

- SECTION 4.55 CHANGES:**
1. ADDITIONAL WINDOWS
  2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
  3. OUTDOOR BATH DELETED
  5. PUMP ROOM ADDED
  6. CURVED STAIR WALL STRAIGHTENED
  7. GATE RELOCATED
  8. ENCLOSED SERVICES AREA ADDED
  9. EXTERNAL STAIR 2 DELETED
  10. WALL EXTENDED
  11. PLANTER EXTENT REDUCED
  12. ROOF DELETED

**DEVELOPMENT DATA**

SITE AREA	: 3928m <sup>2</sup>
LANDSCAPE AREA	: 1992m <sup>2</sup> (51%)
TOTAL NUMBER OF TOWNHOUSE	: 18
ADAPTABLE UNIT (A)	: 9
36 CAR SPACE @ 2 PER DWELLING	
7 VISITOR CAR SPACES (INCL. 2 ACCESSIBLE)	

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**  
 MOD2020/0722

**0005742680 03 Mar 2021**

Assessor: Manuel Basiri  
 Accreditation No.: VICBDV/12/1462  
 Address: 60 Beaconsfield Street, Newport, NSW, 2106

hstar.com.au

Issue	Description	Date
L	Revised for S4.55	25.02.2021
K	Re-issue for S4.55	14.12.2020
J	Issue for S4.55	08.12.2020
H	Draft S4.55 for coordination	20.11.2020
G	Amended to Council's Response	03.02.2020
F	Draft Issue for Reviewer	29.01.2020
E	Issue for Development Application	08.11.19
D	For Information	25.10.19
C	For Information	23.10.19
B	For Information	17.10.19
A	Draft DA Issue	19.08.19

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 by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

**Project Name**  
**Qubec**  
**Project Address**  
**60 Beaconsfield Street, Newport**

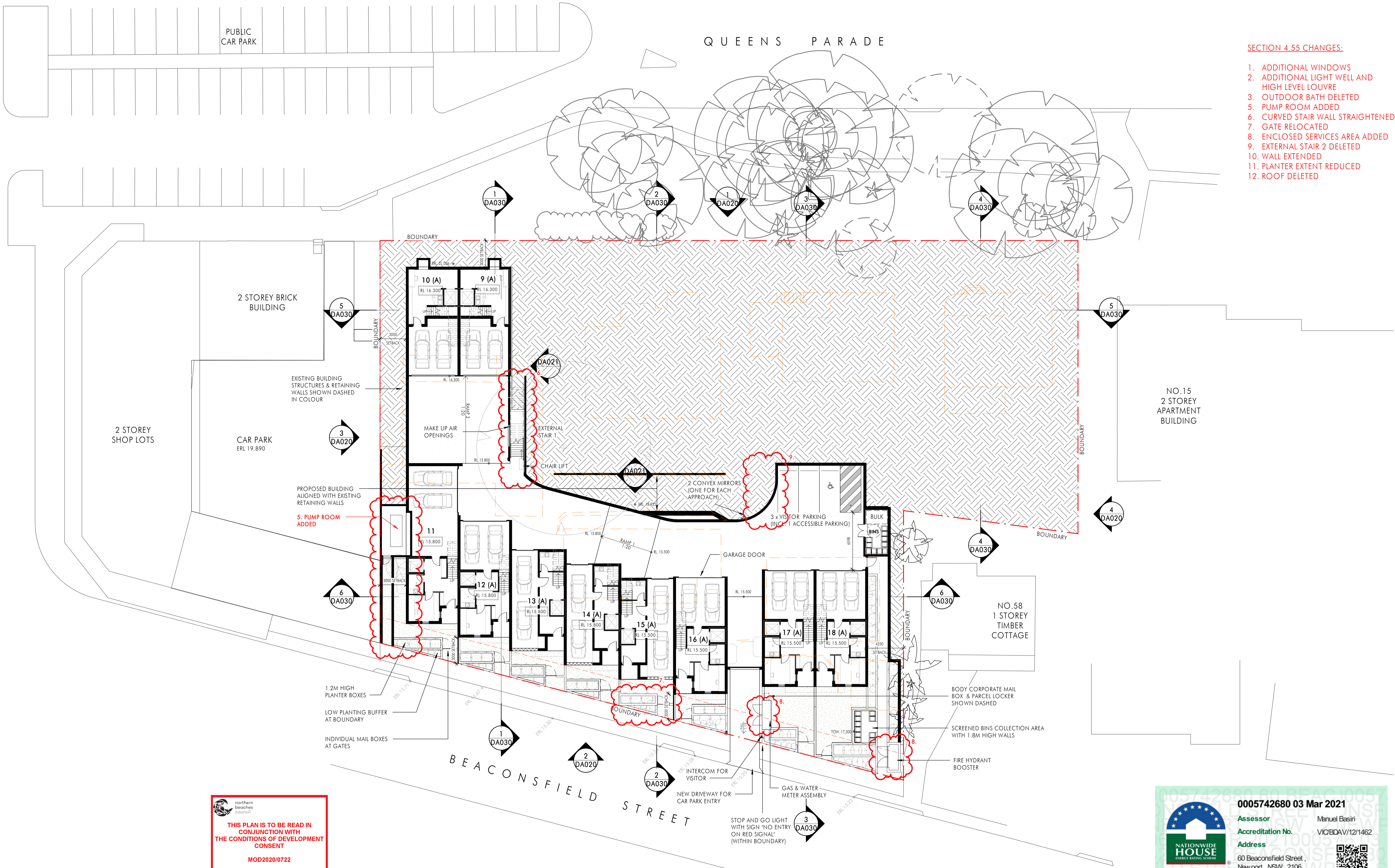


**Site Plan/ Roof Plan**

Author:	Checker:	Sheet Size:	Scale:
SKL	SKL	A1	1:200
Drawing Number:	Issue:		
<b>10708_DA003</b>	<b>L</b>		

**nettletontribe**

nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au



**SECTION 4.55 CHANGES:**

1. ADDITIONAL WINDOWS
2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
3. OUTDOOR BATH DELETED
5. PUMP ROOM ADDED
6. CURVED STAIR WALL STRAIGHTENED
7. GATE RELOCATED
8. ENCLOSED SERVICES AREA ADDED
9. EXTERNAL STAIR 2 DELETED
10. WALL EXTENDED
11. PLANTER EXTENT REDUCED
12. ROOF DELETED


**northern beaches council**  
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
 MOD2020/0722

**0005742680 03 Mar 2021**  
 Assessor: Manuel Basiri  
 Accreditation No.: VIC/DAV/12/1462  
 Address: 60 Beaconsfield Street, Newport, NSW, 2106  

  
 hstar.com.au

Client

Issue	Description	Date
P	Revised for S4.55	25.02.2021
N	Issue For Information	11.02.2021
M	Pre-issue for S4.55	14.12.2020
L	Issue for S4.55	08.12.2020
K	Draft S4.55 for coordination	20.11.2020
J	Advanced to Council's Response	03.02.2020
H	Draft Issue for Review	29.01.2020
G	Issue for Development Application	06.11.19
F	For Information	25.10.19
E	For Information	23.10.19
D	For Information	17.10.19
C	Draft DA Issue	09.10.19
B	Draft SK Issue	03.10.19
A	Draft DA Issue	19.09.19

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 by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

**Project Name**  
**Qubec**  
**Project Address**  
**60 Beaconsfield Street, Newport**



Drawing Title:  
**Beaconsfield St Ground Level Plan**  
 Author: SKL  
 Checker: SKL  
 Sheet Size: A1  
 Scale: 1:200  
 Drawing Number:  
**10708\_DA004**  
 Issue:  
**P**

**nettletontribe**  
 nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au

26/07/2021 2:54:44 PM C:\BENTON\LOCAL\2019\10708\_S4\_ARCHITECTURAL\_DA\_Draft.rvt



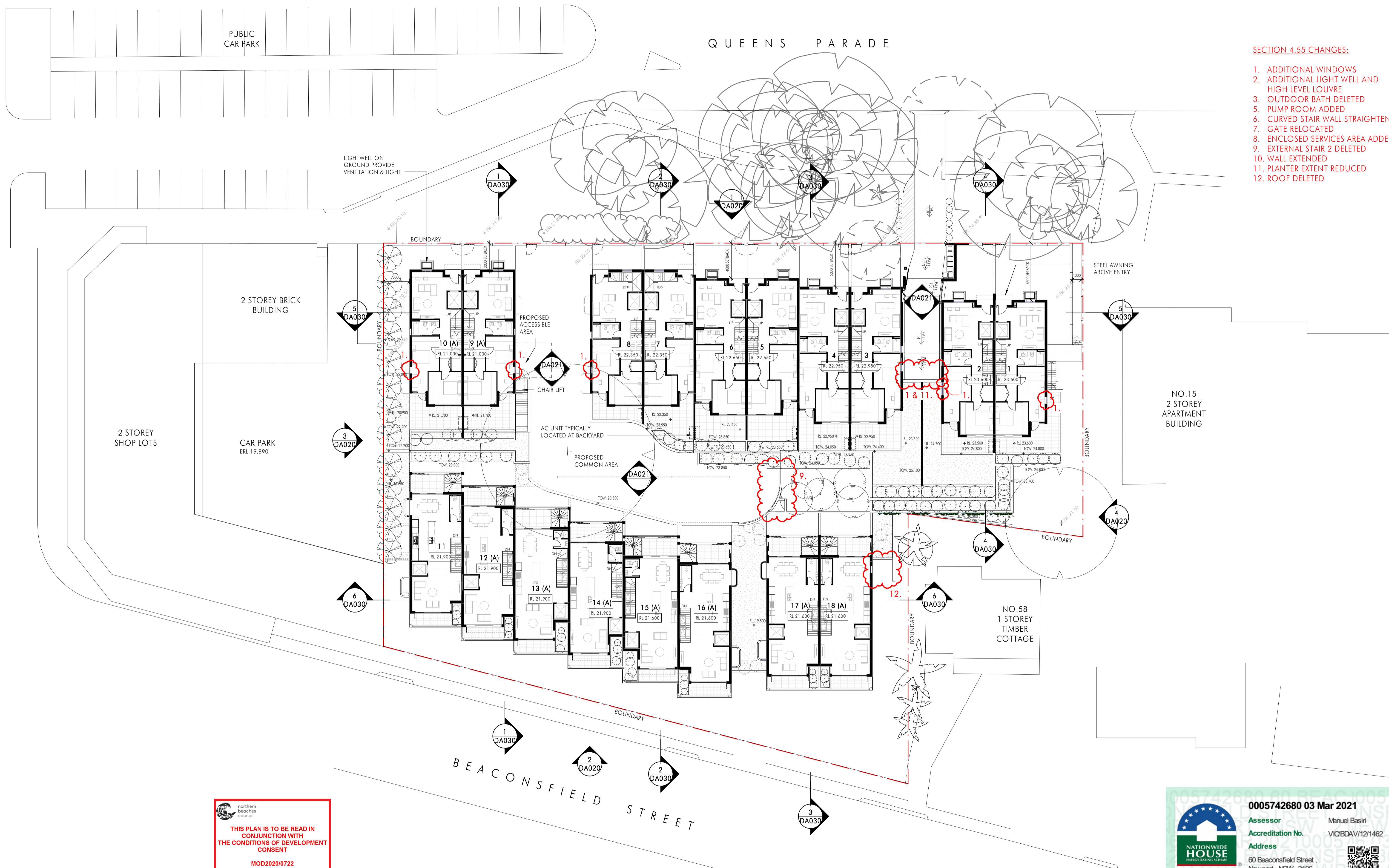


PUBLIC CAR PARK

QUEENS PARADE

SECTION 4.55 CHANGES:

- 1. ADDITIONAL WINDOWS
- 2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
- 3. OUTDOOR BATH DELETED
- 5. PUMP ROOM ADDED
- 6. CURVED STAIR WALL STRAIGHTENED
- 7. GATE RELOCATED
- 8. ENCLOSED SERVICES AREA ADDED
- 9. EXTERNAL STAIR 2 DELETED
- 10. WALL EXTENDED
- 11. PLANTER EXTENT REDUCED
- 12. ROOF DELETED




