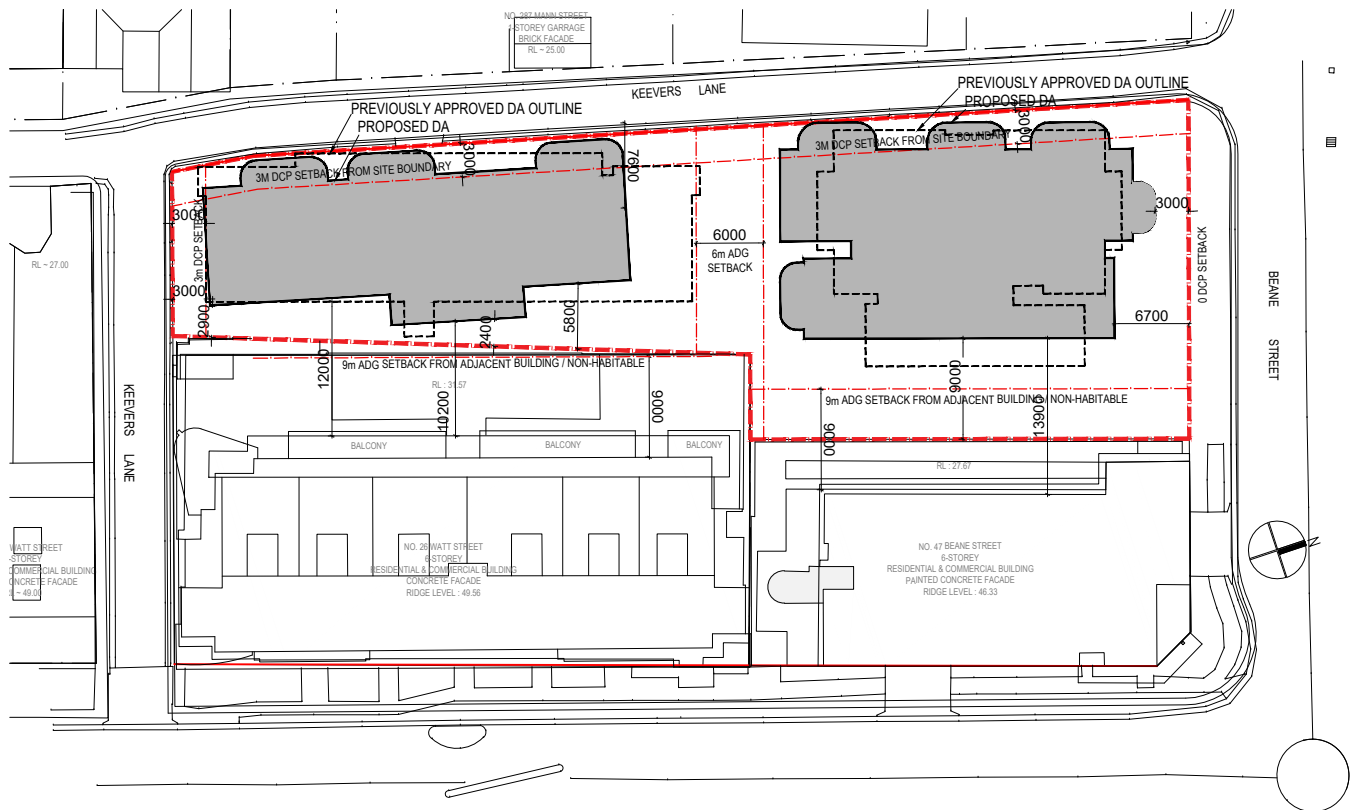
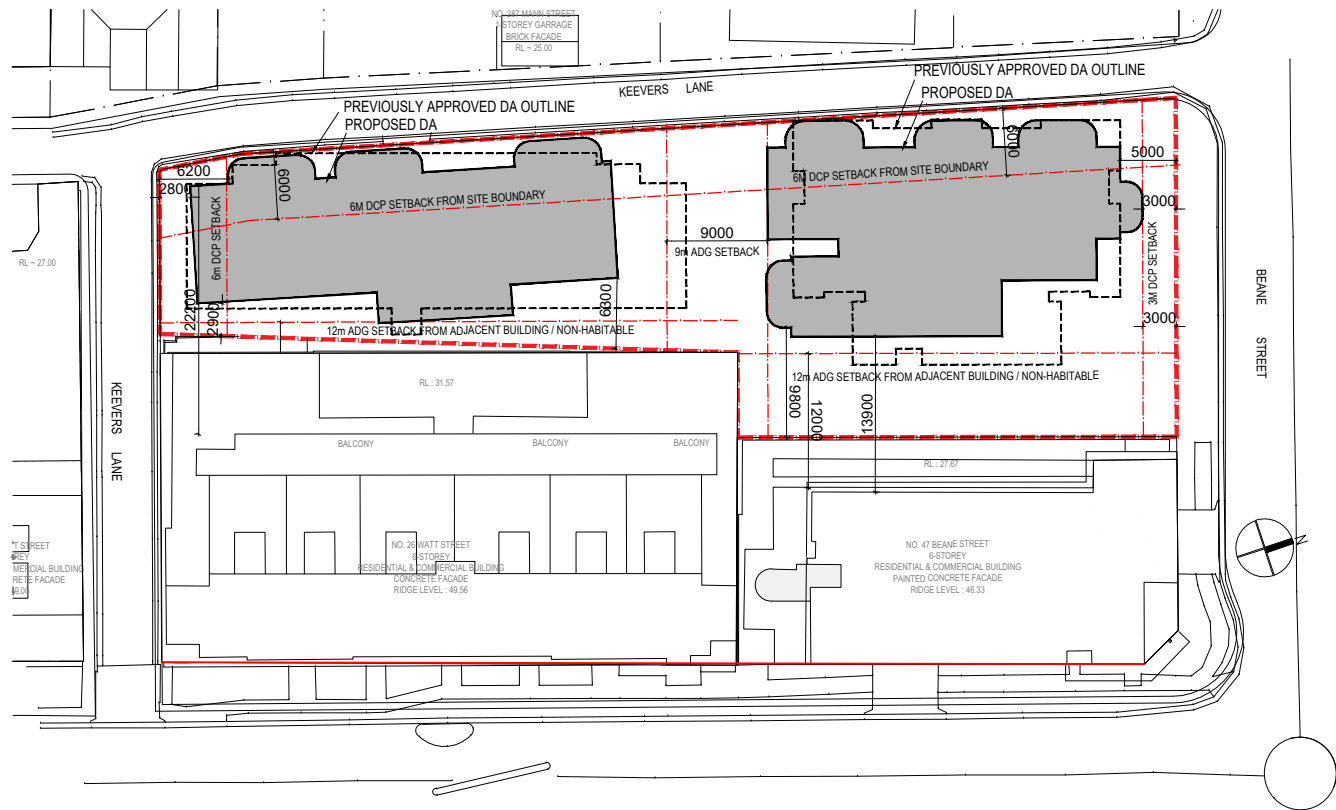
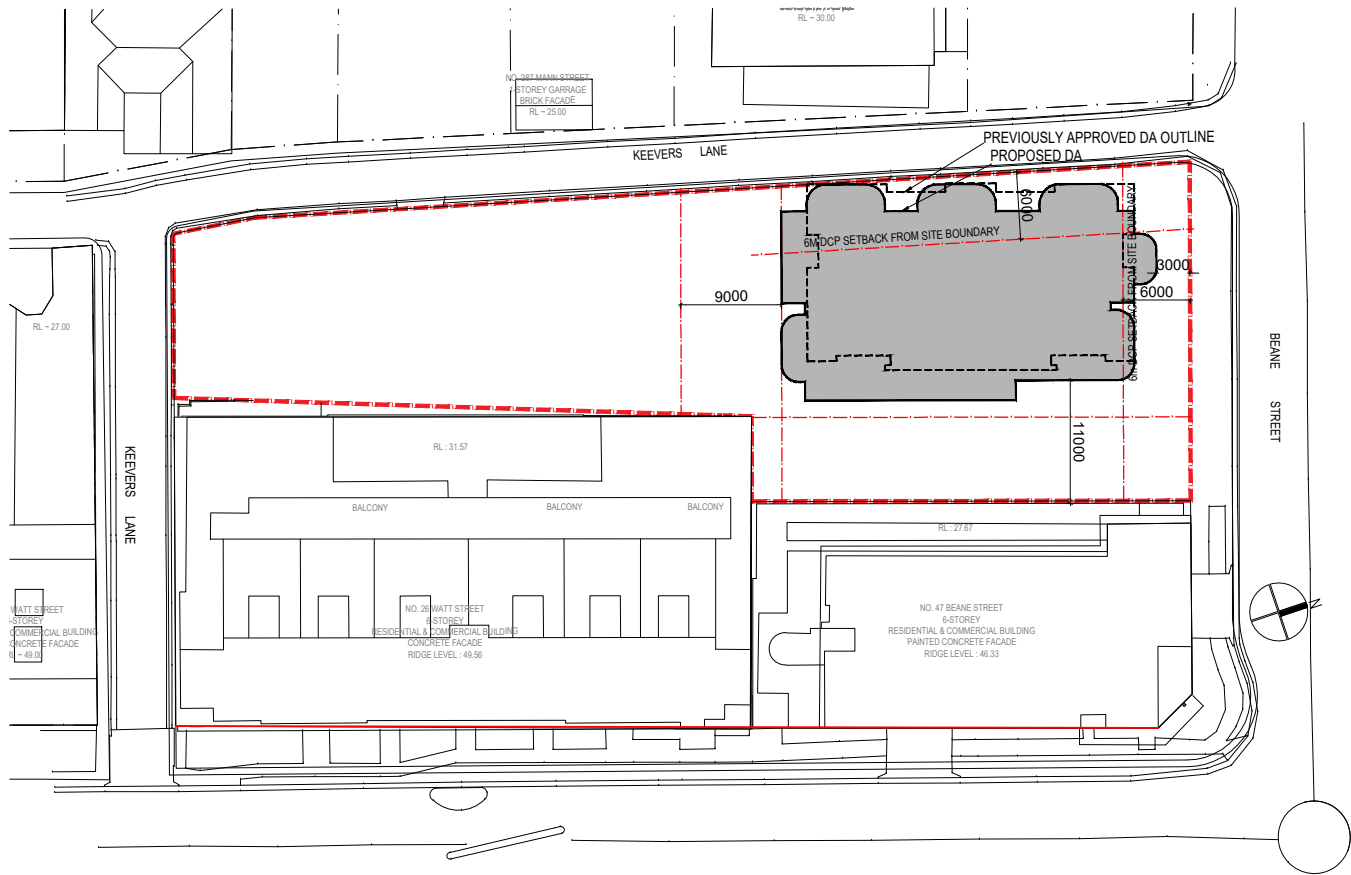




SETBACK DIAGRAM - LEVEL 1-3



SETBACK DIAGRAM - LEVEL 4-7



SETBACK DIAGRAM - LEVEL 8-26

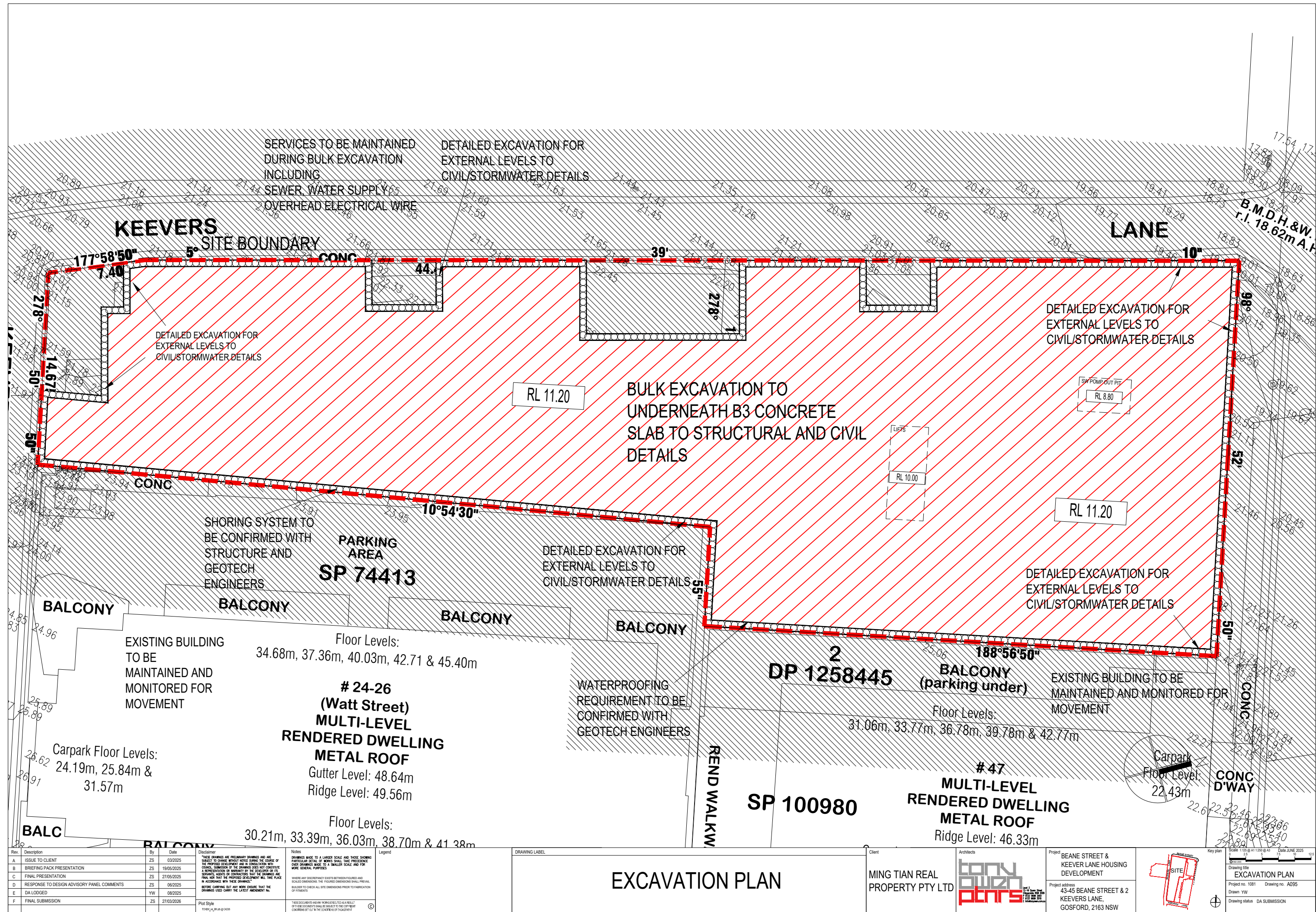
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR THE ARCHITECTS 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 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											

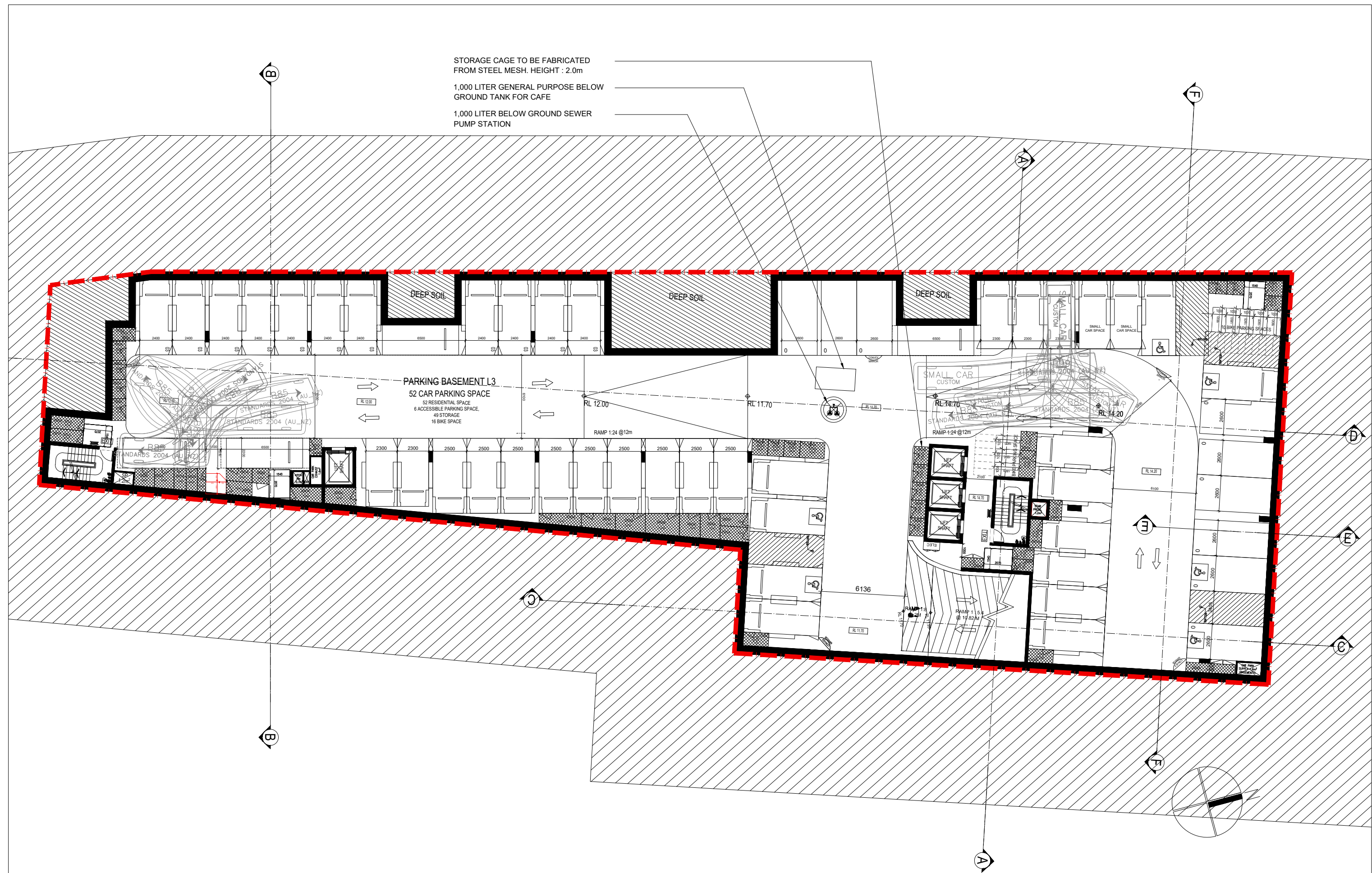
SETBACK DIAGRAM

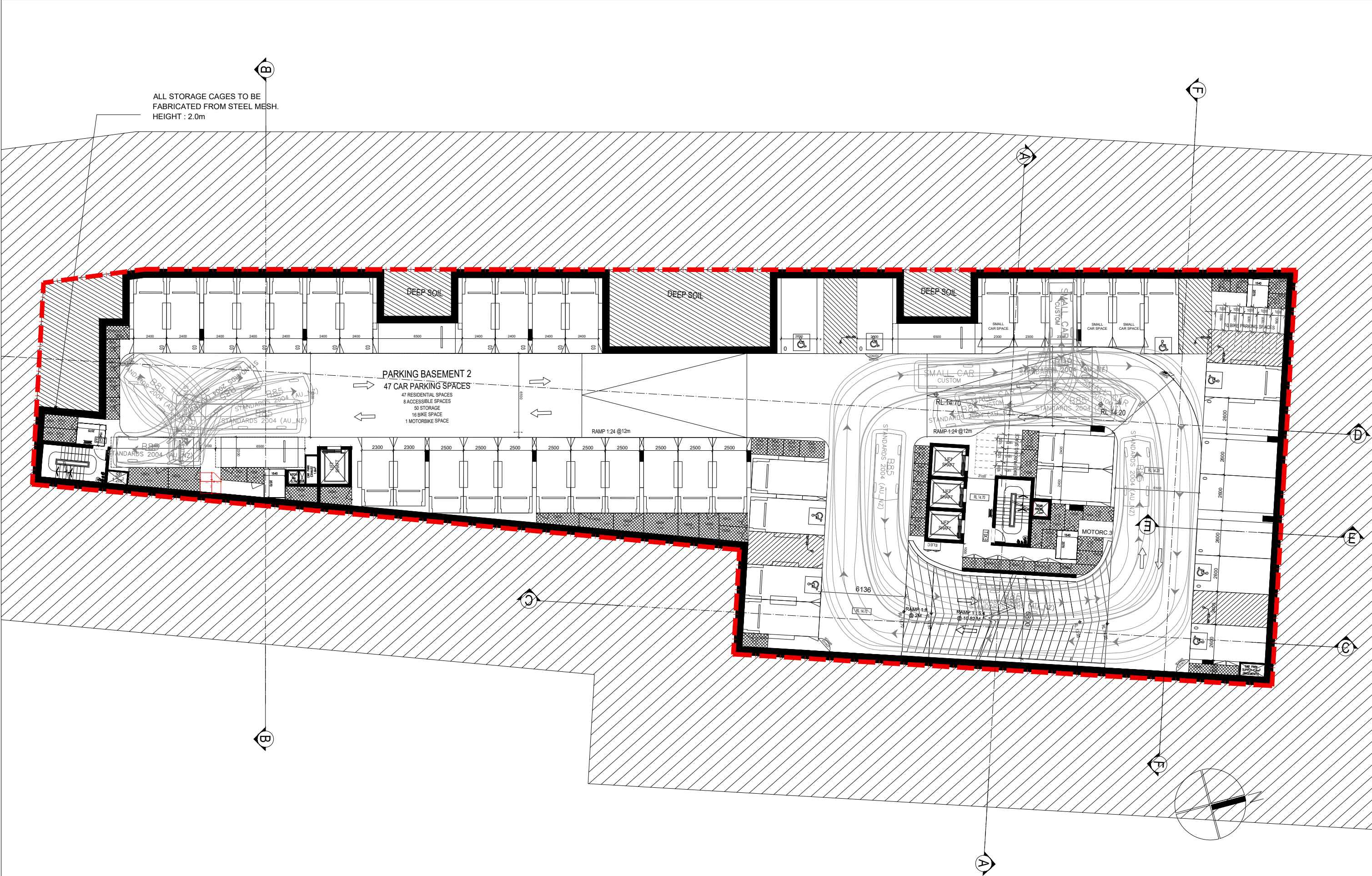
Project no. 1081 Drawing no. A090

Drawn YW

Drawing status DA SUBMISSION



[illegible]



