BASIX & NatHERS Assessment Report

Project:

43-45 Beane Street & 2 Keevers Lane, Gosford NSW

Prepared for:

43 Beane Street Pty Ltd

Job Number: 136-2499

Rev 1.0 – 31 March 2026

Eco Engineering Group
SUSTAINABILITY.

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Document Control

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1. Executive Summary

EEG has been commissioned to assess the interaction of the residential area of the proposed development at 43-45 Beane Street & 2 Keevers Lane, Gosford NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Building A Certificate No. 1840108M_02 & Building B Certificate No. 1840106M).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development which contains Buildings A & B achieves the following targets:

Building A:

- Water Efficiency: 41% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 62% reduction (minimum requirements under BASIX: 62%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

Building B:

- Water Efficiency: 42% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 58% reduction (minimum requirements under BASIX: 58%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. Introduction

BASIX is an NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation, and appliances. The BASIX Energy target requires the Building A to use 62% less energy than the NSW average and Building B to use 58% less energy than the NSW average.

The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3. Building Description

The proposed development will be located at 43-45 Beane Street & 2 Keevers Lane, Gosford NSW.

3.1. Information Used

The assessment is based on the following architectural drawings provided by Tony Owen Partners in August 2025 (Table 1).

Table 1.Architectural drawing list.

Drawing Title	Drawing Number
Site Location	A001
Site Location	A002
Site Survey	A003
Site Plan	A007
Basement 3 Plan	A097
Basement 2 Plan	A098
Basement 1 Plan	A151
Ground Floor Plan	A150
Level1 Floor Plan	A101
Level 2-4 Floor Plan	A102
L5 - 7 Floor Plan	A103
L8-18 Floor Plan	A104
L19-26 Floor Plan	A105
Roof Plan	A106
Section Building B	A168
Section Building A	A169
Blow Up Section Building B	A170
Laneway Perspective	A191
Future Street Scape	A199
West Elevation Building A	A200
East Elevation - Building A	A201
North Elevation Building A	A202
South Elevation Building A	A203
East Elevation - Building B	A204
East Elevation - Building B	A205
N & S Elevation - Building B	A206
Section Building A	A300
Section Building B	A301
Section D-D	A302

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to the Building A BASIX Certificate No. 1840108M_02 and Building B BASIX Certificate No. 1840106M

Table 2. Water Commitments.

Common Areas and Central Systems	
Common areas	Building A: • No common showerhead facility. • No common toilet facility. • 4-star (water-rated) taps. • No common clothes washer facility. Building B: • No common showerhead facility. • 4-star (water-rated) toilet facility. • 4-star (water-rated) taps. • No common clothes washer facility.
Central systems	• Fire sprinkler system. • Outdoor swimming pool capacity: 66.3Kl, not shaded (Building A).
Private Dwellings	
Fixtures for apartments	• 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. • 4-star (Water Rating) toilets. • 5-star (Water Rating) kitchen taps. • 5-star (Water Rating) bathroom taps. • 2-star (Water Rating) clothes washers (Building B) • 4-star (Water Rating) dishwashers. • Hot water recirculation or diversion (Building A)

5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using FirstRate5 software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1. Modelling Assumptions

FirstRate5 software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 3 below. Please note the estimated requirements below are based on the nominated construction materials by the architect

Table 3. Building Fabric Requirements.

Element	Insulation/glazing
External walls	• Minimum added R2.7 thermal insulation.
Internal walls	Party walls between units and Walls to corridors, lifts, etc.: • Minimum added R1.5 thermal insulation. Any other Walls: • Stud, Plasterboard with no added insulation.
Floor	Where unconditioned area below: • Suspended Concrete Slab Floor with minimum added R2.0 thermal insulation. All other areas: • Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: • Concrete slab with minimum added R4.0 thermal insulation.
Roof	• Concrete with no added insulation (ceiling insulation).
Ceiling Penetrations	• Sealed LED downlights and exhaust fans. • 1400mm diameter ceiling fan for living area and Bedrooms.
Glazing	• Maximum total system U-Value of 2.15 and SHGC of 0.30 ±5%.

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6. BASIX Energy Section

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 62% for Building A and 58% for Building B as long as the energy commitments detailed in Table 4 are installed.

Table 4. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lifts	Building A: • Lift Bank 1 Gearless traction with VVVF motor. Number of levels (including basement): 30. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 30. Number of lifts: 3. Lift load capacity: >= 1001 kg but <= 1500kg. Building B: • Lift Bank 1 Gearless traction with VVVF motor. Number of levels (including basement): 9. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 9. Number of lifts: 1. Lift load capacity: >= 1001 kg but <= 1500kg.
	Swimming pool / Sauna	• Outdoor swimming pool heating source: gas, to be controlled by timer (Building A)
	Ventilation	• Undercover carpark area: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. • Switch Room: ventilation (supply & exhaust), Thermostatically controlled. • Garbage room: ventilation exhaust only. • Plant or service rooms: ventilation (supply & exhaust). Thermostatically controlled. • Ground floor lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. • Hallway/lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. • Hallway/lobby type (Breeze way): no mechanical ventilation (Building B)
	Lighting	• Undercover carpark area: LED lighting with motion sensors. • Switch Room: LED lighting with manual on / manual off. • Garbage: LED lighting with motion sensors. • Plant or service rooms: LED lighting with manual on / manual off. • Ground floor lobby type: LED lighting with time clock and motion sensors. • Hallway/lobby type: LED lighting with time clock and motion sensors.

		• Hallway/lobby type (Breeze way): LED lighting with time clock and motion sensors (Building B). • Lifts: LED lighting, connected to the lift call button.
	Hot Water	• Gas-fired storage (manifolded) with R0.6 insulation to the pipes (Building A).
	Alternative Energy Supply	Building A: • 55 kW Solar PV system. Building B: • 5 kW Solar PV system.
Private Dwellings	Ventilation	• Bathroom Exhaust: Individual fan, ducted to façade or roof, interlocked to light with timer off. • Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. • Bathroom & Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling To living and bedroom areas	• Heating: 1-phase air conditioning – ducted, EER 3.0-3.5. • Cooling:1-phase air conditioning – ducted, EER 3.0-3.5.
	Hot Water	• 5.5-star gas instantaneous (Building B).
	Lighting	• Fluorescent or LED lights with dedicated fittings.
	Appliances & other	• Gas cooktops and electric ovens. • 3.5-star (energy rating) dishwashers. • 4-star (energy rating) clothes dryers.

7. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst EEG has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact EEG for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, EEG does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omissions. EEG and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. This draft BASIX assessment and certification have been prepared based on the preliminary architectural and building services design with the view to conducting a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC applicable to the development; specific applications may vary during the design development of the project.

8. Summary & Conclusion

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the Building A BASIX Certificate No. 1840108M_02 and Building B BASIX Certificate No. 1840106M provided.

Appendix A – BASIX Certificate

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1840108M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 31 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 9AX24UHB9U.

EEG: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary

Project name	43-45 Beane Street, Gosford NSW 2250, Building A_02
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 62	Target 62
Materials	✔ -18	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:
- Project reference: 43-45 Beane Street, Gosford NSW 2250
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable): 11153980842

Description of project

Project address	
Project name	43-45 Beane Street, Gosford NSW 2250, Building A_02
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	2070.3
Roof area (m²)	564
Non-residential floor area (m²)	-
Residential car spaces	116
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	61
Common area garden (m²)	289.5
Area of indigenous or low water use species (m²)	32.5

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	9AX24UHB9U
Climate zone	15

Project score			
Water	✔	41	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	62	Target 62
Materials	✔	-18	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building A, 114 dwellings, 27 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1001A	2	80	0	0	0
1005A	1	69	0	0	0
1101A	2	80	0	0	0
1105A	1	69	0	0	0
1204A	1	55.1	0	0	0
1303A	2	80.9	0	0	0
1402A	2	77.5	0	0	0
1501A	2	80	0	0	0
1505A	1	69	0	0	0
1604A	1	55.1	0	0	0
1703A	2	80.9	0	0	0
1802A	2	77.5	0	0	0
1901A	2	80	0	0	0
2001A	2	80	0	0	0
201A	2	80	0	0	0
2101A	2	80	0	0	0
2201A	2	80	0	0	0
2301A	2	80	0	0	0
2401A	2	80	0	0	0
2501A	2	80	0	0	0
2601A	2	80	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1002A	2	77.5	0	0	0
101A	2	80	0	0	0
1102A	2	77.5	0	0	0
1201A	2	80	0	0	0
1205A	1	69	0	0	0
1304A	1	55.1	0	0	0
1403A	2	80.9	0	0	0
1502A	2	77.5	0	0	0
1601A	2	80	0	0	0
1605A	1	69	0	0	0
1704A	1	55.1	0	0	0
1803A	2	80.9	0	0	0
1902A	2	77.5	0	0	0
2002A	2	77.5	0	0	0
202A	2	77.5	0	0	0
2102A	2	77.5	0	0	0
2202A	2	77.5	0	0	0
2302A	2	77.5	0	0	0
2402A	2	77.5	0	0	0
2502A	2	77.5	0	0	0
2602A	2	77.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1003A	2	80.9	0	0	0
102A	3	133.1	0	0	0
1103A	2	80.9	0	0	0
1202A	2	77.5	0	0	0
1301A	2	80	0	0	0
1305A	1	69	0	0	0
1404A	1	55.1	0	0	0
1503A	2	80.9	0	0	0
1602A	2	77.5	0	0	0
1701A	2	80	0	0	0
1705A	1	69	0	0	0
1804A	1	55.1	0	0	0
1903A	3	117.2	0	0	0
2003A	3	117.2	0	0	0
203A	3	127.1	0	0	0
2103A	3	117.2	0	0	0
2203A	3	117.2	0	0	0
2303A	3	117.2	0	0	0
2403A	3	117.2	0	0	0
2503A	3	117.2	0	0	0
2603A	3	117.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1004A	1	55.1	0	0	0
103A	1	55.3	0	0	0
1104A	1	55.1	0	0	0
1203A	2	80.9	0	0	0
1302A	2	77.5	0	0	0
1401A	2	80	0	0	0
1405A	1	69	0	0	0
1504A	1	55.1	0	0	0
1603A	2	80.9	0	0	0
1702A	2	77.5	0	0	0
1801A	2	80	0	0	0
1805A	1	69	0	0	0
1904A	1	55.3	0	0	0
2004A	1	55.3	0	0	0
204A	1	55.3	0	0	0
2104A	1	55.3	0	0	0
2204A	1	55.3	0	0	0
2304A	1	55.3	0	0	0
2404A	1	55.3	0	0	0
2504A	1	55.3	0	0	0
2604A	1	55.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
301A	2	80	0	0	0
401A	2	80	0	0	0
501A	2	80	0	0	0
601A	2	80	0	0	0
701A	2	80	0	0	0
801A	2	80	0	0	0
805A	1	69	0	0	0
904A	1	55.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
302A	2	77.5	0	0	0
402A	2	77.5	0	0	0
502A	2	77.5	0	0	0
602A	2	77.5	0	0	0
702A	2	77.5	0	0	0
802A	2	77.5	0	0	0
901A	2	80	0	0	0
905A	1	69	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
303A	3	127.1	0	0	0
403A	3	127.1	0	0	0
503A	3	127.1	0	0	0
603A	3	127.1	0	0	0
703A	3	127.1	0	0	0
803A	2	80.9	0	0	0
902A	2	77.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
304A	1	55.3	0	0	0
404A	1	55.3	0	0	0
504A	1	55.3	0	0	0
604A	1	55.3	0	0	0
704A	1	55.3	0	0	0
804A	1	55.1	0	0	0
903A	2	80.9	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building A

Common area	Floor area (m²)
Undercover car park area	4217
Plant or service room	145.3
Lift bank (No. 1)	-

Common area	Floor area (m²)
Switch room	9
Ground floor lobby type	46.7

Common area	Floor area (m²)
Garbage room	301.6
Hallway/lobby type	987

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building A

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	700	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	700	-	-
floors above habitable rooms, frame: suspended concrete slab	13241.9	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	concrete block/ plasterboard,frame:light steel frame	8000	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	11000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	564	-	-

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2000	-	2000	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	3.5 star	4 star	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
101A	27.6	18.5	46.100
102A	22.3	15.7	38.000
103A	36.6	17	53.600
1804A	11.5	15.1	26.600

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
2601A	50.9	12.8	63.700
2603A	28.7	18.4	47.100
2604A	46.8	11.2	58.000
805A	41.1	15	56.100
All other dwellings	31.7	19.3	51.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 66.3 kLs	Location: Building A Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: gas	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 30 number of levels from the bottom of the lift shaft to the top of the lift shaft: 30 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 55 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1840106M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 31 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 9AX24UHB9U.

EEG: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary	
Project name	43-45 Beane Street, Gosford NSW 2250, Building B
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	16
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	58	Target 58
Materials	✔	-100	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:
- Project reference: 43-45 Beane Street, Gosford NSW 2250
- Contact number: 0430 108 801

Certificate Prepared by
Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable): 11153980842

Description of project

Project address	
Project name	43-45 Beane Street, Gosford NSW 2250, Building B
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	16
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	2070.30
Roof area (m²)	459
Non-residential floor area (m²)	-
Residential car spaces	15
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	61
Common area garden (m²)	289.5
Area of indigenous or low water use species (m²)	32.5

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	9AX24UHB9U
Climate zone	15

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	58	Target 58
Materials	✔	-100	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building B, 16 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
101B	1	58.2	0	0	0
201B	1	58.2	0	0	0
301B	1	58.2	0	0	0
401B	1	58.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
102B	2	87.4	0	0	0
202B	2	87.4	0	0	0
302B	2	87.4	0	0	0
402B	2	87.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
103B	2	84.7	0	0	0
203B	2	84.7	0	0	0
303B	2	84.7	0	0	0
403B	2	84.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
104B	2	95.8	0	0	0
204B	2	95.8	0	0	0
304B	2	95.8	0	0	0
404B	2	95.8	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building B

Common area	Floor area (m²)
Lift bank (No. 1)	-
Plant or service room	87.7
Hallway/lobby type (Breeze way)	164

Common area	Floor area (m²)
Undercover car park area	703
Ground floor lobby type	38.95

Common area	Floor area (m²)
Garbage room	56.9
Hallway/lobby type (Closed)	64

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building B

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	700	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	700	-	-
floors above habitable rooms, frame: suspended concrete slab	1545.95	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	concrete block/ plasterboard,frame:light steel frame	4000	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	5200	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	459	-	-

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	800	-	800	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	2 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 5.5 star	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	3.5 star	4 star	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
101B	47.4	12.1	59.500
104B	20	11.6	31.600
401B	42	15.1	57.100
403B	33.6	17.2	50.800

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
404B	23.9	16.4	40.300
All other dwellings	49	35	84.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (Closed)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (Breeze way)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 4 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Appendix B – NATHERS Certificate

Note: this group certificate is for a a representative sample of dwellings. The full certificate for all dwellings will be produced at a later stage, once the design is further developed. If any changes are required, please contact us on 0430 108 801.

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 9AX24UHB9U

Generated on 19 Mar 2026 using FirstRate5 v5.5.5a

Property

Address	43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
Lot/DP	
NatHERS Climate Zone	Williamtown

Accredited assessor

Name	Patrick Phelan
Business name	Energy Water and Environment
Email	patrick@ewenvironment.com.au
Phone	0402586813
Accreditation No.	DMN/12/1407
Assessor Accrediting Organisation	Design Matters National

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=9AX24UHB9U&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

7.2
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	33.3	15.1
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate
or
not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
OTLVYTCJ9U	101A	27.6 (N/A)	18.5 (N/A)	46.1	7.4	NA
VQODMCNX78	101B	47.4 (N/A)	12.1 (N/A)	59.5	6.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
XKUQHNF1N5	102A	22.3 (N/A)	15.7 (N/A)	38.0	7.9	NA
UEDJVKXVWJ	103A	36.6 (N/A)	17.0 (N/A)	53.6	6.8	NA
7AB3SLG2DR	104B	20.0 (N/A)	11.6 (N/A)	31.6	8.4	NA
23RHI6YHHT	1804A	11.5 (N/A)	15.1 (N/A)	26.6	8.8	NA
6OTIDJPCAO	2601A	50.9 (N/A)	12.8 (N/A)	63.7	6.1	NA
5QWZD0OTI5	2603A	28.7 (N/A)	18.4 (N/A)	47.1	7.3	NA
LET8D1W5BY	2604A	46.8 (N/A)	11.2 (N/A)	58.0	6.5	NA
SF9MH25UFM	401B	42.0 (N/A)	15.1 (N/A)	57.1	6.6	NA
XTBL2PCTMB	403B	33.6 (N/A)	17.2 (N/A)	50.8	7	NA
N0WJ7KDZP1	404B	23.9 (N/A)	16.4 (N/A)	40.3	7.8	NA
Q66AIMCBHO	805A	41.1 (N/A)	15.0 (N/A)	56.1	6.6	NA

Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. (accessible via link).

NatHERS ratings use computer modelling to evaluate a home's energy effi ciency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifi cations, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specifi ed on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data fi les may be available from the assessor

Appendix C – STAMPED ARCHITECTURAL DRAWINGS

ARCHITECTURAL DRAWING SET



SITE AREA	2070.2 **m²**
FSR (PERMISSIBLE)	4.75 : 1
PERMISSIBLE FSR + 30% AFFORDABLE HOUSING	6.175 : 1
HEIGHT (PERMISSIBLE)	48 m*
PREVIOUSLY APPROVED DA HEIGHT	62.4 m*
HEIGHT (PROPOSED)	85.3 m
GFA (PERMISSIBLE)	12,628.90 **m²**
GFA (PROPOSED)	12,549.00 **m²**
FSR (PROPOSED)	6.06 : 1
LAND USE	B4-SHOP TOP HOUSING
NUMBER OF RESIDENTIAL UNITS	130
CAR SPACES	
TOTAL CAR SPACE PROVIDED	140
RESIDENTIAL PARKING	131
COMMERCIAL PARKING	9

* State Enviromental Planning Policy (Precincts - Regional) 2021, Chapter 5 Gosford City Centre - 5.46(3)(a) - Exceptions to Height B4 Zone

DRAWING NO - DRAWING TITLE

GENERAL INFORMATION

A000 - Cover Page
A001 - Site Location
A002 - Site Location 2
A003 - Site Survey
A004 - Site Photos
A005 - Site Analysis
A006 - Site Bird's - Eye View
A007 - Site Plan 1:1000

APPROVED DA (BY DVYNE DESIGN)

Approved DA - Yield Study
Approved DA - B2
Approved DA - GF
Approved DA - L1
Approved DA - L4
Approved DA - Typical
Approved DA - RF
Approved DA - Sections
Approved DA - Elevations
Approved DA - Elevations
Approved DA - Perspective

A008 - Site Plan1:300
A009 - Site Analysis
A010 - Urban Design Principles
A011 - Land Use In the Vicinity
A012 - Streetscape 1
A013 - Existing Streetscape Keevers Lane
A014 - Streetscape 2
A015 - Streetscape 3

A020 - Surrounding Existing Urban Character
A021 - Surrounding Proposed Urban Character

A030 - Existing Massing Diagram
A031 - City View Analysis Perspective - Current
A032 - City View Analysis Elevation - Current
A033 - Future LEP Massing Diagram + 30%
A034 - City View Analysis Perspective - Future
A035 - City View Analysis Elevation - Future

A040 - City Section East-West
A041 - City Section North-South

A050 - DCP Views + Additional Selected Views
A051 - View Impact Analysis 1 - Proposed
A052 - View Impact Analysis 1 - LEP Control
A053 - View Impact Analysis 2 - Proposed
A054 - View Impact Analysis 2 - LEP Control
A055 - View Impact Analysis 3 - Proposed
A056 - View Impact Analysis 3 - LEP Control
A057 - View Impact Analysis 4 - Proposed
A058 - View Impact Analysis 4 - LEP Control
A059 - View Impact Analysis 5 - Proposed
A060 - View Impact Analysis 5 - LEP Control

A070 - Site Section B - Approve
A071 - Site Section B - Proposed

A080 - Built Form Strategy
A081 - Setback Diagram

FLOOR PLANS
scale 1:250@A3; 1:125@A1

A097 - Basement 3 Plan
A098 - Basement 2 Plan
A099 - Basement 1 Plan
A100 - Ground Floor Plan
A101 - L1 Floor Plan
A102 - L2-4 Floor Plan
A103 - L5-6 Floor Plan
A104 - L7-18 Floor Plan
A105 - L19-26 Floor Plan
A106 - Roof Plan
A107 - Affordable Housing Diagram

ALTERNATE OPTIONS

A150 - Alternate Option 1 - Ground Floor Plan
A151 - Alternate Option 1 - Basement Plan
A152 - Alternate Option 1 - Level 1 Floor Plan
A153 - Alternate Option 1 - Loading Cross Section
A154 - Tanks Location in Elevation
A155 - Alternate Option 1 - Ramp Section
A160 - Alternate Option 2 - Ground Floor
A161 - Alternate Option 3 - Ground Floor
A162 - Alternate Option 3 - Basement
A163 - Setback Diagram - Option 1
Adjacent Sites Potential development
A164 - Setback Diagram - Option 1
Adjacent Sites Potential development FSR
A165 - Setback Diagram - Option 2
Adjacent Sites Potential development
A166 - Setback Diagram - Option 2
Adjacent Sites Potential development FSR
A167 - Laneway Character With Regard Potential Development
A168 - Laneway Section With Regard Potential Development - A
A169 - Laneway Section With Regard Potential Development - B
A170 - Laneway Sections 1:25
A171 - Fish Lane - Brisbane
A172 - Laneway Perspective
A173 - Laneway Solar Amenity - Summer - 1
A174 - Laneway Solar Amenity - Summer - 2
A175 - Laneway Solar Amenity - Winter - 1
A176 - Laneway Solar Amenity - Winter - 2
A177 - Alternate Site Massing - Options 1-4
A178 - Alternate Site Massing - Options 5-6
A179 - Alternate Site Massing - Options 1-4 - Perspective
A180 - Alternate Site Massing - Options 5-6 - Perspective
A181 - Alternate Site Massing - Options 1-4 - View Analysis
A182 - Alternate Site Massing - Options 5-6 - View Analysis
A183 - Option 1 Shadow Diagram - Winter Solstice
A184 - Option 2 Shadow Diagram - Winter Solstice
A185 - Option 3 Shadow Diagram - Winter Solstice
A186 - Option 4 Shadow Diagram - Winter Solstice
A187 - Option 5 Shadow Diagram - Winter Solstice
A188 - Option 6 Shadow Diagram - Winter Solstice

MASSING & PERSPECTIVES

A190 - Perspective 1
A191 - Perspective 2
A192 - Perspective 3
A193 - Perspective 4

ELEVATIONS
scale 1:250@A3; 1:125@A1

A199 - Future Keevers Lane Streetscape
A200 - Elevation West - Building A
A201 - Elevation East - Building A
A202 - Elevation North - Building A
A203 - Elevation South - Building A
A204 - Elevation West - Building B
A205 - Elevation East - Building B
A206 - Elevation North & South - Building B

SECTIONS
scale 1:250@A3; 1:125@A1

A300 - Section A-A
A301 - Section B-B
A302 - Section D_D
A303 - Ramp Section

ADAPTABLE & SILVER UNITS
scale 1:100@A3; 1:50@A1

A400 - Adaptable Units
A401 - Silver Units

DIAGRAMS

A500 - COS Diagram - L1
A501 - COS Diagram - L5
A502 - Landscape Diagram - GF
A503 - Landscape Diagram - L1
A504 - Landscape Diagram - L5
A505 - Site Coverage
A506 - Deep Soil Diagram

FSA DIAGRAM & AREA SCHEDULE
scale 1:250@A3; 1:125@A1

A600 - GF GFA Diagram
A601 - L1 GFA Diagram
A602 - L2-4 GFA Diagram
A603 - L5-7 GFA Diagram
A604 - L8-18 GFA Diagram
A605 - L19-26 GFA Diagram
A606 - Area Schedule
A607 - Unit Breakdown Schedule

VENTILATION DIAGRAMS

A700 - GF Ventilation Diagram
A701 - L1 Ventilation Diagram
A702 - L2-4 Ventilation Diagram
A703 - L5-7 Ventilation Diagram
A704 - L8-10 Ventilation Diagram

SOLAR DIAGRAMS

A711 - L1 Solar Diagram
A712 - L2-4 Solar Diagram
A713 - L5-7 Solar Diagram
A714 - L8-18 Solar Diagram
A715 - L19-26 Solar Diagram

A717 - Shadow Study 1
A718 - Shadow Study 2
A719 - COS Solar Analysis 1
A720 - 3D Solar Diagram 1
A721 - 3D Solar Diagram 2

VIEW ANALYSIS DIAGRAMS

A729 - Existing View Analysis
A730 - Impacts Analysis - Current
A731 - Impacts Analysis - Approved DA
A732 - Impacts Analysis - Proposed DA
A733 - Site Section - A
A734 - Site Section - B
A735 - Approved View Analysis - GF
A736 - Approved View Analysis - L1
A737 - Approved View Analysis - L2
A738 - Approved View Analysis - L3
A739 - Approved View Analysis - L4
A740 - Approved View Analysis - L5
A741 - Proposed View Analysis - GF
A742 - Proposed View Analysis - L1
A743 - Proposed View Analysis - L2
A744 - Proposed View Analysis - L3
A745 - Proposed View Analysis - L4
A746 - Proposed View Analysis - L5
A747 - Current Solar Analysis - GF-L3
A748 - Current Solar Analysis - L4-L5
A749 - Approved Solar Analysis - GF-L3
A750 - Approved Solar Analysis - L4-L5
A751 - Proposed Solar Analysis - GF-L3
A752 - Proposed Solar Analysis - L4-L5
A753 - Elevational Shadow 9am - 47 Beane St
A754 - Elevational Shadow 10am - 47 Beane St
A755 - Elevational Shadow 11am - 47 Beane St
A756 - Elevational Shadow 12am - 47 Beane St
A757 - Elevational Shadow 1pm - 47 Beane St
A758 - Elevational Shadow 2pm - 47 Beane St
A759 - Elevational Shadow 3pm - 47 Beane St
A760 - Elevational Shadow 9am - 26 Watt St
A761 - Elevational Shadow 10am - 26 Watt St
A762 - Elevational Shadow 11am - 26 Watt St
A763 - Elevational Shadow 12am - 26 Watt St
A764 - Elevational Shadow 1pm - 26 Watt St
A765 - Elevational Shadow 2pm - 26 Watt St
A766 - Elevational Shadow 3pm - 26 Watt St
A767 - Elevational Shadow 9am - 24 Watt St
A768 - Elevational Shadow 10am - 24 Watt St
A769 - Elevational Shadow 11am - 24 Watt St
A770 - Elevational Shadow 12am - 24 Watt St
A771 - Elevational Shadow 1pm - 24 Watt St
A772 - Elevational Shadow 2pm - 24 Watt St
A773 - Elevational Shadow 3pm - 24 Watt St

DIAGRAMS

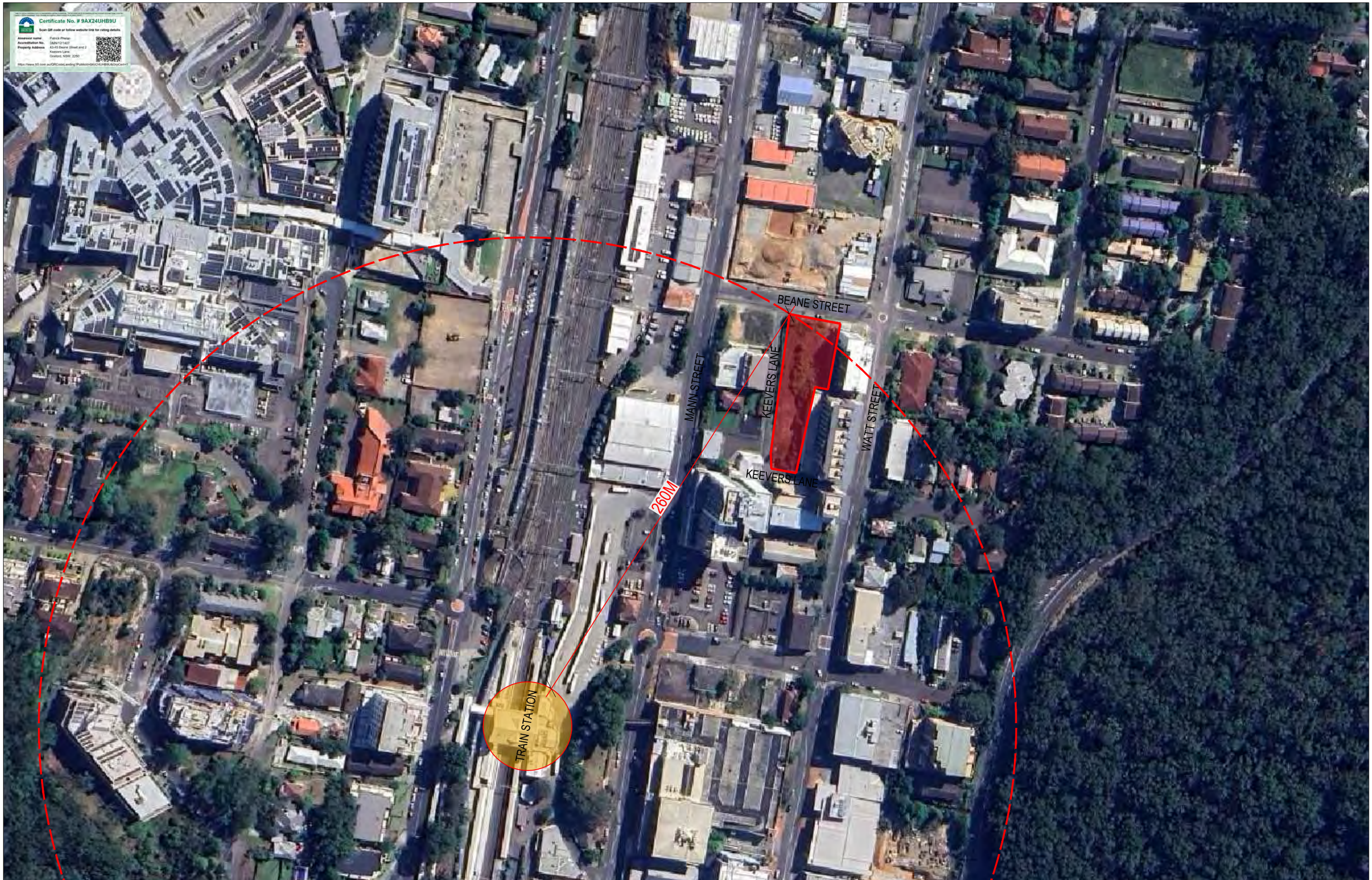
A800 - On-going Waste Management Plan
A801 - Construction Waste Management Plan
A802 - External Finishes Schedule
A803 - Demolition Plan

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD

D E V E L O P M E N T A P P L I C A T I O N

DA SUBMISSION

tony owen ptnrs



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Legend

DRAWING LABEL

SITE LOCATION

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Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

SITE LOCATION

Project no. 1081 Drawing no. A001

Drawn YW

Drawing status DA SUBMISSION



Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

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SITE LOCATION

Client

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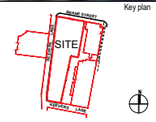
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Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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Key plan



Scale

Date JUNE 2025

Drawing title: SITE LOCATION

Project no. 1081 Drawing no. A002

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

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KEEVERS LANE

177°58'50"
7.40
5°
CONC D'WAY
44.415
39'
39.295
10"
278°
14.675
50"
278°
12.765
20.405
52'
98°
15.025
52'
51.65
10°54'30"
15.24
55"
15.24
50"

14
'VACANT'
927.3m² Deed

8
'VACANT'
545.1m² Deed

9
'VACANT'
597.9m² Deed

GRAVEL

DENSE VEGETATION

DENSE VEGETATION

DENSE VEGETATION

CONC

PARKING AREA
SP 74413

BALCONY
BALCONY
BALCONY
BALCONY

Floor Levels:
34.68m, 37.36m, 40.03m, 42.71 & 45.40m

24-26
(Watt Street)
MULTI-LEVEL
RENDERED DWELLING
METAL ROOF
Gutter Level: 48.64m
Ridge Level: 49.56m

Floor Levels:
30.21m, 33.39m, 36.03m, 38.70m & 41.38m

Carpark Floor Levels:
24.19m, 25.84m &
31.57m

BALC

39.235
188°56'50"

2
DP 1258445

BALCONY
(parking under)

Floor Levels:
31.06m, 33.77m, 36.78m, 39.78m & 42.77m

47
MULTI-LEVEL
RENDERED DWELLING
METAL ROOF
Ridge Level: 46.33m

SP 100980

REND WALKW

Carpark
Floor Level:
22.43m

CONC D'WAY

CONC

B.M.D.H.&W.
r.l. 18.62m A.F

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DRAWING LABEL

SITE SURVEY

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Project
BEANE STREET &
KEEVER LANE HOUSING
DEVELOPMENT

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

Key plan
BEANE STREET
SITE
KEEVERS LANE

Scale 1:125 @ A1 1:250 @ A3
Date JUNE 2025

Drawing title
SITE SURVEY

Project no. 1081
Drawing no. A003

Drawn YW

Drawing status DA SUBMISSION



30 BEANE STREET LOOKING EAST



KEEVERS LN LOOKING NORTH



ADJACENT DEVELOPMENT AT 30 BEANE STREET LOOKING SOUTH



KEEVERS LN LOOKING EAST

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SITE PHOTOS

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

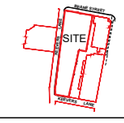
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

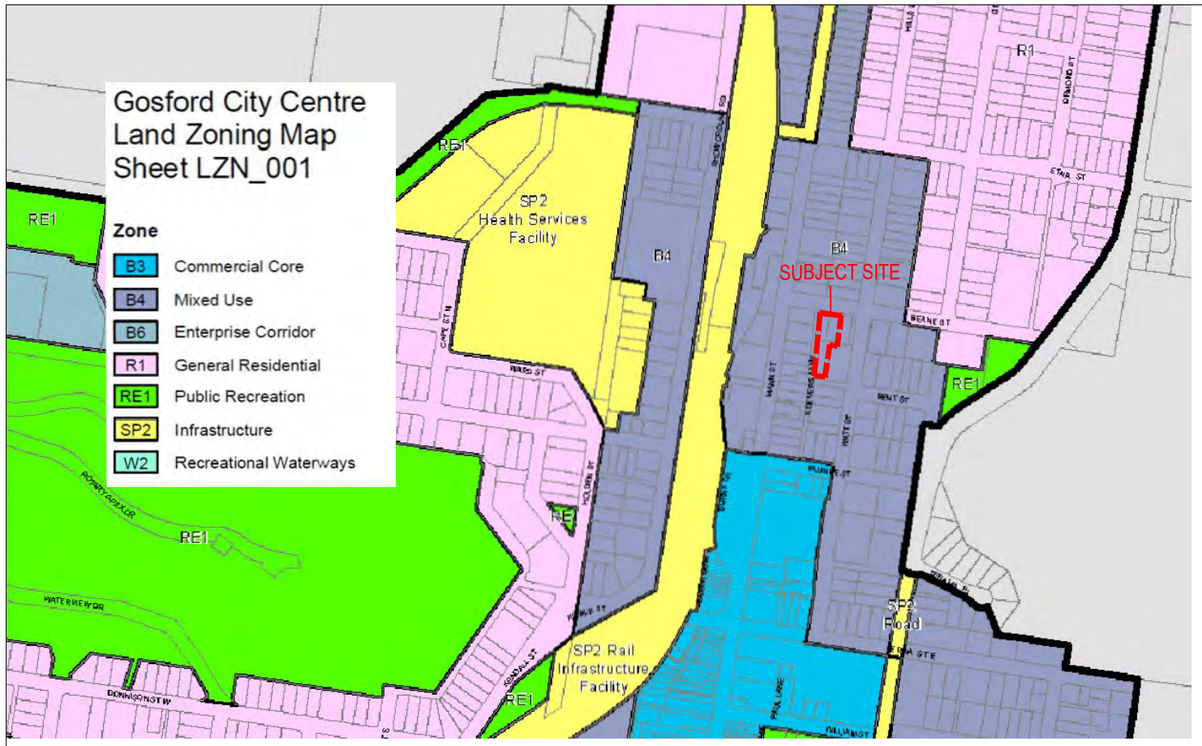
Date JUNE 2025

Drawing title SITE PHOTOS

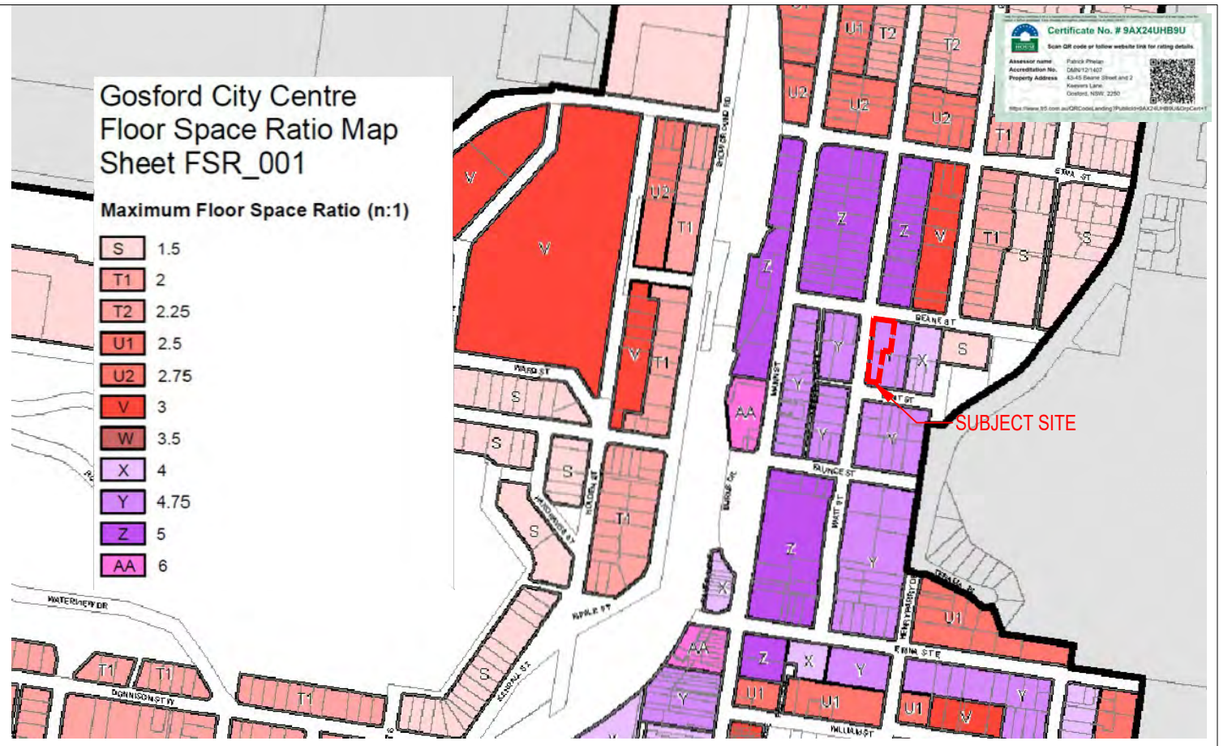
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Drawn YW

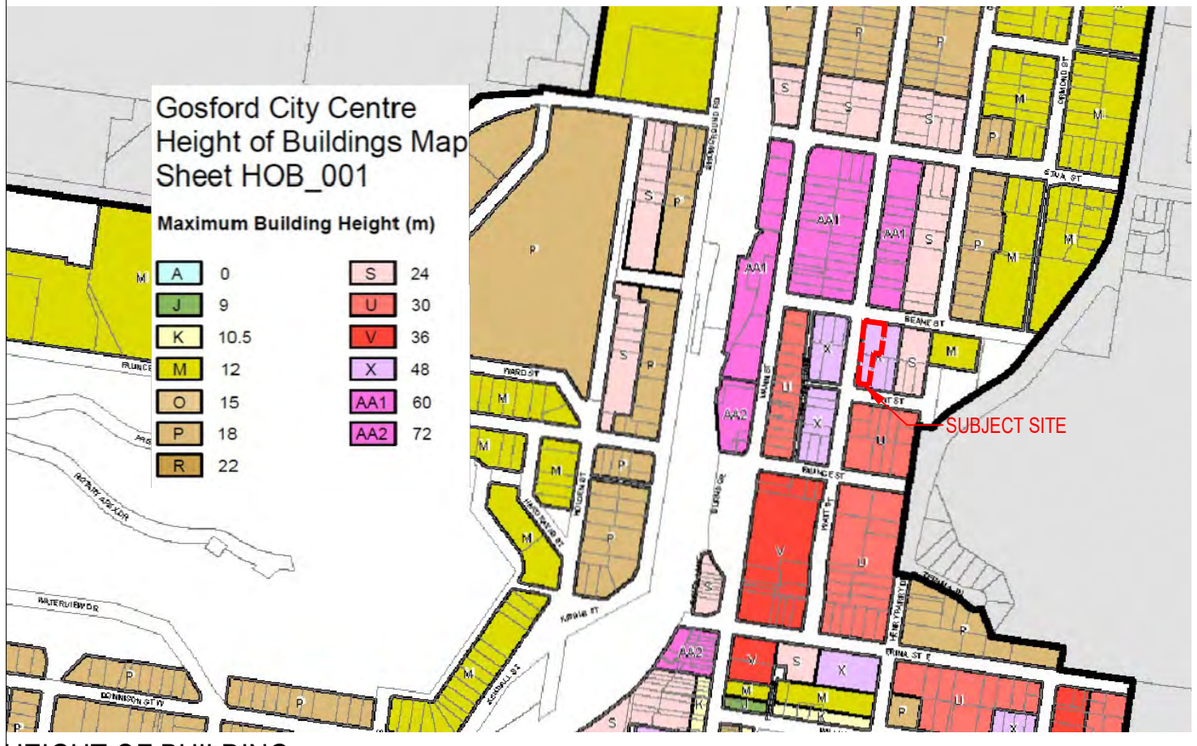
Drawing status DA SUBMISSION



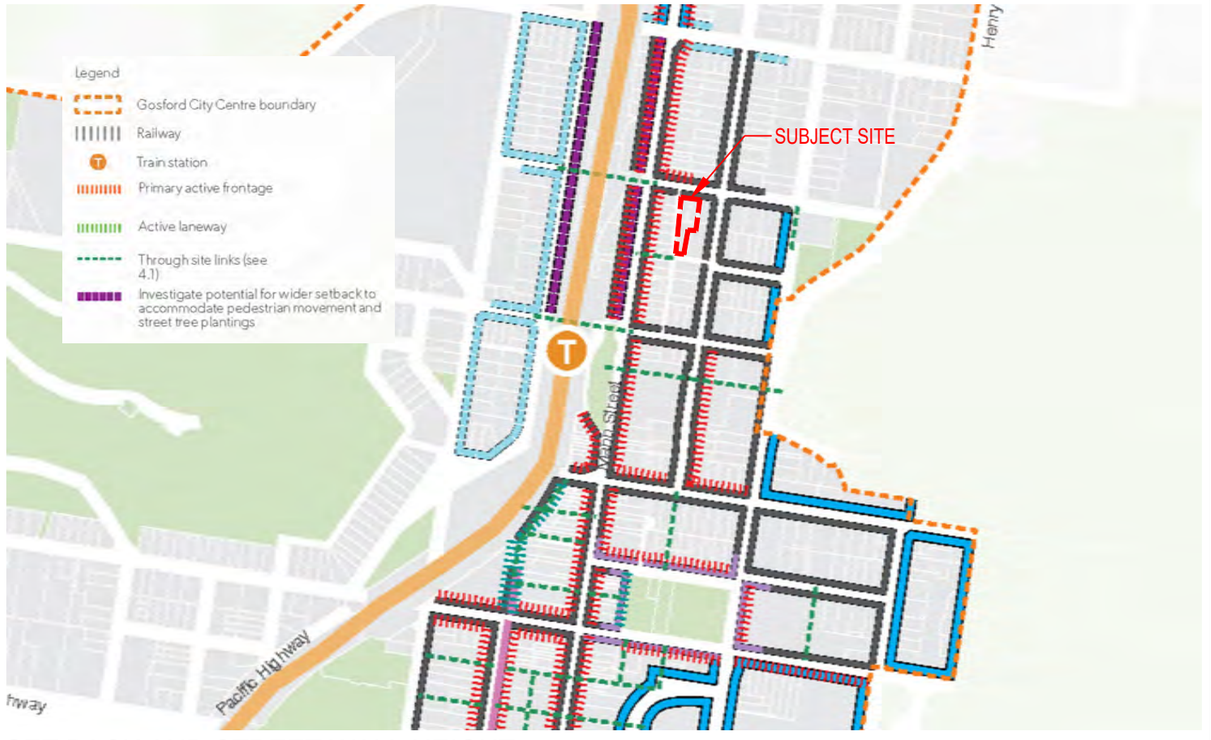
LAND ZONING



FSR MAP



HEIGHT OF BUILDING



SET BACK AND STREET WALL HEIGHT

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SITE ANALYSIS

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

SITE

Scale

Date JUNE 2025

Drawing title SITE ANALYSIS

Project no. 1081 Drawing no. A005

Drawn YW

Drawing status DA SUBMISSION



Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.bers.com.au/QRCodeLanding/?PublicId=9AX24UHB9U&CityCan=Y

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Plot Style

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SITE BIRD'S-EYE VIEW

Client

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

Key plan



Scale

Date JUNE 2025

Drawing title: SITE BIRD'S-EYE VIEW

Project no. 1081 Drawing no. A006

Drawn YW

Drawing status DA SUBMISSION

DEVELOPMENT APPLICATION
PROPOSED MIXED USE DEVELOPMENT



Site area	=	2,070.3 sq m
Building area	=	1,126.8 sq m
Site cover	=	54.4 %
Gross floor area	=	8,222.4 sq m
Floor space ratio	=	3.8 : 1

FLOOR AREAS	BLOCK A	BLOCK B
Basement Level 3*	= 804.8 sq m*	
Basement Level 2*	= 1,752.7 sq m*	
Basement Level 1	= 1,752.7 sq m*	
Ground Floor Level	= 252.5 sq m	= 308.2 sq m
Level 1	= 408 sq m	= 367.6 sq m
Level 2	= 416.3 sq m	= 367.6 sq m
Level 3	= 416.3 sq m	= 367.6 sq m
Level 4	= 416.3 sq m	
Level 5	= 416.3 sq m	
Level 6	= 416.3 sq m	
Level 7	= 416.3 sq m	
Level 8	= 332.1 sq m	
Level 9	= 332.1 sq m	
Level 10	= 332.1 sq m	
Level 11	= 332.1 sq m	
Level 12	= 332.1 sq m	
Level 13	= 332.1 sq m	
Level 14	= 332.1 sq m	
Level 15	= 332.1 sq m	
Level 16	= 332.1 sq m	
Level 17	= 332.1 sq m	
Level 18	= 332.1 sq m	
SUB TOTAL	= 6,811.4 sq m	= 1,411 sq m
TOTAL		= 8,222.4 sq m

* indicates area NOT included in floor area calculations

SPACE PROVISIONS

	Residents Carspace	Adaptable Carspace	Commerical Carspace	Visitor Carspace	Disabled Visitor Carspace	Total Carspaces	Storage Spaces	Bicycle Bays
Basement Level 3	22					22	16	20
Basement Level 2	39	5				44	43	
Basement Level 1	20	5		18		43	32	
Ground Floor Level			5		1	6	9	
PROPOSED TOTAL		91	5		19	115	100	20

LANDSCAPING

Landscaped Area *(includes soft + deep soil landscaping)*	=	684.4 sq m (33%)
Deep Soil	=	177.28 sq m (8.6%)
Communal Open Space	=	211 sq m (10%)

BASIX COMMITMENTS

The commitments set out below generally regulate how the proposed development is to be carried out - refer to BASIX Report for specific requirements:

Block A & B Commitments

(A) Unit Building

(i) Water

(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column found in the BASIX certificate, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table also found in the BASIX Certificate

(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table in the BASIX Certificate

(g) The pool or spa must be located as specified in the table in the BASIX Certificate

(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table in the BASIX certificate. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

(ii) Energy

(b) The applicant must install each hot water system specified for the dwelling in the table in the BASIX Certificate, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.

(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural Lighting" column of the table in the BASIX Certificate (but only to the extent specified for that room or area). The applicant must insure that each such room or area is fitted with a window and/or skylight.

(iii) Thermal Comfort

(g) Where there is an in-slab heating or cooling system, the applicant must:

(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table in the BASIX Certificate.

(B) Common areas and central systems/facilities

(i) Water

(b) The applicant must install (or insure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table in the BASIX Certificate. In each case, the system must be sized, be configured, and be connected, as specified in the table in the BASIX Certificate.

(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table in the BASIX Certificate.

(ii) Energy

(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table in the BASIX Certificate. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table in the BASIX Certificate.

