

Mono Constructions, Residential Apartment Building
56 Beane Street, Gosford, NSW
DA Package

Architectural Drawing Schedule

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Civil Drawing Schedule

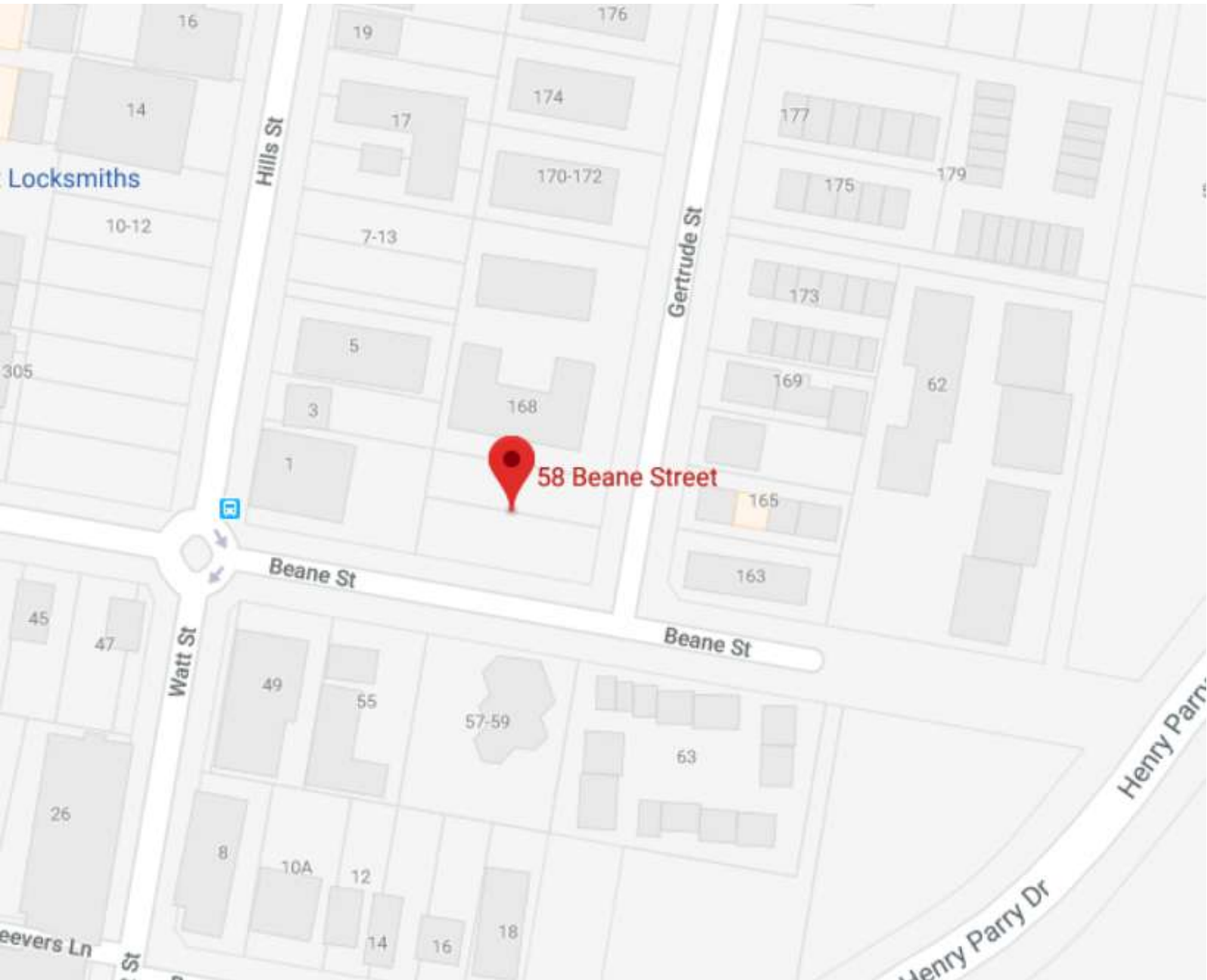
190210-CW	D1	Notes and Site Maps
190210-CW	D2	Driveway Longitudinal Section & Councils Standard Drawing
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Landscape Drawing Schedule

SS19-4189	000	Cover Sheet
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Survey Drawing Schedule

191936	Sheet 1 of 1	Plan showing detail & levels over lot 31 & 31, Section 4 in DP1591
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01 Location Diagram
not to scale



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Mono Constructions

Residential Apartment Building

56 Beane Street,
Gosford, NSW

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Plot date: 1/4/20

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Project No;
2421.19

Drawing No;
A000

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05

Cover Sheet

Perspective Images



05-1



05-2



05-3



05-4

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Notified Architects - DSP Stanton 3642, S.M Evans 7686
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01	Revised Architectural Set	26/11/19
02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19
04	DA Re-Issue	17/01/20
05	DA Re-Issue (Garbage Room Redesign)	31/03/20

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Perspective Images (1 of 2)

Perspective Images



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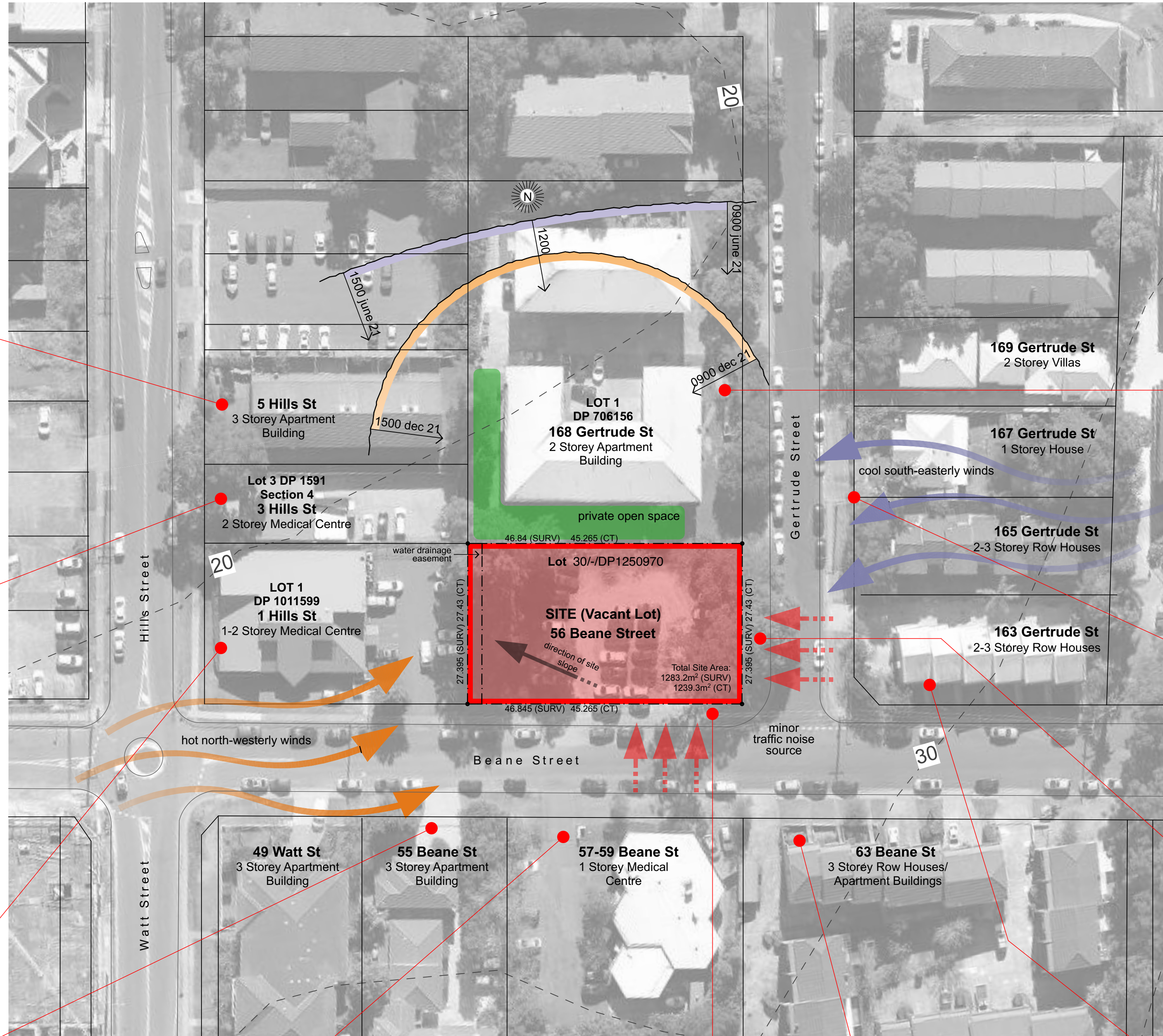
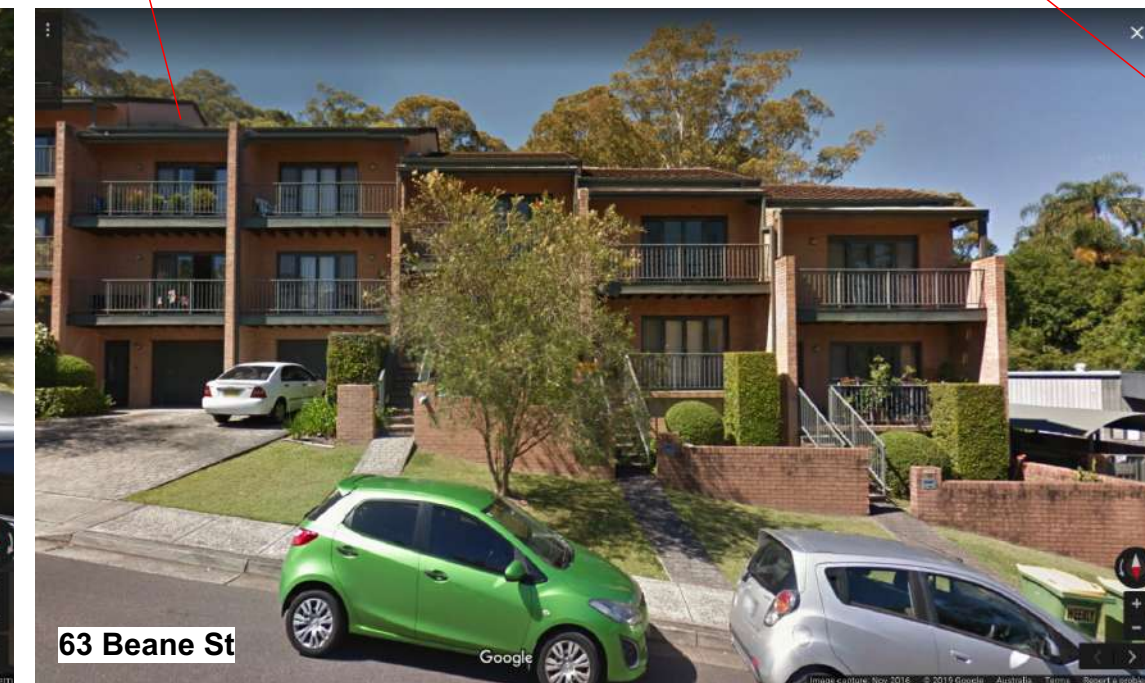
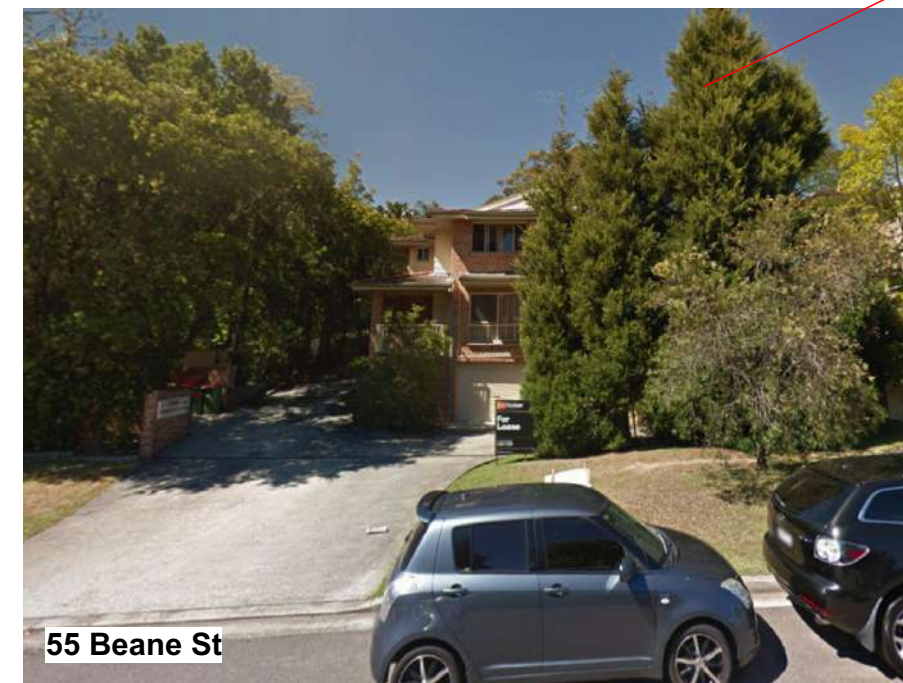
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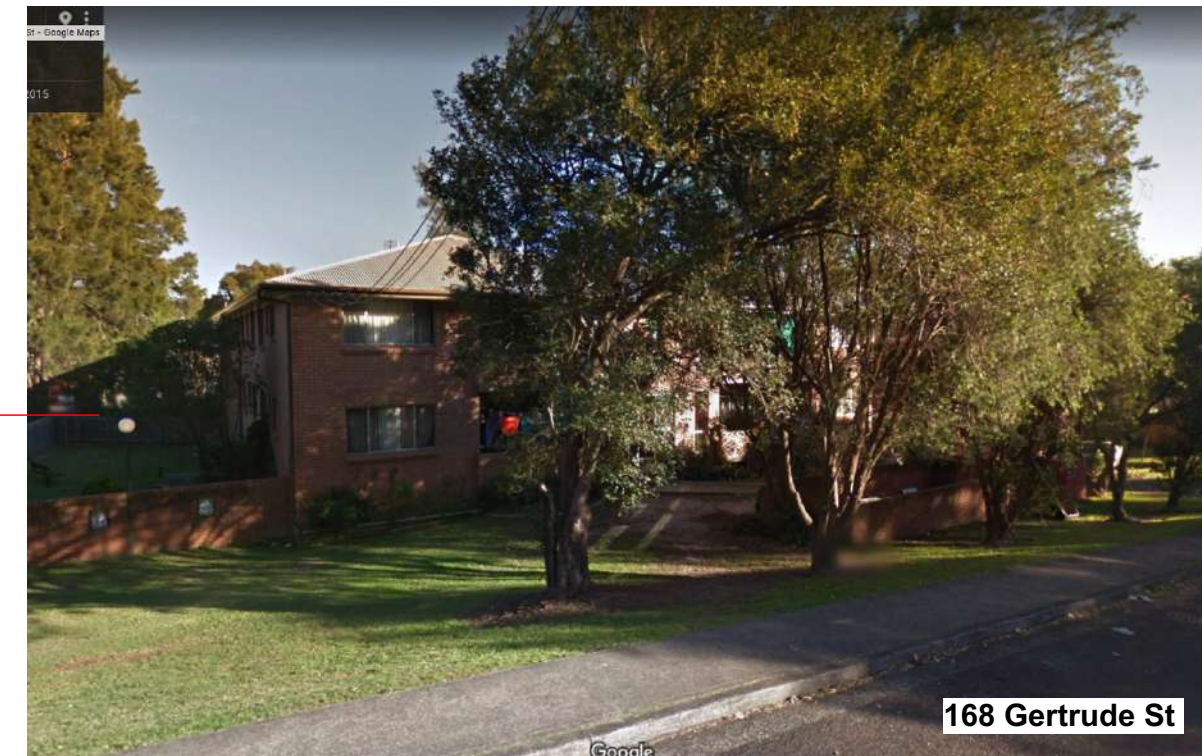
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- Gosford High School (400m)
- Gosford Public School (900m)
- Gosford Hospital (500m)
- Medical Centre (70m)
- Bus @ Hills Street (70m)
- Gosford Town Centre (200m)
- Gosford Train Station (230m)
- Rumbalara Reserve (100m)



