



SITE AREA	2070.3 m²
FSR (PERMISSIBLE)	4.75 : 1
PERMISSIBLE FSR + 30% AFFORDABLE HOUSING	6.175 : 1
HEIGHT (PERMISSIBLE)	48 m*
PREVIOUSLY APPROVED DA HEIGHT	62.4 m*
HEIGHT (PROPOSED)	85.3 m
GFA (PERMISSIBLE)	12,628.90 m²
GFA (PROPOSED)	12,549.00 m²
FSR (PROPOSED)	6.06 : 1
LAND USE	B4-SHOP TOP HOUSING
NUMBER OF RESIDENTIAL UNITS	130
CAR SPACES	
TOTAL CAR SPACE PROVIDED	140
RESIDENTIAL PARKING	131
COMMERCIAL PARKING	9

* State Enviromental Planning Policy (Precincts - Regional) 2021, Chapter 5 Gosford City Centre - 5.46(3)(a) - Exceptions to Height B4 Zone

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD
DEVELOPMENT APPLICATION
DA SUBMISSION

DRAWING NO - DRAWING TITLE

GENERAL INFORMATION

- A000 - Cover Page
- A001 - Site Location
- A002 - Site Location 2
- A003 - Site Survey
- A004 - Site Photos
- A005 - Site Analysis
- A006 - Site Bird's - Eye View

- A007 - Site Plan 1:1000
- A008 - Site Plan1:300
- A009 - Site Analysis
- A010 - Urban Design Principles
- A011 - Land Use In the Vicinity
- A012 - Streetscape 1
- A013 - Existing Streetscape Keevers Lane
- A014 - Streetscape 2
- A015 - Streetscape 3

- A020 - Surrounding Existing Urban Character
- A021 - Surrounding Proposed Urban Character

- A030 - Existing Massing Diagram
- A031 - City View Analysis Perspective - Current
- A032 - City View Analysis Elevation - Current
- A033 - Future LEP Massing Diagram + 30%
- A034 - City View Analysis Perspective - Future
- A035 - City View Analysis Elevation - Future

- A040 - City Section East-West
- A041 - City Section North-South

- A050 - DCP Views + Additional Selected Views
- A051 - View Impact Analysis 1 - Proposed
- A052 - View Impact Analysis 1 - LEP Control
- A053 - View Impact Analysis 2 - Proposed
- A054 - View Impact Analysis 2 - LEP Control
- A055 - View Impact Analysis 3 - Proposed
- A056 - View Impact Analysis 3 - LEP Control
- A057 - View Impact Analysis 4 - Proposed
- A058 - View Impact Analysis 4 - LEP Control
- A059 - View Impact Analysis 5 - Proposed
- A060 - View Impact Analysis 5 - LEP Control

- A066 - Site Section B - Proposed

- A070 - Built Form Strategy
- A071 - Alternate Site Massing - Options 1-4
- A072 - Alternate Site Massing - Options 5-6
- A073 - Alternate Site Massing - Options 1-4 - Perspective
- A074 - Alternate Site Massing - Options 5-6 - Perspective
- A075 - Alternate Site Massing - Options 1-4 - View Analysis
- A076 - Alternate Site Massing - Options 5-6 - View Analysis
- A077 - Option 1 Shadow Diagram - Winter Solstice
- A078 - Option 2 Shadow Diagram - Winter Solstice
- A079 - Option 3 Shadow Diagram - Winter Solstice
- A080 - Option 4 Shadow Diagram - Winter Solstice
- A081 - Option 5 Shadow Diagram - Winter Solstice
- A082 - Option 6 Shadow Diagram - Winter Solstice
- A083 - Setback Diagram - Option 1
- Adjacent Sites Potential development
- A084 - Setback Diagram - Option 1
- Adjacent Sites Potential development FSR
- A085 - Setback Diagram - Option 2
- Adjacent Sites Potential development
- A086 - Setback Diagram - Option 2
- Adjacent Sites Potential development FSR
- A090 - Setback Diagram

FLOOR PLANS
scale 1:250@A3; 1:125@A1

- A097 - Basement 3 Plan
- A098 - Basement 2 Plan
- A099 - Basement 1 Plan
- A100 - Ground Floor Plan
- A101 - L1 Floor Plan
- A102 - L2-4 Floor Plan
- A103 - L5-6 Floor Plan
- A104 - L7-18 Floor Plan
- A105 - L19-26 Floor Plan
- A106 - Roof Plan
- A107 - Affordable Housing Diagram

ALTERNATE OPTIONS

- A150 - Alternate Option 1 - Ground Floor
- A151 - Alternate Option 1 - Basement 1
- A152 - Alternate Option 1 - Level 1
- A153 - Alternate Option 1 - Loading Section
- A154 - Alternate Option 2 - Ground Floor
- A155 - Alternate Option 3 - Ground Floor
- A156 - Alternate Option 3 - Basement 1

- A160 - Laneway Character With Regard Potential Development
- A161 - Laneway Section With Regard Potential Development - A
- A162 - Laneway Section With Regard Potential Development - B
- A163 - Laneway Sections 1:25
- A164- Fish Lane - Brisbane
- A165- Laneway Perspective

- A170- Laneway Solar Amenity - Summer - 1
- A171- Laneway Solar Amenity - Summer - 2
- A172- Laneway Solar Amenity - Winter - 1
- A173- Laneway Solar Amenity - Winter - 2

MASSING & PERSPECTIVES

- A190 - Perspective 1
- A191 - Perspective 2
- A192 - Perspective 3
- A193 - Perspective 4
- A194 - Perspective 5
- A195 - Perspective 6

ELEVATIONS
scale 1:250@A3; 1:125@A1

- A199 - Future Keevers Lane Streetscape
- A200 - Elevation West - Building A
- A201 - Elevation East - Building A
- A202 - Elevation North - Building A
- A203 - Elevation South - Building A
- A204 - Elevation West - Building B
- A205 - Elevation East - Building B
- A206 - Elevation North & South - Building B

SECTIONS
scale 1:250@A3; 1:125@A1

- A300 - Section A-A
- A301 - Section B-B
- A302 - Section D-D and E-E
- A303 - Section F-F
- A304 - Ramp Section

ADAPTABLE & SILVER UNITS
scale 1:100@A3; 1:50@A1

- A400 - Adaptable Units
- A401 - Silver Units

DIAGRAMS

- A500 - COS Diagram - L1
- A501 - COS Diagram - L5
- A502 - Landscape Diagram - GF
- A503 - Landscape Diagram - L1
- A504 - Landscape Diagram - L5
- A505 - Site Coverage
- A506 - Deep Soil Diagram

FSA DIAGRAM & AREA SCHEDULE
scale 1:250@A3; 1:125@A1

- A600 - GF GFA Diagram
- A601 - L1 GFA Diagram
- A602 - L2-4 GFA Diagram
- A603 - L5-7 GFA Diagram
- A604 - L8-18 GFA Diagram

- A605 - L19-26 GFA Diagram
- A606 - Area Schedule
- A607 - Unit Breakdown Schedule

VENTILATION DIAGRAMS

- A700 - GF Ventilation Diagram
- A701 - L1 Ventilation Diagram
- A702 - L2-4 Ventilation Diagram
- A703 - L5-7 Ventilation Diagram
- A704 - L8-10 Ventilation Diagram

SOLAR DIAGRAMS

- A711 - L1 Solar Diagram
- A712 - L2-4 Solar Diagram
- A713 - L5-7 Solar Diagram
- A714 - L8-18 Solar Diagram
- A715 - L19-26 Solar Diagram

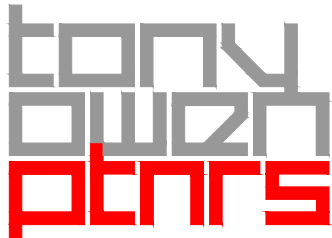
- A717 - Shadow Study 1
- A718 - Shadow Study 2
- A719 - COS Solar Analysis 1
- A720 - 3D Solar Diagram 1
- A721 - 3D Solar Diagram 2

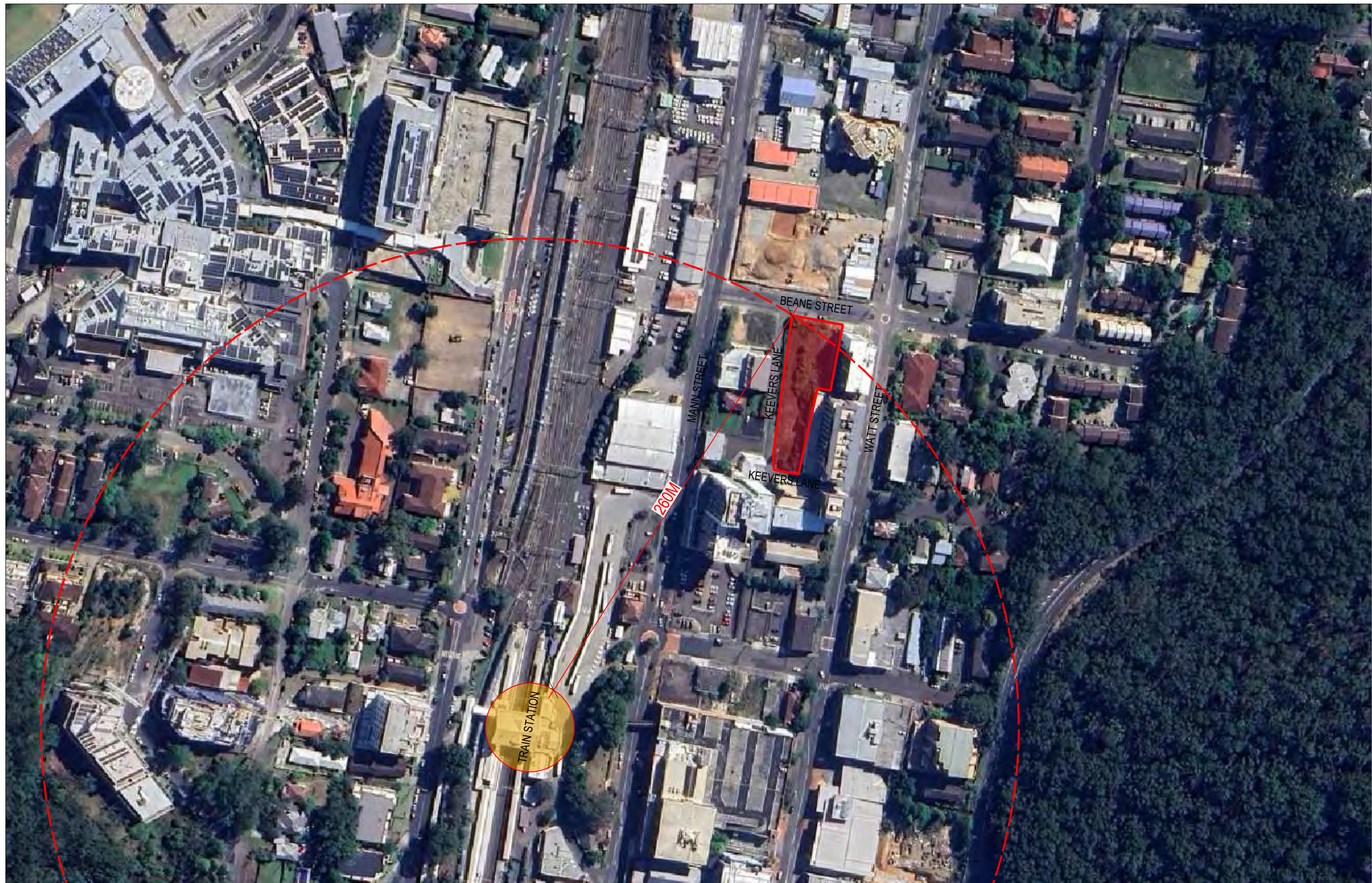
VIEW ANALYSIS DIAGRAMS

- A729 - Existing View Analysis
- A730 - Impacts Analysis - Current
- A731 - Impacts Analysis - Approved DA
- A732 - Impacts Analysis - Proposed DA
- A733 - Site Section - A
- A734 - Site Section - B
- A735 - Approved View Analysis - GF
- A736 - Approved View Analysis - L1
- A737 - Approved View Analysis - L2
- A738 - Approved View Analysis - L3
- A739 - Approved View Analysis - L4
- A740 - Approved View Analysis - L5
- A741 - Proposed View Analysis - GF
- A742 - Proposed View Analysis - L1
- A743 - Proposed View Analysis - L2
- A744 - Proposed View Analysis - L3
- A745 - Proposed View Analysis - L4
- A746 - Proposed View Analysis - L5
- A747 - Current Solar Analysis - GF-L3
- A748 - Current Solar Analysis - L4-L5
- A749 - Approved Solar Analysis - GF-L3
- A750 - Approved Solar Analysis - L4-L5
- A751 - Proposed Solar Analysis - GF-L3
- A752 - Proposed Solar Analysis - L4-L5
- A753 - Elevational Shadow 9am - 47 Beane St
- A754 - Elevational Shadow 10am - 47 Beane St
- A755 - Elevational Shadow 11am - 47 Beane St
- A756 - Elevational Shadow 12am - 47 Beane St
- A757 - Elevational Shadow 1pm - 47 Beane St
- A758 - Elevational Shadow 2pm - 47 Beane St
- A759 - Elevational Shadow 3pm - 47 Beane St
- A760 - Elevational Shadow 9am - 26 Watt St
- A761 - Elevational Shadow 10am - 26 Watt St
- A762 - Elevational Shadow 11am - 26 Watt St
- A763 - Elevational Shadow 12am - 26 Watt St
- A764 - Elevational Shadow 1pm - 26 Watt St
- A765 - Elevational Shadow 2pm - 26 Watt St
- A766 - Elevational Shadow 3pm - 26 Watt St
- A767 - Elevational Shadow 9am - 24 Watt St
- A768 - Elevational Shadow 10am - 24 Watt St
- A769 - Elevational Shadow 11am - 24 Watt St
- A770 - Elevational Shadow 12am - 24 Watt St
- A771 - Elevational Shadow 1pm - 24 Watt St
- A772 - Elevational Shadow 2pm - 24 Watt St
- A773 - Elevational Shadow 3pm - 24 Watt St

DIAGRAMS

- A800 - On-going Waste Management Plan
- A801 - Construction Waste Management Plan
- A802 - External Finishes Schedule
- A803 - Demolition Plan

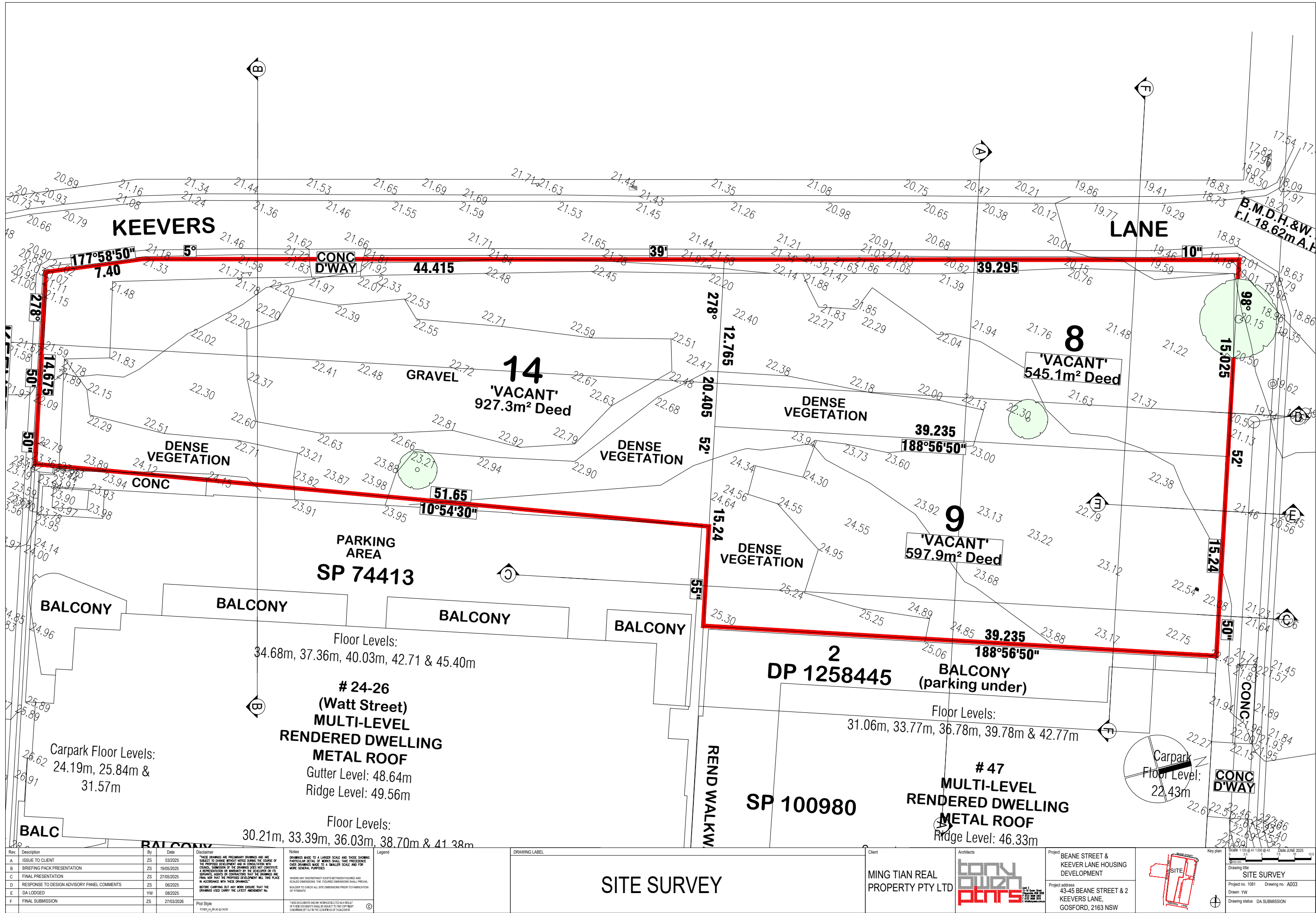




Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. NO WARRANTIES OR CONDITIONS THAT THE DRAWINGS ARE FINAL AND THAT THE PROJECT DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	Drawings made TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS HAVE PRECEDENCE OVER ANY DIMENSIONS THAT ARE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.								
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.								
C	FINAL PRESENTATION	ZS	27/05/2025		BEFORE CARRYING OUT ANY WORK THEREIN, THE DRAWINGS SHOULD CARRY THE LATEST AMENDMENT NO.								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/20/25										
E	DA LODGED	YW	08/20/25										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style T001.dwg,plw - g-c003	"THESE DOCUMENTS AND ANY WORKS DERIVED THEREFROM ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT."								



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A	ISSUE TO CLIENT	ZS	03/02/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CLIENT. THE PROPOSED DEVELOPMENT AND ITS CONSULTATION WITH OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR OTHER GENERAL PURPOSES."	"DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING SUBJECT TO THE REVIEW AND APPROVAL OF THE CLIENT. THE PROPOSED DEVELOPMENT AND ITS CONSULTATION WITH OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR OTHER GENERAL PURPOSES."			MING TIAN REAL		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025					PROPERTY PTY LTD		Project address			
C	FINAL PRESENTATION	ZS	27/05/2025							43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW			
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25										
E	DA LODGED	YW	08/02/25										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style									
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Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025
F	FINAL SUBMISSION	ZS	27/03/2026

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.
Plot Style
TODAY_Plan.dwg (0/20)

Notes
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.
WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.
BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.
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Legend
DRAWING LABEL
Client
Architects
Project
Project address
Drawing title
Project no. 1081
Drawing no. A003
Drawn YW
Drawing status DA SUBMISSION

MING TIAN REAL
PROPERTY PTY LTD
Architects
Project
Project address
Drawing title
Project no. 1081
Drawing no. A003
Drawn YW
Drawing status DA SUBMISSION

Architects
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Project no. 1081
Drawing no. A003
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Project
Project address
Drawing title
Project no. 1081
Drawing no. A003
Drawn YW
Drawing status DA SUBMISSION



30 BEANE STREET LOOKING EAST



KEEVERS LN LOOKING NORTH



ADJACENT DEVELOPMENT AT 30 BEANE STREET LOOKING SOUTH



KEEVERS LN LOOKING EAST

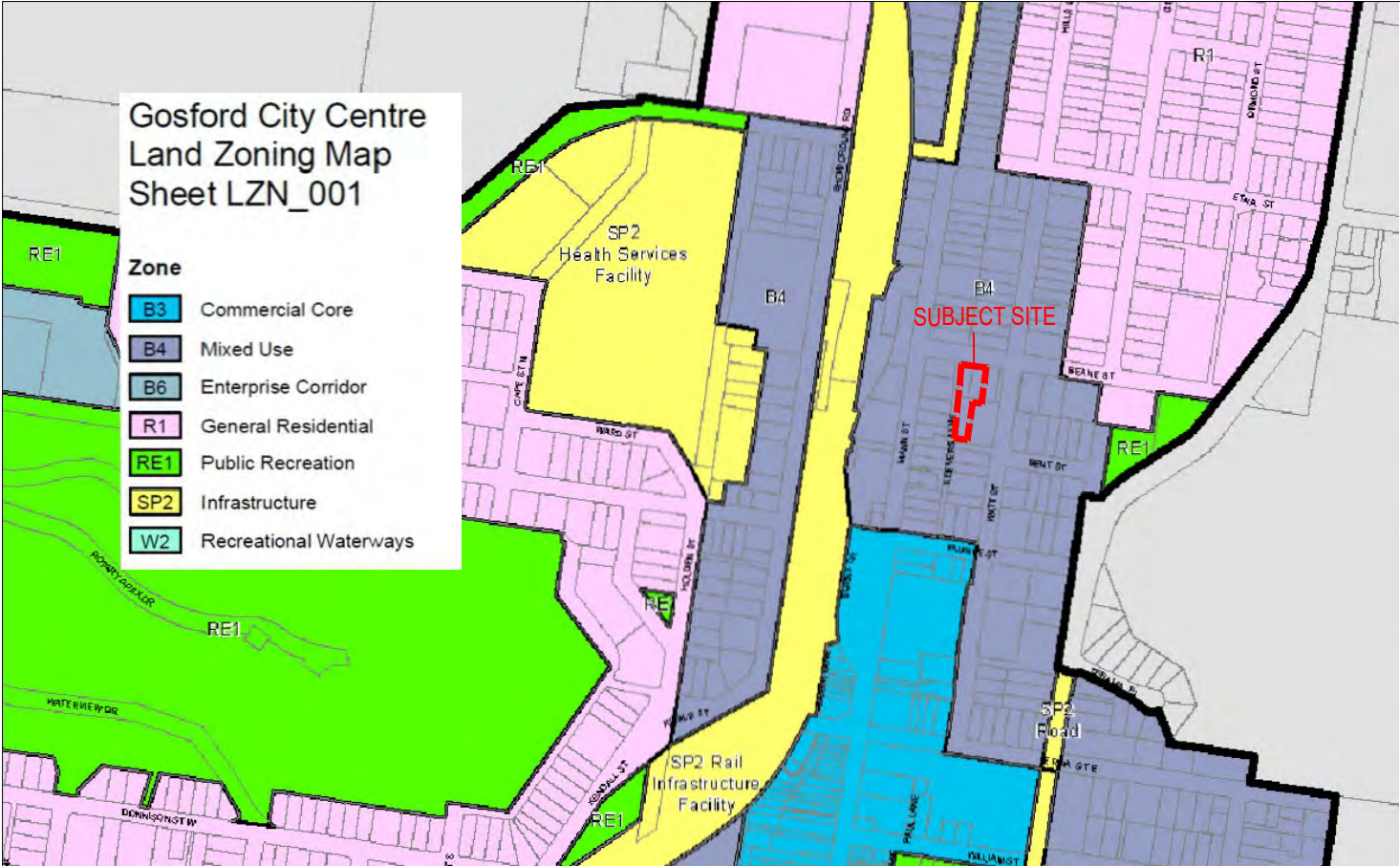
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Scale	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

