

[illegible]

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 - 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;
- LEVEL 17
RL 75.30

LEVEL 16
RL 72.20

LEVEL 15
RL 69.10

LEVEL 14
RL 66.00

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 1
RL 25.70

Ground
RL 21.00
- LEVEL 17
RL 75.30

LEVEL 16
RL 72.20

LEVEL 15
RL 69.10

LEVEL 14
RL 66.00

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 1
RL 25.70

Ground
RL 21.00
- LEVEL 17
RL 75.30

LEVEL 16
RL 72.20

LEVEL 15
RL 69.10

LEVEL 14
RL 66.00

LEVEL 13
RL 62.90

LEVEL 12
RL 59.80

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RL 56.70

LEVEL 10
RL 53.60

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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 1
RL 25.70

Ground
RL 21.00
- LEVEL 17
RL 75.30

LEVEL 16
RL 72.20

LEVEL 15
RL 69.10

LEVEL 14
RL 66.00

LEVEL 13
RL 62.90

LEVEL 12
RL 59.80

LEVEL 11
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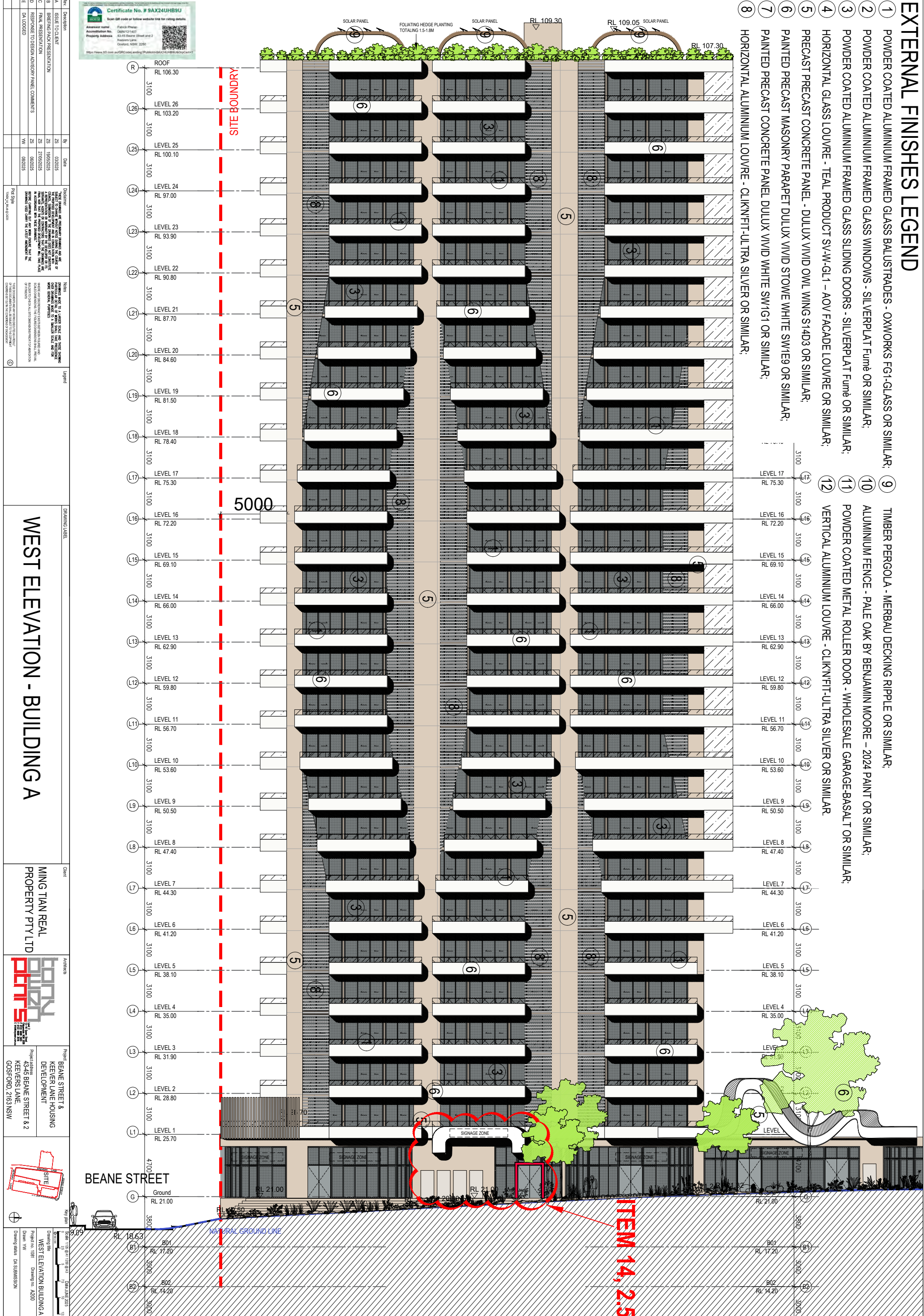
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RL 35.00

LEVEL 3
RL 31.90

LEVEL 2
RL 28.80

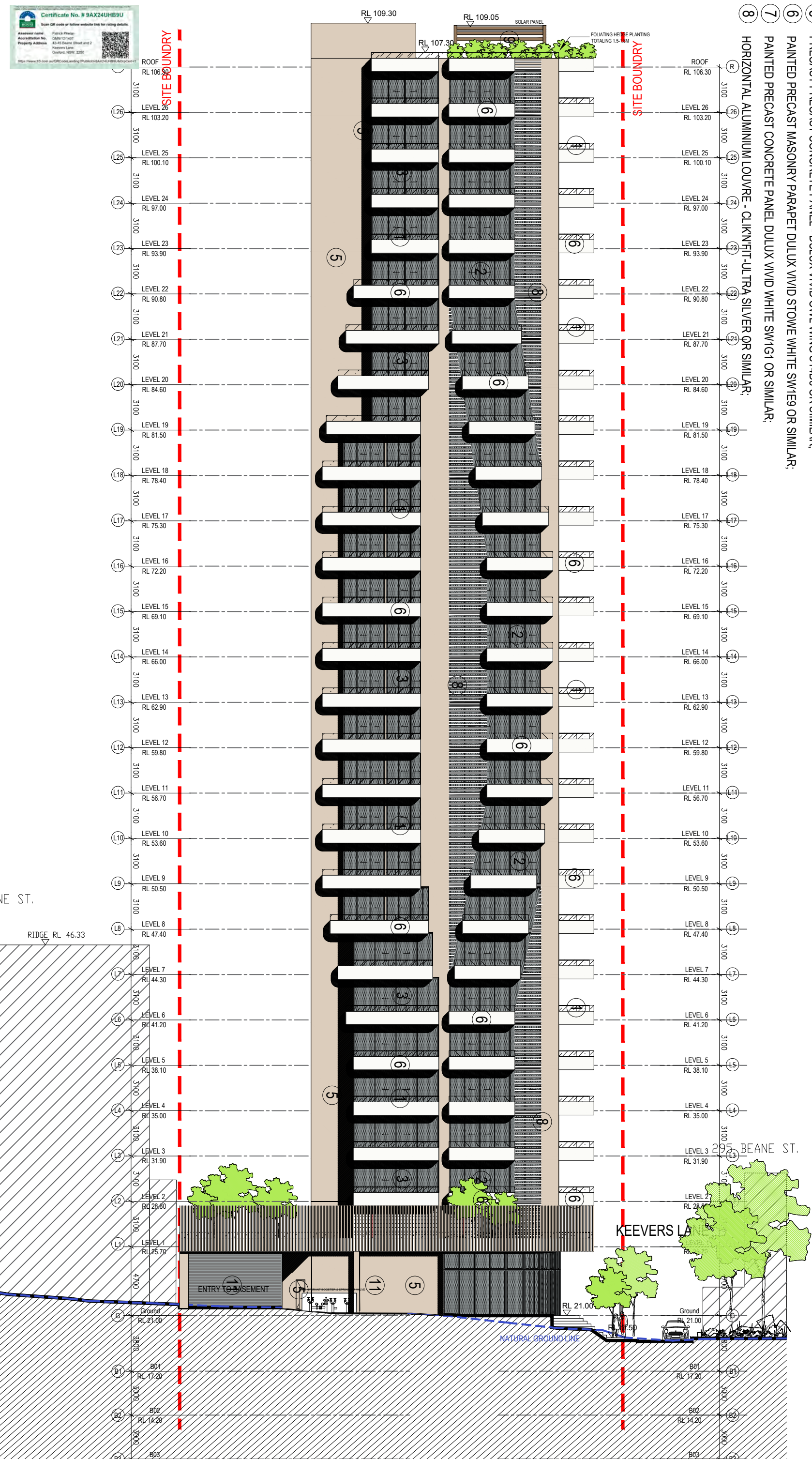
LEVEL 1
RL 25.70

Ground
RL 21.00



EXTERNAL FINISHES LEGEND

- | | | | |
|---|--|----|---|
| 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 Fumé OR SIMILAR; | 10 | ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE – 2024 PAINT OR SIMILAR; |
| 3 | POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumé OR SIMILAR; | 11 | POWDER COATED METAL ROLLER DOOR - WHOLESALÉ GARAGE-BASALT OR SIMILAR; |
| 4 | HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-G1 – AOV FACADE LOUVRE OR SIMILAR; | 12 | VERTICAL ALUMINIUM LOUVRE - CLIKN'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 - CLIKN'FIT-ULTRA SILVER OR SIMILAR; | | |

[illegible]

Legend

DRAWING LABEL

NORTH ELEVATION - BUILDING A

Client

**MING TIAN REAL
PROPERTY PTY LTD**

Architects

PORTLAND

PORTS

Level 2, Ocean Centre
17-18, Queen Street
Sydney NSW 2000
T 6122 688 562
F 6122 699 379
info@ports.com.au

Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW
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	Scale: 1/125 @ A1, 1/250 @ A3 Date: JUNE 2025
	Drawing title NORTH ELEVATION BUILDING A
Project no.: 1081 Drawing no.: A202 Drawn: YW	
Drawing status: DA SUBMISSION	

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

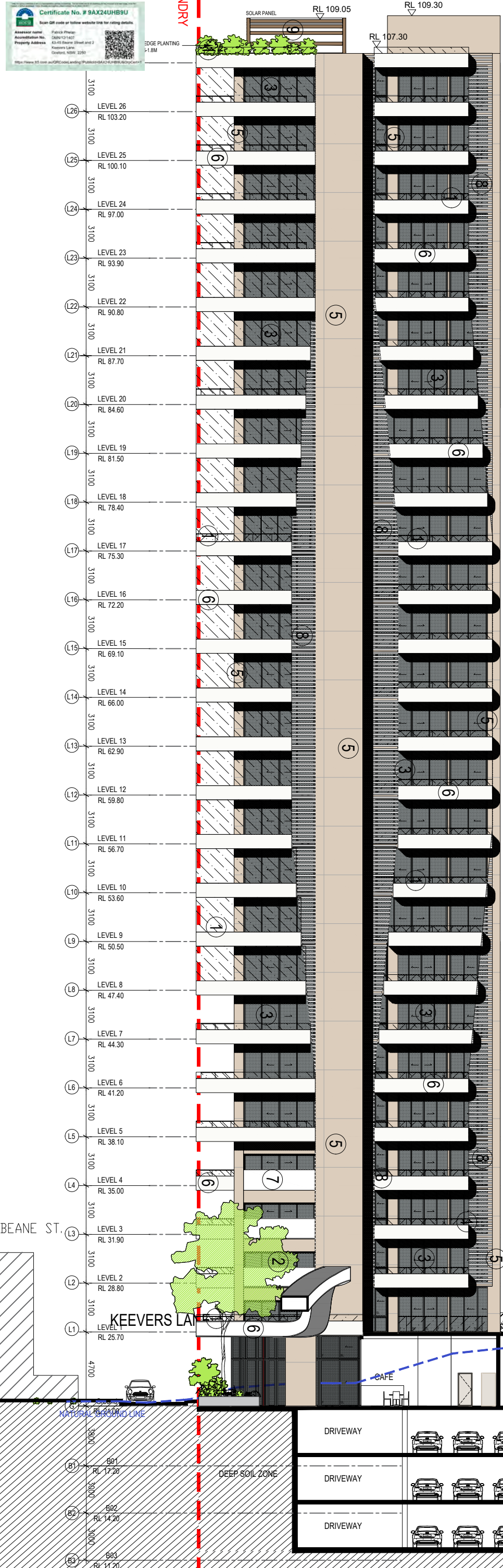
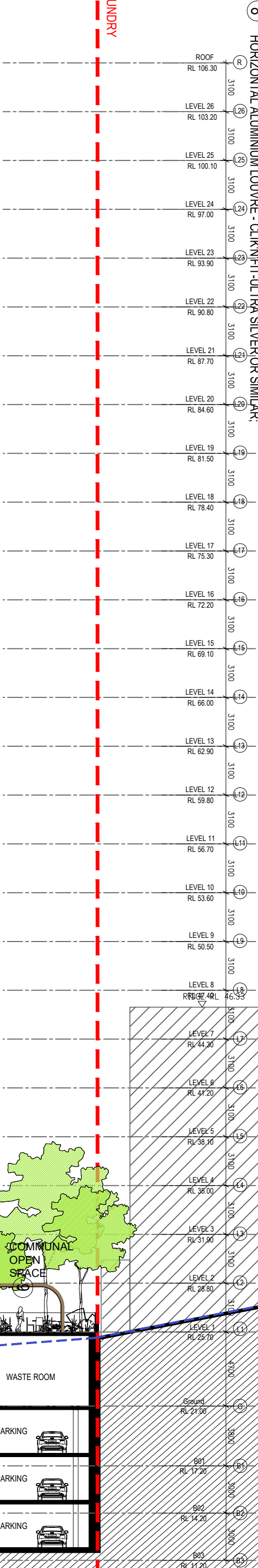
HORIZONTAL ALUMINIUM LOUVRE - CLIKNFIT-ULTRA SILVER OR SIMILAR;
- 9

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;

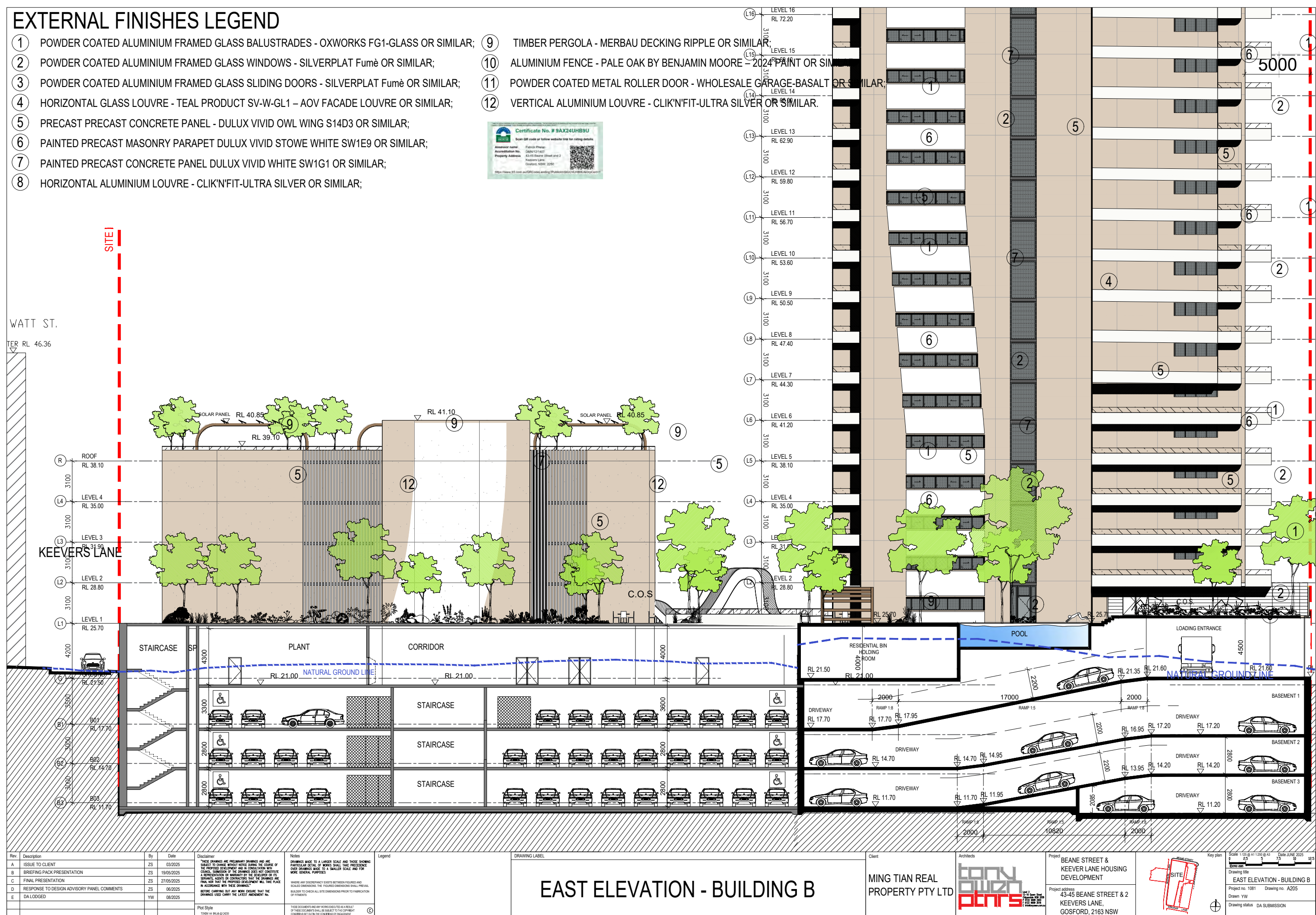


Rev	Description	By	Date	Discipline	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Site	Key plan
A	ISSUE TO CLIENT	ZS	03/02/25		THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.		SOUTH ELEVATION - BUILDING A	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVERS LANE HOUSING DEVELOPMENT		
B	BREITING BACK 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 LOADED	YW	06/02/25									
				Final Stage	THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.							



- 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;

-  **Certificate No. # 9AX24UHB9U**
- Scan QR code or follow website link for rating details.
- Assessor name: Patrick Phelan
Accreditation No: DAIN121467
Property Address: 43-45 Exaine Street and 2 Keepers Lane,
Oxford, NSW, 2250
- <https://www.rps.com.au/QRCoolingAndPulsationSA24UHB9UAnyCert>



EXTERNAL FINISHES LEGEND

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

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

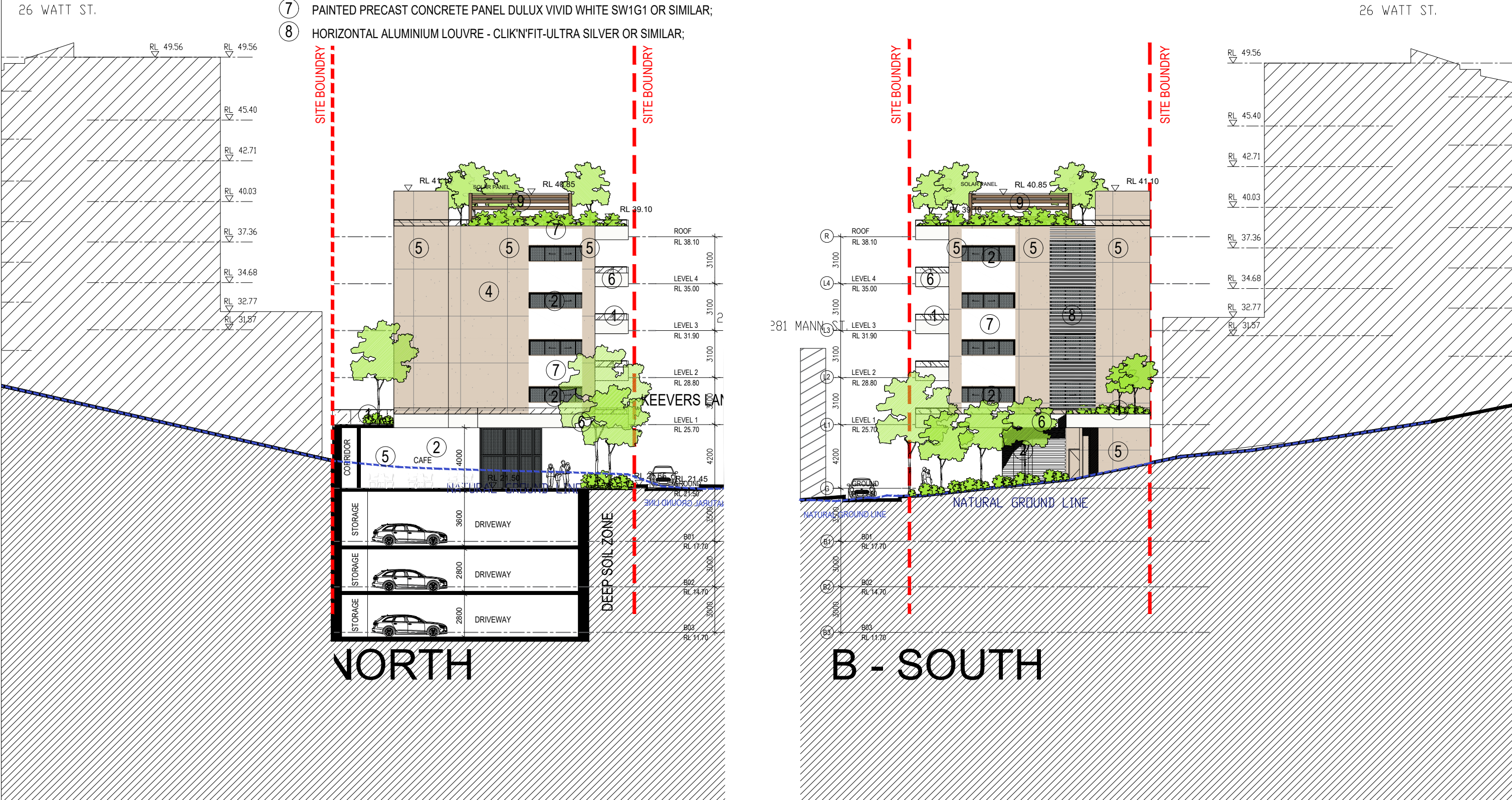
7 PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;

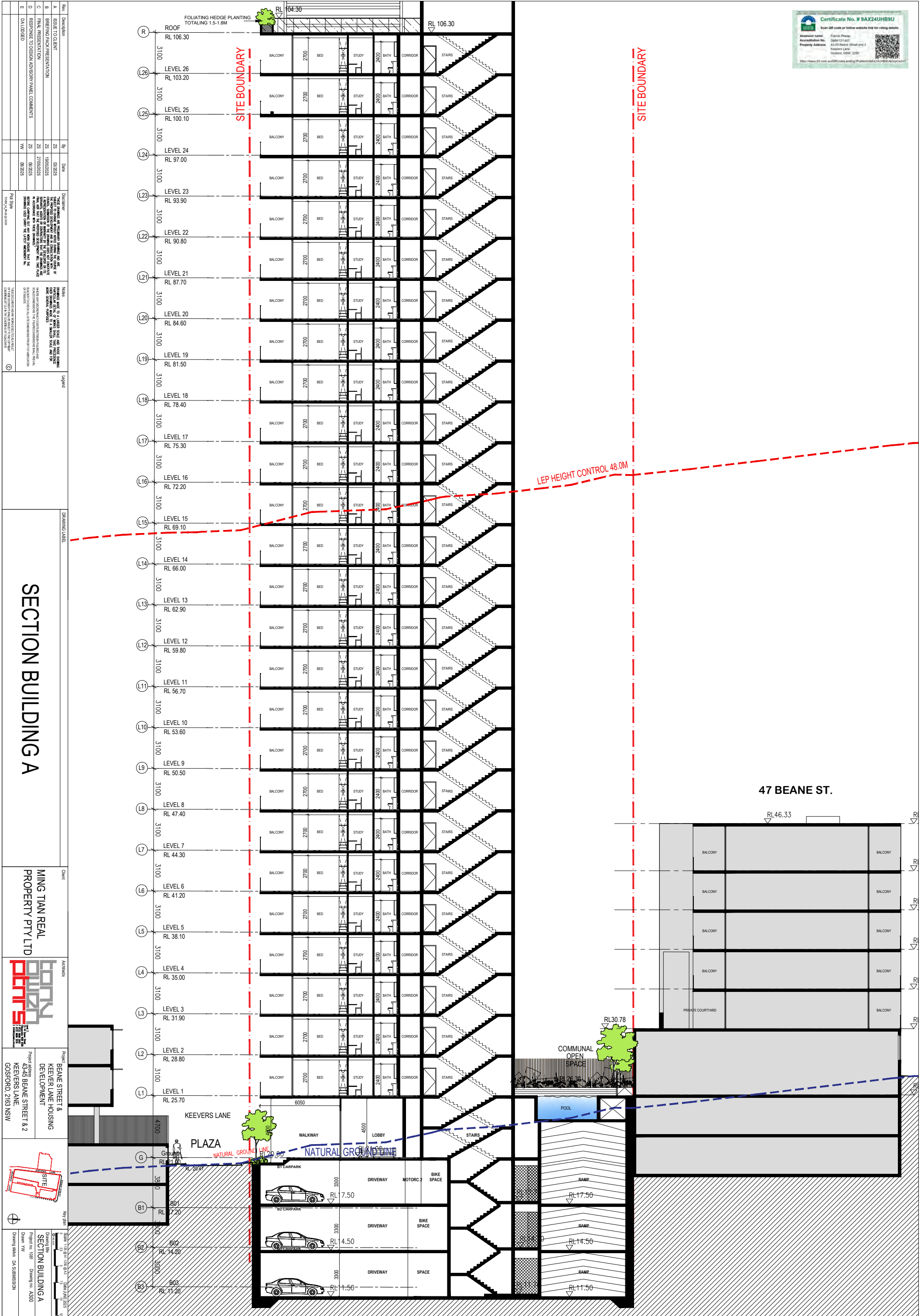
8 HORIZONTAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR;
- 9 TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR;

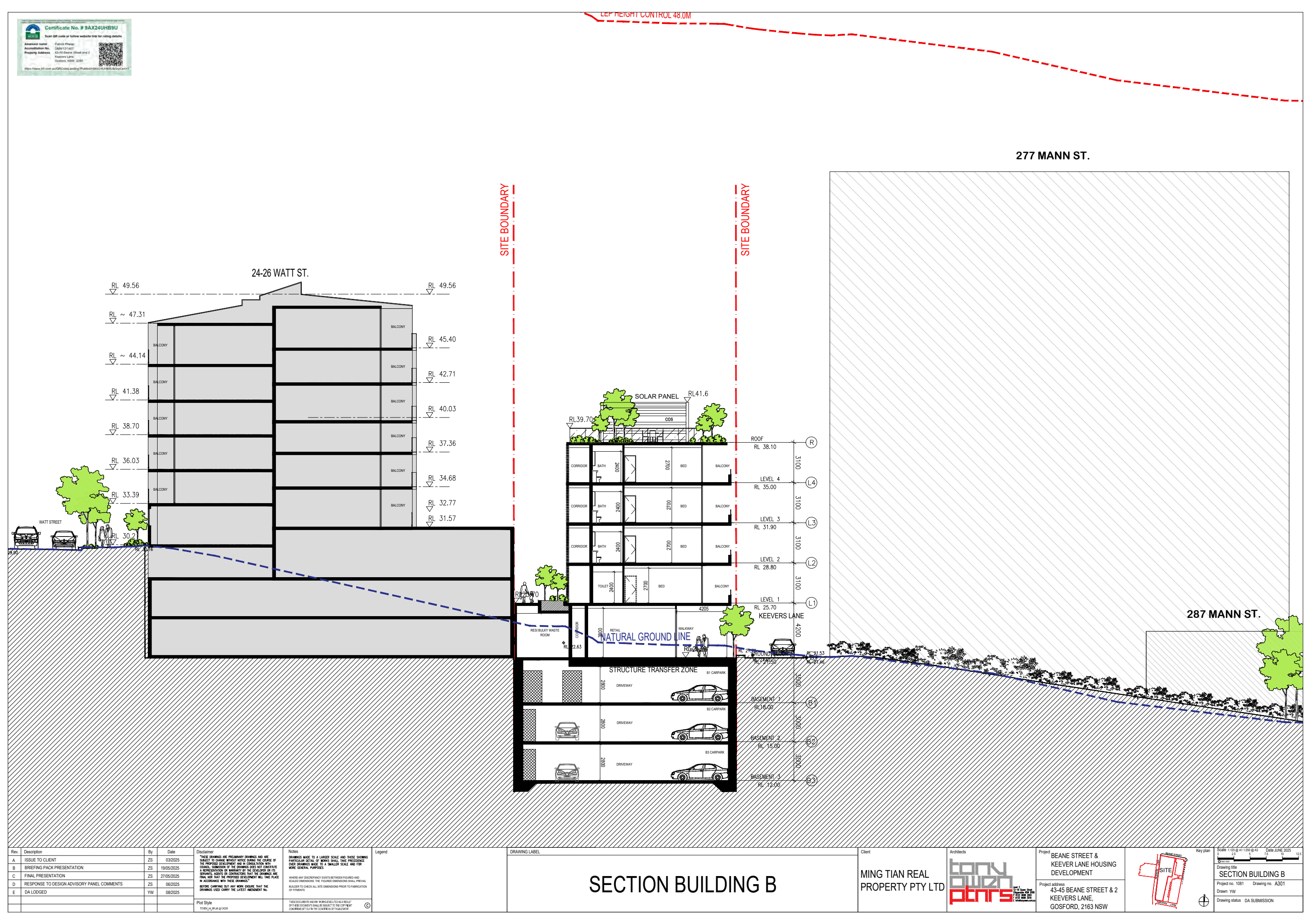
10 ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE – 2024 PAINT OR SIMILAR;

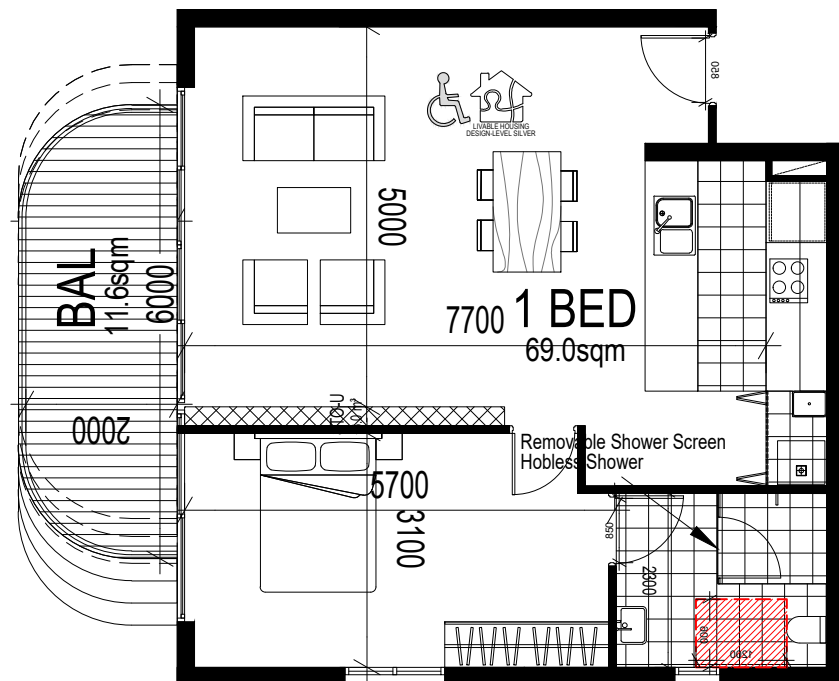
11 POWDER COATED METAL ROLLER DOOR - WHOLESALE GARAGE-BASALT OR SIMILAR;

12 VERTICAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR.









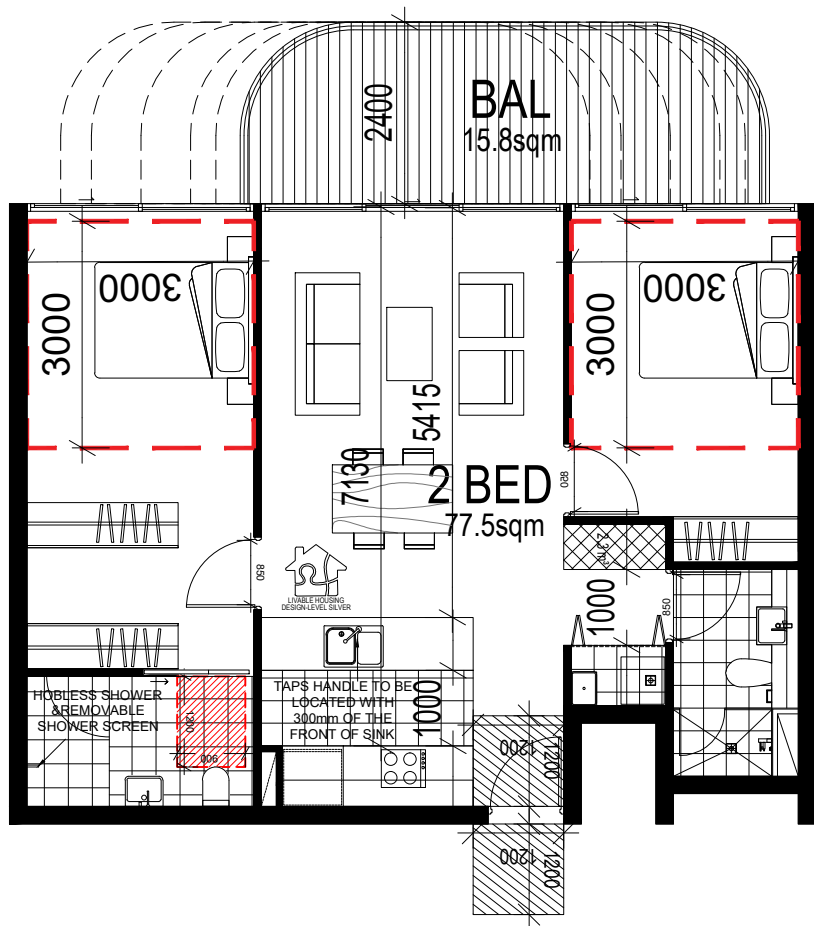
Architectural floor plan of a 1-bedroom apartment unit. The plan includes a large balcony (BAL 2000, 11.6sqm) with a curved railing, a living area with a sofa and a wheelchair icon, a dining area with a table and chairs, a kitchen with a sink and stove, and a bedroom with a bed. Dimensions are provided for various areas and fixtures. A note specifies: "TAPS HANDLE TO BE LOCATED WITH 300mm OF THE FRONT OF SINK". The plan also shows a wheelchair icon and a house icon with a person, indicating accessibility features.

ADAPTABLE UNITS - ADG REQUIREMENTS	
CLASSIFICATION	A minimum ten (10) percent of dwellings on the site (rounded to nearest whole number) shall also be capable of being "adaptable housing", which meets the relevant Building Code of Australia and Australian Standards (building design standards) and the unique specialist needs for accessibility and useability by the occupants.

ACCESSIBLE DESIGN REQUIREMENT	10% TOTAL UNITS (116) = 11.6 TOTAL REQ. = 12 ADAPTABLE UNITS
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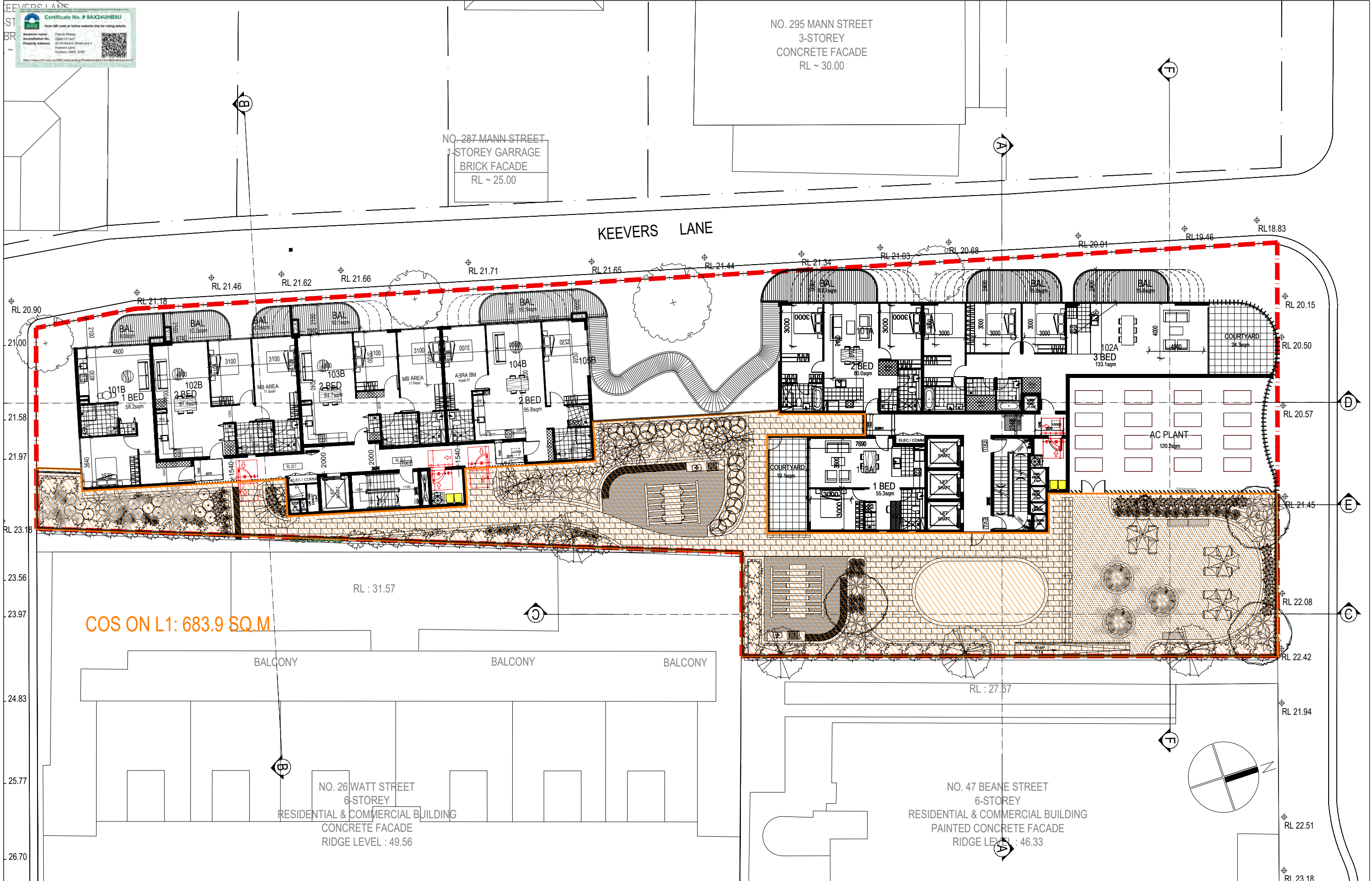
1-BEDROOM	705A	805A	905A	1005A	1105A	1205A	1305A
ADAPTABLE UNITS	1405A	1505A	1605A	1705A	1805A		

Rev		Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A		ISSUE TO CLIENT	ZS	03/02/25	"THIS DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CONSULTANT, DETERMINE THE SCOPE AND NATURE OF THE DEVELOPMENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE ACCURATE OR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAIL SHALL BE KEPT SEPARATELY FROM THE OTHER DRAWINGS. THE DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		DRAWING MADE TO A LARGER SCALE AND THOSE SHOWING DETAIL SHALL BE KEPT SEPARATELY FROM THE OTHER DRAWINGS. THE DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	MING TIAN REAL PROPERTY PTY LTD	 Scale 1:125 @ A1 1/250 @ A3 Date JUNE 2025	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	 Drawing title ADAPTABLE UNITS Project no. 1081 Drawing no. A400 Drawn YW Drawing status DA SUBMISSION
B		BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C		FINAL PRESENTATION	ZS	27/05/2025								
D		RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25								
E		DA LODGED	YW	08/02/25								



SILVER UNITS - ADG REQUIREMENTS	
Objective 4Q-1 Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.	
Silver Level Units Requirement	20% TOTAL UNITS IN BUILDING A (116) = 23.2 TOTAL REQ.= 24 SILVER LEVEL UNITS
PROPOSED LIVABLE UNIT MIX (SILVER LEVEL)	
1-BEDROOM LIVABLE UNITS	705A 805A* 905A* 1005A* 1105A* 1205A* 1305A* 1405A* 1505A* 1605A* 1705A* 1805A*
2-BEDROOM LIVABLE UNITS	202A 302A 402A 502A 602A 702A 1902A 2002A 2102A 2202A 2302A 2402A 2502A
TOTAL	24 SILVER LEVEL LIVABLE UNITS

NOTE: * ADAPTABLE UNITS



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A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR THE DESIGNER'S AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.			MING TIAN REAL PROPERTY PTY LTD	tony 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 1:1000 @ A0	JUNE 2025	123
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												

Plot Style

TONY_PTNRS_05/24/25

Disclaimers

THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR THE DESIGNER'S AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."

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THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT.

C.O.S. DIAGRAM LEVEL 1

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

Scale

1:125 @ A1 1:250 @ A3 1:500 @ A4 1:1000 @ A0

Date

JUNE 2025

Page

123

Drawing title

COS DIAGRAM - LEVEL 1

Project no.

1081

Drawing no.

