



LOCALITY PLAN

140-142 Ocean Street Narrabeen Sydney NSW 2101

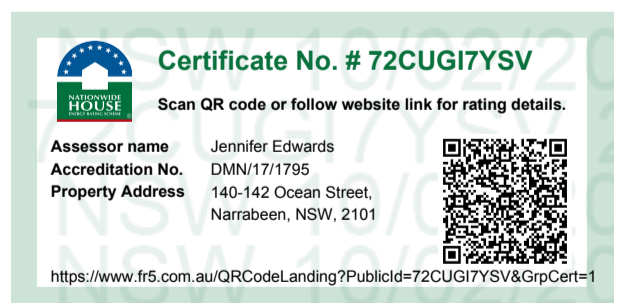


PHOTOMONTAGE (BY LUCID METAL) - STREET VIEW

TRIO NARRABEEN - APARTMENTS

140-142 Ocean Street Narrabeen Sydney NSW 2101

DRAWING No.	DESCRIPTION	SCALE
DA100	Title Page	
DA101	Energy Performance	
DA102	Location & Context Plan & Elevation	
DA103	Site Analysis Plan	1:200
DA104	Site Plan, Demolition & Area Diagrams	1:200
DA105	Basement Plan	1:100
DA106	Ground Floor Plan	1:100
DA107	Level 01 Plan	1:100
DA108	Level 02 Plan	1:100
DA109	Roof Plan	1:100
DA110	Elevations 1	1:100
DA111	Elevations 2	1:100
DA112	Section AA & BB	1:100
DA113	Section CC, DD & EE	1:100
DA114	Post Adaptation Plans	1:100
DA115	Area Diagrams	1:200
DA116	Height Diagrams	
DA117	Shadow Diagram June 21	
DA118	Sun Eye Views 1	
DA119	Sun Eye Views 2	
DA120	Schedule of Finishes & 3D Perspectives	
DA121	Window Schedule	

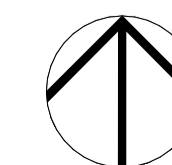


01 15/02/25 Development Application CC BB
 Rev Date Amendment Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN 91 002 856 364. Brian Bass NSW AFB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Title Page
 Drawing No.
0649-DA100
 Scale
 at A1 size
 Revision
01
 Date
10/02/25

NARRABEEN Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorb.	Other Details/Requirements
External walls	Brick veneer	R2.7 reflective foil	light (0.45)	As above, full cavity 1 - 0.05
	Rendered brick veneer	R2.7 reflective foil	light (0.45)	As above
	Medium Cladding	R2.7 reflective foil	light (0.45) and Medium (0.45 to 0.7)	As above
Internal walls	Brick	R2.7 reflective foil	Medium (0.45 to 0.7)	Partly wall between units, Duct 120mm
	Rendered	R2.7 reflective foil	Medium (0.45 to 0.7)	
Internal walls (bath)	Brick	R2.7 reflective foil	Medium (0.45 to 0.7)	
	Rendered	R2.7 reflective foil	Medium (0.45 to 0.7)	
Windows/Glazing	Alum 50 High Solar Heat Gain Low E (0 - 5.4) 5SGC + 0.8			All opening windows, except those:
	Alum 50 High Solar Heat Gain Low E (0 - 5.4) 5SGC + 0.8			Emergency APF01, APF02, APF03, APF04, APF05, APF06, APF07, APF08, APF09, APF10, APF11, APF12, APF13, APF14, APF15, APF16, APF17, APF18, APF19, APF20, APF21, APF22, APF23, APF24, APF25, APF26, APF27, APF28, APF29, APF30, APF31, APF32, APF33, APF34, APF35, APF36, APF37, APF38, APF39, APF40, APF41, APF42, APF43, APF44, APF45, APF46, APF47, APF48, APF49, APF50, APF51, APF52, APF53, APF54, APF55, APF56, APF57, APF58, APF59, APF60, APF61, APF62, APF63, APF64, APF65, APF66, APF67, APF68, APF69, APF70, APF71, APF72, APF73, APF74, APF75, APF76, APF77, APF78, APF79, APF80, APF81, APF82, APF83, APF84, APF85, APF86, APF87, APF88, APF89, APF90, APF91, APF92, APF93, APF94, APF95, APF96, APF97, APF98, APF99, APF100
	Alum 50 High Solar Heat Gain Low E (0 - 5.4) 5SGC + 0.8			
	Alum 50 High Solar Heat Gain Low E (0 - 5.4) 5SGC + 0.8			
Roof	Concrete	R3.0	light (0.45)	As above
Colony	Concrete	None		
Floor Structure	Timber	R2.5		
Floor Covering	Carpet			Timber/brick under flooring
Colony/Pool Perimeter	Concrete Tiles			
External Shading Devices	Aluminum			
Pool	Aluminum/Steel/Concrete			Over 6 m ² and 0.12
*Glazing note	U and SHGC values are according to NRC. Alternative products may be used if the U value is the same or lower than that specified and the SHGC is within 0.1% of the above figures.			
Framing	Thermal conductor and insulator used in accordance with the NARRABEEN thermal performance requirements of the development. Designer, engineer and builder should ensure building construction satisfies the NRC requirements including, but not limited to: air tightness, fresh air ventilation, natural lighting, thermal bridging and condensation prevention.			

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 1

(a) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Floor types			
Floor type	Area (m ²)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	790.40	polystyrene	-
rooms above habitable rooms, frame: suspended concrete slab	859	-	-

External wall types				
External wall type	Construction type	Area (m ²)	Low emissions option	Insulation
External wall type 1	brick veneer/frame/light steel frame	421	-	fibreglass batts or roll
External wall type 2	concrete panel/plasterboard/frame/light steel frame	149	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m ²)	Insulation
Internal wall type 1	plasterboard, frame/light steel frame	1125	fibreglass batts or roll

Reinforcement concrete frames/columns			
Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option	
-	-	-	

Ceiling and roof types			
Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	735	-	fibreglass batts or roll

Glazing types						
Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
276	191	-	467	-	-	-

(a) Water			
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for that dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	✓	✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install:			
(a) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below;	✓	✓	✓
(b) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	✓	✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(h) The pool or spa must be located so specified in the table.	✓	✓	✓
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the area specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances				Individual pool			Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
11	4 star (> 4.5 but <= 6 L/min)	5 star	4 star	4 star	-	4 star	-	-	-	-	-	2.6	yes	no

Dwelling no.	Fixtures				Appliances				Individual pool			Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All other dwellings	4 star (> 4.5 but <= 6 L/min)	5 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

Alternative water source										
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up		
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	yes	no	no	no		

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.	✓	✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool), if specified, the applicant must install a timer, to control the pool's pump; and	✓	✓	✓
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa), if specified, the applicant must install a timer to control the spa's pump.	✓	✓	✓
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;	✓	✓	✓
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and	✓	✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓

Dwelling no.	Hot water system		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	electric boosted solar - 15 to 20 STCs	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
11	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1	yes
7	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1	no

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
1, 6, 8	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	1-phase airconditioning - ducted / 5 star (average zone)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures						
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or sheltered clothes drying line	
11	-	-	-	electric heat pump	yes	induction cooktop & electric oven	3.5 star	4 star	yes	no	
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	3.5 star	4 star	yes	no	

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓	✓	✓
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.	✓	✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:			
(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	✓	✓	✓
(bb) on a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1	31.6	3.9	35.50
10	11.7	9.1	20.80
11	23.5	14.6	38.10
2	31.2	5.9	37.10
3	32.4	6.8	39.20
4	30.5	5.6	36.10
5	14.7	5	19.70
6	29.9	11.5	41.40
7	32.7	9.2	41.90
8	32	7.3	40.20
9	32.9	11.3	44.20
All other dwellings	32.9	11.3	44.20

(c) Common areas and central systems/facilities	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water			
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.	✓	✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	✓	✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	✓	✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	7000	To collect run-off from at least: - 505.73 square metres of roof area of buildings in the development - 0 square metres of pervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (including, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 145.73 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

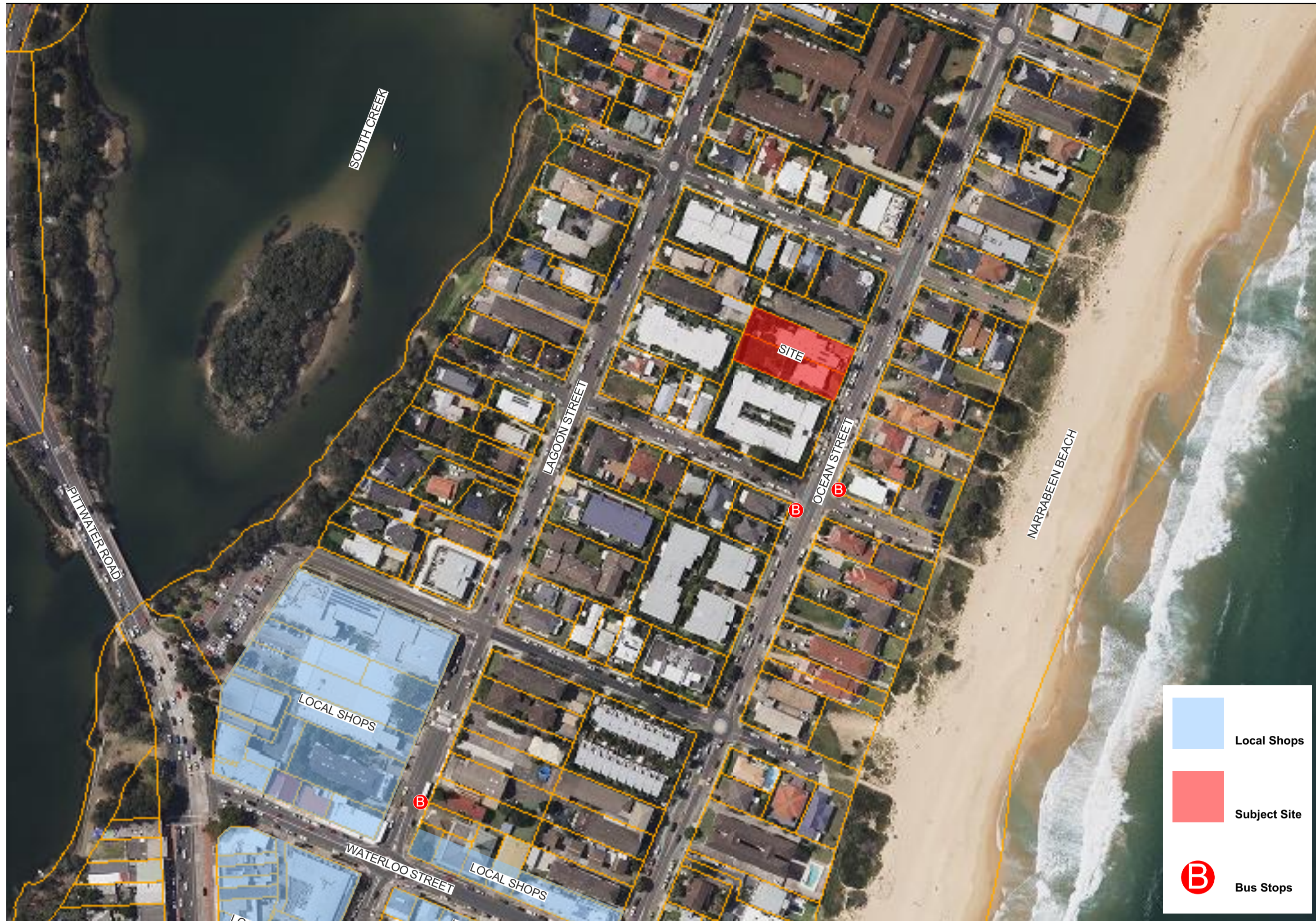
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

(c) Common areas and central systems/facilities	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water			
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓		



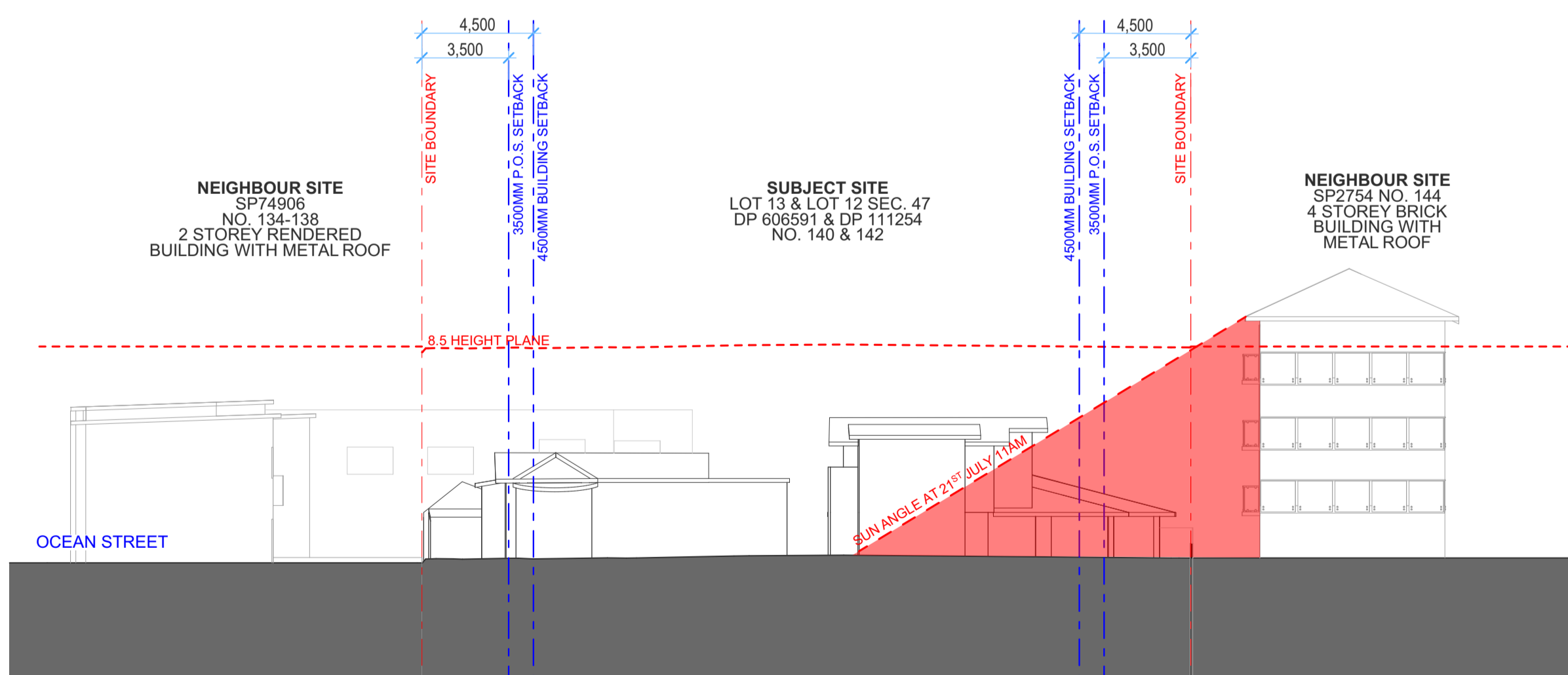
Location Context Plan



Local Context Plan

1

2



Context Elevation

3



Context Elevation Photomontage

4

Certificate No. # 72CUGI7YSV

Scan QR code or follow website link for rating details.

