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CPTED Design Input Report

Project Address: 43-45 Beane St & 2 Keevers Lane, Gosford,
NSW 2250

Prepared for: Tony Owen Partners

Report Ref: 460352-43-45BeaneSt&2KeeversLane-
LoteCPTEDDesignInput-RevC

Date: 23/03/2026

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C	23/03/2026	Final report issue with incorporated feedback	Final report issue for design team review only	JH	MM	Dr S M Magrabi Principal Security Consultant 409 836 153

Report Reading Guide

The scope of this CPTED Design Input Report is to assess the proposed mixed-use development at 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW 2250 through the lens of Crime Prevention Through Environmental Design Principles (CPTED). The report provides CPTED analysis based on the sites architectural drawings to identify potential vulnerabilities and opportunities for enhancing safety and security.

ISSUE STATEMENT

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3.0	METHODOLOGY
4.0	PROJECT APPRECIATION
5.0	STATISTICAL ANALYSIS
6.0	CRIME MAPS AND ANALYSIS
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8.0	CONCLUSIONS
Annex A	CPTED MARK-UP OF GROUND FLOOR ARCHITECTURAL PLANS
Annex B	CPTED CHECKLIST

The project stakeholders will have varying degrees of involvement in the crime prevention design and implementation process with an interest in different sections. It is recommended that each stakeholder read the entire document, paying particular attention to the sections indicated in Table A.

Table A – Recommended reading guide table for project stakeholders

Stakeholder	Issue Statement	Executive Summary	1	2	3	4	5	6	7	8	Annex A	Annex B
Client	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Architect	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Project Manager	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Issue Statement

Lote Consulting Pty Ltd has been engaged by Tony Owen Partners PTY Ltd to prepare this CPTED Design Input Report in accordance with specific formatting and content requirements. As per the instructions received, the scope of this assessment has been deliberately limited to focus exclusively on the ground floor and shared pathway areas of the proposed development. This focused approach ensures the report addresses the key public interface areas—where the application of CPTED principles is most vital to improving safety, enhancing visibility, and reducing opportunities for crime—in alignment with the recommendations provided by the Design Advisory Panel.

Executive Summary

This CPTED Design Input Report for 43–45 Beane Street and 2 Keevers Lane provides a targeted assessment of Crime Prevention Through Environmental Design (CPTED) principles, with the scope limited to specifically addressing crime minimisation strategies for the **ground floor** and shared laneway of the proposed mixed-use development in Gosford. Prepared by Lote Consulting Pty Ltd, the report evaluates key ground floor elements based on the architectural plans, applying the Safer by Design methodology and CPTED principles.

The overall development comprises a large-scale mixed-use project featuring 131 residential units, with retail and commercial tenancies proposed at the ground level. The design also includes three levels of basement parking, compromising 140 carparking spaces.

The project has recently undergone design review by the Department of Planning, Housing and Infrastructure through the City of Gosford Design Advisory Panel (DAP). During this process, several CPTED-related concerns were raised, particularly regarding the ground floor interface and public realm.

This report addresses the DAP's security-related concerns and provides CPTED-aligned recommendations focused on the ground floor and shared laneway, including:

- Pedestrian environment and universal access design.
- Passive surveillance and CPTED outcomes at entries, lobbies, and undercroft areas.
- Legibility and openness of access points and building interfaces.
- Design strategies to enhance safety, amenity, and crime minimisation through built form and materiality.

1.0 Introduction

Lote Consulting Pty Ltd was commissioned to conduct a Crime Prevention Through Environmental Design (CPTED) assessment for the building located at 43–45 Beane Street and 2 Keevers Lane, Gosford, NSW 2250. This assessment aligns with the requirements of the Central Coast Development Control Plan (DCP) 2022 for CPTED integration. The report also references the State Environmental Planning Policy for Gosford City Centre 2018, Crime Prevention and the Assessment of Development Applications guidelines and proportions the Safer by Design methodology. It aims to integrate statistical crime data with an evaluation of the site's architectural plans to deliver a comprehensive CPTED design input analysis, applying both first and second-generation CPTED principles in preparation for the upcoming DAP resubmission.

2.0 Disclaimer and Limitations

Nothing contained in this report is intended to be, and nor should it be construed as, the provision of legal advice. The opinions and recommendations contained herein are based on information provided to the reviewer by the architect and other sources during the review. All reasonable attempts have been made to confirm and verify the information thus provided within the time frame allowed for the review. This report has been prepared based on the instructions of the party to whom it is addressed and may not be suitable for other purposes.

3.0 Methodology

This report has been prepared in accordance with ISO 22341:2021 – Security and Resilience – Protective Security – Guidelines for Crime Prevention through Environmental Design. It has also been prepared in consideration of the NSW Department of Urban Affairs and Planning publication: 'Crime prevention and the assessment of development applications – Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979', 2001.

The Central Coast Development Control Plan (DCP) 2022 serves as a foundational reference for this report, supporting compliance with CPTED design input requirements.

3.1 Reference Documents

- Central Coast Development Control Plan (DCP) 2022
- City of Gosford Design Advisory Panel (CoGDAP) Letter 2025.
- State Environmental Planning Policy- Gosford City Centre 2018
- Crime Prevention and the Assessment of Development Applications - Guidelines under Section 4.15 of the Environmental Planning and Assessment Act 1979'
- DAP #1 Design Advice- 43-45 Beane Street & Keevers Lane, Gosford- SSD-83538214
- ISO 22341:2021 – Security and Resilience[2]
- AS/NZS 4282:2019 – Outdoor Lighting Obtrusive Effects
- AS/NZS 1428:2021 – Design for Access and Mobility
- AS/NZS 2208:1996 – Buildings Safety Glazing Materials
- AS/NZS 62676.1.1:2020 – Set Video Surveillance Systems
- AS/NZS 2201.1:2007 – Set Alarm and Electronic Security Systems
- AS/NZS 1680.0-2009 – Interior Lighting – Safe Movement

4.0 Project Appreciation

4.1 Building Description

The proposed development at 43–45 Beane Street and 2 Keevers Lane, Gosford, is a 27-storey mixed-use residential building incorporating ground floor retail and commercial tenancies including a café and outdoor dining areas. The proposed development will increase housing diversity for Gosford with proximity to the train station, hospital and University of Newcastle campus. Feedback from the Design Advisory Panel (DAP) has emphasised the need to enhance CPTED outcomes by improving the clarity and accessibility of pedestrian pathways, increasing passive surveillance at entry points and undercroft areas, and strengthening the legibility of the building's interface.

4.2 Location

The site is shown by the aerial view in Figure 4-1. The development is proposed to be located in a B4 Mixed Use land zone, located in Gosford, Central Coast. The site spans approximately 2,070.2 m² and is located within close proximity to the train station.



Figure 4-1 – Aerial view of Proposed Development at 43-45 Beane St & 2 Keevers Lane, Gosford , NSW 2250 (Courtesy of Six Maps)



Figure 4-2- Tony Owen Partners 'Site Birds-Eye View Architectural Plan

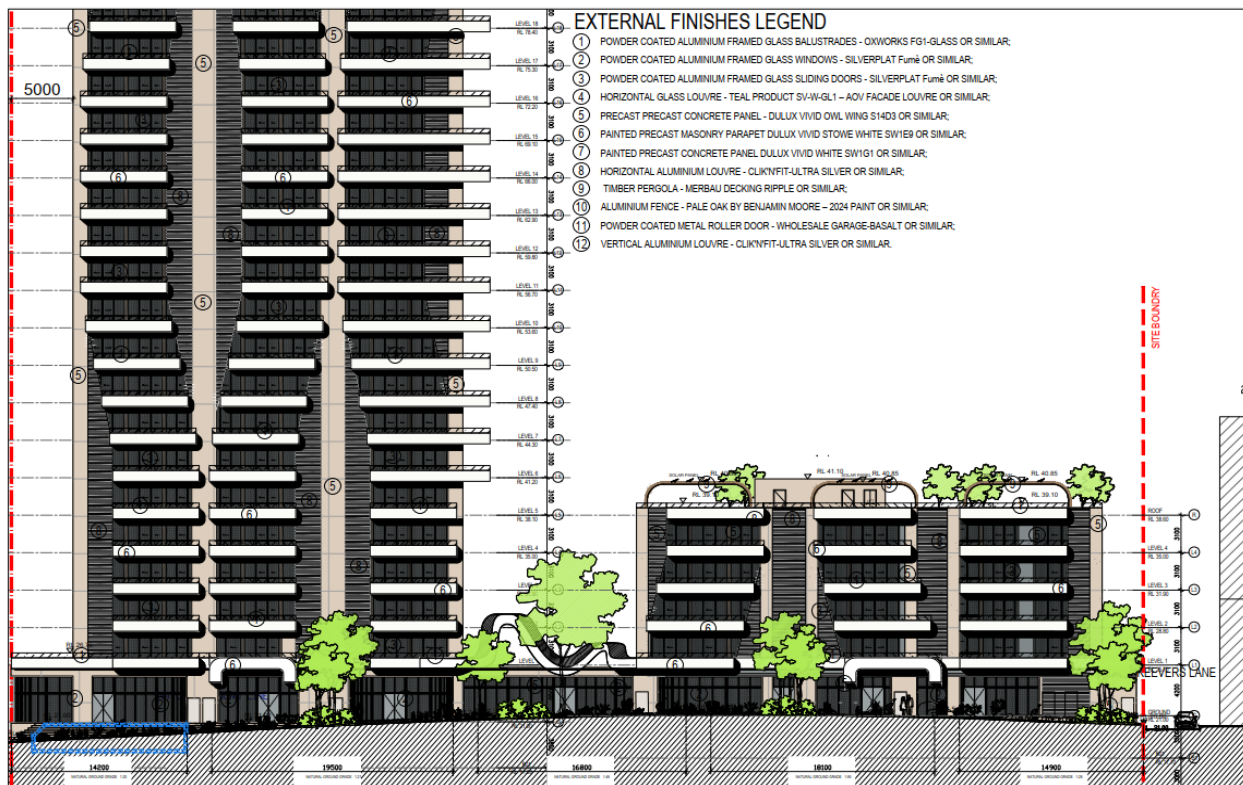


Figure 4-3- Tony Owen Partner's "West Elevation- Building B" Architectural Plan

4.3 Site Elevation Understanding

As per Figure 4-3, The ground floor elevations for the proposed development at 43–45 Beane Street and 2 Keevers Lane in Gosford reveal a site with a gentle but notable slope, ranging from RL 20.43 to RL 23.94. This variation indicates a need for thoughtful level transitions across the ground plane, likely addressed through stepped entries, ramps, or split-level design. The elevation spread also suggests that drainage and stormwater management will be critical, particularly at the lower RL points, to mitigate pooling or runoff risks. From a design and compliance perspective, these elevation changes must be carefully integrated to ensure accessibility, especially along the shared laneway and public interface.

Where elevation changes are unavoidable, tactile indicators and handrails should be installed alongside stairs and ramps. These elements not only assist individuals with visual impairments but also provide physical support and clear guidance for safe navigation. The design team should also include an accessible drop-off zone near building entrances, with direct, unobstructed paths to lifts and communal areas. These paths should be wide enough to accommodate wheelchairs and include slip-resistant surfaces, adequate lighting and wayfinding signage to ensure safe and intuitive movement throughout the site.

4.4 Proximity to Emergency Services

43-45 Beane St & 2 Keevers Lane, Gosford is near a wide range of emergency services. This ensures a rapid response in case of any emergencies, providing a safe and secure environment for the students and staff.

Table 4-1 – Distance to Emergency Services

Emergency Services	Distance	Figure
Gosford Hospital	1.1 km or approximately an 4-minute drive	Figure 4-1
NSW Ambulance Station, St John	0.7 km or approximately an 3-minute drive	Figure 4-2
Gosford Police Station	1.1 km or approximately an 4-minute drive	Figure 4-3
Fire and Rescue NSW, Wyoming	2.4 km or approximately an 6-minute drive	Figure 4-4

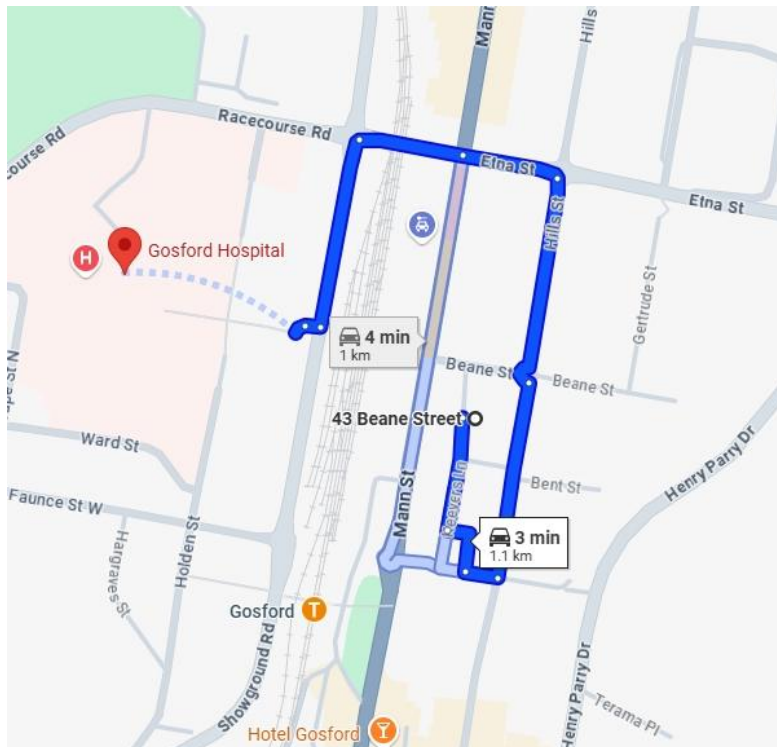


Figure 4-1 - Proximity to Gosford Hospital and Approximate Drive Time (courtesy of Google Maps).

