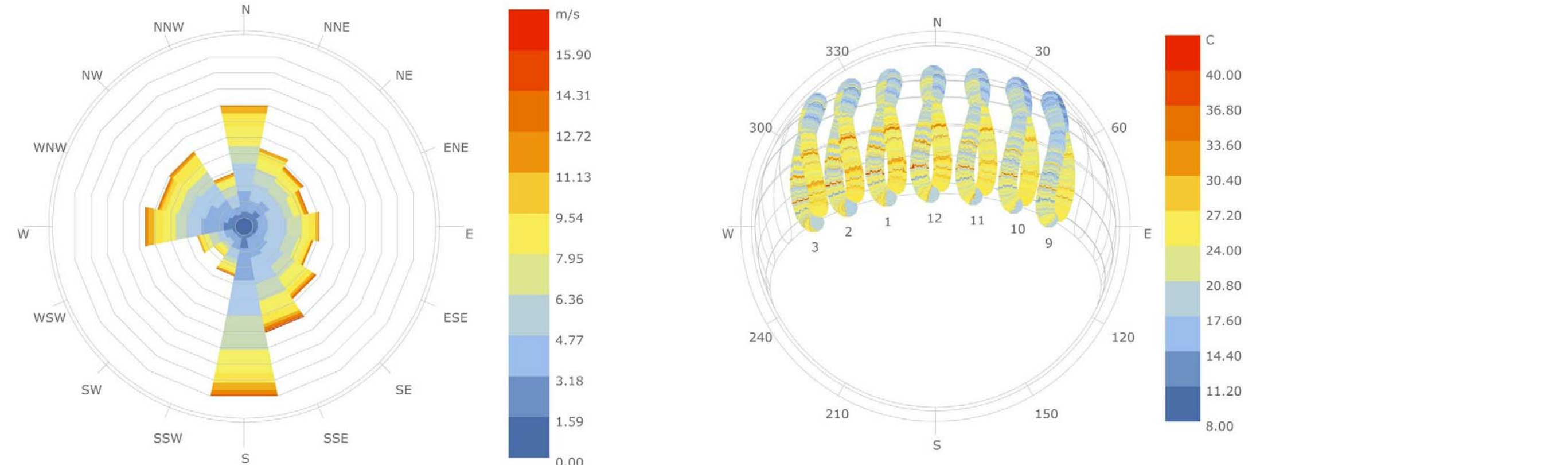


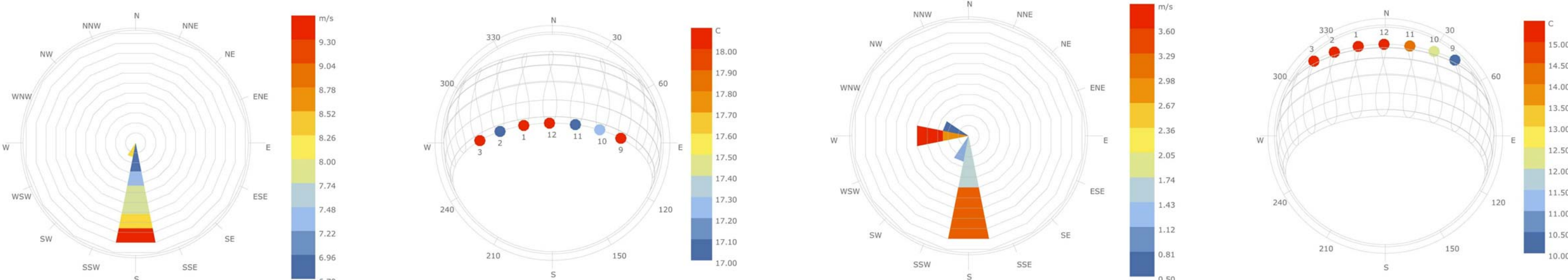


LOCALITY PLAN



WIND-ROSE - SYDNEY
ALL YEAR (21 JAN 9:00 - 21 DEC 16:00)

SUN-PATH DIAGRAM - SYDNEY
ALL YEAR (21 JAN 9:00 - 21 DEC 16:00)



WIND-ROSE - SYDNEY
SUMMER (21 DEC 9:00 - 21 DEC 16:00)

SUN-PATH DIAGRAM - SYDNEY
SUMMER (21 DEC 9:00 - 21 DEC 16:00)

WIND-ROSE - SYDNEY
WINTER (21 JUN 9:00 - 21 JUN 16:00)

SUN-PATH DIAGRAM - SYDNEY
WINTER (21 JUN 9:00 - 21 JUN 16:00)

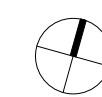
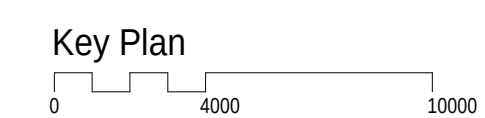


[illegible]

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Project Name
Qubec

Project Address
60 Beaconsfield Street, Newport



Drawing Title:
Demolition Plan

Author: DC Checker: SKL Sheet: A1

Drawing Number:
10708_DA002

Scale:
1:200

Issue:
A

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t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



SITE AREA	: 3928m ²
LANDSCAPE AREA	: 1979m ² (50%)
TOTAL NUMBER OF TOWNHOUSE	: 18
ADAPTABLE UNIT (A)	: 9
36 CAR SPACE @ 2 PER DWELLING	
7 VISITOR CAR SPACES (INCL. 2 ACCESSIBLE)	

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Key Plan

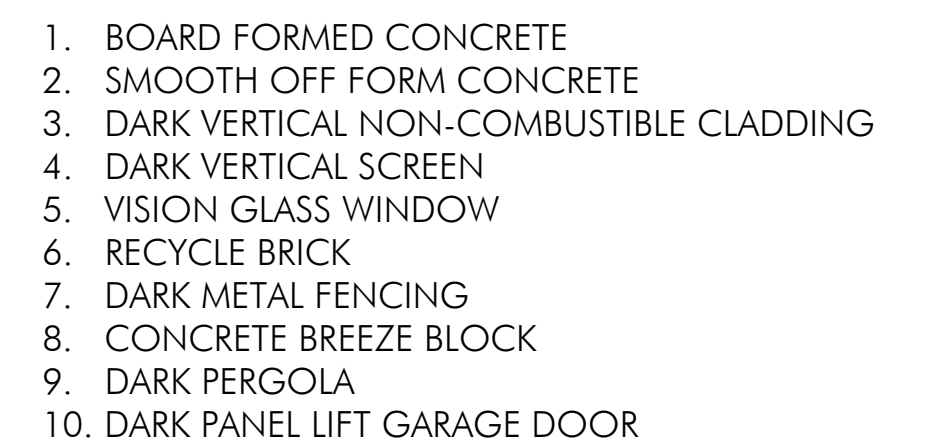


Scale:
1:200

Issue:

G

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Key Plan

0 4000 10000

Scale:
1:200

Issue:
D

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1 SHADOWS - JUNE 21st - 9am
1 : 600

2 SHADOWS - JUNE 21st - 10am
1 : 600

3 SHADOWS - JUNE 21st - 11am
1 : 600

4 SHADOWS - JUNE 21st - 12pm
1 : 600



5 SHADOWS - JUNE 21st - 1pm
1 : 600

6 SHADOWS - JUNE 21st - 2pm
1 : 600

7 SHADOWS - JUNE 21st - 3pm
1 : 600

13/11/2019 11:17:19 C:\Users\jason\Documents\10708_31_ARCHITECTURAL_sandstorm.mxd

