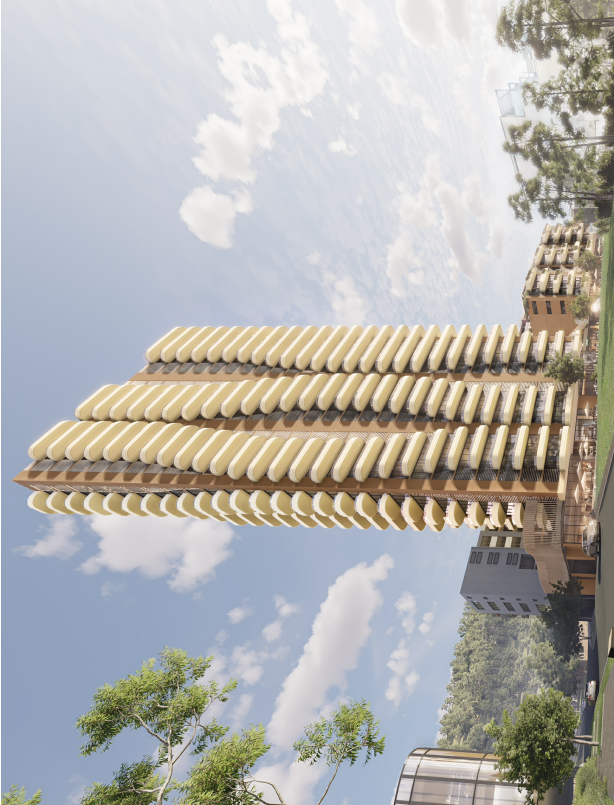

Appendix B – Proposed Development Plans

ARCHITECTURAL DRAWING SET



SITE AREA	2070.2 m ²
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 m ²
GFA (PROPOSED)	12,549.00 m ²
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 Environmental 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 Analysis
- A005 - Site Analysis
- A006 - Site Brdg's - Eye View
- A007 - Site Plan 1:1000
- APPROVED DA (BY DVMYNE DESIGN)**
- Approved DA - Yield Study
- Approved DA - B2
- Approved DA - B2
- Approved DA - L1
- Approved DA - L1
- Approved DA - L4
- Approved DA - Typical
- Approved DA - RF
- Approved DA - Sections
- Approved DA - Elevations
- Approved DA - Perspective

- A008 - Site Plan 1:300
- A009 - Site Analysis
- A010 - Urban Design Principles
- A011 - Land Use in the Vicinity
- A012 - Streetscape 1
- A013 - Existing Streetscape Keever's 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 - City View Analysis Perspective - Future
- A034 - City View Analysis Elevation - 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 - LEP Control
- 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

- A070 - Site Section B - Approve
- A071 - Site Section B - Proposed
- A080 - Built Form Strategy
- A081 - 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 Plan
- A151 - Alternate Option 1 - Basement Plan
- A152 - Alternate Option 1 - Level 1 Floor Plan
- A153 - Alternate Option 1 - Loading Cross Section
- A154 - Tanks Location in Elevation
- A155 - Alternate Option 1 - Ramp Section
- A156 - Alternate Option 2 - Ground Floor
- A161 - Alternate Option 3 - Ground Floor
- A162 - Alternate Option 3 - Basement
- A163 - Setback Diagram - Option 1
- A164 - Setback Diagram - Option 1
- A165 - Setback Diagram - Option 1
- A166 - Setback Diagram - Option 2
- A167 - Setback Diagram - Option 2
- A168 - Setback Diagram - Option 2
- A169 - Setback Diagram - Option 2
- A170 - Setback Diagram - Option 2
- A171 - Fish Lane - Brisbane
- A172 - Setback Diagram - Option 1
- A173 - Setback Diagram - Option 1
- A174 - Setback Diagram - Option 1
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- A186 - Setback Diagram - Option 1
- A187 - Setback Diagram - Option 1
- A188 - Setback Diagram - Option 1

MASSING & PERSPECTIVES

- A190 - Perspective 1
- A191 - Perspective 2
- A192 - Perspective 3
- A193 - Perspective 4

ELEVATIONS

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

- A199 - Future Keever's Lane Streetscape
- A200 - Elevation West - Building A
- A201 - Elevation West - Building A
- A202 - Elevation North - Building A
- A203 - Elevation North - 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
- A303 - 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 Diagram
- A506 - Deep Soil Diagram