01 Site & Block Analysis
1:500



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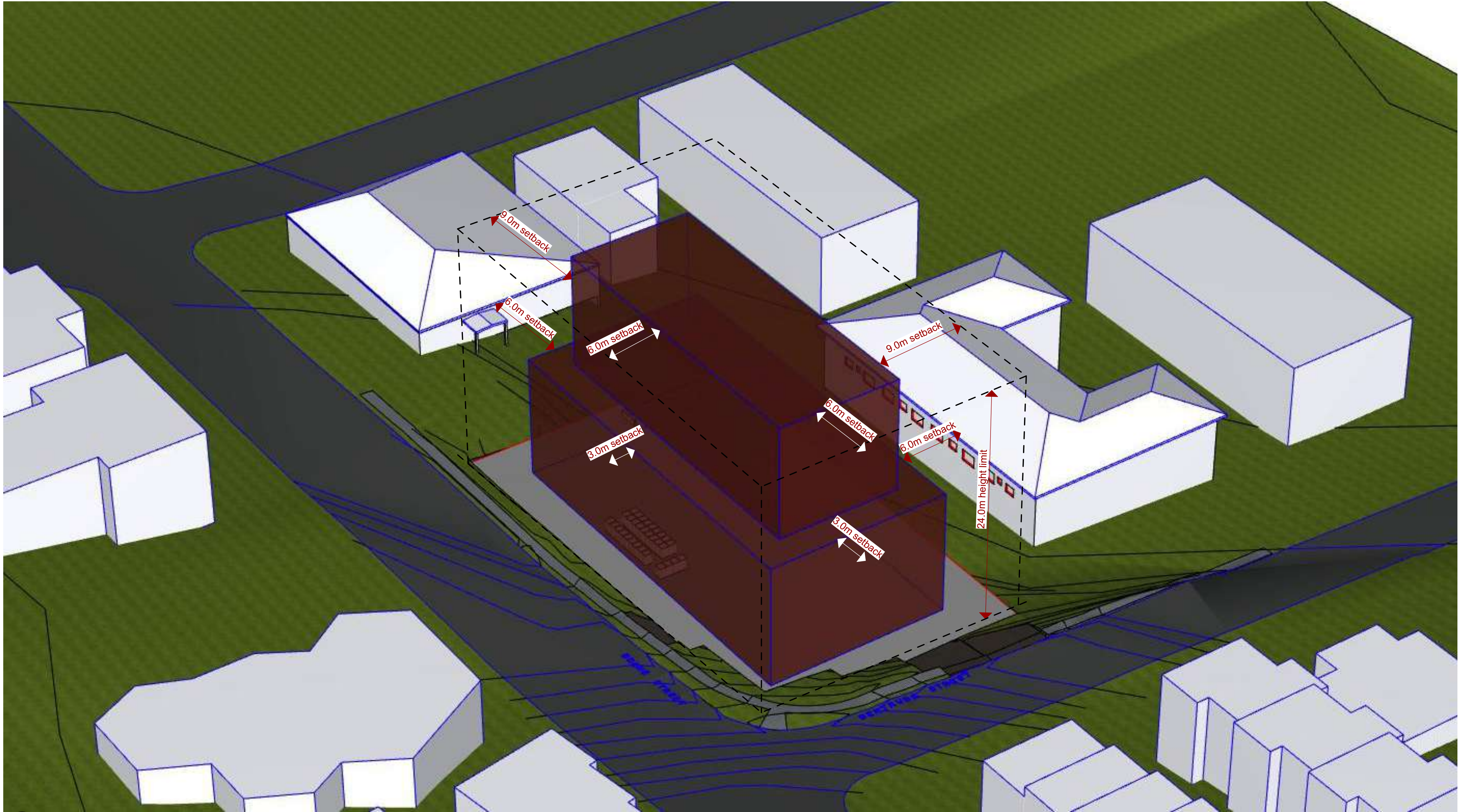
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Drawing No;
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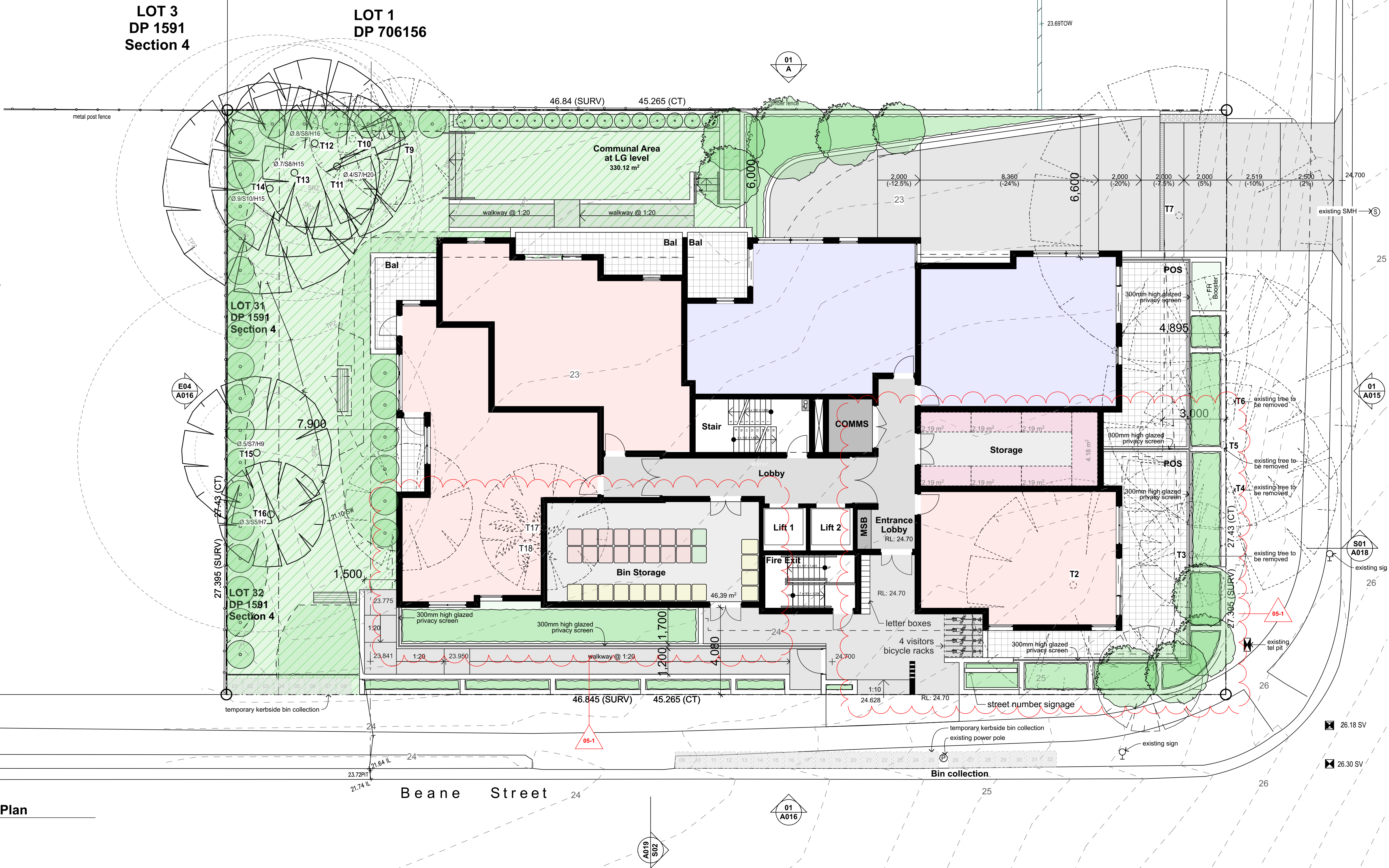
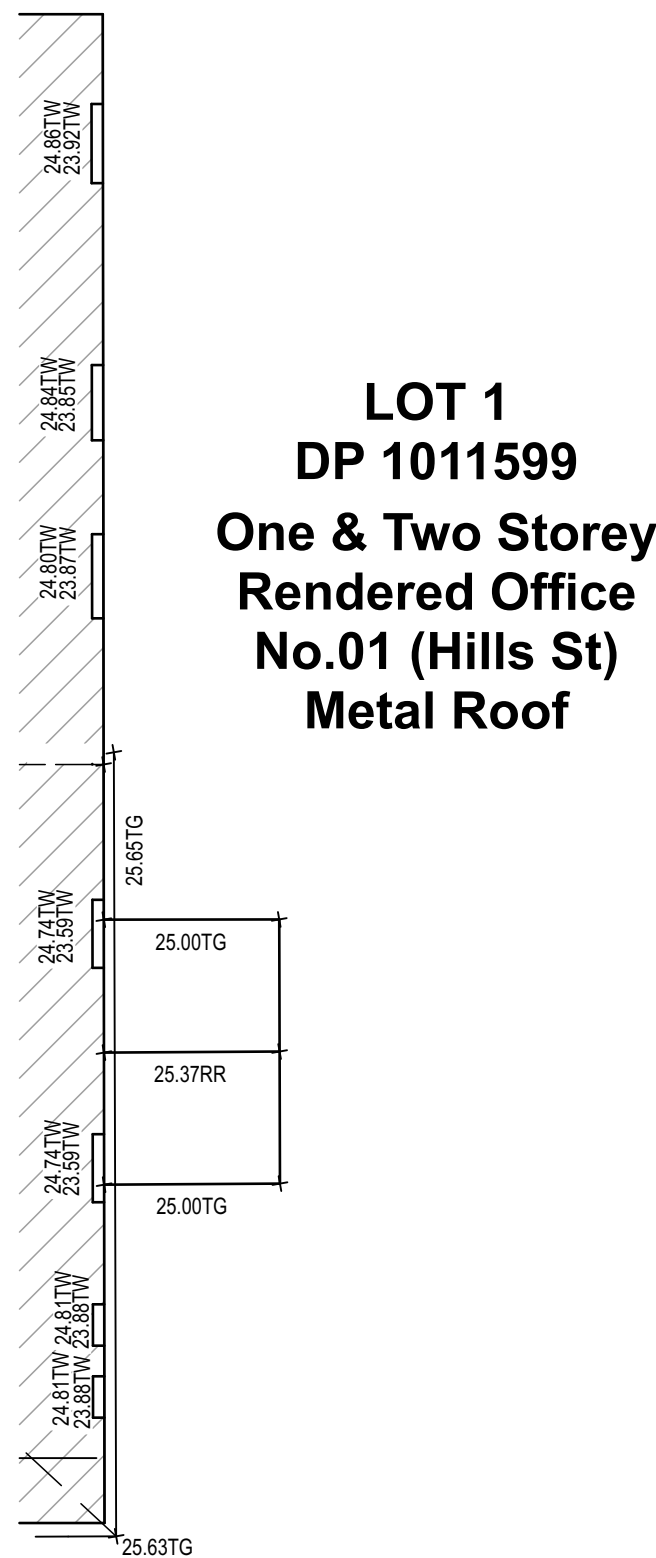
Revision#;
04

Site & Block Analysis

Building Envelope Diagram



01 Building Envelope



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Drawing No; A005	Revision#; 05
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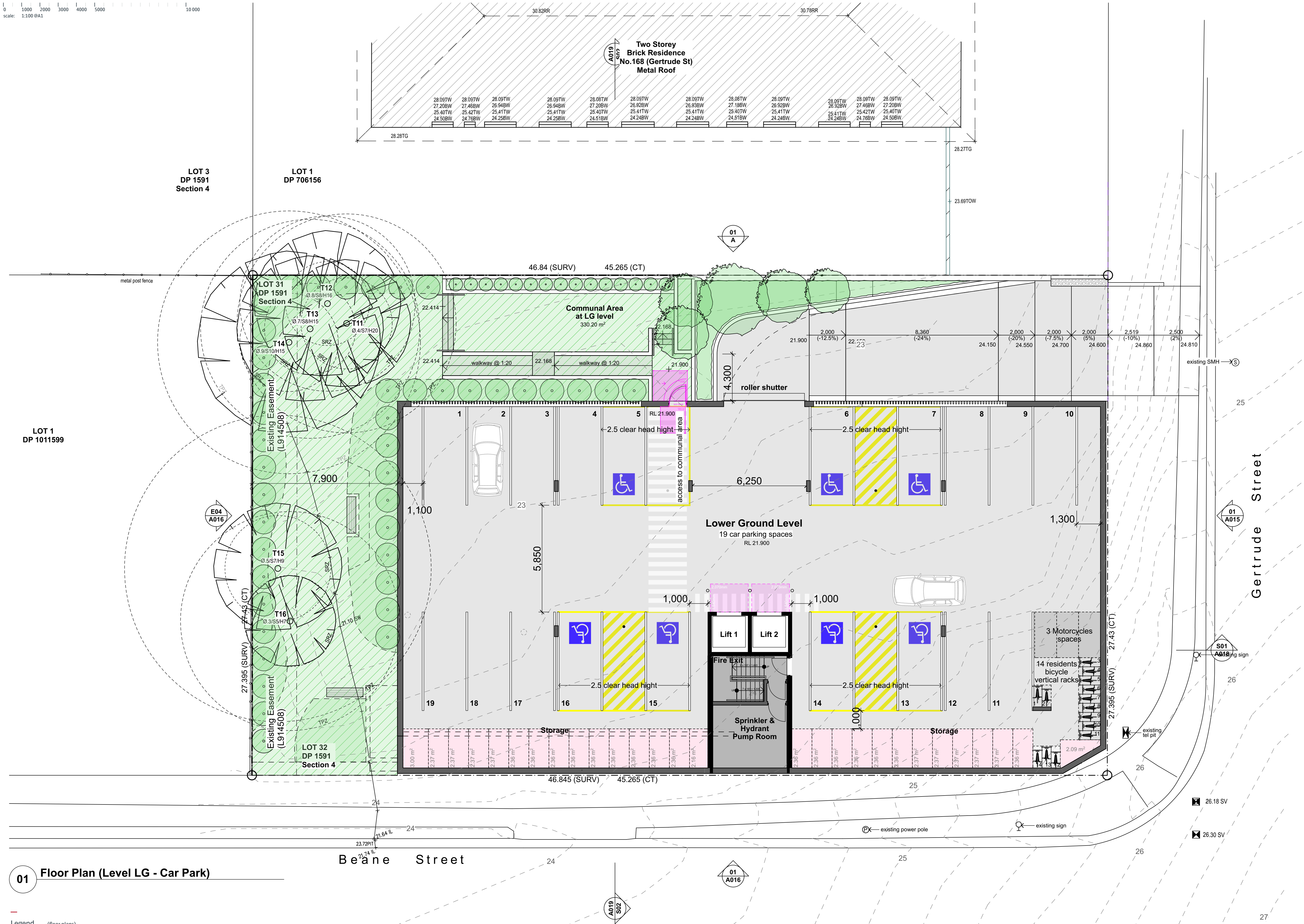
Site & External Works Plan

DEVELOPMENT DATA				
ADDRESS	56-58 Beane Street, Gosford			
SITE AREA	1,284m2			
NUMBER OF EXISTING LOTS	Lots 31 & 32 DP1591			
FSR* 0.5 bonus FSR	Max. FSR 2.5:1 (3,210m2) Proposed FSR 2.376:1 (3,051.01m2)			
GFA*	Lower Ground		m2	
	Level 1	471.01	m2	
	Level 2	557.88	m2	
	Level 3	557.88	m2	
	Level 4	557.88	m2	
	Level 5	302.12	m2	
	Level 6	302.12	m2	
	Level 7	302.12	m2	
	TOTAL	3,051.01	m2	
	*GFA measured to inner face of external enclosing wall, excluding lifts, stairs, services & voids.			
Total Build Area**	Lower Ground	789.71	m2	
	Level 1	559.48	m2	
	Level 2	627.92	m2	
	Level 3	627.92	m2	
	Level 4	627.92	m2	
	Level 5	359.60	m2	
	Level 6	360.09	m2	
	Level 7	360.09	m2	
	TOTAL	4,312.73	m2	
	*Total Build Area measured to outer face of external enclosing wall, including lifts, stairs, services & voids.			
YIELD	Bedroom No.	TOTAL		
	1 Bed Unit	21		
	2 Bed Unit	20		
	TOTAL	41		
NUMBER OF DWELLINGS	Proposed Residential Apartment Building (x 41 Units) + Lower ground Parking			

	Control	Requirement	Proposed
BUILDING HEIGHT	GOSFORD CITY CENTRE LEP	max. 24m	24m
PARKING	ARHSEPP	21 x 1B @ 0.4 space = 8.4 20 x 2B @ 0.5 spaces = 10	19 spaces (required 18.4)
Motorcycle& Bicycles	GOSFORD CITY CENTRE DCP	Motorcycles 41/15 = 2.7 Bicycles 41/3 = 13.6 Residents 41/12 = 3.4 Visitors	3 spaces 14 spaces 4 spaces
SETBACKS	GOSFORD CITY CENTRE DCP	Front (street)	3m
		Side	6m
		Rear	6m
LANDSCAPE AREA	ADG	min. 25% of site area (321m2)	403m2 (31.4% of site area)
DEEP SOIL	DCP	min. 7% of site area (90m2)	296m2 (23% of site area)
COMMON AREA	DCP	Communal open space has a minimum area equal to 25% of the site (321m2)	330.20m2 (25.7% of site area)
CROSS VENTILATION	ADG	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. (16.8 units)	26 Units (63.4%)
SOLAR ACCESS	ADG	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm	29 Units (70%)

DWELLING BREAKDOWN			
DESCRIPTION	ISSUE		COMMENT
UNIT 101 (Adaptable) 2 BED AREA = 79.89m2 POS = 11.82m2 STORAGE = 6.67m3 (inside the unit)			
UNIT 102 (Adaptable) 2 BED AREA = 74.72m2 POS = 11.60m2 STORAGE = 4.60m3 (inside the unit)			
UNIT 103 (Adaptable) 1 BED AREA = 64.40m2 POS = 8.69m2 STORAGE = 4.10m3 (inside the unit)			
UNIT 104 (Adaptable) 1 BED AREA = 61.76m2 POS = 27.40m2 STORAGE = 3.57m3 (inside the unit)			
UNIT 105 1 BED AREA = 54.69m2 POS = 38.87m2 STORAGE = 2.43m3 (inside the unit)			
UNIT 201 / 301 / 401 2 BED AREA = 70.20m2 POS = 18.57m2 STORAGE = 4.78m3 (inside the unit)			
UNIT 202 / 302 / 402 1 BED AREA = 52.98m2 POS = 8.10m2 STORAGE = 3.57m3 (inside the unit)			
UNIT 203 / 303 / 403 2 BED AREA = 72.11m2 POS = 10.23m2 STORAGE = 4.73m3 (inside the unit)			
UNIT 204 / 304 / 404 1 BED AREA = 53.14m2 POS = 8.69m2 STORAGE = 4.48m3 (inside the unit)			
UNIT 205 / 305 / 405 1 BED AREA = 53.14m2 POS = 8.69m2 STORAGE = 4.48m3 (inside the unit)			
UNIT 206 / 306 / 406 2 BED AREA = 72.08m2 POS = 10.01m2 STORAGE = 4.65m3 (inside the unit)			
UNIT 207 / 307 / 407 1 BED AREA = 51.07m2 POS = 8.13m2 / 8.54m2 / 8.54m2 STORAGE = 3.53m3 (inside the unit)			
UNIT 208 / 308 / 408 2 BED AREA = 71.12m2 POS = 14.41m2 STORAGE = 6.56m3 (inside the unit)			
UNIT 501 (Adaptable) 2 BED AREA = 81.14m2 POS = 10.36m2 STORAGE = 6.02m3 (inside the unit)			
UNIT 502 / 602 / 702 1 BED AREA = 56.70m2 POS = 8.40m2 STORAGE = 6.91m3 (inside the unit)			
UNIT 503 / 603 / 703 1 BED AREA = 56.70m2 POS = 8.40m2 STORAGE = 6.91m3 (inside the unit)			
UNIT 604 2 BED AREA = 71.10m2 POS = 10.08m2 STORAGE = 4.80m3 (inside the unit)			
UNIT 601 / 701 (Adaptable) 2 BED AREA = 80.77m2 POS = 16.21m2 STORAGE = 4.51m3 (inside the unit)			
UNIT 604 / 704 2 BED AREA = 70.05m2 POS = 15.35m2/ 15.82m2 STORAGE = 4.80m3 (inside the unit)			
*dwelling floor area includes internal walls but excludes external walls. ** Storage claculations depict storage within the units only.			

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1



01 Floor Plan (Level LG - Car Park)

Legend (floor plans)

note: drawing may not contain all items listed below

door numbers (as scheduled)
(prefix ex. for existing door)

window numbers (as scheduled)
(prefix ex. for existing window)

wall type (as scheduled)

air conditioner condenser

accessible

adhc
amb
ap
bal(1)
bfc
bol
brm
bsn
cft(1)
cj
cl
col

ageing, disability & home care
ambulant
access panel
balustrade (type)
broom finish concrete
bollard
broom cupboard
basin
ceramic floor tile (type)
control joint
clothes line
column

comms
cpt(1)
ct
dip
edp
ex
fb(1)
fhr
fm
fs
fw

communication cabinet
carpet (type)
cooktop
downpipe
doorpost
electrical distribution box
existing
face brickwork (type)
fire hose reel
floor mat
fridge space
floor waste

gb
gt
gtd
hr(1)
ht
hwd
hyd
kr
lb
lin
mw
ofc

garbage bin
gate
grated drain
handrail (type)
hose tap
hot water unit
hydrant
kerb ramp
letter box
linen cupboard
microwave
off form concrete

p/c
pmp
ply
ref
rfm
robe
rw(1)
rwt
snk
sc
sfc
shr

photocopier
permeable paving
pantry
refrigerator
recessed floor mat
wardrobe
retaining wall (type)
rainwater tank
steel column
steel float concrete
shower

sk
sl
st
sv(1)
swp
tgsi
vp
wfc
wm
wo
ws

skylight/skytube
sliding door
store
sheet vinyl (type)
storm water pit
tactile ground surface indicators
vent pipe
wood float concrete
washing machine space
wall oven
wheel stop

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Registered Architects - NSW Planning 3642, S.M. Evans 7686
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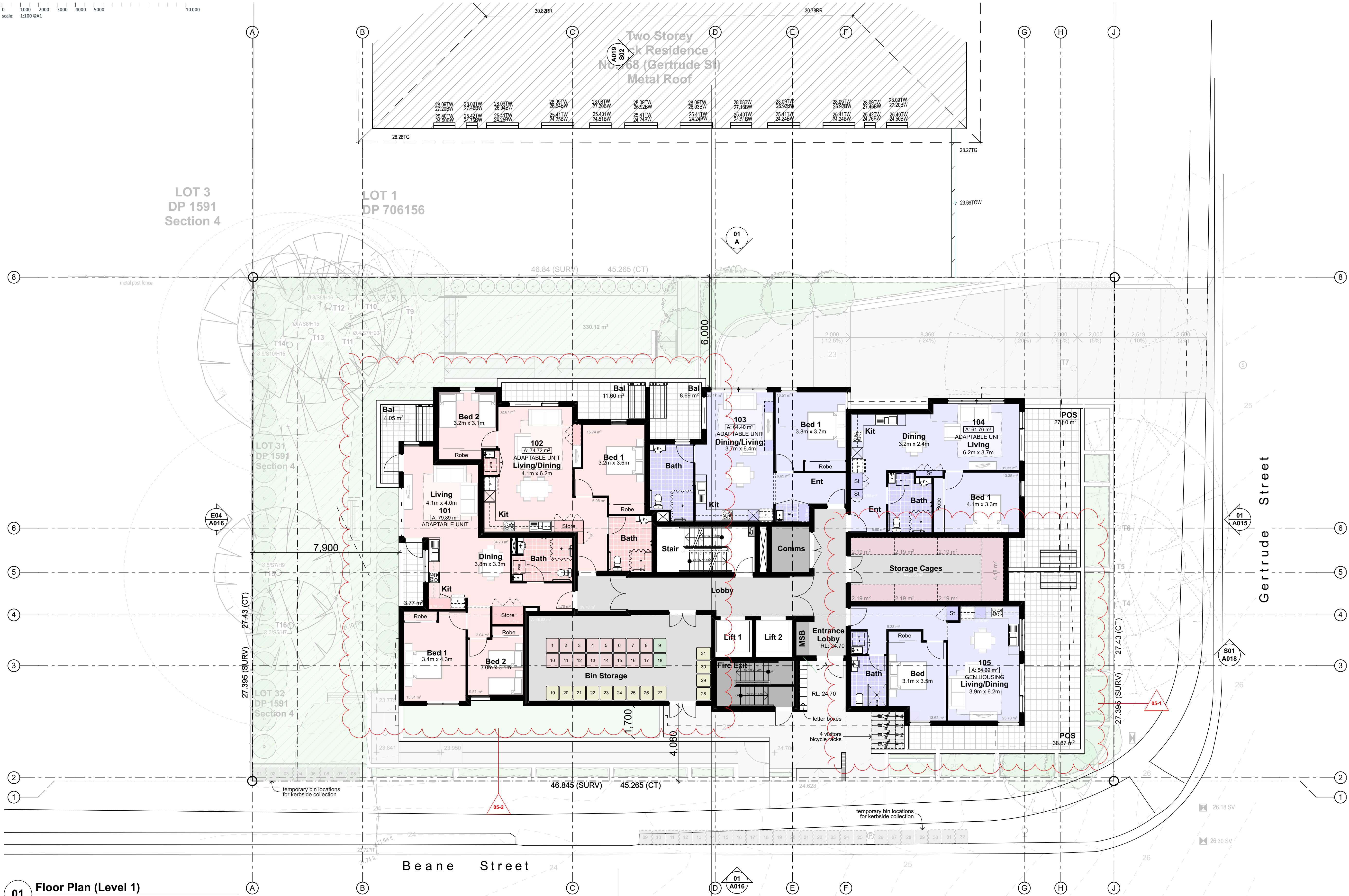
Project No;
2421.19

Drawing No;
A007

Revision#;
04

Lower Ground Car Park
Plan

0 1000 2000 3000 4000 5000 10000
scale: 1:100 @A1



01 Floor Plan (Level 1)
1:100

Legend (floor plans)

note: drawing may not contain all items listed below

- door numbers (as scheduled)
(prefix ex. for existing door)
- window numbers (as scheduled)
(prefix ex. for existing window)
- wall type (as scheduled)
- air conditioner condenser
- accessible

- adhc
- amb
- ap
- bal(1)
- bfc
- bol
- brm
- bsn
- ctf(1)
- cj
- cl
- col

- ageing, disability & home care
- ambulant
- access panel
- balustrade (type)
- broom finish concrete
- bollard
- broom cupboard
- basin
- ceramic floor tile (type)
- control joint
- clothes line
- colum

- comms
- cp(1)
- ct
- dp
- dnp
- edb
- ex
- fb(1)
- fhr
- fm
- fs
- fw

- communication cabinet
- carpet (type)
- cooking
- downpipe
- doorpost
- electrical distribution box
- existing
- face brickwork (type)
- fire hose reel
- floor mat
- fridge space
- floor waste

- gb
- gt
- gtid
- hr(1)
- ht
- hwu
- hyd
- kr
- lb
- lin
- mw
- ofc

- garbage bin
- gate
- grated drain
- handrail (type)
- hose tap
- hot water unit
- hydrant
- kerb ramp
- letter box
- linen cupboard
- microwave
- off form concrete

- p/c
- pmp
- ply
- ref
- rfr
- robe
- rw(1)
- rwt
- snk
- sc
- sfc
- shr

- photocopier
- permeable paving
- pantry
- refrigerator
- recessed floor mat
- wardrobe
- retaining wall (type)
- rainwater tank
- steel column
- steel float concrete
- shower

- sk
- sl
- st
- sv(1)
- swp
- tgsi
- vp
- wfc
- wm
- wo
- ws

- skylight/skytube
- sliding door
- store
- sheet vinyl (type)
- storm water pit
- tactile ground surface indicators
- vent pipe
- wood float concrete
- washing machine space
- wall oven
- wheel stop

Unit Typology

- 1 bed
- 2 bed

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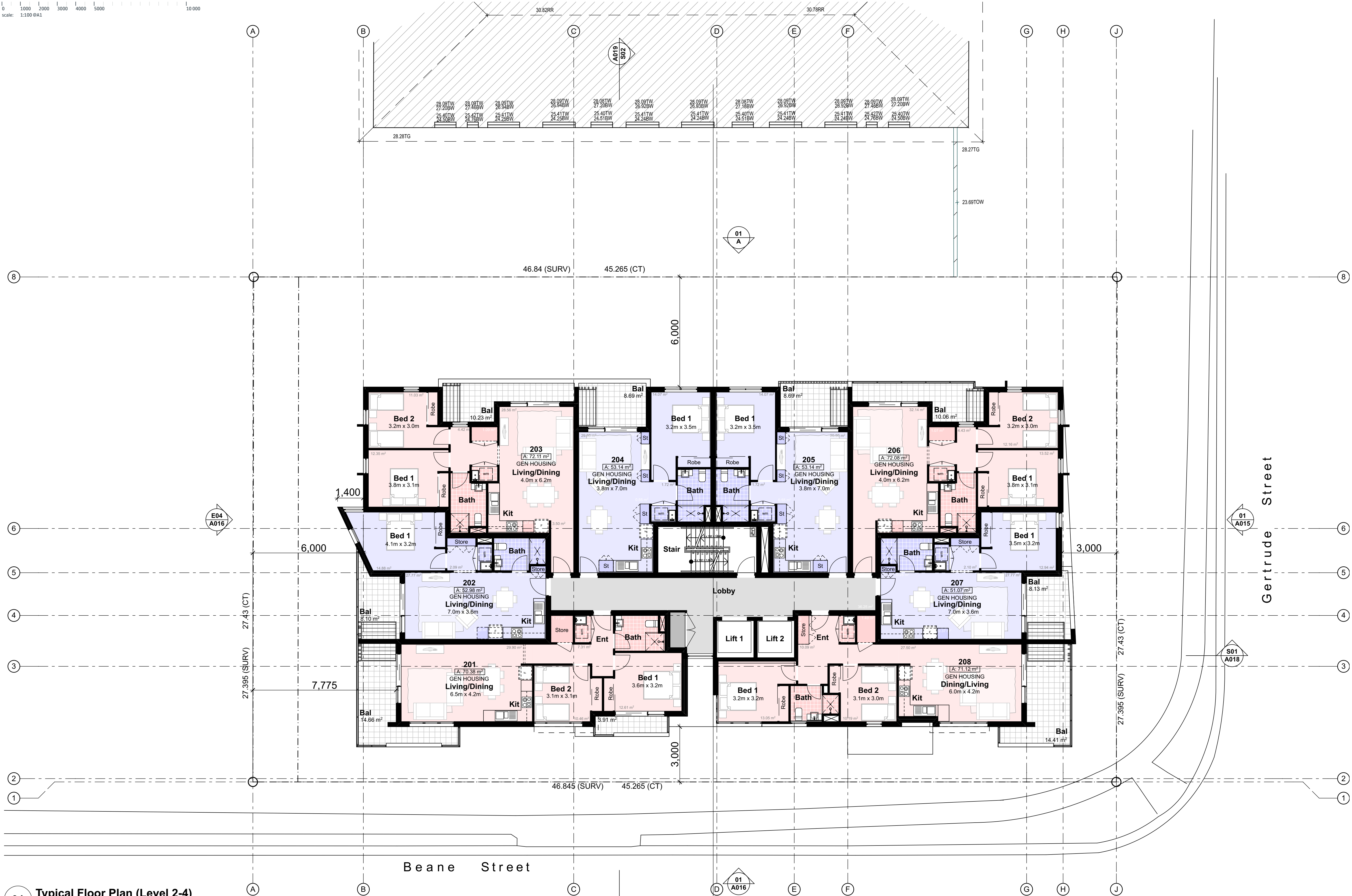
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A008

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05

Floor Plan (Level 1)

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scale: 1:100 @A1



01 Typical Floor Plan (Level 2-4) 1:100

Legend (floor plans)

note: drawing may not contain all items listed below

door numbers (as scheduled)
(prefix ex. for existing door)

window numbers (as scheduled)
(prefix ex. for existing window)

wall type (as scheduled)

ac air conditioner condenser
acc accessible

adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bol bollard
brm broom cupboard
bsn basin
cft(1) ceramic floor tile (type)
cj control joint
cl clothes line
col column

comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
dpb doorpost
edb electrical distribution box
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
fm floor mat
fs fridge space
fw floor waste

gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwt hot water unit
hyd hydrant
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
ofc off form concrete

p/c photocopy
pmp permeable paving
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwt rainwater tank
sc steel column
sfc steel float concrete
shr shower

sk skylight/skytube
sl sliding door
st store
sv(1) sheet vinyl (type)
swp storm water pit
tgsi tactile ground surface indicators
vp vent pipe
wfc wood float concrete
wm washing machine space
wo wall oven
ws wheel stop

Unit Typology

1 bed
2 bed

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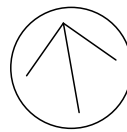
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Scale: as noted @ A1

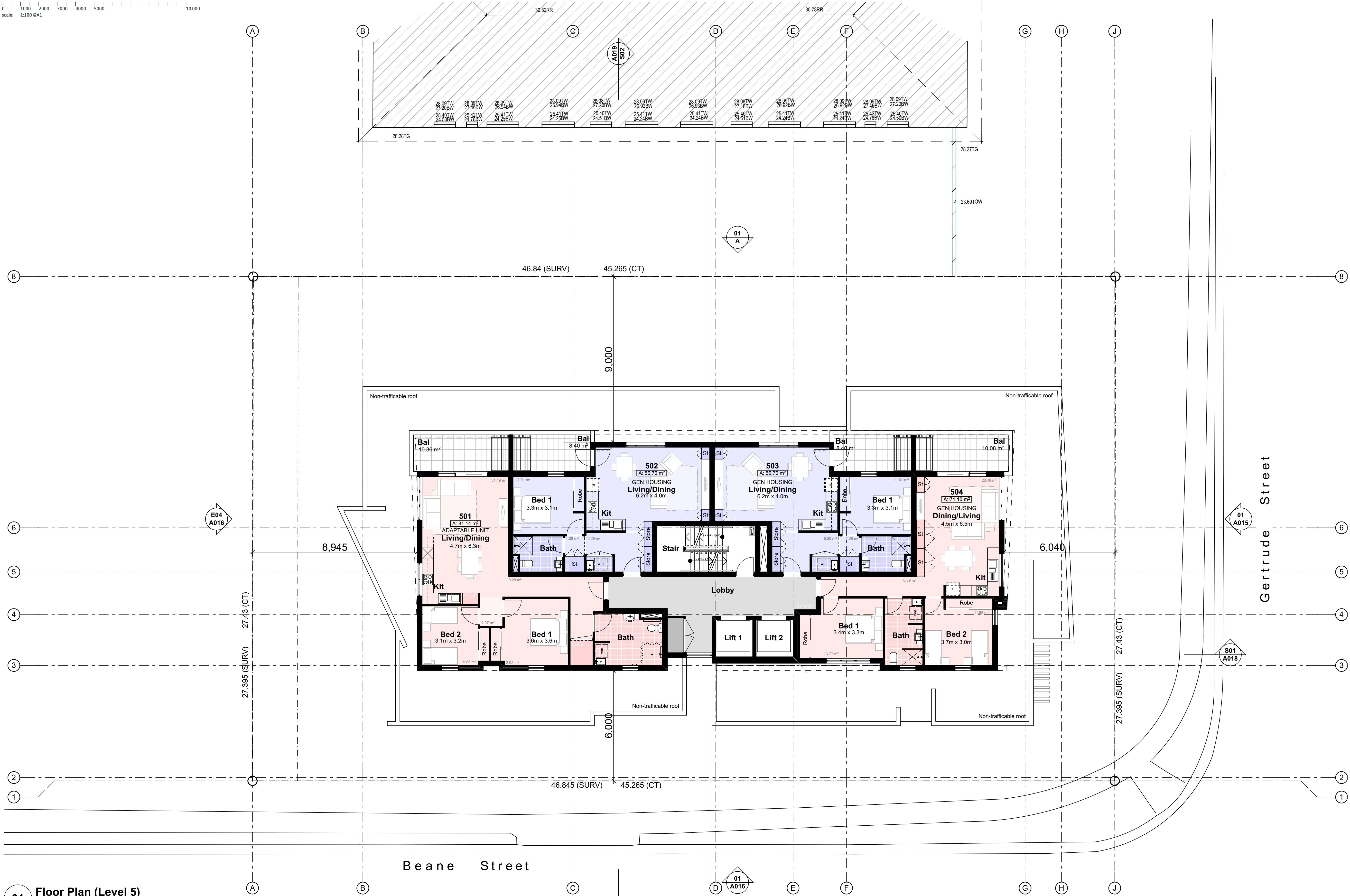
Project No;
2421.19

Drawing No;
A009

Revision#;
04

Typical Floor Plan (Level
2-4)

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scale: 1:100 @A1



01 Floor Plan (Level 5)

1:100

Legend (floor plans)

note: drawing may not contain all items listed below

door numbers (as scheduled)
(prefix ex. for existing door)

window numbers (as scheduled)
(prefix ex. for existing window)

wall type (as scheduled)

air conditioner condenser
accessible

adhc
amb
ap
bal(1)
bfc
bol
brm
bsn
cft(1)
cl
col
ageing, disability & home care
ambulant
access panel
balustrade (type)
broom finish concrete
bollard
broom cupboard
basin
ceramic floor tile (type)
control joint
clothes line
column

comms
cpt(1)
ct
dtp
edp
ex.
fb(1)
fhr
fm
fs
fw
communication cabinet
carpet (type)
cooktop
downpipe
doorpost
electrical distribution box
existing
face brickwork (type)
letter box
floor mat
fridge space
floor waste

gb
gt
gtd
hr(1)
ht
hwt
hyd
kr
lb
lin
mw
ofc
garbage bin
gate
grated drain
handrail (type)
hose tap
hot water unit
hydrant
kerb ramp
letter box
linen cupboard
microwave
off form concrete

p/c
pmp
ply
ref
rfm
robe
rw(1)
rwt
snk
sc
sfc
shr
photocopier
permeable paving
pantry
refrigerator
recessed floor mat
wardrobe
retaining wall (type)
rainwater tank
steel column
steel float concrete
shower

sk
sl
st
sv(1)
swp
tgsl
vp
wfc
wm
wo
ws
skylight/skytube
sliding door
store
sheet vinyl (type)
storm water pit
tactile ground surface indicators
vent pipe
wood float concrete
washing machine space
wall oven
wheel stop

Unit Typology

1 bed
2 bed

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Rev	Issue	Date
01	Revised Architectural Set	26/11/19
02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19
04	DA Re-Issue	17/01/20

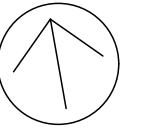
Architecture
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Land & Housing Corporation



Mono Constructions

Residential Apartment Building

56 Beane Street,
Gosford, NSW

Drawn; jok/at/mc/ef
Checked; jok/ at
Plot date; 1/4/20

Scale; as noted @ A1

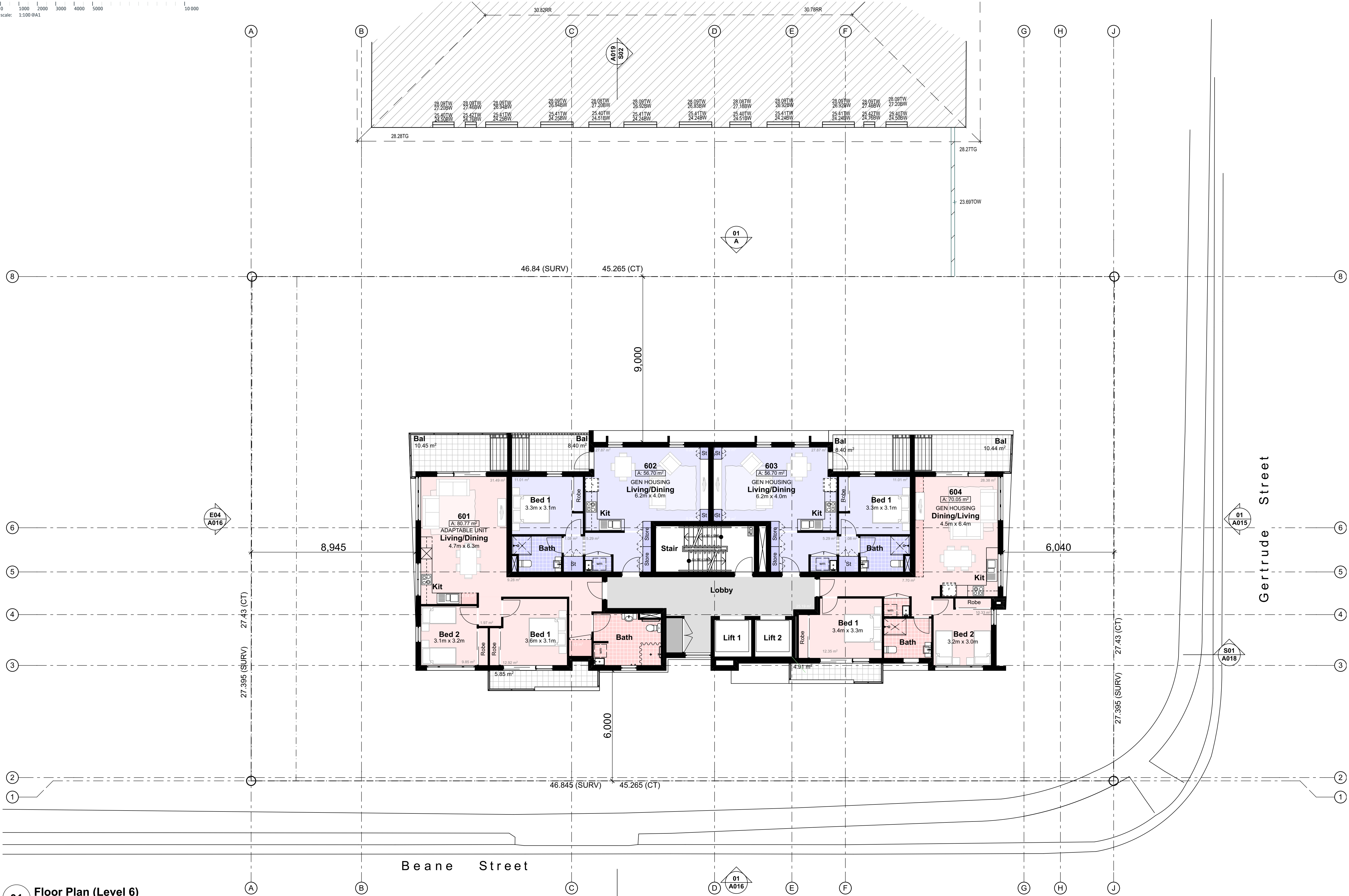
Project No;
2421.19

Drawing No;
A010

Revision#;
04

Floor Plan (Level 5)

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1



01 Floor Plan (Level 6)
1:100

Legend (floor plans)
note: drawing may not contain all items listed below

- (DN)** door numbers (as scheduled)
(prefix ex. for existing door)
- (WN)** window numbers (as scheduled)
(prefix ex. for existing window)
- [a]** wall type (as scheduled)
- ac air conditioner condenser
acc accessible

- adhc ageing, disability & home care
amb ambulant
ap access panel
bal(1) balustrade (type)
bfc broom finish concrete
bol bollard
brm broom cupboard
bsn basin
cft(1) ceramic floor tile (type)
cjl control joint
cl clothes line
col column

- comms communication cabinet
cpt(1) carpet (type)
ct cooktop
dp downpipe
dpp doorpost
edb electrical distribution box
ex existing
fb(1) face brickwork (type)
fhr fire hose reel
fm floor mat
fs fridge space
fw floor waste

- gb garbage bin
gt gate
gtd grated drain
hr(1) handrail (type)
ht hose tap
hwu hot water unit
kr kerb ramp
lb letter box
lin linen cupboard
mw microwave
ofc off form concrete

- p/c pmp
pmp permeable paving
ply pantry
ref refrigerator
rfm recessed floor mat
robe wardrobe
rw(1) retaining wall (type)
rwt rainwater tank
sc steel column
sfc steel float concrete
shr shower

Unit Typology

- 1 bed
2 bed

A019
S02

01
A016

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Rev	Issue	Date
01	Revised Architectural Set	18/12/19
02	DA Re-Issue	17/01/20

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Mono Constructions

Residential Apartment Building

56 Beane Street,
Gosford, NSW

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Scale; as noted @ A1

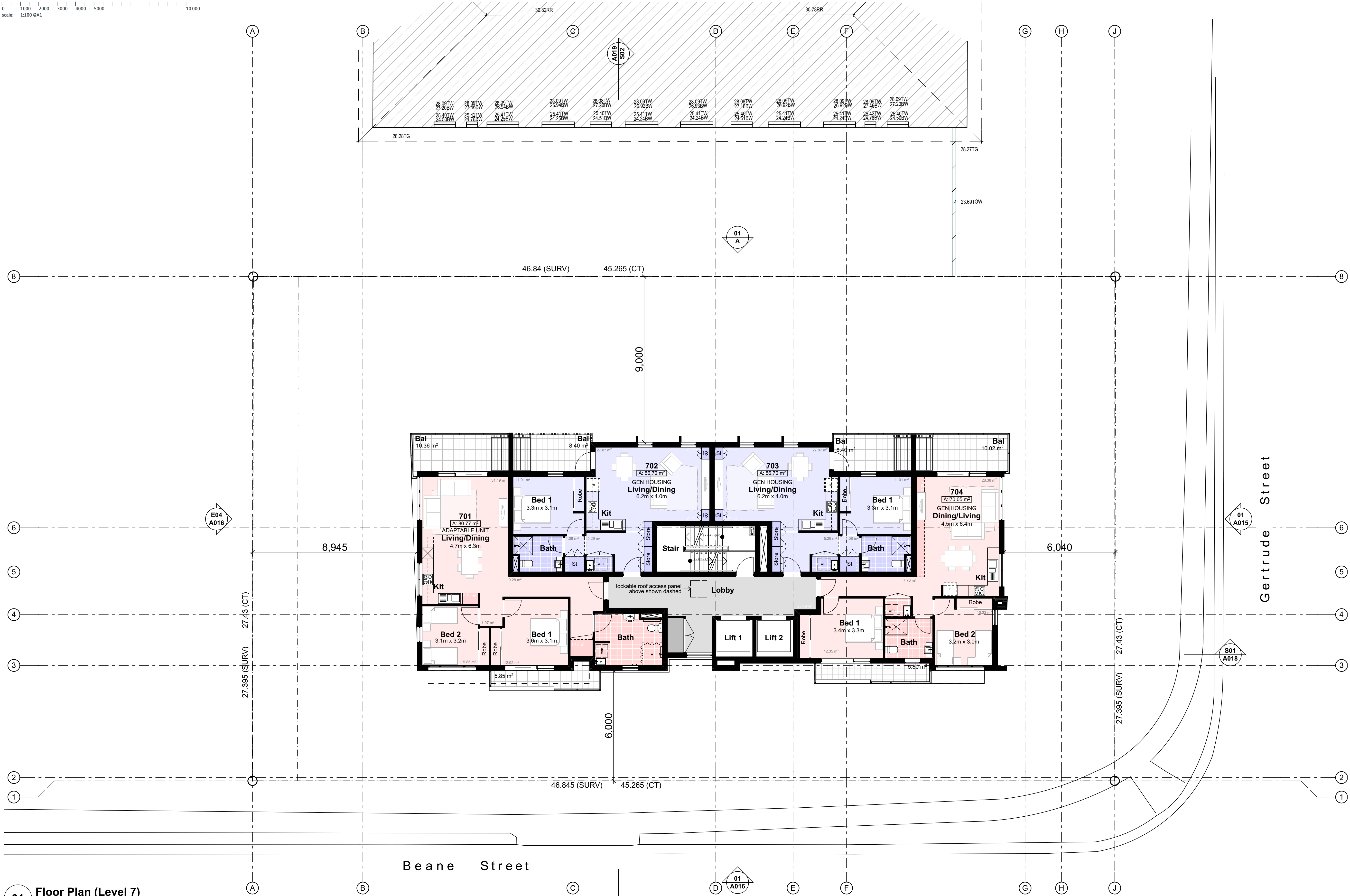
Project No;
2421.19

Drawing No;
A011

Revision#;
02

Floor Plan (Level 6)

0 1000 2000 3000 4000 5000 10 000
scale: 1:100 @A1



01 Floor Plan (Level 7) 1:100

Legend (floor plans)

note: drawing may not contain all items listed below

- door numbers (as scheduled)
(prefix ex. for existing door)
- window numbers (as scheduled)
(prefix ex. for existing window)
- wall type (as scheduled)
- air conditioner condenser
- accessible

- adhc ageing, disability & home care
- amb ambulant
- ap access panel
- bal(1) balustrade (type)
- bfc broom finish concrete
- bol bollard
- brm broom cupboard
- bsn basin
- cft(1) ceramic floor tile (type)
- cj control joint
- cl clothes line
- col column

- comms communication cabinet
- cpt(1) carpet (type)
- ct cooktop
- dp downpipe
- drp doorpost
- edb electrical distribution box
- ex existing
- fb(1) face brickwork (type)
- fhr fire hose reel
- fm floor mat
- fs fridge space
- fw floor waste

- gb garbage bin
- gt gate
- gtd grated drain
- hr(1) handrail (type)
- ht hose tap
- hwu hot water unit
- hyd hydrant
- kr kerb ramp
- lb letter box
- lin linen cupboard
- mw microwave
- ofc off form concrete

- p/c pmp
- pmp permeable paving
- ply pantry
- ref refrigerator
- rfr recessed floor mat
- robe wardrobe
- rw(1) retaining wall (type)
- rwt rainwater tank
- sc steel column
- sfc steel float concrete
- shr shower

Unit Typology

- 1 bed
- 2 bed

- sk skylight/skytube
- sl sliding door
- st store
- sv(1) sheet vinyl (type)
- swp storm water pit
- tgsi tactile ground surface indicators
- vp vent pipe
- wfc wood float concrete
- wm washing machine space
- wo wall oven
- ws wheel stop

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Rev	Issue	Date
01	Revised Architectural Set	18/12/19
02	DA Re-Issue	17/01/20

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Mono Constructions

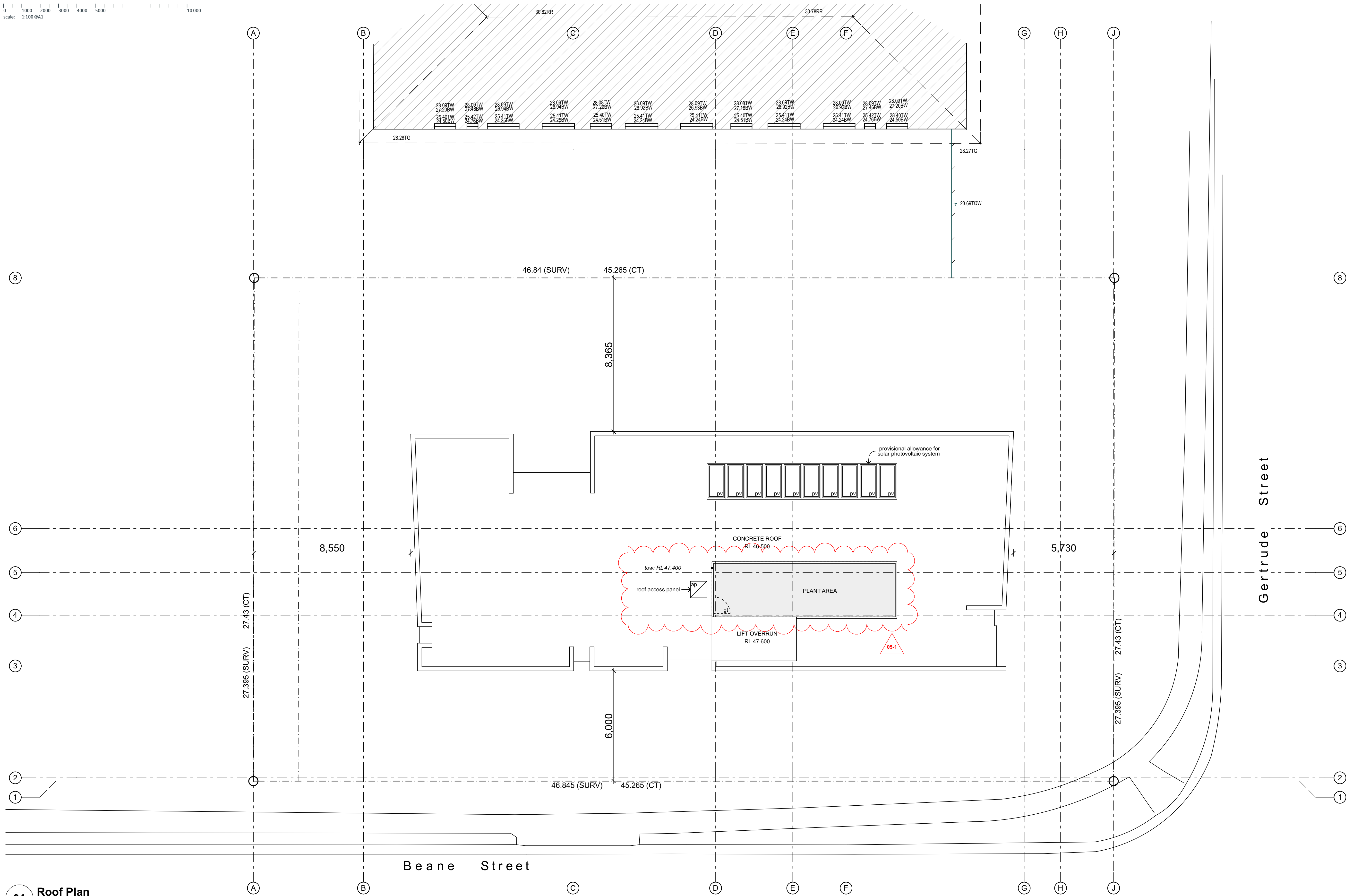
Residential Apartment Building
56 Beane Street,
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Checked; jok/ at
Plot date; 1/4/20

Scale; as noted @ A1

Project No;
2421.19
Drawing No;
A012
Revision#;
02

Floor Plan (Level 7)



Roof Plan