THERMAL LOADS UNITS BEANE STREET/KEEVERS LA GOSFORD BDAV NO 15110114

BUILDING A

FLOOR	NUMBER ON PLAN	HEATING	COOLING	STARS	
Level 1	1	33.7	16.0	6.5	SUSPENDED CONC FLOORS
	2	57.0	16.9	6.5	
	3	14.9	41.3	6.0	
	4	5.4	21.9	6.0	FLOOR FINISH CARPET 60% TILES 40%
Level 2	5	19.5	25.5	7.5	
	6	30.3	17.5	5.5	
	7	14.9	41.3	6.0	
	8	4.3	26.4	8.0	ROOF FOIL
	9	18.0	25.5	7.0	
	10	33.7	16.0	6.5	
Level 3	11	30.3	17.5	5.5	CEILING INSULATION R3.5
	12	14.9	41.3	6.0	
	13	4.3	26.4	8.0	
Level 4	14	18.0	25.5	7.0	WINDOWS ALUMINIUM FRAMES CLEAR GLASS
	15	33.7	16.0	6.5	
	16	34.9	13.5	5.5	
	17	18.3	19.2	6.5	
	18	6.1	23.9	6.0	
	19	22.4	23.3	7.0	
	20	38.6	17.1	6.5	
Level 5	21	35.6	13.4	5.5	
	22	19.1	16.7	6.5	
	23	6.5	23.1	8.0	EXTERNAL FRAMED WALLS R3.5
	24	23.2	23.5	7.0	
Level 6	25	39.5	17.0	6.5	
	26	36.1	12.6	5.5	
	27	19.5	20.0	6.0	
	28	6.6	23.5	6.0	
	29	23.7	23.0	7.0	
Level 7	30	40.1	16.8	6.5	
	31	36.6	12.4	5.5	
	32	19.8	19.9	6.0	
	33	6.9	23.2	6.0	
	34	24.4	23.1	7.0	
	35	40.7	16.5	6.5	
Level 8	36	37.0	12.3	5.5	
	37	19.9	18.4	6.0	
	38	7.2	23.1	8.0	
	39	41.3	16.9	6.5	
Level 9	40	44.9	21.1	6.0	
	41	37.5	12.5	5.5	
	42	20.5	17.3	6.5	
	43	7.5	22.8	8.0	
Level 10	44	44.8	21.1	6.0	
	45	38.0	12.5	5.5	
	46	20.9	16.4	6.5	
	47	7.6	22.3	8.0	
Level 11	48	45.1	21.0	6.0	
	49	38.4	12.4	5.5	
	50	21.0	16.5	6.5	
	51	7.9	22.1	8.0	
Level 12	52	45.9	21.1	6.0	
	53	38.7	12.3	5.5	
	54	21.9	17.1	6.5	
	55	8.1	22.3	8.0	
Level 13	56	46.0	21.1	6.0	
	57	39.2	12.0	5.5	
	58	22.0	16.3	6.0	
	59	8.2	22.4	8.0	
Level 14	60	43.4	17.0	6.0	
	61	39.3	12.2	5.5	
	62	22.1	15.2	6.5	
	63	8.4	22.7	8.0	
Level 15	64	43.8	17.4	6.0	
	65	39.7	12.2	5.5	
	66	22.6	15.5	6.0	
	67	8.6	22.8	8.0	
Level 16	68	44.0	17.4	6.0	
	69	39.9	12.1	5.5	
	70	22.8	15.6	6.0	
	71	8.7	22.9	8.0	
Level 17	72	44.4	17.4	6.0	
	73	40.2	12.2	5.5	
	74	23.2	15.2	6.0	
	75	8.9	23.1	8.0	
Level 18	76	52.5	25.2	5.5	
	77	48.5	15.3	5.0	
	78	32.2	16.7	5.5	
	79	16.6	24.4	7.5	
AVERAGE		26.7	28.07	6.47	

BUILDING B

	NUMBER ON PLAN	HEATING	COOLING	STARS	
Ground	1	74.7	22.4	4.5	SUSPENDED CONC FLOORS
	2	31.7	32.8	6.0	
	3	55.8	26.7	5.0	FLOOR FINISH CARPET 60% TILES 40%
	4	30.5	27.6	6.0	
Level 1	5	45.0	32.9	5.0	
	6	14.5	38.5	6.5	
	7	55.9	35.8	4.0	ROOF FOIL
	8	13.0	37.7	6.5	
	9	21.5	32.3	6.5	
Level 2	10	45.0	32.9	5.0	CEILING INSULATION R3.5
	11	14.5	38.5	6.5	
	12	8.7	43.2	6.5	WINDOWS ALUMINIUM FRAMES CLEAR GLASS
	13	13.0	37.7	6.5	
	14	21.5	32.3	6.5	
Level 3	15	52.6	39.8	4.5	
	16	22.8	43.4	6.0	
	17	16.6	44.9	6.0	
	18	22.8	42.4	6.0	
	19	32.4	38.8	5.5	EXTERNAL FRAMED WALLS R3.5
		31.71	35.82	5.74	

UNIT BREAKDOWN

BLOCK A	1 bed	2 bed	3 bed	Total
Ground Floor Level	0	0	0	0
Level 1	1	4	0	5
Level 2	0	5	0	5
Level 3	0	5	0	5
Level 4	0	5	0	5
Level 5	0	5	0	5
Level 6	0	5	0	5
Level 7	0	5	0	5
Level 8	0	4	0	4
Level 9	1	2	1	4
Level 10	1	2	1	4
Level 11	1	2	1	4
Level 12	1	2	1	4
Level 13	1	2	1	4
Level 14	0	4	0	4
Level 15	0	4	0	4
Level 16	0	4	0	4
Level 17	0	4	0	4
Level 18	0	4	0	4
SUBTOTAL	6	68	5	79
TOTAL - BLOCK A				79

BLOCK B	1 bed	2 bed	3 bed	Total
Ground Floor Level	0	4	0	4
Levels 1	1	4	0	5
Levels 2	1	4	0	5
Level 3	1	4	0	5
SUBTOTAL	3	16	0	19
TOTAL - BLOCK B				19
Sub Total	9 (9%)	84 (86%)	5 (5%)	
PROPOSED TOTAL				98

DRAWING LIST

site analysis	1:500	DA01
basement level 3	1:200	DA02
basement level 2	1:200	DA03
basement level 1	1:200	DA04
site & ground floor	1:200	DA05
level 1	1:200	DA06
level 2	1:200	DA07
level 3	1:200	DA08
level 4	1:200	DA09
level 5- 7	1:200	DA10
level 8	1:200	DA11
level 9 -13	1:200	DA12
level 14 -18	1:200	DA13
Plant Room	1:200	DA14
Roof Plan	1:200	DA15
Elevations	1:200	DA16
Elevations	1:200	DA17
Elevations	1:200	DA18
Elevations	1:200	DA19
Sections	1:200	DA20
site details *(mail / waste / driveway / waste)*	1:50	DA21
site details *(mail / waste / driveway / waste)*	1:50	DA22
shadow diagrams	1:300	DA23
shadow diagrams	1:300	DA24

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Issue A: Development Application Issue 29.07.14

Beane Street & Keevers Lane, Gosford

Client: Mr Ken Chai

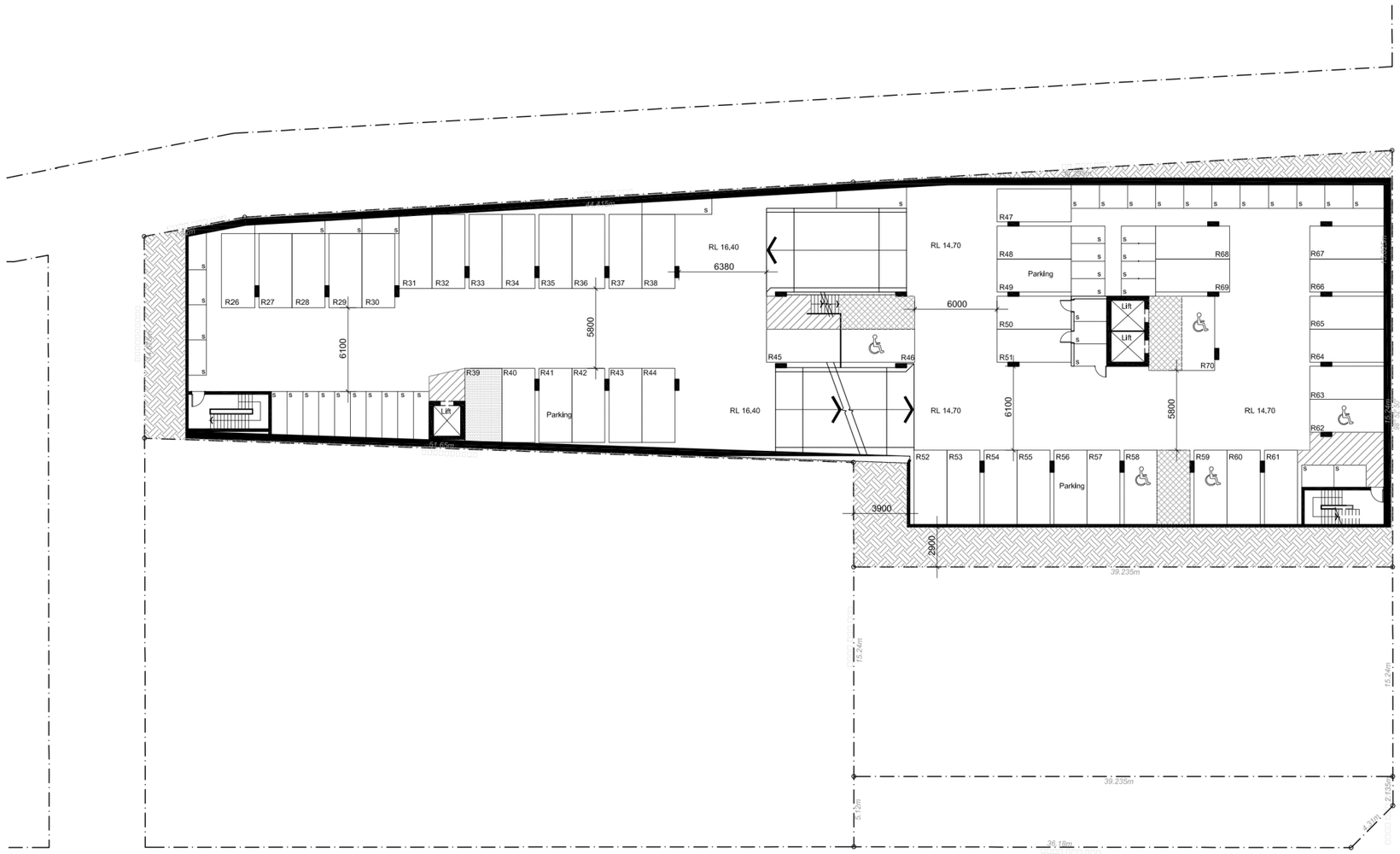
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BASEMENT 2

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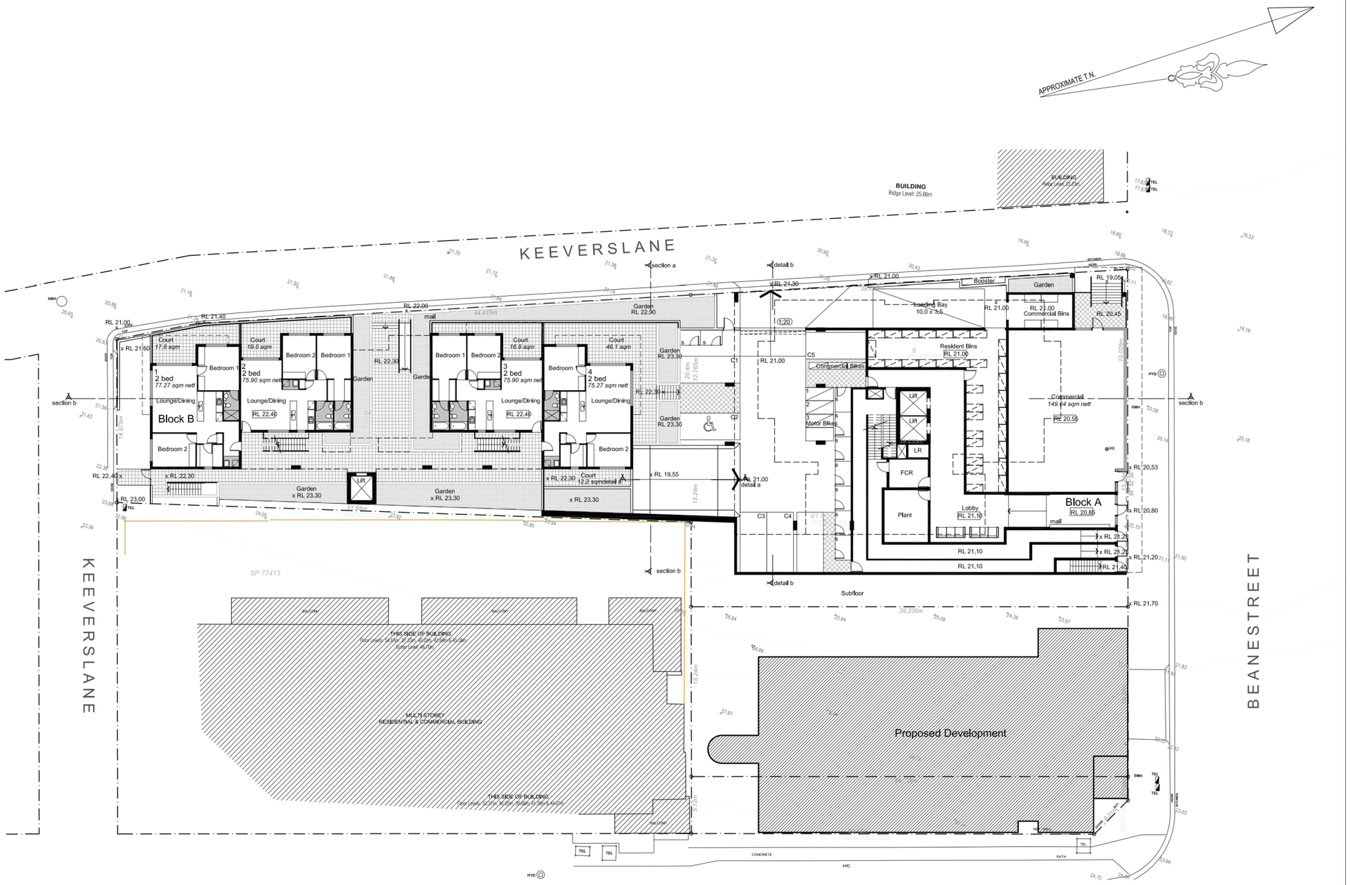
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JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES
PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD	BASEMENT 2	DO NOT SCALE THE DRAWING, READ ALL DIMENSIONS SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.
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ISSUE	AMENDMENT	BY	DATE
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SITE PLAN / GROUND FLOOR PLAN

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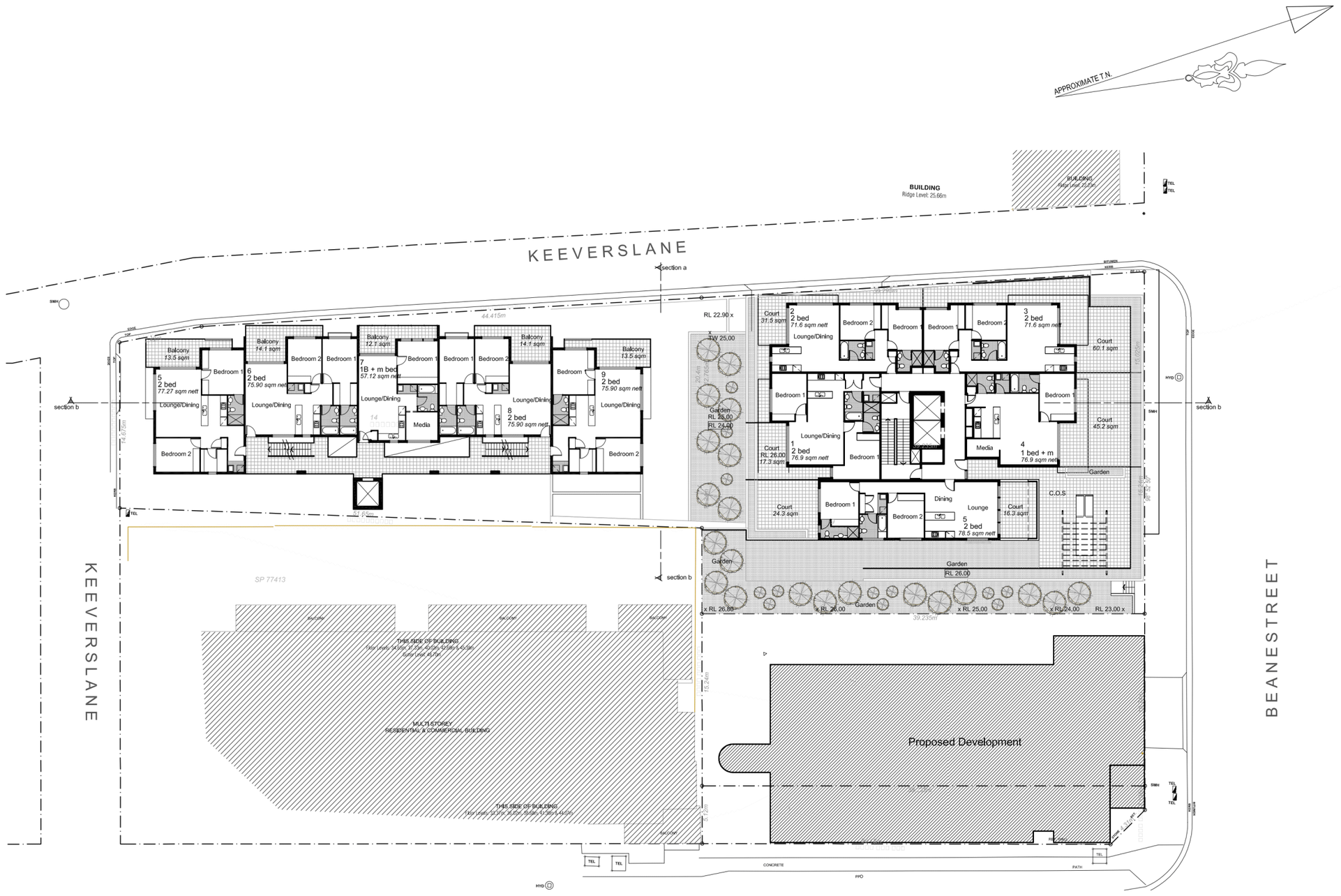
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LEVEL 1

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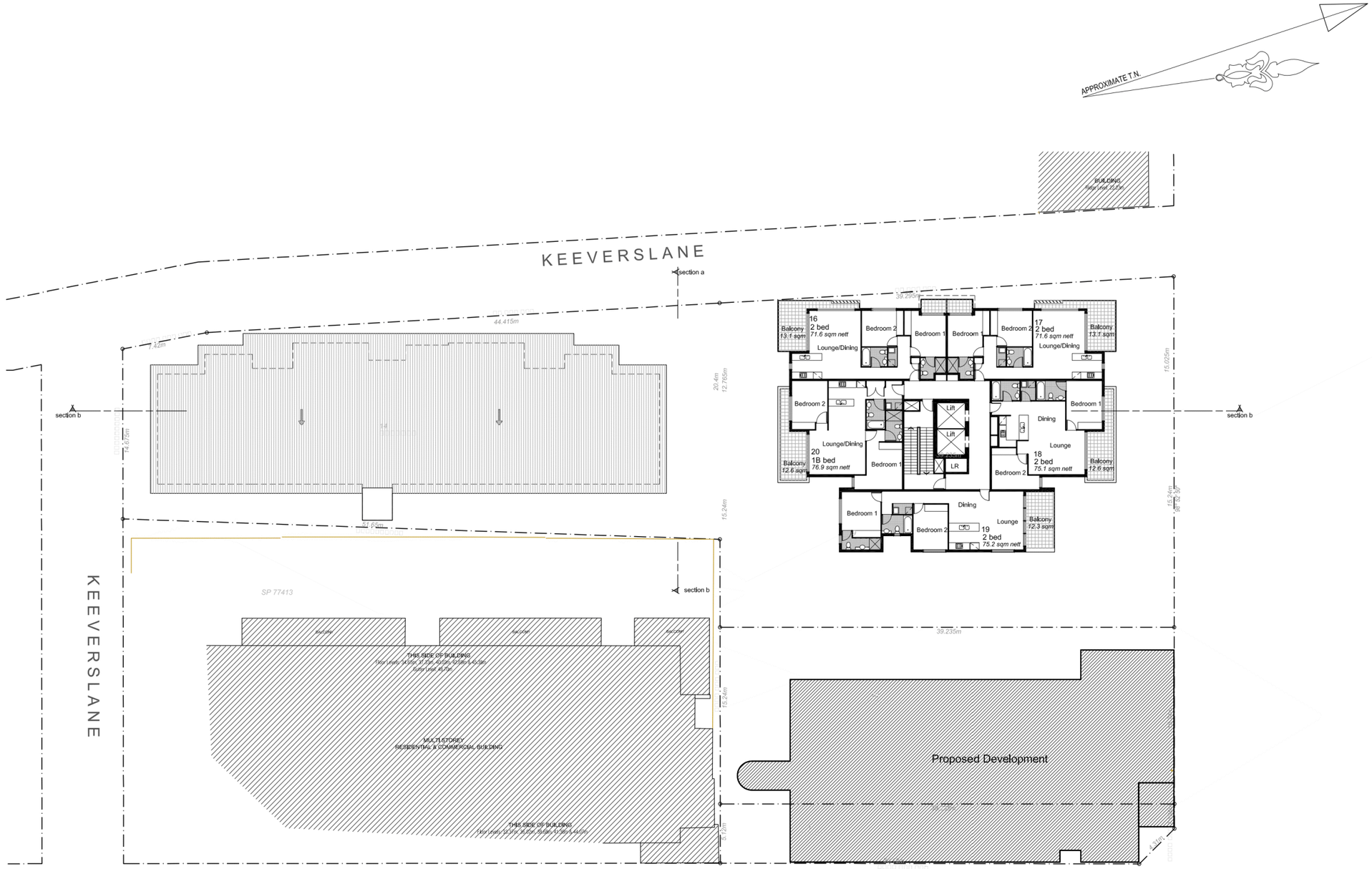
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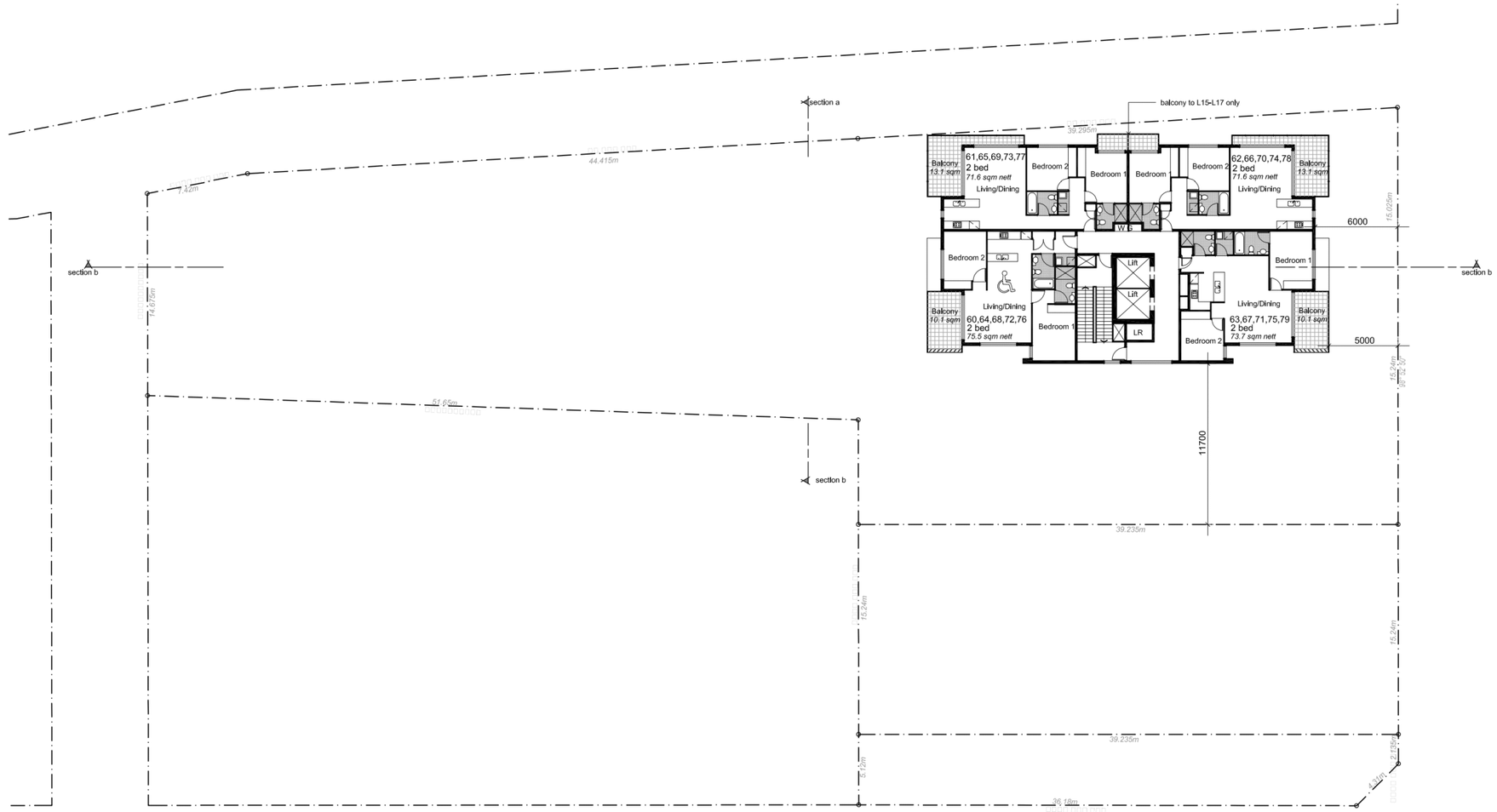
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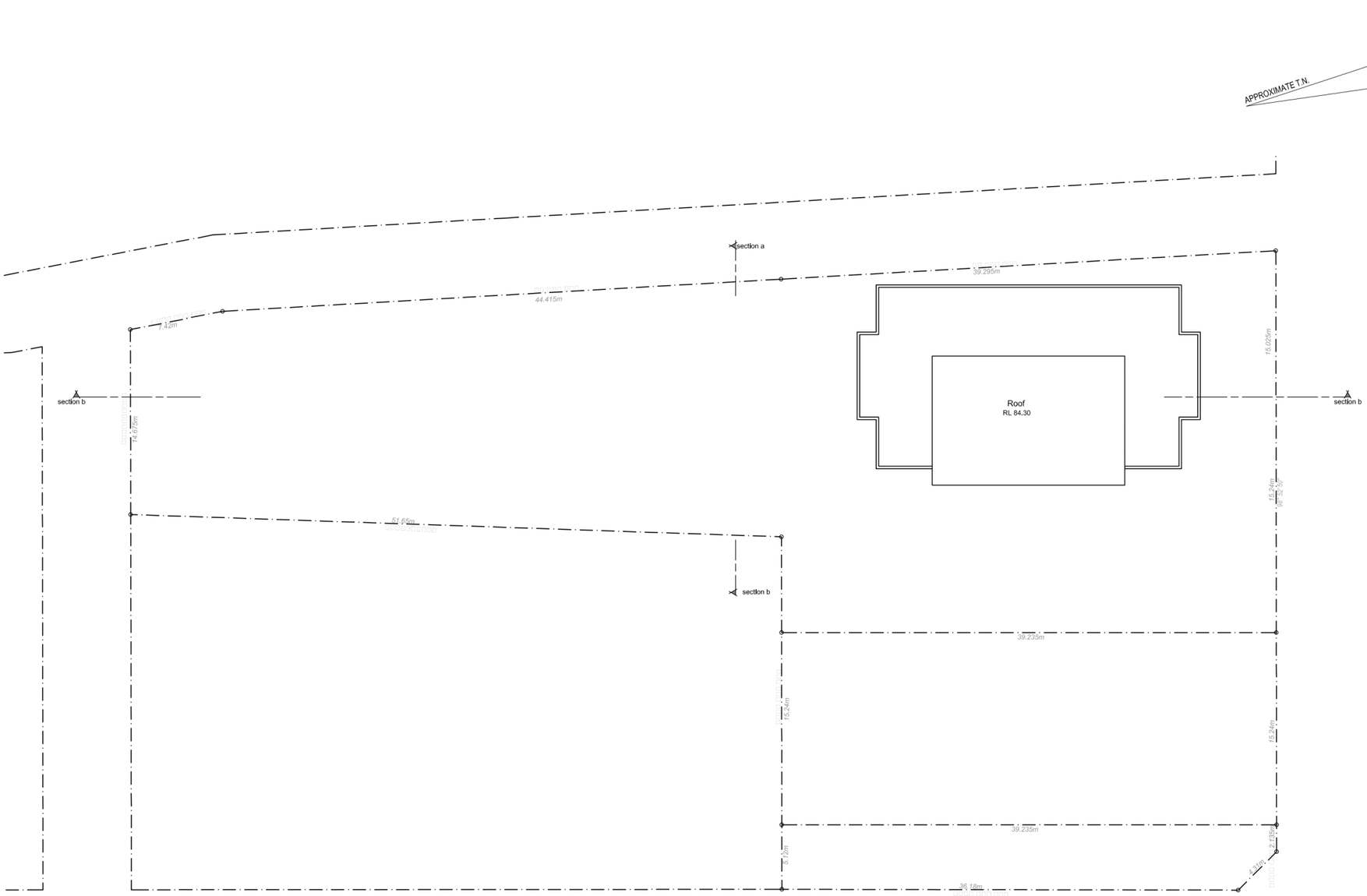
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Accreditation No.: DMN/12/1407
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ROOF LEVEL

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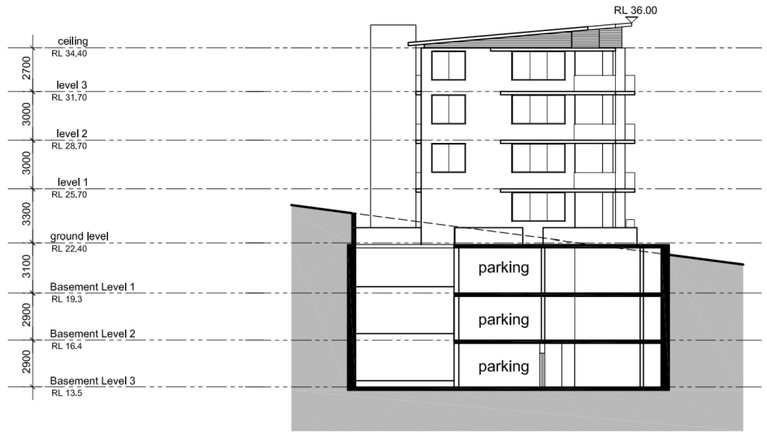
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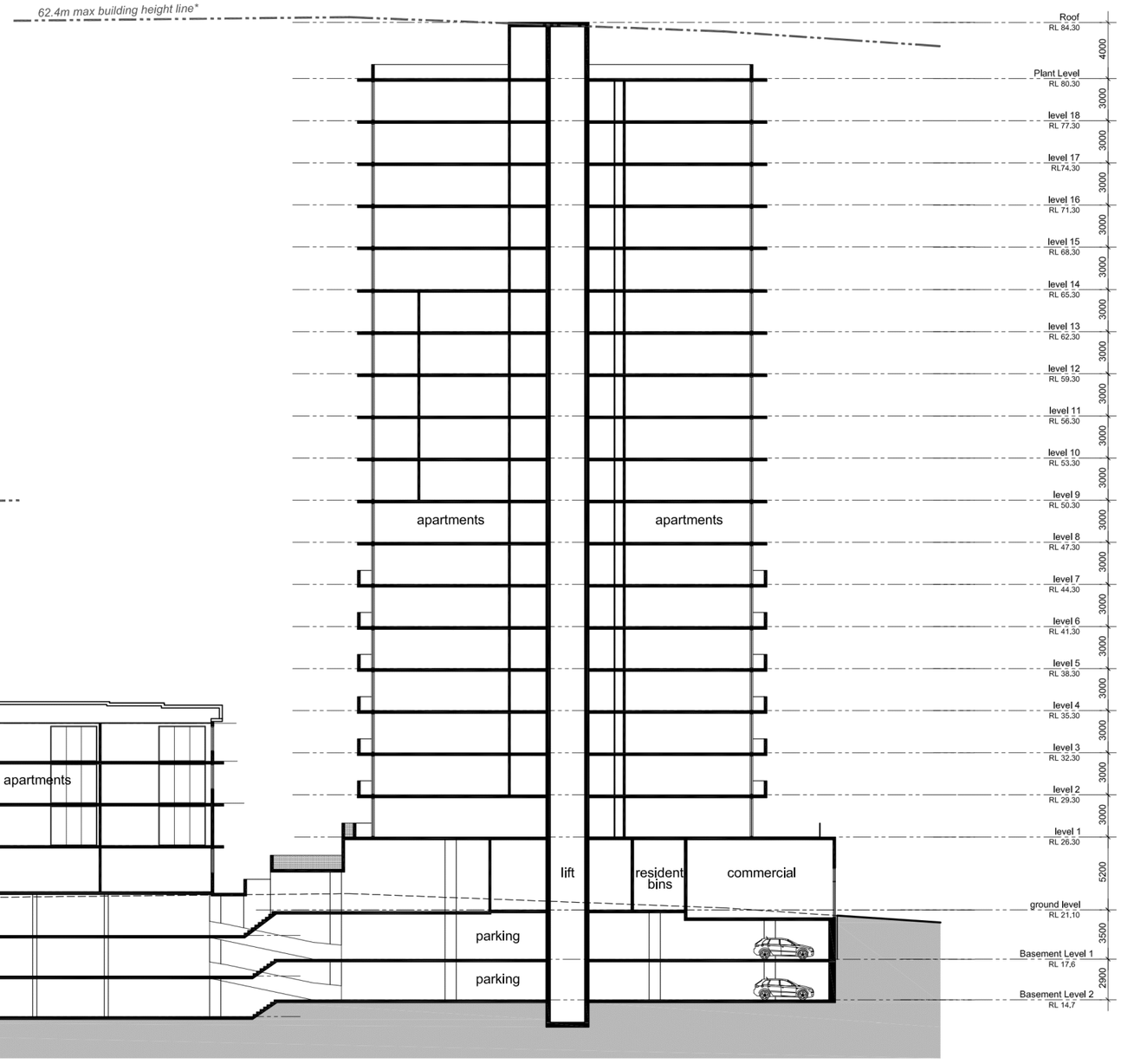
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Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
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Section A - A



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SECTION B-B

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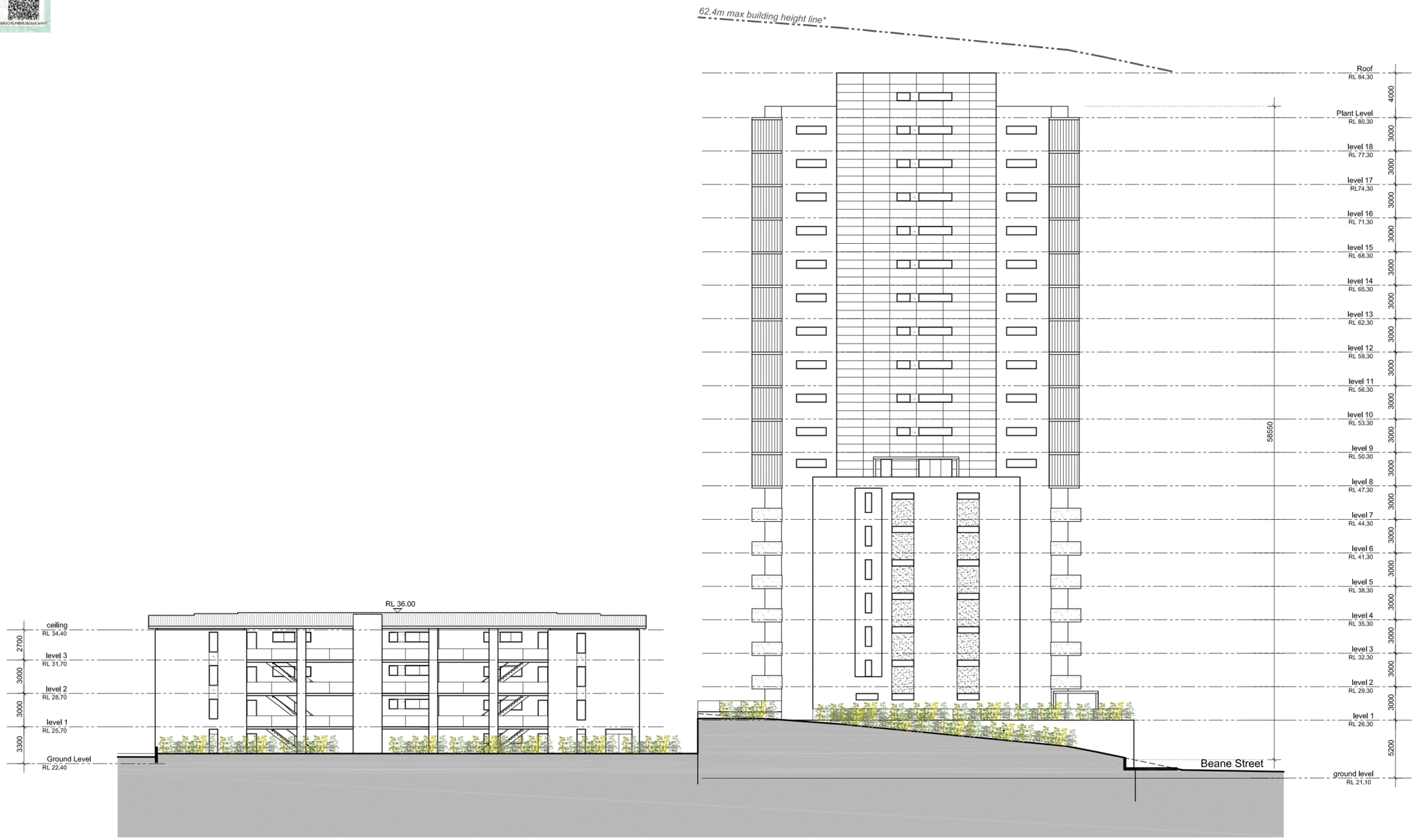
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JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES
PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD	SECTIONS	DO NOT SCALE THE DRAWING, READ ALL DIMENSIONS SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.
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ISSUE	AMENDMENT	BY	DATE
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EAST ELEVATION

SCALE 1:200

NOT ISSUED FOR CONSTRUCTION
DATED: 27-03-2018

dvyne design
architectural design + construction
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peter@dvynedesign.com.au jack@dvynedesign.com.au

JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES
PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD	EAST ELEVATION	DO NOT SCALE THE DRAWING, READ ALL DIMENSIONS SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.
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	WAI HE CHAI & LAI KING CHAI	

DRAWN	JT
DATE	MAR 18
CHECKED	JACK
SCALE	1:200
DWG NUMBER	A01
JOB NUMBER	17193-00
ISSUE	A

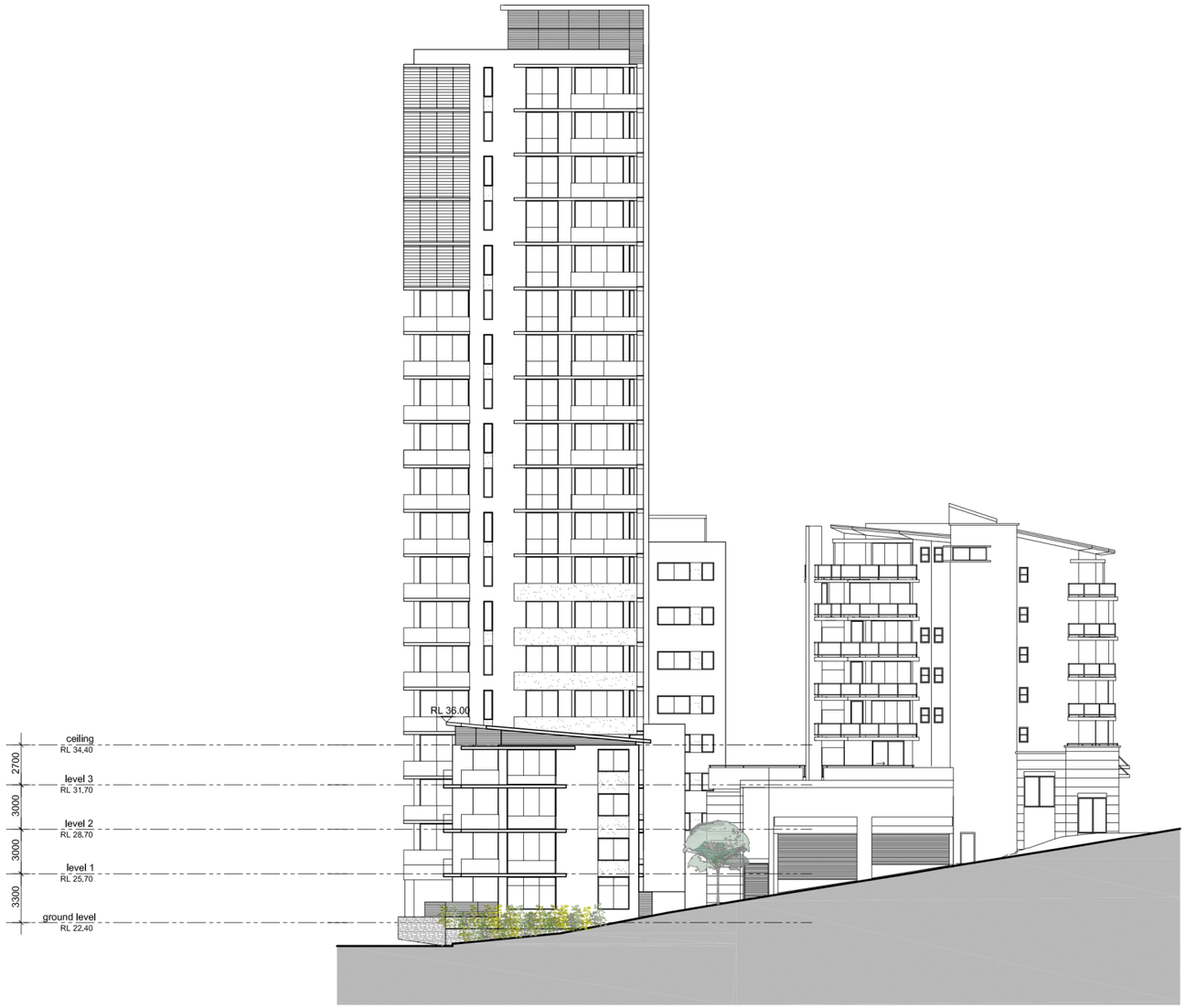
ISSUE	AMENDMENT	BY	DATE
A	CC PLANS ISSUED FOR CERTIFIER	JT	MAR 18

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublishId=9AX24UHB9U&CropCert=T



PREVIOUSLY APPROVED DA

KEEVERS LANE SOUTH ELEVATION

SCALE 1:200

NOT ISSUED FOR CONSTRUCTION
DATED: 27-03-2018

dvyne design
architectural design + construction
ACN 106 027 418 ABN 68 106 027 418
126 Hawksview Street Guildford NSW 2161 Australia
Telephone 61 02 9721 1111 Facsimile 61 02 9721 1100
peter@dvynedesign.com.au jack@dvynedesign.com.au

JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES
PROPOSED MIXED USE DEVELOPMENT AT 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD	SOUTH ELEVATION	DO NOT SCALE THE DRAWING, READ ALL DIMENSIONS SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.
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	WAI HE CHAI & LAI KING CHAI	

DRAWN	JT
DATE	MAR 18
CHECKED	JACK
SCALE	1:200
DWG NUMBER	A01
JOB NUMBER	17193-00
ISSUE	A

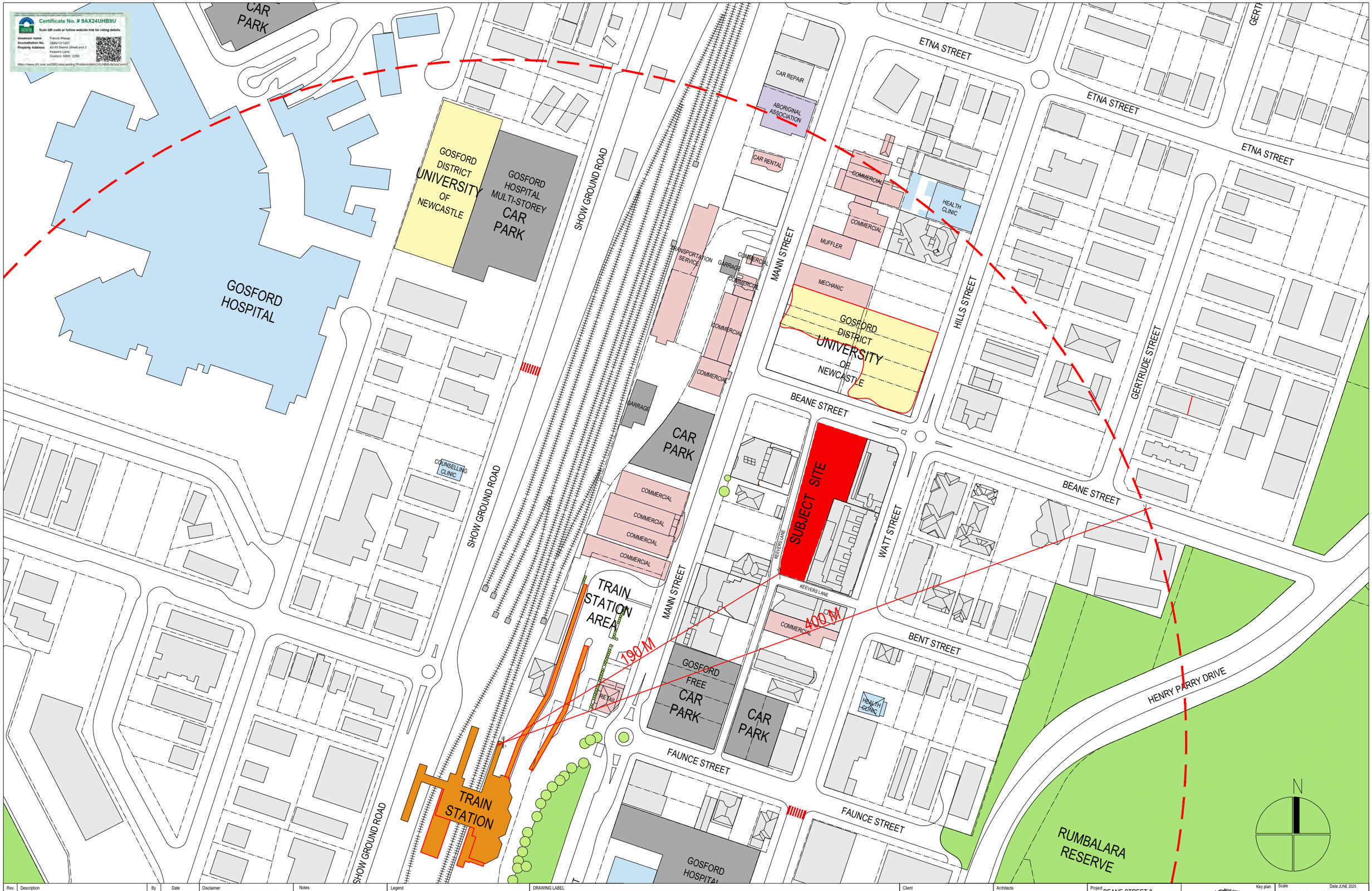
ISSUE	AMENDMENT	BY	DATE
A	CC PLANS ISSUED FOR CERTIFIER	JT	MAR 18



Proposed Mixed Use Development

43 - 45 Beane Street & 2 Keevers Lane, Gosford.

architex
architects and planners



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

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Plot Style: TONYM_A1_FIRI.ctb @ DA036

Notes

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Legend

DRAWING LABEL

SITE PLAN

Client: MING TIAN REAL PROPERTY PTY LTD

Architects: tony owen ptnrs — Level 7, 79-83 Crown Street, Wollongong NSW 2500, T (02) 4226 4588, F (02) 4226 3312, E info@tonyowen.com.au