  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
 MOD2020/0722

**0005742680 03 Mar 2021**

**Assessor** Manuel Basiri  
**Accreditation No.** VIC/BDAV/12/1462  
**Address**  
 60 Beaconsfield Street, Newport, NSW, 2106



  
 hstar.com.au

Issue	Description	Date
M	Revised for S4.55	25.02.2021
L	Re-issue for S4.55	14.12.2020
K	Issue for S4.55	08.12.2020
J	Draft S4.55 for coordination	20.11.2020
H	Amended to Council's Response	03.02.2020
G	Draft Issue for Review	20.11.2020
F	Issue for Development Application	08.11.19
E	For Information	30.10.19
D	For Information	25.10.19
C	For Information	17.10.19
B	Draft SK Issue	03.10.19
A	Draft DA Issue	19.08.19

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:  
**Beaconsfield Level 2 Plan & Queens Parade Ground Level Plan**

Author: SKL  
 Checker: SKL  
 Sheet Size: A1  
 Scale: 1:200

Drawing Number:  
**10708\_DA006**

Issue:  
**M**

**nettletontribe**

nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au

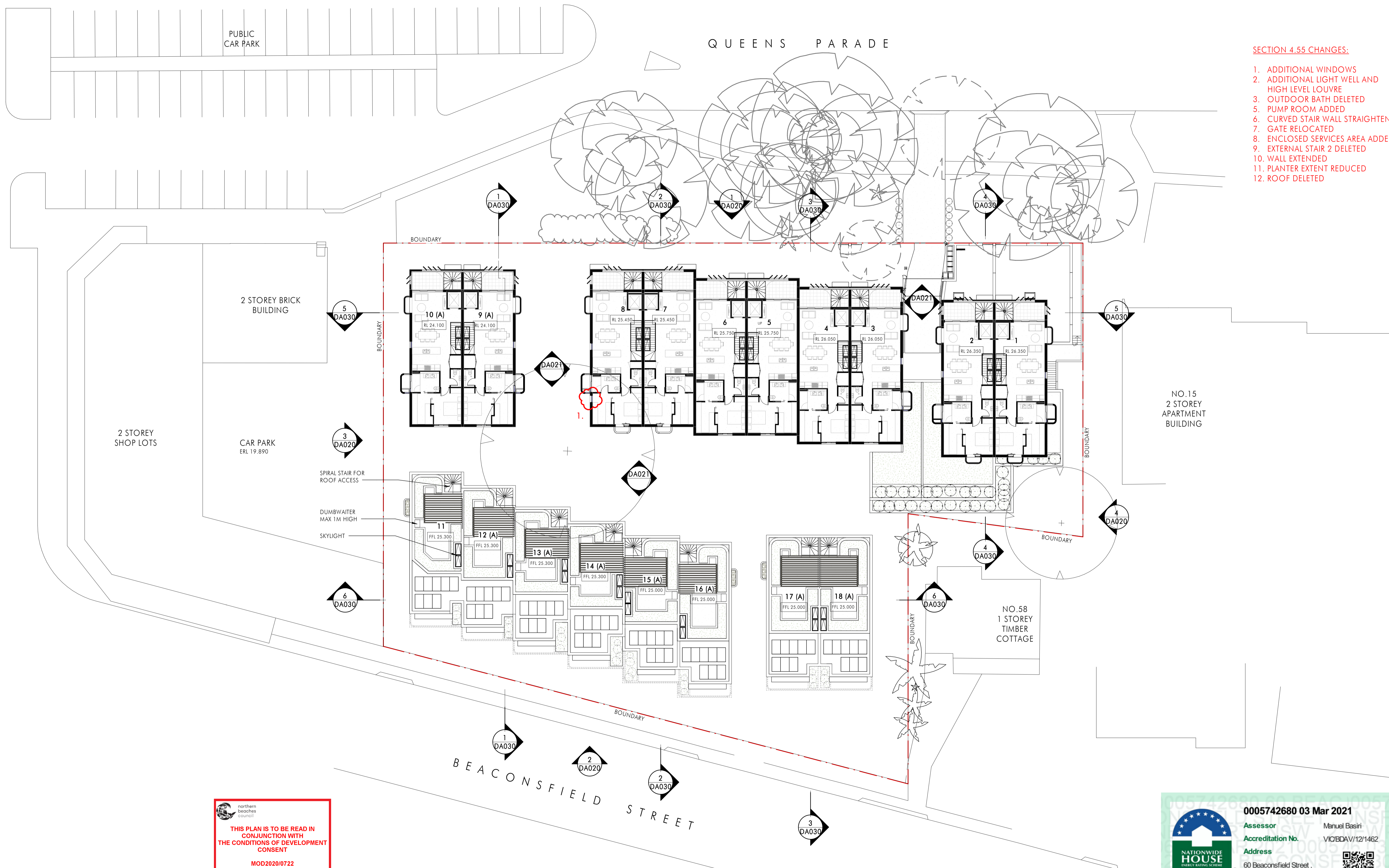
26/07/2021 2:44:27 PM C:\BENT\LOCAL\2019\10708\_S4\ARCHITECTURAL\_DA\_Draft.rvt

PUBLIC CAR PARK

QUEENS PARADE

SECTION 4.55 CHANGES:

- 1. ADDITIONAL WINDOWS
- 2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
- 3. OUTDOOR BATH DELETED
- 5. PUMP ROOM ADDED
- 6. CURVED STAIR WALL STRAIGHTENED
- 7. GATE RELOCATED
- 8. ENCLOSED SERVICES AREA ADDED
- 9. EXTERNAL STAIR 2 DELETED
- 10. WALL EXTENDED
- 11. PLANTER EXTENT REDUCED
- 12. ROOF DELETED




  
**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
  
 MOD2020/0722


**0005742680 03 Mar 2021**  
 Assessor: Manuel Basiri  
 Accreditation No.: VIC/DAV/12/1462  
 Address: 60 Beaconsfield Street, Newport, NSW, 2106  
  
 hstar.com.au

Client



Issue	Description	Date
K	Revised for S4.55	25.02.2021
J	Re-issue for S4.55	14.12.2020
H	Issue for S4.55	08.12.2020
G	Draft S4.55 for coordination	20.11.2020
F	Amended to Council's Response	03.02.2020
E	Issue for Development Application	06.11.19
D	For Information	25.10.19
C	For Information	17.10.19
B	Draft SK Issue	03.09.19
A	Draft DA Issue	19.08.19

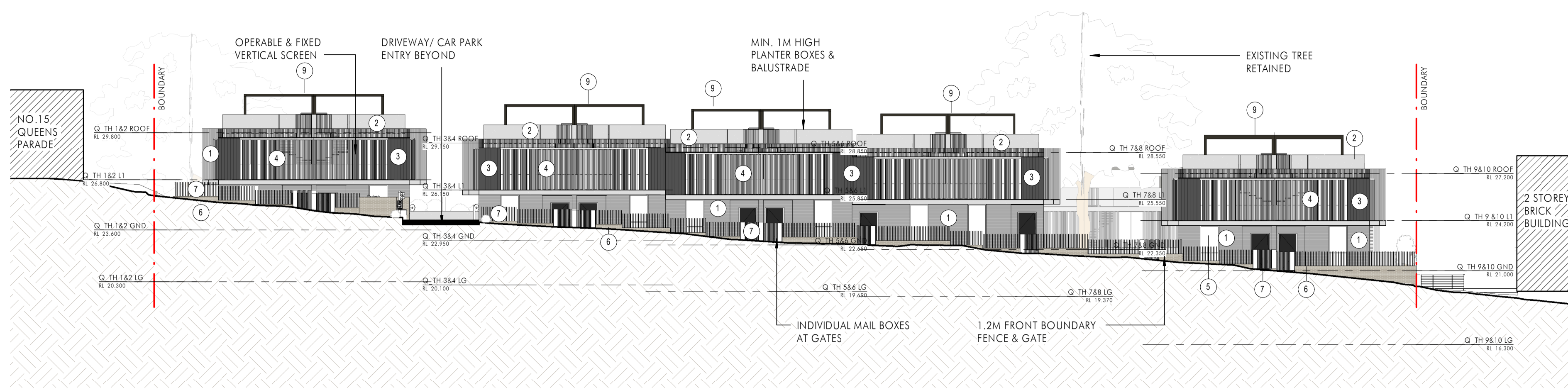
Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission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

**Project Name**  
 Qubec  
**Project Address**  
 60 Beaconsfield Street, Newport

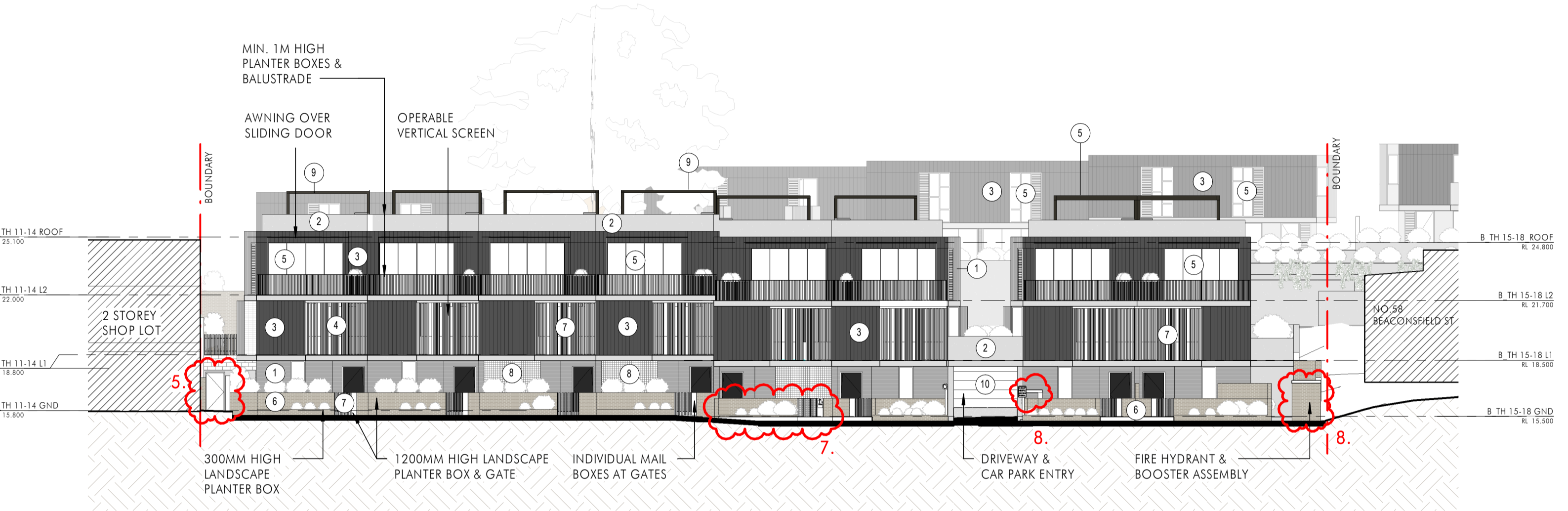


Drawing Title:  
**Beaconsfield Roof Plan & Queens Parade Level 1 Plan**  
 Author: SKL  
 Checker: SKL  
 Sheet Size: A1  
 Scale: 1:200  
 Drawing Number:  
**10708\_DA007**  
 Issue:  
**K**

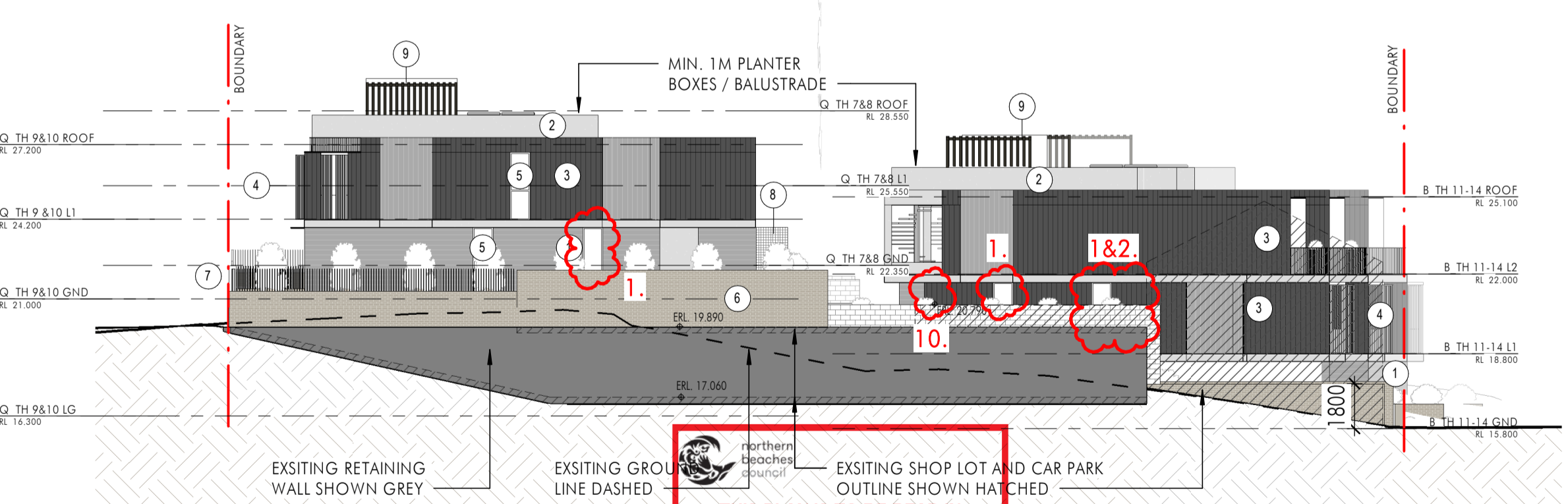
**nettletontribe**  
 nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au



