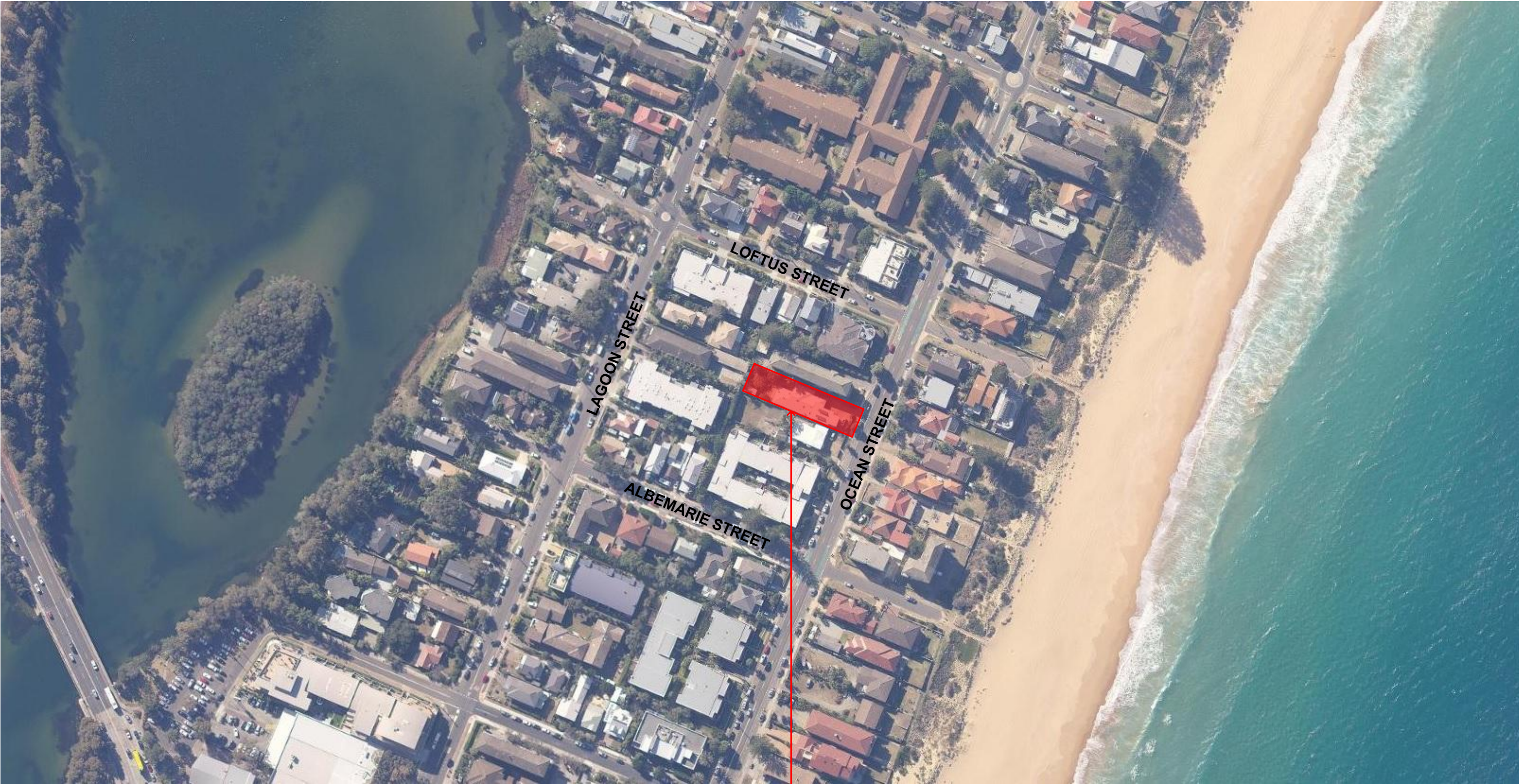


TRIO NARRABEEN APARTMENTS

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.

Table 1: Minimum standards for energy efficiency of dwellings														
		Fixtures					Appliances			Individual pool			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)	Spa cover	Spa shaded
2	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	28.2	-	outdoors	no	-	-	-
All other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (\$)	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		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	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.	Cooling		Heating		Artificial lighting						Natural lighting	
	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							
	Pool heating system	Timer	Spa heating system	Timer	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	yes
2	no heating	yes	-	-	gas cooktop & electric oven	4 star	yes	4 star	-	4 star	no	yes
All other dwellings	-	-	-	-	gas cooktop & electric oven	4 star	yes	4 star	-	4 star	yes	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/awn area in the development - 0.0 square metres of planter box area in the development (excluding, 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				Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
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
	Timber on stud frame	Plasterboard lined	R2.5	Refer to plans
Internal walls (within)	Plasterboard on studs	None		
Intertenancy + Corridor walls	110mm Dintel on stud frame	Plasterboard lined	R2.5	
Windows	Alum SG Clear: U = 6.70: SHGC = 0.70			Units 1 & 2
Roof	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53			Units 3 & 4 (excl. laundry)
	Concrete	R2.5		Units 3 & 4
Ceiling	Plasterboard			
Floor Structure	Concrete	None		
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 (ALUMINUM FRAMED)
GB GLASS BALUSTRADE
PF-1 PAINT FINISH (LIGHT)
PF-2 PAINT FINISH (DARK)
PF-3 PAINT FINISH (FEATURE PAINT)
PS PRIVACY SCREEN (BREEZE BLOCKS)
RM RESERVOIR AND PAINTED MASONRY
ST STONE CLADDING
TC CERAMIC TILE CLADDING
TL TIMBER CLADDING
TF TIMBER FENCE

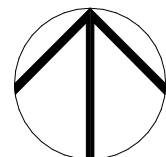
NOTES:

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



PopovBass

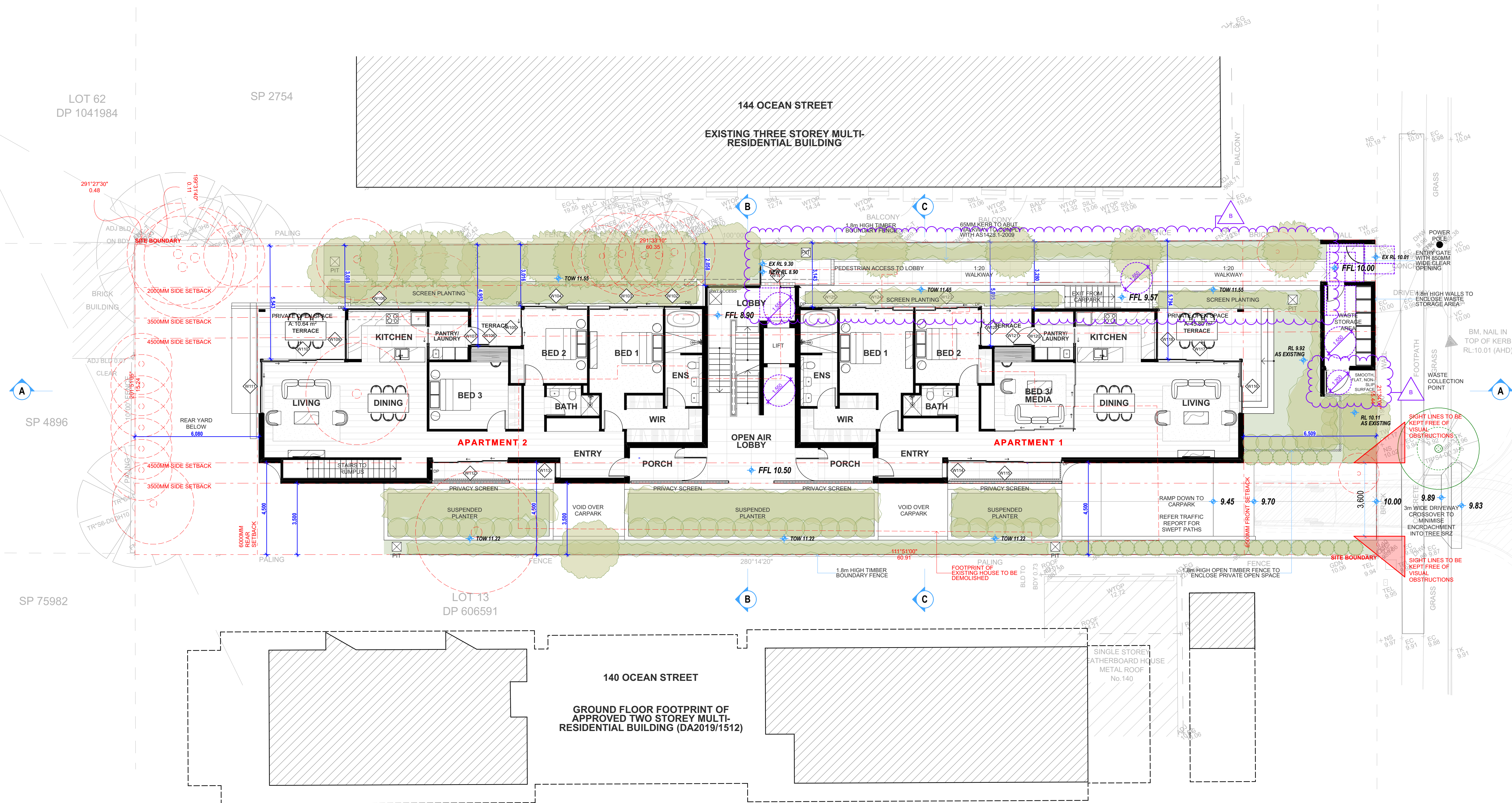
PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



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
Revision
A
Scale
at A1 size
Date
24/06/21

1:1000 SCALE (SEE DRAWING FOR MORE DETAILS)



TITLE SEARCH INDICATES THE PROPERTY IS LIMITED TITLE CLAIMS OF ADVERSE POSSESSION MAY BE MADE BY THE ADJOINING OWNERS WHICH MAY RESULT IN LESS THAN

NOTES:

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

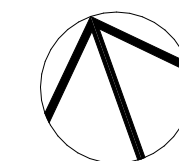
B 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/09/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Clk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364. Brian Bass NSW ARB 6470.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1166