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

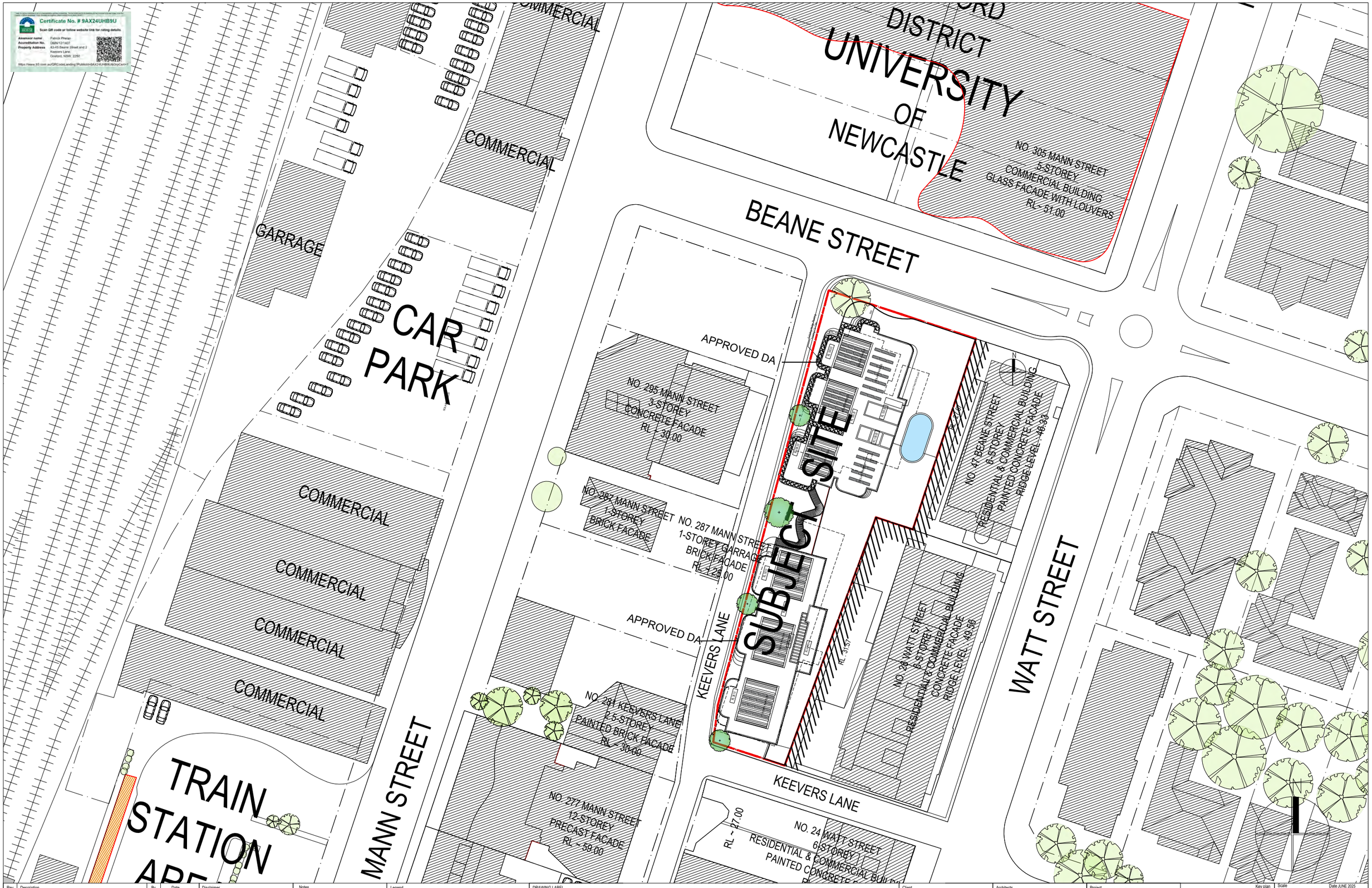
Scale: 1:1000 @ A1 & 1:2000 @A3 — Date JUNE 2025

Drawing title: SITE PLAN

Project no. 1081 — Drawing no. A007

Drawn YW

Drawing status: DA SUBMISSION



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

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Plot Style: TONDN_MI_BW.ctb @ CAD8

Notes

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Legend

DRAWING LABEL

SITE PLAN

Client: MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2, 15-19 Bowes Street, Chippendale, NSW 2008
T (02) 9698 2649
F (02) 9698 2693
E info@tonyowen.com.au

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

Scale: 1:300 @ A1 & 1:600 @A3

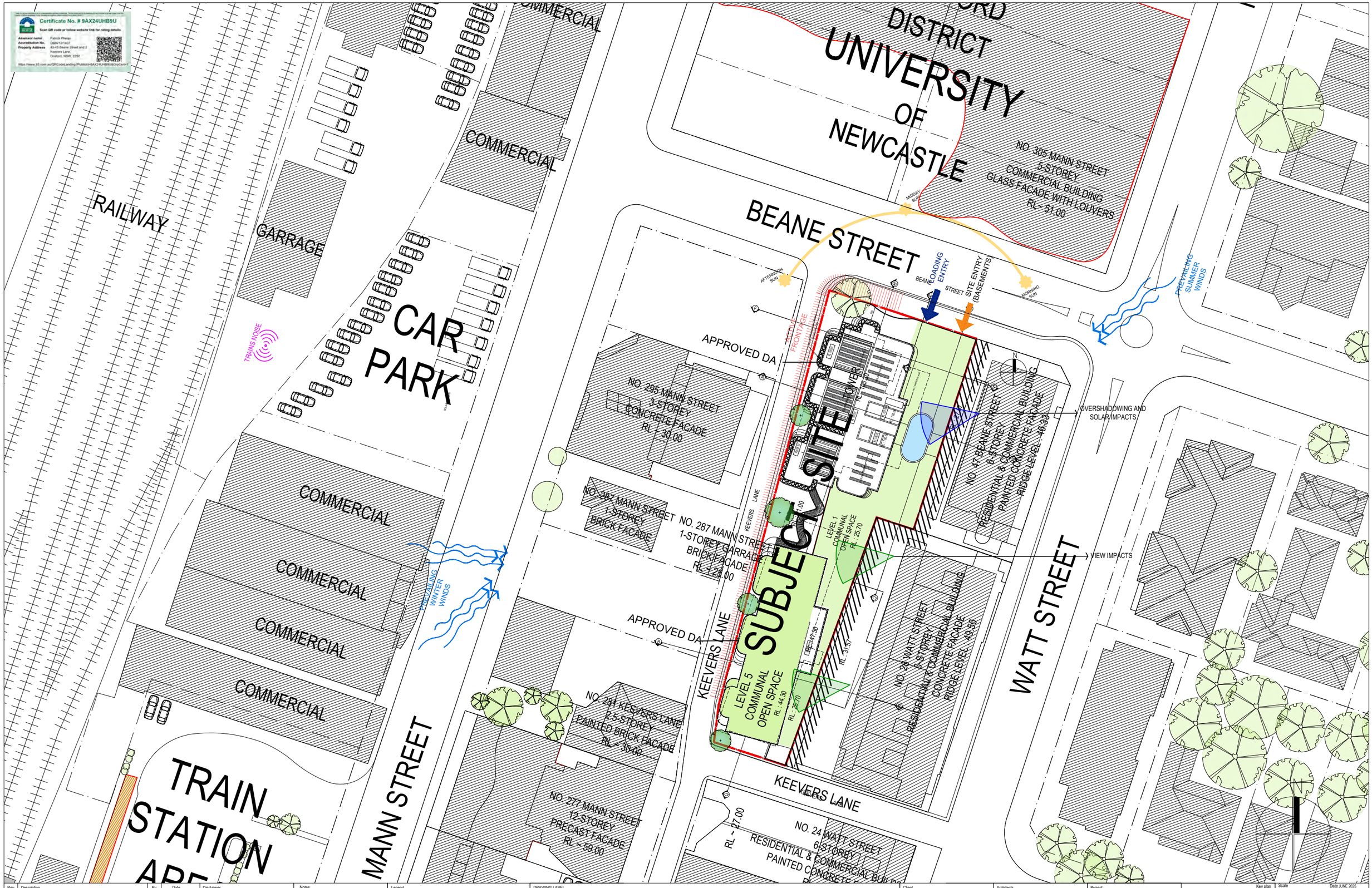
Date JUNE 2025

Drawing title: SITE ANALYSIS

Project no. 1081 Drawing no. A008

Drawn YW

Drawing status DA SUBMISSION



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

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Plot Style: TONIN_ALJR.ctb @ CAD35

Notes

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DRAWING LABEL

SITE ANALYSIS

Client: MING TIAN REAL PROPERTY PTY LTD

Architects: tony owen ptnrs
Level 1, 216 Oxford Street, Paddington NSW 2021
PO Box 1855, Strawberry Hills NSW 2012
T (02) 9360 3412
E admin@tonyowen.com.au

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

Scale: 1:300 @ A1 & 1:600 @A3 — Date: JUNE 2025

Drawing title: SITE ANALYSIS

Project no. 1081 — Drawing no. A009

Drawn: YW

Drawing status: DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

RAILWAY
GARRAGE
CAR PARK
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
TRAIN STATION
MANN STREET
DISTRICT
UNIVERSITY OF NEWCASTLE
STUDENT PLAZA
BEANE STREET
APPROVED DA
APPROVED DA
SITE
TOWER
C.O.S
SUBJECT
LEVEL 1 COMMUNAL OPEN SPACE RL. 25.70
RL. 47.100
RL. 47.30
LEVEL 6 COMMUNAL OPEN SPACE
RL. 44.30
RL. 25.70
KEEVERS LANE
KEEVERS LANE
12st
WATT STREET

UNIVERSITY
TRAIN STATION
COMMERCIAL
RESIDENTIAL

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

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Plot Style
TONDH_A1_Blurb @ CAD.ctb

Notes
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Legend

DRAWING LABEL
LAND USE IN THE VICINITY

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2, 15-17A Young Street, Neutral Bay NSW 2089
T (02) 9904 2662
F (02) 9904 2616
E info@tonyowen.com.au

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

Key plan


Scale: 1:300 @ A1 & 1:600 @A3
Date JUNE 2025
Drawing title: LAND USE IN THE VICINITY
Project no. 1081
Drawing no. A011
Drawn YW
Drawing status DA SUBMISSION



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

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Plot Style

TONDN_A4_RUSI @ GA3.8

Notes

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Legend

DRAWING LABEL

URBAN DESIGN PRINCIPLES

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Level 7, 15 Bolton Street, Newcastle NSW 2300
T (02) 4929 2955 F (02) 4929 2955
info@tonyowen.com.au

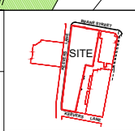
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

1:300 @ A1 & 1:600 @A3

Date JUNE 2025

Drawing title

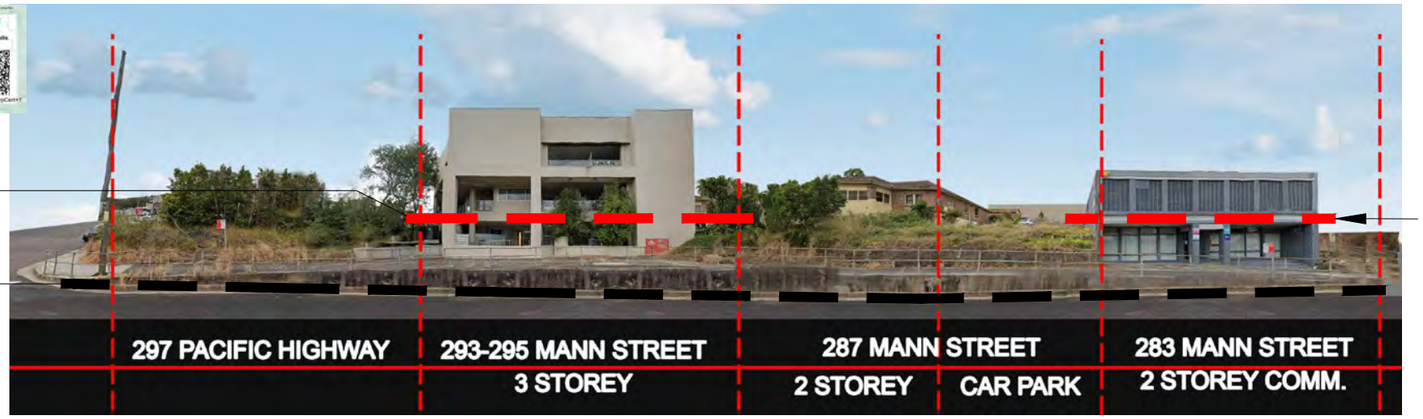
SITE ANALYSIS

Project no. 1081 Drawing no. A010

Drawn YW

Drawing status DA SUBMISSION





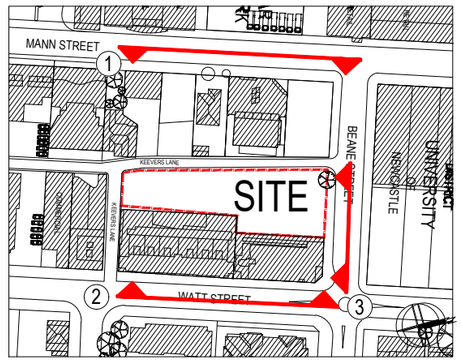
STREETSCAPE 1 - MANN STREET LOOKING EAST



STREETSCAPE 2 - WATT STREET LOOKING WEST



STREETSCAPE 3 - BEANE STREET LOOKING SOUTH



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

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Plot Style
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DRAWING LABEL
STREETSCAPE ANALYSIS

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2, 15-19 Bent Street, Chatswood NSW 2067
P (02) 9904 4944
F (02) 9904 3010
E mail@tonyowen.com.au

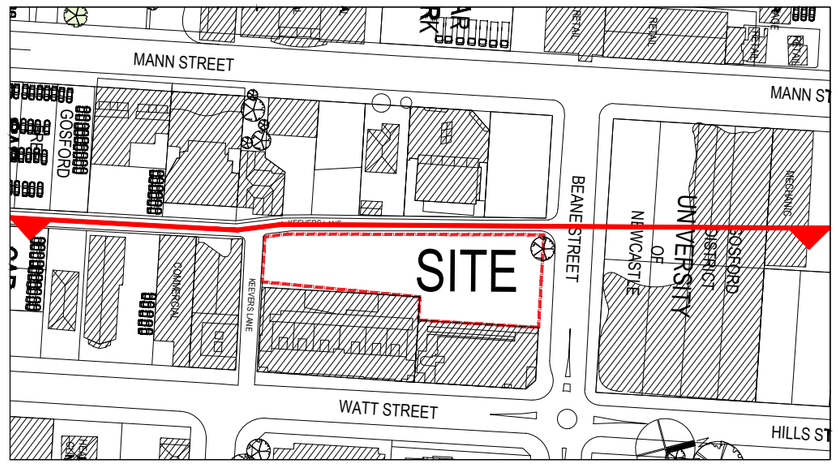
Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

Scale 1:400 @ A1 & 1:800 @A3
Date JUNE 2025
Drawing title STREETSCAPE
Project no. 1081
Drawing no. A012
Drawn YW
Drawing status DA SUBMISSION







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

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Plot Style: TONDM_A4_BW.ctb @ CA255

Notes

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DRAWING LABEL

EXISTING STREET SCAPE KEEVERS LANE

Client: MING TIAN REAL PROPERTY PTY LTD

Architects: tony owen ptnrs

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

Scale: 1:300 @ A1 1:600 @ A3 Date: JUNE 2025

Drawing title: EXISTING STREET SCAPE

Project no. 1081 Drawing no. A013

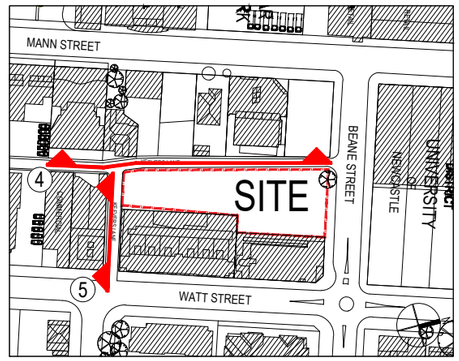
Drawn: YW

Drawing status: DA SUBMISSION





STRETSCAPE 4 - KEEVERS LANE LOOKING WEST





STREETSCAPE 5 - KEEVERS LANE LOOKING NORTH

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

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Plot Style

TONY_M_BW.ctb @ (A3)

Notes

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DRAWING LABEL

STREETSCAPE ANALYSIS

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Level 2, 15-19 Cann Street, Potts Point NSW 2011
T (02) 9368 0700
F (02) 9368 0200
E mail@tonyowen.com.au

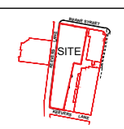
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:400 @ A1 & 1:800 @A3

Date JUNE 2025

Drawing title STREETSCAPE

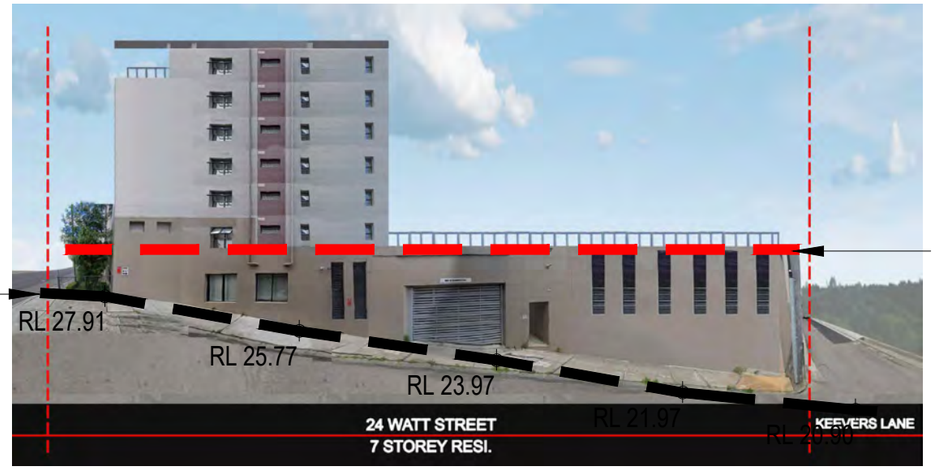
Project no. 1081

Drawing no. A014

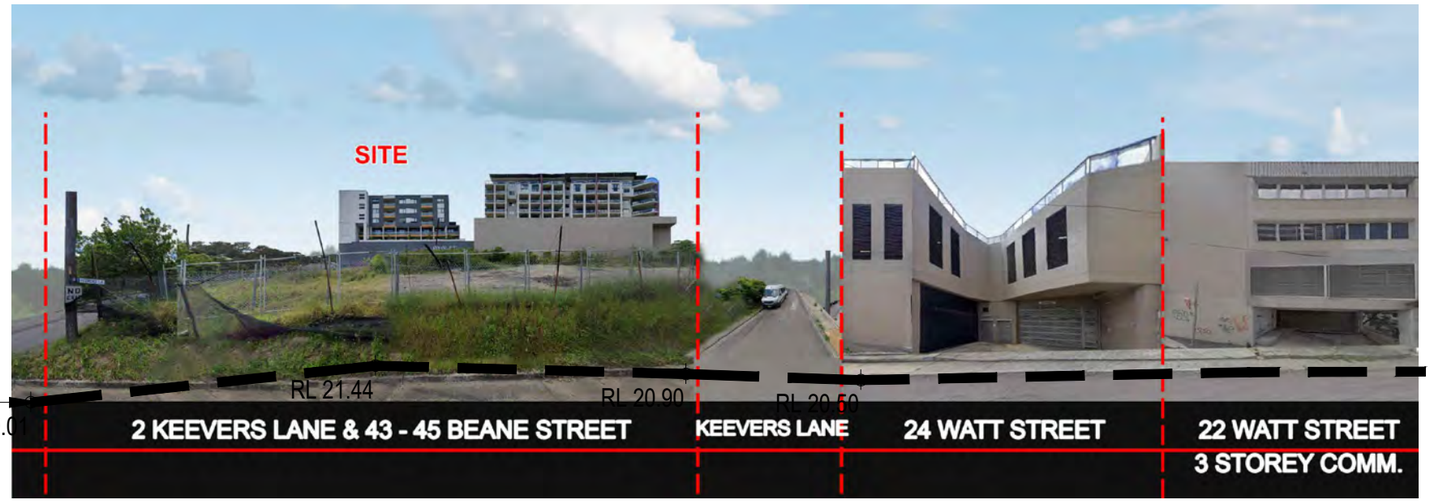
Drawn YW

Drawing status DA SUBMISSION





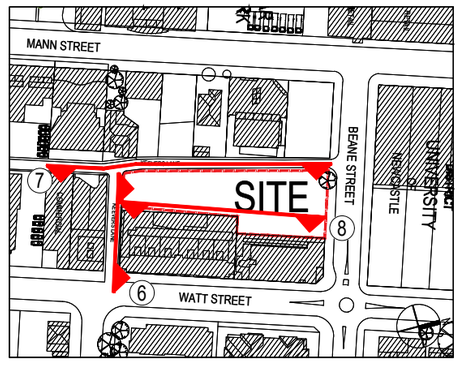
STREETSCAPE 6 - KEEVERS LANE LOOKING SOUTH



STREETSCAPE 7 - KEEVERS LANE LOOKING EAST



STREETSCAPE 8 - EASTERN SITE LOOKING EAST



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

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Plot Style

TONDH_A1_BRUN @ EACH

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Legend

DRAWING LABEL

STREETSCAPE ANALYSIS

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

Scale Date JUNE 2025

1:400 @ A1 & 1:800 @A3

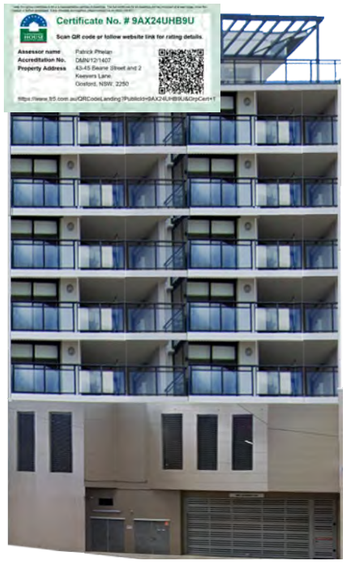
Drawing title

STREETSCAPE

Project no. 1081 Drawing no. A015

Drawn YW

Drawing status DA SUBMISSION



24 WATT STREET



26 WATT STREET



47 BEANE STREET



159 MANN STREET

The area surrounding 43–45 Beane Street reflects Gosford's transitional urban environment, characterised by a mix of recently completed residential and mixed–use developments, with varying architectural quality and public domain contributions. The built form context includes both immediate neighbours and nearby buildings across the broader CBD:

24–26 Watt Street (immediately adjacent) is a 6–storey building, featuring a modular façade pattern with protruding balconies and a warm colour palette of maroon, ochre, and cream. The building presents residential form, with a focus on depth.

47 Beane Street, also directly adjoining the site, is characterised by a strict grid–based façade, with recessed balconies and a colour scheme dominated by grey tones with yellow accents. This building presents a more rigid, geometric appearance, with limited articulation.

279 Mann Street, located nearby, introduces sculptural articulation at the podium level. The tower above adopts a modular white façade, punctuated by yellow–glazed elements and timber–toned window panels, which provide warmth and texture within an otherwise minimalist composition.

277 Mann Street presents a monotone aesthetic, distinguished by its elongated balconies. The use of horizontal louvres along the upper edges of the balconies provides some privacy, although the overall expression remains restrained and repetitive.

63 Masons Parade, located further within the CBD, is a 6–storey contemporary building with a vertically articulated, framed façade, thin floor slabs, and glass balconies. The building adopts a minimalist modern aesthetic.

32 Mann Street demonstrates a balanced, contemporary design. It includes a punched–wall colonnade at the ground floor and three upper storeys with ochre–toned rotated vertical louvres.

159 Mann Street is a 14–storey mixed–use building with a clearly defined 3–storey podium, articulated by a prominent frame and long vertical louvres. The tower above is characterised primarily by the interplay between solid balustrades and glass balustrades, offering a minimal material palette and moderate articulation.

Many of these developments are largely defined by repetitive grid façades, exhibiting limited architectural variation and mediocre design quality, often relying on standardised egg–crate patterns. Our approach seeks to introduce a façade with greater character and individuality that breaks this repetition, enriches the visual environment, and offers residents a distinct architectural identity within the evolving urban fabric.



279 MANN STREET

277 MANN STREET



63 MASONS PARADE



32 MANN STREET

Rev.	Description	By	Date
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C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025

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Plot Style

TONDH_A4_BW.ctb @ CA036

Notes

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Legend

DRAWING LABEL

SURROUNDING EXISTING URBAN CHARCTERS

Client

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Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title SURROUNDING EXISTING URBAN CHARCTERS

Project no. 1081 Drawing no. A020

Drawn YW

Drawing status DA SUBMISSION



134 MANN STREET - ARCHIBALD BY ALAND



27-37 MANN STREET - THE GRAND



142 HENRY PARRY DRIVE
- VUE MER RESIDENCES



50-70 MANN STREET - AMALFI

The area is zoned for high–density residential development, and a number of proposed developments in the immediate vicinity. These developments exhibit varying design quality, as follows:

134 Mann Street (Archibald by ALAND) is characterised by a rhythmic pattern that contributes to a repetitive and generic high–density typology. The design reinforces this uniformity through the use of solid balustrades, resulting in a visually heavy appearance.

27–37 Mann Street (The Grand) presents a repetitive grid pattern, softened by curved edges. The façade is framed within a rigid structural rhythm and the design is utilitarian, featuring uniform balconies and minimal modulation.

142 Henry Parry Drive (Vue Mer Residences) utilise vertical louvres within a grid–based façade. The podium is clearly differentiated through the use of more solid materials and beehive pattern.

50–70 Mann Street (Amalfi) is a glazed tower with a clean, regular grid pattern, emphasising verticality and repetitive balcony alignments.

305 Mann Street (University of Newcastle Gosford Campus) is a key civic and educational project proposed directly adjacent to the site. It features a strong vertical rhythm and a refined material palette of metal and glass, articulated with metal vertical fins. Generous glazing at street level enhances transparency and provides an active public interface, setting a high benchmark for architectural quality within the precinct.

26–30 Mann Street (The Waterfront) is characterised by prominent horizontal slab edges that reinforce a strong linear rhythm across the façade. A sculptured recessed zone between the slabs introduces subtle depth and shadow.

These proposed projects exhibit a variety of architectural approaches aiming to establish unique expressions; however, many ultimately rely on standardized typologies. Our design goes beyond this, presenting a sculptural, thoughtfully articulated architectural form that delivers a distinctive identity and makes a meaningful, positive contribution to the evolving urban character of Gosford.



305 MANN STREET - UNIVERSITY OF NEWCASTLE GOSFORD CAMPUS



26-30 MANN STREET - THE WATERFRONT

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B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

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Legend

DRAWING LABEL

SURROUNDING PROPOSED URBAN CHARCTERS

Client

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tonyowenptnrs.com.au

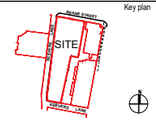
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title SURROUNDING PROPOSED URBAN CHARCTERS

Project no. 1081 Drawing no. A021

Drawn YW

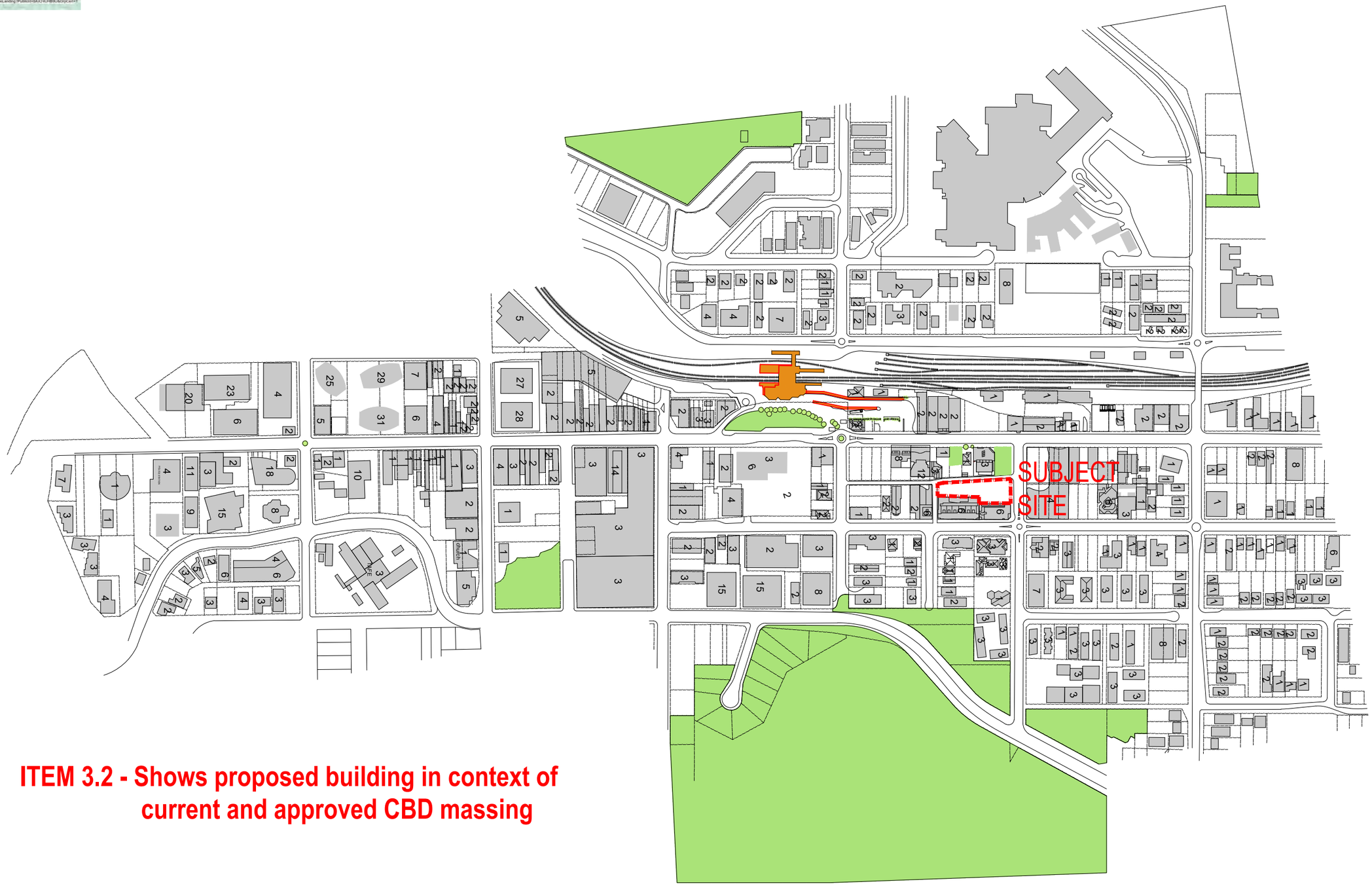
Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CityCart=Y



ITEM 3.2 - Shows proposed building in context of current and approved CBD massing

EXISTING MASSING DIAGRAM

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

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Plot Style

TONDM_A4_BW.ctb @ DA035

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Legend

DRAWING LABEL

EXISTING MASSING DIAGRAM

Client

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154-158 Clarence Street
Sydney NSW 2000
P (02) 9966 3900
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E info@tonyowen.com.au

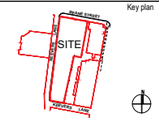
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:2500 @ A1 1:1250 @ A3 Date JUNE 2025

0 2.5 5 7.5 10 12.5

Drawing title

MASSING DIAGRAM

Project no. 1081 Drawing no. A030

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CorpCert=T

Rumbalara Reserve

PROPOSED SITE

Waterview Park

PROPOSED SITE

EXISTING BUILDINGS

POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

ITEM 3.2 - Shows proposed building in context of current and approved CBD massing

CURRENT ENVELOPES - GOSFORD AERIAL VIEW

CITY VIEW ANALYSIS - CURRENT

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style
TONY_A1_BW.ctb @ CA036

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CITY VIEW ANALYSIS PERSPECTIVE CURRENT

Client

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Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan



Scale
Date JUNE 2025

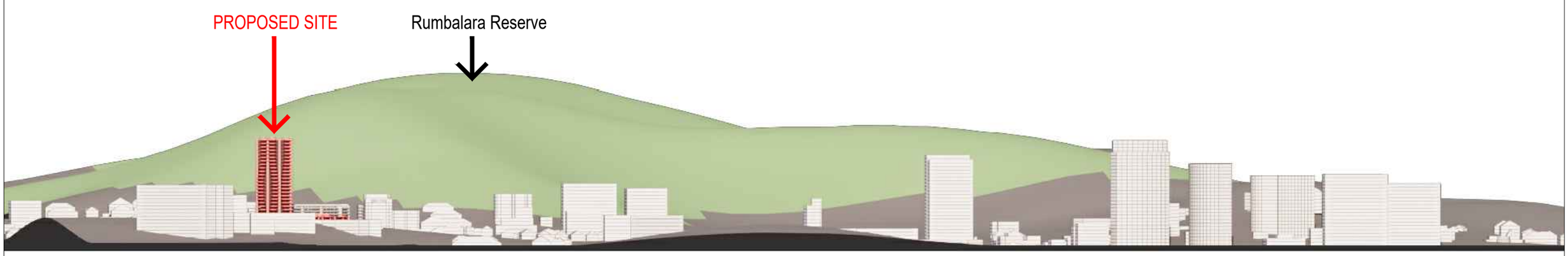
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CITY VIEW ANALYSIS - CURRENT

Project no. 1081
Drawing no. A031

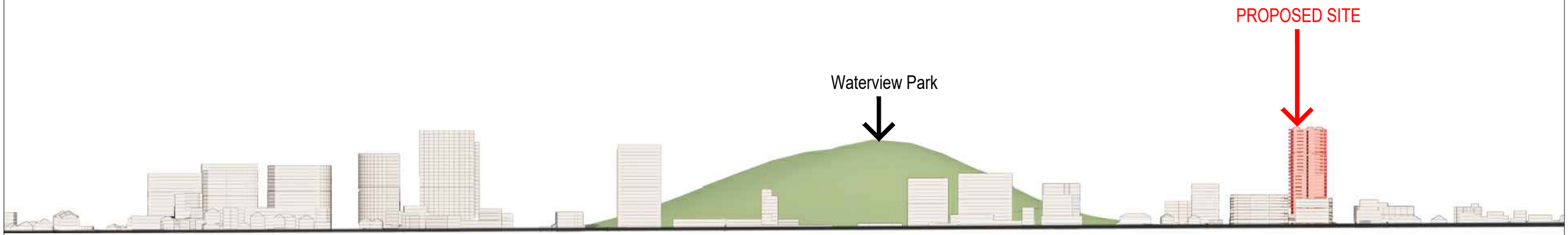
Drawn YW

Drawing status DA SUBMISSION





TRANSVERSE VIEW OF GOSFORD CBD LOOKING EAST



TRANSVERSE VIEW OF GOSFORD CBD LOOKING WEST

ITEM 3.2 - Shows streetscape of current and approved CBD

CURRENT ENVELOPES - GOSFORD MASSING MODEL

PROPOSED SITE

EXISTING BUILDINGS

POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

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

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Plot Style

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CITY VIEW ANALYSIS ELEVATION CURRENT

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

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Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

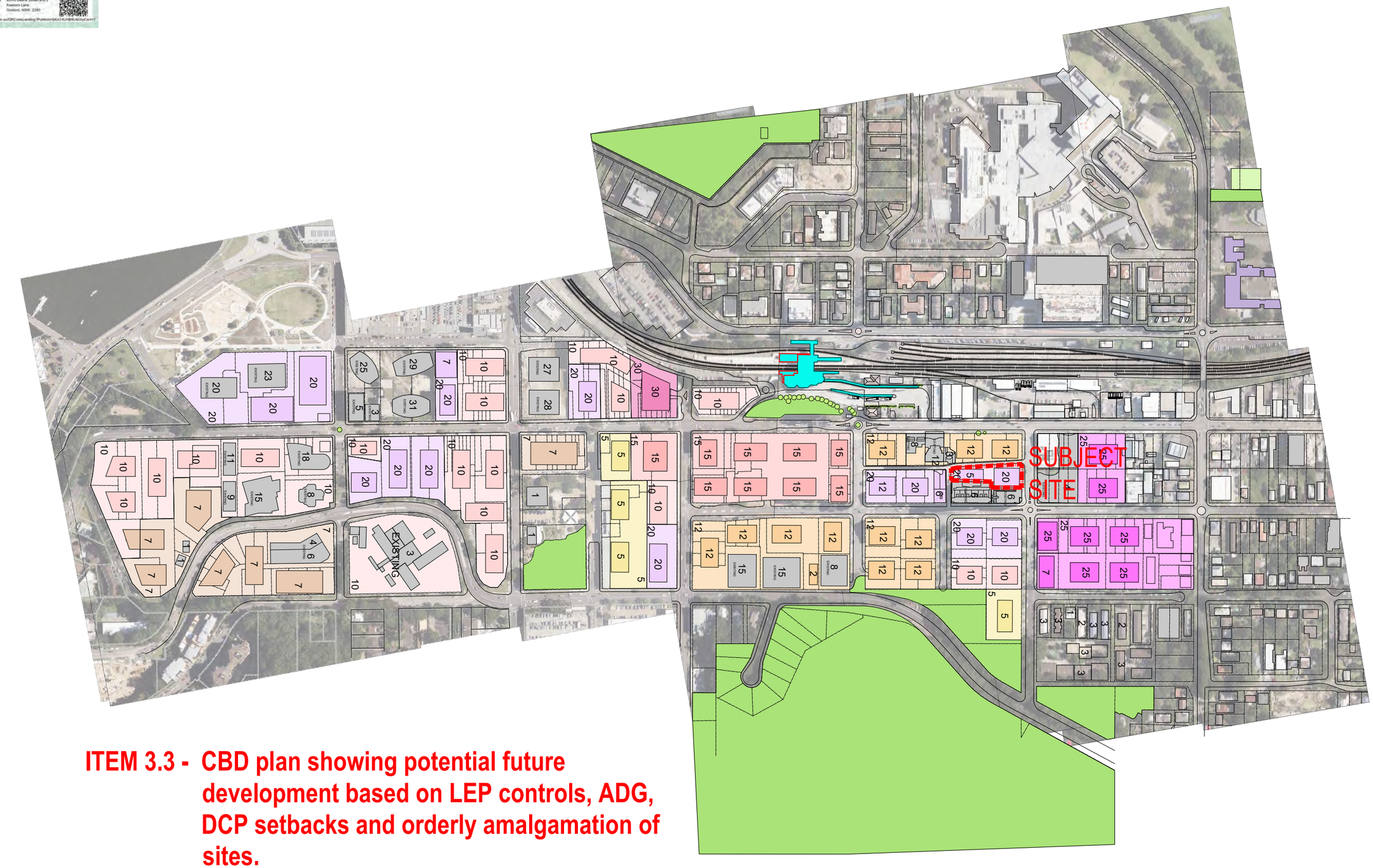
CITY VIEW ANALYSIS - CURRENT

Project no. 1081 Drawing no. A032

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CityCarbY



ITEM 3.3 - CBD plan showing potential future development based on LEP controls, ADG, DCP setbacks and orderly amalgamation of sites.

FUTURE LEP MASSING DIAGRAM + 30% AFFORDABLE HOUSING BONUS

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

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FUTURE LEP MASSING DIAGRAM
+ 30% AFFORDABLE HOUSING BONUS

Client

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Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

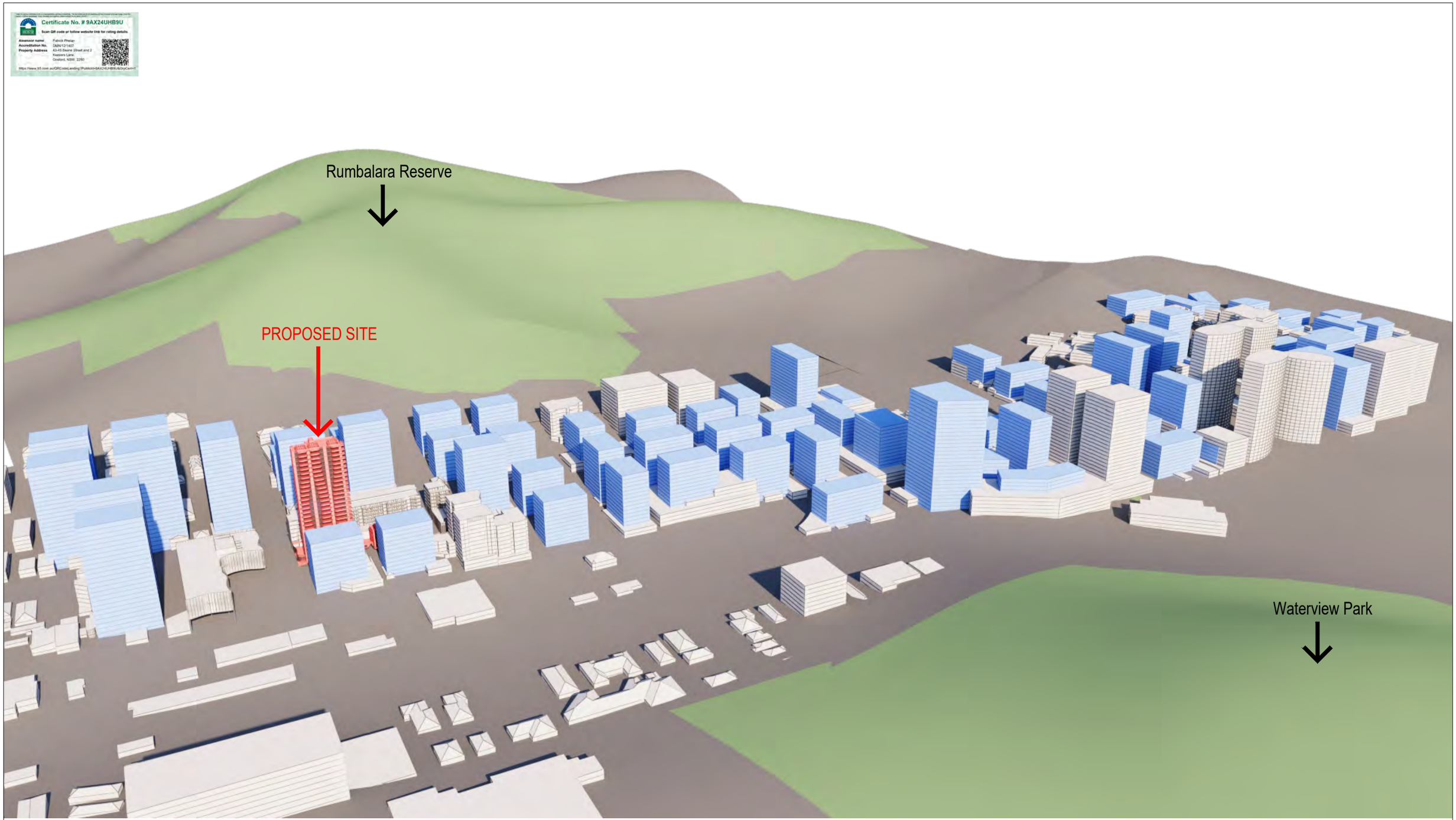
Project address

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

Key plan



Scale 1:2500 @ A1 1:1250 @ A3 Date JUNE 2025
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Drawing title: MASSING DIAGRAM
Project no. 1081 Drawing no. A033
Drawn YW
Drawing status DA SUBMISSION



PROPOSED SITE

EXISTING BUILDINGS

POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

ITEM 3.3 - 3D modeling of future development based on LEP controls

LEP FUTURE ENVELOPES - GOSFORD AERIAL VIEW

CITY VIEW ANALYSIS - FUTURE

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

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Plot Style

TONDH_A4_BW.ctb @ CAD55

Notes

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Legend

DRAWING LABEL

CITY VIEW ANALYSIS PERSPECTIVE FUTURE

Client

MING TIAN REAL PROPERTY PTY LTD

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T (02) 9904 2522
F (02) 9904 3013
E info@tonyowen.com.au

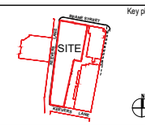
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

CITY VIEW ANALYSIS - FUTURE

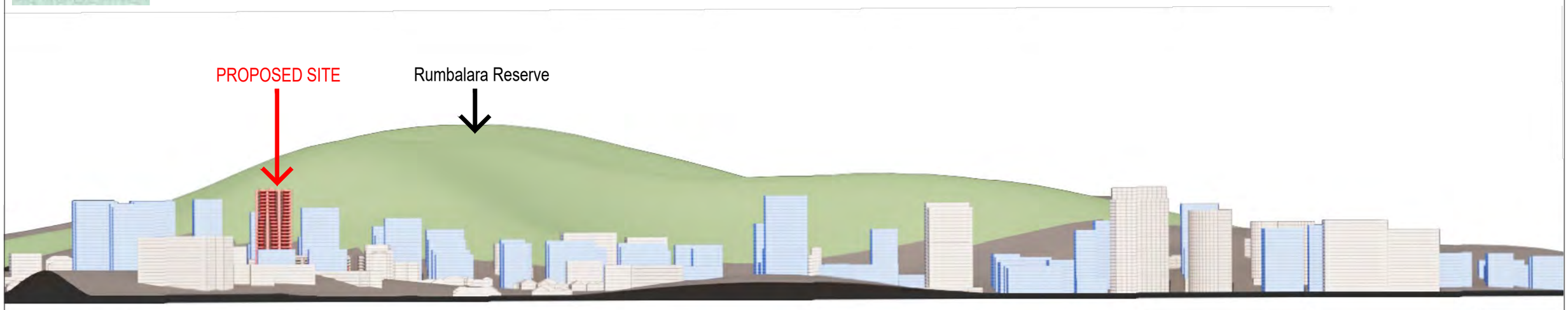
Project no. 1081

Drawing no. A034

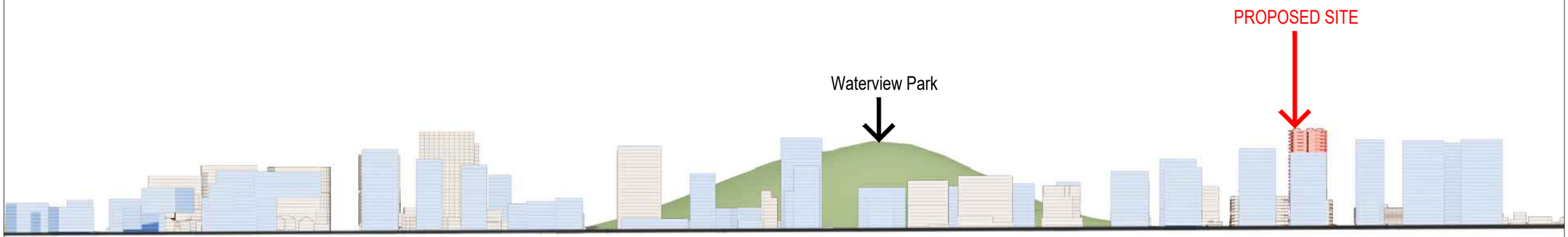
Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding/?PublicId=9AX24UHB9U&CropCut=1



TRANSVERSE VIEW OF GOSFORD CBD LOOKING EAST



TRANSVERSE VIEW OF GOSFORD CBD LOOKING WEST

LEP FUTURE ENVELOPES - GOSFORD MASSING MODEL

ITEM 3.3 - Streetscape of future character shows proposal is consistent with future streetscape

PROPOSED SITE

EXISTING BUILDINGS

POTENTIAL FUTURE BUILDINGS (INCLUDES AFFORDABLE BONUS)

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

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Plot Style
TONDH_A1_BW.ctb @ CA035

Notes
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Legend

DRAWING LABEL
CITY VIEW ANALYSIS ELEVATION FUTURE

Client
MING TIAN REAL PROPERTY PTY LTD

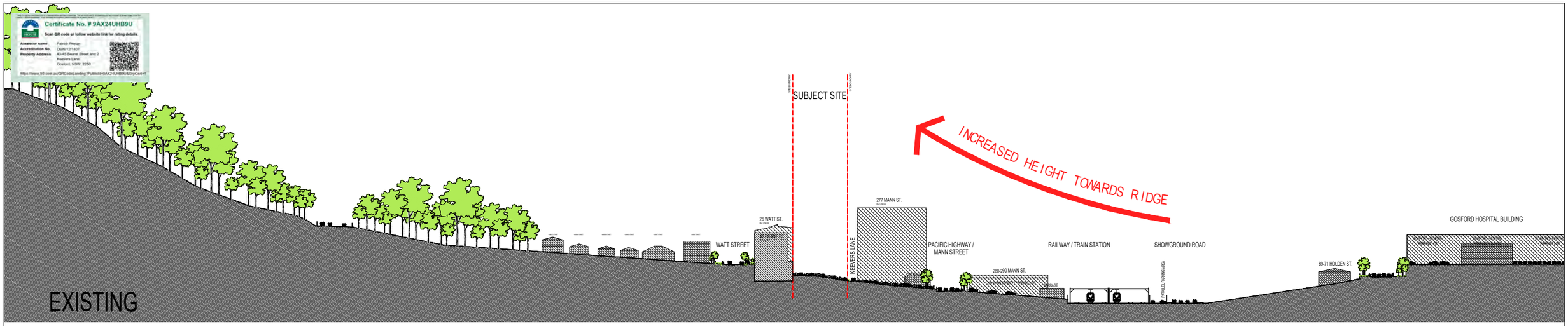
Architects
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Oak Dawn NSW 2154
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F (02) 9688 3870
E info@tonyowen.com.au

