ABS	Aluminium Balustrade Screen
AC	AC Condenser
AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
BS	Steel Balustrade
CR	Concrete Roof
CS	Concrete Slab
CW	Concrete Wall
DK	Timber Deck
DN	Grated Drain
DP	Downpipe
DR	Driveway
FC	Fibre Cement Cladding
FIP	Fire Indicator Panel
GD	Garage Door
GU	Gutter
LB	Letterbox
LT	Lift
MC	Metal Cladding
MW	Masonry Wall
MWP	Perforated Masonry Wall
PB	Planter Bed
PT	Stormwater Pit
PV	Photovoltaic Panels
PY	Privacy Screen
SC	Steel Column
SFN	Steel Fence
SG	Steel framed Gate
SK	Skylight
SP	Stone Paving
SR	Steel Roofing
ST	Stair
STF	Stone Tile Flooring
SW	Stone Wall
TC	Timber Column
TF	Timber Framing
TFN	Timber Fence
TS	Timber Screen
TW	Timber Framed Wall

Sheet Number	Issue	Sheet Name
DA00	H	Development Application
DA01	G	Precinct Plan
DA02	G	Site Plan
DA03	G	Basement Plan
DA04	H	Ground Floor Plan
DA05	H	First Floor Plan
DA06	H	Roof Plan
DA07	H	Elevations
DA08	H	Elevations
DA09	H	Sections
DA10	H	Sections
DA11	H	Sections
DA12	G	Site Analysis
DA13	H	Shadow Diagram - 900am June 21
DA14	H	Shadow Diagram - 1200noon June 21
DA15	H	Shadow Diagram - 300pm June 21
DA16	H	Neighbouring Shadow Studies
DA17	G	Sun Studies - Apartments 4 & 6
DA18	G	Sun Studies - Apartments 1 & 5
DA19	G	Sun Studies - Apartments 2,3 & 6
DA20	G	Landscape Area
DA21	G	Driveway Profile
DA22	G	Finishes Board
DA23	G	Sediment Control Plan
DA24	G	Survey
DA25	G	Window Schedule for BASIX
DA26	G	Height Limit 8.5m above NGL
DA27	G	Demolition Plan
DA28	G	Photomontage
DA30	G	Plan - Apartment No. 1
DA31	H	Plan - Apartment No. 2 & No. 3
DA32	G	Plan - Apartment No. 4
DA33	G	Plan - Apartment No. 5
DA34	H	Plan - Apartment No. 6
DA36	G	Plan - Apartment No. 7
DA50	G	Notification Site Plan
DA51	G	Notification Elevations
DA52	G	Notification Elevations

Schedule of BASIX Commitments - Refer to BASIX Certificate prepared by Insight Energy

1. Commitments for Residential Flat Buildings

a. Dwellings

i. Water

The applicant must plant indigenous or low water species of vegetation as specified in the certificate

The project does not include a pool or spa

All dwellings must have 4 star rated taps, shower heads, dishwashers and toilets.

ii. Energy

All dwellings to be connected to the central hot water system.

All bathrooms and laundries are to have exhaust fans interlocked to light

All kitchens to have manually operated exhaust fans, gas cooktop and electric oven

All dwellings to have 3 phase airconditioning, ceiling fans to all bedrooms and living areas

Natural lighting is to be provided as shown in the certificate, all other lighting is to be LED

iii. Thermal Comfort

Construction of floor and walls is to be in accordance with the NatHERS Certificate

Ceiling fans are to be installed to all bedrooms and living rooms in the development.

b. Common areas and Central Systems/facilities

i.Water

A water tank of 30000l is to be installed to collect roof water, and to be connected to common garden areas

ii. Energy

Mechanical ventilation is proposed to the carparking area

A lift is proposed for the development.

Lighting to the basement is to be fluorescent, connected to sensors or manually operated

A central gas fired storage hot water system is proposed

A 10kW Photovoltaic system is proposed

THERMAL PERFORMANCE REQUIREMENTS

Development at 75-77 Foamcrest Avenue, Newport NSW 2106

Apartments 1-7

See NatHERs Certificate for full information

Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction

All insulation and glazing must meet BCA and Australian Standard requirements

	Construction	Added Insulation
External walls	**Units 1-4** – Double brick with cavity – Light colour **Units 5-7** – Bottom section of external wall – Double brick with cavity Top section of external wall – Lightweight cladding with timber stud and plasterboard – Light colour	**Units 1-4 –** No insulation required in external wall **Units 5-7 –** Double brick with cavity required rigid insulation eg Foilboard at R1.8 Lightweight cladding requires R2.5 bulk insulation with foil, reflective both sides, in external walls
Internal walls	Single brick Timber stud to walls where cavity door added	No insulation required to either wall types
Common Walls Separating Dwellings	280mm double brick with cavity	No insulation required
External Floors on ground or suspended	**Basement/Garage -** Concrete slab on ground	No insulation required
Ceilings between Floors	- Suspended concrete slab to ceiling of basement/garage with Units 1-4 above - Suspended concrete slab to ceilings of Units 1-4 with Units 5-7 above	Ceiling above basement/garage – R1.0 insulation Ceiling of Units 1-4 – R1.5 insulation
Ceiling to roof cavity	Above Units 5, 6 & 7 – Timber roof structure with plasterboard lining beneath	R4.0 bulk insulation to ceilings of Units 5, 6 & 7
Roof	Metal roof sheeting – Medium colour	R1.5 anticon blanket under roof sheeting R1.8 over Apartment 7
Ceiling Fans	Included in NatHERs assessments	To living/dining zones and 1 in each bedroom
Fixed floor coverings	Tiles to all zones Concrete to garage/basement	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed) **Note:** Assessment with default windows – Allowable window values: Only a +/- 5% SHGC tolerance is allowed with this rating. NB: This tolerance only applies to SHGC, the U-value can always be lower but not higher than the values stated.	All glazed doors and windows including highlight windows: Double glazed clear / air gap/ clear, U-value 4.80 SHGC 0.59 Louvre portion of windows, single glazed, clear U-value 6.70 SHGC 0.70 3 x Skylights – Velux double glazed Solar tube to Unit 3
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans

Units 1-7 – Run dated 09-04-2021 Issue H

REEF APARTMENTS

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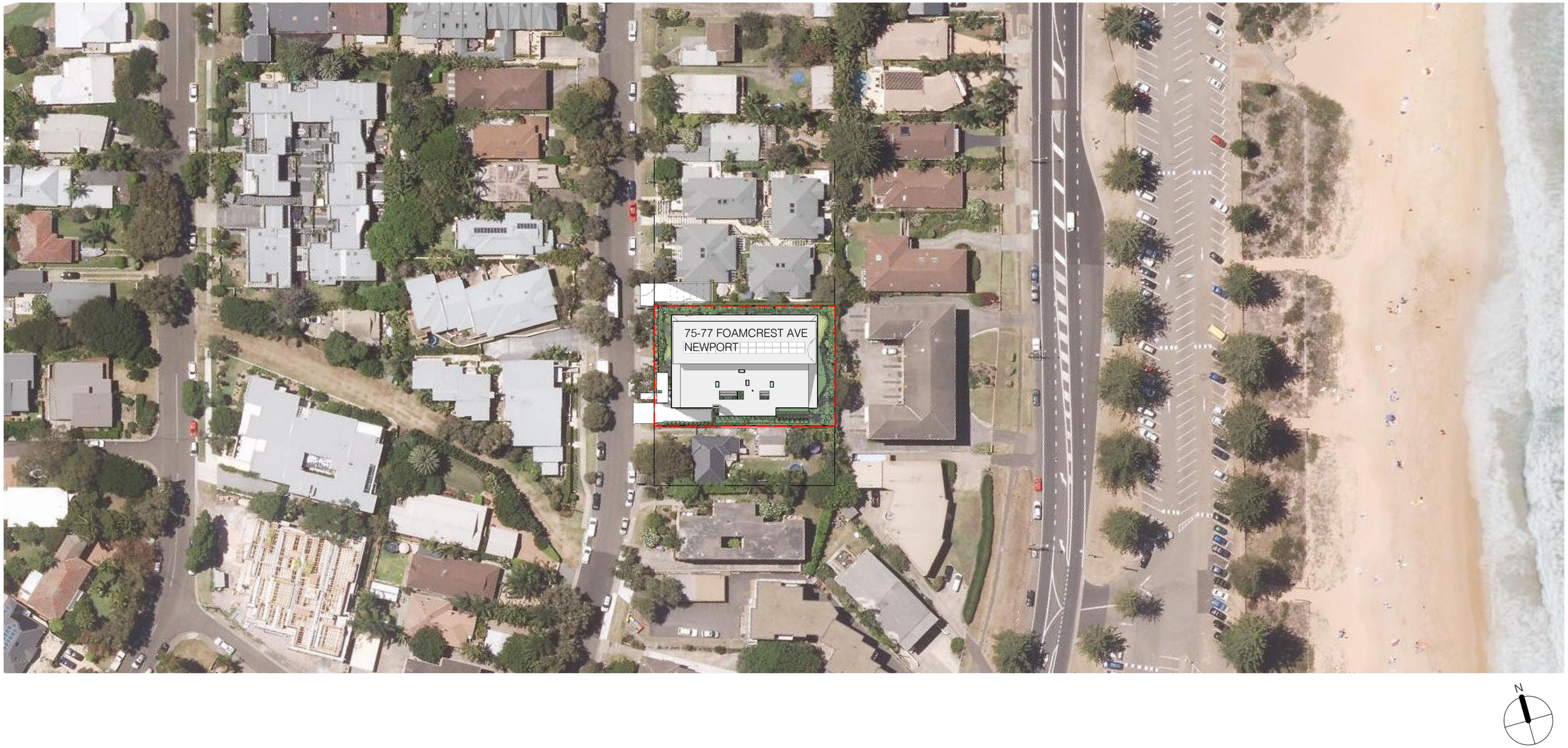
acn:093 598 415 **abn**:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for

Provent Property Group Pty Ltd

December 2020



1 DA Plan - Precinct
1 : 1000

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B	Revised Concept Plans	22/10/2020
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
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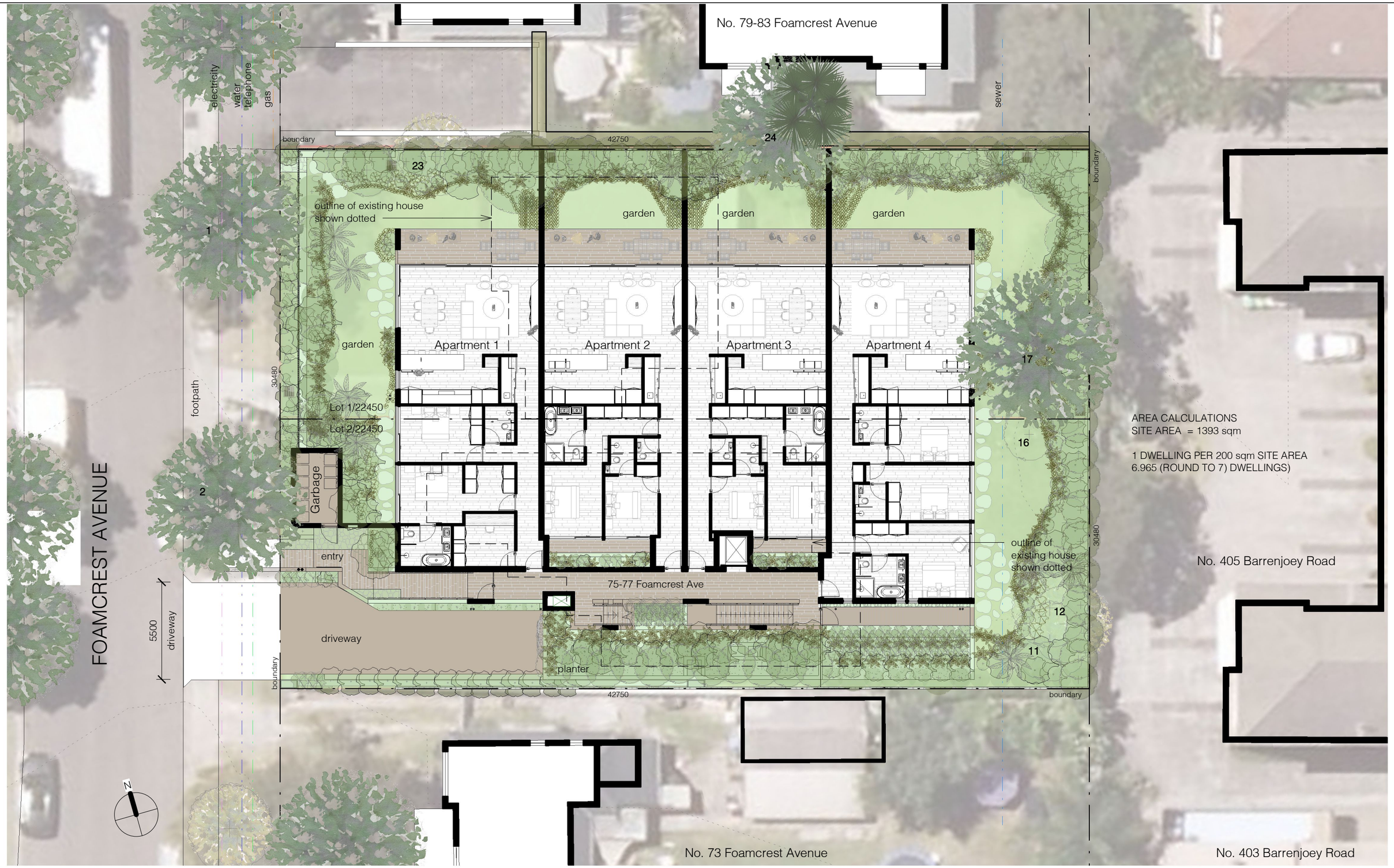
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Precinct Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 1000
Drawn by	KW		DA01



AREA CALCULATIONS
SITE AREA = 1393 sqm

1 DWELLING PER 200 sqm SITE AREA
6.965 (ROUND TO 7) DWELLINGS)

1 DA Plan - Site
1 : 200

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REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Site Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA02

1 DA Plan - Basement
1 : 200

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No.	Revision Description	Date
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C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
F	Updated with OSD & mechanical requirements	01/12/2020
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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

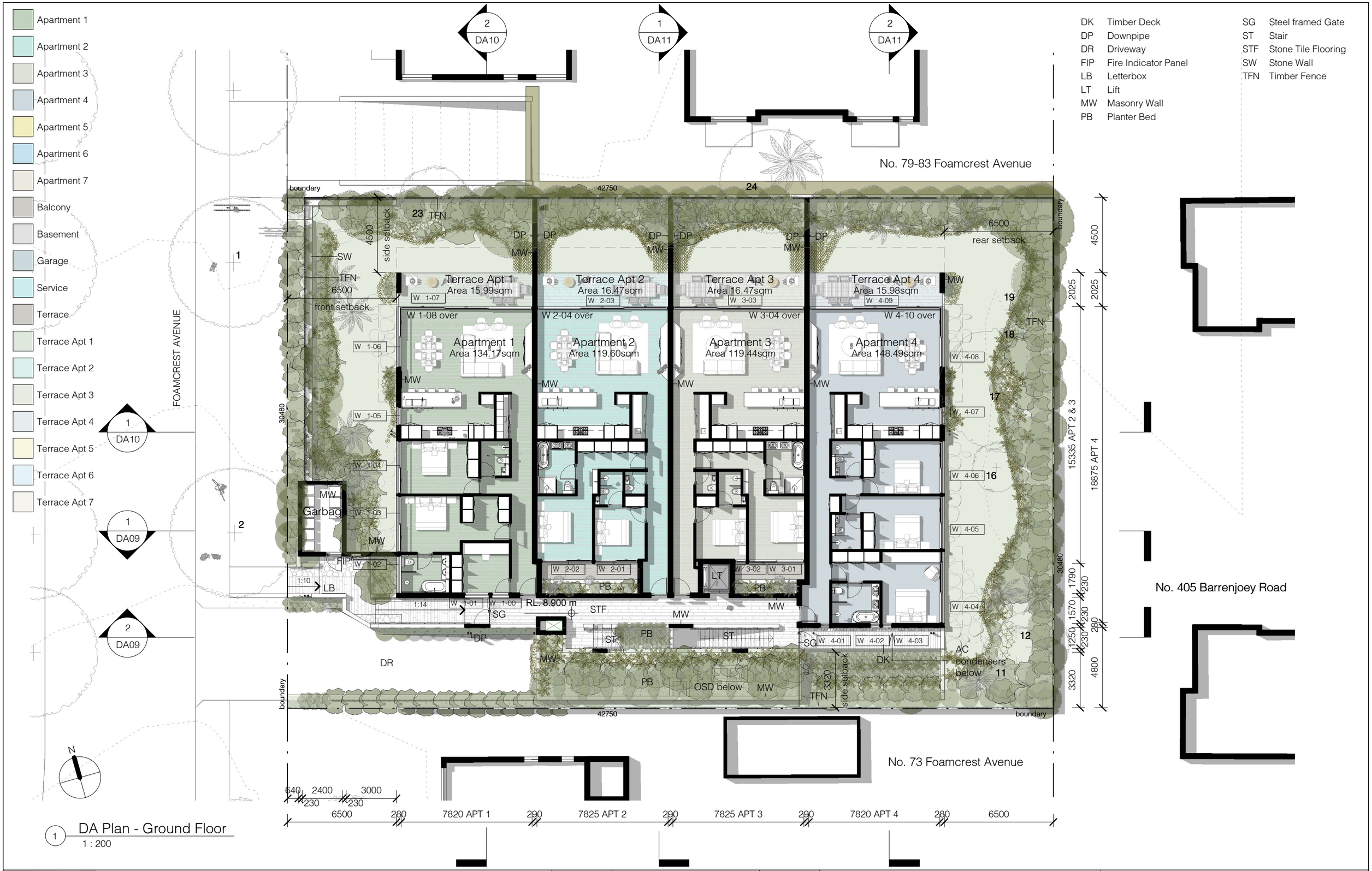
for
Provent Property Group Pty Ltd

Basement Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA03

Apartment 1
Apartment 2
Apartment 3
Apartment 4
Apartment 5
Apartment 6
Apartment 7
Balcony
Basement
Garage
Service
Terrace
Terrace Apt 1
Terrace Apt 2
Terrace Apt 3
Terrace Apt 4
Terrace Apt 5
Terrace Apt 6
Terrace Apt 7

DK	Timber Deck	SG	Steel framed Gate
DP	Downpipe	ST	Stair
DR	Driveway	STF	Stone Tile Flooring
FIP	Fire Indicator Panel	SW	Stone Wall
LB	Letterbox	TFN	Timber Fence
LT	Lift		
MW	Masonry Wall		
PB	Planter Bed		



1 DA Plan - Ground Floor
1 : 200

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No.	Revision Description	Date
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
F	Updated with OSD & mechanical requirements	01/12/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Ground Floor Plan

