



Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: DA 10132

Granted on: 15 July 2020

Signed: JF

Sheet No: 1 of 48

Perspective Images



05-1



05-2



05-3



05-4

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Registered Architects - NSW Planning 3542, NSW Urban 7438
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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
05	DA Re-Issue (Garbage Room Redesign)	31/03/20

Architecture
Project management
Interior design



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Family &
Community Services
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: A001
Revision#: 05

Perspective Images (1 of 2)



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Sheet No: 2 of 48

Perspective Images



View from west



View from Beane St - South



View from Gertrude St - East



View from North

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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: A002
Revision#: 05

Perspective Images (2 of 2)

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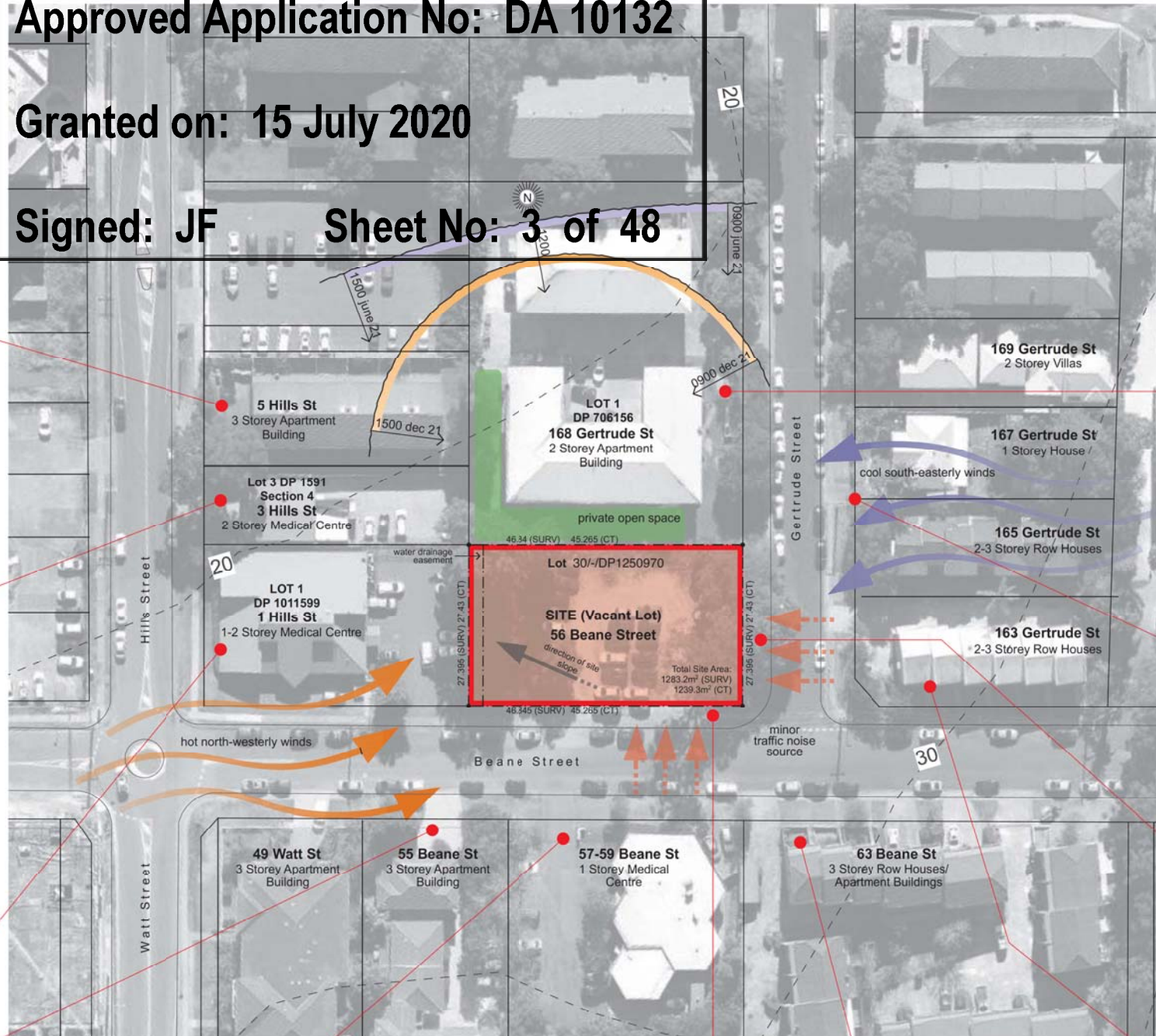
Planning,
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01 Site & Block Analysis
1:500



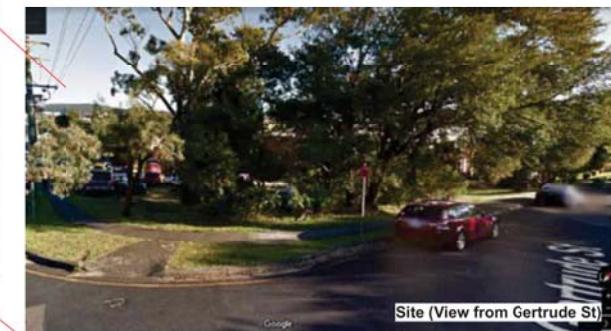
- Goosford High School (400m)
- Goosford Public School (900m)
- Goosford Hospital (500m)
- Medical Centre (70m)
- Bus @ Hills Street (70m)
- Goosford Town Centre (200m)
- Goosford Train Station (230m)
- Rumbalara Reserve (100m)

Stanton Dahl & Associates Pty Limited ABN 12 002 261 198

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04	DIA Re-Issue	17/01/20



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Mono Constructions

Residential Apartment Building
56 Beane Street,
Goosford, NSW

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

Scale: 1:500 as noted @ A1

Project No:
2421.19

Drawing No: A003 Revision#: 04

Site & Block Analysis

Building Envelope Diagram



Planning,
Industry &
Environment

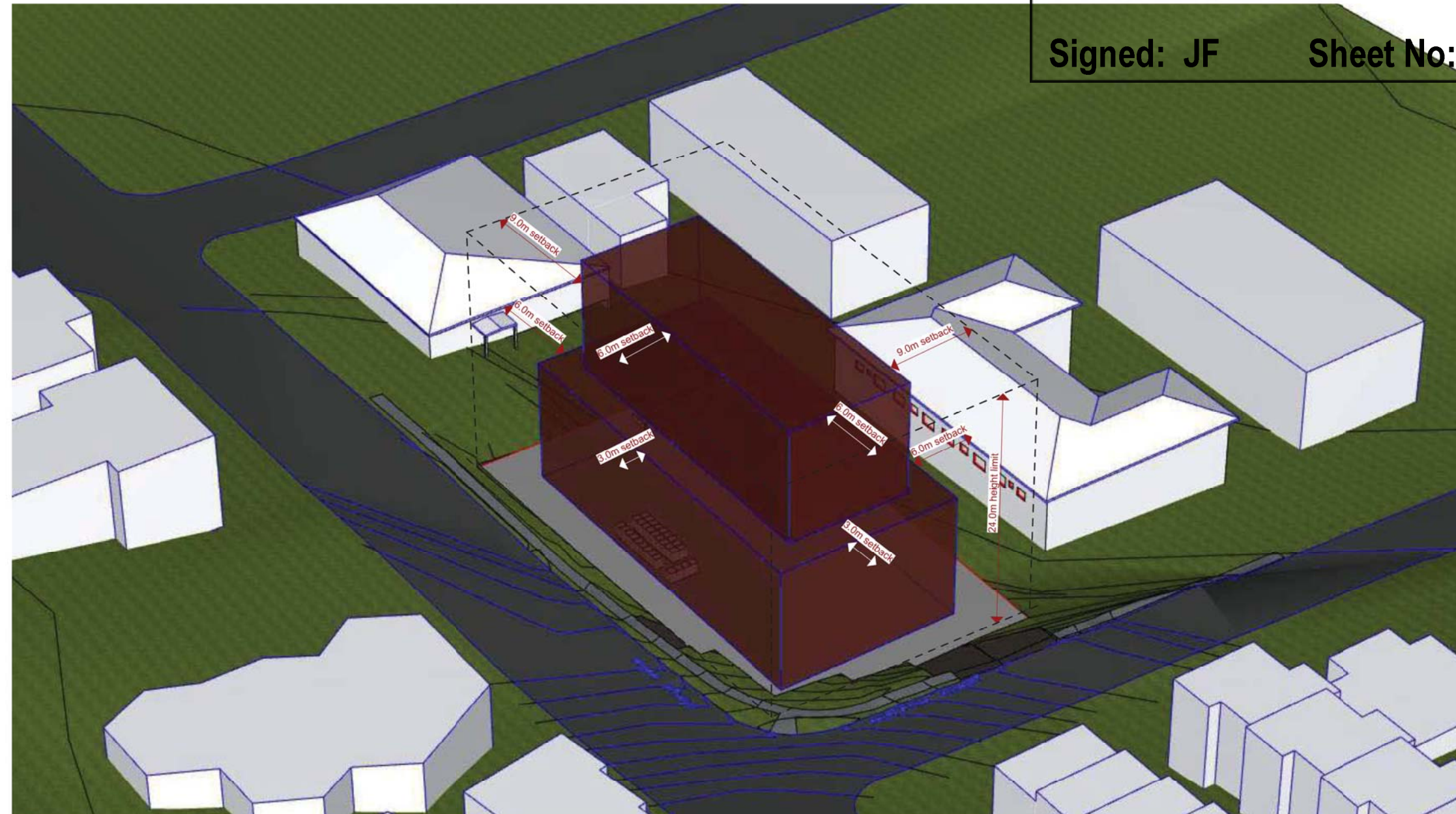
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Sheet No: 4 of 48



01 Building Envelope

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Mono Constructions

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Scale: as noted @ A1

Project No:
2421.19

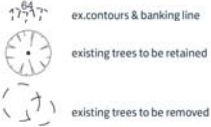
Drawing No: A004
Revision#: 04

Building Envelope
Diagram

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

Legend (external work / site plan)

note: drawing may not contain all items listed below



ex.RL00.00 → existing levels
RL00.00 → proposed levels

ac air conditioner condenser
bal(1) balustrade (type)
boe brick on edge
bol bollard
cl clothes line
col column
dp downpipe
ex. existing
fb(1) facebrick work (type)
ft(1) fence (type)
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
pmp permeable paving
pp power pole
rw(1) retaining wall (type)
swp storm water pit
tgsi tactile ground surface indicator
tow top of wall



