

PROPOSED RESIDENTIAL FLAT BUILDING 54 - 58 BEACONSFIELD STREET NEWPORT NSW



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HV	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 BALUSTRADE
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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

Drawing List

DA000	Cover Page	DA411	Photomontage 2
DA001	Project Information	DA500	DENSITY
DA002	Demolition Plan	DA510	Landscape Area
DA003	Site Analysis	DA520	Height Limit Diagram
DA004	Site Plan	DA521	Building Height Analysis
DA100	Ground Floor Plan	DA522	4.2m Height Envelope Diagram
DA101	First Floor Plan	DA530	Cross Ventilation Diagram
DA102	Second Floor Plan	DA540	Private Open Spaces
DA103	Roof Plan	DA541	Communal Open Space
DA104	Basement Plan	DA550	Excavation Diagram
DA200	Elevation Sheet 1	DA560	Storage Calculation Diagram
DA201	Elevation Sheet 2	DA600	Solar Access Diagram
DA300	Section Sheet 1	DA601	Solar Access Diagram 2
DA301	Section Sheet 2		
DA302	Driveway Section		
DA400	Schedule of Colours and Materials		
DA410	Photomontage 1		

BASIX COMMENTS

ENERGY

DESIGN ELEMENT	COMPLIANCE CRITERIA
Central hot water system	Gas instantaneous Internal & External Piping – R1.0 (~38 mm)
Cooking	Induction cooktop & electric oven
Mechanical heating and cooling	Non-ducted air-conditioning (1-Phase) for all units (Living and Bedroom). Minimum EER ratings – Cooling 3.0-3.5, Heating 3.5-4.0.
Apartment ventilation	Bathroom, laundry, and kitchen: individual fan, ducted to façade or roof – interlocked to Light
Common area ventilation	Basement Car Park Area: Ventilation (supply and exhaust) with CO monitor + VSD Fans. Residential Waster Room: Exhaust only. Plantroom: Ventilation supply only, continuous. Ground floor lobbies, Corridors: No mechanical ventilation.
Apartment artificial lighting	LED throughout with dedicated fittings
Common area artificial lighting	Lift: LED connected to lift call button. Carpark, Residential waste room, Plantroom, Fire stairs, Ground WC, Floor lobbies, Corridors: LEDs controlled by Motion Sensors. Fire pump room: LEDs controlled by manual on/off switch.
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4 Star Energy Rated Clothes Dyer: Minimum 2 Star Energy Rated
Photovoltaic Array	Minimum 10 kW peak PV.
Vertical transport	All Lifts with gearless traction and VVVF motor Lift Load Capacity: >= 1001 kg but <= 1500 kg

THERMAL COMFORT

DESIGN ELEMENT	COMPLIANCE CRITERIA
Glazed Doors / Windows	All apartments require the following glazing specification: <u>Fixed and sliding windows</u> U-Value = 3.60; SHGC = 0.47 (+/- 5%) <u>Awning window</u> U-Value = 4.30; SHGC = 0.47 (+/- 5%)
External Solid Walls	R2.5 bulk insulation, to achieve a total system R-value of R1.4
Exposed Roofs/Balconies	R3.0 bulk insulation, to achieve a total minimum R-value of R3.2 Medium or light colour
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	R2.0 insulation to underside of suspended concrete slabs exposed to outside and unconditioned areas.
Floors Covering	Carpet in Bedrooms Timber in Living/Dining rooms

WATER

DESIGN ELEMENT	COMPLIANCE CRITERIA
Central systems & common areas	Showers: Minimum 4 Star (+6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Dwelling fixtures	Showers: Minimum 4 Star (+6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Dwelling fittings/appliances	Washing Machine: not specified Dishwasher: Minimum 4 Star WELS Rated
Fire Sprinkler Water Test	Fire sprinkler test water is contained in a closed system
Alternative Water	Minimum 5,000L Rainwater tank to harvest roof area serving landscape irrigation and 1 car wash bay

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
Nominated Architect:
Paul Buljevic, NSW 7768

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

DRAWING TITLE:
Cover Page

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: NTS	DRAWING NO: DA000	ISSUE: B
PROJECT NO: 2311		

**54-58 Beaconsfield Street
PROJECT SUMMARY**

SITE AREA 2113.5 m2
Zone R3

PROPOSED SCHEME

Level	Unit.No	Type	Internal Area (m2)	Terrace/ Balcony (m2)	Storage Compliance	Storage within apartment (m3)	Carpark Storage (m3)	Total Storage (m2)
GROUND	G01	3 BED	138	87	Y	9.3	4.8	14.1
	G02	3 BED	150	61	Y	5.4	4.8	10.2
	G03	3 BED	135	78	Y	8.1	4.8	12.9
LEVEL 1	101	3 BED	129	23	Y	9.2	4.8	14.0
	102	3 BED	131	44	Y	6.5	4.8	11.3
	103	3 BED	155	46	Y	5.4	4.8	10.2
	104	3 BED	160	67	Y	6.3	4.8	11.1
	105	3 BED	155	54	Y	6.5	7.2	13.7
LEVEL 2	201	3 BED	129	23	Y	9.2	4.8	14.0
	202	3 BED	131	23	Y	6.5	4.8	11.3
	203	3 BED	155	28	Y	5.4	4.8	10.2
	204	3 BED	160	27	Y	6.3	4.8	11.1
	205	3 BED	155	28	Y	6.5	7.2	13.7

1883 **586.0**

LANDSCAPE	PERCENTAGE	AREA
Required Landscaped Area	50%	1056.8
Proposed Landscaped Area	50%	1066.7

COMMUNAL OPEN SPACE	PERCENTAGE	AREA
Required Communal Open Space	25%	528.37
Proposed Communal Open Space	18%	382

PARKING	TOTAL
Required Car Parking	2 x13 Units + 4.3 Visitor= 31
Proposed Car Parking	32(incl 5 Visitor)

CROSS VENTILATION	PERCENTAGE	AREA
Required Cross Ventilation	60%	7.8
Proposed Cross Ventilation	69%	9

SOLAR COMPLIANCE CHECK

UNIT	LIVING							
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL
G01								0
G02								0
G03		Y	Y	Y				2
101								0
102	Y	Y	Y	Y	Y	Y	Y	6
103	Y	Y	Y	Y	Y	Y	Y	6
104	Y	Y	Y	Y	Y	Y	Y	6
105	Y	Y	Y	Y	Y	Y	Y	6
201	Y	Y	Y	Y	Y	Y	Y	6
202	Y	Y	Y	Y	Y	Y	Y	6
203	Y	Y	Y	Y	Y	Y	Y	6
204	Y	Y	Y	Y	Y	Y	Y	6
205	Y	Y	Y	Y	Y	Y	Y	6

Solar Access Compliant
 No Solar Access Non-Compliant

UNIT COMPLIANT 10
TOTAL UNIT 13
Solar Compliance 76%

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



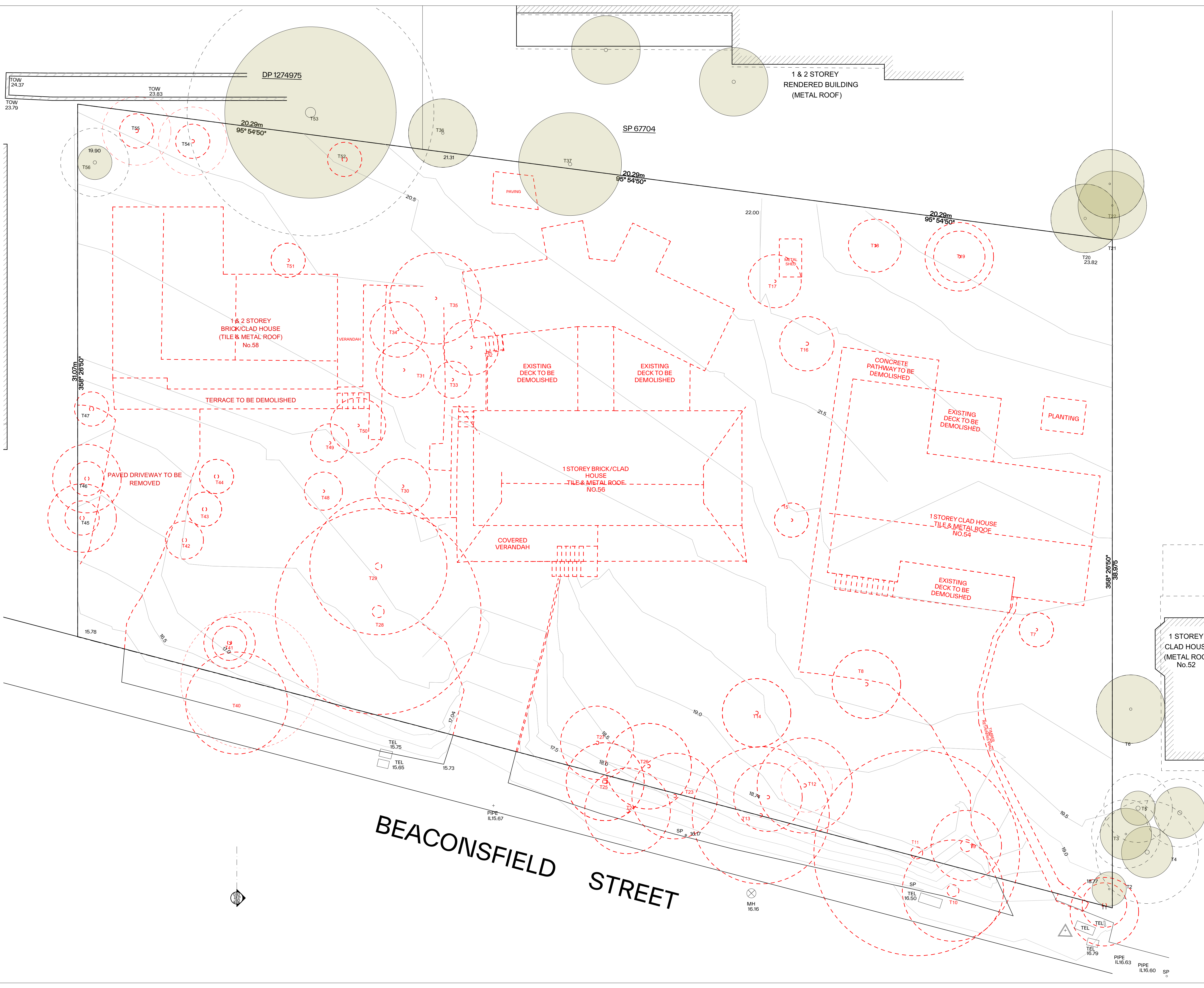
CLIENT:
JAK Newport Pty Ltd

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
 Nominated Architect:
 Paul Buljevic - NSW 7768

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

Project Information

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: NTS	DRAWING NO: DA001	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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

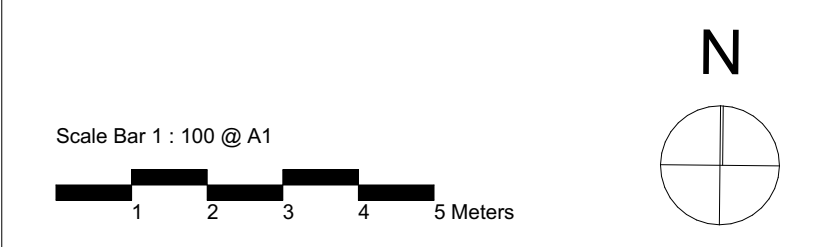
MATERIALS LEGEND:

- 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPEX
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

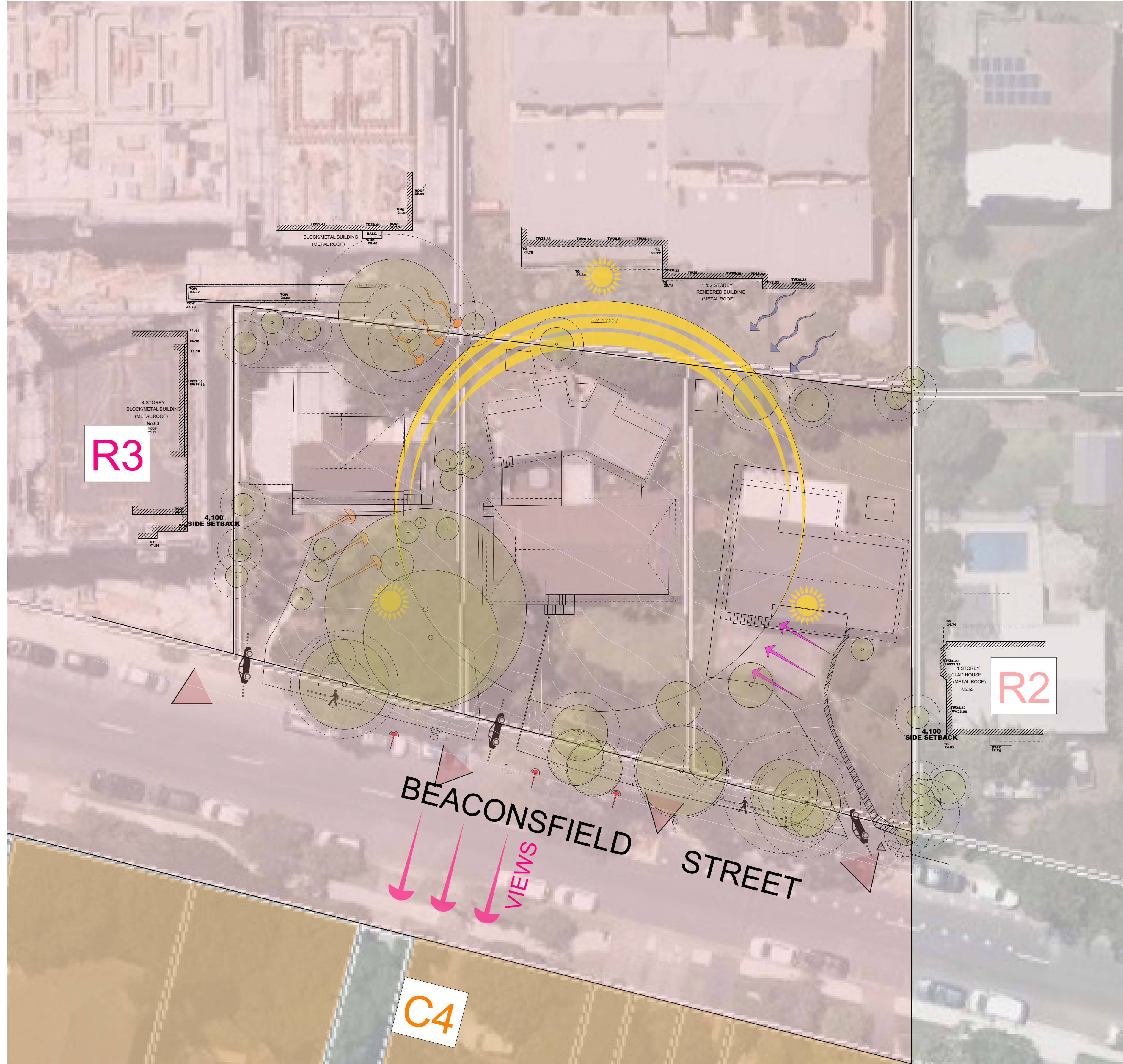
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Notarated Architect:
Paul Buljovic NSW 7768

pbd architects

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

DRAWING TITLE:
Demolition Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA002	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HNV 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

CLIENT:
JAK Newport Pty Ltd

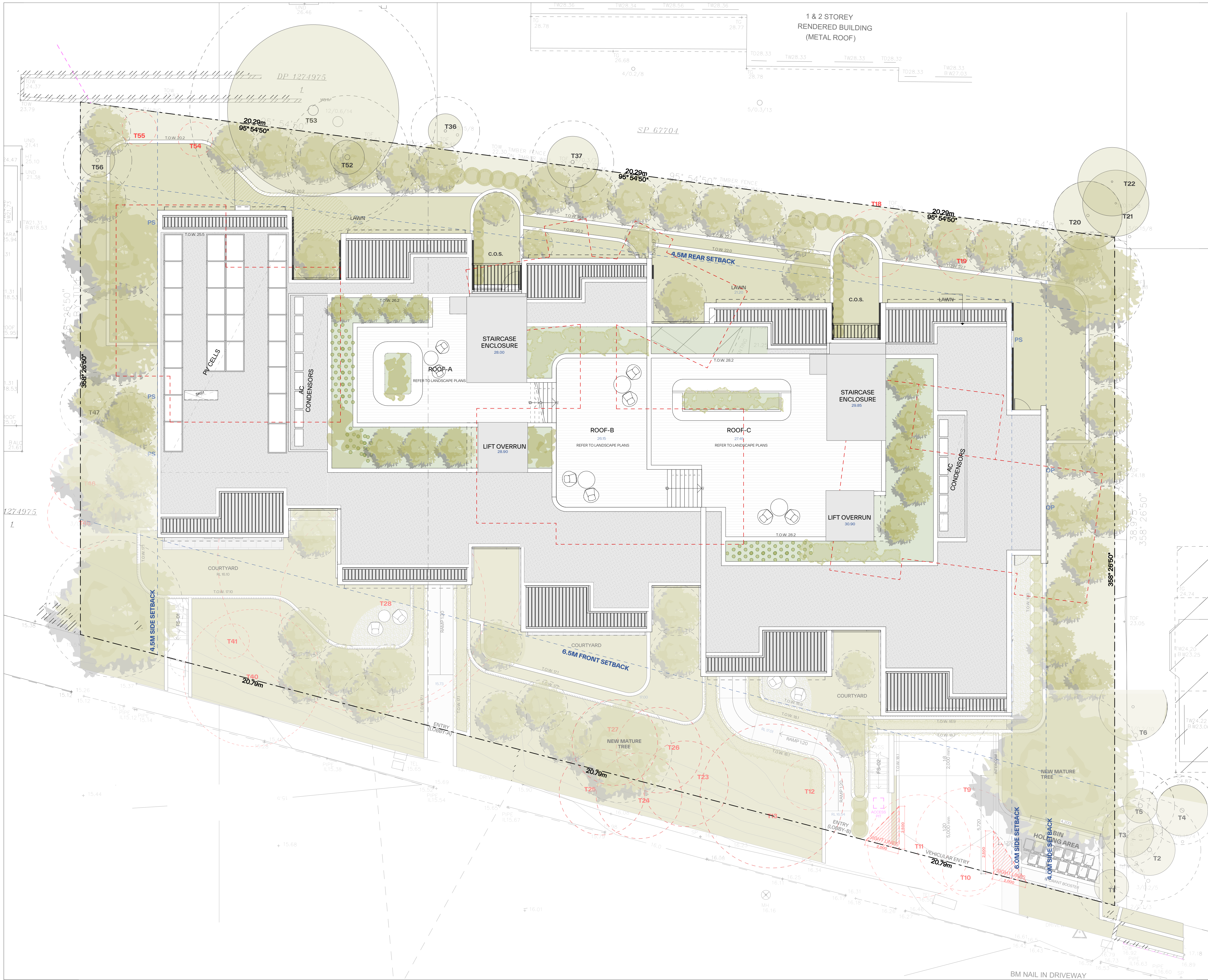


P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljevic: NSW 7768

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

DRAWING TITLE:
Site Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:200 @ A1	DRAWING NO: DA003	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT OC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

