

GENERAL NOTES:

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LEGEND:

AW AWNING
 AH ACCESS HATCH
 AC A/C CONDENSER UNITS
 FH FIRE HYDRANT
 FHR FIRE HOSE REEL
 FS FIRE STAIRS
 GC GARBAGE CHUTE
 HW HIGHLIGHT WINDOW
 MV MECHANICAL RISER TO FUTURE DETAIL
 MB MAILBOX TO FUTURE DETAIL
 R 240L RECYCLING BIN
 SK SKYLIGHT
 ST STORAGE
 HWU HOT WATER UNITS

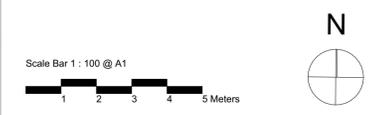
MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
 LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
 AW AWNING (TO FUTURE DETAIL)
 CONC CONCRETE
 FB FACE BRICK
 GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
 MB METAL BALLUSTRADE
 MC METAL CLADDING
 FCE METAL FENCING (TO FUTURE SELECTION)
 PC COMPOSITE PANEL CLADDING
 Psk PRIVACY SCREEN (TO FUTURE SELECTION)
 PTX PAINT FINISH TYPE X
 RD ROLLER DOOR
 RP RIVER PEBBLES
 RW RENDERED FINISH/SELECTED PAINT FINISH
 TC TIMBER CLADDING
 VB EXTERNAL VENETIAN BLINDS

LEGEND:

TO BE DEMOLISHED
 TREES TO BE REMOVED

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

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 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljovic - NSW 7768

pbd architects

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
 54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Demolition Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100@A1	DRAWING NO: DA002	ISSUE: A
PROJECT NO: 2311		



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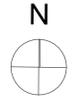
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A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
RE.STREET

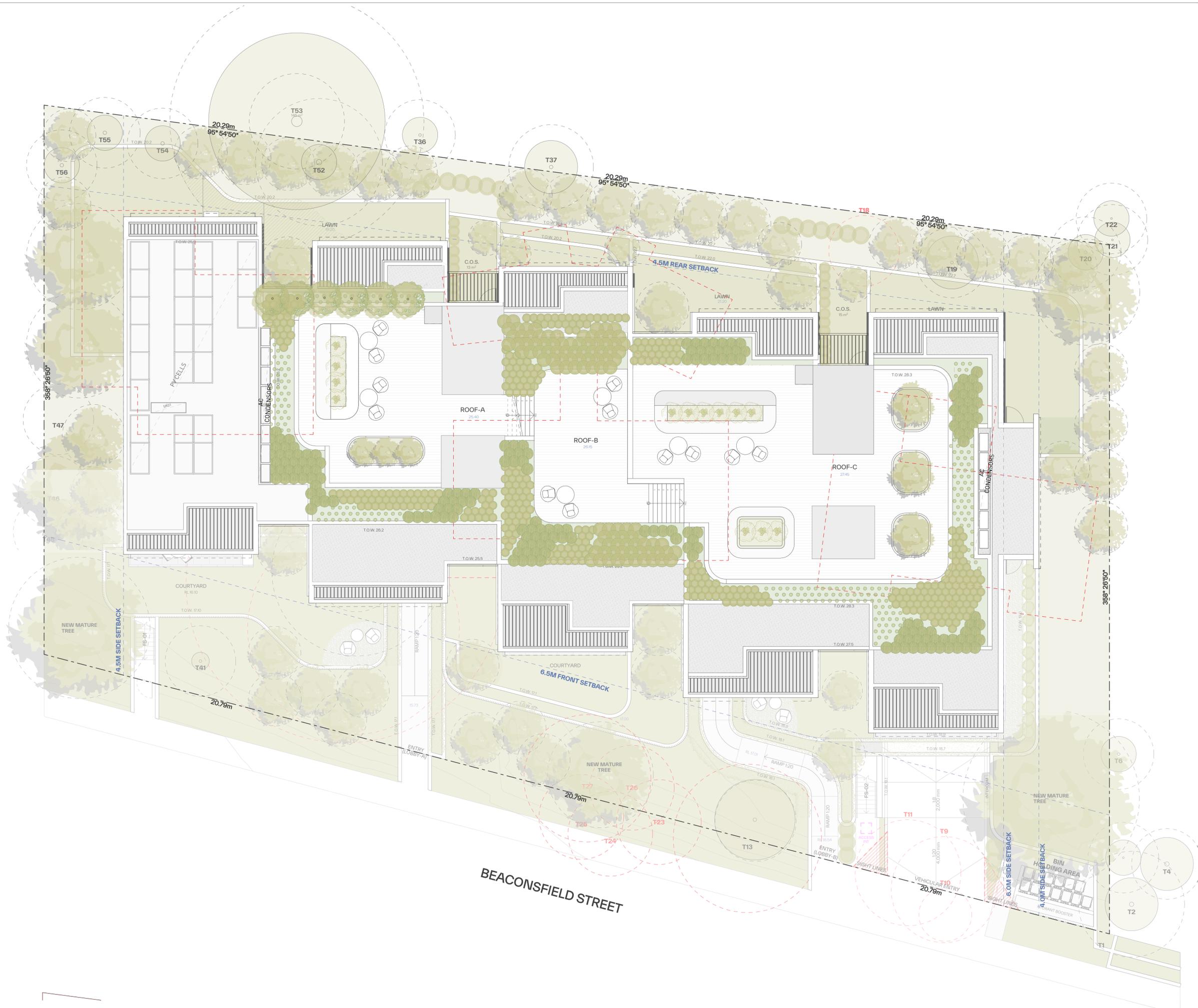
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W - pbarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljevic: NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Site Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:200 @ A1	DRAWING NO: DA003	ISSUE: A
PROJECT NO: 2311		



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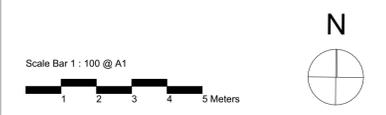
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A	28/11/2023	DEVELOPMENT APPLICATION



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ABN 36 147 035 550
Notified Architect:
Paul Buljovic - NSW 7768

pbd architects

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Site Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100@A1	DRAWING NO: DA004	ISSUE: A
PROJECT NO: 2311		



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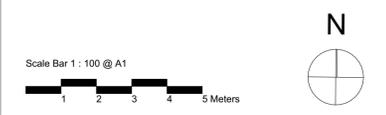
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Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