Project number	1612	Checked by	RC
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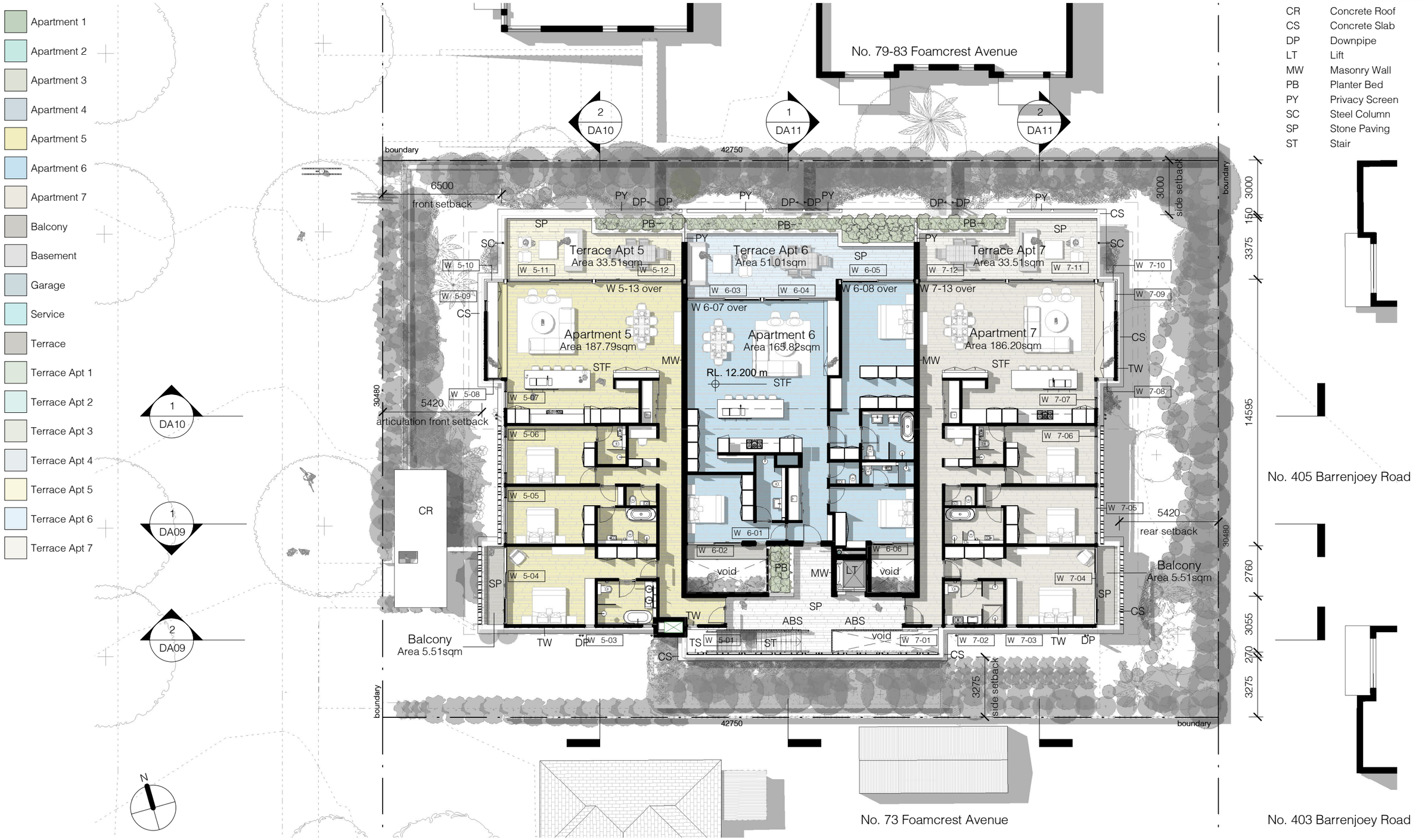
Drawn by	KW		DA04



1 DA Plan - First Floor
1 : 200

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REEF APARTMENTS

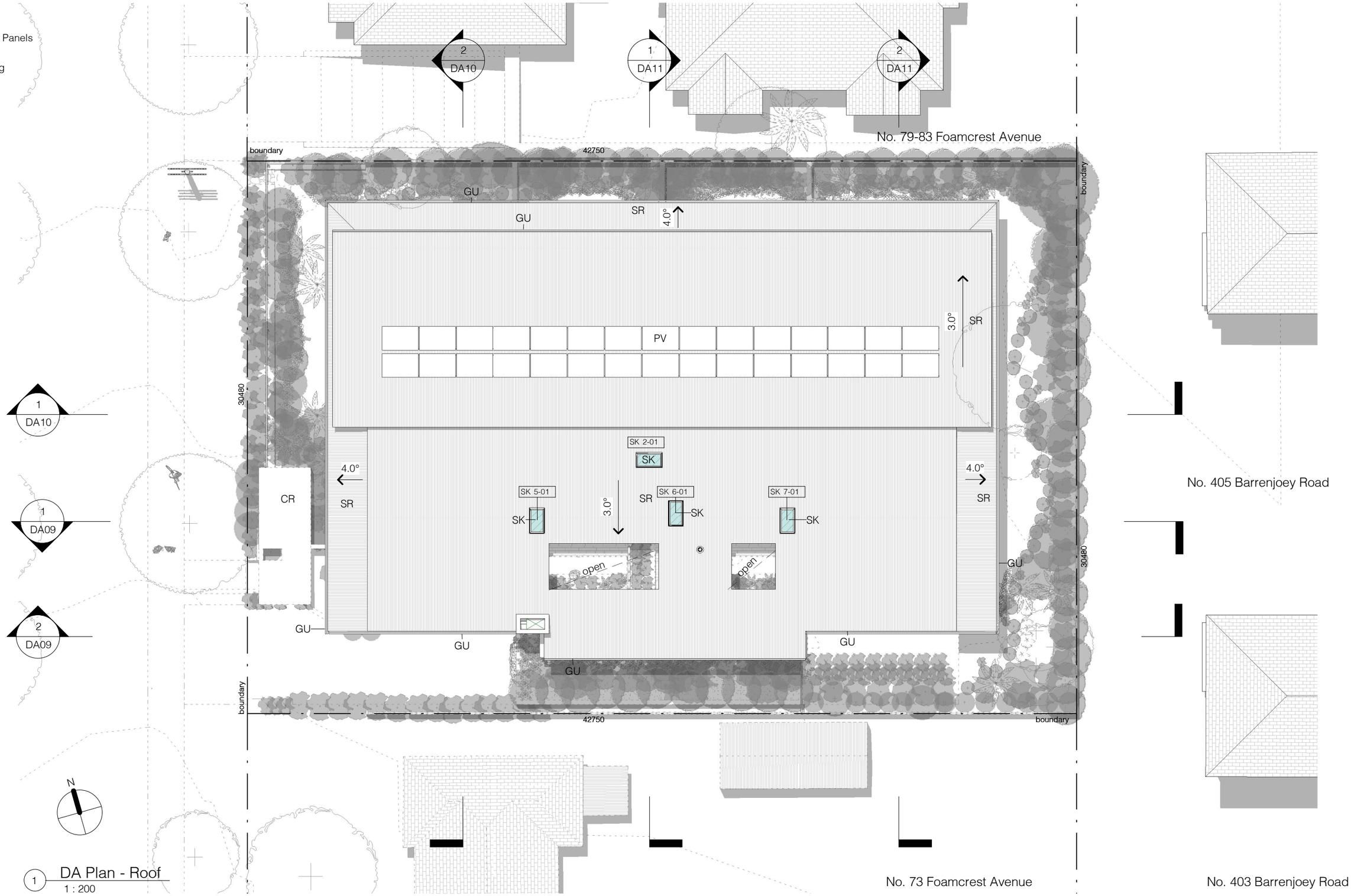
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

First Floor Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA05

GU Gutter
PV Photovoltaic Panels
SK Skylight
SR Steel Roofing



1 DA Plan - Roof
1 : 200

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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Roof Plan

Project number	1612	Checked by	RC
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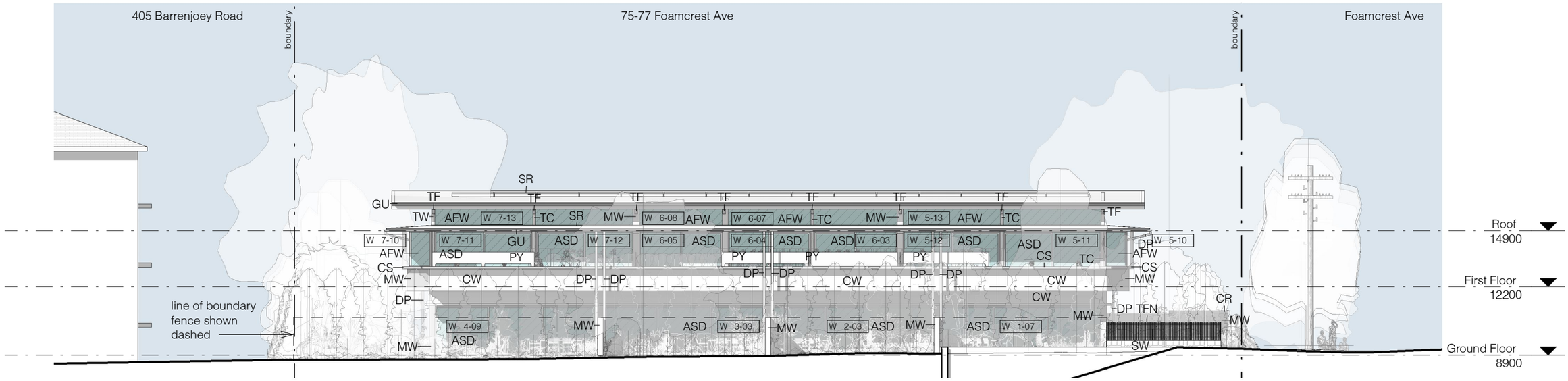
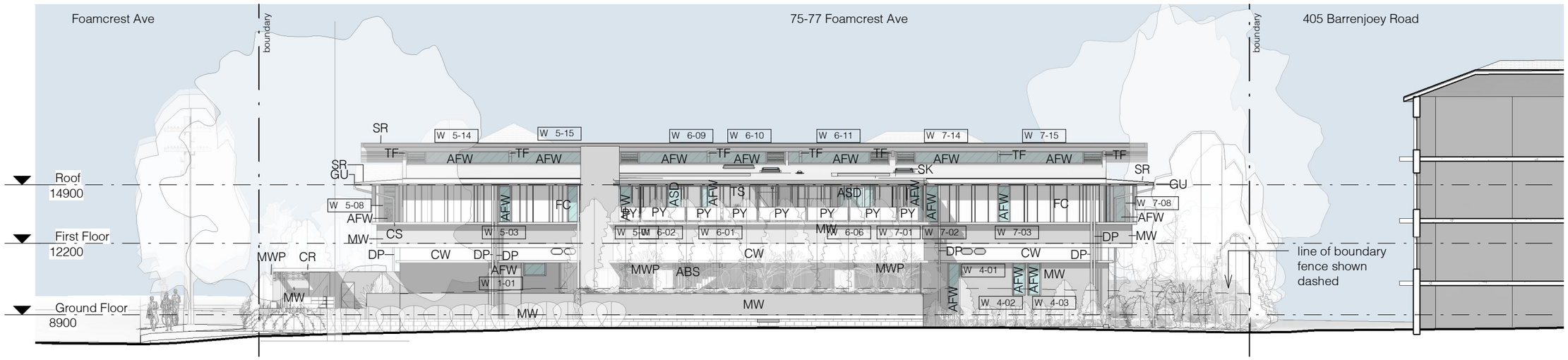
Drawn by	KW		DA06



1 DA Elevation - North
1 : 200

ABS	Aluminium Balustrade Screen	DP	Downpipe	SK	Skylight	TS	Timber Screen
AFW	Aluminium Framed Window	FC	Fibre Cement Cladding	SR	Steel Roofing	TW	Timber Framed Wall
ASD	Aluminium Framed Sliding Door	GU	Gutter	SW	Stone Wall		
CR	Concrete Roof	MW	Masonry Wall	TC	Timber Column		
CS	Concrete Slab	MWP	Perforated Masonry Wall	TF	Timber Framing		
CW	Concrete Wall	PY	Privacy Screen	TFN	Timber Fence		



2 DA Elevation - South
1 : 200

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No.	Revision Description	Date
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H	Revised Development Application	09/04/2021

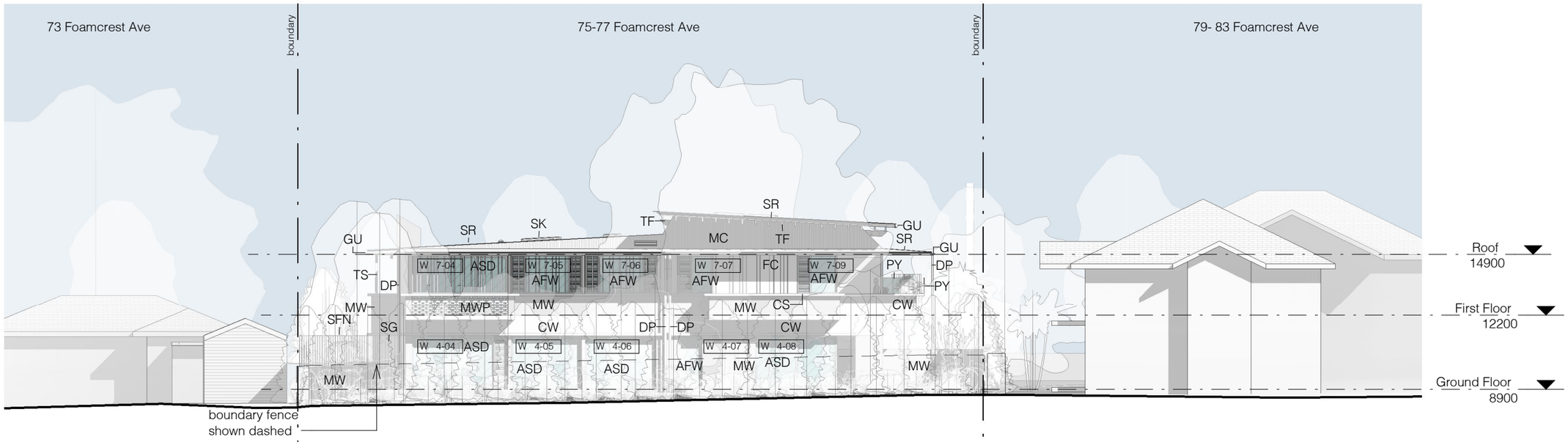
REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Elevations

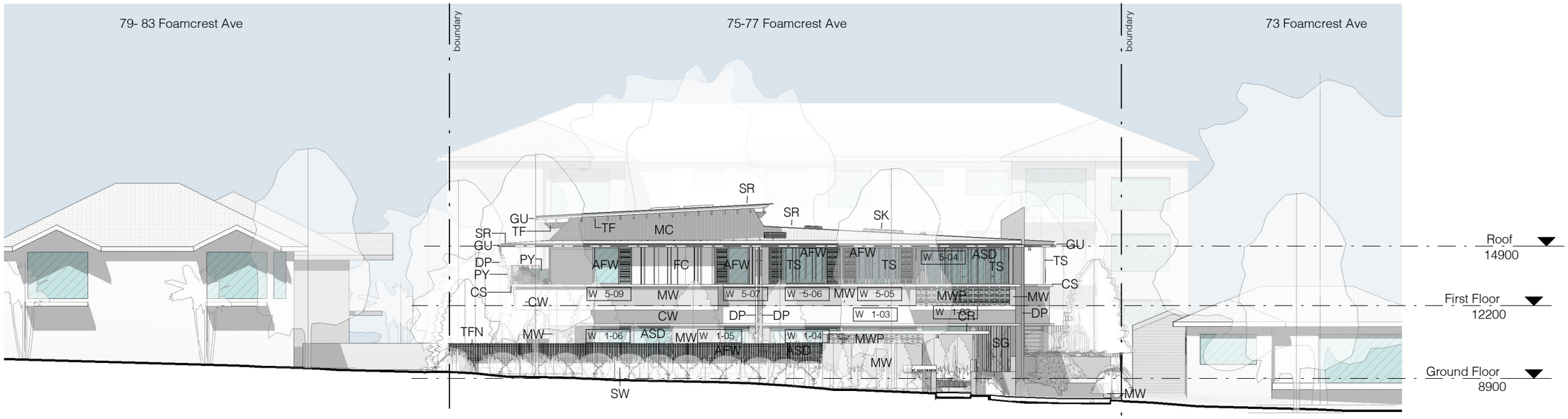
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA07



1 DA Elevation - East

1 : 200

AFW	Aluminium Framed Window	DP	Downpipe	MWP	Perforated Masonry Wall	SR	Steel Roofing
ASD	Aluminium Framed Sliding Door	FC	Fibre Cement Cladding	PY	Privacy Screen	SW	Stone Wall
CR	Concrete Roof	GU	Gutter	SFN	Steel Fence	TF	Timber Framing
CS	Concrete Slab	MC	Metal Cladding	SG	Steel framed Gate	TFN	Timber Fence
CW	Concrete Wall	MW	Masonry Wall	SK	Skylight	TS	Timber Screen



2 DA Elevation - West

1 : 200

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REEF APARTMENTS

DEVELOPMENT APPLICATION

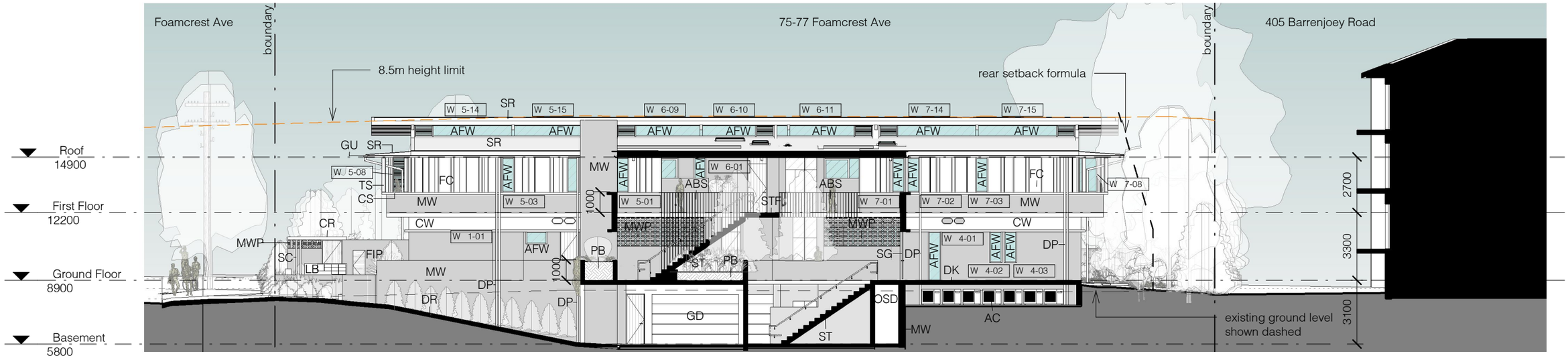
75-77 Foamcrest Avenue, Newport

for

Provent Property Group Pty Ltd

Elevations

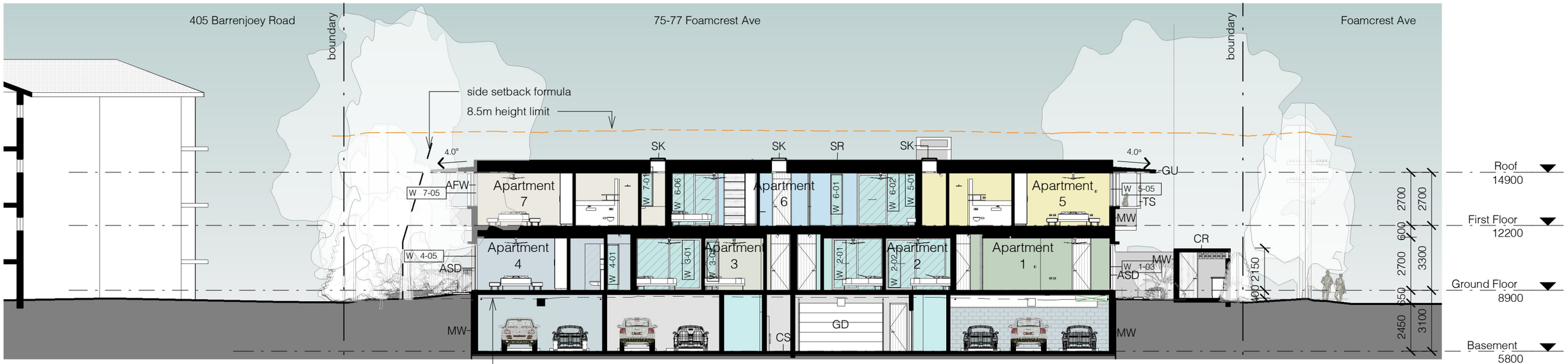
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA08