FSF 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

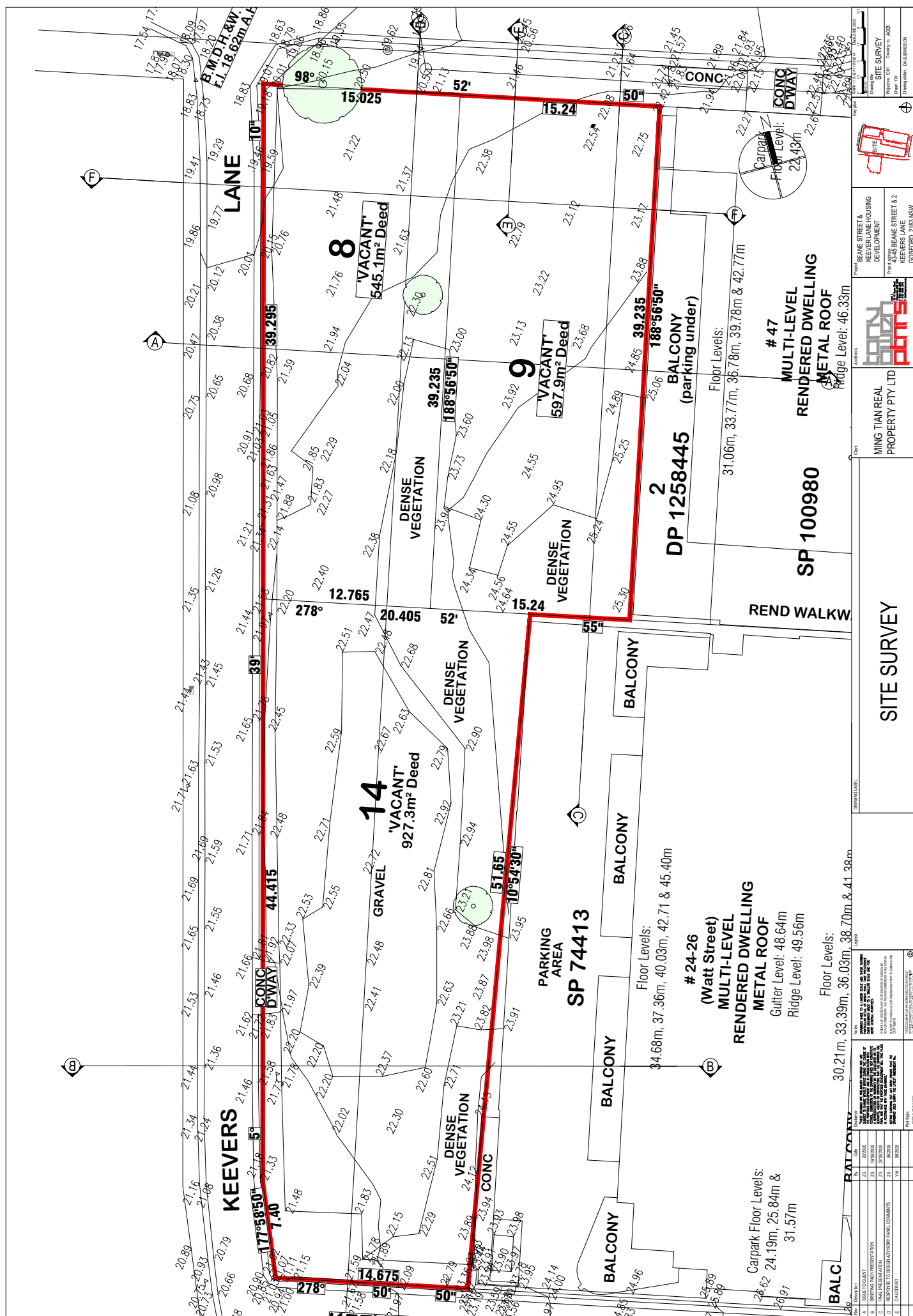
- A700 - GF Ventilation Diagram
- A701 - L1 Ventilation Diagram
- A702 - L2-4 Ventilation Diagram
- A703 - L5-7 Ventilation Diagram
- A704 - L8-10 Ventilation Diagram

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 Diagram 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 - Proposed 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
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- A1053 - Elevational Shadow 9pm - 47 Beane St
- A1054 - Elevational Shadow 10pm - 47 Beane St
- A1055 - Elevational Shadow 11pm - 47 Beane St
- A1056 - Elevational Shadow 12pm - 47 Beane St
- A1057 - Elevational Shadow 1pm - 47 Beane St
- A1058 - Elevational Shadow 2pm - 47 Beane St
- A1059 - Elevational Shadow 3pm - 47 Beane St
- A1060 - Elevational Shadow 4pm - 47 Beane St
- A1061 - Elevational Shadow 5pm - 47 Beane St
- A1062 - Elevational Shadow 6pm - 47 Beane St
- A1063 - Elevational Shadow 7pm - 47 Beane St
- A1064 - Elevational Shadow 8pm - 47 Beane St
- A1065 - Elevational Shadow 9pm - 47 Beane St
- A1066 - Elevational Shadow 10pm - 47 Beane St
- A1067 - Elevational Shadow 11pm - 47 Beane St
- A1068 - Elevational Shadow 12pm - 47 Beane St
- A1069 - Elevational Shadow 1pm - 47 Beane St
- A1070 - Elevational Shadow 2pm - 47 Beane St
- A1071 - Elevational Shadow 3pm - 47 Beane St
- A1072 - Elevational Shadow 4pm - 47 Beane St
- A1073 - Elevational Shadow 5pm - 47 Beane St
- A1074 - Elevational Shadow 6pm - 47 Beane St
- A1075 - Elevational Shadow 7pm - 47 Beane St
- A1076 - Elevational Shadow 8pm - 47 Beane St
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- A1080 - Elevational Shadow 12pm - 47 Beane St
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- A1085 - Elevational Shadow 5pm - 47 Beane St
- A1086 - Elevational Shadow 6pm - 47 Beane St
- A1087 - Elevational Shadow 7pm - 47 Beane St
- A1088 - Elevational Shadow 8pm - 47 Beane St
- A1089 - Elevational Shadow 9pm - 47 Beane St
- A1090 - Elevational Shadow 10pm -

[illegible]

DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT

Site area	= 20703.3 sq m
Building area	= 1,126.6 sq m
Site cover	= 54.4 %
Gross floor area	= 8,222.4 sq m
Floor space ratio	= 3.8 : 1

FLOOR AREAS	BLOCK A	BLOCK B
Basement Level 3*	= 864.6 sq m*	
Basement Level 2*	= 1,752.7 sq m*	
Basement Level 1*		
Ground Floor Level	= 262.6 sq m	= 308.2 sq m
Level 1	= 408 sq m	= 387.6 sq m
Level 2	= 416.3 sq m	= 387.6 sq m
Level 3	= 416.3 sq m	
Level 4	= 416.3 sq m	
Level 5	= 416.3 sq m	
Level 6	= 416.3 sq m	
Level 7	= 416.3 sq m	
Level 8	= 332.1 sq m	
Level 9	= 332.1 sq m	
Level 10	= 332.1 sq m	
Level 11	= 332.1 sq m	
Level 12	= 332.1 sq m	
Level 13	= 332.1 sq m	
Level 14	= 332.1 sq m	
Level 15	= 332.1 sq m	
Level 16	= 332.1 sq m	
Level 17	= 332.1 sq m	
Level 18	= 332.1 sq m	
SUB TOTAL	= 6,811.4 sq m	= 1,411 sq m
TOTAL	= 8,222.4 sq m	

* indicates area NOT included in floor area calculations

	Residential Carpark	Commercial Carpark	Visitor Carpark	Disabled Visitor Carpark	Total Carpark	Storage Spaces	Bicycle Bays
Basement Level 3	22				22	16	20
Basement Level 2	39	5			44	43	
Basement Level 1	20	5	18		43	32	
Ground Floor Level			5	1	6	9	
PROPOSED TOTAL	91	5	19	115	100	20	