1 North Elevation (Queens Parade)  
1 : 200

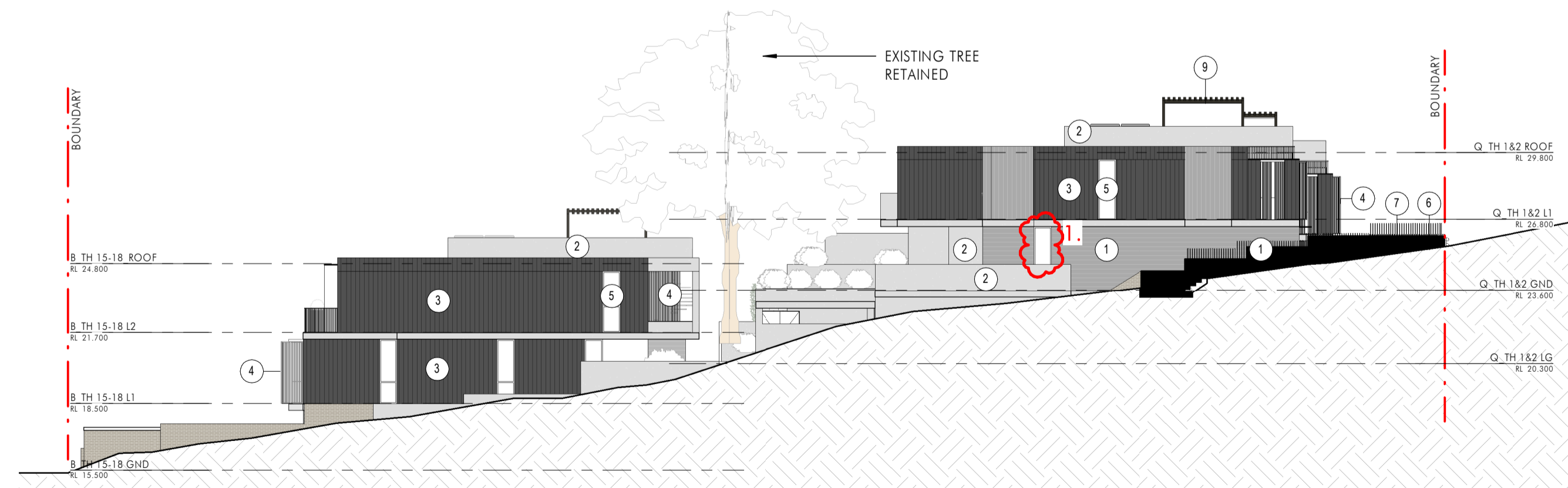


2 South Elevation - (Beaconsfield St)  
1 : 200



3 West Elevation  
1 : 200

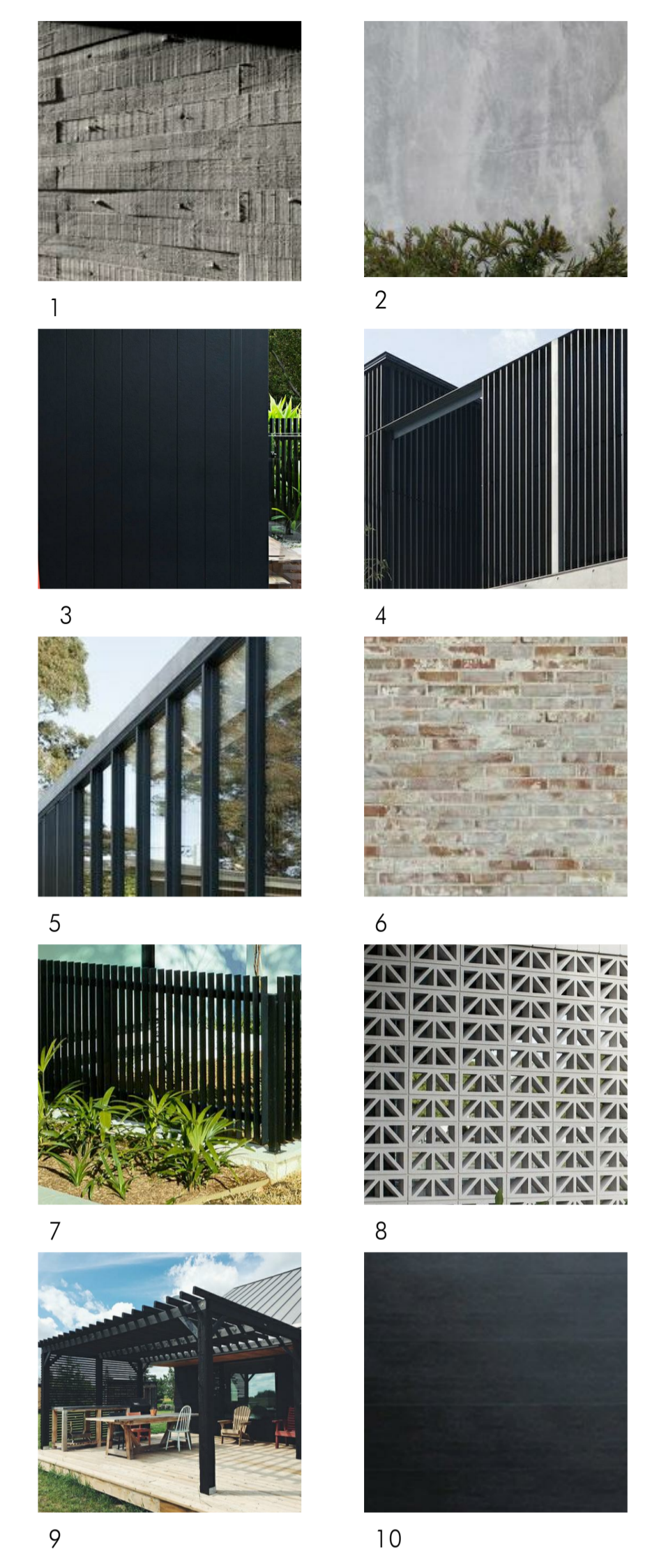
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
MOD2020/0722



4 East Elevation  
1 : 200

**SECTION 4.55 CHANGES:**

1. ADDITIONAL WINDOWS
2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
3. OUTDOOR BATH DELETED
5. PUMP ROOM ADDED
6. CURVED STAIR WALL STRAIGHTENED
7. GATE RELOCATED
8. ENCLOSED SERVICES AREA ADDED
9. EXTERNAL STAIR 2 DELETED
10. WALL EXTENDED
11. EXTENT REDUCED
12. ROOF DELETED



1. BOARD FORMED CONCRETE
2. SMOOTH OFF FORM CONCRETE
3. DARK VERTICAL NON-COMBUSTIBLE CLADDING
4. DARK VERTICAL SCREEN
5. VISION GLASS WINDOW
6. RECYCLE BRICK
7. DARK METAL FENCING
8. CONCRETE BREEZE BLOCK
9. DARK LIGHT WEIGHT ROOF
10. DARK PANEL LIFT GARAGE DOOR

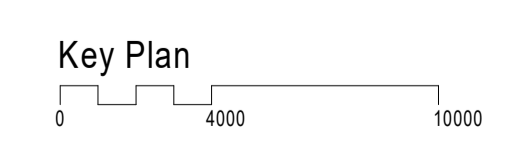
**0005742680 03 Mar 2021**  
 Assessor: Manual Basiri  
 Accreditation No.: VIC/BDV/12/1462  
 Address: 60 Beaconsfield Street, Newport, NSW, 2106  
 hstar.com.au



Issue	Description	Date
J	Revised for S4.55	25.02.2021
H	Re-issue for S4.55	14.12.2020
G	Issue for S4.55	08.12.2020
F	Draft S4.55 for coordination	20.11.2020
E	Amended to Council's Response	03.02.2020
D	Issue for Development Application	08.11.19
C	For Information	25.10.19
B	For Information	17.10.19
A	Draft DA Issue	19.08.19

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**

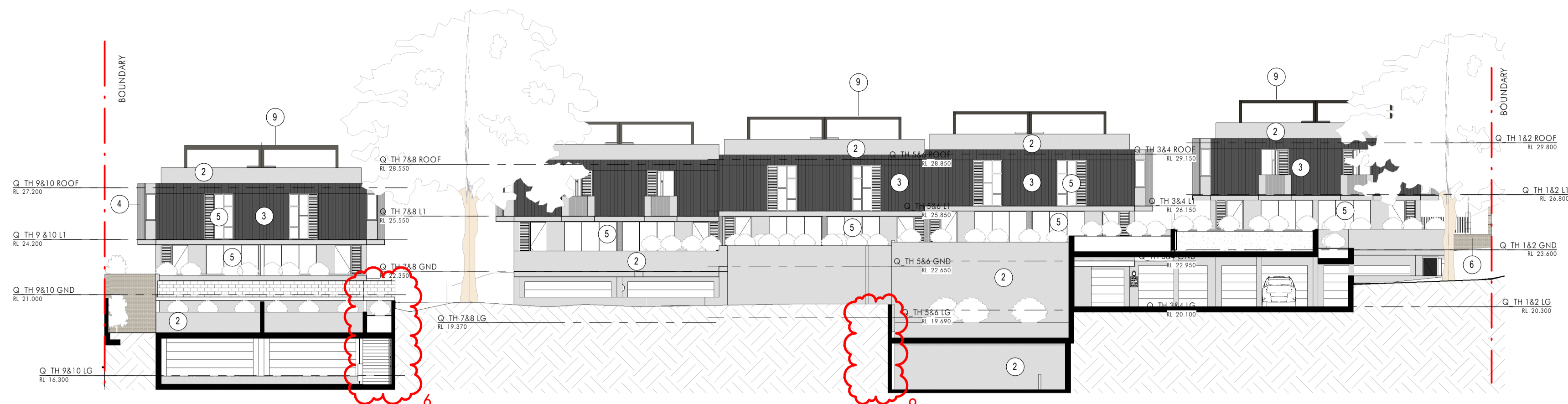


<b>Drawing Title:</b> Elevations - Sheet 1			
<b>Author:</b> DC	<b>Checker:</b> SKL	<b>Sheet Size:</b> A1	<b>Scale:</b> 1:200
<b>Drawing Number:</b> 10708_DA020	<b>Issue:</b> J		