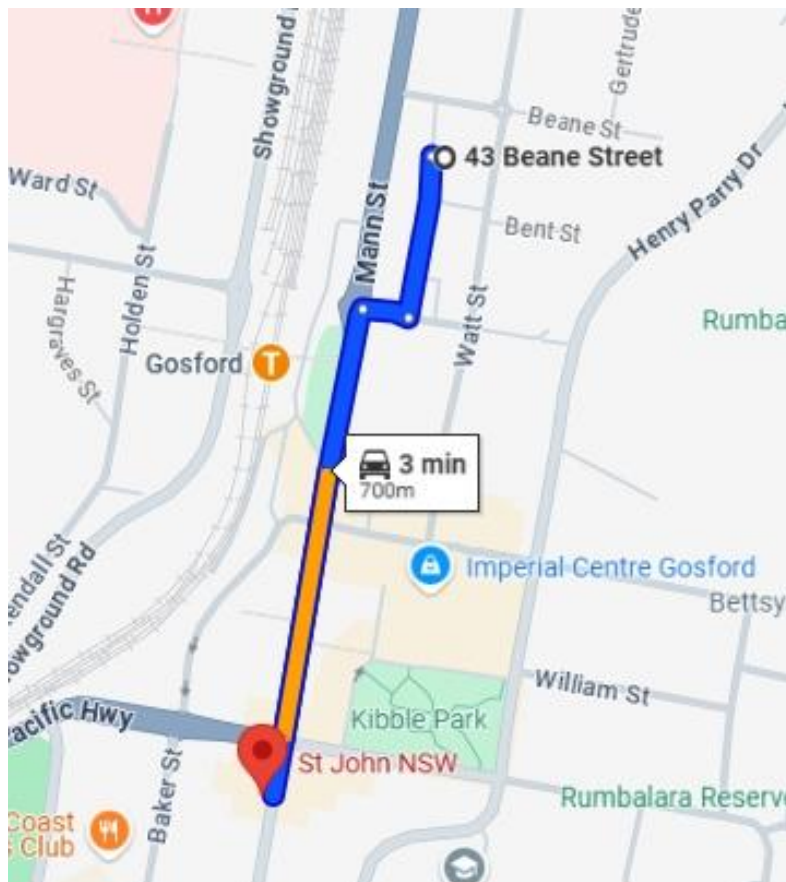


Figure 4-2 - Proximity to St John Ambulance Station and Approximate Drive Time (courtesy of Google Maps).

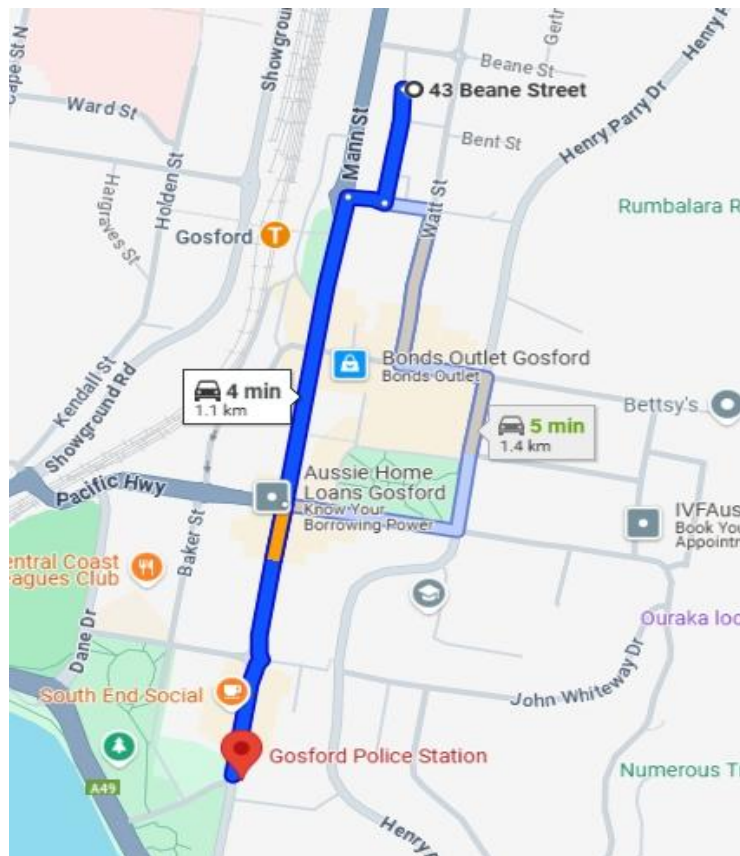


Figure 4-3 - Proximity to Gosford Police Station and Approximate Drive Time (courtesy of Google Maps)

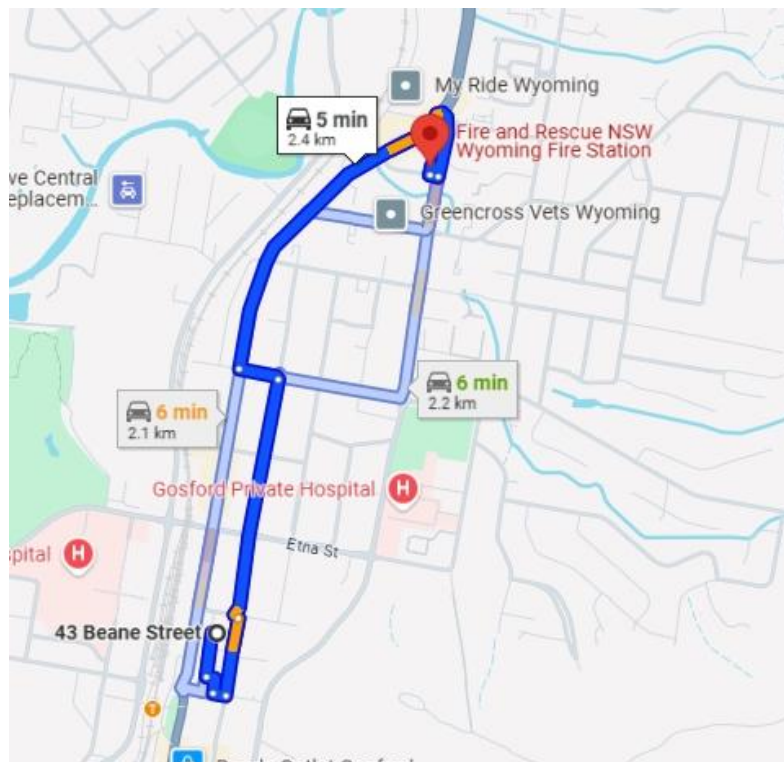


Figure 4-4 - Proximity to Fire and Rescue Wyoming and Approximate Drive Time (courtesy of Google Maps)

5.0 Statistical Analysis

Gosford is a suburb located on the Central Coast of New South Wales and forms part of the Central Coast Council local government area. As of the 2021 Census, Gosford has a population of 78,537 with a median age of 44. As the Census highlights, Gosford residents have a median weekly household income on \$1,449 as of 2021. (ABS, 2021).¹

The table below outlines crime trends in the suburb of Gosford, comparing local data with broader patterns across New South Wales, including the number of recorded incidents. This assessment has been deliberately scoped to focus on the ground floor and shared laneway areas of the proposed development. Particular attention should be given to the following crime categories, which are most relevant to these areas: non-domestic assault, robbery, theft, malicious damage to property, and drug-related offences.

Table 5-1 - Gosford Crime Trends

Crime Type	NSW Rate per 100,000 Population, April 2024 to March 2025	Gosford Rate per 100,000 Population, April 2024 to March 2025	Number of Incidents
Non-Domestic Assault Incidents	411.0	2237.8	118
Robbery	22.8	75.9	4
Theft Incidents	2208.6	4968.7	262
Malicious Damage to Property Incidents	576.7	2332.6	123
Drug Offences Incidents	458	2617.1	138

¹ [2021 Gosford, Census All persons QuickStats | Australian Bureau of Statistics](#)

6.0 Crime Maps and Crime Hotspot maps

This section illustrates the crime maps and crime hotspot maps, along with graphs comparing certain crime trends to the rates in NSW. It is recommended that these are examined prior to viewing the CPTED Analysis below.

6.1 Risk matrix

The following risk matrix will be utilised to conduct a comprehensive risk analysis in Table 6-2. This matrix categorises the severity of potential incidents into five levels: Insignificant, Minor, Moderate, Major, and Catastrophic. Each level is assessed based on the likelihood of occurrence, ranging from Almost Certain to Rare. It is crucial to understand the implications of each category to implement appropriate safety measures and enhance overall crime prevention efforts.

Table 6-1: Risk matrix

LIKELIHOOD	CONSEQUENCE					
		Insignificant	Minor	Moderate	Major	Catastrophic
	Almost Certain to occur	Medium 8	High 16	High 18	Extreme 23	Extreme 25
	Likely to occur	Medium 7	Medium 10	High 17	High 20	Extreme 20
	Possible to occur	Low 3	Medium 9	Medium 12	High 19	High 22
	Unlikely to occur	Low 2	Low 5	Medium 11	Medium 14	High 21
	Rare	Low 1	Low 4	Low 6	Medium 13	Medium 15

Table 6-2- Risk Analysis

Crime type	Link to Figure	Crime Maps and Comparison Graphs	Analysis	Risk Analysis	Crime Mitigation Strategies
Non-Domestic Violence Related Assault	Figure 6-1	Crime Hotspot Map	Gosford has a high rate of non-domesticated violence per 100,000 population.	Likelihood: Possible to occur Consequence: High Level of risk: 19	As outlined in Annex A, deploying video surveillance in areas with limited passive oversight, such as the undercrofts, is crucial for deterring potential offenders and capturing evidence in the event of an incident. Additionally, it is recommended that these spaces be equipped with adequate security lighting to enhance visibility and safety.
	Figure 6-2	Crime Rate Map	Development found within a high-density location of non-domestic violence incidents.		
	Figure 6-3	Rates by Premises	Majority of non-domestic violence found on footpath and street premises .		
	Figure 6-4	Comparison with NSW Rate	Non-Domestic Violence related assault rates in Gosford are 5.4x higher than NSW average.		
Robbery	Figure 6-5	Crime Hotspot Map	Gosford has a high rate of robbery related crimes per 100,000 population but only in the southern areas of Gosford	Likelihood: Unlikely to occur Consequence: Moderate Level of risk: 11	As highlighted in Annex A, implementing access control systems such as card readers to restrict building entry to authorised personnel can significantly reduce the risk of robbery. Additionally, perimeter surveillance can
	Figure 6-6	Comparison with NSW Rate	However, the Robbery rate in Gosford remains 3.3x		

Crime type	Link to Figure	Crime Maps and Comparison Graphs	Analysis	Risk Analysis	Crime Mitigation Strategies
			higher than the rate of NSW.		further assist in overall security.
Malicious Damage to Property	Figure 6-7	Crime Hotspot Map	Gosford has a high rate of malicious damage to property crime per 100,000 population.	Likelihood: Likely to occur Consequence: Major Level of risk: 20	The use of vandal-resistant materials, anti-graffiti treatments, and the implementation of a comprehensive graffiti management plan can effectively mitigate the risk of malicious property damage.
	Figure 6-8	Crime Rate Map	Development found within a high-density location of malicious damage to property incidents.		
Theft	Figure 6-9	Crime Rate Map	Gosford has a high rate of theft related crimes per 100,000 population.	Likelihood: Possible Consequence: High Level of risk: 19	The most effective approach to reducing theft risk involves the use of lighting and surveillance, which serve both as deterrents and as tools for identifying and apprehending offenders.
	Figure 6-10	Comparison with NSW Rate	Gosford's theft rate is 2.2x higher than the rate of NSW per 100,000 population.		
Drug Offences	Figure 6-11	Crime Rate Map	Gosford has a high rate of drug offences per 100,000 population.	Likelihood: Likely Consequence: Major Level of risk: 20	Encouraging a sense of community and social cohesion among residents can help create a safer environment. These can include, adding more greenery, lighting, art and seating.
	Figure 6-12	Comparison with NSW Rate	Drug offence rates in Gosford are 5.7x higher than the state average.		