SITE PHOTOS

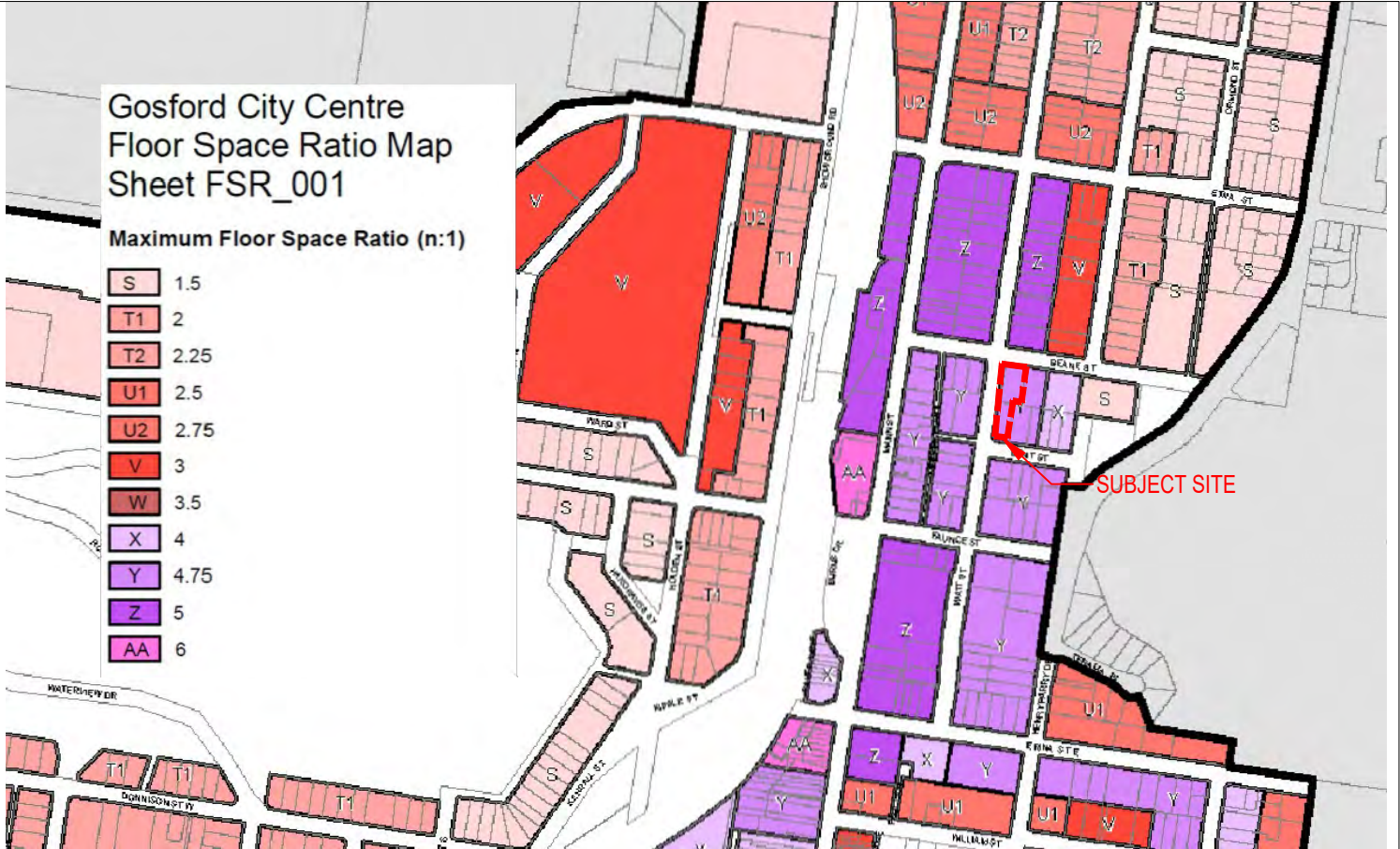
Project no. 1081 Drawing no. A004

Drawn YW

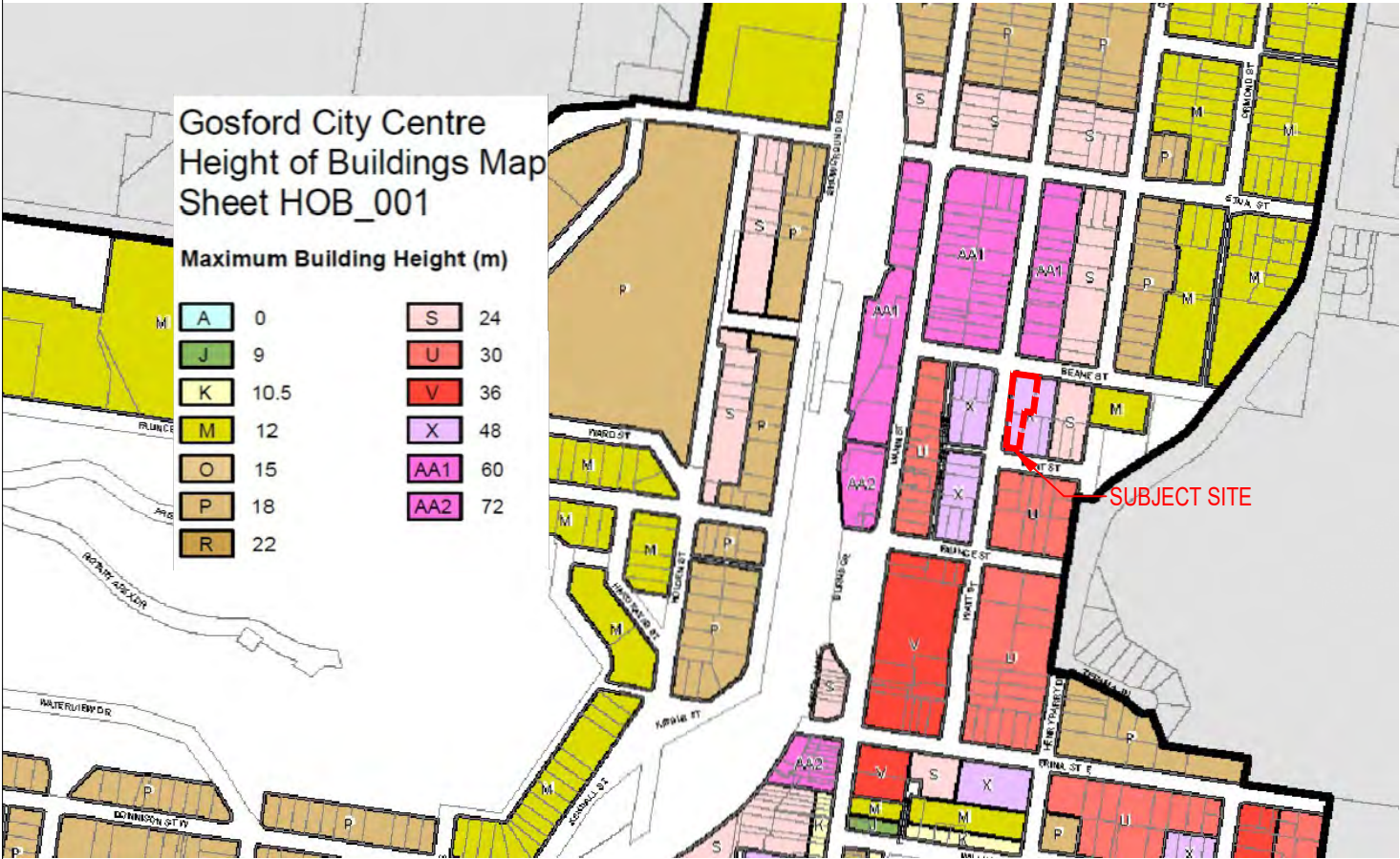
Drawing status DA SUBMISSION



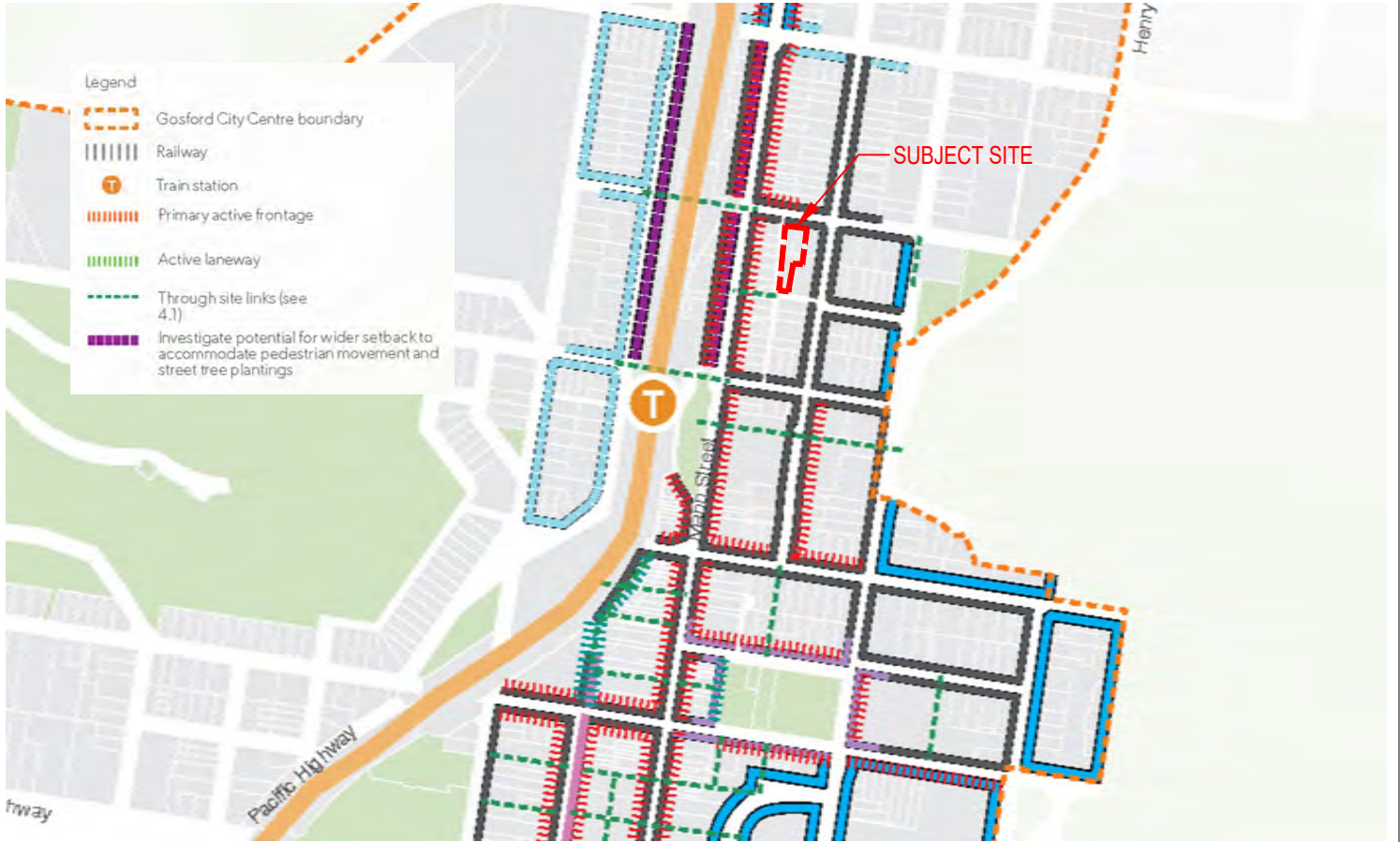
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FSR MAP

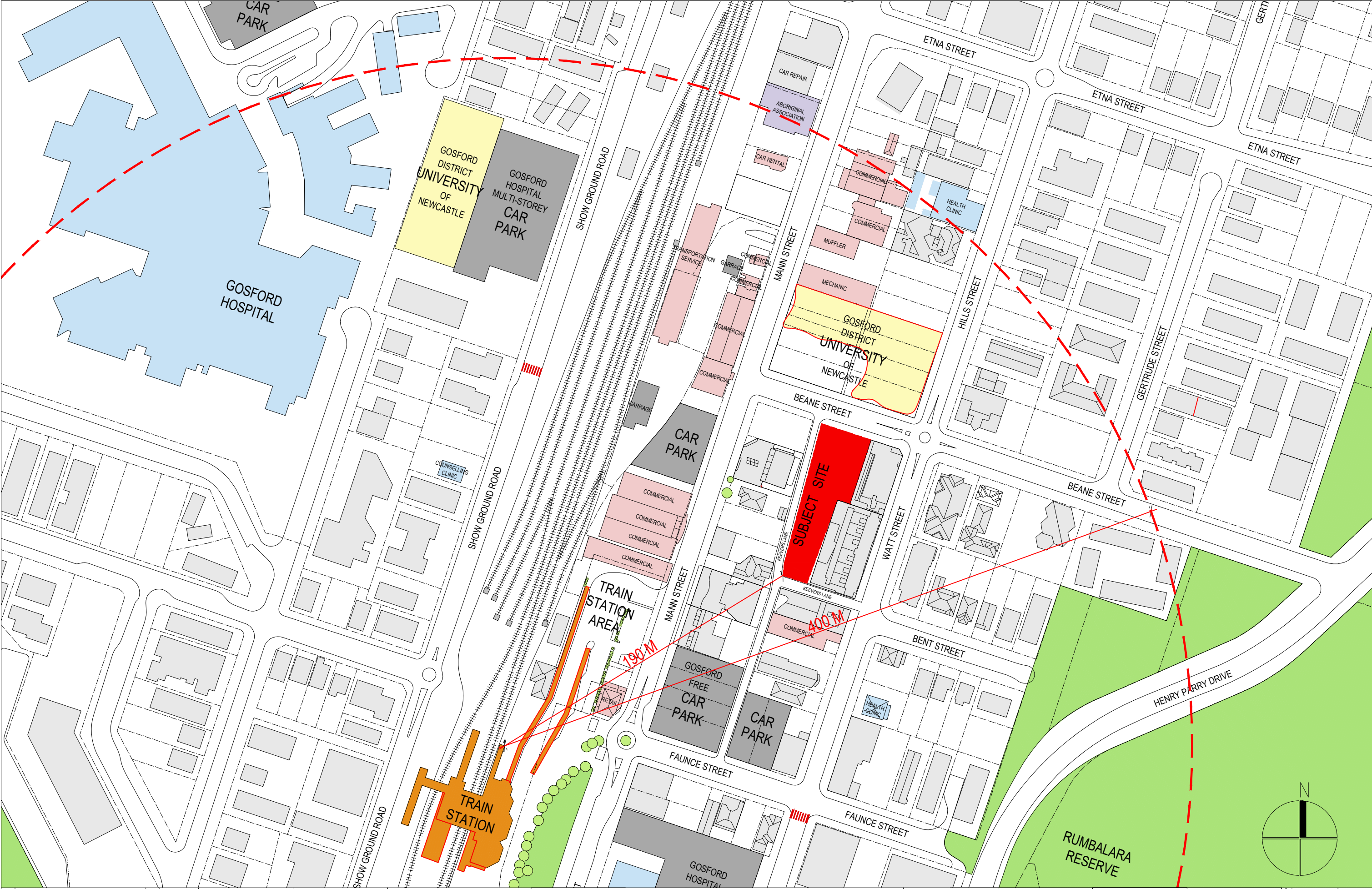


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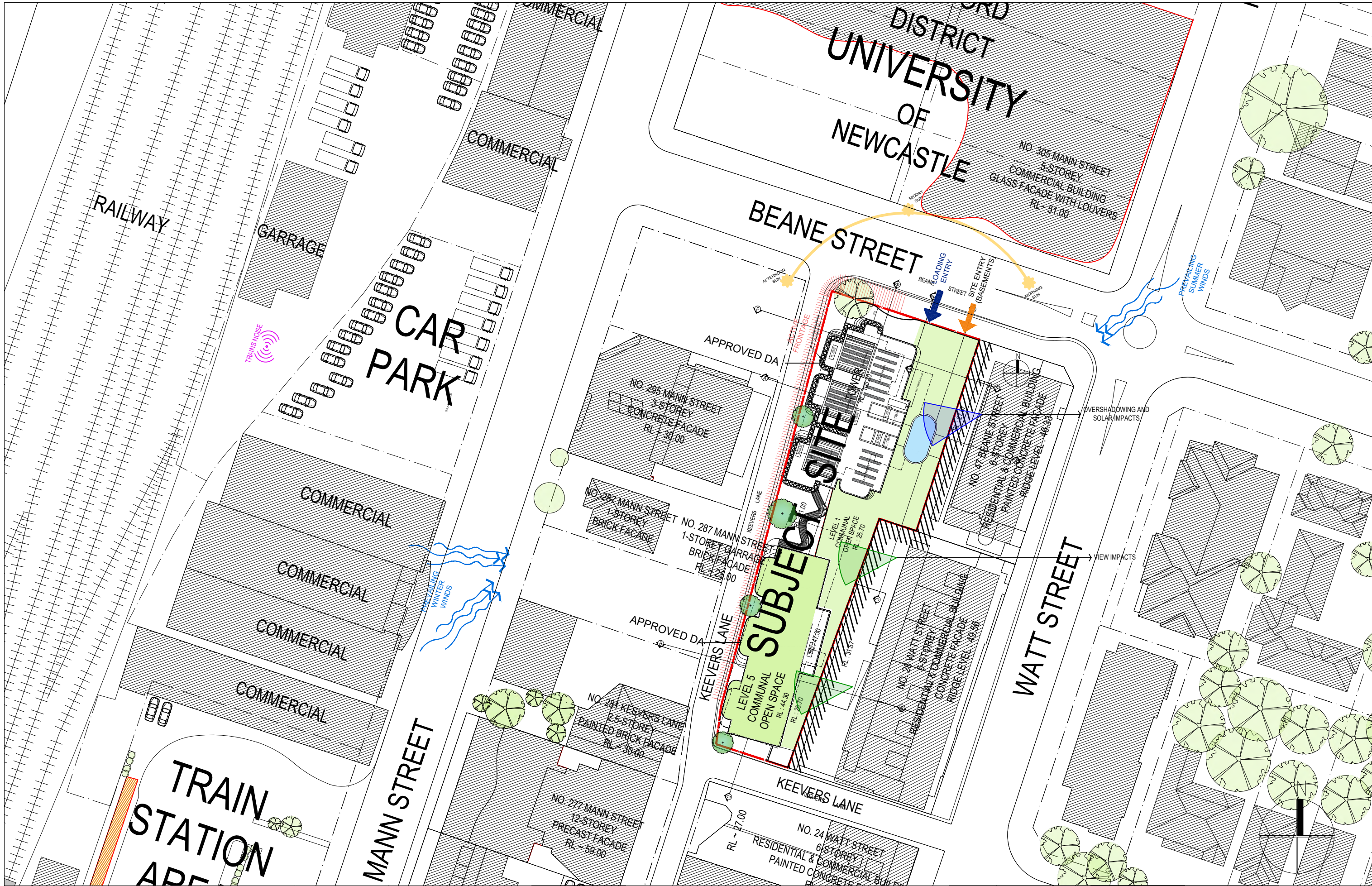
SET BACK AND STREET WALL HEIGHT

SITE ANALYSIS



Rev.		Description	By	Date	Disclaimer		Notes	Legend		DRAWING LABEL		Client		Architects		Project		Key plan		Scale		Date JUNE 2025	
A	ISSUE TO CLIENT				ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DESIGN OR THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		MING TIAN REAL PROPERTY PTY LTD				BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT				1:1000 @ A1 & 1:2000 @ A3		SITE PLAN		
B	BRIEFING PACK PRESENTATION				ZS	19/05/2025																	
C	FINAL PRESENTATION				ZS	27/05/2025																	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS				ZS	06/2025																	
E	DA LODGED				YW	08/2025																	
F	FINAL SUBMISSION				ZS	27/03/2026	Plot Style		TODAY, 10/06/2025														
					TODAY, 10/06/2025		TODAY, 10/06/2025																

SITE PLAN



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR THE SURVEYOR, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE, GOSFORD, 2163 NSW		1:300 @ A1 & 1:600 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

SITE ANALYSIS

Plot Style
TDRS_A1_Plot_Style.ctb

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address
43-45 BEANE STREET & 2 KEEVER LANE, GOSFORD, 2163 NSW

Key plan

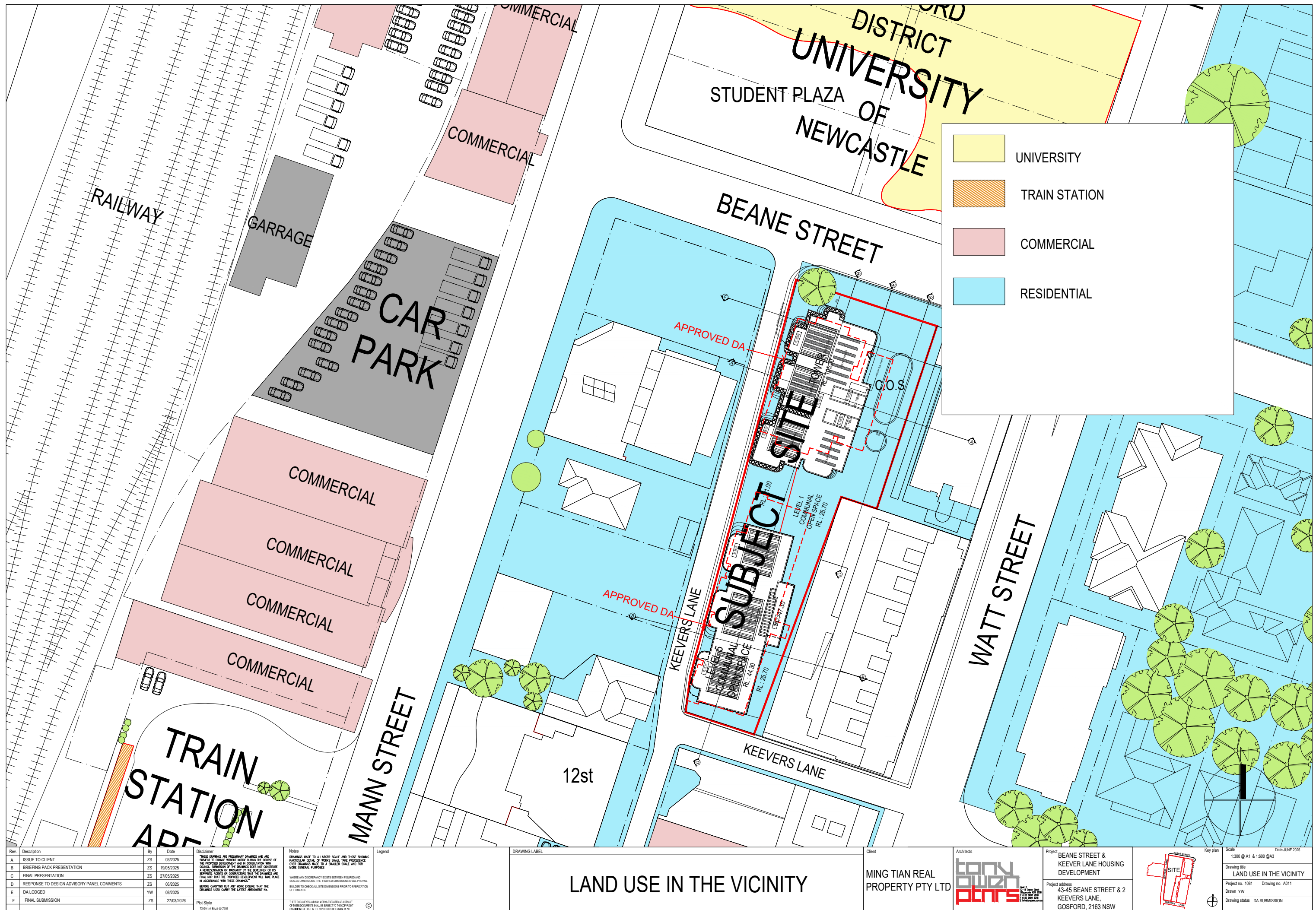
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1:300 @ A1 & 1:600 @ A3

Date
JUNE 2025

Drawing title
SITE ANALYSIS

Project no. 1081 **Drawing no.** A009

Drawn YW **Drawing status** DA SUBMISSION





Rev.	Description	By	Date	Disclaimer	Notes	Legend	Drawing Label	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	body plmrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:300 @ A1 & 1:600 @ A3	DATE JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

Plot Style

©

URBAN DESIGN PRINCIPLES

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

body
plmrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan

Scale

1:300 @ A1 & 1:600 @ A3

Date

DATE JUNE 2025

Drawing title

SITE ANALYSIS

Project no.

1081

Drawing no.

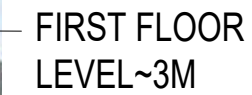
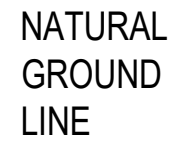
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Drawn by

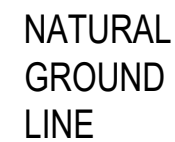
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Drawing status

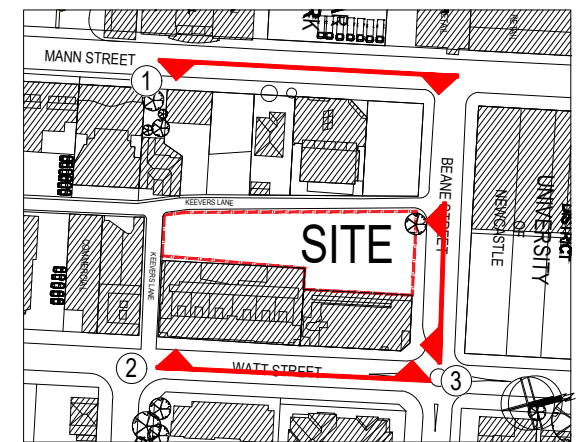
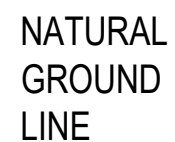
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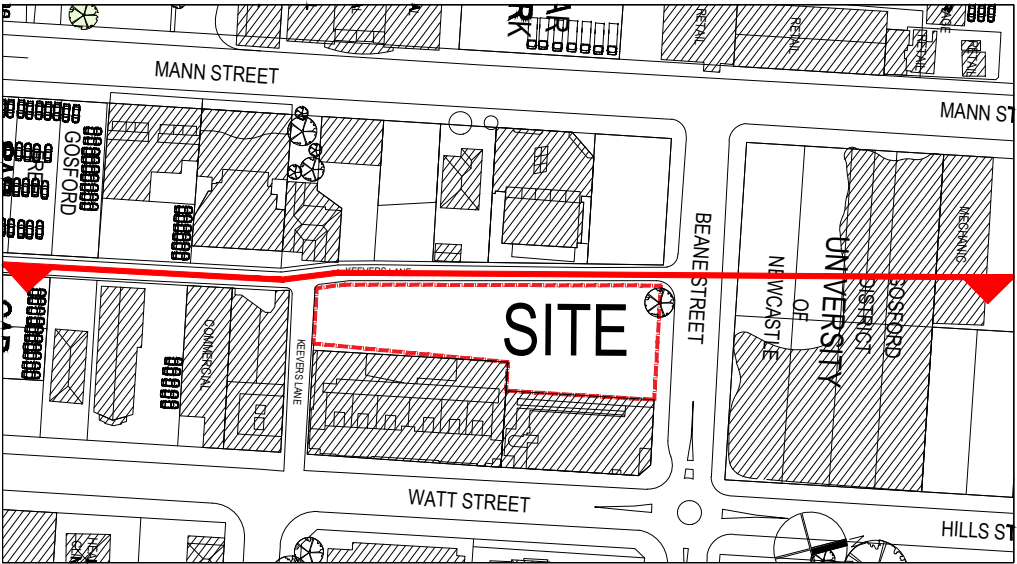
PODIUM
RL33.39



PODIUM
RL30.78



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	1400 @ A1 & 1:800 @A3	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND PLACED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW		Drawing title STREETSCAPE
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	IF ANY DISCREPANCY EXISTS BETWEEN FIGURED AND PLACED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Project no. 1081 Drawing no. A012		Drawing title STREETSCAPE
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	IF ANY DISCREPANCY EXISTS BETWEEN FIGURED AND PLACED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Drawing title STREETSCAPE		Drawing title STREETSCAPE
E	DA LODGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	IF ANY DISCREPANCY EXISTS BETWEEN FIGURED AND PLACED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Drawing title STREETSCAPE		Drawing title STREETSCAPE
F	FINAL SUBMISSION	ZS	27/03/2026	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.	IF ANY DISCREPANCY EXISTS BETWEEN FIGURED AND PLACED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Drawing title STREETSCAPE		Drawing title STREETSCAPE

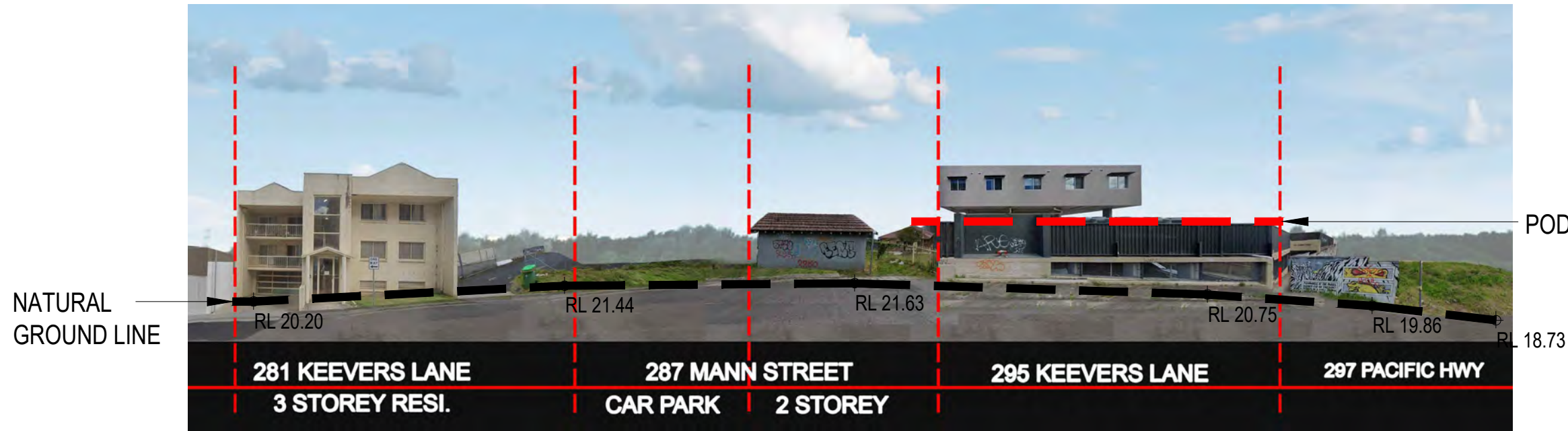


Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		EXISTING STREET SCAPE KEEVERS LANE	MING TIAN REAL PROPERTY PTY LTD	43-45 Beane Street Gosford, NSW 2230 Tel: 02 9333 1111 Fax: 02 9333 1112 Email: info@mtpr.com.au	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:300 @ A1 1:600 @ A3 Drawing title EXISTING STREET SCAPE	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