2 DA - Section A

1 : 200

ABS	Aluminium Balustrade Screen	DK	Timber Deck	LB	Letterbox	SK	Skylight
AC	AC Condenser	DP	Downpipe	MW	Masonry Wall	SR	Steel Roofing
AFW	Aluminium Framed Window	DR	Driveway	MWP	Perforated Masonry Wall	ST	Stair
ASD	Aluminium Framed Sliding Door	FC	Fibre Cement Cladding	PB	Planter Bed	STF	Stone Tile Flooring
CR	Concrete Roof	FIP	Fire Indicator Panel	SC	Steel Column	TS	Timber Screen
CS	Concrete Slab	GD	Garage Door	SG	Steel framed Gate		
CW	Concrete Wall	GU	Gutter				



1 DA - Section B

1 : 200

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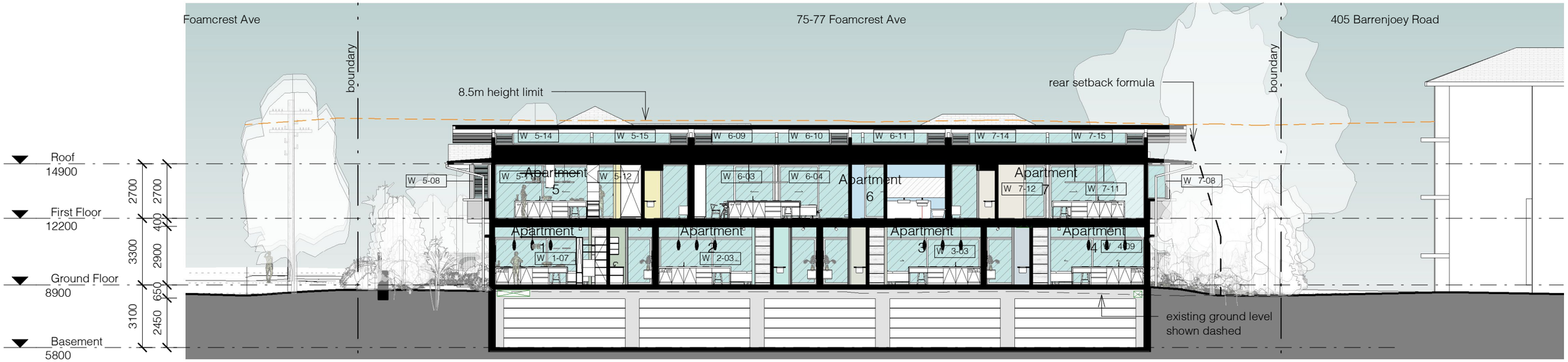
REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

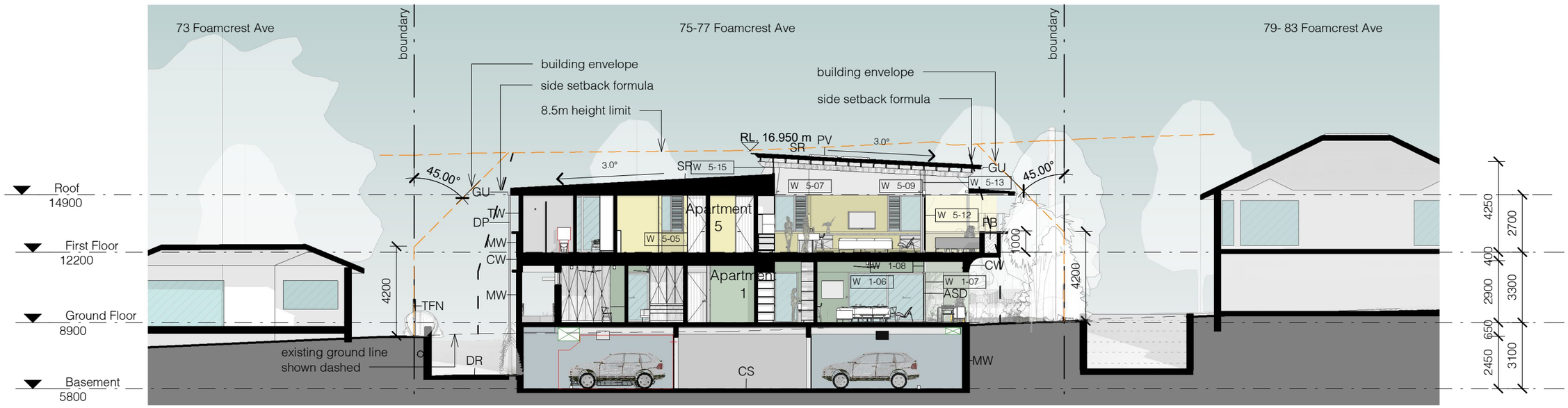
Sections

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA09



1 DA - Section C
1 : 200

ASD	Aluminium Framed Sliding Door	GU	Gutter	TFN	Timber Fence
CS	Concrete Slab	MW	Masonry Wall	TW	Timber Framed Wall
CW	Concrete Wall	PB	Planter Bed		
DP	Downpipe	PV	Photovoltaic Panels		
DR	Driveway	SR	Steel Roofing		



2 DA - Section D
1 : 200

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REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sections

Project number	1612	Checked by	RC
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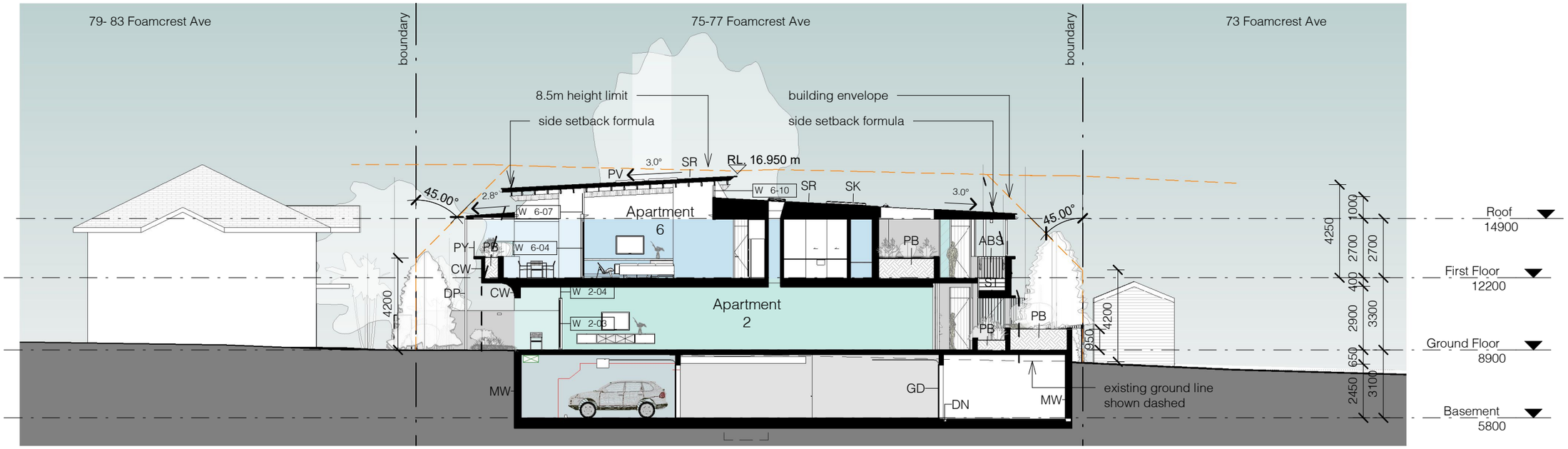
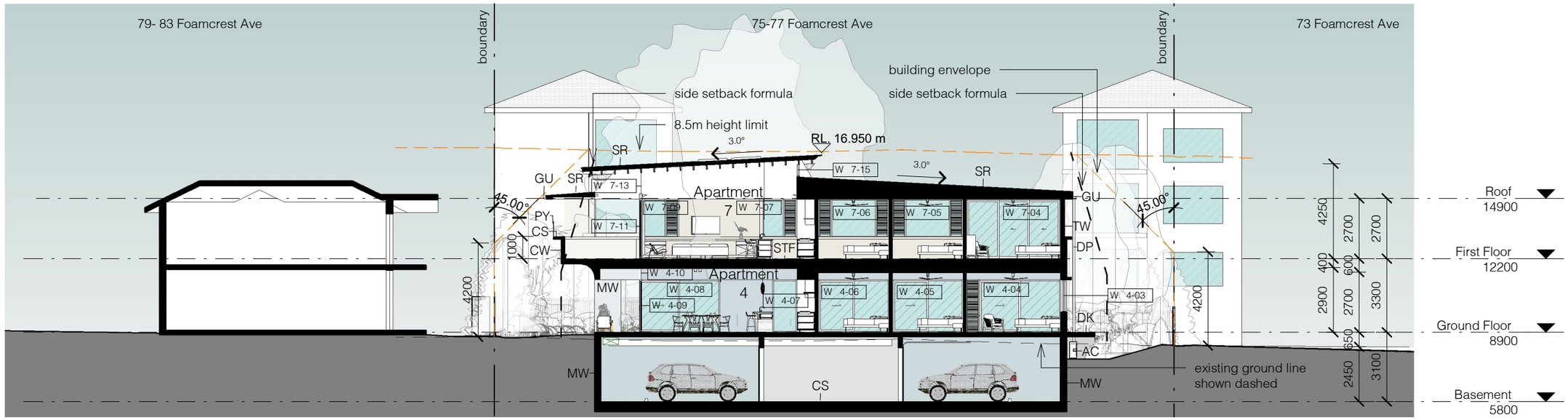
Drawn by	KW		DA10



1 DA - Section E
1 : 200

ABS	Aluminium Balustrade Screen	DN	Grated Drain	PB	Planter Bed	ST	Stair
AC	AC Condenser	DP	Downpipe	PV	Photovoltaic Panels	STF	Stone Tile Flooring
CS	Concrete Slab	GD	Garage Door	PY	Privacy Screen	TW	Timber Framed Wall
CW	Concrete Wall	GU	Gutter	SK	Skylight		
DK	Timber Deck	MW	Masonry Wall	SR	Steel Roofing		



2 DA - Section F
1 : 200

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No.	Revision Description	Date
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
F	Updated with OSD & mechanical requirements	01/12/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

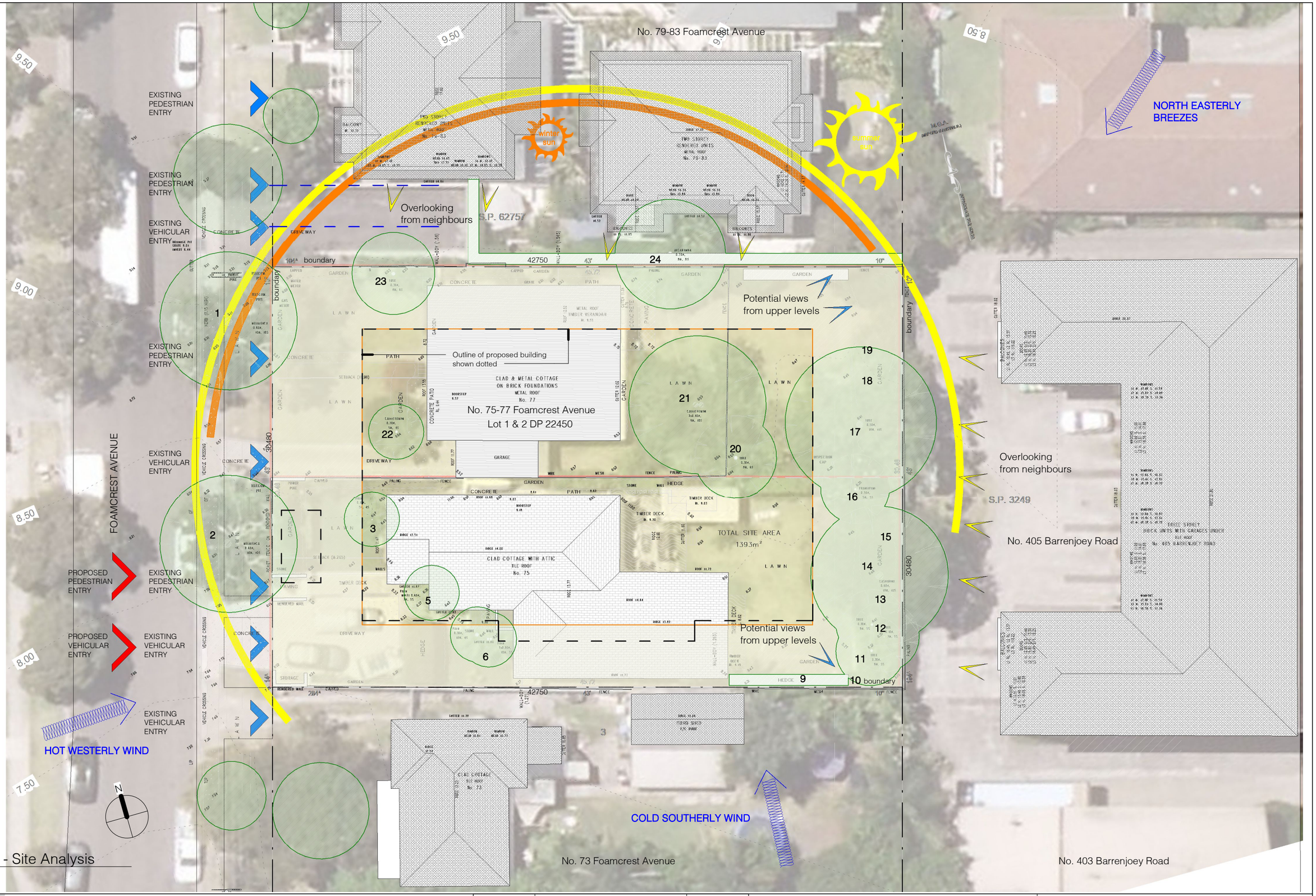
REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sections

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA11



1 DA Plan - Site Analysis
1 : 250

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

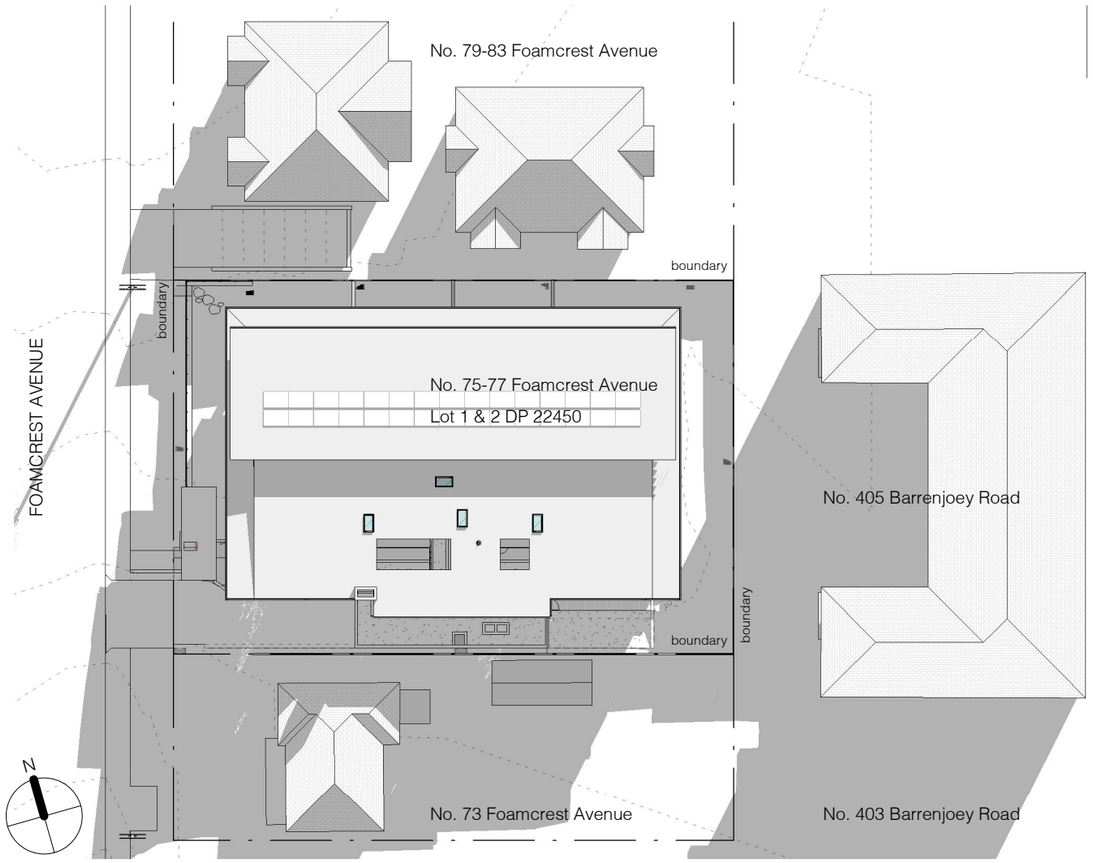
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

