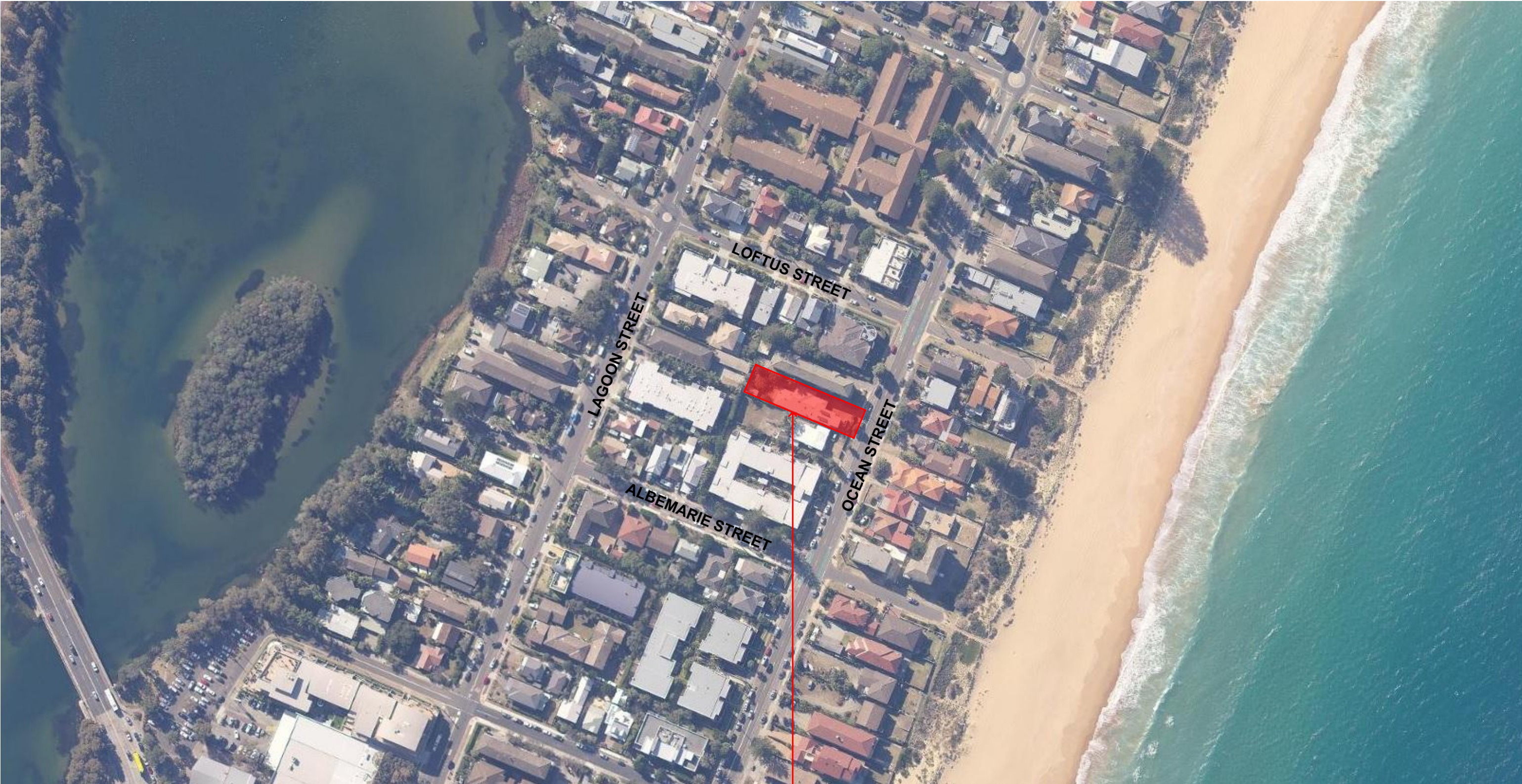


TRIO NARRABEEN APARTMENTS

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	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
1	-	-	-	-	gas cooktop & electric oven	4 star	yes	4 star	-	4 star	no
2	no heating	yes	-	-	gas cooktop & electric oven	4 star	yes	4 star	-	4 star	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	4 star	yes	4 star	-	4 star	no

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).	- irrigation of 161.4 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Common area lighting	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
Intertency + 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

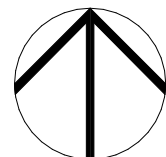
REFER TO LEGEND IN TITLE BLOCK

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 PATTERNED MASONRY
ST STONE CLADDING
TC CERAMIC TILE CLADDING
TL TIMBER CLADDING
TF TIMBER FENCE

NOTES:

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



Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

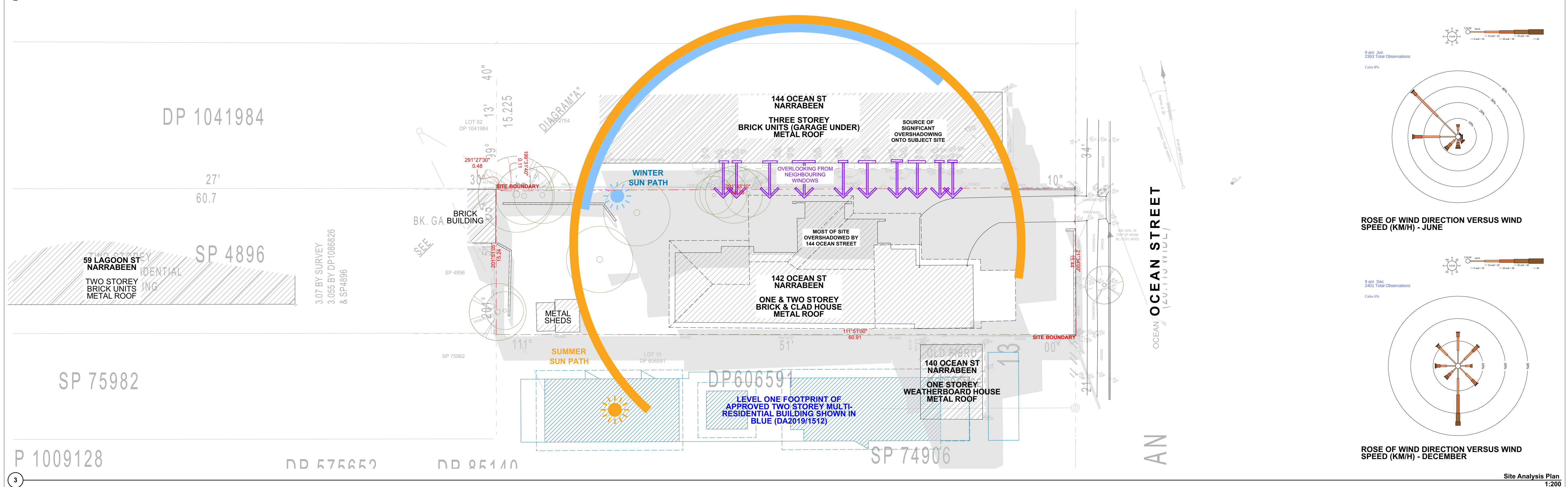
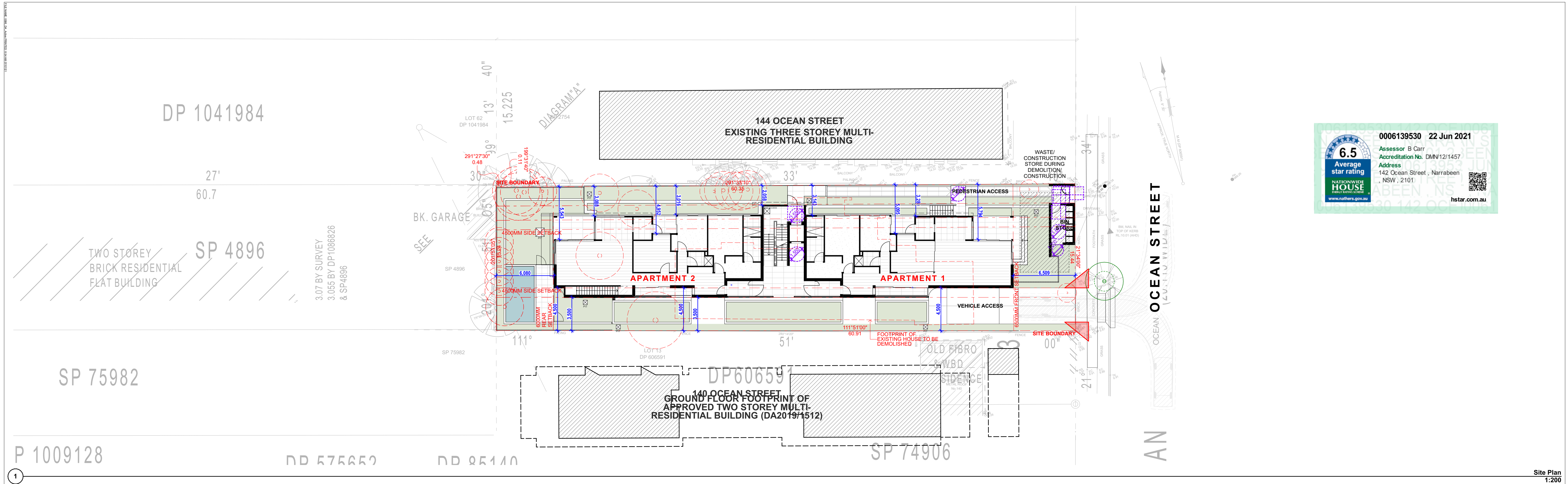
Title
Title Page & Schedule of Finishes

Drawing No.
0586-DA100

Scale
at A1 size

Revision
A

Date
24/06/21

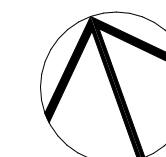


NOTES:

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Client
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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title	
Site & Site Analysis Plan	
Drawing No.	Revision
0586-DA101	A
Scale	Date
1:200 at A1 size	24/06/21

6.5

Average star rating

NATIONAL ENERGY HOUSE

www.nathars.gov.au

0006139530 22 Jun 2021

Assessor B Carr

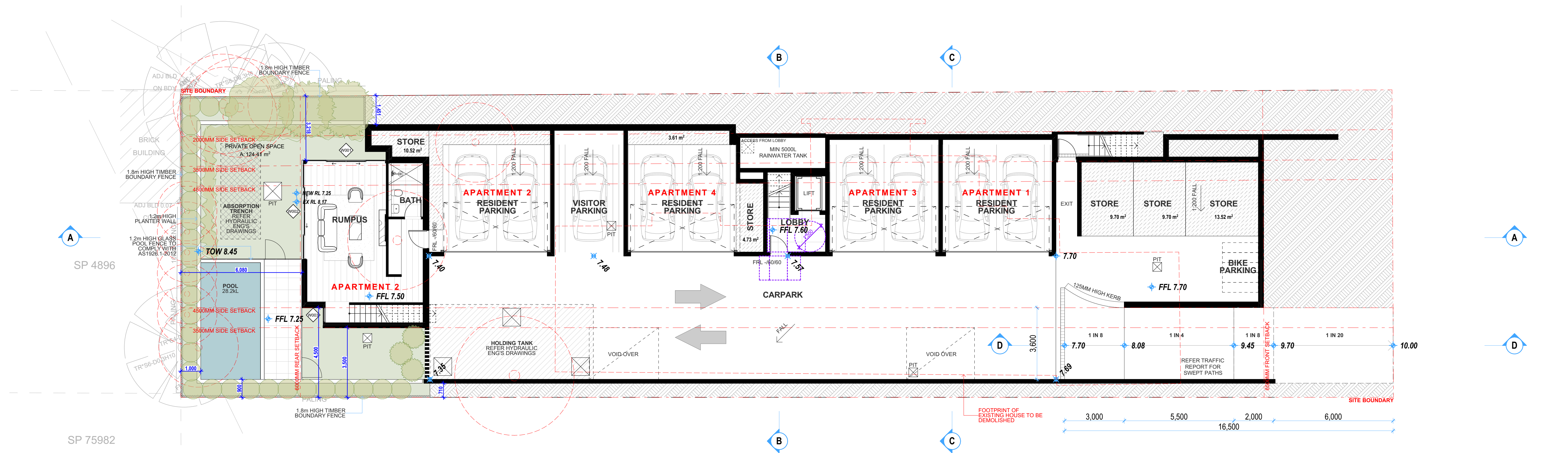
Accreditation No. DMN12/1457

Address

142 Ocean Street, Narrabeen

NSW, 2101

hstar.com.au



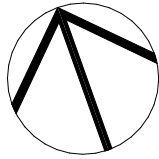
NOTES:

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Rev	Date	Amendment	Dwn	Clk
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Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Lower Ground Floor Plan

Drawing No.
0586-DA102

Scale
1:100 at A1 size

Revision
A

Date
24/06/21

6.5

Average star rating

NATIONWIDE HOUSE

www.nathurs.gov.au

0006139530 22 Jun 2021

Assessor B Carr

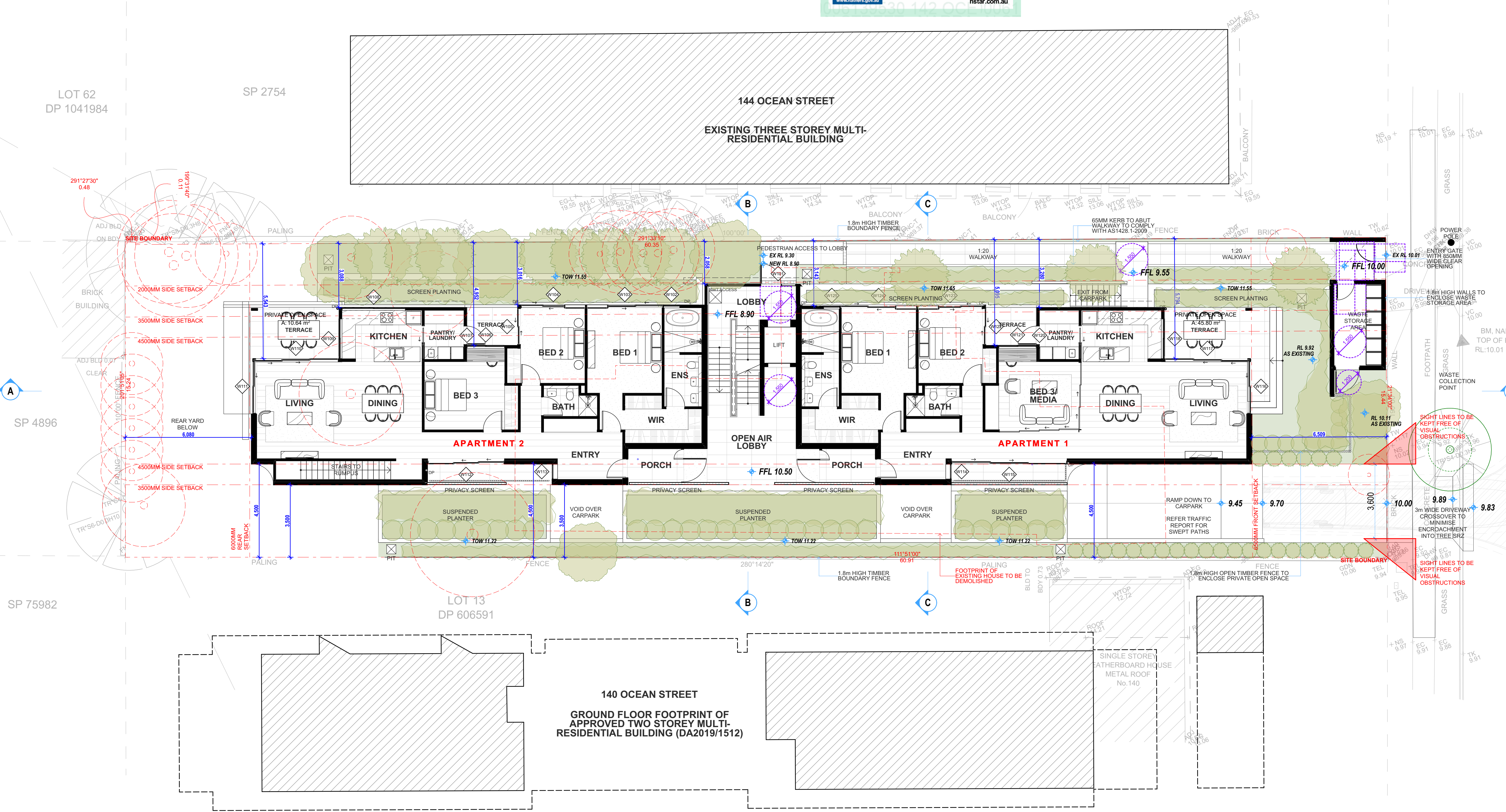
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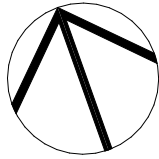
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Client
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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Ground Floor Plan

Drawing No.
0586-DA103

Scale
1:100 at A1 size

Revision
A

Date
24/06/21

6.5

Average star rating

NATIONWIDE HOUSE

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0006139530 22 Jun 2021

Assessor B Carr

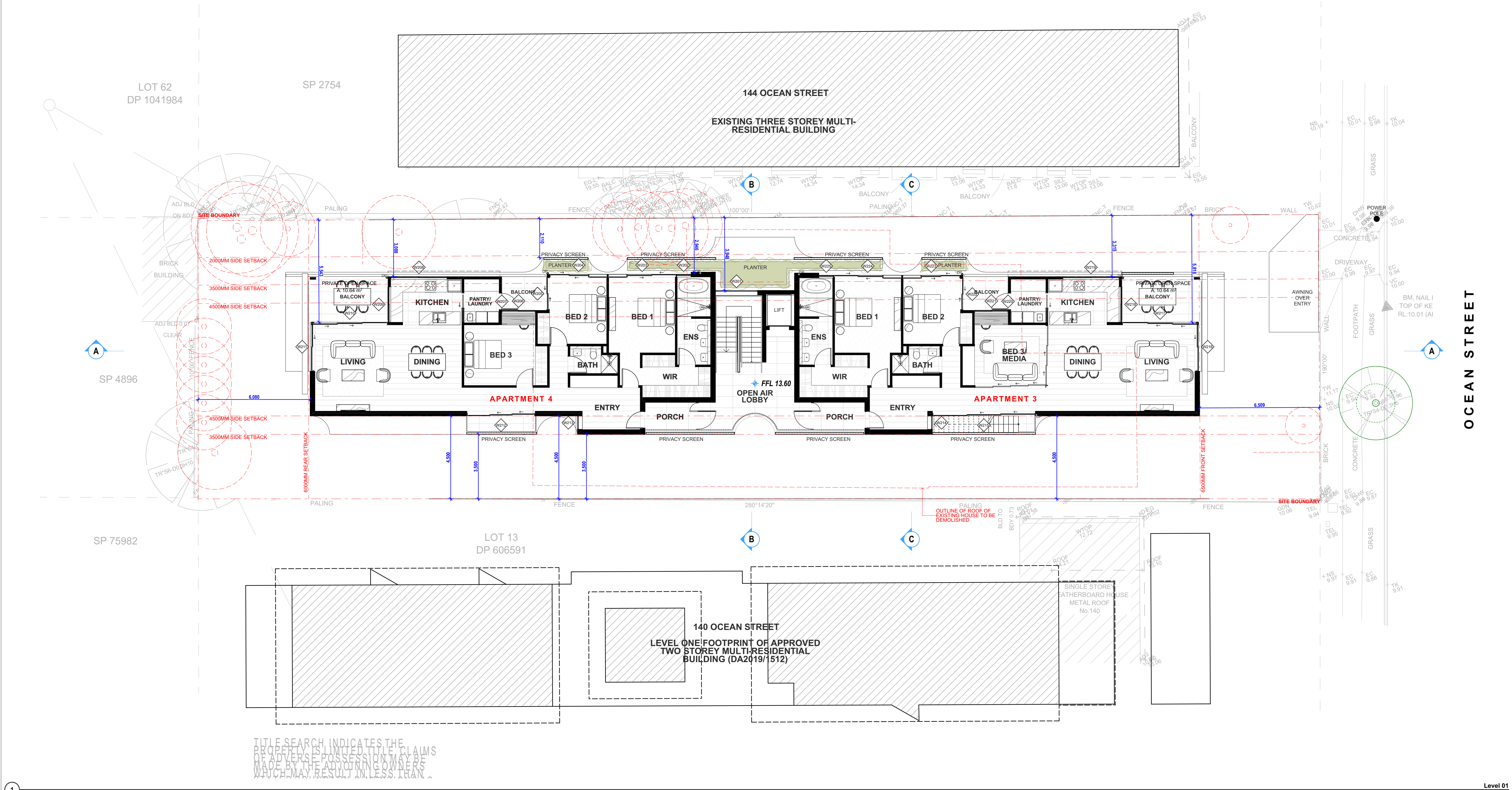
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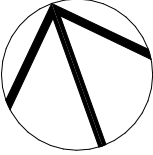
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Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Level 01 Plan

Drawing No.
0586-DA104

Scale
1:100 at A1 size

Revision
A

Date
24/06/21

6.5

Average star rating

NATIONWIDE HOUSE

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0006139530 22 Jun 2021

Assessor B Carr

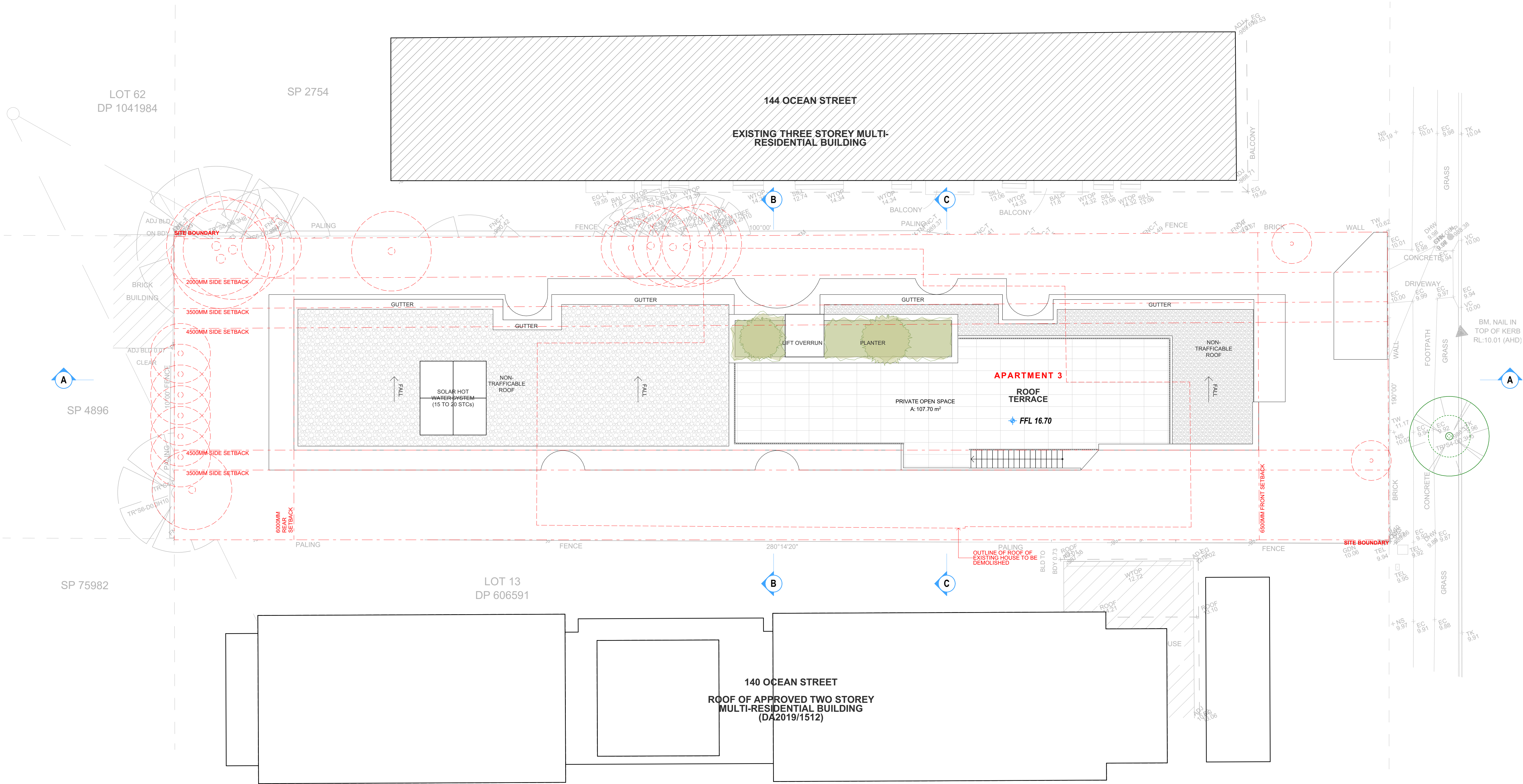
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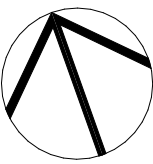
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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