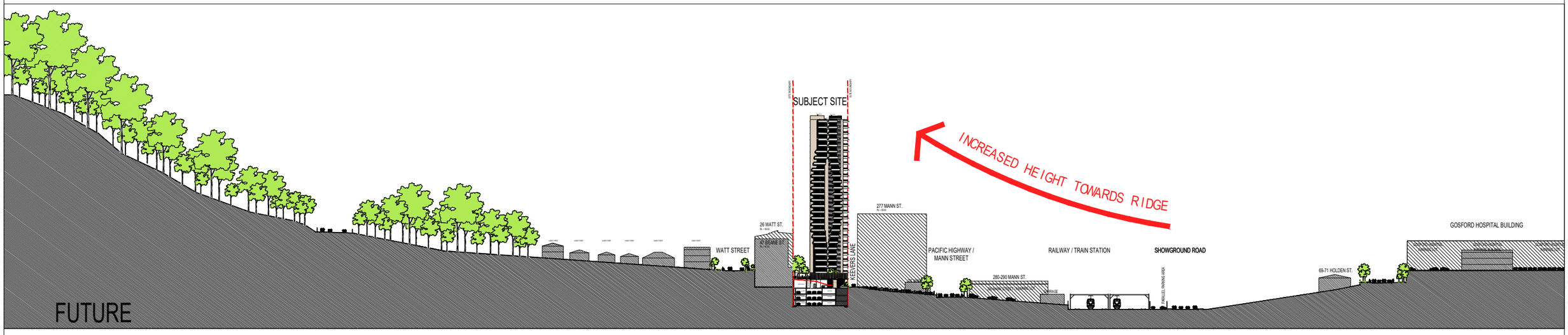
Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

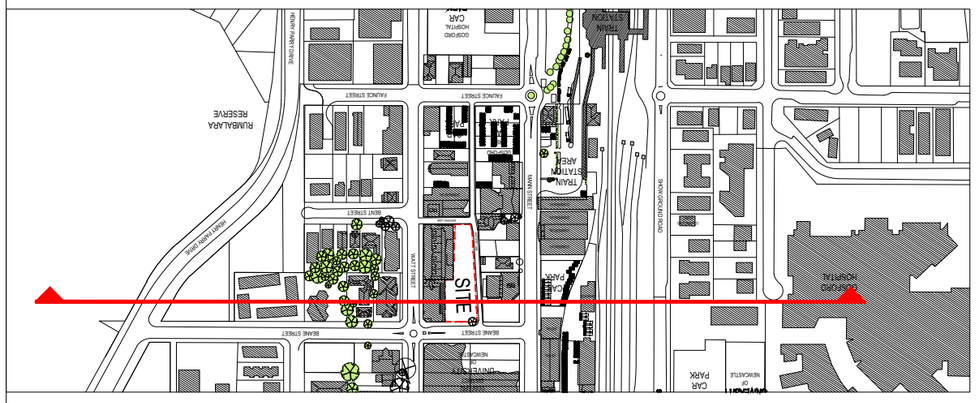
Project address
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan


Scale
Date JUNE 2025
Drawing title
CITY VIEW ANALYSIS - FUTURE
Project no. 1081
Drawing no. A035
Drawn YW
Drawing status DA SUBMISSION







ITEM 3.2 - Shows current massing increasing in height towards the ridge

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
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Plot Style

TONDH_A4_MinJob.@CA3S6

Notes

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Legend

DRAWING LABEL

CITY SECTION EAST-WEST EXISTING AND FUTURE

Client

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E tony@owen.com.au

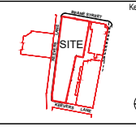
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:1000 @ A1 1:2000 @ A3 Date JUNE 2025

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Drawing title

CITY SECTION E-W

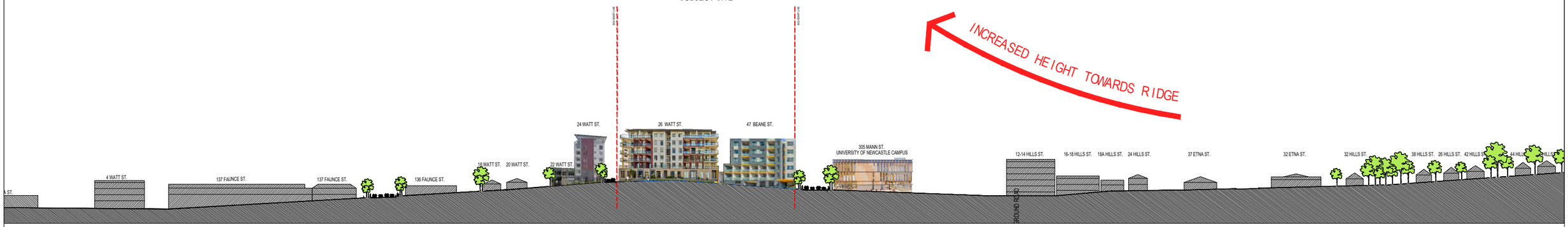
Project no. 1081 Drawing no. A040

Drawn YW

Drawing status DA SUBMISSION

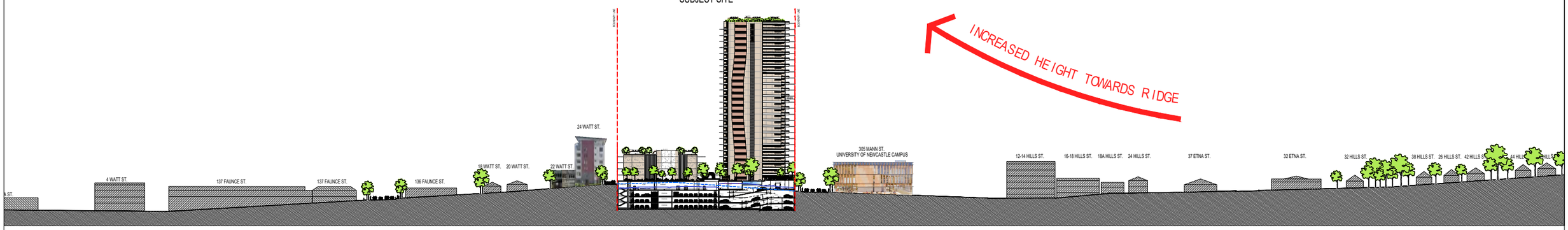


SUBJECT SITE



EXISTING

SUBJECT SITE



FUTURE



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

TONDY_A1_BW.ctb @ CA035

Notes

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DRAWING LABEL

CITY SECTION NORTH-SOUTH EXISTING AND FUTURE

Client

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F (02) 4226 3866
E info@tonyowen.com.au

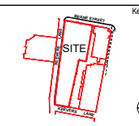
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:1000 @ A1 1:2000 @ A3 Date JUNE 2025

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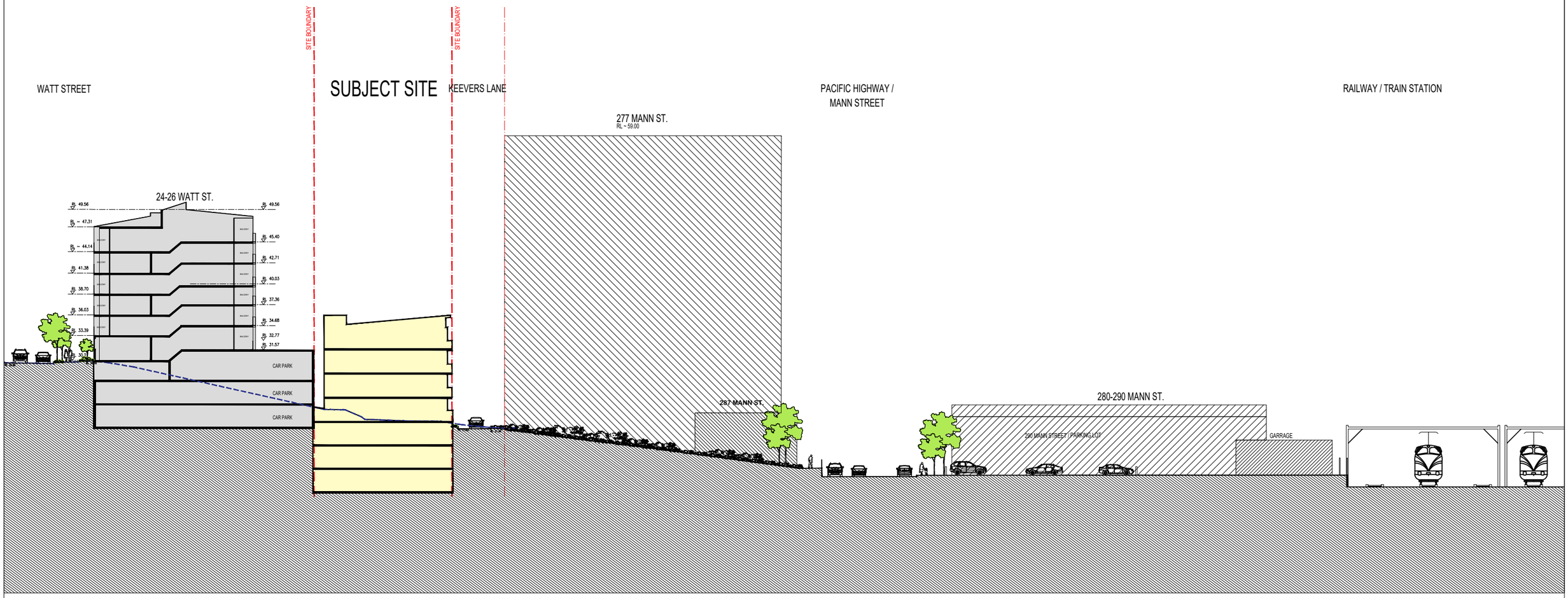
Drawing title CITY SECTION N-S

Project no. 1081 Drawing no. A041

Drawn YW

Drawing status DA SUBMISSION





Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

TONDY_A1_BW.ctb @ CAD35

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SITE SECTION - B - APPROVED DA

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Gosford NSW 2250
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E admin@tonyowen.com.au

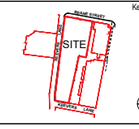
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:250 @ A1 1:500 @ A3 — Date JUNE 2025

Drawing title

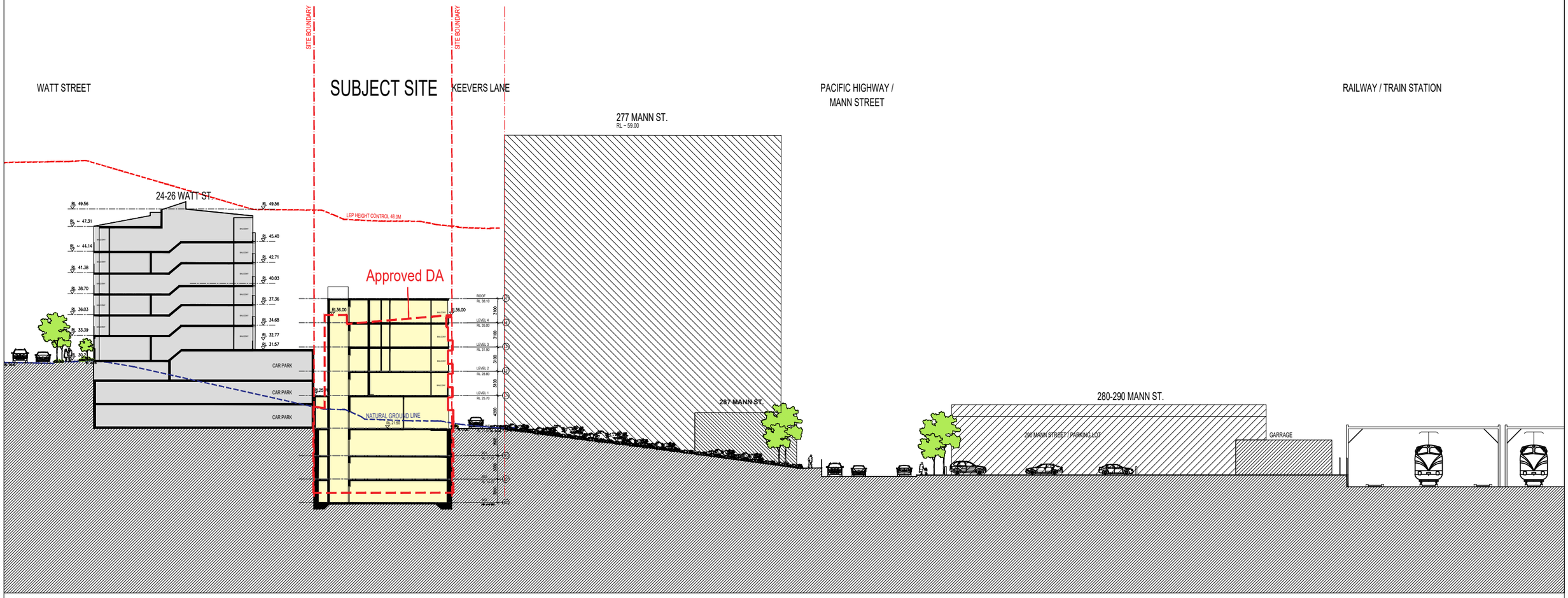
SITE SECTION B

Project no. 1081 Drawing no. A070

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding?PublishId=9AX24UHB9U&CropCert=T



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
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Plot Style
TONYM_A1_BW.ctb @ DA36

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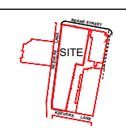
SITE SECTION - B - PROPOSED DA

Client
MING TIAN REAL PROPERTY PTY LTD

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tonyowenptnrs.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan


Scale 1:250 @ A1 1:500 @ A3
Date JUNE 2025
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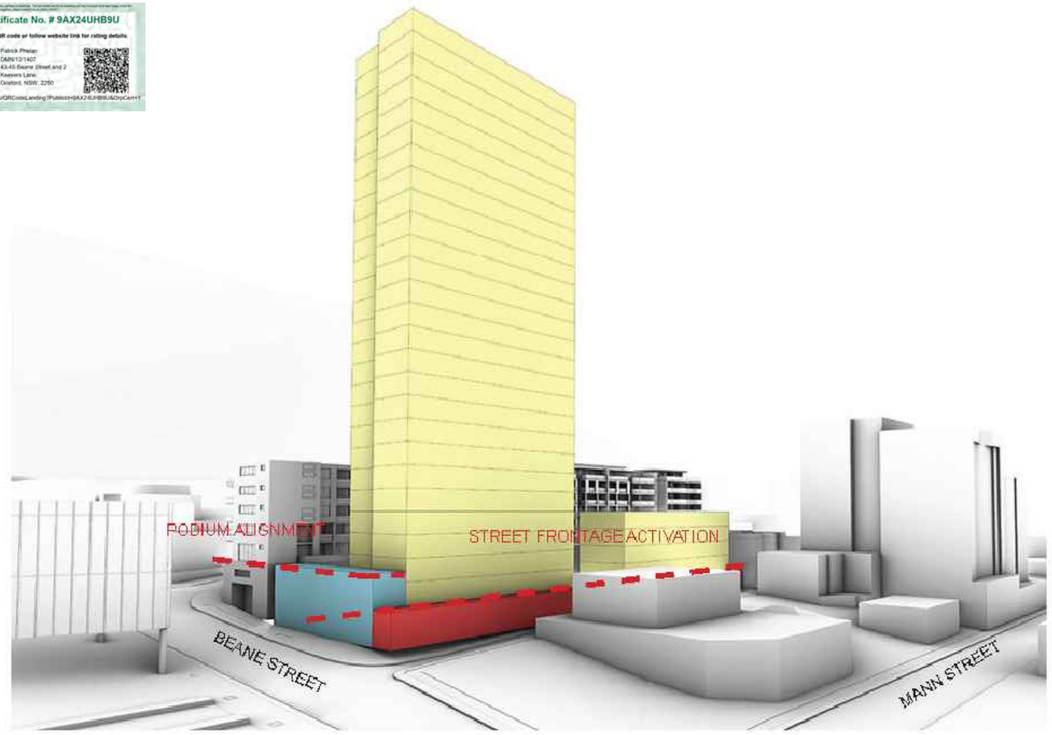
Drawing title
SITE SECTION B

Project no. 1081
Drawing no. A071

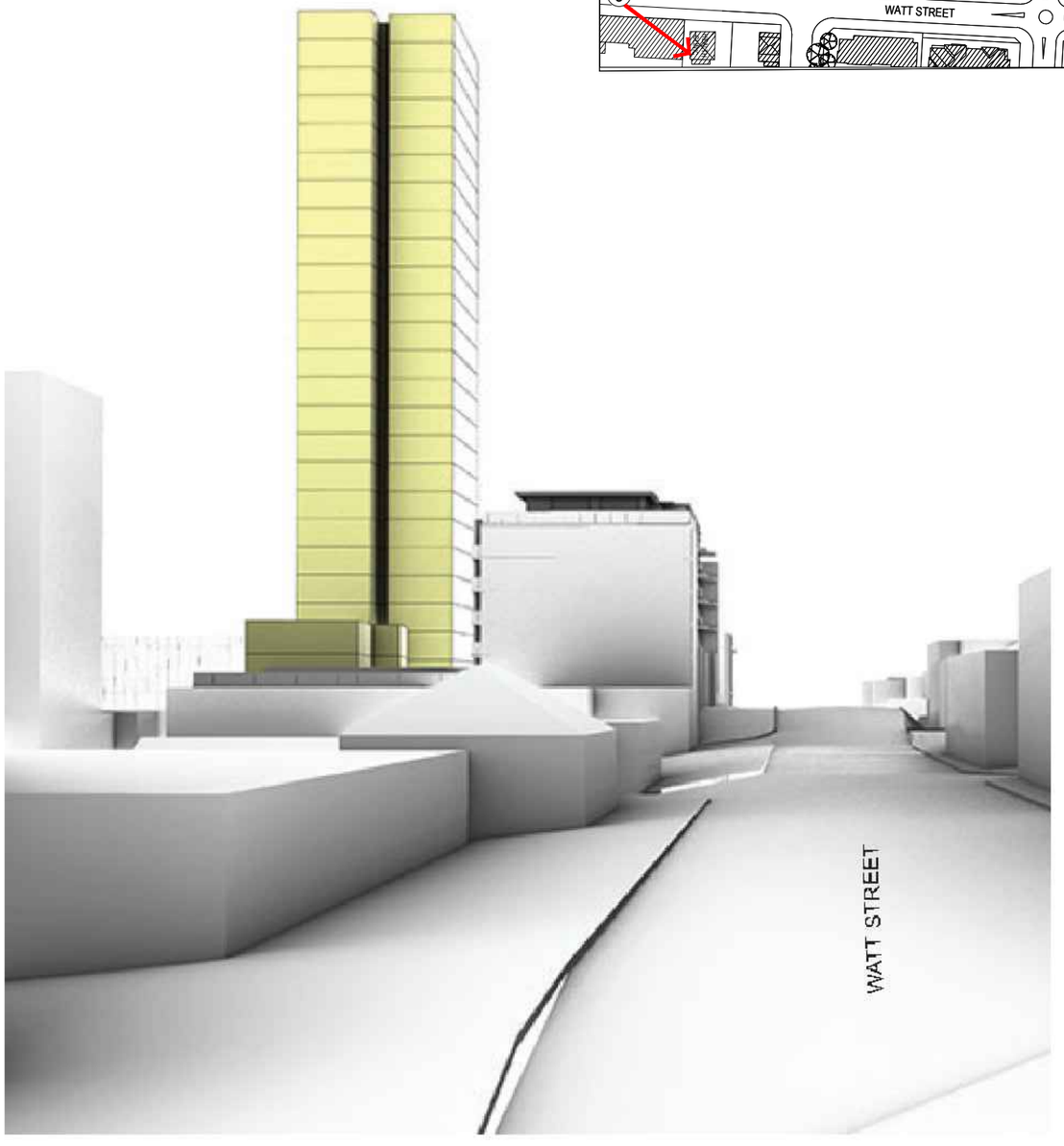
Drawn YW

Drawing status DA SUBMISSION

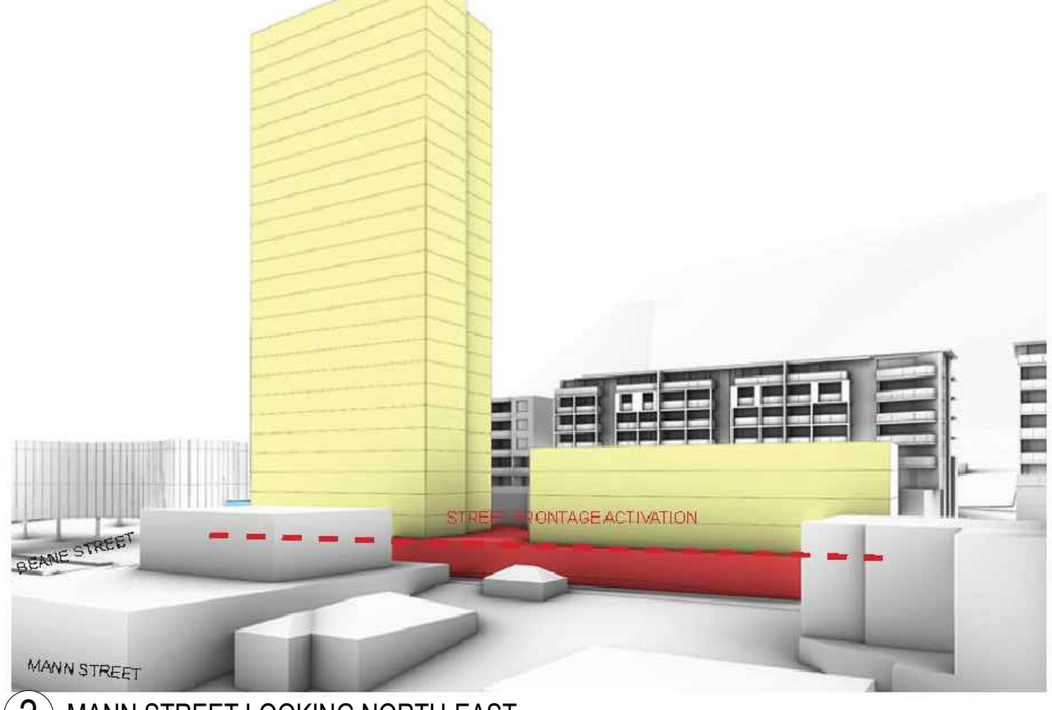
Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
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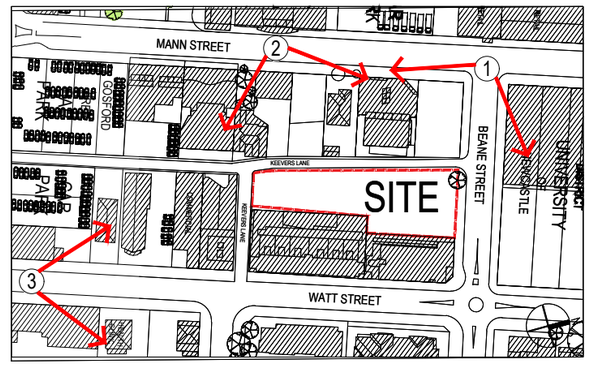
1 BEANE STREET LOOKING SOUTH-EAST



3 WATT STREET LOOKING NORTH



2 MANN STREET LOOKING NORTH-EAST



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
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Plot Style
TONDA_M_BRUSH @ CA3.5B

Notes
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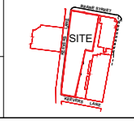
Client
MING TIAN REAL PROPERTY PTY LTD

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E mail@tonyowen.com.au

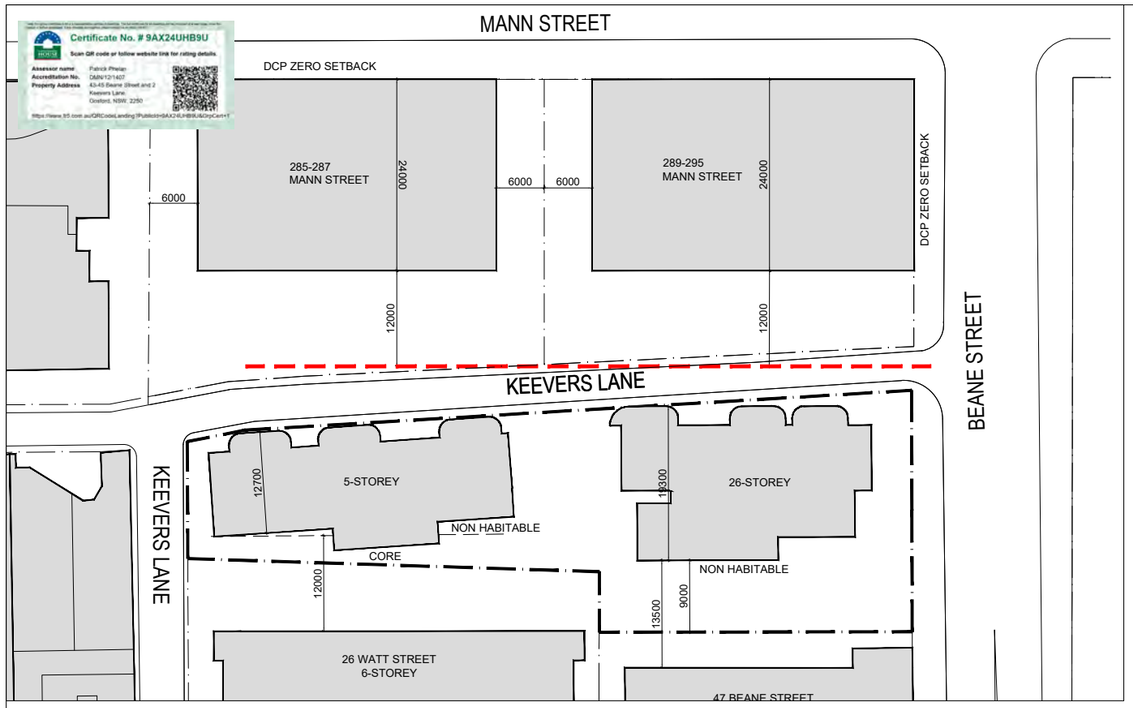
Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

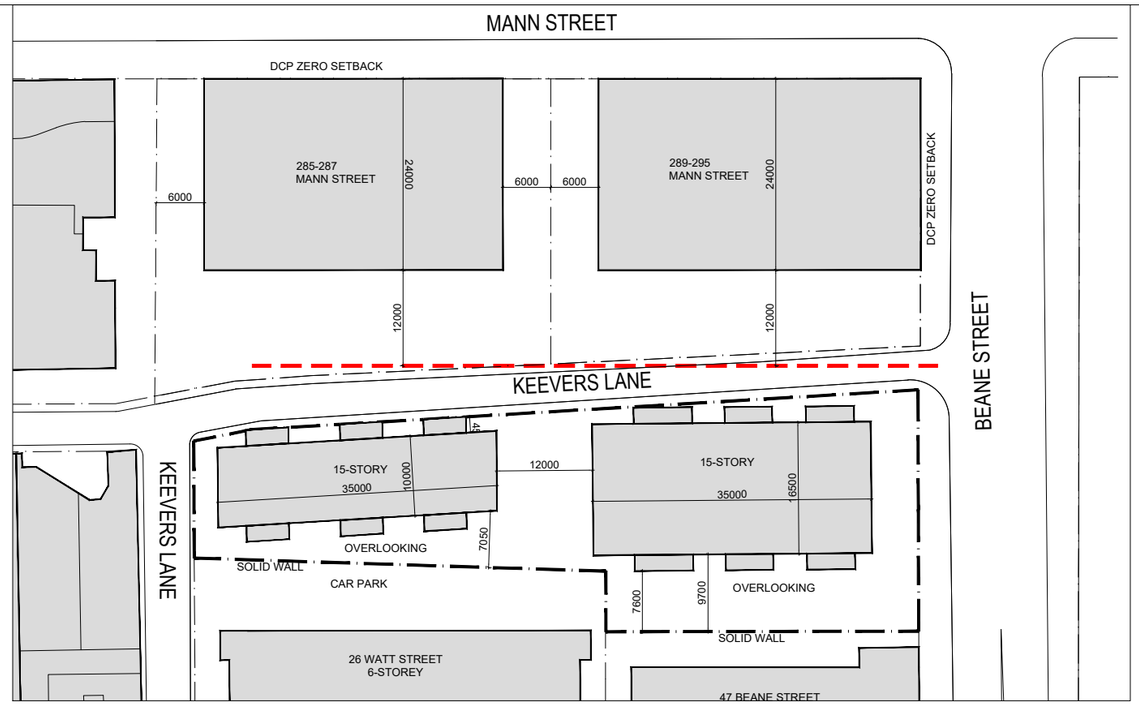
Key plan



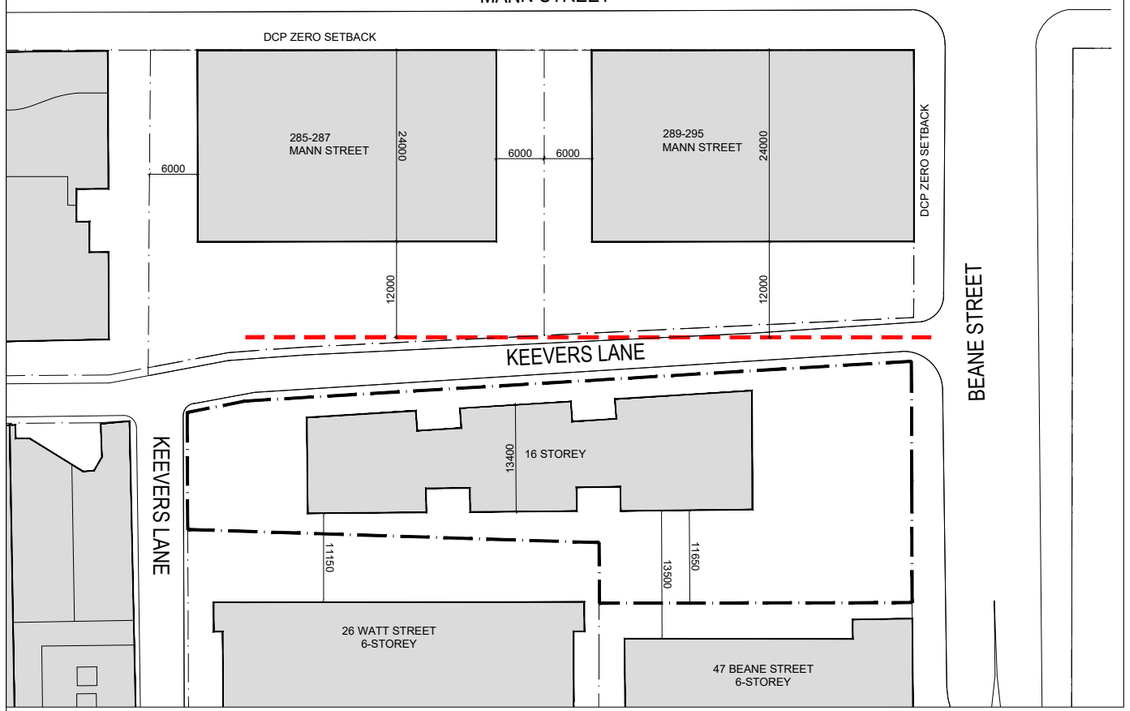
Scale
Date JUNE 2025
Drawing title
BUILT FORM STRATEGY
Project no. 1081
Drawing no. A080
Drawn YW
Drawing status DA SUBMISSION



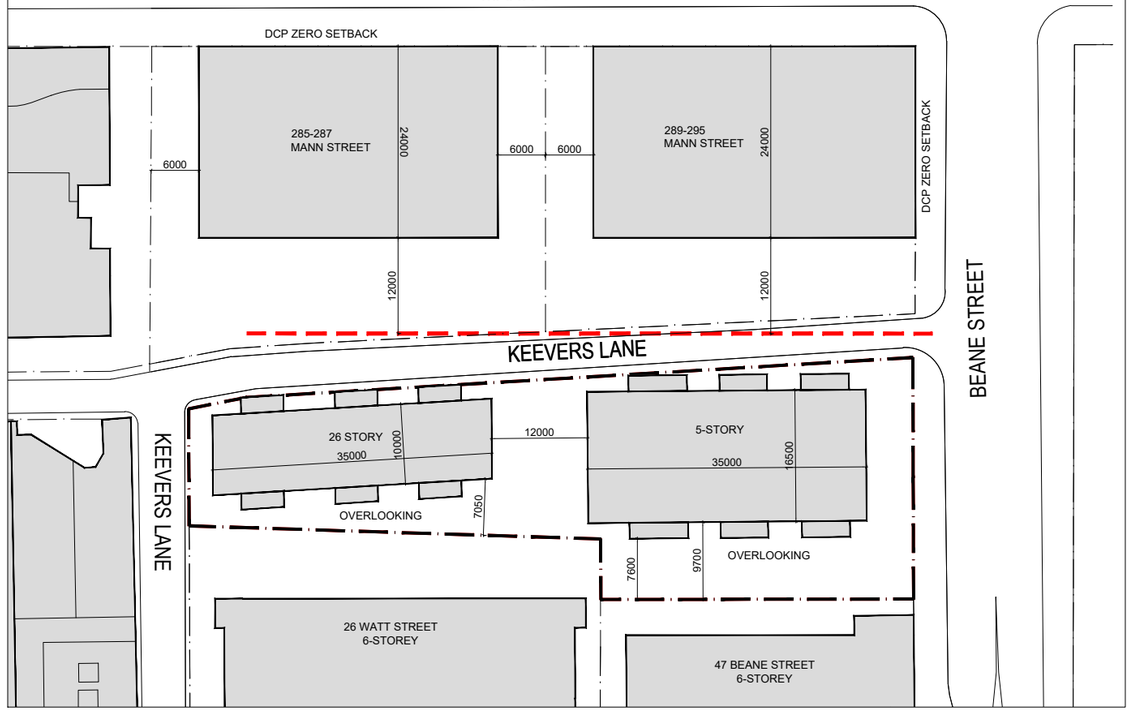
OPTION 1 - PROPOSED DA



OPTION 2 - 2 EQUAL HEIGHT BUILDINGS



OPTION 3 - SINGLE BUILDING - SHARING VIEWS



OPTION 4 - 2 BUILDINGS - REVERSE HEIGHT

ITEM 2.6

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

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Plot Style

TONIN_A1_BW.ctb @ CAD36

Notes

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Legend

DRAWING LABEL

ALTERNATE SITE
MASSING OPTION 1-4

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

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F (02) 4226 3855
E tony@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

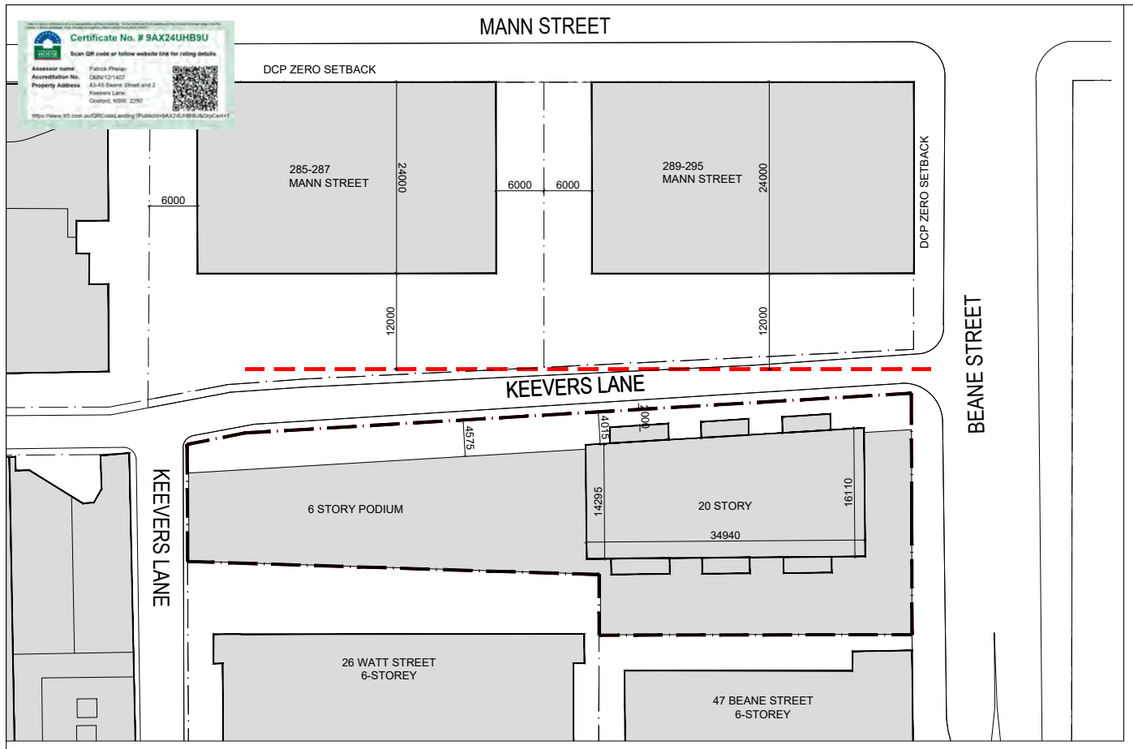
Date JUNE 2025

Drawing title MASSING OPTIONS

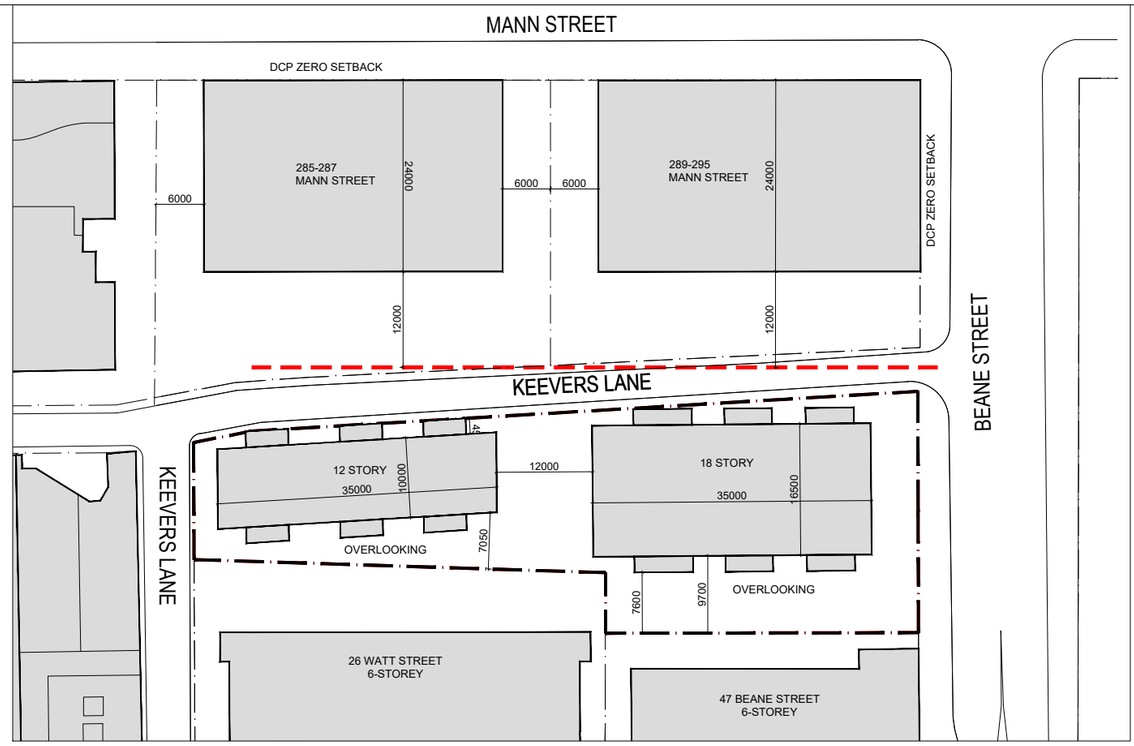
Project no. 1081 Drawing no. A177

Drawn YW

Drawing status DA SUBMISSION



OPTION 5 - SINGLE TOWER + PODIUM



OPTION 6 - 2 BUILDINGS - ALTERNATE HEIGHT OPTION

ITEM 2.6

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONDY_A4_BW.ctb @ CA255

Notes

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Legend

DRAWING LABEL

ALTERNATE SITE MASSING OPTION 5-6

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
79 Myrtle Street, North Sydney NSW 2060
T (02) 9929 3900
F (02) 9929 3911
E admin@tonyowen.com.au

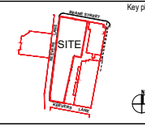
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

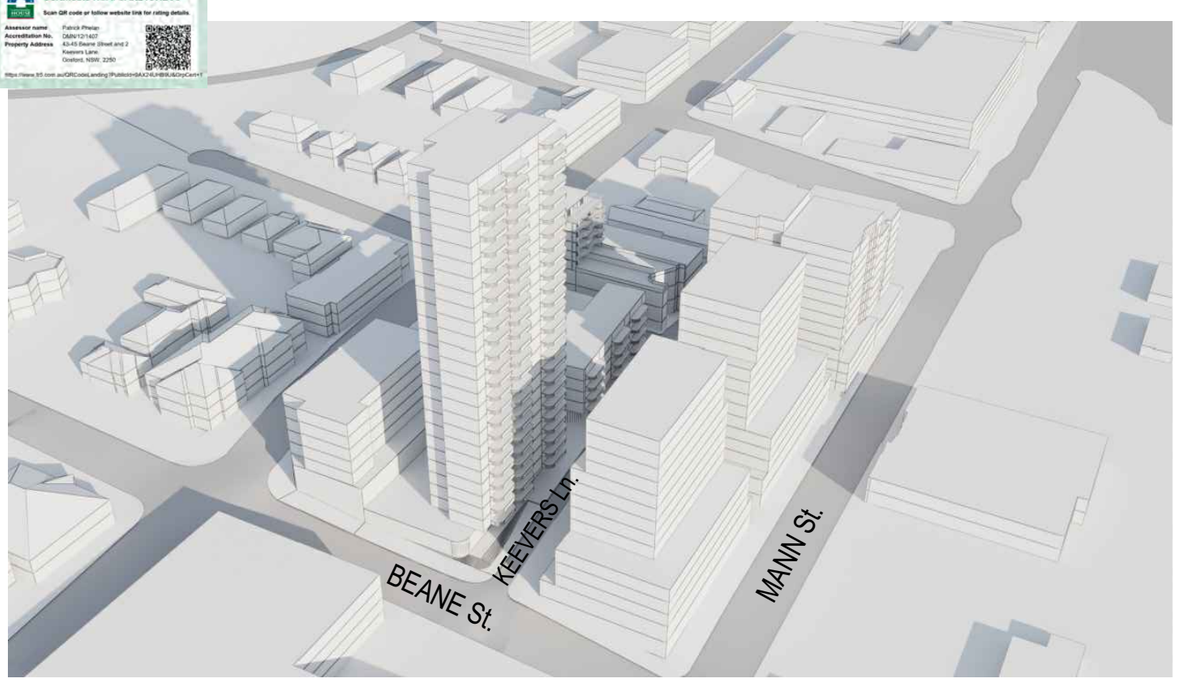
Date JUNE 2025

Drawing title MASSING OPTIONS

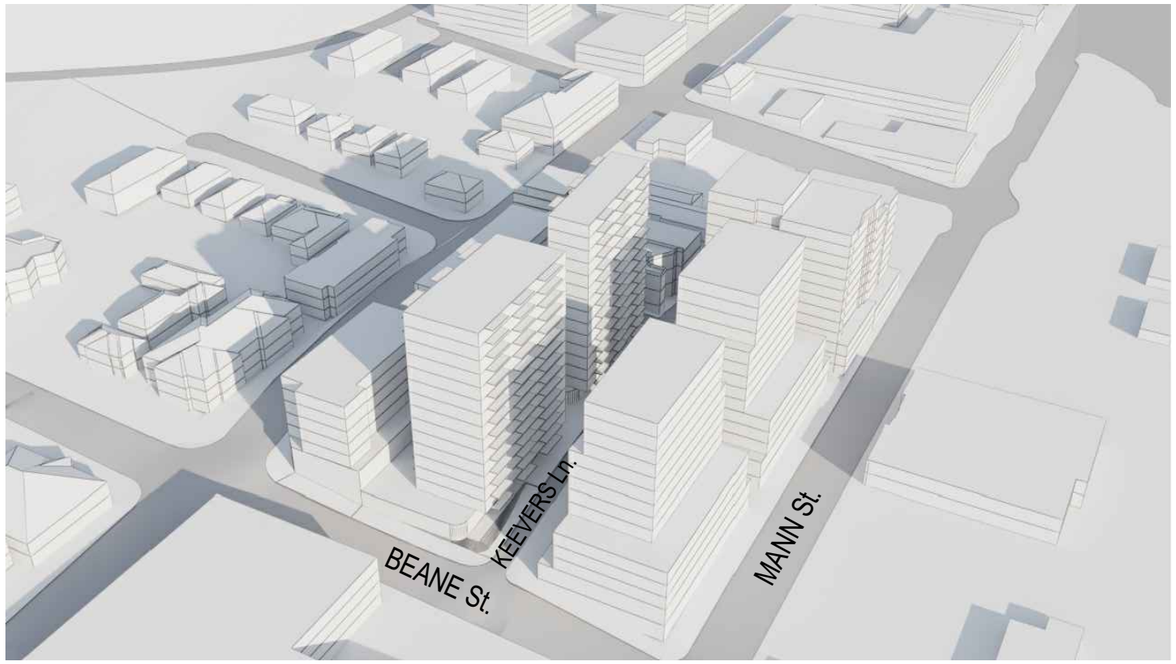
Project no. 1081 Drawing no. A178

Drawn YW

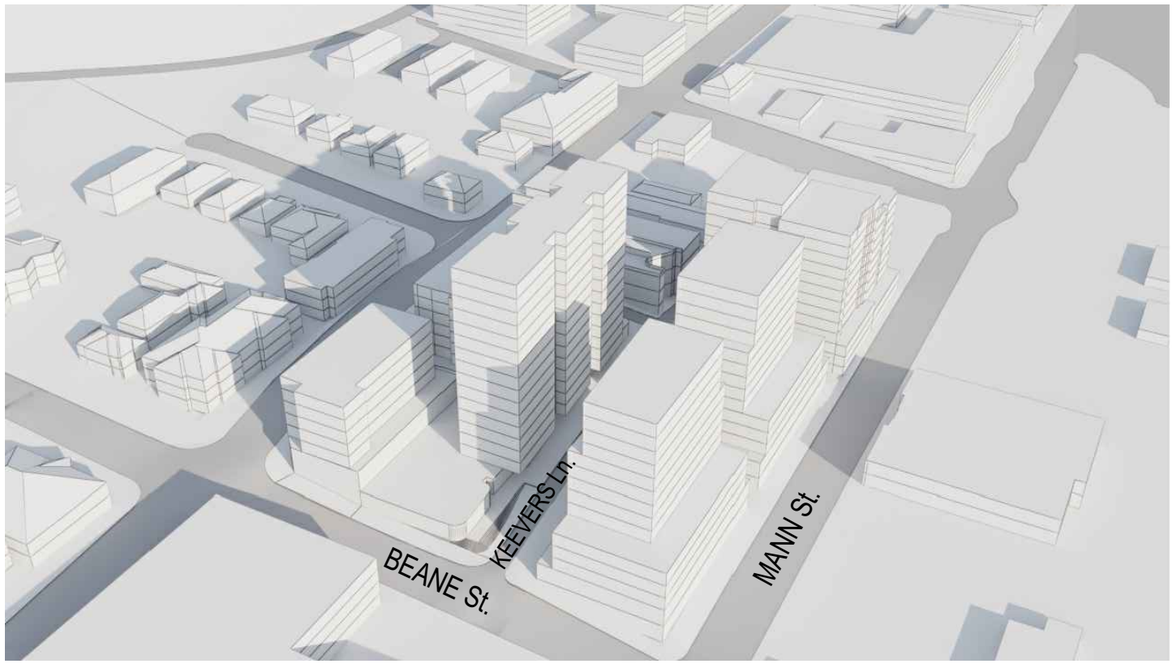
Drawing status DA SUBMISSION



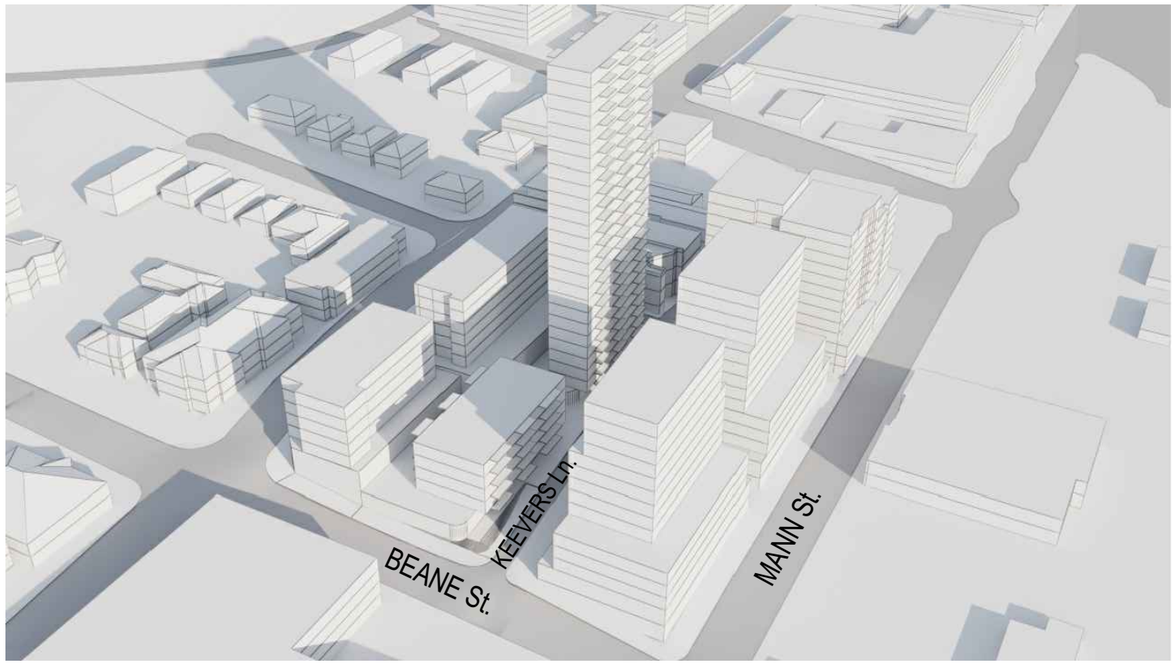
OPTION 1 - PROPOSED DA



OPTION 2 - 2 EQUAL HEIGHT BUILDINGS



OPTION 3 - SINGLE BUILDING SHARING VIEWS



OPTION 4 - 2 BUILDINGS REVERSE HEIGHTS

ITEM 2.6

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONEH_A1_BW.ctb @ CA036

Notes

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Legend

DRAWING LABEL

ALTERNATE SITE MASSING OPTIONS 1-4

Client

MING TIAN REAL PROPERTY PTY LTD

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Gosford NSW 2250
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E info@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