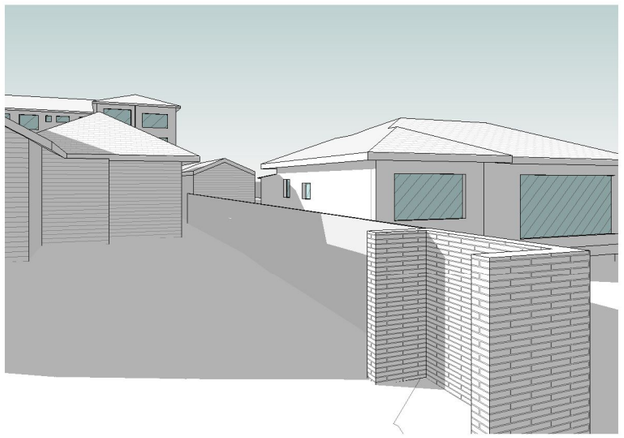
Site Analysis

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 250
Drawn by	KW		DA12

1 Shadow diagram - June 22 900am - Existing
1 : 500



2 Shadow diagram - June 22 900am
1 : 500



3 Neighbour Sun study 9am existing

4 Neighbour Sun study 9am proposed

CERTIFICATION OF SHADOW DIAGRAMS

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

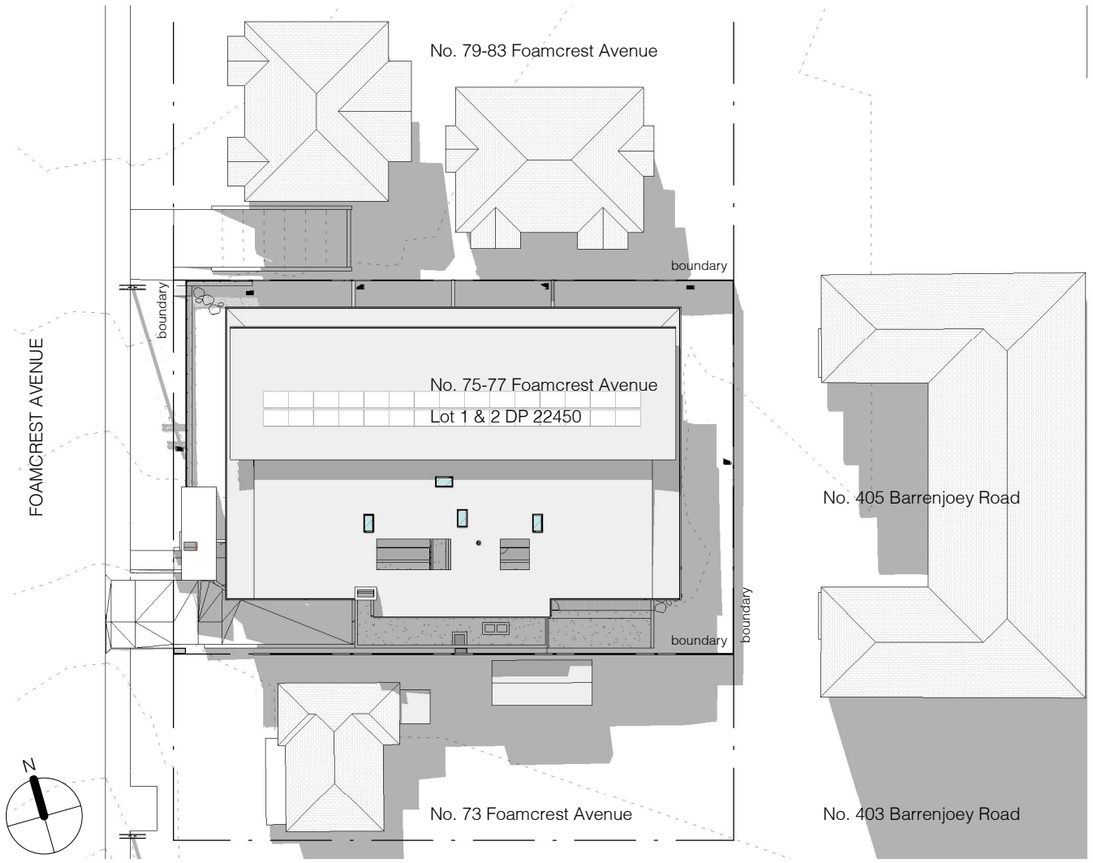
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

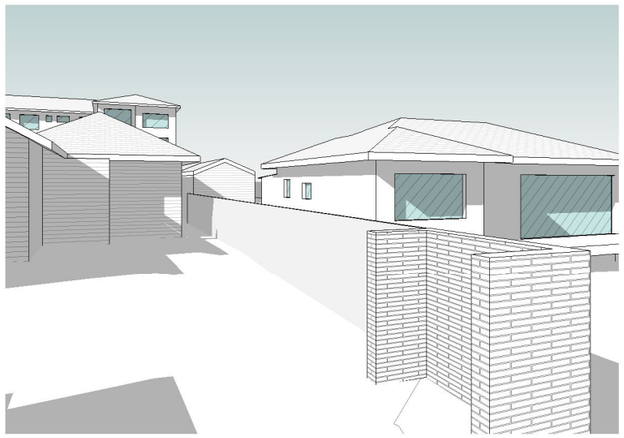
Shadow Diagram - 900am June 21

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 500
Drawn by	KW		DA13

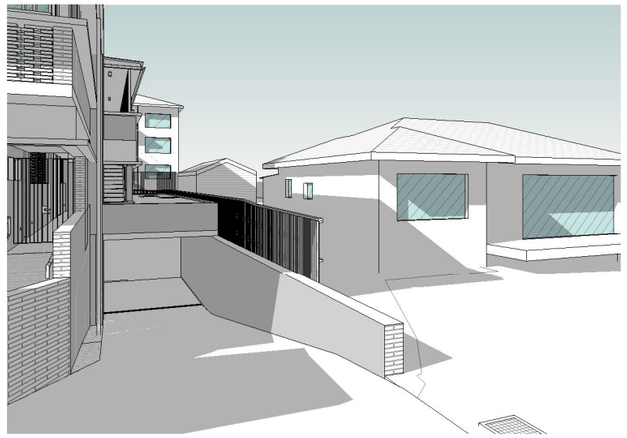
1 Shadow diagram - June 22 noon - Existing
1 : 500



2 Shadow diagram - June 22 noon
1 : 500



3 Neighbour Sun study noon existing



4 Neighbour Sun study noon proposed

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

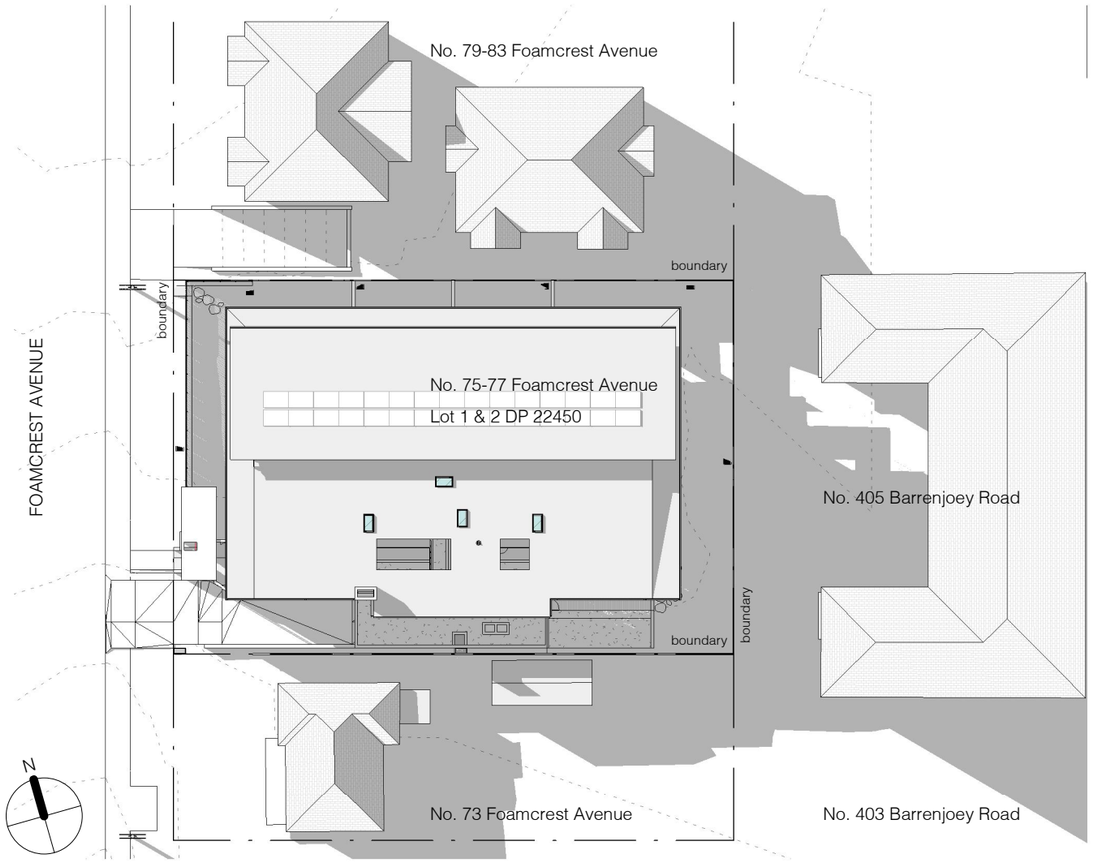
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

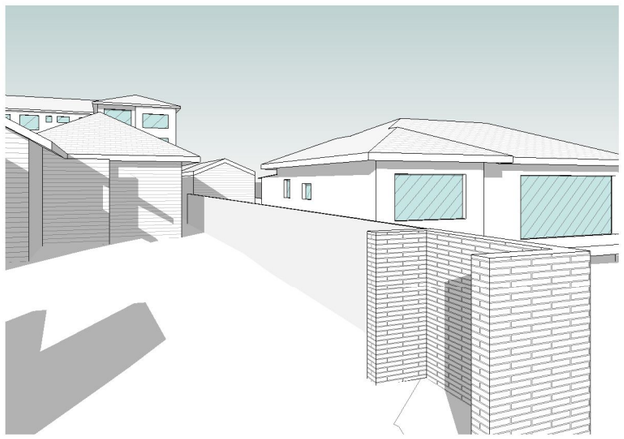
Shadow Diagram - 1200noon June 21

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 500
Drawn by	KW		DA14

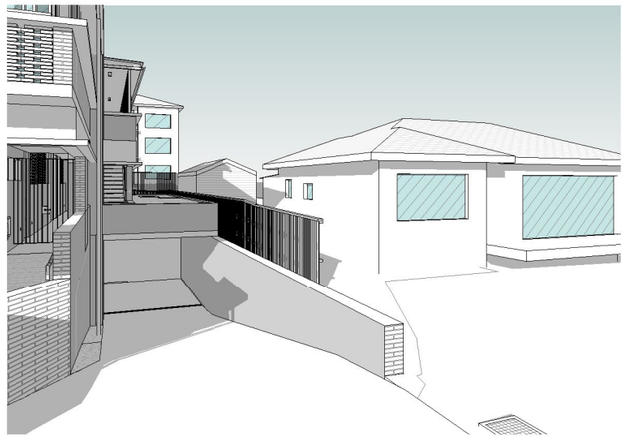
1 Shadow diagram - June 22 300pm - Existing
1 : 500



2 Shadow diagram - June 22 300pm
1 : 500



3 Neighbour Sun study 3pm existing



4 Neighbour Sun study 3pm proposed

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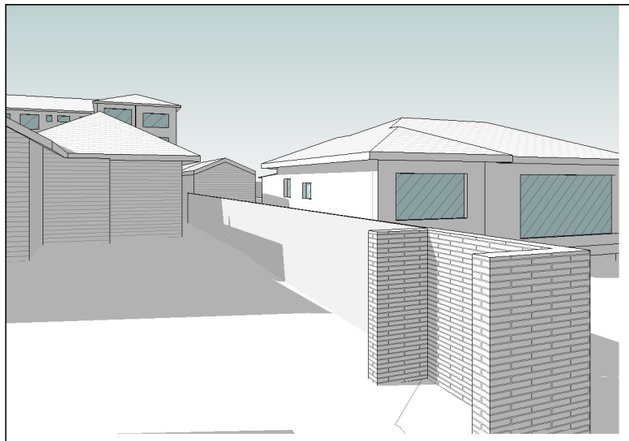
No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

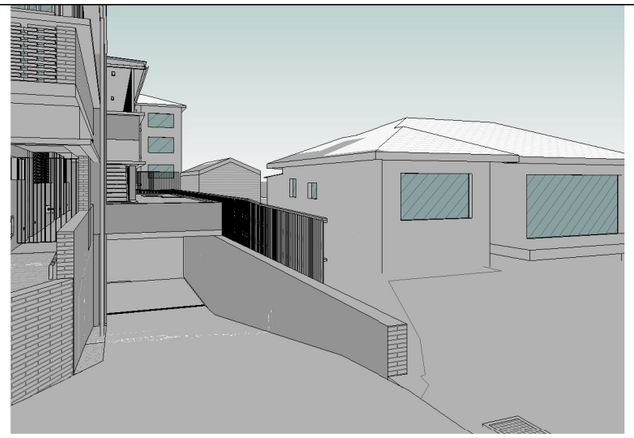
for
Provent Property Group Pty Ltd

Shadow Diagram - 300pm June 21

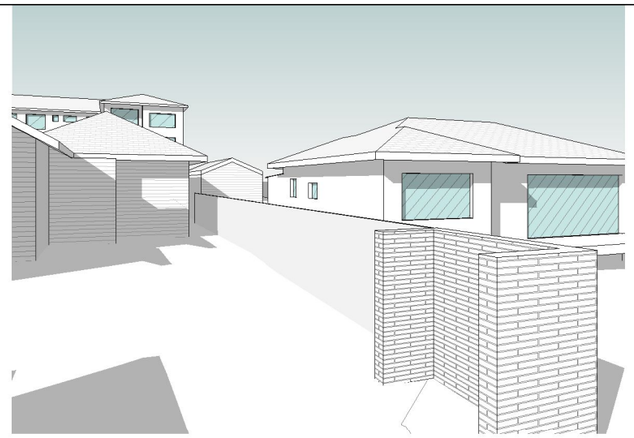
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 500
Drawn by	KW		DA15



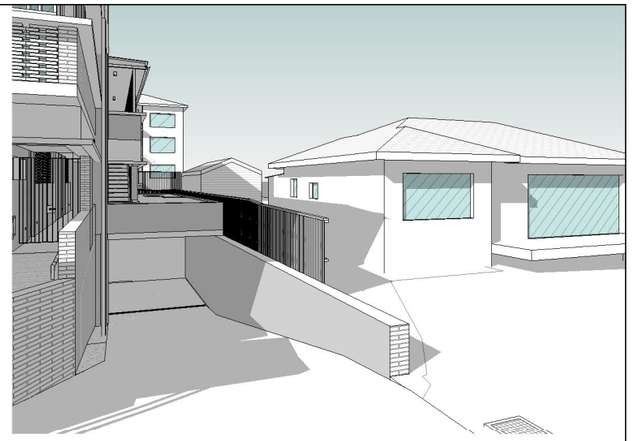
1 Neighbour Sun study 10am existing



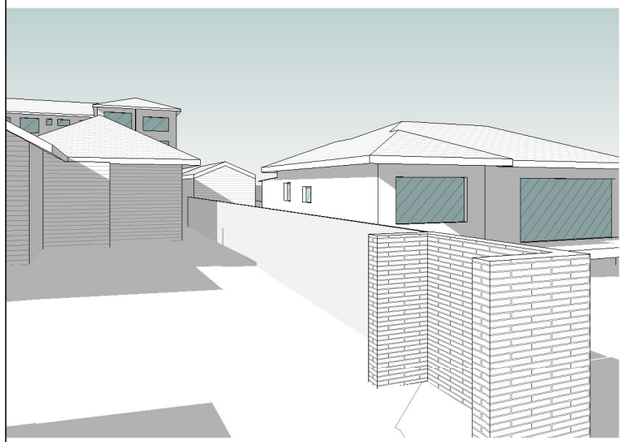
2 Neighbour Sun study 10am proposed



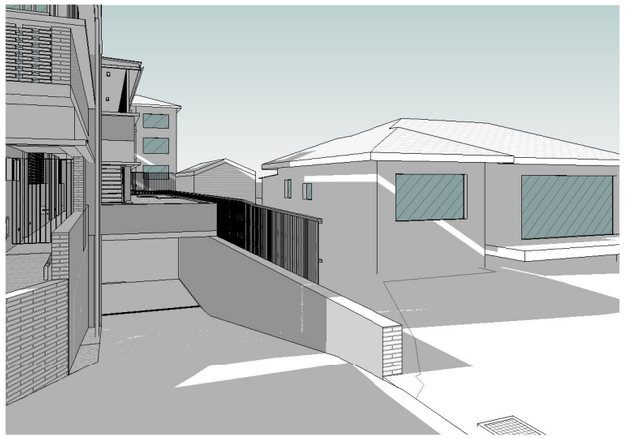
5 Neighbour Sun study 1pm existing



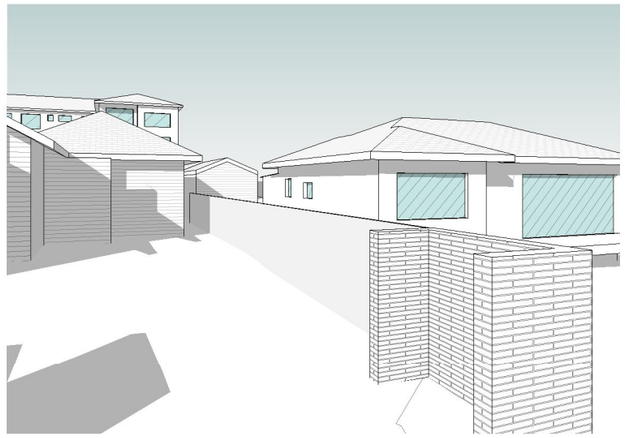
6 Neighbour Sun study 1pm proposed



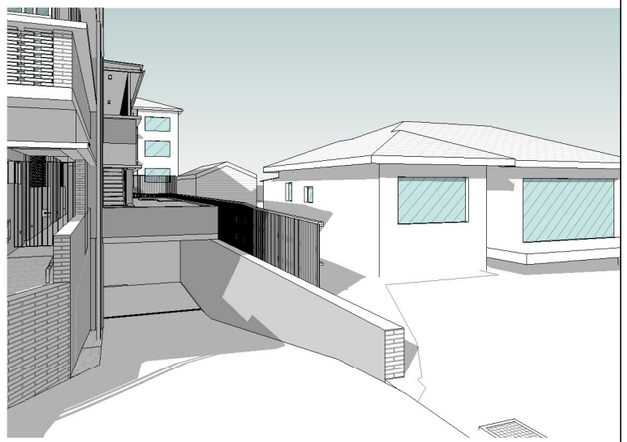
3 Neighbour Sun study 11am existing



4 Neighbour Sun study 11am proposed



7 Neighbour Sun study 2pm existing



8 Neighbour Sun study 2pm proposed

CERTIFICATION OF SHADOW DIAGRAMS

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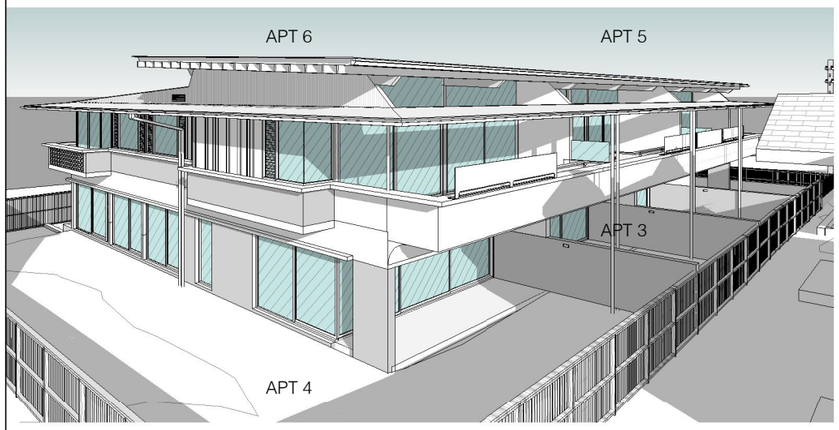
No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