Landscaped Area
(includes soft + deep soil landscaping)

= 684.4 sq m (33%)

Deep Soil

= 177.28 sq m (8.6%)

Communal Open Space

= 211 sq m (10%)

The commitments set out below generally regulate how the proposed development is to be carried out - refer to BASIX Report for specific requirements:

- BLOCK A & B Commitments**
- (A) Unit Building**
- (i) Water**
- The applicant must install rainwater harvesting or low water use water saving devices throughout the area of land specified for the dwelling in the "Indigenous species" column found in the BASIX Certificate, as provide landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Proposed" table also found in the BASIX Certificate.
- (ii) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table in the BASIX Certificate.
- (iii) The pool or spa must be located as specified in the table in the BASIX Certificate.
- (iv) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.
- (v) Energy
- (a) The applicant must install each hot water system specified for the dwelling in the table in the BASIX Certificate, so that the dwellings hot water is supplied by the system specified in the table in the BASIX Certificate. The system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.
- (b) The dwellings hot water is supplied by that central system.
- (c) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural Lighting" column of the table in the BASIX Certificate (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.
- (ii) Thermal Comfort**
- (a) Where there is an air-in-air heating or cooling system, the applicant must:
- (i) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (ii) On a suspended floor install insulation with an R-value of not less than 1.0 around the perimeter of the slab; or
- (iii) install insulation with an R-value of not less than 1.0 around the perimeter of the slab.
- (b) The applicant must construct the floor and walls of the development in accordance with the specifications listed in the table in the BASIX Certificate.
- (c) Common areas and central systems/facilities**
- (i) Water**
- (a) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX Certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system) and to divert overflow as specified. Each system must be connected as specified.
- (b) The dwellings hot water is supplied by that central system.
- (c) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural Lighting" column of the table in the BASIX Certificate (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.
- (ii) Energy**
- (a) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the BASIX Certificate.

UNIT BREAKDOWN

DRAWING LIST

BLOCK A	1 bed	2 bed	3 bed	Total	
Ground Floor Level	0	0	0	0	DA01
Level 1	1	4	0	5	DA02
Level 2	0	5	0	5	DA03
Level 3	0	5	0	5	DA04
Level 4	0	5	0	5	DA05
Level 5	0	5	0	5	DA06
Level 6	0	5	0	5	DA07
Level 7	0	5	0	5	DA08
Level 8	0	4	0	4	DA09
Level 9	1	2	1	4	DA10
Level 10	1	2	1	4	DA11
Level 11	1	2	1	4	DA12
Level 12	1	2	1	4	DA13
Level 13	1	2	1	4	DA14
Level 14	0	4	0	4	DA15
Level 15	0	4	0	4	DA16
Level 16	0	4	0	4	DA17
Level 17	0	4	0	4	DA18
Level 18	0	4	0	4	DA19
SUBTOTAL	6	68	5	79	DA20
TOTAL - BLOCK A	79				DA21
BLOCK B	1 bed	2 bed	3 bed	Total	DA22
Ground Floor Level	0	4	0	4	DA23
Levels 1	1	4	0	5	DA24
Levels 2	1	4	0	5	
Level 3	1	4	0	5	
SUBTOTAL	3	16	0	19	
TOTAL - BLOCK B	19				
Sub Total	9 (9%)	84 (85%)	5 (5%)		
PROPOSED TOTAL	98				

PREVIOUSLY APPROVED DA

job no. 2172



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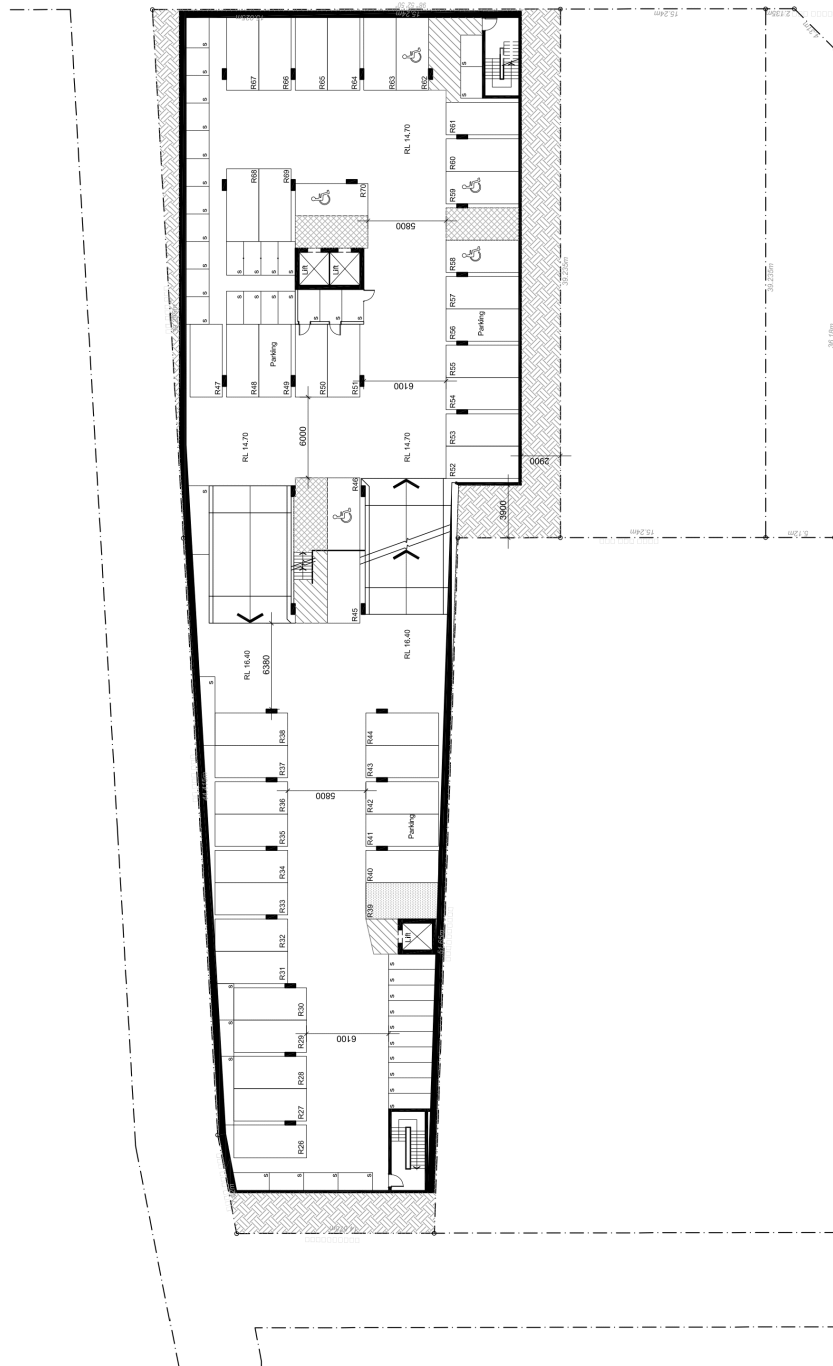
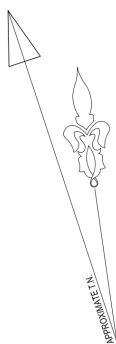
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Issue A: Development Application Issue 29.07.14