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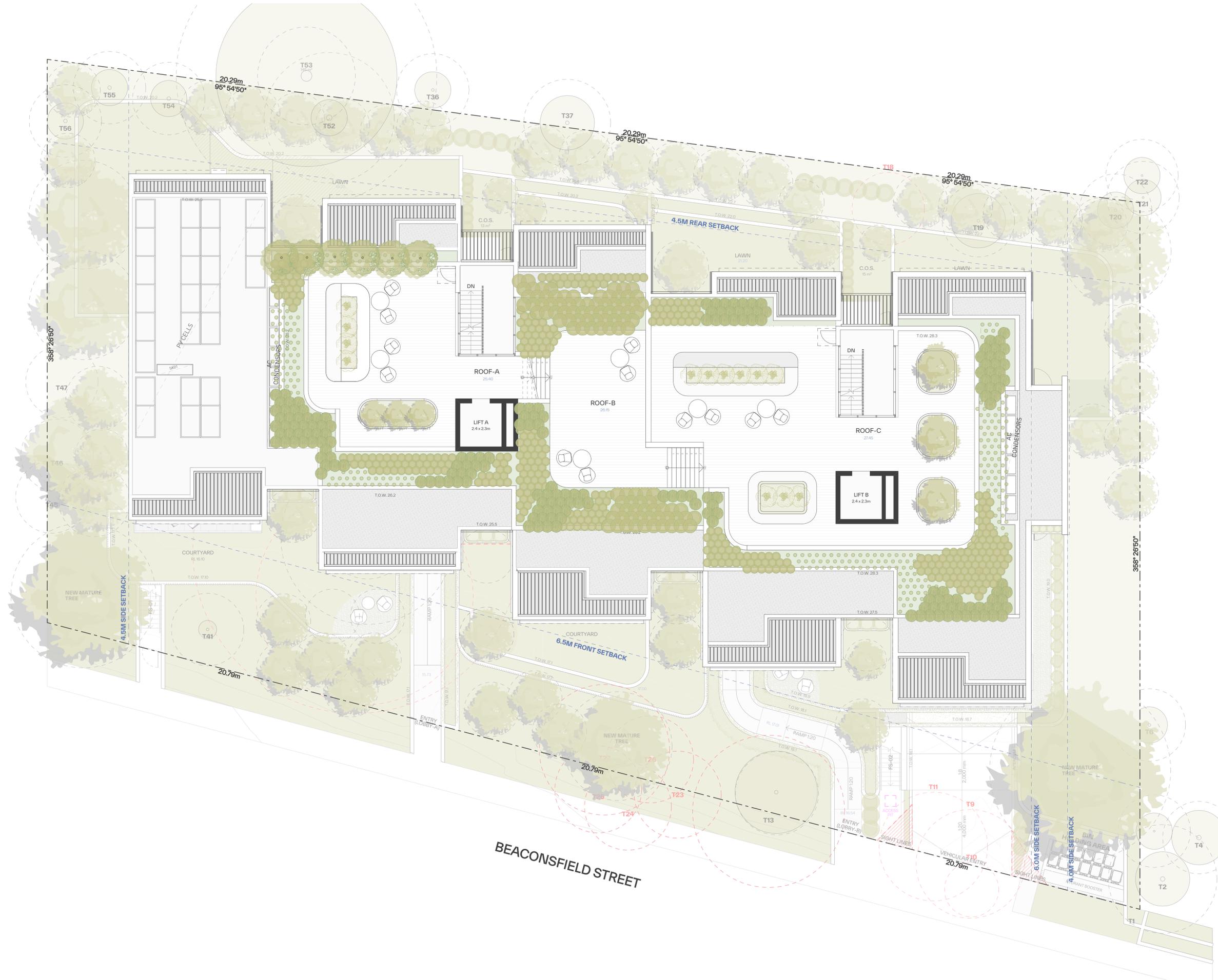
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ABN 36 147 035 550
Notified Architect:
Paul Buljevic - NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
First Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: A
PROJECT NO: 2311		



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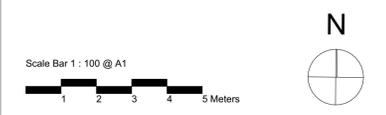
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A	28/11/2023	DEVELOPMENT APPLICATION



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 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljevic - NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Roof Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: A
PROJECT NO: 2311		

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South Elevation

1:100

3



West Elevation

1:100

4

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

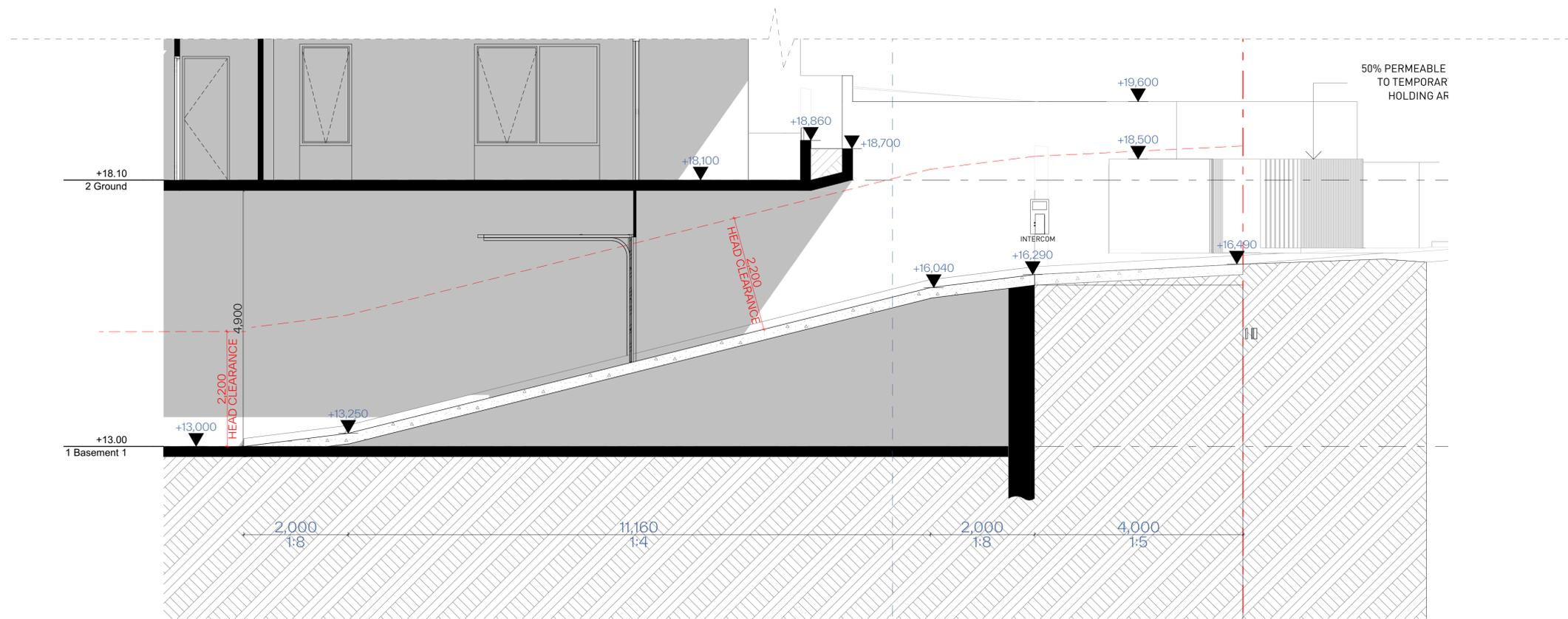
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Paul Buljevic - NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100@A1	DRAWING NO: DA200	ISSUE: A
PROJECT NO: 2311		



1

Driveway Section

1:50

GENERAL NOTES:

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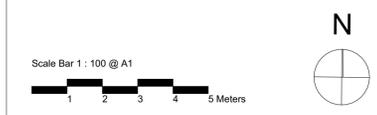
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Issue	Date	Description
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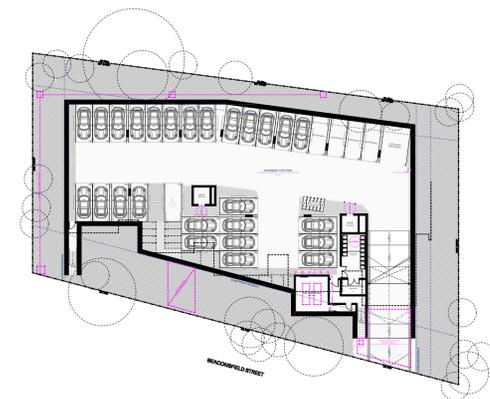
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 Notarised Architect:
 Paul Buljevic, NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Driveway Section

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:50, 1:500@A1	DRAWING NO: DA302	ISSUE: A
PROJECT NO: 2311		