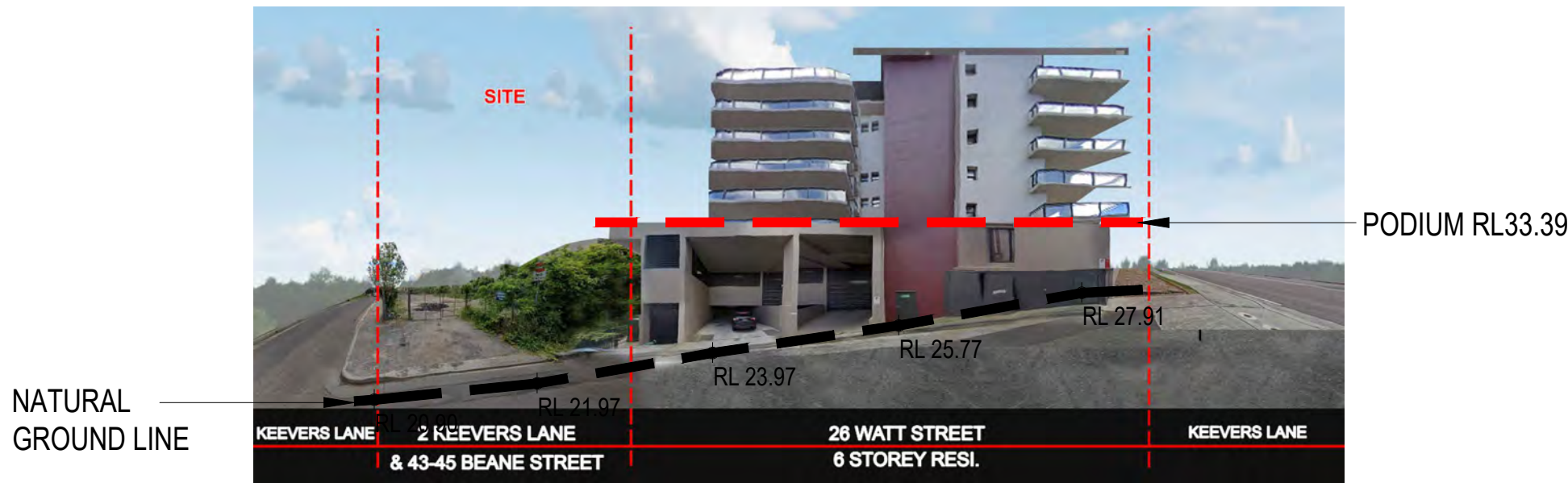
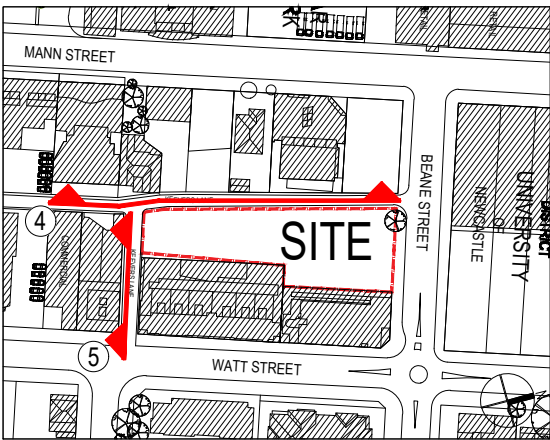
Plot Style
TODAY_ARCH.dwt

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Project no. 1081 Drawing no. A013
Drawn YW
Drawing status DA SUBMISSION



STRETSCAPE 4 - KEEVERS LANE LOOKING WEST



STREETScape 5 - KEEVERS LANE LOOKING NORTH

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVICES AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	tony town ptmrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:800 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.								
C	FINAL PRESENTATION	ZS	27/05/2025		BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	06/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										

Plot Style

TONY TOWN PTMRS

Project address

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Project no. 1081

Drawing no. A014

Drawn YW

Drawing status DA SUBMISSION

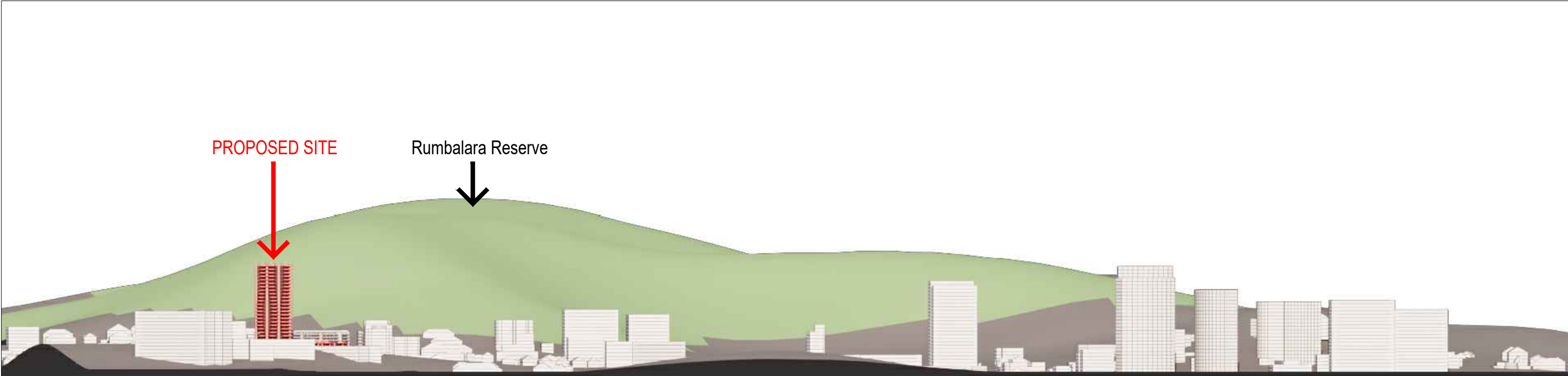


STREETSCAPE ANALYSIS

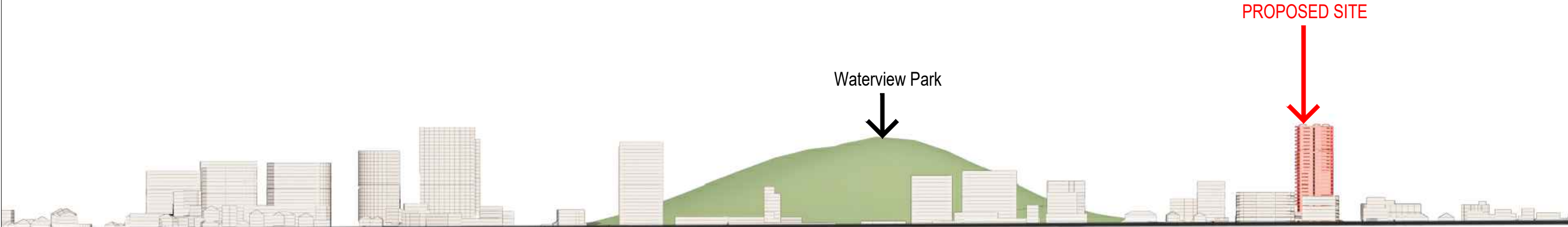


EXISTING MASSING DIAGRAM

[illegible]



TRANSVERSE VIEW OF GOSFORD CBD LOOKING EAST



TRANSVERSE VIEW OF GOSFORD CBD LOOKING WEST

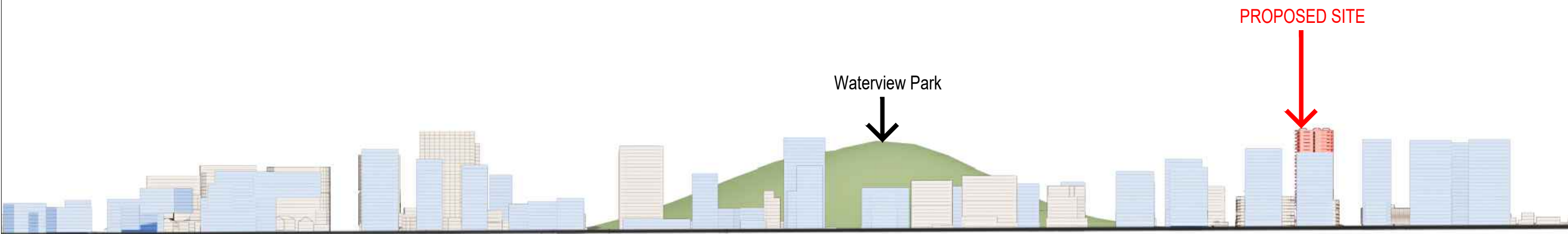
CURRENT ENVELOPES - GOSFORD MASSING MODEL

- PROPOSED SITE
- EXISTING BUILDINGS
- POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE DESIGN OR ITS SUITABILITY, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	CITY VIEW ANALYSIS ELEVATION CURRENT	MING TIAN REAL PROPERTY PTY LTD		Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title CITY VIEW ANALYSIS - CURRENT Project no. 1081 Drawing no. A032 Drawn YW Drawing status DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style TODAY_ARCH@GOSFORD	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE DESIGNER'S INDEPENDENT	©							



TRANSVERSE VIEW OF GOSFORD CBD LOOKING EAST

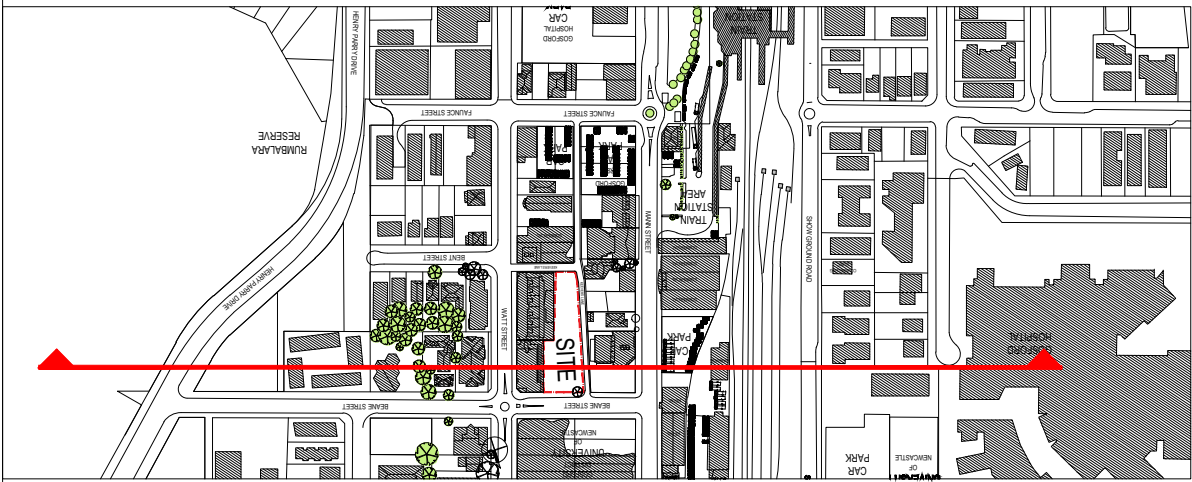
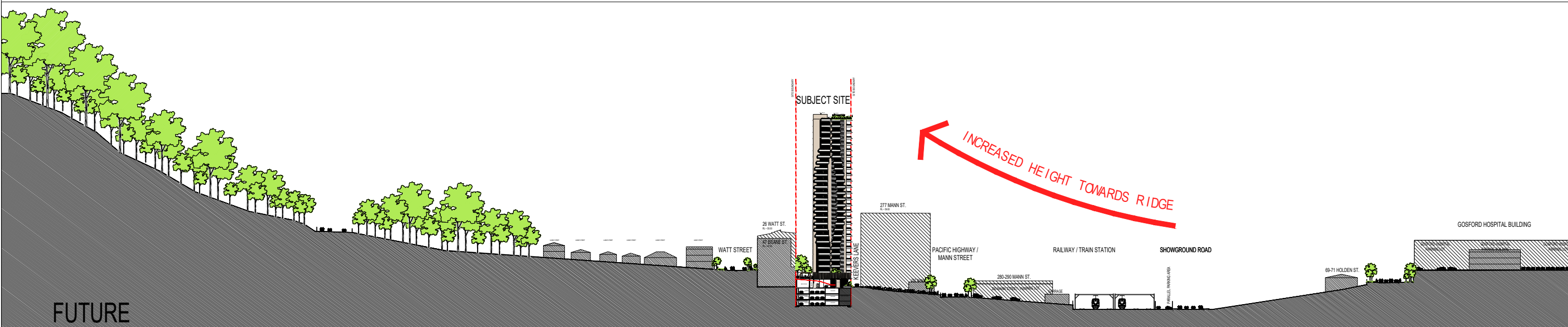
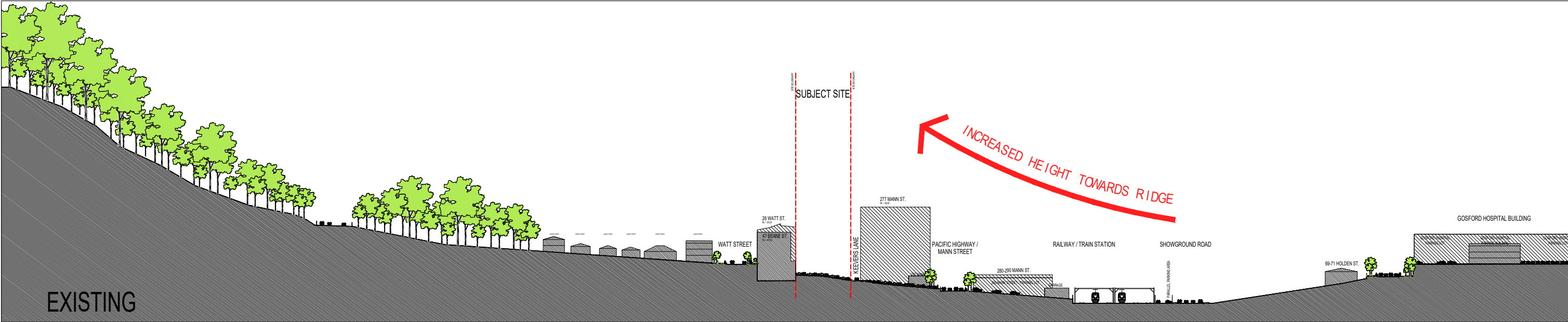


TRANSVERSE VIEW OF GOSFORD CBD LOOKING WEST

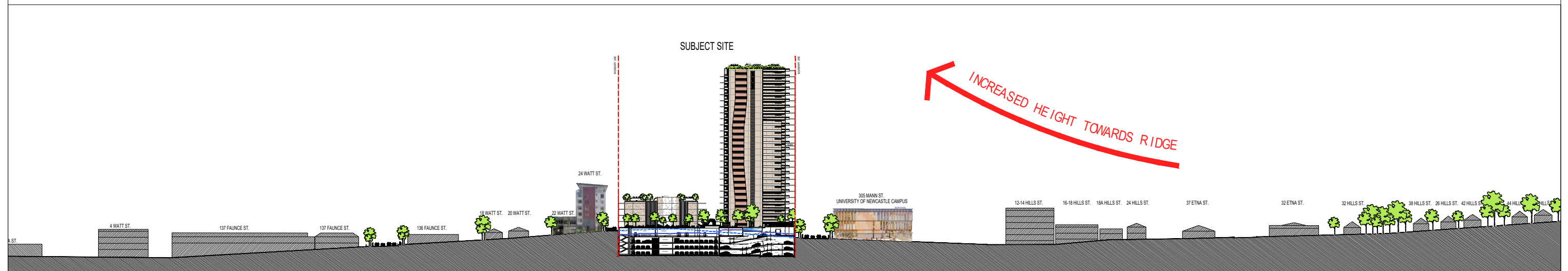
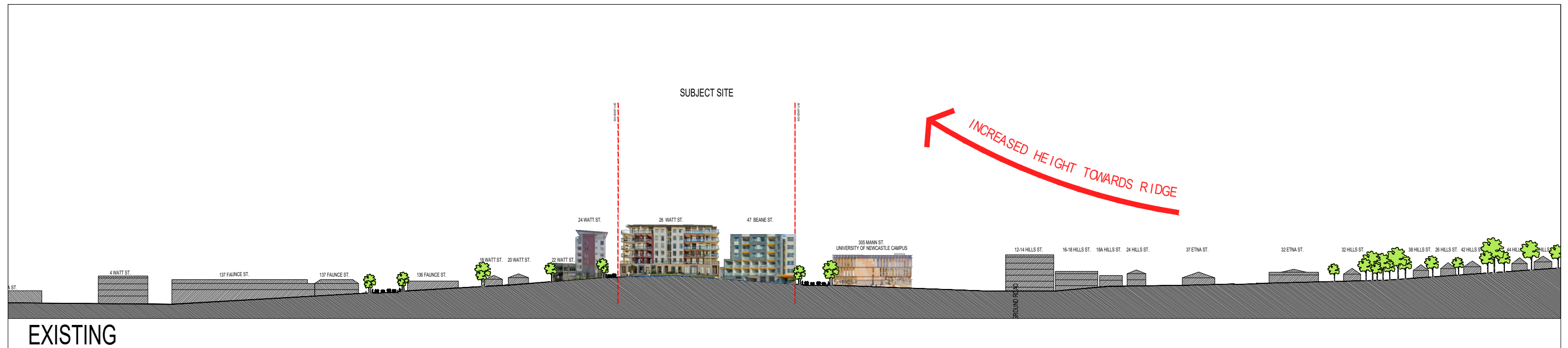
LEP FUTURE ENVELOPES - GOSFORD MASSING MODEL

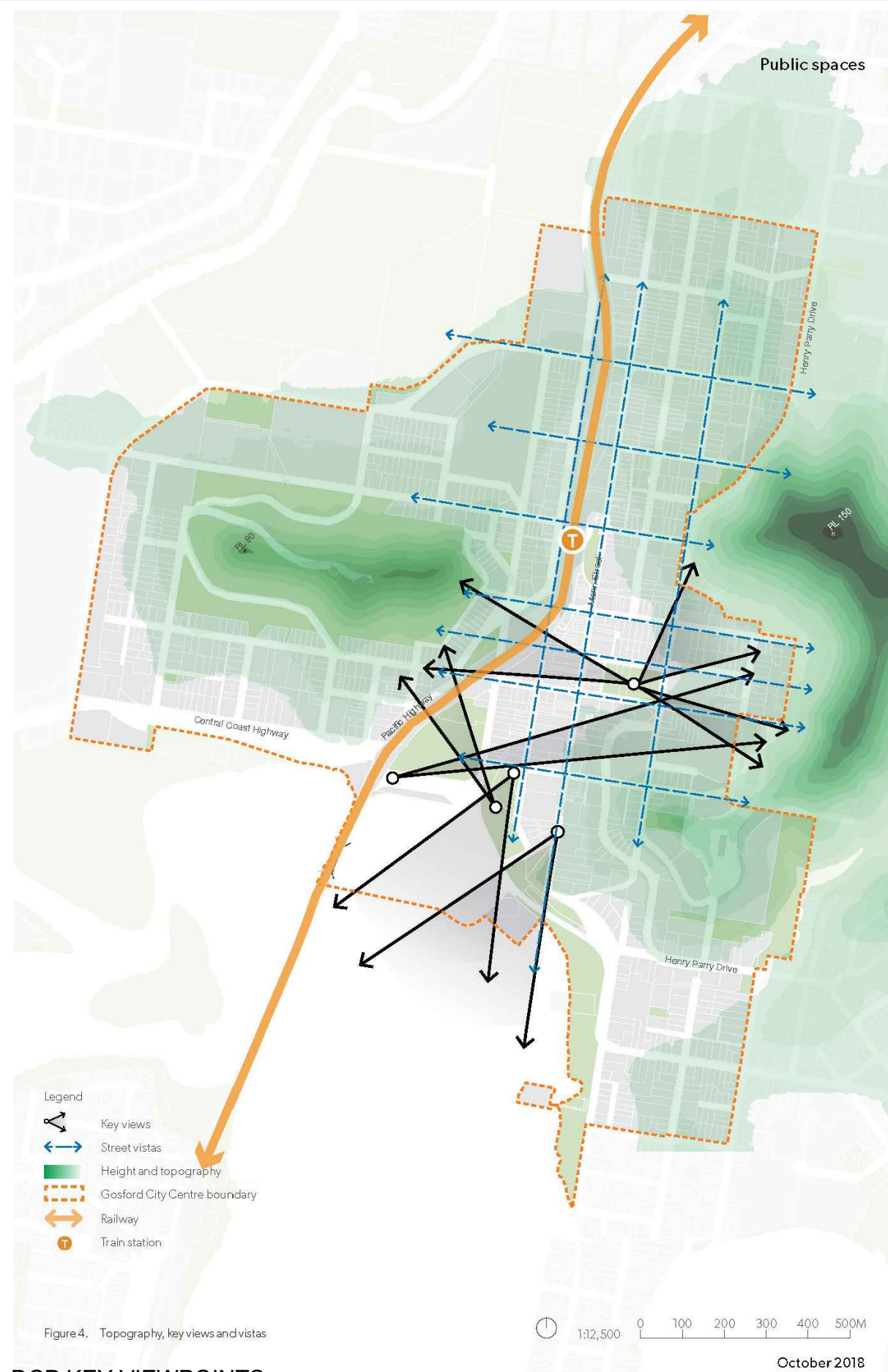
- PROPOSED SITE
- EXISTING BUILDINGS
- POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE DESIGN OR ITS SUITABILITY. AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	CITY VIEW ANALYSIS ELEVATION FUTURE	MING TIAN REAL PROPERTY PTY LTD		Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title CITY VIEW ANALYSIS - FUTURE	Project no. 1081 Drawing no. A035
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style TODAY_ARCH@0303	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF PTNRS IN THE COURSE OF ENGAGEMENT	©				Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing status DA SUBMISSION	

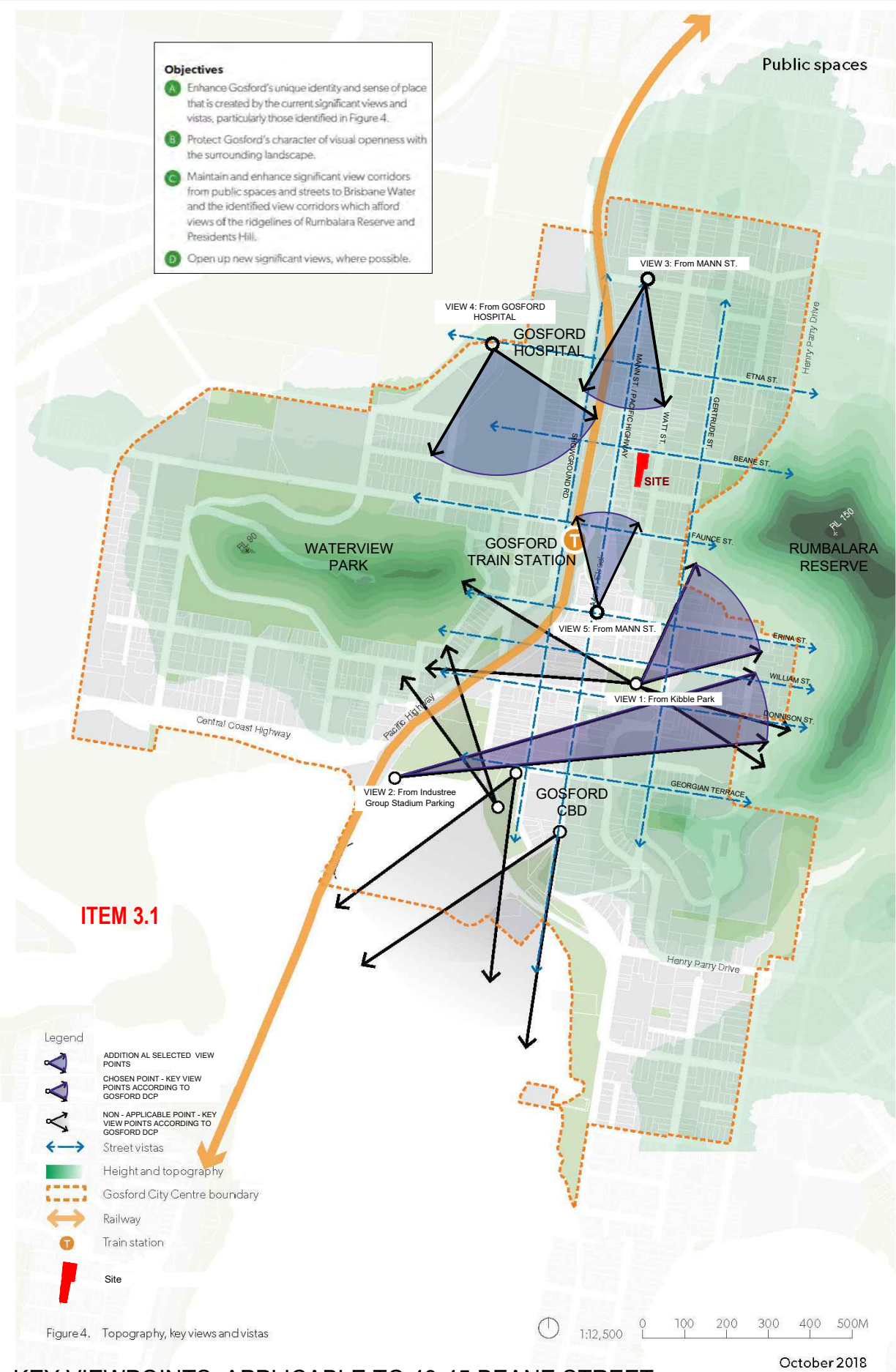


Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Date JUNE 2025	Key plan	Scale 1:1000 @ A1 1:2000 @ A3	Project no. 1081	Drawing no. A040	Drawing status DA SUBMISSION
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. DRAWINGS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPMENT OR THE BUILDING. ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD		Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW							
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025														
C	FINAL PRESENTATION	ZS	27/05/2025														
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025														
E	DA LODGED	YW	08/2025														
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style	THESE DOCUMENTS AND ANY WORKS ERECTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CO-OPERATIVE AGREEMENT SET OUT IN THE COVENANTS OF TITLE												

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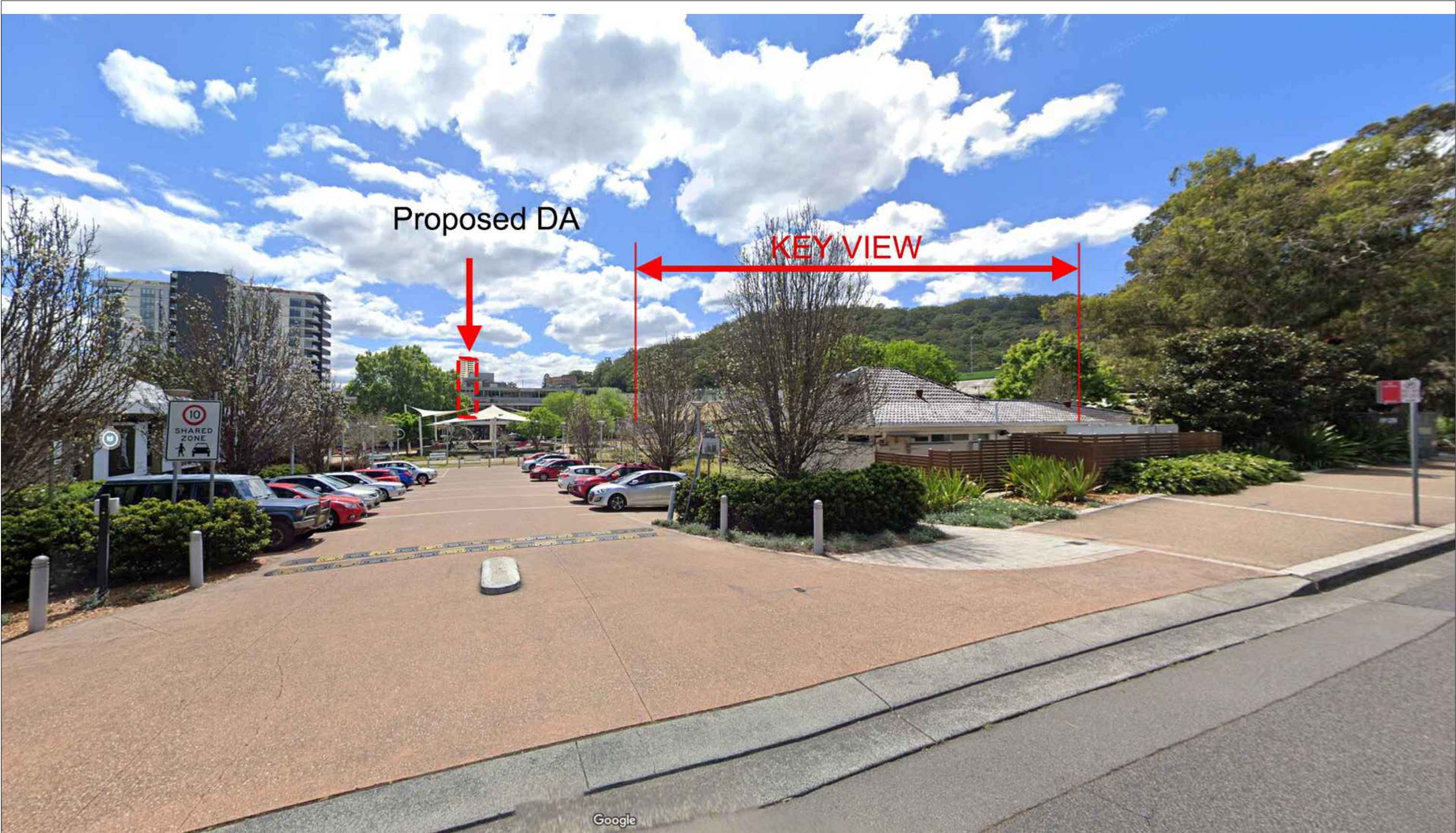


DCP KEY VIEWPOINTS



KEY VIEWPOINTS APPLICABLE TO 43-45 BEANE STREET

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CONSULT ENGINEERS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS DESIGNER, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT WILL TAKE PLACE BEFORE CARRYING OUT ANY WORK. ENGINEER THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		0 2.5 5 7.5 10 12.5
B	BRIEFING PACK PRESENTATION	ZS	18/05/2025									
C	FINAL PRESENTATION	ZS	27/05/2025									
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025									
E	DAL/DEED	YW	08/2025									
F	FINAL SUBMISSION	ZS	27/03/2026									
				Plot Style	1:2000 as shown on CAD							
					IF THESE DOCUMENTS HAVE BEEN MODIFIED SINCE A RELEASE OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT NOTIFICATION ON THE COVER SHEET OF THESE DOCUMENTS.							