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 DESIGN OR THE DESIGNER'S RESPONSIBILITY. 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	tony ptnr	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3	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

T0261_A1_P01.dwg

BASEMENT 2 PLAN

Project no. 1081 Drawing no. A098

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 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. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	body plnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4	12/5/2025
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

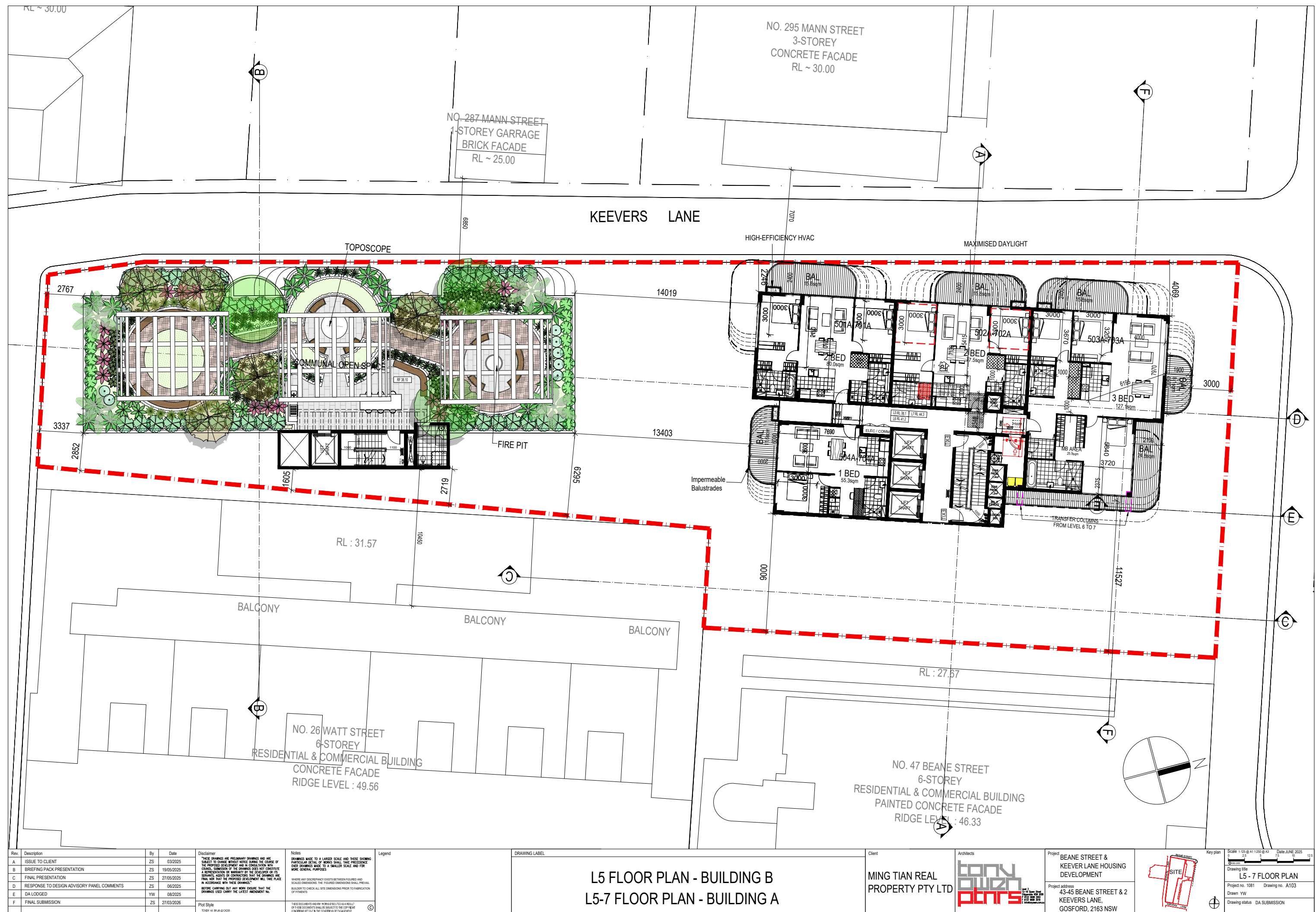
T:\0481_101\0481_0001

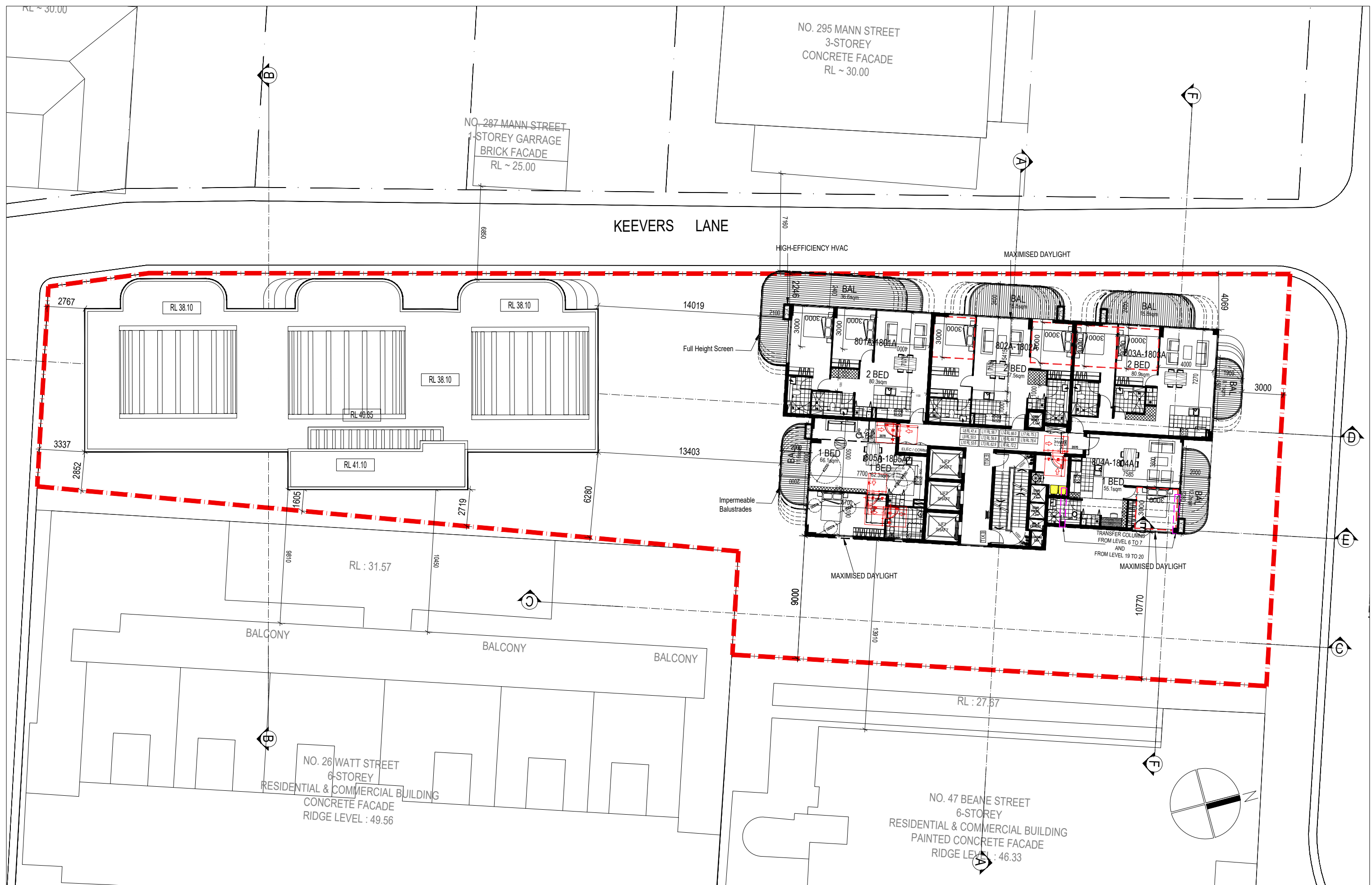
LEVEL 1 FLOOR PLAN

Project no. 1081 Drawing no. A101

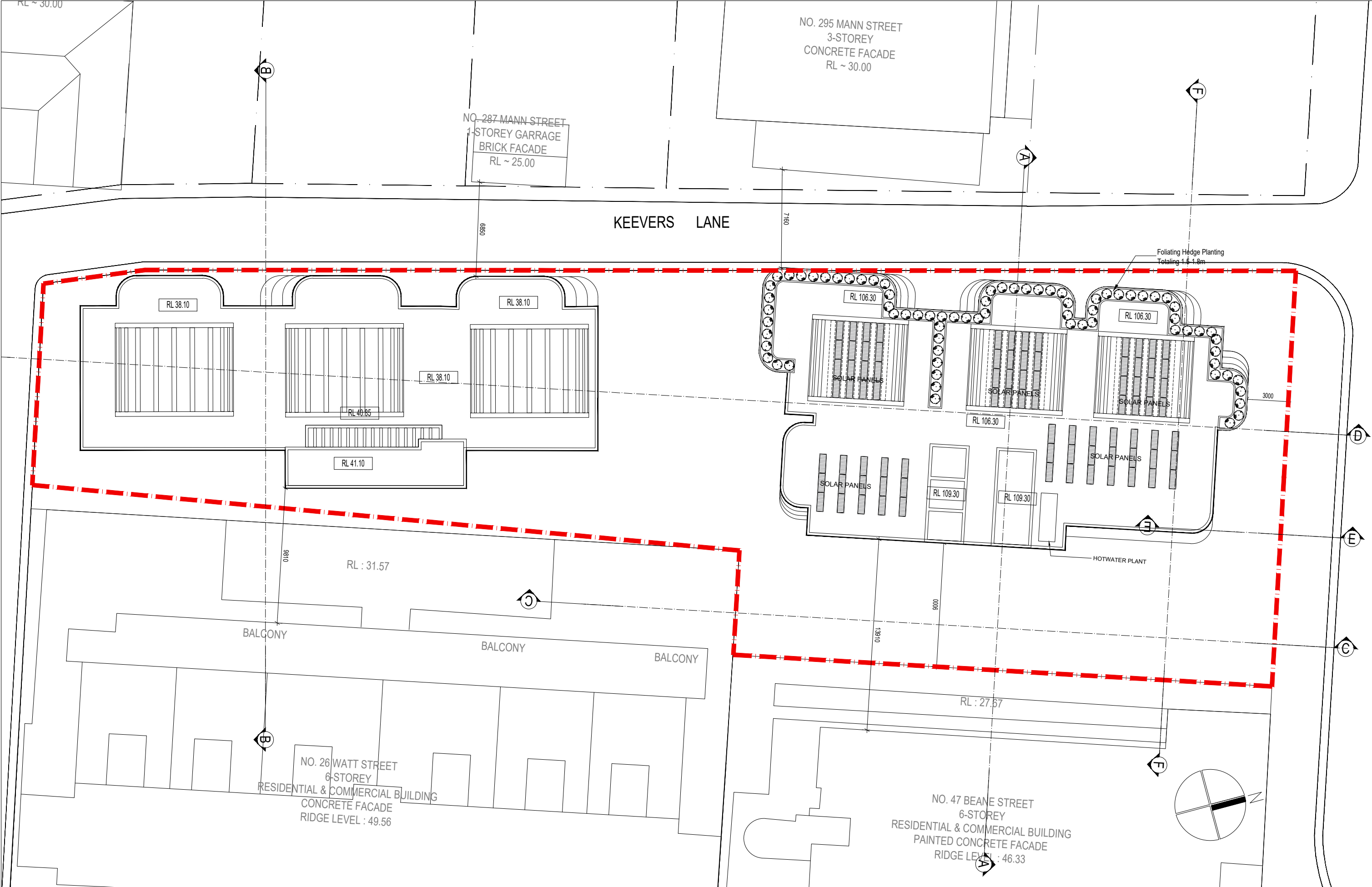
Drawn YW

Drawing status DA SUBMISSION





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. ANY WORKS SHALL BE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF LIABILITY OF THE DEVELOPER OR ITS TRADING PARTS. AS CONSIDERED THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS OF WORKS SHALL BE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF LIABILITY OF THE DEVELOPER OR ITS TRADING PARTS. AS CONSIDERED THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS.			MING TIAN REAL PROPERTY PTY LTD	100% ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Scale 1:25 @ A1 1:25 @ A3 1:25 @ A4 1:25 @ A5 1:25 @ A6 1:25 @ A7 1:25 @ A8 1:25 @ A9 1:25 @ A10 1:25 @ A11 1:25 @ A12 1:25 @ A13 1:25 @ A14 1:25 @ A15 1:25 @ A16 1:25 @ A17 1:25 @ A18 1:25 @ A19 1:25 @ A20 1:25 @ A21 1:25 @ A22 1:25 @ A23 1:25 @ A24 1:25 @ A25 1:25 @ A26 1:25 @ A27 1:25 @ A28 1:25 @ A29 1:25 @ A30 1:25 @ A31 1:25 @ A32 1:25 @ A33 1:25 @ A34 1:25 @ A35 1:25 @ A36 1:25 @ A37 1:25 @ A38 1:25 @ A39 1:25 @ A40 1:25 @ A41 1:25 @ A42 1:25 @ A43 1:25 @ A44 1:25 @ A45 1:25 @ A46 1:25 @ A47 1:25 @ A48 1:25 @ A49 1:25 @ A50 1:25 @ A51 1:25 @ A52 1:25 @ A53 1:25 @ A54 1:25 @ A55 1:25 @ A56 1:25 @ A57 1:25 @ A58 1:25 @ A59 1:25 @ A60 1:25 @ A61 1:25 @ A62 1:25 @ A63 1:25 @ A64 1:25 @ A65 1:25 @ A66 1:25 @ A67 1:25 @ A68 1:25 @ A69 1:25 @ A70 1:25 @ A71 1:25 @ A72 1:25 @ A73 1:25 @ A74 1:25 @ A75 1:25 @ A76 1:25 @ A77 1:25 @ A78 1:25 @ A79 1:25 @ A80 1:25 @ A81 1:25 @ A82 1:25 @ A83 1:25 @ A84 1:25 @ A85 1:25 @ A86 1:25 @ A87 1:25 @ A88 1:25 @ A89 1:25 @ A90 1:25 @ A91 1:25 @ A92 1:25 @ A93 1:25 @ A94 1:25 @ A95 1:25 @ A96 1:25 @ A97 1:25 @ A98 1:25 @ A99 1:25 @ A100 1:25 @ A101 1:25 @ A102 1:25 @ A103 1:25 @ A104 1:25 @ A105 1:25 @ A106 1:25 @ A107 1:25 @ A108 1:25 @ A109 1:25 @ A110 1:25 @ A111 1:25 @ A112 1:25 @ A113 1:25 @ A114 1:25 @ A115 1:25 @ A116 1:25 @ A117 1:25 @ A118 1:25 @ A119 1:25 @ A120 1:25 @ A121 1:25 @ A122 1:25 @ A123 1:25 @ A124 1:25 @ A125 1:25 @ A126 1:25 @ A127 1:25 @ A128 1:25 @ A129 1:25 @ A130 1:25 @ A131 1:25 @ A132 1:25 @ A133 1:25 @ A134 1:25 @ A135 1:25 @ A136 1:25 @ A137 1:25 @ A138 1:25 @ A139 1:25 @ A140 1:25 @ A141 1:25 @ A142 1:25 @ A143 1:25 @ A144 1:25 @ A145 1:25 @ A146 1:25 @ A147 1:25 @ A148 1:25 @ A149 1:25 @ A150 1:25 @ A151 1:25 @ A152 1:25 @ A153 1:25 @ A154 1:25 @ A155 1:25 @ A156 1:25 @ A157 1:25 @ A158 1:25 @ A159 1:25 @ A160 1:25 @ A161 1:25 @ A162 1:25 @ A163 1:25 @ A164 1:25 @ A165 1:25 @ A166 1:25 @ A167 1:25 @ A168 1:25 @ A169 1:25 @ A170 1:25 @ A171 1:25 @ A172 1:25 @ A173 1:25 @ A174 1:25 @ A175 1:25 @ A176 1:25 @ A177 1:25 @ A178 1:25 @ A179 1:25 @ A180 1:25 @ A181 1:25 @ A182 1:25 @ A183 1:25 @ A184 1:25 @ A185 1:25 @ A186 1:25 @ A187 1:25 @ A188 1:25 @ A189 1:25 @ A190 1:25 @ A191 1:25 @ A192 1:25 @ A193 1:25 @ A194 1:25 @ A195 1:25 @ A196 1:25 @ A197 1:25 @ A198 1:25 @ A199 1:25 @ A200 1:25 @ A201 1:25 @ A202 1:25 @ A203 1:25 @ A204 1:25 @ A205 1:25 @ A206 1:25 @ A207 1:25 @ A208 1:25 @ A209 1:25 @ A210 1:25 @ A211 1:25 @ A212 1:25 @ A213 1:25 @ A214 1:25 @ A215 1:25 @ A216 1:25 @ A217 1:25 @ A218 1:25 @ A219 1:25 @ A220 1:25 @ A221 1:25 @ A222 1:25 @ A223 1:25 @ A224 1:25 @ A225 1:25 @ A226 1:25 @ A227 1:25 @ A228 1:25 @ A229 1:25 @ A230 1:25 @ A231 1:25 @ A232 1:25 @ A233 1:25 @ A234 1:25 @ A235 1:25 @ A236 1:25 @ A237 1:25 @ A238 1:25 @ A239 1:25 @ A240 1:25 @ A241 1:25 @ A242 1:25 @ A243 1:25 @ A244 1:25 @ A245 1:25 @ A246 1:25 @ A247 1:25 @ A248 1:25 @ A249 1:25 @ A250 1:25 @ A251 1:25 @ A252 1:25 @ A253 1:25 @ A254 1:25 @ A255 1:25 @ A256 1:25 @ A257 1:25 @ A258 1:25 @ A259 1:25 @ A260 1:25 @ A261 1:25 @ A262 1:25 @ A263 1:25 @ A264 1:25 @ A265 1:25 @ A266 1:25 @ A267 1:25 @ A268 1:25 @ A269 1:25 @ A270 1:25 @ A271 1:25 @ A272 1:25 @ A273 1:25 @ A274 1:25 @ A275 1:25 @ A276 1:25 @ A277 1:25 @ A278 1:25 @ A279 1:25 @ A280 1:25 @ A281 1:25 @ A282 1:25 @ A283 1:25 @ A284 1:25 @ A285 1:25 @ A286 1:25 @ A287 1:25 @ A288 1:25 @ A289 1:25 @ A290 1:25 @ A291 1:25 @ A292 1:25 @ A293 1:25 @ A294 1:25 @ A295 1:25 @ A296 1:25 @ A297 1:25 @ A298 1:25 @ A299 1:25 @ A300 1:25 @ A301 1:25 @ A302 1:25 @ A303 1:25 @ A304 1:25 @ A305 1:25 @ A306 1:25 @ A307 1:25 @ A308 1:25 @ A309 1:25 @ A310 1:25 @ A311 1:25 @ A312 1:25 @ A313 1:25 @ A314 1:25 @ A315 1:25 @ A316 1:25 @ A317 1:25 @ A318 1:25 @ A319 1:25 @ A320 1:25 @ A321 1:25 @ A322 1:25 @ A323 1:25 @ A324 1:25 @ A325 1:25 @ A326 1:25 @ A327 1:25 @ A328 1:25 @ A329 1:25 @ A330 1:25 @ A331 1:25 @ A332 1:25 @ A333 1:25 @ A334 1:25 @ A335 1:25 @ A336 1:25 @ A337 1:25 @ A338 1:25 @ A339 1:25 @ A340 1:25 @ A341 1:25 @ A342 1:25 @ A343 1:25 @ A344 1:25 @ A345 1:25 @ A346 1:25 @ A347 1:25 @ A348 1:25 @ A349 1:25 @ A350 1:25 @ A351 1:25 @ A352 1:25 @ A353 1:25 @ A354 1:25 @ A355 1:25 @ A356 1:25 @ A357 1:25 @ A358 1:25 @ A359 1:25 @ A360 1:25 @ A361 1:25 @ A362 1:25 @ A363 1:25 @ A364 1:25 @ A365 1:25 @ A366 1:25 @ A367 1:25 @ A368 1:25 @ A369 1:25 @ A370 1:25 @ A371 1:25 @ A372 1:25 @ A373 1:25 @ A374 1:25 @ A375 1:25 @ A376 1:25 @ A377 1:25 @ A378 1:25 @ A379		