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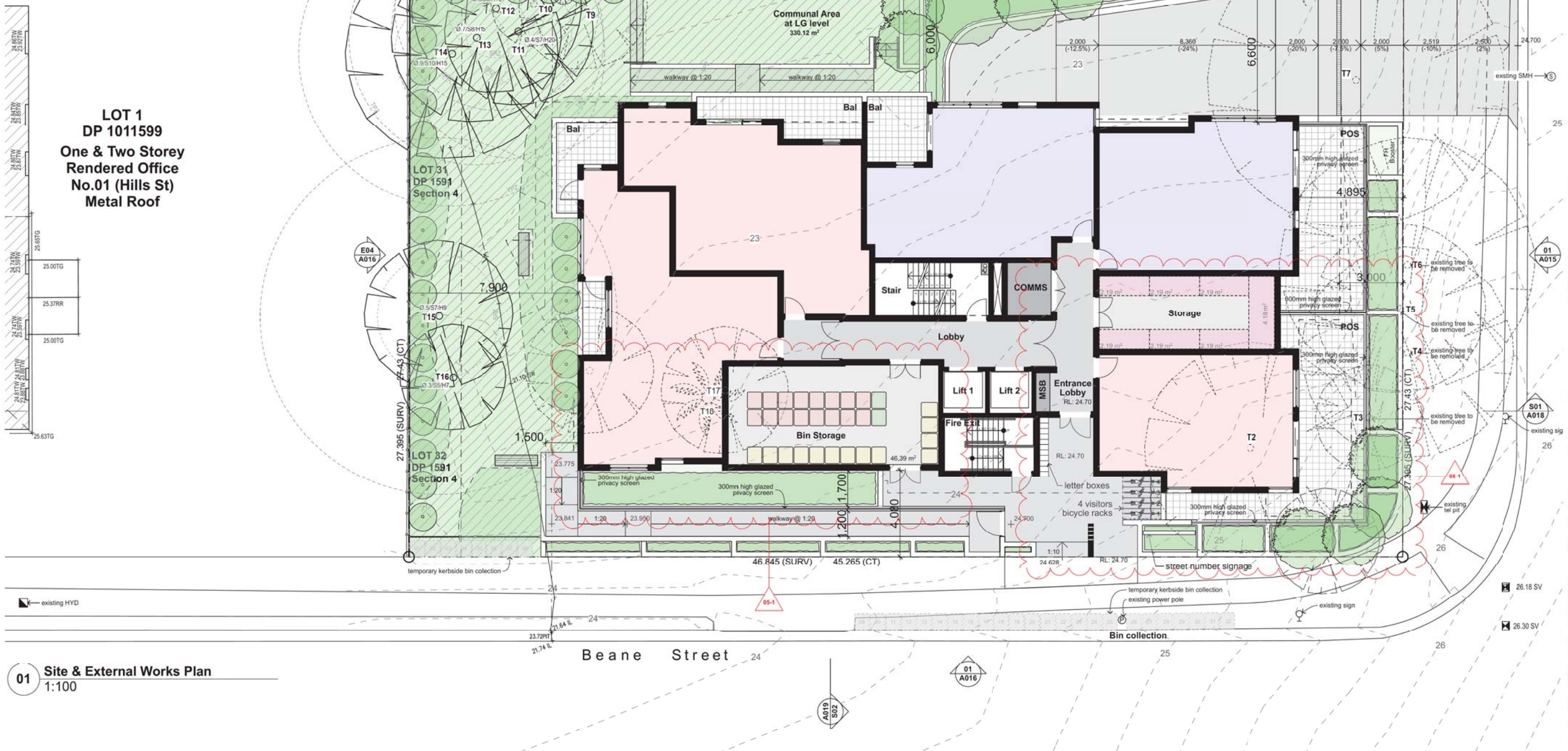
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LOT 3
DP 1591
Section 4

LOT 1
DP 706156

LOT 1
DP 101599
One & Two Storey
Rendered Office
No.01 (Hills St)
Metal Roof



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Mono Constructions

Residential Apartment Building
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Checked: jok/at
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Scale: 1:100 as noted @ A1

Project No:
2421.19

Drawing No: A005
Revision#: 05

Site & External Works
Plan

01 Site & External Works Plan
1:100

DEVELOPMENT DATA				
ADDRESS	56-58 Beane Street, Gosford			
SITE AREA	1,284m ²			
NUMBER OF EXISTING LOTS	Lots 31 & 32 DP1591			
FSR* 0.5 bonus FSR	Max. FSR 2.5:1 (3,210m ²) Proposed FSR 2.376:1 (3,051.01m ²)			
GFA*	Lower Ground		m ²	
	Level 1	471.01	m ²	
	Level 2	557.88	m ²	
	Level 3	557.88	m ²	
	Level 4	557.88	m ²	
	Level 5	302.12	m ²	
	Level 6	302.12	m ²	
	Level 7	302.12	m ²	
	TOTAL	3,051.01	m ²	
*GFA measured to inner face of external enclosing wall, excluding lifts, stairs, services & voids.				
Total Build Area*	Lower Ground	789.71	m ²	
	Level 1	559.48	m ²	
	Level 2	627.92	m ²	
	Level 3	627.92	m ²	
	Level 4	627.92	m ²	
	Level 5	359.60	m ²	
	Level 6	360.09	m ²	
	Level 7	360.09	m ²	
	TOTAL	4,312.73	m ²	
*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 (321m ²)	403m ² (31.4% of site area)
DEEP SOIL	DCP	min. 7% of site area (90m ²)	296m ² (23% of site area)
COMMON AREA	DCP	Communal open space has a minimum area equal to 25% of the site (321m ²)	330.20m ² (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%)

DESCRIPTION	ISSUE	COMMENT
UNIT 101 (Adaptable)		
2 BED		
AREA = 79.89m ²		
POS = 11.82m ²		
STORAGE = 6.67m ³ (inside the unit)		
UNIT 102 (Adaptable)		
2 BED		
AREA = 74.72m ²		
POS = 11.60m ²		
STORAGE = 4.60m ³ (inside the unit)		
UNIT 103 (Adaptable)		
1 BED		
AREA = 64.40m ²		
POS = 8.69m ²		
STORAGE = 4.10m ³ (inside the unit)		
UNIT 104 (Adaptable)		
1 BED		
AREA = 61.76m ²		
POS = 27.40m ²		
STORAGE = 3.57m ³ (inside the unit)		
UNIT 105		
1 BED		
AREA = 54.69m ²		
POS = 38.87m ²		
STORAGE = 2.43m ³ (inside the unit)		
UNIT 201 / 301 / 401		
2 BED		
AREA = 70.20m ²		
POS = 18.57m ²		
STORAGE = 4.78m ³ (inside the unit)		
UNIT 202 / 302 / 402		
1 BED		
AREA = 52.98m ²		
POS = 8.10m ²		
STORAGE = 3.57m ³ (inside the unit)		
UNIT 203 / 303 / 403		
2 BED		
AREA = 72.11m ²		
POS = 10.23m ²		
STORAGE = 4.73m ³ (inside the unit)		
UNIT 204 / 304 / 404		
1 BED		
AREA = 53.14m ²		
POS = 8.69m ²		
STORAGE = 4.48m ³ (inside the unit)		
UNIT 206 / 306 / 406		
2 BED		
AREA = 72.08m ²		
POS = 10.01m ²		
STORAGE = 4.02m ³ (inside the unit)		
UNIT 207 / 307 / 407		
1 BED		
AREA = 51.87m ²		
POS = 8.13m ² / 8.54m ² / 8.54m ²		
STORAGE = 3.53m ³ (inside the unit)		
UNIT 208 / 308 / 408		
2 BED		
AREA = 71.12m ²		
POS = 14.41m ²		
STORAGE = 6.56m ³ (inside the unit)		
UNIT 501 (Adaptable)		
2 BED		
AREA = 81.14m ²		
POS = 10.36m ²		
STORAGE = 6.02m ³ (inside the unit)		
UNIT 502 / 602 / 702		
1 BED		
AREA = 56.70m ²		
POS = 8.40m ²		
STORAGE = 6.91m ³ (inside the unit)		
UNIT 503 / 603 / 703		
1 BED		
AREA = 56.70m ²		
POS = 8.40m ²		
STORAGE = 6.91m ³ (inside the unit)		
UNIT 504		
2 BED		
AREA = 71.10m ²		
POS = 10.08m ²		
STORAGE = 4.80m ³ (inside the unit)		
UNIT 601 / 701 (Adaptable)		
2 BED		
AREA = 80.77m ²		
POS = 16.21m ²		
STORAGE = 4.51m ³ (inside the unit)		
UNIT 604 / 704		
2 BED		
AREA = 70.05m ²		
POS = 15.35m ² / 15.82m ²		
STORAGE = 4.80m ³ (inside the unit)		
*dwelling floor area includes internal walls but excludes external walls.		
** Storage claculations depict storage within the units only.		



Planning,
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Sheet No: 6 of 48

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Architecture
Project management
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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: A006
Revision#: 05

Development Data

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scale: 1:100 @A1



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Mono Constructions

Residential Apartment Building

56 Beane Street,
Gosford, NSW

Drawn: jok/at/mc/ef
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Plot date: 1/4/20

Scale: as noted @ A1

Project No:
2421.19

Drawing No: A007 Revision#: 04

Lower Ground Car Park
Plan

LOT 3
DP 1591
Section 4

LOT 1
DP 706156

LOT 1
DP 1011599

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

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

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

- p/c photocopy
- pmp permeable paving
- pty pantry
- ref refrigerator
- rfd recessed floor mat
- robe wardrobe
- rw(1) retaining wall (type)
- rw rainwater tank
- snk sink
- sc steel column
- scf steel float concrete
- shr shower

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

Beane Street

Gertrude Street

0 1000 2000 3000 4000 5000 10,000
scale: 1:100 (A1)



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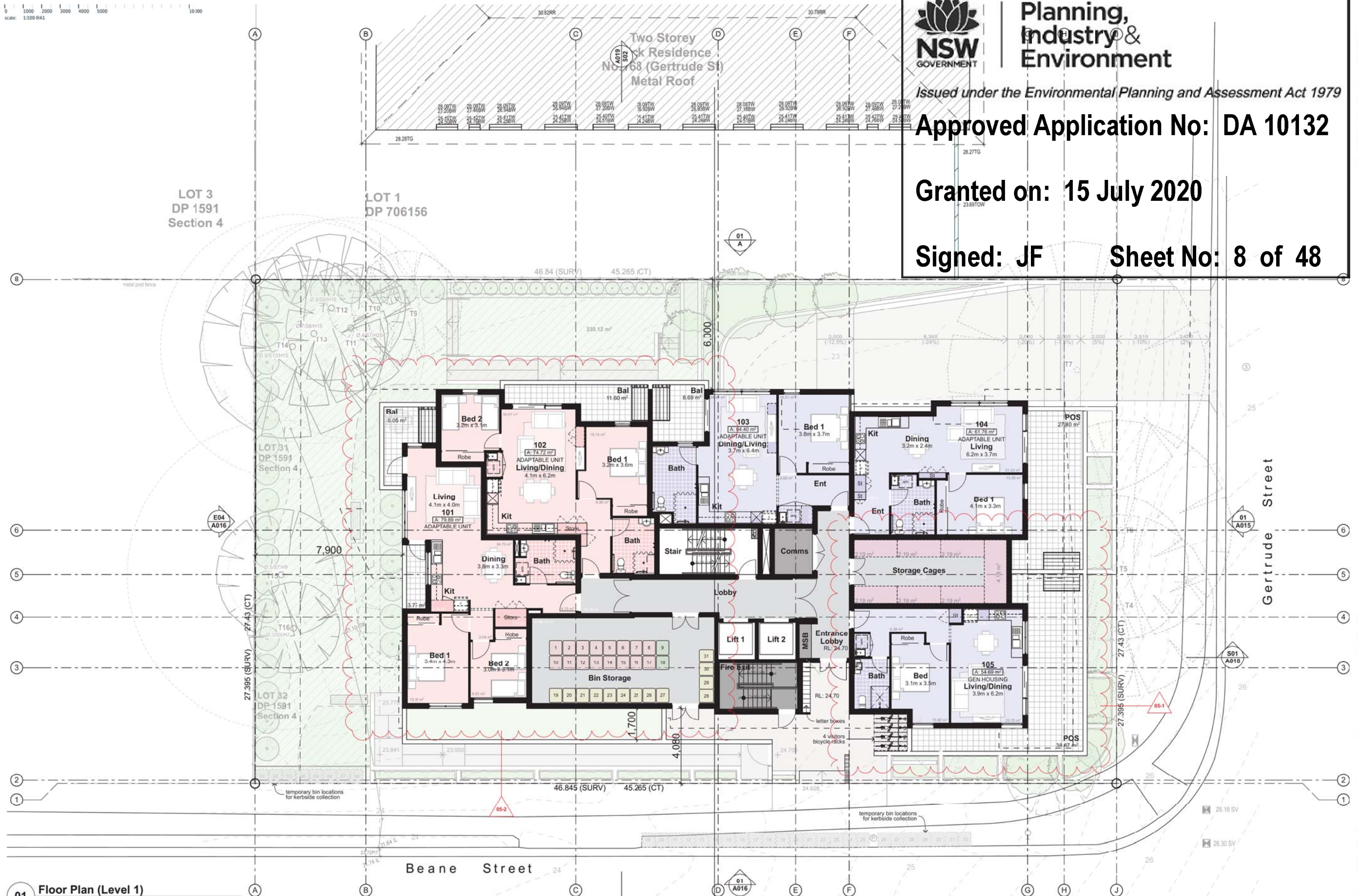
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01 Floor Plan (Level 1)
1:100

Legend	(floor plans)
(DH)	door numbers (as scheduled) (prefix ex. for existing door)
(WH)	window numbers (as scheduled) (prefix ex. for existing window)
(W)	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 upboard
bsn	basin
chf(1)	ceramic floor tile (type)
cj	control joint
cl	clothesline
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
dp	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
ht(1)	hose tap
ht	hot water unit
hwu	hydrant
kr	kerb ramp
lb	letter box
lin	linen cupboard
mw	microwave
ofc	off form concrete
p/c	photocopier
pmp	permeable paving
pty	pantry
ref	refrigerator
rfm	recessed floor mat
robe	wardrobe
rw(1)	retaining wall (type)
rwt	rainwater tank
snk	sink
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
tgsl	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

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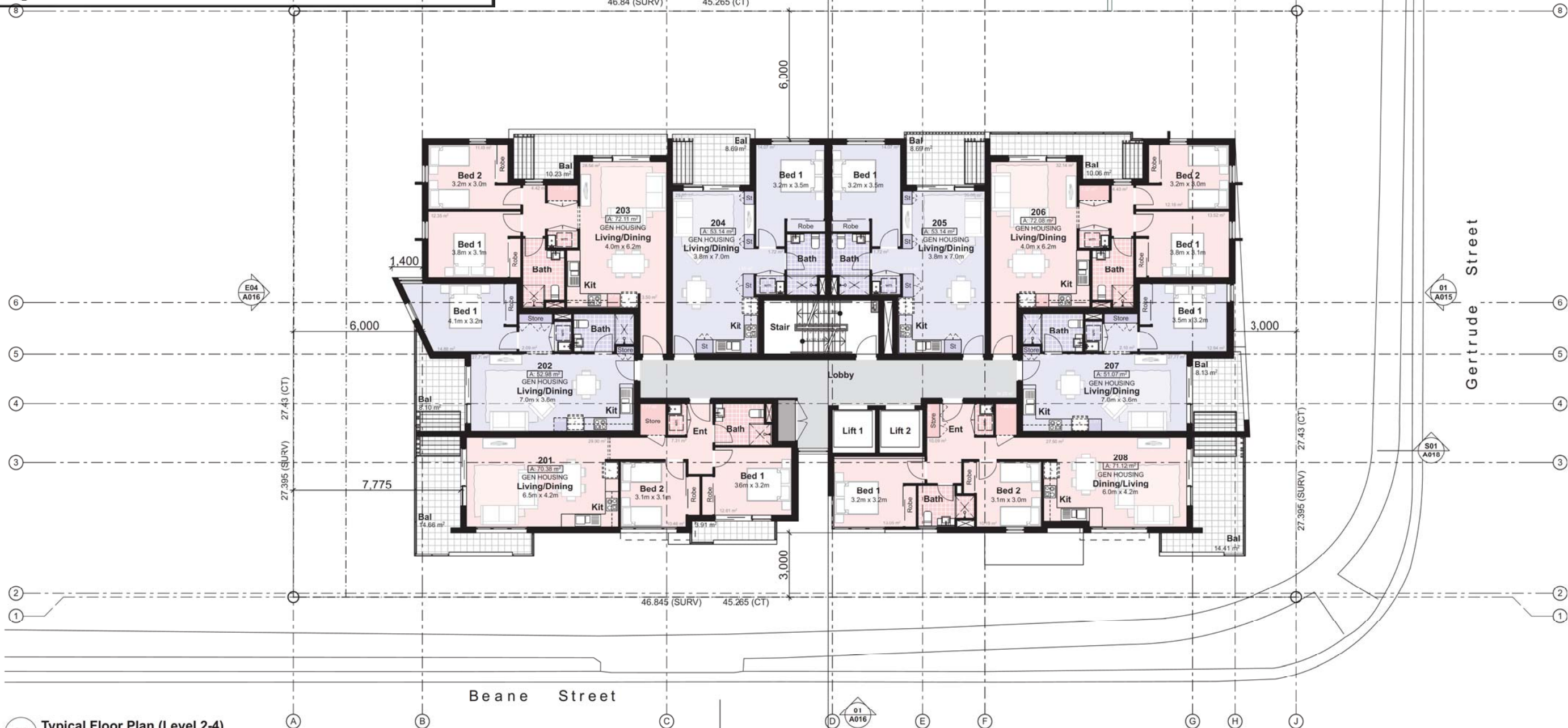
Drawn: jok/at/mc/ef
Checked: jok/at
Plot date: 1/4/20

Scale: 1:100 as noted @ A1

Project No:
2421.19

Drawing No: A008
Revision#: 05

Floor Plan (Level 1)



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

Legend (floor plans)

Note: Drawing may not contain all items listed below

(01)	door numbers (as scheduled) (prefix ex. for existing door)	adhc	ageing, disability & home care	comms	communication cabinet	gb	garbage bin	p/c	photocopier	sk	skylight/skylube
(02)	door numbers (as scheduled) (prefix ex. for existing door)	amb	ambulant	cpt(1)	carpet (type)	gt	grated drain	pmp	permeable paving	sl	sliding door
(03)	door numbers (as scheduled) (prefix ex. for existing door)	ap	access panel	ct	cooktop	gtd	grated drain	pty	pantry	st	store
(04)	door numbers (as scheduled) (prefix ex. for existing door)	bal(1)	balustrade (type)	dp	downpipe	ht	hose tap	ref	refrigerator	sv(1)	sheet vinyl (type)
(05)	door numbers (as scheduled) (prefix ex. for existing door)	bfc	broom finish concrete	drp	doorpost	hwu	hot water unit	r/m	recessed floor mat	swp	storm water pit
(06)	door numbers (as scheduled) (prefix ex. for existing door)	bol	bollard	edb	electrical distribution box	kr	kerb ramp	ro	wardrobe	tgsl	tactile ground surface indicators
(07)	door numbers (as scheduled) (prefix ex. for existing door)	brm	broom cupboard	ex	existing	kr	kerb ramp	rw(1)	retaining wall (type)	vp	vent pipe
(08)	door numbers (as scheduled) (prefix ex. for existing door)	bsn	basin	fb(1)	face brickwork (type)	lb	letter box	rw	raining tank	wf	wood float concrete
(09)	door numbers (as scheduled) (prefix ex. for existing door)	chf(1)	ceramic floor tile (type)	fr	fire hose reel	lin	linen cupboard	sc	steel column	wm	washing machine space
(10)	door numbers (as scheduled) (prefix ex. for existing door)	cl	control joint	fm	floor mat	mw	microwave	s/c	steel float concrete	wo	wall oven
(11)	door numbers (as scheduled) (prefix ex. for existing door)	cl	clothesline	fs	fridge space	ofc	off form concrete	shr	shower	ws	wheel stop
(12)	door numbers (as scheduled) (prefix ex. for existing door)	col	column	fw	floor waste						

Unit Typology

1 bed
2 bed

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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

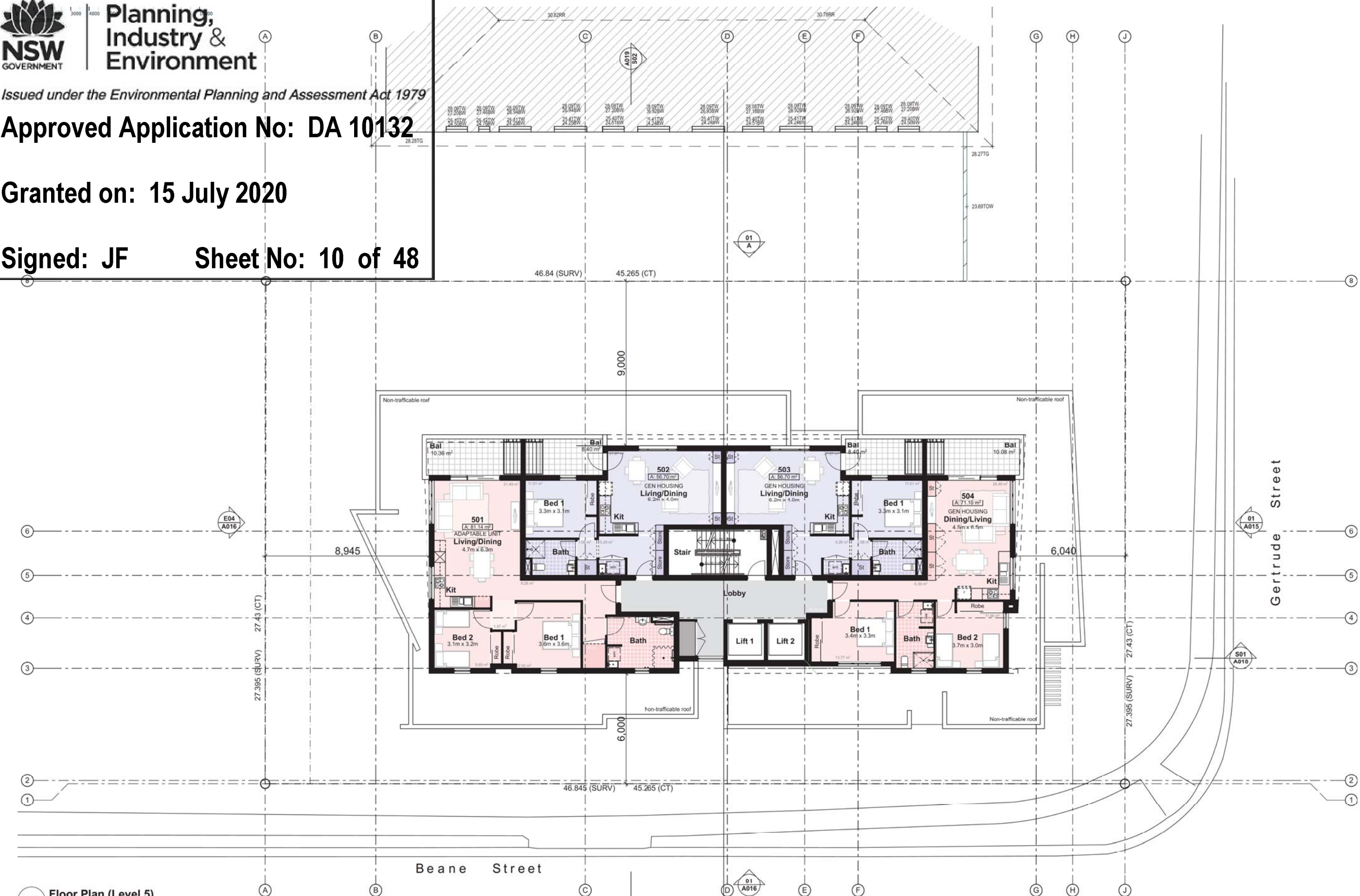
Drawing No: A009
Revision#: 04

Typical Floor Plan (Level
2-4)

Approved Application No: DA 10132

Granted on: 15 July 2020

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01 Floor Plan (Level 5)
1:100

Legend (floor plans)	
Note: Drawing may not contain all items listed below	
(01)	door numbers (as scheduled) (prefix ex. for existing door)
(01)	window numbers (as scheduled) (prefix ex. for existing window)
(01)	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	clothesline
col	column
comms	communication cabinet
cpt(1)	carpet (type)
ct	cooktop
dp	downpipe
doorpost	doorpost
edb	electrical distribution box
ex.	existing
fb(1)	face brickwork (type)
fr	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	photocopier
pmp	permeable paving
pty	pantry
ref	refrigerator
rm	recessed floor mat
robe	wardrobe
rw(1)	retaining wall (type)
rw	rainwater tank
snk	sink
sc	steel column
sfc	steel float concrete
shr	shower
sk	skylight/skylight
sl	sliding door
st	store
sv(1)	sheet vinyl (type)
swp	storm water pit
tgsl	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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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	DIA Re-issue	17/01/20

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Project No:
2421.19

Drawing No: A010 Revision#: 04

Floor Plan (Level 5)

Approved Application No: DA 10132

Granted on: 15 July 2020

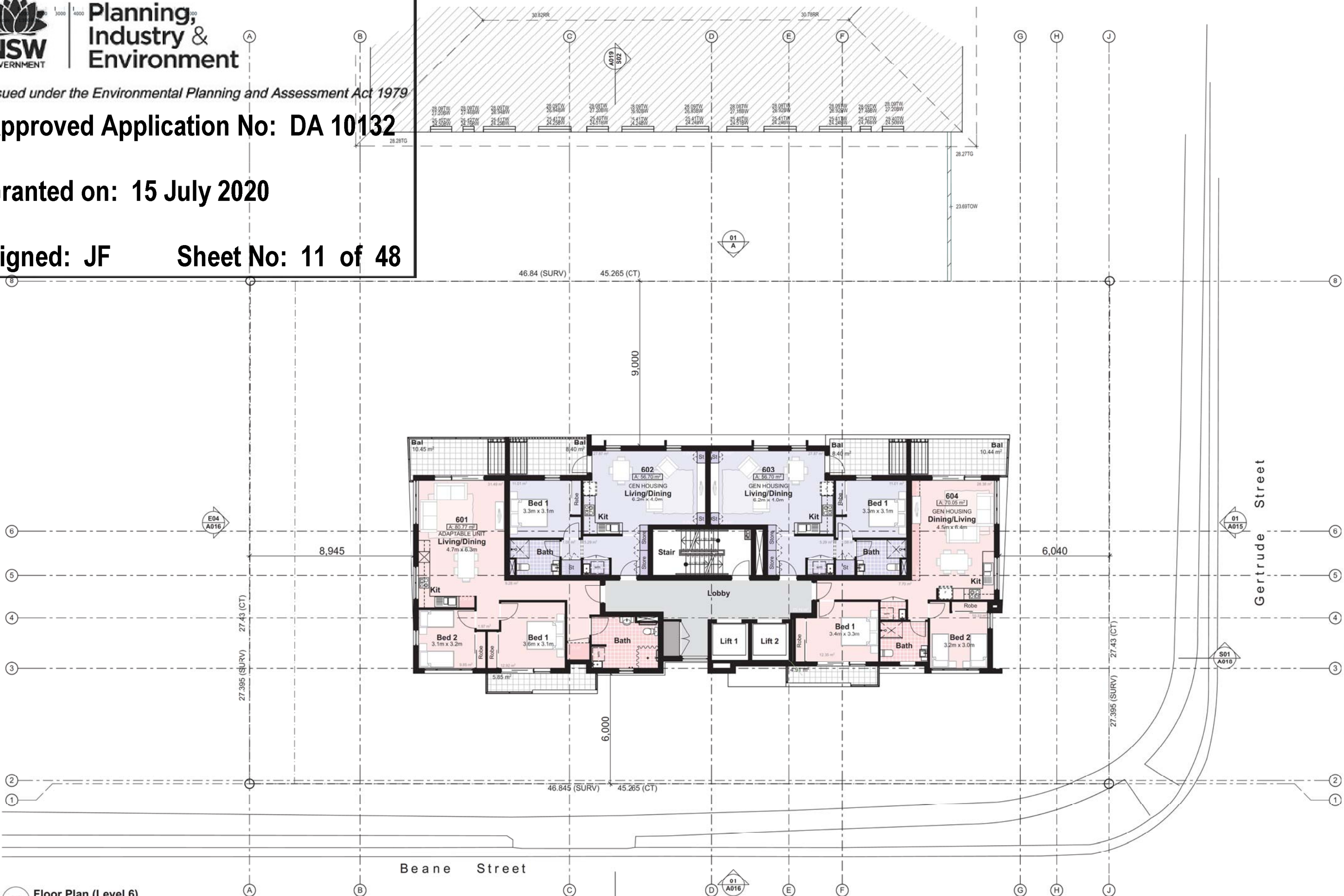
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Rev	Issue	Date
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02	DA Re-Issue	17/01/20



01 Floor Plan (Level 6)
1:100

Legend (floor plans)	
Note: Drawing may not contain all items listed below	
door numbers (as scheduled) (prefix ex. for existing door)	adhc ageing, disability & home care
window numbers (as scheduled) (prefix ex. for existing window)	amb ambulant
wall type (as scheduled)	ap access panel
air conditioner condenser	bal(1) balustrade (type)
accessible	bfc broom finish concrete
	bol bollard
	brm broom cupboard
	bsn basin
	chf(1) ceramic floor tile (type)
	cj controljoint
	cl clothesline
	col column
	comms communication cabinet
	cpt(1) carpet (type)
	ct cooktop
	dp downpipe
	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 photocopy
	pmp permeable paving
	pty pantry
	ref refrigerator
	refm recessed floor mat
	robe wardrobe
	rw(1) retaining wall (type)
	rwrt rainwater tank
	snk sink
	sc steel column
	sfc steel float concrete
	shr shower
	sk skylight/skylube
	sl sliding door
	st store
	sv(1) sheet vinyl (type)
	swp storm water pit
	tgsl 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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Residential Apartment Building

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Project No:
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Drawing No: A011 Revision#: 02

Floor Plan (Level 6)



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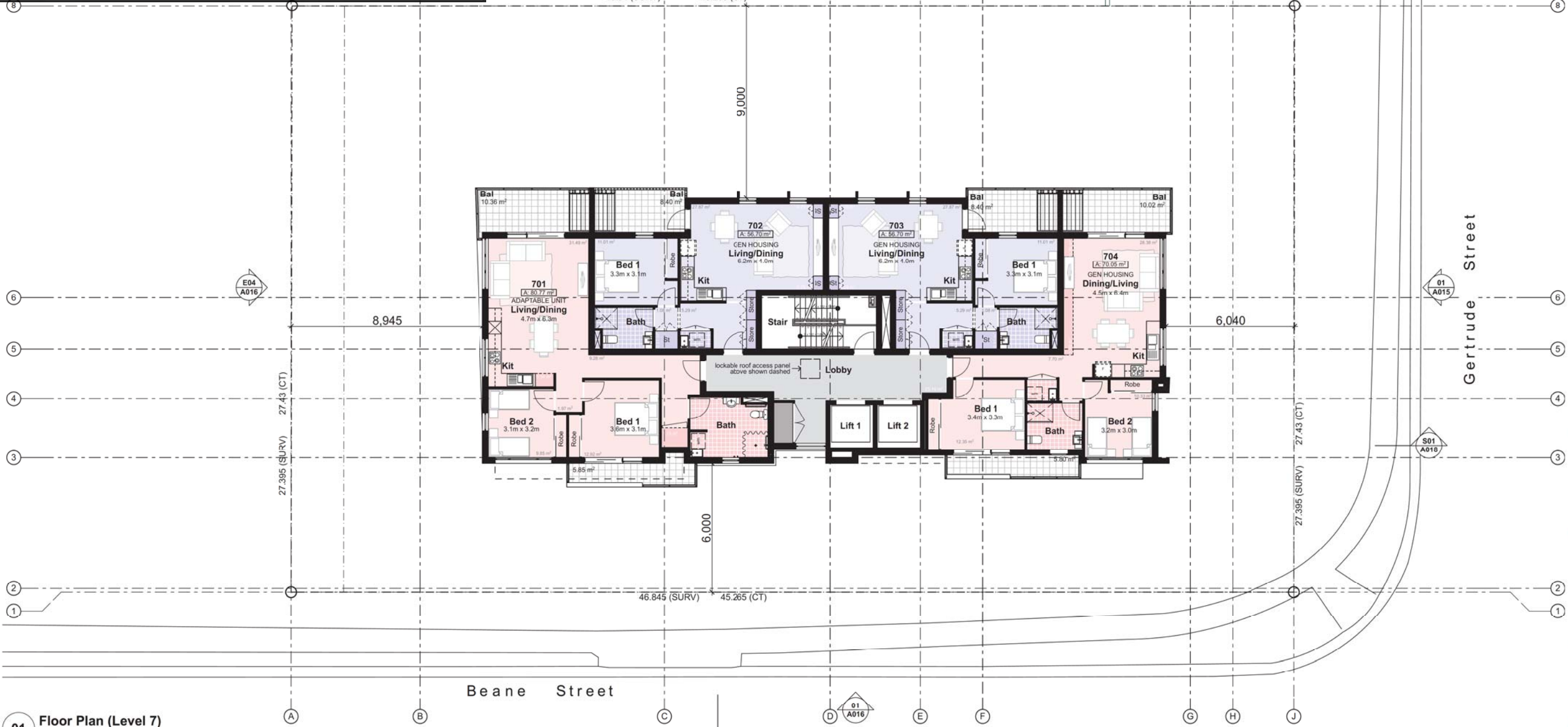
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Rev	Issue	Date
01	Revised Architectural Set	18/12/19
02	DA Re-Issue	17/01/20



