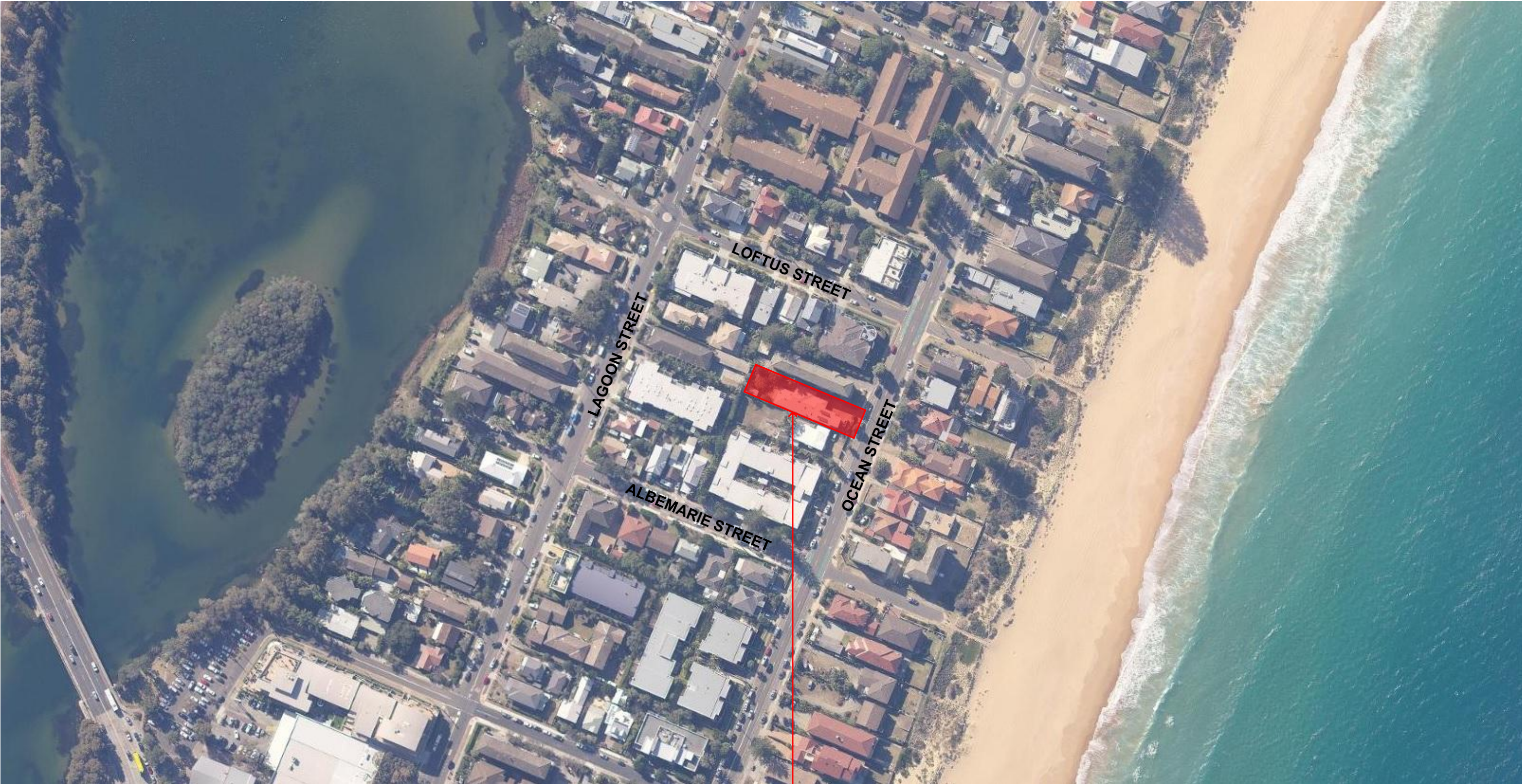


142 Ocean Street Narrabeen NSW 2101

TRIO NARRABEEN APARTMENTS

142 Ocean Street Narrabeen NSW 2101



LOCALITY PLAN



STREET VIEW

DRAWING No.	DESCRIPTION	SCALE
DA100	Title Page & Schedule of Finishes	
DA101	Site & Site Analysis Plan	1:200
DA102	Lower Ground Floor Plan	1:100
DA103	Ground Floor Plan	1:100
DA104	Level 01 Plan	1:100
DA105	Roof Plan	1:100
DA106	Elevations	1:100
DA107	Sections	1:100
DA108	3D Images	
DA109	Demolition Plan & Area Diagrams	1:200
DA110	Sun Eye Diagrams: June 21	1:100
DA111	Shadow Diagrams: June 21	1:250
DA120	Notification - Site Plan	1:300
DA121	Notification - Elevations	1:250
DA122	Notification - Elevations	1:250

SCHEDULE OF BASIX COMMITMENTS

Refer to relevant BASIX certificate for greater detail.

Dwelling no.	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
2	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	28.2	no	outdoors	no	-	-	-
All other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

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
None	-	-	-	-	-	-	-	-

Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	solar (gas boosted, flat plate) 15 to 20 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
2	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3-phase airconditioning EER 3.0 - 3.5	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes

Dwelling no.	Individual pool	Individual spa	Appliances & other efficiency measures
1	-	-	gas cooktop & electric oven
2	no heating	yes	gas cooktop & electric oven
All other dwellings	-	-	gas cooktop & electric oven

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000.0	To collect run-off from at least: - 148.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/turf area in the development - 0.0 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).	Connection to allow for... - irrigation of 161.4 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

NOTES:

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Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system (BAS)
Car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Garage room (No. 1)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Ground floor lobby type (No. 1)	no mechanical ventilation	-	compact fluorescent	time clock and motion sensors	No
Hallway/lobby type (No. 1)	no mechanical ventilation	-	compact fluorescent	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	geared traction with V V A C motor	Number of levels (including basement): 3

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

NatHERS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	Tile cladding on stud frame	Plasterboard lined	R2.5	Refer to plans
Internal walls (within)	Timber on stud frame	Plasterboard lined	R2.5	Refer to plans
Intertenancy + Corridor walls	110mm Dintel on stud frame	Plasterboard lined	R2.5	
Windows	Alum SG Clear: U = 6.70: SHGC = 0.70			Units 1 & 2
Roof	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53			Units 3 & 4 (excl. laundry)
Ceiling	Plasterboard			Units 3 & 4
Floor Structure	Concrete			
Floor Covering	Ceramic Tiles	Wet areas		
	Carpet	Bedrooms		
	Timber	All other rooms		
Ceiling/Wall Penetrations	Must be sealed			

SCHEDULE OF COLOURS AND MATERIALS

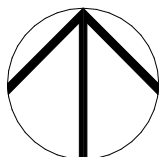
REFER TO LEGEND IN TITLE BLOCK

BAL-1	CONC	G	GB
PF-1	PF-2 & RM	PF-3	PS
ST	TC	TL	

LEGEND:
BAL-1 METAL BALUSTRADE
CONC CONCRETE
G GLAZED WINDOWS (ALUMINIUM FRAMED)
GB GLASS BALUSTRADE
PF-1 PAINT FINISH (LIGHT)
PF-2 PAINT FINISH (DARK)
PF-3 PAINT FINISH (FEATURE PAINT)
PS PRIVACY SCREEN (BREEZE BLOCKS)
RM RESERVOIR AND PAINTED MASONRY
ST STONE CLADDING
TC CERAMIC TILE CLADDING
TL TIMBER CLADDING
TF TIMBER FENCE

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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Title Page & Schedule of Finishes

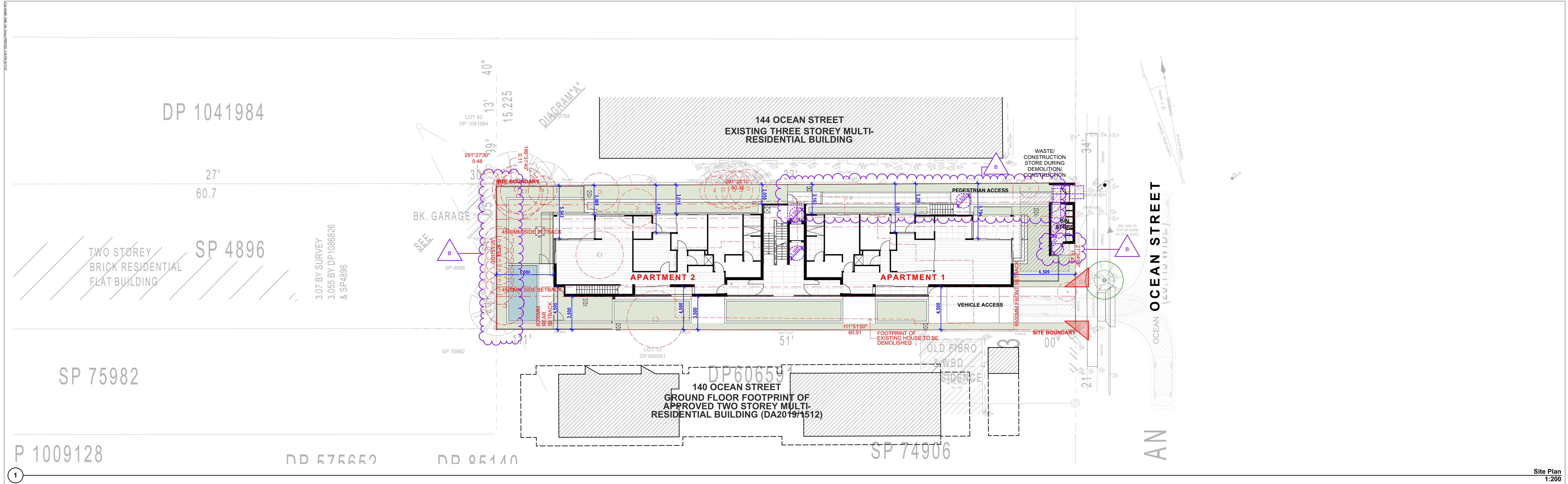
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0586-DA100

Scale
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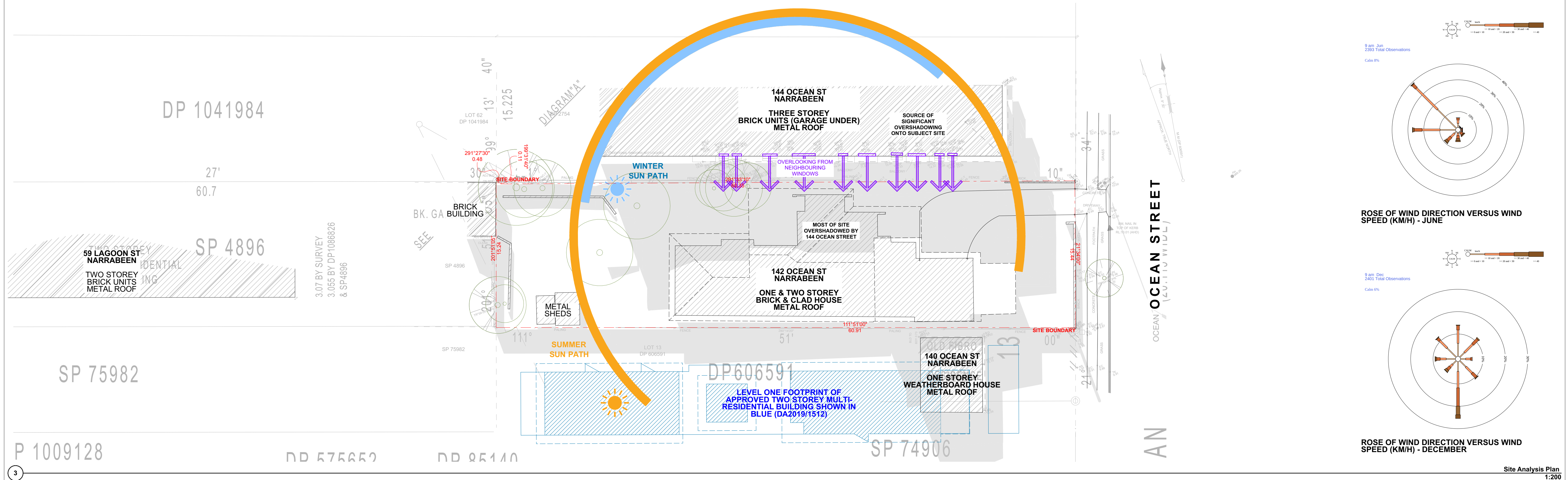
Revision
A

Date
24/06/21

1:200 SCALE (SEE DRAWING FOR MORE INFORMATION)



Site Plan
1:200



Site Analysis Plan
1:200

NOTES:

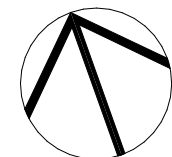
- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

B	22/11/21	DA AMENDMENTS PER COUNCIL REQUEST	A2	BB
A	24/06/21	DEVELOPMENT APPLICATION	A2	BB
Rev	Date	Amendment	Drawn	Check

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142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Site & Site Analysis Plan

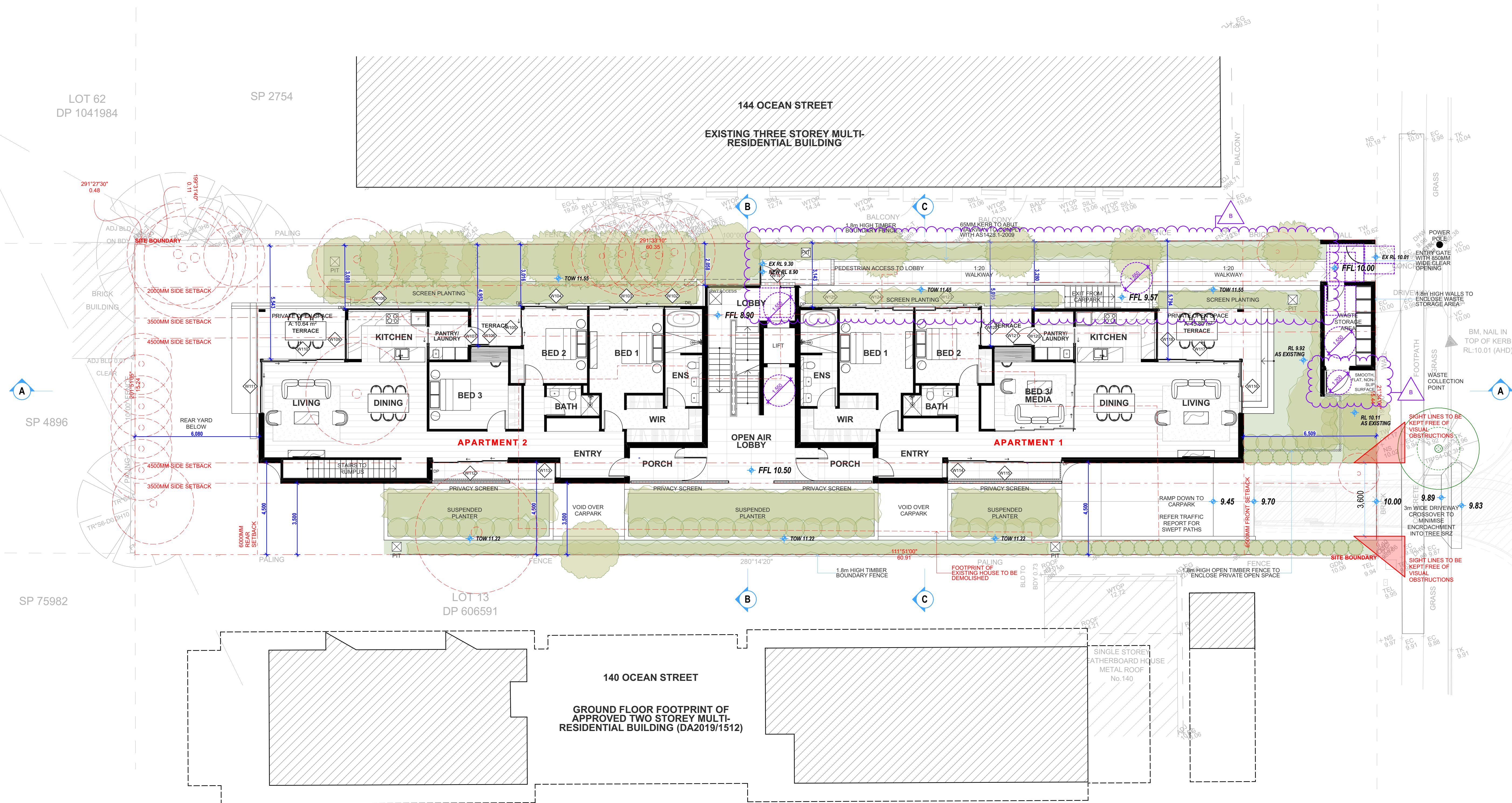
Drawing No.
0586-DA101

Scale
1:200 at A1 size

Revision
B

Date
22/11/21

1:1000 SCALE (SEE DRAWING FOR MORE DETAILS)



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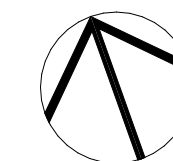
NOTES:

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B 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/09/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Clk
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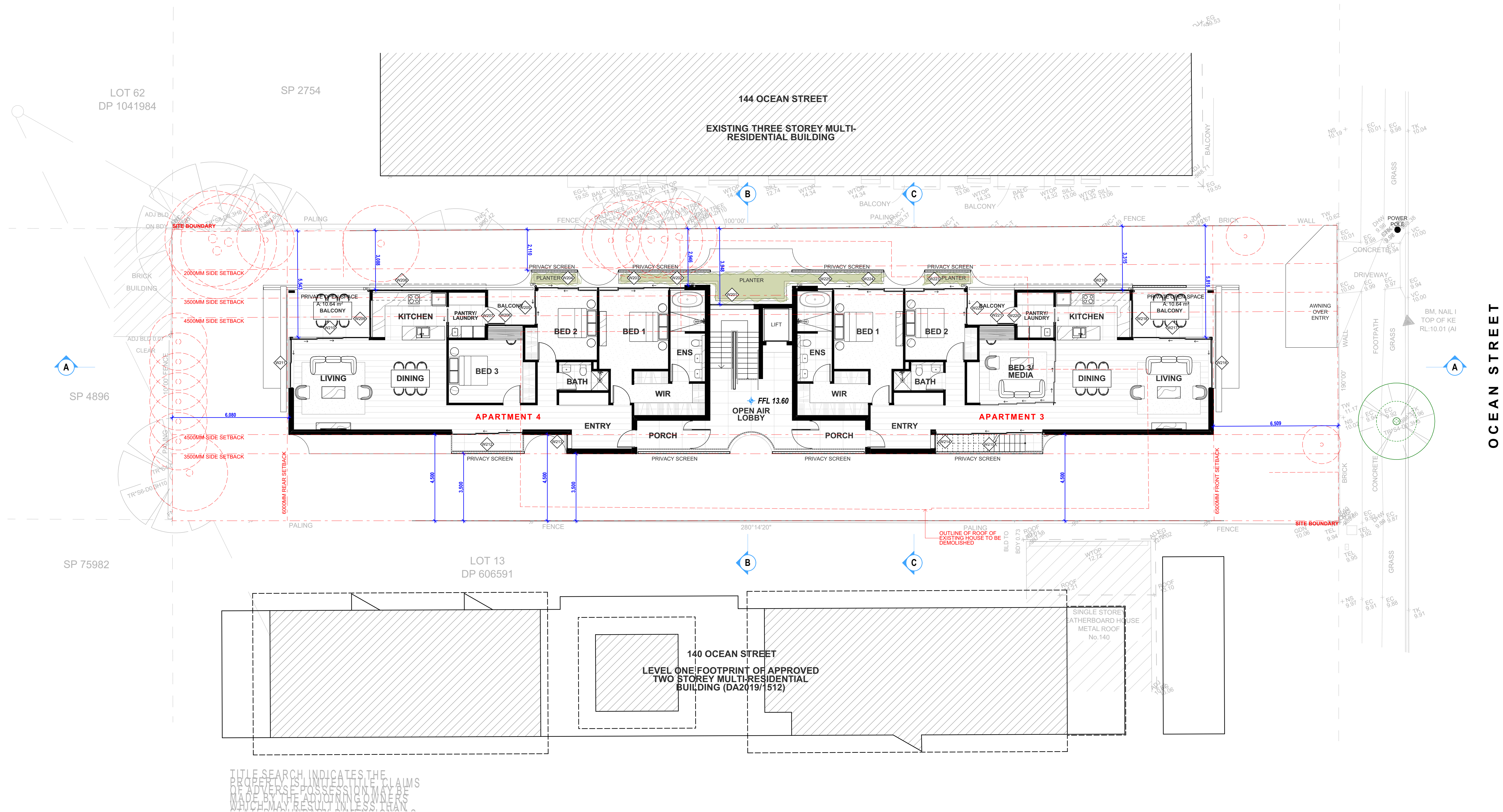
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Status
DEVELOPMENT APPLICATION

Title
Ground Floor Plan
Drawing No.
0586-DA103
Scale
1:100 at A1 size
Revision
B
Date
22/11/21

1:1000 SCALE - EXISTING BUILDING ONLY - SEE ALSO 0586-DA104



1

Level 01
1:100

NOTES:

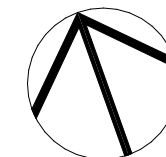
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A 24/09/21 DEVELOPMENT APPLICATION
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AZ BB
AZ BB
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Status
DEVELOPMENT APPLICATION

Title
Level 01 Plan

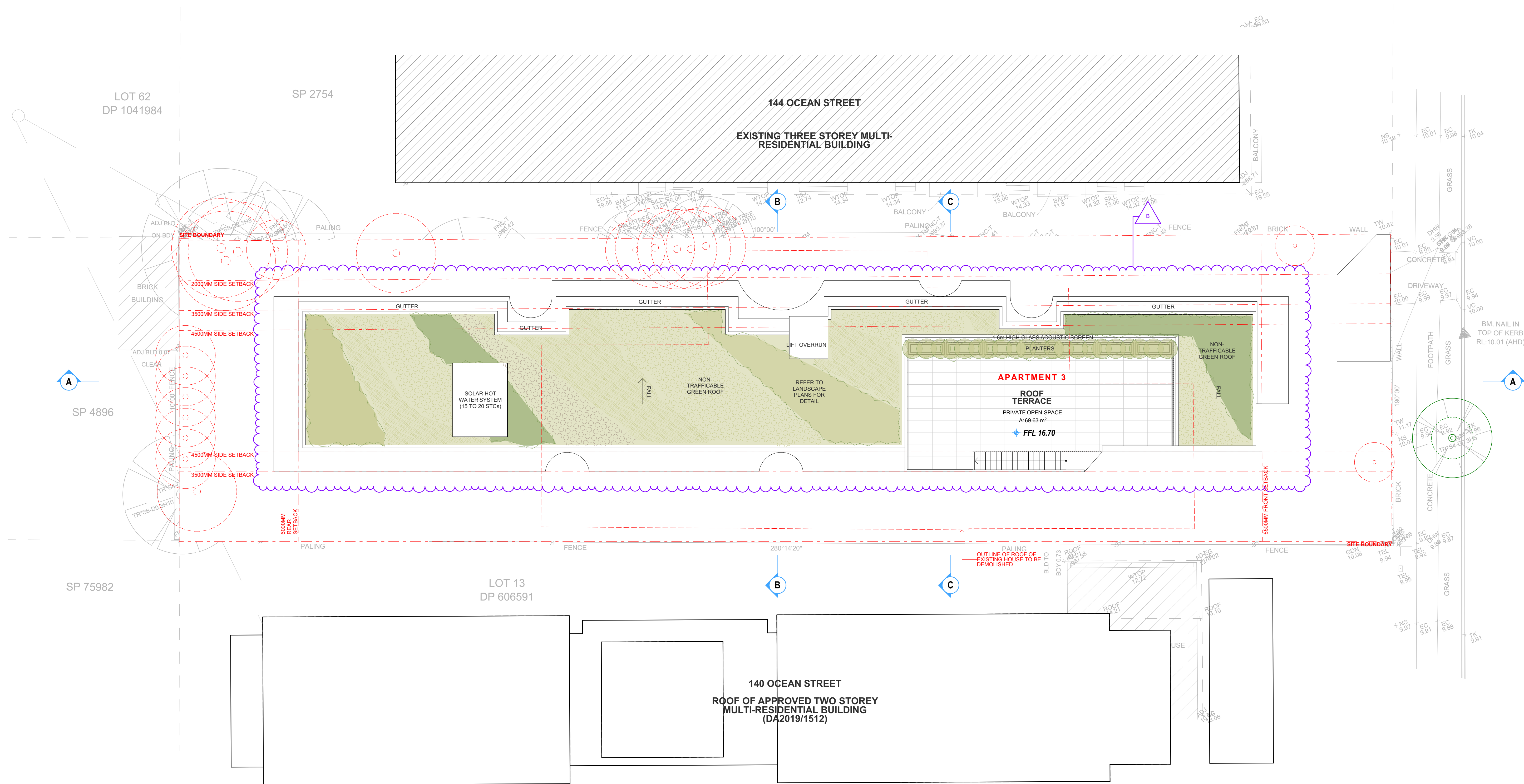
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0586-DA104

Scale
1:100 at A1 size

Revision
B

Date
22/11/21

1:1000 SCALE - EXISTING SITE PLAN - 2011/11/21



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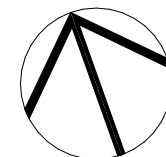
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- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

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TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Roof Plan

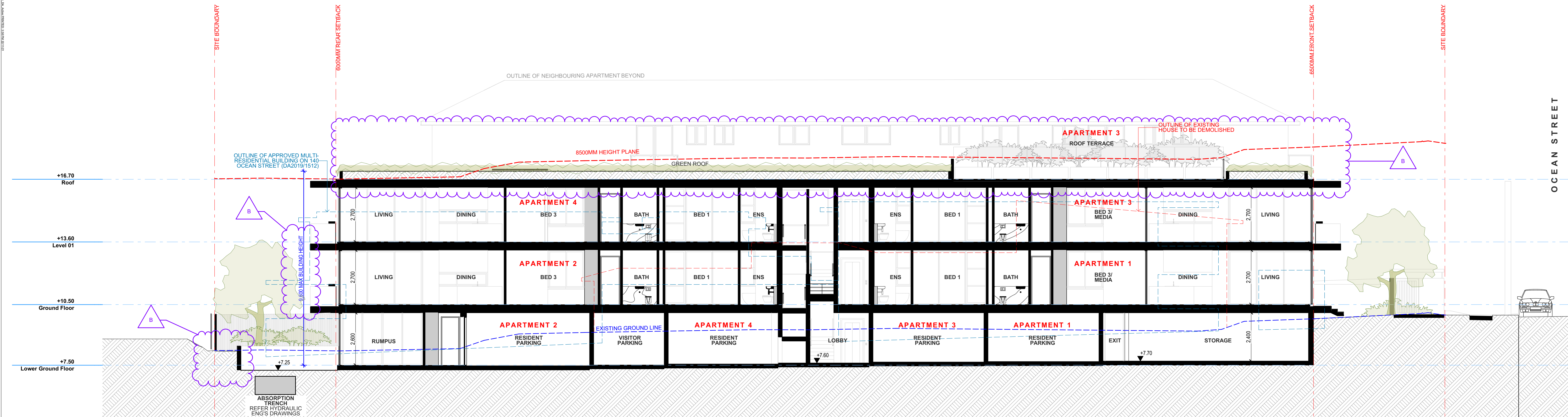
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Scale
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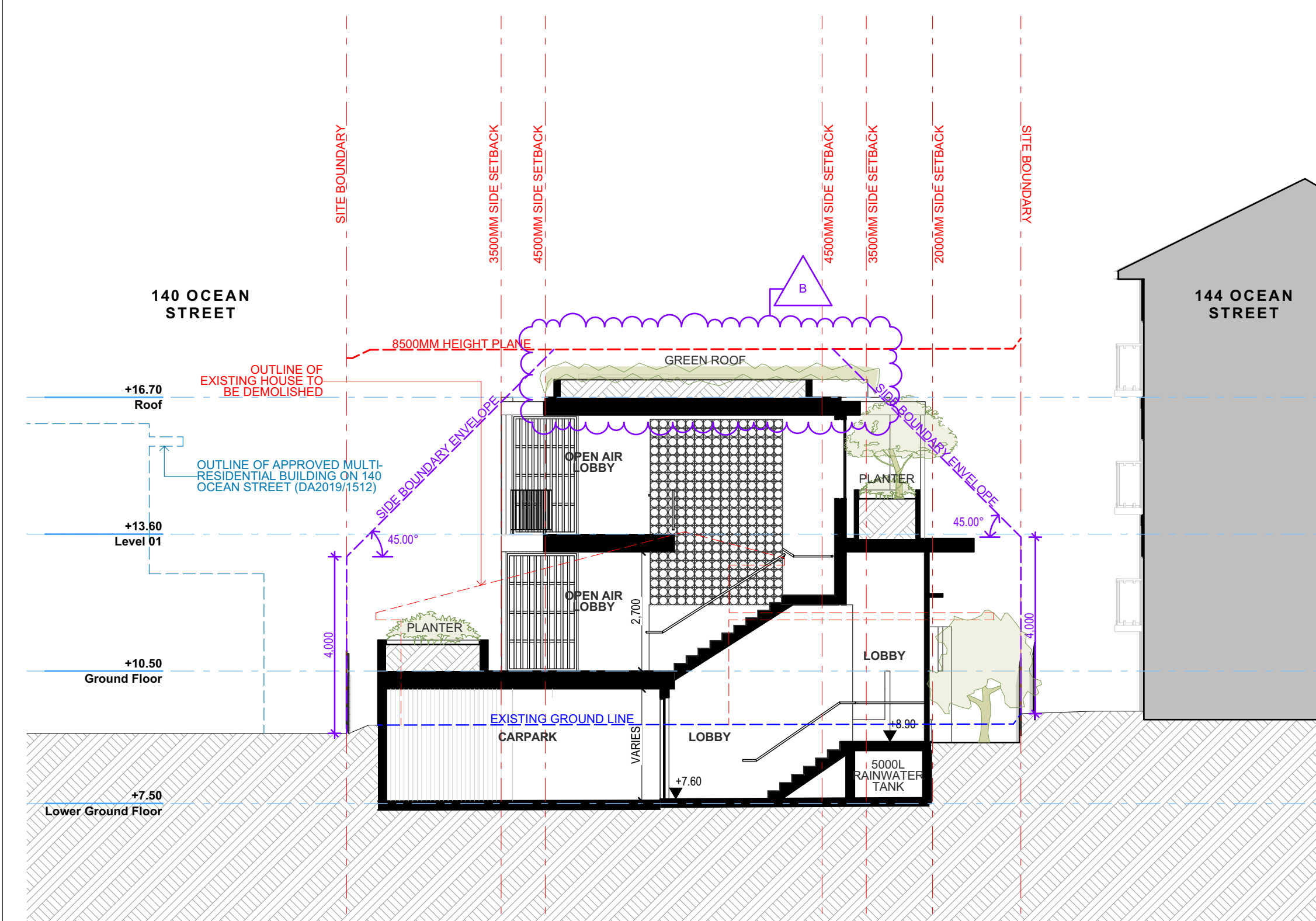
Revision
B

Date
22/11/21

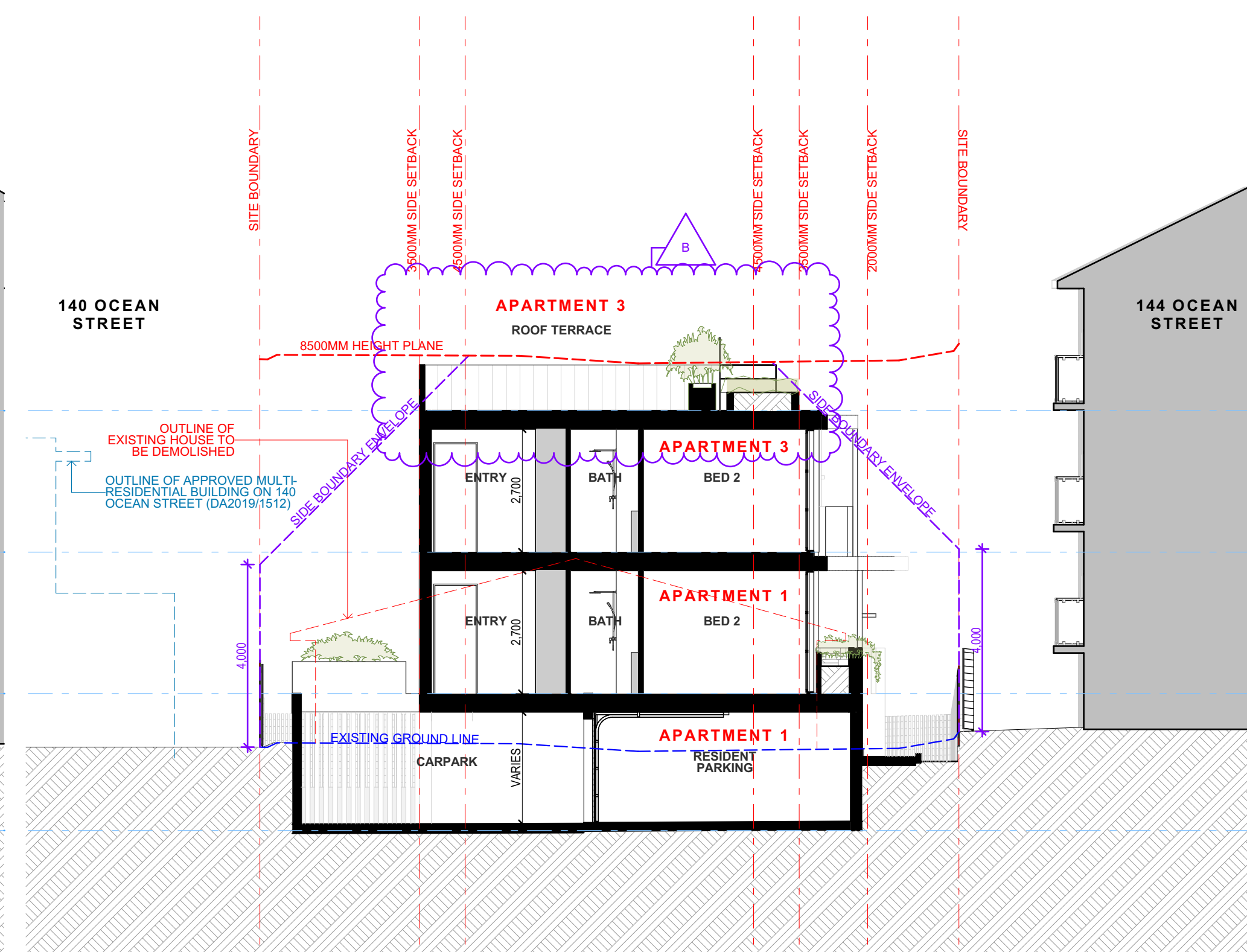
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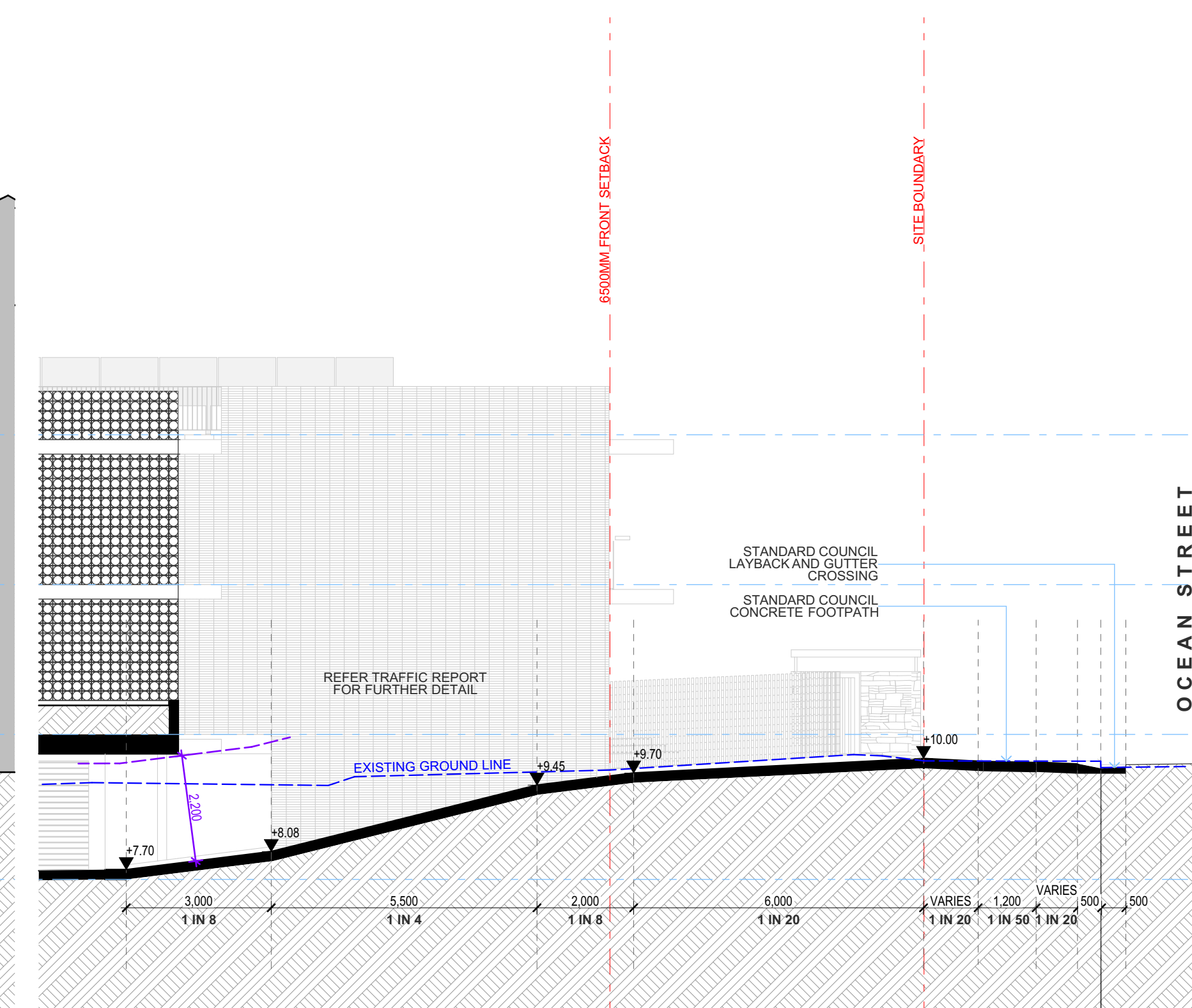
SECTION AA



SECTION BB



SECTION CC



SECTION D (RAMP)

NOTES:

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Status
DEVELOPMENT APPLICATION

Title
Sections

Drawing No.
0586-DA107

Scale
1:100 at A1 size

Revision
B

Date
22/11/21



VIEW FROM OCEAN STREET



VIEW FROM OCEAN STREET SHOWING RELATIONSHIP WITH NEIGHBOURS



VIEW OF SCREENING TO 144 OCEAN STREET



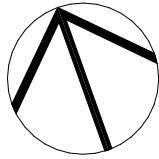
VIEW OF LOBBY SPACE

NOTES:

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Status
DEVELOPMENT APPLICATION

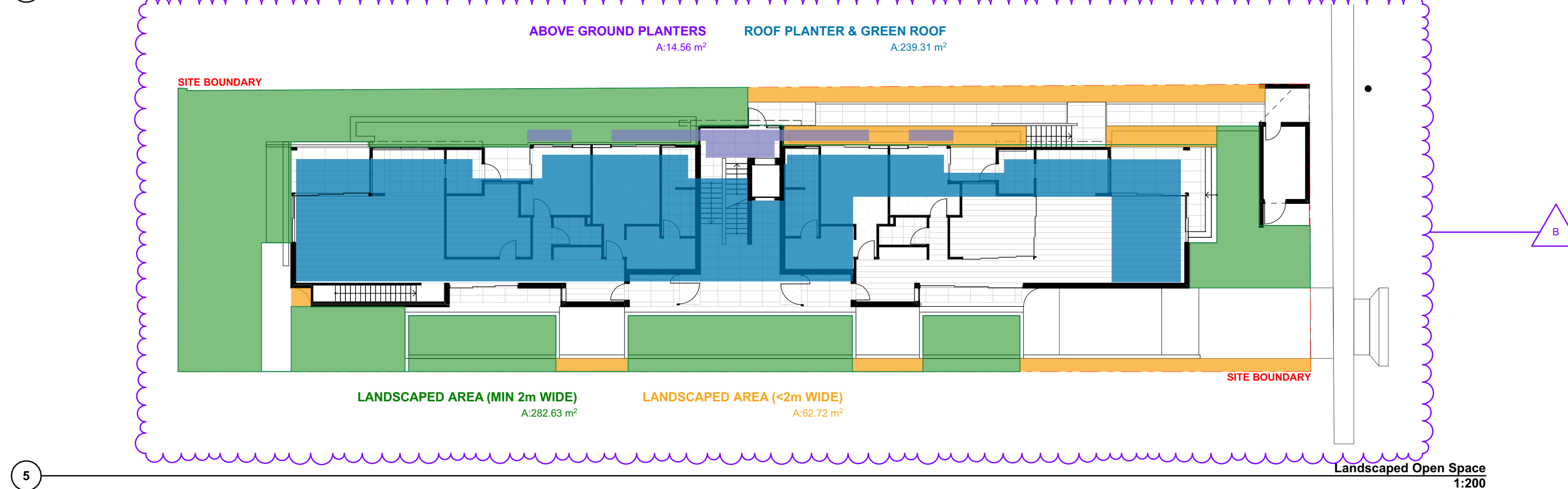
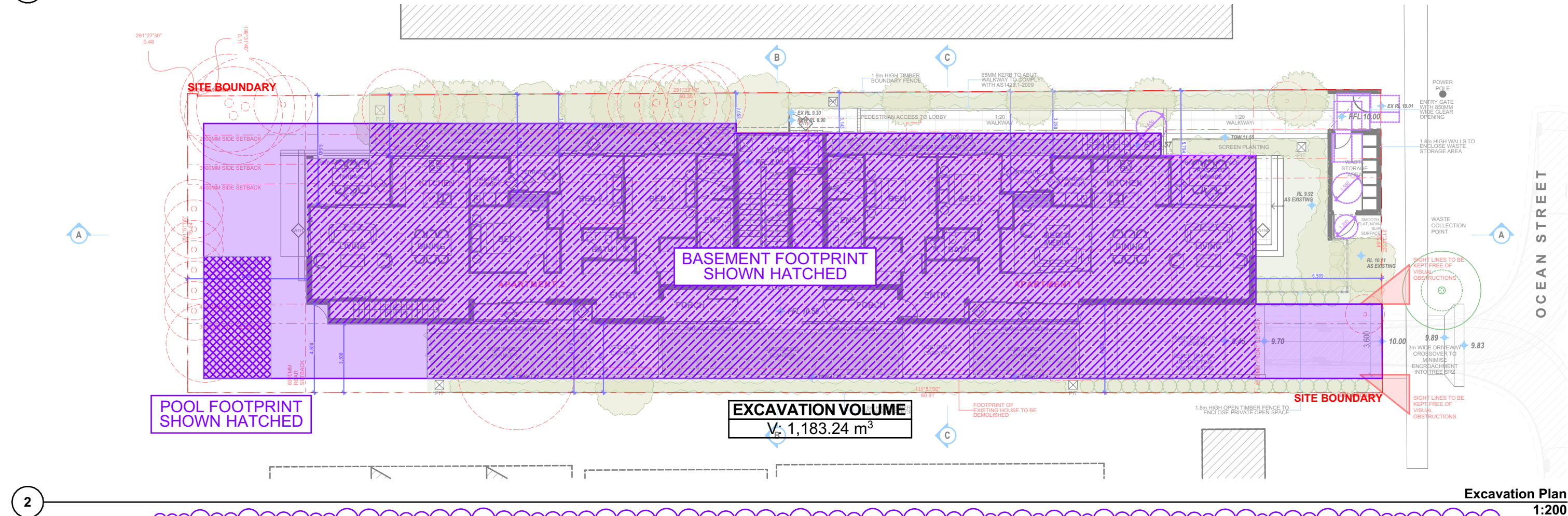
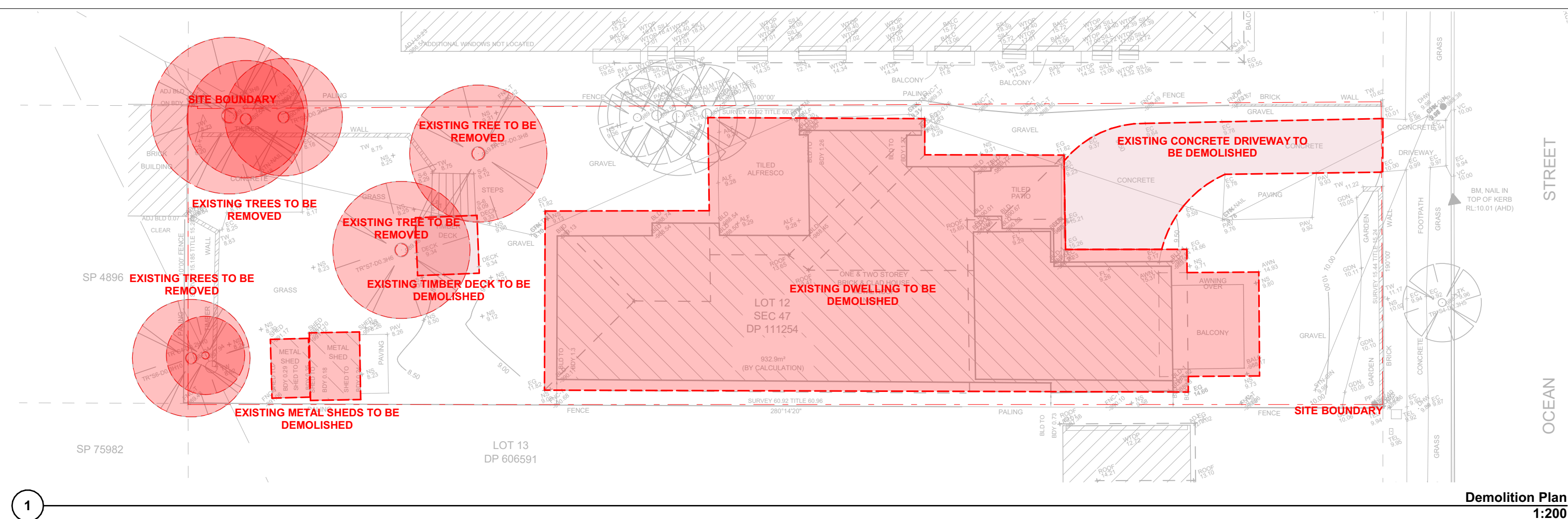
Title
3D Images

Drawing No.
0586-DA108

Scale
at A1 size

Revision
A

Date
24/06/21



LANDSCAPED OPEN SPACE

SITE AREA:	930.6 SQM
REQUIRED LANDSCAPED OPEN SPACE:	50% (465.3 SQM)
PROPOSED LANDSCAPED OPEN SPACE:	30.4% (282.6 SQM)
(INCLUDING GREEN ROOF/PLANTERS/AREAS <2m WIDE):	64.4% (599.2 SQM)

NOTES:

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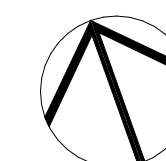
B	22/11/21	DA AMENDMENTS PER COUNCIL REQUEST	AZ	BB
A	24/06/21	DEVELOPMENT APPLICATION	AZ	BB
Rev	Date	Amendment	Drawn	Checked

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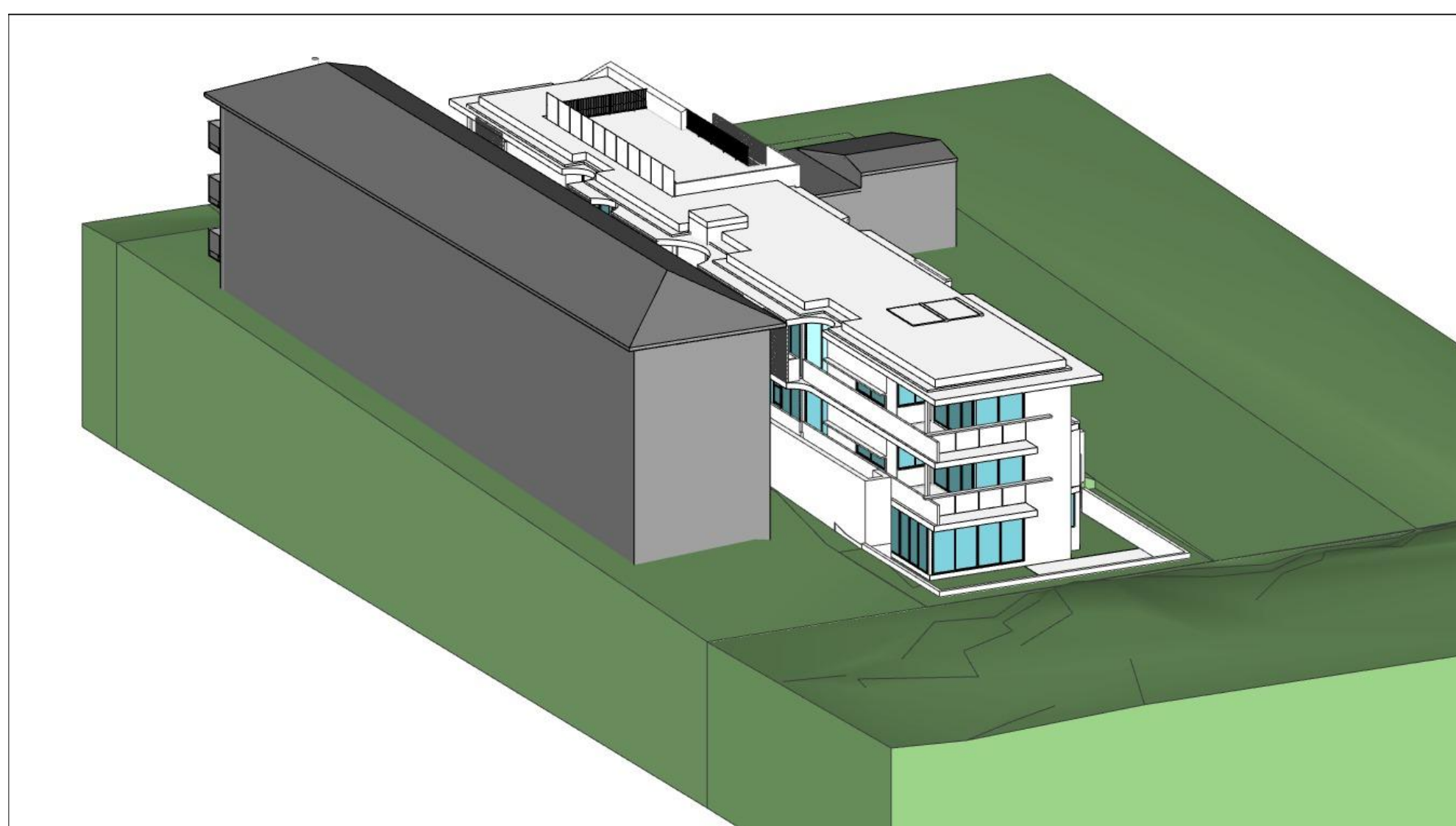
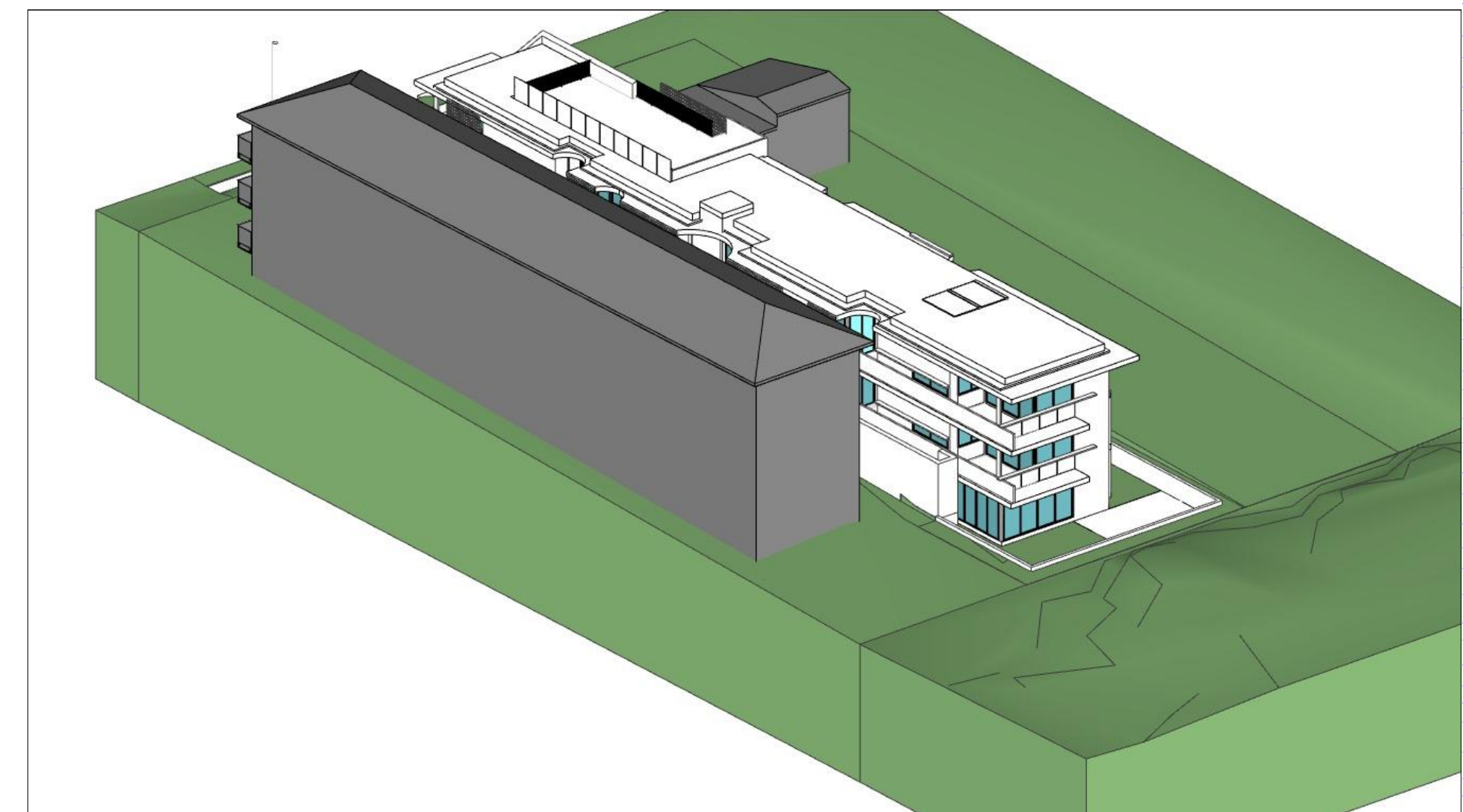
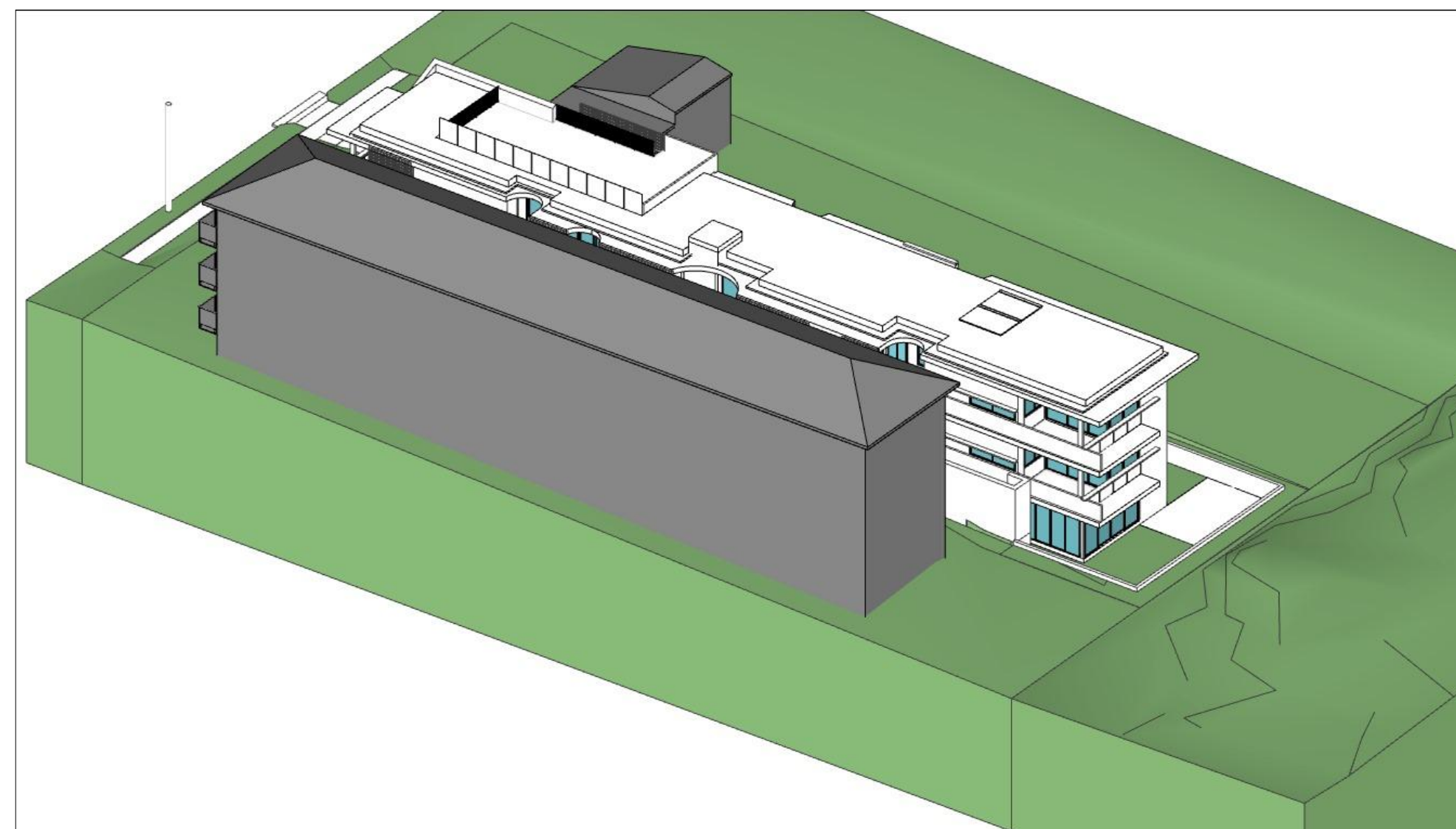
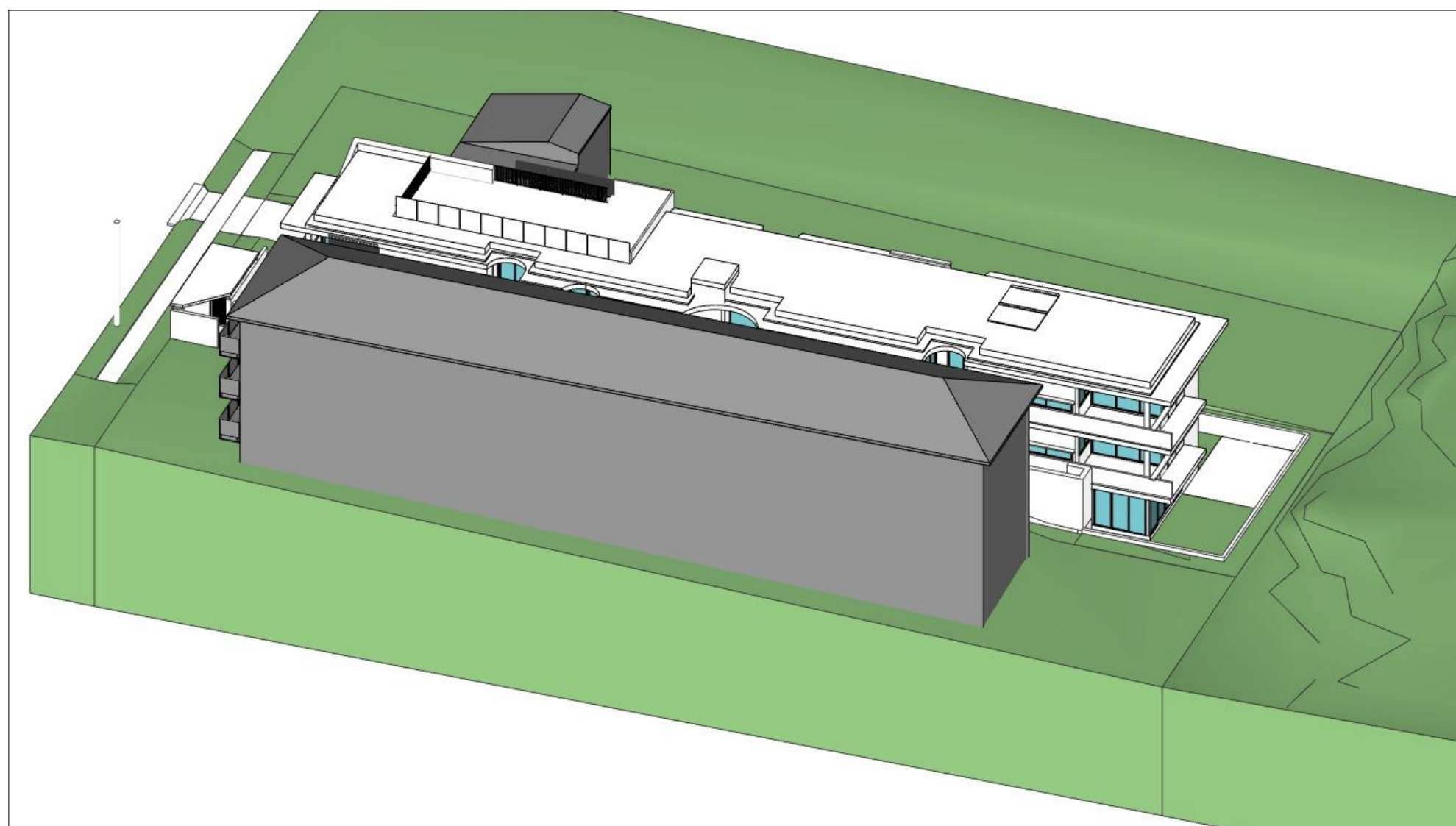
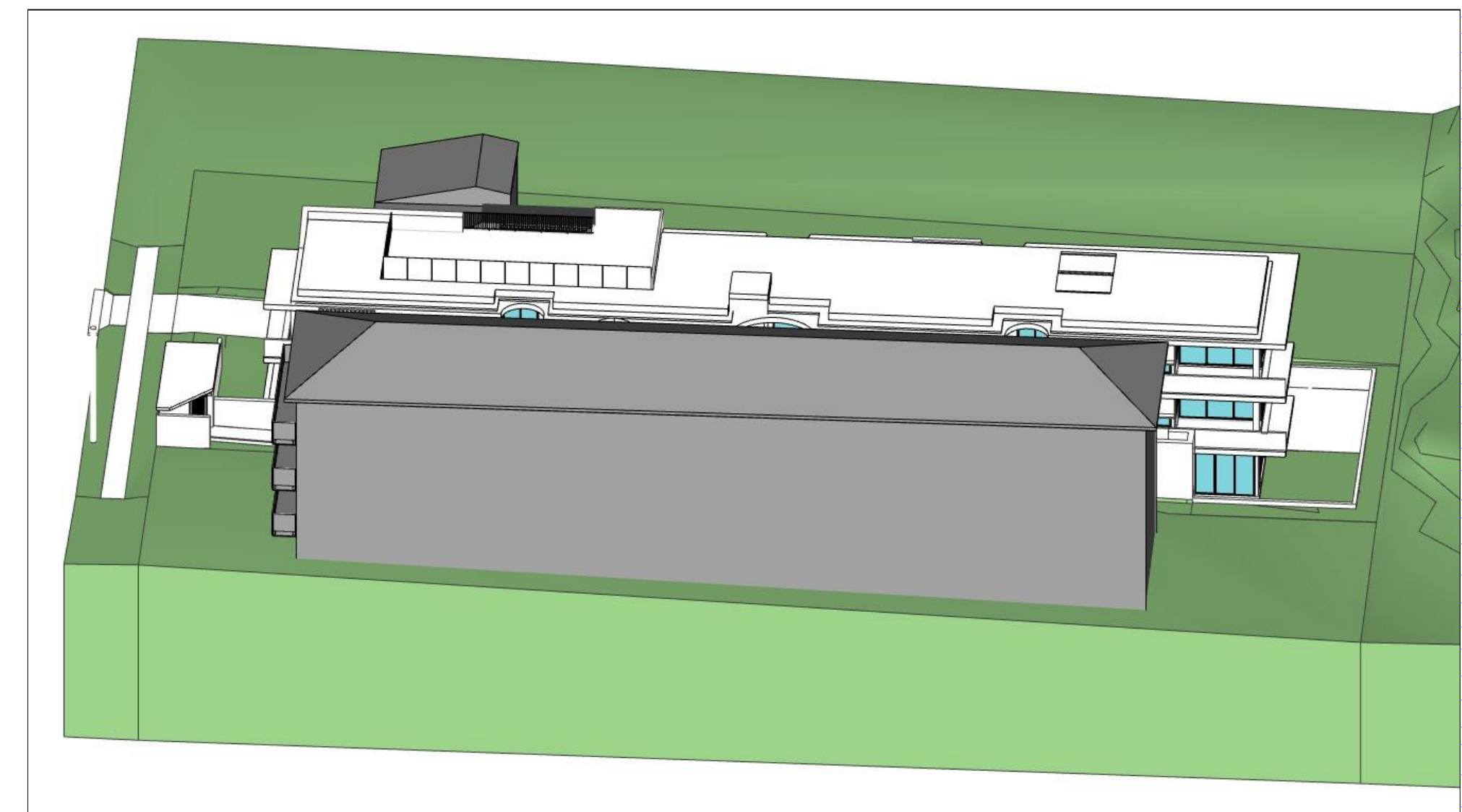
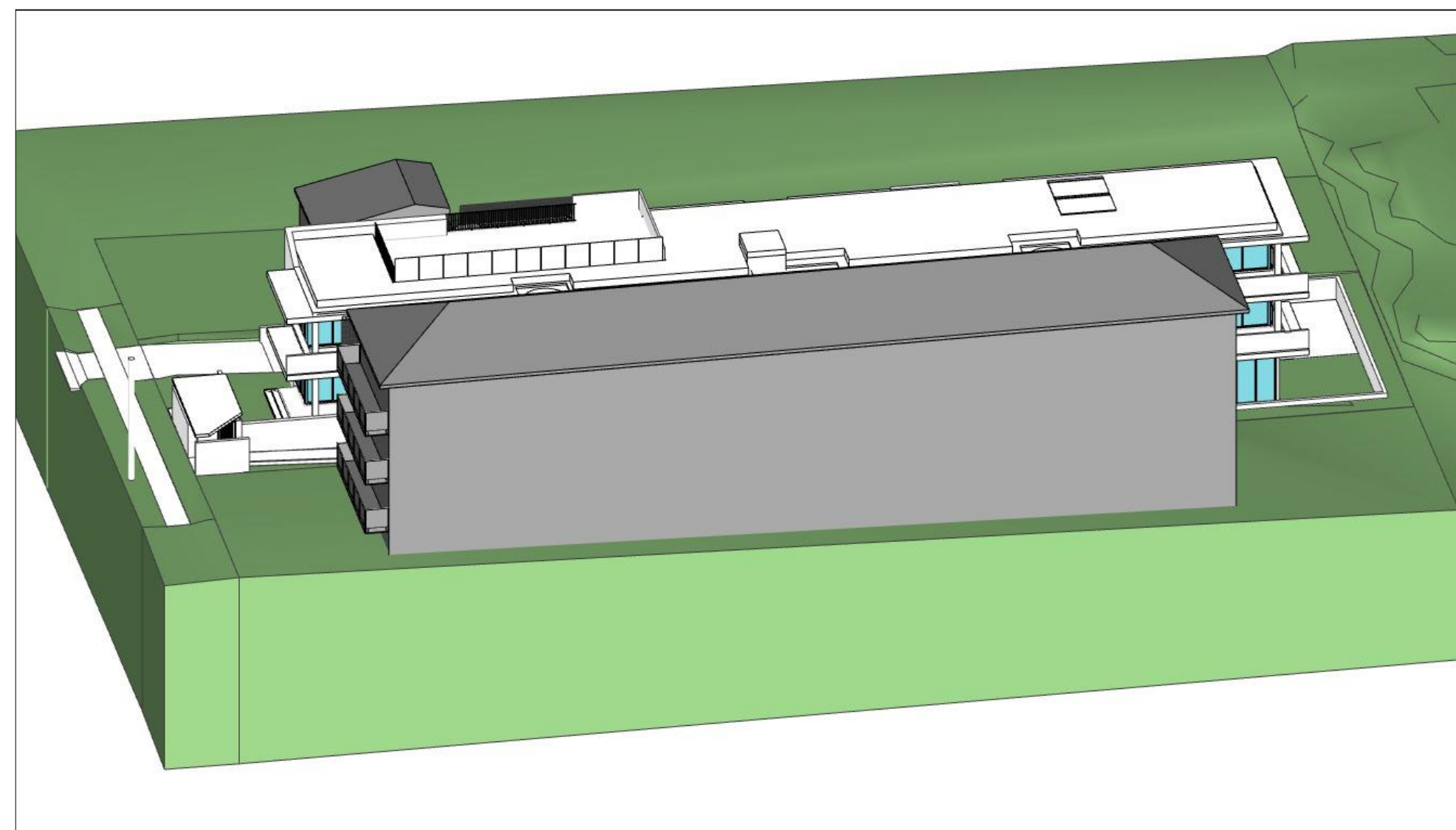
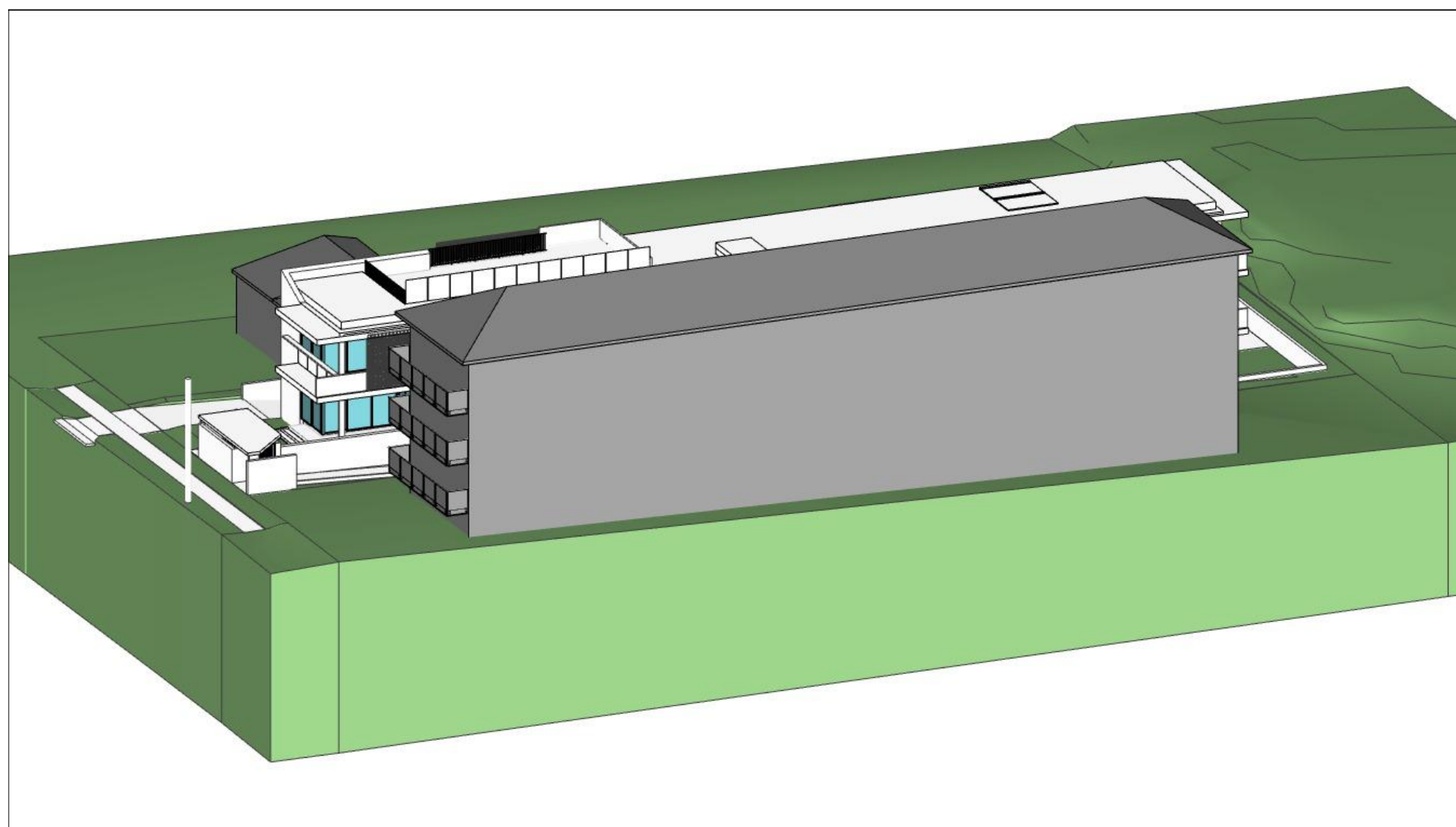


Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title	
Demolition Plan & Area Diagrams	
Drawing No.	Revision
0586-DA109	B
Scale	Date
1:200 at A1 size	22/11/21



NOTES:

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- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.

B	22/11/21	DA AMENDMENTS PER COUNCIL REQUEST	AZ	88
A	24/06/21	DEVELOPMENT APPLICATION	AZ	88
Rev	Date	Amendment	Drawn	Chk

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 **AREA OF GLAZING**
 **NEIGHBOURING BUILDINGS**
 **PROPOSED BUILDING**

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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title	
Sun Eye Diagrams: June 21	
Drawing No.	Revision
0586-DA110	B
Scale	Date
1:100 at A1 size	22/11/21