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 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 FIGURES 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	tony plmrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1, 1:250 @ A3, 1:500 @ A4	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											

ROOF PLAN



1-BED

2-BED

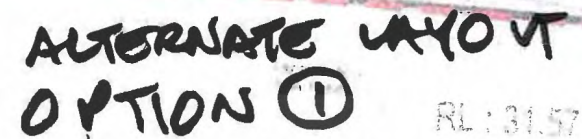
3-BED

COMMON CORRIDOR SERVICING
ONLY AFFORDABLE HOUSING

TOTAL GFA	12549.0 sqm
TOTAL RESIDENTIAL GFA	12133.0 sqm
REQUIRED AFFORDABLE HOUSING AREA (13.81% of TOTAL GFA)	1733.0 sqm
AFFORDABLE UNIT AREA PROVIDED	1760.9 sqm
TOTAL NUMBER OF UNITS	130
TOTAL NUMBER OF AFFORDABLE UNITS	20

AFFORDABLE HOUSING DIAGRAM

NO. 287 MANN STREET
1-STOREY GARRAGE
BRICK FACADE
RL - 25.00



- LOADING ACCESS VIA PARKING LAMP
- ADDITIONAL SHOW CASE RETAIL ACTIVATION ON BEANE ST.
- ALTERNATE DISABLED ACCESS:
 - OPTION ① - LANEWAY DROP OFF (PREFERRED)
 - OPTION ② - STAIR CLIMBER

NO. 47 BEANE STREET
6-STOREY
RESIDENTIAL & COMMERCIAL BUILDING
PAINTED CONCRETE FACADE
RIDGE LEVEL : 46.33

ALTERNATE OPTION 1 GROUND FLOOR

D:\P557\05001		Sy	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL						
A	ISSUE TO CLIENT	ZS	03/02/05	DISCLAIMER: THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CLIENTS. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE CONSULTANT OR ITS SUBORDINATE AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHEREAS ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BECAUSE TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			Date: JUN 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/05										
C	FINAL PRESENTATION	ZS	27/05/05										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/05										
E	DA LODGED	YW	08/02/05										
F	FINAL SUBMISSION	ZS	27/03/05	Plot Style (D:\P557\05001\05001.dwt)						Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title: ALTERNATE OPTION 1 GROUND FLOOR Project no. 1081 Drawing no. A150 Drawn: YW Drawing status: DA SUBMISSION	

15



RETAIL/COMMERCIAL

ALTERNATE LAYOUT.

OPTION 1

- ## OPTION 1
- AVOIDS LOADING FROM RAMP
 - RELOCATION OF RAMP.
 - LAYOUT 'DOES' WORK
 - LOSS OF $3 \times 2 = 6$ SPACES.

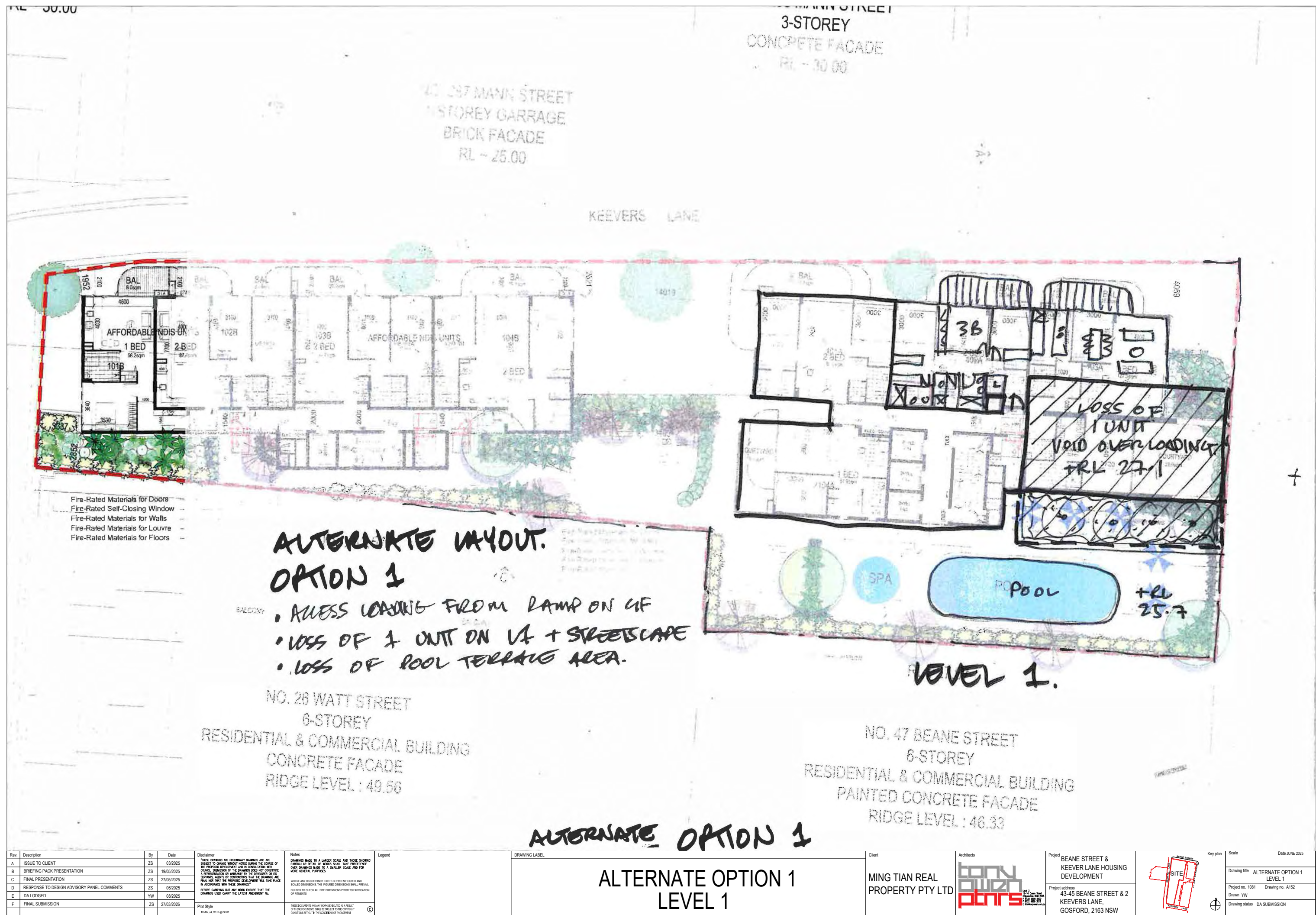
LEVEL B1

TOTAL PARKING REQUIRED : 113
TOTAL PARKING PROVIDED : 140

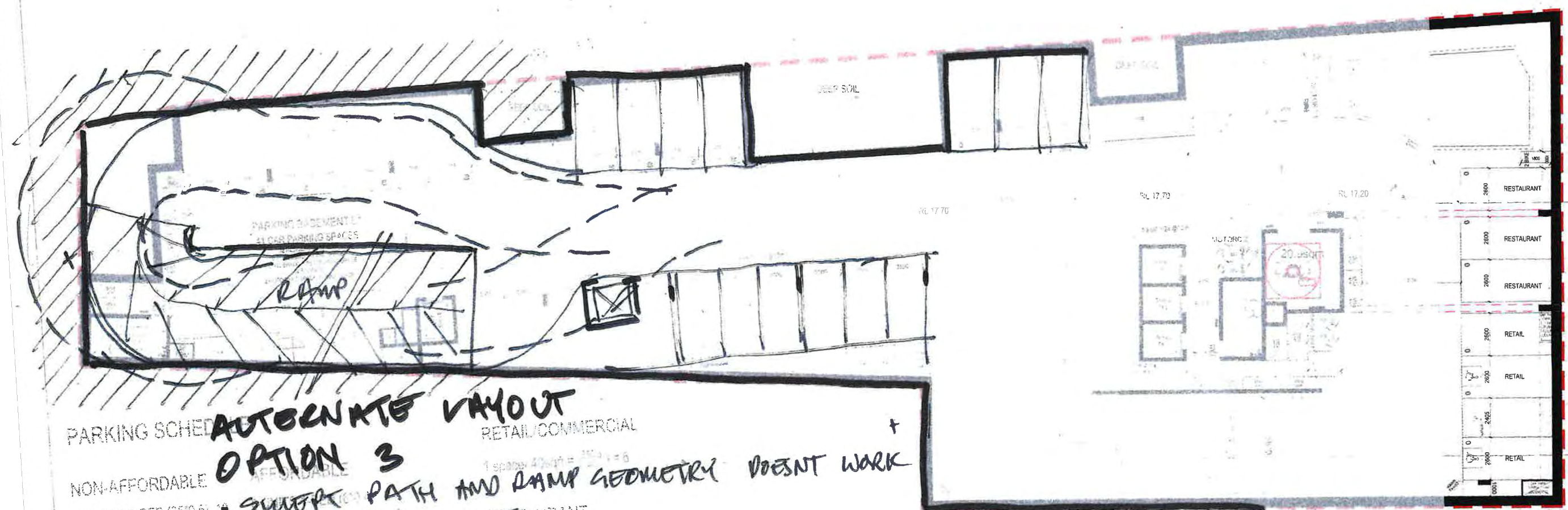
	RESIDENTIAL	RETAIL	RESTAURANT	TOTAL
B1	32	6	3	41
B2	47	0	0	47
B3	52	0	0	52
TOTAL	131	6	3	140

ALTERNATE OPTION 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 NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	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	BEHNS	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN THE FIGURED AND LOCALISED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.								
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN THE FIGURED AND LOCALISED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.								
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'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN THE FIGURED AND LOCALISED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.								
E	DA LODGED	YWF	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN THE FIGURED AND LOCALISED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.								
F	FINAL SUBMISSION	ZS	27/03/2026	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A REPRESENTATION OF THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CLIENT.	WHERE ANY DISCREPANCY EXISTS BETWEEN THE FIGURED AND LOCALISED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.								



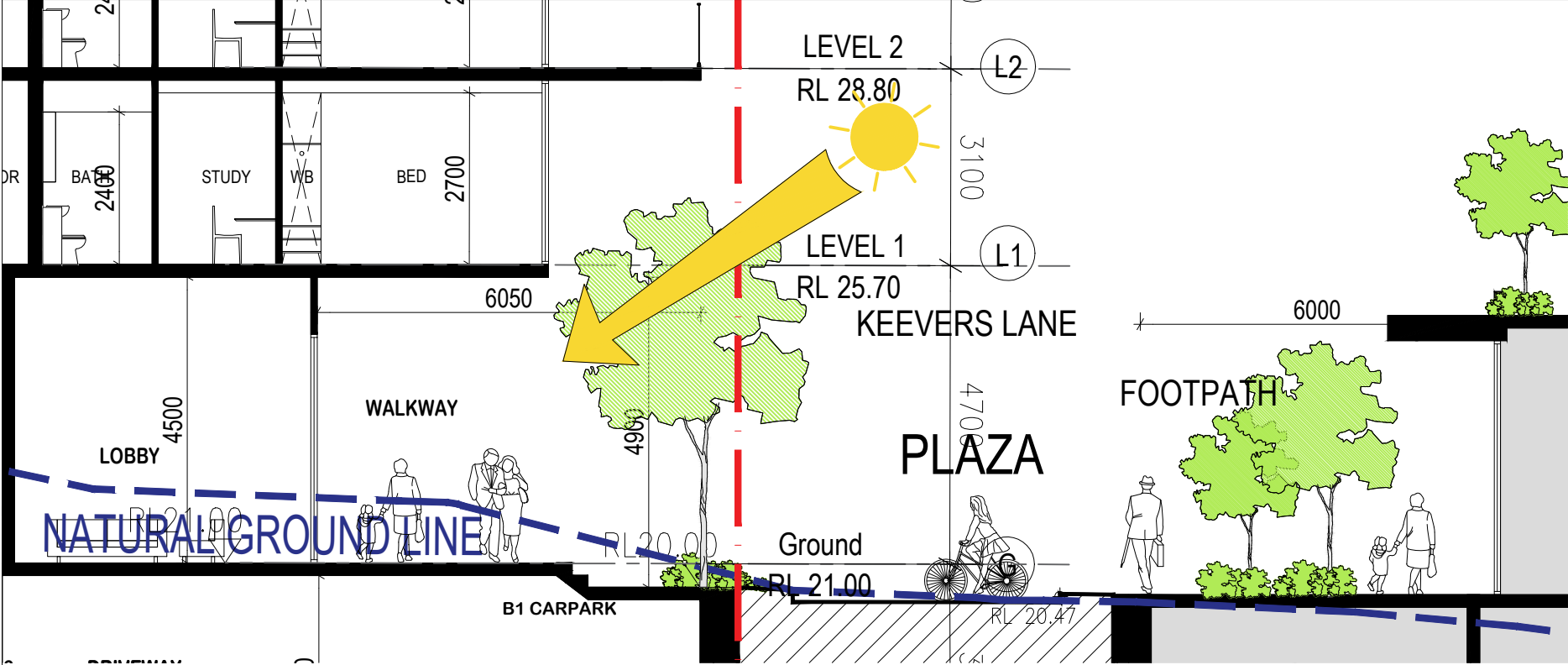




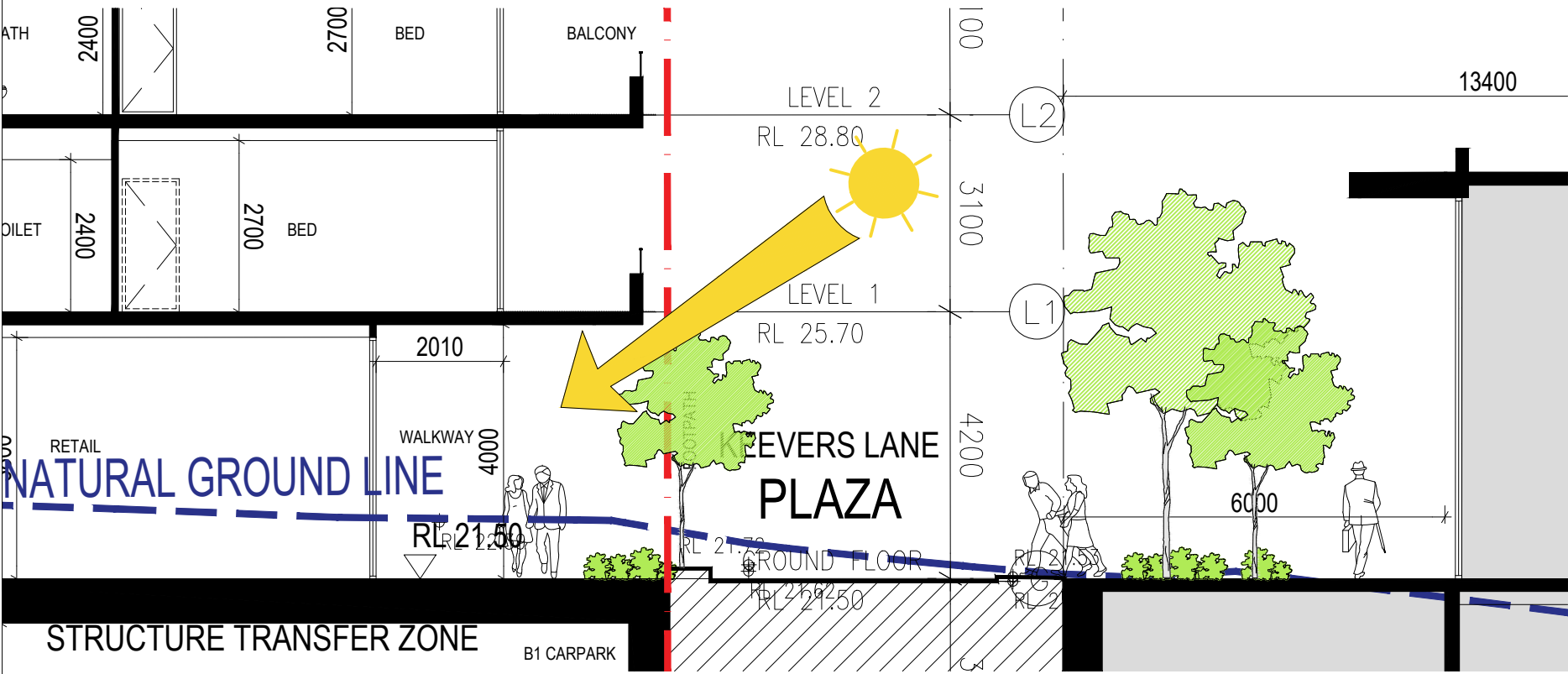
AUTOCAD LAYOUT
OPTION 3
NON-AFFORDABLE
35 UNITS 1-BED (35'0.51) 10
61 UNITS 2-BED (61'0.9) 55
14 UNITS 3-BED (14'1.51) 21
LOSS OF 30 SPACES
PATH AND RAMP GEOMETRY DOESN'T WORK
TOTAL MOTORBIKE SPACE 3
TOTAL BIKE SPACE: 42
TOTAL PARKING REQUIRED: 113
TOTAL PARKING PROVIDED: 145

	RESIDENTIAL	RETAIL	RESTAURANT	TOTAL
B1	32	6	3	41
	47	0	0	47
				52

LEVEL B1



BLOW UP SECTION A - A



BLOW UP SECTION B - B

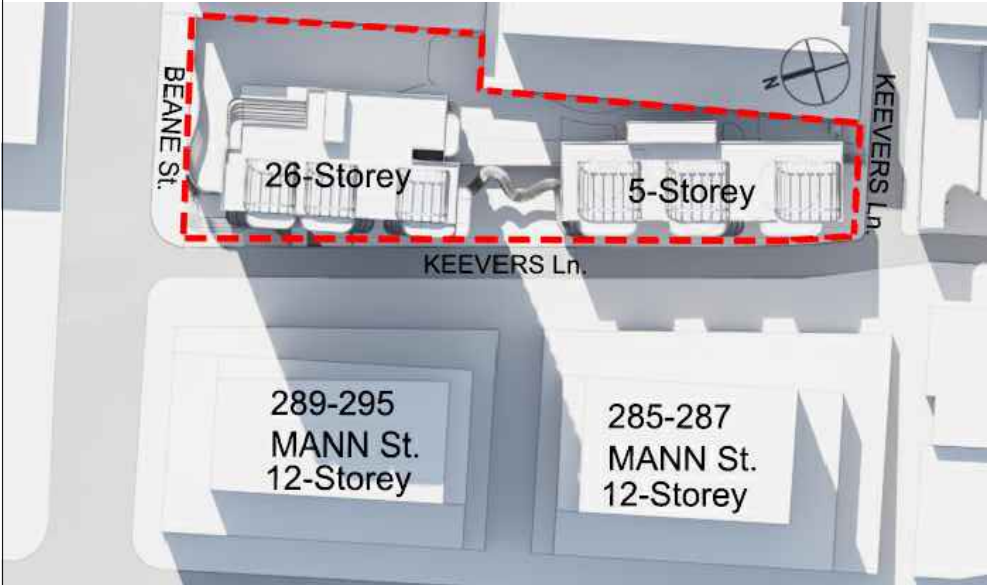


Fish Lane, Brisbane;
Art activated public laneway Precedent

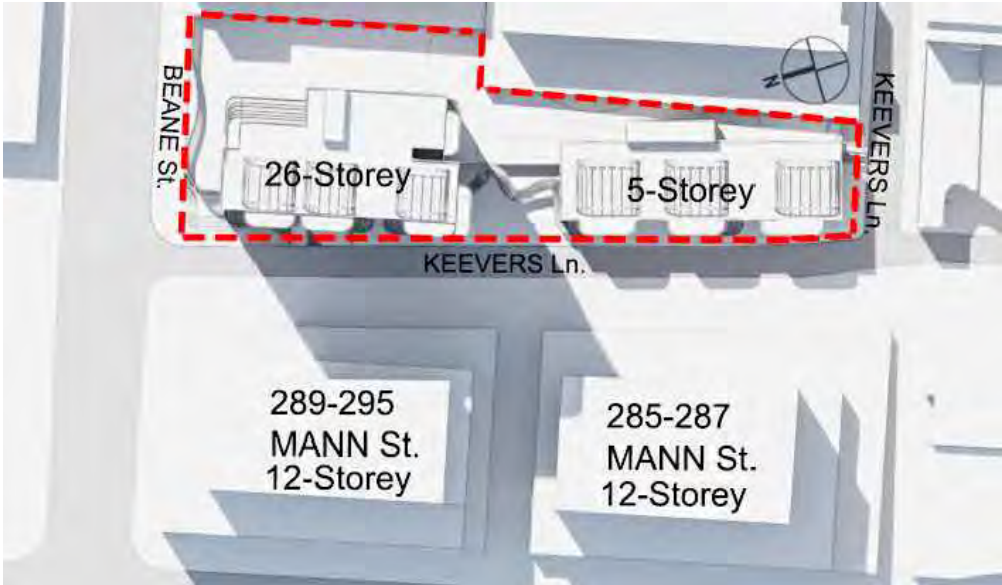
[illegible]



