

PROPOSED RESIDENTIAL FLAT BUILDING
54 - 58 BEACONSFIELD STREET NEWPORT NSW



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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 gear/less 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

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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- FB FACE BRICK
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- MB METAL BALUSTRADE
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- FCE METAL FENCING (TO FUTURE SELECTION)
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- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
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- 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
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
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CLIENT:
JAK Newport Pty Ltd



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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul 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: 17/06/2024
SCALE: NTS	DRAWING NO: DA000	ISSUE: D
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	137	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	159	67	Y	6.3	4.8	11.1
	105	3 BED+ STUDY	163	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	128	23	Y	6.5	4.8	11.3
	203	3 BED	155	28	Y	5.4	4.8	10.2
	204	3 BED	152	27	Y	6.3	4.8	11.1
	205	3 BED+ STUDY	163	15	Y	6.5	7.2	13.7
			1889	576.0				

LANDSCAPEPERCENTAGEAREA

Required Landscaped Area	50%	1056.8
Proposed Landscaped Area	50%	1065

COMMUNAL OPEN SPACE

Required Communal Open Space	25%	528.37
Proposed Communal Open Space	19%	398

PARKINGTOTAL

Required Car Parking	2 x13 Units + 4.3 Visitor= 30
Proposed Car Parking	30(incl 4 Visitor)

CROSS VENTILATION

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%

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MB MAIL BOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
HWU HOT WATER UNITS

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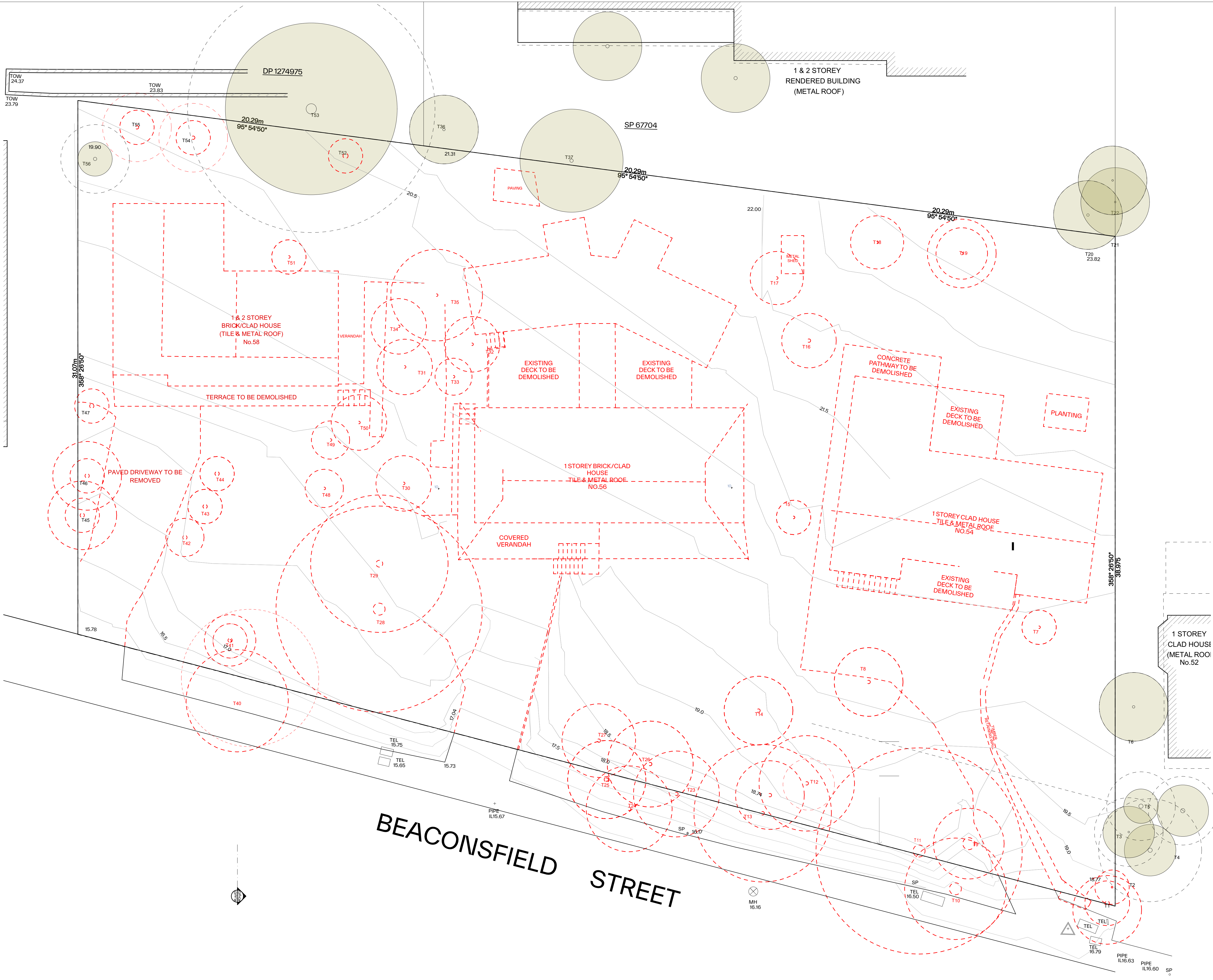


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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Project Information

DRAWING BY: AS	CHECKED BY: KL	DATE: 1/07/2024
SCALE: NTS	DRAWING NO: DA001	ISSUE: D
PROJECT NO: 2311		



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LEGEND:

TO BE DEMOLISHED
TREES TO BE REMOVED

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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
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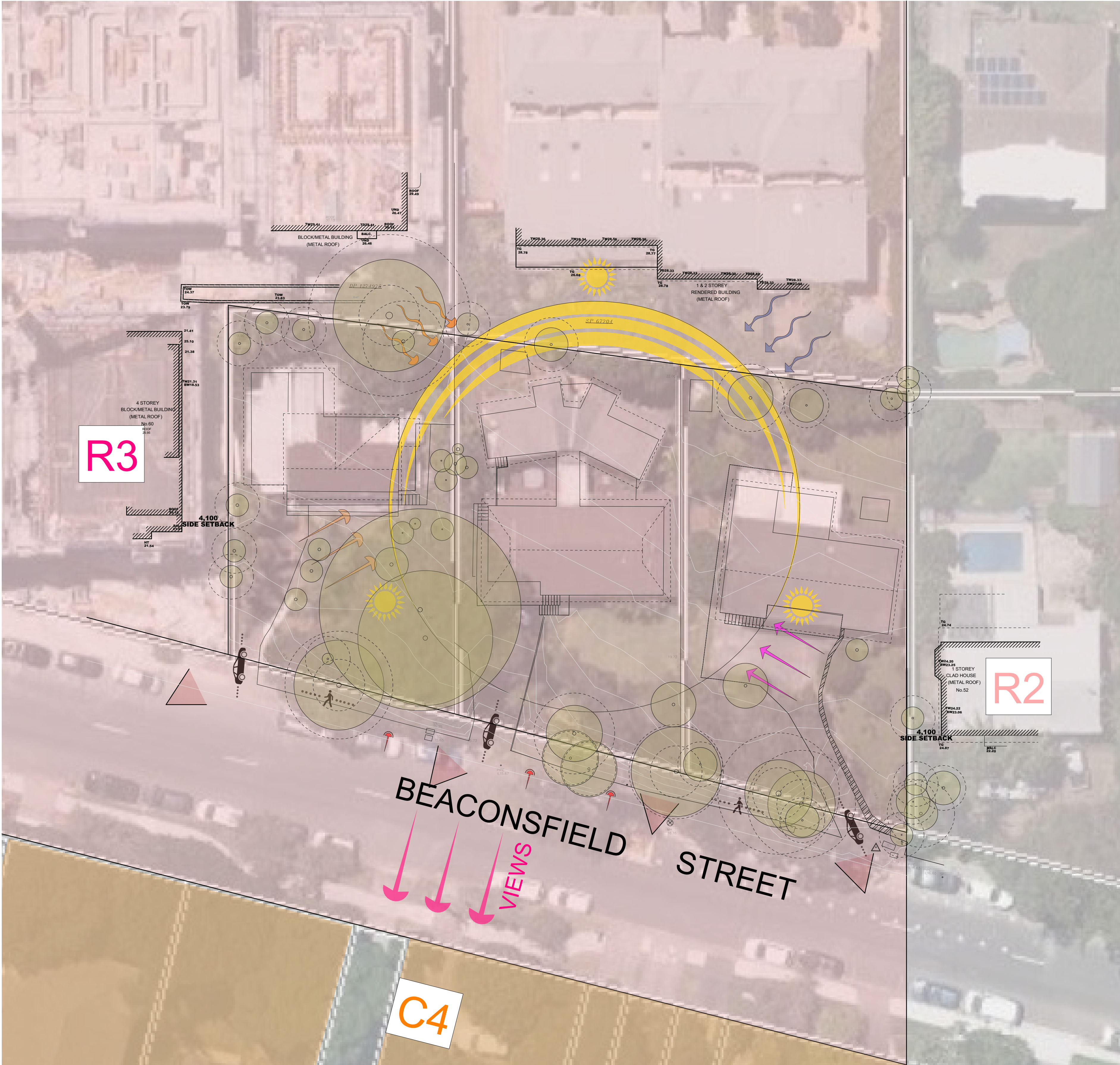
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Paul Buljevic NSW 7768

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

DRAWING TITLE:
Demolition Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: DA002	ISSUE: D
PROJECT NO: 2311		



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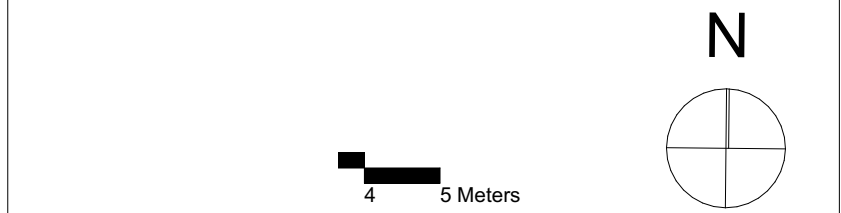
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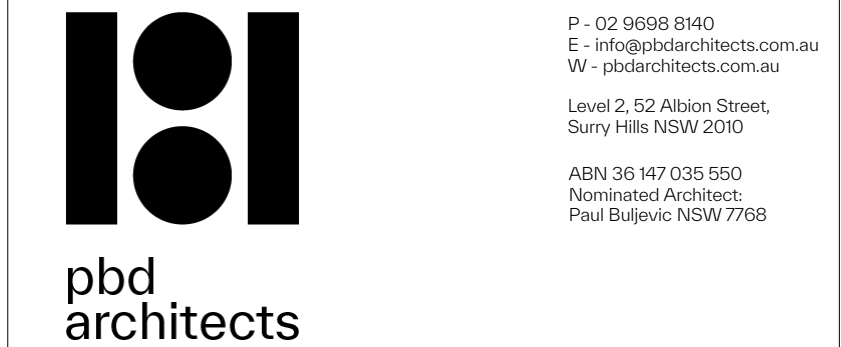
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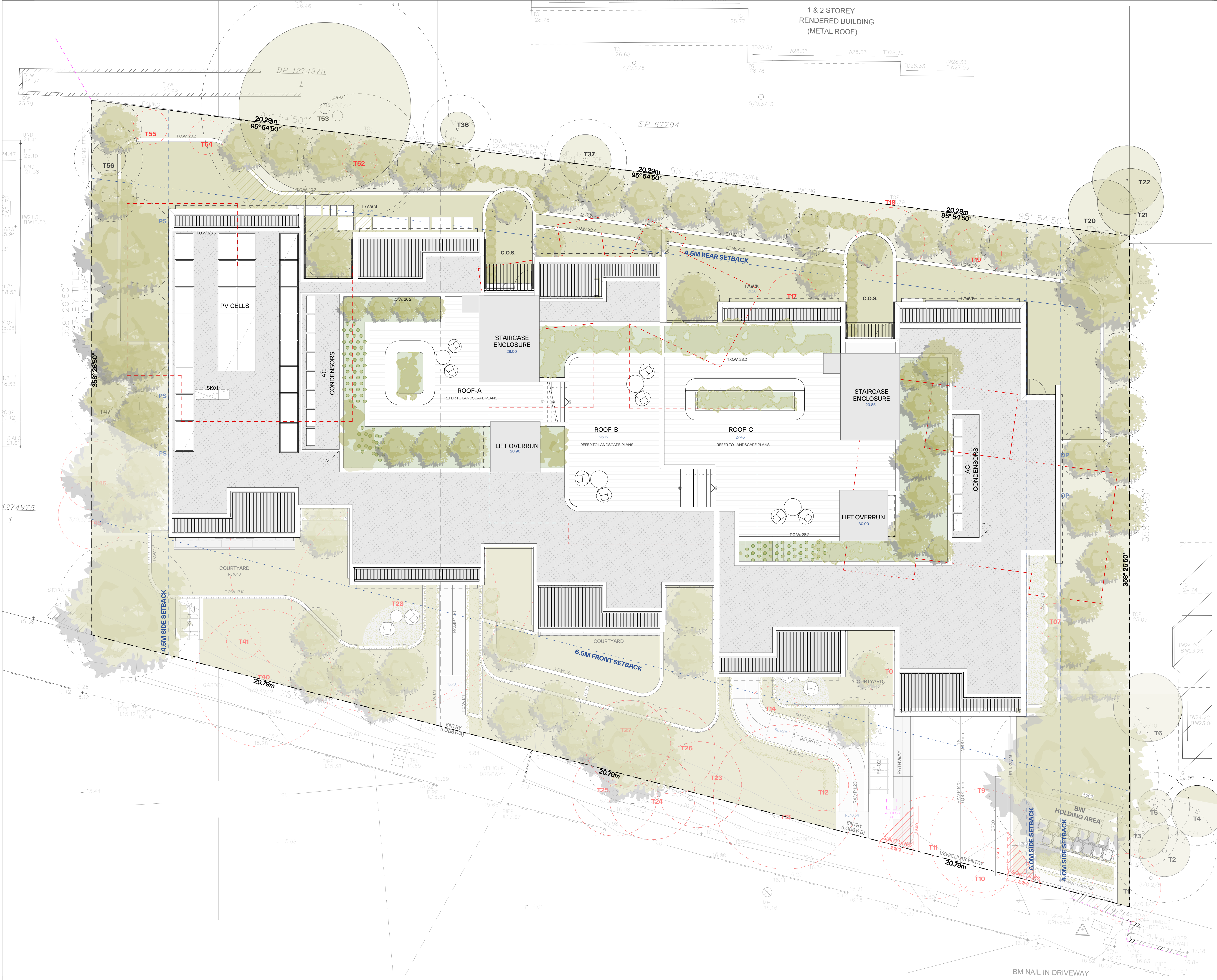
CLIENT:
JAK Newport Pty Ltd



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

DRAWING TITLE:
Site Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:200 @ A1	DRAWING NO: DA003	ISSUE: D
PROJECT NO: 2311		



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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

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

DRAWING TITLE:
Site Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 12/07/2024
SCALE: 1:100@A1	DRAWING NO: DA004	ISSUE: E
PROJECT NO: 2311		



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NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

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pbd architects

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

DRAWING TITLE:
Ground Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 12/07/2024
SCALE: 1:100@A1	DRAWING NO: DA100	ISSUE: E
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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

NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

pbd architects

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

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

DRAWING TITLE:
First Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/07/2024
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: D
PROJECT NO: 2311		



GENERAL NOTES:

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- 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 TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RWV 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
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

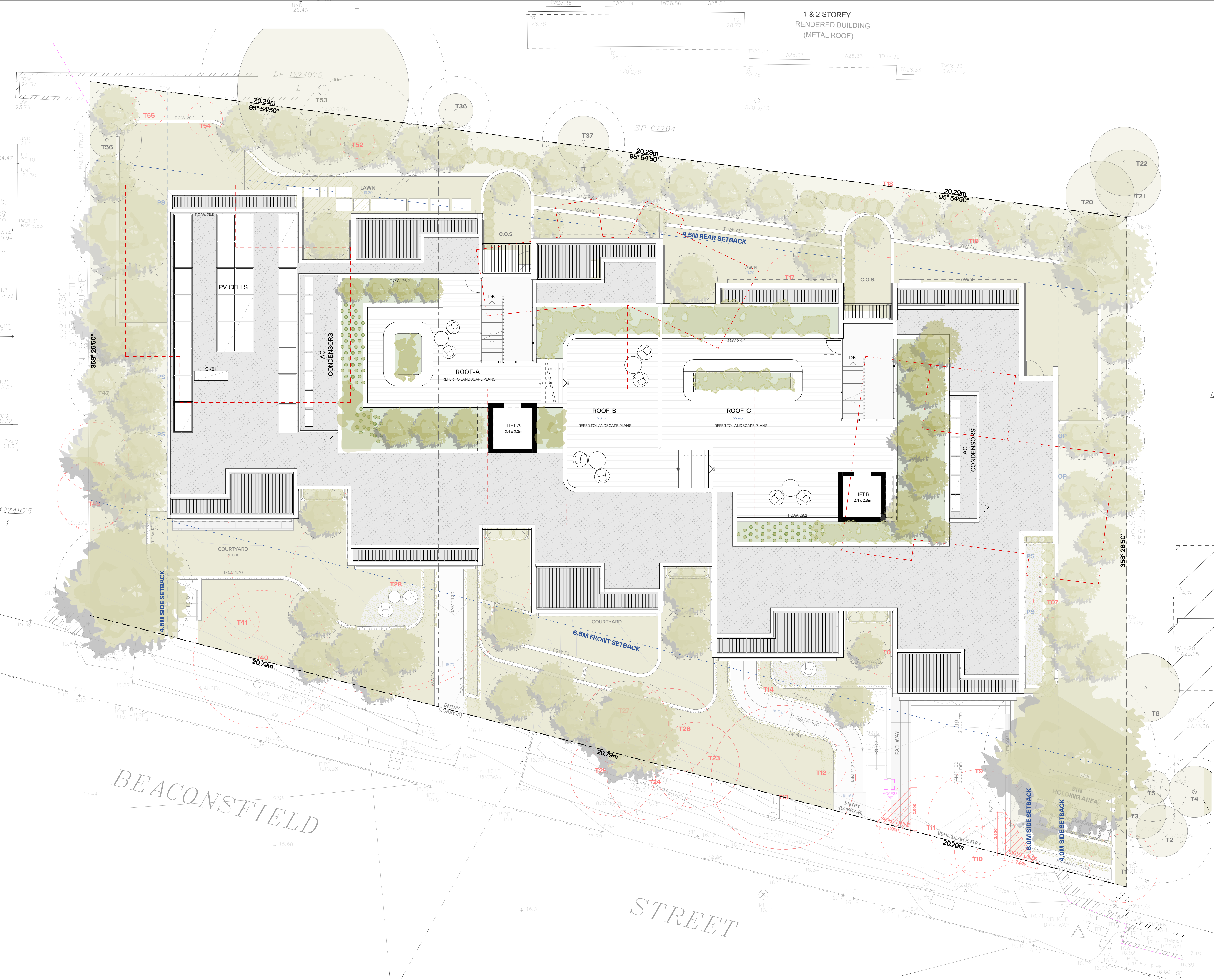
pbd architects

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

DRAWING TITLE:
Second Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/07/2024
SCALE: 1:100@A1	DRAWING NO: DA102	ISSUE: D
PROJECT NO: 2311		

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL 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

NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION
E	12/07/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

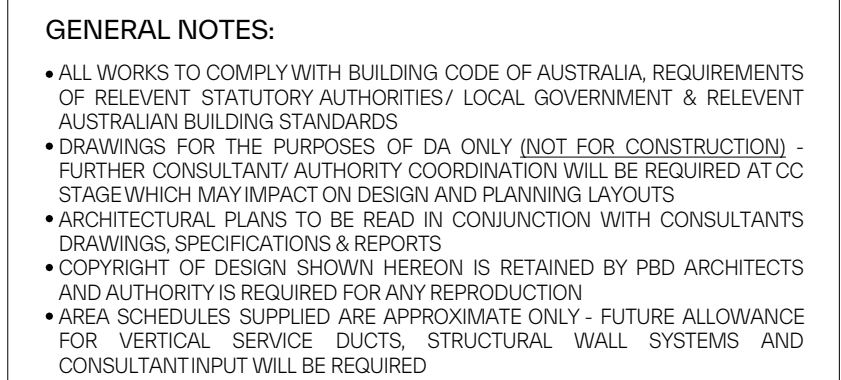
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PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Roof Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 12/07/2024
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: E
PROJECT NO: 2311		



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

AFG	ALUMINUM FRAMED GLAZING
LV	ALUMINUM ELLIPTICAL FINEZ LOUVERS
AW	AWINGS (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHED GLOSS BALLUSTRADE (TO BOCA/ANSI STANDARDS)
MB	METAL BALLUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSX	PRIVATE SCREEN (TO FUTURE SELECTION)
PTF	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RWF	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VE	EXTERNAL VENETIAN BLINDS

[illegible]

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

DRAWING TITLE:

Basement Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: DA104	ISSUE: D
PROJECT NO: 2311		



1 East Elevation

1:100



2 North Elevation

1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAIL BOX 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
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

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

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Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/07/2024
SCALE: 1:100@A1	DRAWING NO: DA200	ISSUE: D
PROJECT NO: 2311		



South Elevation

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

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

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL 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
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
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Nominated Architect:
Paul Buljevic NSW 7768

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

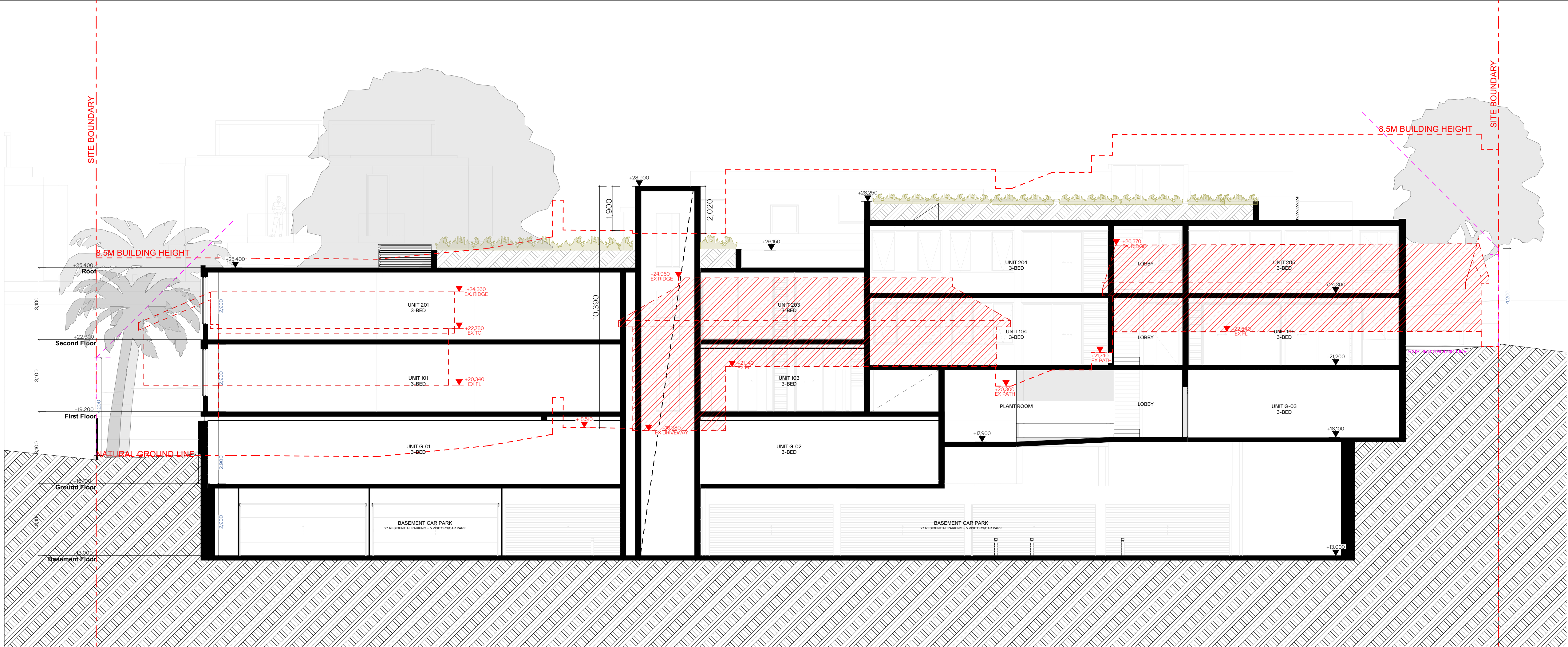
DRAWING TITLE:
Elevation Sheet 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/07/2024
SCALE: 1:100@A1	DRAWING NO: DA201	ISSUE: D
PROJECT NO: 2311		



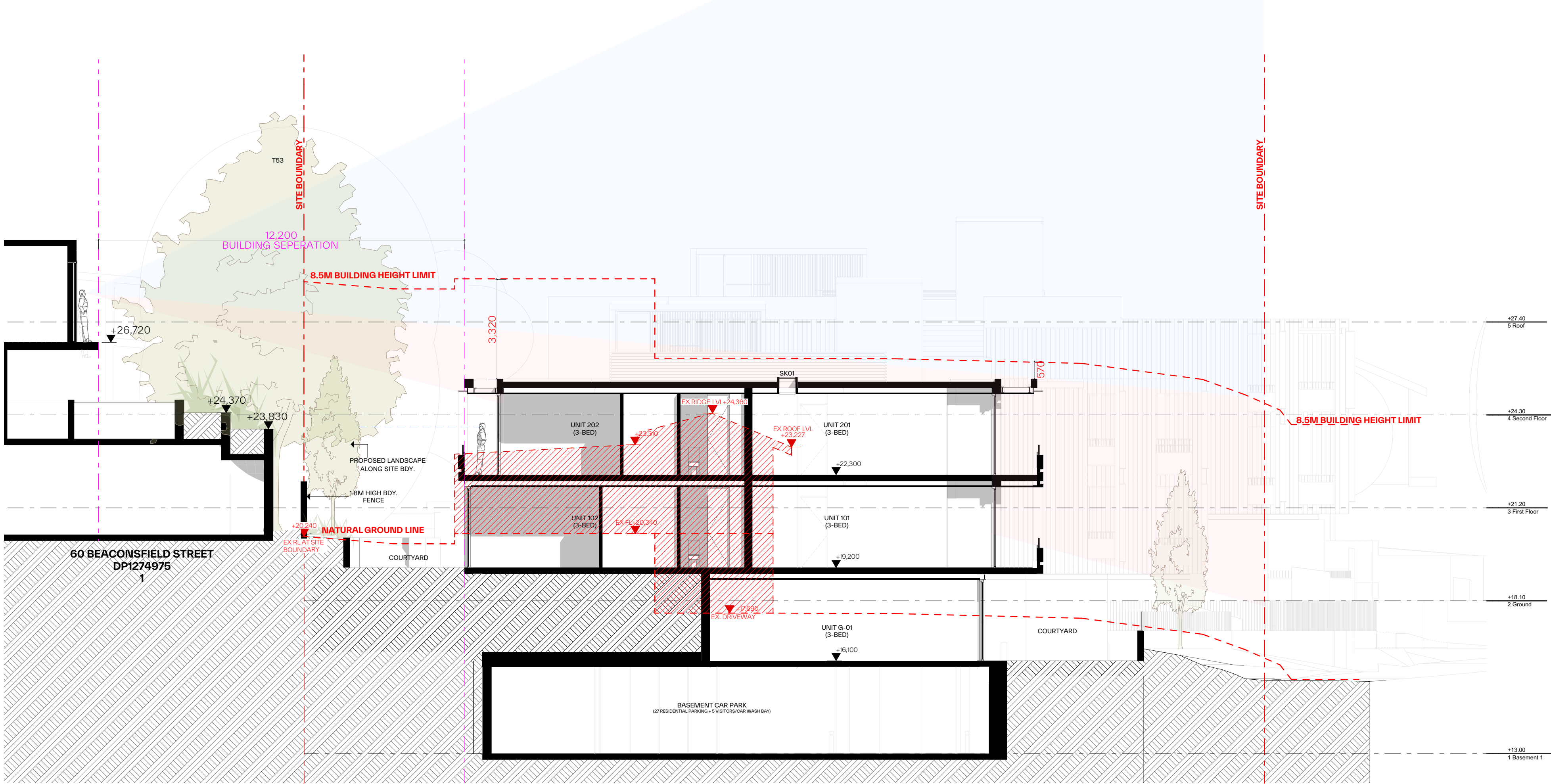
West Elevation

1:100



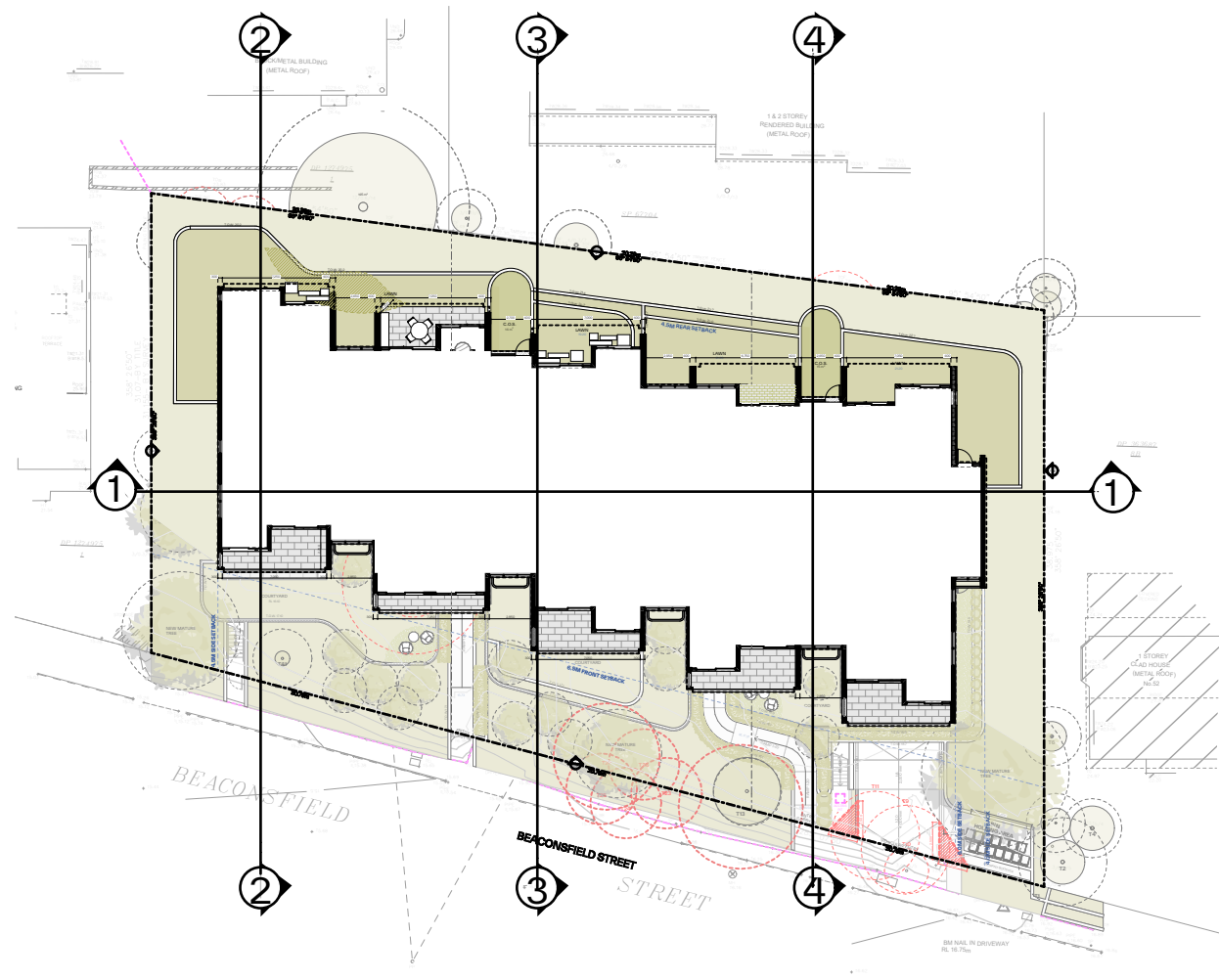
SECTION 01

1:100



SECTION 02

1:100



KEY PLAN @1:500

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

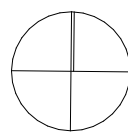
- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL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

Issue	Date	Description
B	7/06/2024	AMENDED DEVELOPMENT APPLICATION
C	29/06/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1



N



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Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

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

DRAWING TITLE:

Section Sheet 1

DRAWING BY:
AS

SCALE:
1:100@A1

PROJECT NO:
2311

CHECKED BY:
KL

DRAWING NO:

DA300

DATE:
17/06/2024

ISSUE:

D



- ## MATERIALS LEGEND:
- | | |
|------|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| AW | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AV | AWNINGS (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AS STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
| FCE | METAL FINISHES (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSX | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPE X |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RV | RENDED FINISH/SELECTED PAINT FINISH |
| TV | TIMBER CLADDING |
| WB | EXTERNAL VENETIAN BLINDS |

Issue	Date	Description
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
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ABN 36 147 035 550
Nominated Architect:
Paul Buljic NSW 7768

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

DRAWING TITLE:

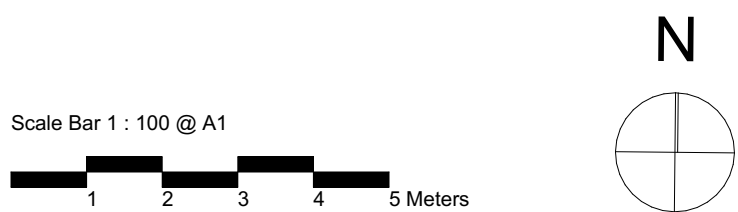
Section Sheet 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:50@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2311	DA301	D

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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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

AV	ALUMINUM FRAMED GLAZING
LV	ALUMINUM ELLIPTICAL FIXED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FACE BRICK
MB	FRAMELESS TOUCHED-UP GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MC	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPEX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RV	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
WB	EXTERNAL VENETIAN BLINDS

[illegible]

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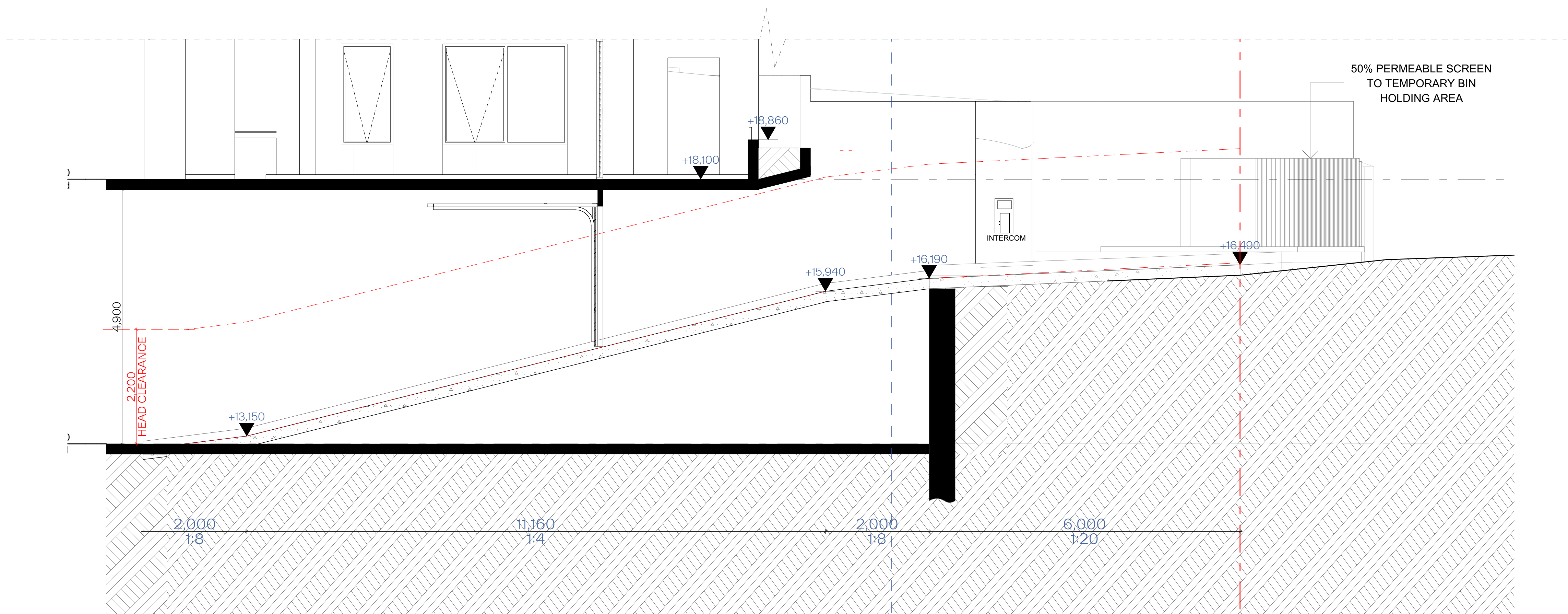
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ABN 36 147 035 550
Nominated Architect:
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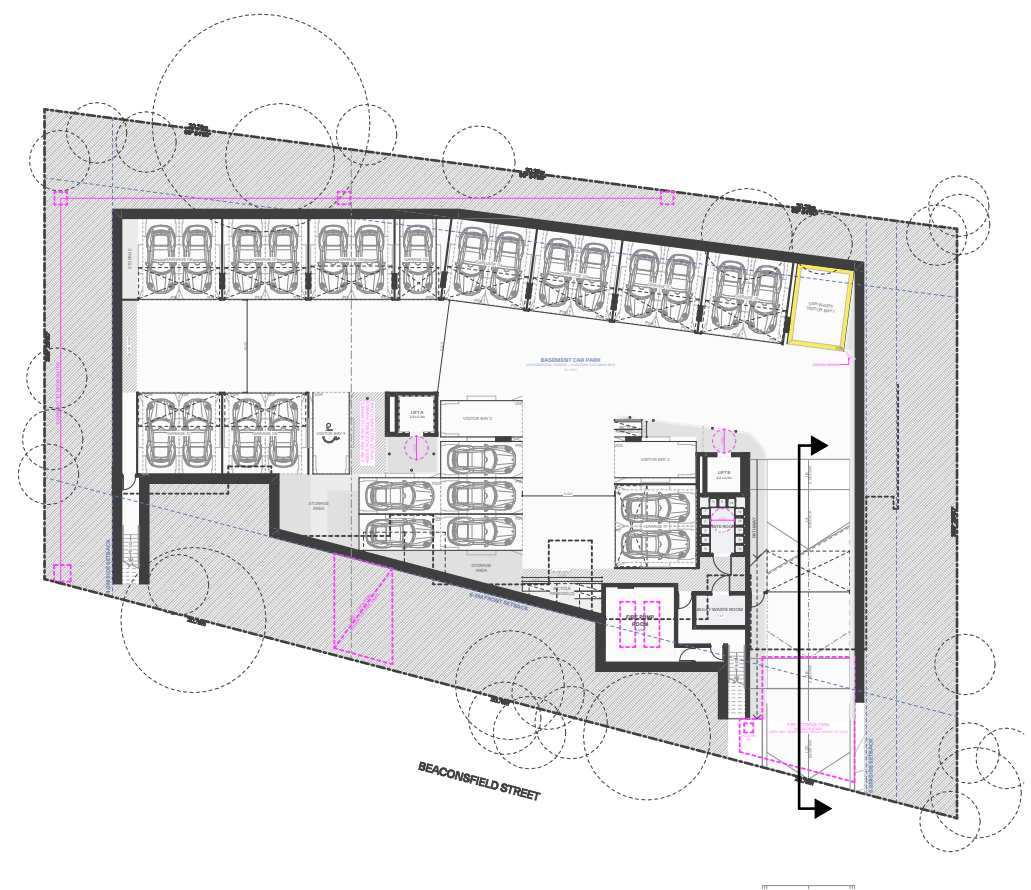
DRAWING TITLE:

Driveway Section

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:500, 1:50@A1	DRAWING NO: DA302	ISSUE: D
PROJECT NO: 2311		



1:50



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)



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



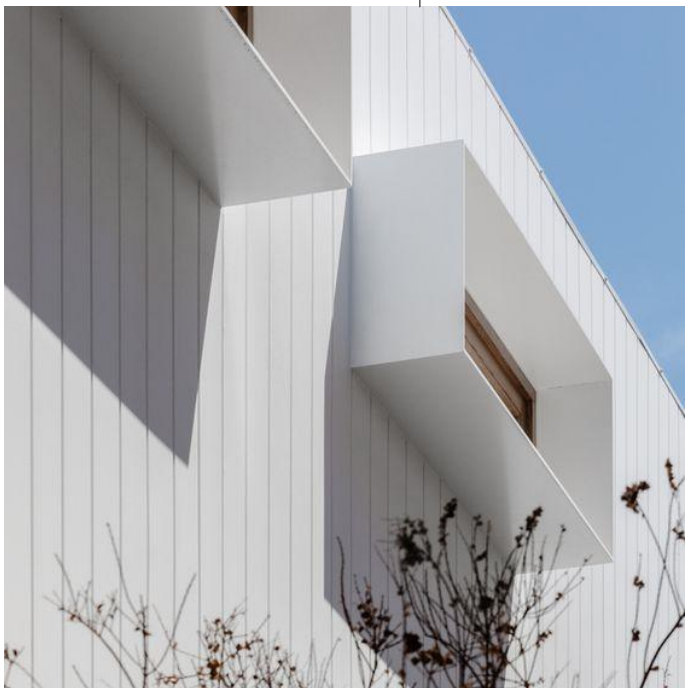
ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/
TERRACE)



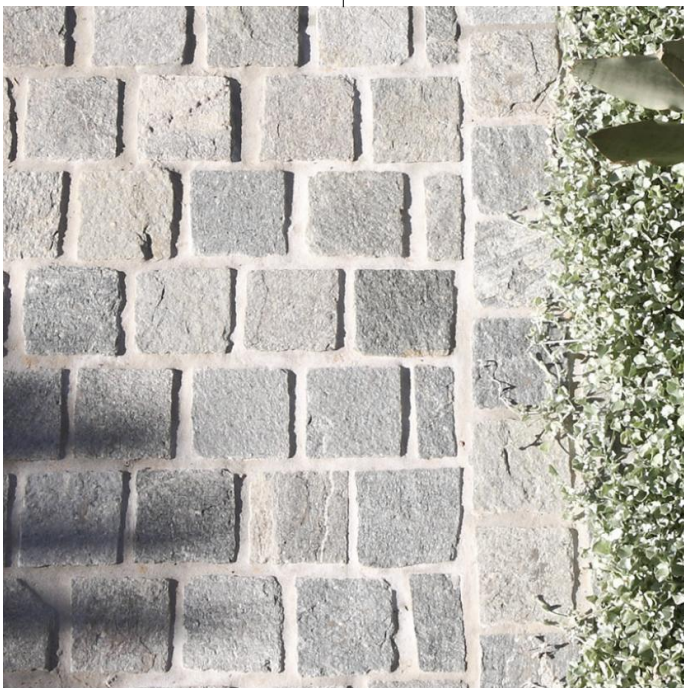
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



ST1
NATURAL STONE CLADDING
ECO-OUTDOOR CANYONFELL OR EQUIVALENT



WB
WEATHERBOARD CLADDING
JAMES HARDIE AXON OR EQUIVALENT



ST4
COBBLESTONE PAVERS (DRIVEWAY)
ECO OUTDOOR ENDICOTT OR EQUIVALENT

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- 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	27/05/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

CLIENT:
JAK Newport Pty Ltd



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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul 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: 17/06/2024
SCALE: NTS	DRAWING NO: DA400	ISSUE: D
PROJECT NO: 2311		



GENERAL NOTES:

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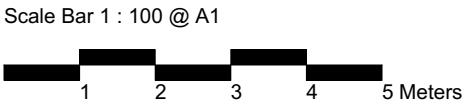
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
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- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAIL BOX TO FUTURE DETAIL
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- HWU HOT WATER UNITS

MATERIALS LEGEND:

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- FCE METAL FENCING (TO FUTURE SELECTION)
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- RD ROLLER DOOR
- RP RIVER PEBBLES
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- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
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CLIENT:
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ABN 36 447 035 550
Nominated 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: 17/06/2024
SCALE: NTS	DRAWING NO: DA410	ISSUE: D
PROJECT NO: 2311		



GENERAL NOTES:

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LEGEND:

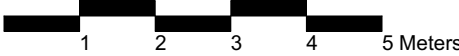
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| AC | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| MB | MAILBOX TO FUTURE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

MATERIALS LEGEND:

- | | |
|-------|---|
| AFV | ALUMINIUM FRAMED GLAZING |
| AW | ALUMINIUM ELLIPTICAL FLXZ LOUVERS |
| AWING | AWNING (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
| MCE | METAL FENCING (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPX |
| RD | ROLLER DOOR |
| RP | RIPE PEBBLES |
| RW | RENDERED FINISH/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |
| VB | EXTERNAL VENEER BLINDS |

[illegible]

Scale Bar 1 : 100 @ A1



CLIENT:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljjevic NSW 7768

PROJECT:

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

DRAWING TITLE:

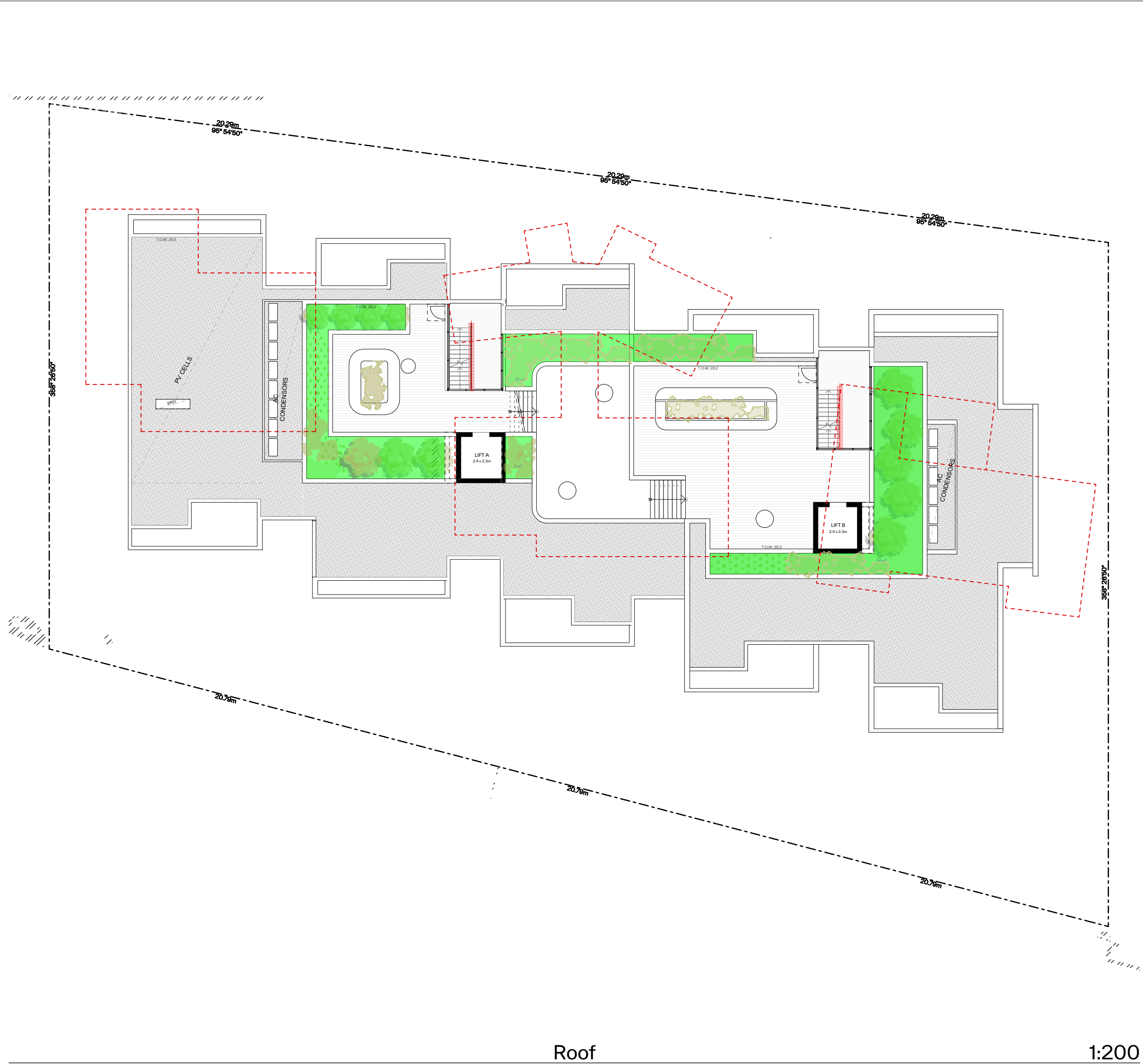
Photomontage 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: @A1	DRAWING NO: DA411	ISSUE: D
PROJECT NO: 2311		



Ground

1:200



Roof

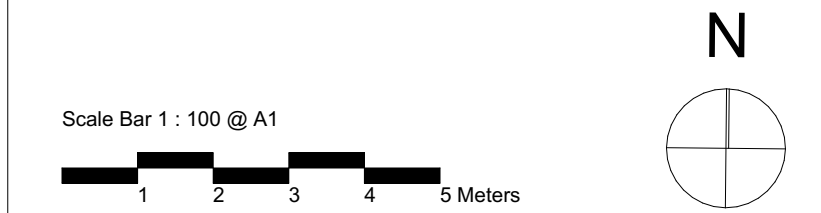
1:200

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- LEGEND:**
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 - AH ACCESS HATCH
 - AC A/C CONDENSER UNITS
 - FH FIRE HYDRANT
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 - VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
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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: 17/06/2024
SCALE: 1:200, 1:0.67@A1	DRAWING NO: DA510	ISSUE: D
PROJECT NO: 2311		

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

LEGEND:

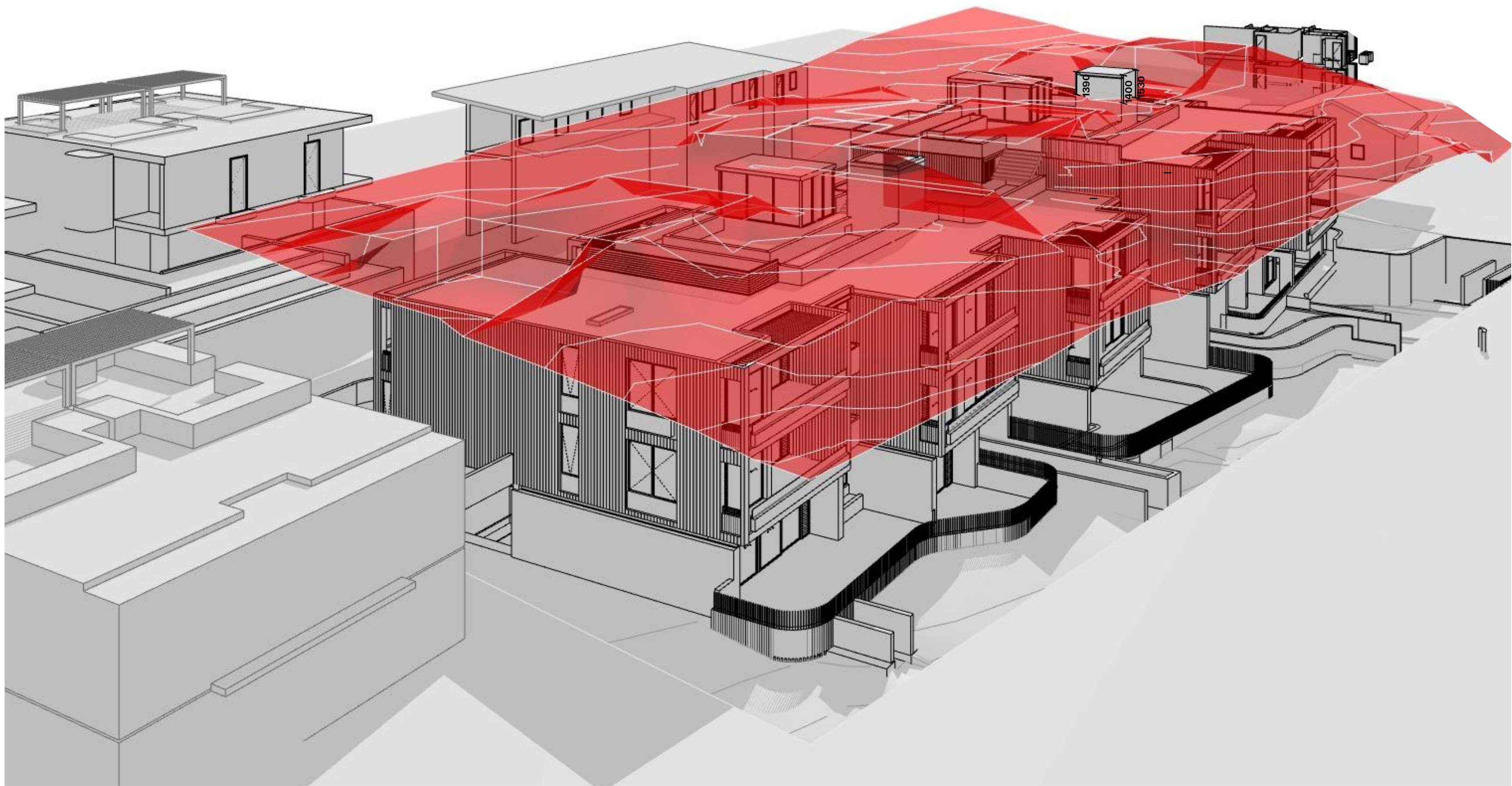
LANDSCAPED AREA

MIN. LANDSCAPED AREA: 50%
MIN. LANDSCAPED AREA: 1,056m²

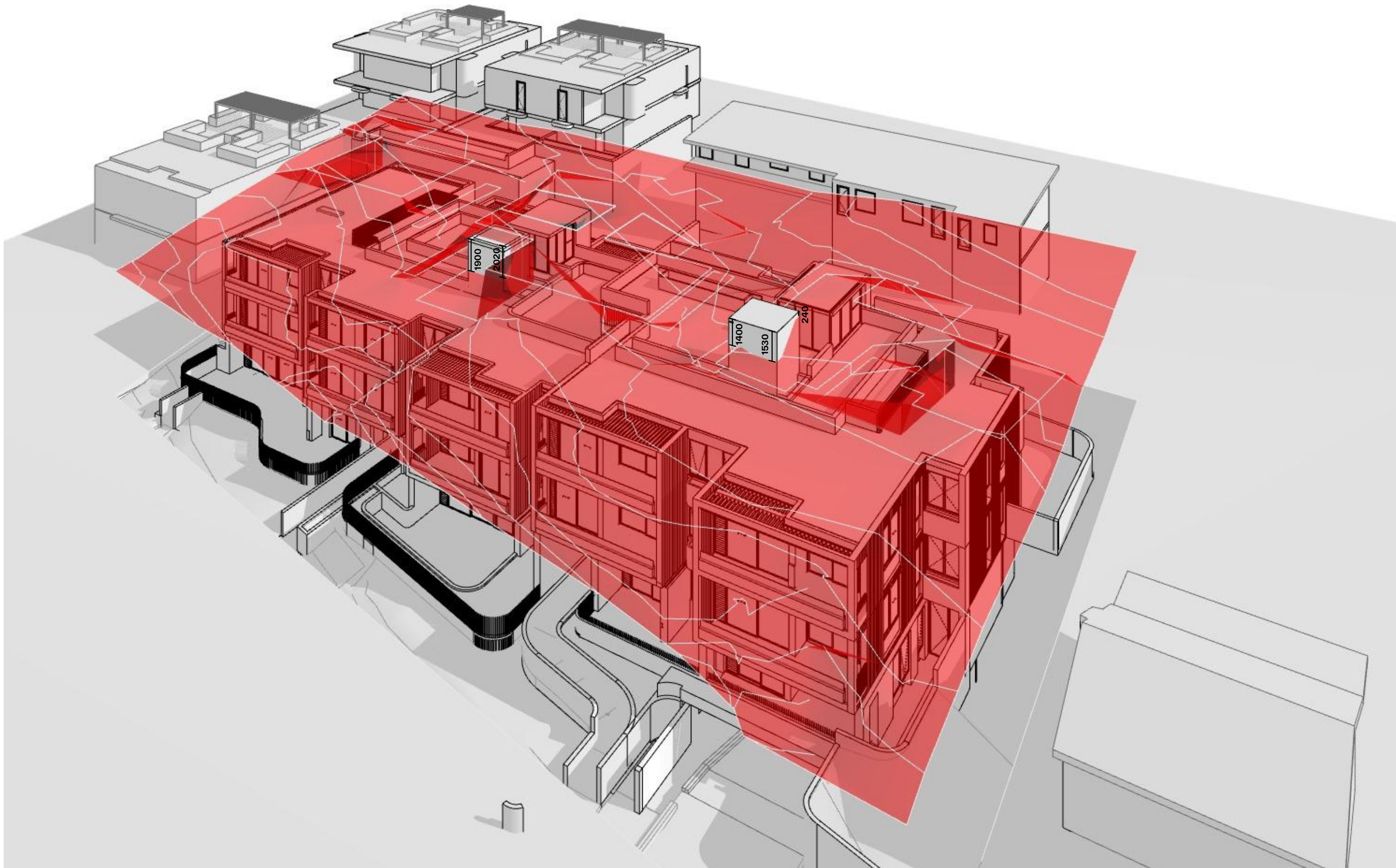
LANDSCAPED AREA SUMMARY

LEVEL	First Floor	Roof	Total
AREA	957	108	1,065 m ²

PROPOSED LANDSCAPED AREA: 50.4%
PROPOSED LANDSCAPED AREA: 1065m²



Height Limit Diagram 1



Height Limit Diagram 2

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LEGEND:

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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:

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CONC	CONCRETE
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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:

■	HEIGHT PLANE
------------------------------------	--------------

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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

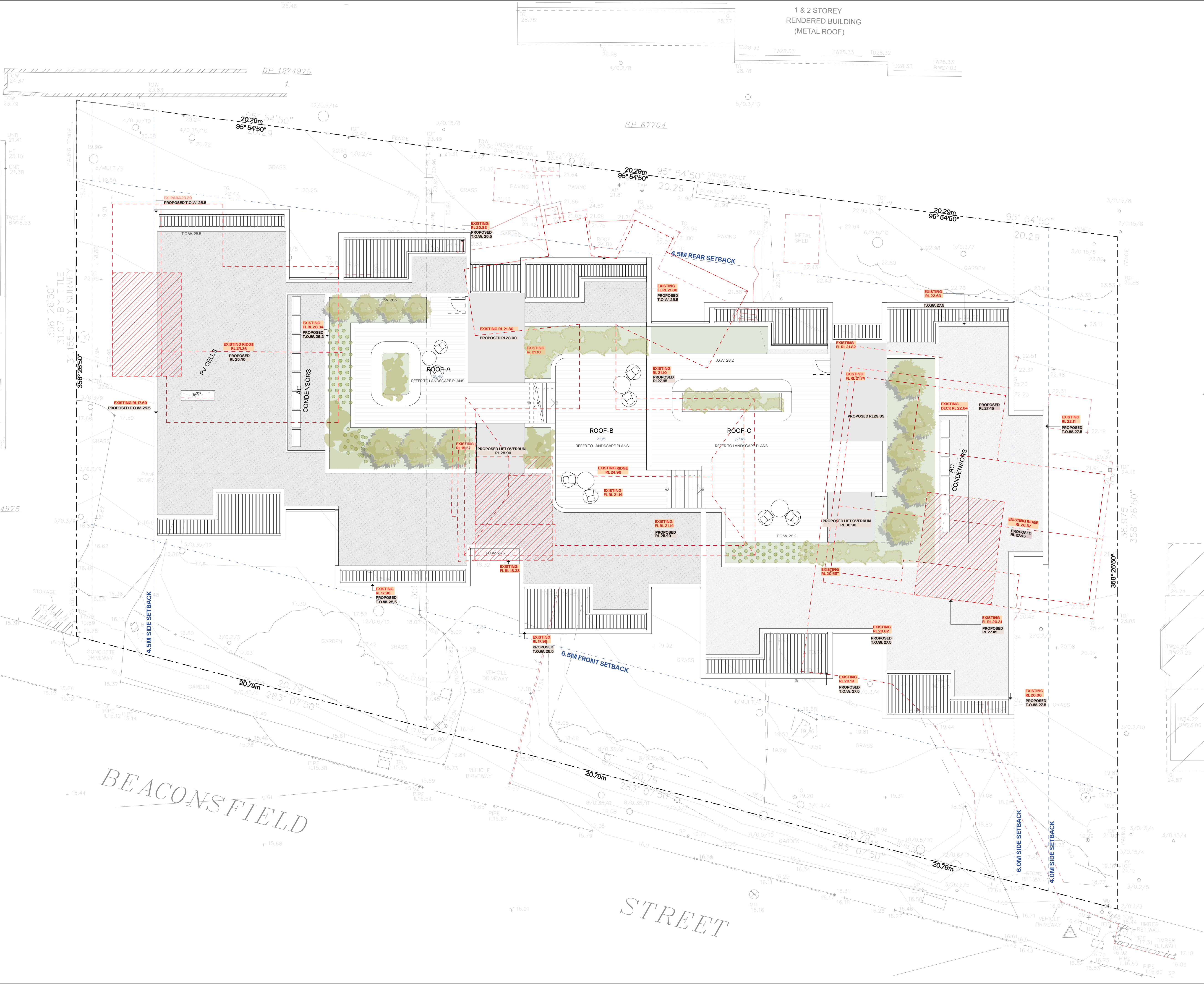
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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Height Limit Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: @A1	DRAWING NO: DA520	ISSUE: D
PROJECT NO: 2311		



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EXISTING DRIVEWAY EXTENT

Issue	Date	Description
B	7/06/2024	AMENDED DEVELOPMENT APPLICATION
C	29/06/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

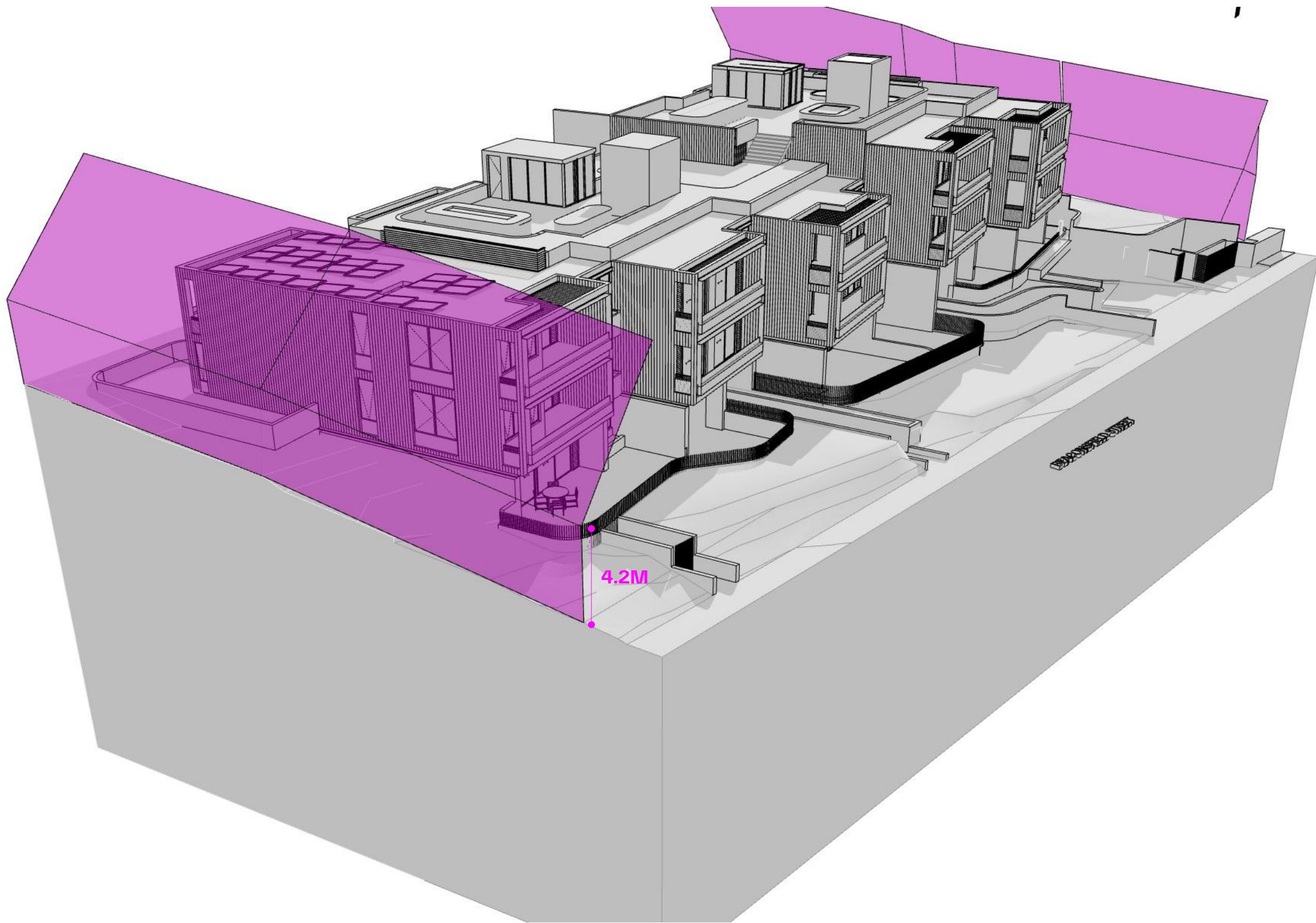
pbd architects

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

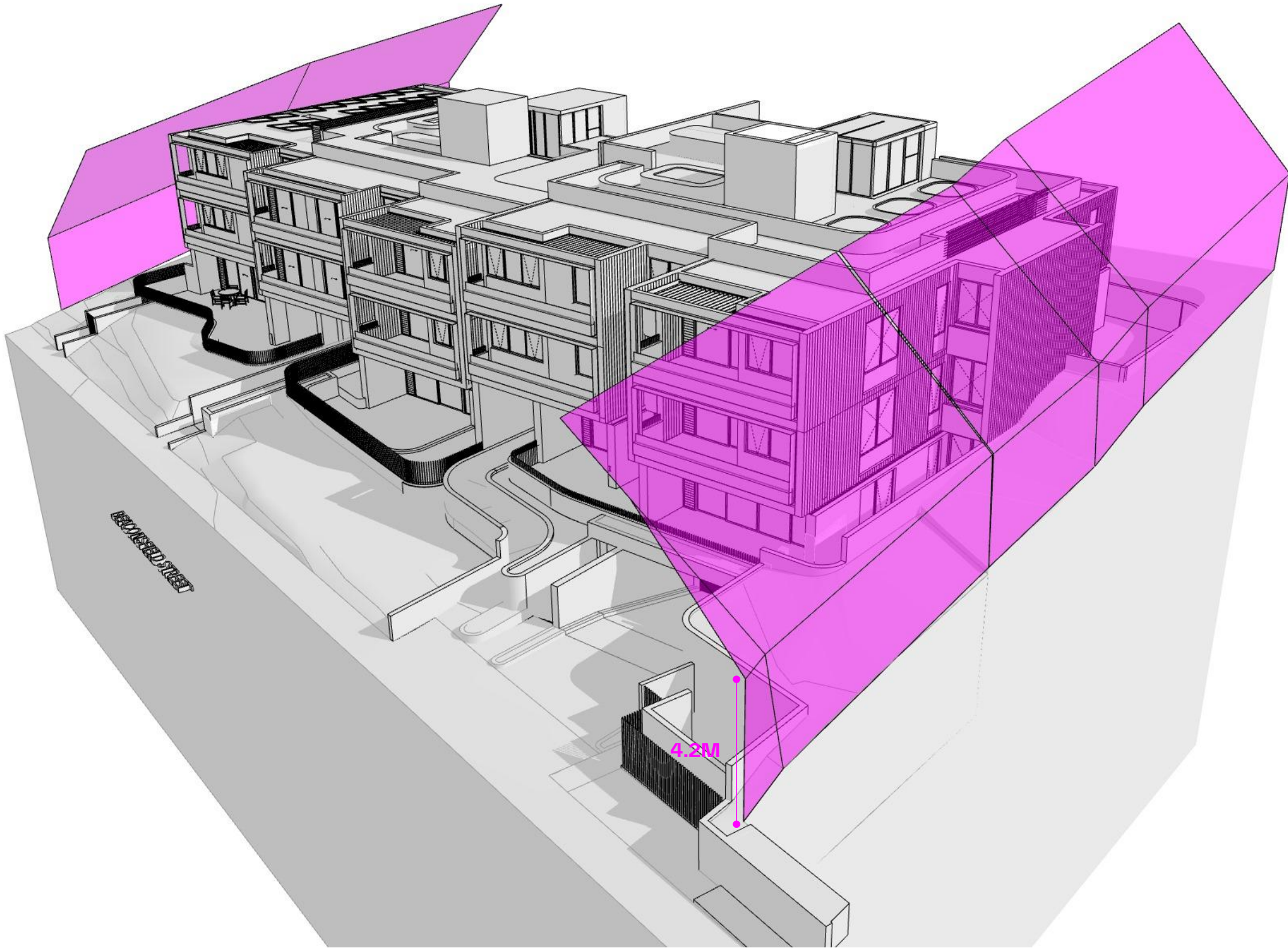
DRAWING TITLE:
Building Height Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: @A1	DRAWING NO: DA521	ISSUE: D
PROJECT NO: 2311		



