



DRAWING LIST - SECTION 4.55

DRAWING NO.	DRAWING NAME	SCALE
DA000	COVER SHEET	NTS
DA101	GROUND FLOOR PLAN	1:100
DA102	LEVEL 01 PLAN	1:100
DA103	ROOF PLAN	1:100
DA105	ELEVATION NORTH & SOUTH	1:100
DA106	ELEVATION EAST & WEST	1:100
DA200	EXTERNAL FINISHES	NTS

BASIX and Thermal Comfort Inclusions- 140 Ocean Street, Narrabeen

Glazing Doors/Windows

Aluminium framed glazing to the units Apt 01 & Apt 02.

Group A – awning + bifold + casement windows + hinged glazed doors

U-value: 4.80 (equal to or lower than), SHGC: 0.51 (±10%)

Group B – sliding doors/windows + fixed glazing + louvered windows

U-value: 4.80 (equal to or lower than), SHGC: 0.59 (±10%)

Aluminium framed performance glazing to the single dwelling HI.

Group A – awning + bifold + casement windows + hinged glazed doors

U-value: 4.30 (equal to or lower than), SHGC: 0.47 (±10%)

Group B – sliding doors/windows + fixed glazing + louvered windows

U-value: 4.30 (equal to or lower than), SHGC: 0.53 (±10%)

Given values are AFRC total window system values (glass and frame)

Roof

Metal roof with foil backed blanket (R_u1.3 and R_u1.3)

External Colour: Medium (0.475 < SA < 0.7)

Ceiling

Plasterboard ceiling, R3.5 insulation (insulation only value) where roof above

Plasterboard ceiling, no insulation where neighbouring units are above

Ceiling Penetrations

Loss of ceiling insulation has been accounted for in accordance with BASIX Thermal Protocol 4.13.1 and [Nattades](#).

Technical Note 12

Assumed sealed LED downlights, one every 2.5m², modelled as 150mm diameter

Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed [Nattades](#) certificate

External Wall

Brick veneer wall with R2.5 insulation (insulation only value)

Lightweight wall with R2.5 insulation (insulation only value) - around laundry on apartment 01 only

External Colour: Medium (0.475 < SA < 0.7)

Walls within dwellings

Plasterboard on studs – no insulation to house and apartment 2

Single skin brick walls – no insulation to apartment 1

Floors

Concrete slab on ground – HI, Apt 01 & Apt 02

Concrete between levels, no insulation required - Apt 01 & Apt 02

Timber floor between levels, no insulation required - HI

Suspended timber floor with R2.5 insulation (insulation only value) to open subfloor areas - HI

Floor coverings

Tiles to wet areas and kitchen, and carpet with rubber underlay elsewhere - Apt 01 & Apt 02

House: Tiles to wet areas and timber elsewhere - HI

External Shading

Shading as per stamped documentation

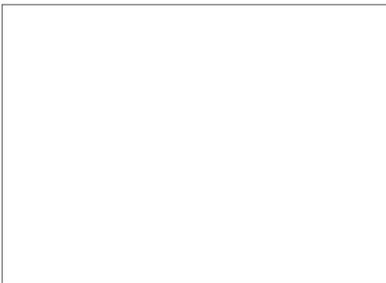
Ventilation

All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

Alternative water	Tank size: 3,000L, collecting from at least 100m ² roof area Connected to outdoor tap for irrigation of landscaping common and private
Hot water system	Gas instantaneous – 6 stars
Heating & Cooling	All units to have individual, single phase, reverse cycle air conditioning to living areas and bedrooms. A minimum efficiency of 3.0 stars is required for cooling and heating
Alternative energy	2.0 KW Photovoltaic for the dwelling.
Ventilation	Kitchen - Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, interlocked to light Laundry - Individual fan, externally ducted to roof or façade, interlocked to light
Others	Gas Cooktop & Electric oven