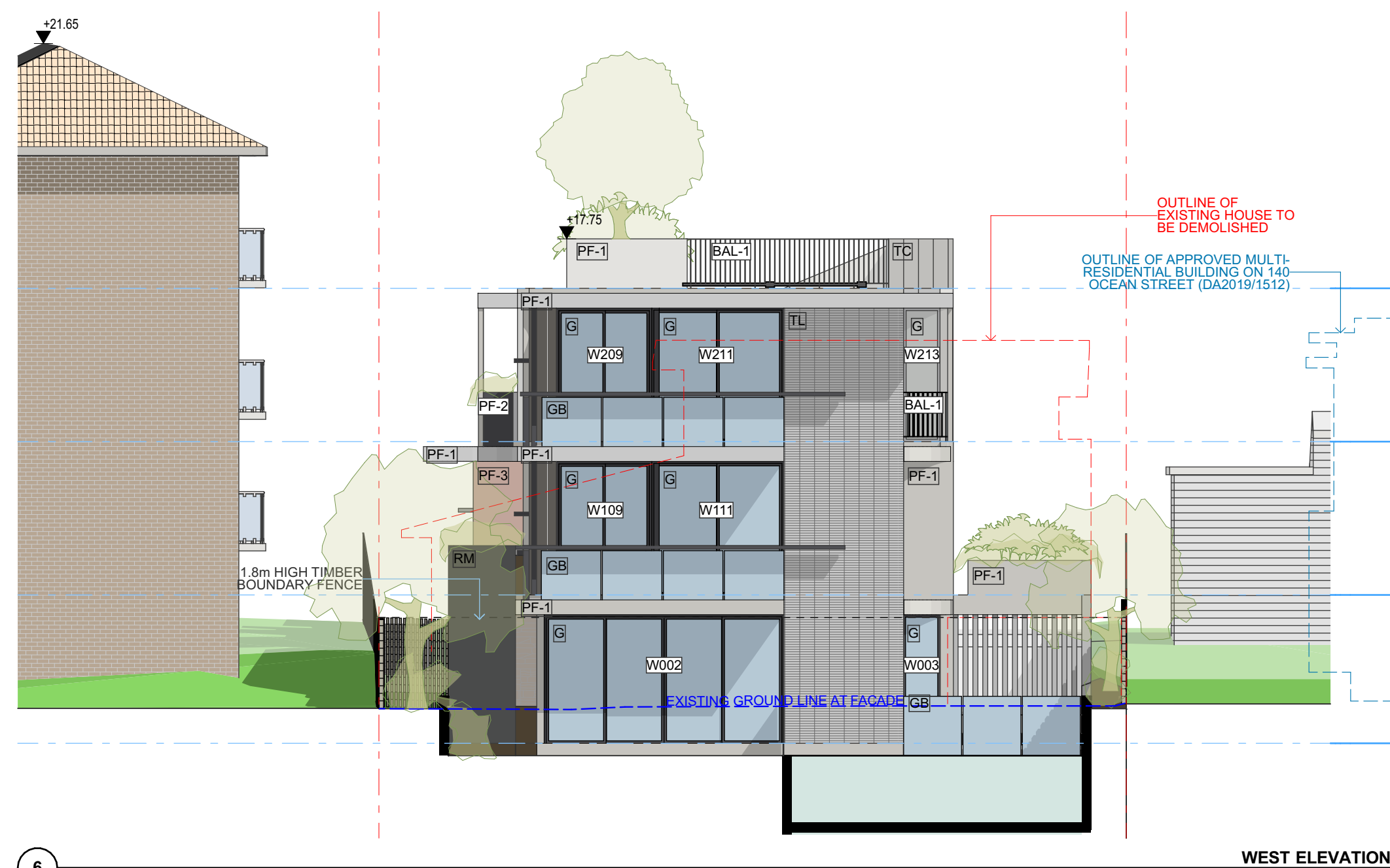
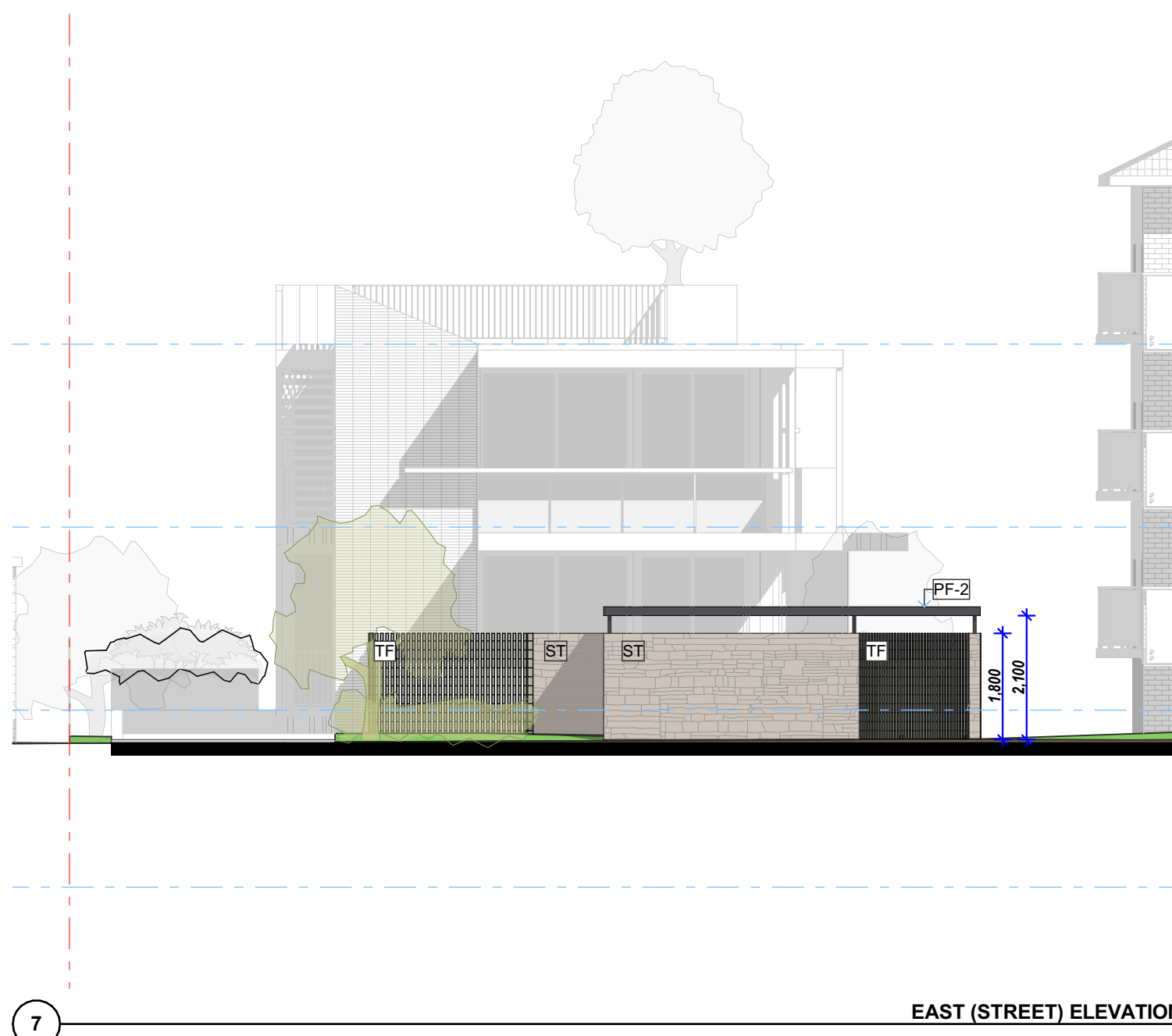
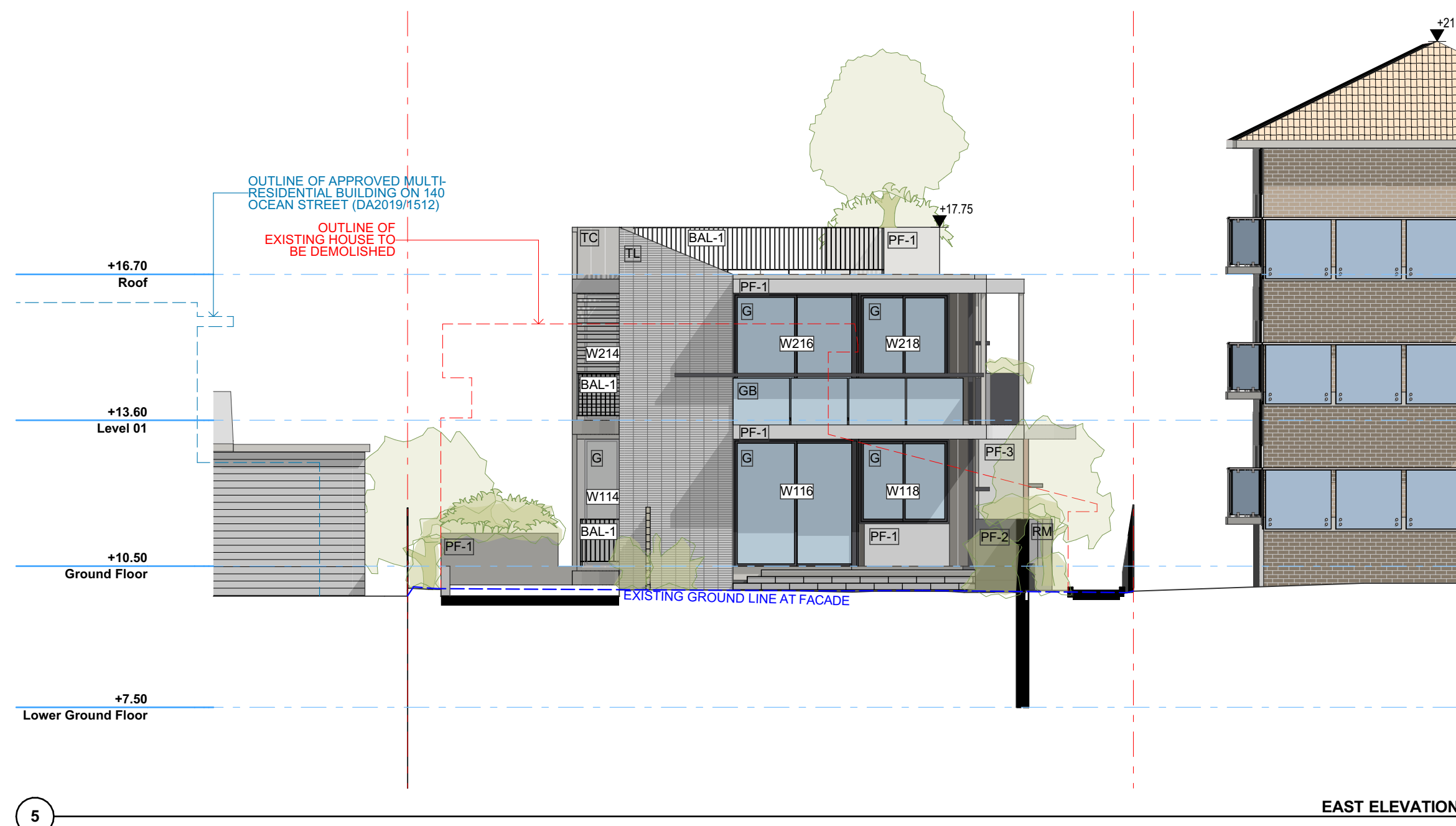
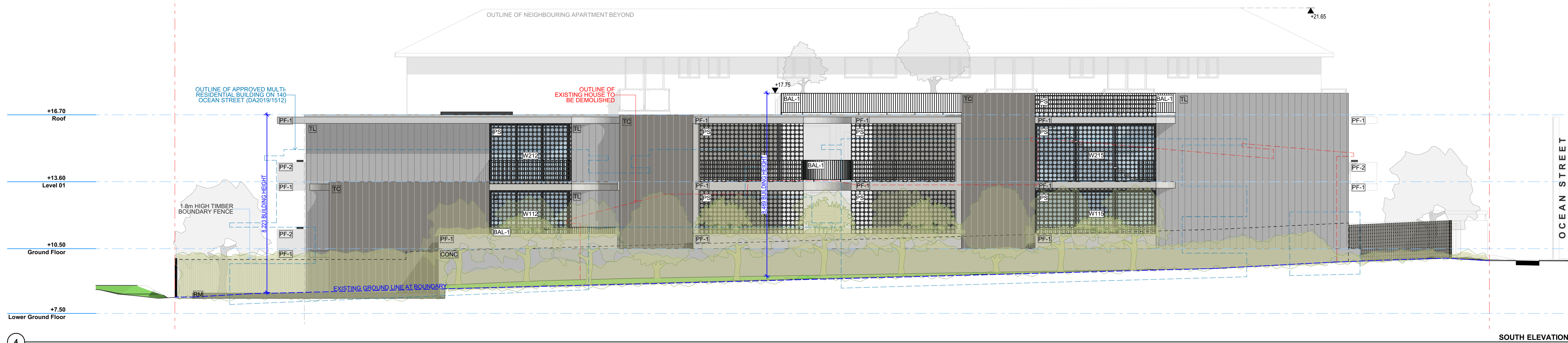
Title
Roof Plan