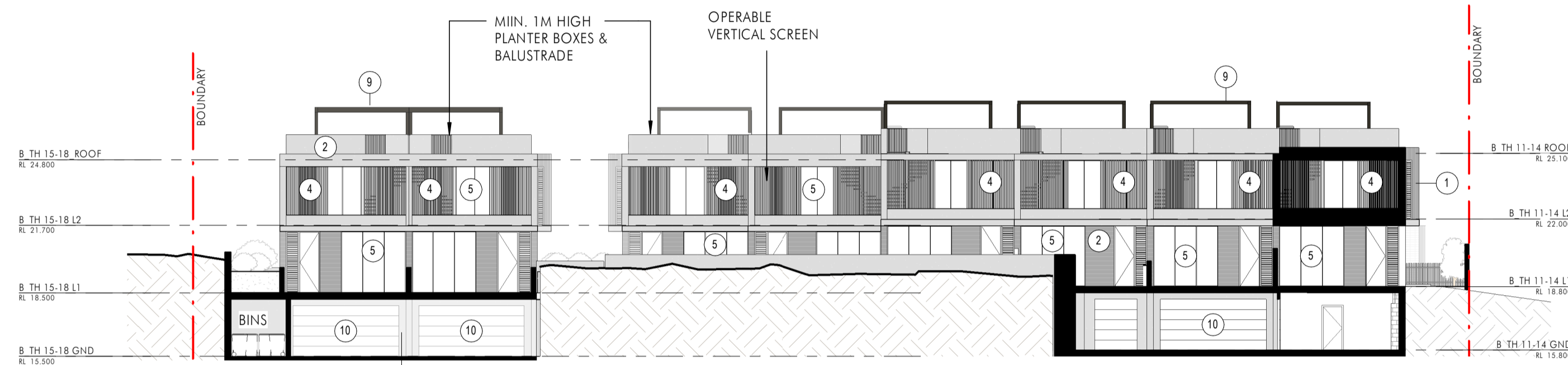
**nettletontribe**

nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au

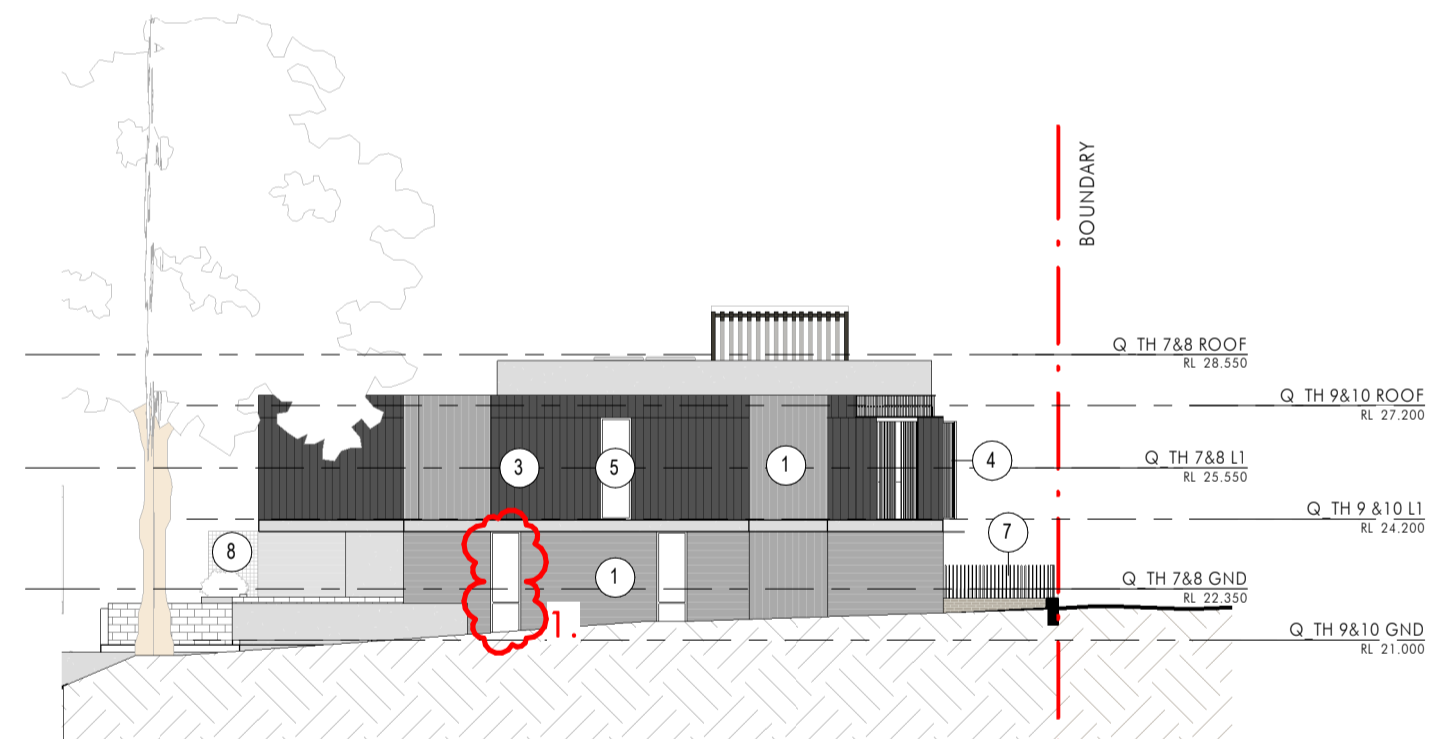
26/07/2021 2:50:03 PM C:\BENT\LOCAL\BENT\10708\_S4\_ARCHITECTURAL\DA\_Draft1.rvt



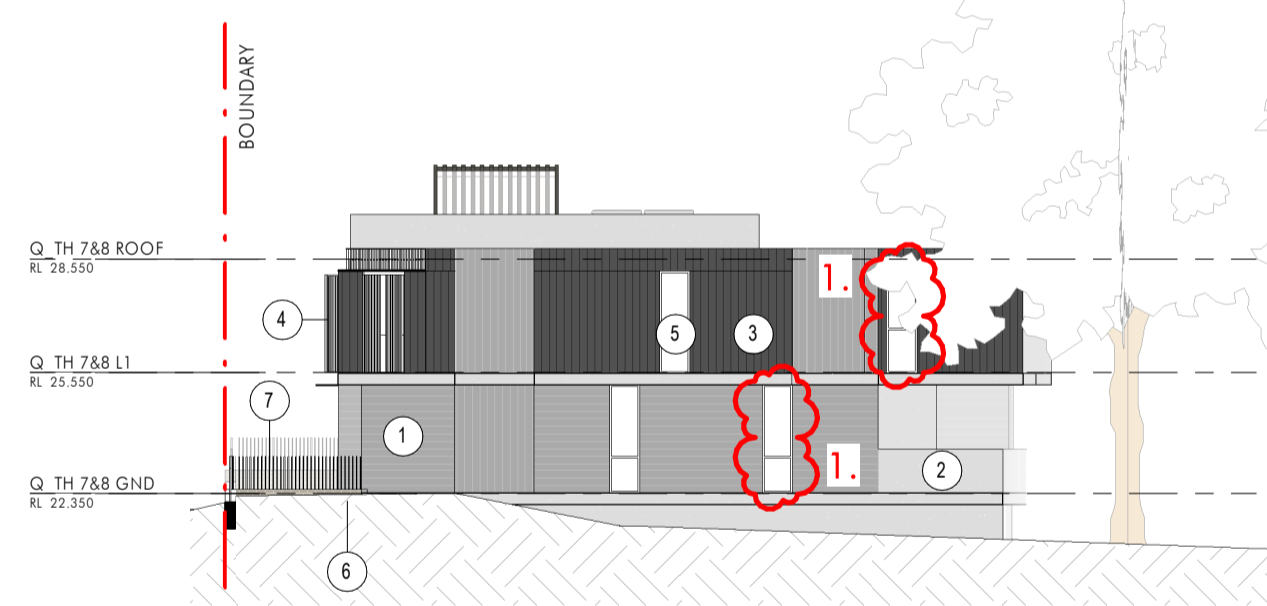
1 North Elevation (Courtyard)  
1 : 200



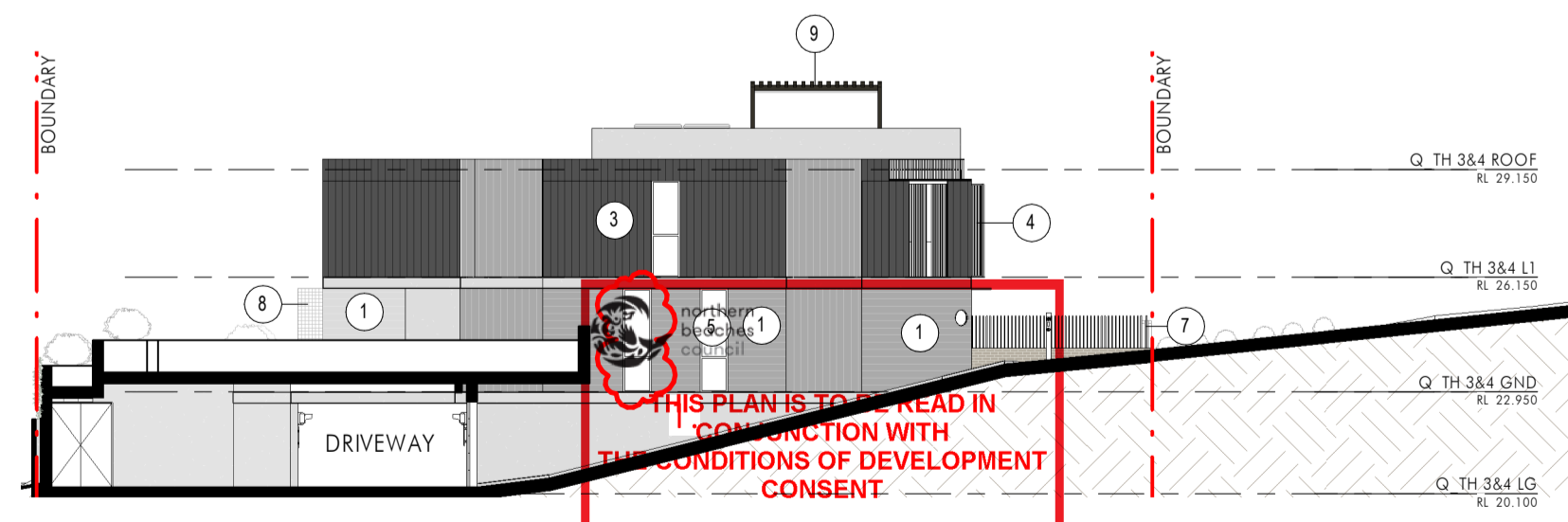
2 South Elevation (Courtyard)  
1 : 200



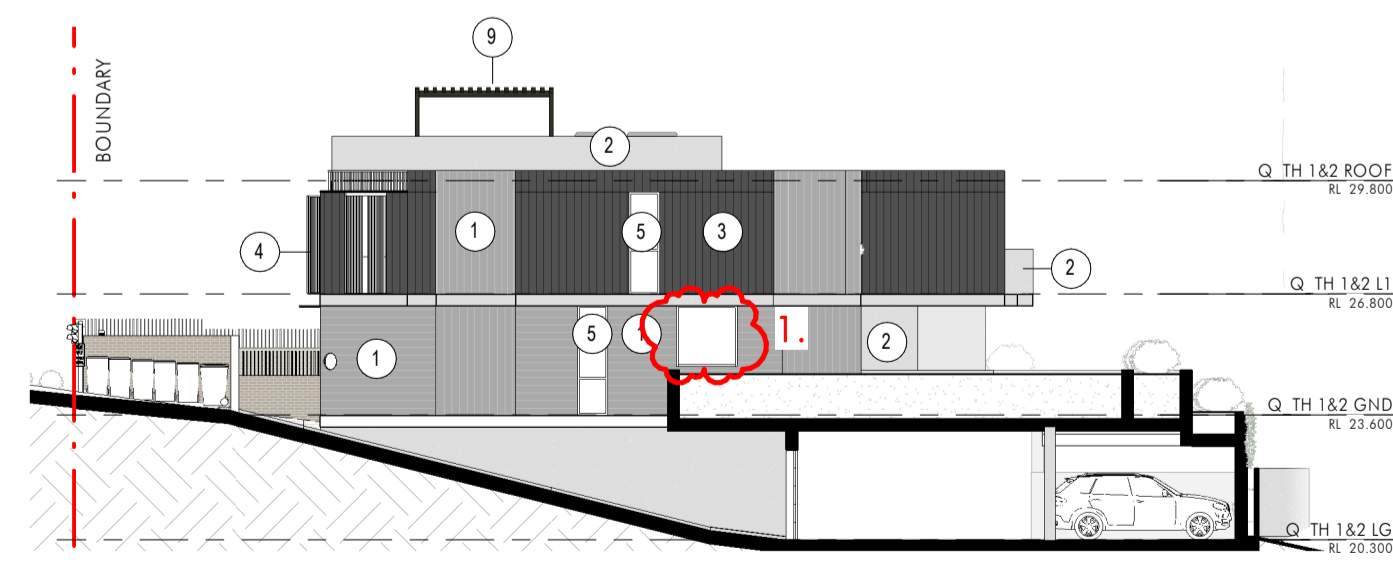
3 East Elevation (Townhouse 9)  
1 : 200