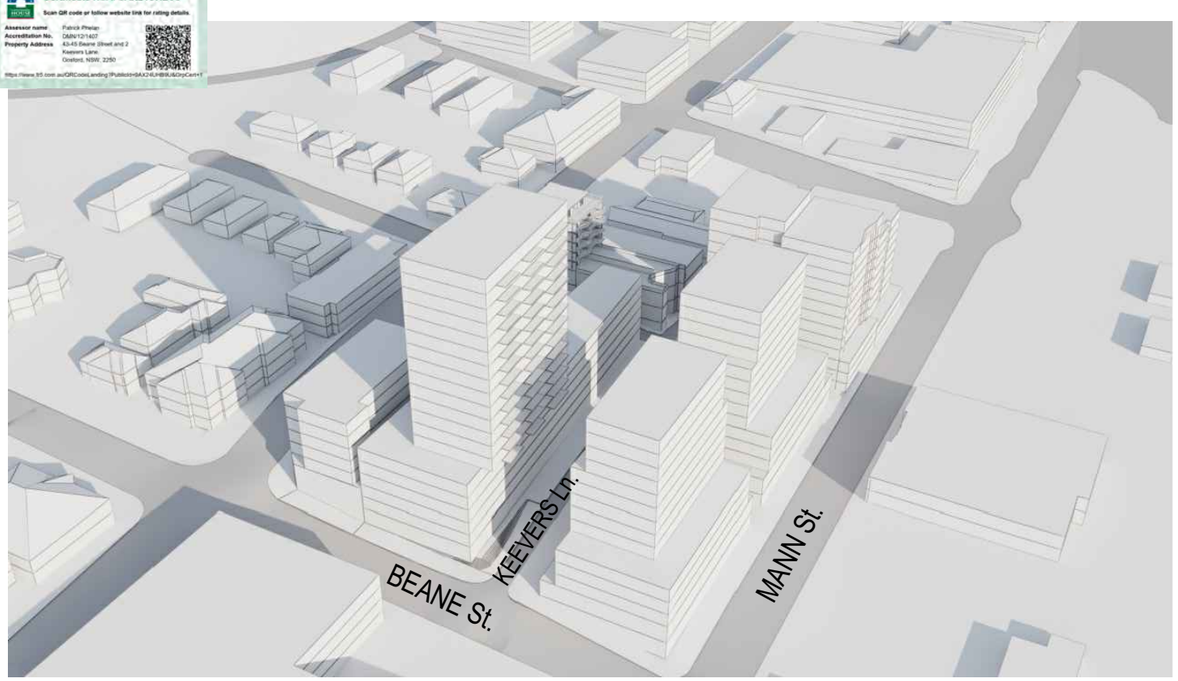
Drawing title

ALTERNATE SITE MASSING OPT 1-4

Project no. 1081 Drawing no. A179

Drawn YW

Drawing status DA SUBMISSION



OPTION 5 - SINGLE TOWER + PODIUM



OPTION 6 - 2 BUILDINGS ALTERNATE HEIGHT OPTION

ITEM 2.6

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

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Plot Style

TONDY_A4_BW.ctb @ CA255

Notes

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ALTERNATE SITE MASSING OPTIONS 5-6

Client

MING TIAN REAL PROPERTY PTY LTD

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tony owen ptnrs
Level 2
79 Victoria Road
PYMBLE NSW 2073
T (02) 9988 2900
F (02) 9988 2911
E info@tonyowen.com.au

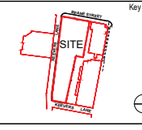
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

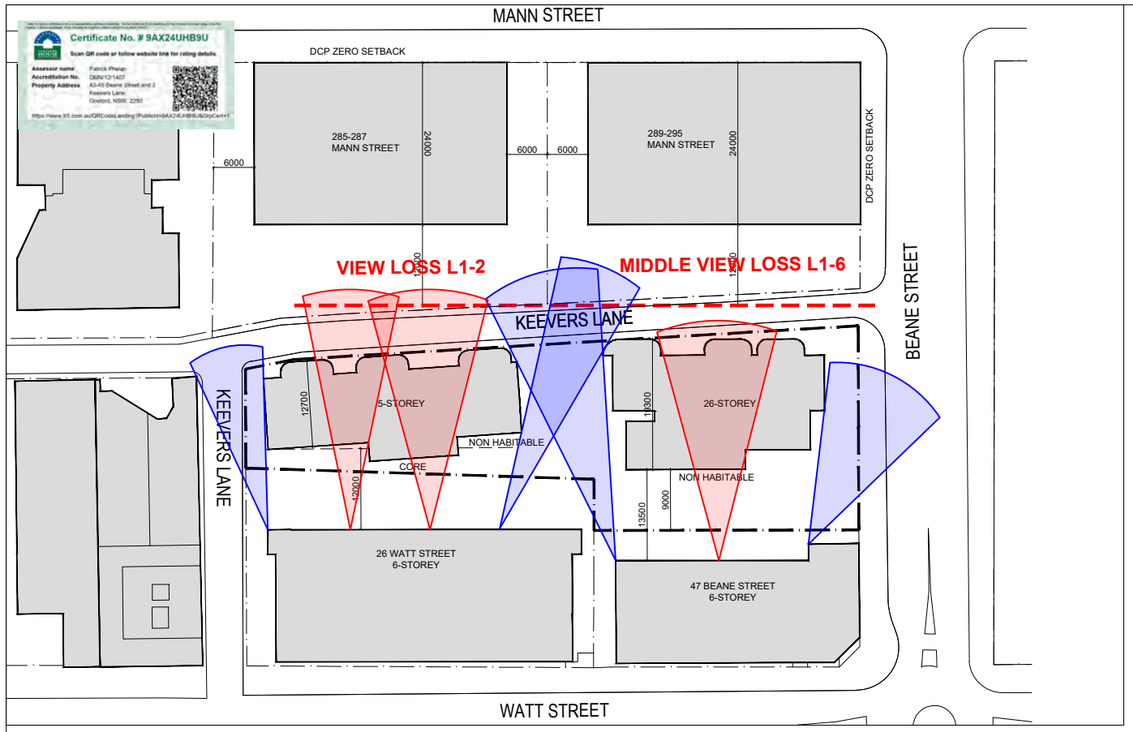
Drawing title

ALTERNATE SITE MASSING OPT 5-6

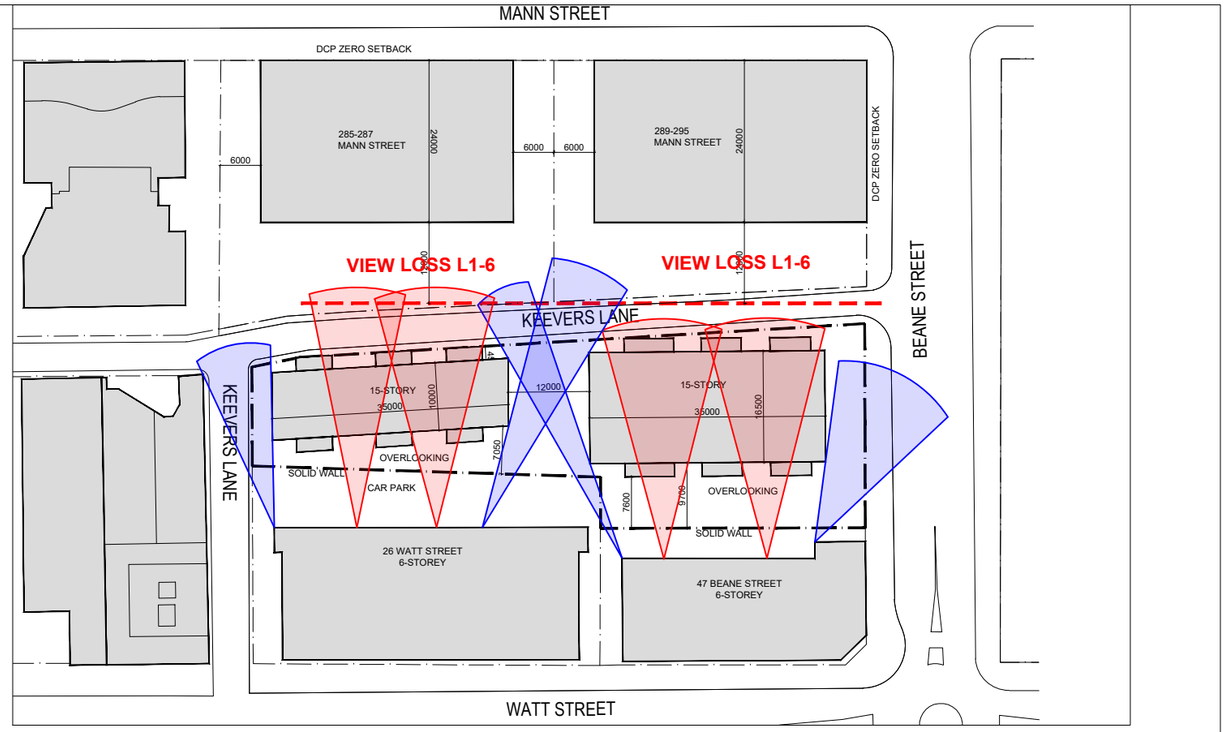
Project no. 1081 Drawing no. A180

Drawn YW

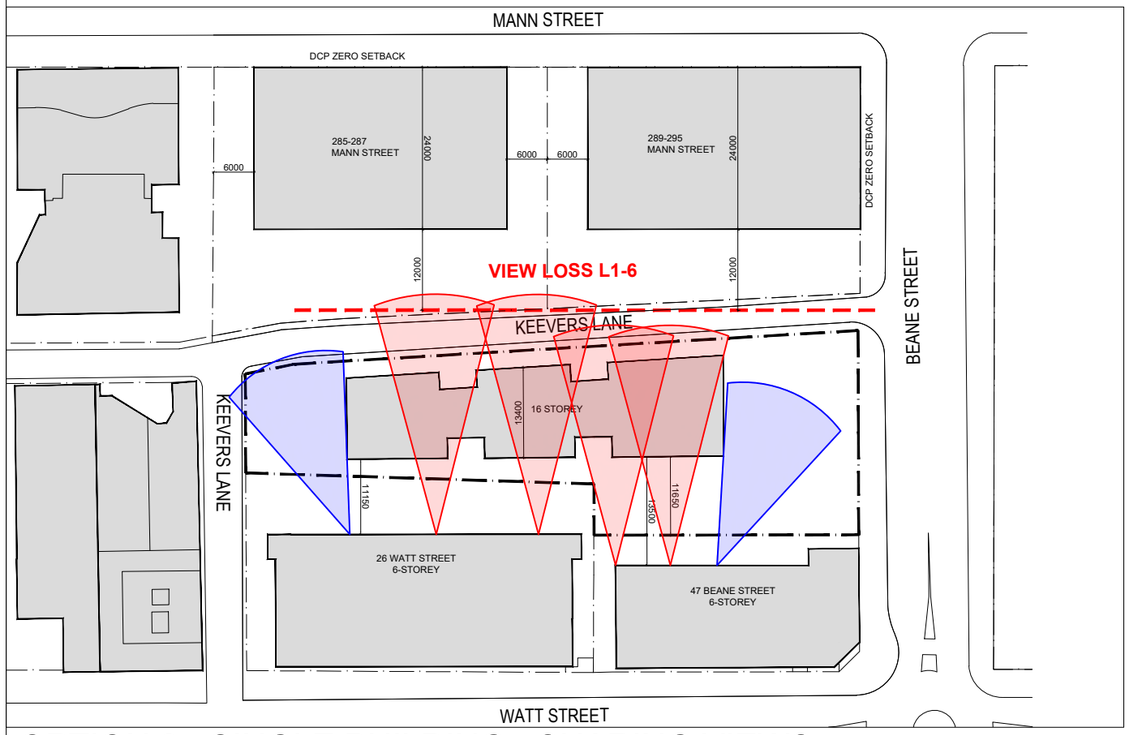
Drawing status DA SUBMISSION



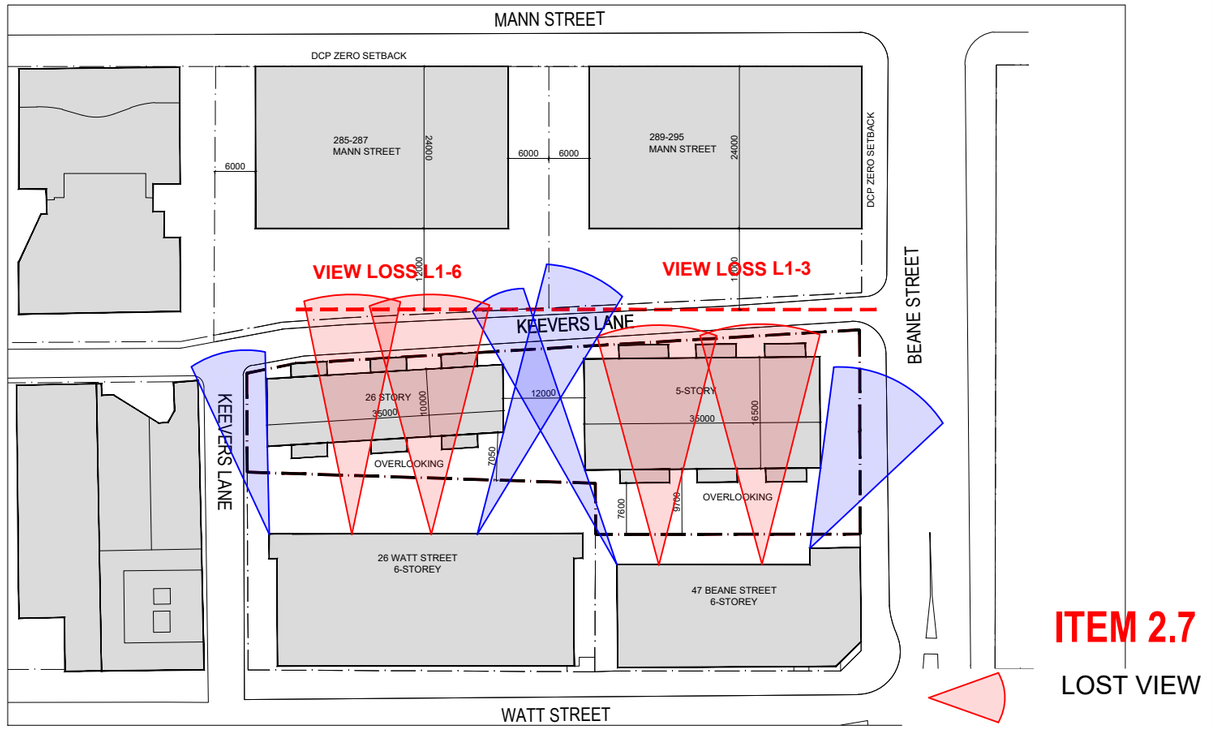
OPTION 1 - PROPOSED DA



OPTION 2 - 2 EQUAL HEIGHT BUILDINGS



OPTION 3 - SINGLE BUILDING - SHARING VIEWS



OPTION 4 - 2 BUILDINGS - REVERSE HEIGHT

ITEM 2.7

LOST VIEW

RETAINING VIEW

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONDY_A1_BW.ctb @ CA155

Notes

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Legend

DRAWING LABEL

VIEW ANALYSIS DIAGRAM OPTIONS 1-4

Client

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Architects

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Rozelle NSW 2039
T 9555 3900
F 9555 3901
E info@tonyowen.com.au

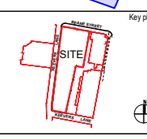
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

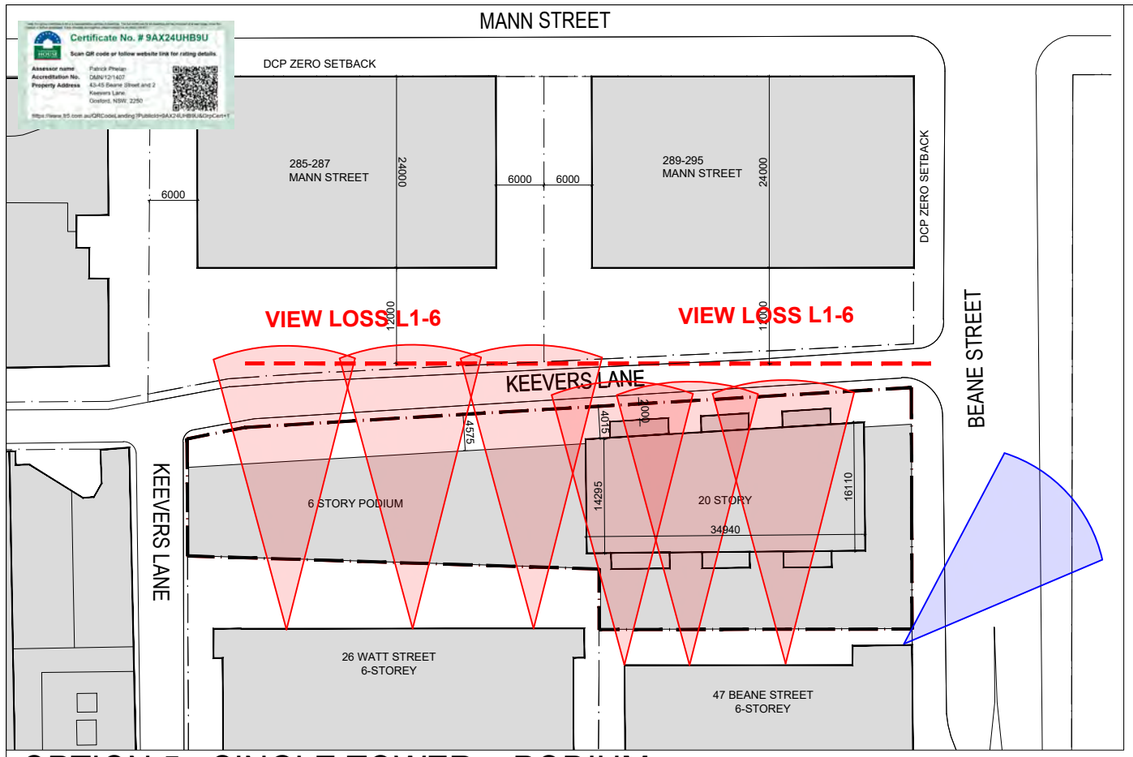
Project address

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

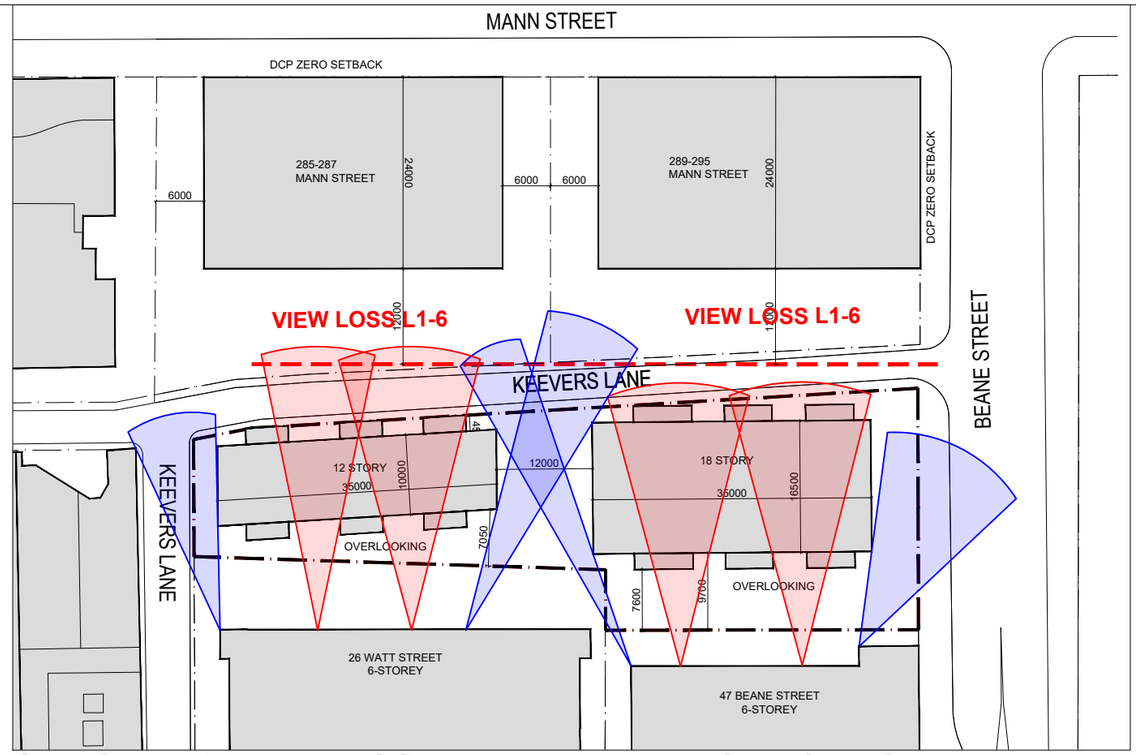
Key plan



Scale	Date JUNE 2025
Drawing title	VIEW ANALYSIS DIAGRAMS
Project no. 1081	Drawing no. A181
Drawn YW	
Drawing status	DA SUBMISSION



OPTION 5 - SINGLE TOWER + PODIUM



OPTION 6 - 2 BUILDINGS - ALTERNATE HEIGHT OPTION

Analysis shows massing as lodged has least impact in terms of view impacts to adjoining sites 26 Watt street and 47 Beane street

ITEM 2.7

LOST VIEW

RETAINING VIEW

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONDM_A4_BW.ctb @ CA255

Notes

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Legend

DRAWING LABEL

VIEW ANALYSIS DIAGRAM OPTIONS 5-6

Client

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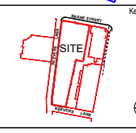
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

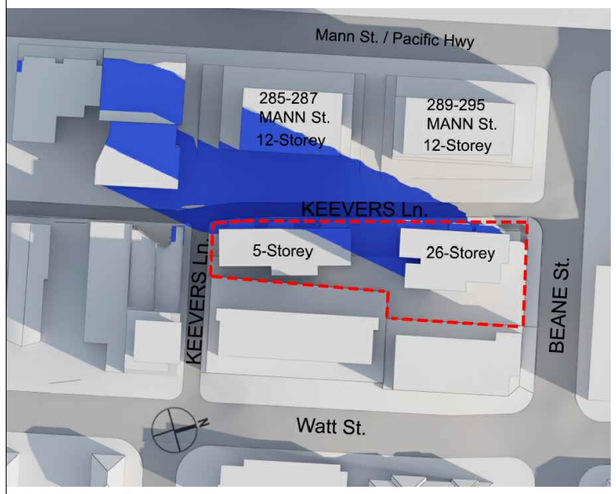
VIEW ANALYSIS DIAGRAMS

Project no. 1081 Drawing no. A182

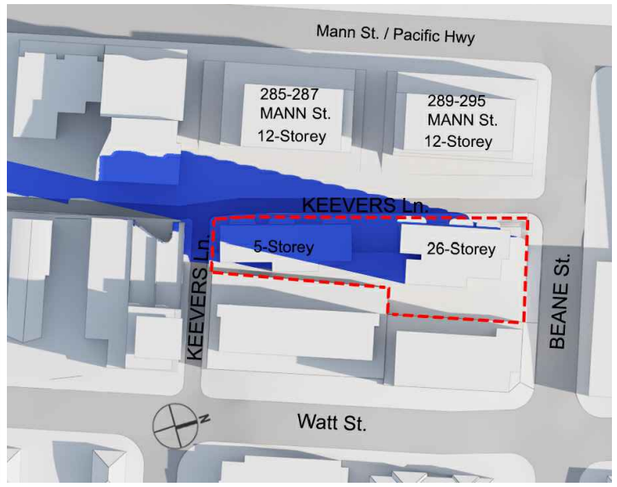
Drawn YW

Drawing status DA SUBMISSION

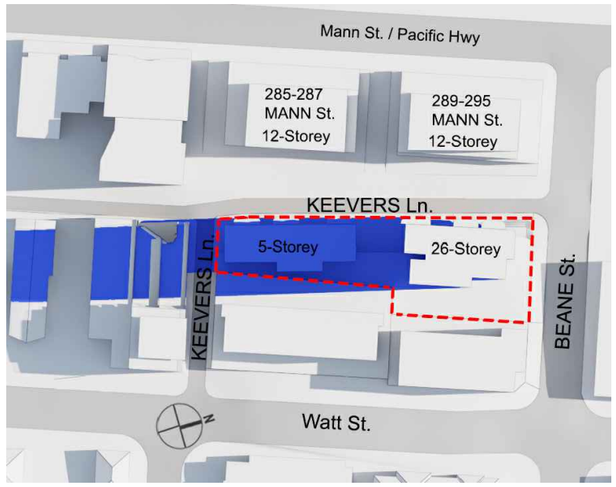




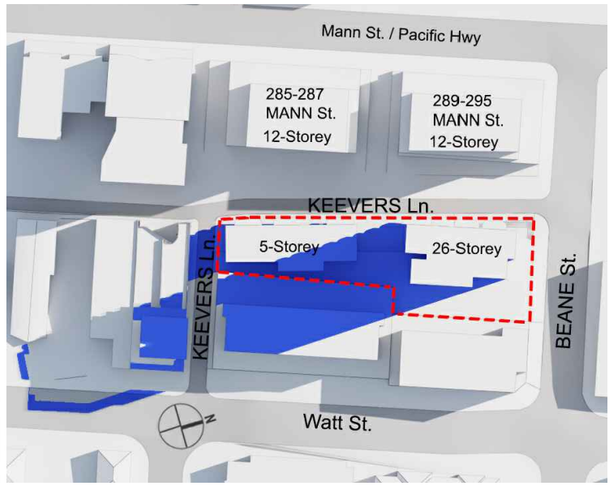
JUNE 21 @ 9AM



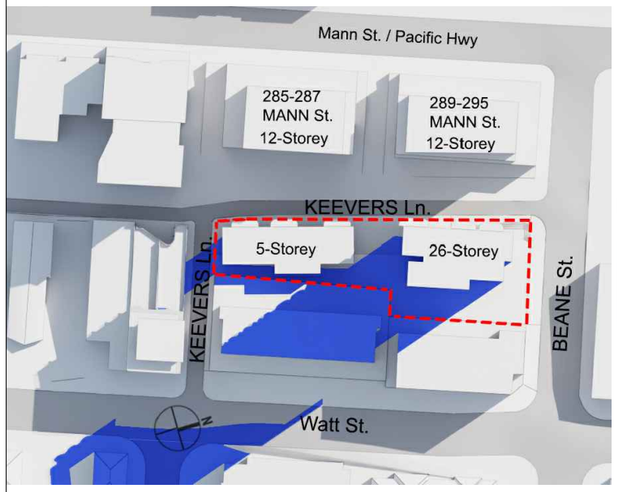
JUNE 21 @ 10AM



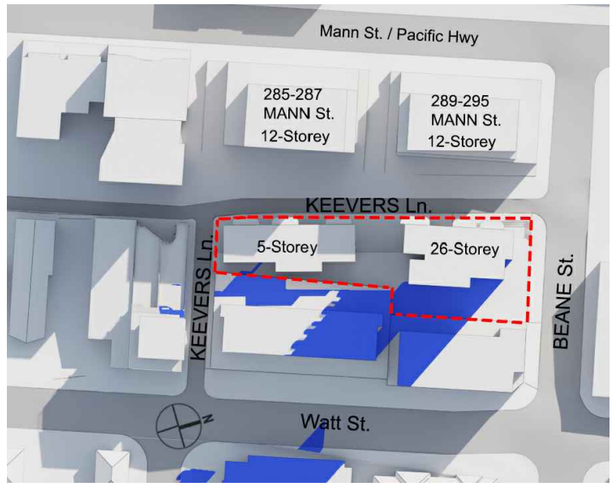
JUNE 21 @ 11AM



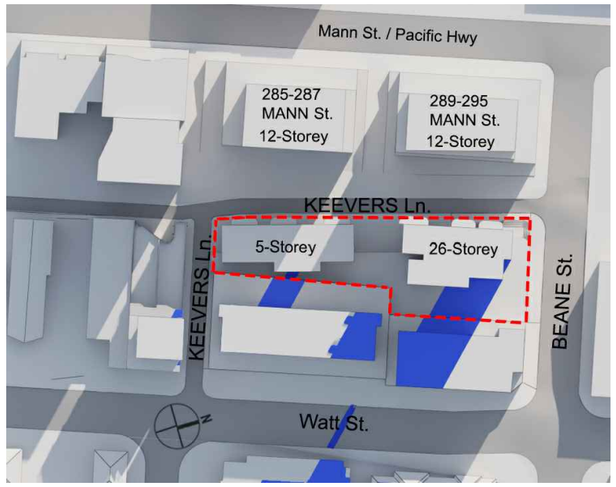
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

Analysis shows massing as lodged has least impact in terms of shadow impacts to adjoining sites 26 Watt street and 47 Beane street

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 1- PROPOSED DA

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

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Plot Style

TONDA_UA_BW.ctb @ A3(H)

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 1

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-16 Queen Street
Newcastle NSW 2300
Phone (02) 4929 3255
Fax (02) 4929 3212
Email tony@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

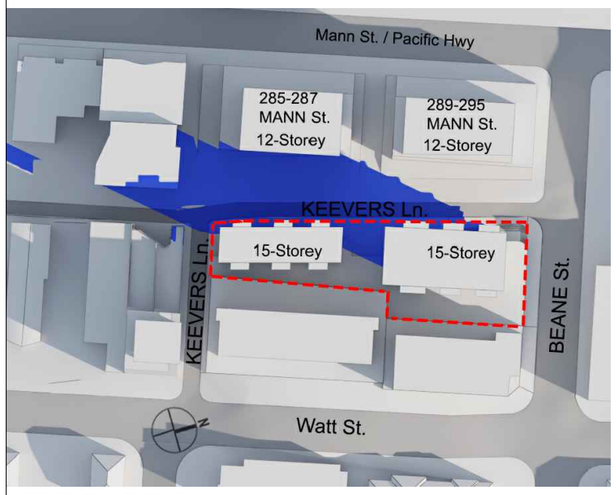
SHADOWS DIAGRAM OPTION 1

Project no. 1081 Drawing no. A183

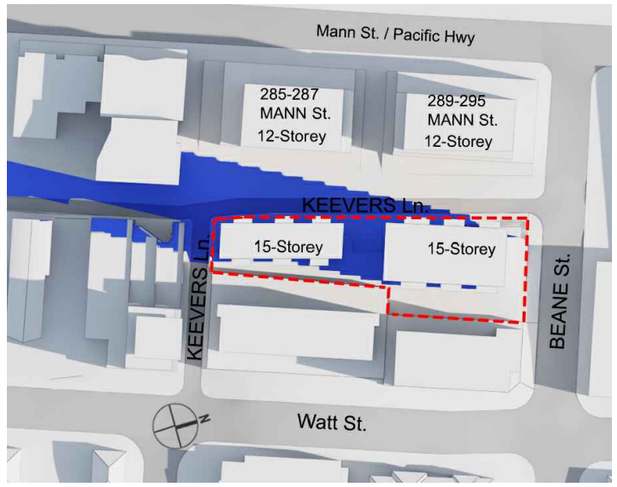
Drawn YW

Drawing status DA SUBMISSION

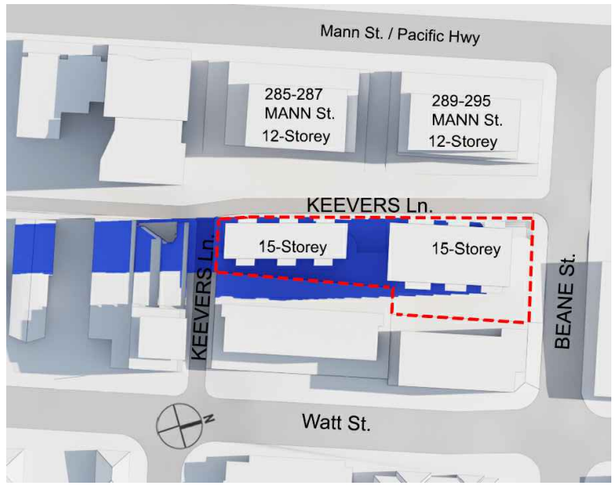




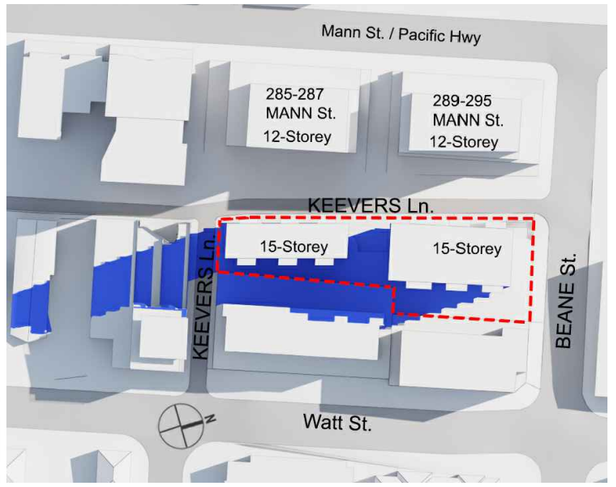
JUNE 21 @ 9AM



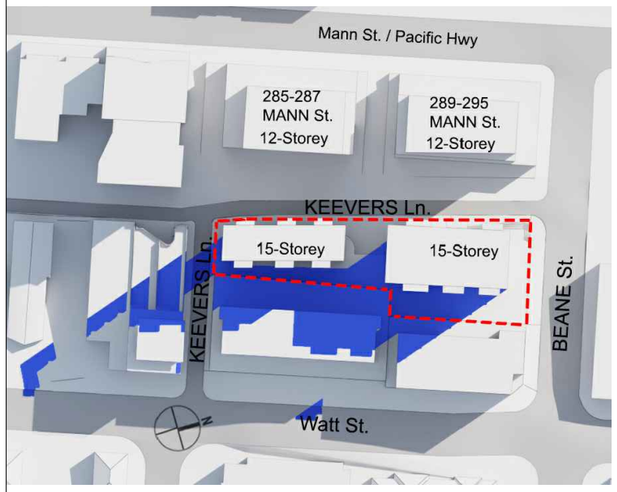
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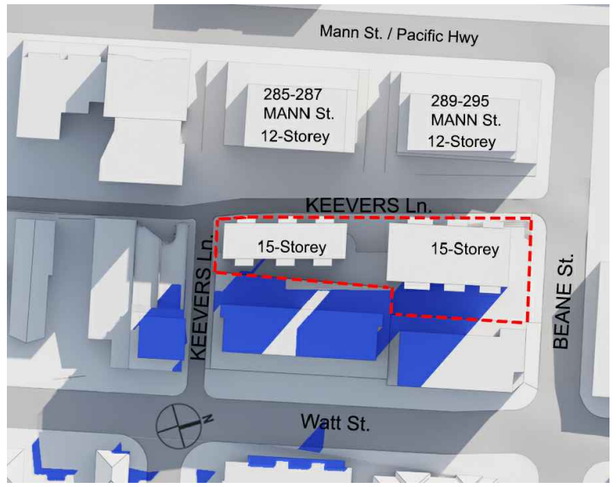
JUNE 21 @ 11AM



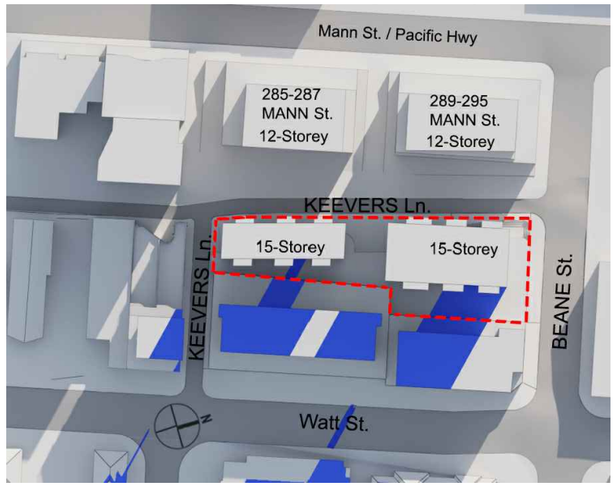
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 2 - EQUAL HEIGHT BUILDINGS

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

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Plot Style

TONDA_UA_BW.ctb @ CA3:55

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 2

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-16 Queen Street
Newcastle NSW 2300
Phone (02) 4929 3255
Fax (02) 4929 3212
info@tonyowen.com.au

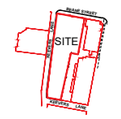
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

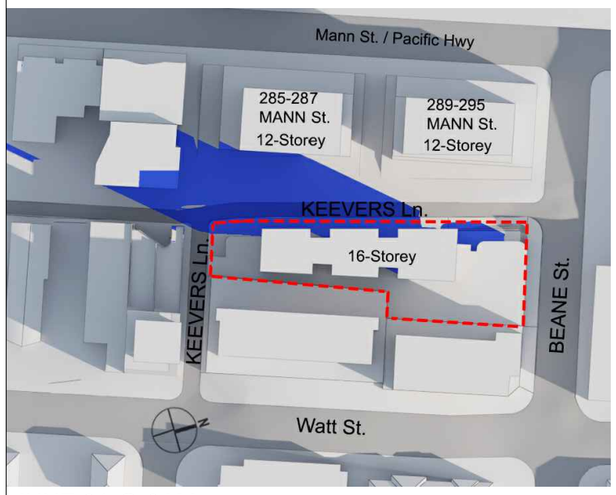
SHADOWS DIAGRAM OPTION 2

Project no. 1081 Drawing no. A184

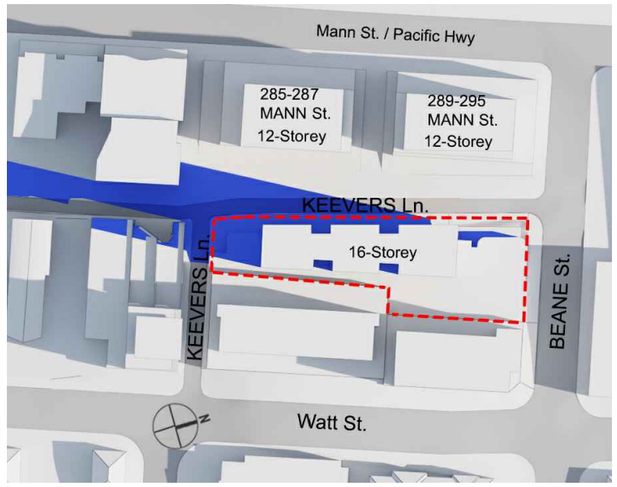
Drawn YW

Drawing status DA SUBMISSION

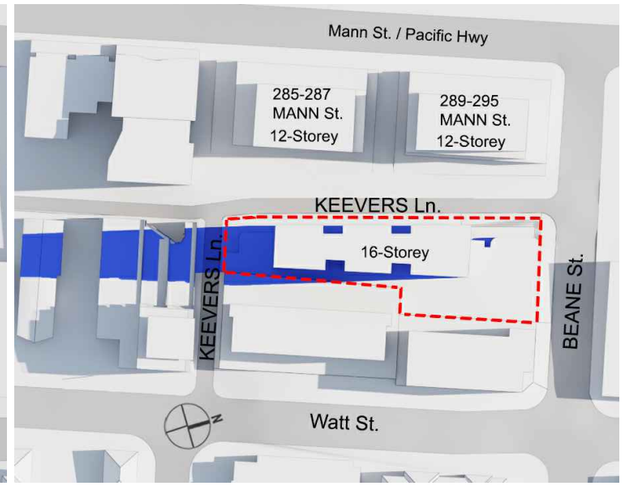




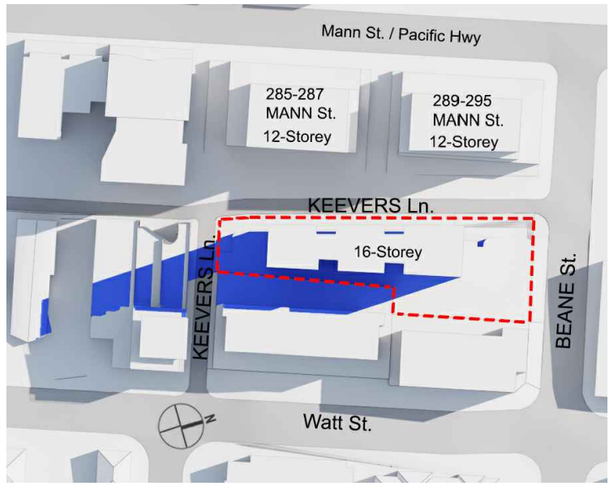
JUNE 21 @ 9AM



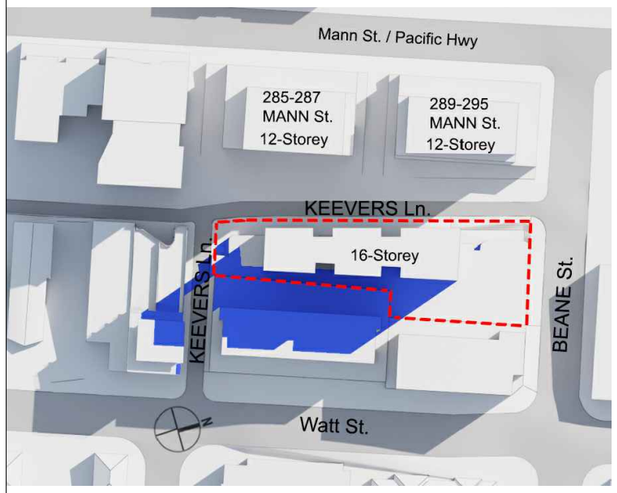
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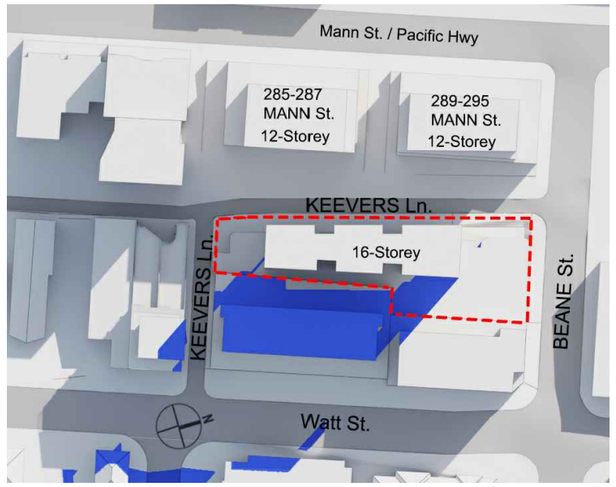
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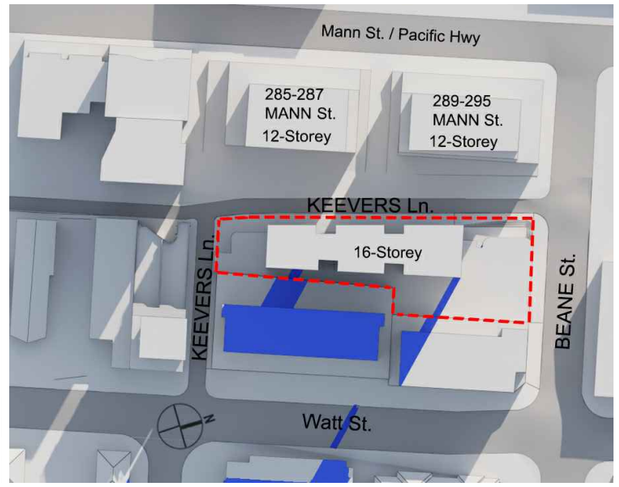
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 3 - SINGLE BUILDING SHARING VIEWS

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

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Plot Style

TONDA_A1_BW.ctb @ CA2.06

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE
OPTION 3

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

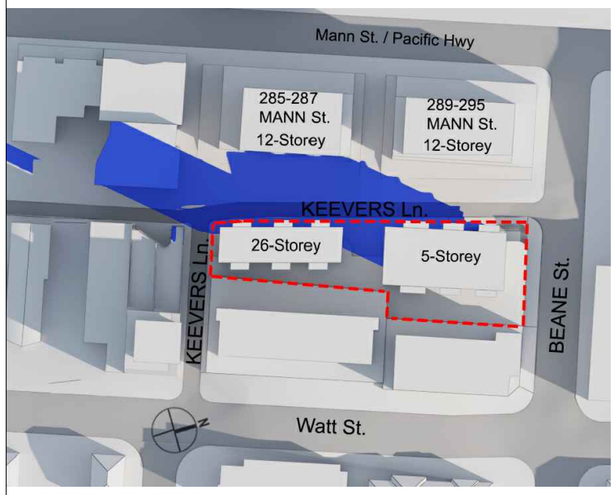
SHADOWS DIAGRAM OPTION 3

Project no. 1081 Drawing no. A185

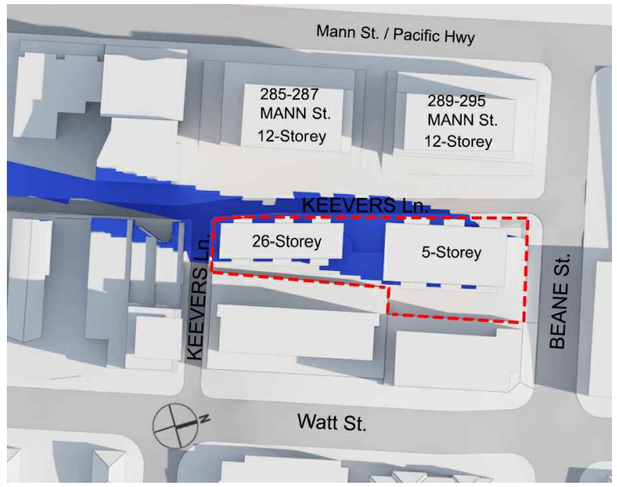
Drawn YW

Drawing status DA SUBMISSION

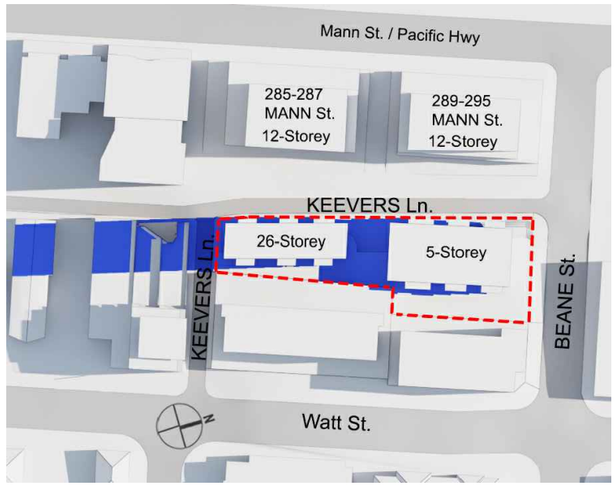




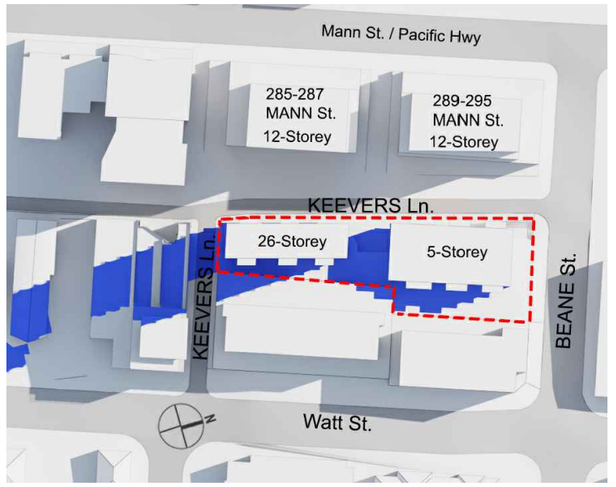
JUNE 21 @ 9AM



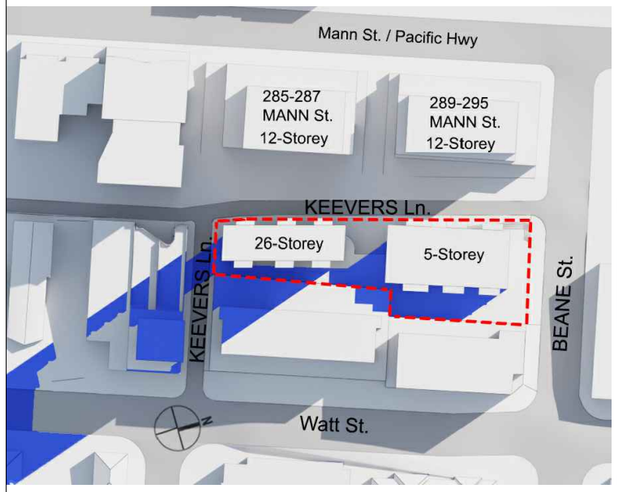
JUNE 21 @ 10AM



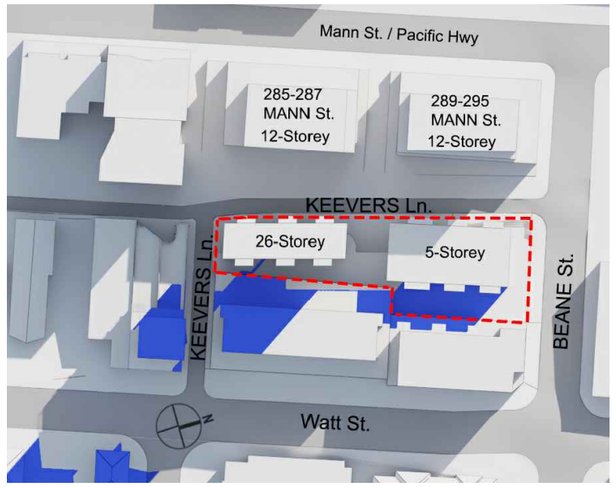
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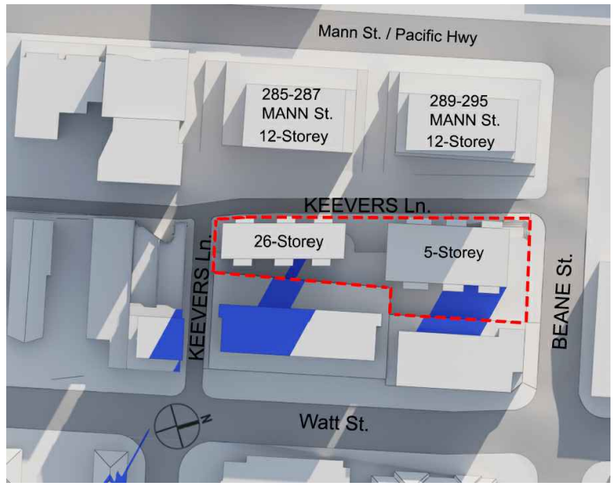
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 4 - REVERSE HEIGHTS