(Please note that the project site is located inside the red circle in the following maps).

6.2 Non-Domestic Violence Related Assault

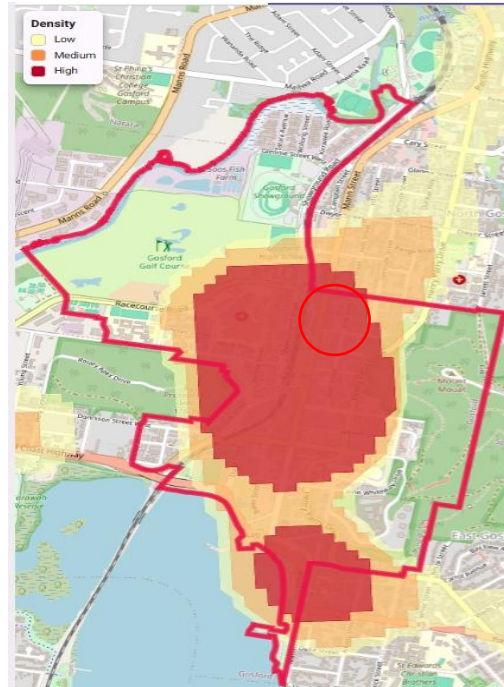


Figure 6-1 Non-Domestic Violence Related Assault – Crime Hotspot Map of Gosford from April 2024 to March 2025. There were 118 incidents of non-domestic violence related assault recorded for this period.

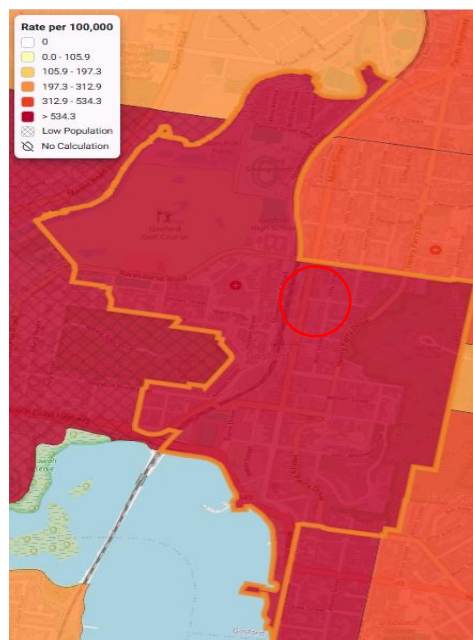


Figure 6-2 - Non-Domestic Violence Related Assault – Crime Rate Map of Gosford from April 2024 to March 2025. There were 118 incidents of non-domestic violence related assault recorded for this period.

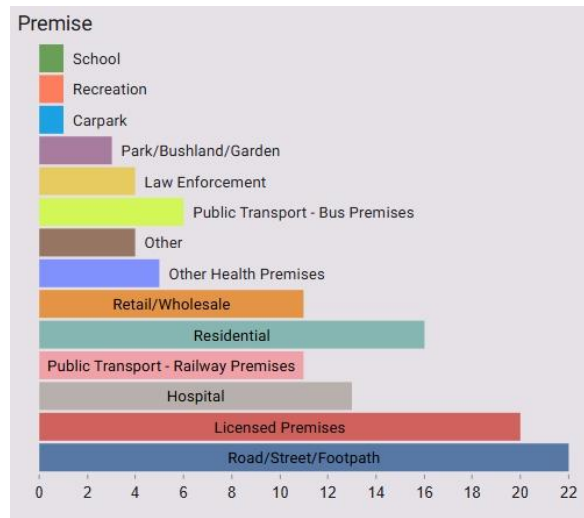


Figure 6-3 - Non-Domestic Violence Related Assault by premises in Gosford from April 2024 to March 2025. There were 118 incidents of non-domestic violence related assault recorded for this period.

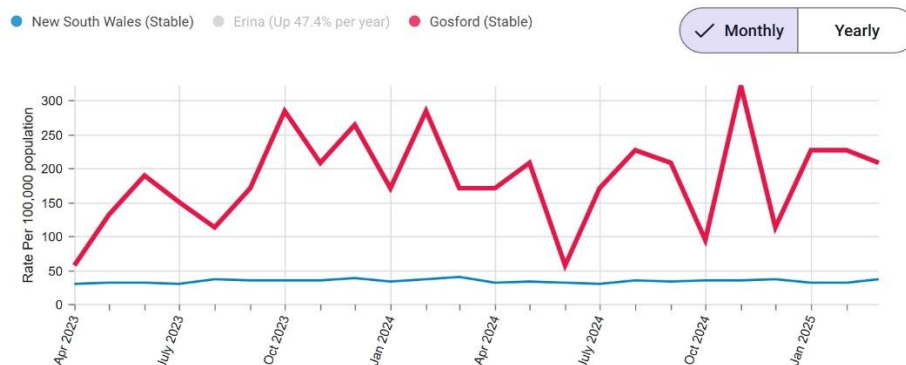


Figure 6-4 - Non-Domestic Violence Related Assault NSW rate as compared Gosford from April 2024 to March 2025. There were 118 incidents of non-domestic violence related assault recorded for this period.

6.3 Robbery



Figure 6-5 - Robbery – Crime Hotspot Map of Gosford from April 2024 to March 2025. There were 4 incidents of robbery recorded for the suburb of Gosford during this period.

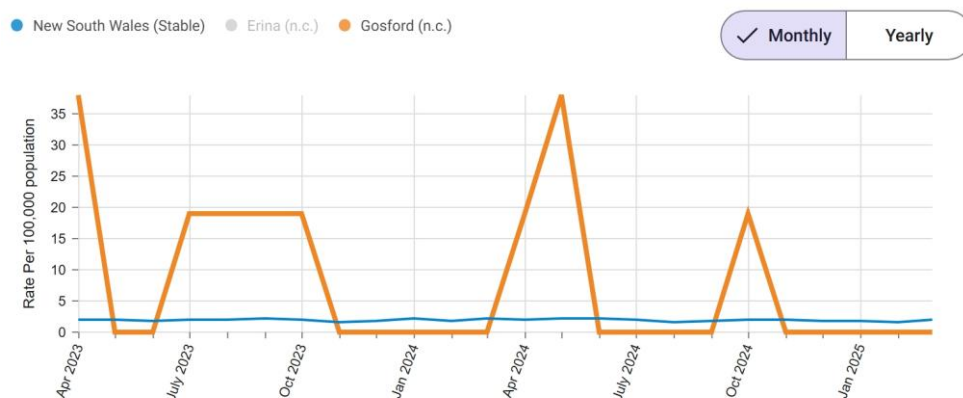


Figure 6-6 – Robbery – Comparison rate between NSW and Gosford from April 2024 to March 2025. There were 4 incidents of robbery recorded for the suburb of Gosford during this period.

6.4 Malicious Damage to Property

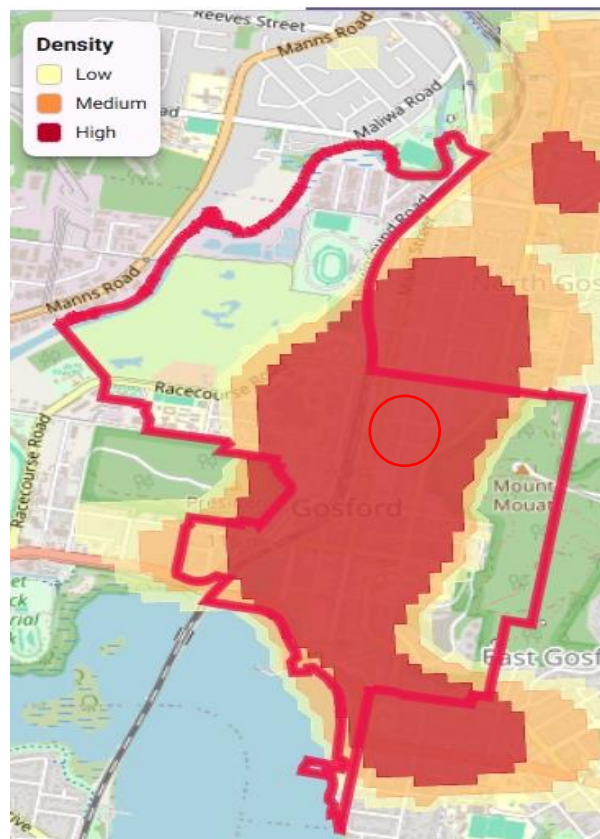


Figure 6-7 - Malicious Damage to Property Crime Hotspot Map of Gosford from April 2024 to March 2025. There were 123 incidents of malicious damage to property during this period.

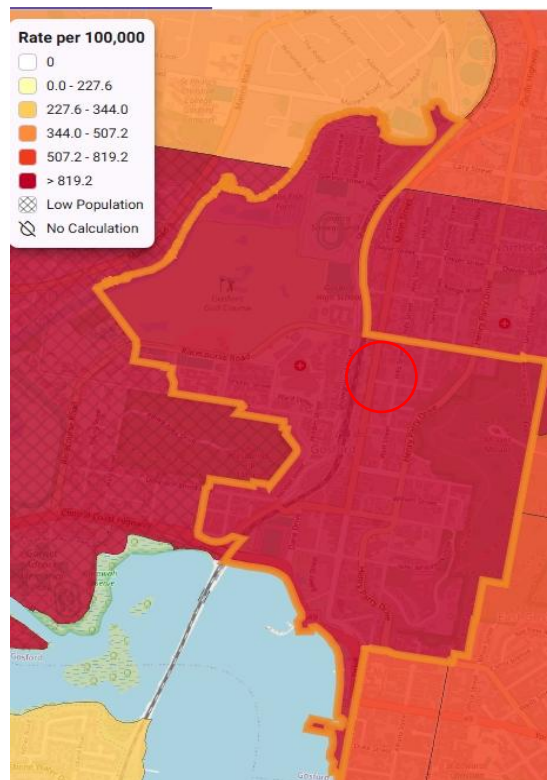


Figure 6-8 - Malicious Damage to Property - Crime Rate Map of Gosford from April 2024 to March 2025. There were 123 incidents of malicious damage to property during this period.

6.5 Theft

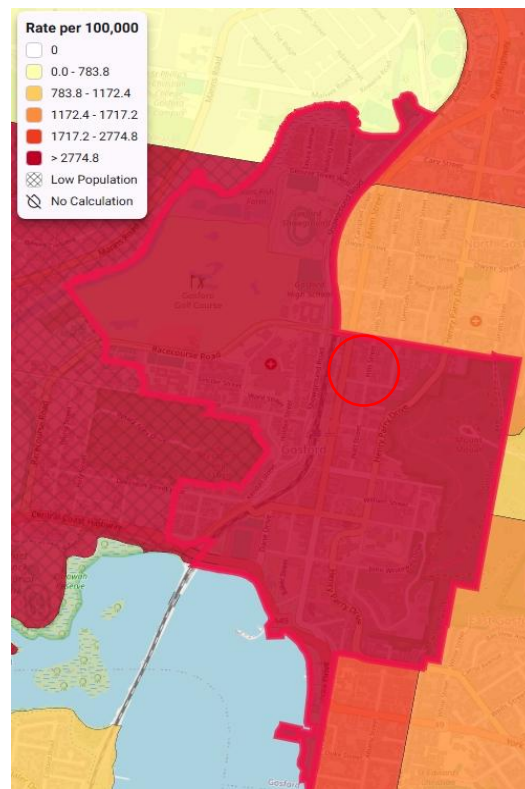


Figure 6-9 - Theft – Crime Rate Map of Gosford from April 2024 to March 2025. There were 262 incidents of theft during this period.

