

PROPOSED RESIDENTIAL FLAT BUILDING 54 - 58 BEACONSFIELD STREET NEWPORT NSW



GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

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

Drawing List

| | | | |
|-------|-----------------------------------|-------|------------------------------|
| DA000 | Cover Page | DA510 | Landscape Area |
| DA001 | Project Information | DA520 | Height Limit Diagram |
| DA002 | Demolition Plan | DA521 | Building Height Analysis |
| DA003 | Site Analysis | DA522 | 4.2m Height Envelope Diagram |
| DA004 | Site Plan | DA530 | Cross Ventilation Diagram |
| DA100 | Ground Floor Plan | DA540 | Private Open Spaces |
| DA101 | First Floor Plan | DA541 | Communal Open Space |
| DA102 | Second Floor Plan | DA550 | Excavation Diagram |
| DA103 | Roof Plan | DA560 | Storage Calculation Diagram |
| DA104 | Basement Plan | DA600 | Solar Access Diagram |
| DA200 | Elevation Sheet 1 | DA601 | Solar Access Diagram 2 |
| DA201 | Elevation Sheet 2 | DA610 | Shadow Diagram |
| DA300 | Section Sheet 1 | | |
| DA301 | Section Sheet 2 | | |
| DA302 | Driveway Section | | |
| DA400 | Schedule of Colours and Materials | | |
| DA410 | Photomontage 1 | | |
| DA411 | Photomontage 2 | | |

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 (4 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 (4 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated |
| Dwelling Fittings/Appliances | Washing Machine: not specified Dishwasher: Minimum 4 Star WELS Rated |
| Fire Sprinkler Water Test | Fire sprinkler test water is contained in a closed system |
| Alternative Water | Minimum 5,000L Rainwater tank to harvest roof area serving landscape irrigation and 1 car wash bay |

CLIENT:
JAK Newport Pty Ltd



P : 02 9698 8140
E : info@pbdarchitects.com.au
W : pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 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 | 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 | 152 | 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 | 131 | 23 | Y | 6.5 | 4.8 | 11.3 |
| | 203 | 3 BED | 152 | 28 | Y | 5.4 | 4.8 | 10.2 |
| | 204 | 3 BED | 159 | 27 | Y | 6.3 | 4.8 | 11.1 |
| | 205 | 3 BED+ STUDY | 163 | 15 | Y | 6.5 | 7.2 | 13.7 |

1887 576.0

| LANDSCAPE | PERCENTAGE | AREA |
|--------------------------|------------|--------|
| Required Landscaped Area | 50% | 1056.8 |
| Proposed Landscaped Area | 50% | 1065 |

| COMMUNAL OPEN SPACE | PERCENTAGE | AREA |
|------------------------------|------------|--------|
| Required Communal Open Space | 25% | 528.37 |
| Proposed Communal Open Space | 19% | 398 |

| PARKING | TOTAL |
|----------------------|-------------------------------|
| Required Car Parking | 2 x13 Units + 4.3 Visitor= 30 |
| Proposed Car Parking | 30(incl 4 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 |



UNIT COMPLIANT 10
TOTAL UNIT 13
Solar Compliance 76%

GENERAL NOTES:

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

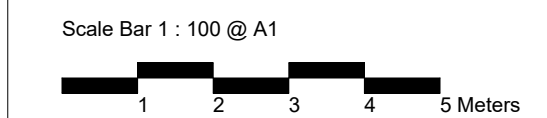
LEGEND:

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

MATERIALS LEGEND:

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

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

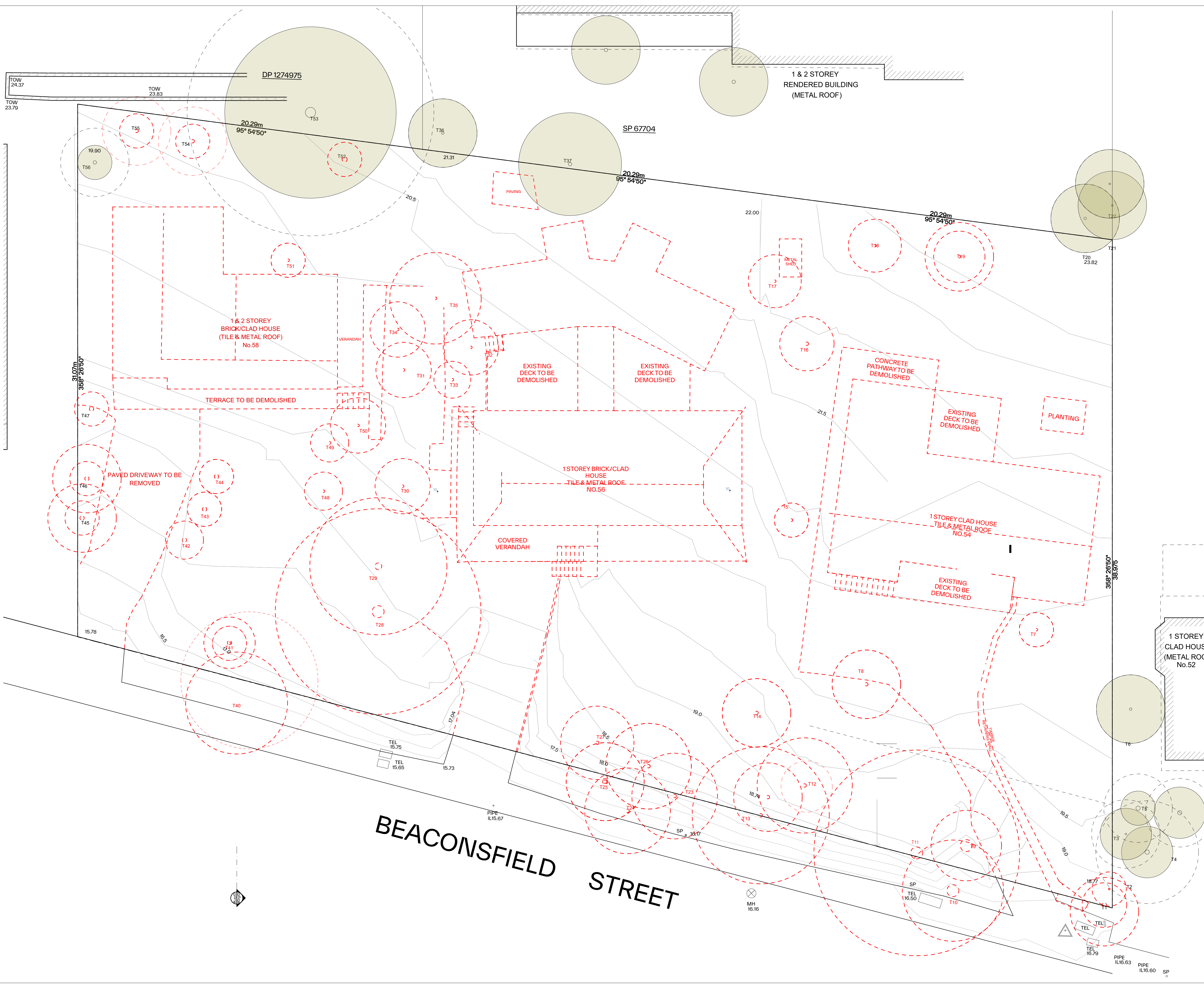


CLIENT:
JAK Newport Pty Ltd

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

Project Information

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: NTS | DRAWING NO: DA001 | ISSUE: D |
| PROJECT NO: 2311 | | |



GENERAL NOTES:

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

LEGEND:

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

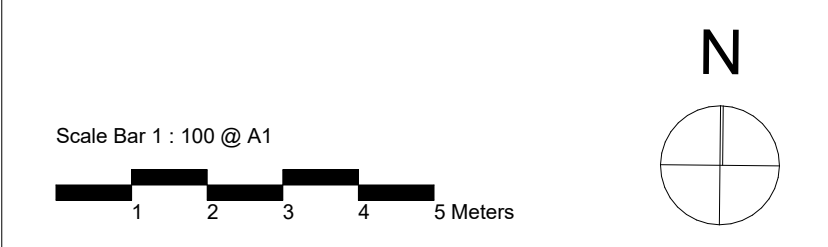
MATERIALS LEGEND:

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

LEGEND:

- TO BE DEMOLISHED
- TREES TO BE REMOVED

| 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

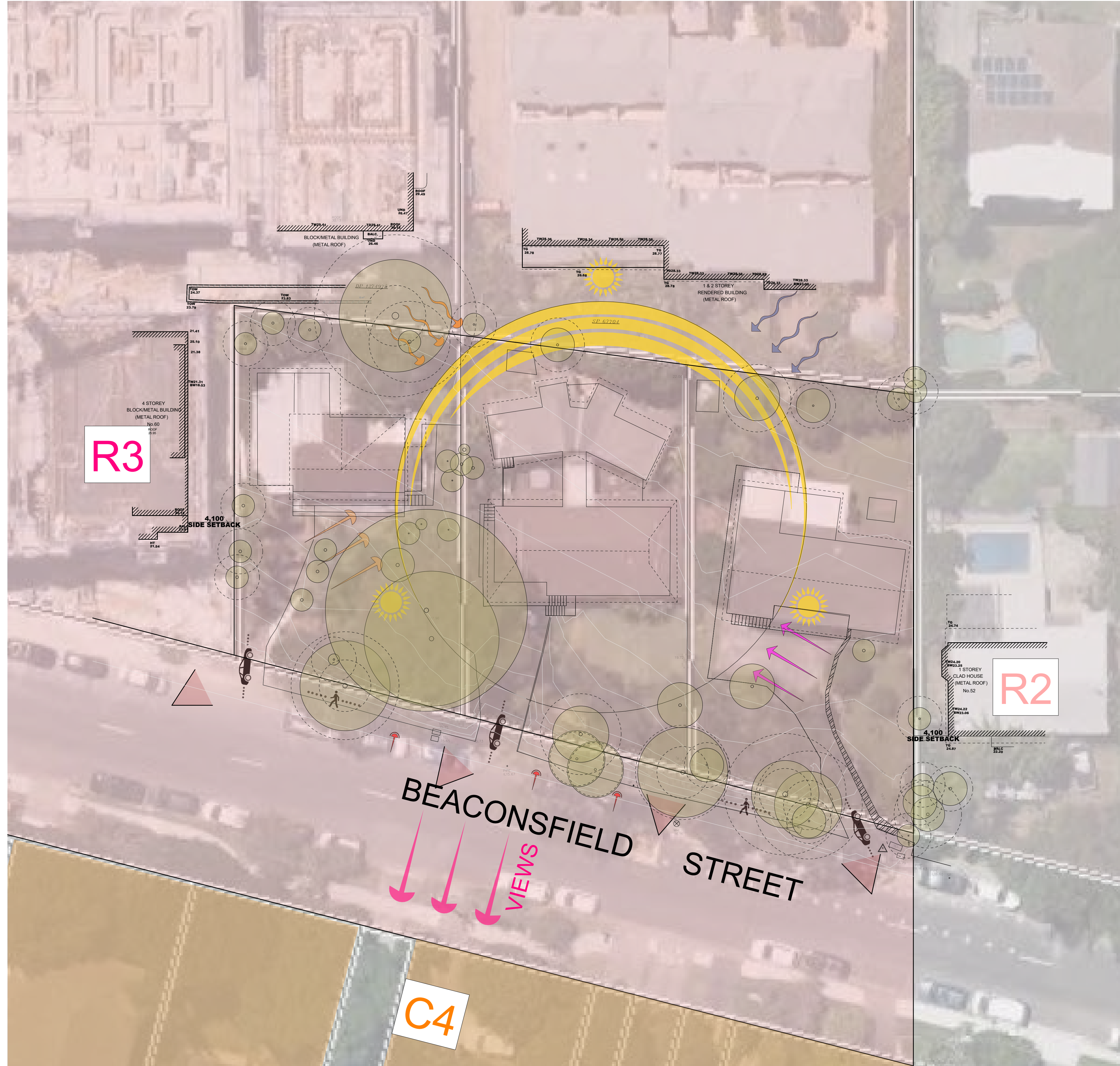
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Notarated Architect:
Paul Buljovic - NSW 7768

pbd architects

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

DRAWING TITLE:
Demolition Plan

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



GENERAL NOTES:

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

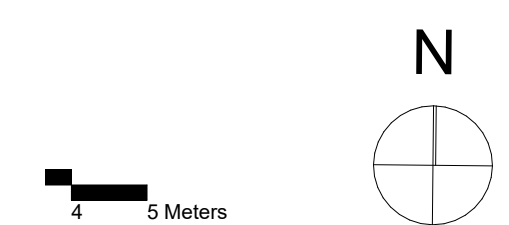
LEGEND:

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

MATERIALS LEGEND:

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

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



CLIENT:
JAK Newport Pty Ltd

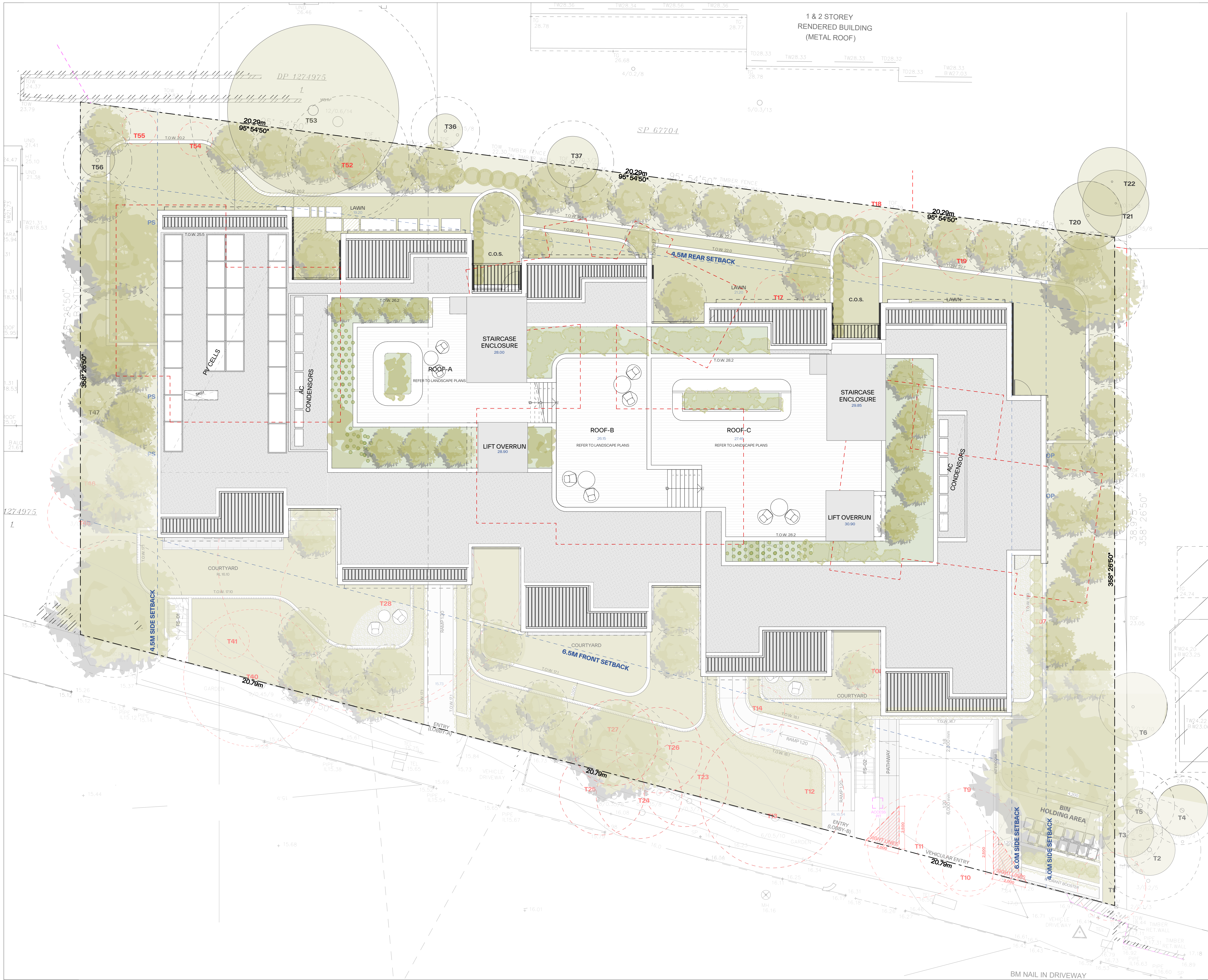


P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljevic - NSW 7768

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

DRAWING TITLE:
Site Analysis

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



GENERAL NOTES:

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

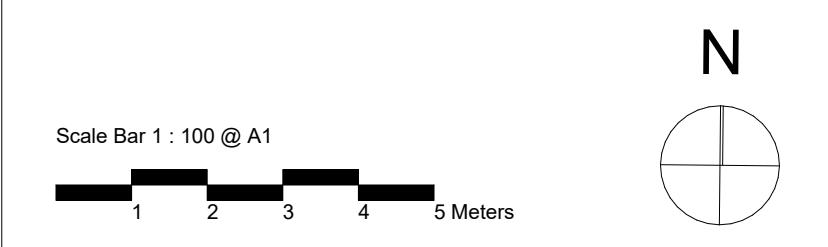
LEGEND:

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

MATERIALS LEGEND:

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

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



CLIENT:
JAK Newport Pty Ltd

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Nominated Architect:
Paul Buljovic - NSW 2768

PROJECT:
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 | | |



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

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 |

CLIENT:
JAK Newport Pty Ltd

pbd architects

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

PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFELD 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 |
| PROJECT NO: 2311 | | |



GENERAL NOTES:

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

LEGEND:

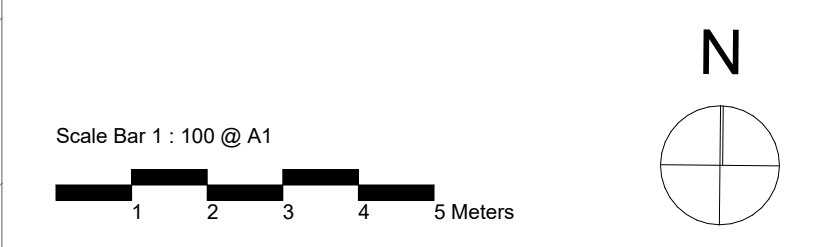
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH 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 |



CLIENT:
JAK Newport Pty Ltd

pbd architects

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

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

DRAWING TITLE:
First Floor Plan

| | | |
|---------------------|----------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: 1:100@A1 | DRAWING NO: DA101 | ISSUE: D |
| PROJECT NO: 2311 | | |



GENERAL NOTES:

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

LEGEND:

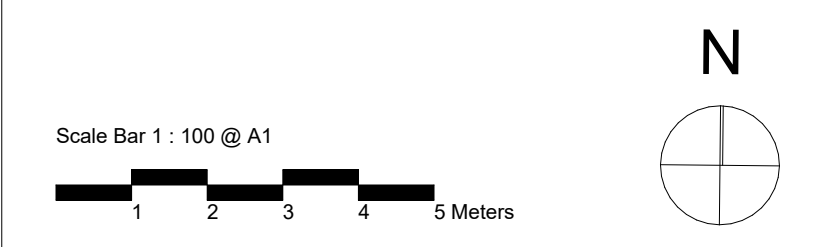
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