PopovBass

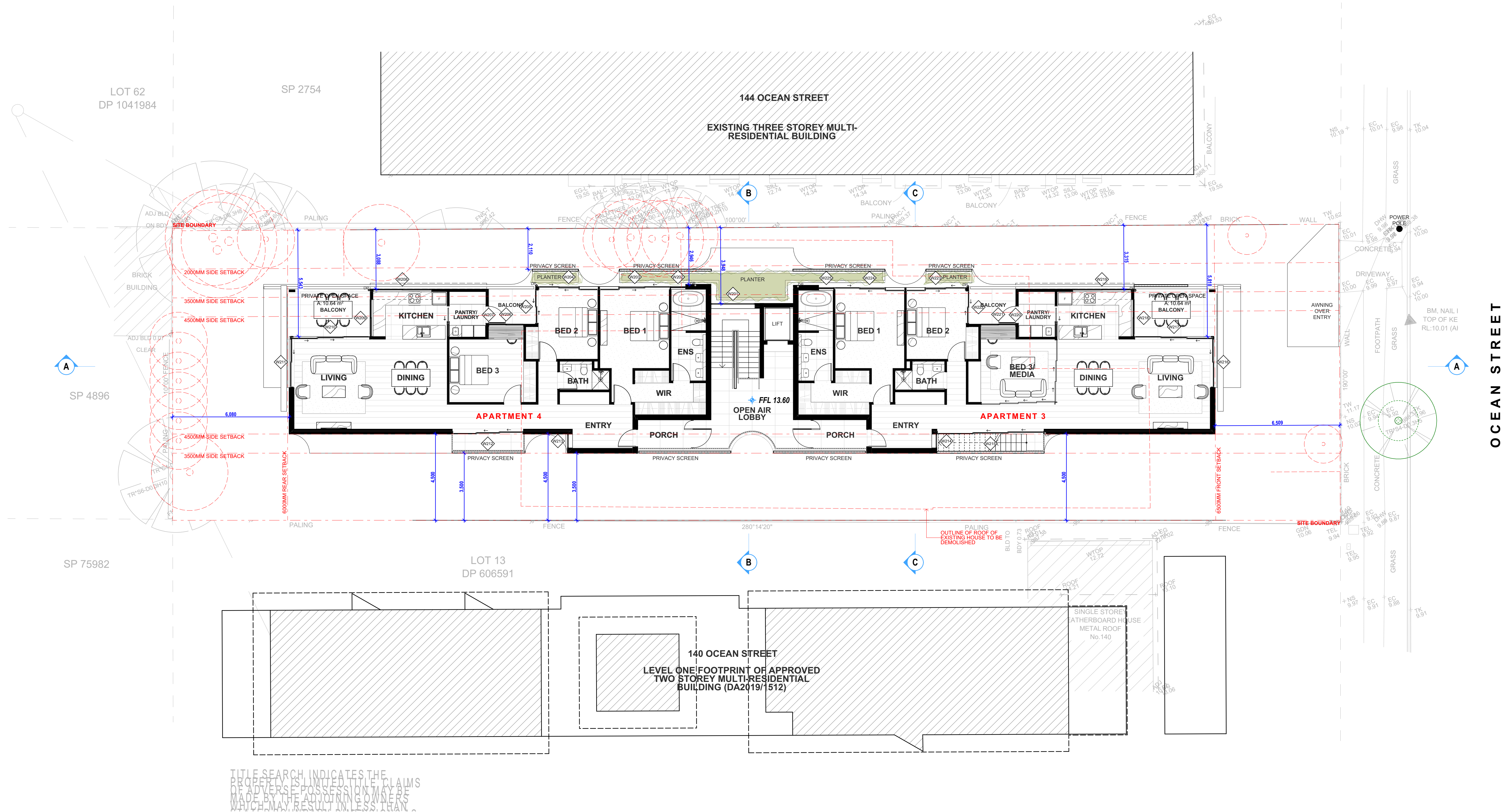
PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



Client
Trío Industry Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101
Status
DEVELOPMENT APPLICATION

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

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



1

Level 01
1:100

NOTES:

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

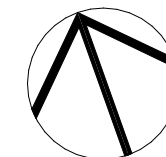
B 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/09/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Clk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1166

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



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

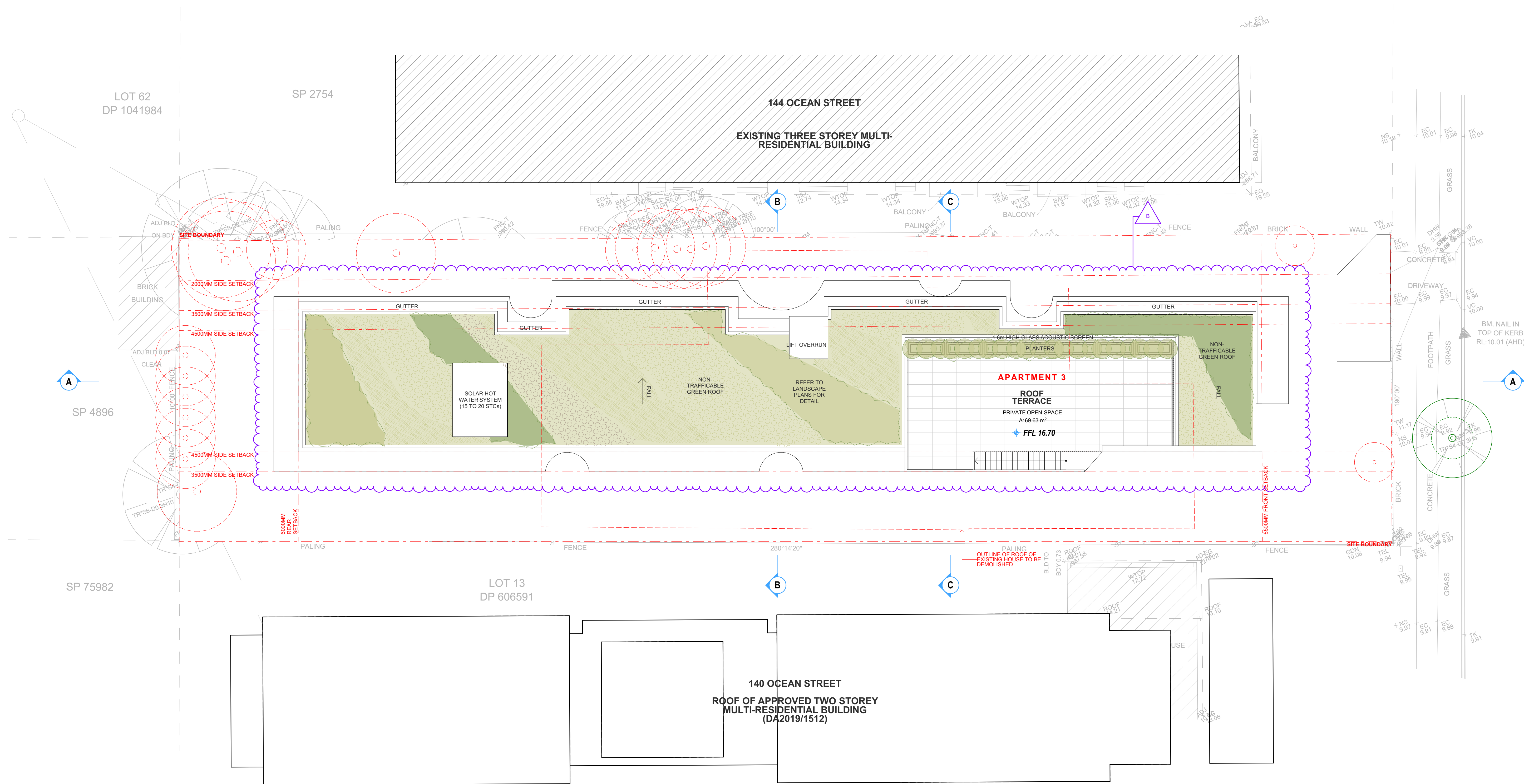
Revision
B

Scale
1:100 at A1 size

Revision
B

Date
22/11/21

10-11-2021 10:00 AM 10-11-2021 10:00 AM 10-11-2021 10:00 AM



TITLE SEARCH INDICATES THE PROPERTY IS LIMITED TITLE CLAIMS OF ADVERSE POSSESSION MAY BE MADE BY THE ADJOINING OWNERS WHICH MAY RESULT IN LESS THAN A

NOTES:

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

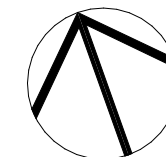
B 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/09/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Clk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/1166

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



Client
Trio Industry Pty Ltd
Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101
Status
DEVELOPMENT APPLICATION

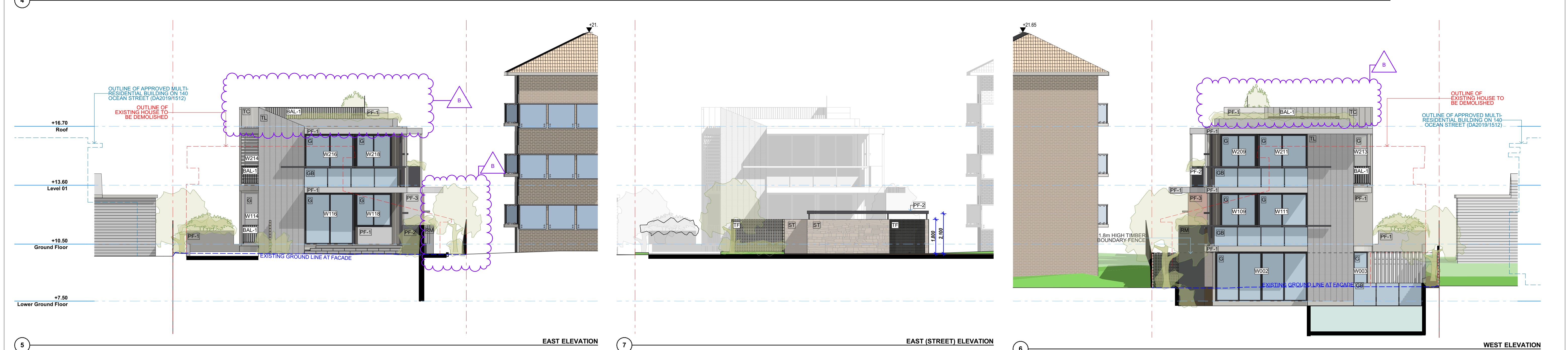
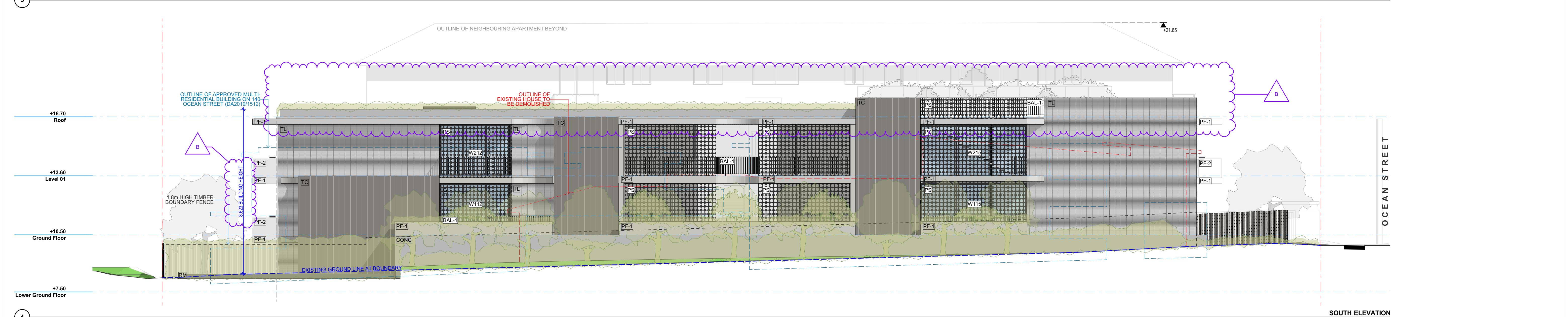
Title
Roof Plan

Drawing No.
0586-DA105

Scale
1:100 at A1 size

Revision
B

Date
22/11/21



NOTES:

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

LEGEND:

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

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au

Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Elevations

Drawing No.
0586-DA106

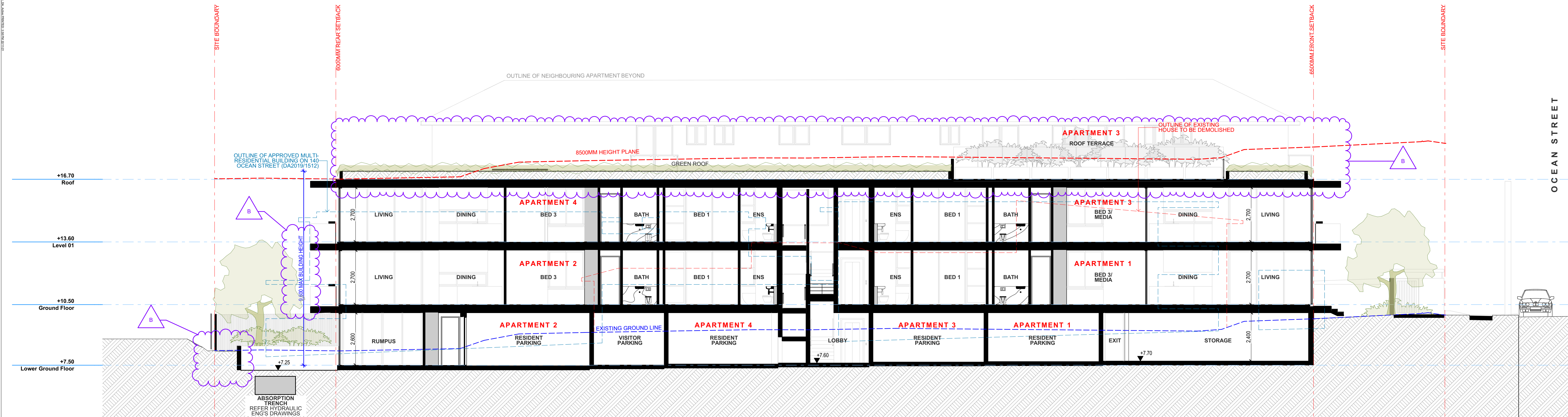
Scale
1:100 at A1 size

Revision
B

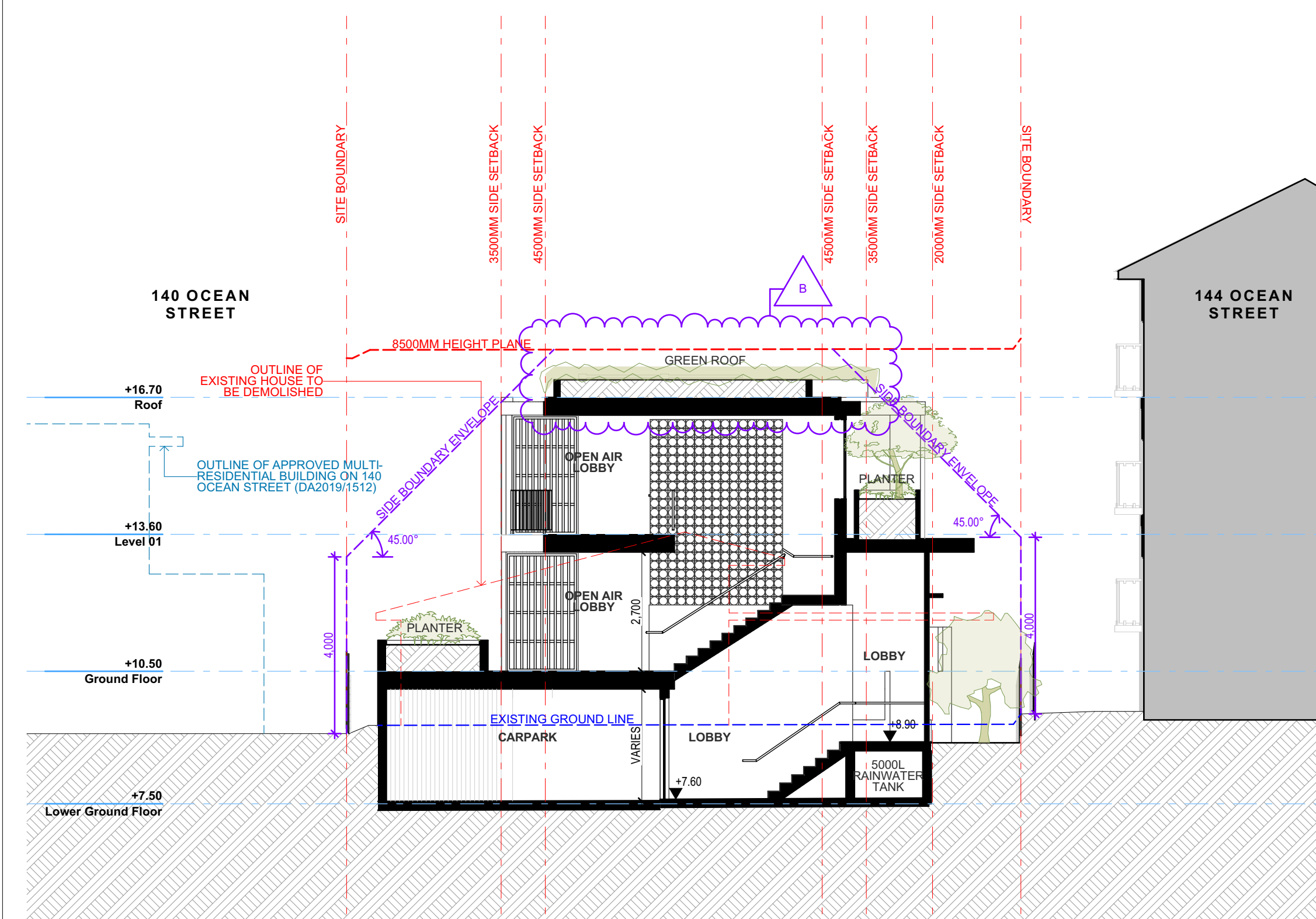
Date
22/11/21

8 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/09/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Chk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.

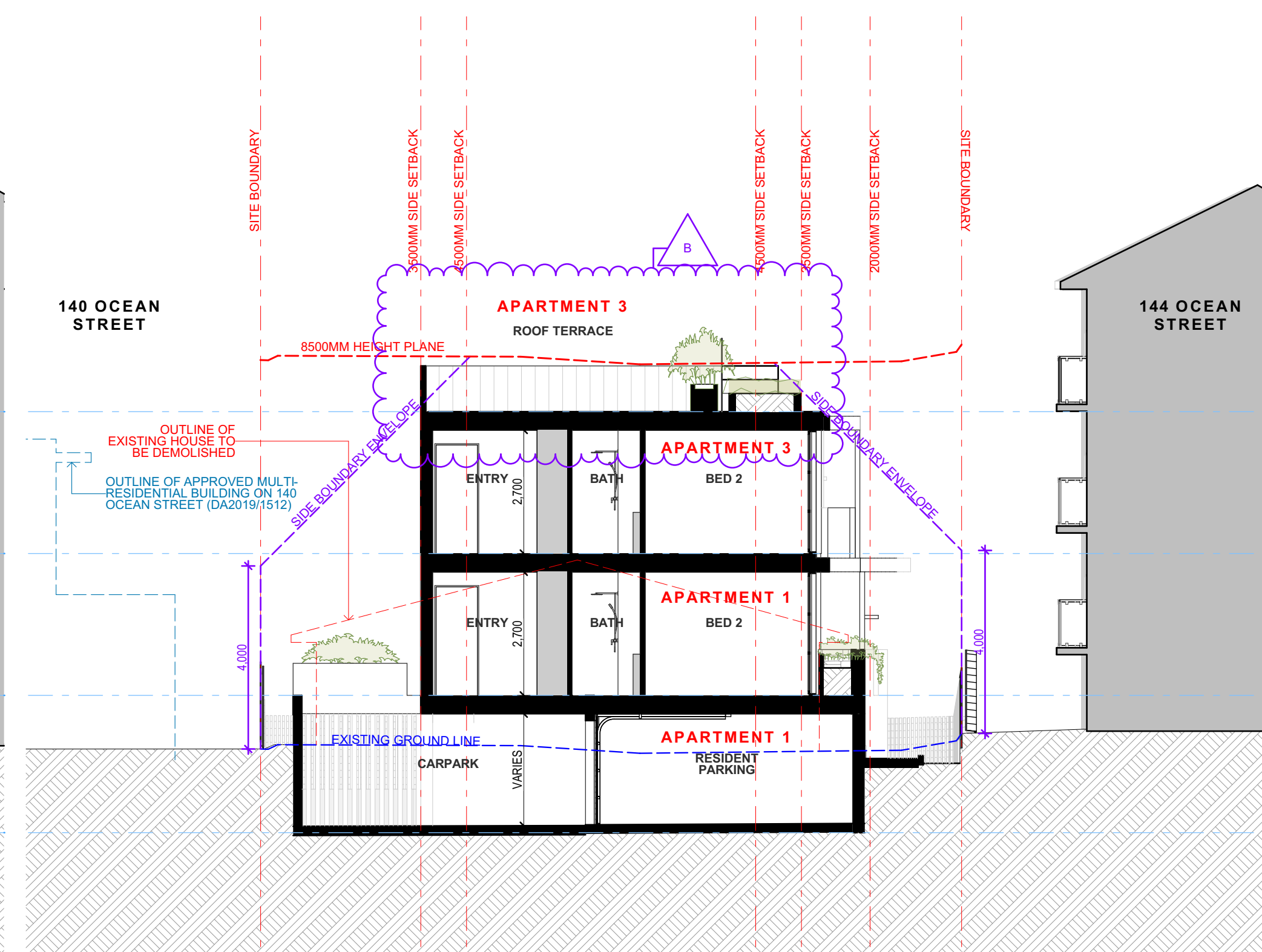
1:1000 SCALE (SEE DRAWING FOR MORE DETAILS)



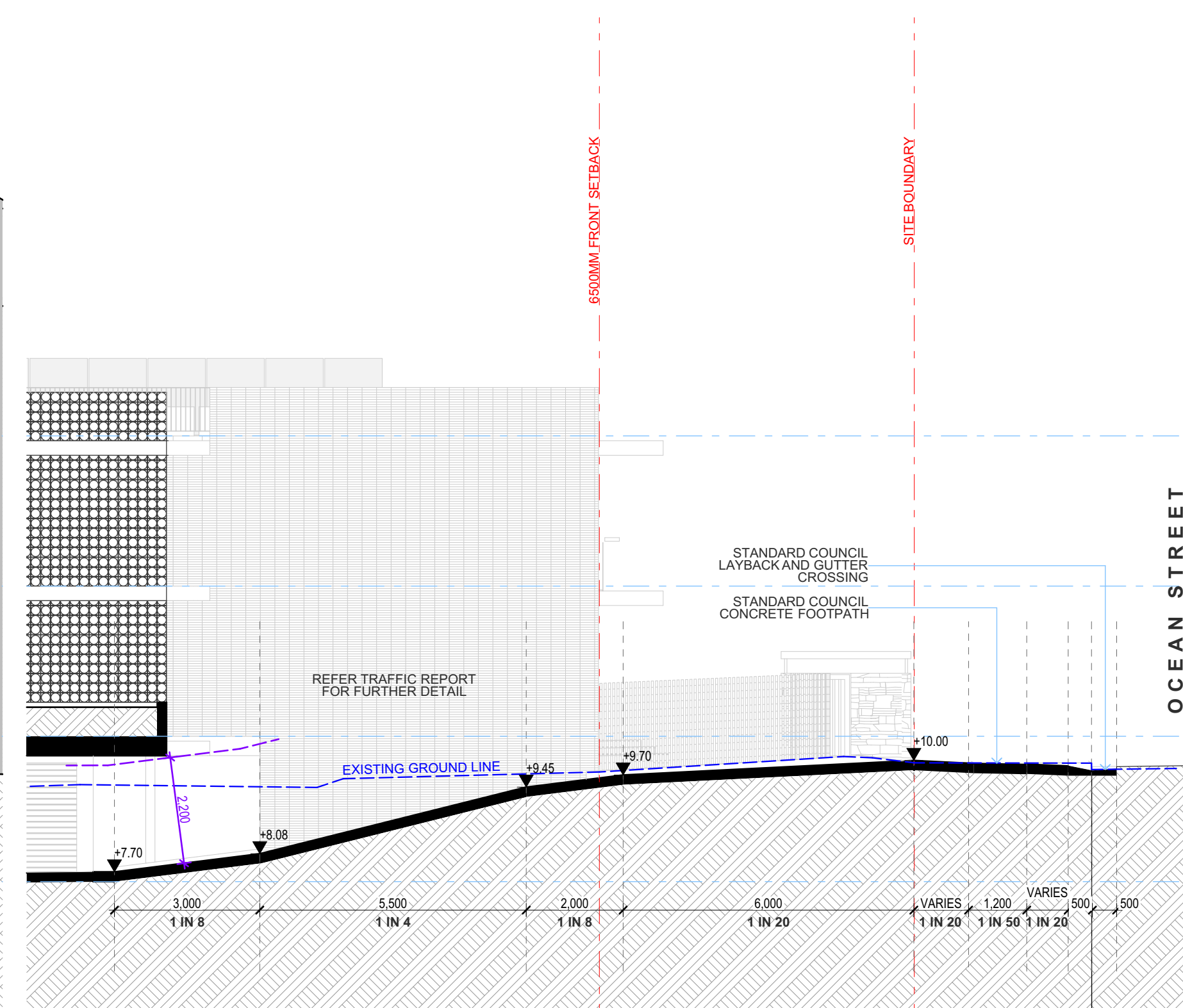
SECTION AA



SECTION BB



SECTION CC



SECTION D (RAMP)

2 3 4

NOTES:

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

B 22/11/21 DA AMENDMENTS PER COUNCIL REQUEST A2 BB
A 24/06/21 DEVELOPMENT APPLICATION A2 BB
Rev Date Amendment Dwn Clk
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 856 364, Brian Bass NSW ARB 6470.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/1166

PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au

Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

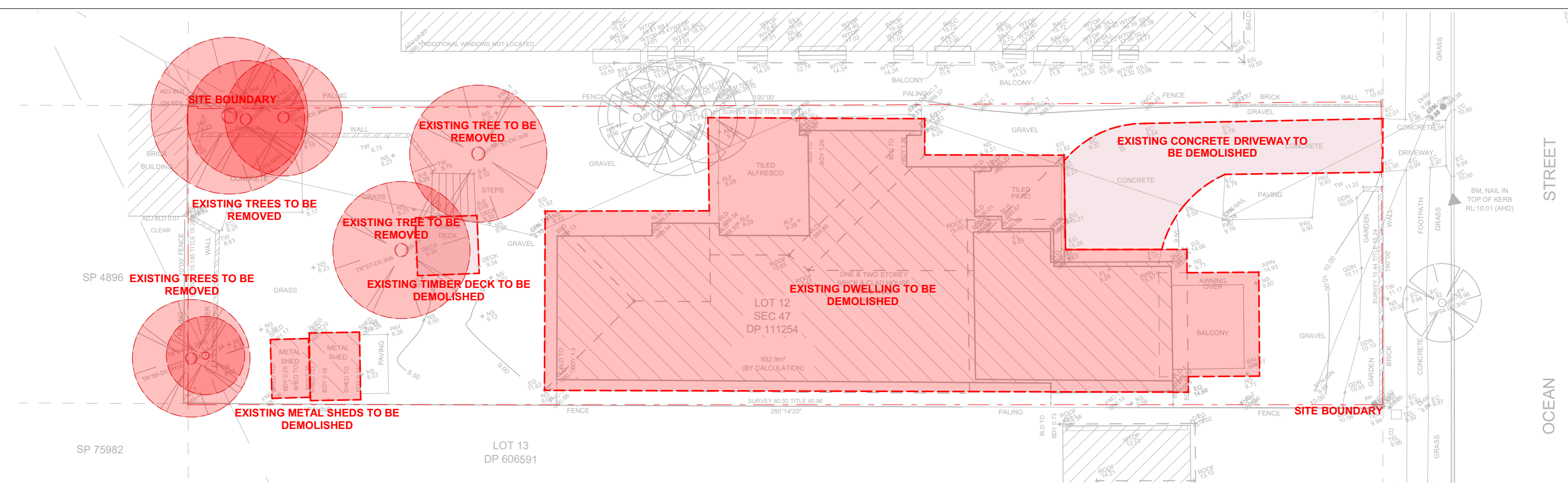
Title
Sections

Drawing No.
0586-DA107

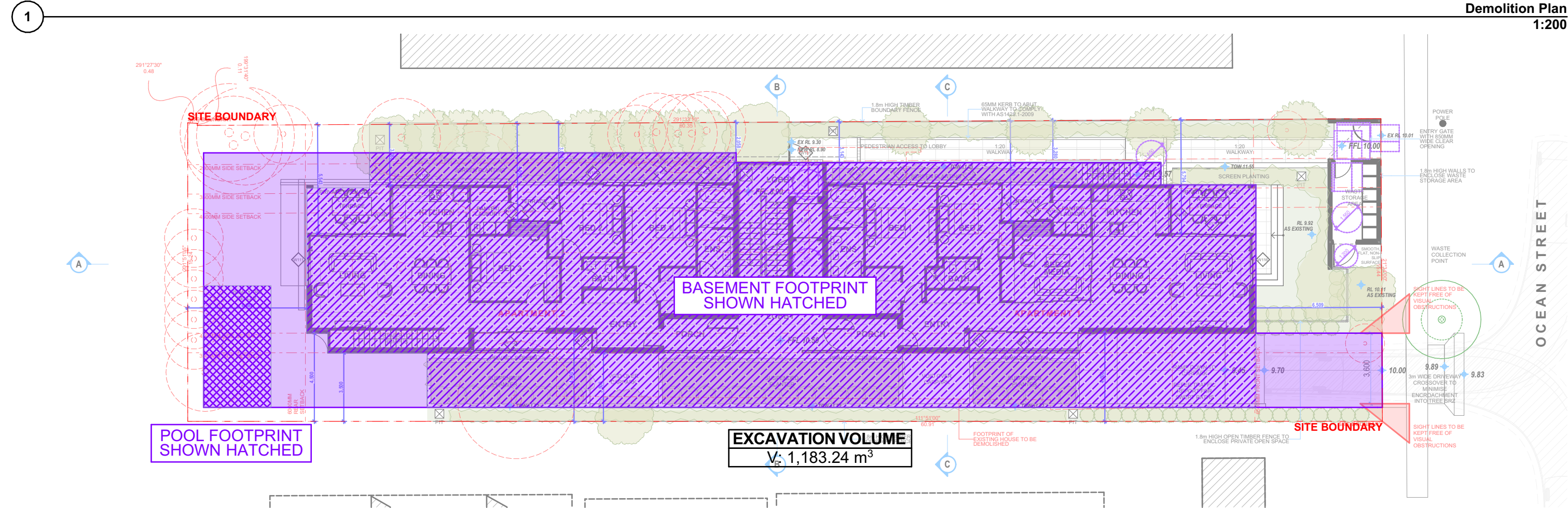
Scale
1:100 at A1 size

Revision
B

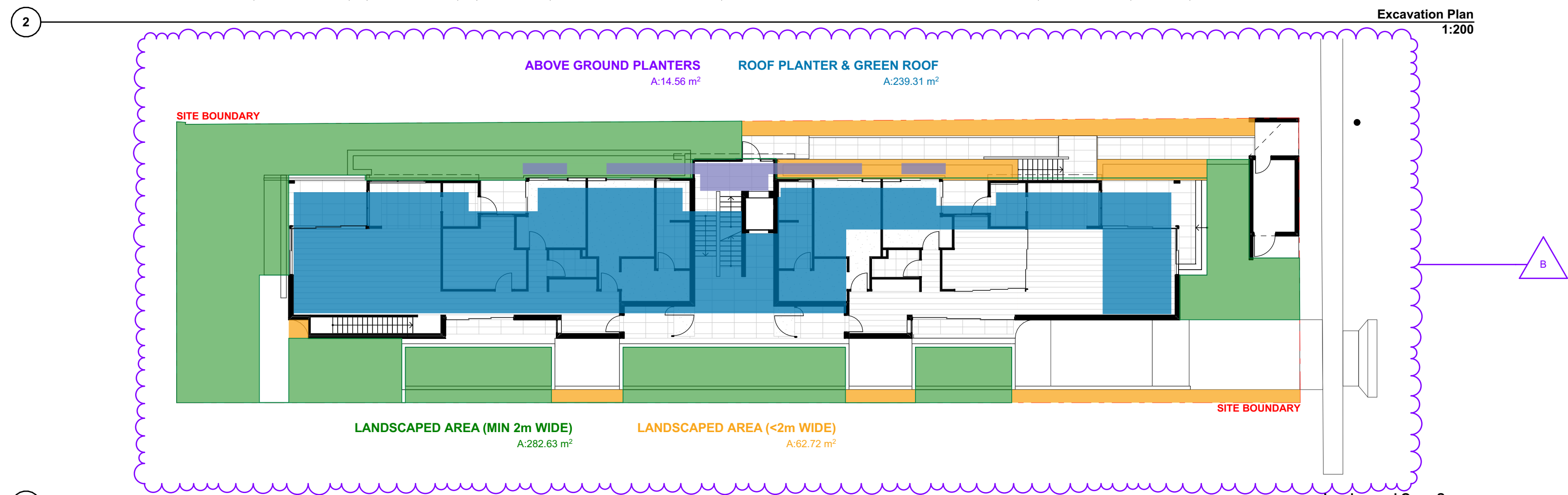
Date
22/11/21



Demolition Plan



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:	30.4% (282.6 SQM)
(INCLUDING GREEN ROOF/PLANTERS/AREAS <2m WIDE):	64.4% (599.2 SQM)

NOTES:

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

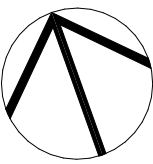
22/11/21	DA AMENDMENTS PER COUNCIL REQUEST	AZ	BB
24/06/21	DEVELOPMENT APPLICATION	AZ	BB
Date	Amendment	Drawn	Check

This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN: 91 002 866 364. Brian Bass NSW ARB 6470.



PopovBass

PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au



Client
Trio Industry Pty Ltd

Project
TRIO NARRABEEN APARTMENTS
142 Ocean Street Narrabeen NSW 2101

Status
DEVELOPMENT APPLICATION

Title
Demolition Plan & Area Diagrams

Drawing No.	Revision
0586-DA109	B
Scale	Date
1:200 at A1 size	22/11/21