

PROPOSED RESIDENTIAL FLAT BUILDING 54 - 58 BEACONSFIELD STREET NEWPORT NSW



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
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	2/05/2024	AMMENDED DEVELOPMENT APPLICATION

Drawing List

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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 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

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Level 2, 52 Albion Street,
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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:
Cover Page

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
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%

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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
- FB FACE BRICK
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- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
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- RD ROLLER DOOR
- RP RIVER PEBBLES
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Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



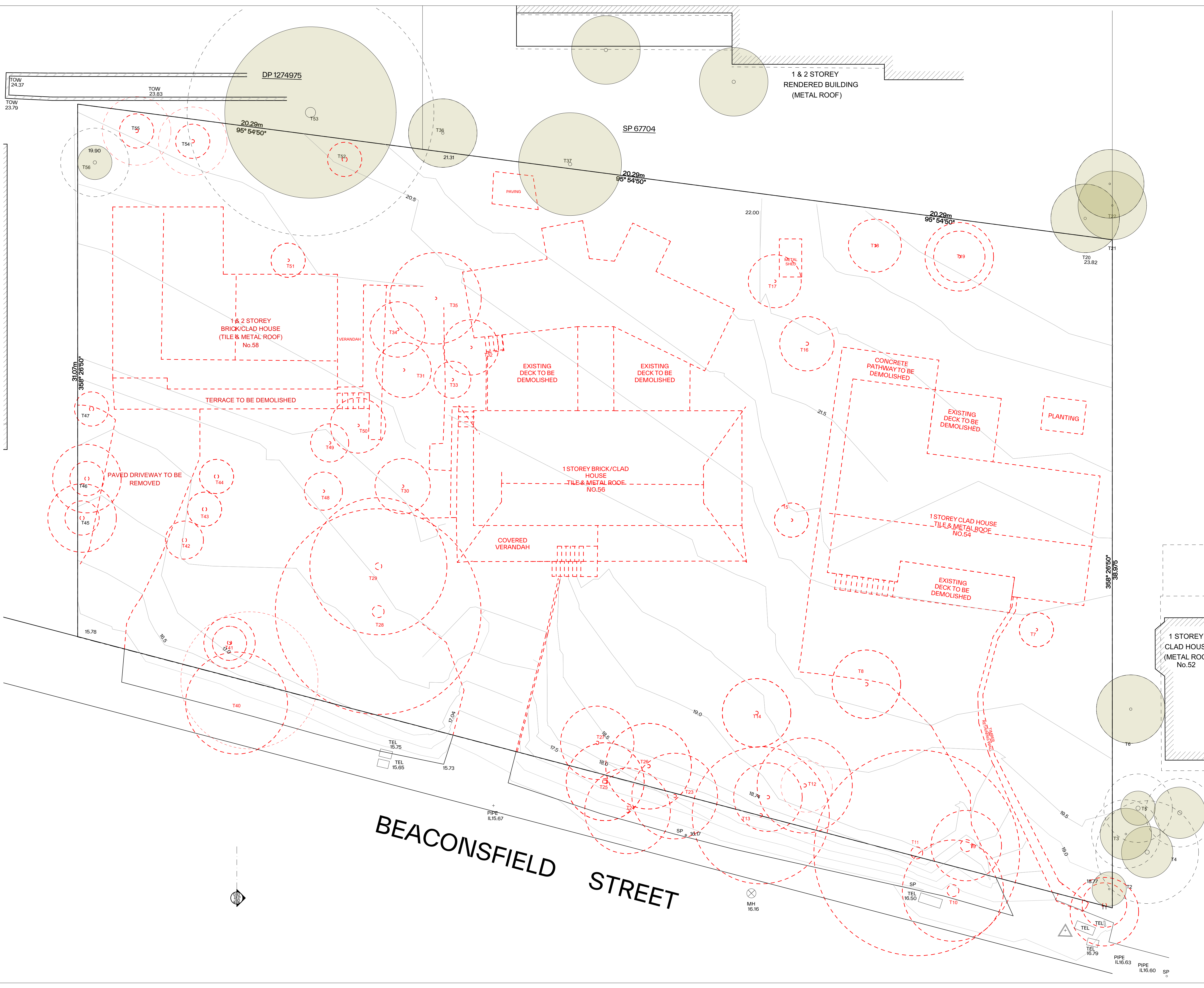
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 ABN 36 147 035 550
 Registered Architect:
 Paul Buljevic - NSW 7768

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

Project Information

DRAWING BY: AS	CHECKED BY: KL	DATE: 3/05/2024
SCALE: NTS	DRAWING NO: DA001	ISSUE: B
PROJECT NO: 2311		



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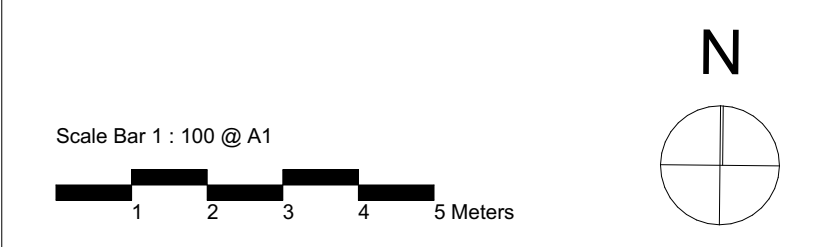
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LEGEND:

TO BE DEMOLISHED
 TREES TO BE REMOVED

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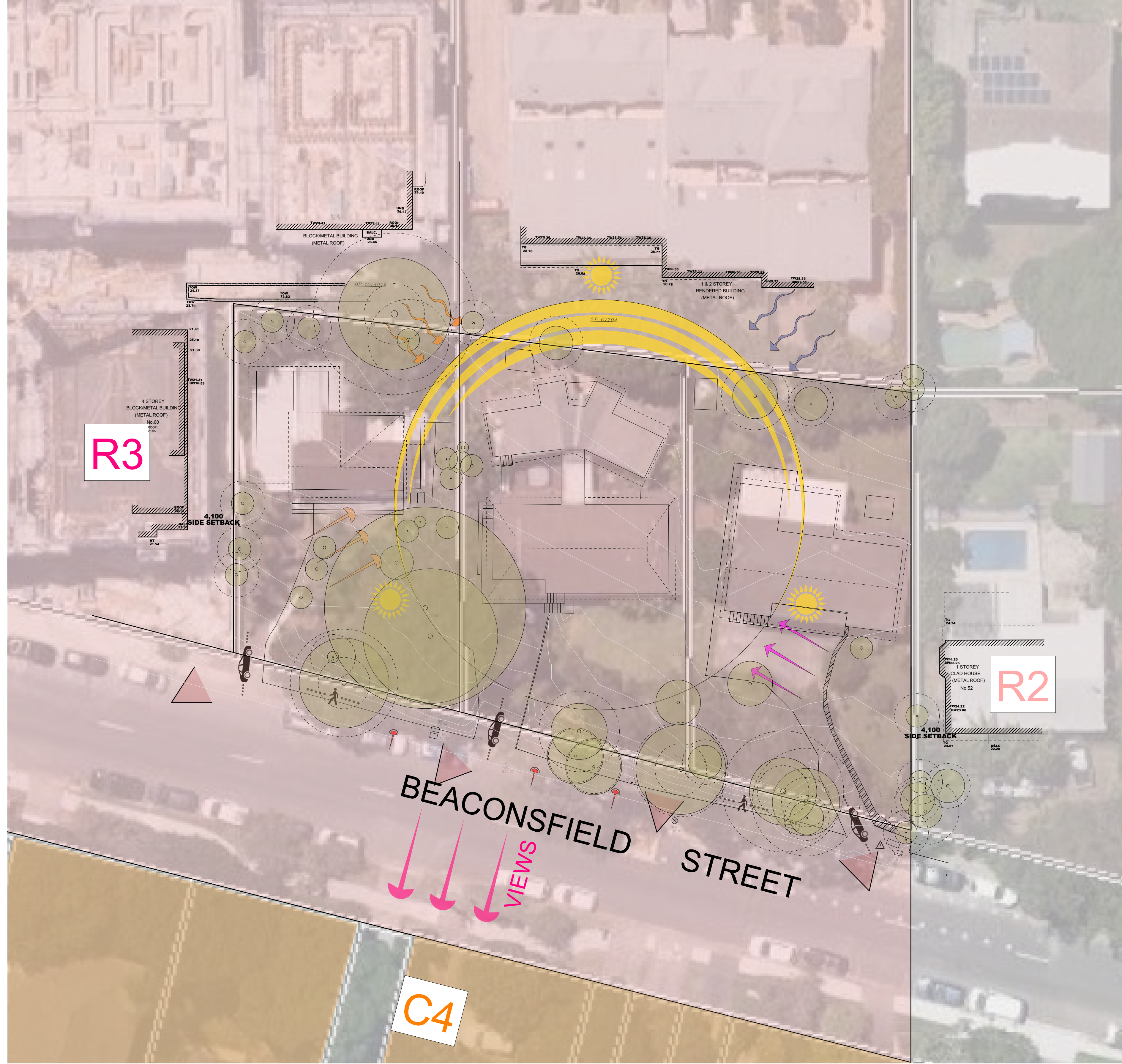
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 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljovic, NSW 7768

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

DRAWING TITLE:
Demolition Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA002	ISSUE: B
PROJECT NO: 2311		



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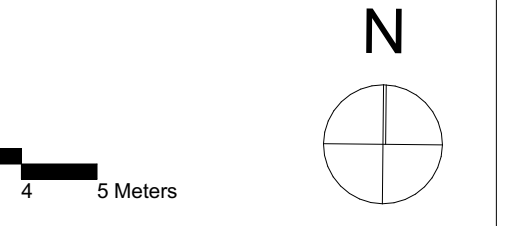
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Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

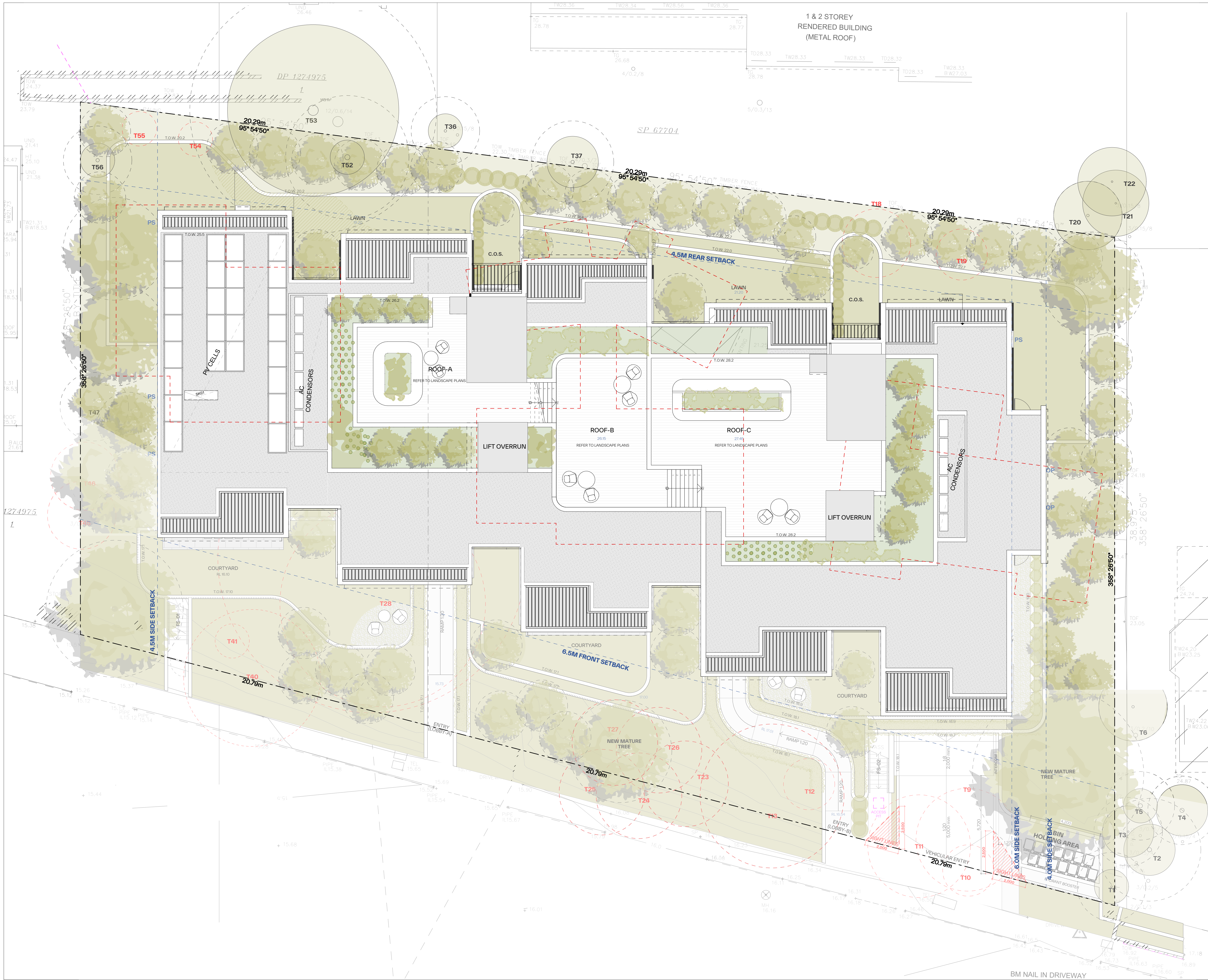
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ABN 36 147 035 550
Registered Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Site Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:200 @ A1	DRAWING NO: DA003	ISSUE: B
PROJECT NO: 2311		



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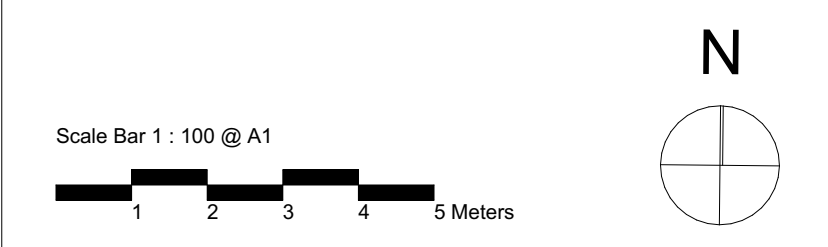
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CLIENT:
JAK Newport Pty Ltd

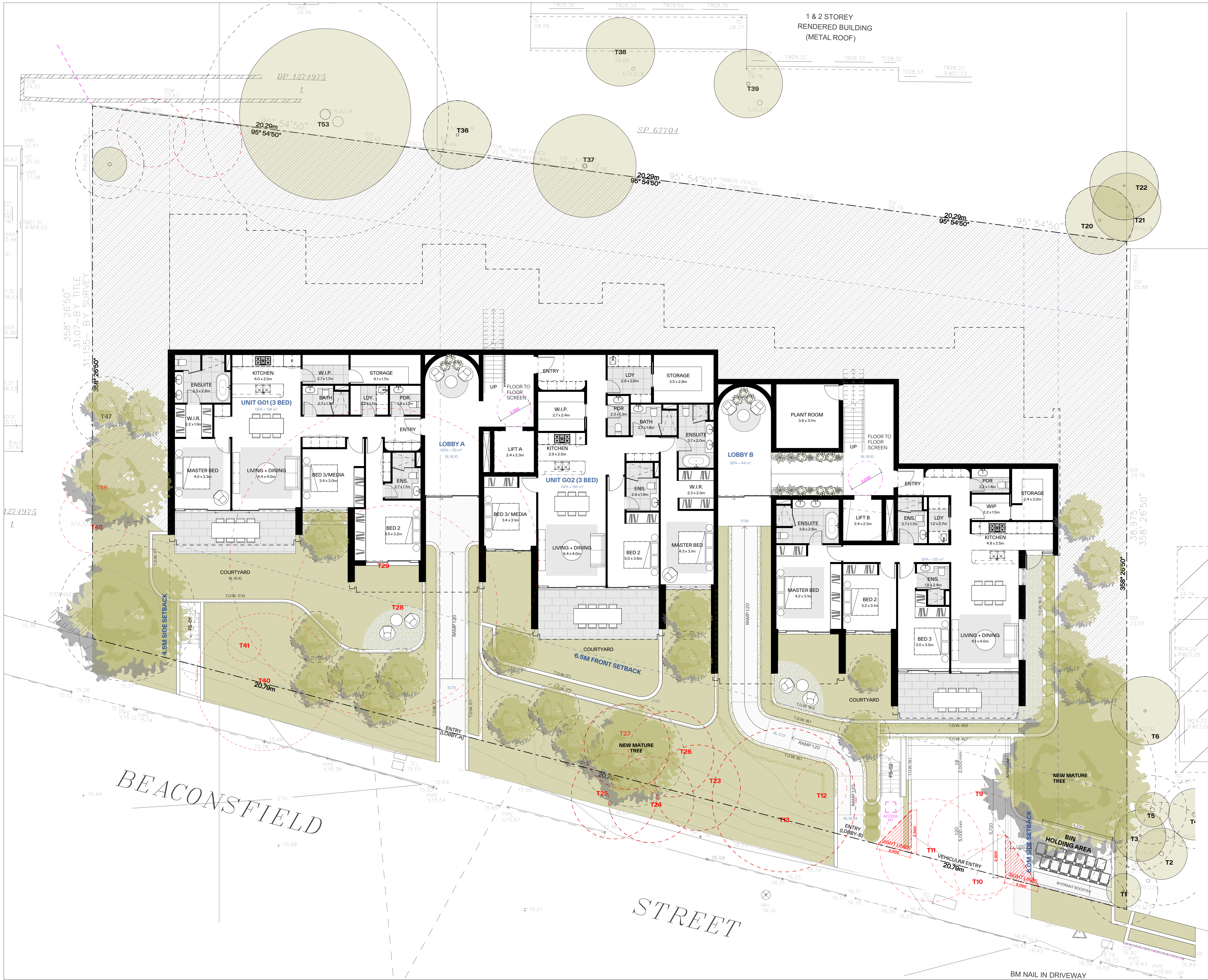
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 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljovic - NSW 7768

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

DRAWING TITLE:
Site Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA004	ISSUE: B
PROJECT NO: 2311		



1 & 2 STOREY
RENDERED BUILDING
(METAL ROOF)

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B	2/05/2024	AMENDED DEVELOPMENT APPLICATION

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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: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA100	ISSUE: B
PROJECT NO: 2311		



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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
- 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	2/05/2024	AMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
JAK Newport Pty Ltd

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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: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

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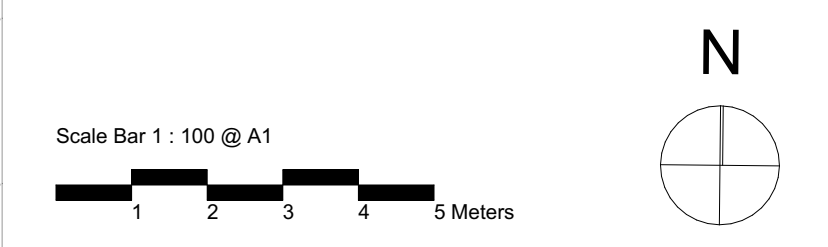
LEGEND:

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

MATERIALS LEGEND:

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- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
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- 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	2/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

