



**WATERSIDE MANN STREET MIXED
USE DEVELOPMENT**
50-70 Mann Street
Gosford NSW 2250

Development Application

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Architect	CKDS Architecture
Planning	ADW Johnson
Survey	Stephen Thorpe
Civil/Stormwater Engineering	Cardno
Traffic Consultant	Barker Ryan Stewart
BASIX Assessment	Terry Chapman
Landscape	Xeriscapes
Waste Management	Barker Ryan Stewart
Crime and Safety	Barker Ryan Stewart
Accessibility/DDA	Philip Chun
Wind Analysis	WindTech

1. All building work to be carried out in accordance with the Environmental Planning Act and regulations, the Building Code of Australia and relevant standards.
2. Compliance required for all council sedimentation and erosion control measures including stormwater runoff quality requirements. Refer to the civil engineering drawings and reports for details.
3. Refer to the survey undertaken by BMA for relevant site information including services, locations, existing layout and extent of required demolition. All survey information shown on architects drawings is indicative only.
4. Refer to the relevant consultant drawings and reports for detailed information on services and civil engineering components.
5. Refer to the Statement of Environmental Effects for all relevant submission documentation.

COMMERCIAL				
9130.5m				
RETAIL				
208m				
RESIDENTIAL				
Tower	Units	Floor Plate	Levels	Total
Tower 1	208	797m ²	30	23,819m ²
Tower 2	162	787m ²	23	18,331m ²
Tower 3	130	642m ²	22	14,124m ²
Total	500			56,374m²

GFA EXCLUDING ABOVE GROUND PARKING (A)
65,714m²
GFA INCLUDING ABOVE GROUND PARKING (B):
77,117m

TOTAL SITE AREA 8,546m²

FSR A	7.69:1
FSR B	9.02:1

Site Area: 3,033.74
Gross Floor Area: 27,641.4m²
FSR= 9.11:1

Site Area: 5,530.26
Gross Floor Area (no car parking): 38,071m
FSR= 6.88:1
Gross Floor Area (with car parking): 49,474m
FSR= 8.95:1

Commercial	9130.5m ²
Retail	208m ²
Residential - Tower 1	23,919m ²
Residential - Tower 2	18,331m ²
Residential - Tower 3	14,124m ²
Total	66,045m²

[illegible]

500 Apartments @ 15% adaptable = 74

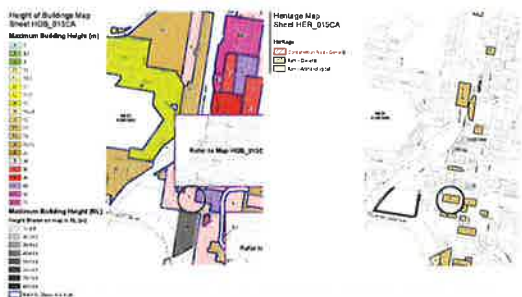
Type	No
2 Bed	43

TOWER 1: Mann Street	
Type	No
2 Bed	31
Total	74

Space	Cars	Area	Area Above Ground
Carpark 1	48	1,922.5m	1,922.5m
Carpark 2	41	1,620m	1,620m
Carpark 3	68	2,535.5m	2,535.5m
Carpark 4	55	2,680.5m	2,680.5m
Carpark 5	55	2,644.5m	2,644.5m
Carpark 6	17	913m	
Carpark 7	55	2,680.5m	
Carpark 8	166	5,742m	
Carpark 9	60	2,880.5m	
Carpark 10	75	2,510.5m	
	638	25,929.5m	11,403m

The site for the proposed Waterside mixed-use development is located in Gosford, a major district centre on the Central Coast of NSW. The site sits on Mann Street, a major thoroughfare which services the CBD and surrounding suburbs, and is highly visible from approaches to the city from the south and west - notably Brian McGowan Bridge and Gosford Waterfront. The site is benefited by extensive water and ridge line views to the south and west, and convenient pedestrian access to the Gosford CBD retail strip and public transport nodes.

There is an approximate fall of 8m east to west across the site from Mann Street to Baker Street, accounting much of the variation in levels. There is currently good solar access for the majority of the year, with a small amount of the site overshadowed by the neighbouring buildings to the north.

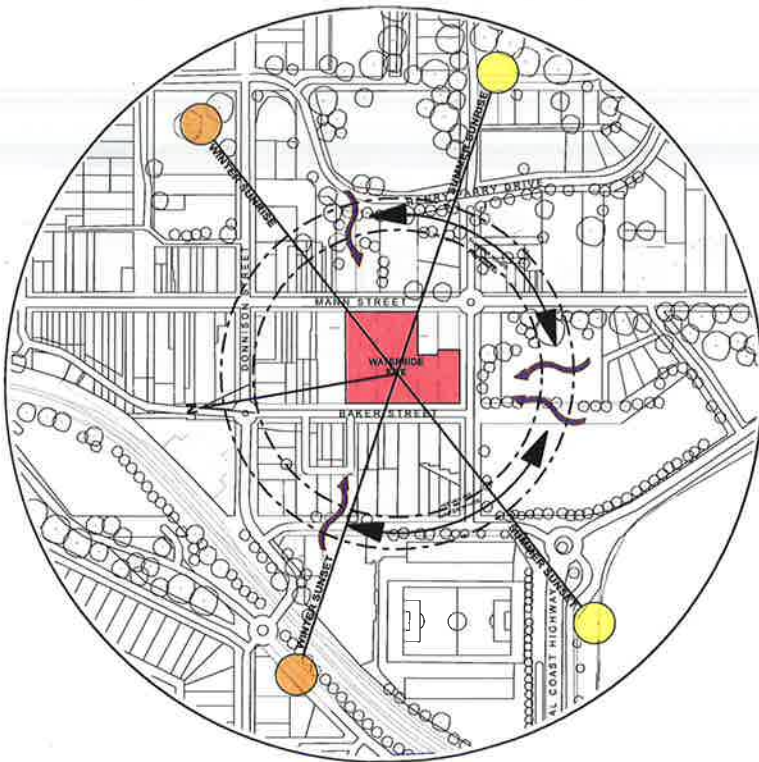


The proposed site is bounded by Mann Street to the east, Baker Street to the west, Georgiana Terrace to the south, and a 12 storey apartment building to the north. On the southern side of the site is the undeveloped Gosford Public School site and Gosford City Park. The immediate context is characterised by a mix of medium scale apartment buildings, and low to medium scale retail and commercial buildings. The existing urban form is predominantly horizontal in articulation, presenting long low walls to the urban streetscape. It should be noted that the intended future character of the area is high density residential and mixed use of a high quality in design. The site is currently occupied by a carpark and a number of dilapidated abandoned buildings. One of these buildings is the heritage listed Brisbane Water County Council building located on Mann Street, which has been identified as historically significant to the local area.

Major natural features in the immediate context include the ridge line of Rumbalara Reserve to the east (approx. RL 150m), and The Broadwater to the west and south-west. The site generally has a consistent fall from east to west, with a difference of approximately 2m between Mann Street and Baker Street footpaths. Currently the site enjoys good solar coverage, with some overshadowing from the apartments to the north during the winter months. The site is highly exposed to prevailing winds and weather from the south and south-west, but more sheltered to the north and east from the built context. The site benefits from excellent views of Brisbane Water and Lion Island to the south, and Karloo Plateau to the west.

Vehicular access to site is from Georgiana Terrace and Baker Street via the proposed access easements, while pedestrian access is available from all streets. A pedestrian link through the site is encouraged through the central access, aiming to establishing a strong connection between Mann Street CBD and Gosford Waterfront.

Figure 1: Surrounding context. The figure consists of six photographs arranged in a 3x2 grid. The top-left photo shows a street view with a clock tower in the background. The top-right photo shows a multi-story apartment building. The middle-left photo shows a building with a curved facade. The middle-right photo shows a building with a curved facade. The bottom-left photo shows a building with a curved facade. The bottom-right photo shows a tall, modern building with a curved facade and a central tower.



NOTE: BASEMENT CAR PARKING
RECONFIGURED.
CAR PARK ALLOCATION
INDICATED
MOTORCYCLES/BICYCLES ADDED

COMMERCIAL CAR SPACE

RETAIL CAR SPACE

RESIDENTIAL CAR SPACE



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Issue	revision	description	date	verified
A.	-	ISSUE TO CONSULTANTS FOR INFORMATION	19.12.14	PJ
B.	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ
B.	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
B.	2	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ
C.	-	ISSUE FOR DA	26.01.15	PJ
D.	-	ISSUE TO PLANNER	15.05.15	PJ
E.	-	RE-ISSUE FOR DA	17.07.15	PJ
F.	-	RE-ISSUE FOR DA	24.07.15	PJ
G.	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

north point

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

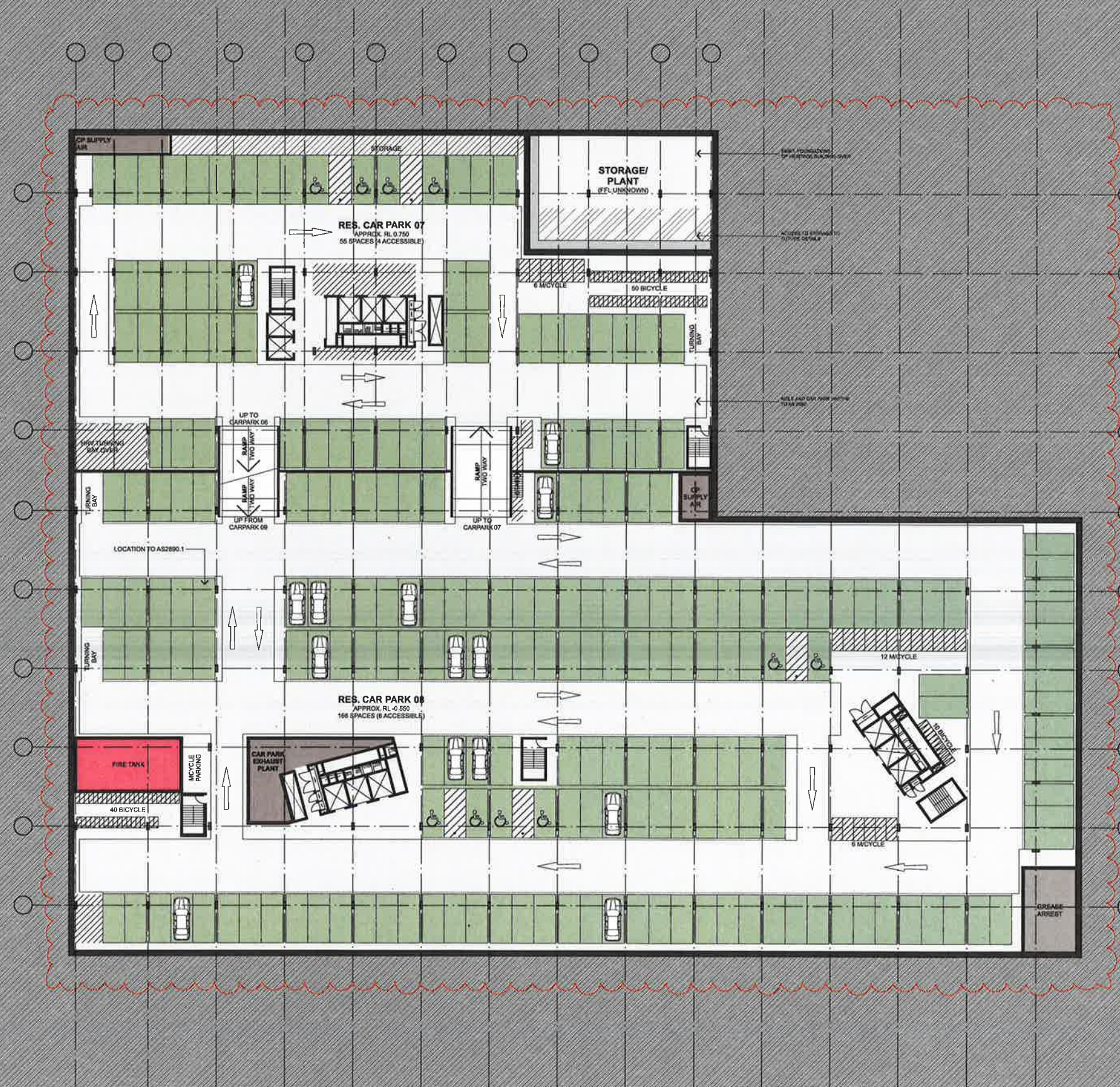
CKDS ARCHITECTURE

PH: 02 9433 4000
Fax: 02 9433 1503
P: 02 9433 1503
ALN 129 231 269
www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433639, Lot 1 & 3 DP 219639
50-70 Mann Street
Cockfield, NSW 2250

Layout
Basement Plans
Carpark Level 09/10

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NVJO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-101	Issue G	



8m 2m 1m 10m 20m
1m 3m 5m

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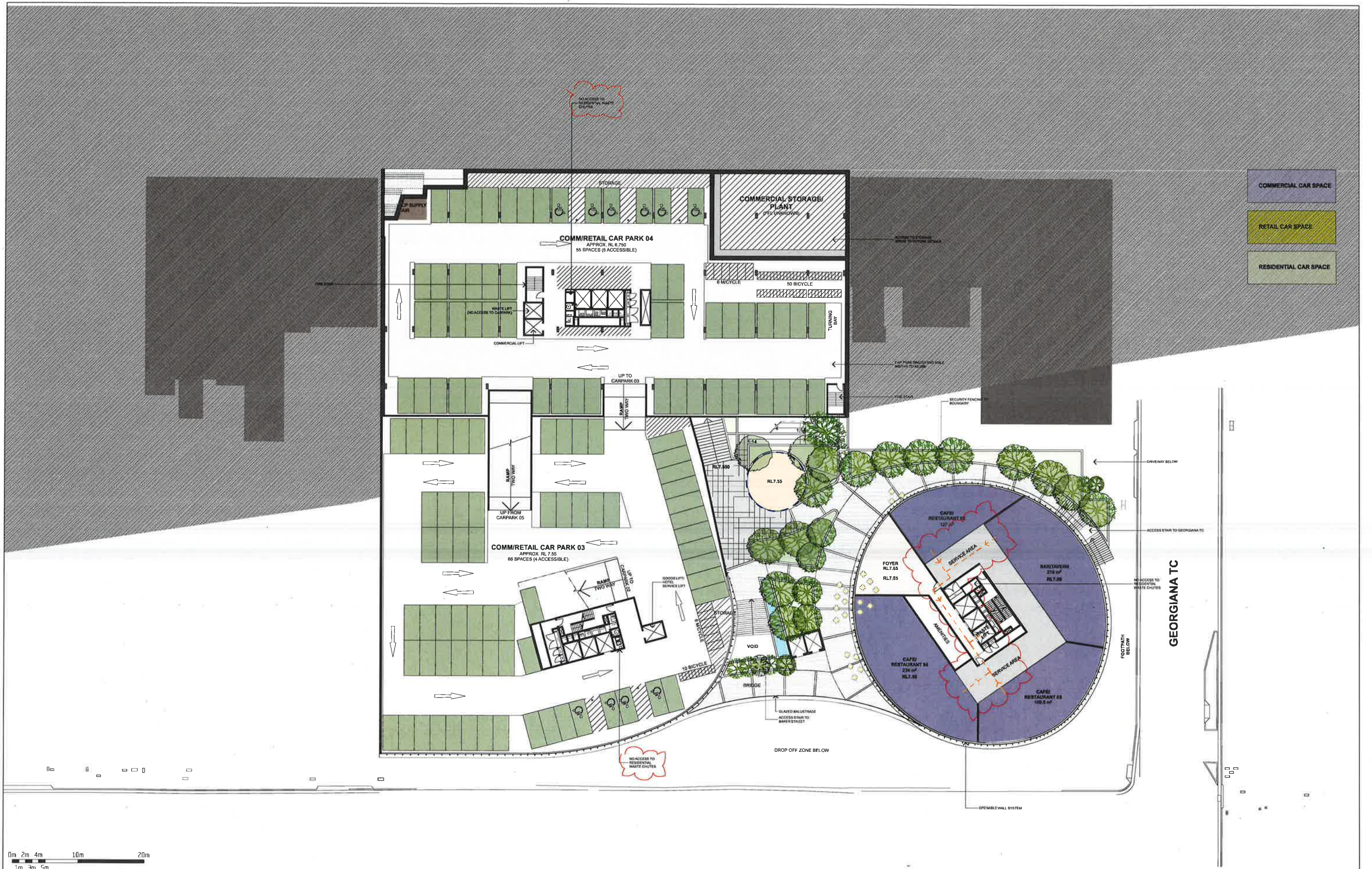
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C	-	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
D	-	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ
E	-	ISSUE FOR DA	28.01.15	PJ
F	-	ISSUE FOR DA	18.06.15	PJ
G	-	RE-ISSUE FOR DA	17.07.15	PJ
H	-	RE-ISSUE FOR DA	24.07.15	PJ
I	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan



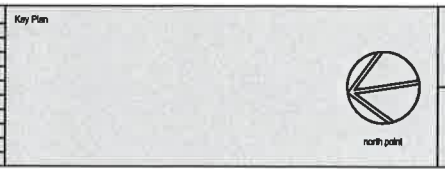
Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

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PRO. (06) 44400
East Gosford NSW Australia
18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230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B	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
B	2	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ
C	-	ISSUE FOR DA	28.01.15	PJ
D	-	ISSUE TO WHD CONSULTANT FOR INFORMATION	27.03.15	PJ
E	-	RE-ISSUE FOR DA	17.07.15	PJ
F	-	RE-ISSUE FOR DA	24.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ



Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

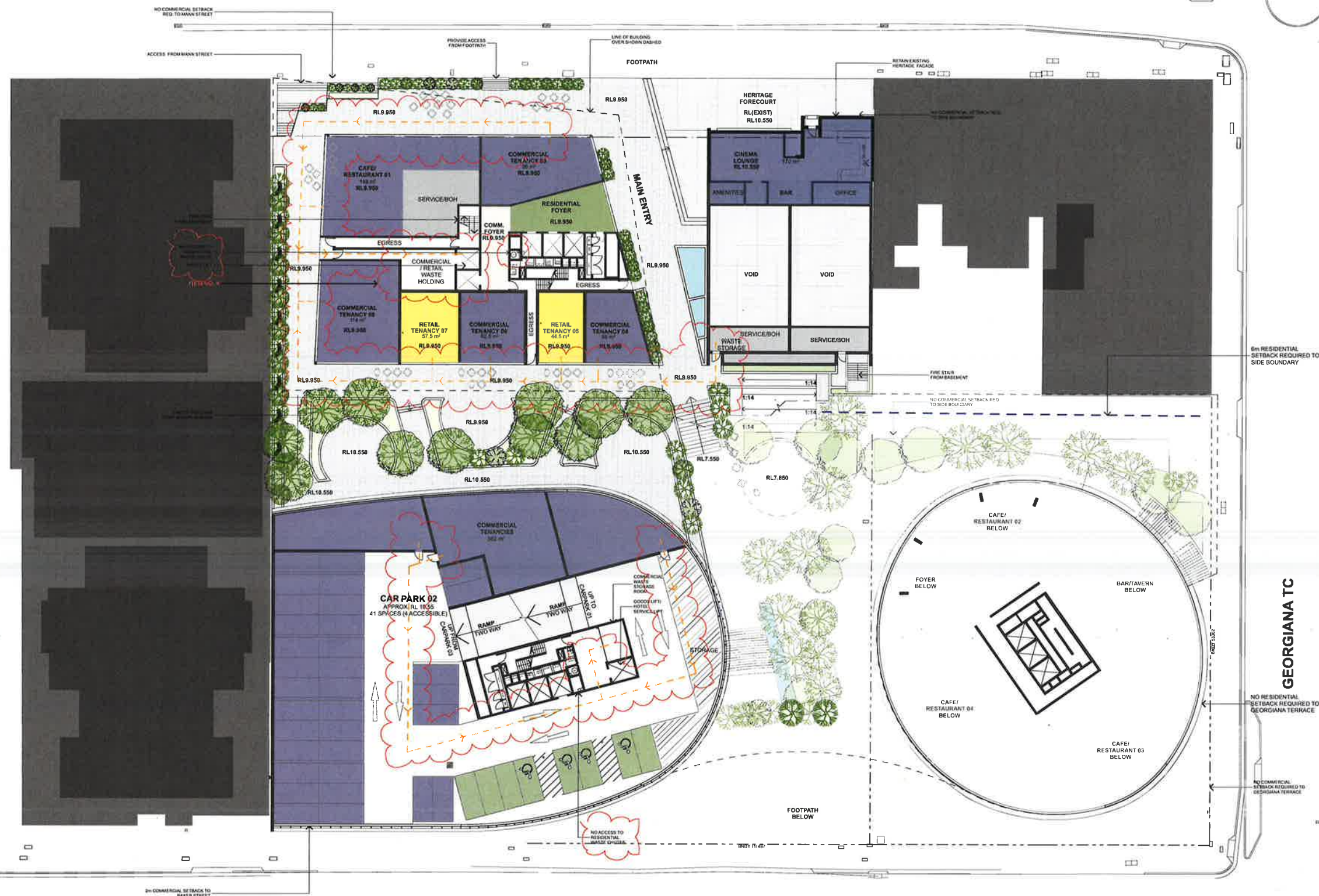
CKDS ARCHITECTURE
PO Box 4100
East Geelong VIC 3214 Australia
Tel: 03 5223 1234 Fax: 03 5223 1235
Email: info@ckds.com.au

Project
1485 Waterside Mixed Use Development
Lot 1 DP 511513, Lot 1 DP 433838, Lot 1 & 3 DP 219839
50-70 Mann Street
Geelong, NSW 2250

Layout
Plans
Carpark 03/04

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NWJO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-110	Issue G	

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- COMMERCIAL CAR SPACE
- RETAIL CAR SPACE
- RESIDENTIAL CAR SPACE

0m 2m 4m 10m 20m
1m 3m 5m

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Issue	Revision	Description	Date	By	Check
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ	
B	2	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ	
B	3	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ	
C	1	ISSUE FOR DA	28.01.15	PJ	
D	1	ISSUE TO ARCHITECT FOR INFORMATION	27.03.15	PJ	
E	1	RE-ISSUE FOR DA	17.07.15	PJ	
F	1	RE-ISSUE FOR DA	24.07.15	PJ	
G	1	RE-ISSUE FOR DA	14.08.15	PJ	

Key Plan



Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
PH: 02 4321 9463
ACN 129 231 265
www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Plans
Mann St Carpark 02

Drawing Scale
1:250 @ A1
1:500 @ A3
Project Number
1485
Drawing Number
A-111
Date
19/08/2015
Name
G

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET

Apartments 101 & 104:

- R2.5 ceiling insulation
- R2.0 internal wall insulation
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD

Apartments 102 & 103:

- R2.5 ceiling insulation
- R1.0 foil sided insulation to external walls adjoining the hallway
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors

Apartments 105:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors
- External louvres (or similar) to Living room windows
- Living room windows to be 2300mm high not 2700mm

Apartments 106 & 107:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors

Apartments 108:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors
- External louvres (or similar) to Living room windows
- Living room windows to be 2300mm high not 2700mm

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors

Apartments 102 & 105:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Single glazed Low'E medium tint to all windows and external doors

Apartments 103 & 104:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors

0m 2m 4m 10m 20m
1m 3m 5m

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B	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ	
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C	-	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ	
C	1	ISSUE FOR DA	28.01.15	PJ	
D	-	ISSUE TO WIND CONSULTANT FOR INFORMATION	27.03.15	PJ	
E	-	RE-ISSUE FOR DA	17.07.15	PJ	
F	-	RE-ISSUE FOR DA	24.07.15	PJ	
G	-	RE-ISSUE FOR DA	14.08.15	PJ	



North point

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4400
Gosford NSW Australia
Ph: 02 432 75811 adam@ckds.com.au
ACN 129 231 269 www.ckds.com.au

Project
1485 Waterside Mixed Use Development
Lot 1 DP 511513, Lot 1 DP 433838, Lot 1 & 3 DP 219639
50-70 Mann Street,
Gosford, NSW 2250

Layout
**Plans
Commercial/Carpark 01**

Drawing Scale
1:250 @ A1
1:500 @ A3

Drafter
NVJO

Verified
PJ

Date
19/08/2015

Project Number
1485

Drawing Number
A-112

Issue
G

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Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 full sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom live windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

NO COMMERCIAL SETBACK REQ. TO MANN STREET

NO ACCESS TO RESIDENTIAL WASTE CHUTES

NO SETBACK REQ. TO SIDE BOUNDARY

ROOF OF HERITAGE BUILDING BELOW

NO COMMERCIAL SETBACK REQ. TO SIDE BOUNDARY

COMMERCIAL TERRACE 88

RL 14.85

1:125.0



8m RESIDENTIAL SETBACK REQUIRED TO SIDE BOUNDARY

8m RESIDENTIAL SETBACK REQUIRED TO GEORGIANA TERRACE (ABOVE 16m)

0m 2m 4m 10m 20m
1m 3m 5m

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C	-	ISSUE FOR DA	26.01.15	PJ
D	-	ISSUE TO ARCHITECT FOR INFORMATION	27.02.15	PJ
E	-	RE-ISSUE FOR DA	17.02.15	PJ
F	-	RE-ISSUE FOR DA	26.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan



North point

Client
New Hong Kong Macau Australien
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503
ACN 129 231 269
www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433638, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Plans
Hotel/ Commercial 05

Drawing Scale
1:250 @ A1
1:500 @ A3

Drawn
NVJO

Verified
PJ

Date
19/08/2015

Project Number
1485

Drawing Number
A-113

Issue
G

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Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET

- Apartment 101 & 104:
- R2.5 ceiling insulation
 - R2.0 external wall insulation
 - Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04
 - Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD

Apartment 102 & 103:

- R2.5 ceiling insulation
- R1.0 foil sided insulation to external walls adjoining the hallway
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors

Apartment 105:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors
- External louvres (or similar) to Living room windows
- Living room windows to be 2300mm high not 2700mm

Apartment 106 & 107:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors

Apartment 108:

- R2.5 ceiling insulation
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors
- External louvres (or similar) to Living room windows
- Living room windows to be 2200mm high not 2700mm

TOWER 3: GEORGIANA TERRACE

Apartment 101 & 108:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors

Apartment 102 & 105:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Single glazed Low'E medium tint to all windows and external doors

Apartment 103 & 104:

- R2.5 Ceiling Insulation
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors

NOTE: 2 LEVELS OF COMMERCIAL TENANCY REMOVED AND REPLACED WITH 2 LEVELS OF RESIDENTIAL TOWER

6m RESIDENTIAL SETBACK TO MANN STREET (ABOVE 12m)

9m RESIDENTIAL SETBACK TO SIDE BOUNDARY (ABOVE 12m)

NOTE: INTERNAL LAYOUTS AMENDED

9m RESIDENTIAL SETBACK REQUIRED TO SIDE BOUNDARY (ABOVE 12m)

RESIDENTIAL INTERNAL LAYOUT AMENDED

8m RESIDENTIAL SETBACK REQUIRED TO GEORGIANA TERRACE (ABOVE 24m)



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C	-	ISSUE FOR DA	28.01.15	PJ
D	-	ISSUE TO WIND CONSULTANT FOR INFORMATION	27.03.15	PJ
E	-	RE-ISSUE FOR DA	17.07.15	PJ
F	-	RE-ISSUE FOR DA	24.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan



Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKOS ARCHITECTURE
PO Box 4400
Cockatoo NSW Australia
Ph: 02 4321 0601 admin@ckos.com.au
ACN 129 231 269 www.ckos.com.au

Project
1485 Waterside Mixed Use Development
Lot 1 DP 511515; Lot 1 DP 433838; Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
**Plans
Typical Tower Low Rise**

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NVJO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-114	Issue G	

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Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 full sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

NOTE: INTERNAL LAYOUTS
AMENDED

0m 2m 4m 10m 20m
1m 3m 5m

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D	-	ISSUE TO RWD CONSULTANT FOR INFORMATION	27.03.15	PJ
E	-	RE-ISSUE FOR DA	17.07.15	PJ
F	-	RE-ISSUE FOR DA	24.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan



North arrow

Client
**New Hong Kong Macau Australian
Pty Ltd**
Shenyang, Liaoning
China

CKGS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503 acn110786018
ACN 129 231 269 www.ckgs.com.au

Project
**1485 Waterside Mixed Use
Development**
Lot 1 DP 515153, Lot 1 DP 433839, Lot 1 & 3 DP 219639
59-70 Mann Street
Gosford, NSW 2250

Layout
**Plans
Typical Tower Mid Rise**

Drawing Scale
1:250 @ A1
1:500 @ A3

Drawn
NV/JO

Verified
PJ

Date
19/08/2015

Project Number
1485

Drawing Number
A-115

Issue
G

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Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET

- Apartment 101 & 104:
- R2.5 ceiling insulation
 - R2.5 internal wall insulation
 - Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to fixed glass section of W02, W03, W04
 - Improved Aluminium window and external door frames with Single Glazed Low E Heavy Tint to W01, W04SD

- Apartment 102 & 103:
- R2.5 ceiling insulation
 - R1.0 foil sided insulation to external walls adjoining the hallway
 - Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors

- Apartment 105:
- R2.5 ceiling insulation
 - Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors
 - External louvers (or similar) to Living room windows
 - Living room windows to be 2300mm high not 2700mm

- Apartment 106 & 107:
- R2.5 ceiling insulation
 - Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors

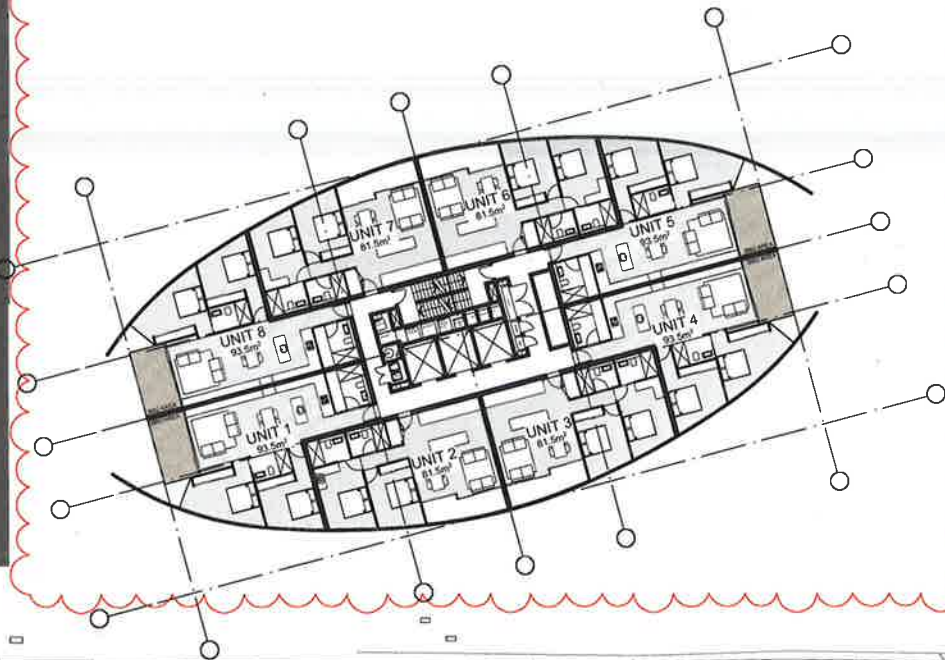
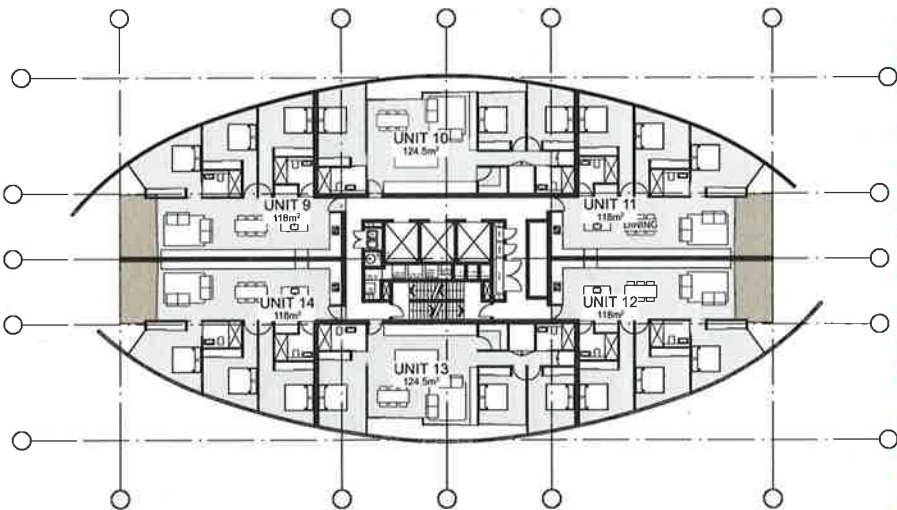
- Apartment 108:
- R2.5 ceiling insulation
 - Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and external doors
 - External louvers (or similar) to Living room windows
 - Living room windows to be 2200mm high not 2700mm

TOWER 3: GEORGIANA TERRACE

- Apartment 101 & 106:
- R2.5 Ceiling Insulation
 - Improved Aluminium Frames with Double glazed Low E heavy tint to all Living room windows
 - Improved Aluminium Frames with Single glazed Low E heavy tint to bedroom two windows
 - Improved Aluminium Frames with Single glazed Low E medium tint to all remaining windows and external doors

- Apartment 102 & 105:
- R2.5 Ceiling Insulation
 - Improved Aluminium Frames with Single glazed Low E medium tint to all windows and external doors

- Apartment 103 & 104:
- R2.5 Ceiling Insulation
 - Improved Aluminium Frames with Double glazed Low E heavy tint to all Living room windows
 - Improved Aluminium Frames with Single glazed Low E medium tint to all remaining windows and external doors



NOTE: INTERNAL LAYOUTS
AMENDED

ROOF TO
GEORGIANA TERRACE
TOWER 3

0m 2m 4m 10m 20m
1m 3m 5m

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E	-	RE-ISSUE FOR DA	17.07.15	PJ
F	-	RE-ISSUE FOR DA	24.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan



North point

Client
New Hong Kong Macau Australian
Pty Ltd
Shanyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4470
East Gosford NSW Australia
Ph: 02 4322 0503 email: info@ckds.com.au
ABN 129 231 269 www.ckds.com.au

Project
**1485 Waterside Mixed Use
Development**
Lot 1 DP 511513, Lot 1 DP 433838, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
**Plans
Typical Tower High Rise**

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NV/JO	Verified PJ	Date 19/08/2015
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Project Number 1485	Drawing Number A-116	Issue G
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**TOWER 01:
MANN STREET TOWER (8 UNIT FLOORPLATE)**

Typical Floor Plate	15 Levels
2 Bed	8
120	
TOTAL APARTMENTS	120

**TOWER 02:
BAKER STREET TOWER (8 UNIT FLOORPLATE)
(NOTE: SIMILAR TO TOWER 01)**

Typical Floor Plate	13 Levels
2 Bed	8
104	
TOTAL APARTMENTS	104

ADAPTABLE APARTMENTS

500 Apartments @ 15% adaptable = 75

TOWER 1: Mann Street	
Type	No.
2 Bed	15
3 Bed	28
Total	43

TOWER 2: Baker Street	
Type	No.
2 Bed	13
3 Bed	28
Total	41

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET # UNIT

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low E Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET # UNIT

Apartments 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low E Heavy Tint to W01, W04SD.

Apartments 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors.

Apartments 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low E Medium Tint to all windows and doors.

Apartments 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartments 115 & 116:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low E Heavy Tint to W01, W04SD.

Apartments 117 & 118:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low E medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low E medium tint to all windows and external doors.

Apartments 103 & 104:

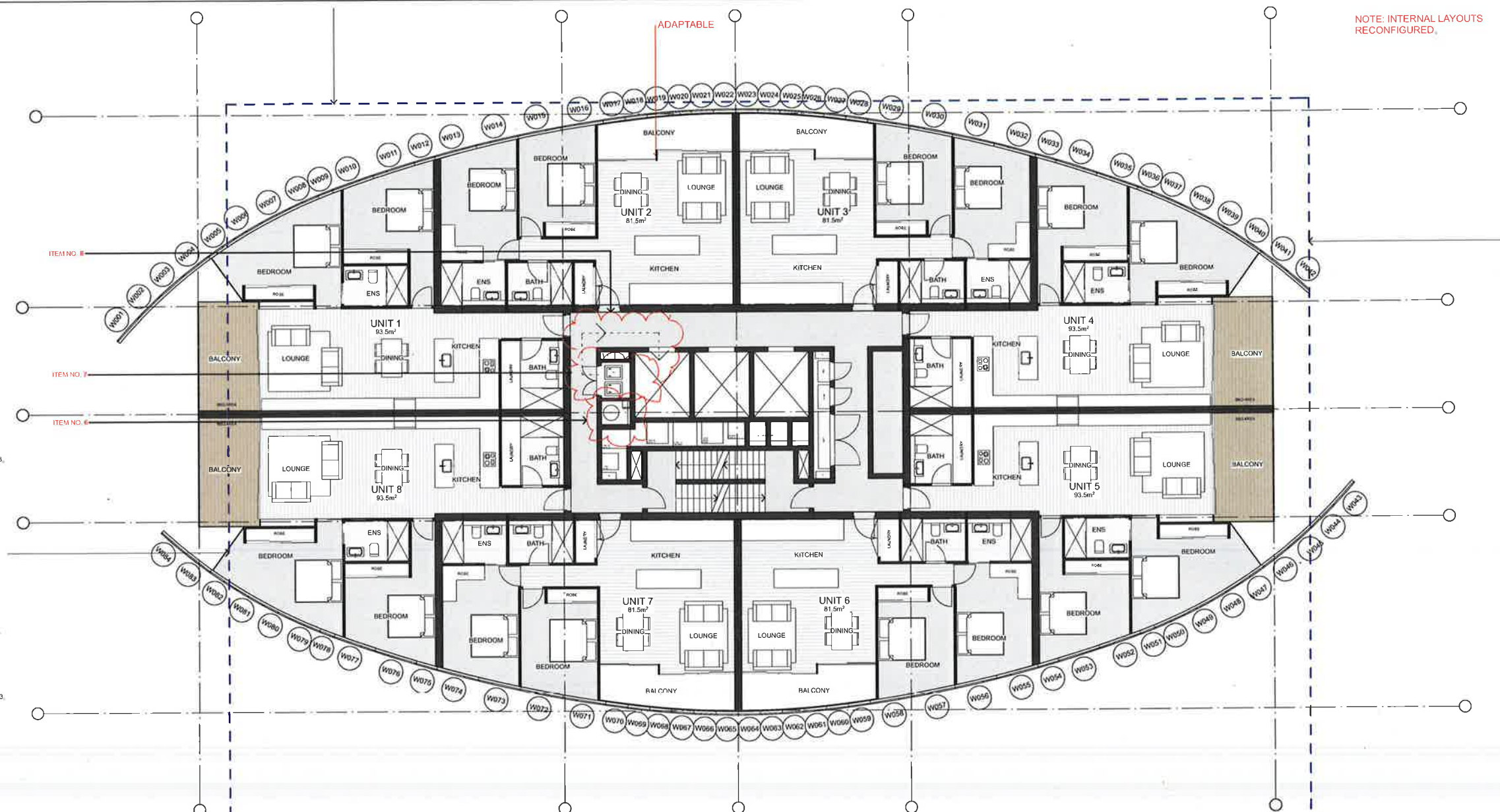
- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low E medium tint to all remaining windows and external doors.

Apartments 107 & 108:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low E medium tint to all remaining windows and external doors.

Apartments 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



ID	W001	W002	W003	W004	W005	W006	W007	W008	W009	W010	W011	W012	W013	W014	W015	W016	W017	W018	W019	W020	W021	W022	W023	W024	W025	W026	W027	W028	W029	W030	W031	W032	W033	W034	W035	W036	W037
2D Symbol																																					
Height	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Width	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	1,810	1,810	1,810	1,810	900	1,810	1,810	650	1,310
Front View																																					

W038	W039	W040	W041	W042	W043	W044	W045	W046	W047	W048	W049	W050	W051	W052	W053	W054	W055	W056	W057	W058	W059	W060	W061	W062	W063	W064	W065	W066	W067	W068	W069	W070	W071	W072	W073
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	1,810	1,810	1,810

W074	W075	W076	W077	W078	W079	W080	W081	W082	W083	W084
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1,810	900	1,810	1,810	650	1,310	1,310	1,310	1,310	1,310	1,310

**TOWER 01:
MANN STREET TOWER (6 UNIT FLOORPLATE)**

TYPICAL FLOOR PLATE 14 LEVELS

3 BED 6 84

TOTAL APARTMENTS 84

**TOWER 02:
BAKER STREET TOWER (6 UNIT FLOORPLATE)
(NOTE: SIMILAR TO TOWER 01)**

TYPICAL FLOOR PLATE 9 LEVELS

3 BED 6 54

TOTAL APARTMENTS 54

ADAPTABLE APARTMENTS

500 Apartments @ 15% adaptable = 75

TOWER 1: Mann Street

Type No.

2 Bed 15

3 Bed 28

Total 43

TOWER 1: Mann Street

Type No.

2 Bed 13

3 Bed 28

Total 41

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 8 UNIT

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 6 UNIT

Apartments 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartments 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartments 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartments 115 & 116:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartments 117 & 118:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

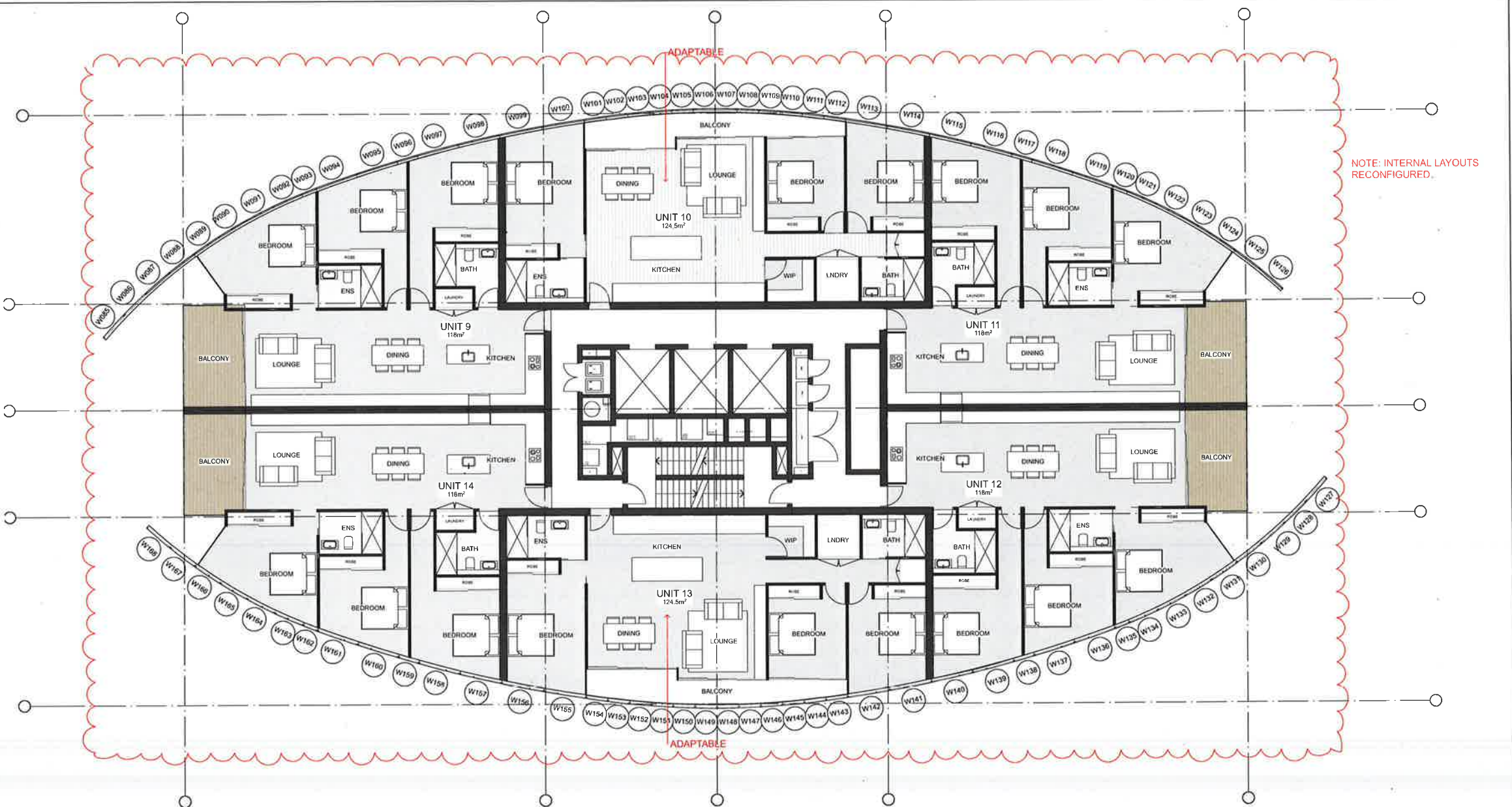
TOWER 1: GEORGIANA TERRACE PENTHOUSE UNITS

Apartment 107 & 108:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

Apartments 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



ID	W085	W086	W087	W088	W089	W090	W091	W092	W093	W094	W095	W096	W097	W098	W099	W100	W101	W102	W103	W104	W105	W106	W107	W108	W109	W110	W111	W112	W113	W114	W115	W116	W117	W118	W119
2D Symbol																																			
Height	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Width	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	1,810	1,810	1,810	1,810	900	1,810	1,810
Front View																																			

W120	W121	W122	W123	W124	W125	W126	W127	W128	W129	W130	W131	W132	W133	W134	W135	W136	W137	W138	W139	W140	W141	W142	W143	W144	W145	W146	W147	W148	W149	W150	W151	W152	W153	W154	W155
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
650	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	1,810

W156	W157	W158	W159	W160	W161	W162	W163	W164	W165	W166	W167	W168
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1,810	1,810	1,810	900	1,810	1,810	650	1,310	1,310	1,310	1,310	1,310	1,310

0m 2m 4m 10m 20m
1m 3m 5m

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NOTES

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Issue

Issue	Revision	Description	Date	Verified
A	-	ISSUE TO BANK CONSULTANT	21.01.15	PJ
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
C	-	ISSUE FOR DA	26.01.15	PJ
D	-	RE-ISSUE FOR DA	17.07.15	PJ
E	-	RE-ISSUE FOR DA	24.07.15	PJ
F	-	ISSUE FOR BANK	26.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

Client

New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKOS ARCHITECTURE

PO Box 4400
Low Geefere NSW Australia
Ph: 02 4321 0503
www.ckos.com.au
ACN 129 231 269

Project

1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout

Floorplate Plans
Apartment Plans - Mann
Street Tower - 6 Unit

Drawing Scale

1:100 @ A1
1:500 @ A3

Project Number

1485

Drawing Number

A-122

Issue

G

Date

19/08/2015

Drawn

NVJO

Verified

PJ

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**TOWER 01:
MANN STREET TOWER (1 STOREY)**

PENTHOUSE FLOOR PLATE 1 LEVEL

4 BED 4
TOTAL APARTMENTS 4

**TOWER 02:
BAKER STREET TOWER (1 STOREYS)
(NOTE: SIMILAR TO TOWER 01)**

PENTHOUSE FLOOR PLATE 1 LEVEL

4 BED 4
TOTAL APARTMENTS 4

ADAPTABLE APARTMENTS

572 Apartments @ 15% adaptable = 86

TOWER 1: Mann Street

Type	No.
1 Bed	29
2 Bed	29
Total	58

TOWER 1: Mann Street

Type	No.
1 Bed	14
2 Bed	14
Total	28

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 8 UNIT

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 6 UNIT

Apartments 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartments 116 & 118:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 117 & 119:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

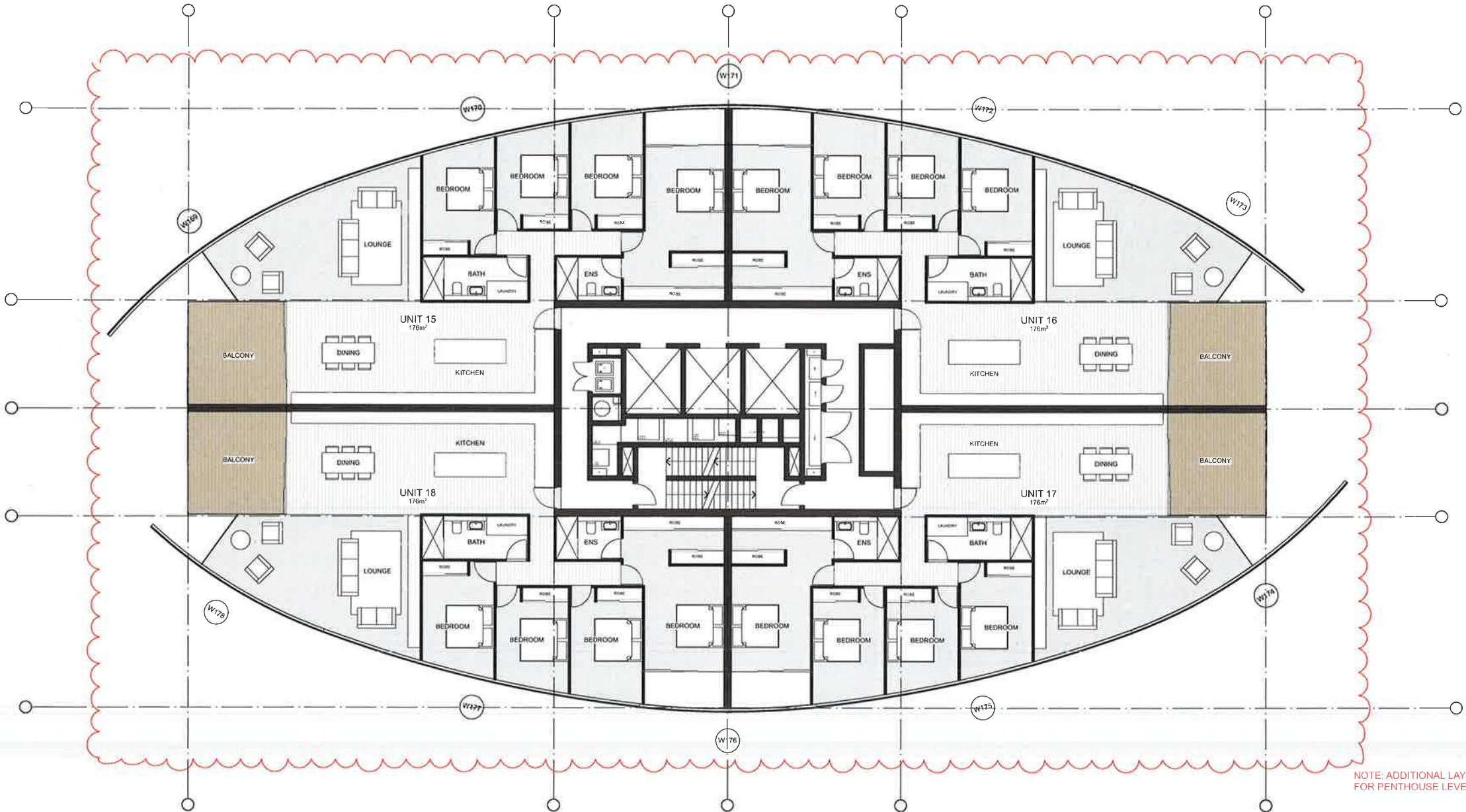
TOWER 1: GEORGIANA TERRACE PENTHOUSE UNITS

Apartment 107 & 108:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



NOTE: ADDITIONAL LAYOUT
FOR PENTHOUSE LEVEL.

W	W170	W171	W172	W173	W174	W175	W176	W177	W178
20 Bay									
Height	17,570	17,240	15,740	14,910	15,758	17,558	17,558	16,780	17,240
Width	11,630	13,600	7,440	13,600	8,470	11,636	13,604	7,440	13,600
View from Opening Side									

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Issue	Revision	Description	Date	Verified	Key Plan
A	-	RE-ISSUE FOR DA	17.07.15	PJ	
B	-	RE-ISSUE FOR DA	24.07.15	PJ	
C	-	RE-ISSUE FOR DA	29.07.15	PJ	
D	-	RE-ISSUE FOR DA	14.08.15	PJ	

Key Plan

Client
**New Hong Kong Macau Australian
Pty Ltd**
Shenyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4400
East Sydney NSW Australia
Ph: 02 4321 0503 admin@ckds.com.au
A/N 128 231 268 www.ckds.com.au

Project
**1485 Waterside Mixed Use
Development**
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
**Floorplate Plans
Apartment Plans - Mann
Street Tower - Penthouses**

Drawing Scale
NTS @ A1

Drawn
NV/JO

Verified
PJ

Date
19/08/2015

Project Number
1485

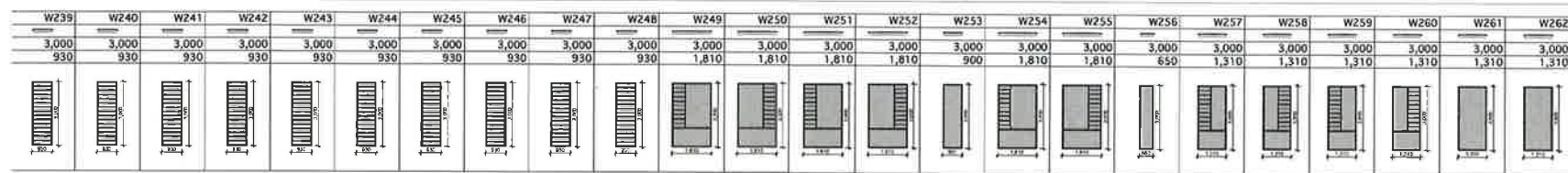
Drawing Number
A-123

Issue
D

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Type	No.
1 Bed	14
2 Bed	14
Total	28

1. R2.5 ceiling insulation
2. Improved Aluminium window and external door frames with Double Glazed Low E Heavy Tint to all windows and doors.
3. External louvers (or similar) to Living room windows.
4. Living room windows to be 2300mm high not 2700mm



**TOWER 01:
MANN STREET TOWER (1 STOREY)**

PENTHOUSE FLOOR PLATE: 1 LEVEL

4 BED 4
TOTAL APARTMENTS 4

**TOWER 02:
BAKER STREET TOWER (1 STOREYS)
(NOTE: SIMILAR TO TOWER 01)**

PENTHOUSE FLOOR PLATE: 1 LEVEL

4 BED 4
TOTAL APARTMENTS 4

ADAPTABLE APARTMENTS

572 Apartments @ 15% adaptable = 86

TOWER 1: Mann Street
Type No.
1 Bed 29
2 Bed 29
Total 58

TOWER 1: Mann Street
Type No.
1 Bed 14
2 Bed 14
Total 28

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 8 UNIT

Apartment 101 & 104:

- R2.5 ceiling insulation.
- R1.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartment 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartment 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartment 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartment 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 4 UNIT

Apartment 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartment 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartment 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartment 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E Medium Tint to all windows and doors.

Apartment 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartment 115 & 116:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E Heavy Tint to W01, W04SD.

Apartment 117 & 118:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartment 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

Apartment 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all windows and external doors.

Apartment 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

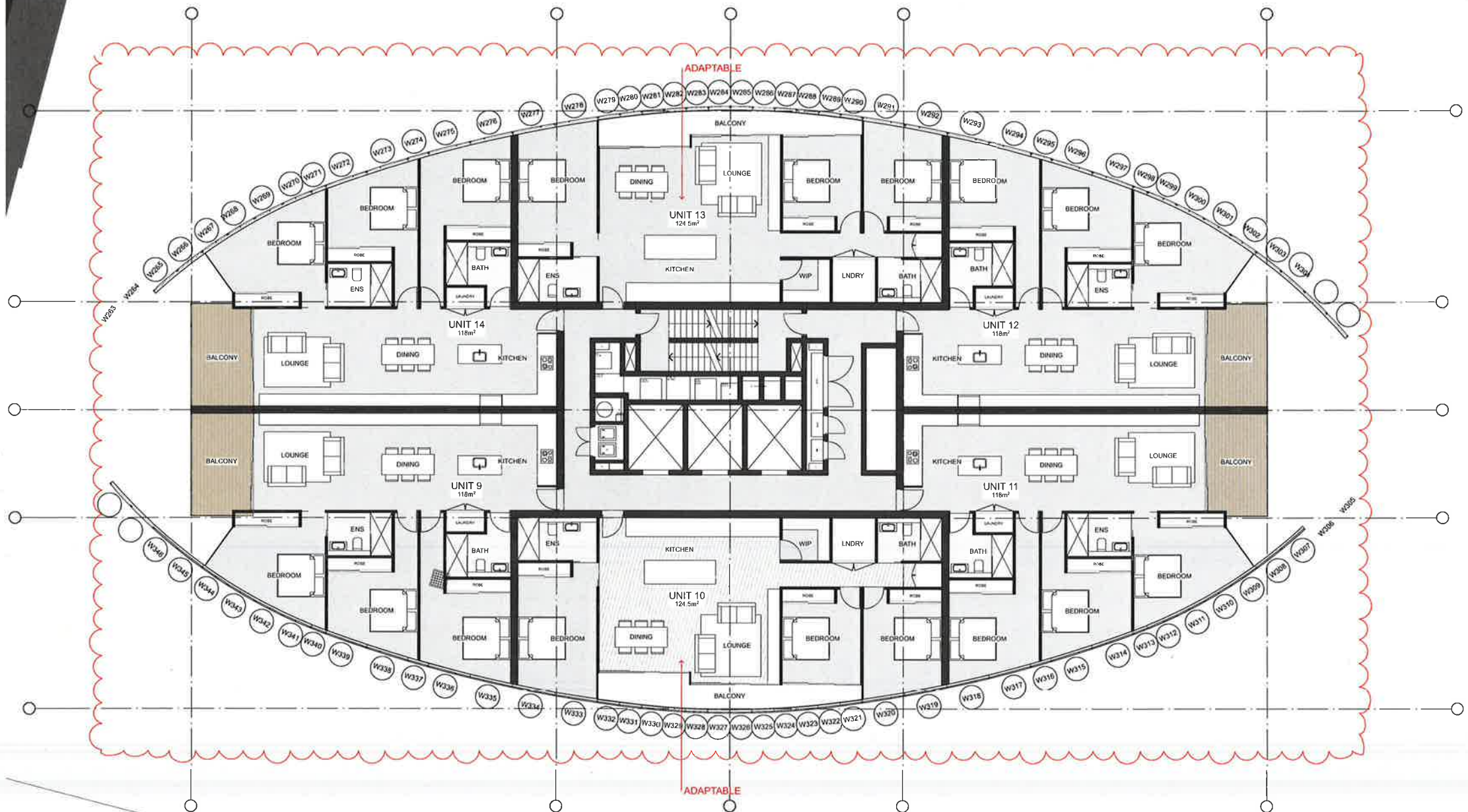
TOWER 1: GEORGIANA TERRACE PENTHOUSE UNITS

Apartment 107 & 108:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E medium tint to all remaining windows and external doors.

Apartment 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



ID	W263	W264	W265	W266	W267	W268	W269	W270	W271	W272	W273	W274	W275	W276	W277	W278	W279	W280	W281	W282	W283	W284	W285	W286	W287	W288	W289	W290	W291	W292	W293	W294	W295	W296	W297	W298	
2D Symbol																																					
Height	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Width	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	930	1,810	1,810	1,810	1,810	900	1,810	1,810	650
View from Opening Side																																					

Window Schedule																																							
W299	W300	W301	W302	W303	W304	W305	W306	W307	W308	W309	W310	W311	W312	W313	W314	W315	W316	W317	W318	W319	W320	W321	W322	W323	W324	W325	W326	W327	W328	W329	W330	W331	W332	W333	W334	W335	W336	W337	
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	1,310	650	1,810	1,810	900	1,810	1,810	1,810	1,810	930	930	930	930	930	930	930	930	930	930	930	930	930	1,810	1,810	1,810	1,810	900

W338	W339	W340	W341	W342	W343	W344	W345	W346
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1,810	1,810	650	1,310	1,310	1,310	1,310	1,310	1,310

TOWER 03:
GEORGIANA TERRACE (21 STOREYS)

TYPICAL FLOOR PLATE	21 LEVELS
2 BED	6
TOTAL APARTMENTS	126

ADAPTABLE APARTMENTS

572 Apartments @ 15% adaptable = 86

TOWER 1: Mann Street	No.
1 Bed	28
2 Bed	29
Total	58

TOWER 1: Mann Street	No.
1 Bed	14
2 Bed	14
Total	28

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 8 UNIT

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 4 UNIT

Apartments 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartments 115 & 116:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 117 & 118:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows and external doors.

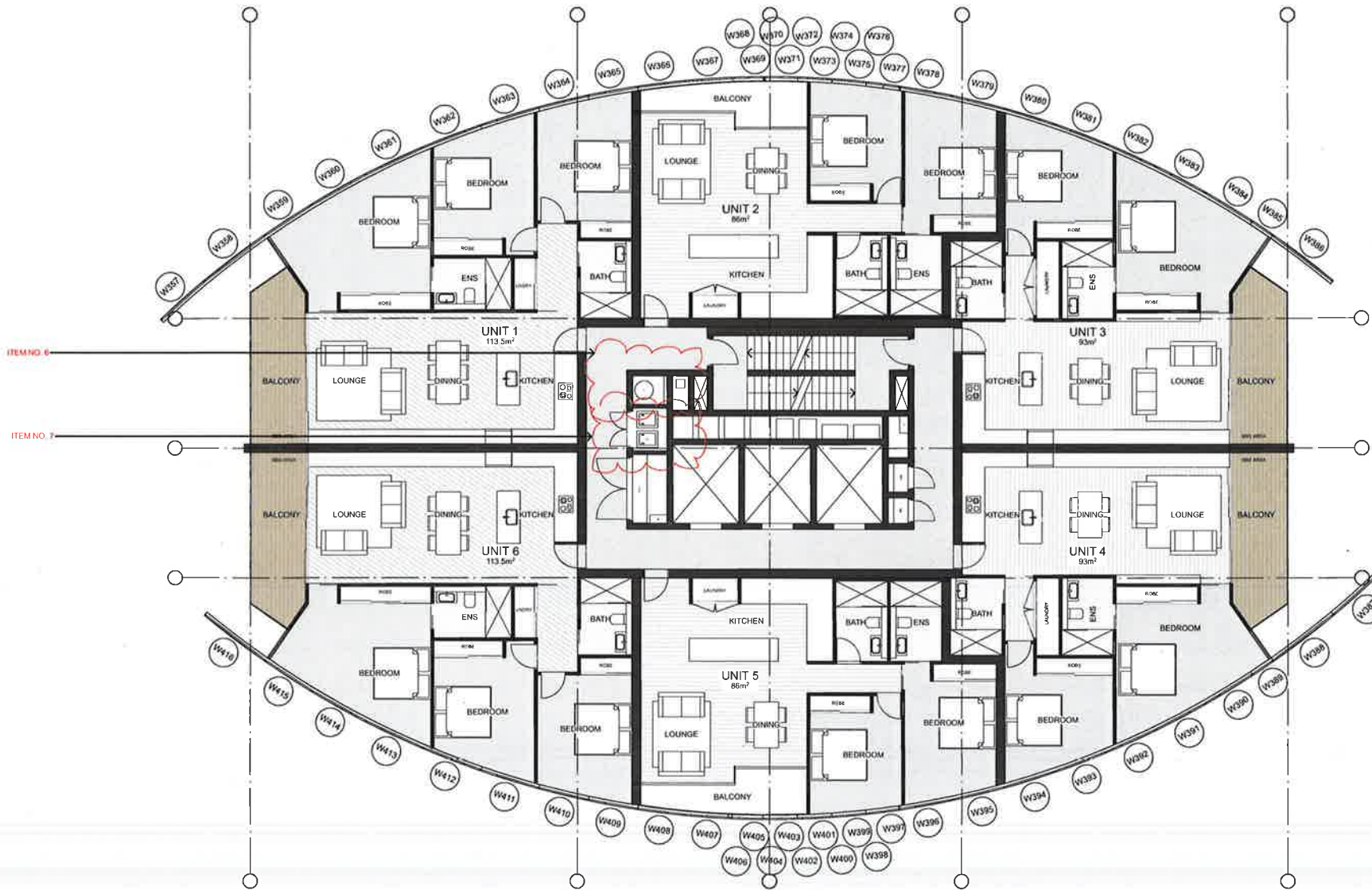
TOWER 1: GEORGIANA TERRACE PENTHOUSE UNITS

Apartments 107 & 108:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvers (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



ID	W357	W358	W359	W360	W361	W362	W363	W364	W365	W366	W367	W368	W369	W370	W371	W372	W373	W374	W375	W376	W377	W378	W379	W380
2D Symbol																								
Height	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Width	600	2,010	2,640	1,950	2,170	2,170	2,170	2,110	1,770	1,750	1,660	1,660	600	600	600	600	600	600	600	600	600	1,860	1,930	1,820
View from Opening Side																								

W381	W382	W383	W384	W385	W386	W387	W388	W389	W390	W391	W392	W393	W394	W395	W396	W397	W398	W399	W400	W401	W402	W403	W404	W405
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
1,930	1,930	1,930	1,930	860	2,640	2,010	2,640	860	1,930	1,930	1,930	1,930	1,820	1,930	1,860	600	600	600	600	600	600	600	600	600

W406	W407	W408	W409	W410	W411	W412	W413	W414	W415	W416
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
600	1,650	1,660	1,750	1,770	2,110	2,170	2,170	2,170	1,950	2,630

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Issue	Revision	Description	Date	Verified	Key Plan
A	1	ISSUE TO BASIX CONSULTANT	21.04.15	PJ	
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.04.15	PJ	
C	1	ISSUE FOR DA	28.03.15	PJ	
D	1	RE-ISSUE FOR DA	17.07.15	PJ	
E	1	RE-ISSUE FOR DA	24.07.15	PJ	
F	1	ISSUE FOR BASIX	20.07.15	PJ	
G	1	RE-ISSUE FOR DA	14.08.15	PJ	

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4488
East Gosford NSW Australia
Ph: 02 4321 9501
www.ckds.com.au
ACN 129 231 263

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Floorplate Plans
Apartment Plans -
Georgiana Terrace Tower

Drawing Scale NTS @ A1	Drawn NVJO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-127	Issue G	

**TOWER 03:
GEORGIANA TERRACE (1 STOREYS)**

PENTHOUSE FLOOR PLATE 1 LEVELS

3 BED 4 4
TOTAL APARTMENTS 4

ADAPTABLE APARTMENTS

572 Apartments @ 15% adaptable = 86

TOWER 1: Mann Street
Type No.
1 Bed 29
2 Bed 29
Total 58

TOWER 1: Mann Street
Type No.
1 Bed 14
2 Bed 14
Total 28

Notes

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 8 UNIT

Apartments 101 & 104:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 102 & 103:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 105:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 106 & 107:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 108:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET 6 UNIT

Apartments 109 & 111:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 110:

- R2.5 ceiling insulation.
- R1.0 foil sided insulation to external walls adjoining the hallway.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 112:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

Apartments 113:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Medium Tint to all windows and doors.

Apartments 114:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and external doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2200mm high not 2700mm.

TOWER 1: MANN STREET & TOWER 2: BAKER STREET PENTHOUSE UNITS

Apartments 115 & 116:

- R2.5 ceiling insulation.
- R2.0 internal wall insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to fixed glass section of W02, W03, W04.
- Improved Aluminium window and external door frames with Single Glazed Low'E' Heavy Tint to W01, W04SD.

Apartments 117 & 118:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.

TOWER 3: GEORGIANA TERRACE

Apartments 101 & 106:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 102 & 105:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all windows and external doors.

Apartments 103 & 104:

- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

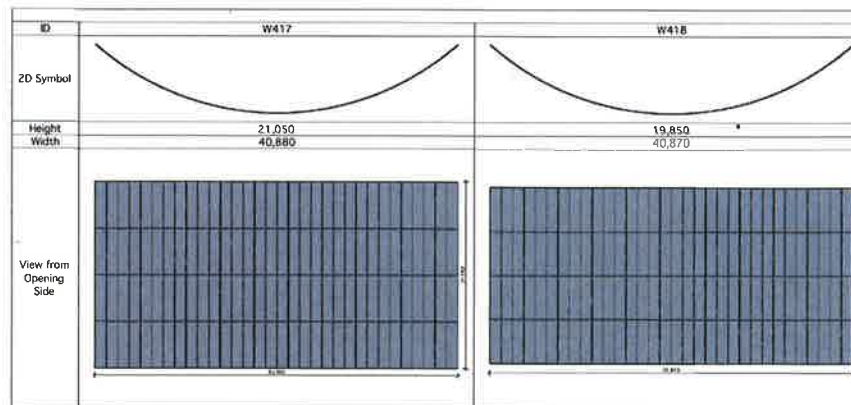
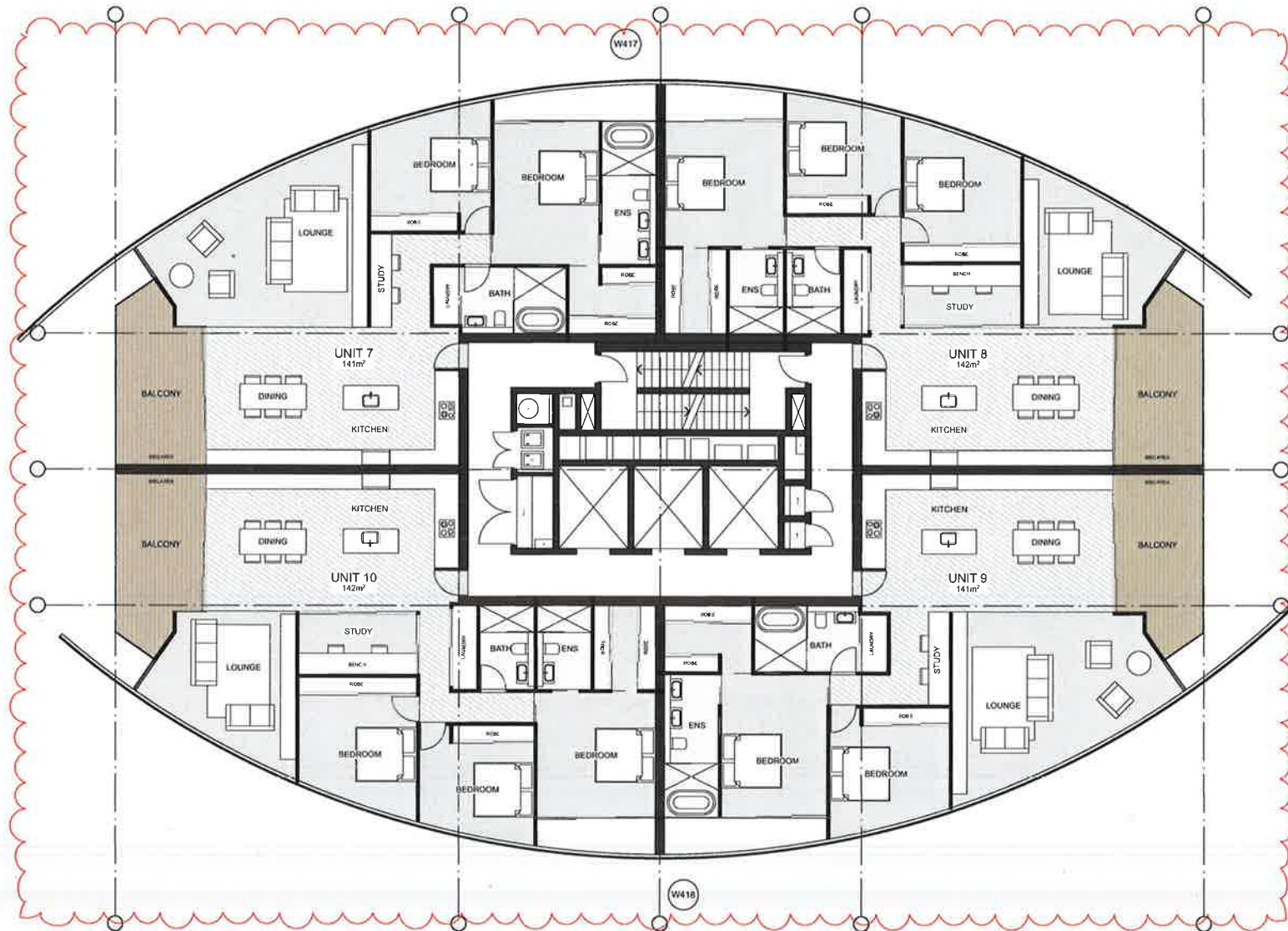
TOWER 1: GEORGIANA TERRACE PENTHOUSE UNITS

Apartments 107 & 108:

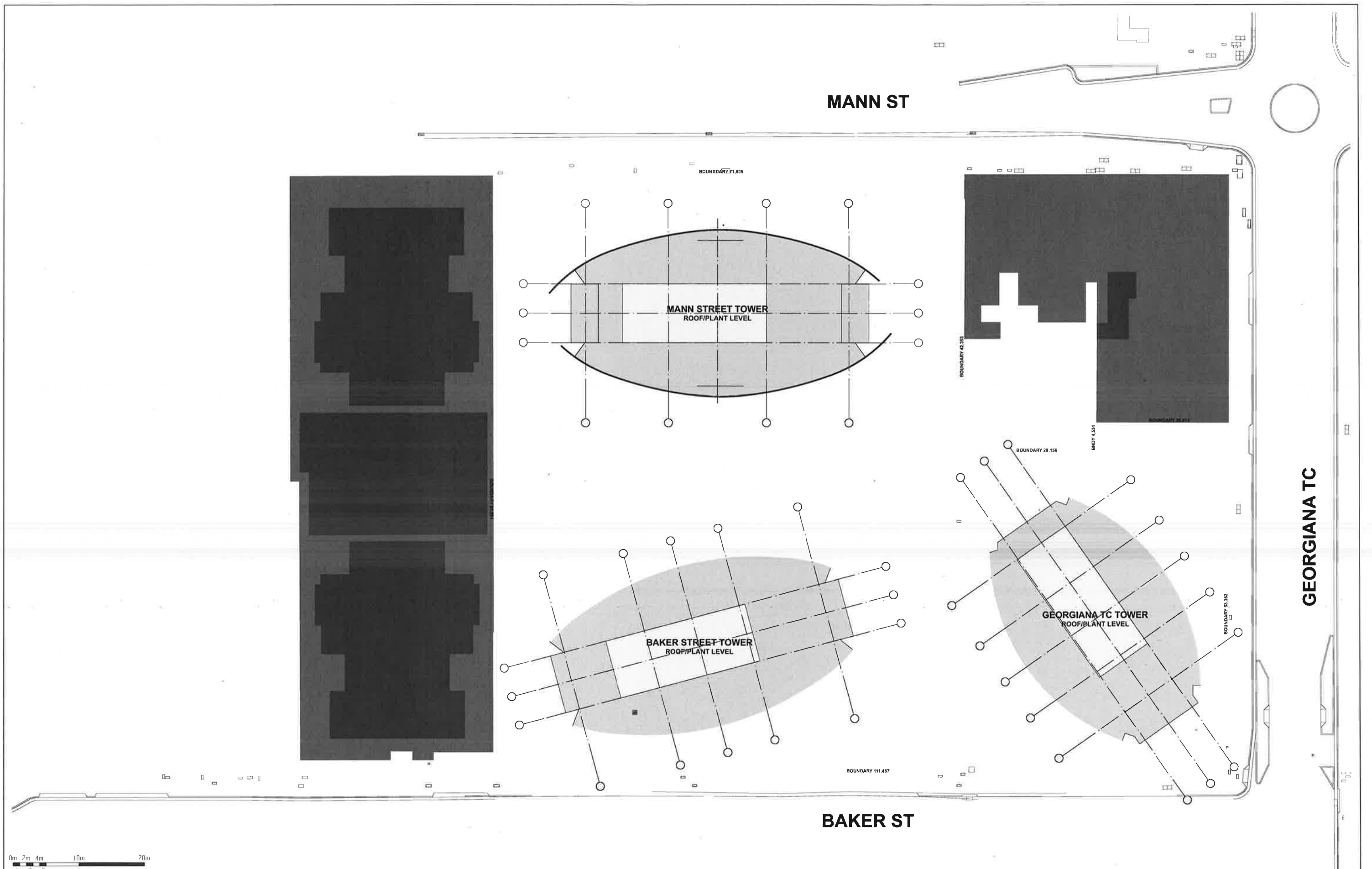
- R2.5 Ceiling Insulation.
- Improved Aluminium Frames with Double glazed Low'E' heavy tint to all Living room windows.
- Improved Aluminium Frames with Single glazed Low'E' heavy tint to bedroom two windows.
- Improved Aluminium Frames with Single glazed Low'E' medium tint to all remaining windows and external doors.

Apartments 109 & 110:

- R2.5 ceiling insulation.
- Improved Aluminium window and external door frames with Double Glazed Low'E' Heavy Tint to all windows and doors.
- External louvres (or similar) to Living room windows.
- Living room windows to be 2300mm high not 2700mm.



NOTE: ADDITIONAL LAYOUT
FOR PENTHOUSE LEVEL.



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1485	A-131	D																																																										

TOP OF MANN ST ROOF FIN DA
RL125.100

TOP OF FIN
RL117.030

TOP OF MANN ST ROOF SLAB DA
RL116.000

TOP OF ROOF SLAB
RL111.180

METAL CLADDING TO TOP
OF TOWERS

MANN STREET TOWER

GLAZING REFER TO GLAZING
SCHEDULE A-121

BOUNDARY

PLANT DECK BEHIND

TOP OF BAKER ST ROOF FIN DA
RL112.000

TOP OF FIN
RL105.150

TOP OF BAKER ST ROOF SLAB DA
RL103.300

TOP OF ROOF SLAB
RL99.250

BOUNDARY

BAKER STREET TOWER

HOTEL

TOP OF PODIUM
RL22.200

SOLID MASONRY WALL
TO BOUNDARY

MANN ST

MANN ST GROUND LEVEL A
RL9.950

TOP OF PODIUM
RL16.550

SOLID WALL TO
BOUNDARY

PODIUM GROUND LEVEL
RL10.550

SERVICE VEHICLE ENTRY

BAKER ST
BAKER STREET GROUND LEVEL
RL3.440

0m 2m 4m 10m 20m
1m 3m 5m

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Issue	Revision	Description	Date	Verified	Key Plan
B	-	ISSUE TO CONSULTANTS FOR INFORMATION	26.01.15	PJ	
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ	
C	-	ISSUE FOR DA	26.01.15	PJ	
C	1	ISSUE TO WIND CONSULTANT	10.04.15	PJ	
D	-	RE-ISSUE FOR DA	17.07.15	PJ	
E	-	RE-ISSUE FOR DA	24.07.15	PJ	
F	-	RE-ISSUE FOR DA	14.08.15	PJ	

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
Ph: 02 432 0503 admin@ckds.com.au
ACN 129 231 269 www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Elevations
North Elevation

Drawing Scale
1:250 @ A1
1:500 @ A3

Drawn
NV & JO

Verified
PJ

Date
19/08/2015

Project Number
1485

Drawing Number
A-201

Issue
F

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TOP OF MANN ST ROOF FIN DA
RL125.100

TOP OF MANN ST ROOF SLAB DA
RL116.000

TOP OF BAKER ST ROOF FIN DA
RL112.000

TOP OF FIN
RL105.150

TOP OF BAKER ST ROOF SLAB DA
RL103.300

U/S OF ROOF SLAB
RL99.025

BOUNDARY

COMPLYING 72.15m

BOUNDARY

TOP OF FIN
RL88.600

U/S OF ROOF SLAB
RL83.450

REFER TO GLAZING SCHEDULE A-122
FOR DETAILS

GLASS BALUSTRADES
TO ALL DECKS

COMPLYING 33.65m

TOP OF HOTEL
RL28.550

TOP OF PODIUM
RL16.550

PODIUM LEVEL
RL10.550

RESIDENTIAL/HOTEL ENTRY
VEHICLE ENTRY
BAKER STREET GROUND LEVEL
RL2.450

HERITAGE CLOCK
TOWER BEYOND

STAIR ACCESS TO PODIUM

TOP OF PODIUM
RL16.550

COMMERCIAL LEVEL 1
RL13.550

PODIUM LEVEL
RL10.550

GEORGIANA
TERRACE
BAKER ST GROUND LEVEL
RL2.450

0m 2m 4m 10m 20m
1m 3m 5m

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ISSUE	REVISION	DESCRIPTION	DATE	VERIFIED
A	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
C	-	ISSUE FOR DA	28.01.15	PJ
D	1	ISSUE TO WING CONSULTANT	10.04.15	PJ
E	-	RE-ISSUE FOR DA	17.07.15	PJ
F	-	RE-ISSUE FOR DA	24.07.15	PJ
G	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

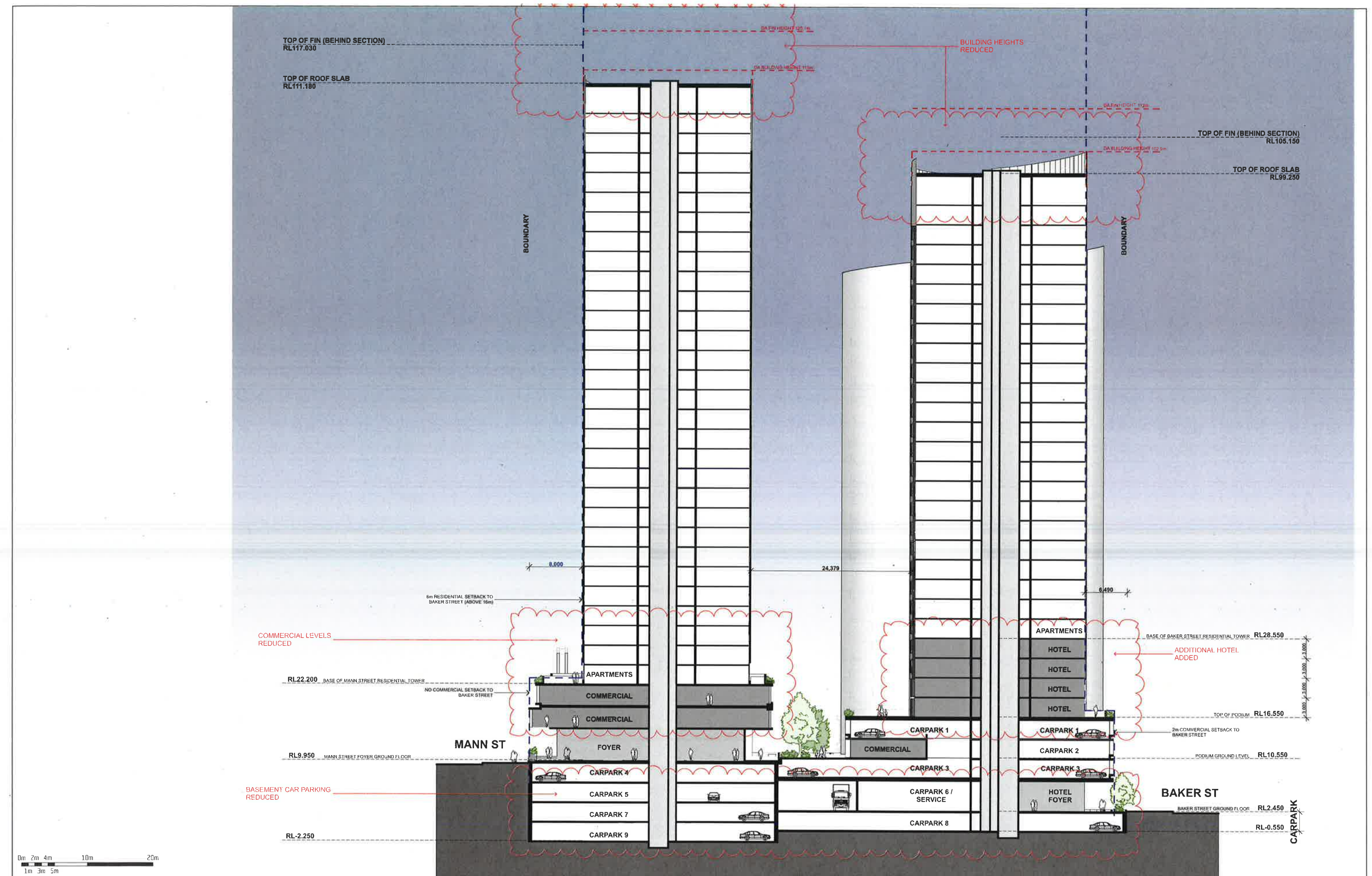
CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503
A/N: 129 231 269
aolmie@ckds.com.au
www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

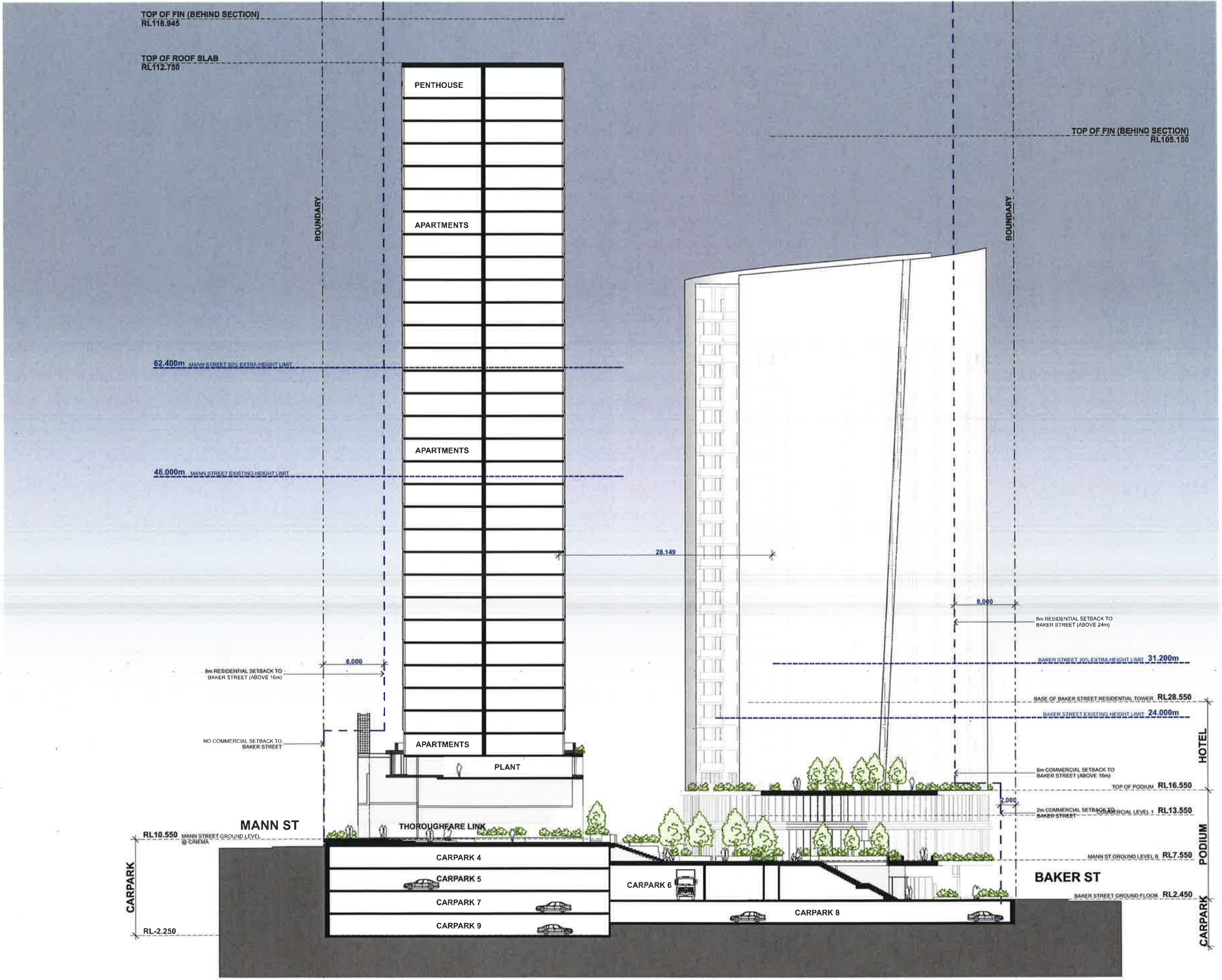
Layout
Elevations
West Elevation (Baker
Street)

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NV & JO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-204	Issue F	

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A		1	ISSUE TO CONSULTANTS FOR INFORMATION		18.12.14	PJ												
B		1	ISSUE TO CONSULTANTS FOR INFORMATION		05.01.15	PJ												
B		1	ISSUE TO CONSULTANTS FOR INFORMATION		21.01.15	PJ												
B		2	ISSUE TO CONSULTANTS FOR INFORMATION		27.01.15	PJ												
C		1	ISSUE FOR DA		26.01.15	PJ												
C		1	ISSUE TO WIND CONSULTANT		04.03.15	PJ												
D		1	RE-ISSUE FOR DA		17.07.15	PJ												
E		1	RE-ISSUE FOR DA		24.07.15	PJ												
F		1	RE-ISSUE FOR DA		14.08.15	PJ												
Client										New Hong Kong Macau Australian Pty Ltd Shenyang, Liaoning China								
Project										1485 Waterside Mixed Use Development Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639 50-70 Mann Street Gosford, NSW 2250								
Layout										Sections Section A								
Drawing Scale 1:250 @ A1 1:500 @ A3				Drawn NV & JO		Verified PJ		Date 19/08/2015		Issue								
Project Number 1485				Drawing Number A-301		Issue F		This document is the copyright of CKDS Architecture PTY LTD It may not be copied, reproduced or used in any way without the written permission of CKDS Architecture PTY LTD No part of this drawing may be reproduced or used in any way without the written permission of CKDS Architecture PTY LTD This drawing shall not be used for construction unless issued for construction by the designer.										



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Issue	Revision	Description	Date	Verified
A	-	ISSUE TO CONSULTANTS FOR INFORMATION	18.12.14	PJ
B	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
B	2	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ
C	-	ISSUE FOR DA	28.01.15	PJ
C	1	ISSUE TO WIND CONSULTANT	10.04.15	PJ
D	-	RE-ISSUE FOR DA	17.07.15	PJ
E	-	RE-ISSUE FOR DA	24.07.15	PJ
F	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4480
East Gosford NSW Australia
Ph: 02 4321 0503 admin@ckds.com.au
ACN 129 231 269 www.ckds.com.au

Project
1485 Waterside Mixed Use Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
**Sections
Section B**

Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NV & JO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-302	Issue F	
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TOP OF FIN
RL105.150

TOP OF ROOF SLAB
RL99.250

BOUNDARY

PENTHOUSE

PENTHOUSE

APARTMENTS

APARTMENTS

APARTMENTS

HOTEL

HOTEL

HOTEL

HOTEL

CARPARK 01

CARPARK 02

CARPARK 03

VEHICLE ENTRY

SUBSTATION

RESIDENTIAL/
HOTEL FOYER

HOTEL
BREAKFAST
DINING

CARPARK 08

PENTHOUSE

PENTHOUSE

APARTMENTS

APARTMENTS

APARTMENTS

COMMERCIAL

COMMERCIAL

COMMERCIAL

FIRE
CONTROL

FOYER

RETAIL

RETAIL

GEORGIANA TC

BAKER ST GROUND FLOOR LEVEL

TOP OF FIN (BEHIND SECTION)
RL88.600

TOP OF ROOF SLAB
RL83.650

BOUNDARY

TOP OF PODIUM RL16.550

COMMERCIAL LEVEL 1 RL13.550

MAINN ST GROUND LEVEL B RL7.550

RL2.450

RL-3.550

CARPARK

RL28.550 TOP OF PODIUM

RL16.550 TOP OF PODIUM

RL10.550 PODIUM

RL7.550 PODIUM

R2.450 BAKER ST

RL-0.550

APPROX HEIGHT OF NEIGHBOURING
RESIDENTIAL BUILDING RL 28.380

APPROX HEIGHT OF NEIGHBOURING
RESIDENTIAL BUILDING
PODIUM RL 12.240

4.5m COMMERCIAL SETBACK
TO SIDE BOUNDARY (ABOVE 16m)

NO COMMERCIAL SETBACK
REQUIRED TO SIDE BOUNDARY

8.000

4.500

3.350

0m 2m 4m 10m 20m
1m 3m 5m

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A	-	ISSUE TO CONSULTANTS FOR INFORMATION	18.12.14	PJ
B	-	ISSUE TO CONSULTANTS FOR INFORMATION	20.01.15	PJ
B	1	ISSUE TO CONSULTANTS FOR INFORMATION	21.01.15	PJ
B	2	ISSUE TO CONSULTANTS FOR INFORMATION	27.01.15	PJ
C	-	ISSUE FOR DA	28.01.15	PJ
C	1	ISSUE TO WIND CONSULTANT	30.04.15	PJ
D	-	RE-ISSUE FOR DA	17.02.15	PJ
E	-	RE-ISSUE FOR DA	24.07.15	PJ
F	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

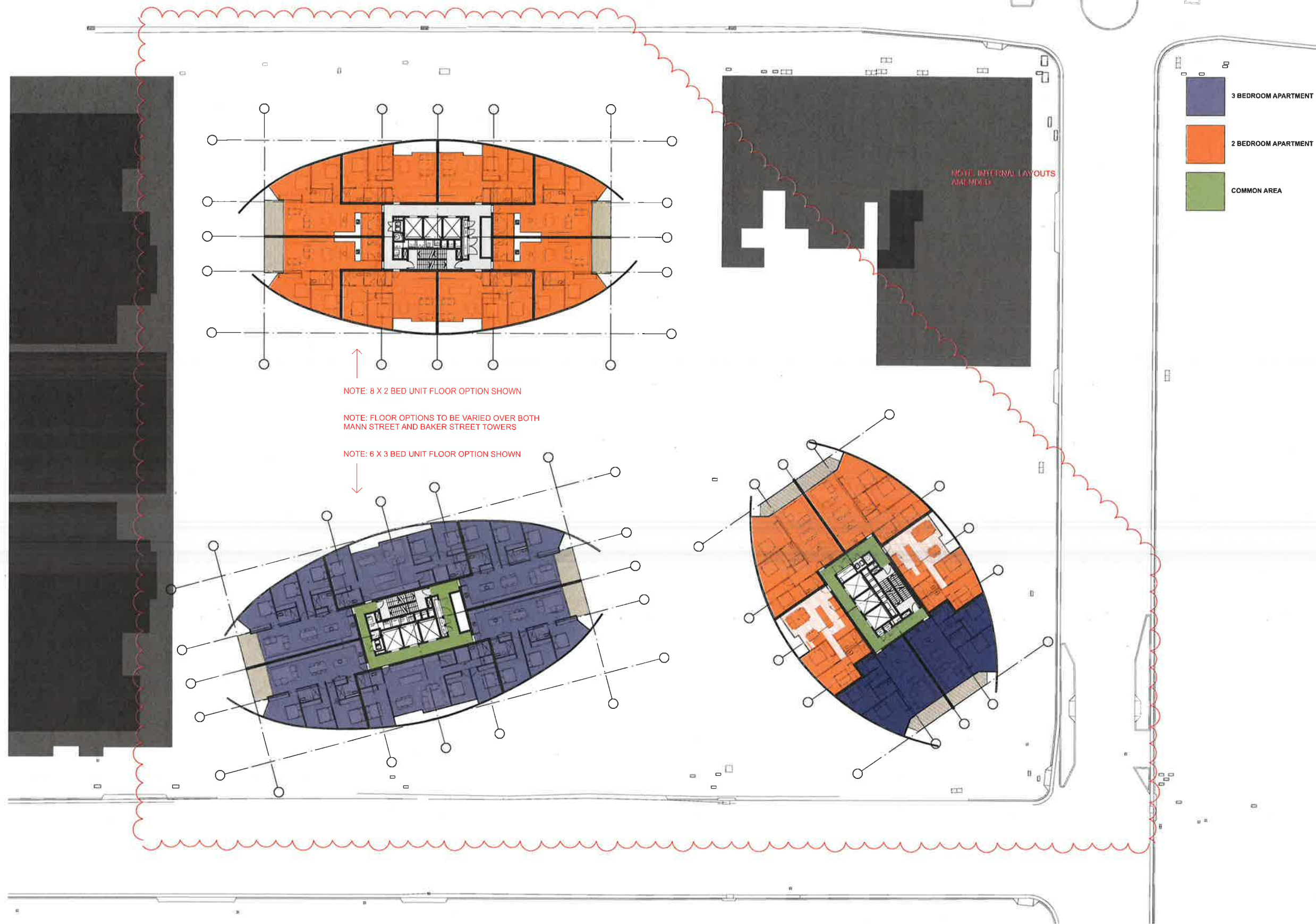
Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503 admin@ckds.com.au
ABN 125 231 269 www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Sections
Section C

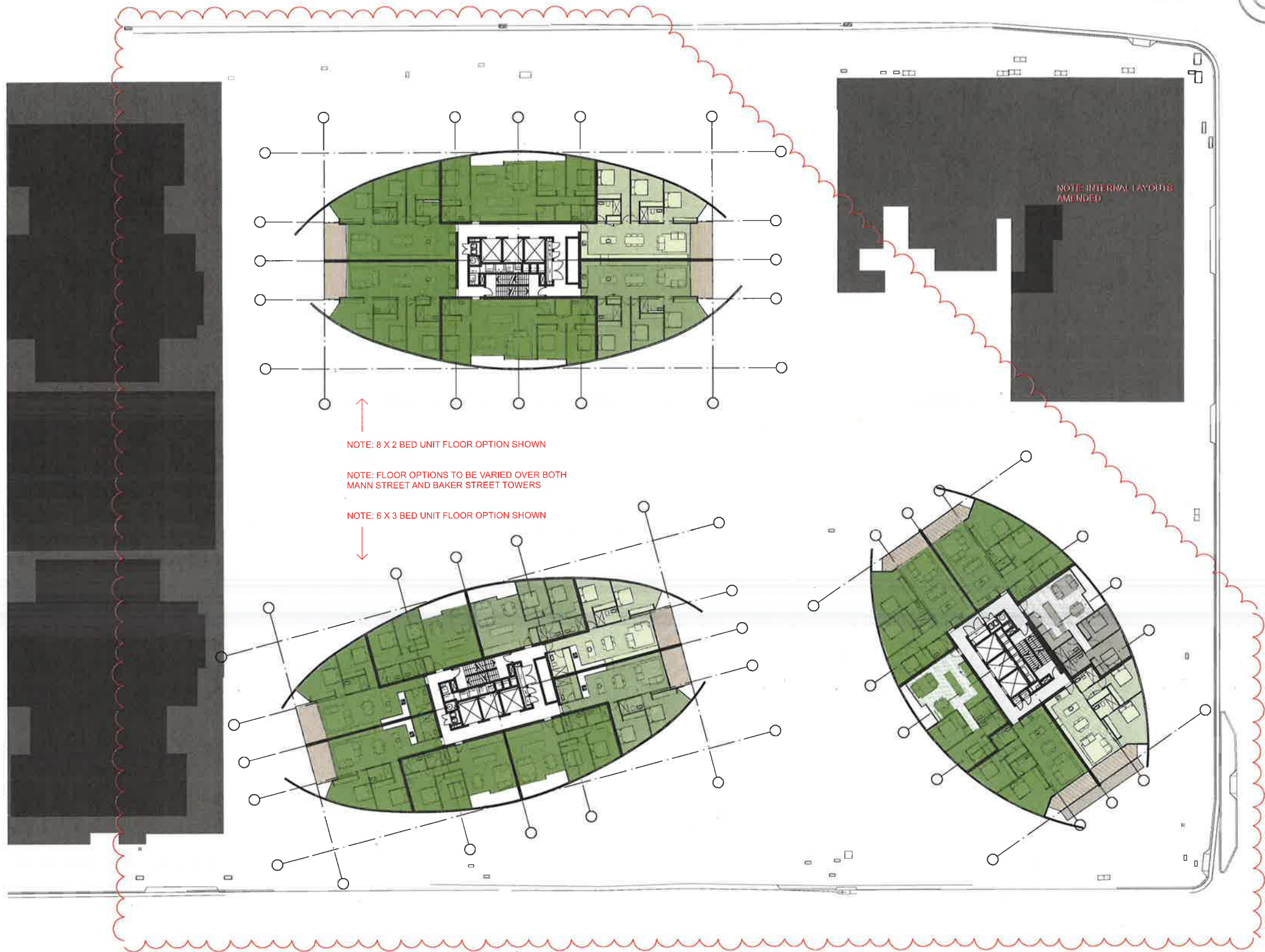
Drawing Scale 1:250 @ A1 1:500 @ A3	Drawn NV & JO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-303	Issue F	
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NOTE: 8 X 2 BED UNIT FLOOR OPTION SHOWN

NOTE: FLOOR OPTIONS TO BE VARIED OVER BOTH MANN STREET AND BAKER STREET TOWERS

NOTE: 6 X 3 BED UNIT FLOOR OPTION SHOWN



NOTE: 8 X 2 BED UNIT FLOOR OPTION SHOWN

NOTE: FLOOR OPTIONS TO BE VARIED OVER BOTH MANN STREET AND BAKER STREET TOWERS

NOTE: 6 X 3 BED UNIT FLOOR OPTION SHOWN

NOTE: INTERNAL LAYOUTS AMENDED

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C	1	ISSUE FOR DA	28.01.15	PJ	
D	1	RE-ISSUE FOR DA	17.07.15	PJ	
E	1	RE-ISSUE FOR DA	24.07.15	PJ	
F	1	RE-ISSUE FOR DA	14.08.15	PJ	

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503 aome@ckds.com.au
ACN 129 231 269 www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Diagrams
Sepp 65 Compliance:
Equinox

Drawing Scale NTS @ A1	Drawn NVJO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-403	Issue F	



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B	-	RE-ISSUE FOR OA	24.07.15	PJ
C	-	RE-ISSUE FOR OA	14.08.15	PJ

Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

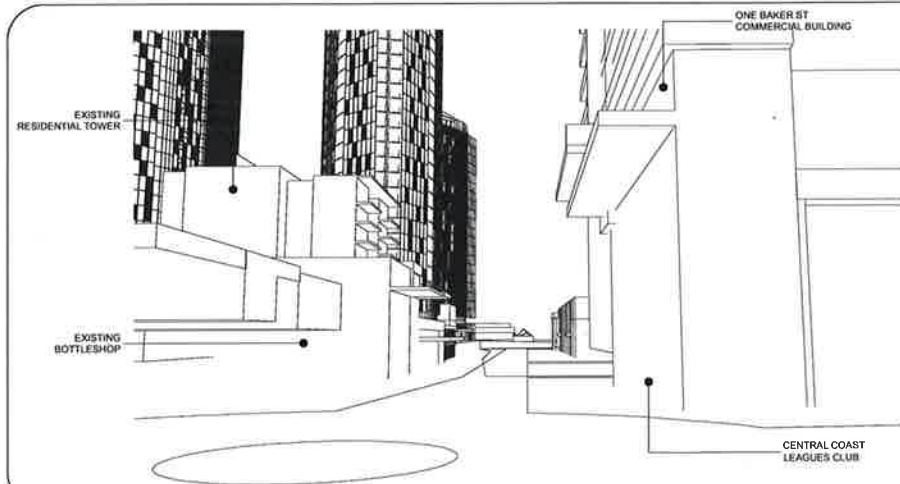
CKOS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503
ACN 129 231 269
aaron@ckos.com.au
www.ckos.com.au

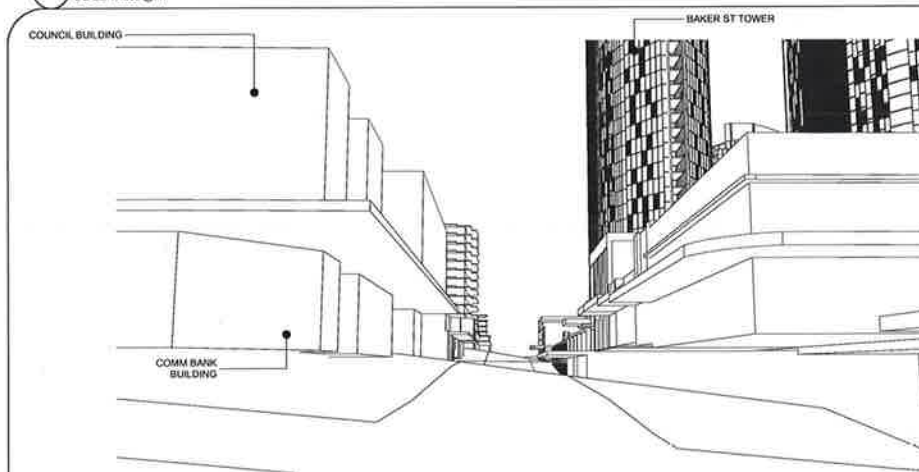
Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433638, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Views
View Study Locations

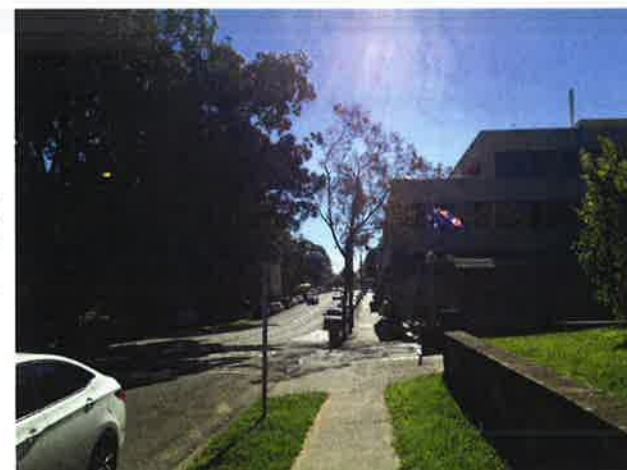
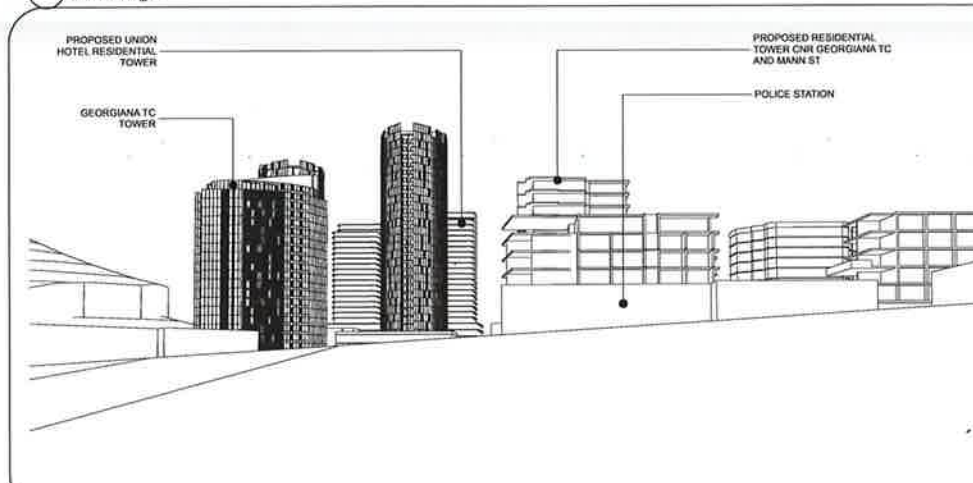
Drawing Scale NTS @ A1	Drawn NV/JO	Verified PJ	Date 19/08/2015
Project Number 1485	Drawing Number A-421	Issue C	



Cnr Baker St and Donnison St- Looking South
SCALE 1:1250 @ A1



View from Mann and Donnison St- Looking South
SCALE 1:1250 @ A1



View along Mann St- Looking North (From Anglican Church)
SCALE 1:2000 @ A1

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Issue	Revision	Description	Date	Verified
A	1	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	17.07.15	PJ
B	1	RE-ISSUE FOR DA	24.07.15	PJ
C	1	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford, NSW Australia
Ph: 02 4321 0503
www.ckds.com.au
AEN 125 231 289

Project
1485 Waterside Mixed Use Development
Lot 1 DP 611613, Lot 1 DP 433639, Lot 1 & 3 DP 219639
60-70 Mann Street
Gosford, NSW 2250

Layout
**Views
View Study**

Drawing Scale
NTS @ A1

Drawn
NV/JO

Verified
PJ

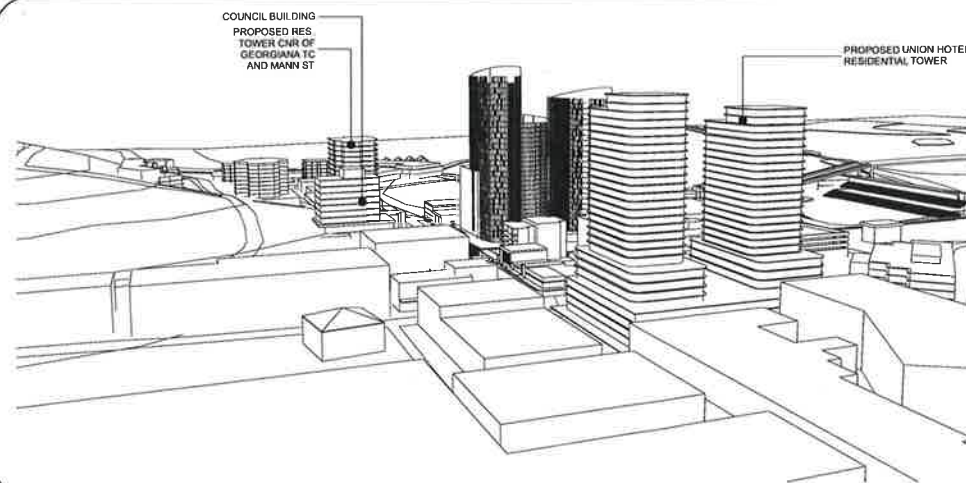
Date
19/08/2015

Project Number
1485

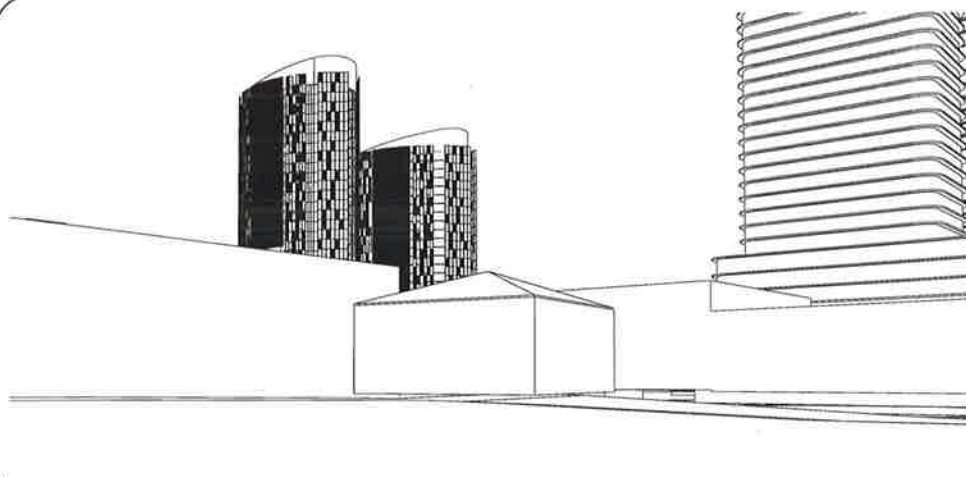
Drawing Number
A-422

Issue
C

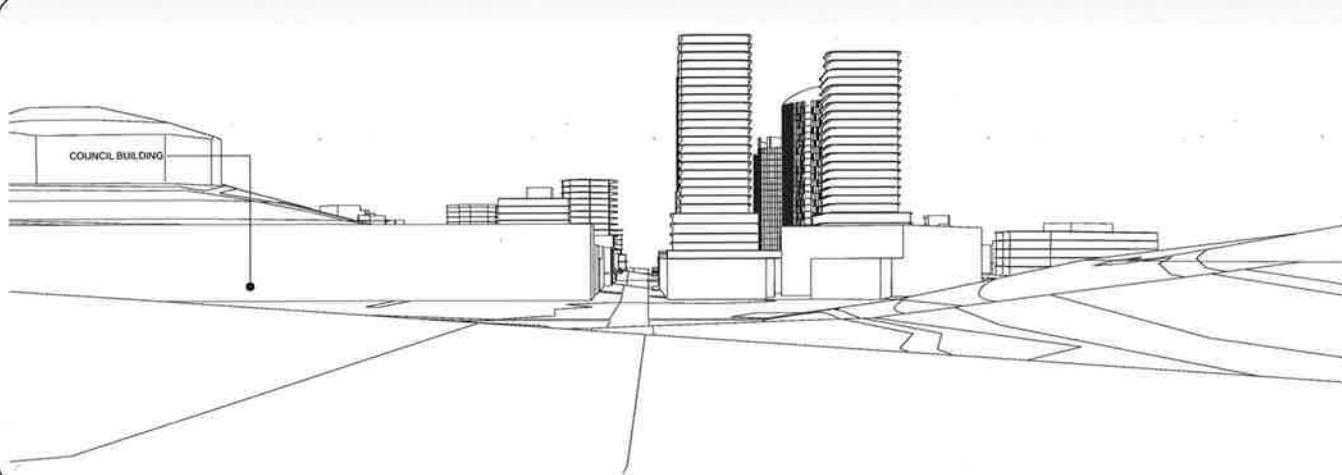
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View from Henry Parry Drive
SCALE 1:2000 @ A1



View from Kibble Park (Showing
Approved Union Hotel Development)
SCALE 1:2000 @ A1



View from Etna St (Showing Approved
Union Hotel Development)
SCALE 1:2000 @ A1

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A	-	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	17.07.15	PJ
B	-	RE-ISSUE FOR DA	04.07.15	PJ
C	-	RE-ISSUE FOR DA	14.08.15	PJ

Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shanyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia
Ph: 07 4321 0503
ACN 129 231 269
www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433836, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Views
View Study

Drawing Scale
NTS @ A1

Drawn
NV/JO

Verified
PJ

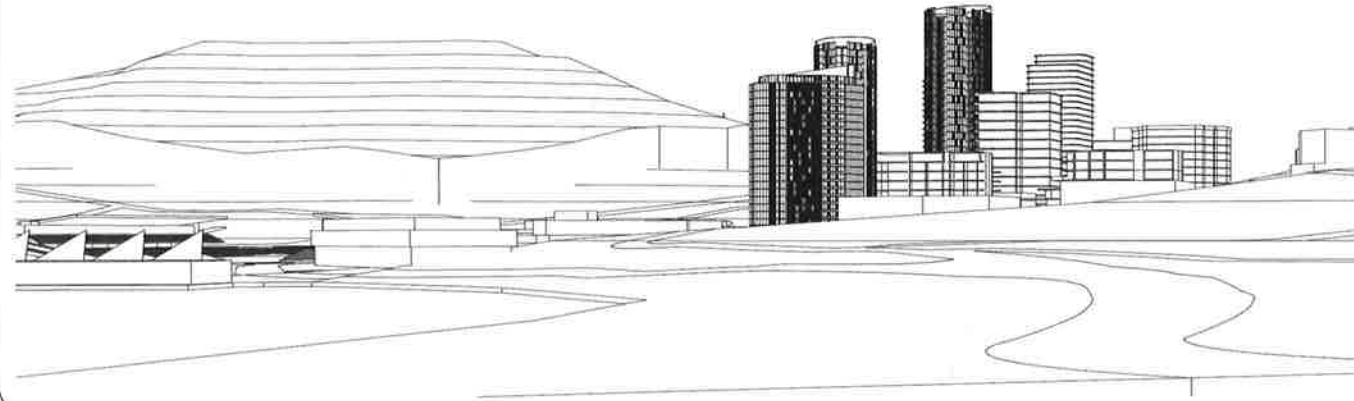
Date
19/08/2015

Project Number
1485

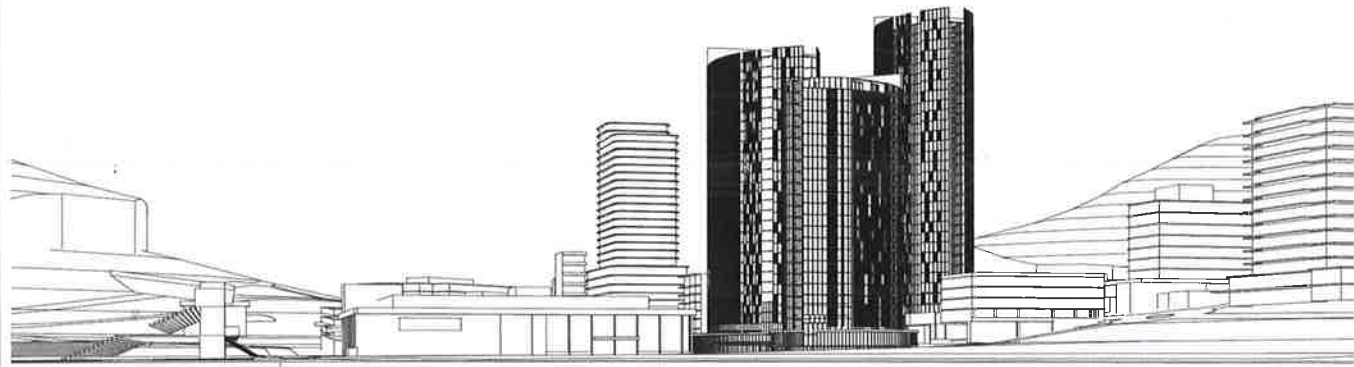
Drawing Number
A-423

Issue
C

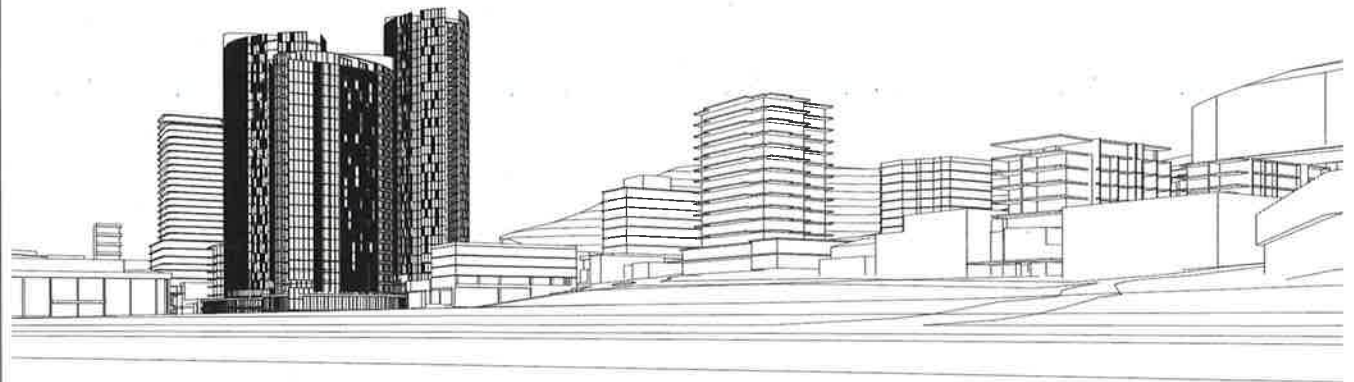
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It shall not be used for any other project or purpose.
It shall not be used for any other project or purpose.



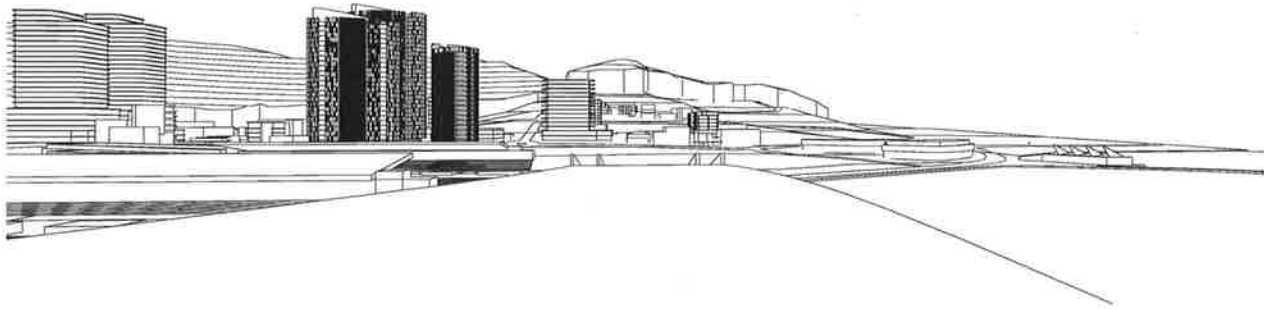
View from Point Frederick- Looking North
SCALE 1:2000 @ A1



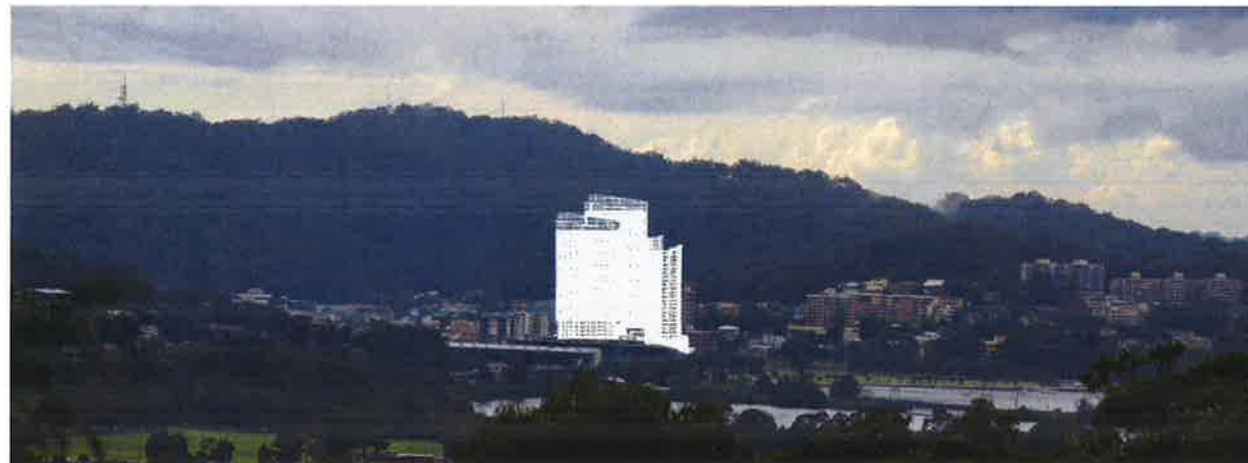
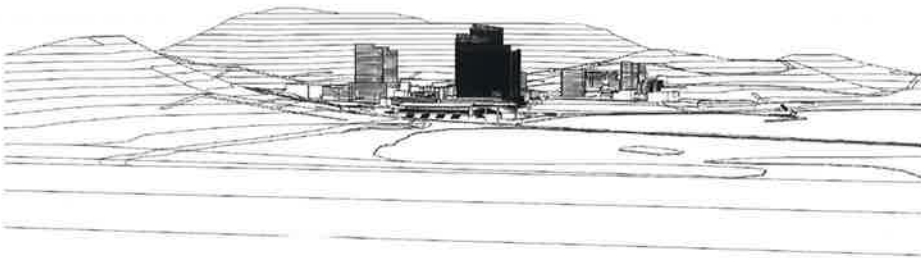
View from Gosford Waterfront- Looking North
SCALE 1:2000 @ A1



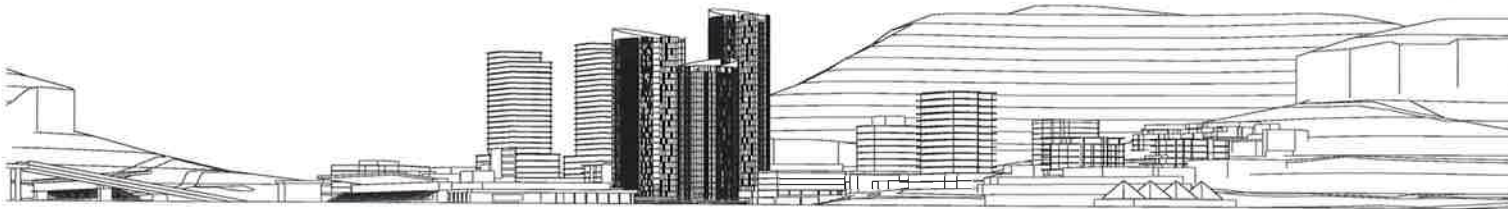
View from Leagues Club Playing Field- Looking North
SCALE 1:2000 @ A1



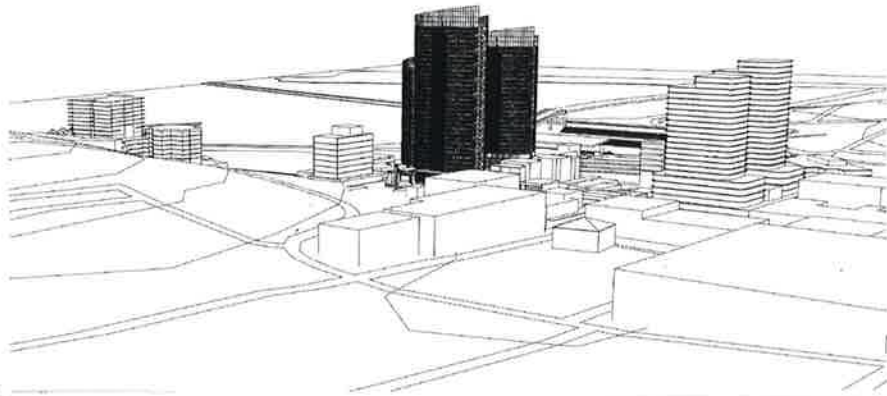
View from Brian McGowan Bridge-
Looking East
SCALE 1:2000 @ A1



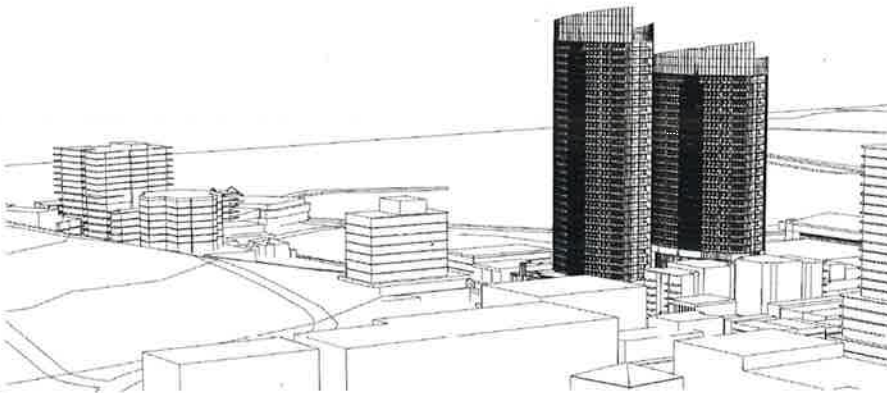
View from Kariong Hill



View From Point Clair- Looking North
SCALE 1:1000 @ A1

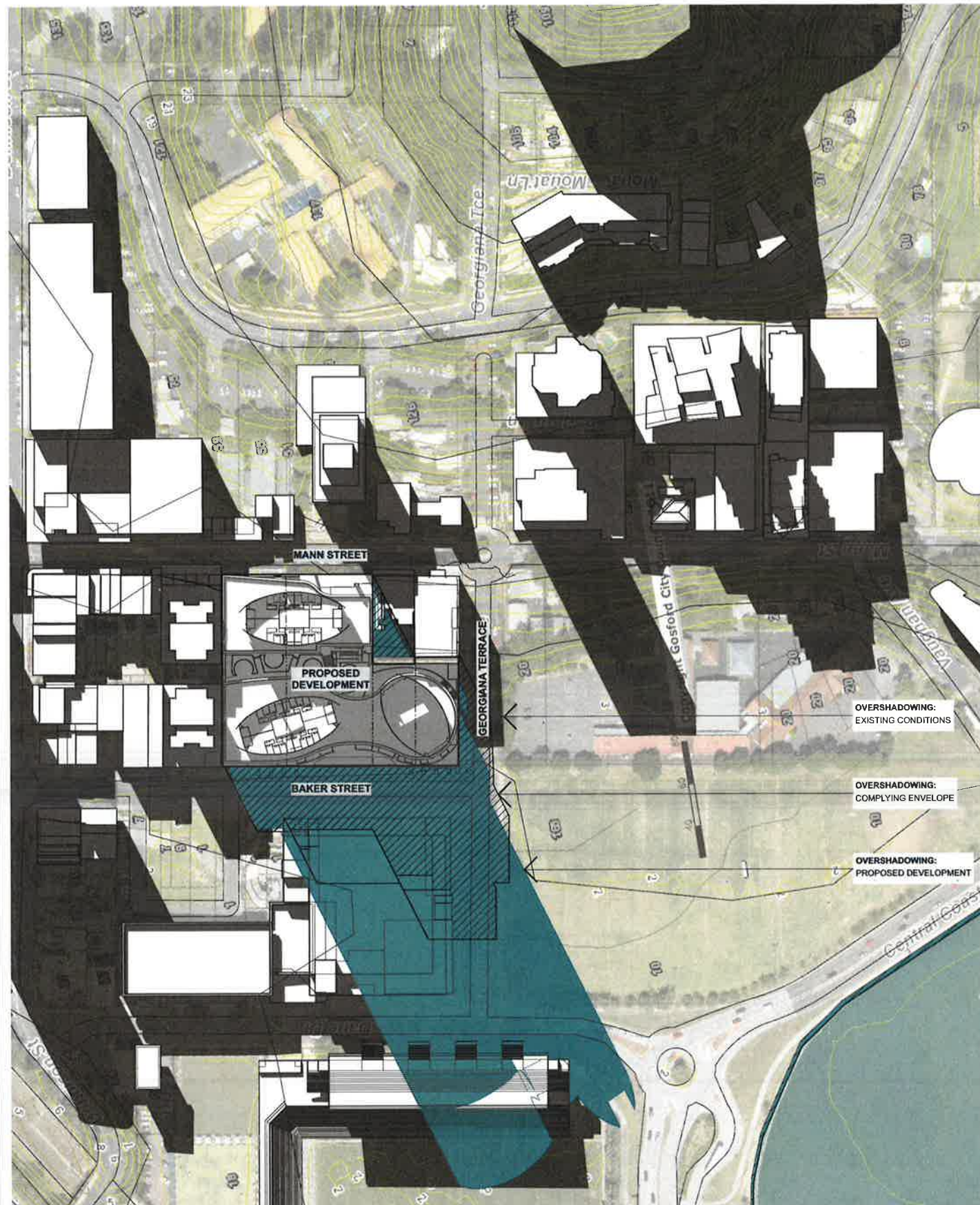


View from Casuarina Loop

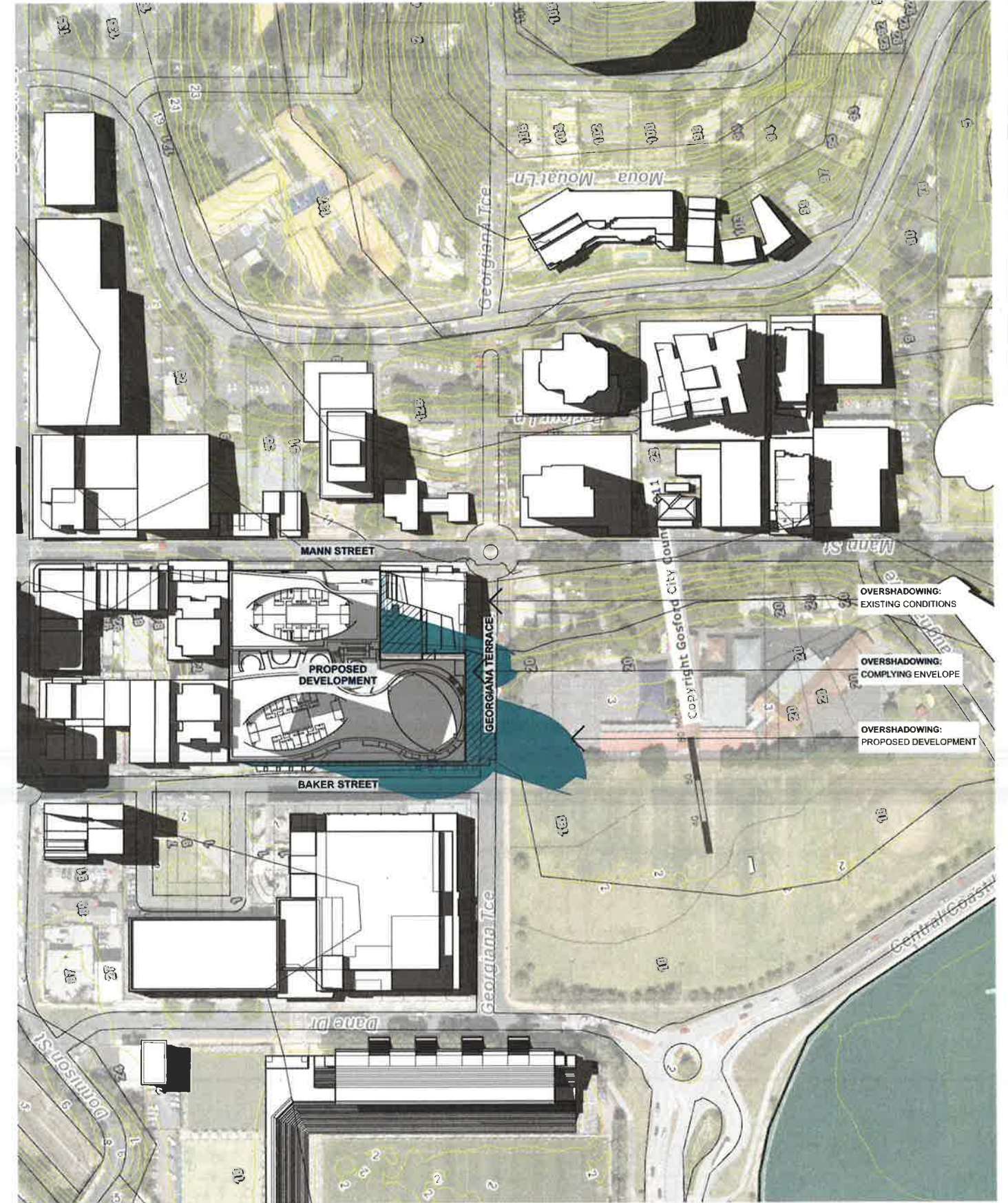


View from Behind Henry Parry Drive





1 Shadow Analysis: March 9am (EDST)
SCALE @ A1



2 Shadow Analysis: March 12pm (EDST)
SCALE @ A1

OVERSHADOWING:
EXISTING CONDITIONS

OVERSHADOWING:
PROPOSED DEVELOPMENT

OVERSHADOWING:
COMPLYING ENVELOPE

NOTE: COMPLYING HEIGHT DEVELOPMENT
REFERS TO LEP ALLOWABLE HEIGHT
+ 30% BONUS

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Issue	Revision	Description	Date	Verified	Key Plan
A	-	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	17.07.15	PJ	
B	-	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	24.07.15	PJ	
C	-	RE-ISSUE FOR DA	14.08.15	PJ	
D	-	RE-ISSUE FOR DA	28.08.15	PJ	

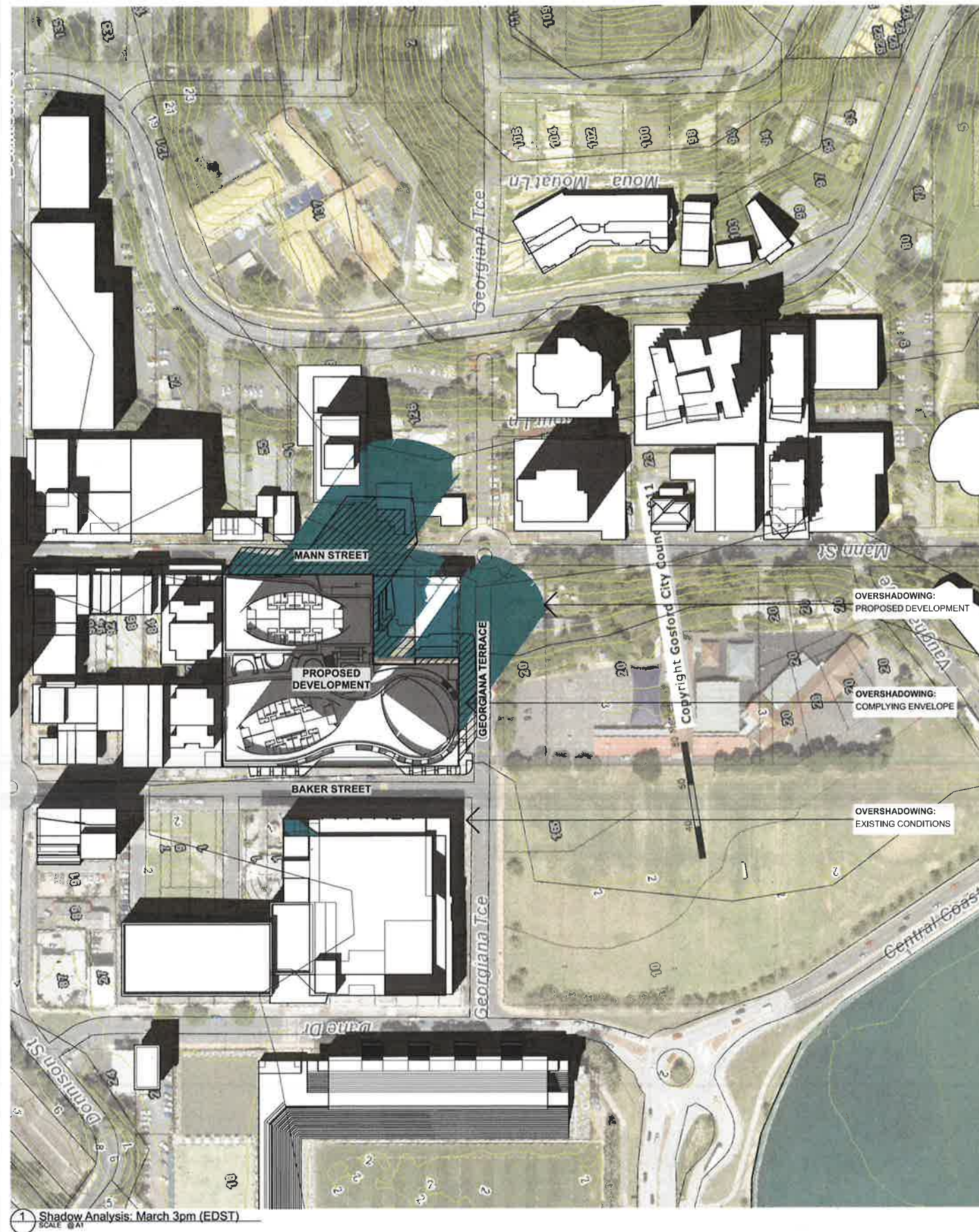
Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4470
East Sydney NSW Australia
Ph: 02 8324 1504
www.ckds.com.au
ABN 12 129 231 269

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
58-70 Mann Street
Gosford, NSW 2250

Layout
Shadow Analysis
Shadow Analysis March
EDST

Drawing Scale
NTS @ A1
Drawn
NVJO
Verified
PJ
Date
28/08/2015
Project Number
1485
Drawing Number
A-431A
Issue
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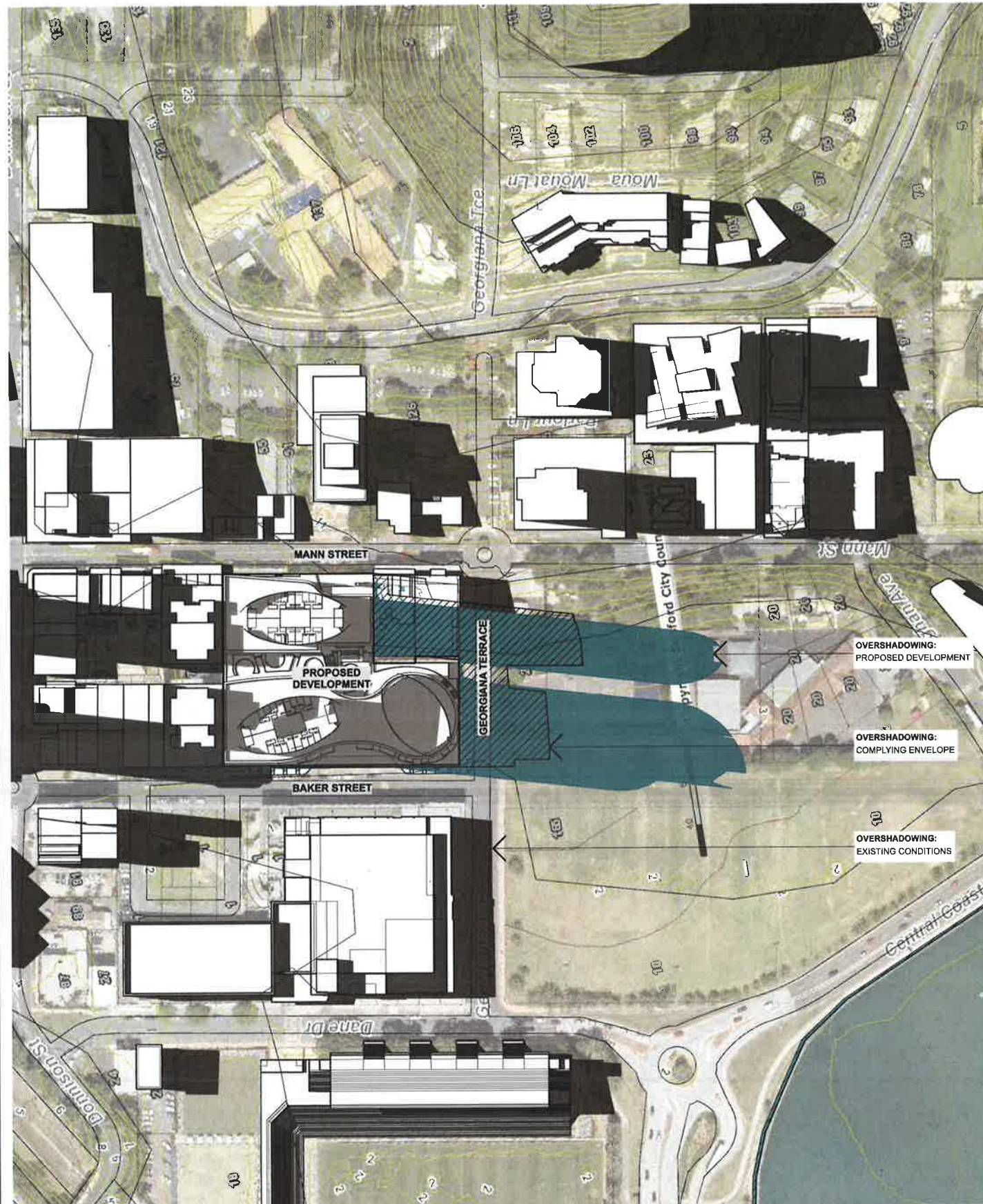
OVERSHADOWING: EXISTING CONDITIONS

**OVERSHADOWING:
PROPOSED DEVELOPMENT**

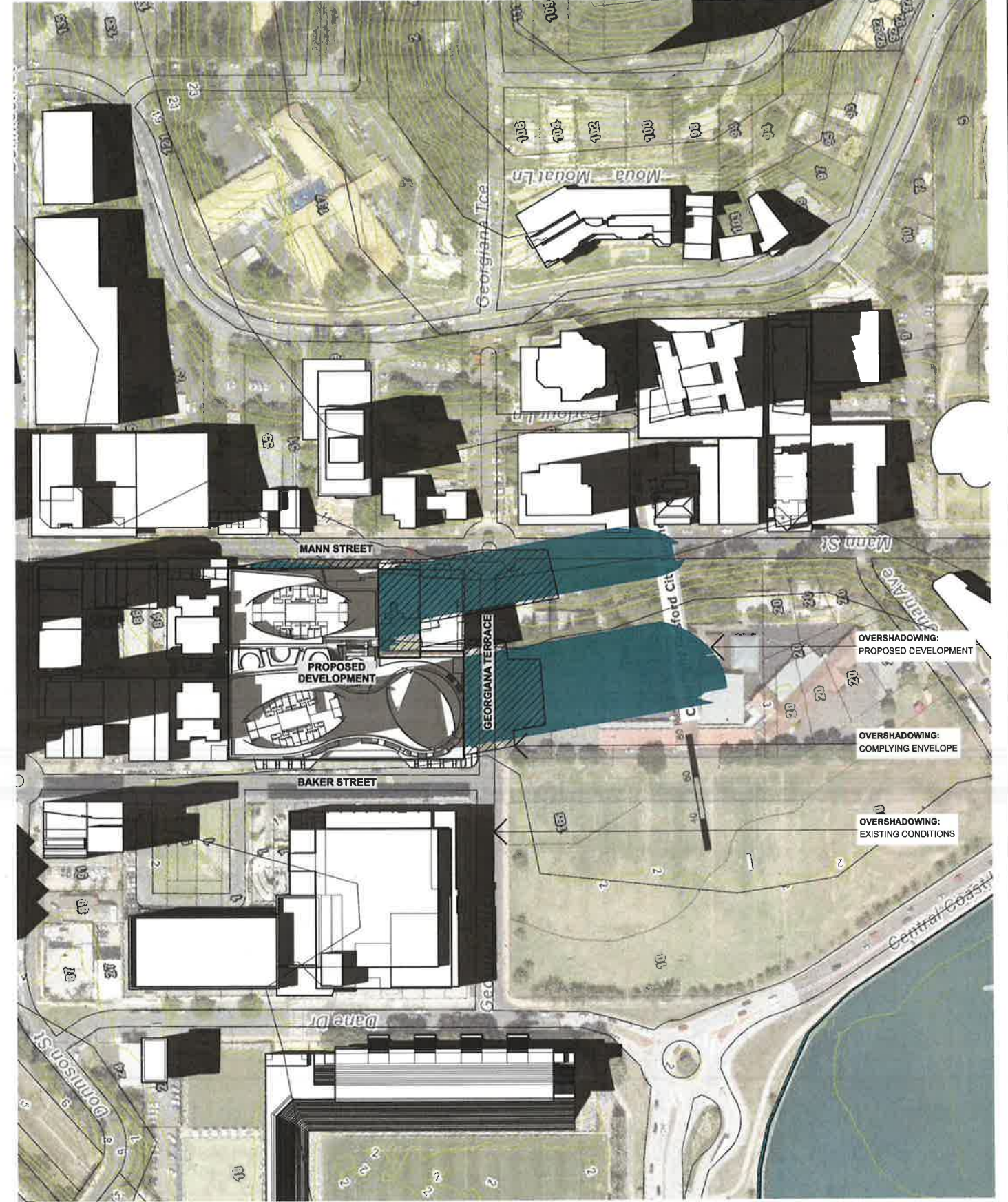
**OVERSHADOWING:
COMPLYING ENVELOPE**

NOTE: COMPLYING HEIGHT DEVELOPMENT
REFERS TO LEP ALLOWABLE HEIGHT
+ 30% BONUS

Copyright CKDS Architecture PTY LTD ACN 12 129 231 269		Issue	Revision	Description	Date	By	Key Plan	Client New Hong Kong Macau Australian Pty Ltd Shenyang, Liaoning China	Project 1485 Waterside Mixed Use Development Lot 1 DP 511513, Lot 1 DP 433639, Lot 1 & 3 DP 219639 50-70 Mann Street Gosford, NSW 2250	Layout Shadow Analysis Shadow Analysis March EDST	Drawing Scale NTS @ A1	Drawn NW/JO	Verified PJ	Date 28/08/2015
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1 Shadow Analysis: June 11am (AEST)
SCALE @ A1



2 Shadow Analysis: June 12pm (AEST)
SCALE @ A1

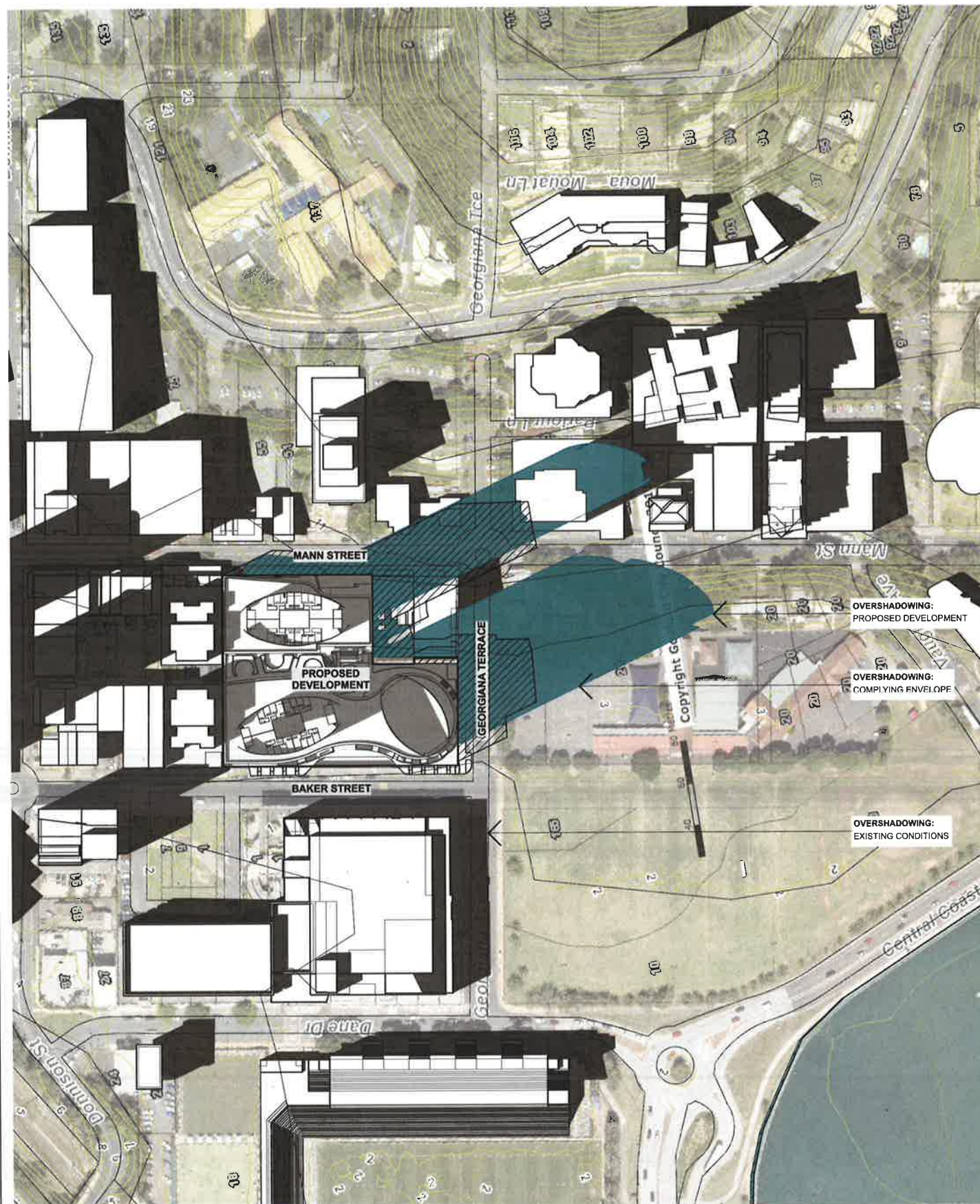
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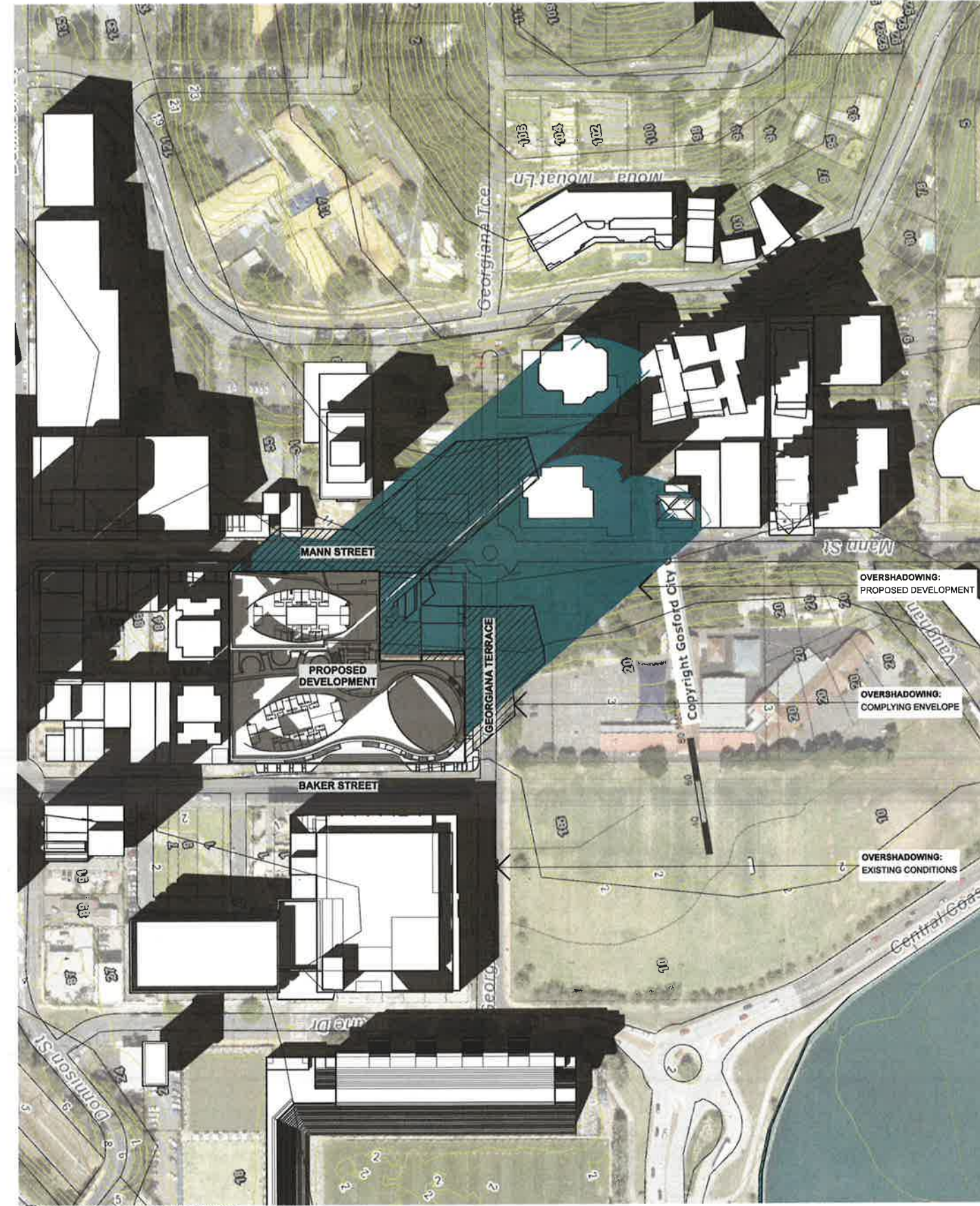
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1 Shadow Analysis: June 1pm (AEST)
SCALE @ A1



2 Shadow Analysis: June 2pm (AEST)
SCALE @ A1

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Key Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE

PO Box 4480
East Gosford NSW Australia
Ph: 02 4321 0593 admin@ckds.com.au
ACN 125 231 263 www.ckds.com.au

Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Shadow Analysis
Shadow Analysis June
AEST

Drawing Scale
NTS @ A1

Drawn
NV/JO

Verified
PJ

Date
27/08/2015

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1485

Drawing Number
A-432C

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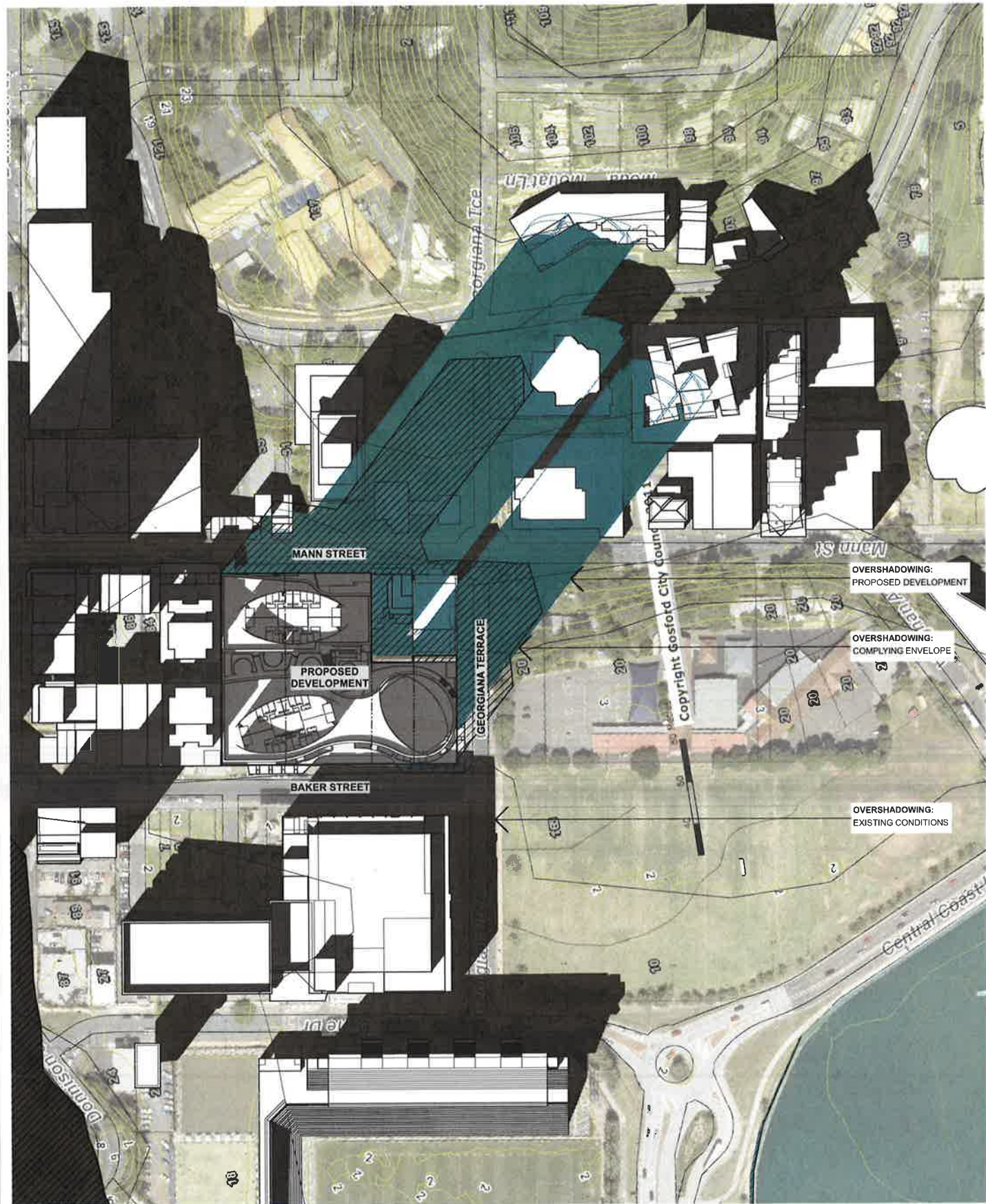
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1 Shadow Analysis: June 3pm (AEST)

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Issue	Revision	Description	Date	Verified
A	-	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	17.07.15	PJ
B	-	RE-ISSUE FOR DA (ADDITIONAL INFORMATION)	24.07.15	PJ
C	-	RE-ISSUE FOR DA	14.08.15	PJ
D	-	RE-ISSUE FOR DA	20.08.15	PJ

Key Plan

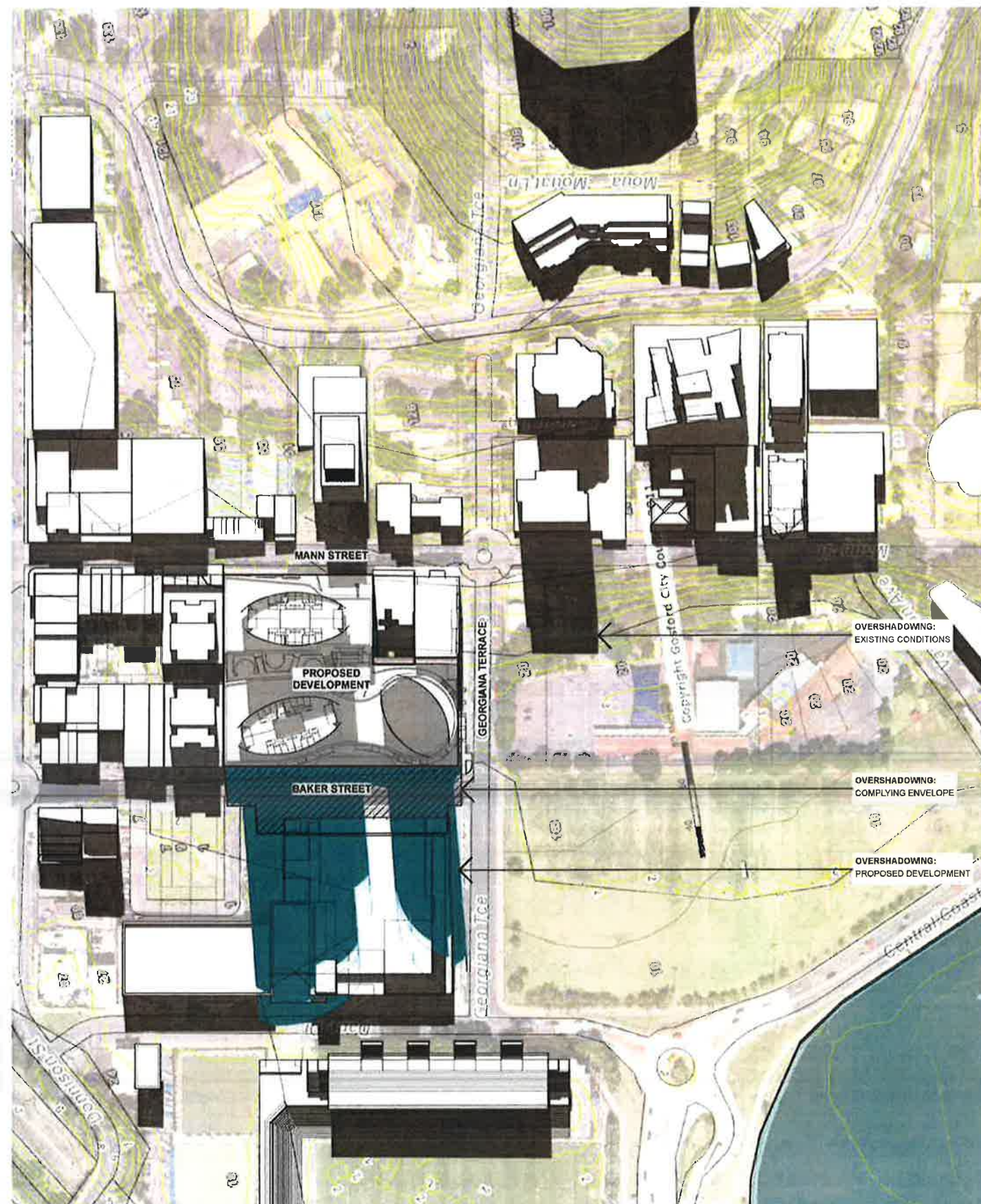
Client
New Hong Kong Macau Australian
Pty Ltd
Shenyang, Liaoning
China

CKDS ARCHITECTURE
PO Box 4400
East Gosford NSW Australia
Ph: 02 4321 0503
ACN 129 231 269
www.ckds.com.au

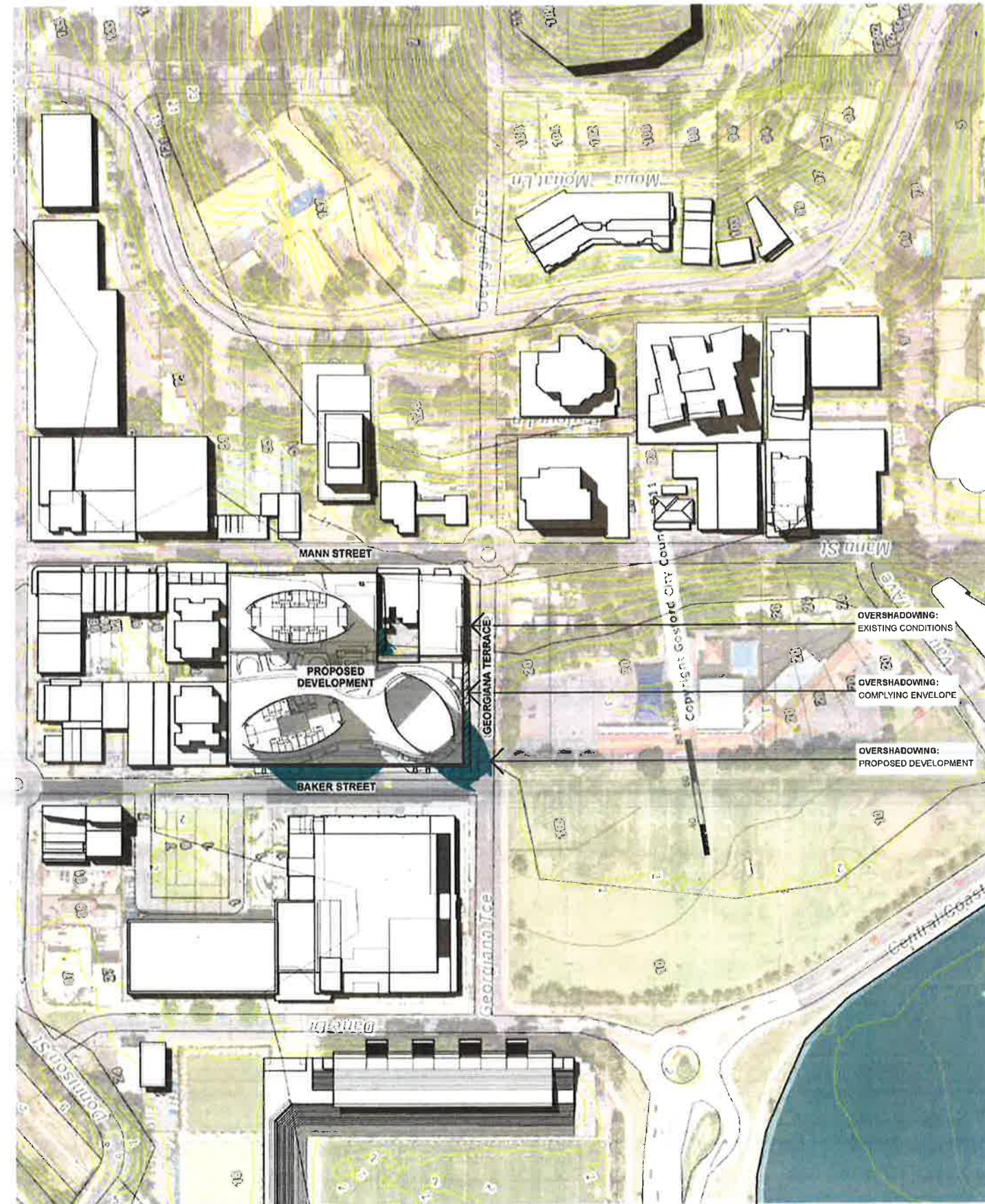
Project
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433839, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Layout
Shadow Analysis
Shadow Analysis June
AEST

Drawing Scale	Drawn	Verified	Date
NTS @ A1	NV/JJO	PJ	27/08/2015
Project Number	Drawing Number	Issue	
1485	A-432D	D	



1 Shadow Analysis: Dec 9am (EDST)
SCALE @ A1



2 Shadow Analysis: Dec 12pm (EDST)
SCALE @ A1

OVERSHADOWING:
EXISTING CONDITIONS

OVERSHADOWING:
PROPOSED DEVELOPMENT

OVERSHADOWING:
COMPLYING ENVELOPE

NOTE: COMPLYING HEIGHT DEVELOPMENT
REFERS TO LEP ALLOWABLE HEIGHT
+ 30% BONUS

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DATE	REVISION	DESCRIPTION	BY	CHKD
17.07.15	PJ	RE ISSUE FOR (A) ADDITIONAL INFORMATION		
18.07.15	PJ	RE ISSUE FOR (A) ADDITIONAL INFORMATION		
18.08.15	PJ	RE ISSUE FOR (A) ADDITIONAL INFORMATION		
25.08.15	PJ	RE ISSUE FOR (A) ADDITIONAL INFORMATION		

Rev: 001

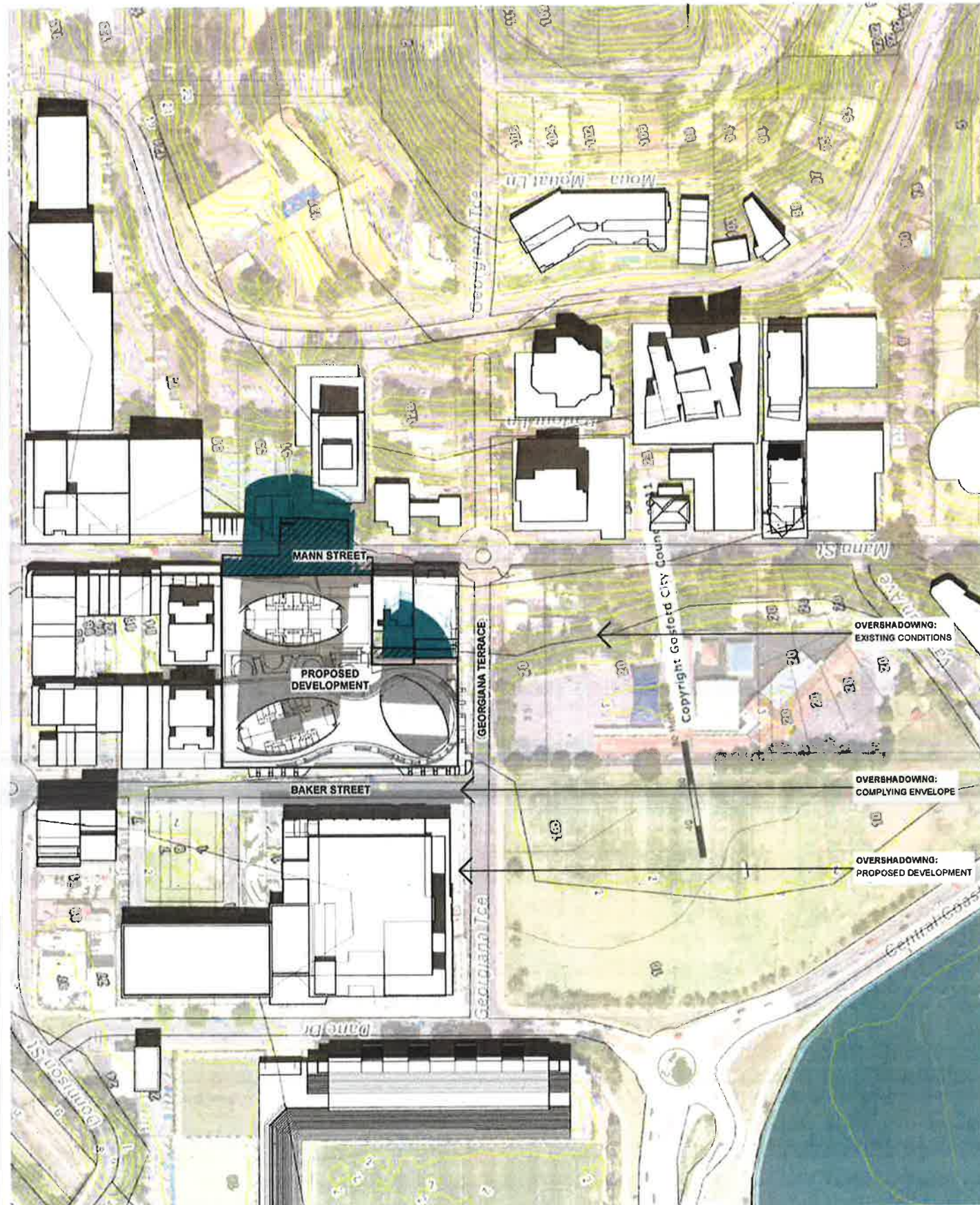
Client:
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Pty Ltd
Shenyang, Liaoning
China

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120/231/269
120/231/269
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Project:
1485 Waterside Mixed Use
Development
Lot 1 DP 511513, Lot 1 DP 433639, Lot 1 & 3 DP 219639
50-70 Mann Street
Gosford, NSW 2250

Shadow Analysis
Shadow Analysis
December EDST

Drawing Scale:
NTS @ A1
Drawn:
NV/JO
Checked:
PJ
Date:
28/08/2015
Project Number:
1485
Drawing Number:
A-433A
Issue:
D



1 Shadow Analysis: Dec 3pm (EDST)

OVERSHADOWING:
EXISTING CONDITIONS

OVERSHADOWING:
PROPOSED DEVELOPMENT

OVERSHADOWING:
COMPLYING ENVELOPE

NOTE: COMPLYING HEIGHT DEVELOPMENT
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10. The design is for the site and is subject to all relevant planning and building regulations.

REV	DESCRIPTION	DATE	BY	CHK
A	FOR ISSUE FOR DA (ADDITIONAL INFORMATION)	11/07/15	PJ	
B	FOR ISSUE FOR DA (ADDITIONAL INFORMATION)	24/07/15	PJ	
C	FOR ISSUE FOR DA (ADDITIONAL INFORMATION)	14/08/15	PJ	
D	FOR ISSUE FOR DA (ADDITIONAL INFORMATION)	26/08/15	PJ	

Ray Plan

Client
New Hong Kong Macau Australian
Pty Ltd
Sherryang, Lianming
China

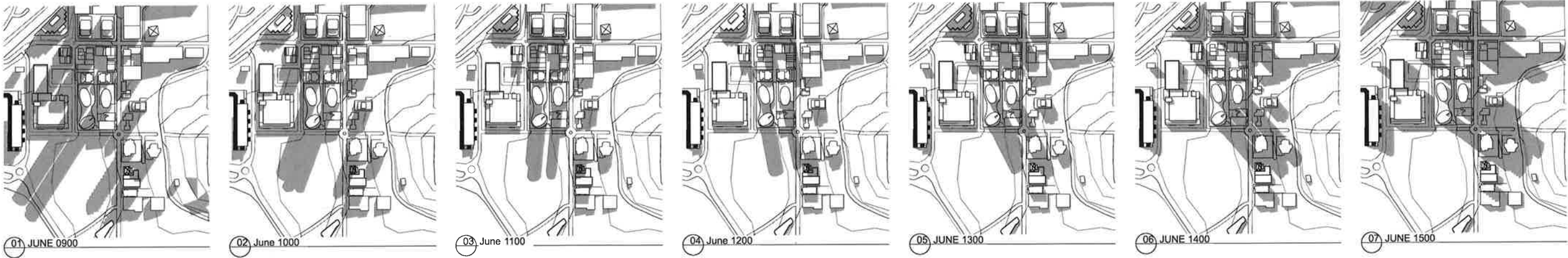
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Project
1485 Waterville Mixed Use
Development
Lot 1 DP 611610, Lot 1 DP 433689, Lot 1 & 3 DP 219639
60-70 Mann Street
Gosford, NSW 2250

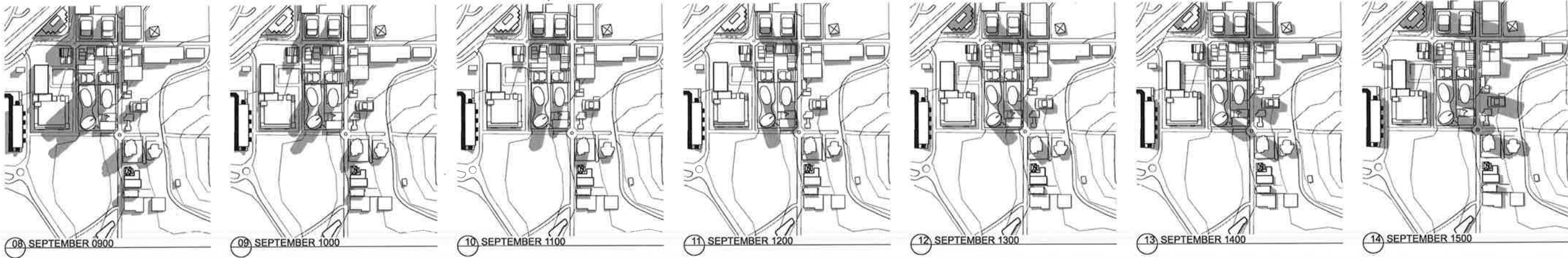
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December EDST

Drawing Scale NTS @ A1	Client NVUJO	Version PJ	Date 28/08/2015
Project Number 1485	Drawing Number A-433B	Issue D	

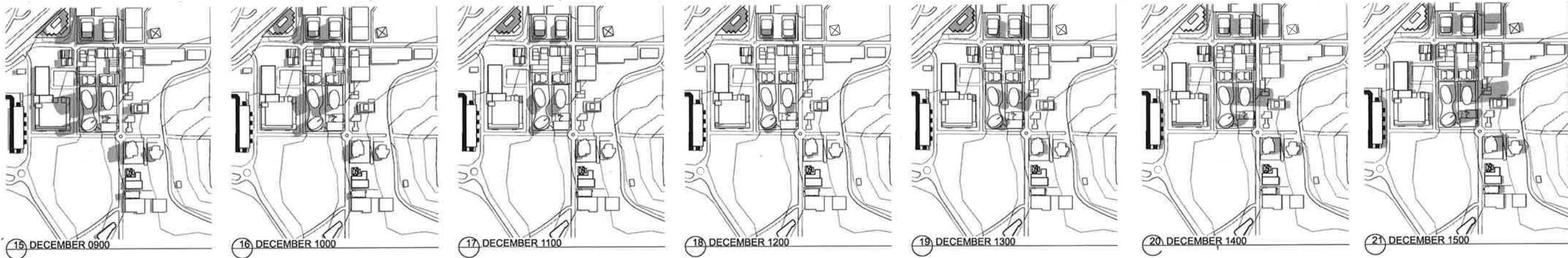
JUNE 21ST



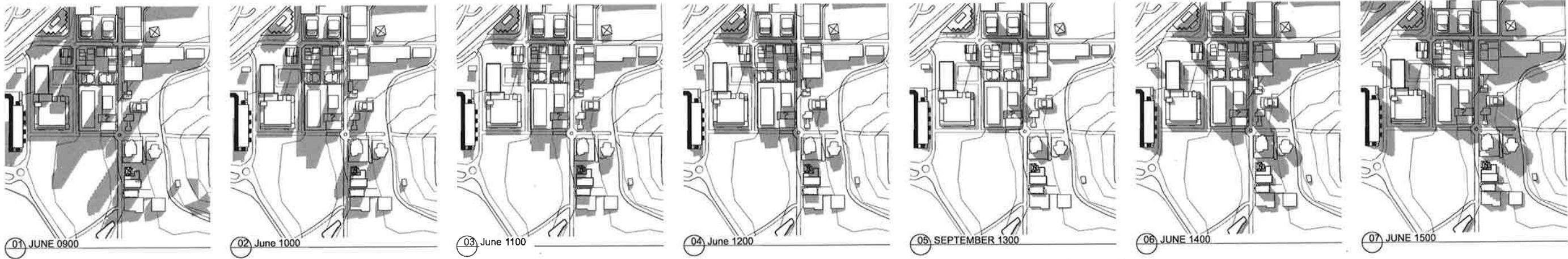
SEPTEMBER 21ST



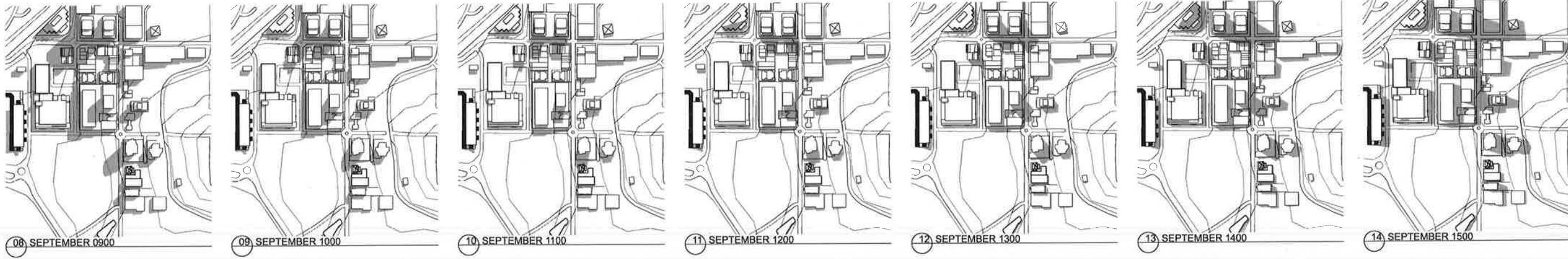
DECEMBER 21ST



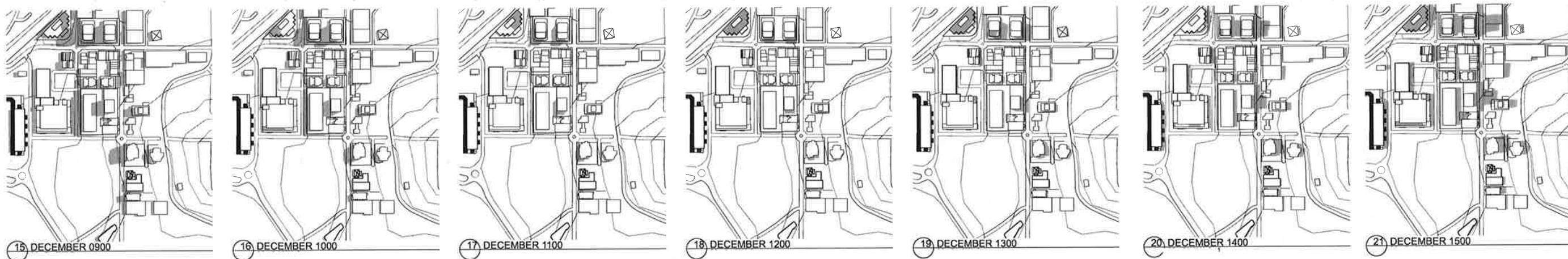
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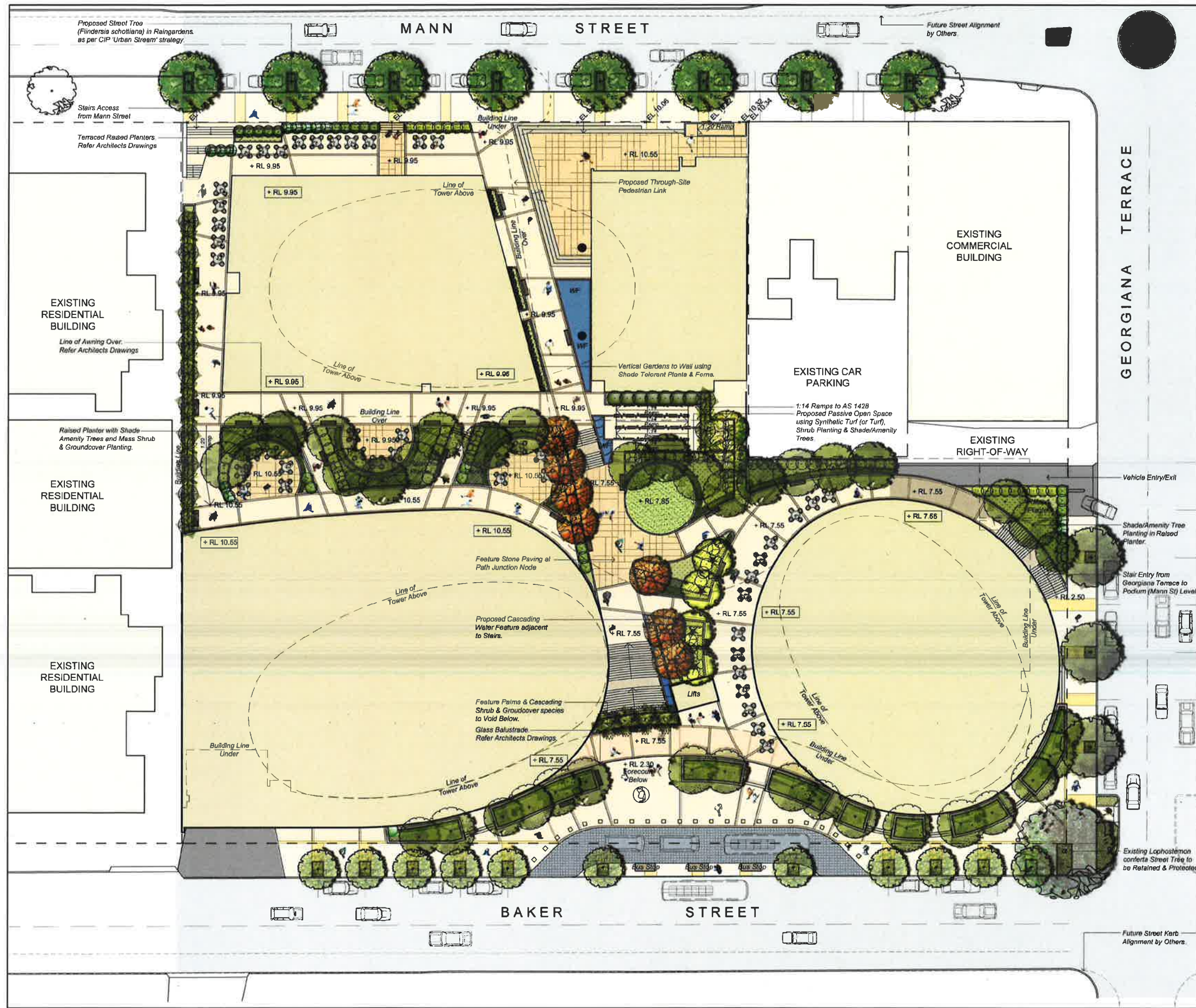


SEPTEMBER 21ST



DECEMBER 21ST





INDICATIVE PLANT SCHEDULE - MANN STREET						
Key	Botanical name	Common name	Mature Height (m)	Mature Spread	Spacings	Comments
Street Trees						
STC	<i>Flindersia schottiana</i>	Bumpy Ash	8	8	12m	200L Mann St as per GCC CIP
Shade/Amenity Trees						
AT	<i>Macaranga bracteata</i>	Tree Waratah	10	6	As Shown	75L
Bpa	<i>Bauhinia purpurea</i>	Butterfly Tree	8	5	As Shown	75L
Cen	<i>Cupressus anacardoides</i>	Tuckeroo	7	5	As Shown	100L
Ecu	<i>Eucalyptus eucalyptoides</i>	Eucalyptus	12	6	As Shown	75L
Ero	<i>Eucalyptus rostrata</i>	Blueberry Ash	10	5	As Shown	100L
Eha	<i>Eucalyptus haemastoma</i>	Yellow Gum	8	5	As Shown	75L
SPH	<i>Syzygium haemastoma</i>	Scrub Gum	8	8	As Shown	75L
Tlu	<i>Tristania laurifolia</i>	Scrub Cherry	7	1.5	As Shown	75L
Upe	<i>Ulmus parvifolia</i>	Luscious Water Gum	8	5	As Shown	100L
Wsw	<i>Walteria swainsonii</i>	Chinese Elm	10	8	As Shown	100L
Wsw	<i>Walteria swainsonii</i>	Walteria Lily	10	7	As Shown	100L
Small Feature Trees						
CLQ	<i>Corymbia lemon-scented</i>	Ivory Curl Flower	7	3	As Shown	75L
Cgu	<i>Ceratopetalum gummiflorum</i>	Dwarf Lemon Scented Gum	5	5	As Shown	75L
ESB	<i>Eucalyptus summer beauty</i>	NSW Christmas Bush	6	1.5	As Shown	75L
Gax	<i>Gordonia axillaris</i>	Pink Flowering Gum	5	3	As Shown	75L
LJS	<i>Lagerstroemia istanbulensis</i>	Gordonia	4	4	As Shown	100L
Lja	<i>Leptospermum laevigatum</i>	Cape Myrtle	6	3	As Shown	75L
Pch	<i>Photinia chinensis</i>	Coast Tea-tree	6	4	As Shown	75L
Sps	<i>Sapindus chinensis</i>	Pistachio	8	4	As Shown	75L
Sps	<i>Sapindus chinensis</i>	Chinese Willow Tree	8	4	As Shown	75L
Large Shrub Planting > 1.5m height						
ASu	<i>Acmena smithii</i>	Sublime Lily Lily	5	2.5	As Shown	300mm
Bpa	<i>Banksia spinulosa</i>	Harpin Banksia	2	2	As Shown	300mm
CKPS	<i>Callistemon kings park special</i>	Kings Park Bottlebrush	4	3.5	As Shown	300mm
CMH	<i>Callistemon major</i>	Major Bottlebrush	2	2	As Shown	300mm
DPu	<i>Dodonaea viscosa</i>	Purple Hop Bush	2	1.5	As Shown	300mm
Giv	<i>Grevillea ivanhoe</i>	Ivanhoe Grevillea	4	3	As Shown	300mm
KRI	<i>Kunzea ambigua</i>	Compact Tick bush	2	2	As Shown	300mm
Mne	<i>Myrica laevis</i>	Honey Myrtle	4	3	As Shown	300mm
PRR	<i>Phoradendron rufum</i>	Red Robin Phoradendron	3	2	As Shown	300mm
VEL	<i>Viburnum emerald</i>	Sweet Viburnum	5	3	As Shown	300mm
Mass Shrub Planting < 1.5m height						
APi	<i>Asplenium pinifolium</i>	Pine Heath Fern	0.8	0.8	3m/2	200mm
Bpa	<i>Banksia spinulosa</i>	Harpin Banksia	1	1	1m/2	200mm
CBJ	<i>Callistemon viminalis</i>	Better John Bottlebrush	1	1	1m/2	200mm
Cpe	<i>Coleonema pulchrum</i>	Diosma	1	1	1m/2	200mm
CKR	<i>Coprosma karo red</i>	Red Karo Coprosma	0.5	1	1m/2	200mm
Cia	<i>Cornus lasiocarpa</i>	Isabella Cornus	0.5	1	1m/2	200mm
GMB	<i>Grevillea new blood</i>	New Blood Grevillea	1.5	1	1m/2	200mm
MCC	<i>Melaleuca cotton candy</i>	Thyme Honey Myrtle	0.7	0.7	3m/2	200mm
SP	<i>Styphelia triflora</i>	Five Corners	1.5	1	1m/2	200mm
WGL	<i>Westringia myrtifolia</i>	Coastal Rosemary	1	1	1m/2	200mm
Mass Planted Grasses & Groundcovers						
Ban	<i>Brachycome angustifolia</i>	Stiff Daisy	0.25	0.4	8m/2	140mm
CAR	<i>Carpenteria australis</i>	Aussie Rambler	0.1	1	1m/2	140mm
Cma	<i>Coronopus didymus</i>	Ground Morning Glory	0.1	0.9	1m/2	140mm
Dni	<i>Dianella nutans</i>	Yellow Bird	1	1	1m/2	140mm
GTT	<i>Gutierrezia serotina</i>	Tiny Tom Gazania	0.2	1	1m/2	140mm
GCC	<i>Grevillea gold cluster</i>	Gold Cluster Spider Flower	0.3	0.7	3m/2	140mm
HMH	<i>Hardenbergia major</i>	Native Sarsaparilla	0.5	0.5	4m/2	140mm
Yia	<i>Impatiens cymulosa</i>	Yellow Native Blood Grass	0.5	0.5	4m/2	140mm
Khy	<i>Knapfia hybrid</i>	Red Hot Pokers	1	0.7	3m/2	140mm
Lsh	<i>Lomandra bracteata</i>	Shara Fine Leaf Lomandra	0.4	0.5	4m/2	140mm
Mra	<i>Myrsine parvifolia</i>	Yareena Creeping Boobialla	0.1	1	1m/2	140mm
PRu	<i>Phoradendron rufum</i>	Red Swamp Footstool	0.4	0.5	4m/2	140mm
Pu	<i>Poa labillardieri</i>	Blue Tussock Grass	0.45	0.45	8m/2	140mm
SPF	<i>Scandolva purple fusion</i>	Purple Fusion Fairy Fan Flo	0.2	1	1m/2	140mm
Tas	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	0.2	1	1m/2	140mm
WGL	<i>Westringia myrtifolia</i>	Murch Coastal Rosemary	0.7	0.7	3m/2	140mm
Low Border Planting						
AGV	<i>Angoranthus gold velvet</i>	Gold Velvet Kangaroo Paw	0.55	0.4	3m/2	140mm
ARV	<i>Angoranthus ruby velvet</i>	Ruby Velvet Kangaroo Paw	0.4	0.3	4m/2	140mm
ABD	<i>Agapanthus blue dwarf</i>	Dwarf Blue Agapanthus	0.5	0.4	3m/2	140mm
AWD	<i>Agapanthus white dwarf</i>	Dwarf White Agapanthus	0.5	0.4	3m/2	140mm
DCB	<i>Dianella caerulea</i>	Cassia Blue Flax Lily	0.4	0.4	3m/2	140mm
DLJ	<i>Dianella caerulea</i>	Little Jess Flax Lily	0.4	0.4	3m/2	140mm
LSu	<i>Lomandra strobilata</i>	Golden Lomandra	0.8	0.6	2m/2	140mm
LJR	<i>Lomandra strobilata</i>	Just Right Lomandra	0.8	0.6	3m/2	140mm
PSM	<i>Phormium tenax</i>	Sweet Mist Baby NZ Flax	0.4	0.4	3m/2	140mm
Rain Garden Planting						
Cap	<i>Carex appressa</i>	Tall Sedge	0.8	0.6	4m/2	100mm
DBr	<i>Dianella caerulea</i>	Breeze Flax Lily	0.8	0.6	4m/2	100mm
Wia	<i>Wolfsia nodosa</i>	Woody Clubmoss	1	0.5	4m/2	100mm
Jus	<i>Juncus volubilis</i>	Tussock Rush	1	0.3	8m/2	100mm
Lta	<i>Lomandra tanka</i>	Five Leaf Lomandra	0.5	0.6	4m/2	100mm
Palms, Ferns & Shade Tolerant Planting						
Adi	<i>Asplenium australasicum</i>	Birds Nest Fern	1	1	As Shown	200mm
Asi	<i>Aspidistra elatior</i>	Cast Iron Plant	0.7	0.5	4m/2	140mm
Bru	<i>Blechnum nudum</i>	Fishbone Water Fern	0.7	0.5	4m/2	140mm
Cco	<i>Cyathea cooperi</i>	Scaly Tree Fern	6	5	As Shown	45L
Cca	<i>Chamaedorea cataractarum</i>	Cascade Palm	2	2	As Shown	25L
Dan	<i>Dicksonia antarctica</i>	Soft Tree Fern	6	3	As Shown	45L
Du	<i>Dypsis lutescens</i>	Golden Cane Palm	10	4	As Shown	25L
Rex	<i>Rhaphis excelsa</i>	Lady Palm	4	1	As Shown	25L
Das	<i>Doodia aspera</i>	Rasp Fern	0.2	0.4	8m/2	140mm
Lau	<i>Livistona australis</i>	Cabbage Tree Palm	25	4	As Shown	45L
Pxa	<i>Pholidendron xanadu</i>	Xanadu Dwarf Pholidendron	0.8	0.8	3m/2	200mm
Tmo	<i>Thysanotus maxima</i>	Tiger Grass/Bamboo Grass	3	1	1m/2	300mm
Vha	<i>Viola hederacea</i>	Native Violet	0.1	0.3	10m/2	140mm
Climbers						
Hvi	<i>Hardenbergia violacea</i>	Native Sarsaparilla	3		As Shown	200mm
Hsc	<i>Hibbertia scandens</i>	Snake Vine	2		As Shown	200mm
Ppa	<i>Pancratium pandorana</i>	Wonga Wonga Vine	5		As Shown	200mm
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	3		As Shown	200mm
Turf/Turf Substitute						
Dm	<i>Dichondra repens</i>	Kidney weed	0.1	0.3	10m/2	100mm
Zey	<i>Zeyheria japonica</i>	Empire Turf				

C

B

A

Additional Stairs & Planters Mann St

Development Application

Issue Description

GC

GO

GC

GO

22.06.2015

28.07.2015

29.01.2015

Drawn

Check

Date

38 Cabbage Tree Avenue

Avoca Beach NSW 2551

Tel: +61 2 4336 3884 (P)

+61 419 190 388 (M)

Web: www.xeriscapes.com.au

Email: geoff@xeriscapes.com.au

ABN 64 151 106 857

LEGEND

Boundary Line

Building Line

Paving Type 1

Paving Type 2

Paving Type 3

Paving Type 4

Proposed Stairs

Proposed Ramp

Proposed Street Tree

Shade Amenity Tree

Small Feature Tree

Large Shrub Planting

Shrub Planting

Mass Shrub Planting

Mass Groundcover Planting

Low Border Planting

Raingarden Planting

Turf/Turf Substitute

Proposed Relative Level

Project

WATERSIDE MIX-USE DEVELOP.

50-70 MANN STREET GOSFORD

Client

JIAN LIN WANG

NEW HONG KONG MACAU AUST.

Scale

1:250 @ A1

1:500 @ A3

Drawing Name

LANDSCAPE PLAN - MANN ST

Drawing Number

104

Project Number

XS14-93

Revision

C

Drawn

GC

Sheet

1 of 1

Check

GO

DEVELOPMENT APPLICATION