Drawing No.
0586-DA105

Scale
1:100 at A1 size

Revision
A

Date
24/06/21



NOTES:

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

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

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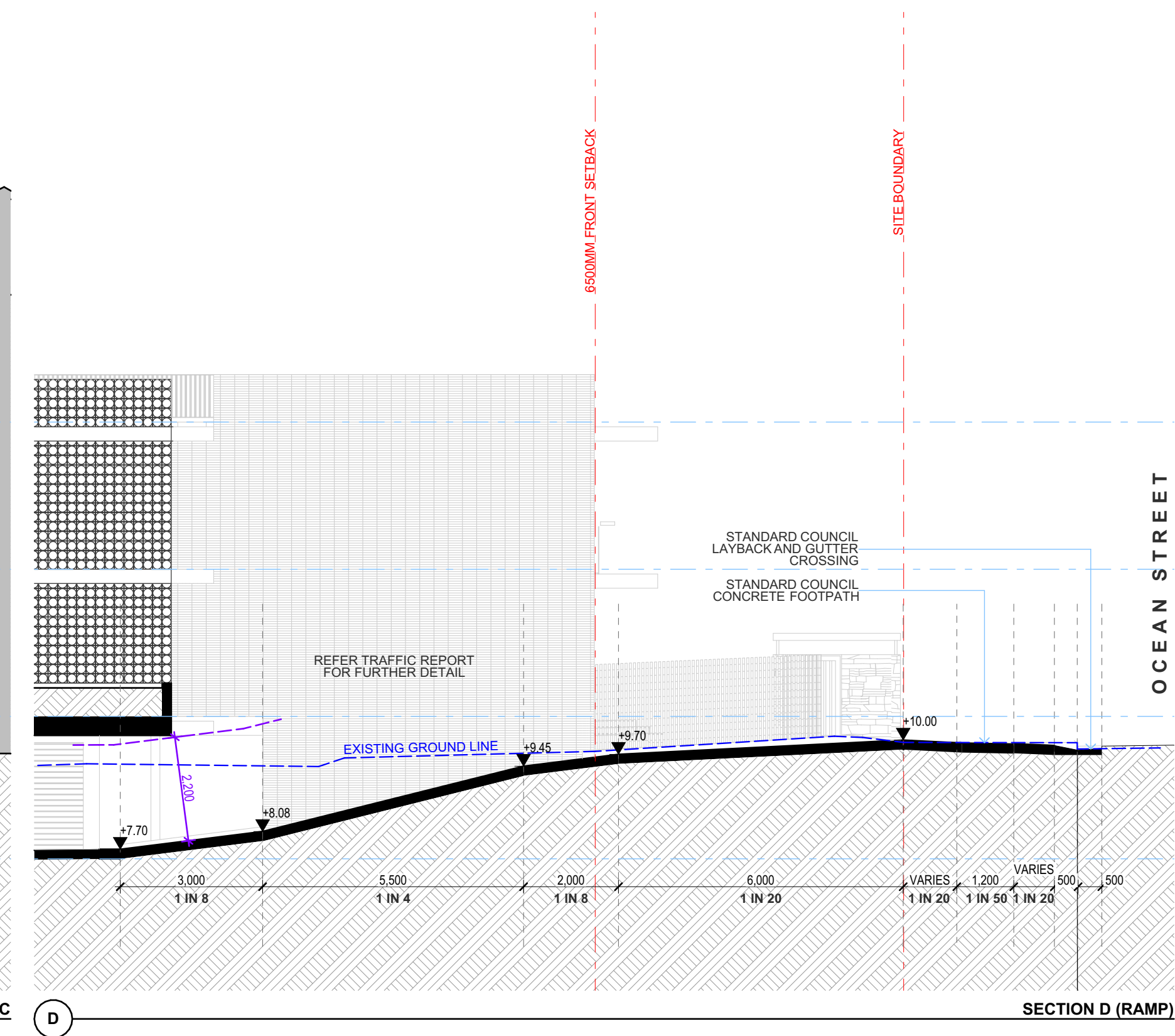
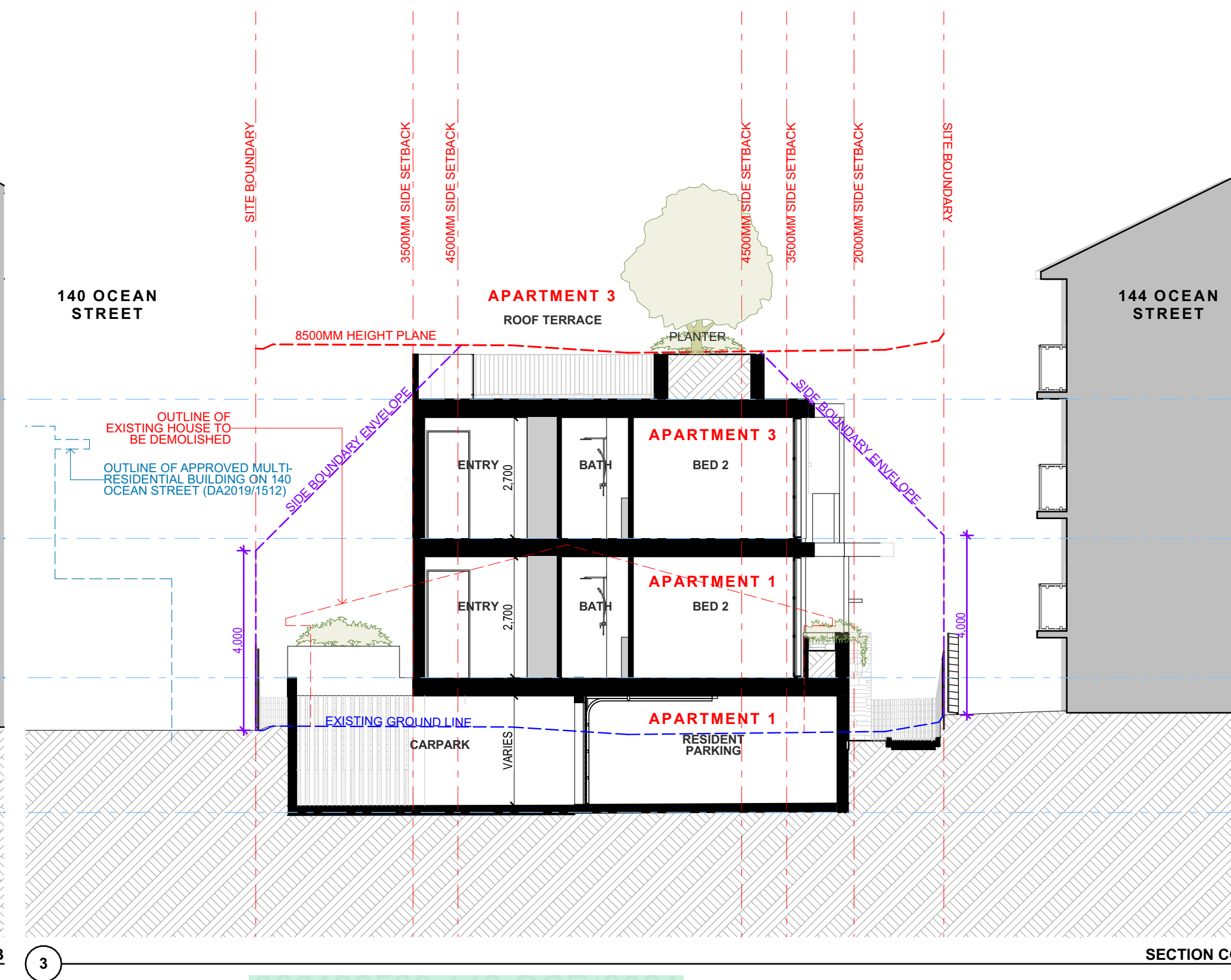
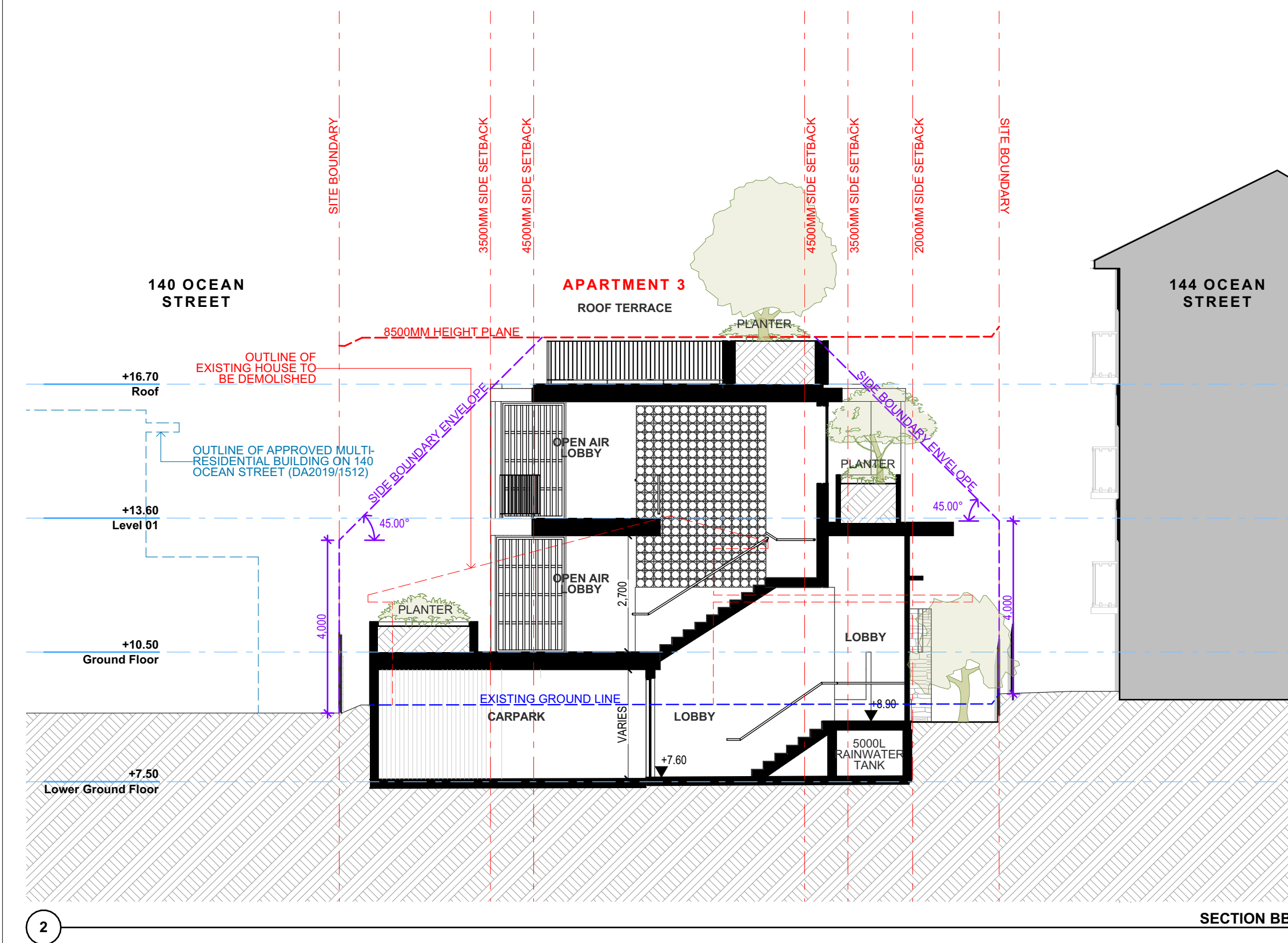
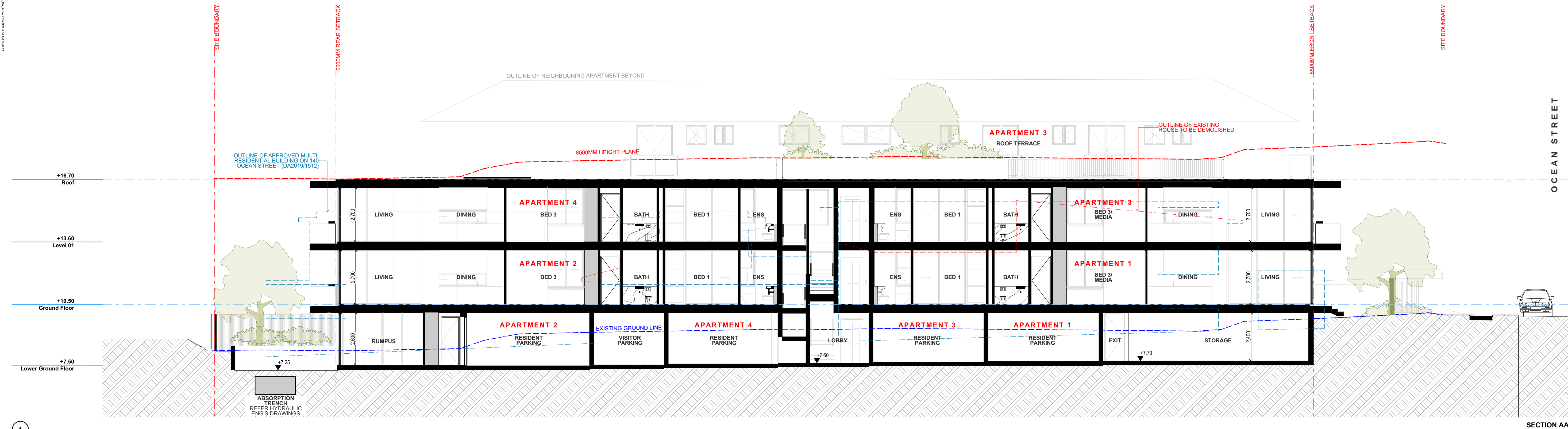
Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title	
Elevations	
Drawing No.	Revision
0586-DA106	A
Scale	Date
1:100 at A1 size	24/06/21

1:1000 SITE PLAN (DA2019/1512) 1:1000 SITE PLAN (DA2019/1512)



NOTES:

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A 24/06/21 DEVELOPMENT APPLICATION 22 00
Rev Date Amendment Dwn Clk
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Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101
Status
DEVELOPMENT APPLICATION

Title
Sections
Drawing No.
0586-DA107
Scale
1:100 at A1 size
Revision
A
Date
24/06/21



VIEW FROM OCEAN STREET



VIEW FROM OCEAN STREET SHOWING RELATIONSHIP WITH NEIGHBOURS



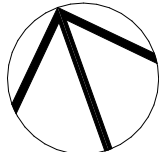
VIEW OF SCREENING TO 144 OCEAN STREET

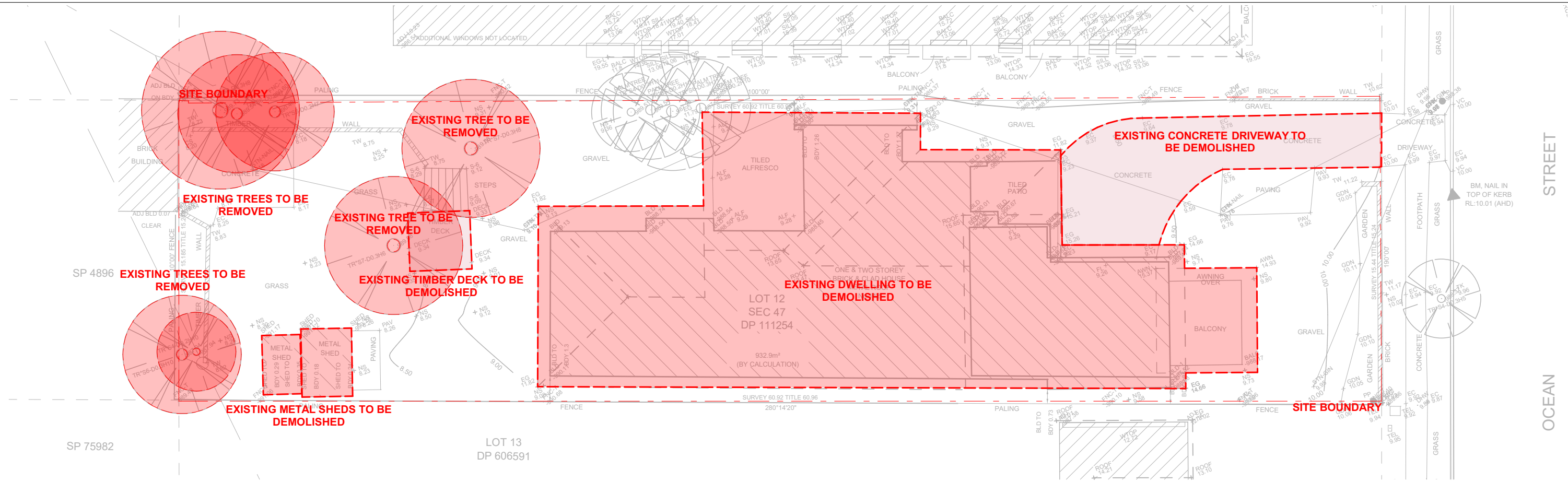


VIEW OF LOBBY SPACE

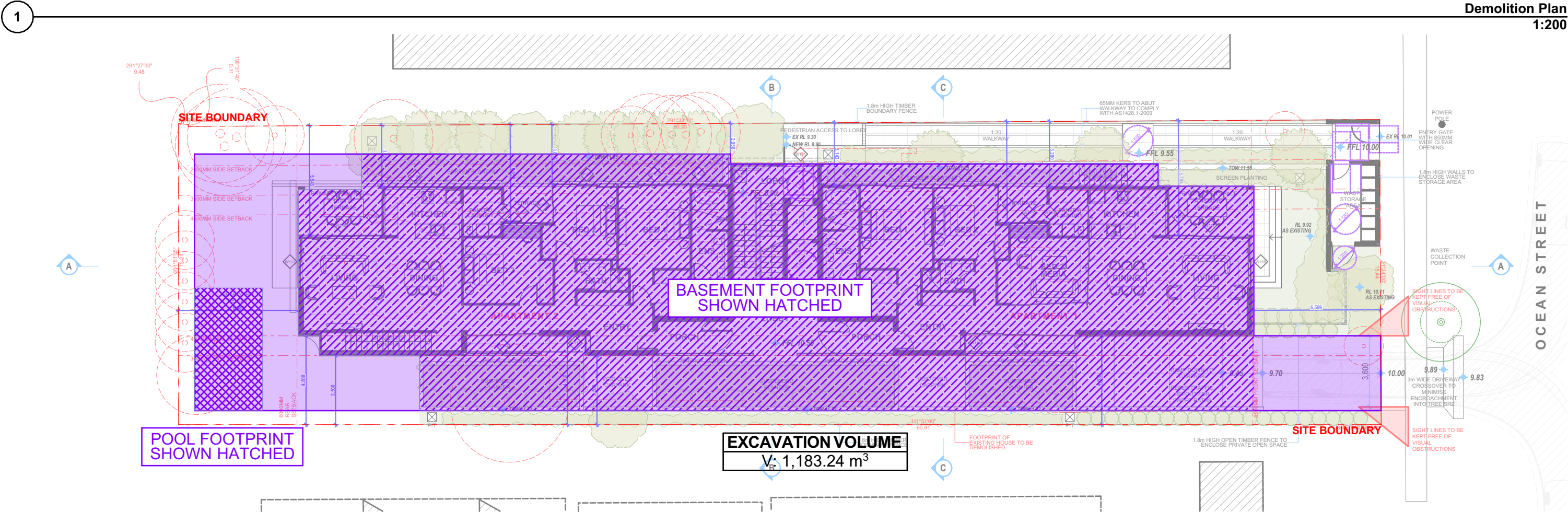
NOTES:

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

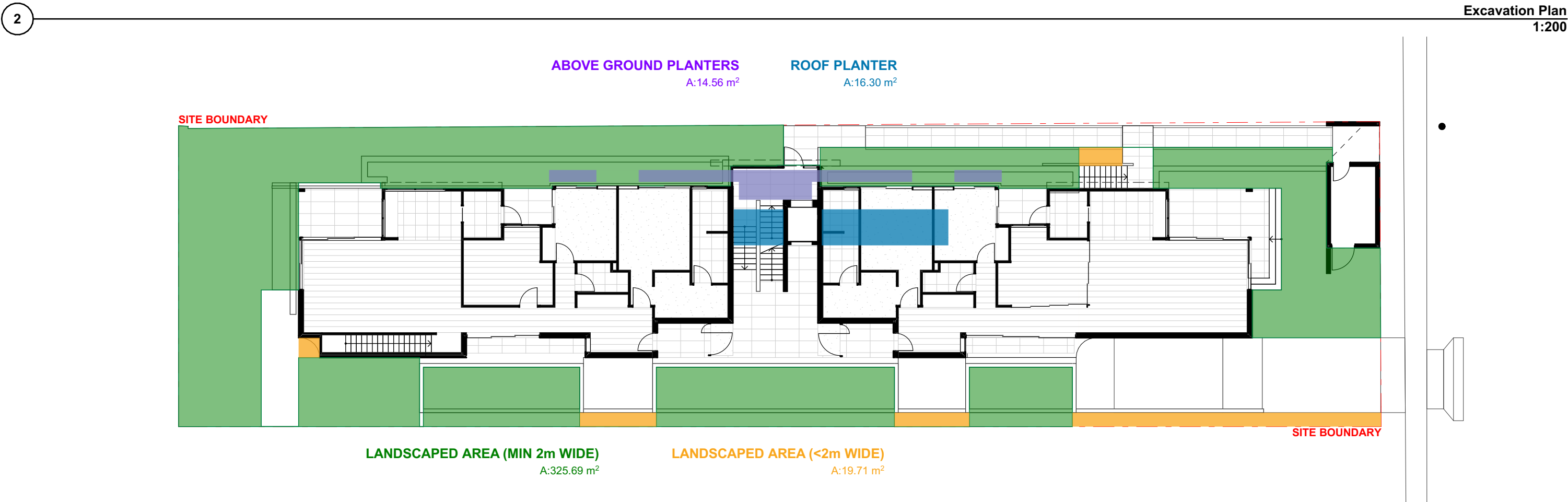




Demolition Plan
1:200



Excavation Plan
1:200



Landscaped Open Space
1:200

LANDSCAPED OPEN SPACE

SITE AREA:	930.6 SQM
REQUIRED LANDSCAPED OPEN SPACE:	50% (465.3 SQM)
PROPOSED LANDSCAPED OPEN SPACE:	35.0% (325.5 SQM)
(INCLUDING PLANTERS/AREAS <2m WIDE):	40.4% (376.3 SQM)

NOTES:

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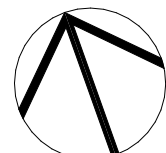
A	24/06/21	DEVELOPMENT APPLICATION	A2	BB
Rev	Date	Amendment	Dwn	Chk

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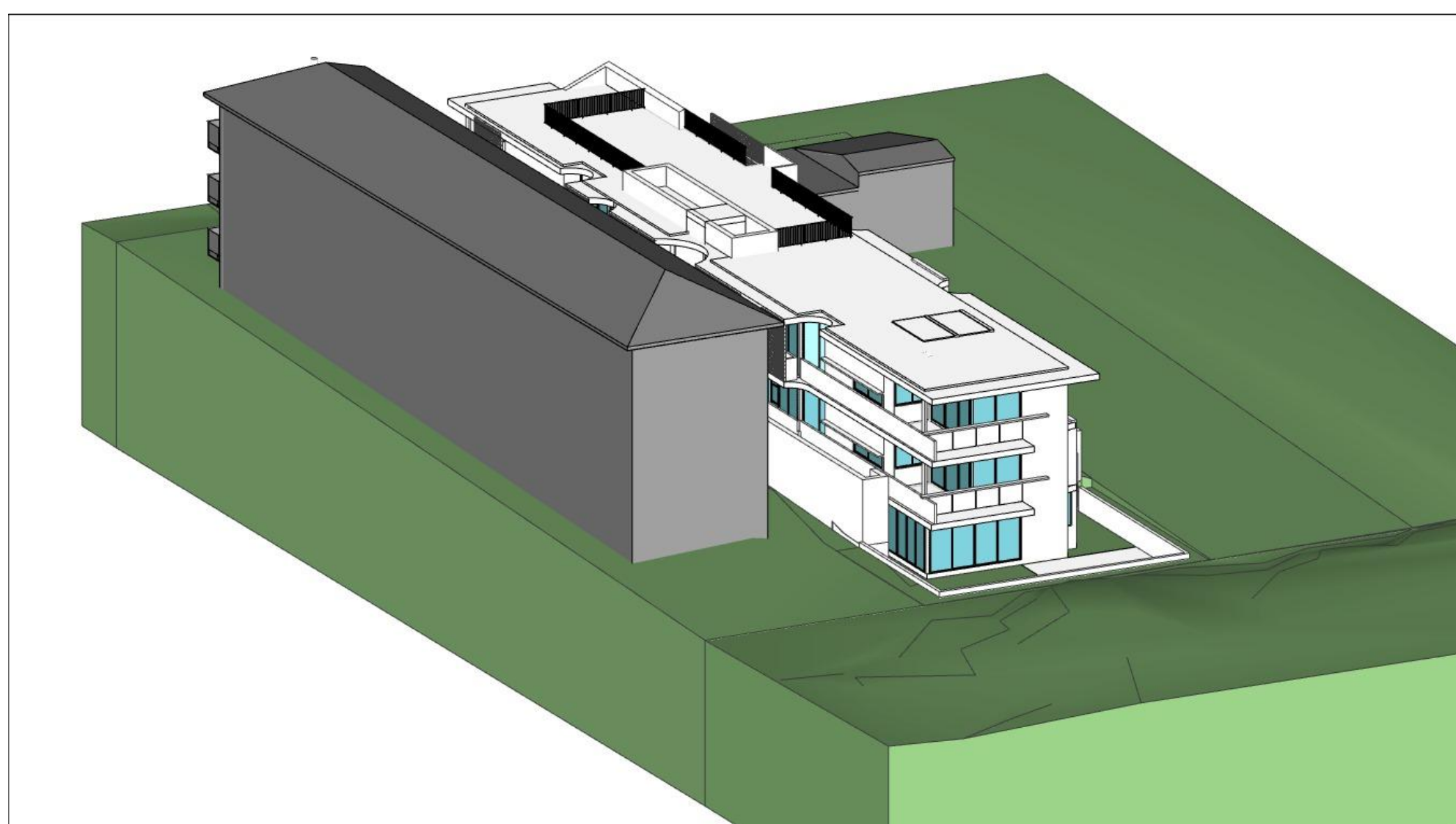
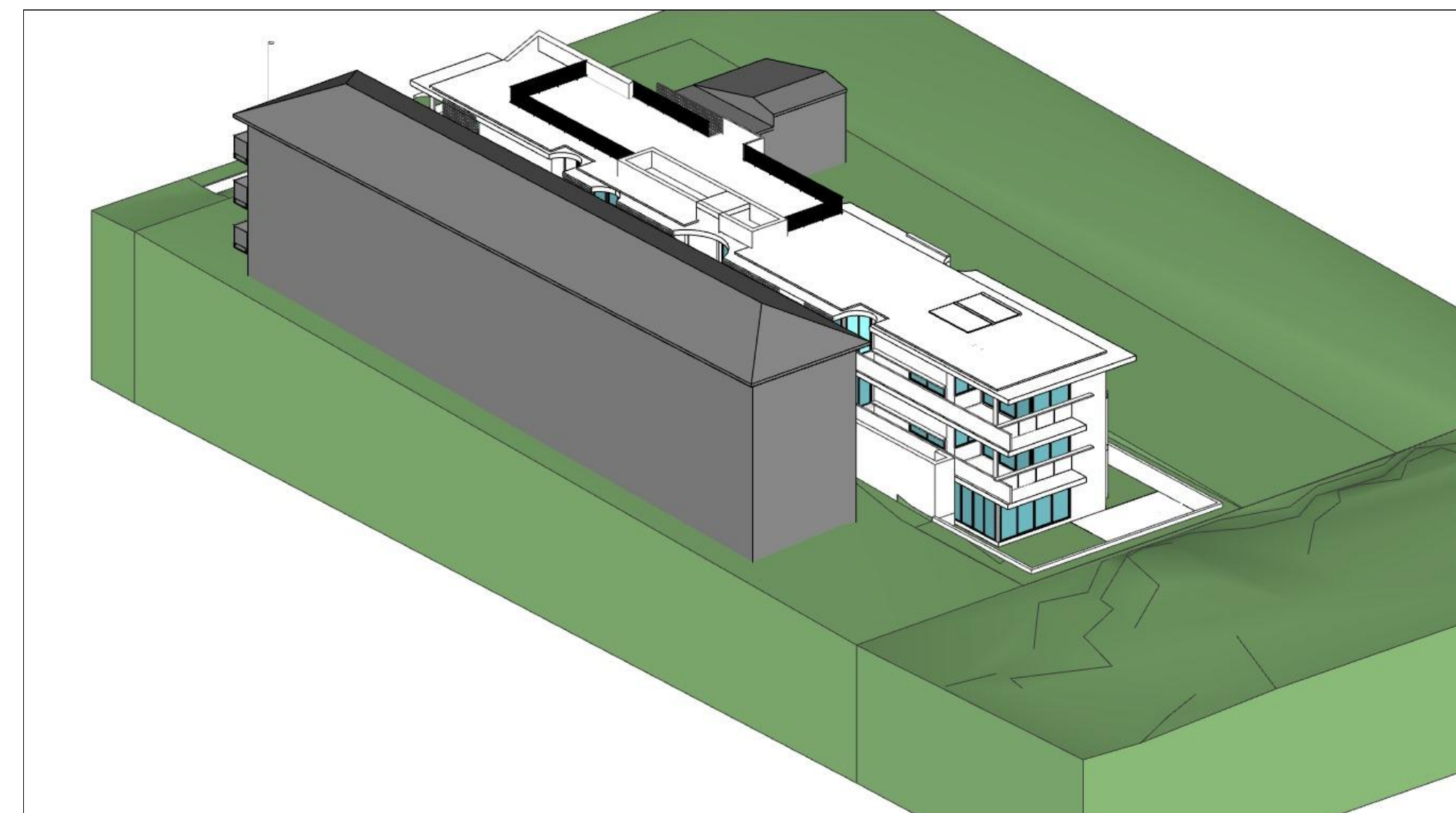
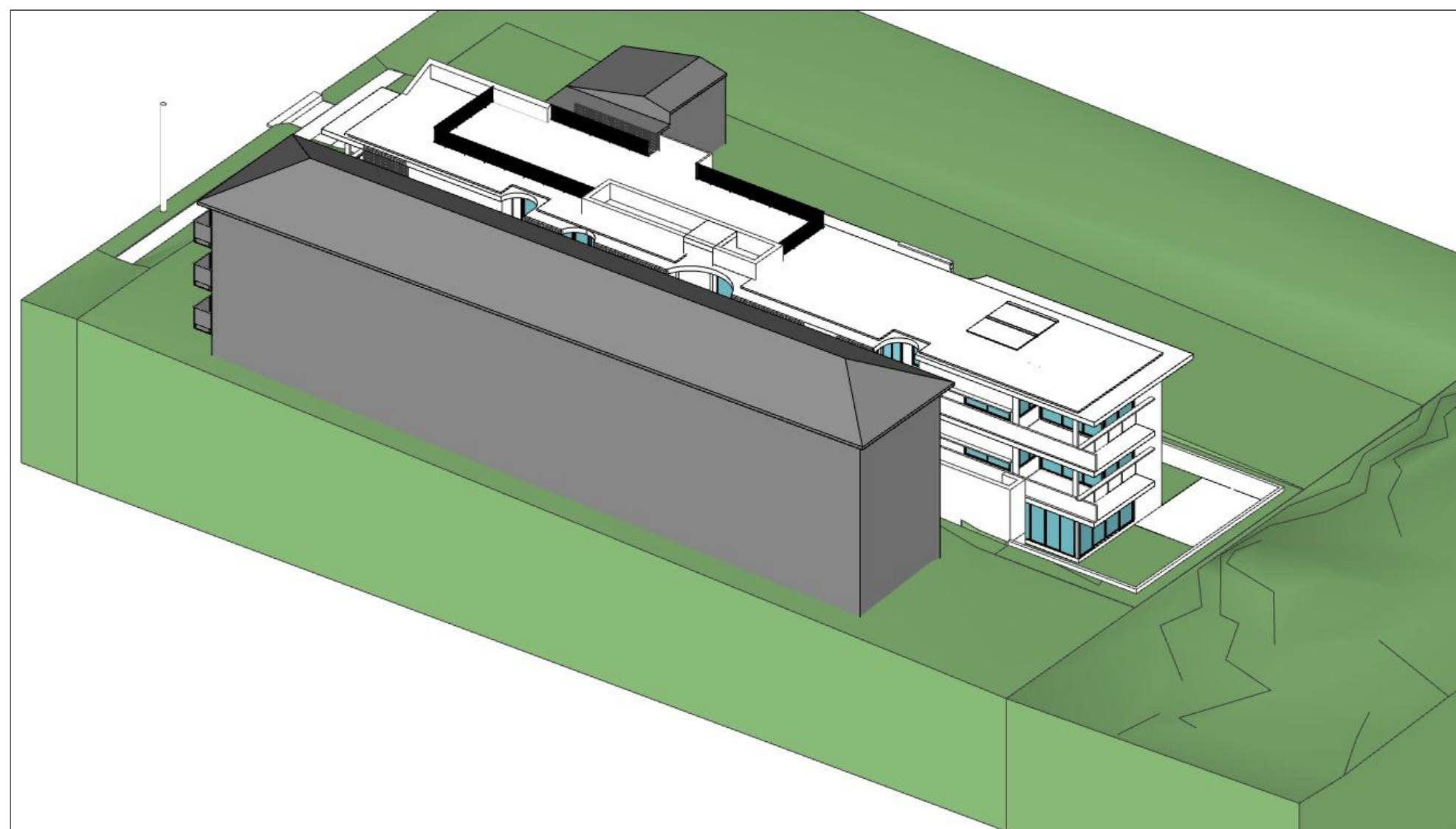
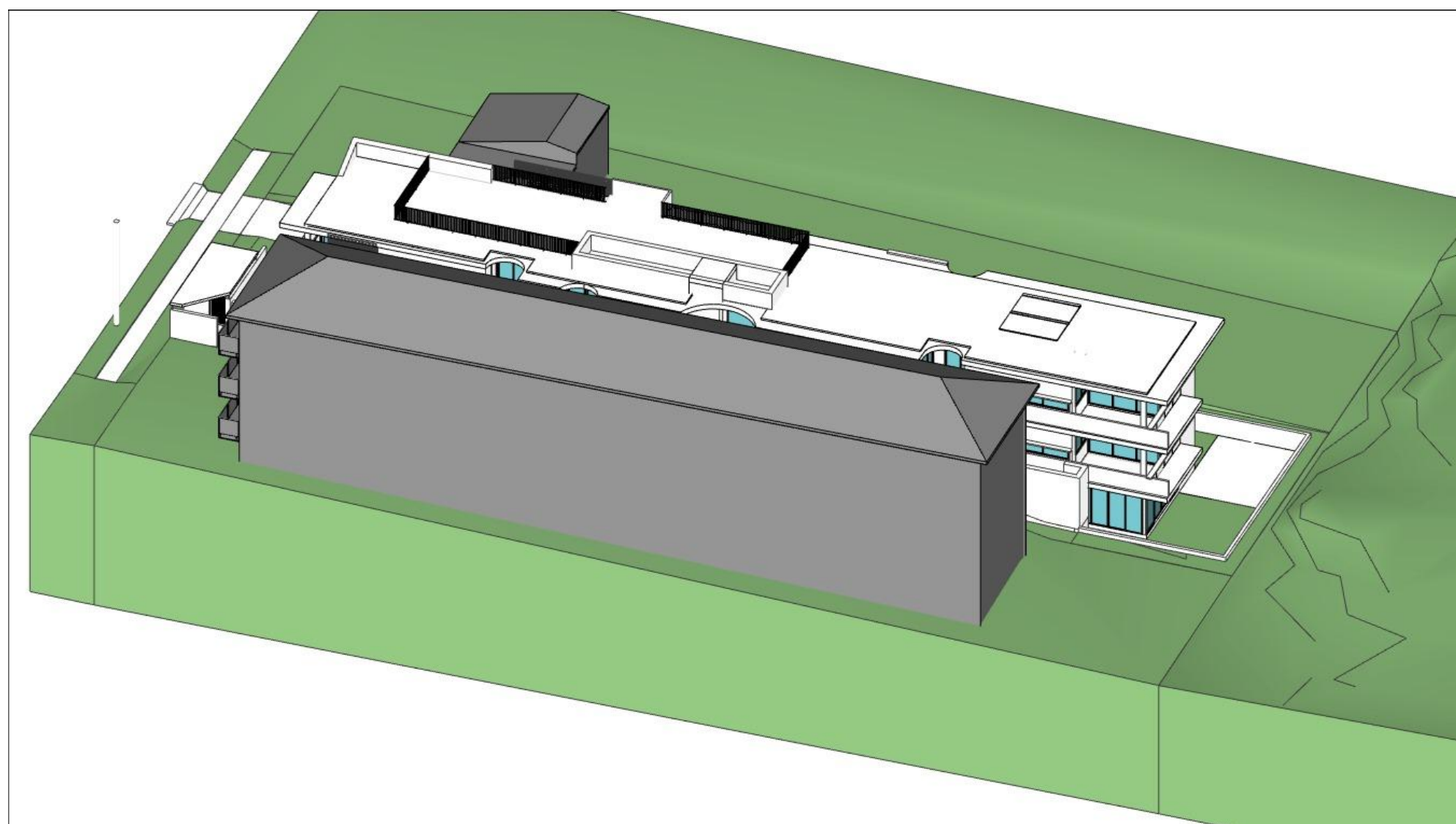
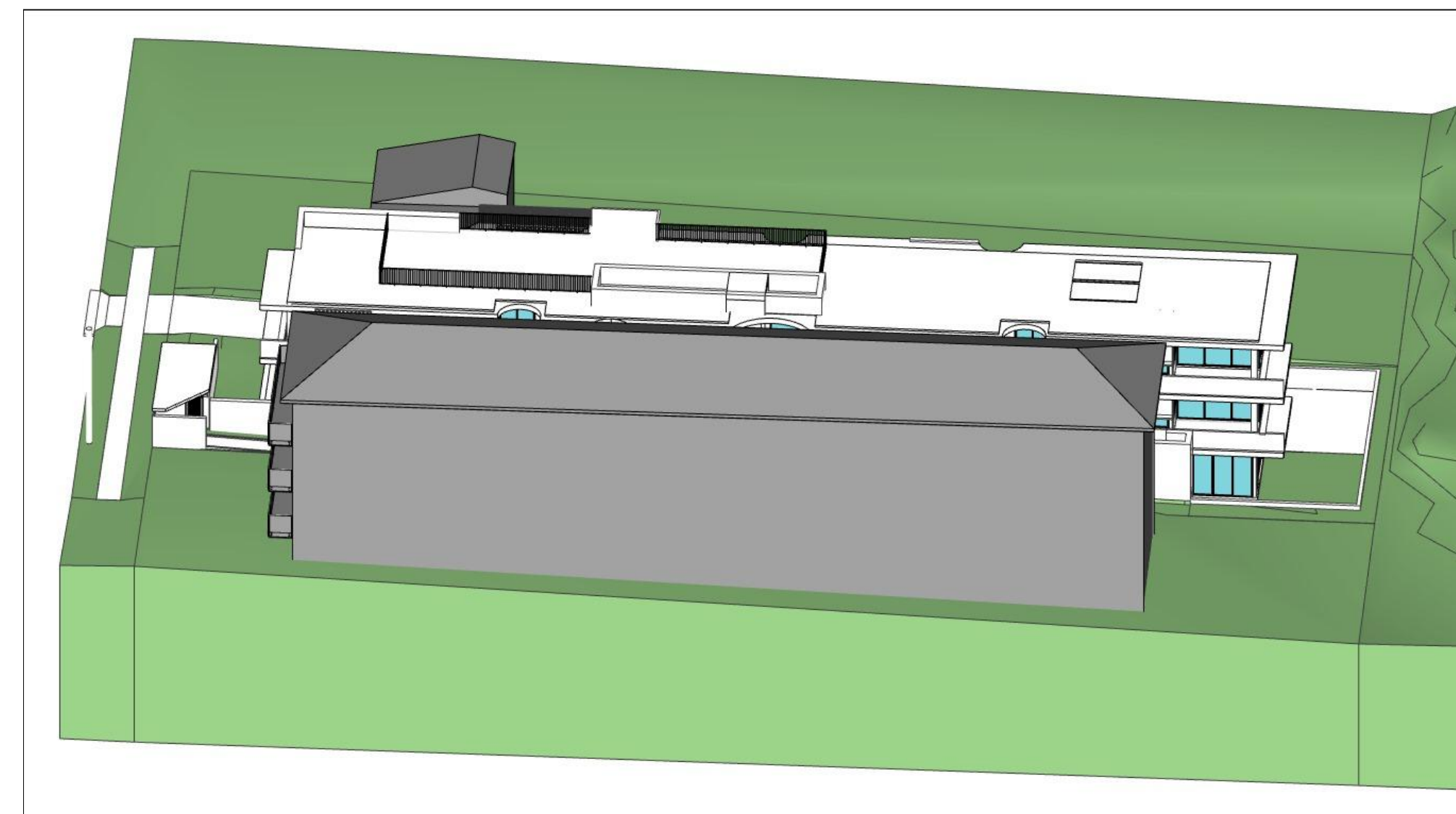
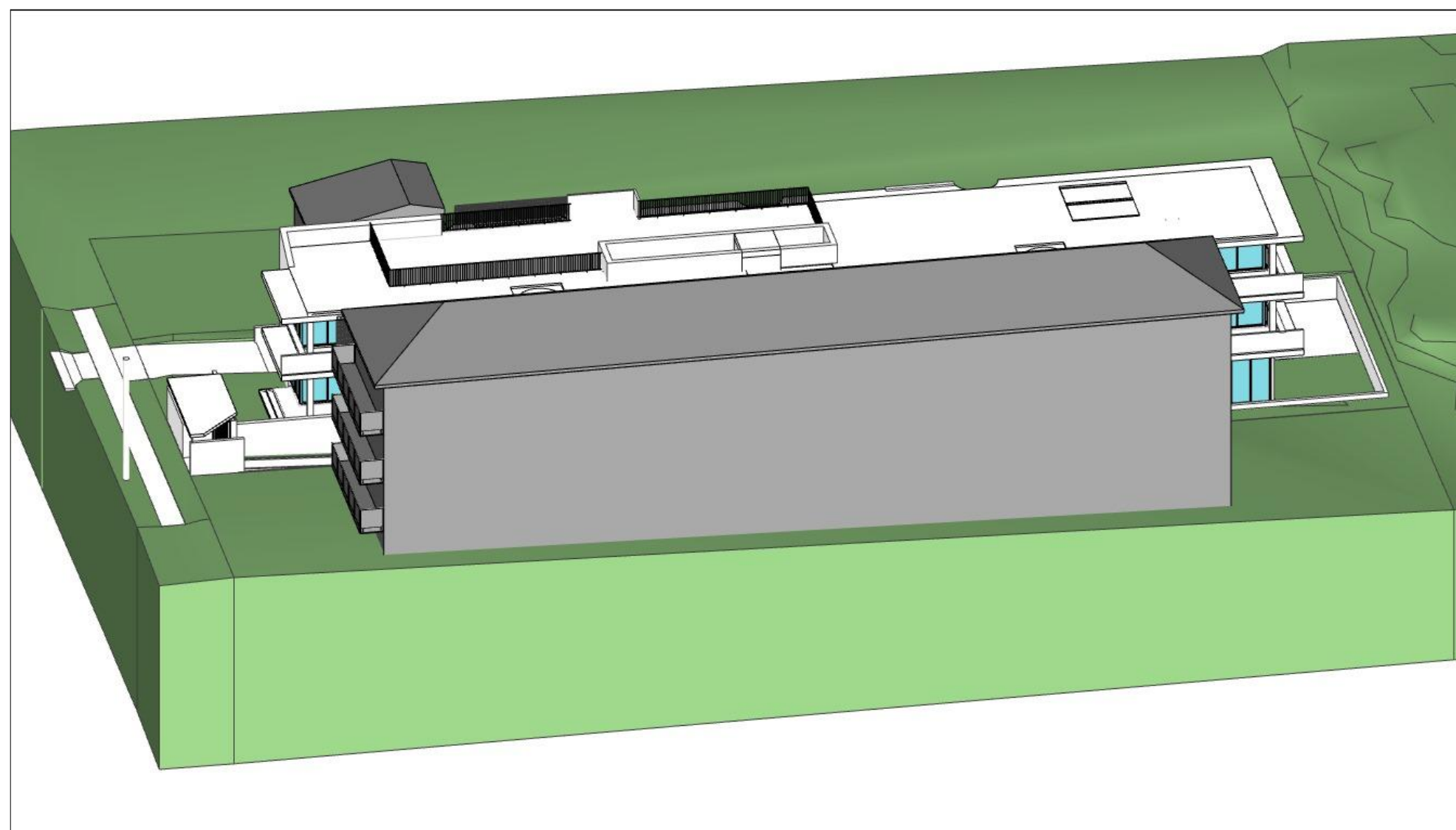
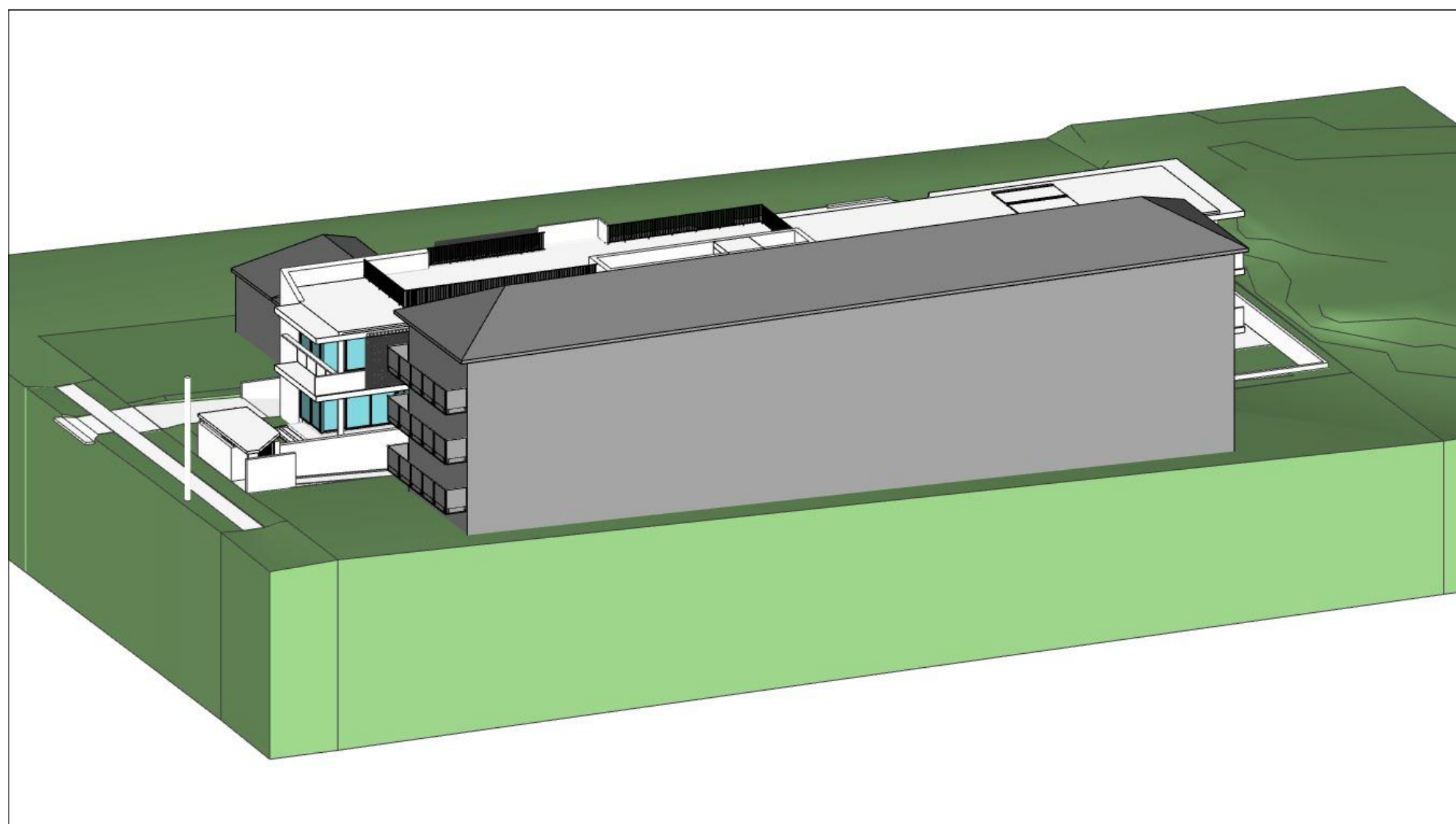
Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Demolition Plan & Area Diagrams

Drawing No. 0586-DA109	Revision A
Scale 1:200 at A1 size	Date 24/06/21



NOTES:

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DEVELOPMENT APPLICATION			
Rev	Date	Amendment	
AZ	24/05/21		B8
Drwn			Chck

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 AREA OF GLAZING
 NEIGHBOURING BUILDINGS
 PROPOSED BUILDING

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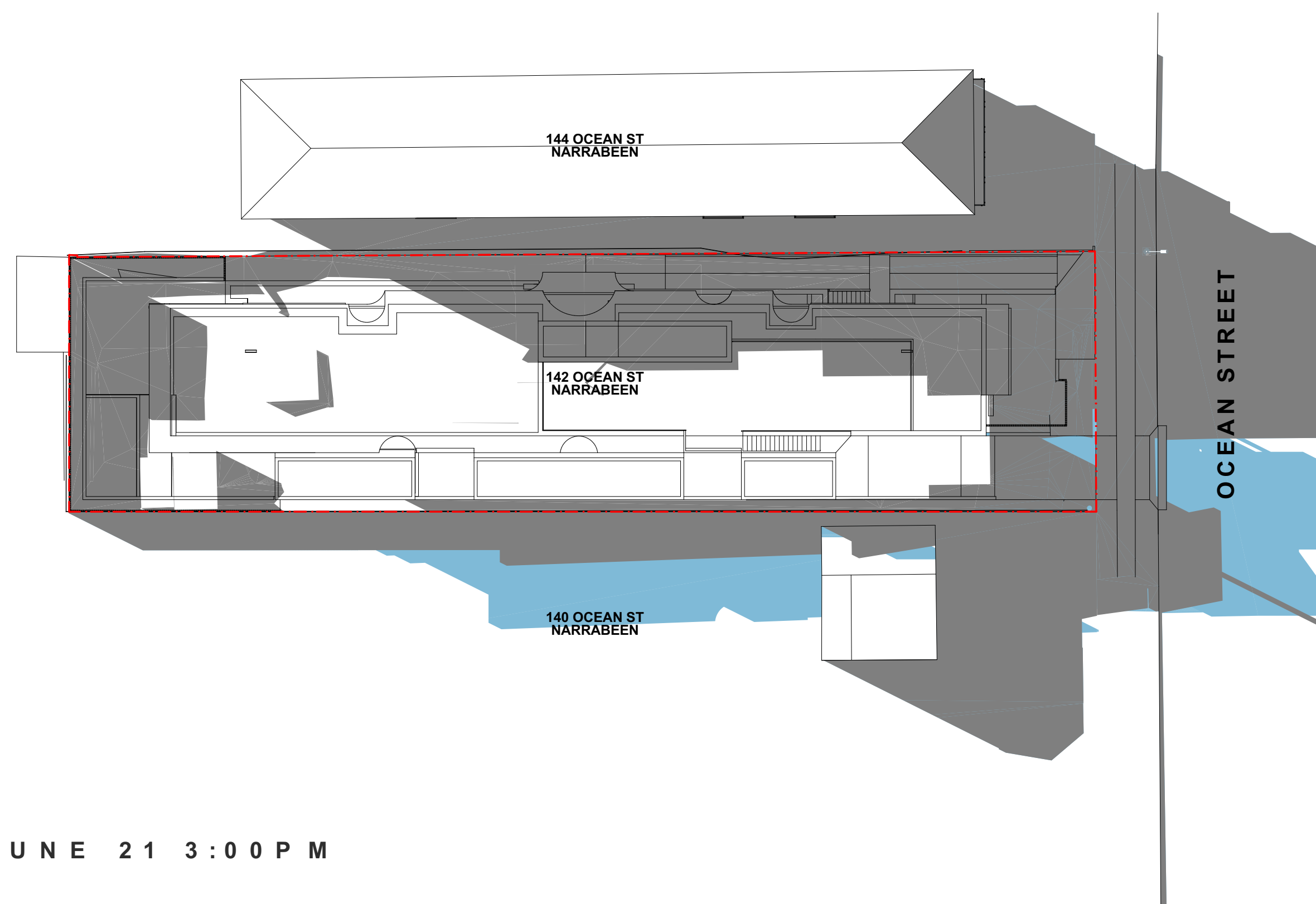
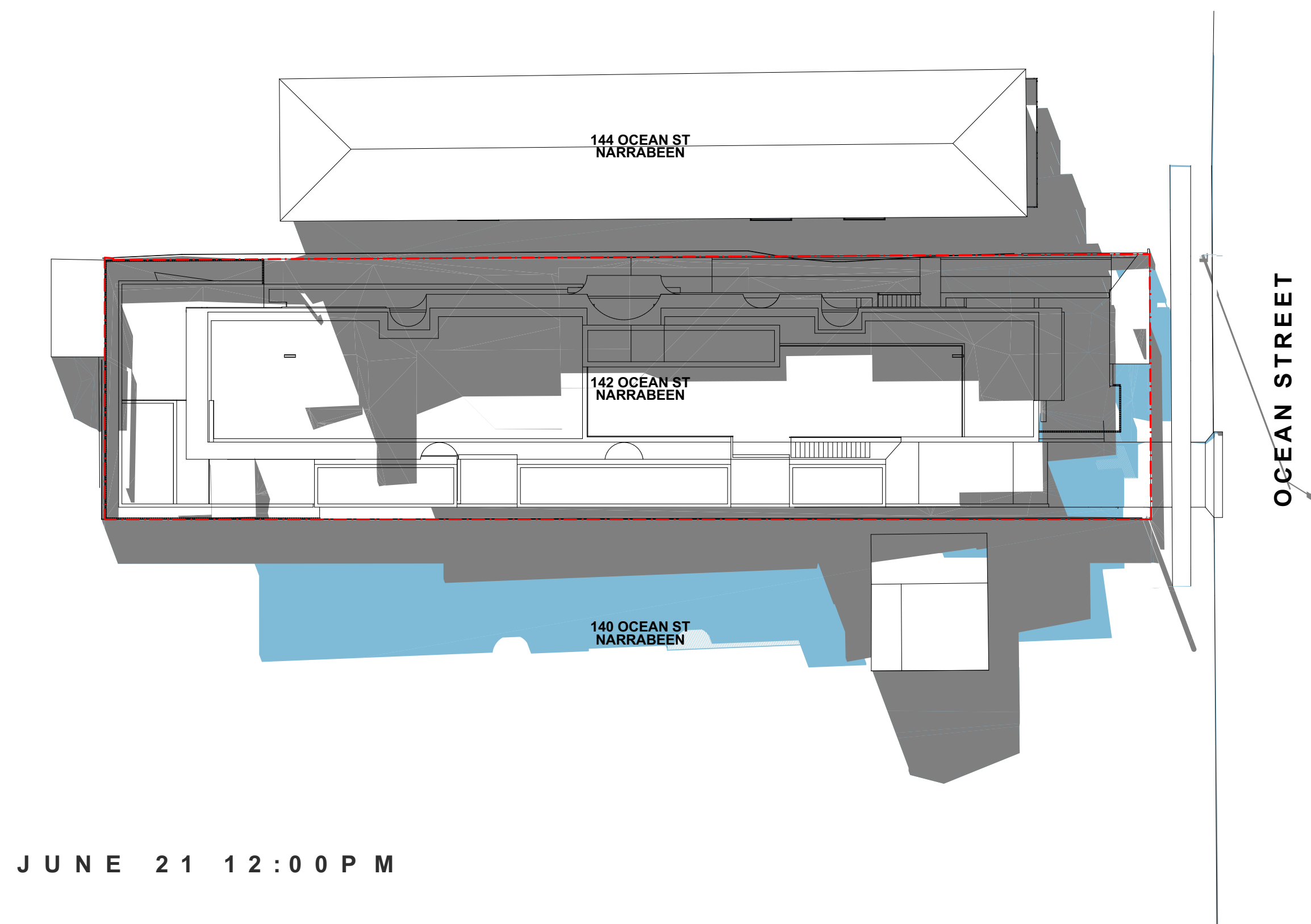
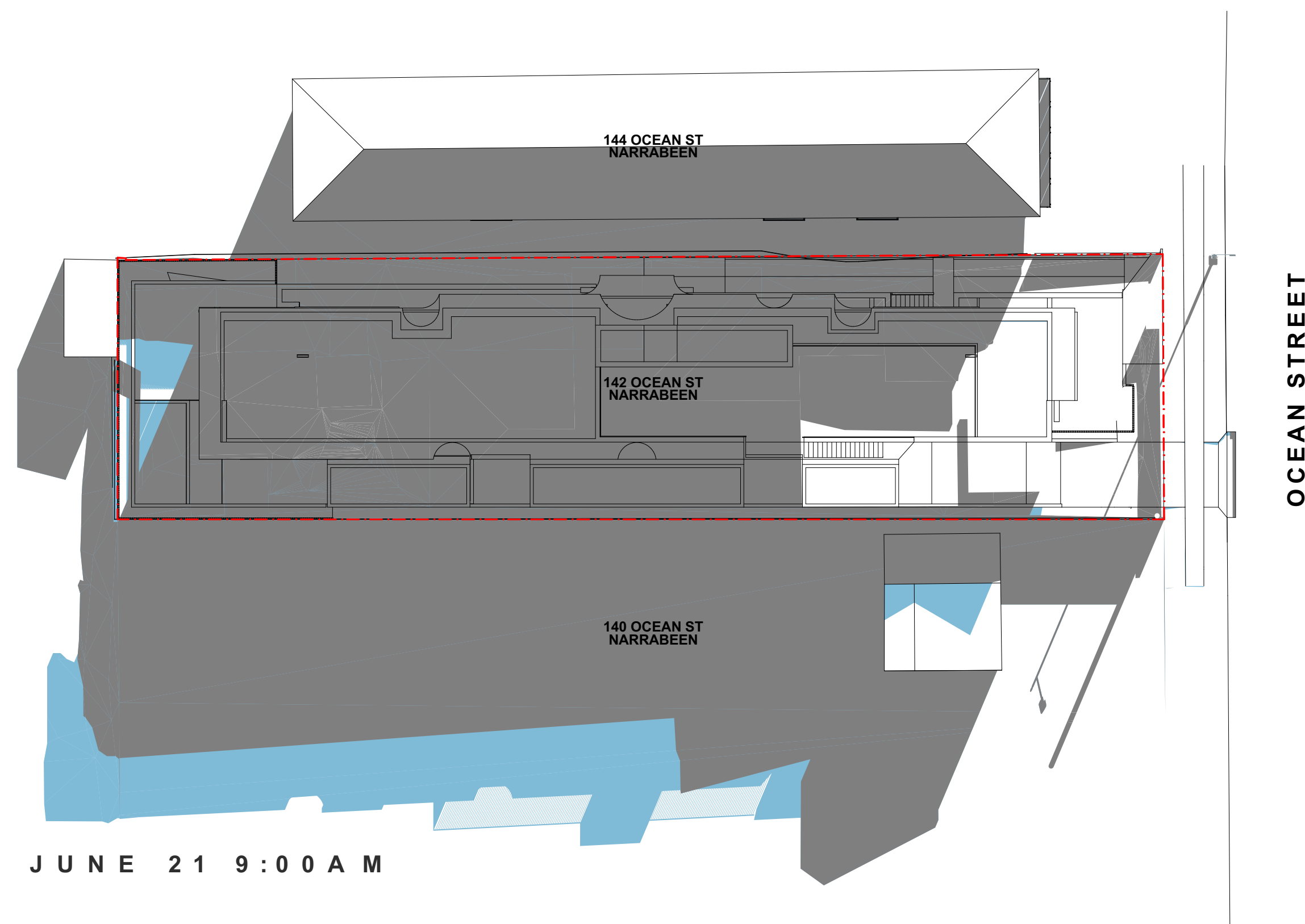
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Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title	
Sun Eye Diagrams: June 21	
Drawing No.	Revision
0586-DA110	A
Scale	Date
1:100 at A1 size	24/06/21



NOTES:

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

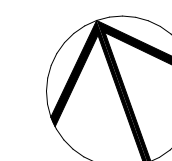
A	24/06/21	DEVELOPMENT APPLICATION	AZ	BB
Rev	Date	Amendment	Drawn	Check
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 **PROPOSED NEW SHADOWS**

 **EXISTING SHADOWS UNCHANGED**

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DEVELOPMENT APPLICATION

Title	
Shadow Diagrams: June 21	
Drawing No.	Revision
0586-DA111	A
Scale	Date
1:250 at A1 size	24/06/21