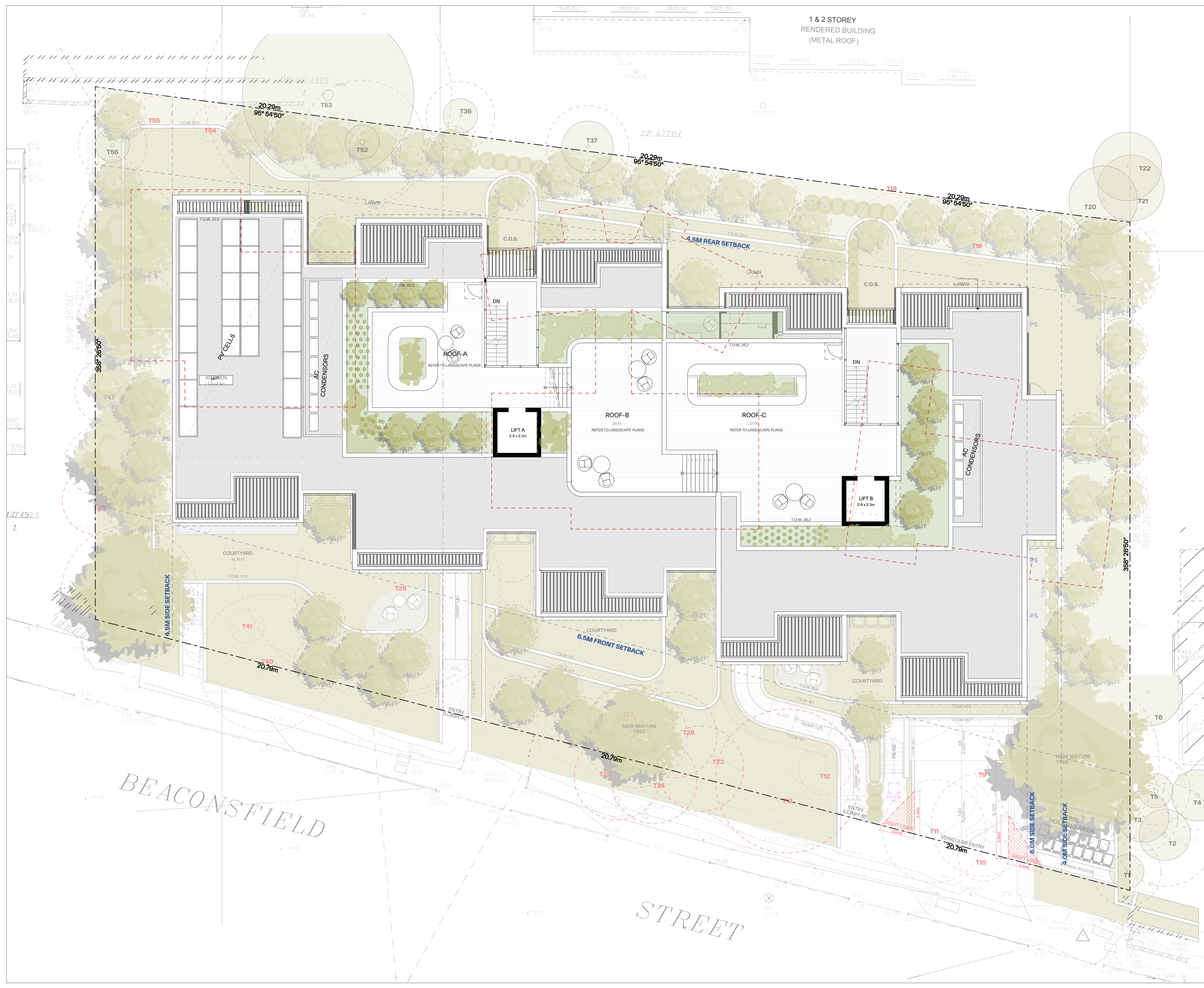
pbd architects

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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 2768

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

DRAWING TITLE:
Second Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA102	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

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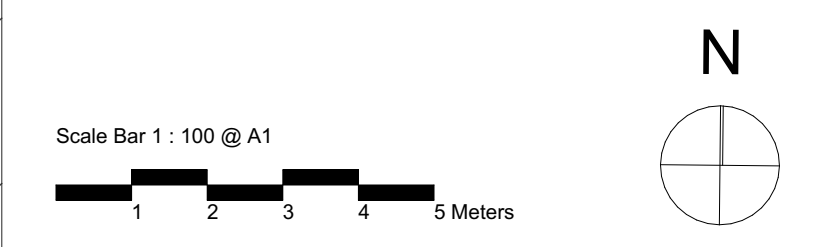
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
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- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
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- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT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

MATERIALS LEGEND:

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- 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	2/05/2024	AMENDED DEVELOPMENT APPLICATION



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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:
Roof Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: B
PROJECT NO: 2311		



1 East Elevation 1:100



2 North Elevation 1:100

GENERAL NOTES:

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LEGEND:

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- GC GARBAGE CHUTE
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- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
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- HWU HOT WATER UNITS

MATERIALS LEGEND:

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Issue	Date	Description
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Registered Architect:
Paul Bujovic 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: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA200	ISSUE: B
PROJECT NO: 2311		

GENERAL NOTES:

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South Elevation

1:100

Issue	Date	Description
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Level 2, 52 Albion Street,
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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:
Elevation Sheet 2

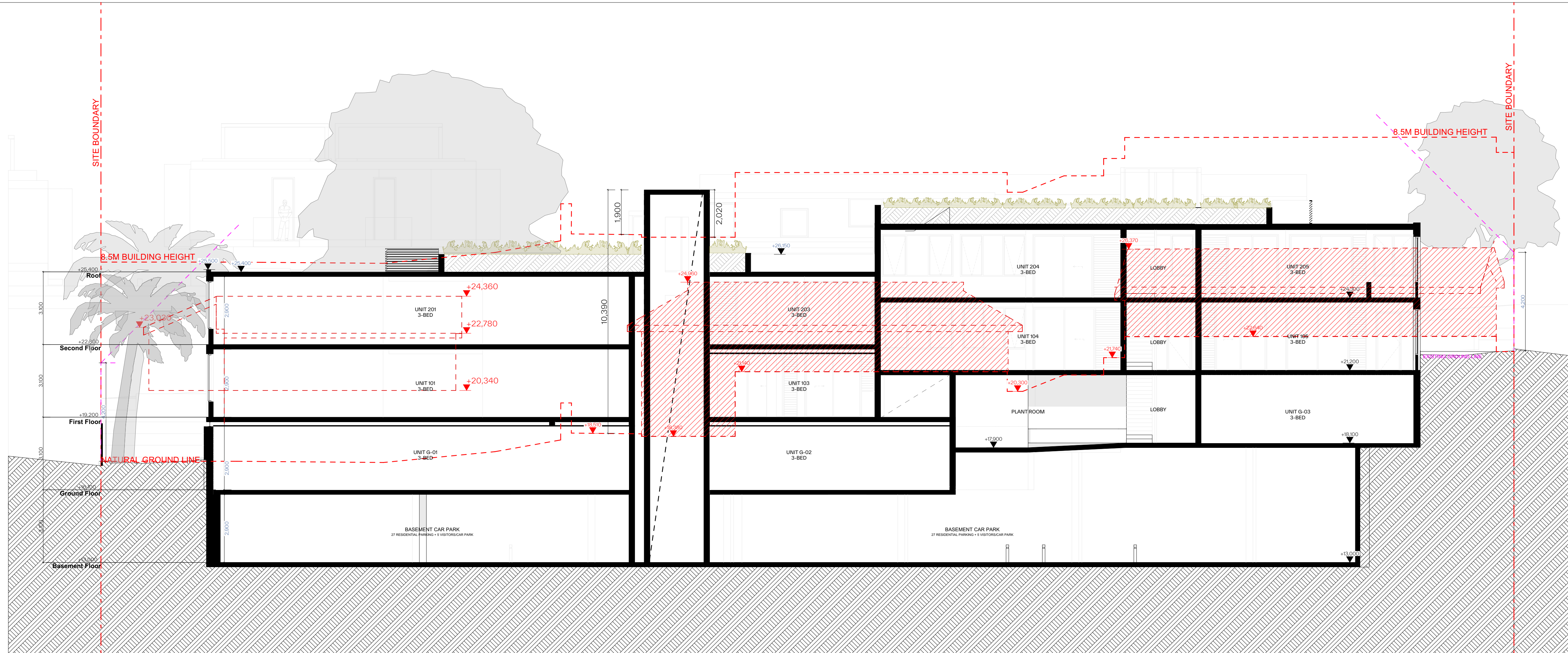
DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100@A1	DRAWING NO: DA201	ISSUE: B
PROJECT NO: 2311		



West Elevation

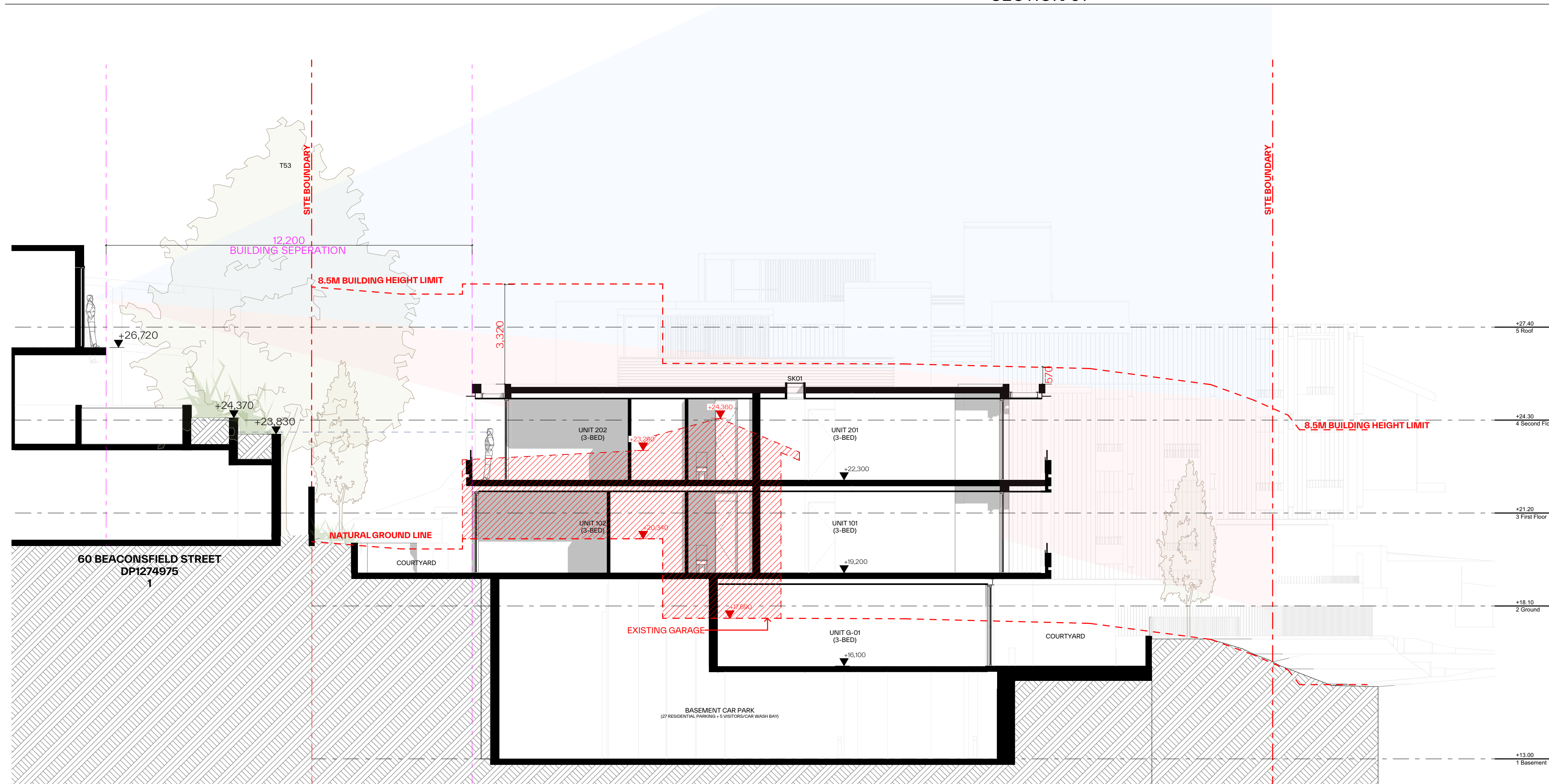
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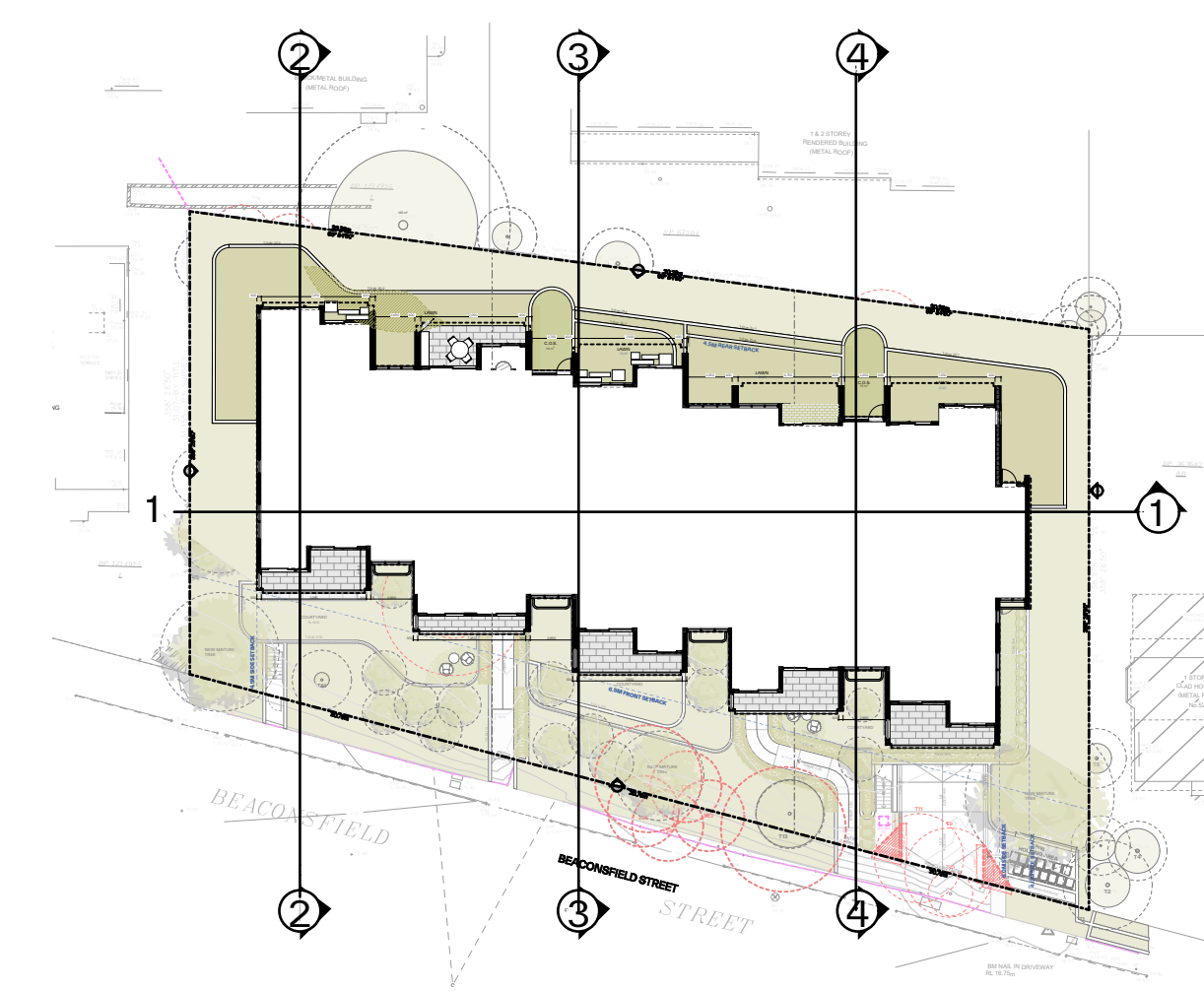
SECTION 01

1:100



SECTIO 02

1:100



KEY PLAN @1:500

GENERAL NOTES:

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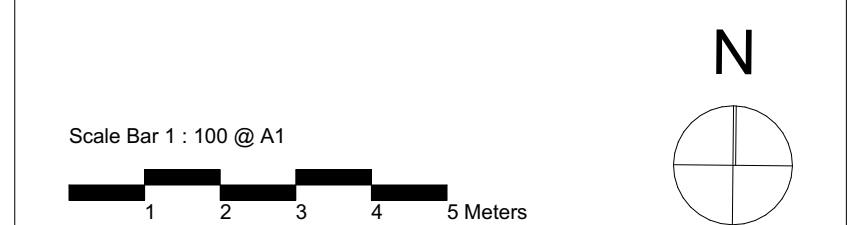
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
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- MB MAILBOX TO FUTURE DETAIL
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- HWU HOT WATER UNITS

MATERIALS LEGEND:

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Issue	Date	Description
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



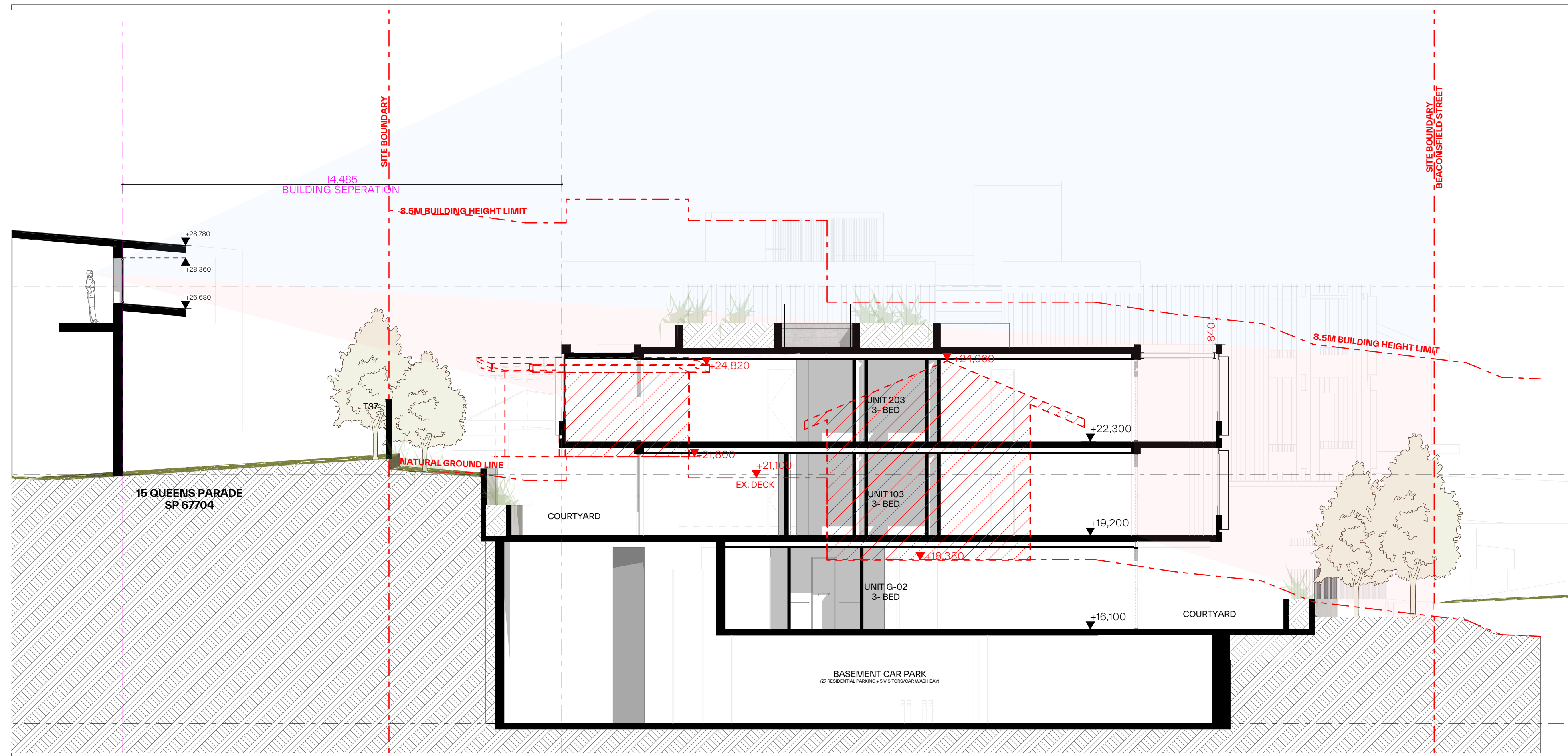
CLIENT:
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 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Registered Architect:
 Paul Buljevic - NSW 7768