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

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Plot Style

TONDA_ALL_BW.ctb @ A3(1:1)

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 4

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

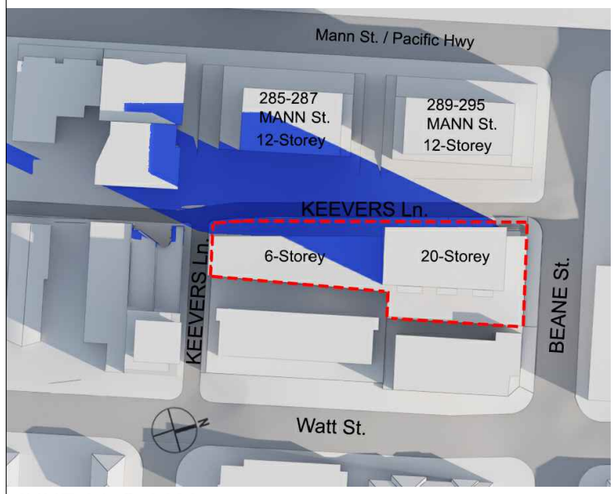
SHADOWS DIAGRAM OPTION 4

Project no. 1081 Drawing no. A186

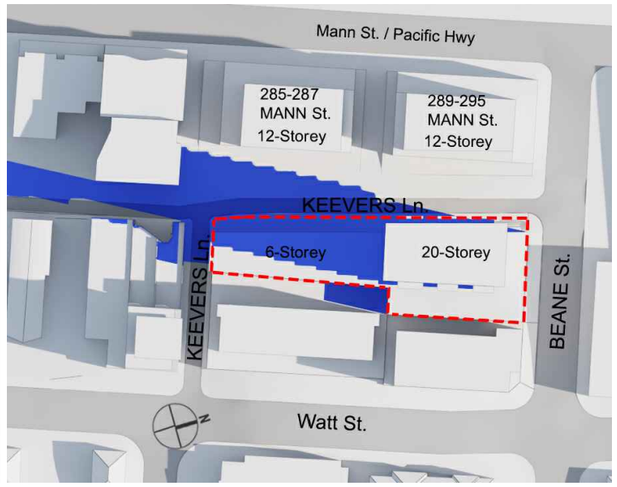
Drawn YW

Drawing status DA SUBMISSION

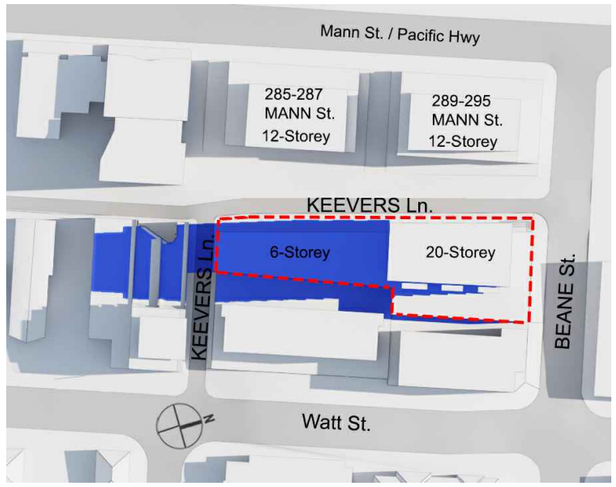




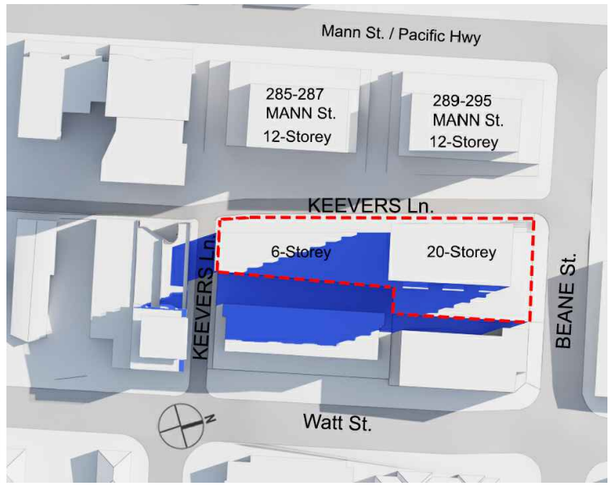
JUNE 21 @ 9AM



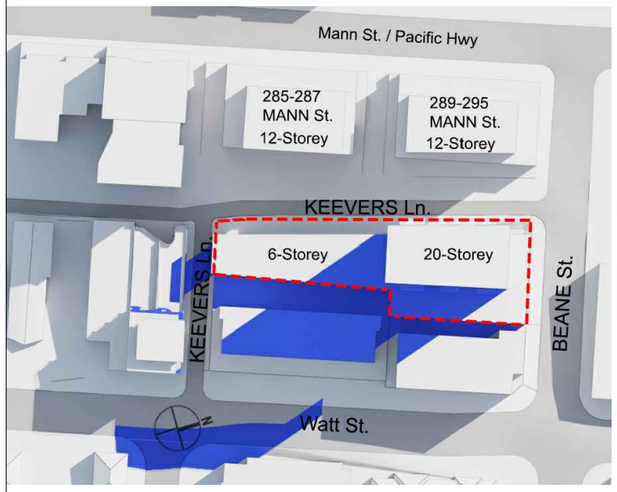
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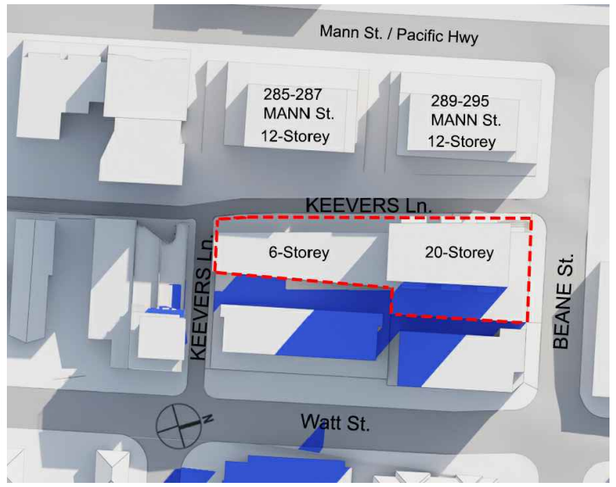
JUNE 21 @ 11AM



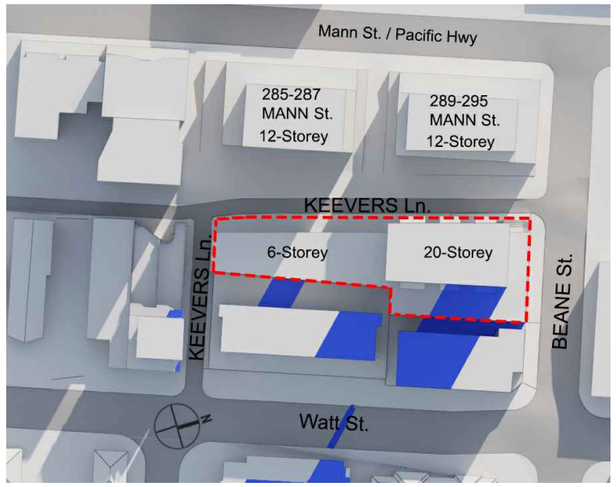
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 5 - SINGLE TOWER

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

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Plot Style

TONDA_A1_BW.ctb @ CAD36

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE
OPTION 5

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2, 15-19 Bond Street, Sydney NSW 2000
Telephone (02) 9299 8600
Facsimile (02) 9262 3012
www.tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

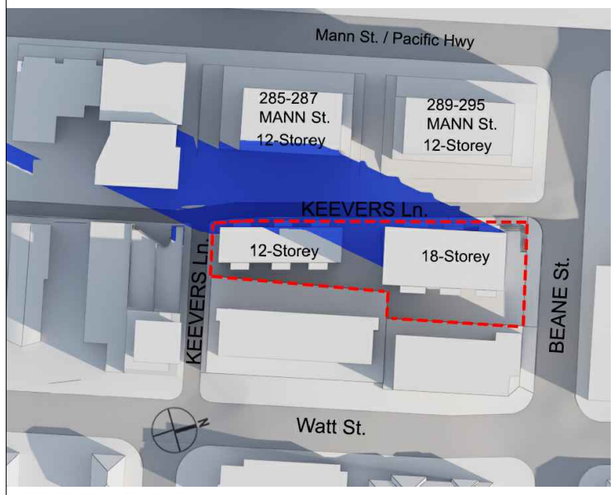
SHADOWS DIAGRAM OPTION 5

Project no. 1081 Drawing no. A187

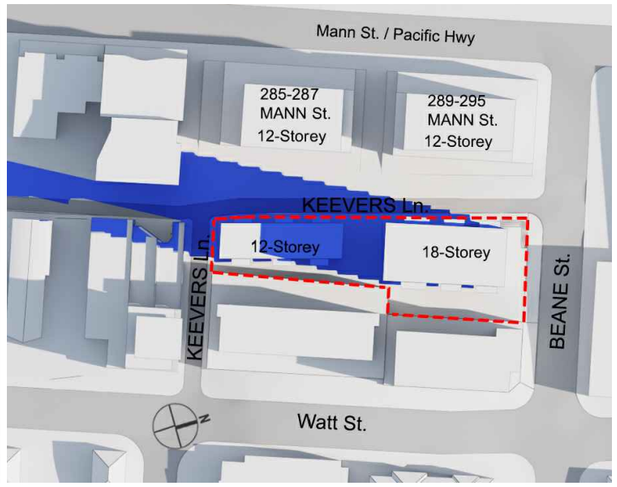
Drawn YW

Drawing status DA SUBMISSION

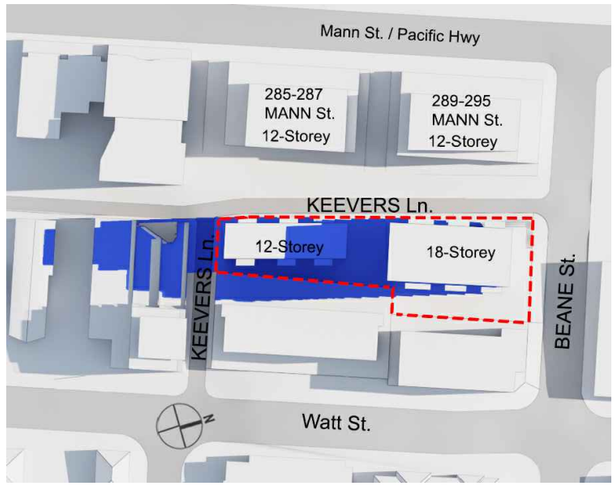




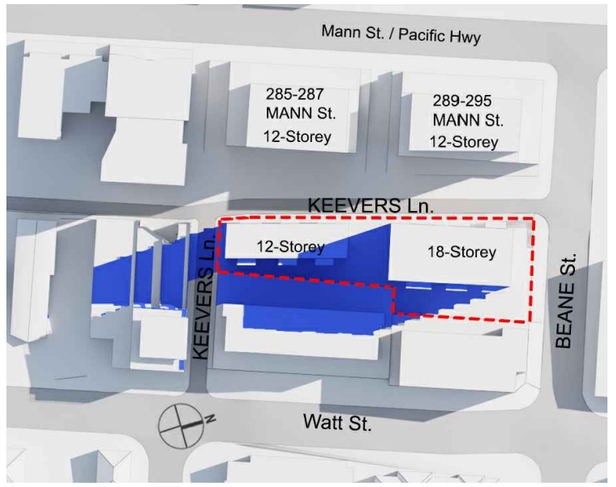
JUNE 21 @ 9AM



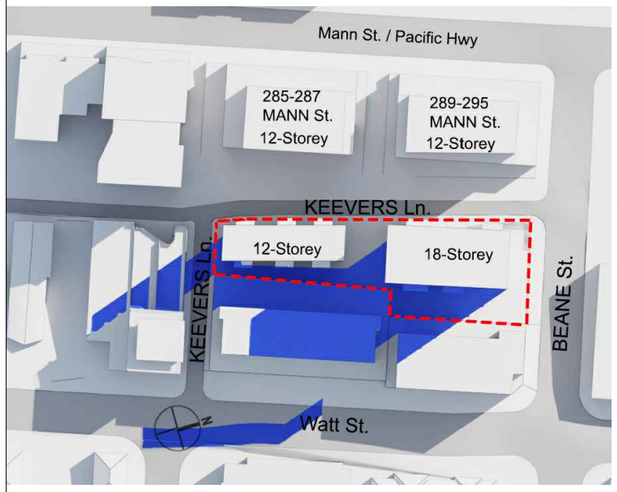
JUNE 21 @ 10AM



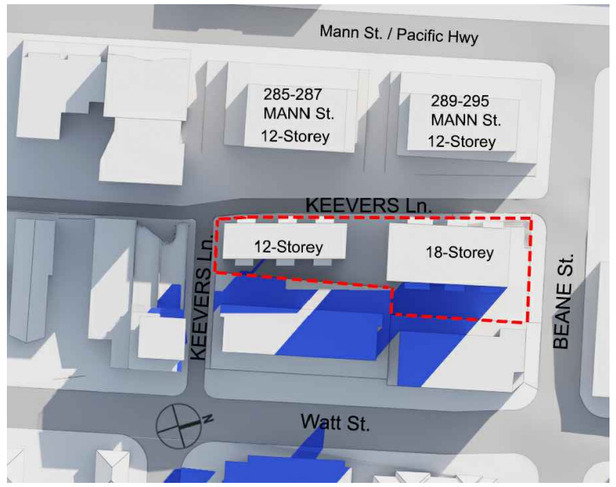
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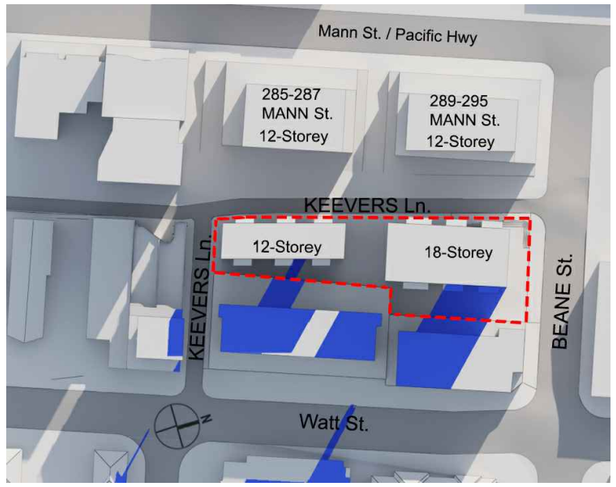
JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM



JUNE 21 @ 3PM

PROPOSED BUILDING SHADOW

SURROUNDING BUILDING SHADOW

ITEM 2.8

OPTION 6 - DOBLE TOWER NO PODIUM

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

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Plot Style

TONDA_A_BW.ctb @ DA206

Notes

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Legend

DRAWING LABEL

SHADOWS DIAGRAM - WINTER SOLSTICE OPTION 6

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2, 15-16 Queen Street, Chatswood NSW 2067
Telephone (02) 9904 4888
Facsimile (02) 9904 3010
www.tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

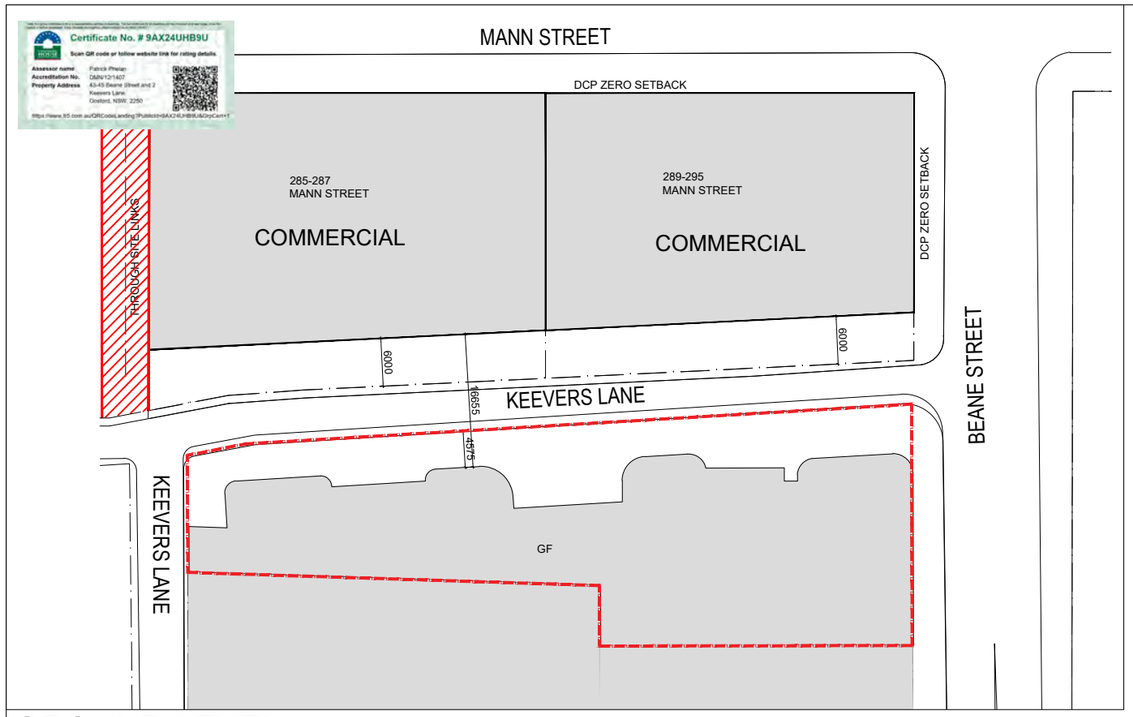
Drawing title

SHADOWS DIAGRAM OPTION 6

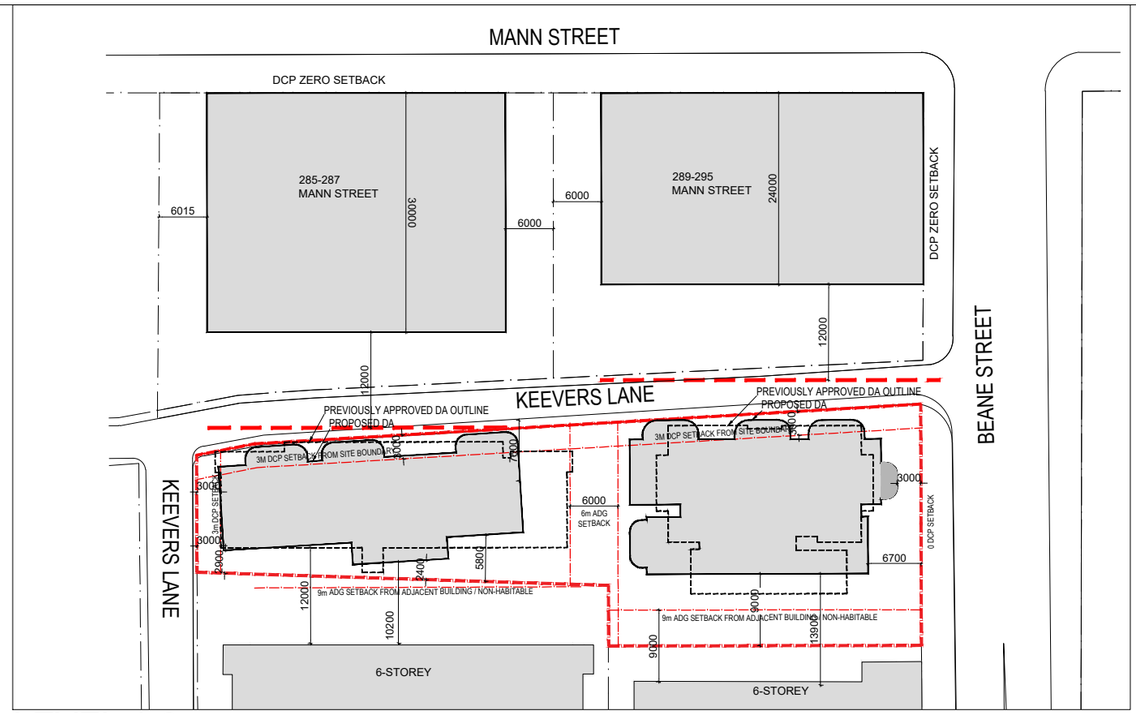
Project no. 1081 Drawing no. A188

Drawn YW

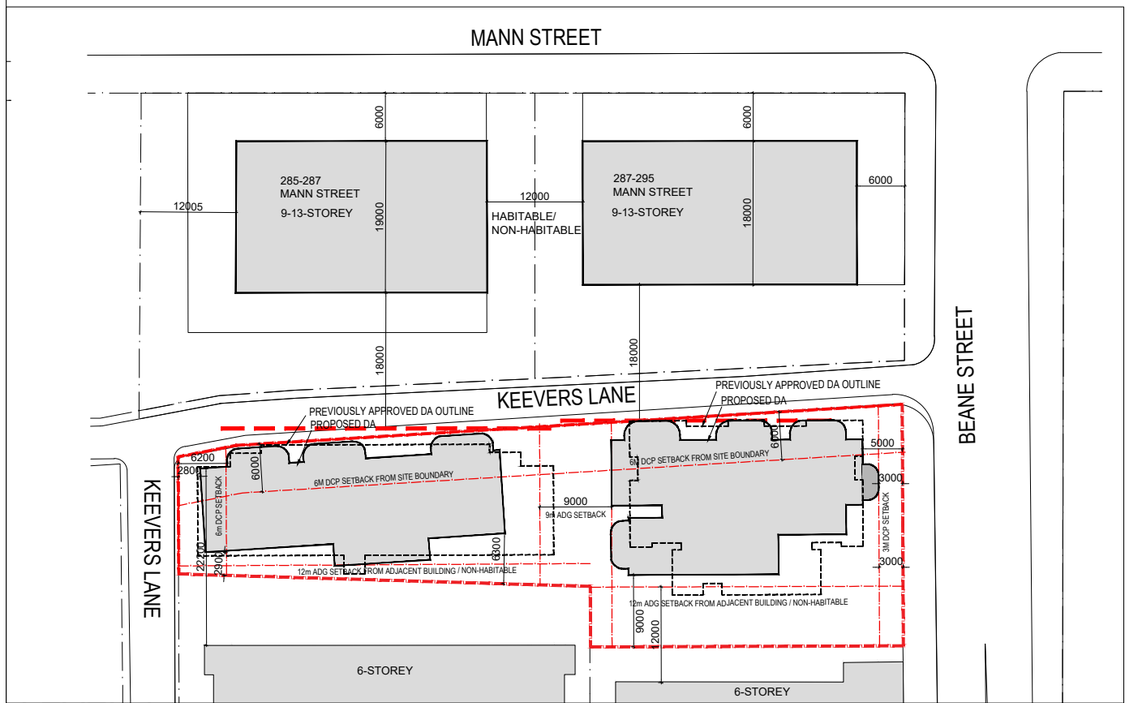
Drawing status DA SUBMISSION



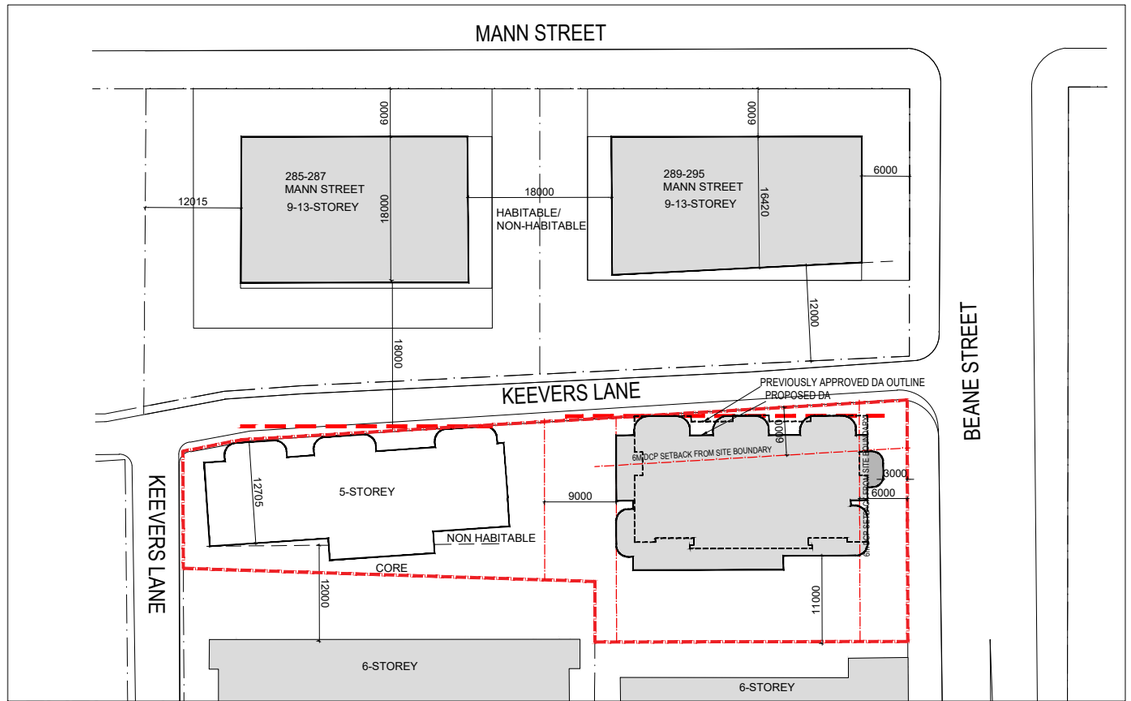
GROUND LEVEL



LEVEL 1-3



LEVEL 4-7



LEVEL 9-13

ITEM 8 / ITEM 9.2

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

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Plot Style

TONDM_A4_BW.ctb @ CA235

Notes

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Legend

DRAWING LABEL

SETBACK DIAGRAM
POTENTIAL DEVELOPMENT 285-295 MANN ST.
OPTION 1- MAXIMUM ENVELOPE

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-17 A'Beckett Street
Melbourne VIC 3000
T 9521 3900
F 9521 3999
E tonyowen@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

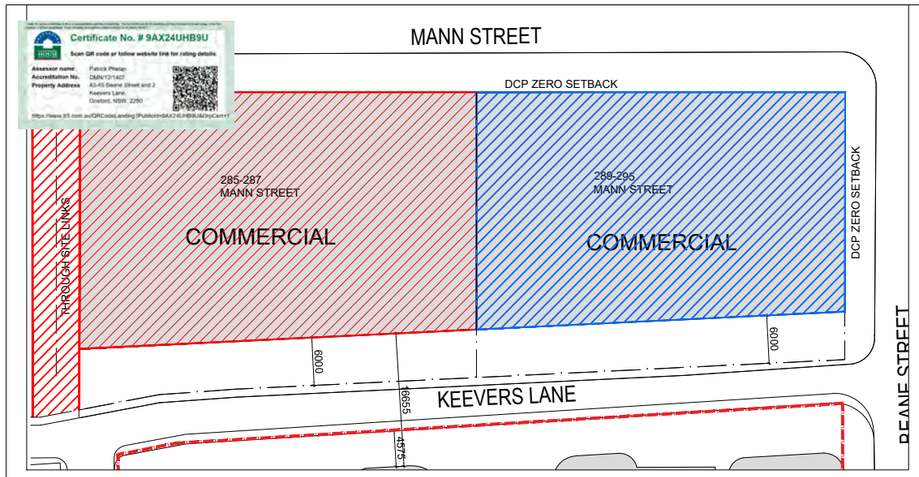
Drawing title

SETBACK DIAGRAM OPT 1

Project no. 1081 Drawing no. A163

Drawn YW

Drawing status DA SUBMISSION



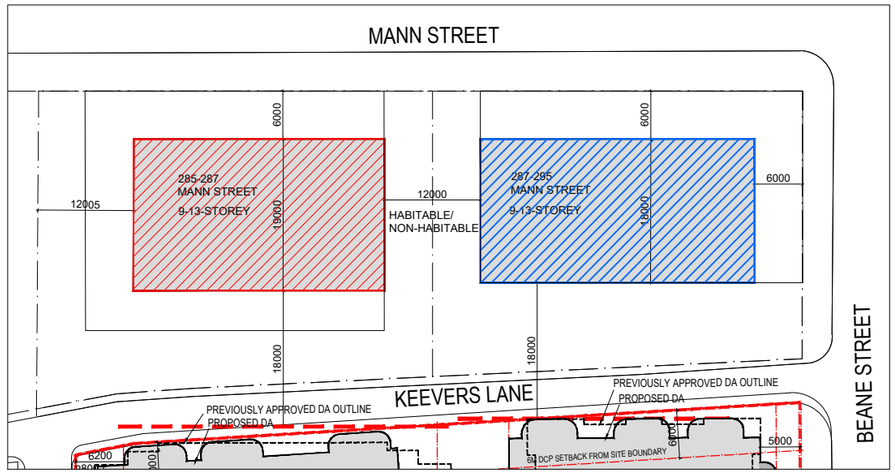
285-287 MANN STREET - GF
GBA1539.4 SQM
FSA 1308.5 SQM

289-295 MANN STREET - GF
GBA1323.4 SQM
FSA 1124.9 SQM



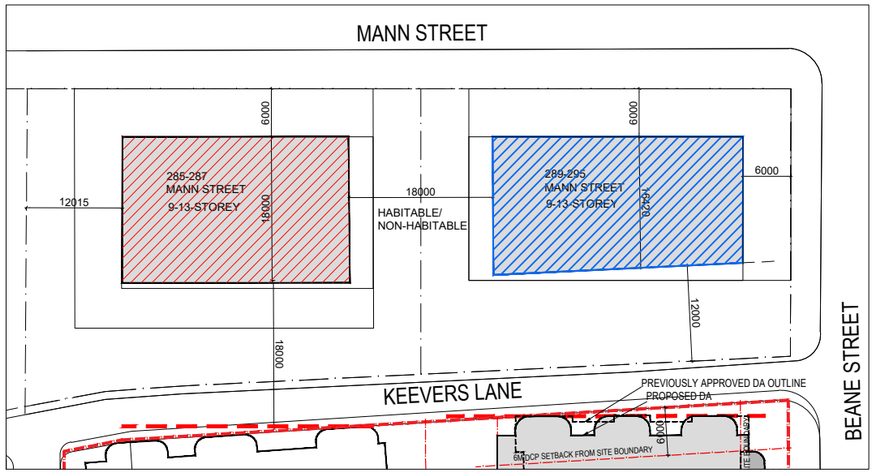
285-287 MANN STREET - LEVEL 1-3
GBA3371.4 SQM
FSA 2865.7 SQM

289-295 MANN STREET - LEVEL 1-3
GBA2909.4 SQM
FSA 2473.0 SQM



285-287 MANN STREET - LEVEL 4-7
GBA 2393.6 SQM
FSA 2034.6 SQM

289-295 MANN STREET - LEVEL 4-7
GBA 2475.9 SQM
FSA 2104.5 SQM



285-287 MANN STREET - LEVEL 8-13
GBA3126.8 SQM
FSA 2657.8 SQM

289-295 MANN STREET - LEVEL 8-14
GBA3114.5 SQM
FSA 2647.3 SQM

285-287 MANN STREET
GBA 10431.2 SQM
FSA 8866.5 SQM
SITE AREA 1843.2
FSR 4.81 : 1
ALLOWABLE FSR 4.75 : 1

289-295 MANN STREET
GBA 9823.2 SQM
FSA 8349.7 SQM
SITE AREA 1604.0
FSR 5.21 : 1
ALLOWABLE FSR 4.75 : 1

EXCEEDS ALLOWABLE FLOOR SPACE RATION

ITEM 9.2

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style
TONDH_A4_BW.ctb @ DA35

Notes
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Legend

DRAWING LABEL
FSR DIAGRAM
POTENTIAL DEVELOPMENT 285-295 MANN ST.
OPTION 1 - MAXIMUM ENVELOPE

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2
19-21 Dunn Street
Palmentine NSW 2066
T 9222 3666
F 9222 3666
E tony@owen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

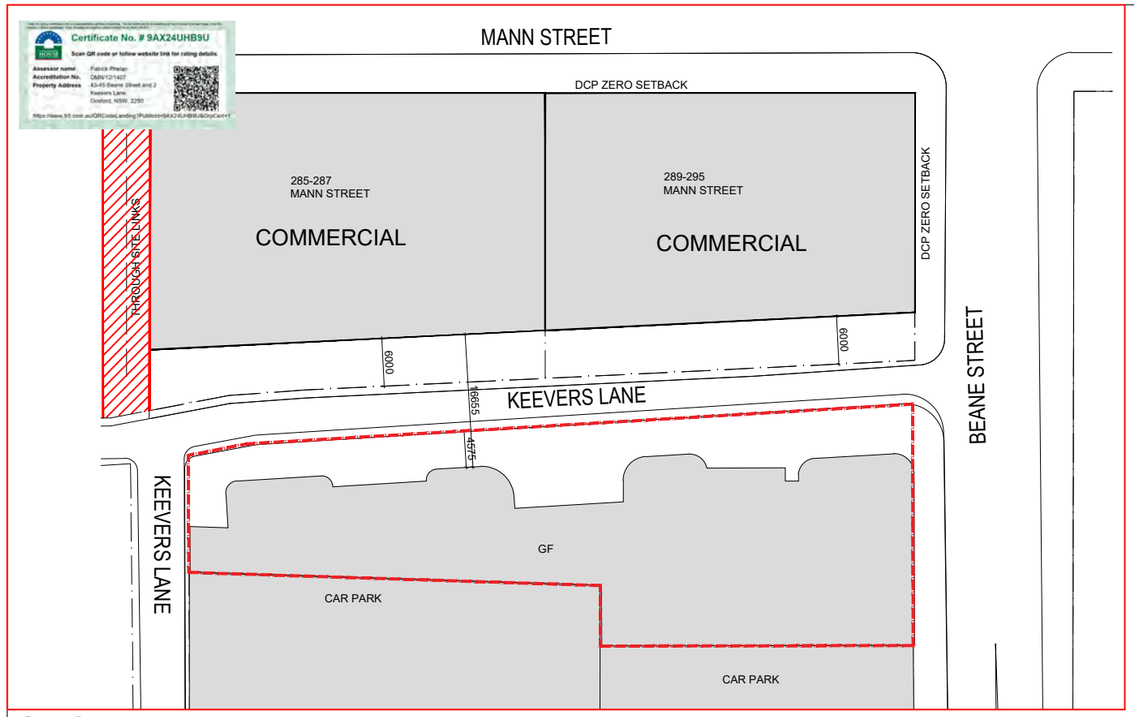
Scale
Date JUNE 2025

Drawing title
SETBACK DIAGRAM OPT 2

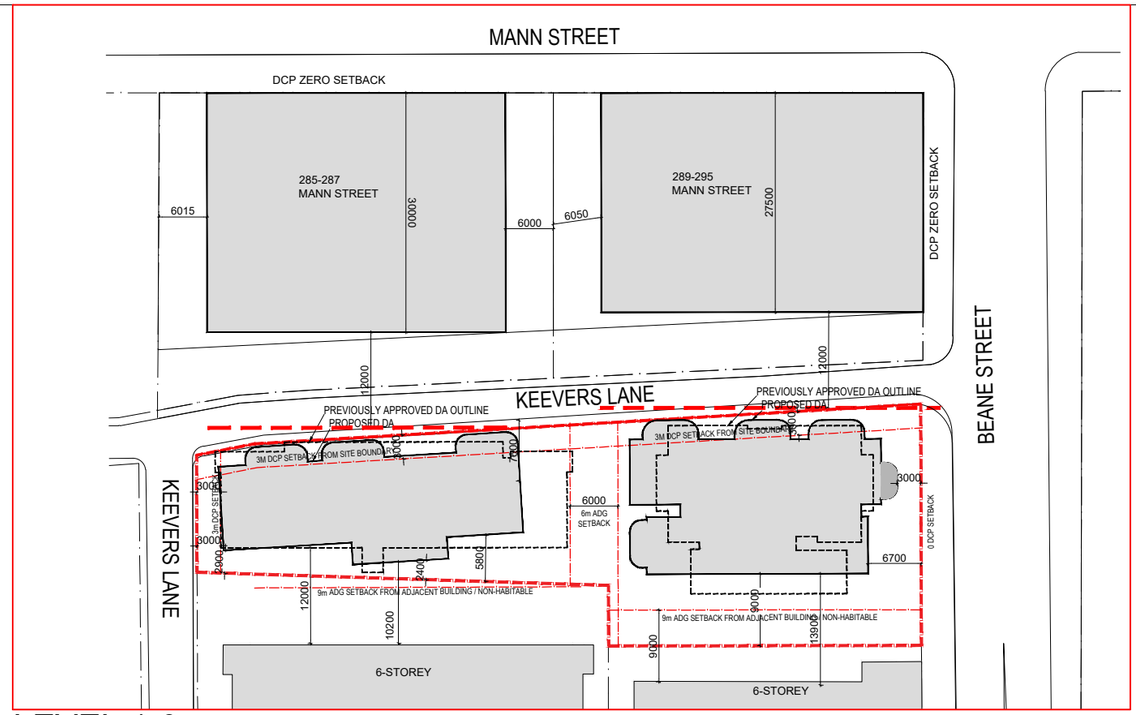
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Drawn YW

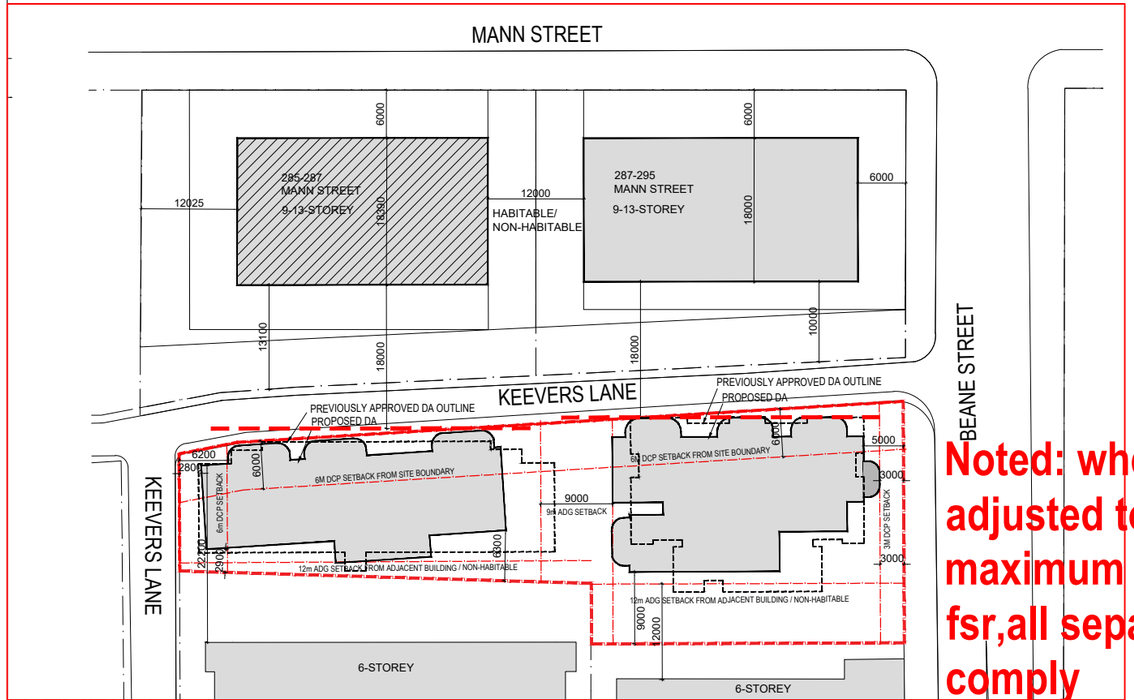
Drawing status DA SUBMISSION



GROUND LEVEL

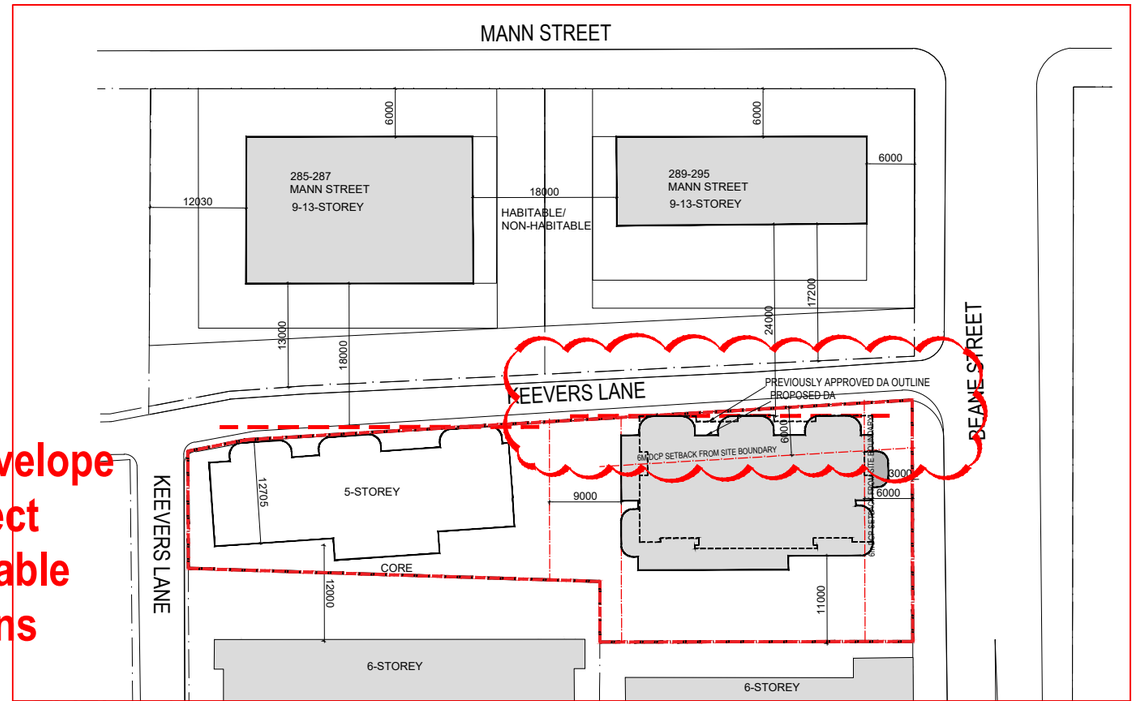


LEVEL 1-3



LEVEL 4-7

Noted: when envelope adjusted to reflect maximum allowable fsr,all separations comply



LEVEL 9-13

ITEM 8 / ITEM 9.3

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONDH_A4_BW.ctb @ DA200

Notes

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Legend

DRAWING LABEL

SETBACK DIAGRAM
POTENTIAL DEVELOPMENT 285-295 MANN ST.
OPTION 2 - COMPLIANT ENVELOPE

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
19-21 Bond Street
Gosford NSW 2250
T (02) 4324 3522
F (02) 4324 3533
E tony@owen.com.au

Project

BEANE STREET &
KEEVER LANE HOUSING
DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

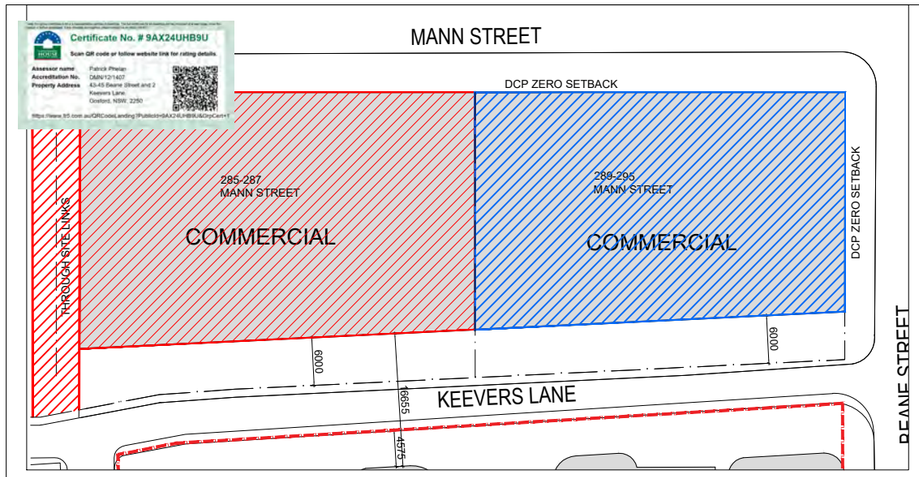
SETBACK DIAGRAM OPT 2

Project no. 1081 Drawing no. A165

Drawn YW

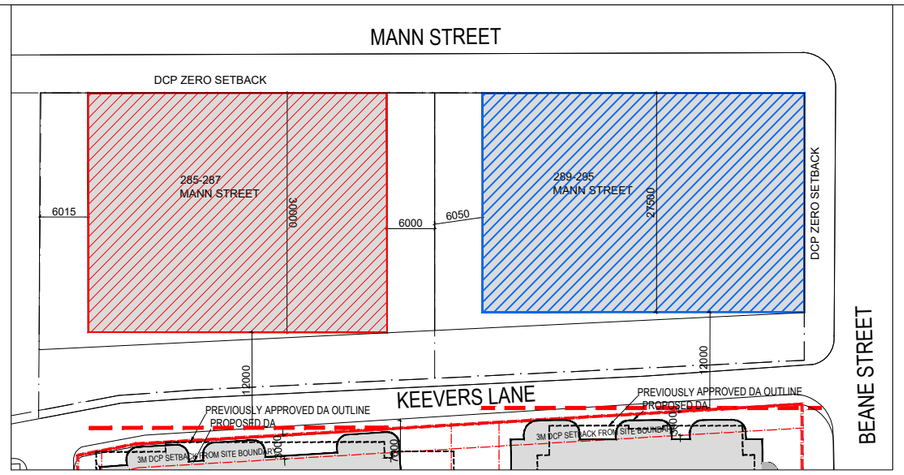
Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250