Beane Street & Keever's Lane, Gosford

Client: Mr Ken Chai



PREVIOUSLY APPROVED DA

BASEMENT 2

SCALE 1:200



d^d dvyne design
architectural design + construction

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26 Hawksview Street Guildford NSW 2161 Australia
Telephone 61 02 9721 1111 Facsimile 61 02 9721 1100
er@dvynedesign.com.au jack@dvynedesign.com.au

JOB DESCRIPTION
PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD

DRAWING TITLE

BASEMENT	CLIENT
----------	--------

WAI HE CHAI & LAI KING CHAI

GENERAL NOTES

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GENERAL NOTES

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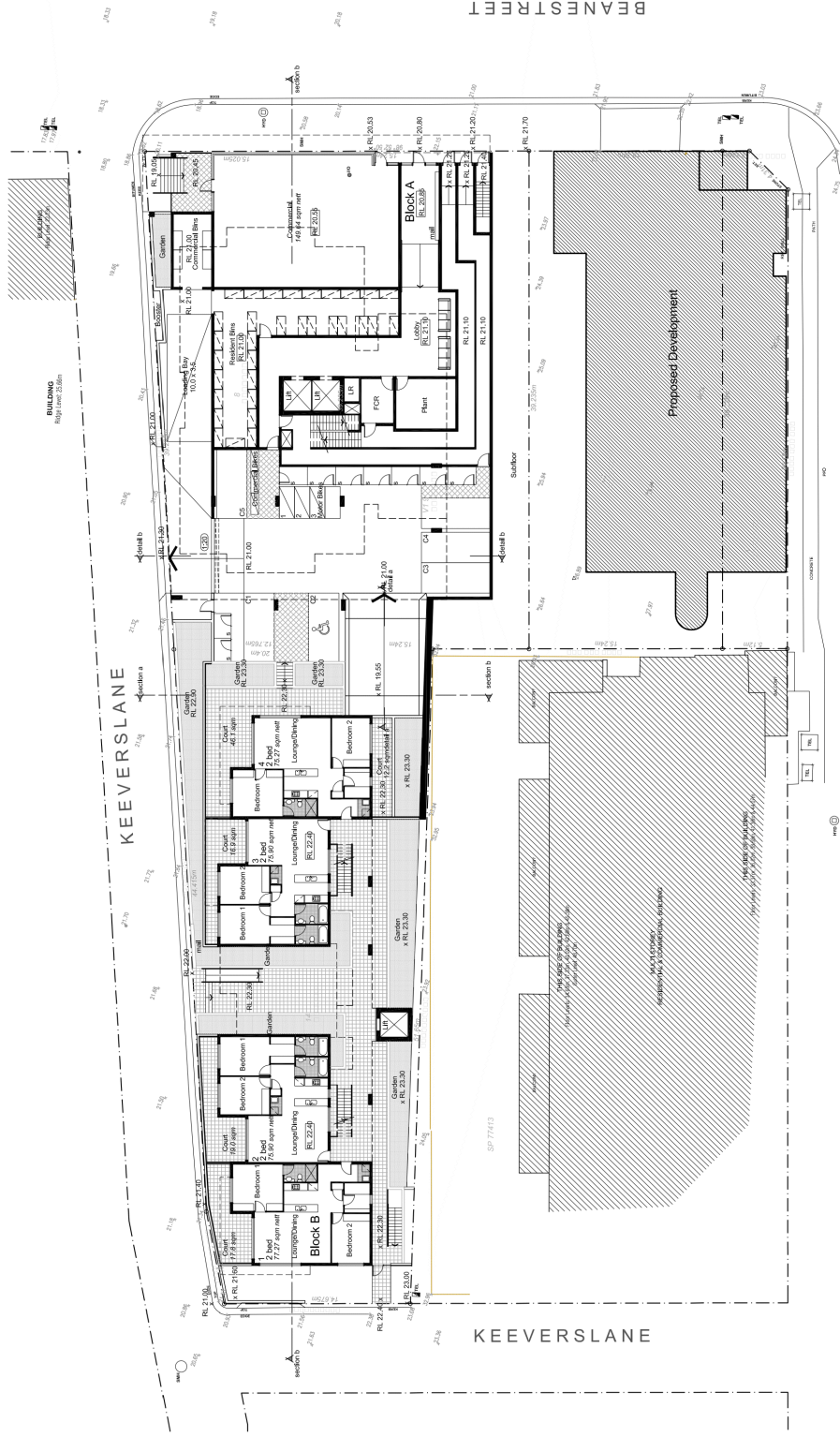
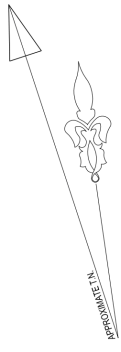
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SCALE	1:200
DWG/C NUMBER	A01

JOB NUMBER	17193-00
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NOT ISSUED FOR CONSTRUCTION
DATED: 27-03-2018

ISSUE	AMENDMENT	BY	DATE
A	CC PLANS ISSUED FOR CERTIFIER	JT	MAR 18



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SITE PLAN / GROUND FLOOR PLAN