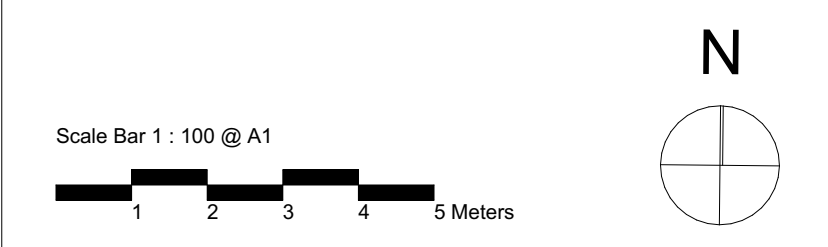
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HWV 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

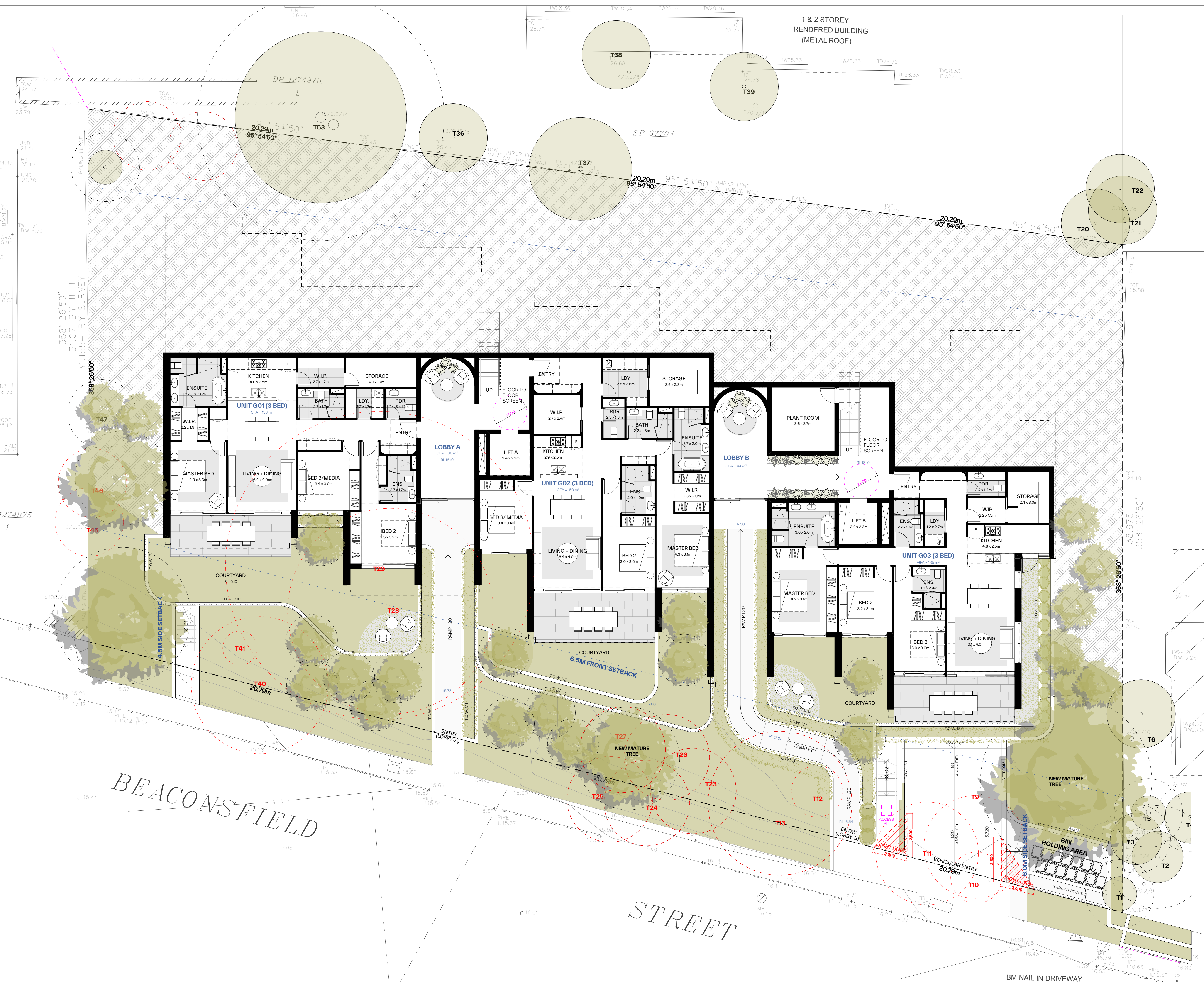
pbd architects

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
Nominated Architect:
Paul Buljovic - NSW 7768

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

DRAWING TITLE:
Site Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA004	ISSUE: B
PROJECT NO: 2311		



1 & 2 STOREY
RENDERED BUILDING
(METAL ROOF)

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- 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 REBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

CLIENT:
JAK Newport Pty Ltd

pbd architects

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 Buljovic - NSW 7768

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

DRAWING TITLE:
Ground Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA100	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HVW 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

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
 Nominated Architect:
 Paul Buljovic - NSW 7768

pbd architects

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

DRAWING TITLE:
First Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HVW 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

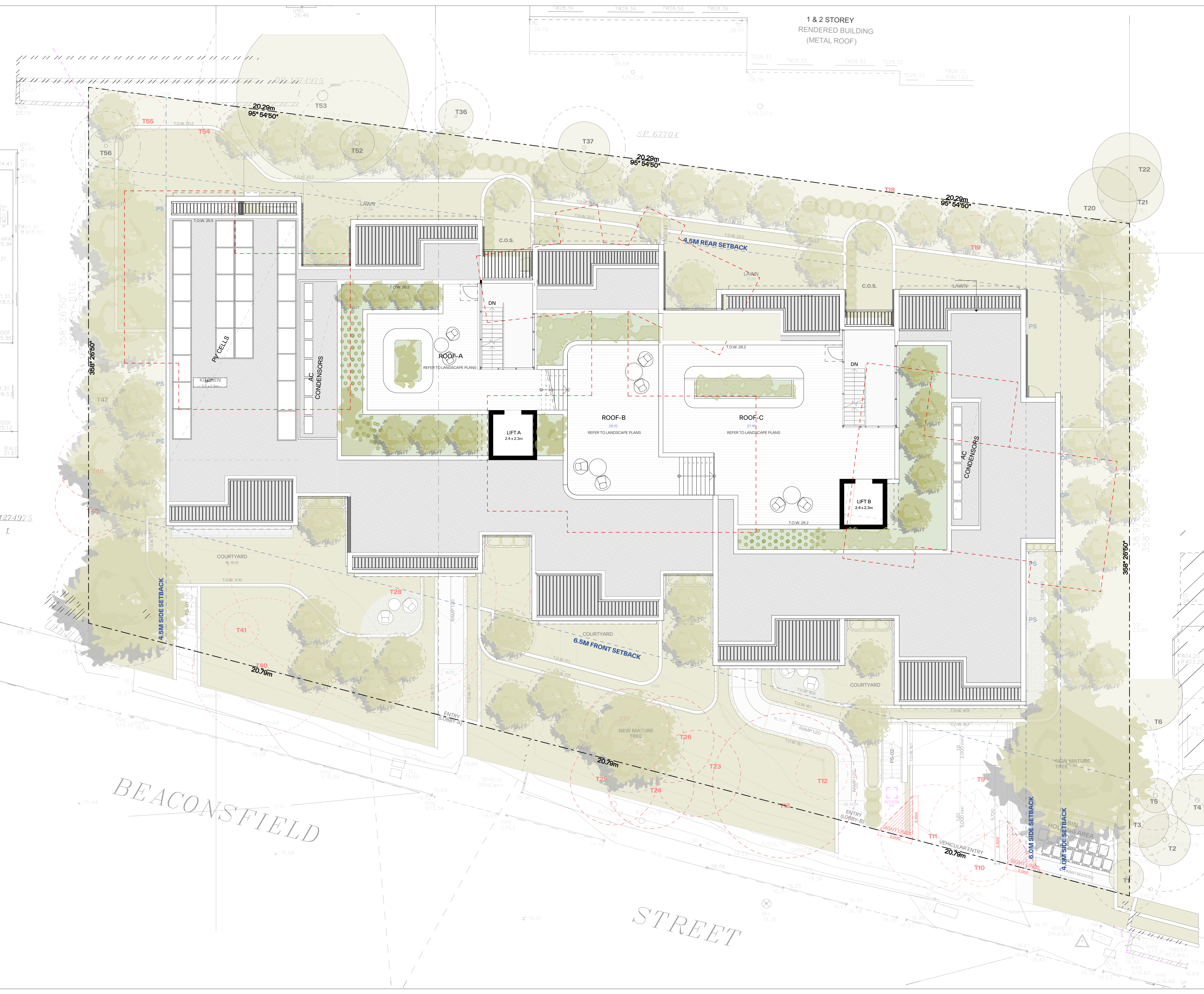
pbd architects

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
Nominated Architect:
Paul Buljovic - NSW 7768

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

DRAWING TITLE:
Second Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA102	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

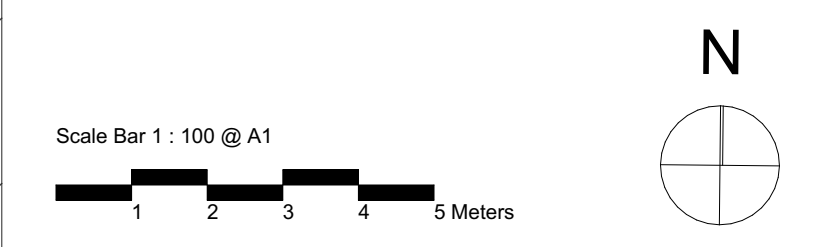
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

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 BALUSTRADE
- 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

NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
Nominated Architect:
Paul Buljevic - NSW 7768

pbd architects

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

DRAWING TITLE:
Roof Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
 Nominated Architect:
 Paul Buljevic - NSW 7768

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

DRAWING TITLE:
Basement Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA104	ISSUE: B
PROJECT NO: 2311		



East Elevation

1:100

1



North Elevation

1:100

2

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

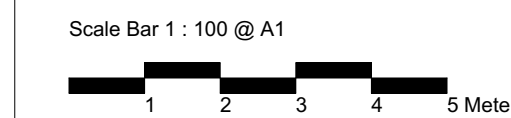
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- PS 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 TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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 Bujovic NSW 7768

pbd architects

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

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA200	ISSUE: B
PROJECT NO: 2311		

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- 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



South Elevation

1:100

3

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
Nominated Architect:
Paul Buljevic - NSW 7768

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

DRAWING TITLE:
Elevation Sheet 2

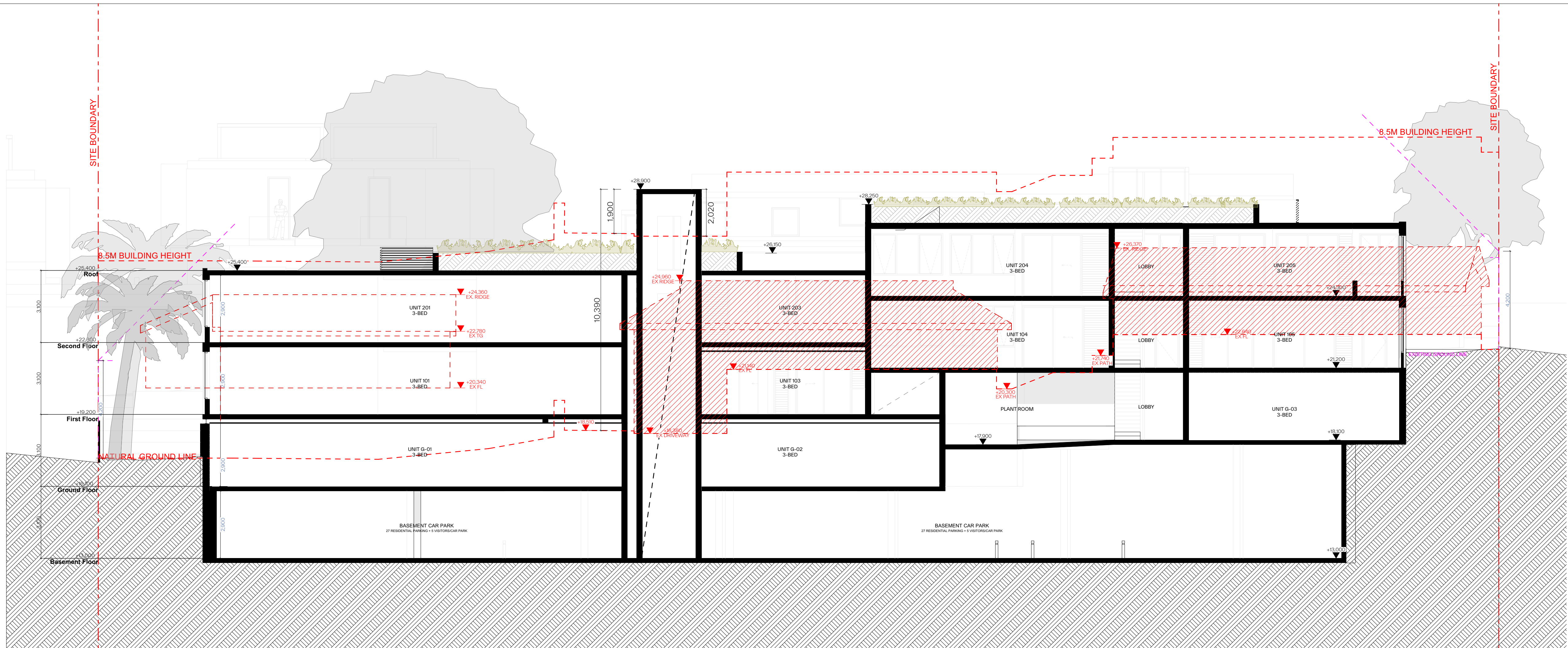
DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA201	ISSUE: B
PROJECT NO: 2311		