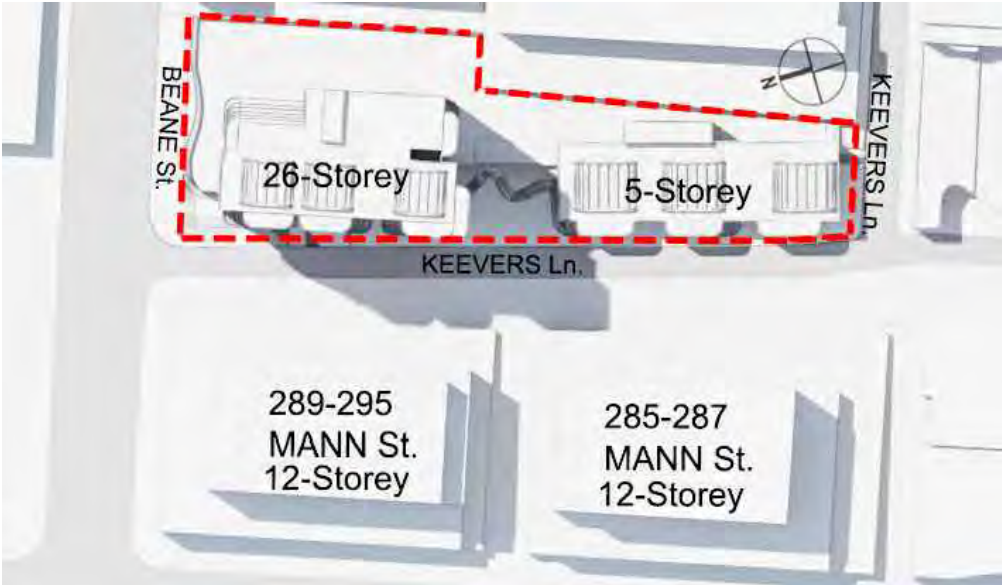
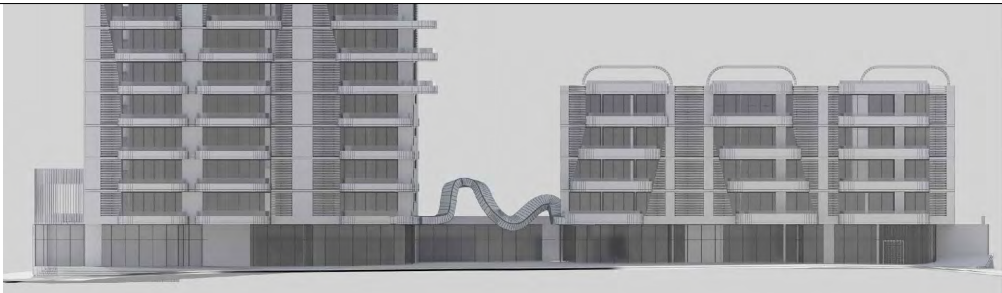
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. NO WARRANTY IS MADE BY THE ARCHITECT OR ENGINEER FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED."	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			MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		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 THEREON SHALL BE THE PROPERTY OF THE ARCHITECT AND ENGINEER AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE PROJECT OR AS OTHERWISE DIRECTED BY THEM IN THE COURSE OF THE PROJECT."				Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW			
				TODAY_A100.dwg					Project no. 1081 Drawing no. A165			
										Drawing title	PERSPECTIVES	
											Drawing status	DA SUBMISSION



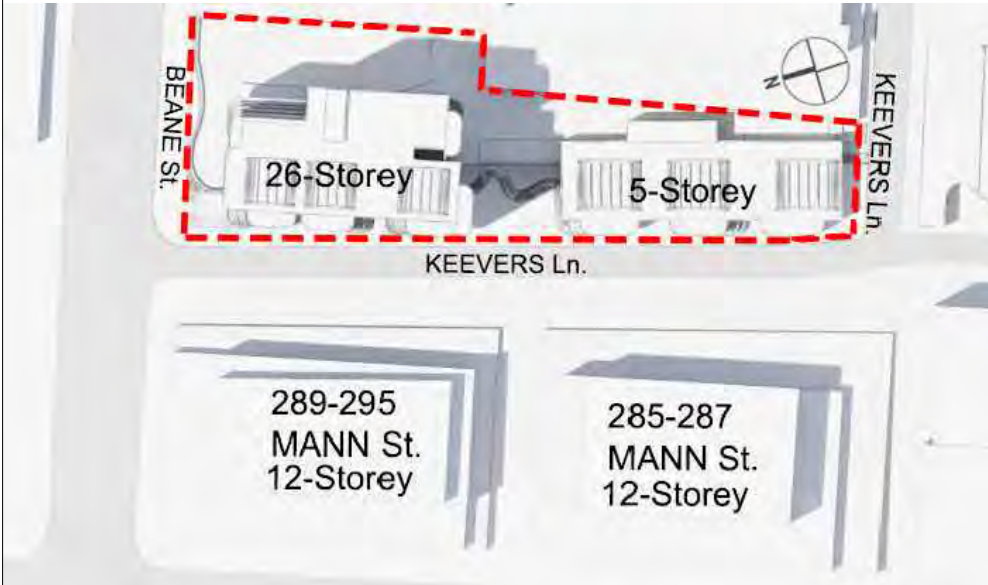
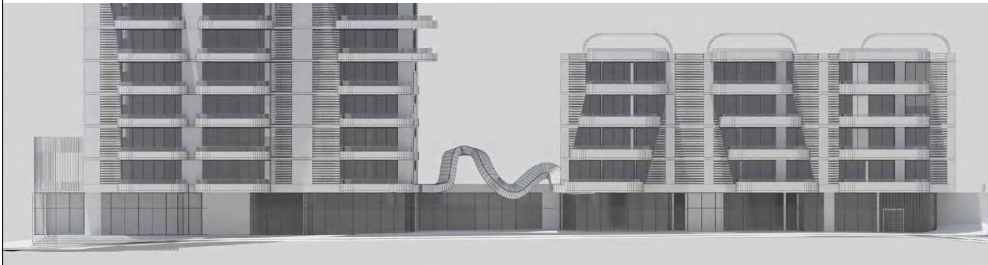
DECEMBER 21 @ 9AM



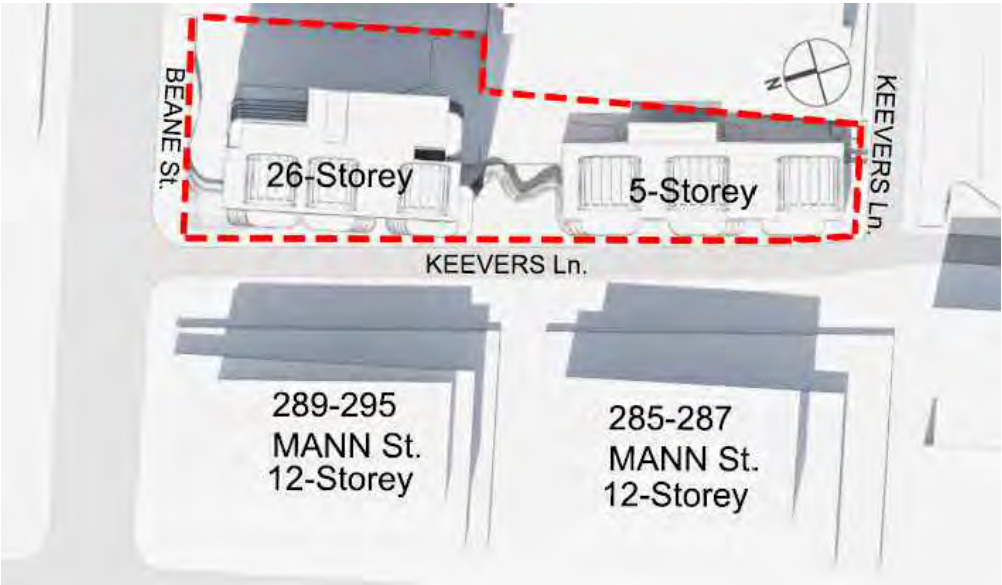
DECEMBER 21 @ 10AM



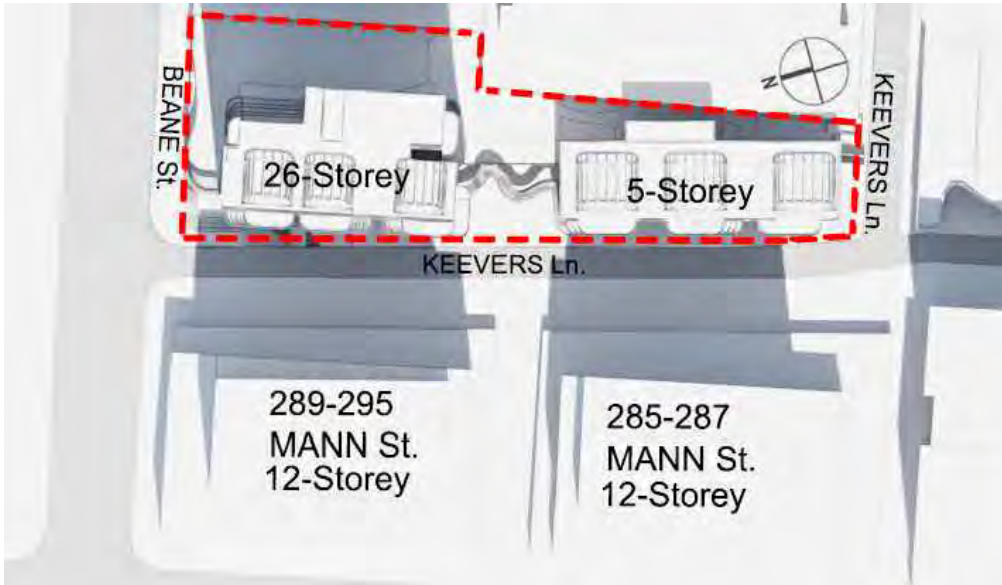
DECEMBER 21 @ 11AM



DECEMBER 21 @ 12PM

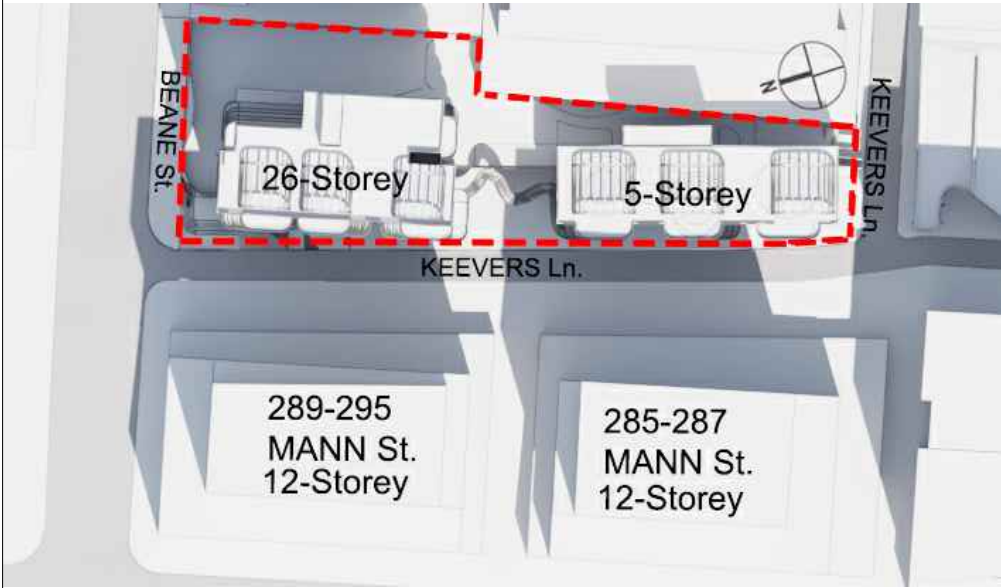
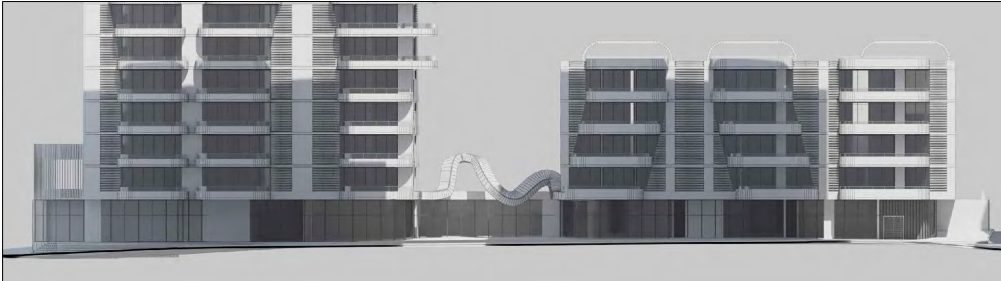


DECEMBER @ 1PM



DECEMBER 21 @ 2PM

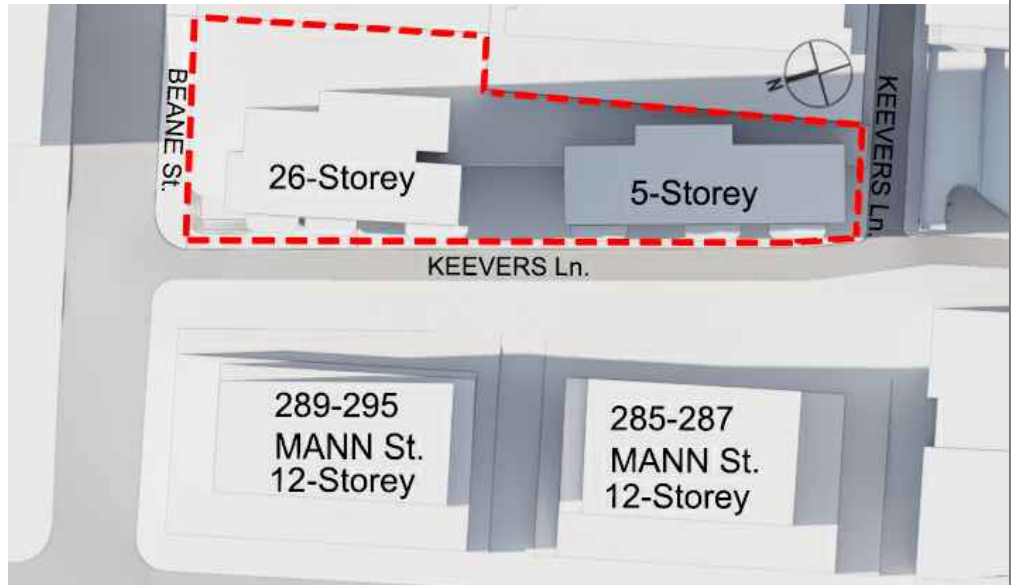
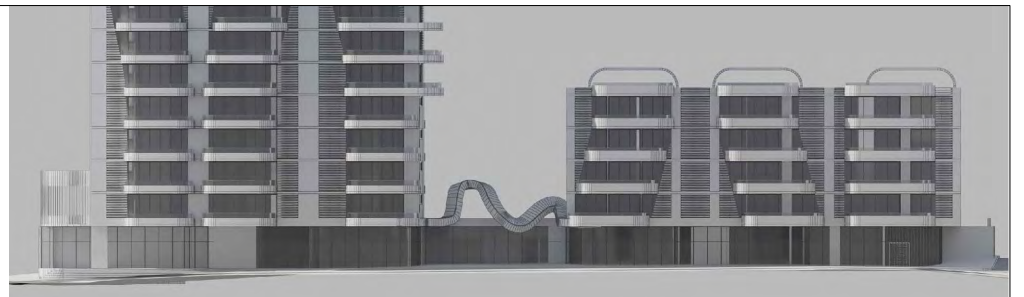
SUMMER SOLSTICE



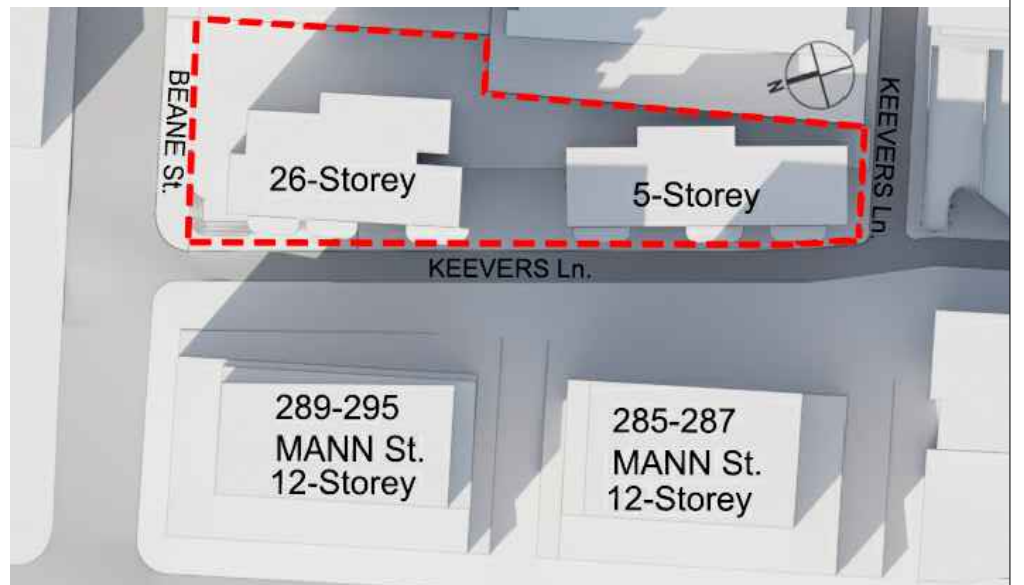
DECEMBER 21 @ 3PM

SUMMER SOLSTICE

Rev.		Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL		Client	Architects	Project	BEANE STREET KEEVERS LANE SITE 2163 NSW	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 BY THE DEVELOPER OR ITS SERVANTS, 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 FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	LANEWAY SOLAR AMENITY - SUMMER		MING TIAN REAL PROPERTY PTY LTD	tony plnr 124/4 Dymally Street Gosford NSW 2250 P 027 458 2025 F 027 458 2025 E 027 458 2025	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Drawing title: LANEWAY SOLAR AMENITY-SUMMER	Project no. 1081	Drawing no. A171
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: TONER_LANESW.AB@CAD	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE DEVELOPER.	©										