 Certificate no.: 0004370940
 Assessor Name: Tracey Cooke
 Accreditation no.: HERA100033
 Certificate date: 03 Dec 2021
 Dwelling Address:
 140 Ocean Street
 Narrabeen, NSW
 2101


REV	DESCRIPTION	DATE
A	DRAFT DA	03/12/19
B	ISSUED FOR DA	19/12/19
C	ISSUE FOR SECTION 4.55 MODIFICATION	01/12/2021

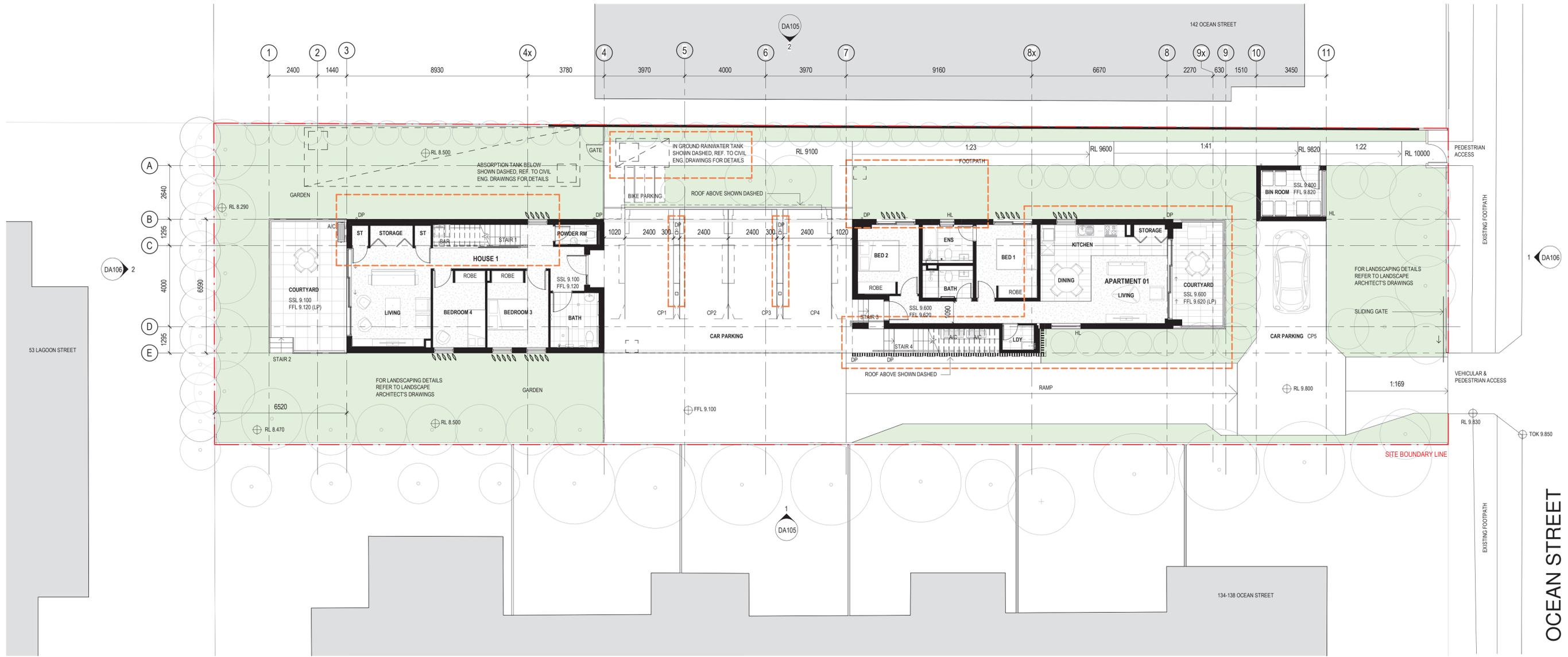



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PROJECT
140 OCEAN STREET, NARRABEEN
 TITLE
COVER SHEET

CLIENT
MISSIONARY SISTERS OF BLESSED VIRGIN MARY

DRAWN BY JB	CHECKED BY JOB	DATE 23/11/19
SCALE (@ A1) 1 : 100	PROJECT NUMBER 2019_002	
DRAWING NUMBER DA000		REV C



1 GROUND FLOOR PLAN_S4.55
1 : 100

Certificate no.: 0004370940
 Assessor Name: Tracey Cooke
 Accreditation no.: HERA10033
 Certificate date: 03 Dec 2021
 Drawing Address:
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REV	DESCRIPTION	DATE
A	DRAFT DA	03/12/19
B	ISSUED FOR DA	19/12/19
C	DRAFT SECTION 4.55	08/10/2021
D	ISSUE FOR SECTION 4.55 MODIFICATION	01/12/2021

DENOTES AMENDMENTS TO APPROVED DESIGN

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PROJECT
140 OCEAN STREET, NARRABEEN
 TITLE
GROUND FLOOR PLAN

CLIENT
MISSIONARY SISTERS OF BLESSED VIRGIN MARY

DRAWN BY JB	CHECKED BY JOB	DATE 08/04/19
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2019_002
DRAWING NUMBER DA101		REV D



1 LEVEL 1 FLOOR PLAN_S4.55
1 : 100

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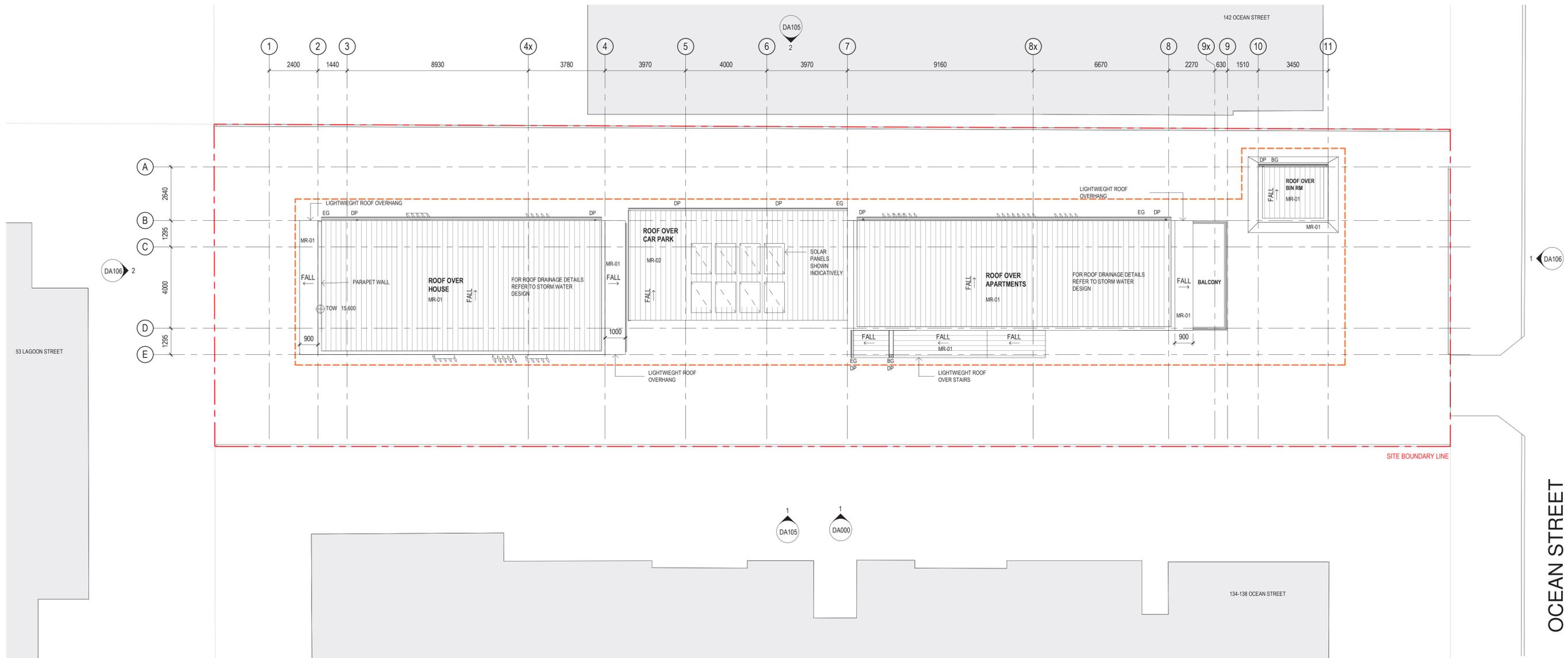
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PROJECT
140 OCEAN STREET, NARRABEEN
 TITLE
LEVEL 01 PLAN