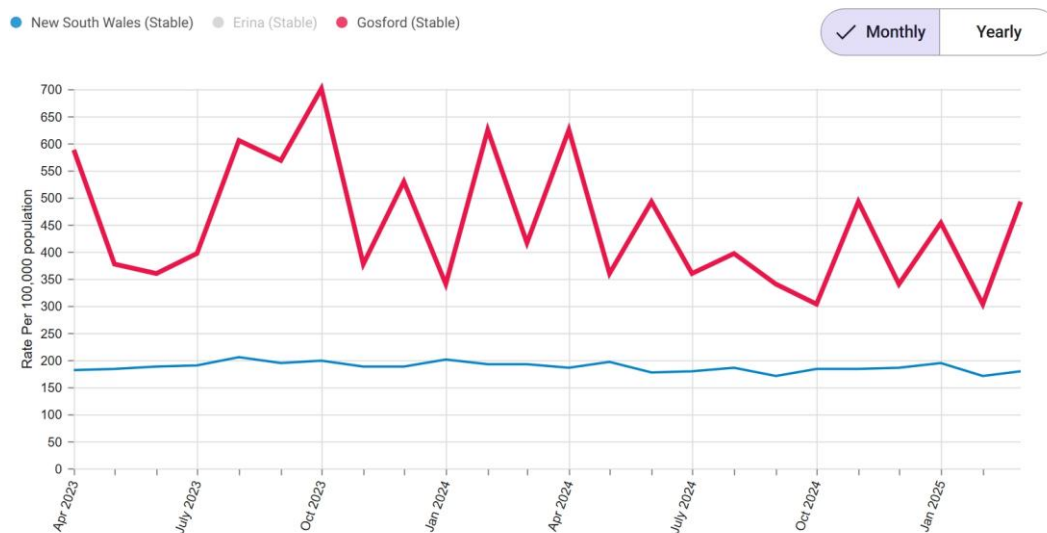


Figure 6-10 - Theft rate comparison – Gosford vs NSW - from April 2024 to March 2025. There were 262 incidents of theft during this period.

6.6 Drug Offences

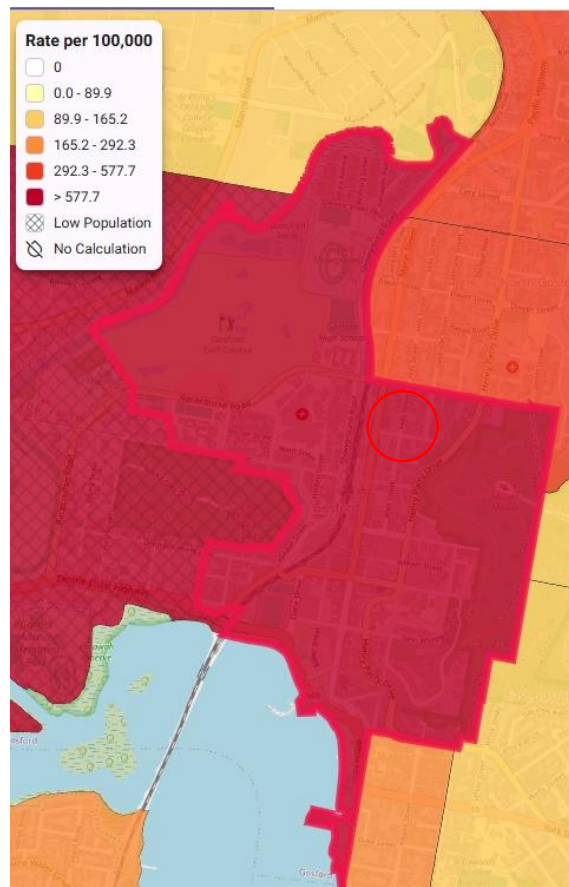


Figure 6-11 - Drug Offences – Crime Rate Map of Gosford from April 2024 to March 2025. There were 138 drug offences in Gosford during this period.

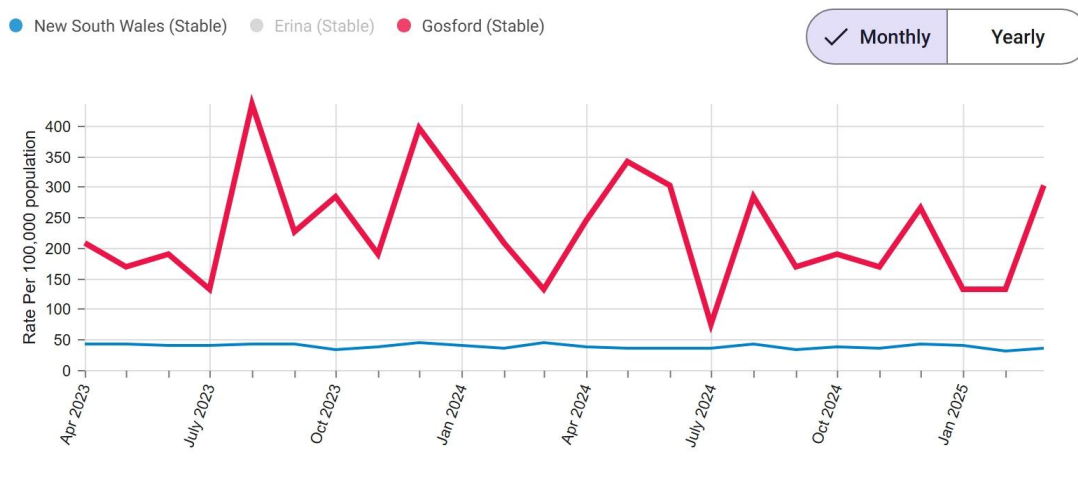


Figure 6-12 - Drug Offences – comparison with NSW rate - Gosford from April 2024 to March 2025. There were 138 drug offences in Gosford during this period.

7.0 CPTED Analysis

Crime Prevention Through Environmental Design employs eight key principles that need to be used in the assessment to minimise opportunity for crime. These are understood as 'First Generation' principles, which are focused on the physical built environment, and 'Second Generation' principles, which focus on securing the site environment through social and community development. These are shown in Figure 7-1.

The following is an assessment of the ground floor and shared laneway at 43-45 Beane St & 2 Keevers Lane, Gosford, NSW 2250, against criteria identified within the CPTED guidelines. In addition to the completion of the CPTED Markup in Annex A, the CPTED Checklist was completed, as shown in Annex B.

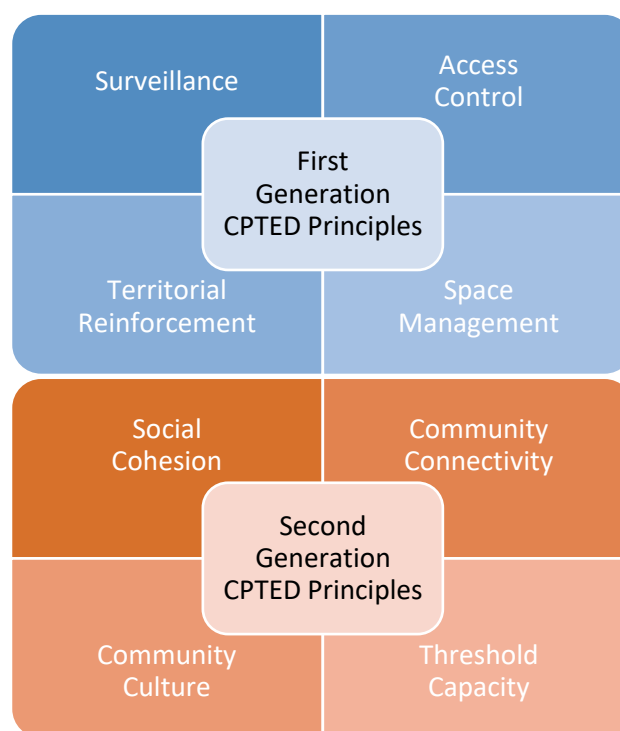


Figure 7-1 – CPTED Principles

7.1 Natural Surveillance

7.1.1 Blind Corners

CPTED principles require that the design eliminate any entrapment opportunity by ensuring no hidden spaces, recesses or voids exist that could provide a person with the ability to conceal themselves or others from general view. Blind corners have been identified in the markup of the architectural plans shown in Annex A; these locations include:

- 1) Egress points via fire and non-fire-isolated stair wells.
- 2) All the undercroft area on the ground floor.
- 3) All recesses caused by balcony design.
- 4) The ramp access on the Southern side of the development.

These locations and other areas are recommended to be covered by effective lighting and video surveillance where reliable natural surveillance opportunities cannot be produced as highlighted in Annex A. This approach to maximise passive surveillance opportunities and to eliminate hidden areas is consistent with Central Coast Council DCP (2022).

7.1.2 Site and Building Layout

The site is located on Beane Street and Keevers Lane in Gosford and is in close proximity to the Gosford train station, Gosford Hospital and a University of Newcastle campus. As stated by the Department of Planning, Housing and infrastructure, in its previous form, the development did not display good design outcomes. This was mainly due to the concerns surrounding the site being bounded by Beane Street to the north and Keevers lane to the west as per Annex A.

The layout features two residential towers comprising a mix of affordable and market-rate housing, anchored by retail and commercial tenancies at ground level. The orientation of the building must be designed to support natural surveillance between the street, neighbouring properties and the buildings themselves to further enhance passive security. Communal open spaces are located on Level 1 and the rooftop, encouraging social interaction and equitable access for all residents. Vehicular access is provided via Beane Street, leading to basement parking and a dedicated loading dock, while pedestrian movement is prioritised through activated laneways, shared zones, and landscaped public plazas.

7.1.3 Public Access

As illustrated in Annex A—particularly within the shared zone along Keevers Lane—the integration of retail and café tenancies allows for unrestricted public access up to the entrances of the residential buildings. To mitigate potential security vulnerabilities, it is recommended that access control measures be implemented at all entry and egress points that may be susceptible to unauthorised access. These areas include residential lobbies and bin areas. In accordance with Annex A, these locations are to be secured through electronic access control systems, including magnetic locks, card readers and reed switches.

Residential lobby areas are to be provided with video intercom systems to enable residents within their units to grant access to visitors. All controlled doors are to incorporate managed egress via request to exit buttons to ensure safe and compliant exit from the inside.

All nominated areas are also to be monitored by video surveillance and supported by appropriate security lighting to enhance visibility, deter unauthorised access and support incident review. In addition, single entry doors are to be fitted with electronic access control in the form of electric strikes operating in a failure secure configuration. This ensures that in the event of a power failure, doors will remain locked, maintaining the integrity of the access control system.

Additionally, due to the presence of undercrofts on the ground floor, the DAP has raised concerns about potential low-light conditions in these areas. To mitigate pedestrian-related risks, it is essential to incorporate effective security lighting alongside the installation of surveillance cameras in these areas.

Given that the shared walkway serves as a key pedestrian corridor and a vital connection to public transport, it is strongly recommended to implement comprehensive safety and accessibility measures. These could include clearly marked pedestrian paths, vehicle safety barriers to separate foot traffic from vehicular movement and 24-hour pedestrian-level lighting that is both vandal-resistant and compliant with CPTED principles. To further enhance safety and surveillance, the installation of video monitoring systems and emergency help points is advised—particularly if there is capacity for integration with existing 24/7 call centres or rapid response services operated by Council, local Police, or the University Campus Security. These interventions will support safe, inclusive

and well-monitored access for all users, especially during off-peak hours and in low-visibility conditions.

7.1.4 Entrances

The proposed development incorporates two prominent residential pedestrian entrances at ground level, both oriented toward Keevers Lane. Additionally, the site includes a dedicated vehicle access point and a separate loading dock entry—both currently positioned along Beane Street (subject to potential design revisions). Multiple retail tenancies and a café also feature direct street-facing access. To ensure safe and intuitive pedestrian movement, clear wayfinding signage should be strategically installed throughout the shared zone on Keevers Lane and at all key entry points around the development.

7.1.5 Landscaping

It is recommended that all existing vegetation be reviewed for potential security concerns, particularly where plantings may obstruct sightlines or provide climbing opportunities. Any vegetation that poses such risks should be replaced with species that, at full maturity, preserve clear visibility and do not facilitate climbing. Landscaping should be designed to eliminate concealment opportunities, ensuring that no individual can use planted areas for hiding or unauthorised access.

On the ground floor, the proposed design includes evenly spaced trees surrounding the development. It is essential to ensure these trees are regularly maintained, as overgrown canopies in their mature form could obstruct passive surveillance and impact the effectiveness of video monitoring—especially in undercroft areas adjacent to the ground floor.

7.1.6 Lighting

Effective lighting is a key element of the CPTED strategy and for the effective operation of the video surveillance cameras. Design is to be undertaken to ensure effective lighting, in line with AS 4282, of the building façade, entrances and exits signage, building approach vectors, and the inside of the facility. Security lighting is recommended around the perimeter and at all entry points as shown in the mark-up in Annex A. Additionally, motion sensor-based vandal proof lighting is recommended for the inside of the premises, in line with AS 1680. Light switches, circuit breakers and distributions boards for all lights must be located in a secure area within the premises.

Lighting must consider vegetation, in its current and mature form, as well as any other element that may have the potential for blocking light especially on the ground floor. Emphasis must be placed on the uniformity of lighting and where video surveillance is employed, to aid its performance through white light illumination or infra-red illumination, as required.