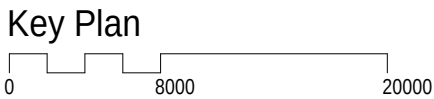
Client



Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	06.11.19

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Project Name
Qubec
Project Address
60 Beaconsfield Street, Newport



Drawing Title: Shadow Diagram Proposed - Winter			
Author: SF	Checker: SKL	Sheet Size: A1	Scale: 1:400
Drawing Number: 10708_DA050			Issue: A

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1 SHADOWS - JUNE 21st - 9am
1 : 600



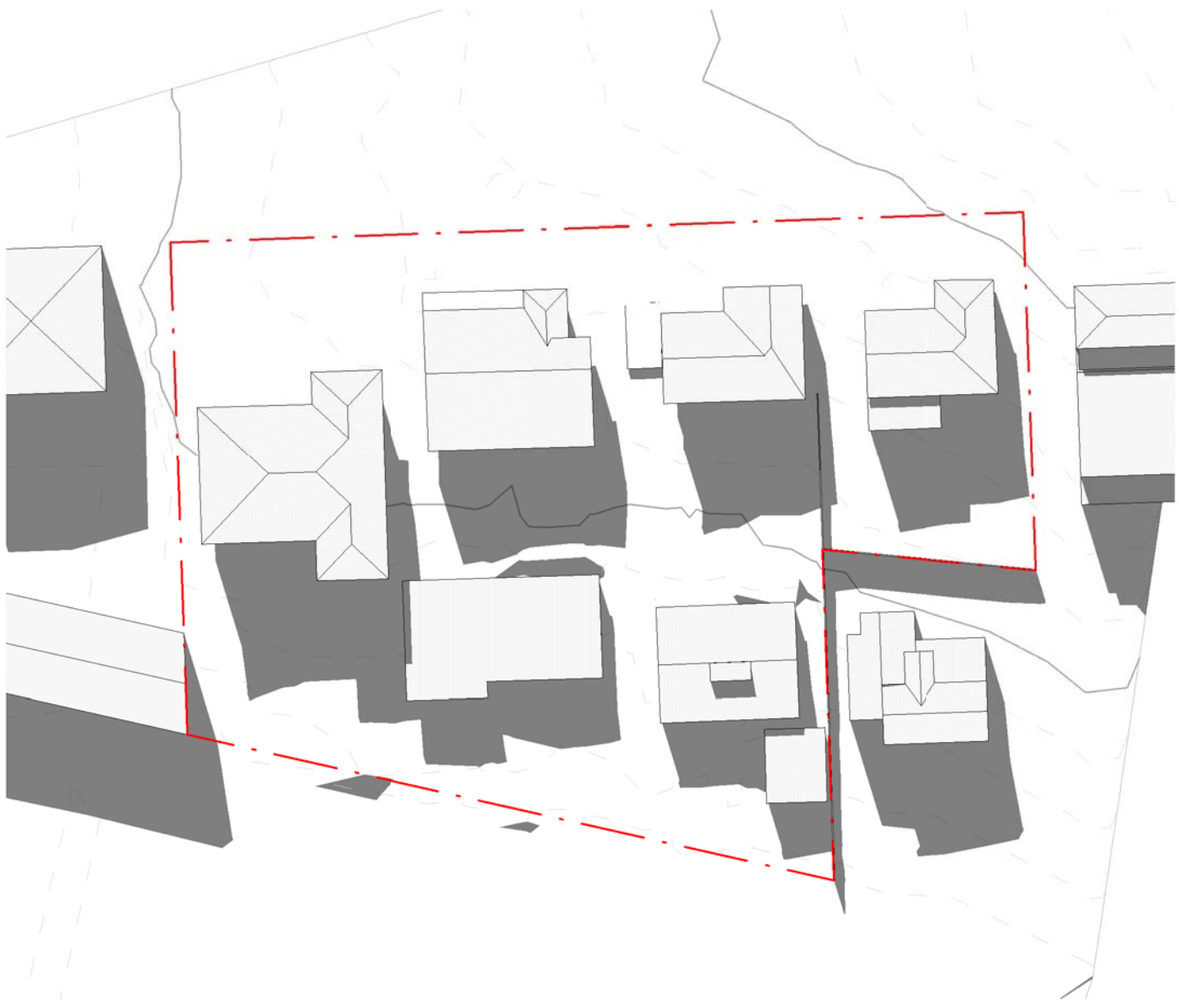
2 SHADOWS - JUNE 21st - 10am
1 : 600



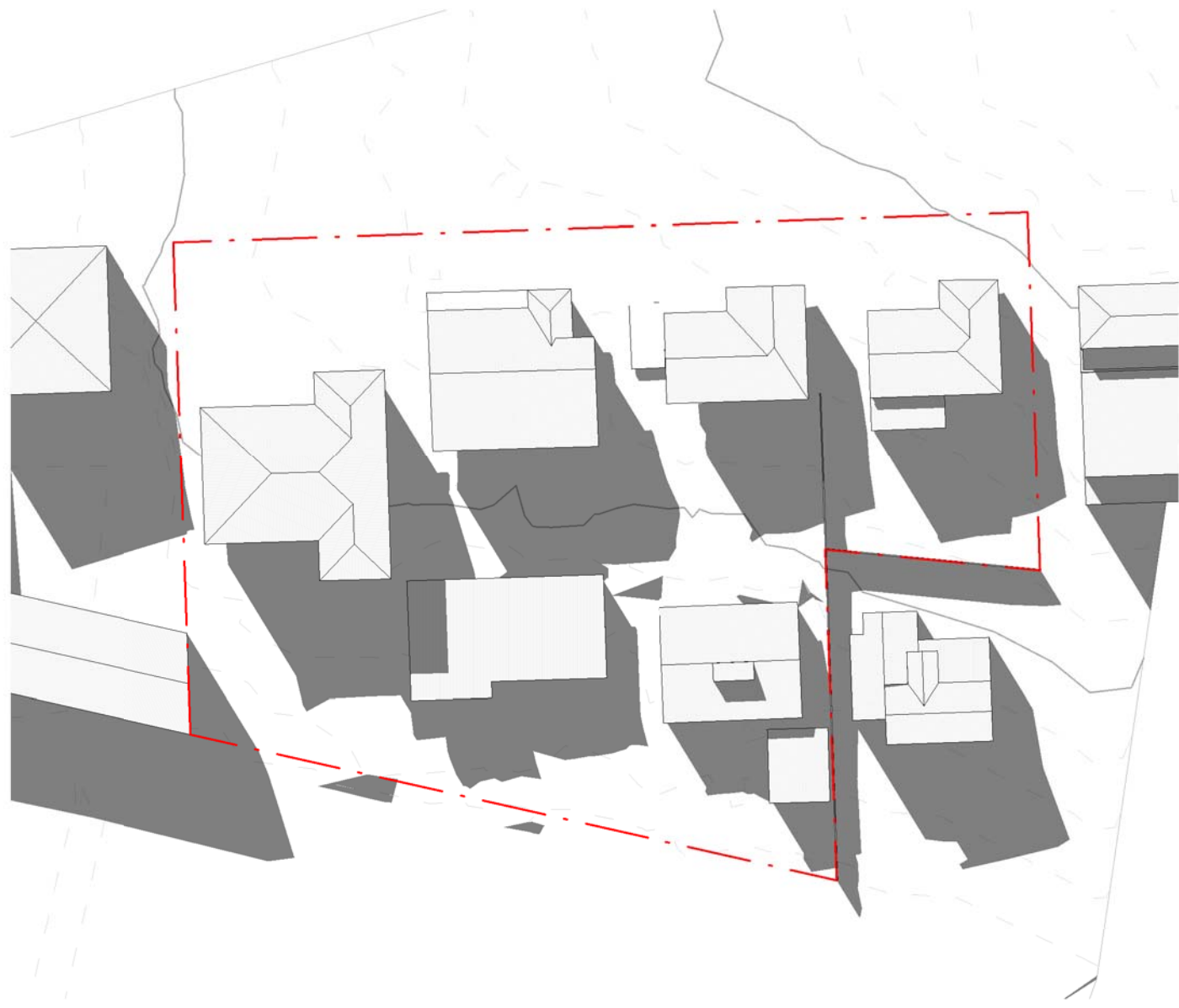
3 SHADOWS - JUNE 21st - 11am
1 : 600



4 SHADOWS - JUNE 21st - 12pm
1 : 600



5 SHADOWS - JUNE 21st - 1pm
1 : 600