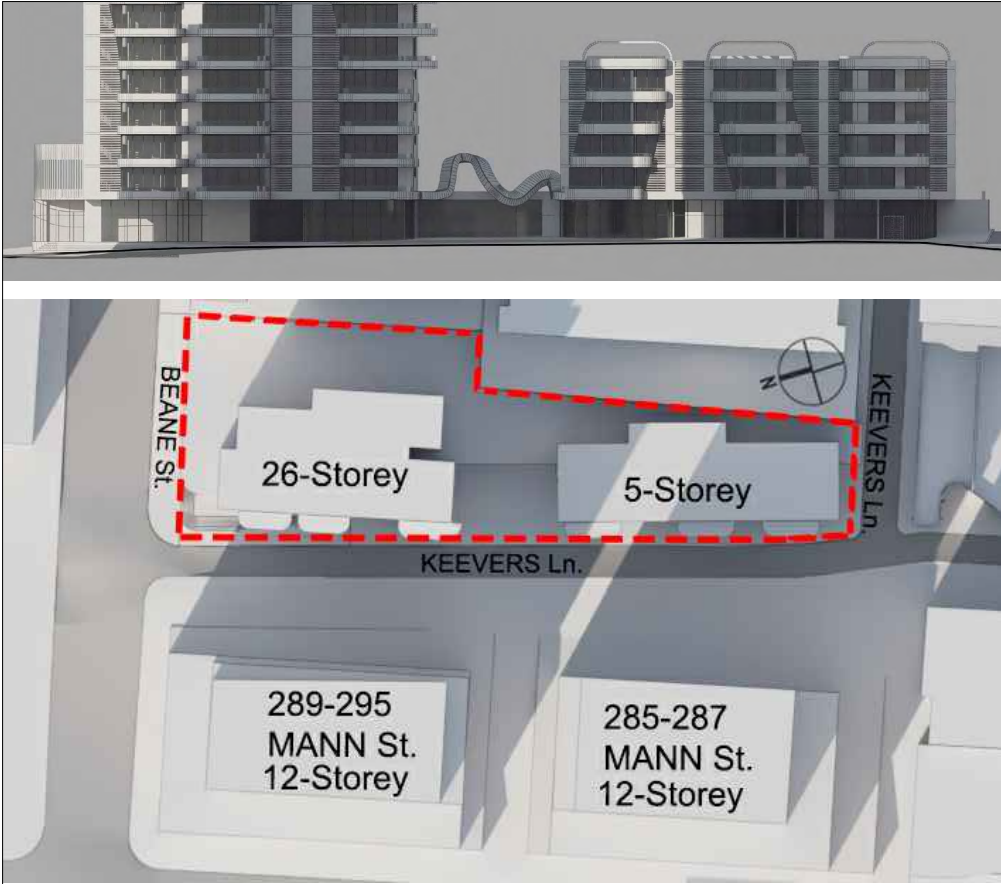


JUNE 21 @ 11AM



WINTER SOLSTICE

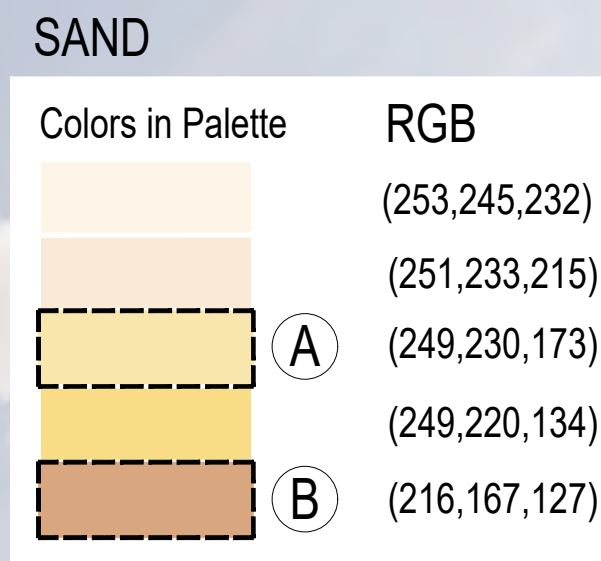
[illegible]

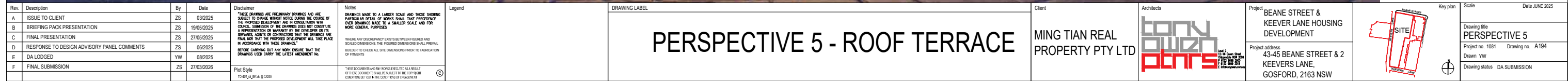


JUNE 21 @ 3PM

WINTER SOLSTICE

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 DEVELOPER OR ITS SERVANTS, 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 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. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES	LANEWAY SOLAR AMENITY - WINTER	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title LANEWAY SOLAR AMENITY-WINTER	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_LANES.dwg	THESE DOCUMENTS AND ANY WORKS THEREON AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF PTNRS IN THE COURSE OF ENGAGEMENT	©				43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing no. 1081 Drawing no. A173 Drawn YW Drawing status DA SUBMISSION	

[illegible]



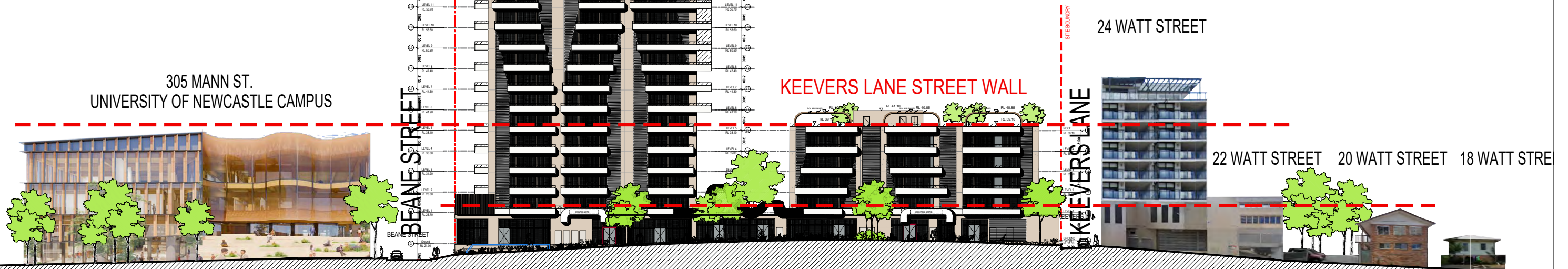


Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR ANY PURPOSES WITHOUT THE CONSENT OF THE PROPOSED DEVELOPER AND IN CONSULTATION WITH THE COUNCIL. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE ACCURATE OR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	"THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS OF WORKS SHALL HAVE 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	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no. 1081 Drawing no. A195	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/06/2025										Drawing title	PERSPECTIVES
C	FINAL PRESENTATION	ZS	27/05/2025		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. SUBJECT TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES								Project no. 1081 Drawing no. A195	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										Drawing: Y1W	
E	DA LODGED	YW	08/2025										Drawing status: DA SUBMISSION	
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style 1200x144 (A1) (DWG) (DGN)	"THESE DOCUMENTS HAVE NOW BEEN FILED AS AN RESULT OF A PUBLIC COMMENT SHALL BE SUBJECT TO THE OFFICIAL COMMENTING ON THE DEVELOPMENT THEMSELVES."	①								

Architectural section drawing of a multi-story building, likely a residential or institutional structure, showing a central atrium and two wings. The drawing includes floor levels, elevations, and structural details. A red dashed line indicates the 'SITE LINDER'. The building is situated on a sloping site with trees and a street labeled 'BEANE STREET'.

Key features and labels include:

- Left Wing Levels (from top to bottom):**
 - ROOF RL 108.30
 - LEVEL 28 RL 107.25
 - LEVEL 27 RL 106.20
 - LEVEL 26 RL 105.15
 - LEVEL 25 RL 104.10
 - LEVEL 24 RL 103.05
 - LEVEL 23 RL 102.00
 - LEVEL 22 RL 100.95
 - LEVEL 21 RL 99.90
 - LEVEL 20 RL 98.85
 - LEVEL 19 RL 97.80
 - LEVEL 18 RL 96.75
 - LEVEL 17 RL 95.70
 - LEVEL 16 RL 94.65
 - LEVEL 15 RL 93.60
 - LEVEL 14 RL 92.55
 - LEVEL 13 RL 91.50
 - LEVEL 12 RL 90.45
 - LEVEL 11 RL 89.40
 - LEVEL 10 RL 88.35
 - LEVEL 9 RL 87.30
 - LEVEL 8 RL 86.25
 - LEVEL 7 RL 85.20
 - LEVEL 6 RL 84.15
 - LEVEL 5 RL 83.10
 - LEVEL 4 RL 82.05
 - LEVEL 3 RL 81.00
 - LEVEL 2 RL 80.00
 - LEVEL 1 RL 79.00
 - GROUND RL 78.00
- Right Wing Levels (from top to bottom):**
 - ROOF RL 108.30
 - LEVEL 28 RL 107.25
 - LEVEL 27 RL 106.20
 - LEVEL 26 RL 105.15
 - LEVEL 25 RL 104.10
 - LEVEL 24 RL 103.05
 - LEVEL 23 RL 102.00
 - LEVEL 22 RL 100.95
 - LEVEL 21 RL 99.90
 - LEVEL 20 RL 98.85
 - LEVEL 19 RL 97.80
 - LEVEL 18 RL 96.75
 - LEVEL 17 RL 95.70
 - LEVEL 16 RL 94.65
 - LEVEL 15 RL 93.60
 - LEVEL 14 RL 92.55
 - LEVEL 13 RL 91.50
 - LEVEL 12 RL 90.45
 - LEVEL 11 RL 89.40
 - LEVEL 10 RL 88.35
 - LEVEL 9 RL 87.30
 - LEVEL 8 RL 86.25
 - LEVEL 7 RL 85.20
 - LEVEL 6 RL 84.15
 - LEVEL 5 RL 83.10
 - LEVEL 4 RL 82.05
 - LEVEL 3 RL 81.00
 - LEVEL 2 RL 80.00
 - LEVEL 1 RL 79.00
 - GROUND RL 78.00
- Central Atrium:**
 - LEVEL 28 RL 107.25
 - LEVEL 27 RL 106.20
 - LEVEL 26 RL 105.15
 - LEVEL 25 RL 104.10
 - LEVEL 24 RL 103.05
 - LEVEL 23 RL 102.00
 - LEVEL 22 RL 100.95
 - LEVEL 21 RL 99.90
 - LEVEL 20 RL 98.85
 - LEVEL 19 RL 97.80
 - LEVEL 18 RL 96.75
 - LEVEL 17 RL 95.70
 - LEVEL 16 RL 94.65
 - LEVEL 15 RL 93.60
 - LEVEL 14 RL 92.55
 - LEVEL 13 RL 91.50
 - LEVEL 12 RL 90.45
 - LEVEL 11 RL 89.40
 - LEVEL 10 RL 88.35
 - LEVEL 9 RL 87.30
 - LEVEL 8 RL 86.25
 - LEVEL 7 RL 85.20
 - LEVEL 6 RL 84.15
 - LEVEL 5 RL 83.10
 - LEVEL 4 RL 82.05
 - LEVEL 3 RL 81.00
 - LEVEL 2 RL 80.00
 - LEVEL 1 RL 79.00
 - GROUND RL 78.00
- Other Labels:**
 - BEANE STREET** (on the left)
 - 5000** (near the ground level on the left)
 - LEVEL 1** (at the bottom of the left wing)
 - LEVEL 2** (at the bottom of the left wing)
 - LEVEL 3** (at the bottom of the left wing)
 - LEVEL 4** (at the bottom of the left wing)
 - LEVEL 5** (at the bottom of the left wing)
 - LEVEL 6** (at the bottom of the left wing)
 - LEVEL 7** (at the bottom of the left wing)
 - LEVEL 8** (at the bottom of the left wing)
 - LEVEL 9** (at the bottom of the left wing)
 - LEVEL 10** (at the bottom of the left wing)
 - LEVEL 11** (at the bottom of the left wing)
 - LEVEL 12** (at the bottom of the left wing)
 - LEVEL 13** (at the bottom of the left wing)
 - LEVEL 14** (at the bottom of the left wing)
 - LEVEL 15** (at the bottom of the left wing)
 - LEVEL 16** (at the bottom of the left wing)
 - LEVEL 17** (at the bottom of the left wing)
 - LEVEL 18** (at the bottom of the left wing)
 - LEVEL 19** (at the bottom of the left wing)
 - LEVEL 20** (at the bottom of the left wing)
 - LEVEL 21** (at the bottom of the left wing)
 - LEVEL 22** (at the bottom of the left wing)
 - LEVEL 23** (at the bottom of the left wing)
 - LEVEL 24** (at the bottom of the left wing)
 - LEVEL 25** (at the bottom of the left wing)
 - LEVEL 26** (at the bottom of the left wing)
 - LEVEL 27** (at the bottom of the left wing)
 - LEVEL 28** (at the bottom of the left wing)

[illegible]

EXTERNAL FINISHES LEGEND

- 1

POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- 2

POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
- 3

POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;
- 4

HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-G11 - AOV FACADE LOUVRE OR SIMILAR;
- 5

PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- 6

PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;
- 7

PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- 8

HORIZONTAL ALUMINIUM LOUVRE - CLIKNFIT-ULTRA SILVER OR SIMILAR;
- 9

TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;
- 10

ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE - 2024 PAINT OR SIMILAR;
- 11

POWDER COATED METAL ROLLER DOOR - WHOLESale GARAGE-BASALT OR SIMILAR;
- 12

VERTICAL ALUMINIUM LOUVRE - CLIKNFIT-ULTRA SILVER OR SIMILAR;

AQUINING 2110

5000

305 MA

BEANE STREET

LEVEL 1
RL 25.70

LEVEL 2
RL 28.80

LEVEL 3
RL 31.90

LEVEL 4
RL 35.00

LEVEL 5
RL 38.10

LEVEL 6
RL 41.20

LEVEL 7
RL 44.30

LEVEL 8
RL 47.40

LEVEL 9
RL 50.50

LEVEL 10
RL 53.60

LEVEL 11
RL 56.70

LEVEL 12
RL 59.80

LEVEL 13
RL 62.90

LEVEL 14
RL 66.00

LEVEL 15
RL 69.10

LEVEL 16
RL 72.20

LEVEL 17
RL 75.30

LEVEL 18
RL 78.40

LEVEL 19
RL 81.50

LEVEL 20
RL 84.60

LEVEL 21
RL 87.70

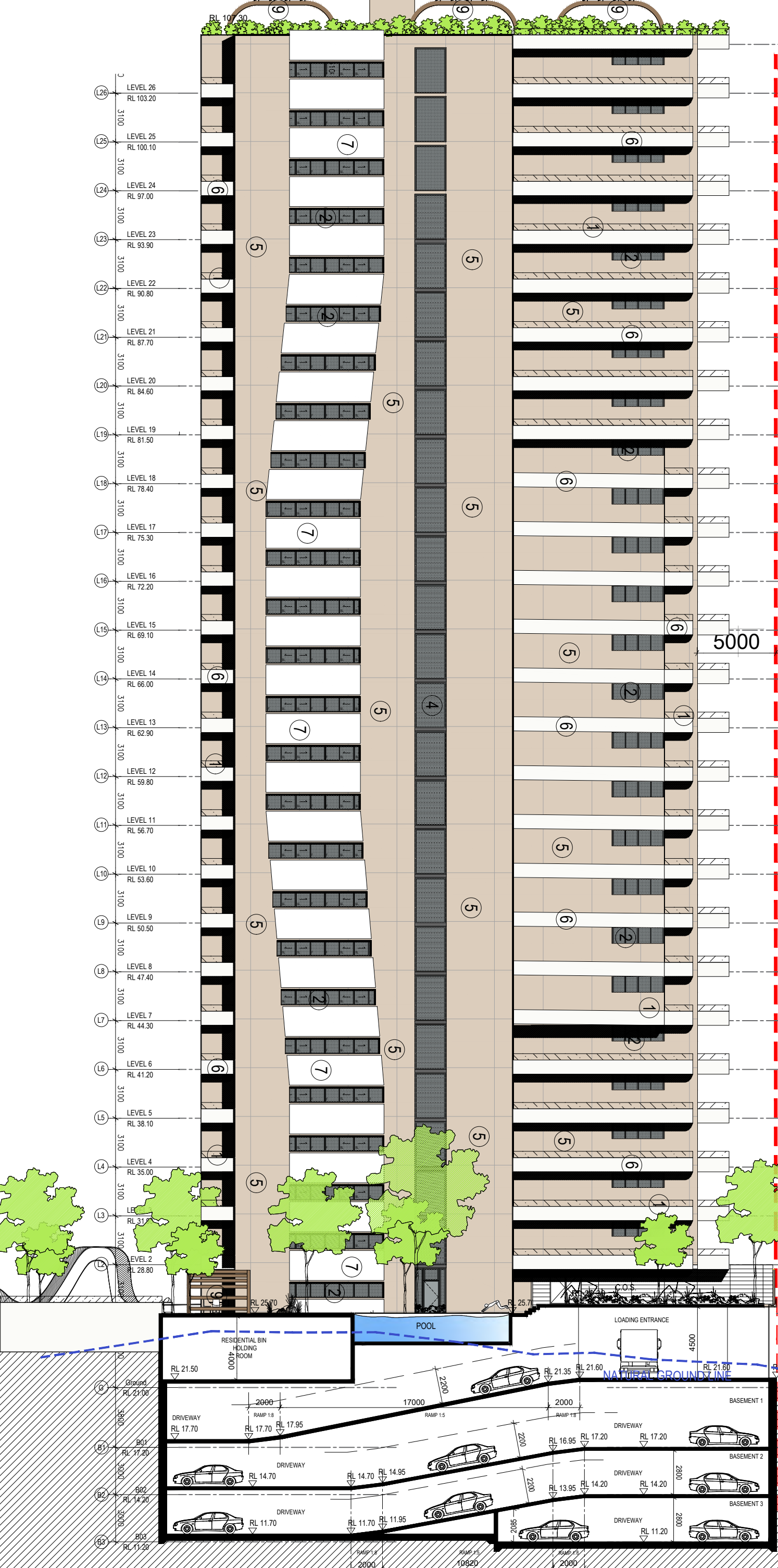
LEVEL 22
RL 90.80

LEVEL 23
RL 93.90

LEVEL 24
RL 97.00

LEVEL 25
RL 100.10

LEVEL 26
RL 103.20



Rev	Description	By	Date	Discipline	Notes	Legend	Client	Architect	Project	Site	Drawing
A	ISSUE TO CLIENT	ZS	03/02/25		ISSUE TO CLIENT		MING TAN REAL	COMPTON	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	SITE	Drawing title
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025		BRIEFING PACK PRESENTATION		PROPERTY PTY LTD	COMPTON			Project no. 1081
C	FINAL PRESENTATION	ZS	27/05/2025		FINAL PRESENTATION			COMPTON			Drawing no. 1201
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25		RESPONSE TO DESIGN ADVISORY PANEL COMMENTS			COMPTON			
E	DA LOGGED	WV	06/02/25		DA LOGGED			COMPTON			
F	FINAL SUBMISSION	ZS	27/02/2026		FINAL SUBMISSION			COMPTON			

EXTERNAL FINISHES LEGEND

- 1

POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- 2

POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumé OR SIMILAR;
- 3

POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumé OR SIMILAR;
- 4

HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SY-W-GL1 - AOV FACADE LOUVRE OR SIMILAR;
- 5

PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- 6

PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;
- 7

PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- 8

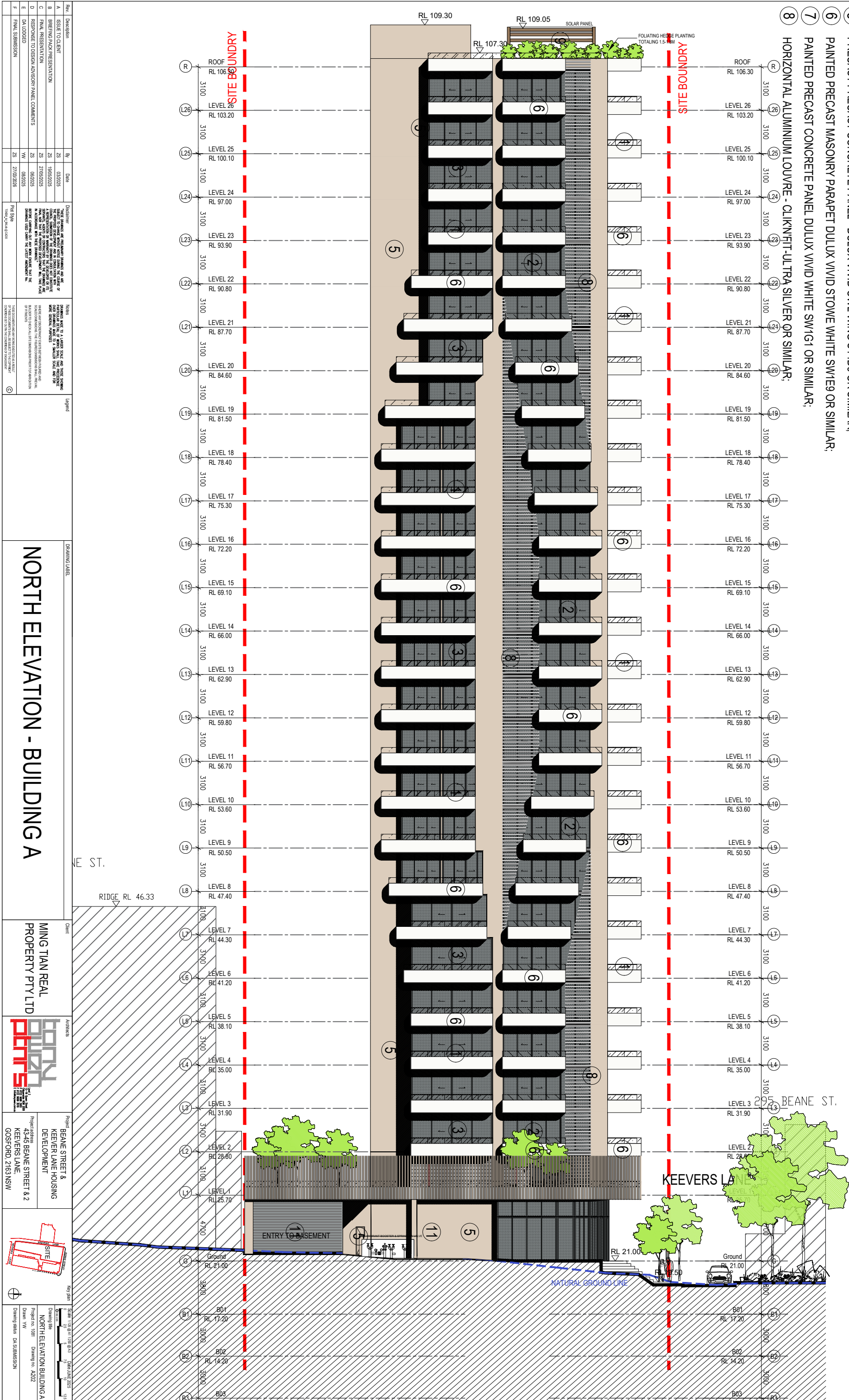
HORIZONTAL ALUMINIUM LOUVRE - CLIKN'FIT-ULTRA SILVER OR SIMILAR;
- 9

TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;
- 10

ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE - 2024 PAINT OR SIMILAR;
- 11

POWDER COATED METAL ROLLER DOOR - WHOLESale GARAGE-BASALT OR SIMILAR;
- 12

VERTICAL ALUMINIUM LOUVRE - CLIKN'FIT-ULTRA SILVER OR SIMILAR;



EXTERNAL FINISHES LEGEND

- 1

POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- 2

POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
- 3

POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;
- 4

HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SY-W-GL1 - AOV FACADE LOUVRE OR SIMILAR;
- 5

PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- 6

PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;
- 7

PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- 8

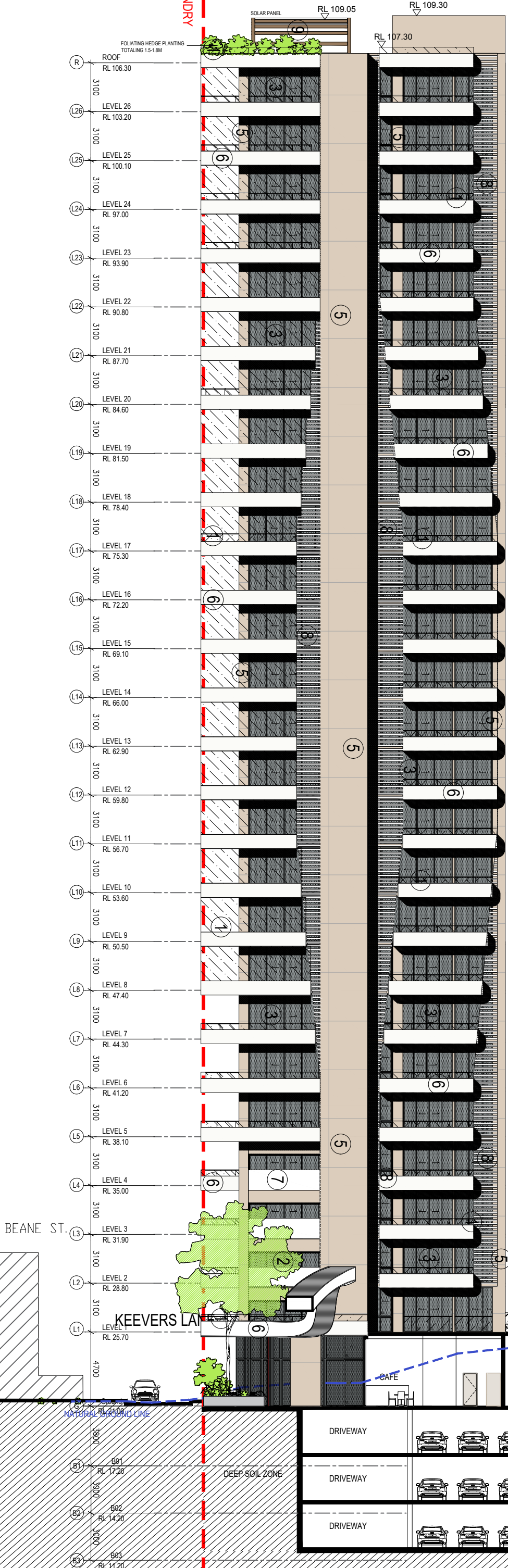
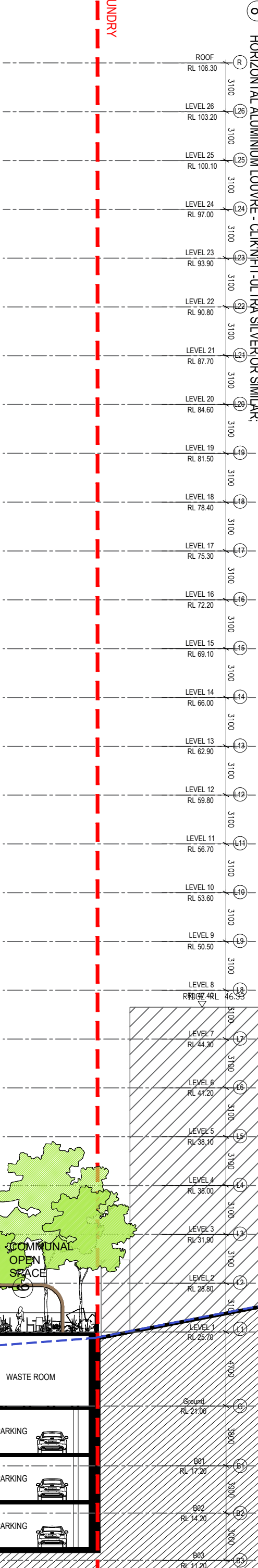
HORIZONTAL ALUMINIUM LOUVRE - CLIKNFIT-ULTRA SILVER OR SIMILAR;
- 9

TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;
- 10

ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE - 2024 PAINT OR SIMILAR;
- 11

POWDER COATED METAL ROLLER DOOR - WHOLESale GARAGE-BASALT OR SIMILAR;
- 12

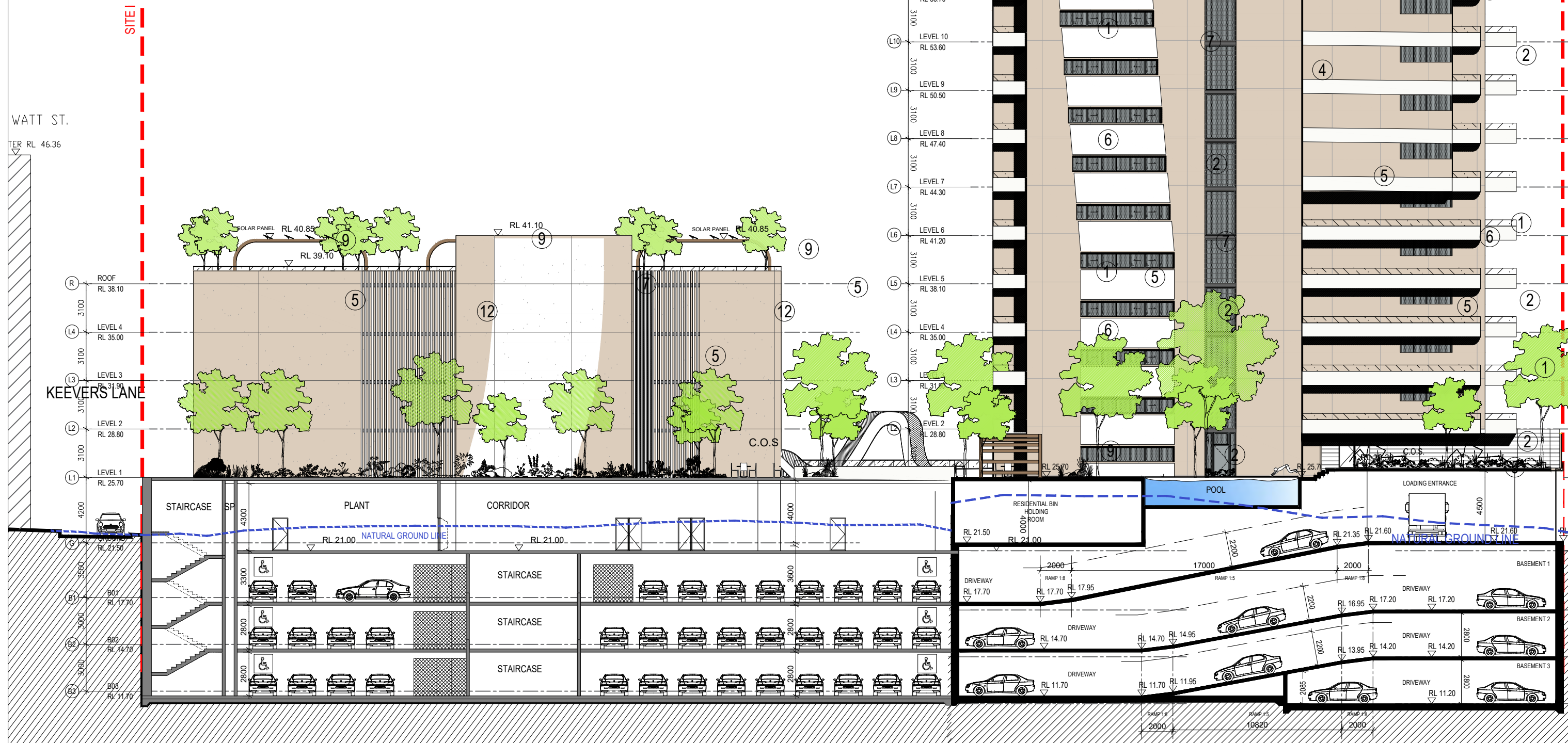
VERTICAL ALUMINIUM LOUVRE - CLIKNFIT-ULTRA SILVER OR SIMILAR;



Rev	Description	By	Date	Discipline	Notes	Legend	Client	Architect	Project	Site	Scale	Drawing No.	Revision No.
A	ISSUE TO CLIENT	ZS	03/02/25	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	1
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	2
C	FINAL PRESENTATION	ZS	27/05/2025	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	3
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	4
E	DA LOGGED	WV	06/02/25	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	5
F	FINAL SUBMISSION	ZS	27/02/2026	ARCHITECTURE	FINAL PRESENTATION		MING TAN REAL PROPERTY PTY LTD	FORN QUINN PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE GOSFORD 2163 NSW	1:100	1001	6

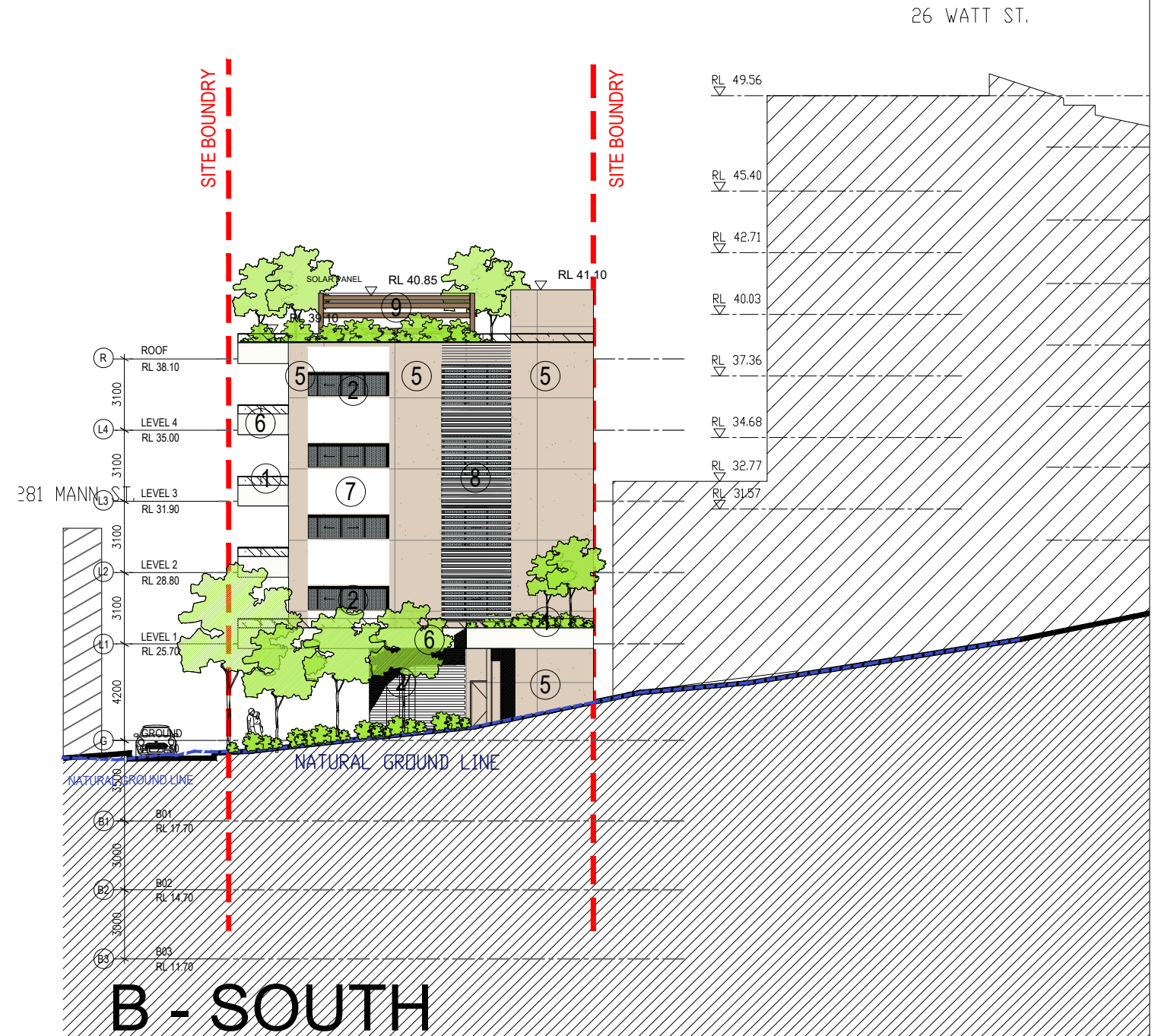
- ① POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- ② POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
- ③ POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;
- ④ HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-GL1 – AOV FACADE LOUVRE OR SIMILAR;
- ⑤ PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- ⑥ PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;
- ⑦ PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- ⑧ HORIZONTAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR;

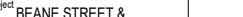
-
- 9 TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;
 10 ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE - 2024 PAINT OR SIMILAR;
 11 POWDER COATED METAL ROLLER DOOR - WHOLESALE GARAGE-BASALT OR SIMILAR;
 12 VERTICAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR.
- LEVEL 15
 RL 69.10
 LEVEL 14
 RL 66.10
 LEVEL 13
 RL 62.90
 LEVEL 12
 RL 59.80
 LEVEL 11
 RL 56.70
 LEVEL 10
 RL 53.60
 LEVEL 9
 RL 50.50
 LEVEL 8
 RL 47.40
 LEVEL 7
 RL 44.30
 LEVEL 6
 RL 41.20
 LEVEL 5
 RL 38.10
 LEVEL 4
 RL 35.00
 LEVEL 3
 RL 31.90
 LEVEL 2
 RL 28.80
- LEVEL 6
 RL 25.70
- 5000
- SOLAR PANEL
 RL 40.85
- C.O.S.
- RL 25.70



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/02/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EITHER IN WRITING OR ORALLY, THAT THE DRAWINGS ACCURATELY REPRESENT THE PROJECT OR THAT THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE ARCHITECT'S NEGLIGENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF THE PROJECT, THE PERFORMANCE OF THE PROJECT, OR THE RESULTS OF THE PROJECT.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EITHER IN WRITING OR ORALLY, THAT THE DRAWINGS ACCURATELY REPRESENT THE PROJECT OR THAT THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND THE ARCHITECT'S NEGLIGENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION OF THE PROJECT, THE PERFORMANCE OF THE PROJECT, OR THE RESULTS OF THE PROJECT.			MING TIAN REAL PROPERTY PTY LTD	 Project no: 1081 Drawing no: A205 Drawn: YW Drawing status: DA SUBMISSION	Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW	 Scale: 1:50 @ A1 1:100 @ A2 Date: JUNE 2025 0 5 10 15m
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25								
E	DA LODGED	YW	08/02/25								
F	FINAL SUBMISSION	ZS	27/03/2025								

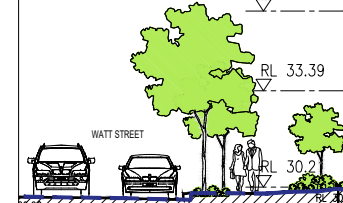
①	POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;	⑨	TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;
②	POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;	⑩	ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE – 2024 PAINT OR SIMILAR;
③	POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;	⑪	POWDER COATED METAL ROLLER DOOR - WHOLESALE GARAGE-BASALT OR SIMILAR;
④	HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-GL1 – AOV FACADE LOUVRE OR SIMILAR;	⑫	VERTICAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR.
⑤	PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;		
⑥	PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;		
⑦	PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;		
⑧	HORIZONTAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR;		



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE. KNOWN NOTING DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH YOURS. DRAWING OF THE DRAWING DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR DATA. ANY DISCREPANCY BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SIZE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS."	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE. KNOWN NOTING DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH YOURS. DRAWING OF THE DRAWING DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR DATA. ANY DISCREPANCY BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SIZE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS."		NORTH & SOUTH ELEVATION BUILDING B	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	Scale: 1:25 @ A1 1:25 @ A3 Date: JUNE 2025 Drawing title: N & S ELEVATION - BUILDING B Project no: 1081 Drawing no: A206 Drawing: 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	06/20/25								
E	DA LODGED	YW	08/20/25								
F	FINAL SUBMISSION	ZS	27/03/2026								

Profile view of the road showing a dashed red line for the LEP height control at 48.0m. The line starts at 48.0m on the left and slopes down to approximately 46.5m on the right.

A cross-sectional diagram of a vegetated embankment. The top surface is a flat, light-colored area. Below it is a layer of vegetation, represented by a row of dark, irregular shapes. To the right, a single tree with a thick trunk and a large, rounded canopy is shown. The ground beneath the vegetation and tree is indicated by diagonal hatching lines.