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

NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

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



CLIENT:
JAK Newport Pty Ltd

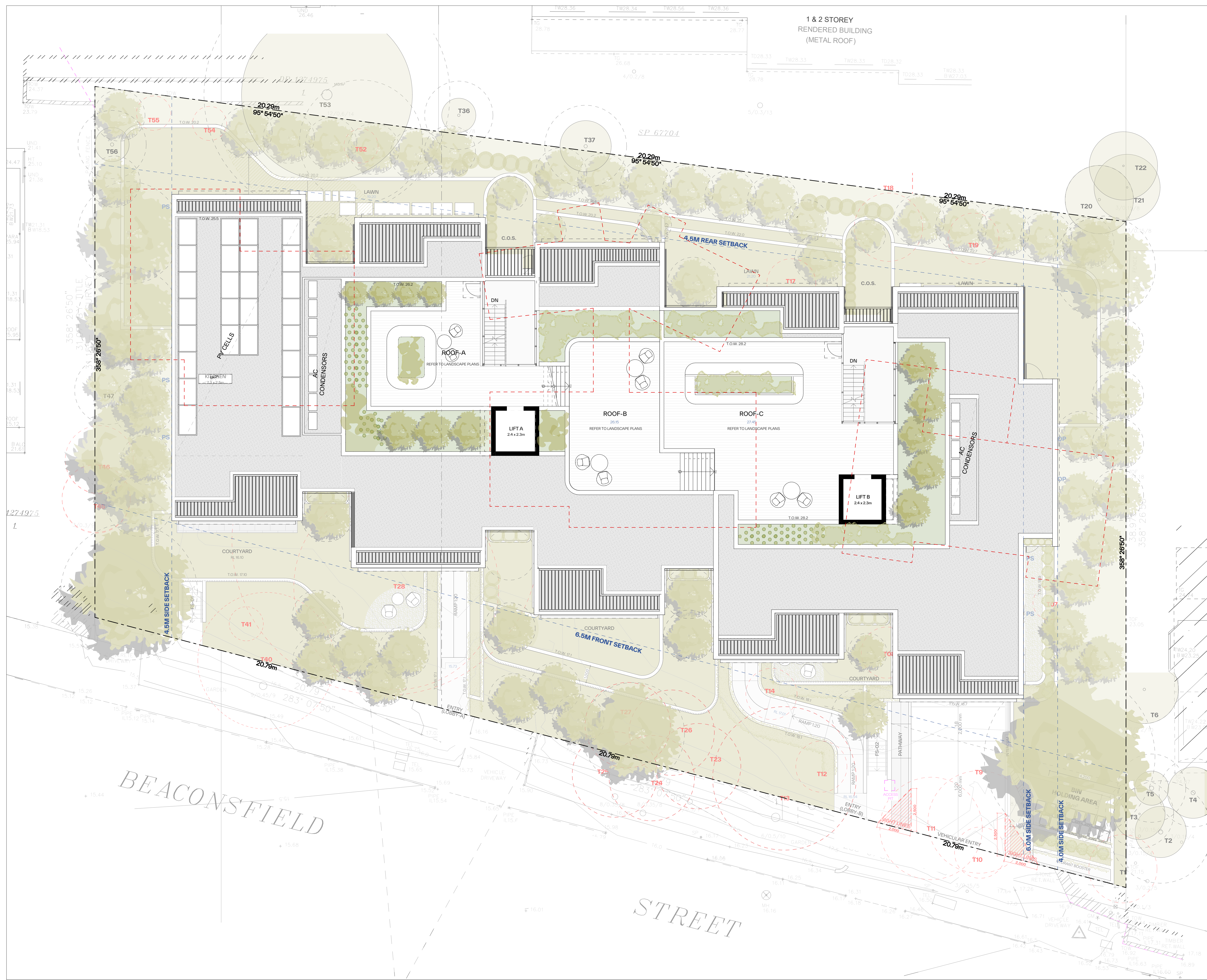
pbd architects

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

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

DRAWING TITLE:
Second Floor Plan

| | | |
|---------------------|----------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 18/06/2024 |
| SCALE: 1:100@A1 | DRAWING NO: DA102 | ISSUE: D |
| PROJECT NO: 2311 | | |



1 & 2 STOREY
RENDERED BUILDING
(METAL ROOF)

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

NOTE: REFER TO LANDSCAPE PLANS BY WYER & CO.

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/05/2024 | AMENDED DEVELOPMENT APPLICATION |
| 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 2100
 ABN 36 147 035 550
 Incorporated Architect:
 Paul Buljovic - 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 | | |



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT OCC STAGES 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

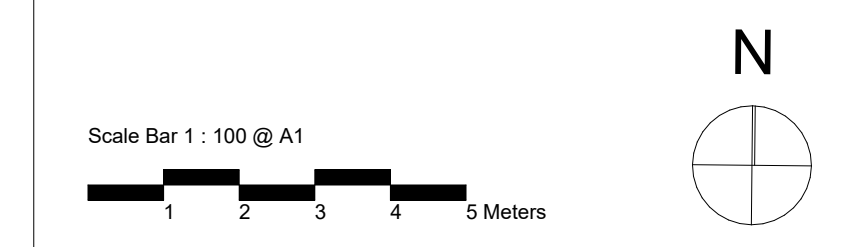
LEGEND:

- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARGAGE 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 |



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:
Basement Plan

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



East Elevation

1:100



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

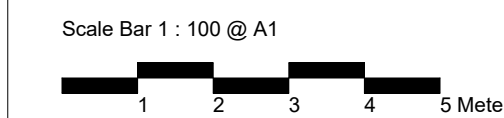
LEGEND:

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

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS 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 |



CLIENT:
JAK Newport Pty Ltd

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

pbd architects

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

DRAWING TITLE:
Elevation Sheet 1

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: 1:100@A1 | DRAWING NO: DA200 | ISSUE: D |
| PROJECT NO: 2311 | | |

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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



South Elevation

1:100

3



West Elevation

1:100

4

| 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

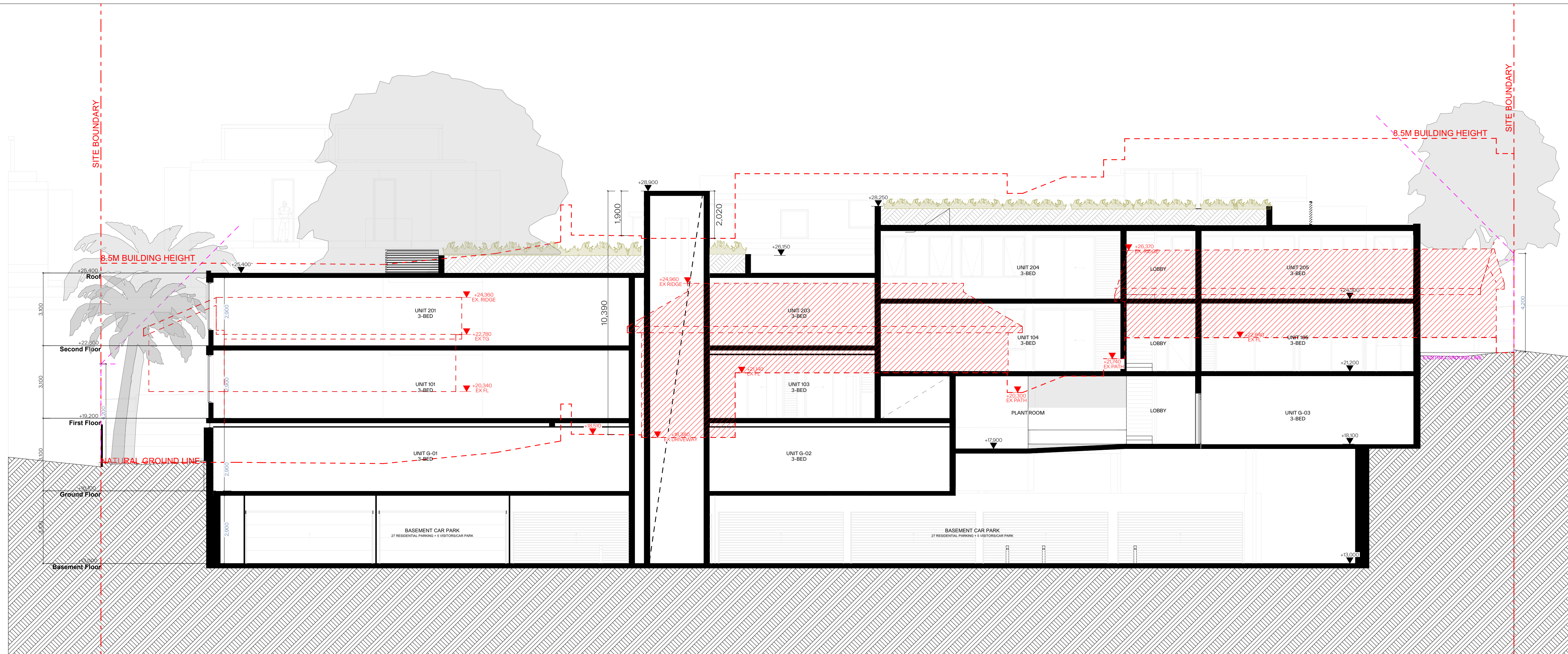
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic - NSW 7768

pbd
architects

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

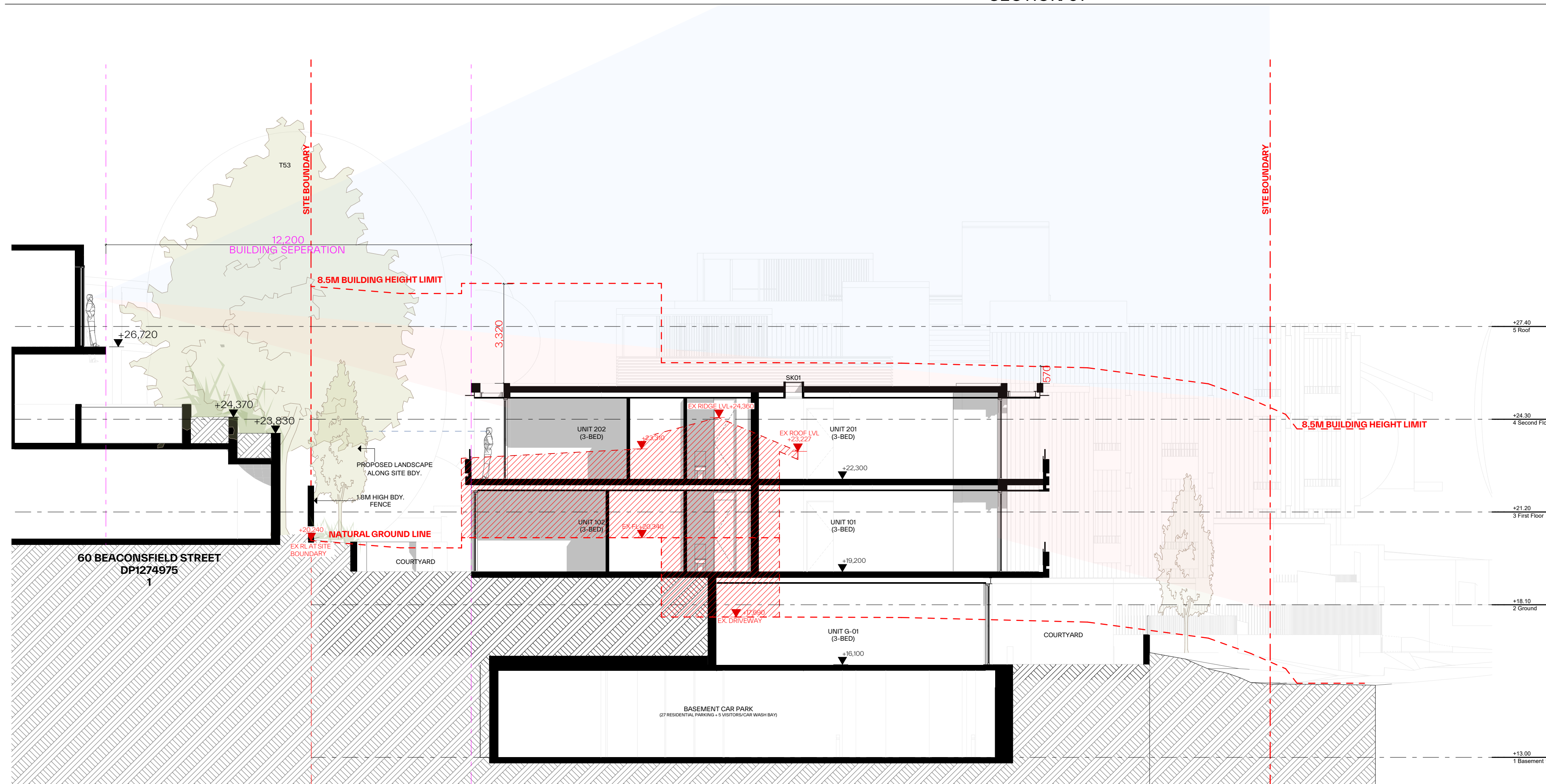
DRAWING TITLE:
Elevation Sheet 2

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: 1:100@A1 | DRAWING NO: DA201 | ISSUE: D |
| PROJECT NO: 2311 | | |



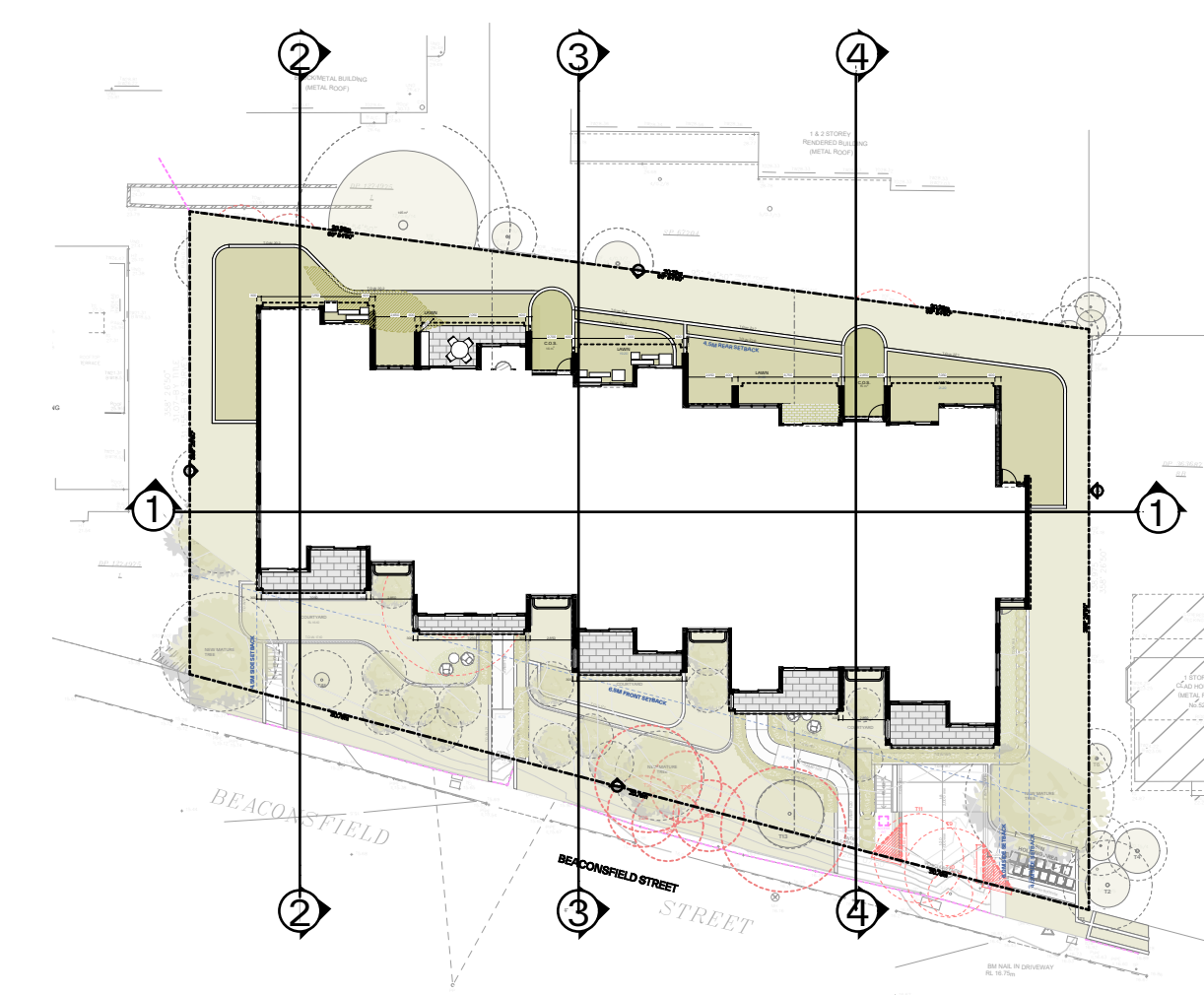
SECTION 01

1:100



SECTIO 02

1:100



KEY PLAN @1:500

GENERAL NOTES:

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

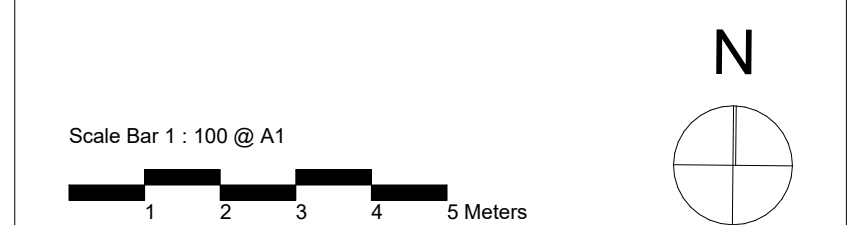
LEGEND:

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

MATERIALS LEGEND:

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

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



CLIENT:
JAK Newport Pty Ltd

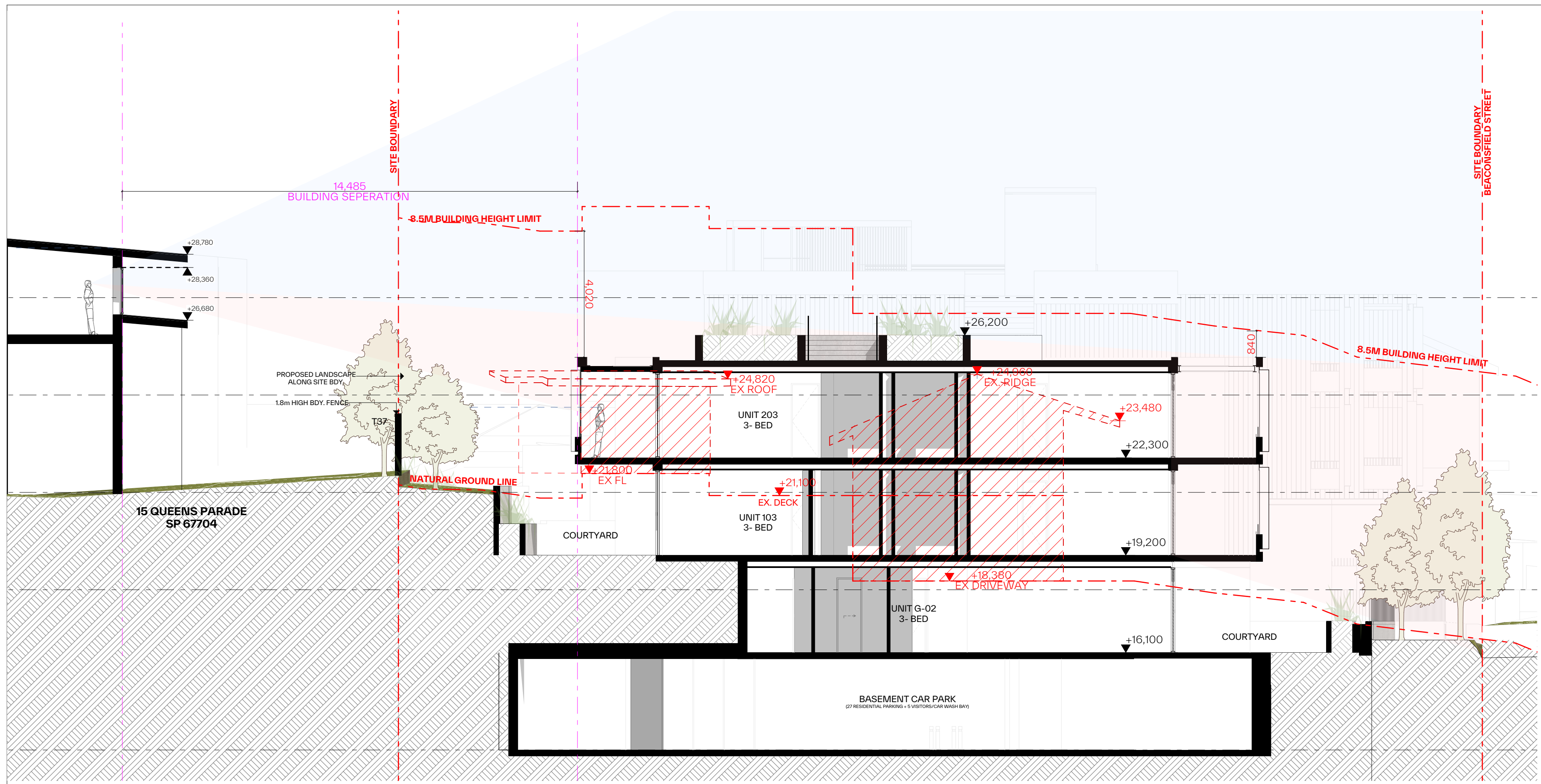
pbd architects

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

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

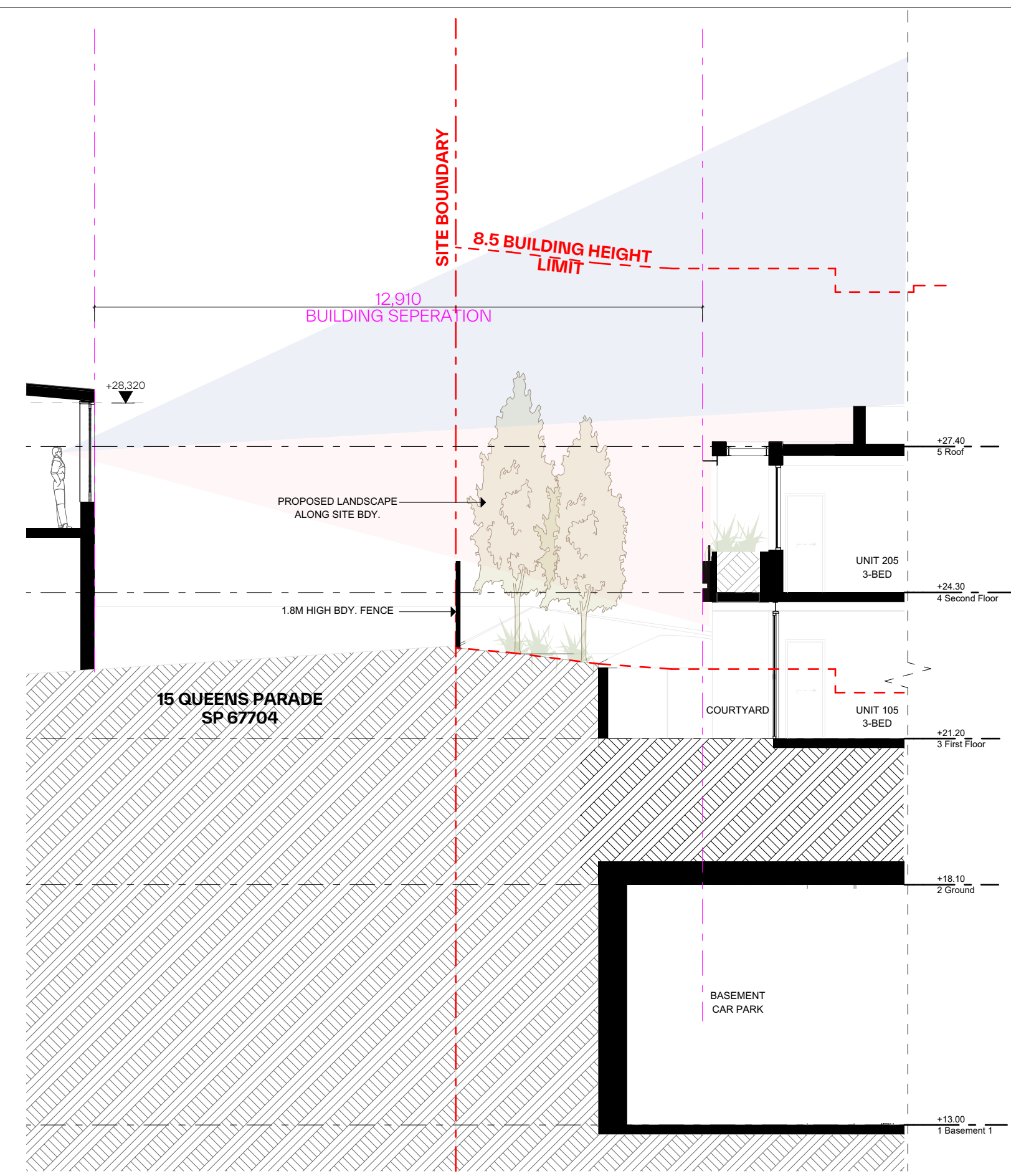
DRAWING TITLE:
Section Sheet 1

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: 1:100@A1 | DRAWING NO: DA300 | ISSUE: D |
| PROJECT NO: 2311 | | |



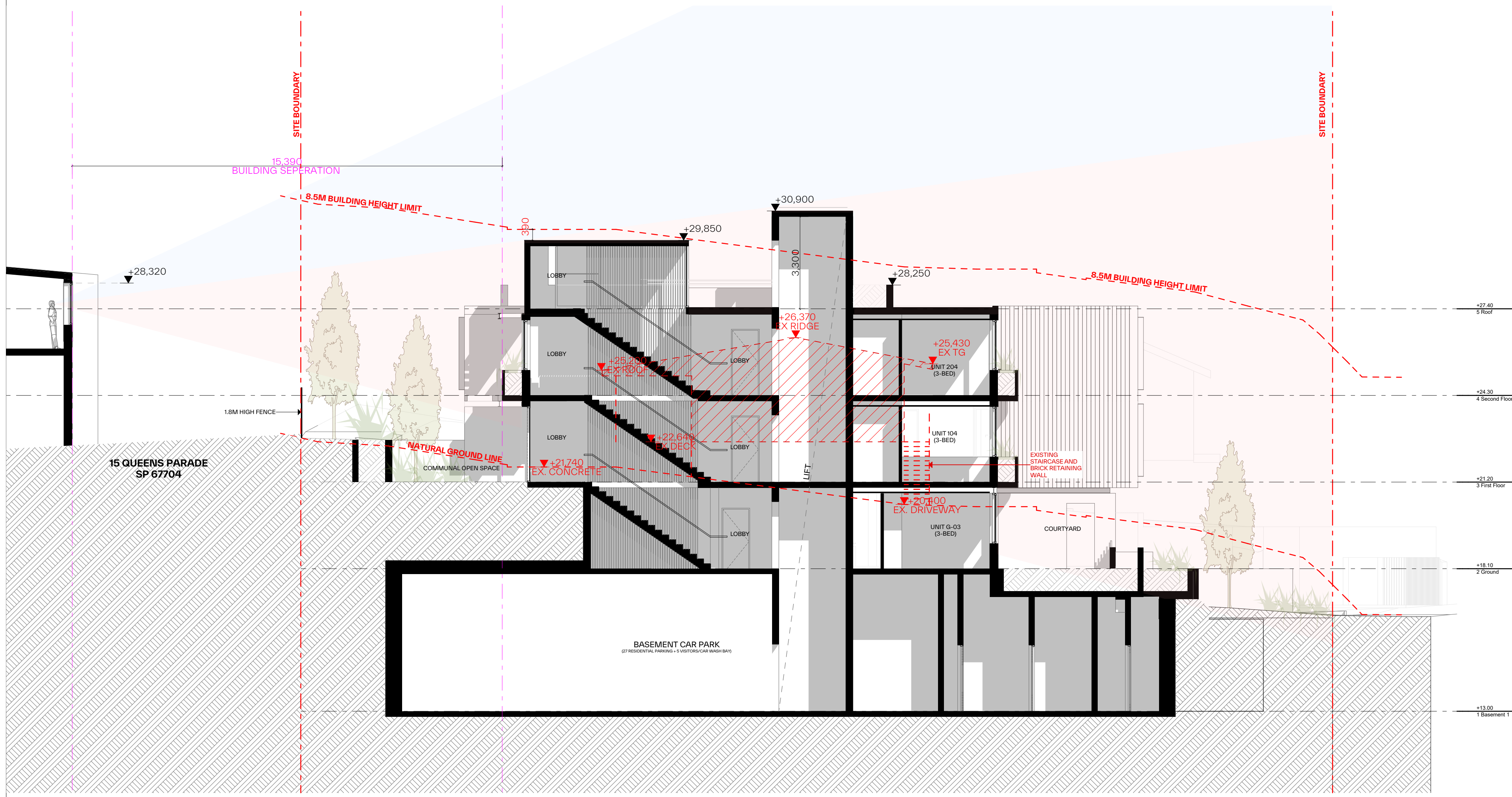
SECTION 03

1:100



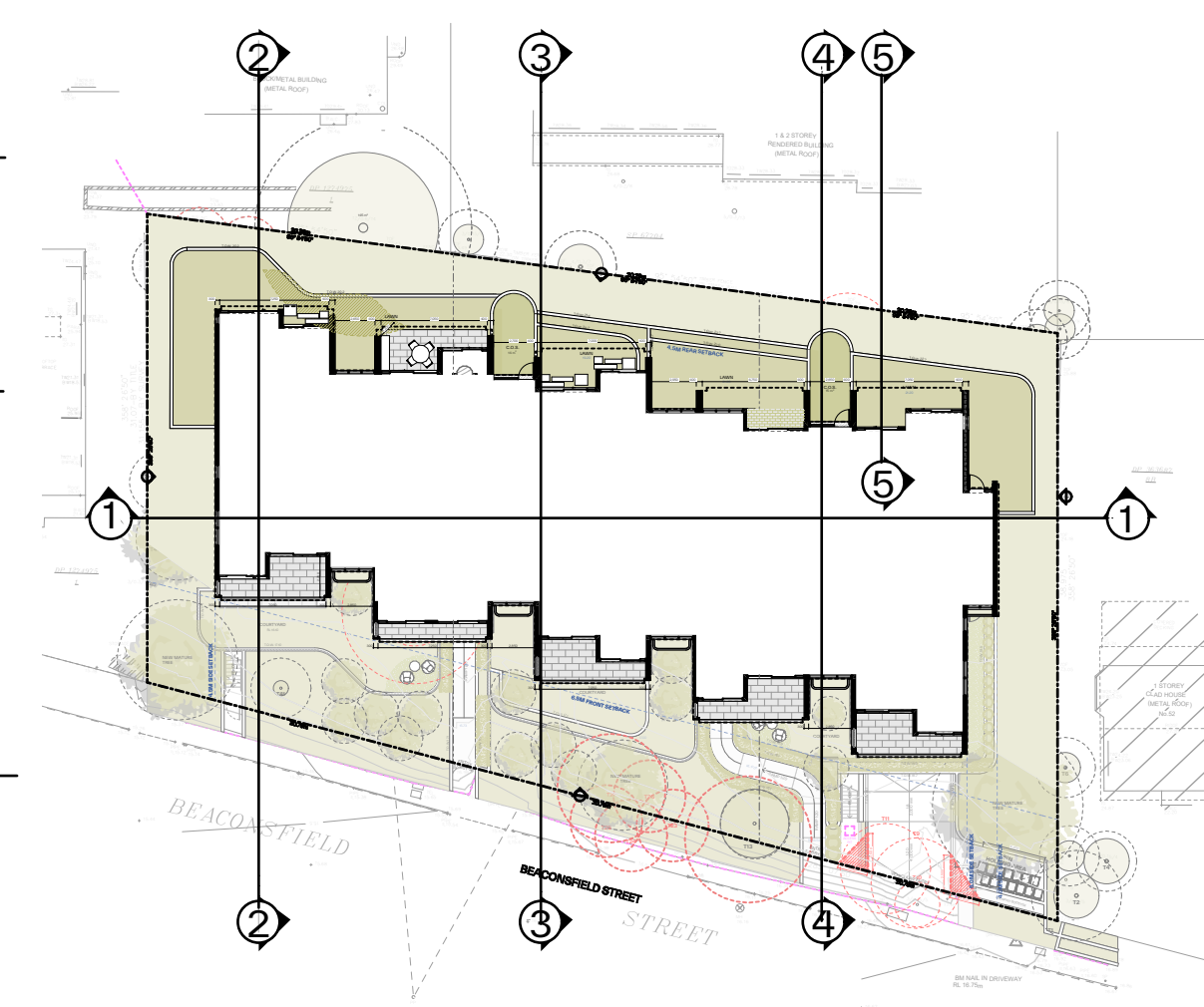
SECTION 05

1:100



SECTION 04

1:100



KEY PLAN @1:500

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT 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

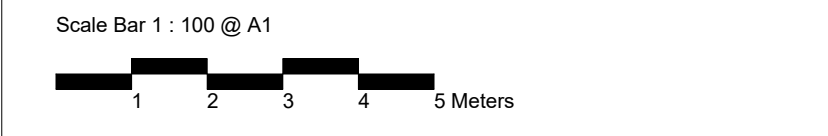
LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| 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

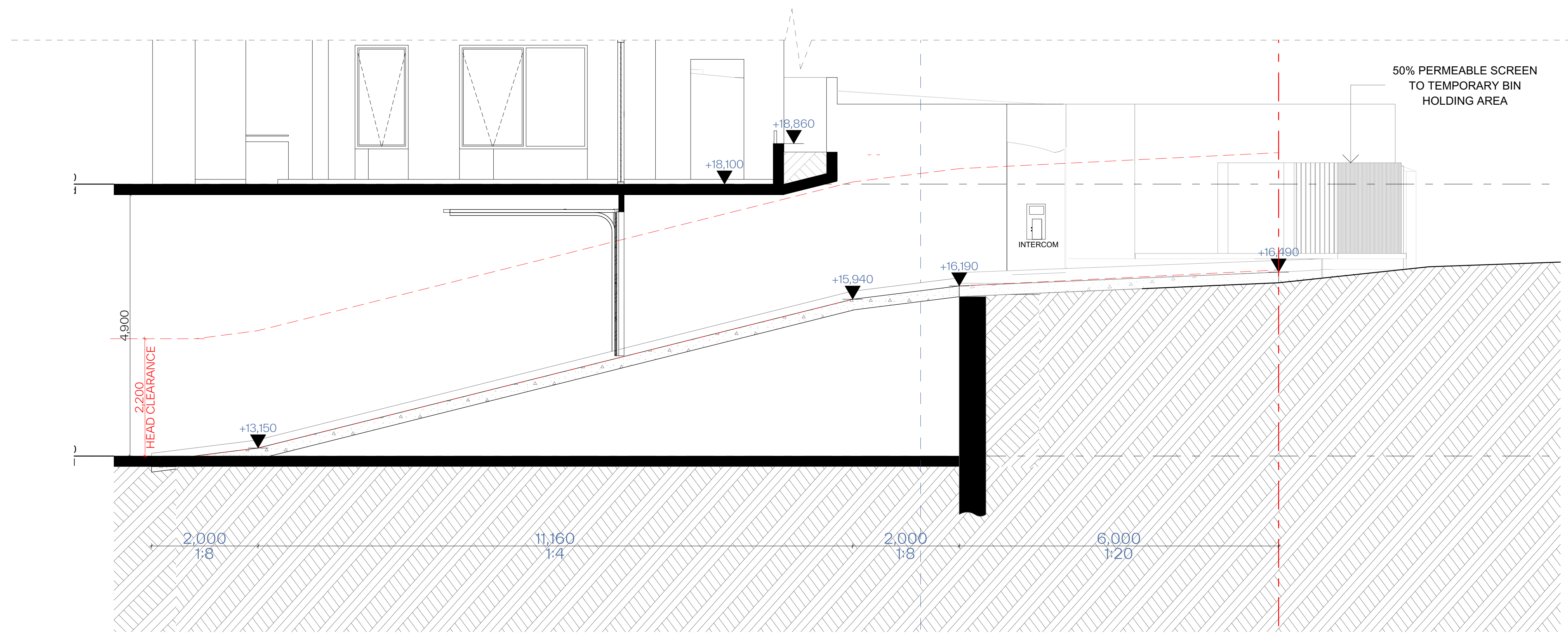
pbd architects

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

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

DRAWING TITLE:
Section Sheet 2

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



Driveway Section

1:50

GENERAL NOTES:

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

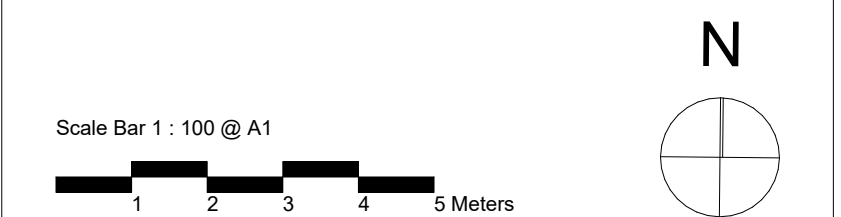
LEGEND:

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

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH TYPE 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 |



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
 Notarised 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 | | |



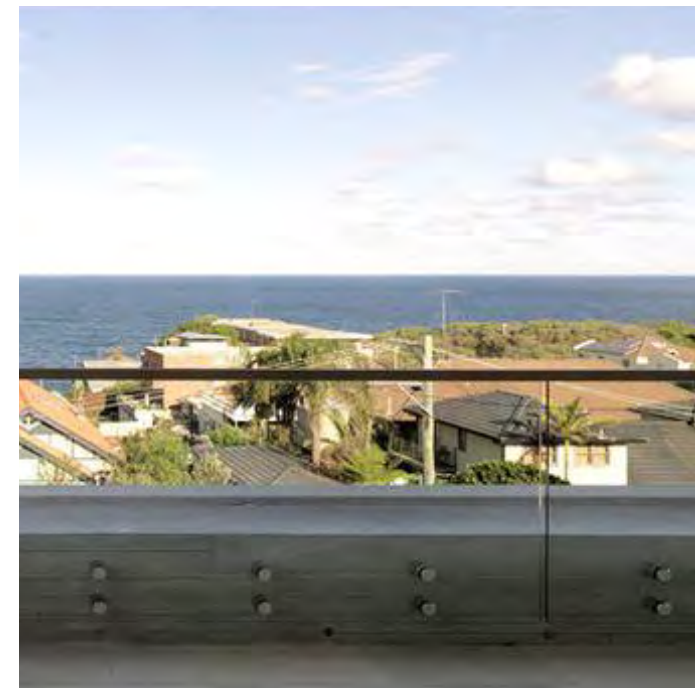
1 Basement Plan 1:500



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



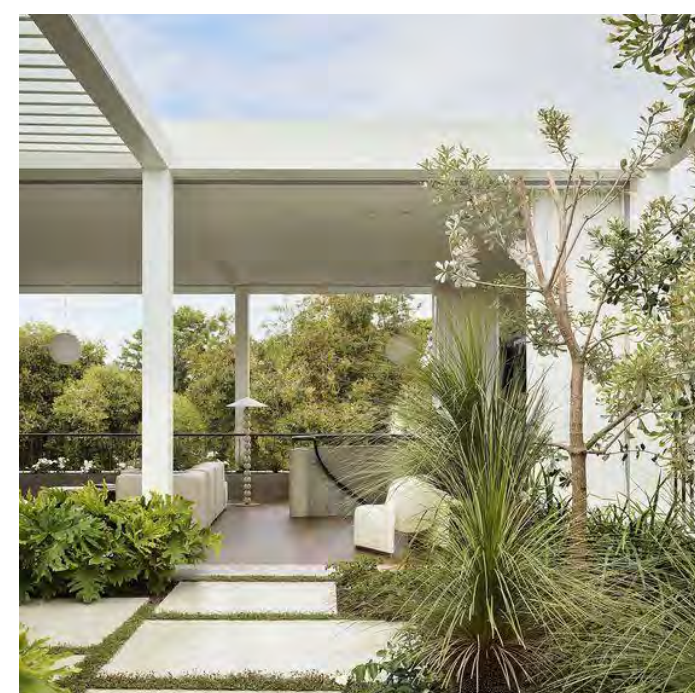
MR
METAL PERGOLA STRUCTURE (ABOVE SECOND FLOOR BALCONIES)



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



ST2
NATURAL LIMESTONE PAVERS (FOOTPATH/ TERRACE)



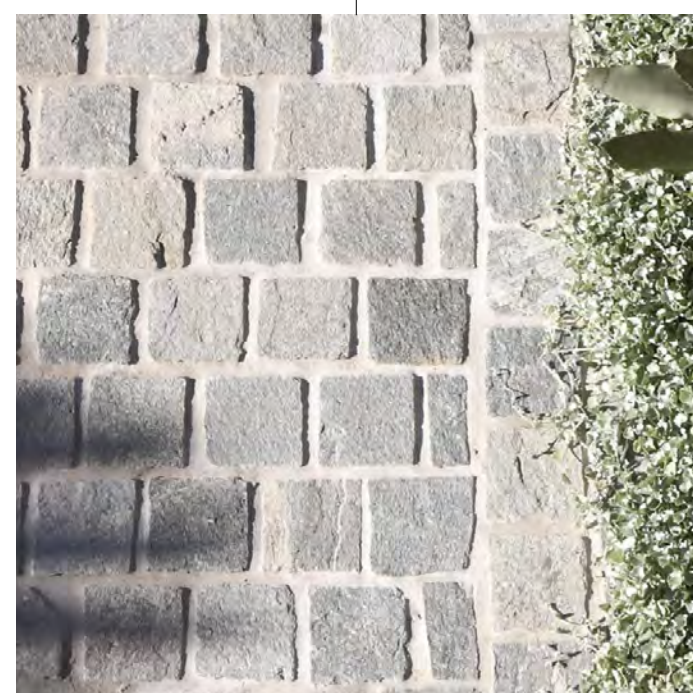
ST3
CONCRETE STEPPING STONE
(REFER TO LANDSCAPED ARCHITECT'S PLAN)



ST1
NATURAL STONE CLADDING
ECO-OUTDOOR CANYONFELL OR EQUIVALENT



WB
WEATHERBOARD CLADDING
JAMES HARDIE AXON OR EQUIVALENT



ST4
COBBLESTONE PAVERS (DRIVEWAY)
ECO OUTDOOR ENDICOTT OR EQUIVALENT

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/02/2024 | AMENDED DEVELOPMENT APPLICATION |
| C | 29/05/2024 | AMENDED DEVELOPMENT APPLICATION |
| D | 12/06/2024 | AMENDED DEVELOPMENT APPLICATION |

CLIENT:
JAK Newport Pty Ltd



pbd
architects

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

Level 2, 52 Albion Street,
Sunny Hills NSW 2010

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

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

DRAWING TITLE:
Schedule of Colours and Materials

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: NTS | DRAWING NO: DA400 | ISSUE: D |
| PROJECT NO: 2311 | | |



GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/02/2024 | 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
 Registered Architect:
 Paul Buljevic NSW 7768

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

DRAWING TITLE:
Photomontage 1

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: NTS | DRAWING NO: DA410 | ISSUE: D |
| PROJECT NO: 2311 | | |



GENERAL NOTES:

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

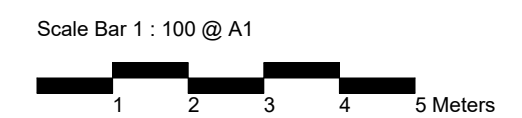
LEGEND:

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

MATERIALS LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/09/2024 | 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
 Registered Architect:
 Paul Buljevic NSW 7768

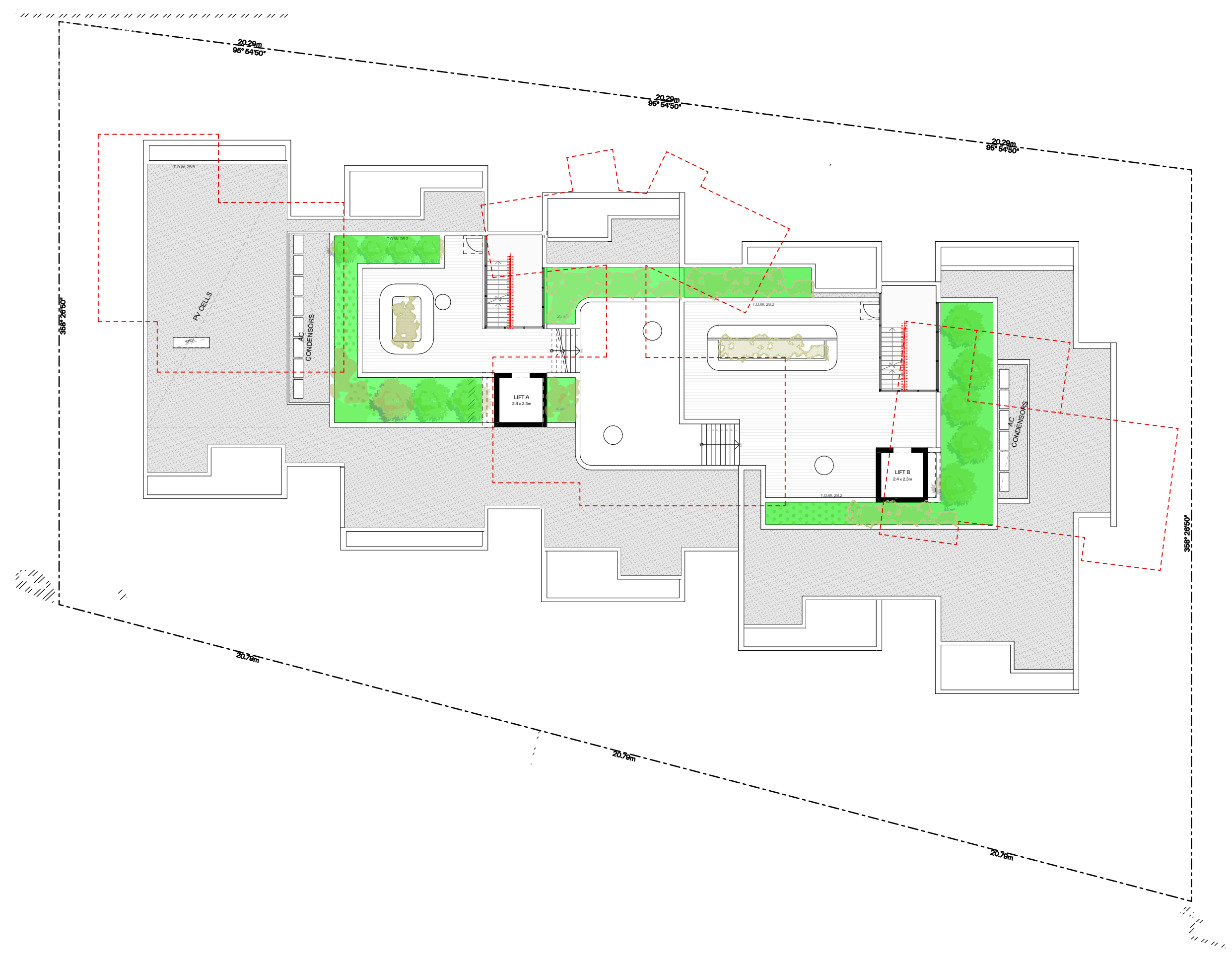
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Photomontage 2

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



Ground 1:200



Roof 1:200

GENERAL NOTES:

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

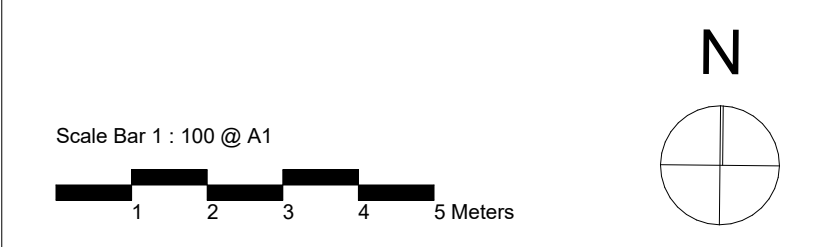
LEGEND:

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

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH 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,
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:
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:

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

LEGEND:

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

MATERIALS LEGEND:

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

LEGEND:

- HEIGHT PLANE

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

Scale Bar 1 : 100 @ A1



CLIENT:

JAK Newport Pty Ltd



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

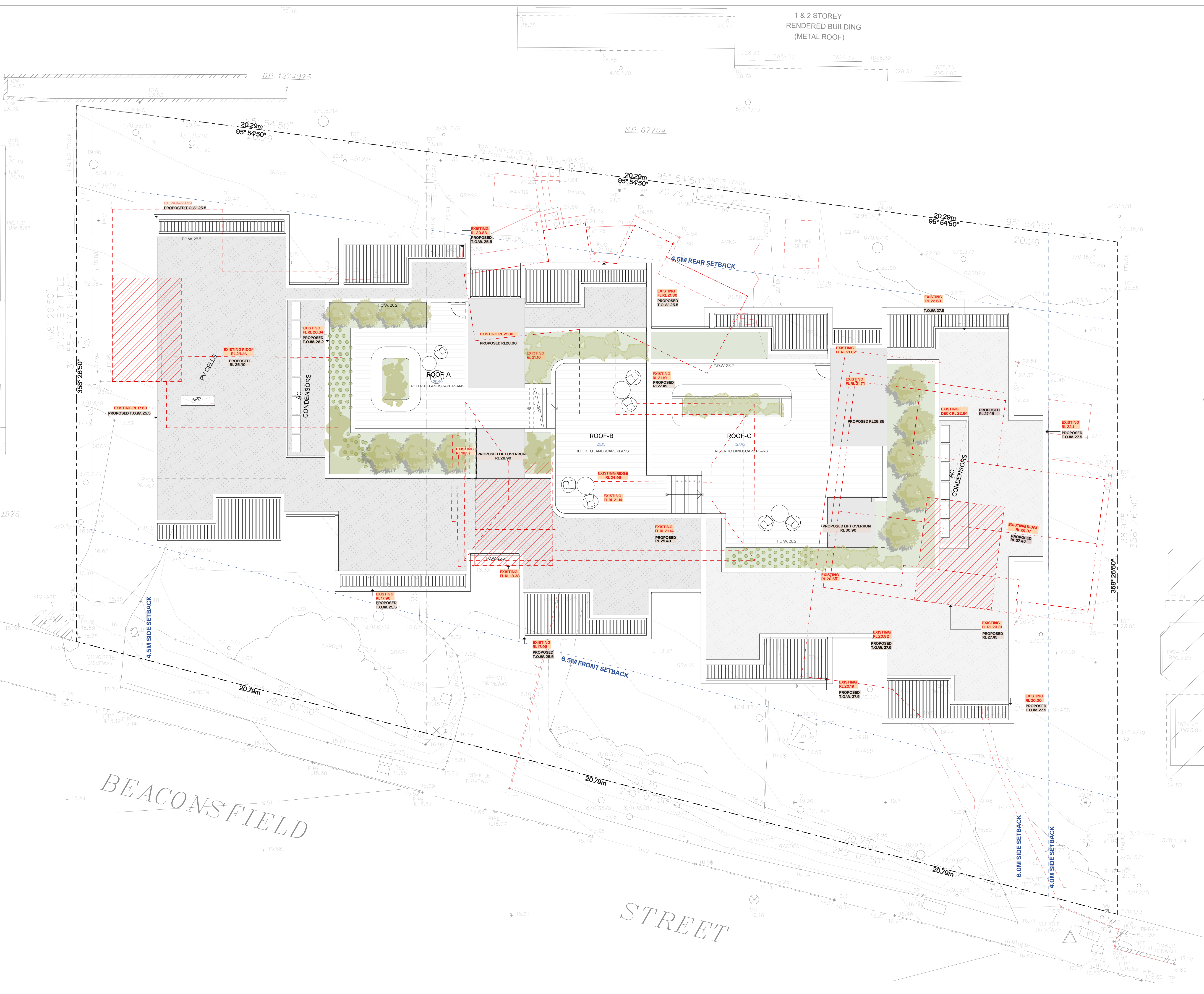
PROJECT:

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 | | |



GENERAL NOTES:

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

LEGEND:

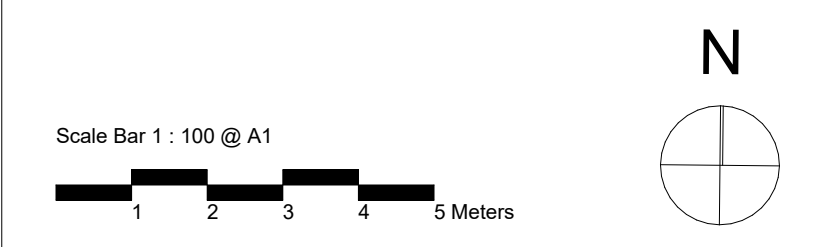
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HV HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

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

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 |



CLIENT:
JAK Newport Pty Ltd

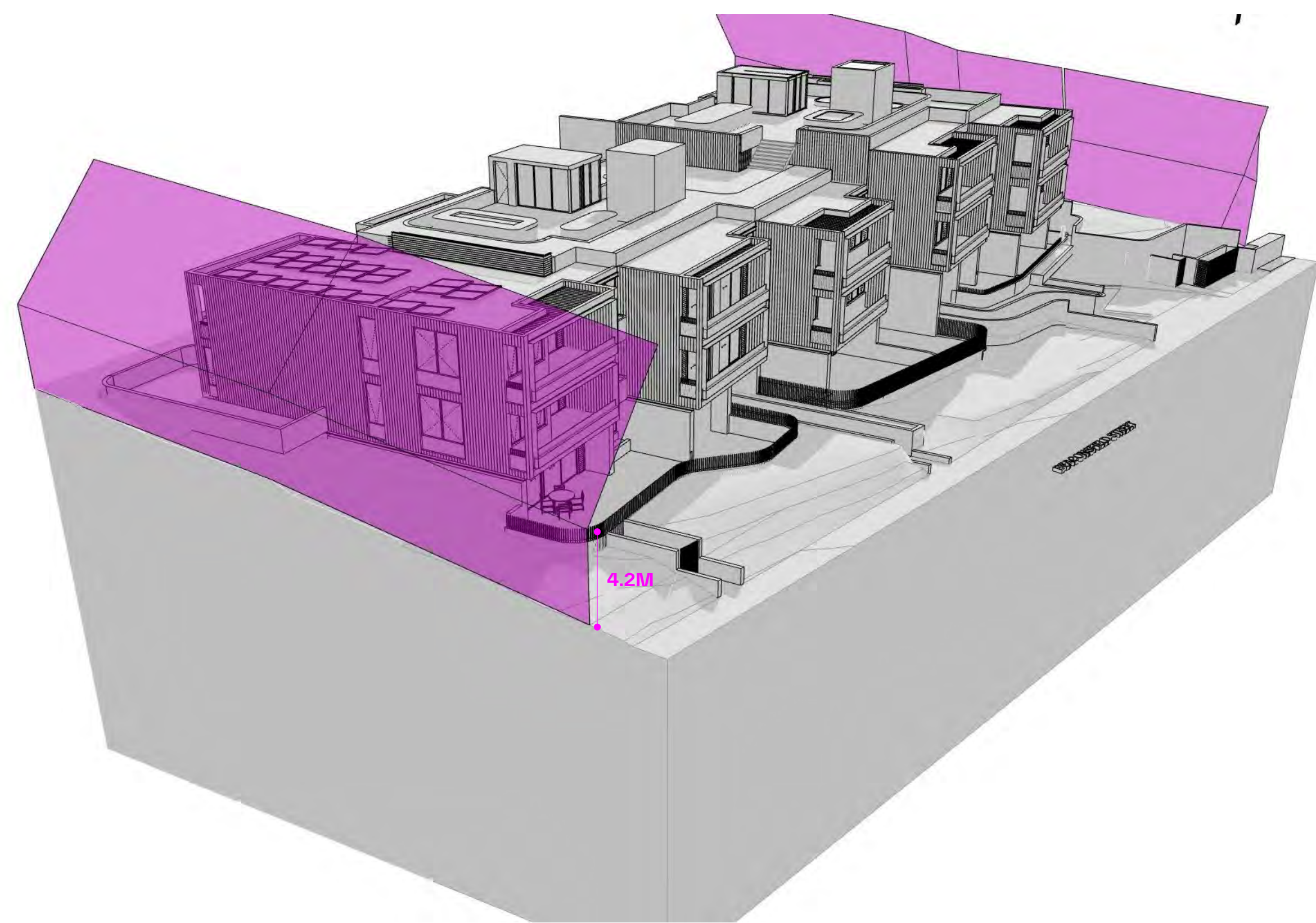
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Sunny Hills NSW 2100
ABN 36 147 035 550
Nominated Architect:
Paul Buljovic - NSW 7768

pbd architects

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

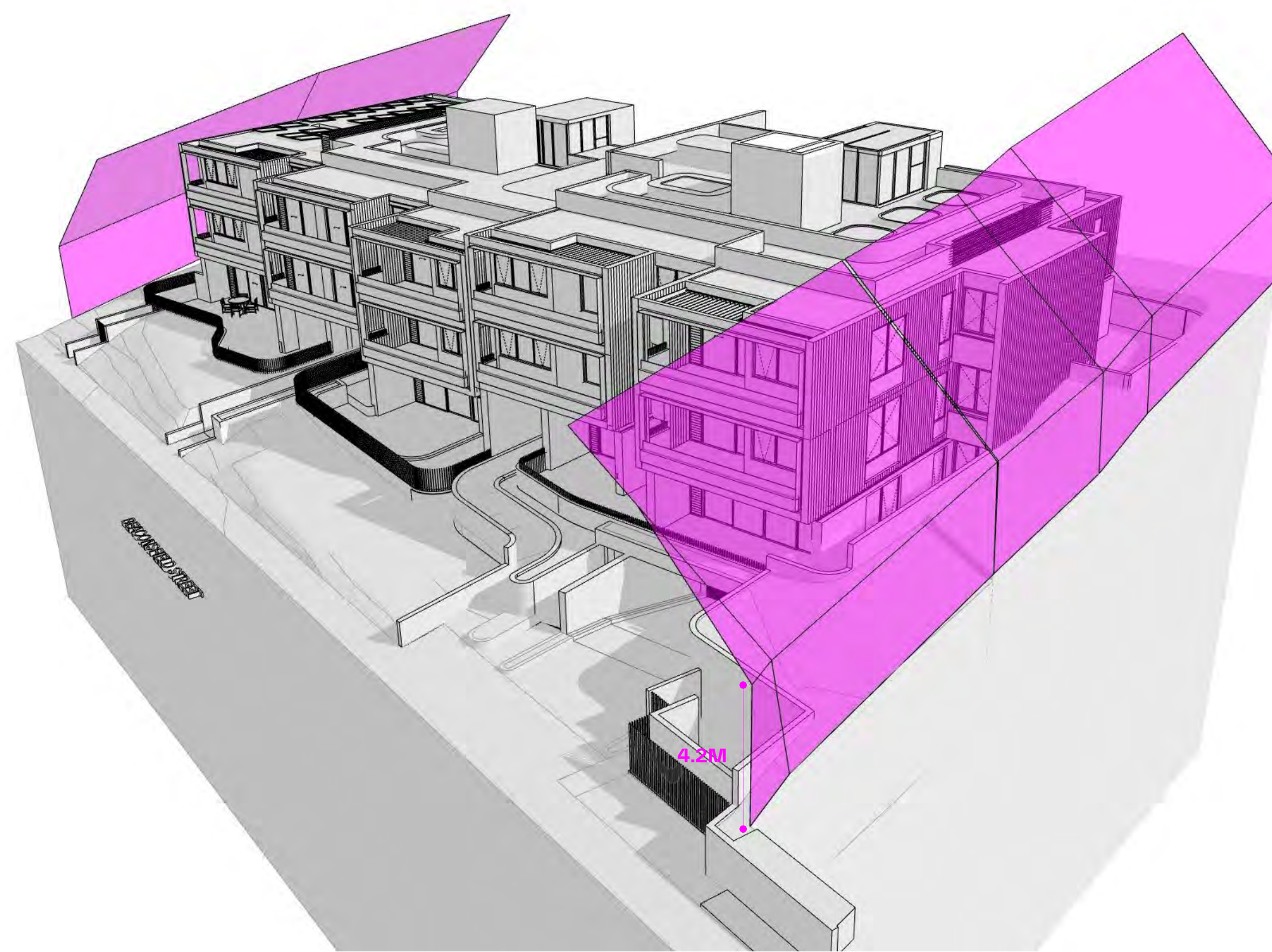
DRAWING TITLE:
Building Height Analysis

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



01

WESTERN SIDE BOUNDARY



02

EASTERN SIDE BOUNDARY

GENERAL NOTES:

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

LEGEND:

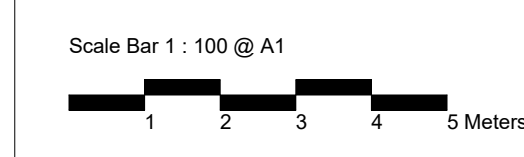
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

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

LEGEND:
█ 4.2M/45° HEIGHT ENVELOPE

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

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

DRAWING TITLE:
4.2m Height Envelope Diagram

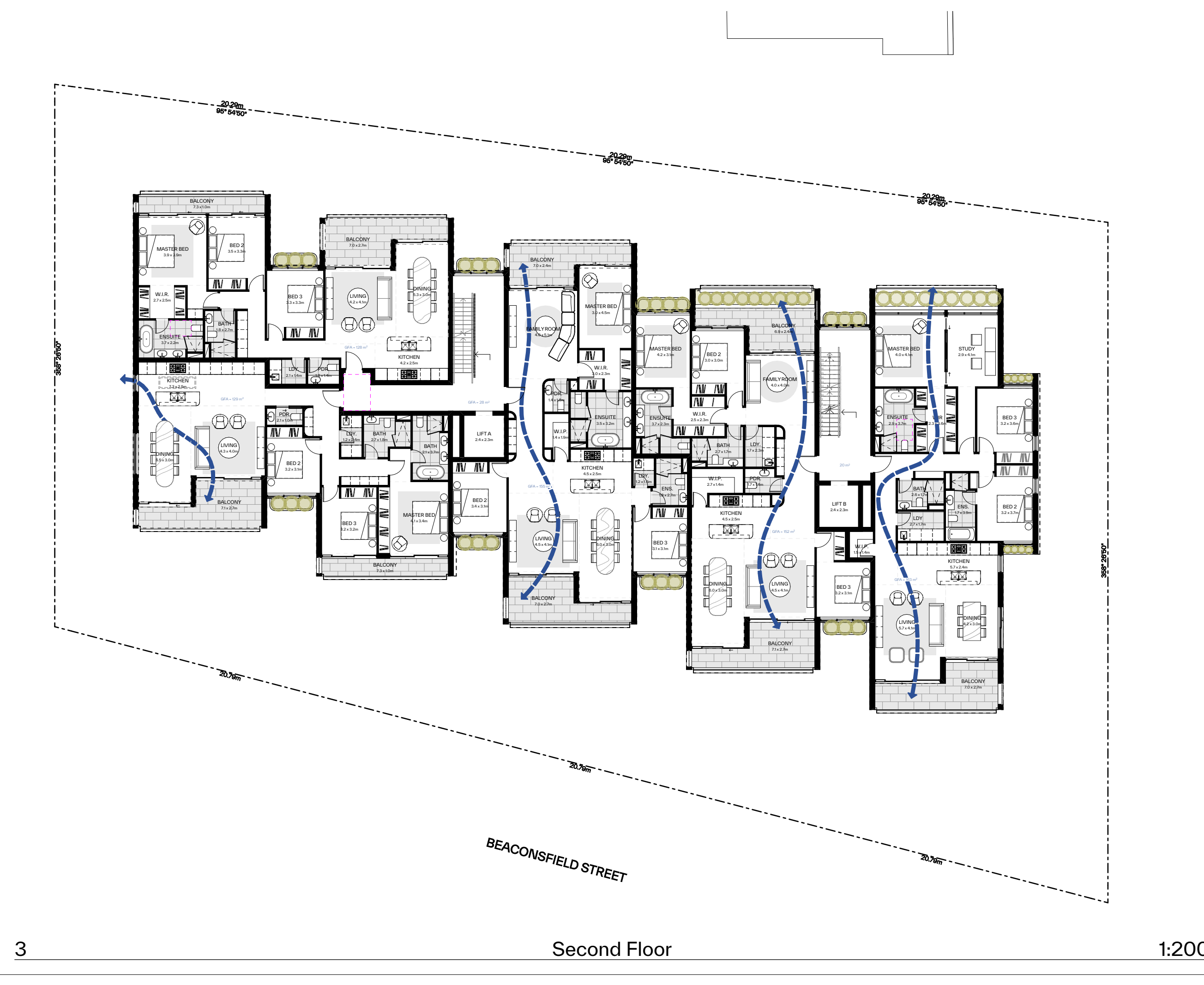
| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: @A1 | DRAWING NO: DA522 | ISSUE: D |
| PROJECT NO: 2311 | | |



1 Ground 1:200



2 First Floor Plan 1:200



3 Second Floor 1:200

GENERAL NOTES:

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

LEGEND:

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

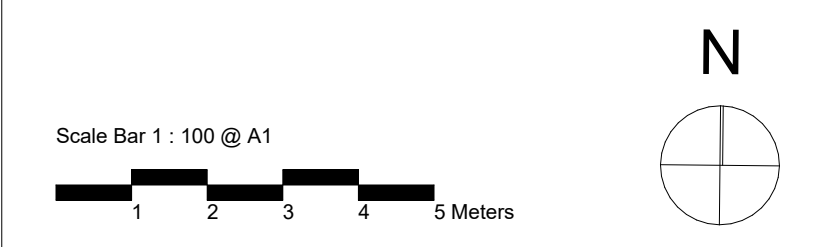
MATERIALS LEGEND:

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

LEGEND:

- NATURALLY CROSS VENTILATED APARTMENTS

| 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,
Sunny Hills NSW 2100
ABN 36 147 035 550
Registered Architect:
Paul Buljovic - NSW 7768

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

DRAWING TITLE:
Cross Ventilation Diagram

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

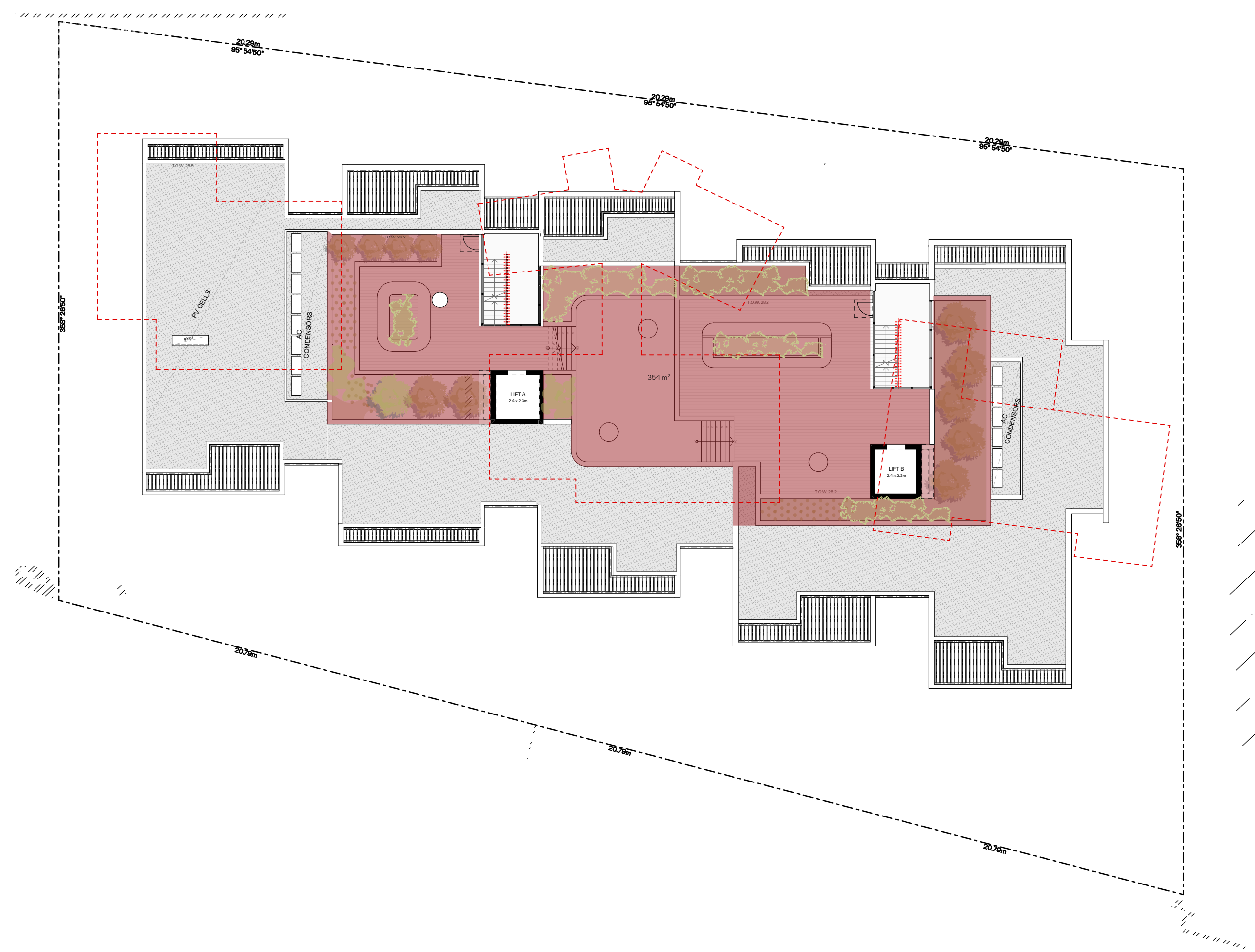
TOTAL NUMBER OF APARTMENTS- 13 UNITS
NATURALLY VENTILATED APARTMENTS- 9 UNITS (69%)

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



First Floor

1:200



Roof

1:200

GENERAL NOTES:

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

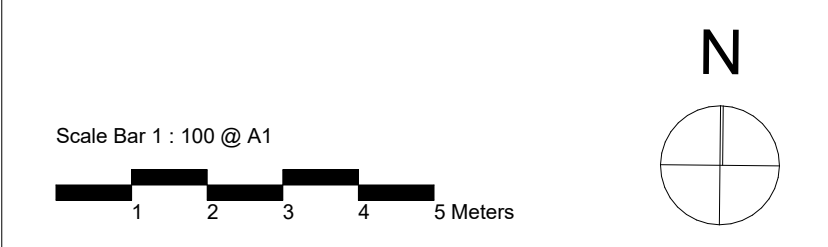
LEGEND:

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

MATERIALS LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/05/2024 | AMENDED DEVELOPMENT APPLICATION |
| 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,
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: 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

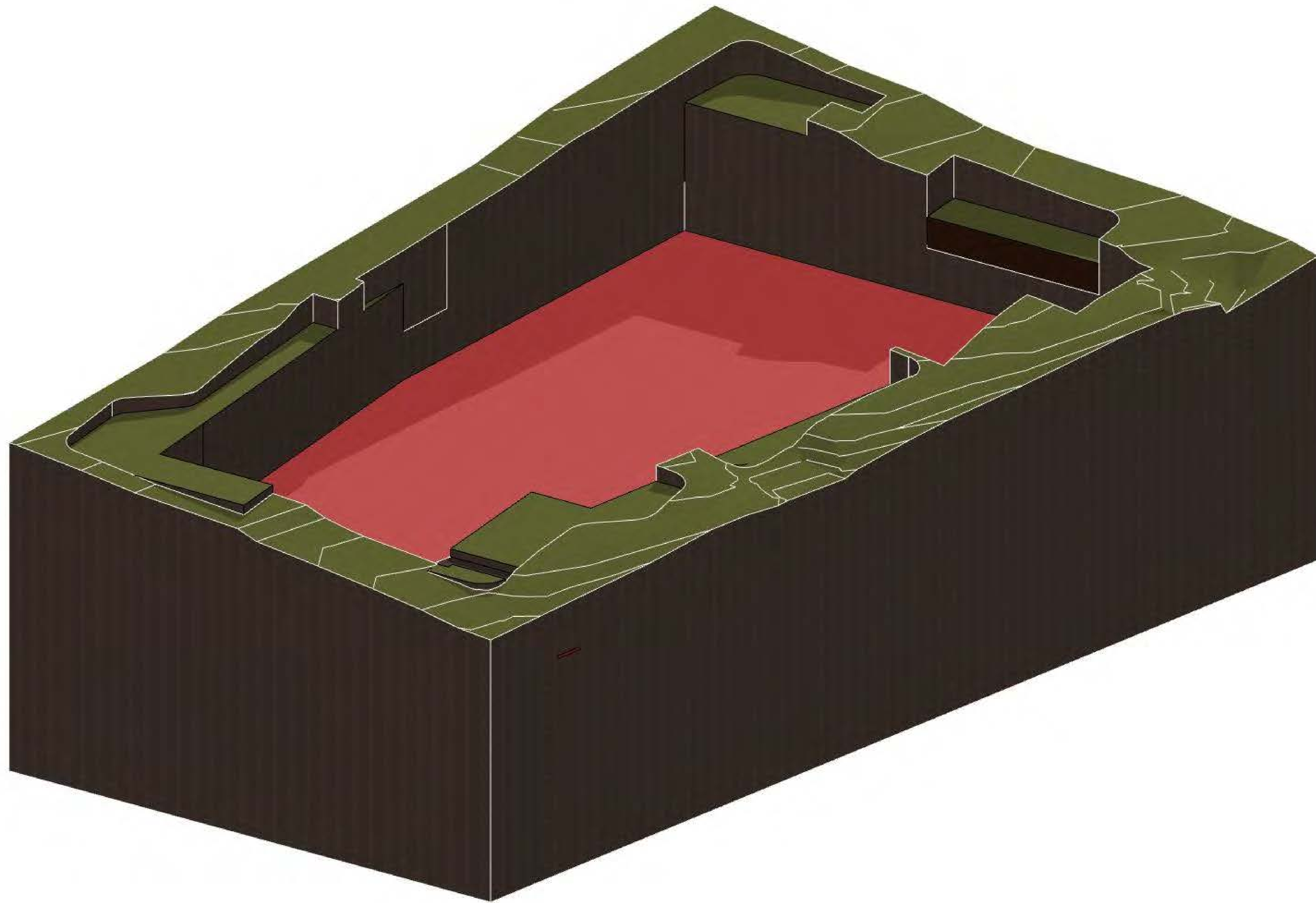
LEGEND:
COMMUNAL OPEN SPACE

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:

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

LEGEND:

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

MATERIALS LEGEND:

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

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



CLIENT:
JAK Newport Pty Ltd



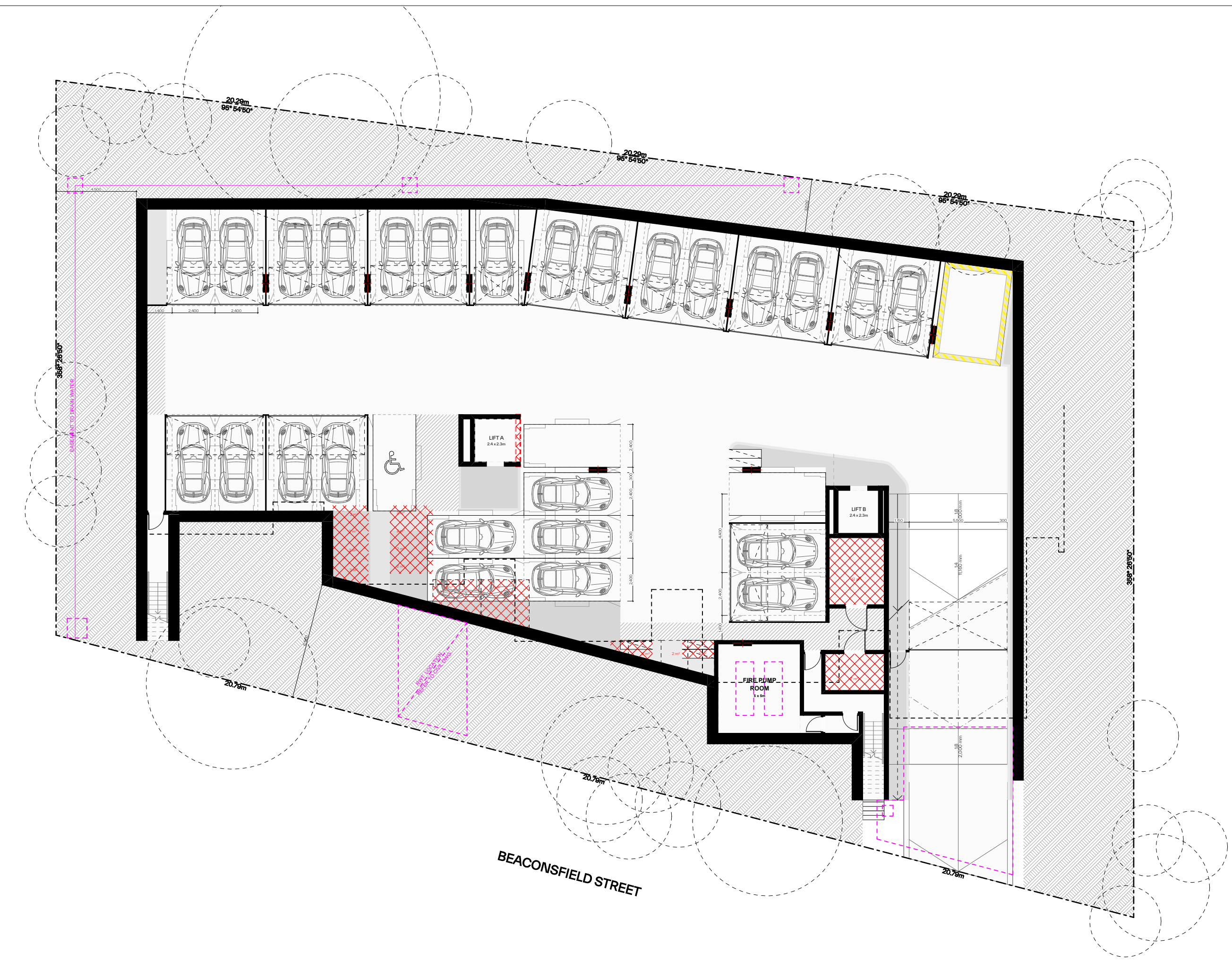
pbd
architects

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

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

DRAWING TITLE:
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

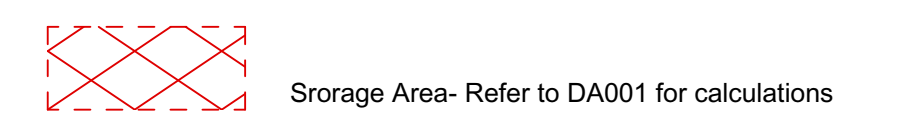


3 First Floor 1:200

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



GENERAL NOTES:

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

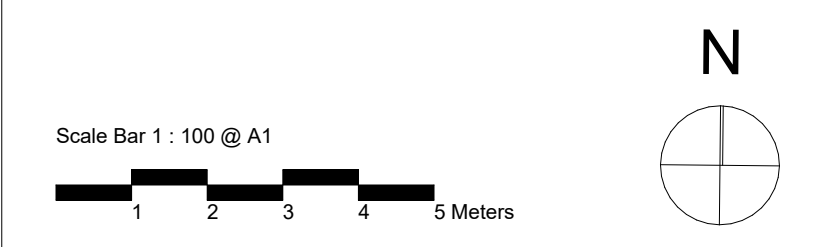
LEGEND:

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

MATERIALS LEGEND:

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

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



CLIENT:
JAK Newport Pty Ltd

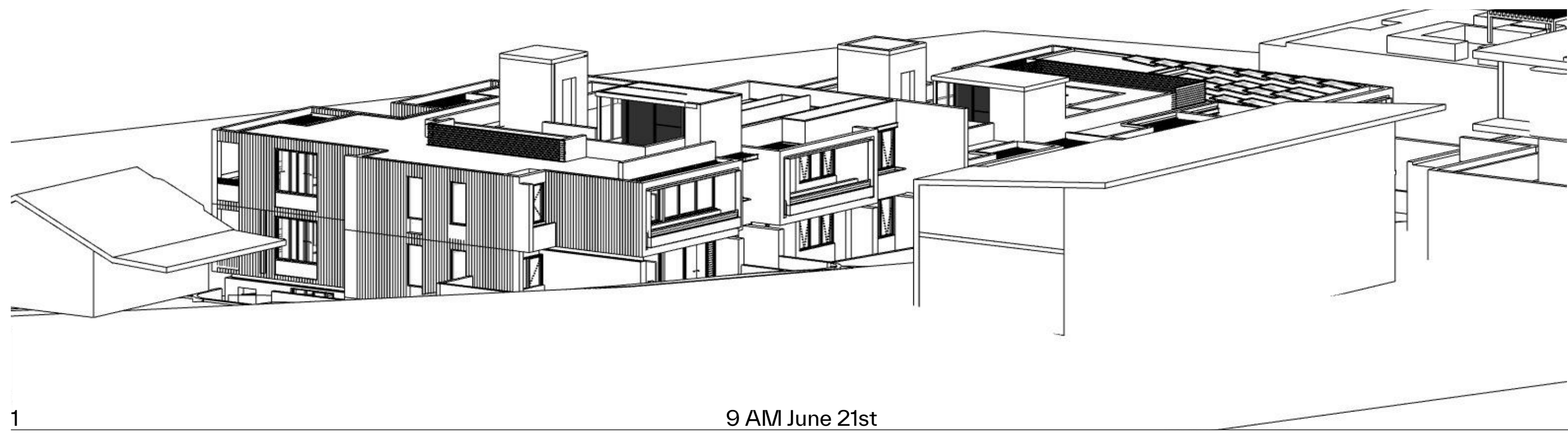
pbd architects

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

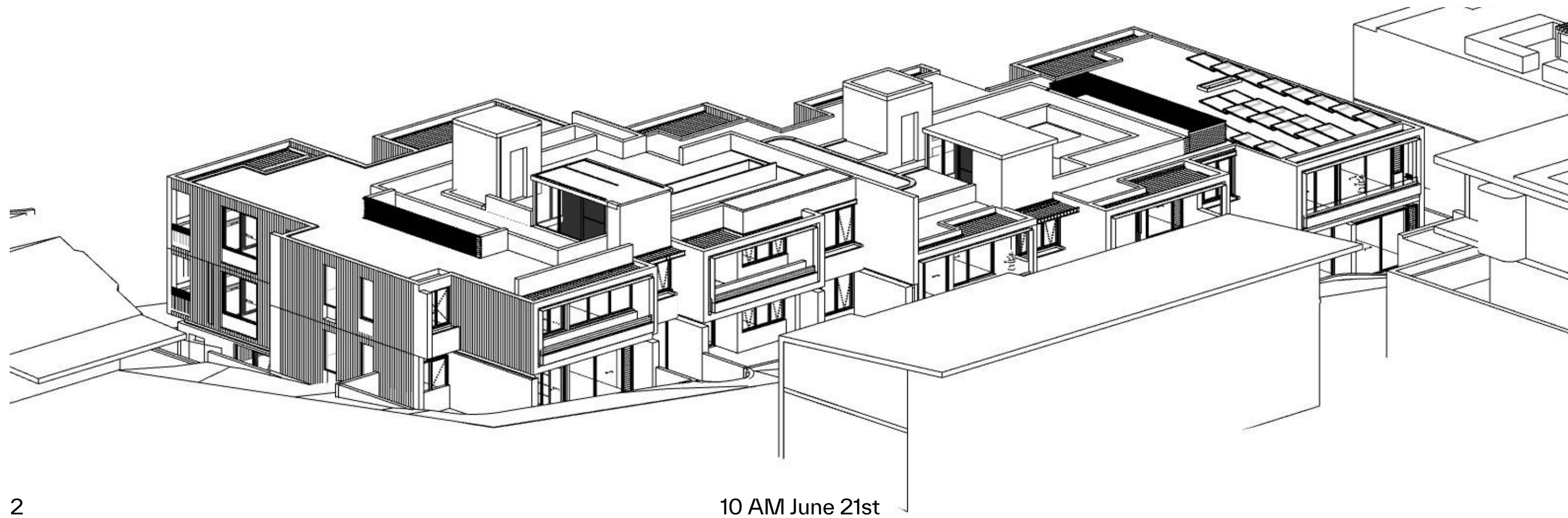
PROJECT:
RESIDENTIAL FLAT BUILDING - KENZA
54 - 58 BEACONSFIELD STREET NEWPORT NSW

DRAWING TITLE:
Storage Calculation Diagram

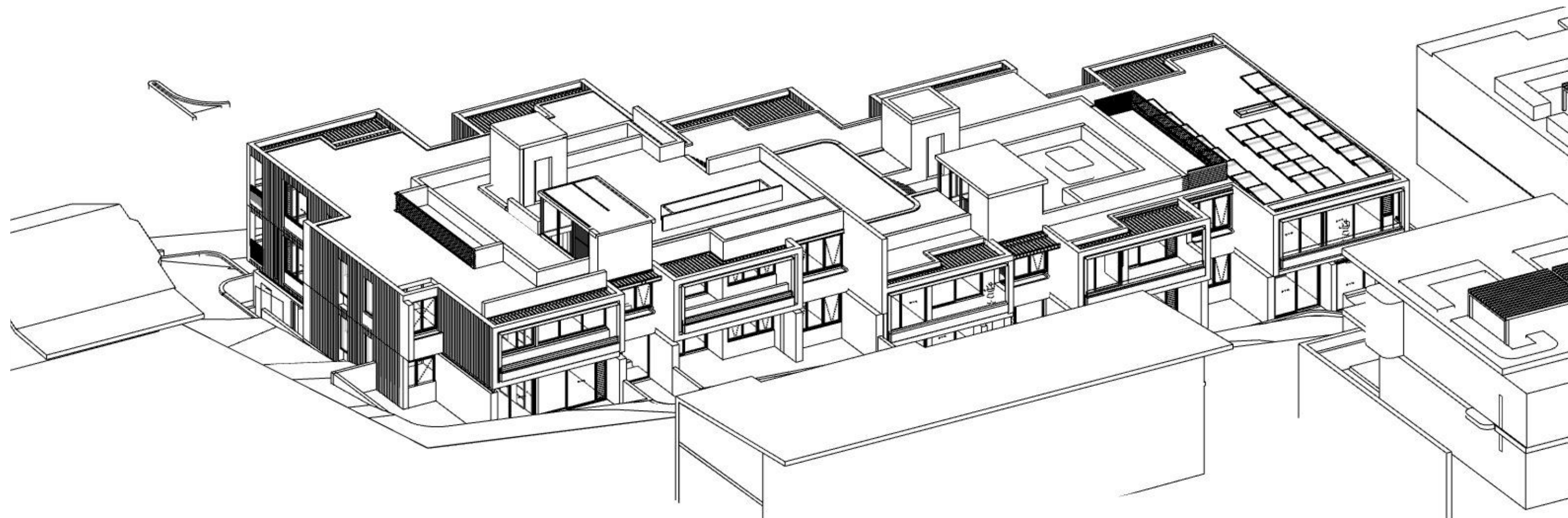
| | | |
|---------------------|----------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: 1:200@A1 | DRAWING NO: DA560 | ISSUE: D |
| PROJECT NO: 2311 | | |



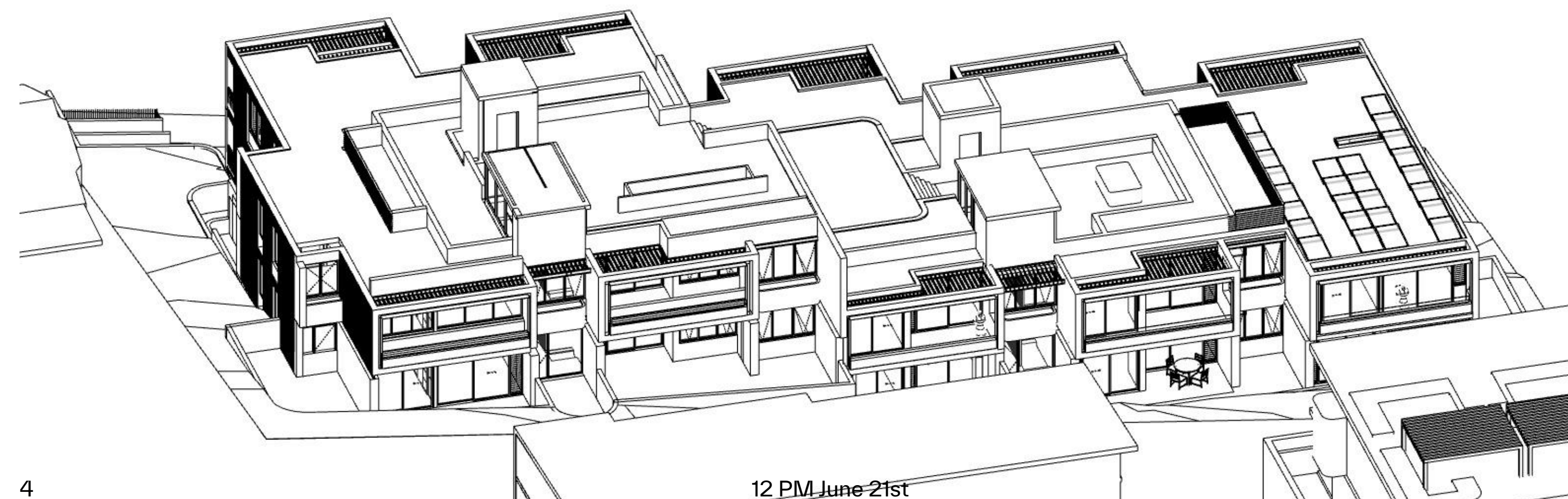
1 9 AM June 21st



2 10 AM June 21st



3 11 AM June 21st



4 12 PM June 21st

GENERAL NOTES:

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

LEGEND:

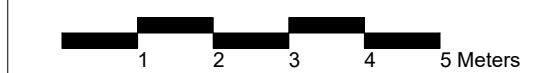
- AW AWNING
- AH ACCESS HATCH
- AC A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- HWU HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH 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



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:
Solar Access Diagram

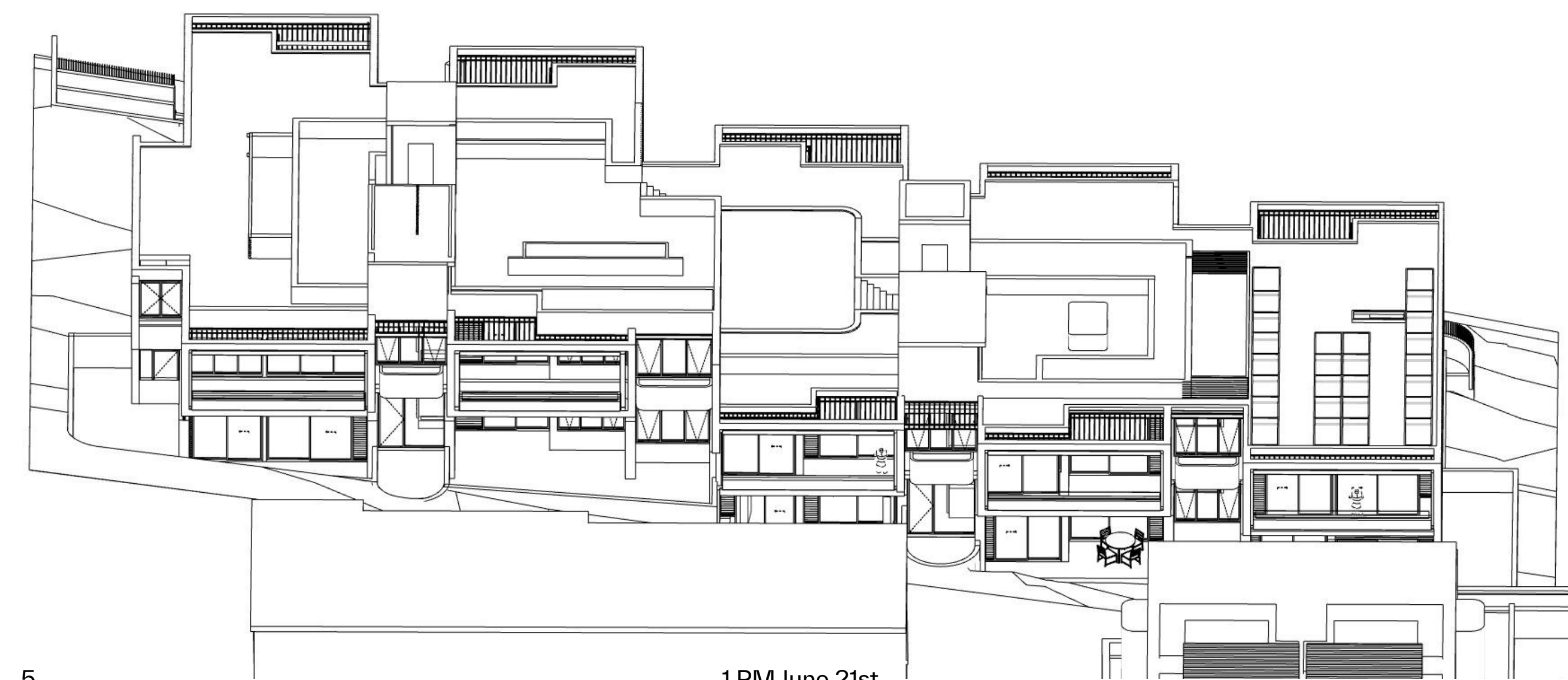
| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: NTS | DRAWING NO: DA600 | ISSUE: D |
| PROJECT NO: 2311 | | |

SOLAR COMPLIANCE CHECK

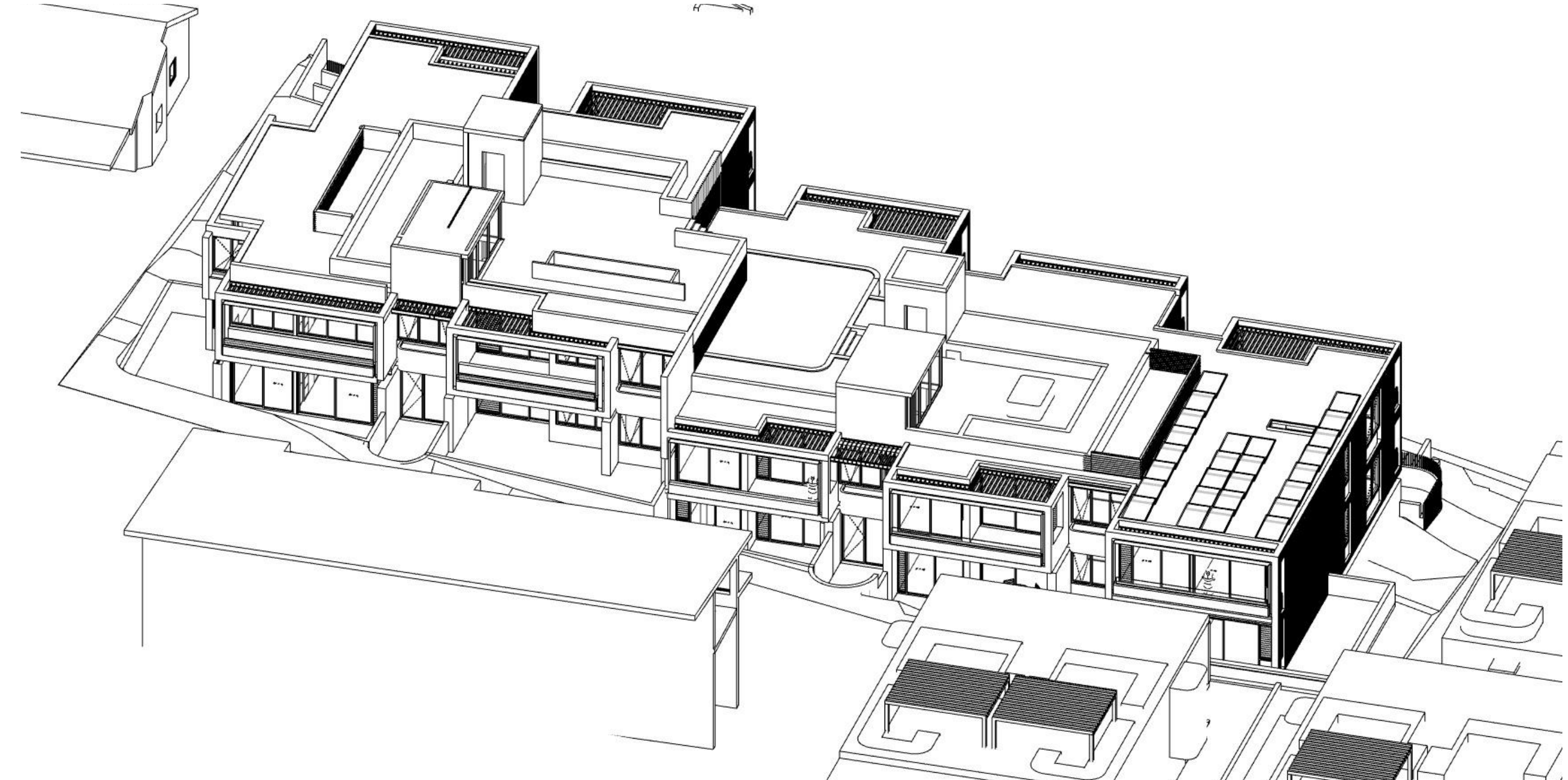
| UNIT | LIVING | | | | | | | TOTAL |
|------|--------|------|------|------|-----|-----|-----|-------|
| | 9AM | 10AM | 11AM | 12PM | 1PM | 2PM | 3PM | |
| G01 | | | | | | | | 0 |
| G02 | | | | | | | | 0 |
| G03 | Y | Y | Y | | | | | 2 |
| 101 | | | | | | Y | Y | 1 |
| 102 | | | Y | Y | Y | Y | Y | 4 |
| 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
-  No Solar Access
-  Compliant
-  Non-Compliant

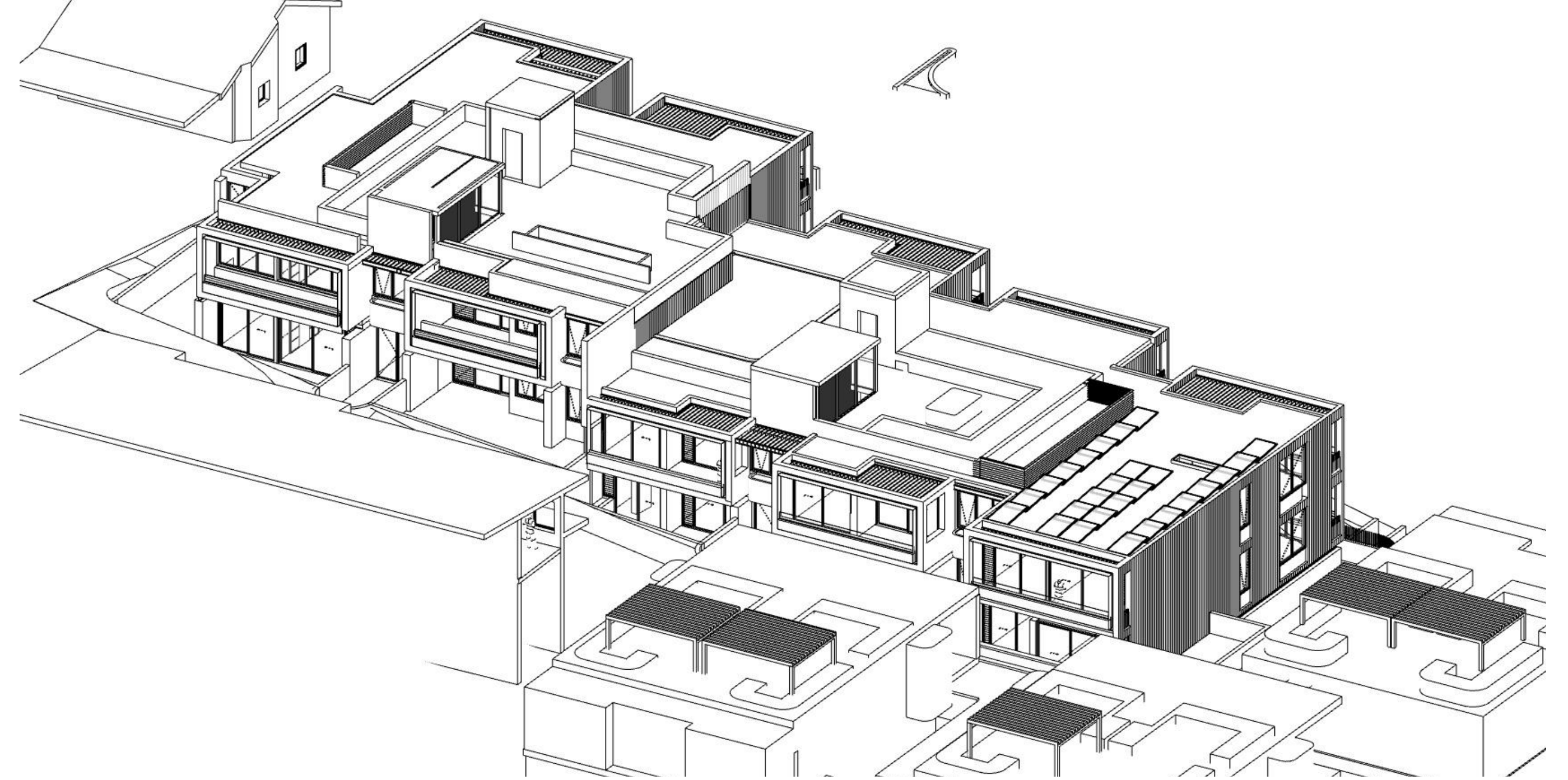
UNIT COMPLIANT 10
 TOTAL UNIT 13
Solar Compliance 76.9%



5 1 PM June 21st



6 2 PM June 21st



7 3 PM June 21st

GENERAL NOTES:

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

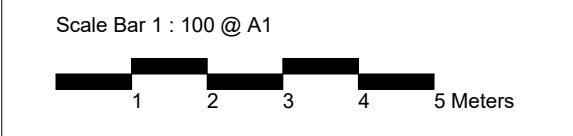
LEGEND:

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

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
- LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
- AW AWNING (TO FUTURE DETAIL)
- CONC CONCRETE
- FB FACE BRICK
- GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
- MB METAL BALUSTRADE
- MC METAL CLADDING
- FCE METAL FENCING (TO FUTURE SELECTION)
- PC COMPOSITE PANEL CLADDING
- PSK PRIVACY SCREEN (TO FUTURE SELECTION)
- PTX PAINT FINISH 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,
Sunny Hills NSW 2010
ABN 36 147 035 550
Registered Architect:
Paul Bujovic NSW 7768

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

DRAWING TITLE:
Solar Access Diagram 2

| | | |
|---------------------|-----------------------------|---------------------|
| DRAWING BY: AS | CHECKED BY: KL | DATE: 17/06/2024 |
| SCALE: NTS | DRAWING NO: DA601 | ISSUE: D |
| PROJECT NO: 2311 | | |

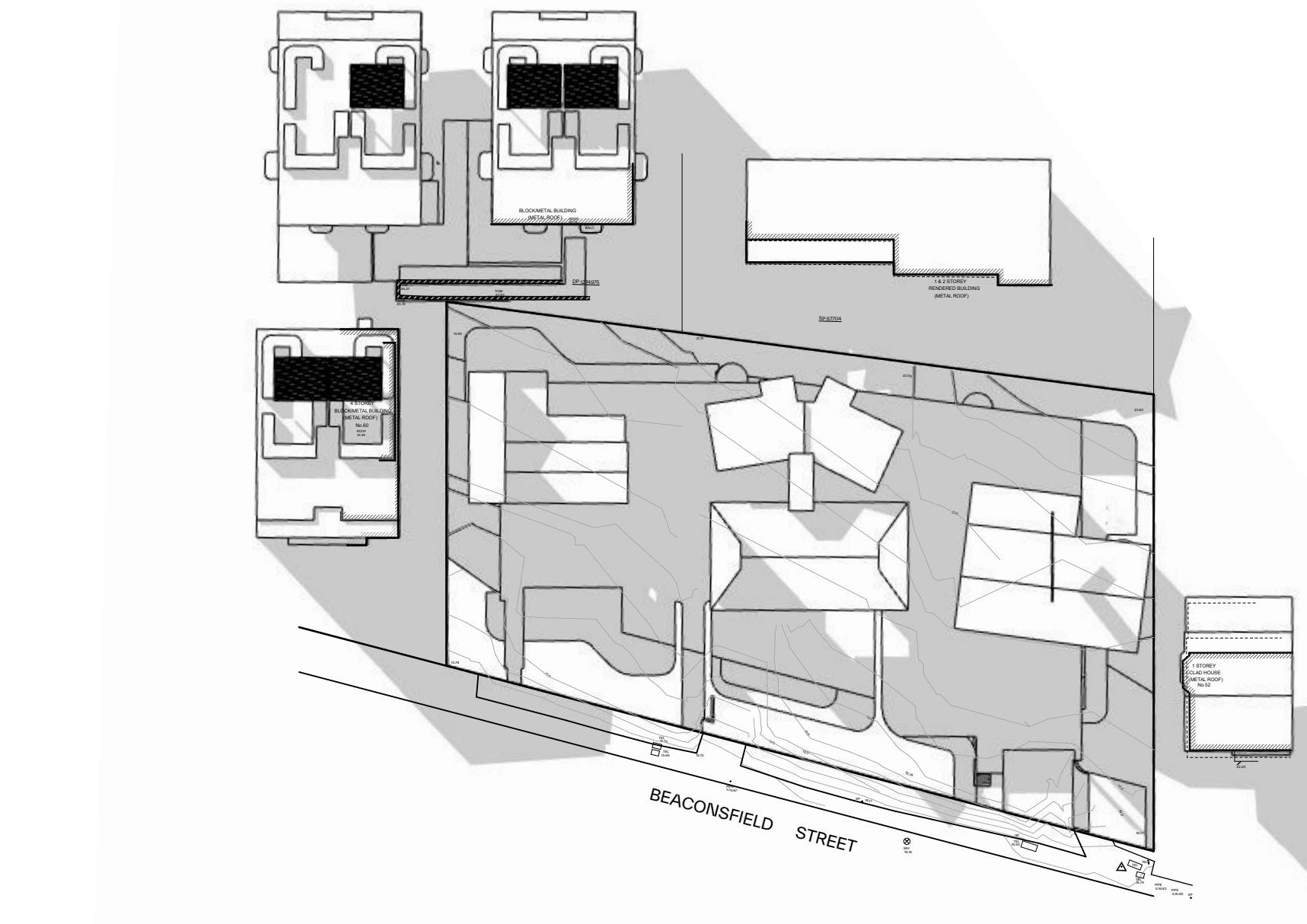
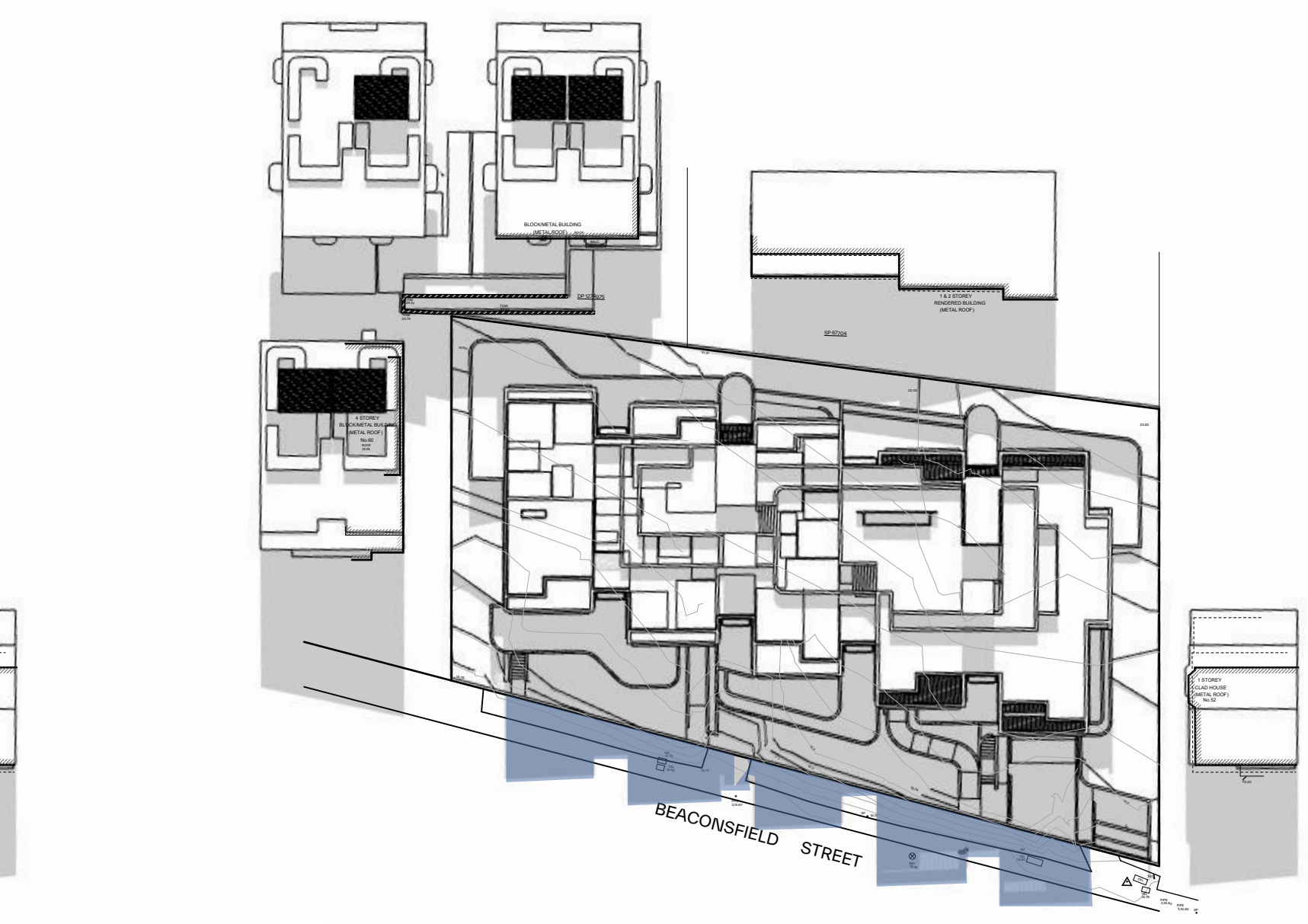
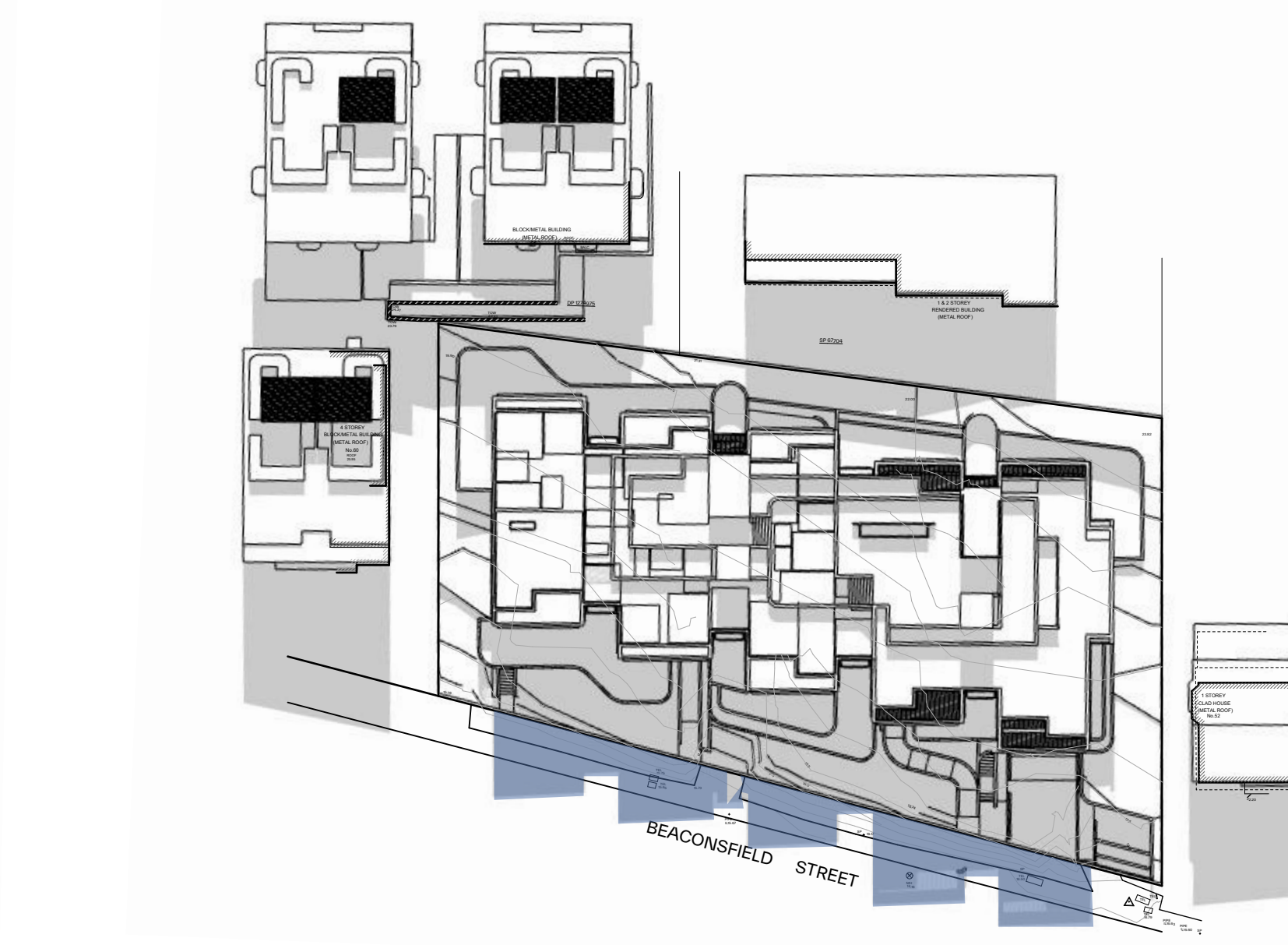
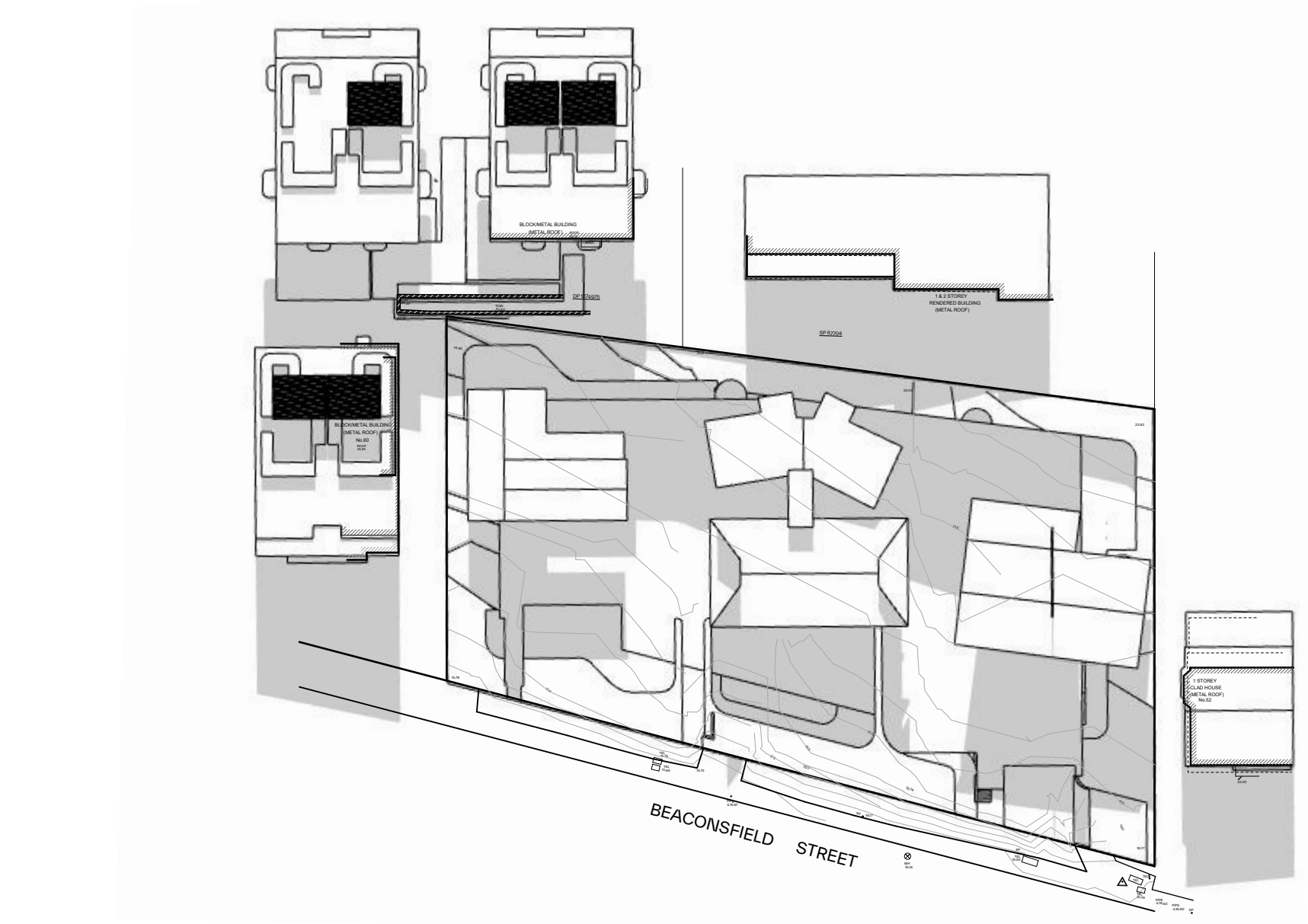
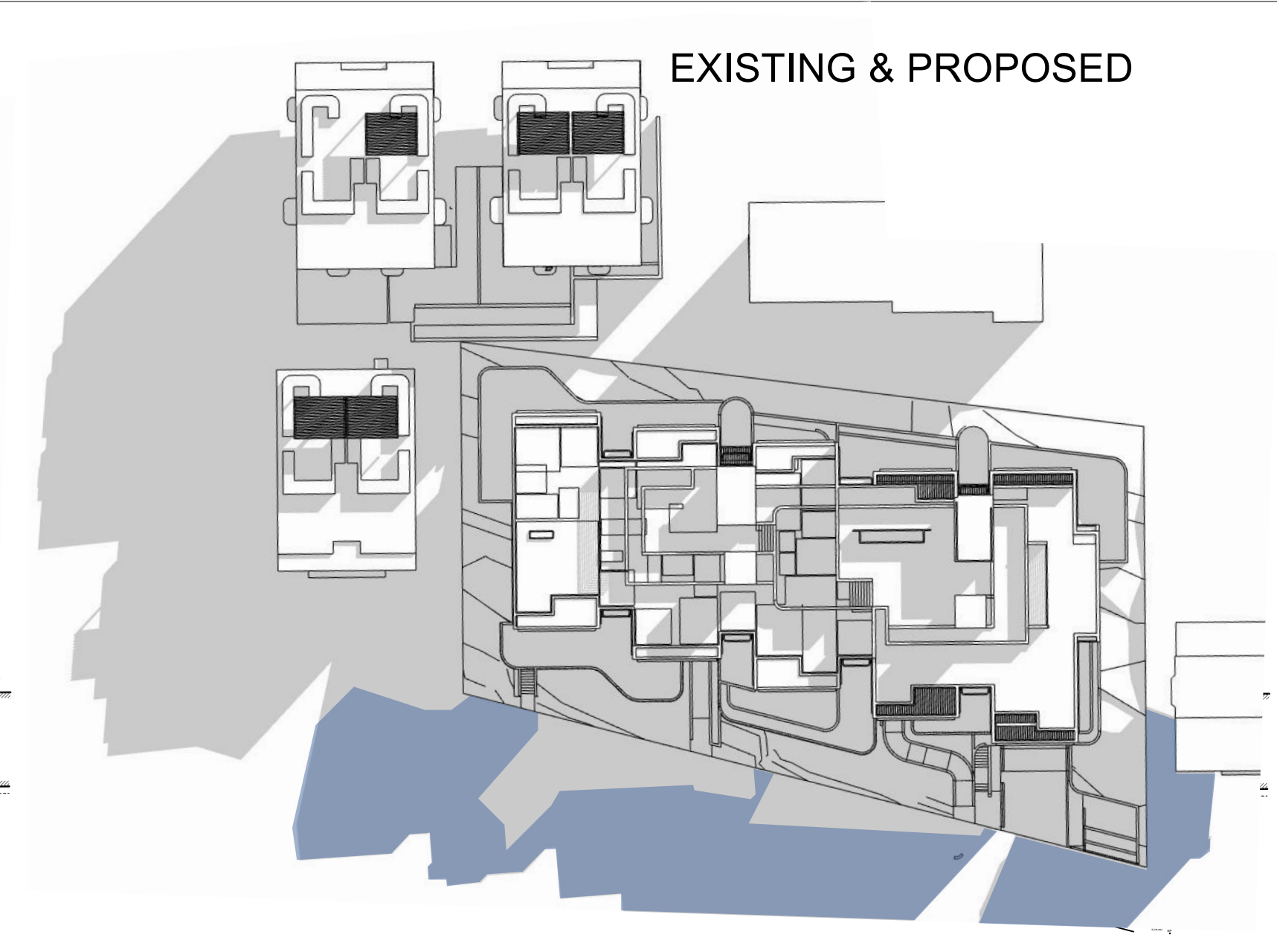
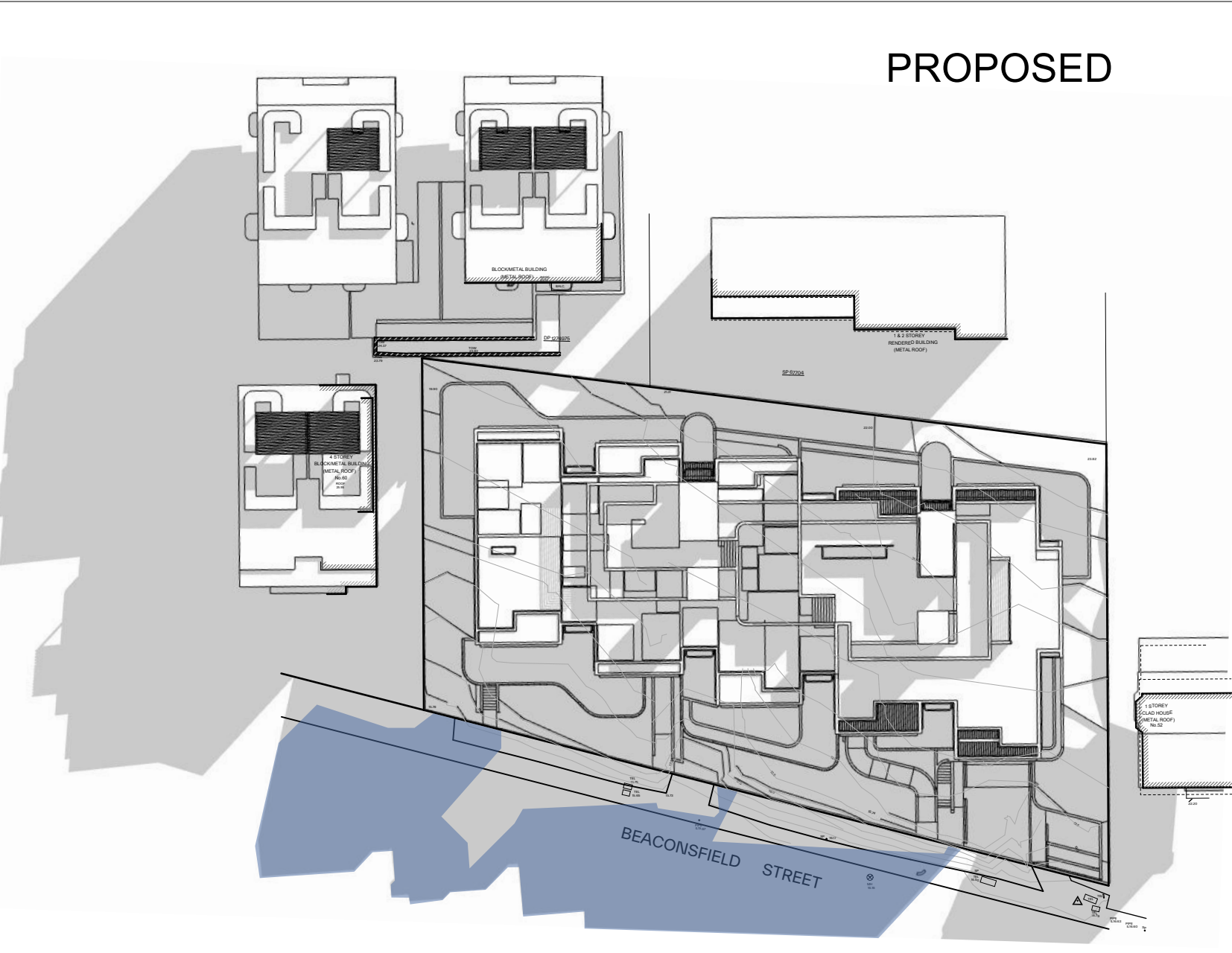
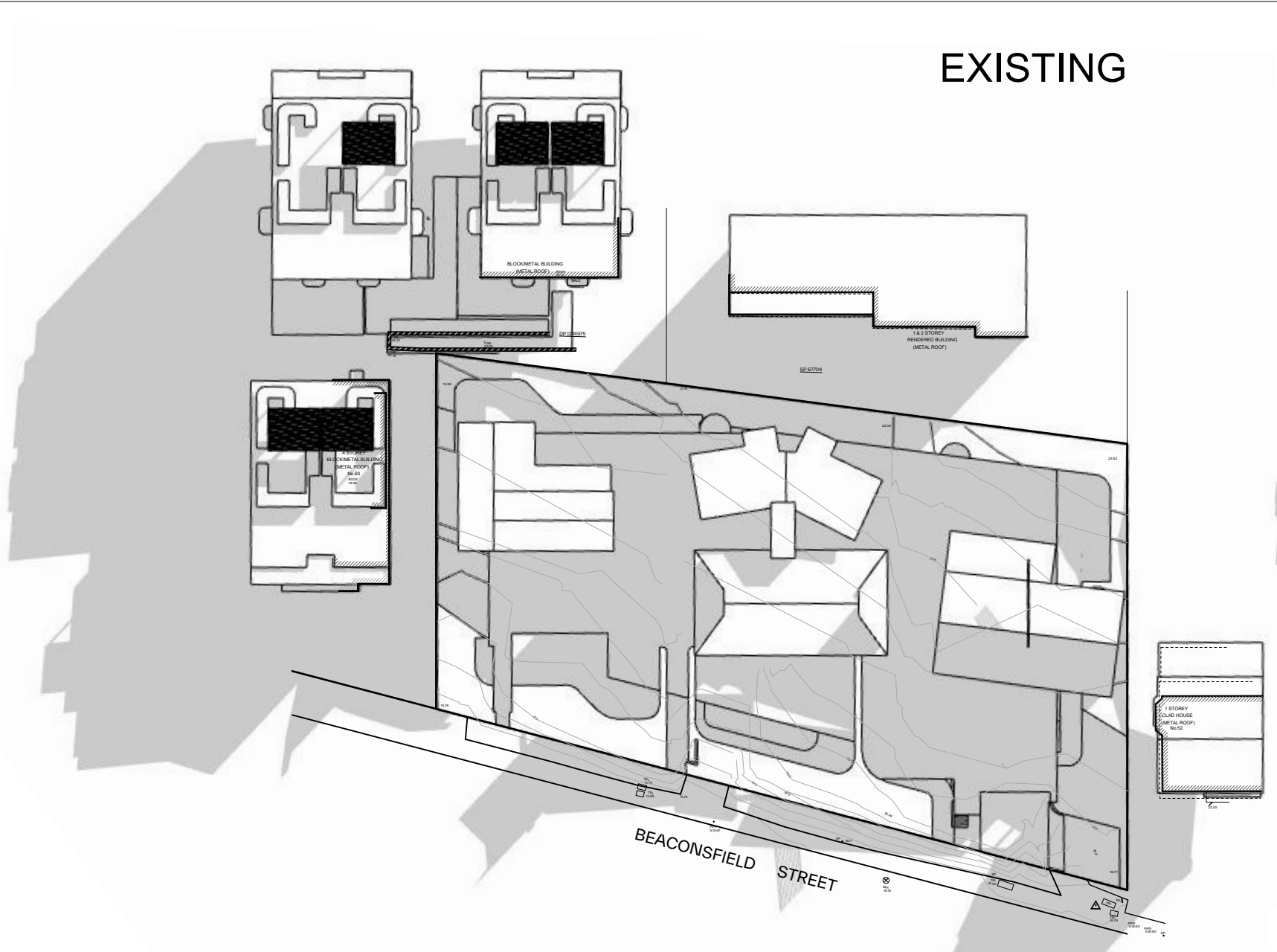
SOLAR COMPLIANCE CHECK

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

Solar Access
 Compliant

No Solar Access
 Non-Compliant

UNIT COMPLIANT 10
TOTAL UNIT 13
Solar Compliance 76.9%



GENERAL NOTES:

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

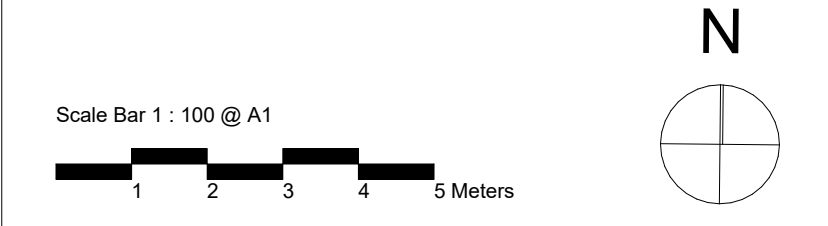
LEGEND:

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

MATERIALS LEGEND:

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

| Issue | Date | Description |
|-------|------------|---------------------------------|
| A | 28/10/2023 | DEVELOPMENT APPLICATION |
| B | 7/02/2024 | AMENDED DEVELOPMENT APPLICATION |
| C | 29/05/2024 | AMENDED DEVELOPMENT APPLICATION |
| D | 12/06/2024 | AMENDED DEVELOPMENT APPLICATION |



CLIENT:
JAK Newport Pty Ltd

pbd architects

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

Level 2, 52 Albion Street,
Sunny Hills NSW 2100

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

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

DRAWING TITLE:
Shadow Diagram

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