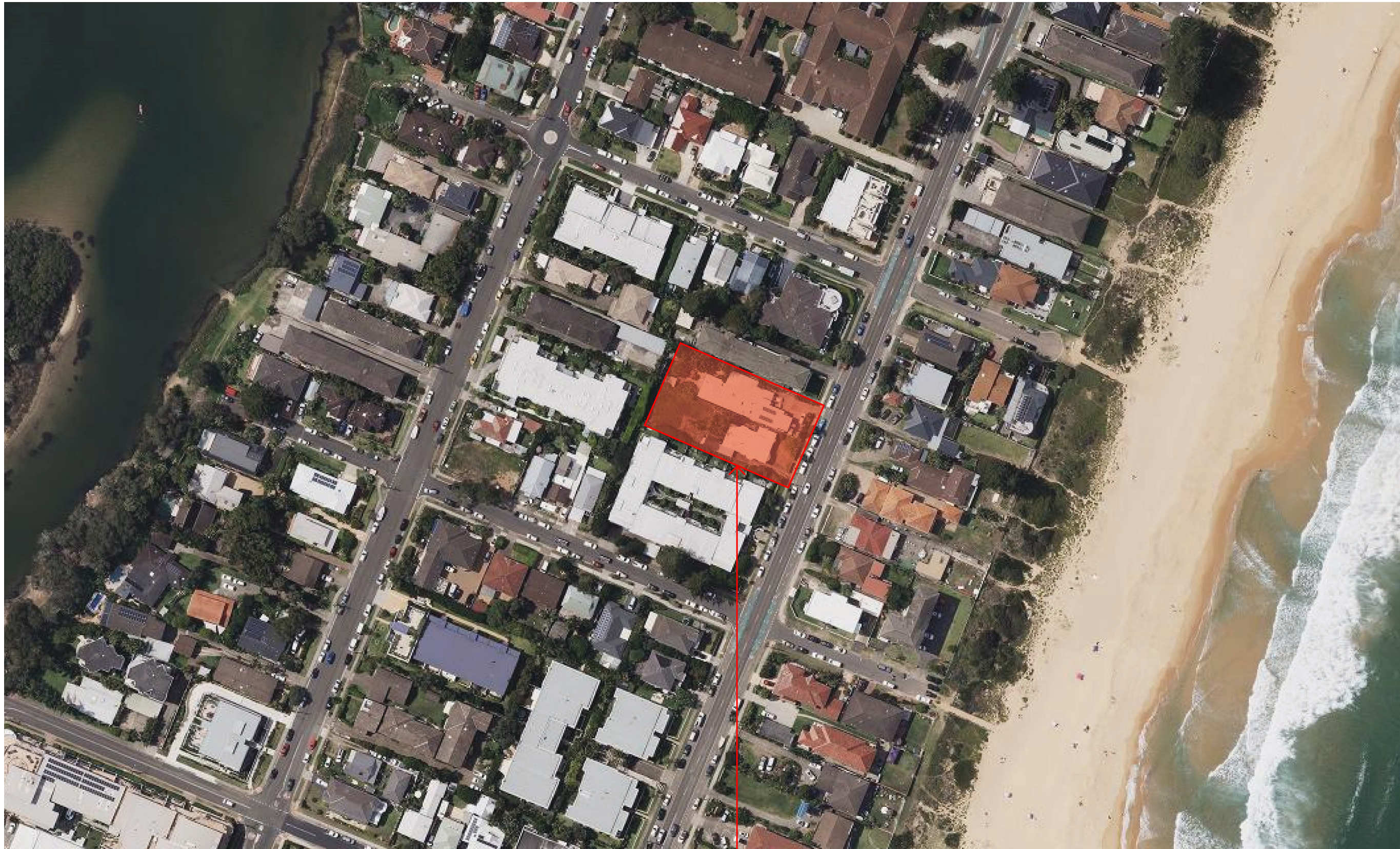




LOCALITY PLAN

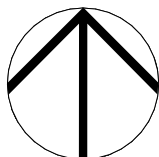
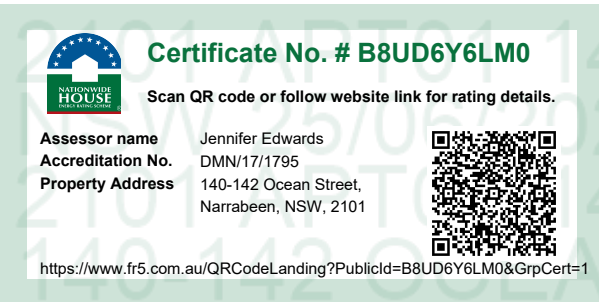


PHOTOMONTAGE (BY LUCID METAL) - STREET VIEW

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	1:200
DA117	Shadow Diagram June 21	
DA118	Sun Eye Views 1	
DA119	Sun Eye Views 2	
DA120	Schedule of Finishes & 3D Perspectives	
DA121	Window Schedule	
DA122	Section FF	1:100



NarrRS Construction & Insulation Specifications:

Building Component	Construction Materials	Insulation	Colour - Solar Absorpt	Other Details/Requirements
General Walls	Brick Veneer	R2.7 - reflective foil	light (<0.45)	As above, full assembly - i.e. etc.
	Reinforced Brick Veneer	Reinforced Insul	R2.7 - reflective foil	As above
	Metal Cladding	Reinforced Insul	R2.7 - reflective foil	As above
	Sheet	Reinforced Insul	light (<0.45) and Medium (0.45 to 0.70)	Reinforced walls, walls to cavity, Sheet 20mm (no fish on side)
Internalcey Walls:	Sheet	Reinforced Insul	R2.7	Party wall to cavities Sheet 120mm
	Reinforced Insul	Reinforced Insul	Medium (0.45 to 0.70)	Party wall between units, Sheet 120mm
Internal walls (bath)	Reinforced Insul			All slating, feed, tiled down and endwalls, except below:
	Alum SG High Solar Heat Gain Low E (1 - 5.8) SHGC - 0.58			All awning windows, except below:
	Alum SG High Solar Heat Gain Low E (1 - 5.8) SHGC - 0.48			Exempted: APF01: W011, W012
	Alum SG Air Railing Solar Gain Low E (1 - 4.30) SHGC - 0.47			Exempted: APF01: W008, APF01: W009, W011, W012, APF04: W021, W022, APF01: W019, W020, W021, W022, APF08: W031, APF09: A01, W023, W024, W025, W026, W027, W028, W029, W030, W031, W032, W033, W034
Windows/Glazing*	Alum SG High Solar Heat Gain Low E (1 - 5.8) SHGC - 0.58			Exempted: APF01: W011, W012
	Alum SG High Solar Heat Gain Low E (1 - 5.8) SHGC - 0.48			Exempted: APF01: W008, APF01: W009, W011, W012, APF04: W021, W022, APF01: W019, W020, W021, W022, APF08: W031, APF09: A01, W023, W024, W025, W026, W027, W028, W029, W030, W031, W032, W033, W034
	Alum SG Air Railing Solar Gain Low E (1 - 4.30) SHGC - 0.47			Exempted: APF01: W011, W012
	Alum SG High Solar Heat Gain Low E (1 - 5.8) SHGC - 0.58			Exempted: APF01: W008, APF01: W009, W011, W012, APF04: W021, W022, APF01: W019, W020, W021, W022, APF08: W031, APF09: A01, W023, W024, W025, W026, W027, W028, W029, W030, W031, W032, W033, W034
Roof	Alum SG Alpha IR High Solar Gain Low E (1 - 4.1) SHGC - 0.52			Areas to open at:
Cladding	Concrete	R3.5	light (<0.45)	Areas to open at:
Floor Structure	Concrete	R2.7		Areas to open at:
Floor Covering	Timber			Timber/feels have timber flooring
	Carpet			
	Concrete Tile			
Cladding/Wall Finishes	Must be sealed			
External Shading Device	As above			
Roof window*	None			
	1. Where shower ceiling fan in all bedrooms and bathrooms.			
*Shading device:	1. 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 5% of the above figures.			
Framing:	Wall, ceiling and floor framing is steel.			
Construction note:	These construction and insulation specifications are for the NarrRS thermal performance requirements of this development. Designers, engineers and builders should ensure building construction satisfies the NCC requirements including but not limited to, air tightness, frost or ventilation, natural lighting, thermal lighting 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 - Building1

(i) 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 2% 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 (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	790.40	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	859	-	-

External wall types				
External wall type	Construction type	Area (m2)	Insulation	Low emissions option
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
External wall type 3	framed (metal clad) frame:light steel frame	158	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	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 (m³)		Low emissions option
-	-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof insulation	Ceiling insulation
concrete - plasterboard internal, frame: light steel frame	735	-	fibreglass batts or roll

Frame types						
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)
276	191	-	467	-	-	-

(i) Water	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 plant indigenous or low water use species of vegetation throughout the area of land specified for the 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 future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on or 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:		✓	✓
(aa) 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; and		✓	✓
(bb) 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 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 as 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 areas 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.	✓	✓	✓

Individual pool												
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)
11	4 star (> 4.5 but < 6 L/min)	5 star	4 star	4 star	-	not specified	4 star	-	-	-	-	2.6

Individual spa												
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)
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	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	yes	no	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 a 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 "zoned" 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.	✓	✓	✓

(i) 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".		✓	

Laundry ventilation system							
Dwelling no.	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 terrace or roof	manual switch on/off	individual fan, ducted to terrace or roof	manual switch on/off	individual fan, ducted to terrace or roof	manual switch on/off

Natural lighting					
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bathrooms or toilets
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
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

Natural lighting					
Dwelling no.	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bathrooms or toilets
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
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

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

(ii) 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 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 Control 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 Control 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.		✓	

(ii) 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/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	27.1	6.9	31.500
11	12.9	6.9	19.800
1	25.9	13.7	39.600
2	28.8	5.9	34.700
3	31.1	3.7	34.800
4	20.3	5	25.300
5	9.8	4.9	14.700
6	31.2	9.6	40.800
7	32.3	9	41.300
8	22.8	6.7	29.600
All other dwellings	24.8	9.5	34.300

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 impervious 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

(i) 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.		✓	✓

(i) 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 ventilation system			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting
Basement car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode
Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode
Lift bank (No. 1)	-	-	light-emitting diode

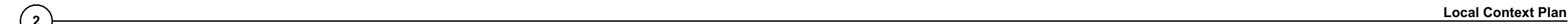
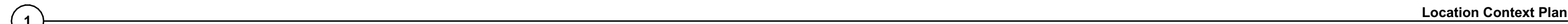
Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lift: 1 lift load capacity: >= 1001 kg but <= 1500kg

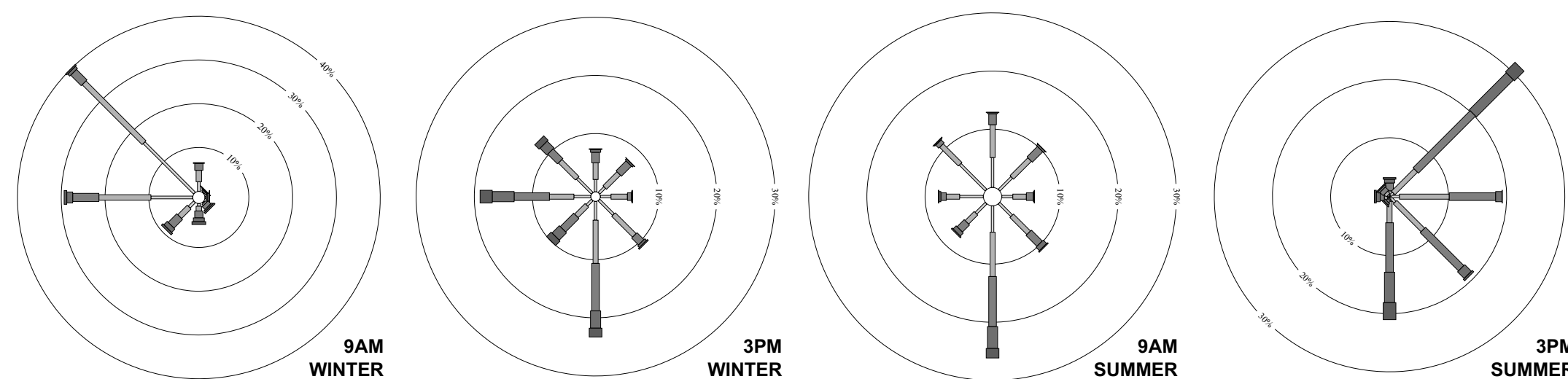
2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Cert
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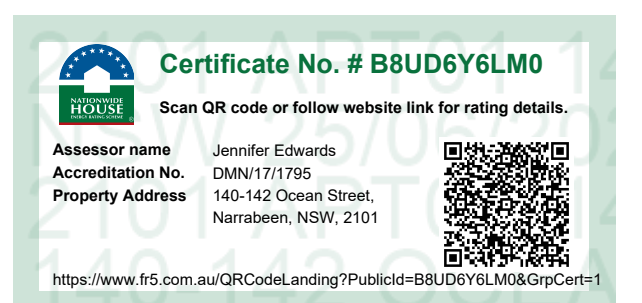




 ZONE WITHOUT 2 HRS
SOLAR ACCESS ON
LEVEL 1

 ZONE WITHOUT 2 HRS
SOLAR ACCESS ON
GROUND FLOOR

 PRIMARY
OVERLOOKING VIEWS
AND BALCONIES



02	25/06/2025	Council RFI	DT	BB
01	10/02/2025	Development Application	CG	BB
Rev	Date	Amendment	Drawn	Check

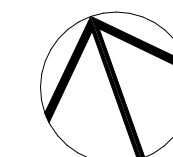
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Mechanical Engineer
Capital Engineering Consultants

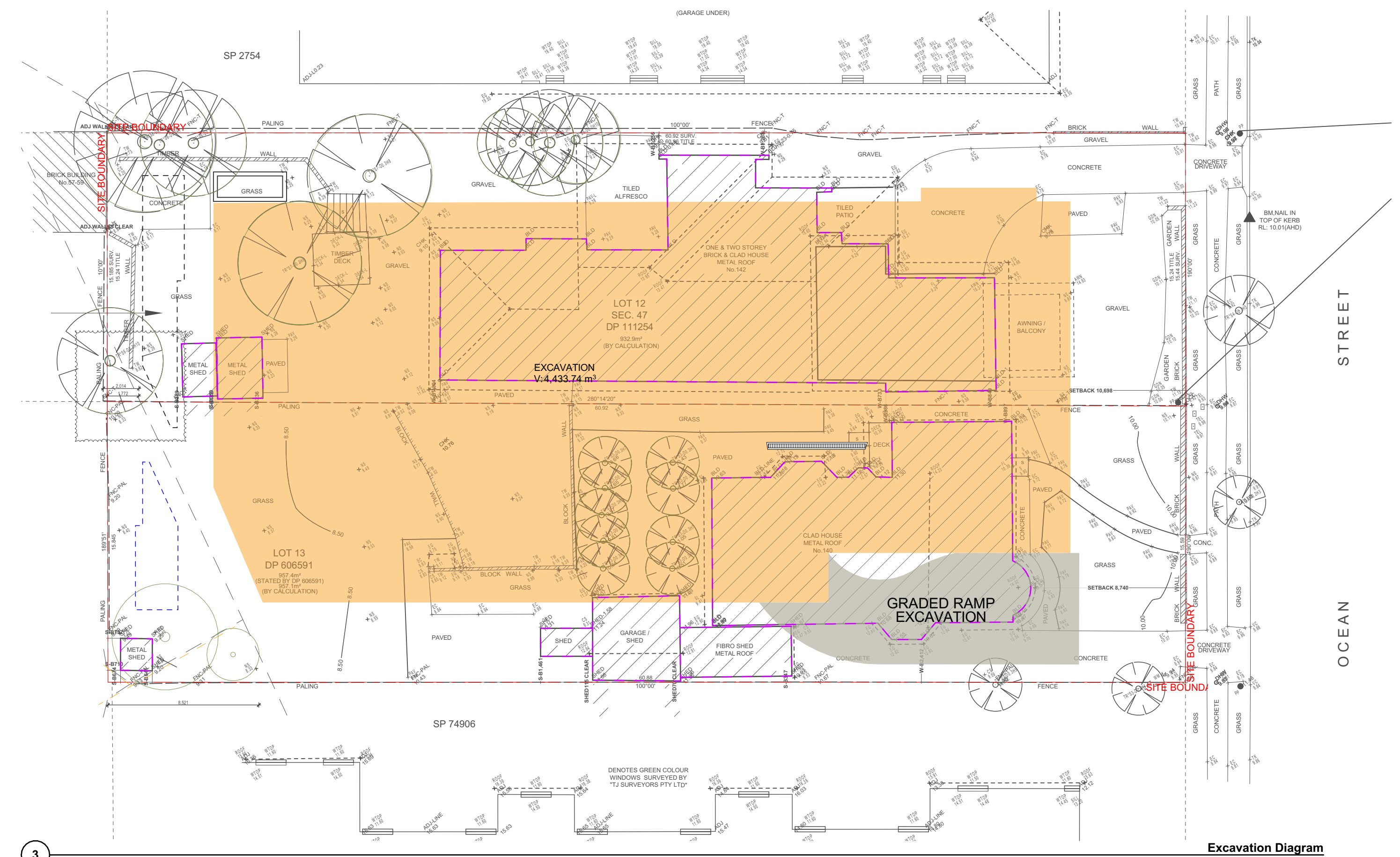
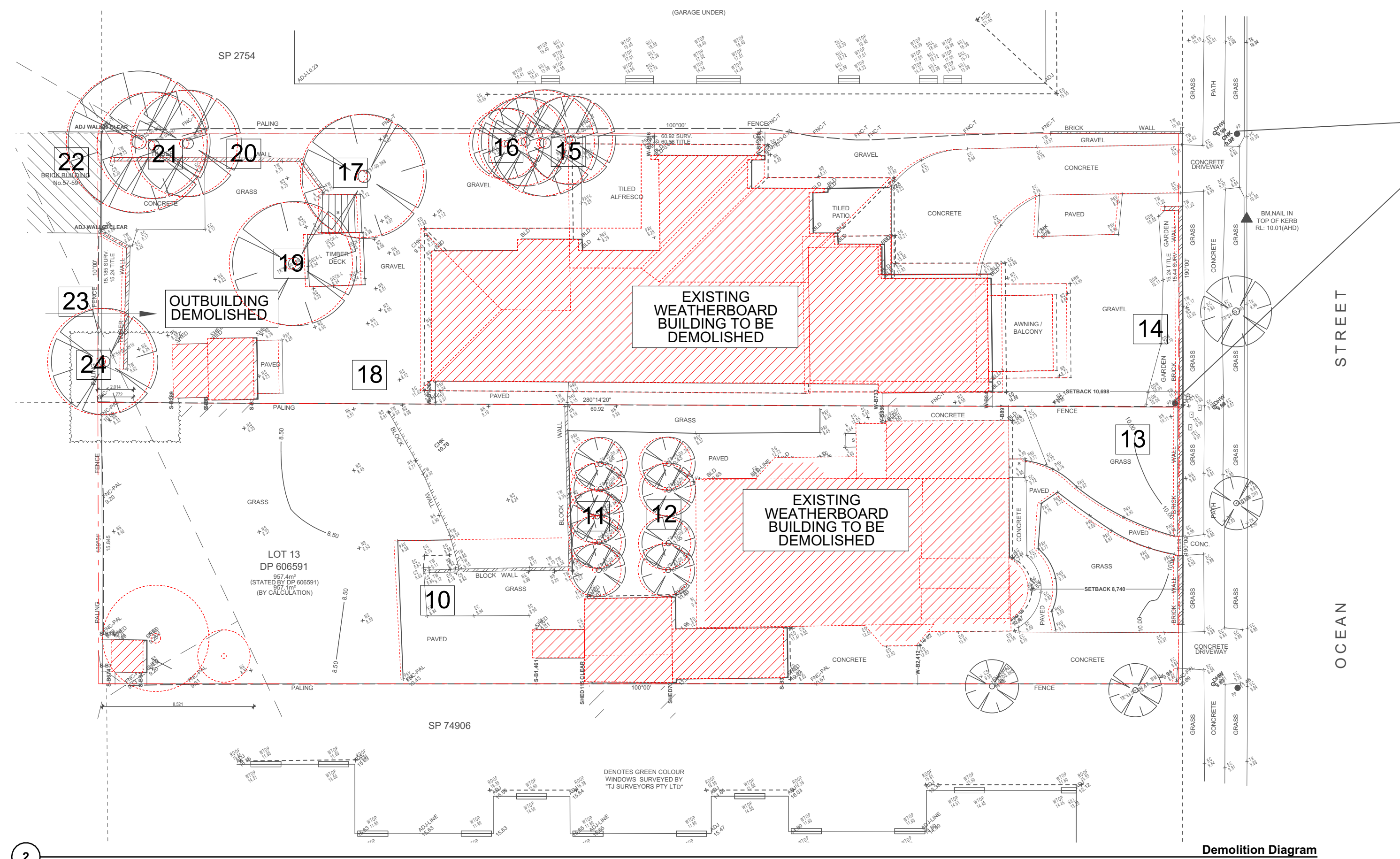
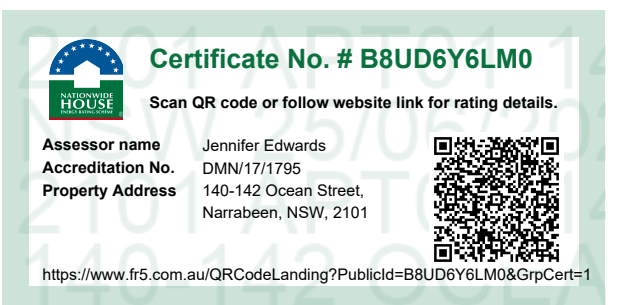
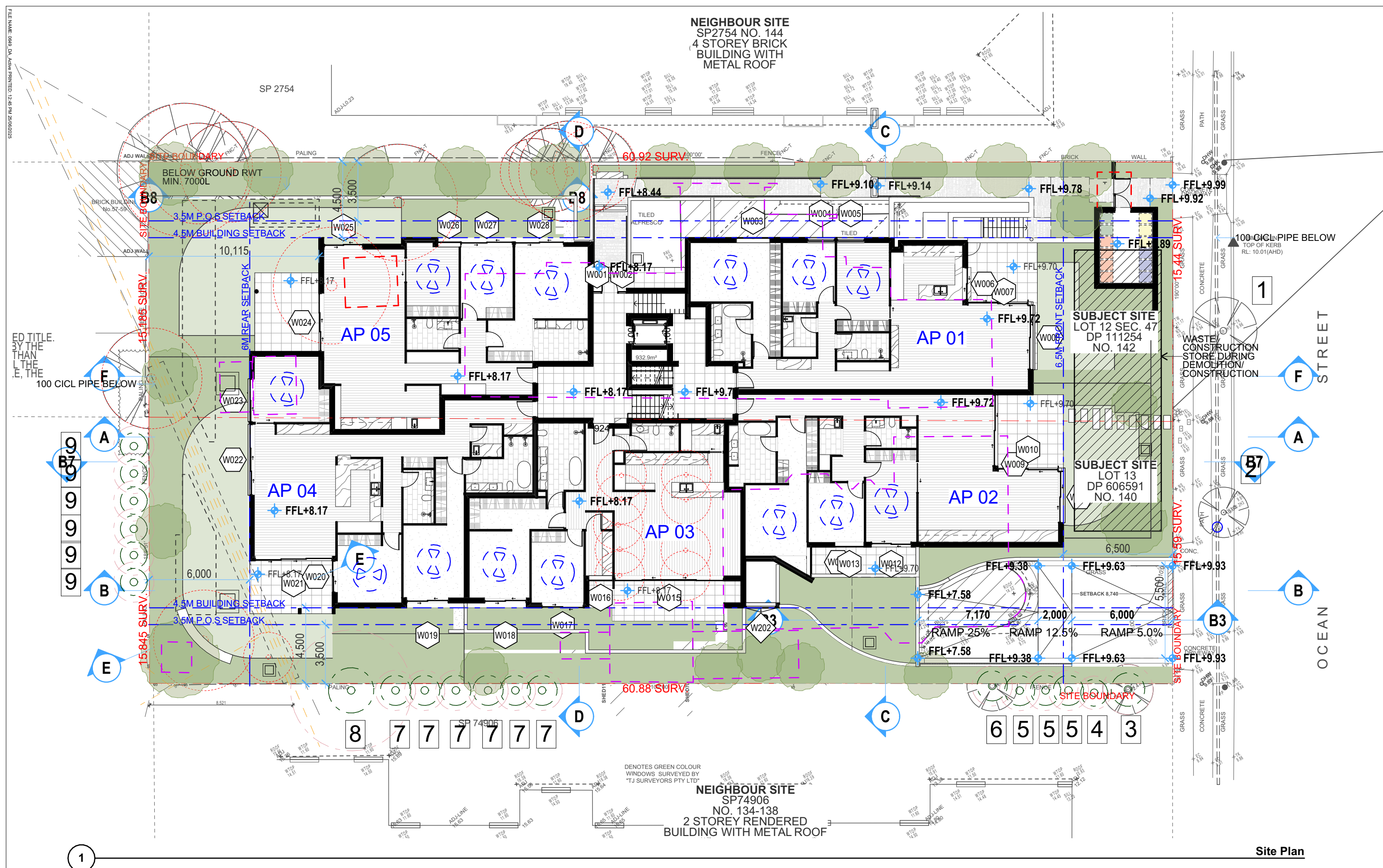
Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

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Title	
Site Analysis Plan	
Drawing No.	Revision
0649-DA103	02
Scale	Date
1:200 at A1 size	25/06/2025



02	25/06/2025	Council RFI	DT	BB
01	10/02/2025	Development Application	CG	BB
Rev	Date	Amendment	Drawn	Check

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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	
Site Plan, Demolition & Area Diagrams	
Drawing No.	Revision
0649-DA104	02
Scale	Date
1:200 at A1 size	25/06/2025

02 25/06/2025 Council RFI DT BB
01 10/02/2025 Development Application CS BB
Rev Date Drawn Chk

02 25/06/2025 Council RFI DT BB
01 10/02/2025 Development Application CS BB
Rev Date Drawn Chk
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Architects Pty Ltd ABN 91 002 856 364, Brian Bass NSW AFB 6470.

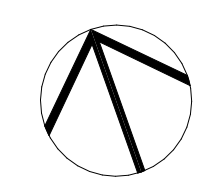
SP 2754

NEIGHBOUR SITE
SP2754 NO. 144
4 STOREY BRICK
BUILDING WITH
METAL ROOF
(WALL SURV)

NEIGHBOUR SITE
NO. 134-138
2 STOREY RENDERED
BUILDING WITH METAL ROOF
(WALL SURV)

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Surry Hills NSW 2010
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E info@popovbass.com.au
W popovbass.com.au

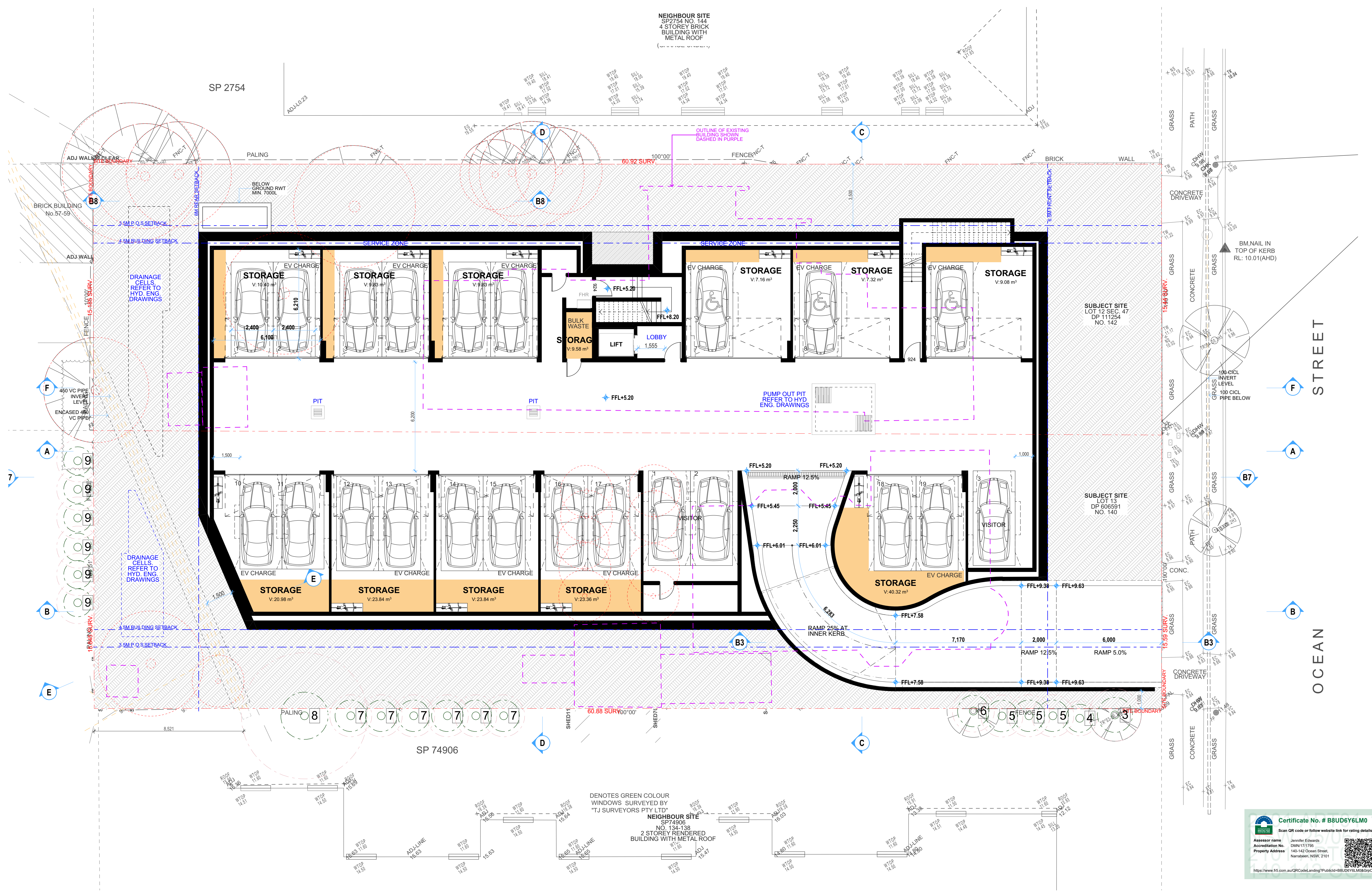


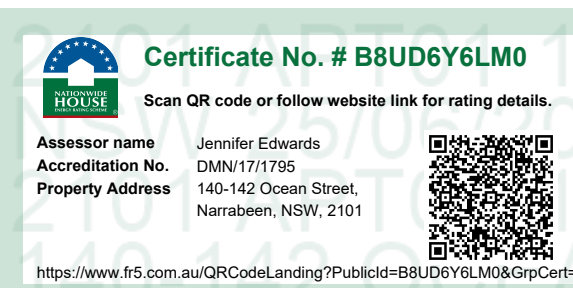
Client
Trio Industries Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Basement Plan
Drawing No.
0649-DA105
Revision
02
Scale
1:100 at A1 size
Date
25/06/2025

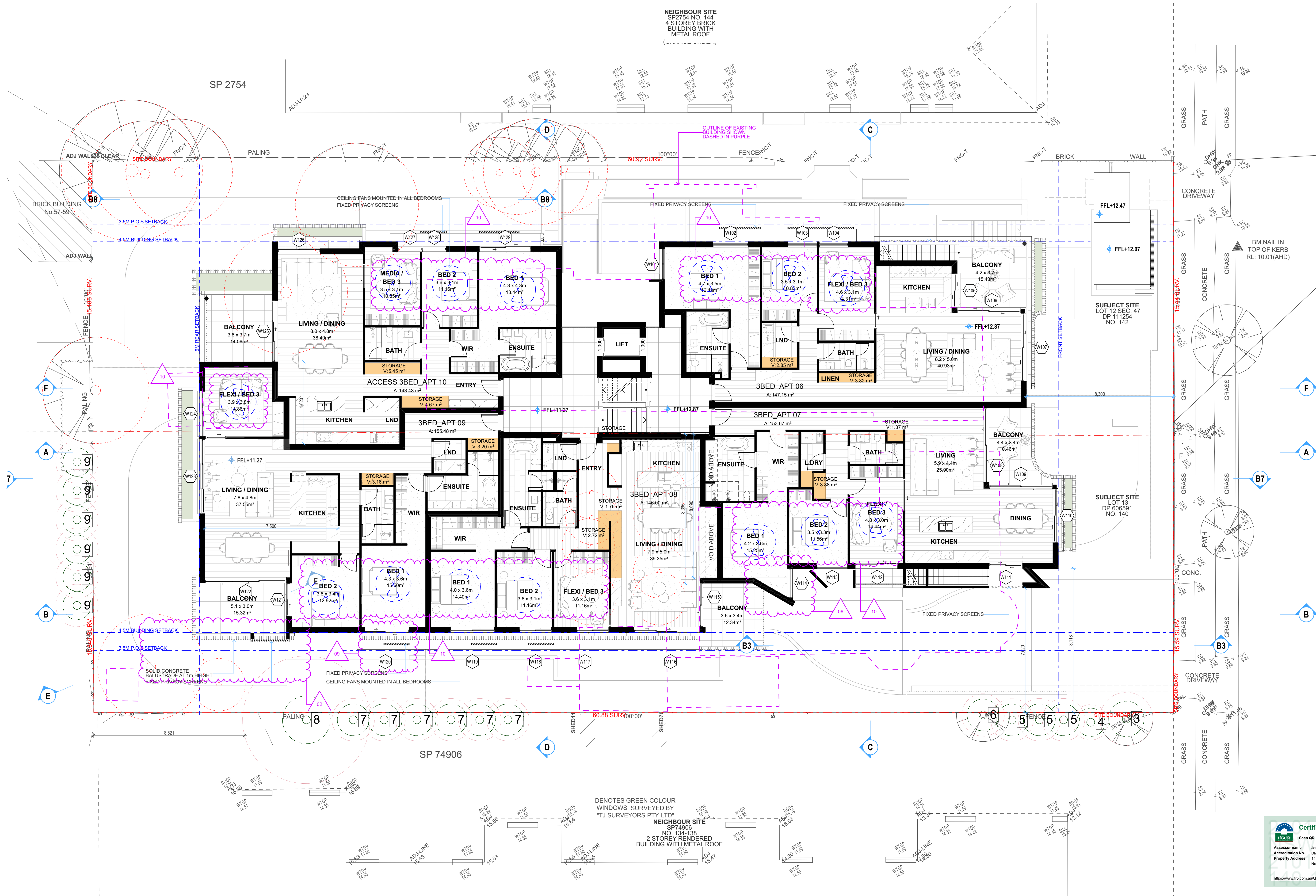
Certificate No. #B8UD6Y6LM0
Scan QR code or follow website link for rating details.
Assessor name: Jennifer Edwards
Accreditation No: DMN/171795
Property Address: 140-142 Ocean Street, Narrabeen, NSW, 2101

<https://www.r15.com.au/QRCode/landing?PublicId=B8UD6Y6LM0&CertificateId=1>





Title	
Ground Floor Plan	
Drawing No.	Revision
0649-DA106	02
Scale	Date
1:100 at A1 size	25/06/2025

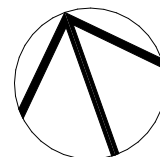


DENOTES GREEN COLOUR
WINDOWS SURVEYED BY
'TJ SURVEYORS PTY LTD'
NEIGHBOUR SITE
NO. 134-138
2 STOREY RENDERED
BUILDING WITH METAL ROOF

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

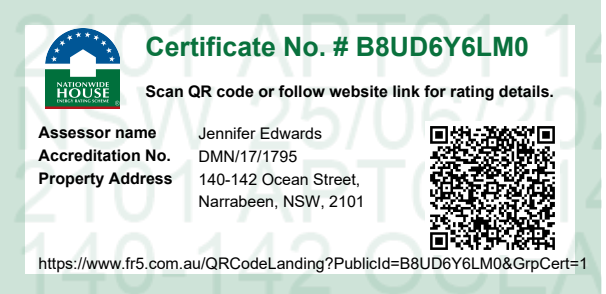
Mechanical Engineer
Capital Engineering Consultants
Electrical Engineer
Purple Apple Access Pty Ltd
Landscape Architect
Jane Britt Design

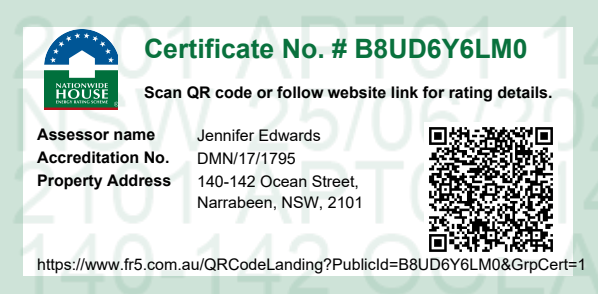
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Surry Hills NSW 2010
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W popovbass.com.au



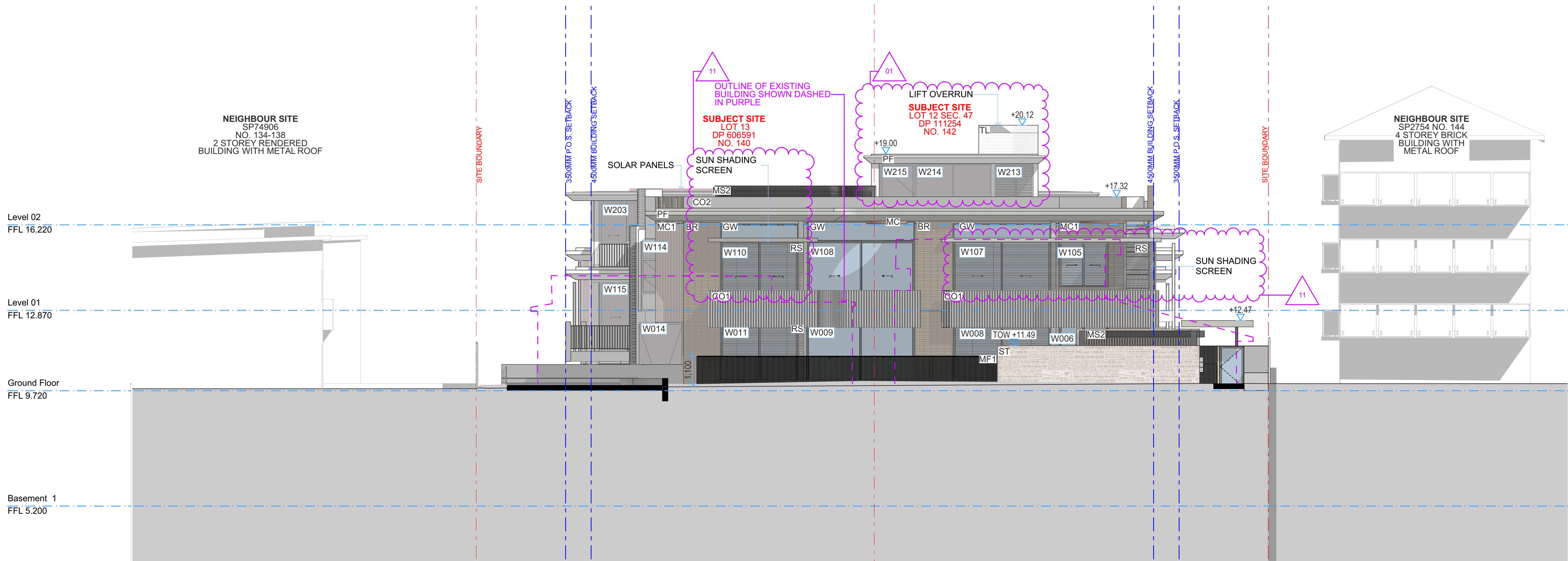
Client
Trio Industries Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Level 01 Plan
Drawing No.
0649-DA107
Scale
1:100 at A1 size
Revision
02
Date
25/06/2025



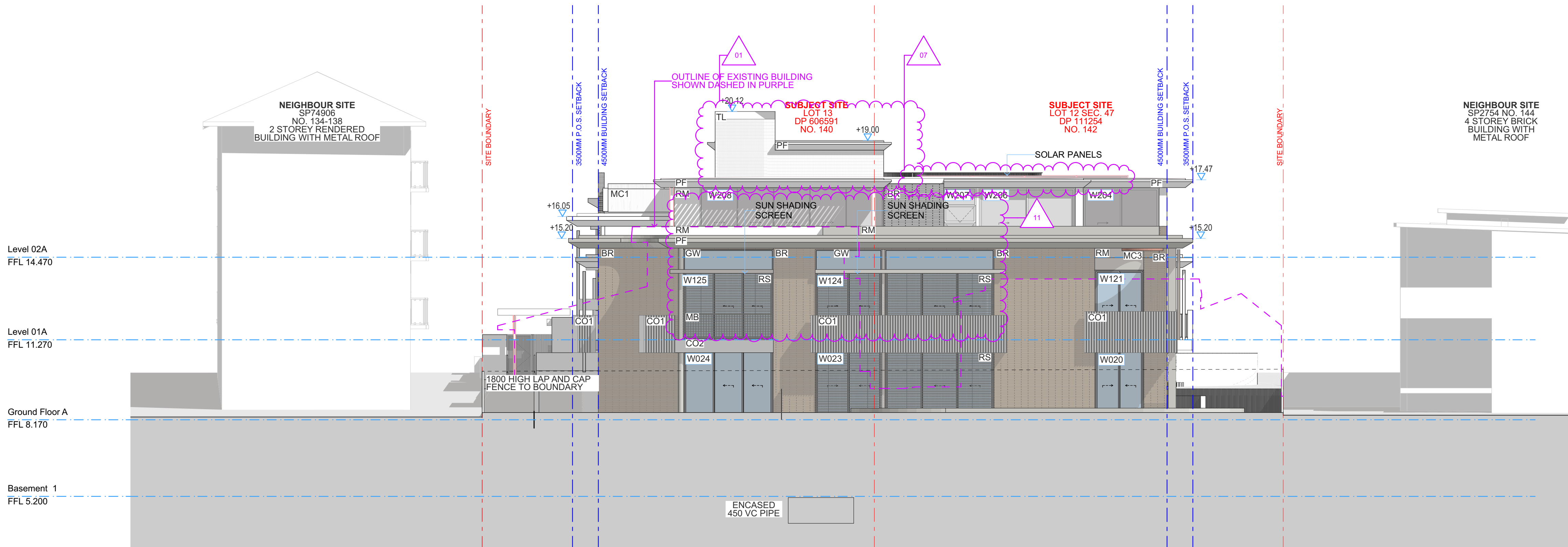


Title	
Level 02 Plan	
Drawing No.	Revision
0649-DA108	02
Scale	Date
1:100 at A1 size	25/06/2025



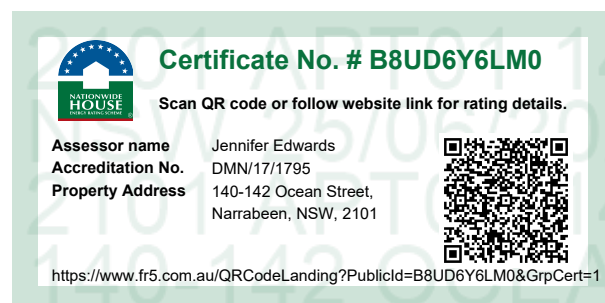
EAST ELEVATION

1



WEST ELEVATION

2



LEGEND
BR BRICKWORK
CO1 CONCRETE PLASTER
CO2 OFF FORM CONCRETE
RM RENDERED MASONRY
PF PAINT FINISH
TL TILE CLADDING
ST STONE CLADDING
MC1 METAL CLADDING 01
MC2 METAL CLADDING 02
MC3 METAL CLADDING 03

MS1 METAL SCREEN 01
MS2 METAL SCREEN 02
RS RETRACTABLE SUN SHADE
GW GLAZED WINDOW WITH ALUMINUM FRAME
MB METAL BALUSTRADE
MF1 METAL FENCE
MF2 BOUNDARY FENCE
DF DOWNPIPE

Surveyor
C & A Suveyors

Structural Engineer
Capital Engineering Consultants

Hydraulic Engineer
Capital Engineering Consultants

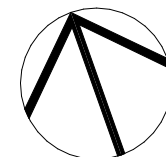
Mechanical Engineer
Capital Engineering Consultants

Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

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Client
Trio Industries Pty Ltd

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

Status
DEVELOPMENT APPLICATION

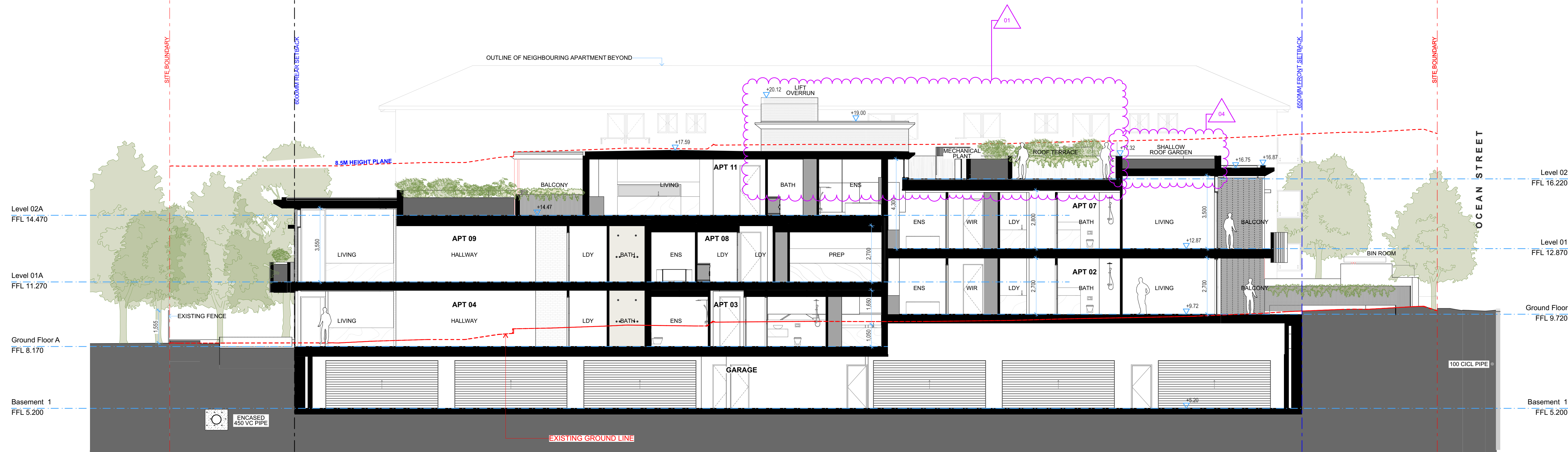
Title
Elevations 2

Drawing No.
0649-DA111

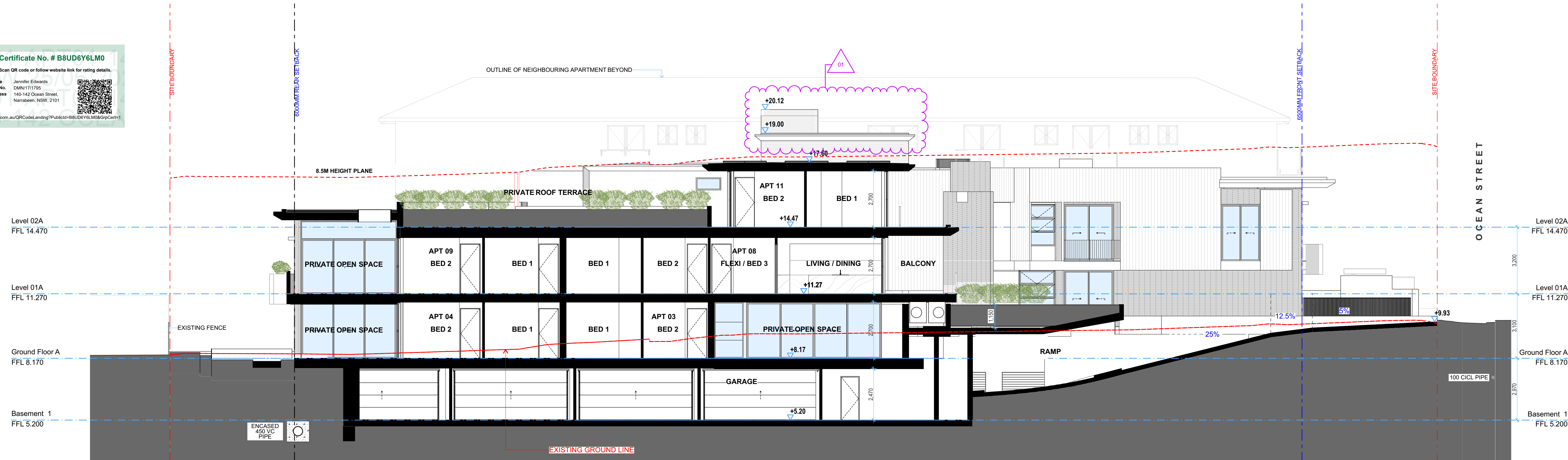
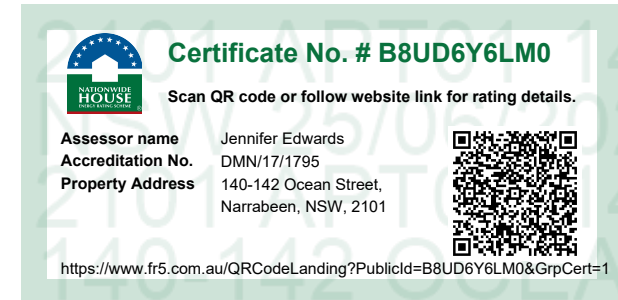
Scale
1:100 at A1 size

Revision
02

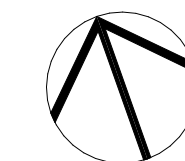
Date
25/06/2025

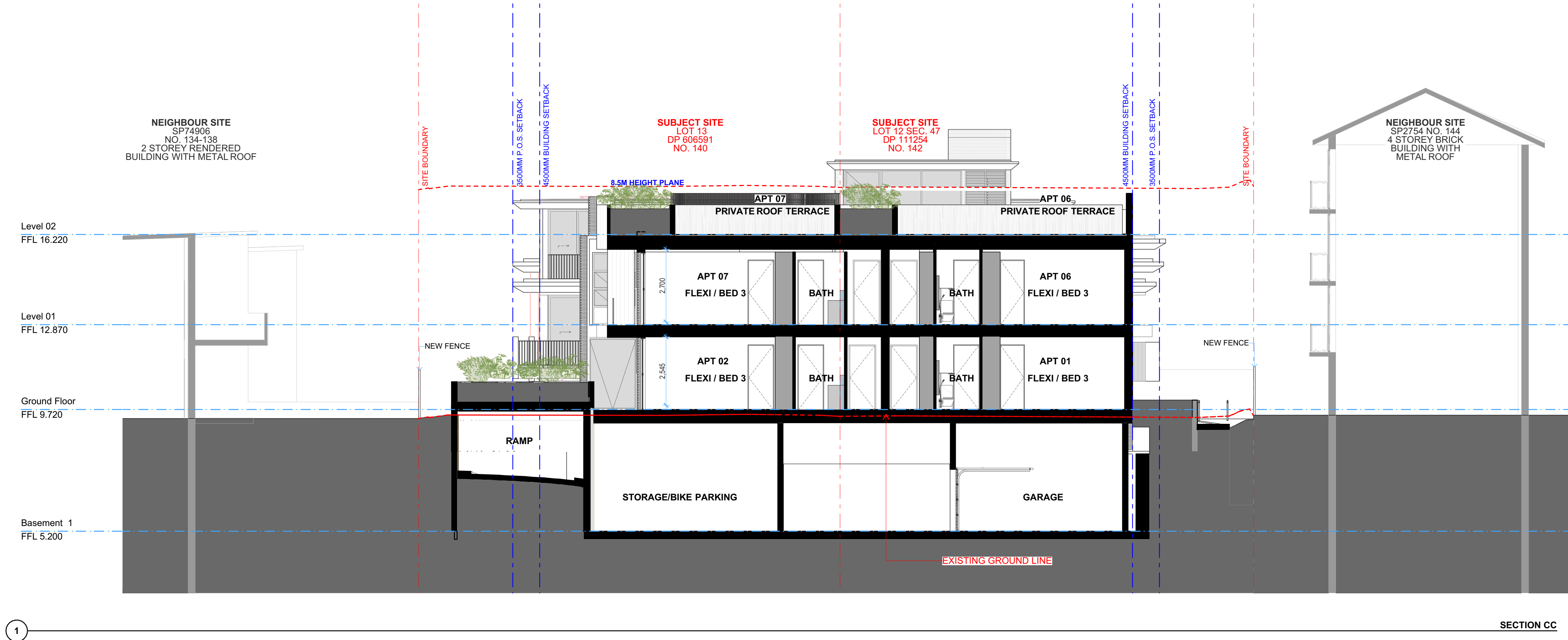
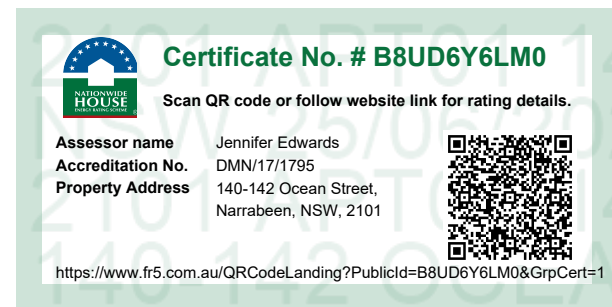