West Elevation

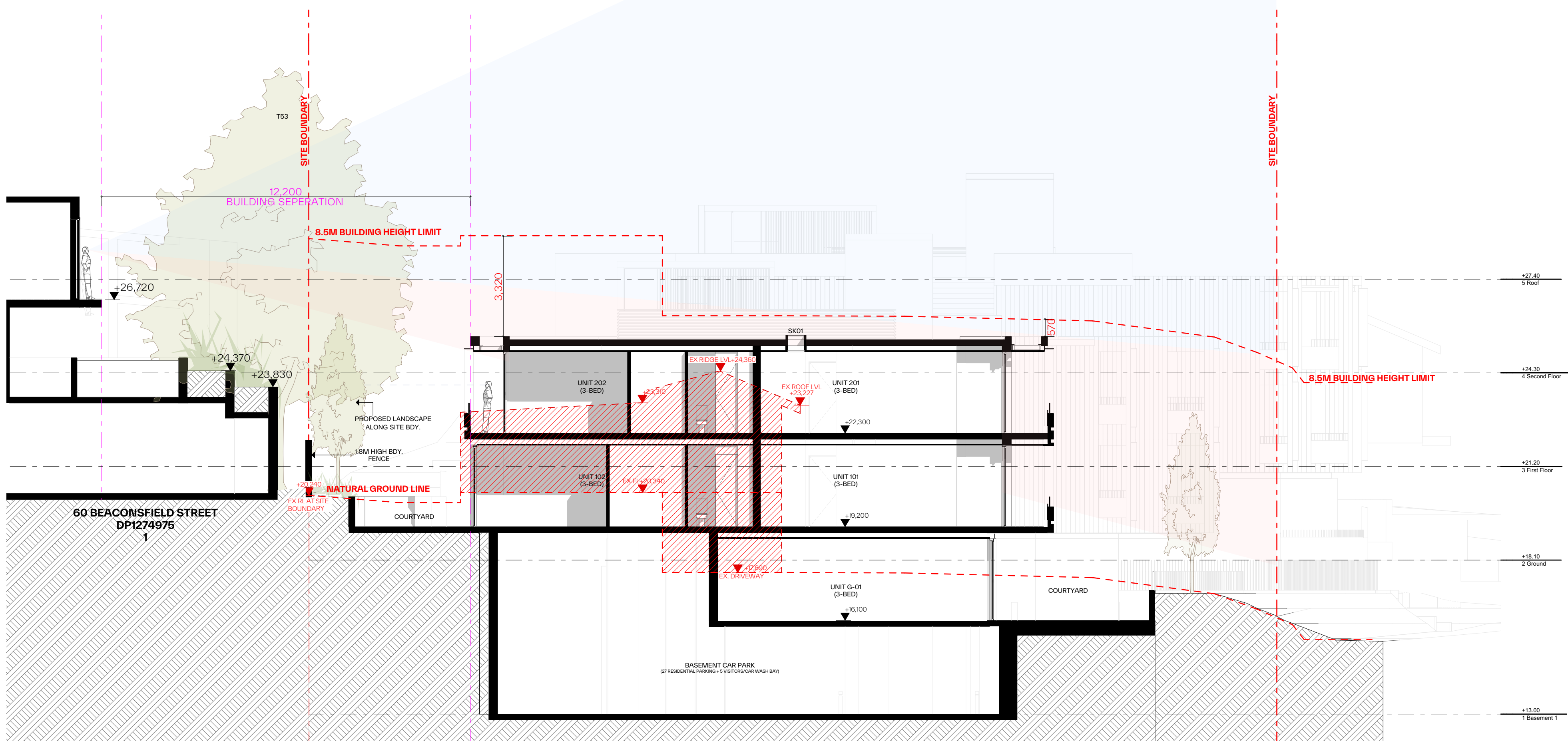
1:100

4



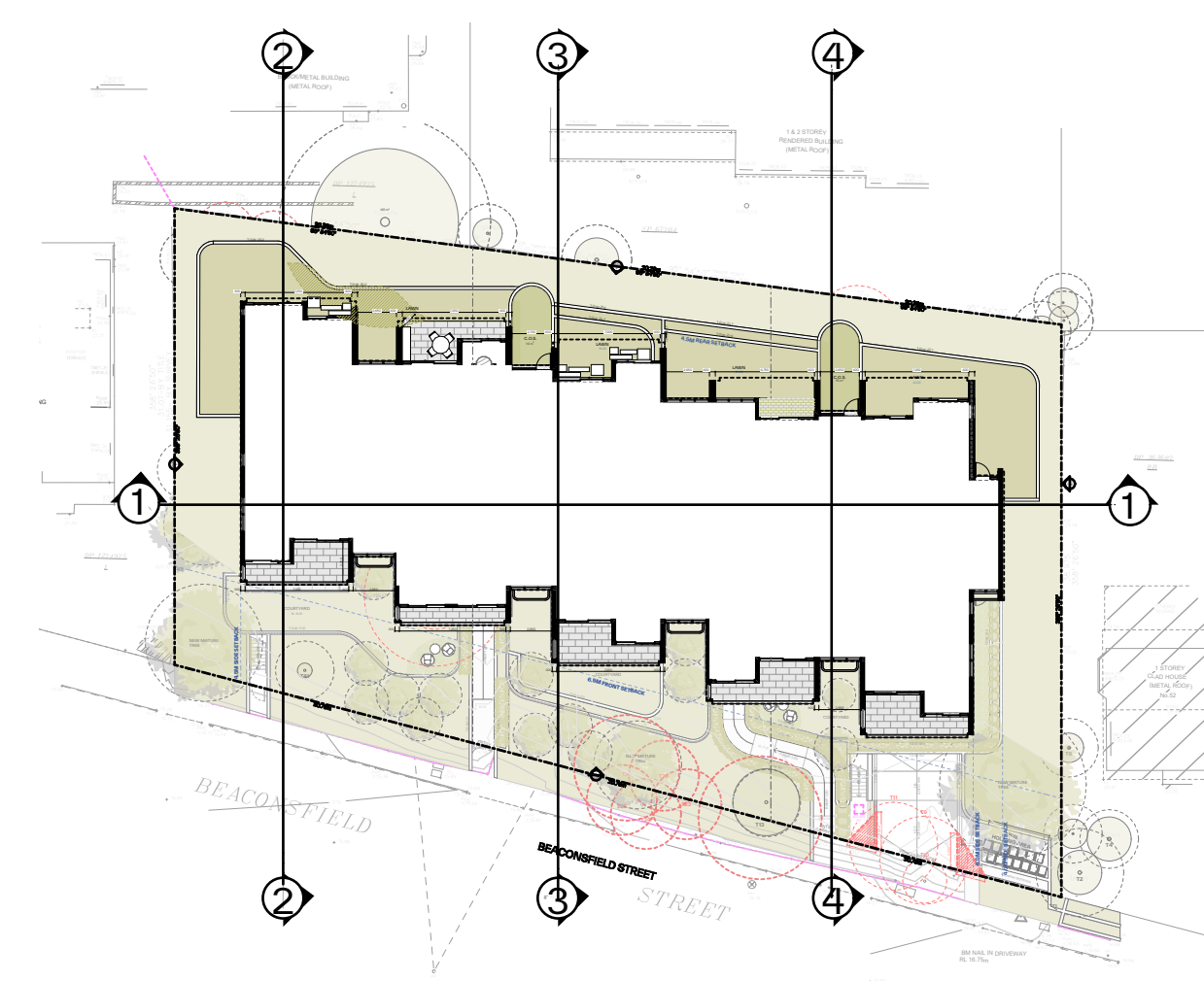
SECTION 01

1:100



SECTIO 02

1:100



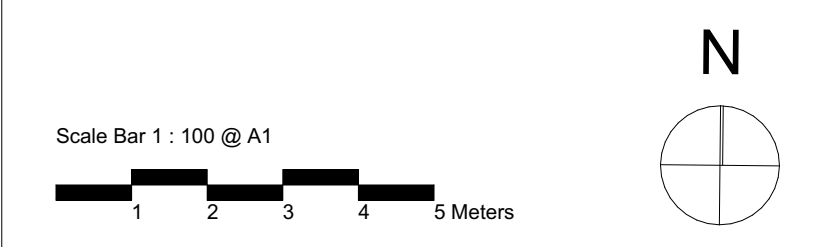
KEY PLAN @1:500

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- 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 BALUSTRADE
 - MC METAL CLADDING
 - FCE METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSK PRIVACY SCREEN (TO FUTURE SELECTION)
 - 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
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



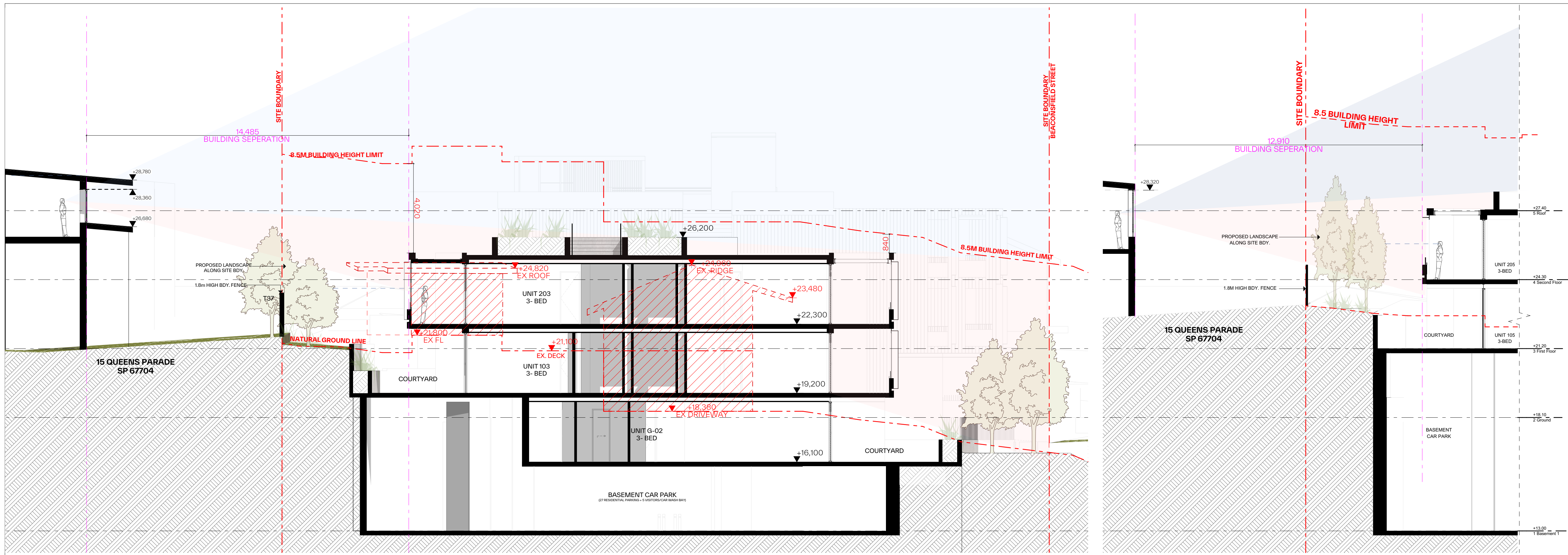
CLIENT:
JAK Newport Pty Ltd

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
Notarised Architect:
Paul Buljovic - NSW 7768

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

DRAWING TITLE:
Section Sheet 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100@A1	DRAWING NO: DA300	ISSUE: B
PROJECT NO: 2311		



SECTION 03

1:100

SECTION 05

1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT OC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

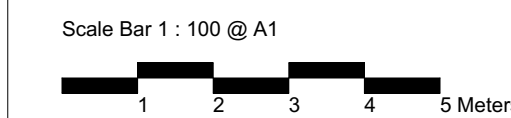
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV 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 BALUSTRADE
- 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

Issue	Date	Description
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



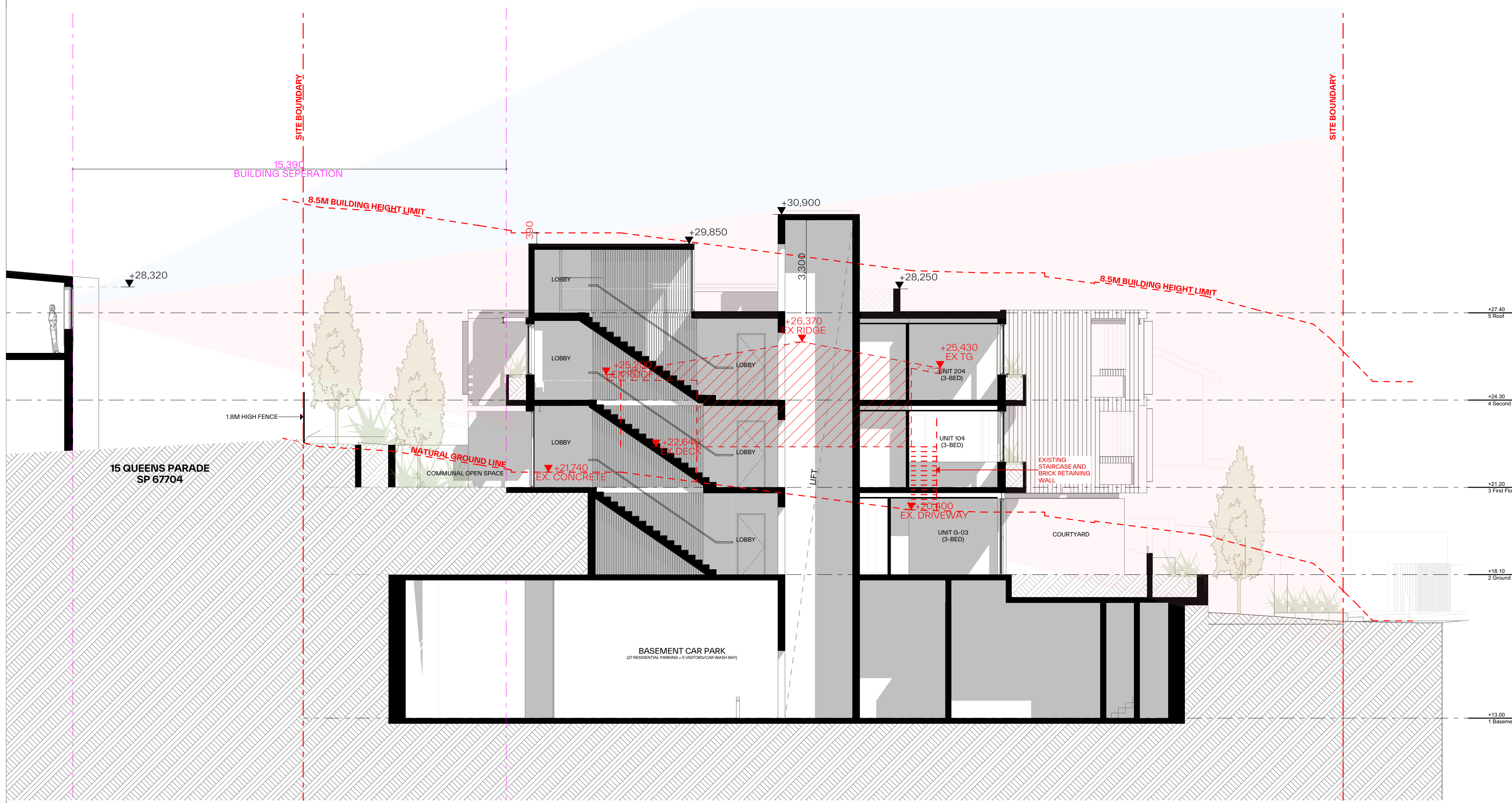
CLIENT:
JAK Newport Pty Ltd

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

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

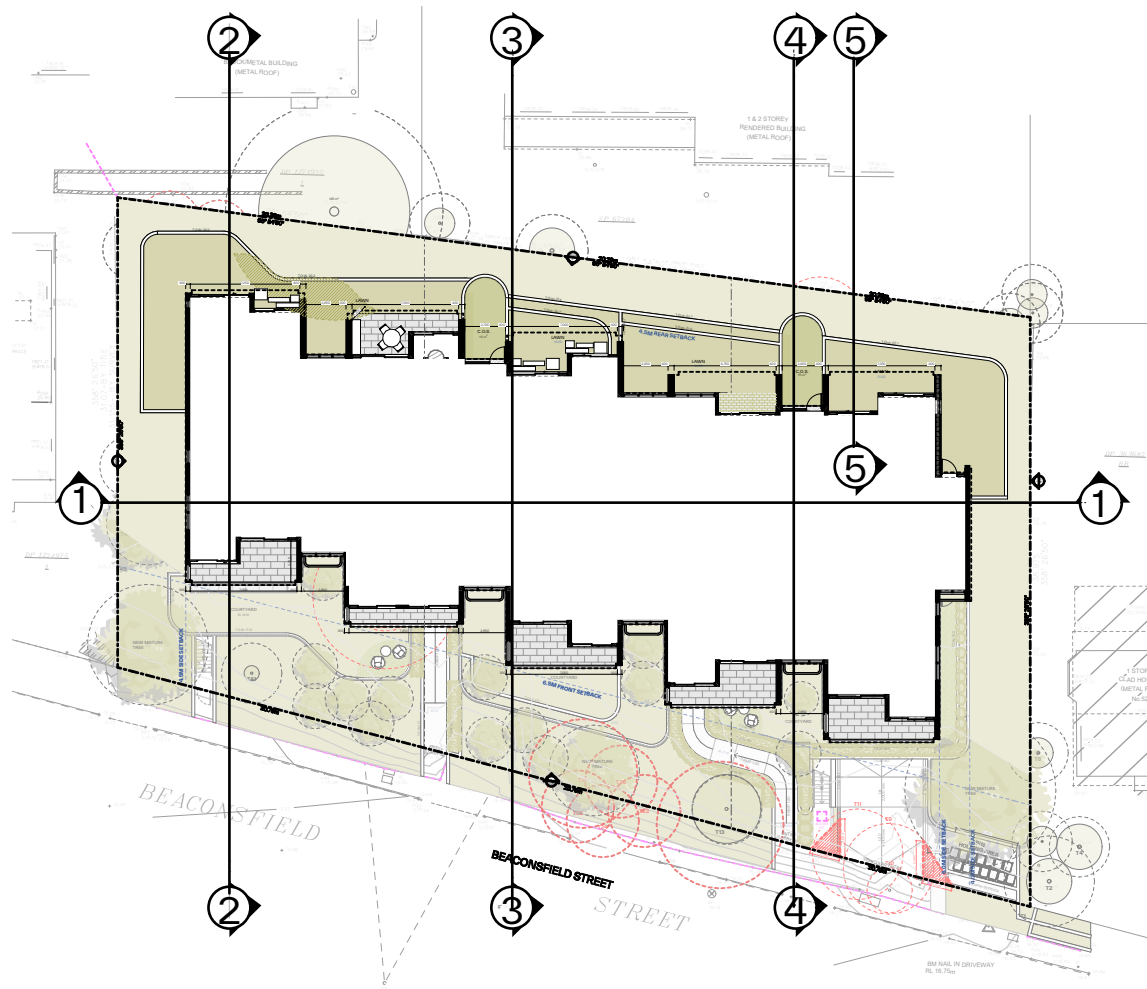
DRAWING TITLE:
Section Sheet 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:50@A1	DRAWING NO: DA301	ISSUE: B
PROJECT NO: 2311		

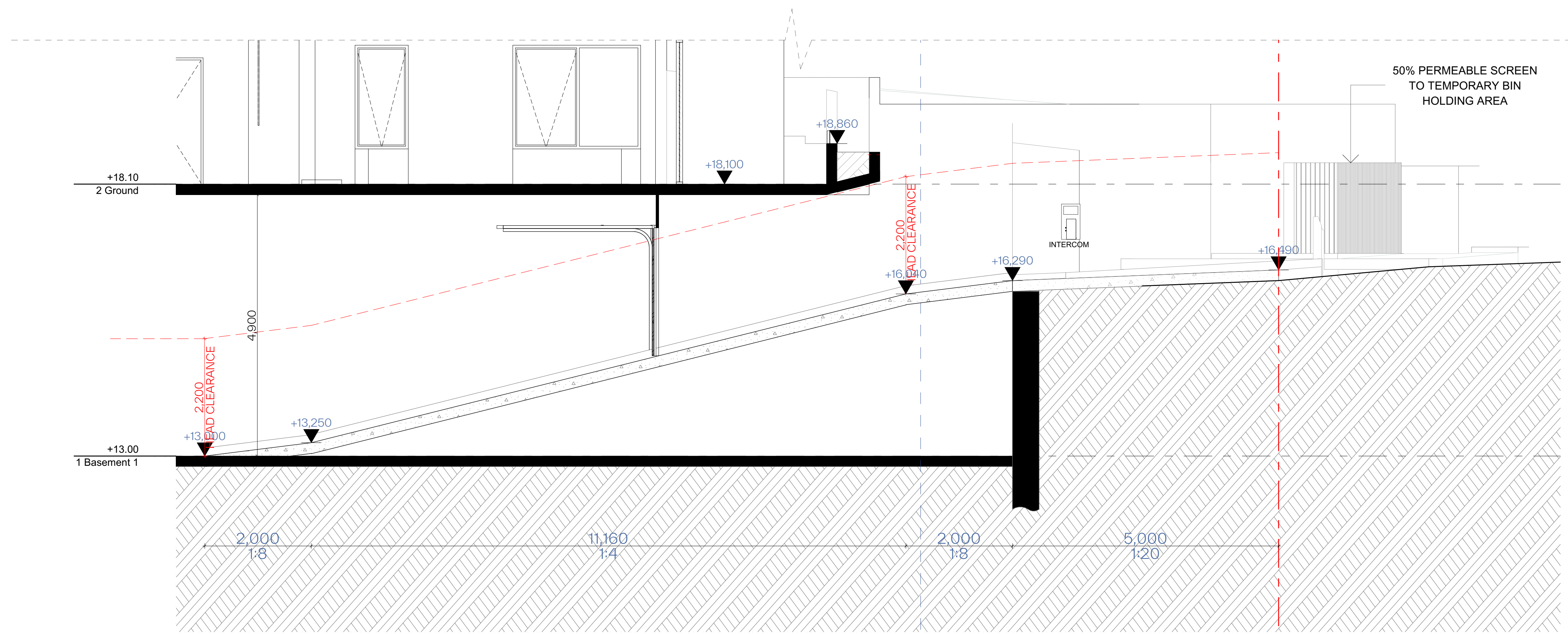


SECTION 04

1:100



KEY PLAN @1:500



Driveway Section

1:50

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

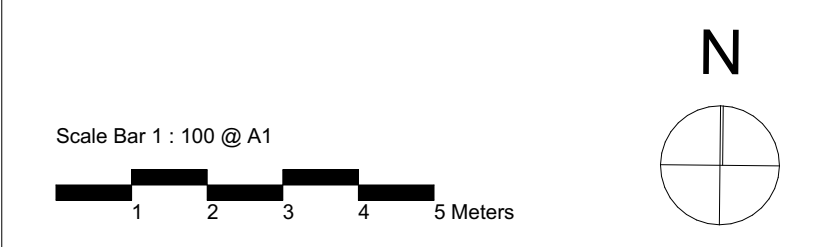
LEGEND:

- 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPE
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

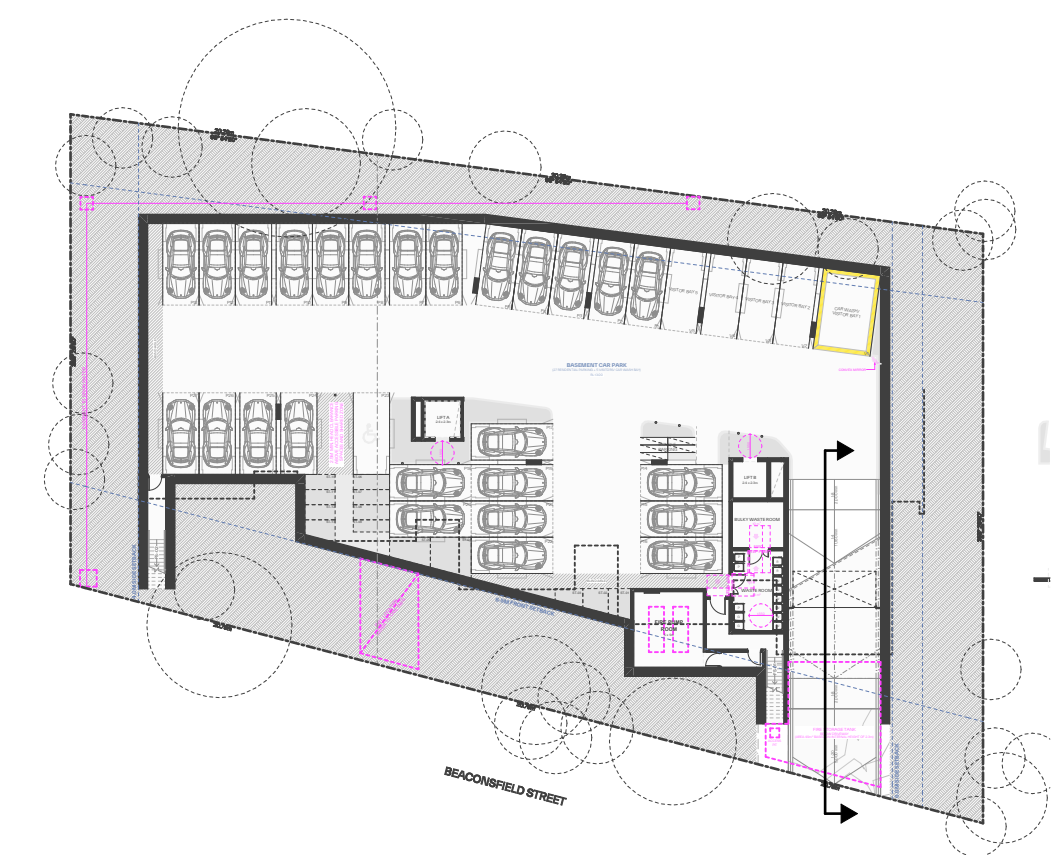
pbd
architects

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
Notified Architect:
Paul Bujovic NSW 7768

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

DRAWING TITLE:
Driveway Section

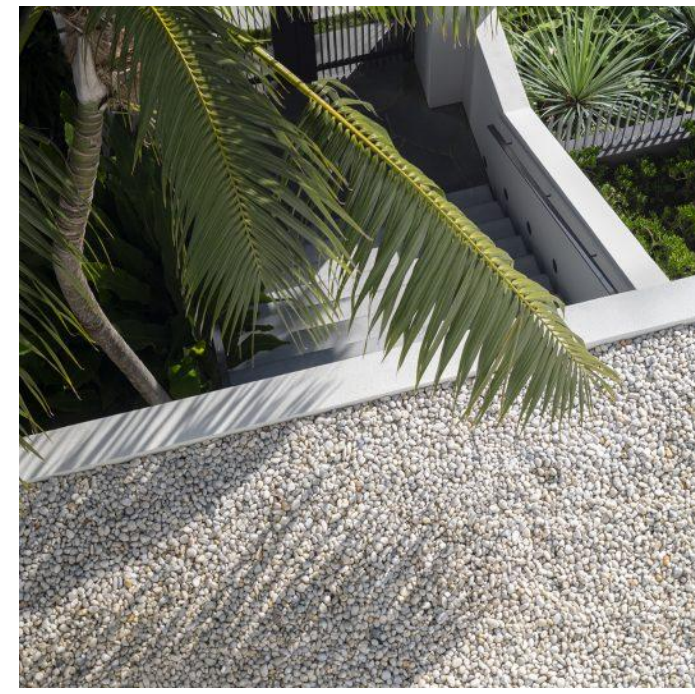
DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:500, 1:50@A1	DRAWING NO: DA302	ISSUE: B
PROJECT NO: 2311		



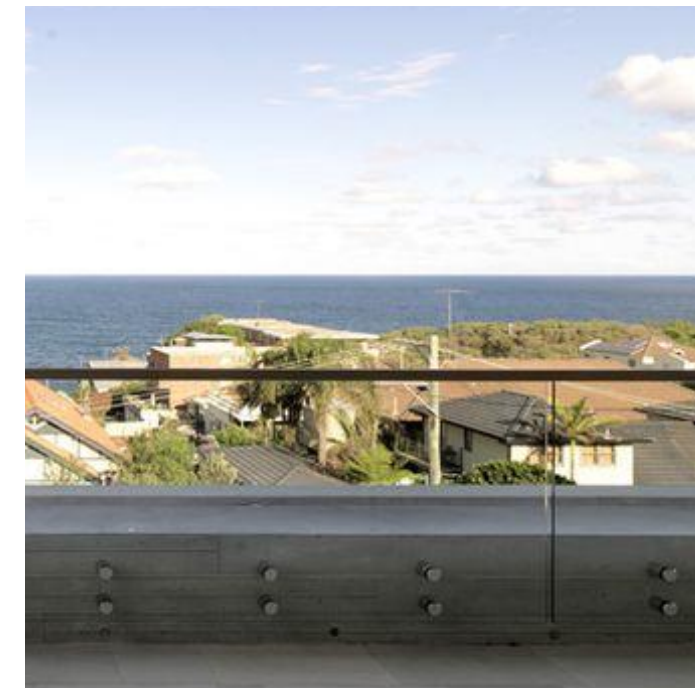
1 Basement Plan 1:500



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)

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION

CLIENT:
JAK Newport Pty Ltd

pbd
architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Sunny 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:
Schedule of Colours and Materials

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: NTS	DRAWING NO: DA400	ISSUE: B
PROJECT NO: 2311		



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



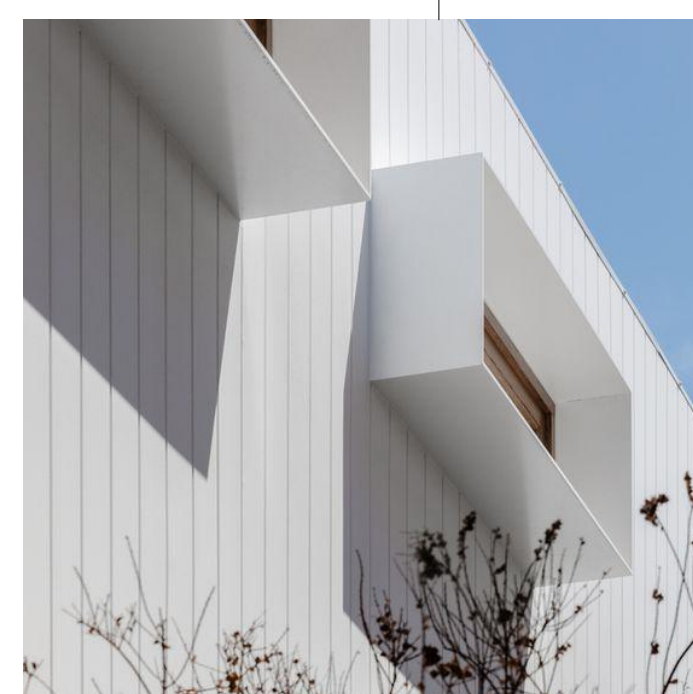
ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/
TERRACE)



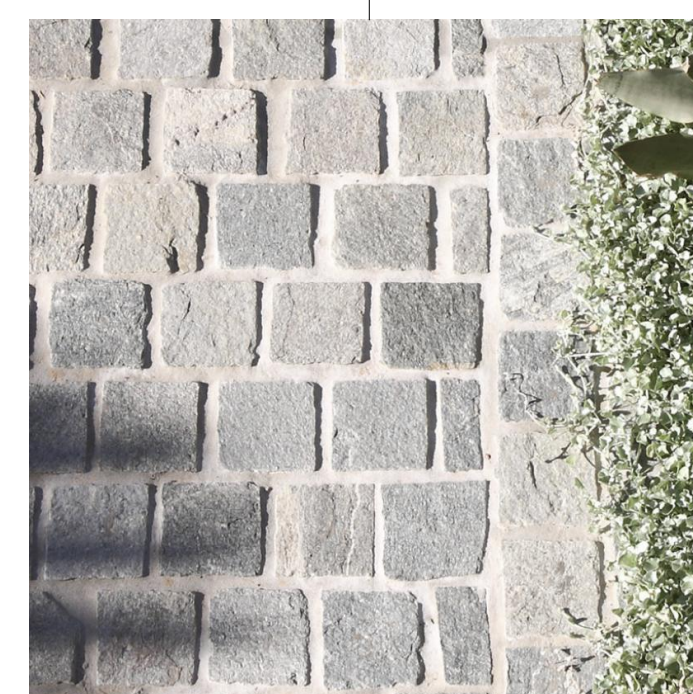
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



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:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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

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

DRAWING TITLE:
Photomontage 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: NTS	DRAWING NO: DA410	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

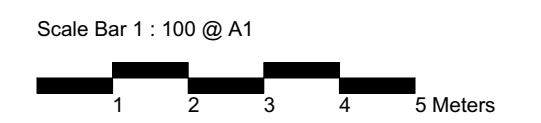
LEGEND:

- 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPE
- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



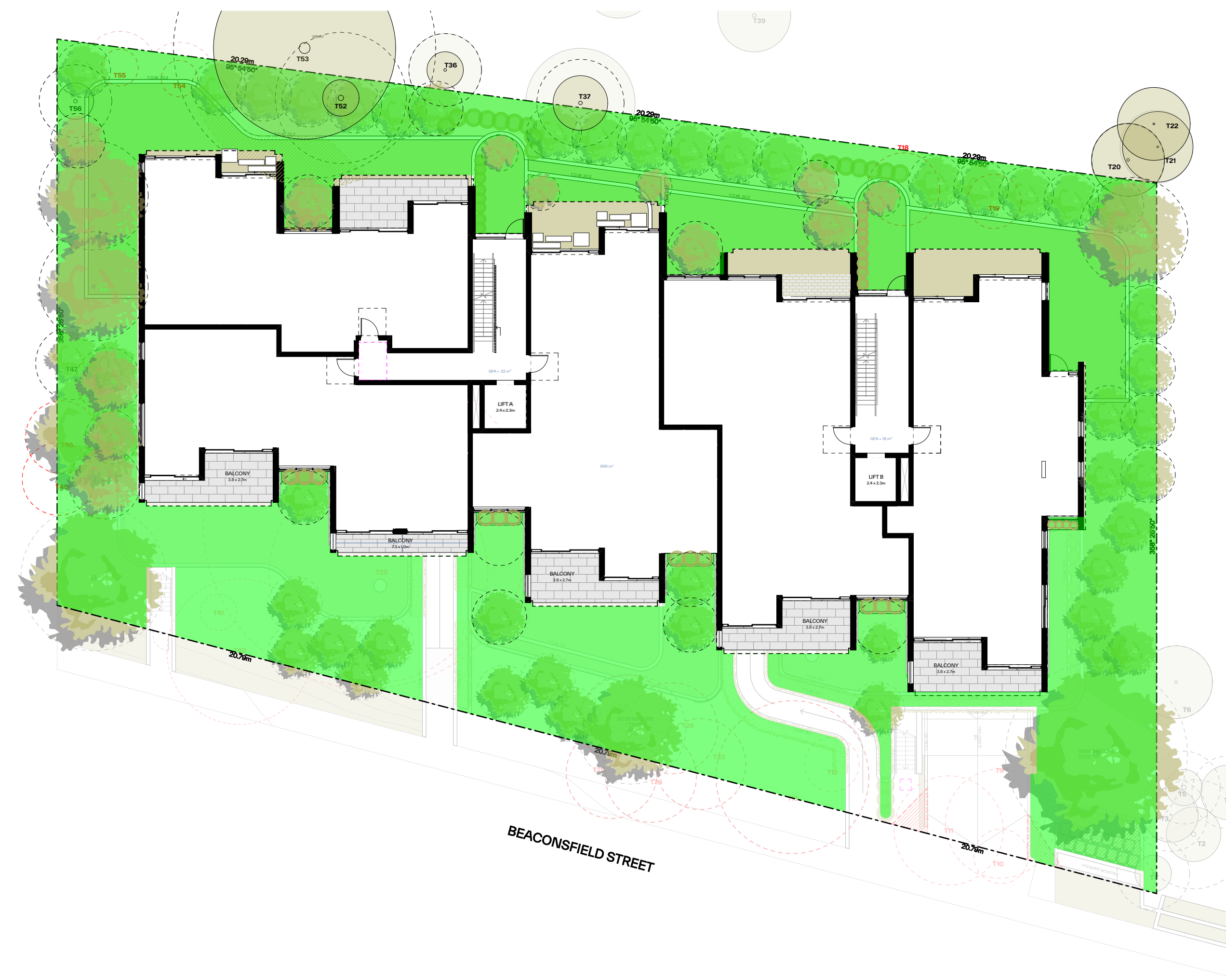
CLIENT:
JAK Newport Pty Ltd

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

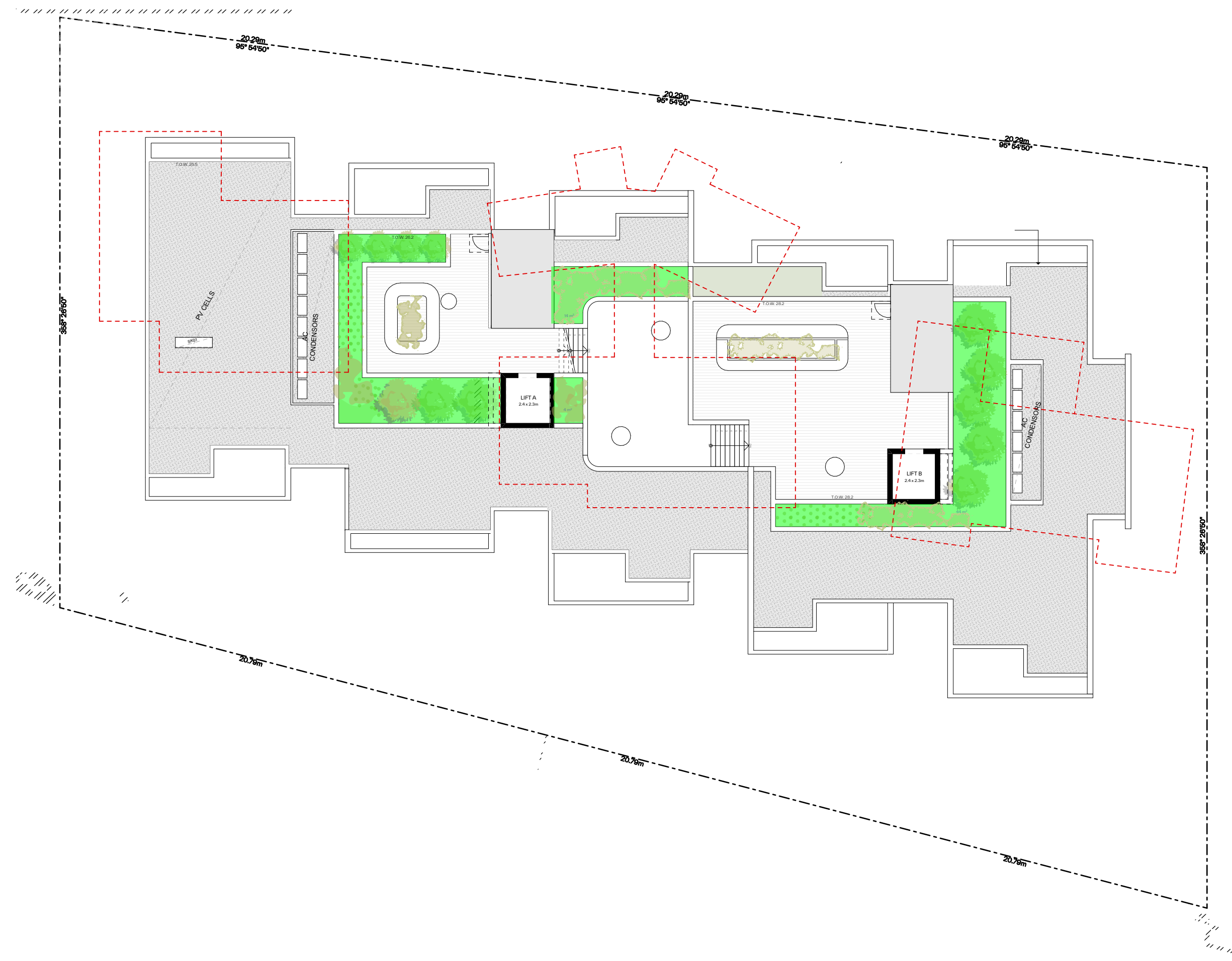
DRAWING TITLE:
Photomontage 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: @A1	DRAWING NO: DA411	ISSUE: B
PROJECT NO: 2311		



Ground

1:200



Roof

1:200

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

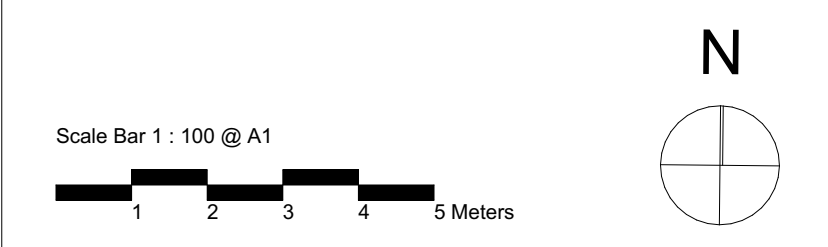
LEGEND:

- 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
 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: 7/05/2024
SCALE: 1:200, 1:0.67@A1	DRAWING NO: DA510	ISSUE: B
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

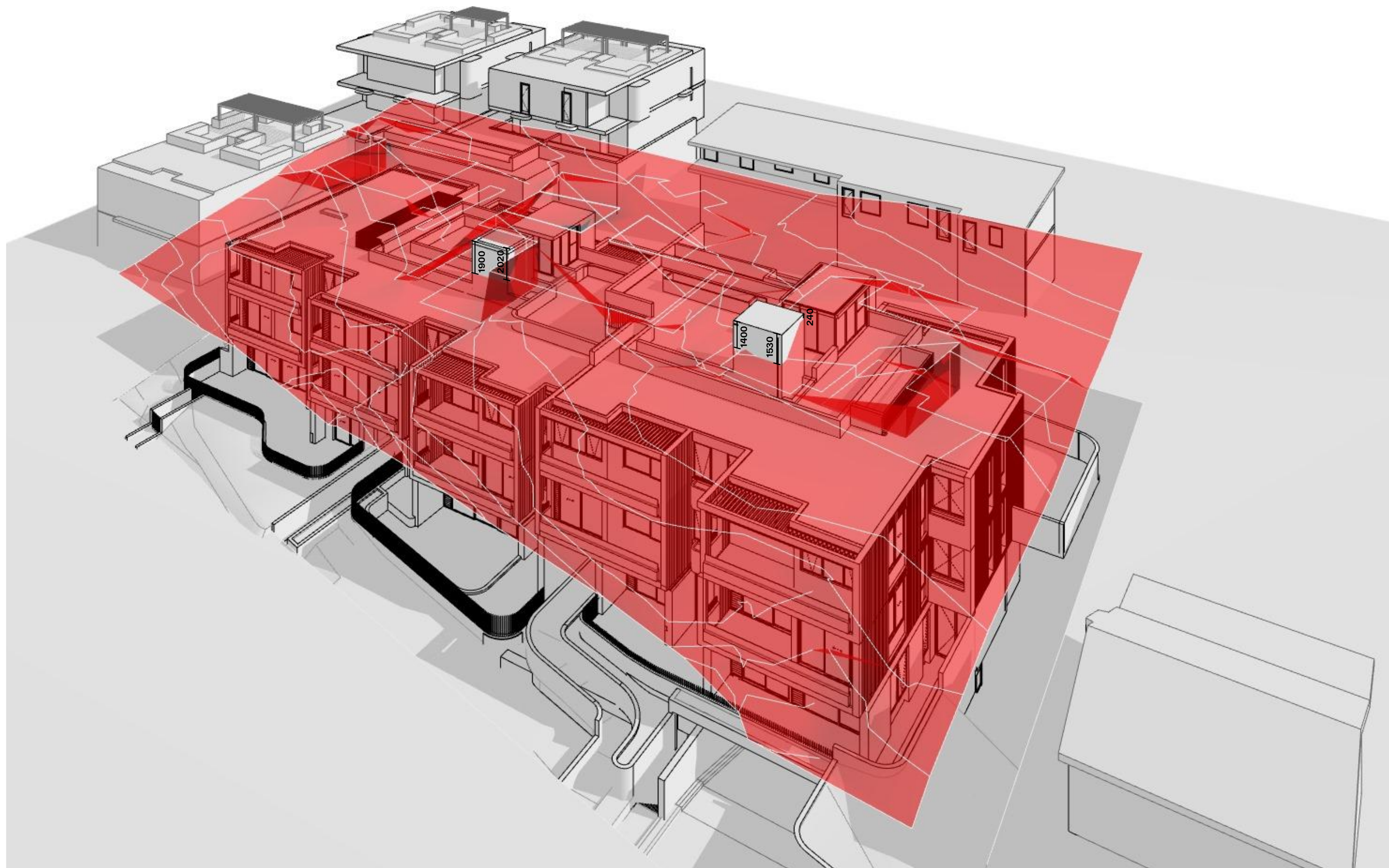
LANDSCAPED AREA SUMMARY

LEVEL	First Floor	Roof	Total
AREA	969	98	1,067 m ²

PROPOSED LANDSCAPED AREA: 50.4%
 PROPOSED LANDSCAPED AREA: 1066.7 m²



Height Limit Diagram 1



Height Limit Diagram 2

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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

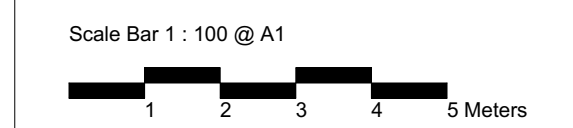
MATERIALS LEGEND:

- 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 BALUSTRADE
- 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:

- HEIGHT PLANE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

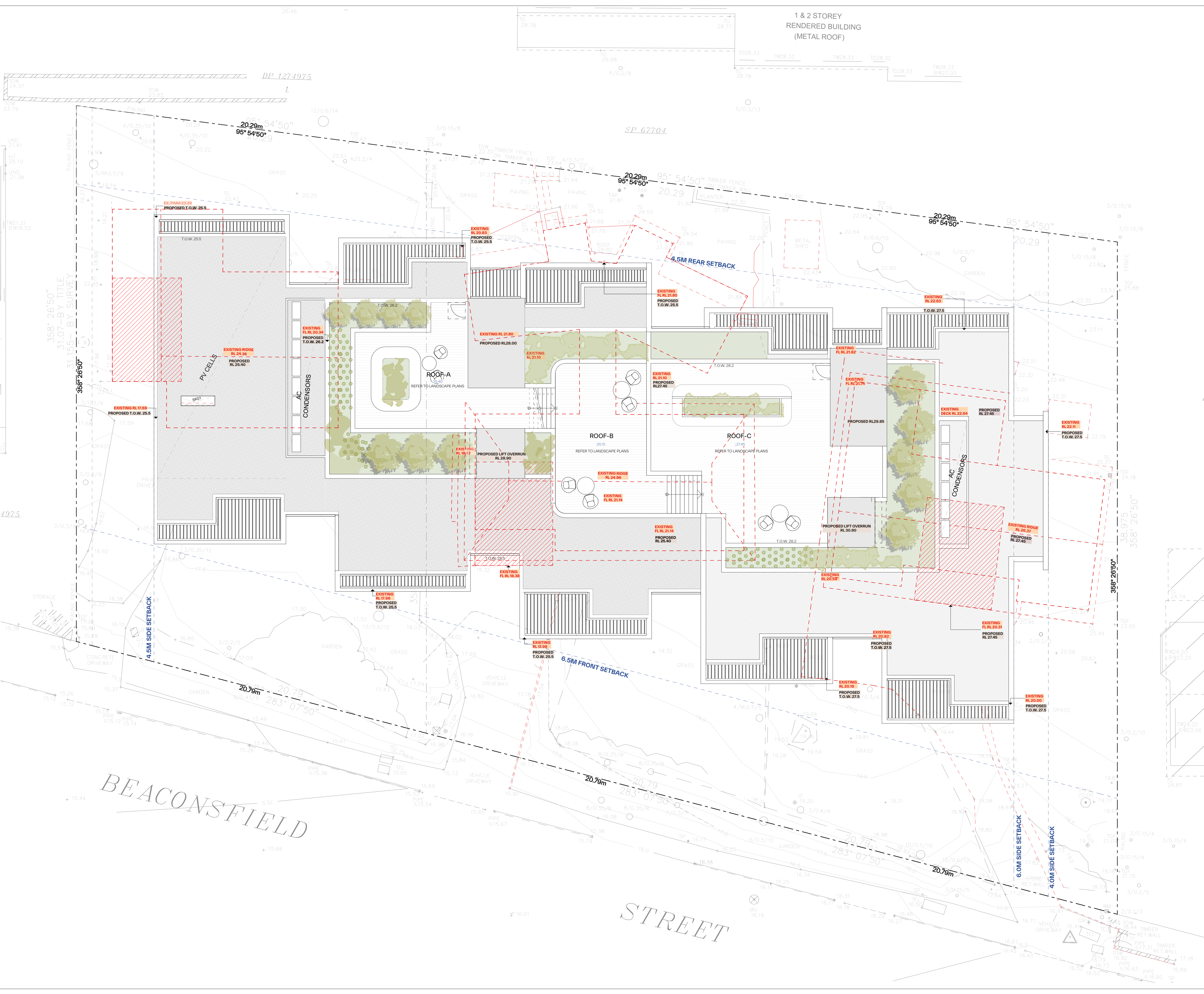
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljevic NSW 7768

pbd
architects

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

DRAWING TITLE:
Height Limit Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: @A1	DRAWING NO: DA520	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT OC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

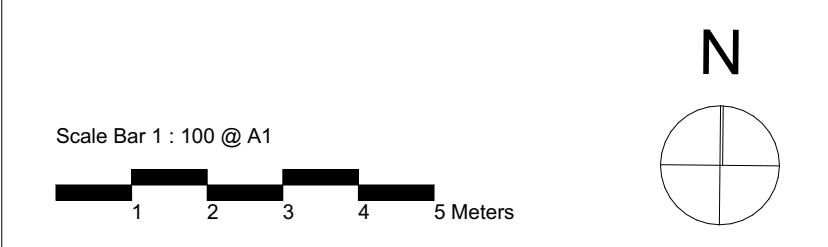
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

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 BALUSTRADE
- 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 RESSLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

EXISTING DRIVEWAY EXTENT

Issue	Date	Description
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



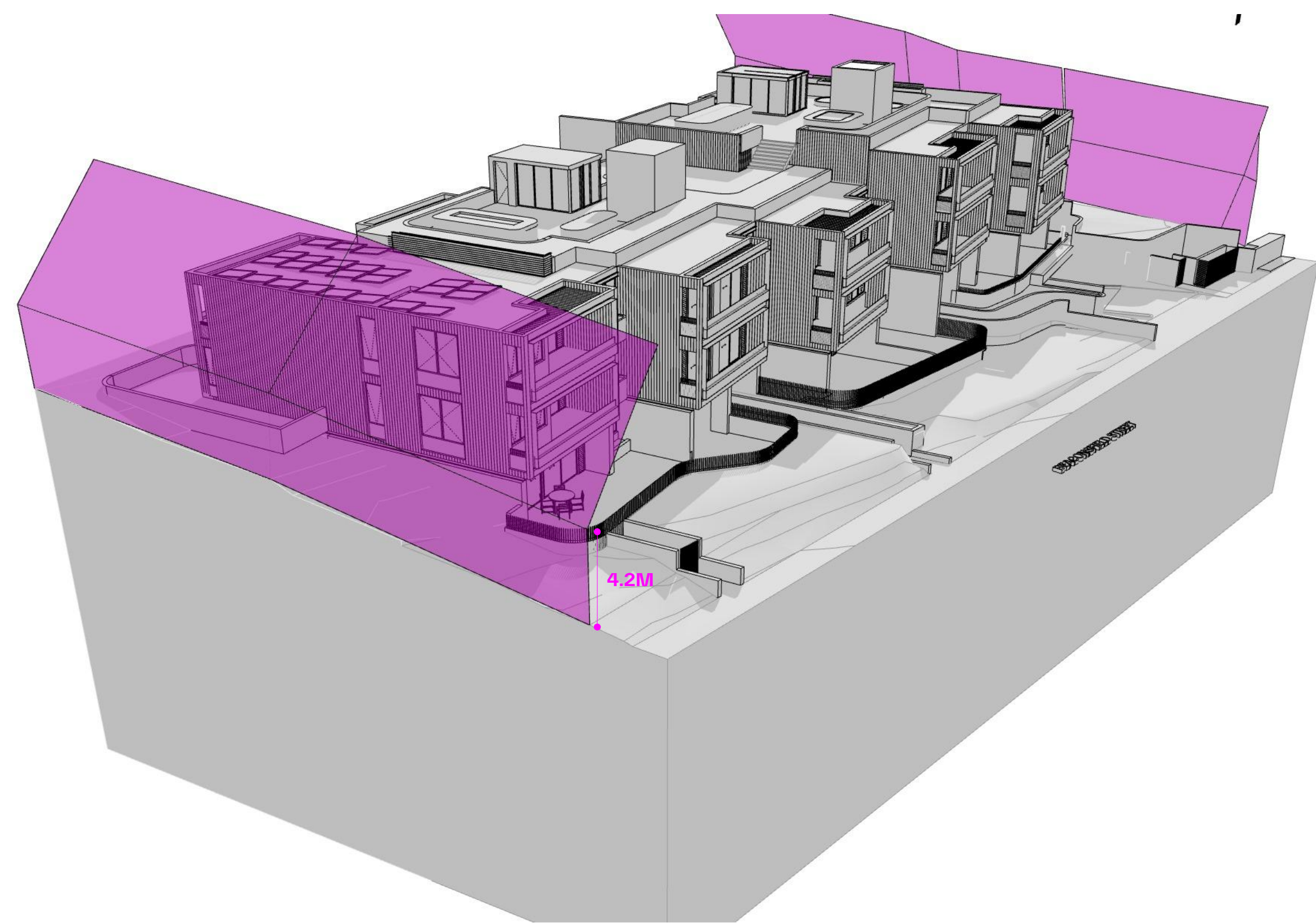
CLIENT:
JAK Newport Pty Ltd

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
Nominated Architect:
Paul Buljovic - NSW 7768

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

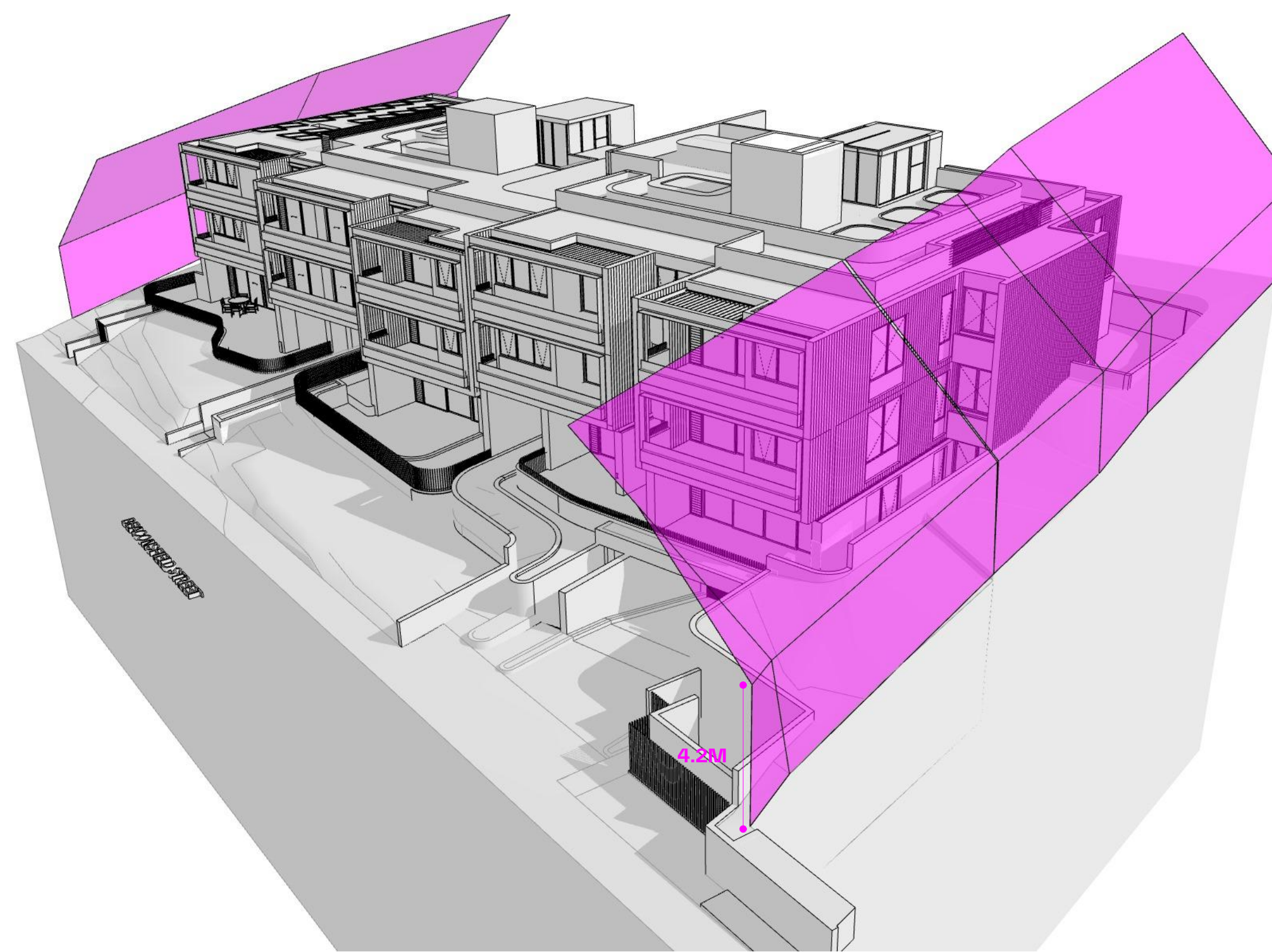
DRAWING TITLE:
Building Height Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: @A1	DRAWING NO: DA521	ISSUE: B
PROJECT NO: 2311		



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

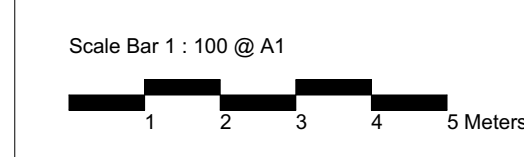
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

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 BALUSTRADE
- 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:
 4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
 Nominated Architect:
 Paul Buljevic, NSW 7768

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

DRAWING TITLE:
4.2m Height Envelope Diagram

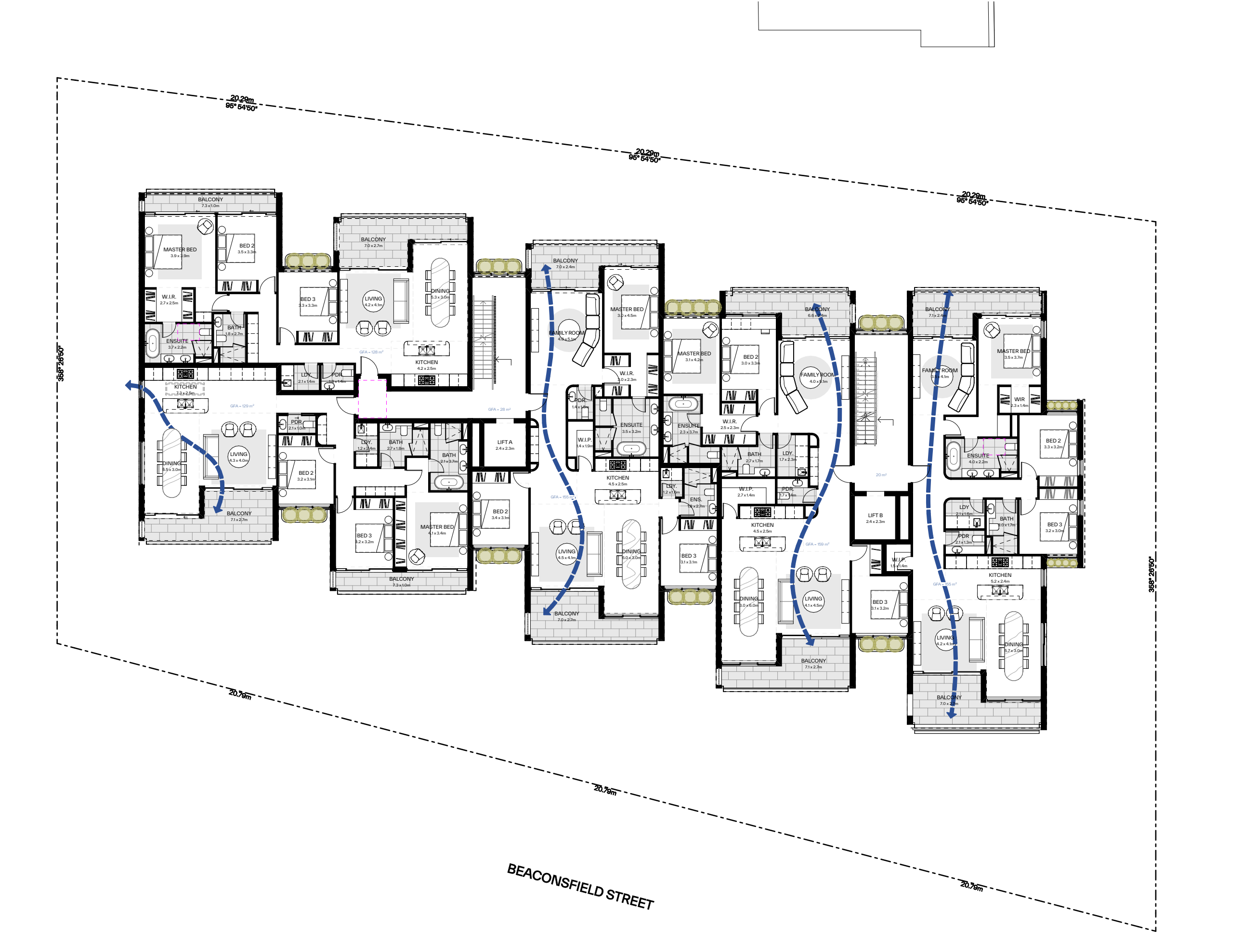
DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: @A1	DRAWING NO: DA522	ISSUE: B
PROJECT NO: 2311		



1 Ground 1:200



2 First Floor Plan 1:200



3 Second Floor 1:200

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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

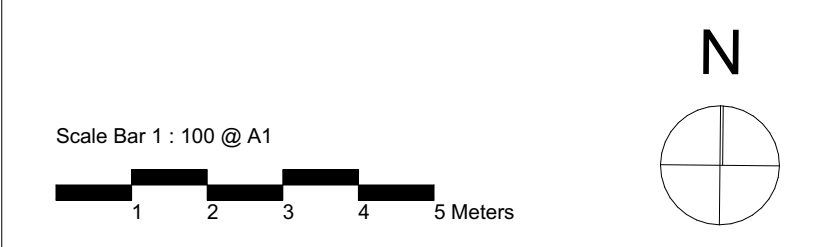
MATERIALS LEGEND:

- 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 BALUSTRADE
- 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:

- NATURALLY CROSS VENTILATED APARTMENTS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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 2100
 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 APARTMENTS- 13 UNITS
NATURALLY VENTILATED APARTMENTS- 9 UNITS (69%)

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: DA530	ISSUE: B
PROJECT NO: 2311		



First Floor

1:200



Roof

1:200

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT OCC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

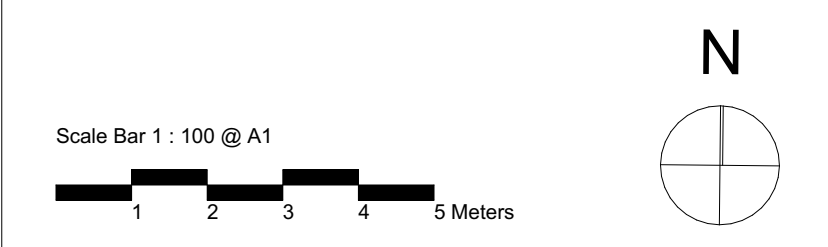
LEGEND:

- 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
Notarised Architect:
Paul Buljevic - 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: 7/05/2024
SCALE: 1:200@A1	DRAWING NO: DA541	ISSUE: B
PROJECT NO: 2311		

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

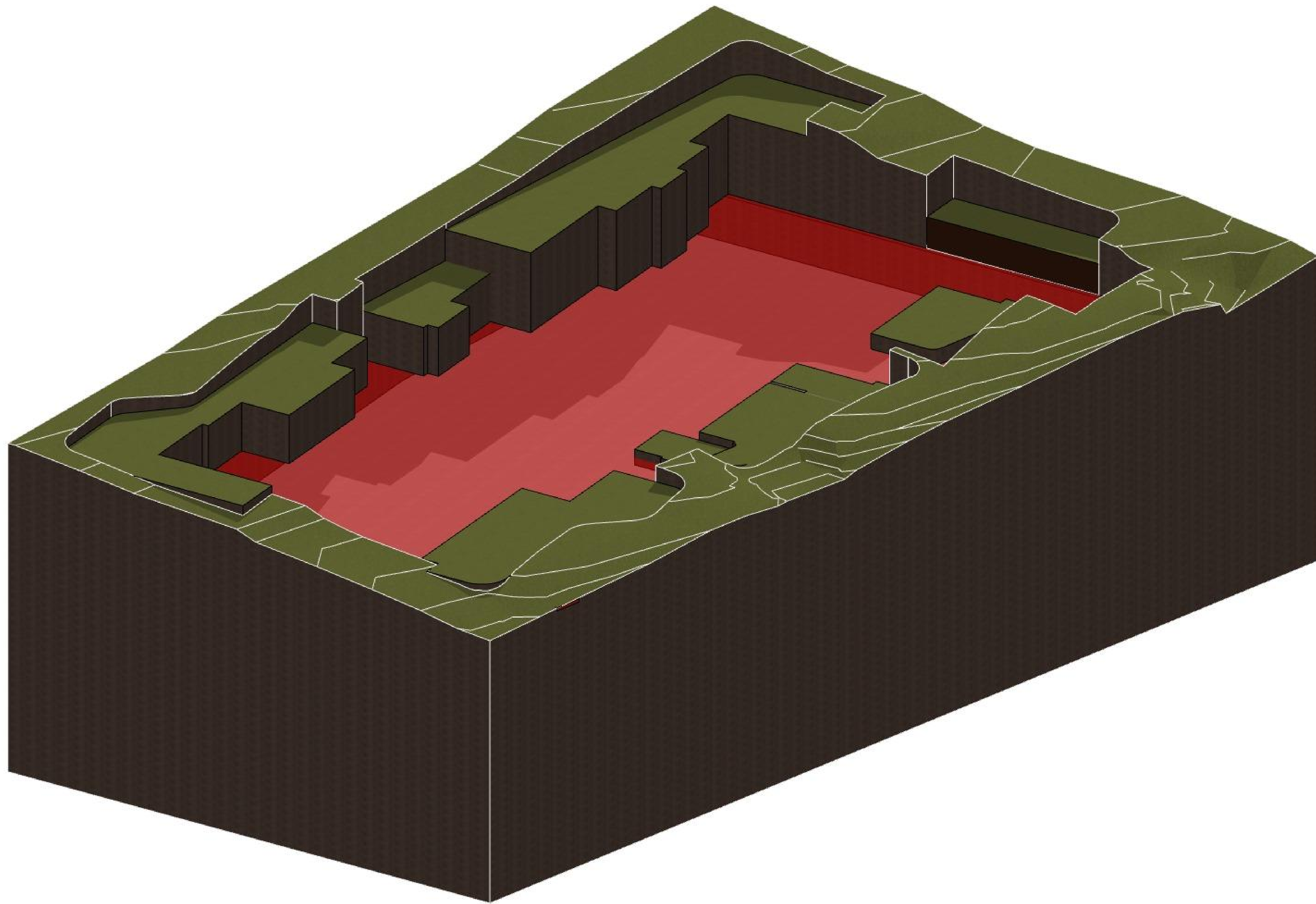
LEGEND:
COMMUNAL OPEN SPACE

MIN. COS AREA REQUIRED: 25%
MIN. COS AREA: 528.37 m²

COMMUNAL OPEN SPACE SUMMARY

First Floor	Roof	Total
44	354	398 m ²

PROPOSED COS AREA: 18.07%
PROPOSED COS AREA: 382m²



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

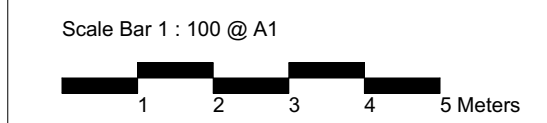
LEGEND:

- 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 BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- 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	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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

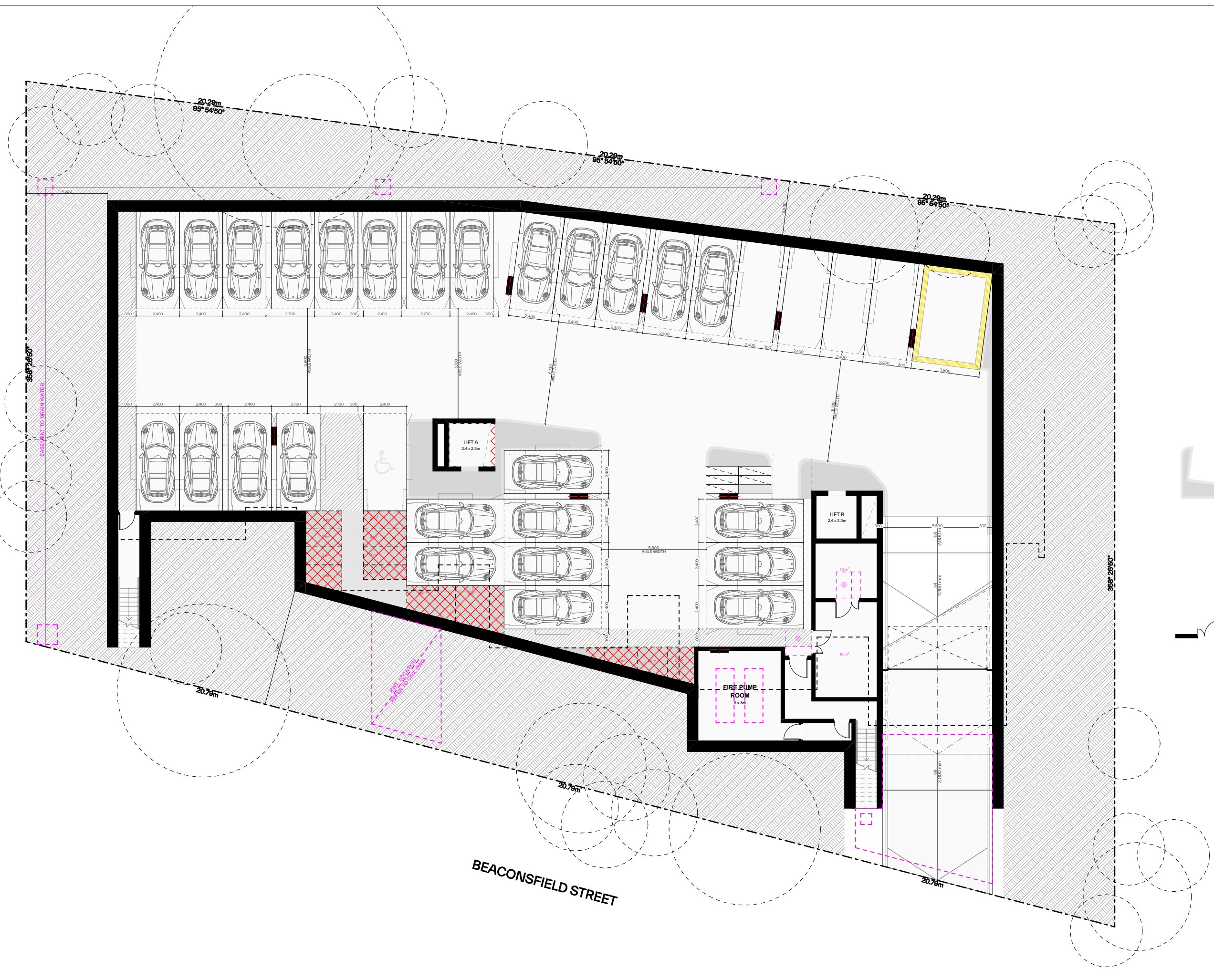
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Excavation Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:83.33@A1	DRAWING NO: DA550	ISSUE: B
PROJECT NO: 2311		

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

Excavation Diagram



Basement 1

1:200



Ground Floor Plan

1:200



First Floor

1:200

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

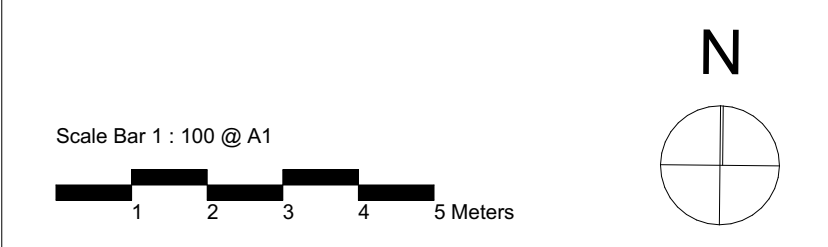
LEGEND:

- 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

pbd architects

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
Nominated Architect:
Paul Buljevic - NSW 7768

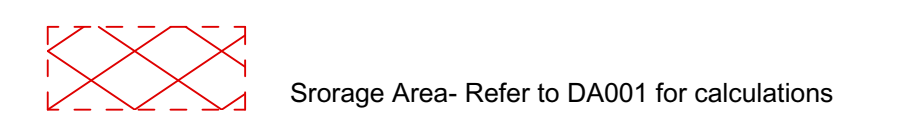
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Storage Calculation Diagram

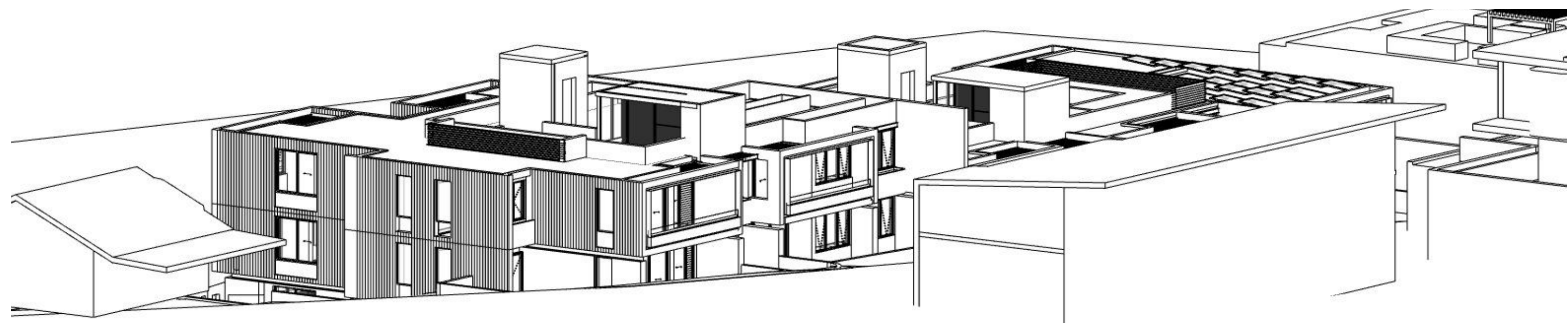
STORAGE - ADG REQUIREMENTS

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



DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:200@A1	DRAWING NO: DA560	ISSUE: B
PROJECT NO: 2311		



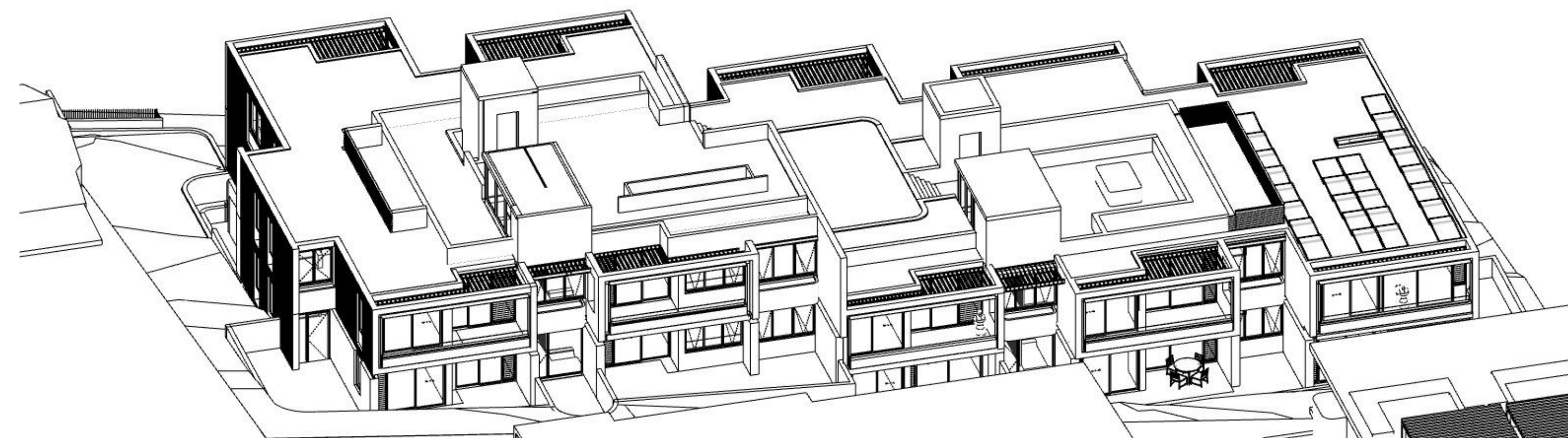
1 9 AM June 21st



2 10 AM June 21st



3 11 AM June 21st



4 12 PM June 21st

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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
Nominated Architect:
Paul Buljevic - NSW 7768

pbd architects

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

DRAWING TITLE:
Solar Access Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:138.89@A1	DRAWING NO: DA600	ISSUE: B
PROJECT NO: 2311		

SOLAR COMPLIANCE CHECK

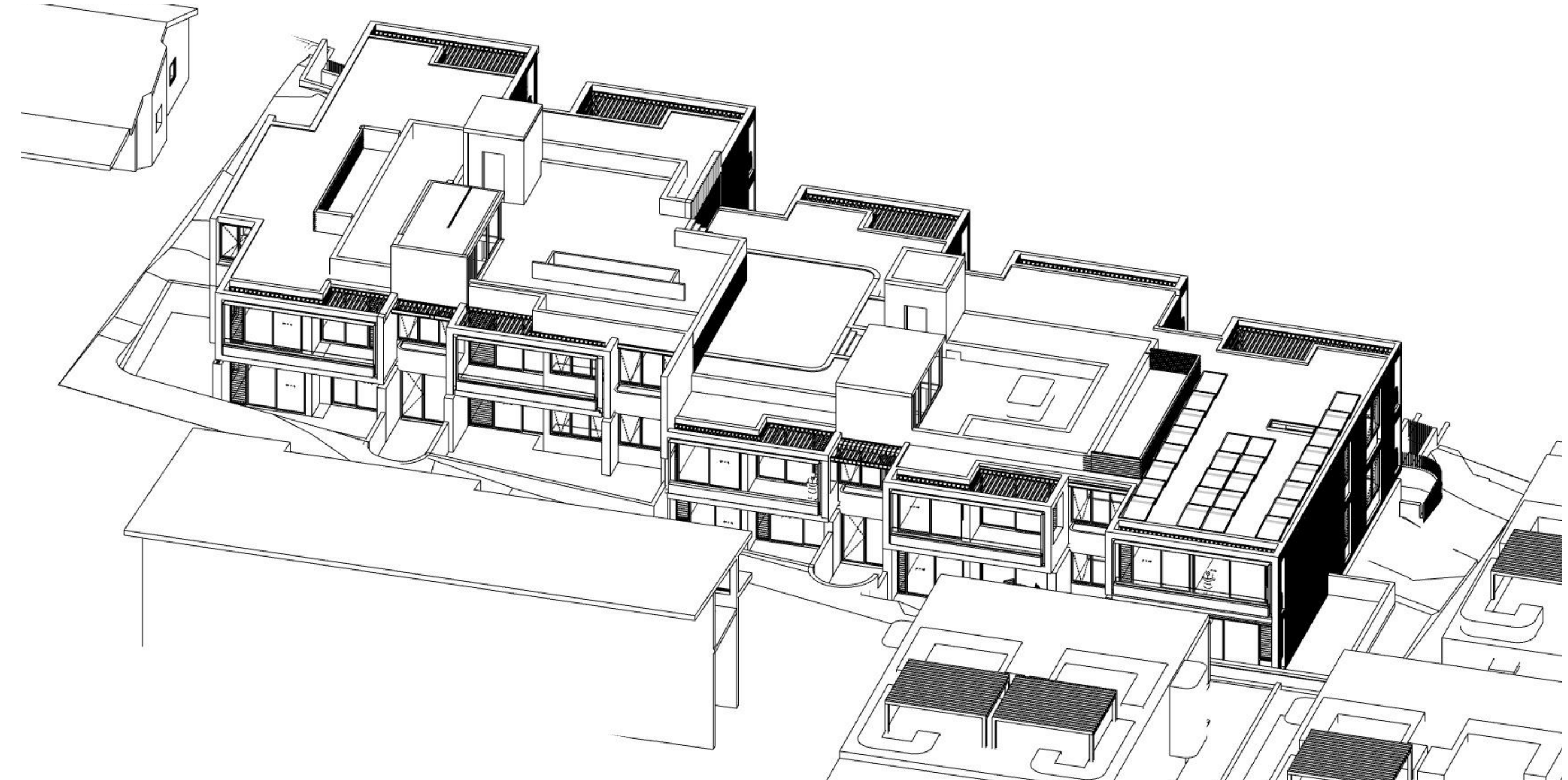
UNIT	LIVING							TOTAL
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	
G01								0
G02								0
G03	Y	Y	Y					2
101						Y	Y	1
102			Y	Y	Y	Y	Y	4
103			Y	Y	Y	Y	Y	4
104	Y	Y	Y	Y	Y	Y	Y	6
105	Y	Y	Y	Y	Y	Y	Y	6
201	Y	Y	Y	Y	Y	Y	Y	6
202		Y	Y	Y	Y	Y	Y	5
203		Y	Y	Y	Y	Y	Y	5
204	Y	Y	Y	Y	Y	Y	Y	6
205	Y	Y	Y	Y	Y	Y	Y	6