Photomontages from Gosford DCP Key ViewpointsView 1 From Kibble Park

ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY OR OF DESIGN OR OF SURVEY. AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		VIEW ANALYSIS 1	MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW			
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE CONSULTANT.								



Photomontages from Gosford DCP Key Viewpoints - View 1 From Kibble Park

ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE ACTUALITY OF THE DEVELOPMENT OR ITS SURROUNDINGS. AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BETTER CARRING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	VIEW ANALYSIS 1	MING TIAN REAL PROPERTY PTY LTD	Client MING TIAN REAL PROPERTY PTY LTD	Architects today architects	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Key plan 	Scale Date JUNE 2025	Drawing title VIEW ANALYSIS 1
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style TODAY_ARCHITECTS@GOSFORD.NSW.AU	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF TODAY ARCHITECTS PTY LTD.	©							



Photomontages from Gosford DCP Key Viewpoints View 2 From Industree Group Stadium Parking **ITEM 3.1**

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. DRAWINGS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPMENT OR ITS SURVIVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	VIEW ANALYSIS 2	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title VIEW ANALYSIS 2	Project no. 1081 Drawing no. A053
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style TDSB_LAYOUT.dwg	These documents and any works created as a result of these documents shall be subject to the copyright and ownership of the client.	©				43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing status DA SUBMISSION	



Photomontages from Gosford DCP Key Viewpoints- View 2 From Industree Group Stadium Parking

ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date					
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. DRAWINGS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPMENT OR ITS SURROUNDINGS. AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BETTER CARRING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	VIEW ANALYSIS 2	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title	VIEW ANALYSIS 2					
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025															
C	FINAL PRESENTATION	ZS	27/05/2025															
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025															
E	DA LOGGED	YW	08/2025															
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style	TODAY_LINAR@GOSFORD					Project address		43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no.	1081	Drawing no.	A054	
															Drawing status	DA SUBMISSION		



Photomontages from Gosford DCP Key Viewpoints- View 3 From Mann St. Looking South **ITEM 3.1**

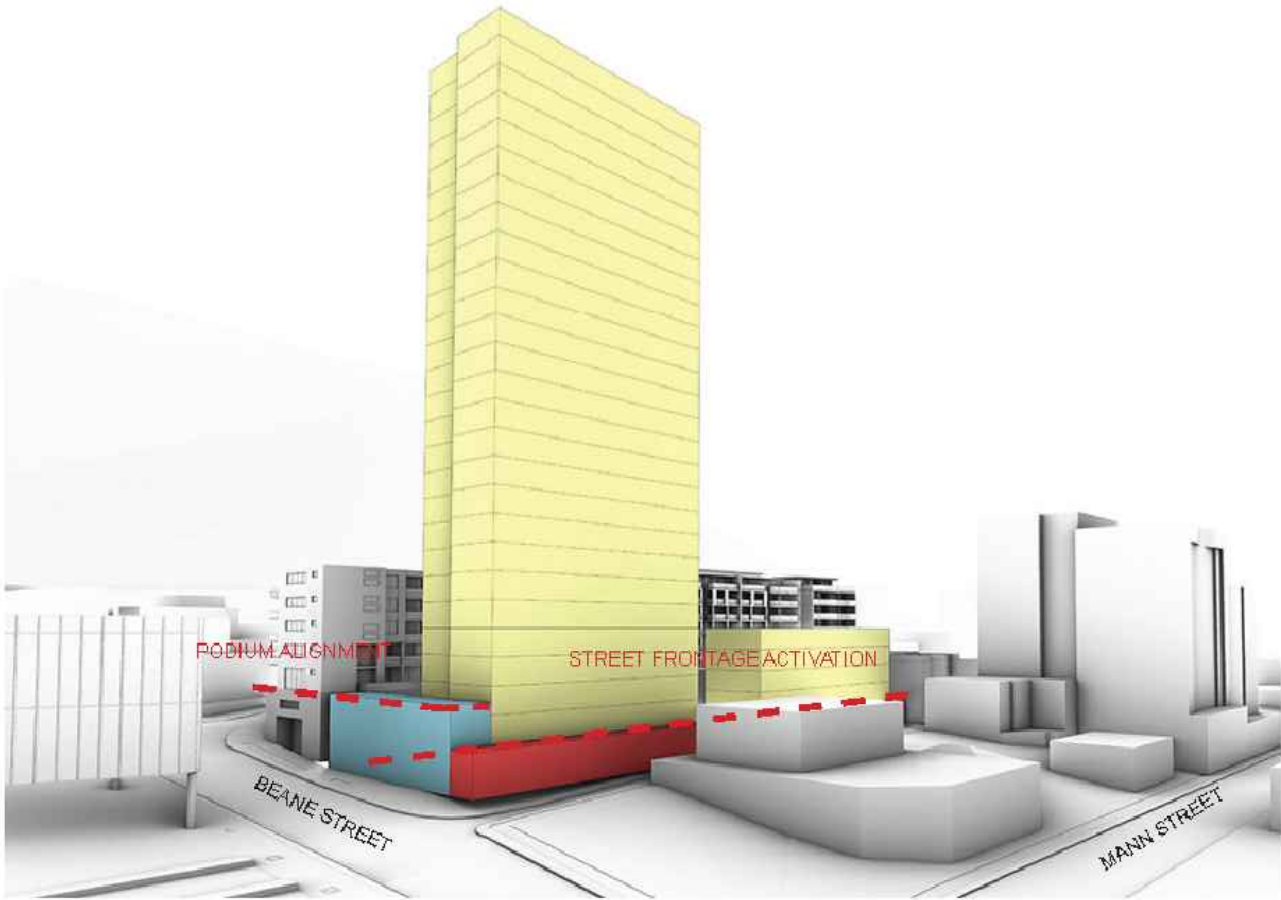
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." WHERE ANY DISCREPANCY EXISTS BETWEEN DIMENSIONS AND SCALED DIMENSIONS, THE DIMENSIONS SHOWN SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN DIMENSIONS AND SCALED DIMENSIONS, THE DIMENSIONS SHOWN SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	VIEW ANALYSIS 3	MING TIAN REAL PROPERTY PTY LTD		Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Project no. 1081 Drawing no. A055	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
Plot Style				TODAY_A055.dwg				Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing status: DA SUBMISSION			



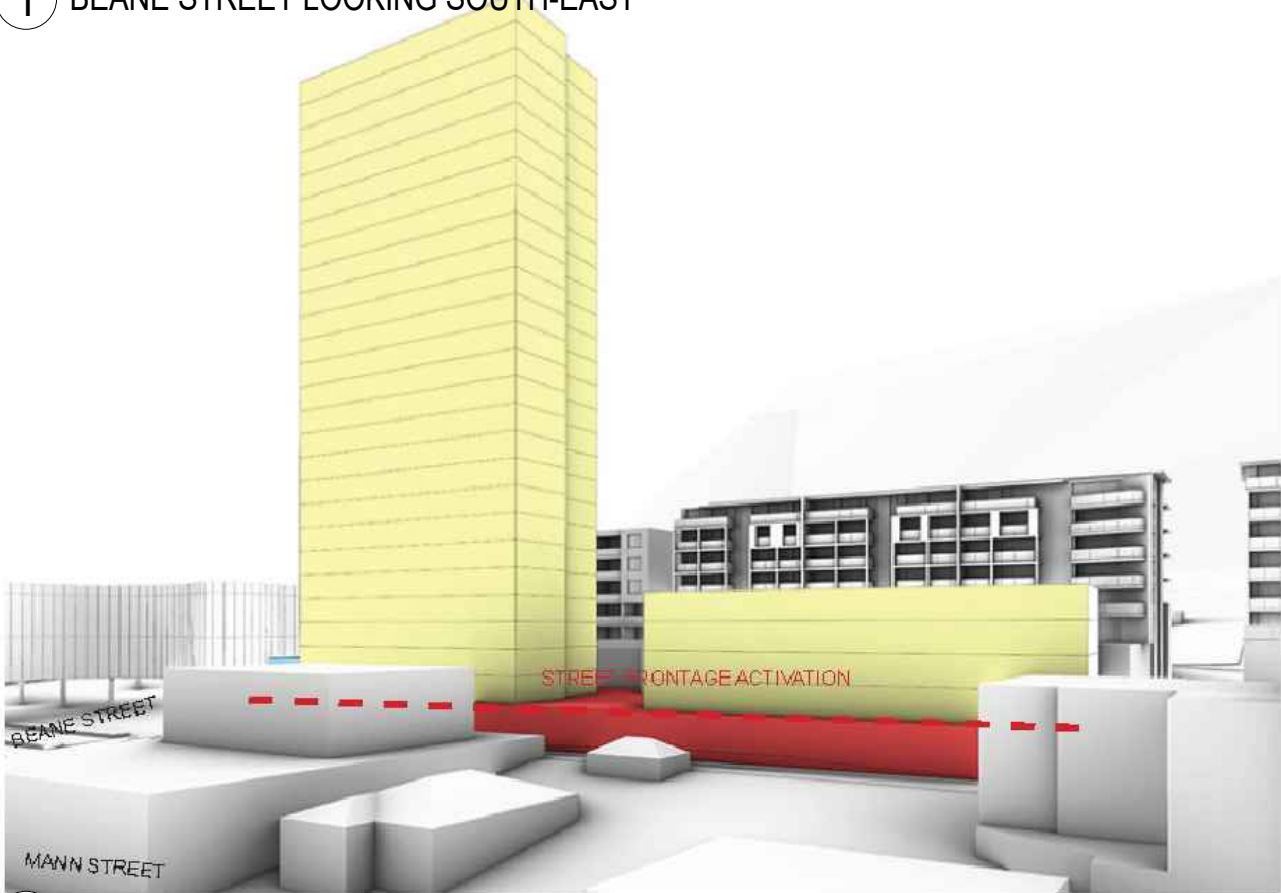
Photomontages from Gosford DCP Key Viewpoints- View 4 From Gosford Hospital Looking Southeast

ITEM 3.1

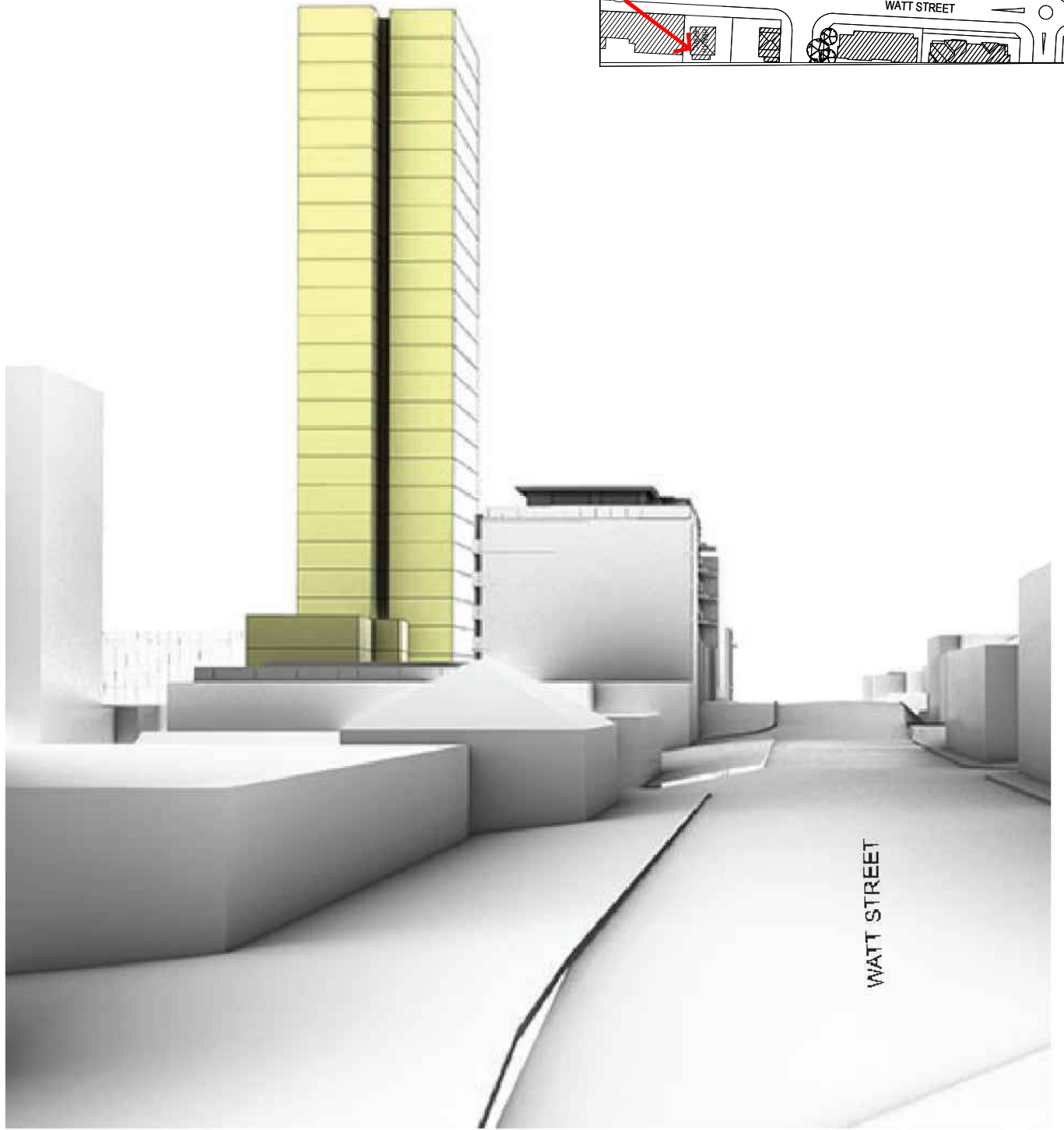
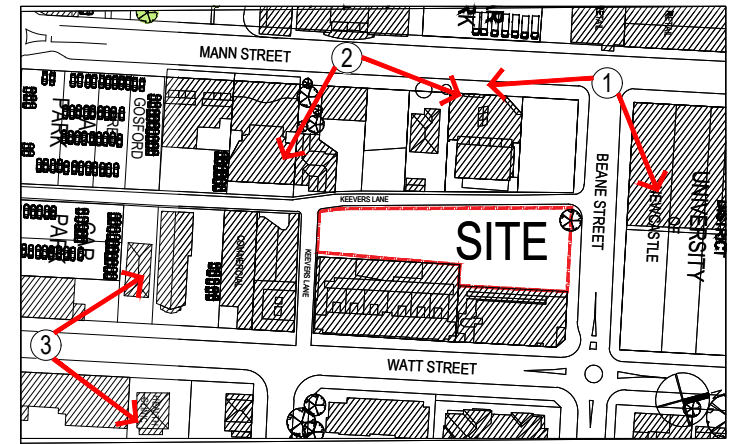
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DESIGN OR ITS SURVIVAL. AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN DIMENSIONS AND SCALED DIMENSIONS, THE DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	VIEW ANALYSIS 4	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Project no. 1081 Drawing no. A057	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style	These documents and any works created as a result of these documents shall be subject to the copyright and ownership of the client.	©							



① BEANE STREET LOOKING SOUTH-EAST



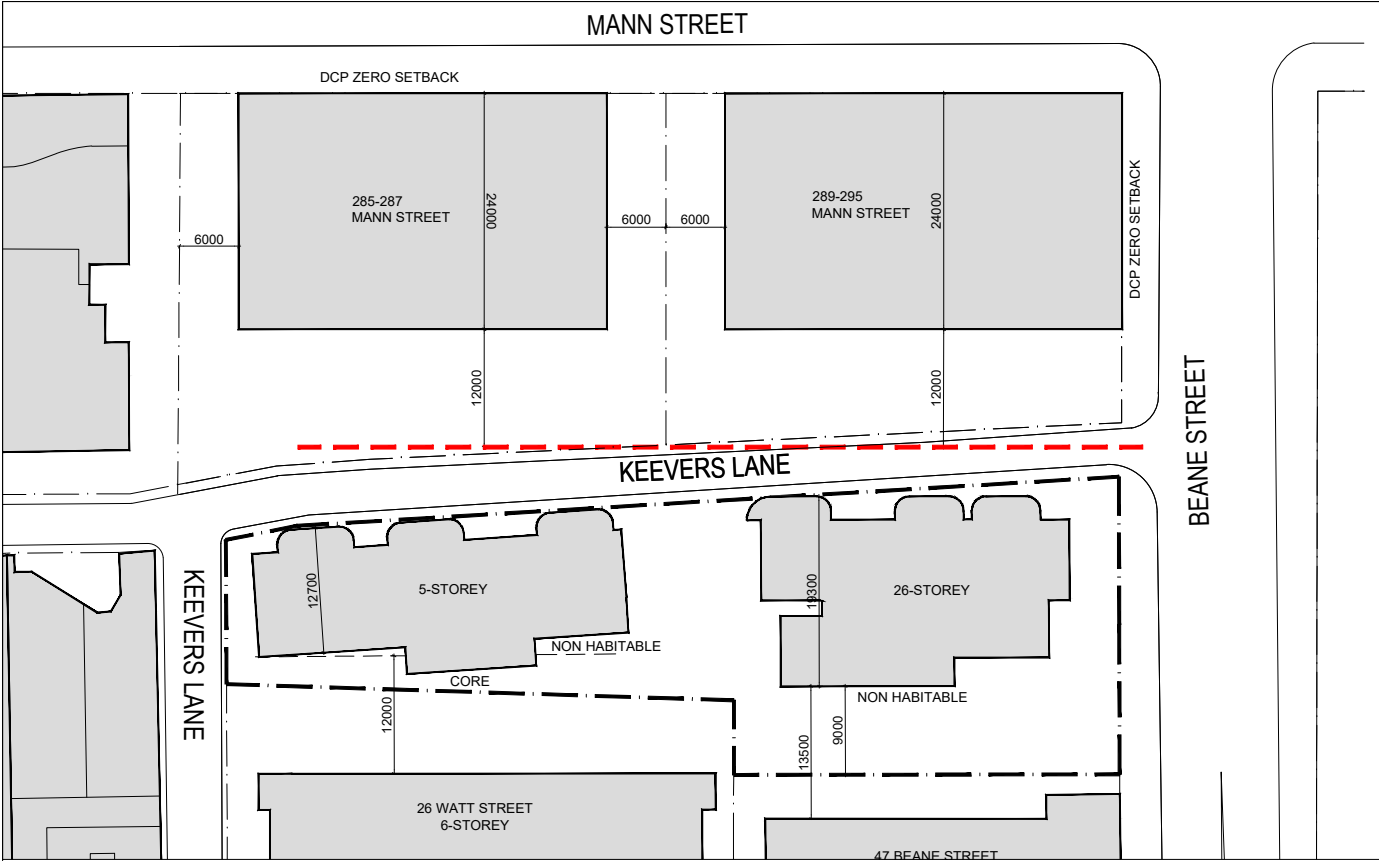
② MANN STREET LOOKING NORTH-EAST



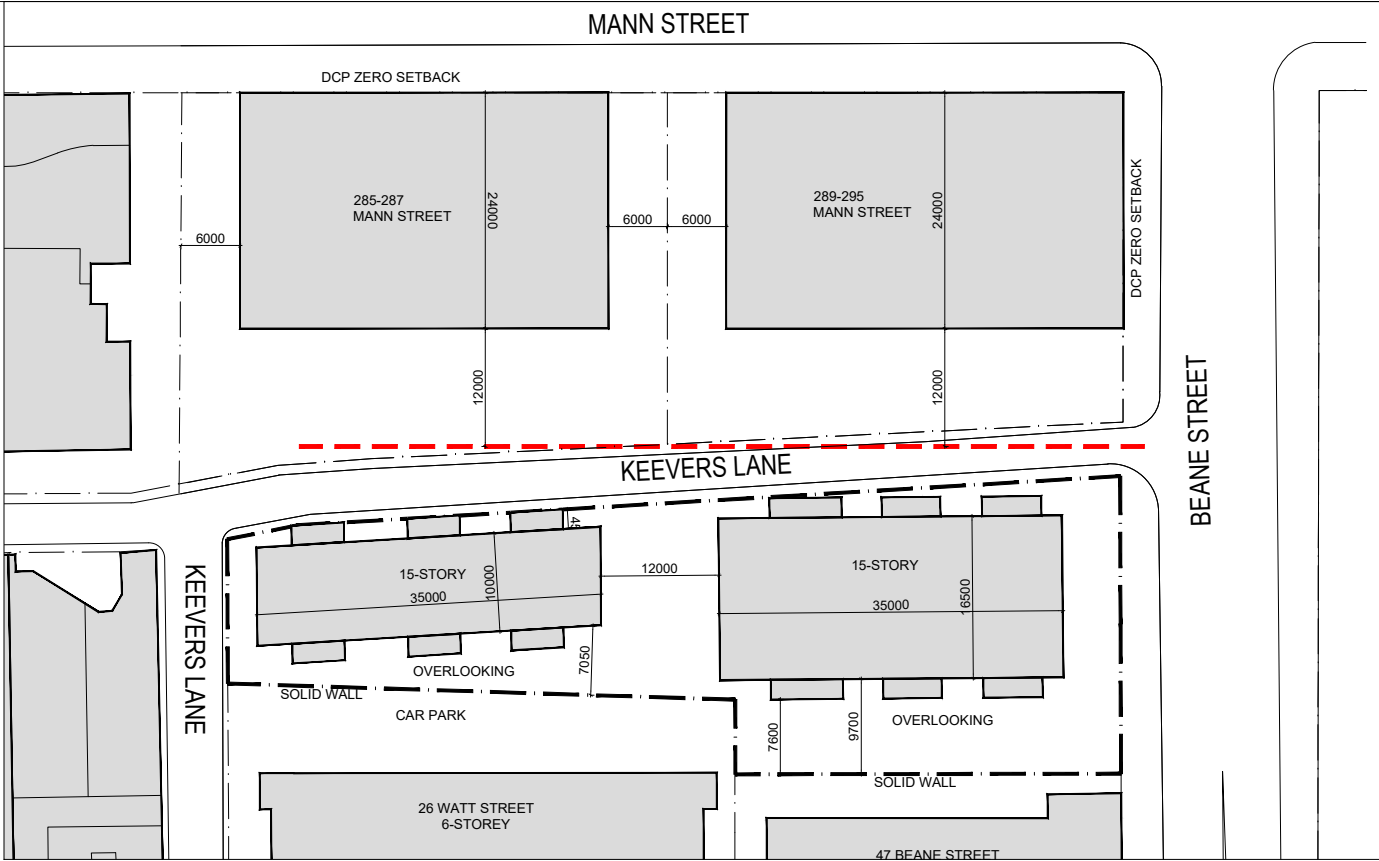
③ WATT STREET LOOKING NORTH

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.			MING TIAN REAL PROPERTY PTY LTD	tony tian architects	BEANE STREET & KEEVERS LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no. 1081 Drawing no. A070	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DALODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