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)	adhc ageing, disability & home care
window numbers (as scheduled) (prefix ex. for existing window)	amb ambulant
wall type (as scheduled)	ap access panel
air conditioner condenser	bal(1) balustrade (type)
accessible	bfc broom finish concrete
	bol bollard
	brm broom upboard
	bsn basin
	chf(1) ceramic floor tile (type)
	cj controljoint
	cl clothesline
	col column
	comms communication cabinet
	cpt(1) carpet (type)
	ct cooktop
	dp downpipe
	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 photocopy
	pmp permeable paving
	pty pantry
	ref refrigerator
	rfm recessed floor mat
	robe wardrobe
	rw(1) retaining wall (type)
	rw(1) rainwater tank
	snk sink
	sc steel column
	sfc steel float concrete
	shr shower
	sk skylight/skylight
	sl sliding door
	st store
	sv(1) sheet vinyl (type)
	swp storm water pit
	tgsl 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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Residential Apartment Building
56 Beane Street,
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Project No:
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Drawing No: A012 Revision#: 02

Floor Plan (Level 7)



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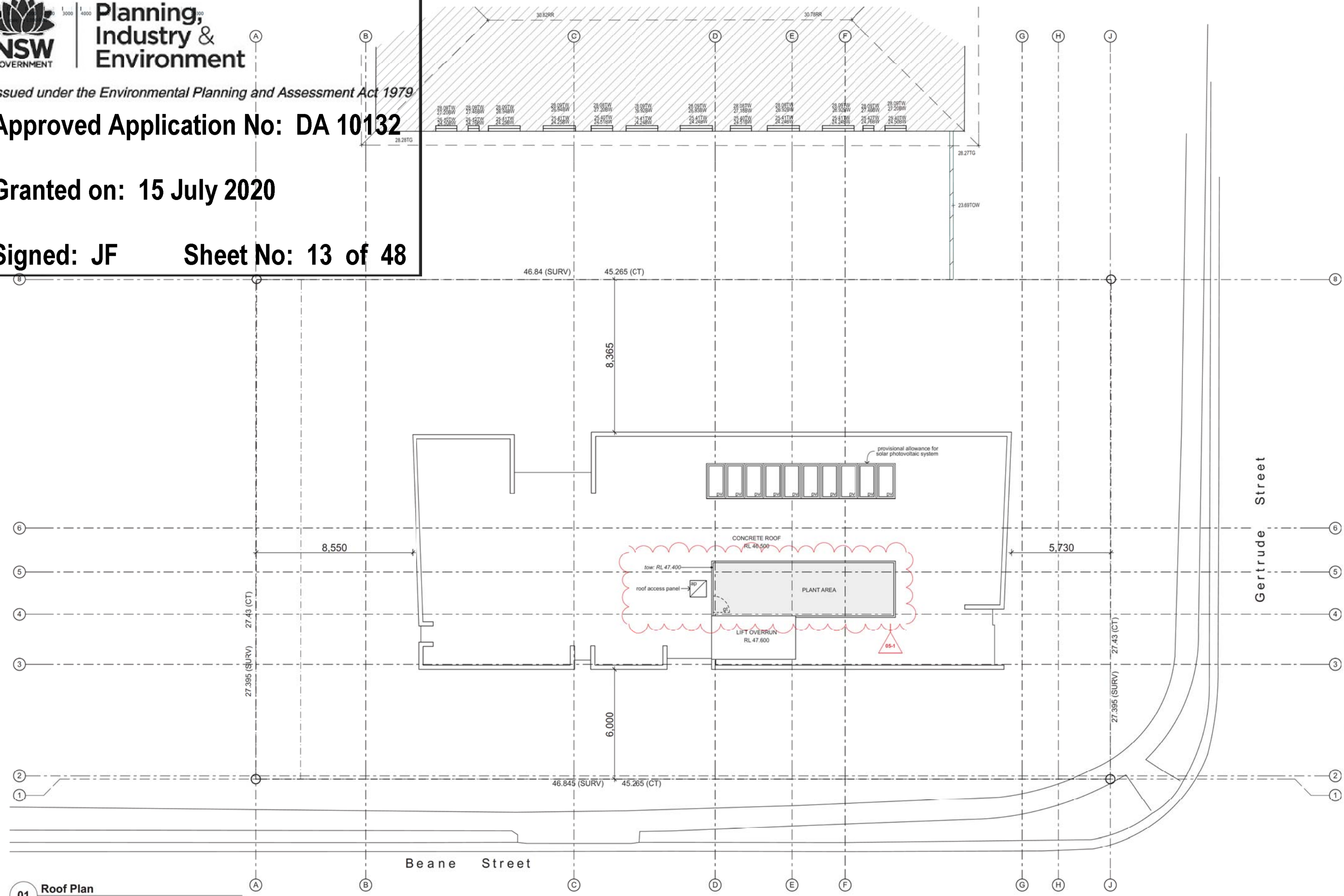
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01	Revised Architectural Set	26/11/19
02	Revised Architectural Set	06/12/19
03	Revised Architectural Set	18/12/19
04	DA Re-Issue	17/01/20
05	DA Re-Issue (Garbage Room Redesign)	31/03/20



01 Roof Plan
1:100

- Legend** (roof plans)
note: drawing may not contain all items listed below

ap	access panel	rwc	roof ridge capping
bc	barge capping	rwh	rainwater head
dp	downpipe	sk	skylight/skylight
eg	eaves gutter	tf	tray flashing
ex	existing	vg	valley gutter
fg	flashing	vof	vertical overflow
gu	gutter	vp	vent pipe
mdr	metal deck roof sheeting		
of	overflow		
pc	parapet capping		
pv	photovoltaic cells		
- note:**

 - provide flashings and cappings to all roof penetrations in accordance with roof manufacturers details
 - gutter on brackets as specified
 - roof safety system to be installed, refer to specification
 - provide gutter-guards to all guttering throughout refer to reference specification for group homes' construction adhc august 2012
 - metal roof sheeting to comply with AS1562.1
 - gutters, downpipes and flashing must comply with AS/NZ 2179.1 and AS1273 and not contain any lead for potable water supplies. The roof water is not proposed to be used for potable water supply.
 - down pipe sizes are required to satisfy the requirements of BCA 3.5.2.5
 - the fire hazard properties of materials used must comply with the following:
(a) sacking-type materials used in the roof must have a flammability index not greater than 5.
(b) flexible ductwork used for the transfer of products initiating from a heat source that contains a flame must comply with the fire hazard properties set out in AS4254.

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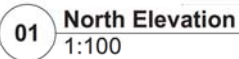
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Project No:
2421.19

Drawing No: **A013** Revision#: **05**

Roof Plan

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



Sheet No: 14 of 48

Elevation (Sht 1 of 4)

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
05	DA Re-Issue (Garbage Room Redesign)	31/03/20



01 East Elevation (Gertrude Street)
1:100

Legend (elevation & sections)
Note: Drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvres
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
cfc	compressed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
dph	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcj	finished ceiling level
ffi	finished floor level
flv	fixed louvres
gl	ground line
gt	gate
hr(1)	handrail (type)
ip	insulated panel
flv	fixed louvres
mc(1)	metal cladding (type)
mdr	metal deck roof
nc	non structural column
ofc	off form concrete
olv	operable louvres
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
pv	photovoltaic cells
rc	rendered concrete
rms	raked meta soffit
rs	render & paint finish
rp	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting

note:
1. all handrails, balustrades & louvres shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.



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Sheet No: 15 of 48

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Mono Constructions

Residential Apartment Building

56 Beane Street,
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Scale: as noted @ A1

Project No:
2421.19

Drawing No: A015
Revision: 05

Elevation (Sht 2 of 4)



01 South Elevation (Beane Street)
1:100

Legend (elevation & sections)									
Note: Drawing items not contained in items listed below									
ac	air conditioner condenser	cj	control joint	flv	fixed louvers	pap(1)	perforated acoustic panel (type)	ss(1)	sun shade (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard	ts	timber skirting
alv	adjustable louvers	cs	coved skirting	gt	gate	pv	photovoltaic cells		
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete	note:	
bal(1)	balustrade (type)	dph	door head	ip	insulated panel	rms	raked meta soffit	1. all handrails, balustrades & louvers shown indicatively	
bc	barge capping	eg	eaves gutter	flv	fixed louvers	rs	render & paint finish	only. refer to detail drawings for clarity.	
bg	box gutter	egl	existing ground line	mc(1)	metal cladding (type)	rw	roller shutter	2. only engineer's drawings for final co-ordination.	
bhc	brick header course	ex	existing	mdr	metal deck roof	rwh	retaining wall	3. acoustic panel edges at all major joints (solid line) & all	
boe	brick on edge	f	fixed sash window	nc	non structural column	rw	rainwater head	exposed edges including top (adjoining s/s sill) &	
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window	bottom (adjoining skirting) are to include 12x12mm	
clc	compressed fibre cement	fcj	finished ceiling level	olv	operable louvers	sc	steel column	aluminium angle.	
		ffl	finished floor level	p(1)	paint (type)	sl	sliding door		

SEPP height limit max. 24m

60m height limit

6,000

Zone AA1
Future Building
Envelope

12m street wall height

Gertrude Street



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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
05	DA Re-Issue (Garbage Room Redesign)	31/03/20

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Project No:
2421.19

Drawing No: A016 Revision#: 05

Elevation (Sht 3 of 4)

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	DIA Re-Issue	17/01/20



01 West Elevation
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser	cj	control joint	flv	fixed louvers	pap(1)	perforated acoustic panel (type)	ss(1)	sun shade (type)
ag	ag pipe	conc.	concrete	gl	ground line	pbd	plasterboard	ts	timber skirting
alv	adjustable louvers	cs	coved skirting	gt	gate	pv	photovoltaic cells		
alw	aluminium framed window	dp	downpipe	hr(1)	handrail (type)	rc	rendered concrete		
bal(1)	balustrade (type)	dph	door head	ip	insulated panel	rms	raked meta soffit		
bc	barge capping	egl	eaves gutter	flv	fixed louvers	rp	roller shutter		
bg	box gutter	ex	existing ground line	mc(1)	metal cladding (type)	rs	retaining wall		
bhc	brick header course	ex	existing	mdr	metal deck roof	rw	rainwater head		
boe	brick on edge	f	fixed sash window	nc	non structural column	rwh	rainwater head		
bws	brickwork sill	fb(1)	face brickwork (type)	ofc	off form concrete	s	sliding sash window		
cfc	compressed fibre cement	fc	finished ceiling level	olv	operable louvers	sc	steel column		
		fl	finished floor level	p(1)	paint (type)	sl	sliding door		