6 SHADOWS - JUNE 21st - 2pm
1 : 600



7 SHADOWS - JUNE 21st - 3pm
1 : 600

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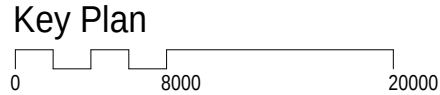
Client



Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	06.11.19

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Project Name
Qubec
Project Address
60 Beaconsfield Street, Newport

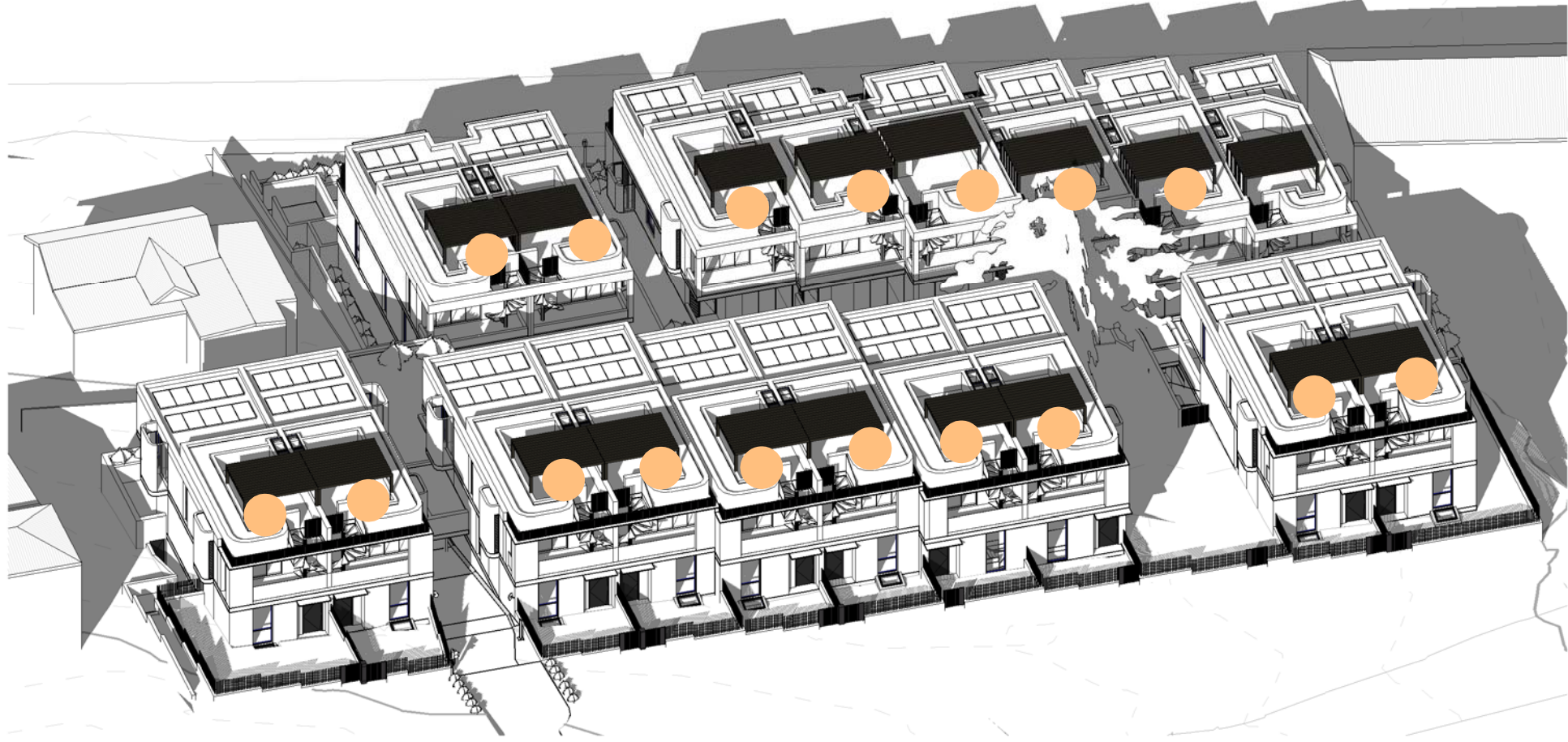


Drawing Title: Shadow Diagram Existing - Winter			
Author: SF	Checker: SKL	Sheet Size: A1	Scale: 1:400
Drawing Number: 10708_DA051			Issue: A

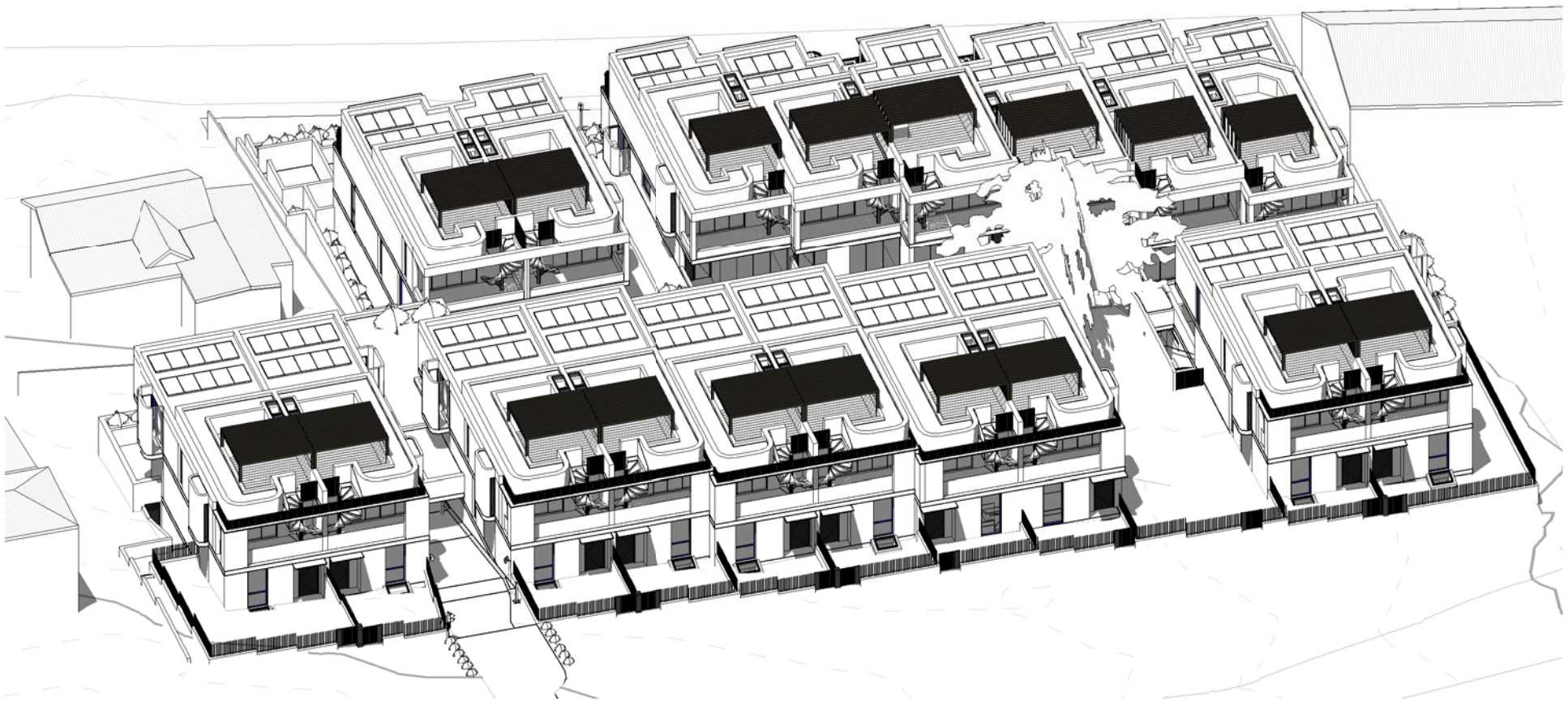
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117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