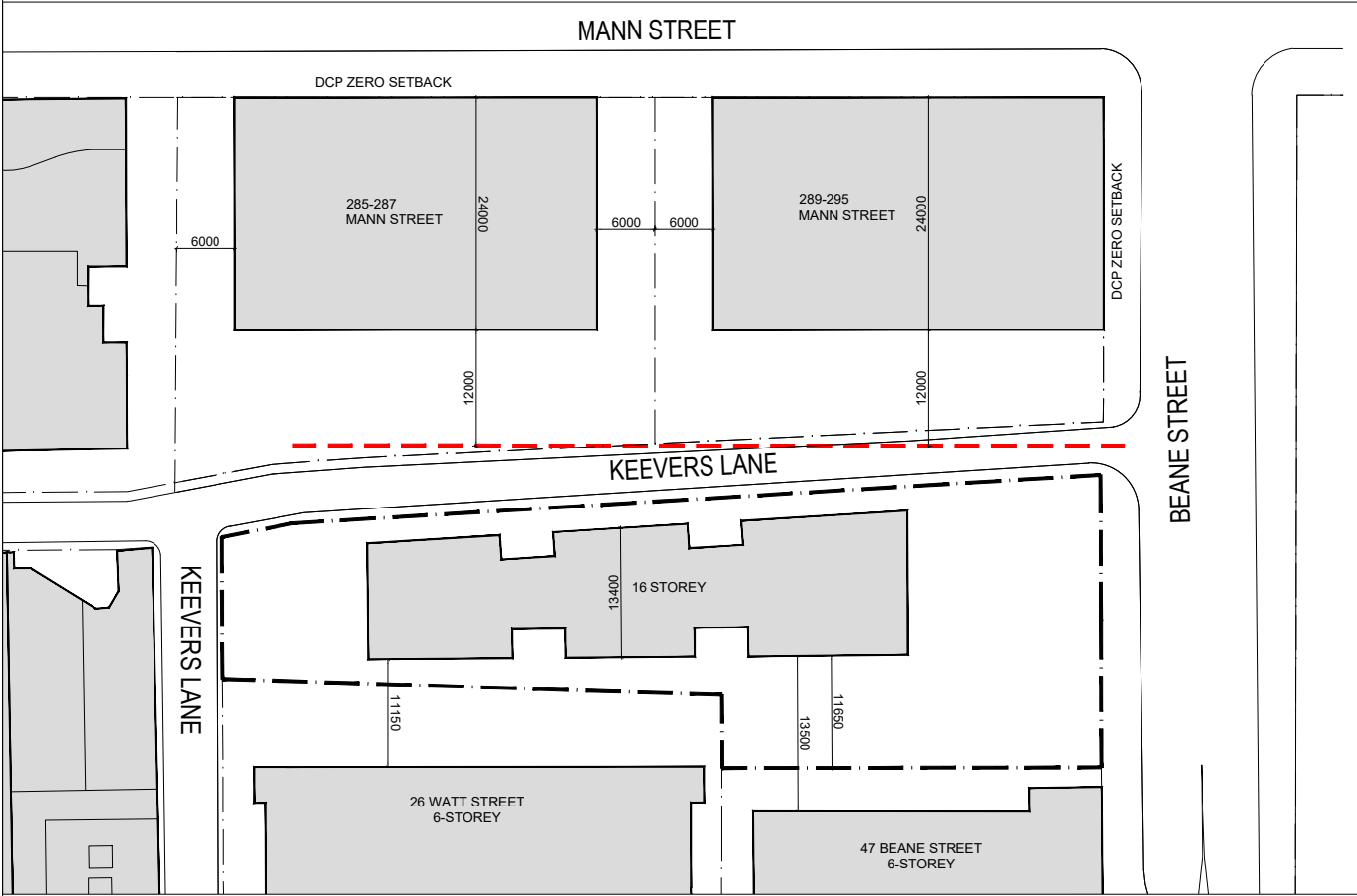
BUILT FORM STRATEGY



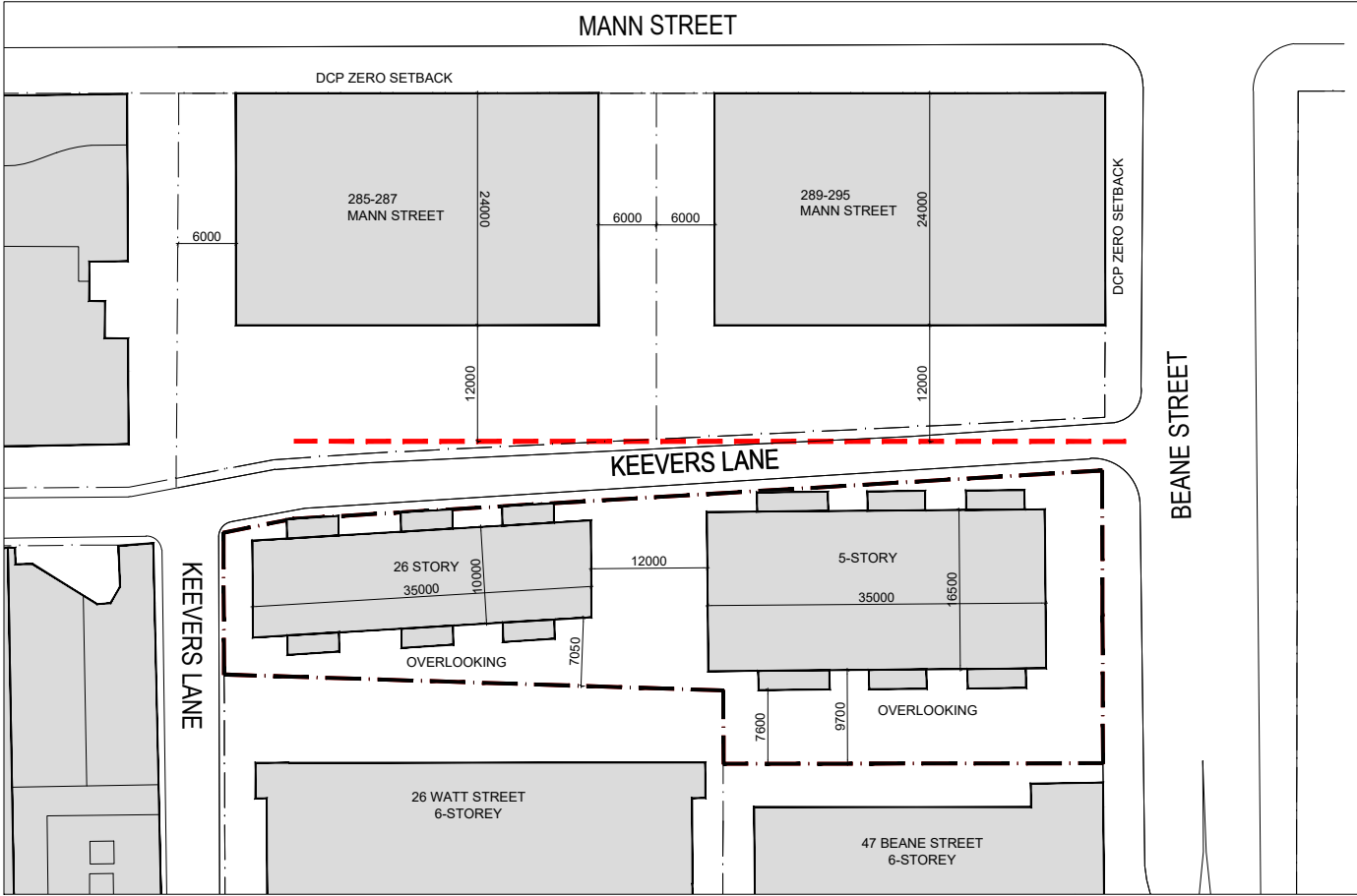
OPTION 1 - PROPOSED DA



OPTION 2 - 2 EQUAL HEIGHT BUILDINGS



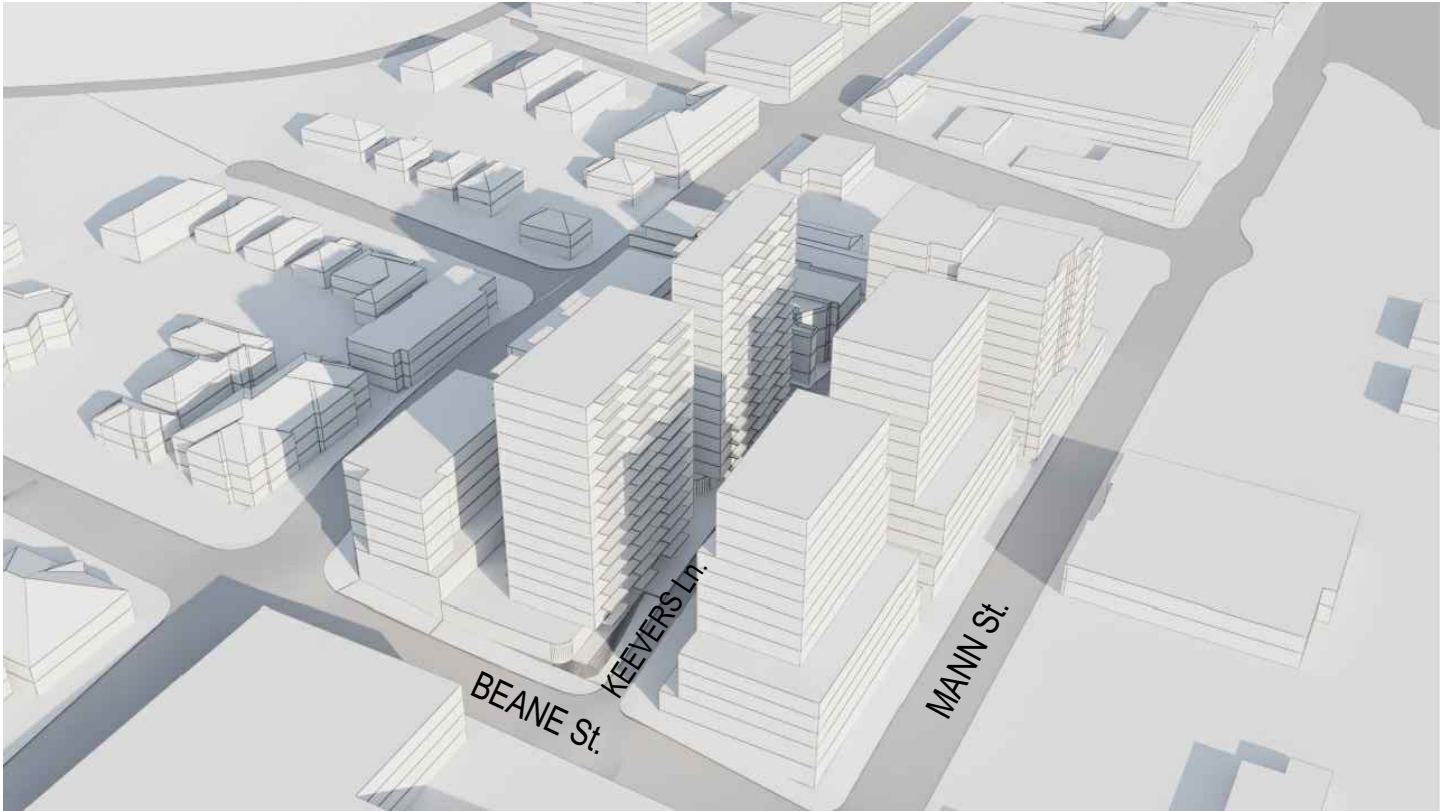
OPTION 3 - SINGLE BUILDING - SHARING VIEWS



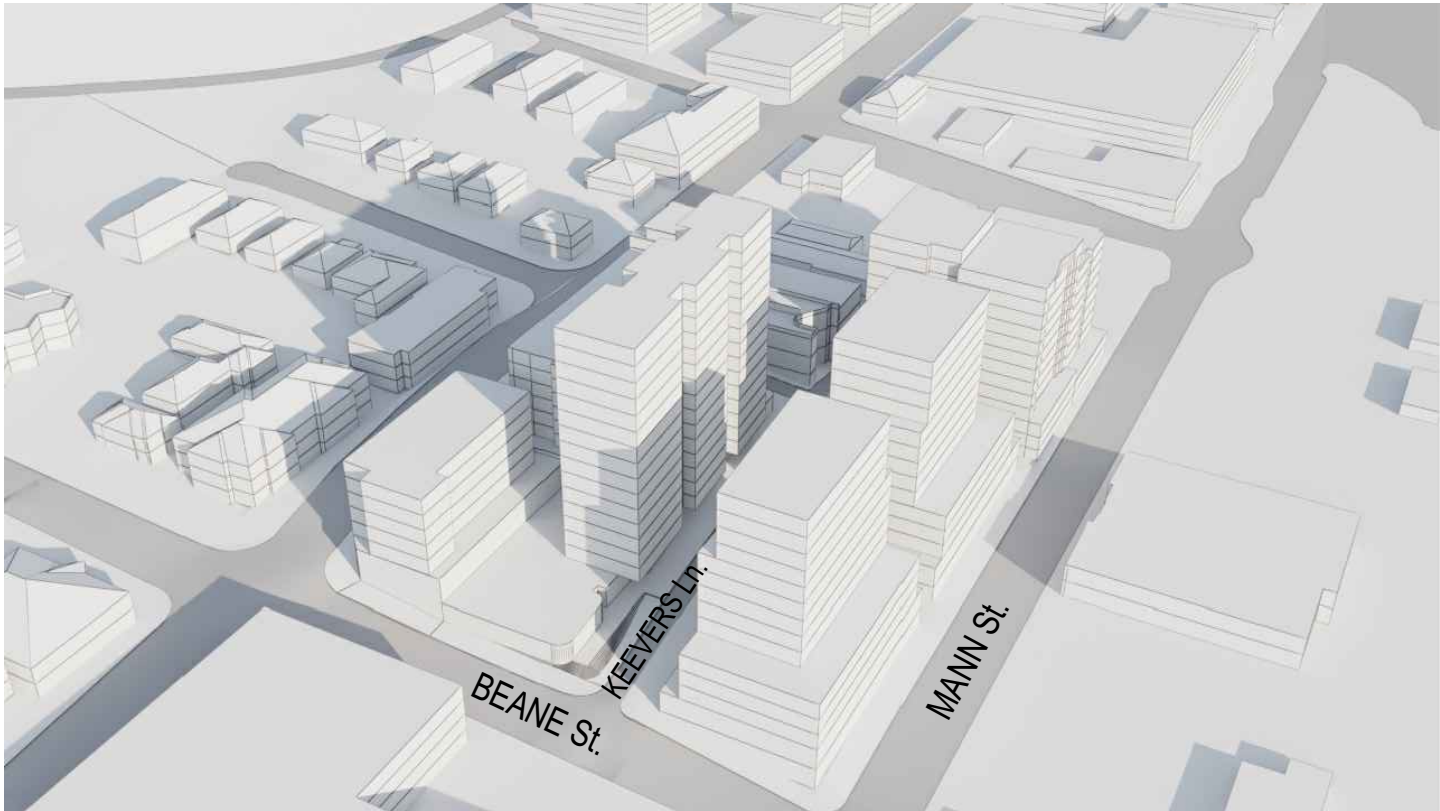
OPTION 4 - 2 BUILDINGS - REVERSE HEIGHT



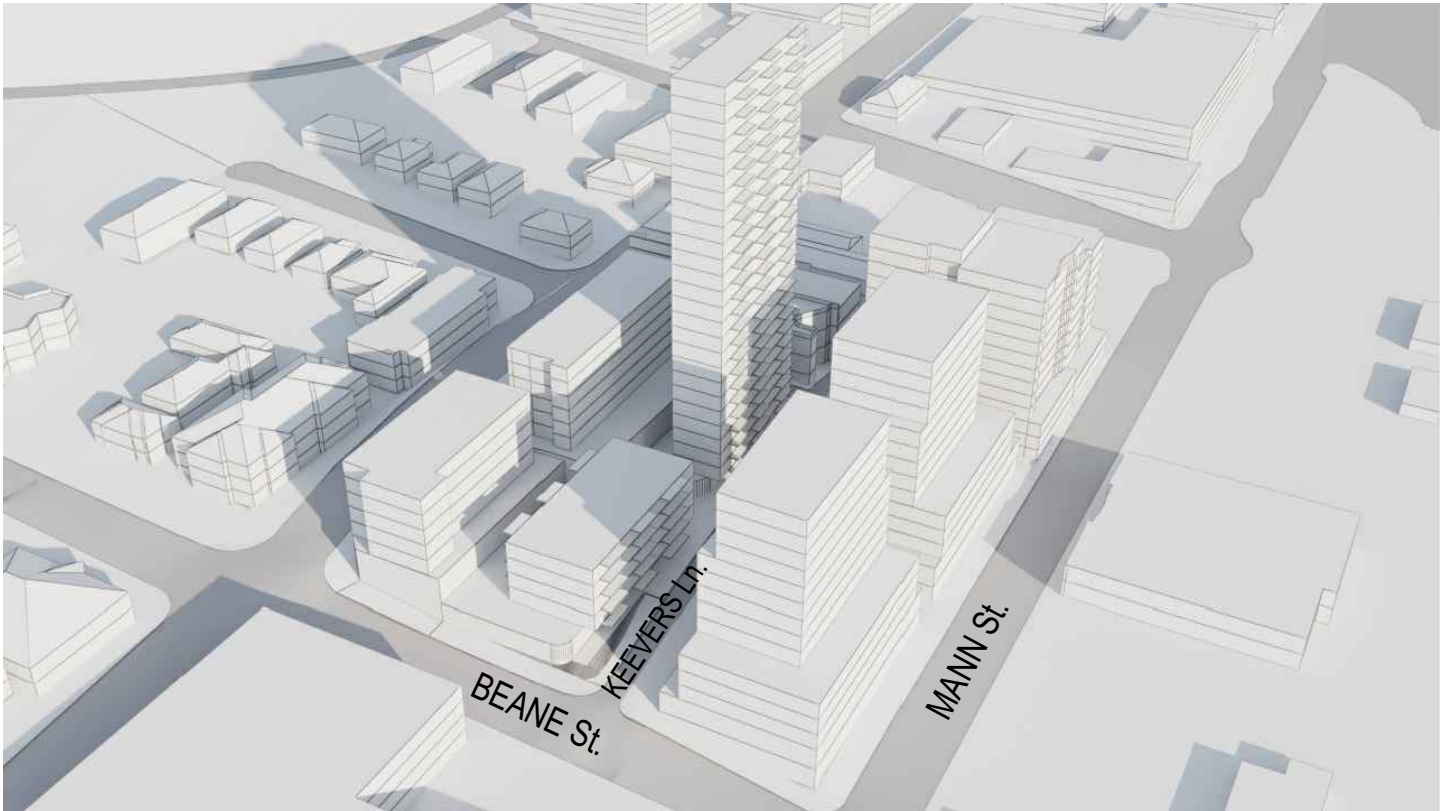
OPTION 1 - PROPOSED DA



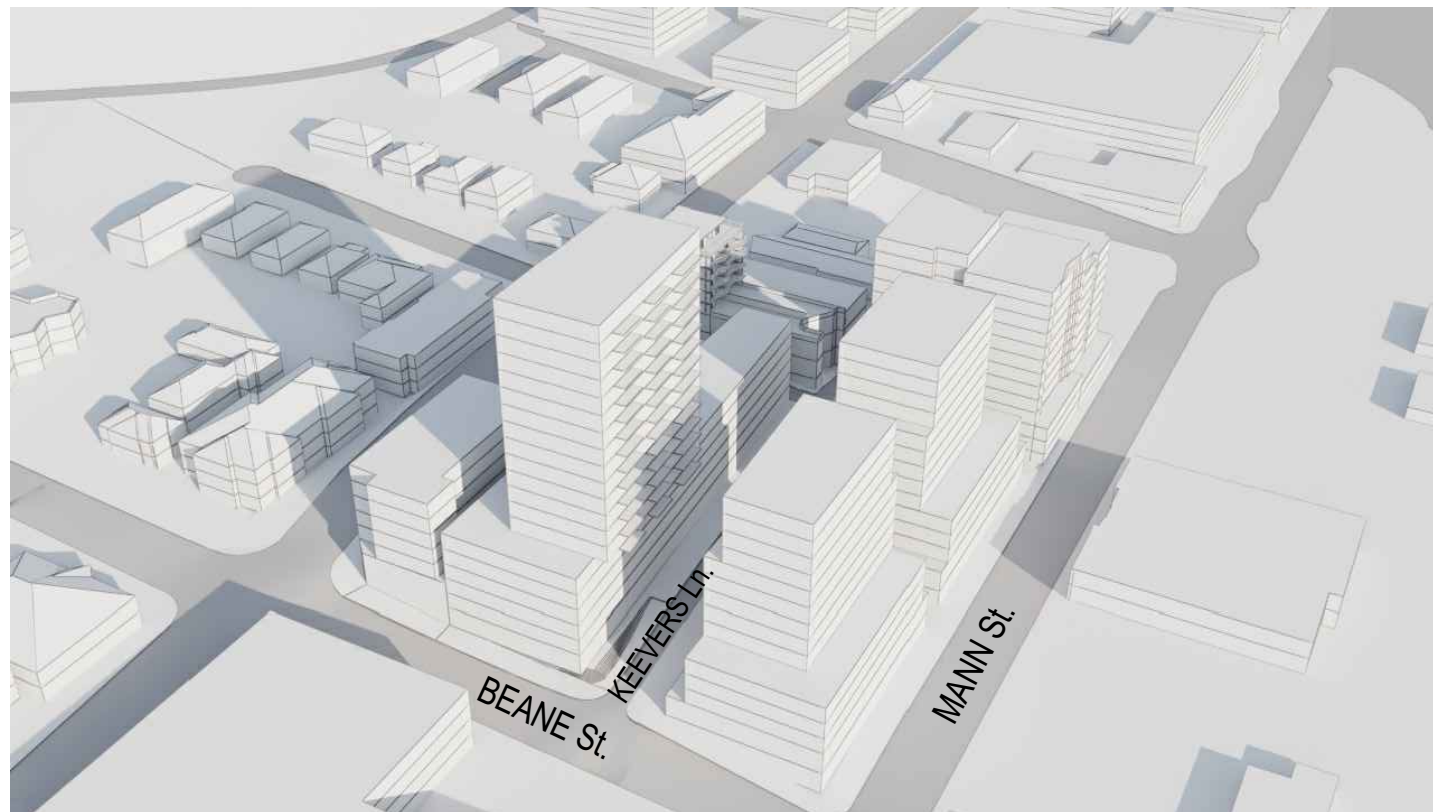
OPTION 2 - 2 EQUAL HEIGHT BUILDINGS

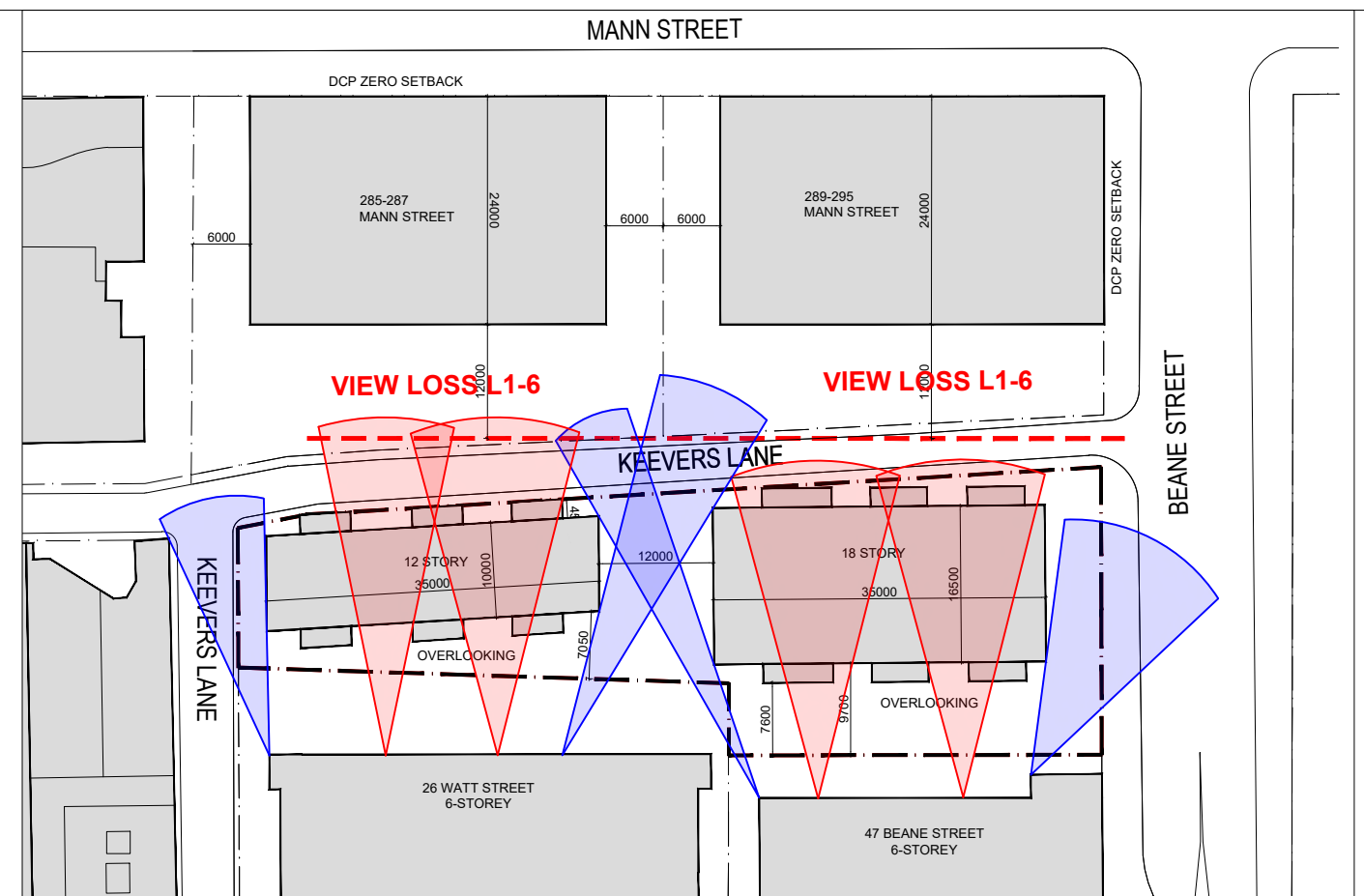
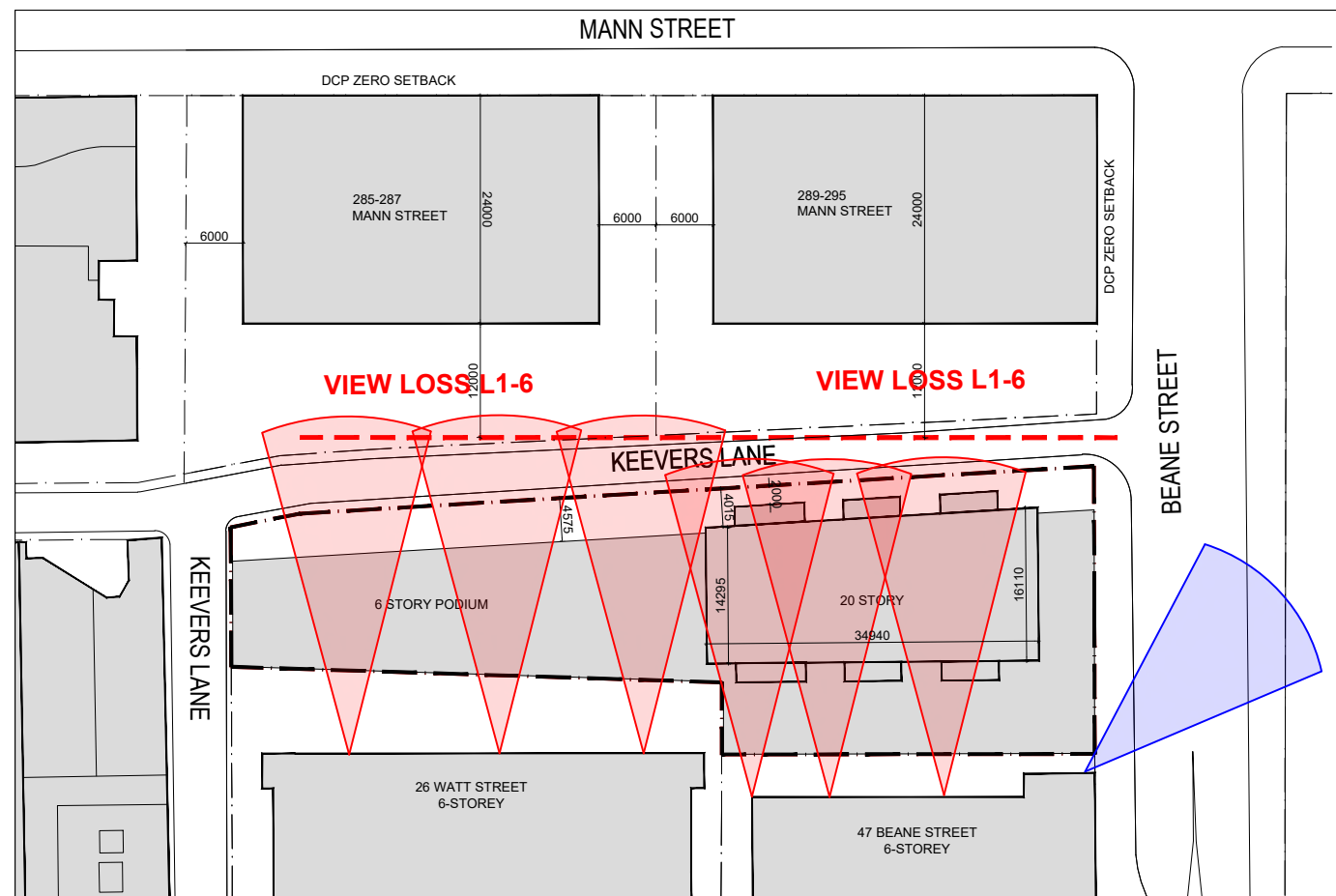