SCALE 1:200

d^d dvyne design
architectural design + construction
ACN 106 027 418 ABN 68 106 027 418
126 Howksview Street Guildford NSW 2161 Australia
Telephone 02 927 1111 Facsimile 02 927 1100
pete@dvyndesign.com.au jake@dvyndesign.com.au

JOB DESCRIPTION
PROPOSED MIXED USE DEVELOPMENT
AT
43-45 BEANE STREET &
2 KEEVERS LANE, GOSFORD

DRAWING TITLE
SITE PLAN /
GROUND FLOOR PLAN
CLIENT
WAI HE CHAI & LAI KING CHAI

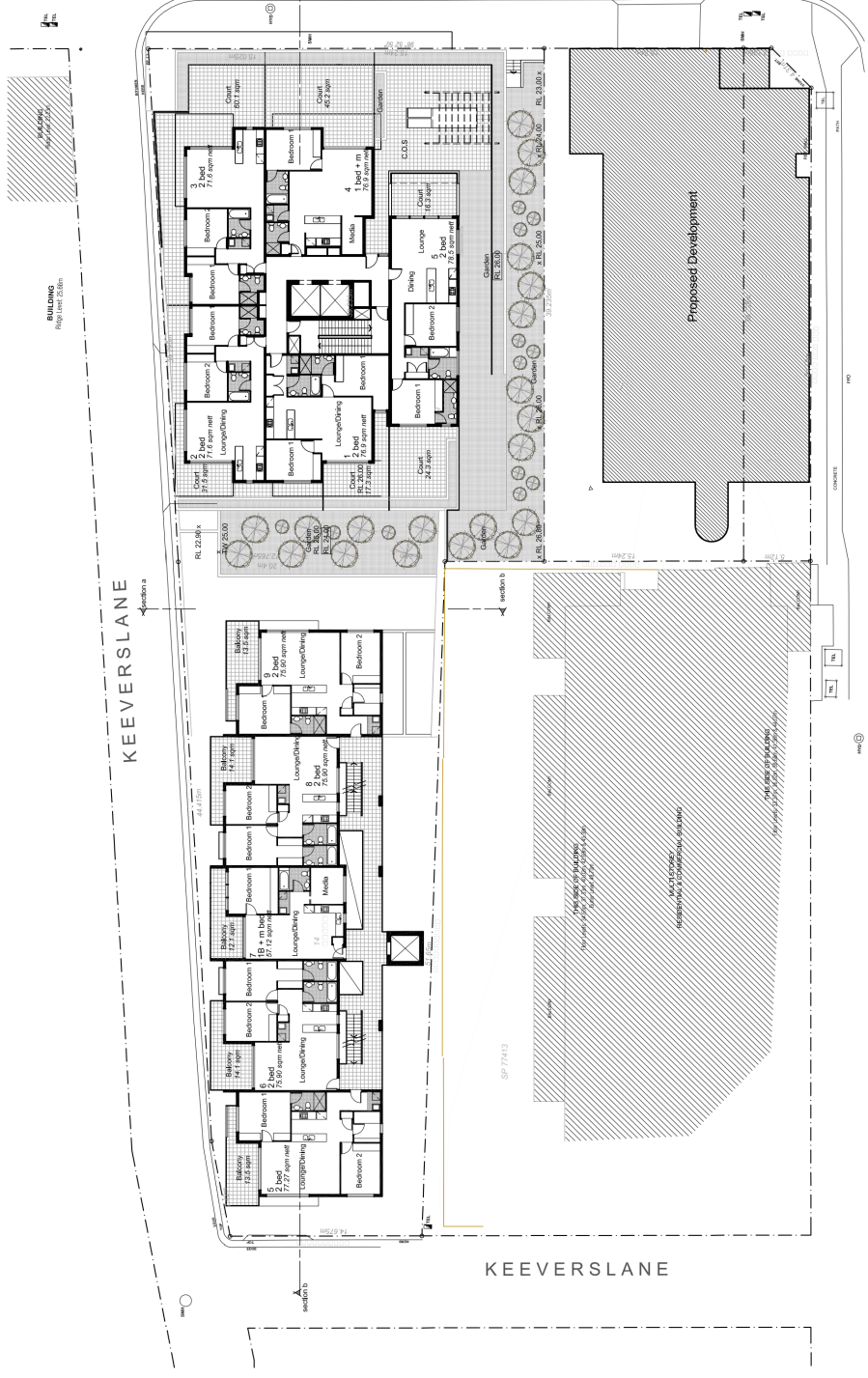
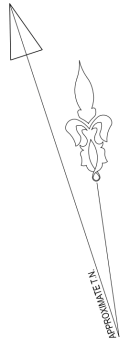
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DATE MAR 18
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SCALE 1:200
DWG NUMBER A01
JOB NUMBER 17193-00
ISSUE A

