

ABS	Aluminium Balustrade Screen	MWP	Perforated Masonry Wall
AC	AC Condenser	PB	Planter Bed
AFW	Aluminium Framed Window	PT	Stormwater Pit
ASD	Aluminium Framed Sliding Door	PV	Photovoltaic Panels
BS	Steel Balustrade	PY	Privacy Screen
CR	Concrete Roof	SC	Steel Column
CS	Concrete Slab	SFN	Steel Fence
CW	Concrete Wall	SG	Steel framed Gate
DK	Timber Deck	SK	Skylight
DN	Grated Drain	SP	Stone Paving
DP	Downpipe	SR	Steel Roofing
DR	Driveway	ST	Stair
FC	Fibre Cement Cladding	STF	Stone Tile Flooring
FIP	Fire Indicator Panel	SW	Stone Wall
GD	Garage Door	TC	Timber Column
GU	Gutter	TF	Timber Framing
LB	Letterbox	TFN	Timber Fence
LT	Lift	TS	Timber Screen
MC	Metal Cladding	TW	Timber Framed Wall
MW	Masonry Wall		

Sheet Number	Issue	Sheet Name
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DA00	H	Development Application
DA01	G	Precinct Plan
DA02	G	Site Plan
DA03	G	Basement Plan
DA04	H	Ground Floor Plan
DA05	H	First Floor Plan
DA06	H	Roof Plan
DA07	H	Elevations
DA08	H	Elevations
DA09	H	Sections
DA10	H	Sections
DA11	H	Sections
DA12	G	Site Analysis
DA13	H	Shadow Diagram - 900am June 21
DA14	H	Shadow Diagram - 1200noon June 21
DA15	H	Shadow Diagram - 300pm June 21
DA16	H	Neighbouring Shadow Studies
DA17	G	Sun Studies - Apartments 4 & 6
DA18	G	Sun Studies - Apartments 1 & 5
DA19	G	Sun Studies - Apartments 2,3 & 6
DA20	G	Landscape Area
DA21	G	Driveway Profile
DA22	G	Finishes Board
DA23	G	Sediment Control Plan
DA24	G	Survey
DA25	G	Window Schedule for BASIX
DA26	G	Height Limit 8.5m above NGL
DA27	G	Demolition Plan
DA28	G	Photomontage
DA30	G	Plan - Apartment No. 1
DA31	H	Plan - Apartment No. 2 & No. 3
DA32	G	Plan - Apartment No. 4
DA33	G	Plan - Apartment No. 5
DA34	H	Plan - Apartment No. 6
DA36	G	Plan - Apartment No. 7
DA50	G	Notification Site Plan
DA51	G	Notification Elevations
DA52	G	Notification Elevations

Schedule of BASIX Commitments - Refer to BASIX Certificate prepared by Insight Energy

1. Commitments for Residential Flat Buildings

a. Dwellings

i. Water

The applicant must plant indigenous or low water species of vegetation as specified in the certificate
The project does not include a pool or spa
All dwellings must have 4 star rated taps, shower heads, dishwashers and toilets.

ii. Energy

All dwellings to be connected to the central hot water system.
All bathrooms and laundries are to have exhaust fans interlocked to light
All kitchens to have manually operated exhaust fans, gas cooktop and electric oven
All dwellings to have 3 phase airconditioning, ceiling fans to all bedrooms and living areas
Natural lighting is to be provided as shown in the certificate, all other lighting is to be LED

iii. Thermal Comfort

Construction of floor and walls is to be in accordance with the NatHERS Certificate
Ceiling fans are to be installed to all bedrooms and living rooms in the development.

b. Common areas and Central Systems/facilities

i.Water

A water tank of 30000l is to be installed to collect roof water, and to be connected to common garden areas

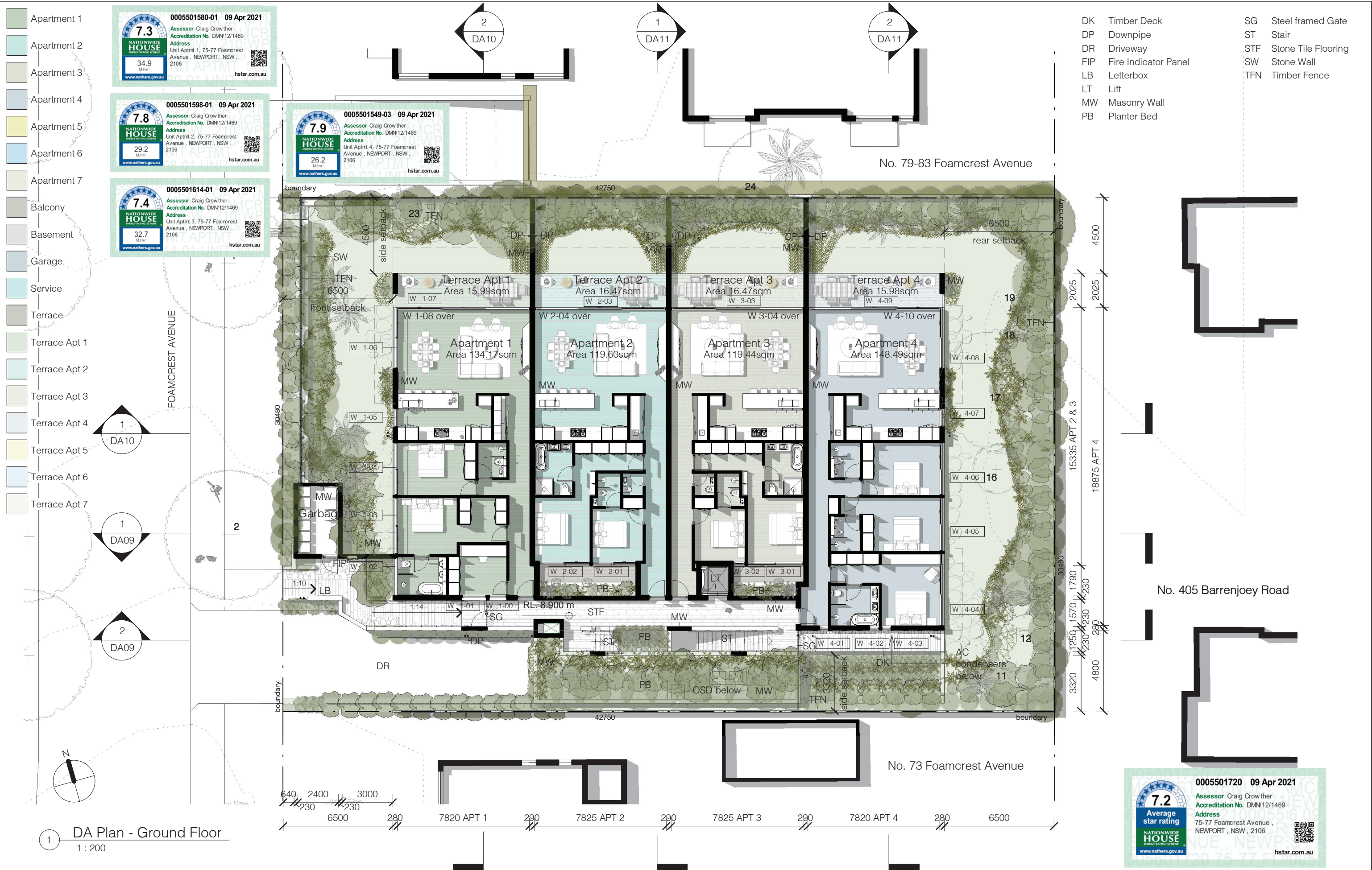
ii. Energy

Mechanical ventilation is proposed to the carparking area
A lift is proposed for the development.
Lighting to the basement is to be fluorescent, connected to sensors or manually operated
A central gas fired storage hot water system is proposed
A 10kW Photovoltaic system is proposed

THERMAL PERFORMANCE REQUIREMENTS Development at 75-77 Foamcrest Avenue, Newport NSW 2106 Apartments 1-7 See NatHERs Certificate for full information Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction All insulation and glazing must meet BCA and Australian Standard requirements		
	Construction	Added Insulation
External walls	Units 1-4 – Double brick with cavity – Light colour Units 5-7 – Bottom section of external wall – Double brick with cavity Top section of external wall – Lightweight cladding with timber stud and plasterboard – Light colour	Units 1-4 – No insulation required in external wall Units 5-7 – Double brick with cavity required rigid insulation eg Foilboard at R1.8 Lightweight cladding requires R2.5 bulk insulation with foil, reflective both sides, in external walls
Internal walls	Single brick Timber stud to walls where cavity door added	No insulation required to either wall types
Common Walls Separating Dwellings	280mm double brick with cavity	No insulation required
External Floors on ground or suspended	Basement/Garage - Concrete slab on ground	No insulation required
Ceilings between Floors	- Suspended concrete slab to ceiling of basement/garage with Units 1-4 above - Suspended concrete slab to ceilings of Units 1-4 with Units 5-7 above	Ceiling above basement/garage – R1.0 insulation Ceiling of Units 1-4 – R1.5 insulation
Ceiling to roof cavity	Above Units 5, 6 & 7 – Timber roof structure with plasterboard lining beneath	R4.0 bulk insulation to ceilings of Units 5, 6 & 7
Roof	Metal roof sheeting – Medium colour	R1.5 anticon blanket under roof sheeting R1.8 over Apartment 7
Ceiling Fans	Included in NatHERs assessments	To living/dining zones and 1 in each bedroom
Fixed floor coverings	Tiles to all zones Concrete to garage/basement	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed) Note: Assessment with default windows – Allowable window values: Only a +/- 5% SHGC tolerance is allowed with this rating. NB: This tolerance only applies to SHGC, the U-value can always be lower but not higher than the values stated.	All glazed doors and windows including highlight windows: Double glazed clear / air gap/ clear, U-value 4.80 SHGC 0.59 Louvre portion of windows, single glazed, clear U-value 6.70 SHGC 0.70 3 x Skylights – Velux double glazed Solar tube to Unit 3
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Units 1-7 – Run dated 09-04-2021 Issue H



REEF APARTMENTS





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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
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D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
F	Updated with OSD & mechanical requirements	01/12/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