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

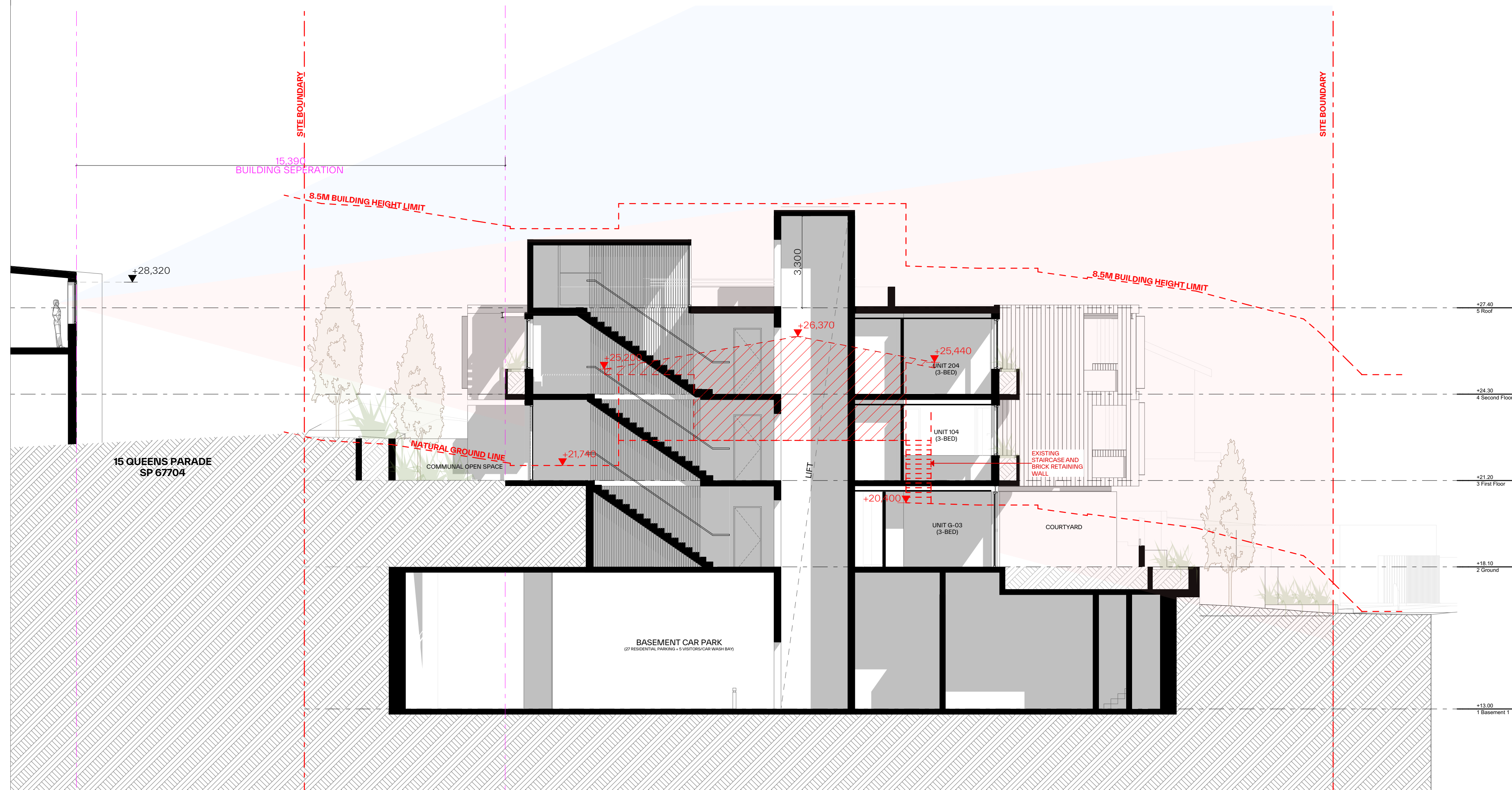
DRAWING TITLE:
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DRAWING BY: AS	CHECKED BY: KL	DATE: 6/05/2024
SCALE: 1:100@A1	DRAWING NO: DA300	ISSUE: B
PROJECT NO: 2311		



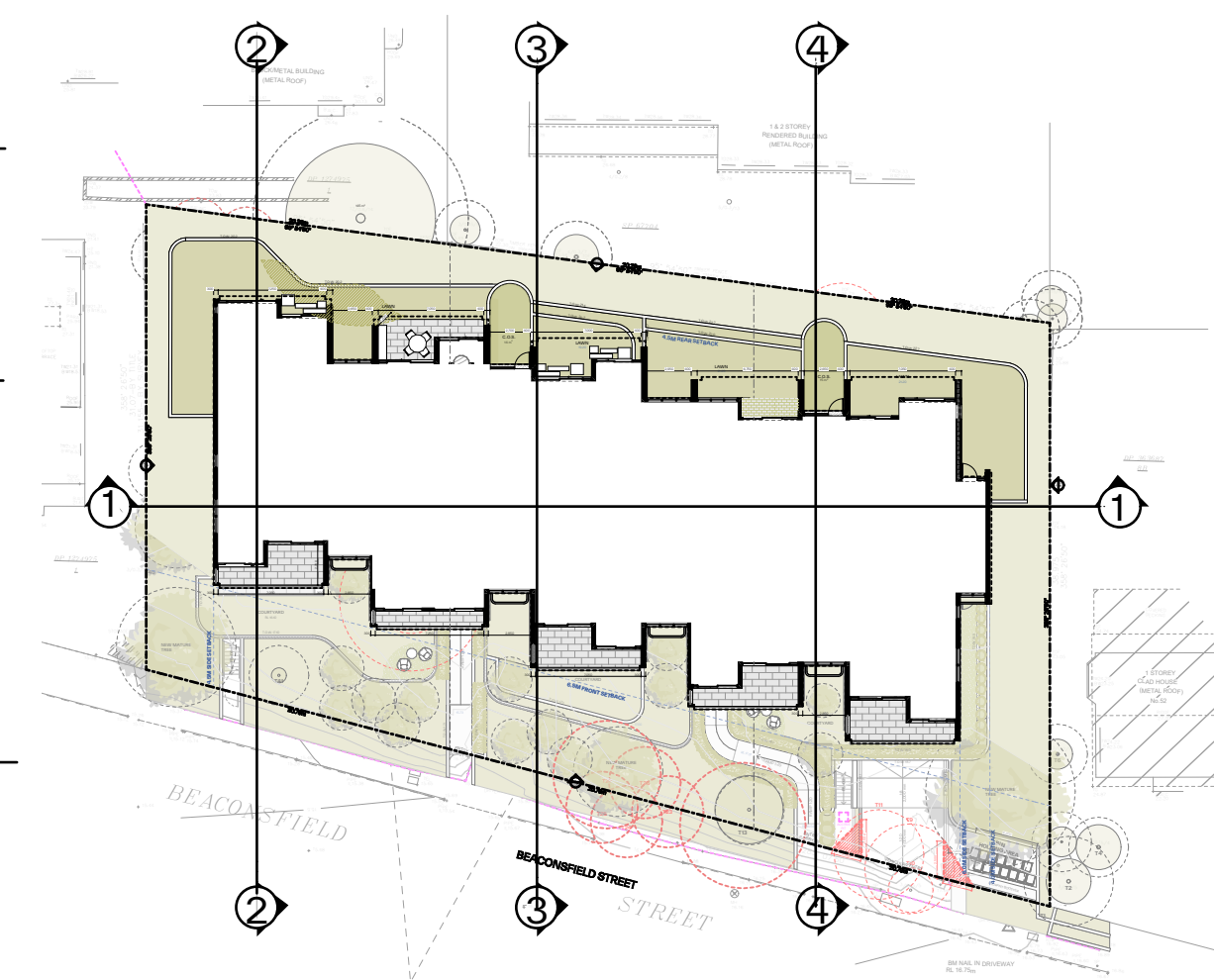
SECTION 03

1:100



SECTION 04

1:100



KEY PLAN @1:500

GENERAL NOTES:

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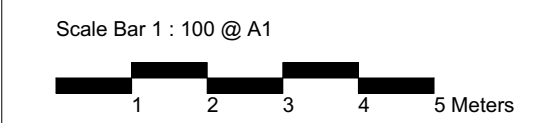
LEGEND:

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Issue	Date	Description
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



CLIENT:
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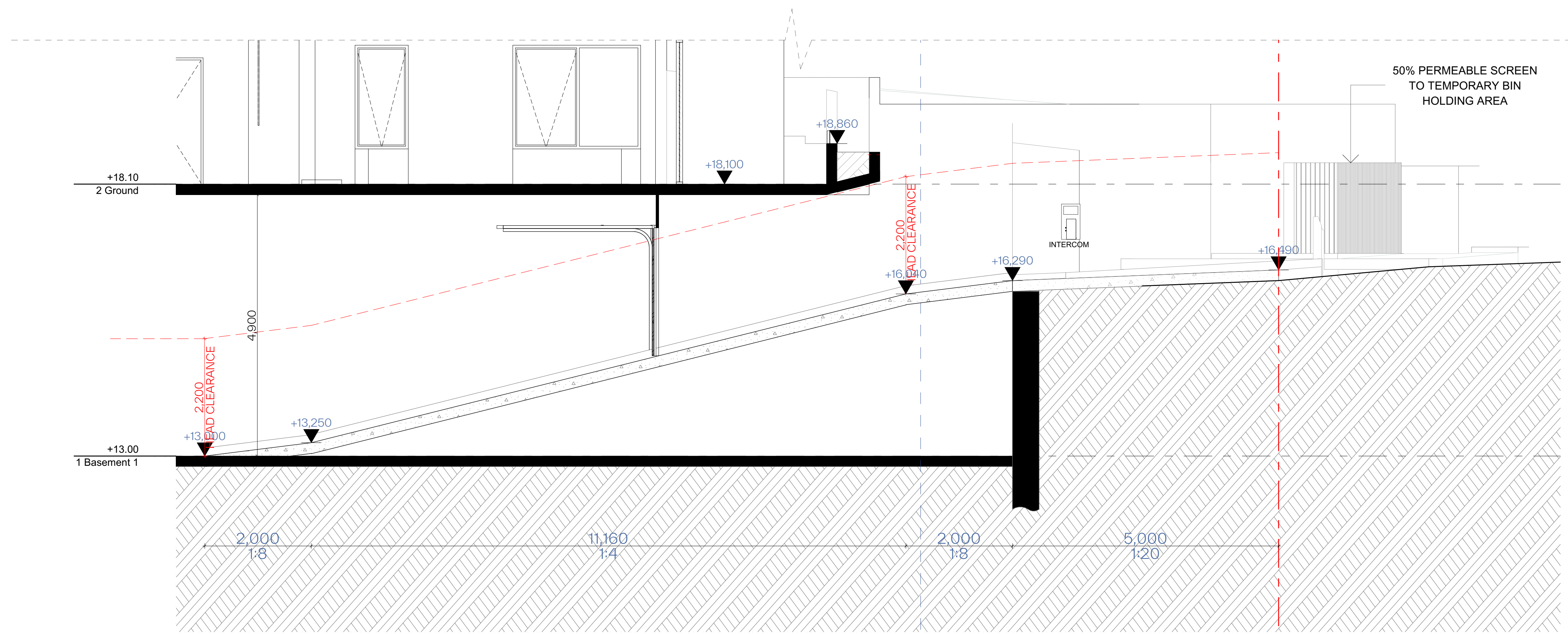
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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Registered Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Section Sheet 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 6/05/2024
SCALE: 1:50@A1	DRAWING NO: DA301	ISSUE: B
PROJECT NO: 2311		



Driveway Section

1:50

GENERAL NOTES:

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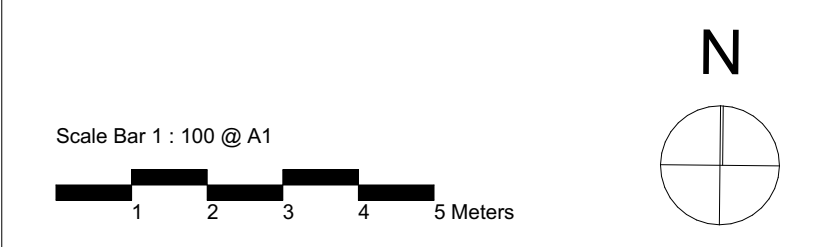
LEGEND:

- AW AWNING
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Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	2/05/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

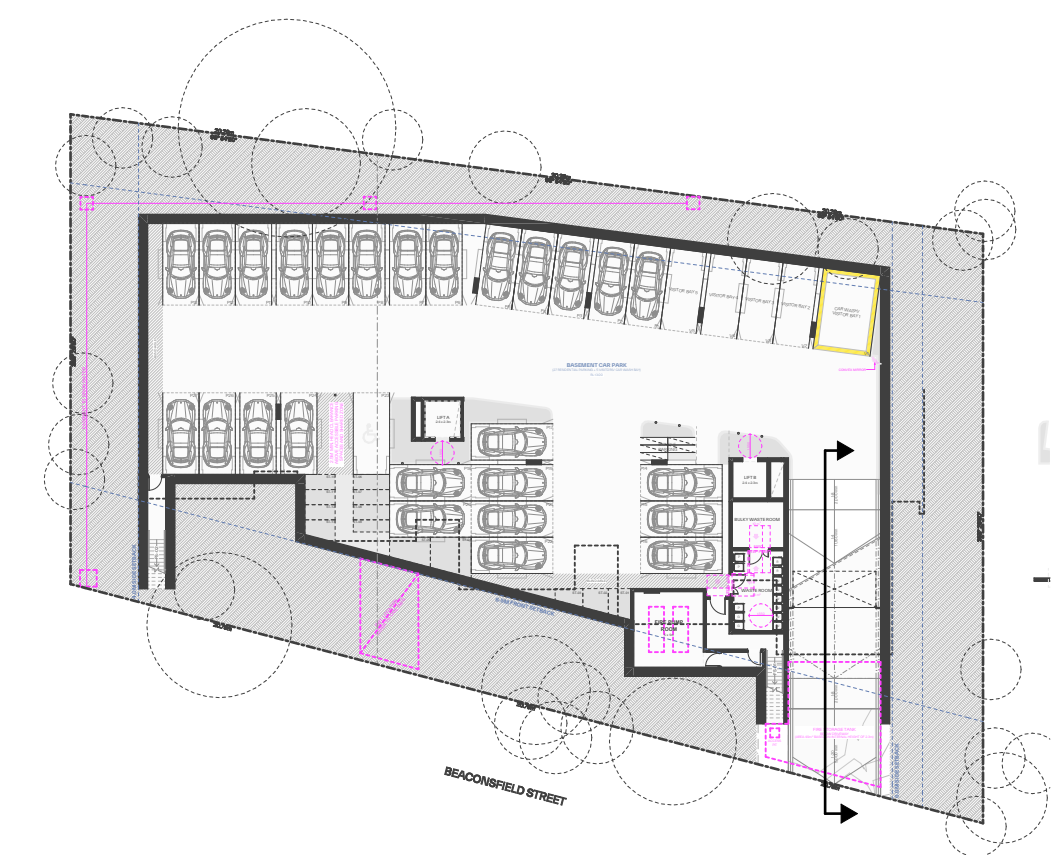
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

pbd architects

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

DRAWING TITLE:
Driveway Section

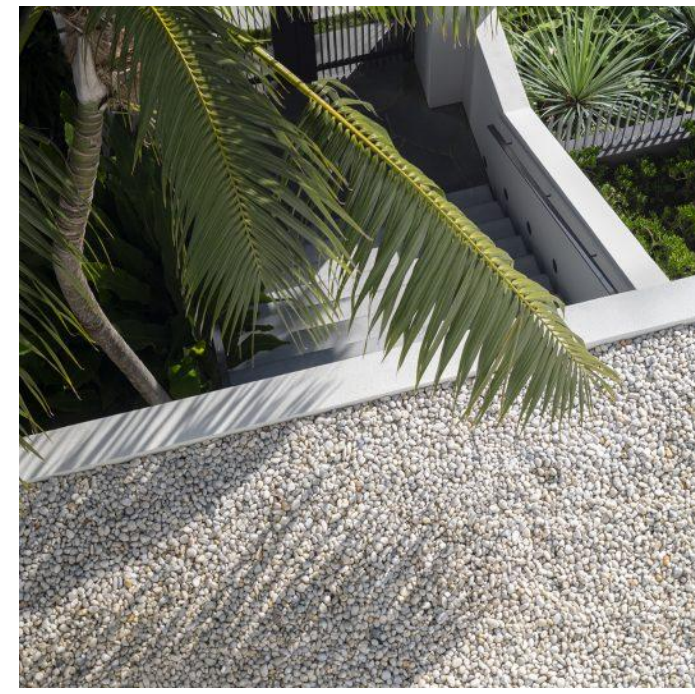
DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:500, 1:50@A1	DRAWING NO: DA302	ISSUE: B
PROJECT NO: 2311		



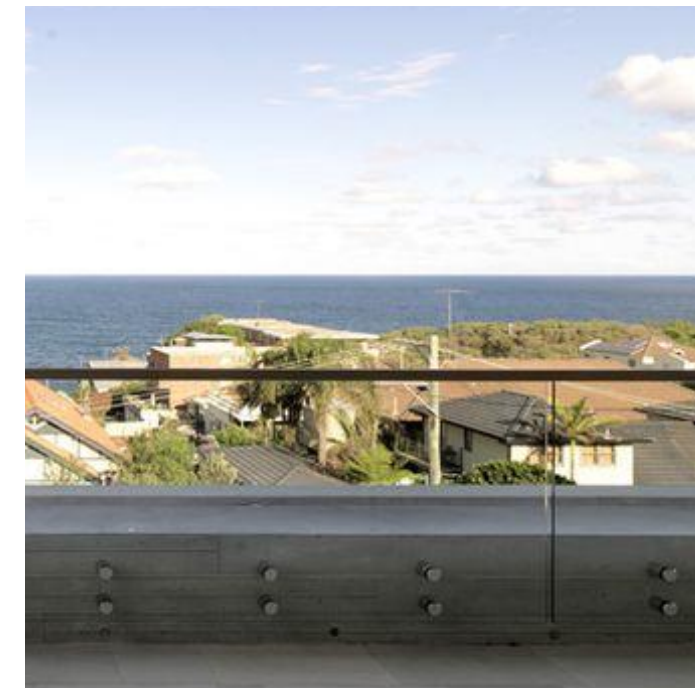
1 Basement Plan 1:500



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:

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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
- 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
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- CONC CONCRETE
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- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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- RD ROLLER DOOR
- RP RIVER PEBBLES
- RW RENDERED FINISH/SELECTED PAINT FINISH
- TC TIMBER CLADDING
- VB EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION

CLIENT:
JAK Newport Pty Ltd

pbd architects

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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: 2/05/2024
SCALE: NTS	DRAWING NO: DA400	ISSUE: B
PROJECT NO: 2311		



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



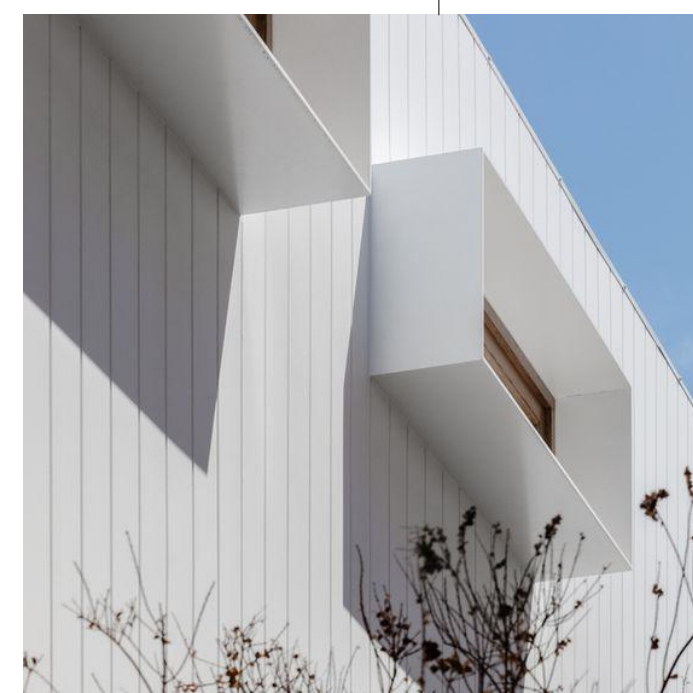
ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/
TERRACE)



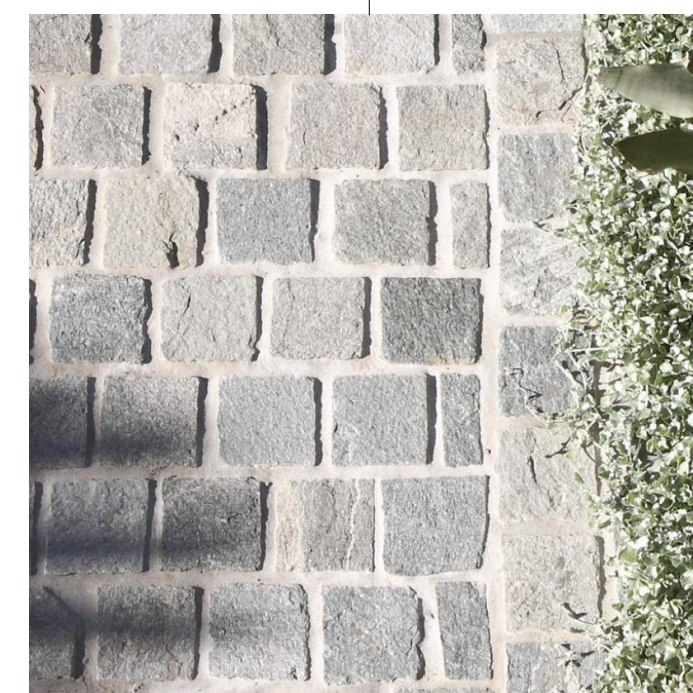
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



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



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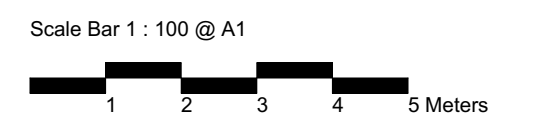
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Issue	Date	Description
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 ABN 36 147 035 550
 Registered Architect:
 Paul Buljevic, NSW 7768

pbd
architects

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

DRAWING TITLE:
Photomontage 1

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: NTS	DRAWING NO: DA410	ISSUE: B
PROJECT NO: 2311		



GENERAL NOTES:

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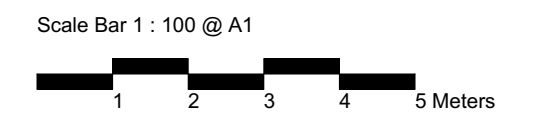
LEGEND:

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Issue	Date	Description
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JAK Newport Pty Ltd

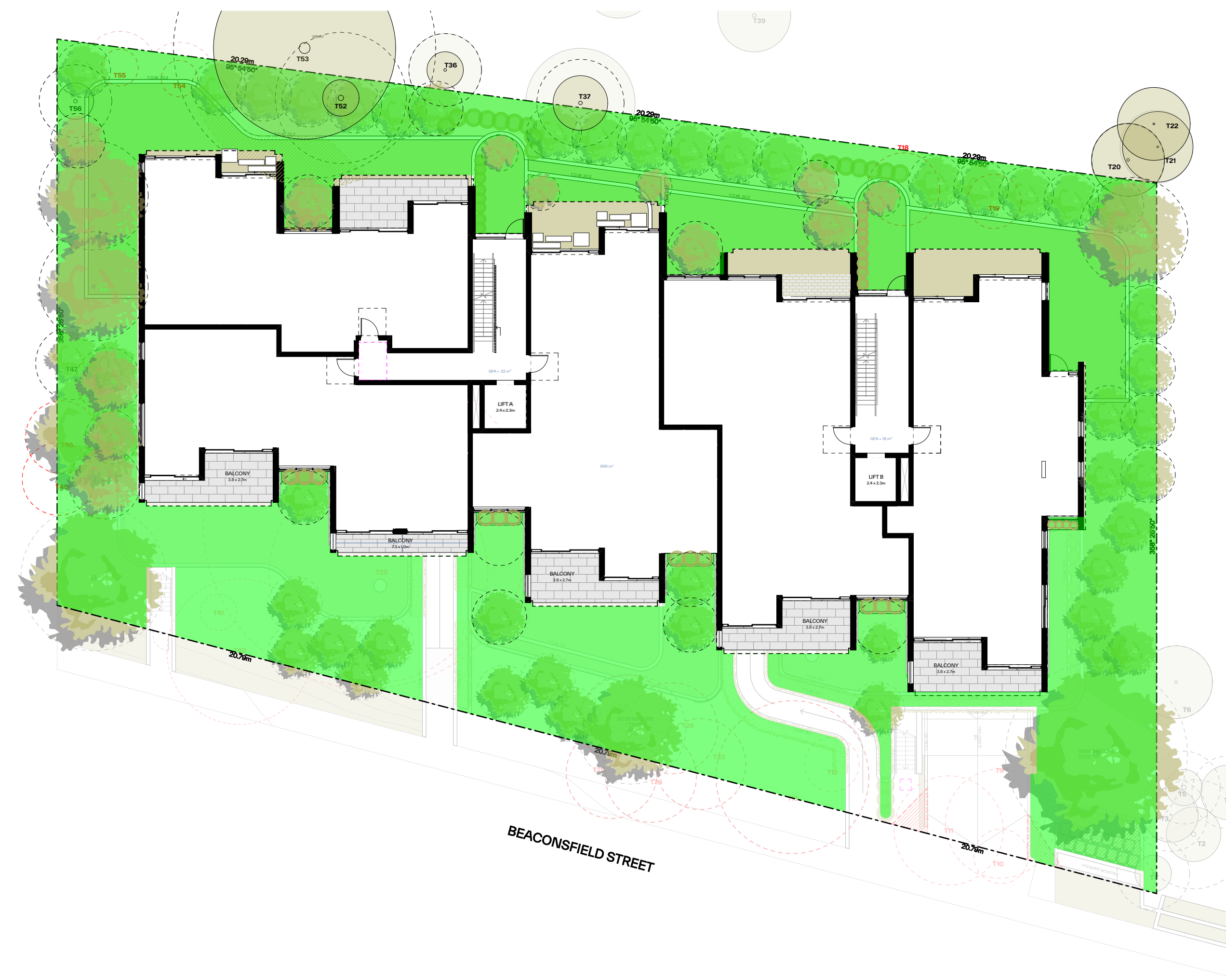


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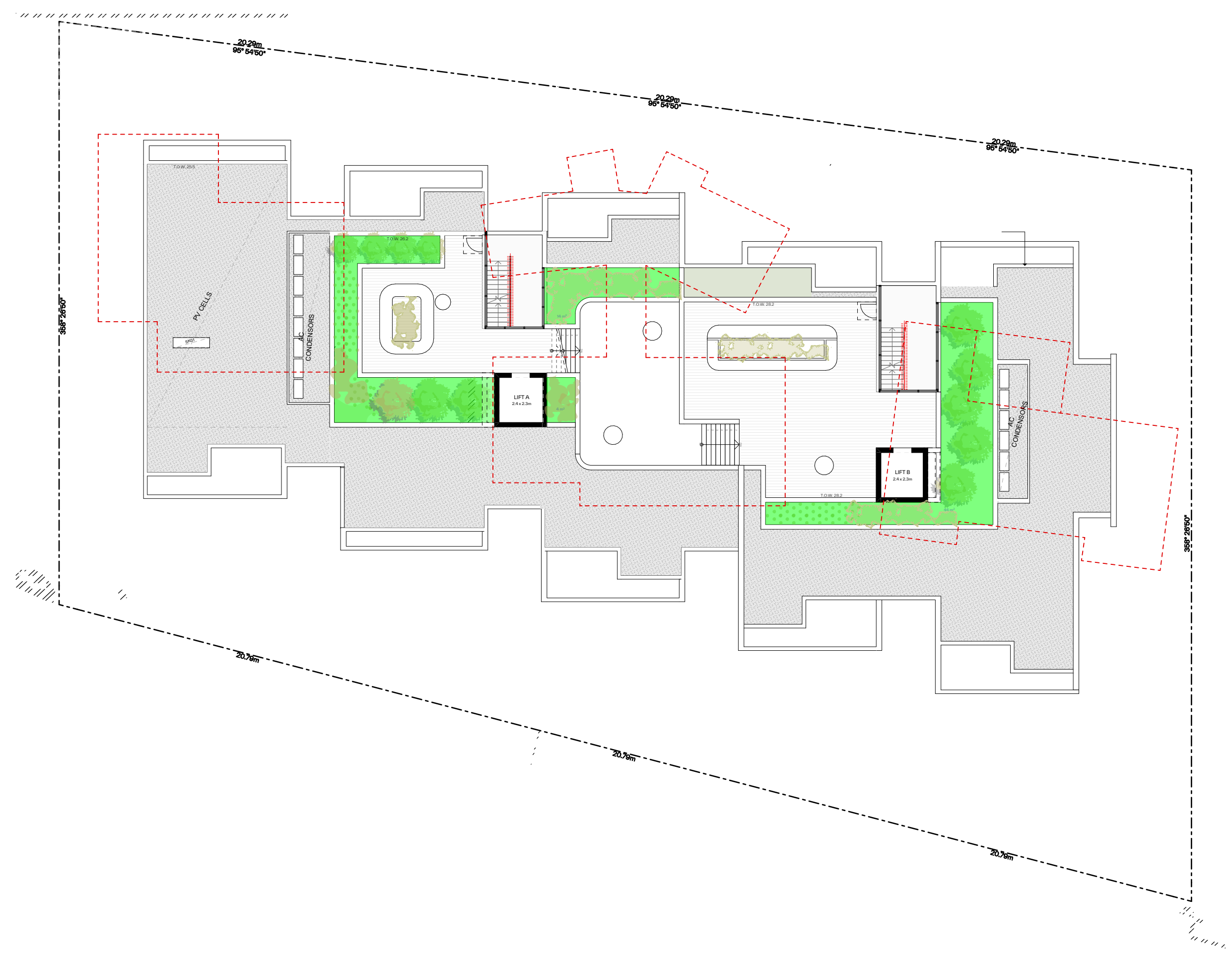
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Photomontage 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: @A1	DRAWING NO: DA411	ISSUE: B
PROJECT NO: 2311		



Ground 1:200



Roof 1:200

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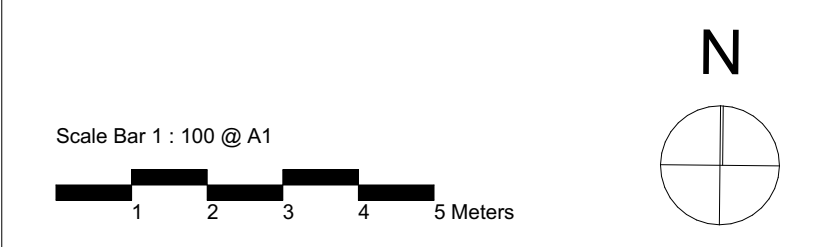
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Issue	Date	Description
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 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljovic NSW 7768

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

DRAWING TITLE:
Landscape Area

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
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

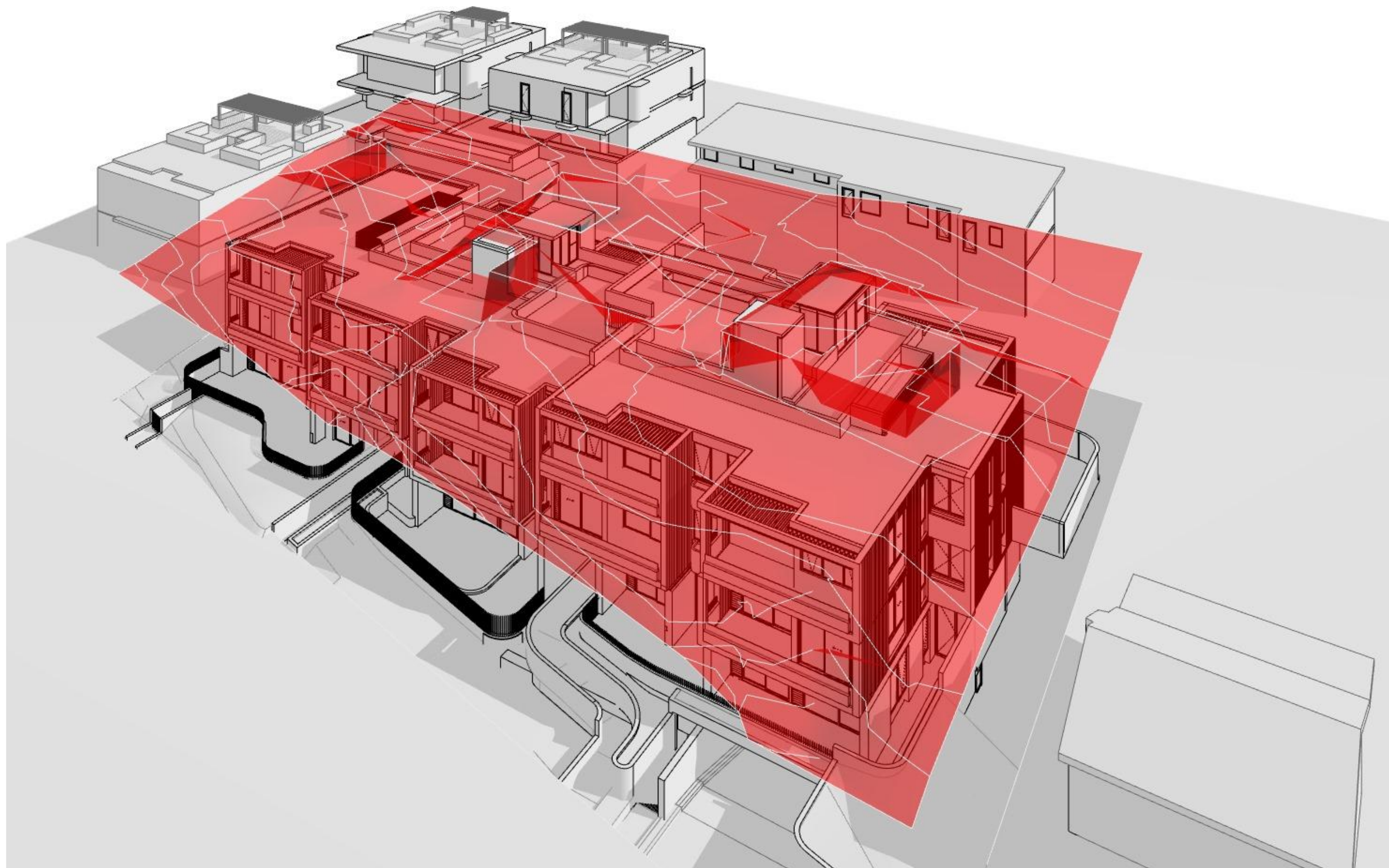
LANDSCAPED AREA SUMMARY

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:

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LEGEND:

- HEIGHT PLANE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION

Scale Bar 1 : 100 @ A1



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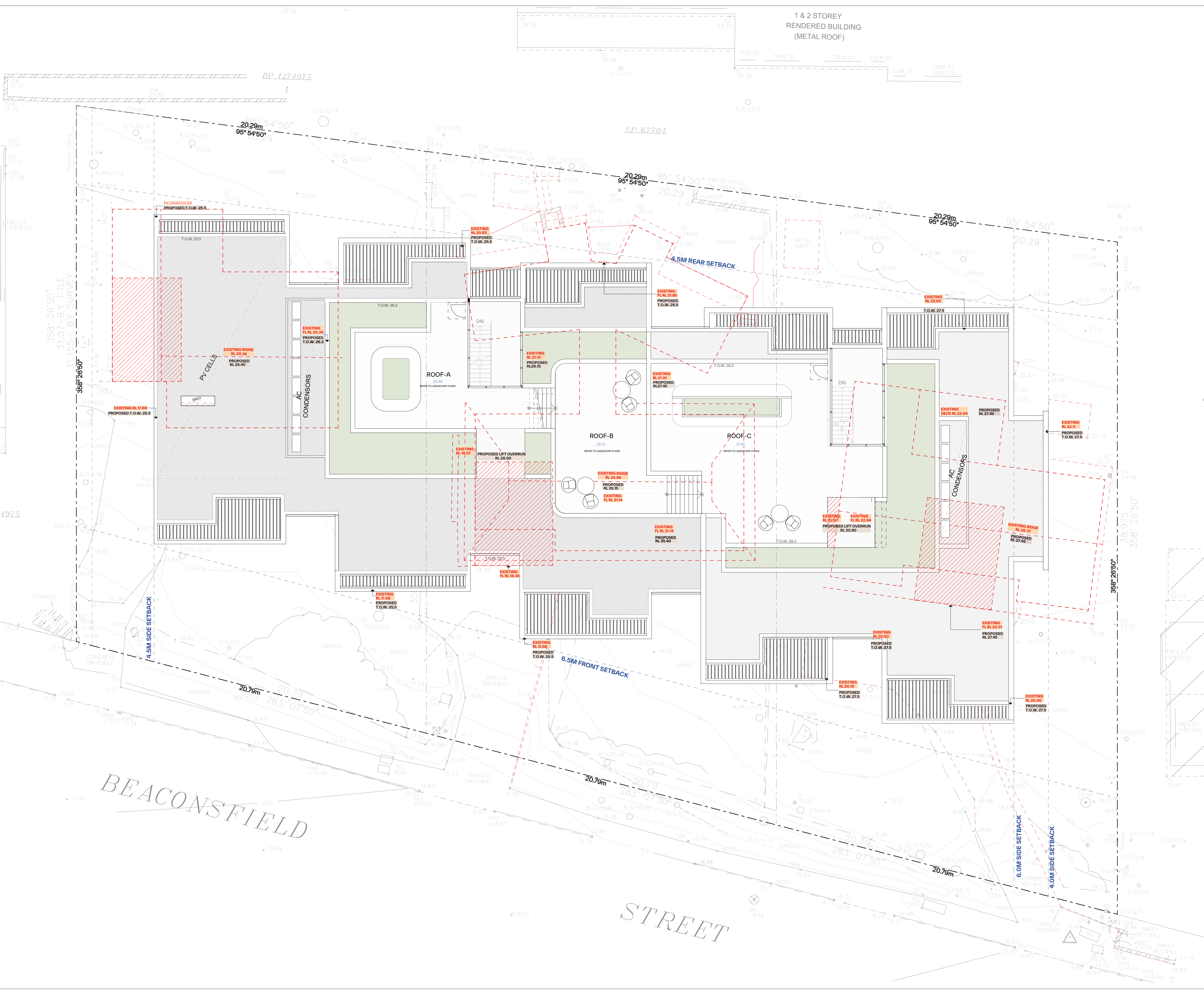
PROJECT:

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

DRAWING TITLE:

Height Limit Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 3/05/2024
SCALE: @A1	DRAWING NO: DA520	ISSUE: B
PROJECT NO: 2311		



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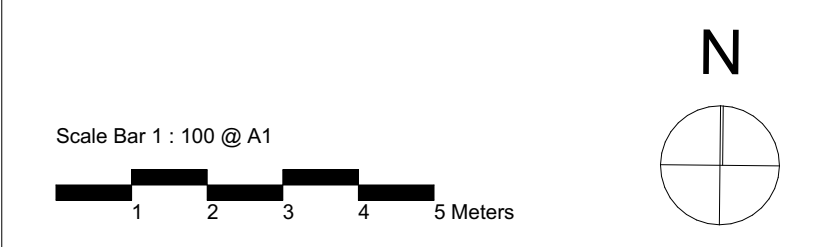
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EXISTING DRIVEWAY EXTENT

Issue	Date	Description



CLIENT:
JAK Newport Pty Ltd

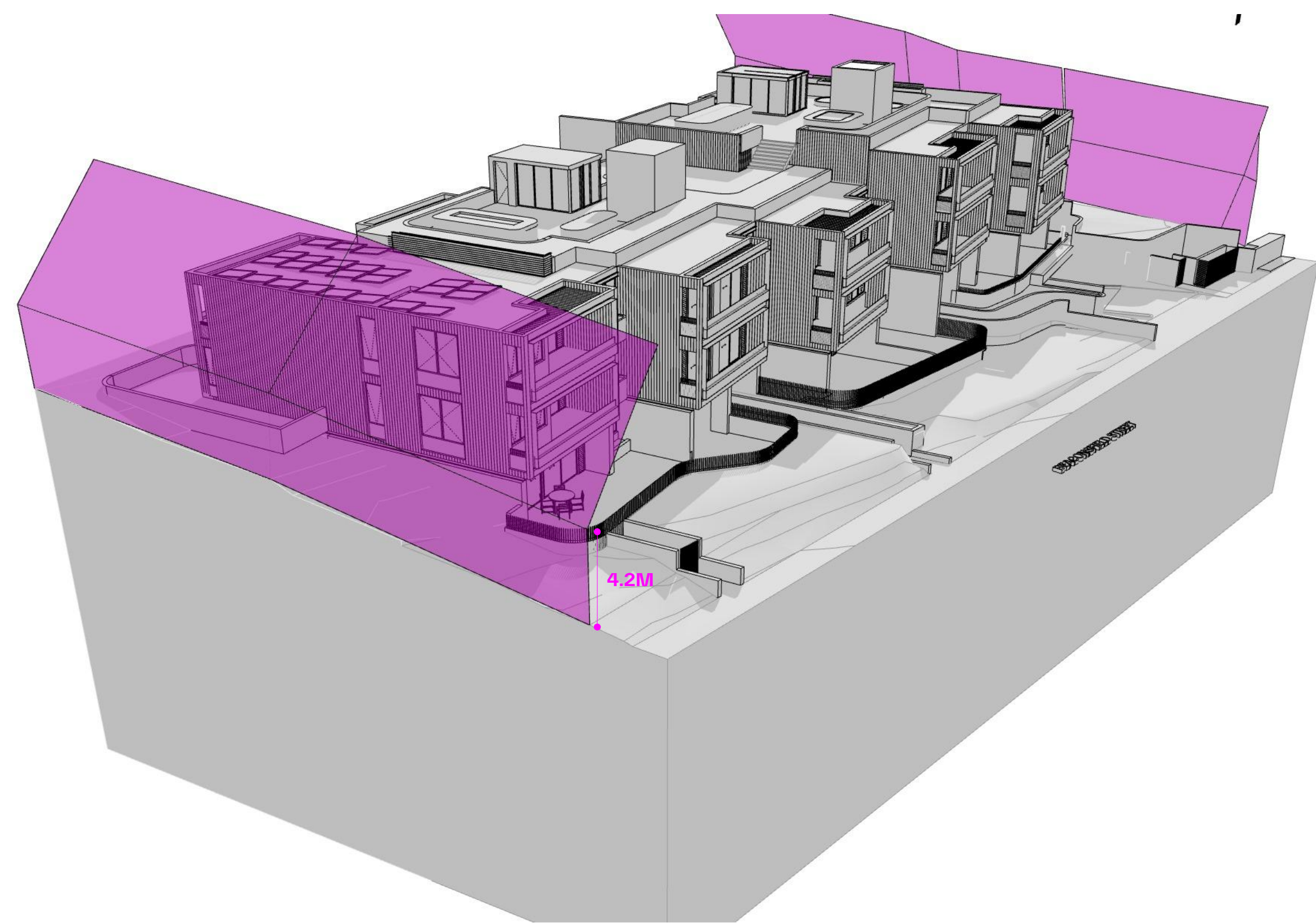
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PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

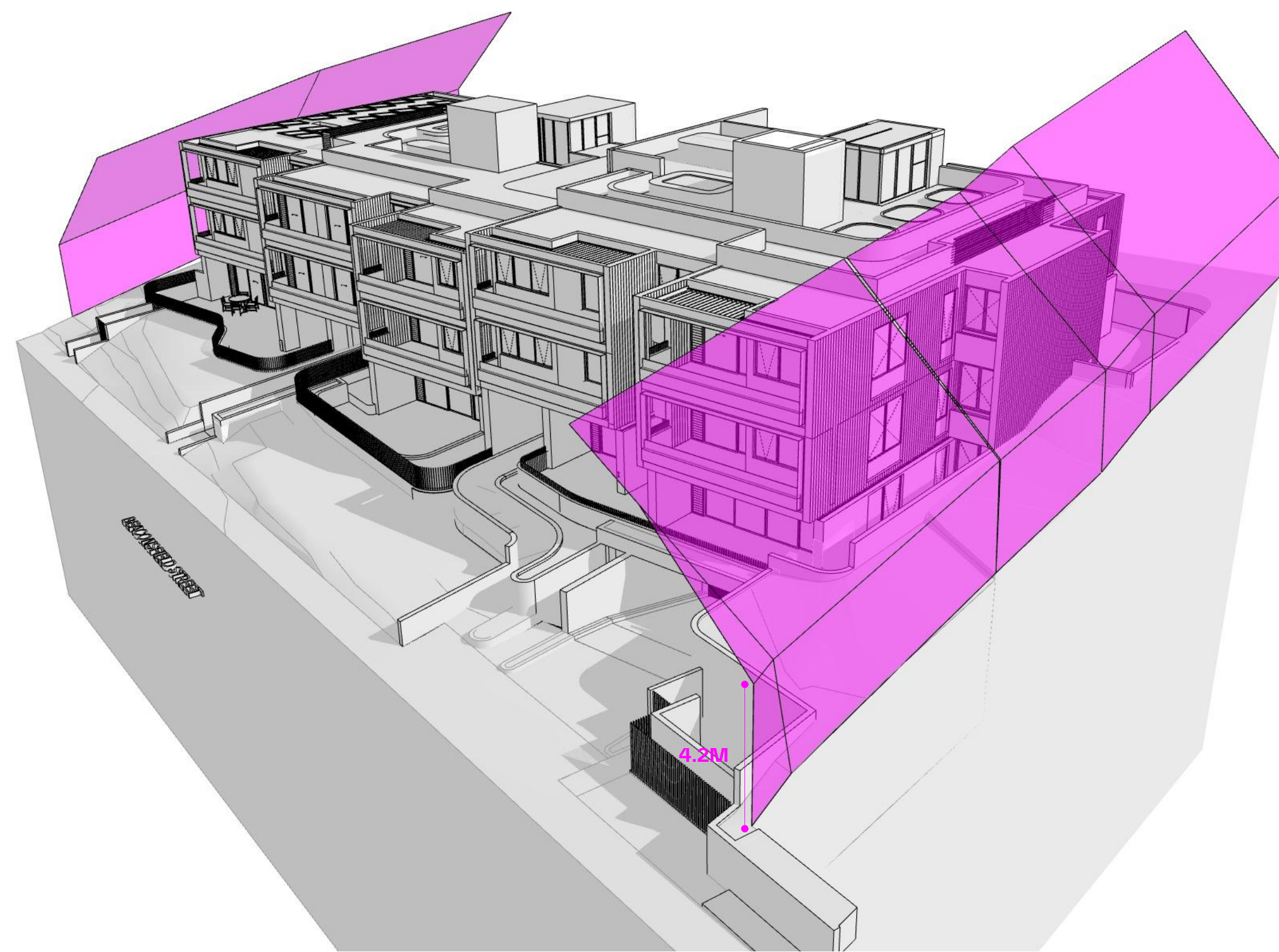
DRAWING TITLE:
Building Height Analysis

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: @A1	DRAWING NO: DA521	ISSUE:
PROJECT NO: 2311		



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

GENERAL NOTES:

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- LEGEND:**
- 4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION



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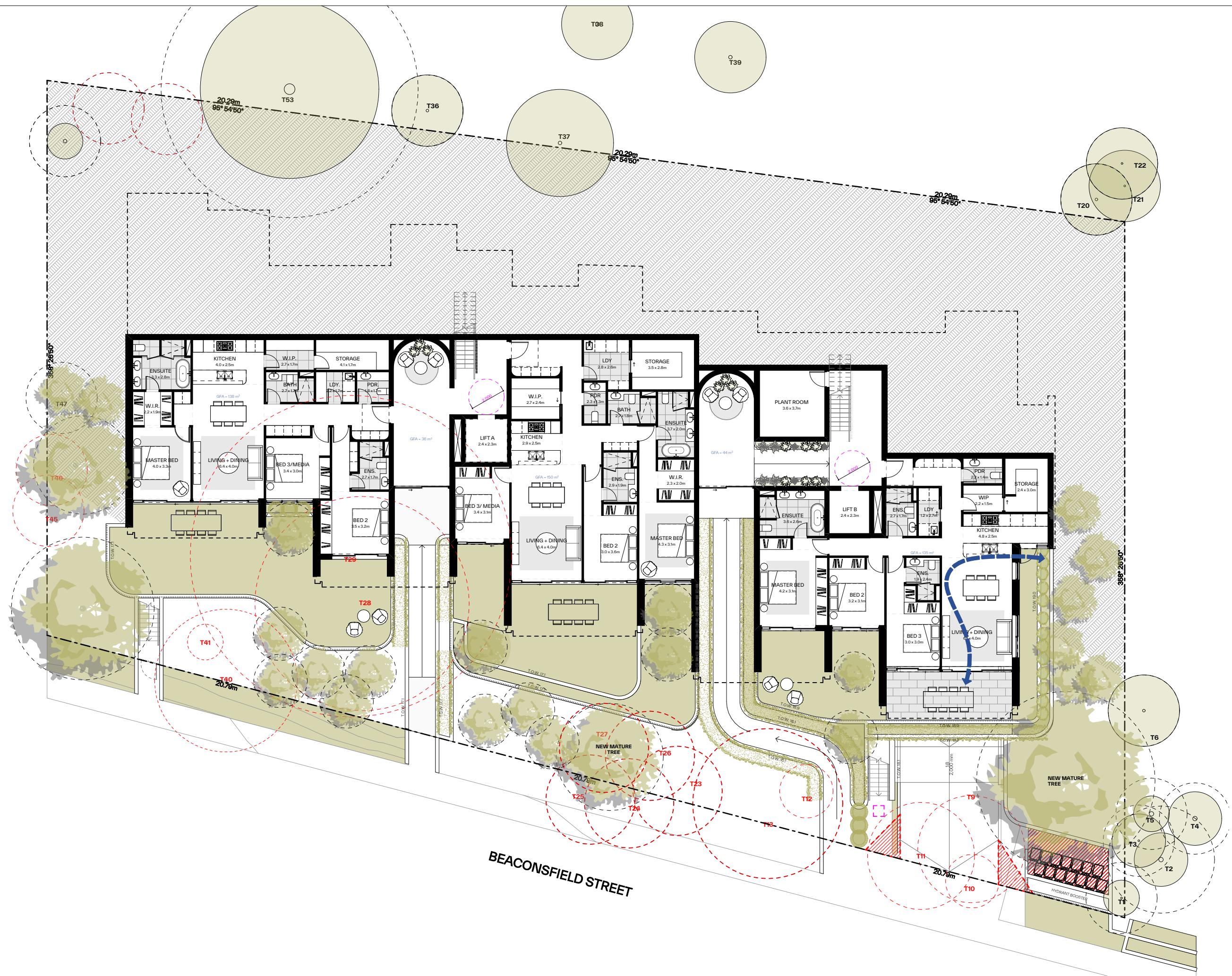
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architects

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

DRAWING TITLE:
4.2m Height Envelope Diagram

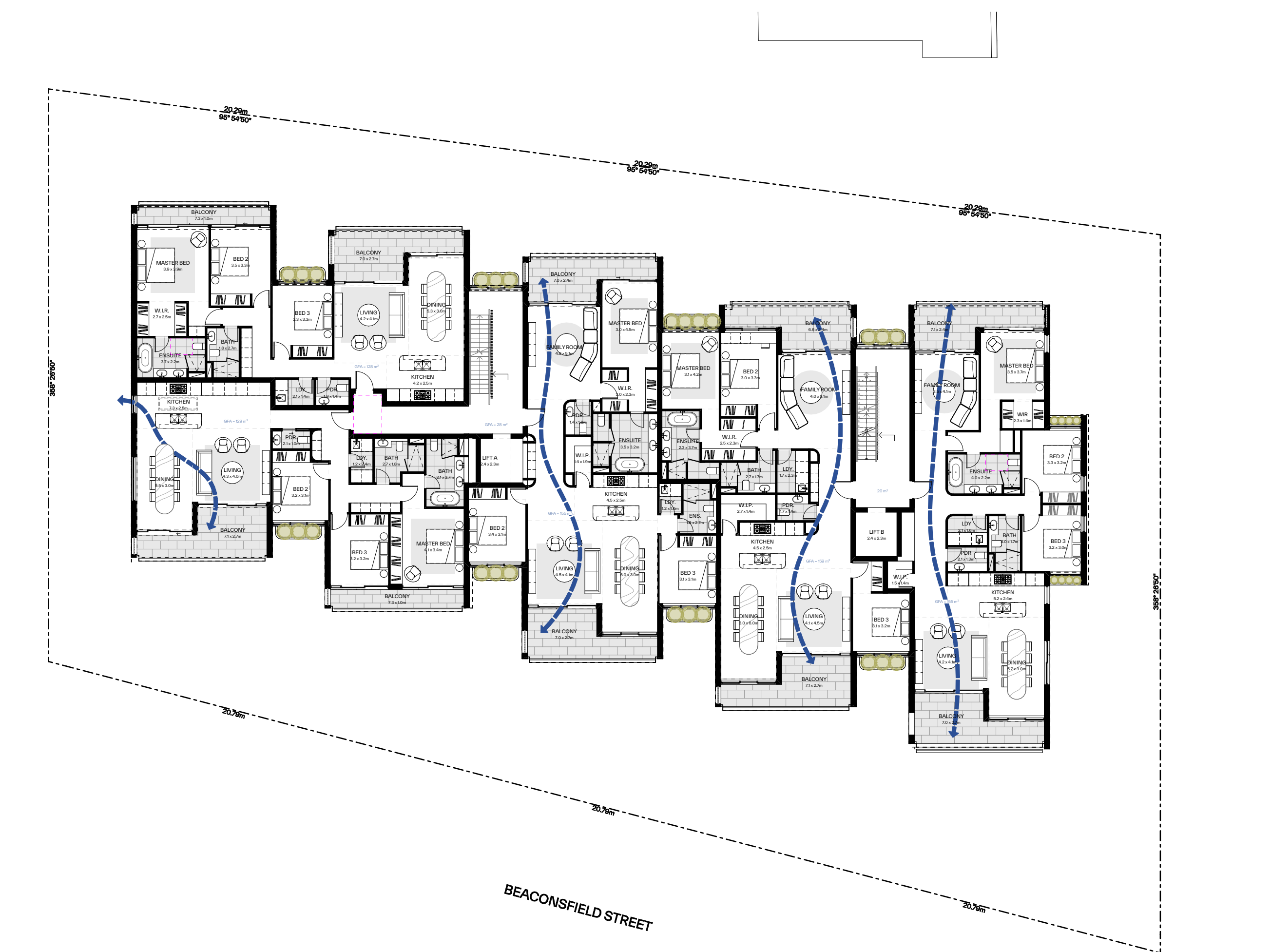
DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: @A1	DRAWING NO: DA522	ISSUE: A
PROJECT NO: 2311		



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 MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

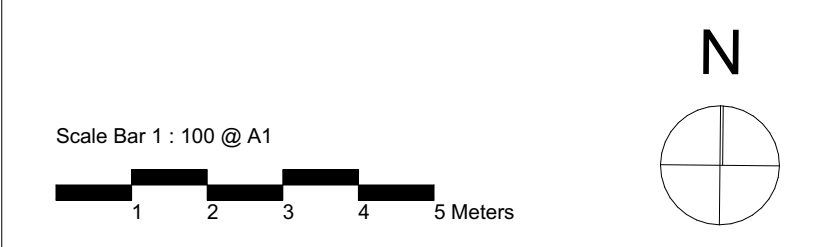
MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
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- CONC CONCRETE
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- 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



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

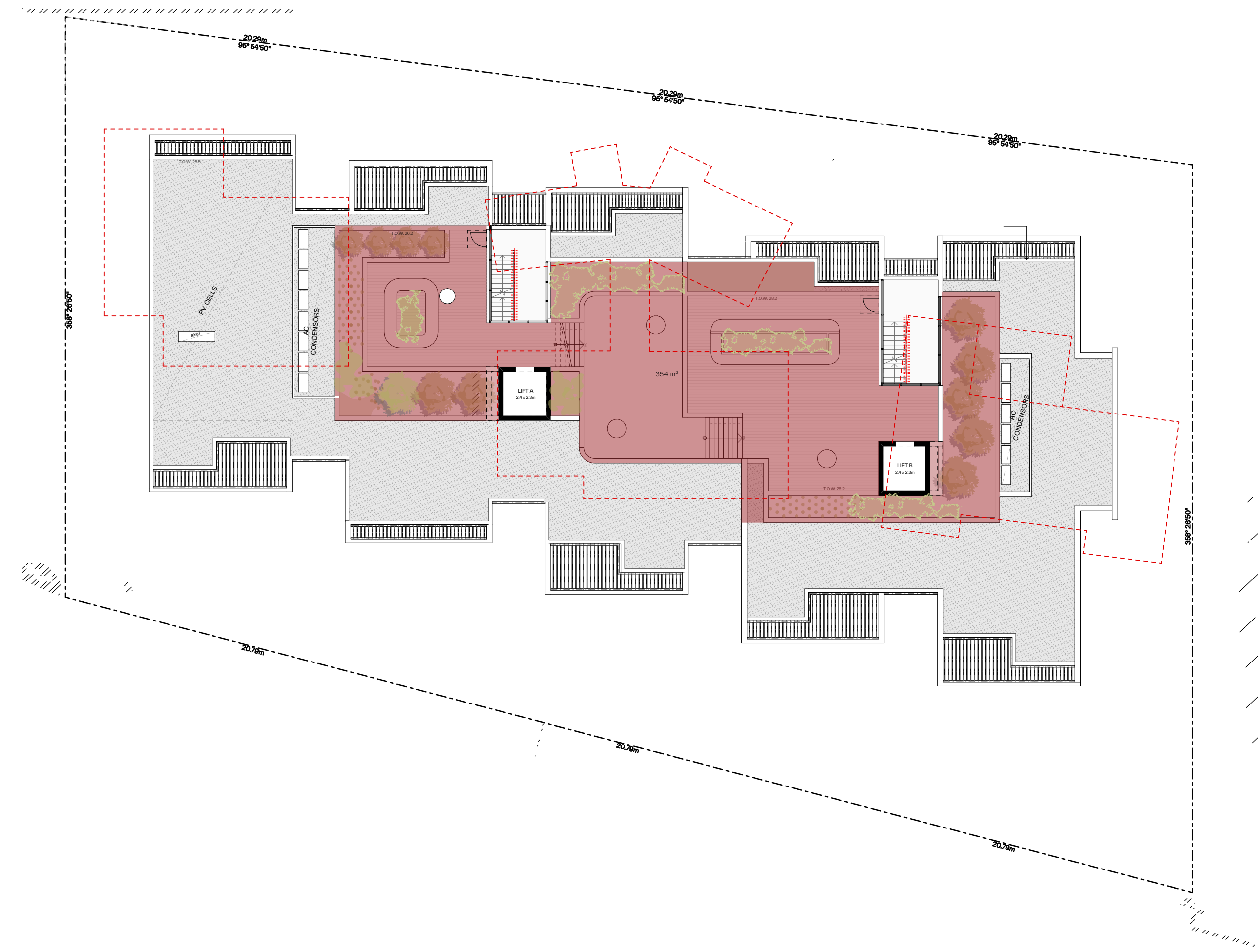
TOTAL NUMBER OF APARTMENTS- 13 UNITS
NATURALLY VENTILATED APARTMENTS- 9 UNITS (69%)

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100, 1:200@A1	DRAWING NO: DA530	ISSUE: A
PROJECT NO: 2311		



First Floor

1:200



Roof

1:200

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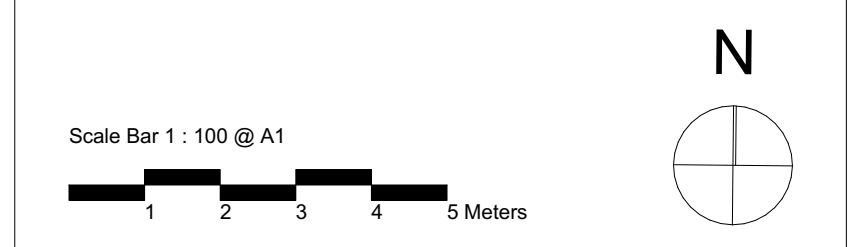
LEGEND:

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Level 2, 52 Albion Street,
Sunny 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:
Communal Open Space

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:200@A1	DRAWING NO: DA541	ISSUE: B
PROJECT NO: 2311		

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

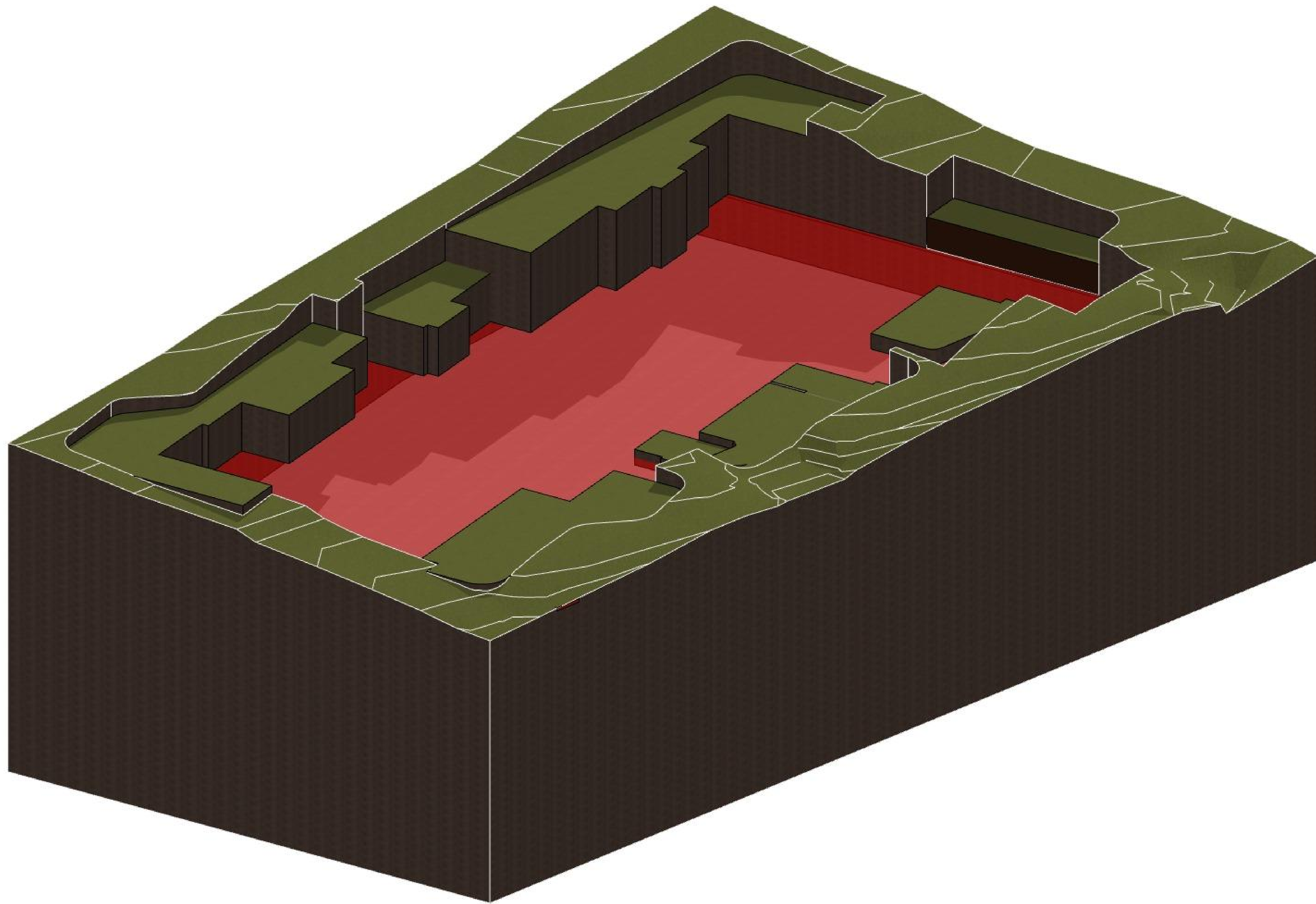
LEGEND:
COMMUNAL OPEN SPACE

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



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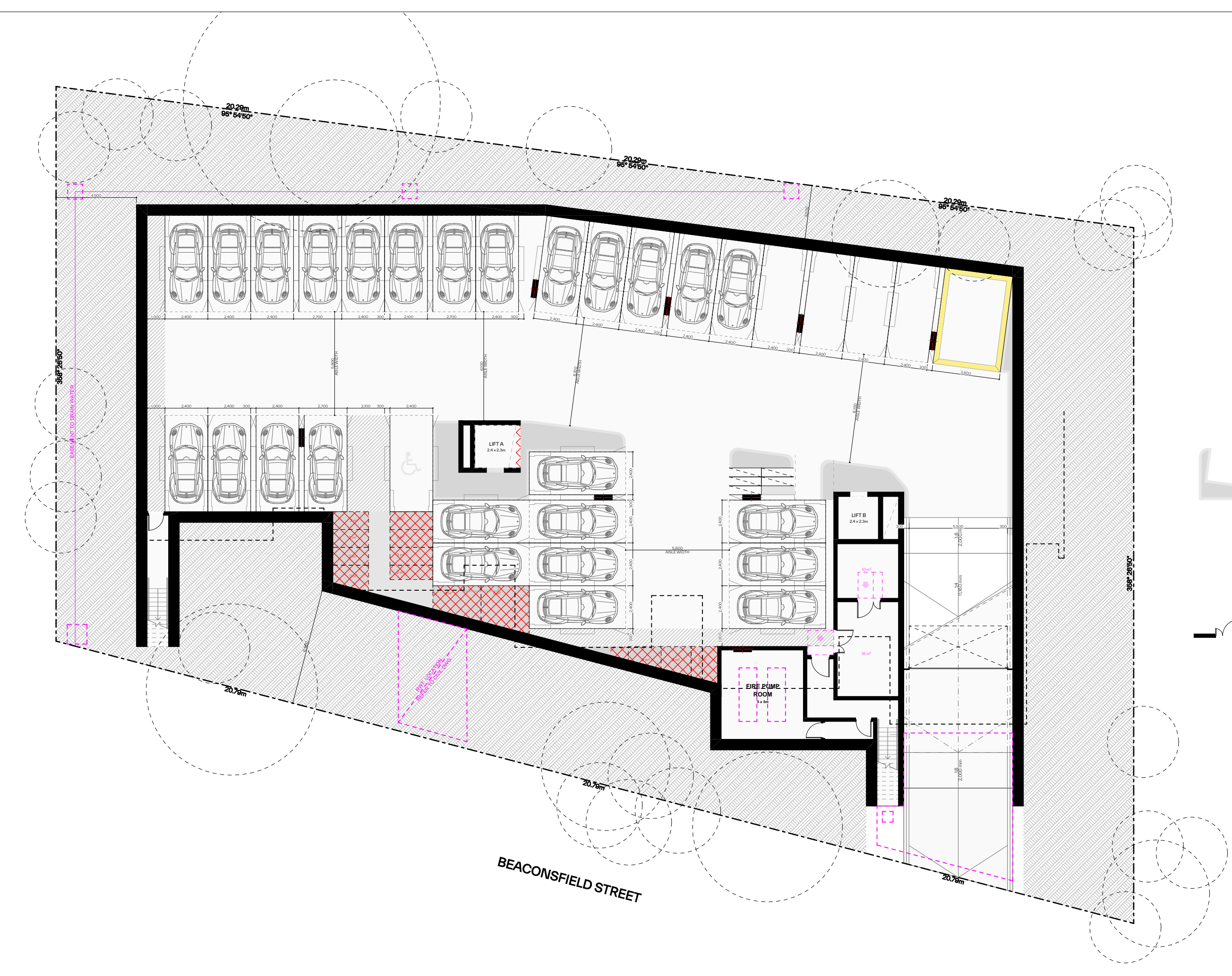
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Excavation Diagram

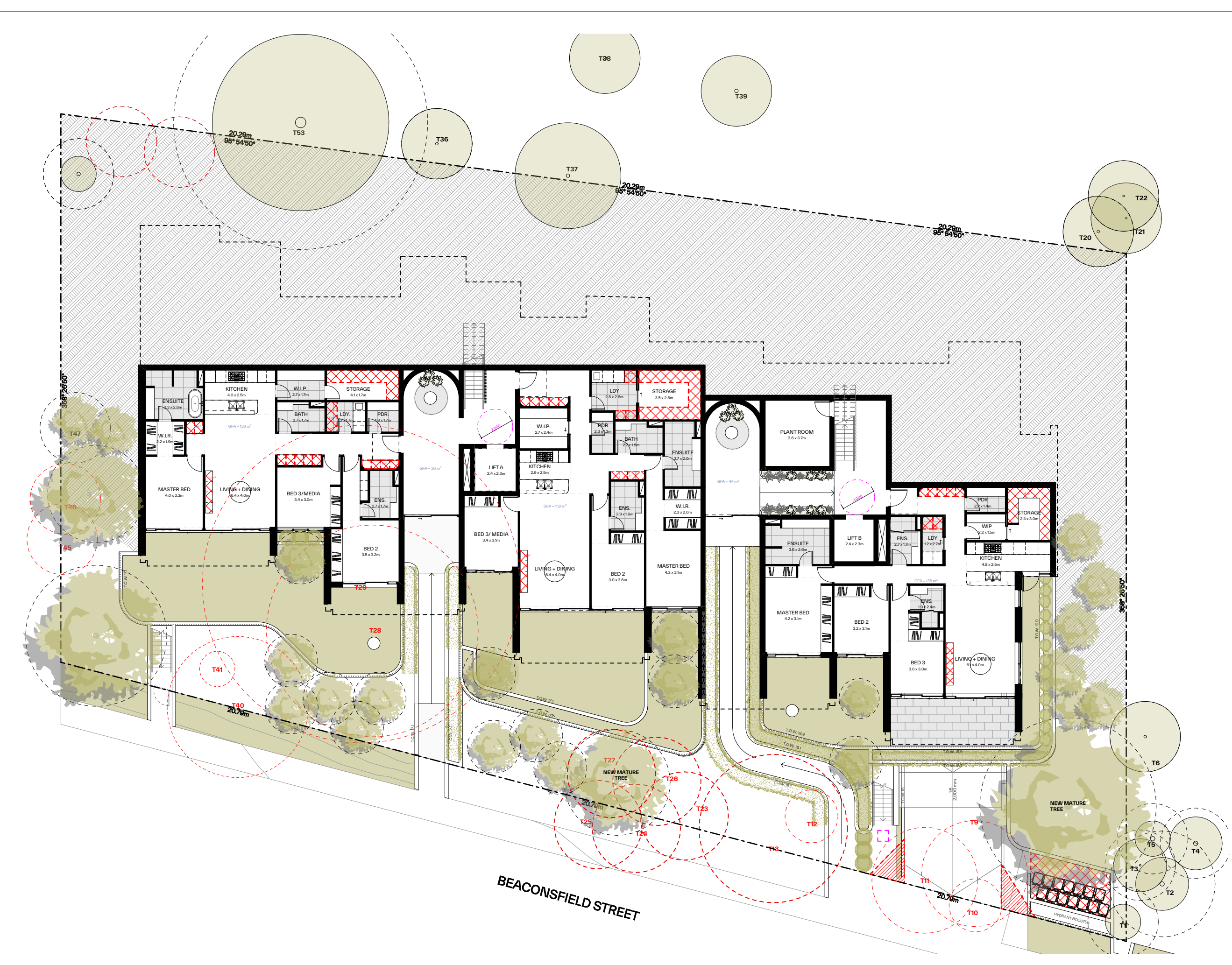
Site Area: 2113.50 m²
Excavation Area (Volume): 9700.00m³

Excavation Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:83.33@A1	DRAWING NO: DA550	ISSUE: A
PROJECT NO: 2311		



1 Basement 1 1:200



2 Ground Floor Plan 1:200



3 First Floor 1:200

GENERAL NOTES:

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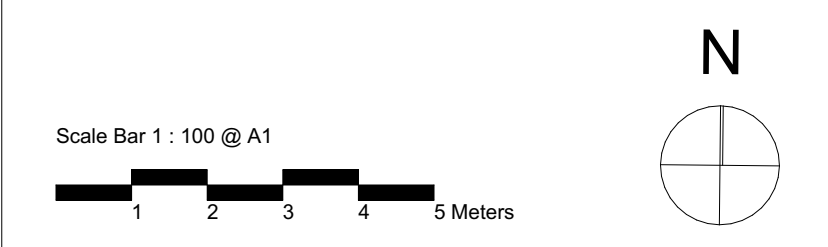
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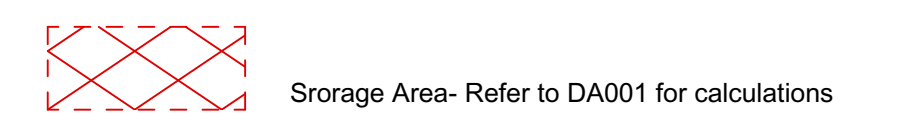
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Storage Calculation Diagram

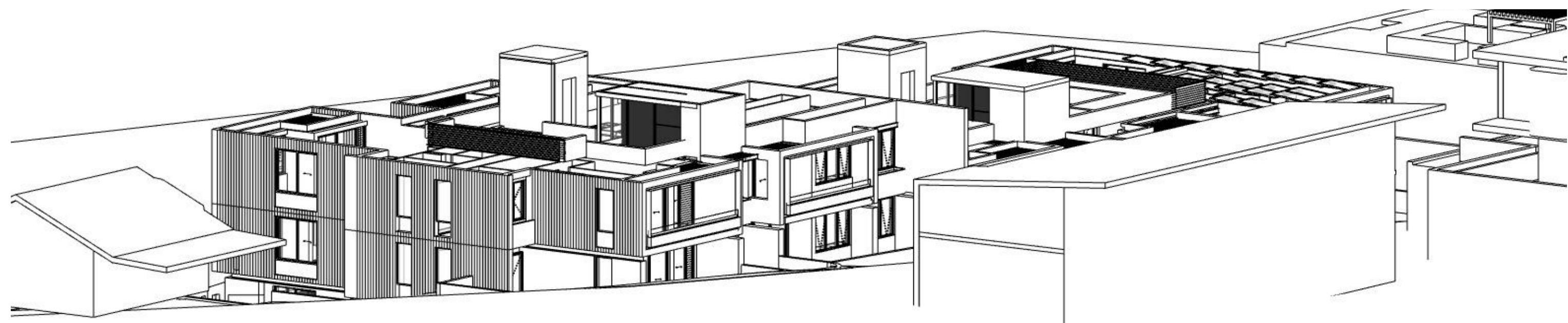
STORAGE - ADG REQUIREMENTS

1 BEDROOM	6m ³
2 BEDROOM	8m ³
3 BEDROOM	10m ³

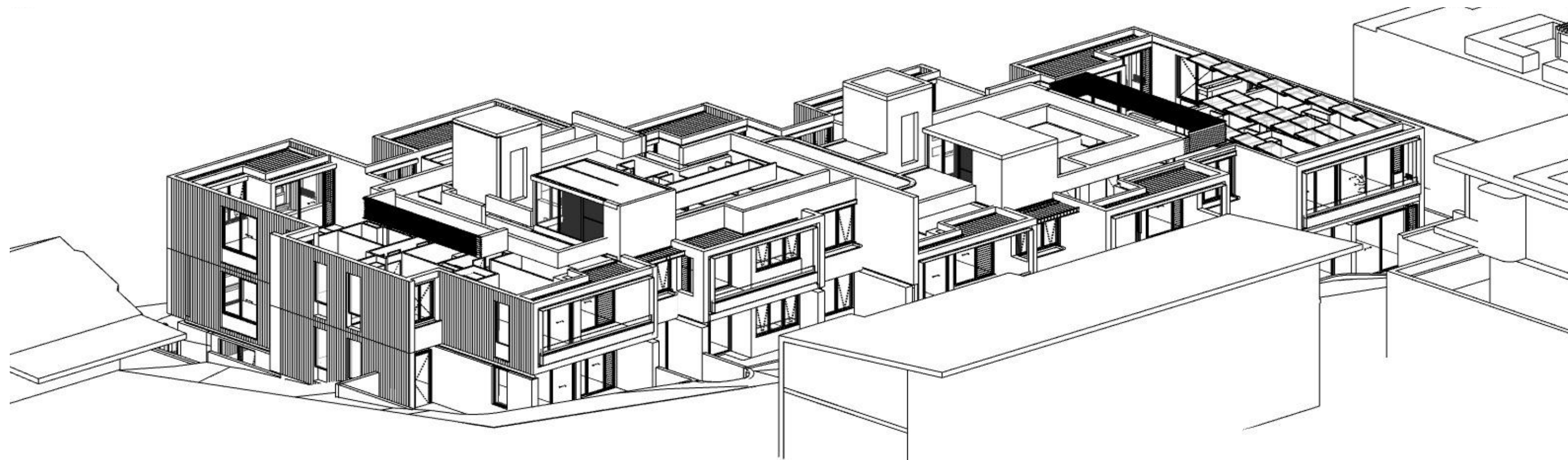
At least 50% of the required storage is to be located within the apartment



DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
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

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Issue	Date	Description
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B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



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%

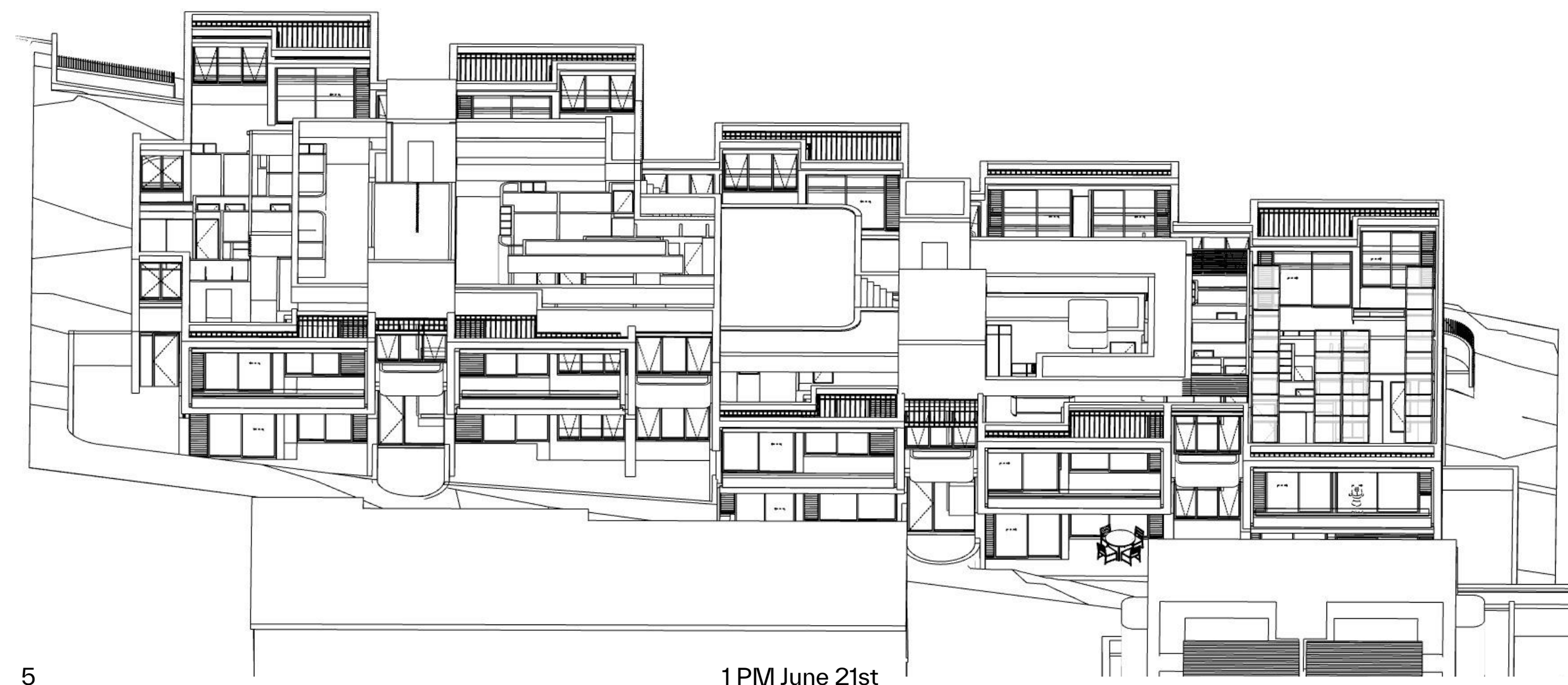
CLIENT:
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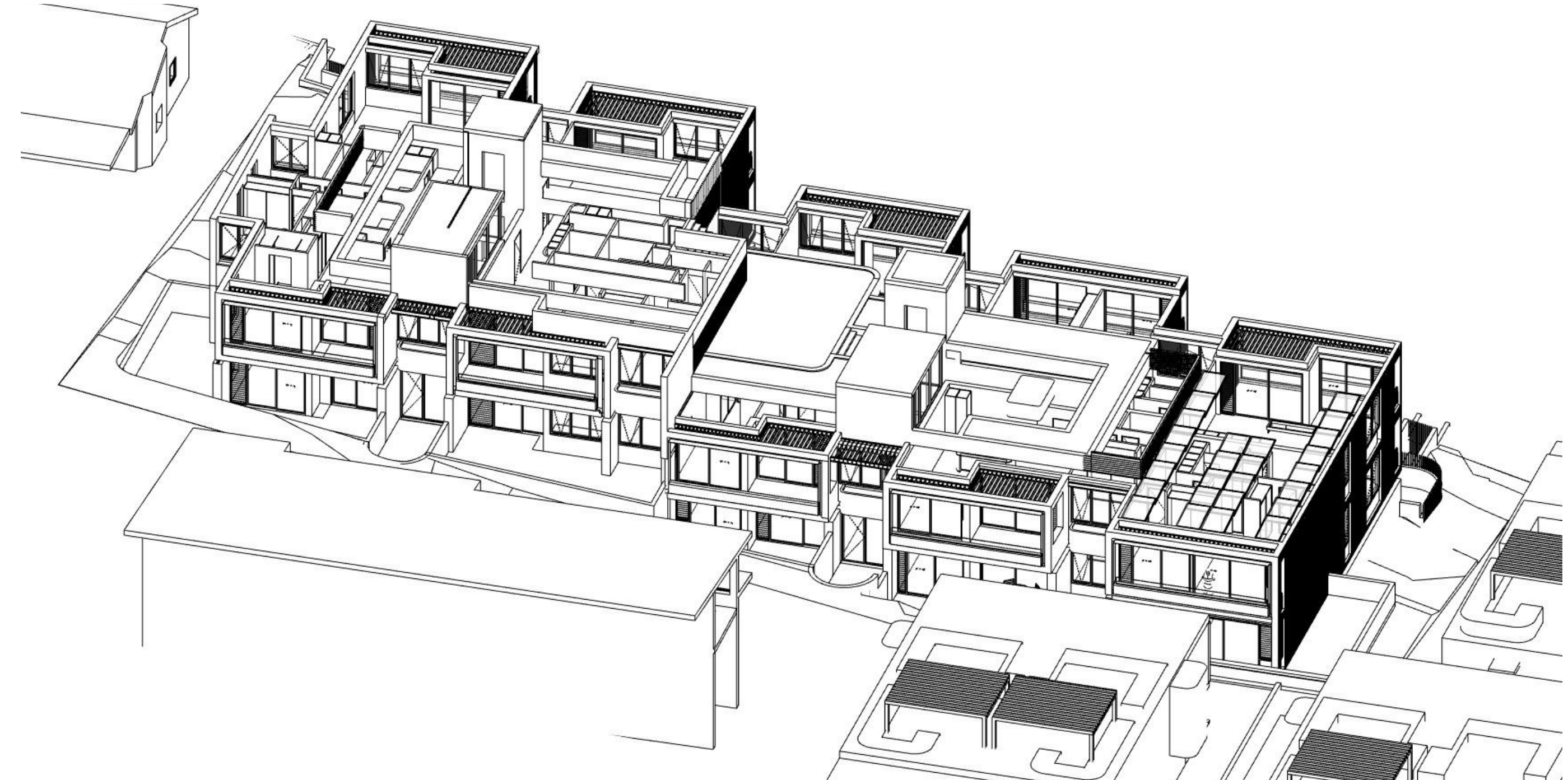
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
 54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Solar Access Diagram

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:138.89@A1	DRAWING NO: DA600	ISSUE: B
PROJECT NO: 2311		



5 1 PM June 21st



6 2 PM June 21st



7 3 PM June 21st

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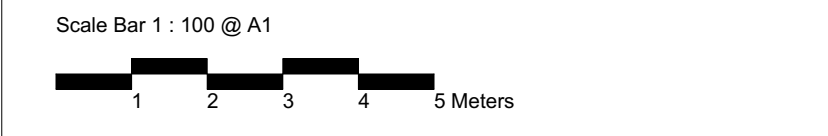
LEGEND:

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Issue	Date	Description
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B	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



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Registered Architect:
Paul Buljovic NSW 7768

pbd architects

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

DRAWING TITLE:
Solar Access Diagram 2

DRAWING BY: AS	CHECKED BY: KL	DATE: 2/05/2024
SCALE: 1:100 @ A1	DRAWING NO: DA601	ISSUE: B
PROJECT NO: 2311		

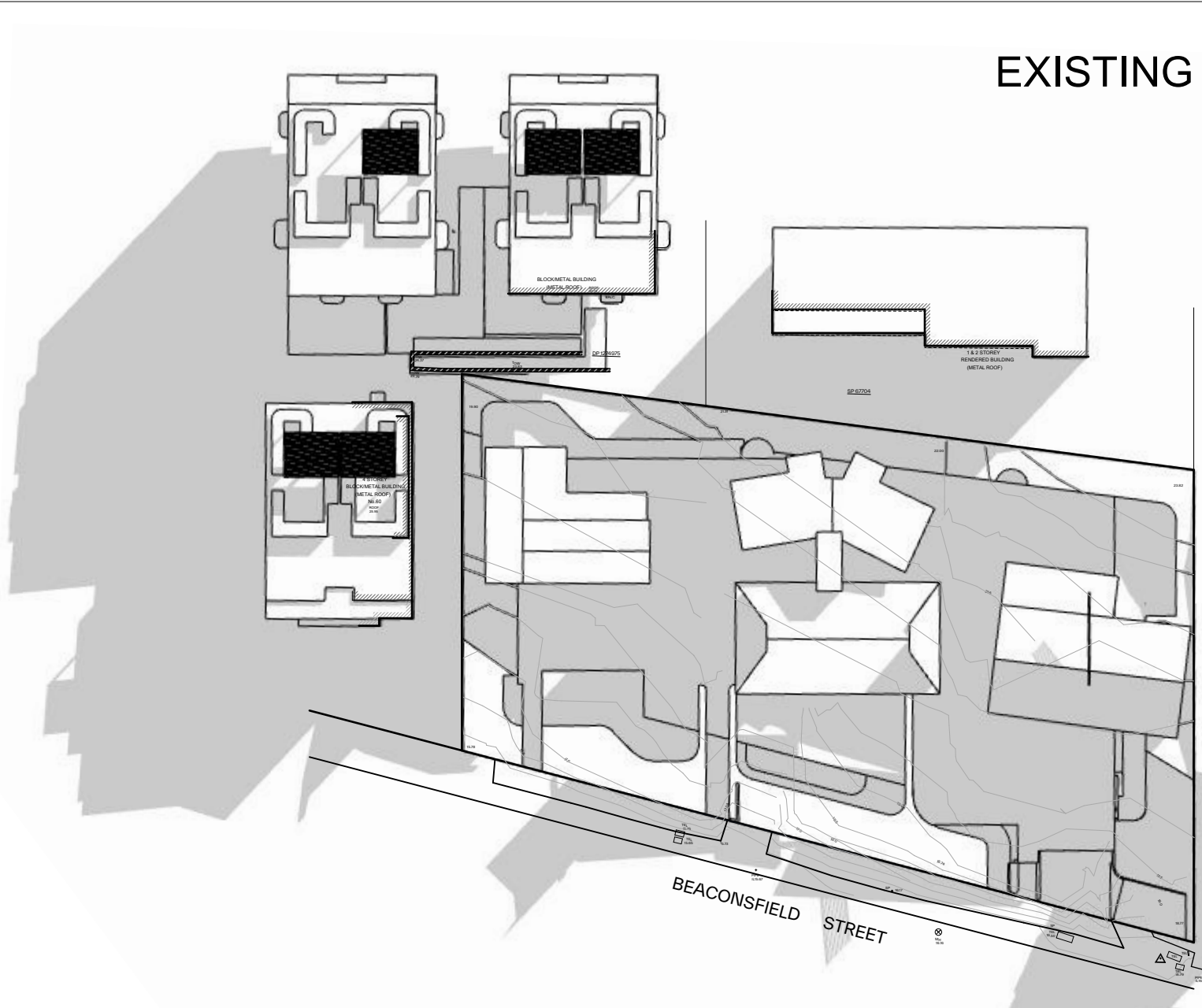
SOLAR COMPLIANCE CHECK

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

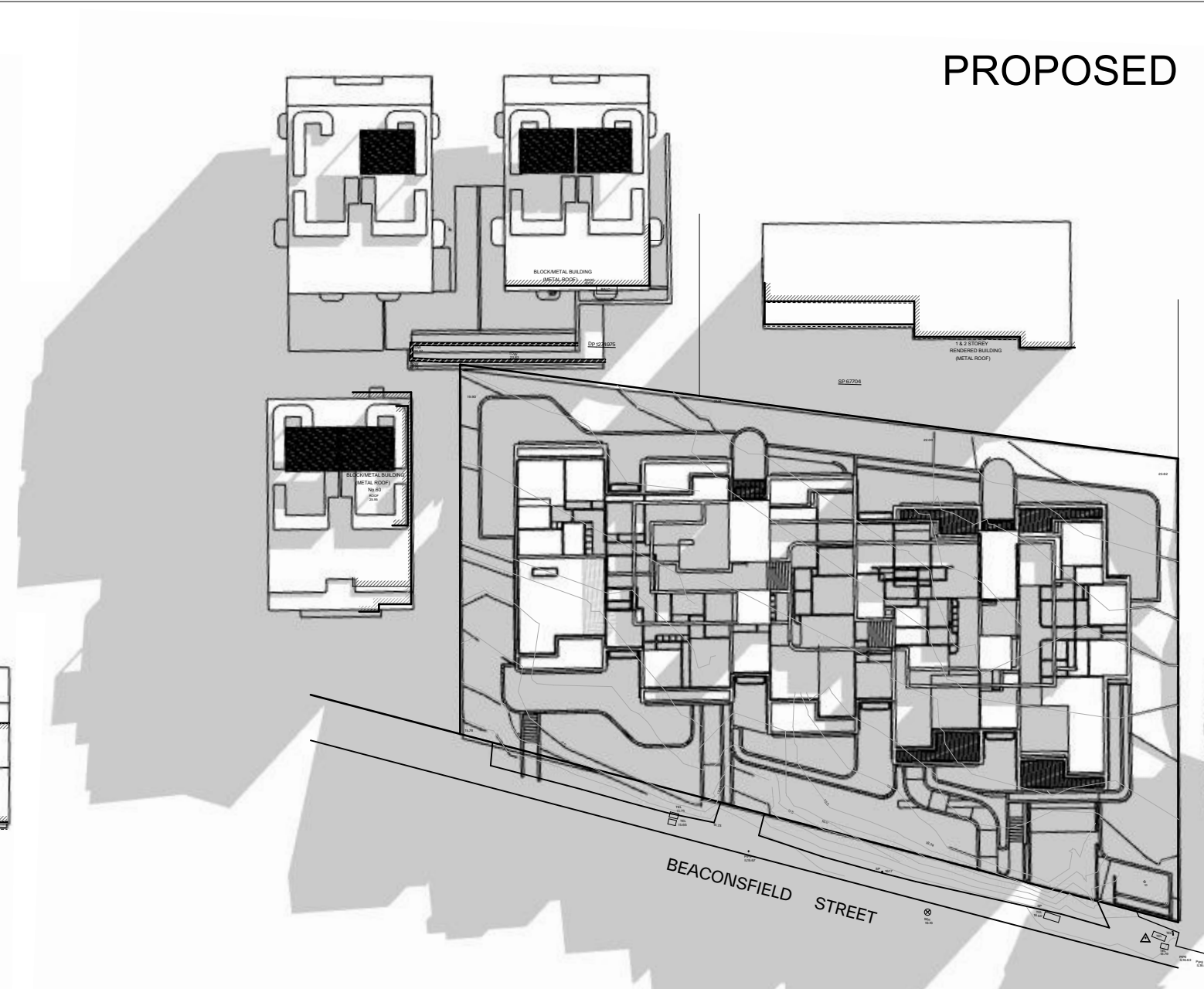
Solar Access
 Compliant

No Solar Access
 Non-Compliant

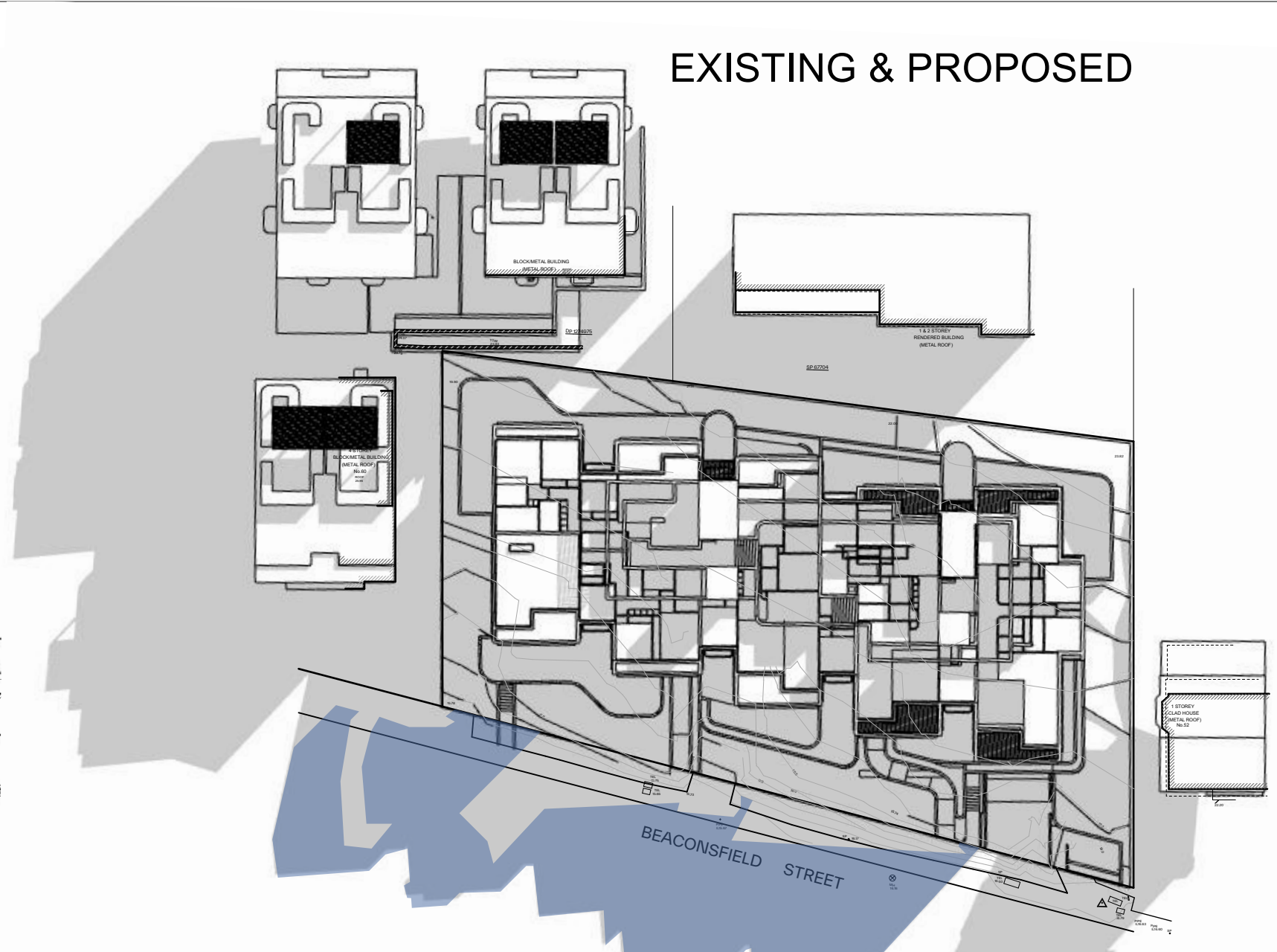
UNIT COMPLIANT 10
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Solar Compliance 76.9%



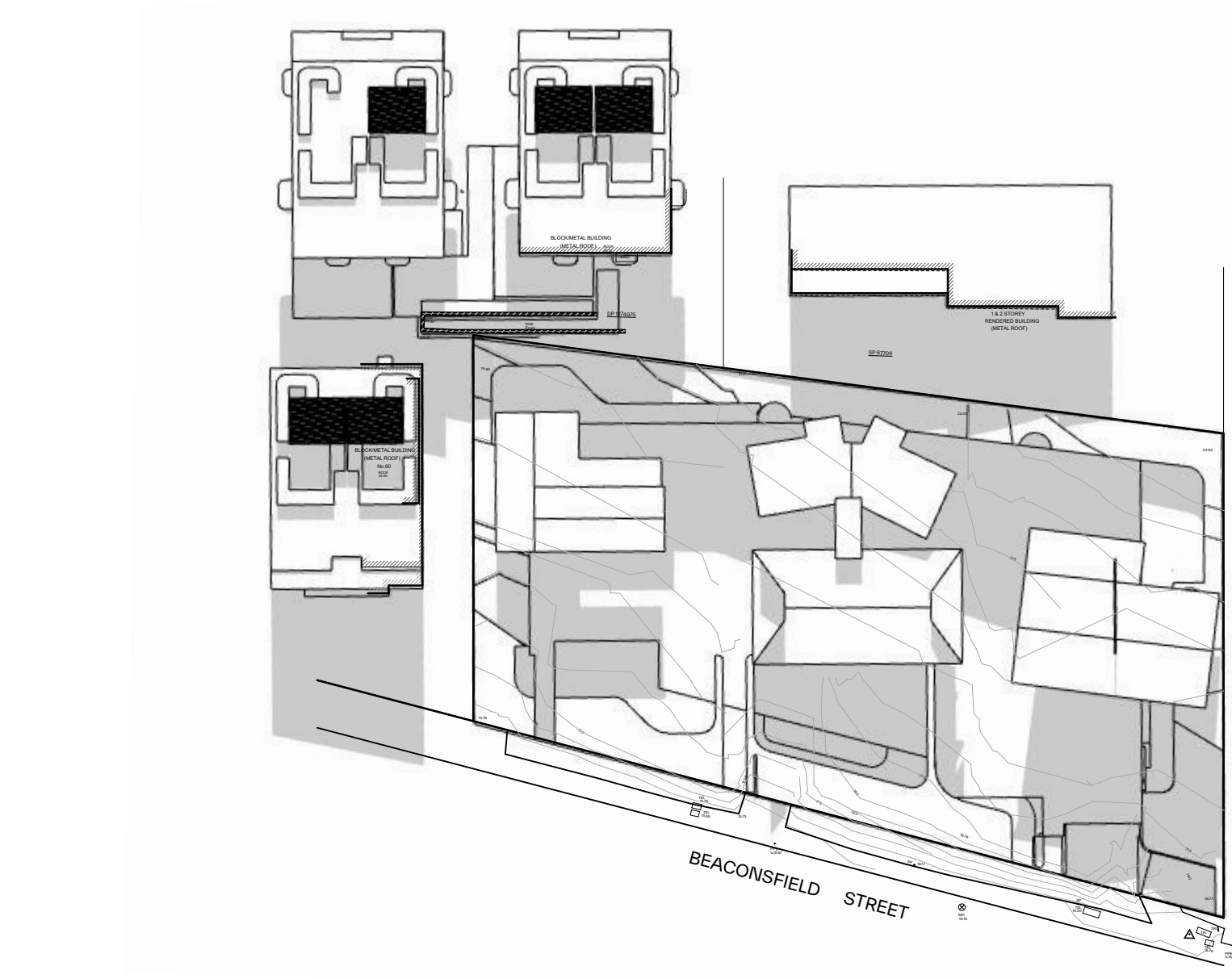
09:00 am Shadow Analysis- 21 June



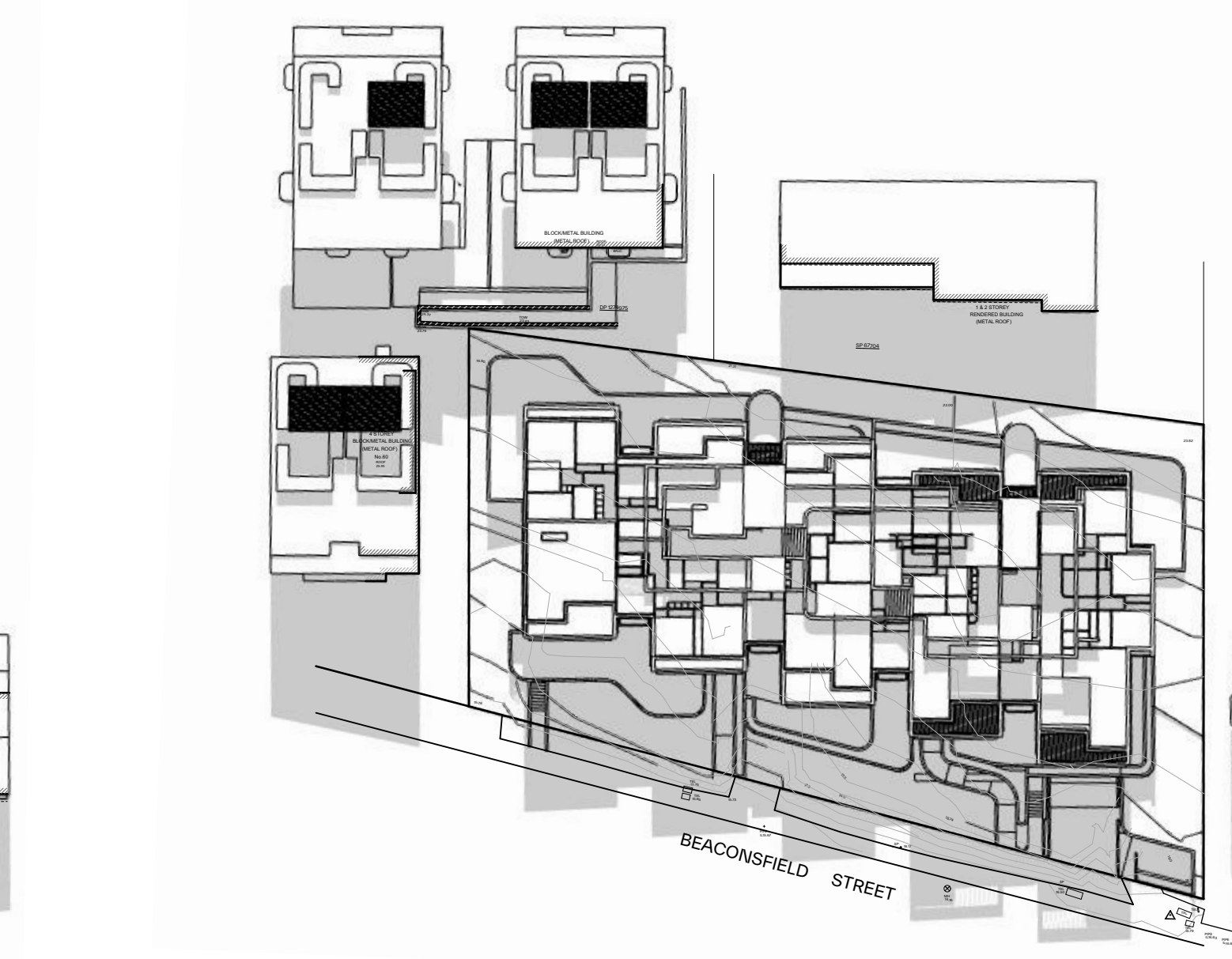
09:00 am Shadow Analysis- 21 June



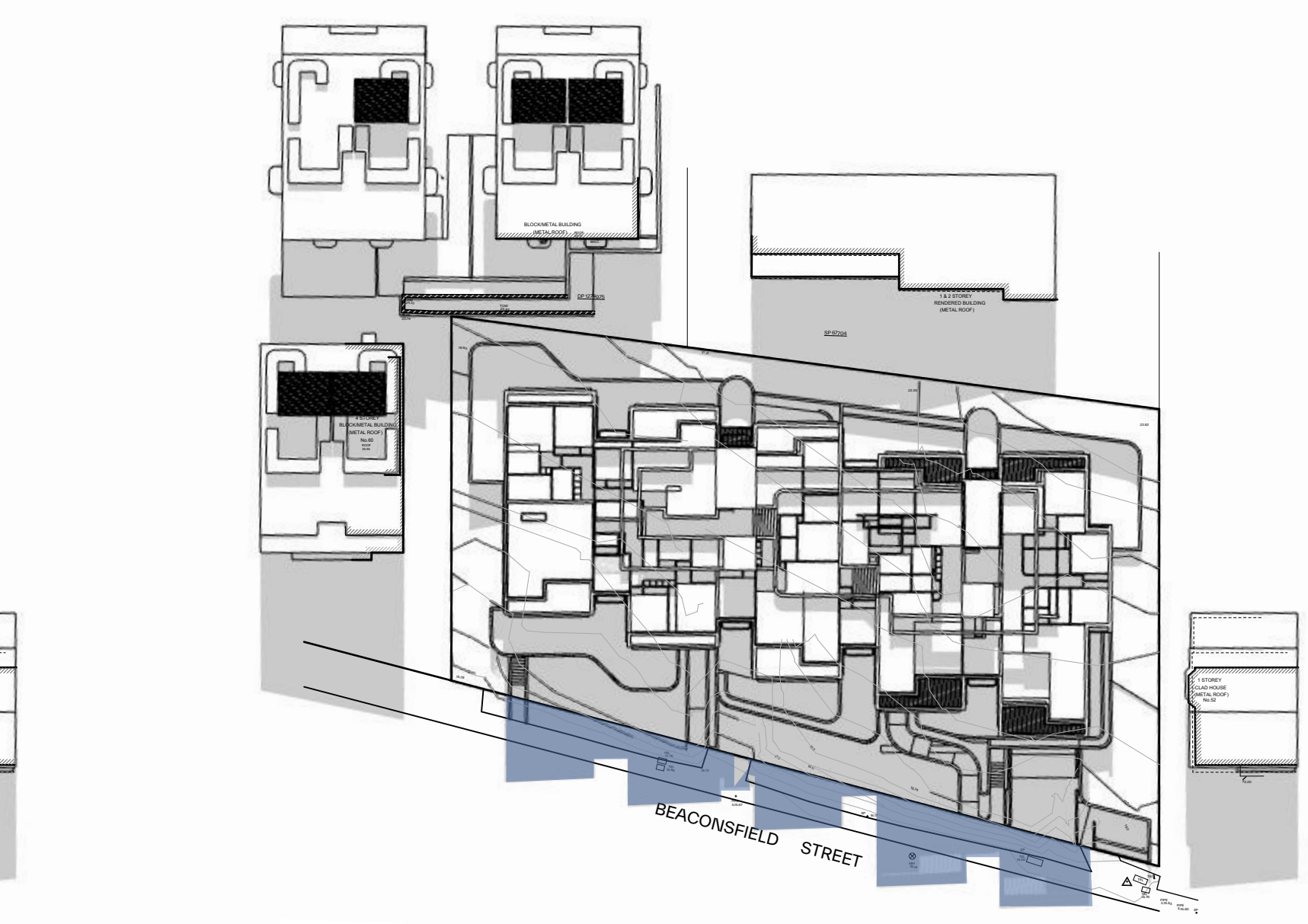
09:00 am Shadow Analysis- 21 June



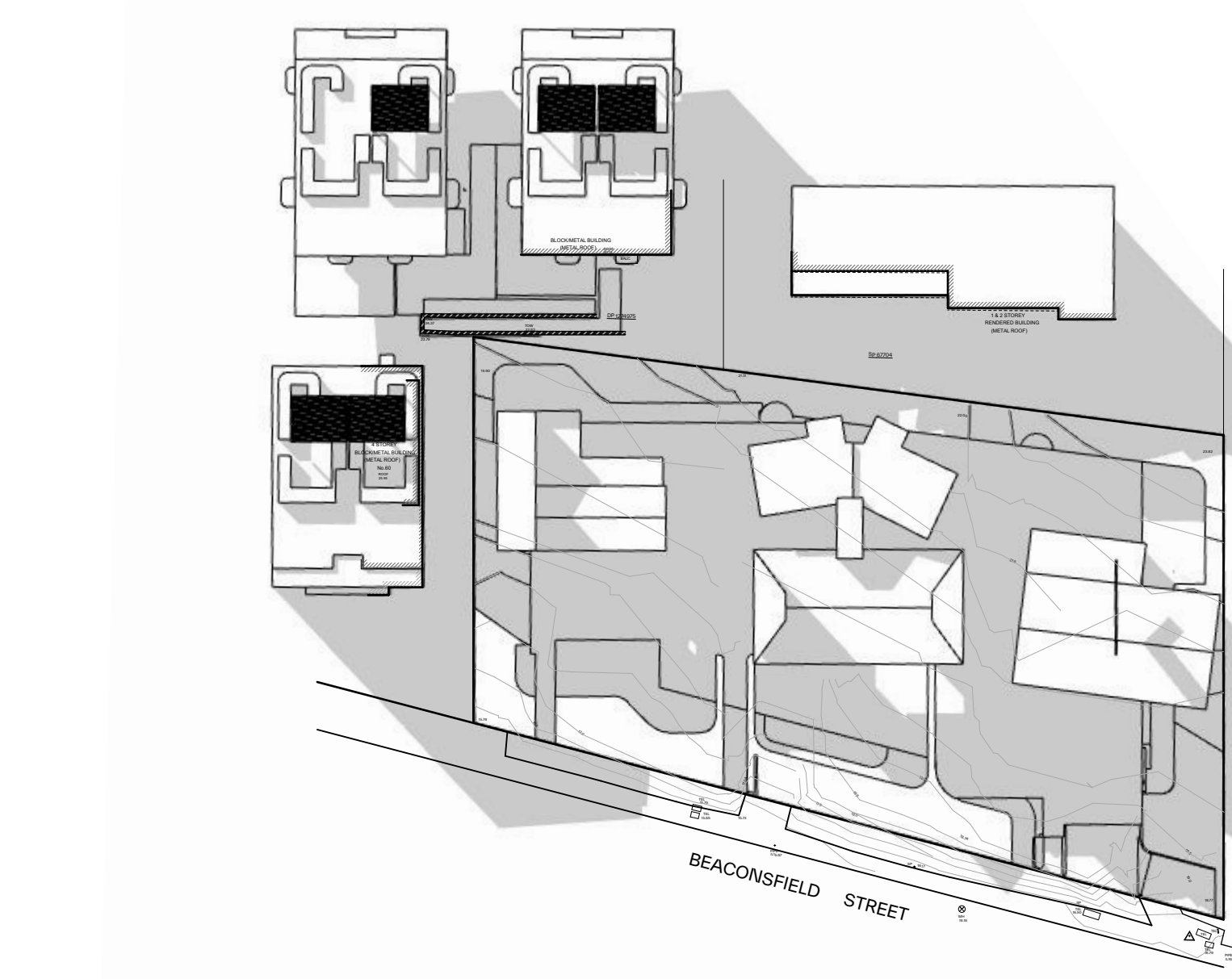
12:00 pm Shadow Analysis- 21 June



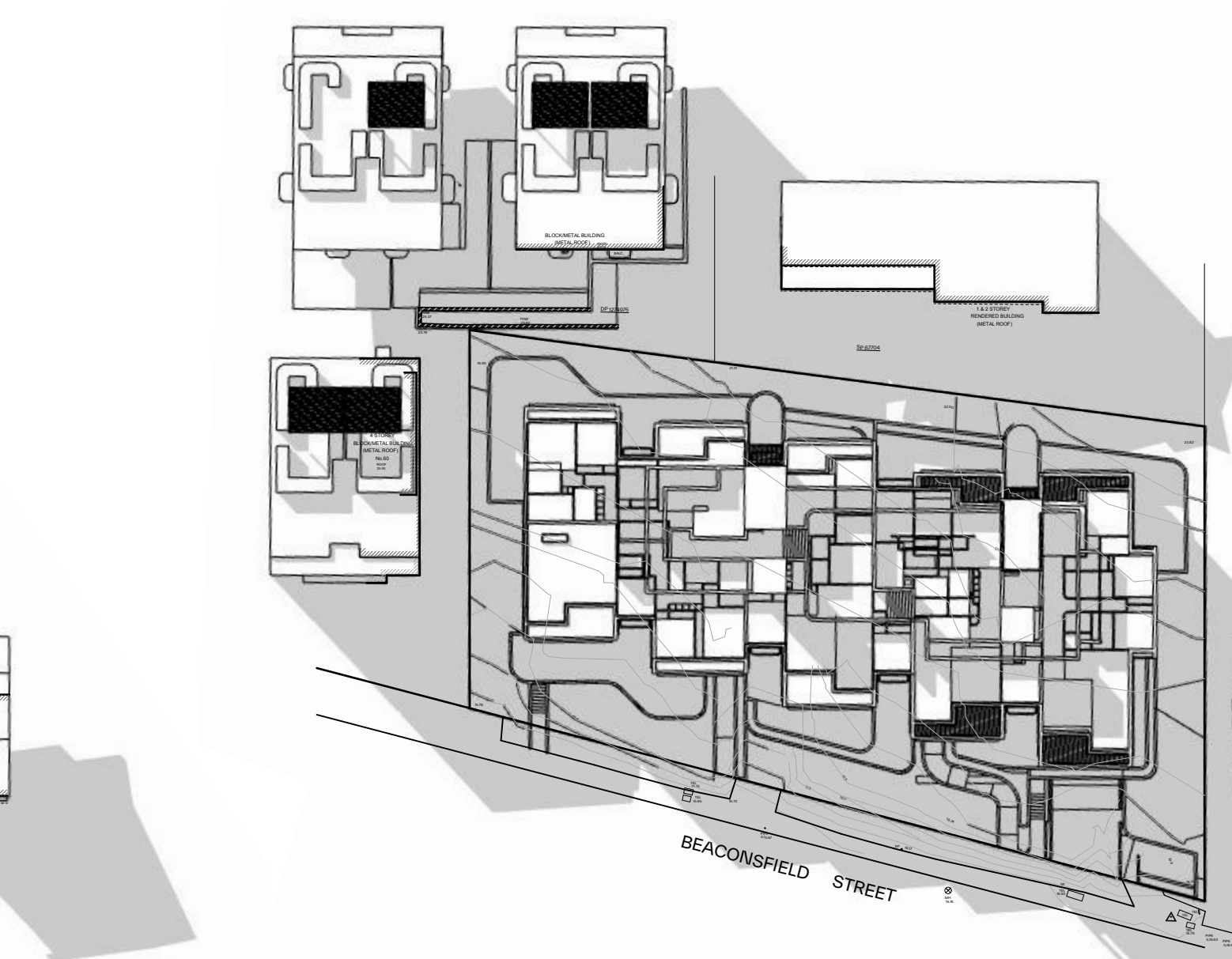
12:00 pm Shadow Analysis- 21 June



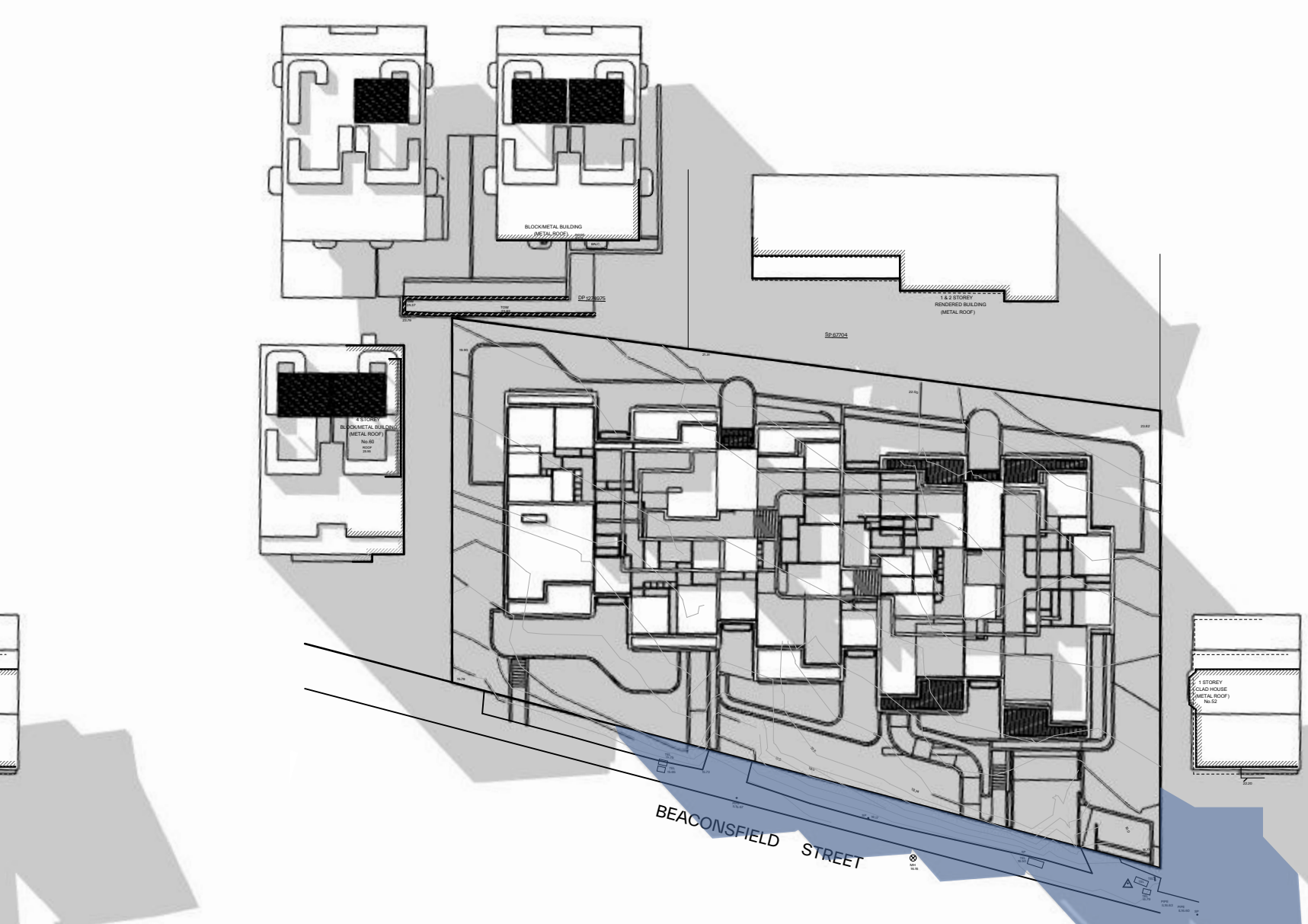
12:00 pm Shadow Analysis- 21 June



03:00 pm Shadow Analysis- 21 June



03:00 pm Shadow Analysis- 21 June



03:00 pm Shadow Analysis- 21 June

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

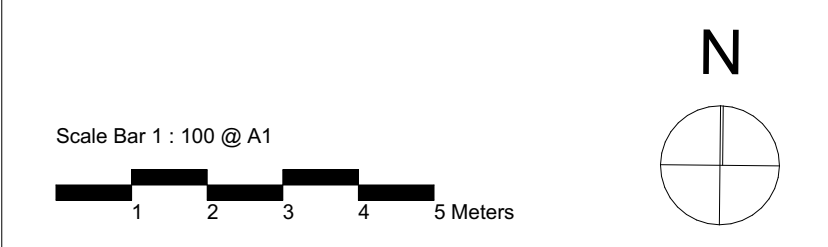
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- 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	2/05/2024	AMMENDED DEVELOPMENT APPLICATION



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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: 2/05/2024
SCALE: 1:132.09, 1:131.77, 1:131.36, 1:133.33, 1:491.02 @ A1 PROJECT NO: 2311	DRAWING NO: DA610	ISSUE: B