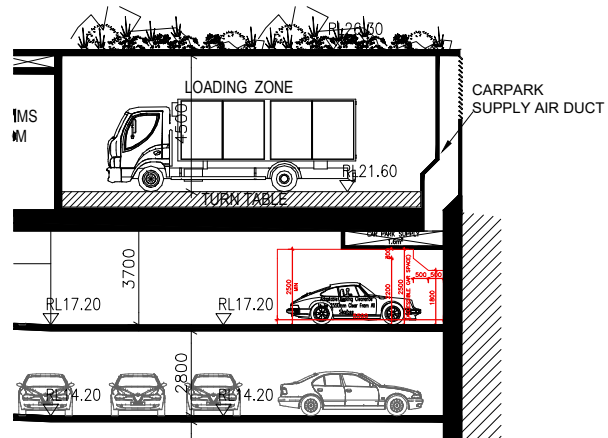


SITE BOUNDARY

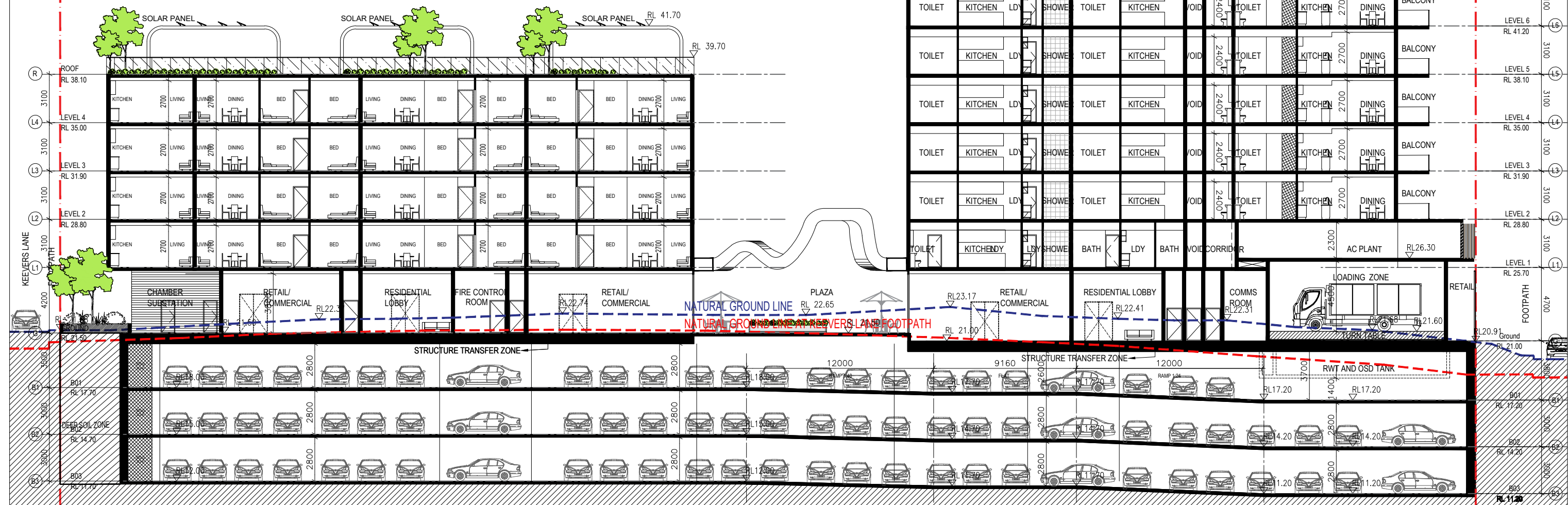
24-26 WATT ST.

SECTION BUILDING B

Rev.	Description	By	Date	Discipline	Note	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan
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 CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."		SECTION BUILDING B	MING TIAN REAL PROPERTY PTY LTD	6000 ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							
C	FINAL PRESENTATION	ZS	27/05/2025		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							
E	DA LOADED	YW	09/2025		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							
F	FINAL SUBMISSION	ZS	27/03/2026		"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							
				Plot Style	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONCLUSION WITH COORDINATE DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF INACCURACY BY THE DEVELOPER OR ITS SUBVENTOR. ADVICE OF CONSTRUCTION THAT THE DRAWINGS ARE FOR MORE GENERAL PURPOSES OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."							



E-E SECTION E-E
1:125@A1 1:250@A3



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

Disclaimer
THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. DRAWINGS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPMENT OR THE DESIGN OF THE DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.
BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CORRELATE THE LATEST AMENDMENT NO.

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.
THESE DOCUMENTS AND ANY WORKS BEING DONE AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE DESIGNER OF THE PROJECT.

Legend

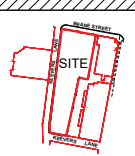
DRAWING LABEL

SECTION D-D SECTION E-E

Client
MING TIAN REAL
PROPERTY PTY LTD

Architects
tony tian
ptnrs

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



Key plan
Scale 1:125 @ A1 1:250 @ A3
Drawing title
SECTION D-D
Project no. 1081 Drawing no. A302
Drawn YW
Drawing status DA SUBMISSION

RIDGE RL 46.33

SITE BOUNDARY

SITE BOUNDARY

295 BEANE ST.

KEEVERS LANE

NATURAL GROUND LINE AT BEANE STREET FOOTPATH

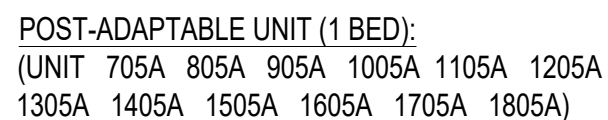
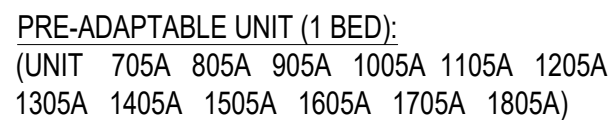
NATURAL GROUND LINE

LOADING CROSS SECTION F-F

MING TIAN REAL
PROPERTY PTY LTD

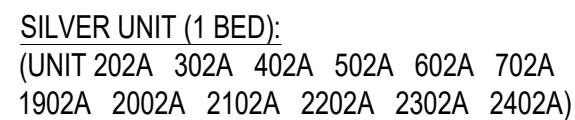
Project	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT
Project address	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan	Scale 1:100 @ A1 1:200 @ A3	Date JUNE 2025
	Drawing title	
	LOADING CROSS SECTION	
	Project no. 1081	Drawing no. A303
	Drawn YW	
	Drawing status DA SUBMISSION	



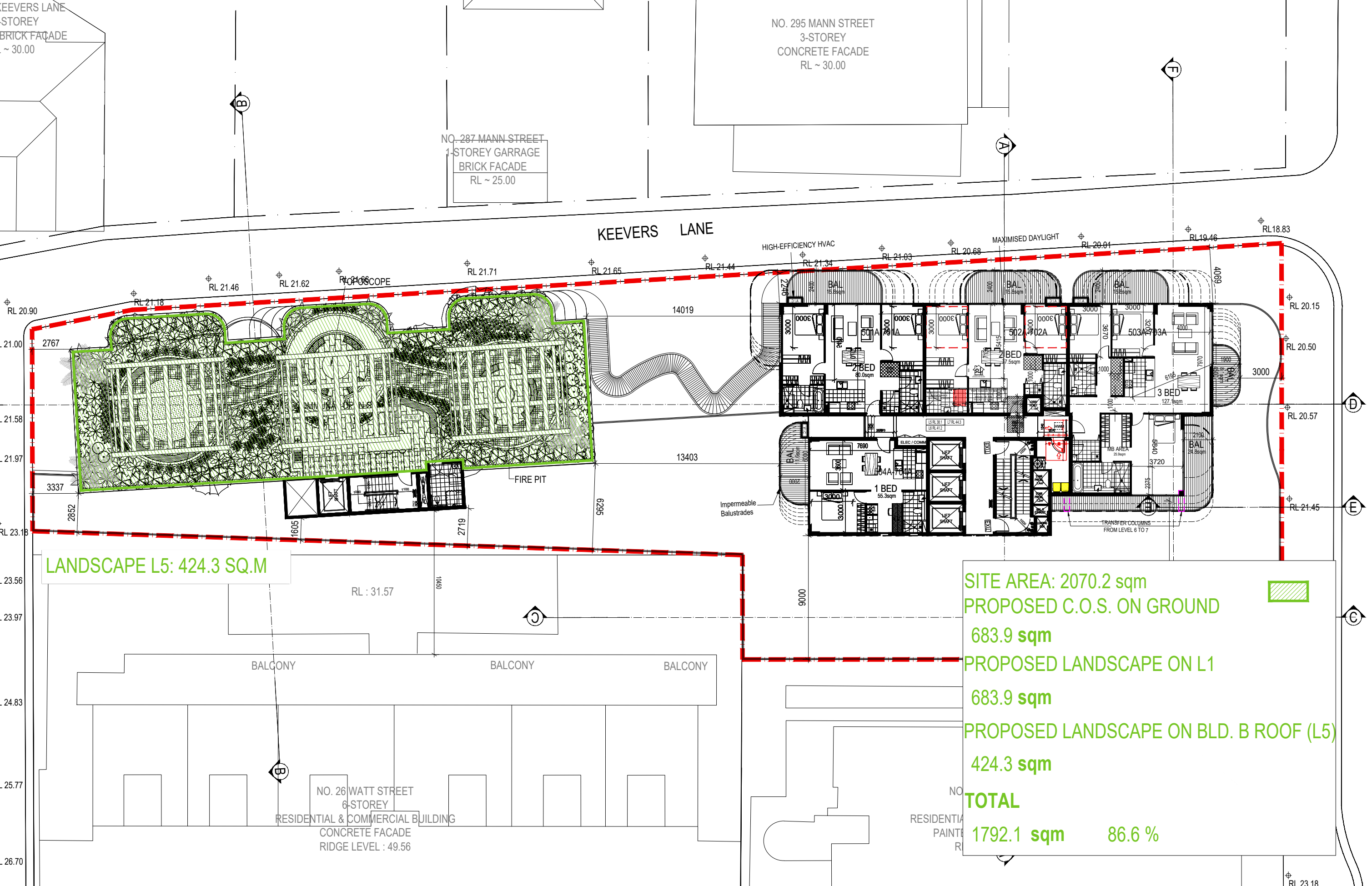
BUILDING A PROPOSED ADAPTABLE UNIT MIX						
1-BEDROOM ADAPTABLE UNITS	705A	805A	905A	1005A	1105A	1205A 1305A
	1405A	1505A	1605A	1705A	1805A	
TOTAL	12 ADAPTABLE UNITS					

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, THE ARCHITECTS SHALL BE RESPONSIBLE FOR THE REPRESENTATION OF INACCURACY OF ITS OWNERS, AGENTS OR CONSULTANTS THAT THE DRAWING 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 DETAILS OF WORK SHALL HAVE 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 Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
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	DA LOGGED	YW	08/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								



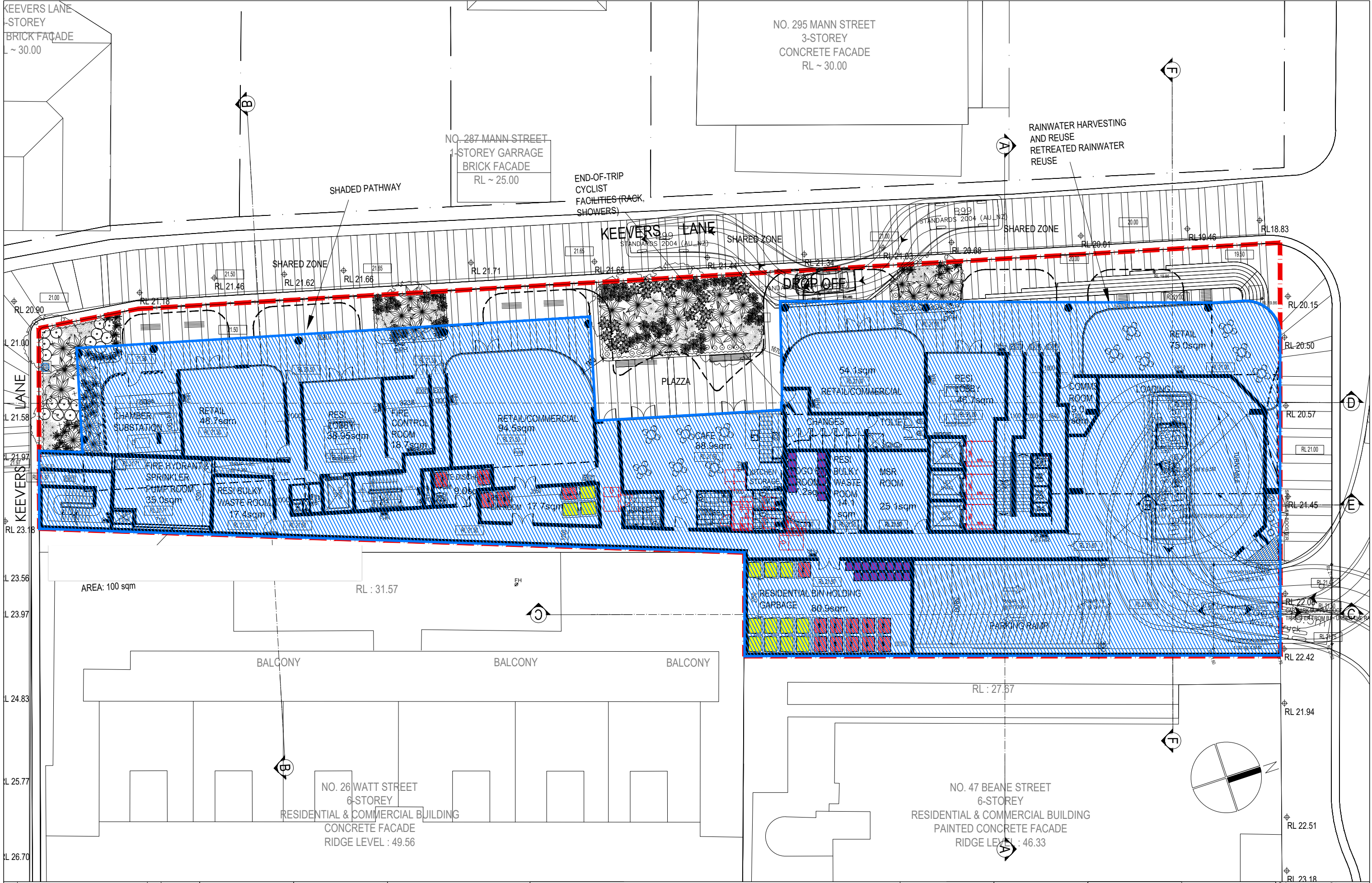
NOTE: * ADAPTABLE UNITS

SILVER UNITS



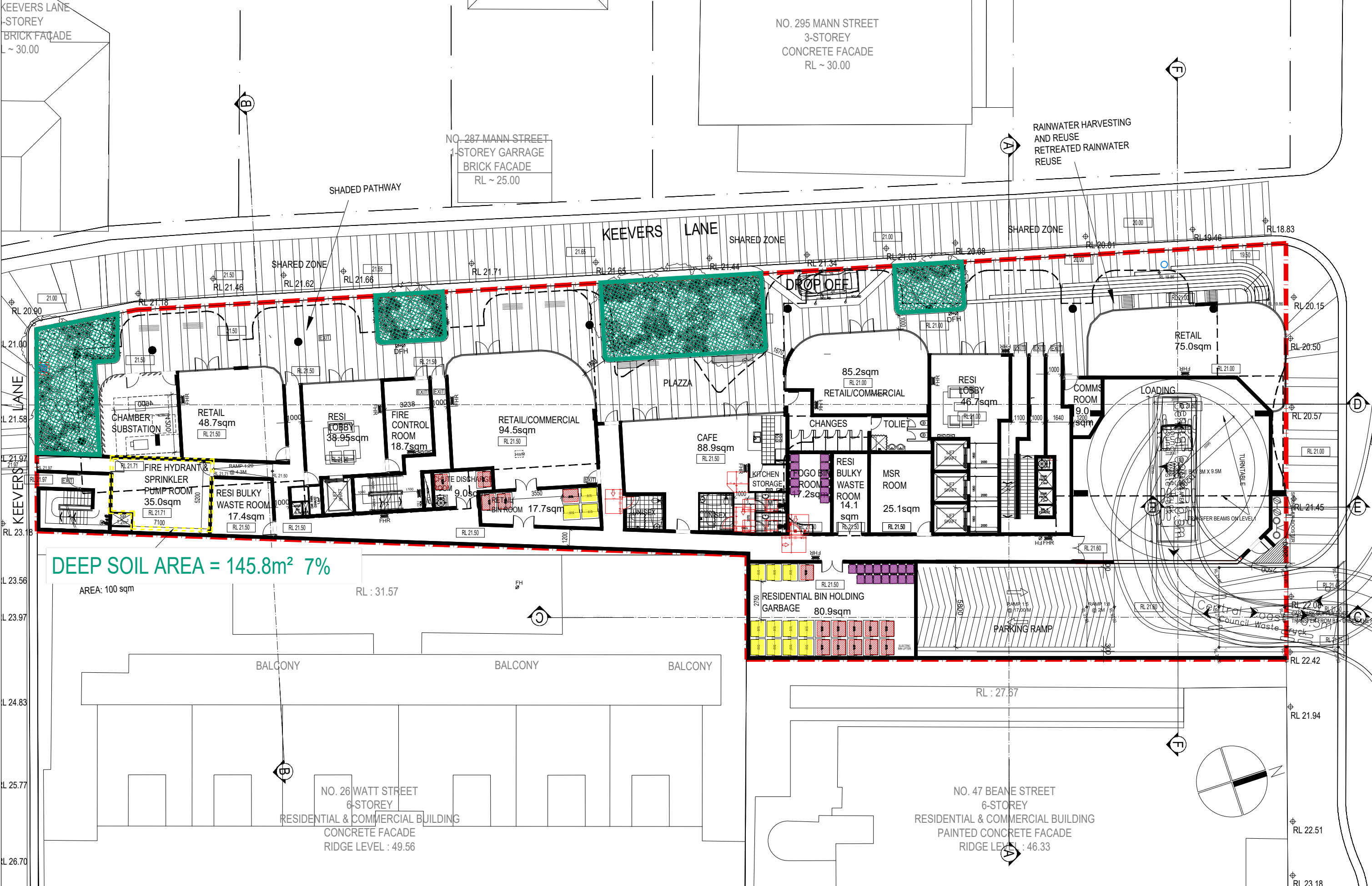
LANDSCAPE L5: 424.3 SQ.M

SITE AREA: 2070.2 sqm
PROPOSED C.O.S. ON GROUND
683.9 sqm
PROPOSED LANDSCAPE ON L1
683.9 sqm
PROPOSED LANDSCAPE ON BLD. B ROOF (L5)
424.3 sqm
TOTAL
1792.1 sqm 86.6 %



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Drawing Label	Client	Architects	Project	Project address	Key plan	Scale	Date	Page
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 OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. THE DRAWINGS ARE FINAL FOR THE PROPOSED DEVELOPMENT AND 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 OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. THE DRAWINGS ARE FINAL FOR THE PROPOSED DEVELOPMENT AND WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.			MING TIAN REAL PROPERTY PTY LTD	tony boudh ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Scale: 1:125 @ A1 1:250 @ A3 1:500 @ A4	Date: JUNE 2025	125
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	DALOGGED	YW	08/2025												
F	FINAL SUBMISSION	ZS	27/03/2026												

SITE COVERAGE DIAGRAM



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 OF THE DESIGN OR THE DESIGNER'S LIABILITY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE DESIGNER'S LIABILITY SHALL BE 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	body plnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4	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 LOGGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

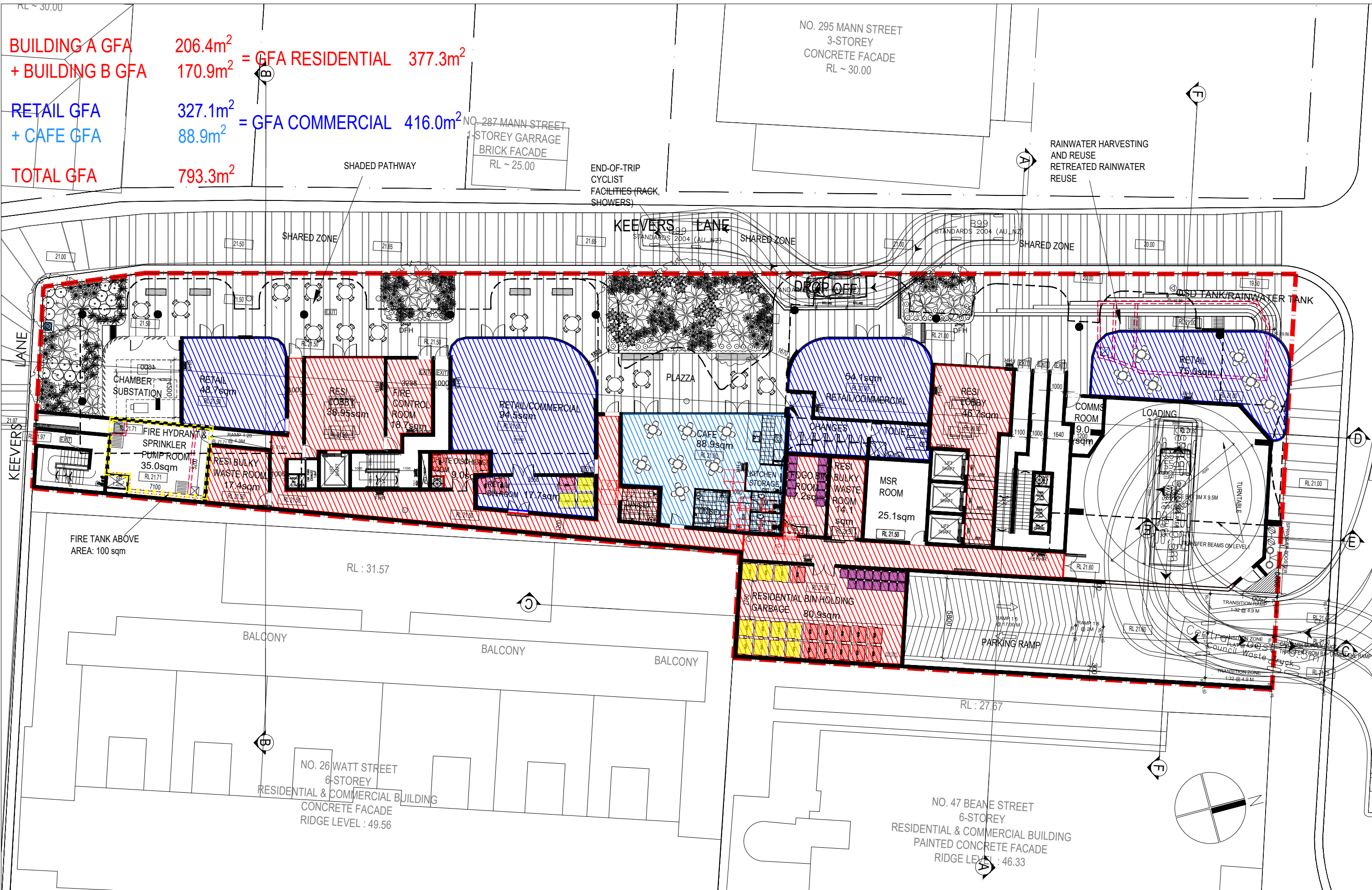
Plot Style

TOTAL_A1_PLOT_STYLE

DEEP SOIL DIAGRAM

Project no. 1081 Drawing no. A 506

Drawing status DA SUBMISSION



BUILDING A GFA 206.4m²
+ BUILDING B GFA 170.9m² = GFA RESIDENTIAL 377.3m²

RETAIL GFA 327.1m²
+ CAFE GFA 88.9m² = GFA COMMERCIAL 416.0m²

TOTAL GFA 793.3m²

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 OF THE DEVELOPER OR ITS SURVIVORS, 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 DETAIL, OR 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 KEEVERS LANE, GOSFORD, 2163 NSW		2.5 5 7.5 10 12.5	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	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	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.									
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026		THESE DRAWINGS AND ANY WORKS EXECUTED AS A RESULT OF THESE DRAWINGS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP BY THE CLIENT OR THE DEVELOPER.									

GROUND FLOOR GFA DIAGRAM



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. DRAWINGS 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.	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	tony ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4	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

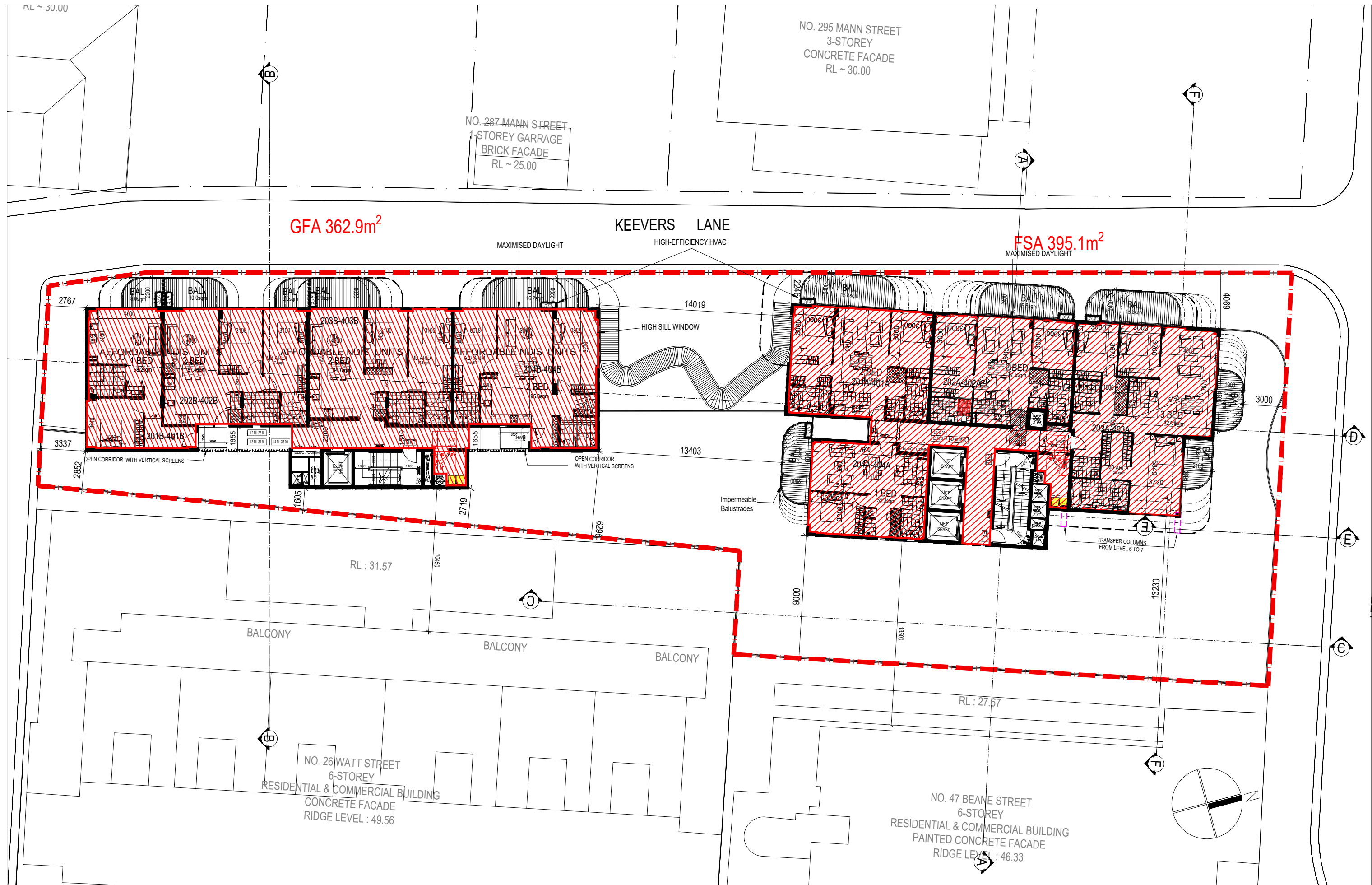
TODAY_PLOT_STYLE.dwg

LEVEL 1 GFA DIAGRAM

Project no. 1081 Drawing no. A601

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. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE PROPOSED DEVELOPMENT OR ITS DIMENSIONS. DIMENSIONS OF 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	tony plnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4	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											

LEVEL 2-4 GFA DIAGRAM

Project no. 1081 Drawing no. A602

Drawn YW

Drawing status DA SUBMISSION

A606-Schedule of Areas

Project:	Beane Street & Keever Lane Housing Development	Project No.	1081
Project Address:	43-45 Beane Street & 2 Keevers Lane, Gosford, 2163 NSW		
Consent Authority:			
Site Area:	=	TOTAL SITE AREA	Development Application
		2070.3 m ²	
Allowable FSR = 6.175			
Allowable FSA = 12784			

Design Revision No:	F	Day	12	19	27				
		Month	6	8	3				
		Year	25	25	26				

AREA SCHEDULE & UNIT NUMBER SCHEDULE						
BUILDING A						
	FSA		1 BED	2 BED	3 BED	
Ground (Commercial)	416.0	m ²				
Ground (Residential)	377.3	m ²				
Level 1	318.8	m ²	1	1	1	
Level 2	395.0	m ²	1	2	1	
Level 3	395.0	m ²	1	2	1	
Level 4	395.0	m ²	1	2	1	
Level 5	395.5	m ²	1	2	1	
Level 6	395.5	m ²	1	2	1	
Level 7	395.5	m ²	1	2	1	
Level 8	413.8	m ²	2	3	0	
Level 9	413.8	m ²	2	3	0	
Level 10	413.8	m ²	2	3	0	
Level 11	413.8	m ²	2	3	0	
Level 12	413.8	m ²	2	3	0	
Level 13	413.8	m ²	2	3	0	
Level 14	413.8	m ²	2	3	0	
Level 15	413.8	m ²	2	3	0	
Level 16	413.8	m ²	2	3	0	
Level 17	413.8	m ²	2	3	0	
Level 18	413.8	m ²	2	3	0	
Level 19	382.7	m ²	1	2	1	
Level 20	382.7	m ²	1	2	1	
Level 21	382.7	m ²	1	2	1	
Level 22	382.7	m ²	1	2	1	
Level 23	382.7	m ²	1	2	1	
Level 24	382.7	m ²	1	2	1	
Level 25	382.7	m ²	1	2	1	
Level 26	382.7	m ²	1	2	1	
Total	11097.00	m ²	37	62	15	
			114			
BUILDING B						
	FSA		1 BED	2 BED	3 BED	
Level 1	363.3	m ²	1	3	0	
Level 2	362.9	m ²	1	3	0	
Level 3	362.9	m ²	1	3	0	
Level 4	362.9	m ²	1	3	0	
Total	1452.0	m ²	4	12	0	
			16			

UNIT MIX SCHEDULE				
	1 BED	2 BED	3 BED	Total
Building A	37	62	15	114
Building B	4	12	0	16
Unit Sub-total	41	74	15	130
	32%	57%	12%	100%

TOTAL GFA				
Residential	12,133.00	m ²	5.86	:1
Retail	416.00	m ²	0.20	:1
Total GFA	12,549.00	m ²	6.06	:1

Unit Breakdown Schedule

L1,L2-3,L4-7,L8-9,L10

Project : 1081

Issue date: 3/27/2026

Design Revision No:

F

Unit number marked with asterisk (*) indicated an adaptable unit.

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)	Compliance
Building A									
LEVEL 1									
101A	2 BEDROOM	80.0 m²	17.7 m²	97.70 m²	8.00	4.00	5.80	9.80	4.00
102A	3 BEDROOM	133.1 m²	40.7 m²	173.80 m²	10.00	11.30	7.60	18.90	11.30
103A	1 BEDROOM	55.3 m²	19.1 m²	74.40 m²	6.00	3.00	6.90	9.90	3.00
LEVEL 2									
201A	2 BEDROOM	80.0 m²	15.8 m²	95.80 m²	8.00	4.00	6.70	10.70	4.00
202A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.40	8.40	4.00
203A	3 BEDROOM	127.1 m²	31.2 m²	158.30 m²	10.00	6.90	7.50	14.40	6.90
204A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	5.50	8.50	3.00
LEVEL 3									
301A	2 BEDROOM	80.0 m²	15.8 m²	95.80 m²	8.00	4.00	4.00	8.00	4.00
302A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	4.00
303A	3 BEDROOM	127.1 m²	31.2 m²	158.30 m²	10.00	6.90	7.70	14.60	6.90
304A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	4.00	7.00	3.00
LEVEL 4									
401A	2 BEDROOM	80.0 m²	15.8 m²	95.80 m²	8.00	4.00	10.00	14.00	4.00
402A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.10	8.10	4.00
403A	3 BEDROOM	127.1 m²	31.2 m²	158.30 m²	10.00	6.90	4.10	11.00	6.90
404A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	5.60	8.60	3.00
LEVEL 5									
501A	2 BEDROOM	80.0 m²	15.8 m²	95.80 m²	8.00	4.00	4.80	8.80	4.00
502A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	4.00
503A	3 BEDROOM	127.1 m²	32.9 m²	160.00 m²	10.00	6.90	6.20	13.10	6.90
504A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	4.00	7.00	3.00
LEVEL 6									
601A	2 BEDROOM	80.0 m²	15.8 m²	95.80 m²	8.00	4.00	4.00	8.00	4.00
602A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.50	8.50	4.00
603A	3 BEDROOM	127.1 m²	32.9 m²	160.00 m²	10.00	6.90	7.30	14.20	6.90
604A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	6.70	9.70	3.00
LEVEL 7									
701A	2 BEDROOM	80.0 m²	15.8 m²	80.10 m²	8.00	4.00	6.70	10.70	4.00
702A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	5.30	9.30	4.00
703A	3 BEDROOM	127.1 m²	32.9 m²	160.00 m²	8.00	6.90	4.00	10.90	6.90
704A	1 BEDROOM	55.3 m²	11.6 m²	66.90 m²	6.00	3.00	4.00	7.00	3.00
LEVEL 8									
801A	2 BEDROOM	80.3 m²	36.6 m²	116.90 m²	8.00	4.00	4.00	8.00	4.00
802A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	6.20	10.20	4.00
803A	2 BEDROOM	80.0 m²	23.9 m²	103.90 m²	8.00	4.00	4.00	8.00	4.00
804A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	4.00	7.80	3.80
805A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	4.00	7.00	3.00
LEVEL 9									
901A	2 BEDROOM	80.3 m²	34.9 m²	115.20 m²	8.00	4.00	4.00	8.00	4.00
902A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	4.00
903A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.00	8.00	4.00
904A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	4.00	7.80	3.80
905A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	4.00	7.00	3.00
LEVEL 10									
1001A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	4.00	8.00	0.00
1002A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.90	8.90	4.00
1003A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.90	8.90	4.00
1004A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	5.40	9.20	3.80
1005A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	4.20	7.20	3.00
LEVEL 11									
1101A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	5.90	9.90	4.00
1102A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	5.60	9.60	4.00
1103A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.90	8.90	4.00
1104A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	6.70	10.50	3.80
1105A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	6.80	9.80	3.00
LEVEL 12									
1201A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	4.70	8.70	4.00
1202A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.10	8.10	4.00
1203A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.00	8.00	4.00
1204A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	3.70	7.50	3.80
1205A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	3.70	6.70	3.00
LEVEL 13									
1301A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	11.70	15.70	4.00
1302A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	11.00	15.00	4.00
1303A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	6.90	10.90	4.00
1304A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	8.20	12.00	3.80
1305A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	7.50	10.50	3.00
LEVEL 14									
1401A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	7.90	11.90	4.00
1402A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	8.30	12.30	4.00
1403A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	11.00	15.00	4.00
1404A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	7.50	11.30	3.80
1405A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	7.70	10.70	3.00
LEVEL 15									
1501A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	5.60	9.60	4.00
1502A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	6.20	10.20	4.00
1503A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	5.30	9.30	1.30
1504A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	7.10	10.90	4.90
1505A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	4.80	7.80	1.80
LEVEL 16									
1601A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	4.00	8.00	0.00
1602A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	0.00
1603A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.00	8.00	0.00
1604A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	4.50	8.30	2.30
1605A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	6.70	9.70	3.70
LEVEL 17									
1701A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	4.00	8.00	0.00
1702A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	0.00
1703A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.00	8.00	0.00
1704A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	6.20	10.00	4.00
1705A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	5.30	8.30	2.30
LEVEL 18									
1801A	2 BEDROOM	80.3 m²	38.5 m²	118.80 m²	8.00	4.00	4.00	8.00	0.00
1802A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	0.00
1803A	2 BEDROOM	80.9 m²	23.9 m²	104.80 m²	8.00	4.00	4.00	8.00	0.00
1804A	1 BEDROOM	55.1 m²	12.2 m²	67.30 m²	6.00	3.80	4.00	7.80	1.80
1805A	1 BEDROOM	69.0 m²	11.6 m²	80.60 m²	6.00	3.00	4.00	7.00	1.00
LEVEL 19									
1901A	2 BEDROOM	80.0 m²	38.5 m²	118.50 m²	8.00	4.20	5.30	9.50	1.50
1902A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	0.00
1903A	3 BEDROOM	117.2 m²	51.6 m²	168.80 m²	10.00	8.60	5.60	14.20	4.20
1904A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.70	6.70	0.70
LEVEL 20									
2001A	2 BEDROOM	80.0 m²	33.5 m²	113.50 m²	8.00	4.20	6.90	11.10	3.10
2002A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.10	8.10	0.10
2003A	3 BEDROOM	117.2 m²	43.8 m²	161.00 m²	10.00	8.60	8.20	16.80	6.80
2004A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.70	6.70	0.70
LEVEL 21									
2101A	2 BEDROOM	80.0 m²	32.9 m²	112.90 m²	8.00	4.20	6.20	10.40	2.40
2102A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	5.30	9.30	1.30
2103A	3 BEDROOM	117.2 m²	38.4 m²	155.60 m²	10.00	8.60	7.50	16.10	6.10
2104A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.00	6.00	0.00
LEVEL 22									
2201A	2 BEDROOM	80.0 m²	32.8 m²	112.80 m²	8.00	4.20	4.70	8.90	0.90

Unit Breakdown Schedule

L1,L2-3,L4-7,L8-9,L10

Project : 1081

Issue date: 3/27/2026

Design Revision No: F

Unit number marked with asterisk (*) indicated an adaptable unit.

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)	Compliance
2202A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	6.80	10.80	2.80
2203A	3 BEDROOM	117.2 m²	32.2 m²	149.40 m²	10.00	8.60	7.90	16.50	6.50
2204A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.60	6.60	0.60
LEVEL 23									0.00
2301A	2 BEDROOM	80.0 m²	32.8 m²	112.80 m²	8.00	4.20	6.70	10.90	2.90
2302A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	7.10	11.10	3.10
2303A	3 BEDROOM	117.2 m²	17.1 m²	134.30 m²	10.00	8.60	8.30	16.90	6.90
2304A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.90	6.90	0.90
LEVEL 24									0.00
2401A	2 BEDROOM	80.0 m²	32.8 m²	112.80 m²	8.00	4.20	5.30	9.50	1.50
2402A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	5.40	9.40	1.40
2403A	3 BEDROOM	117.2 m²	17.1 m²	134.30 m²	10.00	8.60	11.00	19.60	9.60
2404A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.30	6.30	0.30
LEVEL 25									0.00
2501A	2 BEDROOM	80.0 m²	32.8 m²	112.80 m²	8.00	4.20	4.00	8.20	0.20
2502A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	6.00	10.00	2.00
2503A	3 BEDROOM	117.2 m²	17.1 m²	134.30 m²	10.00	8.60	7.70	16.30	6.30
2504A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.90	6.90	0.90
LEVEL 26									0.00
2601A	2 BEDROOM	80.0 m²	32.8 m²	112.80 m²	8.00	4.20	4.00	8.20	0.20
2602A	2 BEDROOM	77.5 m²	15.8 m²	93.30 m²	8.00	4.00	4.00	8.00	0.00
2603A	3 BEDROOM	117.2 m²	17.1 m²	134.30 m²	10.00	8.60	5.60	14.20	4.20
2604A	1 BEDROOM	55.3 m²	12.3 m²	67.60 m²	6.00	3.00	3.90	6.90	0.90

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)	Compliance
Building B									
LEVEL 1									
101B	1 BEDROOM	58.2 m²	8.0 m²	66.20 m²	6.00	3.00	4.80	7.80	3.00
102B	2 BEDROOM	87.4 m²	16.0 m²	103.40 m²	8.00	4.00	4.00	8.00	4.00
103B	2 BEDROOM	84.7 m²	10.1 m²	94.80 m²	8.00	4.00	4.00	8.00	4.00
104B	2 BEDROOM	95.8 m²	19.1 m²	114.90 m²	8.00	4.20	4.00	8.20	4.20
LEVEL 2									0.00
201B	1 BEDROOM	58.2 m²	8.0 m²	66.20 m²	6.00	3.00	4.50	7.50	3.00
202B	2 BEDROOM	87.4 m²	16.0 m²	103.40 m²	8.00	4.00	6.70	10.70	4.00
203B	2 BEDROOM	84.7 m²	10.1 m²	94.80 m²	8.00	4.00	6.70	10.70	4.00
204B	2 BEDROOM	95.8 m²	19.1 m²	114.90 m²	8.00	4.20	11.70	15.90	4.20
									0.00
301B	1 BEDROOM	58.2 m²	8.0 m²	66.20 m²	6.00	3.00	11.00	14.00	3.00
302B	2 BEDROOM	87.4 m²	16.0 m²	103.40 m²	8.00	4.00	5.30	9.30	4.00
303B	2 BEDROOM	84.7 m²	10.1 m²	94.80 m²	8.00	4.00	4.00	8.00	4.00
304B	2 BEDROOM	95.8 m²	19.1 m²	114.90 m²	8.00	4.20	6.90	11.10	4.20
LEVEL 4									0.00
401B	1 BEDROOM	58.2 m²	8.0 m²	66.20 m²	6.00	3.00	8.20	11.20	3.00
402B	2 BEDROOM	87.4 m²	16.0 m²	103.40 m²	8.00	4.00	7.50	11.50	4.00
403B	2 BEDROOM	84.7 m²	10.1 m²	94.80 m²	8.00	4.00	7.90	11.90	4.00
404B	2 BEDROOM	95.8 m²	19.1 m²	114.90 m²	8.00	4.20	8.30	12.50	4.20
									0.00