



# RESPONSE TO DA0472/19

## BEACONSFIELD PARADE

## TOWNHOUSES

### 5-7 BEACONSFIELD PARADE

### LINDFIELD NSW 2070

### LOT A & B / DP 374609

#### DRAWING LIST

- DA0000 COVER SHEET  
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DA9110 SUN EYE VIEWS - 1pm 21 JUN  
DA9111 SUN EYE VIEWS - 1.30pm 21 JUN  
DA9112 SUN EYE VIEWS - 2pm 21 JUN  
DA9113 SUN EYE VIEWS - 2.30pm 21 JUN  
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DA9200 CROSS VENTILATION  
DA9400 MATERIAL BOARD  
DA9501 5a DEVELOPMENT DEMONSTRATION  
DA9601 STREET VIEW PERSPECTIVE

#### ABBREVIATIONS

A/C	AIR CONDITIONING	FP	FIBROUS PLASTER	RA	RETURN AIR
AL	ALUMINIUM	FRL	FIRE RESISTANCE LEVEL	RAD	RADIUS
AO	ACCESS OPENING	FSL	FINISHED STRUCTURAL LEVEL	RC	REINFORCED CONCRETE
AP	ACCESS PANEL	FW	FLOOR WASTE TO SEWER	RGH	RANGE HOOD
AT	ACOUSTIC TILE	GALV	GALVANISED	RH	ROBE HOOK
B	BOLLARD	GD	GRATED DRAIN	RHS	RECTANGULAR HOLLOW SECTION
BAL	BALUSTRADE	GL	GLAZING	RJ	RENDER JOINT (V-JOINT)
BDY	BOUNDARY	OND	GROUND	RL	REDUCED LEVEL
BH	BOREHOLE	GPO	GENERAL PURPOSE (POWER) OUTLET	ROW	RIGHT OF WAY
BHD	BULKHEAD	GR	GRAB RAIL	RS	ROLLER SHUTTER
BK	BRICK	GRANO	GRANOLITHIC	RW	RETAINING WALL
BLDG	BUILDING	GRC	GLASS REINFORCED CONCRETE	RWH	RAINWATER HEAD
BLK	BLOCKWORK	GT	GATE	RWO	RAINWATER OUTLET TO STORMWATER
BN	BULLNOSE	GTP	GREASE TRAP	RWP	RAINWATER PIPE
BOE	BRICK-ON-EDGE	HYD	HYDRANT	SA	SUPPLY AIR
BSN	BASIN	HC	HOSE COCK	SC	STEEL COLUMN
BTH	BATH	HMR	HIGH MOISTURE RESISTANT	SCR	SUNSCREEN
BWK	BRICKWORK	HR	HANDRAIL	SCT	SUSPENDED CEILING TILE
BWU	BOILING WATER UNIT	HTR	HEATER	SD	SEWER DRAIN
CB	CONCRETE BLOCK	HW	HOT WATER	SFL	STRUCTURAL FLOOR LEVEL
CCTV	CLOSED CIRCUIT TELEVISION	HWU	HOT WATER UNIT	SHB	SHOWER BATH
CD	CLOTHES DRYER	ID	INSIDE DIAMETER	SHR	SHOWER
CFC	COMPRESSED FIBROUS CEMENT	INL	INVERT LEVEL	SHS	SQUARE HOLLOW SECTION
CHS	CIRCULAR HOLLOW SECTION	INCL	INCLUDE	SK	SKIRTING
CI	CAST IRON	INT	INTERNAL	SKL	SKYLIGHT
CIP	CAST IRON PIPE	IO	INSPECTION OPENING	SNK	SINK
CJ	CONTROL JOINT	J	JOINERY	SP	SEWER PIT
CLN	CENTRE LINE	JT	JOINT	SPEC	SPECIFICATION
CLNR	CLEANER	KB	KERB	SPL	SPLASHBACK
COL	COLUMN	KG	KERB AND GUTTER	SR	SHOWER ROSE
CONC	CONCRETE	KIT	KITCHEN	SS	STAINLESS STEEL
CP	CHROME-PLATED	L	LOUVER	STN	STONE
CPD	CUPBOARD	LDY	LAUNDRY	SVT	SEWER VENT PIPE
CPT	CARPET	LS	LOUVRE SCREEN	SW	STORM WATER
CR	CEMENT RENDER	M	MIRROR	SWD	SOFTWOOD
CSK	COUNTERSINK	MC	METAL CLADDING	SWP	STORMWATER PIT
CT	COOK TOP	MDF	MEDIUM DENSITY FIBREBOARD	T	TILE
CTR	CENTRE	MH	MANHOLE	T&G	TONGUE AND GROOVE
OW	COLD WATER	MISC	MISCELLANEOUS	TEL	TELEPHONE
D	DOOR	MU	MOVEMENT JOINT	TGSI	TACTILE INDICATORS
DF	DRINKING FOUNTAIN	MLM	MELAMINE	TMB	TIMBER
DG	DRIP GROOVE	MO	MICROWAVE OVEN	TOK	TOP OF KERB
DIA	DIAMETER	MR	MOISTURE RESISTANT	TOW	TOP OF WALL
DIM	DIMENSION	MRS	METAL ROOF SHEETING	TP	TAP
DP	DOWNPIPE	MTS	MILD STEEL	TPH	TOILET PAPER HOLDER
DPC	DAMP-PROOF COURSE	MSB	MAIN SWITCHBOARD	TR	TOWEL RAIL
DPM	DAMP-PROOF MEMBRANE	MV	MECHANICAL VENT	TRZO	TERRAZZO
DRG	DRAWING	MW	METALWORK	TUB	LAUNDRY TUB
DS	DUCTED SKIRTING	NGL	NATURAL GROUND LEVEL	TV	TELEVISION
DW	DISHWASHER	NO	NOT IN CONTRACT	TYP	TYPICAL
EA	EACH	NO	NUMBER	UG	UNDERGROUND
EDB	ELECTRICAL DISTRIBUTION BOARD	NOM	NOMINAL	UIS	UNDERSIDE
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	UB	UNIVERSAL BEAM
EQ	EQUAL	OD	OUTSIDE DIAMETER	UC	UNIVERSAL COLUMN
ESB	ELECTRICAL SWITCHBOARD	OF	OVERFLOW-RAINWATER	UR	URINAL
EX	EXISTING (PRIOR TO)	OFC	OFF-FORM CONCRETE	V	VINYL
EXT	EXTERNAL	OH	OVERHEAD DOOR	VB	VANITY BASIN
F	FACE	OP	OPAQUE	VOS	VERIFY ON SITE
FB	FACE BRICK	OV	OVEN	VP	VENT PIPE
FBL	FACE BLOCK	P	PAINT (FINISH)	W	WINDOW
FC	FIBROUS CEMENT	PAV	PAVING	WB	WEATHERBOARD
FCL	FINISHED CEILING LEVEL	PB	PLASTERBOARD	WC	WATER CLOSET
FJ	FAN COIL UNIT	PC	PRECAST CONCRETE	WIR	WALK-IN-ROBE
FEN	FENCE	PEB	PEBBLE BALLAST	WM	WASHING MACHINE
FFL	FINISHED FLOOR LEVEL	PFC	PARALLEL FLANGE CHANNEL	WO	WALL OVEN
FGL	FINISHED GROUND LEVEL	PLY	PLYWOOD	WP	WASTE PIPE
FHR	FIRE HOSE REEL	PTD	PAPER TOWEL DISPENSER	WPM	WATERPROOF MEMBRANE
FIP	FIRE INDICATOR PANEL	REF	REFRIGERATOR	WR	WARDROBE
FLR	FLOOR			WS	WALL STIFFENER

NATHERS Thermal Performance Specification (5-7 Beaconsfield Parade, Lindfield)			
External Walls			
Wall Type	Insulation	Colour	Comments
Brick Veneer	R1.5	Light- SA < 0.475	Ground and level 1, as per elevations
Brick Veneer	R2.5	Light- SA < 0.475	Ground and level 1 of TH3
FC sheeting	R1.5	Light- SA < 0.475	Level 1 and 2, as per elevations
SA - Solar Absorbance			
Internal Walls			
Wall Type	Insulation	Comments	
Plasterboard on Stud	None	Internally inside dwellings	
Cavity Brick	None	Party walls between dwellings	
Floors			
Floor Type	Insulation	Comments	
Concrete slab on ground	None	Ground, as per elevations	
Suspended concrete slab	R1.5	All suspended floor of ground	
Suspended concrete slab	R1.5	Suspended floor of level 1 bathroom of TH2	
Concrete	None	With adjoining dwelling below	
Ceilings			
Ceiling Type	Insulation	Comments	
Plasterboard	None	With adjoining dwelling above	
Plasterboard	R2.5	All exposed ceiling	
Plasterboard	R3.5	Exposed ceiling of living room and all level 2 of TH3	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type	Insulation	Colour	Comments
Metal	R1.3 foil faced blanket	Med- SA 0.475 - 0.70	All exposed roofs
SA - Solar Absorbance			
Glazing			
Glazing & Frame Type	U-Value	SHGC	Comments
Fixed and sliding in living and dining area TH3	3.1	0.49	e.g. Double glazed clear with air gap Aluminium frame
Sliding + Fixed TH3, TH6, TH9, TH12 and TH13	4.3	0.53	e.g. Single glazed comfort plus clear Aluminium frame
Awning + Casement + double hung TH3, TH6, TH 9, TH12 and TH13	4.3	0.47	e.g. Single glazed comfort plus clear Aluminium frame
Sliding + Fixed All other dwellings	6.7	0.70	e.g. Single glazed clear Aluminium frame
Awning + Casement + double hung All other dwellings	6.7	0.57	e.g. Single glazed clear Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value < 10% of the above specified values.			
Skylights			
Clerestory Type	Frame Type	Comments	
Operable louvre TH3, TH6, TH9 and TH10	Aluminium	Single glazed	

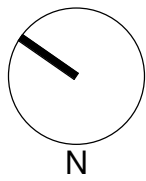




SITE AREA: 3303m2

**GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):**  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO TH1  
- RESHAPED ROOFS TO TH12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
- RESHAPED TH4,10+11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	NZJT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
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D	26/11/2020	ISSUE FOR SUBMISSION	JW	MH
E	01/12/2020	ISSUE FOR SUBMISSION	JW	MH
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Project  
**BEACONSFIELD PARADE TOWNHOUSES**  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title  
**SITE & ROOF PLAN**

Sheet Status  
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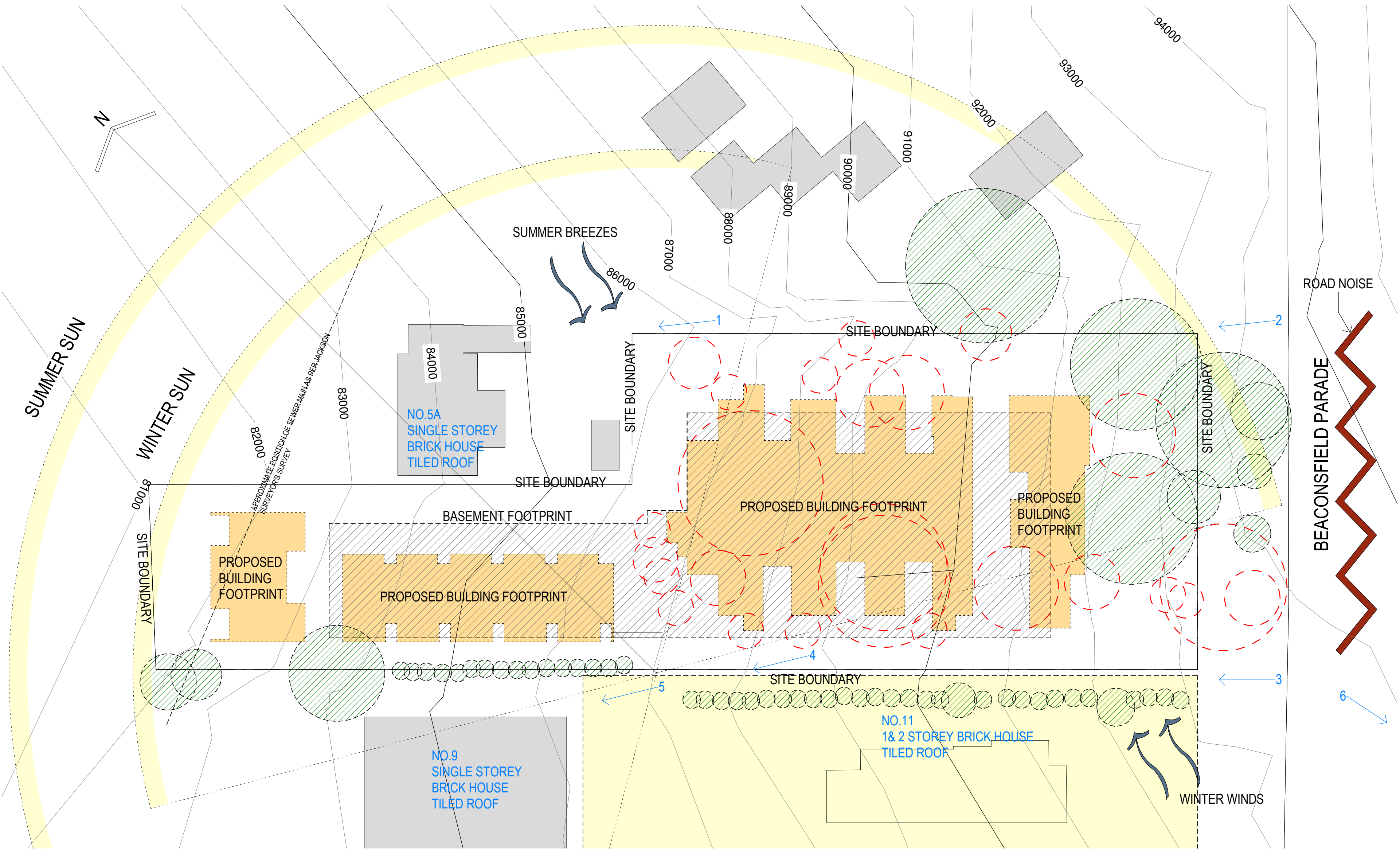
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**DA1000 H**

Issue





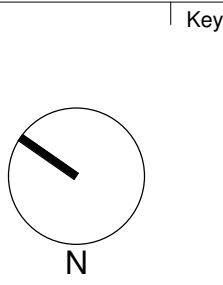
- EXISTING TREE
- REMOVED TREES
- PROPOSED BUILDING FOOTPRINT
- BASEMENT FOOTPRINT
- FRANCES STREET HERITAGE CONSERVATION AREA
- CAMERA LOCATION

REFER TO CONSULTANT REPORT/  
DRAWING FOR TPZ AND MATURE  
TREE LOCATION



GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

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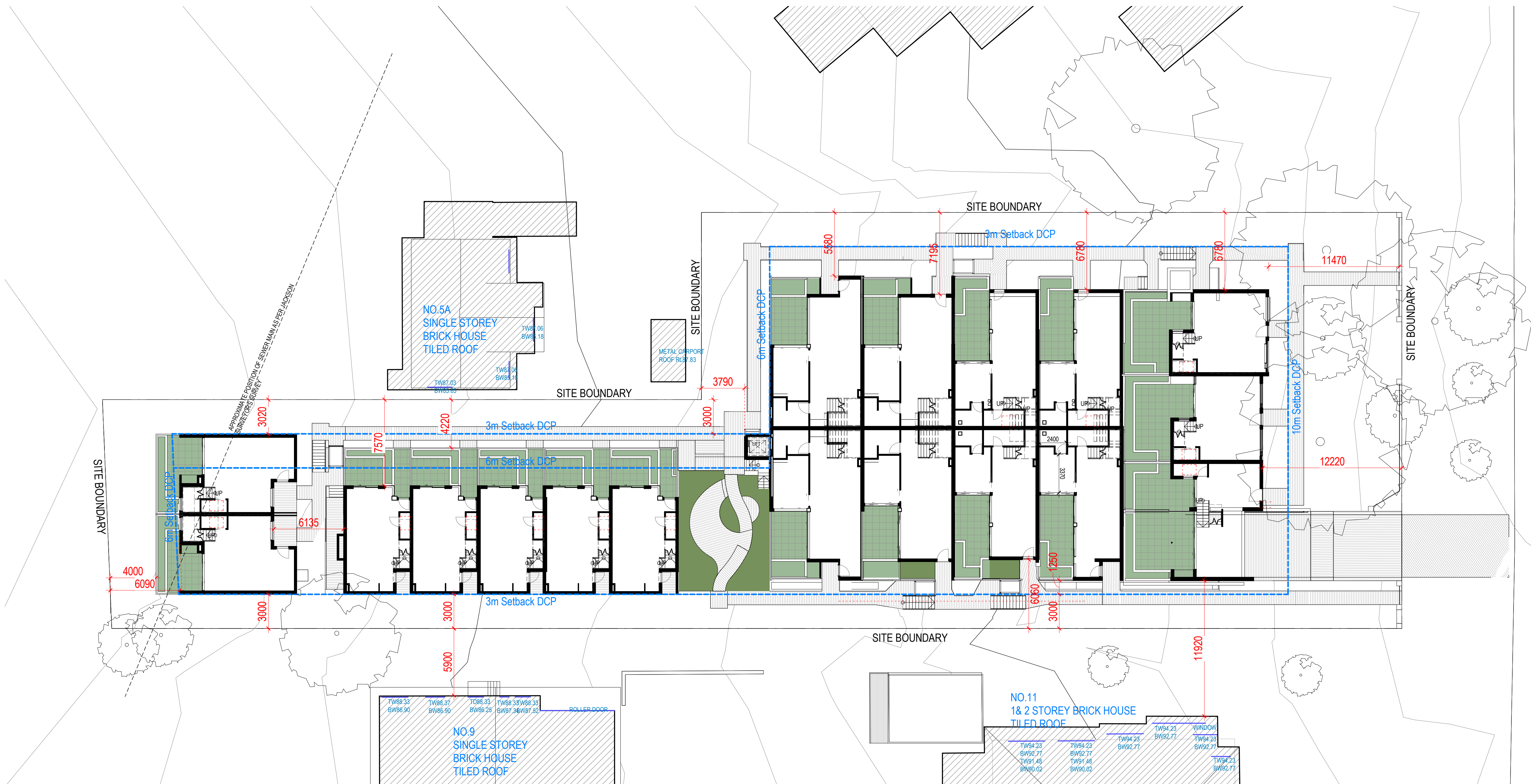
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**SITE ANALYSIS**  
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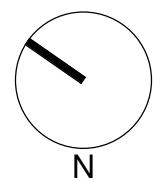
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Issue





GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO TH3  
- REDUCED SIZE OF TH3  
- INCREASE SETBACK OF GROUND LEVEL TO THs 1,6,9+10

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Drawing Title  
SETBACKS DIAGRAM

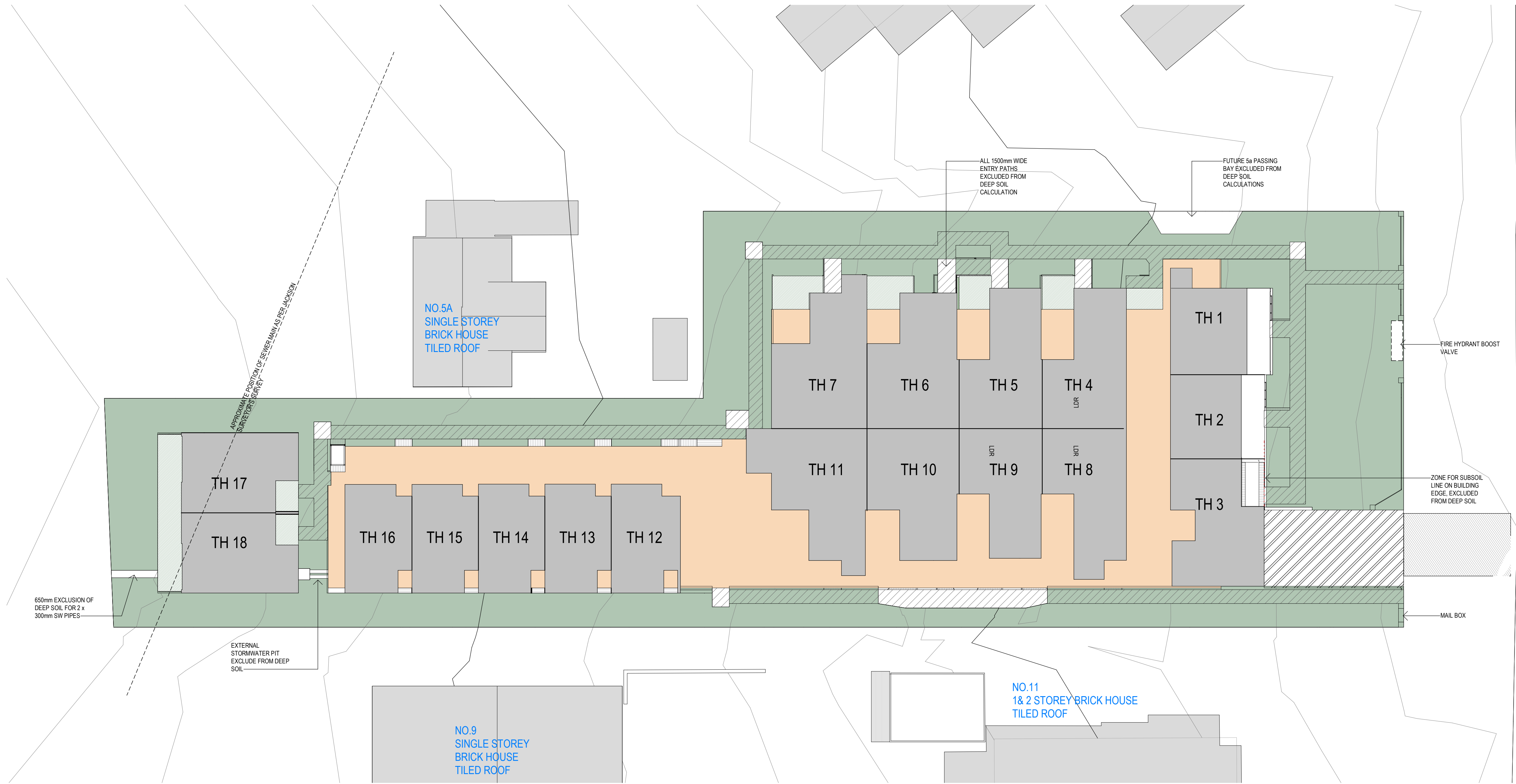
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DA1002 G

Issue





**SITE AREA:**  
3303 SQM

**SITE COVERAGE:**  
1203 SQM (36.4%)

**REQUIREMENT IN Ku-ring-gai DCP:**  
SITE COVERAGE MAX 40%  
DEEP SOIL MIN 40%

**DEEP SOIL:**  
1287 SQM (39.0%)

*Note: Deep Soil calculation excludes passing bay (15sqm), path sections wider than 1200mm, and underground service zones*

- PERMEABLE PATH  
Max 1200mm width
- HARD PAVING  
Driveway
- DEEP SOIL
- POS (Not on Podium)
- BASEMENT
- BUILDING

**GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):**  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +1-2 TO THs  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1, 5, 9-10  
- DEEP SOIL REDUCED BY 9sqm DUE TO EXCLUDING PLATFORM LIFTS

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DEEP SOIL DIAGRAM

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DA1003 H

Issue



HANDRAIL AND BALUSTRADE  
SUPPORTED BY STRINGERS TO  
ENG'S DETAIL

100% WOOD TREAD

PFC STRINGERS TO  
STRUCTURAL ENG'S DETAIL

SHS FOR MIDWAY SUPPORT TO  
ENG'S DETAIL

FOOTING TO  
ENG'S DETAIL

FOOTING TO ENG'S DETAIL

SS HANDRAIL

GALVANISED MILD STEEL  
BALUSTRADE

PFC STRINGERS TO STRUCTURAL ENGINEER'S DETAIL

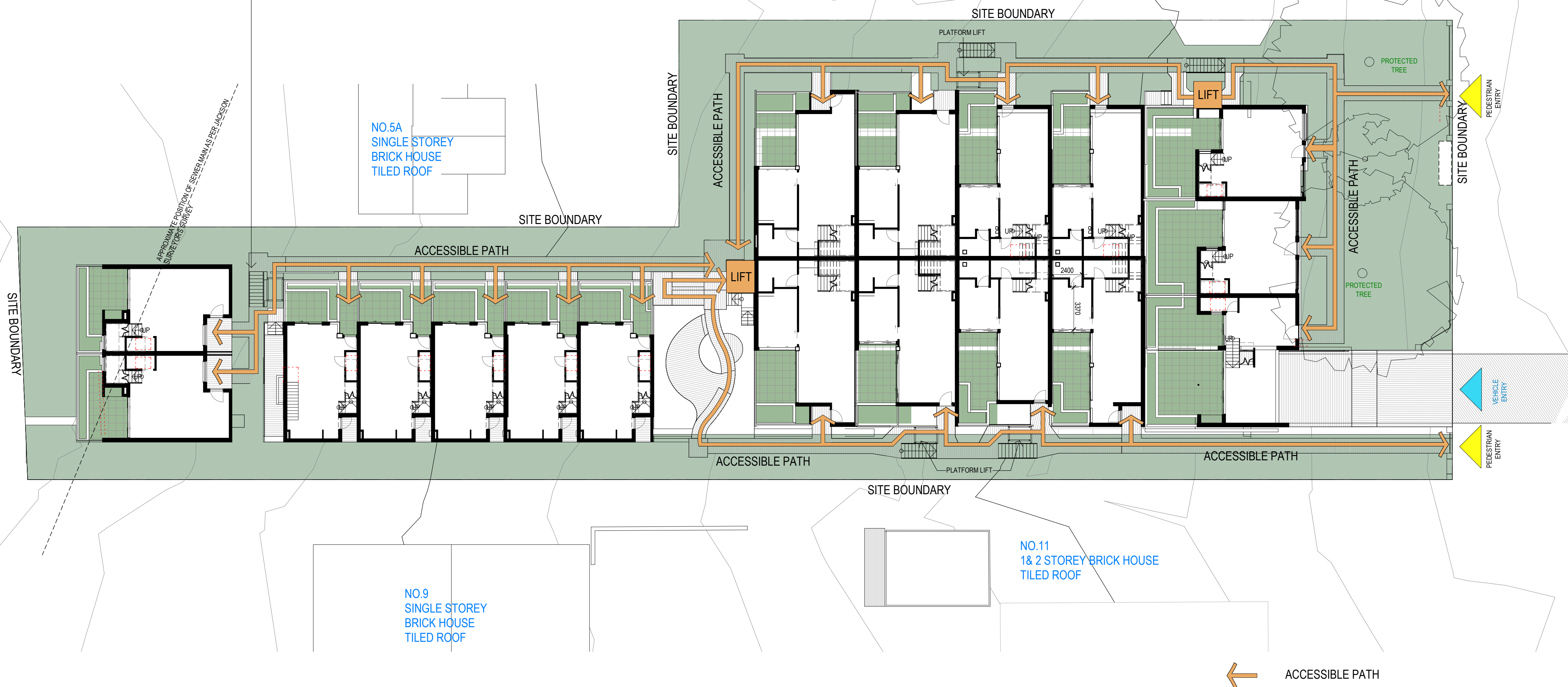
SHS POST FOR MIDWAY SUPPORT TO  
STRUCTURAL ENGINEER'S DETAIL



IMAGE OF TYPICAL EXTERNAL  
PLATFORM LIFT INSTALLATION

2 TYPICAL STAIR + BALUSTRADE STRUCTURE  
CONCEPT DETAIL

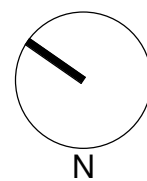
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INSTEAD OF STAIRWAY PLATFORM LIFTS  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO THIS  
- INCREASED SETBACK OF GROUND LEVEL TO THIS 1.6,9+10

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Drawing Title

PEDESTRIAN ACCESS

Sheet Status

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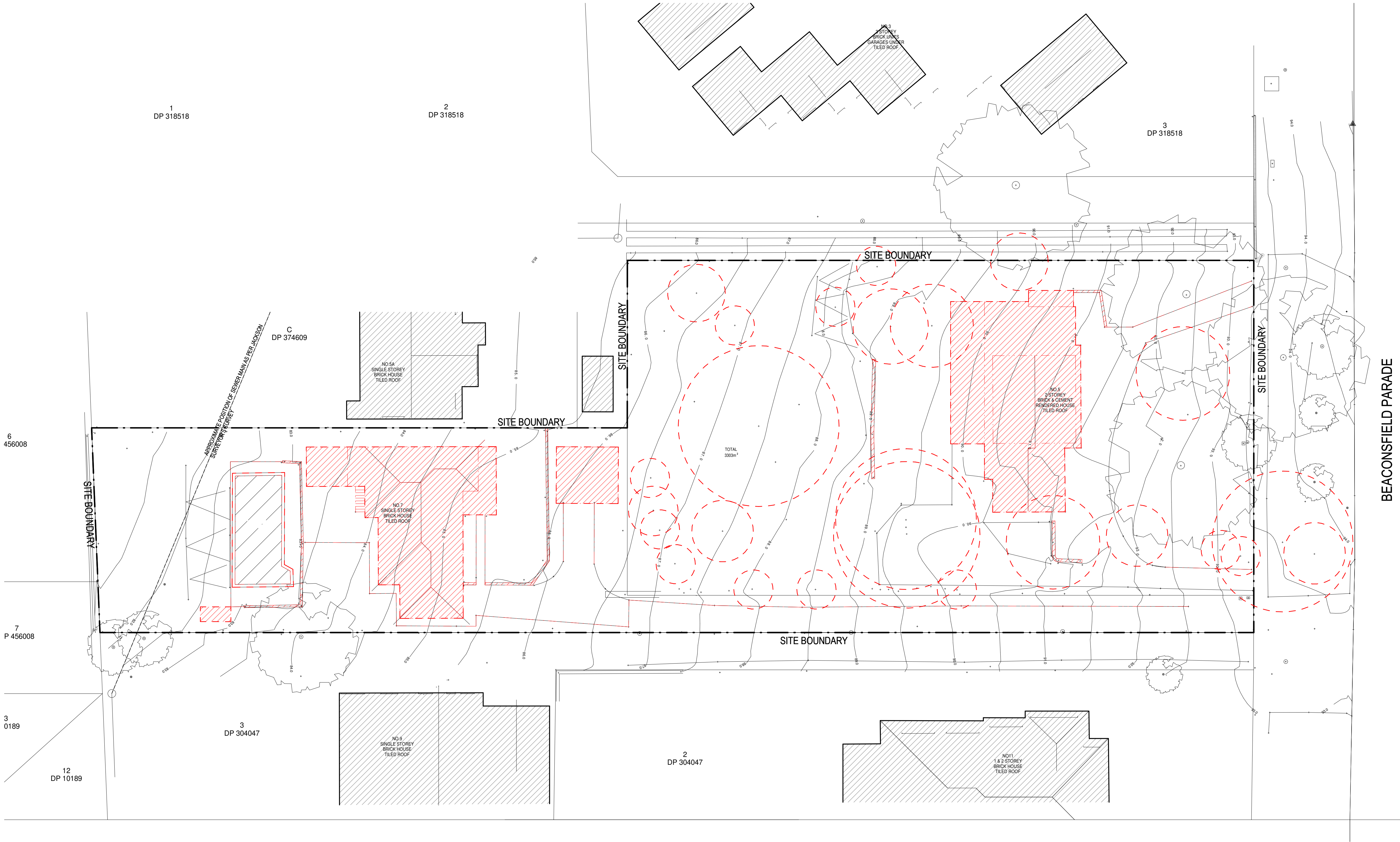
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Drawing No.

DA1004 H

Issue



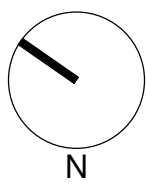


BEACONSFIELD PARADE

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DEMOLITION PLAN

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Scale

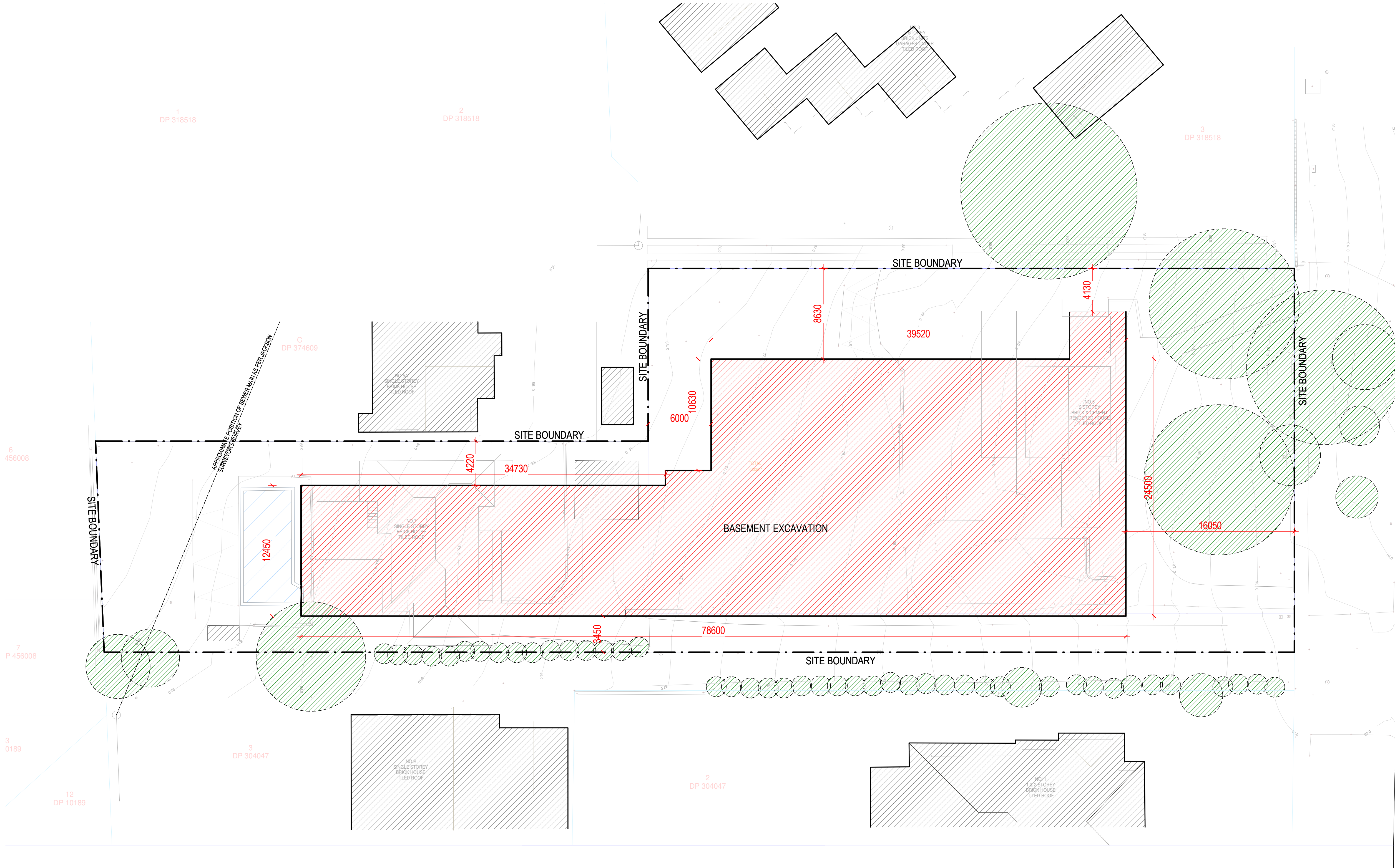
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Drawing No.

DA1100 F

Issue

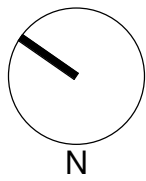




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GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO THE WHICH INCREASES EXCAVATION

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SITE EXCAVATION

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NOT FOR CONSTRUCTION

Scale

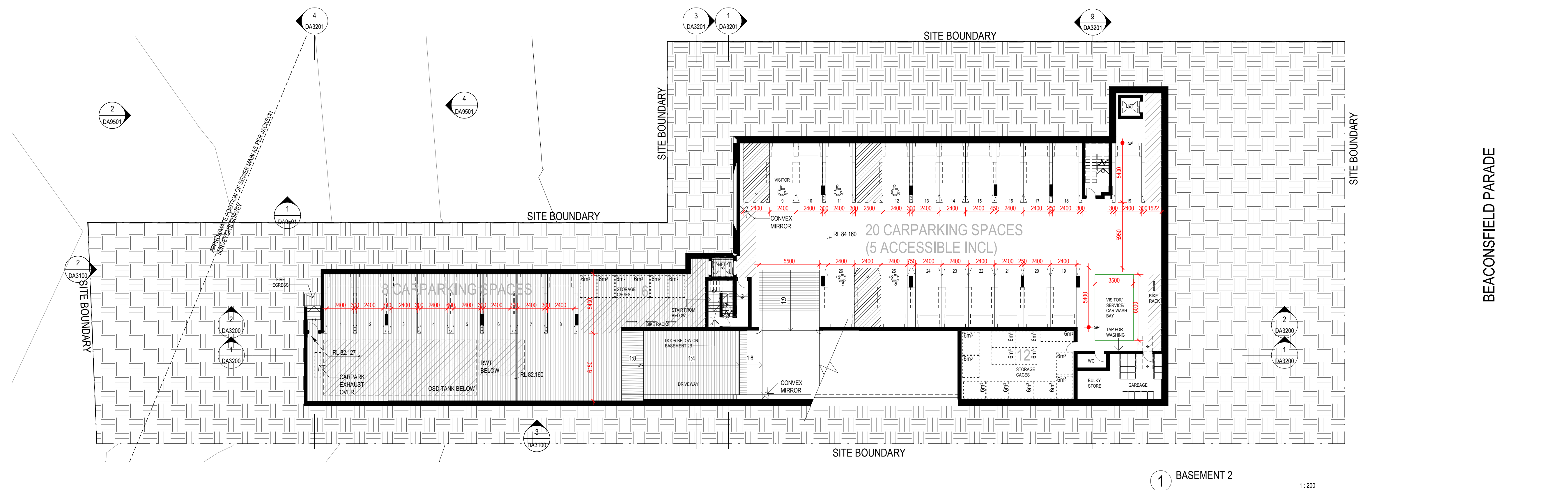
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Drawing No.

DA1101 F

Issue





## BEACONSFIELD PARADE

<div>GENERAL CHANGES SINCE "RESPONSE TO DA047219" (24/06/2020):</div> <div><div>- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO THS</div><div>- RELOCATED BIKE RACK ON BASEMENT 2</div><div>- RELOCATED MOTORBIKE SPACE ON BASEMENT 1</div><div>- RATIONALISED MEZZANINE EGRESS</div></div>		<table><tr><th>Revisions No.</th><th>Date</th><th>Description</th><th>Ver</th><th>App'd</th></tr><tr><td>A</td><td>09/11/2019</td><td>ISSUE FOR DA</td><td>NZUT</td><td>MH</td></tr><tr><td>B</td><td>24/06/2020</td><td>RESPONSE TO DA047219</td><td>JW</td><td>MH</td></tr><tr><td>C</td><td>24/11/2020</td><td>ISSUE FOR COORDINATION</td><td>JW</td><td>MH</td></tr><tr><td>D</td><td>26/11/2020</td><td>ISSUE FOR SUBMISSION</td><td>JW</td><td>MH</td></tr><tr><td>E</td><td>22/01/2021</td><td>CLIENT REVIEW</td><td>JW</td><td>MH</td></tr><tr><td>F</td><td>05/02/2021</td><td>S8.2 Review Application</td><td>JW</td><td>MH</td></tr><tr><td>G</td><td>08/02/2021</td><td>S8.2 Review Application</td><td>JW</td><td>MH</td></tr><tr><td>H</td><td>26/02/2021</td><td>S8.2 Review Application</td><td>JW</td><td>MH</td></tr></table>	Revisions No.	Date	Description	Ver	App'd	A	09/11/2019	ISSUE FOR DA	NZUT	MH	B	24/06/2020	RESPONSE TO DA047219	JW	MH	C	24/11/2020	ISSUE FOR COORDINATION	JW	MH	D	26/11/2020	ISSUE FOR SUBMISSION	JW	MH	E	22/01/2021	CLIENT REVIEW	JW	MH	F	05/02/2021	S8.2 Review Application	JW	MH	G	08/02/2021	S8.2 Review Application	JW	MH	H	26/02/2021	S8.2 Review Application	JW	MH	<div><div></div><div>N</div></div>	<div>Key</div>	<div>Client</div> <div><div><div>T</div><div>TRUSLAN GROUP</div></div><div>SHOP 1 63A ARCHER STREET CHATSWOOD NSW 2067 PH+61 2 9410 2566</div></div>	<div>Architect</div> <div><div><div>AJ+C</div><div>ALLEN JACK+COTTER</div></div><div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div></div>	<div>Project</div> <div>BEACONSFIELD PARADE TOWNHOUSES 5-7 BEACONSFIELD PARADE LINDFIELD NSW 2070 LOT A &amp; B / DP 374609</div> <div>Proj. No. 18047</div>	<div>Drawing Title</div> <div>BASEMENT PLANS</div> <div><div>Sheet Status</div><div>NOT FOR CONSTRUCTION</div></div>	<div>Scale</div> <div>1 : 200 @A1</div>	<div>Drawing No.</div> <div>DA2000</div>	<div>Issue</div> <div>H</div>	<div>26/02/2021 1:57:48 PM</div> <div>LOT DATE &amp; TIME</div>
Revisions No.	Date	Description	Ver	App'd																																																					
A	09/11/2019	ISSUE FOR DA	NZUT	MH																																																					
B	24/06/2020	RESPONSE TO DA047219	JW	MH																																																					
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D	26/11/2020	ISSUE FOR SUBMISSION	JW	MH																																																					
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G	08/02/2021	S8.2 Review Application	JW	MH																																																					
H	26/02/2021	S8.2 Review Application	JW	MH																																																					



Storage Schedule	
Townhouse	Volume
TH1	5.21 m³
TH1	1.69 m³
TH2	6.89 m³
TH2	1.78 m³
TH2	2.98 m³
TH2	1.67 m³
TH2	6.44 m³
TH3	2.18 m³
TH3	1.62 m³
TH3	10.61 m³
TH3	1.34 m³
TH3	1.62 m³
TH3	0.61 m³
TH3	0.69 m³
TH3	3.13 m³
TH4	21.81 m³
TH4	4.62 m³
TH4	1.74 m³
TH5	4.62 m³
TH5	1.74 m³
TH5	6.36 m³
TH6	7.27 m³
TH7	7.27 m³
TH8	7.27 m³
TH8	1.74 m³
TH8	6.36 m³
TH9	4.62 m³
TH9	1.74 m³
TH9	6.36 m³

Storage Schedule	
Townhouse	Volume
TH10	7.27 m³
TH11	7.27 m³
TH12	7.27 m³
TH12	2.99 m³
TH12	0.79 m³
TH12	0.79 m³
TH12	1.45 m³
TH13	2.99 m³
TH13	0.79 m³
TH13	0.79 m³
TH13	1.45 m³
TH13	6.02 m³
TH14	2.99 m³
TH14	0.79 m³
TH14	0.79 m³
TH14	1.45 m³
TH15	6.02 m³
TH15	2.99 m³
TH15	0.79 m³
TH15	0.79 m³
TH15	1.45 m³
TH16	2.99 m³
TH16	0.79 m³
TH16	4.62 m³
TH16	1.45 m³
TH17	3.56 m³
TH17	3.52 m³
TH18	7.09 m³
TH18	3.56 m³
TH18	3.52 m³
TH18	7.09 m³
Grand total: 49 133.94 m³	

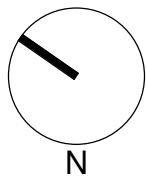
\*ADDITIONAL 6m³ STORAGE LOCATED IN BASEMENT FOR EACH UNIT



PRIVATE OPEN SPACE  
COMMUNAL OPEN SPACE

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO TH1  
- INCREASED SETBACK OF GROUND LEVEL TO TH1 1.63m-10  
- REDUCED TH3 PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 + EASTERN BOUNDARY  
- NOTED CIVIL DISCHARGE CONTROL PIT

Revisions	No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA		NZ/JT	MH
B	24/06/2020	RESPONSE TO DA0472/19		JW	MH
C	06/11/2020	ISSUE FOR ACCESSIBILITY REVIEW		JW	MH
D	24/11/2020	ISSUE FOR COORDINATION		JW	MH
E	22/01/2021	CLIENT REVIEW		JW	MH
F	05/02/2021	S8.2 Review Application		JW	MH
G	08/02/2021	S8.2 Review Application		JW	MH
H	19/02/2021	S8.2 Review Application		JW	MH
J	26/02/2021	S8.2 Review Application		JW	MH



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Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title  
GROUND FLOOR PLAN

Sheet Status  
NOT FOR CONSTRUCTION

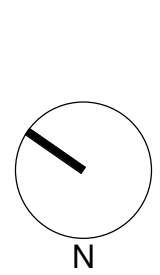
Scale  
As indicated @A1  
Drawing No.  
DA2100 J  
Issue





GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- INCREASED SETBACK OF LEVEL 1 TO TH1  
- REDUCED TH3 PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 + EASTERN BOUNDARY  
- ADDED PRIVACY SCREEN TO TH11 BALCONY

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	NZ/JT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	19/02/2021	S8.2 Review Application	JW	MH
G	26/02/2021	S8.2 Review Application	JW	MH



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

FIRST FLOOR PLAN

Sheet Status  
NOT FOR CONSTRUCTION

Scale

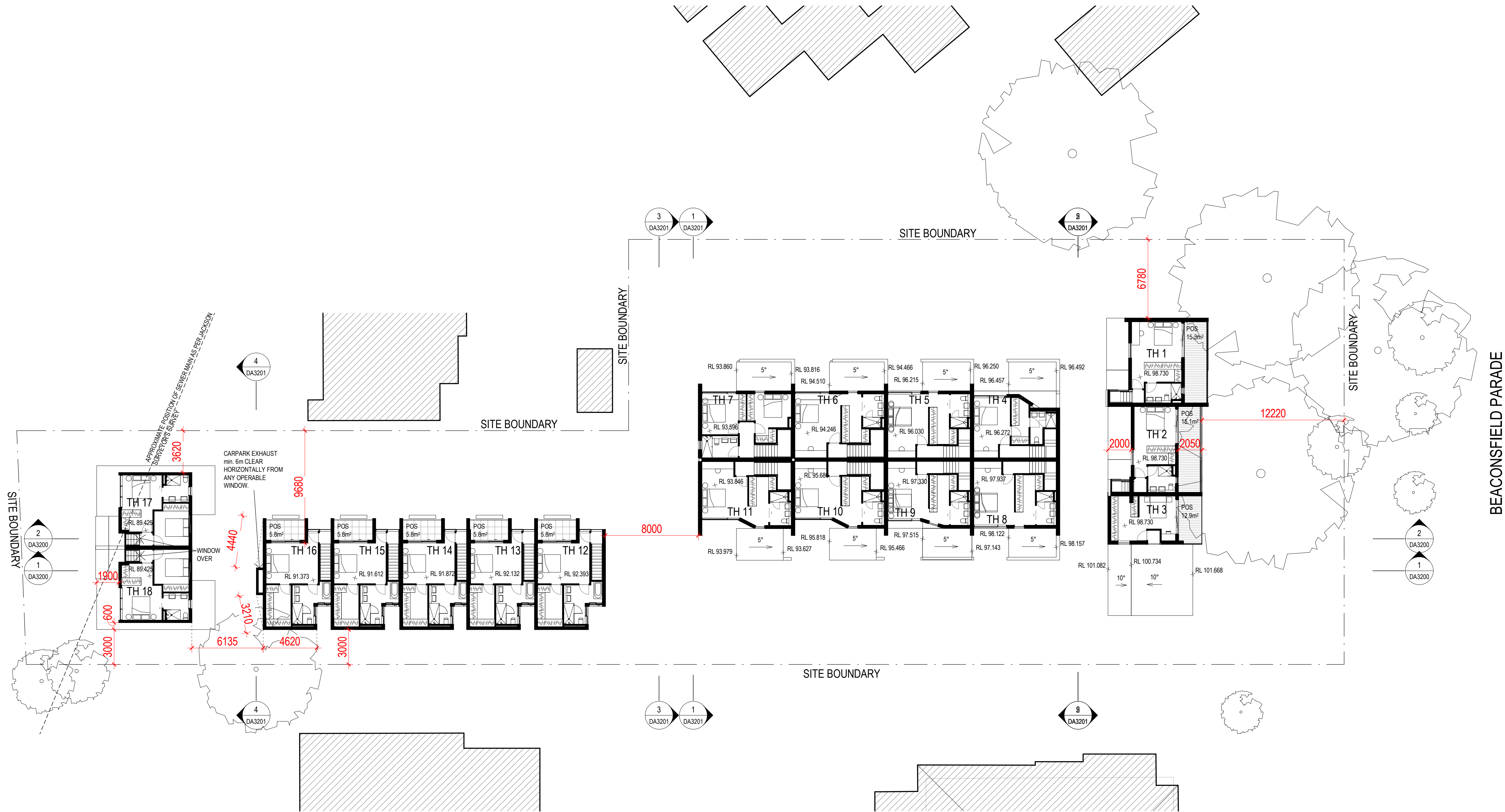
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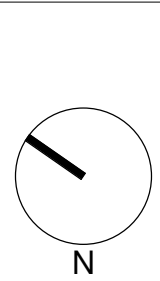
Issue





**GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):**  
- INCREASED SETBACK OF LEVEL 1 TO TH1  
- REDUCED TH3 PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 + EASTERN BOUNDARY  
- RE-PLANNED TH12-16 LEVEL 2 TO INCLUDE BALCONY TO EAST  
- RESHAPED TH4, TH10+11 WALLS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	NZ/JT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	19/02/2021	S8.2 Review Application	JW	MH
G	26/02/2021	S8.2 Review Application	JW	MH



**Client**

  
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**Project**

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

**Drawing Title**

SECOND FLOOR PLAN

**Sheet Status**

NOT FOR CONSTRUCTION

**Scale**

1 : 200 @A1

**Drawing No.**

DA2102 G

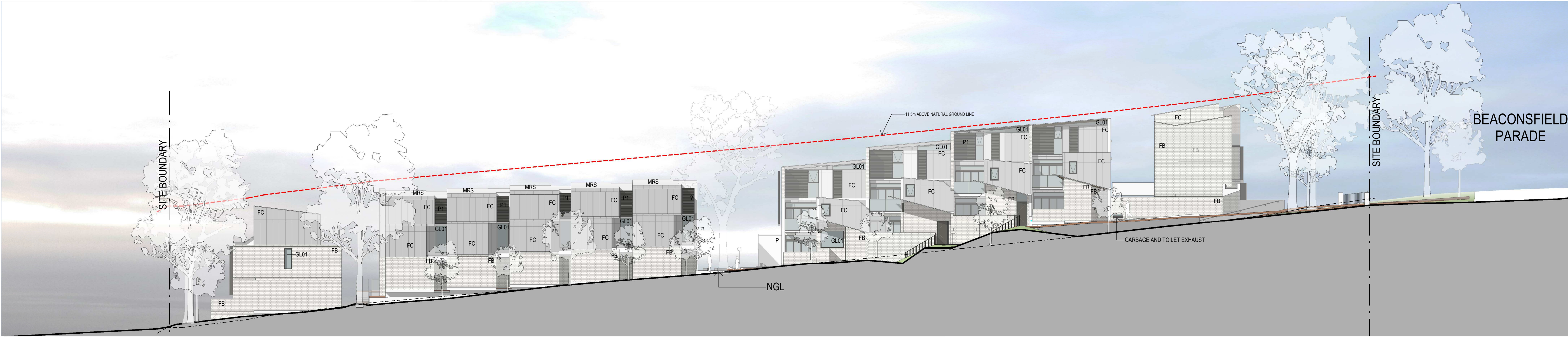
**Issue**





4 EAST ELEVATION

1:200



3 WEST ELEVATION

1:200



2 NORTH ELEVATION

1:200



1 SOUTH ELEVATION

1:200

**GENERAL CHANGES SINCE "RESPONSE TO DA047219" (24/06/2020):**  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +2 TO THs  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1.6.9+10  
- REDUCED TH3 PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 + EASTERN BOUNDARY  
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- RESHAPED TH4,10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	NZ/JT	MH
B	24/06/2020	RESPONSE TO DA047219	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH

Key
FB2
FC
GL
MRS
NGL
P
PLY

Client



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Project

BEAconsfield PARADE  
TOWNHOUSES  
5-7 BEAconsfield PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

ELEVATIONS

Sheet Status

NOT FOR CONSTRUCTION

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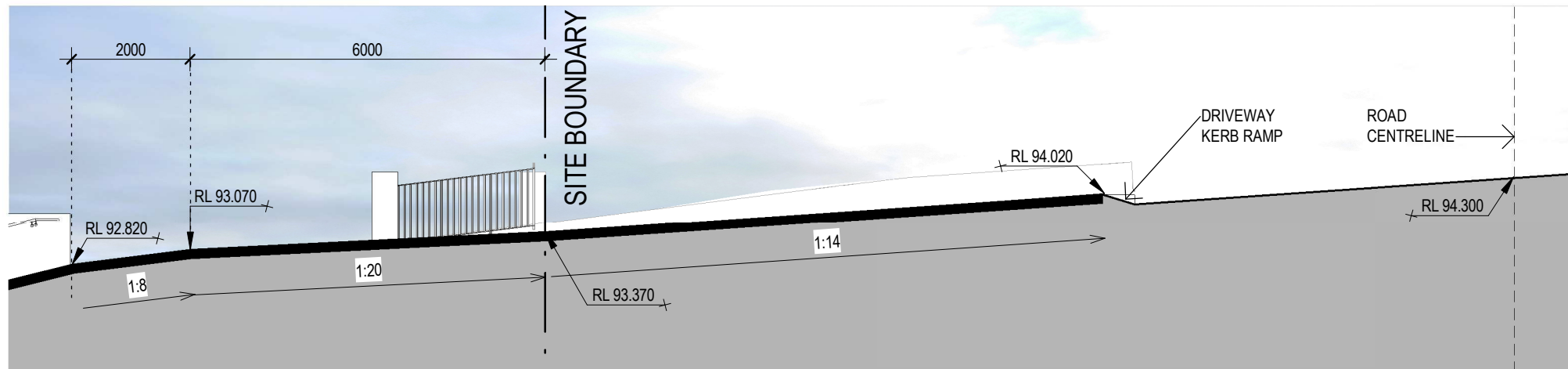
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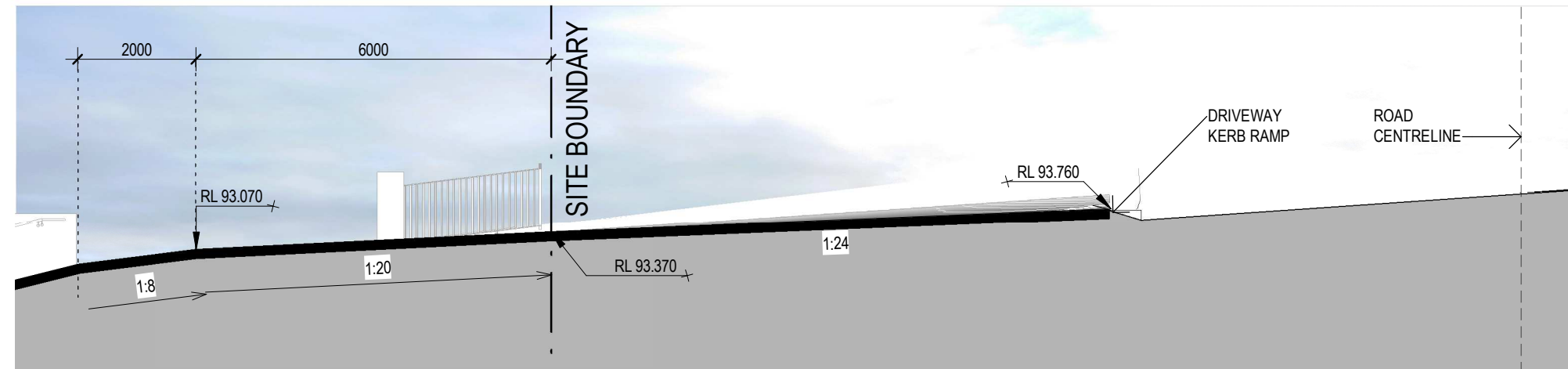
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Issue

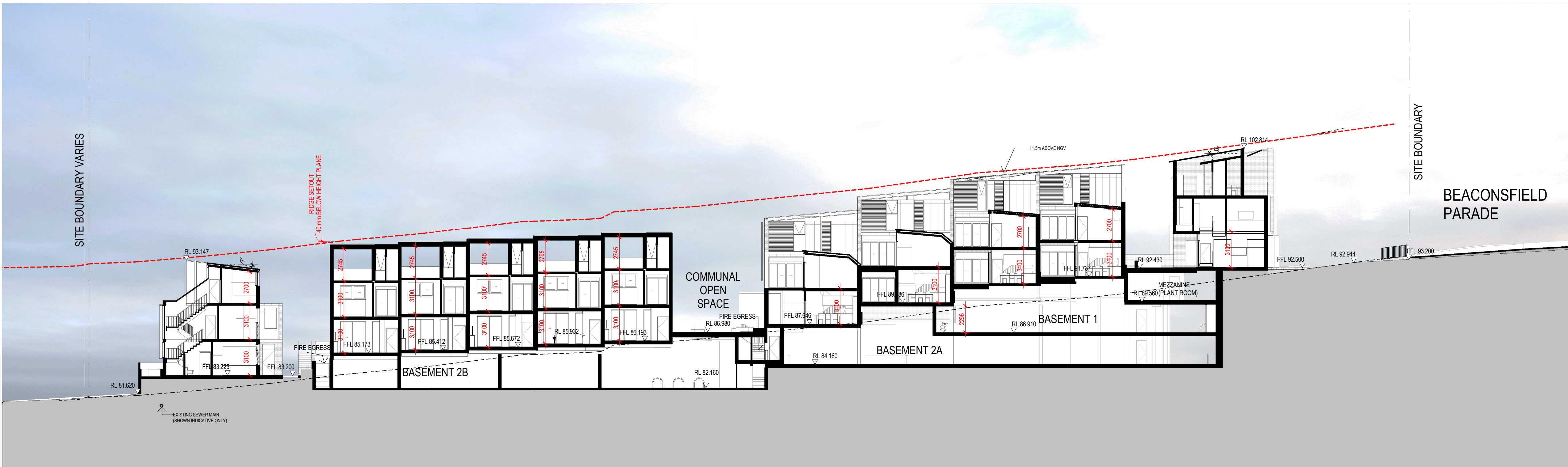




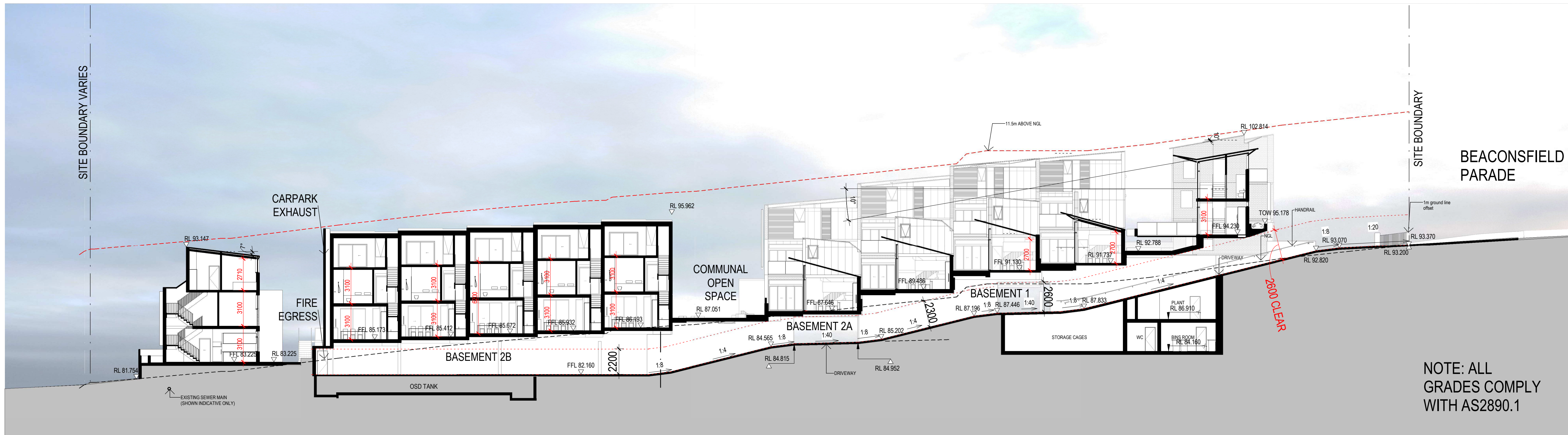
4 DRIVEWAY SECTION - EAST  
1:100



3 DRIVEWAY SECTION - WEST  
1:100



2 PARKING AISLE SECTION  
1:200



1 DRIVEWAY SECTION  
1:200

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	JW	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH

Ver  
App'd

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SECTIONS SHEET 1

Sheet Status

NOT FOR CONSTRUCTION

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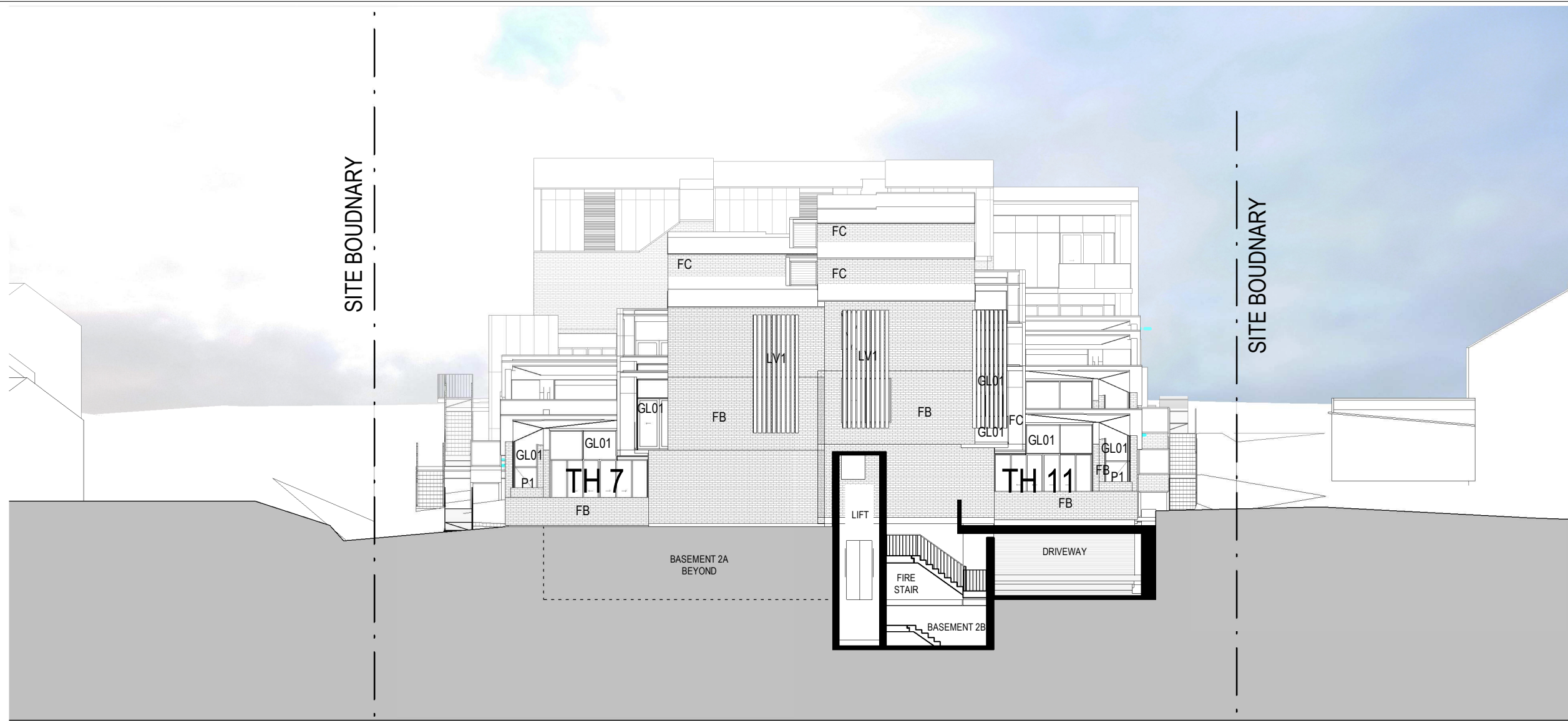
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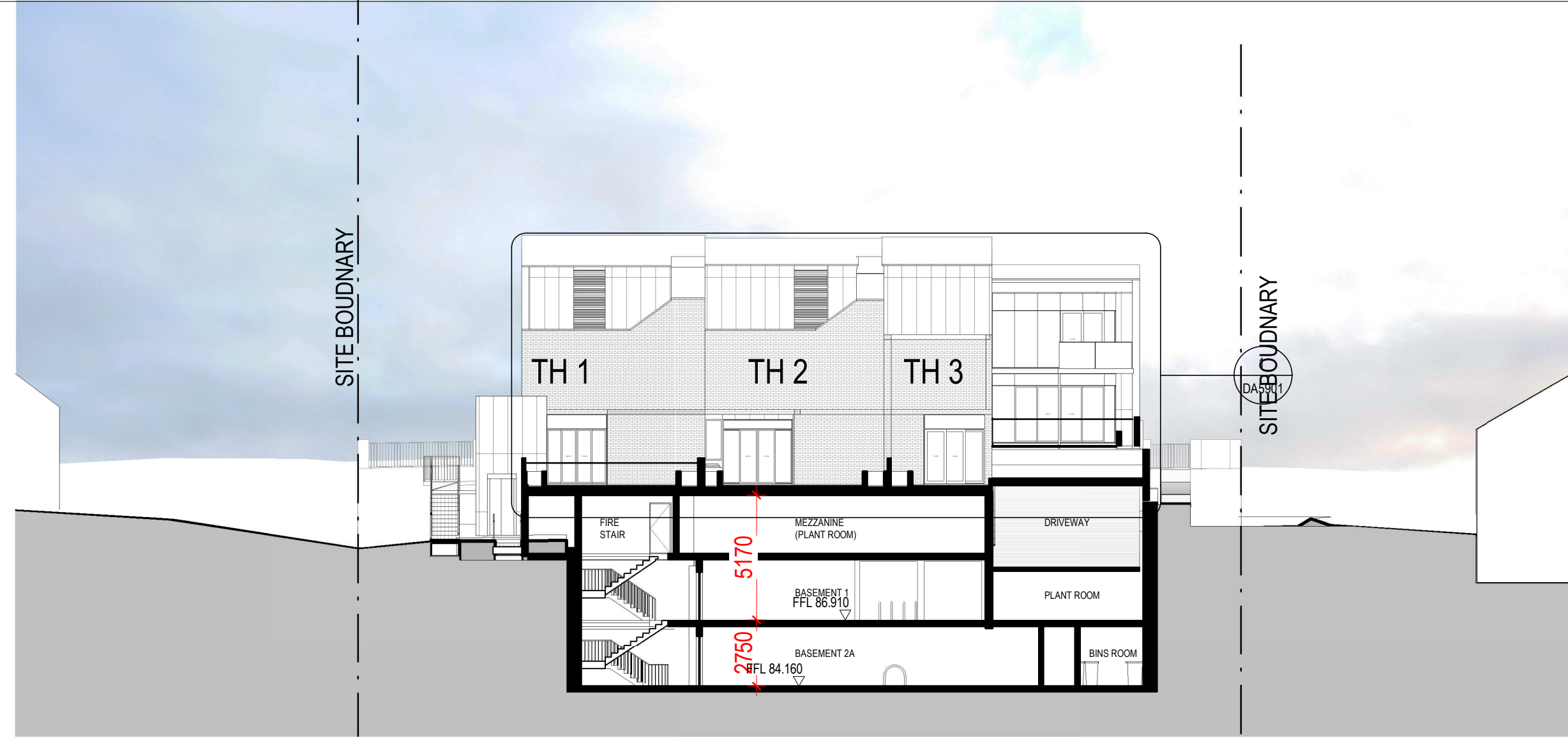
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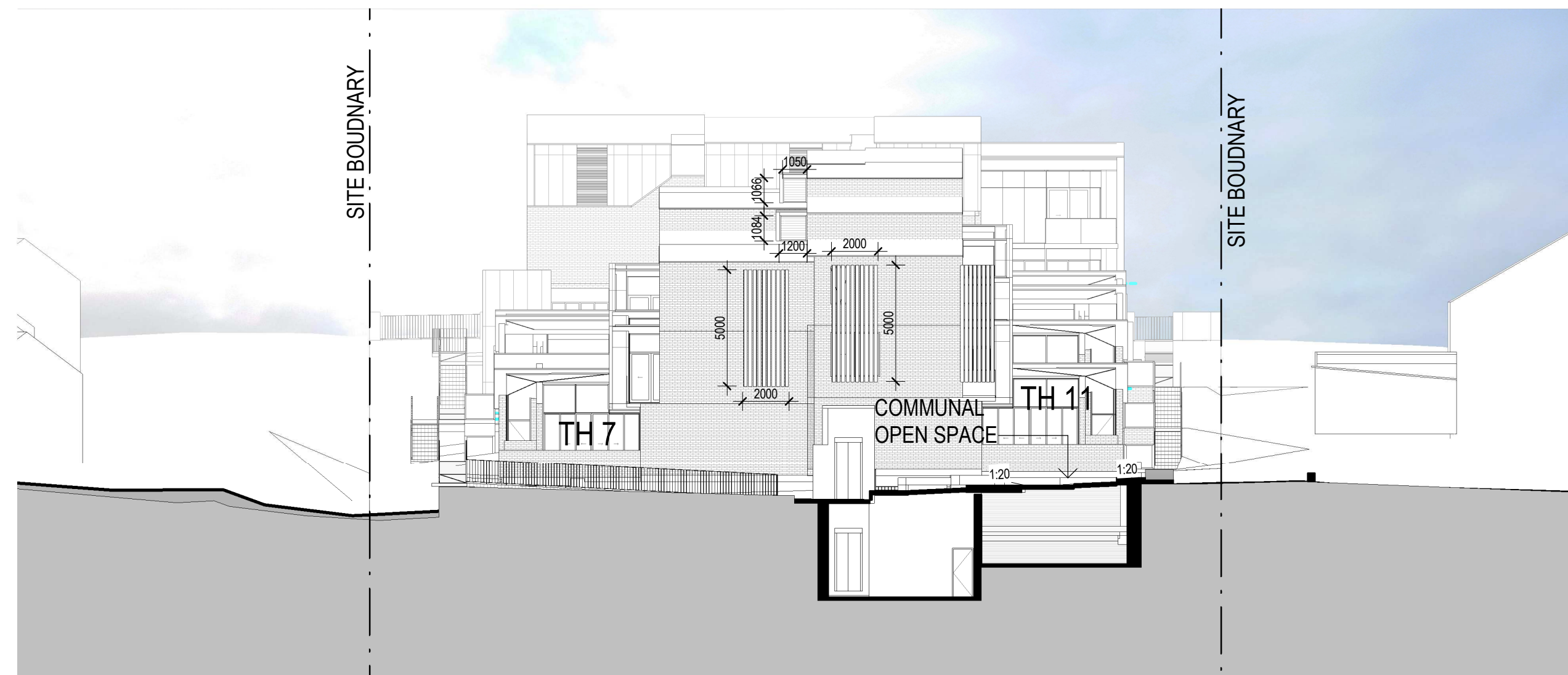




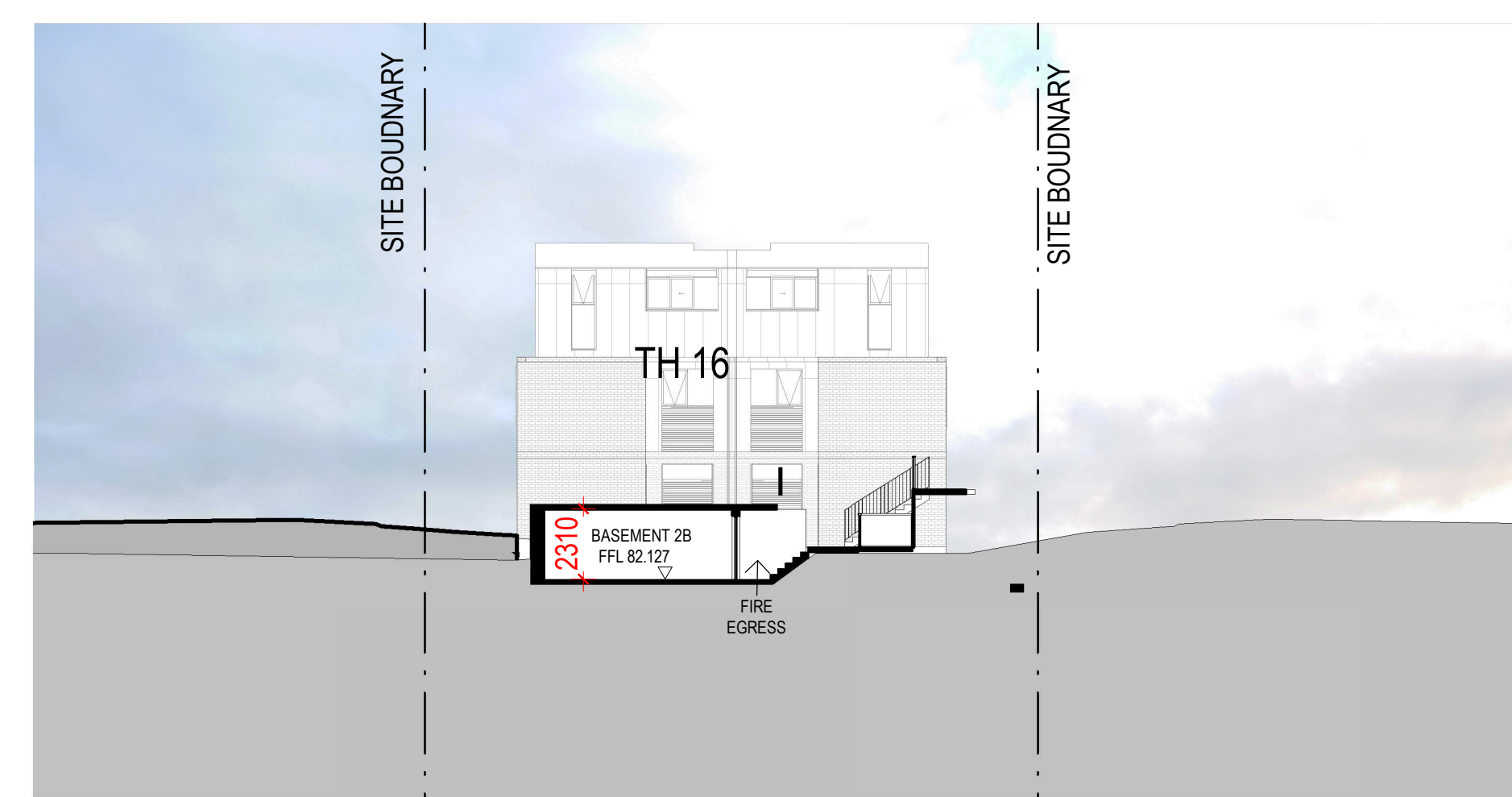
1 SERVICES AREA CROSS SECTION  
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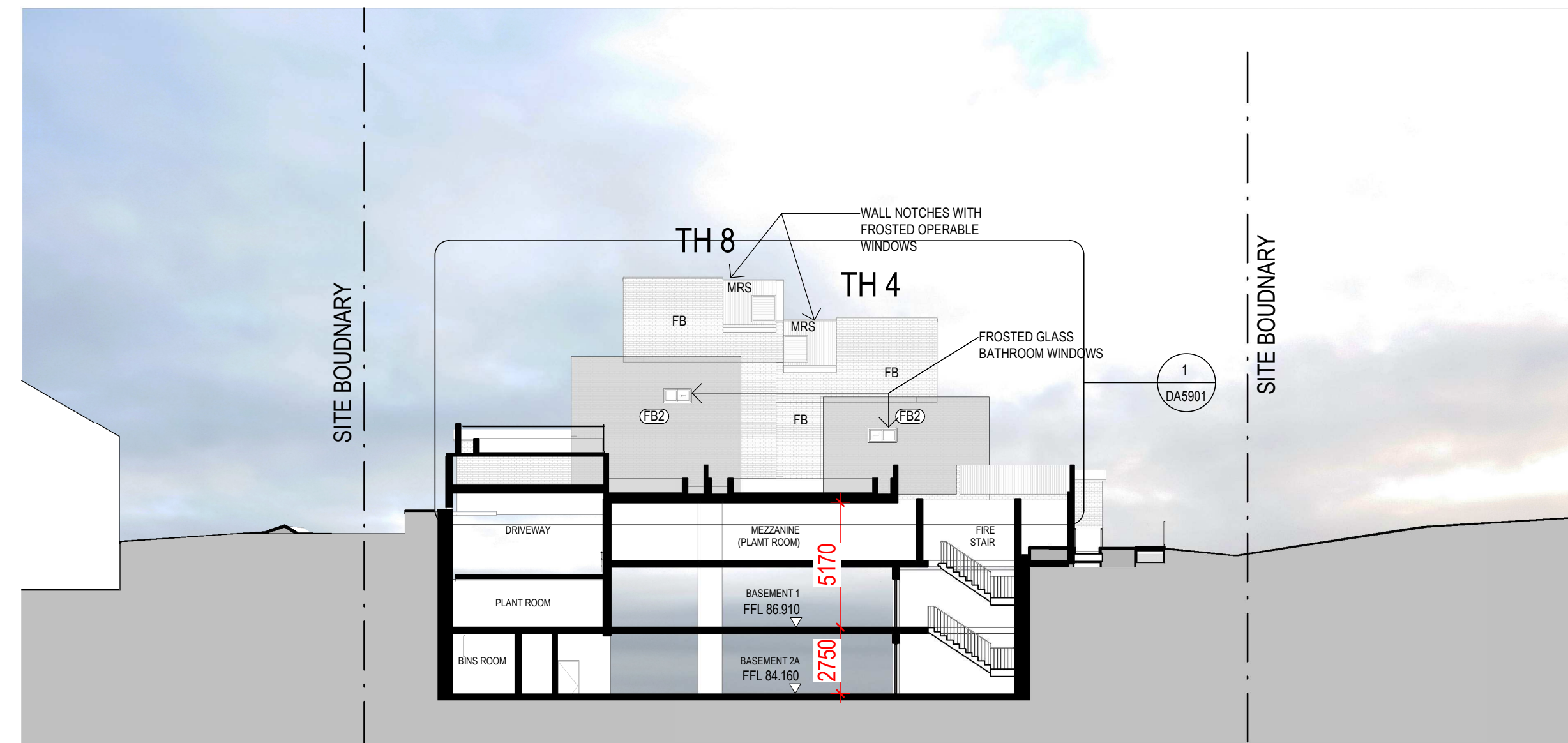
2 MEZZANINE CROSS SECTION  
1 : 200



3 COMMUNAL AREA SECTION  
1 : 200



4 REAR FIRE STAIR SECTION  
1 : 200



5 MEZZANINE CROSS SECTION - FACING NORTH  
1 : 200

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO TH3  
- INCREASED SETBACK OF GROUND LEVEL TO TH3 1.0.9+10  
- REDUCED TH3 PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 + EASTERN BOUNDARY  
- ADDED PRIVACY SCREEN TO TH11 BALCONY

Revisions No.	Date	Description	Ver	App'd
A	05/11/2019	ISSUE FOR DA	JW	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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ABN 53 003 782 250

Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SECTIONS SHEET 2

Sheet Status

NOT FOR CONSTRUCTION

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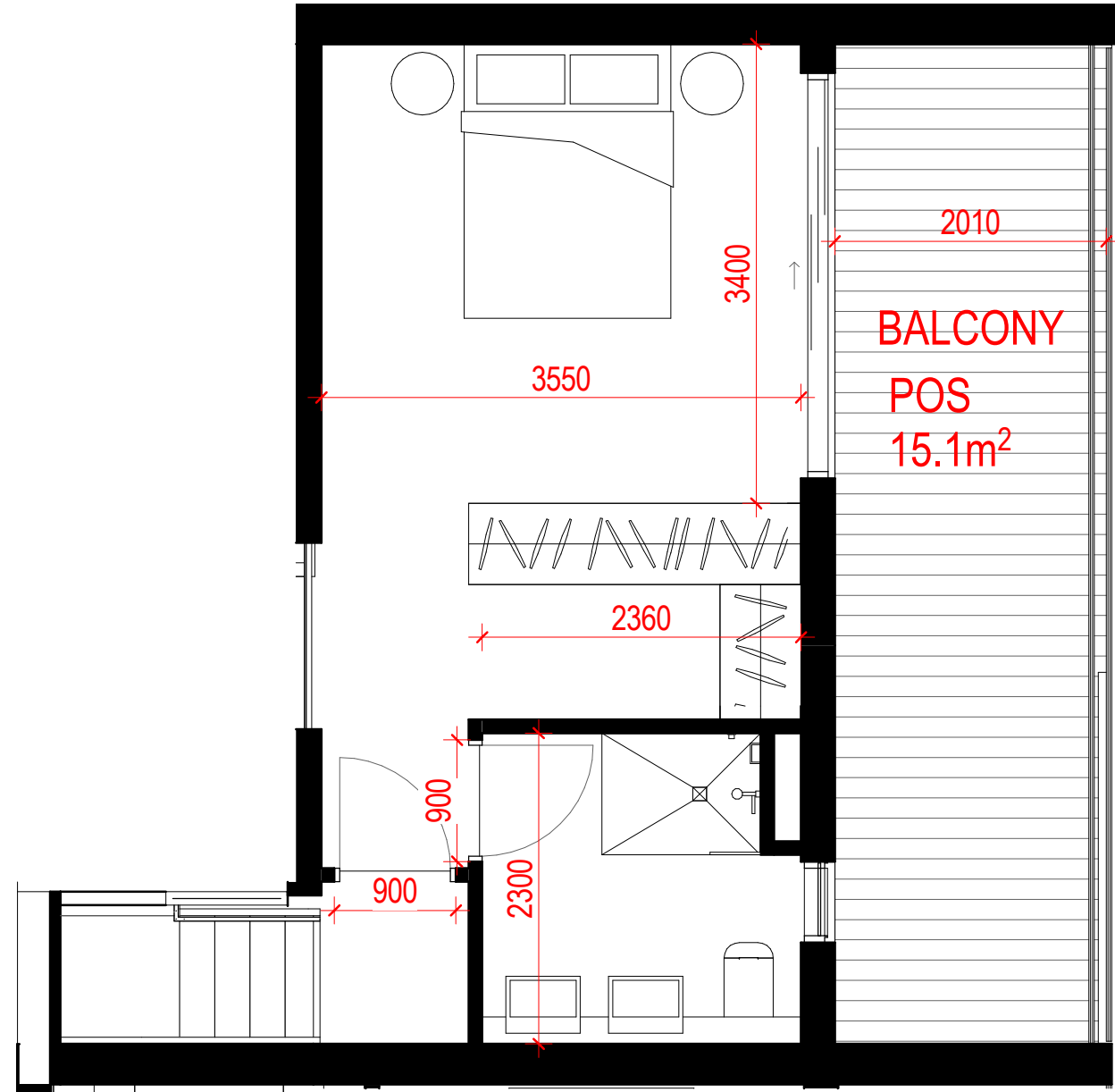
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Drawing No.

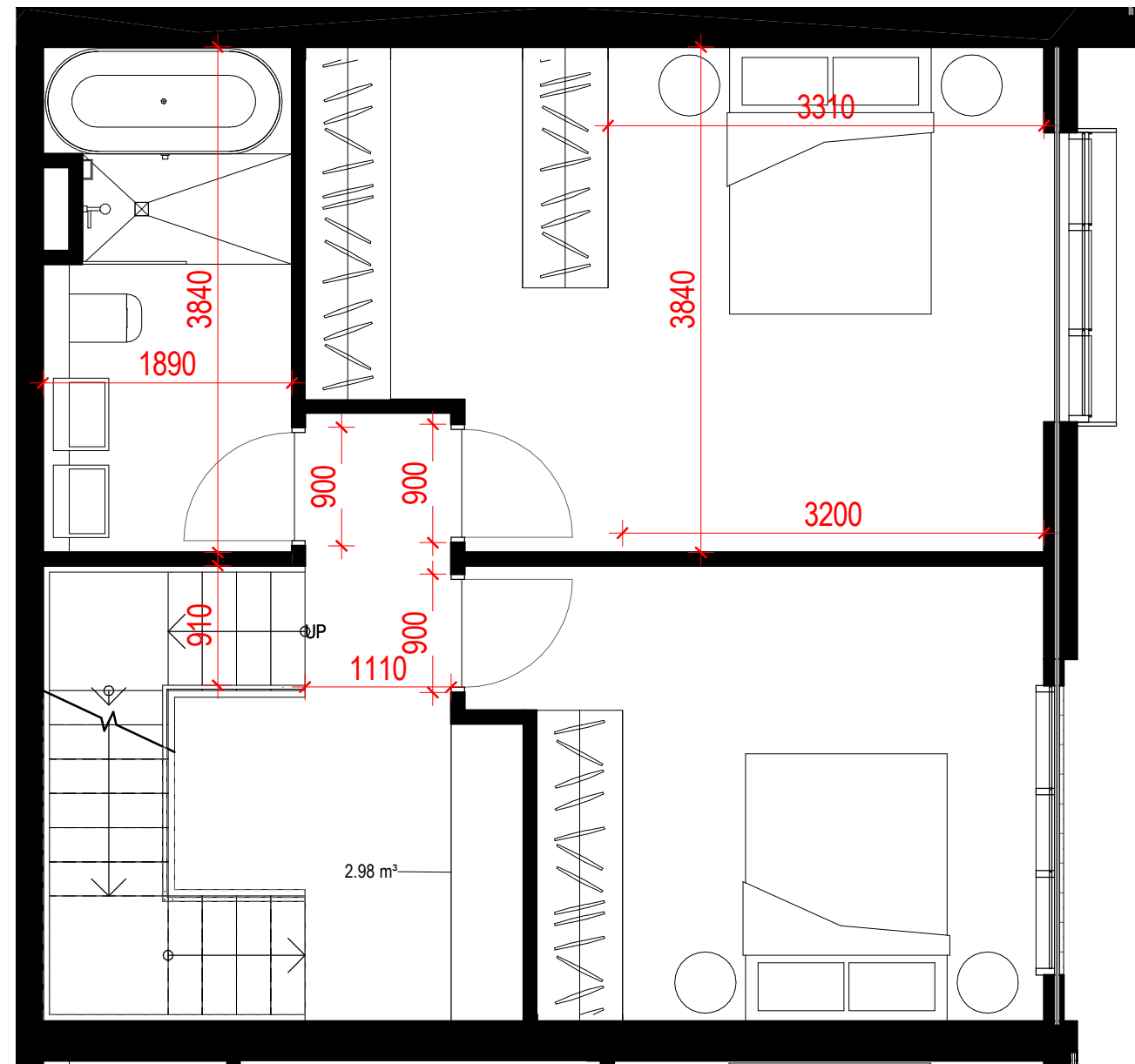
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Issue

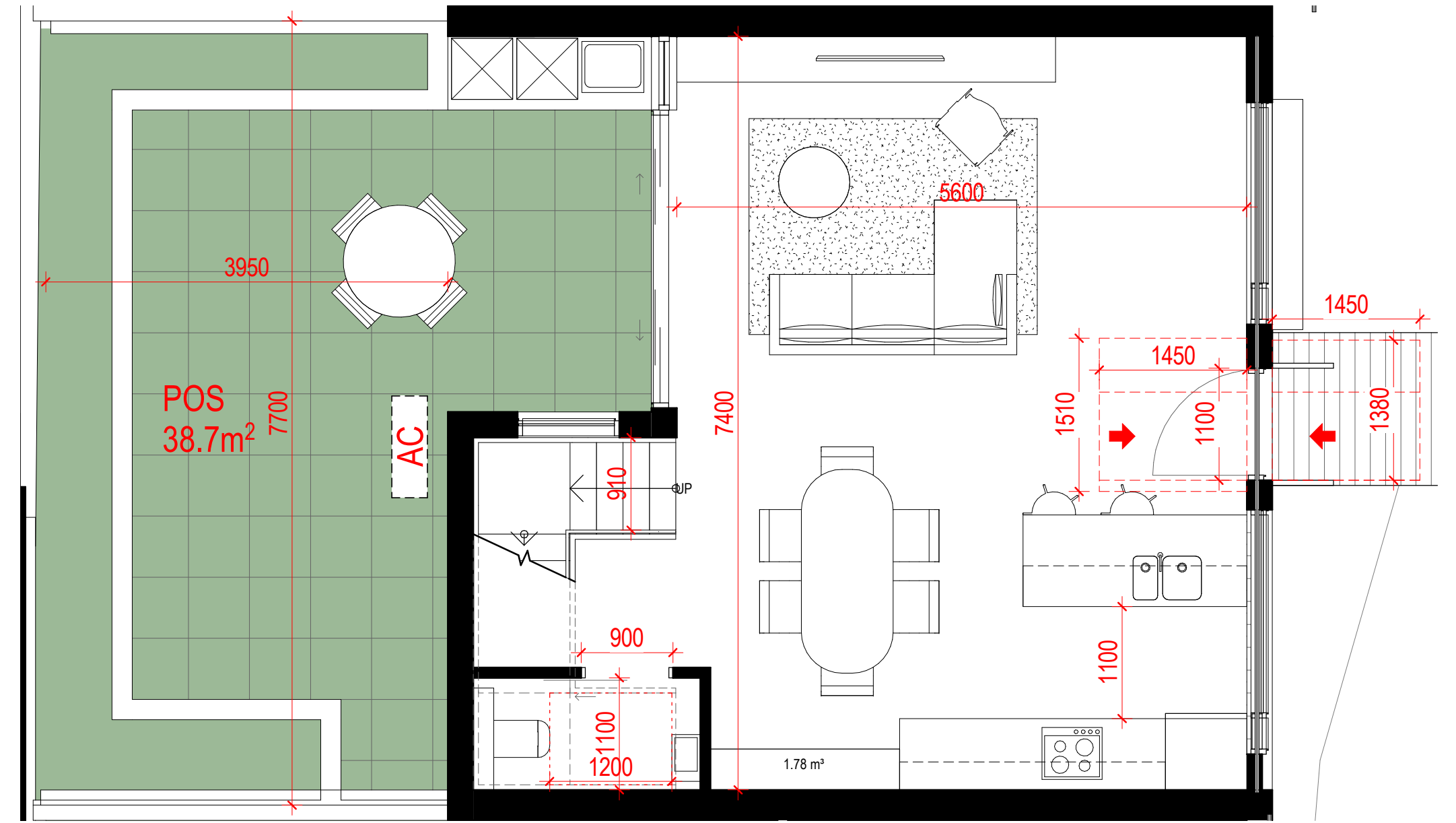




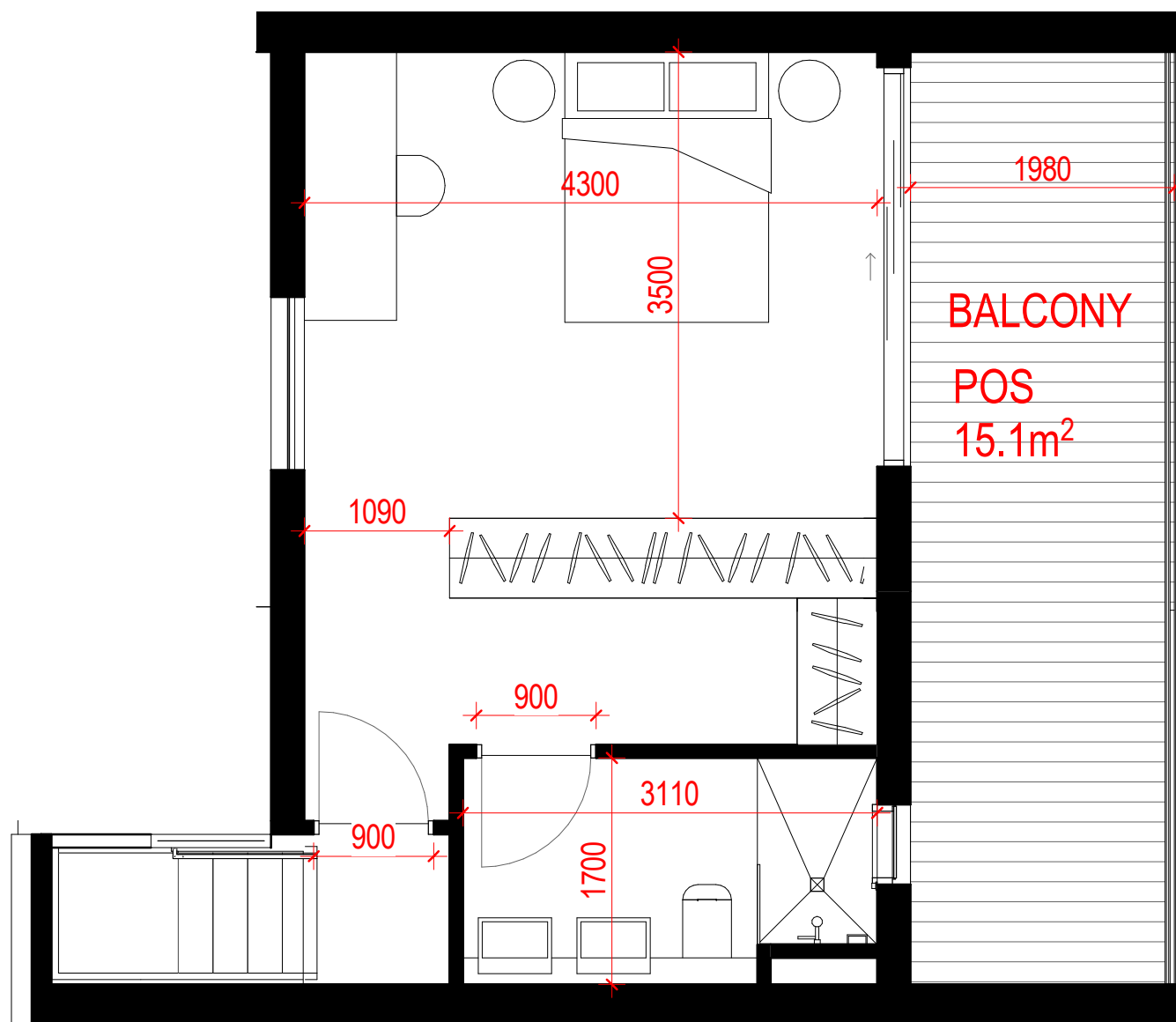
6 LEVEL 2 PLAN 1:50



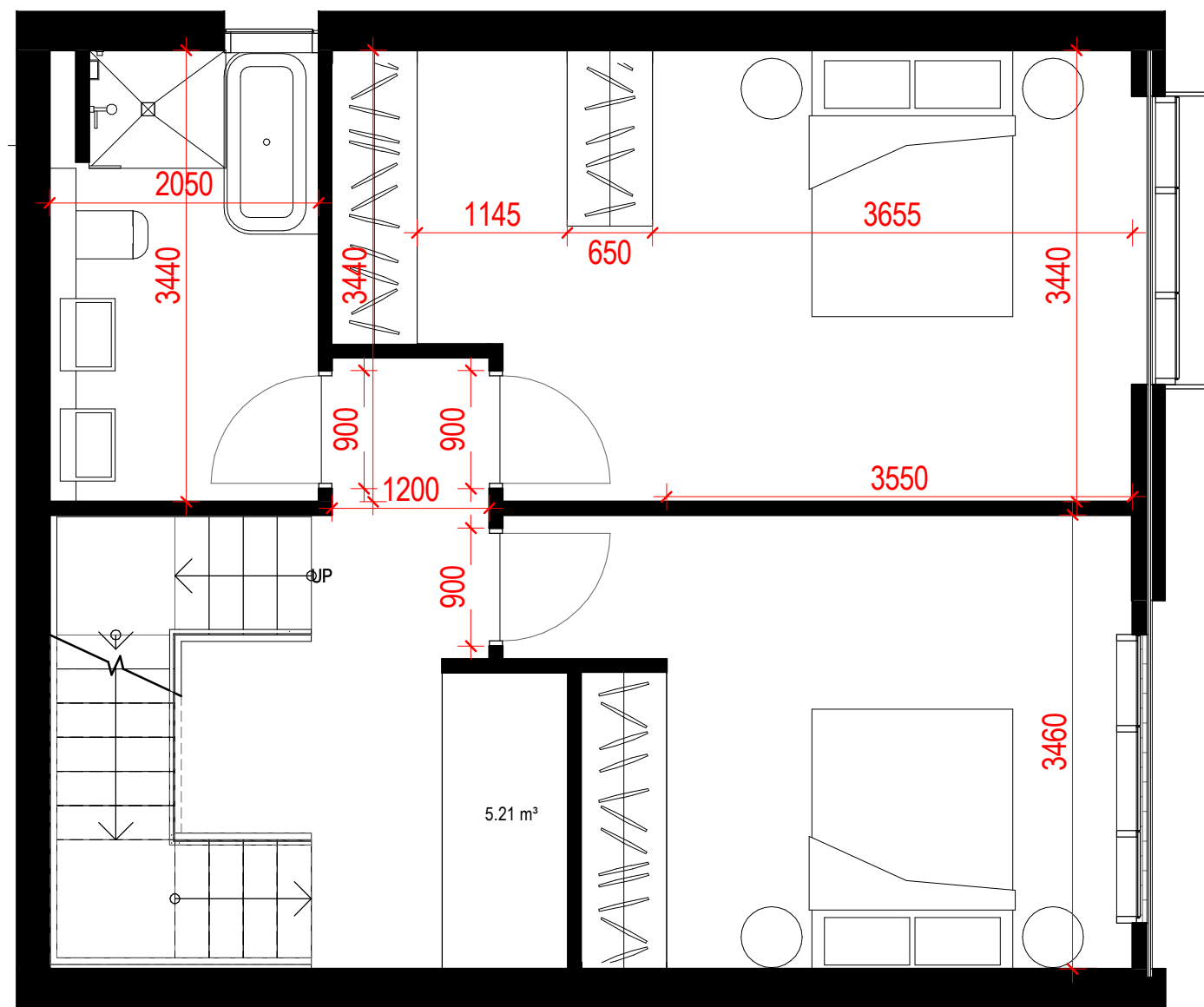
5 LEVEL 1 PLAN 1:50



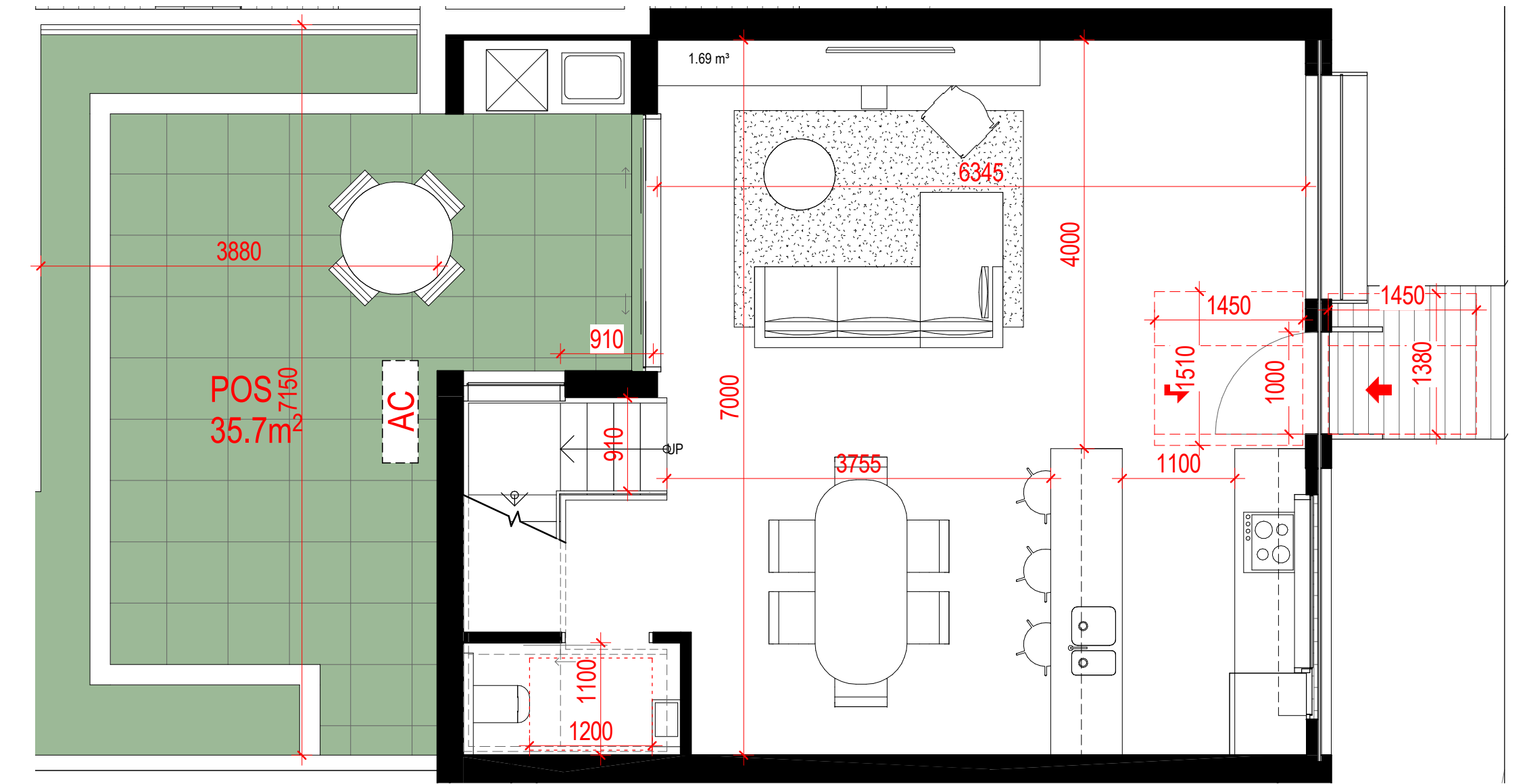
4 GROUND FLOOR PLAN (TH2) 1:50



3 LEVEL 2 PLAN 1:50



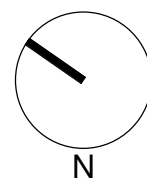
2 LEVEL 1 PLAN 1:50



1 GROUND FLOOR PLAN (TH1) 1:50

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

Revisions	No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA		NZ/JT	MH
B	24/06/2020	RESPONSE TO DA0472/19		JW	MH
C	24/11/2020	ISSUE FOR COORDINATION		JW	MH
D	22/01/2021	CLIENT REVIEW		JW	MH
E	05/02/2021	S8.2 Review Application		JW	MH
F	26/02/2021	S8.2 Review Application		JW	MH



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ABN 53 003 782 250

Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

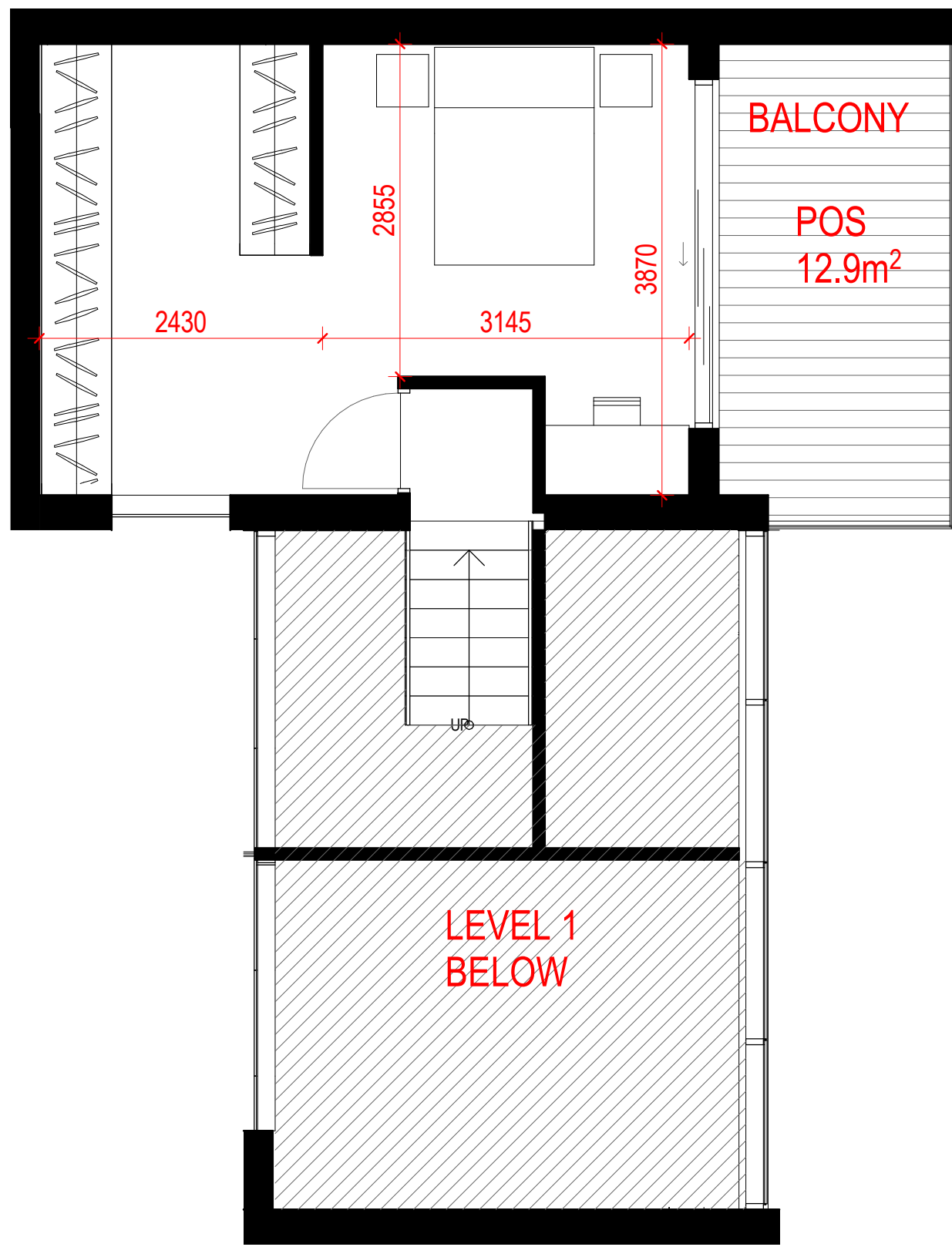
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Drawing Title  
DETAIL PLAN - TH1 & 2

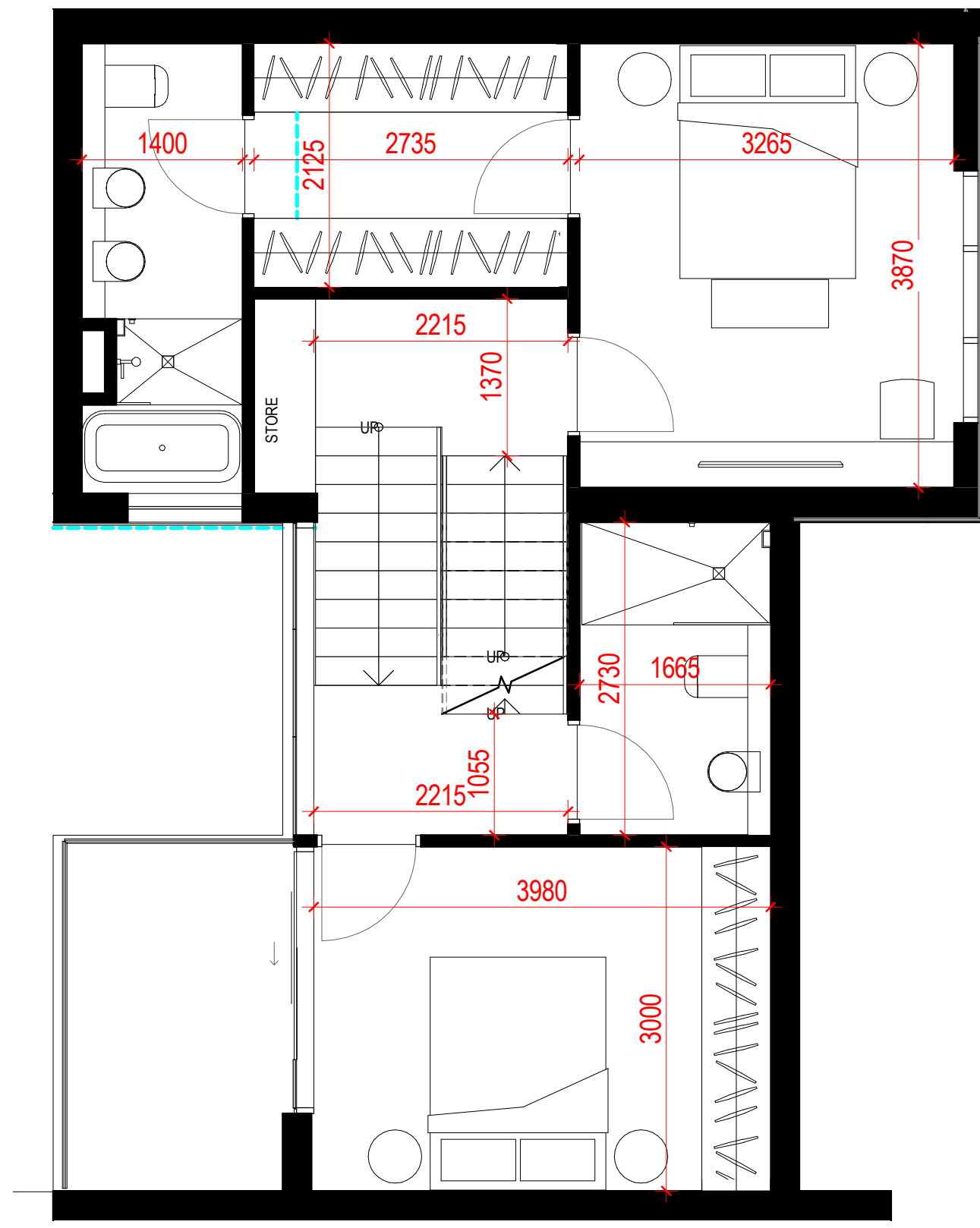
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DA5100 F  
Issue

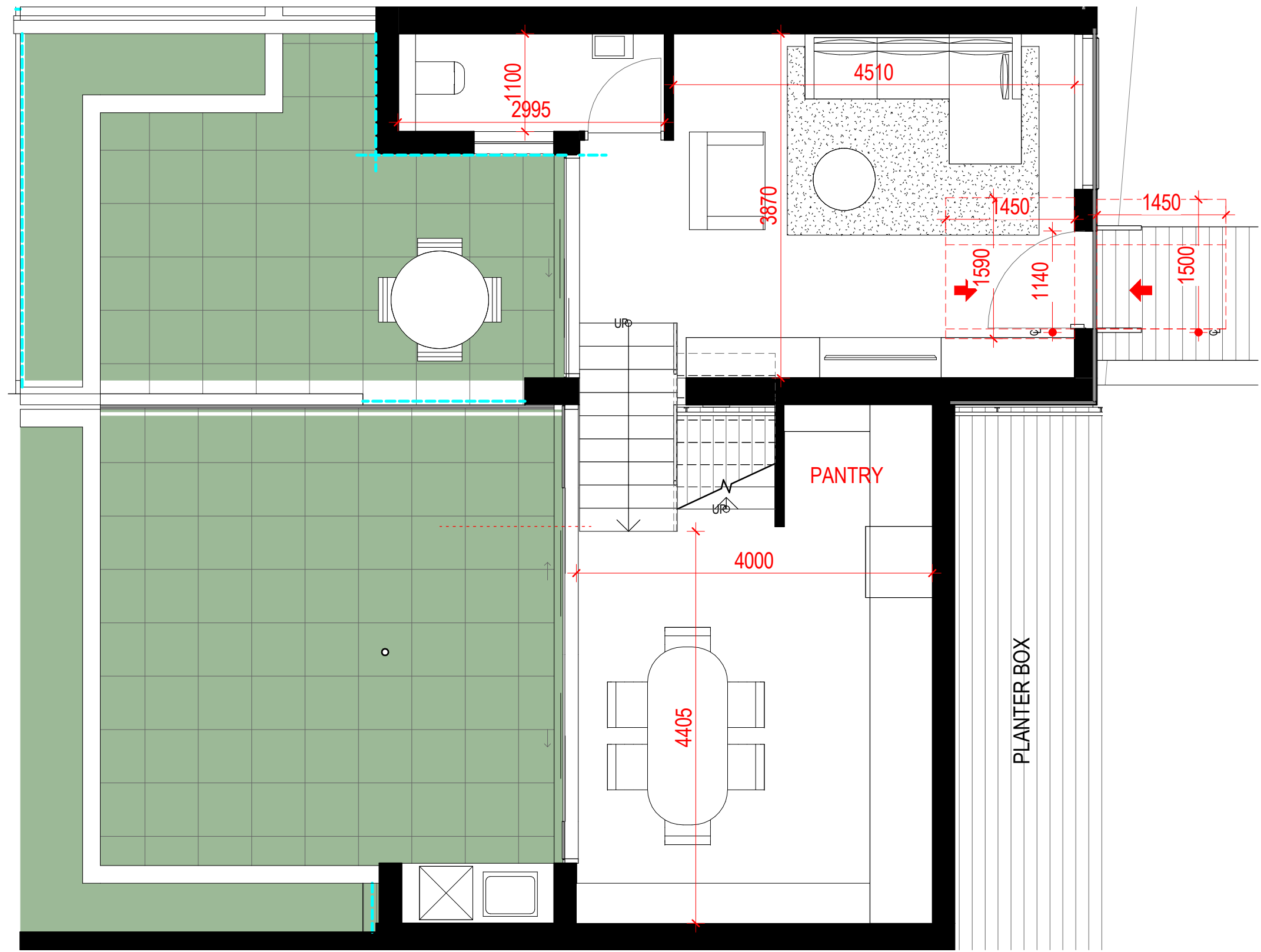




3 LEVEL 2 PLAN 1:50



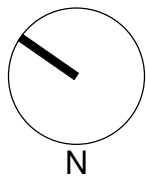
2 LEVEL 1 PLAN 1:50



1 GROUND FLOOR PLAN 1:50

GENERAL CHANGES SINCE "RESPONSE TO DA047219" (24/06/2020):  
- RE-PLANNING AND REDUCED FOOTPRINT TO THIS

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZ/UT	MH
B	24/06/2020	RESPONSE TO DA047219	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH



Key



SHOP 1  
63A ARCHER STREET  
CHATSWOOD NSW 2067  
PH+61 2 9410 2566

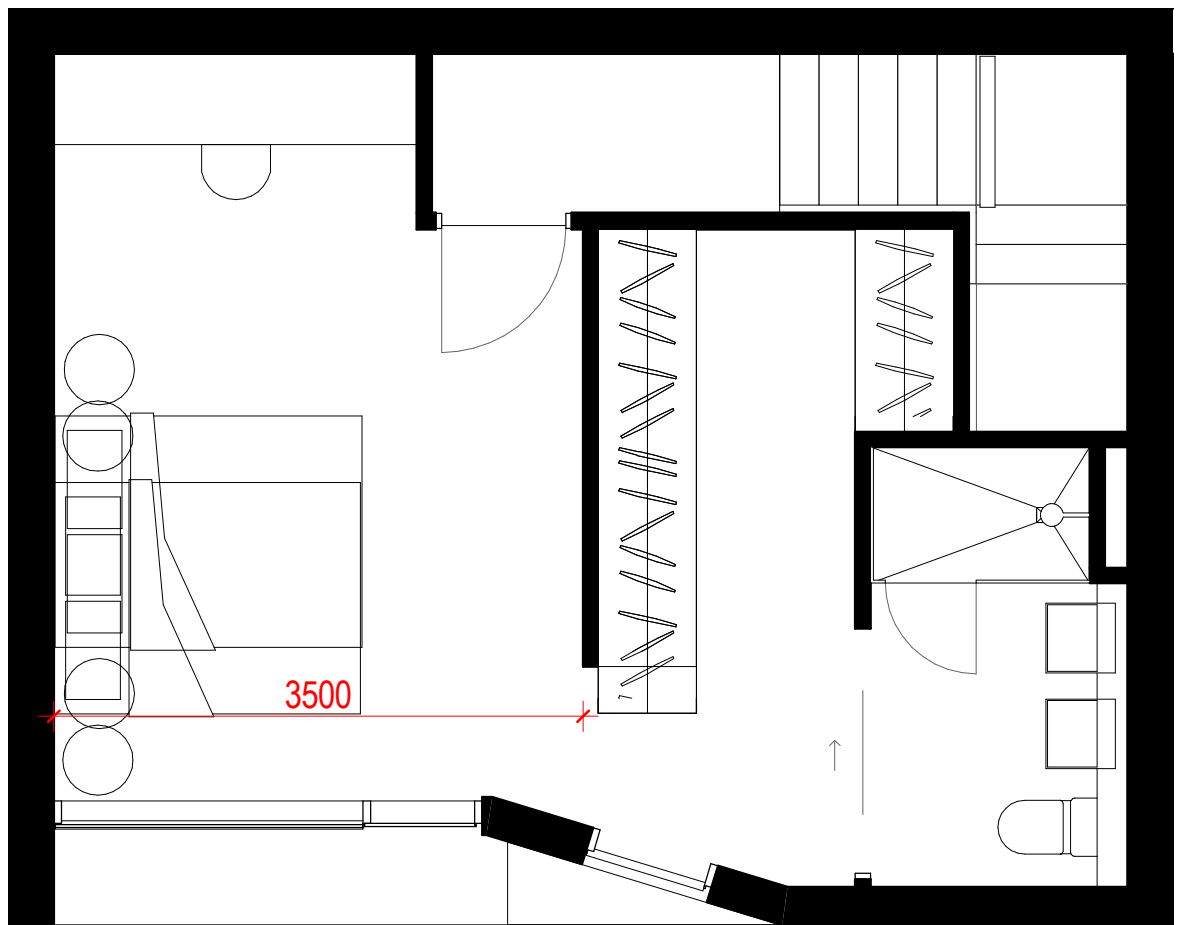
Architect  
**AJ+C**  
ALLEN JACK+COTTIER  
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA  
ph +61 2 9311 8222 fx +61 2 9311 8200  
ABN 53 003 782 250

Project  
**BEACONSFIELD PARADE TOWNHOUSES**  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

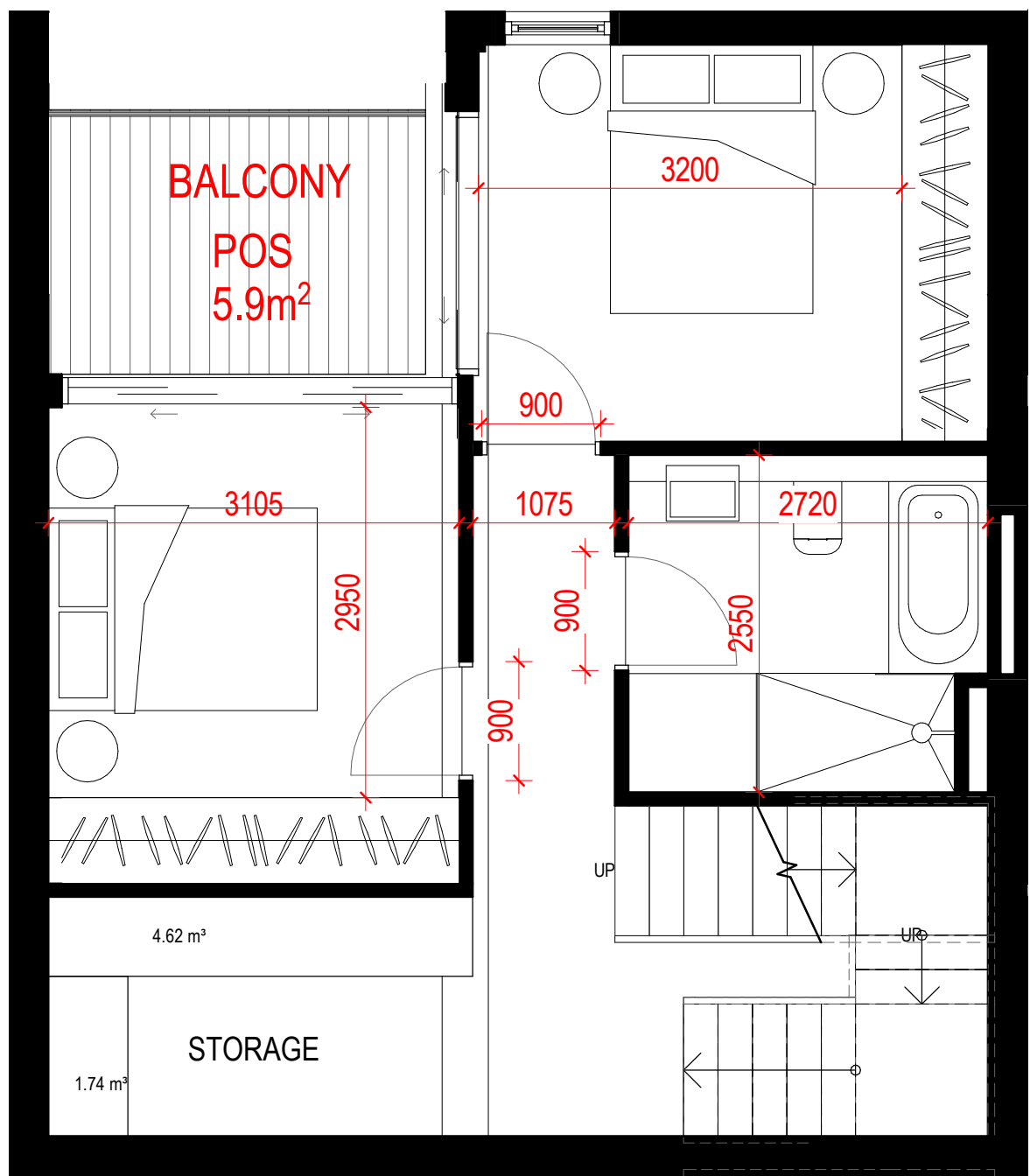
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Sheet Status  
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Drawing No.  
**DA5102 F**  
Issue

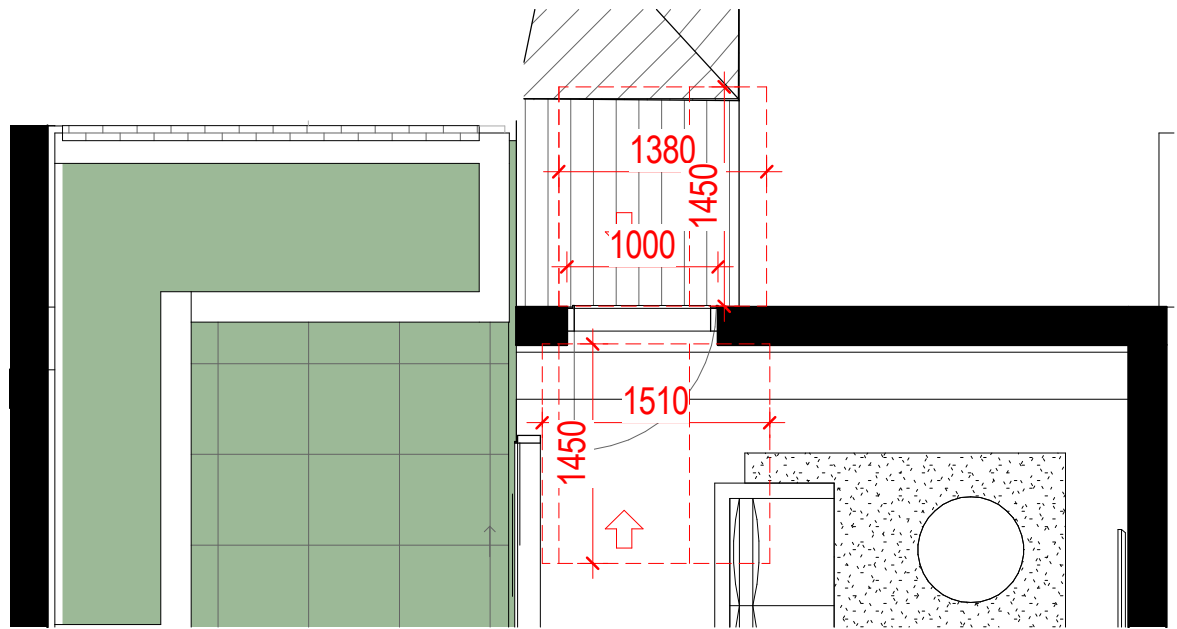




6 LEVEL 2 PLAN  
(TH9)

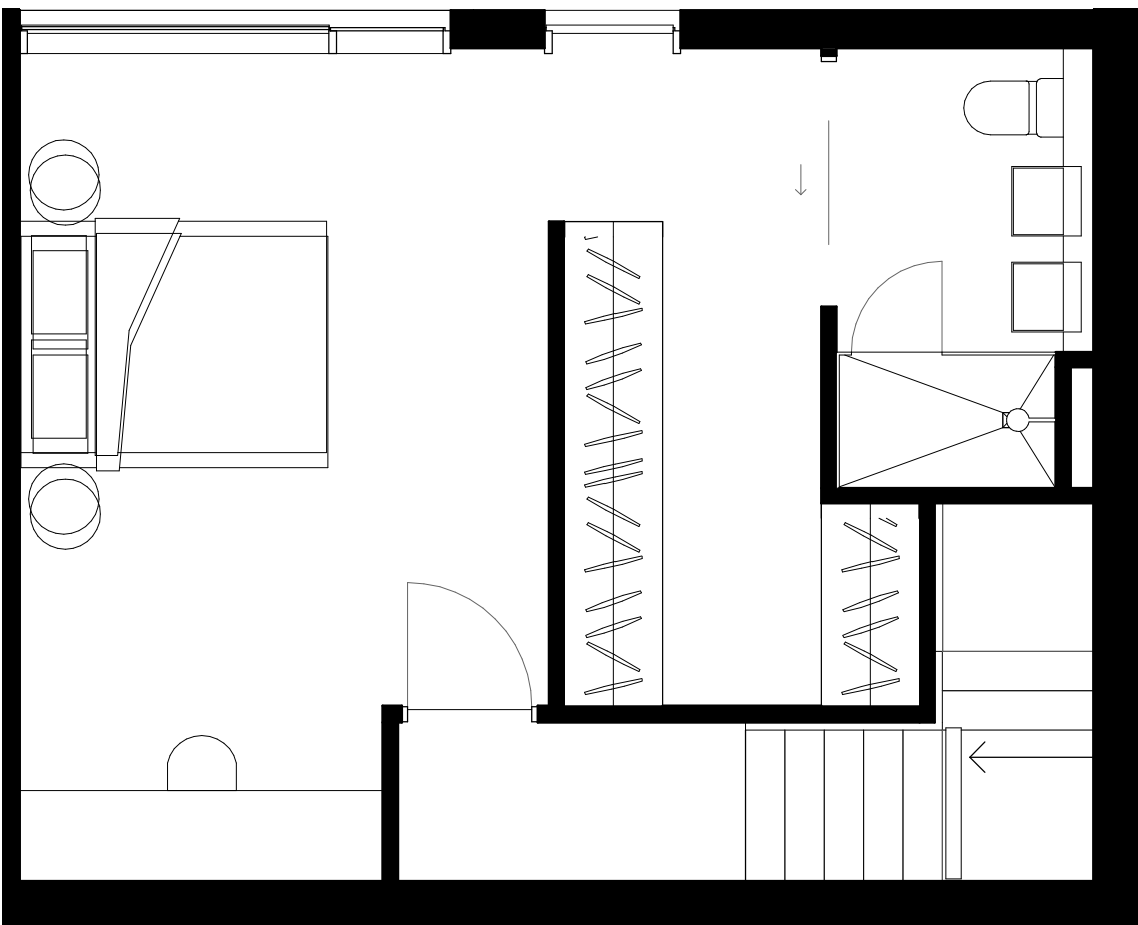


2 LEVEL 1 PLAN



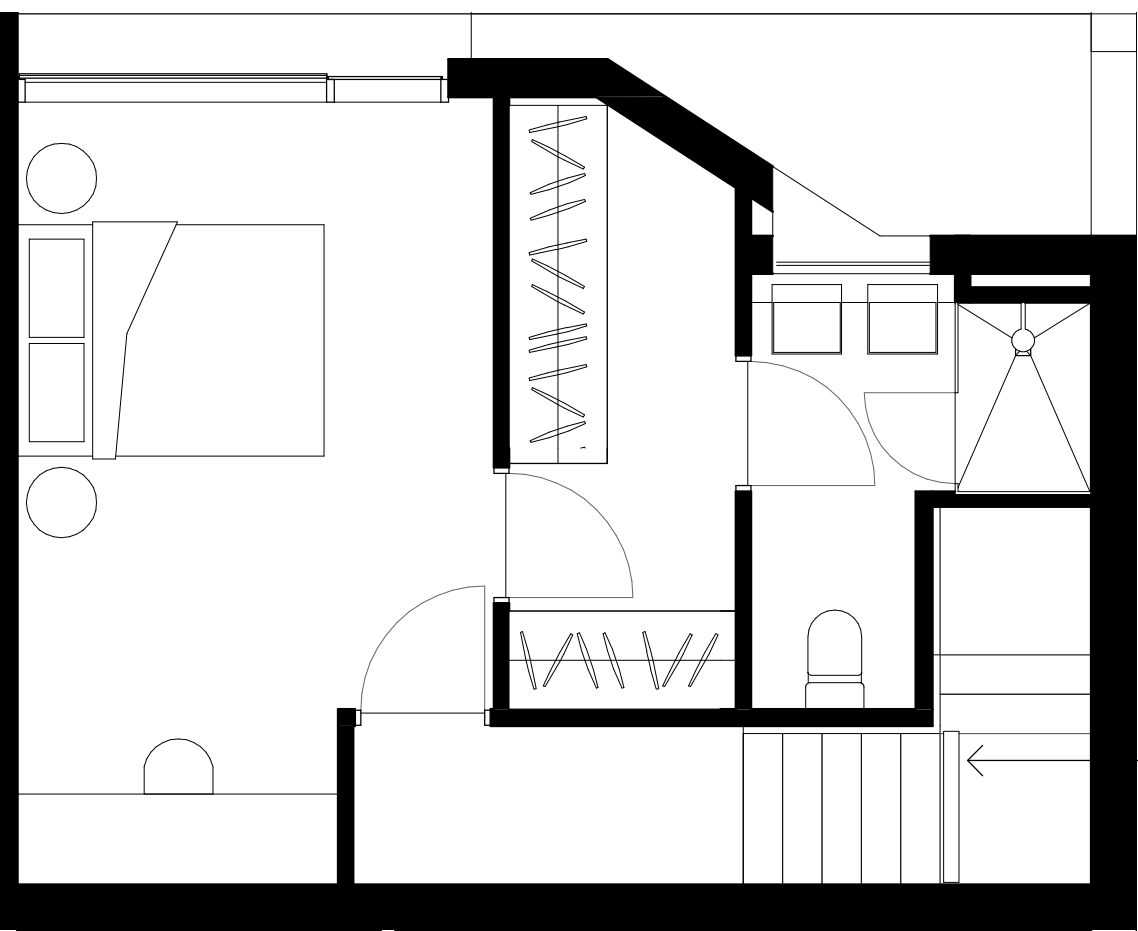
4 GROUND FLOOR PLAN

(TH4 & 5)



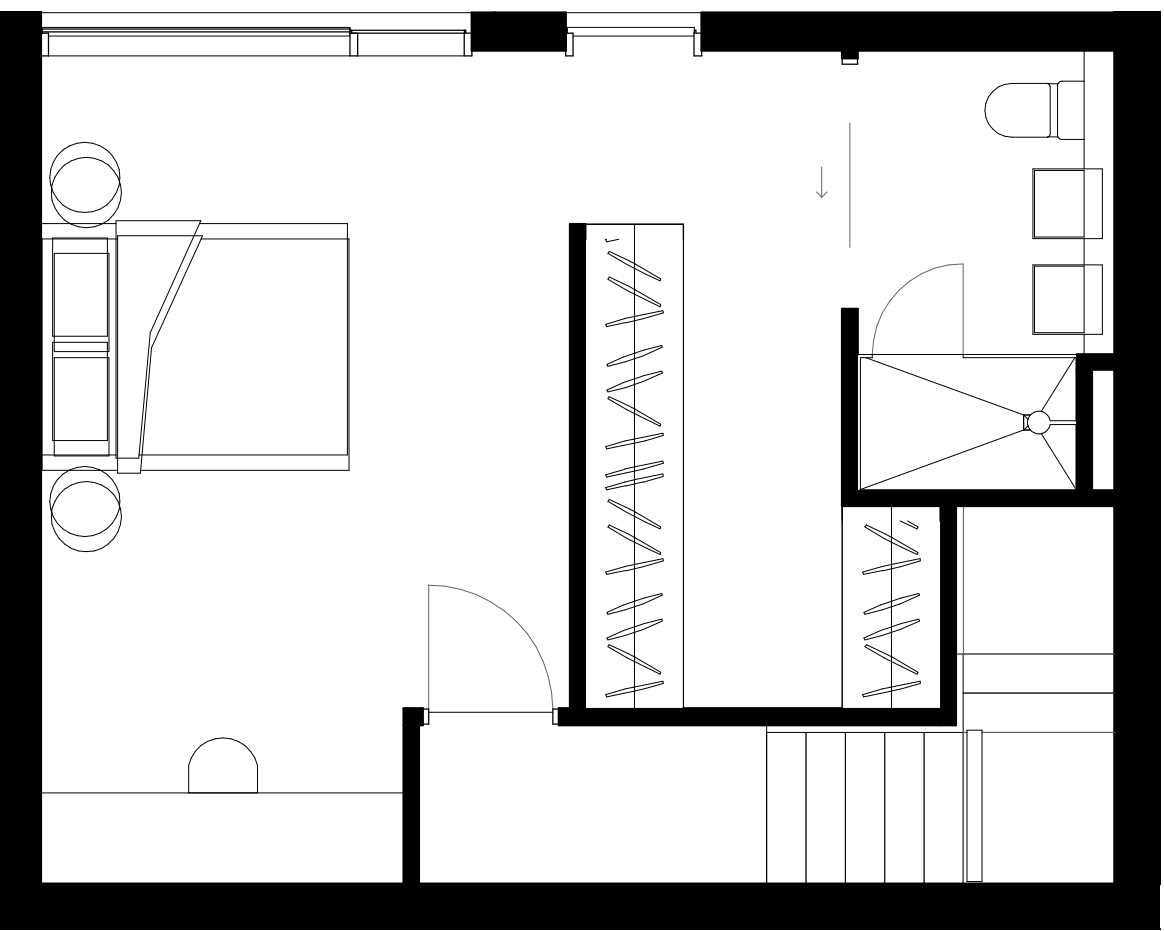
8 LEVEL 2 PLAN

(TH8)



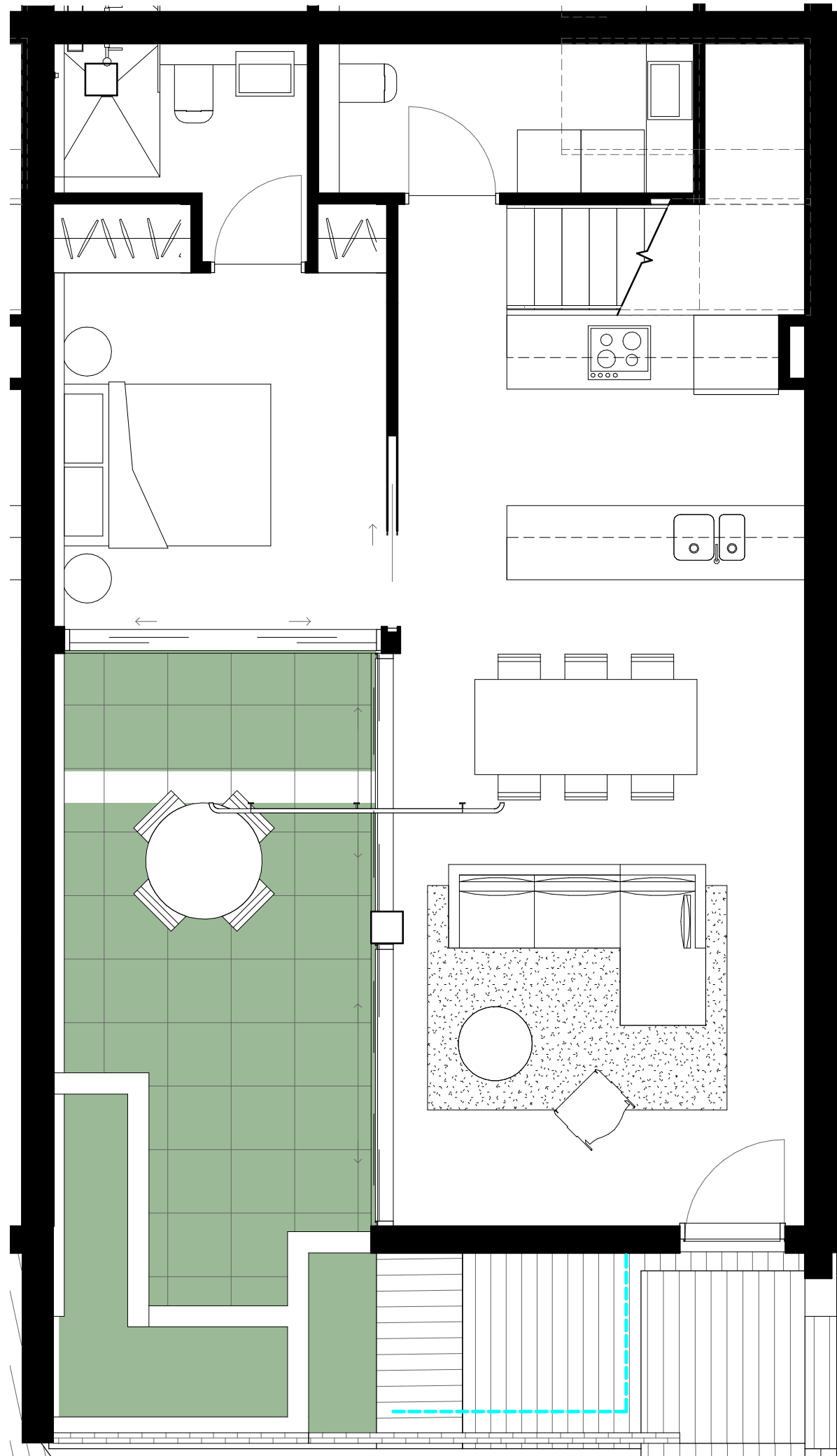
5 LEVEL 2 PLAN

(TH4)



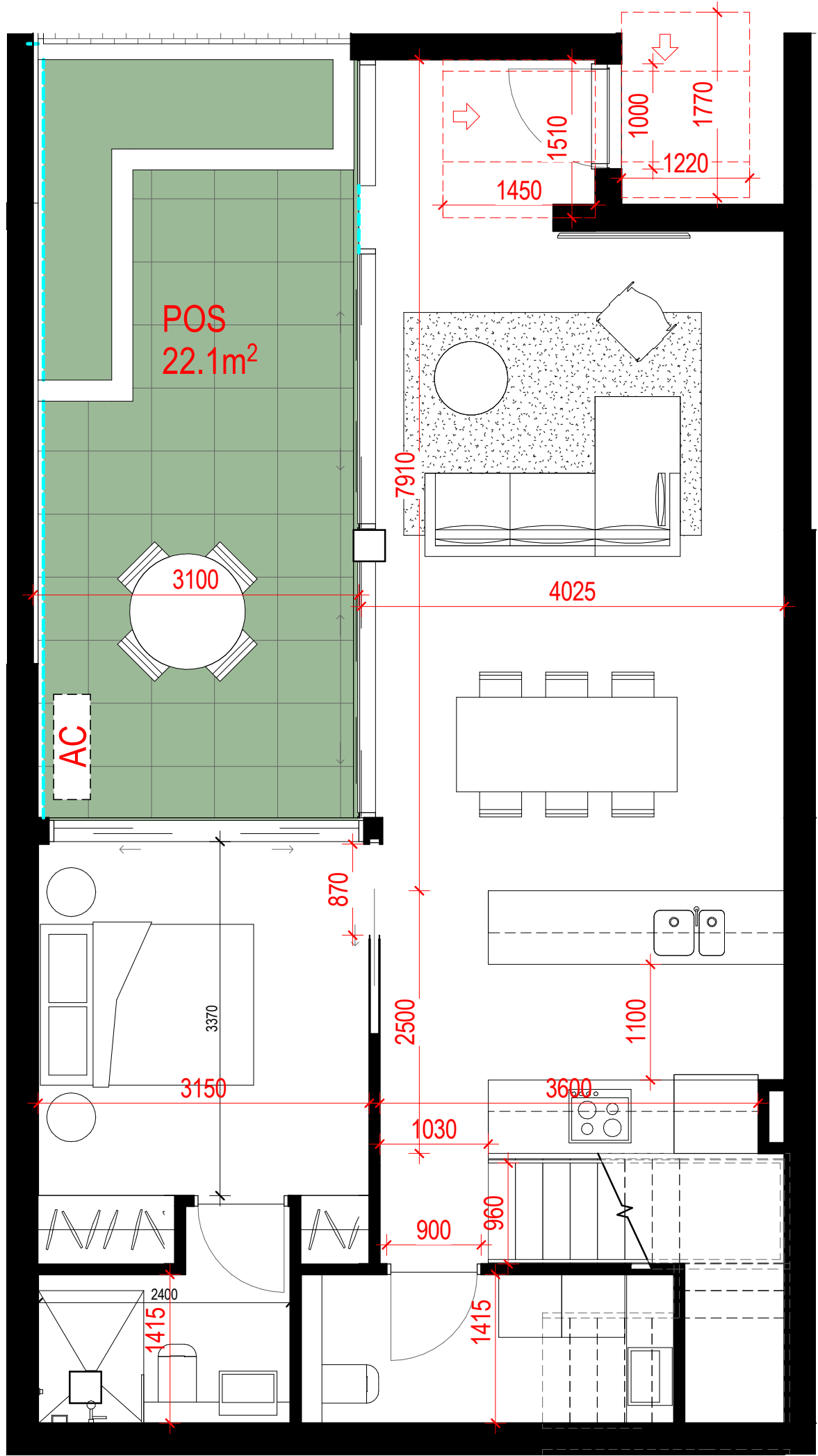
3 LEVEL 2 PLAN

(TH5)



7 GROUND FLOOR PLAN

(TH9)

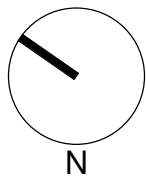


1 GROUND FLOOR PLAN

(TH 4, 5, 8)

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- RESHAPED TH4 WALLS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions	No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA		NZ/UT	MH
B	24/06/2020	RESPONSE TO DA0472/19		JW	MH
C	24/11/2020	ISSUE FOR COORDINATION		JW	MH
D	22/01/2021	CLIENT REVIEW		JW	MH
E	05/02/2021	S8.2 Review Application		JW	MH
F	26/02/2021	S8.2 Review Application		JW	MH



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ABN 53 003 782 250

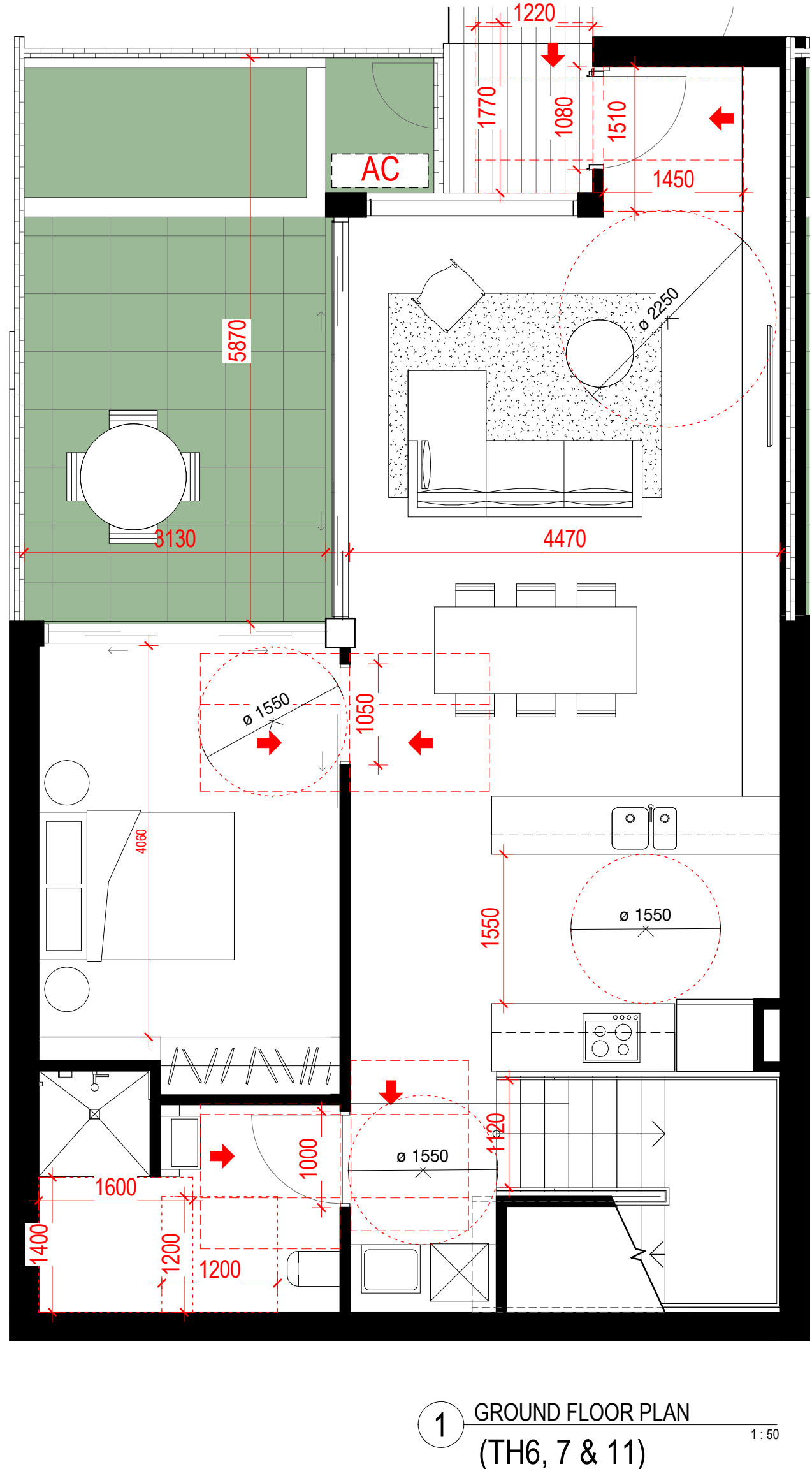
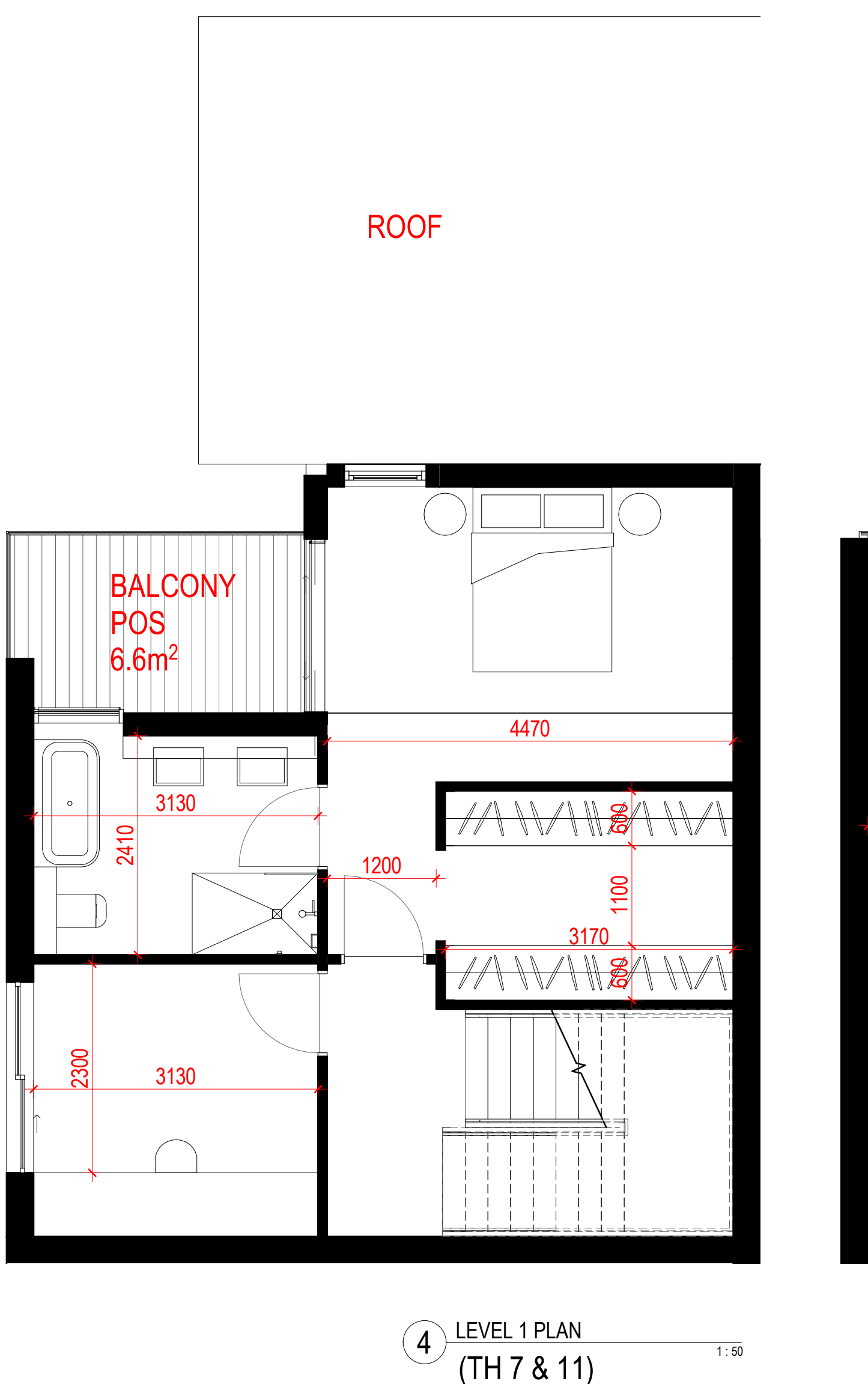
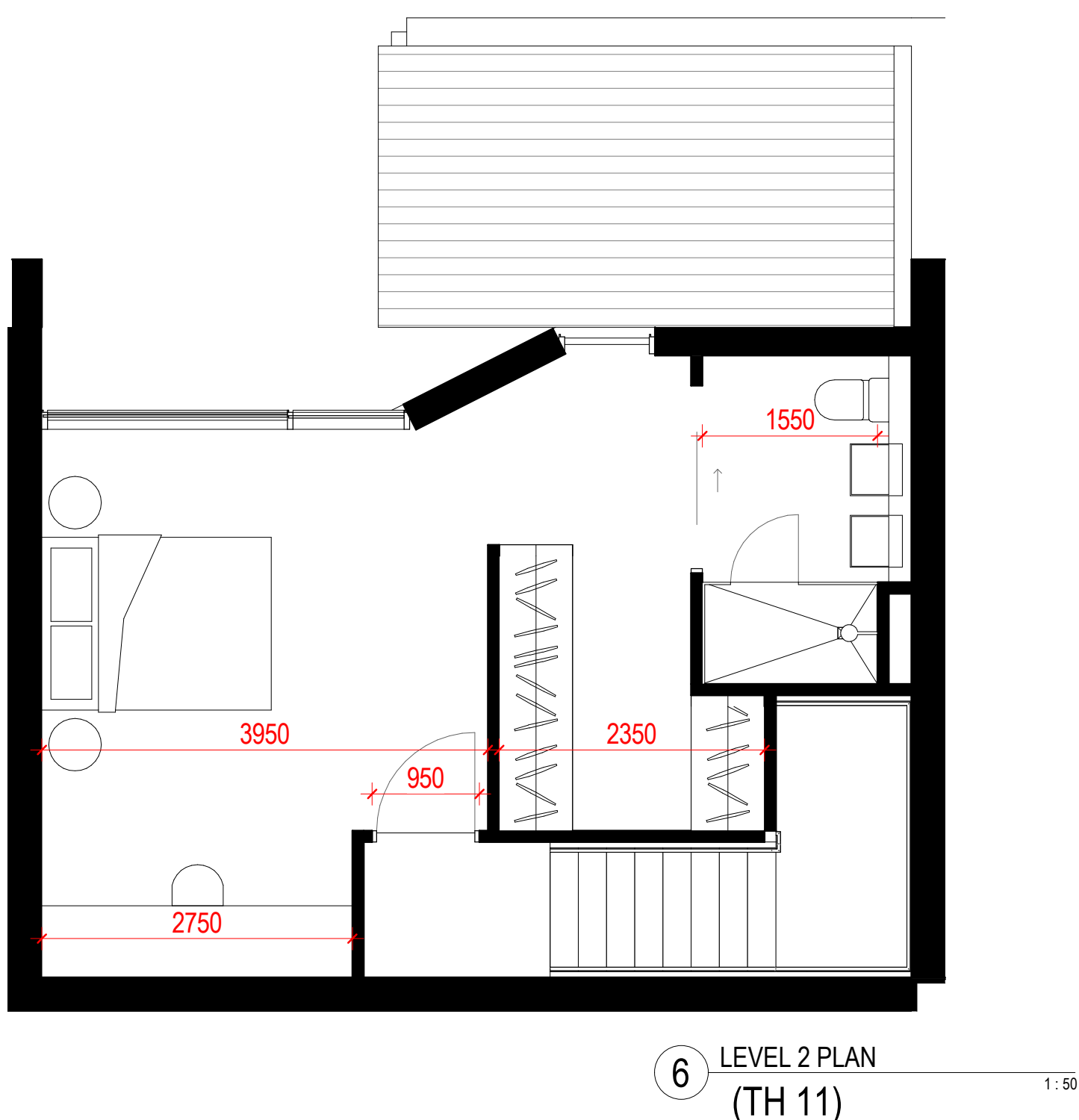
Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title  
**DETAIL PLAN - TH4, 5, 8 & 9**  
Sheet Status  
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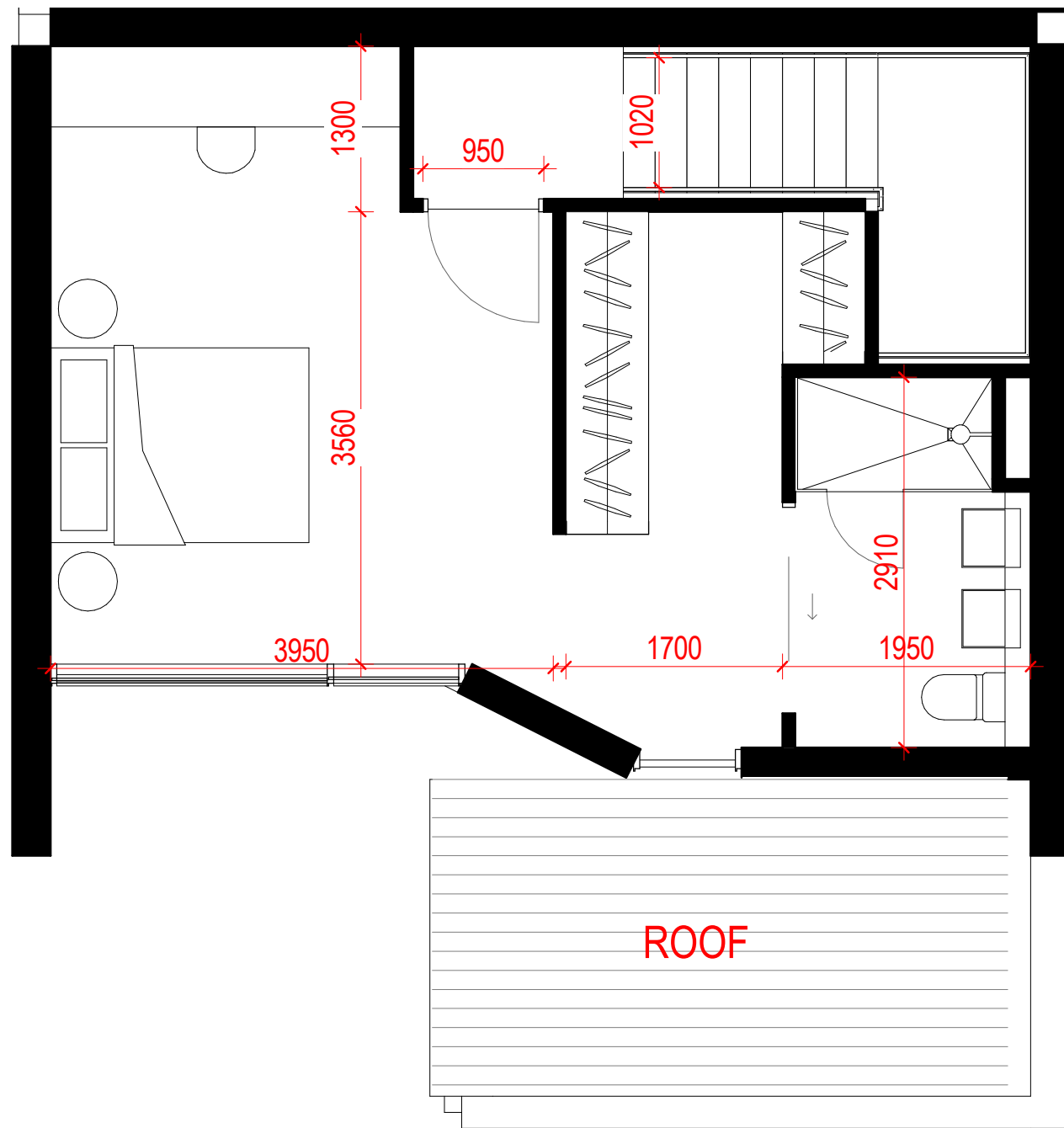
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Drawing No.  
**DA5103 F**  
Issue



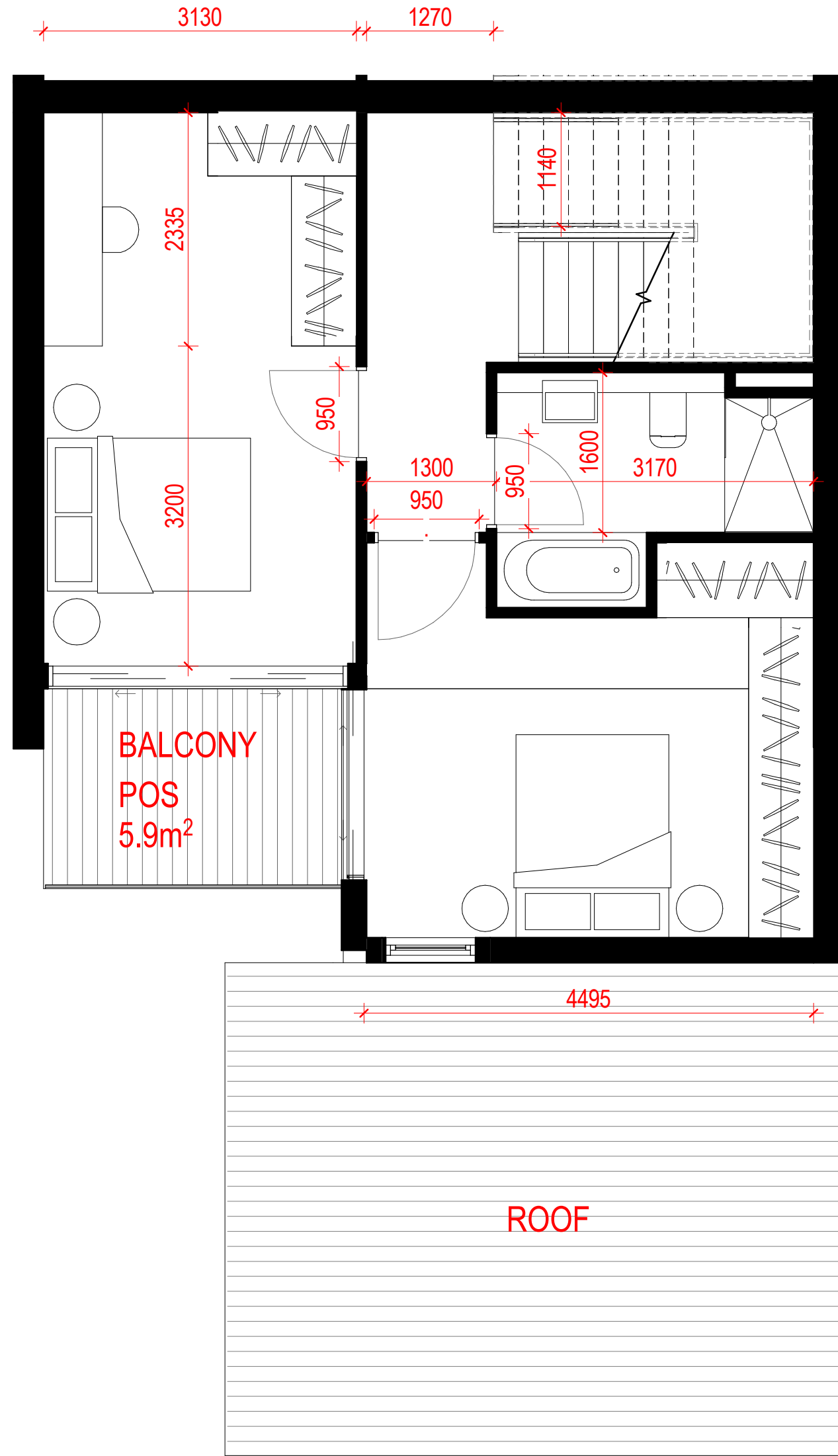


<div>GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020): - RESHAPED TH11 WALLS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT</div>		<div>Revisions No.    Date                    Description A    06/11/2019    ISSUE FOR DA B    24/06/2020    RESPONSE TO DA0472/19 C    24/11/2020    ISSUE FOR COORDINATION D    22/01/2021    CLIENT REVIEW E    05/02/2021    S8.2 Review Application F    26/02/2021    S8.2 Review Application</div>	<div>Ver    App'd NZJT    MH JW    MH JW    MH JW    MH JW    MH</div>	<div>Key</div>	<div>Client <div><div><div>T</div><div>TRUSLAN GROUP</div></div></div></div>	<div>Architect <div><div><div>AJ+C</div><div>ALLEN JACK+COTTER</div></div><div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 93111 8222 fx +61 2 93111 8200 ABN 53 003 782 250</div></div></div>	<div>Project BEACONSFIELD PARADE TOWNHOUSES 5-7 BEACONSFIELD PARADE LINDFIELD NSW 2070 LOT A &amp; B / DP 374609  Proj. No. 18047</div>	<div>Drawing Title DETAIL PLAN - TH 6, 7 &amp; 11 (PLATINUM)  Sheet Status NOT FOR CONSTRUCTION</div>	<div>Scale 1 : 50 @A1</div>	<div>Drawing No. DA5104 F</div>	<div>Issue</div>
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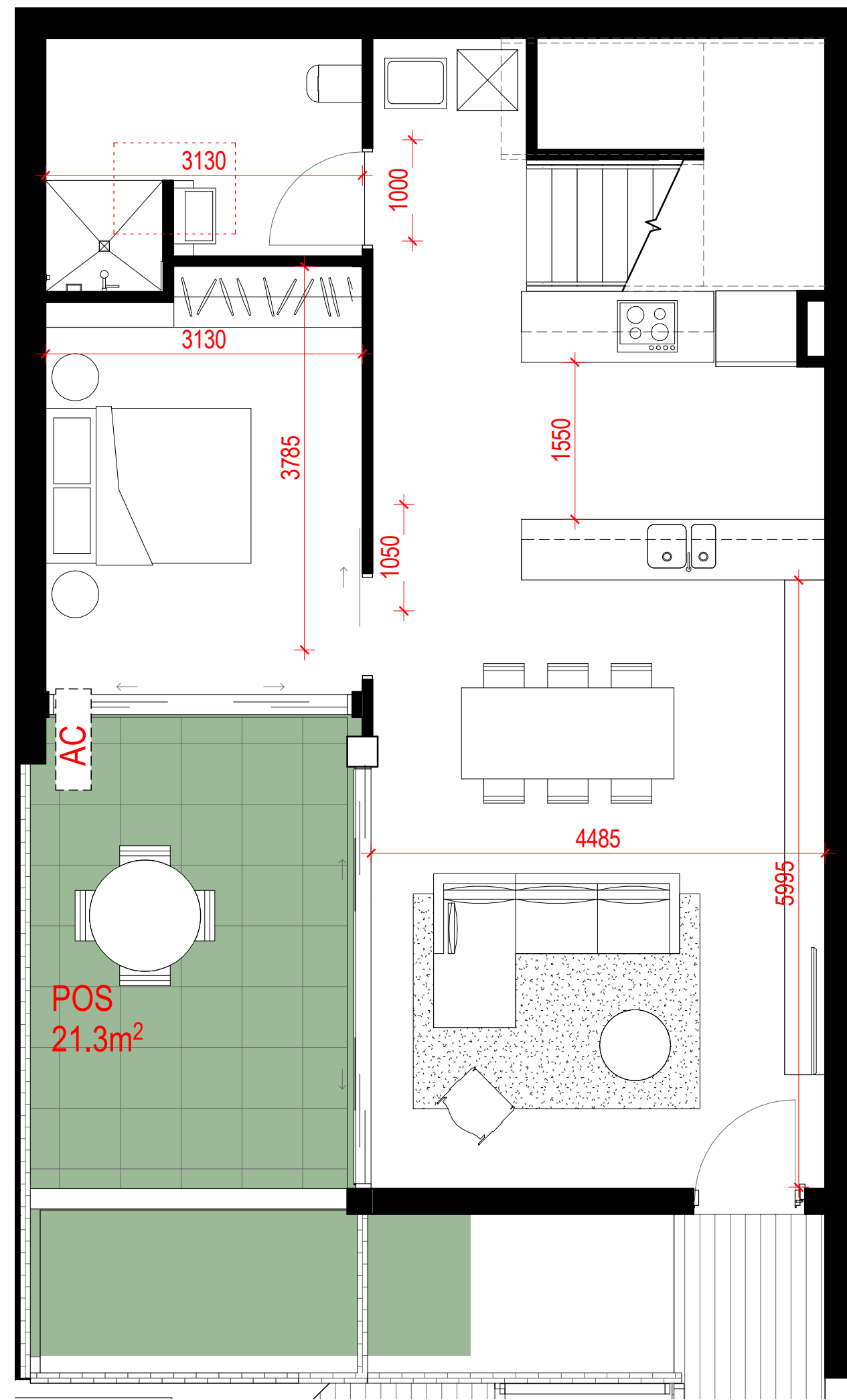




3 LEVEL 2 PLAN 1:50



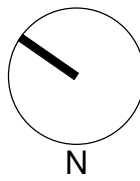
2 LEVEL 1 PLAN 1:50



1 GROUND FLOOR PLAN 1:50

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- RESHAPED 10 WALLS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO TH10

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZJT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH



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ABN 53 003 782 250

Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title  
DETAIL PLAN - TH10

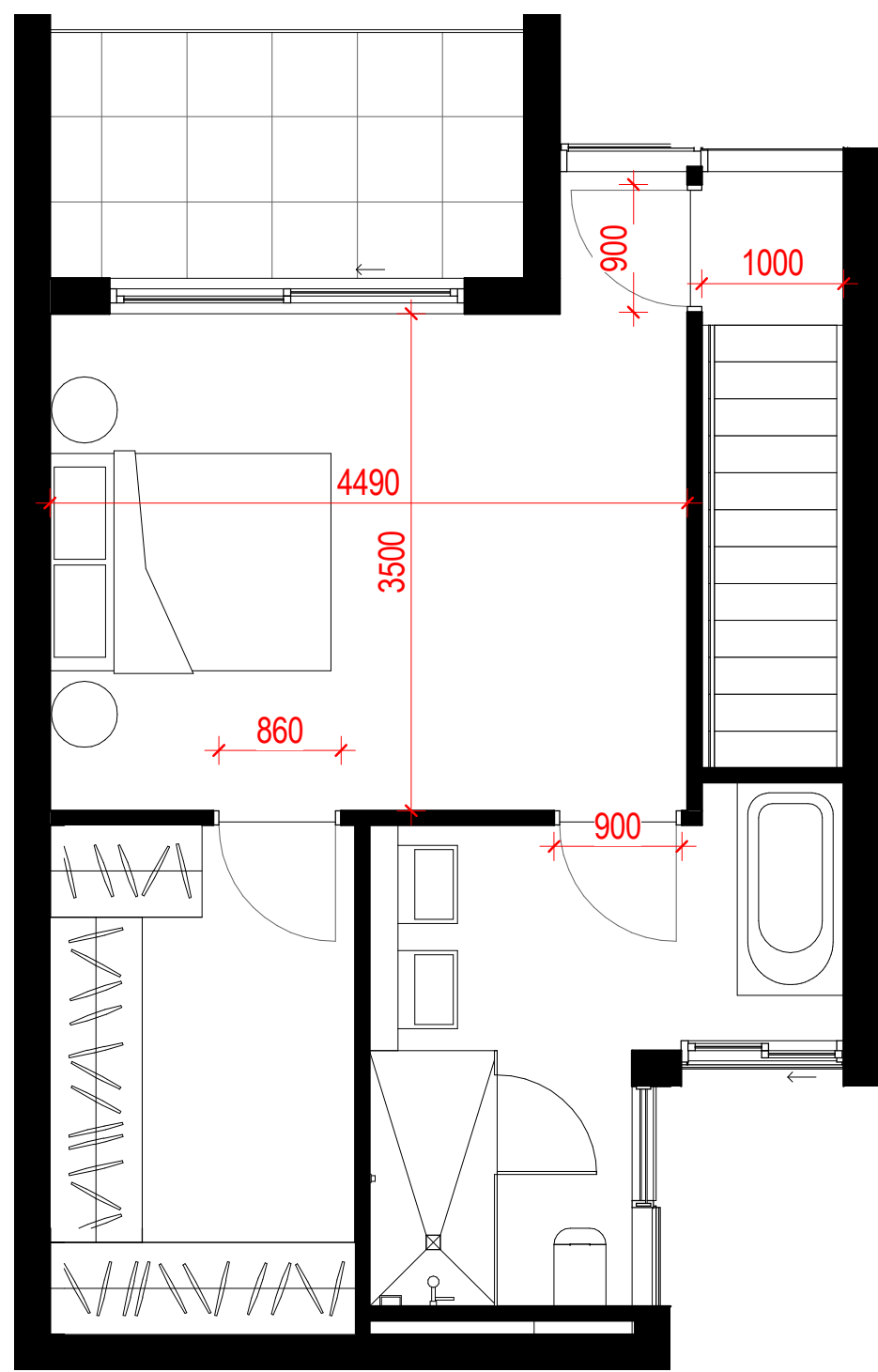
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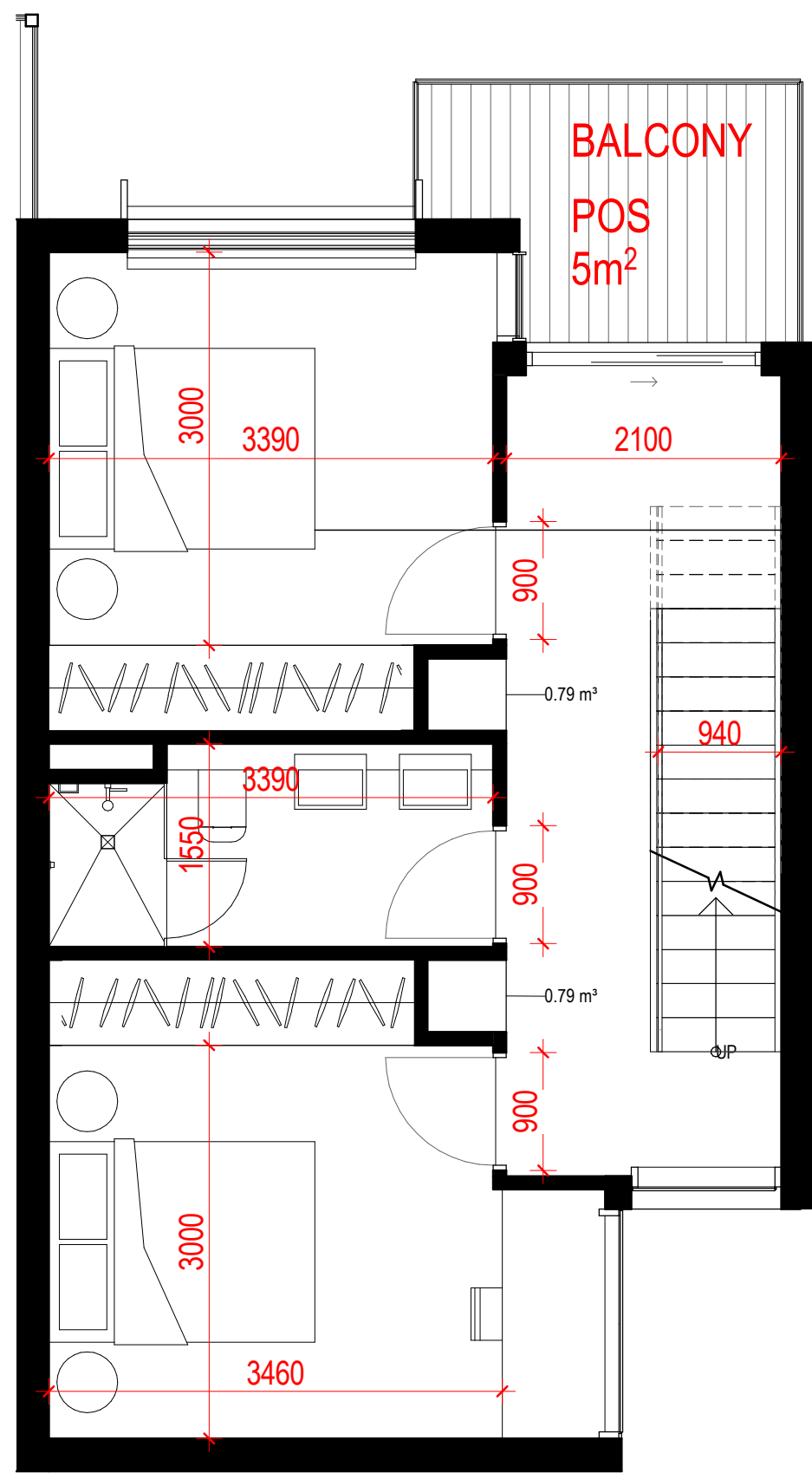
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Issue

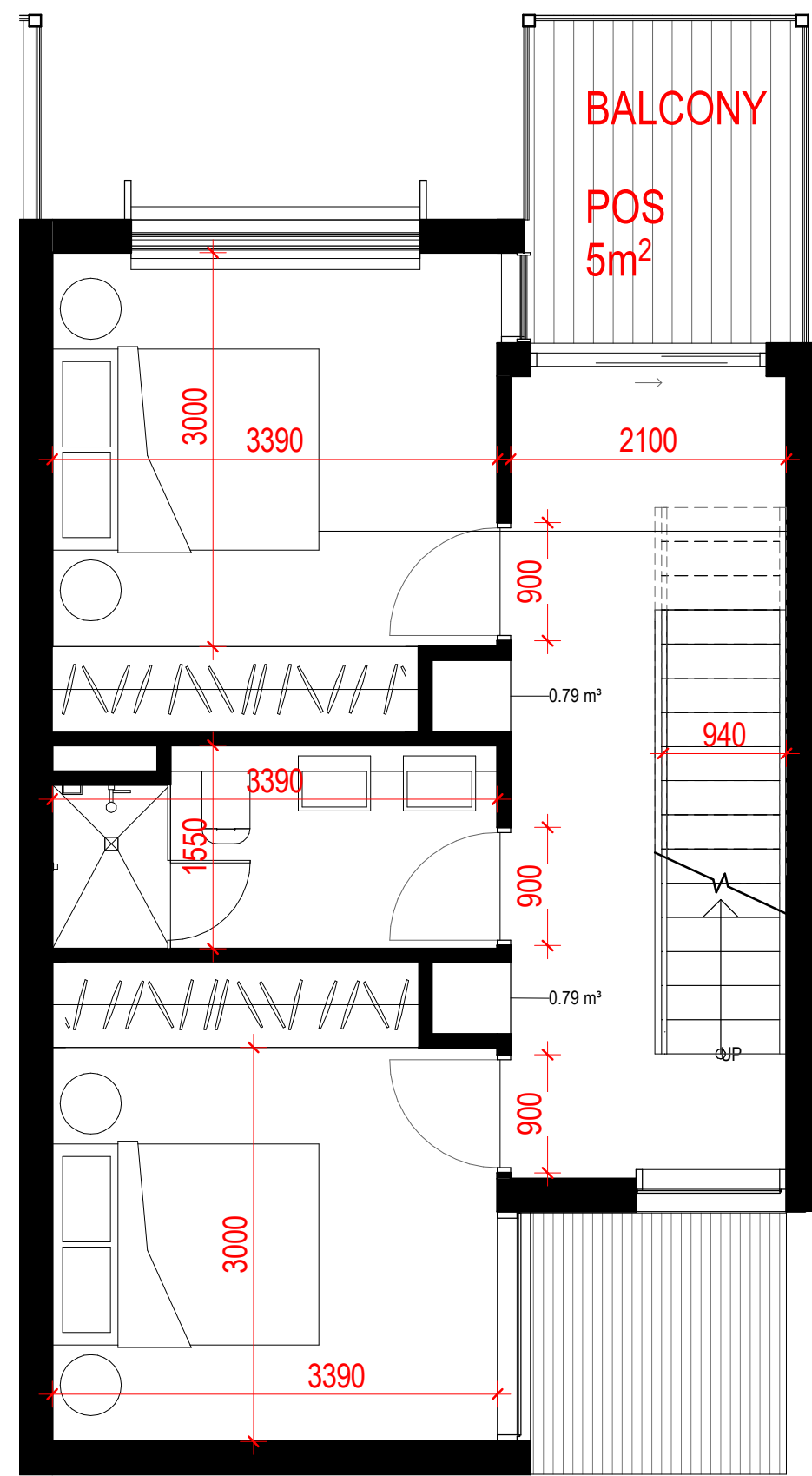




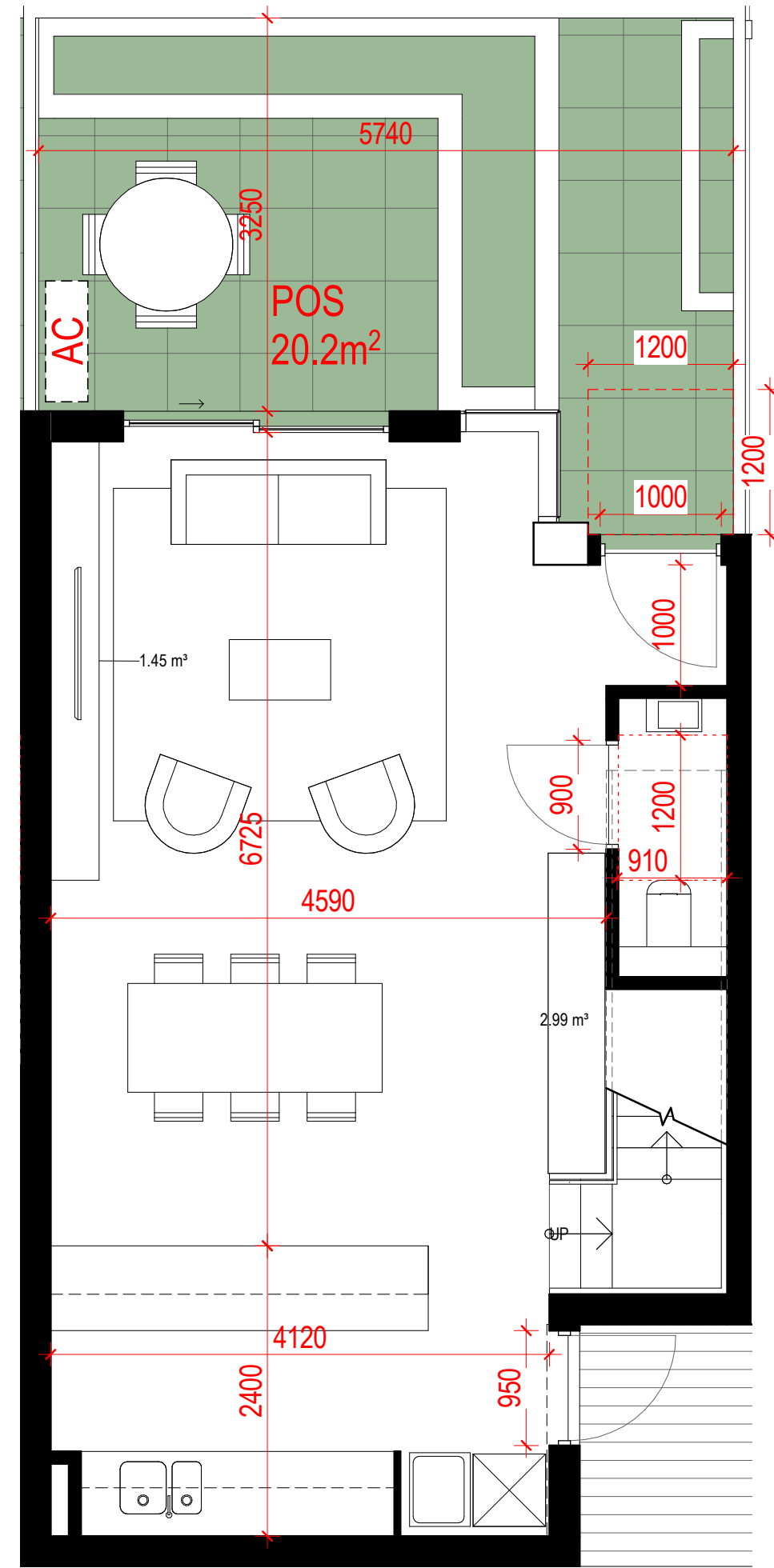
3 LEVEL 2 PLAN  
1 : 50



4 LEVEL 1 PLAN - TH12  
1 : 50



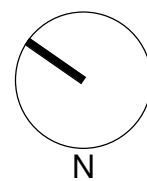
2 LEVEL 1 PLAN - TH13/14/15/16  
1 : 50



1 GROUND FLOOR PLAN  
1 : 50

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- REPLANNED TH12-16 LEVEL 2 TO INCLUDE BALCONY TO EAST

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZ/UT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH



SHOP 1  
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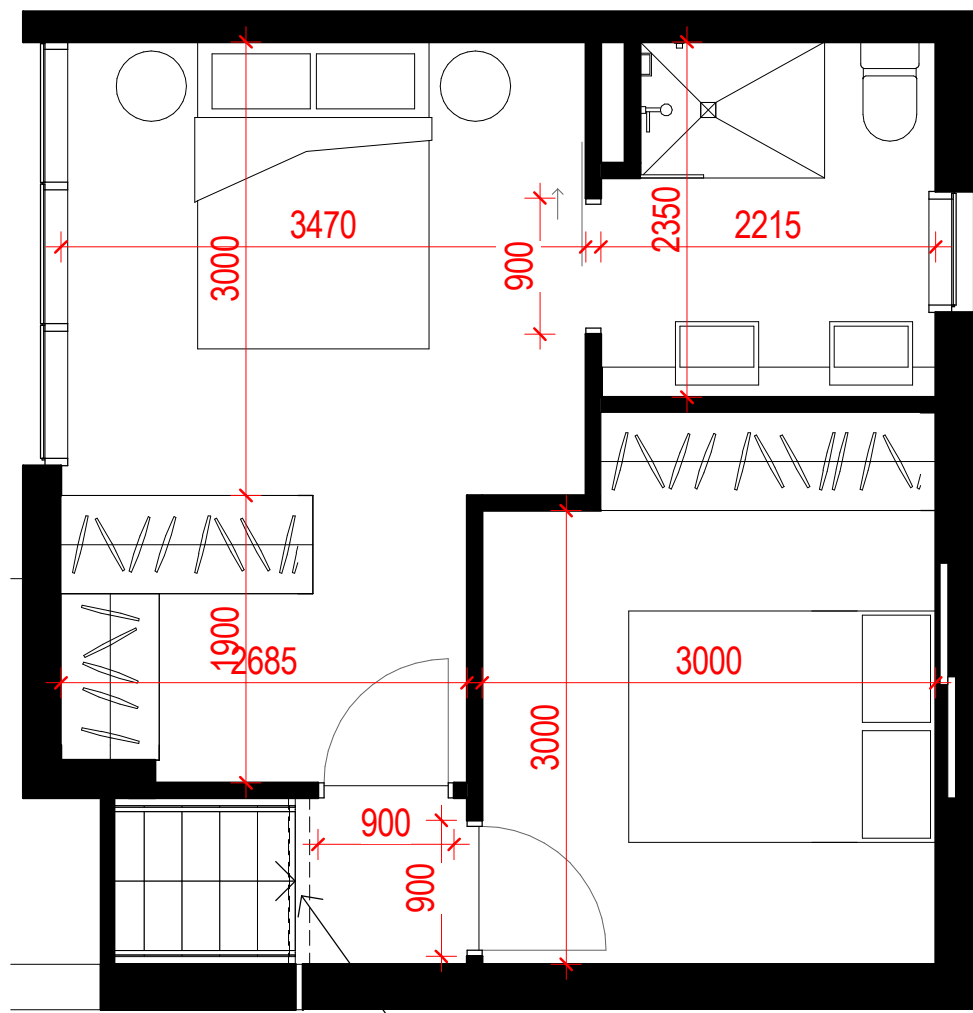
Architect  
**AJ+C**  
ALLEN JACK+COTTIER  
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA  
ph +61 2 9311 8222 fx +61 2 9311 8200  
ABN 53 003 782 250

Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

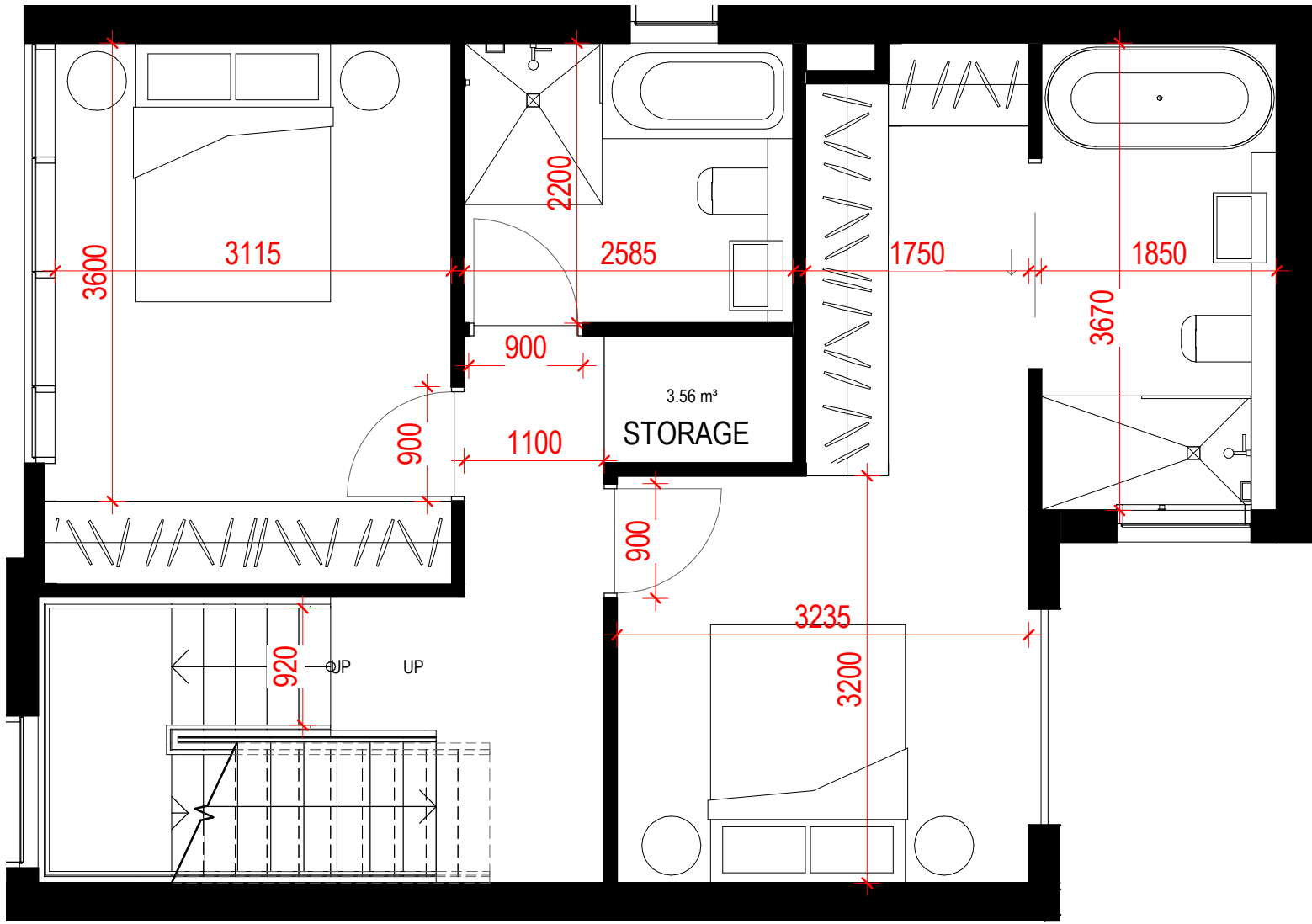
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Sheet Status  
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Drawing No.  
DA5107 F  
Issue

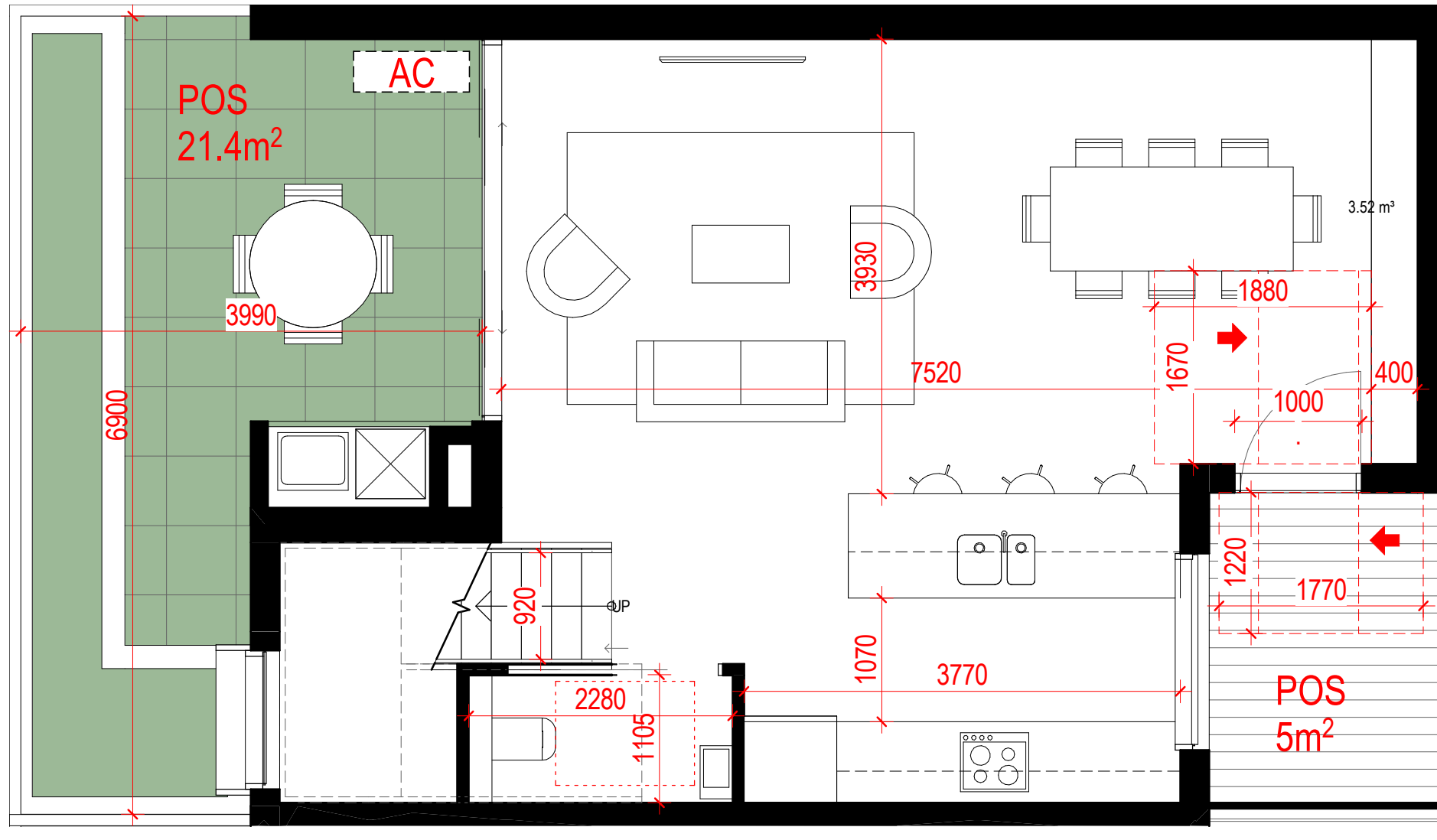




3 LEVEL 2 PLAN 1 : 50



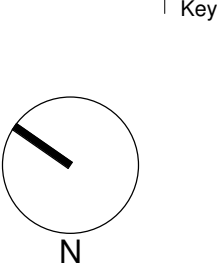
2 LEVEL 1 PLAN 1 : 50



1 GROUND FLOOR PLAN 1 : 50

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZ/UT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH



Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

Drawing Title  
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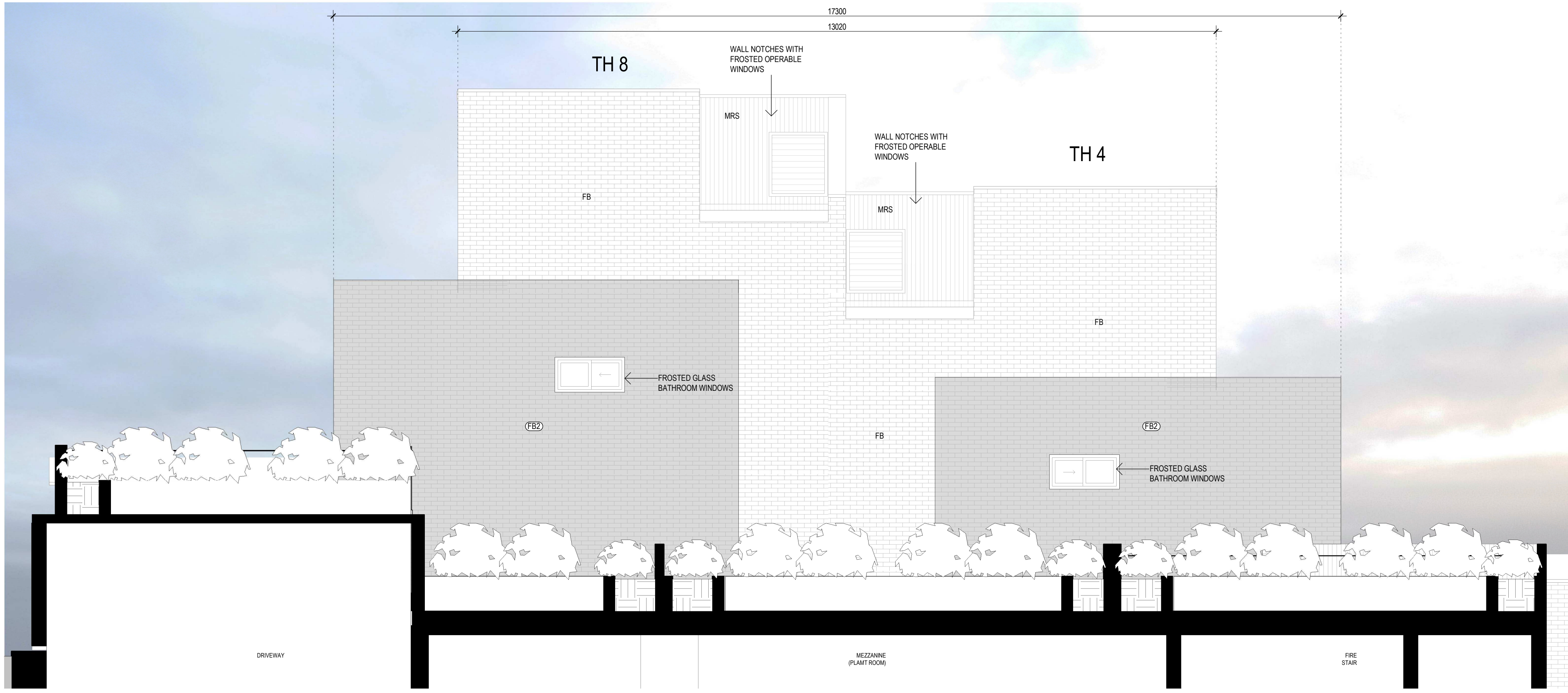




VIEW OF PRIVATE OPEN SPACE, LOOKING EAST



2 NORTH-SOUTH SECTION BETWEEN TH2 AND TH4  
1:50



1 EAST-WEST SECTION FACING NORTH TH4 + TH8  
1:50

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NEW SHEET WITH NEW SECTION, ELEVATION AND RENDERED PERSPECTIVE TO  
ILLUSTRATE ARTICULATION, MATERIAL VARIATION AND SCALE OF TH 1-3 PRIVATE OPEN  
SPACE

Revisions				
No.	Date	Description	Ver	App'd
A	05/02/2021	S8.2 Review Application	JW	MH
B	26/02/2021	S8.2 Review Application	JW	MH

Key

Client  
  
SHOP 1  
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ABN 53 003 782 250

Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

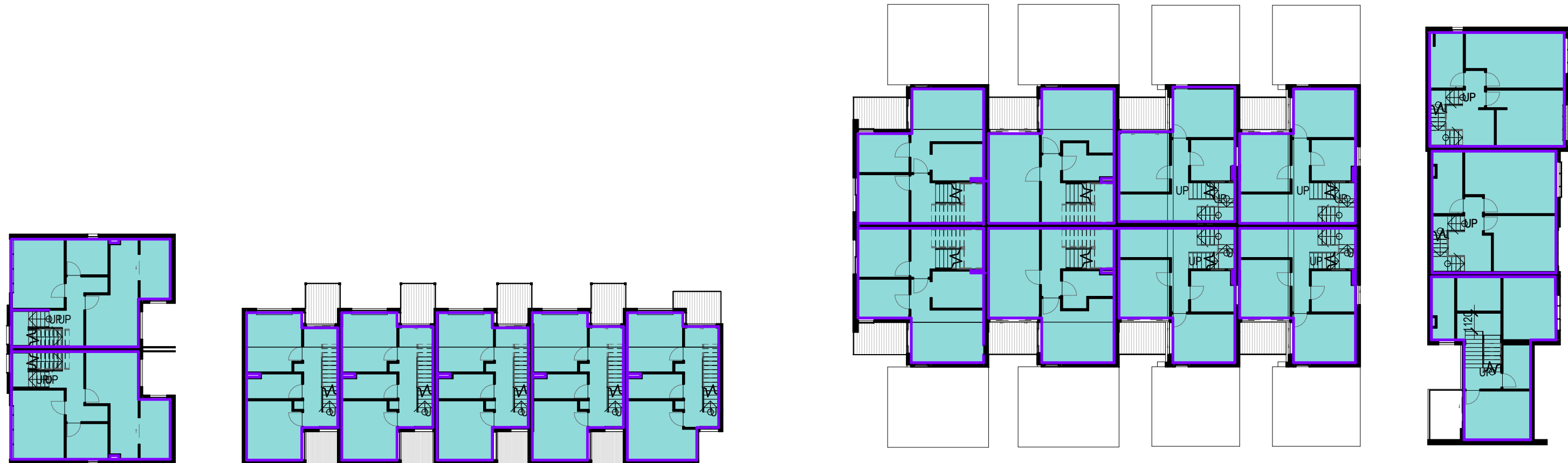
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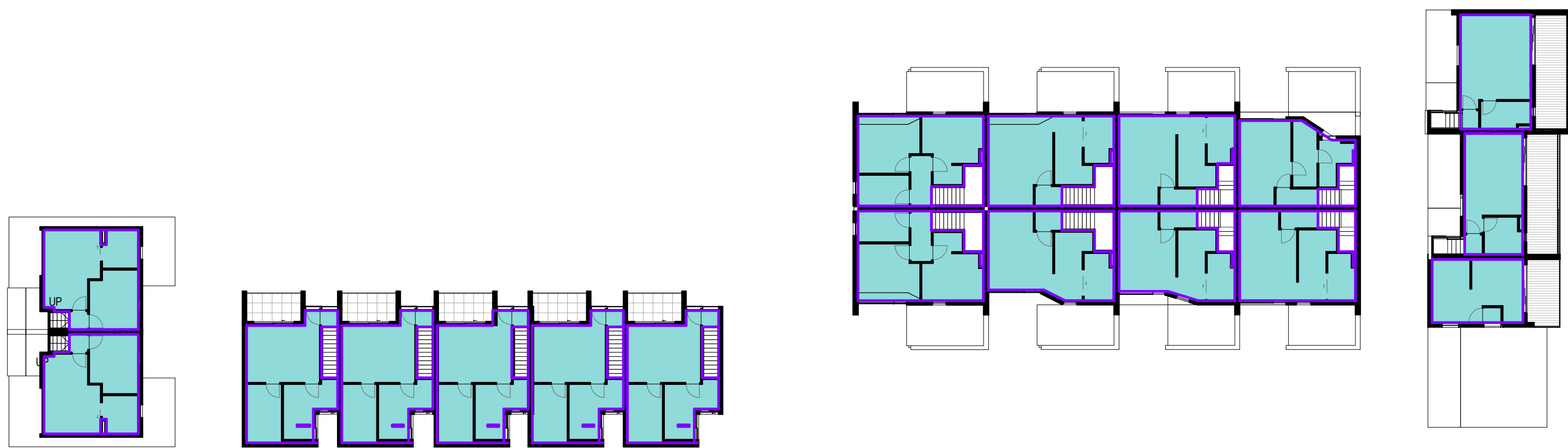




1 GROUND GFA 1:250



2 LEVEL 1 GFA 1:250



3 LEVEL 2 GFA 1:250

NOTE: GFA definition according to Ku-ring-gai Local Environmental Plan (Local Centres) 2012

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

### 5 & 7 Beaconsfield Parade

Rev 210226

Permissible FSR 0.8 Site Area 3303

#### Residential Yields and Mix

Townhouse Type	GFA	No. of Storeys	LHA level	Description	Private open space	Visitable	From Previous Issue
Town House 1	140.8	3	Silver	3 Bedroom + Study (in bedroom)	50	Yes	1.2
Town House 2	133.2	3	Silver	3 Bedroom	52	Yes	1.5
Town House 3	125.9	3	Silver	3 Bedroom	72	Yes	-7.1
Town House 4	143.5	3	Silver	4 Bedroom + Study (in bedroom)	28	Yes	-4.2
Town House 5	147.7	3	Silver	4 Bedroom + Study (in bedroom)	28	Yes	0.0
Town House 6	163.9	3	Platinum	4 Bedroom + Study (in bedroom)	26	Yes	-2.7
Town House 7	166.6	3	Platinum	4 Bedroom + Study	27	Yes	0.0
Town House 8	149.5	3	Silver	4 Bedroom + Study (in bedroom)	28	Yes	0.0
Town House 9	143.0	3	Silver	4 Bedroom + Study (in bedroom)	28	Yes	-5.2
Town House 10	159.9	3	Silver	4 Bedroom + Study (in bedroom)	28	Yes	-6.7
Town House 11	166.6	3	Platinum	3 Bedroom + Study	27	Yes	0.0
Town House 12	129.6	3	Silver	3 Bedroom + Study (in bedroom)	31	No	-4.7
Town House 13	127.6	3	Silver	3 Bedroom + Study (in bedroom)	31	No	-4.7
Town House 14	127.6	3	Silver	3 Bedroom + Study (in bedroom)	31	No	-4.7
Town House 15	127.6	3	Silver	3 Bedroom + Study (in bedroom)	31	No	-4.7
Town House 16	127.6	3	Silver	3 Bedroom + Study (in bedroom)	31	No	-4.7
Town House 17	143.0	3	Silver	4 Bedroom + Study (in bedroom)	26	Yes	0.0
Town House 18	143.0	3	Silver	4 Bedroom + Study (in bedroom)	26	Yes	0.0
Total	2566					13	-46.8

#### Car Parking Spaces

	Permissible	Proposed
Residential*	36	35
Visitor	5	4
Service	1	1
	42	40

Note: Service space also counts as a Visitor space

#### Site Summary

Communal Open Space	82 m <sup>2</sup> (min 8mx9m)
Deep Soil	1287 39.0% 40%
Visitable	13 72% 70% required
Platinum Level	3 17% 15% required

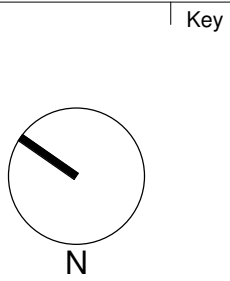
Permissible GFA	2,642 m <sup>2</sup>
Proposed GFA	2,566 m <sup>2</sup>
Site Area - Total	3,303 m <sup>2</sup>
No. of dwellings	18
No. of cars	40

#### Definitions

- FSR is Floor Space Ratio = GFA (LEP)/Site Area
- NSA is Net Sellable Area measured to the inside face of enclosing walls excluding voids above a floor and balconies
- GFA is Gross Floor Area measured as defined by the governing Local Government Authority
- FECA is Fully Enclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- UCA is Unenclosed Covered Area as defined by the Australian Standard Method of Measuring Building Works
- Efficiency = NSA/FECA
- All areas are measured in square metres
- All numbers are calculated with decimal places and then rounded up or down to be stated as whole numbers

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- REDUCTION OF PROPOSED TOTAL GFA BY 47sqm  
- INCREASED SETBACK OF GROUND LEVEL TO THE 1.6.9-10  
- REDUCED THE PLAN TO PROVIDE BETTER SETBACK BETWEEN TH1 - EASTERN BOUNDARY  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- RESHAPED TH1,10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions	No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZ/JT	MH	
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH	
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH	
D	22/01/2021	CLIENT REVIEW	JW	MH	
E	05/02/2021	S8.2 Review Application	JW	MH	
F	26/02/2021	S8.2 Review Application	JW	MH	



Client  
**T**  
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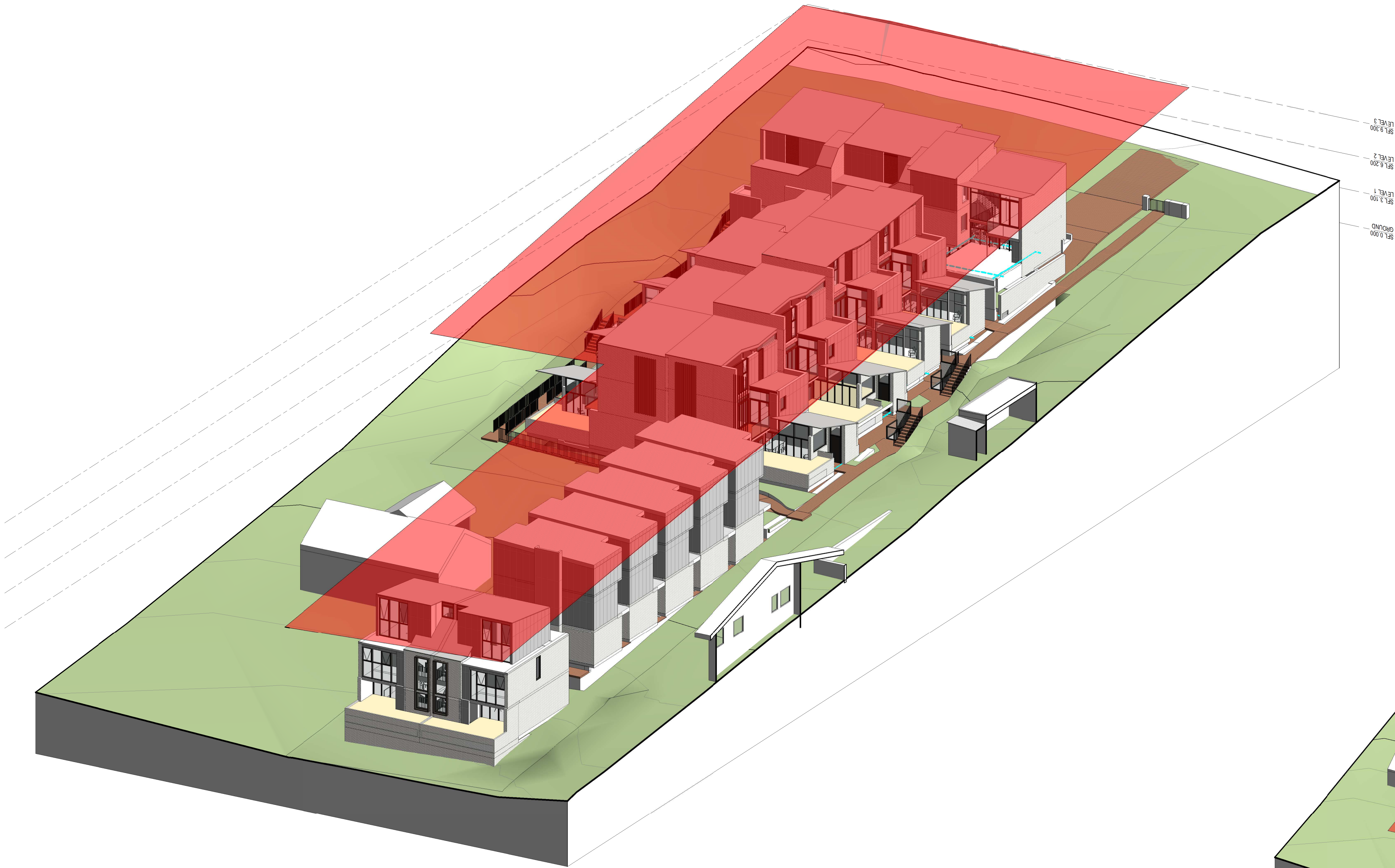
Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

Drawing Title  
GFA DIAGRAMS

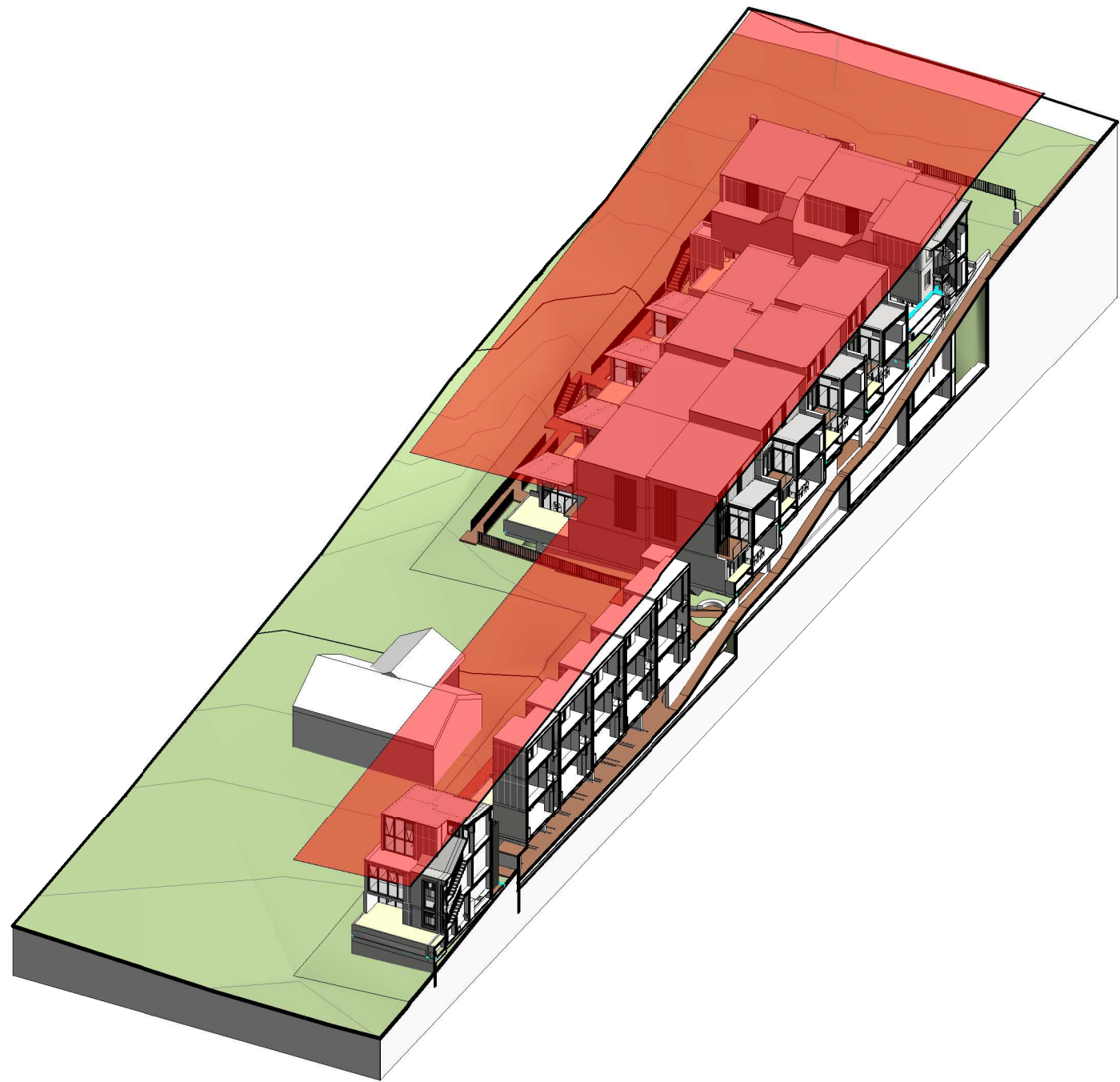
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DA9001 F  
Issue





1 Height Plane 3D - 11500



2 Height Plane 3D - 11500 Long Section

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

Revisions No.	Date	Description	Ver	App'd
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	26/11/2020	ISSUE FOR SUBMISSION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Architect



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ABN 53 003 782 250

Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

HEIGHT BLANKET  
ANALYSIS - 11.5m

Sheet Status

NOT FOR CONSTRUCTION

Scale

@A1

Drawing No.

DA9051 F

Issue



Note: 1.0 represents 30 minutes

Solar Access Table

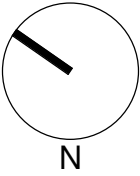
REFER TO PLANNER'S REPORT FOR SOLAR ACCESS ANALYSIS STRATEGY

Townhouse Type	0900	0930	1000	1030	1100	1130	1200	1230	1300	1330	1400	1430	1500	Total hits	Hours with Solar	Complies
Town House 1																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	26	12.5	✓
Living/Dining	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	9	4.0	✓
Town House 2																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	10	4.5	✓
Living/Dining	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	8	3.5	✓
Town House 3																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Living/Dining	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	12	5.5	✓
Town House 4																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	10	4.5	✓
Living/Dining	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Town House 5																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Living/Dining	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Town House 6																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	12	5.5	✓
Living/Dining	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Town House 7																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Living/Dining	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Town House 8																
Private Open Space	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Living/Dining	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Town House 9																
Private Open Space	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Living/Dining	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Town House 10																
Private Open Space	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Living/Dining	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	7	3.0	✓
Town House 11																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	1.0	10	4.5	✓
Living/Dining	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	7	3.0	✓
Town House 12																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	12	5.5	✓
Living/Dining	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	9	4.0	✓
Town House 13																
Private Open Space	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	9	4.0	✓
Living/Dining	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	8	3.5	✓
Town House 14																
Private Open Space	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	10	4.5	✓
Living/Dining	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	8	3.5	✓
Town House 15																
Private Open Space	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	9	4.0	✓
Living/Dining	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	1.0	9	4.0	✓
Town House 16																
Private Open Space	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	9	4.0	✓
Living/Dining	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	8	3.5	✓
Town House 17																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Living/Dining	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	9	4.0	✓
Town House 18																
Private Open Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	13	6.0	✓
Living/Dining	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	9	4.0	✓
Communal Open Space (% Solar Gain)	90	87	85	80	75	65	50	30	20	10	4	2	8	606	51%	✓

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

Revisions No.	Date	Description
A	24/06/2020	RESPONSE TO DA0472/19
B	24/11/2020	ISSUE FOR COORDINATION
C	22/01/2021	CLIENT REVIEW
D	09/02/2021	S8.2 Review Application
E	26/02/2021	S8.2 Review Application

Ver	App'd
JW	MH
JW	MH
JW	MH
JW	MH



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Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

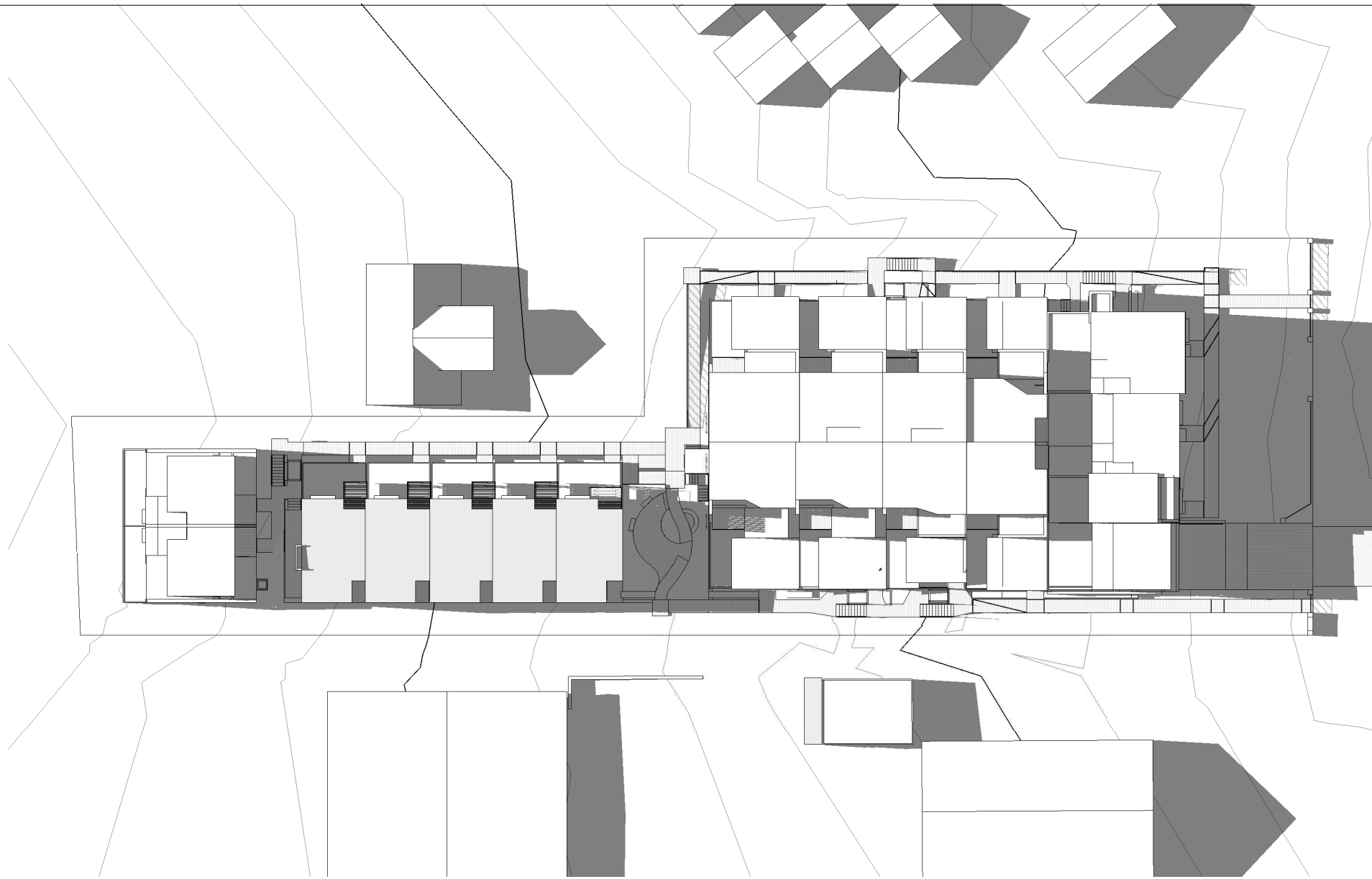
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SCHEDULE

Sheet Status  
NOT FOR CONSTRUCTION

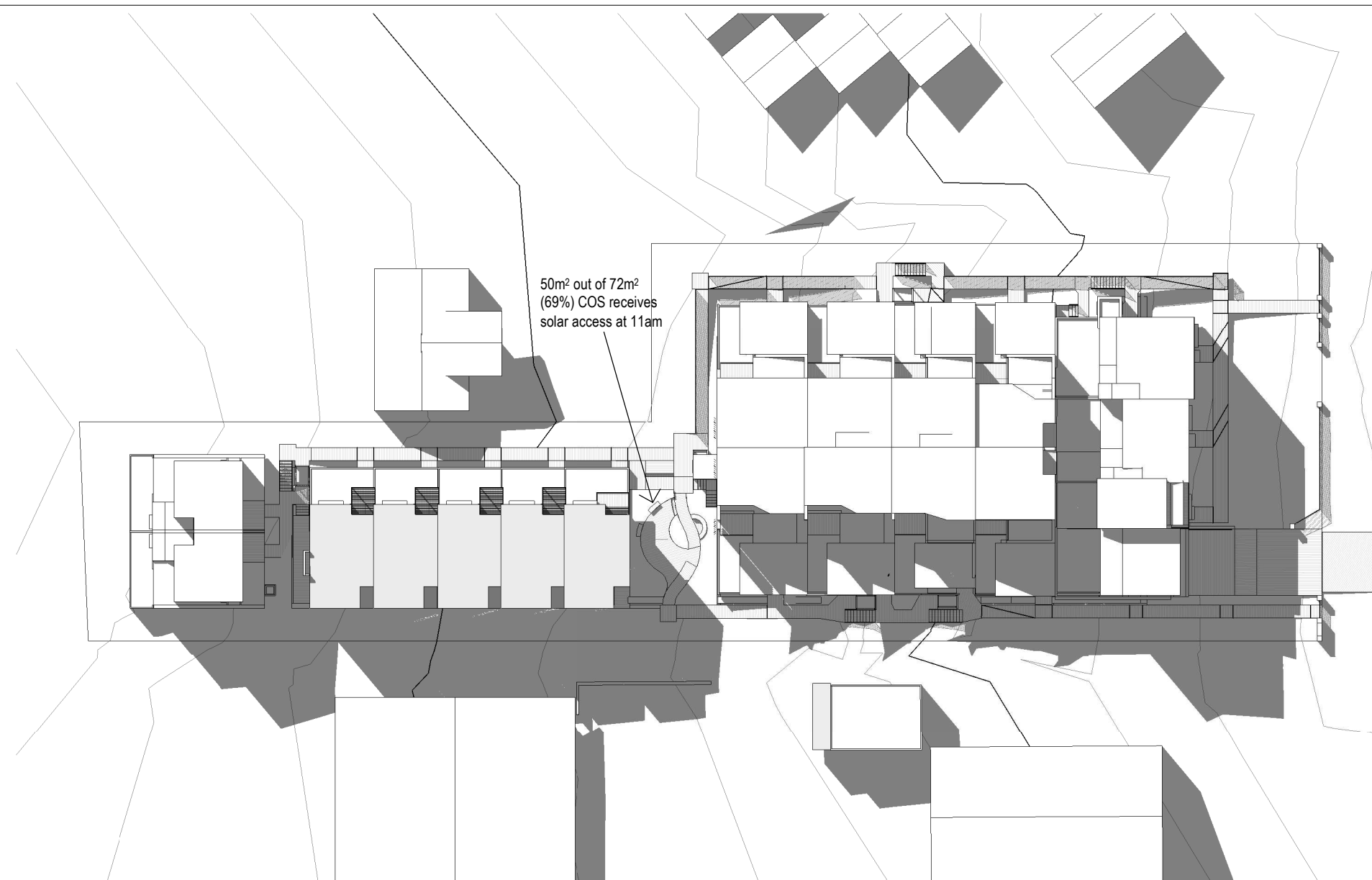
Scale  
@A1

Drawing No.  
DA9100 E

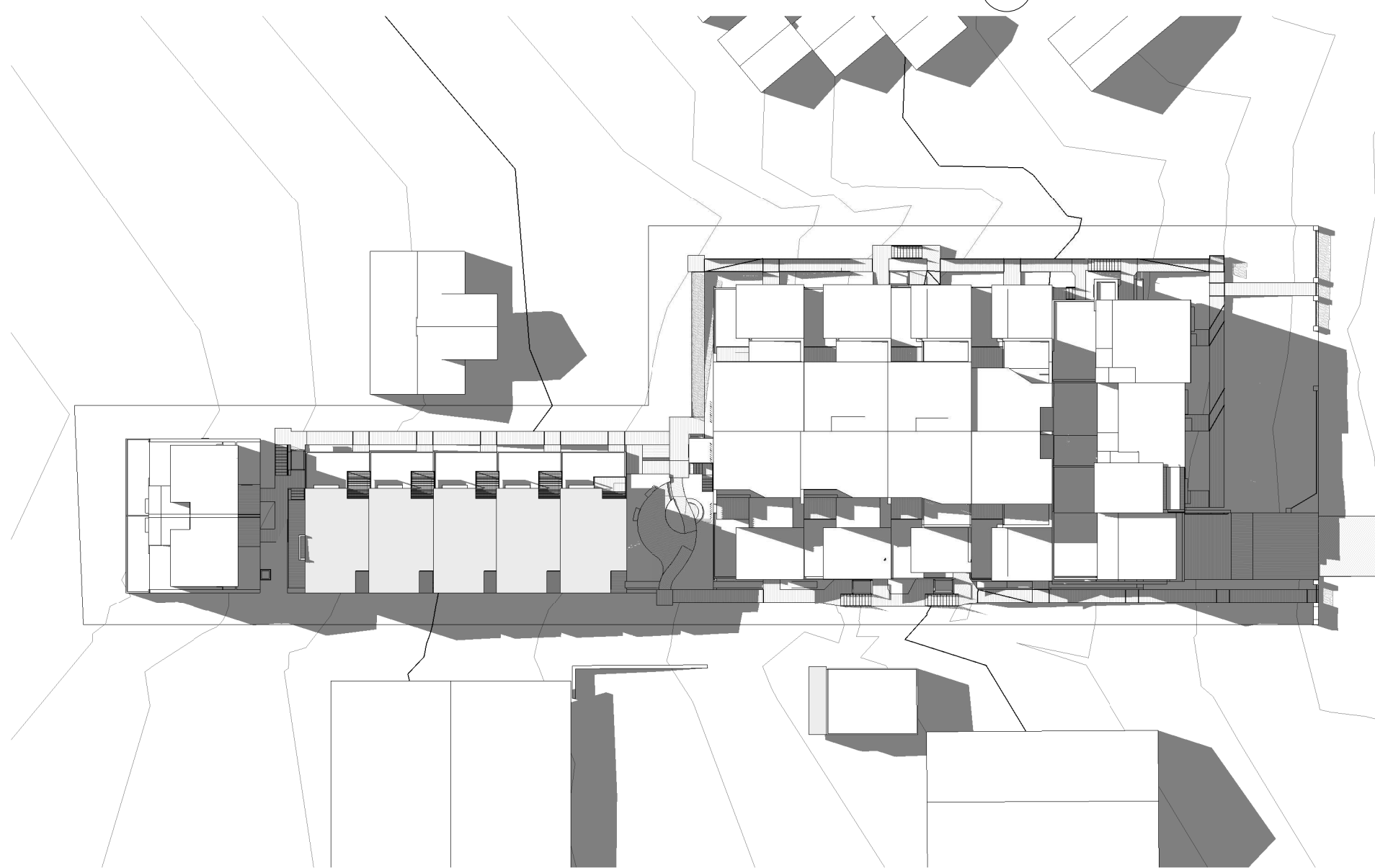




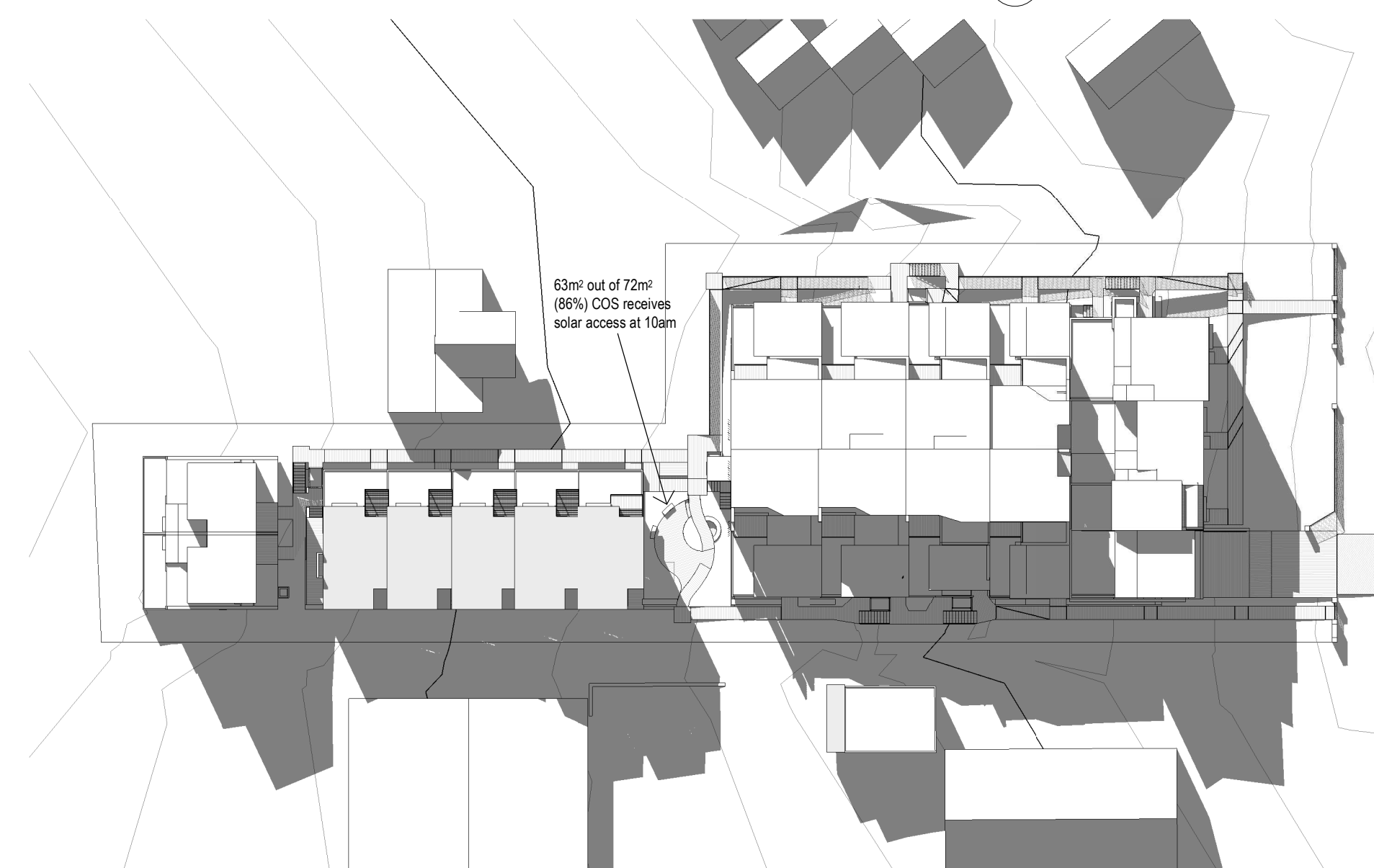
6 PROPOSED JUNE 21 2PM



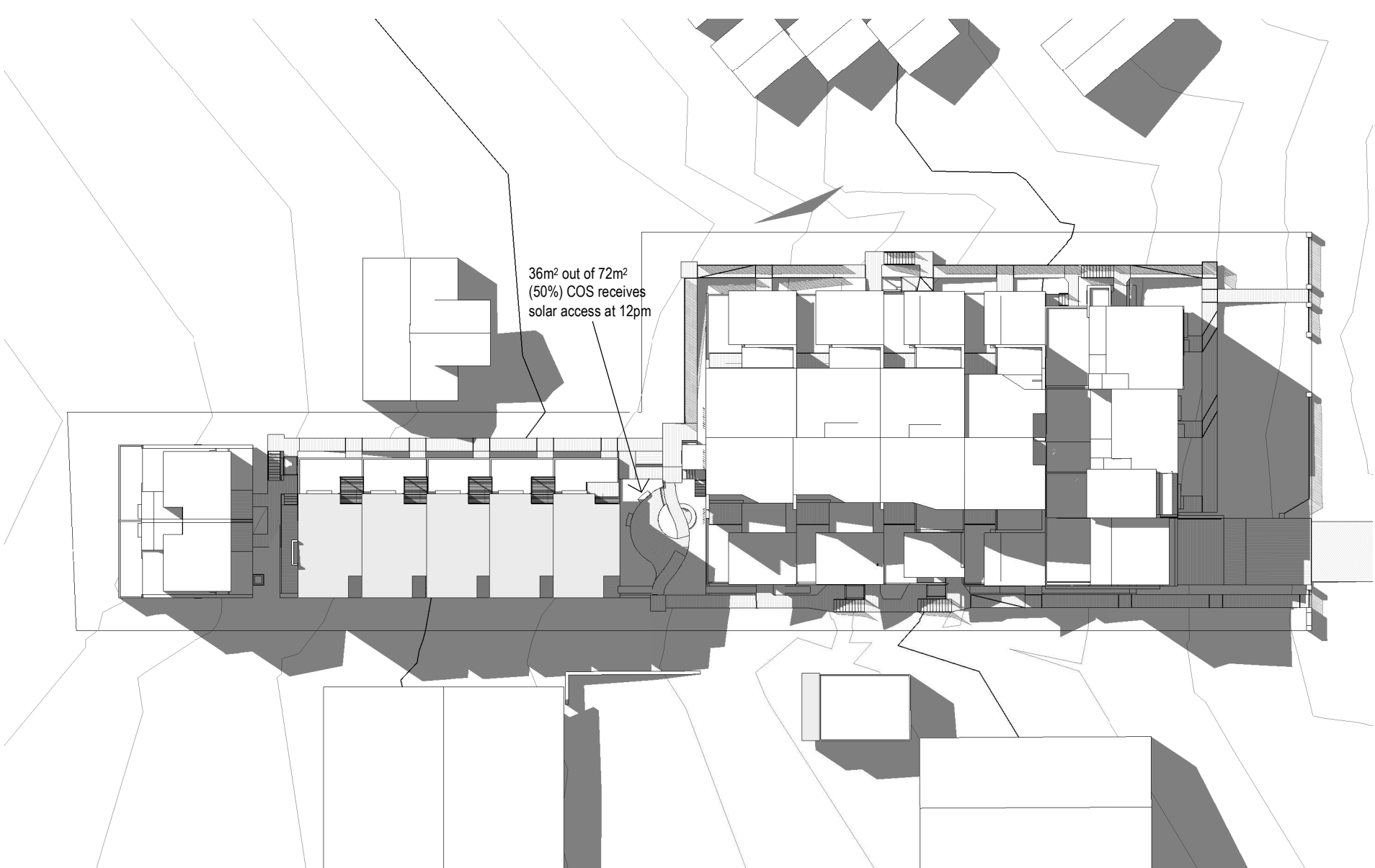
3 PROPOSED JUNE 21 11AM



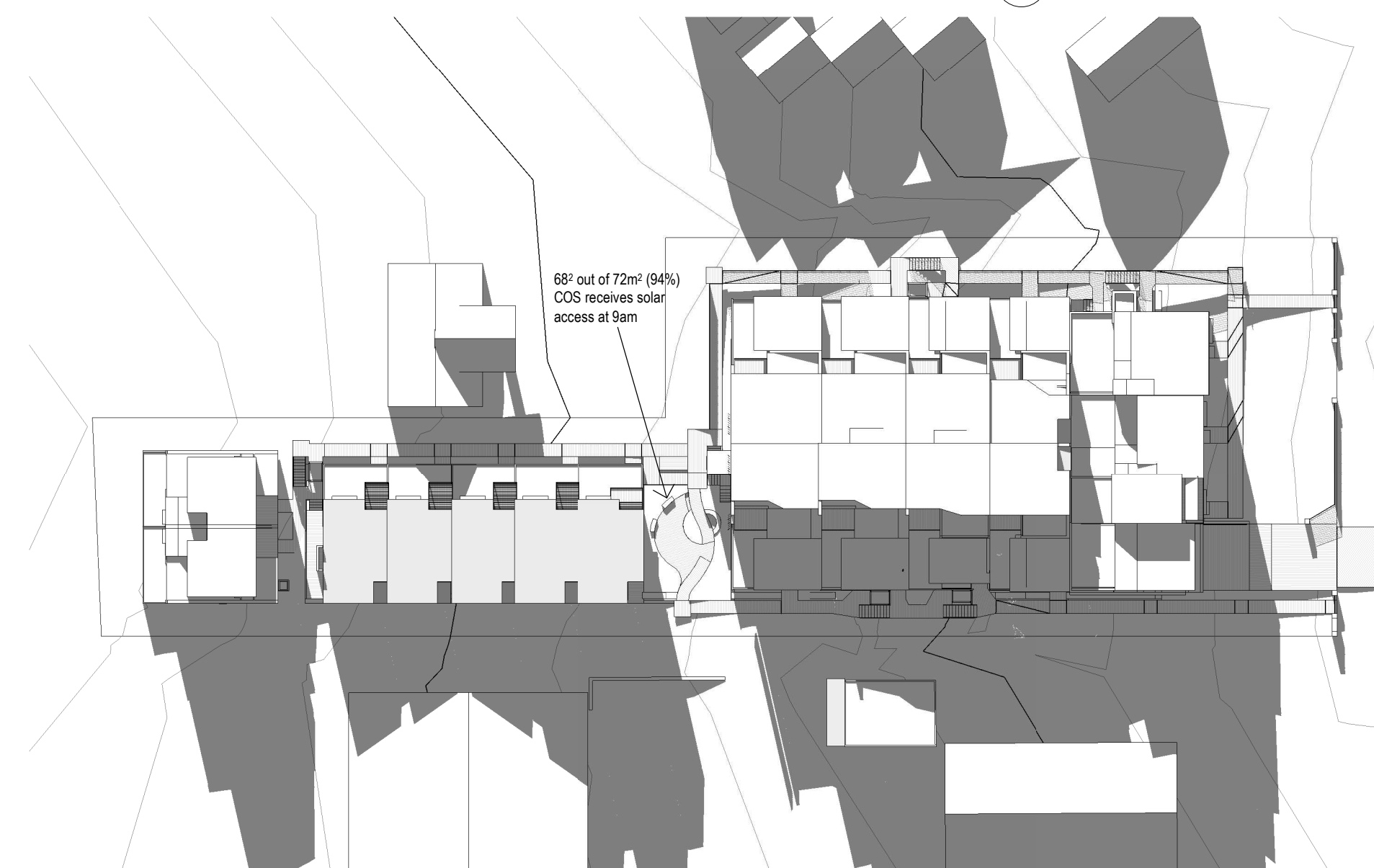
5 PROPOSED JUNE 21 1PM



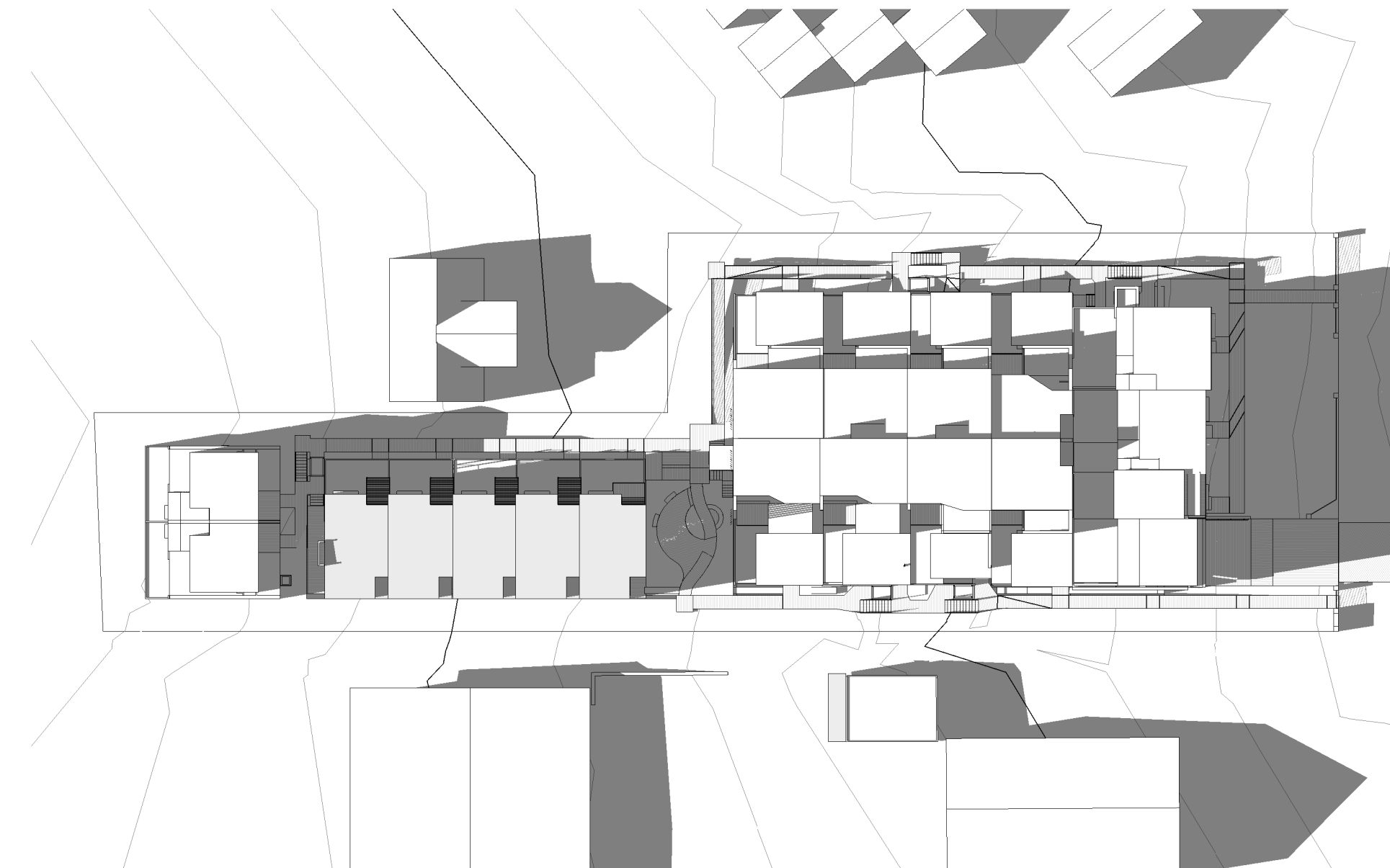
2 PROPOSED JUNE 21 10AM



4 PROPOSED JUNE 21 12PM



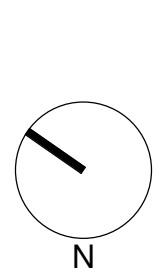
1 PROPOSED JUNE 21 9AM



7 PROPOSED JUNE 21 3PM

**GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):**  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1+2 TO THs  
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
- RESHAPED TH4,10+11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZ/UT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	26/11/2020	ISSUE FOR SUBMISSION	JW	MH
E	22/01/2021	CLIENT REVIEW	JW	MH
F	05/02/2021	S8.2 Review Application	JW	MH
G	26/02/2021	S8.2 Review Application	JW	MH



Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SHADOW  
STUDIES WINTER  
SOLSTICE

Sheet Status

NOT FOR CONSTRUCTION

Scale

@A1

Drawing No.

DA9101 G

Issue





Living/ Dining plane @ 1m high  
Private Open Space plane @ 1m high

**GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):**  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT 1-2 TO THs  
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
- RESHAPED TH4, 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1, 6, 9-10

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZJT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

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TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 9am 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9102 F

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (04/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +2 TO THE  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF THE AND INCREASE SETBACK BETWEEN THE AND EASTERN BOUNDARY  
- RESHAPED THE 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THE 1.6.9+10

Revisions No.	Date	Description	Ver	App'd
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 Review Application	JW	MH
E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

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5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 9.30am  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9103 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):

- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE
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- REDUCED SIZE OF THs AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY
- RESHAPED THs 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT
- INCREASED SETBACK OF GROUND LEVEL TO THs 1,6,9+10

Revisions No.	Date	Description	Ver	App'd
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 Review Application	JW	MH
E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
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5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 10am 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9104 E

Issue





Living/ Dining plane @ 1m high  
Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
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- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
- RESHAPED THs 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1,6,9+10

Revisions		Description	Ver	App'd
No.	Date			
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 <i>Review Application</i>	JW	MH
E	26/02/2021	S8.2 <i>Review Application</i>	JW	MH

Key

Client



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Project

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TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 10.30am  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

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Drawing No.

DA9105 E

Issue

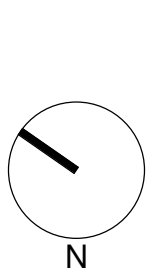




Living/ Dining plane @ 1m high  
Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
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- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
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- RESHAPED THs 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1,6,9+10

Revisions					
No.	Date	Description	Ver	App'd	
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH	
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH	
C	22/01/2021	CLIENT REVIEW	JW	MH	
D	05/02/2021	S8.2 Review Application	JW	MH	
E	26/02/2021	S8.2 Review Application	JW	MH	



Client

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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 11am 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9106 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (04/06/2020):

- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +1-2 TO THs
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST
- REDUCED SIZE OF THs AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY
- RESHAPED THs 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT
- INCREASED SETBACK OF GROUND LEVEL TO THs 1,6,9+10

Revisions		Description	Ver	App'd
No.	Date			
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 <i>Review Application</i>	JW	MH
E	26/02/2021	S8.2 <i>Review Application</i>	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 11.30am  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9107 E

Issue





- Living/ Dining plane @ 1m high
- Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
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Revisions		Description	Ver	App'd
No.	Date			
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
B	24/11/2020	ISSUE FOR COORDINATION	JW	MH
C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 Review Application	JW	MH
E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 12pm 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9108 E

Issue





Living/ Dining plane @ 1m high  
Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +2 TO THE  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF THE AND INCREASE SETBACK BETWEEN THE AND EASTERN BOUNDARY  
- RESHAPED THE 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THE 1.6.9+10

Revisions		Description	Ver	App'd
No.	Date			
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH
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Key

Client



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Project

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5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 12.30pm  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9109 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (04/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +2 TO THE  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF THE 10 AND INCREASE SETBACK BETWEEN THE 11 AND EASTERN BOUNDARY  
- RESHAPED THE 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THE 1.6.9+10

Revisions		Description	Ver	App'd
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E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 1pm 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9110 E

Issue





GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +2 TO THs  
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
- RESHAPED THs 10-11 ROOFS TO PROVIDE INCREASED SOLAR ACCESS TO ADJACENT  
- INCREASED SETBACK OF GROUND LEVEL TO THs 1,6,9+10

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E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 1.30pm  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

1 : 150 @A1

Drawing No.

DA9111 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +1+2 TO THs  
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Revisions No.	Date	Description	Ver	App'd
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E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



SHOP 1  
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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 2pm 21  
JUN

Sheet Status  
NOT FOR CONSTRUCTION

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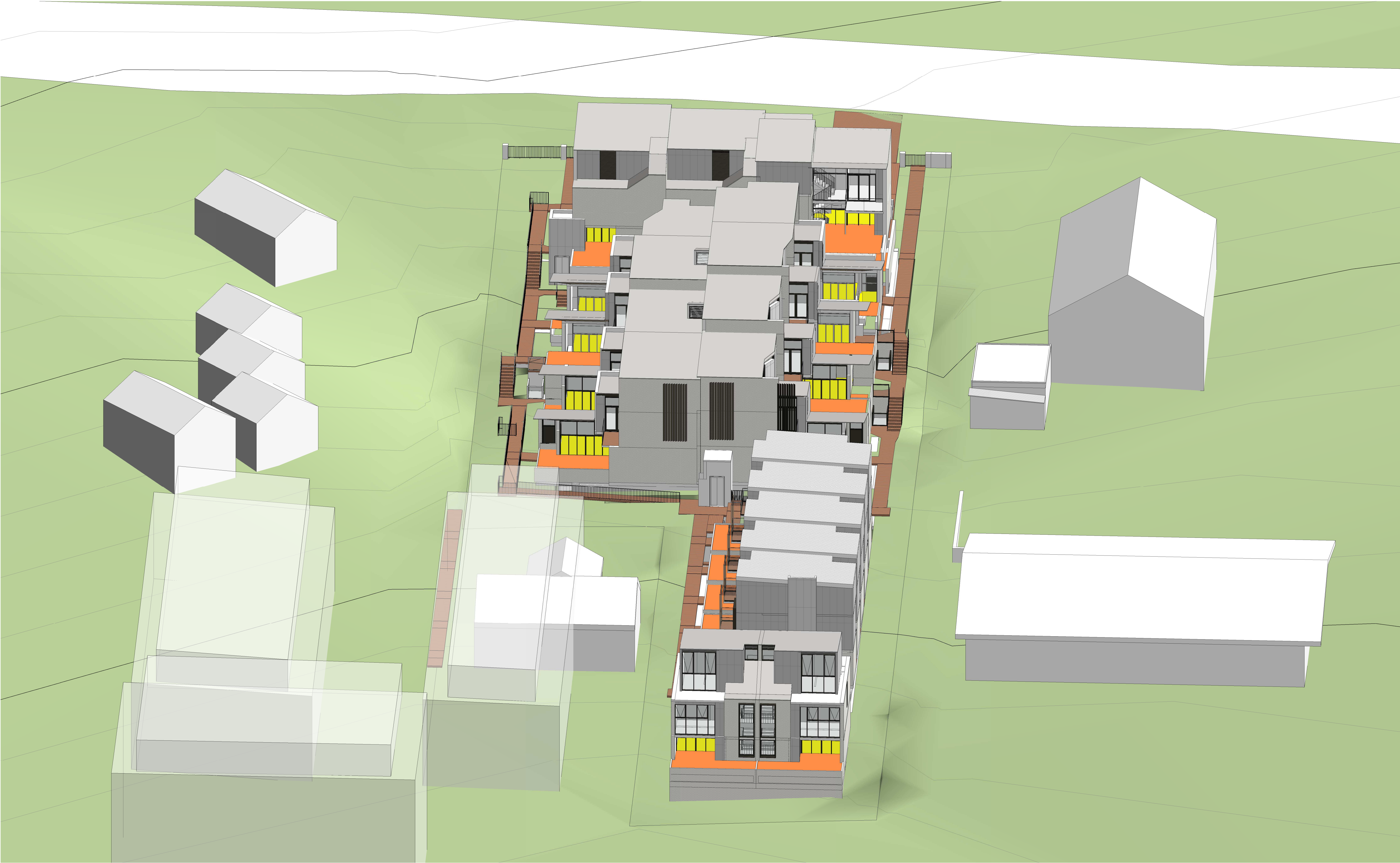
1 : 150 @A1

Drawing No.

DA9112 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
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- REDUCED SIZE OF THs AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
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Revisions No.	Date	Description	Ver	App'd
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C	22/01/2021	CLIENT REVIEW	JW	MH
D	05/02/2021	S8.2 Review Application	JW	MH
E	26/02/2021	S8.2 Review Application	JW	MH

Key

Client



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Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 2.30pm  
21 JUN

Sheet Status

NOT FOR CONSTRUCTION

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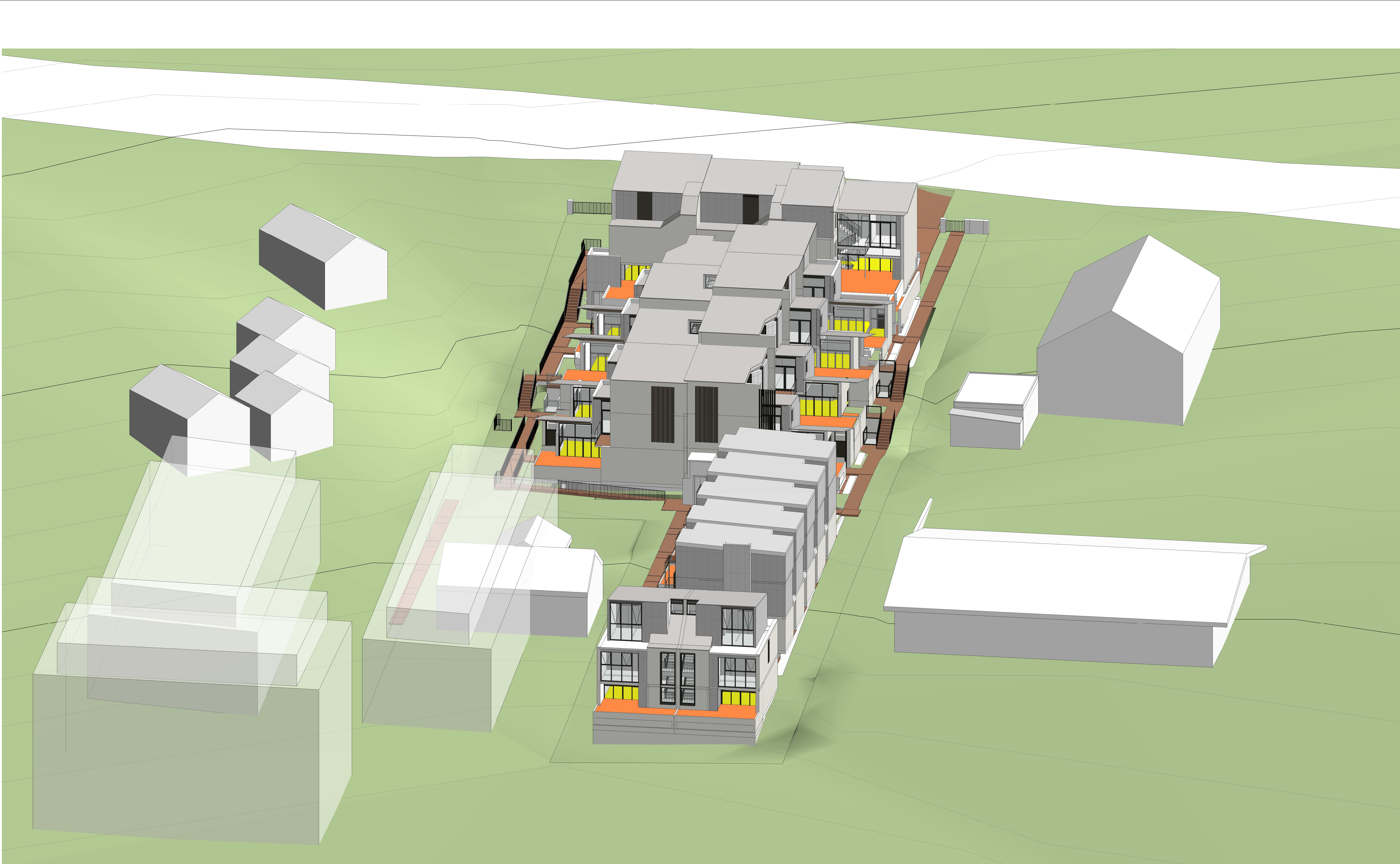
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Drawing No.

DA9113 E

Issue





Living/ Dining plane @ 1m high

Private Open Space plane @ 1m high

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (04/06/2020):  
- ADDED 4 NEW PLATFORM LIFTS TO PROVIDE BETTER ACCESS ACROSS THE ENTIRE SITE  
- ADDED 1 NEW ENCLOSED LIFT TO PROVIDE BETTER ACCESS FROM BASEMENT +1+2 TO THs  
- RESHAPED ROOFS TO THs 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
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SHOP 1  
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ABN 53 003 782 250

Project

BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title

SUN EYE VIEWS - 3pm 21  
JUN

Sheet Status

NOT FOR CONSTRUCTION

Scale

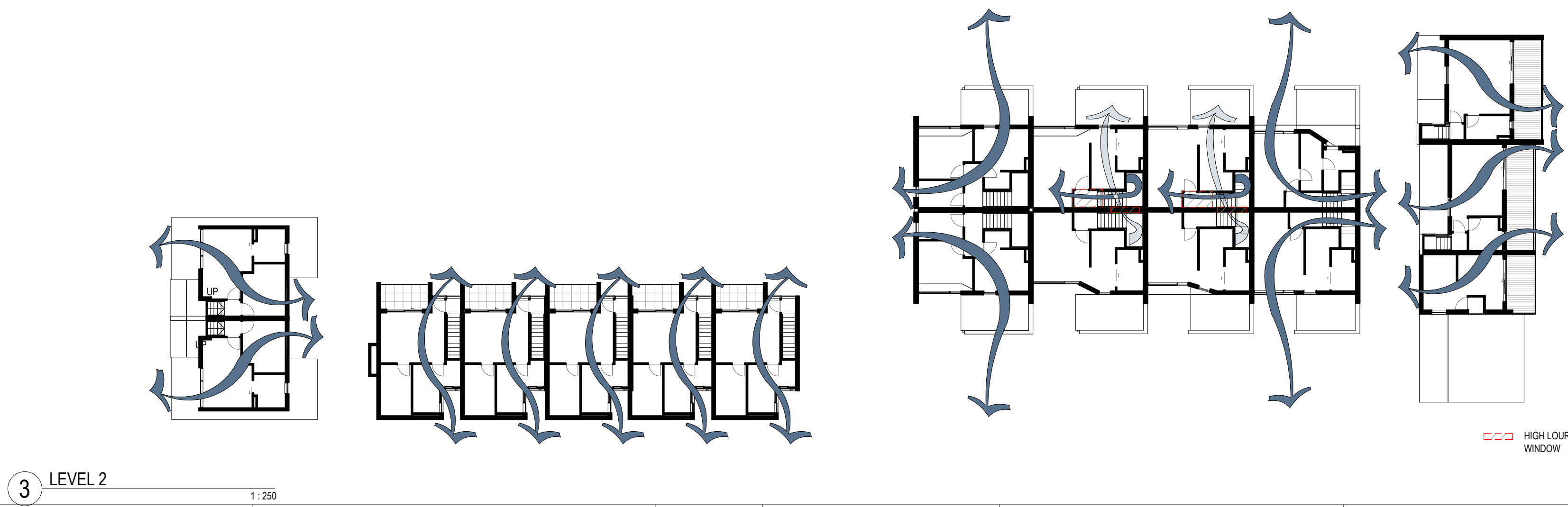
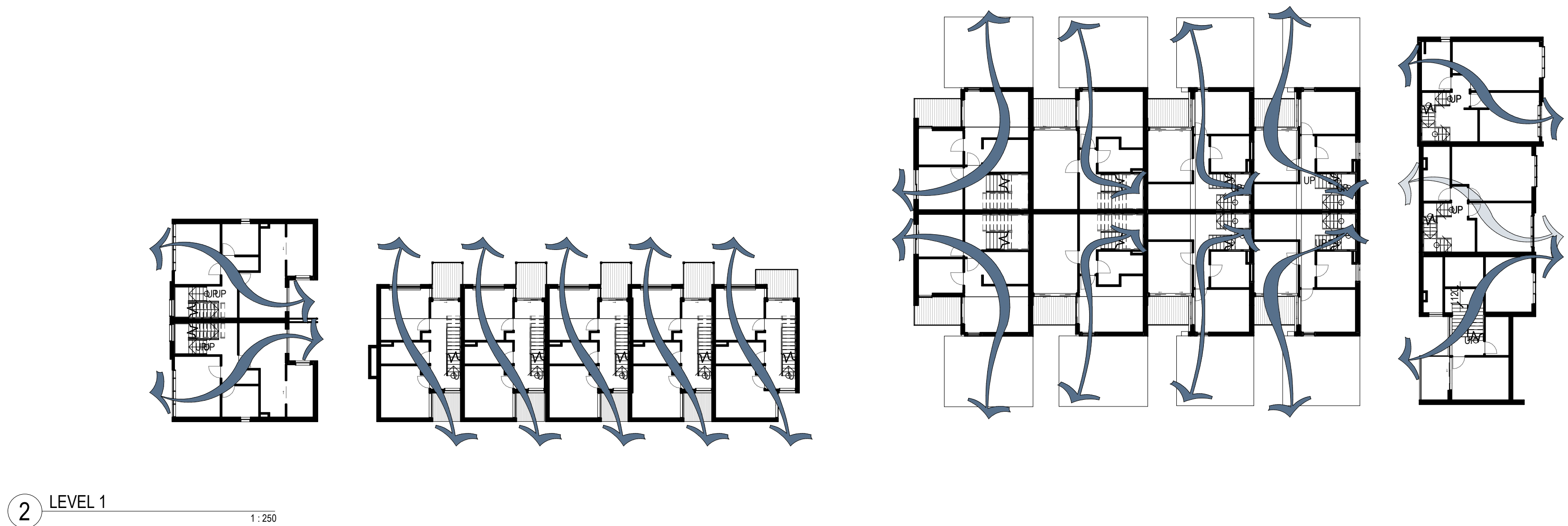
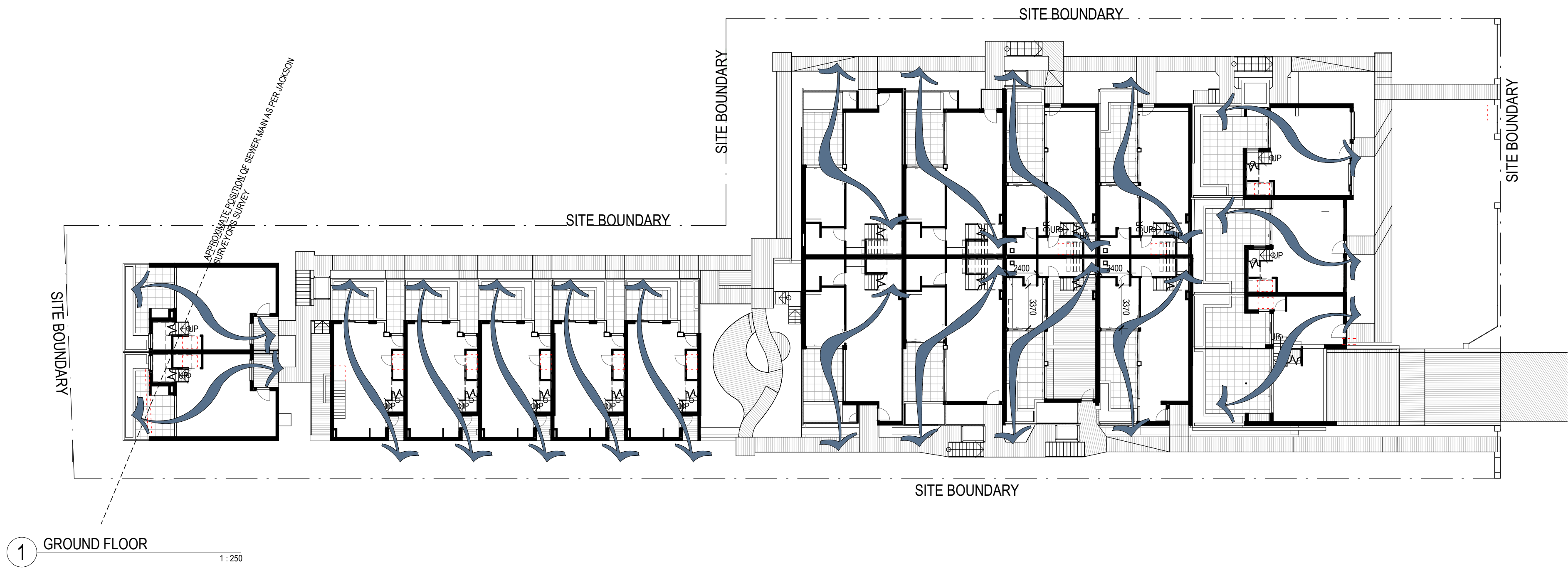
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Drawing No.

DA9114 E

Issue





NOTE:

According to Ku-ring-gai DCP 6C.4 NATURAL VENTILATION

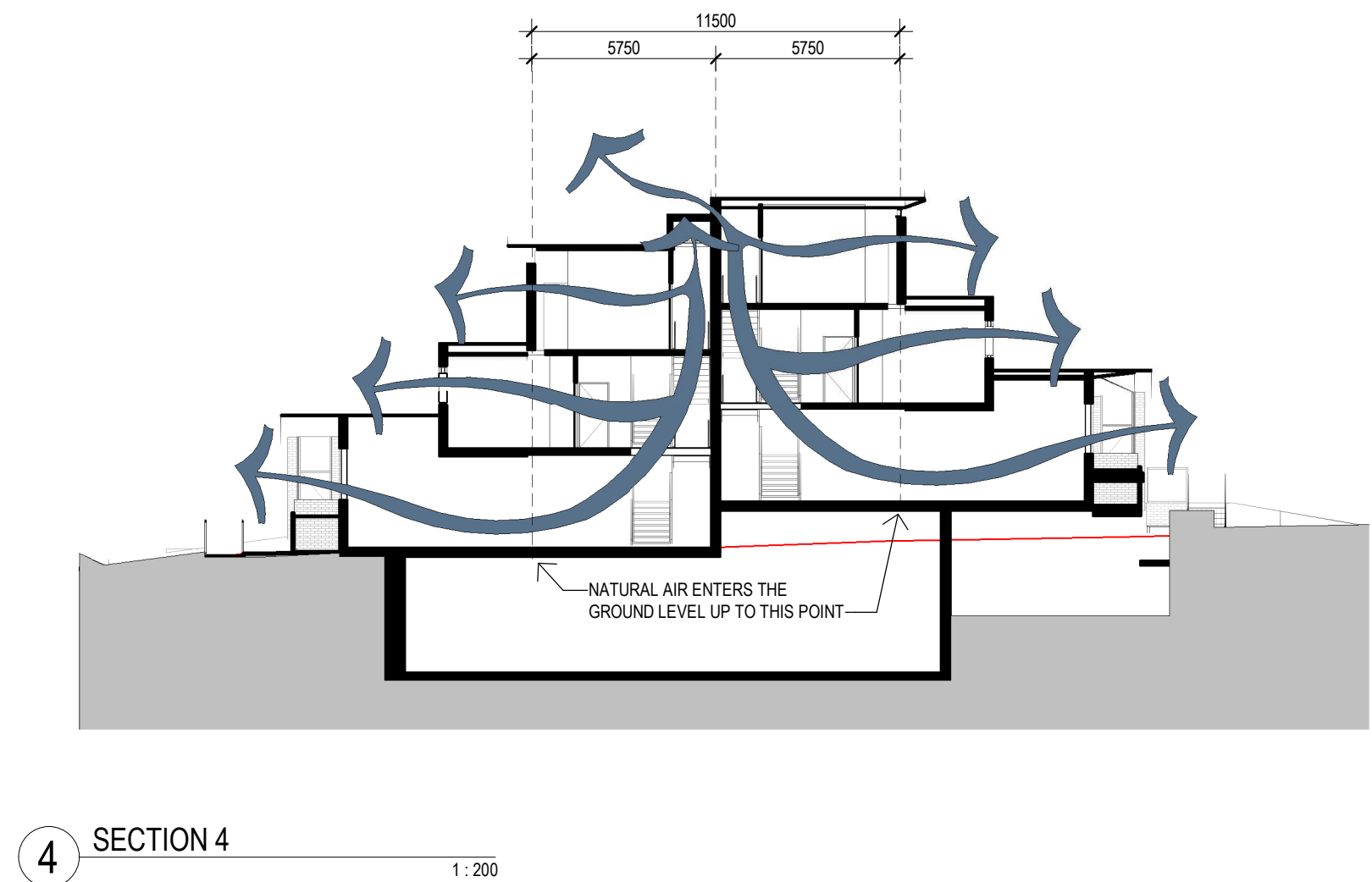
Design solutions may include:

- ii) facilitating convective currents by designing spaces which draw cool air in at lower levels and allow warm air to escape at higher levels;

According to ADG objective 4B-2 on natural ventilation

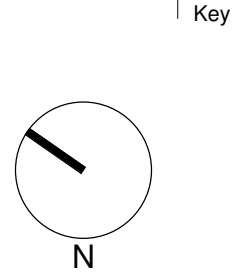
Design guidance:

- stack effect ventilation/ solar chimneys or similar to naturally ventilate internal building areas



GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- RESHAPED ROOFS TO THE 12-16 AND REPLACED BEDROOM AREA WITH BALCONY TO EAST  
- REDUCED SIZE OF TH3 AND INCREASE SETBACK BETWEEN TH1 AND EASTERN BOUNDARY  
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Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZJT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
C	24/11/2020	ISSUE FOR COORDINATION	JW	MH
D	22/01/2021	CLIENT REVIEW	JW	MH
E	05/02/2021	S8.2 Review Application	JW	MH
F	26/02/2021	S8.2 Review Application	JW	MH



SHOP 1  
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Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Proj. No. 18047

Drawing Title  
**CROSS VENTILATION**

Sheet Status  
NOT FOR CONSTRUCTION

Scale  
As indicated  
@A1

Drawing No.  
**DA9200 F**

Issue





DARK METAL FRAME



DARK PRIVACY SCREEN



LV1 - DARK LOUVRES + FENCING



FB - FACE BRICK



DARK METAL ROOF



PLY - TIMBER-LOOK SOFFIT



MRS - METAL ROOF SHEETING



'MODWOOD' WALKWAYS or EQUIVALENT



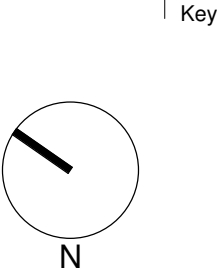
FC - FIBRE CEMENT PANEL



PAVING + RAISED PLANTERBOX OF P.O.S.

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NIL

Revisions No.	Date	Description	Ver	App'd
A	06/11/2019	ISSUE FOR DA	NZJT	MH
B	24/06/2020	RESPONSE TO DA0472/19	JW	MH
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F	26/02/2021	S8.2 Review Application	JW	MH

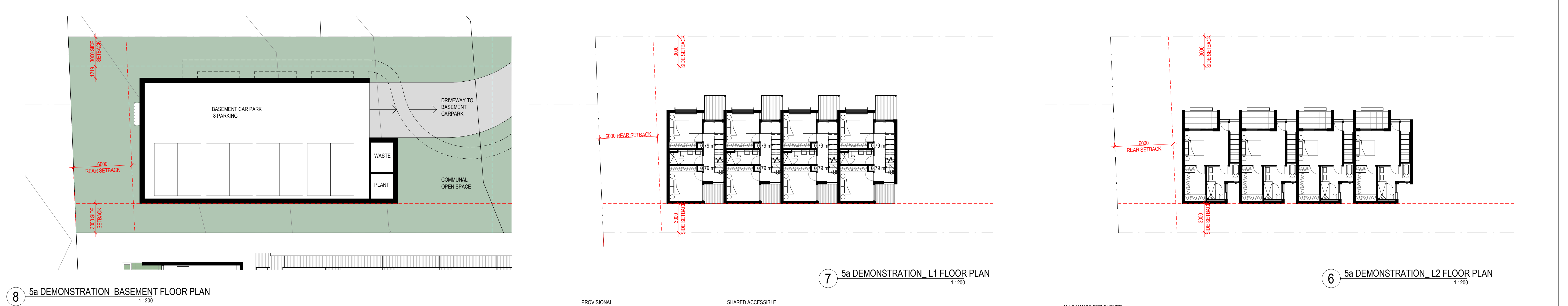


Project  
BEACONSFIELD PARADE  
TOWNHOUSES  
5-7 BEACONSFIELD PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609  
Proj. No. 18047

Drawing Title  
MATERIAL BOARD  
Sheet Status  
NOT FOR CONSTRUCTION

Scale  
@A1  
Drawing No.  
DA9400 F  
Issue

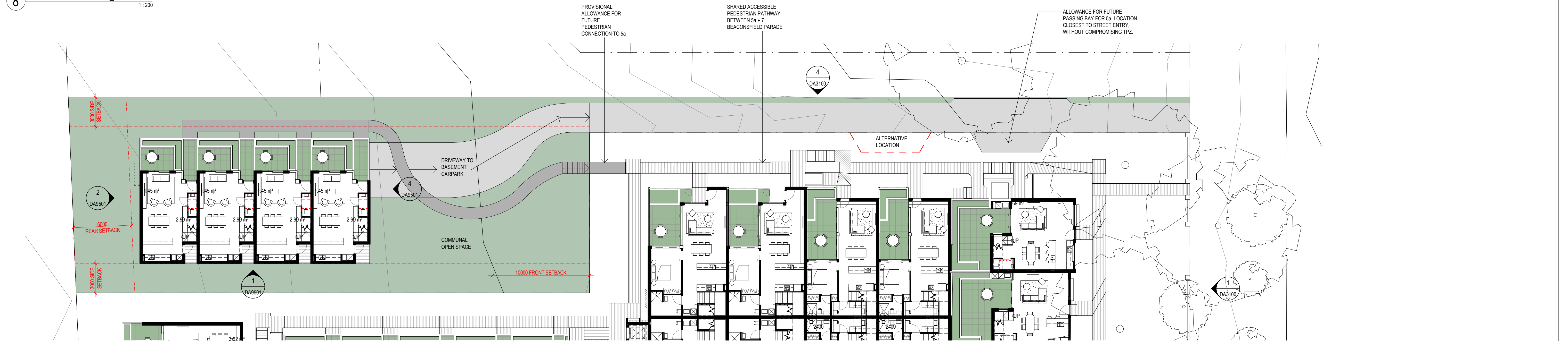




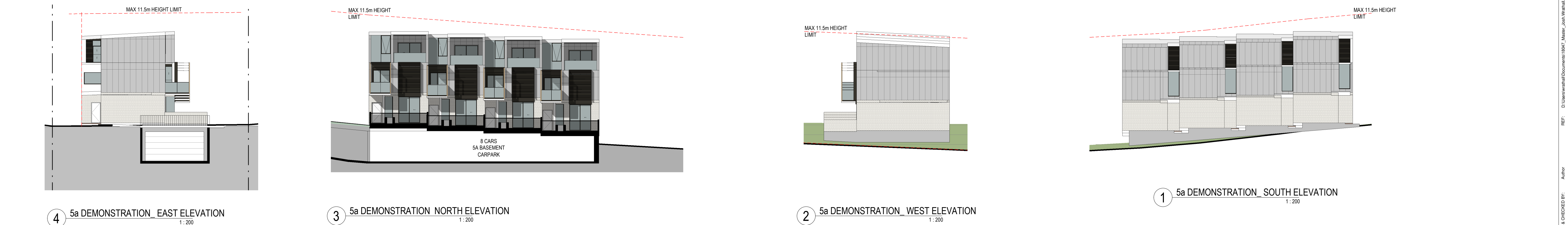
8 5a DEMONSTRATION\_ BASEMENT FLOOR PLAN  
1 : 200

7 5a DEMONSTRATION\_ L1 FLOOR PLAN  
1 : 200

6 5a DEMONSTRATION\_ L2 FLOOR PLAN  
1 : 200



5 5a DEMONSTRATION\_ GROUND FLOOR PLAN  
1 : 200



4 5a DEMONSTRATION\_ EAST ELEVATION  
1 : 200

3 5a DEMONSTRATION\_ NORTH ELEVATION  
1 : 200

2 5a DEMONSTRATION\_ WEST ELEVATION  
1 : 200

1 5a DEMONSTRATION\_ SOUTH ELEVATION  
1 : 200

GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020): - NIL	<table><tr><th>Revisions No.</th><th>Date</th><th>Description</th><th>Ver</th><th>App'd</th></tr><tr><td>A</td><td>24/06/2020</td><td>RESPONSE TO DA0472/19</td><td>JW</td><td>MH</td></tr><tr><td>B</td><td>24/11/2020</td><td>ISSUE FOR COORDINATION</td><td>JW</td><td>MH</td></tr><tr><td>C</td><td>22/01/2021</td><td>CLIENT REVIEW</td><td>JW</td><td>MH</td></tr><tr><td>D</td><td>05/02/2021</td><td>S8.2 Review Application</td><td>JW</td><td>MH</td></tr><tr><td>E</td><td>26/02/2021</td><td>S8.2 Review Application</td><td>JW</td><td>MH</td></tr></table>	Revisions No.	Date	Description	Ver	App'd	A	24/06/2020	RESPONSE TO DA0472/19	JW	MH	B	24/11/2020	ISSUE FOR COORDINATION	JW	MH	C	22/01/2021	CLIENT REVIEW	JW	MH	D	05/02/2021	S8.2 Review Application	JW	MH	E	26/02/2021	S8.2 Review Application	JW	MH	<div><div></div><div>N</div></div>	<div><div>T</div><div>TRUSLAN GROUP</div></div>	<div><div>AJ+C</div><div>ALLEN JACK+COTTIER</div></div> <div>SHOP 1 63A ARCHER STREET CHATSWOOD NSW 2067 PH+61 2 9410 2566</div>	<div>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 2 9311 8200 ABN 53 003 782 250</div>	<div>BEACONSFIELD PARADE TOWNHOUSES 5-7 BEACONSFIELD PARADE LINDFIELD NSW 2070 LOT A &amp; B / DP 374609</div> <div>Proj. No. 18047</div>	<div>5a DEVELOPMENT DEMONSTRATION</div> <div>Sheet Status NOT FOR CONSTRUCTION</div>	<div>Scale 1 : 200 @A1</div> <div>Drawing No. DA9501</div> <div>Issue E</div>
	Revisions No.	Date	Description	Ver	App'd																																	
A	24/06/2020	RESPONSE TO DA0472/19	JW	MH																																		
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DATE & TIME: 28/02/2021 11:17:29 AM





GENERAL CHANGES SINCE "RESPONSE TO DA0472/19" (24/06/2020):  
- NEW SHEET SHOWING RENDERED PERSPECTIVE OF THs 1-3 FROM BEACONSFIELD PARADE

Revisions		Description	Ver	App'd
No.	Date			
B	22/02/202	S8.2 Review Application	MH	JW
1				
C	26/02/202	S8.2 Review Application	MH	JW
1				
D	02/03/202	S8.2 Review Application	MH	JW
1				

Key

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Project  
BEACONSFIELD PARADE  
5-7 BEACONSFIELD  
PARADE  
LINDFIELD NSW 2070  
LOT A & B / DP 374609

Drawing Title  
STREET VIEW  
PERSPECTIVE  
  
Project Status  
NOT FOR CONSTRUCTION

Scale  
@A3  
  
Drawing No.  
DA9601  
  
Issue  
D