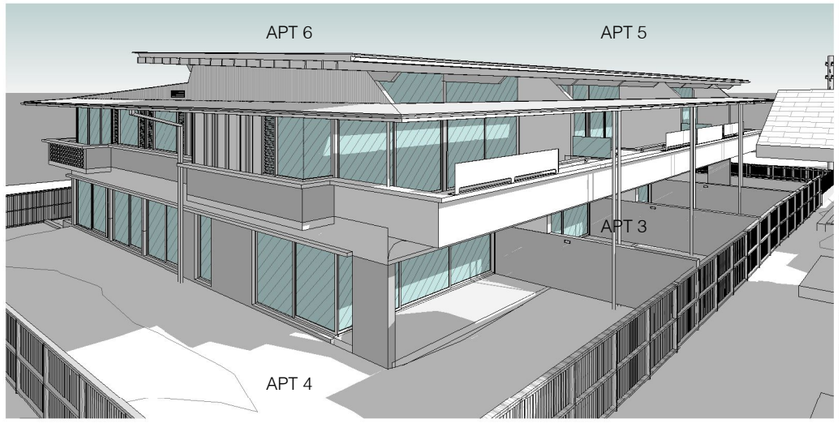
for
Provent Property Group Pty Ltd

Neighbouring Shadow Studies

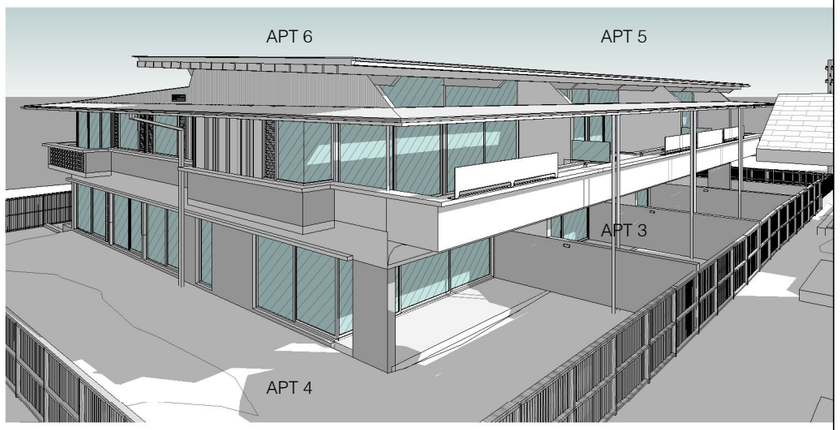
Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA16



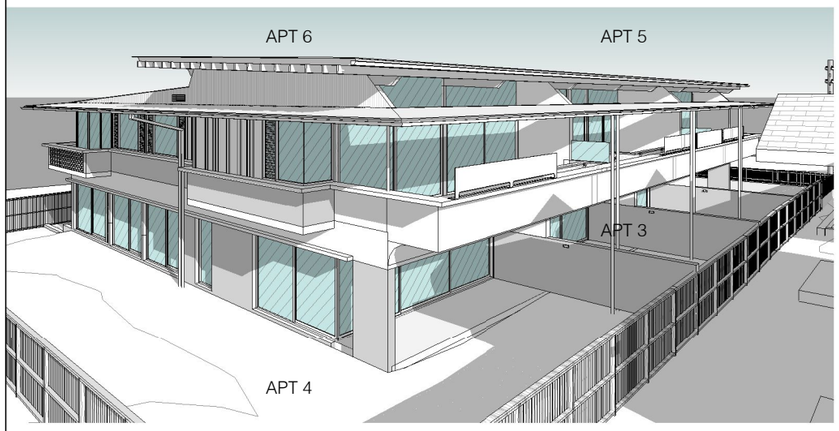
1 NE Aerial View sunstudy - June 22 9am



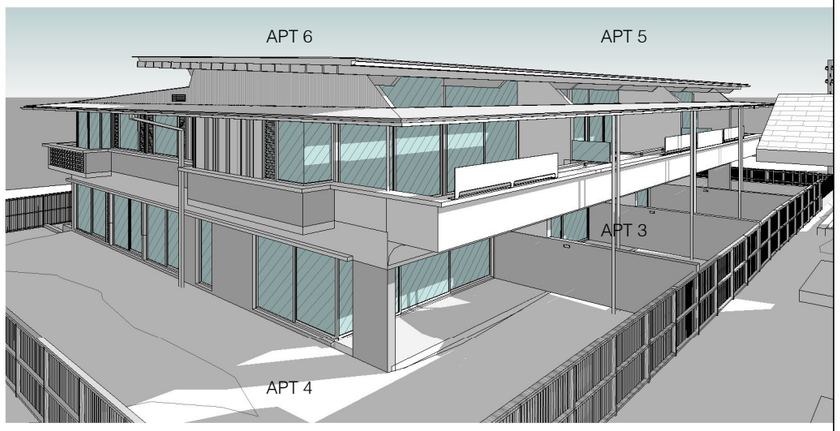
4 NE Aerial View sunstudy - June 22 noon



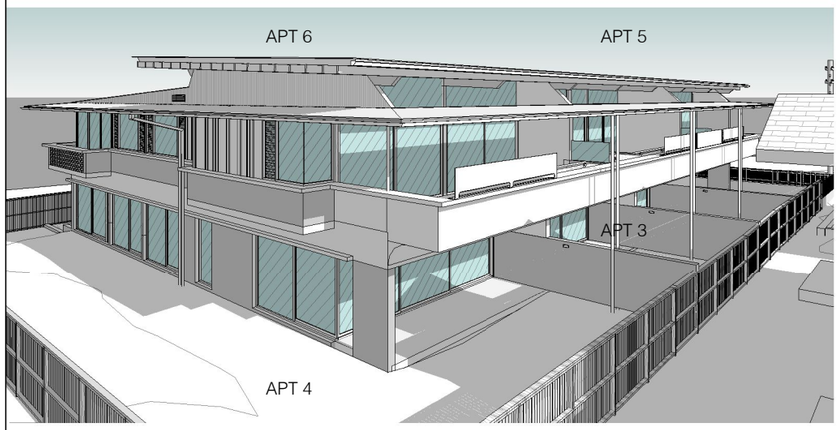
5 NE Aerial View sunstudy - June 22 1pm



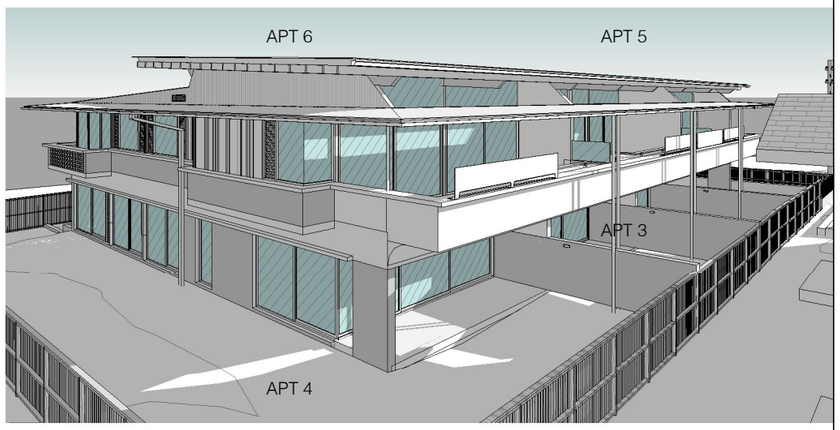
2 NE Aerial View sunstudy - June 22 10am



6 NE Aerial View sunstudy - June 22 2pm



3 NE Aerial View sunstudy - June 22 11am



7 NE Aerial View sunstudy - June 22 3pm

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No.	Revision Description	Date
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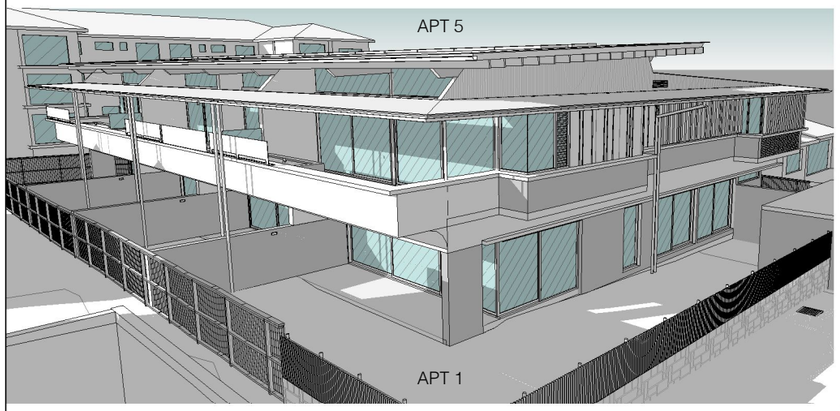
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

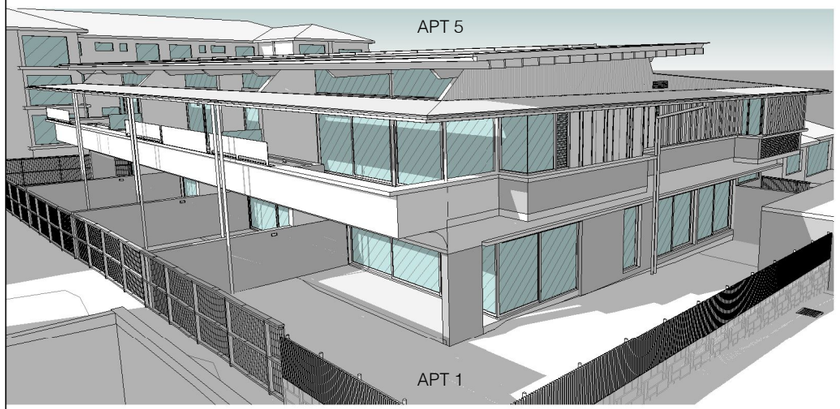
for
Provent Property Group Pty Ltd

Sun Studies - Apartments 4 & 6

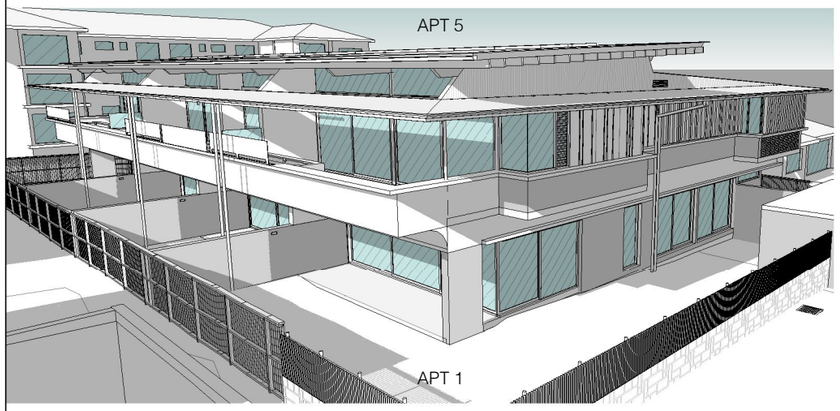
Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA17



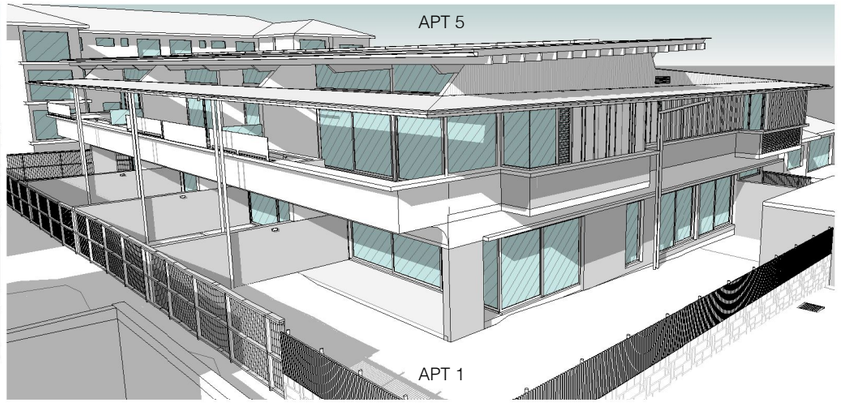
1 NW Aerial View sunstudy - June 22 9am



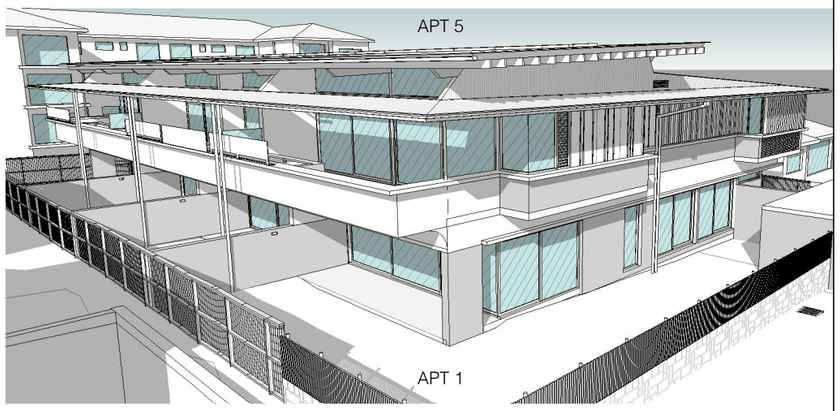
2 NW Aerial View sunstudy - June 22 10am



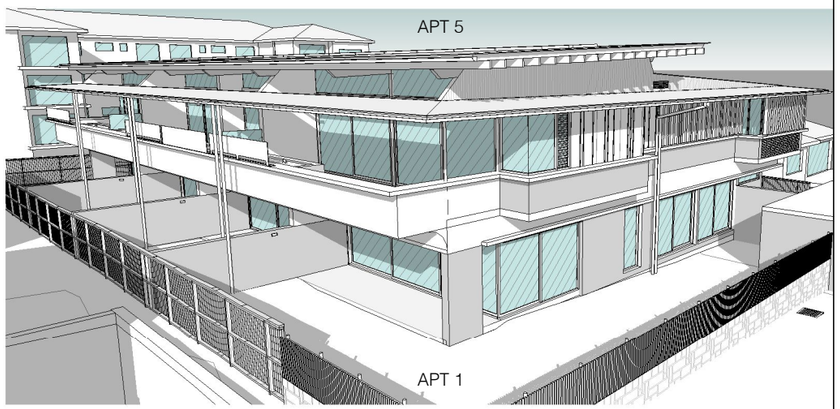
3 NW Aerial View sunstudy - June 22 11am



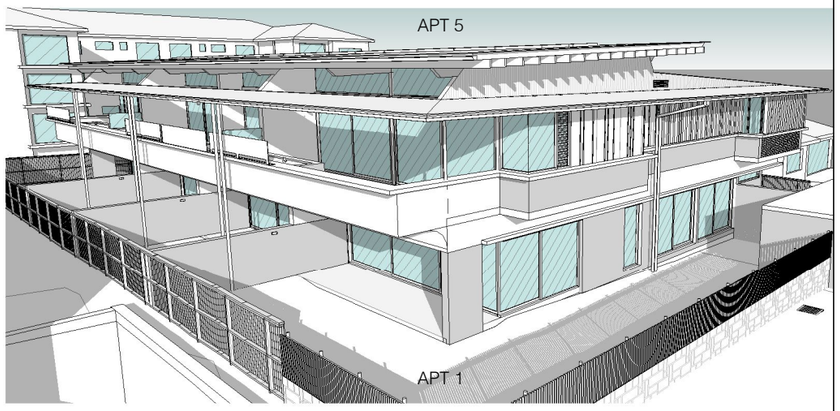
4 NW Aerial View sunstudy - June 22 noon



5 NW Aerial View sunstudy - June 22 1pm



6 NW Aerial View sunstudy - June 22 2pm



7 NW Aerial View sunstudy - June 22 3pm

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No.	Revision Description	Date
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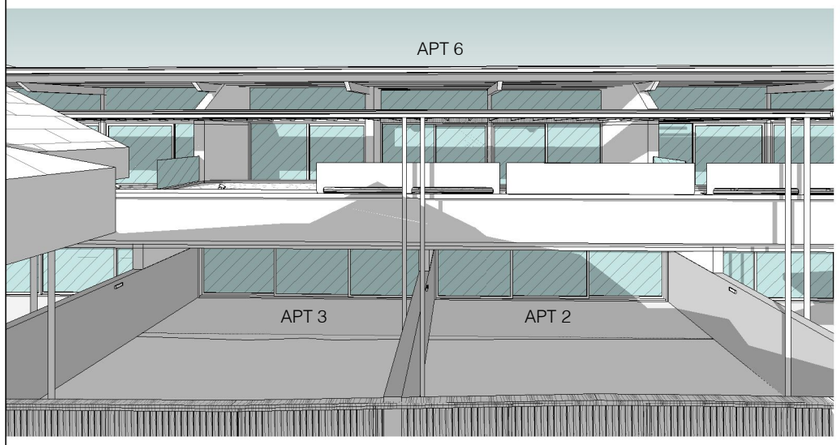
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

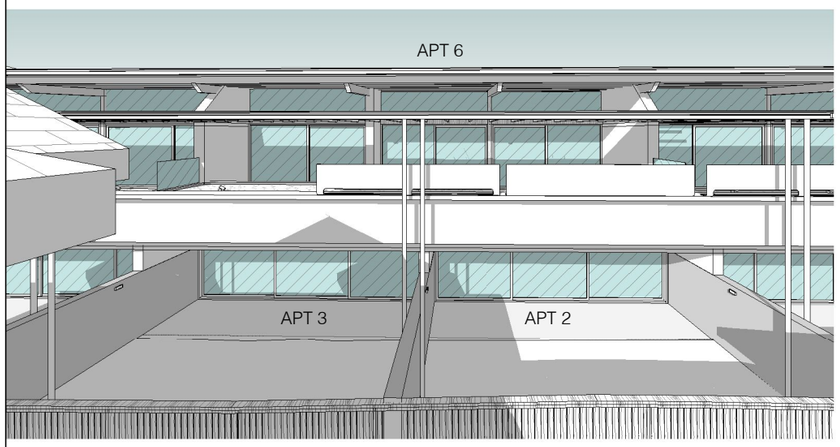
for
Provent Property Group Pty Ltd

Sun Studies - Apartments 1 & 5

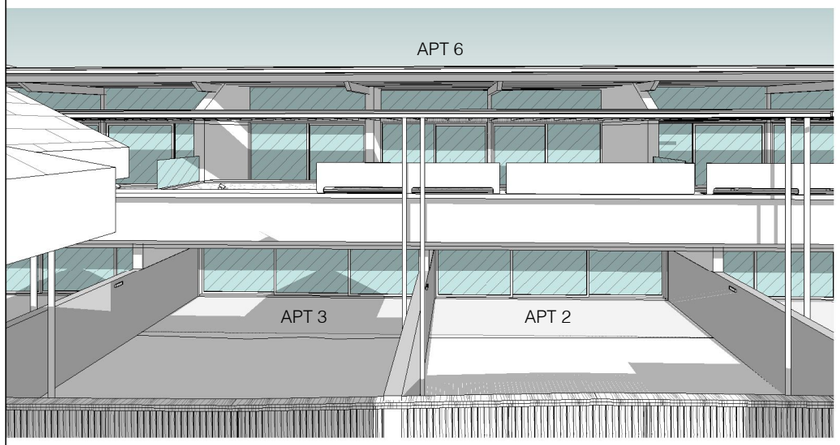
Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA18