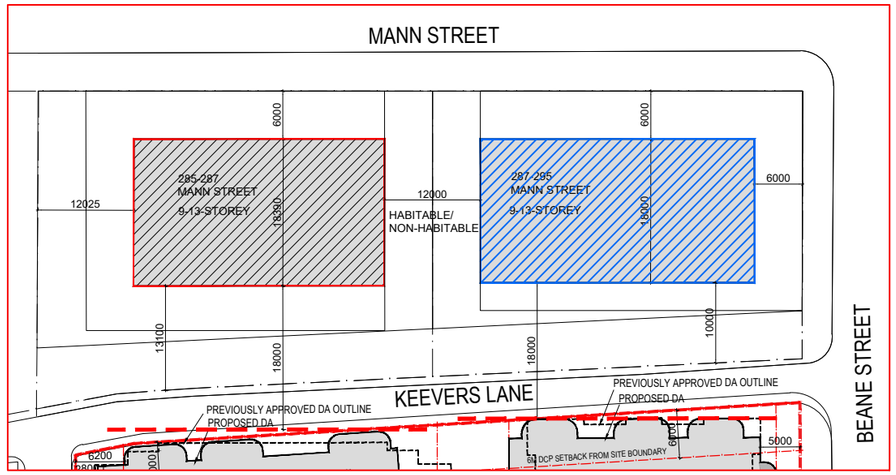
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GBA1534.5 SQM
FSA 1304.3 SQM

289-295 MANN STREET - GF
GBA1328.4 SQM
FSA 1129.1SQM



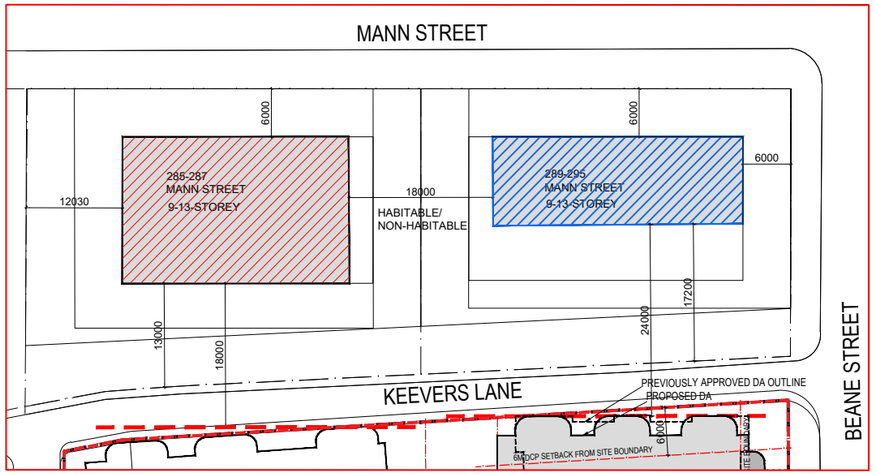
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FSA 2865.7 SQM

289-295 MANN STREET - LEVEL 1-3
GBA3330.8 SQM
FSA 2831.2 SQM



285-287 MANN STREET - LEVEL 4-7
GBA 2313.9 SQM
FSA 1966.8 SQM

289-295 MANN STREET - LEVEL 4-7
GBA 2475.9 SQM
FSA 2104.5 SQM



285-287 MANN STREET - LEVEL 8-13
GBA3139.8 SQM
FSA 2668.8 SQM

289-295 MANN STREET - LEVEL 8-14
GBA2074.3 SQM
FSA 1763.2 SQM

285-287 MANN STREET
GBA 10359.6 SQM
FSA 8805.7 SQM
SITE AREA 1843.2
FSR 4.78 : 1
ALLOWABLE FSR 4.75 : 1

289-295 MANN STREET
GBA 9209.4 SQM
FSA 7828.0 SQM
SITE AREA 1604.0
FSR 4.88 : 1
ALLOWABLE FSR 4.75 : 1

EXCEEDS ALLOWABLE FLOOR SPACE RATION →

ITEM 9.3

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

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Plot Style
TONDA_A4_BW.ctb @ DA206

Notes
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Legend

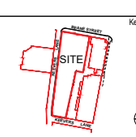
DRAWING LABEL
FSR DIAGRAM
POTENTIAL DEVELOPMENT 285-295 MANN ST.
OPTION 2 - COMPLIANT ENVELOPE

Client
MING TIAN REAL PROPERTY PTY LTD

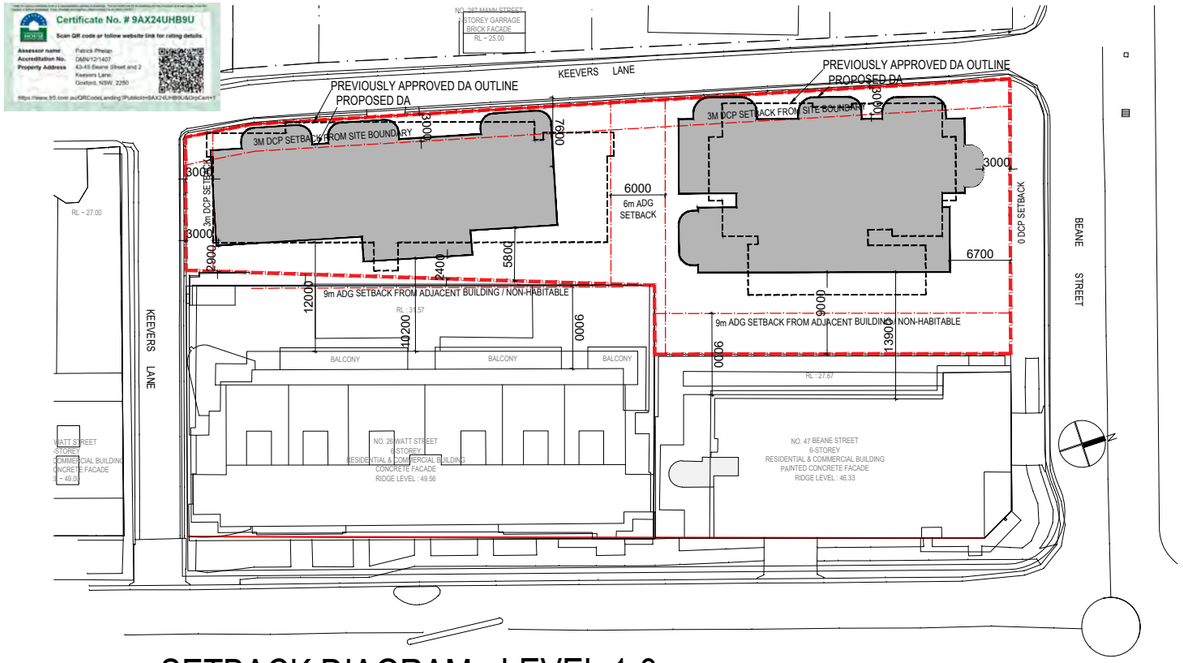
Architects
tony owen ptnrs
Level 2
15-17 A'Beckett Street
Melbourne VIC 3000
T 9329 9900
F 9329 9999
E tony@owen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

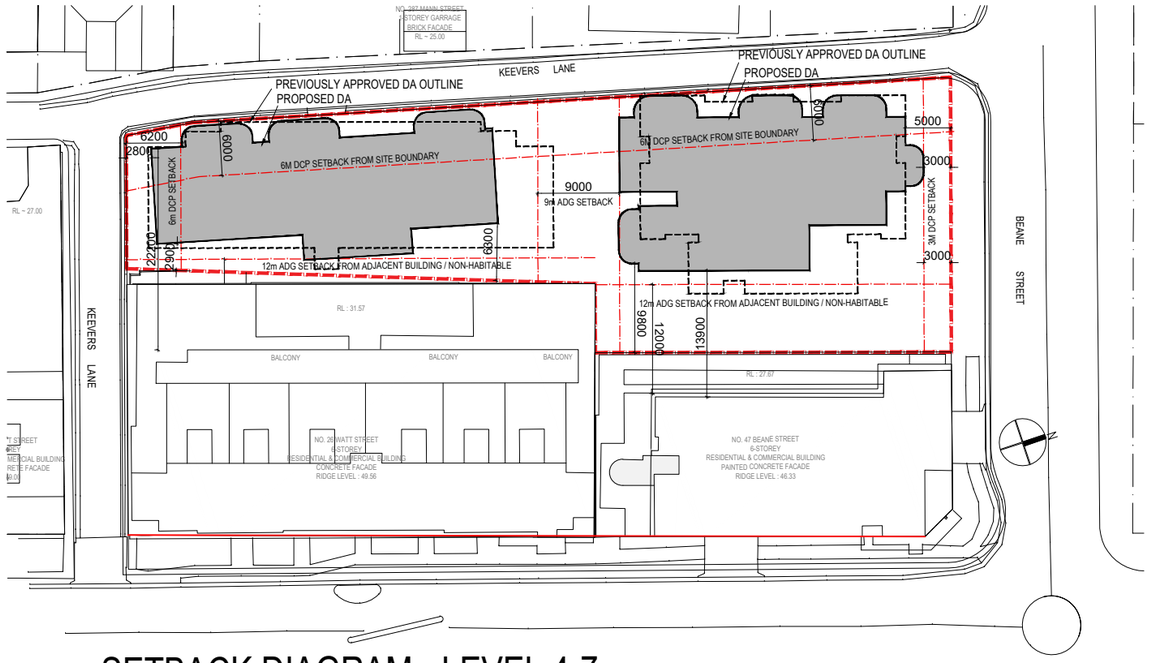
Project address
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan


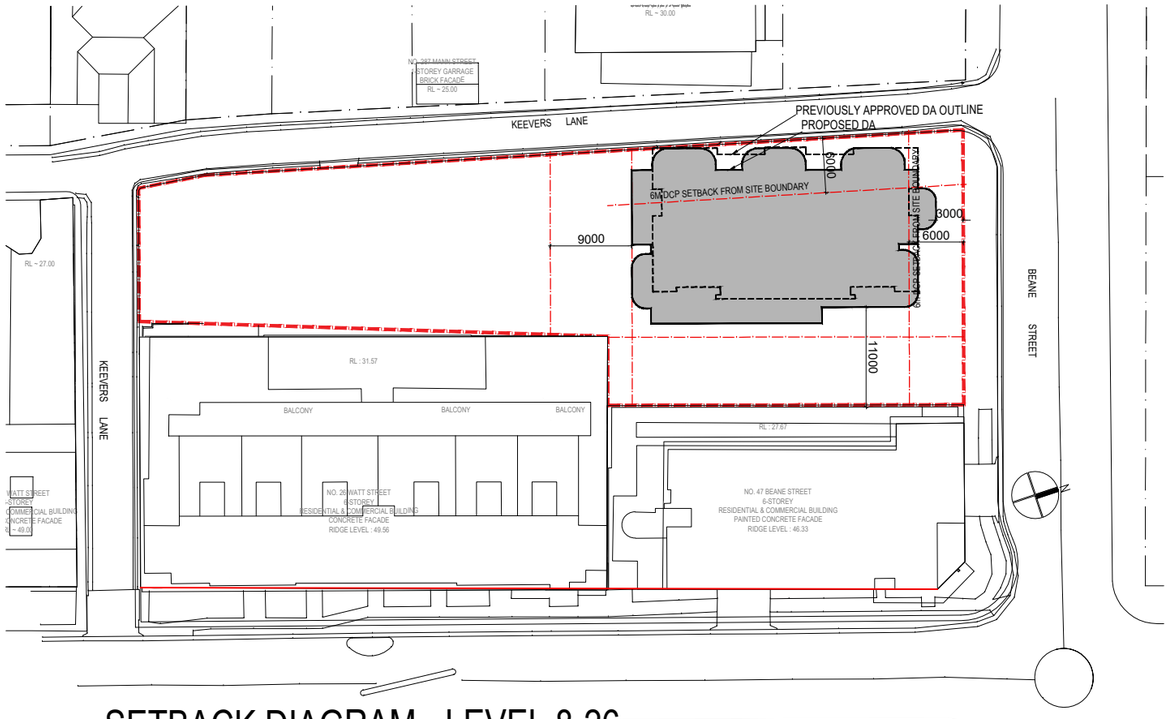
Scale
Date JUNE 2025
Drawing title
SETBACK DIAGRAM OPT 2
Project no. 1081
Drawing no. A166
Drawn YW
Drawing status DA SUBMISSION



SETBACK DIAGRAM - LEVEL 1-3



SETBACK DIAGRAM - LEVEL 4-7



SETBACK DIAGRAM - LEVEL 8-26

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

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Plot Style

TONY_A1_FUR.ctb @ CA095

Notes

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Legend

DRAWING LABEL

SETBACK DIAGRAM

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
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Neutral Bay NSW 2089
P (02) 9908 3616
F (02) 9908 3618
E mail@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title SETBACK DIAGRAM

Project no. 1081 Drawing no. A081

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCode/Landing?PublicId=9AX24UHB9U&CrpCat=1



STORAGE CAGE TO BE FABRICATED FROM STEEL MESH. HEIGHT : 2.0m

1,000 LITER GENERAL PURPOSE BELOW GROUND TANK FOR CAFE

1,000 LITER BELOW GROUND SEWER PUMP STATION

ITEM 4 - Additional Deepsoil To 7%

DEEP SOIL

DEEP SOIL

DEEP SOIL

PARKING BASEMENT L3

52 CAR PARKING SPACE

52 RESIDENTIAL SPACE
6 ACCESSIBLE PARKING SPACE,
49 STORAGE
16 BIKE SPACE

RL 12.00

RL 11.70

RAMP 1:24 @12m

RL 14.70

RL 14.20

RAMP 1:24 @12m

10 BIKE PARKING SPACES

6136

RAMP 1:8
@ 4M

RAMP 1:5.9
@ 10.82M

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

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Plot Style

TONDY_A1_BW.ctb @ CAD55

Notes

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Legend

DRAWING LABEL

BASEMENT 3 PLAN

Client

MING TIAN REAL PROPERTY PTY LTD

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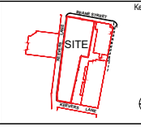
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:125 @ A1 1:250 @3 Date JUNE 2025

0 2.5 5 7.5 10 12.5

Drawing title

BASEMENT 3 PLAN

Project no. 1081 Drawing no. A097

Drawn YW

Drawing status DA SUBMISSION



ALL STORAGE CAGES TO BE FABRICATED FROM STEEL MESH. HEIGHT : 2.0m

ITEM 4 - Additional deepsoil to 7%

DEEP SOIL

DEEP SOIL

DEEP SOIL

PARKING BASEMENT 2
47 CAR PARKING SPACES
47 RESIDENTIAL SPACES
8 ACCESSIBLE SPACES
50 STORAGE
16 BIKE SPACE
1 MOTORBIKE SPACE

RAMP 1:24 @12m

RAMP 1:24 @12m

RAMP 1:8 @ 2M

RAMP 1:15.5 @ 10.82 M

RL 14.70

RL 14.20

RL 14.70

RL 14.70

6136

MOTORC.3

10 BIKE PARKING SPACES

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

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Plot Style
TONDY_A1_BW.ctb @ CAD35

Notes

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Legend

DRAWING LABEL

BASEMENT 2 PLAN

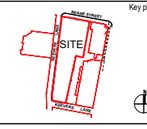
Client
MING TIAN REAL PROPERTY PTY LTD

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SYDNEY NSW 2000
T (02) 9956 2566
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Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan



Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025
0 2.5 5 7.5 10 12.5
@840x297

Drawing title
BASEMENT 2 PLAN

Project no. 1081 Drawing no. A098

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CrpCat=1

ITEM 4 - Additional deepsoil to 7%

STORAGE CAGE TO BE FABRICATED FROM STEEL. HEIGHT : 2.0m

SMALL CAR SPACES

DEEP SOIL

DEEP SOIL

DEEP SOIL

PARKING BASEMENT L1
41 CAR PARKING SPACES
32 RESIDENTIAL SPACE
2 ACCESSIBLE RETAIL SPACE
6 RETAIL SPACE, 3 RESTAURANT SPACE
34 STORAGE
2 MOTORBIKE SPACE, 10 BIKE SPACE

RL 18.00

RL 17.70

RL 17.20

RAMP 1:24 @12m

RAMP 1:8 @17M

RAMP 1:8 @6M

MOTORC 2

20.9sqm

EV CHARGER

RETAIL

RESTAURANT

LIFT SHAFT

STAIR

SEC DOOR

SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

R&B STANDARDS 2004 (AU_NZ)

PARKING SCHEDULE

NON-AFFORDABLE

35 UNITS 1-BED (35*0.5): 18
61 UNITS 2-BED (61*0.9): 55
14 UNITS 3-BED (14*1.5) : 21

AFFORDABLE

6 UNITS 1-BED (6*0.4): 2
14 UNITS 2-BED (14*0.5): 7
1 UNIT 3-BED : 1

TOTAL MOTORBIKE SPACE : 3
TOTAL BIKE SPACE: 42

RETAIL/COMMERCIAL

1 space/ 40sqm= $(\frac{250.3}{40})$ = 6

RESTAURANT

1 space/ 30sqm= $(\frac{88.9}{30})$ = 3

TOTAL PARKING REQUIRED : 113
TOTAL PARKING PROVIDED : 140

	RESIDENTIAL	RETAIL	RESTAURANT	TOTAL
B1	32	6	3	41
B2	47	0	0	47
B3	52	0	0	52
TOTAL	131	6	3	140

Option 1
longer ramp required due to loading entry relocation.

ITEM 2.1 / ITEM 4

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style
TONEM_AA_BW.ctb @ CAD35

Notes

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Legend

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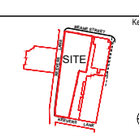
BASEMENT 1 PLAN

Client
MING TIAN REAL PROPERTY PTY LTD

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T (02) 9552 2255
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Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan


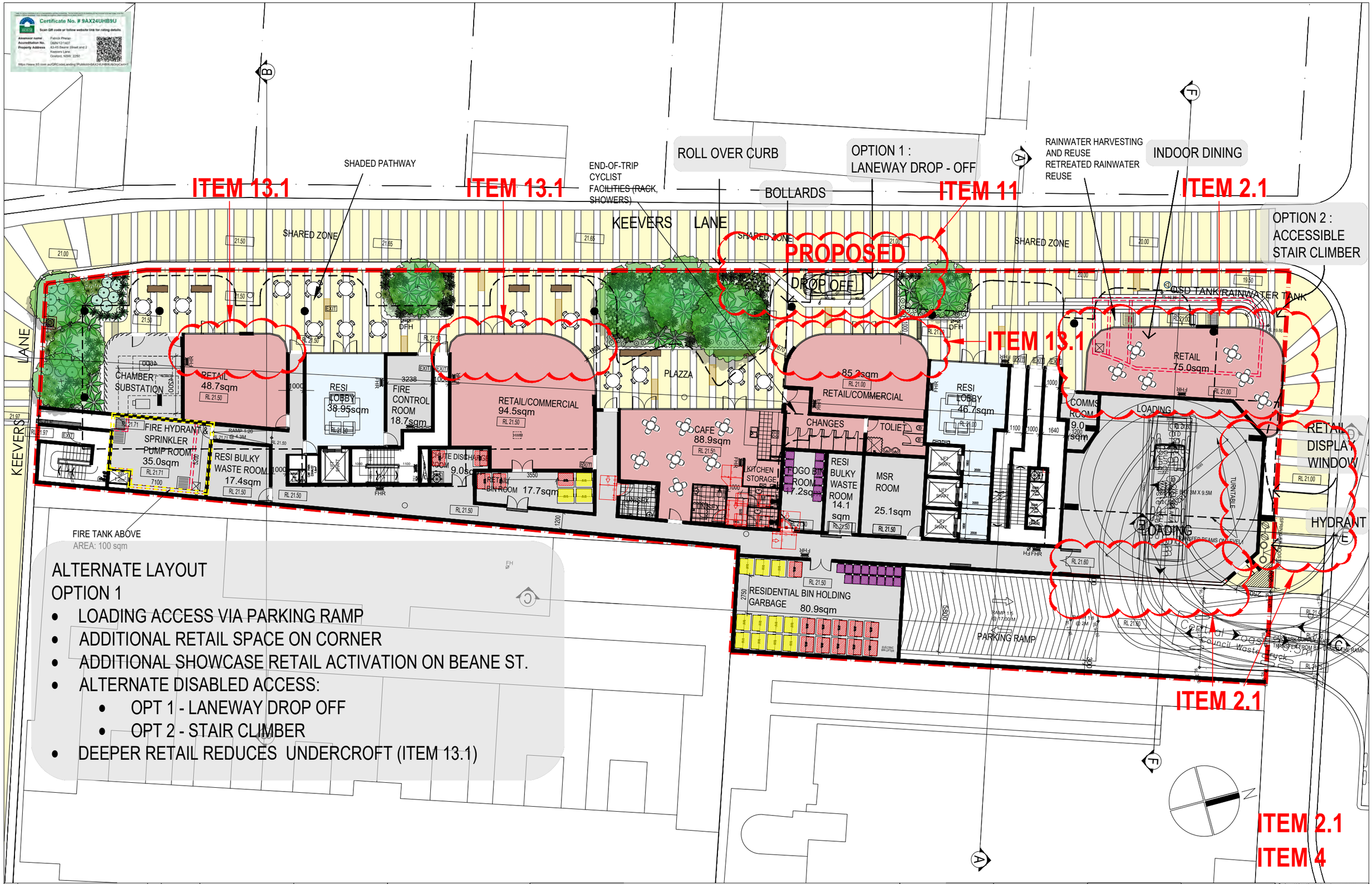
Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025
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Drawing title
BASEMENT 1 PLAN

Project no. 1081 Drawing no. A151

Drawn YW

Drawing status DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

TONDM_A4_BW.ctb @ CAD35

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Legend

DRAWING LABEL

GROUND FLOOR PLAN

Client

MING TIAN REAL PROPERTY PTY LTD

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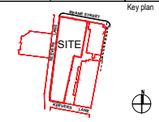
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:125@A1 OR 1:250@A3 Date JUNE 2025

2.5 5 7.5 10 12.5

Drawing title

GROUND FLOOR PLAN

Project no. 1081 Drawing no. A150

Drawn YW

Drawing status DA SUBMISSION

ITEM 2.1
ITEM 4

KEEVERS LANE

NO. 295 MANN STREET
3-STOREY
CONCRETE FACADE
RL ~ 30.00

NO. 287 MANN STREET
1-STOREY GARRAGE
BRICK FACADE
RL ~ 25.00

MAXIMISED DAYLIGHT
HIGH-EFFICIENCY HVAC
MAXIMISED DAYLIGHT

AFFORDABLE NDIS UNITS
1 BED 58.2sqm 101B
2 BED 87.4sqm 102B
2 BED 84.7sqm 103B
AFFORDABLE NDIS UNITS
2 BED 95.8sqm 104B
2 BED 80.0sqm 101A
1 BED 55.3sqm 103A
3 BED 133.1sqm 102A
AC PLANT 120.2sqm
COURTYARD 14.3sqm
COURTYARD 19.1sqm
POOL
COMMUNAL OPEN SPACE
LIFT SHAFT
ELEC / COMM
MB AREA 17.5sqm
A3RA BM mpa8.2.f

Full Height Screen

Fire-Rated Materials for Doors
Fire-Rated Self-Closing Window
Fire-Rated Materials for Walls
Fire-Rated Materials for Louvre
Fire-Rated Materials for Floors

Fire-Rated Materials for Doors
Fire-Rated Materials for Walls
Fire-Rated Self-Closing Window
Fire-Rated Materials for Louvre
Fire-Rated Materials for Floors

Evergreen density floating variety

Evergreen density floating variety

RL : 31.57
RL : 27.67
RL 25.70
RL 26.30

BALCONY
BALCONY
BALCONY

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

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

Raised loading area results in loss of unit above and raising of c.o.s. and reduced pool due to head clearance.

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
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E	DA LODGED	YW	08/2025

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Plot Style
TONEM_A4_BW.ctb @ CAD35

Notes
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Legend

DRAWING LABEL
LEVEL 1 FLOOR PLAN

Client
MING TIAN REAL PROPERTY PTY LTD

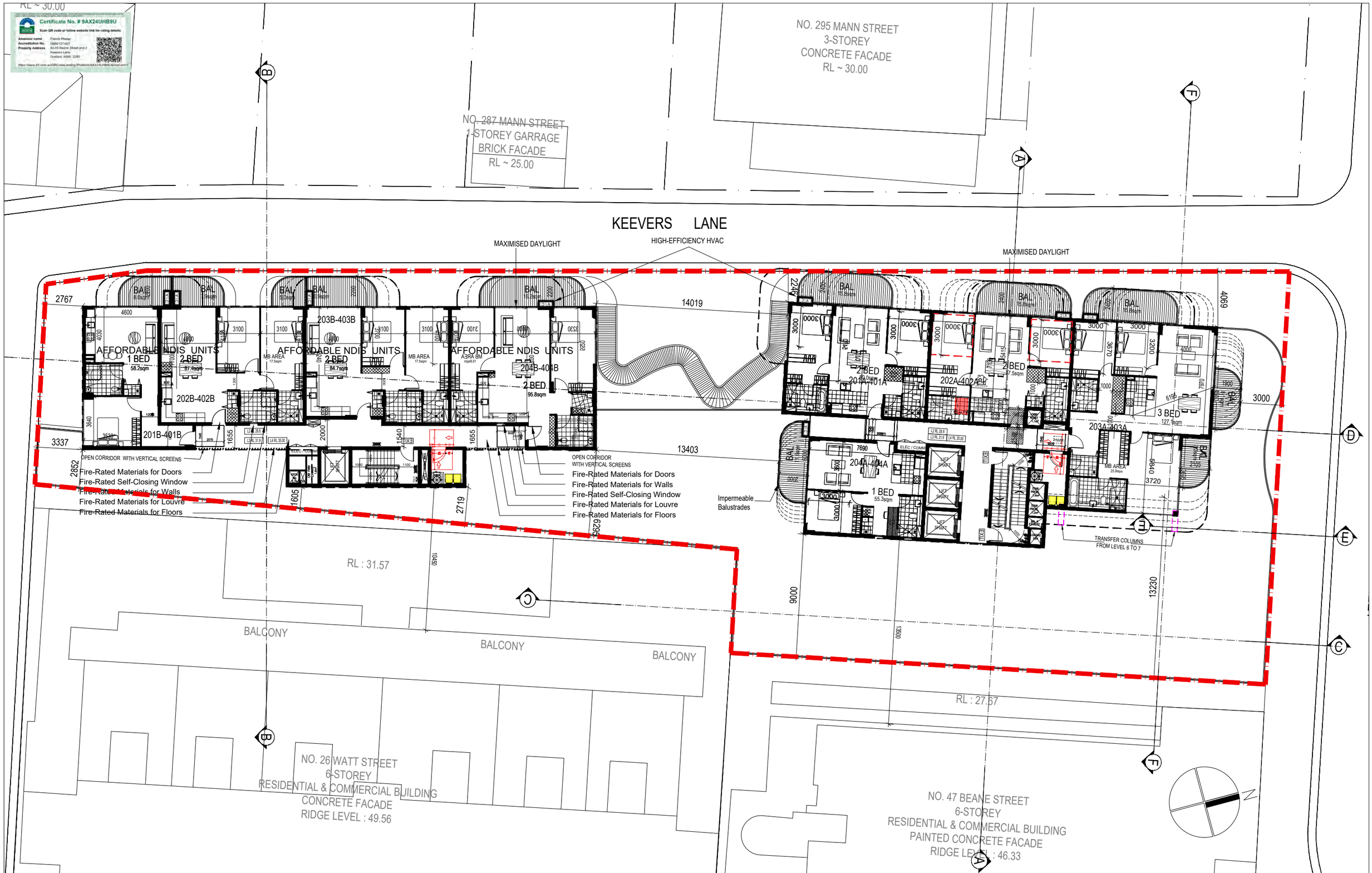
Architects
tony owen ptnrs
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T (02) 4324 3555
F (02) 4324 3533
E info@tonyowen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan
SITE

Scale 1:125 @ A1 1:250 @ A3 — Date JUNE 2025
Drawing title: LEVEL1 FLOOR PLAN
Project no. 1081 — Drawing no. A101
Drawn YW
Drawing status DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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Plot Style

TONEM_A4_BW.ctb @ CAD35

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Legend

DRAWING LABEL

LEVEL 2-4 FLOOR PLAN

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

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F (02) 9831 3010
E info@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

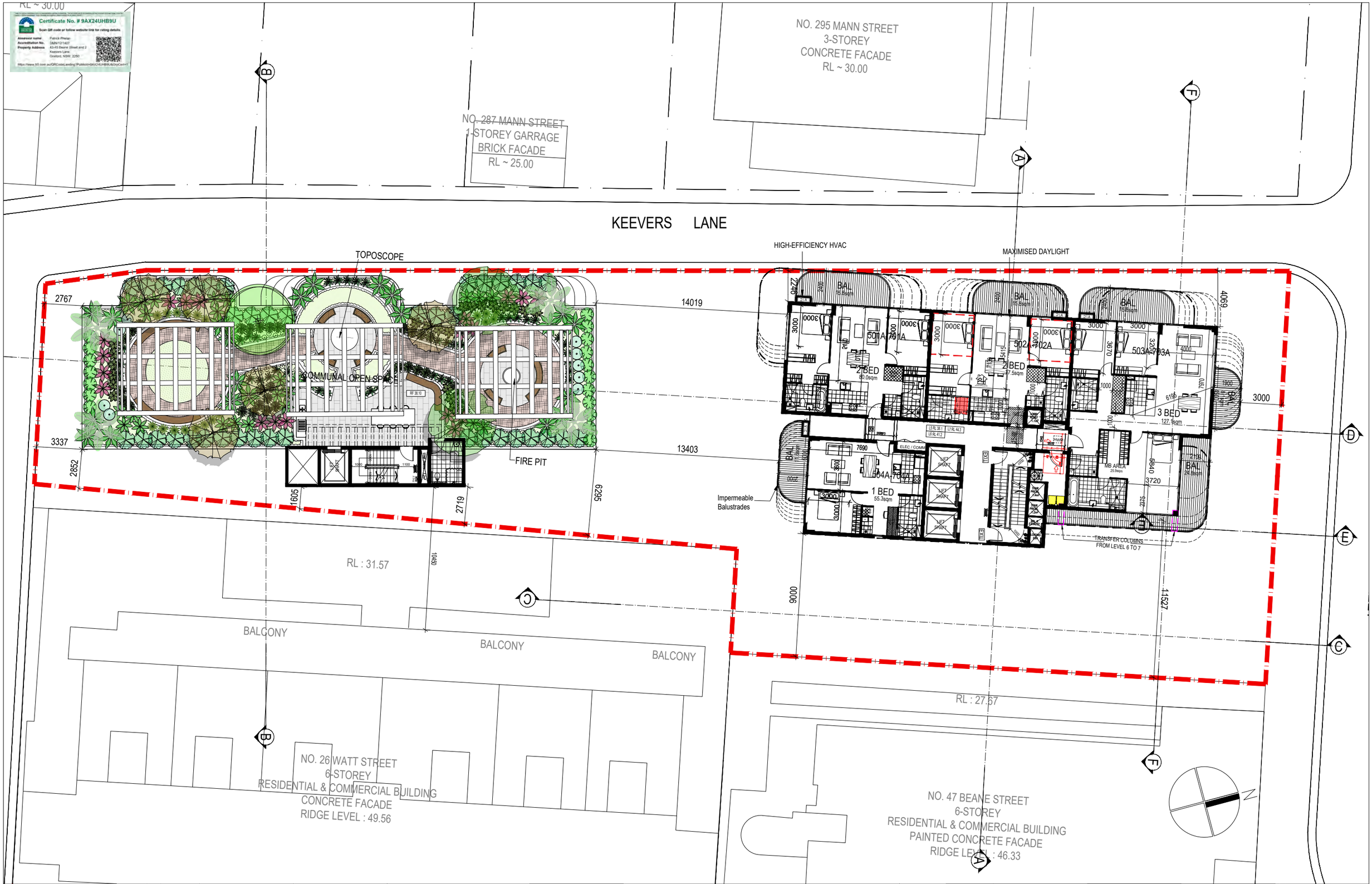
Scale 1:125 @ A1 1:250 @ A3 — Date JUNE 2025

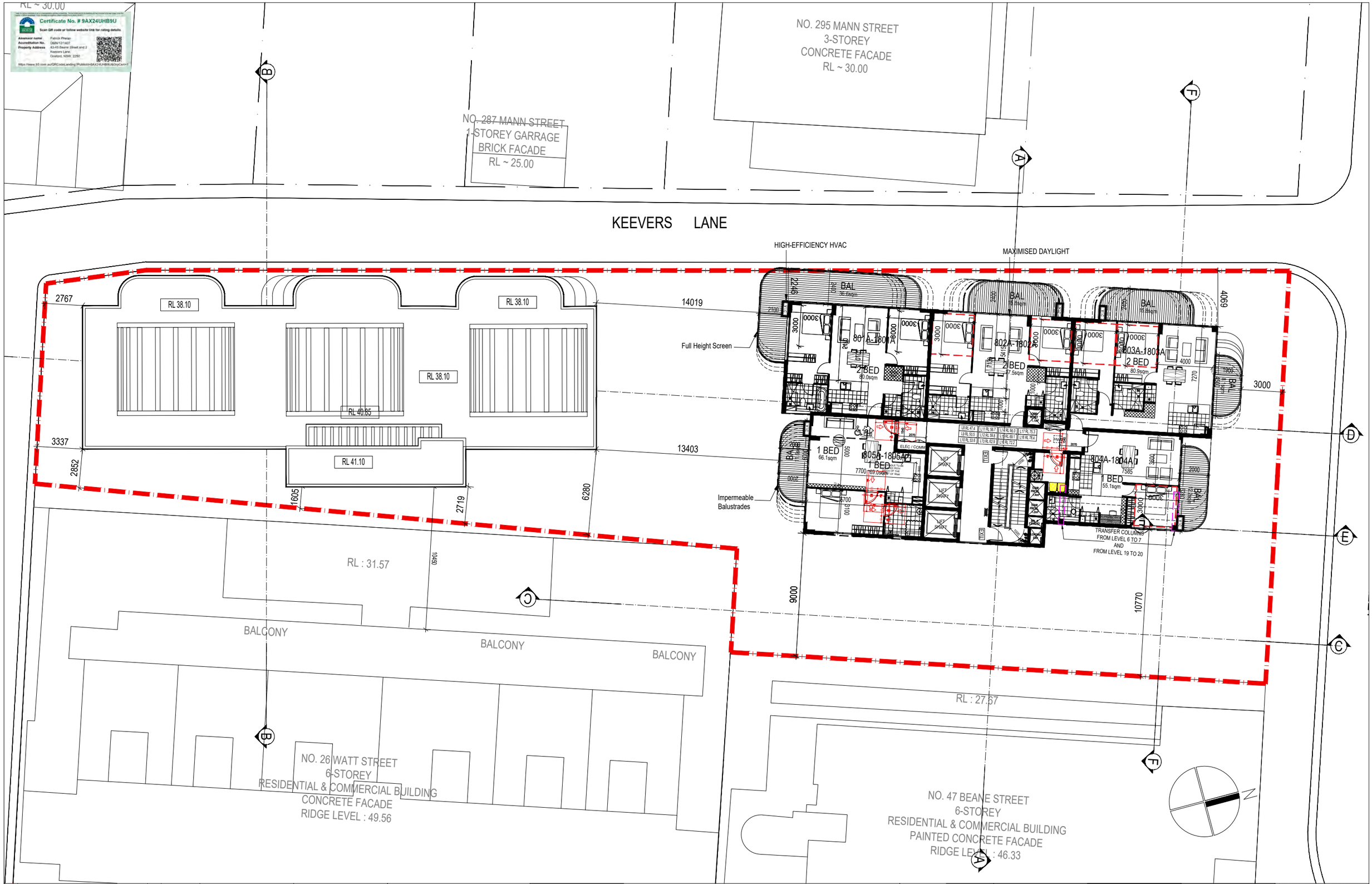
Drawing title: LEVEL 2-4 FLOOR PLAN

Project no. 1081 — Drawing no. A102

Drawn YW

Drawing status DA SUBMISSION


KEEVERS LANE
NO. 295 MANN STREET
3-STOREY
CONCRETE FACADE
RL ~ 30.00
NO. 287 MANN STREET
1-STOREY GARRAGE
BRICK FACADE
RL ~ 25.00
TOPOSCOPE
COMMUNAL OPEN SPACE
FIRE PIT
HIGH-EFFICIENCY HVAC
MAXIMISED DAYLIGHT
Impermeable
Balustrades
TRANSFER COLUMNS
FROM LEVEL 6 TO 7
RL : 31.57
RL : 27.67
BALCONY
BALCONY
BALCONY
NO. 26 WATT STREET
6-STOREY
RESIDENTIAL & COMMERCIAL BUILDING
CONCRETE FACADE
RIDGE LEVEL : 49.56
NO. 47 BEANE STREET
6-STOREY
RESIDENTIAL & COMMERCIAL BUILDING
PAINTED CONCRETE FACADE
RIDGE LEVEL : 46.33
2 BED
80.0sqm
2 BED
87.5sqm
3 BED
127.9sqm
1 BED
55.3sqm
14019
13403
6295
2719
1605
2852
3337
2767
11527
9000
1040
4069
3000
3720
2375
9840
2700
3670
3300
1900
1000
700
2400
2700
3000
3000
3000



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
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C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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

Plot Style

TONDM_A1_BW.ctb @ CAD59

Notes

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

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Legend

DRAWING LABEL

LEVEL 8-18 FLOOR PLAN

Client

MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2, 15-19 Bowen Street, Newcastle NSW 2300
P (02) 4926 1903
F (02) 4926 3016
E info@tonyowen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan



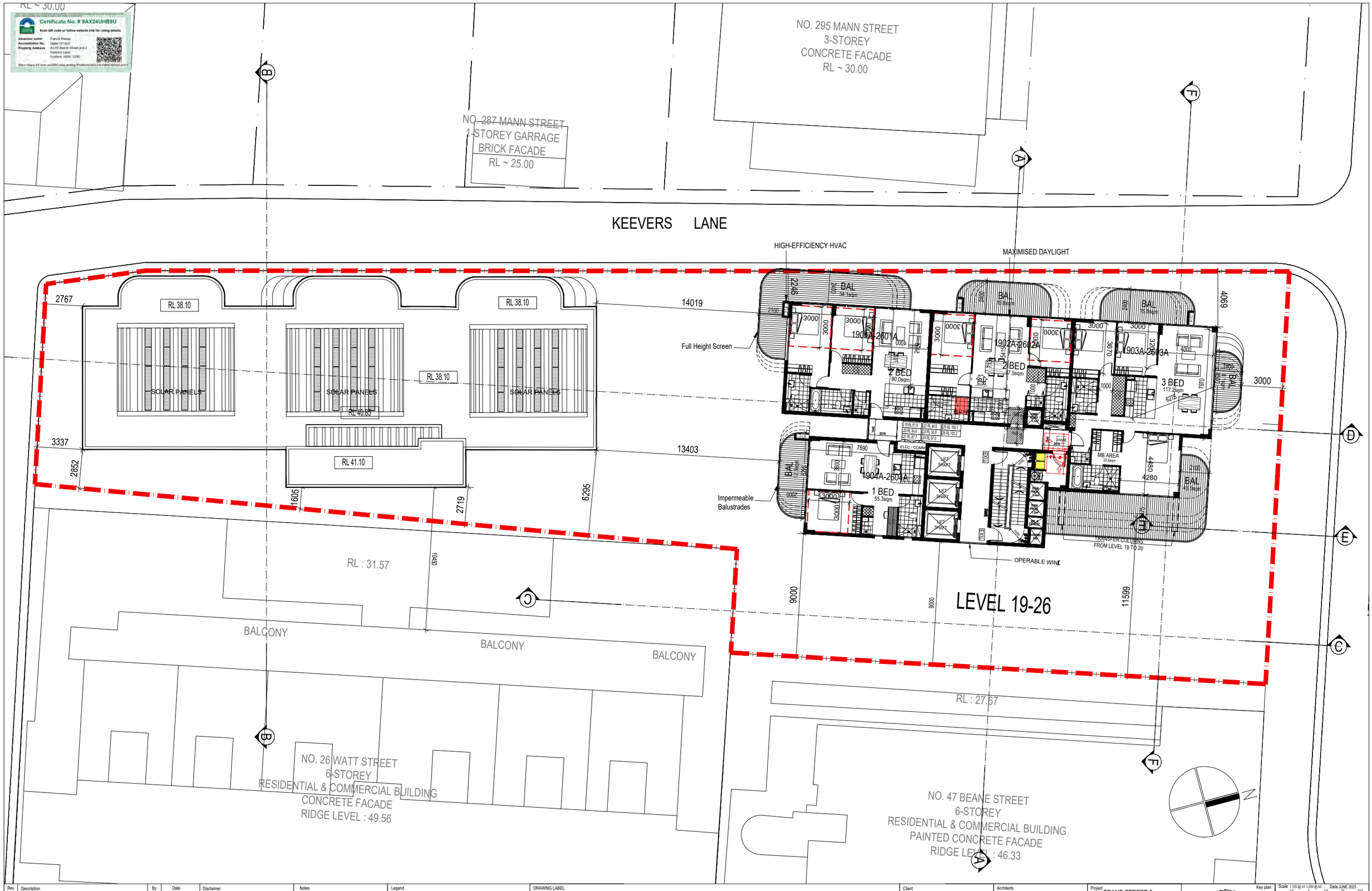
Scale 1:125 @ A1 1:250 @ A3 — Date JUNE 2025

Drawing title: L8-18 FLOOR PLAN

Project no. 1081 — Drawing no. A104

Drawn YW

Drawing status DA SUBMISSION



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

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Plot Style

TONDM_A1_BW.ctb @ CAD59

Notes

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Legend

DRAWING LABEL

LEVEL 19-26 FLOOR PLAN

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2, 15-19 Bent Street, Lane Cove NSW 2066
T (02) 9980 6933 F (02) 9980 6217
E info@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

Scale 1:125 @ A1 1:250 @ A3 — Date JUNE 2025

Drawing title: L19-26 FLOOR PLAN

Project no. 1081 — Drawing no. A105

Drawn YW

Drawing status DA SUBMISSION

RL ~ 30.00

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/13/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublishId=9AX24UHB9U&CorpCert=Y

NO. 287 MANN STREET
1-STOREY GARRAGE
BRICK FACADE
RL ~ 25.00

NO. 295 MANN STREET
3-STOREY
CONCRETE FACADE
RL ~ 30.00

KEEVERS LANE

Foliating Hedge Planting
Totaling 1.5 1.8m

RL 38.10
RL 38.10
RL 38.10
RL 40.85
RL 41.10

RL 106.30
RL 106.30
RL 106.30
SOLAR PANELS
SOLAR PANELS
SOLAR PANELS
SOLAR PANELS
SOLAR PANELS
RL 109.30
RL 109.30
HOTWATER PLANT

3000
9000

RL : 31.57

BALCONY
BALCONY
BALCONY

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

RL : 27.67

NO. 47 BEANE STREET
6-STOREY
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	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025

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Plot Style
TONIM_A1_MLW.ctb @ CAD30

Notes

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Legend

DRAWING LABEL

ROOF PLAN

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2
15-16 Dawn Street
Cremorne NSW 2090
T (02) 9908 3900
F (02) 9908 3999
E info@tonyowen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan
BEANE STREET
SITE
KEEVERS LANE

Scale 1:125 @ A1 1:250 @ A3
Date JUNE 2026

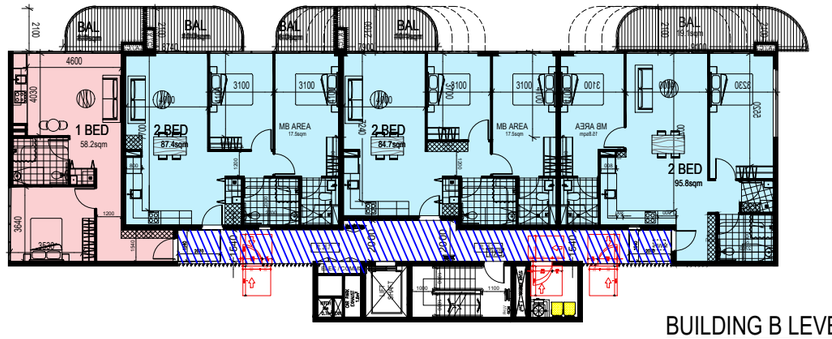
Drawing title
ROOF PLAN

Project no. 1081
Drawing no. A106

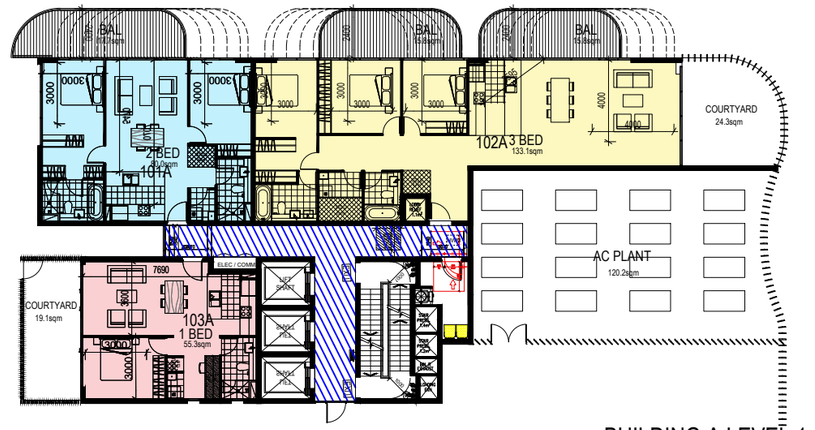
Drawn YW

Drawing status DA SUBMISSION

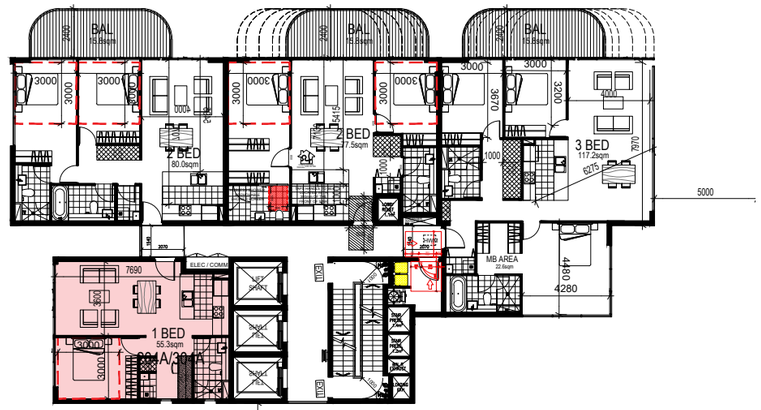
Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CrpCan=Y



BUILDING B LEVEL 1-4



BUILDING A LEVEL 1



BUILDING A LEVEL 2-3

AFFORDABLE HOUSING DIAGRAM
43-45, BEANE STREET, GOSFORD-BUILDING B

	1BED	2BED	UNIT NUMBER	AREA (sqm)
GROUND FLOOR				
LEVEL 1	1	3	101B/102B/103B/104B	368.3 sqm
LEVEL 2	1	3	201B/202B/203B/204B	368.3 sqm
LEVEL 3	1	3	301B/302B/303B/304B	368.3 sqm
LEVEL 4	1	3	401B/402B/403B/404B	368.3 sqm
				1473.2 sqm

1-BED

2-BED

3-BED

COMMON CORRIDOR SERVICING ONLY AFFORDABLE HOUSING

AFFORDABLE HOUSING DIAGRAM
43-45, BEANE STREET, GOSFORD-BUILDING A

	1BED	2BED	3BED	UNIT NUMBER	AREA (sqm)
LEVEL 1	1	1	1	101A/102A/103A	305.2 sqm
LEVEL 2-3	2			204A/304A	110.6 sqm
					415.8 sqm

TOTAL GFA	12549.0 sqm
TOTAL RESIDENTIAL GFA	12133.0 sqm
BUILDING HEIGHT (30% increased on LEP requirement)	BUILDING HEIGHT PROPOSED: 85.3m
REQUIRED AFFORDABLE HOUSING AREA (15% of TOTAL GFA)	1882.35 sqm
AFFORDABLE UNIT AREA PROVIDED	1889.0 sqm
TOTAL NUMBER OF UNITS	130
TOTAL NUMBER OF AFFORDABLE UNITS	21

Rev.	Description	By	Date
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E	DA LODGED	YW	08/2025

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

Plot Style
TONDM_A4_BW.ctb @ CAD35

Notes
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Legend

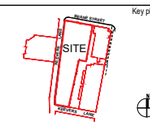
DRAWING LABEL
AFFORDABLE HOUSING DIAGRAM

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Unit 2, 15-17 Dunn Street, Gosford NSW 2250
T (02) 4324 3222
F (02) 4324 3333
E admin@tonyowen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan


Scale 1:125 @ A1 1:250 @ A3 (2.5 5 7.5 10 12.5)
Date JUNE 2025
Drawing title
ADAPTABLE UNITS
Project no. 1081
Drawing no. A107
Drawn YW
Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

47 BEANE ST.

RIDGE RL 46.33

SITE BOUNDARY

SITE BOUNDARY

295 BEANE ST.

KEEVERS LANE

NATURAL GROUND LINE

NATURAL GROUND LINE AT BEANE STREET FOOTPATH

LEVEL 6 RL 41.20
LEVEL 5 RL 38.10
LEVEL 4 RL 35.00
LEVEL 3 RL 31.90
LEVEL 2 RL 28.80
LEVEL 1 RL 25.70
Ground RL 21.00
B01 RL 17.20
B02 RL 14.20
B03 RL 11.20

BED
DINING
LIVING
BALCONY
AC PLANT
POOL
LOADING
TURN TABLE
RETAIL
OSD TANK
RAMP
DRIVEWAY

RL26.30
RL25.70
RL21.60
RL21.00
RL20.00
RL21.06
RL17.20
RL14.20
RL11.20

Section showing impact of raising loading dock and truck clearance over ramp results in loss of 1 unit in option 1.