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

GENERAL NOTES:

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MATERIALS LEGEND:

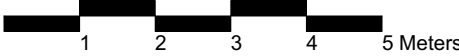
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- PTX PAINT FINISH TYPEX
- RD ROLLER DOOR
- RP RIVER PEBBLES
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LEGEND:

4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
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Scale Bar 1 : 100 @ A1



CLIENT:

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Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

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

DRAWING TITLE:

4.2m Height Envelope Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: @A1	DRAWING NO: DA522	ISSUE: D
PROJECT NO: 2311		



1

Ground

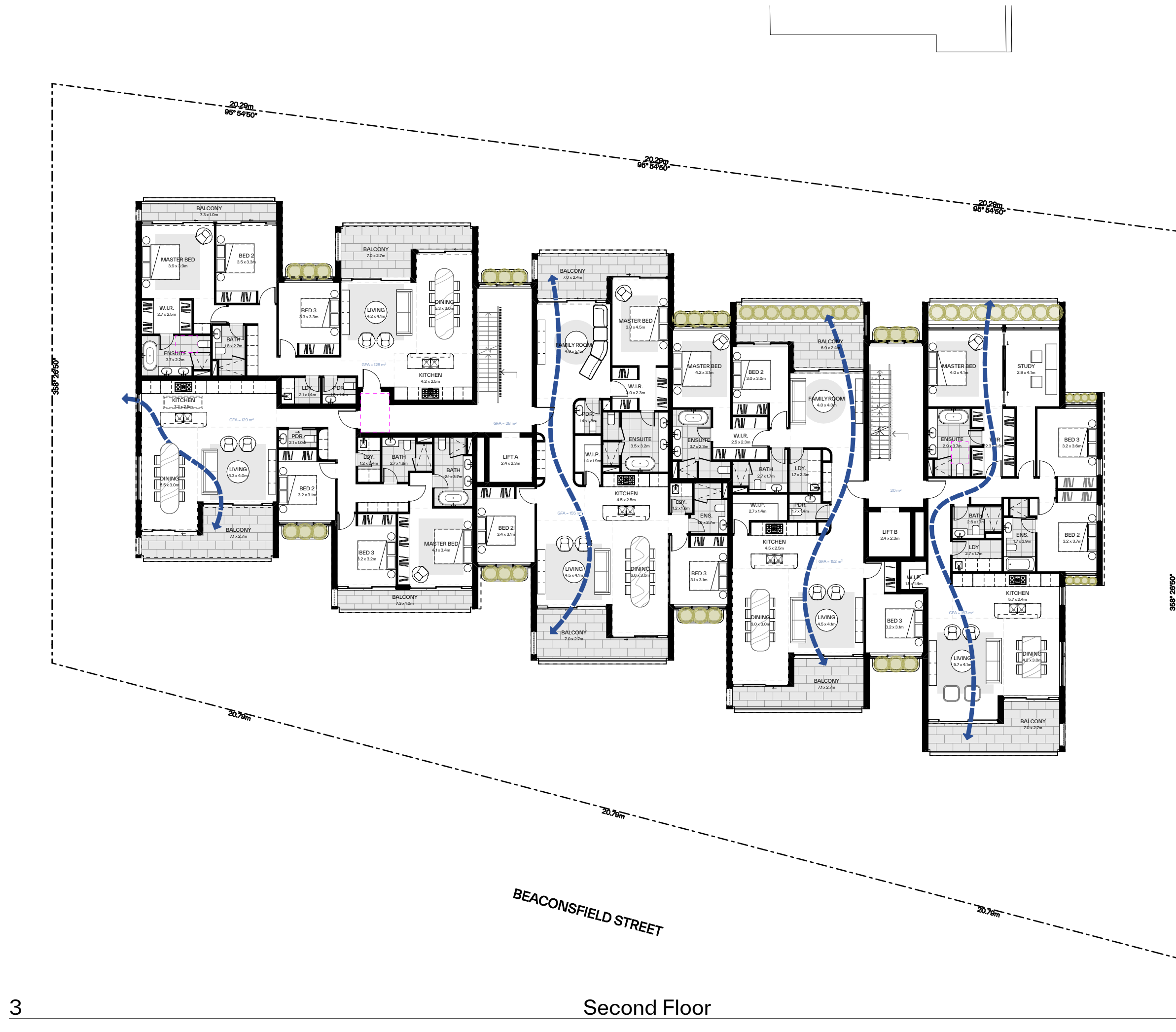
1:200



2

First Floor Plan

1:200



3

Second Floor

1:200

GENERAL NOTES:

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LEGEND:

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

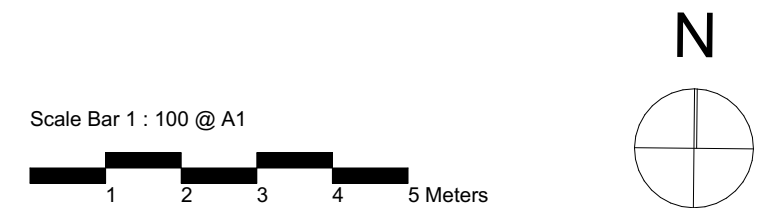
MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
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- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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- 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:

- NATURALLY CROSS VENTILATED APARTMENTS

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/06/2024	AMENDED DEVELOPMENT APPLICATION
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	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:
Cross Ventilation Diagram

NATURAL VENTILATION CALCULATIONS

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

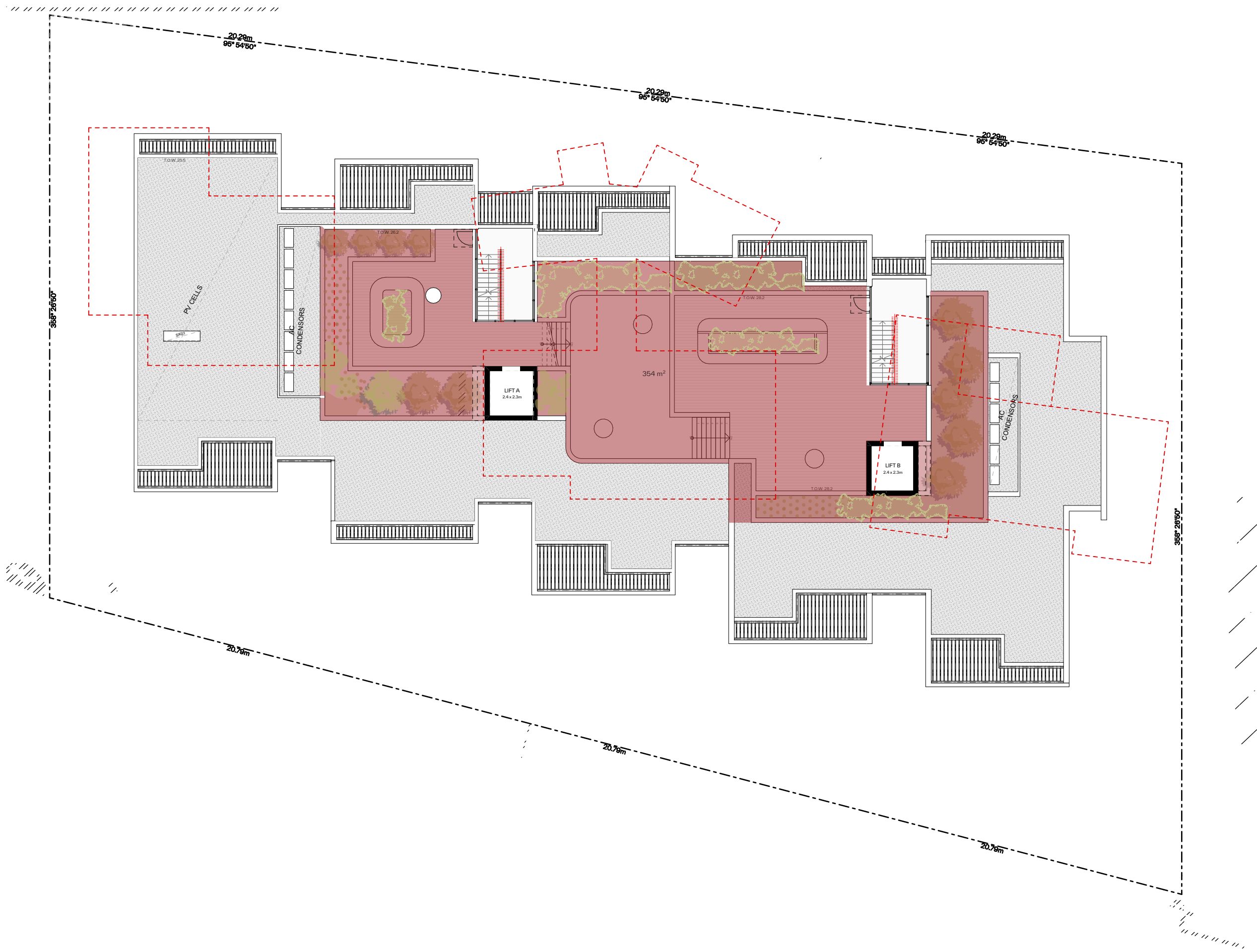
TOTAL NUMBER OF APERTMENTS- 13 UNITS
NATURALLY VENTILATED APARTMENTS- 9 UNITS (69%)

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: DA530	ISSUE: D
PROJECT NO: 2311		



First Floor

1:200



Roof

1:200

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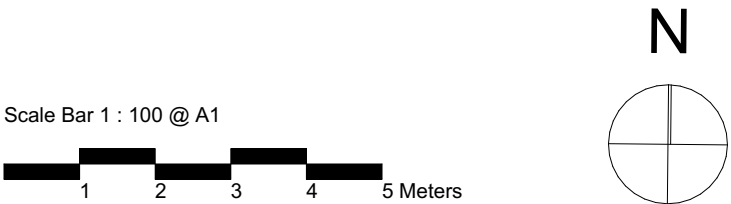
LEGEND:

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

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

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

DRAWING TITLE:
Communal Open Space

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:200@A1	DRAWING NO: DA541	ISSUE: D
PROJECT NO: 2311		

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

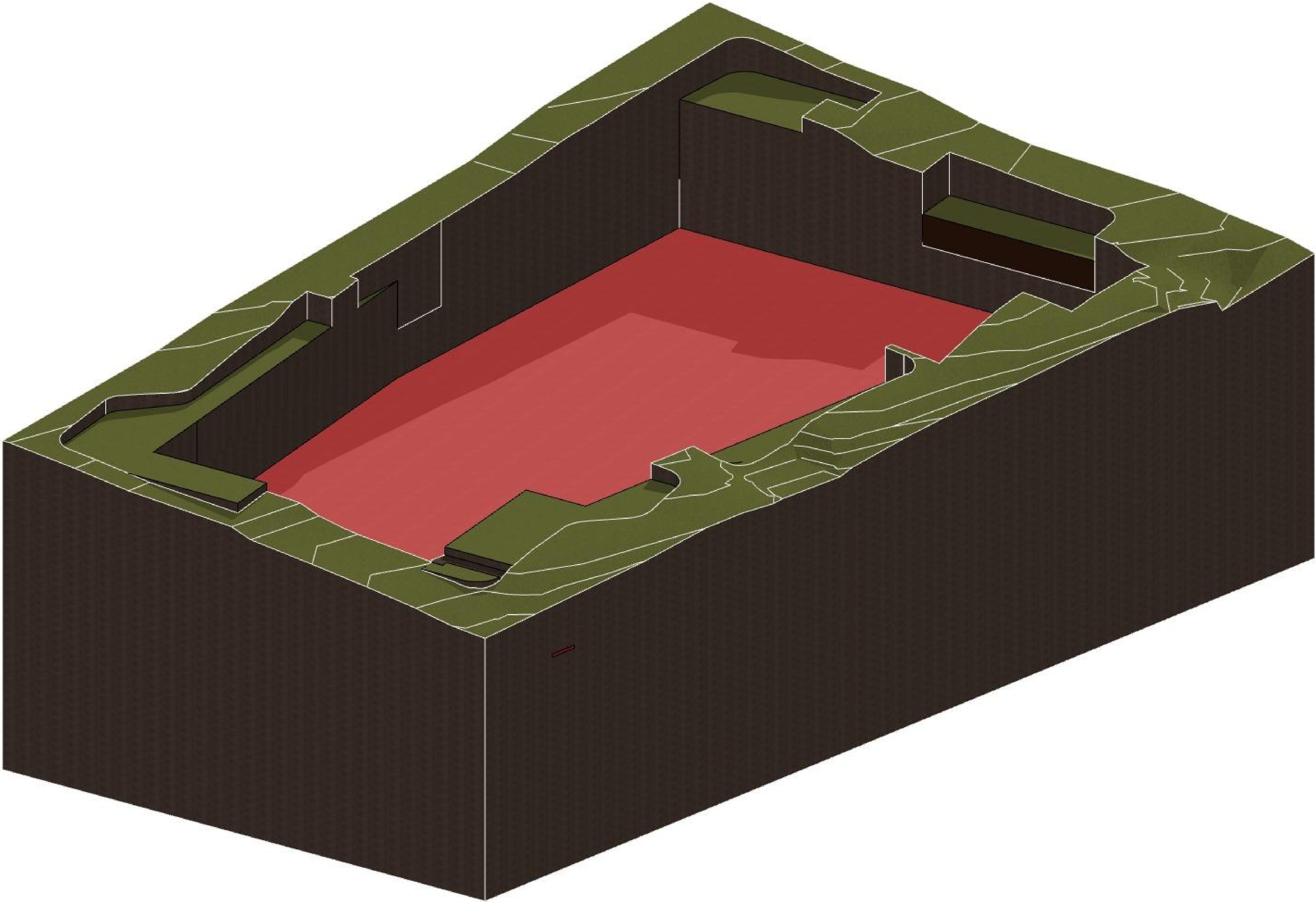
LEGEND:

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: 19%
PROPOSED COS AREA: 398m²



GENERAL NOTES:

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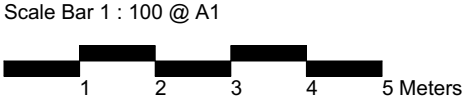
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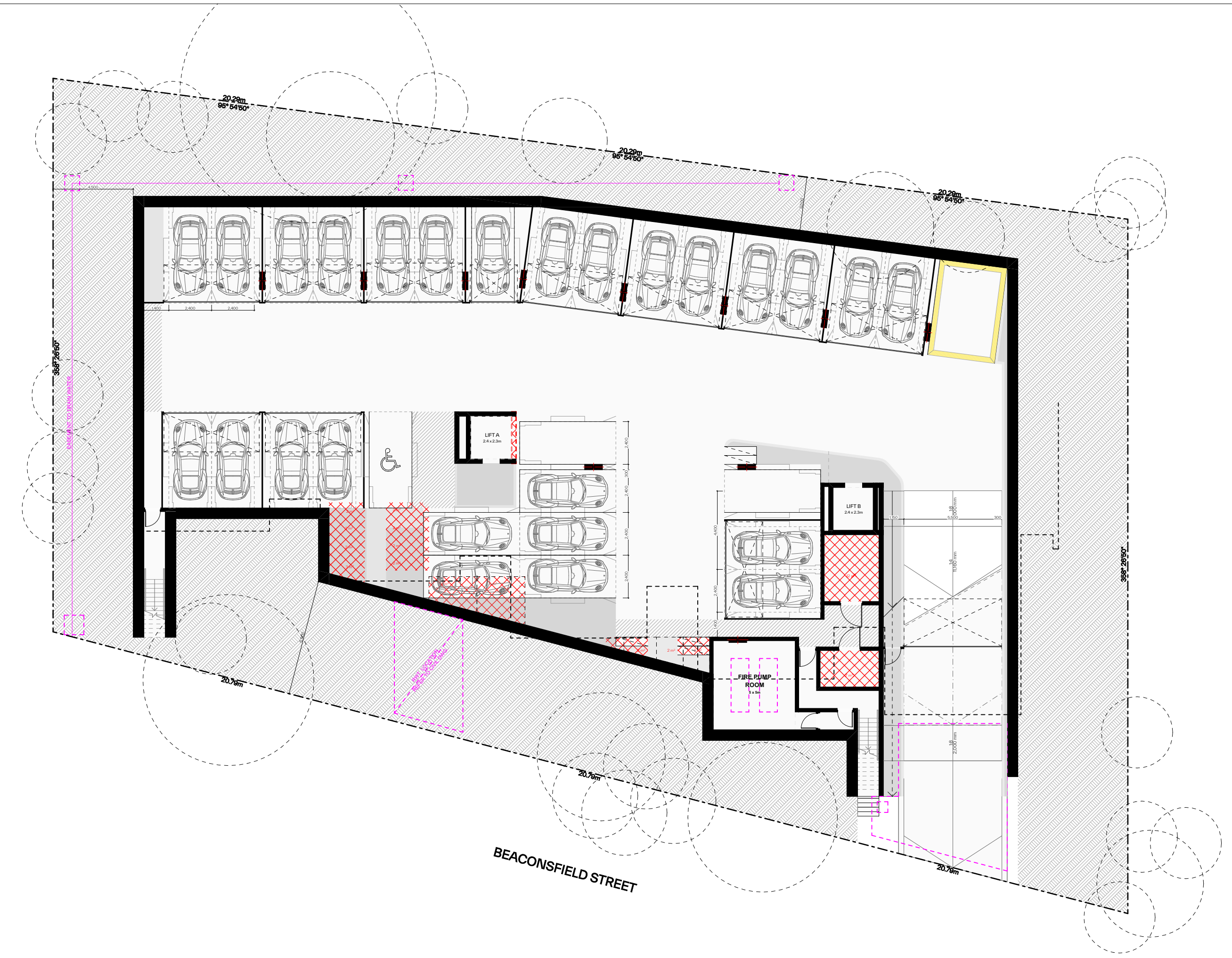


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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Excavation Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: NTS	DRAWING NO: DA550	ISSUE: D
PROJECT NO: 2311		



1

Basement 1

1:200



2

Ground Floor Plan

1:200



3

First Floor

1:200

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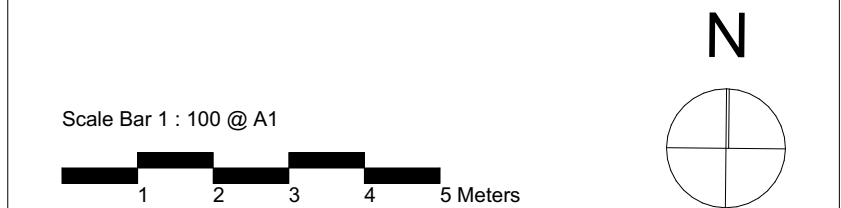
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DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:200@A1	DRAWING NO: DA560	ISSUE: D
PROJECT NO: 2311		

STORAGE - ADG REQUIREMENTS

- 1 BEDROOM 6m³
- 2 BEDROOM 8m³
- 3 BEDROOM 10m³

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

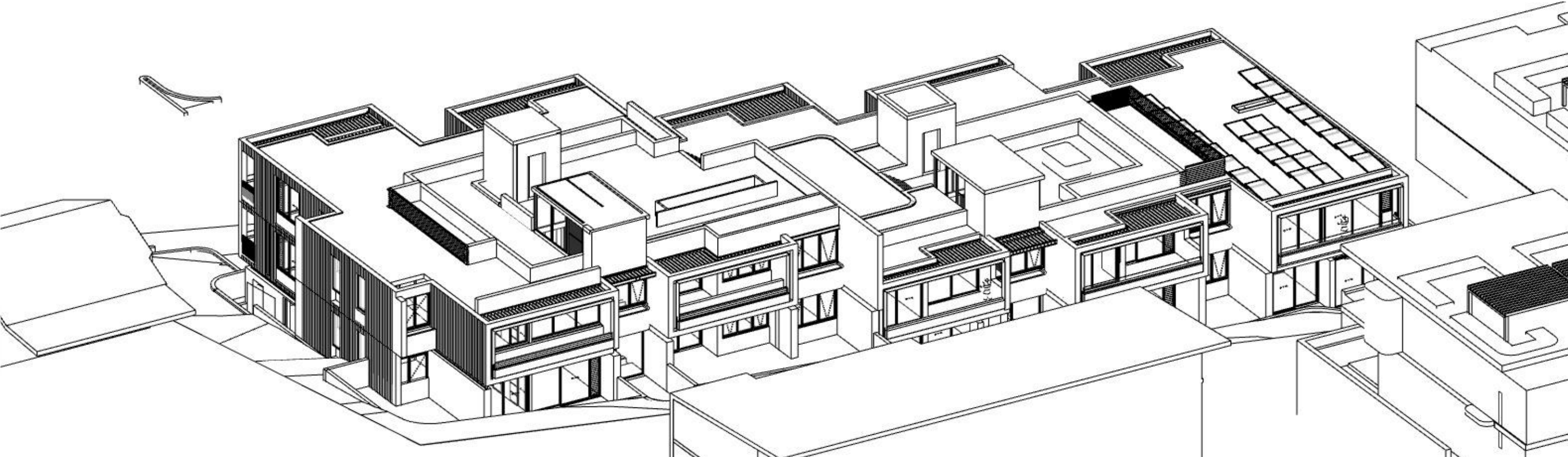
Storage Area- Refer to DA001 for calculations



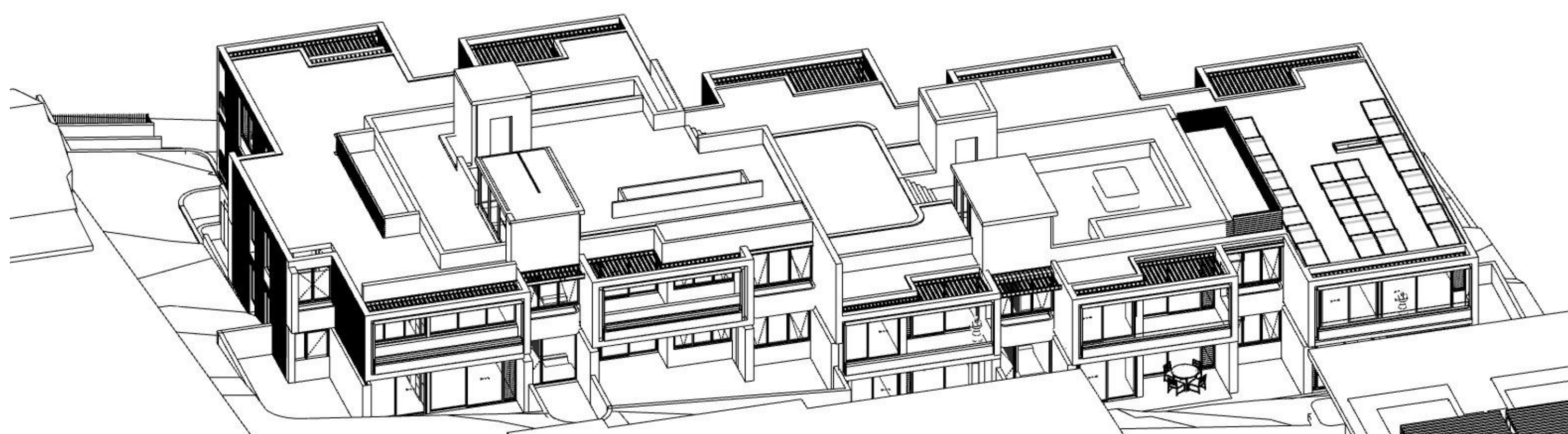
1 9 AM June 21st



2 10 AM June 21st



3 11 AM June 21st



4 12 PM June 21st

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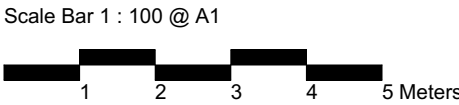
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PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Solar Access Diagram

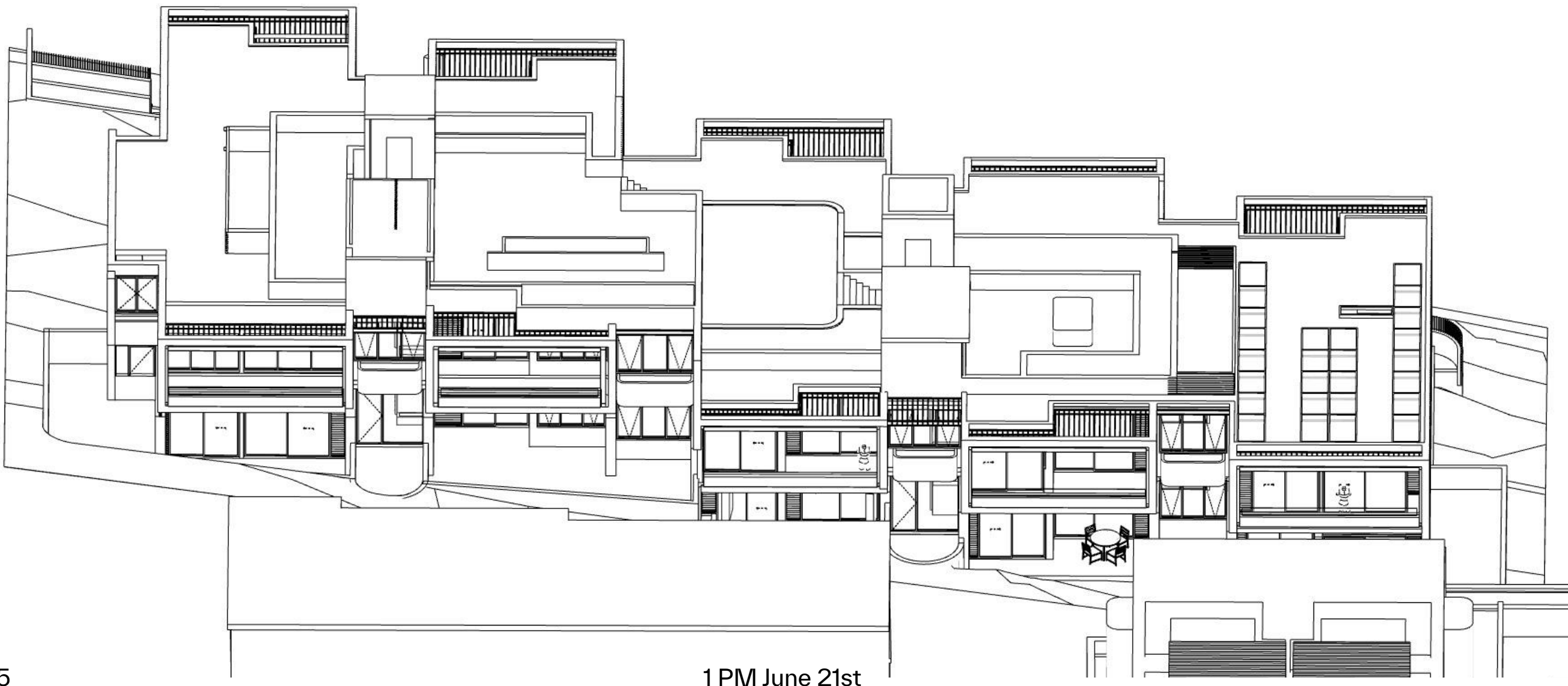
DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: NTS	DRAWING NO: DA600	ISSUE: D
PROJECT NO: 2311		

SOLAR COMPLIANCE CHECK

UNIT	LIVING							TOTAL
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	
G01								0
G02								0
G03	Y	Y	Y					2
101								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

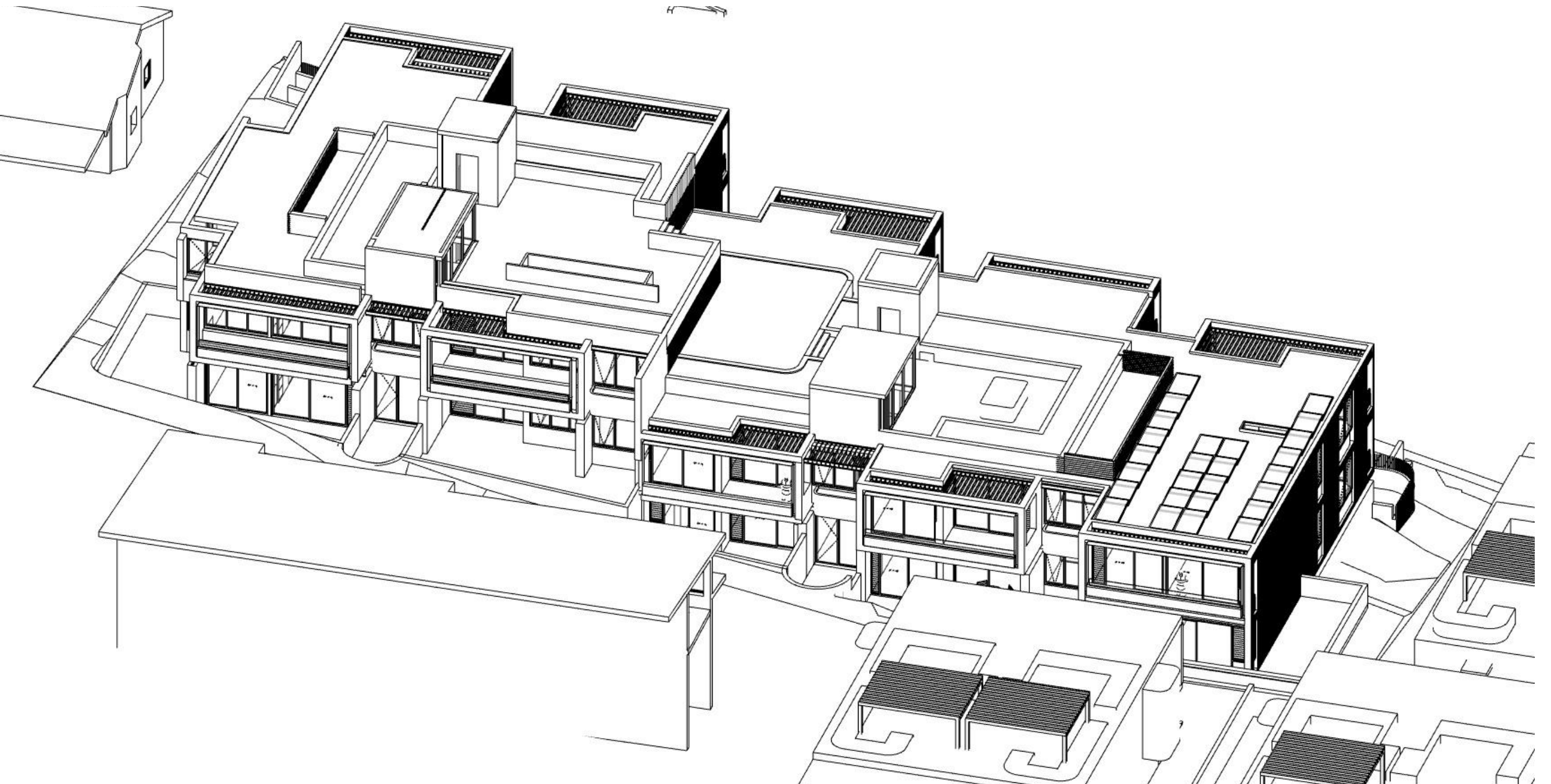


UNIT COMPLIANT	10
TOTAL UNIT	13
Solar Compliance 76.9%	



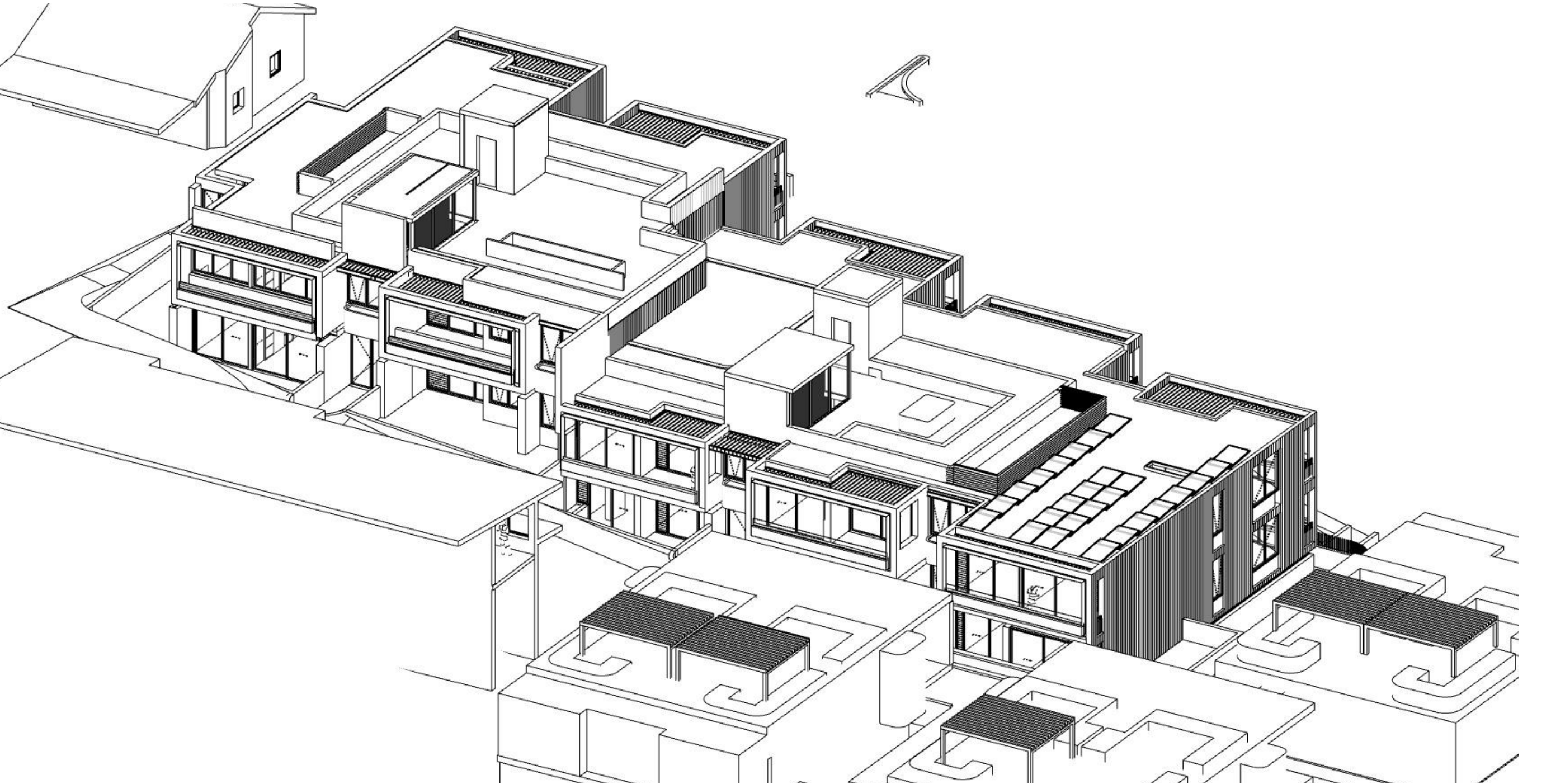
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1 PM June 21st



6

2 PM June 21st



7

3 PM June 21st

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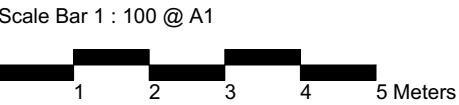
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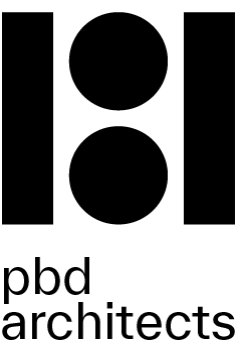
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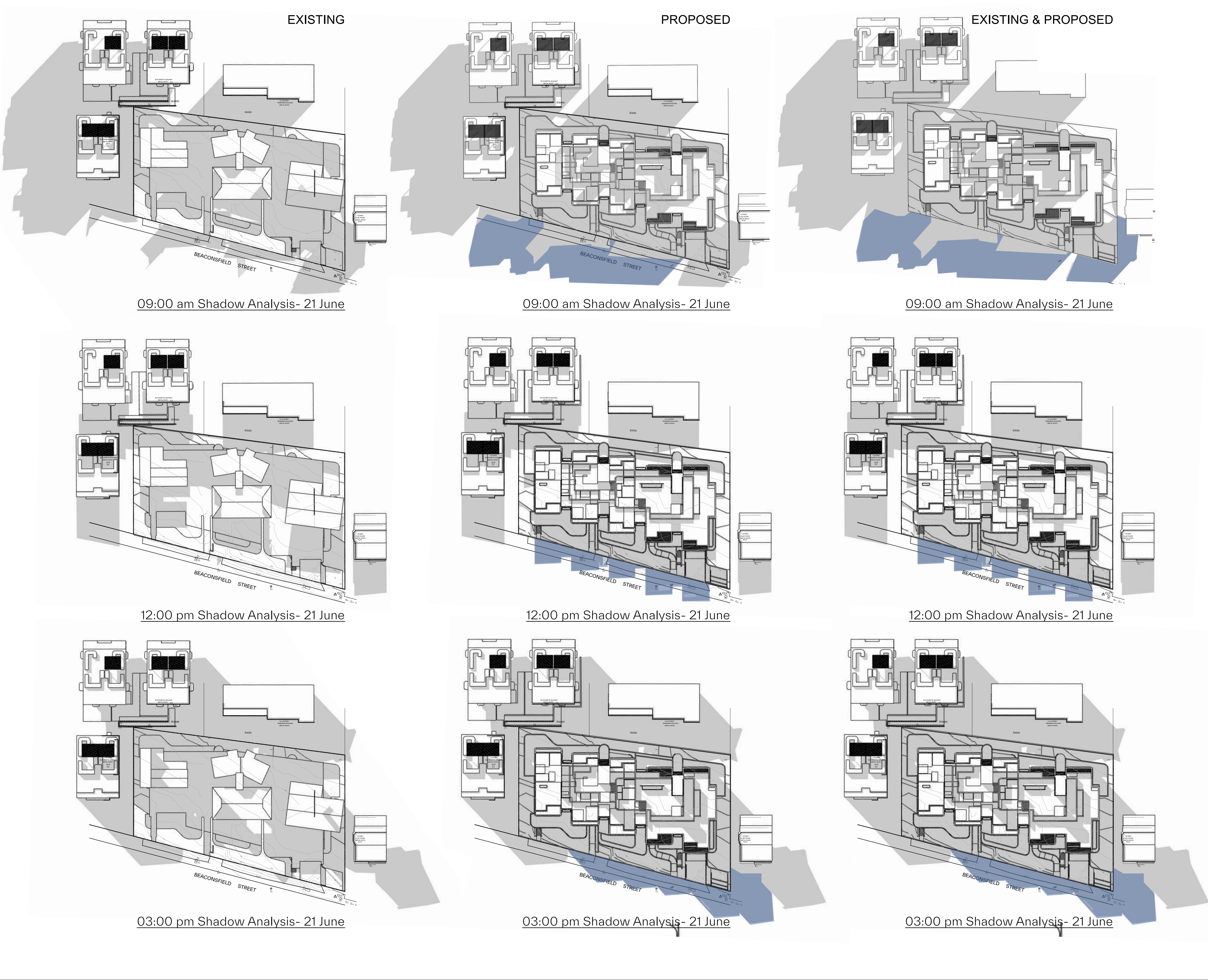
DRAWING TITLE:
Solar Access Diagram 2

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%



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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
C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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

DRAWING TITLE:
Shadow Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: NTS	DRAWING NO: DA610	ISSUE: D