4 West Elevation (Townhouse 8)  
1 : 200



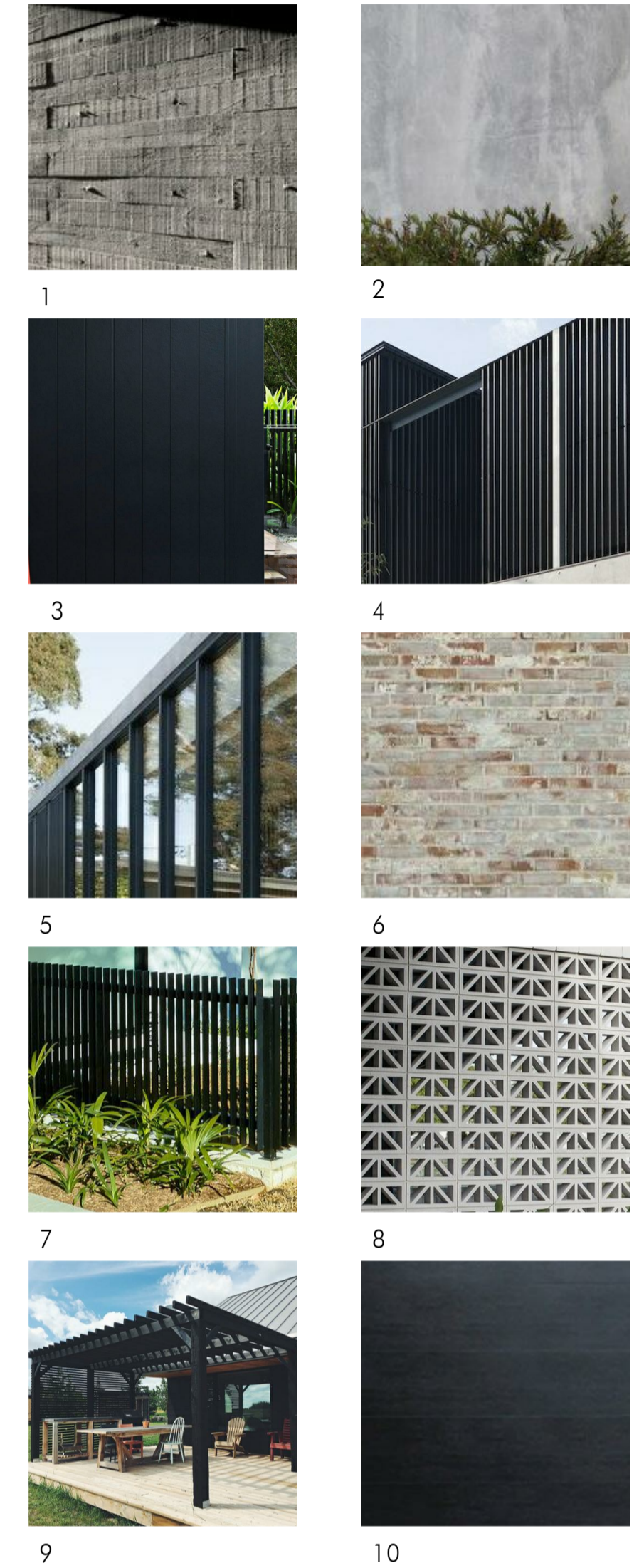
5 East Elevation (Townhouse 3)  
1 : 200



6 West Elevation (Townhouse 2)  
1 : 200

SECTION 4.55 CHANGES:

1. ADDITIONAL WINDOWS
2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
3. OUTDOOR BATH DELETED
5. PUMP ROOM ADDED
6. CURVED STAIR WALL STRAIGHTENED
7. GATE RELOCATED
8. ENCLOSED SERVICES AREA ADDED
9. EXTERNAL STAIR 2 DELETED
10. WALL EXTENDED
11. EXTENT REDUCED
12. ROOF DELETED



1. BOARD FORMED CONCRETE
2. SMOOTH OFF FORM CONCRETE
3. DARK VERTICAL NON-COMBUSTIBLE CLADDING
4. DARK VERTICAL SCREEN
5. VISION GLASS WINDOW
6. RECYCLE BRICK
7. DARK METAL FENCING
8. CONCRETE BREEZE BLOCK
9. DARK LIGHT WEIGHT ROOF
10. DARK PANEL LIFT GARAGE DOOR

0005742680 03 Mar 2021

**Assessor** Manual Basiri  
**Accreditation No.** VIOBDAV/12/1462

**Address**  
60 Beaconsfield Street,  
Newport, NSW, 2106

hstar.com.au

26/07/2021 2:55:38 PM C:\BENTON\LOCAL\2019\10708\_SJA\_ARCHITECTURAL\_DA\_Draft.rvt

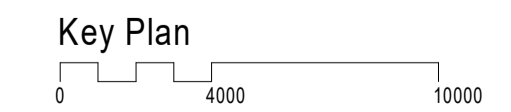


Issue	Description	Date
H	Revised for S4.55	25.02.2021
G	Re-issue for S4.55	14.12.2020
F	Issue for S4.55	08.12.2020
E	Draft S4.55 for coordination	20.11.2020
D	Amended to Council's Response	03.02.2020
C	Issue for Development Application	08.11.19
B	For Information	25.10.19
A	For Information	17.10.19

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 by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

**Project Name**  
Qubec

**Project Address**  
60 Beaconsfield Street, Newport



Drawing Title:  
**Elevations - Sheet 2**

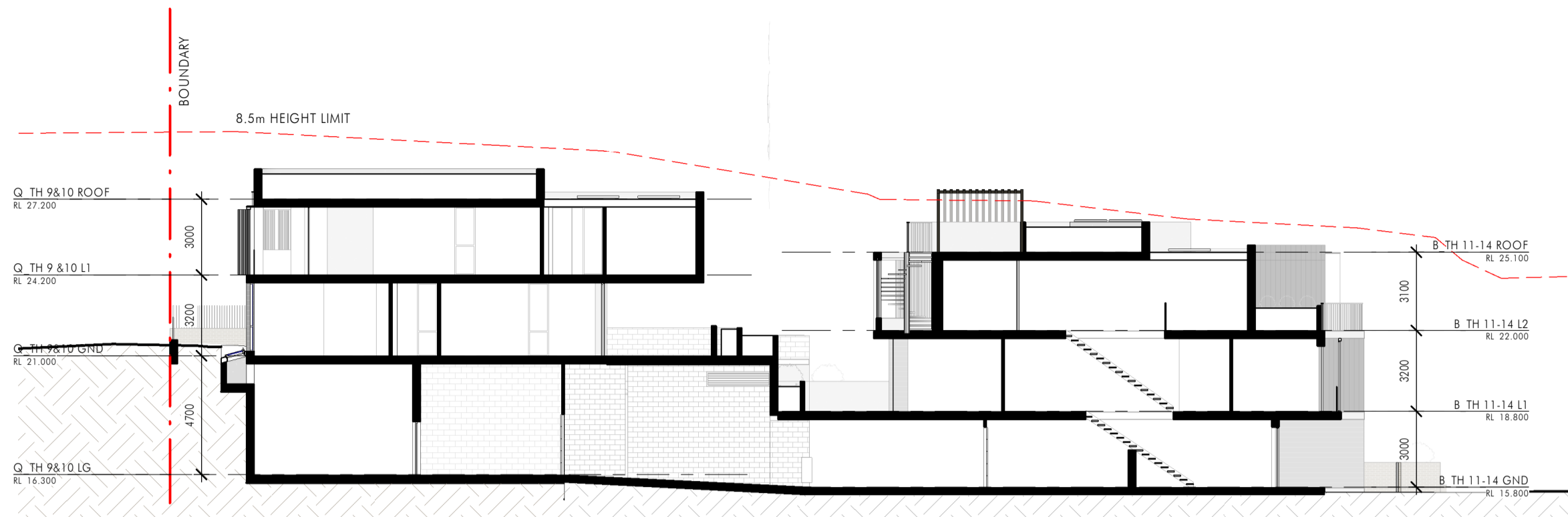
Author: DC	Checker: SKL	Sheet Size: A1	Scale: 1:200
Drawing Number: 10708_DA021	Issue: H		



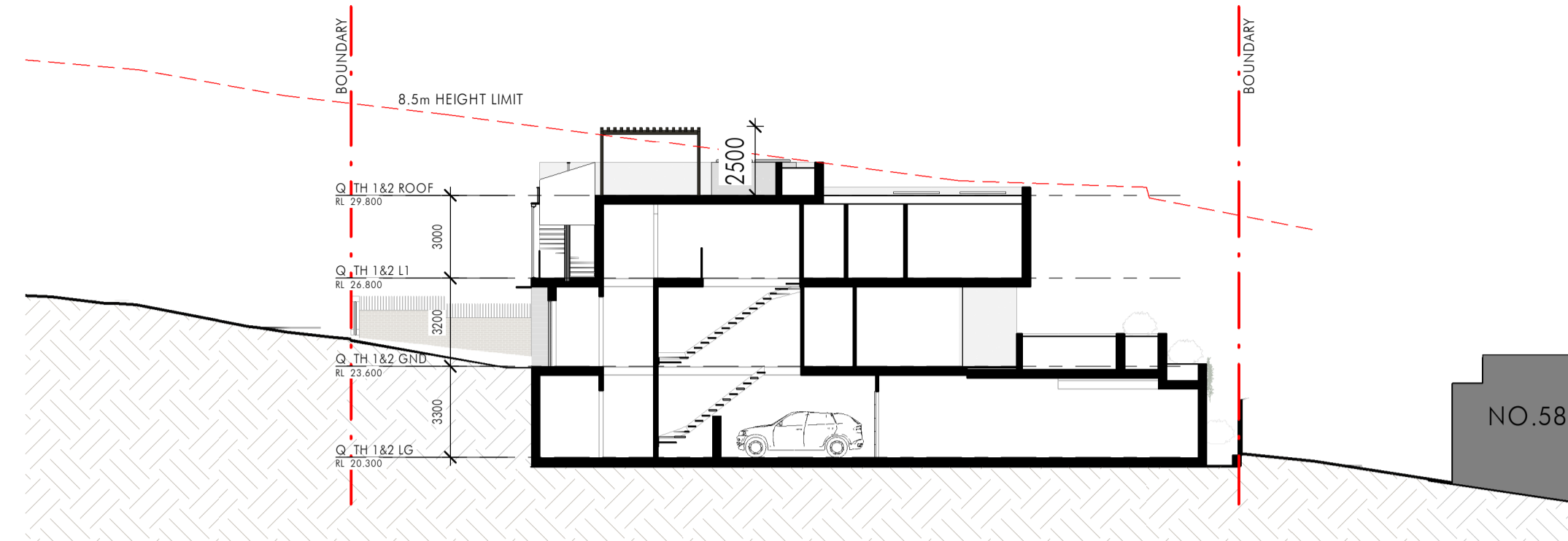
nettleton tribe partnership pty ltd ABN 58 161 683 122  
117 Willoughby Road, Crows Nest, NSW 2065  
t +61 2 9431 6431  
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

SECTION 4.55 CHANGES:

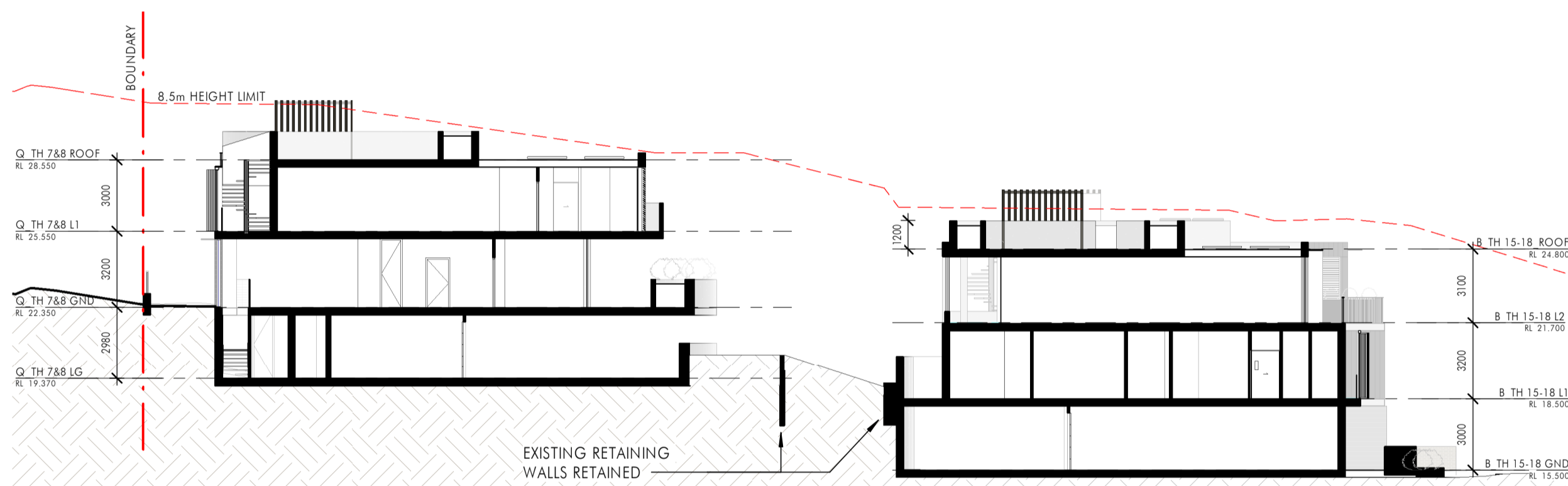
1. ADDITIONAL WINDOWS
2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
3. OUTDOOR BATH DELETED
4. PUMP ROOM ADDED
5. CURVED STAIR WALL STRAIGHTENED
6. GATE RELOCATED
7. ENCLOSED SERVICES AREA ADDED
8. EXTERNAL STAIR 2 DELETED
9. WALL EXTENDED
10. EXTENT REDUCED
11. ROOF DELETED



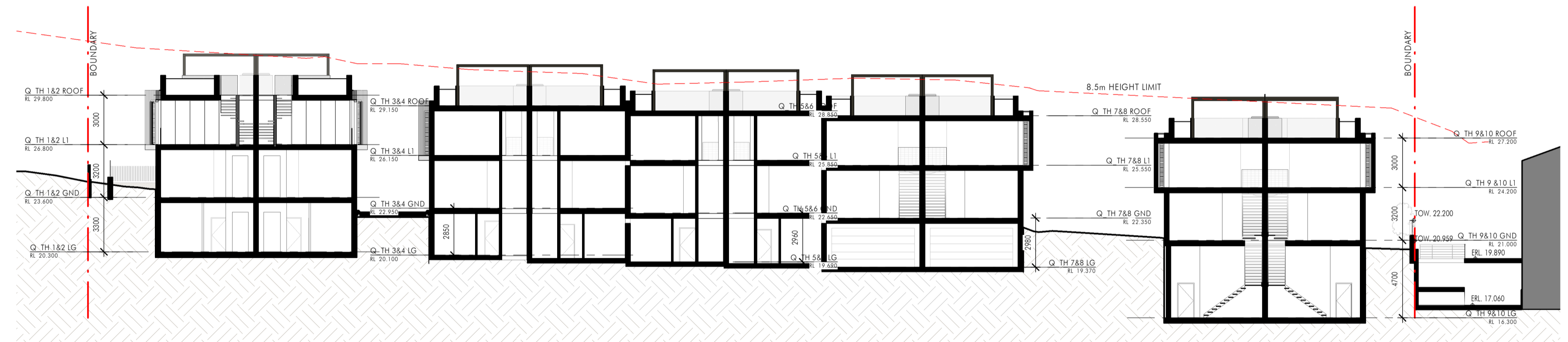
1 Section A  
1 : 200



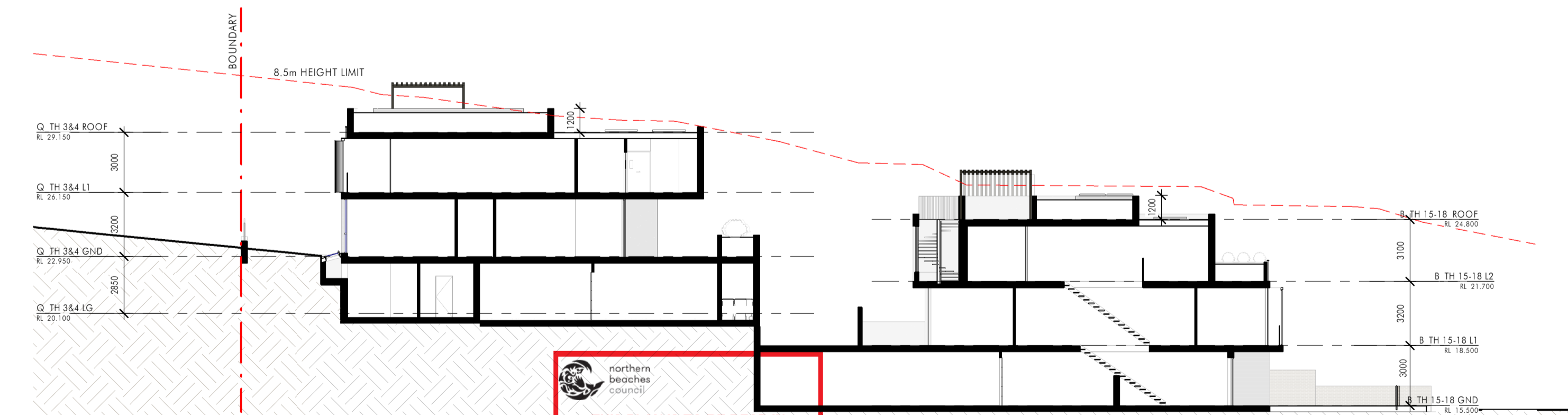
4 Section D  
1 : 200



2 Section B  
1 : 200

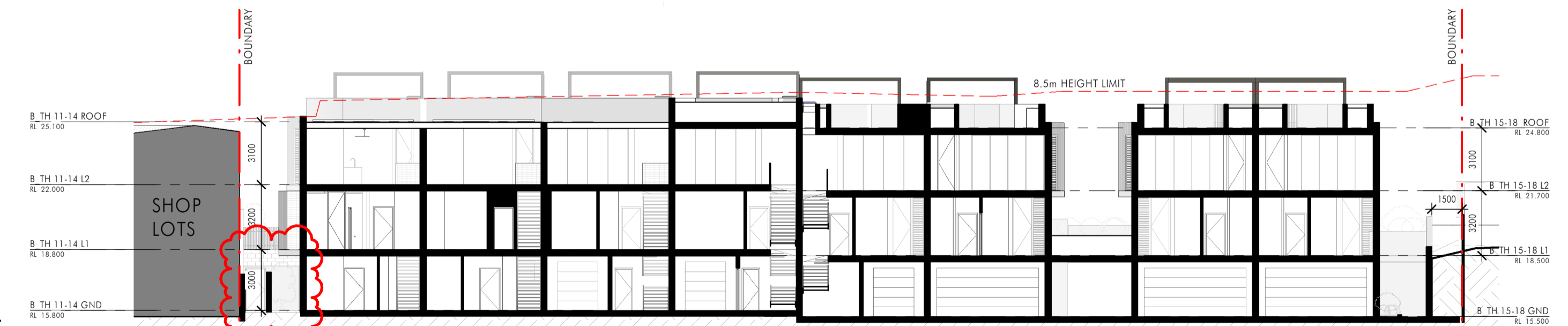


5 Section E  
1 : 200



3 Section C  
1 : 200

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT  
 MOD2020/0722



6 Section F  
1 : 200

0005742680 03 Mar 2021

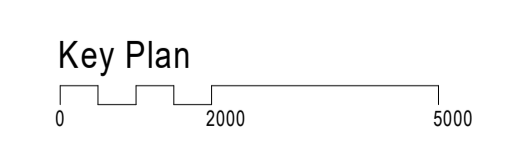
Assessor: Manuel Basiri  
Accreditation No.: VIC/BDV/12/1462  
Address: 60 Beaconsfield Street, Newport, NSW, 2106  
hstar.com.au

Issue	Description	Date
K	Revised for S4.55	25.02.2021
J	Re-issue for S4.55	14.12.2020
H	Issue for S4.55	08.12.2020
G	Draft S4.55 for coordination	20.11.2020
F	Amended to Council's Response	03.02.2020
E	Issue for Development Application	08.11.19
D	For Information	25.10.19
C	For Information	17.10.19
B	Draft DA Issue	09.09.19
A	Draft DA Issue	19.08.19

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 by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

**Project Name**  
Qubec

**Project Address**  
60 Beaconsfield Street, Newport



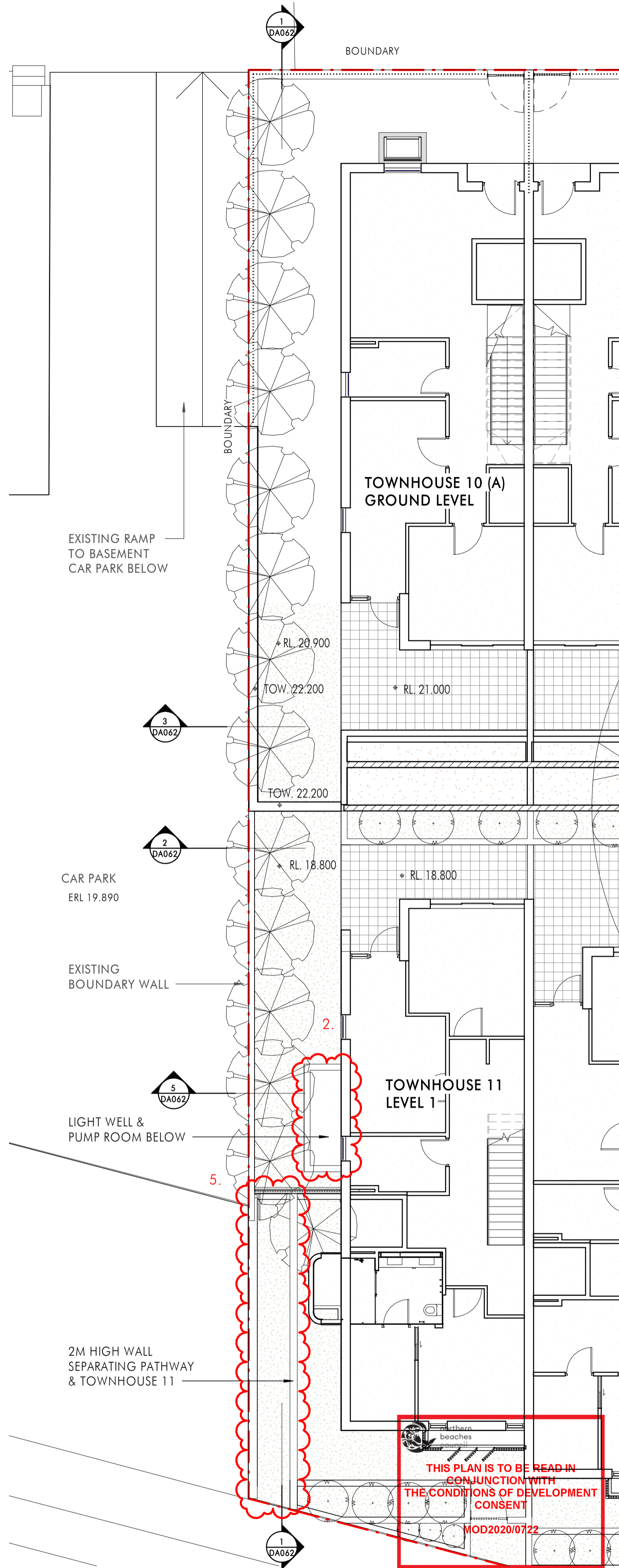
Drawing Title: <b>Sections</b>			
Author: SKL	Checker: SKL	Sheet Size: A1	Scale: 1:200
Drawing Number: <b>10708_DA030</b>			Issue: <b>K</b>

nettletontribe

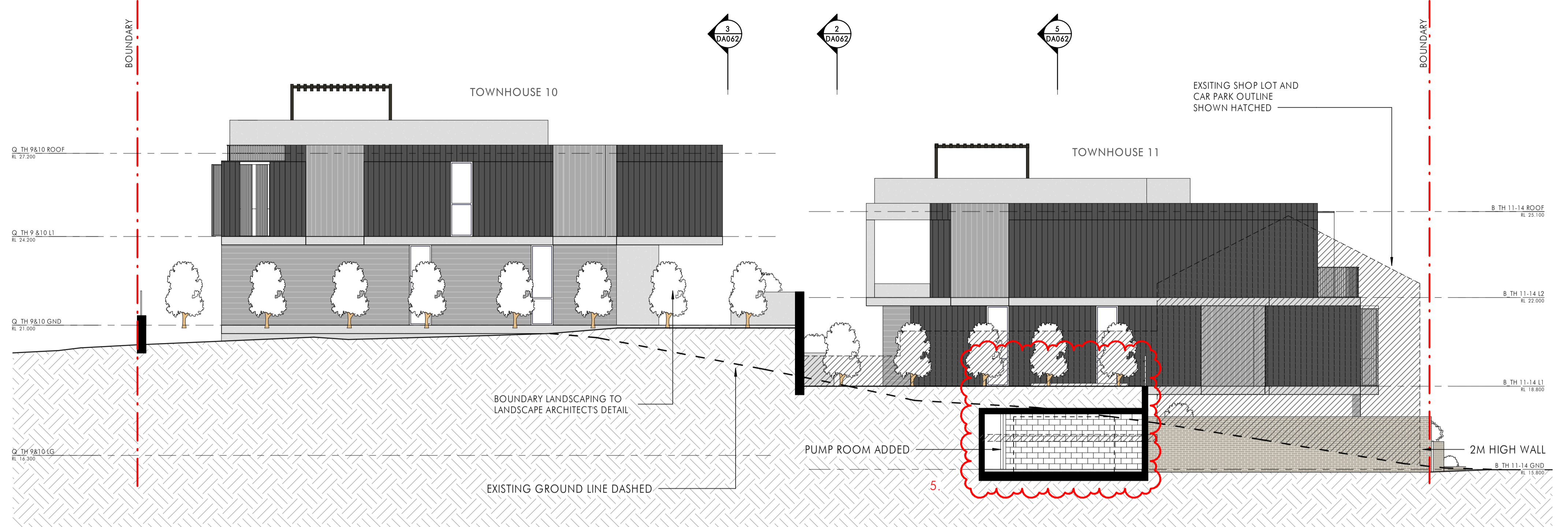
nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
117 Willoughby Road, Crows Nest, NSW 2065  
t +61 2 9431 6431  
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