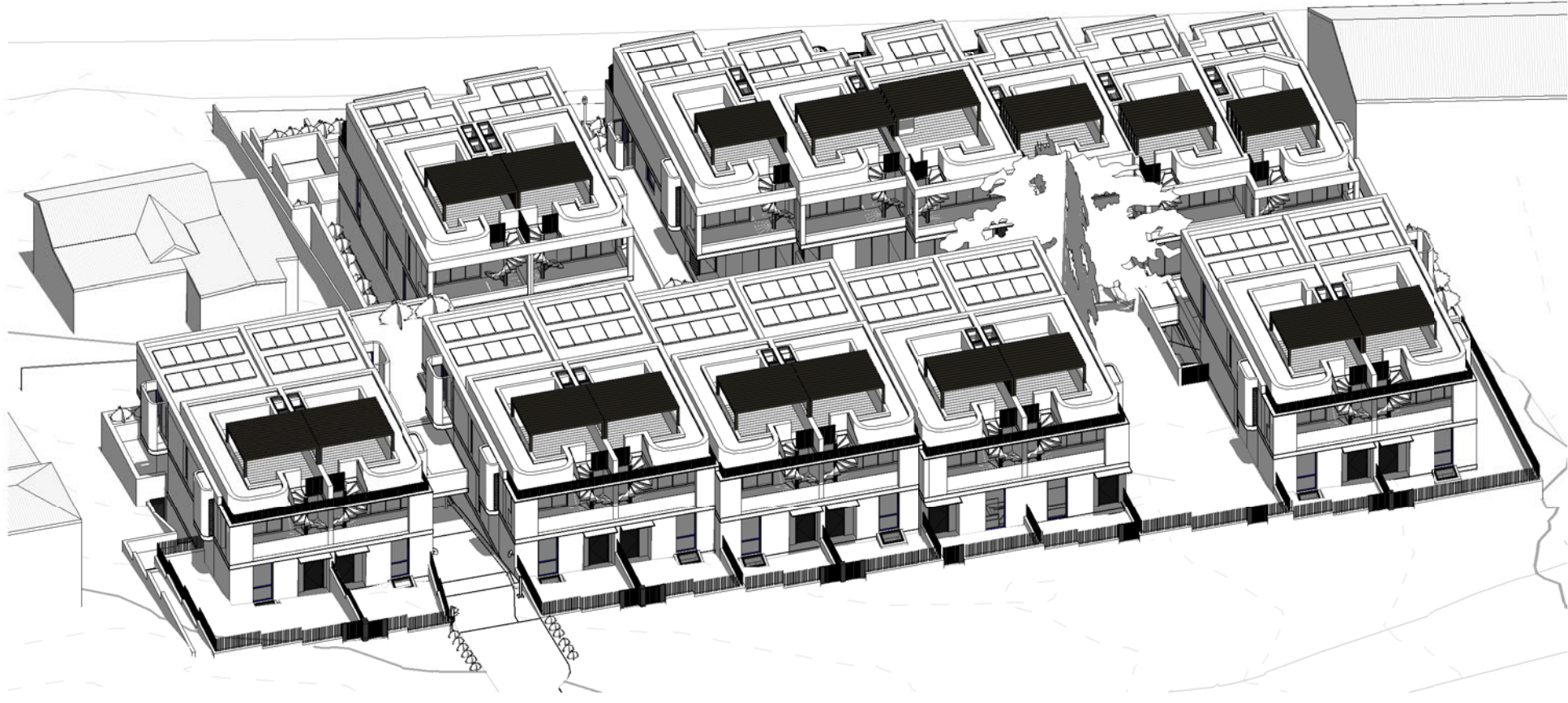
1 3D View - SD Win 9am



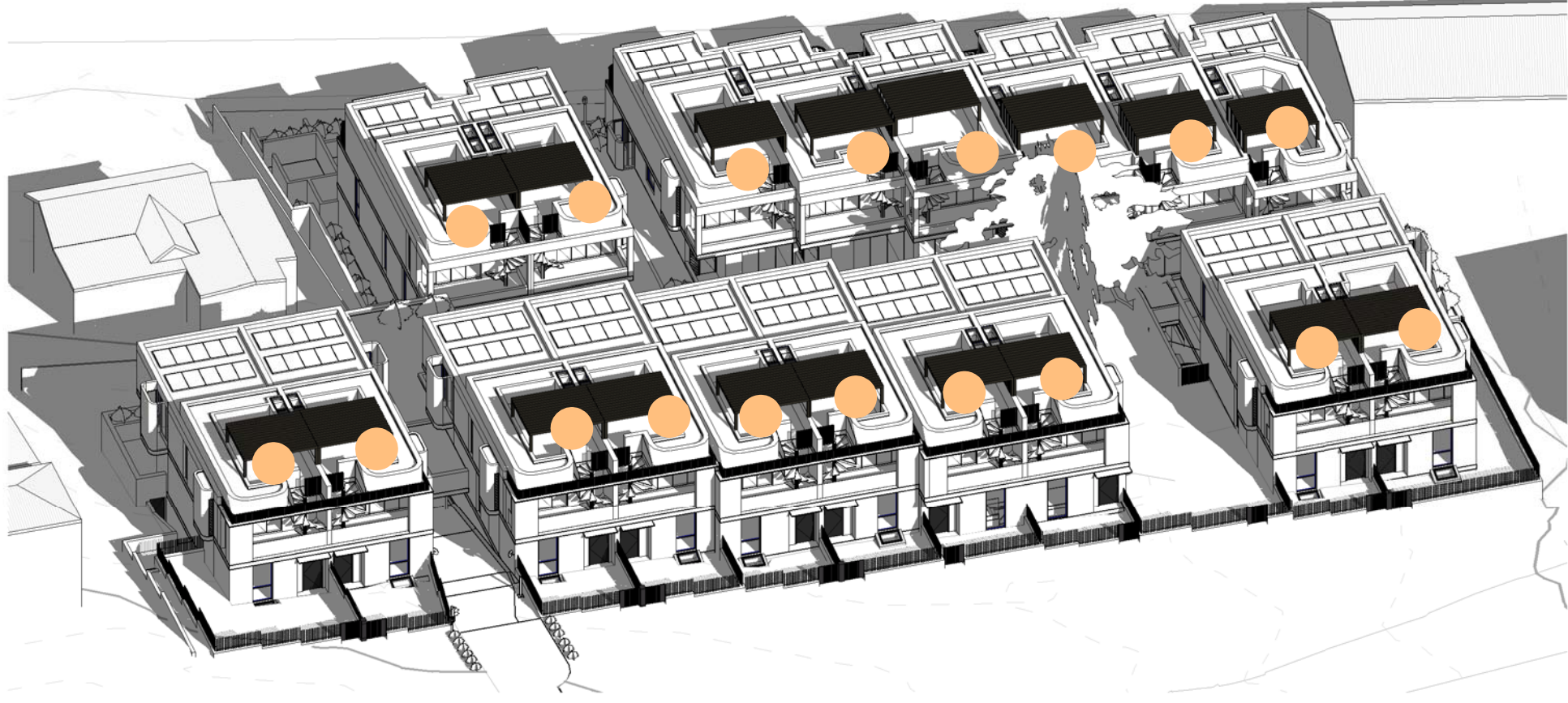
2 3D View - SD Win 10am



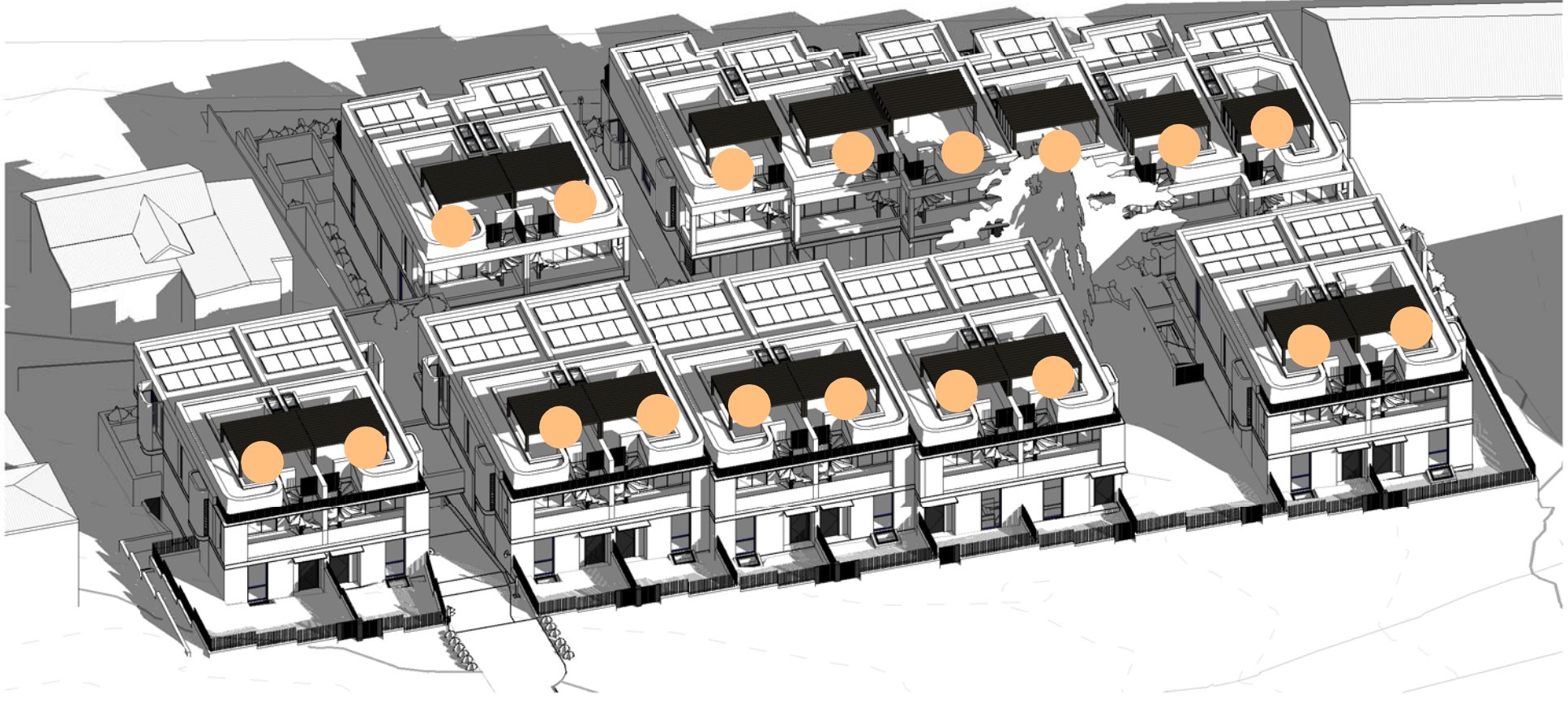
3 3D View - SD Win 11am



4 3D View - SD Win 12pm



6 3D View - SD Win 1pm



7 3D View - SD Win 2pm



5 3D View - SD Win 3pm

 TOWNHOUSE WITH SOLAR ACCESS

18/18 = 100%
ALL TOWNHOUSE RECEIVES 3 HRS
SOLAR AT LIVING SPACE

NOTE: BALCONY SCREENS NOT SHOWN
FOR CLARITY

13/11/2019 1:20:28 PM C:\Users\jason\Documents\10708_3D_ARCHITECTURAL_rendering.mxd

Client