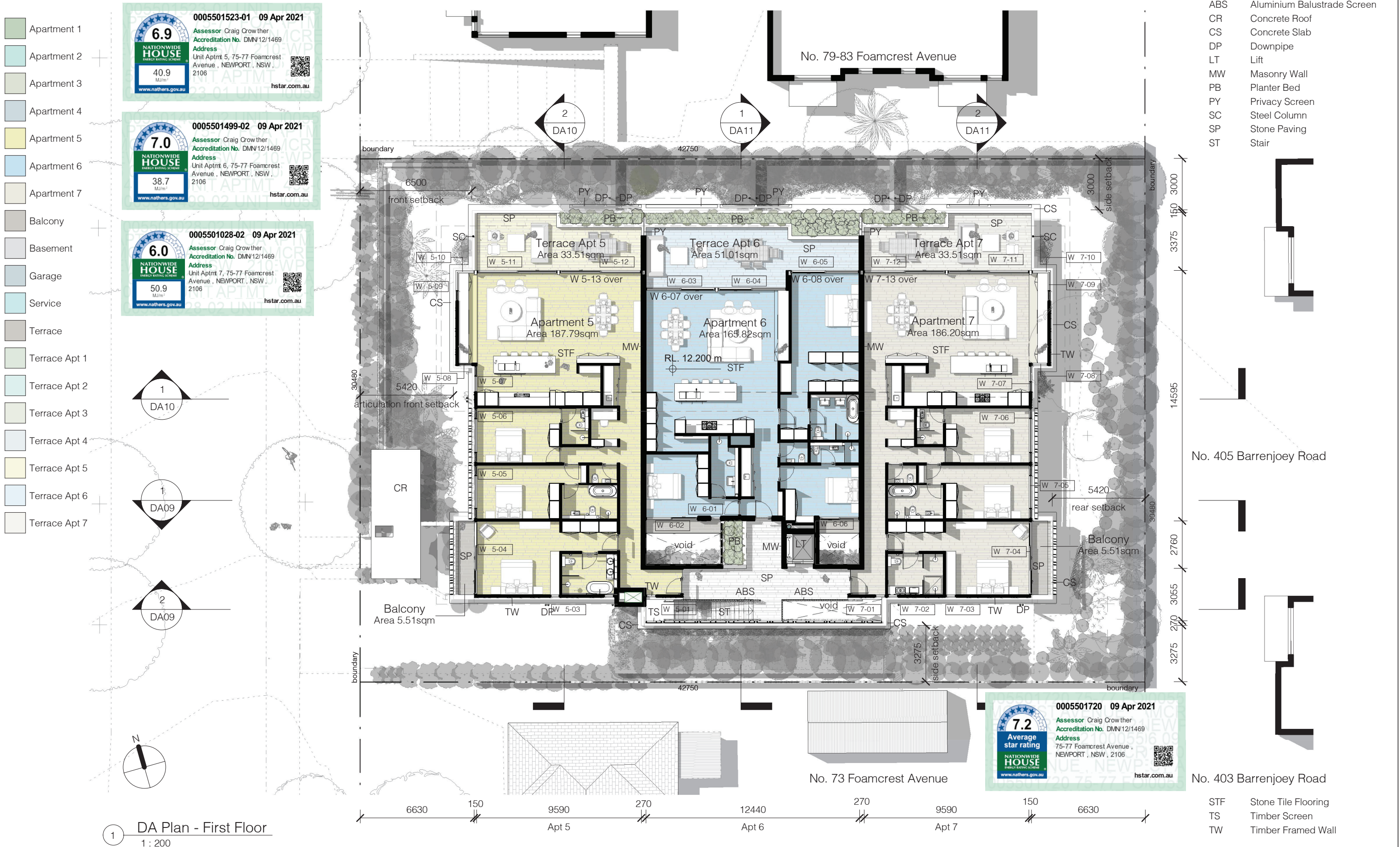
REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

for Provent Property Group Pty Ltd

Ground Floor Plan	
Project number	1612
Checked by	RC
Date	December 2020
Scale	1 : 200
Drawn by	KW
DA04	



GU Gutter
PV Photovoltaic Panels
SK Skylight
SR Steel Roofing

7.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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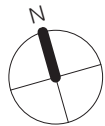
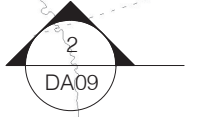
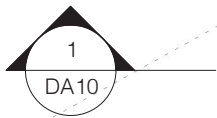
0005501720 09 Apr 2021

Assessor Craig Crowther

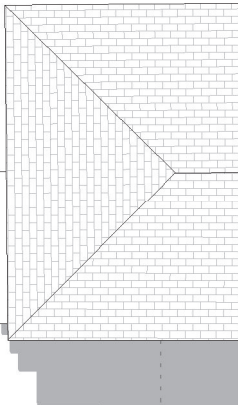
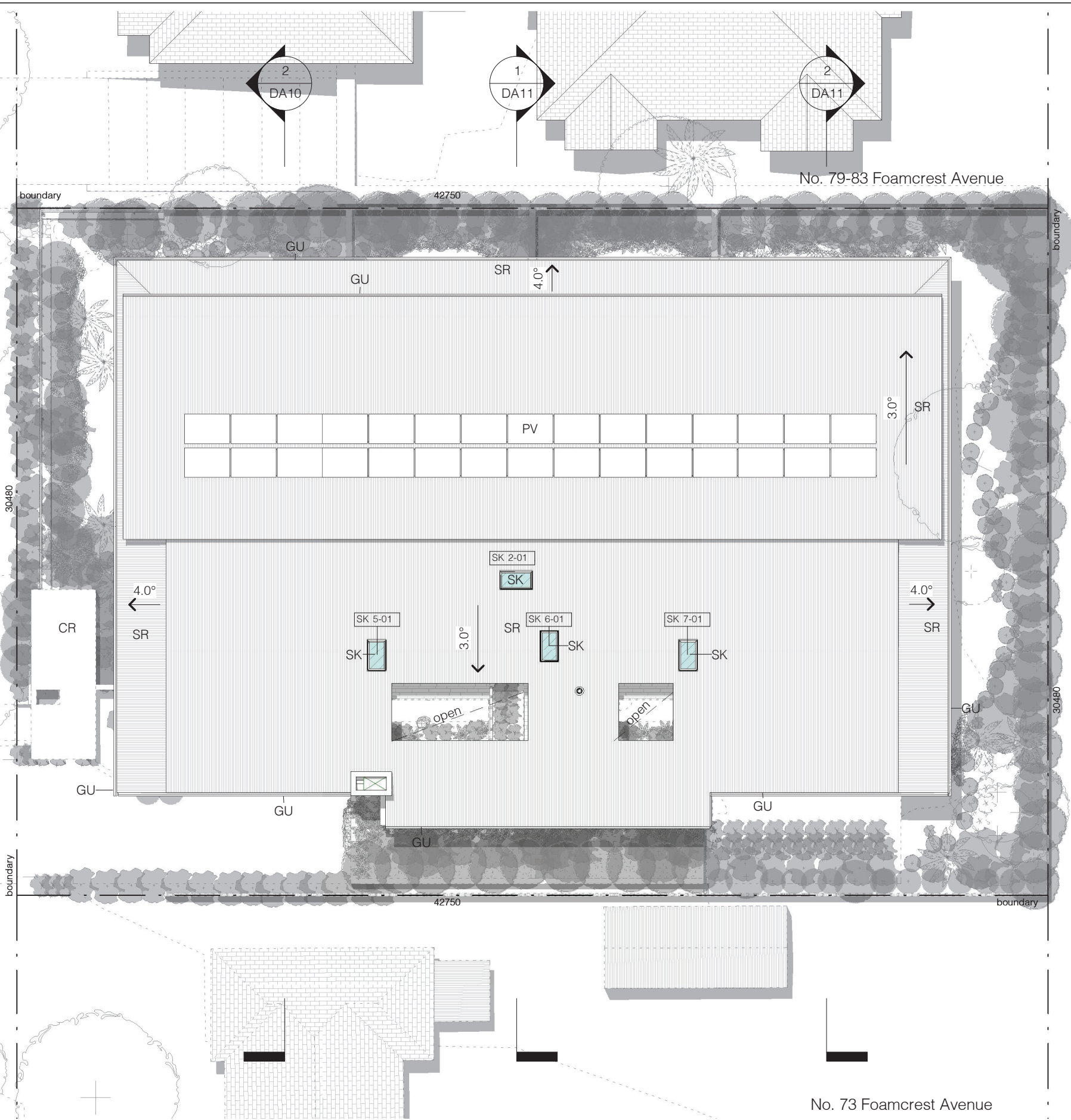
Accreditation No. DMN12/1469

Address 75-77 Foamcrest Avenue , NEWPORT , NSW , 2106

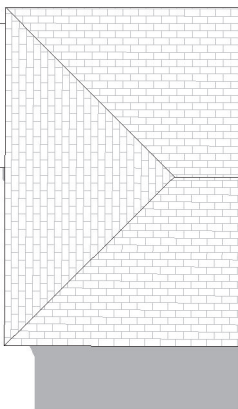
hstar.com.au



1 DA Plan - Roof
1 : 200



No. 405 Barrenjoey Road



No. 403 Barrenjoey Road

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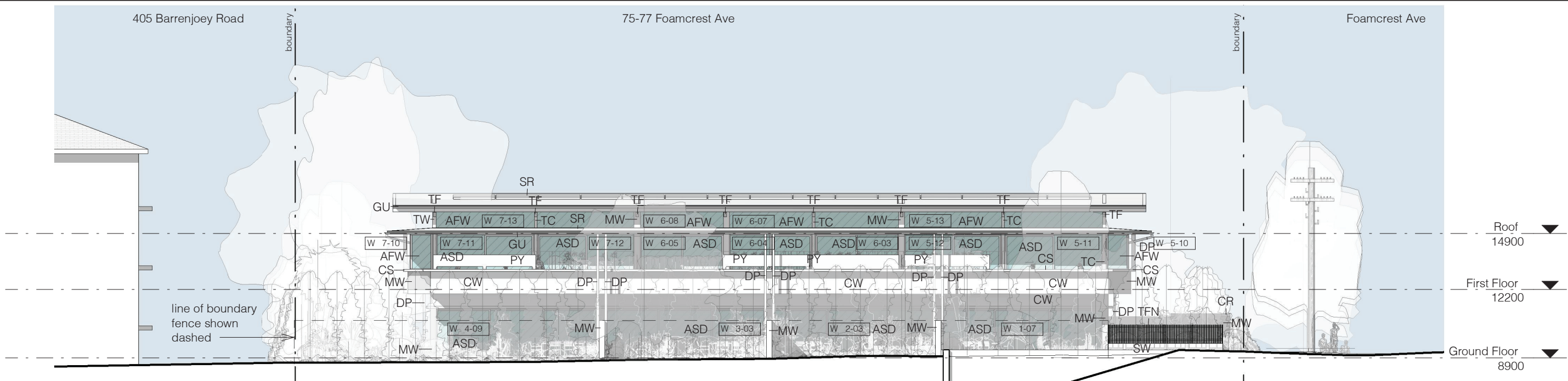
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
B	Revised Concept Plans	22/10/2020
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H	Revised Development Application	09/04/2021

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Roof Plan			
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW	DA06	