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Mono Constructions

Residential Apartment Building

56 Beane Street,
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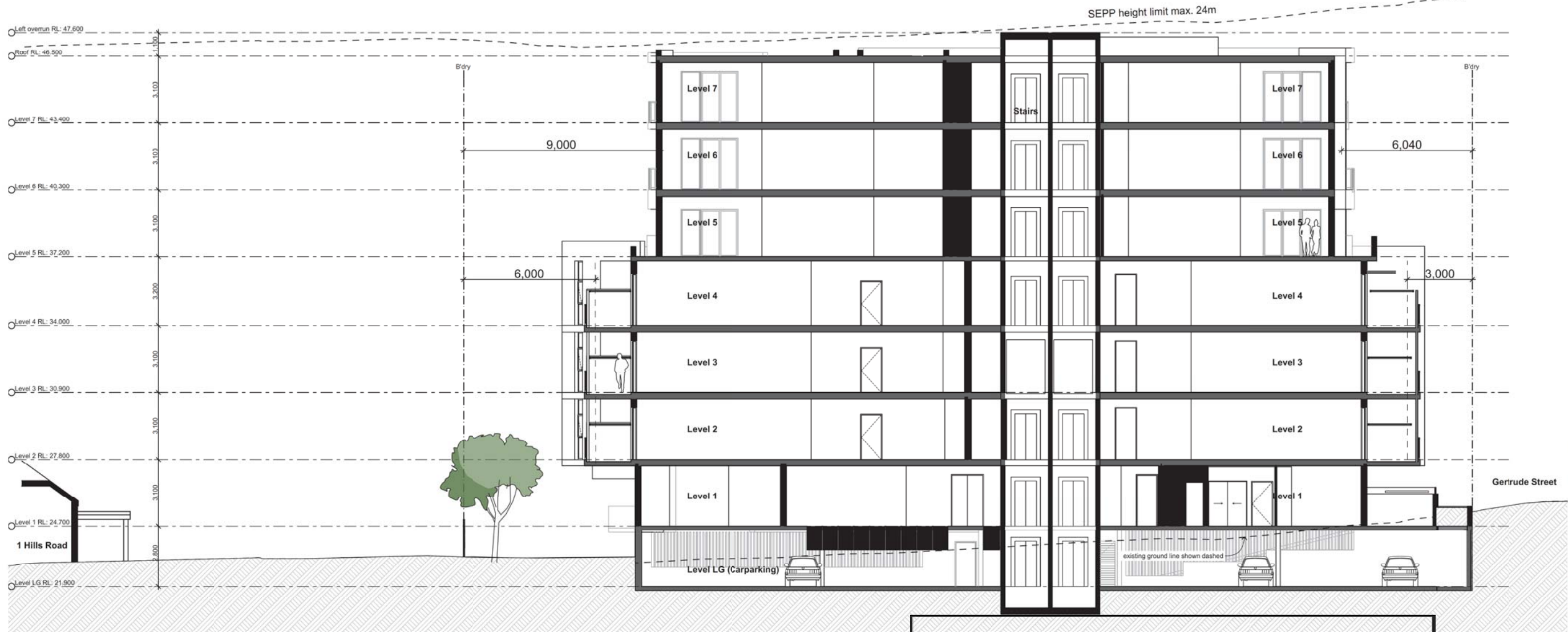
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Project No:
2421.19

Drawing No: A017 Revision#: 04

Elevation (Sht 4 of 4)

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	DIA Re-Issue	17/01/20



S01 Section 01
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvers
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
clc	compressed fibre cement

cj	controlpoint
conc.	concrete
cs	coved skirting
dp	downpipe
dri	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcj	finished ceiling level
ffi	finished floor level

flv	fixed louvers
gl	ground line
gt	gate
hr(1)	handrail (type)
ip	insulated panel
flv	fixed louvers
mc(1)	metal cladding (type)
mdr	metal deck roof
nc	non structural column
ofc	off form concrete
olv	operable louvers
pl(1)	paint (type)

pap(1)	perforated acoustic panel (type)
pbd	plasterboard
pv	photovoltaic cells
rc	rendered concrete
rms	raked meta soffit
rp	render & paint finish
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sashwindow
sc	steel column
sl	sliding door

ss(1)	sun shade (type)
ts	timber skirting

note:
1. all handrails, balustrades & louvers shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.



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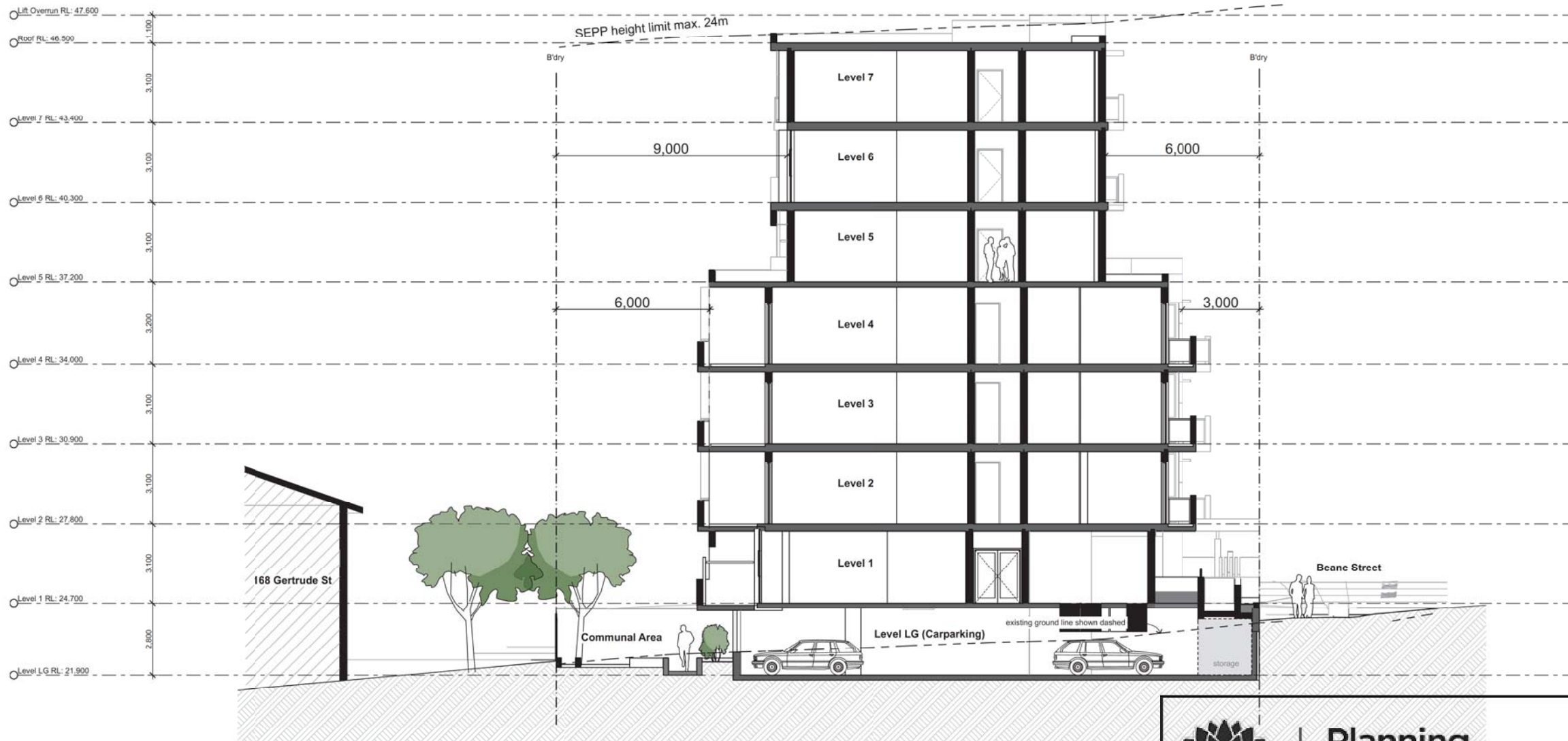
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Project No:
2421.19

Drawing No: **A018** Revision#: **04**

Section (Sht 1 of 2)

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	DIA Re-Issue	17/01/20



S02 Section 02
1:100

Legend (elevation & sections)
note: drawing may not contain all items listed below

ac	air conditioner condenser
ag	ag pipe
alv	adjustable louvers
alw	aluminium framed window
bal(1)	balustrade (type)
bc	barge capping
bg	box gutter
bhc	brick header course
boe	brick on edge
bws	brickwork sill
clc	compressed fibre cement
cj	control joint
conc.	concrete
cs	coved skirting
dp	downpipe
dth	door head
eg	eaves gutter
egl	existing ground line
ex.	existing
f	fixed sash window
fb(1)	face brickwork (type)
fcj	finished ceiling level
ffl	finished floor level
flv	fixed louvers
gl	ground line
gt	gate
hr(1)	handrail (type)
ip	insulated panel
flv	fixed louvers
mc(1)	metal cladding (type)
mdr	metal deck roof
nc	non structural column
ofc	off form concrete
olv	operable louvers
p(1)	paint (type)
pap(1)	perforated acoustic panel (type)
pbd	plasterboard
pv	photovoltaic cells
rc	rendered concrete
rms	raked meta soffit
rp	render & paint finish
rs	roller shutter
rw	retaining wall
rwh	rainwater head
s	sliding sash window
sc	steel column
sl	sliding door
ss(1)	sun shade (type)
ts	timber skirting

note:
1. all handrails, balustrades & louvers shown indicatively only, refer to detail drawings for clarity.
2. refer to engineer's drawings for final co-ordination.
3. acoustic panel edges at all major joints (solid line) & all exposed edges including top (adjoining s/s sill) & bottom (adjoining skirting) are to include 12x12mm aluminium angle.



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Sheet No: 19 of 48

Architecture
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Interior design



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Mono Constructions

Residential Apartment Building

56 Beane Street,
Gosford, NSW

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

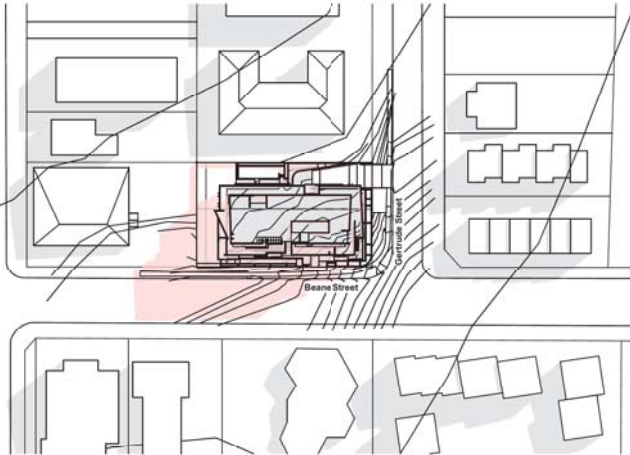
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Project No:
2421.19

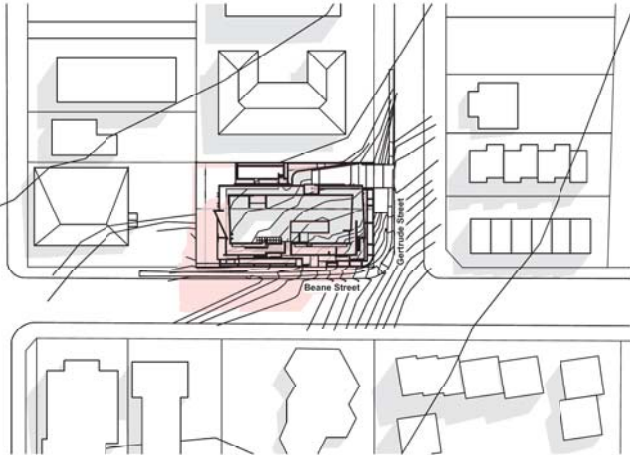
Drawing No: A019
Revision#: 04

Section (Sht 2 of 2)

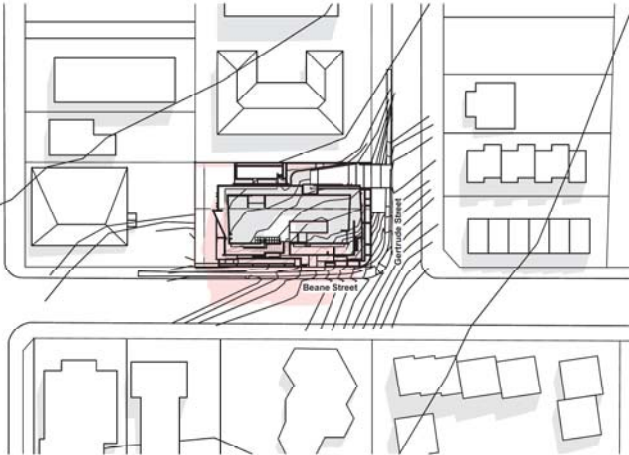
Shadow Diagrams - March



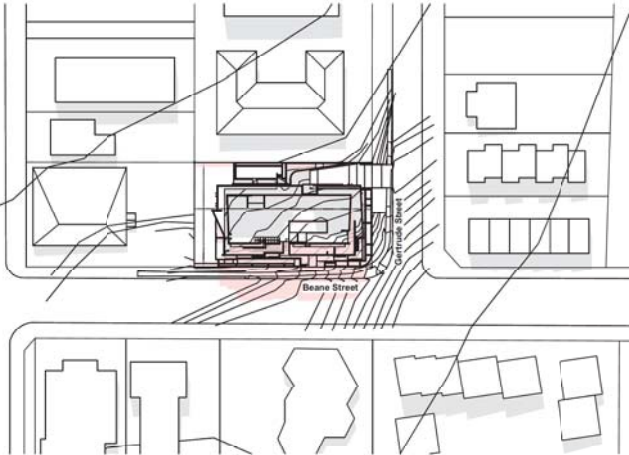
March 22 @ 9am



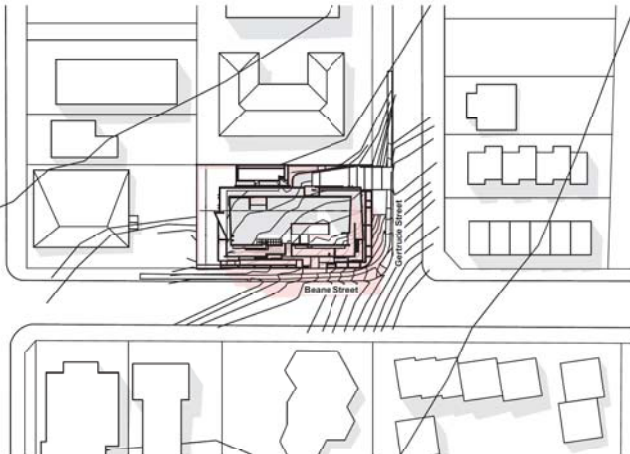
March 22 @ 10am



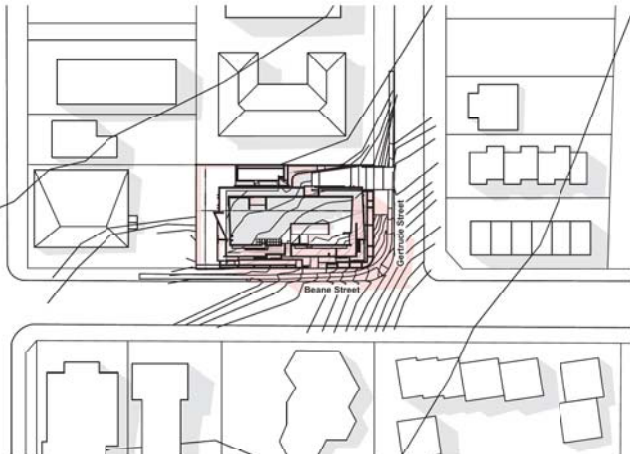
March 22 @ 11am



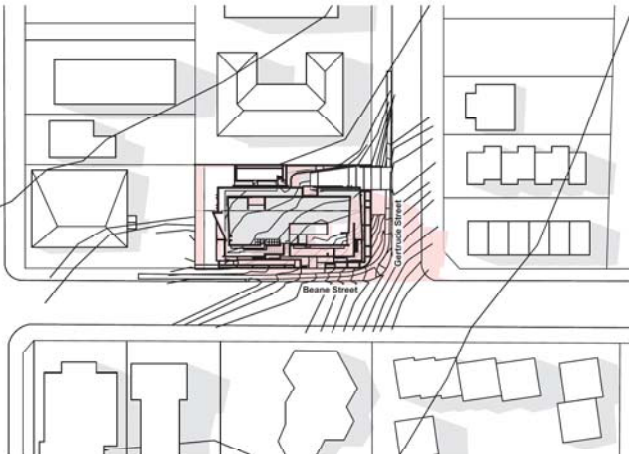
March 22 @ 12 noon



March 22 @ 1pm



March 22 @ 2pm



March 22 @ 3pm

01 Shadow Diagram March 22
1:1000

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

Pink area indicates Shadows
cast by Proposed
Development

Grey area indicates Shadows
cast by existing
neighbouring properties



Planning,
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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	DIA Re-Issue	17/01/20

Architecture
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Mono Constructions

Residential Apartment Building
56 Beane Street,
Gosford, NSW

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

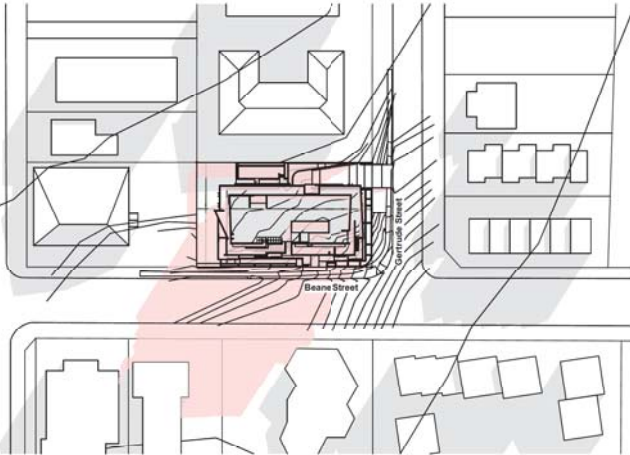
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Project No:
2421.19

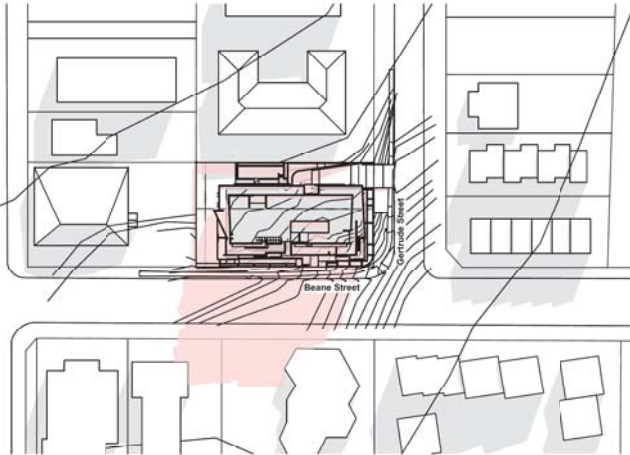
Drawing No: A020 Revision#: 04

Shadow Diagrams (Sht 1
of 3)

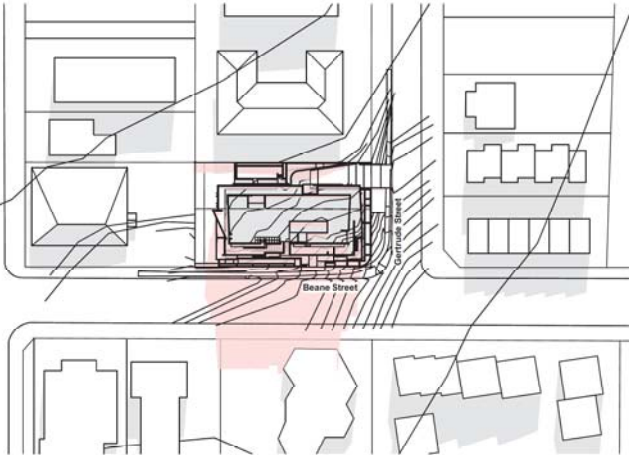
Shadow Diagrams - June



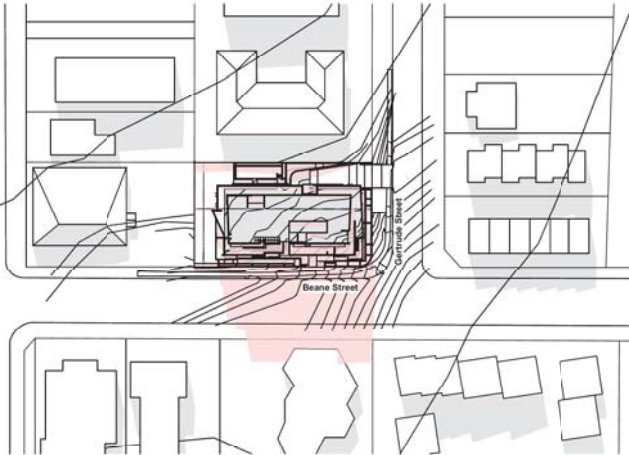
June 22 @ 9am



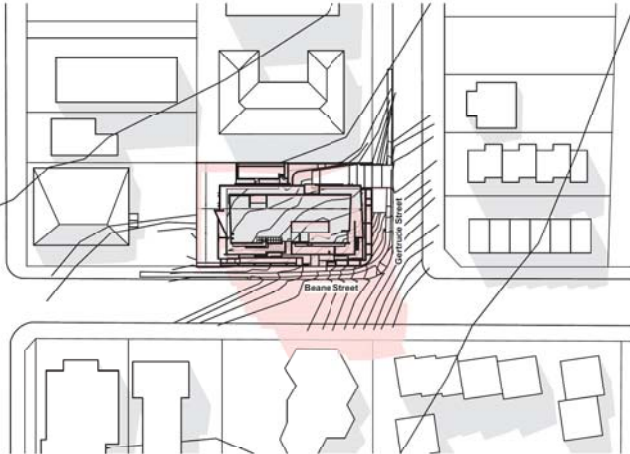
June 22 @ 10am



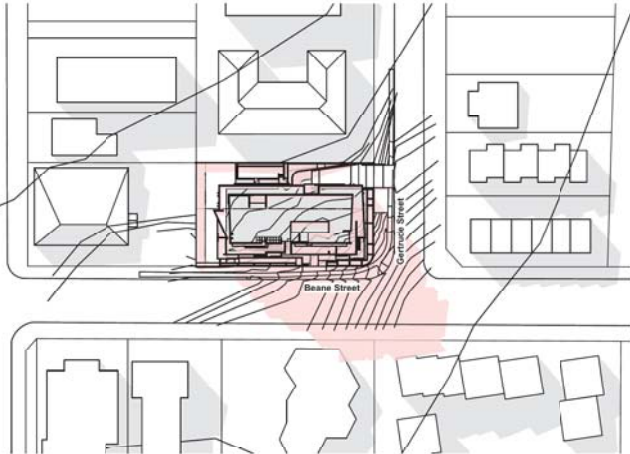
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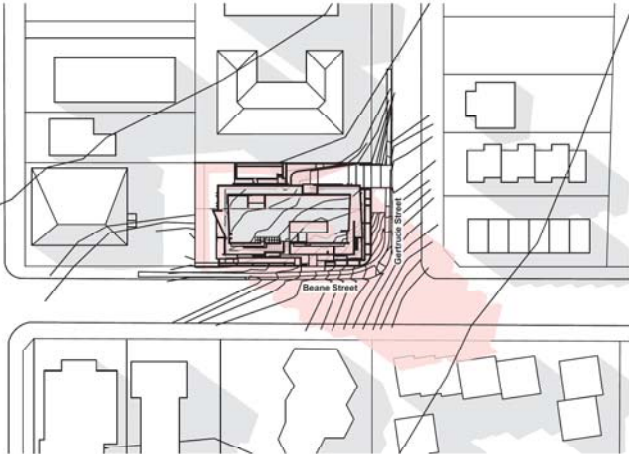
June 22 @ 12 noon



June 22 @ 1pm



June 22 @ 2pm



June 22 @ 3pm

01 Shadow Diagram June 22
1:1000

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

Pink area indicates Shadows
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Development

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Architecture
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NSW
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

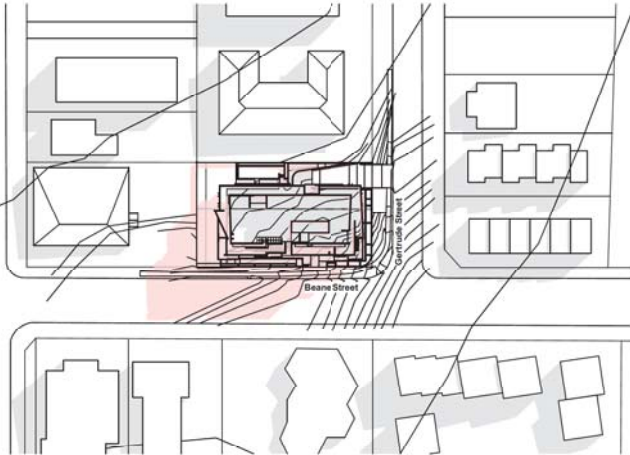
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Project No:
2421.19

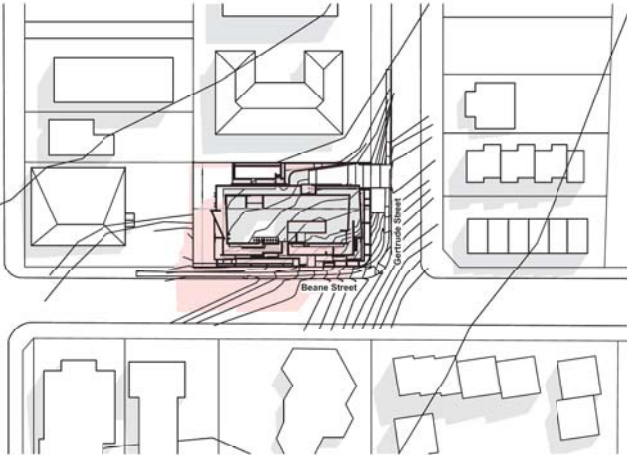
Drawing No: A021 Revision#: 04

Shadow Diagrams (Sht 2
of 3)

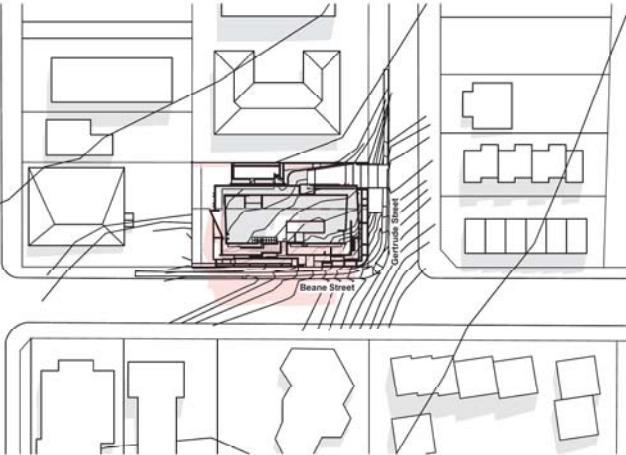
Shadow Diagrams - September



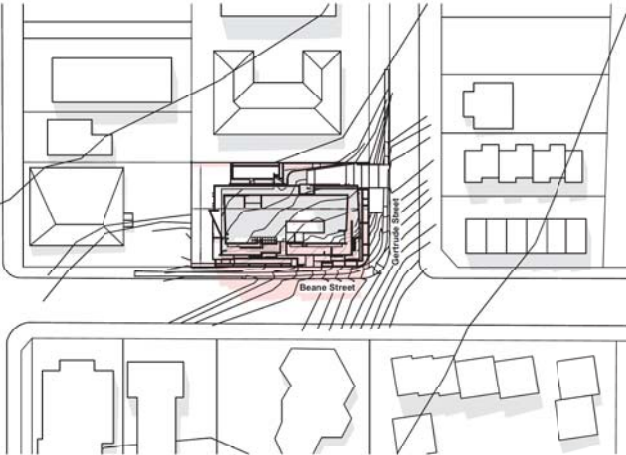
September 22 @ 9am



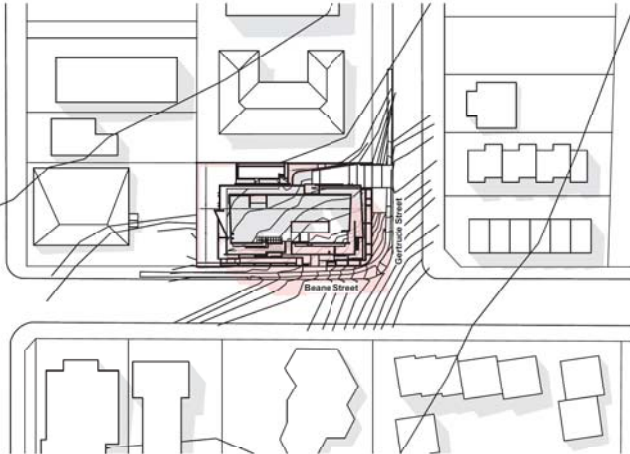
September 22 @ 10am



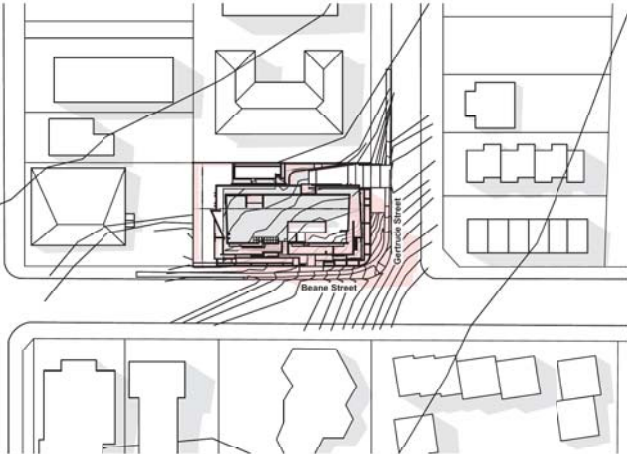
September 22 @ 11am



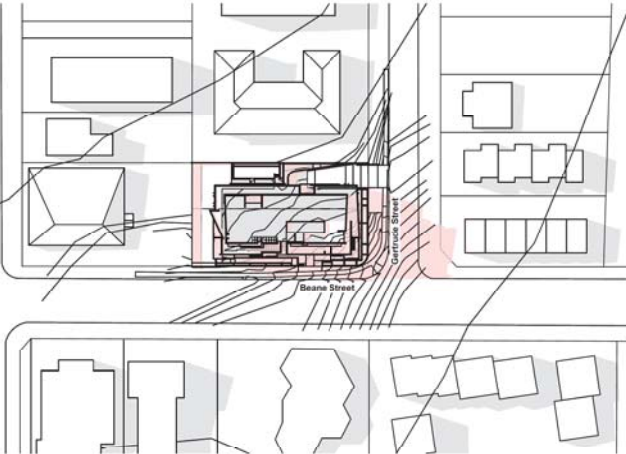
September 22 @ 12 noon



September 22 @ 1pm



September 22 @ 2pm



September 22 @ 3pm

01 Shadow Diagram September 22
1:1000

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

Pink area indicates Shadows
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Planning,
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Mono Constructions

Residential Apartment Building
56 Beane Street,
Gosford, NSW

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

Scale: 1:1000 as noted @ A1

Project No:
2421.19

Drawing No: A022 Revision#: 04

Shadow Diagrams (Sht 3
of 3)



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Sheet No: 23 of 48

Shadow Analysis (view from sun - June 22)



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03	Revised Architectural Set	18/12/19
04	DA Re-Issue	17/01/20

Architecture
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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: A023
Revision#: 04

Shadow Analysis (view
from sun - sht 1 of 2)



Shadow Analysis (view from sun - June 22)

