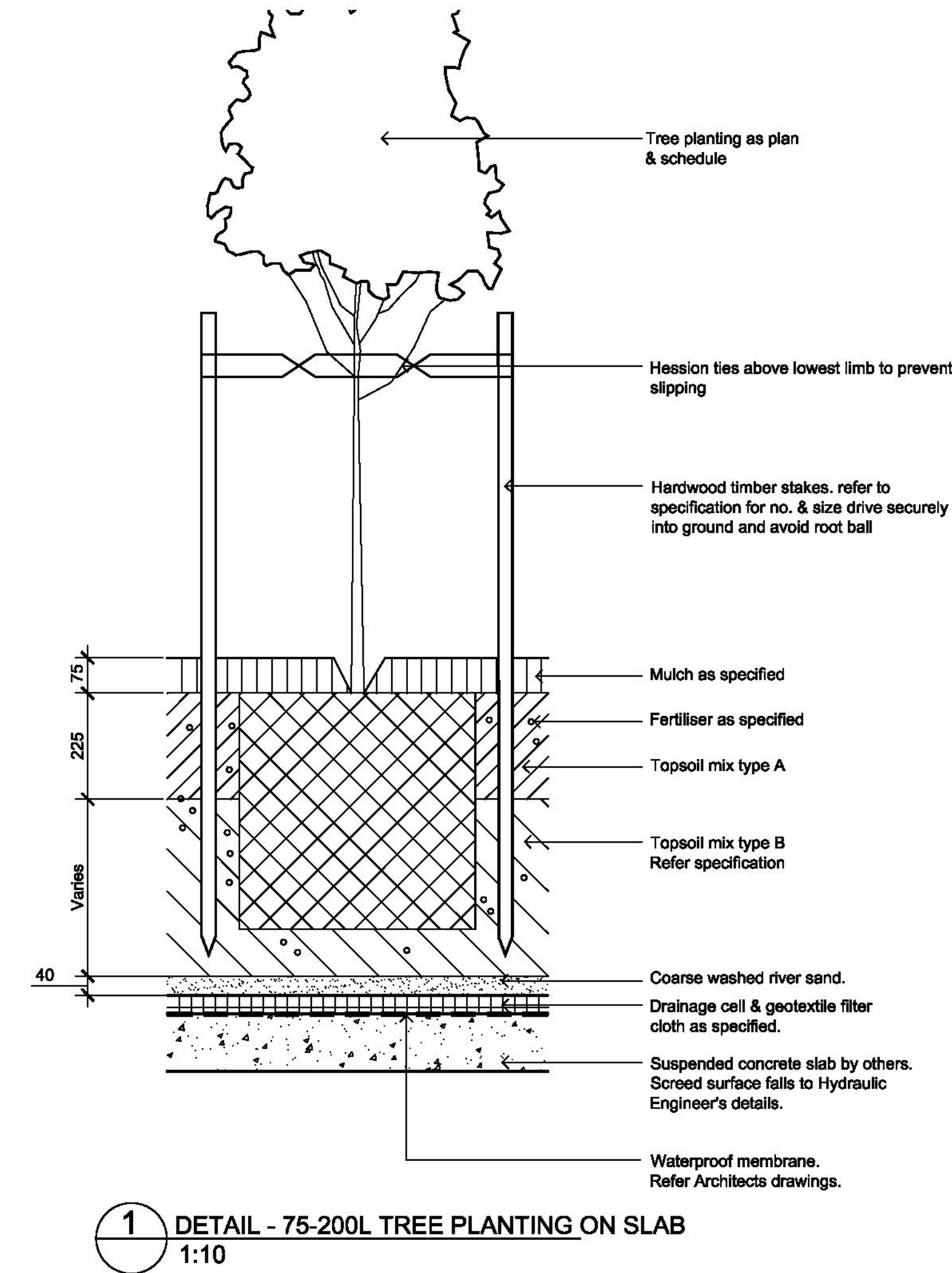
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Landscape Plan - Ground Floor

Scale: 1:100 @ A1

Job Number: **SS14-2834**

Sheet _ of _
Drawing Number: **101**

Issue: **I**



INDICATIVE LANDSCAPE SPECIFICATION

1.0 GENERAL NOTES

1.1 Workmanship and Materials

The whole of the landscape works shall be carried out by a competent Landscape Contractor who is experienced in horticultural practice, landscape construction and planting techniques. The Landscape Contractor shall hold a current Building Contractors License and / or be a financial member of the Landscape Contractors Association.

2.0 EXISTING TREES

2.1 Trees to be Retained and Protected

Identify and mark trees and shrubs to be retained using a suitable non-injurious, easily visible and removable means of identification. Protect from damage the trees and shrubs to be retained, including those beyond the site area, both above and below the ground. If a tree becomes damaged during the works or it is proposed to perform work on a tree, give written notice immediately and obtain instructions.

2.2 Work near Trees

Keep the area of the drip-line free from construction material and debris. Do not place bulk materials and harmful materials under or near trees. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not remove topsoil from, or add topsoil to, the area within the drip-line of trees.

3.0 SOFTSCAPE ELEMENTS

3.1 Soil Testing

Undertake at least two (2) soil tests, in locations as advised by Project Manager, and provide results and recommendations for the improvement of plant growth and to adjust the soil to achieve appropriate planting medium (including pit levels) for successful plant growth.

3.2 Subsoil

Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots. If necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

3.3 Topsoil

Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

3.4 Compost

Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

3.5 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

3.6 Plants

Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root cut, restriction or damage,
- Vigorous, well established, free from diseases and pests, of good form consistent with the species or variety,
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
- Grown in their final containers for not less than twelve weeks,
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container.

3.7 Installation of Plants

Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sort', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

3.8 Mulching

Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal 'Horticultural Graded Pine Bark 15mm' as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

3.9 Stakes and Ties

Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Plants (≥25L): One (1) of 38 x 38 x 1200mm,
- Semi-advanced plants (≥75L): Two (2) of 50 x 50 x 1800mm, or
- Advanced (≥100L): Three (3) of 50 x 50 x 2400mm.

3.10 Turf

Turf shall be Soft Leaf Buffalo or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted,
- Parallel with the long sides of level areas, and with contours on slopes, and
- To finish flush, after tamping, with adjacent finished surfaces of ground.

4.0 IRRIGATION

4.1 System

The irrigation system shall be an automatic fixed drip system, with an irrigation controller self operated via a soil moisture sensor. The system shall be compatible to the type of plant material and rates of water required. Where appropriate adjustable and fully serviceable. The layout of the entire irrigation is to ensure that each individual plant receives the required amount of water to maintain healthy and vigorous growth. The irrigation system shall be such that, component theft, vandalism, over-spray and wetting of paths shall be reduced to a minimum or completely eliminated by the use of drip, pop-up sprinklers and judiciously placed fixed spray emitters. Do not use fine mist type emitters that provide a drifting mist that may wet paths and the buildings.

5.0 PLANT ESTABLISHMENT

5.1 Generally

The Landscape Contractor shall rectify defects during installation and that become apparent in the works under normal use for the duration of the contract Defects Liability Period. The Landscape Contractor shall maintain the contract areas by the implementation of industry accepted horticultural practices for 52 weeks. The landscape maintenance works shall include, but not be limited to, the following:

- Replacing failed plants,
- Pruning,
- Insect and pest control,
- Fertilising,
- Maintaining mulch,
- Mowing,
- Watering,
- Rubbish removal, and
- Cleaning of the surrounding areas.

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

I	For Approval	NP	RS	22.06.2016
H	For Approval	PH	RS	10.06.2016
G	For Approval	NP	RS	23.03.2016
F	For Approval	NP	RS	22.03.2016
E	For Approval	NP	RS	10.03.2016
D	For Approval	PH	RS	26.02.2016
C	For Approval	PH	RS	24.02.2016
B	Development Application	DH	RS	06.08.2014
A	For Approval	DH	RS	25.04.2014
Issue	Revision Description	Drawn	Check	Date

LEGEND

CENTRAL COAST COUNCIL

DEVELOPMENT CONSENT

Application No: 46209/2014

Date of Consent: 15 December 2016

Plan Approved subject to conditions and the amendments, if any, shown in RED.

Key Plan:

Client:

Rola Property Group

Project:

27 -37 Mann Street Gosford NSW

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

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SITE IMAGE



Landscape Architects

DEVELOPMENT APPLICATION

Drawing Name:

Landscape Details

& Specification Notes

Sheet _ of _

Scale: As Shown

Job Number:

Drawing Number:

Issues:

SS14-2834

501 |

NOT FOR CONSTRUCTION