OPTION 3 - SINGLE BUILDING SHARING VIEWS



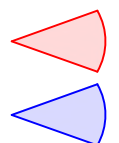
OPTION 4 - 2 BUILDINGS REVERSE HEIGHTS

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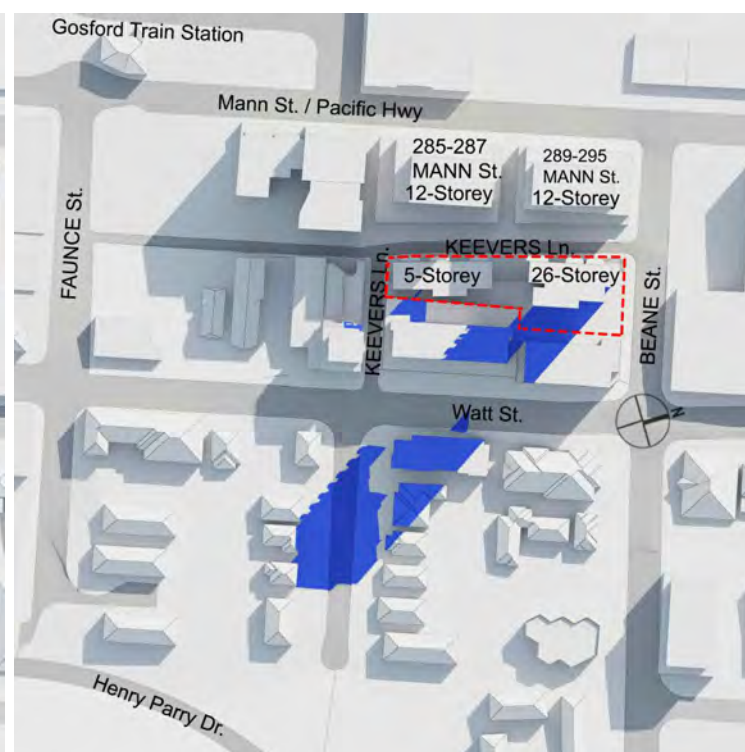
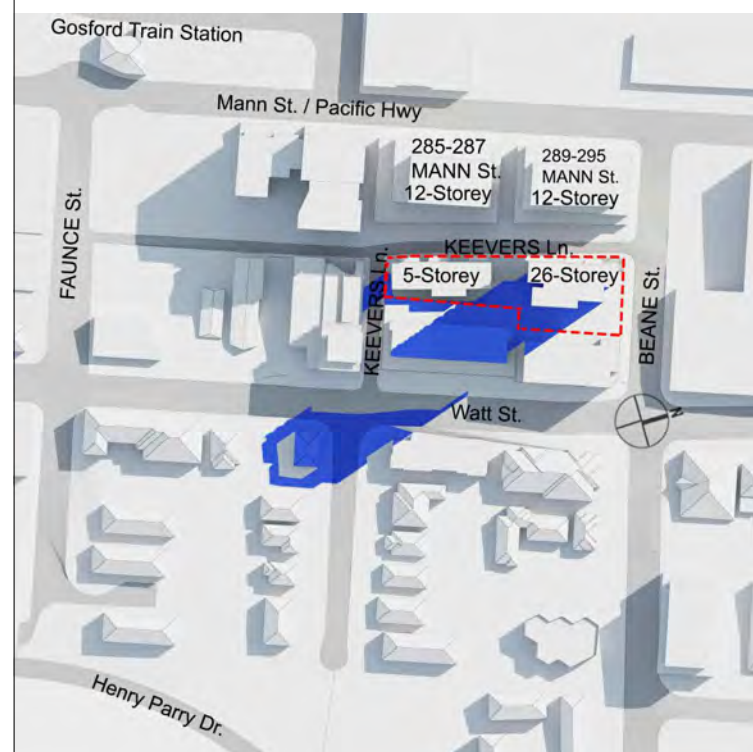
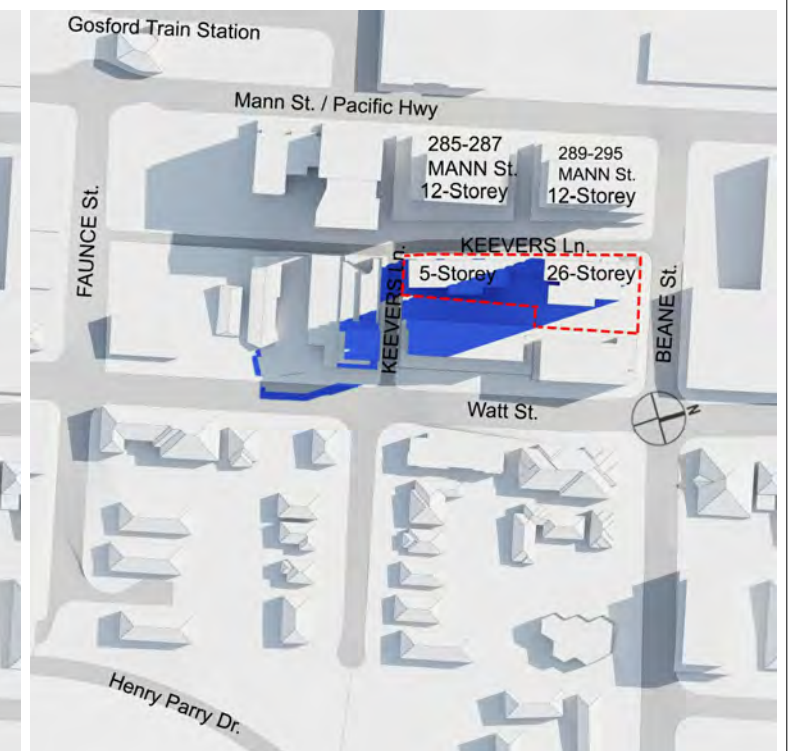
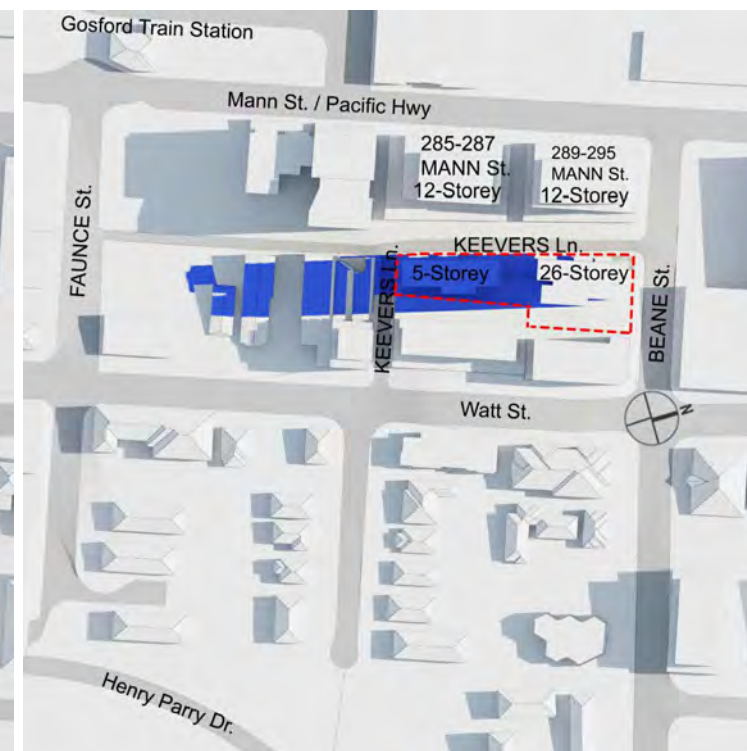


OPTION 5 - SINGLE TOWER + PODIUM

OPTION 6 - 2 BUILDINGS - ALTERNATE HEIGHT OPTION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025				
A	ISSUE TO CLIENT	ZS	13/02/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE FOR INFORMATION ONLY. NO WORK SHALL BE UNDERTAKEN ON THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL OF THE DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. SUBMITTER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FENCEPOSTS.		VIEW ANALYSIS DIAGRAM OPTIONS 5-6	MING TIAN REAL PROPERTY PTY LTD	 PETERSON ARCHITECTS 17/188 WILMINGTON RD WILMINGTON VIC 3181 TEL: 03 9594 1234 WWW.PETERSONARCH.COM.AU	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT							
B	BRIEFING PACK PRESENTATION	ZS	16/05/2025										Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Project no. 1081 Drawing no. A076			
C	FINAL PRESENTATION	ZS	27/05/2025										Drawing Y/V	Drawing status DA SUBMISSION			
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/05/25														
E	DA LOGGED	YW	08/05/25														
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style 1:2000 AS PER DA-02/25/24	THIS DOCUMENT HAS BEEN REVISED TO A REFLECT OF THIS COMMENT SHALL BE MAINTAINED TO THE COPYRIGHTED DESIGNER'S LIABILITY AND NOT BE REPRODUCED OR COPIED WITHOUT PERMISSION FROM THE DESIGNER.	②											

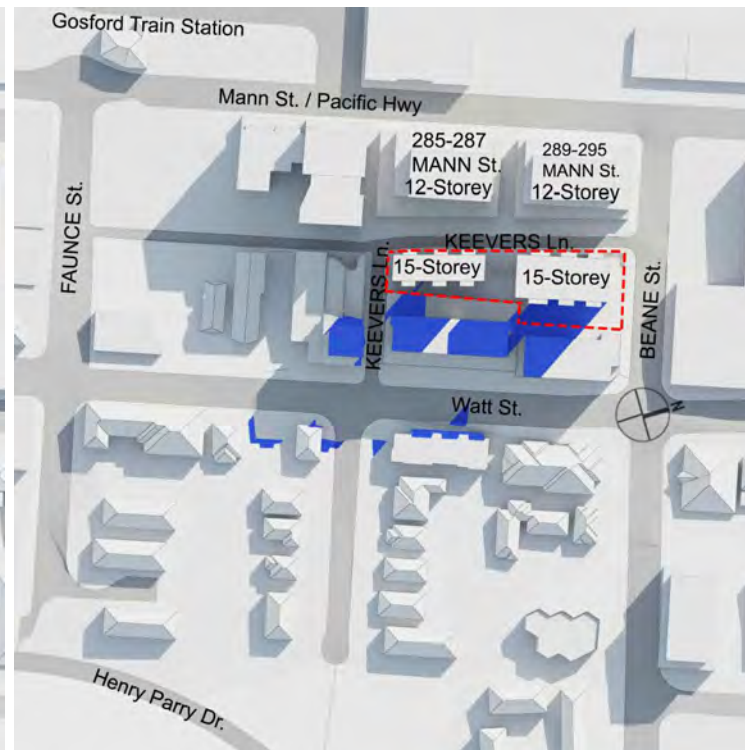
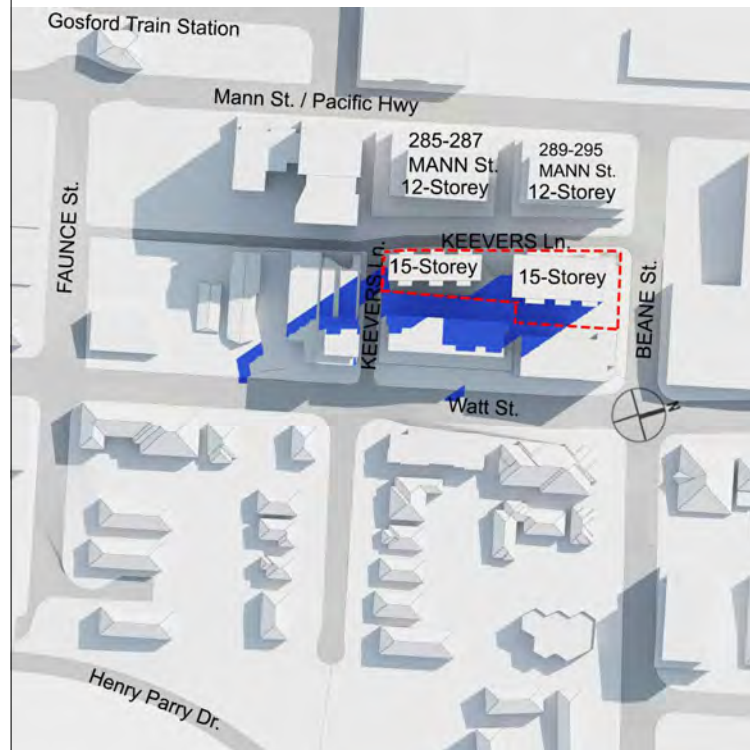
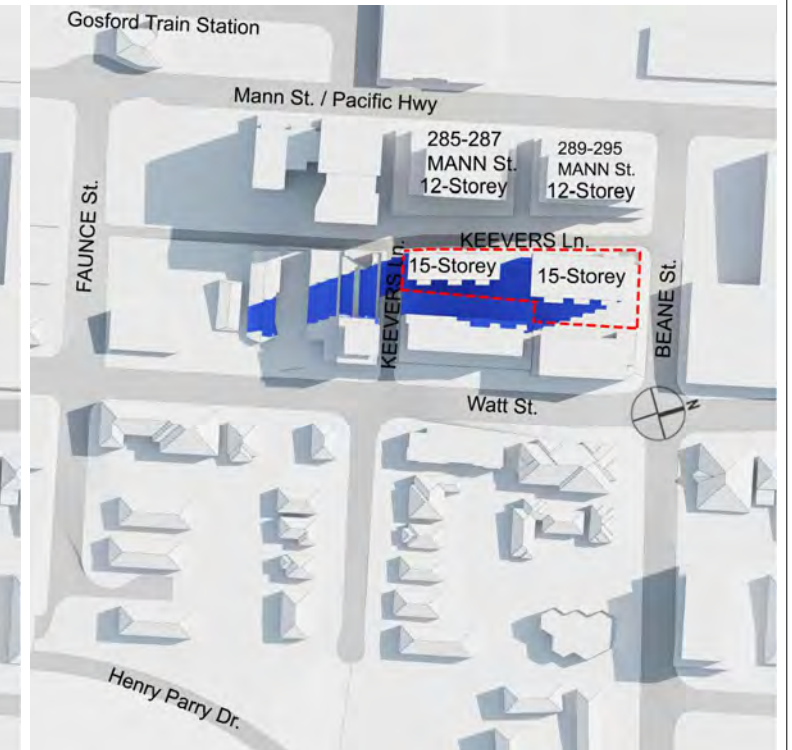


 PROPOSED BUILDING SHADOW
 SURROUNDING BUILDING SHADOW

 SURROUNDING BUILDING SHADOW

OPTION 1- PROPOSED DA

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/02/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AND IN CONSIDERATION OF THE PUBLIC DEVELOPMENT AND AN OVERVIEW OF THE COURSE OF A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVICE PROVIDERS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE ACCORDING TO THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CORRELATE THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.		SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 1	MING TIAN REAL PROPERTY PTY LTD	bony owen planners BONY OWEN PLANNERS 18/06/2025 DRAWN YW CHECKED ZS	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title SHADOWS DIAGRAM OPTION 1 Project no. 1081 Drawing no. A077 Drawn YW Drawing status DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025										
E	DALOGGED	YW	08/07/25										
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style	THIS DECLARATION HAS BEEN IMPROVED AS THE RESULT OF FEEDBACK AND SHOULD BE SUBJECT TO THE COPYRIGHT NOTIFICATION REQUIREMENTS OF THE ACT.	(C)							

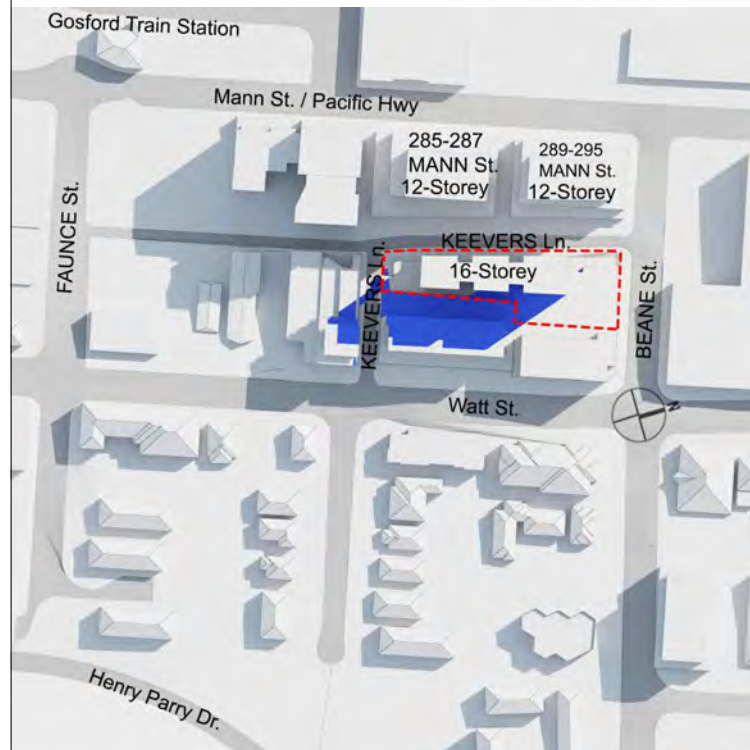
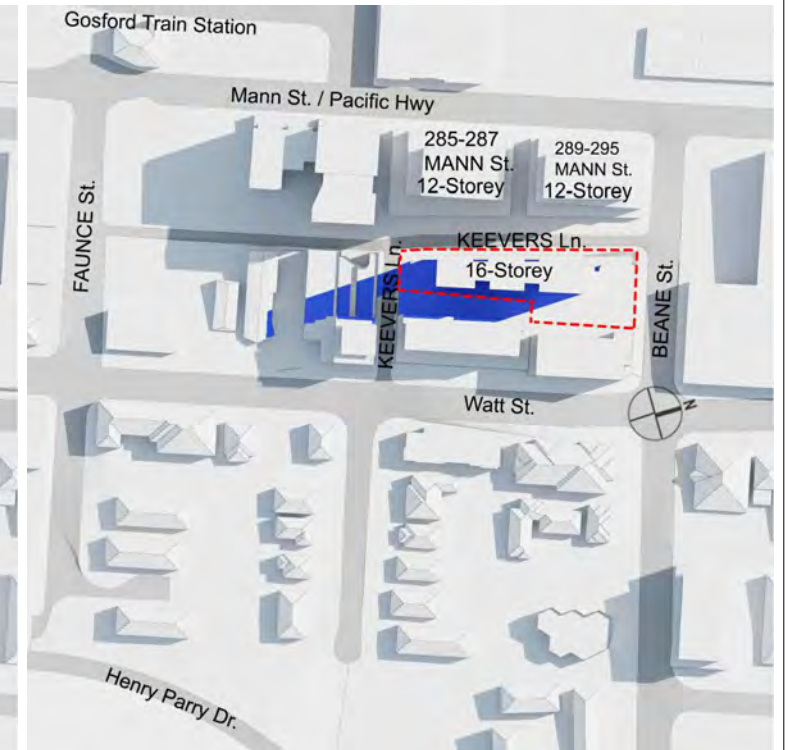


 PROPOSED BUILDING SHADOW

 SURROUNDING BUILDING SHADOW

OPTION 2 - EQUAL HEIGHT BUILDINGS

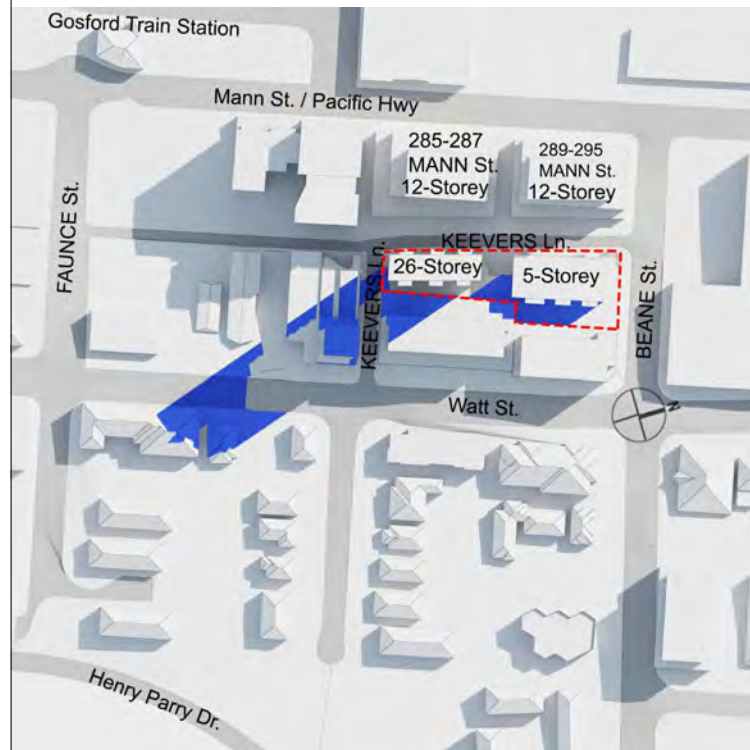
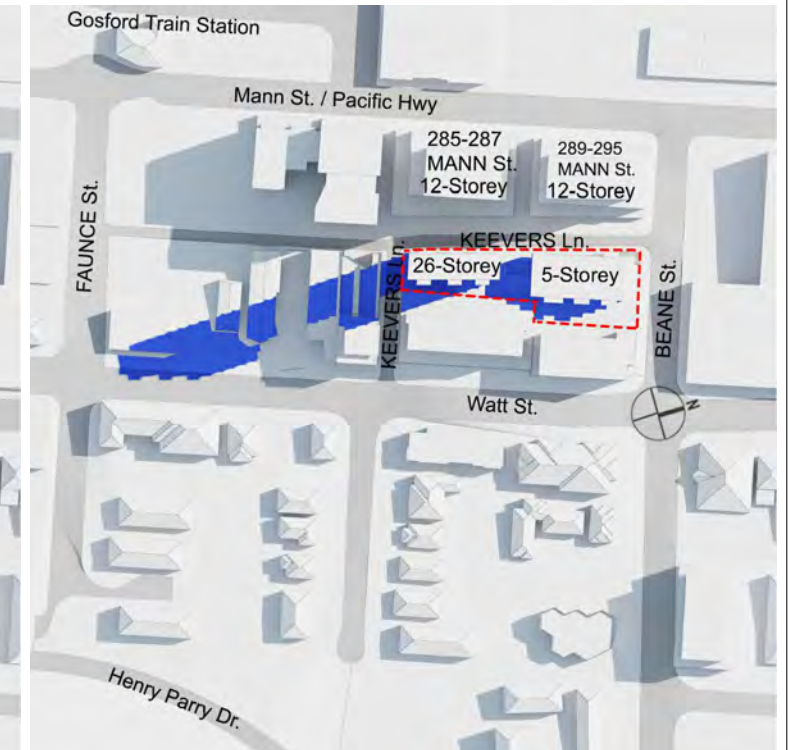
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 PROPOSED BUILDING SHADOW
 SURROUNDING BUILDING SHADOW

OPTION 3 - SINGLE BUILDING SHARING VIEWS

Rev.	Description	By	Date	Disclaimer THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSE WITHOUT FIRST OBTAINING THE CONSENT OF THE PROFESSIONAL DEVELOPER AND IN CONSULTATION WITH THE COUNCIL. CHANGES TO THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS	Legend	DRAWING LABEL	Client MING TIAN REAL PROPERTY PTY LTD	Architects bonyon bluen ptnrs Level 6, 70 Pitt Street Sydney NSW 2000 Phone: +61 (0)2 9250 8888 Fax: +61 (0)2 9250 8889 Email: info@bonyonbluen.com.au	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Key plan 	Scale Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/02/2025	NOTES DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS SHALL BE TAKEN AS CORRECT UNLESS SHOWN OTHERWISE. CHANGES TO THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS		SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 3				Drawing title SHADOWS DIAGRAM OPTION 3	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project no. 1081 Drawing no. A079	
C	FINAL PRESENTATION	ZS	27/05/2025							Drawn YW	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025							Drawing status DA SUBMISSION	
E	DA LOADED	YW	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026		Plot Style						



 PROPOSED BUILDING SHADOW
 SURROUNDING BUILDING SHADOW

 SURROUNDING BUILDING SHADOW

OPTION 4 - REVERSE HEIGHTS

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date: JUNE 2025
A	ISSUE TO CLIENT	ZS	03/02/25	THREE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE CONSENT OF THE PROJECTED DEVELOPER AND IN CONSULTATION WITH THE CONSULTING ENGINEER. THE PROJECTED DEVELOPER DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS BEHAVIOUR AND/OR CONDUCT, THAT THE DRAWINGS ARE CORRECT AND THAT THE PROJECTED DEVELOPER WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE POSITION OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE, UNLESS MORE SPECIFIC PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	tony owen ptnrs 10/4-11/4 12/4-13/4 14/4-15/4 16/4-17/4 18/4-19/4 20/4-21/4 22/4-23/4 24/4-25/4 26/4-27/4 28/4-29/4 30/4-31/4	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title SHADOWS DIAGRAM OPTION 4 Project no. 1081 Drawing no. A080 Drawn: YW Drawing status DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW			
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style Plot style as per DA CASE	THREE CONSULTANTS HAVE WORKED TOGETHER AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE CORRESPONDING CONSULTANTS' DESIGN RESPONSIBILITIES.								