2

Basement Plan

1:500



AFG
ALUMINIUM FRAME GLAZING - WHITE



GR
GRAVEL BALLASTED ROOF



MB2
GLASS BALUSTRADE



CONC
NATURAL OFF-FORM CONCRETE



MC
METAL VERTICAL BATTENS POWDERCOATED WHITE OR EQUIVALENT



MR
METAL PERGOLA STRUCTURE (ABOVE SECOND FLOOR BALCONIES)



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PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Schedule of Colours and Materials

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: NTS	DRAWING NO: DA400	ISSUE: A
PROJECT NO: 2311		



MB1
METAL FENCE/ BALUSTRADE
LIGHT BRONZE FINISH (GROUND FLOOR TERRACE)



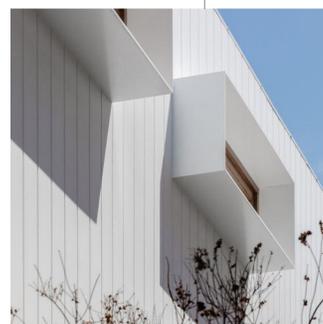
ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/
TERRACE)



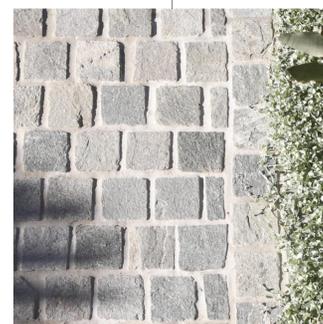
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



ST1
NATURAL STONE CLADDING
ECO-OUTDOOR CANYONFELL OR EQUIVALENT



WB
WEATHERBOARD CLADDING
JAMES HARDIE AXON OR EQUIVALENT



ST4
COBBLESTONE PAVERS (DRIVEWAY)
ECO OUTDOOR ENDICOTT OR EQUIVALENT



GENERAL NOTES:

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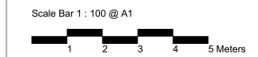
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
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- PTX PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd



P - 02 9698 8140
 E - info@pbdarchitects.com.au
 W - pbdarchitects.com.au
 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Registered Architect:
 Paul Buljevic, NSW 7768

**pbd
architects**

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
 54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Photomontage

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: NTS	DRAWING NO: DA410	ISSUE: A
PROJECT NO: 2311		



GENERAL NOTES:

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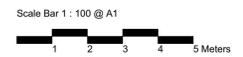
LEGEND:

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Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljevic: NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Photomontage

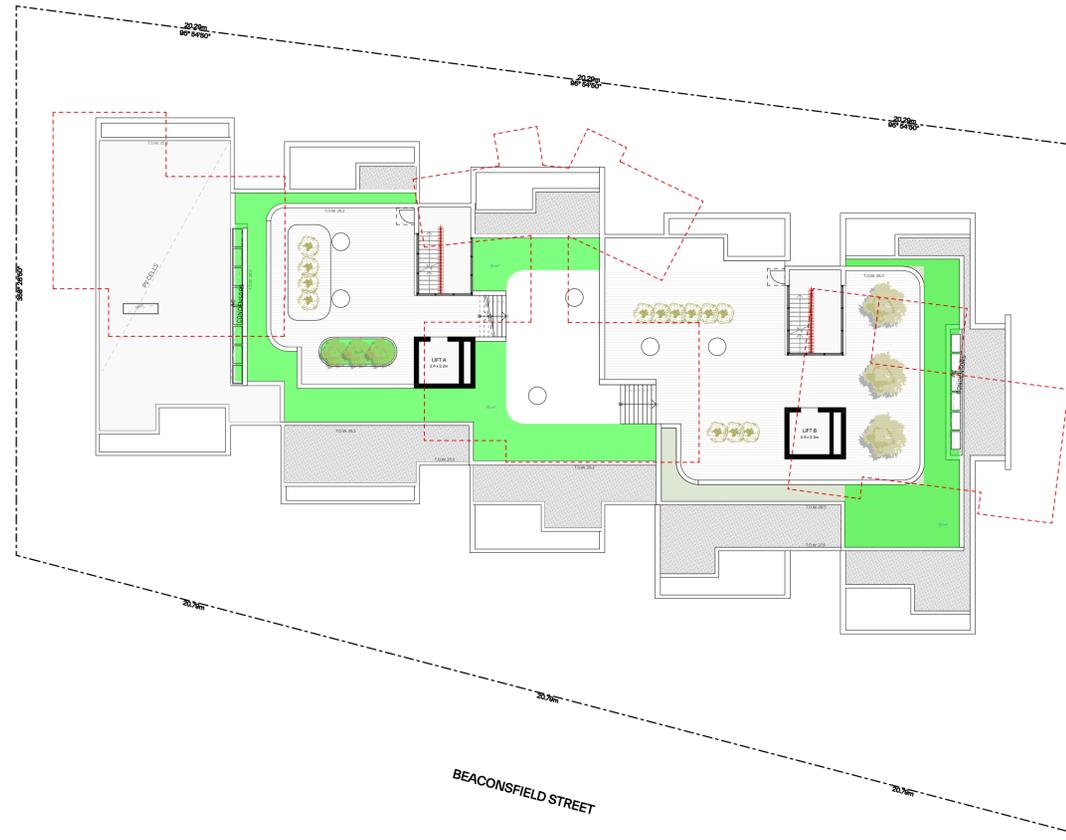
DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: @A1	DRAWING NO: DA411	ISSUE: A
PROJECT NO: 2311		



4

Ground

1:200



5

Roof

1:200

GENERAL NOTES:

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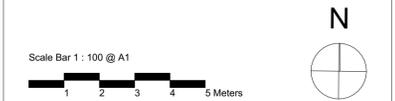
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Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
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 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljevic, NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Landscape Area

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:200, 1:1@A1	DRAWING NO: DA510	ISSUE: A
PROJECT NO: 2311		

