

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:

- 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
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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

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

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:
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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- MV MECHANICAL RISER TO FUTURE DETAIL
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MATERIALS LEGEND:

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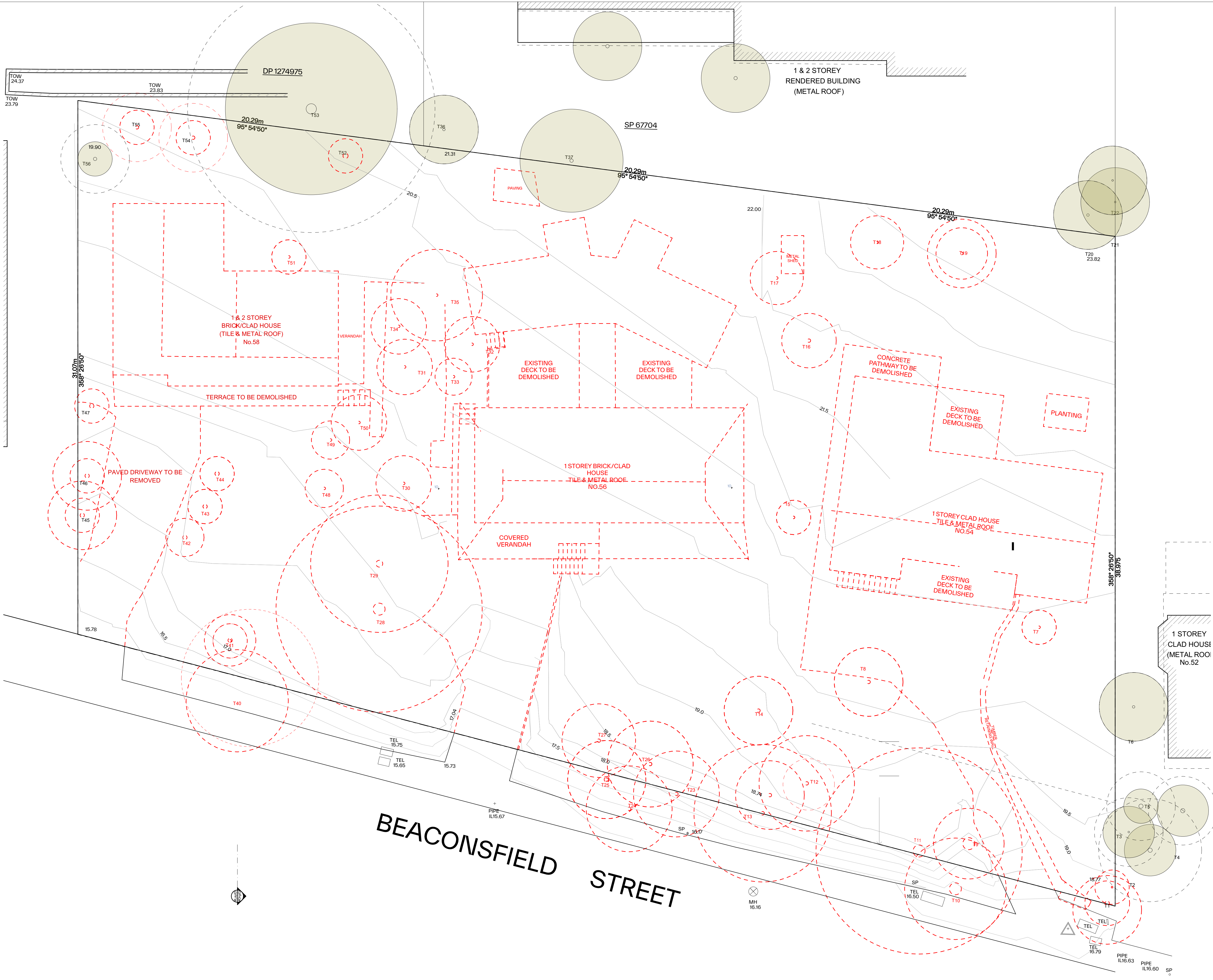


P - 02 9698 8140
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ABN 36 147 035 550
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Paul Buljevic NSW 7768

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

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JAK Newport Pty Ltd

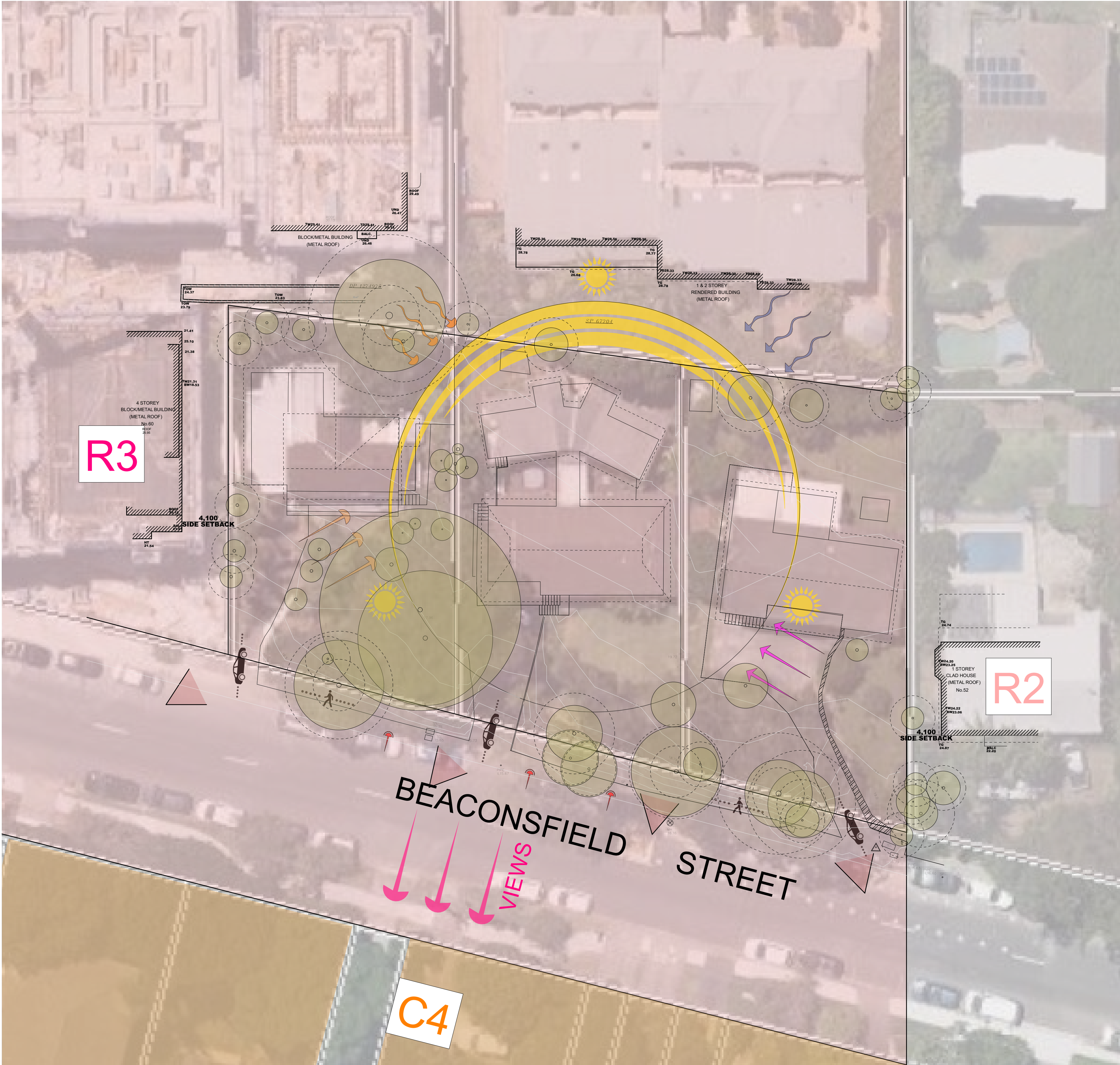
pbd architects

P - 02 9698 8140
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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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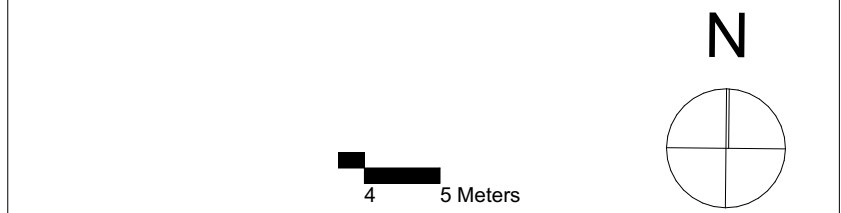
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FS	FIRE STAIRS
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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HWU	HOT WATER UNITS

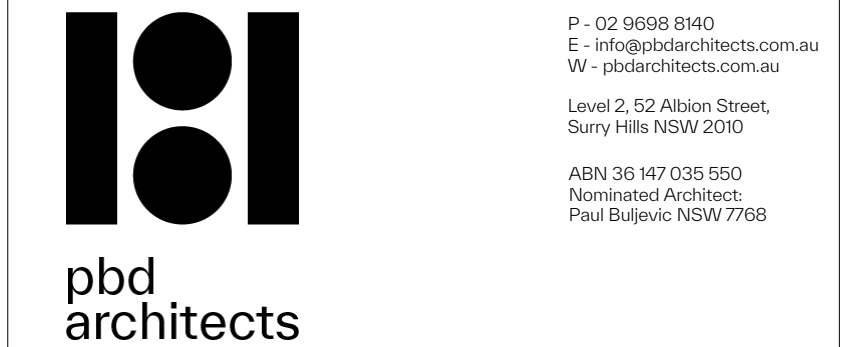
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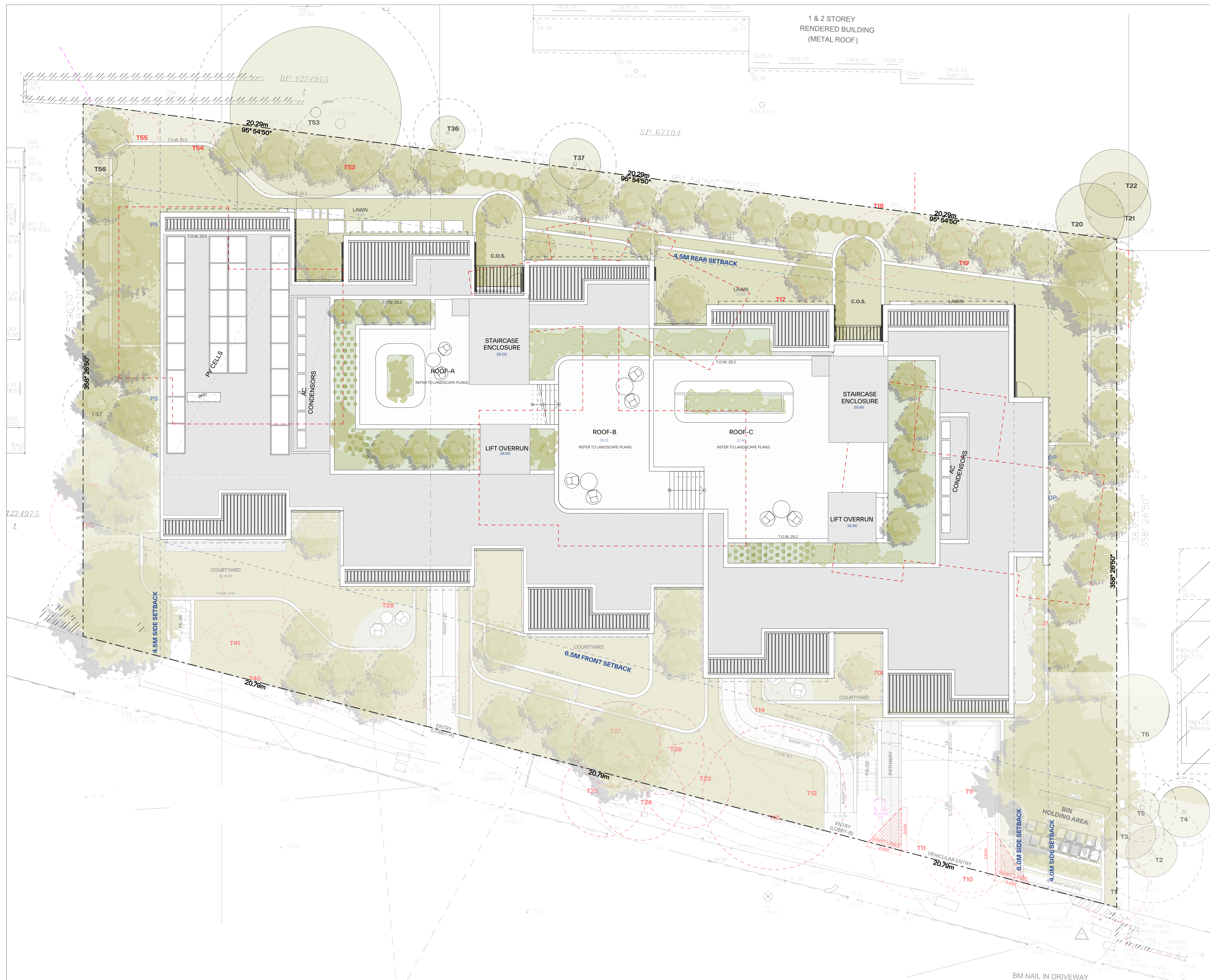
CLIENT:
JAK Newport Pty Ltd