26/07/2021 2:55:49 PM C:\BENTLOCAL\2019\10708\_S4\_ARCHITECTURAL\_DA\_0001.rvt

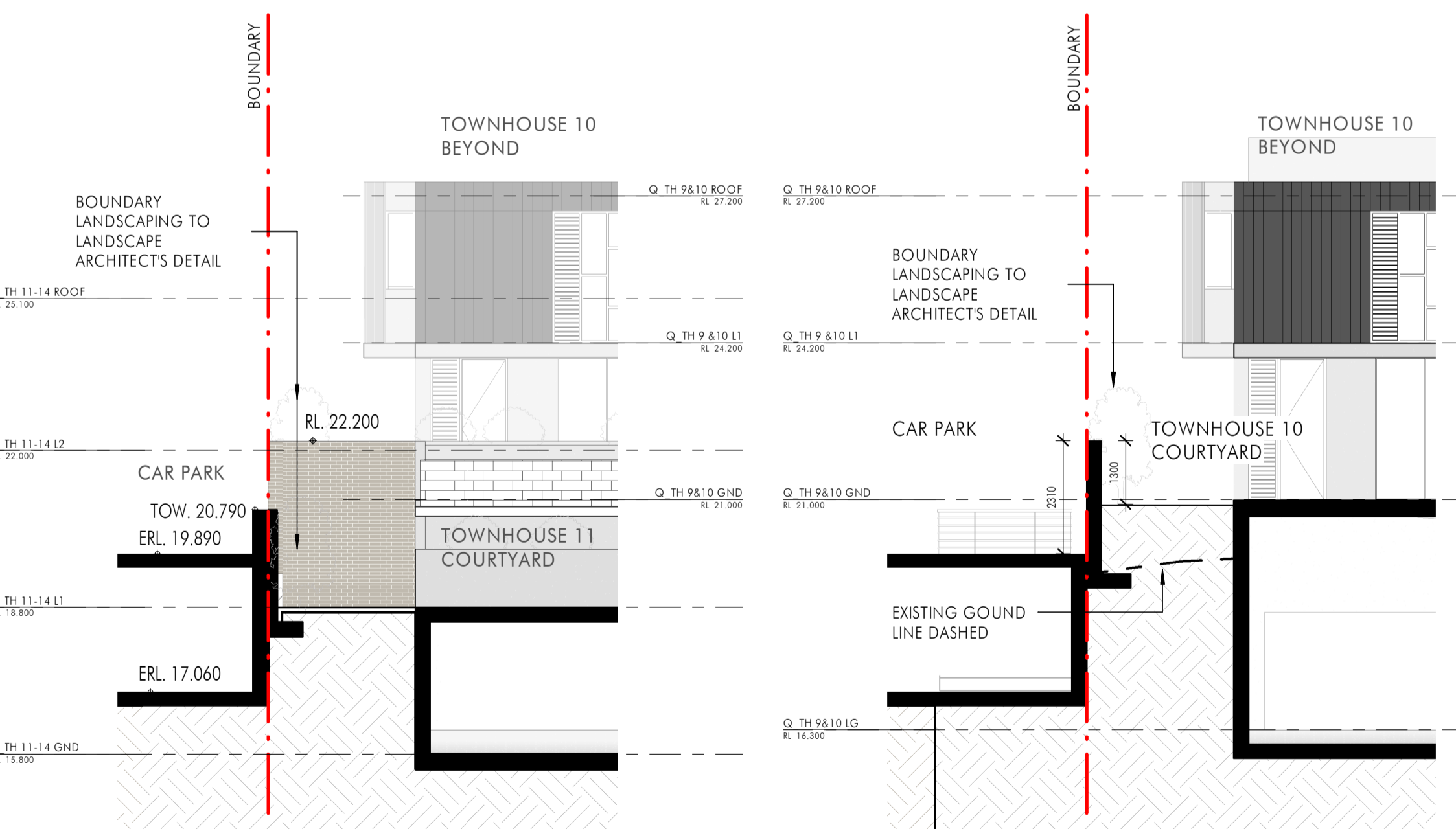




4 Western Boundary - Key Plan  
1 : 100

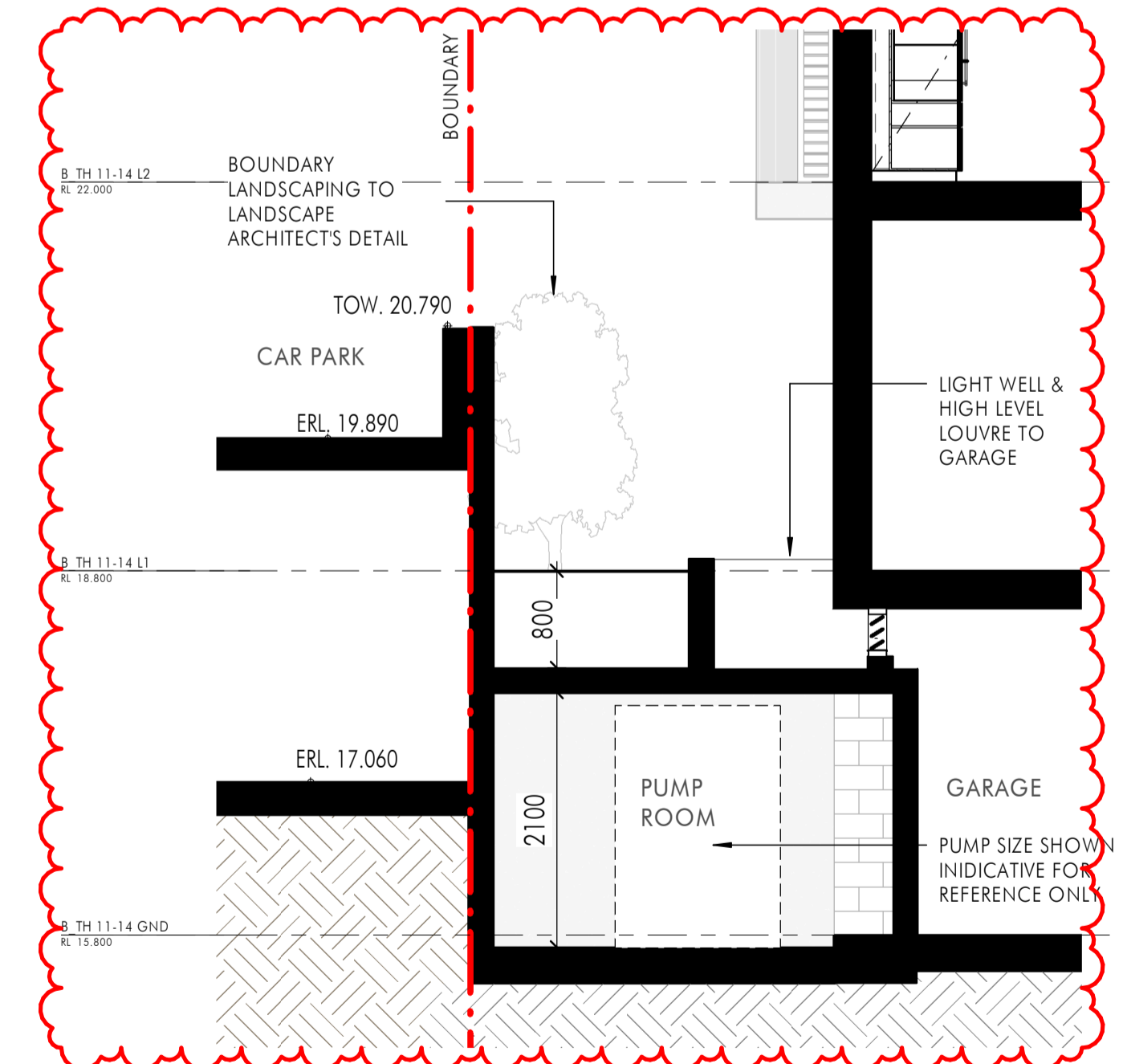


1 Section J  
1 : 100



2 Section K  
1 : 100

3 Section L  
1 : 100



5 Section M  
1 : 50

SECTION 4.55 CHANGES:

1. ADDITIONAL WINDOWS
2. ADDITIONAL LIGHT WELL AND HIGH LEVEL LOUVRE
3. OUTDOOR BATH DELETED
5. PUMP ROOM ADDED
6. CURVED STAIR WALL STRAIGHTENED
7. GATE RELOCATED
8. ENCLOSED SERVICES AREA ADDED
9. EXTERNAL STAIR 2 DELETED
10. WALL EXTENDED
11. EXTENT REDUCED
12. ROOF DELETED

0005742680 03 Mar 2021  
 Assessor: Manual Basin  
 Accreditation No: VIDEAW/12/1462  
 Address: 60 Beaconsfield Street, Newport, NSW, 2106  
 105742680 60 BEA  
 hstar.com.au

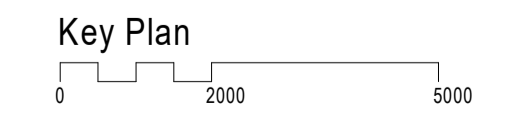
26/07/2020 2:04:03 PM C:\BENTON\LOCAL\2019\10708\_SJA\_ARCHITECTURAL\_DL\_Draft.rvt



Issue	Description	Date
D	Revised for S4.55	25.02.2021
C	Re-Issue for S4.55	14.12.2020
B	Issue for S4.55	08.12.2020
A	Amended to Council's Response	03.02.2020

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 by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Project Name  
**Qubec**  
 Project Address  
**60 Beaconsfield Street, Newport**



Drawing Title:  
**Western Boundary Detail**

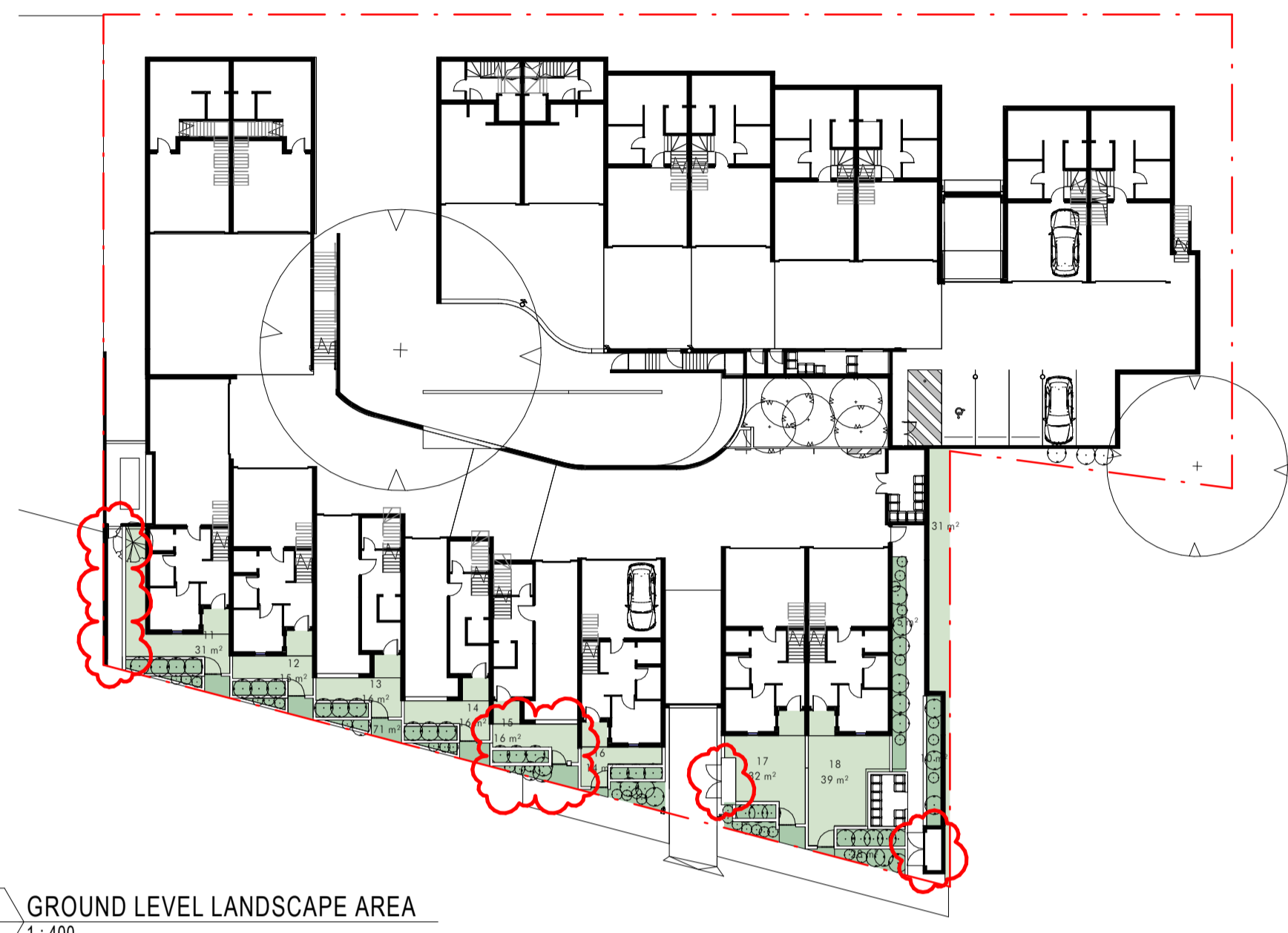
Author: SKL  
 Checker: SKL  
 Sheet Size: A1  
 Scale: AS NOTED

Drawing Number:  
**10708\_DA062**

Issue:  
**D**

**nettletontribe**

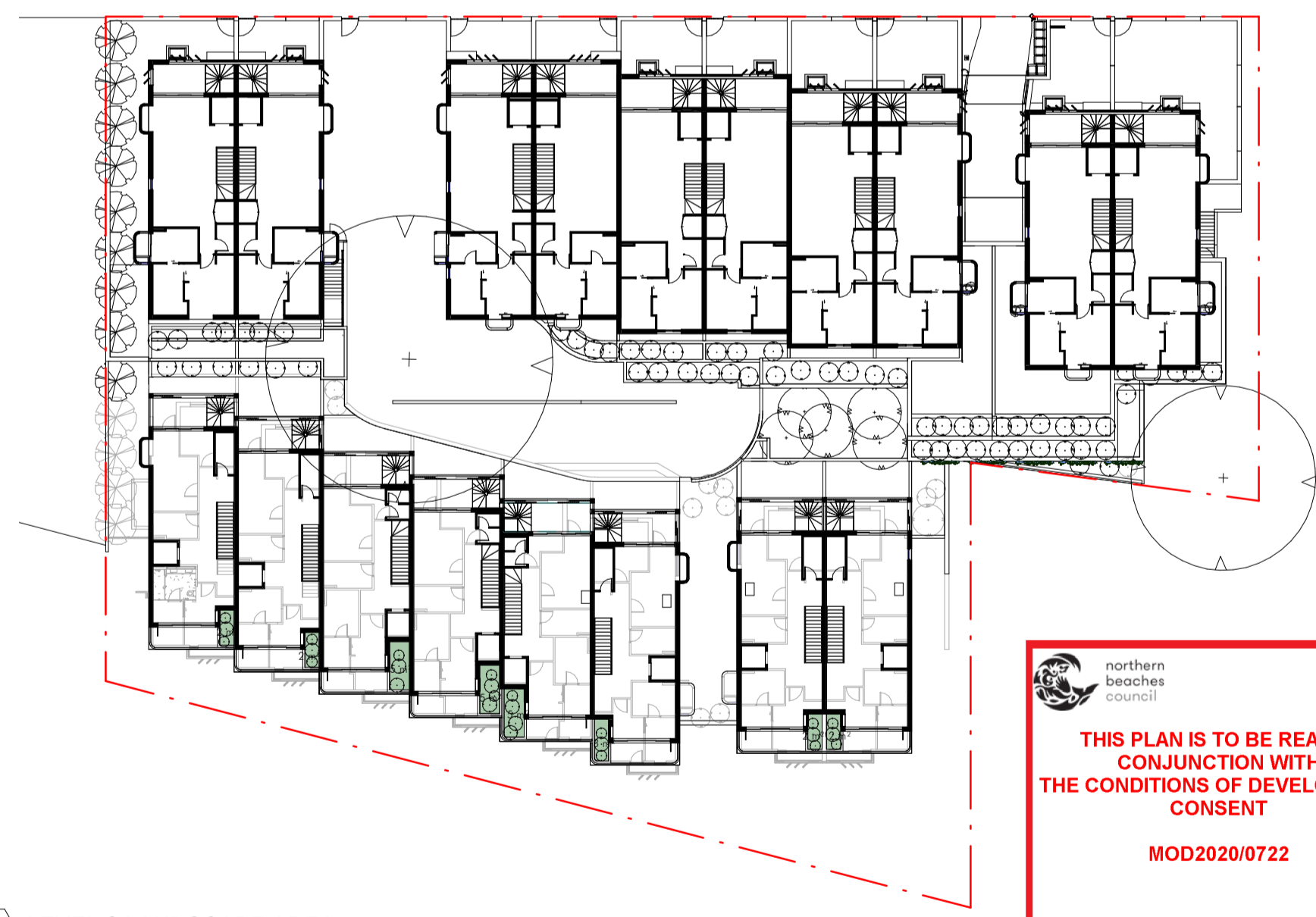
nettleton tribe partnership pty ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au



1 GROUND LEVEL LANDSCAPE AREA  
1:400

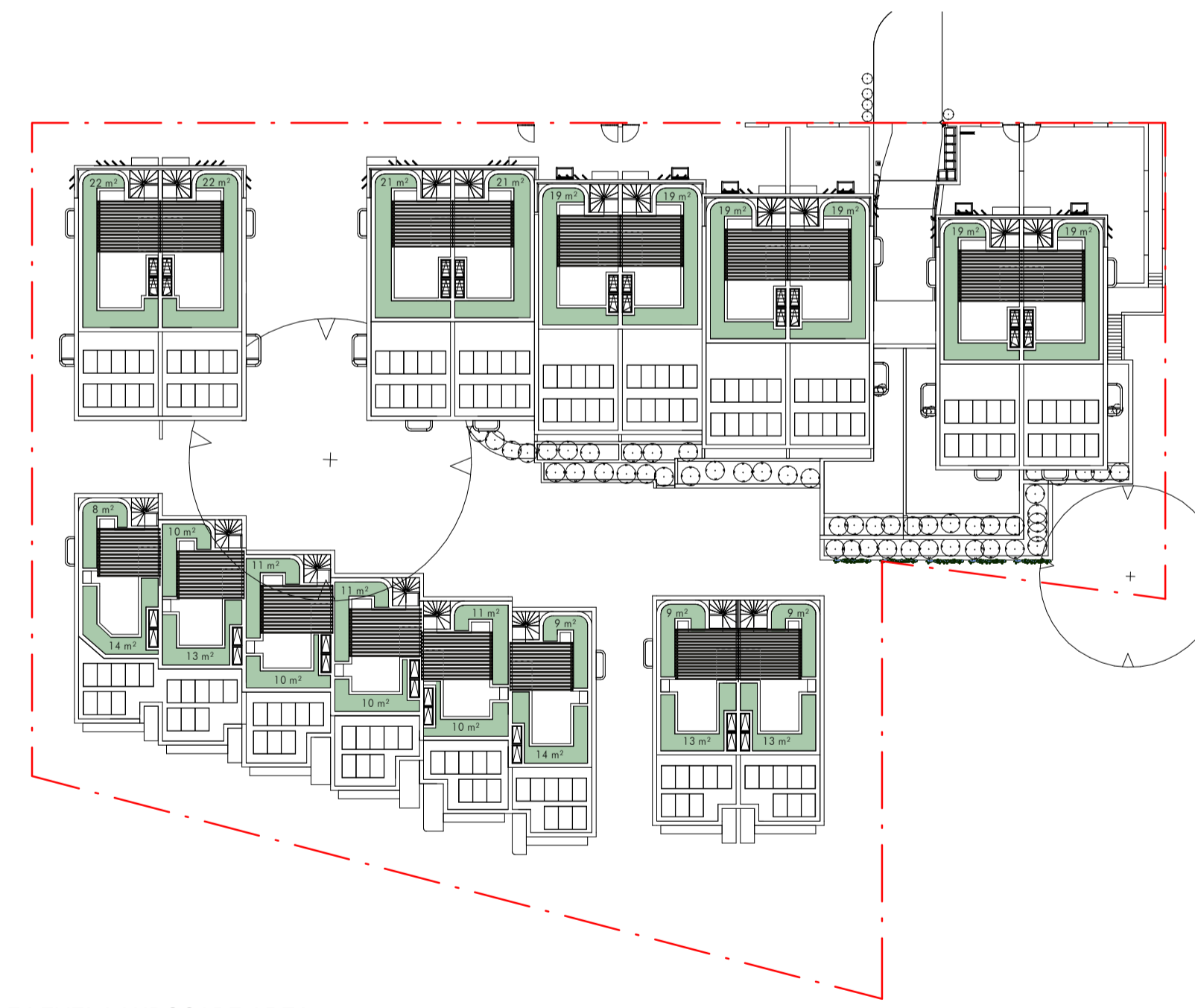


2 LEVEL 1 LANDSCAPE AREA  
1:400



3 LEVEL 2 LANDSCAPE AREA  
1:400

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT MOD2020/0722**



4 ROOF LEVEL LANDSCAPE AREA  
1:400

**0005742680 03 Mar 2021**  
**Assessor** Manuel Basiri  
**Accreditation No.** VIC/BDV/12/1462  
**Address** 60 Beaconsfield Street, Newport, NSW, 2106  
  
 hstar.com.au

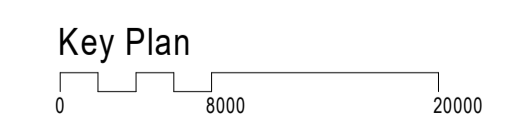
Landscape Area	
GROUND LEVEL	333 m <sup>2</sup>
LEVEL 1	1258 m <sup>2</sup>
LEVEL 2	27 m <sup>2</sup>
ROOF LEVEL	375 m <sup>2</sup>
<b>TOTAL</b>	<b>1992 m<sup>2</sup></b>

26/07/2021 2:36:47 PM C:\BENTON\LOCAL\2019\10708\_SKL\_ARCHITECTURAL\_DA\_Draft.rvt

Issue	Description	Date
F	Revised for S4.55	25.02.2021
E	Issue for S4.55	08.12.2020
D	Amended to Council's Response	25.02.2020
C	Amended to Council's Response	03.02.2020
B	Draft Issue for Review	20.11.2020
A	Issue for Development Application	06.11.19

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:  
**Landscape Area Plan**

Author:	SKL	Checker:	SKL	Sheet Size:	A1	Scale:	1:400@A1
Drawing Number:	<b>10708_DA075</b>			Issue:	<b>F</b>		

**nettletontribe**

nettleton tribe partnership Pty Ltd ABN 58 161 683 122  
 117 Willoughby Road, Crows Nest, NSW 2065  
 t +61 2 9431 6431  
 e: sydney@nettletontribe.com.au w: nettletontribe.com.au