PROPERTY DETAILS:
SITE AREA: 2,113.5m²
ZONE: R3 MEDIUM DENSITY RESIDENTIAL

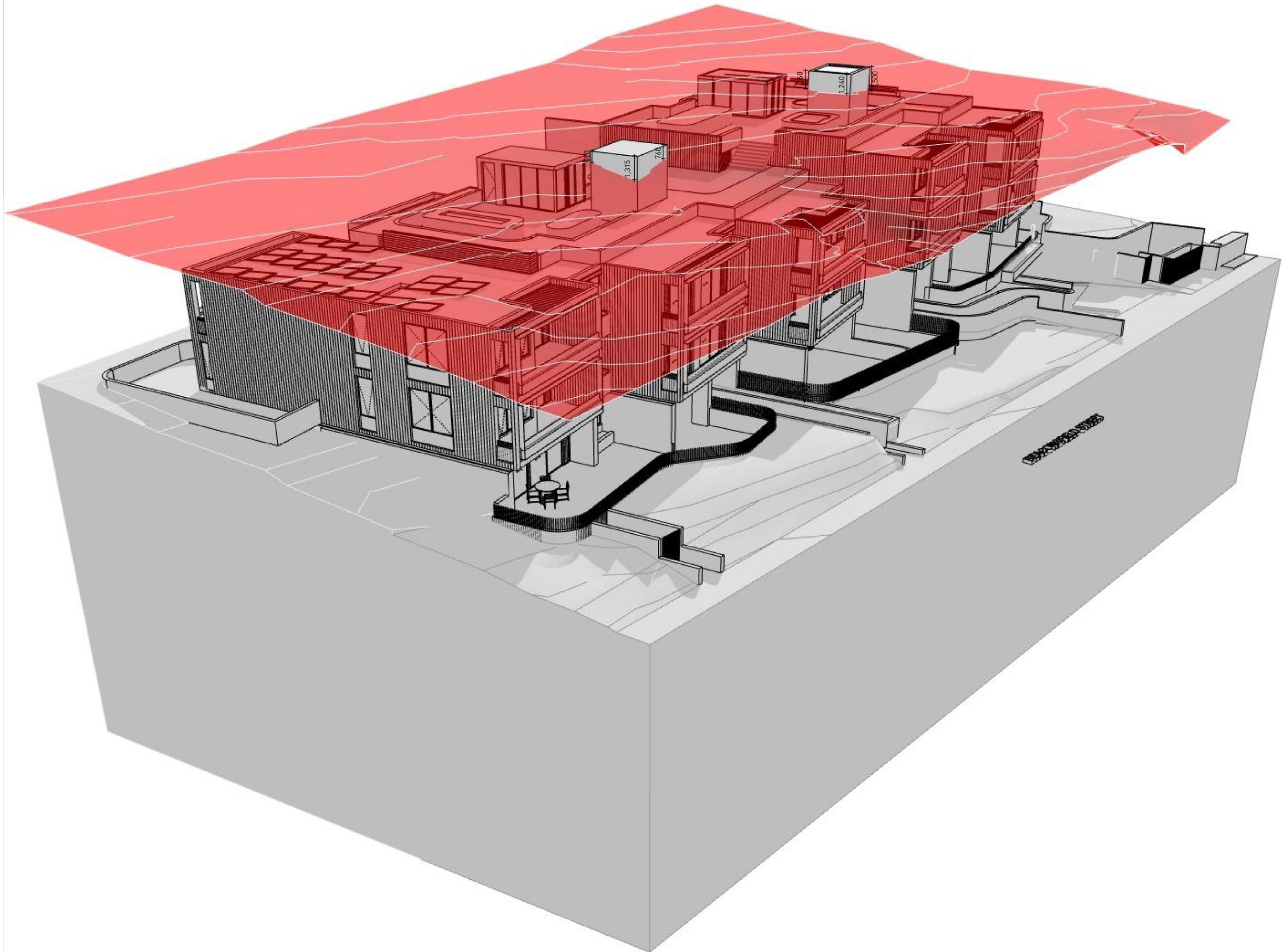
LEGEND:
LANDSCAPED AREA

MIN. LANDSCAPED AREA: 50%
MIN. LANDSCAPED AREA: 1,056.8 m²

PROPOSED LANDSCAPED AREA: 53%
PROPOSED LANDSCAPED AREA: 1,123.3 m²

LANDSCAPED AREA SUMMARY

LEVEL	Area	Roof	Total
First Floor	973.2	150.1	1,123.3 m ²



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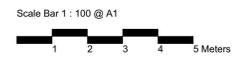
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LEGEND:

- HEIGHT PLANE
- 4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

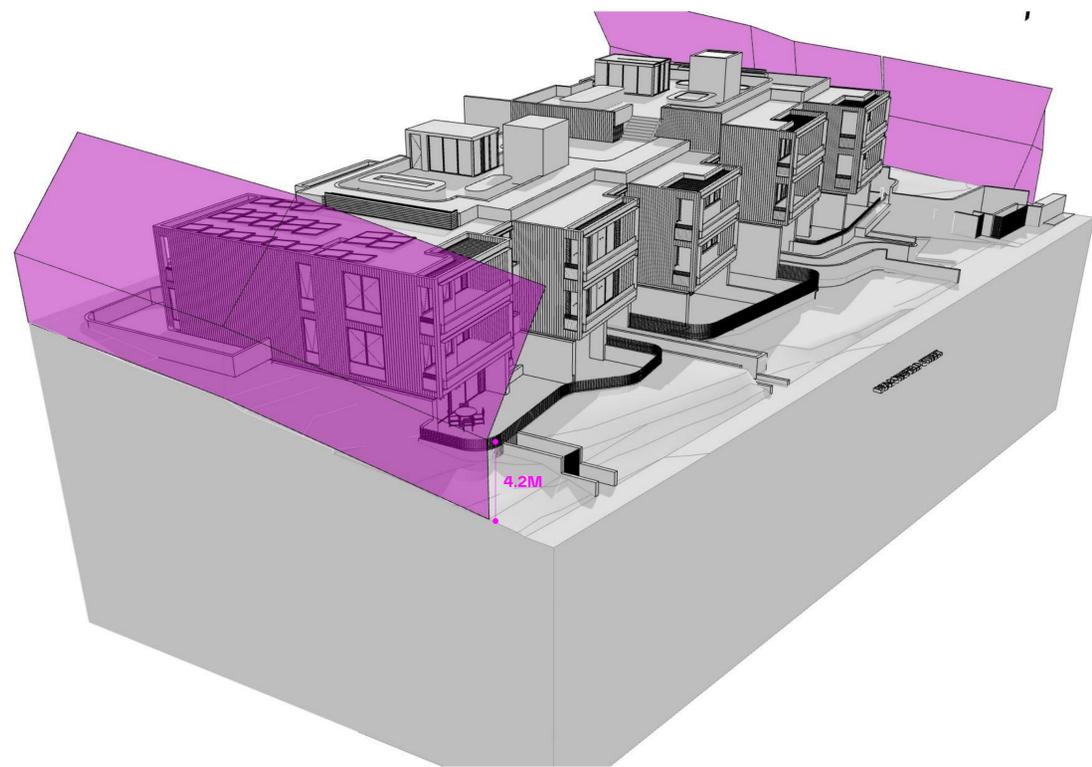
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ABN 36 147 035 550
Registered Architect:
Paul Buljevic, NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Height Limit Diagram

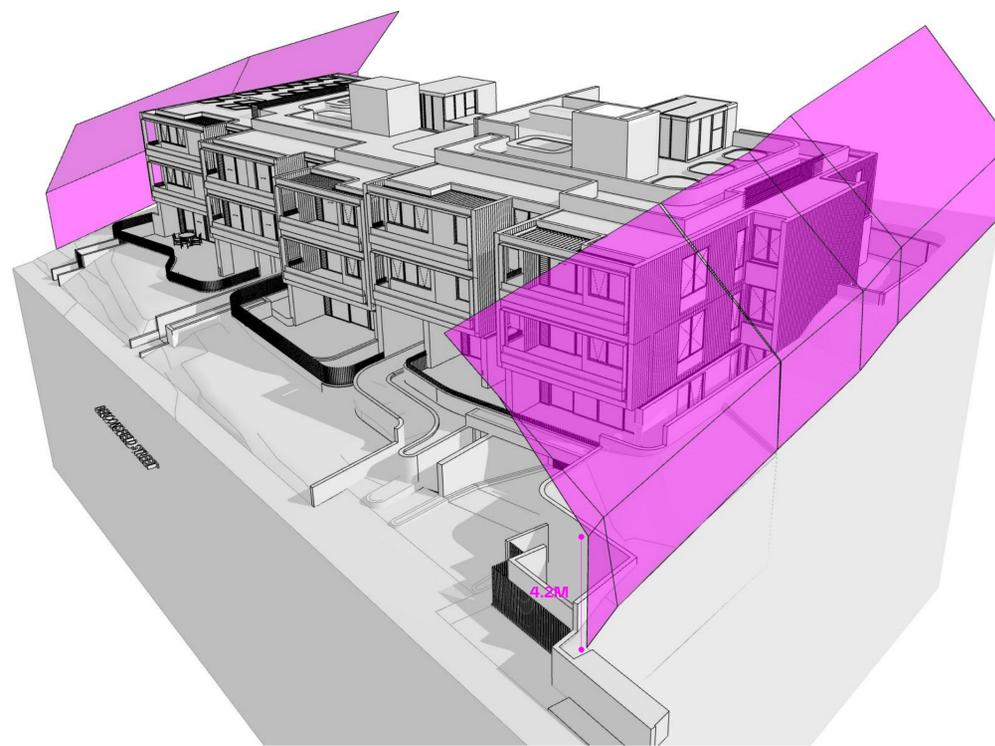
DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: @A1	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 2311		

Height Limit Diagram



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

GENERAL NOTES:

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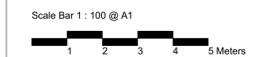
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LEGEND:

- HEIGHT PLANE
- 4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



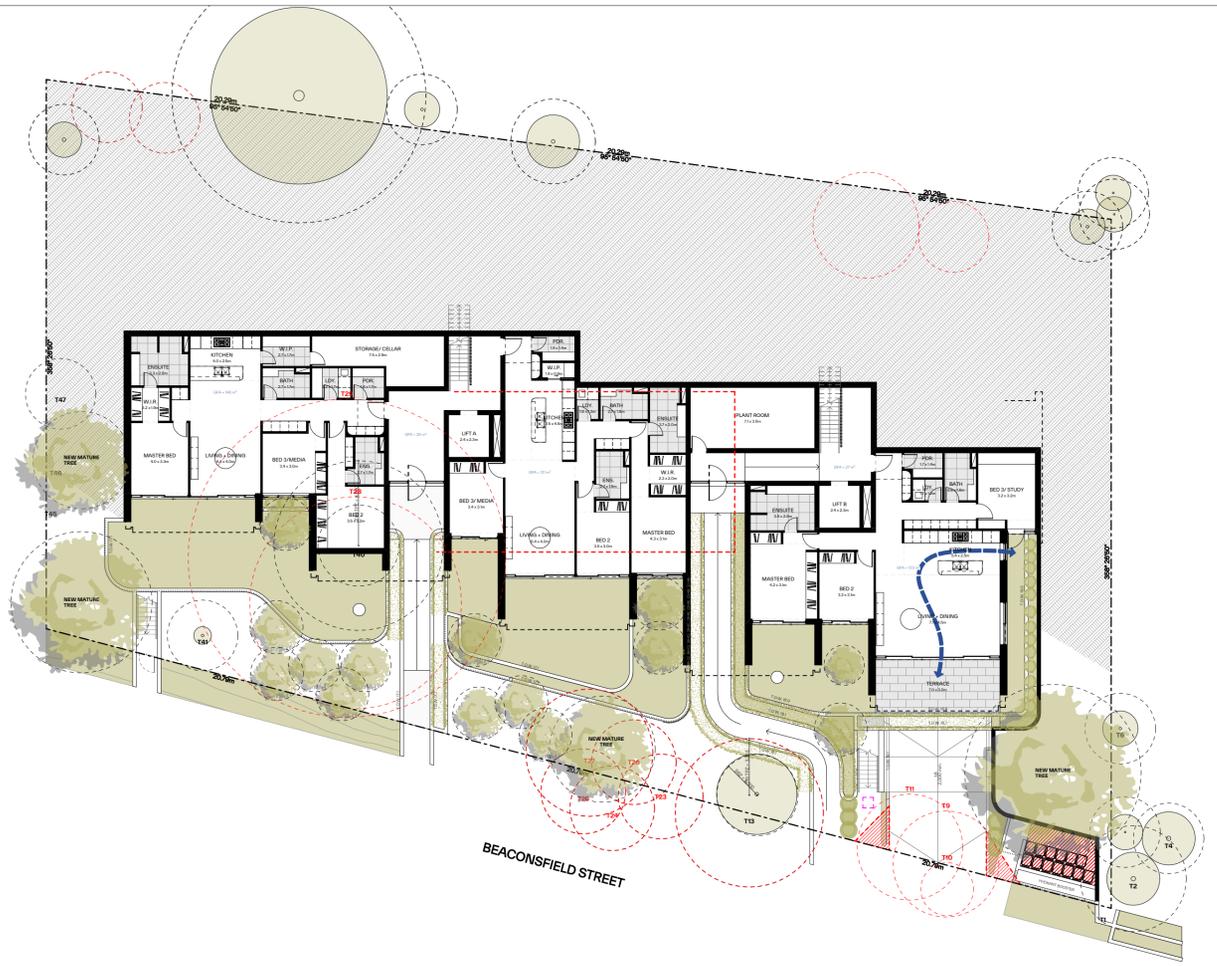
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 Nominated Architect:
 Paul Buljevic, NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
4.2m Height Envelope Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: @A1	DRAWING NO: DA521	ISSUE: A
PROJECT NO: 2311		



Ground

1:200

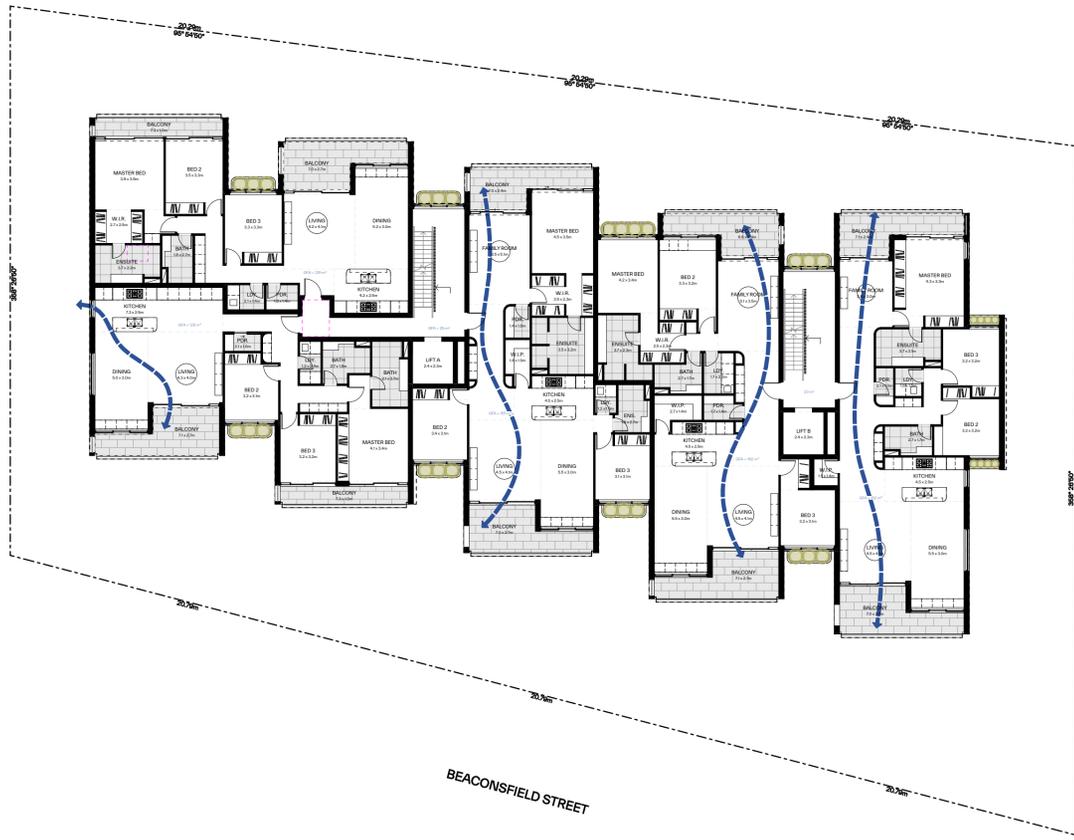


First Floor Plan

1:200

1

2



Second Floor

1:200

3

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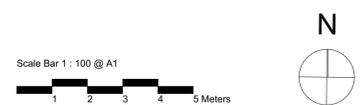
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LEGEND:

- NATURALLY CROSS VENTILATED APARTMENTS

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



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ABN 36 147 035 550
Nominated Architect:
Paul Buljovic - NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Cross Ventilation Diagram

NATURAL VENTILATION CALCULATIONS

APARTMENT DESIGN GUIDE
- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED

TOTAL NUMBER OF APERTMENTS- 13 UNITS
NATURALLY VENTILATED APARTMENTS- 9 UNITS (69%)

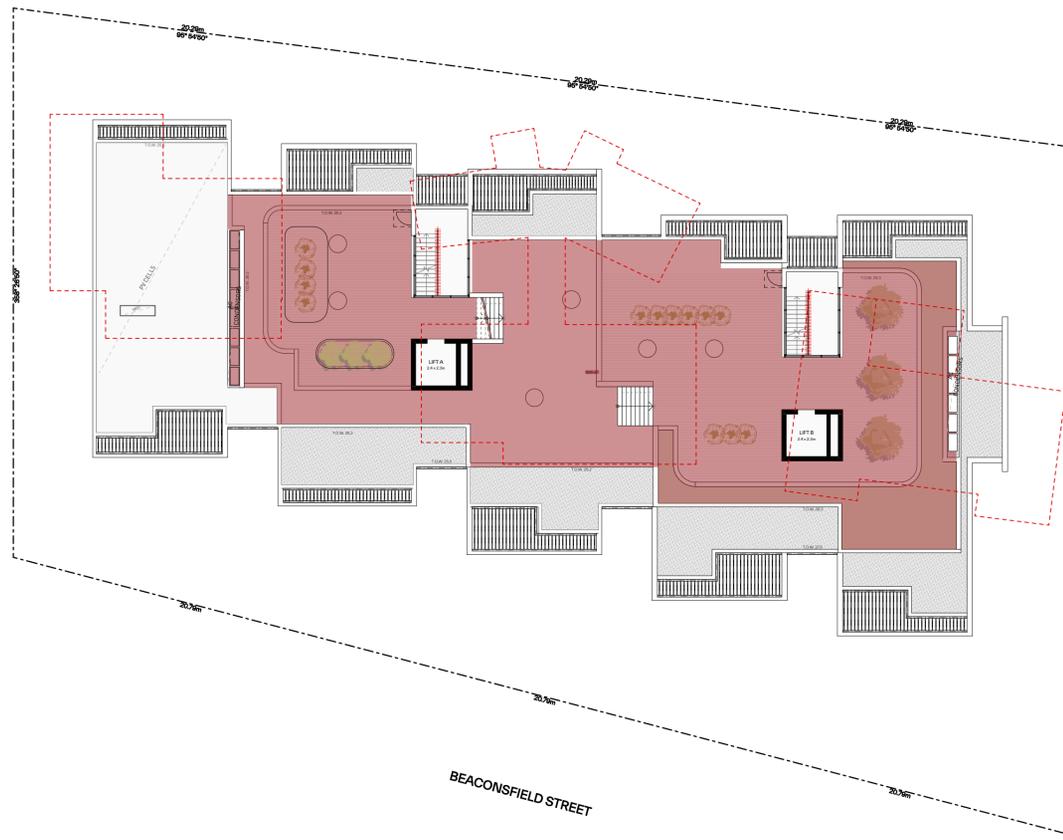
DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:100, 1:200@A1	DRAWING NO: DA530	ISSUE: A
PROJECT NO: 2311		



3

First Floor

1:200



4

Roof

1:200

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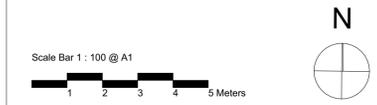
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- VB EXTERNAL VENETIAN BLINDS

- LEGEND:
- COMMUNAL OPEN SPACE
- PROPERTY DETAILS:
 AREA: 2113.50 M2
 ZONE: #Zone
- COMMUNAL OPEN SPACE SUMMARY

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



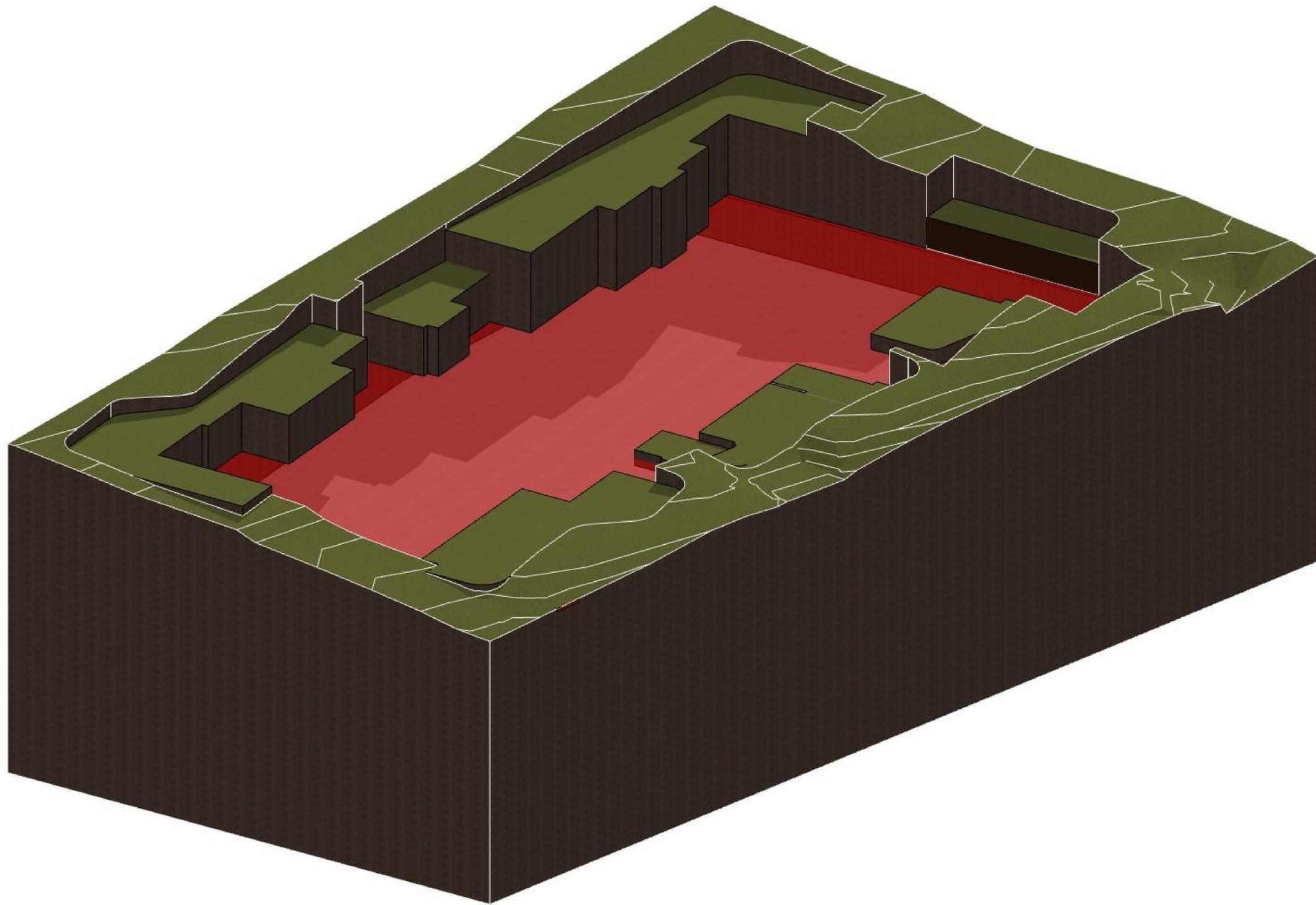
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 Nominated Architect:
 Paul Buljovic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
 54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Communal Open Space

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:200@A1	DRAWING NO: DA541	ISSUE: A
PROJECT NO: 2311		



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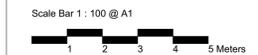
LEGEND:

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Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd



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 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Registered Architect:
 Paul Buljevic, NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Excavation Diagram

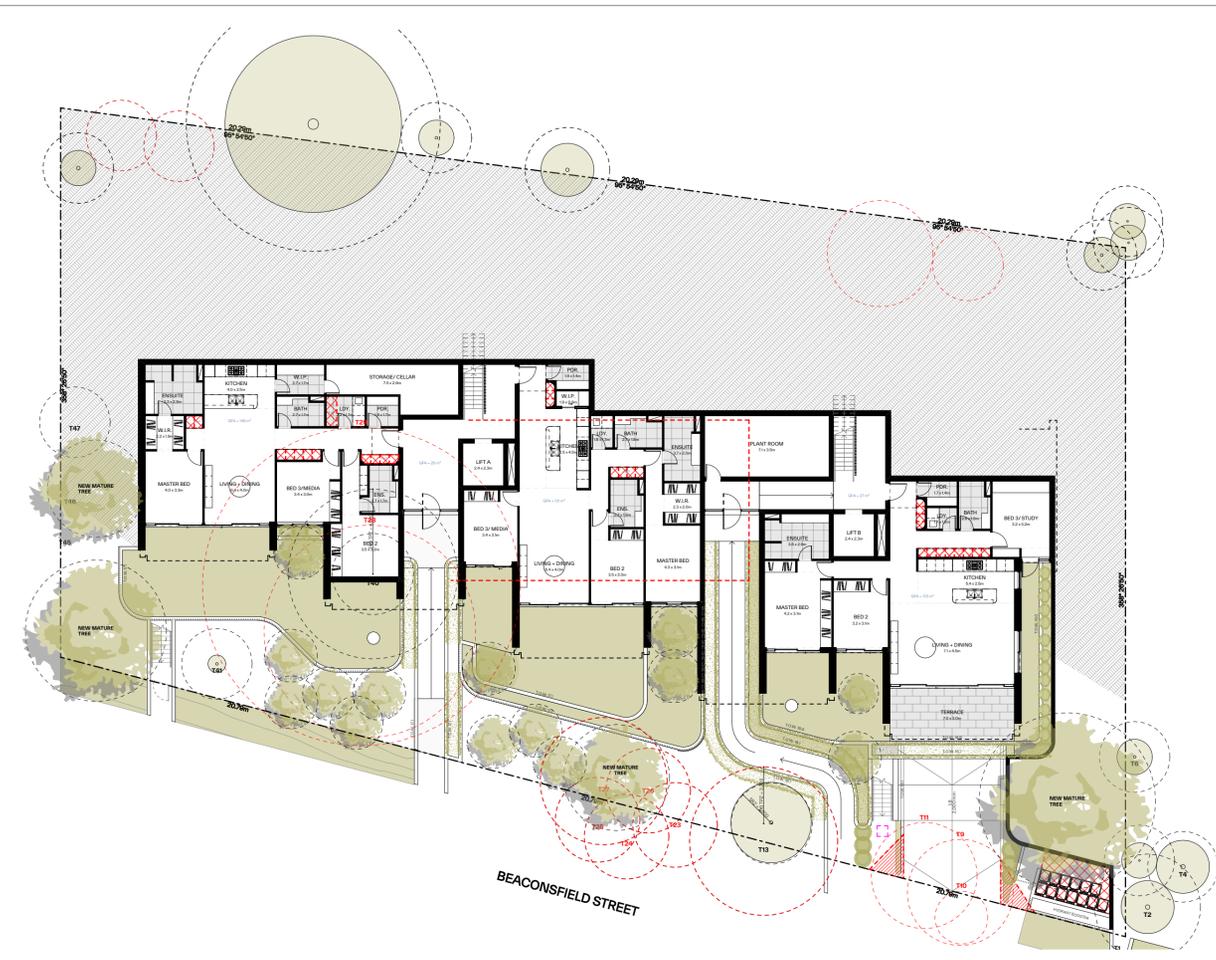
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SCALE: 1:83.33@A1	DRAWING NO: DA550	ISSUE: A
PROJECT NO: 2311		

Site Area: 2113.50 m²
Excavation Area (Volume): 9700.00m³

Excavation Diagram



1 Basement 1 1:200



2 Ground Floor Plan 1:200



3 First Floor 1:200

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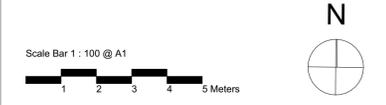
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 Paul Buljovic - NSW 7768

pbd architects

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DRAWING TITLE:
Storage Calculation Diagram

STORAGE - ADG REQUIREMENTS

1 BEDROOM	6m ³
2 BEDROOM	8m ³
3 BEDROOM	10m ³

At least 50% of the required storage is to be located within the apartment



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SCALE: 1:200@A1	DRAWING NO: DA560	ISSUE: A
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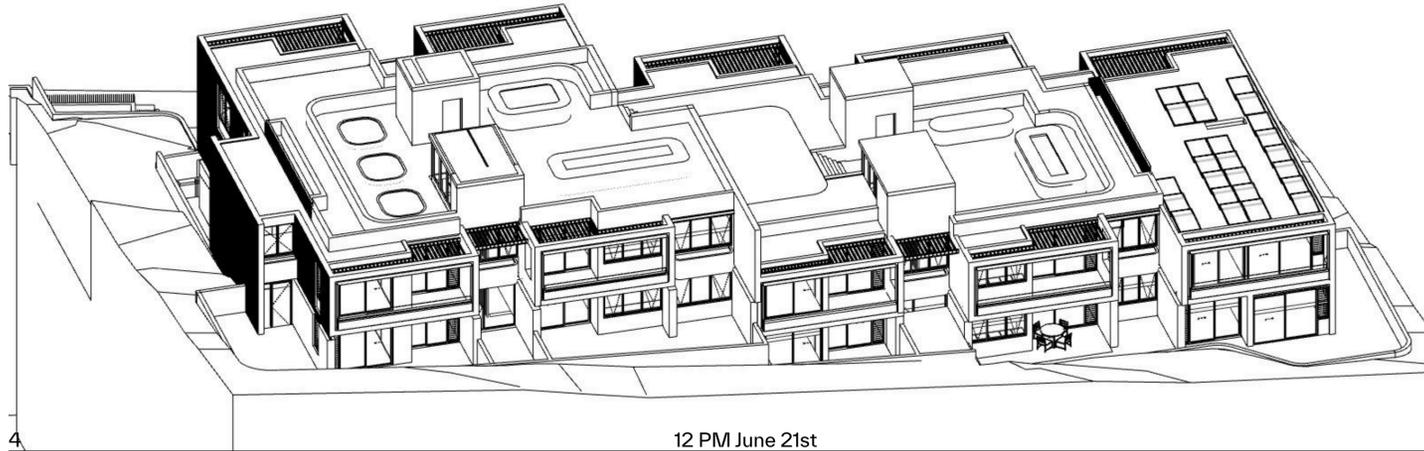
9 AM June 21st



10 AM June 21st



11 AM June 21st



12 PM June 21st

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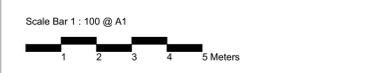
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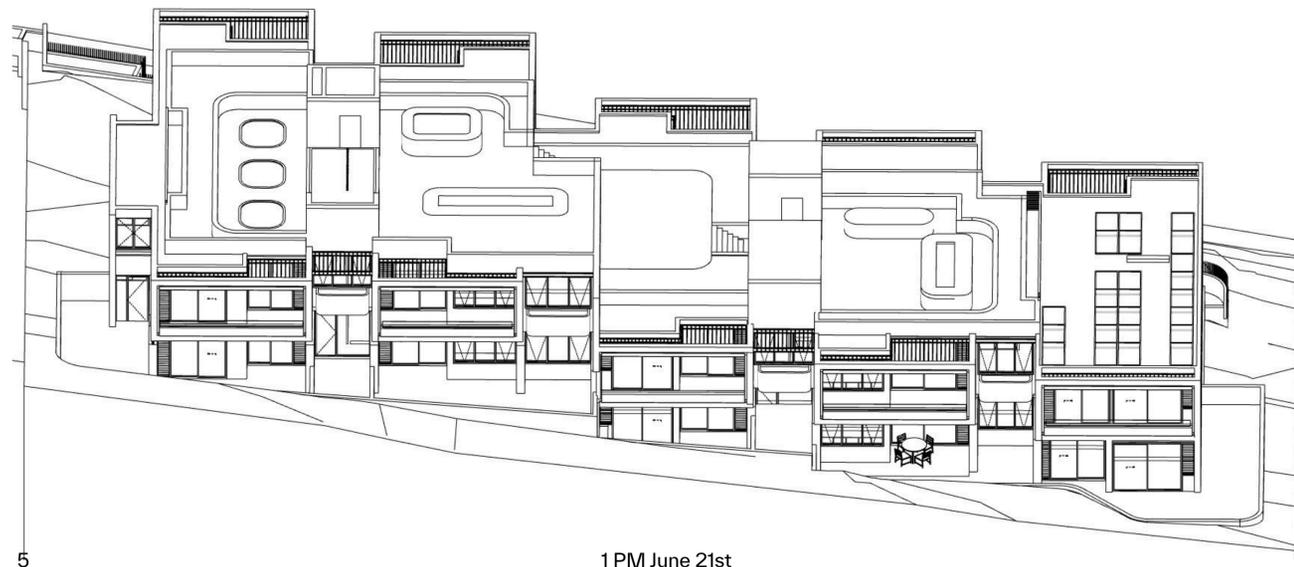
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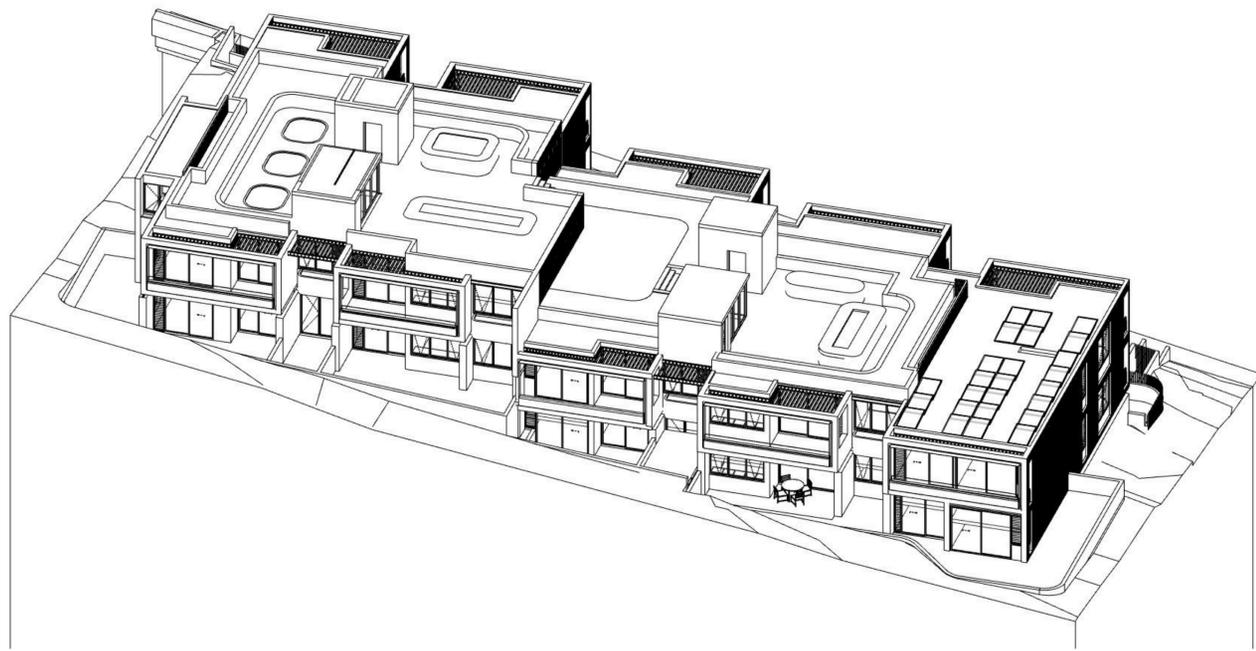
DRAWING TITLE:
Solar Access Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 28/11/2023
SCALE: 1:138.89@A1	DRAWING NO: DA600	ISSUE: A
PROJECT NO: 2311		



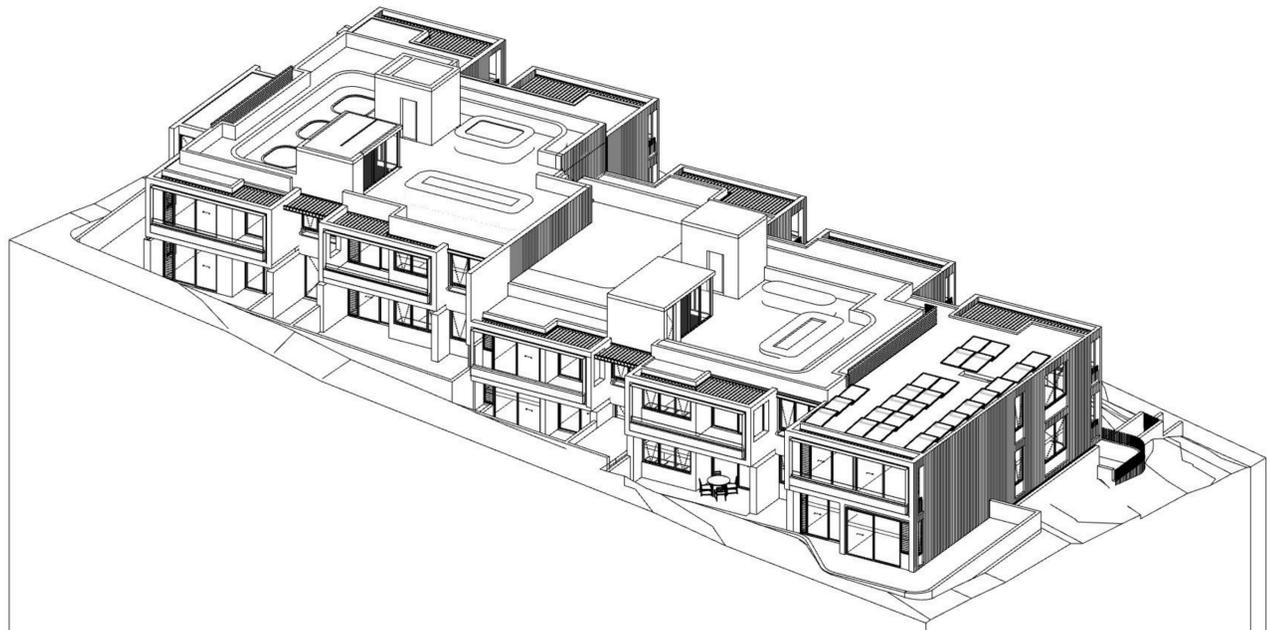
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1 PM June 21st



6

2 PM June 21st



7

3 PM June 21st

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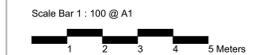
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DRAWING TITLE:
Solar Access Diagram 2

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