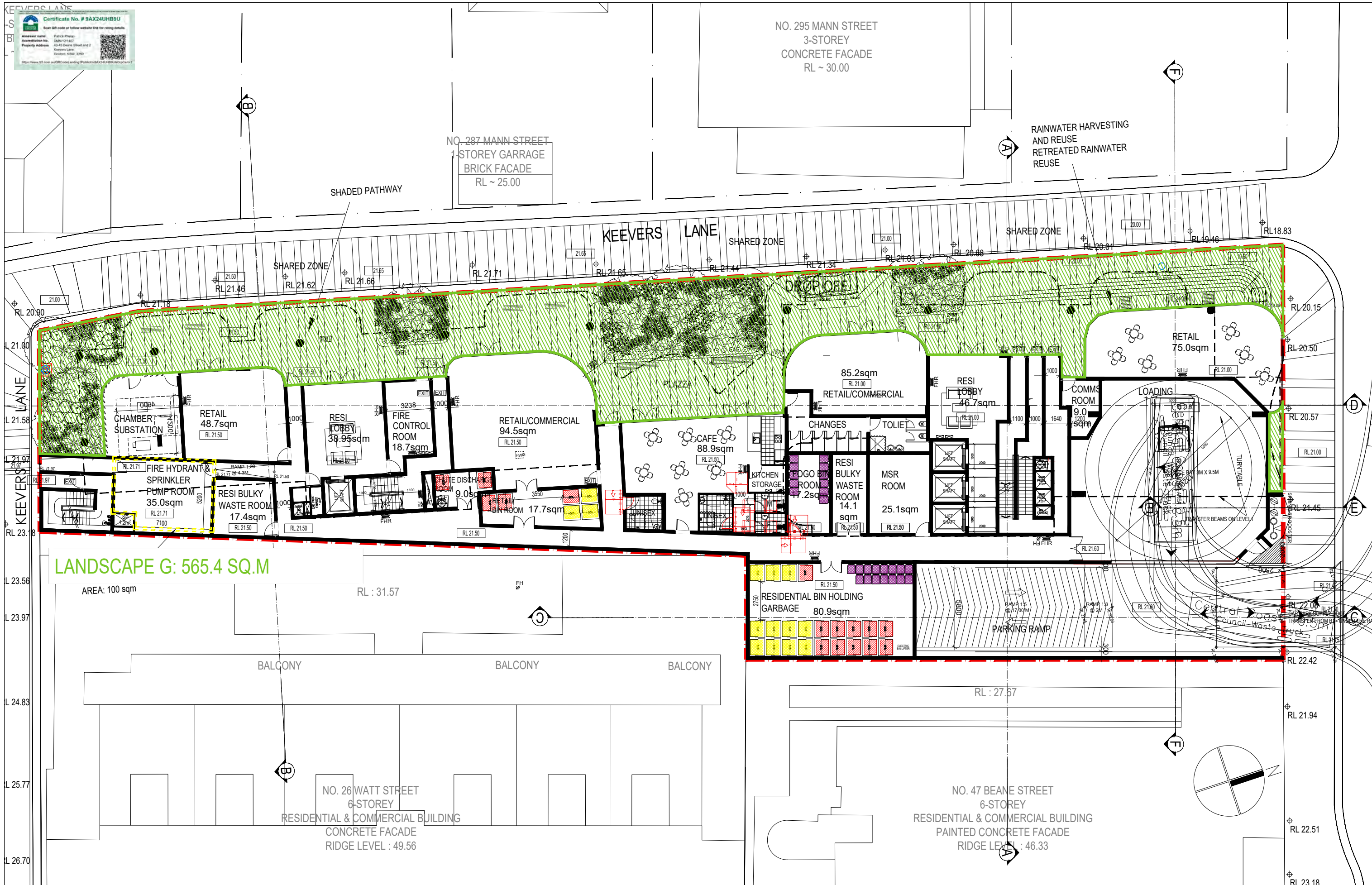
A500

Drawn by

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.	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	town & country planners	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Scale 1:125 @ A1 1250 @ A3 750	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK ENGAGE 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.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											

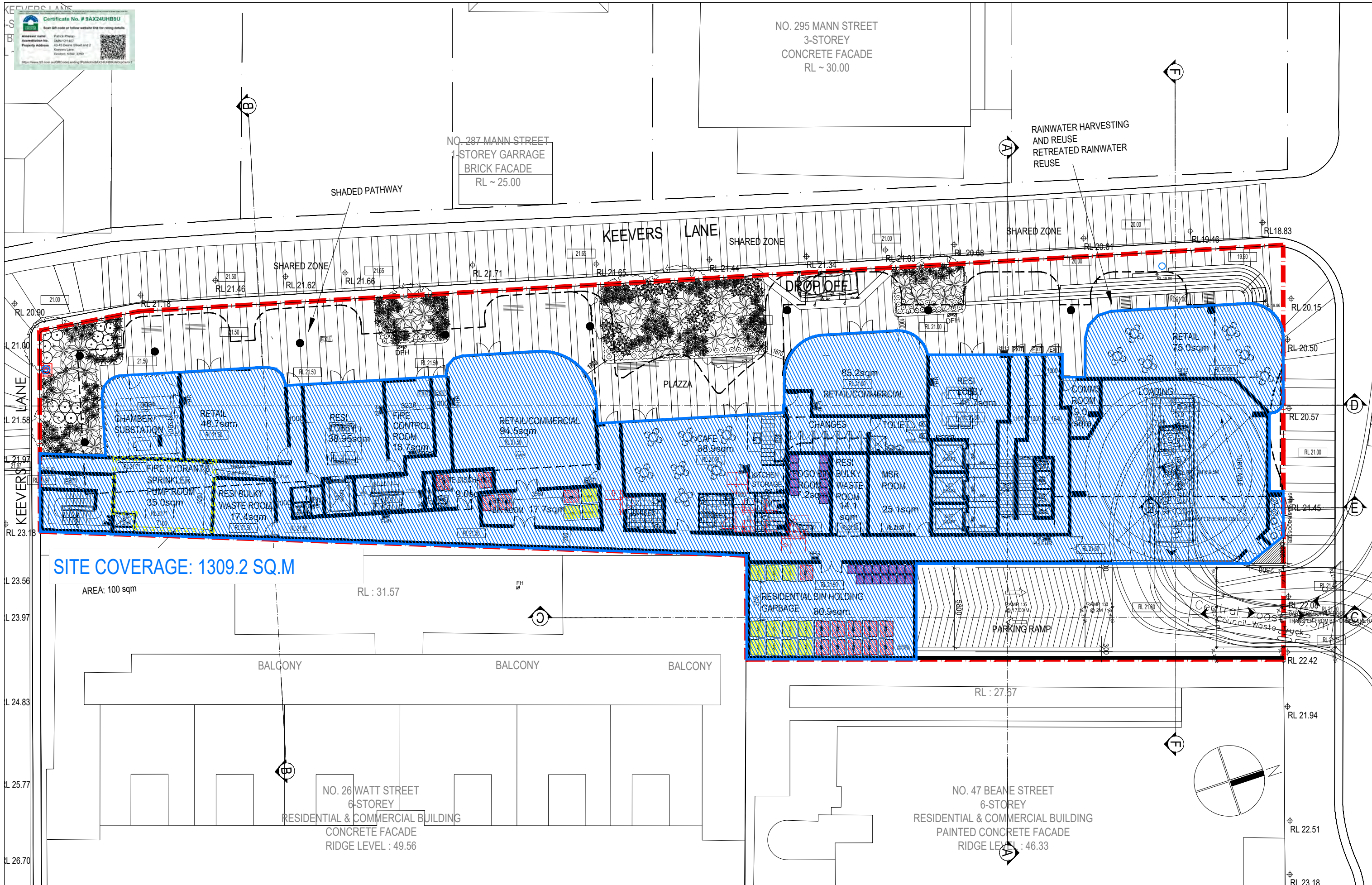
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LANDSCAPE DIAGRAM GROUND FLOOR

Project no. 1081 Drawing no. A502

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 DESIGN OR THE DEVELOPMENT OF THE PROJECT. ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS. THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, IF WORK SHALL TAKE PRECEDENCE OVER DIMENSIONS 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		Scale 1:125 @ A1 1:250 @ A3 1:500 @ A4	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											

Plot Style

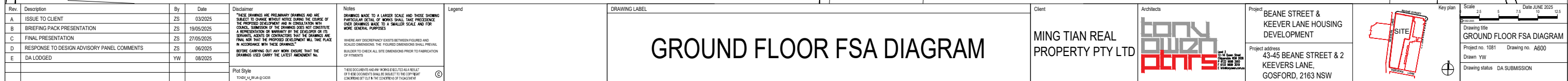
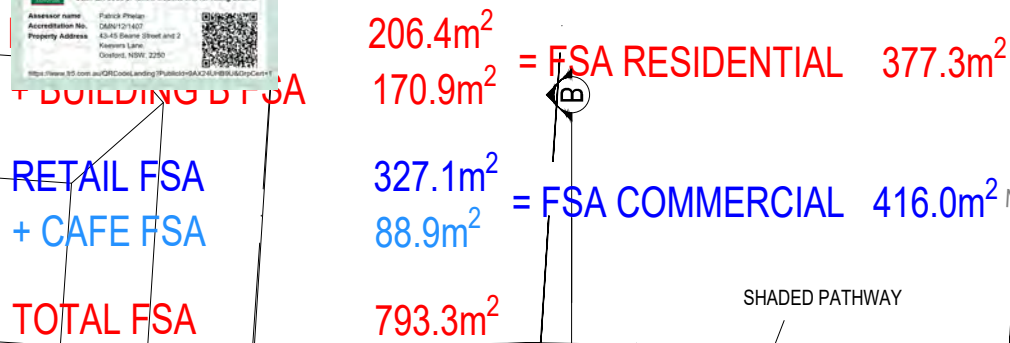
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Project no. 1081

Drawing no. A 505

Drawing status DA SUBMISSION

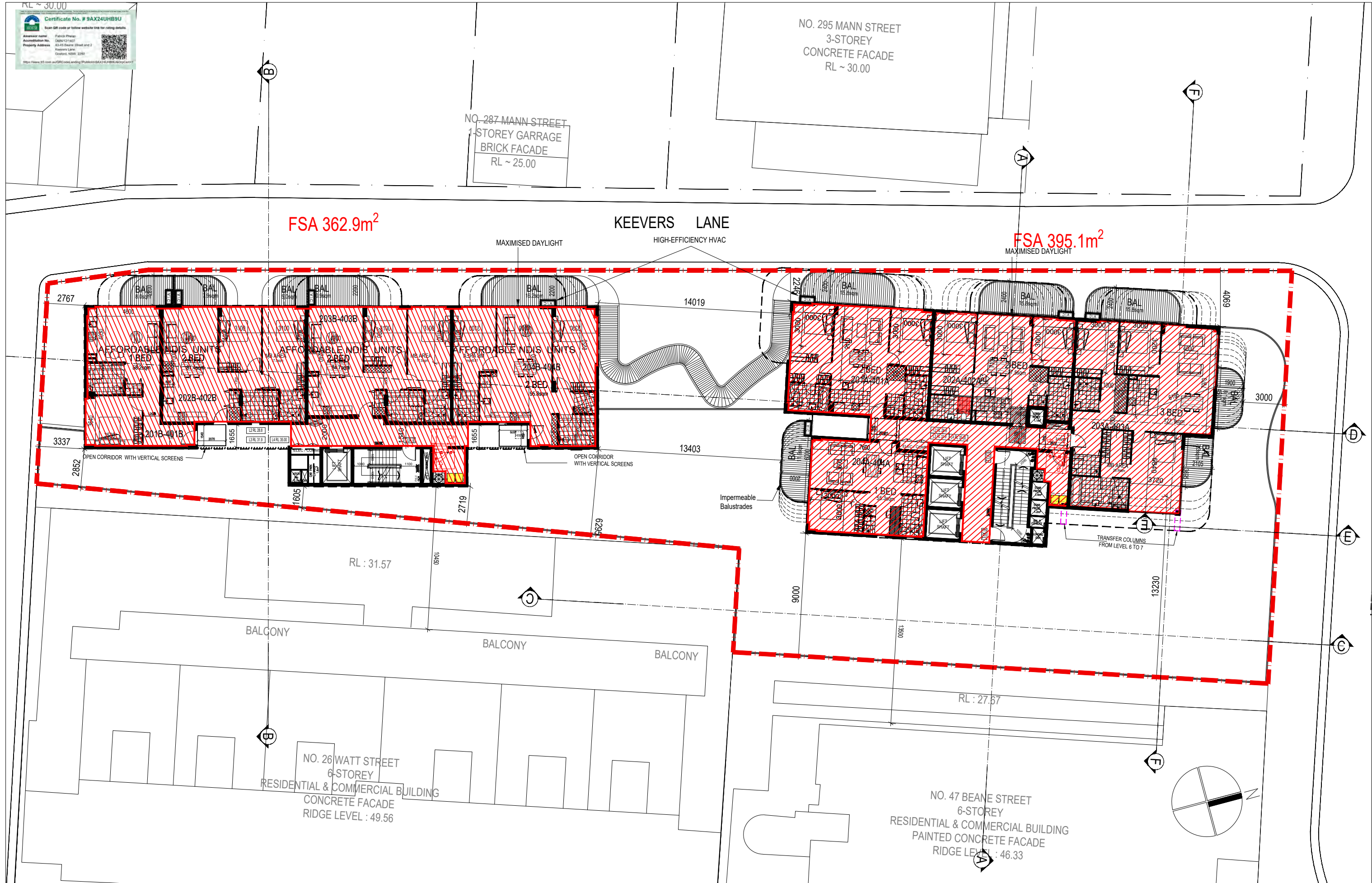
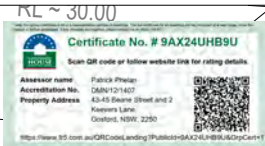
SITE COVERAGE DIAGRAM





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 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.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, IF ANY, SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Scale 1:125 @ A1 1:250 @ A3 1:500 @ A4	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	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.									
				Plot Style TORRESIAN_PLOT_STYLE.dwg	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO COPYRIGHT OWNERSHIP BY QUTIN THE CONDUCT OF ENGAGEMENT									

LEVEL 1 FSA 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 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.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK 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	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											

Plot Style

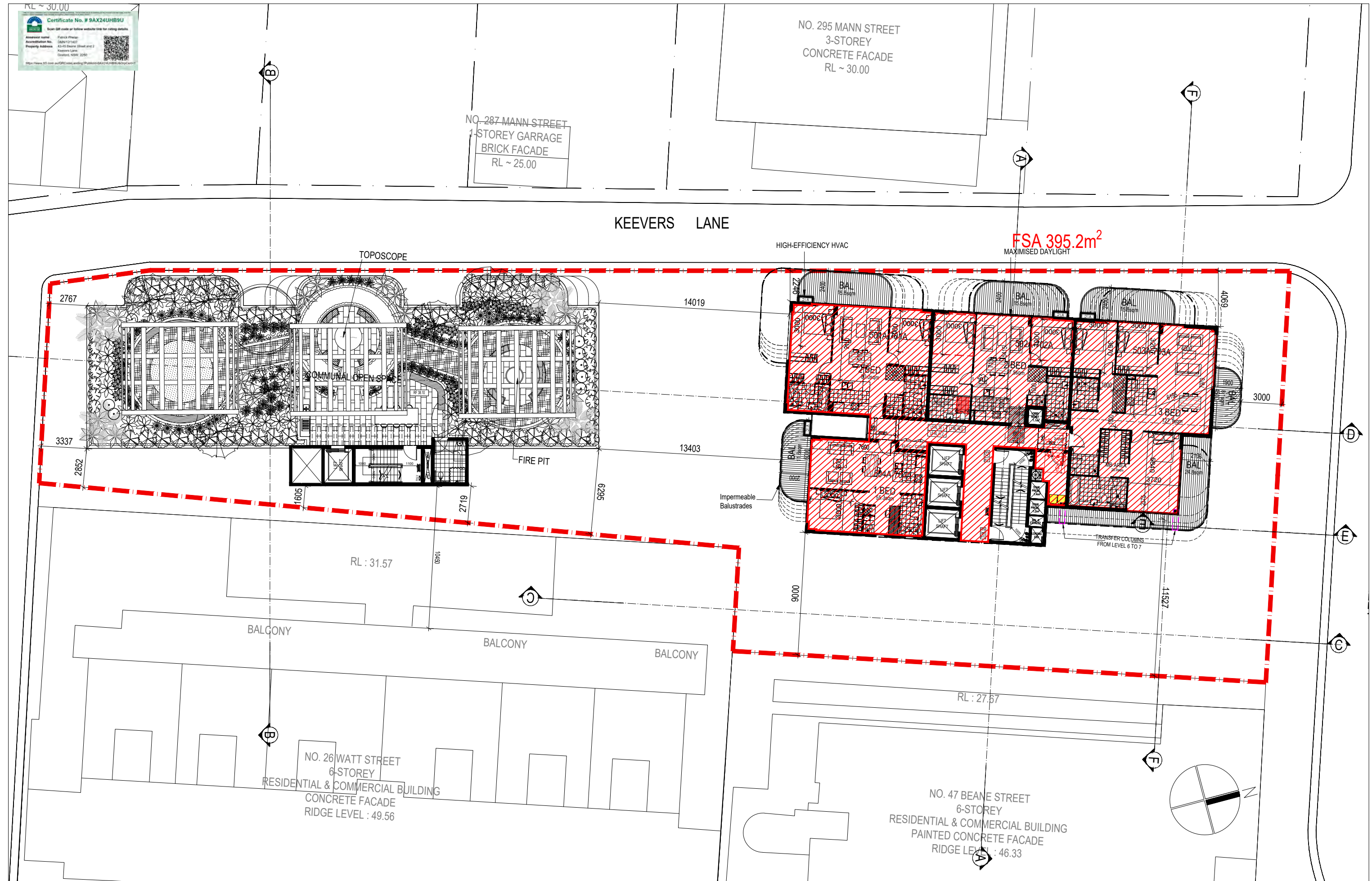
TORRALA_PLOT_STYLE.ctb

LEVEL 2-4 FSA DIAGRAM

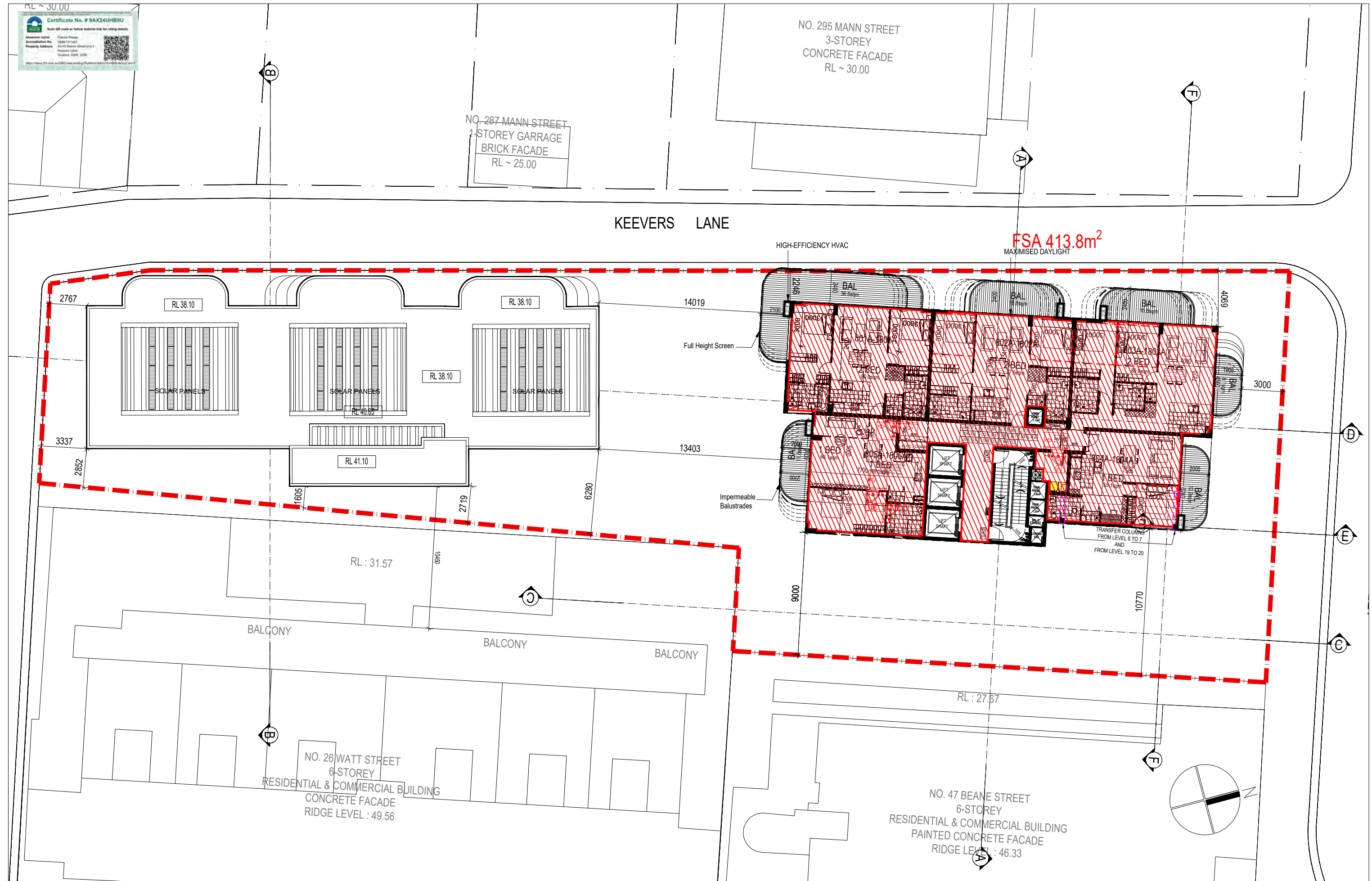
Project no. 1081 Drawing no. A602

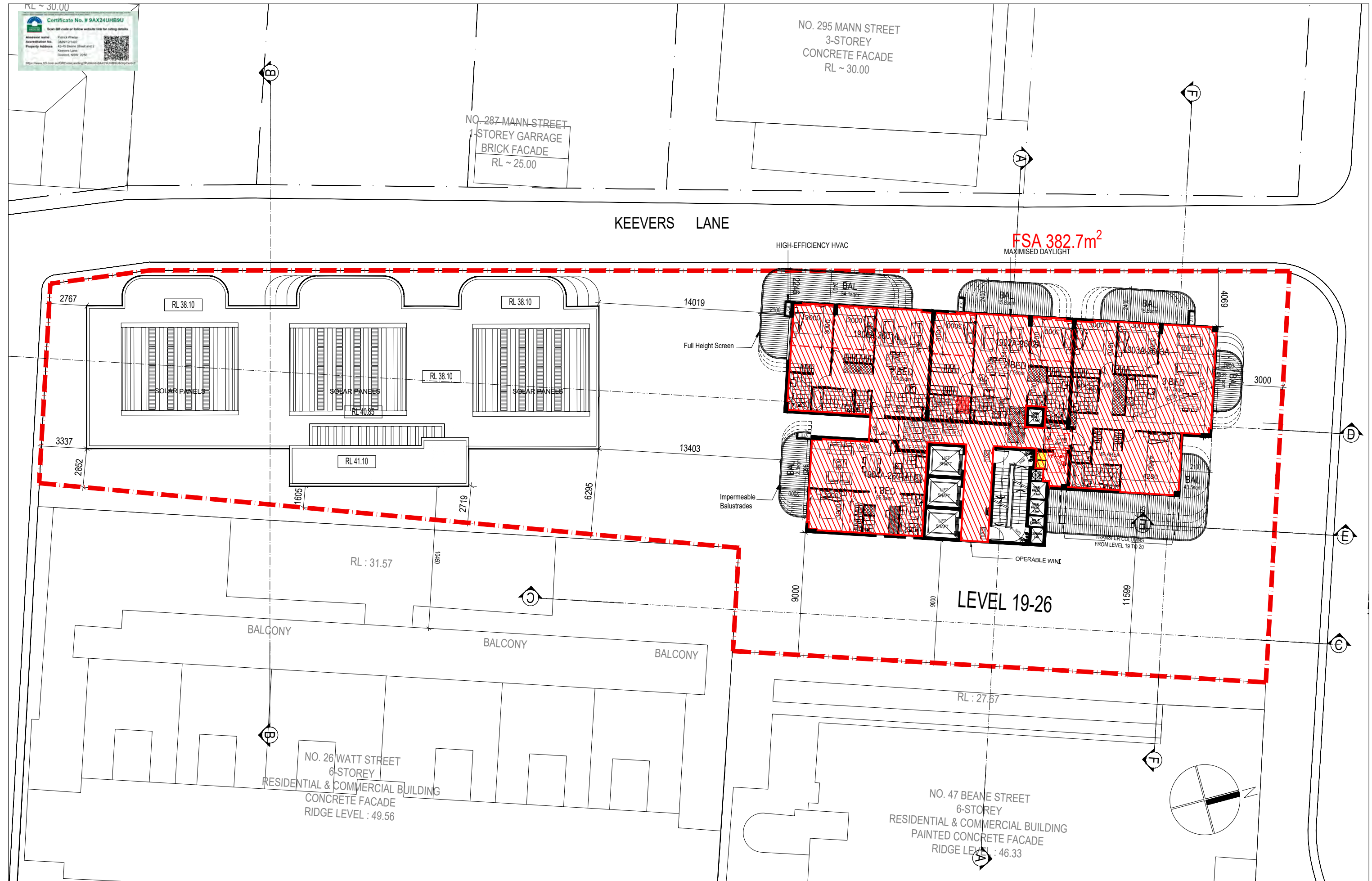
Drawn: YW

Drawing status: DA SUBMISSION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. ANY WORK BASED ON THESE DRAWINGS SHALL BE AT THE RISK OF THE USER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL OR DETAIL OF WORKS SHALL, THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. ANY WORK BASED ON THESE DRAWINGS SHALL BE AT THE RISK OF THE USER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL OR DETAIL OF WORKS SHALL, THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."						
C	FINAL PRESENTATION	ZS	27/05/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. ANY WORK BASED ON THESE DRAWINGS SHALL BE AT THE RISK OF THE USER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL OR DETAIL OF WORKS SHALL, THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."						
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. ANY WORK BASED ON THESE DRAWINGS SHALL BE AT THE RISK OF THE USER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL OR DETAIL OF WORKS SHALL, THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."						
E	DALODGED	YW	08/02/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT FOR CONSTRUCTION. ANY WORK BASED ON THESE DRAWINGS SHALL BE AT THE RISK OF THE USER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL OR DETAIL OF WORKS SHALL, THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."						
				Plot Style	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE PROVIDER. THE PROVIDER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE PROVIDER DOES NOT GUARANTEE THE COMPLETION OF THE PROJECT. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE. THE PROVIDER DOES NOT GUARANTEE THE SUITABILITY OF THE INFORMATION PROVIDED FOR ANY PARTICULAR PURPOSE."						

[illegible]

[illegible]



A606-Schedule of Areas

Project:	Beane Street & Keever Lane Housing Development	Project No.	1081
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Project Address: 43-45 Beane Street & 2 Keevers Lane, Gosford, 2163 NSW

Consent Authority:

Site Area: = TOTAL SITE AREA
2070.2 m²

Allowable FSR = 6.17:1
Allowable FSA = 12773

Development
Application

Design Revision No:	E	Day	12	19					
		Month	6	8					
		Year	25	25					

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

Project : 1081

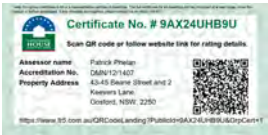
Design Revision No: E

Issue date: 1/09/2025

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

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

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement 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	80.0 m²	36.6 m²	116.60 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	80.0 m²	34.9 m²	114.90 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	80.0 m²	38.5 m²	118.50 m²	8.00	4.00	4.00	8.00	4.00
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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 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	80.0 m²	38.5 m²	118.50 m²	8.00	4.00	4.00	8.00	0.00



Unit Breakdown Schedule

Project : 1081

Design Revision No: E

Issue date: 1/09/2025

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

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

Unit no.	Unit Type	Internal Area (m2)	POS (m2)	Total Unit AREA (m2)	Basement ADG Requirement (m3)	Internal (m3)	Basement (m3)	Total Storage (m3)	Compliance
1802A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	4.00	8.00	0.00
1803A	2 BEDROOM	80.9 m ²	23.9 m ²	104.80 m ²	8.00	4.00	4.00	8.00	0.00
1804A	1 BEDROOM	55.1 m ²	12.2 m ²	67.30 m ²	6.00	3.80	4.00	7.80	1.80
1805A	1 BEDROOM	69.0 m ²	11.6 m ²	80.60 m ²	6.00	3.00	4.00	7.00	1.00
LEVEL 19									0.00
1901A	2 BEDROOM	80.0 m ²	38.5 m ²	118.50 m ²	8.00	4.20	5.30	9.50	1.50
1902A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	4.00	8.00	0.00
1903A	3 BEDROOM	117.2 m ²	51.6 m ²	168.80 m ²	10.00	8.60	5.60	14.20	4.20
1904A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.70	6.70	0.70
LEVEL 20									0.00
2001A	2 BEDROOM	80.0 m ²	33.5 m ²	113.50 m ²	8.00	4.20	6.90	11.10	3.10
2002A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	4.10	8.10	0.10
2003A	3 BEDROOM	117.2 m ²	43.8 m ²	161.00 m ²	10.00	8.60	8.20	16.80	6.80
2004A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.70	6.70	0.70
LEVEL 21									0.00
2101A	2 BEDROOM	80.0 m ²	32.9 m ²	112.90 m ²	8.00	4.20	6.20	10.40	2.40
2102A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	5.30	9.30	1.30
2103A	3 BEDROOM	117.2 m ²	38.4 m ²	155.60 m ²	10.00	8.60	7.50	16.10	6.10
2104A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.00	6.00	0.00
LEVEL 22									0.00
2201A	2 BEDROOM	80.0 m ²	32.8 m ²	112.80 m ²	8.00	4.20	4.70	8.90	0.90
2202A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	6.80	10.80	2.80
2203A	3 BEDROOM	117.2 m ²	32.2 m ²	149.40 m ²	10.00	8.60	7.90	16.50	6.50
2204A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.60	6.60	0.60
LEVEL 23									0.00
2301A	2 BEDROOM	80.0 m ²	32.8 m ²	112.80 m ²	8.00	4.20	6.70	10.90	2.90
2302A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	7.10	11.10	3.10
2303A	3 BEDROOM	117.2 m ²	17.1 m ²	134.30 m ²	10.00	8.60	8.30	16.90	6.90
2304A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.90	6.90	0.90
LEVEL 24									0.00
2401A	2 BEDROOM	80.0 m ²	32.8 m ²	112.80 m ²	8.00	4.20	5.30	9.50	1.50
2402A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	5.40	9.40	1.40
2403A	3 BEDROOM	117.2 m ²	17.1 m ²	134.30 m ²	10.00	8.60	11.00	19.60	9.60
2404A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.30	6.30	0.30
LEVEL 25									0.00
2501A	2 BEDROOM	80.0 m ²	32.8 m ²	112.80 m ²	8.00	4.20	4.00	8.20	0.20
2502A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	6.00	10.00	2.00
2503A	3 BEDROOM	117.2 m ²	17.1 m ²	134.30 m ²	10.00	8.60	7.70	16.30	6.30
2504A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.90	6.90	0.90
LEVEL 26									0.00
2601A	2 BEDROOM	80.0 m ²	32.8 m ²	112.80 m ²	8.00	4.20	4.00	8.20	0.20
2602A	2 BEDROOM	77.5 m ²	15.8 m ²	93.30 m ²	8.00	4.00	4.00	8.00	0.00
2603A	3 BEDROOM	117.2 m ²	17.1 m ²	134.30 m ²	10.00	8.60	5.60	14.20	4.20
2604A	1 BEDROOM	55.3 m ²	12.3 m ²	67.60 m ²	6.00	3.00	3.90	6.90	0.90

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



BUILDING B_L1: 3/4

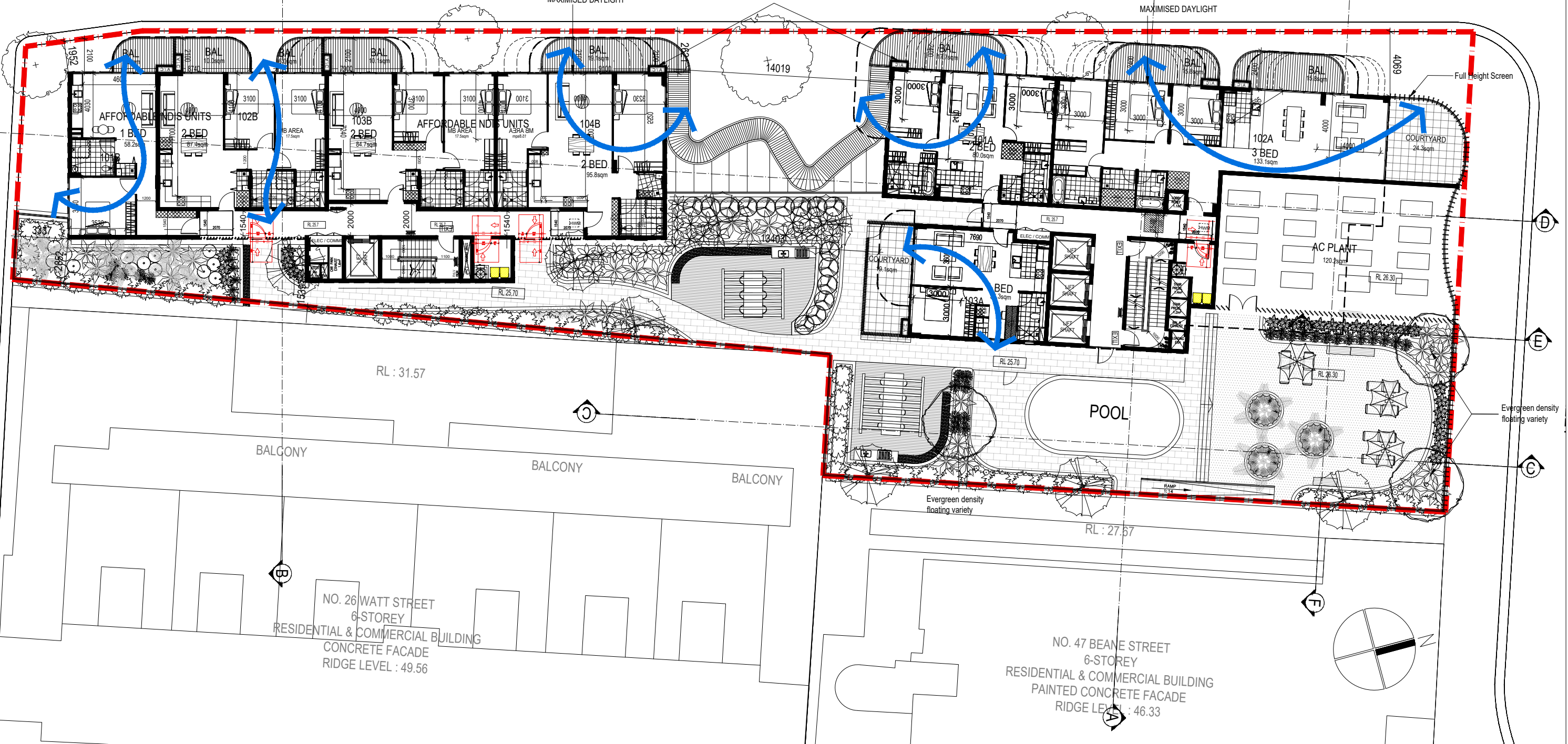
BUILDING A_L1: 3/3

KEEVERS LANE

MAXIMISED DAYLIGHT

HIGH-EFFICIENCY HVAC

MAXIMISED DAYLIGHT



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

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BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CORRESPOND TO THE LATEST AMENDMENT NO.
Plot Style
TORRENTIA_ARCH_01001

Notes
DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, IF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.
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Legend
©

DRAWING LABEL
LEVEL 1 VENTILATION DIAGRAM

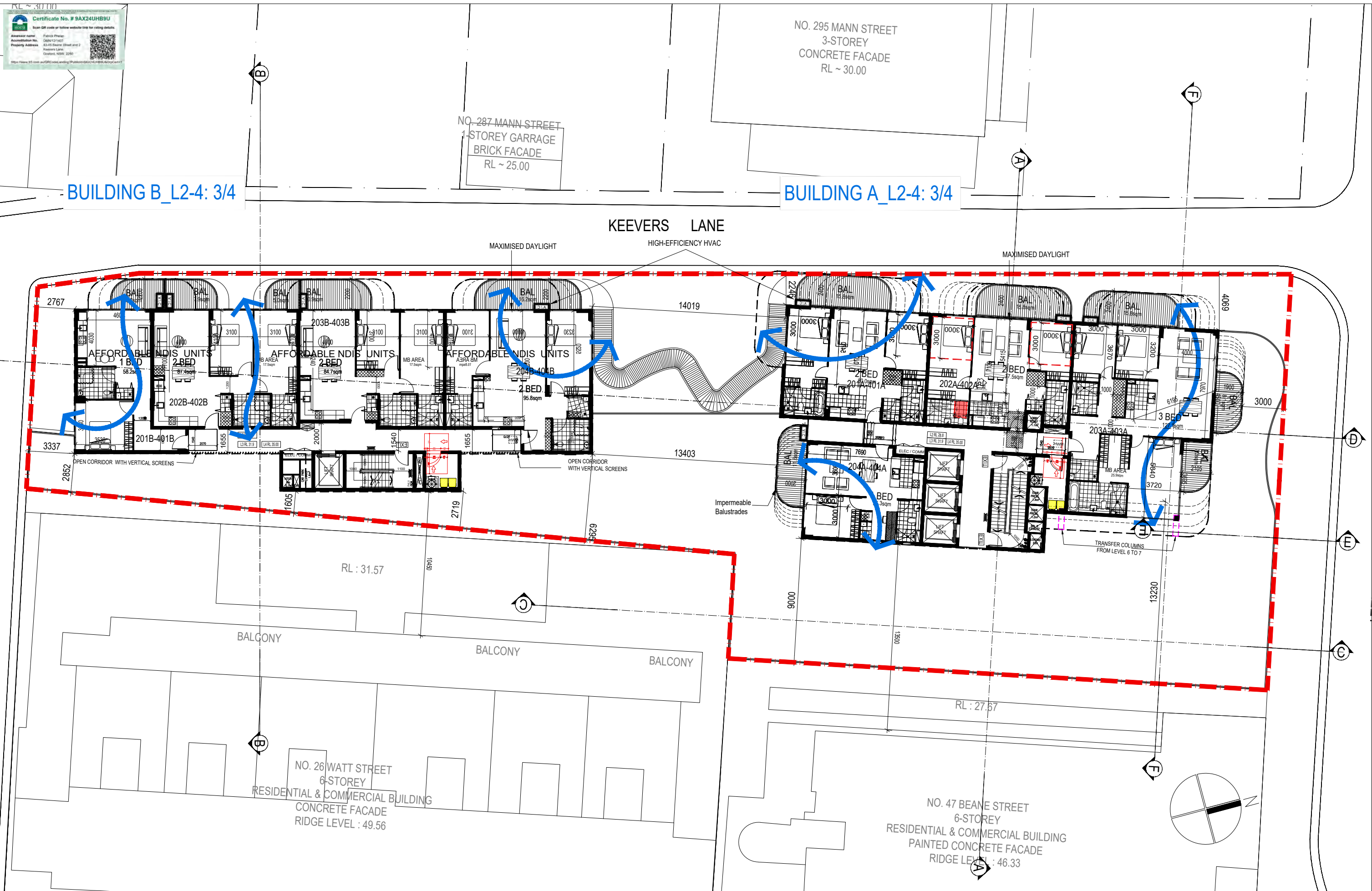
LEVEL 1 VENTILATION DIAGRAM

Client
MING TIAN REAL PROPERTY PTY LTD

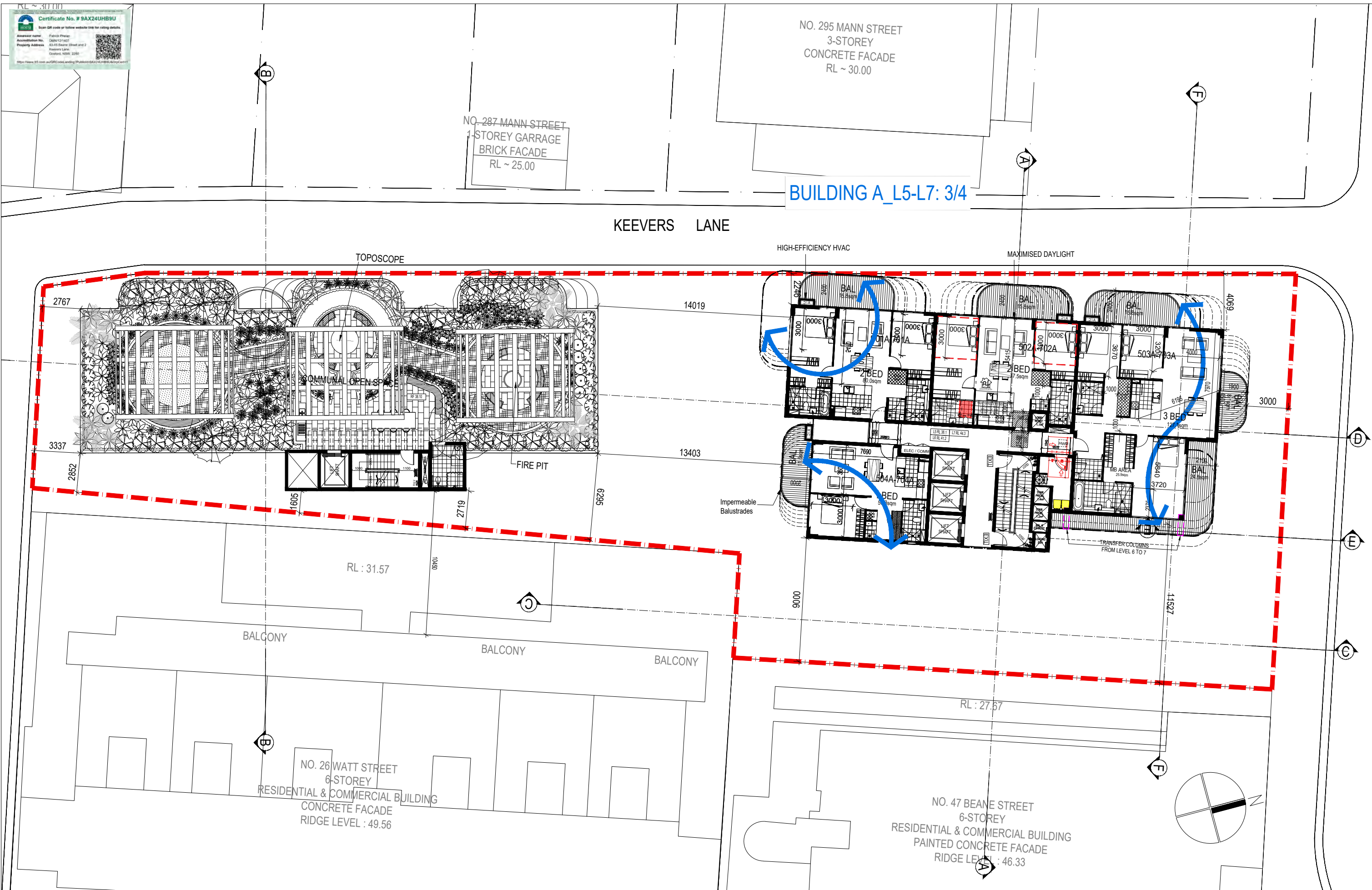
Architects
torrencia architects

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

Key plan
Scale 1:125 @ A1 1:250 @ A3
Date JUNE 2025
Drawing title
L1 VENTILATION DIAGRAM
Project no. 1081 Drawing no. A701
Drawn YW
Drawing status DA SUBMISSION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/05/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROVIDED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SIGNATURE OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY. A REPRESENTATIVE OF SERVANTS AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE TRUE AND FAITH TO THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	UNLESS ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BE READY TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025
C	FINAL PRESENTATION	ZS	27/05/2025								Drawing title L2-4 VENTILATION DIAGRAM
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/05/2025								Project no. 1081 Drawing no. A702
E	DA LODGED	YW	08/05/2025								Drawing status DA SUBMISSION
				Pict Style TDM-A_PICLS @ C403	THESE DOCUMENTS (ANY WORKS DESIGNED) AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONCERNS SET OUT IN THE CONDITIONS OF ENGAGEMENT.	(C)					



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK 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	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											

Plot Style

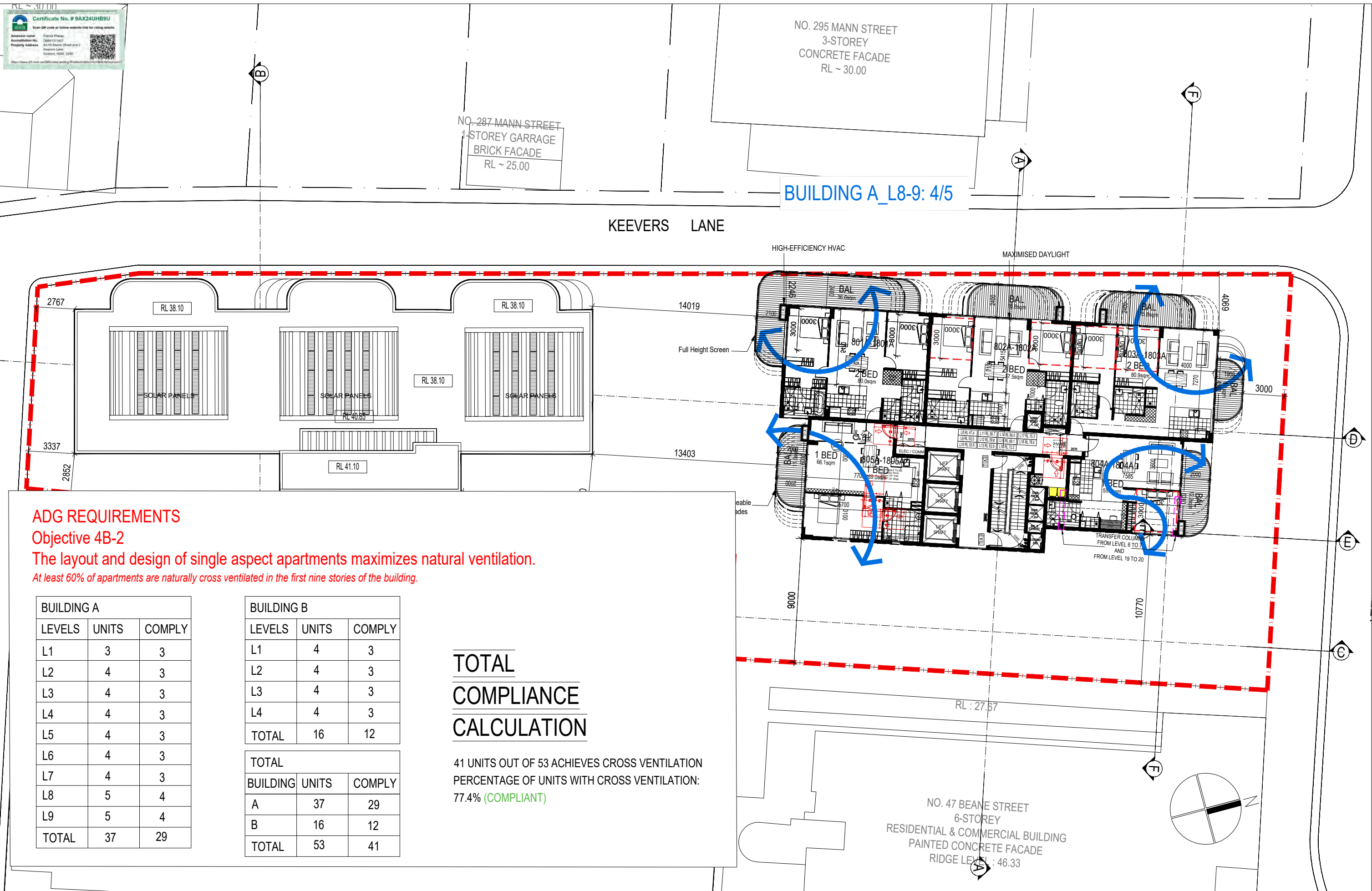
TORRALA_PLOT_STYLE.ctb

LEVEL 5-7 VENTILATION DIAGRAM

Project no. 1081 Drawing no. A703

Drawn YW

Drawing status DA SUBMISSION



At least 60% of apartments are naturally cross ventilated in the first nine stories of the building.

