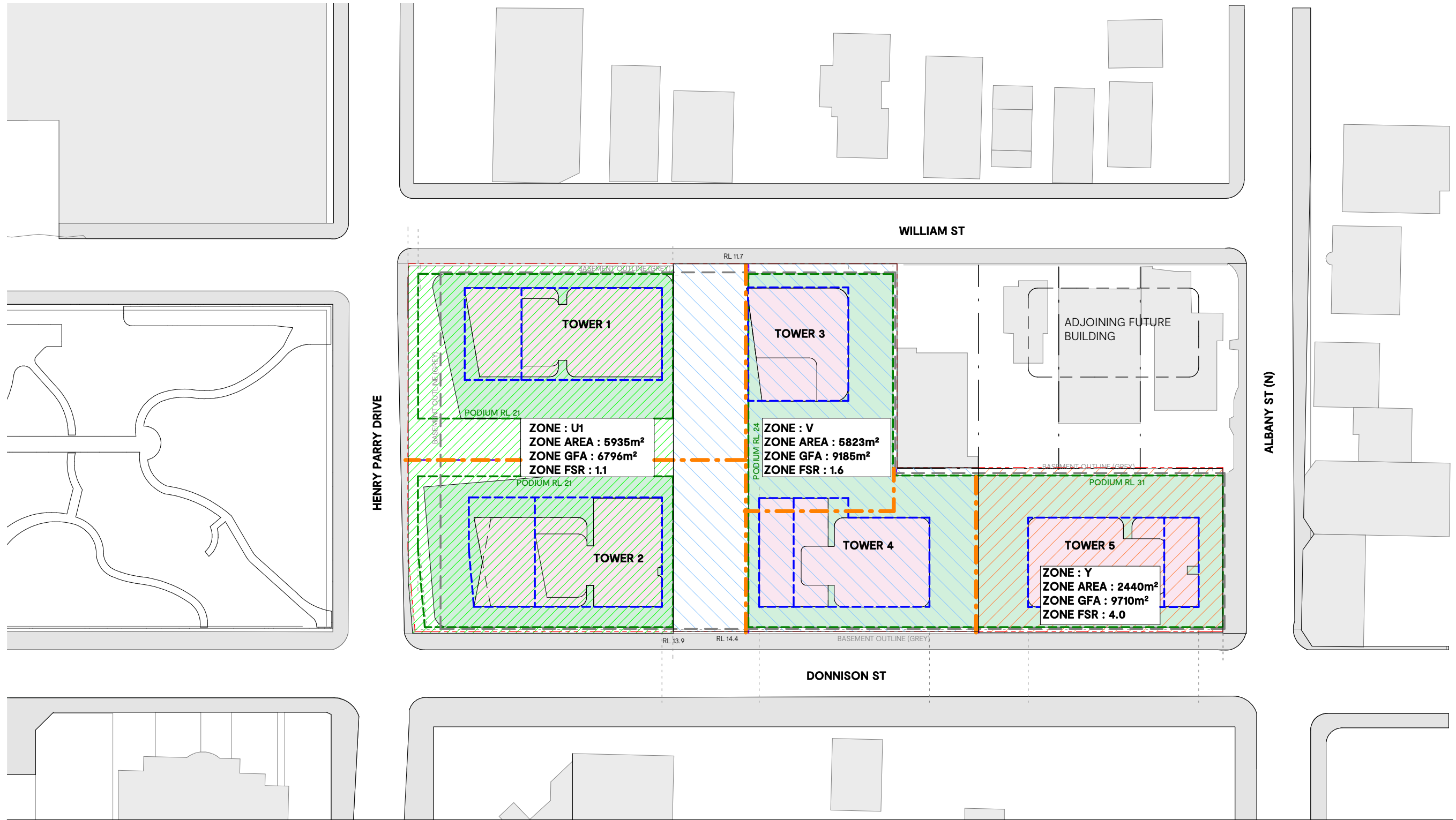


Stage 1 Development Application/

APPENDIX 1A – GCC SEPP Reduced Scheme

9th September 2020/



	FLOOR SPACE RATION ZONE U1 : FSR 2.5
	FLOOR SPACE RATION ZONE V : FSR 3
	FLOOR SPACE RATION ZONE Y : FSR 4.75
	STAGES SEPARATION LINES

Rev	Date	Description
A	09.09.2020	RESPONSE TO IPC QUERIES

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 10-Sep-20 10:44:55 AM

Date Issued

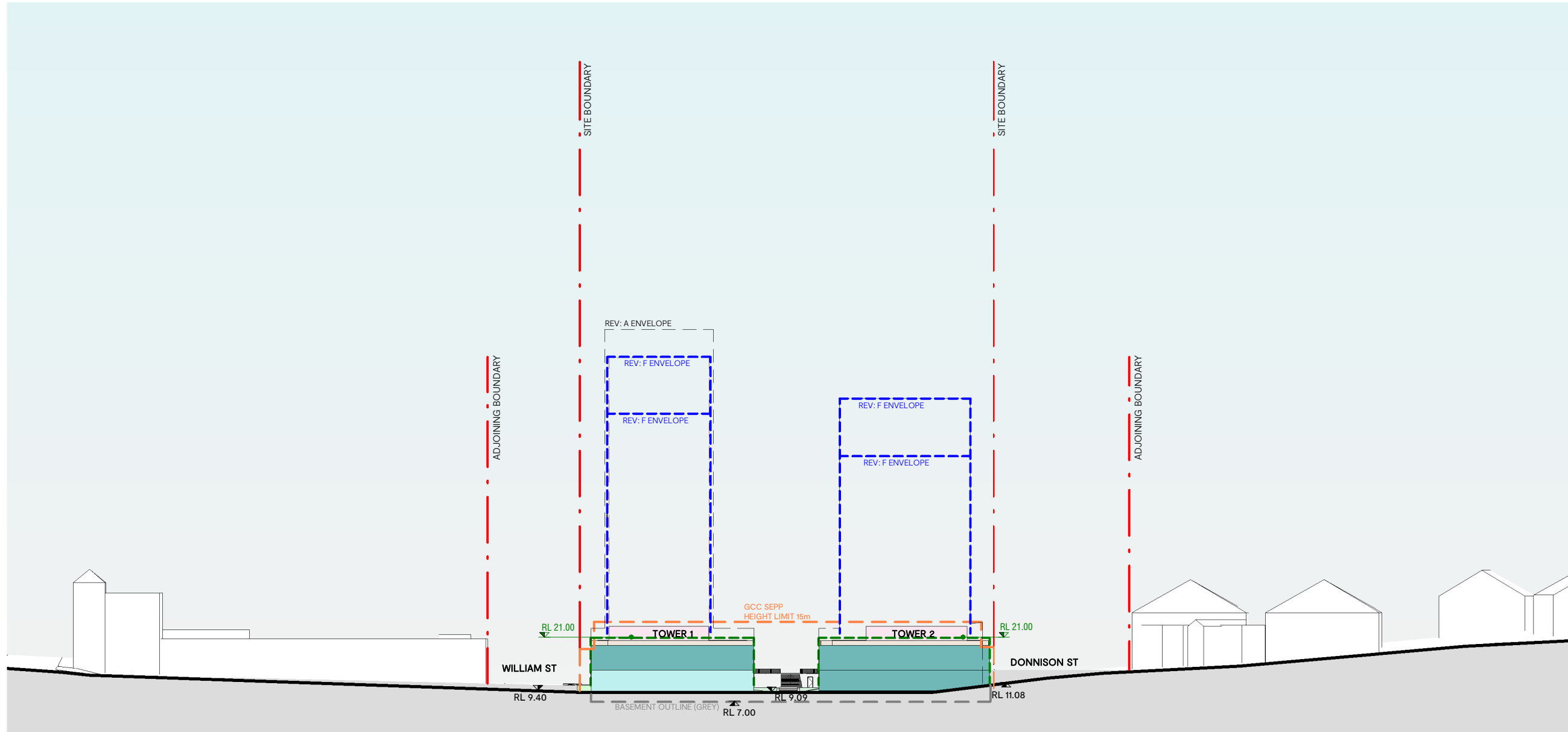
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Drawing Title
GCC SEPP REDUCED HEIGHT SCHEME

Drawing Number
DA-06

BUCHAN

NOT FOR APPROVAL



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
- NL 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
A	09.09.2020	RESPONSE TO IPC QUERIES

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 09-Sep-20 4:37:13 PM

Date Issued

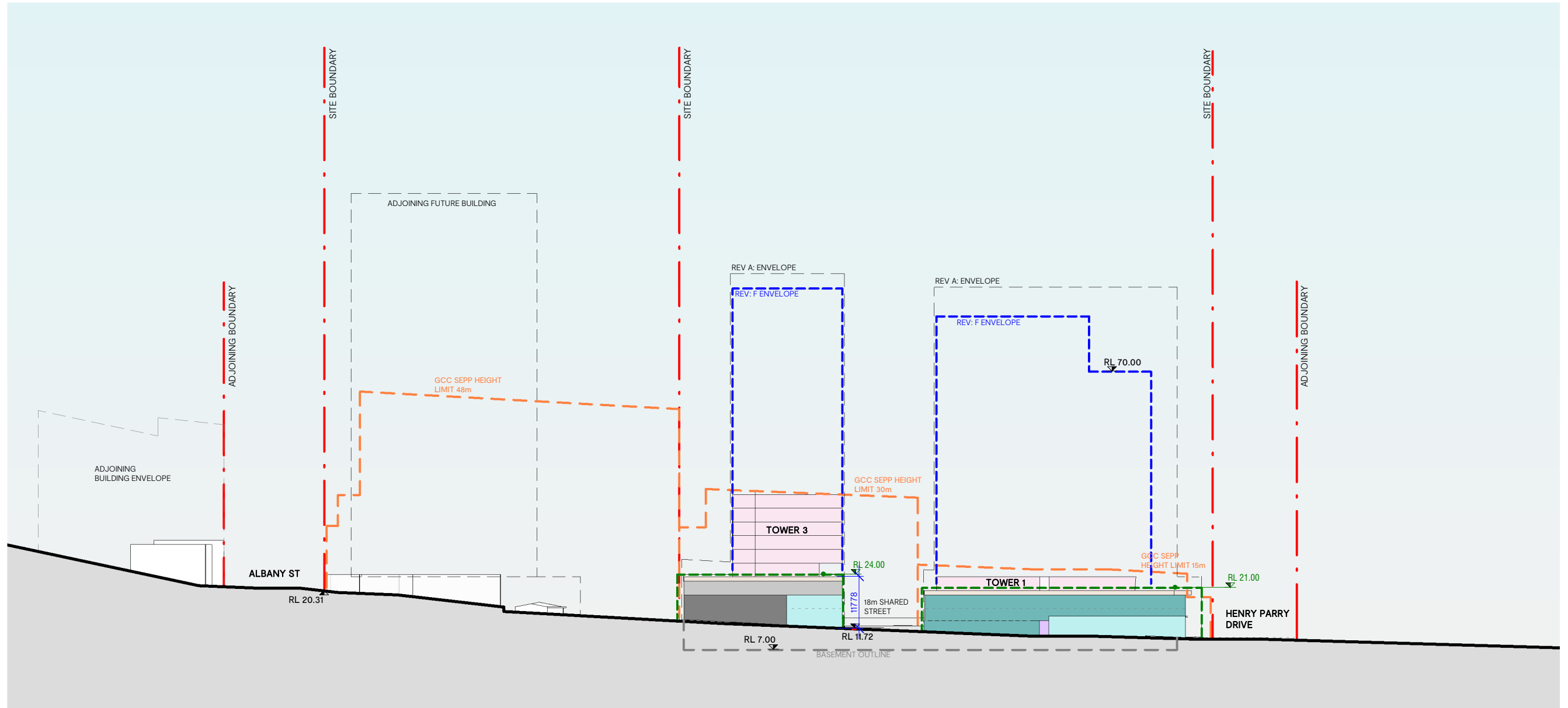
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Drawing Title
GCC COMPLIANT HENRY PARRY DRIVE

Drawing Number
DA-06

BUCHAN

NOT FOR APPROVAL



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
A	09.09.2020	RESPONSE TO IPC QUERIES

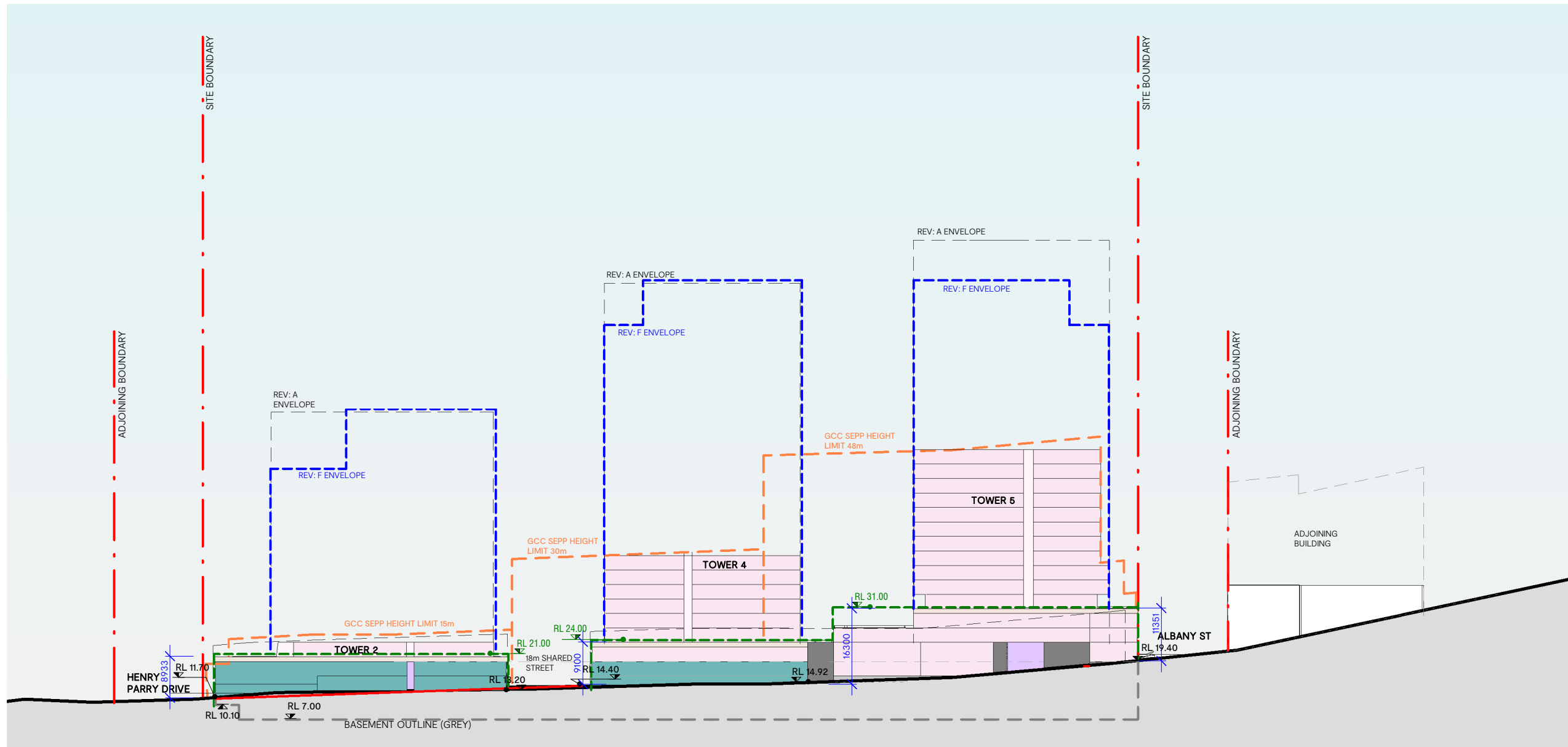
Project
GOSFORD ALIVE MASTERPLAN
 136 DONNISON STREET, GOSFORD 2250
 Project Number
 218155

Status
 Date Plotted 09-Sep-20 4:37:15 PM
 Date Issued
 Scale 1 : 1000 @A3

Drawing Title
GCC COMPLIANT WILLIAM ST
 Drawing Number
DA-07

BUCHAN

NOT FOR APPROVAL



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
A	09.09.2020	RESPONSE TO IPC QUERIES

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 09-Sep-20 4:37:19 PM

Date Issued

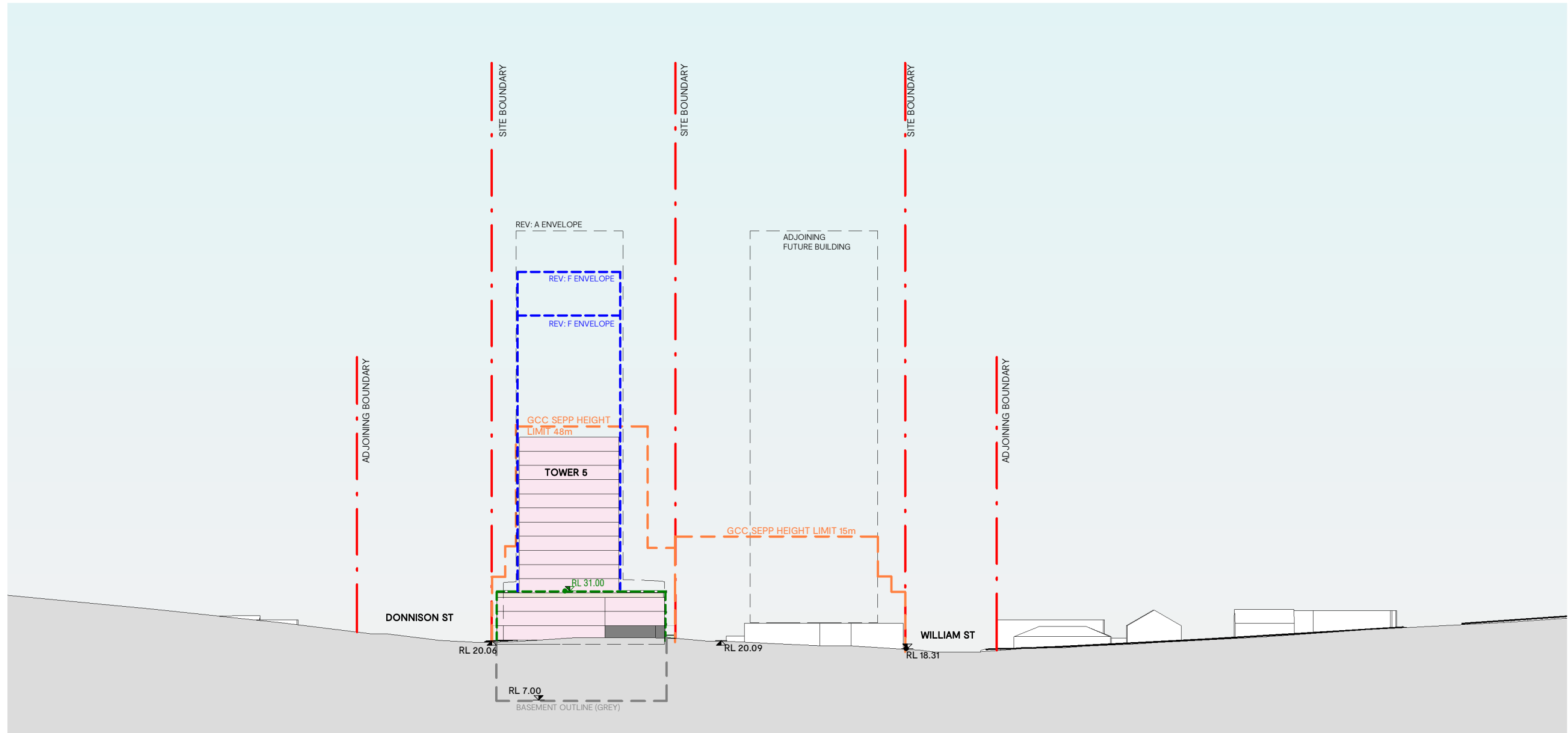
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Drawing Title
GCC COMPLIANT DONNISON STREET

Drawing Number
DA-08

BUCHAN

NOT FOR APPROVAL



NOT FOR APPROVAL

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
-1m 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
A	09.09.2020	RESPONSE TO IPC QUERIES

Project
GOSFORD ALIVE MASTERPLAN
136 DONNISON STREET, GOSFORD 2250

Project Number
218155

Status

Date Plotted 09-Sep-20 4:37:21 PM

Date Issued

Scale 1 : 1000 @A3

Drawing Title
GCC COMPLIANT ALBANY STREET

Drawing Number
DA-09

BUCHAN

GCC SEPP Area Schedule/

AREA SUMMARY - GSEPP REDUCED ENVELOPES		
Site area	14194 m ²	
FSR (current proposal)	1.81 :1	
GFA		
Residential	20,277 m ²	
Non-resi	5,414 m ²	
TOTAL	25,691 m²	

NOTE:
Figures are subject to future DA design development
NSA figures are indicative only

**UNIT SIZES	1bed	50-65m2
	2bed	75-90m2
	3bed	95-120m2

BUILDINGS	MASTERPLAN	REFERENCE DESIGN						VOLUMETRIC FILL m ²	Env to VF %	UNIT MIX**			TOTAL	
	Total Envelopes	Retail GFA	NSA	Commercial GFA	NSA	Residential GFA	NSA			TOTAL GFA	NSA	1bed		2bed
	(approx)													
Building 1	6,840 m ²	708 m ²		1,894 m ²		780 m ²	3,382 m ²	m ²	5,909 m ²	86%	0	5	2	7
Building 2	6,533 m ²			2,642 m ²		772 m ²	3,414 m ²	m ²	5,960 m ²	91%	1	5	2	8
Building 3	10,295 m ²	170 m ²		m ²		3,630 m ²	3,800 m ²	m ²	9,992 m ²	97%	6	21	7	34
Building 4	11,011 m ²	m ²		m ²		5,385 m ²	5,385 m ²	m ²	10,670 m ²	97%	10	32	14	56
Building 5	18,904 m ²	m ²		m ²		9,710 m ²	9,710 m ²	m ²	18,388 m ²	97%	34	56	15	105
TOTAL	53,581 m²	878 m²		4,536 m²		20,277 m²	25,691 m²	m²	50,919 m²	95%	51	119	40	210
											24%	57%	19%	

CARSPACES	Resi	Resi Vis	Retail	Commercial	TOTAL
On title	829		22	60	911
Visitor		104			104
TOTAL					1015

plus parking on shared street & temporary public carspaces during construction

SITE COVERERAGE	
Site Cover (Towers)	35%
Site Cover (Towers & Podiums)	76%
Site Cover (Incl Basement)	93%

LANDSCAPE	Area	% site area
Deep soil (GF setbacks)	1,000 m ²	7%
Soft planting thru site link	290 m ²	2%
Soft planting level 6 podium	842 m ²	6%
Soft planting level 5 podium 1&2	915 m ²	6%
*Figures above exclude paved areas, paths & driveways		
TOTAL SOFT LANDSCAPING AREA	3,047 m²	21%

GCC SEPP Area Schedule/

STAGE 1 (Tower 1)

Plan Level	Story Number	Location	Envelope (m2)			Volumetric Fill (m2)			Env/VF ratio	GFA (m2)			TOTAL	GFA/VF ratio	GFA/Env ratio	Units			TOTAL
			Podium	Tower	TOTAL	Podium	Tower	TOTAL		Retail	Comm	Resi				1bed	2bed	3bed	
TOTALS			5732	1108	6840	4939	970	5909	86%	708	1894	780	3382	57%	49%	0	5	2	7
1		Basement																	0
2	2	Pod/Basement	1237		1237	926		926	75%	708		52	760	82%	61%				0
3	3	Podium	2247		2247	2008		2008	89%		1894		1894	94%	84%				0
4	4	Podium	2247		2247	2005		2005	89%				0	0%	0%				0
5	5	Tower		1108	1108		970	970	88%			728	728	75%	66%		5	2	7

STAGE 2 (Tower 2)

Plan Level	Story Number	Location	Envelope (m2)			Volumetric Fill (m2)			Env/VF ratio	GFA (m2)			TOTAL	GFA/VF ratio	GFA/Env ratio	Units			TOTAL
			Podium	Tower	TOTAL	Podium	Tower	TOTAL		Retail	Comm	Resi				1bed	2bed	3bed	
TOTALS			5254	1279	6533	4964	996	5960	91%	0	2642	772	3414	57%	52%	1	5	2	8
1		Basement			0			0				0							0
2	2	Pod/Basement	598		598	581		581	97%		567		567	98%	95%				0
3	3	Podium	2328		2328	2195		2195	94%		2075		2075	95%	89%				0
4	4	Podium	2328		2328	2188		2188	94%				0	0%	0%				0
5	5	Tower		1279	1279		996	996	78%			772	772	78%	60%	1	5	2	8

STAGE 3 (Tower 3)

Plan Level	Story Number	Location	Envelope (m2)			Volumetric Fill (m2)			Env/VF ratio	GFA (m2)				TOTAL	GFA/VF ratio	GFA/Env ratio	Units			TOTAL
			Podium	Tower	TOTAL	Podium	Tower	TOTAL		Retail	Comm	Resi	Common				1bed	2bed	3bed	
TOTALS			6132	4163	10295	6132	3860	9992	97%	169.9	0	3630	0	3800	38%	37%	6	21	7	34
1	1	Basement																		
2	2	Basement																		
3	3	Podium	2044		2044	2044		2044	100%	170		302	472	23%	23%					0
4	4	Podium	2044		2044	2044		2044	100%			205	205	10%	10%			3		3
5	5	Podium	2044		2044	2044		2044	100%			333	333	16%	16%					1
6	6	Tower		694	694		652	652	94%			465	465	71%	67%	1	3	1		5
7	7	Tower		694	694		638	638	92%			465	465	73%	67%	1	3	1		5
8	8	Tower		694	694		643	643	93%			465	465	72%	67%	1	3	1		5
9	9	Tower		694	694		643	643	93%			465	465	72%	67%	1	3	1		5
10	10	Tower		694	694		643	643	93%			465	465	72%	67%	1	3	1		5
11	11	Tower		694	694		643	643	93%			465	465	72%	67%	1	3	1		5

GCC SEPP Area Schedule/

STAGE 4 (Tower 4)

Plan Level	Story Number	Location	Envelope (m2)			Volumetric Fill (m2)				GFA (m2)				Units						
			Podium	Envelope	TOTAL	Podium	Envelope	TOTAL	Env/VF ratio	Retail	Comm	Resi	Common	TOTAL	GFA/VF ratio	GFA/Env ratio	1bed	2bed	3bed	TOTAL
TOTALS			4829.4	6181	11011	4830	5840	10670	97%	0	0	5385	0	5385	50%	49%	10	32	14	56
1		Basement			0			0						0						0
2	2	Basement			0			0						0						0
3	3	Podium/Ba	1610		1610	1610		1610	100%			185		185	11%	11%				0
4	4	Podium	1610		1610	1610		1610	100%			576		576	36%	36%		3		3
5	5	Podium	1610		1610	1610		1610	100%			339		339	21%	21%		5	1	6
6	6	Tower		1030	1030		930	930	90%			715		715	77%	69%		4	3	7
7	7	Tower		1030	1030		982	982	95%			714		714	73%	69%	2	4	2	8
8	8	Tower		1030	1030		982	982	95%			714		714	73%	69%	2	4	2	8
9	9	Tower		1030	1030		982	982	95%			714		714	73%	69%	2	4	2	8
10	10	Tower		1030	1030		982	982	95%			714		714	73%	69%	2	4	2	8
11	11	Tower		1030	1030		982	982	95%			714		714	73%	69%	2	4	2	8

STAGE 5 (Tower 5)

Plan Level	Story Number	Location	Envelope (m2)			Volumetric Fill (m2)				GFA (m2)				Units						
			Podium	Tower	TOTAL	Podium	Tower	TOTAL	Env/VF ratio	Retail	Comm	Resi	Common	TOTAL	GFA/VF ratio	GFA/Env ratio	1bed	2bed	3bed	TOTAL
TOTALS			7224	11679	18904	7112	11276	18388	97%	0	0	9710	0	9710	53%	51%	34	56	15	105
1		Basement			0			0						0						0
2	2	Basement			0			0						0						0
3	3	Basement			0	502		502						0						0
4	4	Podium/Base	2311		2311	1696		1696	73%			320		320.00	19%	14%		2	2	4
5	5	Podium	2457		2457	2457		2457	100%			588		588.00	24%	24%		4		4
6	6	Podium	2457		2457	2457		2457	100%			802		802.00	33%	33%		5	1	6
7	7	Podium/Tower		1452	1452		1409	1409	97%			828		828.00	59%	57%	1	1	1	3
8	8	Tower		928	928		897	897	97%			652		652.00	73%	70%	3	4	1	8
9	9	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
10	10	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
11	11	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
12	12	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
13	13	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
14	14	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
15	15	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
16	16	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
17	17	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8
18	18	Tower		930	930		897	897	96%			652		652.00	73%	70%	3	4	1	8