CLIENT MISSIONARY SISTERS OF BLESSED VIRGIN MARY		
DRAWN BY JB	CHECKED BY JOB	DATE 08/04/19
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2019_002
DRAWING NUMBER DA102		REV D



1 ROOF PLAN_S4.55
1 : 100


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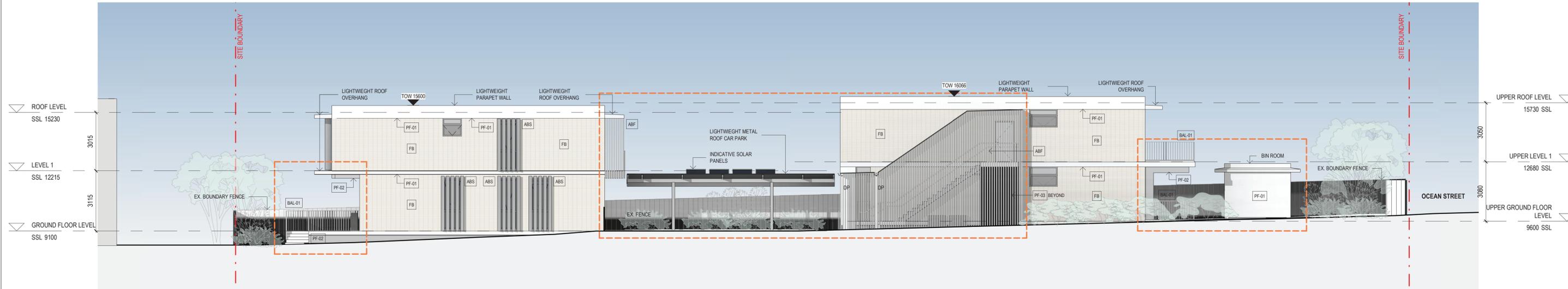
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PROJECT
140 OCEAN STREET, NARRABEEN

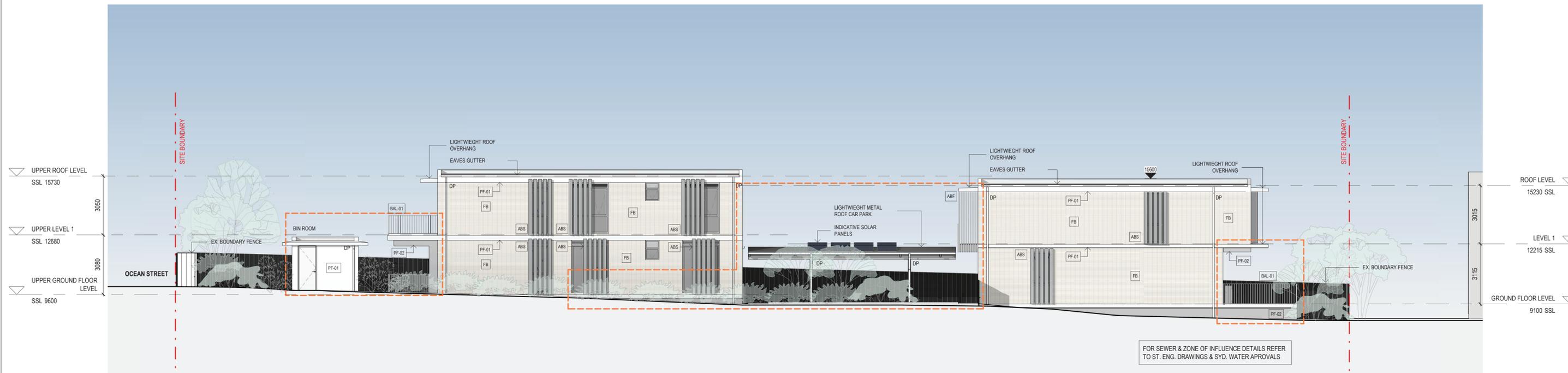
TITLE
ROOF PLAN

CLIENT
MISSIONARY SISTERS OF BLESSED VIRGIN MARY

DRAWN BY JB	CHECKED BY JOB	DATE 08/04/19
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2019_002
DRAWING NUMBER DA103		REV D



1 SOUTH ELEVATION_S4.55
1 : 100



2 NORTH ELEVATION_S4.55
1 : 100

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REV	DESCRIPTION	DATE
A	DRAFT DA	03/12/19
B	ISSUED FOR DA	19/12/19
C	ELEVATION NAME CORRECTED	04/03/20
D	ISSUE FOR SECTION 4.55 MODIFICATION	01/12/2021

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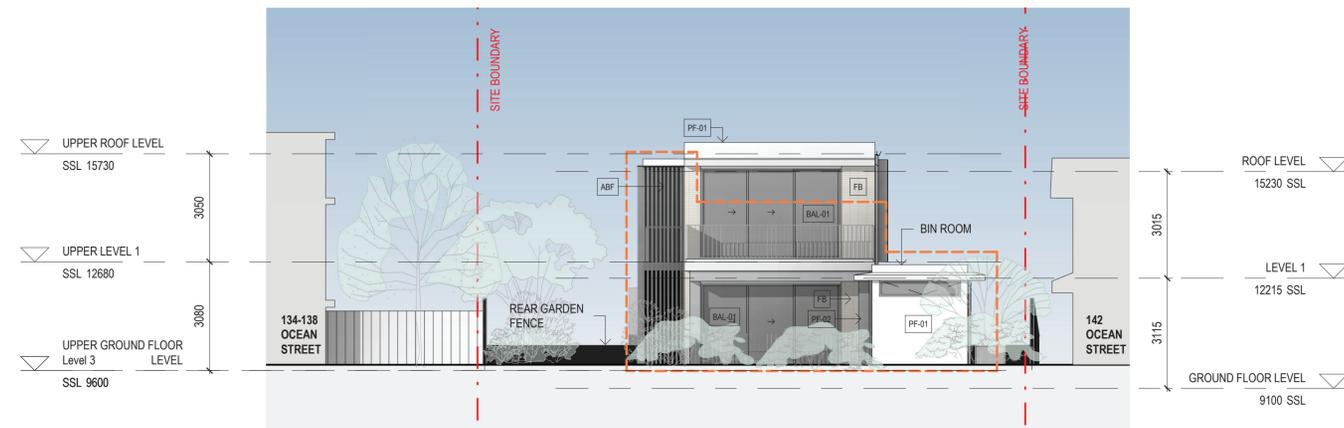
FINISHES LEGEND:
 FB FACE BRICK - SIMILAR TO AUSTRALBRICKS LA PALOMA CASTELLANA
 PF-01 PAINT FINISH 1
 PF-02 PAINT FINISH 2
 PF-03 PAINT FINISH 3
 ABF ALUMINIUM BATTEN FINISH
 ABS ALUMINIUM BLADE SCREEN
 BAL-01 BALCONY BALUSTRADE - VERTICAL FLAT BARS

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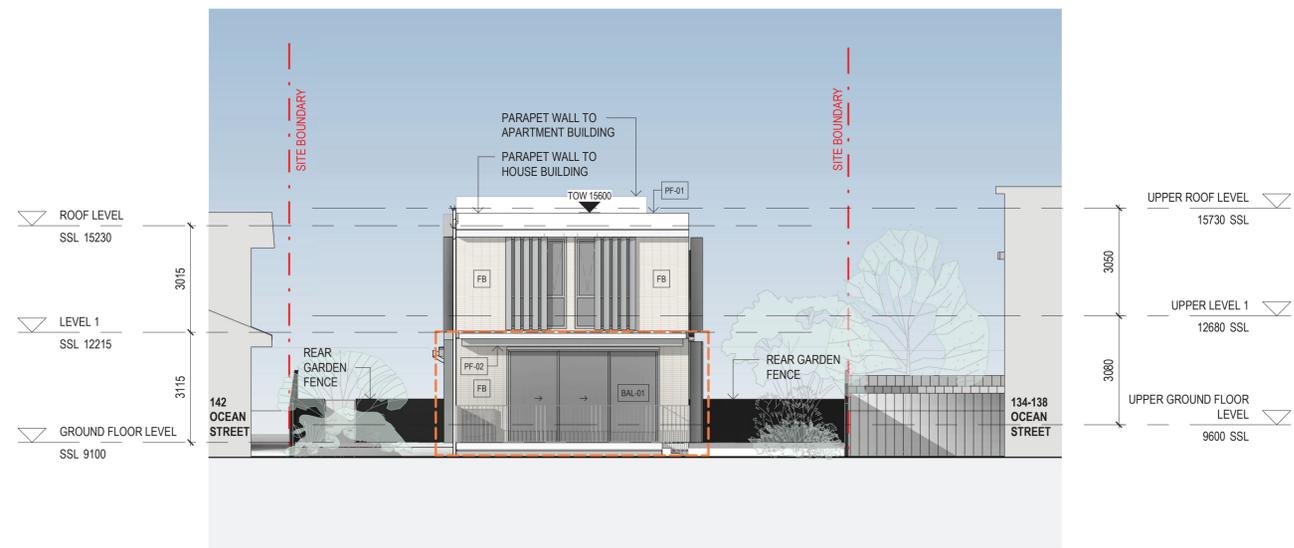
PROJECT
140 OCEAN STREET, NARRABEEN
 TITLE
ELEVATION NORTH & SOUTH

CLIENT
MISSIONARY SISTERS OF BLESSED VIRGIN MARY

DRAWN BY JB	CHECKED BY JOB	DATE 29/08/19
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2019_002
DRAWING NUMBER DA105		REV D



1 EAST ELEVATION_S4.55
1 : 100



2 WEST ELEVATION_S4.55
1 : 100



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FINISHES LEGEND:

FB	FACE BRICK - SIMILAR TO AUSTRAL BRICKS LA PALOMA CASTELLANA	ABF	ALUMINIUM BATTEN FINISH
PF-01	PAINT FINISH 1	ABS	ALUMINIUM BLADE SCREEN
PF-02	PAINT FINISH 2	BAL-01	BALCONY BALUSTRADE - VERTICAL FLAT BARS
PF-03	PAINT FINISH 3		

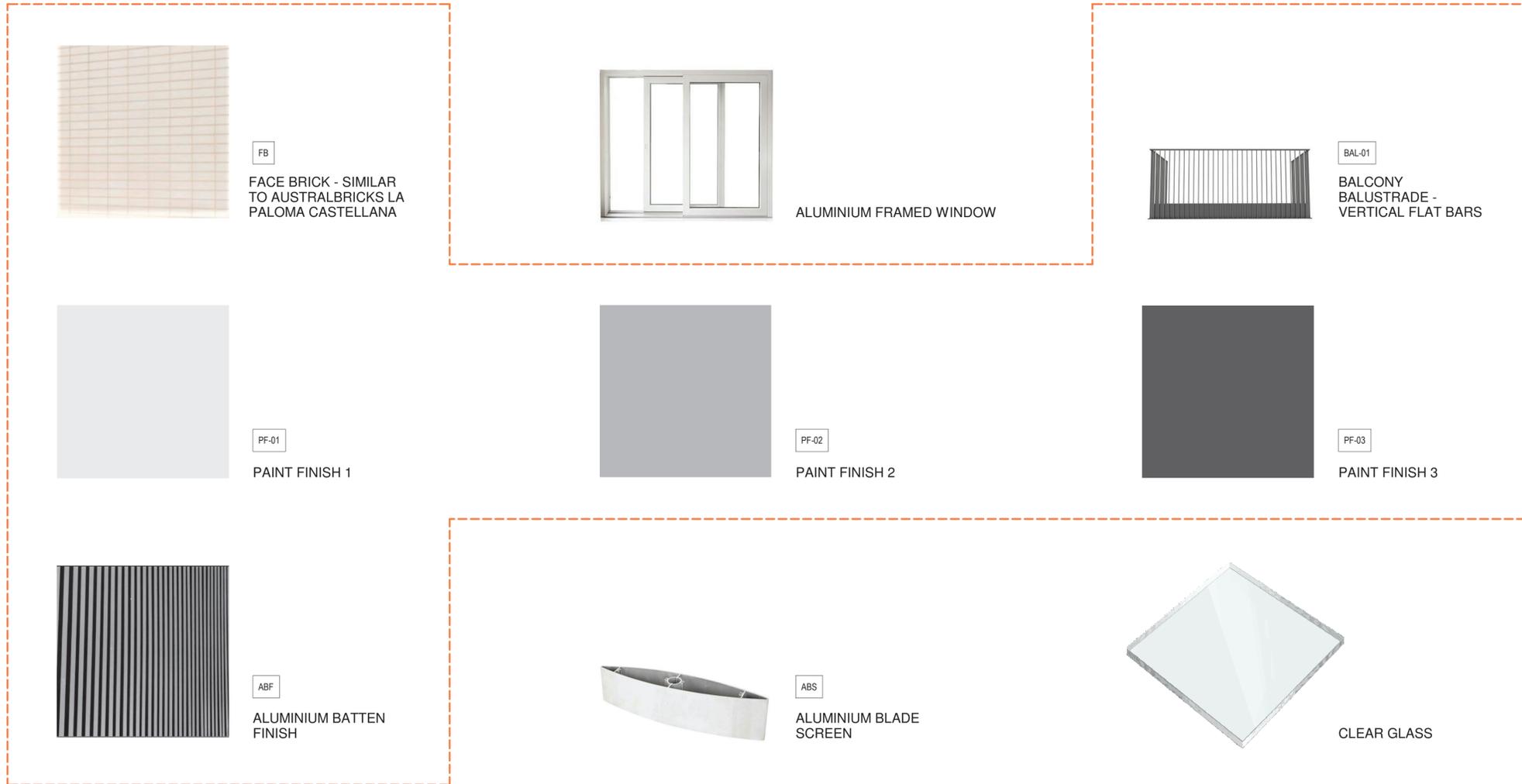
REVISIONS: [Dashed orange box] DENOTES AMENDMENTS TO APPROVED DESIGN

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PROJECT	140 OCEAN STREET, NARRABEEN
TITLE	ELEVATION EAST & WEST

CLIENT		
MISSIONARY SISTERS OF BLESSED VIRGIN MARY		
DRAWN BY JB	CHECKED BY JOB	DATE 29/08/19
SCALE (@ A1) 1 : 100		PROJECT NUMBER 2019_002
DRAWING NUMBER DA106		REV C



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PROJECT
140 OCEAN STREET, NARRABEEN

TITLE
EXTERNAL FINISHES

CLIENT		
MISSIONARY SISTERS OF BLESSED VIRGIN MARY		
DRAWN BY JB	CHECKED BY JOB	DATE 23/11/19
SCALE (@ A1) NTS	PROJECT NUMBER 2019_002	
DRAWING NUMBER DA200	REV C	