7.2 Access Control

7.2.1 Landscaping

Large trees are proposed along the frontages of both buildings and can be effectively paired with the recommended line of bollards in their mature form, as illustrated in Annex A, to serve as a passive hostile vehicle mitigation strategy. This integrated landscaping approach not only enhances the aesthetic appeal of the site but also acts as a physical barrier, deterring unauthorised vehicular access to the building façades.

7.2.2 Security

It is recommended that access to each area i.e. residential, commercial and retail, is controlled through an Electronic Access Control System (EACS). The main tool for accomplishing this is the integration of the EACS with the lift control system, which can easily be tuned to allow only residents

to access certain levels – as opposed to the public who will use the lifts for floors primarily concerned with retail and parking i.e. the Ground Floor and Parking B1. With the current configuration of the lifts, retail and commercial tenants as well as their customers can park their cars in the basement and take the lift to the ground floor and will need to exit the building via the residential lobby and walk around to their respective areas. Appropriate wayfinding signage is recommended in the car park, within the lift cars and in both lift lobby areas to ensure that retail or commercial customers or visitors are aware of this.

This creates a number of security risks:

- 1) Additionally, Retail and commercial customers or visitors will need to access the residential lobby from outside the building to get back to the car park, which would necessitate the residential lobby being unlocked during business hours. This means that there is free pedestrian access into the residential lobby and effectively B1 of the car park during business hours.
- 2) Additional security measures and video surveillance are required throughout the building and are shown in the security markup in Annex A.

It is recommended that the residential lobby is restricted to only residents and visitors after hours, controlled via the Electronic Access Control System (EACS), providing residents access via their access control credentials and visitors through the video intercoms deployed at all pedestrian and vehicle entry points.

To further control access to residential floors, the EACS is recommended to be utilised via both lifts to allow only residents with access to their residential floor, the ground floor and car parking level, while commercial and retail tenants are restricted to B1 and the Ground Floor.

Obviously, any areas that should not be accessible 24/7 – such as the commercial or retail areas – should be locked outside of the appropriate hours, to prevent malicious or unintended access.

A combination of electronic access for the lifts (access control credential) and a physical key for individual dwellings may also be ideal for permanent residents – this prevents access to higher levels and dwellings with only the appropriate access control permission, for example. Ensuring that residents – both permanent and temporary – understand issues around letting others without authorisation into more restricted areas is also important in maintaining proper security via Access Control; when access control is partially in the hands of residents, they must also be educated about doing their part.

A common issue is when pedestrians use fire exits to egress from the building and leave the door chocked open to facilitate subsequent re-entry. This should be strongly discouraged through signage and equipping all external fire exits with self-closing mechanisms and reed switches connected with the intruder alarm system.

It is recommended that all building facilities and service areas and rooms such as cleaners' rooms, building management, communications rooms and switch rooms are equipped and fitted with restricted key locks, as marked up in Annex A. In addition, all garbage bays must be locked with adequate access control to restrict unauthorised entry.

It is further recommended that the power distribution boards and mains power to the site are located within locked rooms or cabinets fitted with a lock set approved by the local authority.

It is recommended that the security system should comprise video surveillance with a minimum of 30 days of storage, and an electronic access control system, and its purpose is to effectively manage and monitor entry to and activity on the site. Dummy cameras should not be used. The required locations for these measures can be found in the mark-up in Annex A. The letter boxes for the site should be fitted with an appropriate lock set and kept locked. The letter box collection facility must

be enclosed in the foyer window of the property or in a locked foyer with access for Australia Post via swipe card stored in Safe Cylinder Storage.

7.2.3 Windows

All external windows must be solidly constructed. All windows must be fitted with quality lock sets. All unused windows must be permanently closed and secured. Windows must be able to be locked in a partially open position. For example, with a bolt lock.

7.2.4 Balcony

Balconies must be carefully designed to prevent them from functioning as natural ladders, which could be exploited by potential offenders attempting to scale the building. This includes eliminating or minimising any architectural features that create handholds or footholds, such as horizontal rails, ledges or closely spaced balustrades. The design should ensure that balcony elements are smooth, vertically oriented and spaced in a way that discourages climbing, thereby enhancing the overall security and CPTED compliance of the development.

With the current design it does not easily allow climbing, but it is still possible with effort. This suggests that while passive deterrents are in place such as lack of footholds, there may still be architectural features such as the bounding sculpture on level 1.

To mitigate such risk the development facade should be constructed with smooth uninterrupted surfaces such as polished metal or off-form concrete. While it's true that a determined individual could potentially climb the building, our goal is to implement effective deterrents that discourage such attempts. Measures such as video surveillance and security lighting can serve as strong visual and psychological barriers to reduce the likelihood of unauthorised climbing.

Balconies must have a sensor light to automatically activate when motion is detected. Sliding doors and windows adjacent to balconies must be re-enforced with adequate locks etc. to restrict unauthorised access. An Australian standard security/screen door must be installed on the front door or any glass sliding doors. Sliding security balcony screen doors are recommended from ground to 3rd Floor unit complexes. Balconies are to be designed with anti-climb features. Sliding doors must be fitted with a suitable lock set.

7.3 Territorial Reinforcement

7.3.1 Entrances

Entrances should be clearly defined and enhanced with lighting, video surveillance, and signage that reinforces site ownership and communicates a secure, welcoming point of access for residents and visitors. These elements also support intuitive wayfinding throughout the development.

While the Department of Planning, Housing and Infrastructure (CoGDAP letter, 2025) raised concerns regarding the retail entry points, we believe the combination of vehicle-rated barrier solutions—such as bollards—alongside strategically placed surveillance, security lighting, and clear signage effectively mitigates any potential risk. These measures, as illustrated in Annex A, ensure that retail access points remain secure without compromising activation or public interface.

7.3.2 Signage

It is recommended that appropriate signage and wayfinding should be provided at all entry points (shown in Annex A). The signage should be appropriately lit to ensure day and night-time legibility. It is also recommended that wayfinding signage directs pedestrian traffic from all pedestrian access points. Additionally, the street number must be clearly visible from the street and adequately lit so that it is visible at night. Effective signage is also recommended for all the retail and commercial tenancies including directions to and from the car parking facilities for both pedestrians and vehicles.

7.3.3 Perimeters

The site perimeter must be well-surveilled and illuminated with video surveillance and adequate lighting to ensure visibility and deter unauthorised activity. Given that the perimeter interfaces with a designated shared zone—particularly along Keevers Lane—it is essential that this area is supported by 24/7 video surveillance and security lighting. Due to the site's prominent corner location at the intersection of two trafficked roads, additional protective measures should be considered to mitigate potential threats. As illustrated in Annex A, the implementation of a continuous line of bollards or vehicle-rated barriers is recommended to reduce the risk of hostile vehicle intrusion and enhance the overall safety of the site frontage.

7.3.4 Design Elements

Clearly defining transitions and boundaries between public and private spaces. This has been effectively achieved through the current architectural plans.

7.4 Space Management

7.4.1 Maintenance

Create a “cared for” image. Ensure that landscaping is well maintained, to give an impression of ownership, care, and security in an ongoing manner. This can be provided for by creating a Total Security Management Plan (TSMP) that can be handed over to the Centre Management at the appropriate time.

Provisions to be specifically addressed in the Total Security Management Plan include:

- 1) All exit doors must be free from obstructions and/or rubbish.
- 2) The locks must be in good working order.
- 3) All high-risk doors must be locked at all times.
- 4) The access control/intruder detection system must be regularly purged to remove any old owners from the database.
- 5) The landscaping is regularly cared for and pruned to ensure that it does not impede sightlines.
- 6) Lighting around the premises should be regularly checked and replaced as required.
- 7) Walk-throughs of the premises should be regularly carried out to identify any left objects.
- 8) Gutters must be kept clean.

It is recommended to treat the site with anti-graffiti paint at certain key locations to deter graffiti offenders targeting the building and to institute a policy of rapid graffiti removal as part of the TSMP. This will preserve the building and increase a sense of maintenance and ownership of the site.

7.4.2 Materials

Use materials which reduce the opportunity for vandalism. Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem. Where large walls are unavoidable, consider the use of barriers and/or apply anti-graffiti treatment. There are not many large walls exposed to the street front. Methods to counter graffiti vandalism of property include: the context and susceptibility of the property, the design, selection, and use of construction materials that are resistant to graffiti, and surface protection. Rapid graffiti removal policies and the use of anti-graffiti coatings to prevent penetration into the substrate so as to facilitate the ease of removal of graffiti have been identified as the most effective means of combating graffiti. The graffiti resistance of exposed surfaces is a

function of its susceptibility to penetration by the marking agent (e.g. aerosol spray paints) and its sensitivity to damage during cleaning. Hard, non-porous, impermeable, and smooth surfaces generally have a good graffiti resistance and cleanability. Permeable or porous surfaces are difficult to clean. Similarly, rough, and heavily textured surfaces also pose cleaning difficulties. Resistant substrates such as hand glazed ceramic tiles, glass, polished stone, hard glazed brick, and metals are recommended in high-risk areas. Protective anti-graffiti coatings are recommended where construction materials with lower graffiti resistant substrates are utilised such as concrete, sandstone, limestone, normal brick, timber, cement render and painted surfaces. These surfaces are difficult to clean, and repeated chemical and wet-abrasive blasting damages the surfaces and leaves unsightly markings. The floors, walls and ceilings must be of solid construction. Fences must be constructed of appropriate materials that cannot be cut through.

Anti-graffiti coatings are recommended to be applied to exposed surfaces that utilise lower graffiti resistant substrates. These coatings facilitate subsequent graffiti removal. They act as a barrier between the graffiti marking agent and the substrate preventing penetration into pores and firm attachment of the markings to the surface. These coatings are available in both clear and pigmented coatings applied in two or more coats with some available with a priming sealer. Anti-graffiti coatings are either permanent long-life coatings that provide protective layer that can withstand repeated cleaning or temporary or sacrificial layer that gets partially or fully removed during cleaning.

Useful standards include:

- AS 1580.408.5 (Adhesion)
- AS 1580.602.3 (Boller Test)
- AS 1627.1 (Cleaning)
- AS 1627.4 (Abrasive Blast Cleaning)
- AS 2311 (Painting of Buildings)
- AS 2700 (Standard Colours)
- Australian Paint Approval Scheme (APAS) Specifications APAS 1441 Permanent Graffiti Barrier)
- APAS 1442 (Temporary Graffiti Barrier)
- APAS 1443 (Graffiti Remover)

7.4.3 Bollards

The use of bollards as a tool for space management helps define pedestrian and vehicular zones, as well as public and private zones. Effective use of bollards prevents accidental or purposeful harm to pedestrians from vehicles. The markup in Annex A shows an effective use of a bollard line to create a safe pedestrian path and to protect pedestrians from errant vehicles. The design team has expressed interest in using roadside concrete spheres in various colours as an alternative to traditional bollards. This form of hostile vehicle mitigation is considered acceptable, as these features not only enhance safety but also contribute to Territorial Reinforcement while maintaining the site's aesthetic appeal. However, it is important to consider the elevation changes along the pedestrian footpath on the ground floor. Under sufficient vehicular impact, these concrete spheres may become dislodged and roll, potentially causing additional damage if struck with enough force.

Bollards should be between at 1.2 and 1.5 metre centres. This should prevent most cars sold in Australia from driving between them. They should be approximately 1 metre in height and include a reflective panel. The space between a bollard and building should allow for pedestrian movement (including people with disabilities). Bollards are prone to vandalism and to unauthorised removal

particularly if there is an ardent desire for vehicle access to a location. They should have sufficient foundation strength to resist being pushed by a large 4 x 4 vehicle. Bollards should conform to AS/NZS 3845 2 :2017.

7.4.4 Ongoing Action

Even the most robust security strategy requires frequent action to upkeep. Maintenance and ongoing security actions should be governed by a set schedule with responsible parties and accountability in-built. A Security Risk Register should work in conjunction with ongoing management of the site and appropriate security responses should be generated based on the type of events that are recorded as issues. It is recommended that all communications, custodial and management staff for the buildings should undergo police checks and working with children checks before being allowed to work on-site. This must be followed by security inductions and training to ensure they are aware of the upkeep of security at the site, both in terms of how security measures work and how they are to upkeep security operationally.

7.5 Activity Support

Maximising the safety and security of the proposed mixed development can also benefit from more intangible approaches to supporting the space. Second Generation 'Social' principles of CPTED can and should be explored here to encourage an environment that is safer through the development of a community, centred on the site.

7.5.1 Social Cohesion

Social cohesion involves nurturing an environment where there exists a mutual respect and appreciation of the similarities and differences between people and groups within a community. A socially cohesive community values diversity shares a common vision and a sense of belonging and works to develop positive relationships between people from different backgrounds.