ISSUE AMENDMENT
A CC PLANS ISSUED FOR CERTIFIER

BY JT
DATE MAR 18

NOT ISSUED FOR CONSTRUCTION
DATED: 27-03-2018



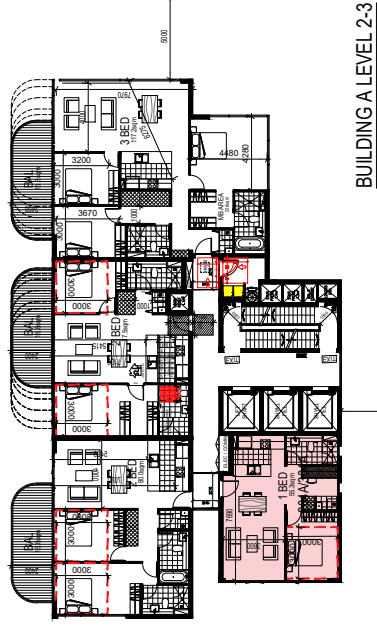
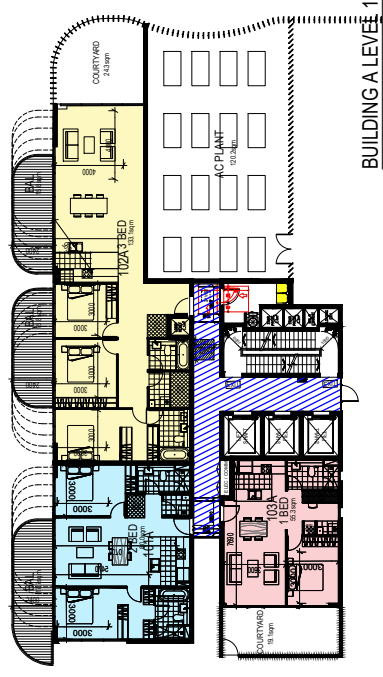
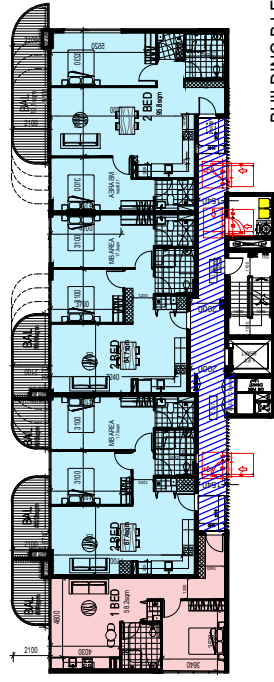
LEVEL 1

SCALE 1:200

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NOT ISSUED FOR CONSTRUCTION
DATED: 27-03-2018

d^d dvyne design architectural design + construction ACN 106 027 418 ABN 68 106 027 418 126 Hawksview Street Guildford NSW 2161 Australia Telephone 61 02 9721 1111 Facsimile 61 02 9721 1100 peter@dvyndesign.com.au jsc@dvyndesign.com.au	JOB DESCRIPTION PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD	DRAWING TITLE LEVEL 1 CLIENT WAI HE CHAI & LAI KING CHAI	GENERAL NOTES DO NOT SCALE THE DRAWING. READ ALL DIMENSIONS BEFORE COMMENCING NEW WORK. ALL DIMENSIONS SHALL CHECK AND VERIFY SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY GROUND LEVELS. COPYRIGHT THESE DRAWINGS REMAIN THE PROPERTY OF & Dvyne Design & Construction UNLESS OTHERWISE NOTED. WITHOUT WRITTEN CONSENT	ISSUE A	AMENDMENT	DATE JT MAR 18
				ISSUE A	AMENDMENT	DATE JT MAR 18



AFFORDABLE HOUSING DIAGRAM

43-45, BEANE STREET, GOSFORD-BUILDING B

	1BED	2BED	UNIT NUMBER	AREA (sqm)
GROUND FLOOR				
LEVEL 1	1	3	101B/102B/103B/104B	368.3 sqm
LEVEL 2	1	3	201B/202B/203B/204B	368.3 sqm
LEVEL 3	1	3	301B/302B/303B/304B	368.3 sqm
LEVEL 4	1	3	401B/402B/403B/404B	368.3 sqm
				1473.2 sqm

COMMON CORRIDOR SERVICING
ONLY AFFORDABLE HOUSING

AFFORDABLE HOUSING DIAGRAM

43-45, BEANE STREET, GOSFORD-BUILDING A

	1BED	2BED	3BED	UNIT NUMBER	AREA (sqm)
LEVEL 1	1	1	1	101A/102A/103A	305.2 sqm
LEVEL 2-3	2			204A/304A	110.6 sqm
					415.8 sqm

TOTAL GFA	12549.0 sqm
TOTAL RESIDENTIAL GFA	12133.0 sqm
BUILDING HEIGHT (30% increased on LEP requirement)	
REQUIRED AFFORDABLE HOUSING AREA (15% of TOTAL GFA)	1882.35 sqm
AFFORDABLE UNIT AREA PROVIDED	1889.0 sqm
TOTAL NUMBER OF UNITS	130
TOTAL NUMBER OF AFFORDABLE UNITS	21

[illegible][illegible]

DRAWING LABEL

AFFORDABLE HOUSING DIAGRAM

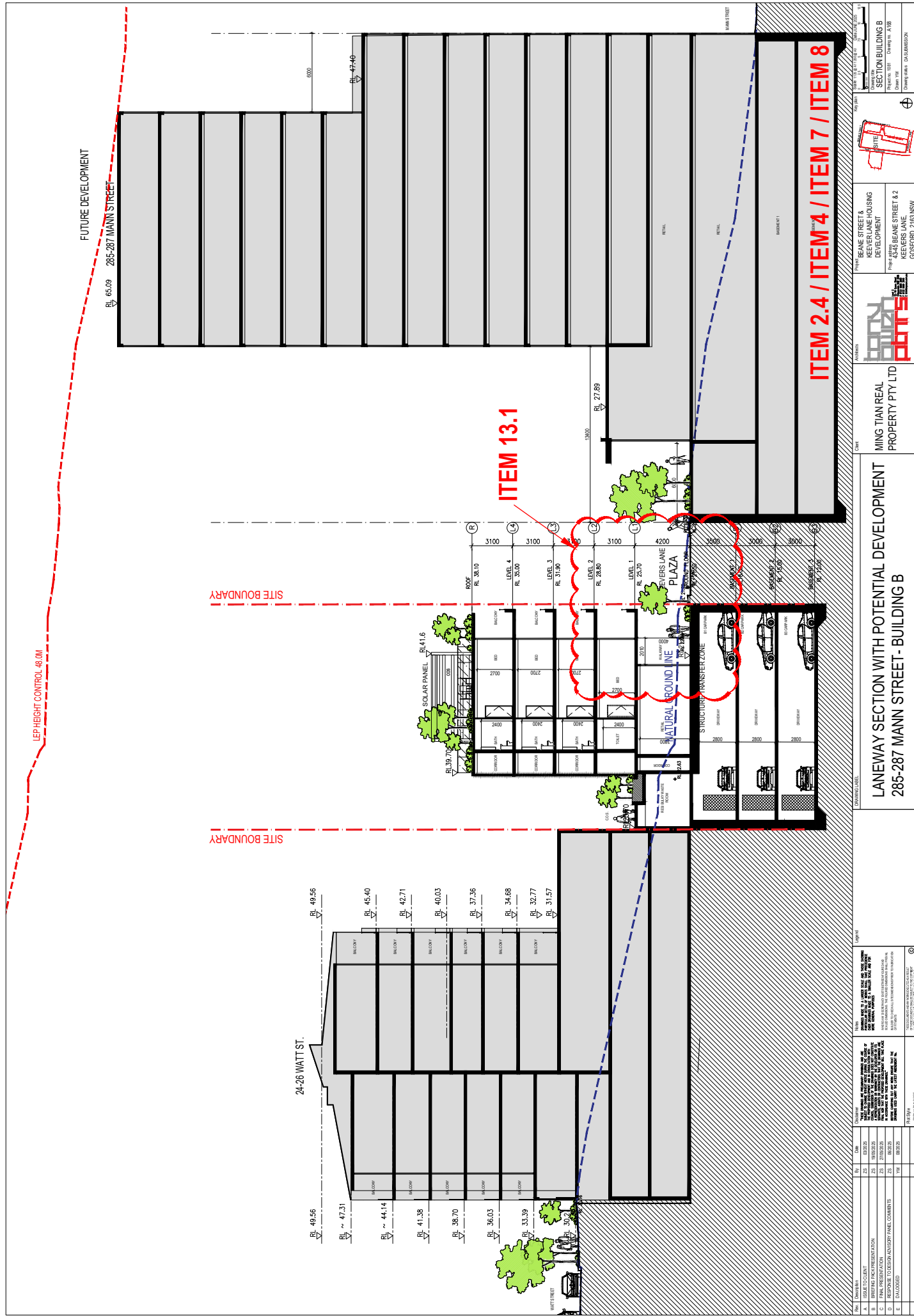
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RIDGE RL 46.33