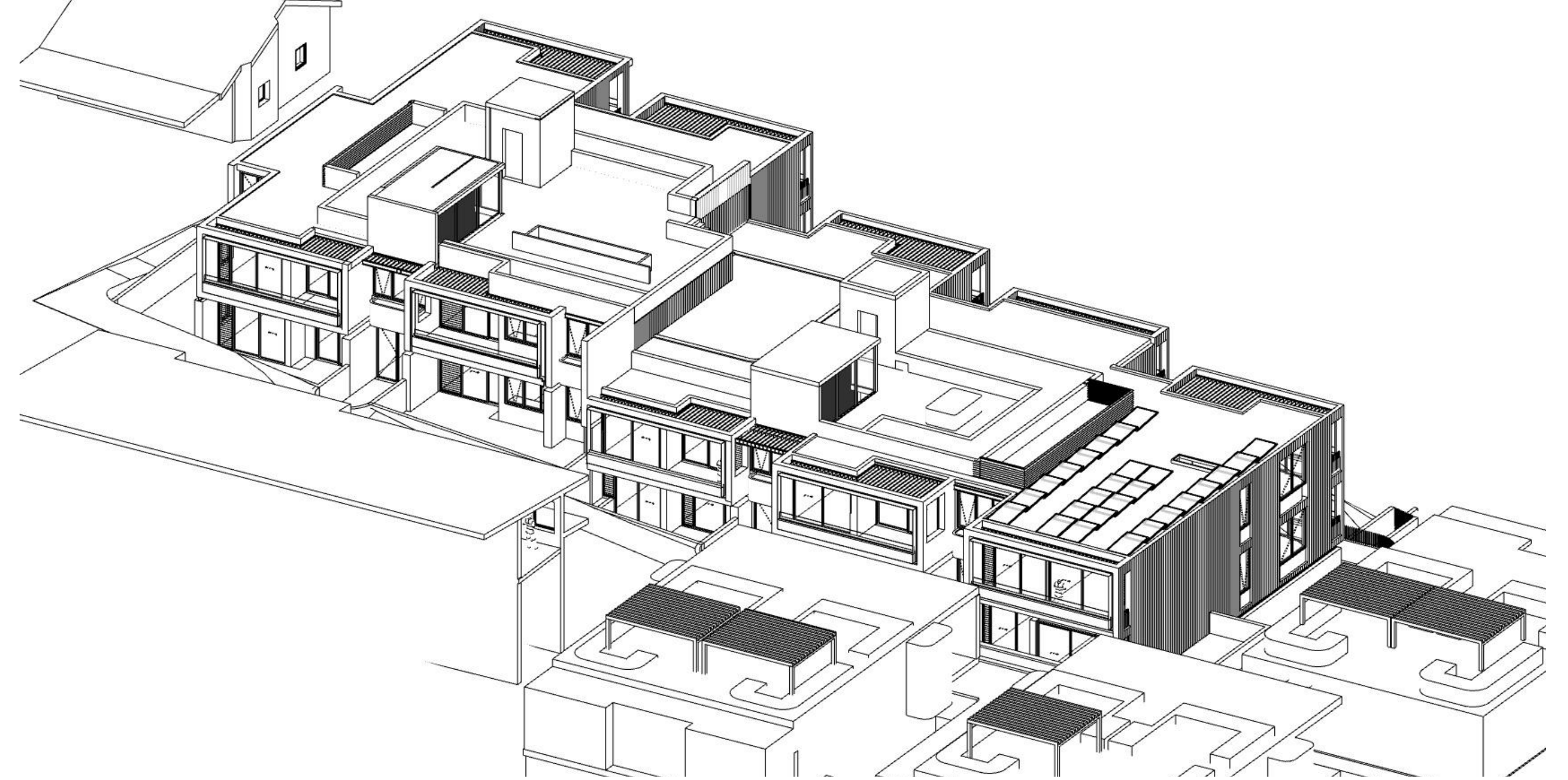
UNIT COMPLIANT 10
TOTAL UNIT 13
Solar Compliance 76.9%



5 1 PM June 21st



6 2 PM June 21st



7 3 PM June 21st

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

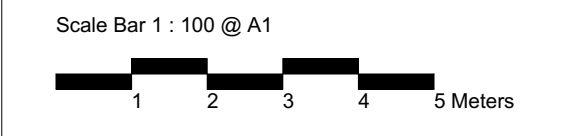
LEGEND:

- 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED 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:
Solar Access Diagram 2

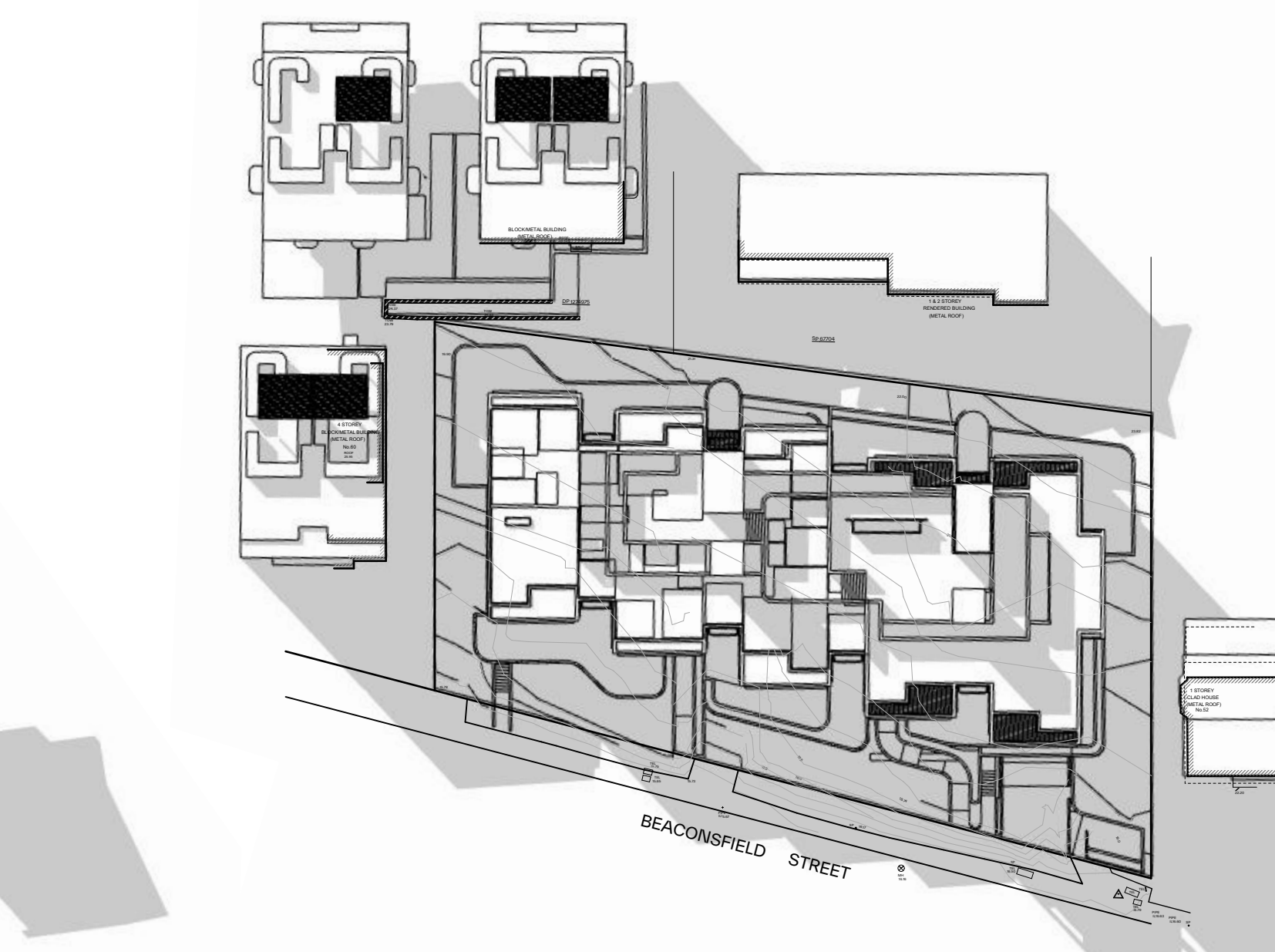
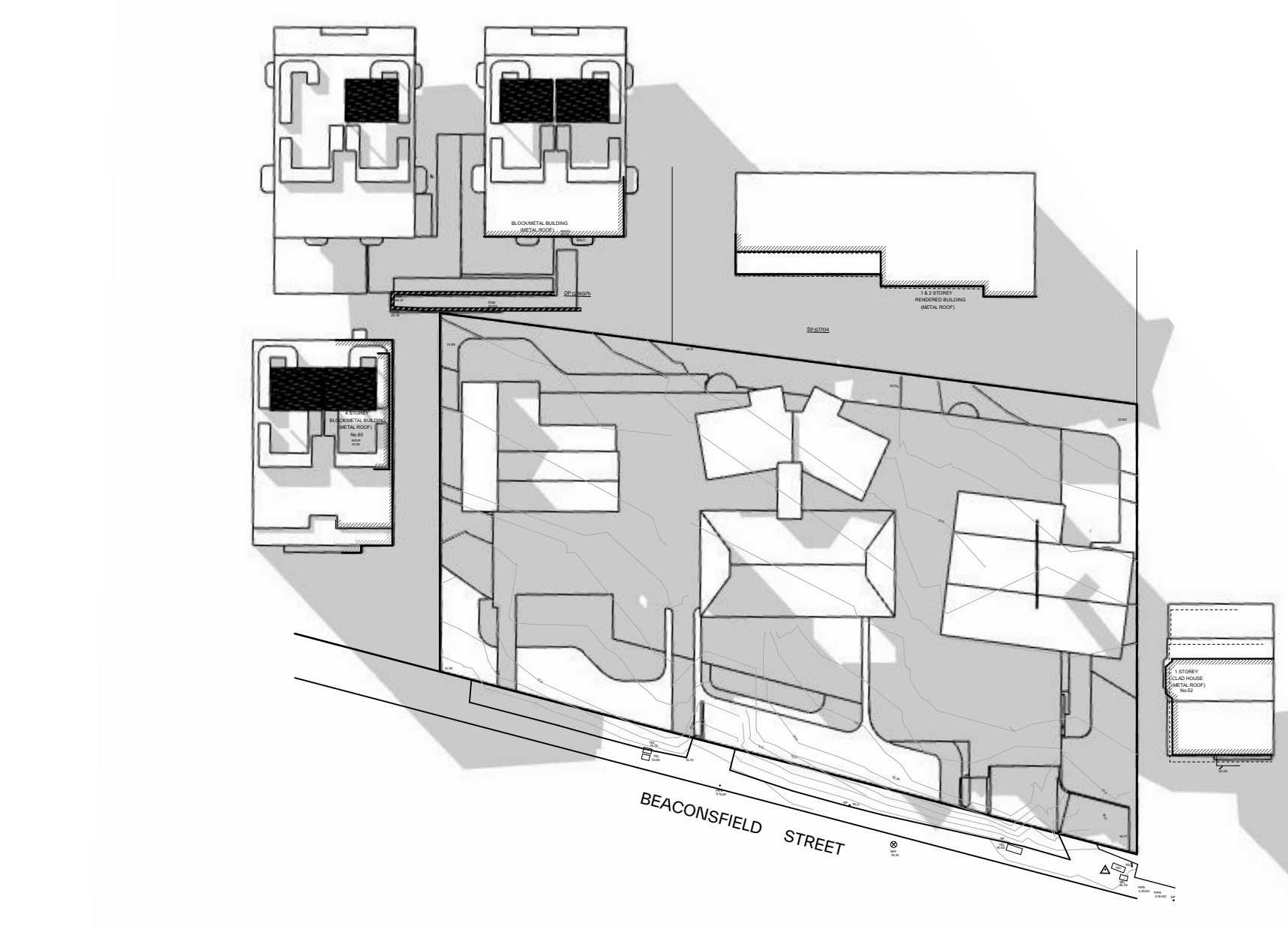
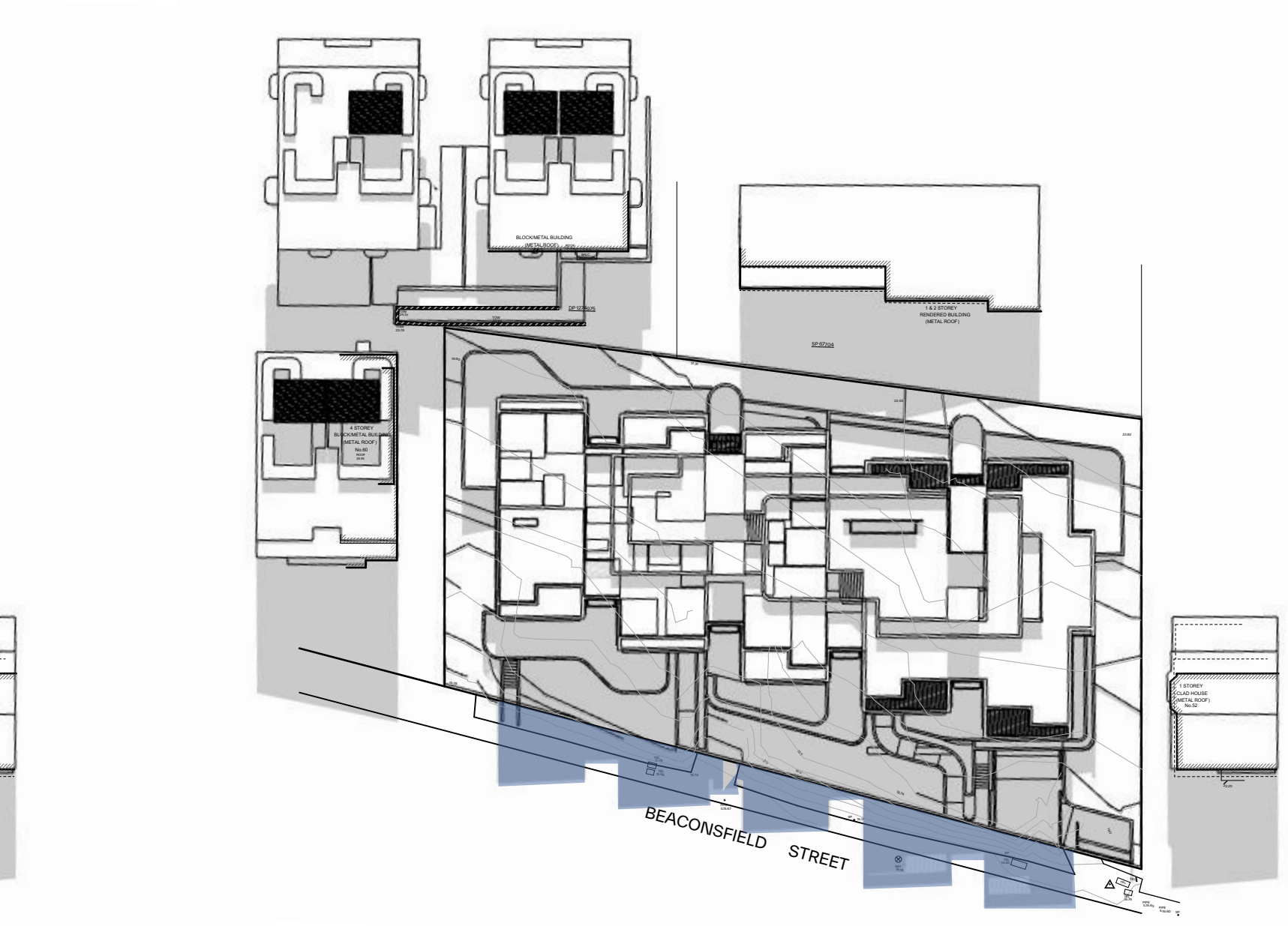
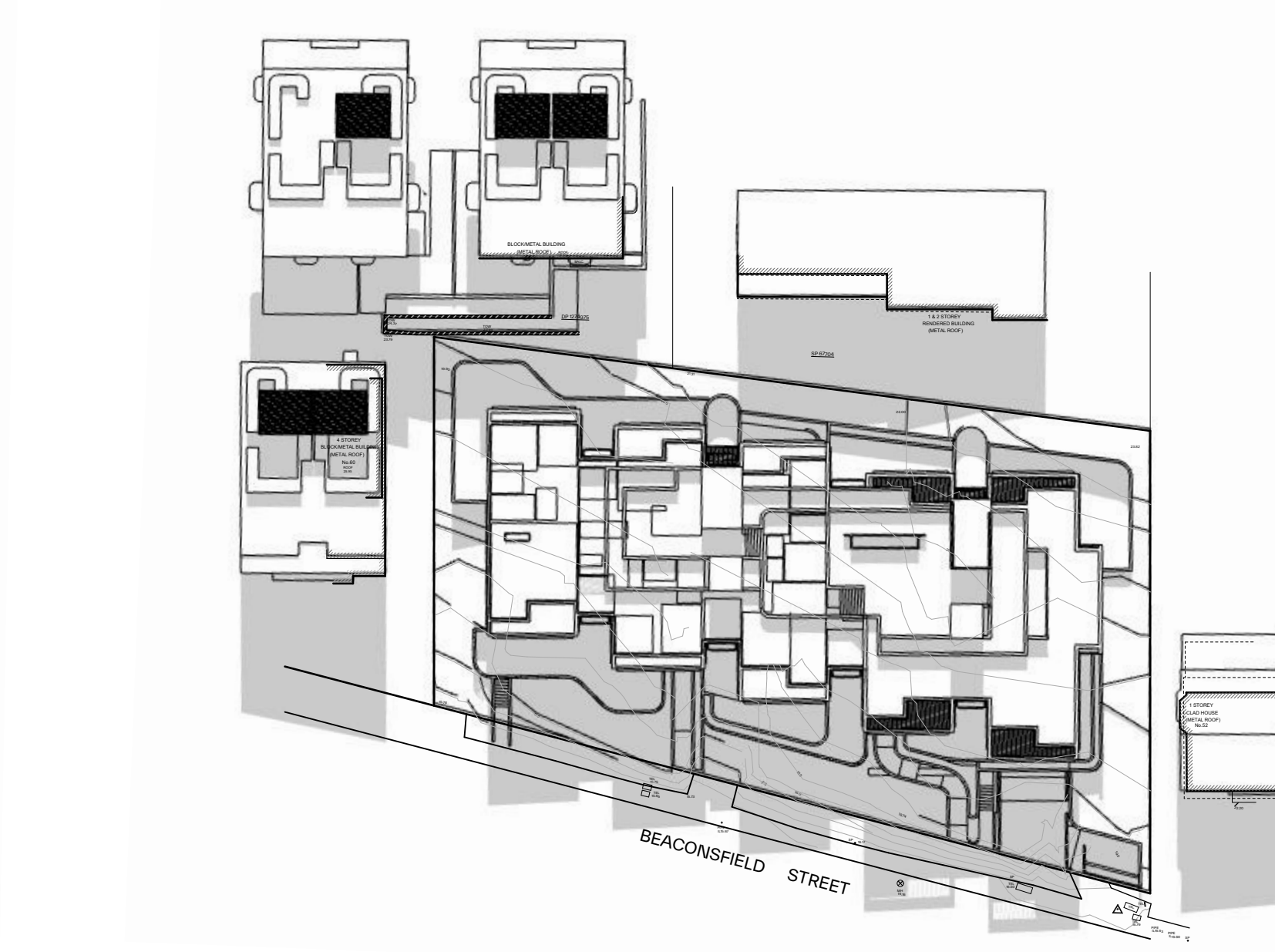
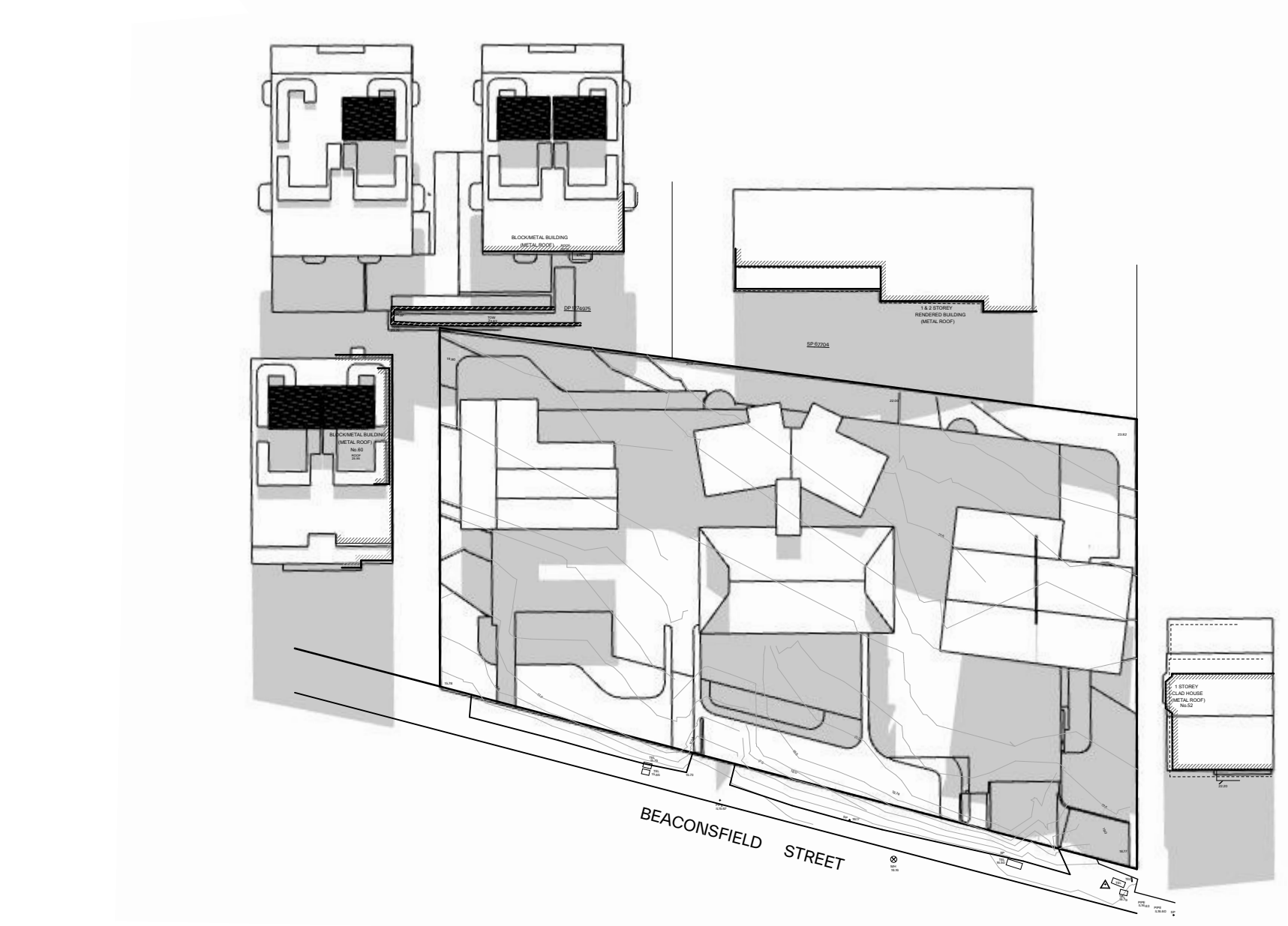
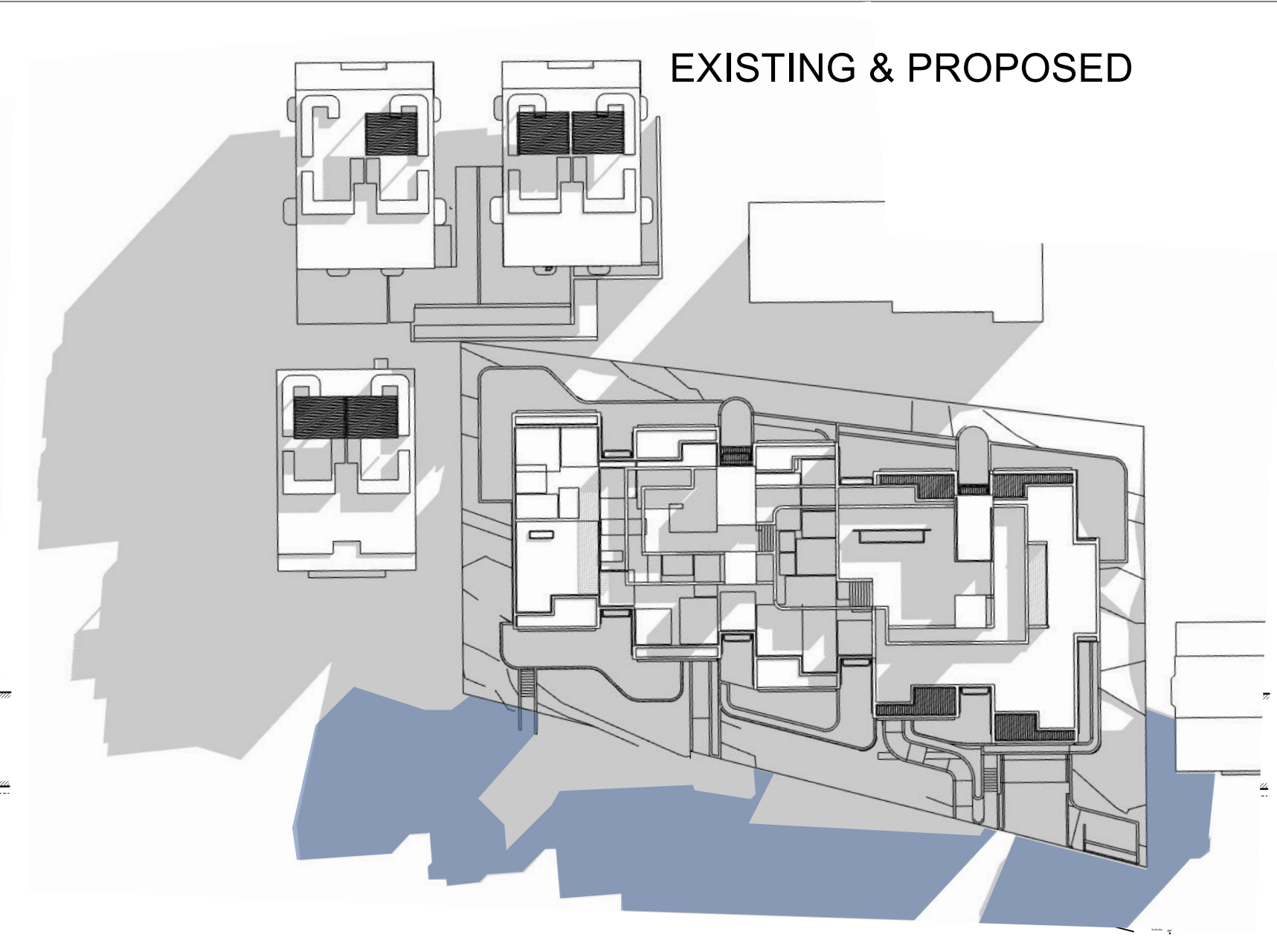
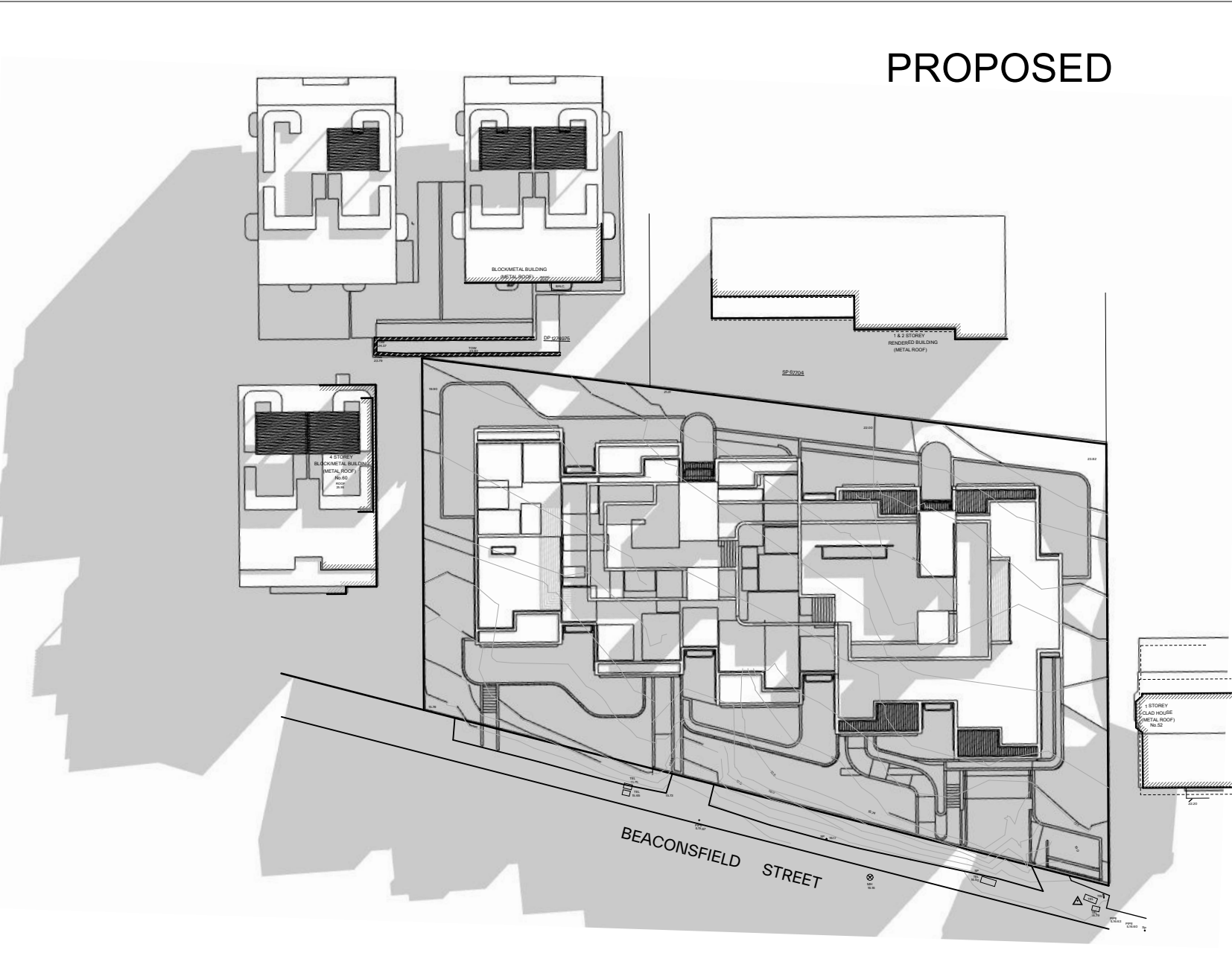
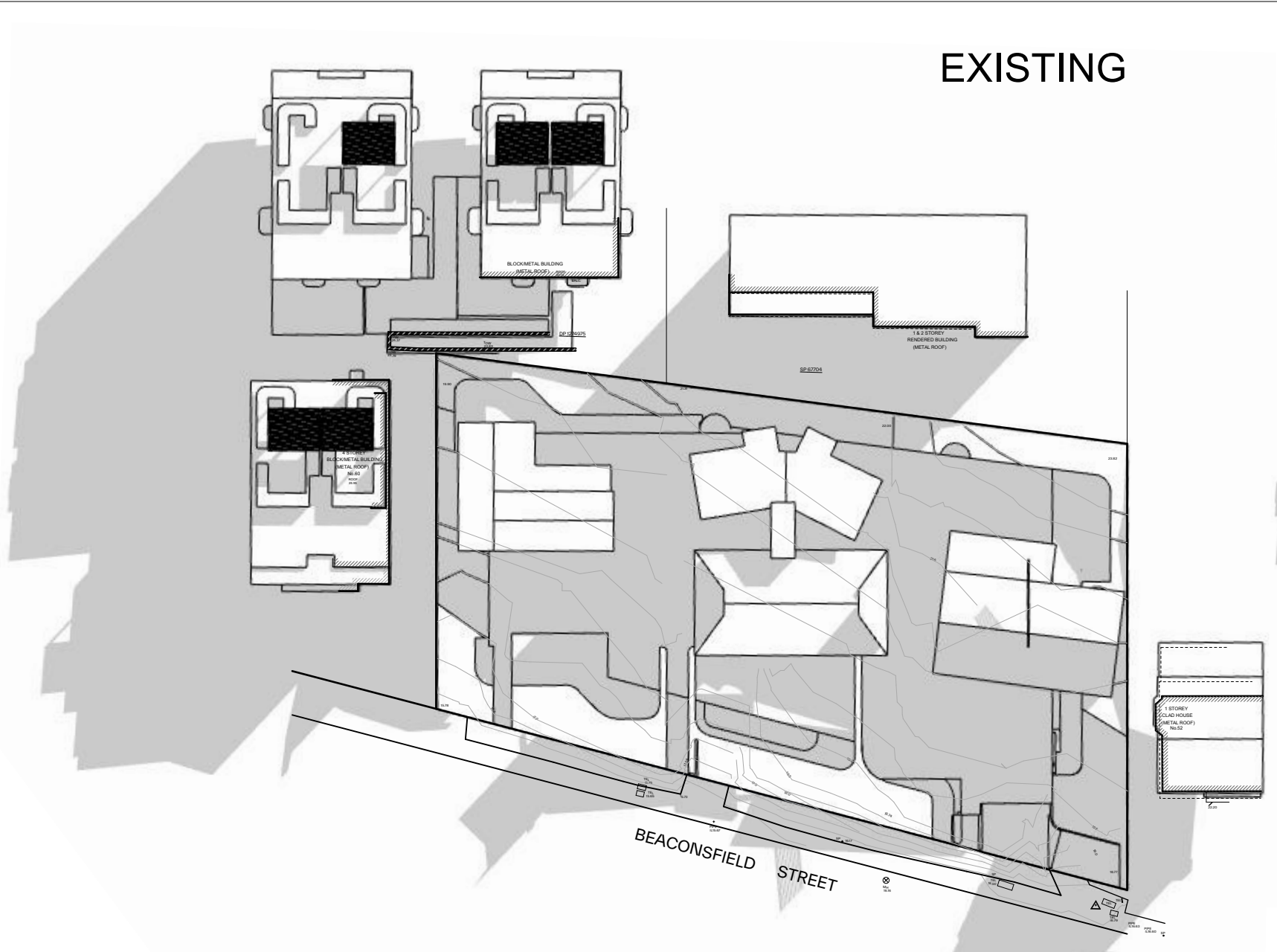
DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:100 @ A1	DRAWING NO: DA601	ISSUE: B
PROJECT NO: 2311		

SOLAR COMPLIANCE CHECK

UNIT	LIVING							TOTAL
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	
G01								0
G02								0
G03	Y	Y	Y					2
101						Y	Y	1
102			Y	Y	Y	Y	Y	4
103			Y	Y	Y	Y	Y	4
104	Y	Y	Y	Y	Y	Y	Y	6
105	Y	Y	Y	Y	Y	Y	Y	6
201	Y	Y	Y	Y	Y	Y	Y	6
202		Y	Y	Y	Y	Y	Y	5
203		Y	Y	Y	Y	Y	Y	5
204	Y	Y	Y	Y	Y	Y	Y	6
205	Y	Y	Y	Y	Y	Y	Y	6

Solar Access	Compliant
No Solar Access	Non-Compliant

UNIT COMPLIANT 10
TOTAL UNIT 13
Solar Compliance 76.9%



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

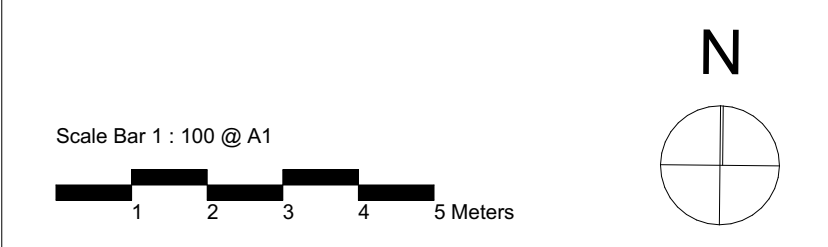
LEGEND:

- 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 BALUSTRADE
- 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

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

pbd
architects

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 Buljovic NSW 7768

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

DRAWING TITLE:
Shadow Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 7/05/2024
SCALE: 1:203.45, 1:131.77, 1:131.36, 1:133.33, 1:491.02, 1:496.96 PROJECT NO: 2311	DRAWING NO: DA610	ISSUE: B