BUILDING A		
LEVELS	UNITS	COMPLY
L1	3	3
L2	4	3
L3	4	3
L4	4	3
L5	4	3
L6	4	3
L7	4	3
L8	5	4
L9	5	4
TOTAL	37	29

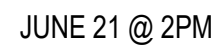
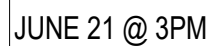
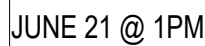
BUILDING B		
LEVELS	UNITS	COMPLY
L1	4	3
L2	4	3
L3	4	3
L4	4	3
TOTAL	16	12

TOTAL		
BUILDING	UNITS	COMPLY
A	37	29
B	16	12
TOTAL	53	41

TOTAL COMPLIANCE CALCULATION

41 UNITS OUT OF 53 ACHIEVES CROSS VENTILATION
PERCENTAGE OF UNITS WITH CROSS VENTILATION:
77.4% (COMPLIANT)

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT A CONTRACT. ANY WORK SHALL BE PROTECTED BY THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, SUBMITTER OF THE DRAWINGS DOES NOT CONVEY A REPRESENTATION OR WARRANTY OF ITS OWNERS. ADVISE IN CONVENTIONS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS OF WORK SHALL BE PROTECTED BY THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, SUBMITTER OF THE DRAWINGS DOES NOT CONVEY A REPRESENTATION OR WARRANTY OF ITS OWNERS. ADVISE IN CONVENTIONS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."		LEVEL 8-9 VENTILATION DIAGRAM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25								
E	DA LODGED	YW	08/02/25								
				Plot Style 02040 - 10-10-0-0003	THESE DOCUMENTS HAVE BEEN PREPARED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COMPANY'S POLICY ON THE USE OF INFORMATION TECHNOLOGY.						



ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

TOTAL COMPLIANCE CALCULATION

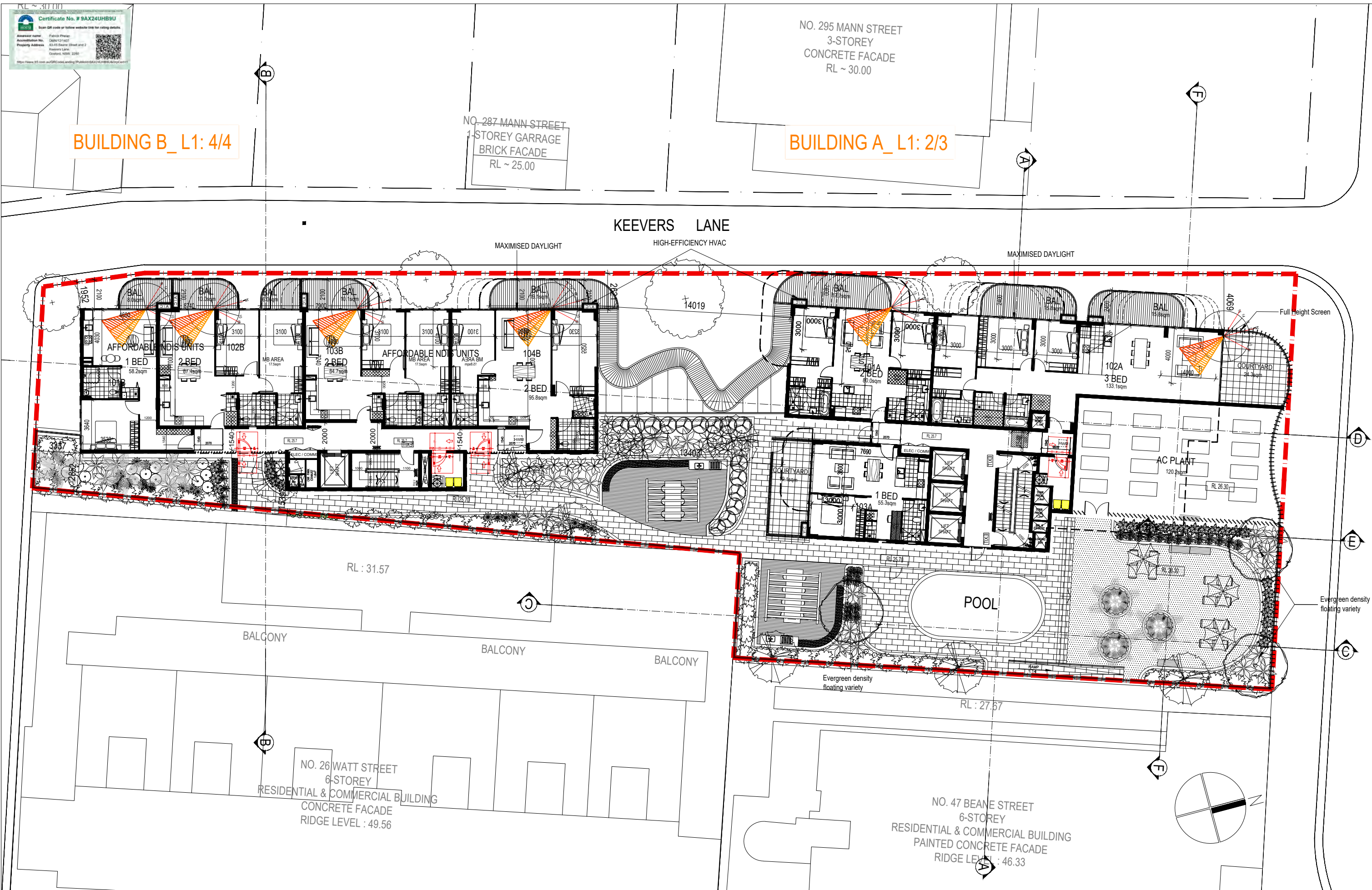
104 UNITS OUT OF 130 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 80.0% (COMPLIANT)

0 UNITS OUT OF 130 HAS NO DIRECT SUNLIGHT

PERCENTAGE: 0%

[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 THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE QUALITY OF THE DESIGN OR THE SERVICES OF THE ARCHITECTS 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 OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											

Plot Style

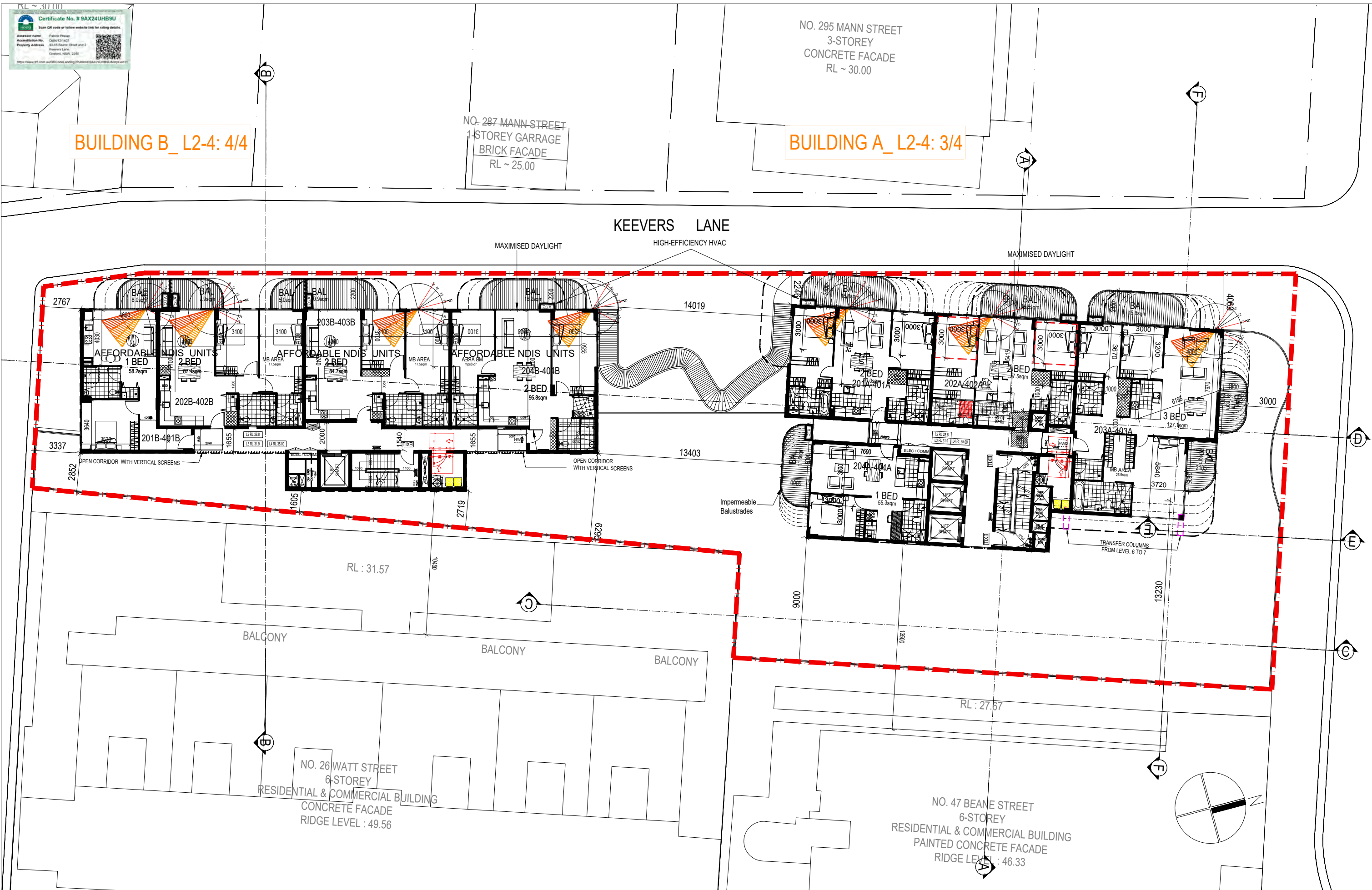
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LEVEL 1 SOLAR DIAGRAM

Project no. 1081 Drawing no. A711

Drawn: YW

Drawing status: DA SUBMISSION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
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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											

Plot Style

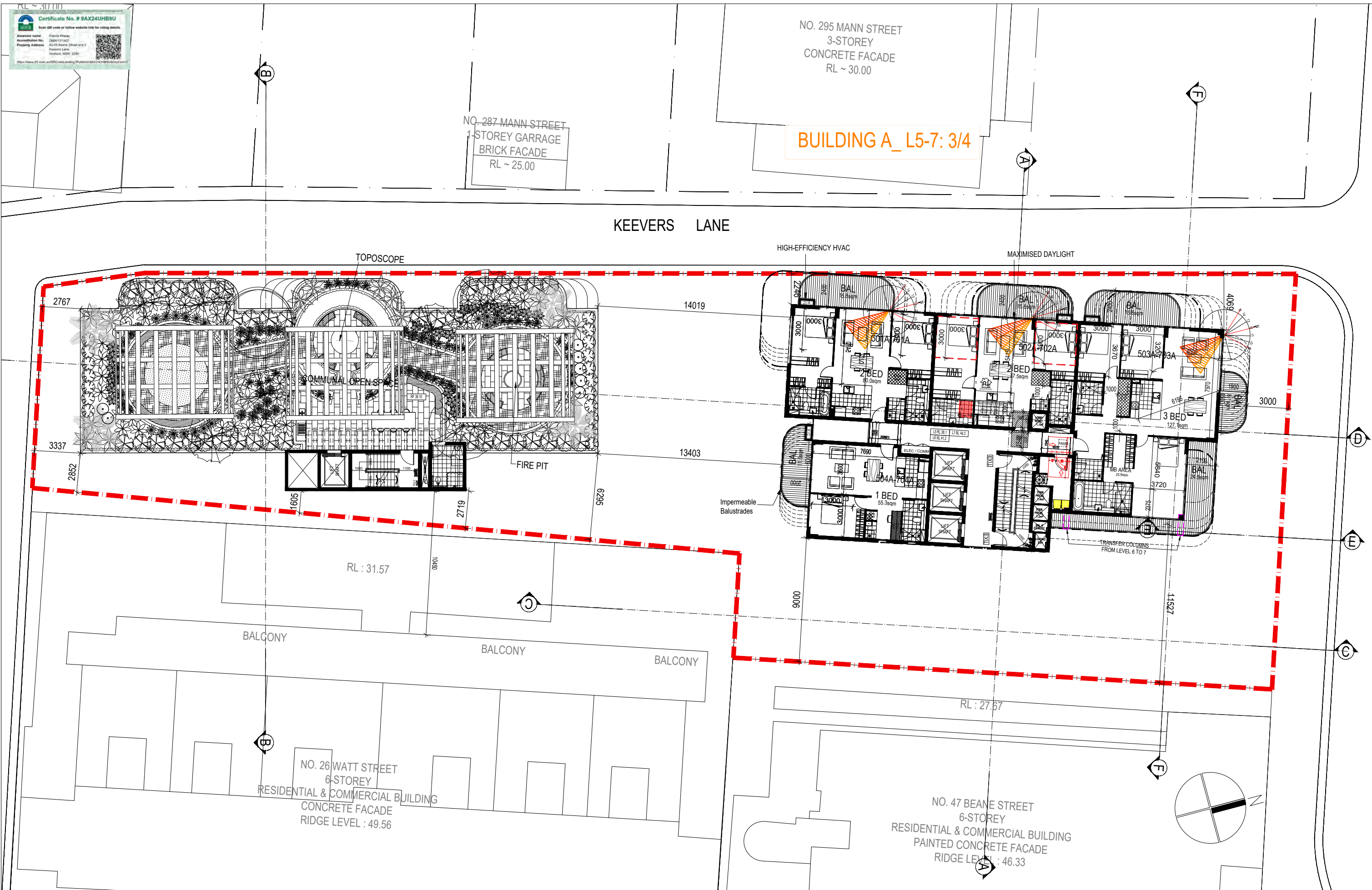
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LEVEL 2-4 SOLAR DIAGRAM

Project no. 1081 Drawing no. A712

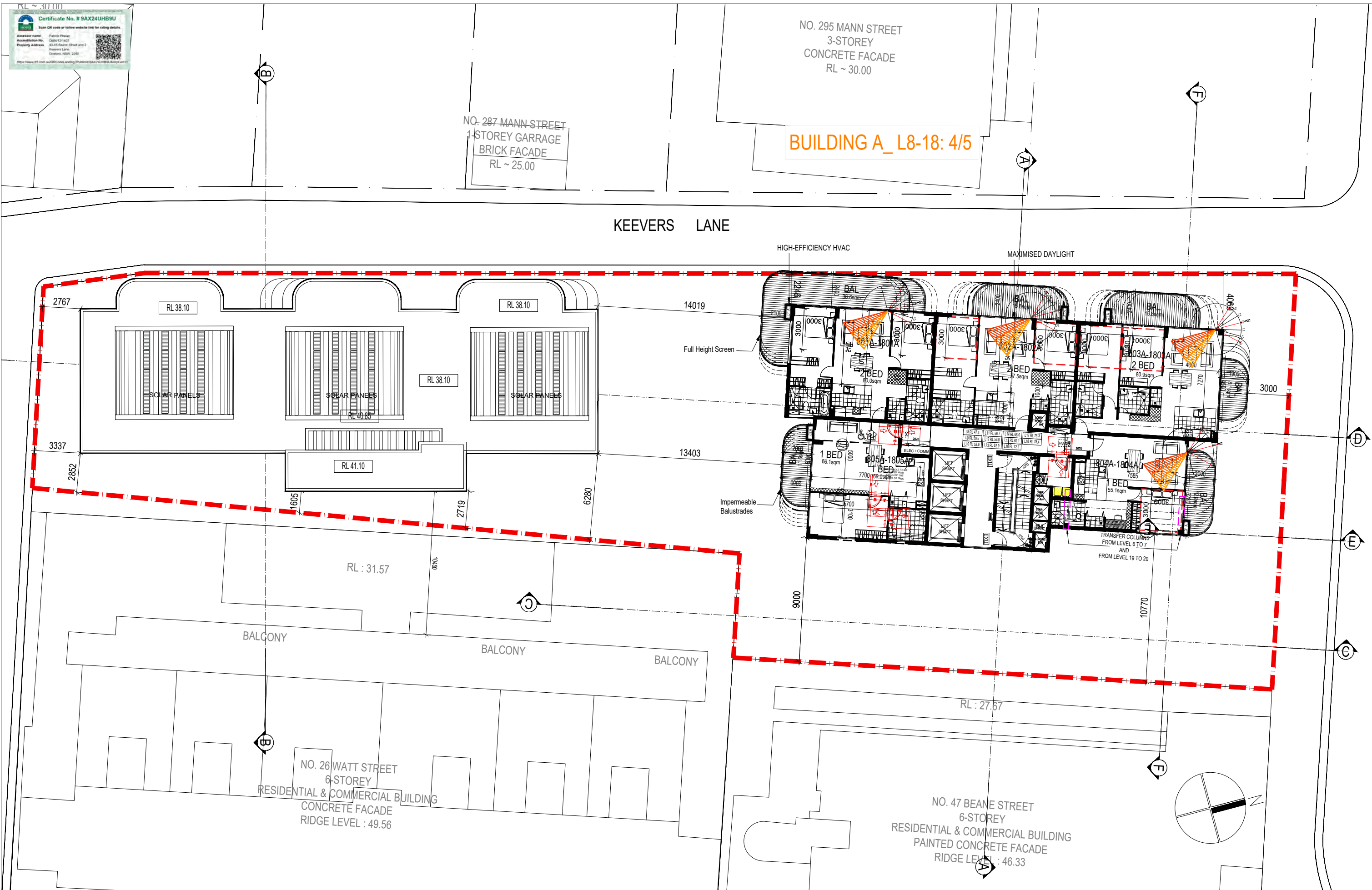
Drawn YW

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 COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	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 1:1000 @ A0	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
				Plot Style										
				TORRALA_PLCB-01001										

LEVEL 5-7 SOLAR 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 OR WARRANTY OF THE DESIGN OR ITS SUITABILITY FOR ANY PARTICULAR PURPOSE. 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 LISTS BEFORE PROCEEDING TO FABRICATION OF FITMENTS	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	DA	LEVEL 8-18 SOLAR DIAGRAM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Scale 1:125 @ A1 1:250 @ A3 1:500 @ A4 1:750 @ A5 1:1000 @ A6 1:1250 @ A7 1:1500 @ A8 1:1750 @ A9 1:2000 @ A10 1:2250 @ A11 1:2500 @ A12 1:2750 @ A13 1:3000 @ A14 1:3250 @ A15 1:3500 @ A16 1:3750 @ A17 1:4000 @ A18 1:4250 @ A19 1:4500 @ A20 1:4750 @ A21 1:5000 @ A22 1:5250 @ A23 1:5500 @ A24 1:5750 @ A25 1:6000 @ A26 1:6250 @ A27 1:6500 @ A28 1:6750 @ A29 1:7000 @ A30 1:7250 @ A31 1:7500 @ A32 1:7750 @ A33 1:8000 @ A34 1:8250 @ A35 1:8500 @ A36 1:8750 @ A37 1:9000 @ A38 1:9250 @ A39 1:9500 @ A40 1:9750 @ A41 1:10000 @ A42 1:10250 @ A43 1:10500 @ A44 1:10750 @ A45 1:11000 @ A46 1:11250 @ A47 1:11500 @ A48 1:11750 @ A49 1:12000 @ A50 1:12250 @ A51 1:12500 @ A52 1:12750 @ A53 1:13000 @ A54 1:13250 @ A55 1:13500 @ A56 1:13750 @ A57 1:14000 @ A58 1:14250 @ A59 1:14500 @ A60 1:14750 @ A61 1:15000 @ A62 1:15250 @ A63 1:15500 @ A64 1:15750 @ A65 1:16000 @ A66 1:16250 @ A67 1:16500 @ A68 1:16750 @ A69 1:17000 @ A70 1:17250 @ A71 1:17500 @ A72 1:17750 @ A73 1:18000 @ A74 1:18250 @ A75 1:18500 @ A76 1:18750 @ A77 1:19000 @ A78 1:19250 @ A79 1:19500 @ A80 1:19750 @ A81 1:20000 @ A82 1:20250 @ A83 1:20500 @ A84 1:20750 @ A85 1:21000 @ A86 1:21250 @ A87 1:21500 @ A88 1:21750 @ A89 1:22000 @ A90 1:22250 @ A91 1:22500 @ A92 1:22750 @ A93 1:23000 @ A94 1:23250 @ A95 1:23500 @ A96 1:23750 @ A97 1:24000 @ A98 1:24250 @ A99 1:24500 @ A100 1:24750 @ A101 1:25000 @ A102 1:25250 @ A103 1:25500 @ A104 1:25750 @ A105 1:26000 @ A106 1:26250 @ A107 1:26500 @ A108 1:26750 @ A109 1:27000 @ A110 1:27250 @ A111 1:27500 @ A112 1:27750 @ A113 1:28000 @ A114 1:28250 @ A115 1:28500 @ A116 1:28750 @ A117 1:29000 @ A118 1:29250 @ A119 1:29500 @ A120 1:29750 @ A121 1:30000 @ A122 1:30250 @ A123 1:30500 @ A124 1:30750 @ A125 1:31000 @ A126 1:31250 @ A127 1:31500 @ A128 1:31750 @ A129 1:32000 @ A130 1:32250 @ A131 1:32500 @ A132 1:32750 @ A133 1:33000 @ A134 1:33250 @ A135 1:33500 @ A136 1:33750 @ A137 1:34000 @ A138 1:34250 @ A139 1:34500 @ A140 1:34750 @ A141 1:35000 @ A142 1:35250 @ A143 1:35500 @ A144 1:35750 @ A145 1:36000 @ A146 1:36250 @ A147 1:36500 @ A148 1:36750 @ A149 1:37000 @ A150 1:37250 @ A151 1:37500 @ A152 1:37750 @ A153 1:38000 @ A154 1:38250 @ A155 1:38500 @ A156 1:38750 @ A157 1:39000 @ A158 1:39250 @ A159 1:39500 @ A160 1:39750 @ A161 1:40000 @ A162 1:40250 @ A163 1:40500 @ A164 1:40750 @ A165 1:41000 @ A166 1:41250 @ A167 1:41500 @ A168 1:41750 @ A169 1:42000 @ A170 1:42250 @ A171 1:42500 @ A172 1:42750 @ A173 1:43000 @ A174 1:43250 @ A175 1:43500 @ A176 1:43750 @ A177 1:44000 @ A178 1:44250 @ A179 1:44500 @ A180 1:44750 @ A181 1:45000 @ A182 1:45250 @ A183 1:45500 @ A184 1:45750 @ A185 1:46000 @ A186 1:46250 @ A187 1:46500 @ A188 1:46750 @ A189 1:47000 @ A190 1:47250 @ A191 1:47500 @ A192 1:47750 @ A193 1:48000 @ A194 1:48250 @ A195 1:48500 @ A196 1:48750 @ A197 1:49000 @ A198 1:49250 @ A199 1:49500 @ A200 1:49750 @ A201 1:50000 @ A202 1:50250 @ A203 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A270 1:67250 @ A271 1:67500 @ A272 1:67750 @ A273 1:68000 @ A274 1:68250 @ A275 1:68500 @ A276 1:68750 @ A277 1:69000 @ A278 1:69250 @ A279 1:69500 @ A280 1:69750 @ A281 1:70000 @ A282 1:70250 @ A283 1:70500 @ A284 1:70750 @ A285 1:71000 @ A286 1:71250 @ A287 1:71500 @ A288 1:71750 @ A289 1:72000 @ A290 1:72250 @ A291 1:72500 @ A292 1:72750 @ A293 1:73000 @ A294 1:73250 @ A295 1:73500 @ A296 1:73750 @ A297 1:74000 @ A298 1:74250 @ A299 1:74500 @ A300 1:74750 @ A301 1:75000 @ A302 1:75250 @ A303 1:75500 @ A304 1:75750 @ A305 1:76000 @ A306 1:76250 @ A307 1:76500 @ A308 1:76750 @ A309 1:77000 @ A310 1:77250 @ A311 1:77500 @ A312 1:77750 @ A313 1:78000 @ A314 1:78250 @ A315 1:78500 @ A316 1:78750 @ A317 1:79000 @ A318 1:79250 @ A319 1:79500 @ A320 1:79750 @ A321 1:80000 @ A322 1:80250 @ A323 1:80500 @ A324 1:80750 @ A325 1:81000 @ A326 1:81250 @ A327 1:81500 @ A328 1:81750 @ A329 1:82000 @ A330 1:82250 @ A331 1:82500 @ A332 1:82750 @ A333 1:83000 @ A334 1:83250 @ A335 1:83500 @ A336 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Objective 4A-1

2.A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

BUILDING A			TOTAL SOLAR		
LEVELS	UNITS	COMPLY	BUILDING	UNITS	COMPLY
L1	3	2	A	114	88
L2-4	12	9	B	16	16
L5-7	12	9	TOTAL	130	104
L8-18	55	44			
L19-26	32	24			
TOTAL	114	88			

BUILDING B		
LEVELS	UNITS	COMPLY
L1	4	4
L2-4	12	12
TOTAL	16	16

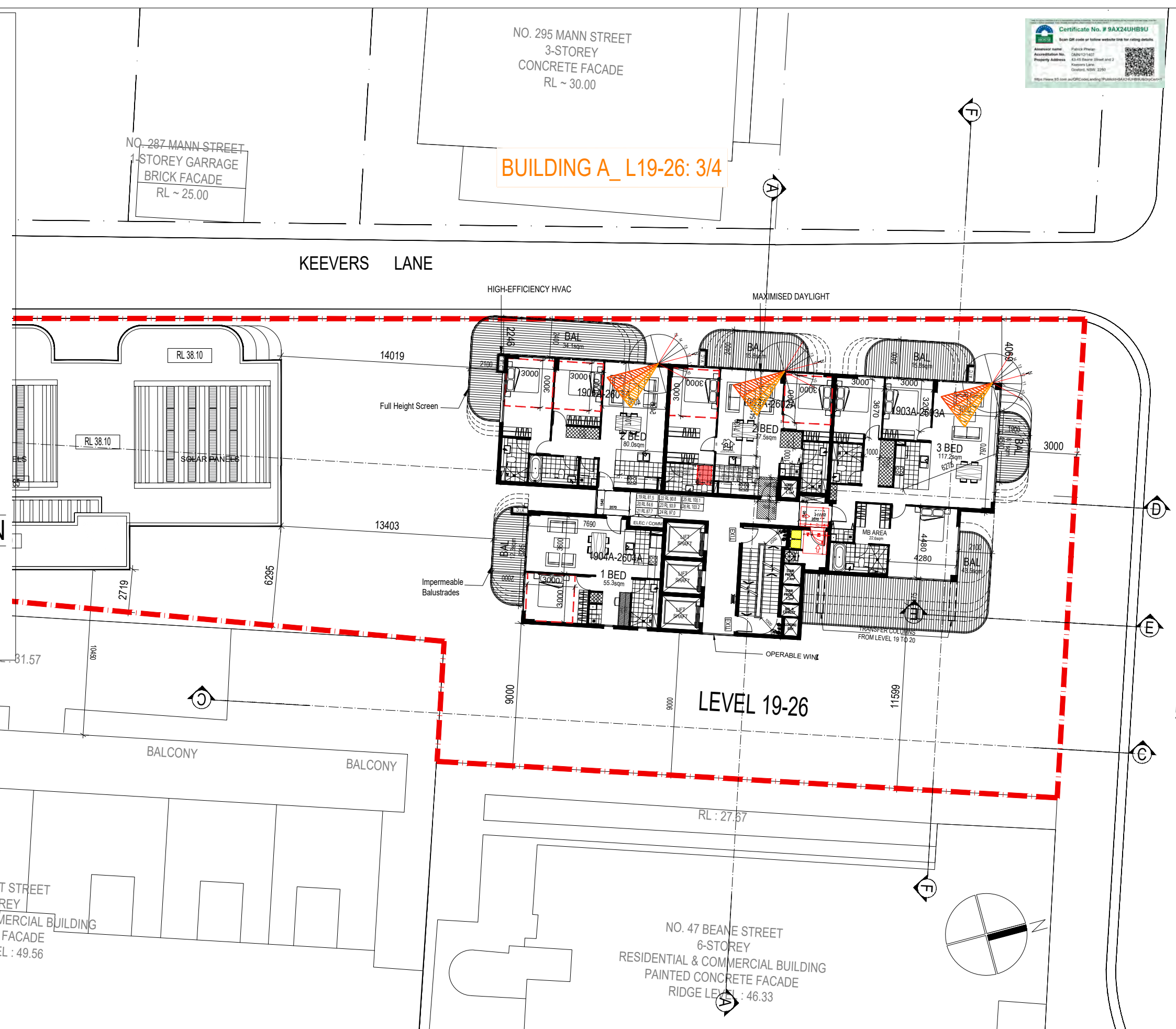
TOTAL COMPLIANCE CALCULATION

104 UNITS OUT OF 130 ACHIEVES 3-HOUR SOLAR ACCESS

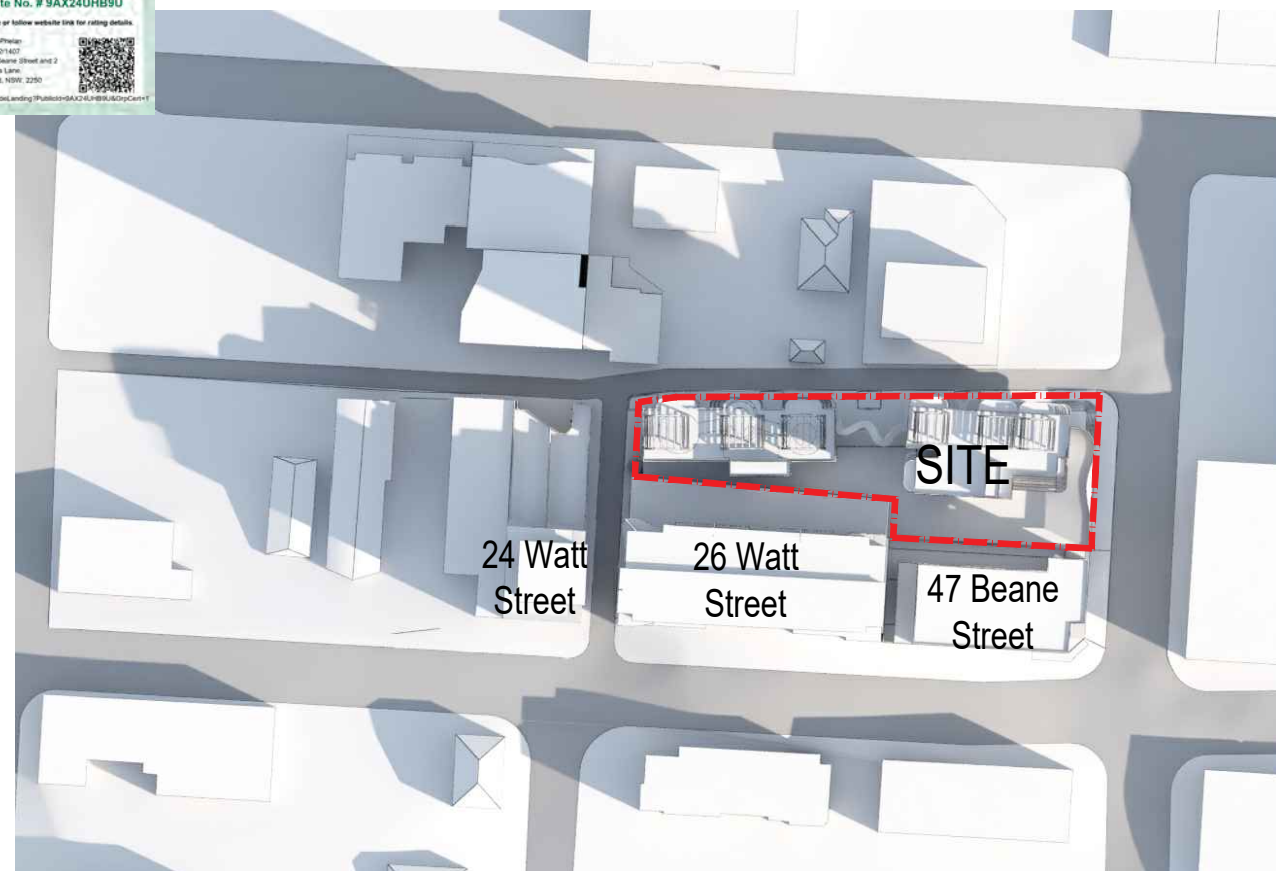
PERCENTAGE: 80.0% (COMPLIANT)

130UNITS OUT OF 130 ACHIEVES 15-MIN SOLAR ACCESS

PERCENTAGE: 100% (COMPLIANT)



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A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED AS A BASIS OF ANY OTHER DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL, SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS DRAWINGS, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE ACCURATE OR COMPLETE. THE DEVELOPER SHALL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS OF DESIGN, MATERIALS AND FINISHES. OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL	hony pltnr's	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS		06/2025								
E	DA LOADED	YW	08/2025	Plot Style	THESE DOCUMENTS AND ANY WORKS PRODUCED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OF THE DEVELOPER AND SHALL REMAIN THE PROPERTY OF THE DEVELOPER. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS IS STRICTLY PROHIBITED.			PROPERTY PTY LTD	hony pltnr's	Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW	



24 Watt Street

26 Watt Street

47 Beane Street

SITE

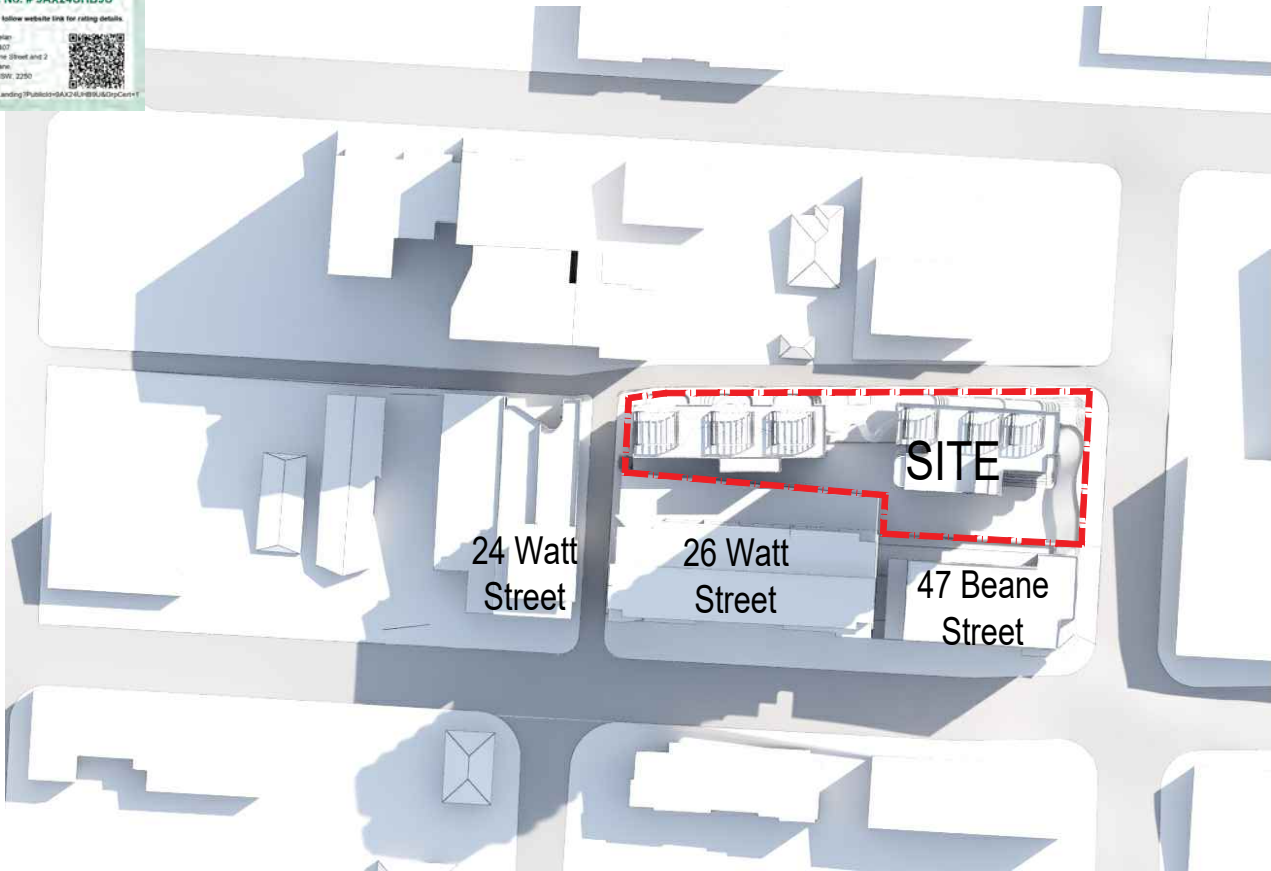
24 Watt Street

26 Watt Street

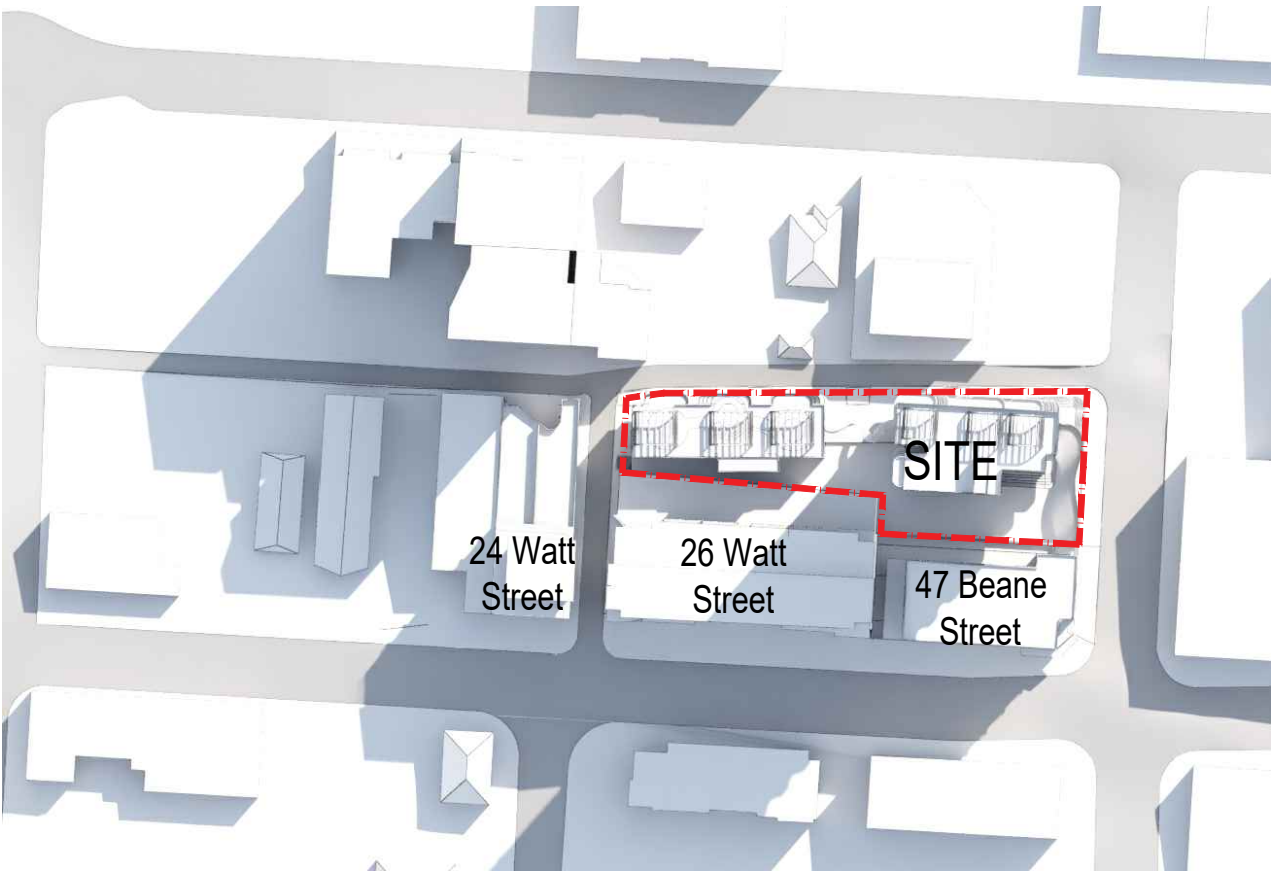
47 Beane Street

SITE

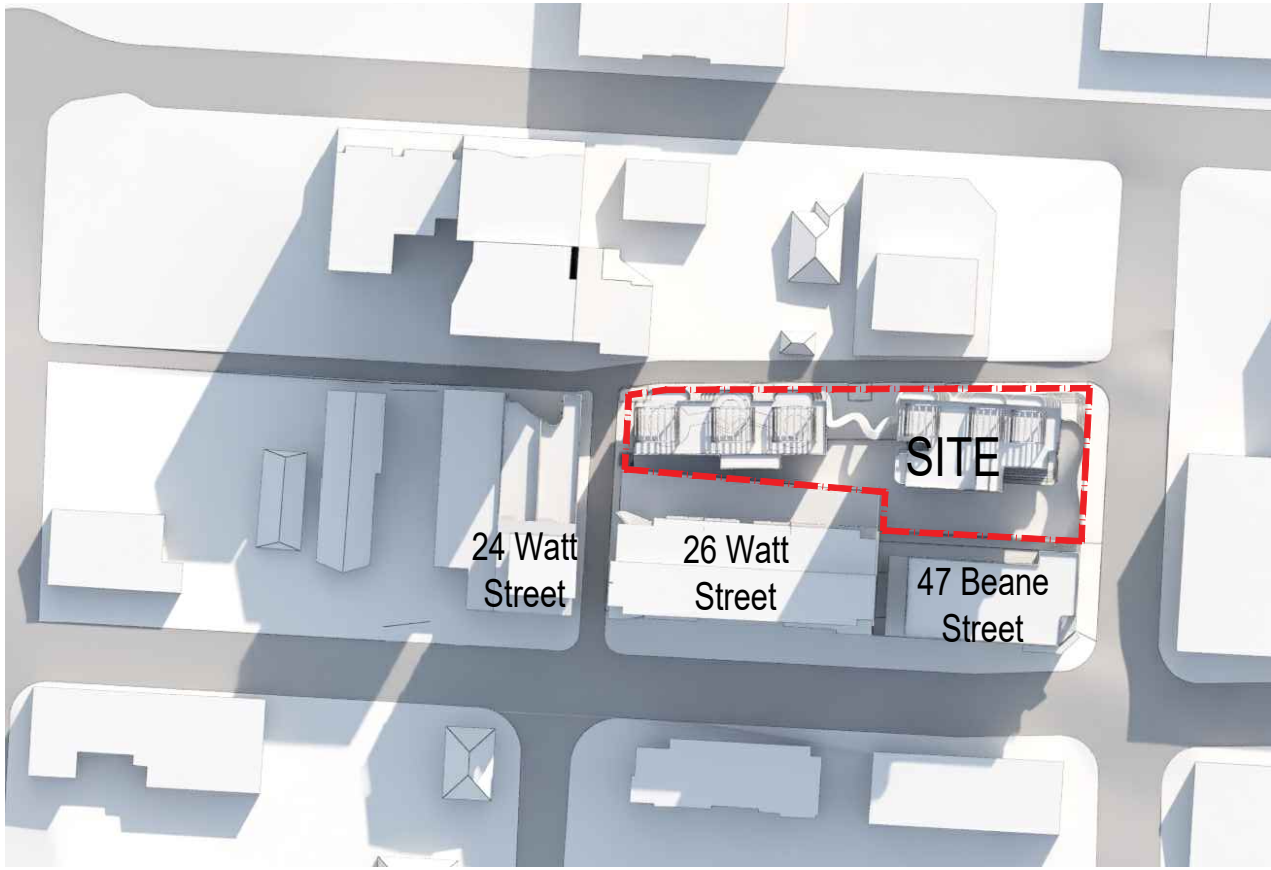
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/03/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSIDERATION WITH THE PROPOSED DEVELOPMENT, THE CLIENT AGREES TO A REPRESENTATION OF INHERENTY BY THE DEVELOPER OR ITS SUBSIDIARY, AFFILIATE OR CONSIGNEES THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE CHANGES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND IN CONSIDERATION WITH THE PROPOSED DEVELOPMENT, THE CLIENT AGREES TO A REPRESENTATION OF INHERENTY BY THE DEVELOPER OR ITS SUBSIDIARY, AFFILIATE OR CONSIGNEES THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE CHANGES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/25										
E	DA LODGED	YW	08/25										
				Plot Style						Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW		Project no. 1081 Drawing no. A717	Drawing status DA SUBMISSION



Plan Shadow @1:00 PM

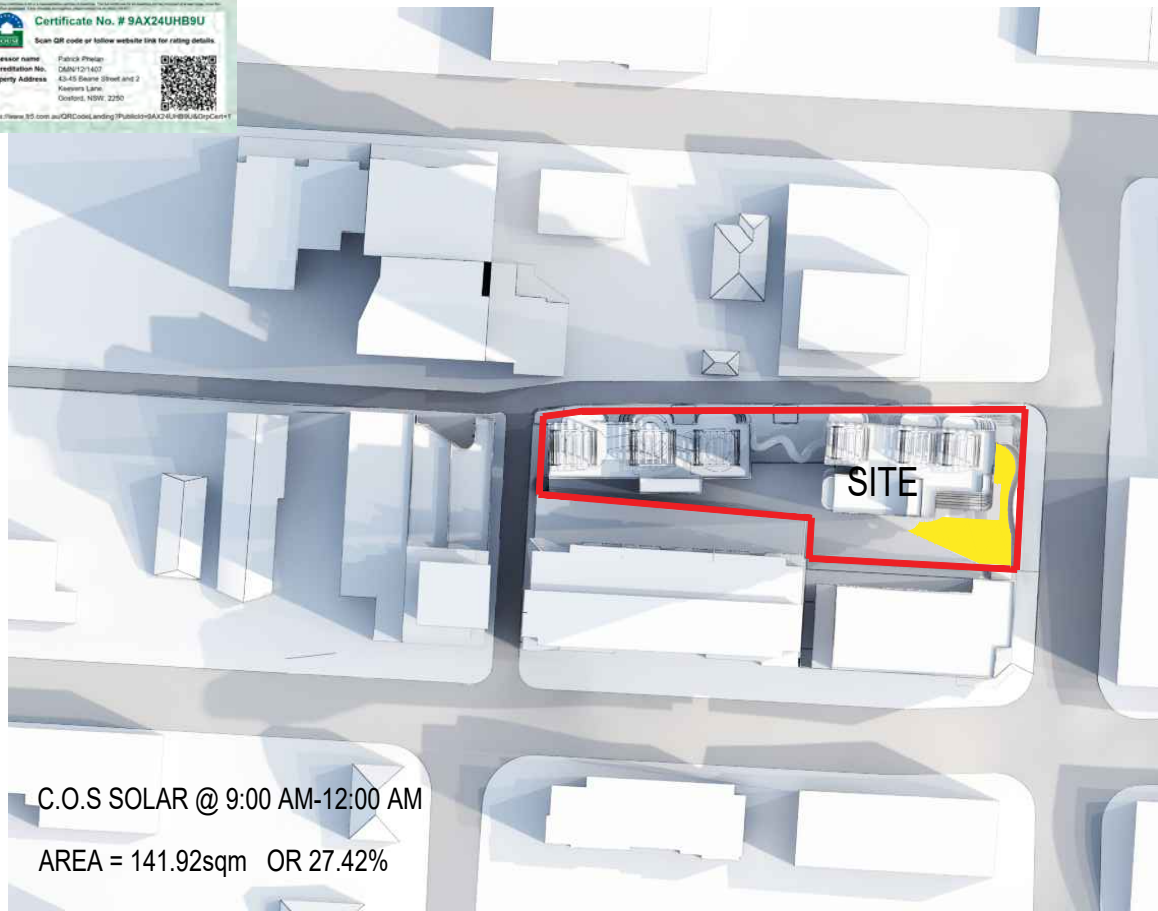


Plan Shadow @2:00 PM



Plan Shadow @3:00 PM

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 DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BETTER CARRIVING 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.		SHADOW STUDY 2	MING TIAN REAL PROPERTY PTY LTD		Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title: SHADOW STUDY 2 Project no. 1081 Drawing no. A718 Drawn YW Drawing status: DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
				Plot Style TODAY_PLOT.dwg (0/000)	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. "THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF PTNRS IN THE COURSE OF ENGAGEMENT."	©							

An aerial photograph of a residential neighborhood. A specific lot is outlined in red and labeled "SITE". Within this site, a portion of the roof is highlighted in yellow, indicating the proposed solar panel installation area. The surrounding area shows various houses and streets.

C.O.S SOLAR @ 11:00 AM-2:00 PM

AREA = 154.7sqm OR 29.90%

C.O.S SOLAR @ 10:00 AM - 1:00 PM
AREA = 141.68sqm OR 27.4%

C.O.S SOLAR @ 12:00 AM-3:00 PM

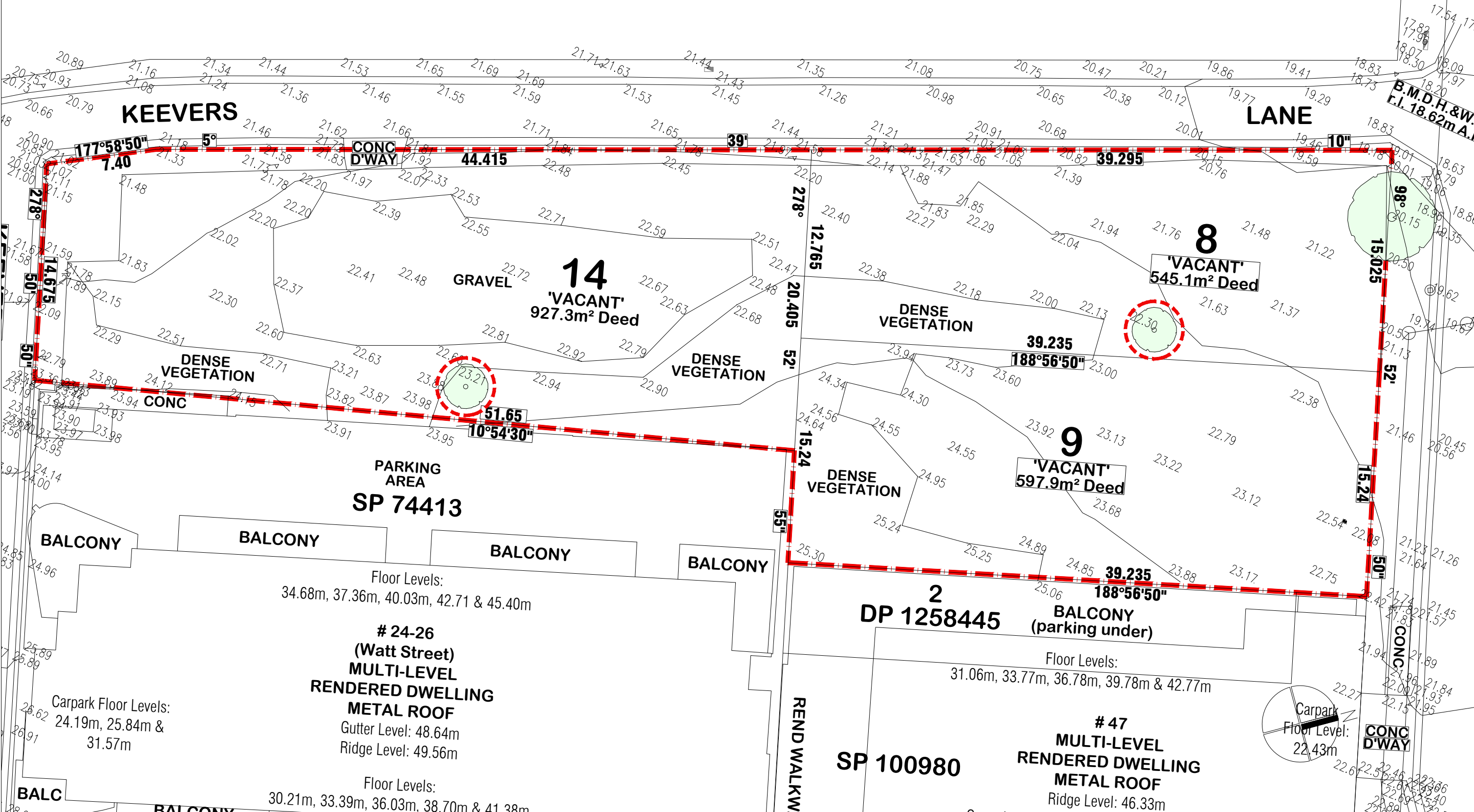
AREA = 460.9sqm OR 89.06%

-  3 hours Solar Access to C.O.S Area
 SURROUNDING BUILDING SHADOW
 SITE BOUNDARY

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/05/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE ARCHITECT, THE USER OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ARCHITECT OR ITS SERVANTS, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT SHALL TAKE PLACE BEFORE CARRYING OUT ANY WORK. THEREFORE, THAT THE DRAWINGS USER CARRY THE LATEST AGREEMENT IN."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS OF WORKS SHALL HAVE PRECEDENCE OVER OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title C.O.S SOLAR STUDY Project no. 1081 Drawing no. A719 Drawn YW Drawing status DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW			
E	DA LODGED	YW	08/05/25	Plot Style (Scale: 1:100-1:500)	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE COPYRIGHTED DOCUMENTS.								



 TREES TO BE REMOVED
 SITE BOUNDARY



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

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 COUNCIL. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE ACTUAL DIMENSIONS OF THE SITE. DIMENSIONS OF THE DRAWINGS ARE FINAL AND SHALL BE THE BASIS FOR THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL AND OTHER RELEVANT AUTHORITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL AND OTHER RELEVANT AUTHORITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNCIL AND OTHER RELEVANT AUTHORITIES."

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 DIMENSIONS AND ANY WORKS REQUIRED AS A RESULT OF THESE DIMENSIONS SHALL BE SUBJECT TO THE COPYRIGHT CANCELLATION BY OUT IN THE COURSE OF THE DEVELOPMENT.

Legend
DRAWING LABEL
Client
Architects
Project
Project address
Project no. 1081
Drawing no. A803
Drawn YW
Drawing status DA SUBMISSION

DEMOLITION PLAN

Client
MING TIAN REAL
PROPERTY PTY LTD

Architects
bony
plnrs

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 1:250 @ A3
Date JUNE 2025
Drawing title
DEMOLITION PLAN
Drawing no. A803
Drawn YW
Drawing status DA SUBMISSION



ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Drawings	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE DESIGN PROCESS. THE FINAL SET OF DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES."	NOTES MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL HAVE PRECEDENCE OVER ANY OTHER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES."			MING TIAN REAL	tony tian architects	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	"WHERE ANY DISCREPANCY EXISTS BETWEEN FOURURED AND SCATED DIMENSIONS, THE FOURURED DIMENSIONS SHALL PREVAIL. (BIGGER TO CHECK ALL SITE DIMENSIONS) PRIOR TO FABRICATION OF FIXTURES."	WHERE ANY DISCREPANCY EXISTS BETWEEN FOURURED AND SCATED DIMENSIONS, THE FOURURED DIMENSIONS SHALL PREVAIL. (BIGGER TO CHECK ALL SITE DIMENSIONS) PRIOR TO FABRICATION OF FIXTURES."			PROPERTY PTY LTD	tony tian architects	Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title	VIEW ANALYSIS 1
C	FINAL PRESENTATION	ZS	27/05/2025	"IN ACCORDANCE WITH 'THESE DRAWINGS'."	"BETTER CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO."							Project no. 1081	Drawing no. A05/1
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/20/25									Drawing status	DA SUBMISSION
E	DA LODGED	YMW	08/20/25										
				Plot Style	"THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS OF THE ARCHITECTS."								



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

ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF LIABILITY BY THE DESIGNER OR ITS SURVIVORS, 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.	VIEW ANALYSIS 1	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title VIEW ANALYSIS 1	Project no. 1081 Drawing no. A052
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										
				Plot Style TDRS_M_Tian.dwg	These documents and any works created as a result of these documents shall be subject to the copyright and ownership of the client.	©				43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing status DA SUBMISSION	



ITEM 3.1

[illegible]



ITEM 3.1

[illegible]



ITEM 3.1

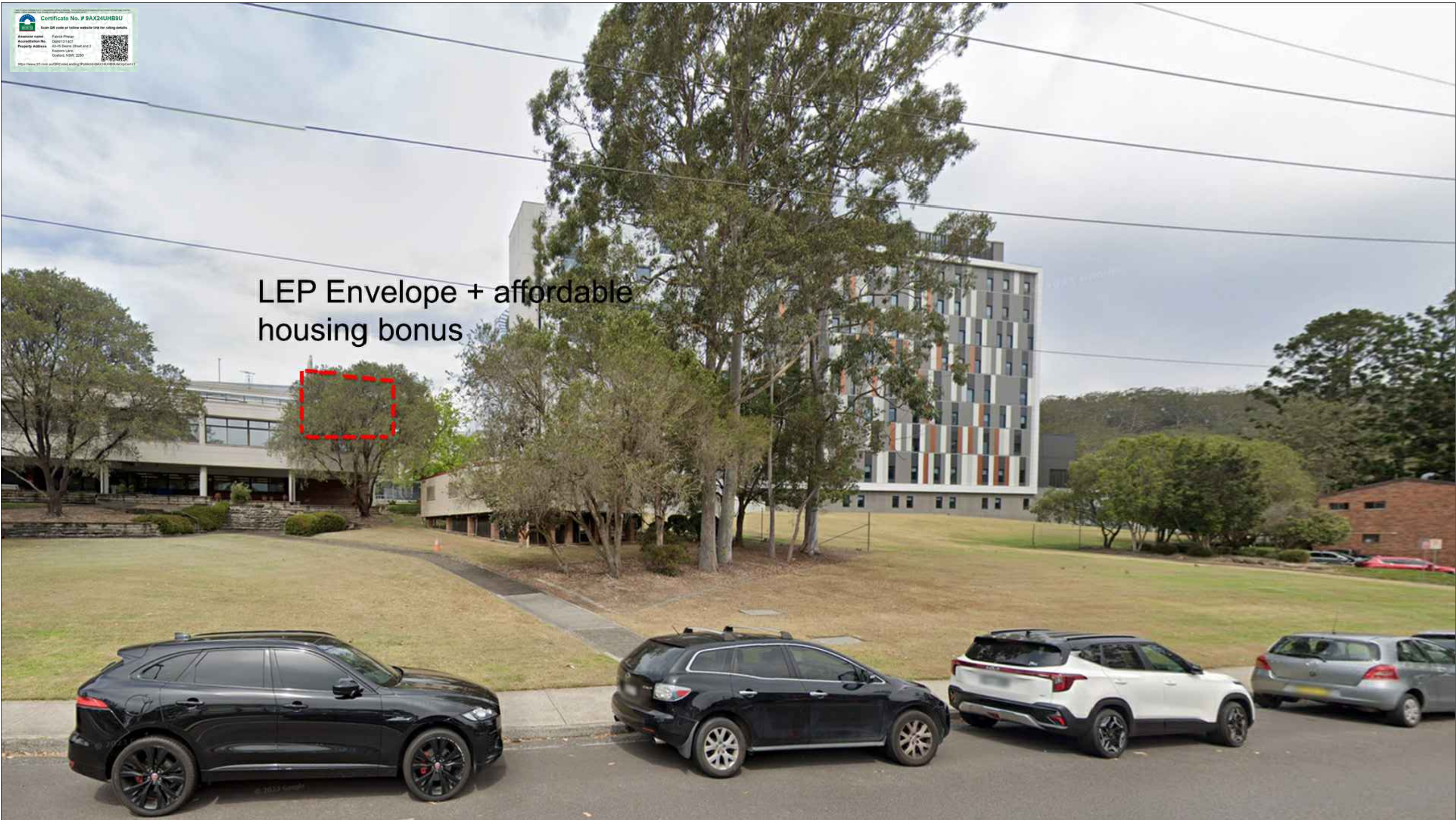
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.					Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW			
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.								
E	DA LODGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.								



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

ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
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 DEVELOPMENT OF 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.		VIEW ANALYSIS 4	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Project no. 1081 Drawing no. A057	Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN PROVIDED AND SCALED DIMENSIONS, THE PROVIDED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.					43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no. 1081 Drawing no. A057	
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
				Plot Style TOSDA_MingTian.dwg	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS OF PTNRS		VIEW ANALYSIS 4						



ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title	VIEW ANALYSIS 4
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.					Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW		Project no. 1081	Drawing no. A058
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.					Draawn YW			
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.					Drawing status	DA SUBMISSION		
E	DA LODGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.								



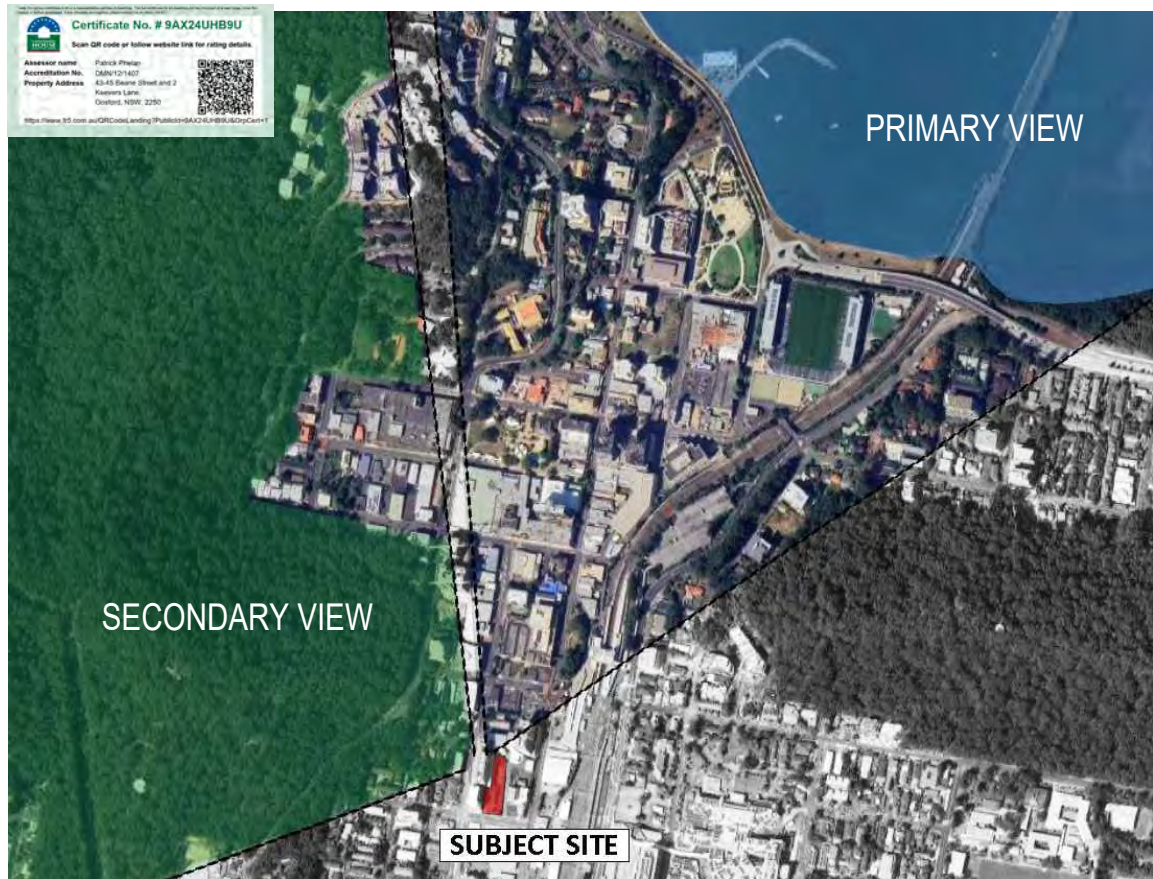
ITEM 3.1

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/02/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT INTENDED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE ARCHITECT, DETERMINE IF THE DRAWINGS OBTAINED HEREFROM ARE SUITABLE FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE ARCHITECT, DETERMINE IF THE DRAWINGS OBTAINED HEREFROM ARE SUITABLE FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS OF WORK SHALL HAVE PREFERENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	bony ptnrs	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/06/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	08/02/25										
E	DA LODGED	YW	08/02/25										
				Pilot Style G:\Pilot\1-20-24-01-01-0008	"THESE DOCUMENTS AND ANY WORKS PROVIDED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE COPYRIGHTED PARTY."								



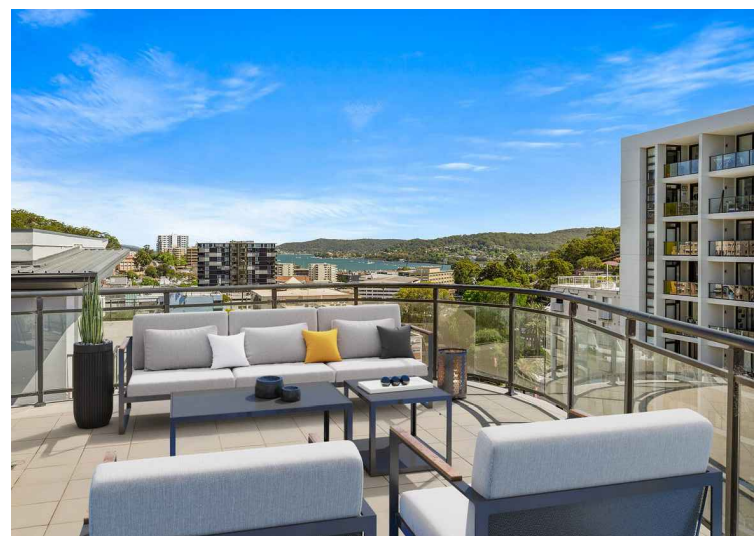
ITEM 3.1

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SECONDARY VIEW

PRIMARY VIEW



PRIMARY VIEW FROM 41/24-26 WATT STREET BALCONY



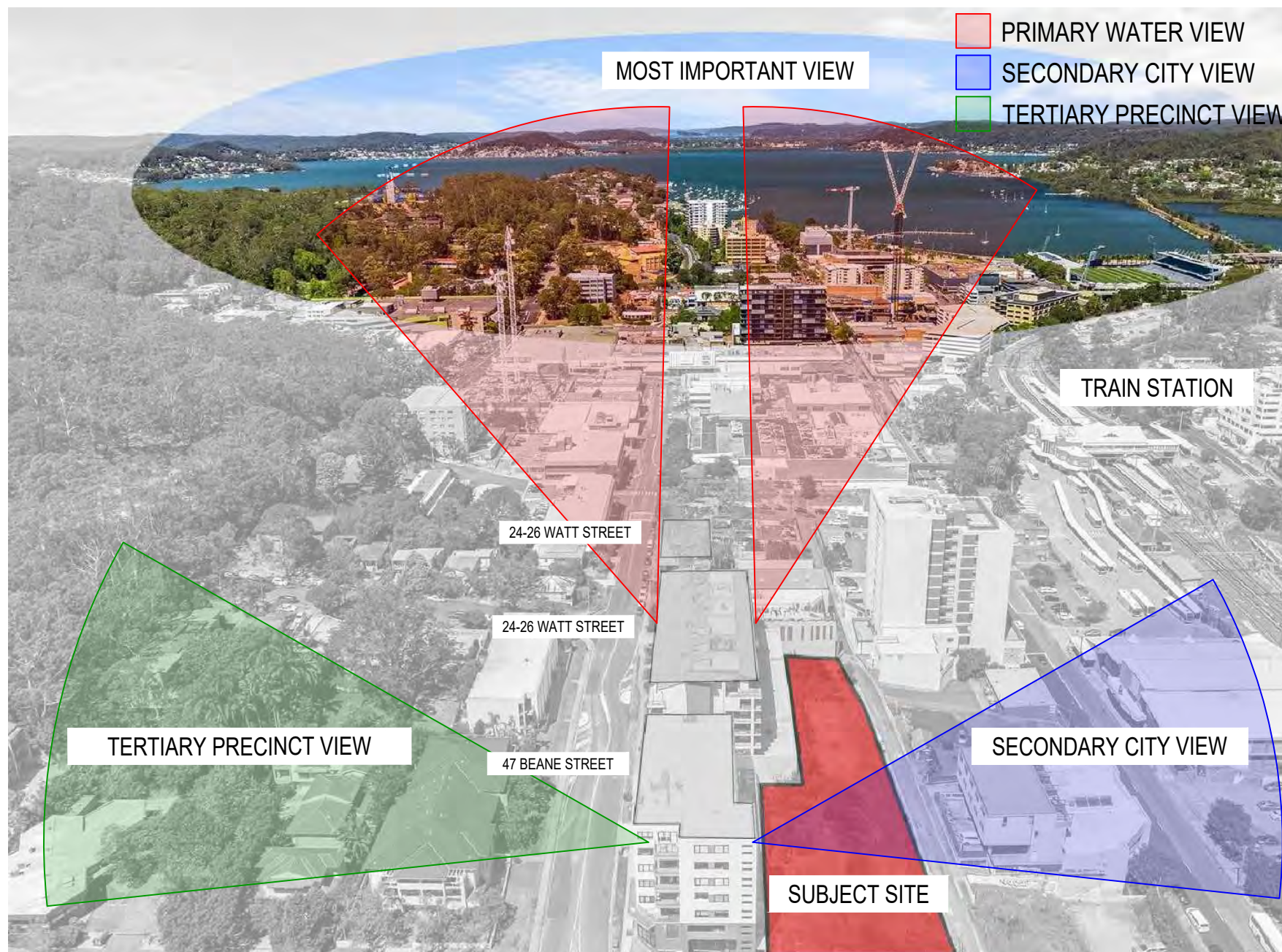
PRIMARY VIEW FROM 44/24-26 WATT STREET BALCONY



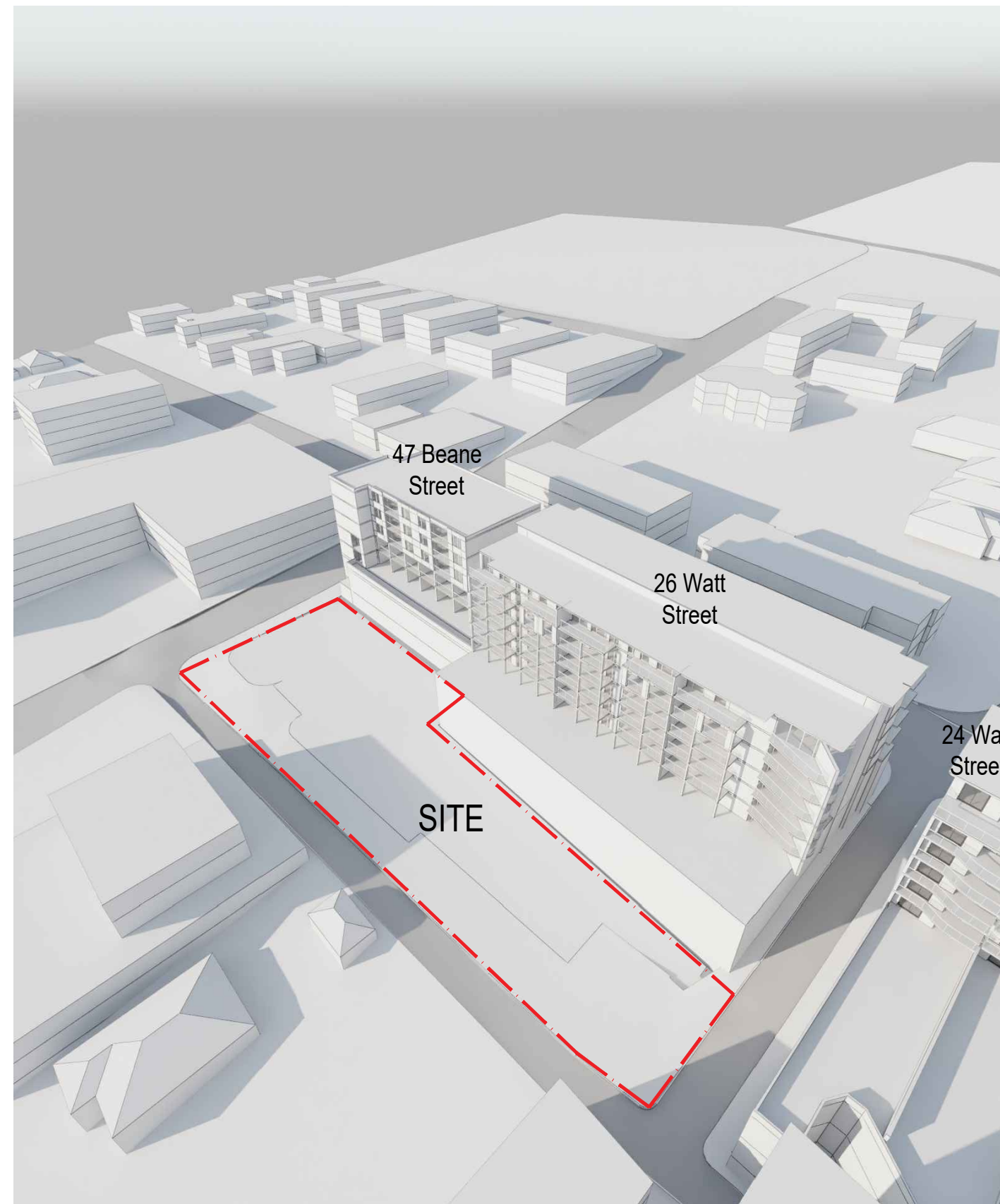
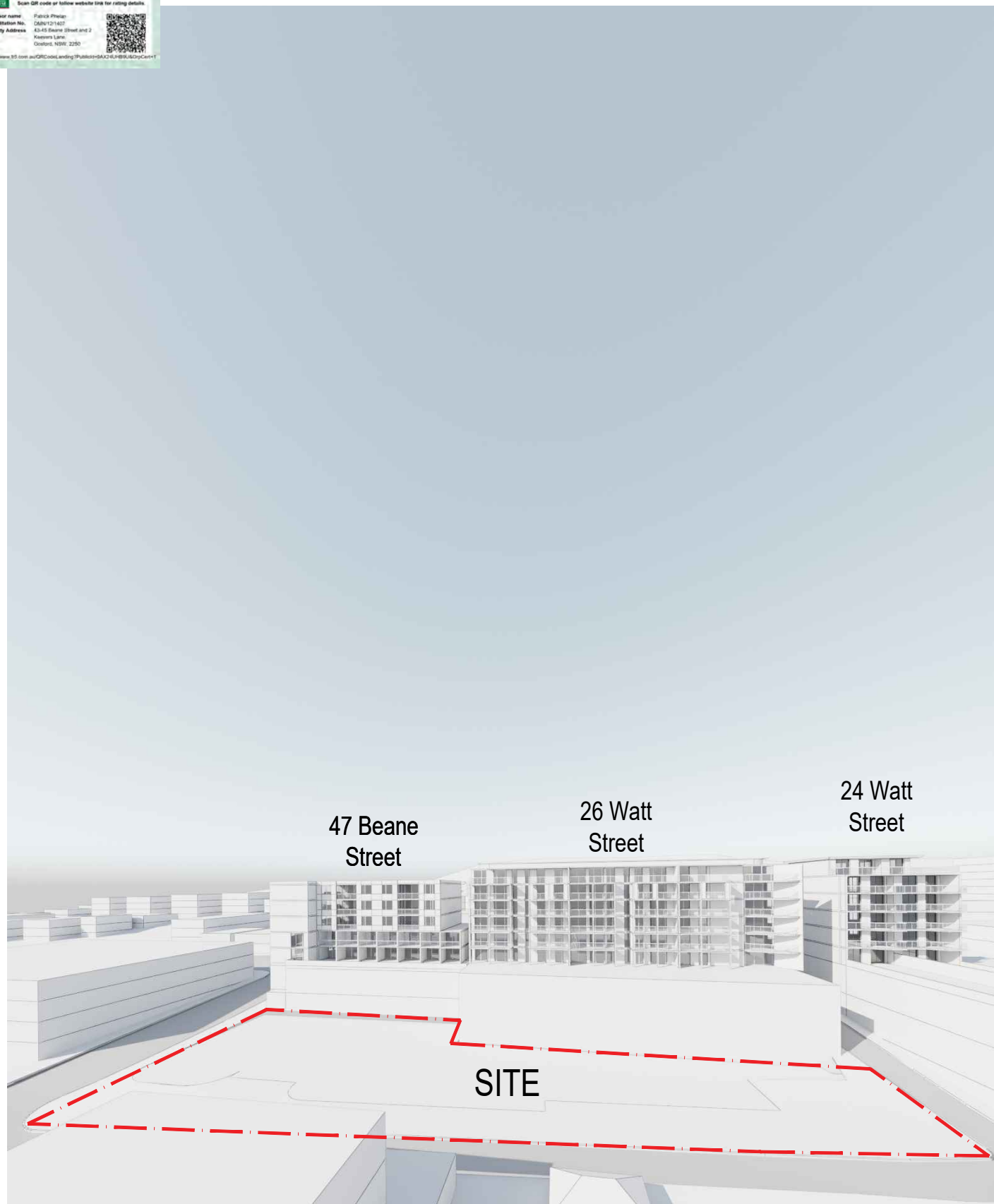
SECONDARY VIEW



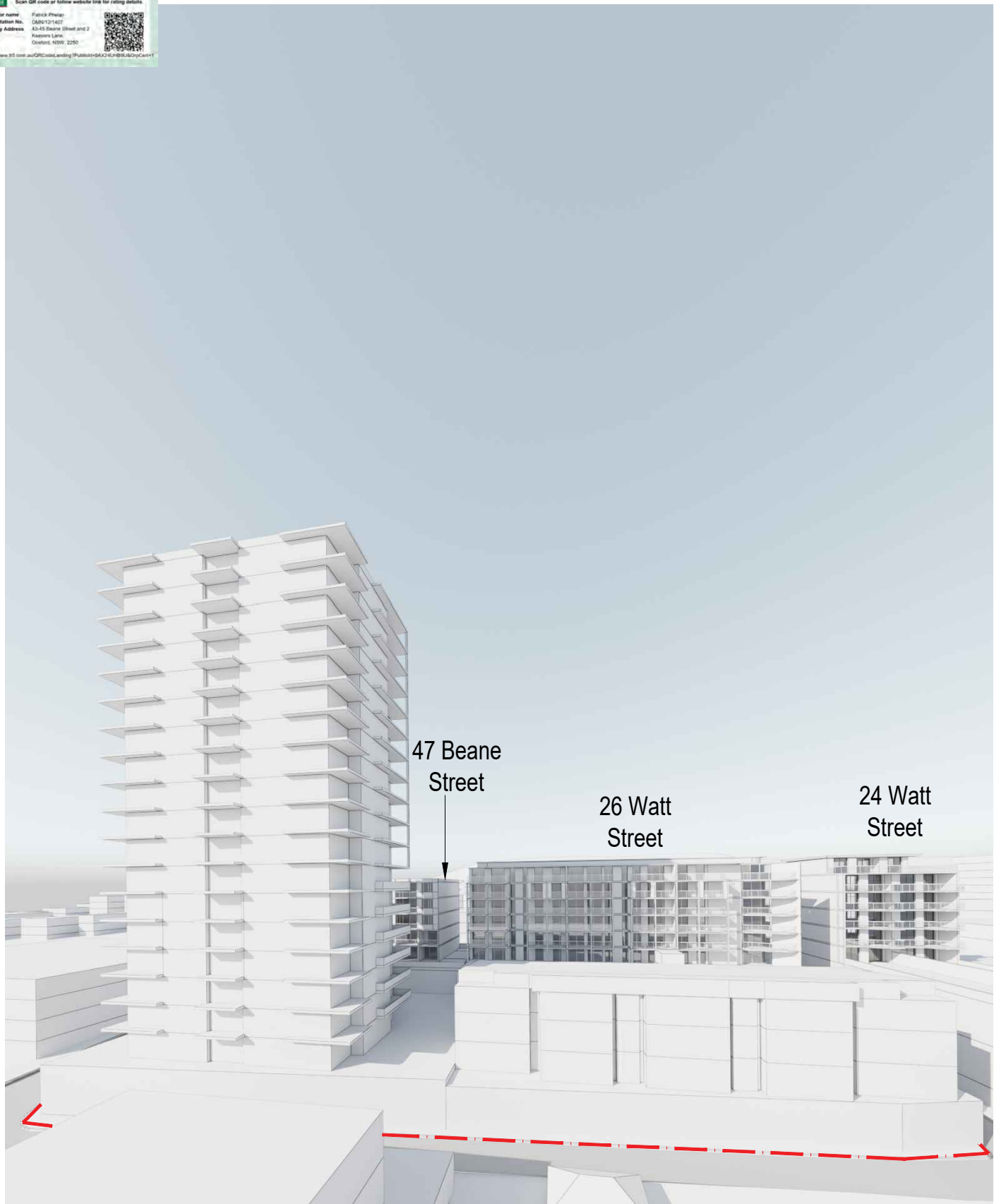
TERTIARY VIEW



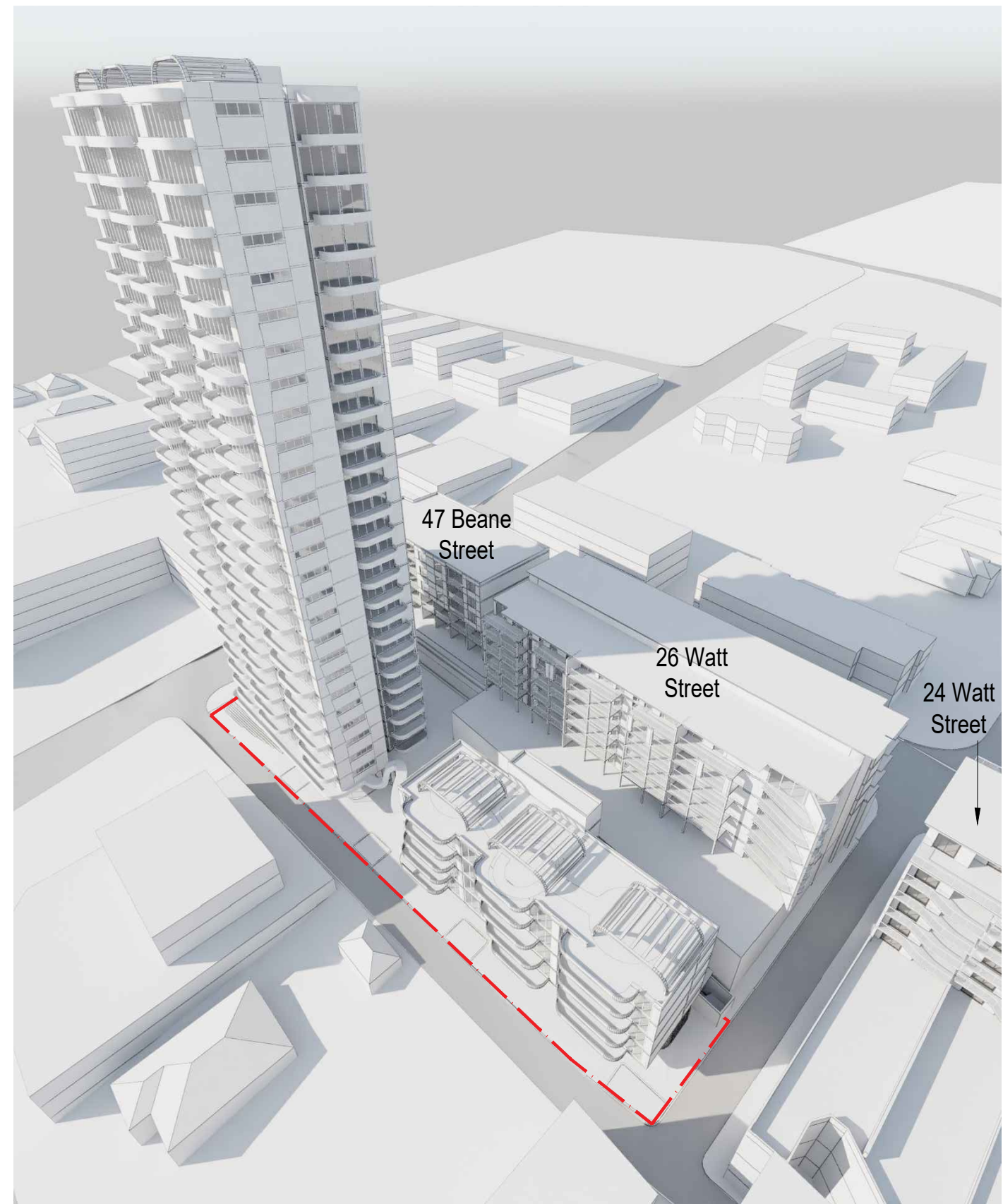
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.		EXISTING VIEW ANALYSIS	MING TIAN REAL PROPERTY PTY LTD		Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title EXISTING VIEW ANALYSIS Project no. 1081 Drawing no. A729 Drawn YW Drawing status DA SUBMISSION
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025									
C	FINAL PRESENTATION	ZS	27/05/2025									
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025									
E	DA LODGED	YW	08/2025									
				Plot Style	THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	THESE DOCUMENTS MADE TO A LARGER SCALE AND THOSE SHOWING THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL, THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.	©					



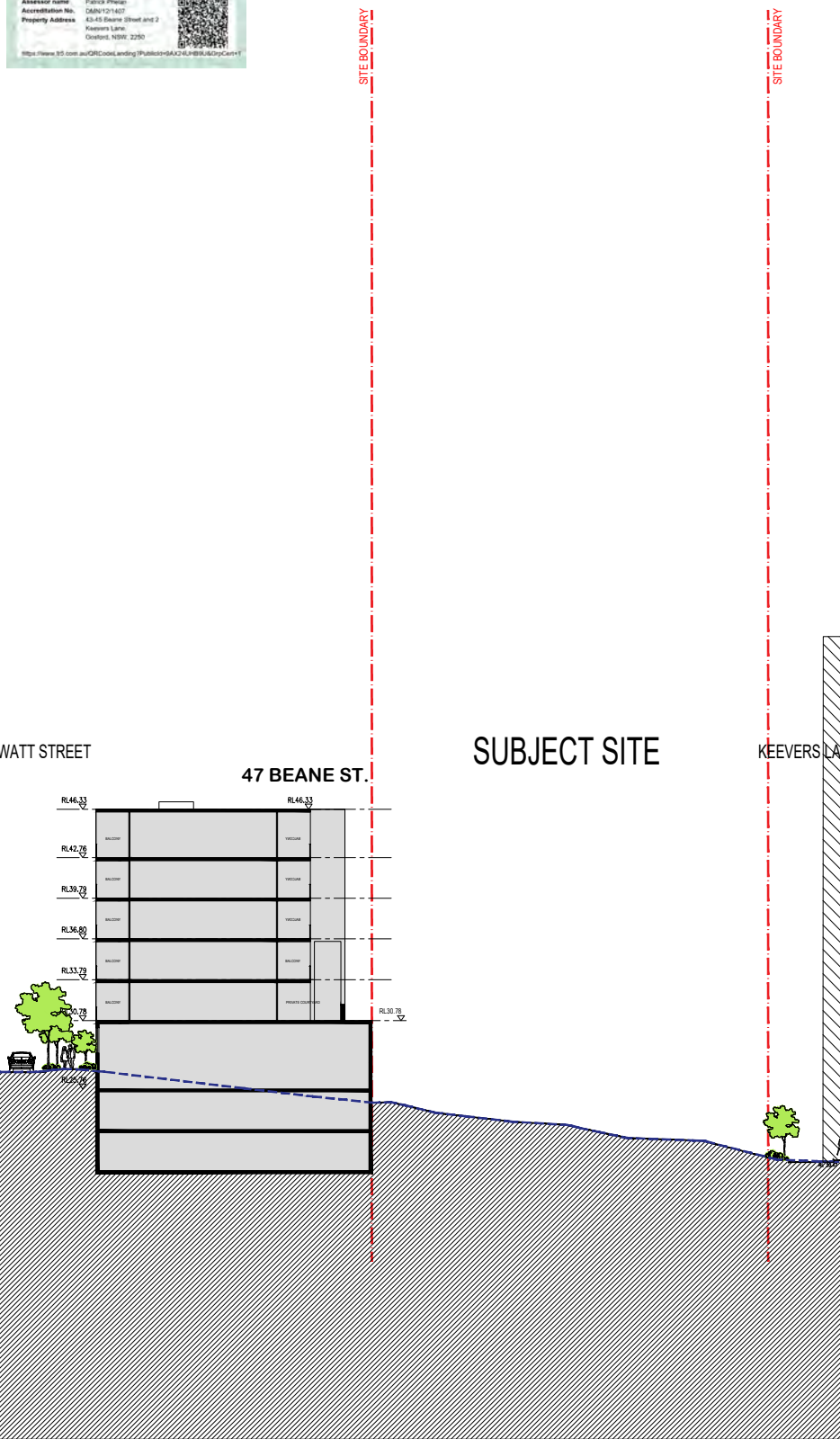
Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE PROPOSED DEVELOPER AND IN CONSULTATION WITH THE LOCAL COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS DRAWINGS, MEANS OR CONCLUSIONS. THAT THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT WILL TAKE PLACE BEFORE CARRYING OUT ANY WORK. THEREFORE, THAT THE DRAWINGS USED CANNOT BE THE LATEST ADJUSTMENT IN."	"THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS MADE TO A SMALLER SCALE AND FOR OTHER GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SIZED DIMENSIONS PRIOR TO FABRICATION OF COMPONENTS."		IMPACTS ANALYSIS: 3D VIEWS- CURRENT CONDITION	MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/20/25								
E	DA LODGED	YW	08/20/25	Plot Style Created by: yw@pjc.co.uk	"THIS DOCUMENT HAS BEEN WORKSHEETED TO A RESULT OF 1:500 DOCUMENT SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE DESIGNER AND ITS SUBSEQUENT REVISIONS."						



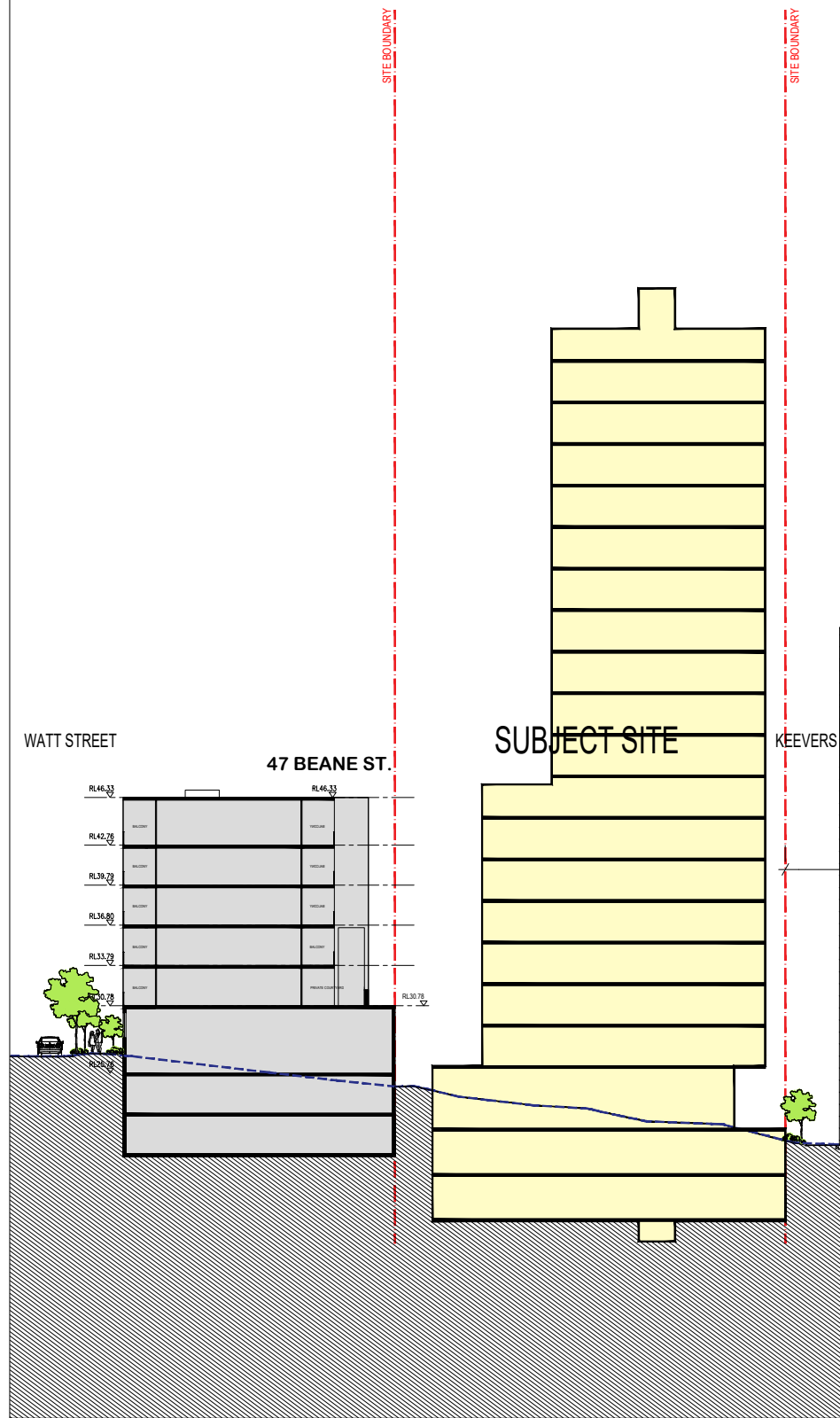
Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE PROVIDED IN PREVIEW OF IMPORTANT EVENTS DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS DESIGN, NOR IS IT A GUARANTEE THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS."	"THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARALLEL TO PREVIEW OF IMPORTANT EVENTS DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS DESIGN, NOR IS IT A GUARANTEE THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS."			MING TIAN REAL PROPERTY PTY LTD	Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Key plan Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025 Drawing title 3D VIEWS-APPROVED DA Project no. 1081 Drawing no. A731 Drawn YW Drawing status DA SUBMISSION
B	BRIEFING PACK PRESENTATION	ZS	19/05/25								
C	FINAL PRESENTATION	ZS	27/05/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	26/02/25								
E	DA LODGED	YW	08/02/25								
				Plot Style TODAY_A3_MW-0303	"THESE DOCUMENTS AND ANY WORKS DERIVED THEREA RESULT OF THE DESIGN DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE CONFIDENTIALITY OF THE CLIENT."						



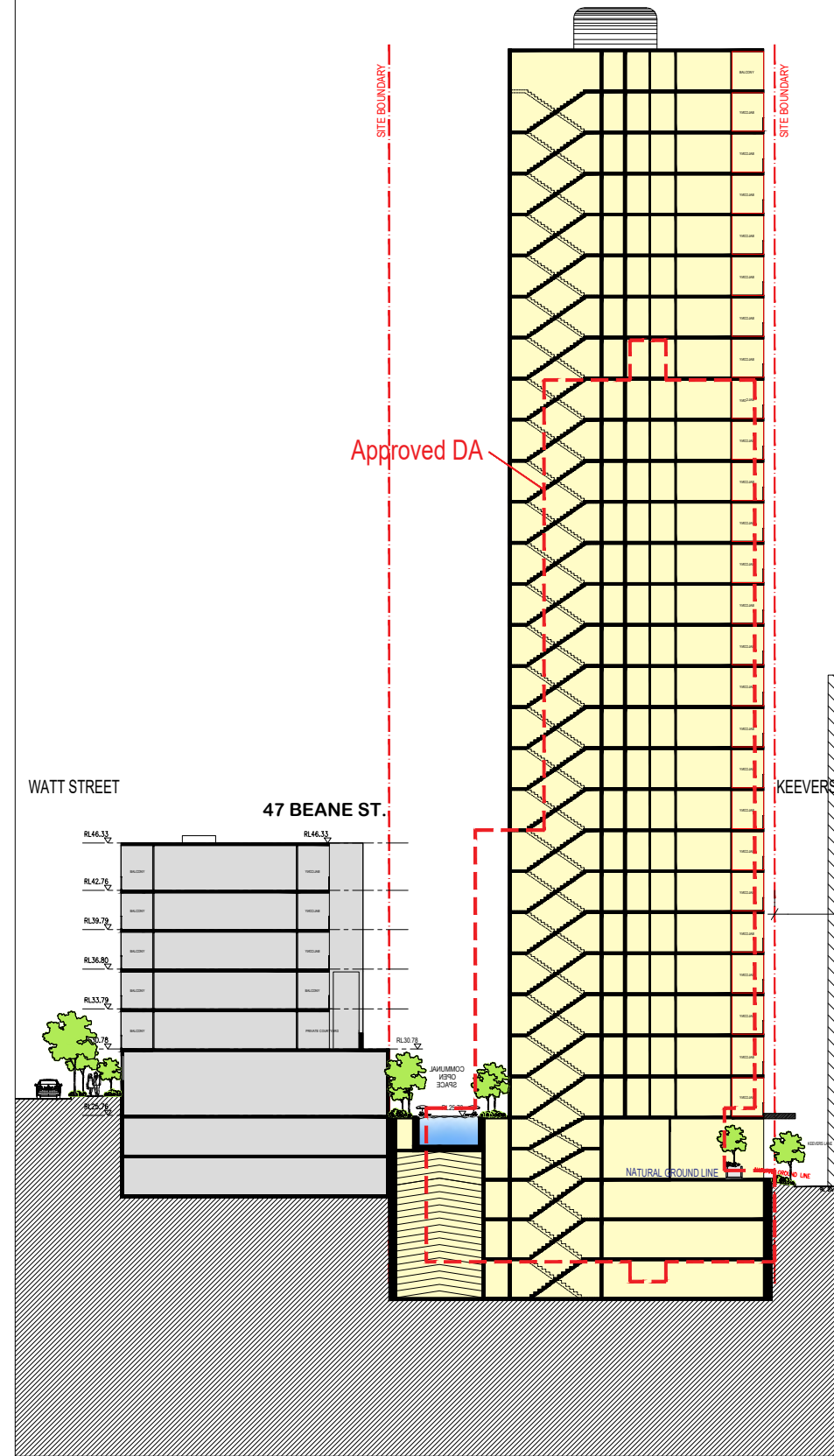
Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/20/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS ACCURACY, NOR DOES IT CONSTITUTE OR SHALL BE TAKEN AS PLACE IN ACCORDANCE WITH THESE DRAWINGS."	"THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE TO BE USED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS ACCURACY, NOR DOES IT CONSTITUTE OR SHALL BE TAKEN AS PLACE IN ACCORDANCE WITH THESE DRAWINGS."			MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/20/25								
E	DA LODGED	YW	08/20/25								
				Plot Style 100001.dwg (100001.ctb) "THESE DOCUMENTS AND ANY WORKS DERIVED THEREFROM ARE THE PROPERTY OF THE CLIENT AND ARE TO BE USED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS ACCURACY, NOR DOES IT CONSTITUTE OR SHALL BE TAKEN AS PLACE IN ACCORDANCE WITH THESE DRAWINGS."	"THESE DOCUMENTS AND ANY WORKS DERIVED THEREFROM ARE THE PROPERTY OF THE CLIENT AND ARE TO BE USED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. DIMENSIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS ACCURACY, NOR DOES IT CONSTITUTE OR SHALL BE TAKEN AS PLACE IN ACCORDANCE WITH THESE DRAWINGS."						



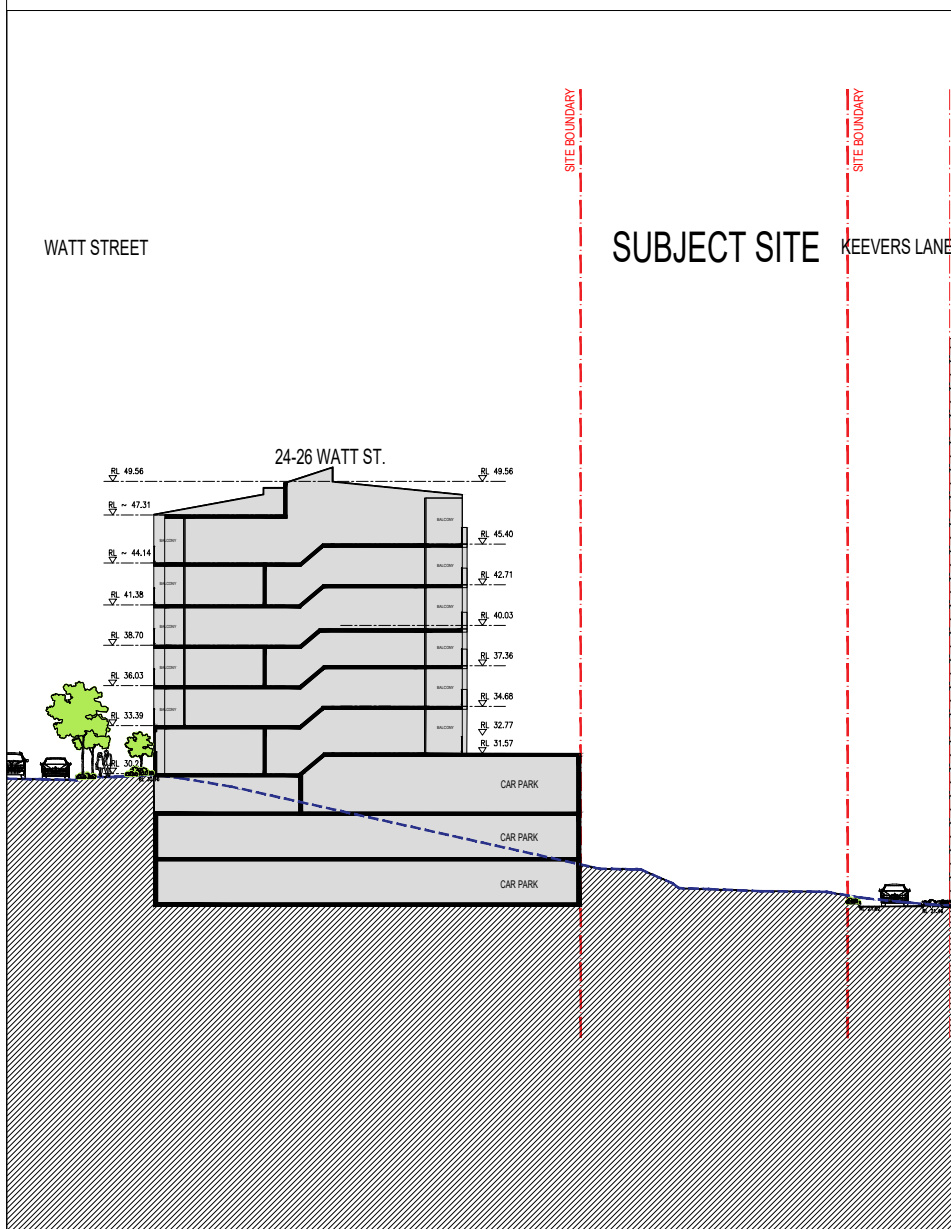
Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025



	DRAWING LABEL
SITE SECTION - A	



IAN REAL PTY LTD	Architects 	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		key plan 	Scale 1:250 @ A1 1:500 @ A3 Date JUNE 2025
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The architectural site plan illustrates the proposed development on the subject site, bounded by Watt Street to the west and Keever's Lane to the east. The plan shows a multi-story building footprint with a stepped profile, a car park area, and a dashed line indicating the site boundary. Elevation markers are provided for various points on the site, and a dashed line indicates the site boundary. The plan also shows the layout of the subject site, including building footprints, parking areas, and surrounding streets (Watt Street, Keever's Lane). The plan includes elevation markers and a dashed line indicating the site boundary.

Point	Elevation
Top Left Corner	49.56
Top Right Corner	49.56
Point 1	47.31
Point 2	45.40
Point 3	44.14
Point 4	42.71
Point 5	41.38
Point 6	40.03
Point 7	38.70
Point 8	37.36
Point 9	36.03
Point 10	34.68
Point 11	33.39
Point 12	32.77
Point 13	31.57

Architectural site plan and elevation drawing of the 'SUBJECT SITE' at 24-26 Watt St. The drawing shows a multi-story building with a stepped profile, a car park, and a proposed development (DA) to the right. Elevation markers on the left indicate heights from 31.57 to 49.58. A red dashed line marks the 'LEP HEIGHT CONTROL ALIGN' at 40.00. The 'NATURAL GROUND LINE' is shown at 31.70. The 'SUBJECT SITE' is bounded by 'WATT STREET' to the left and 'KEEVERS STREET' to the right. The 'Approved DA' is highlighted in yellow.

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 SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. ISSUANCE OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS PREVIOUSLY ASSOCIATED FIRMS THAT THE DRAWINGS ARE MADE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORKS SHALL HAVE PROPORTION OF THE 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. DESIGNER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT		
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address	Scale 1:250 @ A1 1:500 @ A3 Date JUNE 2025
C	FINAL PRESENTATION	ZS	27/05/2025							43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	SITE SECTION B
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025								Project no. 1081 Drawing no. A734
E	DA LOGGED	YW	08/2025								Drawn YW
				Pict Style 100%_CAL_VA-B-G-DWG	"THESE DOCUMENTS AND ANY WORKS DEED TO AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE JOINT CONFIDENTIALITY AGREEMENT ENTERED INTO BY THE JOINT UNDERTAKING PARTIES." ©						Drawing status DA SUBMISSION

BEANE STREET

VIEW
CORRIDOR

PRIMARY VIEW
SECONDARY VIEW
TERTIARY VIEW

KEEVERS LANE

APPROVED DA

APPROVED DA

10500

COMMERCIAL

~~KEEP~~VERS LANE

24 WATT STREET

UNIT 4

UNIT

UNIT

UNIT

UNIT

UNIT 2

UNIT

UNIT

UNIT 3

UNIT 4

NIT 5

UNIT 6

T7 U

UNIT

UNIT 1

UNIT 1

UNIT 12

UNIT 13

T 14

41

IT 15

26 WATT STREET

47 BEANE STREET

WATT STREET

APPROVED DA

NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1

Client

MING TIAN REAL
PROPERTY PTY LTD

Architects

**tony owen
plnr's**

Level 2
12-14 C
Shannon
P 6122
F 6122
E info@

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

	Scale	Date JUNE 2025
	1:400 @ A1 & 1:600 @ A3	
	Drawing title NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1	
	Project no. 1081	Drawing no. A736
	Drawn YW	
Drawing status DA SUBMISSION		

Level 1

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

Disclaimer

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BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

Plot Style

TODAY_A4_SWI.dwg © G355

Notes

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIRMENTS

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONTAINS SET OUT IN THE CONDITIONS OF ENGAGEMENT

Legend

DRAWING LABEL

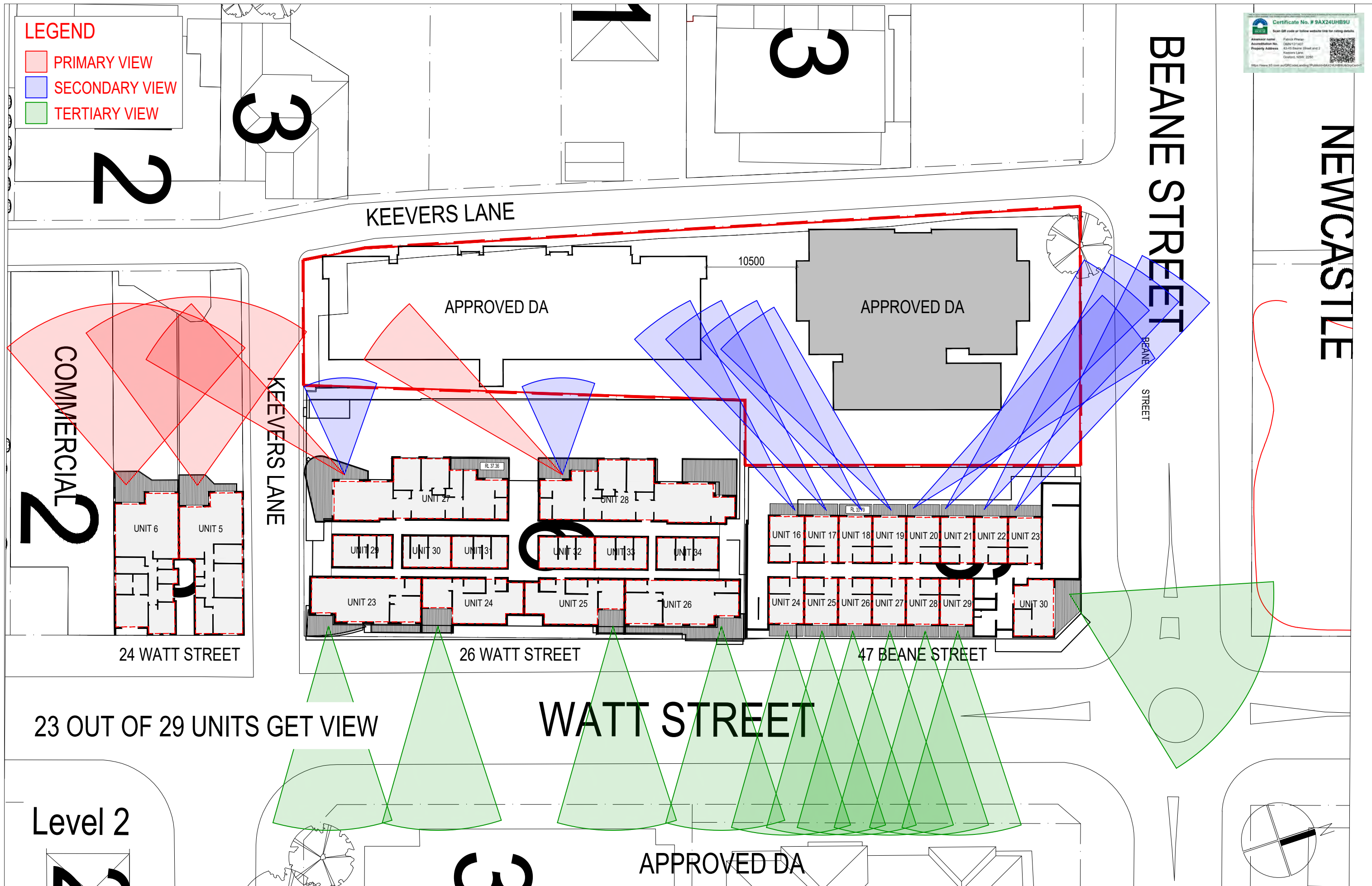
LEGEND

- PRIMARY VIEW
- SECONDARY VIEW
- TERTIARY VIEW

Certificate No. # 9AX24UH89U

Assessor name: FALCON PHOTOS
Accreditation No: 2480121407
Property Address: 43-45 Beane Street and 2
Keevers Lane
Gosford, NSW, 2250

Scan QR code or follow website link for rating details.



23 OUT OF 29 UNITS GET VIEW

Level 2

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	These drawings are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with the Council. Submission of the drawings does not constitute a representation of warranty or the decision of the Council. 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.		NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 2	MING TIAN REAL PROPERTY PTY LTD	43-45 Beane Street & 2 Keevers Lane, GOSFORD, 2163 NSW		1:400 @ A1 & 1:600 @ 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										

Plot Style: TDRS_A1_Plot.dwg

Drawing title: NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 2

Project no: 1081 Drawing no: A737

Drawn: YW

Drawing status: DA SUBMISSION

BEANE STREET

PRIMARY VIEW
SECONDARY VIEW
TERTIARY VIEW

KEEVERS LANE

~~APPROVED DA~~

APPROVED DA

COMMERCIAL

~~KEEVERS~~ LANE

24 WATT STREET

26 WATT STREET

47 BEANE STREET

13 OUT OF 13 UNITS GET VIEW

WATT STREET

APPROVED DA

NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 3

Client	MING TIAN REAL PROPERTY PTY LTD
--------	------------------------------------

Architects

tony
owen
partners

100
12
Ch
P
R

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

Key plan	Scale	Date JUNE 2025
	1:400 @ A1 & 1:600 @ A3	
	Drawing title	
	NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 3	
	Project no. 1081	Drawing no. A738
	Drawn YW	
	Drawing status DA SUBMISSION	

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

Disclaimer

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TOWN OF SHELBY © 2005

Notes

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT

Legend

	DRAWING LABEL
--	---------------

	Client
--	--------

BEANE STREET

PRIMARY VIEW
SECONDARY VIEW
TERTIARY VIEW

KEEVERS LANE

COMMERCIAL

~~KEEVERS LANE~~

24 WATT STREET

26 WATT STREET

47 BEANE STREET

9 OUT OF 19 UNITS GET VIEW

WATT STREET

APPROVED DA

NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 4

Client	MING TIAN REAL PROPERTY PTY LTD
--------	------------------------------------

Architects

**tony
owen
plnr**

Level 2
12-16
Opposite
P 8122
P 8122
E 1000

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

Key plan	Scale	Date JUNE 2025
	1:400 @ A1 & 1:500 @A3	
	Drawing title	
	NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 4	
	Project no. 1081	Drawing no. A739
	Drawn YW	
	Drawing status DA SUBMISSION	

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/02/2025
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

Disclaimer

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BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Pilot Style

TOWNSHIP OF BRANTFORD

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 FITMENTS

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONTAINS SET OUT IN THE CONDITIONS OF ENGAGEMENT

Legend

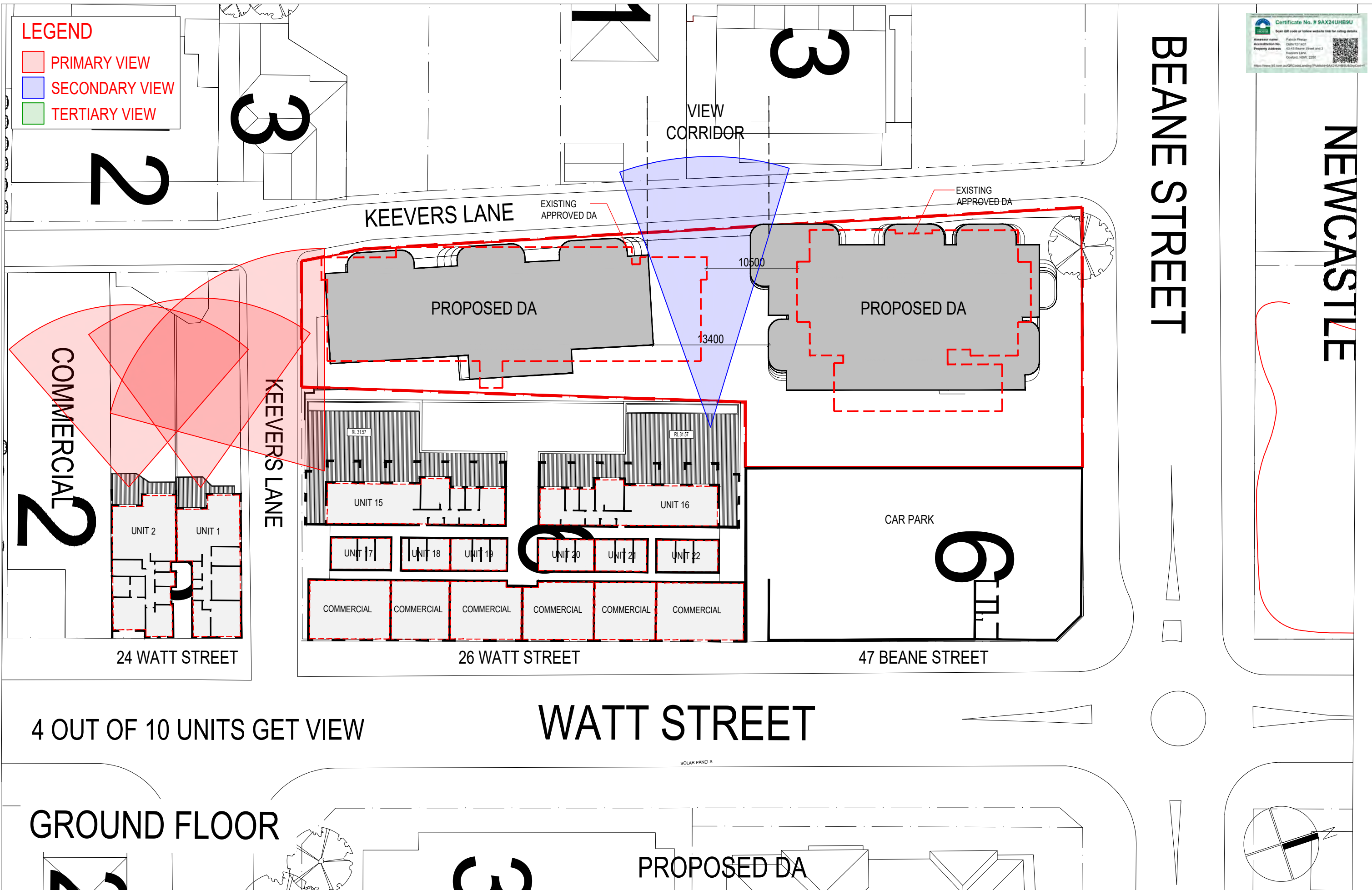
	DRAWING LABEL
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LEGEND

PRIMARY VIEW

SECONDARY VIEW

TERTIARY VIEW



Certificate No. # 9AX24UH89U

Assessor name: DA/121407
Accreditation No: 43-45 Beane Street and 2
Property Address: Keever Lane
Gosford, NSW, 2250

4 OUT OF 10 UNITS GET VIEW

GROUND FLOOR

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	These drawings are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with the Council. Submission of the drawings does not constitute a representation of the proposed development or any other aspect of the proposed development. The drawings are for informational purposes only and are not to be used for any other purpose.	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.		NEIGHBORING BUILDINGS VIEW ANALYSIS - GROUND FLOOR	MING TIAN REAL PROPERTY PTY LTD	43-45 Beane Street & 2 Keever Lane, GOSFORD, 2163 NSW	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:600 @ 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										

Plot Style: TDRS_A1/A3.dwt

LEGEND

- PRIMARY VIEW
- SECONDARY VIEW
- TERTIARY VIEW

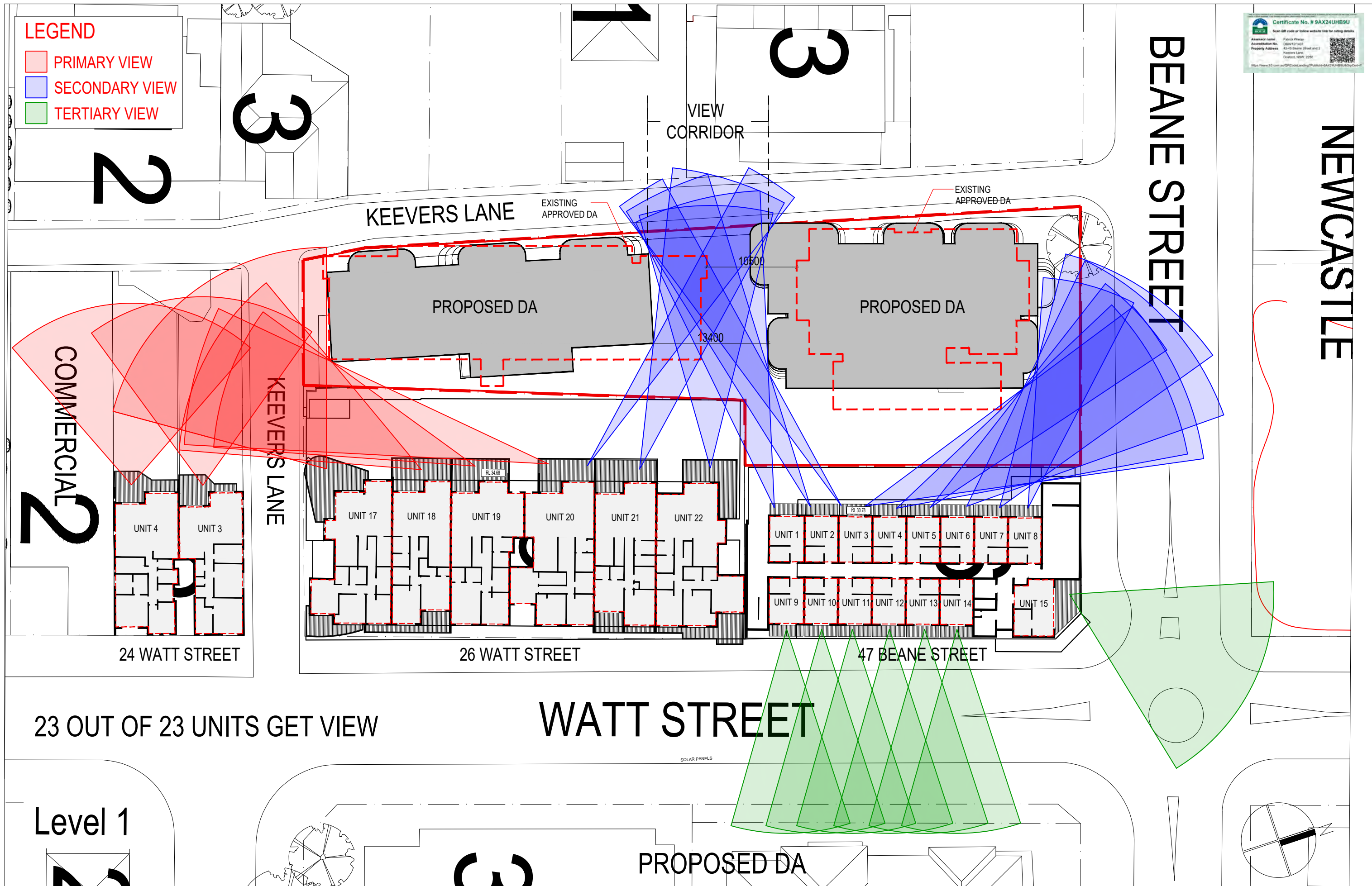
Certificate No. # 9AX24UHB9U

Assessor name: DAFO121407

Accreditation No: 43-45 Beane Street and 2

Property Address: Keevers Lane, Gosford, NSW, 2250

Scan QR code or follow website link for rating details.



23 OUT OF 23 UNITS GET VIEW

Level 1

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

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Plot Style
TODAY_ARCH_01.dwt

Notes
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Legend

DRAWING LABEL

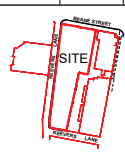
NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1

Client
MING TIAN REAL
PROPERTY PTY LTD

Architects
TODAY
ptnrs

Project
BEANE STREET &
KEEVERS LANE HOUSING
DEVELOPMENT

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



Key plan

Scale
1:400 @ A1 & 1:600 @ A3

Drawing title
NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 1

Project no. 1081 Drawing no. A742

Drawn YW

Drawing status DA SUBMISSION

- LEGEND
- PRIMARY VIEW
 - SECONDARY VIEW
 - TERTIARY VIEW



NEWCASTLE

BEANE STREET

VIEW CORRIDOR

KEEVERS LANE

EXISTING APPROVED DA

EXISTING APPROVED DA

PROPOSED DA

PROPOSED DA

COMMERCIAL 2

KEEVERS LANE

UNIT 6

UNIT 5

24 WATT STREET

26 WATT STREET

47 BEANE STREET

23 OUT OF 29 UNITS GET VIEW

WATT STREET

PROPOSED DA

Level 2

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

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Plot Style
TDSB_L2_Plot.dwg

Notes
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Legend

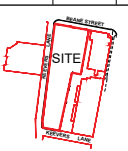
DRAWING LABEL

NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 2

Client
MING TIAN REAL
PROPERTY PTY LTD

Architects
TODAY
plnrs

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



Key plan
Scale
1:400 @ A1 & 1:600 @ A3
Drawing title
NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 2
Project no. 1081 Drawing no. A743
Drawn YW
Drawing status DA SUBMISSION

BEANE STREET

NEWCASTLE

LEGEND

PRIMARY VIEW

 SECONDARY VIEW

 TERTIARY VIEW

VIEW
CORRIDOR

KEEVERS LANE

EXISTING —
APPROVED DATA

~~EXISTING~~
~~APPROVED DA~~

~~PROPOSED DATA~~

PROPOSED DA

COMMERCIAL

~~KEEPER'S LANE~~

UNIT 8

UNIT 7

UNIT 29

UNIT 3

UNIT 3

UNIT 3

UNIT 3:

UNIT 34

UNIT 3

UNIT

UNIT 3

24 WATT STREET

26 WATT STREET

47 BEANE STREET

13 OUT OF 13 UNITS GET VIEW

WATT STREET

Level 3

PROPOSED DA

[illegible]

LEGEND

- PRIMARY VIEW
- SECONDARY VIEW
- TERTIARY VIEW

Certificate No. # 9AX24UHB9U

Assessor name: FANCY PHOTO
Accreditation No: 2490121407
Property Address: 43-45 Beane Street and 2
Keevers Lane
Gosford, NSW, 2250

BEANE STREET

NEWCASTLE

COMMERCIAL 2

KEEVERS LANE

KEEVERS LANE

EXISTING APPROVED DA

EXISTING APPROVED DA

PROPOSED DA

PROPOSED DA

24 WATT STREET

26 WATT STREET

47 BEANE STREET

12 OUT OF 12 UNITS GET VIEW

WATT STREET

PROPOSED DA

NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 5

Client
MING TIAN REAL
PROPERTY PTY LTD

Architects
bony
ptnrs

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



Key plan
Scale
1:400 @ A1 & 1:600 @ A3
Drawing title
NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 5
Project no. 1081 Drawing no. A746
Drawn YW
Drawing status DA SUBMISSION

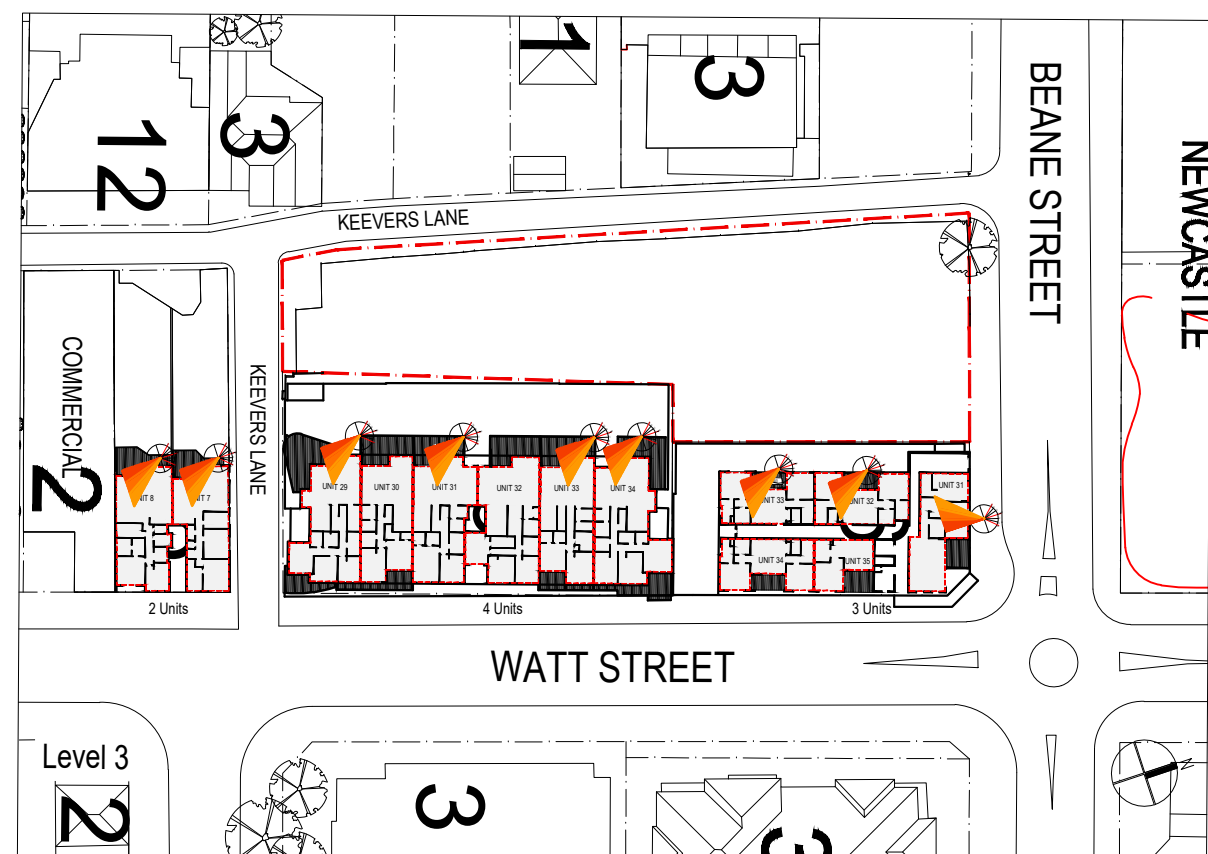
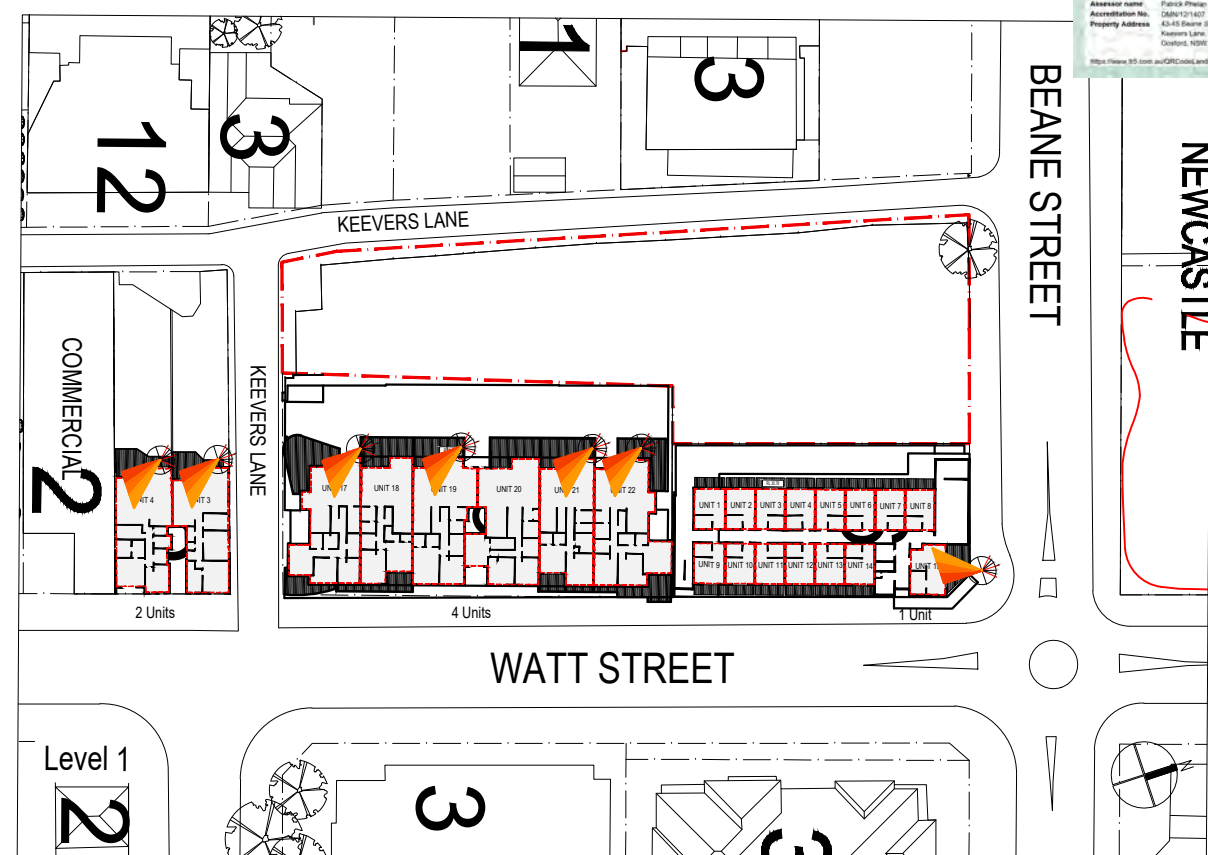
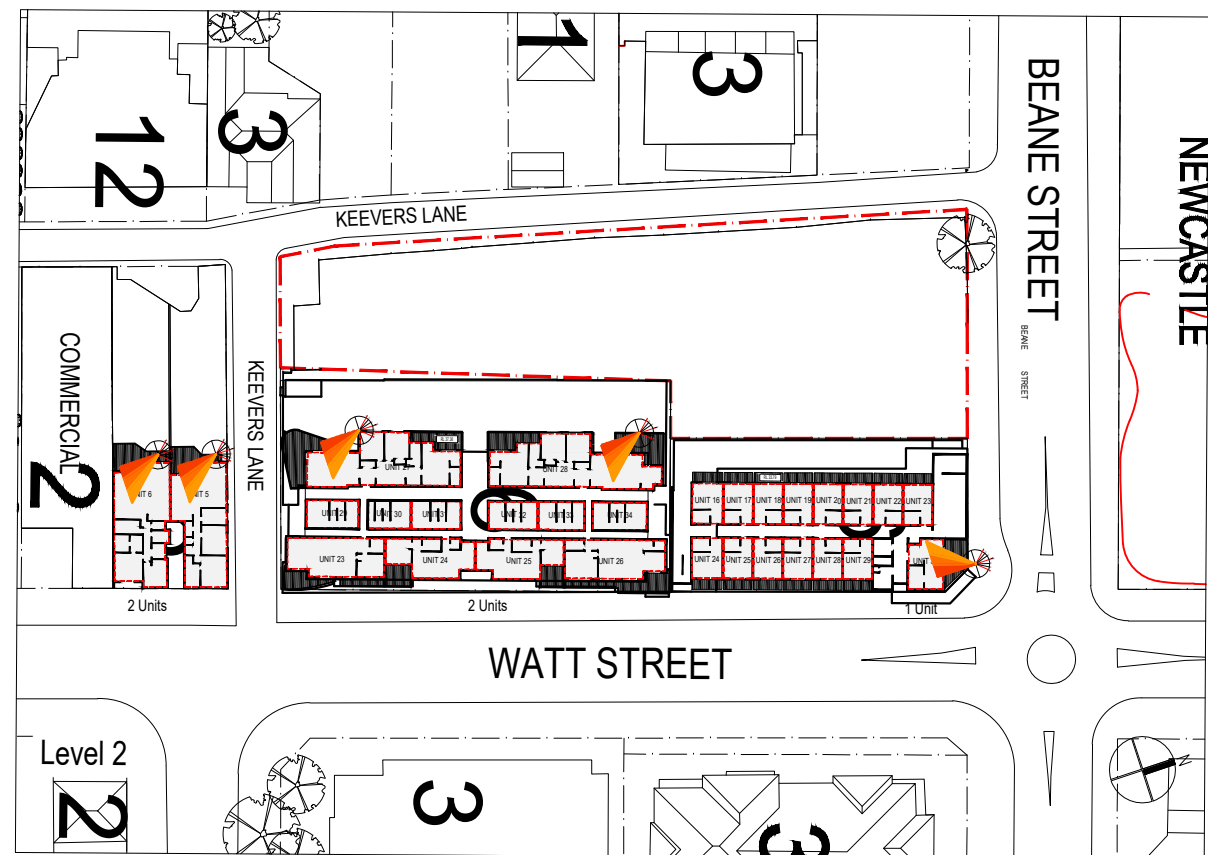
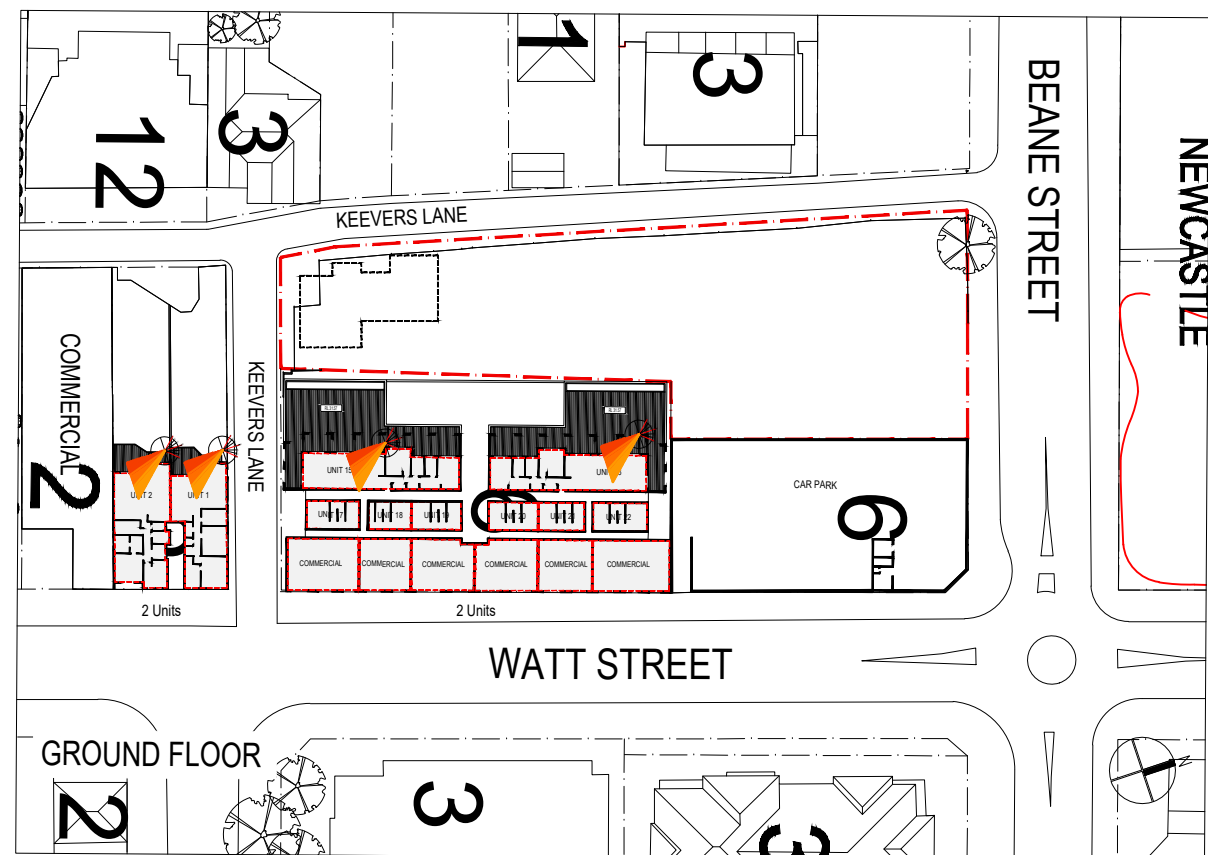
Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025

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Plot Style
TODAY_PLOT.dwg (0/000)

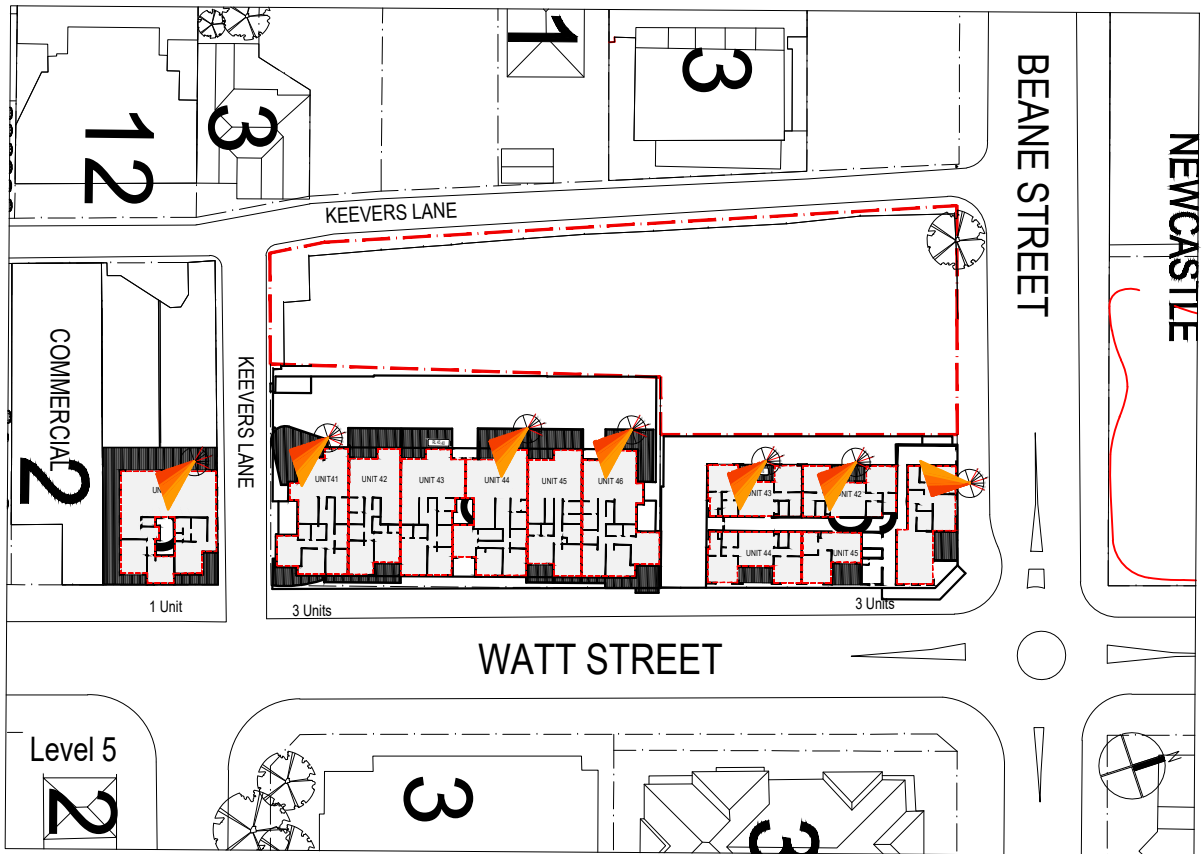
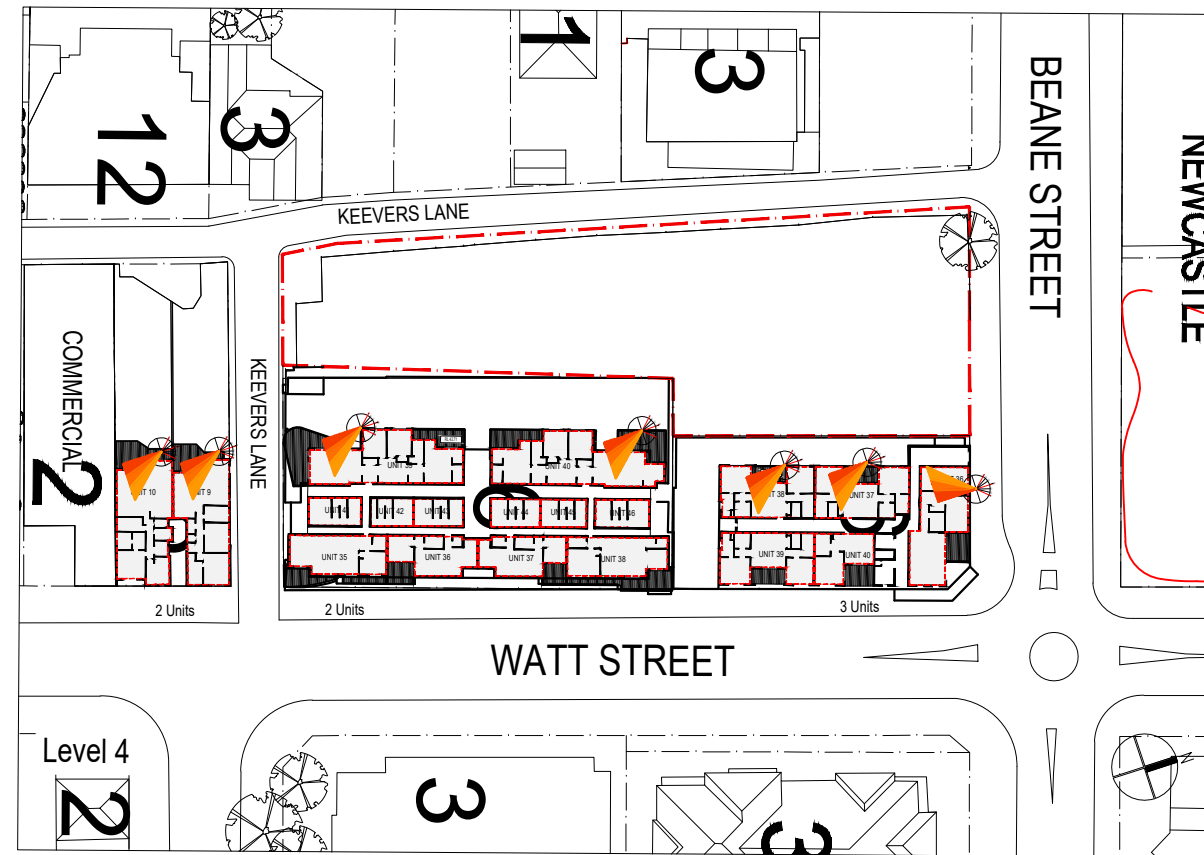
Notes
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Legend

DRAWING LABEL



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH OTHER COUNTRIES OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OF ITS CONTENTS, INTENT OR OTHERWISE THAT THE DEVELOPER IS FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE ACCORDING TO THESE DRAWINGS."	ZS	03/09/2025	Plot Style	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALE DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BEFORE CHECKING ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.		CURRENT CONDITION - NEIGHBORING BUILDINGS SOLAR ANALYSIS GF - L3	MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT	Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Scale 1:400 @ A1 & 1:600 @A3 Drawing title NEIGHBOR BUILDINGS SOLAR ANALYSIS GF-L3 Project no. 1081 Drawing no. A747 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	06/05/2025								
E	DA LODGED	YW	08/05/2025								



Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

2.A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

24 WATT ST

LEVELS	UNITS	COMPLY
GF	2	2
L1	2	2
L2	2	2
L3	2	2
L4	2	2
L5	1	1
TOTAL	11	11
PERCENTAGE	100%	

26 WATT ST

LEVELS	UNITS	COMPLY
GF	2	2
L1	6	4
L2	6	2
L3	6	4
L4	6	2
L5	6	3
TOTAL	32	17
PERCENTAGE	53%	

47 BEANE ST

LEVELS	UNITS	COMPLY
GF		
L1	15	1
L2	15	1
L3	5	3
L4	5	3
L5	5	3
TOTAL	45	11
PERCENTAGE	24%	

TOTAL COMPLIANCE CALCULATION

24 WATT ST:

11 UNITS OUT OF 11 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 100% (COMPLIANT)

26 WATT ST:

17 UNITS OUT OF 32 ACHIEVES 3-HOUR SOLAR ACCESS

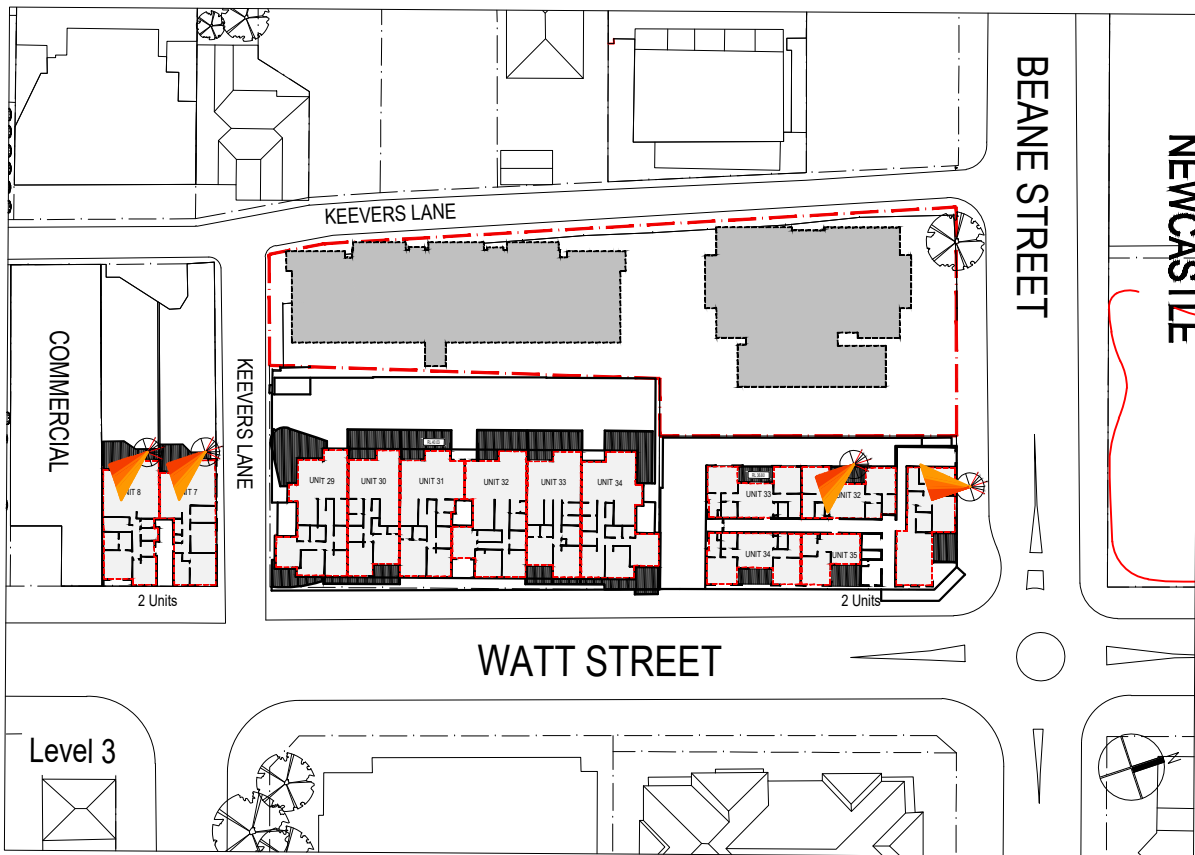
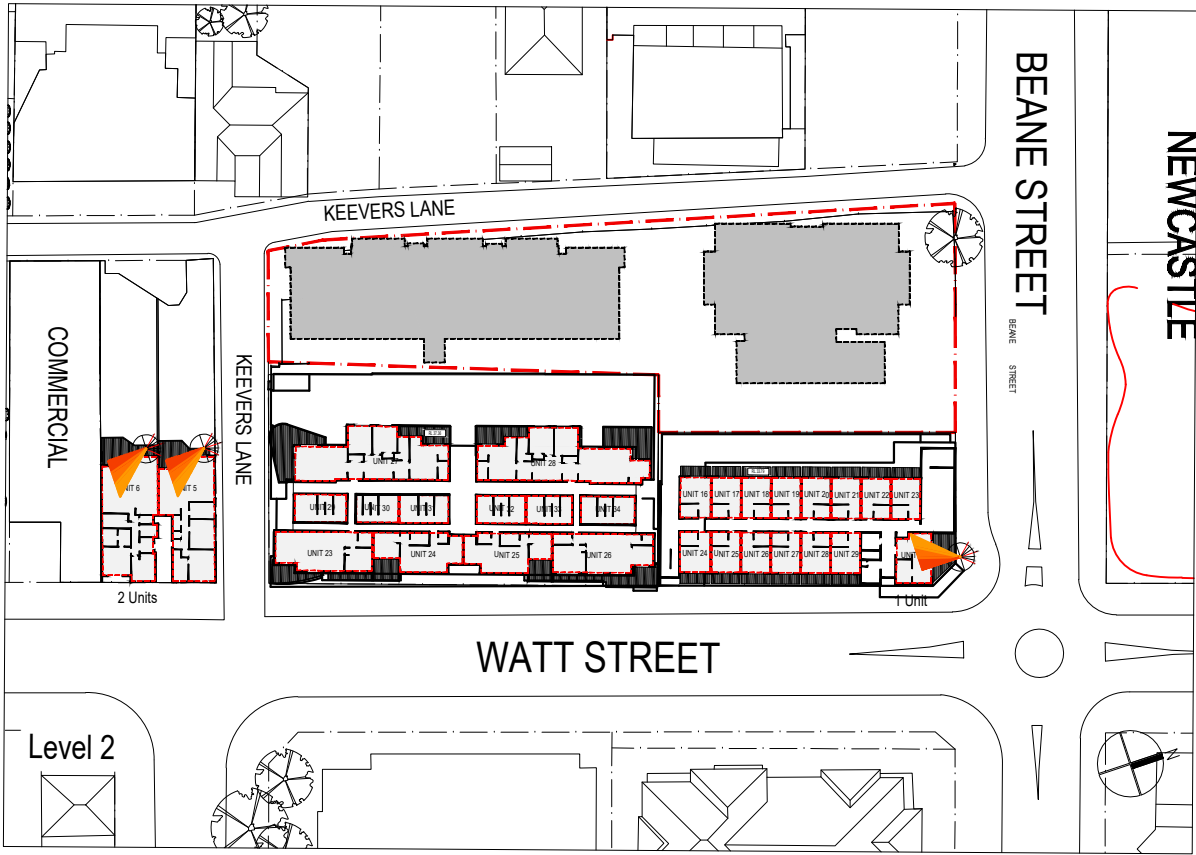
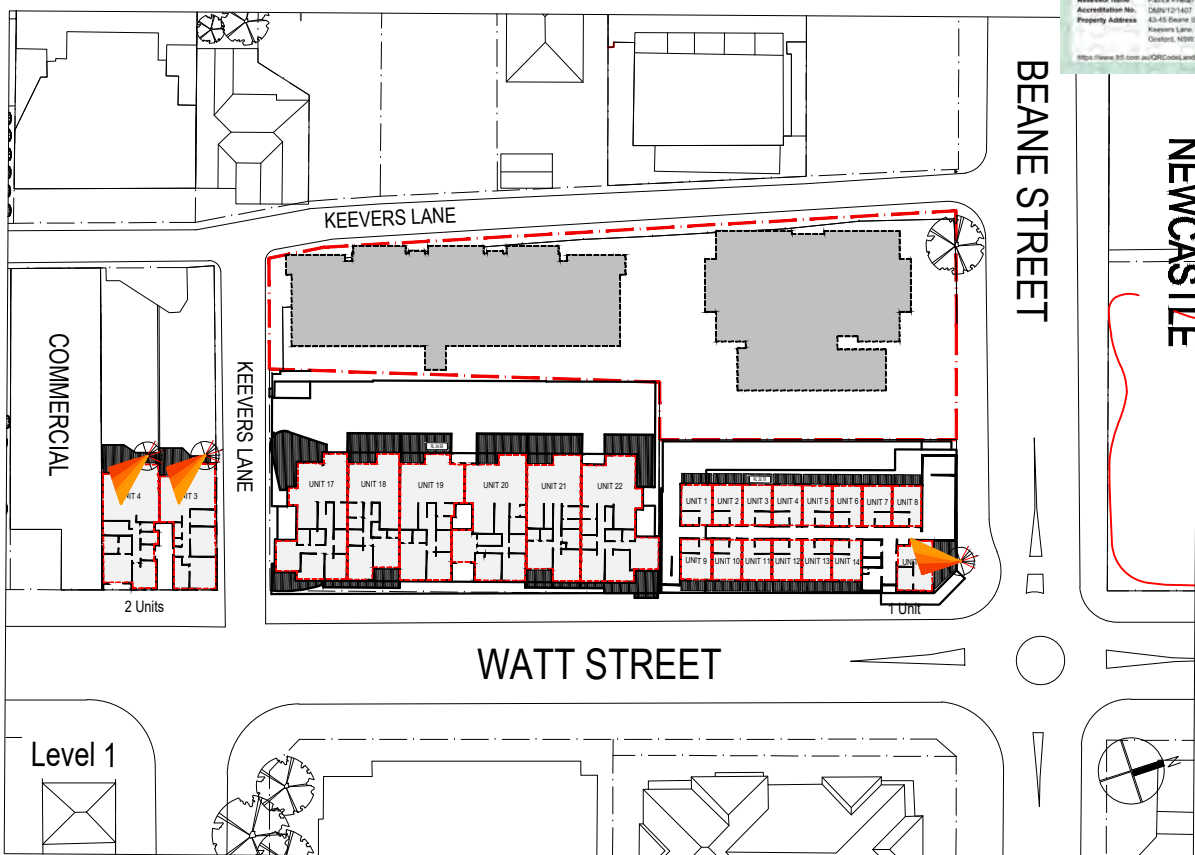
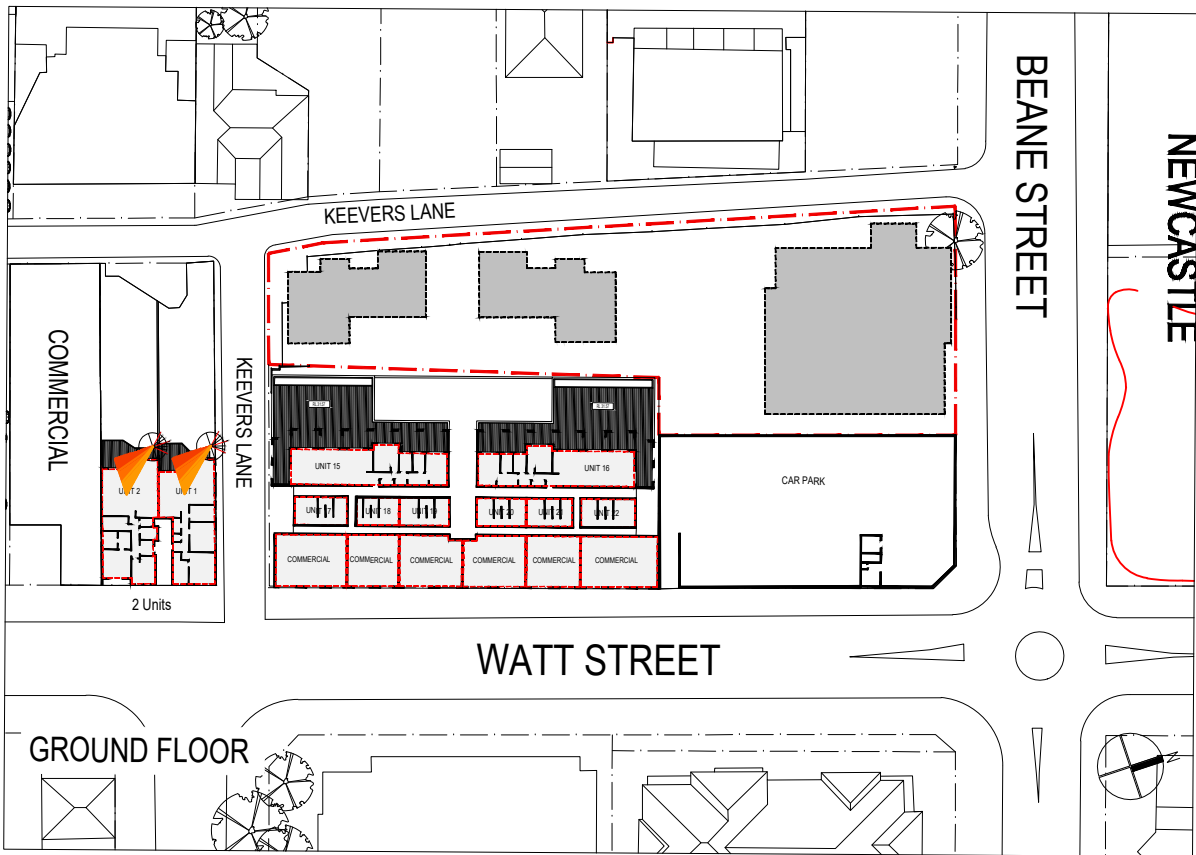
PERCENTAGE: 53% (NON-COMPLIANT)

47 BEANE ST

11 UNITS OUT OF 45 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 24% (NON-COMPLIANT)

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. REVISIT NOTING CHANGES THE CLIENT'S CONCERN. DISAMBIGUATION OF THE DRAWINGS DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF THE PROJECT OR ITS OUTCOMES. AGENTS OF CONTRACTORS THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROVIDED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE, OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.					BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Date JUNE 2025 1:500 @ A1 & 1:1000 @A3
B	BRIEFING PAKK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025		WHERE ANY DISCREPANCY EXISTS BETWEEN FOURED AND SCALE DIMENSIONS, THE FOURED DIMENSIONS SHALL PREVAIL. SUBJECT TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF ELEMENTS						Drawing title NEIGHBOR BUILDINGS SOLAR ANALYSIS L4 - L5
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/25/2025								Project no. 1081 Drawing no. A748
E	DA LODGED	YW	08/25/2025		BETTER CARRYING OUT ANY WORK ENGINEER THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.					Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Drawn: YW Drawing status DA SUBMISSION
				Plot Style "20240410_PlotStyle.ctb" C:\Users\user\AppData\Local\Autodesk\AutoCAD 2024\AutoCAD - English\Plot Styles	THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONTAINED HEREIN BY THE COPYRIGHTED PROPRIETARY						



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

By	Date
ZS	03/2025
ZS	19/05/2025
ZS	27/05/2025
ZS	06/2025
YW	08/2025

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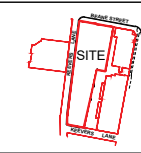
Legend
Plot Style
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DRAWING LABEL
APPROVED DA - NEIGHBORING BUILDINGS SOLAR ANALYSIS GF - L3

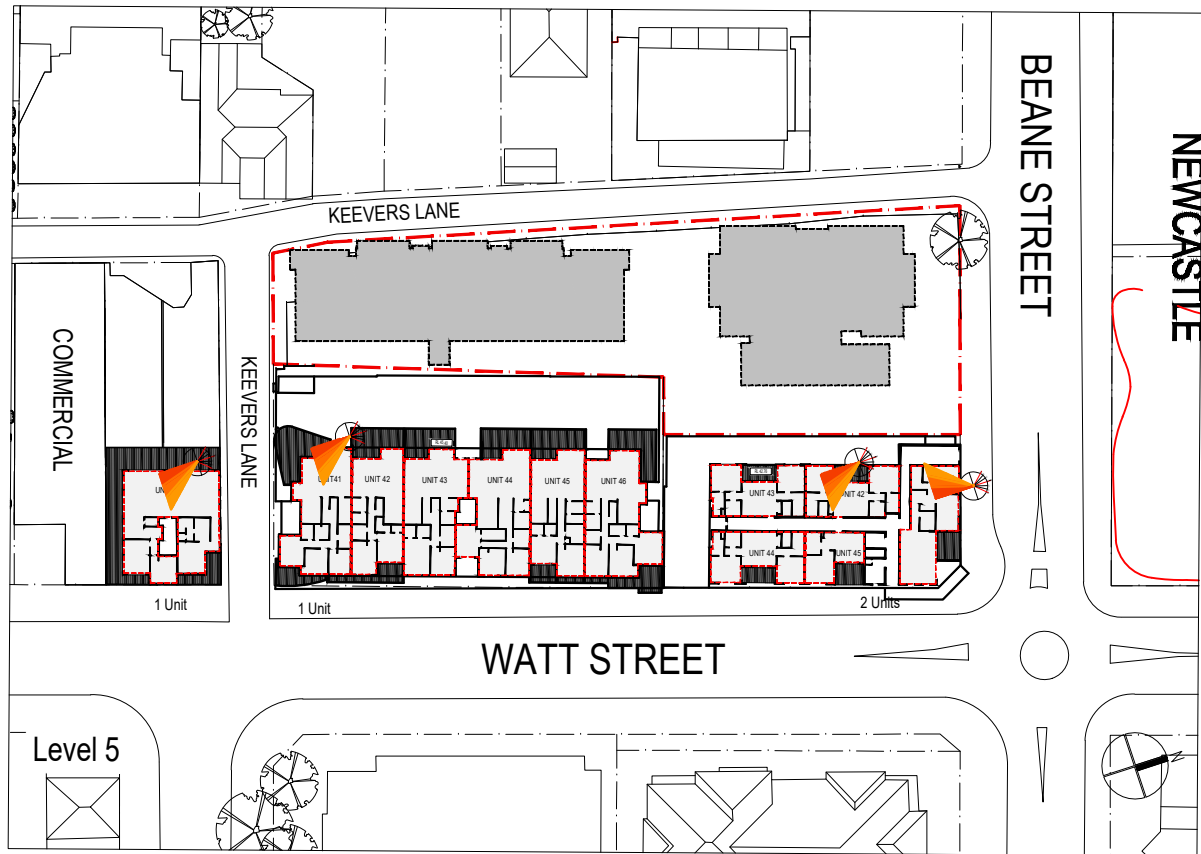
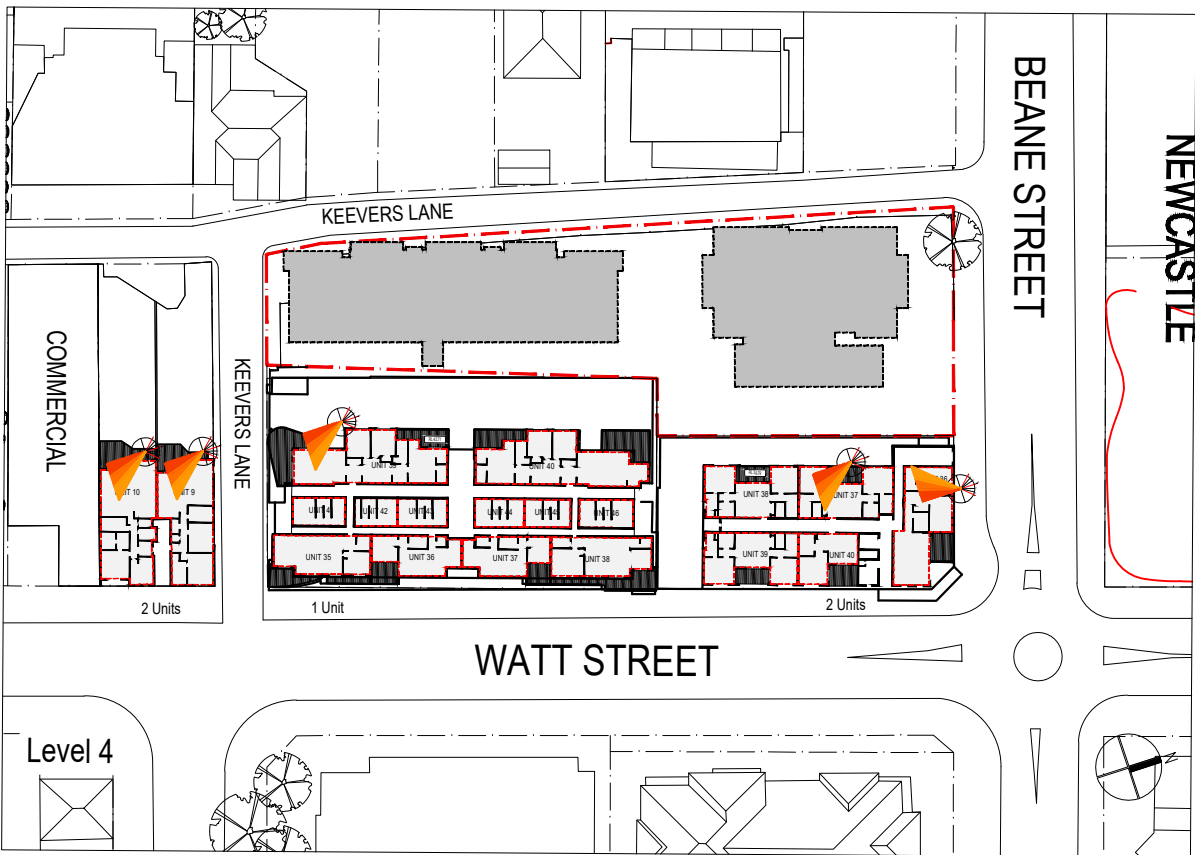
Client
MING TIAN REAL PROPERTY PTY LTD

Architects
TONY plmrs

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



Key plan
Scale 1:400 @ A1 & 1:600 @A3
Drawing title NEIGHBOR BUILDINGS SOLAR ANALYSIS GF - L3
Project no. 1081 Drawing no. A749
Drawn YW Drawing status DA SUBMISSION



Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

2.A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

24 WATT ST

LEVELS	UNITS	COMPLY
GF	2	2
L1	2	2
L2	2	2
L3	2	2
L4	2	2
L5	1	1
TOTAL	11	11
PERCENTAGE	100%	

26 WATT ST

LEVELS	UNITS	COMPLY
GF	2	0
L1	6	0
L2	6	0
L3	6	0
L4	6	1
L5	6	1
TOTAL	32	2
PERCENTAGE	6%	

47 BEANE ST

LEVELS	UNITS	COMPLY
GF		
L1	15	1
L2	15	1
L3	5	2
L4	5	2
L5	5	2
TOTAL	45	8
PERCENTAGE	18%	

TOTAL COMPLIANCE CALCULATION

24 WATT ST:

11 UNITS OUT OF 11 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 100% (COMPLIANT)

26 WATT ST:

2 UNITS OUT OF 32 ACHIEVES 3-HOUR SOLAR ACCESS

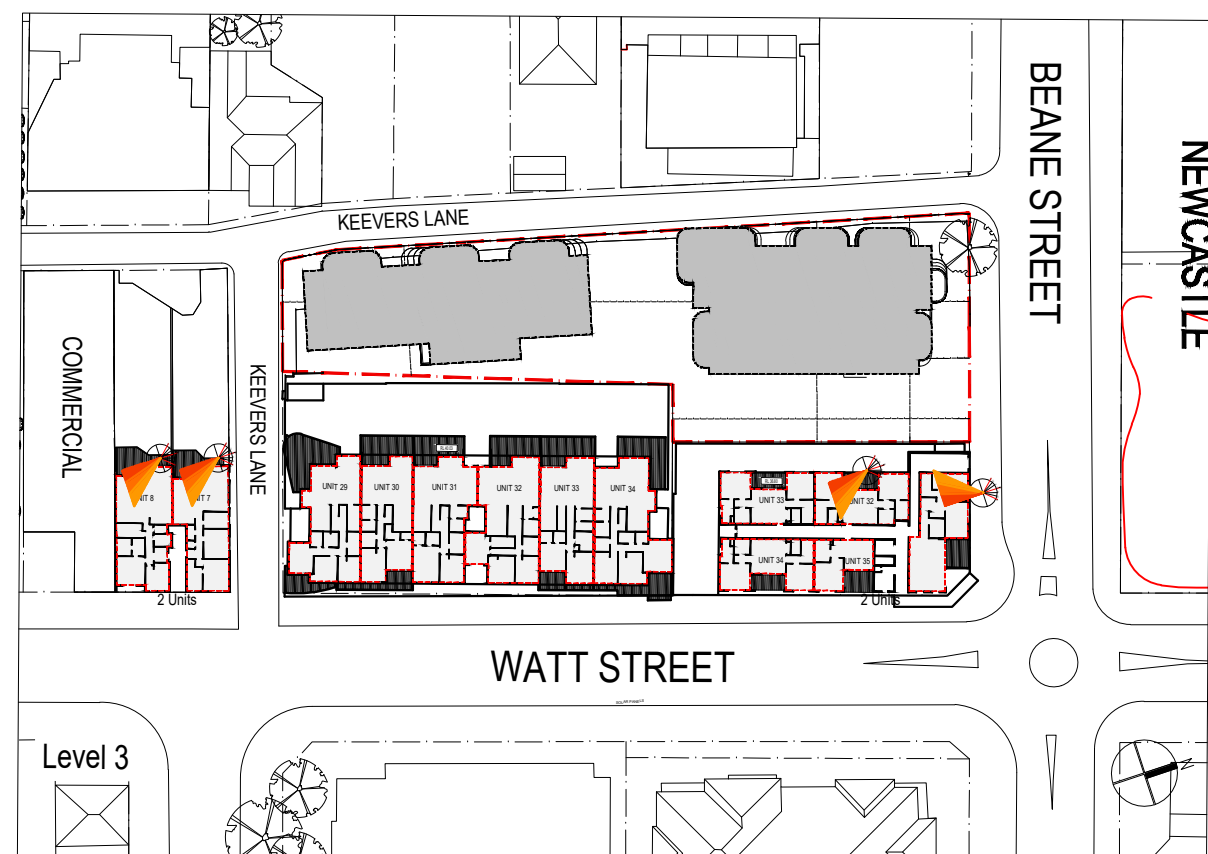
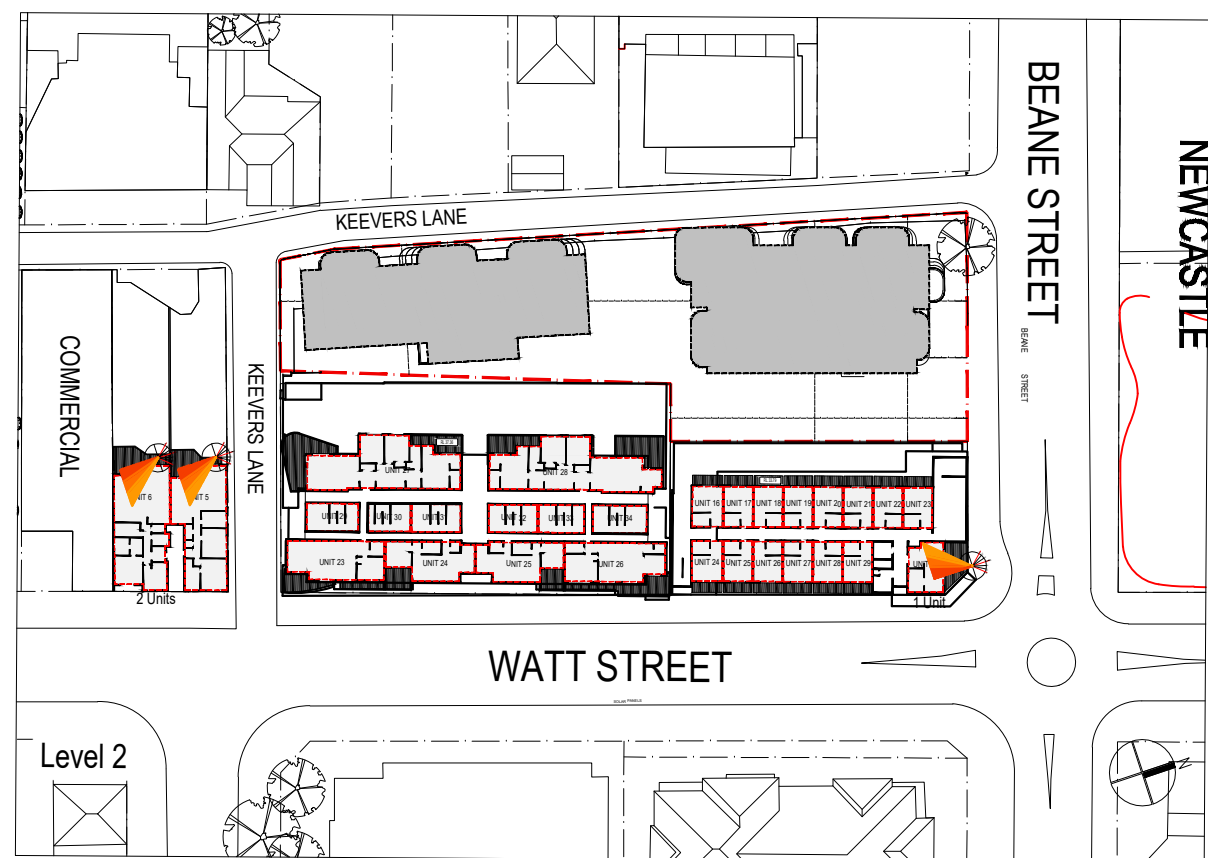
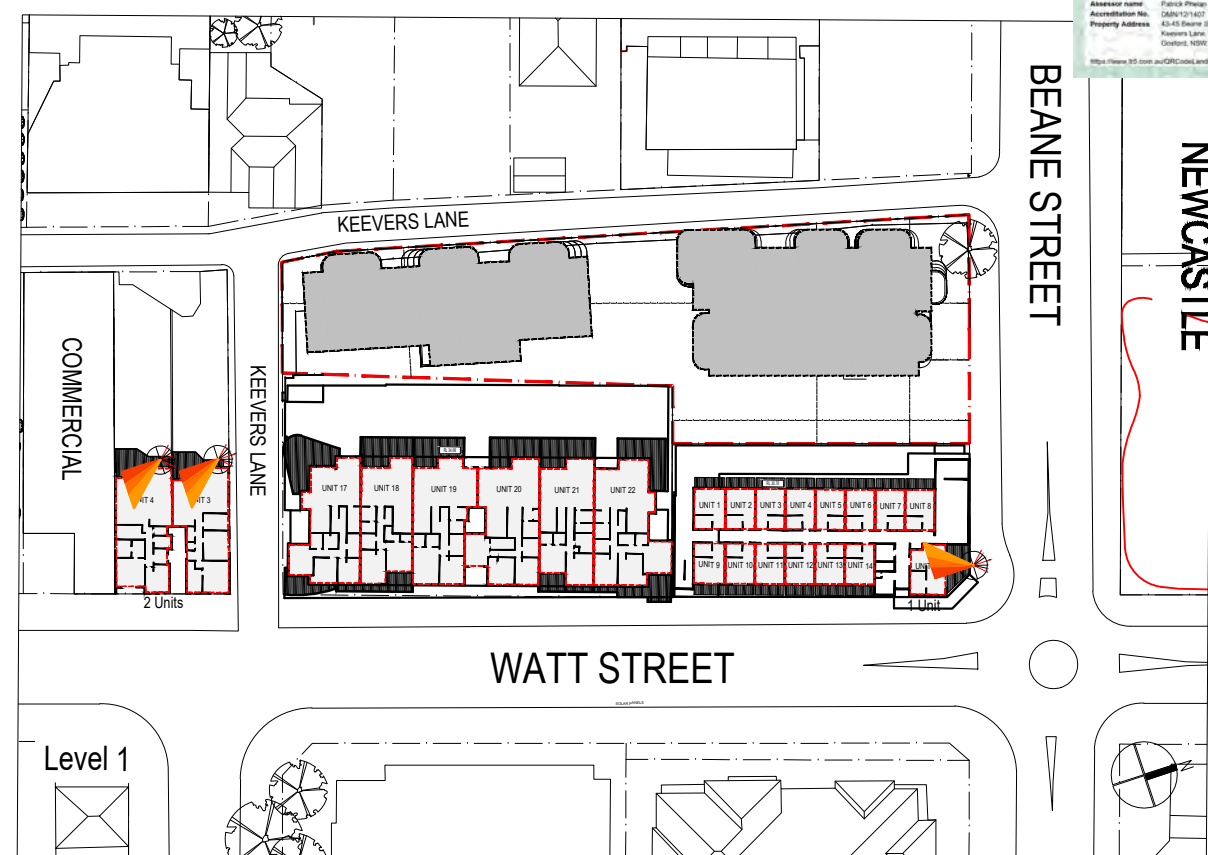
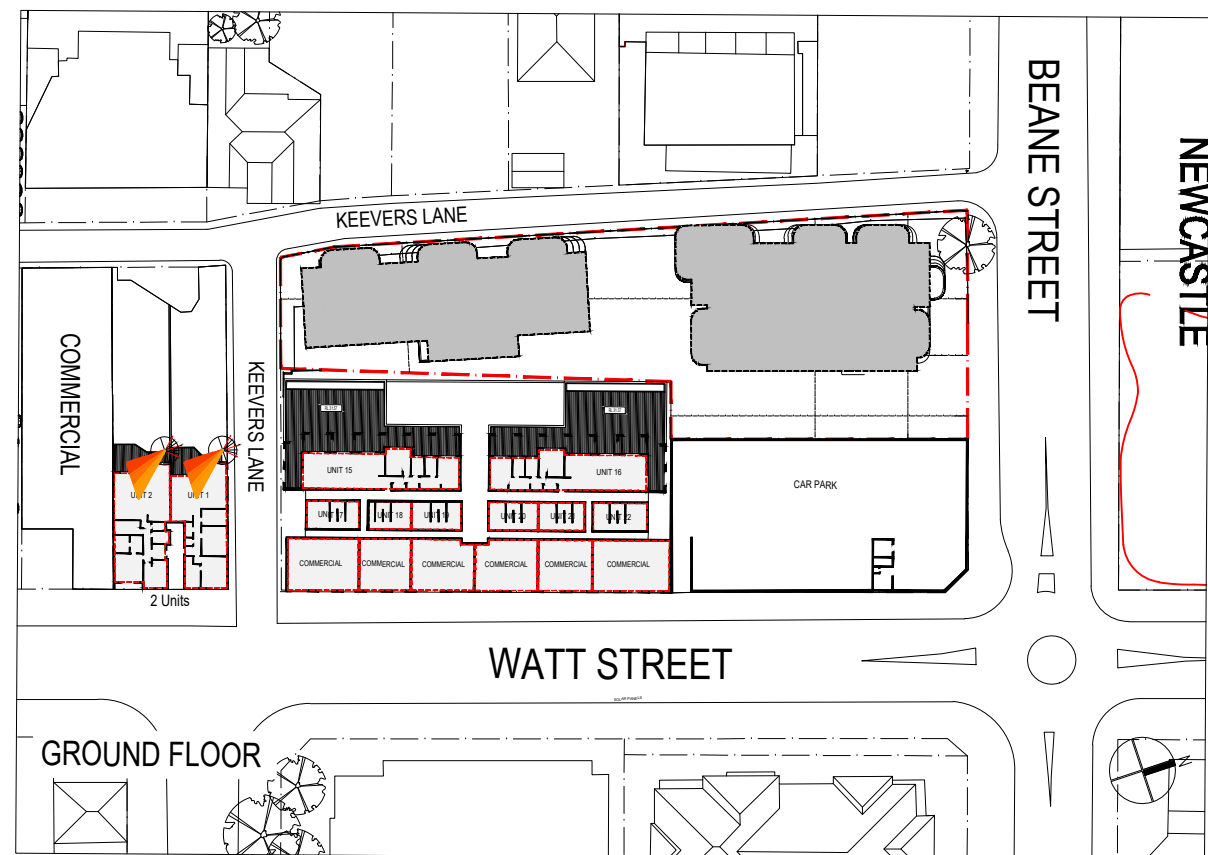
PERCENTAGE: 6% (NON-COMPLIANT)

47 BEANE ST

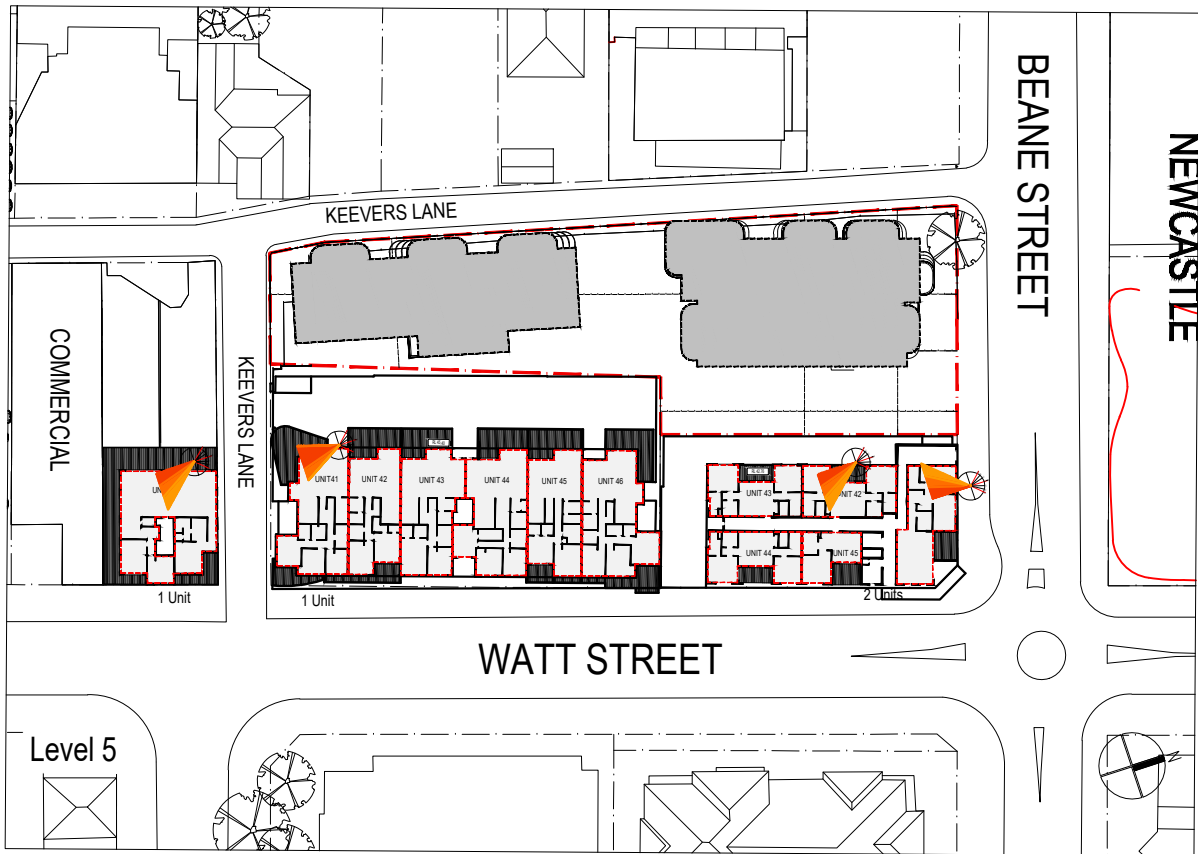
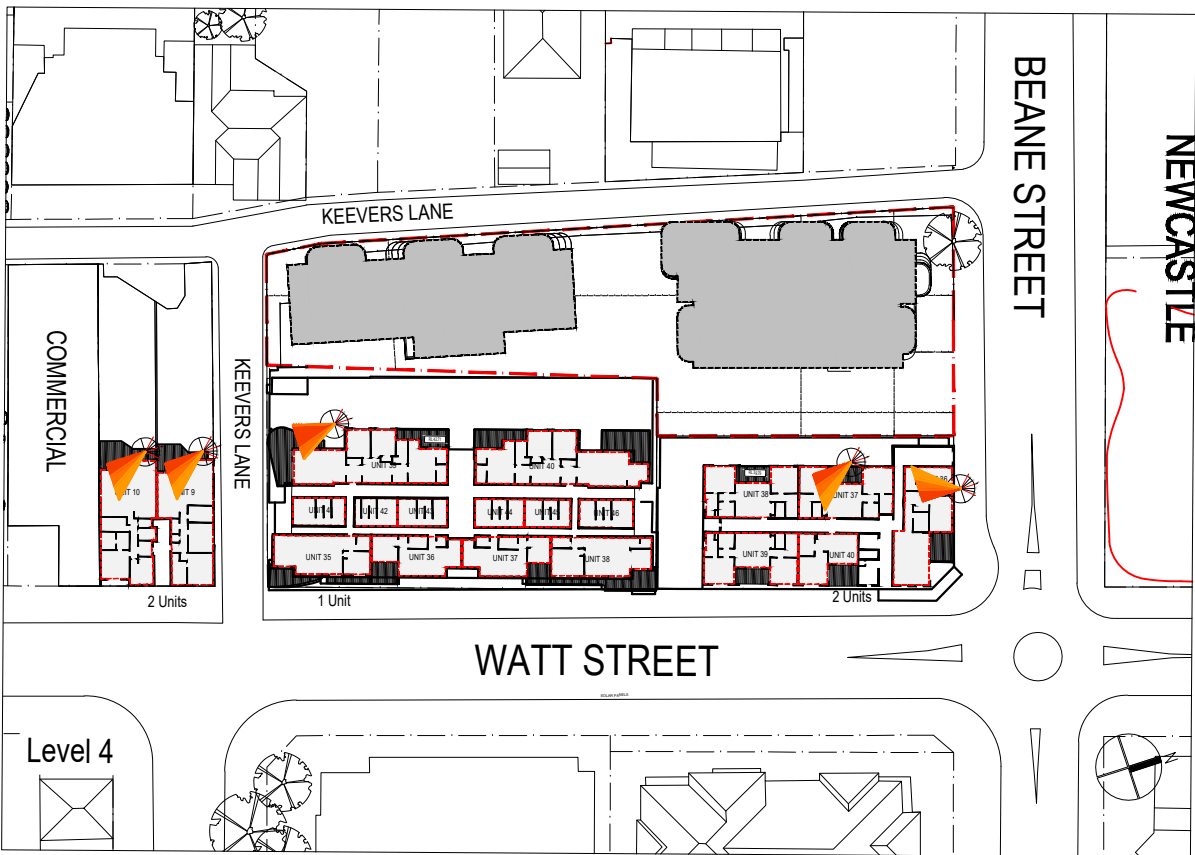
8 UNITS OUT OF 45 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 18% (NON-COMPLIANT)

[illegible]



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT		03/02/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY SOURCE OF THESE 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. BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION IN.		PROPOSED DA - NEIGHBORING BUILDINGS SOLAR ANALYSIS GF - L3	MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Scale 1:400 @ A1 & 1:600 @A3 Date JUNE 2025
B	BRIEFING PACK PRESENTATION	2S	19/05/2025								Drawing title NEIGHBOR BUILDINGS SOLAR ANALYSIS GF - L3
C	FINAL PRESENTATION	2S	27/05/2025								Project no. 1081
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	2S	06/02/25								Drawing no. A751
E	DA LODGED	YW	08/02/25								Drawing status DA SUBMISSION



Objective 4A-1

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2.A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

24 WATT ST

LEVELS	UNITS	COMPLY
GF	2	2
L1	2	2
L2	2	2
L3	2	2
L4	2	2
L5	1	1
TOTAL	11	11
PERCENTAGE	100%	

26 WATT ST

LEVELS	UNITS	COMPLY
GF	2	0
L1	6	0
L2	6	0
L3	6	0
L4	6	1
L5	6	1
TOTAL	32	2
PERCENTAGE	6%	

47 BEANE ST

LEVELS	UNITS	COMPLY
GF		
L1	15	1
L2	15	1
L3	5	2
L4	5	2
L5	5	2
TOTAL	45	8
PERCENTAGE	18%	

TOTAL COMPLIANCE CALCULATION

24 WATT ST:

11 UNITS OUT OF 11 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 100% (COMPLIANT)

26 WATT ST:

2 UNITS OUT OF 32 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 6% (NON-COMPLIANT) NO REDUCTION FROM APPROVED DA

47 BEANE ST

8 UNITS OUT OF 45 ACHIEVES 3-HOUR SOLAR ACCESS

PERCENTAGE: 18% (NON-COMPLIANT) NO REDUCTION FROM APPROVED DA

[illegible]

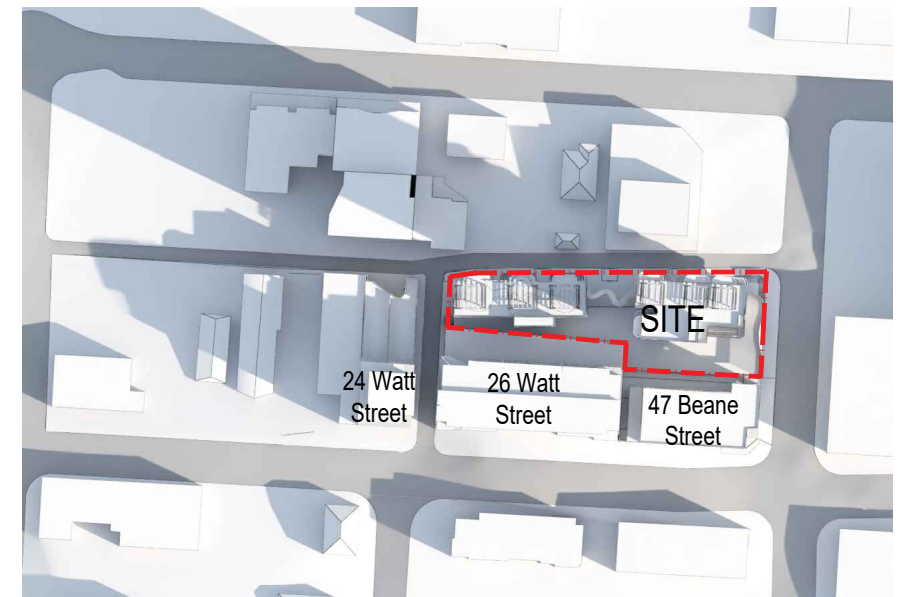
Architectural rendering of the exterior of 'The Commons' building. The structure is a multi-story, modern building with a light-colored, possibly white or light grey, facade. It features a prominent grid-like pattern of windows and balconies. The building is composed of several interconnected volumes, with a central section that is taller and more complex, featuring a series of balconies and large windows. To the left, there is a lower, more solid-looking volume. To the right, another section extends outwards. The overall design is clean and minimalist, with a focus on geometric forms and natural light. The building is set against a plain, light-colored background, which emphasizes its architectural details.

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan	
Accreditation No.	DMN121467	
Property Address	43-45 Beane Street and 2 Keaplers Lane Concord, NH 03301	

<https://www.35.com/en/QRCode/Landing?IPublicId=9AX24UHB9U&CityCent+T>



Plan Shadow for 47 BEANE STREET

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND CONSENTS. THE DRAWINGS ARE FINAL AND NOT TO BE MODIFIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND CONSENTS. THE DRAWINGS ARE FINAL AND NOT TO BE MODIFIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL CUTS OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		47 BEANE STREET ELEVATIONAL SHADOW STUDY-9:00 AM	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	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LODGED	YW	08/06/2025								
				Plot Style							

This architectural rendering shows a modern, multi-story building with a grid-like facade. The building is composed of several interconnected volumes, with a prominent white rectangular volume in the foreground. The facade is characterized by a series of vertical and horizontal lines, creating a rhythmic pattern. The building is set against a plain, light-colored background, and a soft shadow is cast on the ground in front of it.

A photograph of a modern building facade. The upper portion features a grid of windows with light-colored frames. Below this, there is a solid, dark horizontal band. The building is set against a plain, light background.

For more information visit www.qrconnect.com.au or contact us on 1300 65 65 65

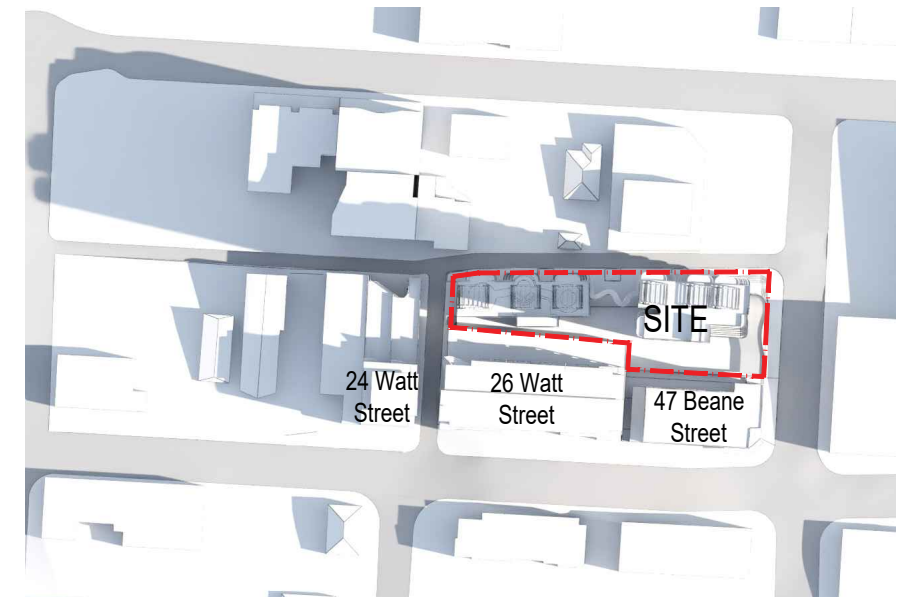
Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DAIN121607
Property Address	43-45 Seavale Street and 2 Hawsons Lane Gosford, NSW 2250



<https://www.35.com.au/QRCode/and1?PublicId=9AX24UHB9U&3pCnT=1>

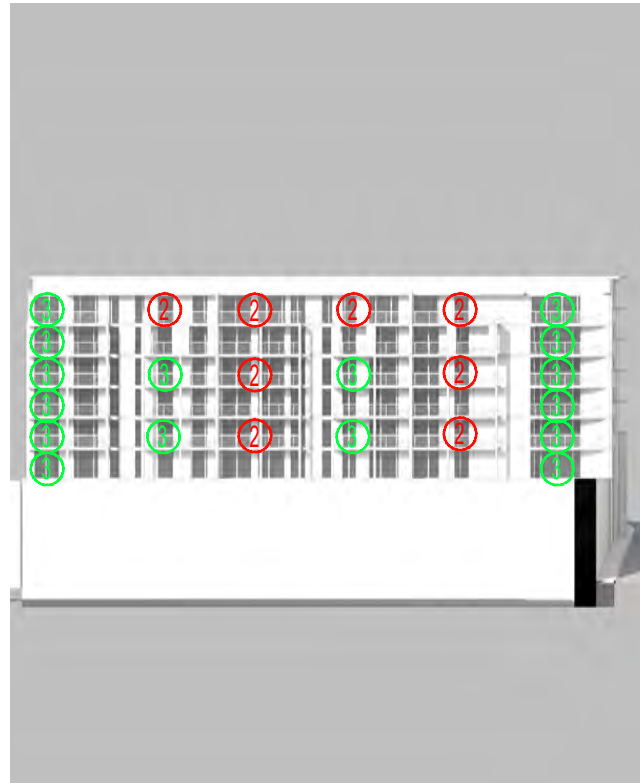


26 WATT STREET - 10:00 AM

Plan Shadow for 26 Watt Street

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/02/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DESIGNER OR ITS ASSOCIATES, AGENTS OR CONSULTANTS. 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 ARE THE LATEST AMENDMENT NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL CUTS OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN PLOTTED AND SCALED DIMENSIONS THE PLOTTED DIMENSIONS SHALL PREVAIL. SUBMITTER TO CHECK ALL SIZE DIMENSIONS PRIOR TO FABRICATION OF FINISHED.		26 WATT STREET ELEVATIONAL SHADOW STUDY-10:00 AM	MING TIAN REAL PROPERTY PTY LTD	 Ming Tian Real Property Pty Ltd 10/11-12/11-13/11-14/11-15/11-16/11-17/11-18/11-19/11-20/11-21/11-22/11-23/11-24/11-25/11-26/11-27/11-28/11-29/11-30/11-31/11-1/12-2/12-3/12-4/12-5/12-6/12-7/12-8/12-9/12-10/12-11/12-12/12-1/13-2/13-3/13-4/13-5/13-6/13-7/13-8/13-9/13-10/13-11/13-12/13-1/14-2/14-3/14-4/14-5/14-6/14-7/14-8/14-9/14-10/14-11/14-12/14-1/15-2/15-3/15-4/15-5/15-6/15-7/15-8/15-9/15-10/15-11/15-12/15-1/16-2/16-3/16-4/16-5/16-6/16-7/16-8/16-9/16-10/16-11/16-12/16-1/17-2/17-3/17-4/17-5/17-6/17-7/17-8/17-9/17-10/17-11/17-12/17-1/18-2/18-3/18-4/18-5/18-6/18-7/18-8/18-9/18-10/18-11/18-12/18-1/19-2/19-3/19-4/19-5/19-6/19-7/19-8/19-9/19-10/19-11/19-12/19-1/20-2/20-3/20-4/20-5/20-6/20-7/20-8/20-9/20-10/20-11/20-12/20-1/21-2/21-3/21-4/21-5/21-6/21-7/21-8/21-9/21-10/21-11/21-12/21-1/22-2/22-3/22-4/22-5/22-6/22-7/22-8/22-9/22-10/22-11/22-12/22-1/23-2/23-3/23-4/23-5/23-6/23-7/23-8/23-9/23-10/23-11/23-12/23-1/24-2/24-3/24-4/24-5/24-6/24-7/24-8/24-9/24-10/24-11/24-12/24-1/25-2/25-3/25-4/25-5/25-6/25-7/25-8/25-9/25-10/25-11/25-12/25-1/26-2/26-3/26-4/26-5/26-6/26-7/26-8/26-9/26-10/26-11/26-12/26-1/27-2/27-3/27-4/27-5/27-6/27-7/27-8/27-9/27-10/27-11/27-12/27-1/28-2/28-3/28-4/28-5/28-6/28-7/28-8/28-9/28-10/28-11/28-12/28-1/29-2/29-3/29-4/29-5/29-6/29-7/29-8/29-9/29-10/29-11/29-12/29-1/30-2/30-3/30-4/30-5/30-6/30-7/30-8/30-9/30-10/30-11/30-12/30-1/31-2/31-3/31-4/31-5/31-6/31-7/31-8/31-9/31-10/31-11/31-12/31-1/32-2/32-3/32-4/32-5/32-6/32-7/32-8/32-9/32-10/32-11/32-12/32-1/33-2/33-3/33-4/33-5/33-6/33-7/33-8/33-9/33-10/33-11/33-12/33-1/34-2/34-3/34-4/34-5/34-6/34-7/34-8/34-9/34-10/34-11/34-12/34-1/35-2/35-3/35-4/35-5/35-6/35-7/35-8/35-9/35-10/35-11/35-12/35-1/36-2/36-3/36-4/36-5/36-6/36-7/36-8/36-9/36-10/36-11/36-12/36-1/37-2/37-3/37-4/37-5/37-6/37-7/37-8/37-9/37-10/37-11/37-12/37-1/38-2/38-3/38-4/38-5/38-6/38-7/38-8/38-9/38-10/38-11/38-12/38-1/39-2/39-3/39-4/39-5/39-6/39-7/39-8/39-9/39-10/39-11/39-12/39-1/40-2/40-3/40-4/40-5/40-6/40-7/40-8/40-9/40-10/40-11/40-12/40-1/41-2/41-3/41-4/41-5/41-6/41-7/41-8/41-9/41-10/41-11/41-12/41-1/42-2/42-3/42-4/42-5/42-6/42-7/42-8/42-9/42-10/42-11/42-12/42-1/43-2/43-3/43-4/43-5/43-6/43-7/43-8/43-9/43-10/43-11/43-12/43-1/44-2/44-3/44-4/44-5/44-6/44-7/44-8/44-9/44-10/44-11/44-12/44-1/45-2/45-3/45-4/45-5/45-6/45-7/45-8/45-9/45-10/45-11/45-12/45-1/46-2/46-3/46-4/46-5/46-6/46-7/46-8/46-9/46-10/46-11/46-12/46-1/47-2/47-3/47-4/47-5/47-6/47-7/47-8/47-9/47-10/47-11/47-12/47-1/48-2/48-3/48-4/48-5/48-6/48-7/48-8/48-9/48-10/48-11/48-12/48-1/49-2/49-3/49-4/49-5/49-6/49-7/49-8/49-9/49-10/49-11/49-12/49-1/50-2/50-3/50-4/50-5/50-6/50-7/50-8/50-9/50-10/50-11/50-12/50-1/51-2/51-3/51-4/51-5/51-6/51-7/51-8/51-9/51-10/51-11/51-12/51-1/52-2/52-3/52-4/52-5/52-6/52-7/52-8/52-9/52-10/52-11/52-12/52-1/53-2/53-3/53-4/53-5/53-6/53-7/53-8/53-9/53-10/53-11/53-12/53-1/54-2/54-3/54-4/54-5/54-6/54-7/54-8/54-9/54-10/54-11/54-12/54-1/55-2/55-3/55-4/55-5/55-6/55-7/55-8/55-9/55-10/55-11/55-12/55-1/56-2/56-3/56-4/56-5/56-6/56-7/56-8/56-9/56-10/56-11/56-12/56-1/57-2/57-3/57-4/57-5/57-6/57-7/57-8/57-9/57-10/57-11/57-12/57-1/58-2/58-3/58-4/58-5/58-6/58-7/58-8/58-9/58-10/58-11/58-12/58-1/59-2/59-3/59-4/59-5/59-6/59-7/59-8/59-9/59-10/59-11/59-12/59-1/60-2/60-3/60-4/60-5/60-6/60-7/60-8/60-9/60-10/60-11/60-12/60-1/61-2/61-3/61-4/61-5/61-6/61-7/61-8/61-9/61-10/61-11/61-12/61-1/62-2/62-3/62-4/62-5/62-6/62-7/62-8/62-9/62-10/62-11/62-12/62-1/63-2/63-3/63-4/63-5/63-6/63-7/63-8/63-9/63-10/63-11/63-12/63-1/64-2/64-3/64-4/64-5/64-6/64-7/64-8/64-9/64-10/64-11/64-12/64-1/65-2/65-3/65-4/65-5/65-6/65-7/65-8/65-9/65-10/65-11/65-12/65-1/66-2/66-3/66-4/66-5/66-6/66-7/66-8/66-9/66-10/66-11/66-12/66-1/67-2/67-3/67-4/67-5/67-6/67-7/67-8/67-9/67-10/67-11/67-12/67-1/68-2/68-3/68-4/68-5/68-6/68-7/68-8/68-9/68-10/68-11/68-12/68-1/69-2/69-3/69-4/69-5/69-6/69-7/69-8/69-9/69-10/69-11/69-12/69-1/70-2/70-3/70-4/70-5/70-6/70-7/70-8/70-9/70-10/70-11/70-12/70-1/71-2/71-3/71-4/71-5/71-6/71-7/71-8/71-9/71-10/71-11/71-12/71-1/72-2/72-3/72-4/72-5/72-6/72-7/72-8/72-9/72-10/72-11/72-12/72-1/73-2/73-3/73-4/73-5/73-6/73-7/73-8/73-9/73-10/73-11/73-12/73-1/74-2/74-3/74-4/74-5/74-6/74-7/74-8/74-9/74-10/74-11/74-12/74-1/75-2/75-3/75-4/75-5/75-6/75-7/75-8/75-9/75-10/75-11/75-12/75-1/76-2/76-3/76-4/76-5/76-6/76-7/76-8/76-9/76-10/76-11/76-12/76-1/77-2/77-3/77-4/77-5/77-6/77-7/77-8/77-9/77-10/77-11/77-12/77-1/78-2/78-3/78-4/78-5/78-6/78-7/78-8/78-9/78-10/78-11/78-12/78-1/79-2/79-3/79-4/79-5/79-6/79-7/79-8/79-9/79-10/79-11/79-12/79-1/80-2/80-3/80-4/80-5/80-6/80-7/80-8/80-9/80-10/80-11/80-12/80-1/81-2/81-3/81-4/81-5/81-6/81-7/81-8/81-9/81-10/81-11/81-12/81-1/82-2/82-3/82-4/82-5/82-6/82-7/82-8/82-9/82-10/82-11/82-12/82-1/83-2/83-3/83-4/83-5/83-6/83-7/83-8/83-9/83-10/83-11/83-12/83-1/84-2/84-3/84-4/84-5/84-6/84-7/84-8/84-9/84-10/84-11/84-12/84-1/85-2/85-3/85-4/85-5/85-6/85-7/85-8/85-9/85-10/85-11/85-12/85-1/86-2/86-3/86-4/86-5/86-6/86-7/86-8/86-9/86-10/86-11/86-12/86-1/87-2/87-3/87-4/87-5/87-6/87-7/87-8/87-9/87-10/87-11/87-12/87-1/88-2/88-3/88-4/88-5/88-6/88-7/88-8/88-9/88-10/88-11/88-12/88-1/89-2/89-3/89-4/89-5/8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CURRENT CONDITION



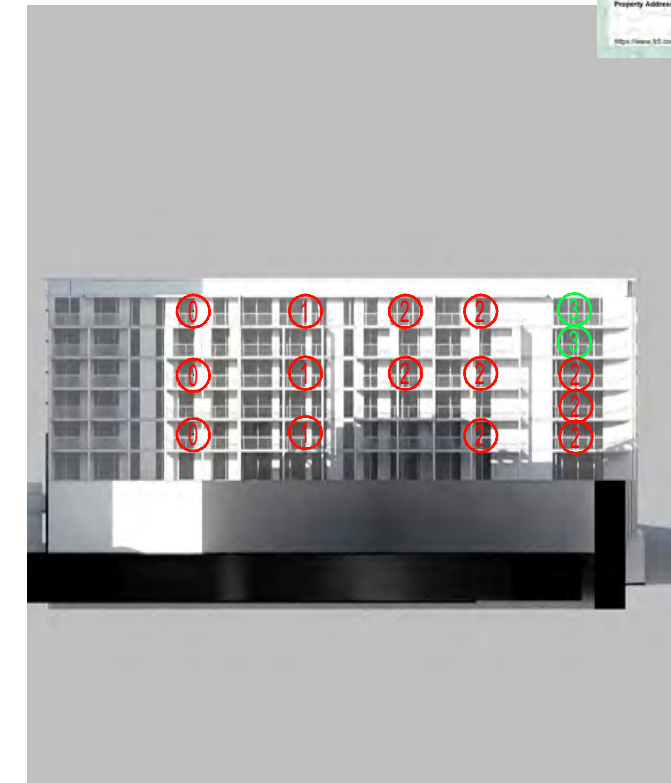
Elevation Shadow for 26 Watt Street

APPROVED DA

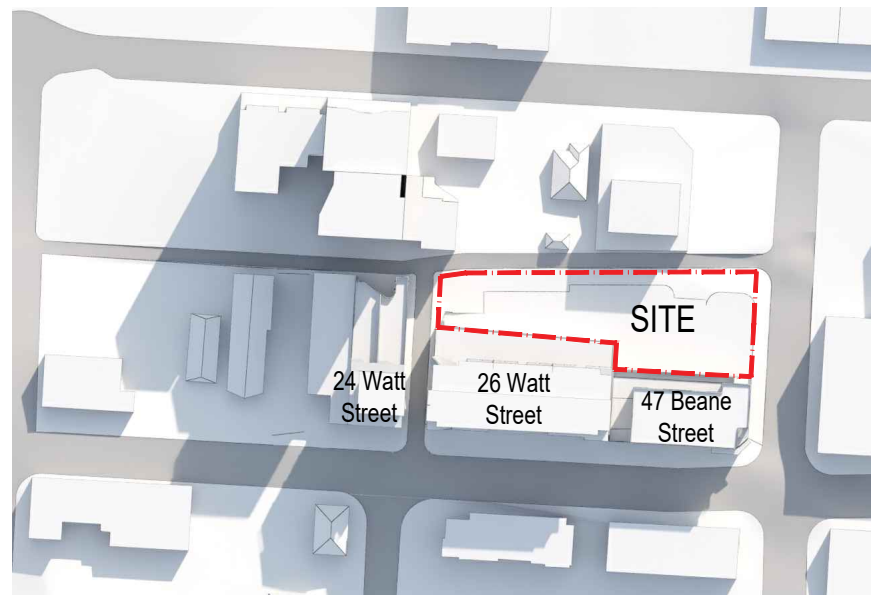


Elevation Shadow for 26 Watt Street

PROPOSED DA

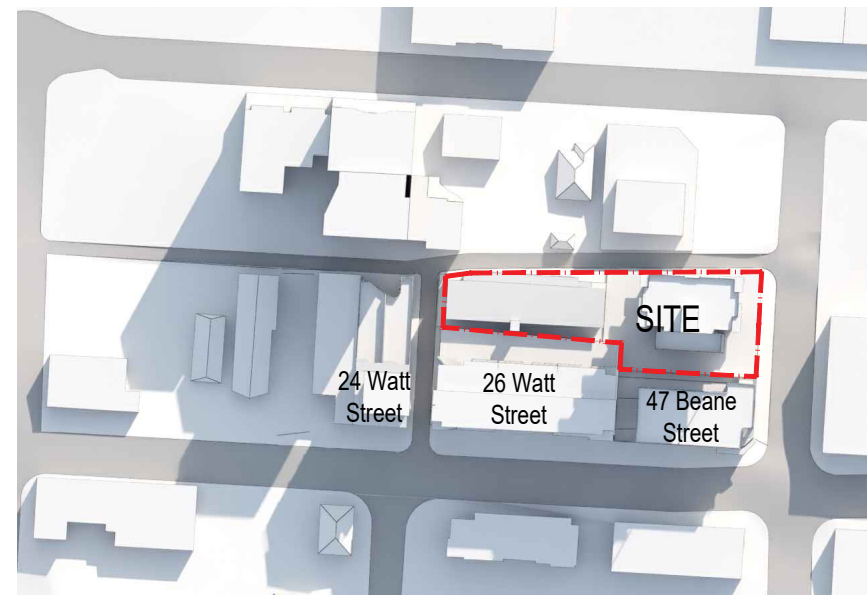


Elevation Shadow for 26 Watt Street

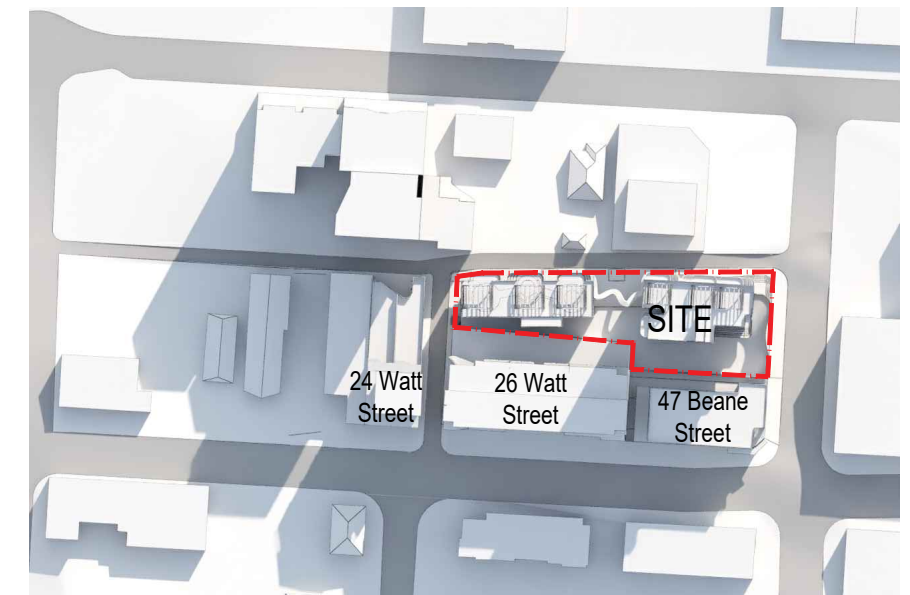


Plan Shadow for 26 Watt Street

26 WATT STREET - 3:00 PM



Plan Shadow for 26 Watt Street



Plan Shadow for 26 Watt Street

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 WITHOUT NOTICE. THE CLIENT AGREES TO THE PROPOSED DEVELOPMENT AND HAS CONSULTED WITH THE DESIGNER AND HAS AGREED TO THE DRAWINGS. THE DESIGNER HAS AGREED TO THE DRAWINGS. THE DESIGNER HAS AGREED TO THE DRAWINGS. THE DESIGNER HAS AGREED TO THE DRAWINGS.	THESE DRAWINGS ARE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		26 WATT STREET ELEVATIONAL SHADOW STUDY-3:00 PM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/06/25								
C	FINAL PRESENTATION	ZS	27/06/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/20/25								
E	DA LODGED	YW	08/20/25								
				Pilot Style							

A minimalist architectural rendering of a modern building. The structure is composed of a grid of light gray rectangular panels. Darker gray rectangular windows are arranged in a regular pattern across the facade. Several balconies with light gray railings are visible on the upper floors. The building is set against a plain, light gray background, with a subtle shadow cast on the ground plane below.

A minimalist architectural rendering of a modern building. The structure is composed of a grid of light blue rectangular panels, some of which are replaced by dark-framed windows and balconies with glass railings. The building is set against a plain, light gray background, with a large, light gray rectangular block in the foreground, suggesting a courtyard or plaza area. The overall aesthetic is clean and geometric.

For more information visit www.qrconnect.com.au or call 1800 000 000

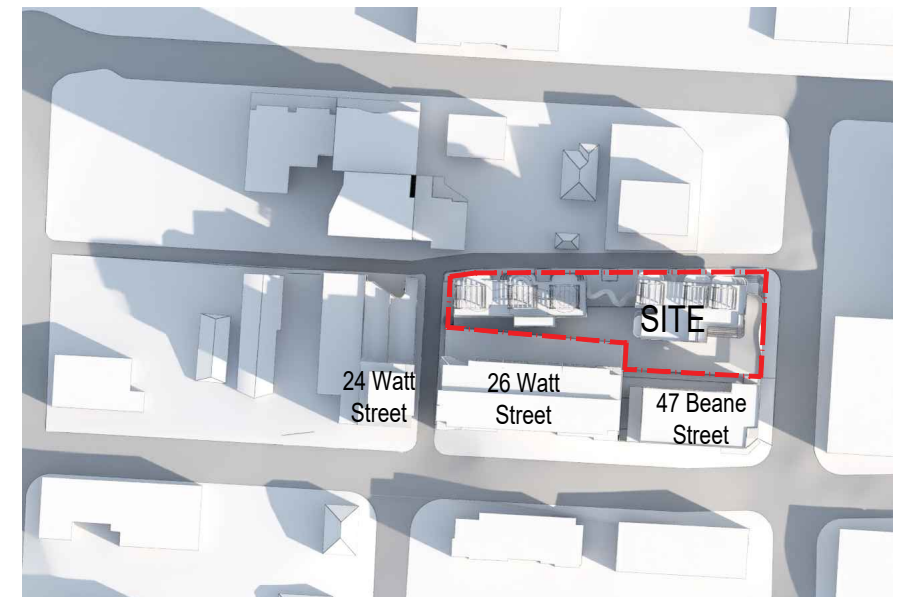
Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DAIN121607
Property Address	43-45 Seavale Street and 2 Hawsons Lane Gosford, NSW 2250



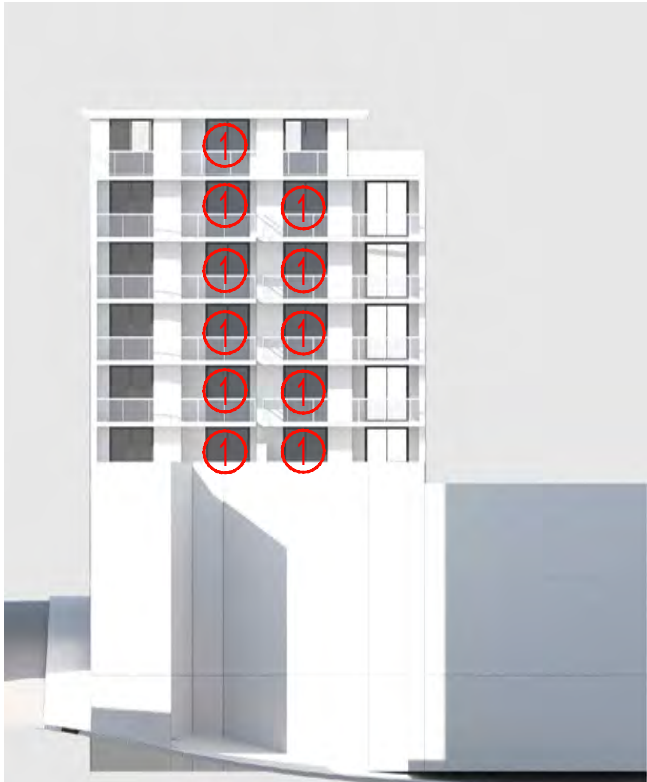
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Plan Shadow for 24 Watt Street

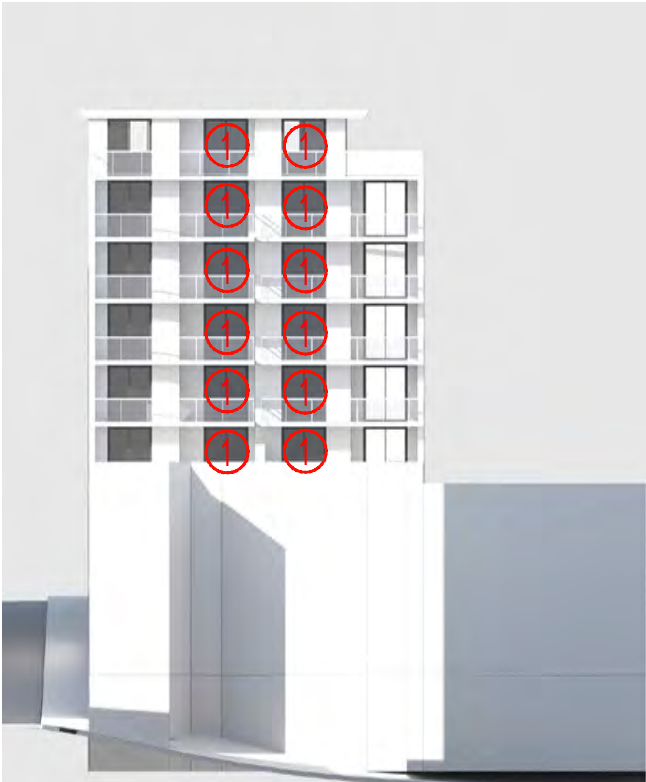
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE DETAILS OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		24 WATT STREET ELEVATIONAL SHADOW STUDY-9:00 AM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.						
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.						
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.						
E	DA LODGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVICES. ANY USE OF INFORMATION FROM THE DRAWINGS AND/OR ANY OTHER INFORMATION FROM THE DEVELOPER OR ITS SERVICES WITHOUT THE WRITTEN PERMISSION OF THE DEVELOPER OR ITS SERVICES SHALL BE AT THE USER'S RISK AND IN ACCORDANCE WITH THESE DRAWINGS.						
				Plot Style							

CURRENT CONDITION



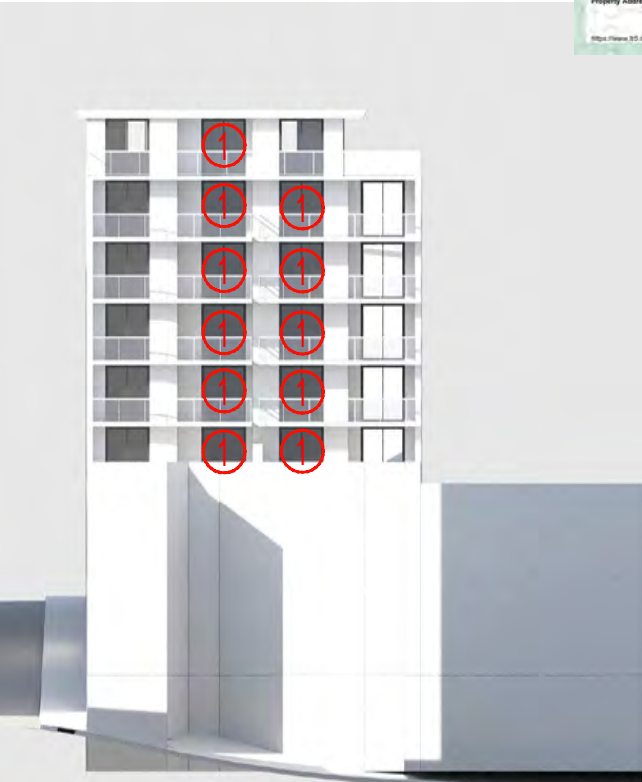
Elevation Shadow for 24 Watt Street

APPROVED DA

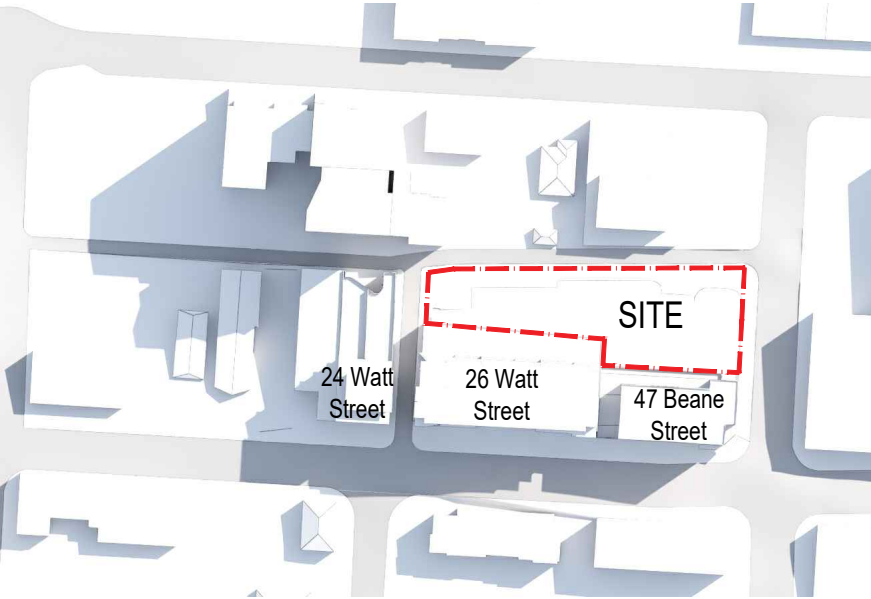


Elevation Shadow for 24 Watt Street

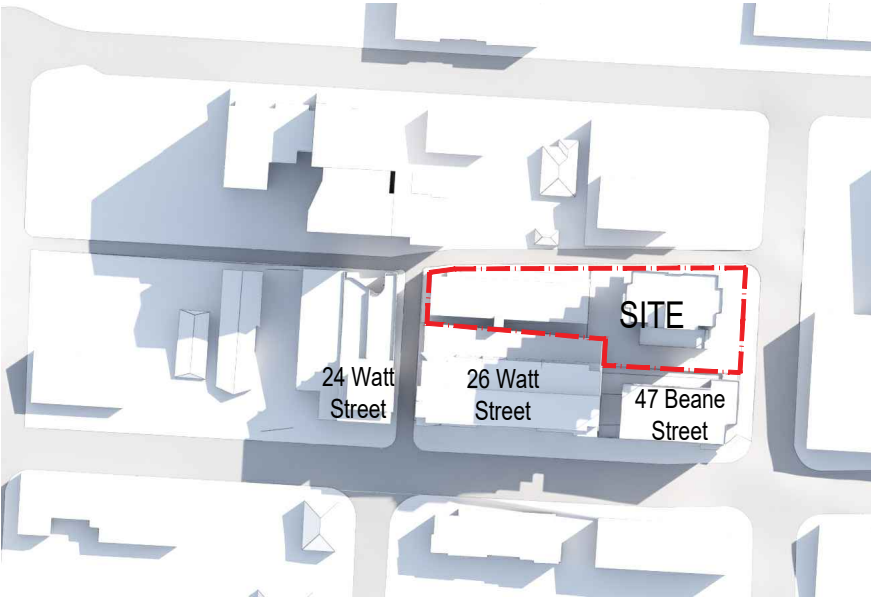
PROPOSED DA



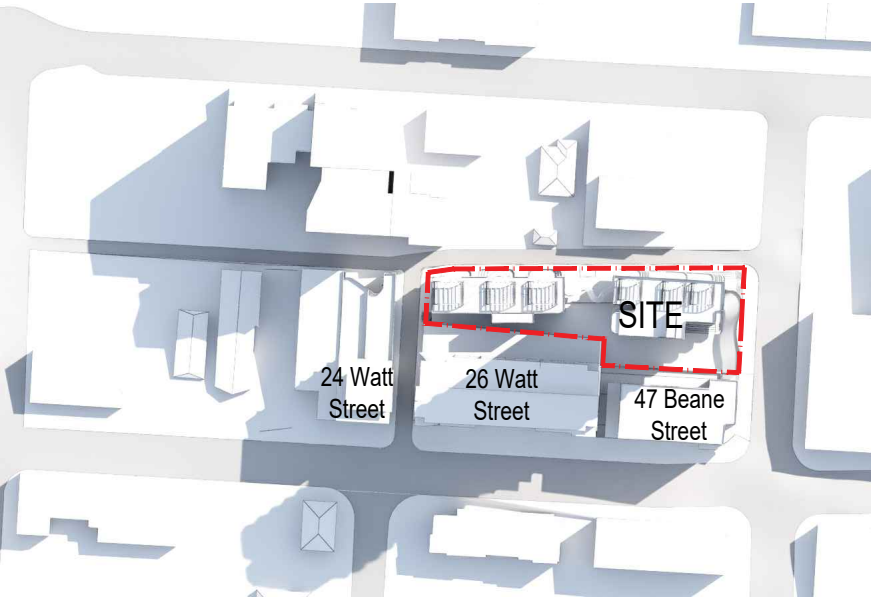
Elevation Shadow for 24 Watt Street



Plan Shadow for 24 Watt Street



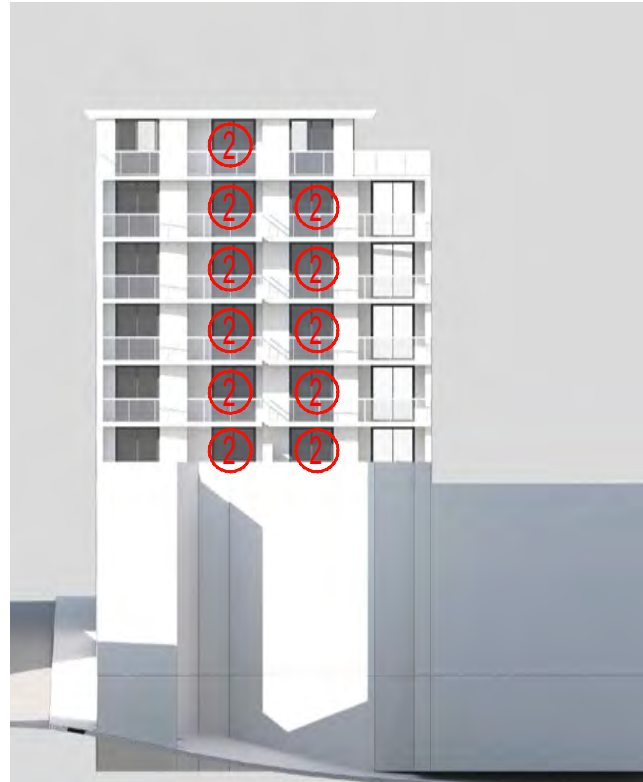
Plan Shadow for 24 Watt Street



Plan Shadow for 24 Watt Street

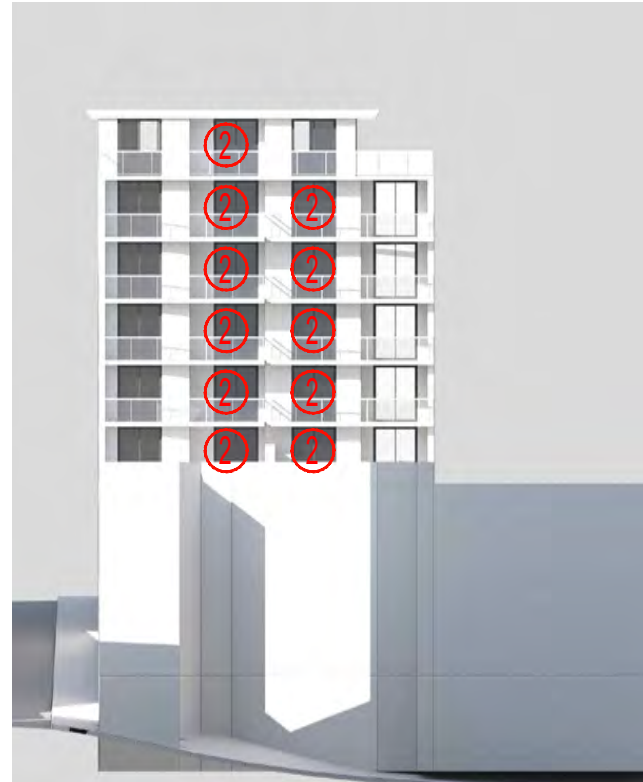
24 WATT STREET - 1:00 PM

CURRENT CONDITION



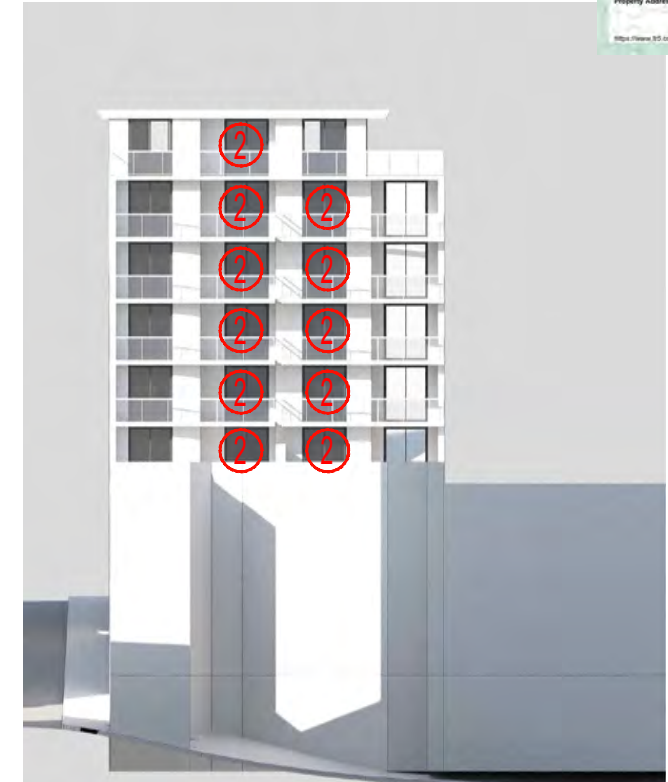
Elevation Shadow for 24 Watt Street

APPROVED DA

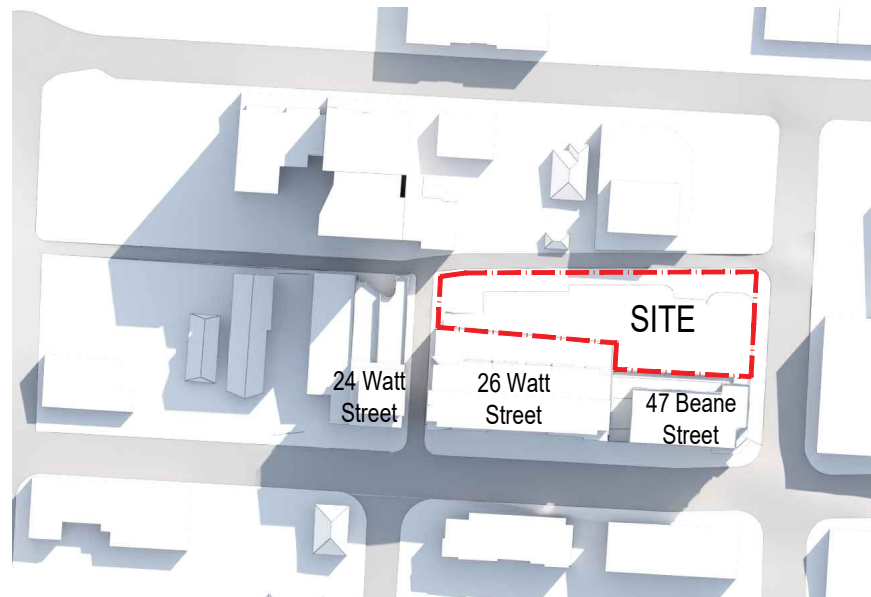


Elevation Shadow for 24 Watt Street

PROPOSED DA

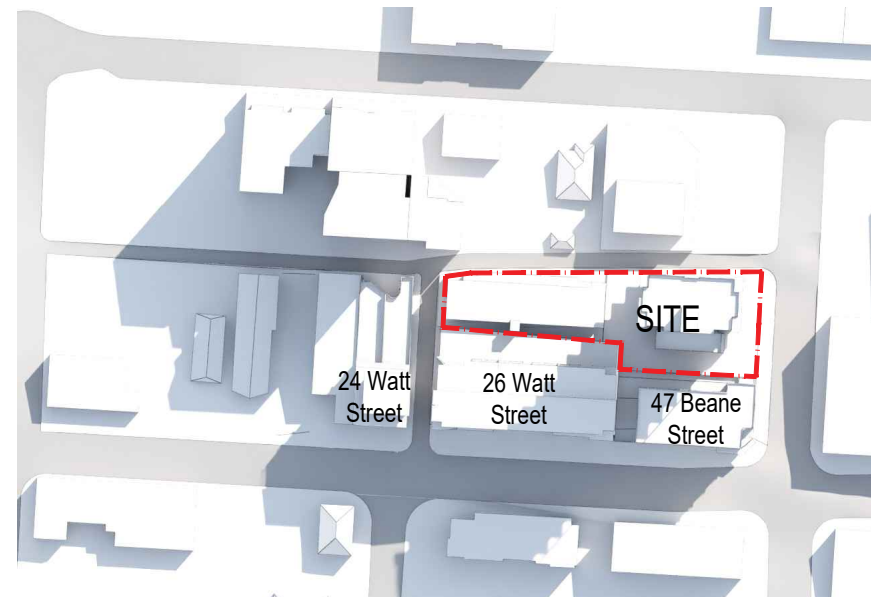


Elevation Shadow for 24 Watt Street

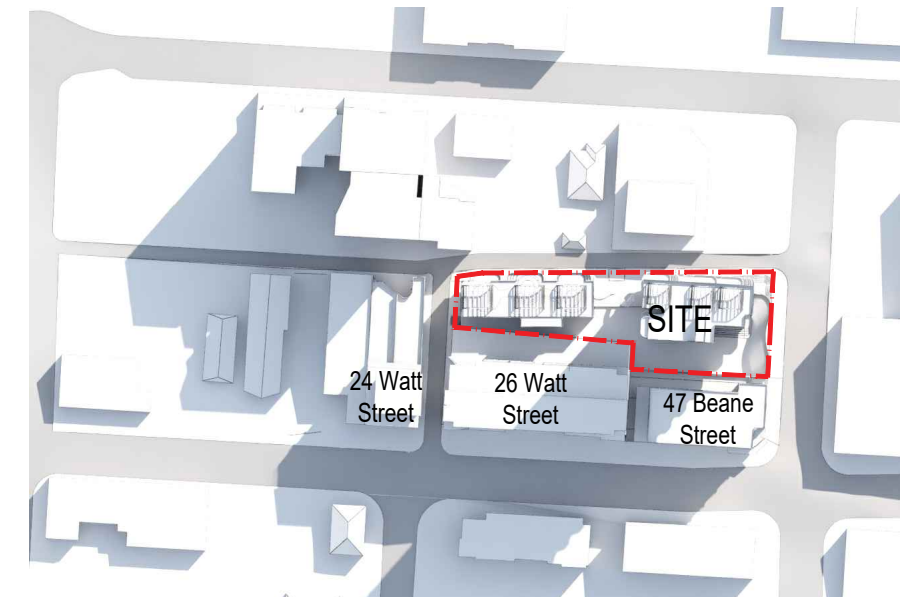


Plan Shadow for 24 Watt Street

24 WATT STREET - 2:00 PM



Plan Shadow for 24 Watt Street



Plan Shadow for 24 Watt Street

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, MUST BE AWARE THAT THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS BEHAVIOUR, AGENTS OR CONDUCTORS. THE DRAWINGS ARE FINAL, BUT 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 HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		24 WATT STREET ELEVATIONAL SHADOW STUDY-2:00 PM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LODGED	YW	08/06/2025								
				Plot Style						Project address	
										43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	

CURRENT CONDITION



Elevation Shadow for 24 Watt Street

APPROVED DA

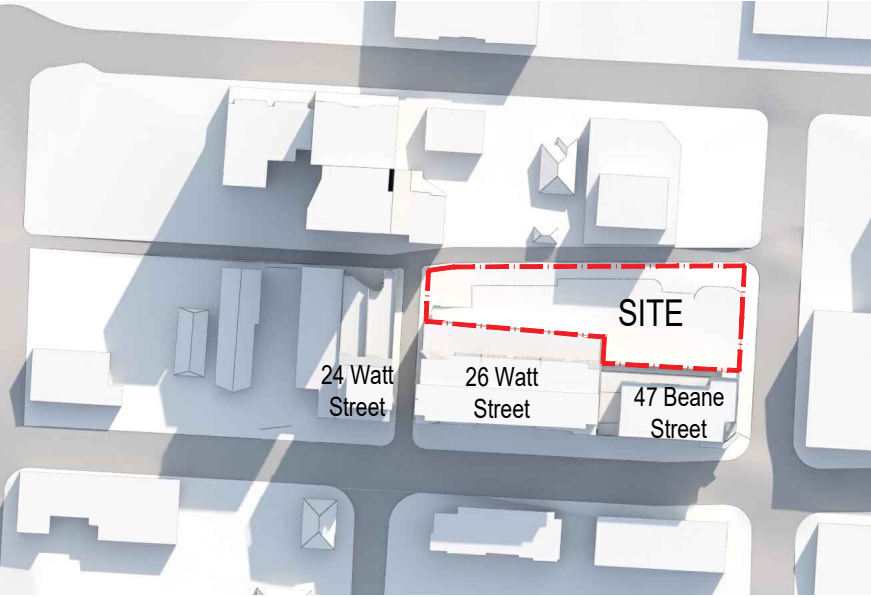


Elevation Shadow for 24 Watt Street

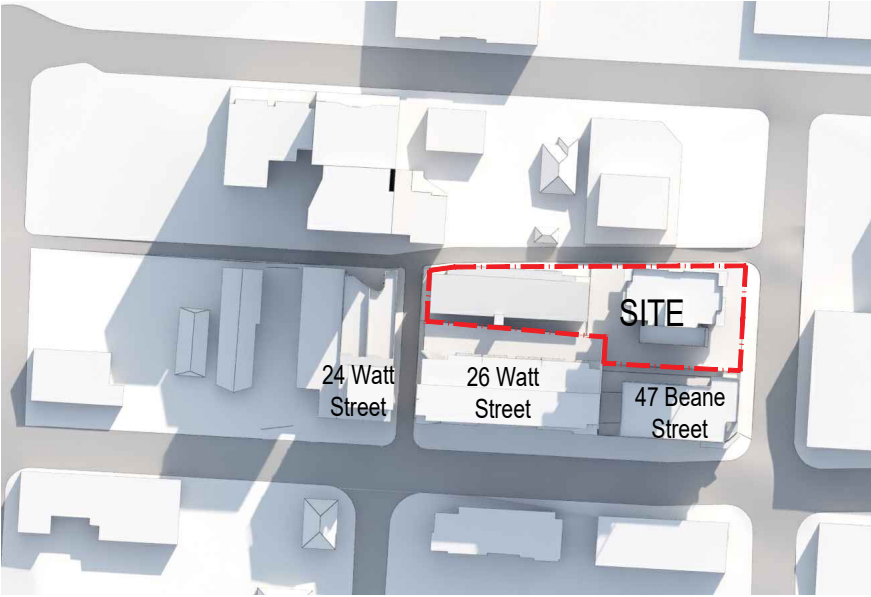
PROPOSED DA



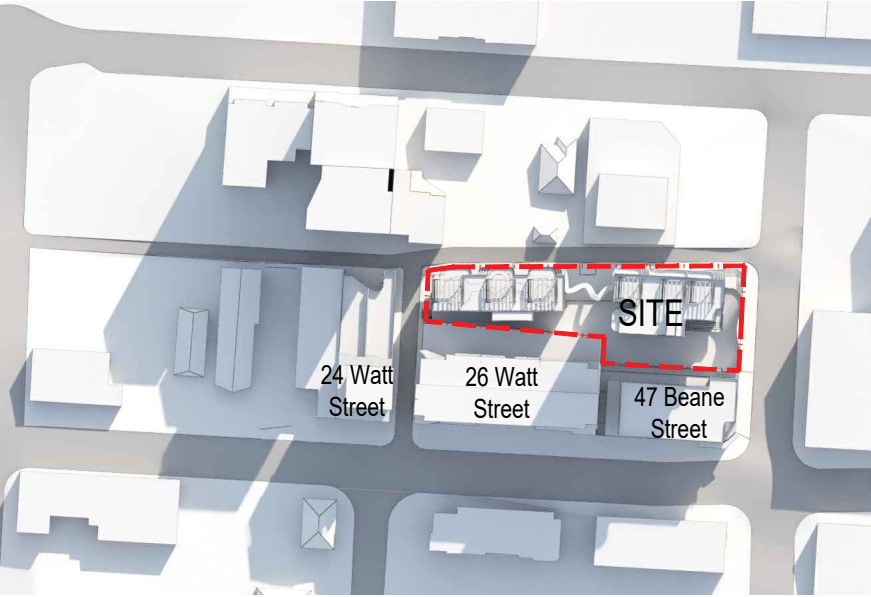
Elevation Shadow for 24 Watt Street



Plan Shadow for 24 Watt Street

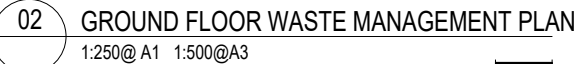


Plan Shadow for 24 Watt Street



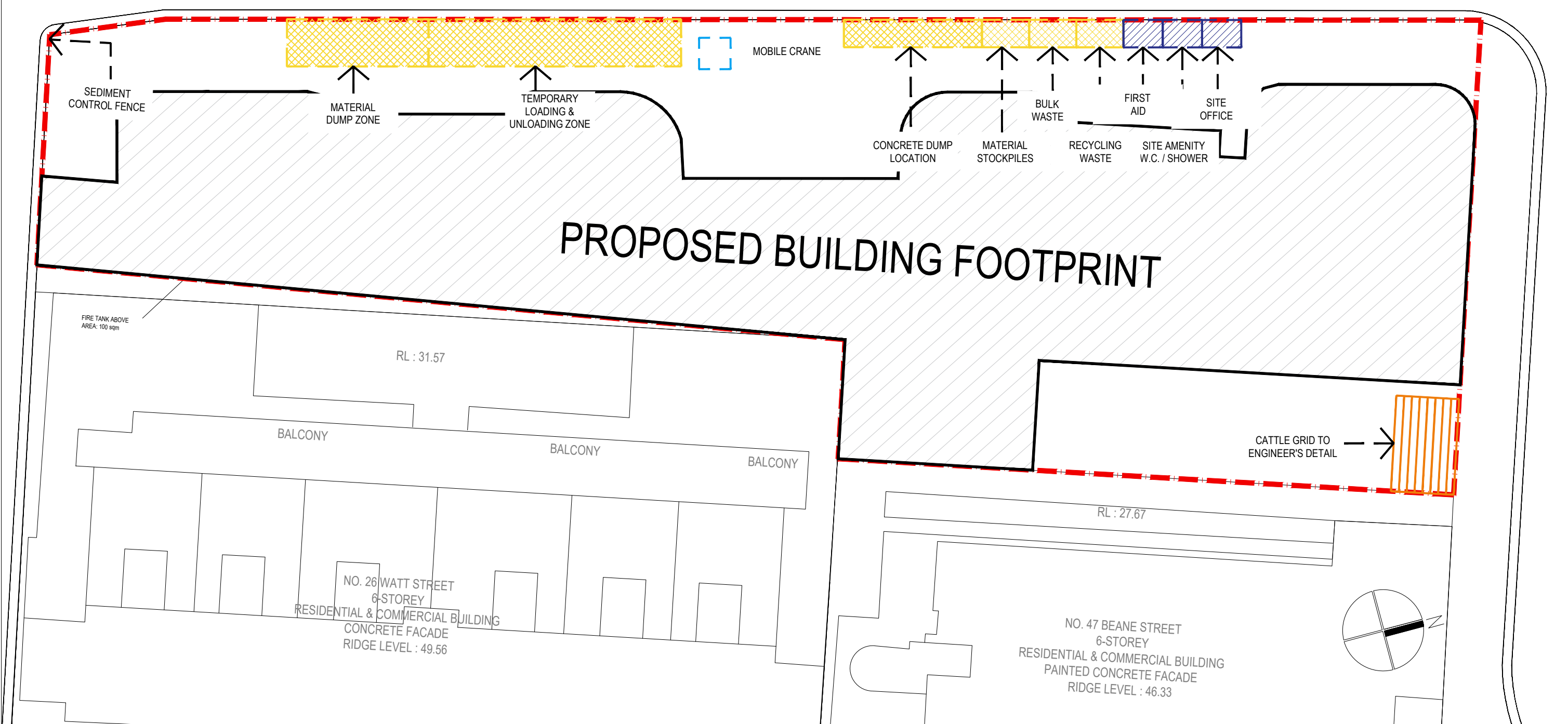
Plan Shadow for 24 Watt Street

24 WATT STREET - 3:00 PM



Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE PROVIDED WITHOUT WARRANTY REGARDING THE SCOPE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CRITICAL STAKEHOLDERS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONSIGNEES THAT THE DRAWINGS ARE FINAL. THE REALITY OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DIMENSIONS SHALL BE USED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CRITICAL STAKEHOLDERS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONSIGNEES THAT THE DRAWINGS ARE FINAL. THE REALITY OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."			MING TIAN REAL PROPERTY PTY LTD	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	08/03/25								
E	DA LODGED	YW	08/03/25								
				Plot Style	THESE DOCUMENTS ARE WORKS PRODUCED AS A RESULT OF 3-REID COMMENTS SHALL BE SUBJECT TO THE COPYRIGHT OF 3-REID AND SHALL BE USED FOR THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH CRITICAL STAKEHOLDERS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONSIGNEES THAT THE DRAWINGS ARE FINAL. THE REALITY OF THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."						

KEEVERS LANE

[illegible]



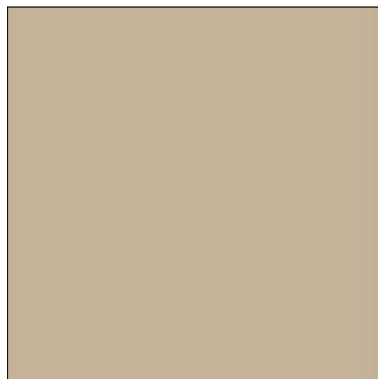
- ① POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- ② POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
- ③ POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;
- ④ HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-GL1 – AOV FACADE LOUVRE OR SIMILAR;
- ⑤ PAINTED 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;



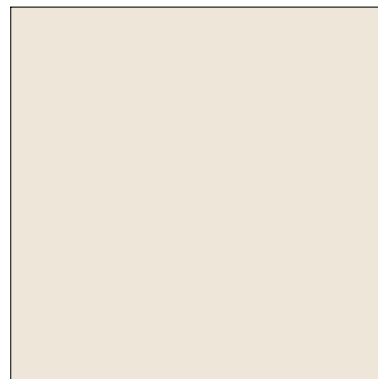
1 POWDER COATED ALUMINIUM
FRAMED GLASS BALUSTRADES -
OXWORKS FG1-GLASS OR SIMILAR;



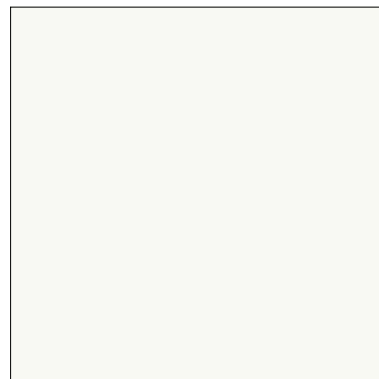
4 HORIZONTAL GLASS LOUVRE -
TEAL PRODUCT SV-W-GL1 – AOV
FACADE LOUVRE OR SIMILAR



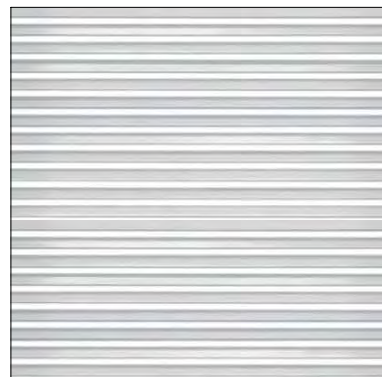
5 PRECAST RENDERED CONCRETE
PAINT - DULUX VIVID OWL WING
S14D3 OR SIMILAR



6 PAINTED PRECAST MASONRY
PARAPET DULUX VIVID STONE
WHITE SW1E9 OR SIMILAR



7 PAINTED PRECAST MASONRY
PARAPET DULUX VIVID WHITE
SW1G1 OR SIMILAR



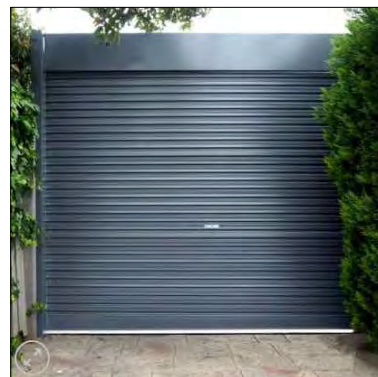
8 HORIZONTAL ALUMINIUM
LOUVRE - WHITE



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;

Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO THE NEED OF IMPROVEMENT DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COMPLEX DIMENSIONS OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS SHALL BE OBTAINED IN ACCORDANCE WITH THESE DRAWINGS.	WHEN ANY DIMENSIONARY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDING TO COVER ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FINISHES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/25								
C	FINAL PRESENTATION	ZS	27/05/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/05/25								
E	DA LODGED	YW	08/05/25								
				Plot Style							
				Plot Style							