ITEM 2.1 / ITEM 4

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

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Plot Style
TONKIN_A4_MP.ctb @ CA0.55

Notes
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Legend

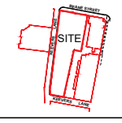
DRAWING LABEL
LOADING CROSS SECTION F-F

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 1, 15-17 Young Street, Neutral Bay, NSW 2089
T (02) 9904 2662
F (02) 9904 2663
E info@tonyowenptnrs.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan


Scale 1:100 @ A1 1:200 @ A3 Date JUNE 2025
0 2.5 5 7.5 10 12.5
Drawing title
LOADING CROSS SECTION
Project no. 1081 Drawing no. A153
Drawn YW
Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

MANN STREET

LOADING + ACCESS

DCP ZERO SETBACK

281 MANN STREET

283-285 MANN STREET

287-295 MANN STREET

THROUGH SITE LINK

CORE

CORE

3000 3000

RETAIL

RETAIL

DCP ZERO SETBACK

LOADING + ACCESS

BEANE STREET

UNIVERSITY OF NEWCASTLE - GOSFORD CAMPUS

KEEVERS LANE

REDUCED CAR DEPENDENCY VIA WALKABILITY

SHADED PATHWAYS AND PERMEABLE SURFACES

CHAMBER SUBSTATION

RETAIL 48.7sqm

RESI LOBBY 38.95sqm

FIRE CONTROL ROOM 18.7sqm

RETAIL/COMMERCIAL 94.5sqm

CAFE 88.9sqm

CHANGES

TOILET

85.2sqm RETAIL/COMMERCIAL

RESI LOBBY 46.7sqm

COMMS ROOM 9.0 sqm

RETAIL 75.0sqm

LOADING

FIRE HYDRANT SPRINKLER PUMP ROOM 35.0sqm

RESI BULKY WASTE ROOM 17.4sqm

RETAIL BIN ROOM 17.3sqm

KITCHEN STORAGE

EDGO BIN ROOM 17.2sqm

RESI BULKY WASTE ROOM 14.1 sqm

MSR ROOM 25.1sqm

SERVICE BAY 3M X 9.9M

TURNTABLE

TRANSFER BEAMS ON LEVEL

CAR PARK

RESIDENTIAL BIN HOLDING GARBAGE 80.9sqm

PARKING RAMP

CAR PARK

CAR PARK EXIT ONLY TRANSFER FROM B1 UNDER THE RAMP

WATT STREET

24 WATT STREET

26 WATT STREET

47 BEANE STREET

ITEM 2.4 / ITEM 4 / ITEM 7 / ITEM 8 / IEM 9.1

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style: TONDM_A4_BW.ctb @ CA035

Notes

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Legend

DRAWING LABEL

LANEWAY CHARACTER WITH REGARD POTENTIAL DEVELOPMENT 285-295 MANN ST.

Client: MING TIAN REAL PROPERTY PTY LTD

Architects: tony owen ptnrs

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan

Scale: Date JUNE 2025

Drawing title: LANEWAY CHARACTER

Project no. 1081 Drawing no. A167

Drawn YW

Drawing status DA SUBMISSION



LEP HEIGHT CONTROL 48.0M

FUTURE DEVELOPMENT

285-287 MANN STREET

RL 65.09

24-26 WATT ST.

RL 49.56 RL 49.56

RL ~ 47.31 RL 45.40

RL ~ 44.14 RL 42.71

RL 41.38 RL 40.03

RL 38.70 RL 37.36

RL 36.03 RL 34.68

RL 33.39 RL 32.77

RL 31.57

RL 30.2

RL 29.16

WATT STREET

BALCONY

SITE BOUNDARY

SITE BOUNDARY

SOLAR PANEL RL41.6

COS

RL39.70

ROOF RL 38.10 R

LEVEL 4 RL 35.00 L4

LEVEL 3 RL 31.90 L3

LEVEL 2 RL 28.80 L2

LEVEL 1 RL 25.70 L1

GROUND FLOOR RL 22.50 G

BASEMENT 1 RL 18.90 B1

BASEMENT 2 RL 15.00 B2

BASEMENT 3 RL 12.00 B3

CORRIDOR BATH BED BALCONY TOILET

RESI BULKY WASTE ROOM

RETAIL

WALKWAY

C.O.S.

RL 22.63

NATURAL GROUND LINE

KEEVERS LANE PLAZA

STRUCTURE TRANSFER ZONE

DRIVEWAY

B1 CARPARK

B2 CARPARK

B3 CARPARK

6000

RL 47.40

13400

RL 27.89

MANN STREET

BASEMENT 1

BASEMENT 2

BASEMENT 3

ITEM 13.1

ITEM 2.4 / ITEM 4 / ITEM 7 / ITEM 8

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

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Plot Style

TONDY_A1_BW.ctb @ CAD55

Notes

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Legend

DRAWING LABEL

LANEWAY SECTION WITH POTENTIAL DEVELOPMENT 285-287 MANN STREET- BUILDING B

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan

SITE

Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025

Drawing title SECTION BUILDING B

Project no. 1081 Drawing no. A168

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U
Scan QR code or follow website link for rating details.
Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250
https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CorpCert=Y

47 BEANE ST.

RL46.33 RL46.33
RL42.76
RL39.79
RL36.80
RL33.79
RL30.78
RL25.76

BALCONY YWCOJAB
BALCONY YWCOJAB
BALCONY YWCOJAB
BALCONY BALCONY
BALCONY PRIVATE COURTYARD

WATT STREET

RL30.78
COMMUNAL OPEN SPACE

POOL

RAMP RL17.50
RAMP RL14.50
RAMP RL11.50

STAIRS LOBBY RL21.00

RL72.20
LEVEL 15 RL 69.10 L15
LEVEL 14 RL 66.00 L14
LEVEL 13 RL 62.90 L13
LEVEL 12 RL 59.80 L12
LEVEL 11 RL 56.70 L11
LEVEL 10 RL 53.60 L10
LEVEL 9 RL 50.50 L9
LEVEL 8 RL 47.40 L8
LEVEL 7 RL 44.30 L7
LEVEL 6 RL 41.20 L6
LEVEL 5 RL 38.10 L5
LEVEL 4 RL 35.00 L4
LEVEL 3 RL 31.90 L3
LEVEL 2 RL 28.80 L2
LEVEL 1 RL 25.70 L1

STAIRS CORRIDOR BATH STUDY BED BALCONY
3100 2400 2700

18000

WALKWAY 6050 4500
WATER RUNOFF LINE
RL20.00

BIKE SPACE MOTORC2 DRIVEWAY
BIKE SPACE DRIVEWAY
SPACE DRIVEWAY
B1 CARPARK
B2 CARPARK
RL17.50 RL14.50 RL11.50
3300 3000 3000
B01 RL 17.20 B1
B02 RL 14.20 B2
B03 RL 11.20 B3
Ground RL 21.00
RL 20.47
3900 4700

KEEVERS LANE 6000
FOOTPATH
PLAZA

FUTURE DEVELOPMENT
289-295 MANN STREET

RL65.22
RL30.60
RL24.40

MANN STREET

ITEM 13.1

ITEM 2.4 / ITEM 4 / ITEM 8

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
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E	DA LODGED	YW	08/2025

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

Plot Style
TONKIN_A1_RGB.ctb GA095

Notes
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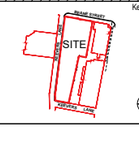
DRAWING LABEL
LANEWAY SECTION WITH POTENTIAL DEVELOPMENT
289-295 MANN STREET- BUILDING A

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
tony owen ptnrs
Level 2 15-17 Young Street Neutral Bay NSW 2089
T (02) 9904 2918 F (02) 9904 2919
info@tonyowen.com.au

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

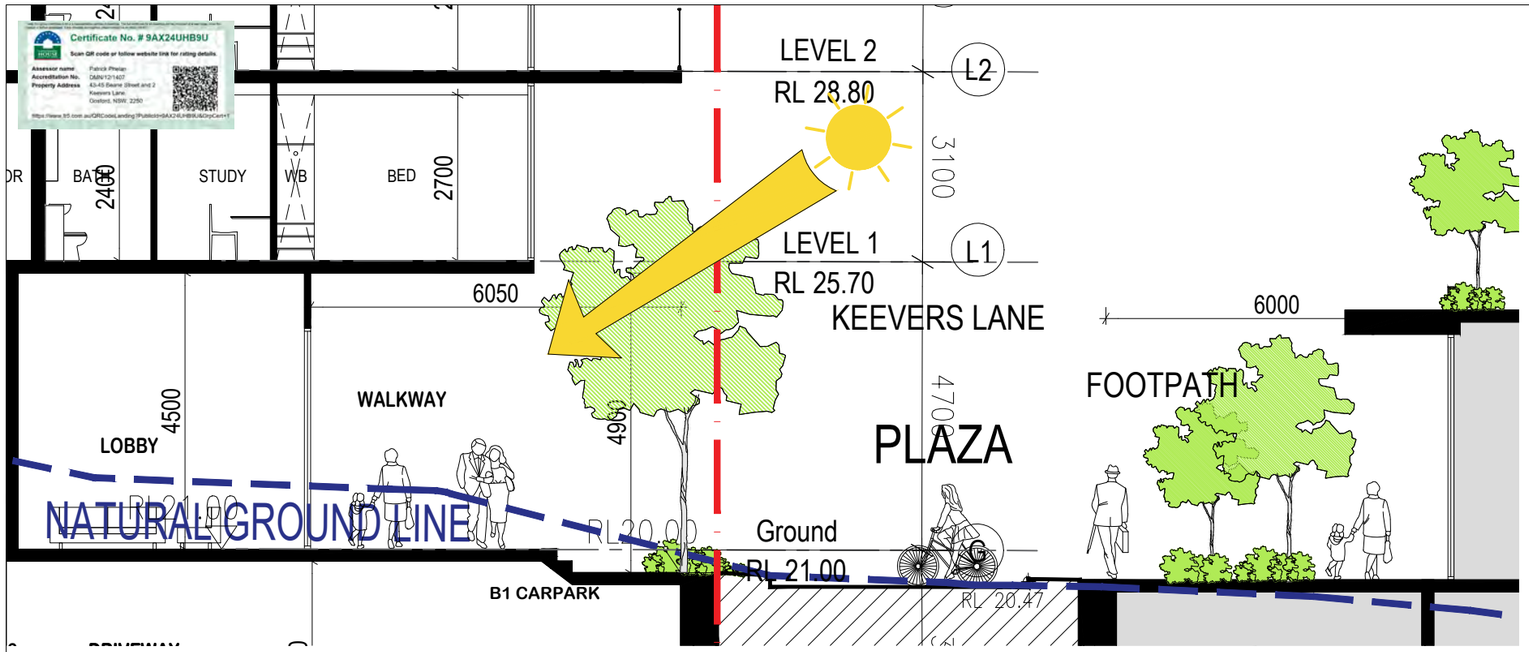
Project address
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan


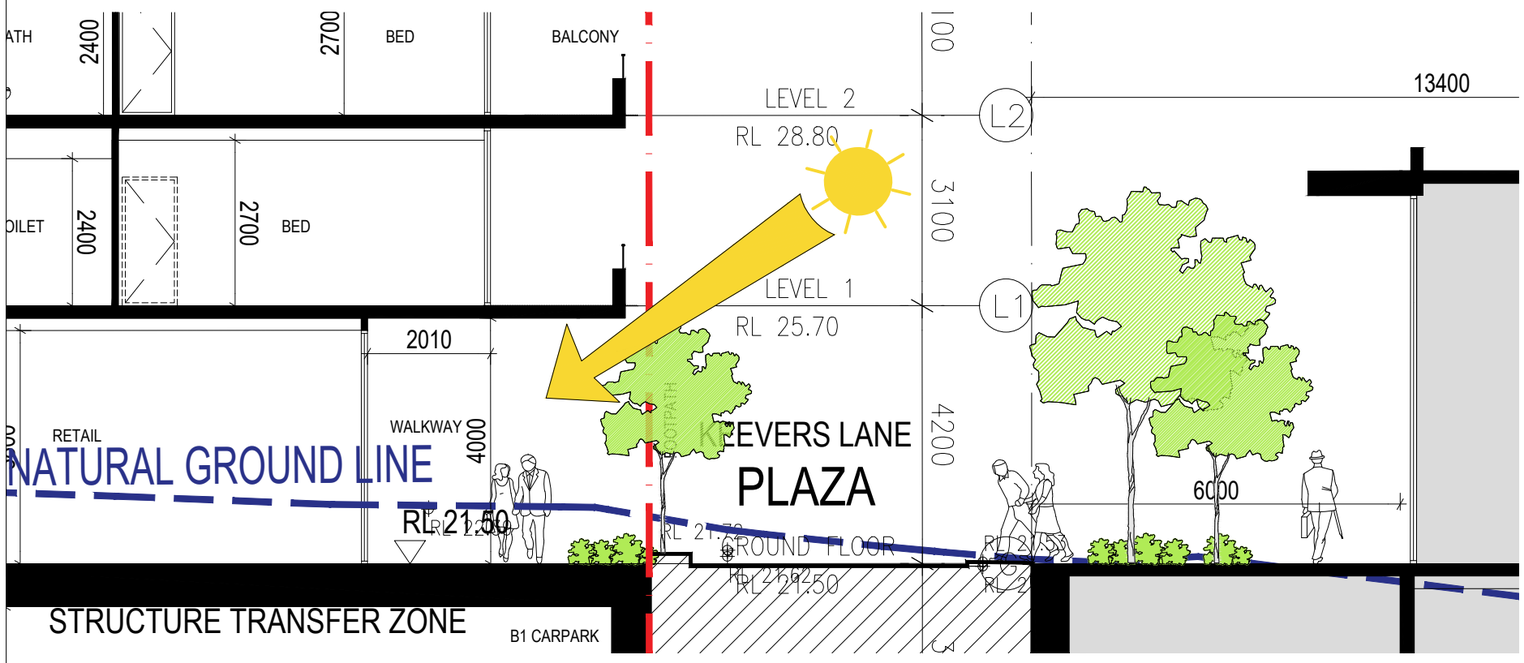
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Drawing title
SECTION BUILDING A

Project no. 1081 Drawing no. A169
Drawn YW
Drawing status DA SUBMISSION



BLOW UP SECTION A - A



BLOW UP SECTION B - B

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

TONDH_A4_BW.ctb @ CAD55

Notes

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Legend

DRAWING LABEL

LANEWAY SECTION

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
19-21 Dunn Street
Palmerston NSW 2606
T (02) 6688 3500
F (02) 6688 3510
E mail@tonyowen.com.au

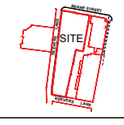
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale 1:40 @ A1 1:80 @ A3 Date JUNE 2025

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Drawing title

BLOW UP SECTION BUILDING B

Project no. 1081 Drawing no. A170

Drawn YW

Drawing status DA SUBMISSION

Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CorpCan=Y











Fish Lane, Brisbane;
Art activated public laneway Precedent

ITEM 2.4 / ITEM 4 / ITEM 7

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

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Notes

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Legend

DRAWING LABEL

FISH LANE PRECEDENT

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

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Chippendale NSW 2008
T (02) 9698 2900
F (02) 9698 2915
E info@tonyowen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

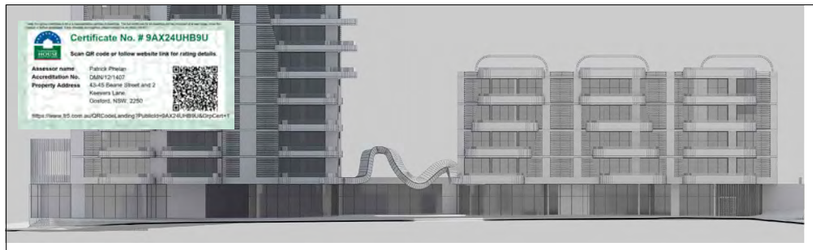
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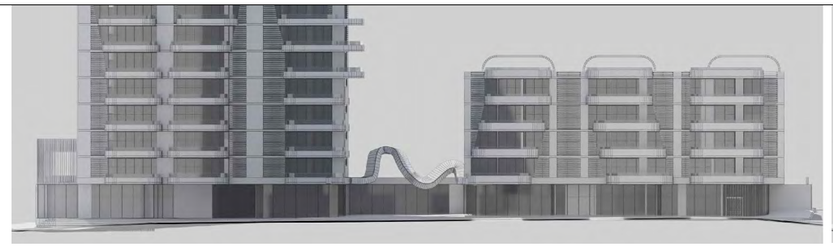
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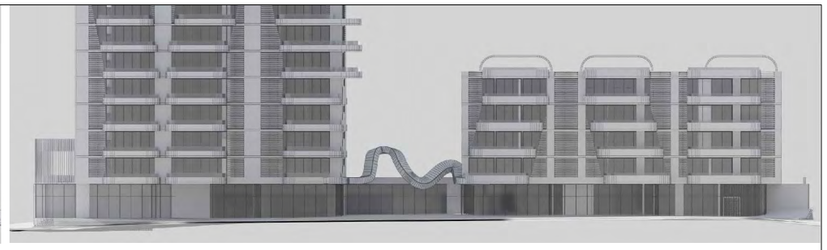
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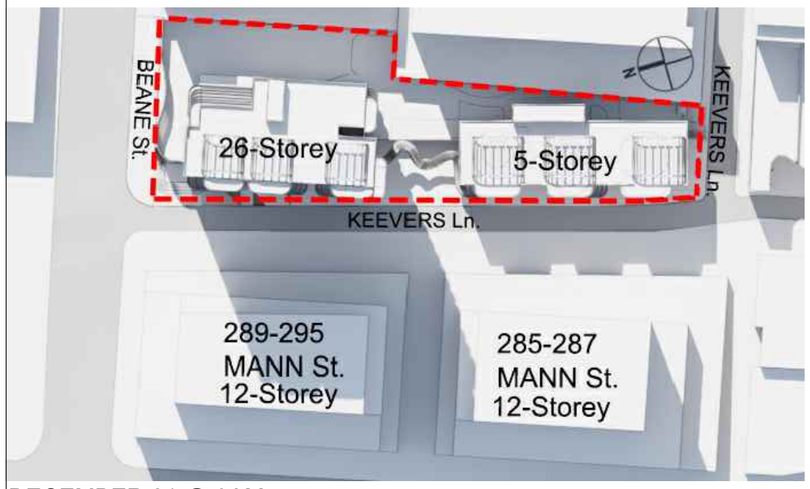
Drawn YW

Drawing status DA SUBMISSION

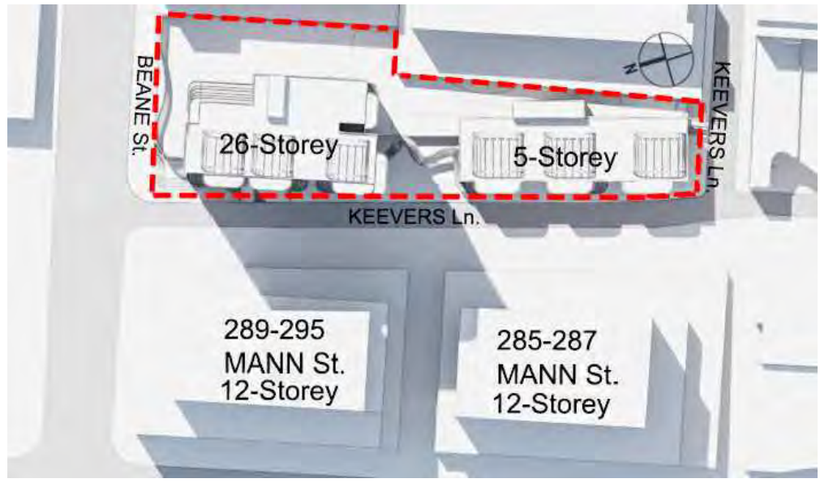




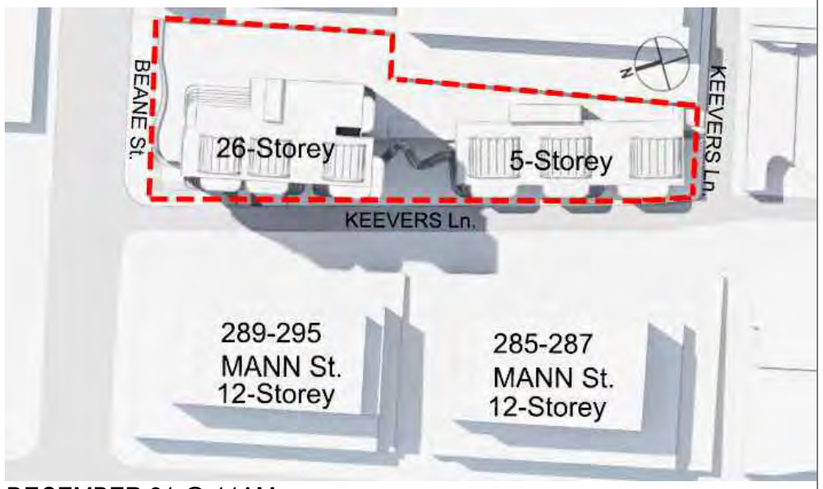




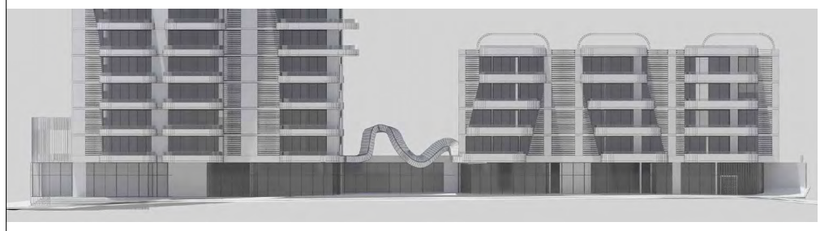
DECEMBER 21 @ 9AM

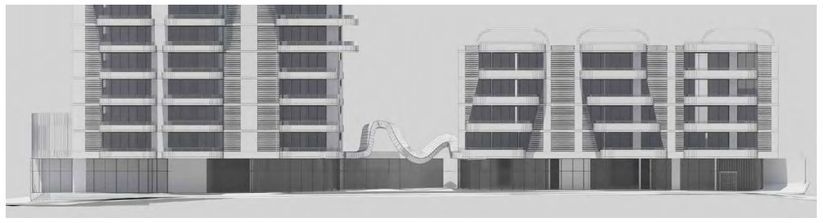


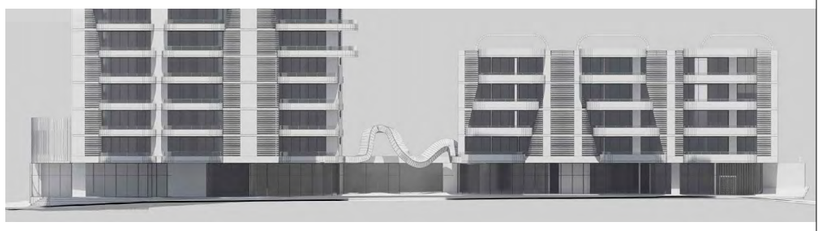
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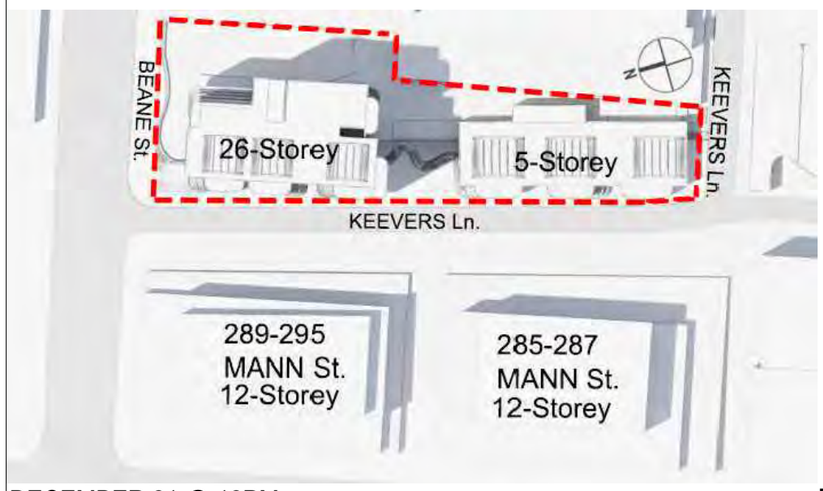


DECEMBER 21 @ 11AM

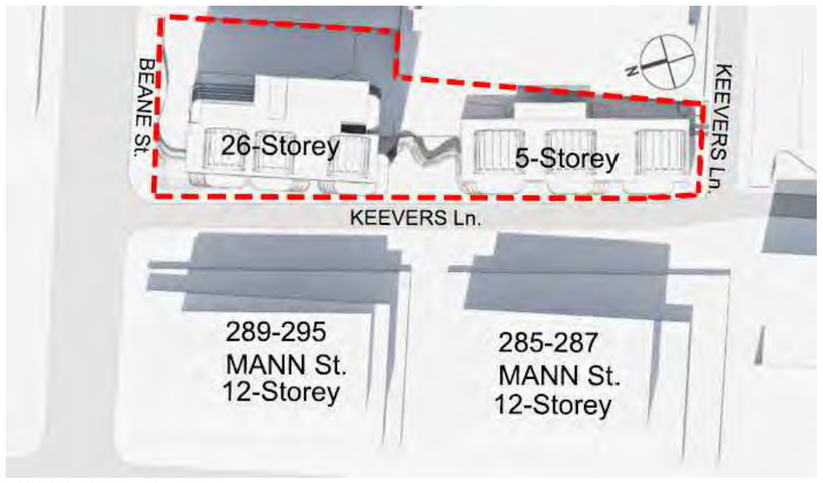




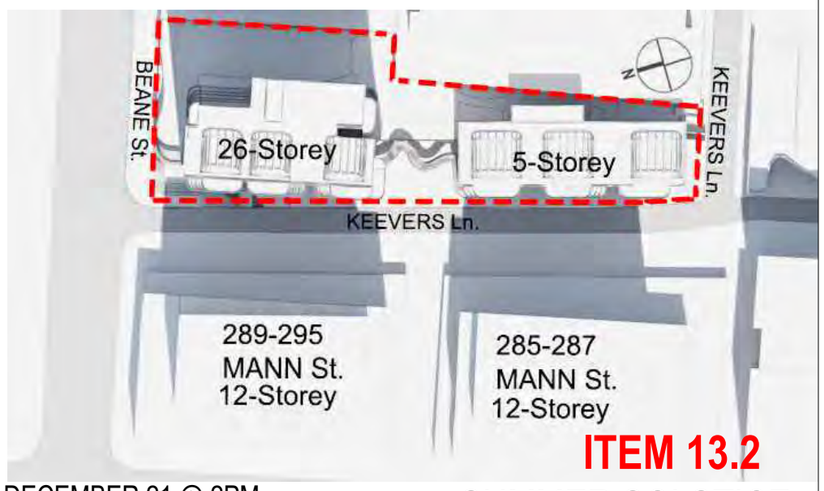




DECEMBER 21 @ 12PM



DECEMBER @ 1PM



DECEMBER 21 @ 2PM

ITEM 13.2

SUMMER SOLSTICE

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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E	DA LODGED	YW	08/2025

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Plot Style

TONDH_A4_BW.ctb @ CADIS

Notes

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DRAWING LABEL

LANEWAY SOLAR AMENITY - SUMMER

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-17 Young Street
Sydney NSW 2000
T (02) 9966 3333
F (02) 9966 3310
tonyowenptnrs.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

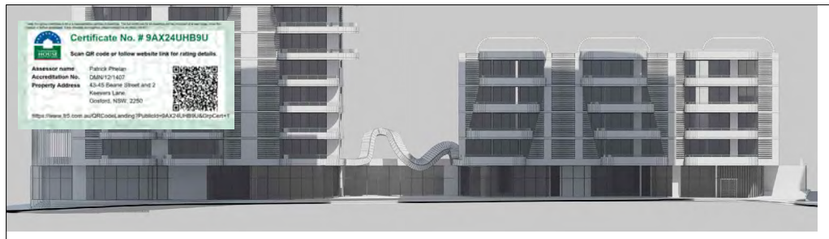
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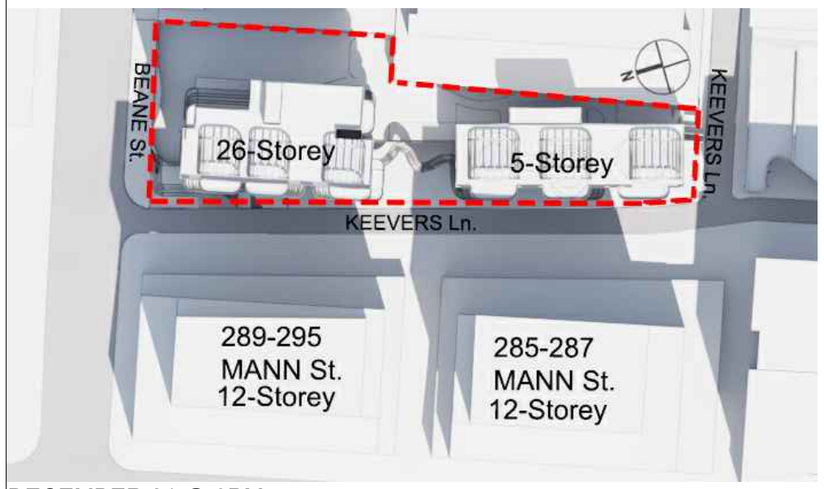
LANEWAY SOLAR AMENITY-SUMMER

Project no. 1081 Drawing no. A173

Drawn YW

Drawing status DA SUBMISSION





DECEMBER 21 @ 3PM

ITEM 13.2

SUMMER SOLSTICE

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

TONDM_A4_BW.ctb @ CA255

Notes

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DRAWING LABEL

LANEWAY SOLAR AMENITY - SUMMER

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
level 2
79 Victoria Road
PYMBLE NSW 2073
T (02) 9988 2900
F (02) 9988 2911
E info@tonyowen.com.au

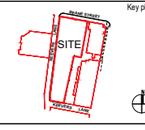
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

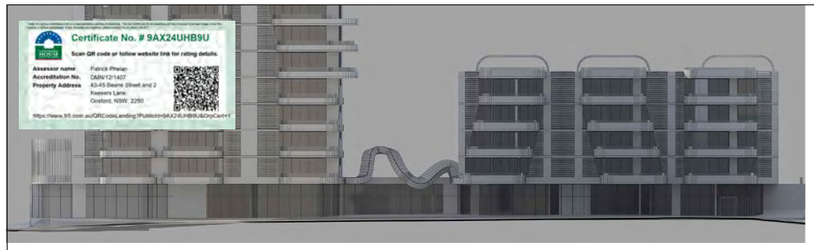
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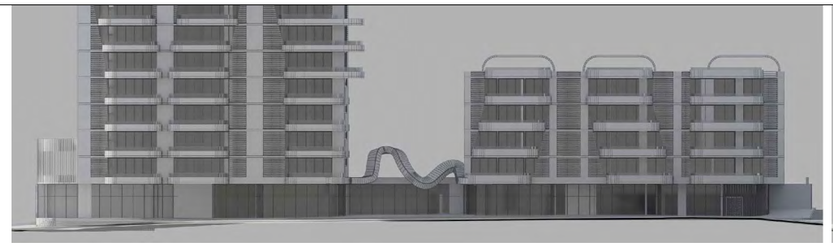
LANEWAY SOLAR AMENITY-SUMMER

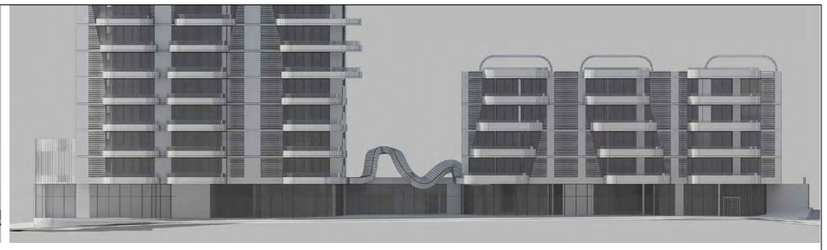
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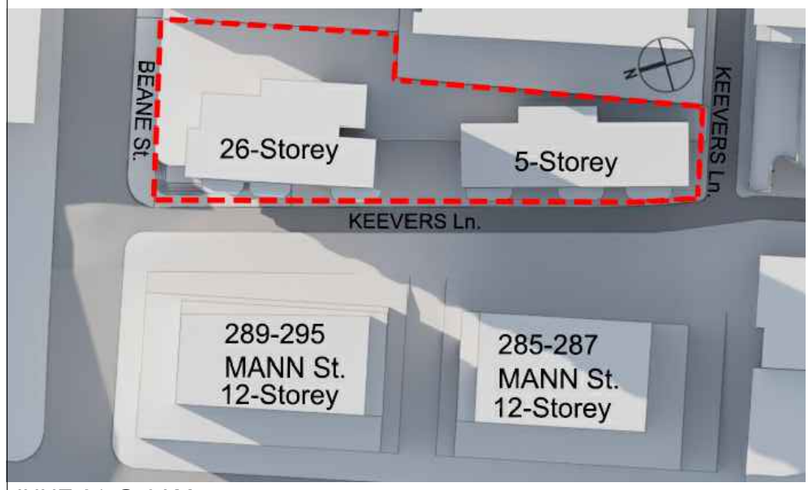
Drawn YW

Drawing status DA SUBMISSION

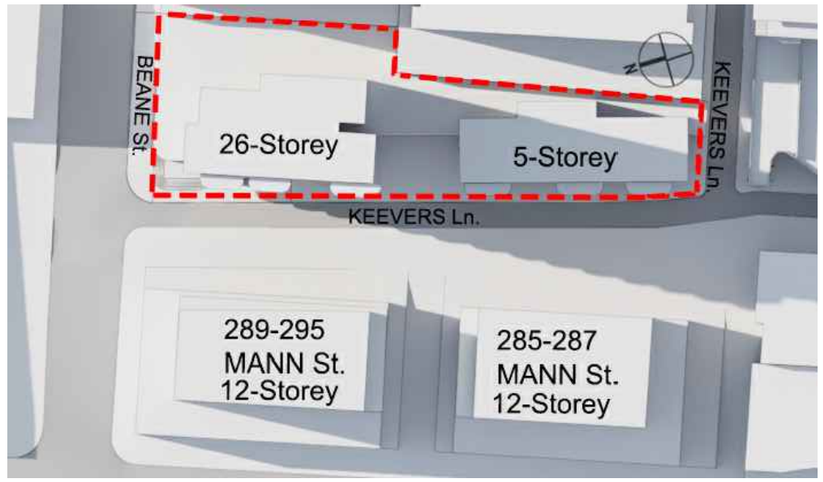




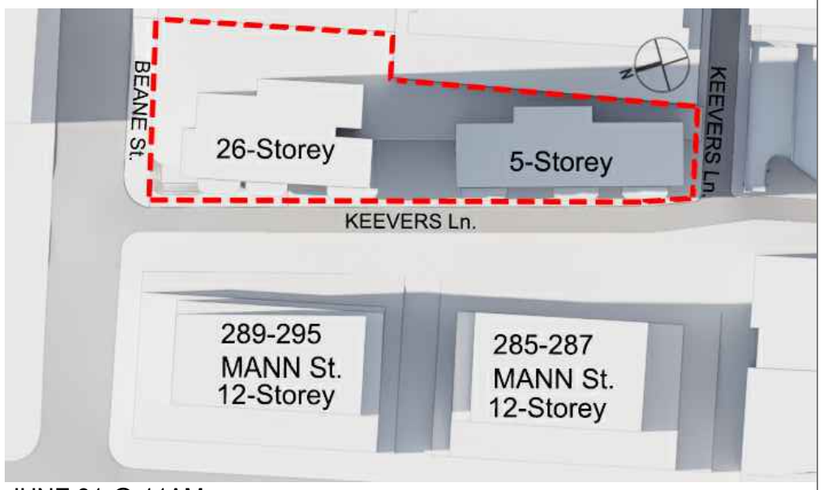




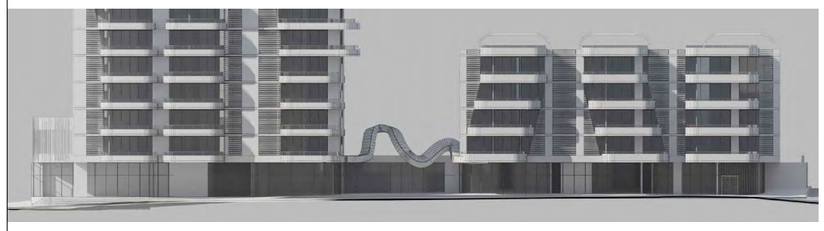
JUNE 21 @ 9AM

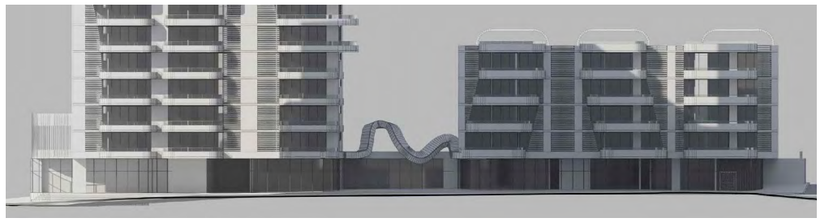


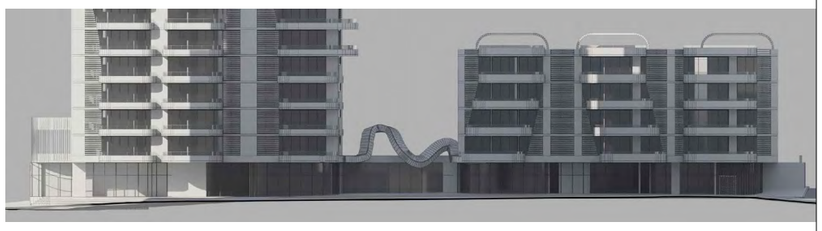
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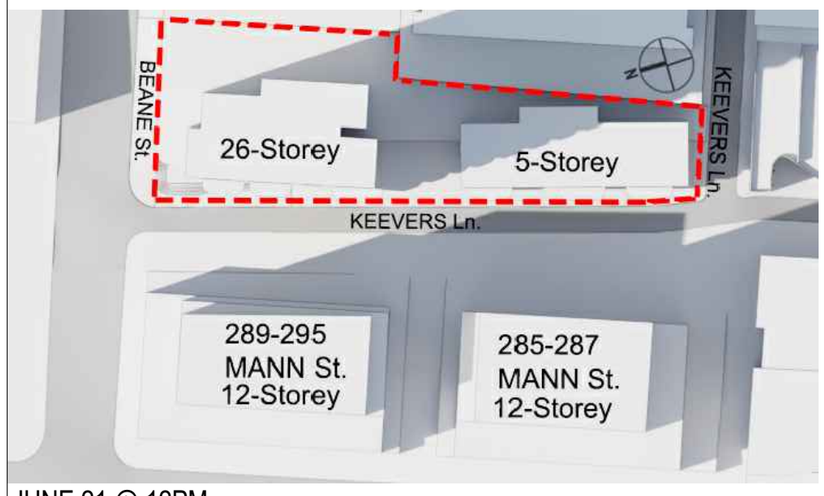


JUNE 21 @ 11AM

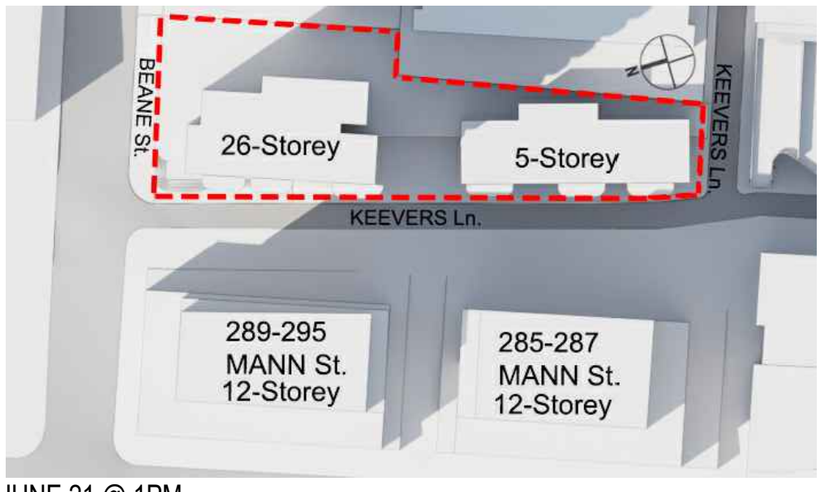




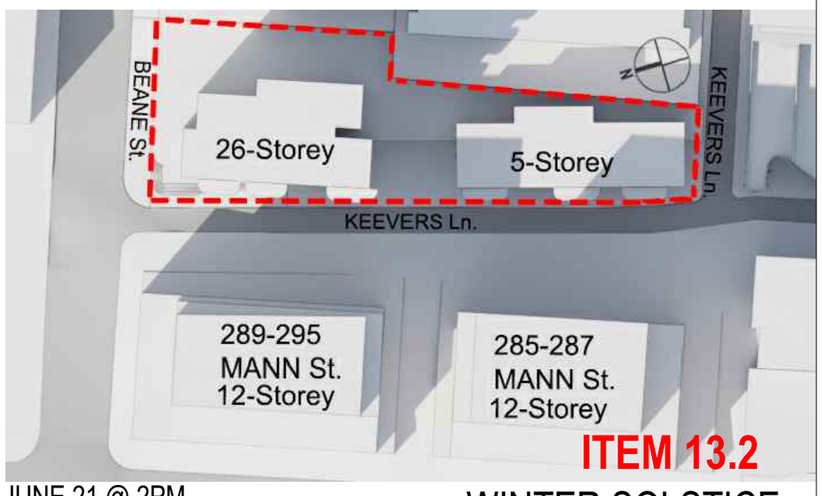




JUNE 21 @ 12PM



JUNE 21 @ 1PM



JUNE 21 @ 2PM

ITEM 13.2

WINTER SOLSTICE

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

Disclaimer

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

Plot Style

TONDH_A4_BW.ctb @ CA035

Notes

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Legend

DRAWING LABEL

LANEWAY SOLAR AMENITY - WINTER

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-19 Bent Street
Chatswood NSW 2067
T (02) 9904 2522
F (02) 9904 3010
tonyowenptnrs.com.au

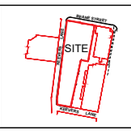
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

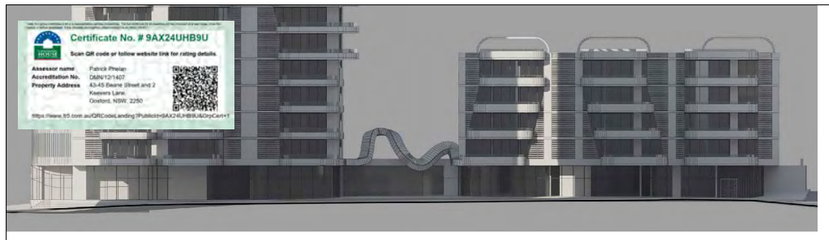
Project address

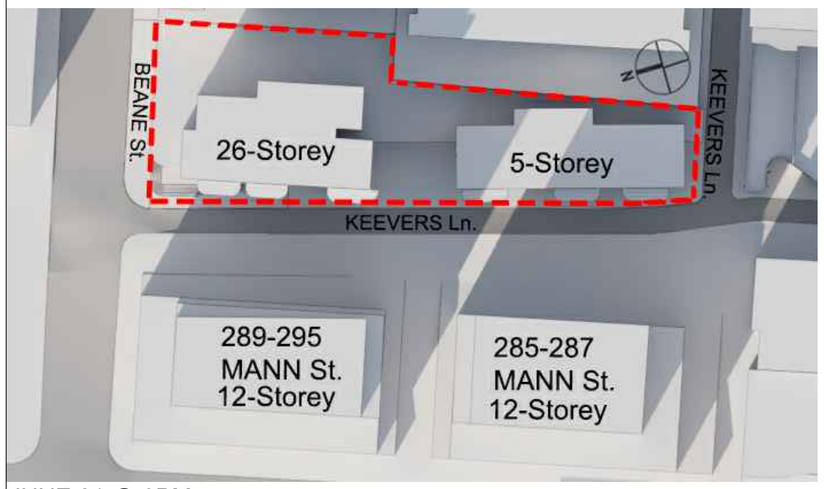
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan



Scale	Date JUNE 2025
Drawing title	LANEWAY SOLAR AMENITY-WINTER
Project no. 1081	Drawing no. A175
Drawn YW	
Drawing status	DA SUBMISSION





JUNE 21 @ 3PM

ITEM 13.2

WINTER SOLSTICE

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

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

Plot Style

TONDY_A4_BW.ctb @ CA255

Notes

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Legend

DRAWING LABEL

LANEWAY SOLAR AMENITY - WINTER

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs

Level 2
79 Victoria Road
PYMBLE NSW 2073
T (02) 9988 2900
F (02) 9988 2915
E tony@tonyowen.com.au

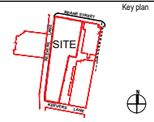
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

LANEWAY SOLAR AMENITY-WINTER

Project no. 1081 Drawing no. A176

Drawn YW

Drawing status DA SUBMISSION



Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublishId=9AX24UHB9U&CropCert=T

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

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

Plot Style

TONEK_A1_BW.ctb @ CA036

Notes

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Legend

DRAWING LABEL

LANEWAY PERSPECTIVES

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 3
14 Deane Street
Chatswood, NSW, 2067
T (02) 9906 3855
F (02) 9906 3676
E info@tonyowen.com.au

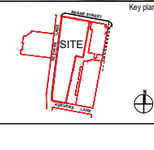
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

LANEWAY PERSPECTIVE

Project no. 1081

Drawing no. A191

Drawn YW

Drawing status DA SUBMISSION



Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

TONDH_A1.ctb on @ CA3S6

Notes

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Legend

DRAWING LABEL

PERSPECTIVE 2

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Unit 4
19-21 Dunn Street
Gosford NSW 2250
P (02) 4322 3855
F (02) 4322 3866
E tony@owen.com.au

Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

PERSPECTIVE 2

Project no. 1081 Drawing no. A191

Drawn YW

Drawing status DA SUBMISSION



Certificate No. # 9AX24UHB9U

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 43-45 Beane Street and 2 Keevers Lane, Gosford, NSW, 2250

https://www.95.com.au/QRCodeLanding?PublicId=9AX24UHB9U&CrpCalcV1

Rev.	Description	By	Date
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Plot Style

TONDM_A4_BW.ctb @ CAD35

Notes

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DRAWING LABEL

PERSPECTIVE 3

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 2
15-17 A'Beckett Street
Chippendale NSW 2008
T (02) 9698 2052
F (02) 9699 3910
tonyowenptnrs.com.au

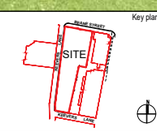
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

PERSPECTIVE 3

Project no. 1081 Drawing no. A192

Drawn YW

Drawing status DA SUBMISSION



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

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Plot Style

TONIN_A1_BW.ctb @ CA095

Notes

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DRAWING LABEL

PERSPECTIVE 3

Client

MING TIAN REAL PROPERTY PTY LTD

Architects

tony owen ptnrs
Level 1
15-16 Dawn Street
Blakehurst NSW 2221
(02) 9546 9572
admin@tonyowen.com.au

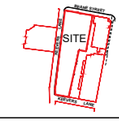
Project

BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address

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

Key plan



Scale

Date JUNE 2025

Drawing title

PERSPECTIVE 3

Project no. 1081 Drawing no. A193

Drawn YW

Drawing status DA SUBMISSION



ITEM 2.4 / ITEM 4 / ITEM 7

Revised perspective showing potential future adjoining development shows improved public environment.

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
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Plot Style

TONDH_A4_BW.ctb @ CA095

Notes

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Legend

DRAWING LABEL

LANE PERSPECTIVE

Client

MING TIAN REAL PROPERTY PTY LTD

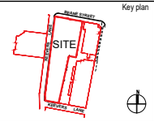
Architects

tony owen ptnrs
Level 2
154-158 Clarence Street
Sydney NSW 2000
T (02) 9966 3900
F (02) 9966 3911
E info@tonyowen.com.au

Project: BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

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

Key plan



Scale

Date JUNE 2025

Drawing title: PERSPECTIVES

Project no. 1081 Drawing no. A172

Drawn YW

Drawing status DA SUBMISSION