Assessor name: Jennifer Edwards
 Accreditation No: DMN171795
 Property Address: 140-142 Ocean Street, Marrabeen, NSW, 2101

<https://www.nsw.gov.au/QRCodeLanding?Publish=72CUGI7YSV&qr=72CUGI7YSV>

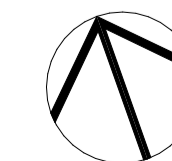
01 10/02/25 Development Application
 Rev Date Approved Drawn Chk

This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364. Brian Bass NSW AFB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

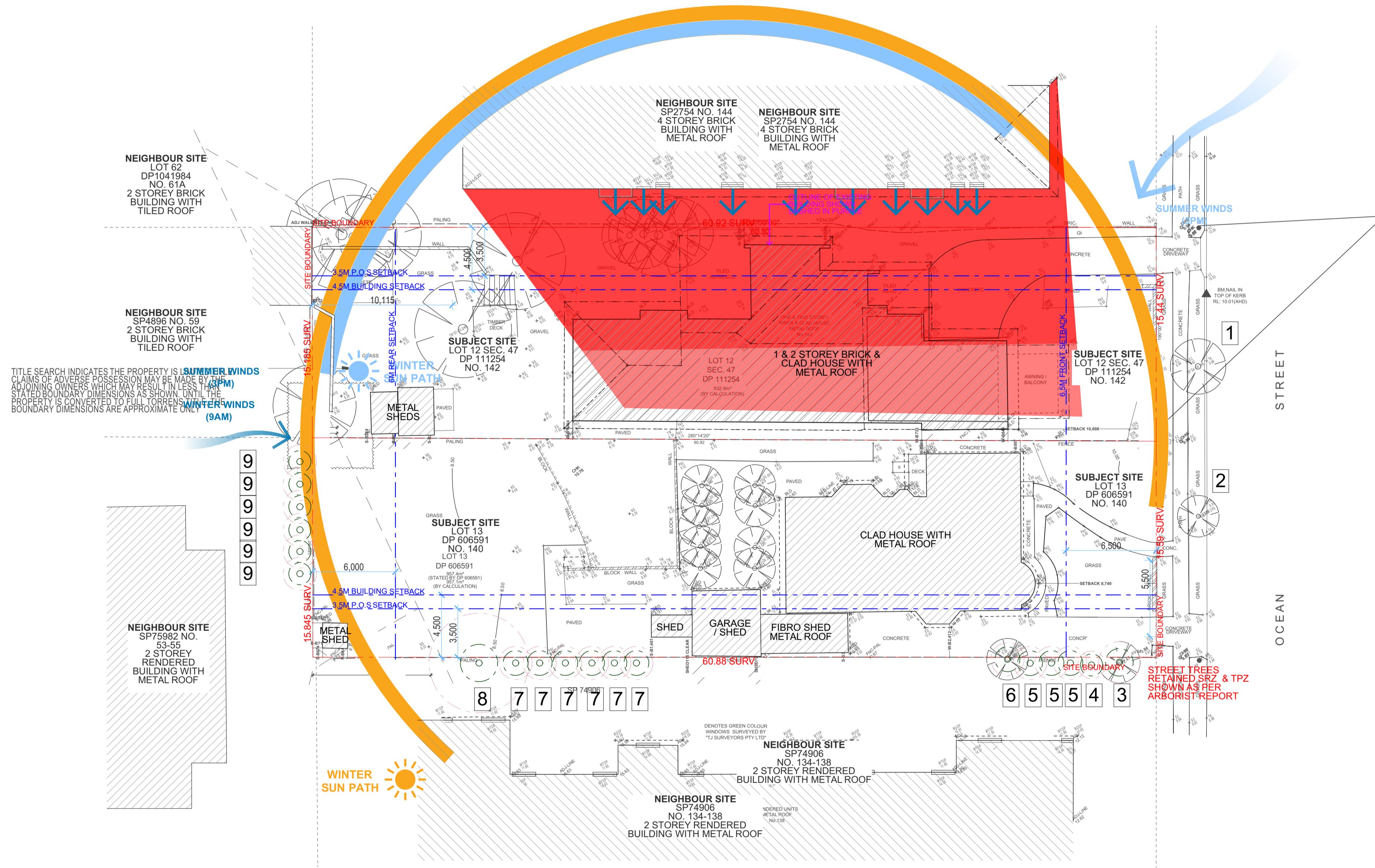
Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au

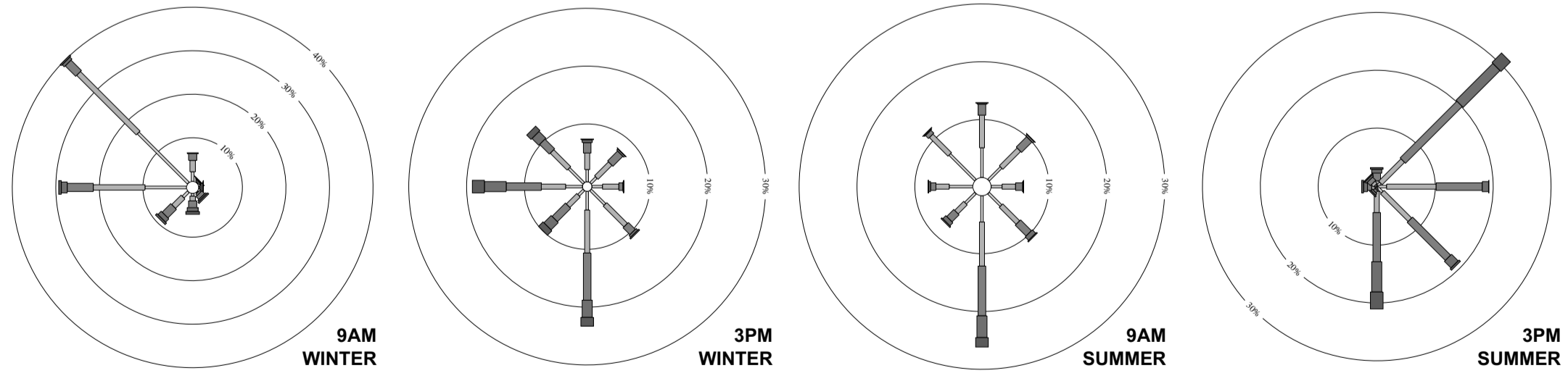


Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Location & Context Plan & Elevation
 Drawing No.
0649-DA102
 Scale
 at A1 size
 Revision
01
 Date
10/02/25



TITLE SEARCH INDICATES THE PROPERTY IS CLAIMS OF ADVERSE POSSESSION MAY BE MADE BY ADJOINING OWNERS WHICH MAY RESULT IN LESS THAN STATED BOUNDARY DIMENSIONS AS SHOWN. UNTIL THE PROPERTY IS CONVERTED TO FULL TORRENS WINTER WINDS (9AM) BOUNDARY DIMENSIONS ARE APPROXIMATE ONLY.



WIND ROSES

ZONE WITHOUT 2 HRS SOLAR ACCESS ON LEVEL 1

ZONE WITHOUT 2 HRS SOLAR ACCESS ON GROUND FLOOR

PRIMARY OVERLOOKING VIEWS AND BALCONIES

Certificate No. # 72CUGI7YSV

Assessor name: Jennifer Edwards
 Accreditation No: DMN171795
 Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101

<https://www.ies.com.au/QRCode/landing?PublicId=72CUGI7YSV&GrpCert=1>

01 10/02/25 Development Application CC BB
 Rev Date Amendment Drawn Chk

This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors

Structural Engineer
Capital Engineering Consultants

Hydraulic Engineer
Capital Engineering Consultants

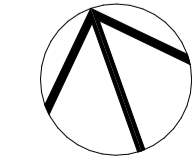
Mechanical Engineer
Capital Engineering Consultants

Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

PopovBass

PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd

Project
TRIO NARRABEEN APARTMENTS

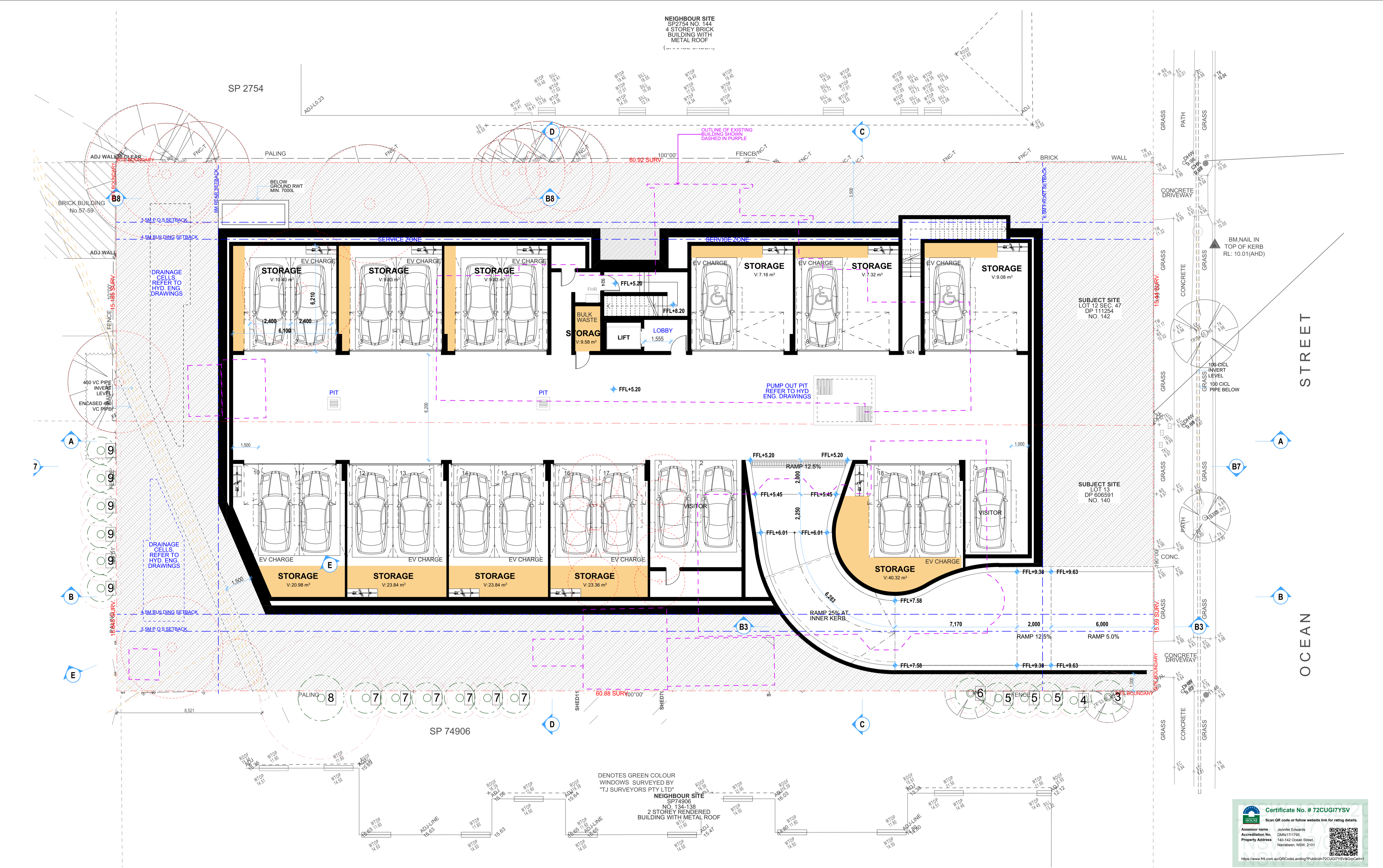
140-142 Ocean Street Narrabeen Sydney NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Site Analysis Plan

Drawing No. 0649-DA103
 Revision 01

Scale 1:200 at A1 size
 Date 10/02/25

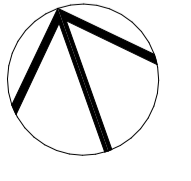


01 10/02/23 Development Application
 Rev Date Approved Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Basement Plan
 Drawing No.
0649-DA105
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

Certificate No. # 72CUGI7YSV
 Scan QR code or follow website link for rating details.
 Assessor name Jennifer Edwards
 Accreditation No. DMN171715
 Property Address 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.nrs.com.au/QRCode/landing?PublicId=72CUGI7YSV&GrpCert=1

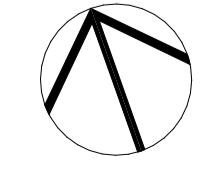


01 10/02/23 Development Application CC BB
 Rev Date Approved Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

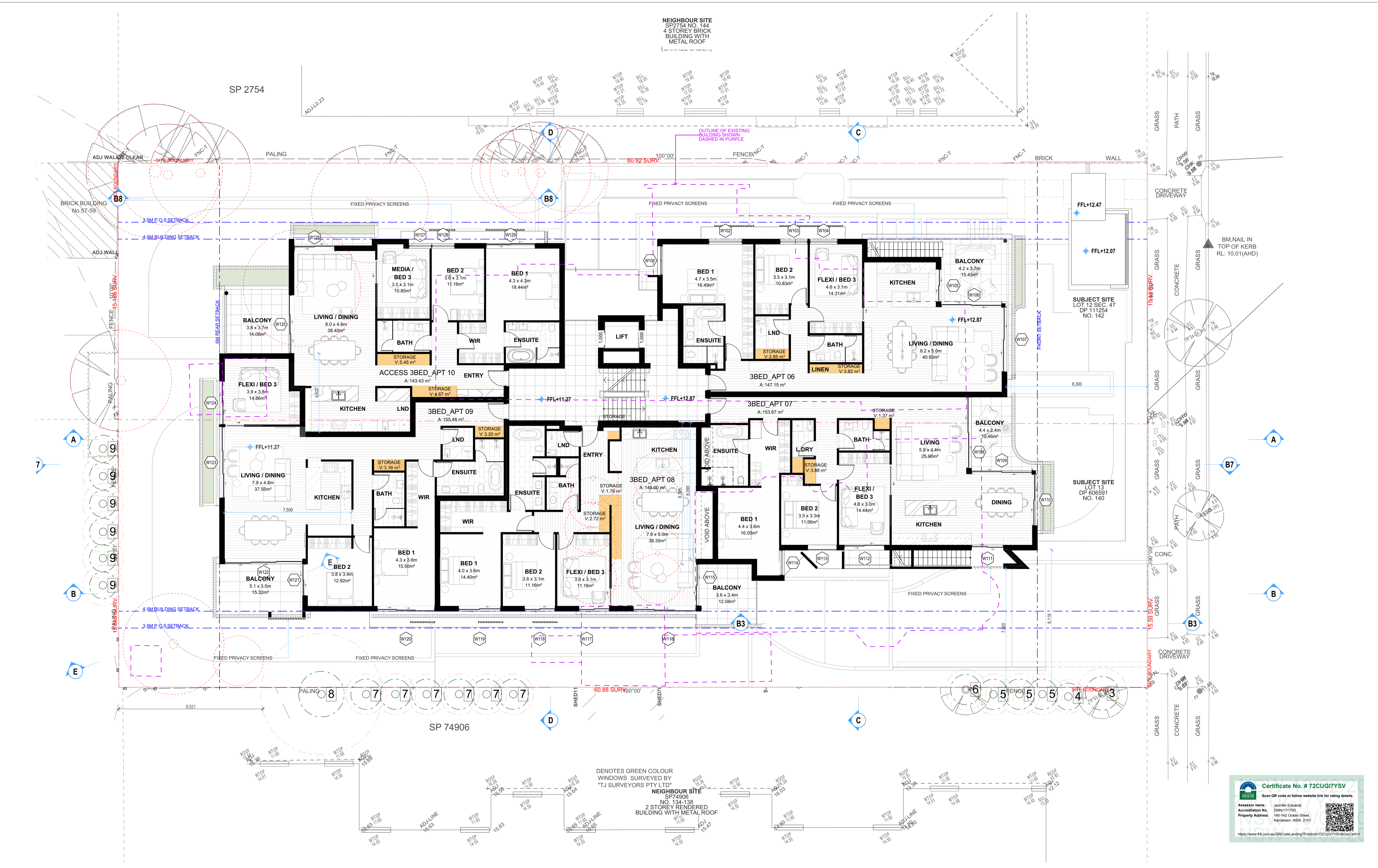
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

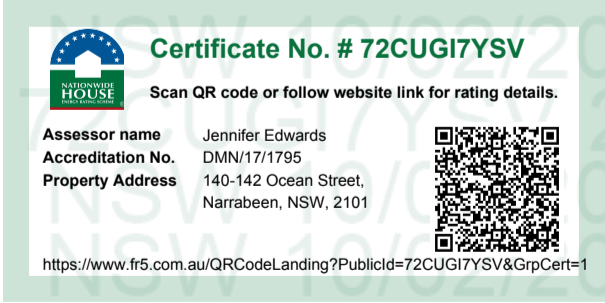
Title
Ground Floor Plan
 Drawing No.
0649-DA106
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

Certificate No. #72CUG1Y5V
 Scan QR code or follow website link for rating details.
 Assessor name Jennifer Edwards
 Accreditation No. 0261171795
 Property Address 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.fis.com.au/QRCode/Landing?PublicId=72CUG1Y5V&GCP=1



NEIGHBOUR SITE
SP2754 NO. 144
4 STOREY BRICK
BUILDING WITH
METAL ROOF

DENOTES GREEN COLOUR
WINDOWS SURVEYED BY
"TJ SURVEYORS PTY LTD"
NEIGHBOUR SITE
NO. 134-138
2 STOREY RENDERED
BUILDING WITH METAL ROOF



01	10/02/25	Development Application	CS	BB
Rev	Date	Amendment	Drawn	Check

This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors

Structural Engineer
Capital Engineering Consultants

Hydraulic Engineer
Capital Engineering Consultants

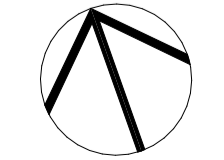
Mechanical Engineer
Capital Engineering Consultants

Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



Client
Trio Industries Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101

Status
DEVELOPMENT APPLICATION

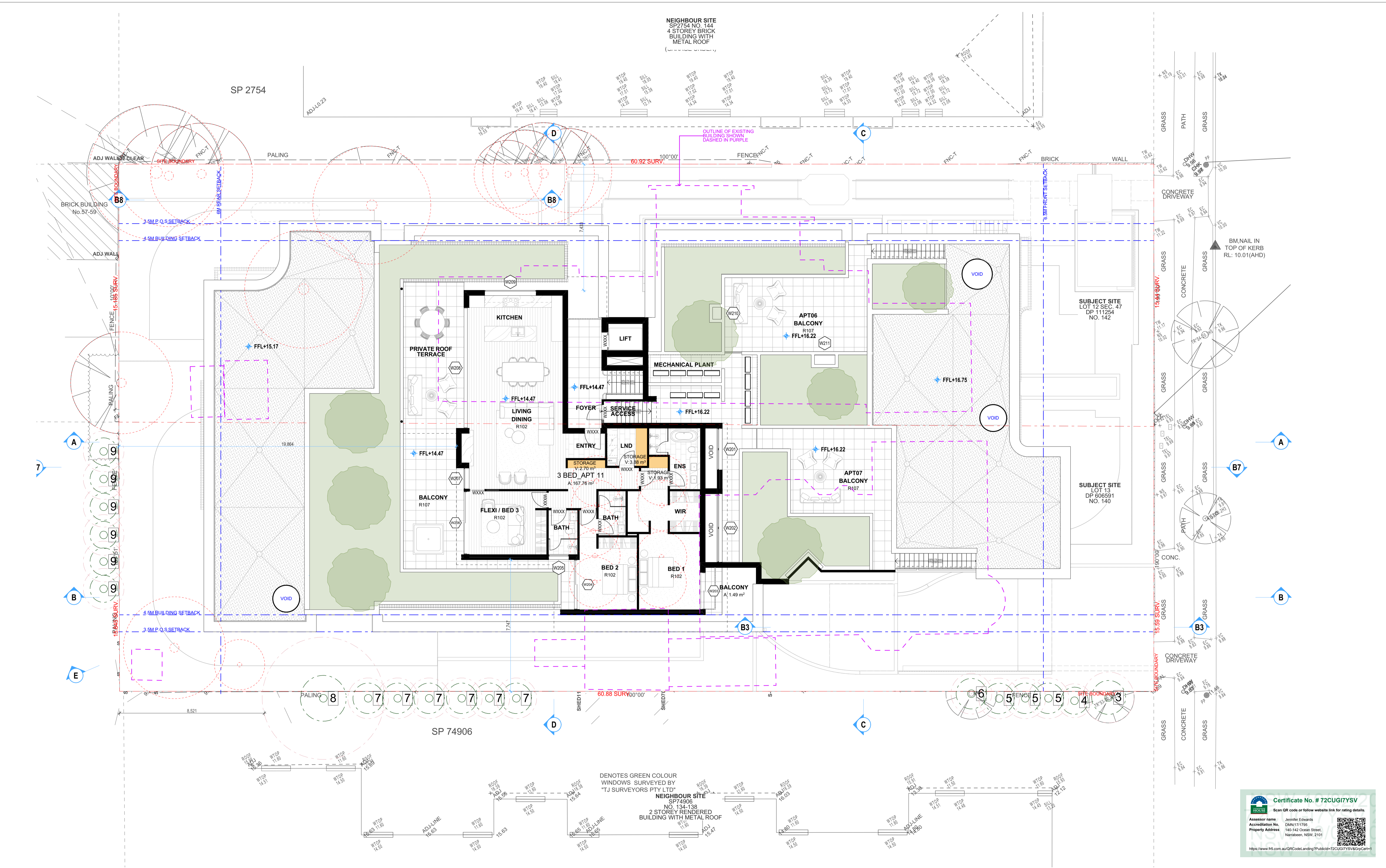
Title
Level 01 Plan

Drawing No.
0649-DA107

Scale
1:100 at A1 size

Revision
01

Date
10/02/25

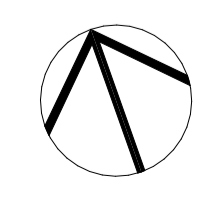


01 10/02/23 Development Application
 Rev Date Amendment Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW ABN 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

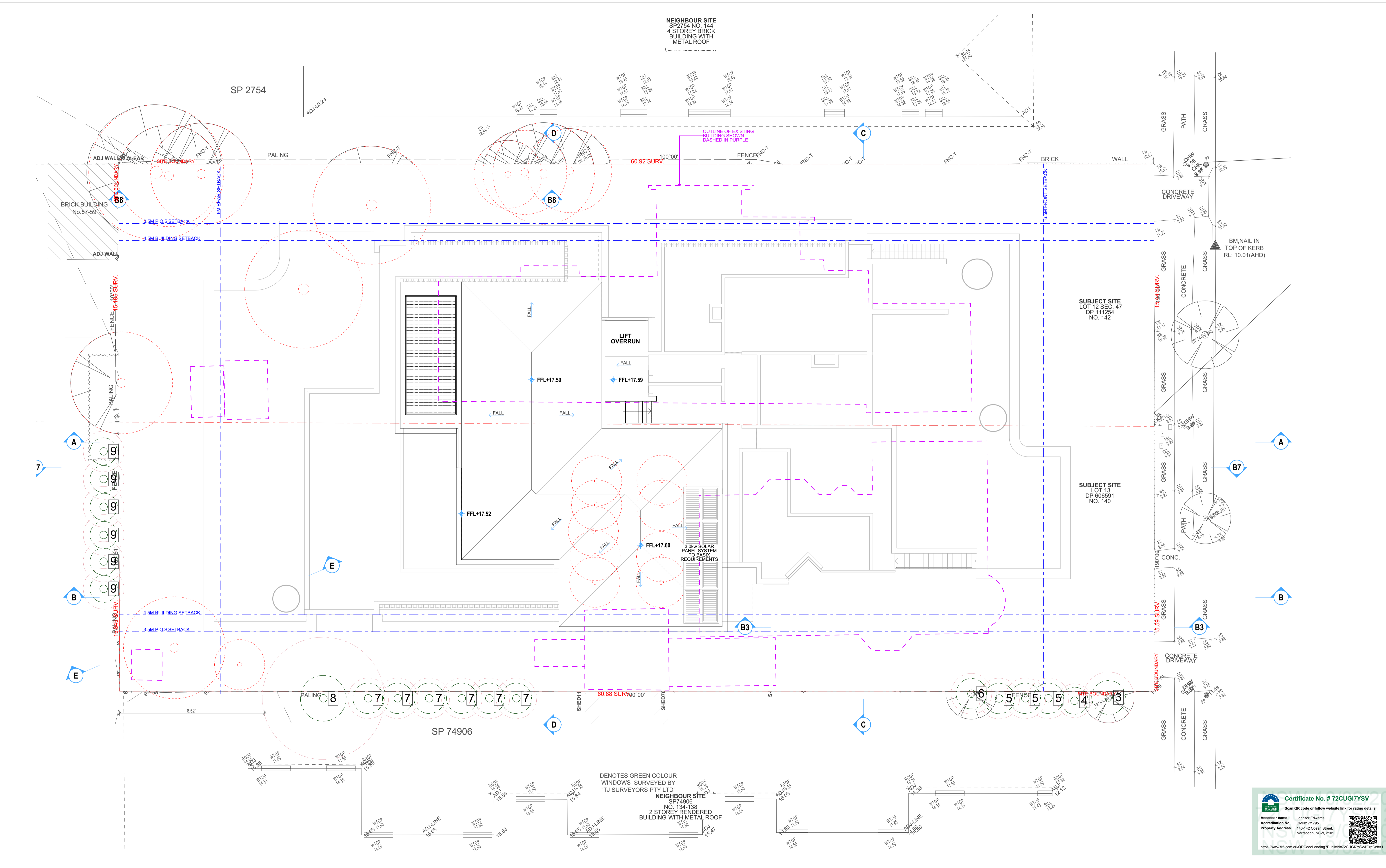
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Level 02 Plan
 Drawing No.
0649-DA108
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

Certificate No. # 72CUGI7YSV
 Scan QR code or follow website link for rating details.
 Assessor name: Jennifer Edwards
 Accreditation No.: (048) 771725
 Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.nrs.com.au/QRCode/Landing?PublicId=72CUGI7YSV&Gp=Cert-1

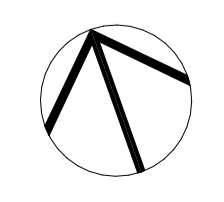


01 10/02/25 Development Application
 Rev Date Amendment
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW AFB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

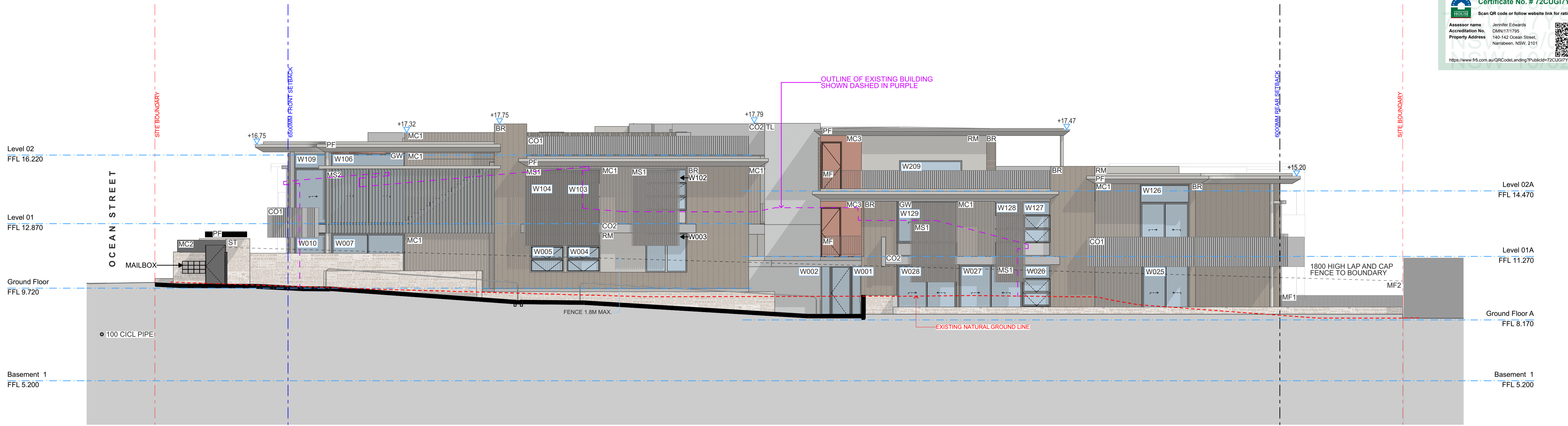
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



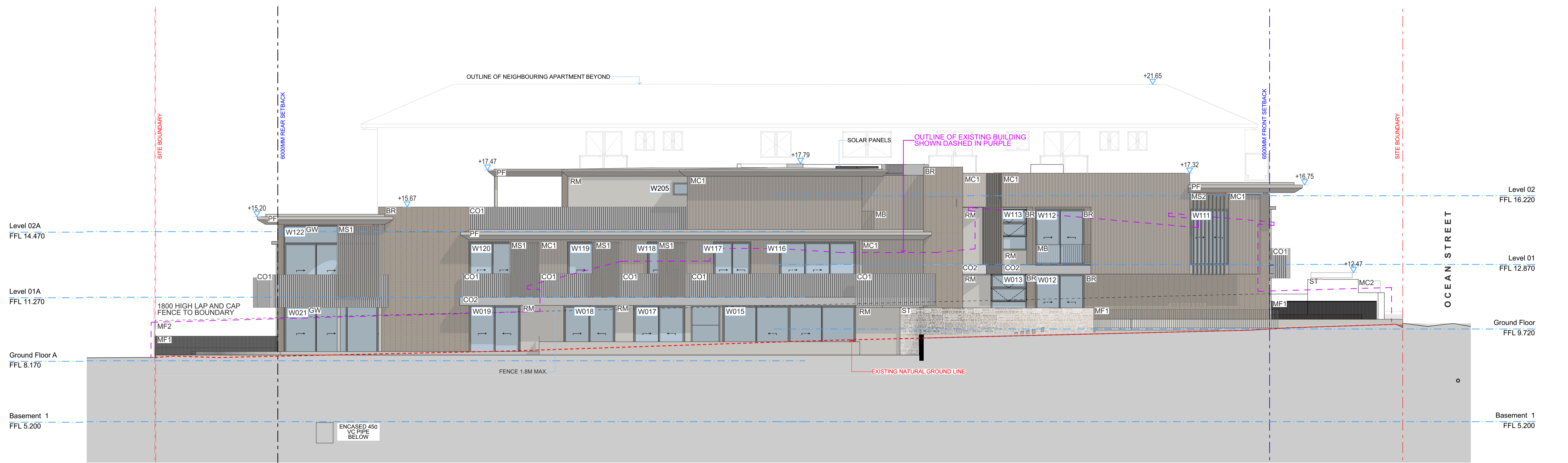
Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Roof Plan
 Drawing No.
0649-DA109
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

Certificate No. # 72CUG17YSV
 Scan QR code or follow website link for rating details.
 Assessor name: Jennifer Edwards
 Accreditation No: DMN171795
 Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.nsw.gov.au/QRCode/landing?PublicId=72CUG17YSV&Page=1



1 NORTH ELEVATION



2 SOUTH ELEVATION

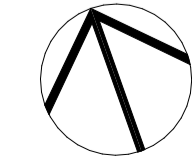
LEGEND:

BR	BRICKWORK	MS1	METAL SCREEN 01
CO1	CONCRETE FLUTED	MS2	METAL SCREEN 02
CO2	OFF FORM CONCRETE	RS	RETRACTABLE SUN SHADE
RM	RENDERED MASONRY	GW	GLAZED WINDOW WITH ALUMINUM FRAME
PF	PAINT FINISH	MB	METAL BALUSTRADE
TL	TILE CLADDING	MF1	METAL FENCE
ST	STONE CLADDING	MF2	BOUNDARY FENCE
MC1	METAL CLADDING 01	OP	OVERHEAD POWER
MC2	METAL CLADDING 02		
MC3	METAL CLADDING 03		

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

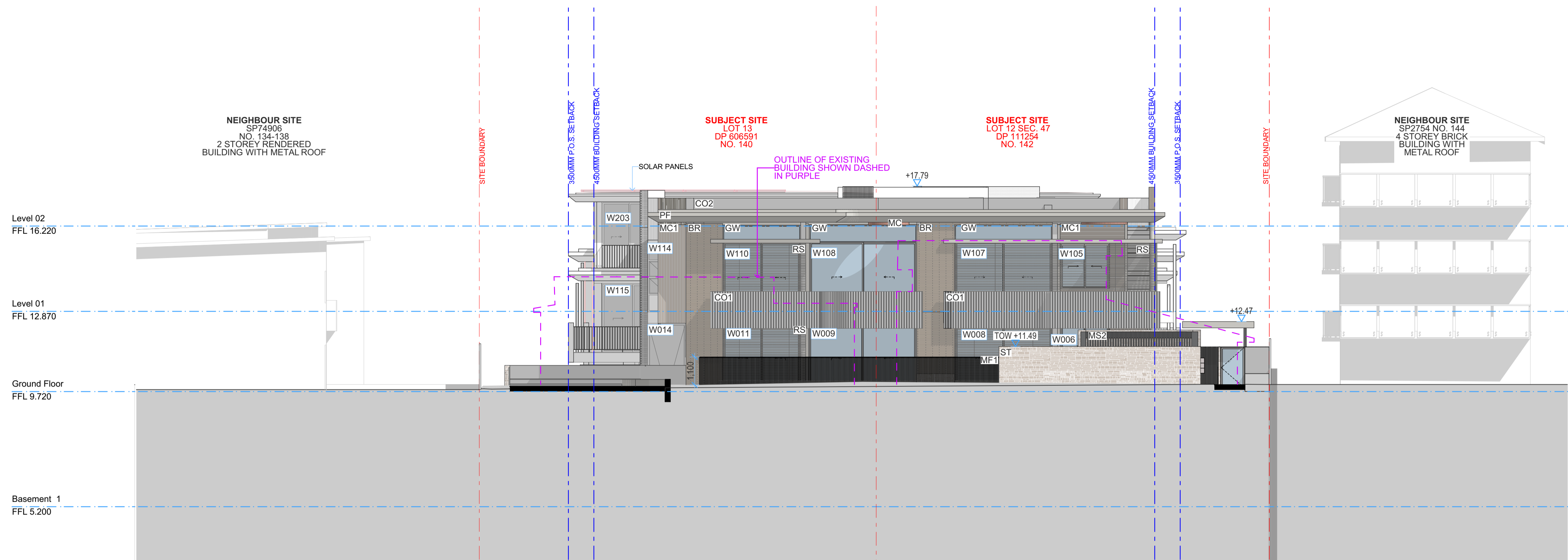
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

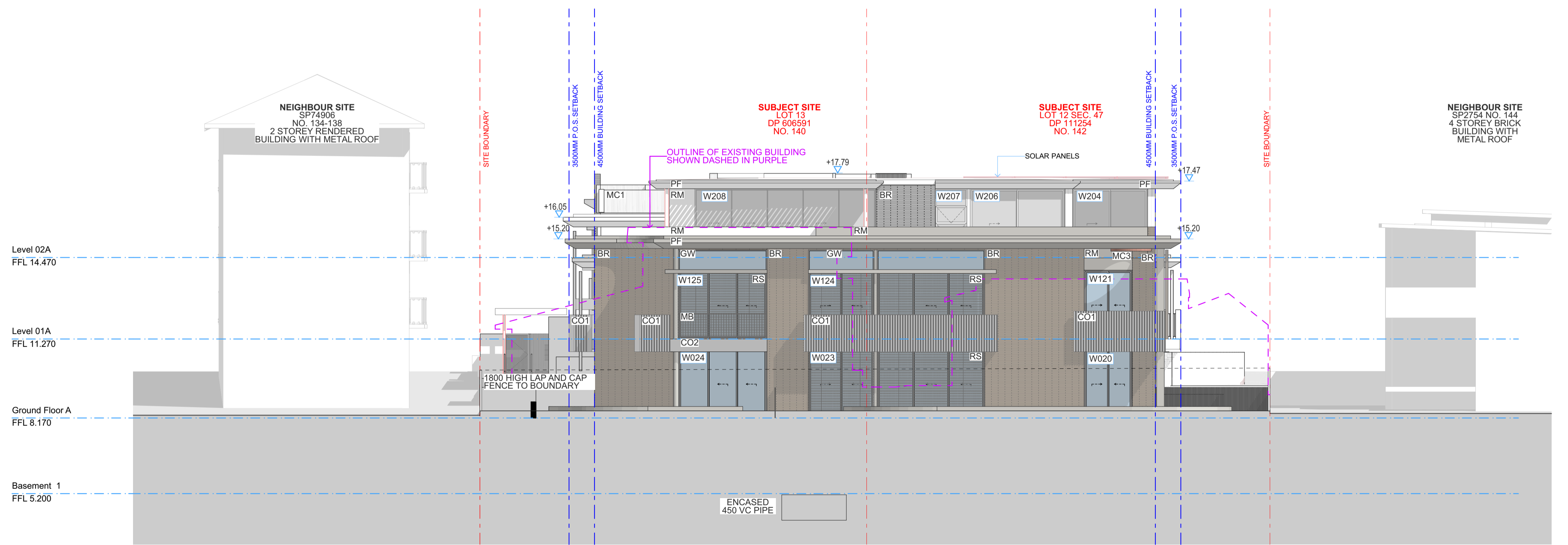
Title
Elevations 1
 Drawing No.
0649-DA110
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

01 10/02/25 Development Application
 Rev Date Amendment
 Dwn Chk Appr
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.



EAST ELEVATION

1



WEST ELEVATION

2

Certificate No. # 72CUG17YSV
 Scan QR code or follow website link for rating details.
 Assessor name: Jennifer Edwards
 Accreditation No.: DAM/171795
 Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.ifs.com.au/QRCodeLanding?PublicId=72CUG17YSV&CorpCert=1

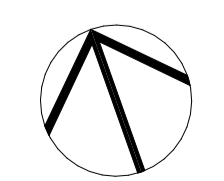
LEGEND:

BR	BRICKWORK	MS1	METAL SCREEN 01
CO1	CONCRETE FLUTED	MS2	METAL SCREEN 02
CO2	OFF FORM CONCRETE	RS	RETRACTABLE SUN SHADE
RM	RENDERED MASONRY	GW	GLAZED WINDOW WITH ALUMINIUM FRAME
PF	PAINT FINISH	MB	METAL BALUSTRADE
TL	TILE CLADDING	MF1	METAL FENCE
ST	STONE CLADDING	MF2	BOUNDARY FENCE
MC1	METAL CLADDING 01	OP	SCYMPHE
MC2	METAL CLADDING 02		
MC3	METAL CLADDING 03		

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

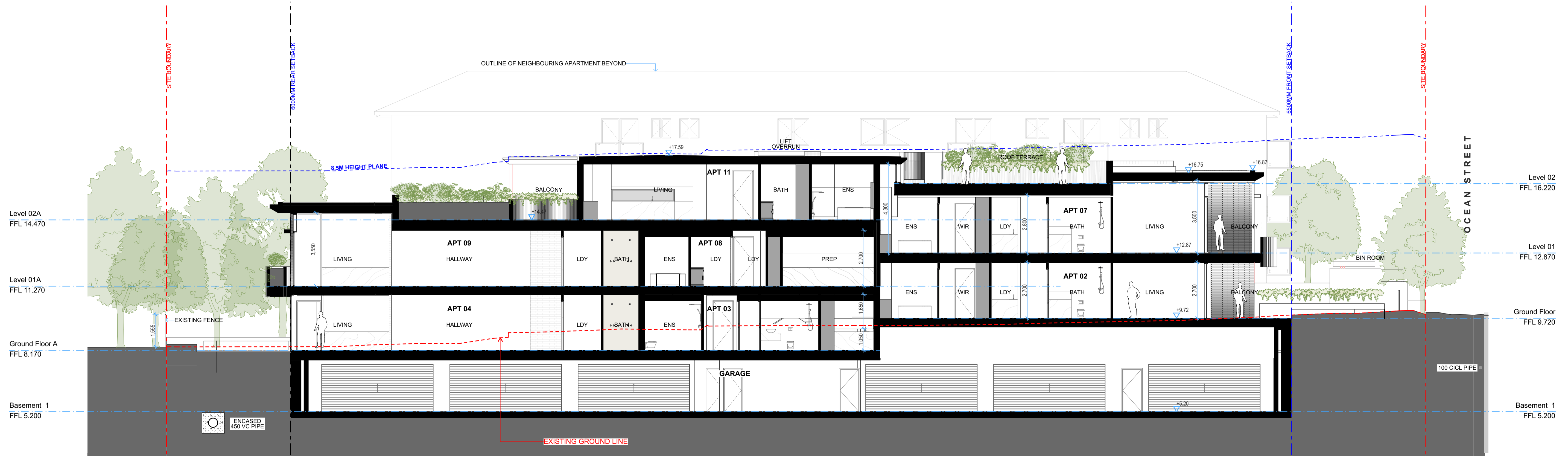
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



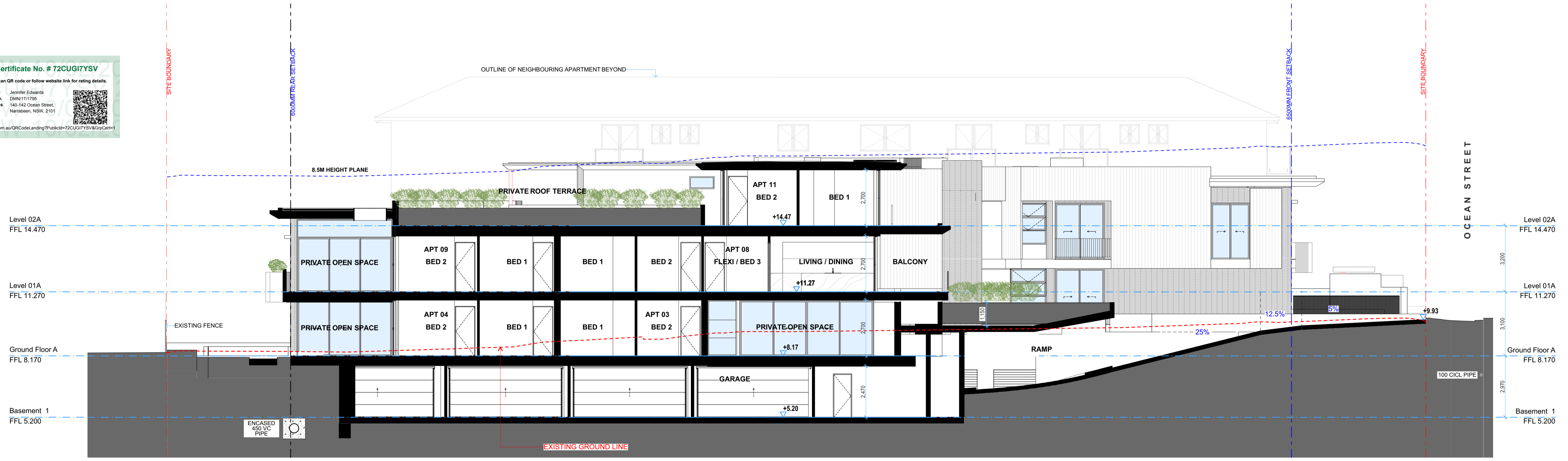
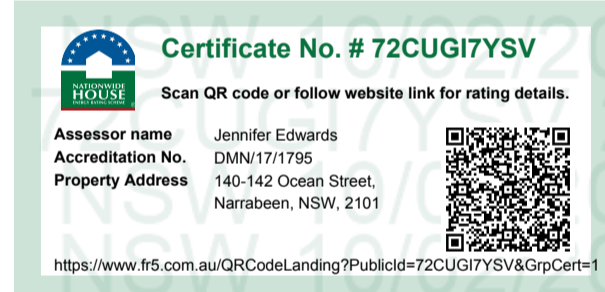
Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Elevations 2
 Drawing No.
0649-DA111
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25

01 10/02/25 Development Application CC BB
 Rev Date Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.



1 SECTION AA



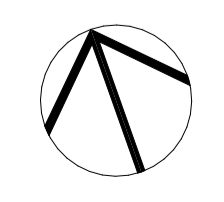
2 SECTION BB

01 10/02/25 Development Application CC BB
 Rev Date Amendment Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW AFB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

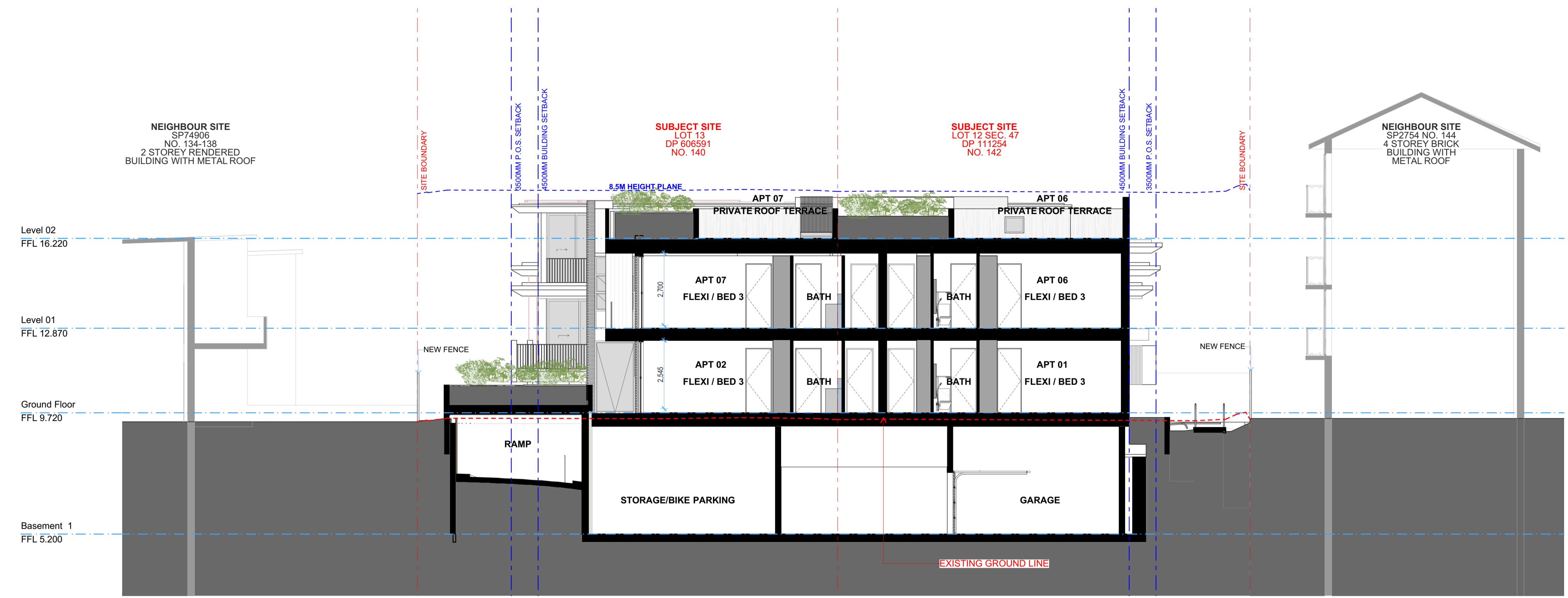
Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

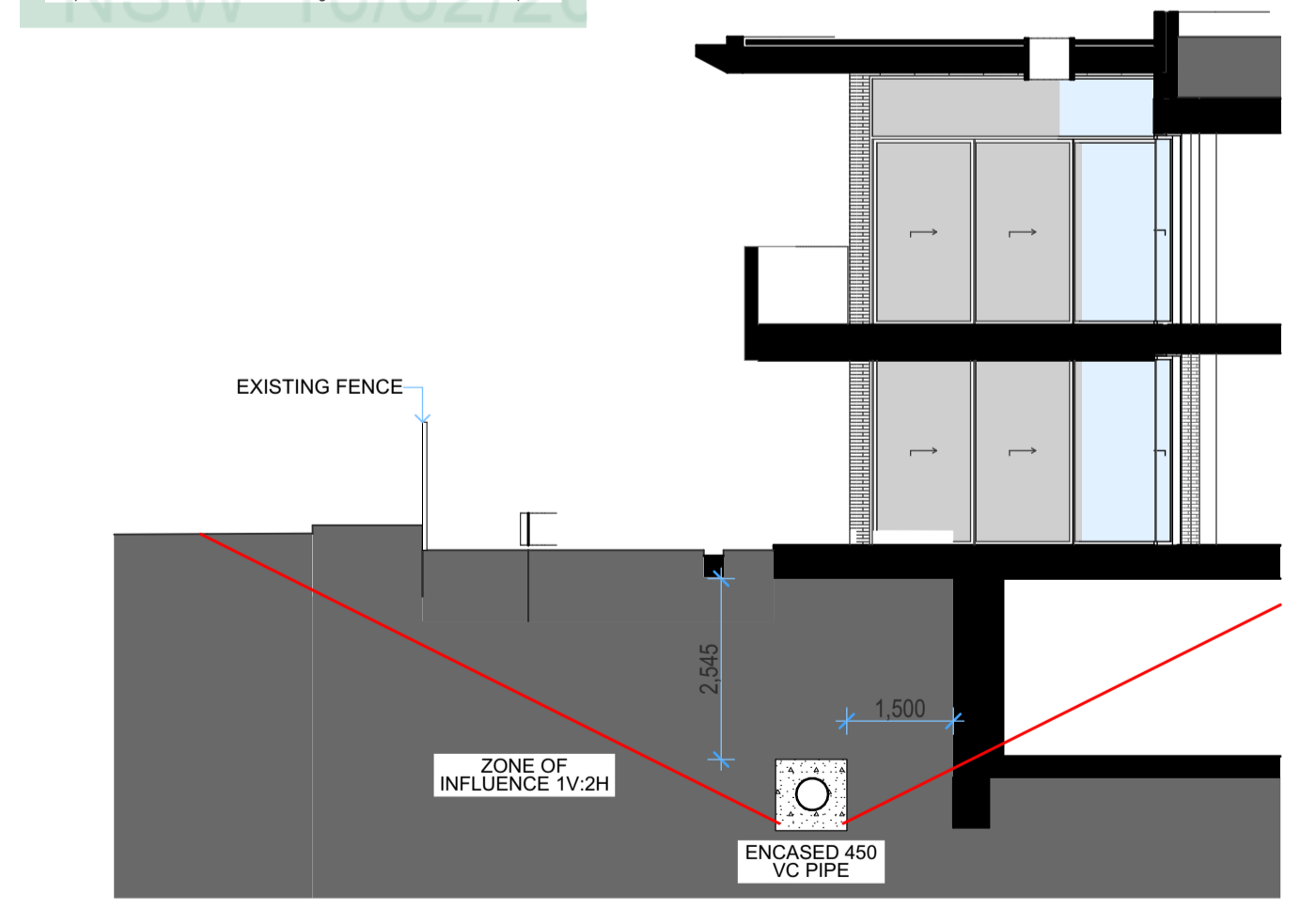
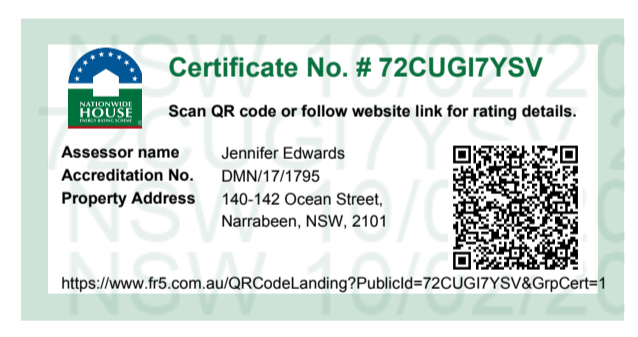
Title
Section AA & BB
 Drawing No.
0649-DA112
 Revision
01
 Scale
1:100 at A1 size
 Date
10/02/25



SECTION CC



SECTION DD



SECTION EE

Surveyor
C & A Suvayors

Structural Engineer
Capital Engineering Consultants

Hydraulic Engineer
Capital Engineering Consultants

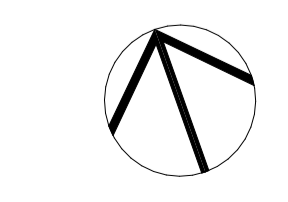
Mechanical Engineer
Capital Engineering Consultants

Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



Client
TRIO Industries Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Section CC, DD & EE

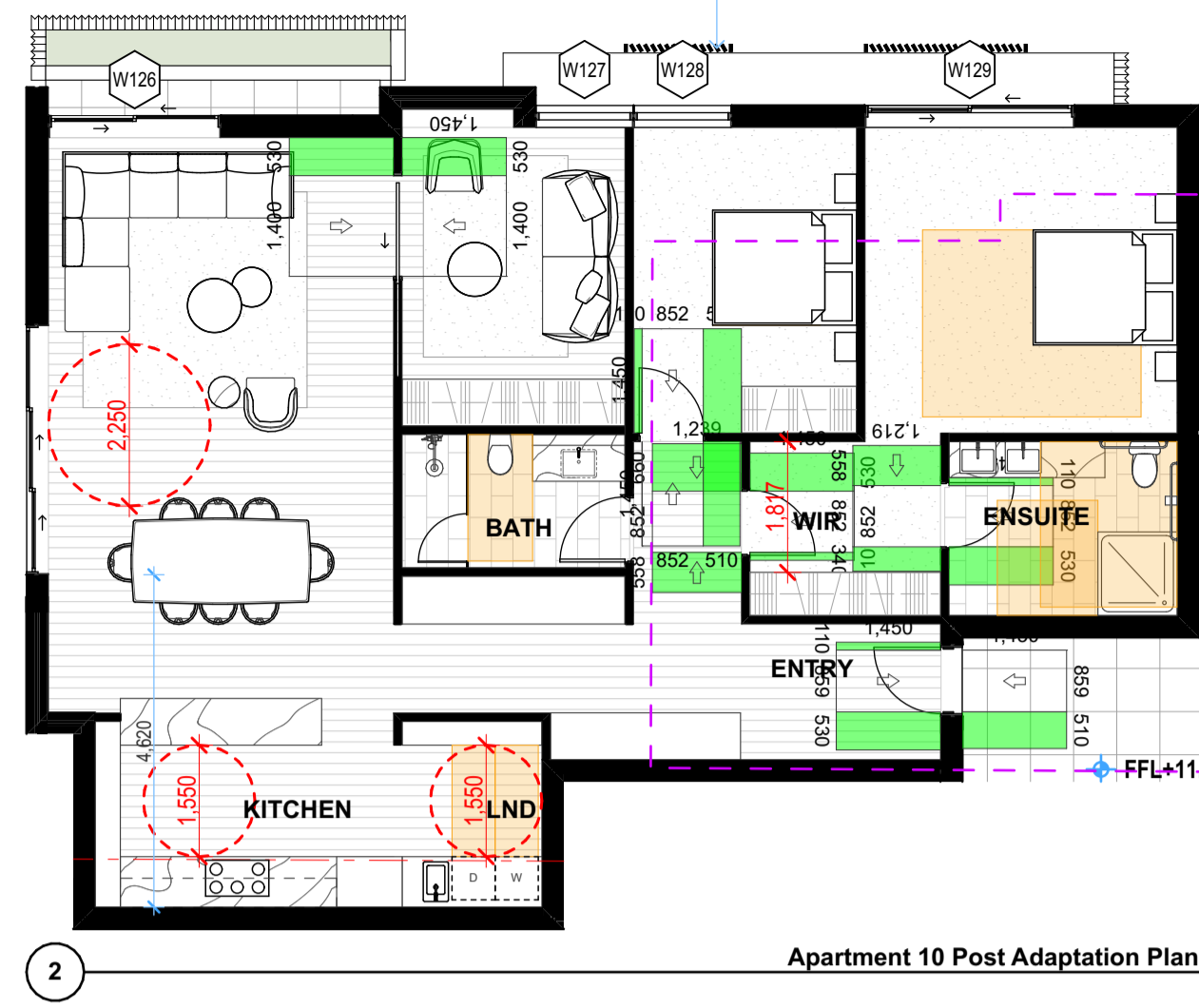
Drawing No.
0649-DA113

Revision
01

Scale
1:100 at A1 size

Date
10/02/25

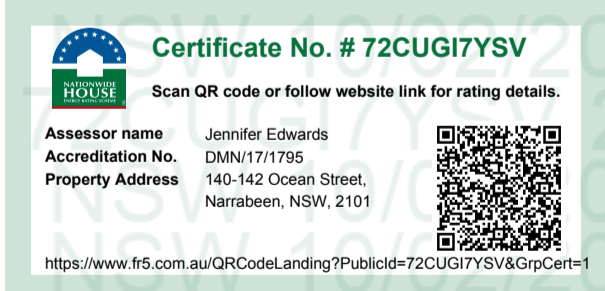
01 10/02/25 Development Application CC BB
Rev Date Assessment Drawn Chk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN 91 002 856 364. Brian Bass NSW ARB 6470.



Apartment 10 Post Adaptation Plan



Ground Floor Post Adaptation Plan

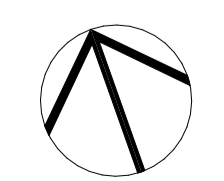


01 10/02/23 Development Application
 Rev Date Amendment
 CC BB
 Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

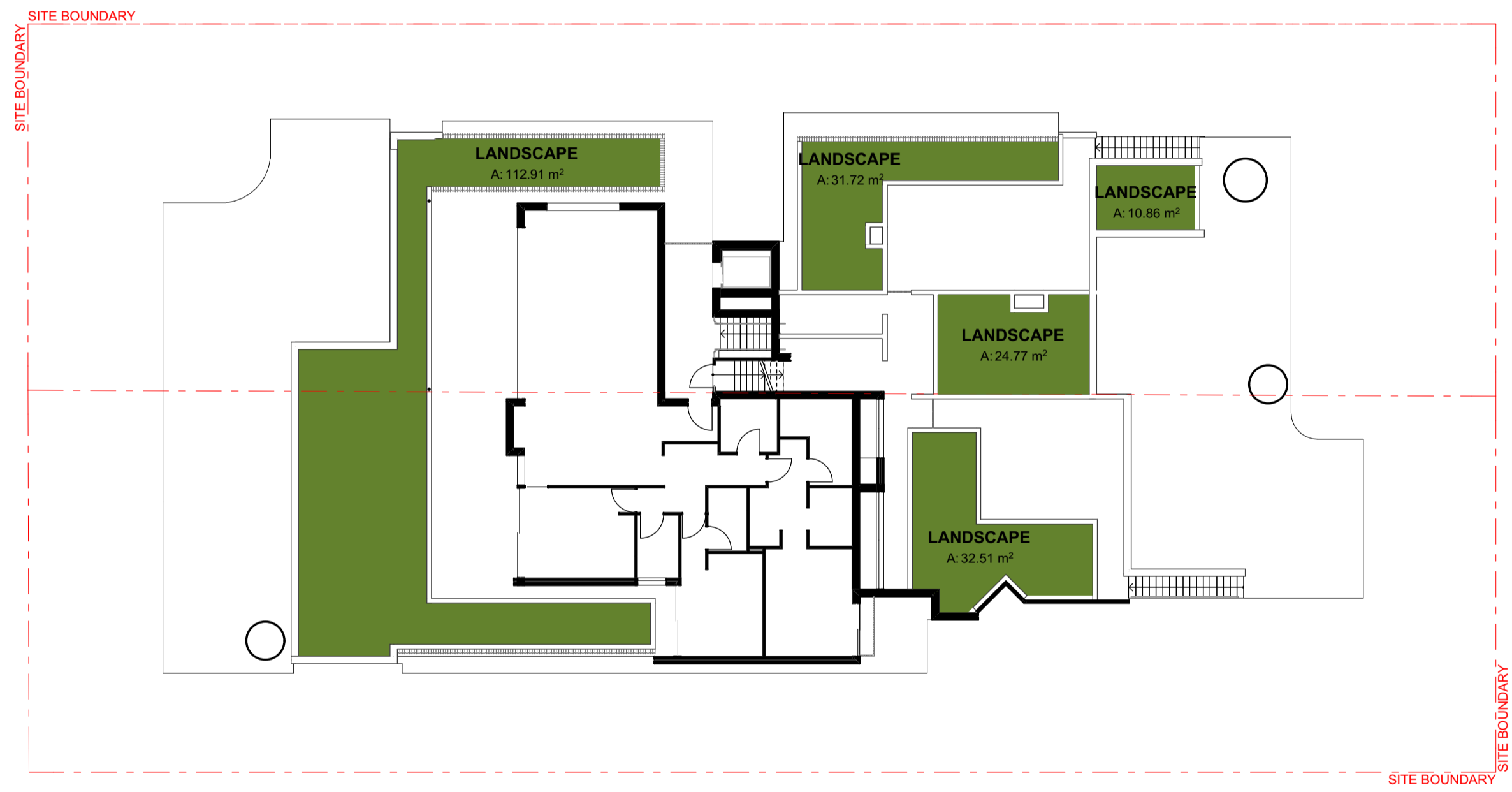
Title
Post Adaptation Plans
 Drawing No.
0649-DA114
 Scale
1:100 at A1 size
 Revision
01
 Date
10/02/25



Ground Floor Landscape



Level 01 Landscape



Level 02 Landscape

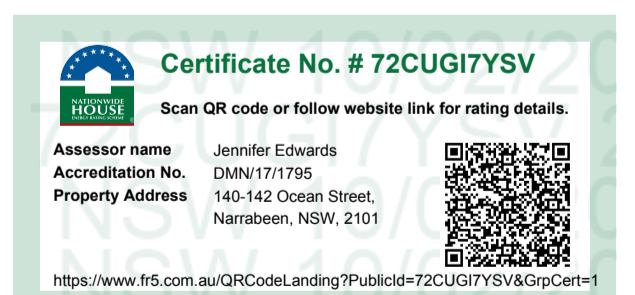


ADG Deep Soil Diagram

ADG DEEP SOIL CALCULATION		
CONTROL (MIN DIMENSION 6M)	7.0%	132.30m ²
ACHIEVED m ²	7.4%	140.13m ²

LANDSCAPE OPEN SPACE CALCULATION		
CONTROL (MIN DIMENSION 2M)	50.0%	945.00m ²
ACHIEVED m ²	34.8%	658.50m ²

AREA <2m WIDE	3.4%	64.56m ²
GREEN ROOFS & PLANTERS	12.0%	227.49m ²
TOTAL INCLUDING GREEN ROOFS / PLANTERS / AREA <2m WIDE	50.3%	950.55m ²

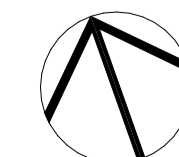


01 10/02/25 Development Application 00 00
 Rev Date Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Area Diagrams
 Drawing No.
0649-DA115
 Scale
1:200 at A1 size
 Revision
01
 Date
10/02/25



1 Front Aerial Perspective



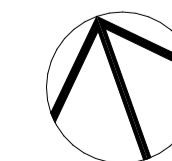
2 Rear Aerial Perspective

01 10/02/25 Development Application CC BB
 Rev Date Assessment Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364. Brian Bass NSW AFB 6470.

Surveyor
C & A Suveyors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

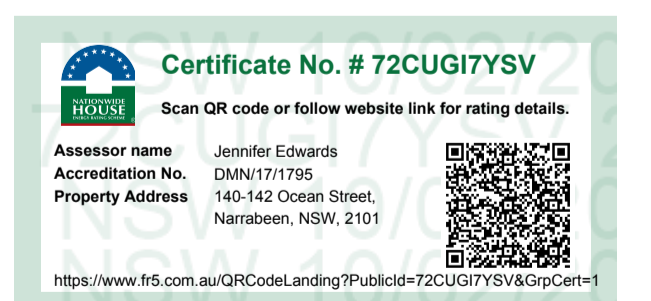
Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

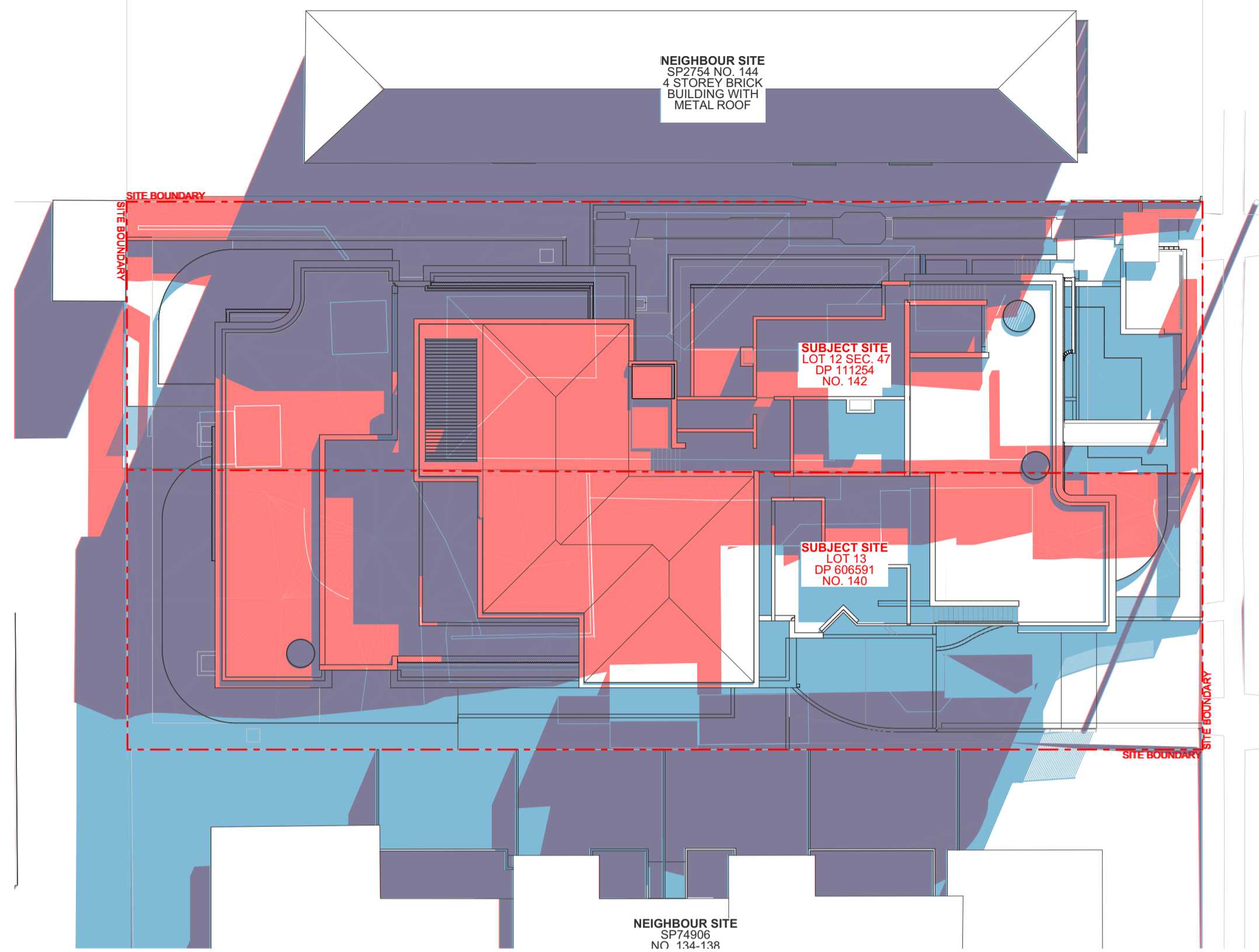
PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



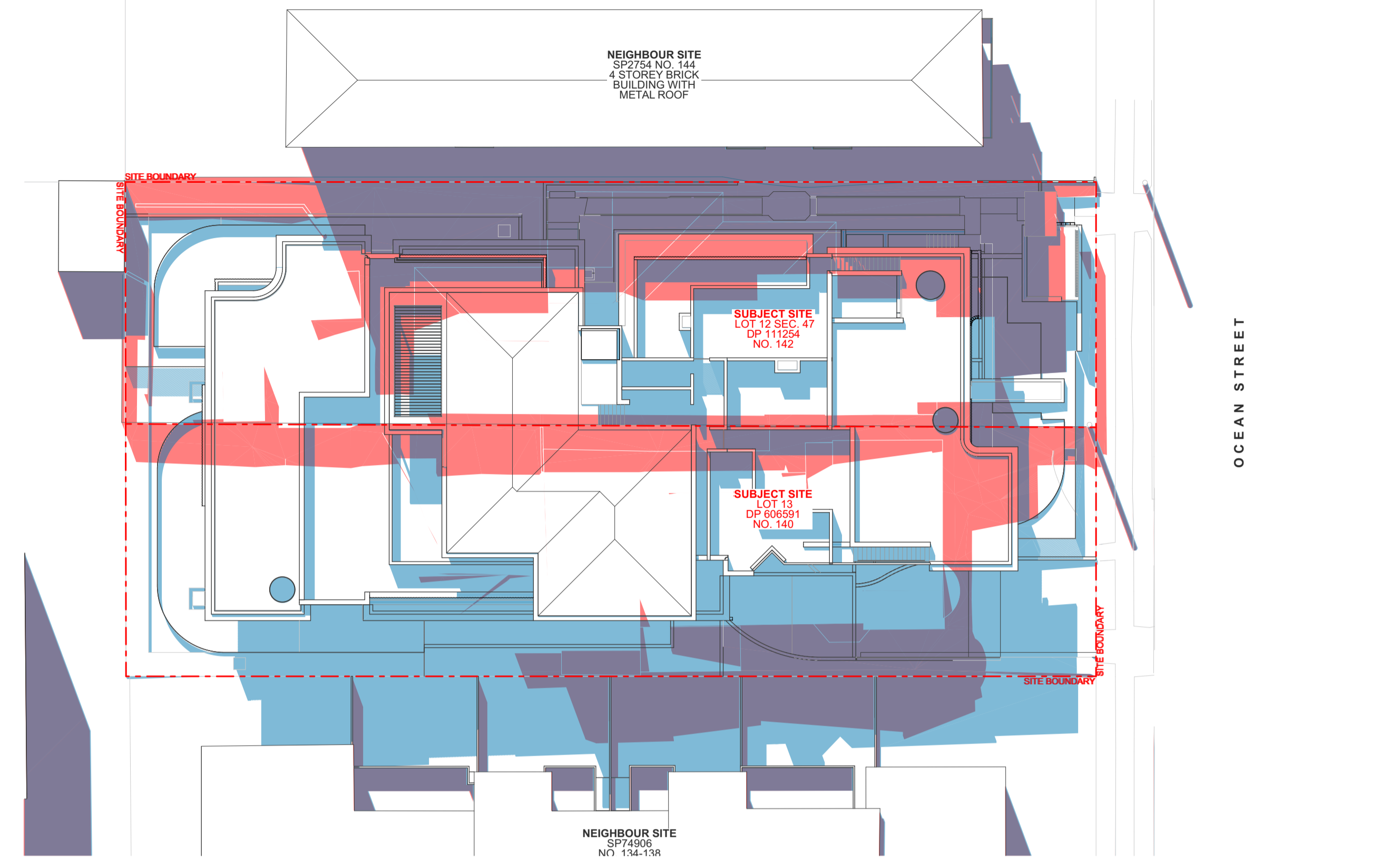
Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Height Diagrams
 Drawing No.
0649-DA116
 Scale
 at A1 size
 Revision
 01
 Date
 10/02/25

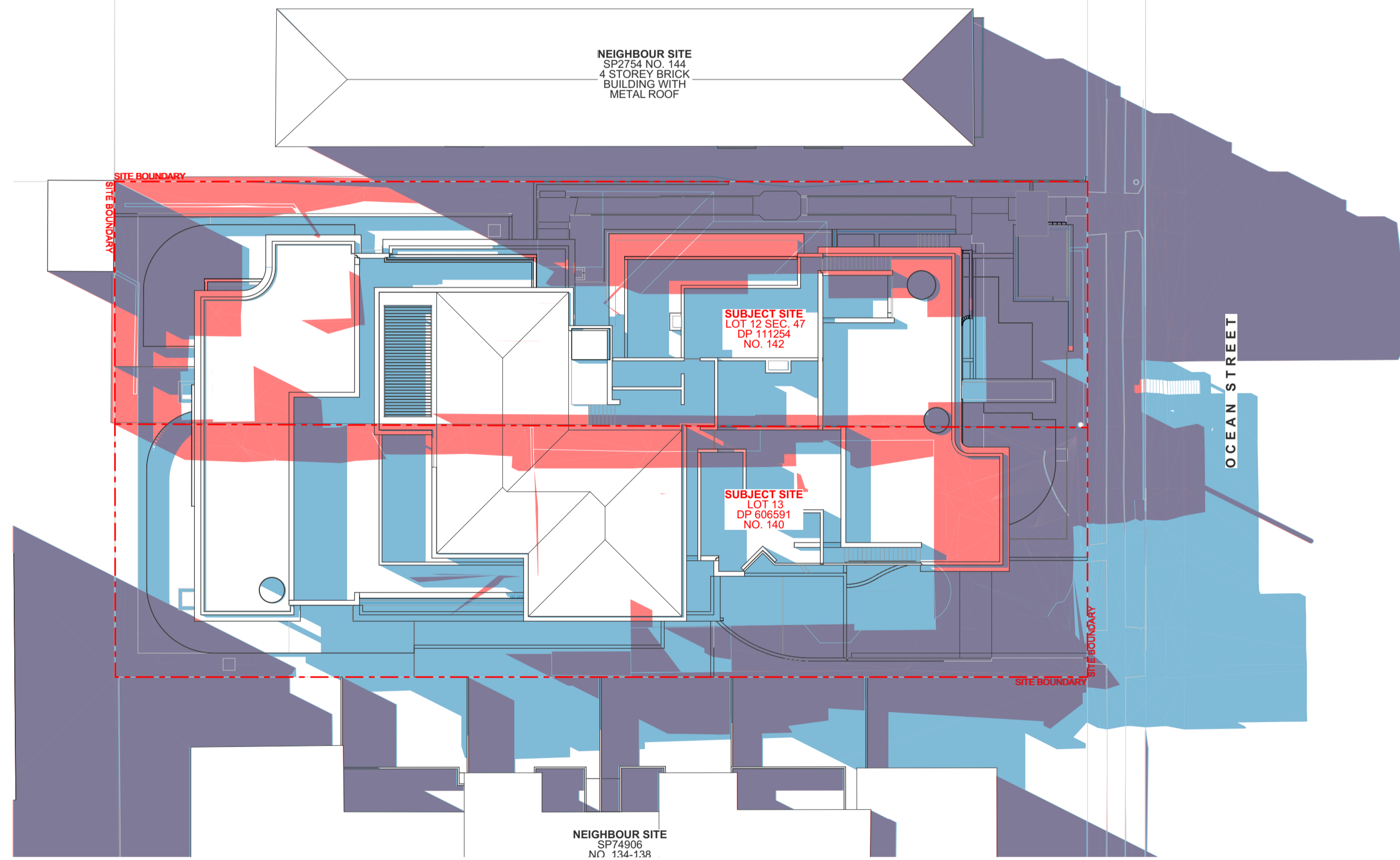




JUNE 21 9:00 AM



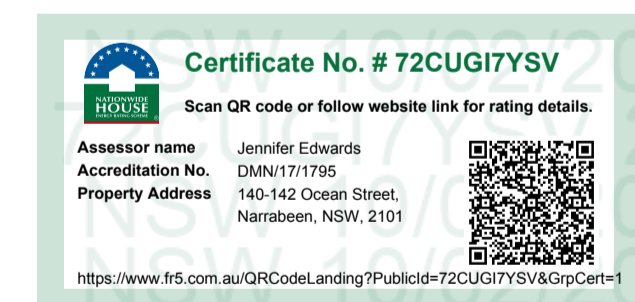
JUNE 21 12:00 PM



JUNE 21 3:00 PM

- LEGEND:**
- = PROPOSED NEW SHADOWS
 - = EXISTING SHADOWS UNCHANGED
 - = EXISTING SHADOWS NO LONGER CAST

NOTE:
IF PRINTED SHADOWS DO NOT MATCH THE ON-SCREEN SHADOWS, ENSURE THAT YOU USE THE PROGRAM ADOBE ACROBAT READER TO PRINT, A FREE VERSION CAN BE DOWNLOADED ONLINE.

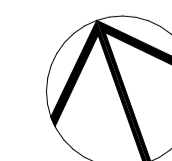


01 10/02/25 Development Application CC BB
Rev Date Assessor Drawn
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figure dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW AFB 6470.

Surveyor
C & A Suvayors
Structural Engineer
Capital Engineering Consultants
Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
Electrical Engineer
Purple Apple Access Pty Ltd
Landscape Architect
Jane Britt Design


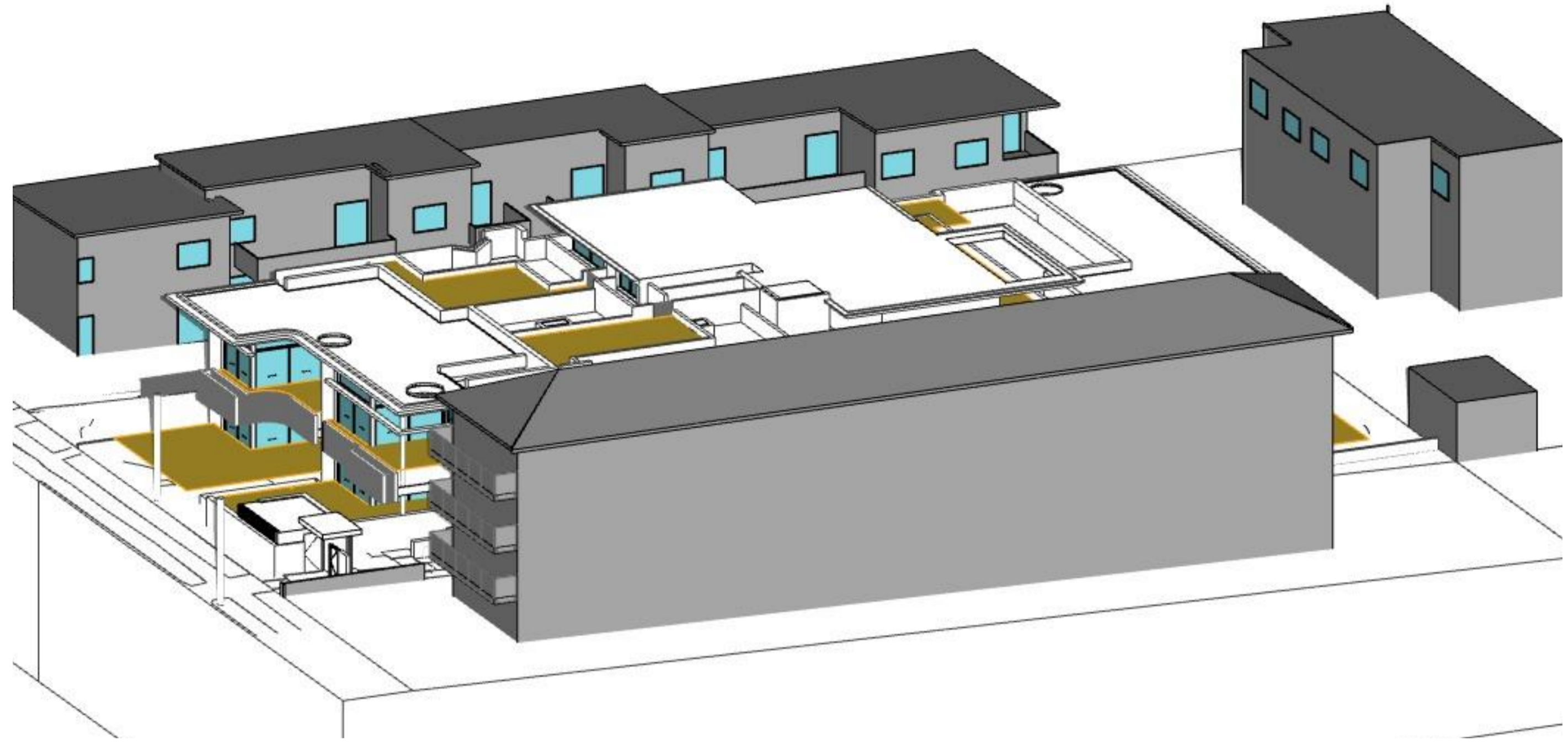
PopovBass
PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



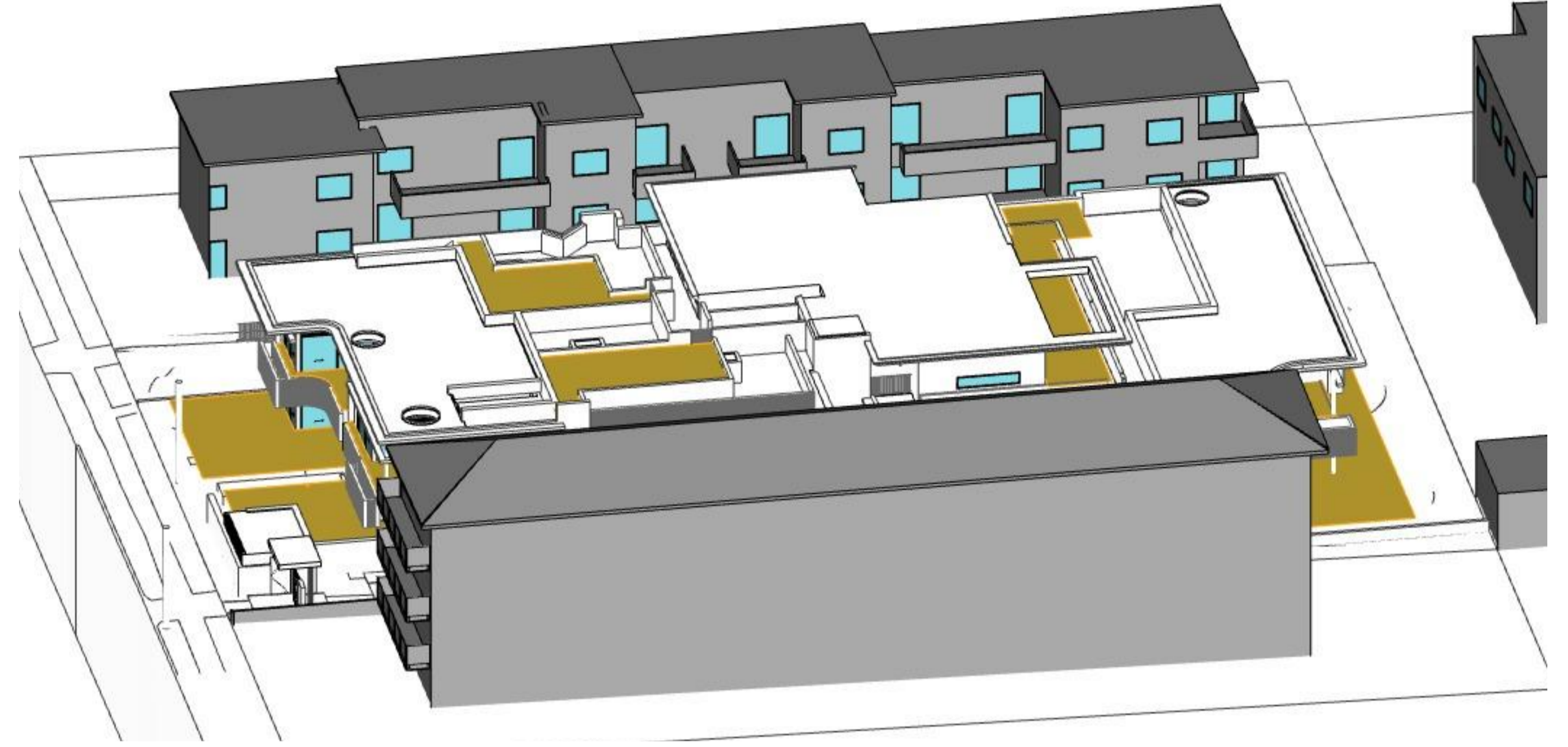
Client
Trio Industries Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Shadow Diagram June 21
Drawing No. 0649-DA117
Scale at A1 size
Revision 01
Date 10/02/25

Certificate No. # 72CUG17YSV
 Scan QR code or follow website link for rating details.
 Assessor name: Jennifer Edwards
 Accreditation No.: DMN1717195
 Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101
 https://www.nsw.gov.au/QRcode/landing?PublicId=72CUG17YSV&G=cert-1

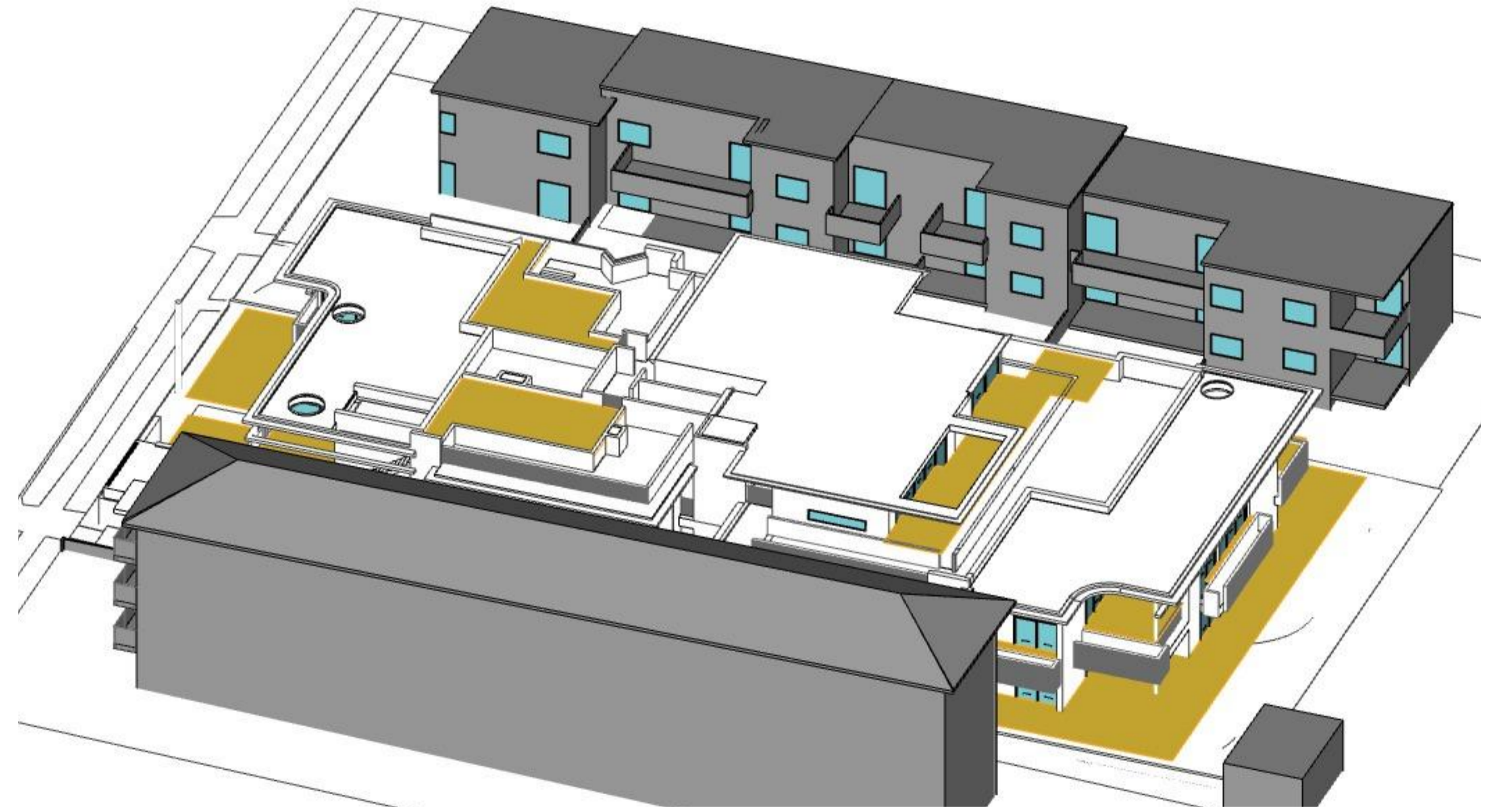
1 Sun Eye View: June 21 - 9:00am



2 Sun Eye View: June 21 - 10:00am





3 Sun Eye View: June 21 - 11:00am



4 Sun Eye View: June 21 - 12:00pm

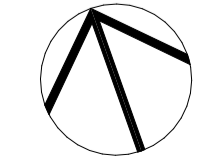
01 10/02/25 Development Application
 Rev Date Amendment
 CC BB
 Drawn Chk
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364. Brian Bass NSW ARB 6470.

LEGEND:
 PRIVATE OPEN SPACE
 PROPOSED GLASS

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
Trio Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Sun Eye Views 1
 Drawing No.
0649-DA118
 Scale
 at A1 size
 Revision
01
 Date
10/02/25



Sun Eye View: June 21 - 1:00pm



Sun Eye View: June 21 - 2:00pm



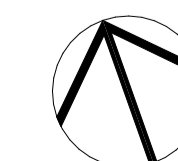
Sun Eye View: June 21 - 3:00pm

Solar Access Tally at 1 Hour intervals
PROPOSED
 Subject site: 140-142 OCEAN STREET, NARRABEEN

No. of Apt	Floor Level (Living)	Room Name	9:00	10:00	11:00	12:00	1:00	2:00	3:00	Total Hours	≥ 2 hours sun to LIVING & P.O.S		
1	0	LIVING	Y	0	N	0	N	0	N	0	0		
		P.O.S	Y	1	Y	1	Y	0	N	0	N		3
2	0	LIVING	Y	1	Y	1	Y	0	N	0	N	3	Y
		P.O.S	Y	1	Y	1	Y	0	N	0	N	2	
3	0	LIVING	N	0	N	0	Y	0	N	0	N	0	
		P.O.S	N	0	Y	0	N	0	N	0	N	0	
4	0	LIVING	N	0	N	0	Y	1	Y	1	Y	3	Y
		P.O.S	N	0	N	0	Y	1	Y	1	Y	4	
5	0	LIVING	N	0	N	0	Y	1	Y	1	Y	4	Y
		P.O.S	N	0	Y	1	Y	1	Y	1	Y	5	
6	1	LIVING	Y	1	Y	1	Y	1	Y	1	Y	4	Y
		P.O.S	Y	1	Y	1	Y	1	Y	1	Y	5	
7	1	LIVING	Y	1	Y	1	Y	1	Y	1	Y	3	Y
		P.O.S	Y	1	Y	1	Y	0	N	0	N	2	
8	1	LIVING	N	0	N	0	N	0	N	0	N	0	
		P.O.S	N	0	N	0	N	0	N	0	N	0	
9	1	LIVING	N	0	N	0	N	0	Y	1	Y	3	Y
		P.O.S	N	0	N	0	N	0	Y	1	Y	3	
10	1	LIVING	N	0	N	0	Y	1	Y	1	Y	4	Y
		P.O.S	N	0	N	0	Y	1	Y	1	Y	4	
11	2	LIVING	N	0	N	0	Y	1	Y	1	Y	4	Y
		P.O.S	Y	0	N	0	Y	1	Y	1	Y	4	

Total No. of Apts
11

≥ 2 hours sunlight
8
72.7%

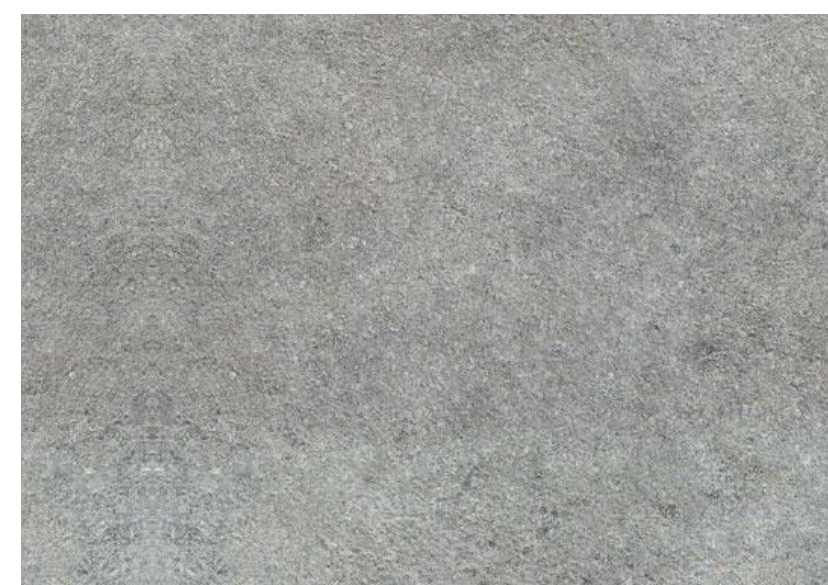




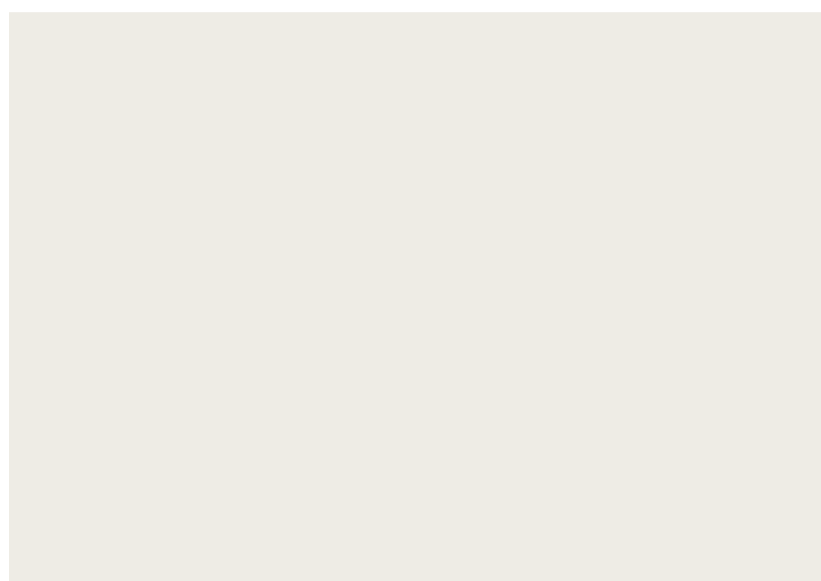
BR
FACE BRICK



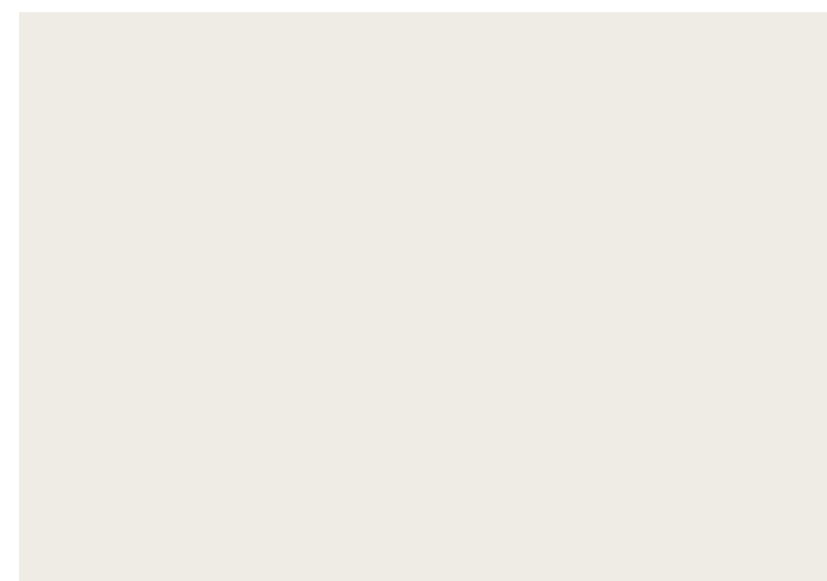
CO1
CONCRETE FLUTED



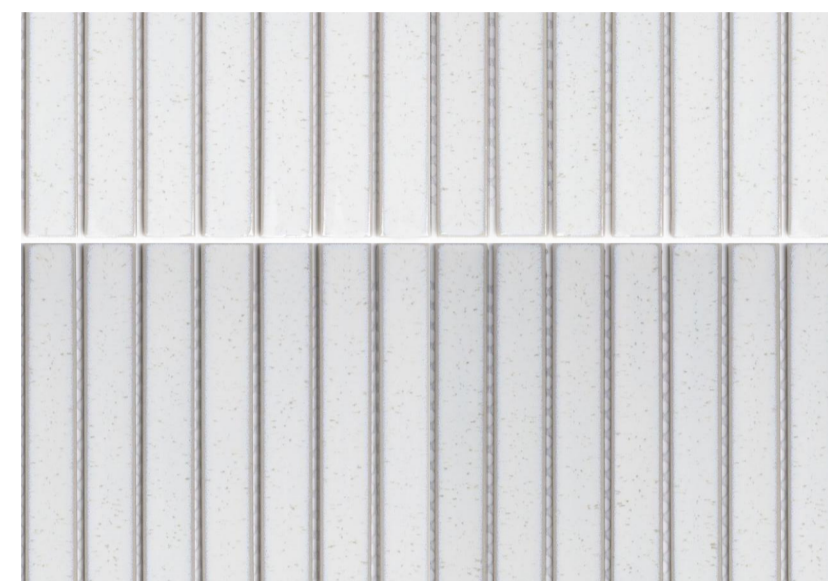
CO2
OFF FORM CONCRETE



RM
RENDERED MASONRY



PF
PAINTED FINISH



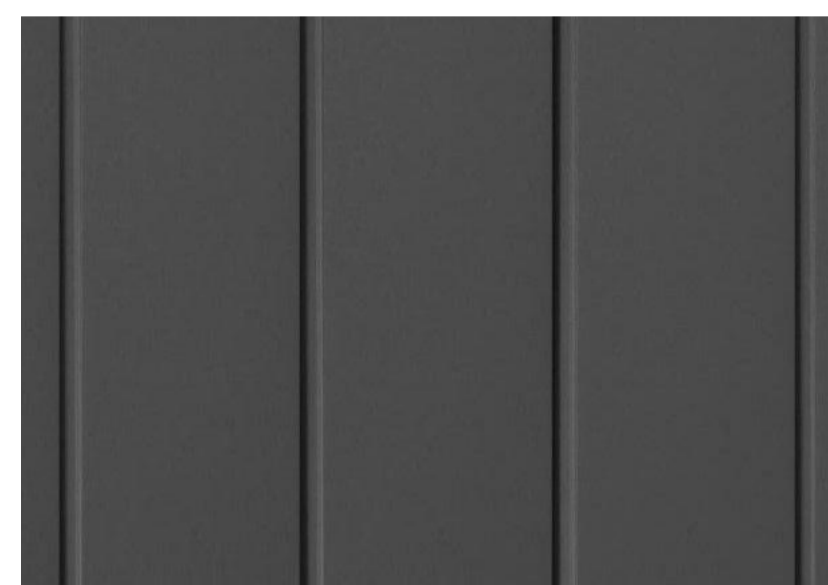
TL
TILE CLADDING



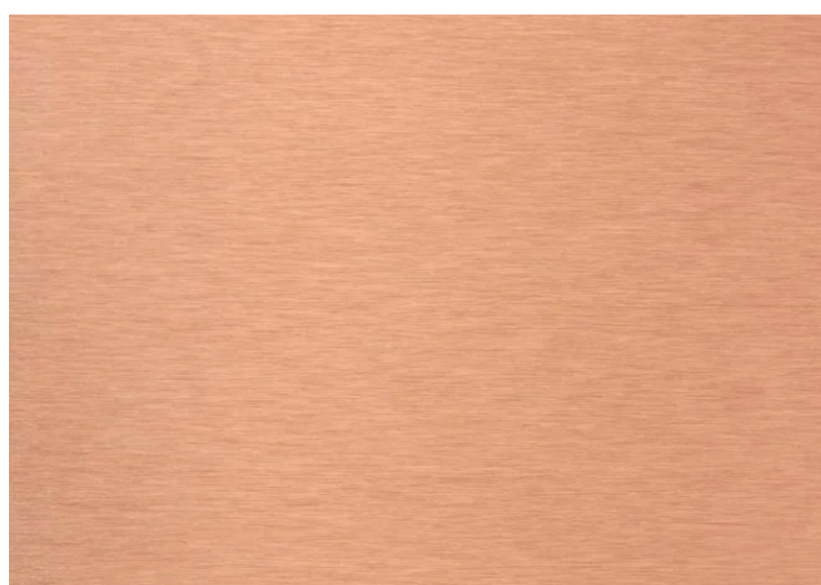
ST
SANDSTONE



MC1
TIMBER LOOK CLADDING



MC2
METAL CLADDING



MC3
METAL CLADDING



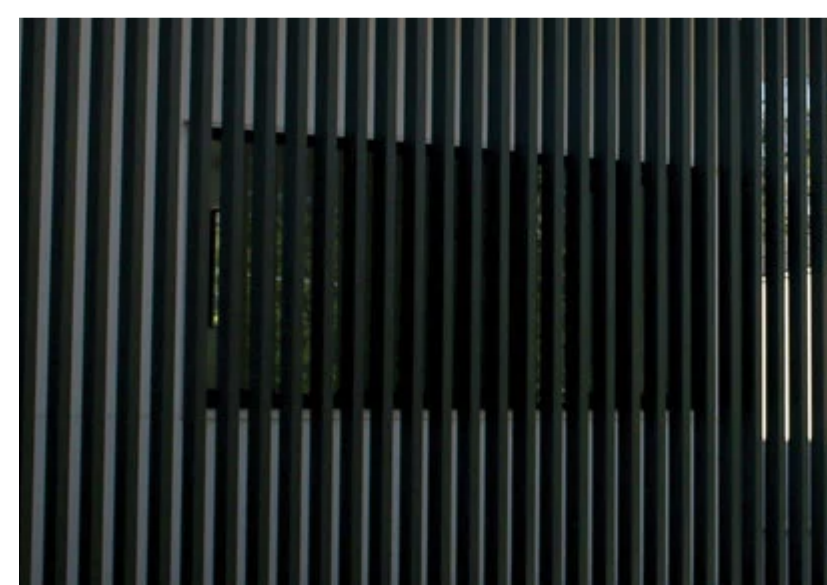
RS
RETRACTABLE SUNSHADE



MB
METAL BALUSTRADE



MS1
METAL SCREEN (LIGHT)



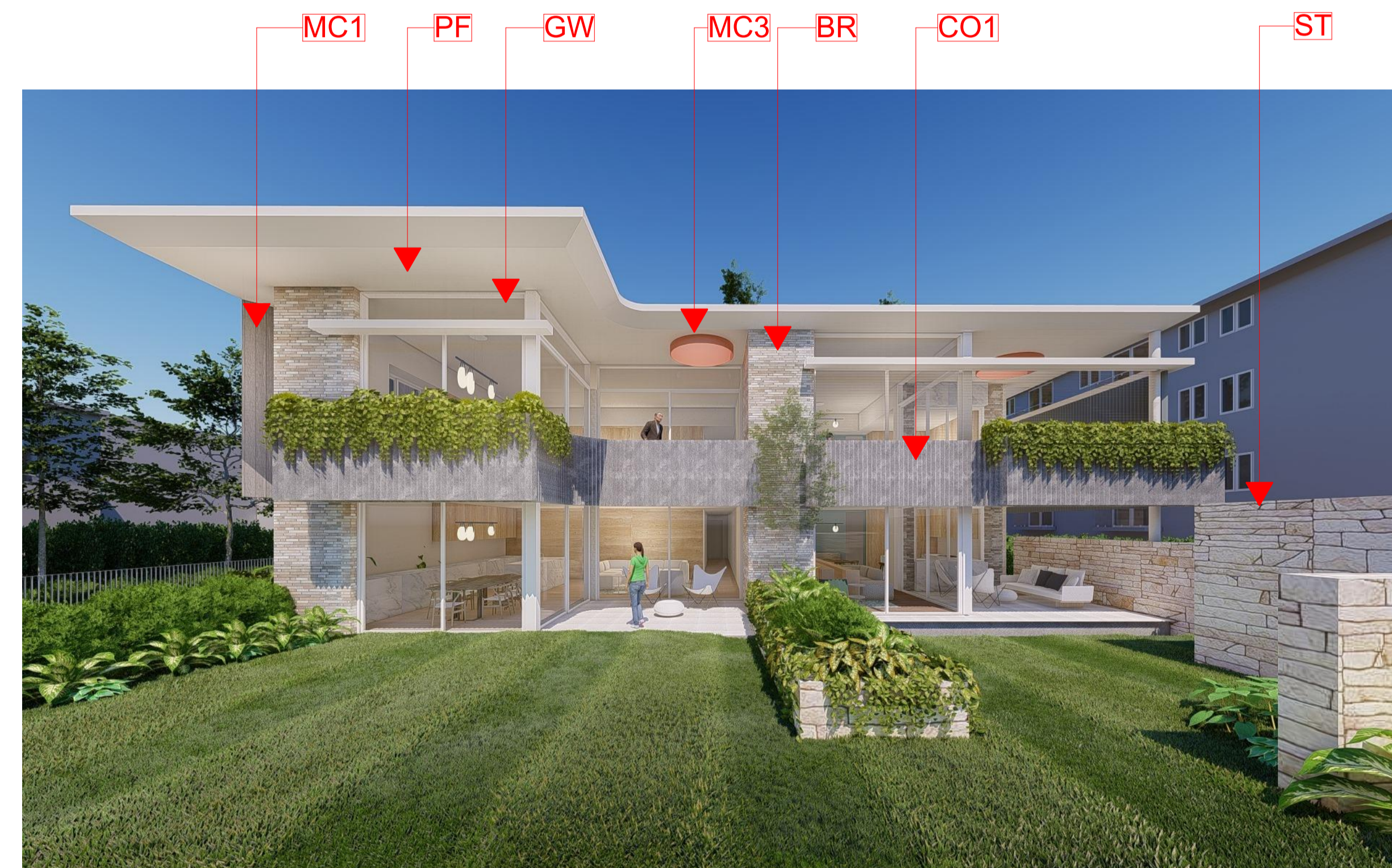
MS2
METAL SCREEN (DARK)



GW
ALUMINUM FRAMED WINDOW



REAR NEIGHBOUR PERSPECTIVE



OCEAN STREET PERSPECTIVE

ELEVATION																
PLAN																
WINDOW NUMBER	W001	W002	W003	W004	W005	W006	W007	W008	W009	W010	W011	W012	W013	W014	W015	W016
WINDOW TYPE	FIXED	FIXED	FIXED	AWNING	AWNING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	AWNING	AWNING	SLIDING	FIXED
U-VALUE	5.40	5.40	5.40	5.40	5.40	5.40	5.40	4.30	5.40	5.40	5.40	5.40	5.40	5.40	4.10	4.30
SHGC	0.58	0.58	0.58	0.49	0.49	0.53	0.53	0.58	0.58	0.58	0.58	0.58	0.49	0.49	0.52	0.53
WINDOW LOCATION	LOBBY	LOBBY	BED 1	BED 2	FLEXI BED 3	KITCHEN	LIVING/ DINING	LIVING/ DINING	LIVING	LIVING	DINING	FLEXI BED 3	BED 2	BED 1	LIVING/ DINING	STUDY
APARTMENT UNIT NO.	None	None	Unit 01	Unit 01	Unit 01	Unit 01	Unit 01	Unit 01	Unit 02	Unit 02	Unit 02	Unit 02	Unit 02	Unit 02	Unit 03	Unit 03
HOME STOREY LOCATION	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A

ELEVATION																
PLAN																
WINDOW NUMBER	W017	W018	W019	W020	W021	W022	W023	W024	W025	W026	W027	W028	W101	W102	W103	W104
WINDOW TYPE	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	AWNING	SLIDING	SLIDING	FIXED	AWNING	AWNING	AWNING
U-VALUE	4.30	4.30	5.40	5.40	4.30	4.30	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40
SHGC	0.53	0.53	0.58	0.58	0.53	0.53	0.58	0.58	0.58	0.49	0.58	0.58	0.58	0.49	0.49	0.49
WINDOW LOCATION	BED 2	BED 1	BED 1	BED 2	LIVING/ DINING	LIVING/ DINING	FLEXI BED 3	LIVING/ DINING	LIVING/ DINING	FLEXI BED 3	BED 2	BED 1	BED 1	BED 2	BED 2	FLEXI BED 3
APARTMENT UNIT NO.	Unit 03	Unit 03	Unit 03	Unit 04	Unit 04	Unit 04	Unit 04	Unit 05	Unit 05	Unit 05	Unit 05	Unit 05	Unit 06	Unit 06	Unit 06	Unit 06
HOME STOREY LOCATION	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Ground Floor A	Level 01A	Level 01A	Level 01A	Level 01A

ELEVATION															
PLAN															
WINDOW NUMBER	W105	W106	W107	W108	W109	W110	W111	W112	W113	W114	W115	W116	W117	W118	W119
WINDOW TYPE	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	AWNING	AWNING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING
U-VALUE	5.40	5.40	5.40	4.10	4.30	4.30	4.30	4.30	4.30	4.30	5.40	4.30	5.40	5.40	5.40
SHGC	0.58	0.58	0.58	0.52	0.53	0.53	0.53	0.53	0.47	0.47	0.58	0.53	0.58	0.58	0.58
WINDOW LOCATION	KITCHEN	LIVING/ DINING	LIVING/ DINING	LIVING/ DINING	LIVING/ DINING	DINING	DINING	DINING	FLEXI BED 3	BED 2	BED 1	LIVING/ DINING	LIVING/ DINING	FLEXI BED 3	BED 1
APARTMENT UNIT NO.	Unit 06	Unit 06	Unit 06	Unit 06	Unit 07	Unit 07	Unit 07	Unit 07	Unit 07	Unit 07	Unit 08	Unit 08	Unit 08	Unit 08	Unit 08
HOME STOREY LOCATION	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A

ELEVATION															
PLAN															
WINDOW NUMBER	W120	W121	W122	W123	W124	W125	W126	W127	W128	W129	W201	W202	W203	W204	W205
WINDOW TYPE	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	SLIDING	AWNING	AWNING	SLIDING	FIXED	FIXED	SLIDING	SLIDING	FIXED
U-VALUE	4.30	4.30	4.30	4.30	4.30	5.40	5.40	5.40	5.40	5.40	4.30	5.40	5.40	5.40	5.40
SHGC	0.53	0.53	0.53	0.53	0.53	0.58	0.58	0.49	0.49	0.58	0.53	0.58	0.58	0.58	0.58
WINDOW LOCATION	BED 1	BED 2	LIVING/ DINING	LIVING/ DINING	FLEXI BED 3	LIVING/ DINING	LIVING/ DINING	FLEXI BED 3	BED 2	BED 1	OTHERS	OTHERS	BED 1	BED 2	OTHERS
APARTMENT UNIT NO.	Unit 09	Unit 09	Unit 09	Unit 09	Unit 09	Unit 10	Unit 10	Unit 10	Unit 10	Unit 10	Unit 07	Unit 08	Unit 08	Unit 11	Unit 11
HOME STOREY LOCATION	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 01A	Level 02	Level 02	Level 02	Level 02	Level 02

ELEVATION						
PLAN						
WINDOW NUMBER	W206	W207	W208	W209	W210	W211
WINDOW TYPE	SLIDING	AWNING	SLIDING	FIXED	FIXED	FIXED
U-VALUE	5.40	5.40	5.40	5.40	5.40	5.40
SHGC	0.58	0.49	0.58	0.58	0.58	0.58
WINDOW LOCATION	FLEXI BED 3	LIVING/ DINING	LIVING/ DINING	KITCHEN	OTHERS	OTHERS
APARTMENT UNIT NO.	Unit 11	Unit 11	Unit 11	Unit 11	Unit 06	Unit 06
HOME STOREY LOCATION	Level 02	Level 02	Level 02	Level 02	Level 02	Level 02

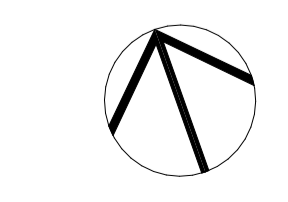


01 10/02/23 Development Application
 Rev Date Drawn Chk
 Approved
 This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364, Brian Bass NSW ABN: 6470.

Surveyor
C & A Suvayors
 Structural Engineer
Capital Engineering Consultants
 Hydraulic Engineer
Capital Engineering Consultants

Mechanical Engineer
Capital Engineering Consultants
 Electrical Engineer
Purple Apple Access Pty Ltd
 Landscape Architect
Jane Britt Design

PopovBass
 PO Box 334
 Surry Hills NSW 2010
 T 02 9955 5604
 E info@popovbass.com.au
 W popovbass.com.au



Client
TRIO Industries Pty Ltd
 Project
TRIO NARRABEEN APARTMENTS
 140-142 Ocean Street Narrabeen Sydney NSW 2101
 Status
DEVELOPMENT APPLICATION

Title
Window Schedule
 Drawing No.
0649-DA121
 Scale
at A1 size
 Revision
01
 Date
10/02/25