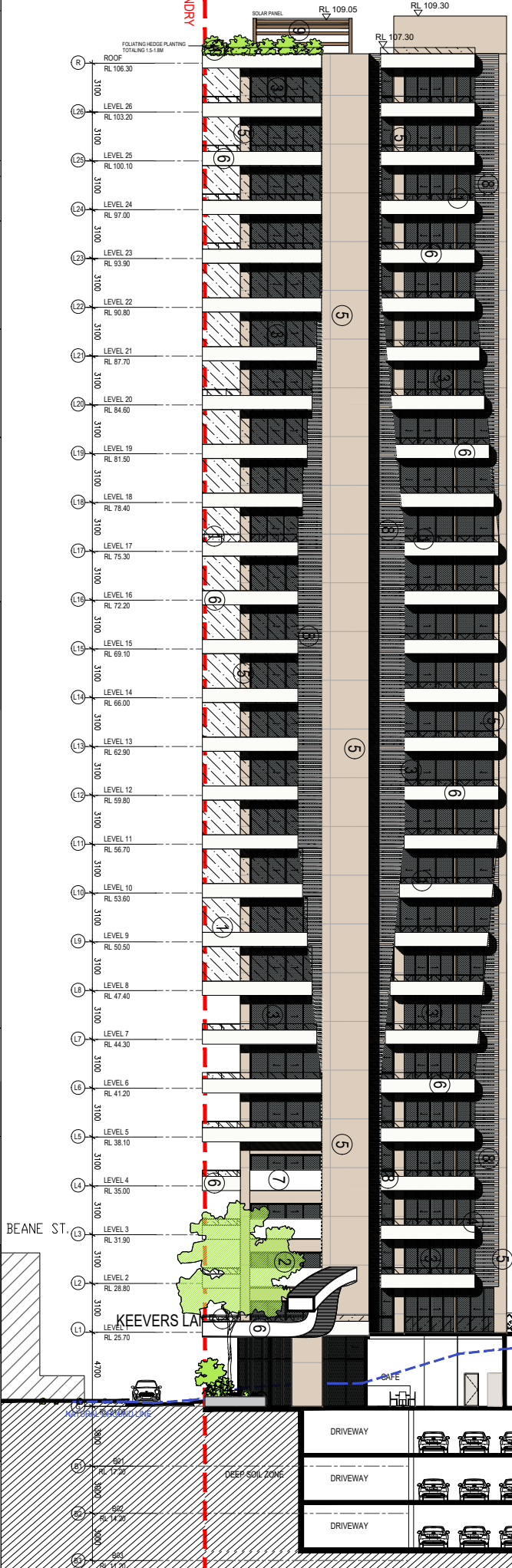
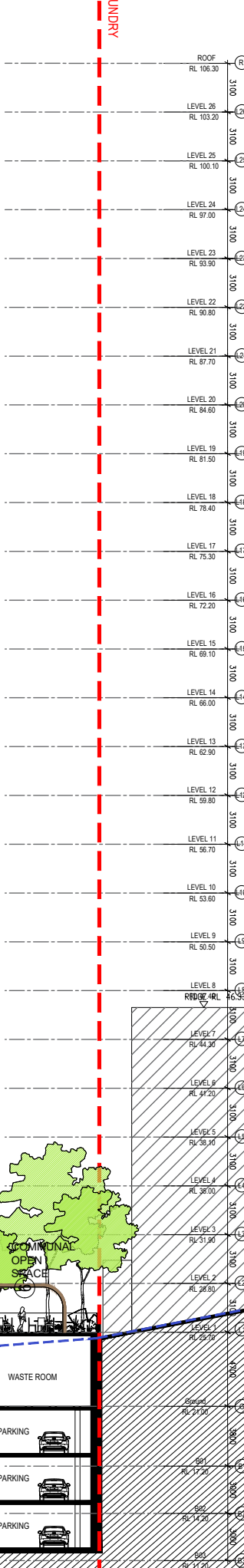
ITEM 2.1 / ITEM 4

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EXTERNAL FINISHES LEGEND

- 1 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG-1-GLASS OR SIMILAR;
- 2 POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fume OR SIMILAR;
- 3 POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fume OR SIMILAR;
- 4 HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SW-W-G-L1 - ADV FACADE LOUVRE OR SIMILAR;
- 5 PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- 6 PAINTED PRECAST MASONRY PARAPET DULUX VIVID STONE WHITE SW1E9 OR SIMILAR;
- 7 PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- 8 HORIZONTAL ALUMINIUM LOUVRE - CLIKNIFT-ULTRA SILVER OR SIMILAR;
- 9 TIMBER PERGOLA - MERBAU DECKING RIPLE OR SIMILAR;
- 10 ALUMINIUM FENCE - P-PALE OAK BY BEAUMIN MOORE - 2024 PAINT OR SIMILAR;
- 11 POWDER COATED METAL ROLLER DOOR - WHOLESALÉ GARAGE-BASALT OR SIMILAR;
- 12 VERTICAL ALUMINIUM LOUVRE - CLIKNIFT-ULTRA SILVER OR SIMILAR;