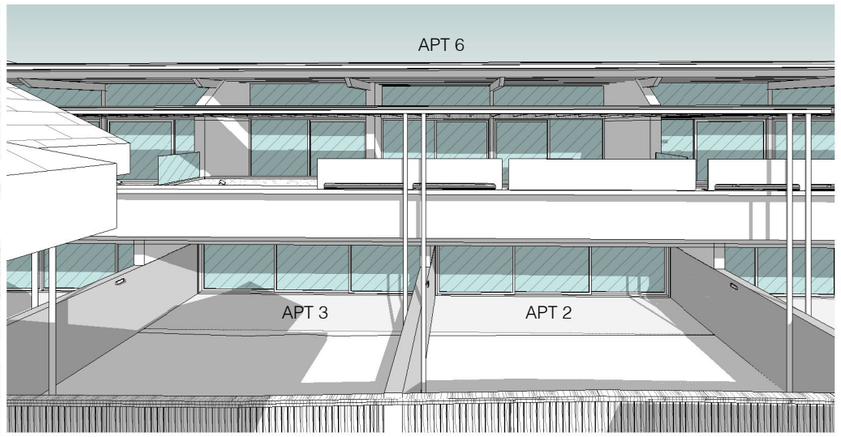
1 N Sunstudy June 9am



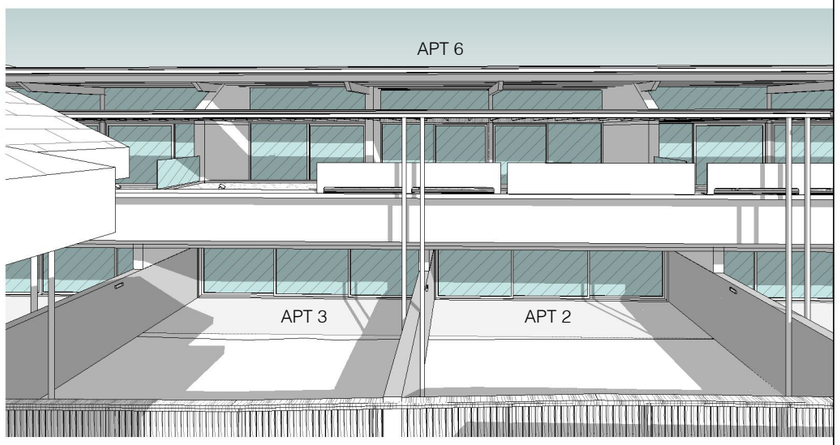
2 N Sunstudy June 10am



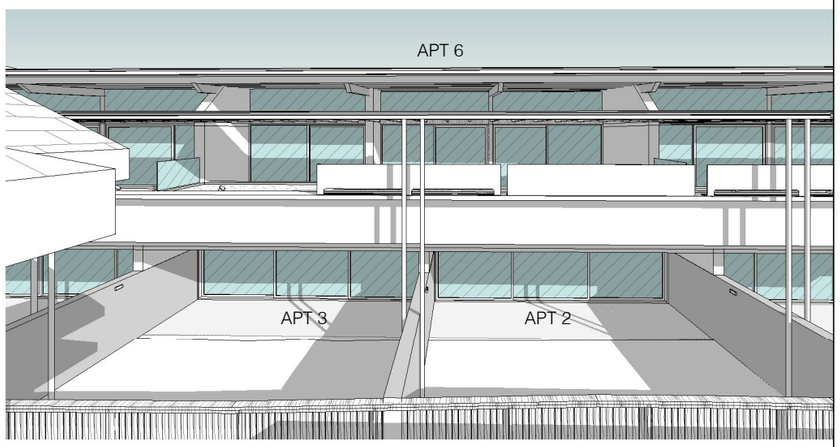
3 N Sunstudy June 11am



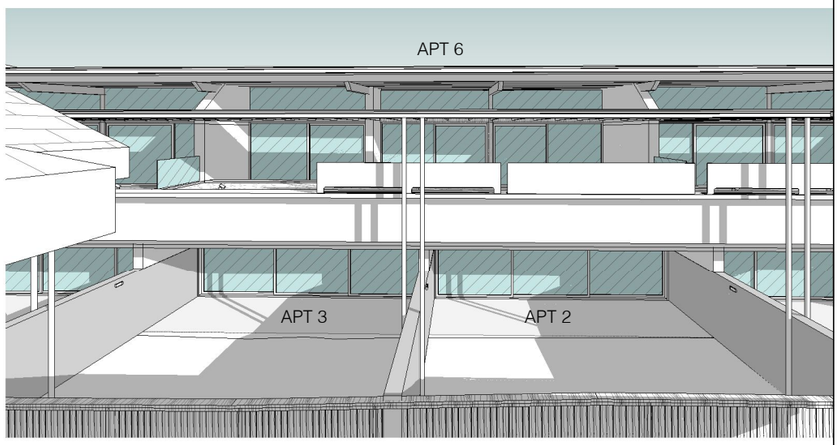
4 N Sunstudy June noon



5 N Sunstudy June 1pm



6 N Sunstudy June 2pm



7 N Sunstudy June 3pm

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- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sun Studies - Apartments 2,3 & 6

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA19

1 DA Plan - Landscape Area
1 : 200

AREA CALCULATIONS
SITE AREA 696.8 X 2 = 1393 sqm

1 DWELLING PER 200 sqm SITE AREA
6.97 (ROUND TO 7) DWELLINGS)

LANDSCAPED AREA CALCULATIONS
LANDSCAPED AREA REQUIRED = 50%=696.5

PROPOSED LANDSCAPE AREA CALCULATIONS
PROPOSED SOFT LANDSCAPED AREA = 615.50 sqm = 44.19%
FIRST FLOOR PLANTERS GREATER THAN 800mm DEEP = 18.27 sqm = 1.31%
PROPOSED HARD LANDSCAPED AREA = 66.26 sqm = 4.76%

PROPOSED LANDSCAPE AREA = 700.0= 50.25%

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% of the site area.
The use of porous materials and finishes is encouraged where appropriate.
Any alterations or additions to an existing dwelling shall provide a minimum 50% of the site area as landscaped area.

Variations
Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:
-Impervious areas less than 1 metre in width (e.g. pathways and the like);
-For single dwellings on land zoned R2 Low Density Residential or R3 Medium Density Residential, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing).

Residential Flat Buildings, Multi-Dwelling Housing and Shop Top Housing
Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:

Area with soil depth greater than 800mm above built structures (excluding drainage and waterproof membranes) may be included as landscape area. Soil depths above built structures less than this will not be included as landscape area.

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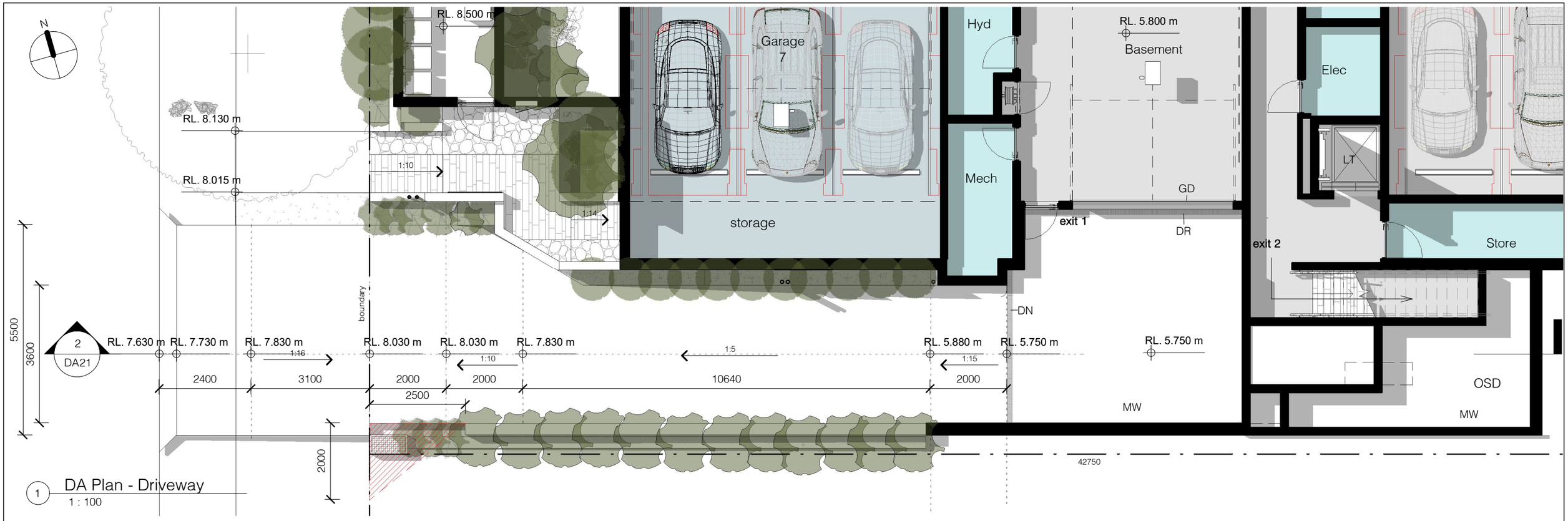
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

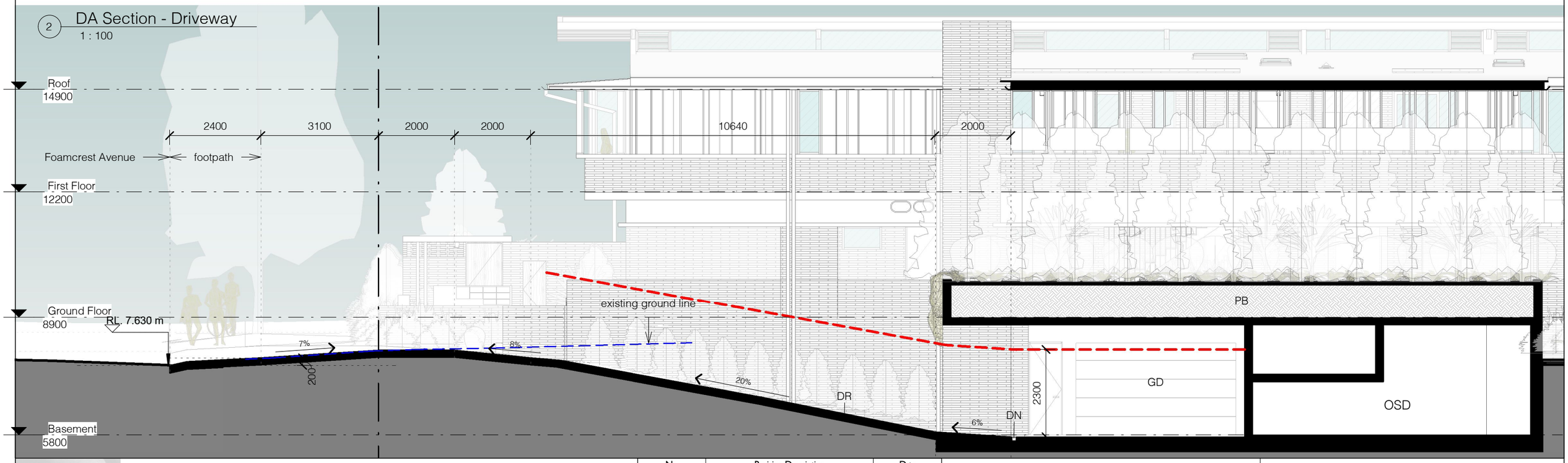
for
Provent Property Group Pty Ltd

Landscape Area

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA20



1 DA Plan - Driveway
1 : 100



2 DA Section - Driveway
1 : 100

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No.	Revision Description	Date
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REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

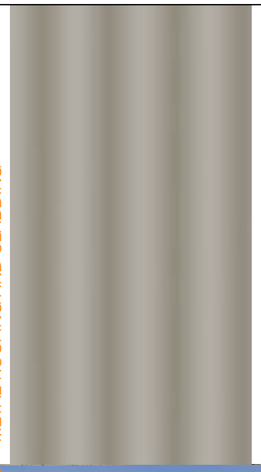
Driveway Profile

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA21

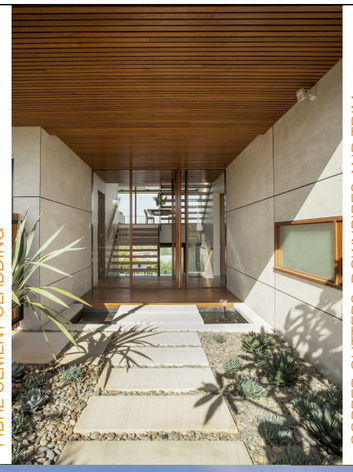
TIMBER AND STONE FENCE

OFF FORM CONCRETE

ALUMINIUM WINDOWS

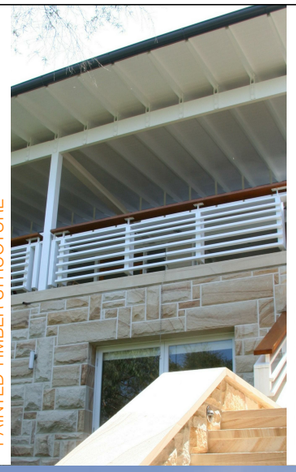


METAL ROOFING AND CLADDING



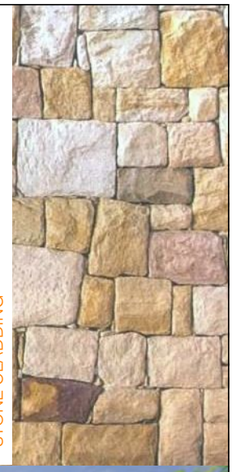
FIBRE CEMENT CLADDING

COPPER GUTTERS, DOWNPIPES AND TRIM



PAINTED TIMBER STRUCTURE

FACE BRICKWORK



STONE CLADDING

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

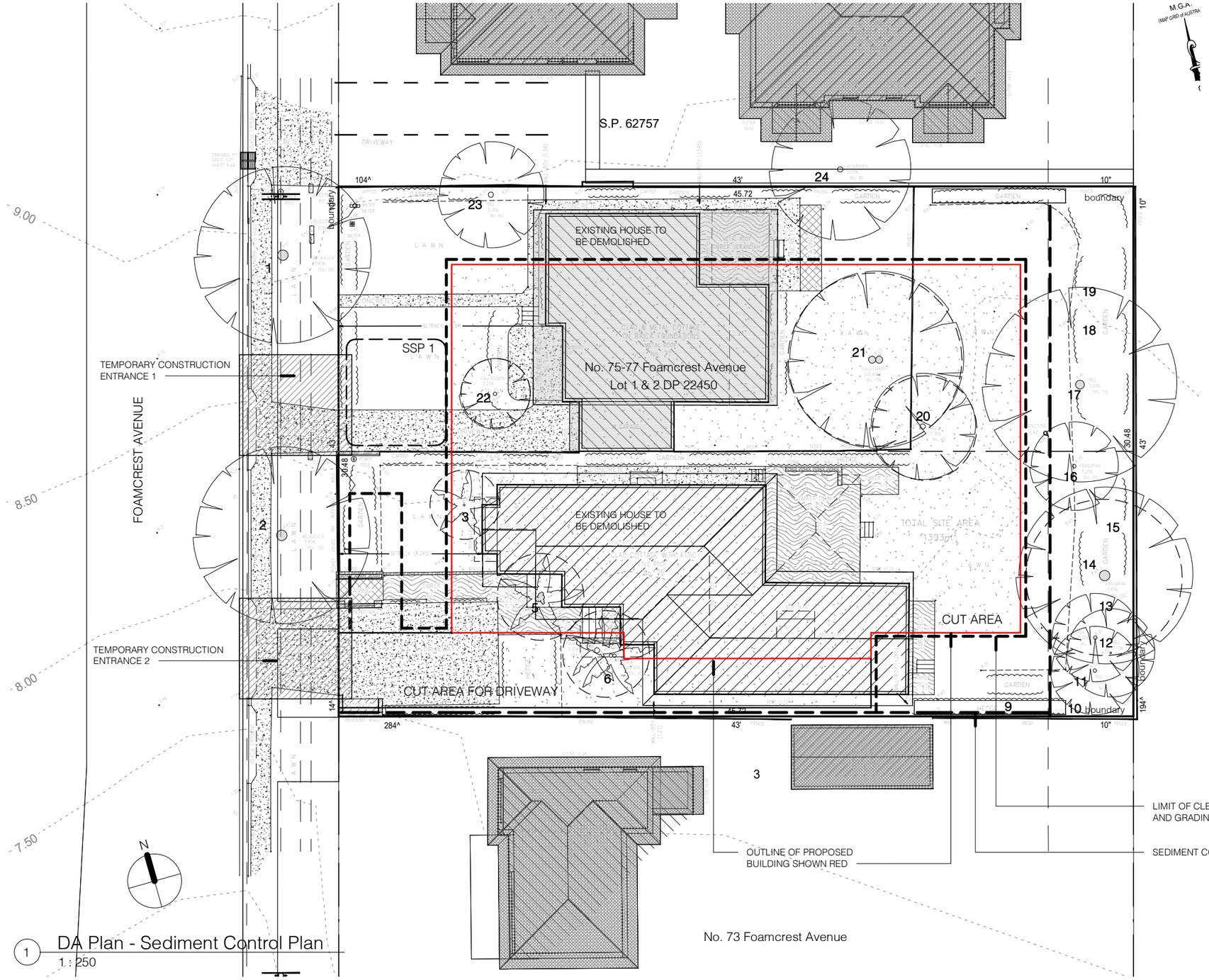
REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Finishes Board

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 1
Drawn by	KW		DA22



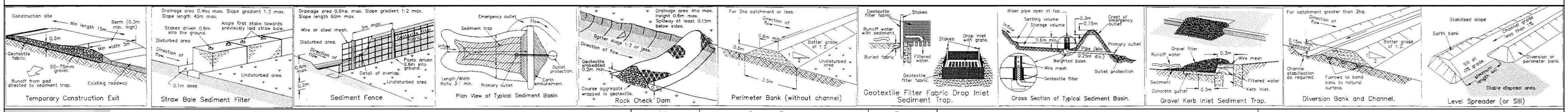
1 DA Plan - Sediment Control Plan
1 : 250

LEGEND

- Perimeter Bank
- Diversion Bank
- Level Spreader
- Waterway – natural grassed
  - – constructed grassed
  - – constructed grass with check dam.
- Sediment Basin (SB 1)
- Sediment Trap (ST2)
- Sediment Fence
- Straw Bale Sediment Filter
- Catchment Boundary (C)
- Vegetative Filter Strip
- Cut Area
- Fill Area
- Soil Stock Pile (S.S.P. 2)
- Temporary Construction Exit
- Limit of Clearing and Grading

Note:

Refer to tree retention plan prepared by KRLA for details on trees & landscaping to be protected.