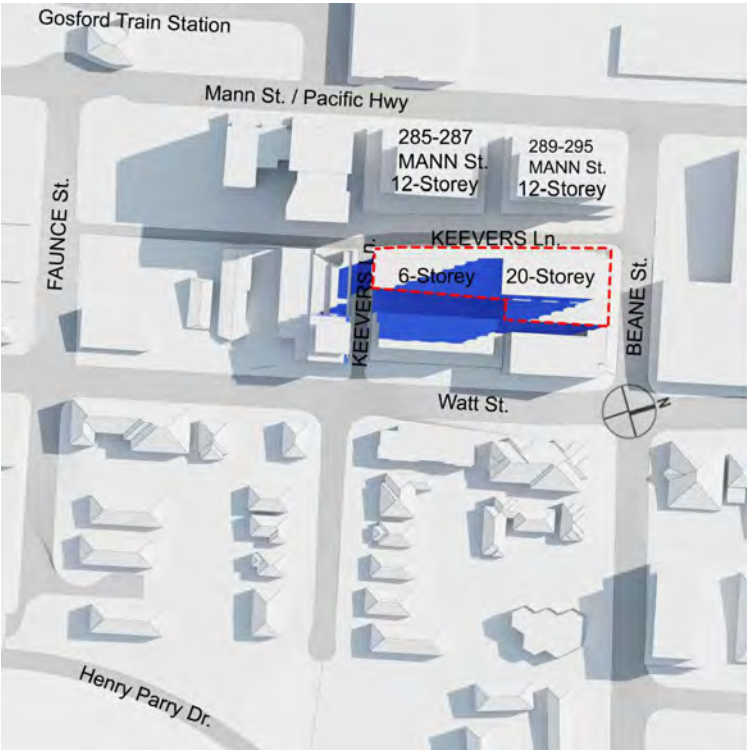
JUNE 21 @ 9AM



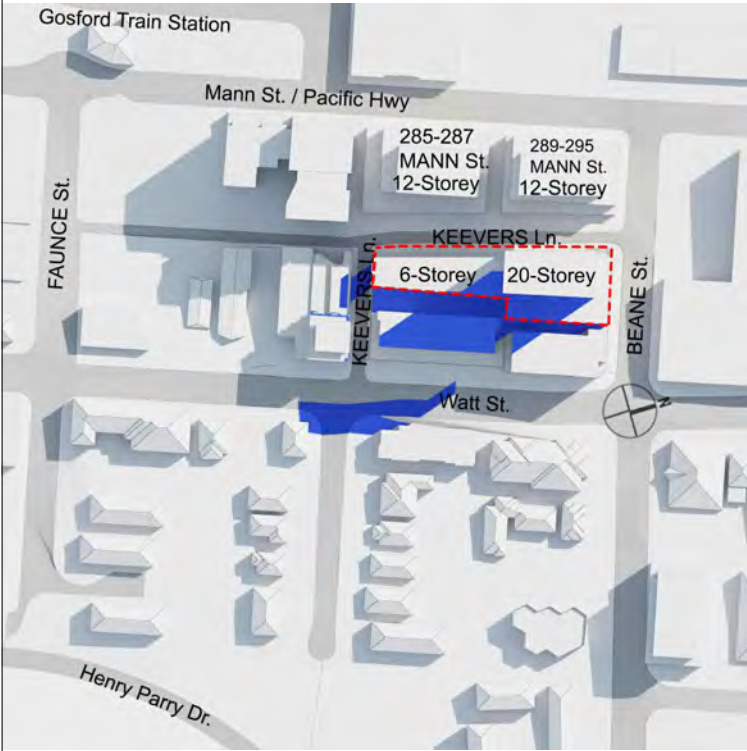
JUNE 21 @ 10AM



JUNE 21 @ 11AM



JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

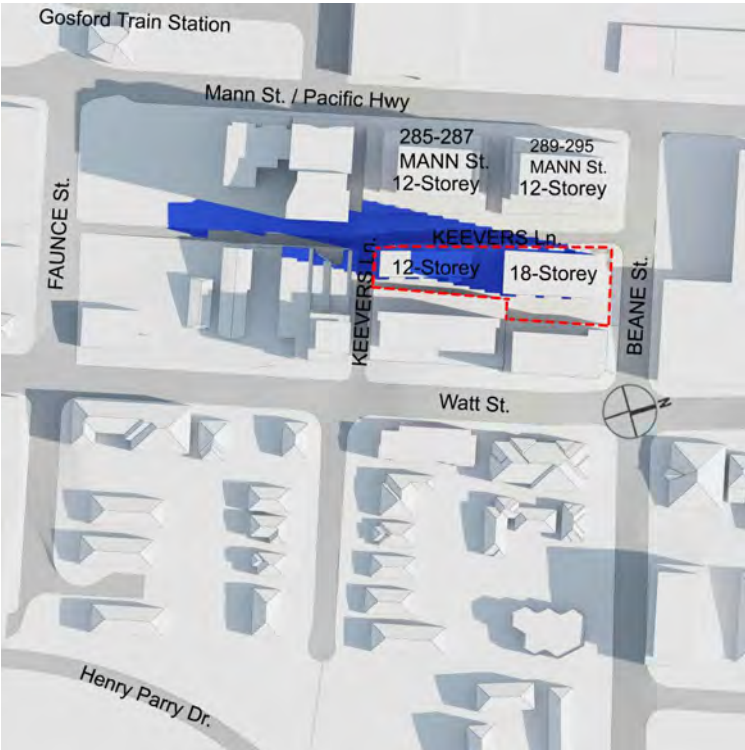
- PROPOSED BUILDING SHADOW
- SURROUNDING BUILDING SHADOW

OPTION 5 - SINGLE TOWER

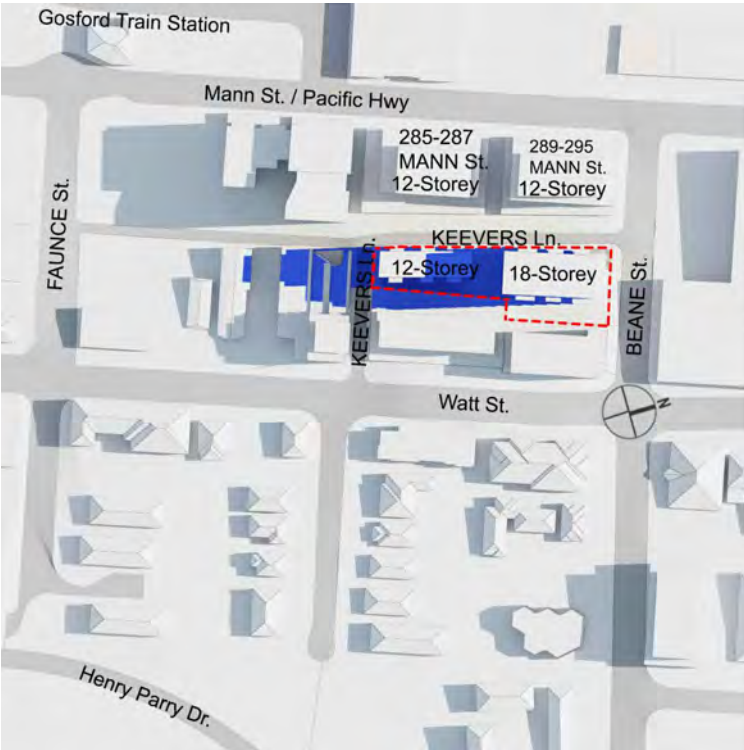
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.		SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 5	MING TIAN REAL PROPERTY PTY LTD	tony bouch planners	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title SHADOWS DIAGRAM OPTION 5 Project no. 1081 Drawing no. A081 Drawn YW Drawing status DA SUBMISSION	



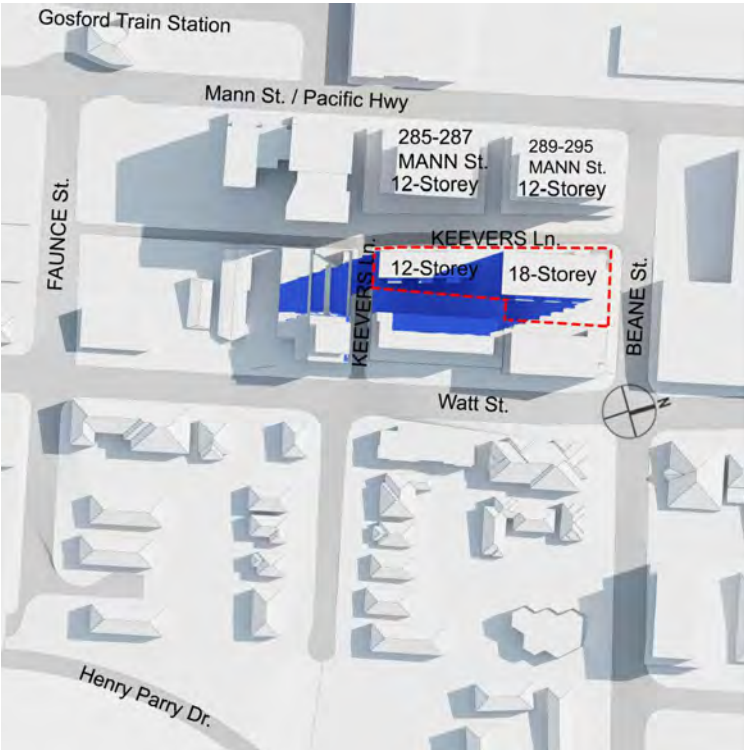
JUNE 21 @ 9AM



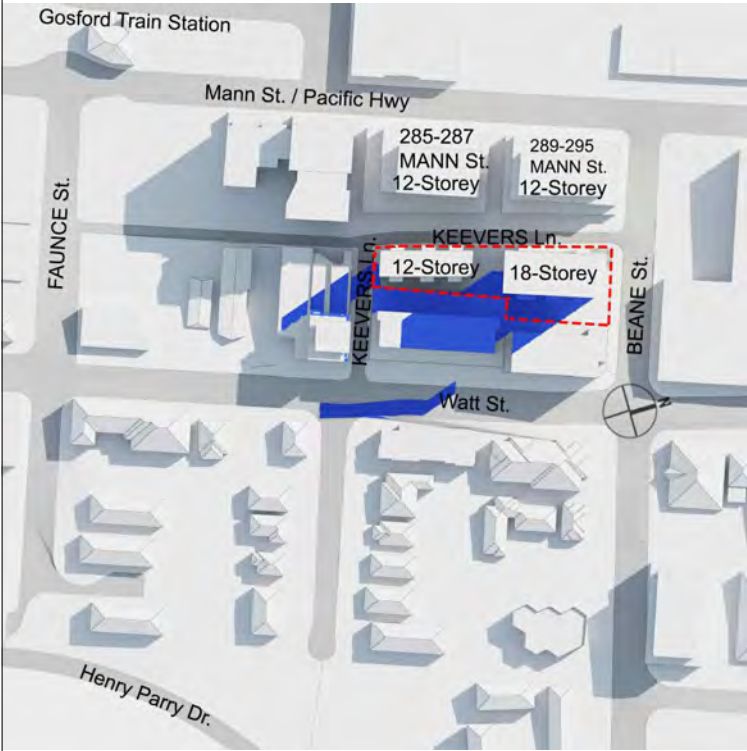
JUNE 21 @ 10AM



JUNE 21 @ 11AM



JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM

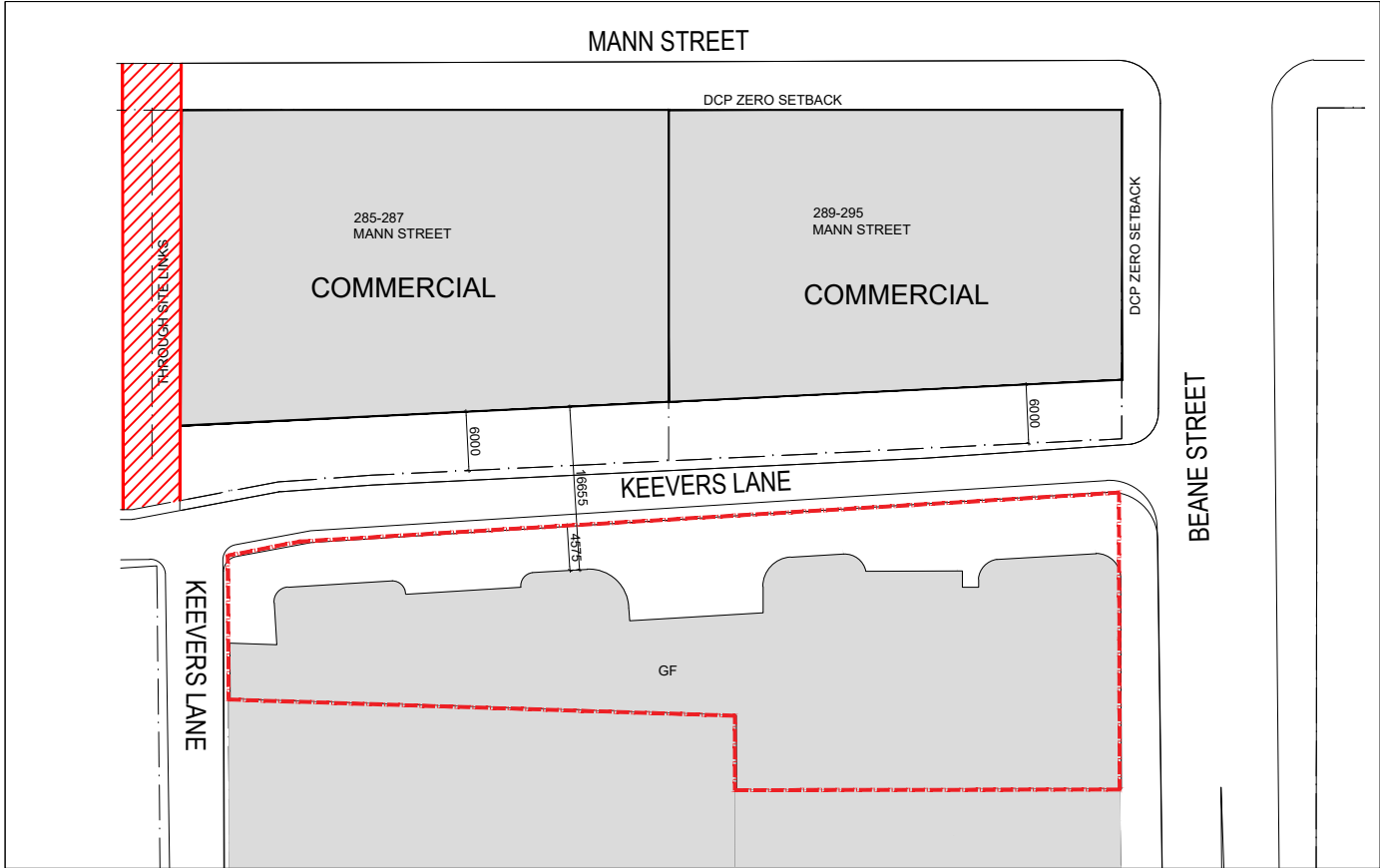


JUNE 21 @ 3PM

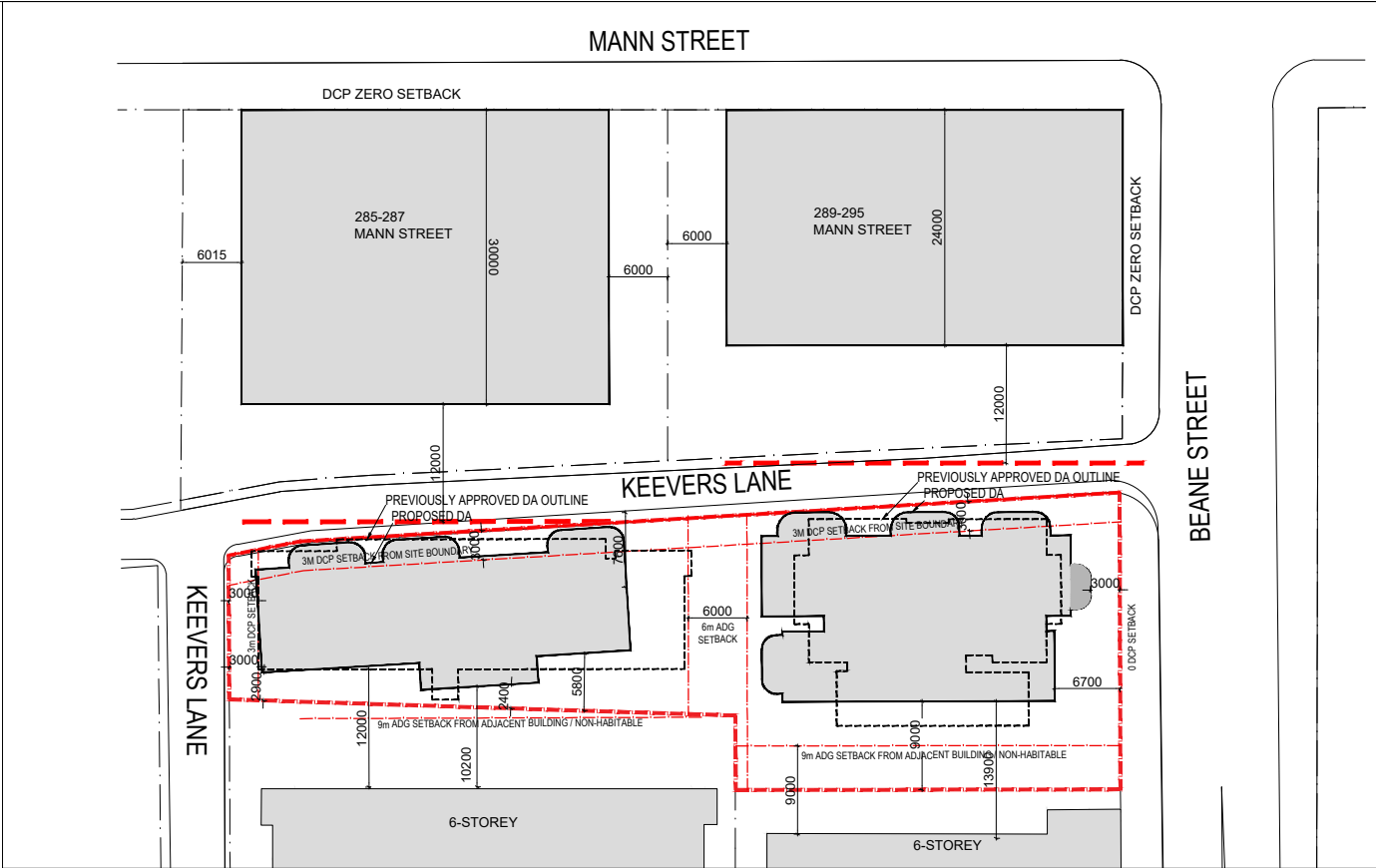
- PROPOSED BUILDING SHADOW
- SURROUNDING BUILDING SHADOW

OPTION 6 - DOBLE TOWER NO PODIUM

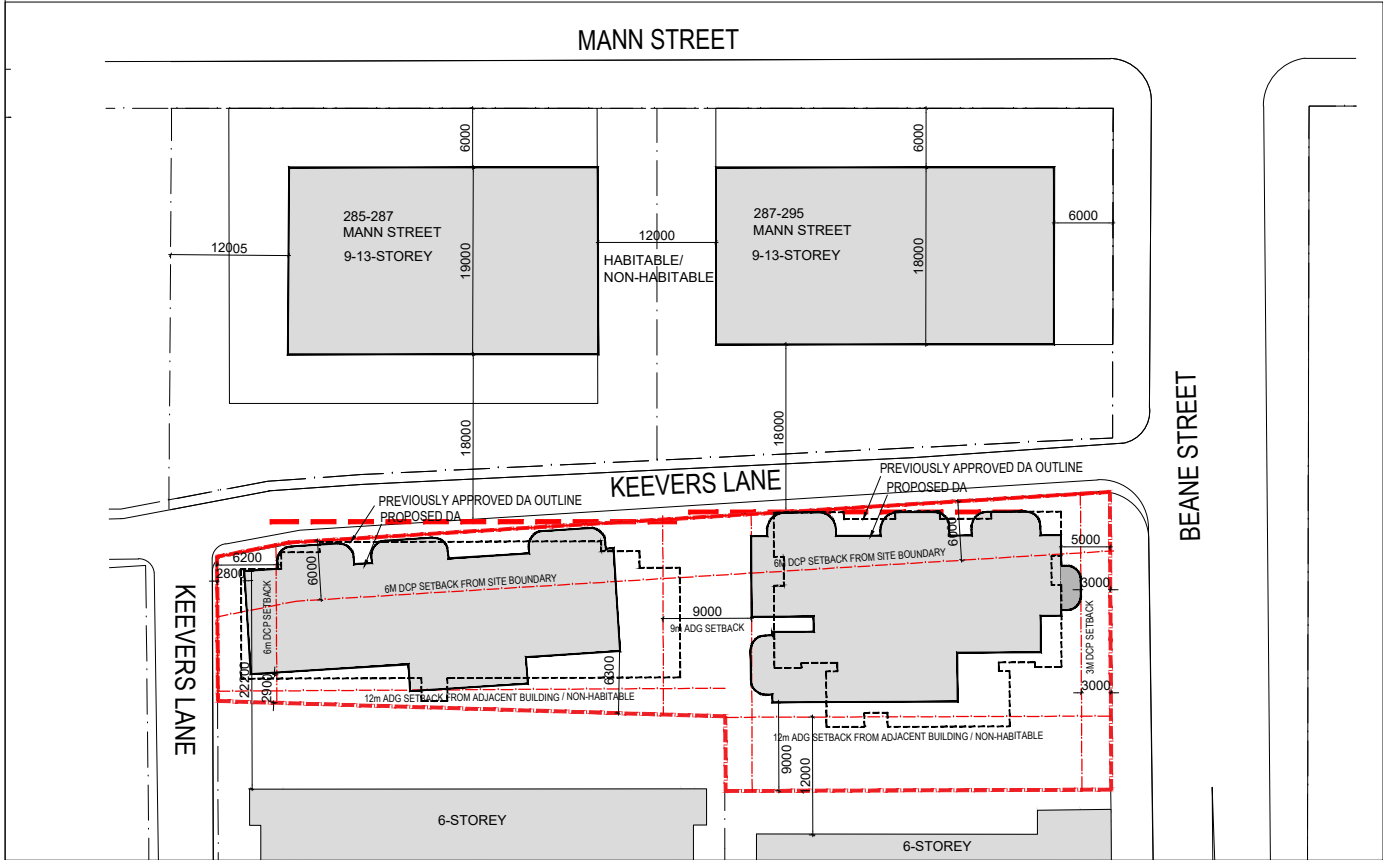
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE PROJECT OR THE DESIGNER'S LIABILITY. THE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE PROJECT OR THE DESIGNER'S LIABILITY. THE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.		SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 6	MING TIAN REAL PROPERTY PTY LTD	tony bouch plmrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title SHADOWS DIAGRAM OPTION 6 Project no. 1081 Drawing no. A002 Drawn YW Drawing status DA SUBMISSION	



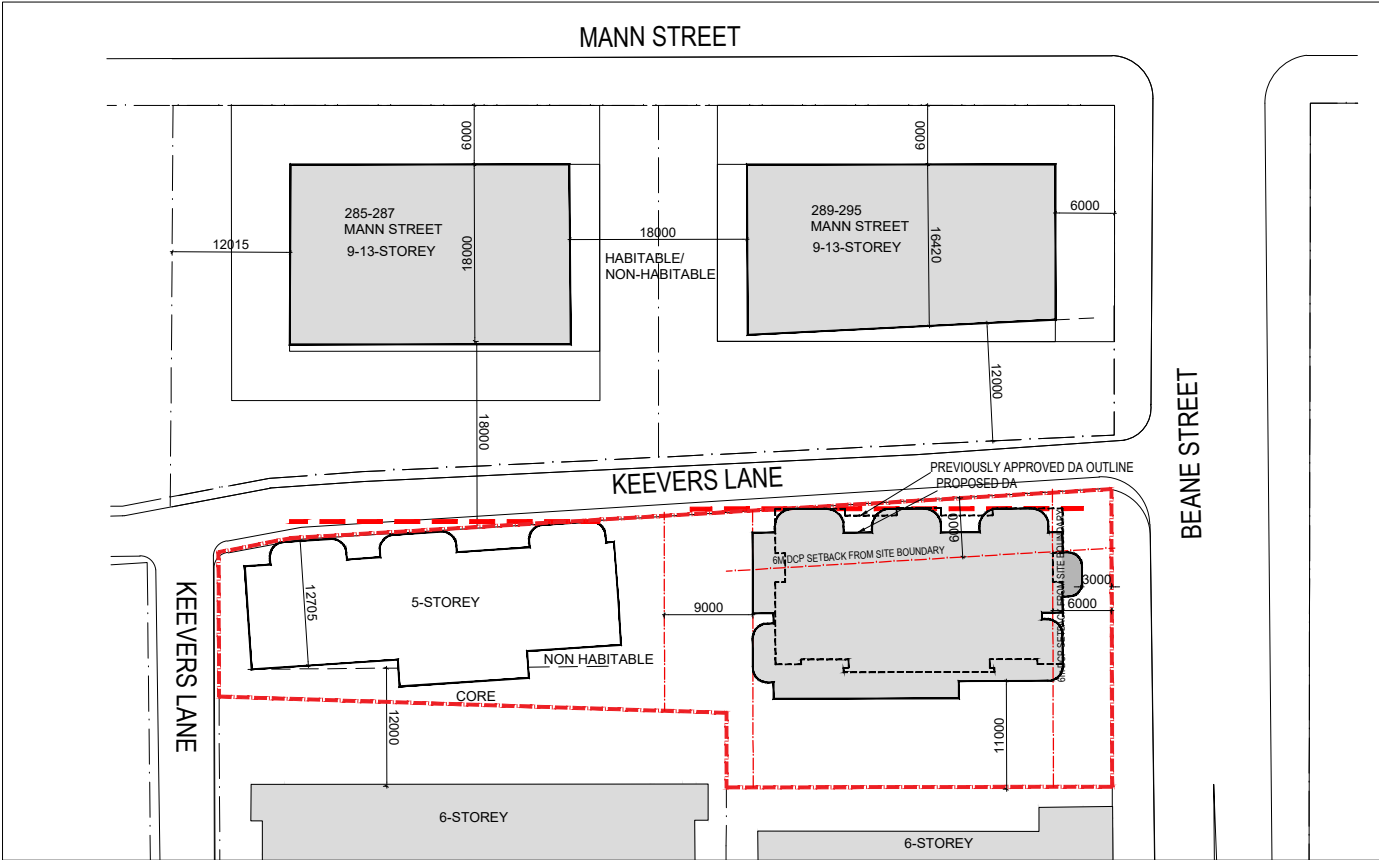
GROUND LEVEL



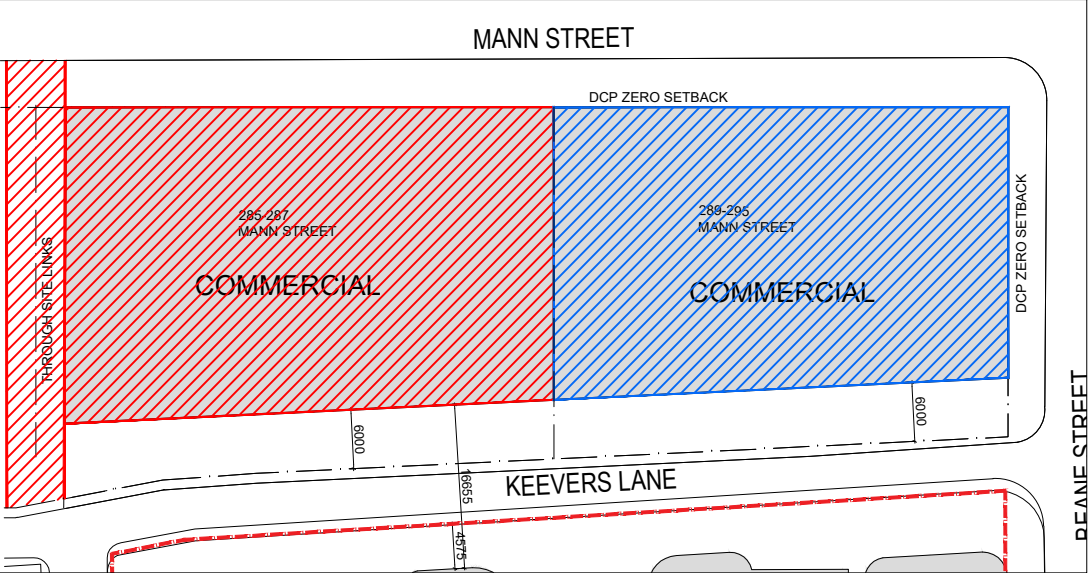
LEVEL 1-3



LEVEL 4-7



LEVEL 8-13



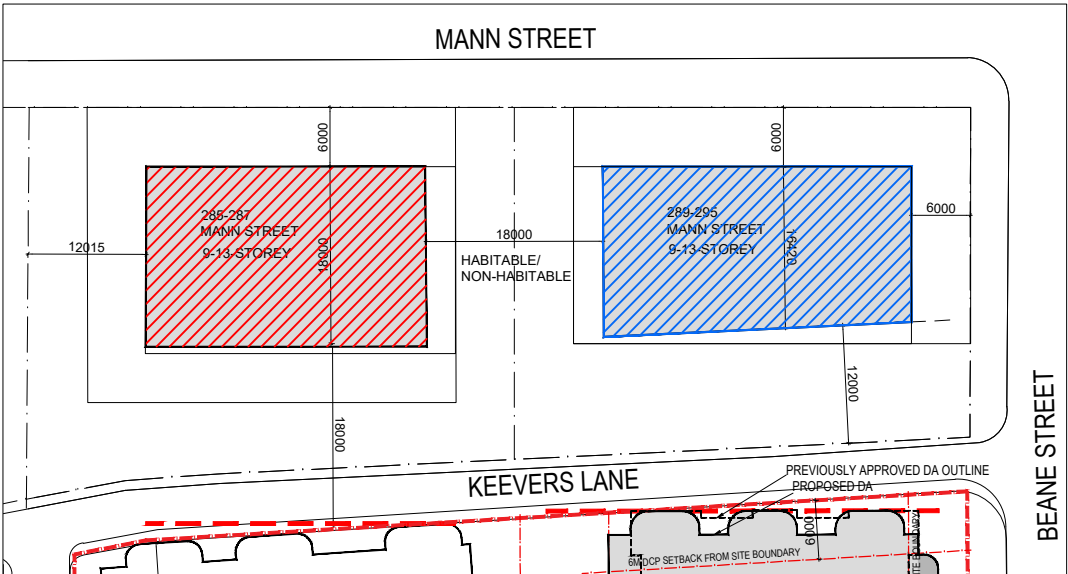
- 285-287 MANN STREET - GF
GBA1539.4 SQM
FSA 1308.5 SQM
- 289-295 MANN STREET - GF
GBA1323.4 SQM
FSA 1124.9SQM