1 SECTION AA



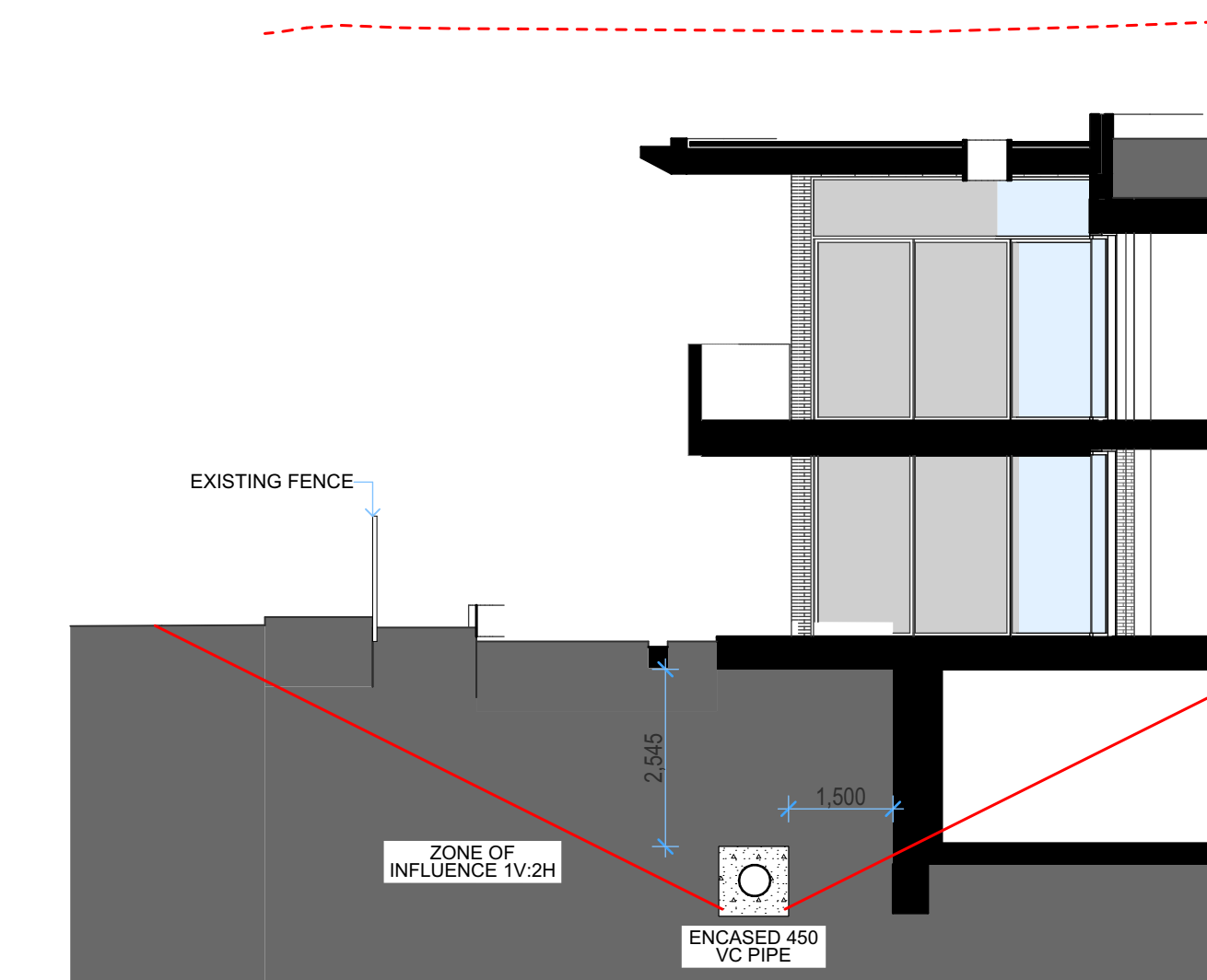
2 SECTION BB





1

SECTION CC



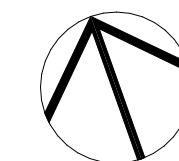
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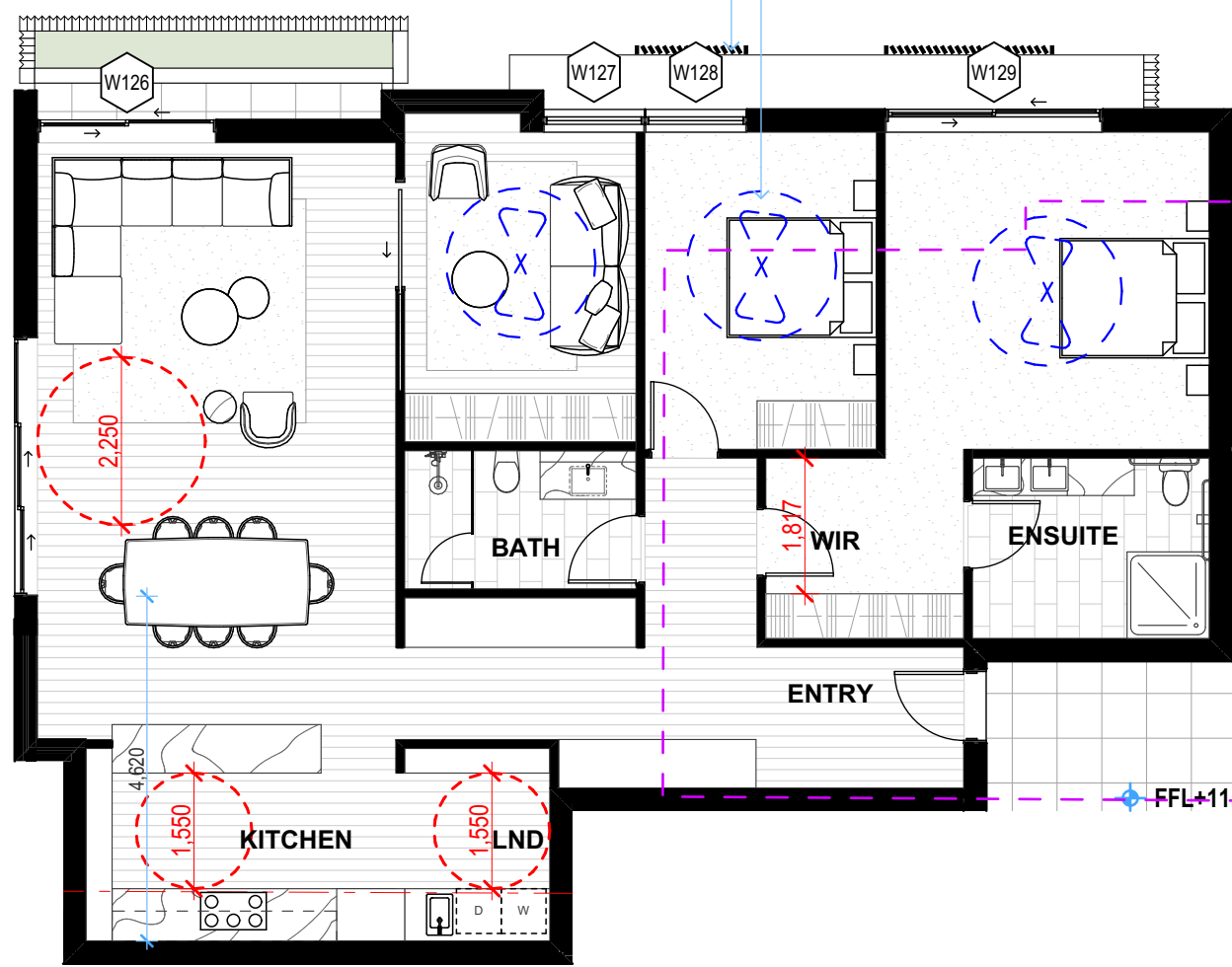
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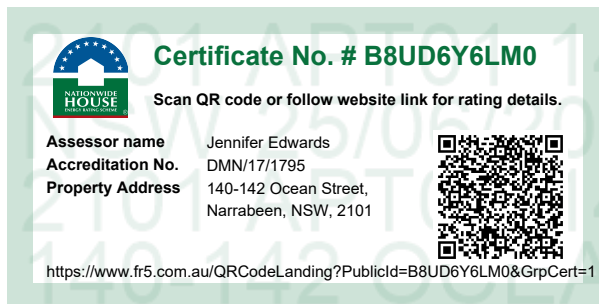
2

SECTION DD





2 Apartment 10 Post Adaptation Plan

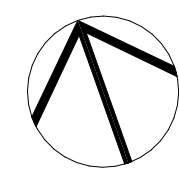


02 25/06/2025 Council RFI DT BB
01 10/02/2025 Development Application CS BB
Rev Date Amendment Drawn Chk
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Surveyor
C & A Sveyors
Structural Engineer
Capital Engineering Consultants
Hydraulic Engineer
Capital Engineering Consultants

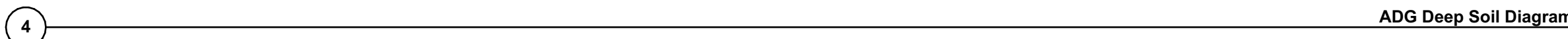
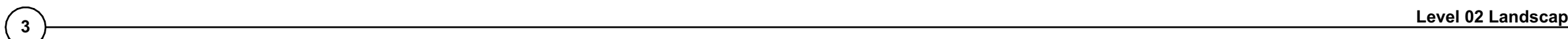
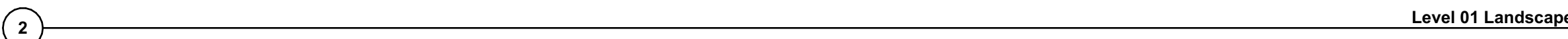
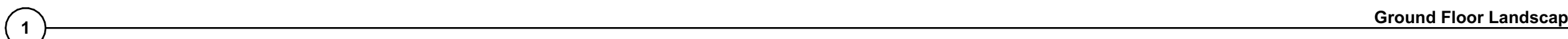
Mechanical Engineer
Capital Engineering Consultants
Electrical Engineer
Purple Apple Access Pty Ltd
Landscape Architect
Jane Britt Design

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Surry Hills NSW 2010
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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
02
Date
25/06/2025



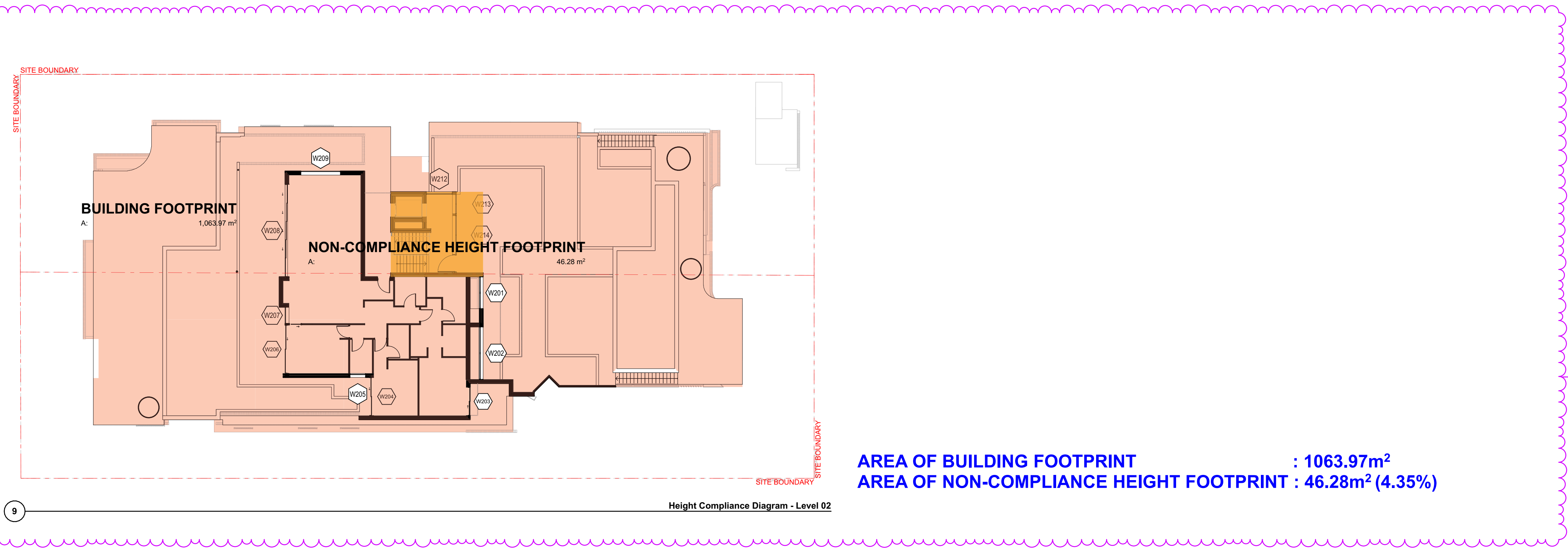
01,03
04 & 05



1 Front Aerial Perspective

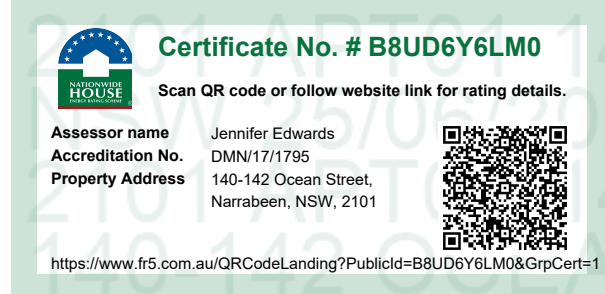


2 Rear Aerial Perspective



9 Height Compliance Diagram - Level 02

AREA OF BUILDING FOOTPRINT : 1063.97m²
AREA OF NON-COMPLIANCE HEIGHT FOOTPRINT : 46.28m² (4.35%)

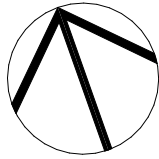


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01 10/02/2025 Development Application CS BB
Rev Date Approved Drawn Check
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Surveyor
C & A Suveyors
Structural Engineer
Capital Engineering Consultants
Hydraulic Engineer
Capital Engineering Consultants

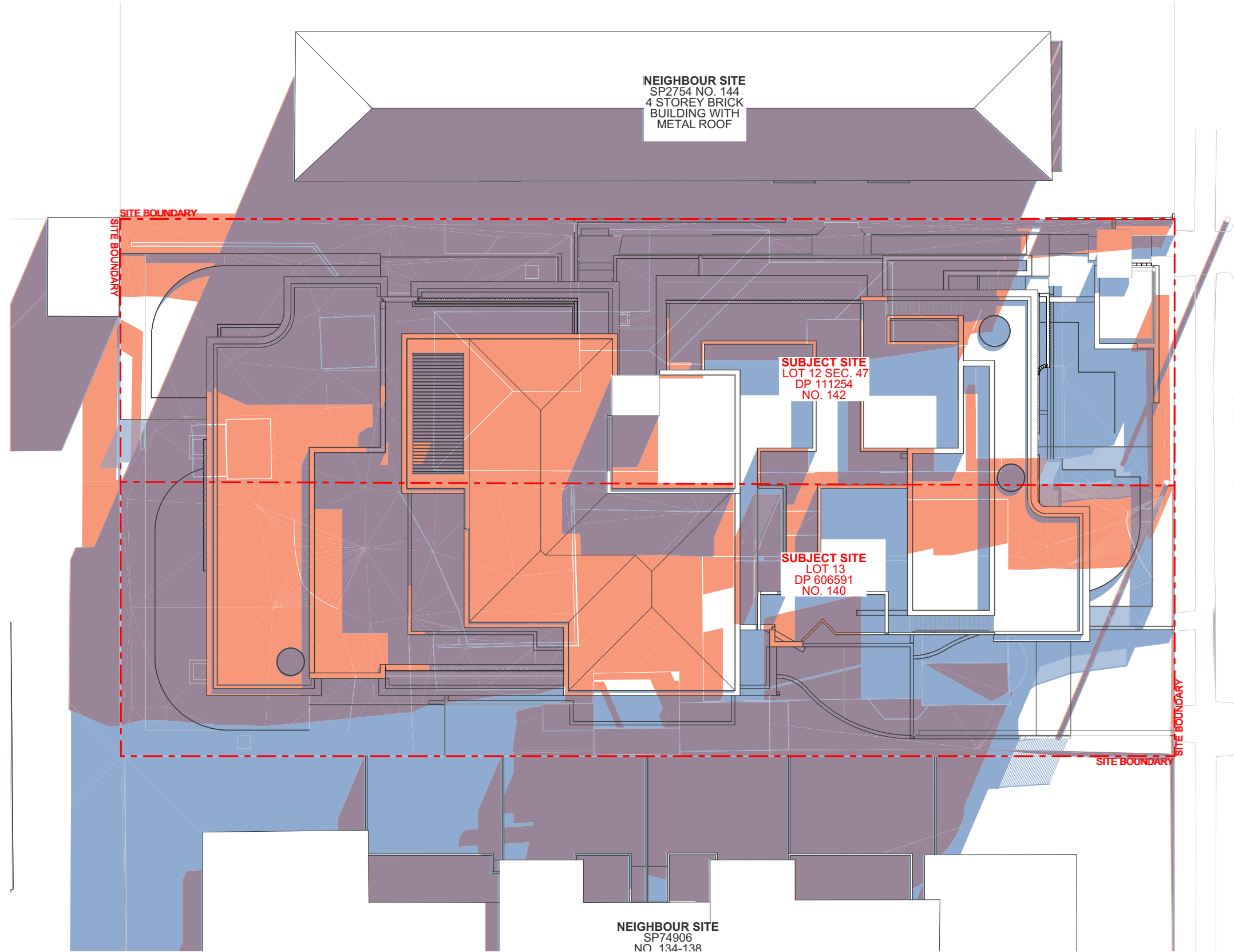
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Capital Engineering Consultants
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Landscape Architect
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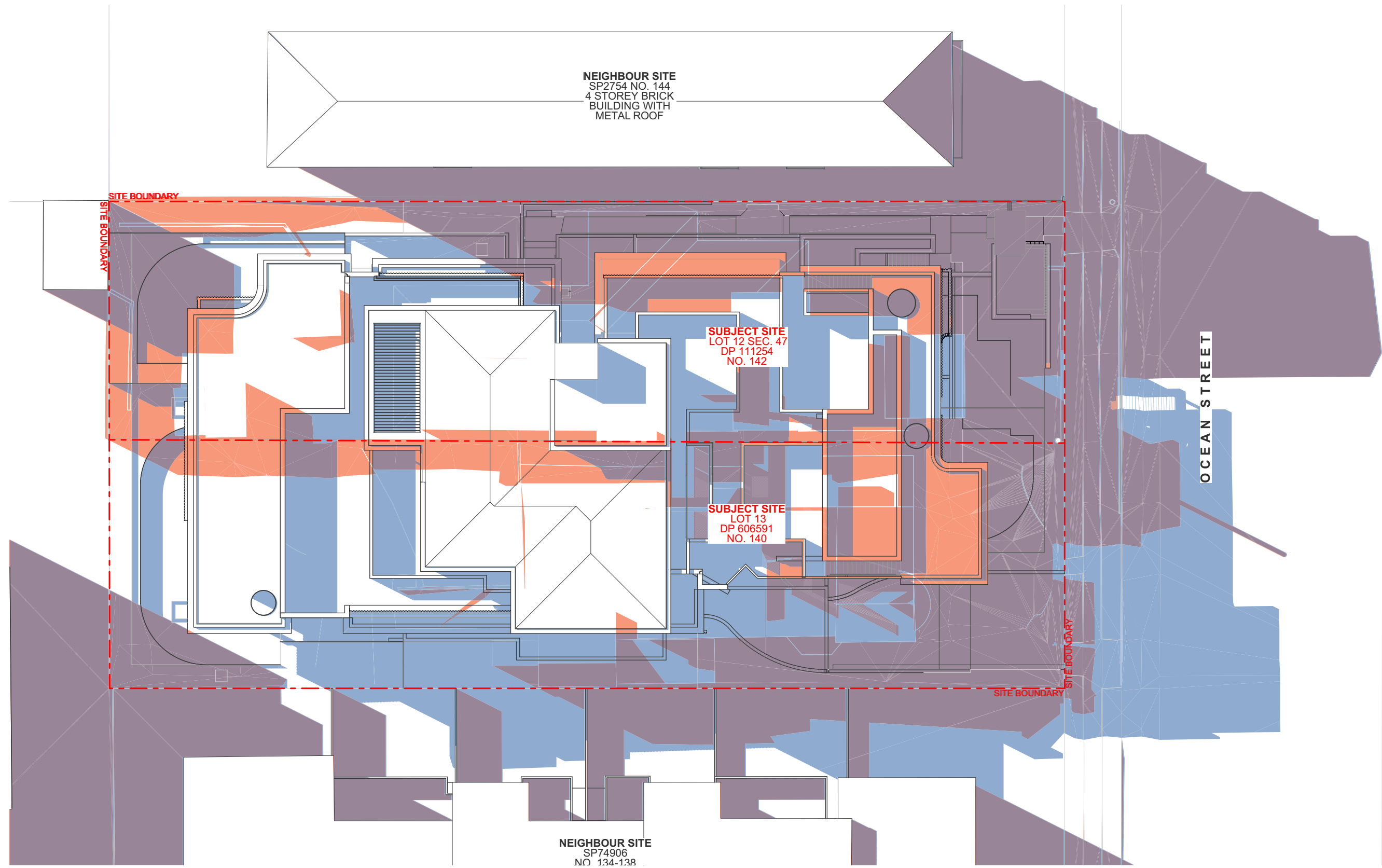


Client
Trio Industries Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101
Status
DEVELOPMENT APPLICATION

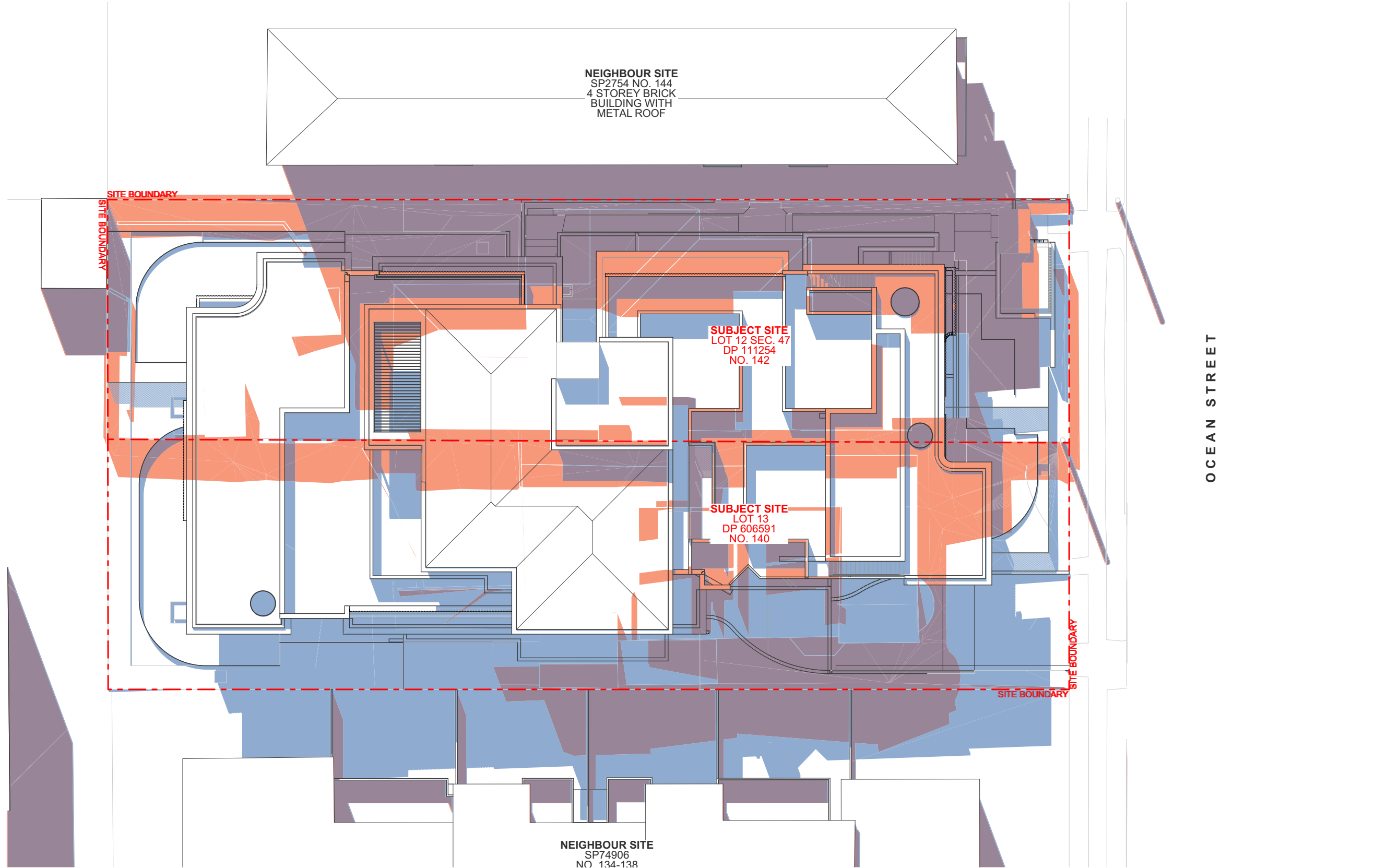
Title
Height Diagrams
Drawing No.
0649-DA116
Revision
02
Scale
1:200 at A1 size
Date
25/06/2025



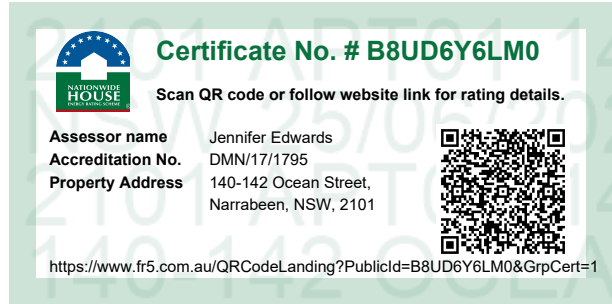
JUNE 21 9:00 AM



JUNE 21 3:00 PM



JUNE 21 12:00 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.

Surveyor
C & A Suveyors

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Capital Engineering Consultants

Hydraulic Engineer
Capital Engineering Consultants

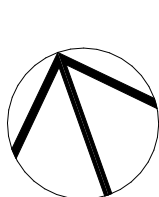
Mechanical Engineer
Capital Engineering Consultants

Electrical Engineer
Purple Apple Access Pty Ltd

Landscape Architect
Jane Britt Design

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Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
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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
02

Date
25/06/2025



Certificate No. # B8UD6Y6LM0

Scan QR code or follow website link for rating details.

Assessor name

Jennifer Edwards

Accreditation No.

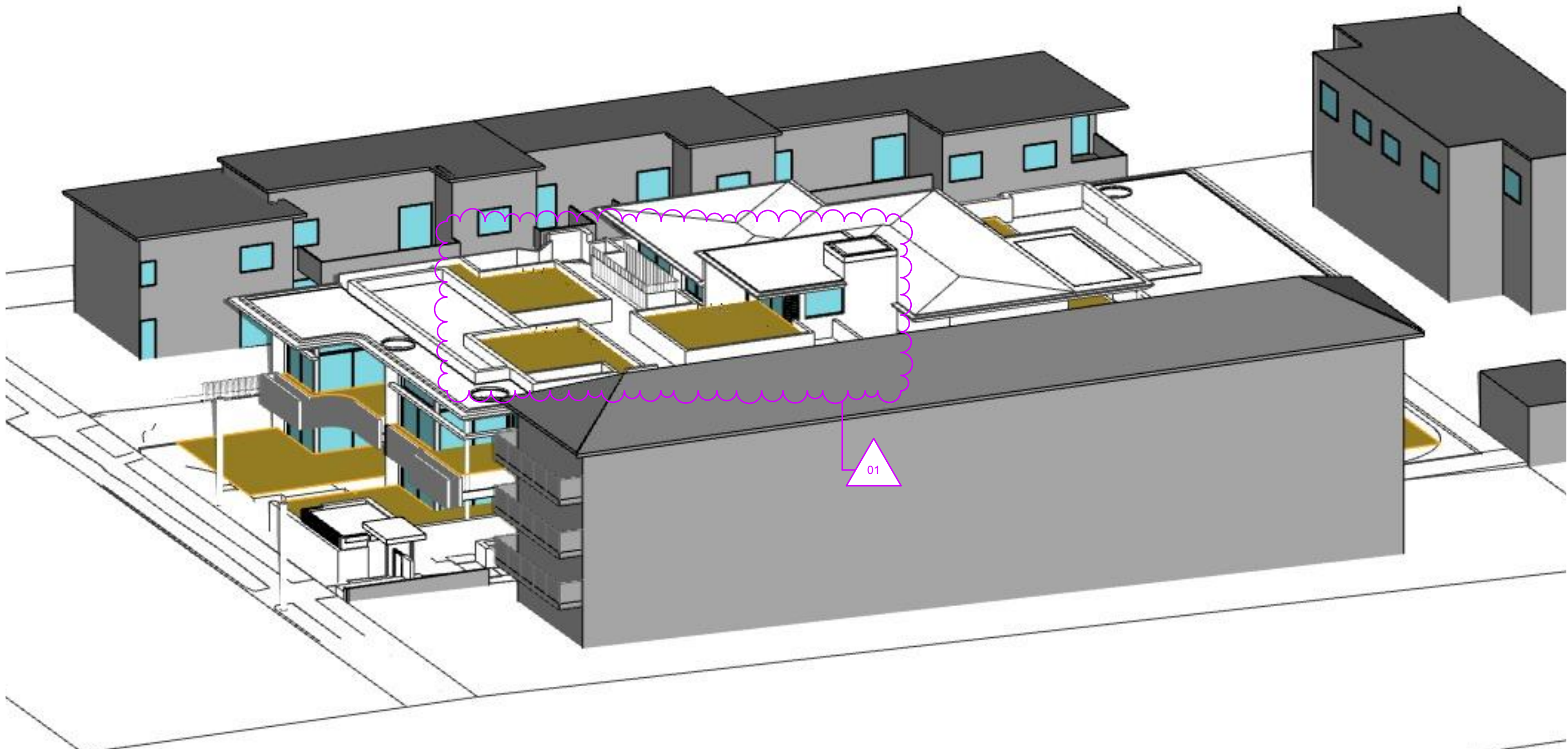
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Property Address

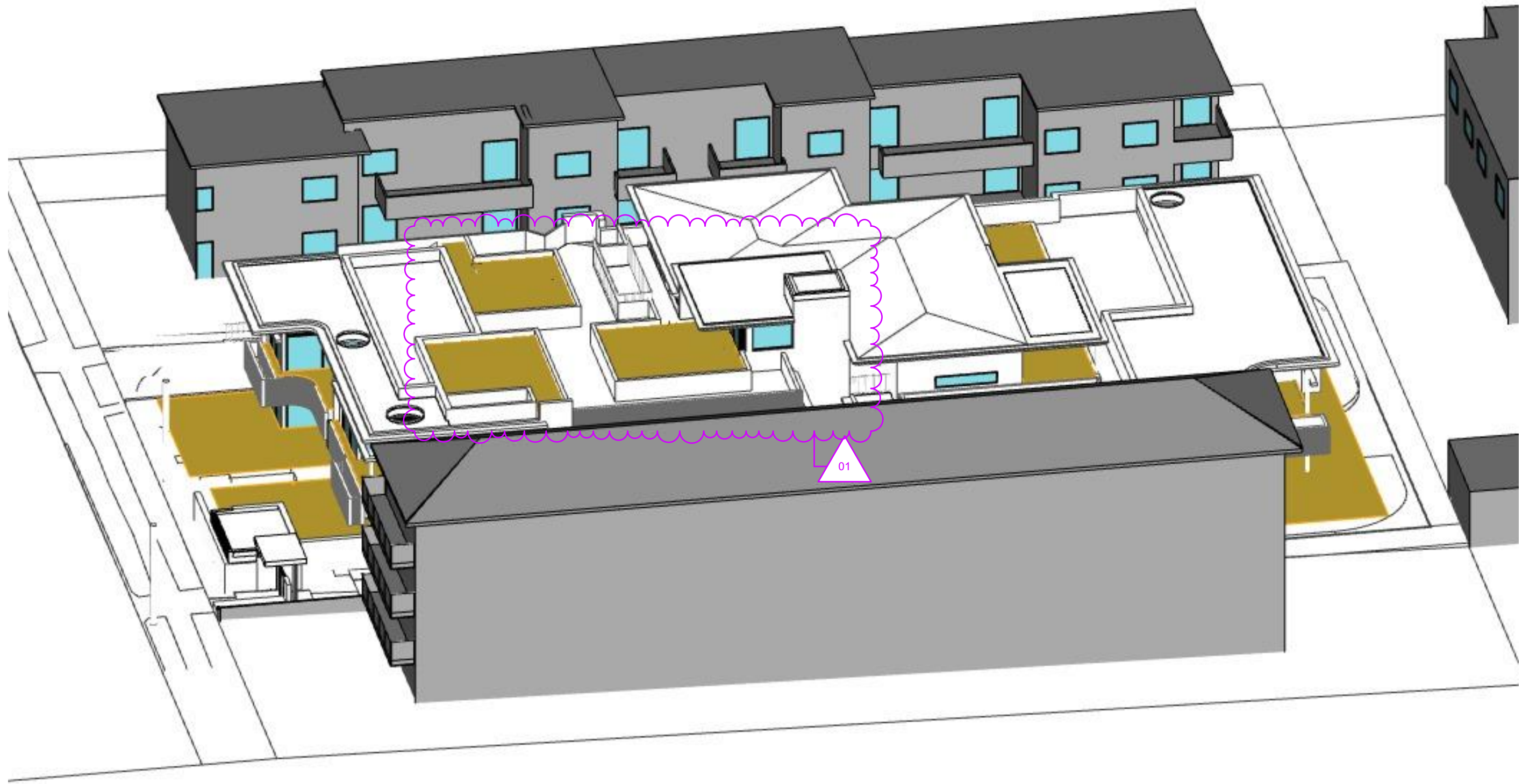
140-142 Ocean Street,
Narrabeen, NSW, 2101



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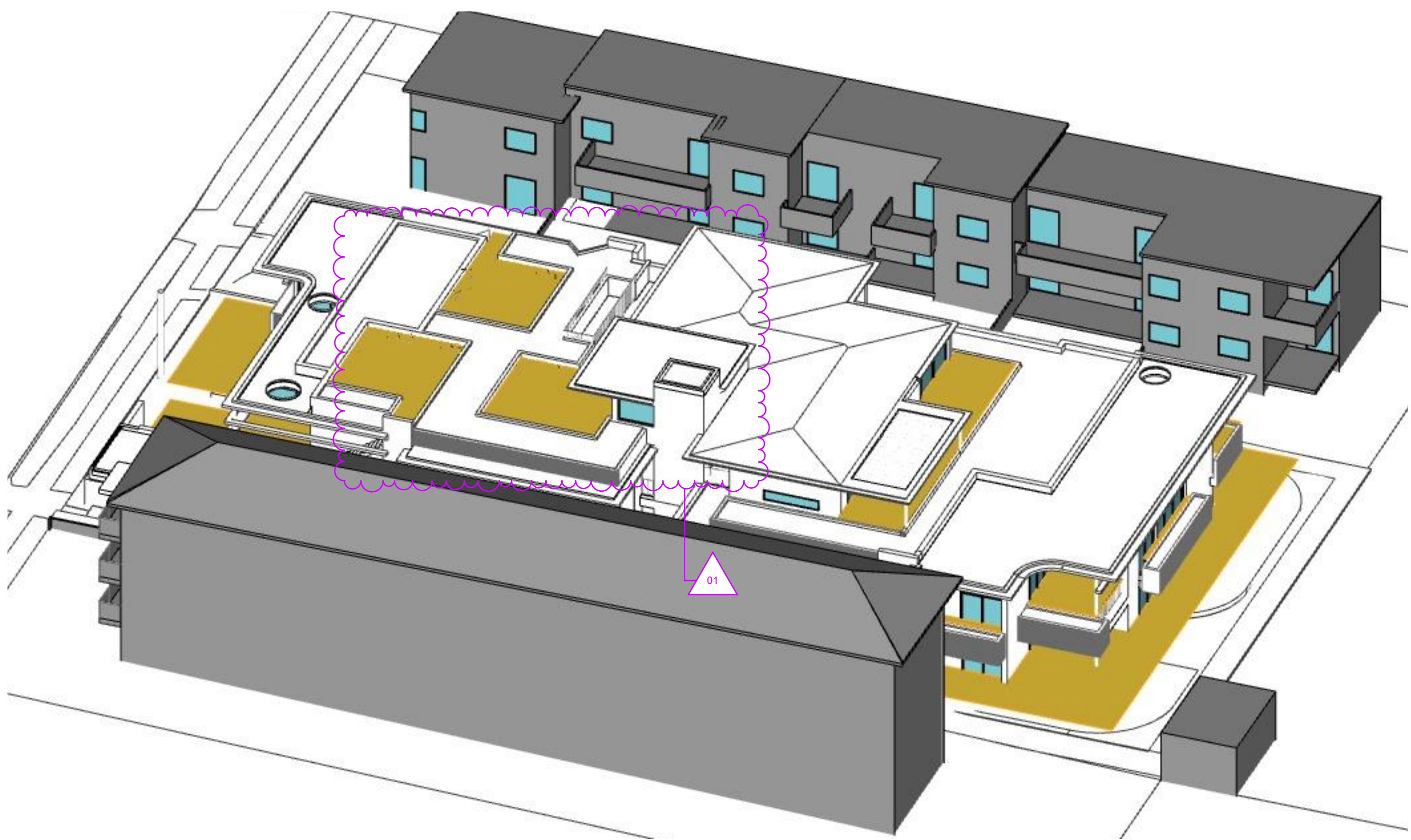
1 Sun Eye View: June 21 - 9:00am



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



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



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

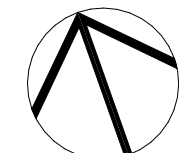
02 25/06/2025 Council RFI DT BB
01 10/02/2025 Development Application CS BB
Rev Date Approved Drawn Chk
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Architects Pty Ltd ABN 91 002 955 364, Brian Bass NSW APB 6470.

LEGEND:
= PRIVATE OPEN SPACE
= PROPOSED GLASS

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

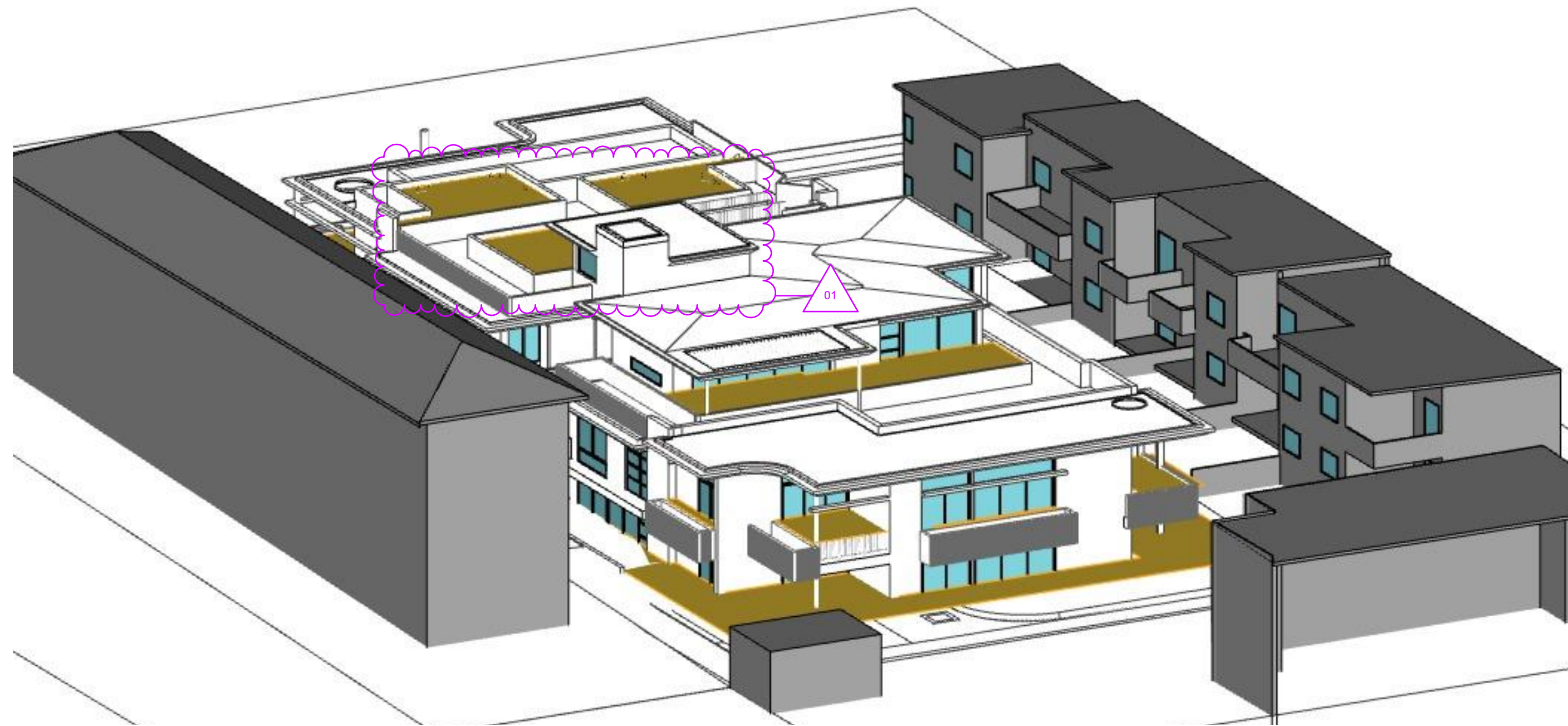
Mechanical Engineer
Capital Engineering Consultants
Electrical Engineer
Purple Apple Access Pty Ltd
Landscape Architect
Jane Britt Design

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Surry Hills NSW 2010
T 02 9955 5604
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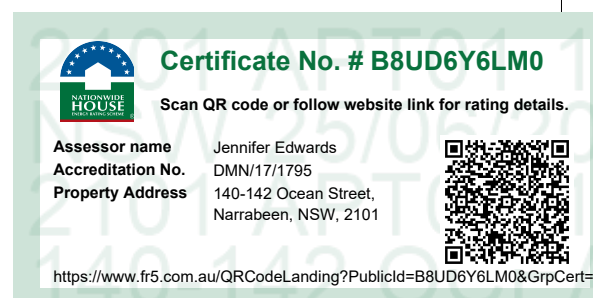
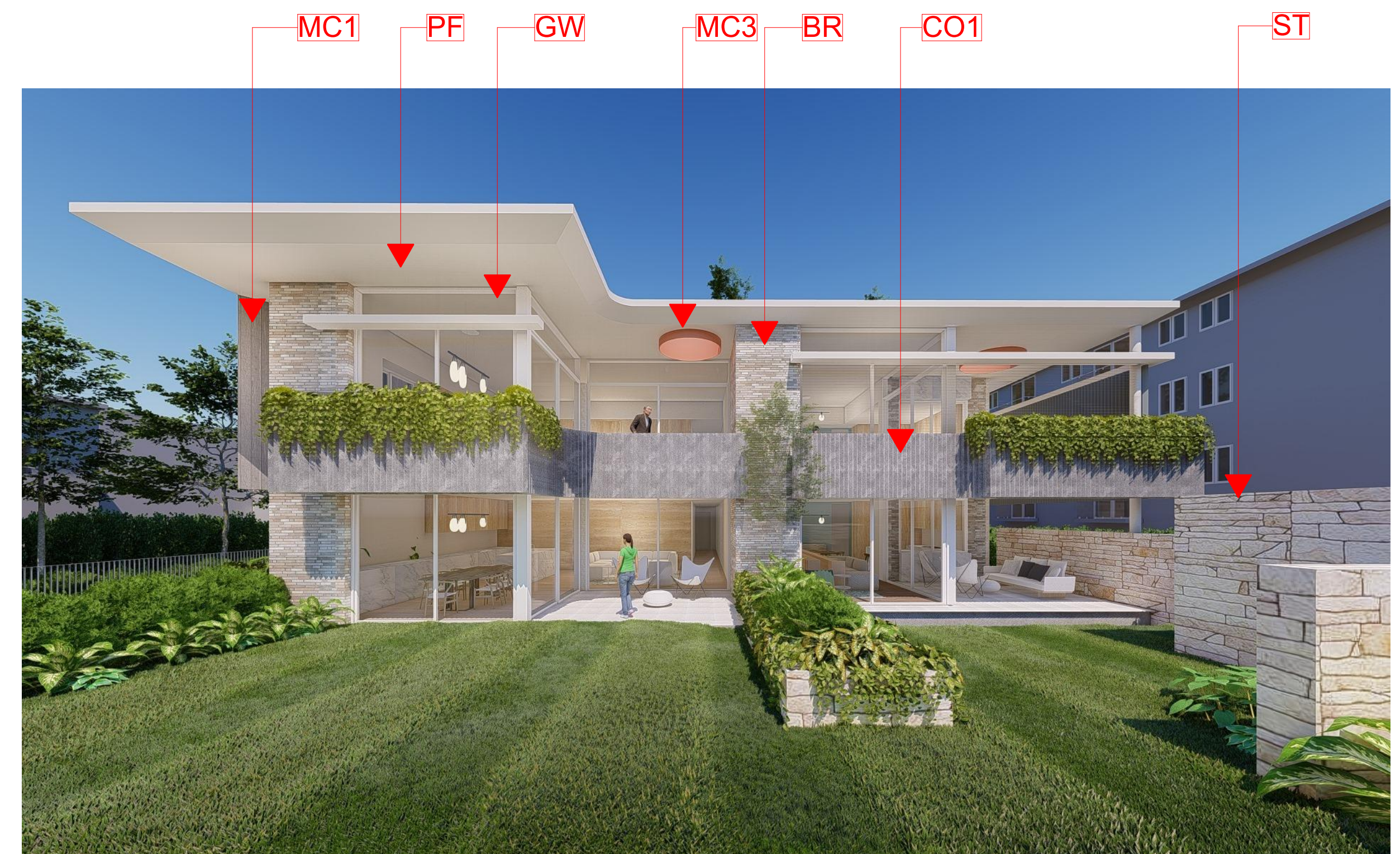
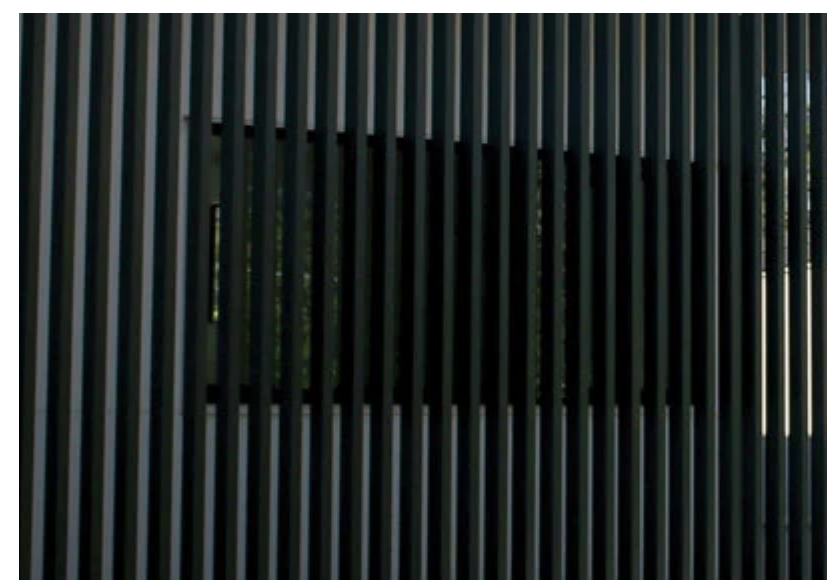
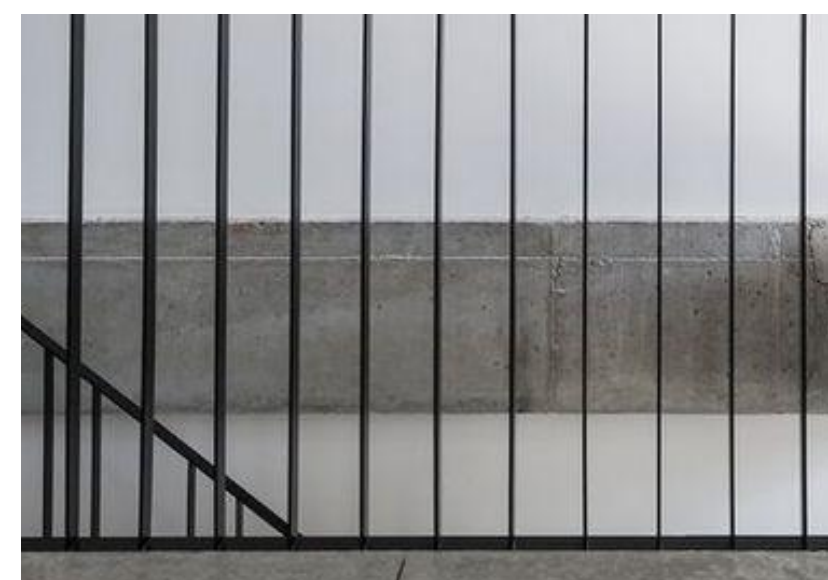
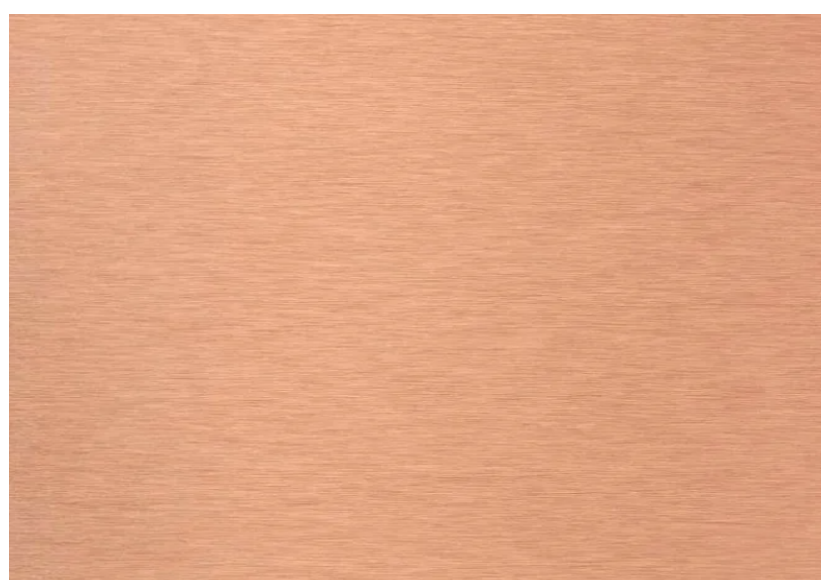
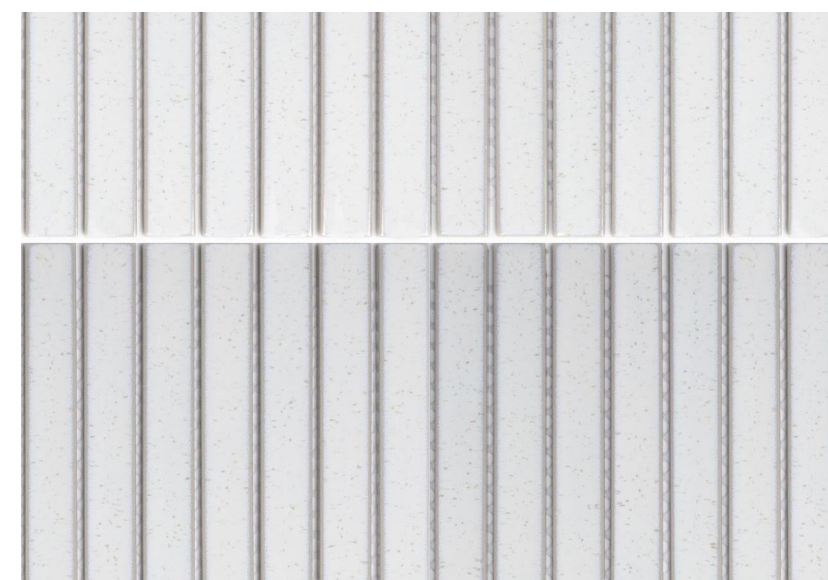
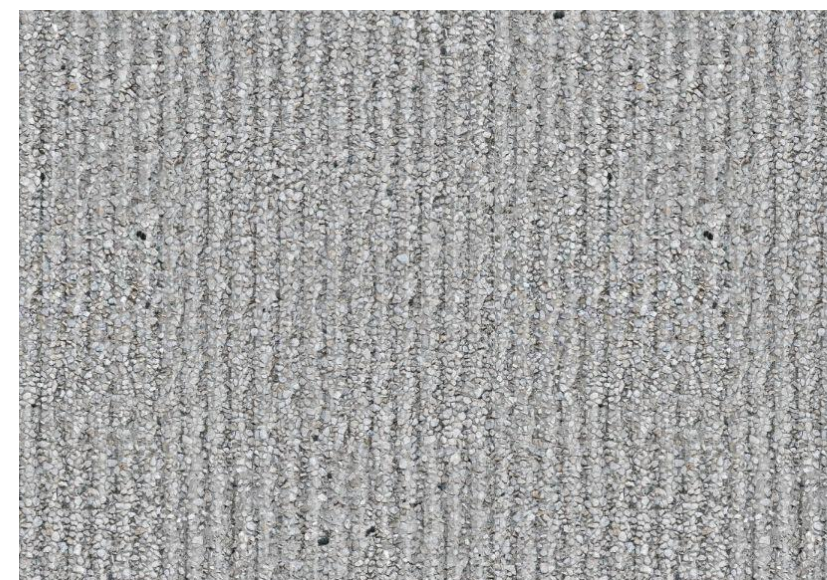
Client
TRIO Industries Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
140-142 Ocean Street Narrabeen Sydney NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Sun Eye Views 1
Drawing No.
0649-DA118
Scale
at A1 size
Revision
02
Date
25/06/2025



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	N	0	N	0	N	0	Y
		P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	
2	0	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y
		P.O.S	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	2	
3	0	LIVING	N	0	N	0	Y	0	N	0	N	0	N	0	N	0	Y
		P.O.S	N	0	Y	0	N	0	N	0	N	0	N	0	N	0	
4	0	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y
		P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	
5	0	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y
		P.O.S	N	0	Y	1	Y	1	Y	1	Y	1	Y	1	Y	5	
6	1	LIVING	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	4	Y
		P.O.S	Y	1	Y	1	Y	1	Y	1	Y	0	N	0	N	5	
7	1	LIVING	Y	1	Y	1	Y	1	Y	0	N	0	N	0	N	3	Y
		P.O.S	Y	1	Y	1	Y	0	N	0	N	0	N	0	N	2	
8	1	LIVING	N	0	N	0	N	0	N	0	N	0	N	0	N	0	Y
		P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	
9	1	LIVING	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	Y
		P.O.S	N	0	N	0	N	0	Y	1	Y	1	Y	1	Y	3	
10	1	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y
		P.O.S	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	
11	2	LIVING	N	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	Y
		P.O.S	Y	0	N	0	Y	1	Y	1	Y	1	Y	1	Y	4	

≥ 2 hours sunlight	8	72.7%
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Certificate No. # B8UD6Y6LM0

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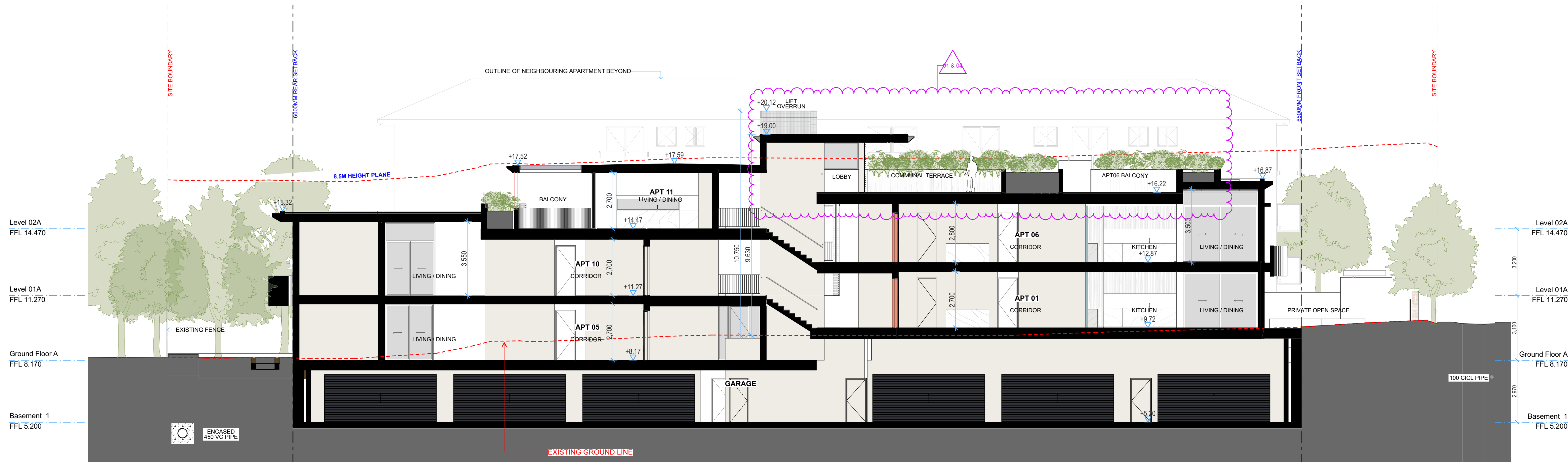
Assessor name Jennifer Edwards

Accreditation No. DMN17/1795

Property Address 140-142 Ocean Street,
Narreabeen, NSW, 2101



<https://www.fr5.com.au/QRCodeLanding?PublicId=B8UD6Y6LM0&GrpCert=1>



1 SECTION FF