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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| PRIV | PRIVATE SCREEN (TO FUTURE SELECTION) |
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| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RUV | REDUCED FINISH/SELECTED PANEL FINISH |
| TC | TIMBER CLADDING |
| VB | EXTERNAL VENTILATION BLINDS |

[illegible]

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P - 02 9698 8140
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RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:

Site Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: DA004	ISSUE: D
PROJECT NO: 2311		



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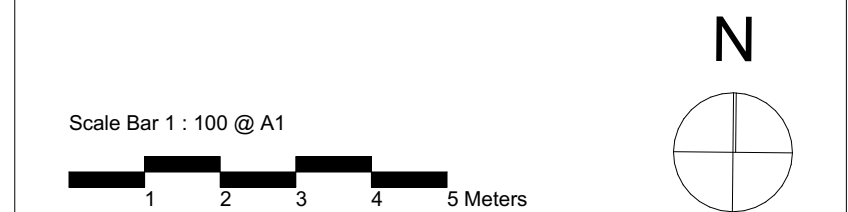
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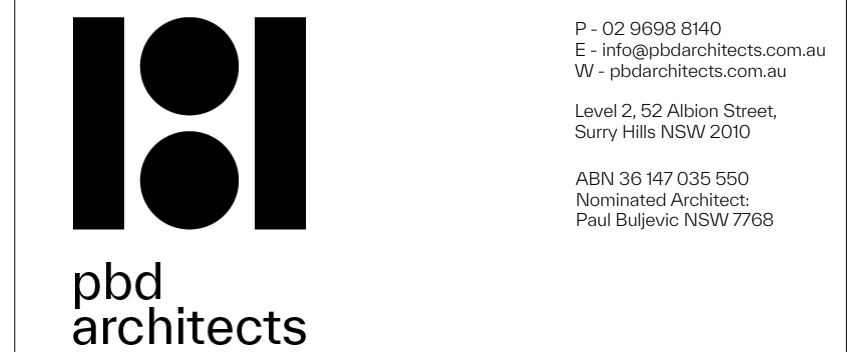
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NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

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54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:

Ground Floor Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: DA100	ISSUE: D
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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

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,
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:
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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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
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

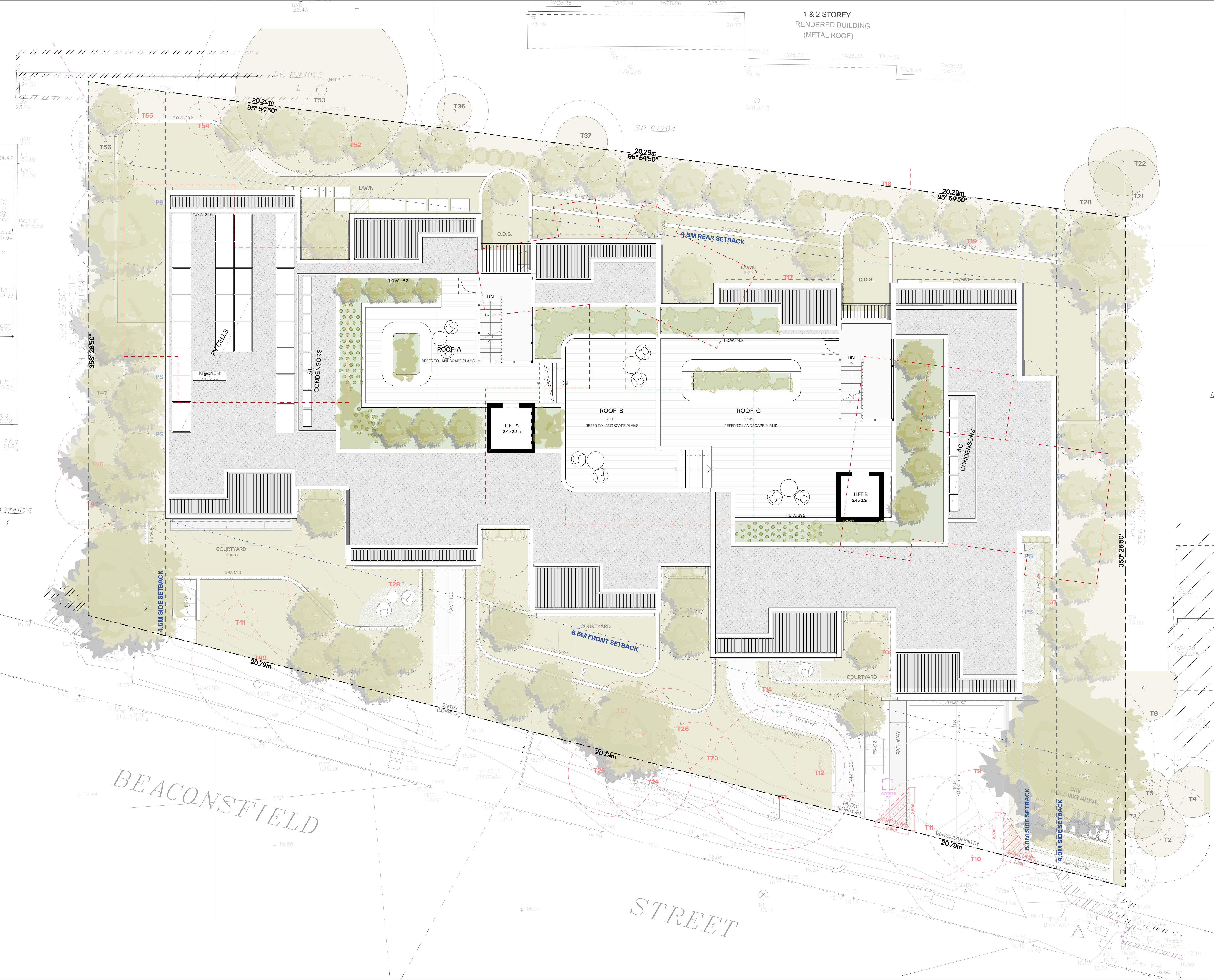
pbd architects

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		

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



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
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
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

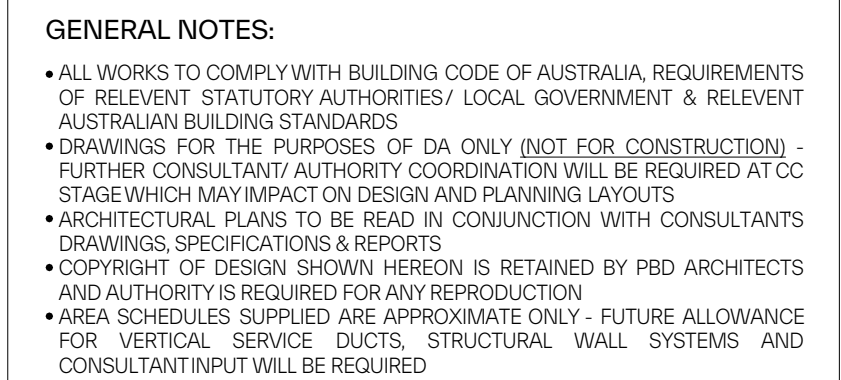
pbd architects

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:
Roof Plan

DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: D
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 FLEX LOUVERS
AW	AWNINGS (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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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: 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:

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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
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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
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pbd
architects

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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:
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

1:100



West Elevation

1:100

GENERAL NOTES:

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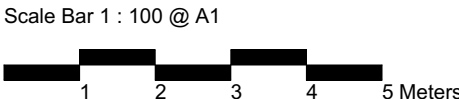
LEGEND:

- 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

Issue	Date	Description
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D	12/06/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
JAK Newport Pty Ltd

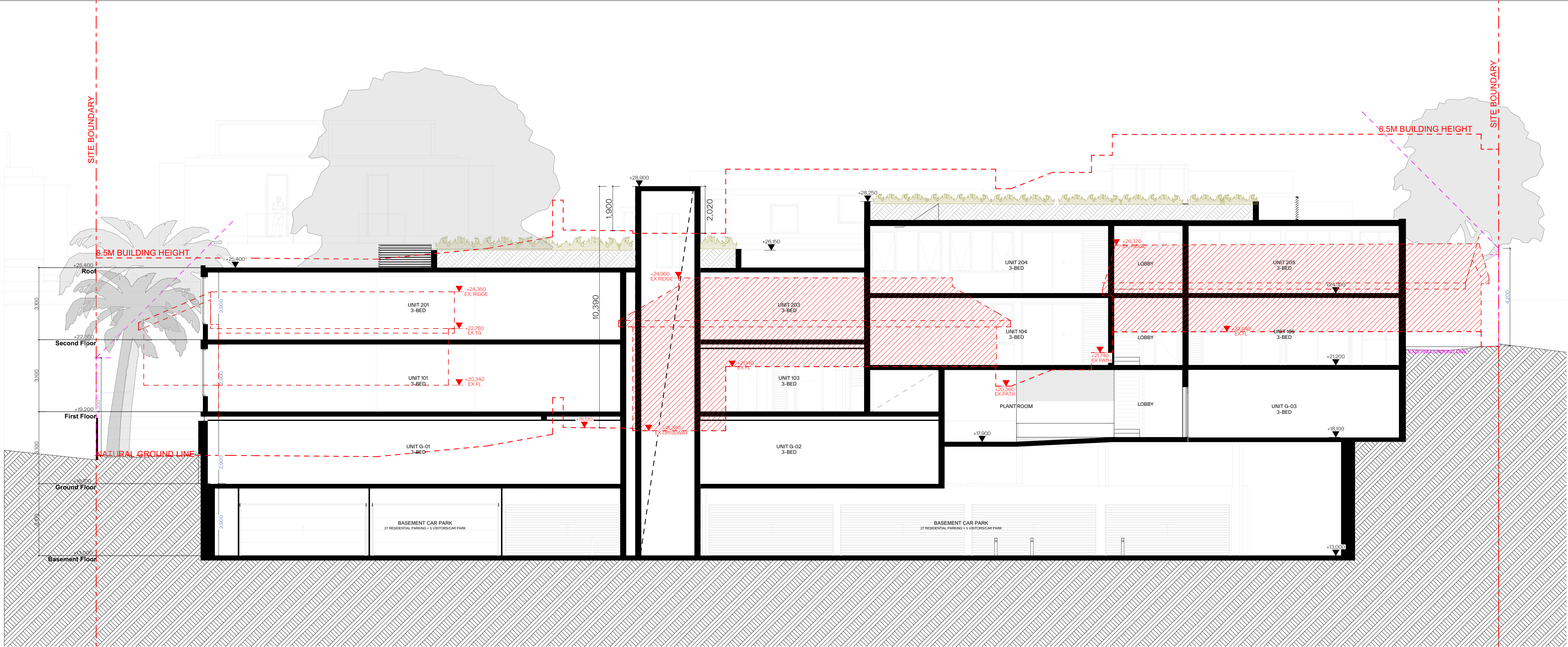


P - 02 9698 8140
E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street,
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PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

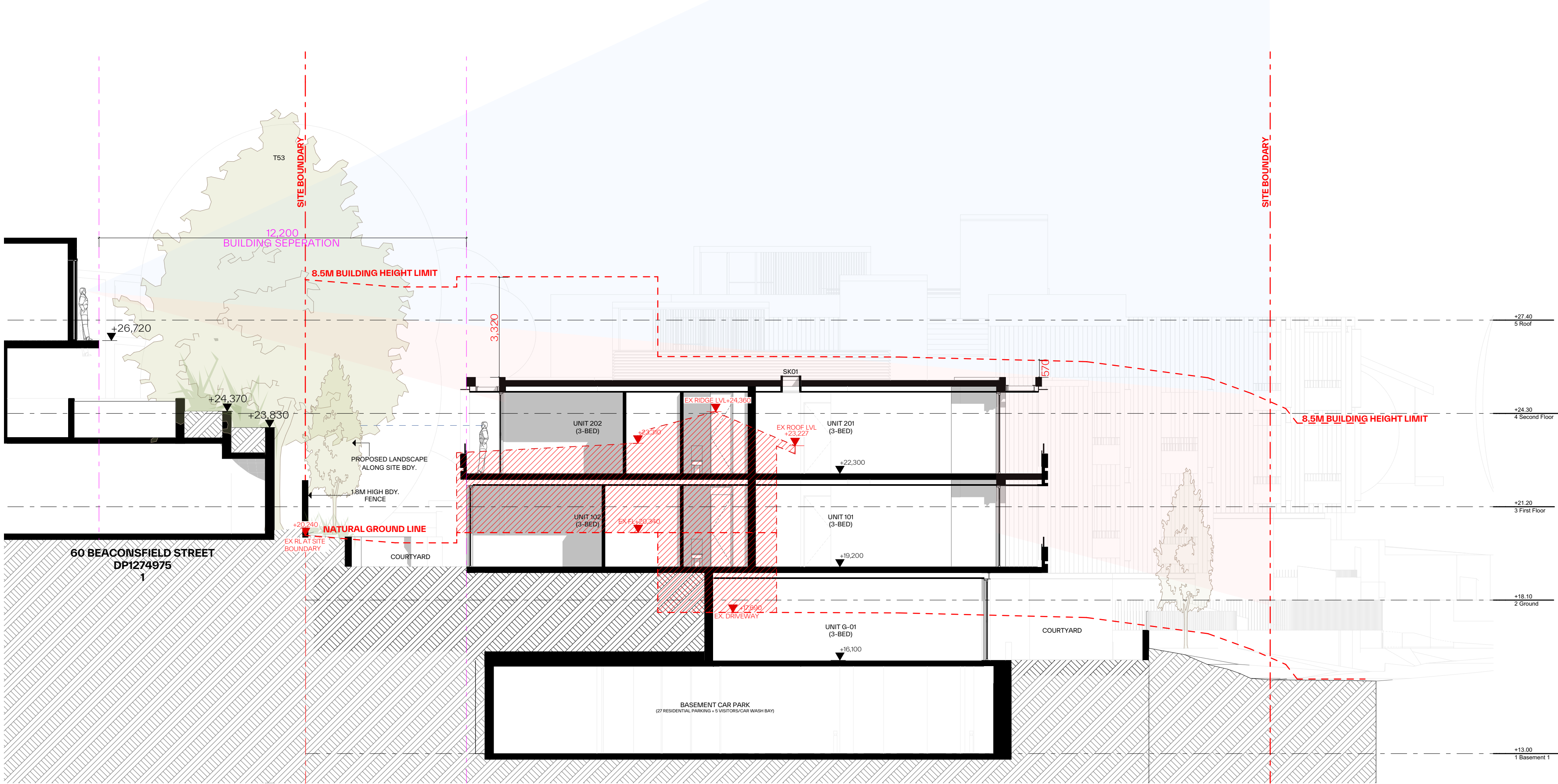
DRAWING TITLE:
Elevation Sheet 2

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



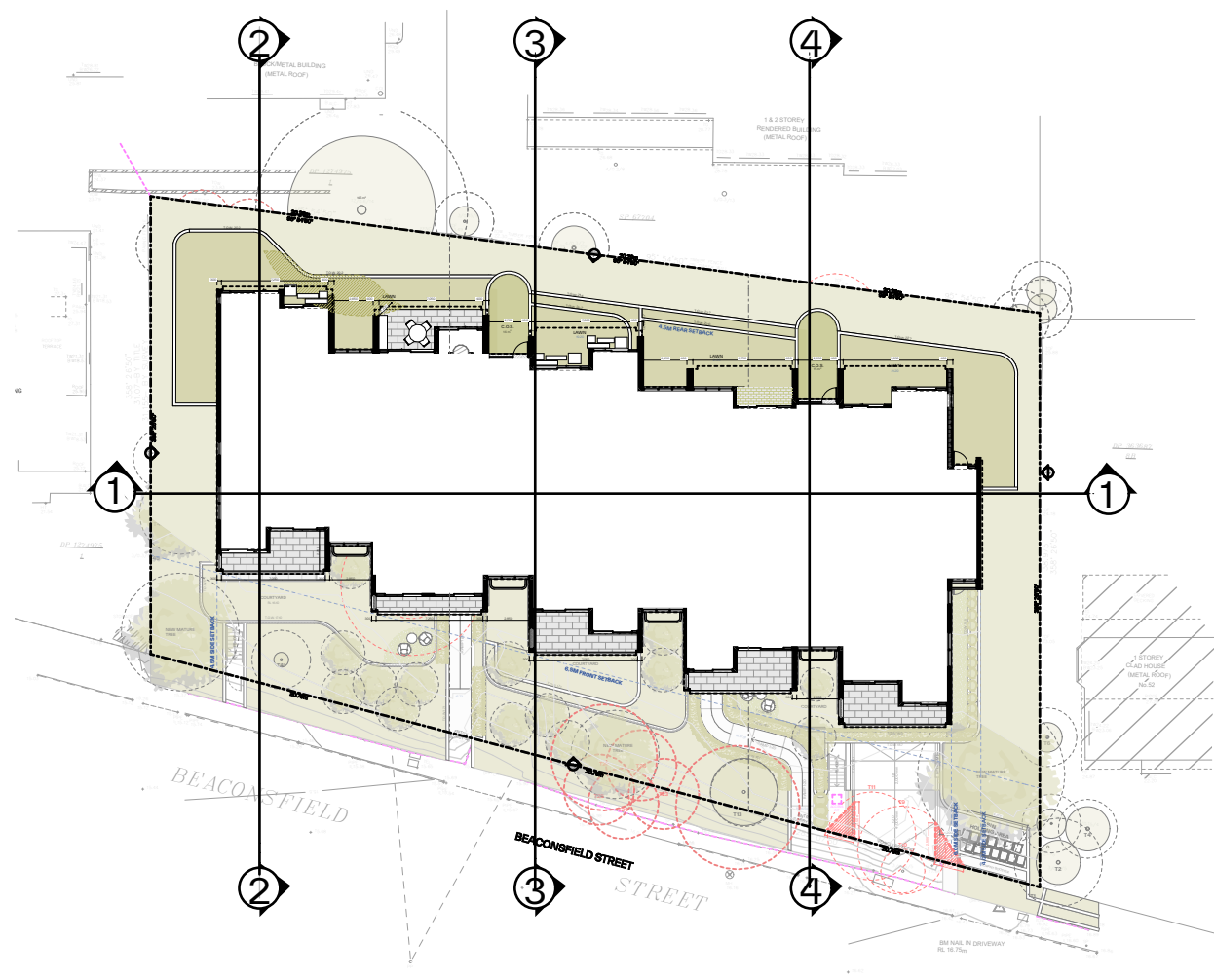
SECTION 01

1:100



SECTIO 02

1:100



KEY PLAN @1:500

GENERAL NOTES:

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LEGEND:

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- AH ACCESS HATCH
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- FH FIRE HYDRANT
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- 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:

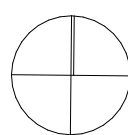
- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
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- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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- MC METAL CLADDING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



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:

Section Sheet 1

DRAWING BY:
AS

SCALE:
1:100@A1

PROJECT NO:
2311

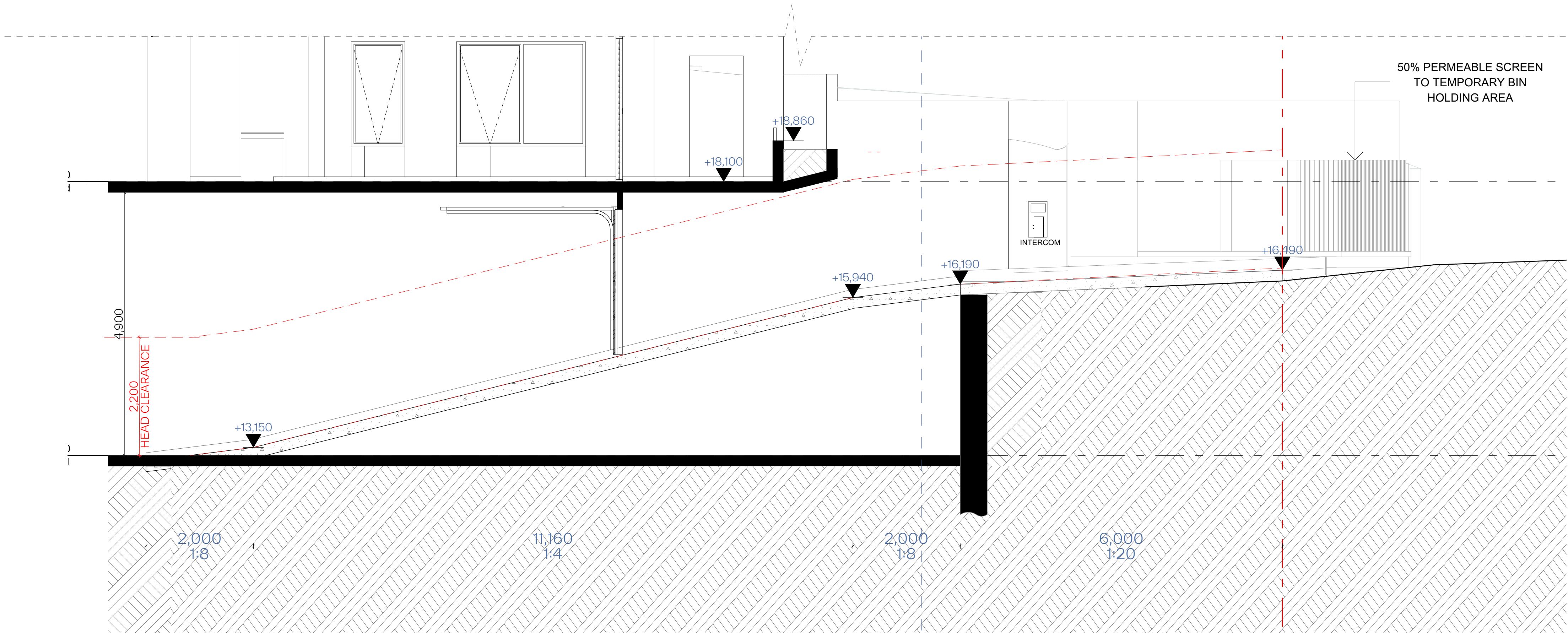
CHECKED BY:
KL

DRAWING NO:
DA300

DATE:
17/06/2024

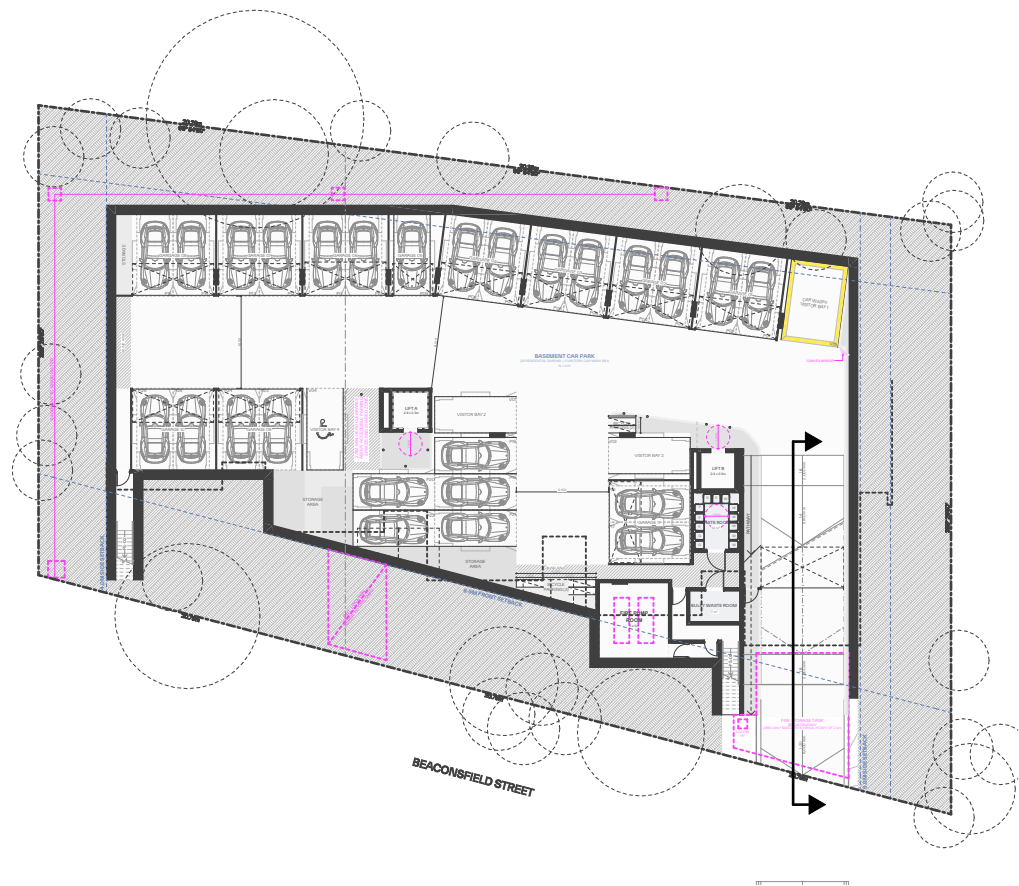
ISSUE:

D



Driveway Section

1:50



Basement Plan

1:500

GENERAL NOTES:

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

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		



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)



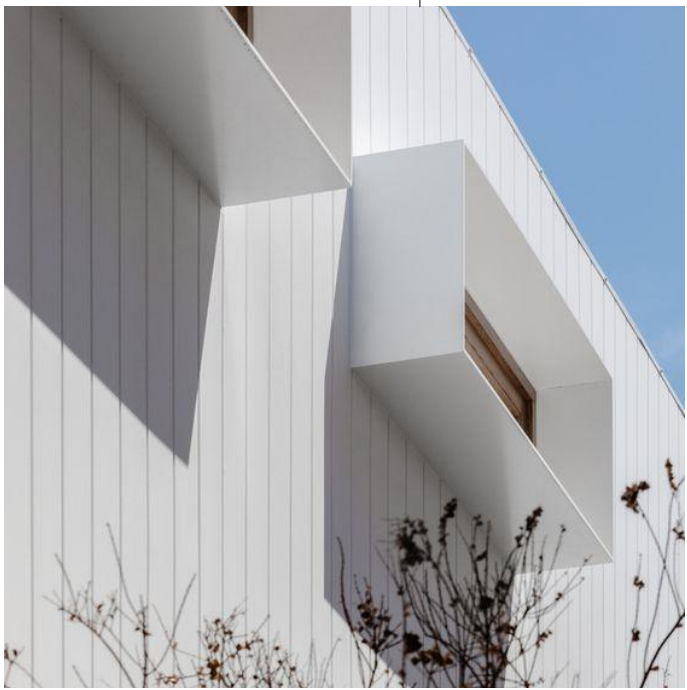
ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/
TERRACE)



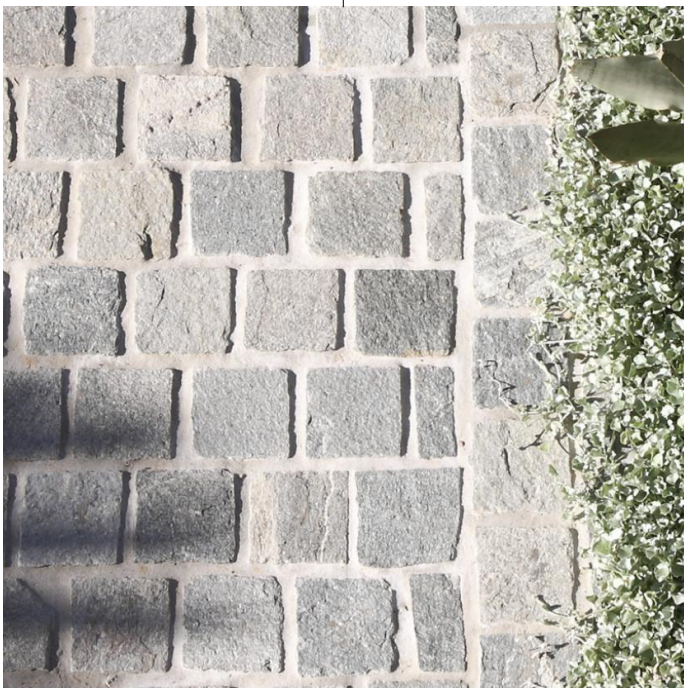
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



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 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 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



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:
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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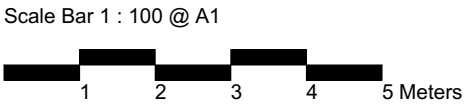
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
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- 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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- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
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- 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
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P - 02 9698 8140
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Level 2, 52 Albion Street,
Surry Hills NSW 2010
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:

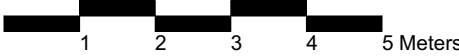
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| AC | A/C CONDENSER UNITS |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| MB | MAILBOX TO FUTURE 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 TOUCHED-ON GLASS BALUSTRADE (TO BCA/AS STANDARD) |
| 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 TYPEx |
| RD | ROLLER DOOR |
| RP | IRON PEBBLES |
| RW | RENDERED FINISH/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |
| VB | EXTERNAL VENEER BLINDS |

Issue	Date	Description
A	28/11/2023	DEVELOPMENT APPLICATION
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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,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

RESIDENTIAL FLAT BUILDING - KENZA

DRAWING TITLE

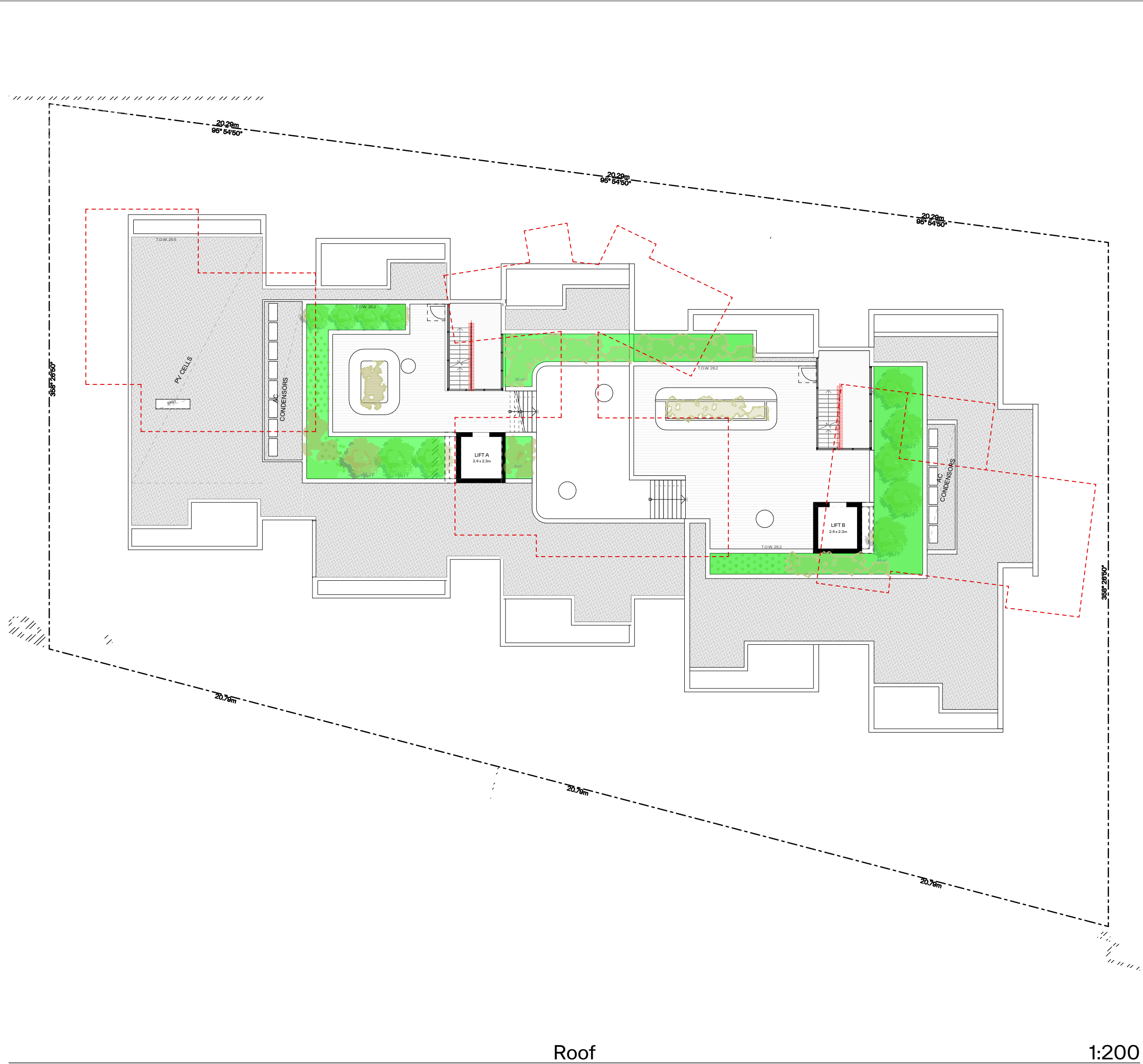
Photomontage 2

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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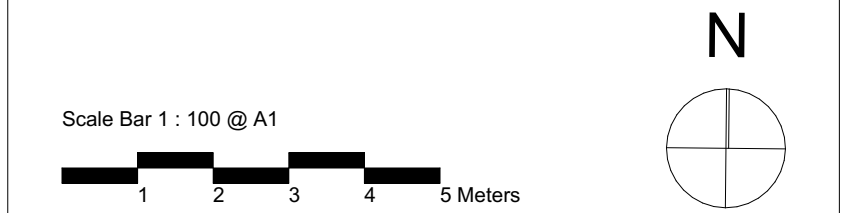
LEGEND:

- 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
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- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

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- PC COMPOSITE PANEL CLADDING
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- 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
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C	29/05/2024	AMENDED DEVELOPMENT APPLICATION
D	12/06/2024	AMENDED DEVELOPMENT APPLICATION



CLIENT:
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pbd
architects

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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: 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

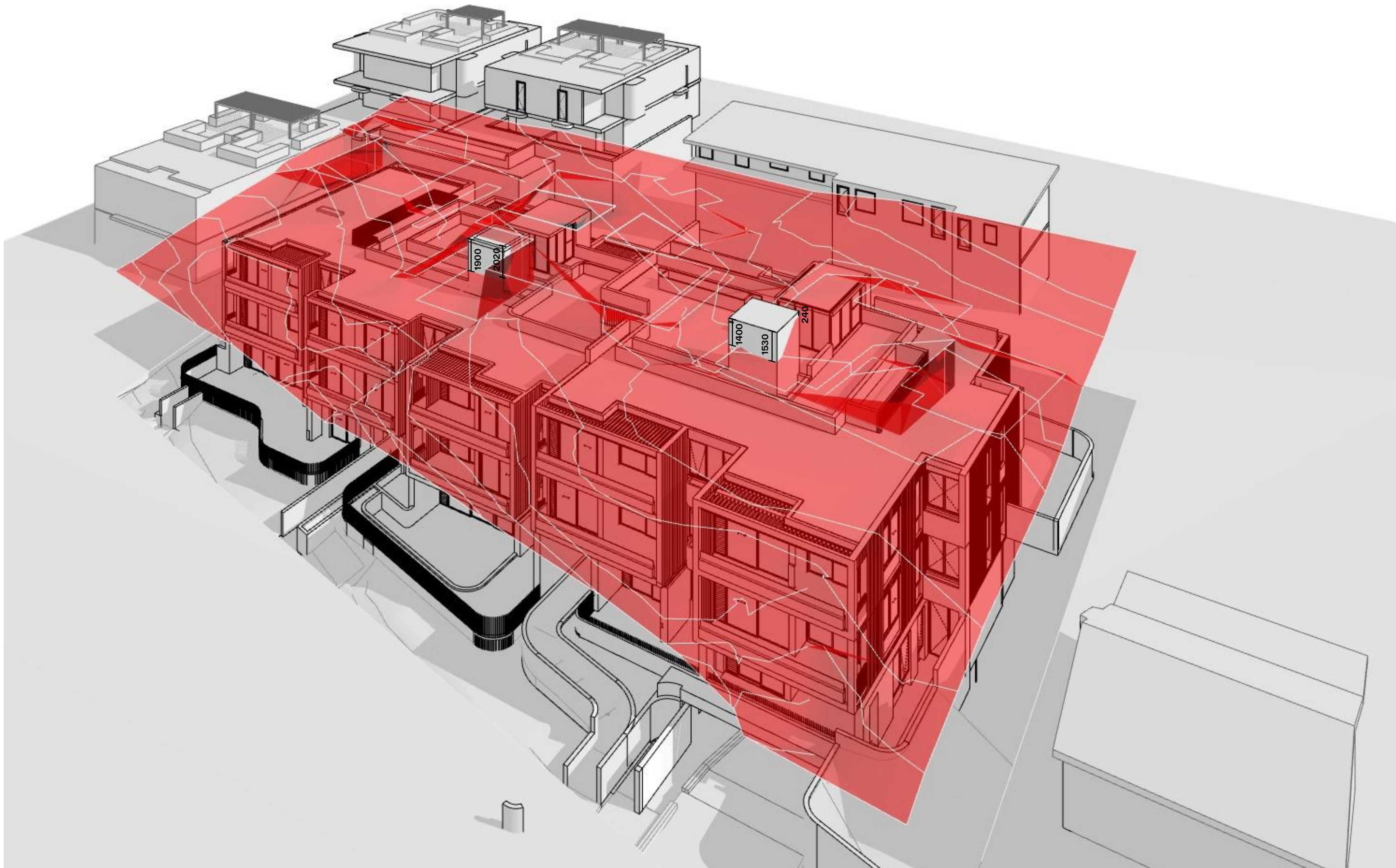
LANDSCAPED AREA SUMMARY

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

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

LEGEND:

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

Issue	Date	Description
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Scale Bar 1 : 100 @ A1

1	2	3	4	5 Meters
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CLIENT:
JAK Newport Pty Ltd

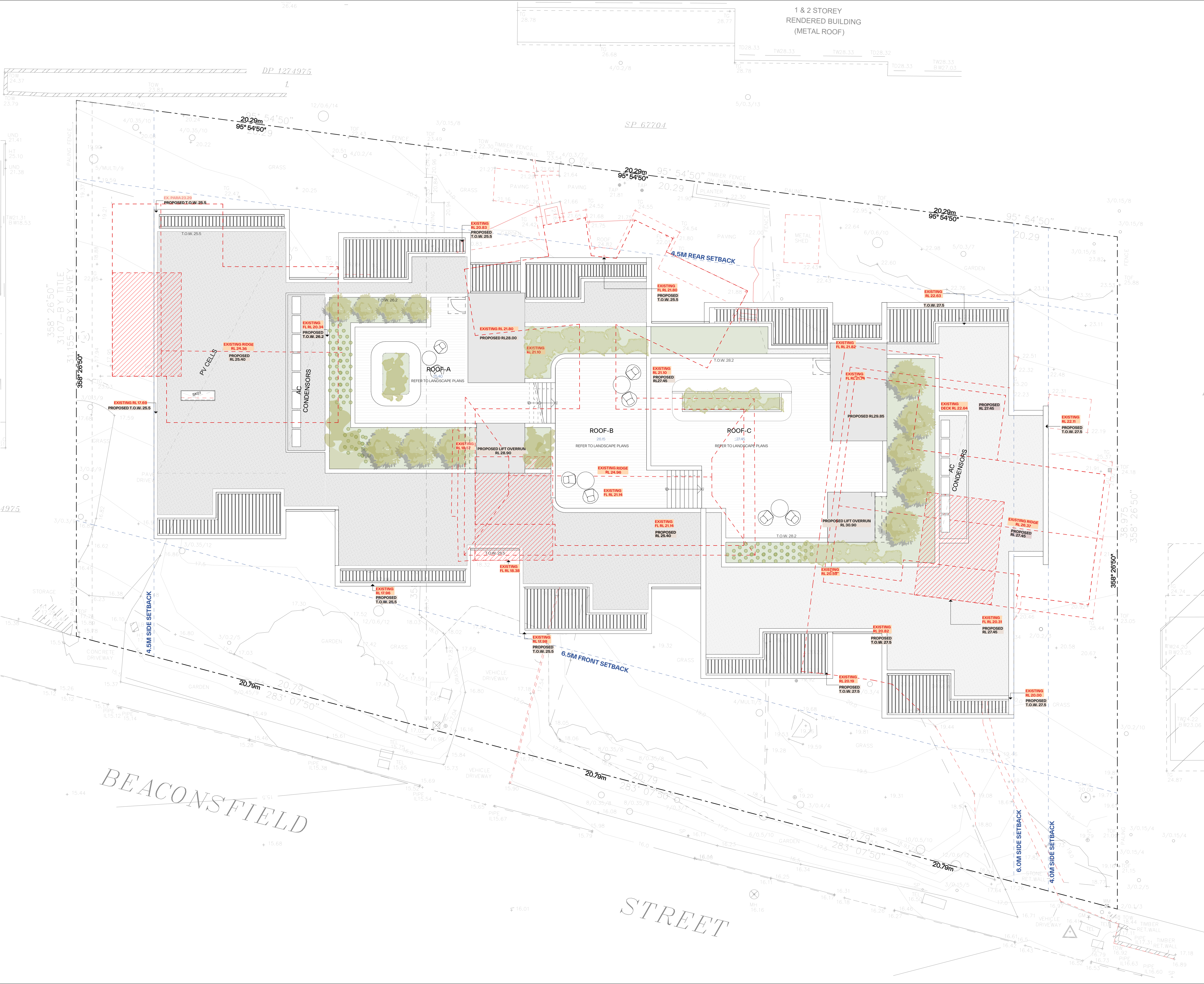
pbd
architects

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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:
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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LEGEND:

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ST STORAGE
HWU HOT WATER UNITS

MATERIALS LEGEND:

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PTX PAINT FINISH TYPEX
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RP RIVER PEBBLES
RW RENDERED FINISH/SELECTED PAINT FINISH
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VB EXTERNAL VENETIAN BLINDS

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

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

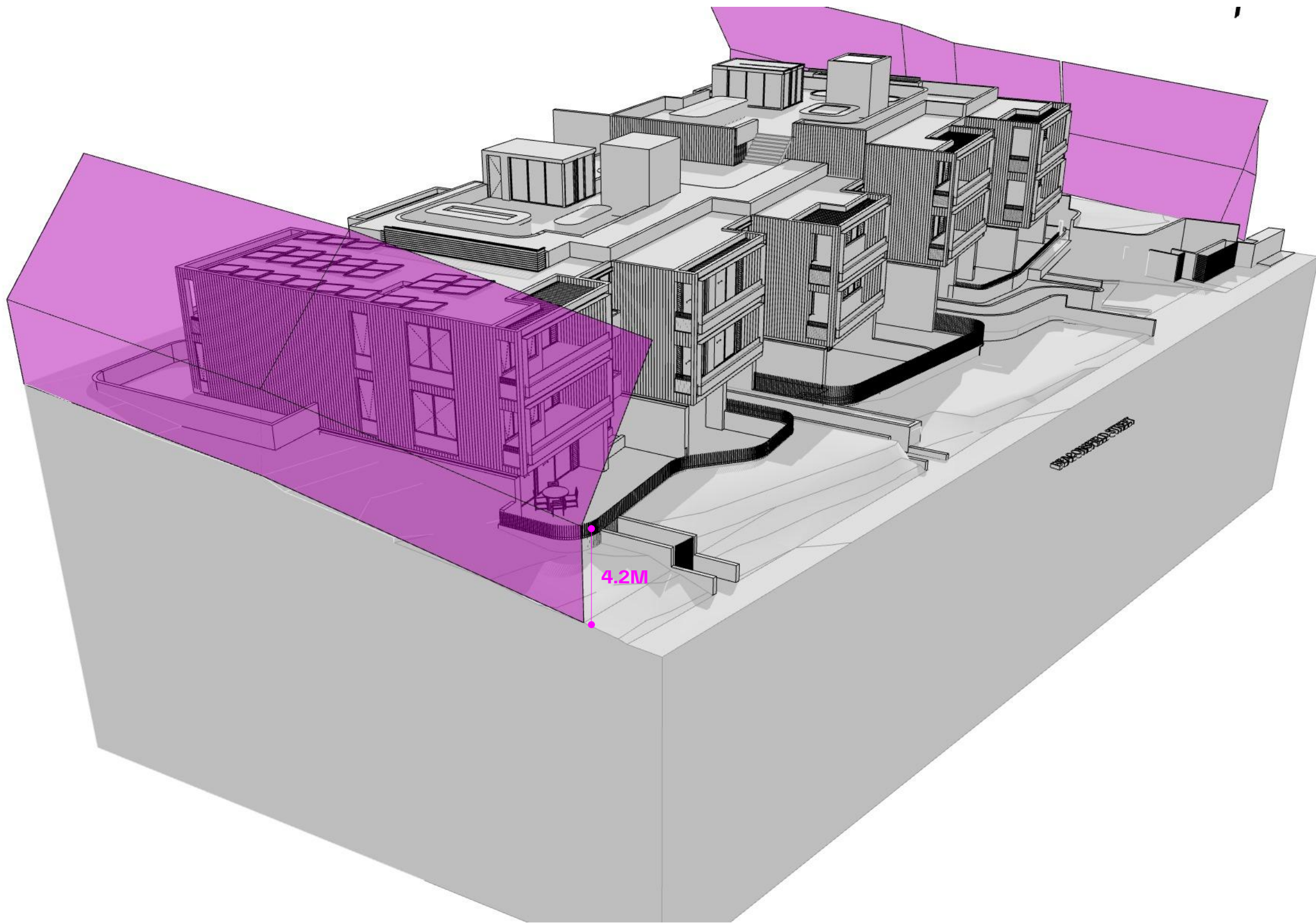
DRAWING TITLE:
Building Height Analysis

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

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

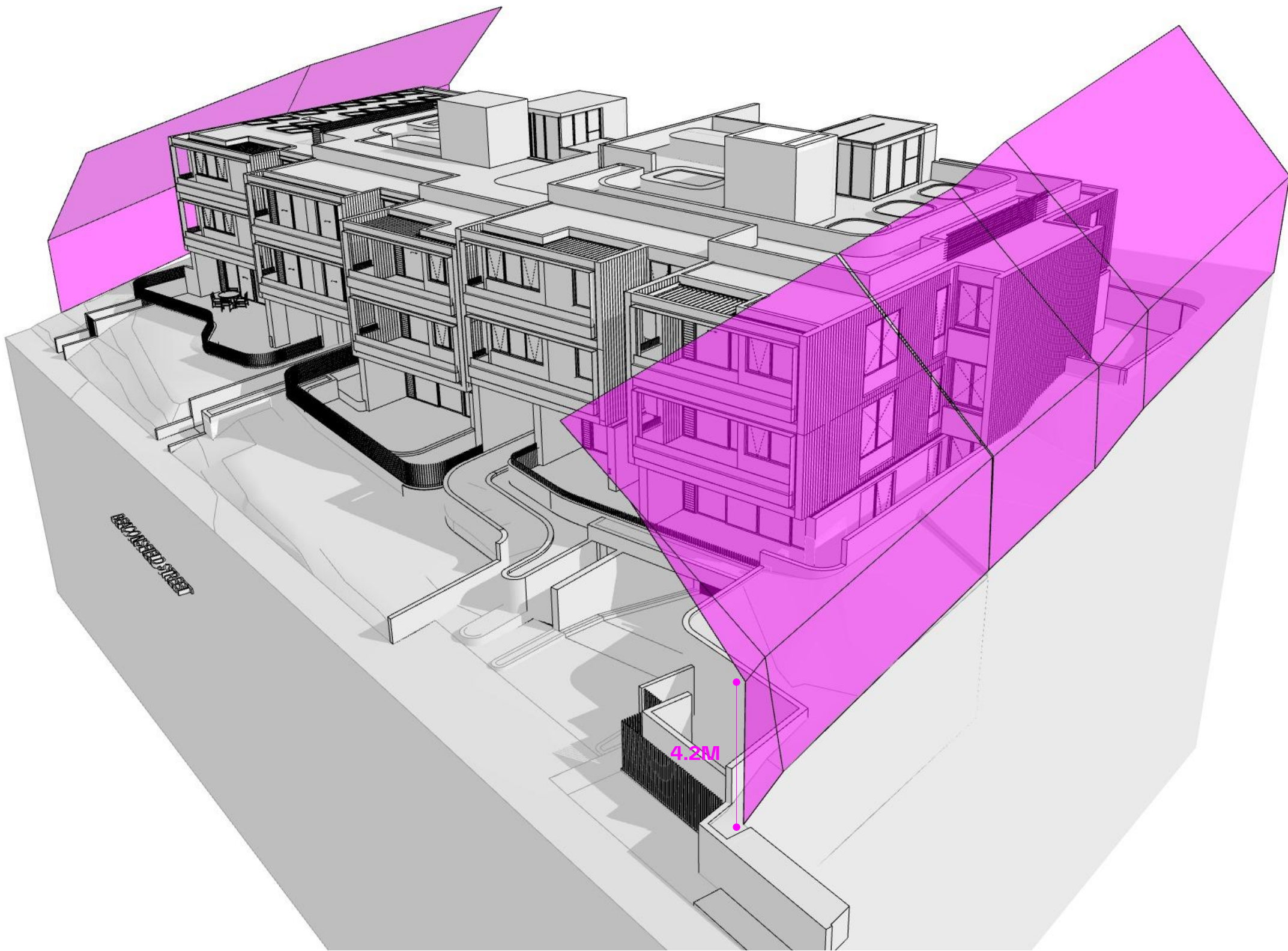
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

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- HWU HOT WATER UNITS

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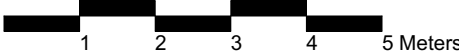
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- RD ROLLER DOOR
- RP RIVER PEBBLES
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LEGEND:

4.2M/45° HEIGHT ENVELOPE

Issue	Date	Description
A	28/10/2023	DEVELOPMENT APPLICATION
B	7/05/2024	AMENDED DEVELOPMENT APPLICATION
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Scale Bar 1 : 100 @ A1



CLIENT:

JAK Newport Pty Ltd



P - 02 9698 8140
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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:

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

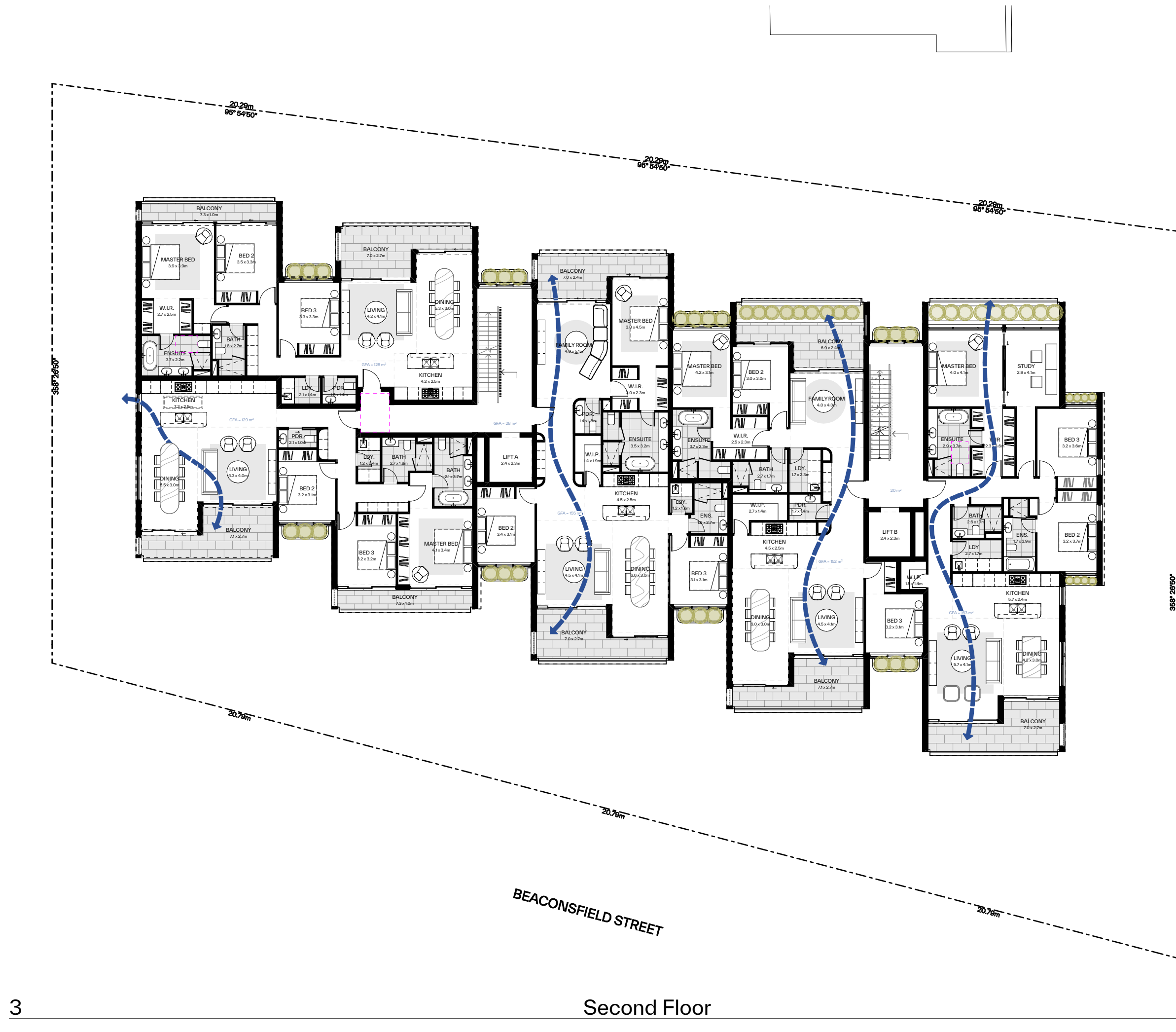
1:200



2

First Floor Plan

1:200



3

Second Floor

1:200

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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
- HWV 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

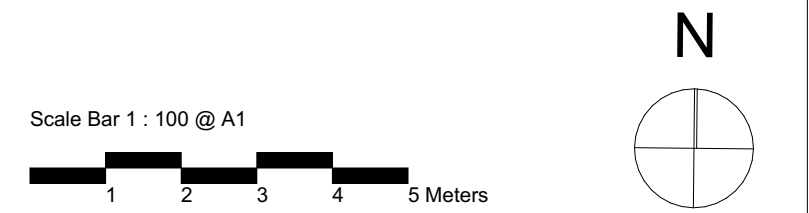
MATERIALS LEGEND:

- 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

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 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 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		



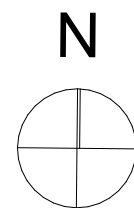
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS SHALL BE OF THE ORDER OF **DA ONLY (NOT FOR CONSTRUCTION)** - THEREFORE CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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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

AF	ALUMINUM FRAMED GLAZING
LV	ALUMINUM ELIPTICAL 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)
CP	COMPOSITE PANEL CLADDING
PSx	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

Scale Bar 1 : 100 @ A1

A horizontal scale bar divided into five equal segments, each labeled with a number from 1 to 5. The word 'Meters' is written at the end of the bar.



pbd
architects

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

DRAWING TITLE:

Communal Open Space

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

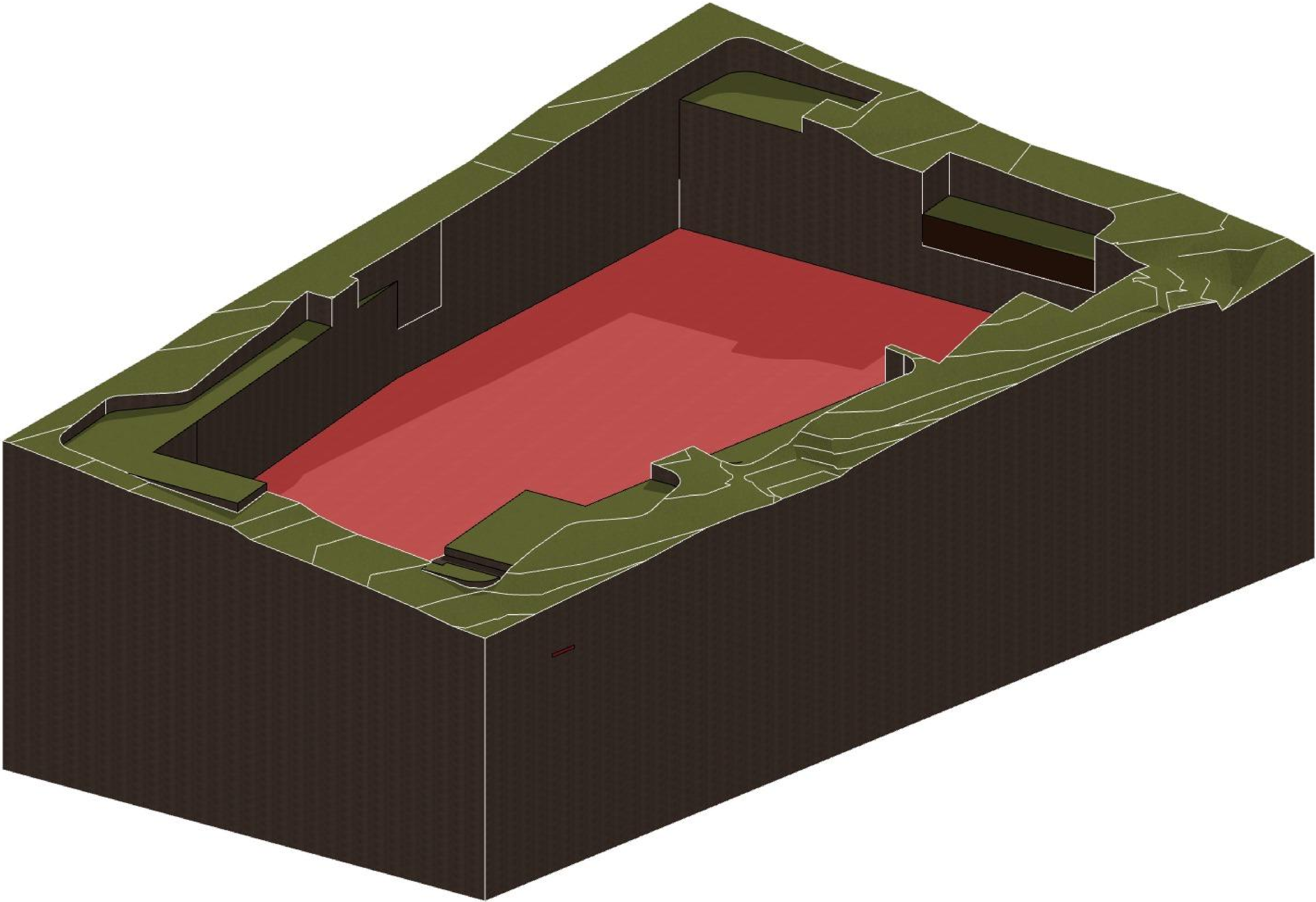
LEGEND:

COMMUNAL OPEN SPACE

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

First Floor	Roof	Total
44	354	398 m ²

PROPOSED COS AREA: 19%
PROPOSED COS AREA: 398m²



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
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BOCA/ASU 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

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Scale Bar 1 : 100 @ A1

1

2

3

4

5 Meters

CLIENT:
JAK Newport Pty Ltd

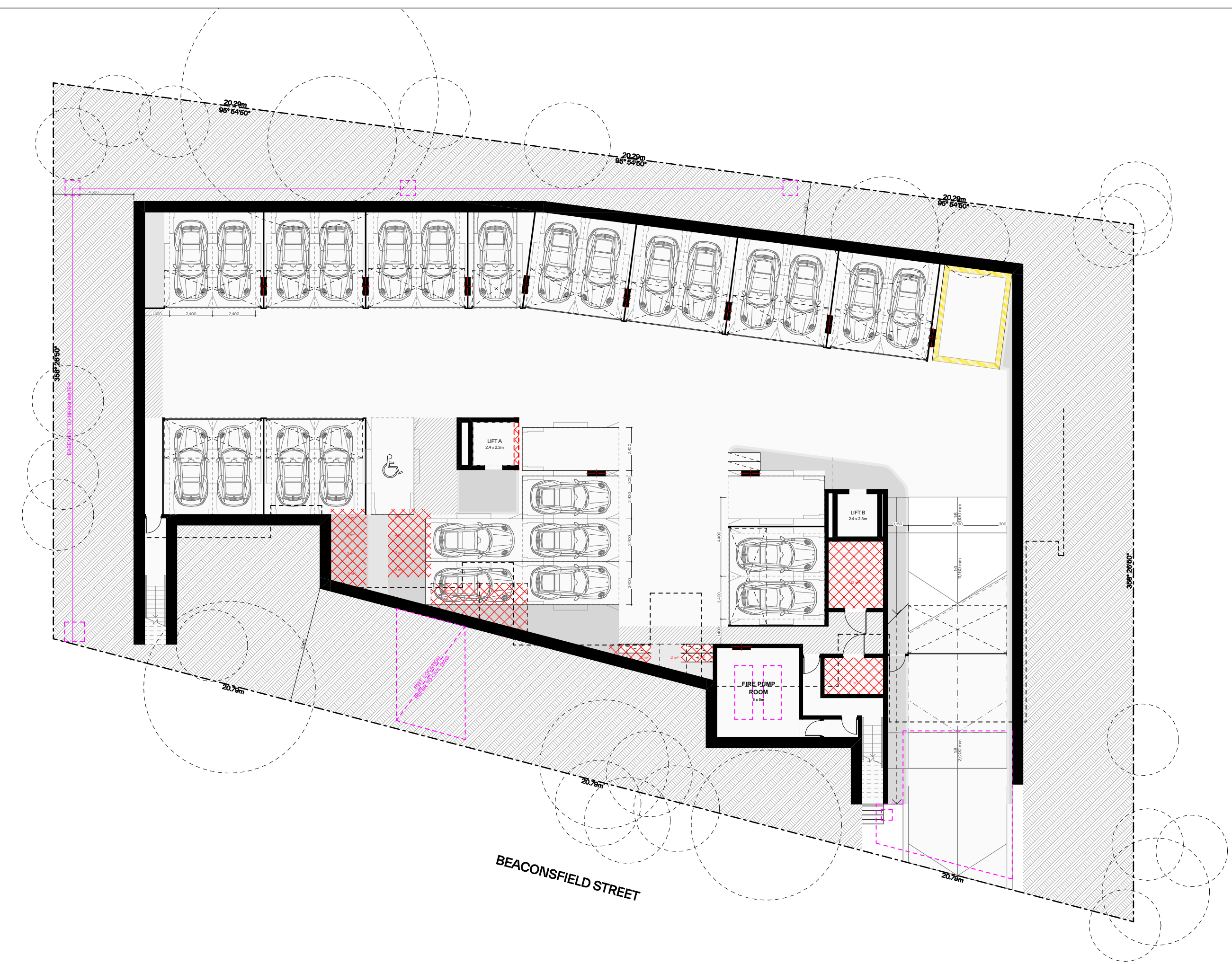


P - 02 9698 8140
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W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Excavation Diagram

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



GENERAL NOTES:

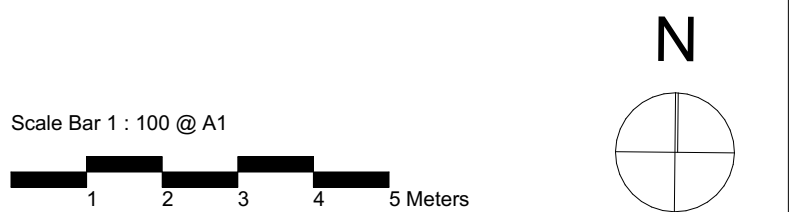
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LEGEND:

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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:

AFV	ALUMINIUM FRAMED GLAZING
ALV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AWV	AWNINGS (TO FUTURE DETAIL)
CONC	CONCRETE
CB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AS STANDARDS)
MC	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSX	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RIV	RENDERED RIVER GRAVEL/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

[illegible]

CLIENT:
AK 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 Bulejevic NSW 7768

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
4 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:

Storage Calculation Diagram

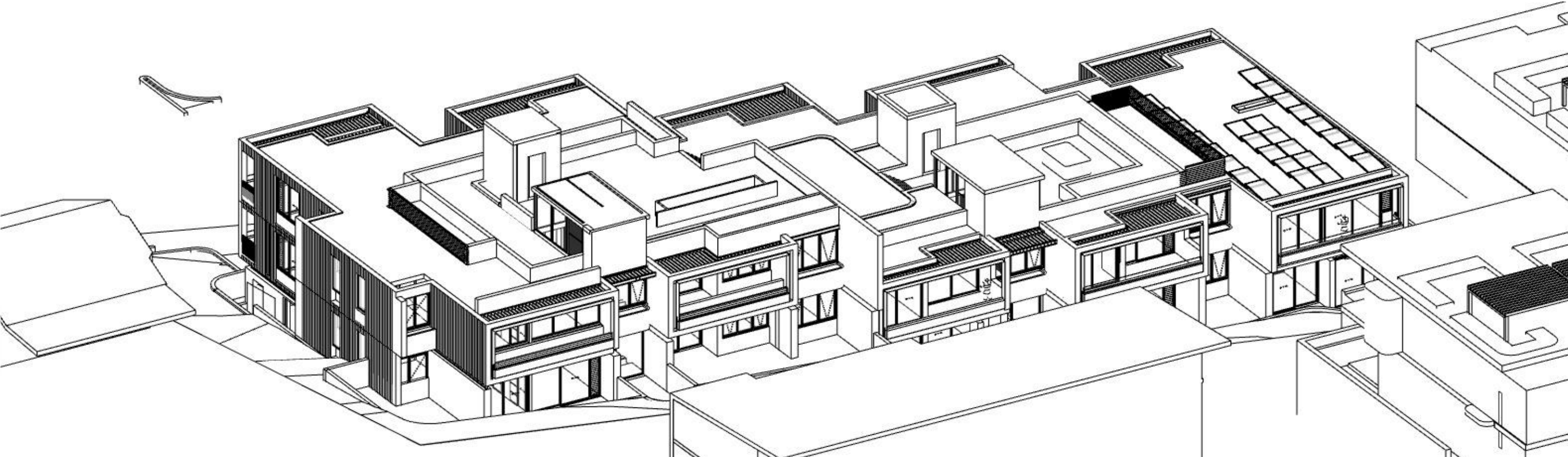
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SCALE: 200@A1	DRAWING NO:	ISSUE:
PROJECT NO: 311	DA560	D



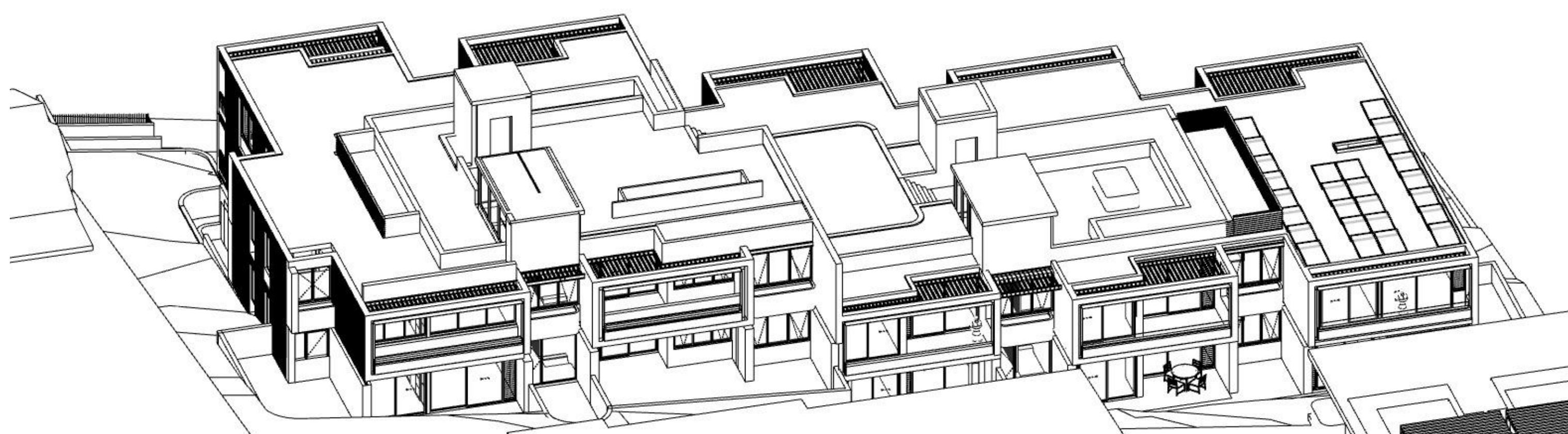
1 9 AM June 21st



2 10 AM June 21st



3 11 AM June 21st



4 12 PM June 21st

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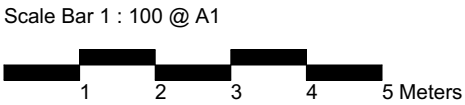
LEGEND:

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

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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:
Solar Access Diagram

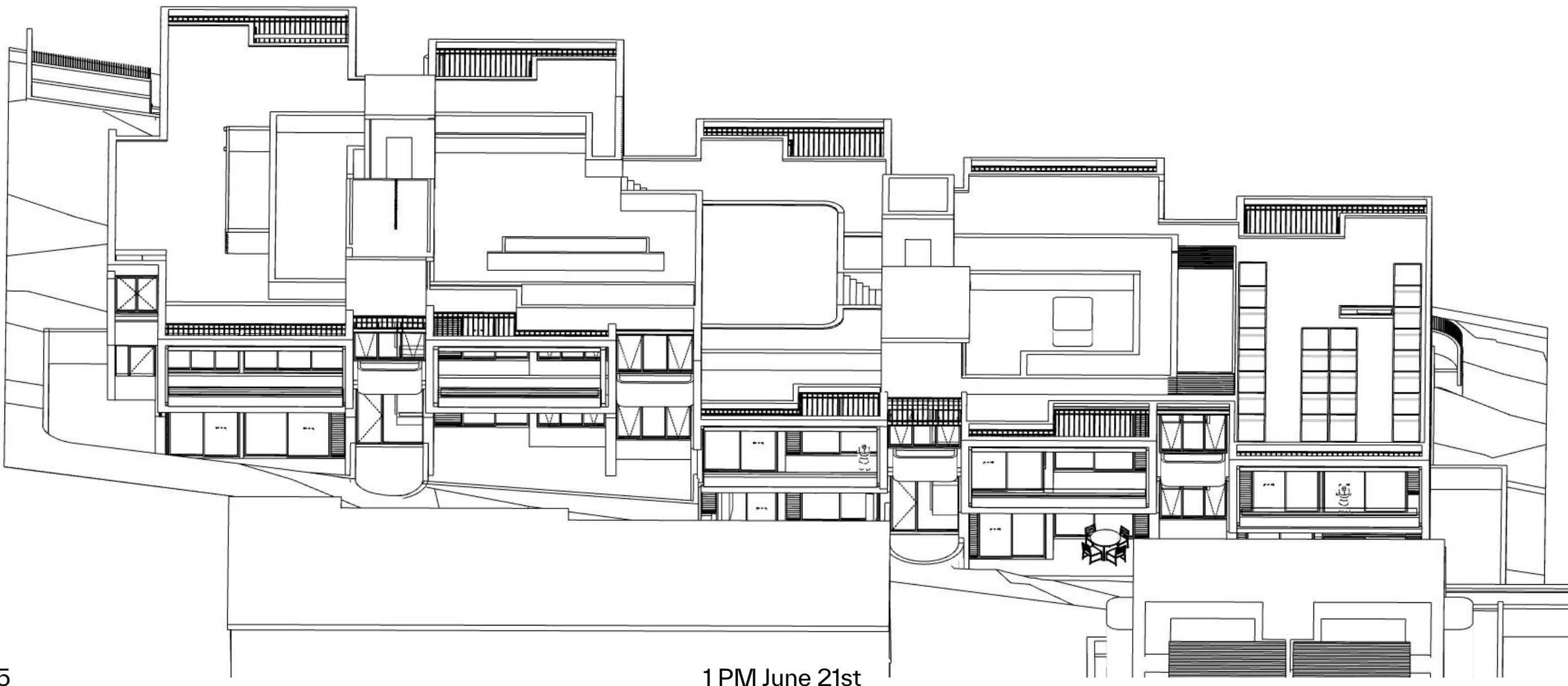
DRAWING BY: AS	CHECKED BY: KL	DATE: 17/06/2024
SCALE: NTS	DRAWING NO: DA600	ISSUE: D
PROJECT NO: 2311		

SOLAR COMPLIANCE CHECK

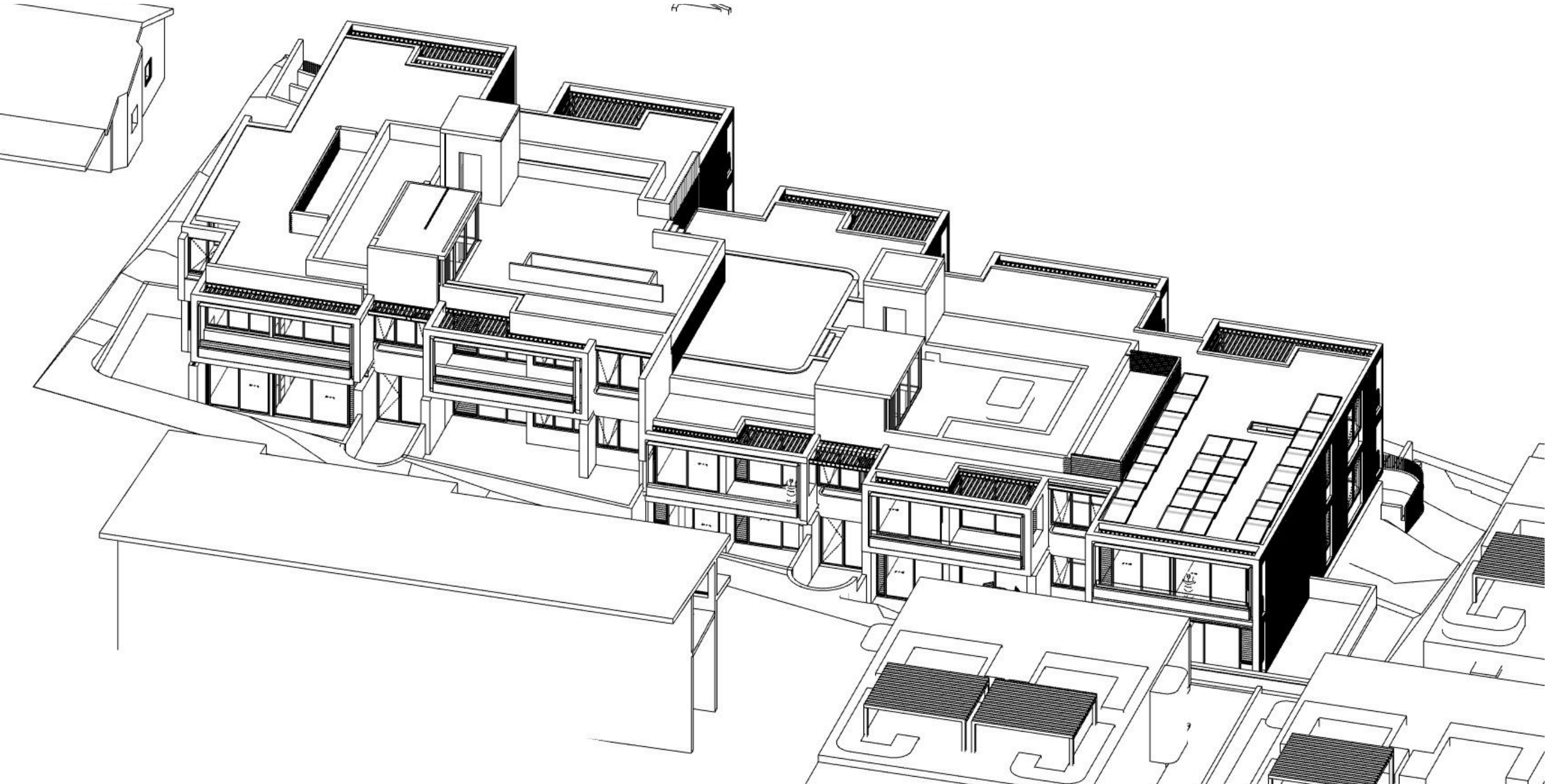
UNIT	LIVING							TOTAL
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	
G01								0
G02								0
G03	Y	Y	Y					2
101								1
102			Y	Y	Y	Y	Y	4
103			Y	Y	Y	Y	Y	4
104	Y	Y	Y	Y	Y	Y	Y	6
105	Y	Y	Y	Y	Y	Y	Y	6
201	Y	Y	Y	Y	Y	Y	Y	6
202		Y	Y	Y	Y	Y	Y	5
203		Y	Y	Y	Y	Y	Y	5
204	Y	Y	Y	Y	Y	Y	Y	6
205	Y	Y	Y	Y	Y	Y	Y	6



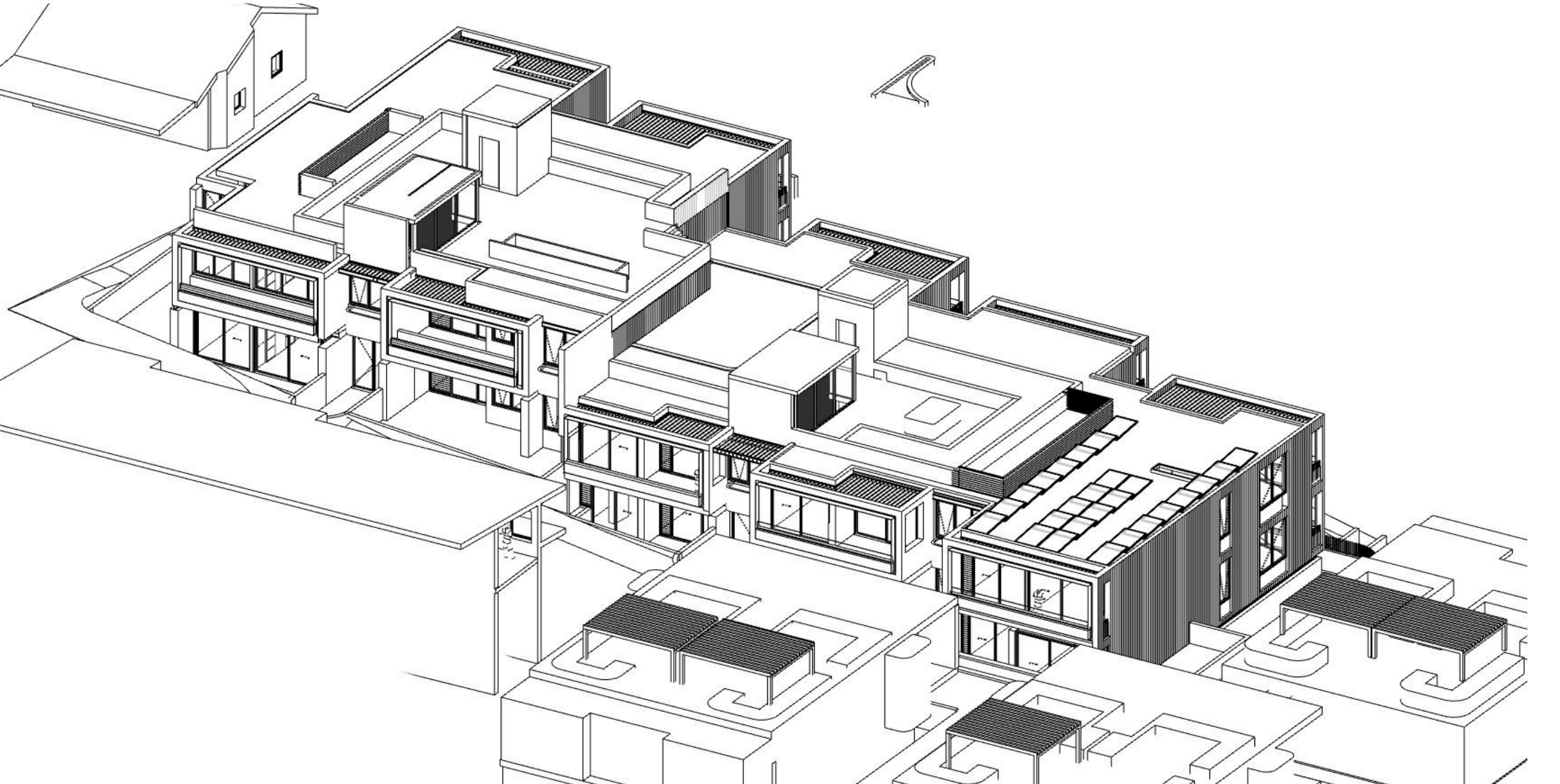
UNIT COMPLIANT	10	
TOTAL UNIT	13	Solar Compliance 76.9%



5 1 PM June 21st



6 2 PM June 21st



7 3 PM June 21st

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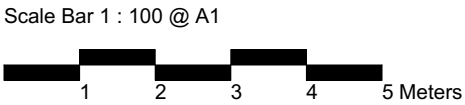
LEGEND:

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 TYPE X
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED FINISH/SELECTED PAINT FINISH
TC TIMBER CLADDING
VB EXTERNAL VENETIAN BLINDS

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

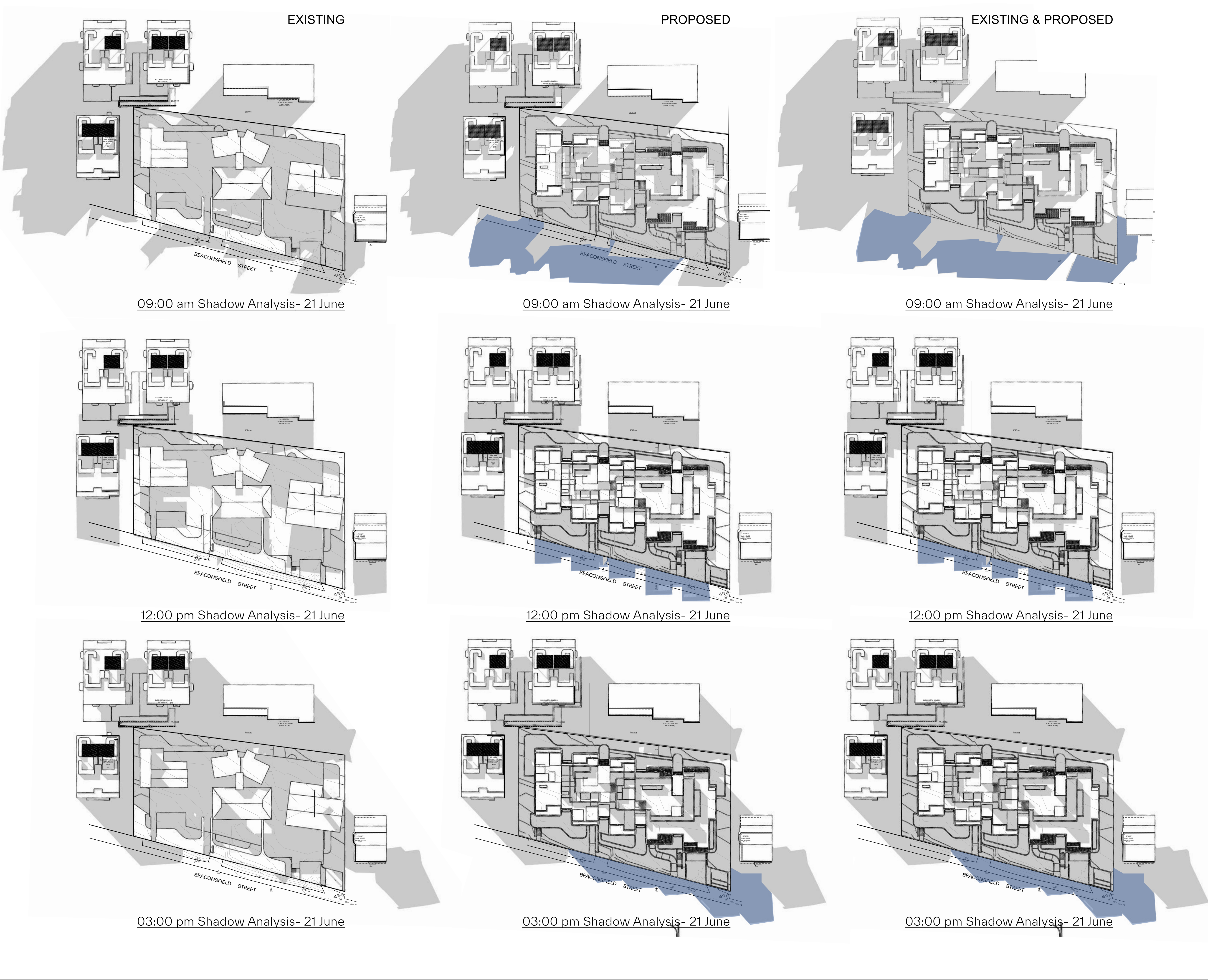
DRAWING TITLE:
Solar Access Diagram 2

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



UNIT COMPLIANT	10	
TOTAL UNIT	13	Solar Compliance 76.9%



GENERAL NOTES:

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LEGEND:

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FH FIRE HYDRANT
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MV MECHANICAL RISER TO FUTURE DETAIL
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SK SKYLIGHT
ST STORAGE
HWU HOT WATER UNITS

MATERIALS LEGEND:

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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 TYPE X
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED FINISH/SELECTED PAINT FINISH
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VB EXTERNAL VENETIAN BLINDS

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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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JAK Newport Pty Ltd

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street,
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PROJECT:
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DRAWING TITLE:
Shadow Diagram

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