Rev	Description	By	Date	Author	Check	Project	Client	Scale	Notes
A	ISSUED FOR TENDER	25	03/03/25						
B	FINAL ARCHITECTURAL DRAWING	25	20/03/25						
C	FINAL PREPARED FOR TENDER	25	20/03/25						
D	ARCHITECT TO BE SUBMITTED TO THE LOCAL COUNCIL	25	03/03/25						
E	ARCHITECT TO BE SUBMITTED TO THE LOCAL COUNCIL	25	03/03/25						

SOUTH ELEVATION - BUILDING A

MING TIAN REAL PROPERTY PTY LTD

BEANE STREET & KEEVERS LANE HOUSING DEVELOPMENT

43/45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2103 NSW

Scale: 1:100

Drawing Title: SOUTH ELEVATION BUILDING A

Client: MING TIAN REAL PROPERTY PTY LTD

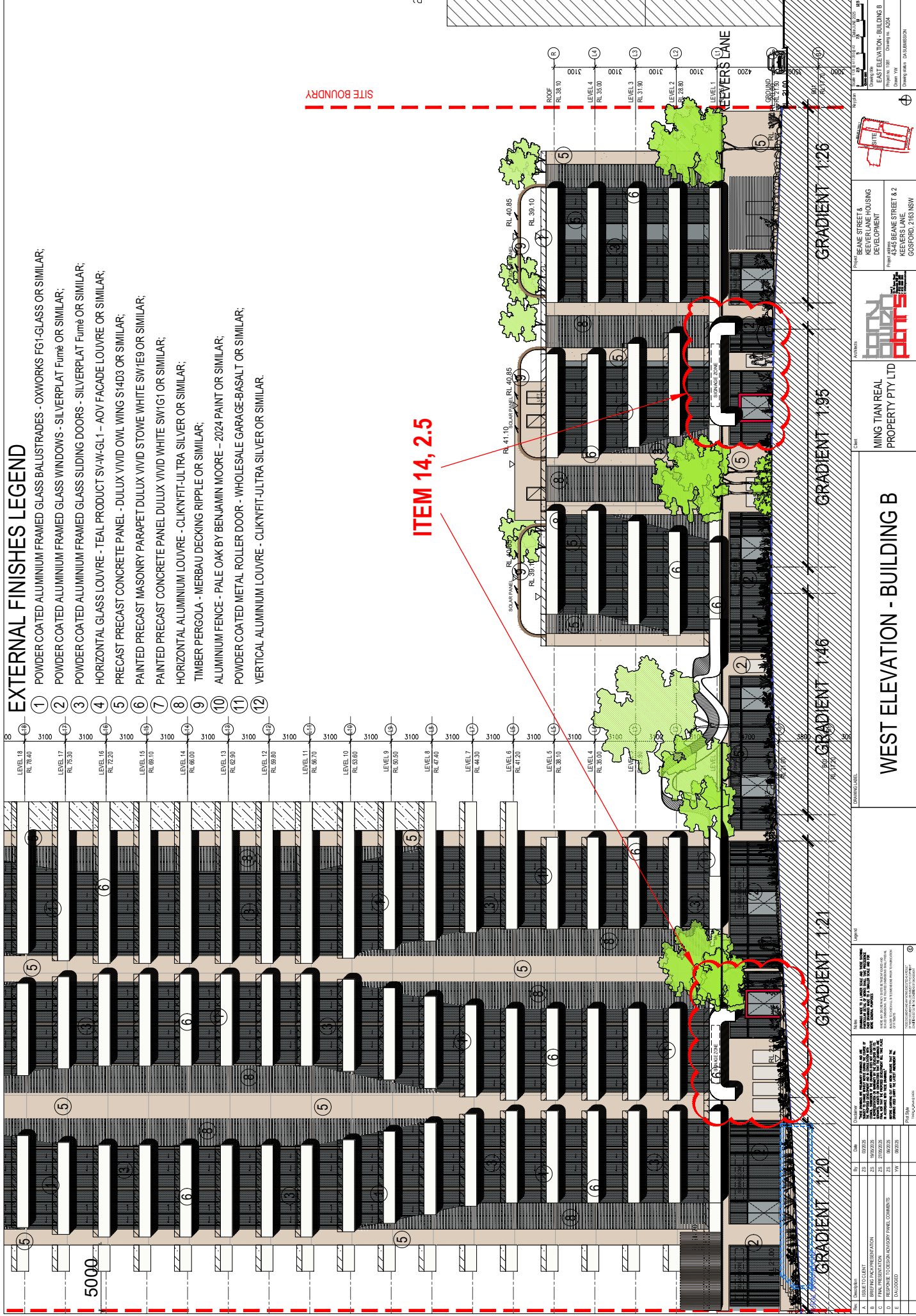
Project: BEANE STREET & KEEVERS LANE HOUSING DEVELOPMENT

Location: 43/45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2103 NSW

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-GL1 - AOV FACADE LOUVRE OR SIMILAR;
- 5 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 - WHOLESAL GARGE-BASALT OR SIMILAR;
- 12 VERTICAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR.

ITEM 14, 2.5



WEST ELEVATION - BUILDING B

MING TIAN REAL
PROPERTY PTY LTD

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



Drawing title
Drawing no.
Drawing date
Drawing by
Drawing checked by
Drawing approved by

Appendix C – Site Photographs



Photograph 1: Central part of the site, facing south.



Photograph 2: View of Lot 8, facing west.



Photograph 3: View of Lot 14, facing east, with soil mound on the eastern side.



Photograph 4: Northwest view of Lots 8 and Lot 9.



Photograph 5: Mound on the eastern side of Lot 14 (facing southeast).