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No.	Revision Description	Date
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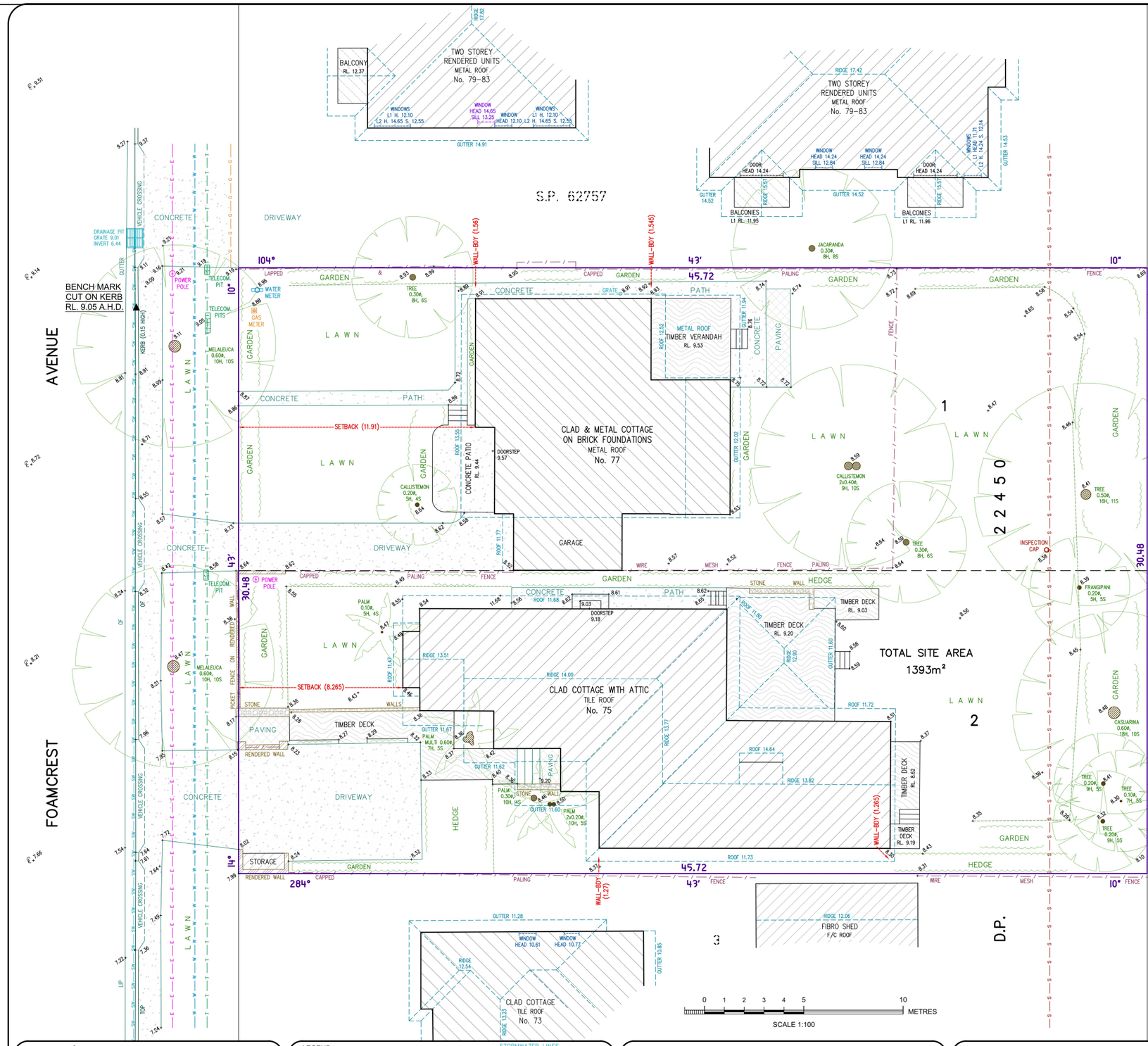
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sediment Control Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 250
Drawn by	KW		DA23



M.G.A.
(MAP GRID of AUSTRALIA)
(APPROXIMATE TRUE NORTH)

NOTES:

1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.

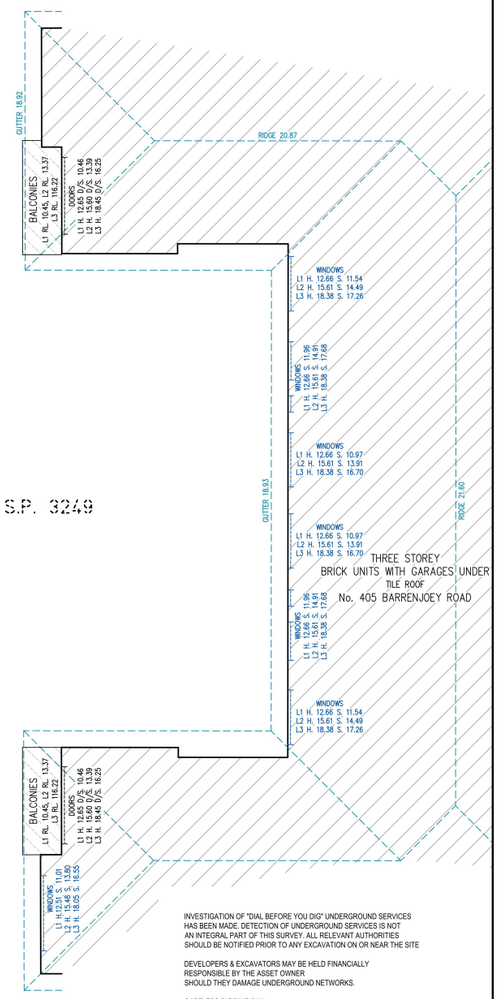
2) A BOUNDARY SURVEY HAS BEEN UNDERTAKEN. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.

3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 46828 RL 11.865 A.H.D.

4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.

5) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.

6) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID of AUSTRALIA).



INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG.
TEL. 1100

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DIAL 1100 BEFORE YOU DIG

Bee & Lethbridge
Quality Surveying & Development Solutions

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PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

LEGEND

TREE 0.10ø, 5H, 4S	DENOTES APPROX. 0.1ø DIAMETER OF TREE DENOTES APPROX. 5m HEIGHT OF TREE DENOTES APPROX. 4m SPREAD OF TREE
℄	DENOTES CENTRE LINE OF ROAD
GUTTER	DENOTES TOP OF GUTTER

STORMWATER LINES — SW —
OVERHEAD ELECTRIC LINES — E —
BOARDS SEWER — S —
TELECOMMUNICATION LINES — T —
WATER LINES — W —
GAS LINES — G —

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOTS 1 & 2 IN D.P. 22450 KNOWN AS No. 75-77 FOAMCREST AVENUE, NEWPORT.

L.G.A.: NORTHERN BEACHES

CLIENT	PROVENT PROPERTY GROUP			REF No.	21796
PROPERTY	No. 75-77 FOAMCREST AVENUE, NEWPORT				
DATUM	A.H.D.	SCALE 1:100 @ A1	DATE 03/09/2020	SHEET No.	1 of 1
SURVEYED	C.L./B.W.	DRAWN S.C.	DWG No. 21796	REV No.	00

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No.	Revision Description	Date
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Survey

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA24

Window Schedule for BASIX

Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	1-00	AFW	S	0.62	1100	600	
W	1-01	AFW	S	0.87	1450	600	
W	1-02	AFW	W	0.90	2250	400	
W	1-03	ASD	W	8.04	3480	2400	External blind
W	1-04	ASD	W	7.62	3240	2400	External blind
W	1-05	AFW	W	2.64	1100	2400	External blind
W	1-06	ASD	W	8.64	3600	2400	External blind
W	1-07	ASD	N	18.82	7988	2400	
W	1-08	AFW	N	3.92	7975	500	
W	2-01	ASD	S	6.97	2720	2700	
W	2-02	ASD	S	8.28	3065	2700	
W	2-03	ASD	N	18.78	8115	2400	
W	2-04	AFW	N	3.91	7968	500	
W	3-01	ASD	S	9.00	3335	2700	
W	3-03	ASD	N	18.78	8115	2400	
W	3-04	AFW	N	3.91	8115	500	
W	4-01	AFW	S	1.44	600	2400	
W	4-02	AFW	S	0.90	600	1500	
W	4-03	AFW	S	0.90	600	1500	
W	4-04	ASD	E	8.81	3810	2400	
W	4-05	ASD	E	7.61	3310	2400	
W	4-06	ASD	E	7.62	3240	2400	
W	4-07	AFW	E	2.64	1100	2400	
W	4-08	ASD	E	8.64	3600	2400	
W	4-09	ASD	N	18.82	7988	2400	
W	4-10	AFW	N	3.92	7975	500	
W	5-01	AFW	S	1.02	715	1700	
W	5-03	AFW	S	1.02	665	1700	
W	5-04	ASD	W	11.53	4411	2700	External Screen
W	5-05	AFW	W	5.39	3238	1700	External Screen
W	5-06	AFW	W	5.37	3233	1700	External Screen
W	5-07	AFW	W	2.61	1535	1700	
W	5-08	AFW	S	1.36	800	1700	
W	5-09	AFW	W	2.88	1695	1700	
W	5-10	AFW	N	1.73	1015	1700	
W	5-11	ASD	N	12.76	4725	2700	
W	5-12	ASD	N	12.76	4870	2700	
W	5-13	AFW	N	9.05	9581	945	
W	5-14	AFW	S	2.60	4807	550	

Window Schedule for BASIX

Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments
W	5-15	AFW	S	2.67	4855	550	
W	6-01	AFW	S	1.62	600	2700	
W	6-02	ASD	S	8.11	3005	2700	
W	6-03	ASD	N	10.86	4168	2700	
W	6-04	ASD	N	10.74	4122	2700	
W	6-05	ASD	N	10.92	4290	2700	
W	6-06	ASD	S	6.48	2540	2700	
W	6-07	AFW	N	7.69	8135	945	
W	6-08	AFW	N	3.78	4000	945	
W	6-09	AFW	S	2.28	4153	550	
W	6-10	AFW	S	1.92	3552	550	
W	6-11	AFW	S	2.56	4715	550	
W	7-01	AFW	S	1.02	665	1700	
W	7-02	AFW	S	1.02	665	1700	
W	7-03	AFW	S	1.02	665	1700	
W	7-04	ASD	E	11.53	4411	2700	
W	7-05	AFW	E	5.41	3310	1700	
W	7-06	AFW	E	5.40	3240	1700	
W	7-07	AFW	E	2.61	1535	1700	
W	7-08	AFW	S	1.58	1080	1700	
W	7-09	AFW	E	2.88	1695	1700	
W	7-10	AFW	N	1.73	1015	1700	
W	7-11	ASD	N	12.76	4725	2700	
W	7-12	ASD	N	12.76	4870	2700	
W	7-13	AFW	N	9.05	9580	945	
W	7-14	AFW	S	2.67	5000	550	
W	7-15	AFW	S	2.60	4807	550	

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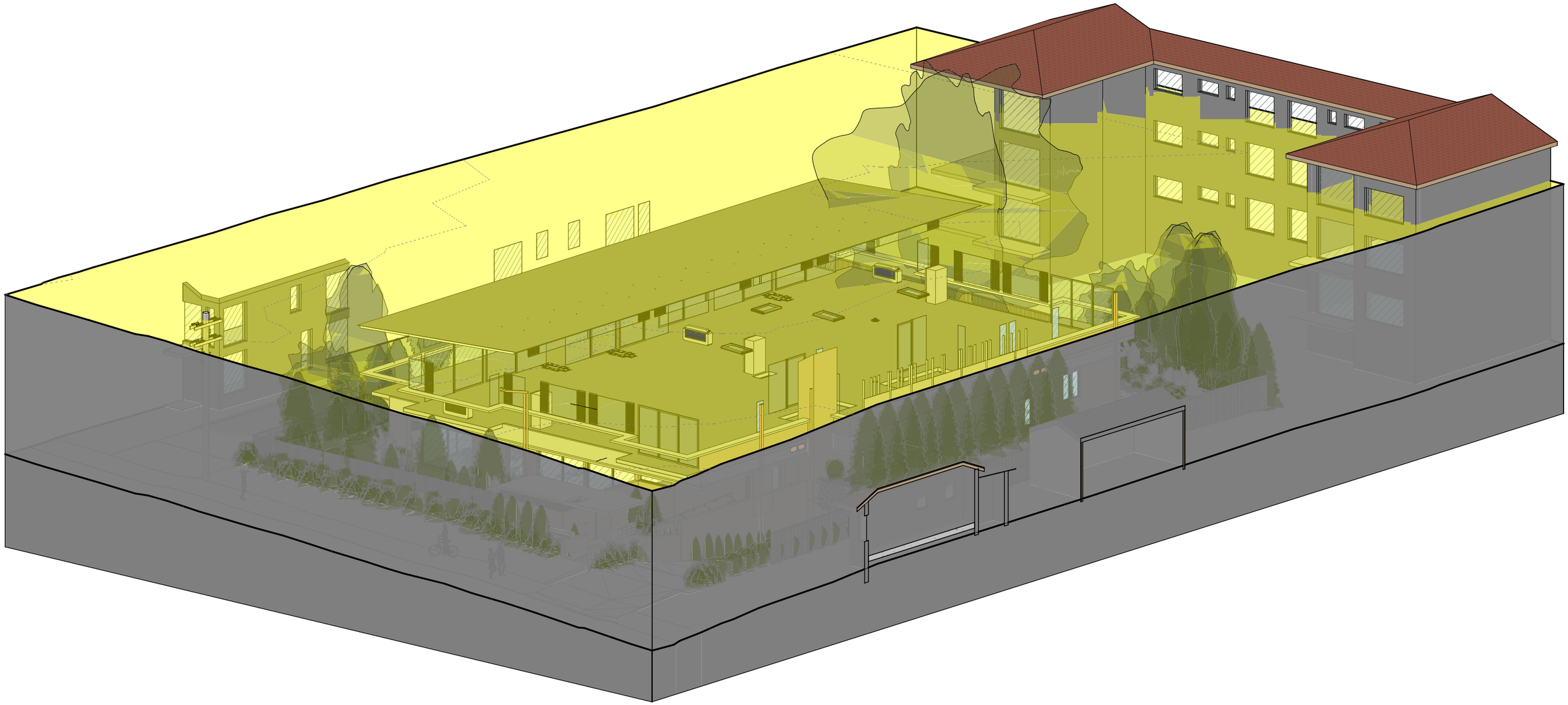
No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Window Schedule for BASIX

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA25



1 3D Height Plane - 8.5m

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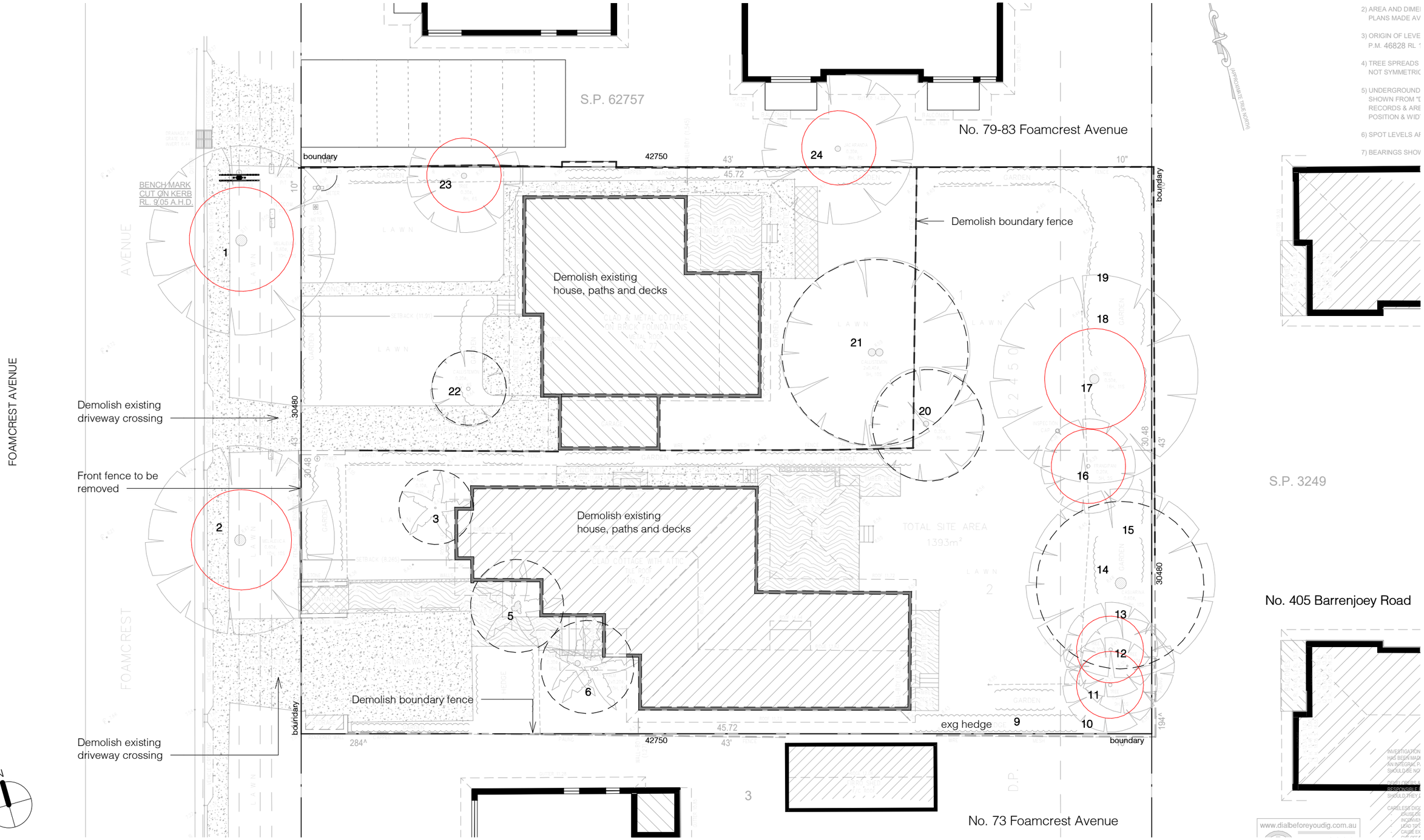
No.	Revision Description	Date
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Height Limit 8.5m above NGL

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		DA26



1 DA Plan - Demolition
1 : 200

Note:
Refer to DA23 Sediment Control plan for further information on extent of excavation and materials storage.

Refer to tree retention plan prepared by KRLA for details on trees & landscaping to be removed, transplanted or protected and retained.