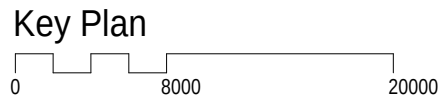


Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	06.11.19

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Project Name
Qubec

Project Address
60 Beaconsfield Street, Newport



Drawing Title:
Solar Access Analysis

Author: SF
Checker: SKL
Sheet Size: A1
Drawing Number: **10708_DA052**

Scale:
1:400

Issue:
A

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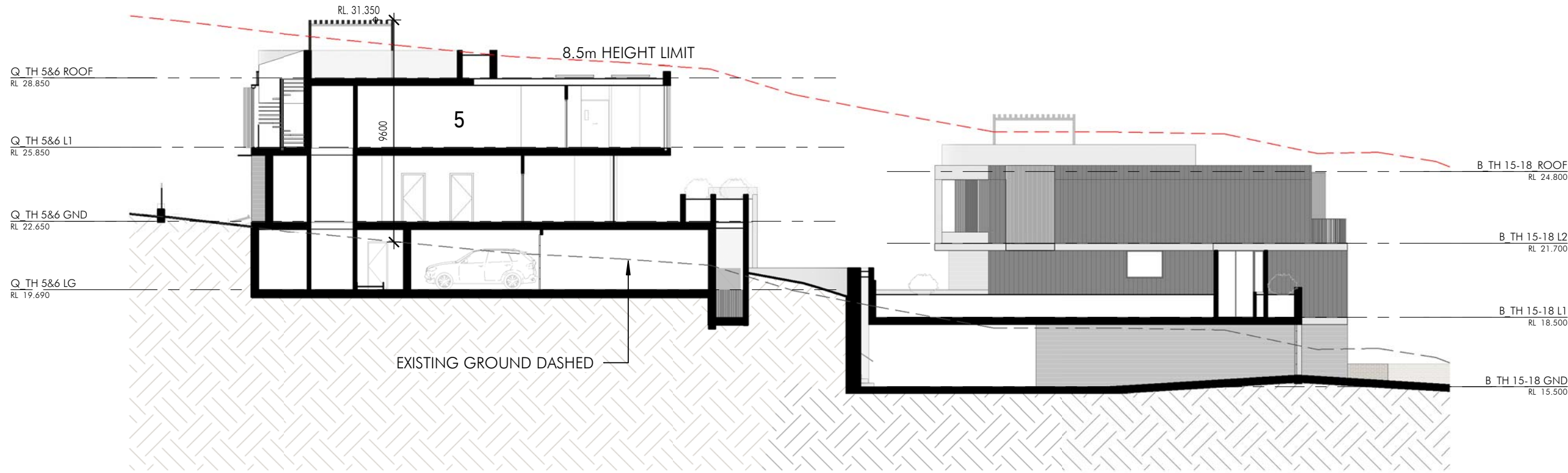
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t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