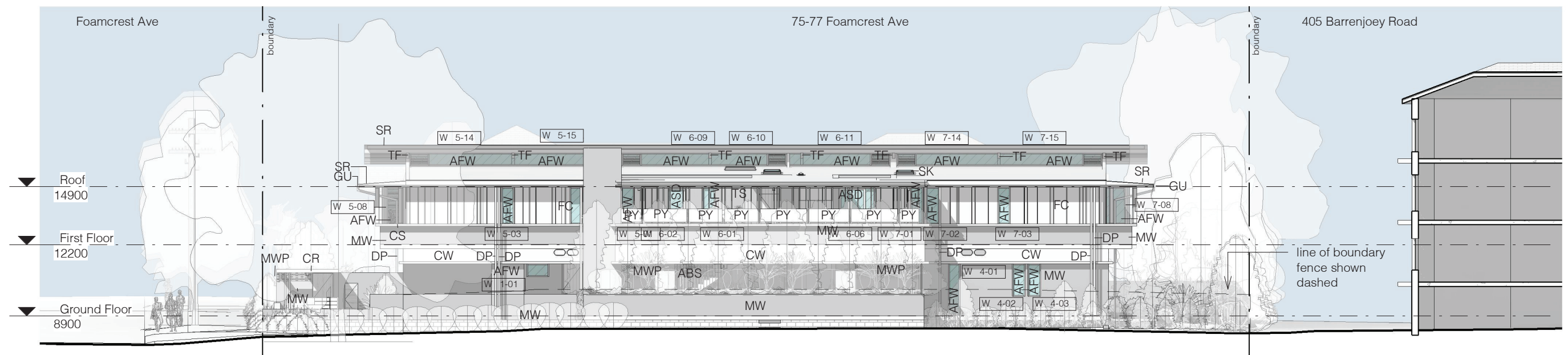
1 DA Elevation - North
1 : 200

ABS Aluminium Balustrade Screen
AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CR Concrete Roof
CS Concrete Slab
CW Concrete Wall

DP Downpipe
FC Fibre Cement Cladding
GU Gutter
MW Masonry Wall
MWP Perforated Masonry Wall
PY Privacy Screen

SK Skylight
SR Steel Roofing
SW Stone Wall
TC Timber Column
TF Timber Framing
TFN Timber Fence

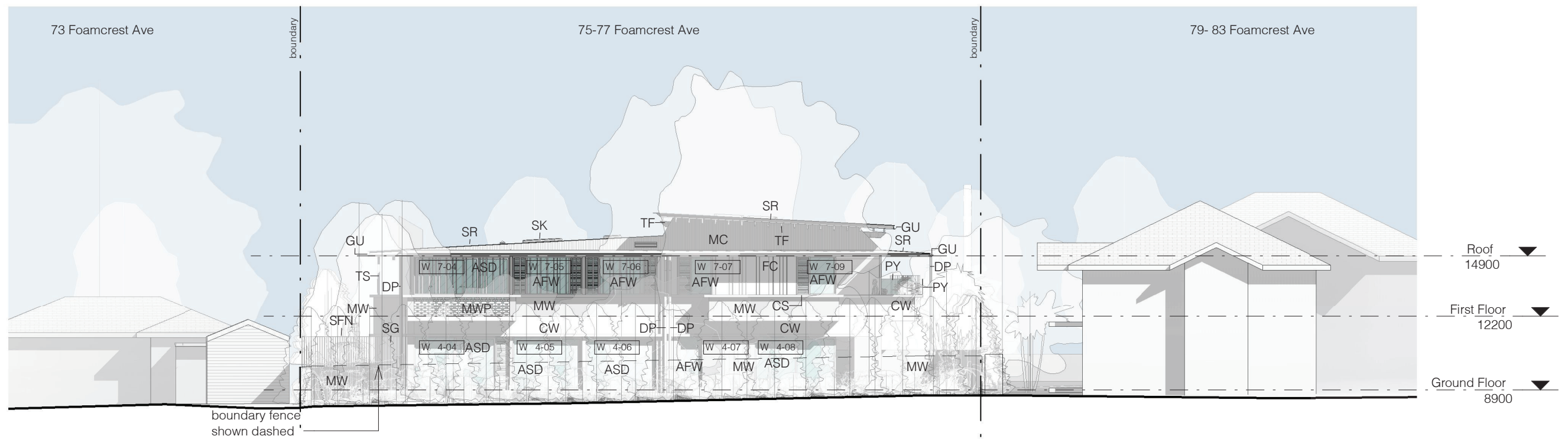
TS Timber Screen
TW Timber Framed Wall



2 DA Elevation - South
1 : 200

No.	Revision Description	Date
B	Revised Concept Plans	22/10/2020
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

Elevations			
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA07



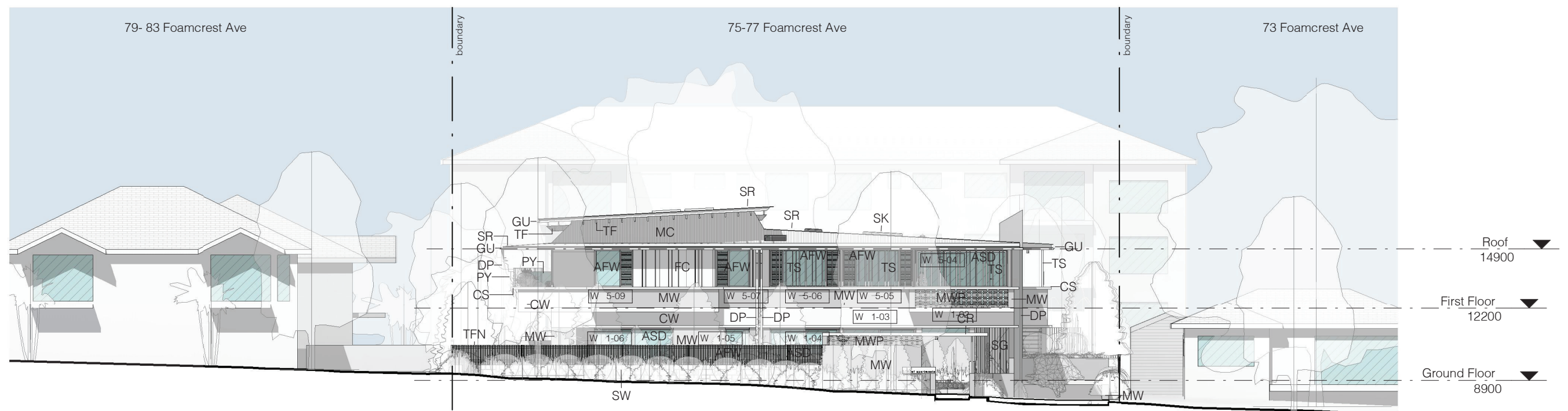
1 DA Elevation - East
1 : 200

AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CR Concrete Roof
CS Concrete Slab
CW Concrete Wall

DP Downpipe
FC Fibre Cement Cladding
GU Gutter
MC Metal Cladding
MW Masonry Wall

MWP Perforated Masonry Wall
PY Privacy Screen
SFN Steel Fence
SG Steel framed Gate
SK Skylight

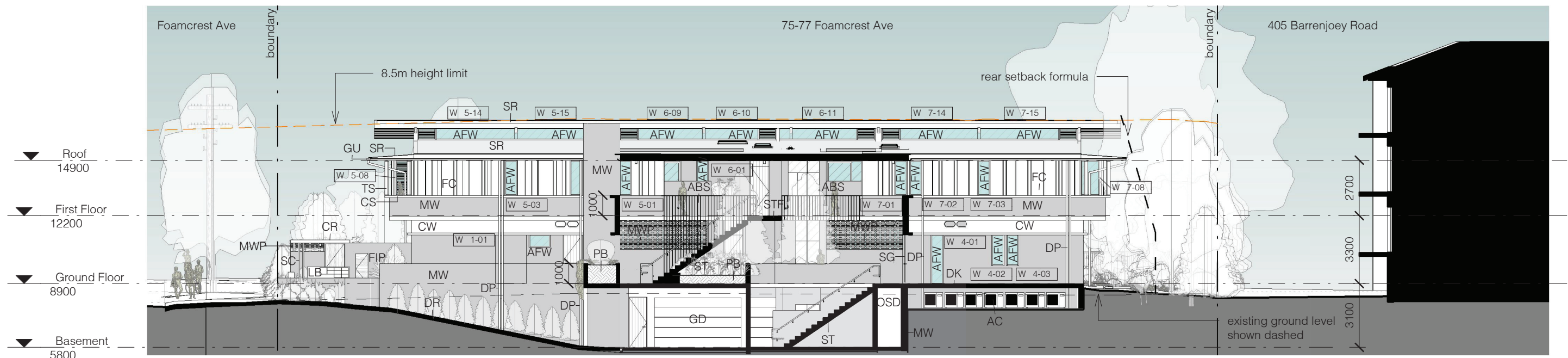
SR Steel Roofing
SW Stone Wall
TF Timber Framing
TFN Timber Fence
TS Timber Screen



2 DA Elevation - West
1 : 200

No.	Revision Description	Date
B	Revised Concept Plans	22/10/2020
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA08



2 DA - Section A
1 : 200

ABS	Aluminium Balustrade Screen	DK	Timber Deck	LB	Letterbox	SK	Skylight
AC	AC Condenser	DP	Downpipe	MW	Masonry Wall	SR	Steel Roofing
AFW	Aluminium Framed Window	DR	Driveway	MWP	Perforated Masonry Wall	ST	Stair
ASD	Aluminium Framed Sliding Door	FC	Fibre Cement Cladding	PB	Planter Bed	STF	Stone Tile Flooring
CR	Concrete Roof	FIP	Fire Indicator Panel	SC	Steel Column	TS	Timber Screen
CS	Concrete Slab	GD	Garage Door	SG	Steel framed Gate		
CW	Concrete Wall	GU	Gutter				

0005501720 09 Apr 2021

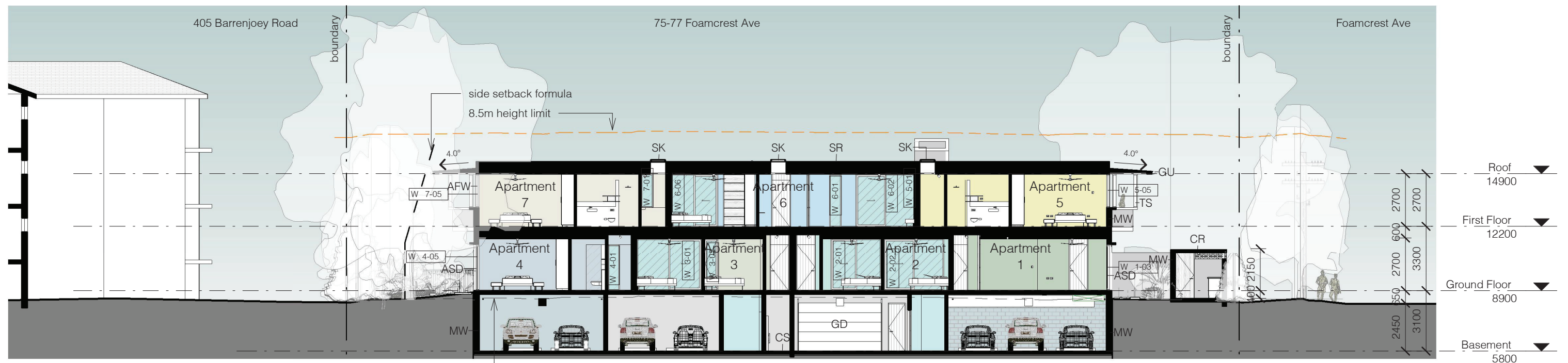
Assessor Craig Crowther
Accreditation No. DMN/12/1469
Address
75-77 Foamcrest Avenue,
NEWPORT, NSW, 2106

7.2
Average
star rating

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1 DA - Section B
1 : 200

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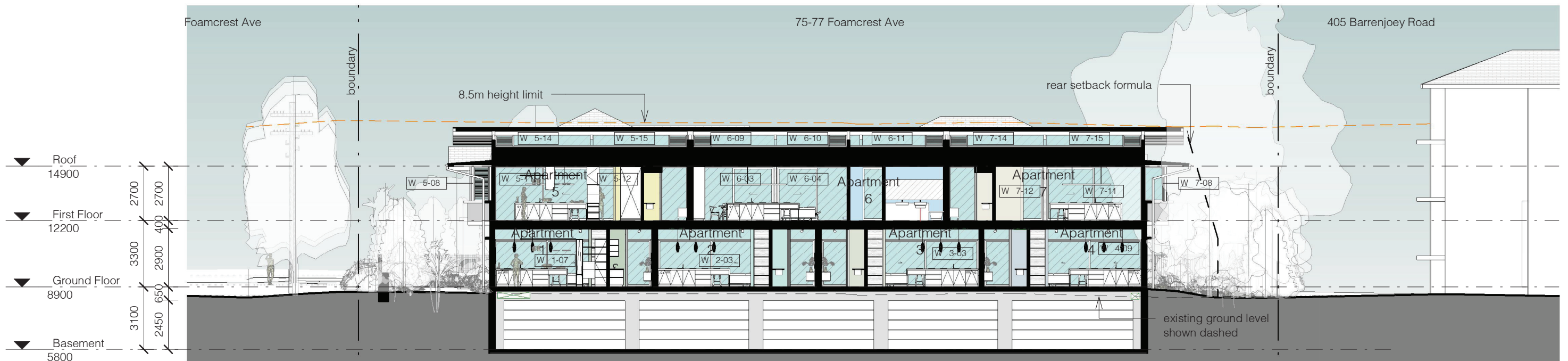
No.	Revision Description	Date
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E	Preliminary DA	19/11/2020
F	Updated with OSD & mechanical requirements	01/12/2020
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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sections

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA09

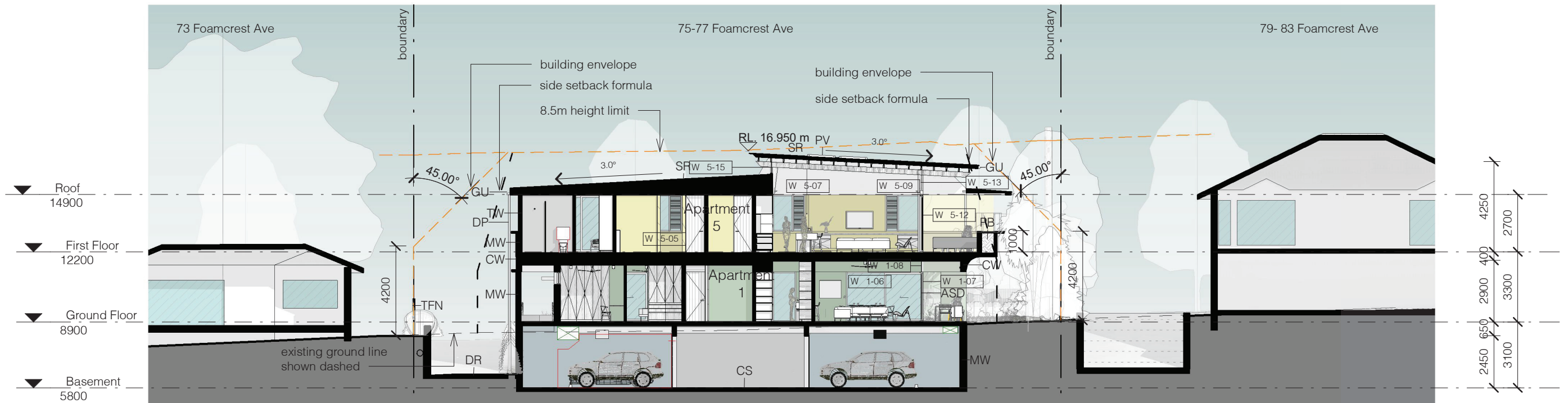


1 DA - Section C
1 : 200

ASD Aluminium Framed Sliding Door
CS Concrete Slab
CW Concrete Wall
DP Downpipe
DR Driveway

GU Gutter
MW Masonry Wall
PB Planter Bed
PV Photovoltaic Panels
SR Steel Roofing

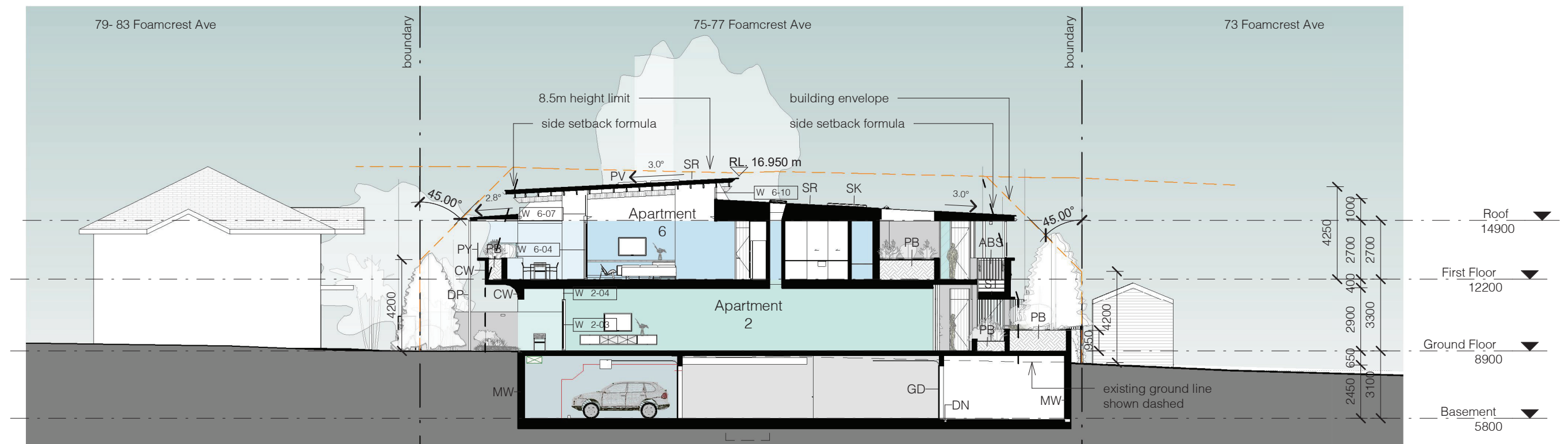
TFN Timber Fence
TW Timber Framed Wall



2 DA - Section D
1 : 200

No.	Revision Description	Date
B	Revised Concept Plans	22/10/2020
C	Revised Concept Plans - Accessibility Update	03/11/2020
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G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport		Sections	
for	Provent Property Group Pty Ltd	Project number	1612
		Checked by	RC
		Date	December 2020
		Scale	1 : 200
		Drawn by	KW
			DA10



1 DA - Section E
1 : 200

ABS	Aluminium Balustrade Screen	DN	Grated Drain	PB	Planter Bed	ST	Stair
AC	AC Condenser	DP	Downpipe	PV	Photovoltaic Panels	STF	Stone Tile Flooring
CS	Concrete Slab	GD	Garage Door	PY	Privacy Screen	TW	Timber Framed Wall
CW	Concrete Wall	GU	Gutter	SK	Skylight		
DK	Timber Deck	MW	Masonry Wall	SR	Steel Roofing		

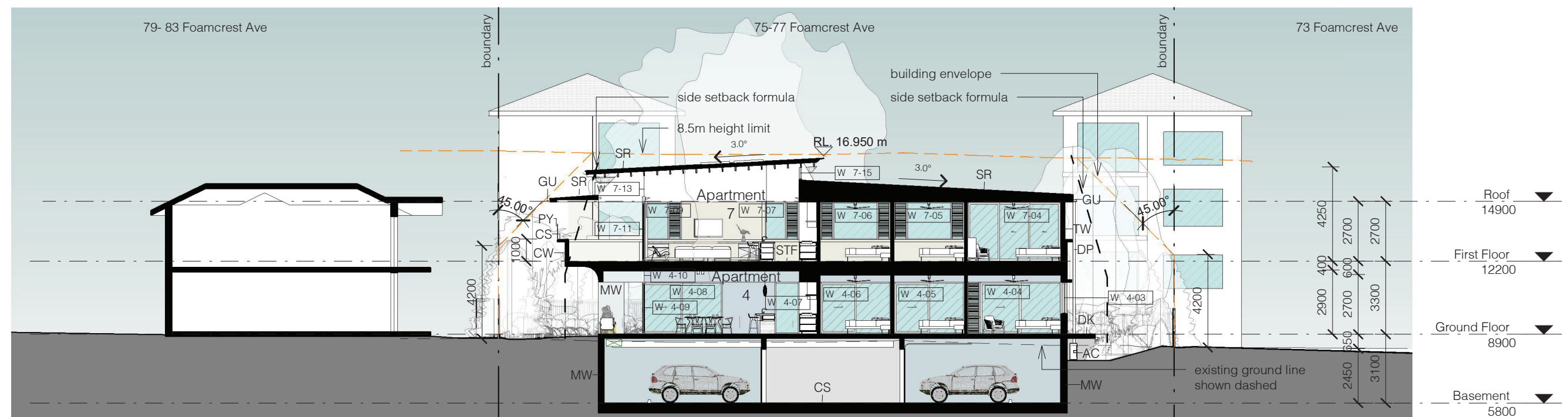
0005501720 09 Apr 2021

Assessor Craig Crowther
Accreditation No. DMN/12/1469
Address
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NEWPORT, NSW, 2106

7.2
Average
star rating

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2 DA - Section F
1 : 200

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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

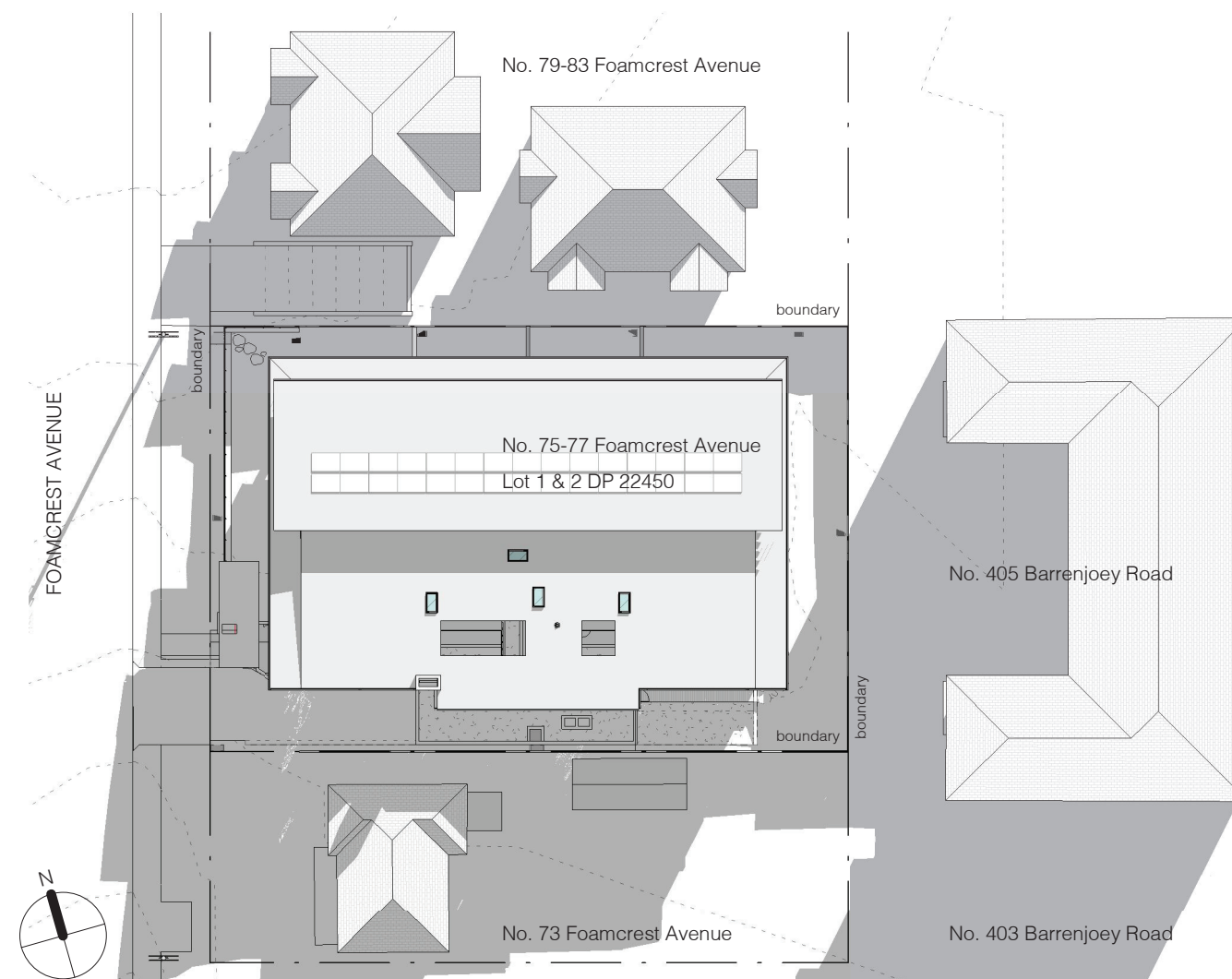
for
Provent Property Group Pty Ltd

Sections

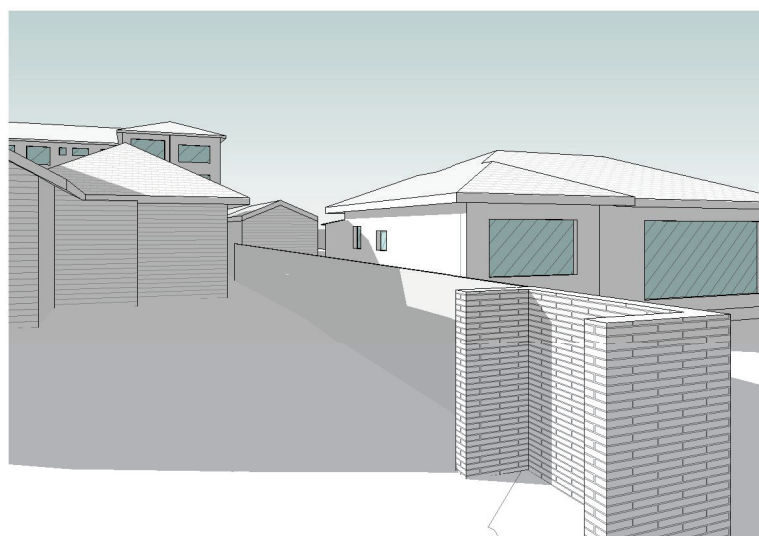
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA11



1 Shadow diagram - June 22 900am - Existing
1 : 500



2 Shadow diagram - June 22 900am
1 : 500



3 Neighbour Sun study 9am existing



4 Neighbour Sun study 9am proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

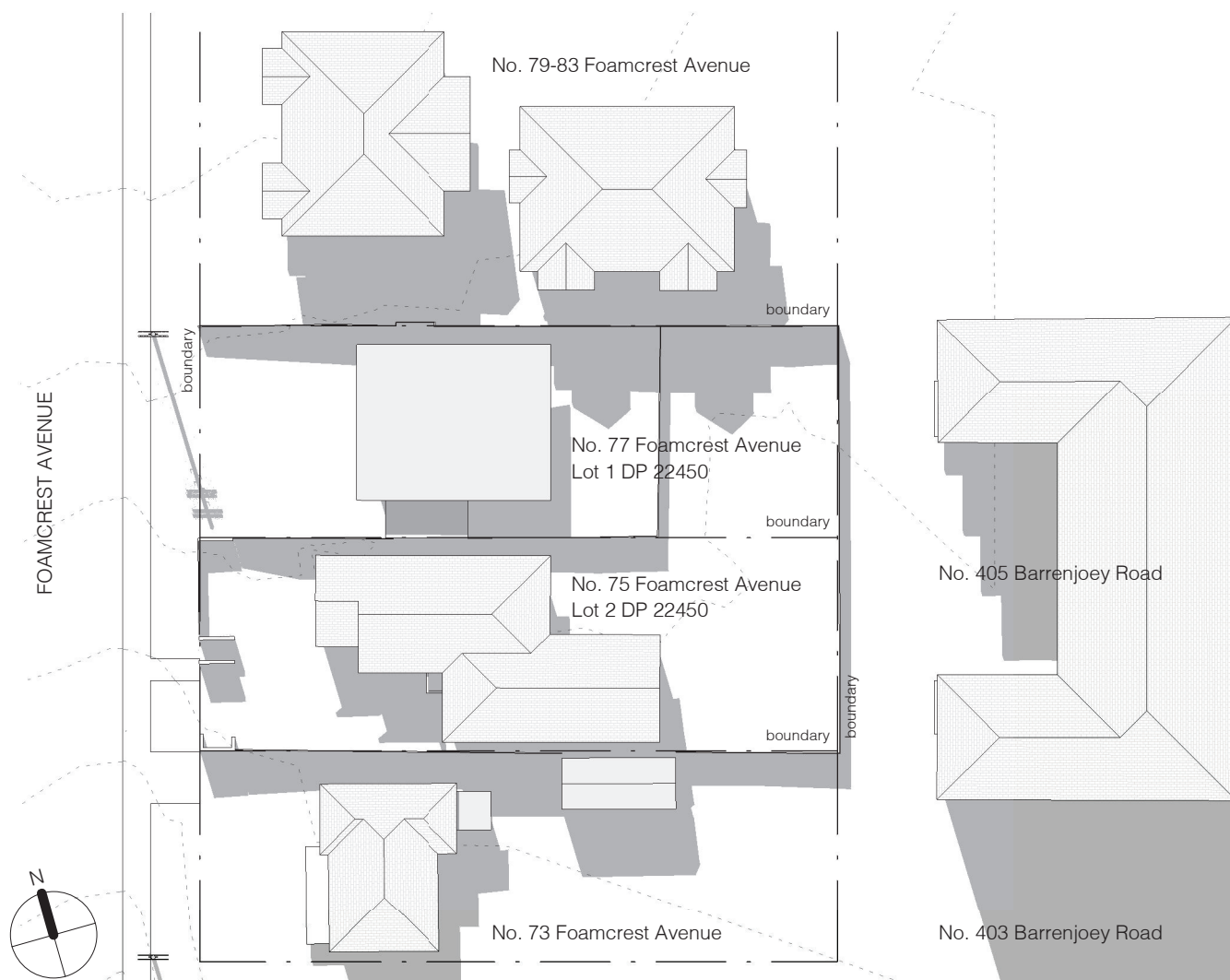
- Drawn in accordance with the survey (prepared by Bee & Lethbridge) & submitted with this proposal.
- Drawn to true north.
- Indicate the shadows cast by the proposal at the times as shown.
- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

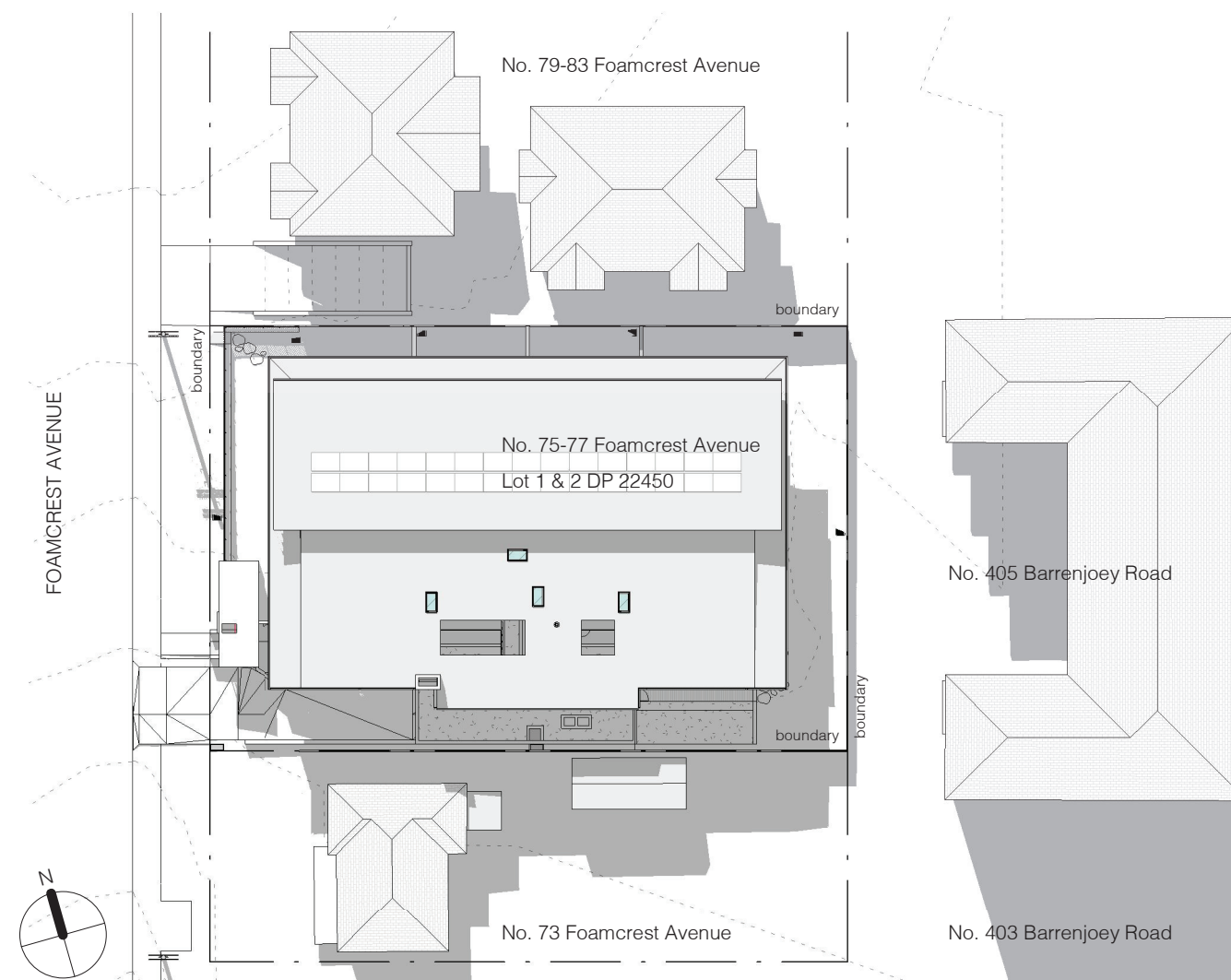
No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

Shadow Diagram - 900am June 21

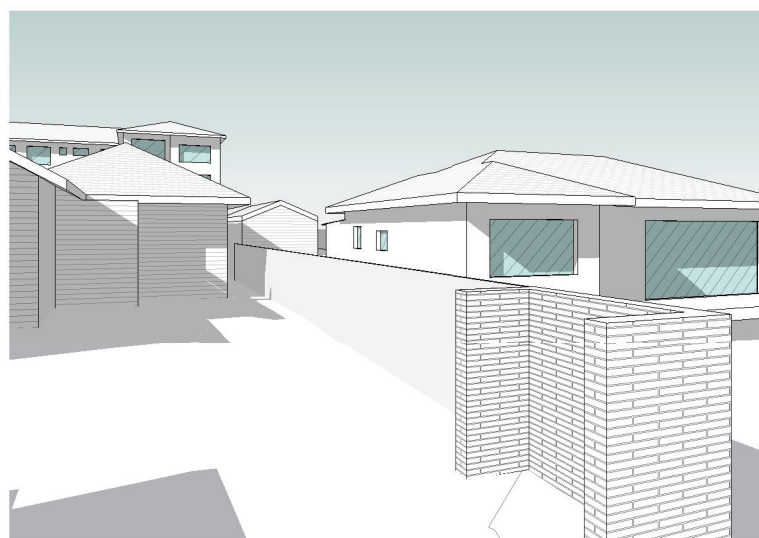
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Date	December 2020	Scale	1 : 500
Drawn by	KW		DA13



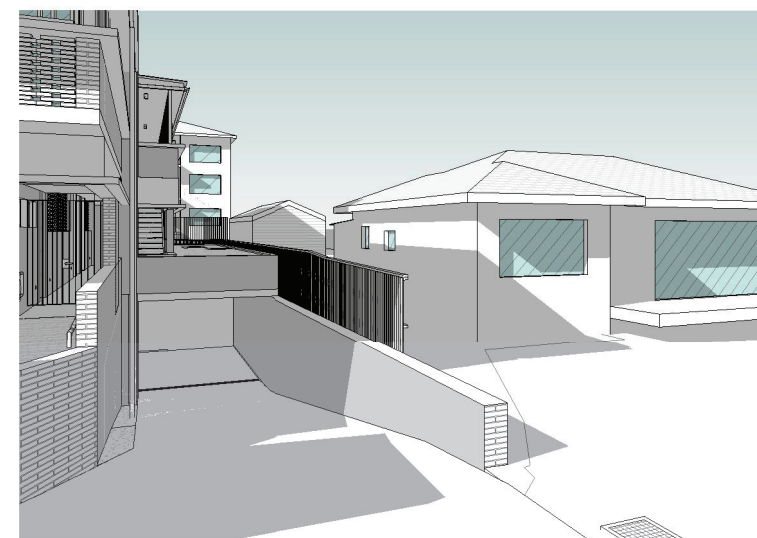
1 Shadow diagram - June 22 noon - Existing
1 : 500



2 Shadow diagram - June 22 noon
1 : 500



3 Neighbour Sun study noon existing



4 Neighbour Sun study noon proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

- Drawn in accordance with the survey (prepared by Bee & Lethbridge) & submitted with this proposal.
- Drawn to true north.
- Indicate the shadows cast by the proposal at the times as shown.
- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

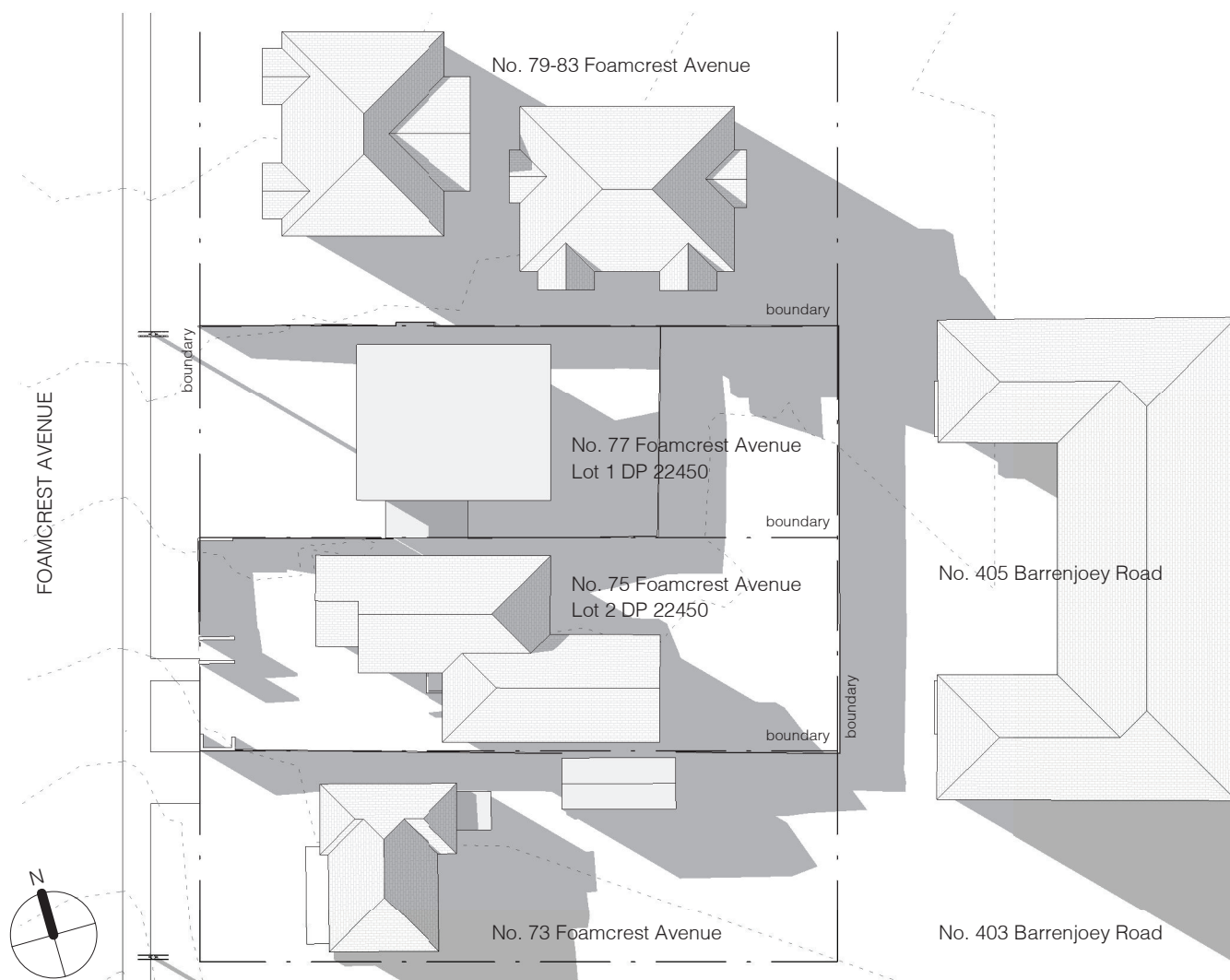
NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

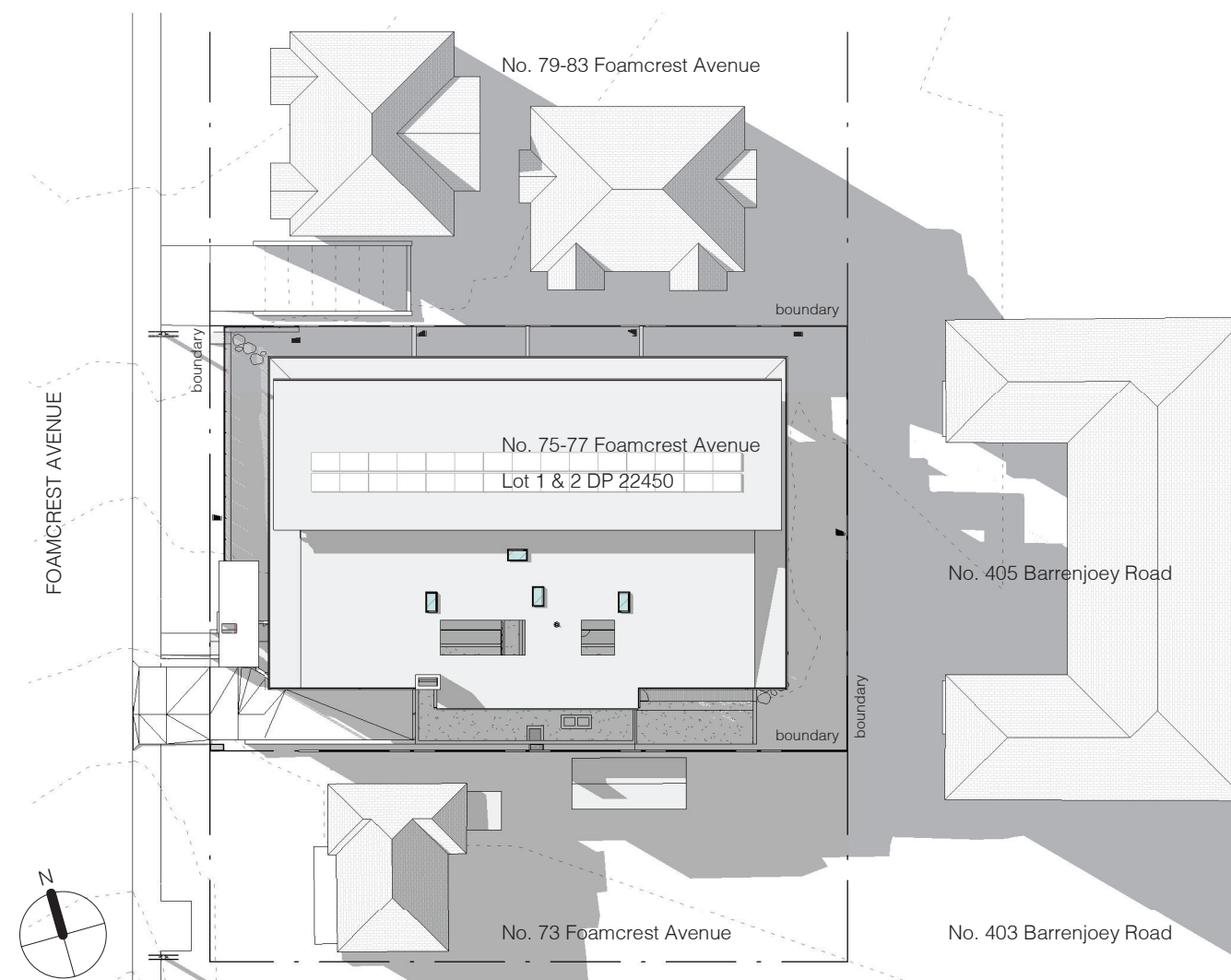
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
Provent Property Group Pty Ltd

Shadow Diagram - 1200noon June 21

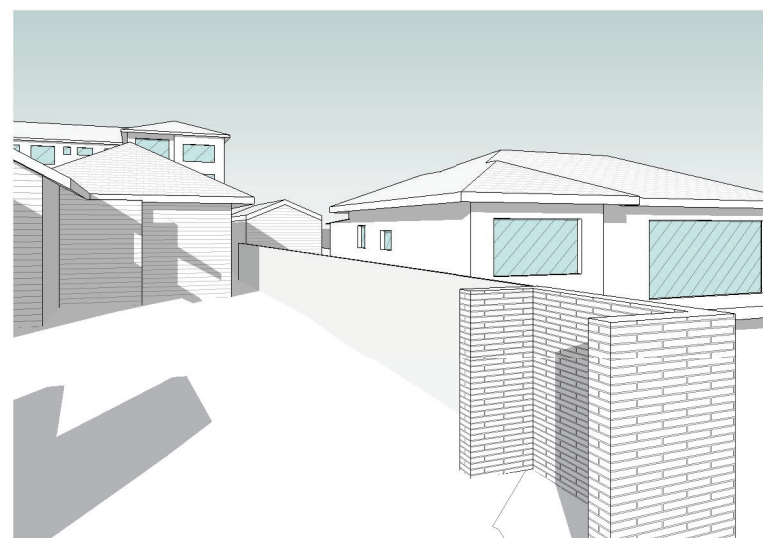
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Date	December 2020	Scale	1 : 500
Drawn by	KW		DA14



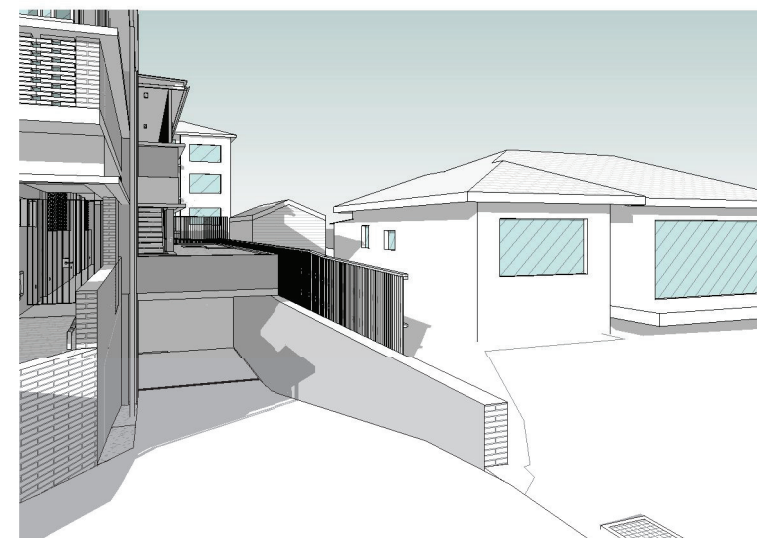
1 Shadow diagram - June 22 300pm - Existing
1 : 500



2 Shadow diagram - June 22 300pm
1 : 500



3 Neighbour Sun study 3pm existing



4 Neighbour Sun study 3pm proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

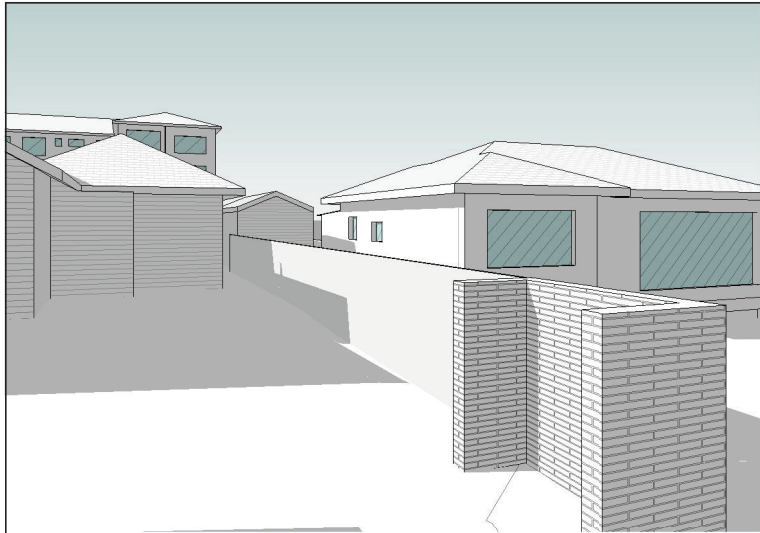
- Drawn in accordance with the survey (prepared by Bee & Lethbridge) & submitted with this proposal.
- Drawn to true north.
- Indicate the shadows cast by the proposal at the times as shown.
- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

Shadow Diagram - 300pm June 21

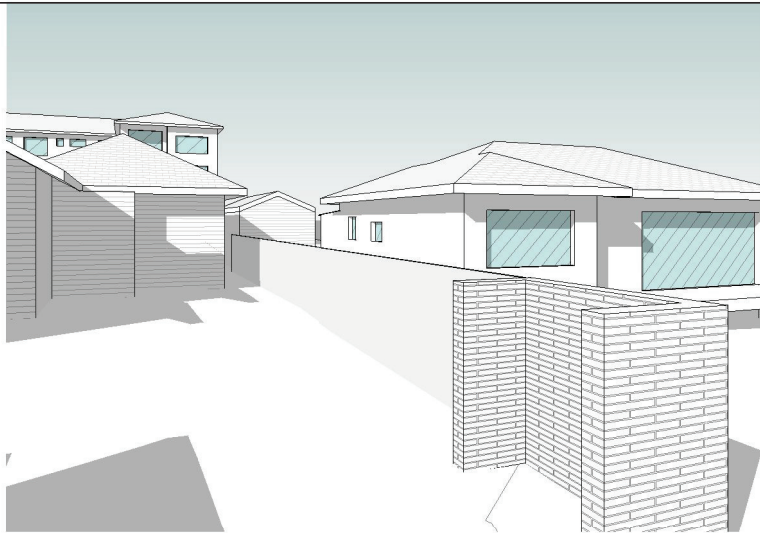
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Date	December 2020	Scale	1 : 500
Drawn by	KW		DA15



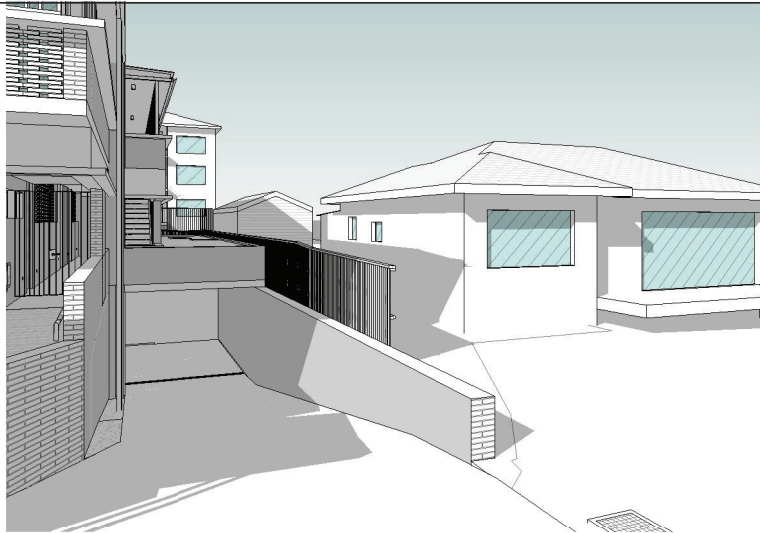
1 Neighbour Sun study 10am existing



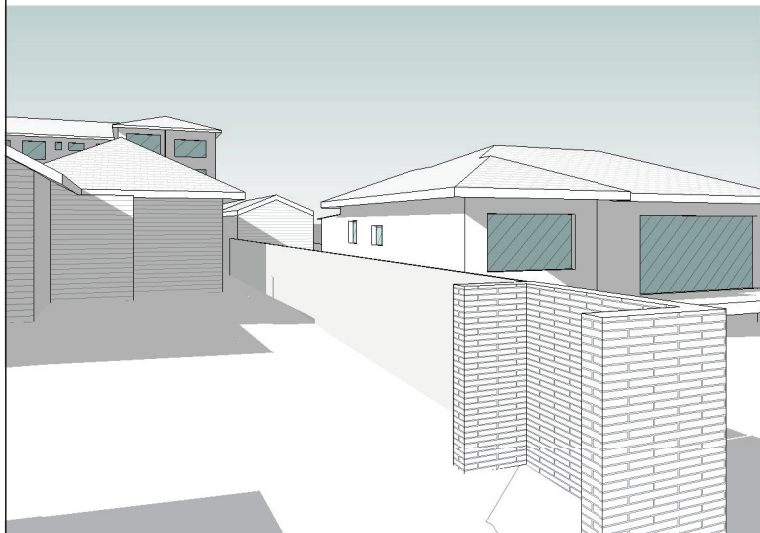
2 Neighbour Sun study 10am proposed



5 Neighbour Sun study 1pm existing



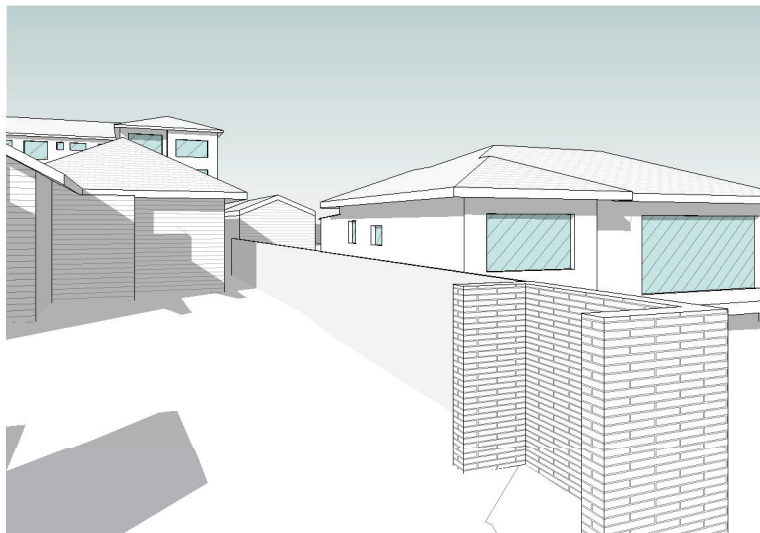
6 Neighbour Sun study 1pm proposed



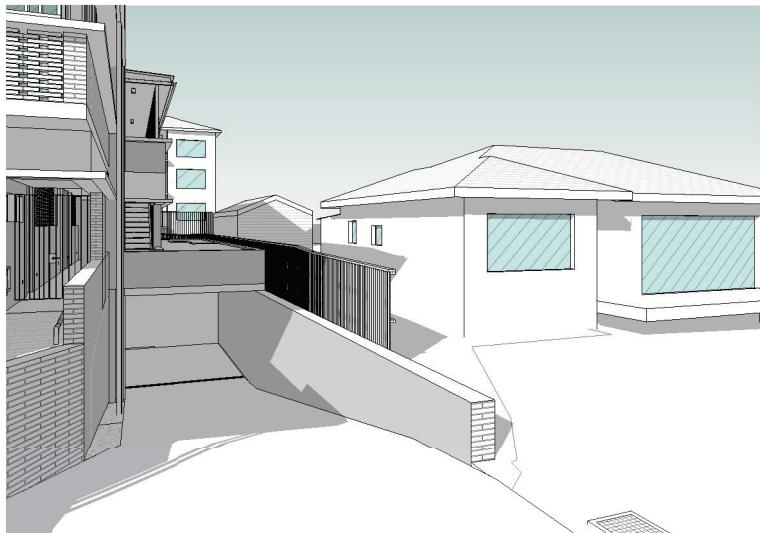
3 Neighbour Sun study 11am existing



4 Neighbour Sun study 11am proposed



7 Neighbour Sun study 2pm existing



8 Neighbour Sun study 2pm proposed



0005501720 09 Apr 2021

Assessor Craig Crowther
Accreditation No. DMN12/1469
Address
75-77 Foamcrest Avenue,
NEWPORT, NSW, 2106



hstar.com.au

CERTIFICATION OF SHADOW DIAGRAMS

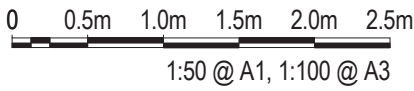
The shadow diagrams submitted with this proposal are accurate and are:

- Drawn in accordance with the survey (prepared by Bee & Lethbridge) & submitted with this proposal.
- Drawn to true north.
- Indicate the shadows cast by the proposal at the times as shown.
- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

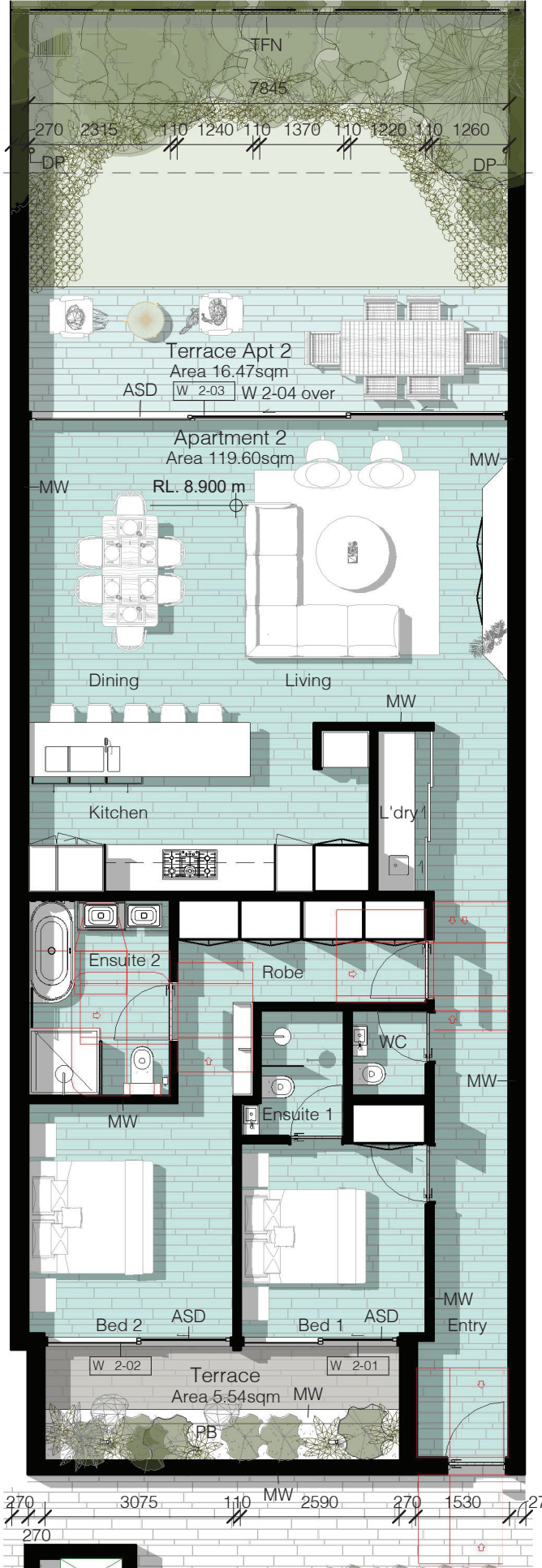
NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

Apartment 2 Area Schedule	
Name	Area

Apartment 2	119.60
Terrace Apartment 2	16.47
Grand total: 2	136.07



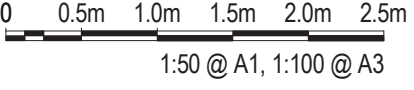
- AFW Aluminium Framed Window
- ASD Aluminium Framed Sliding Door
- DP Downpipe
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- TFN Timber Fence



1 DA Plan - Apartment 2
1 : 100

Apartment 3 Area Schedule	
Name	Area

Apartment 3	119.44
Terrace Apartment 3	16.47
Grand total: 2	135.92

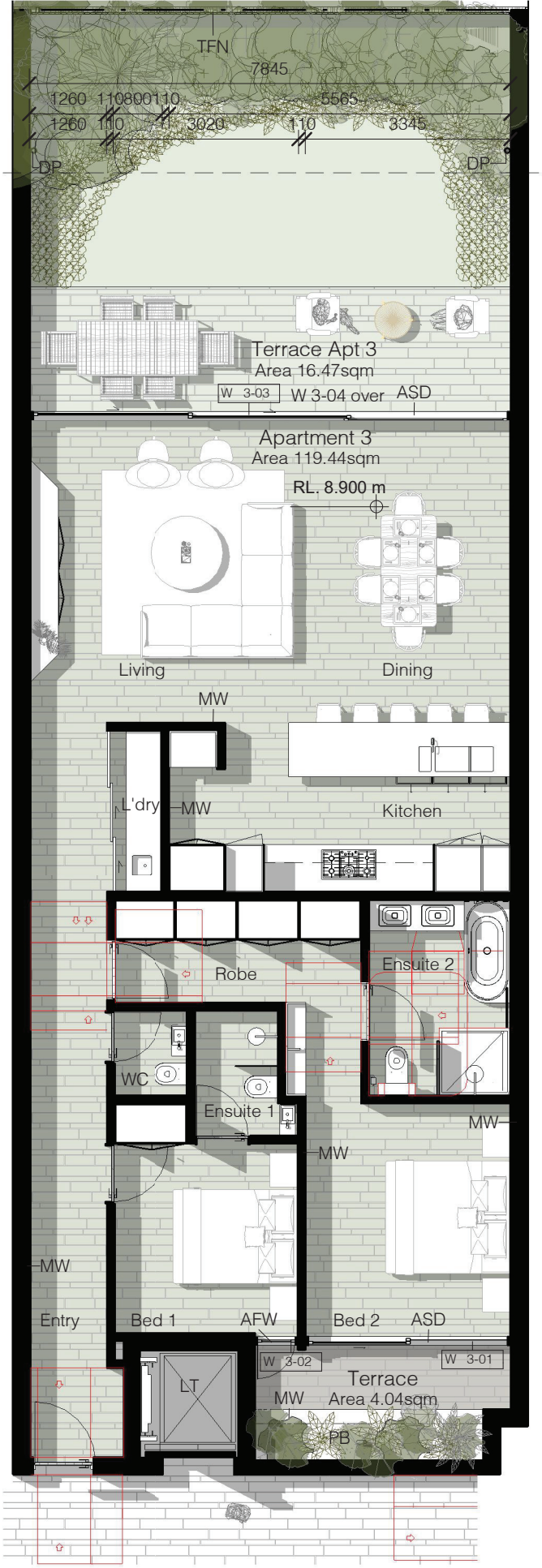


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2 DA Plan - Apartment 3
1 : 100



Apartment 6 Area Schedule	
Name	Area
Apartment 6	165.82
Terrace Apartment 6	3.17
Terrace Apartment 6	1.75
Terrace Apartment 6	51.01
Grand total: 4	221.74

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3

- AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
BS Steel Balustrade
LT Lift
MW Masonry Wall
MWP Perforated Masonry Wall
PB Planter Bed
PY Privacy Screen
SP Stone Paving
STF Stone Tile Flooring
TC Timber Column

7.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

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1 DA Plan - Apartment 6
1 : 100

RCO

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nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020
H	Revised Development Application	09/04/2021

REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

for

Provent Property Group Pty Ltd

Plan - Apartment No. 6

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA34