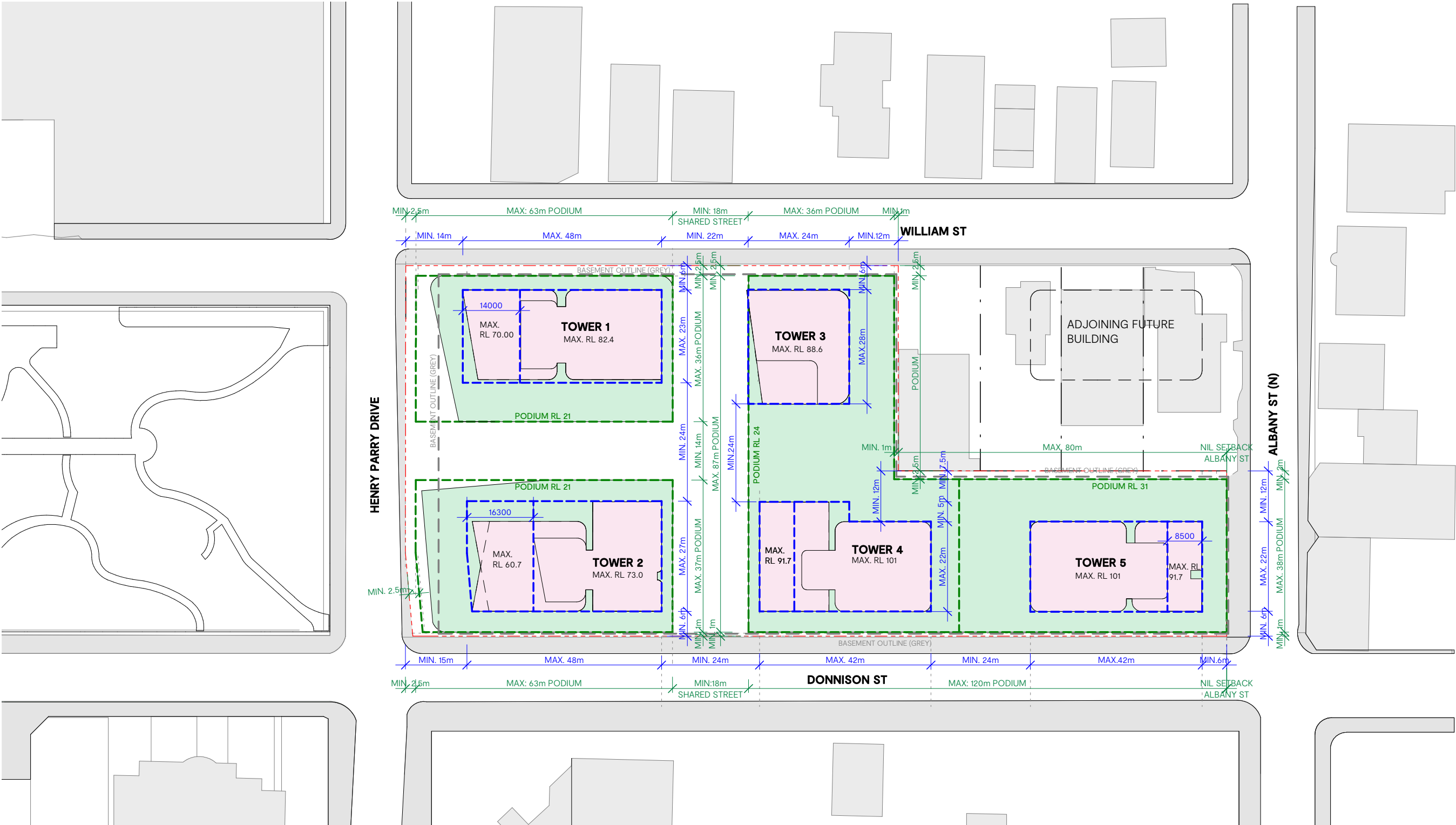


Stage 1 Development Application/

APPENDIX 1A – Envelopes for Approval

1st June 2020/



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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

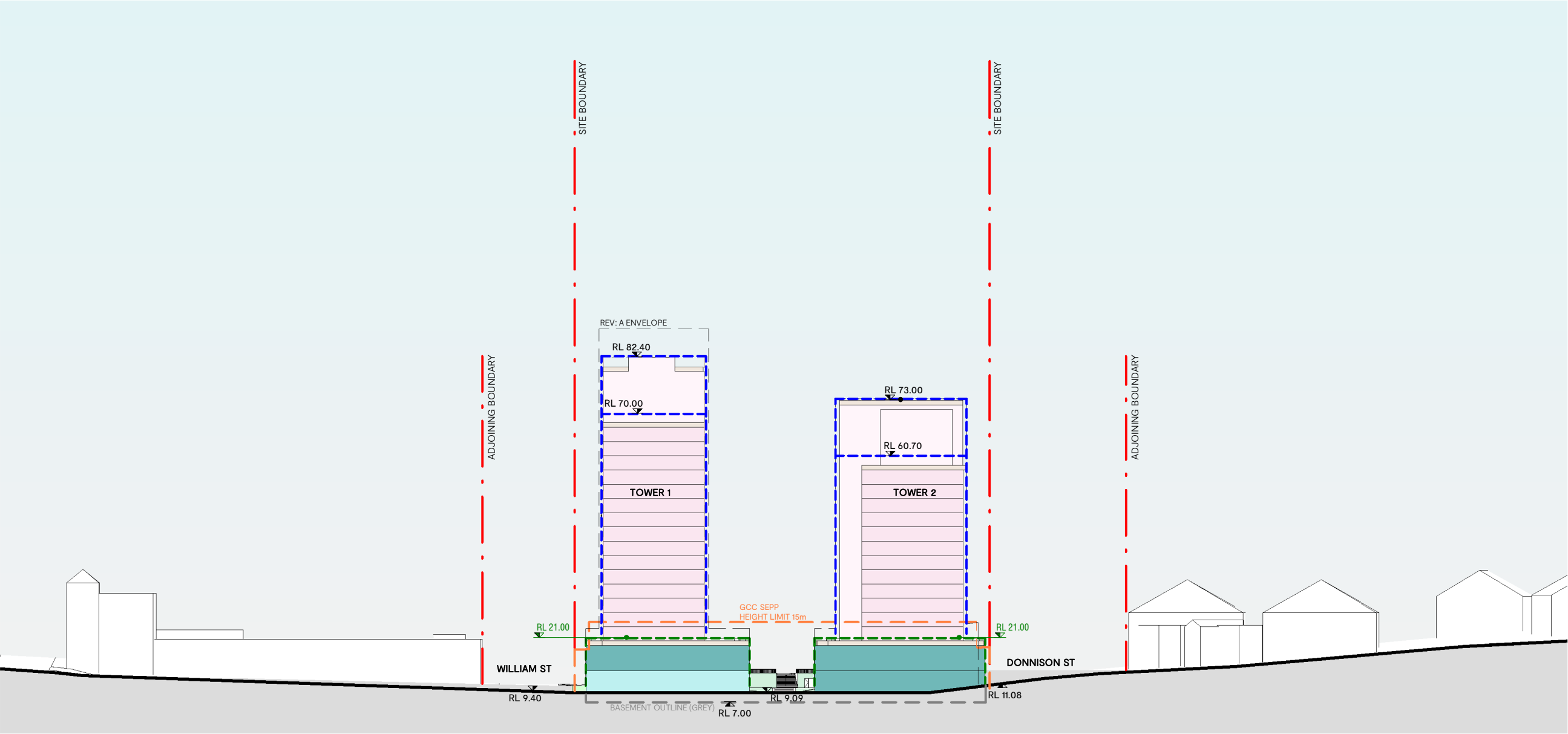
Project Number
218155

Status
Date Plotted 02-Jun-20 9:43:57 AM
Date Issued
Scale 1 : 1000 @A3

Drawing Title
PROPOSED BUILDING ENVELOPE

Drawing Number
DA-02

BUCHAN



TOWER SETBACK

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

PODIUM SETBACK

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

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

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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 02-Jun-20 9:43:58 AM

Date Issued

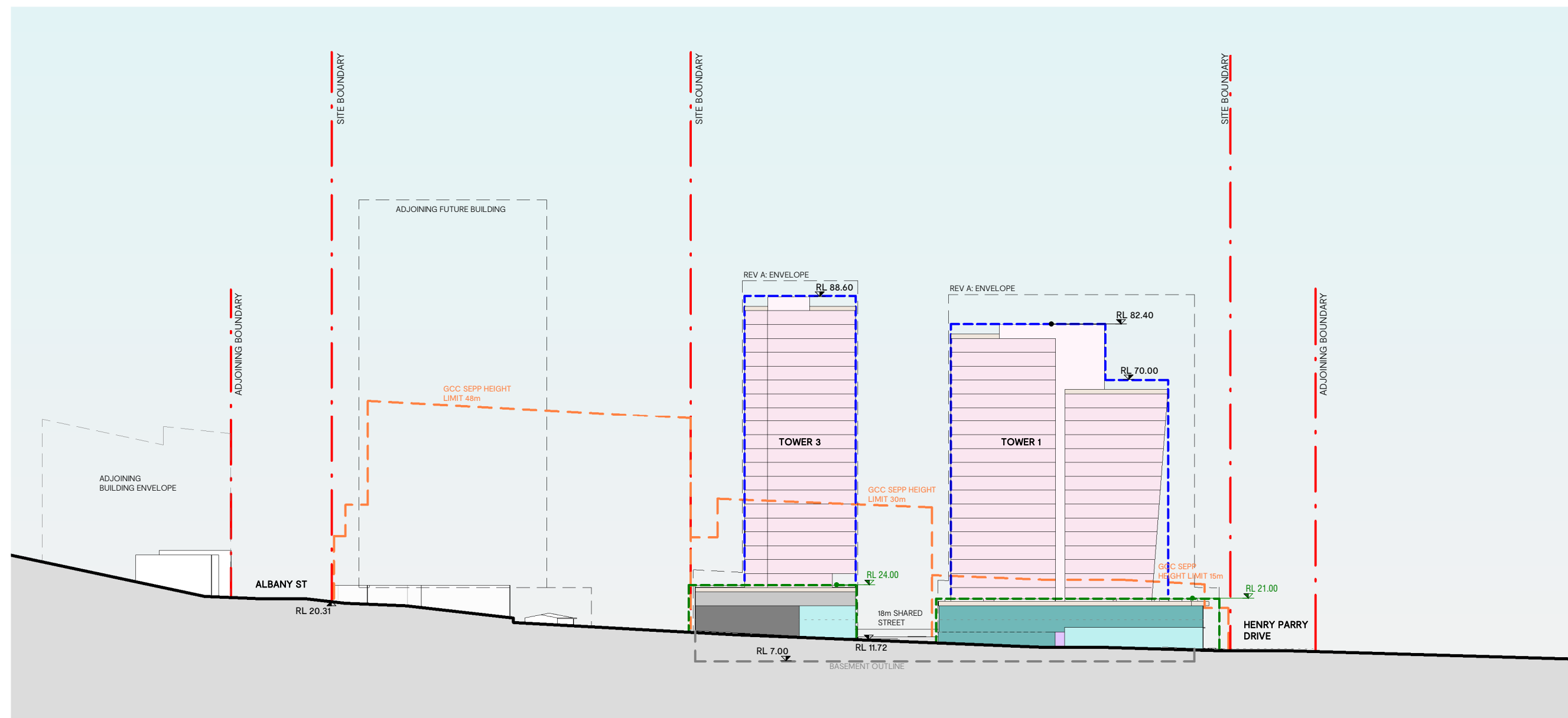
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Drawing Title

**MASTERPLAN - ELEVATION HENRY
PARRY DRIVE**

Drawing Number
DA-20

BUCHAN



TOWER SETBACK

— — — — —

GCC TOWER SETBACK

~6-8m from all streets








PROPOSED TOWER ENVELOPE

— — — — —

- ~17m setback at Henry Parry Drive for Tower 1
- 16m setback at Henry Parry Drive for Tower 2
- ~6m setback at Donnison
- ~6m setback at Albany St
- ~6m setback at William St
- ~12m setback from Adjoining plot

PODIUM SETBACK

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

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

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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 02-Jun-20 9:43:59 AM

Date Issued

Scale 1 : 1000 @A3

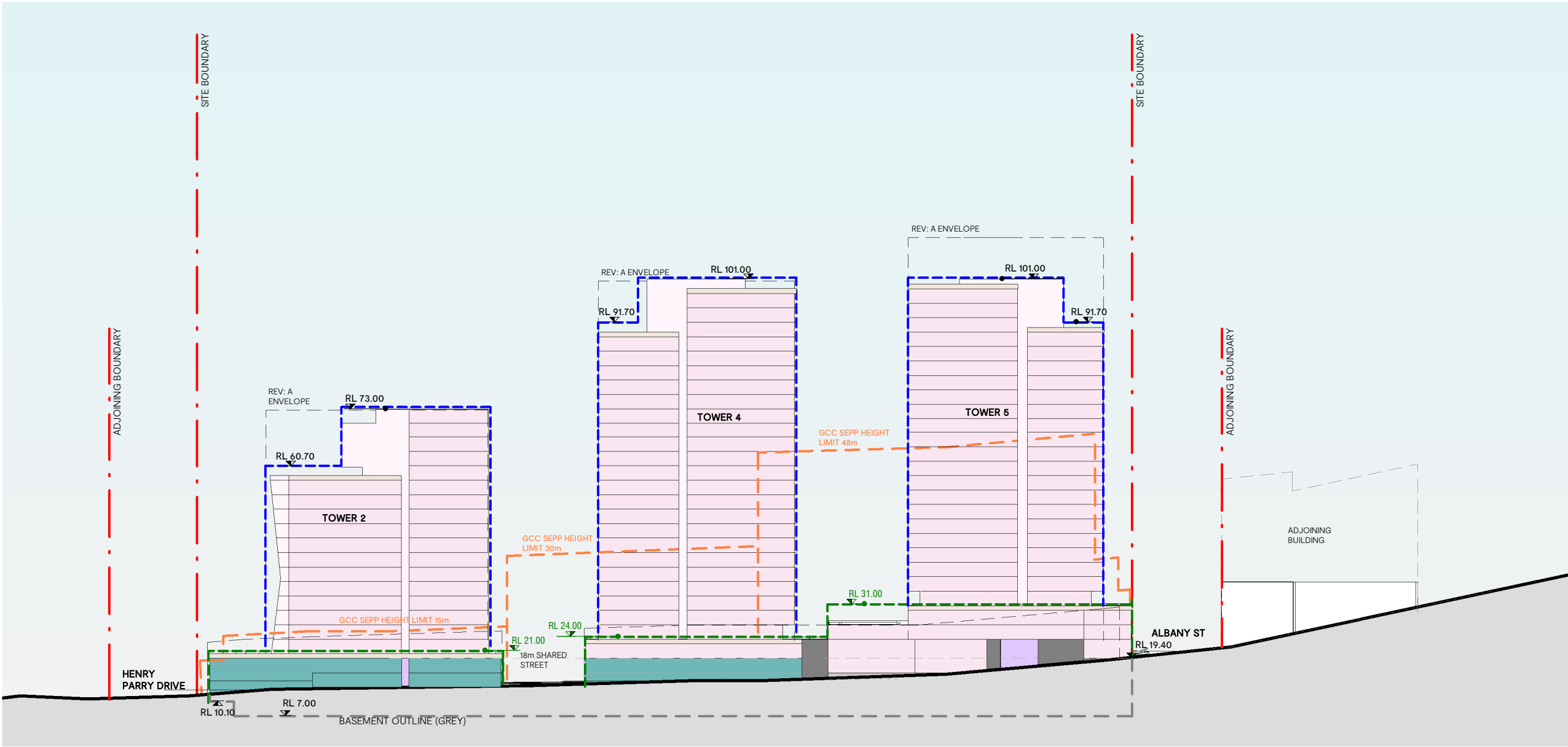
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Drawing Title

MASTERPLAN - ELEVATION
WILLIAM ST

Drawing Number
DA-21

BUCHAN



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

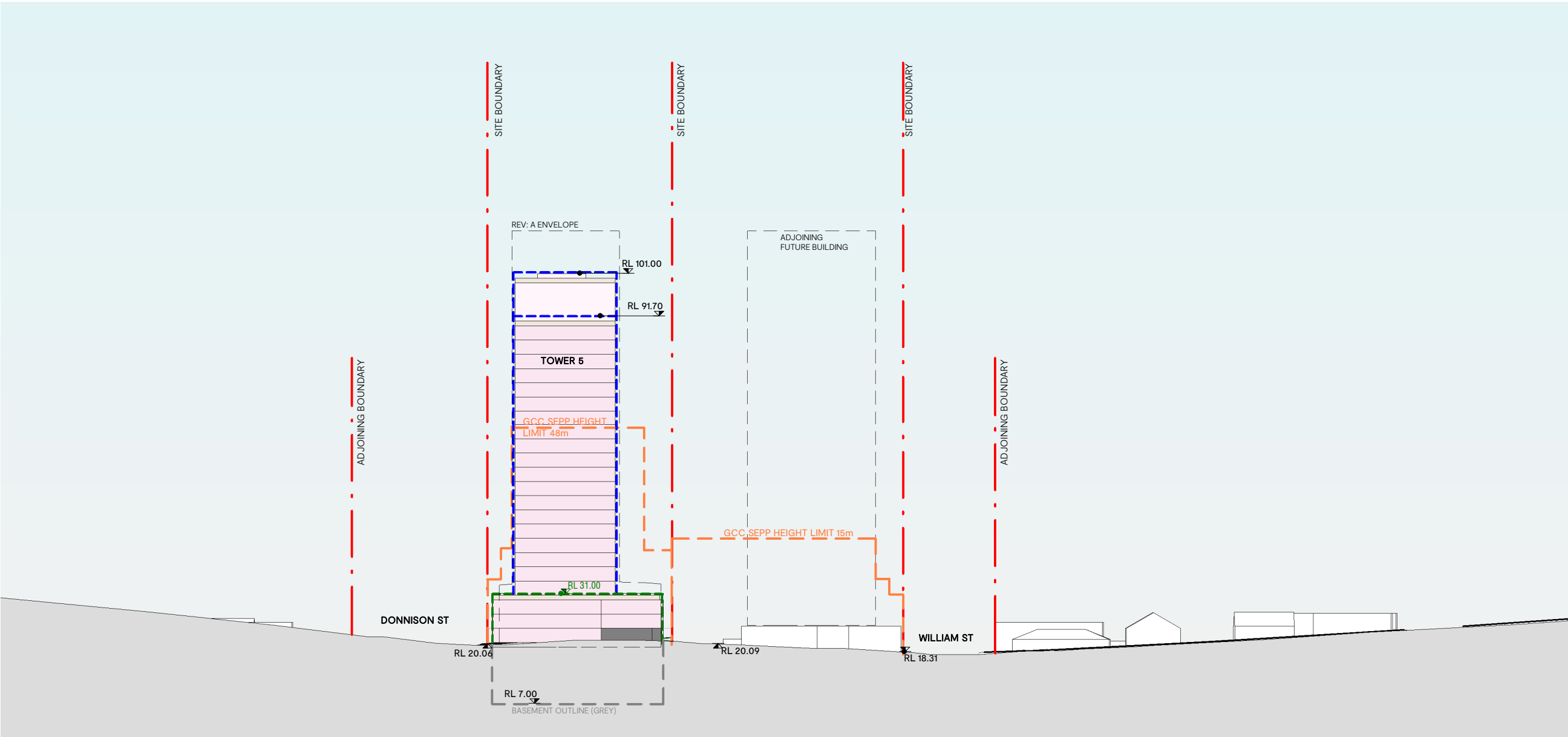
Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

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

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

BUCHAN



TOWER SETBACK

--- GCC TOWER SETBACK
-6-8m from all streets

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

PODIUM SETBACK

--- GCC SEPP PODIUM SETBACK
-0m Setback upto 9.5m at Henry parry drive and part of Donnison St and William St
-0m Setback upto 15m to the remainder street
-2.5m Setback from 9.5m to 15m

--- PROPOSED PODIUM ENVELOPE
-2.5m setback at Henry Parry Drive
-1m setback at Donnison St
-NIL setback at Albany St
-2.5m setback at William St

RETAIL

COMMERCIAL

LOBBY

COMMON AREA

CARPARK

SERVICES

EXAMPLE TOWER DESIGN (NOT FOR APPROVAL)

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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 02-Jun-20 9:44:03 AM

Date Issued

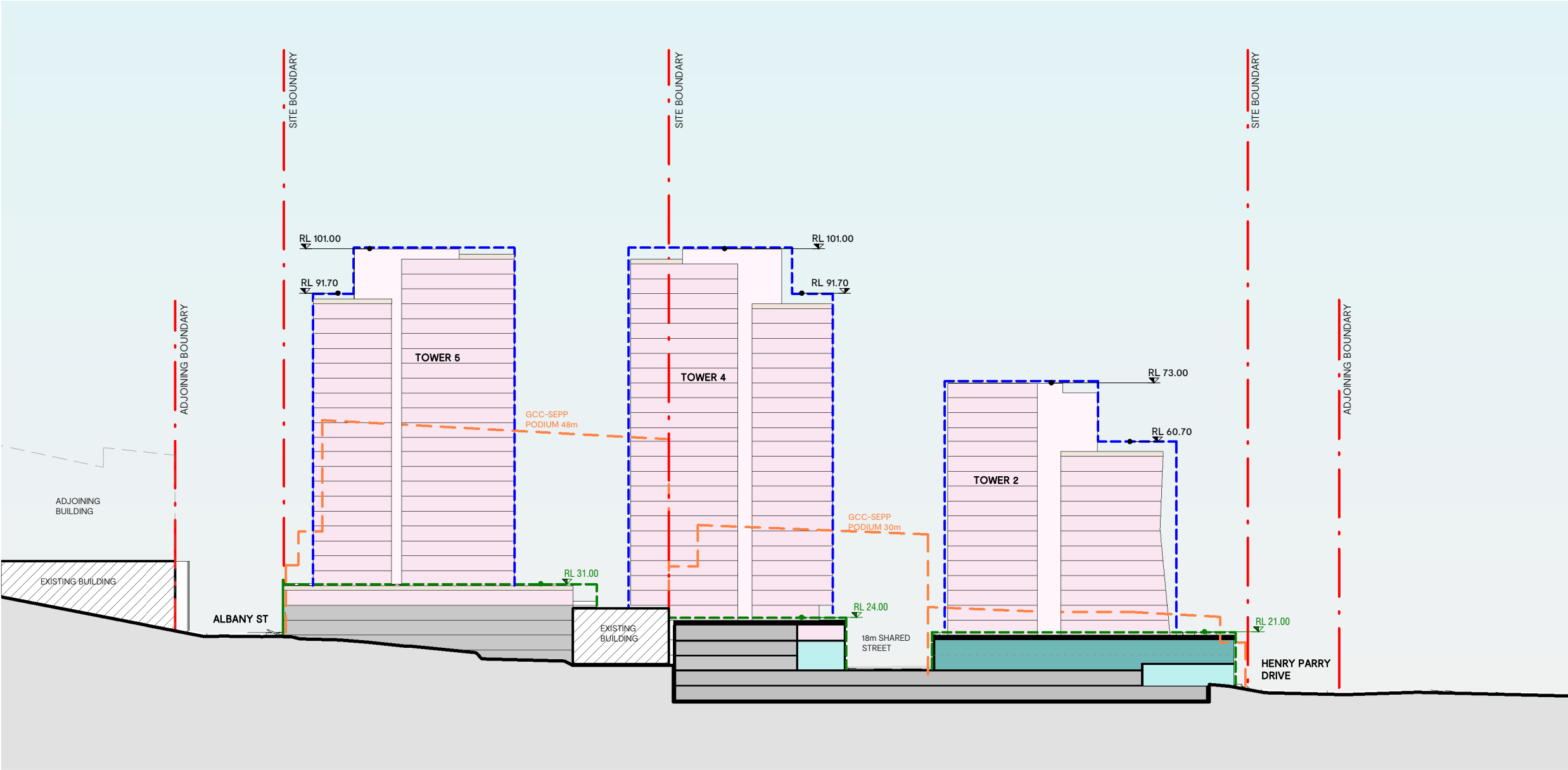
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1 : 1000 @A3

0 5 10 20 30 40M

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

Drawing Number
DA-23

BUCHAN



TOWER SETBACK

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

PODIUM SETBACK

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

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

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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 02-Jun-20 9:44:04 AM

Date Issued

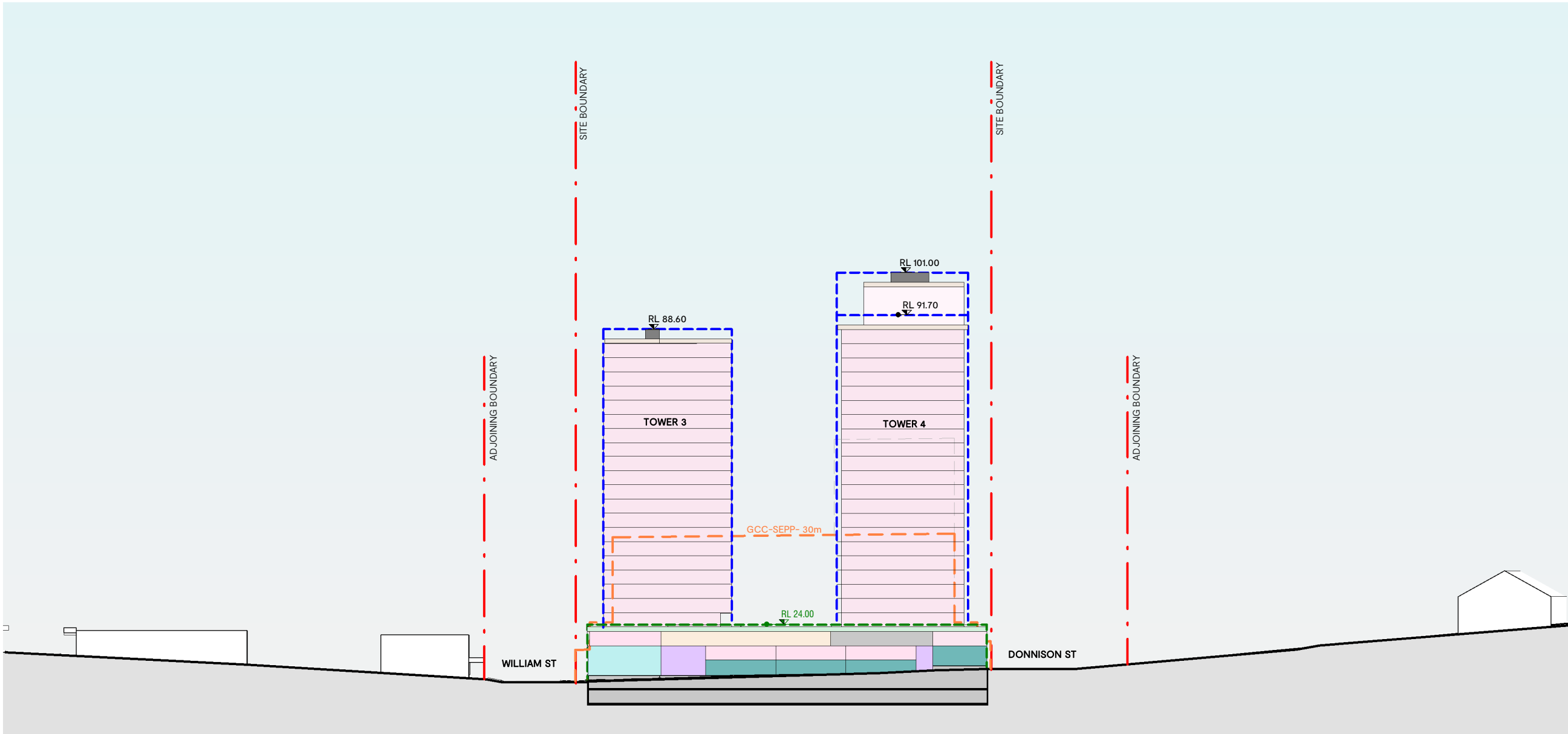
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Drawing Title

MASTERPLAN - SECTION A

Drawing Number
DA-24

BUCHAN



TOWER SETBACK

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

PODIUM SETBACK

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

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

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

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 02-Jun-20 9:44:06 AM

Date Issued

Scale 1 : 1000 @A3

0 5 10 20 30 40M

Drawing Title

MASTERPLAN - SECTION B

Drawing Number
DA-25

BUCHAN