8.5M HEIGHT LIMIT DIAGRAM - PLAN VIEW



8.5M HEIGHT LIMIT PLANE - PERSPECTIVE



A Section through Highest Point from Existing Ground
1 : 200

13/11/2019 12:38 PM C:\Users\jason\Documents\10708_31_ARCHITECTURAL\external.mxd

Client



Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	06.11.19

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Project Name
Qubec
Project Address
60 Beaconsfield Street, Newport

Key Plan

Drawing Title:
Height Limit Diagram

Author:
DC
Drawing Number:
10708_DA055

Checker:
SKL
Sheet Size:
A1

Scale:
NTS

Issue:
A

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BEACONSFIELD STREET



QUEENS PARADE

13/11/2019 12:10 PM C:\Users\jason\Documents\10708_31_ARCHITECTURAL_rendering.mxd

Client



Issue	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	06.11.19

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Project Name
Qubec
Project Address
60 Beaconsfield Street, Newport



Drawing Title: Perspectives - Sheet 1			
Author: DC	Checker: SKL	Sheet Size: A1	Scale: NTS
Drawing Number: 10708_DA090			Issue: A

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BEACONSFIELD STREET



QUEENS PARADE



4/02/2020 2:25:24 PM C:\Users\jason\Documents\10708_31_ARCHITECTURAL_DA_nettletontribe.rvt

Client



Issue	Description	Date
C	Amended to Council's Response	03.02.2020
B	Draft Issue For Review	30.01.2020
A	ISSUE FOR DEVELOPMENT APPLICATION	05.11.19

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Project Name
Qubec
Project Address
60 Beaconsfield Street, Newport

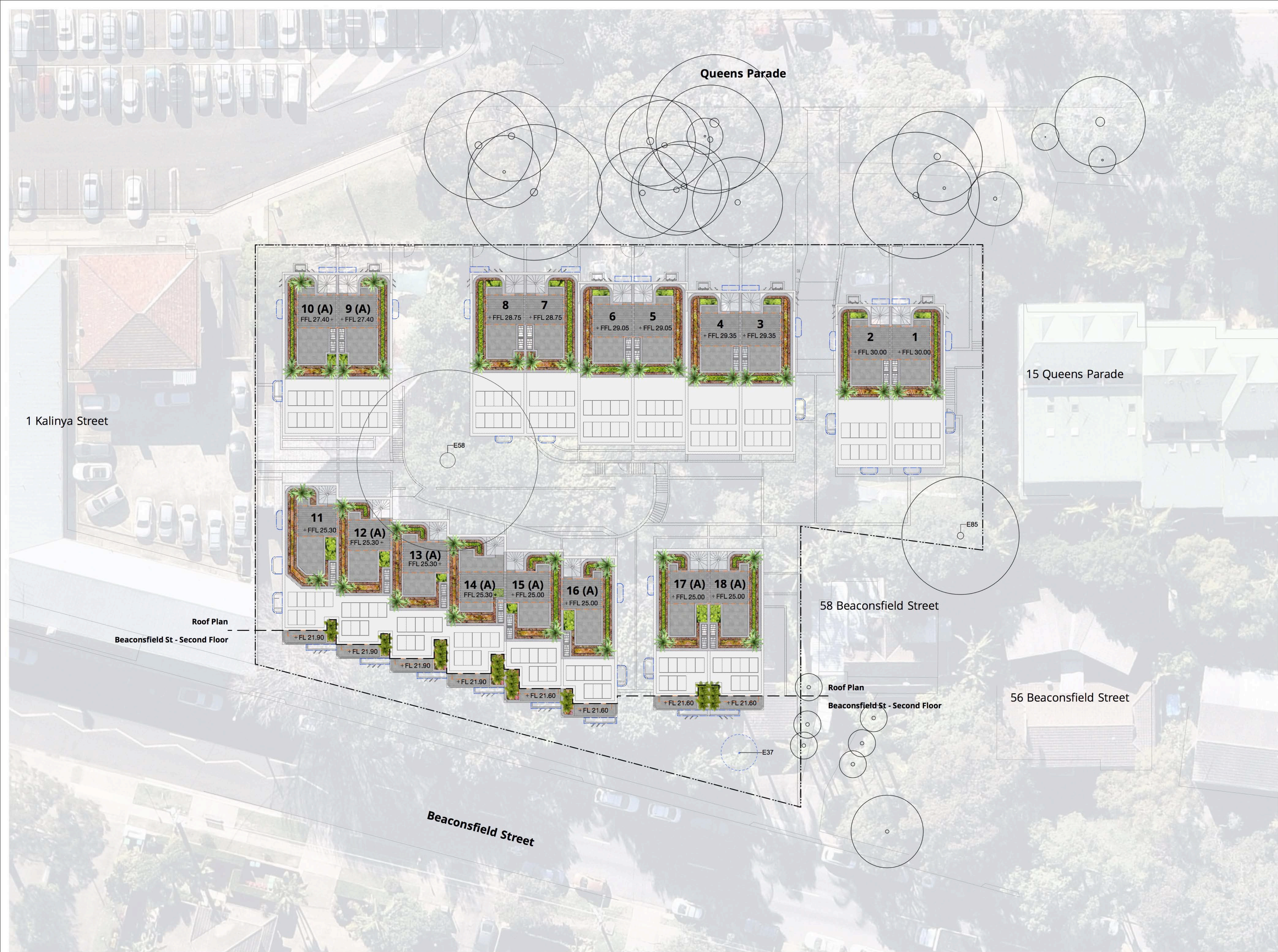
Key Plan

Drawing Title:
Perspectives - Sheet 2

Author: DC	Checker: SKL	Sheet Size: A1	Scale: NTS
Drawing Number: 10708_DA091	Issue: C		

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Legend	
PROGRAMME	
1	Pedestrian entry
2	Driveway
3	Bin collection storage
4	Common central courtyard
5	Accessible area
6	Vehicle passing bay
7	Public pathway
8	Chair lift and gate
BOUNDARIES	
	Site boundary
	Structure below
	Structure above
GENERAL	
	Building
LEVELS AND CONTOURS	
	+RL 0.0 Reduced level
	+FL 0.0 Finished level
	+TOW 0.0 Top of wall
	+BOW 0.0 Bottom of wall
	SS 0.0 Structural slab level
	FFL 0.0 Finished floor level
	-0.0 Contour existing
	-0.0 Contour major
	-0.0 Contour minor
	RAMP 1:20 Ramp
	Proposed stairs
DRAINAGE TYPE	
	Drainage type 01 Stormwater
	Refer CIVIL ENG.
	Drainage type 02
	Refer HYDRAULIC ENG.
WALLS & EDGES	
	Steel edge
	Freestanding instu wall
	Freestanding precast wall
	Retaining instu wall
	Retaining precast wall
RAILS AND FENCING	
	Handrail - general
WATER ELEMENTS	
	Water element - concrete structure
	Water feature
PAVEMENTS	
	Existing road
	Existing concrete pavement
	Fine aggregate
	Coarse aggregate
	Asphaltic concrete
	Instu concrete
	Instu concrete with oxide
	Precast concrete
	Concrete tiles
	Stone setts
	Stepping stone
FURNITURE AND FITTINGS	
	Site excavated rock
	Informal natural seating
	Proposed sculpture
	Vertical trellis on wall
PLANTING	
	Turf
	PM1-Northern verge mix
	PM2-Southern verge mix
	PM3A-Native heath mix-sun
	PM3B-Native heath mix-shade
	PM4A-Groundcovers mix-sun
	PM4B-Groundcovers mix-shade
	PM5A-Native gully mix-sun
	PM5B-Native gully mix-shade
	PM6A-Bash/water treatment mix
	PM7A-Feature planting-sun
	PM7B-Feature planting-shade
	PM9-Climbers mix
	PM10-Kitchen/productive garden mix
TREES	
	Existing tree
	To be retained
	Refer ARBORISTS REPORT
	Existing tree
	To be removed
	Refer ARBORISTS REPORT
	Existing tree
	To be transplanted
	Refer ARBORISTS REPORT
	Proposed tree
	Refer PLANTING PLAN
	Proposed specimen plant
	Refer PLANTING PLAN
	Tree protection zone
	Refer ARBORISTS REPORT
	Structural root zone
	Refer ARBORISTS REPORT

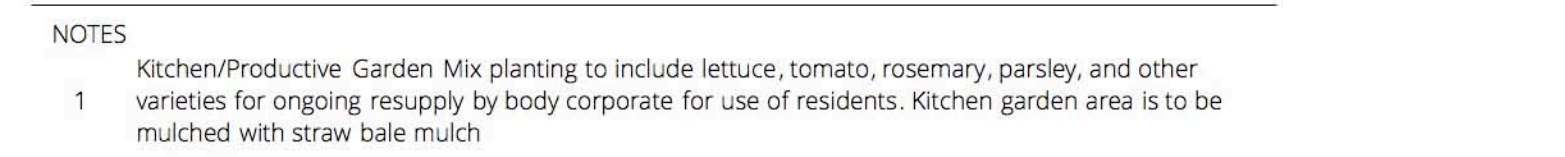
NOTES

1 Should any plant species not be available at the time of plant ordering, it should be brought to the landscape architects attention immediately.

2 Supplementary species should be recommended by contractor for approval by landscape architect

NOT FOR CONSTRUCTION

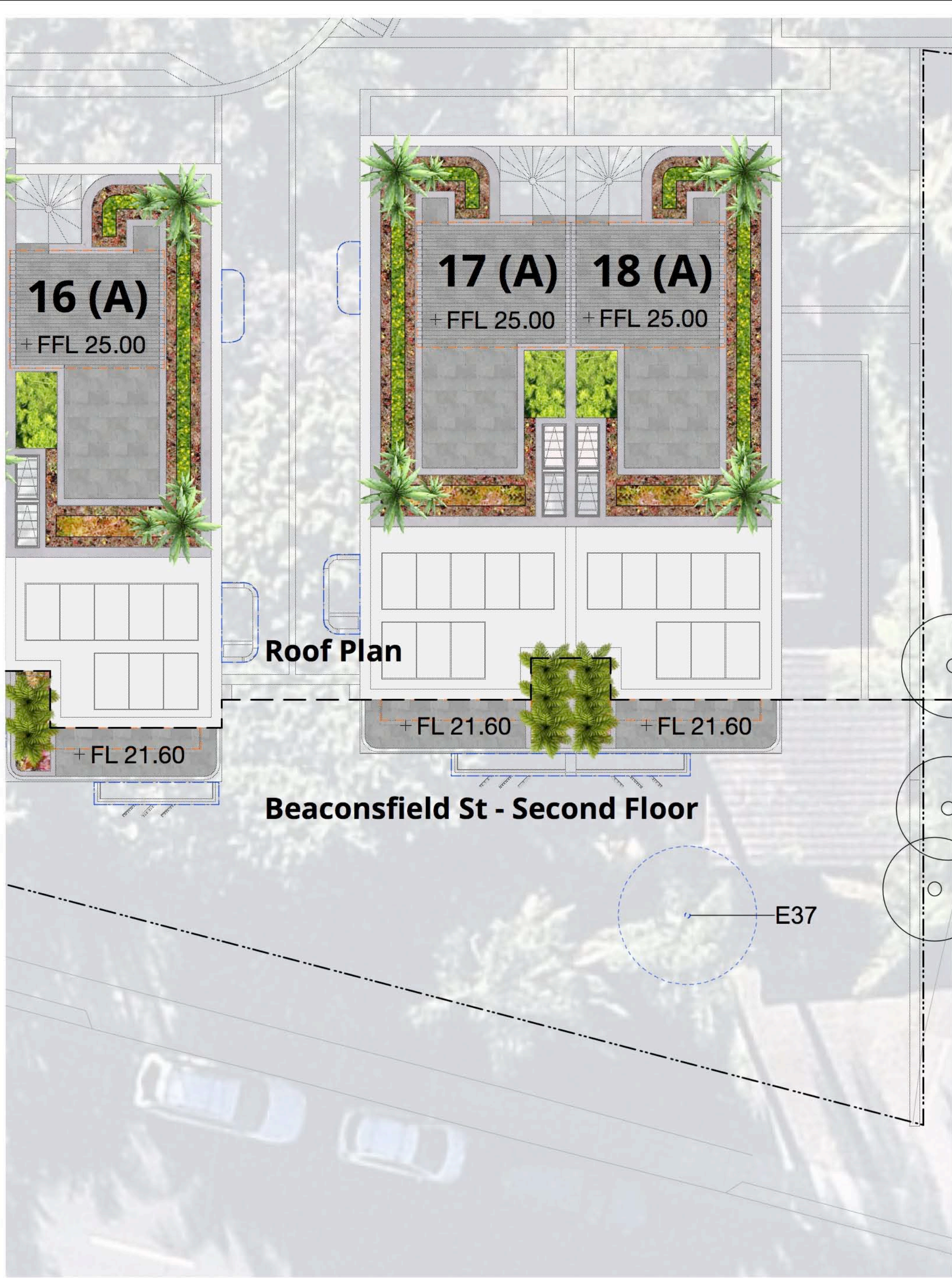
DRAWING NUMBER		DRAWING NAME		REVISION		PROJECT NAME AND ADDRESS		CONSULTANTS		DRAWINGS BY	
L.SK.02		Landscape Sketch Plan - Roof		B		Qubec		Architect		scape	
SD-191-19		14/11/19				60 Beaconsfield Street, Newport, NSW, 2106		nettletontribe		DESIGN	
PROJECT NUMBER		DRAWING DATE		SCALE		CLIENT NAME		DRAWN BY		LANDSCAPE ARCHITECTURE	
SD-191-19		14/11/19		1:200		Stable Properties		MF		Suite 5, 15 The Corso	
				SCALE BAR				CHECKED BY		Manly NSW 2095	
				0 2 4 6 8 10 M				CH		www.scapedesign.com.au	
										Reproduction of this document requires the written consent of Scape Design Pty Ltd.	
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02 Rooftop Terrace
Detailed Plan @ 1:100



03 Rooftop terrace and Level 2 Courtyard
Detailed Plan @ 1:100

Legend	
PROGRAMME	1 Pedestrian entry
	2 Driveway
	3 Bin collection storage
	4 Common central courtyard
	5 Accessible area
	6 Vehicle passing bay
	7 Public pathway
	8 Chair lift and gate
BOUNDARIES	Site boundary
	Structure below
	Structure above
GENERAL	Building
LEVELS AND CONTOURS	+RL 0.0 Reduced level
	+FL 0.0 Finished level
	+TOW 0.0 Top of wall
	+BOW 0.0 Bottom of wall
DRAINAGE TYPE	Stormwater
	Refer CIVIL ENG.
	Drainage type 02
	Refer HYDRAULIC ENG.
WALLS & EDGES	Steel edge
	Freestanding instu wall
	Freestanding precast wall
	Retaining instu wall
RAILS AND FENCING	Handrail - general
WATER ELEMENTS	Water element - concrete structure
PAVEMENTS	Existing road
	Existing concrete pavement
	Fine aggregate
	Coarse aggregate
FURNITURE AND FITTINGS	Asphaltic concrete
	Instu concrete
	Instu concrete with oxide
	Precast concrete
PLANTING	Concrete tiles
	Stone sets
	Stepping stone
TREES	Site excavated rock
	Informal natural seating
	Proposed sculpture
	Vertical trellis on wall
NOTES	Turf
	PM1-Northern verge mix
	PM2-Southern verge mix
	PM3A-Native heath mix-sun
PLANTING	PM3B-Native heath mix-shade
	PM4A-Groundcovers mix-sun
	PM4B-Groundcovers mix-shade
	PM5A-Native gully mix-sun
PLANTING	PM5B-Native gully mix-shade
	PM6A-Bash/water treatment mix
	PM7A-Feature planting-sun
	PM7B-Feature planting-shade
PLANTING	PM9-Climbers mix
	PM10-Kitchen/productive garden mix
PLANTING	Existing tree
	To be retained
	Refer ARBORISTS REPORT
	Existing tree
PLANTING	To be removed
	Refer ARBORISTS REPORT
	Existing tree
	To be transplanted
PLANTING	Refer ARBORISTS REPORT
	Proposed tree
	Refer PLANTING PLAN
	Proposed specimen plant
PLANTING	Refer PLANTING PLAN
	Tree protection zone
	Refer ARBORISTS REPORT
	Structural root zone
	Refer ARBORISTS REPORT

NOTES

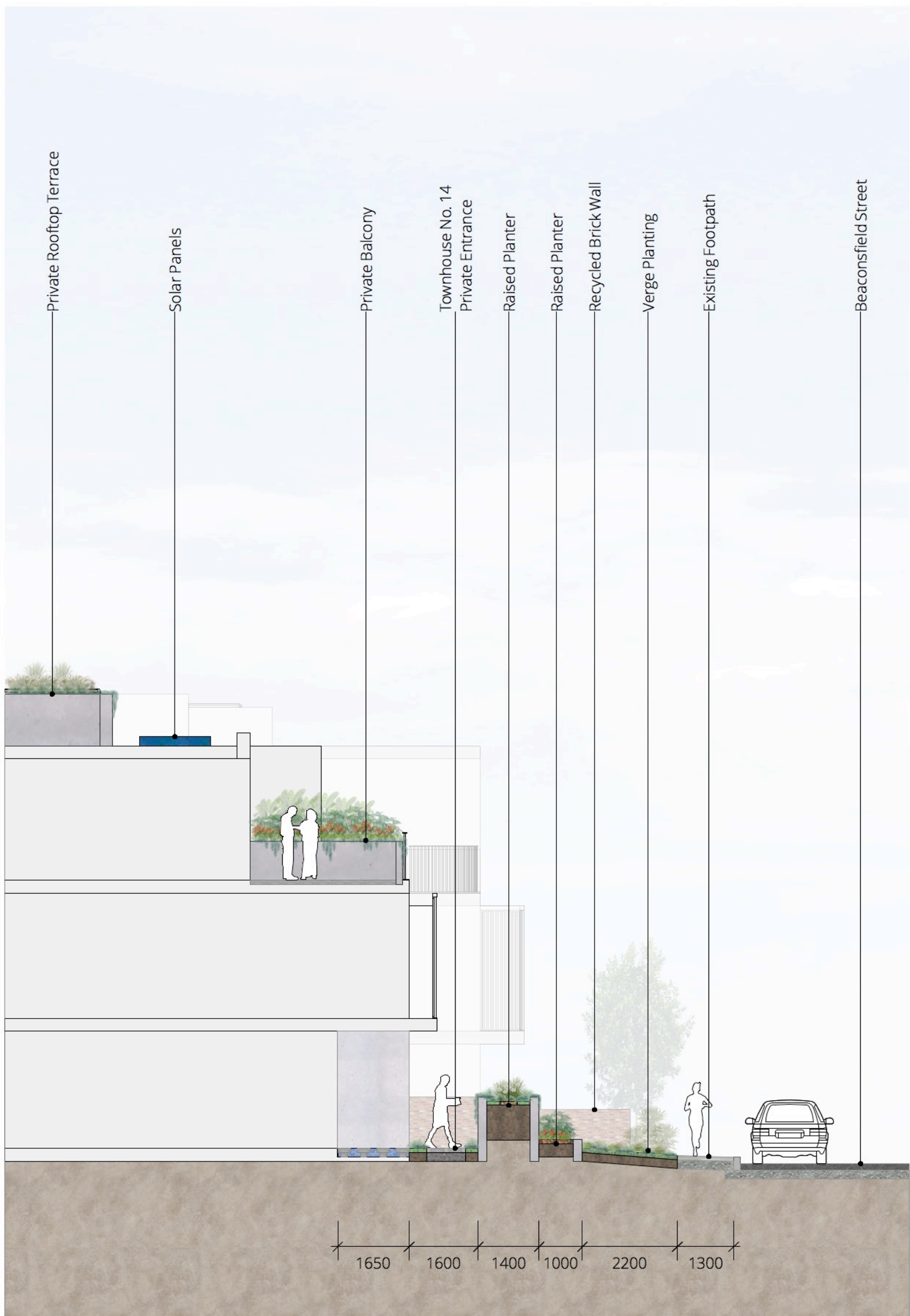
1 Should any plant species not be available at the time of plant ordering, it should be brought to the landscape architects attention immediately.

2 Supplementary species should be recommended by contractor for approval by landscape architect

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01 Queens Parade and Central Courtyard
Sectional Elevation @ 1:100



02 Beaconsfield Street
Sectional Elevation @ 1:100

NOT FOR CONSTRUCTION

DRAWING NUMBER		DRAWING NAME		REVISION		PROJECT NAME AND ADDRESS		CONSULTANTS		DRAWINGS BY	
L.SK.08		Landscape Sections		A		Qubec 60 Beaconsfield Street, Newport, NSW, 2106		Architect nettletontribe		scape DESIGN	
PROJECT NUMBER SD-191-19		DRAWING DATE 14/11/19		SCALE 1:100		CLIENT NAME Stable Properties		Nettleton Tribe		LANDSCAPE ARCHITECTURE Suite 5, 15 The Corso Manly NSW 2095 www.sapedesign.com.au	
SCALE BAR 0 1 2 3 4 5 M		STATUS		NP		DRAWN BY MF		CHECKED BY CH		Reproduction of this document requires the written consent of Scape Design Pty. Ltd. Do not scale from this drawing. Refer to 'Dial Before You Dig' documents, design drawings and survey for locations of all services. Verify services locations prior to commencement. Verify all dimensions on site prior to construction. © copyright: Scape Design Pty. Ltd. ABN 79 568 162 276	