- 285-287 MANN STREET - LEVEL 1-3
GBA3371.4 SQM
FSA 2865.7 SQM
- 289-295 MANN STREET - LEVEL 1-3
GBA2909.4 SQM
FSA 2473.0 SQM



- 285-287 MANN STREET - LEVEL 4-7
GBA 2393.6 SQM
FSA 2034.6 SQM
- 289-295 MANN STREET - LEVEL 4-7
GBA 2475.9 SQM
FSA 2104.5 SQM



- 285-287 MANN STREET - LEVEL 8-13
GBA3126.8 SQM
FSA 2657.8 SQM
- 289-295 MANN STREET - LEVEL 8-14
GBA3114.5 SQM
FSA 2647.3 SQM

285-287 MANN STREET

GBA10431.2 SQM

FSA 8866.5 SQM

SITE AREA 1843.2

FSR 4.81 : 1

ALLOWABLE FSR 4.75 : 1

289-295 MANN STREET

GBA9823.2 SQM

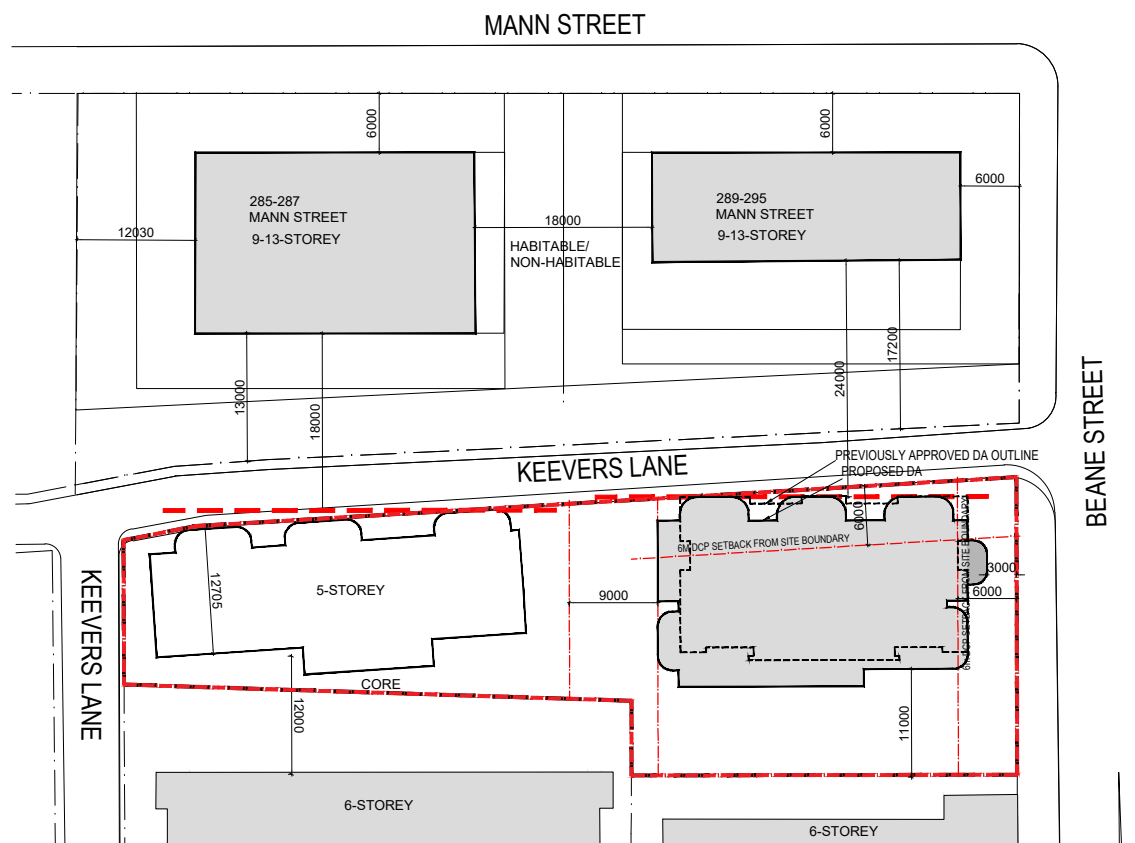
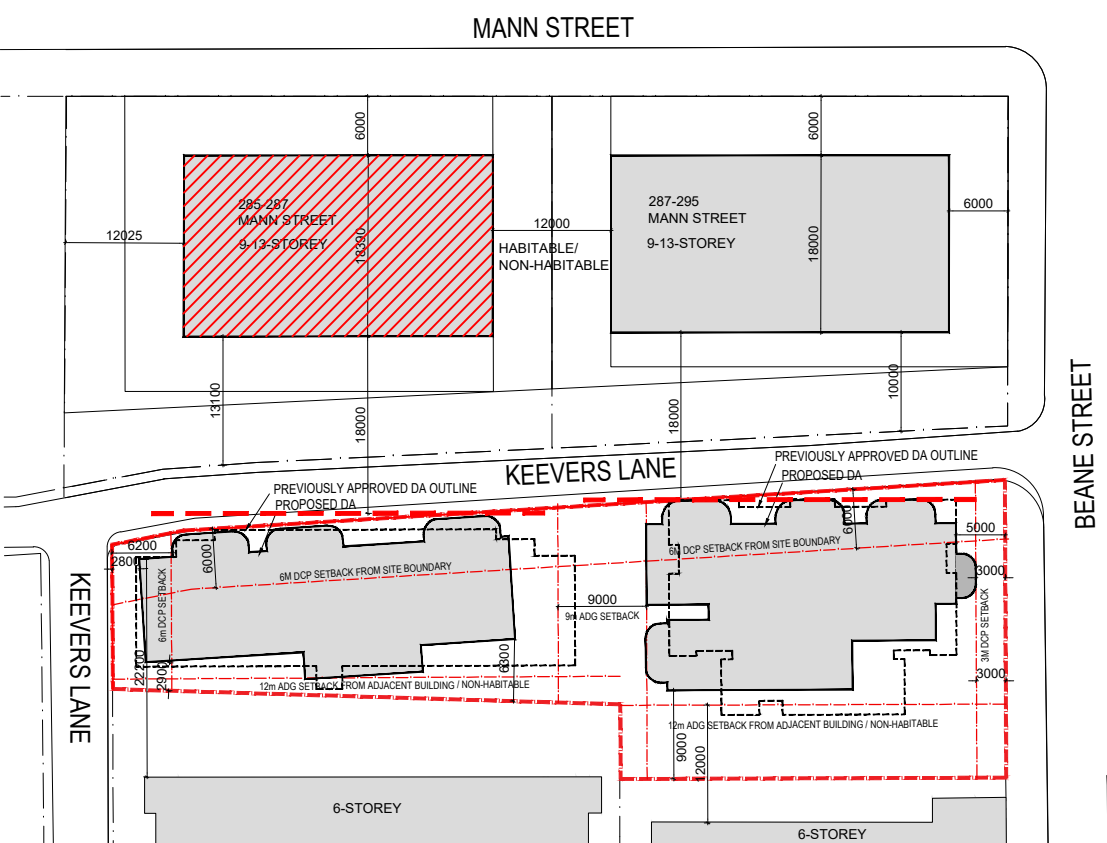
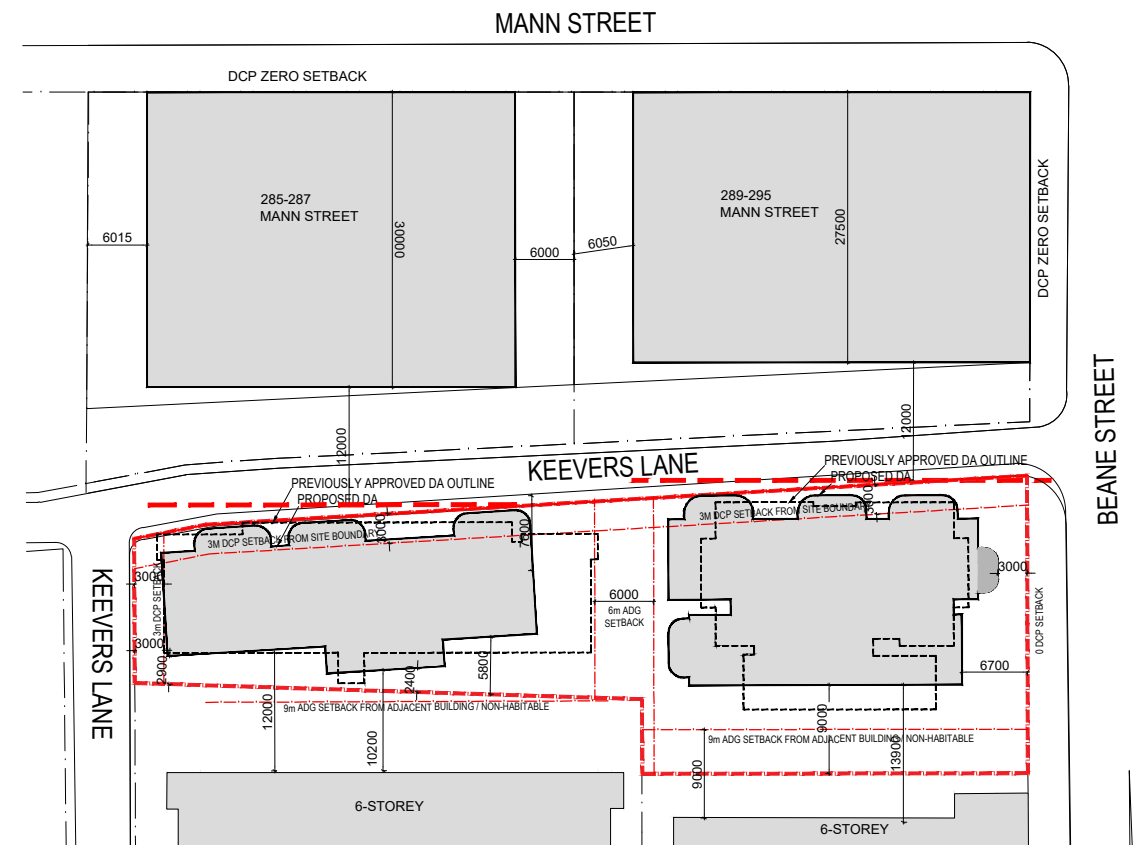
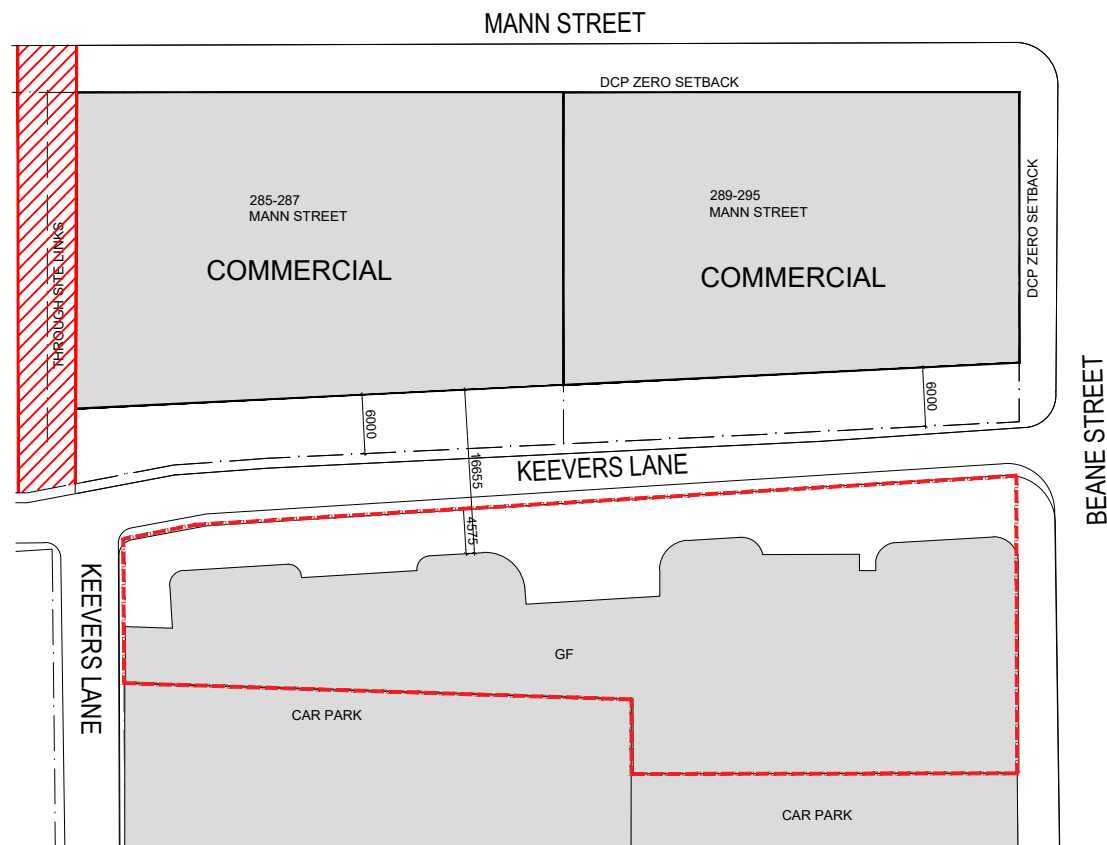
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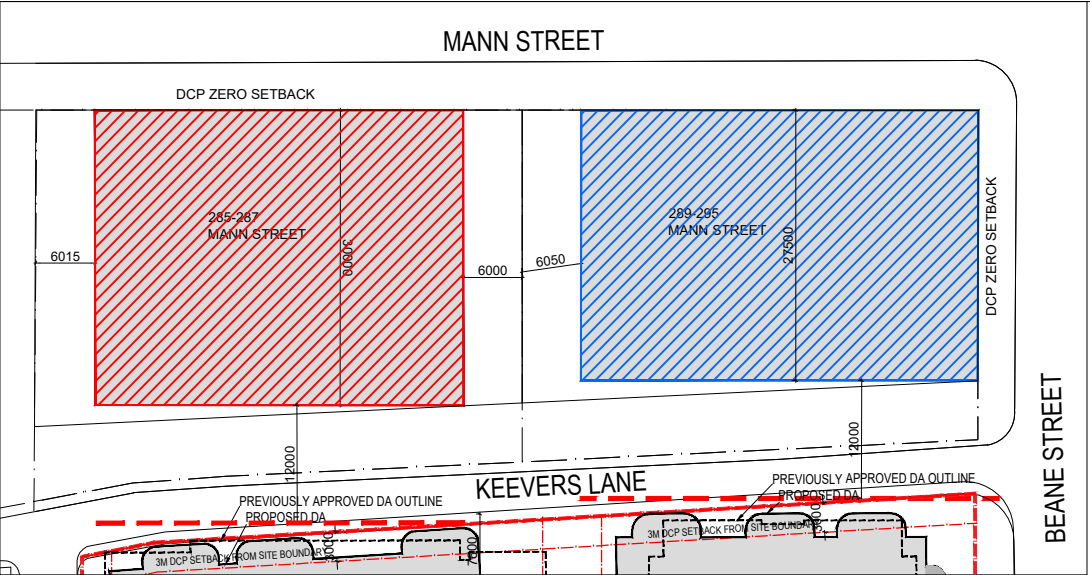
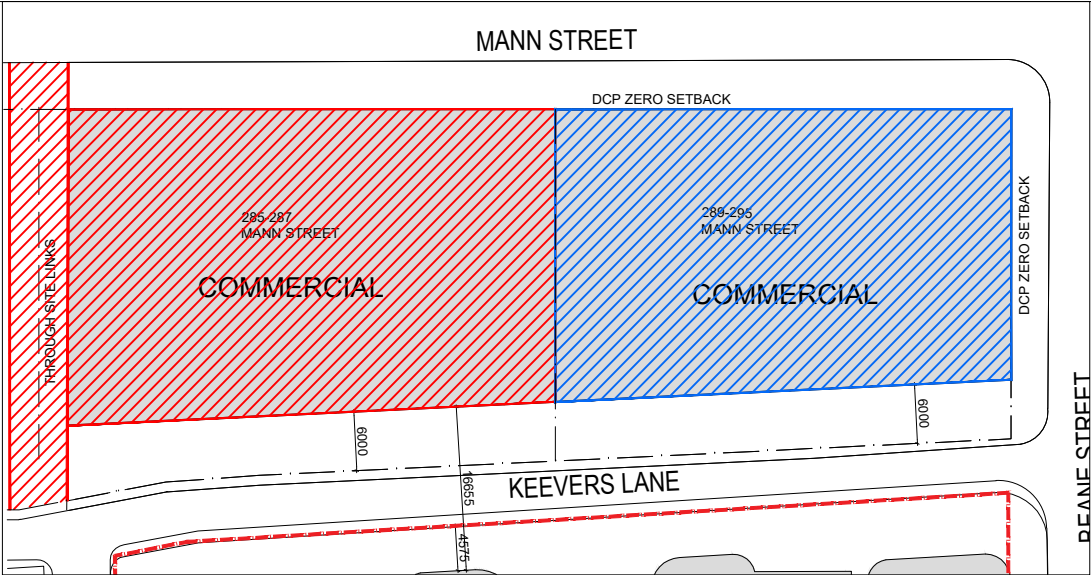
FSR 5.21 : 1

ALLOWABLE FSR 4.75 : 1

EXCEEDS
ALLOWABLE
FLOOR SPACE
RATIO



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE. ANY WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	tony owen PLANNERS	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title SETBACK DIAGRAM OPT 2	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	CONSENT GRANTING TO THE DEVELOPER OF ITS DESIGN, MEANS OF CONSIDERING THAT THE DRAWING AND THE INFORMATION CONTAINED THEREIN WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.					Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no. 1081 Drawing no. A087	
C	FINAL PRESENTATION	ZS	27/05/2025	BEYOND CHARTING OUT ANY WORK ENGINEER, THE DRAWING USER CARRY THE LIABILITY REGARDING THE	DESIGNER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES							Drawing status DA SUBMISSION	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	05/06/25										
E	DALOGGED	YW	08/06/25										
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style TYPICAL 1:40000 SCALE	IF THE CLIENT/ARCHITECT HAS ANY WORKS ENGAGED AS A RESULT OF THESE COMMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT/ARCHITECT/ENGINEER	©							

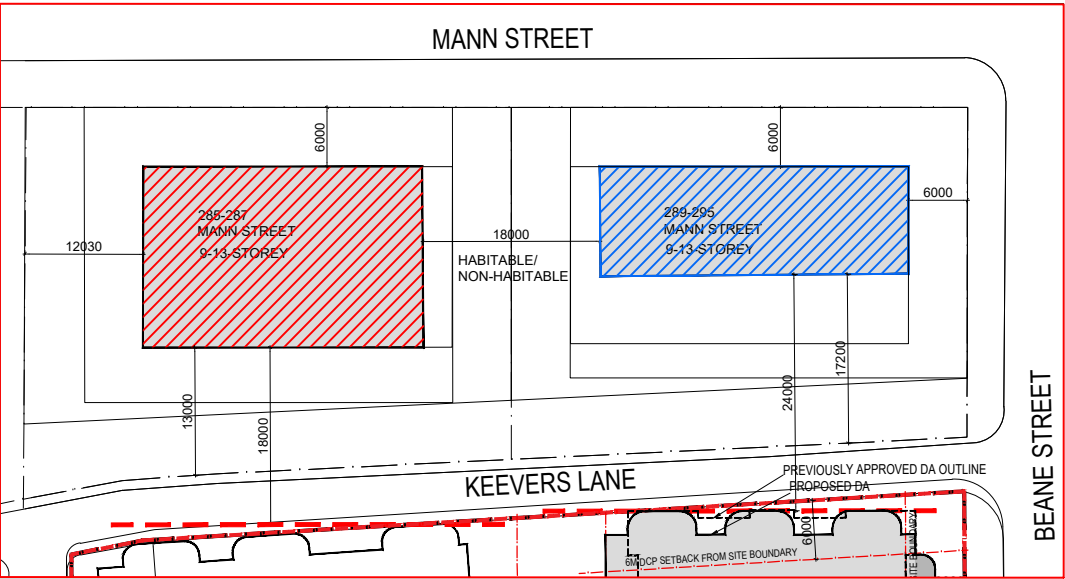
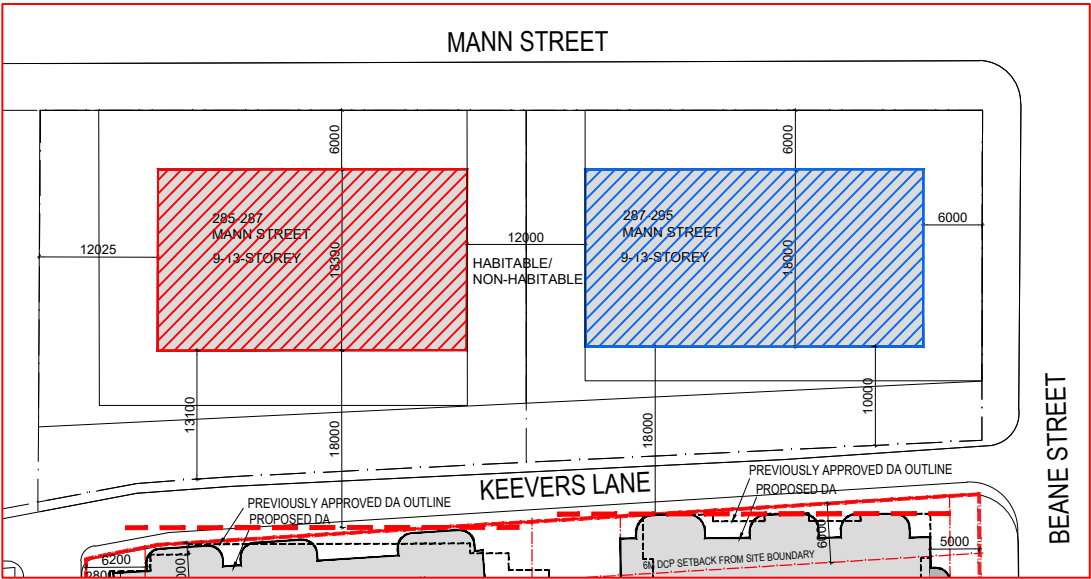


 285-287 MANN STREET - GF
GBA1534.5 SQM
FSA 1304.3 SQM

 289-295 MANN STREET - GF
GBA1328.4 SQM
FSA 1129.1SQM

 285-287 MANN STREET - LEVEL 1-3
GBA3371.4 SQM
FSA 2865.7 SQM

 289-295 MANN STREET - LEVEL 1-3
GBA3330.8 SQM
FSA 2831.2 SQM



 285-287 MANN STREET - LEVEL 4-7
GBA 2313.9 SQM
FSA 1966.8 SQM

 289-295 MANN STREET - LEVEL 4-7
GBA2475.9 SQM
FSA 2104.5 SQM

 285-287 MANN STREET - LEVEL 8-13
GBA3139.8 SQM
FSA 2668.8 SQM

 289-295 MANN STREET - LEVEL 8-14
GBA2074.3 SQM
FSA 1763.2 SQM

 285-287 MANN STREET
GBA10359.6 SQM
FSA 8805.7 SQM
SITE AREA 1843.2

 289-295 MANN STREET
GBA9209.4 SQM
FSA 7828.0 SQM
SITE AREA 1604.0

EXCEEDS ALLOWABLE FLOOR SPACE RATIO →  FSR 4.78 : 1
ALLOWABLE FSR 4.75 : 1

 FSR 4.88 : 1
ALLOWABLE FSR 4.75 : 1