7.5.2 Community Connectivity

Community connectivity involves partnerships within the community. These can be formal and informal, with businesses, community organisations and other potential user groups included. This connectivity can help to encourage and maintain community self-policing by encouraging a broader range of parties to value the site and its wellbeing, maintenance and upkeep, freedom from crime, and so on.

7.5.3 Community Culture

This is present when users and user groups come together and share a sense of place and partly explains why they can display territoriality. Building a community culture around significant events and people builds community investment and appreciation. Individuals who value the spaces in their community are naturally less likely to commit crimes which damage or degrade these spaces and will also feel as though they have dedicated areas to engage and participate – a lack of which can also contribute to criminal intent.

7.5.4 Threshold Capacity

Threshold capacity relates to neighbourhoods as ecosystems with a finite carrying capacity for certain activities and land uses. This threshold capacity is recognised and managed in order to maintain the local community ecosystem by promoting human-scale and pedestrian-oriented land uses and activities. By appropriately managing and curating the use of spaces for certain activities, site management can determine which kind of community engagement is important.

7.5.5 Community Guardianship

As alluded to in Section 7.5.2, the goal of this is to establish a community of individuals and groups who feel appreciated and engaged with the site and the activities which regularly occur there. While the nature of the site precludes many types of community engagement strategies, getting local businesses and community organisations involved will help create this sense of guardianship.

7.5.6 Developing a Management Strategy – Community Guardianship

Space and Activity Management strategies are an important way to develop and maintain natural community control. Space management involves the formal supervision, control, and care of these spaces. All space, even well-planned and well-designed, needs to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour. Developing Community Guardianship ensures that community members will fight this decay and become more likely to not only commit less crime but also stand up to those committing any. Therefore, we would strongly encourage site management to develop an operational management plan for fostering community guardianship. Importantly, appreciation of the space and a feeling of security will promote usage and drive business.

7.6 Site hardening

7.6.1 Errant Vehicles

Bollards and other landscaping measures can be utilised to control vehicle approach speed and paths in a manner that minimises the capacity to cause damage as seen in Annex A on ground floor. The use of bollards is standard practice for pedestrian and vehicular shared zones; increasing the efficacy of bollards to higher impact standards and covering a wider area with this is recommended. As identified, bollard-effective planters may also be used to ensure the aesthetic profile of the site is undamaged.

7.6.2 Emergency Management Planning

In addition to static security measures, site hardening relies on a critical human factor in order to be truly effective. Knowing how to act and what to do in the event of an emergency is a vital component that can save lives. A suitable emergency management plan is recommended to be developed for the site.

7.7 Graffiti Management Plan

7.7.1 Graffiti Deterrent

Graffiti vandalism can be minimised by using anti-graffiti material on the building, windows and egress and entry doors as outlined in Section 7.4.2. Harsh landscaping surrounding the building can help deter vandalism by preventing vandals from approaching the sides of the building. Additional security measures such as security lighting and cameras can be used as a deterrent.

Graffiti vandalism can be minimised through a comprehensive approach integrating anti-graffiti materials, strategic landscaping and security measures. Utilising anti-graffiti materials on building, windows and egress and entry doors, as outlined in Section 7.4.2, facilitates easy paint removal. Additional security measures, such as security lighting and cameras, illuminate potential blind corners. Regular maintenance and review of these strategies ensure their continued effectiveness and responsiveness to changing graffiti vandalism patterns.

7.7.2 Graffiti Removal

In the event of graffiti vandalism, all stakeholders must notify management. The centre management should log the incident in an incident register, noting the location and magnitude of the vandalism

and capturing relevant evidence through photographs and videos. Depending on the extent and nature of the crime, a police report may also have to be lodged.

The removal of the graffiti should only be approved once the relevant investigations and collection of evidence have been completed. All graffiti must be removed within 48 hours of discovery. An annual review of any "management agreement" for the removal of graffiti to ensure the property is maintained at its optimum level can be undertaken. Landscaping should be maintained to minimise the potential of graffiti attacks. Refer to Table 7-1 for relevant activities.

Table 7-1 - Graffiti Management activities

Activity	Description	Frequency
Graffiti Monitoring	Regular patrols to identify new graffiti.	Daily
Graffiti Reporting	Documenting instances of graffiti, including photographs and location details. Escalate graffiti damage to the Police.	As needed
Graffiti Removal	Using appropriate methods to remove graffiti without damaging surfaces.	Within 48 hours of reporting
Preventive Measures	Installation of anti-graffiti coatings, surveillance cameras, or improved lighting as outlined in Section 7.4.2.	As needed
Law Enforcement Liaison	Working with local law enforcement to report and track graffiti incidents.	As needed

8.0 Conclusion

The CPTED Design Input Report for the proposed development at 43–45 Beane Street and 2 Keevers Lane, Gosford, presents a robust framework for integrating Crime Prevention Through Environmental Design principles into the built environment. As identified, Lote Consulting has been deliberately limited to focus exclusively on the ground floor and shared pathway areas of the proposed development. Through a detailed analysis of architectural plans and alignment with statutory guidelines, the report addresses key concerns raised by the Design Advisory Panel, including pedestrian accessibility, passive surveillance, legibility of access points and the use of built form and materiality to enhance safety and amenity.

The recommendations presented encompass a broad range of strategies, including lighting, surveillance, access control, landscaping, community engagement and hostile vehicle mitigation (HVM). Together, these measures reflect a comprehensive approach to reducing crime. By integrating traditional CPTED principles with contemporary concepts such as social cohesion and community guardianship, the development is designed not only to discourage criminal behaviour but also to promote a safe, inclusive and well-managed urban environment. The effective implementation of these CPTED strategies will help create a secure and vibrant setting for residents, visitors and commercial tenants, reinforcing the development's value as a positive contribution to the Gosford community.

Annex A – CPTED Mark-up of Ground Floor Architectural Plan.

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LEGEND

 CR	Card Reader		Bollard
	Reed Switch		Security System Node
	Oncoming Vehicle alarm		Mirror
	Camera Dome		Electric Strike
	Mag Lock		Intercom Receiver
	Intercom		PIR Sensor
	Request to Exit Button		Security Lighting
	Vehicle Loop		Video Intercom
	Way Finding		Wiegand Receiver
	Anti Graffiti Coating		ACS Head End
	Lock and Key		Duress Button
	GO ext		Keypad
	Automatic Sliding Door		Break Glass
	Ticket Machine		PADS Head End
	VSS Head End		VADS Head End

ISSUE	AMENDMENTS	DATE	PROJECT:	 LOTECONSULTING Fire Safety Security <i>Making the world safe & secure</i>	Lote Consulting Pty Ltd ABN: 75 166 888 544 Gough Whitlam Plaza Suite 270, Level 1, 398 Pitt Street, Sydney NSW 2000 Email: security@loteconsulting.com	TITLE: CPTED Markup					
Rev C	CPTED Design Input Markup	23-Mar-2026	460352- 43-45 Beane St & 2 Keevers Lane, Gosford, NSW 2250			PREPARED:	JH	DATE:	23-Mar-2026	DO NOT SCALE	
			ARCHITECT:			CHECKED:	MM	DATE:	23-Mar-2026	SECURITY CONSULTANCY LICENSE 409836153	
			12 Oueen Street Chippendale NSW 2008 +61 2 8324 3411 info@tonyowen.com.au Tony Owen Partners			APPROVED:	MM	DATE:	23-Mar-2026	DOCUMENT NO. 460352-087-000	ISSUE: Rev C

The design team should strategically position select cameras mounted on soffits to enable facial recognition and effectively monitor access at all residential lobbies and egress points.

All egress doors should be fitted with reed switches to enable door status monitoring

Install video intercoms at residential lobbies to let residents visually confirm visitors before granting access, improving security and preventing unauthorised entry.

It is crucial to install a line of bollards or another vehicle-rated barrier alternative to prevent hostile-vehicle access between Keevers Lane and the proposed communal area outside the development. It is worth noting that the bollards symbols are currently indicative and do not comprise an effective design. All bollards as mentioned in Section 5.4.3 of the report, must comply with design standard AS/NZS 3845:2017.

Appropriate security surveillance and lighting should be installed beneath the undercroft at the northern end of the building, as this area has been identified by the DAP as a location of concern due to insufficient lighting."

All fire pump rooms should be fitted with locks that are only to be accessible via the standard key held by emergency services

The door is recessed from the building façade, creating a concealed corner that may pose a security risk. To mitigate this, the area should be equipped with targeted video surveillance and supported by vandal-resistant security lighting to ensure visibility and deter potential concealment or loitering.

For single-door access control, We recommend the fitting of an electric strike fail-safe lock system for controlled access and security.

Good security lighting is essential in loading dock areas not only for enhanced security, but also for improving worker efficiency

NO. 287 MANN STREET
1-STOREY GARRAGE
BRICK FACADE

RL ~ 30.00

NO. 26 WATT STREET
6-STOREY
RESIDENTIAL & COMMERCIAL BUILDING
CONCRETE FACADE
RIDGE LEVEL : 49.56

NO. 47 BEANE STREET
6-STORY
RESIDENTIAL & COMMERCIAL BUILDING
PAINTED CONCRETE FACADE
RIDGE LEVEL : 46.33

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION (SP1ST PRE LODGEMENT MEETING)	ZS	27/05/2025
C	SECOND PRE LODGMENT MEETING	ZS	06/2025

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Legend

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GROUND FLOOR PLAN

Client

MING TIAN REAL
PROPERTY PTY LTD

Architects

tony
owen
partners

Level 2
12-14
Chippendale
P 01222
F 01222
E info@

Street 18 2008 2002 2018 2019/20	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT
	Project address 43-45 BEANE STREET & KEEVERS LANE, GOSFORD. 2163 NSW

Key plan	Scale 1:125@A1 OR 1:250@A3	Date JAN 2025
Drawing title		
GROUND FLOOR PLAN		
Project no. 1081		Drawing no. A100
Drawn ZS		
Drawing status		DA SUBMISSION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JAN 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	404/405 100/101 102/103 104/105 106/107 108/109 110/111 112/113 114/115 116/117 118/119 120/121 122/123 124/125 126/127 128/129 130/131 132/133 134/135 136/137 138/139 140/141 142/143 144/145 146/147 148/149 150/151 152/153 154/155 156/157 158/159 160/161 162/163 164/165 166/167 168/169 170/171 172/173 174/175 176/177 178/179 180/181 182/183 184/185 186/187 188/189 190/191 192/193 194/195 196/197 198/199 200/201 202/203 204/205 206/207 208/209 210/211 212/213 214/215 216/217 218/219 220/221 222/223 224/225 226/227 228/229 230/231 232/233 234/235 236/237 238/239 240/241 242/243 244/245 246/247 248/249 250/251 252/253 254/255 256/257 258/259 260/261 262/263 264/265 266/267 268/269 270/271 272/273 274/275 276/277 278/279 280/281 282/283 284/285 286/287 288/289 290/291 292/293 294/295 296/297 298/299 300/301 302/303 304/305 306/307 308/309 310/311 312/313 314/315 316/317 318/319 320/321 322/323 324/325 326/327 328/329 330/331 332/333 334/335 336/337 338/339 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2272/2273 2274/2275 2276/2277 2278/2279 2280/2281 2282/2283 2284/2285 2286/2287 2288/2289 2290/2291 2292/2293 2294/2295 2296/2297 2298/2299 2300/2301 2302/2303 2304/2305 2306/2307 2308/2309 2310/2311 2312/2313 2314/2315 2316/2317 2318/2319 2320/2321 2322/2323 2324/2325 2326/2327 2328/2329 2330/2331 2332/2333 2334/2335 2336/2337 2338/2339 2340/2341 2342/2343 2344/2345 2346/2347 2348/2349 2350/2351 2352/2353 2354/2355 2356/2357 2358/2359 2360/2361 2362/2363 2364/2365 2366/2367 2368/2369 2370/2371 2372/2373 2374/2375 2376/2377 2378/2379 2380/2381 2382/2383 2384/2385 2386/2387 2388/2389 2390/2391 2392/2393 2394/2395 2396/2397 2398/2399 2400/2401 2402/2403 2404/2405 2406/2407 2408/2409 2410/2411 2412/2413 2414/2415 2416/2417 2418/2419 2420/2421 2422/2423 2424/2425 2426/2427 2428/2429 2430/2431 2432/2433 2434/2435 24				



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A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title PERSPECTIVES	Project no. 1081 Drawing no. A150
				Plot Style T0801_A150.ctb (0.00)	THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP BY THE CLIENT OF ENGAGEMENT.									Drawing status DA SUBMISSION

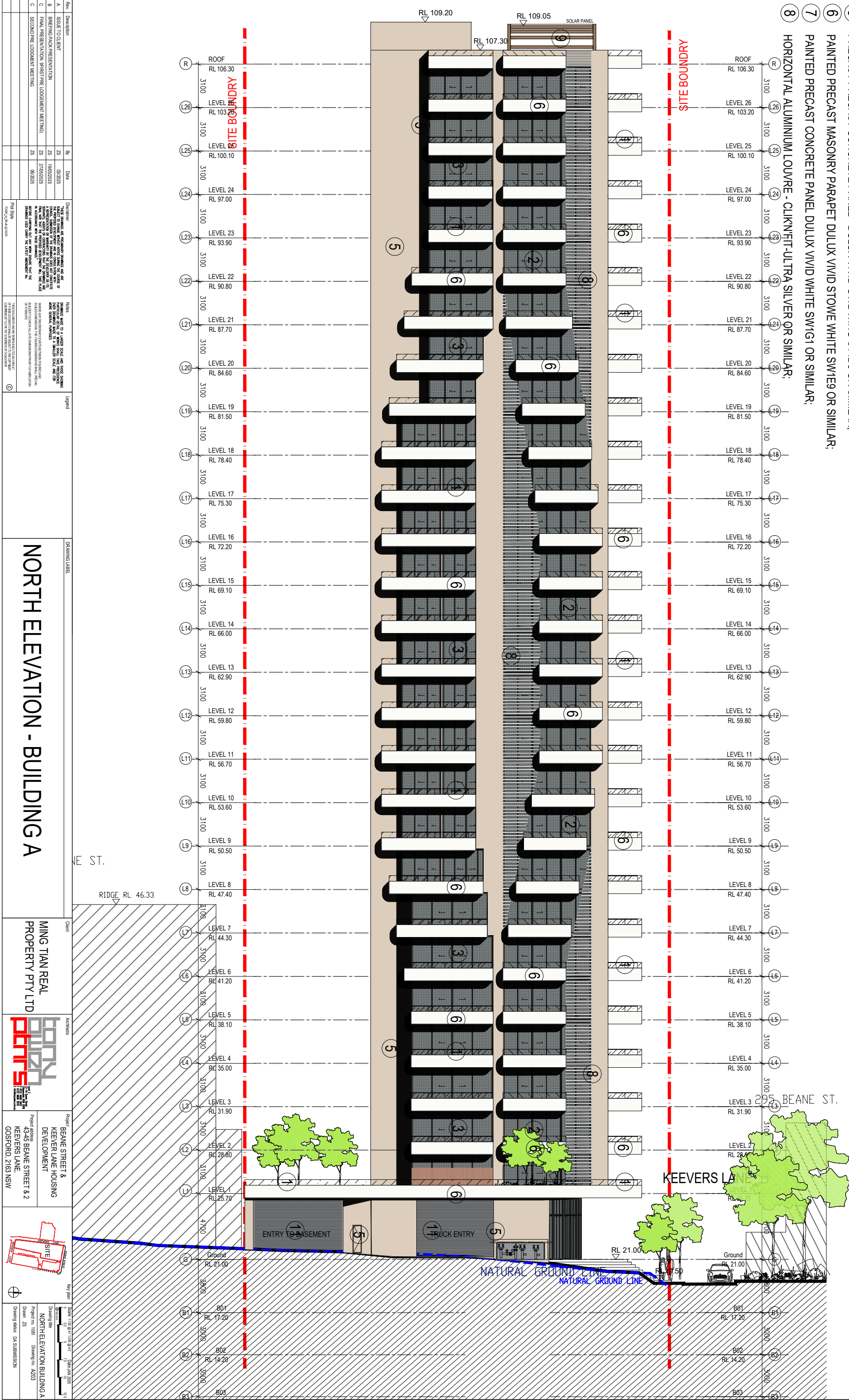


All planters and street furniture shown in this perspective should be upgraded to vehicle-rated elements to enhance protective measures against vehicular intrusion. Given that the shared lane way also serves as a cycle way and pedestrian corridor, it is essential to implement additional security features such as impact-rated vehicle barriers, clearly delineated pedestrian and cyclist paths, and prominent street signage to guide movement and improve safety. These upgrades will contribute to a safer, more resilient public realm and support CPTED principles by reducing opportunities for conflict between vehicles and vulnerable users.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JAN 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF IMPROVEMENT BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS, DETAIL, OR WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS			MING TIAN REAL PROPERTY PTY LTD					

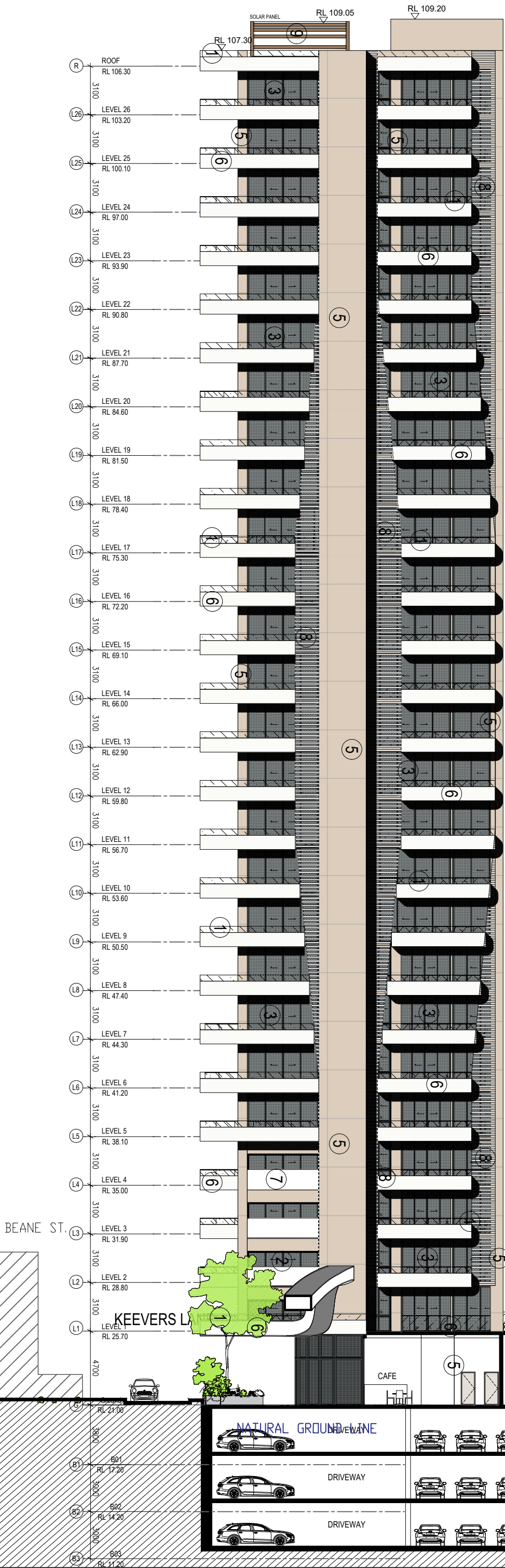
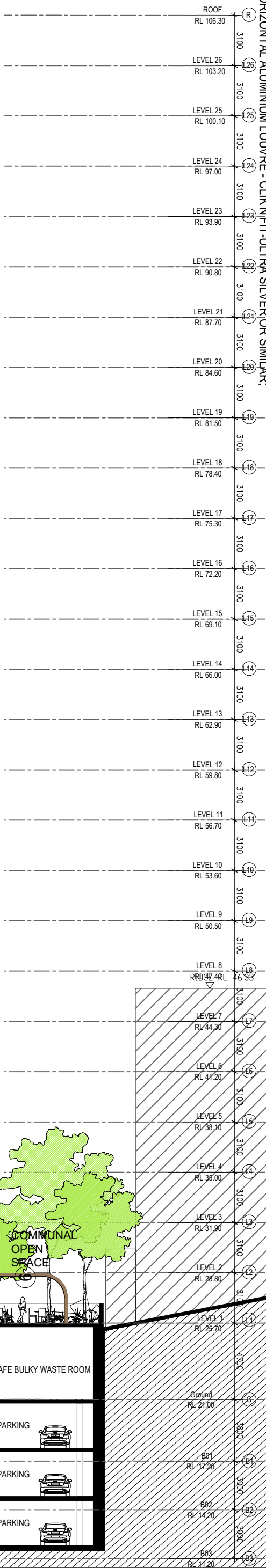
EXTERNAL FINISHES LEGEND

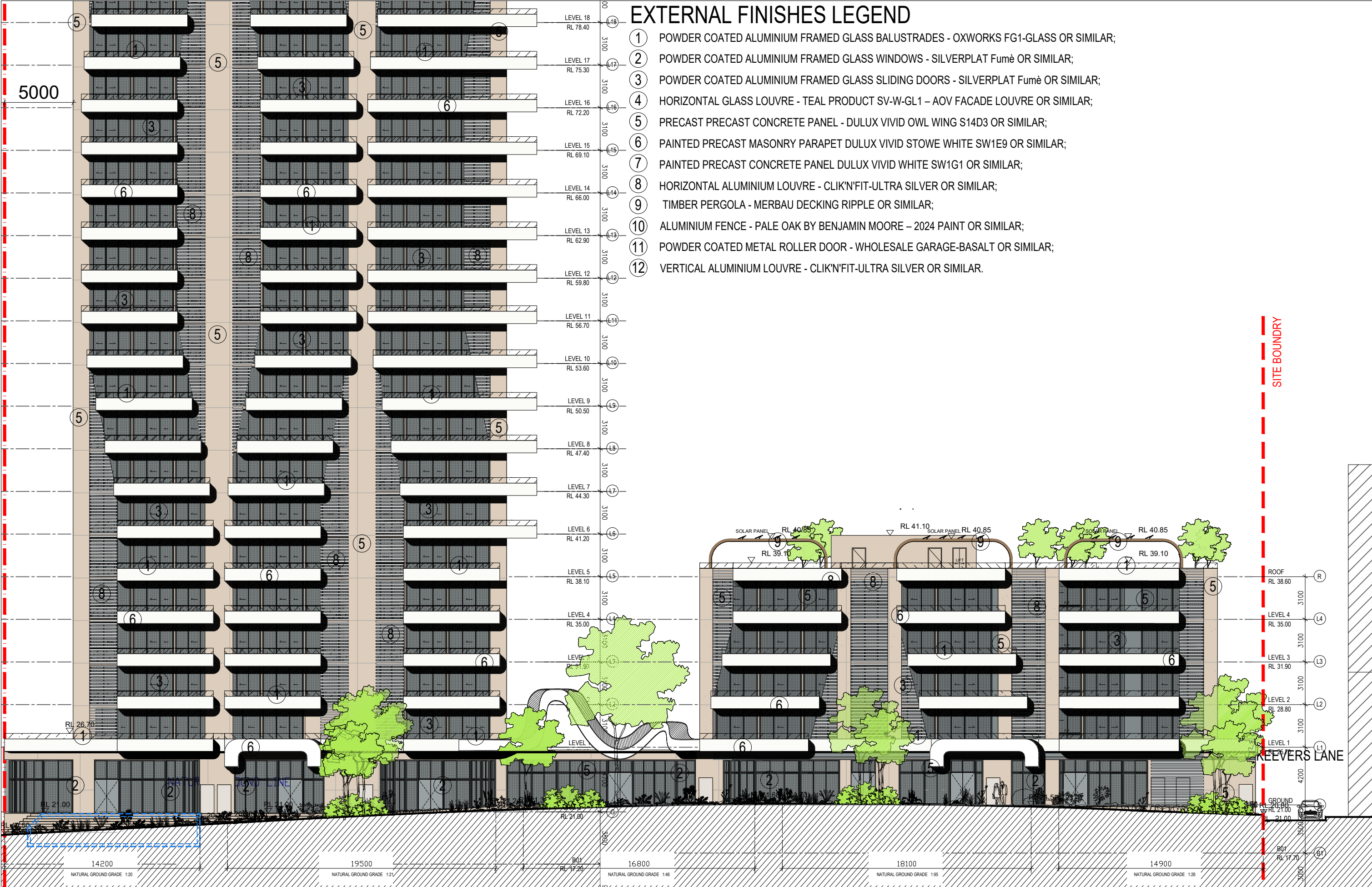
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|---|--|----|---|
| 1 | POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR; | 9 | TIMBER PERGOLA - MERBAU DECKING RIPLEE OR SIMILAR; |
| 2 | POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR; | 10 | ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE – 2024 PAINT OR SIMILAR; |
| 3 | POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR; | 11 | POWDER COATED METAL ROLLER DOOR - WHOLESAL GARAGE-BASALT OR SIMILAR; |
| 4 | HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-G1 – AOV FACADE LOUVRE OR SIMILAR; | 12 | VERTICAL ALUMINIUM LOUVRE - CLIKN'FIT-ULTRA SILVER OR SIMILAR. |
| 5 | PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR; | | |
| 6 | PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR; | | |
| 7 | PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR; | | |
| 8 | HORIZONTAL ALUMINIUM LOUVRE - CLIKN'FIT-ULTRA SILVER OR SIMILAR; | | |



EXTERNAL FINISHES LEGEND

- | | | | |
|---|--|----|---|
| 1 | POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR; | 9 | TIMBER PERGOLA - MERBAU DECKING RIPPLE OR SIMILAR; |
| 2 | POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR; | 10 | ALUMINIUM FENCE - PALE OAK BY BENJAMIN MOORE - 2024 PAINT OR SIMILAR; |
| 3 | POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR; | 11 | POWDER COATED METAL ROLLER DOOR - WHOLESale GARAGE-BASALT OR SIMILAR; |
| 4 | HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-WGL1 - AOV FACADE LOUVRE OR SIMILAR; | 12 | VERTICAL ALUMINIUM LOUVRE - CLIKNIFT-ULTRA SILVER OR SIMILAR; |
| 5 | PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR; | | |
| 6 | PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR; | | |
| 7 | PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR; | | |
| 8 | HORIZONTAL ALUMINIUM LOUVRE - CLIKNIFT-ULTRA SILVER OR SIMILAR; | | |
- 47 BEANE ST.

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EXTERNAL FINISHES LEGEND

- 1 POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- 2 POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
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- 12 VERTICAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROJECT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE PROJECT OR THE PROJECT'S RESULTS. THE PROJECT'S RESULTS WILL BE DETERMINED BY THE PROJECT'S DEVELOPER. THE PROJECT'S DEVELOPER WILL BE RESPONSIBLE FOR THE PROJECT'S RESULTS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.			MING TIAN REAL PROPERTY PTY LTD	toony ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Scale 1:100 @ A1 1:200 @ A3 1:500 @ A4 1:1000 @ A0	Date JAN 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION (FIRST PRE LODGEMENT MEETING)	ZS	27/05/2025										
C	SECOND PRE LODGEMENT MEETING	ZS	06/2025										

Plot Style

TORRESIAN_ARCH_01.ctb

Project address

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

Project no. 1081

Drawing no. A204

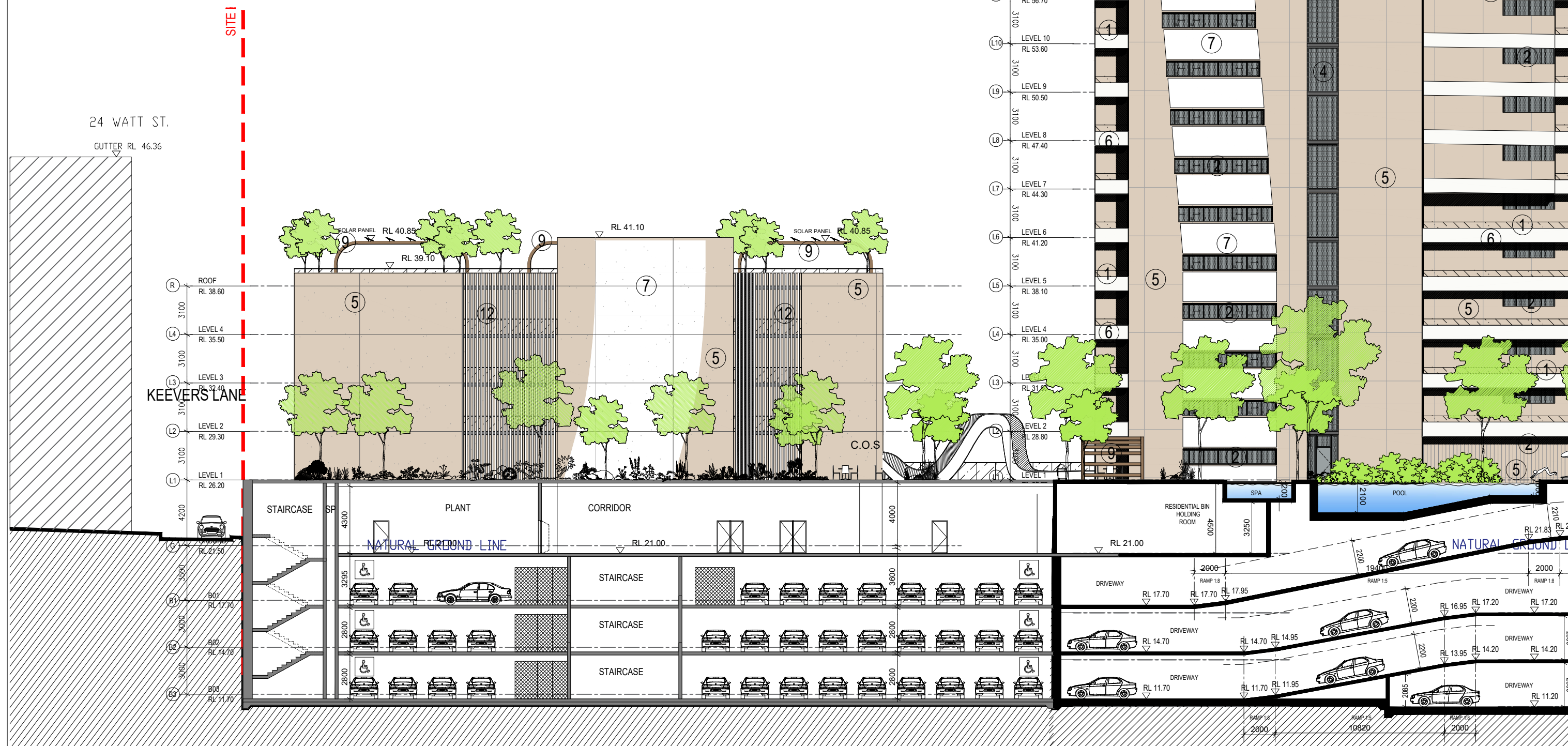
Drawn ZS

Drawing status DA SUBMISSION

WEST ELEVATION - BUILDING B

- ① POWDER COATED ALUMINIUM FRAMED GLASS BALUSTRADES - OXWORKS FG1-GLASS OR SIMILAR;
- ② POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS - SILVERPLAT Fumè OR SIMILAR;
- ③ POWDER COATED ALUMINIUM FRAMED GLASS SLIDING DOORS - SILVERPLAT Fumè OR SIMILAR;
- ④ HORIZONTAL GLASS LOUVRE - TEAL PRODUCT SV-W-GL1 – AOV FACADE LOUVRE OR SIMILAR;
- ⑤ PRECAST PRECAST CONCRETE PANEL - DULUX VIVID OWL WING S14D3 OR SIMILAR;
- ⑥ PAINTED PRECAST MASONRY PARAPET DULUX VIVID STOWE WHITE SW1E9 OR SIMILAR;
- ⑦ PAINTED PRECAST CONCRETE PANEL DULUX VIVID WHITE SW1G1 OR SIMILAR;
- ⑧ HORIZONTAL ALUMINIUM LOUVRE - CLIK'N'FIT-ULTRA SILVER OR SIMILAR;

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Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND NO UNDERTAKING OR WARRANTY IS GIVEN BY THE ARCHITECT FOR ANY INFORMATION OR REPRESENTATION OF FACTORS THAT MAY AFFECT THE FINAL WORK OR THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION No.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITTINGS.		EAST ELEVATION - BUILDING B	MING TIAN REAL PROPERTY PTY LTD	ptmrs Pty Ltd 18/06/2025 ZS 25/07/2025 ZS 25/07/2025 ZS	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT Project address: 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW	 Scale: 1:125 @ A1 1:250 @ A2 Date: JAN 2025 EAST ELEVATION - BUILDING A Project no: 1081 Drawing no: A205 Drawn: ZS Drawing status: DA SUBMISSION
				Pict Style	FILE LOCATED AND HAS BEEN OPENED TO THE RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT NOTICES AND CONDITIONS OF USE OF THE SOFTWARE.	(C)					

Annex B – CPTED Checklist

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Crime Prevention Through

Environmental Design Requirements Checklist

CPTED MEASURES	RECOMMENDATIONS	PLEASE NOTE * If this form is not completed correctly with an accompanying Safer by Design Report, the application will be submitted back to Council for completion.
ENGAGE SECURITY CONSULTANT	With all developments it is advantageous to engage a Security Consultant with qualifications in Crime Prevention through Environment Design (CPTED). This consultant will be qualified to compile a Safer by Design Report that is required by Police.	The measures that must be in the Safer by Design Report are listed in column 1. ALL DETAILS MUST BE COMPLETED AND PAGE AND PARAGRAPH REFERENCE ARE TO BE LISTED BELOW.
1. STREET NUMBER/WAY FINDING SIGNAGE	1.1 The street number must be clearly visible from the street. 1.2 The street number must be visible at night. 1.3 Unit block identification signage must be visible from the street frontage.	1.1 Section 5.3.2 1.2 Section 5.3.2 1.3 Section 5.3.2
2. SIGNAGE	2.1 There must be directional signage located at the entry to the estate/complex clearly indicating location of estate managers office, building names and unit numbers. 2.2 There must be appropriate warning signs displayed. 2.3 A map must be displayed of the complex.	2.1 Section 5.3.2, Annex A 2.2 Section 5.3.2 2.3 Section 5.3.2
3. BUILDING DESIGN	3.1 The orientation of buildings must allow for easy natural surveillance between the street, neighbouring property and the buildings. 3.2 The floors, walls and ceilings must be of solid construction. 3.3 There must be adequate steps taken to ensure that persons cannot utilise the design of the premises to climb structures from the outside.	3.1 Section 5.1.2 3.2 Section 5.4.2 3.3 Section 5.1.6

	3.4	Entry/exit points to the estate and/ or buildings been limited.	3.4 Section 5.1.3
	3.5	At entry/exit points there must be electronic entry for example keypad or swipe card entry.	3.5 Section 5.1.3
	3.6	Alcoves or recesses must be monitored by CCTV.	3.6 Section 5.1.1, Section 5.1.3
	3.7	Garbage bays must be locked to restrict unauthorised entry	3.7 Section 5.2.2, Annex A
	3.8	There must be a 'Rapid Removal' policy for graffiti.	3.8 Section 5.7.2
	3.9	There must be graffiti resistant materials utilised in the design of the building. For example, painted on masonry garden walls, fencing.	3.9 Section 5.4.2
4. LANDSCAPING	4.1	People must be able to see your unit/premises clearly from the street	4.1 Section 5.1.2
	4.2	Landscaping must be regularly maintained. Please explain maintenance plan in report.	4.2 Section 5.1.6, Section 5.2.1
	4.3	No person should be able to conceal themselves behind vegetation or gardens.	4.3 Section 5.1.6
5. SECURITY LIGHTING	5.1	Security lighting must be installed and operating.	5.1 Section 5.1.7
	5.2	The entry and exit points must be adequately lit.	5.2 Section 5.1.7, Section 5.3.1
	5.3	Lighting must be positioned in a way to reduce opportunities for vandalism.	5.3 Section 5.1.7
	5.4	The lighting must be sufficient to support images obtained from CCTV footage.	5.4 Section 5.1.7
	5.5	Light switches for all lights must be located in a secure area within the premises.	5.5 Section 5.1.7
	5.6	There must be light timers.	5.6 Section 5.1.7

6. WINDOWS	6.1	All external windows must be solidly constructed.	6.1 Section 5.2.5
	6.2	All windows must be fitted with quality lock sets.	6.2 Section 5.2.5
	6.3	All unused windows must be permanently closed & secured.	6.3 Section 5.2.5
	6.4	Windows must be able to be locked in a partially open position. For example, with a bolt lock.	6.4 Section 5.2.5
	6.5	Skylights must be suitably secured.	6.5 N/A
7. SURVEILLANCE SYSTEM	7.1	CCTV systems must be installed at vehicle entry points.	7.1 Annex A, Section 5.2.2
	7.2	CCTV systems must be installed at all foyer entry points.	7.2 Annex A, Section 5.2.2
	7.3	CCTV systems must be installed on the perimeter of the building.	7.3 Annex A, Section 5.2.2
	7.4	CCTV systems must be installed near to letter box collection facilities.	7.4 Annex A
	7.5	CCTV systems must be installed near to waste facilities.	7.5 Annex A
	7.6	CCTV systems must be installed near to fire exits.	7.6 Annex A, Section 5.2.2
	7.7	Footage must be recorded appropriately.	7.7 Annex A. Section 5.2.2
	7.8	Footage must be kept for a minimum of 30 days.	7.8 Section 5.2.2
	7.9	The property must be free of dummy cameras	7.9 Section 5.2.2
	7.10	The cameras must be placed in suitable locations to positively identify an individual from recorded images.	7.10 Annex A, Section 5.2.2