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No.	Revision Description	Date
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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Demolition Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA27

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No.	Revision Description	Date
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Photomontage

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 1
Drawn by	KW		DA28

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
DP	Downpipe
MW	Masonry Wall
SG	Steel framed Gate
STF	Stone Tile Flooring
SW	Stone Wall
TFN	Timber Fence

Apartment 1 Area Schedule	
Name	Area
Apartment 1	134.11
Terrace Apartment 1	15.99
Grand total: 2	150.10

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3

1 DA Plan - Apartment 1
1 : 100

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
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REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 1

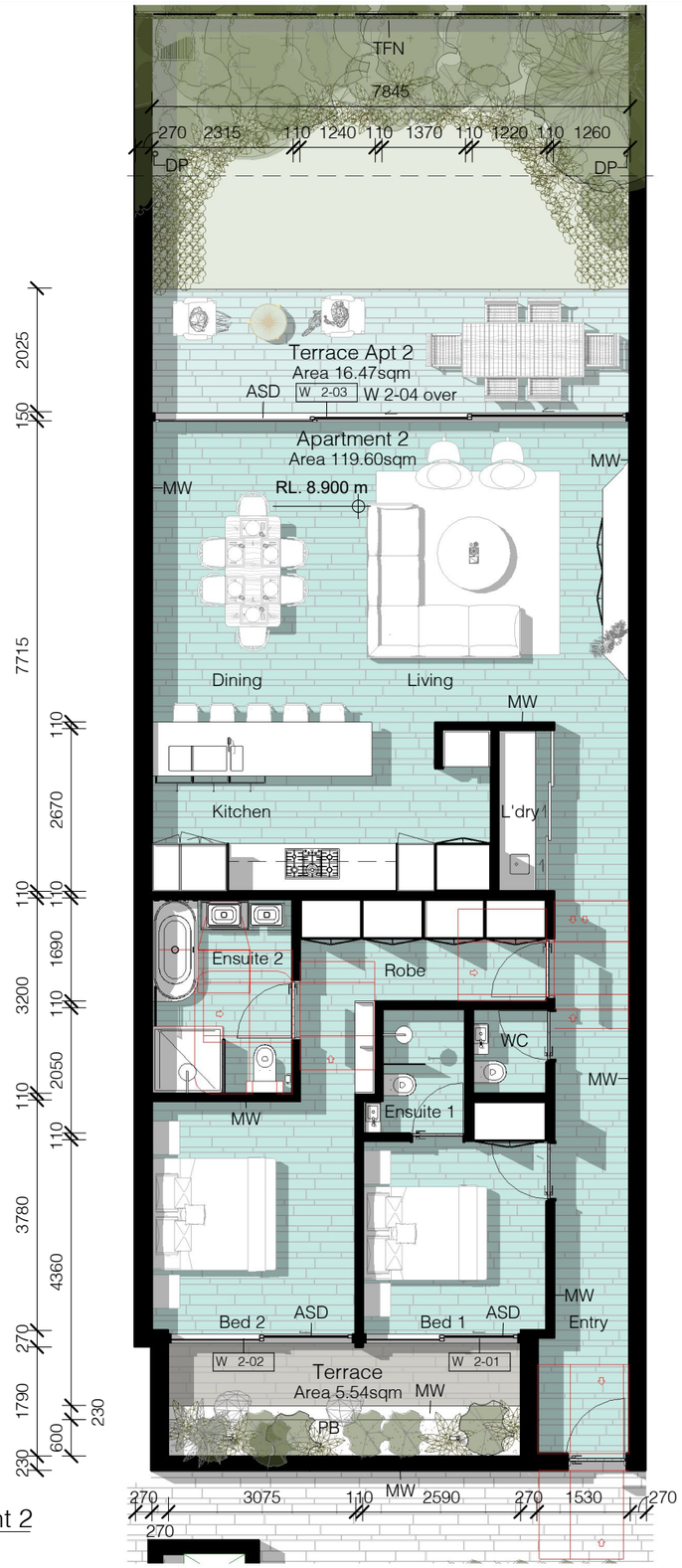
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA30

Apartment 2 Area Schedule	
Name	Area
Apartment 2	119.60
Terrace Apartment 2	16.47
Grand total: 2	136.07

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
DP	Downpipe
LT	Lift
MW	Masonry Wall
PB	Planter Bed
TFN	Timber Fence



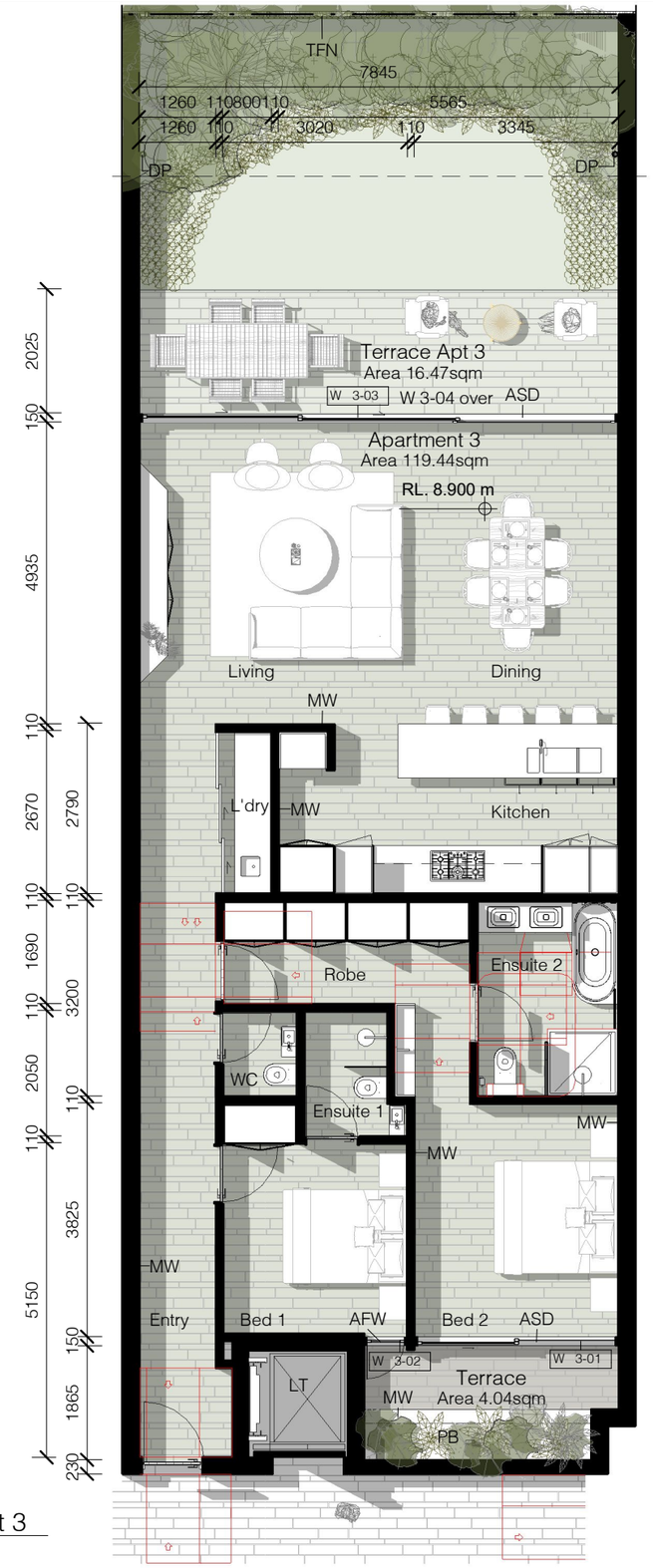
N

1 DA Plan - Apartment 2
1 : 100

Apartment 3 Area Schedule	
Name	Area
Apartment 3	119.44
Terrace Apartment 3	16.47
Grand total: 2	135.92

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3



N

2 DA Plan - Apartment 3
1 : 100

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 2 & No. 3

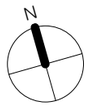
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA31

Apartment 4 Area Schedule	
Name	Area
Apartment 4	148.49
Terrace Apartment 4	15.98
Grand total: 2	164.47

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
DP	Downpipe
MW	Masonry Wall
TFN	Timber Fence



1 DA Plan - Apartment 4

1 : 100

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

for

Provent Property Group Pty Ltd

Plan - Apartment No. 4

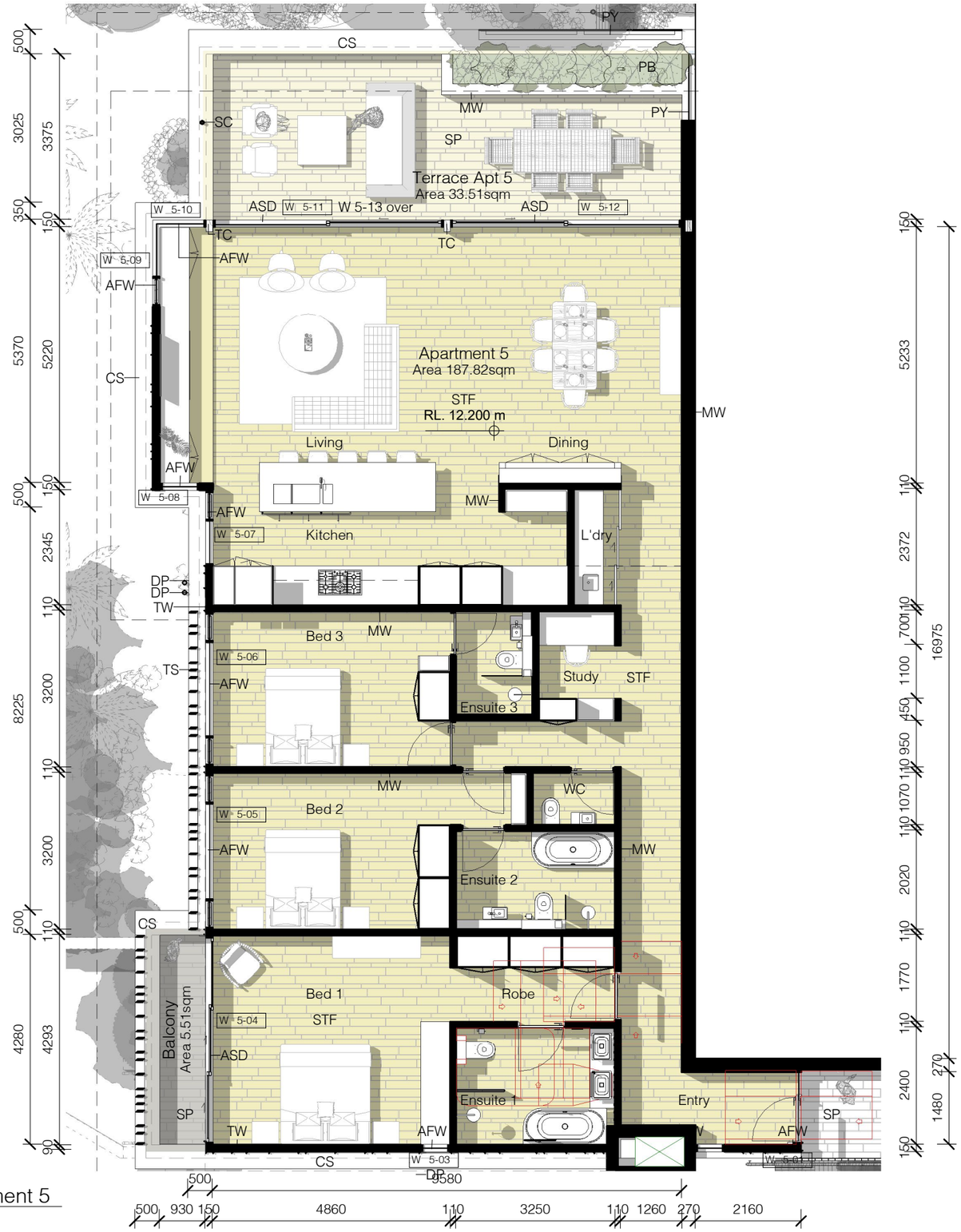
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA32

Apartment 5 Area Schedule	
Name	Area
Apartment 5	187.82
Terrace Apartment 5	5.51
Terrace Apartment 5	33.51
Grand total: 3	226.85

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
CS	Concrete Slab
DP	Downpipe
MW	Masonry Wall
PB	Planter Bed
PY	Privacy Screen
SC	Steel Column
SP	Stone Paving
STF	Stone Tile Flooring
TC	Timber Column
TS	Timber Screen
TW	Timber Framed Wall



1 DA Plan - Apartment 5
1 : 100

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 5

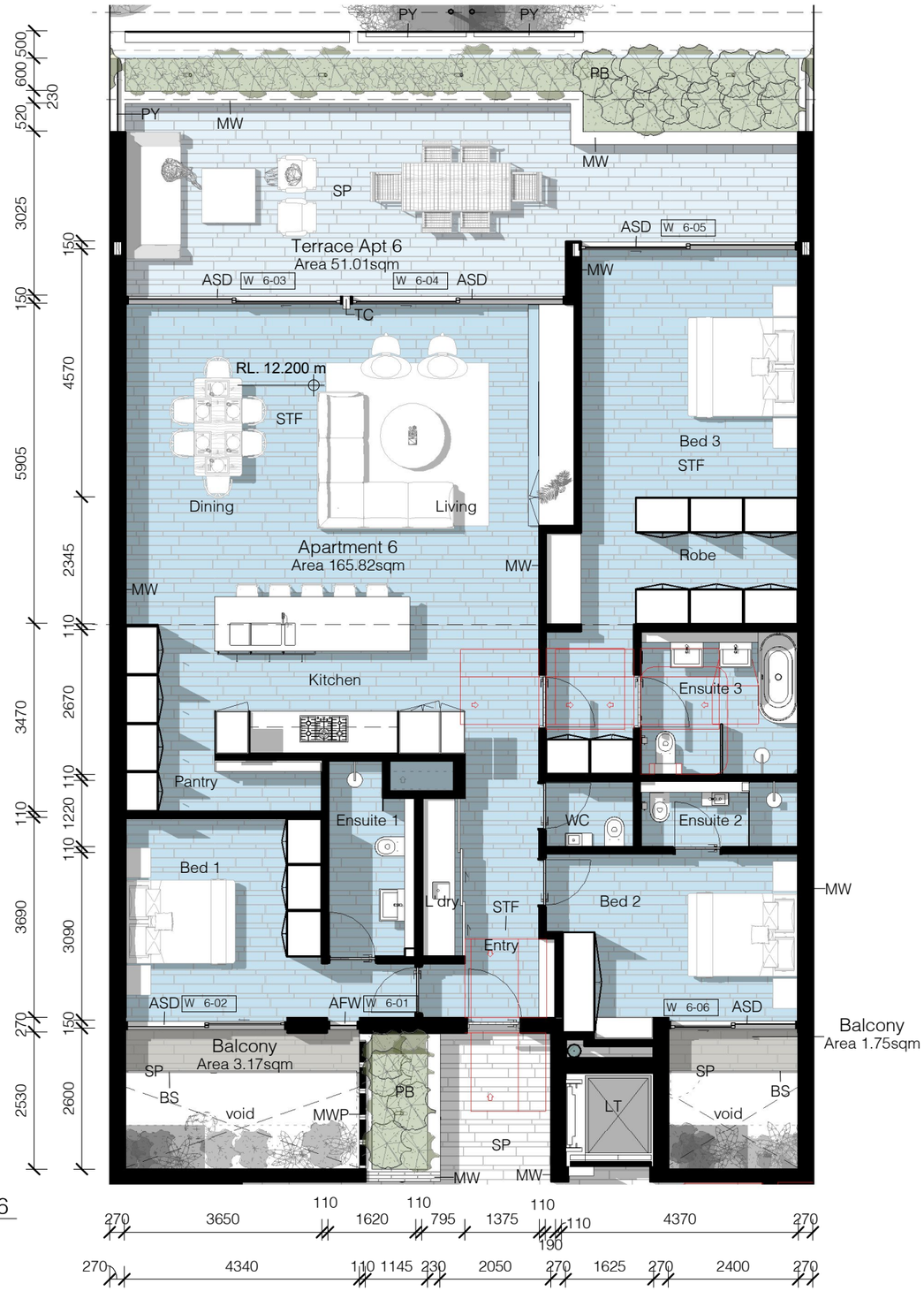
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA33

Apartment 6 Area Schedule	
Name	Area
Apartment 6	165.82
Terrace Apartment 6	3.17
Terrace Apartment 6	1.75
Terrace Apartment 6	51.01
Grand total: 4	221.74

0 1.0m 2.0m 3.0m 4.0m 5.0m

1:100 @ A1, 1:200 @ A3

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
BS	Steel Balustrade
LT	Lift
MW	Masonry Wall
MWP	Perforated Masonry Wall
PB	Planter Bed
PY	Privacy Screen
SP	Stone Paving
STF	Stone Tile Flooring
TC	Timber Column



1 DA Plan - Apartment 6
1 : 100

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 6

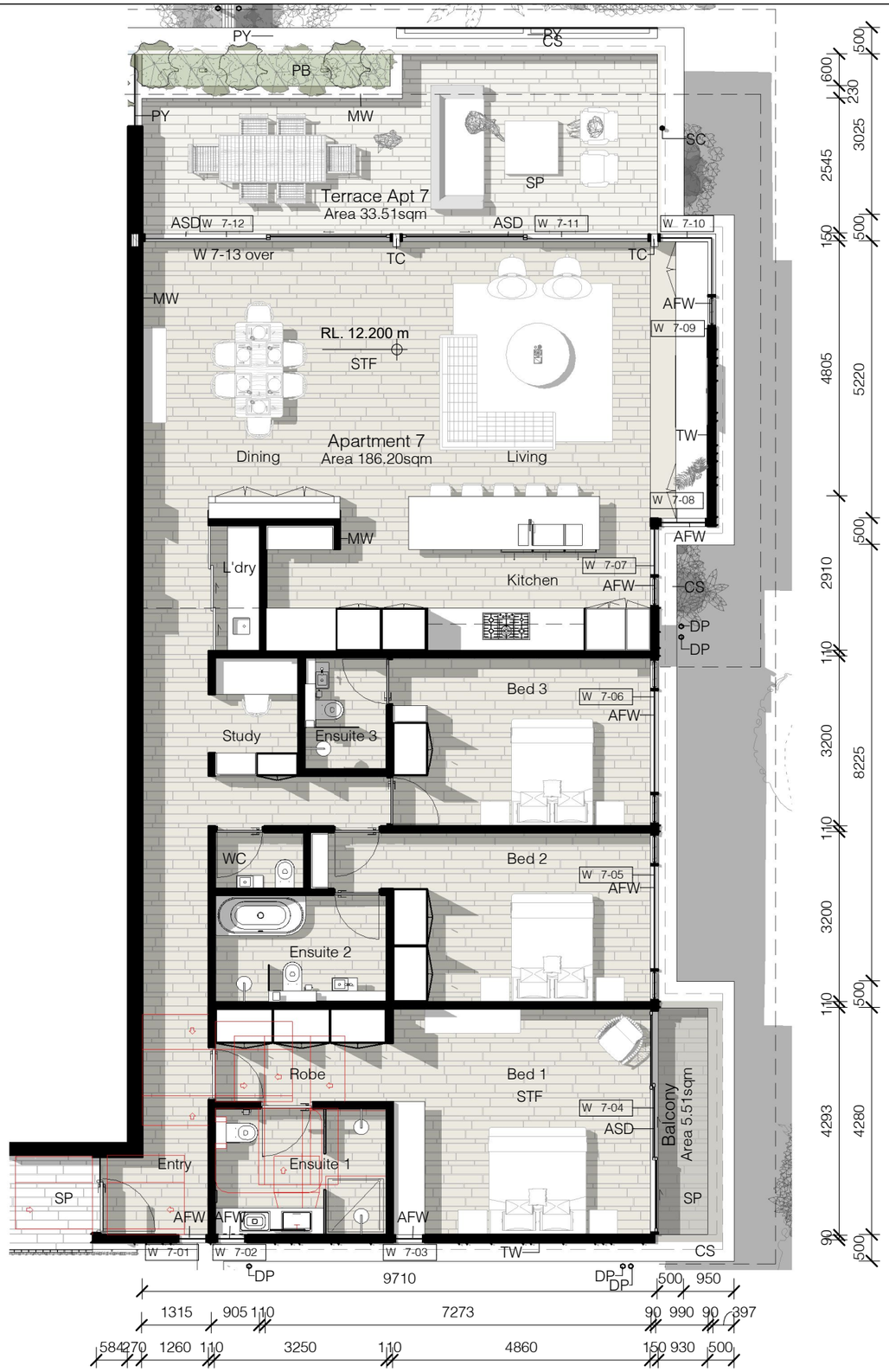
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA34

Apartment 7 Area Schedule	
Name	Area
Apartment 7	186.20
Terrace Apartment 7	5.51
Terrace Apartment 7	33.51
Grand total: 3	225.23

0 0.5m 1.0m 1.5m 2.0m 2.5m

1:50 @ A1, 1:100 @ A3

AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
CS	Concrete Slab
DP	Downpipe
MW	Masonry Wall
PB	Planter Bed
PY	Privacy Screen
SC	Steel Column
SP	Stone Paving
STF	Stone Tile Flooring
TC	Timber Column
TW	Timber Framed Wall



1 DA Plan - Apartment 7
1 : 100

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 7

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA36