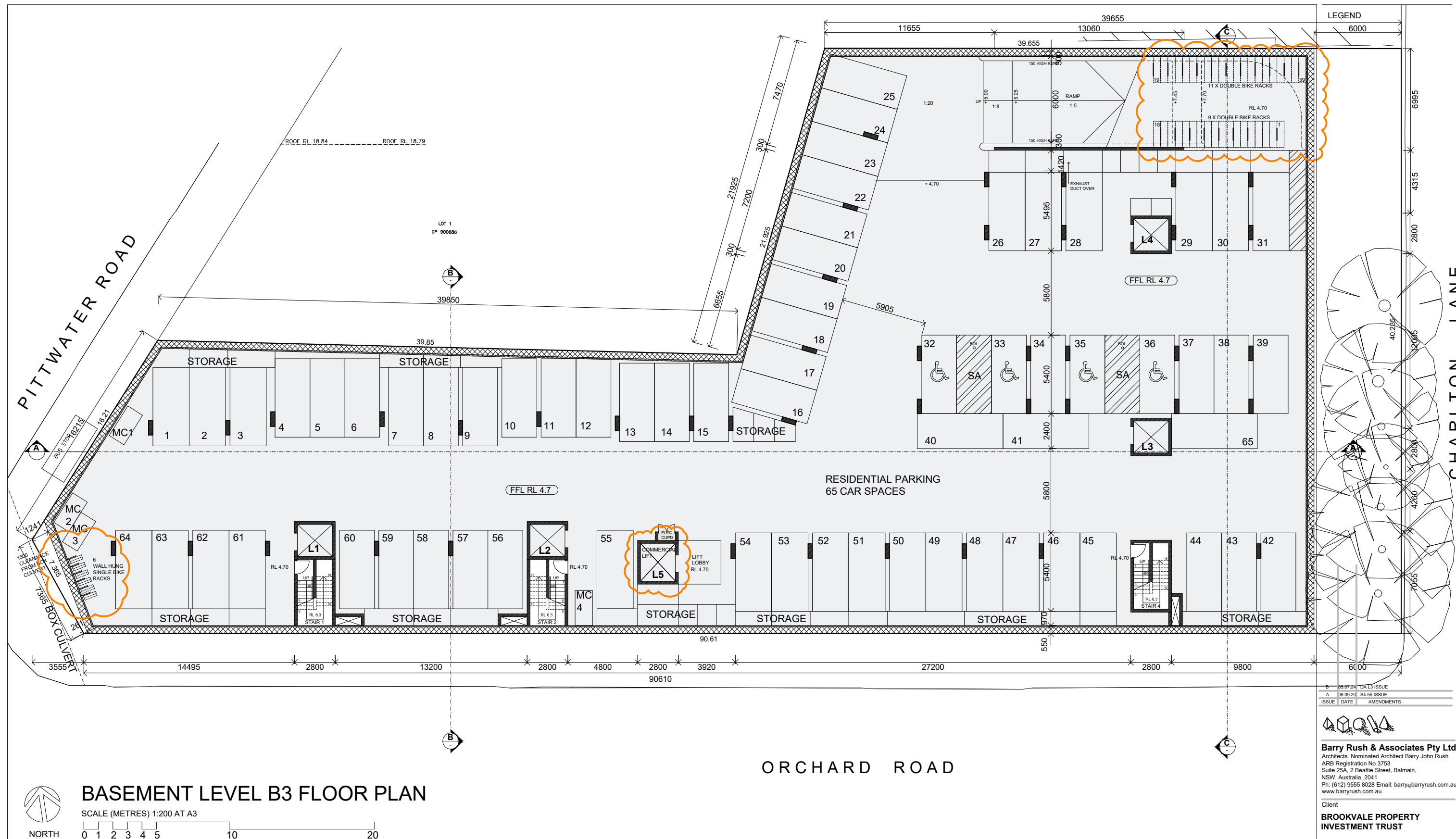




B	05.07.24	DA L3 ISSUE
A	08.09.20	S4.55 ISSUE
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

**BROOKVALE PROPERTY
INVESTMENT TRUST**

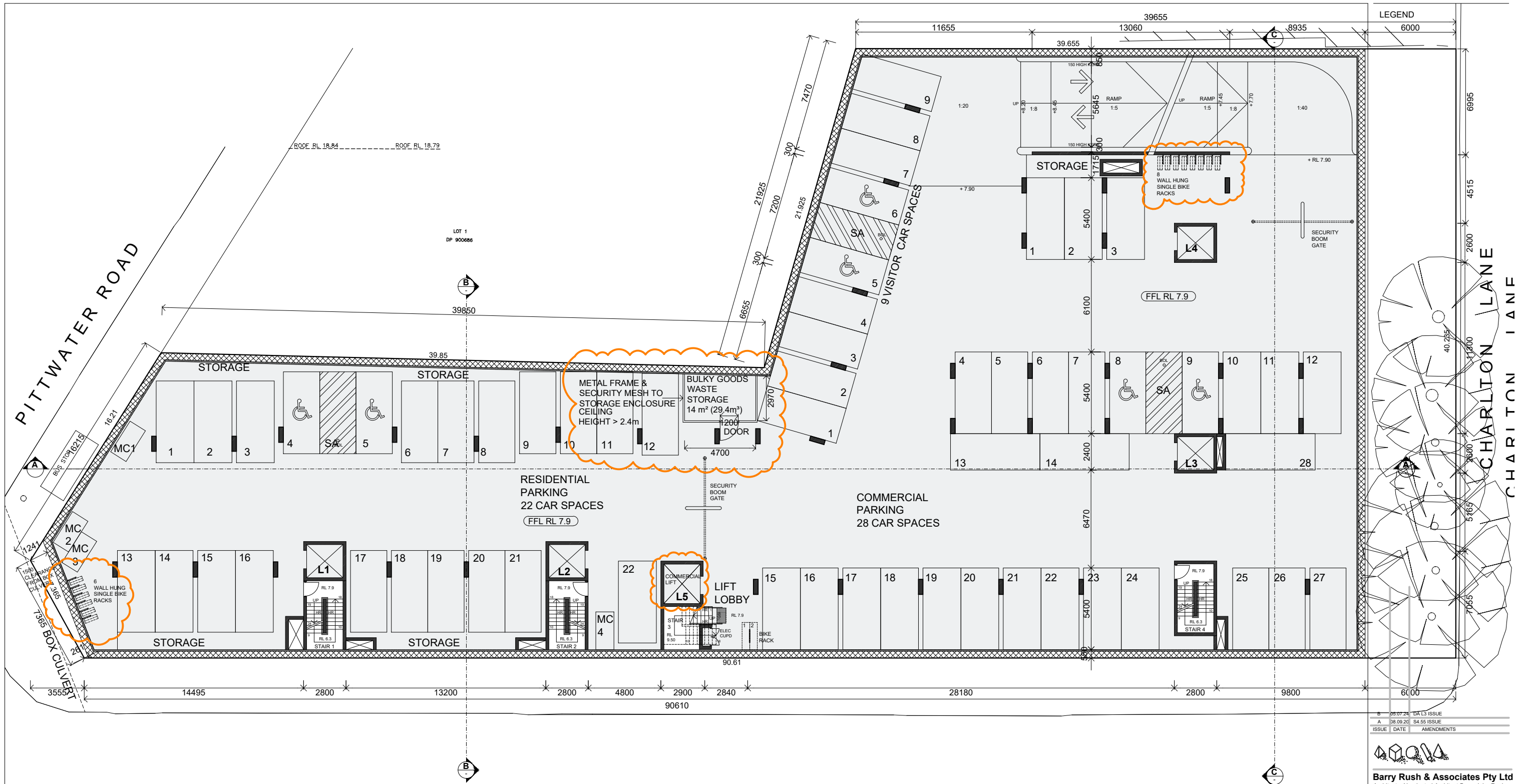
Project
638 PITTWATER RD
BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B3

Scale	1:125	Drawn	BR
File	DA L3D Pittwater Rd Brookvale.dwg		
Plotted	17/04/2025 11:13 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No:	A02B

© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



BASEMENT LEVEL B2 FLOOR PLAN

SCALE (METRES) 1:200 AT A3

0 1 2 3 4 5 10 20

ORCHARD ROAD

ISSUE	DATE	AMENDMENTS
A	08.09.20	S4.55 ISSUE
B	05.07.24	DA L3 ISSUE



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

BROOKVALE PROPERTY INVESTMENT TRUST

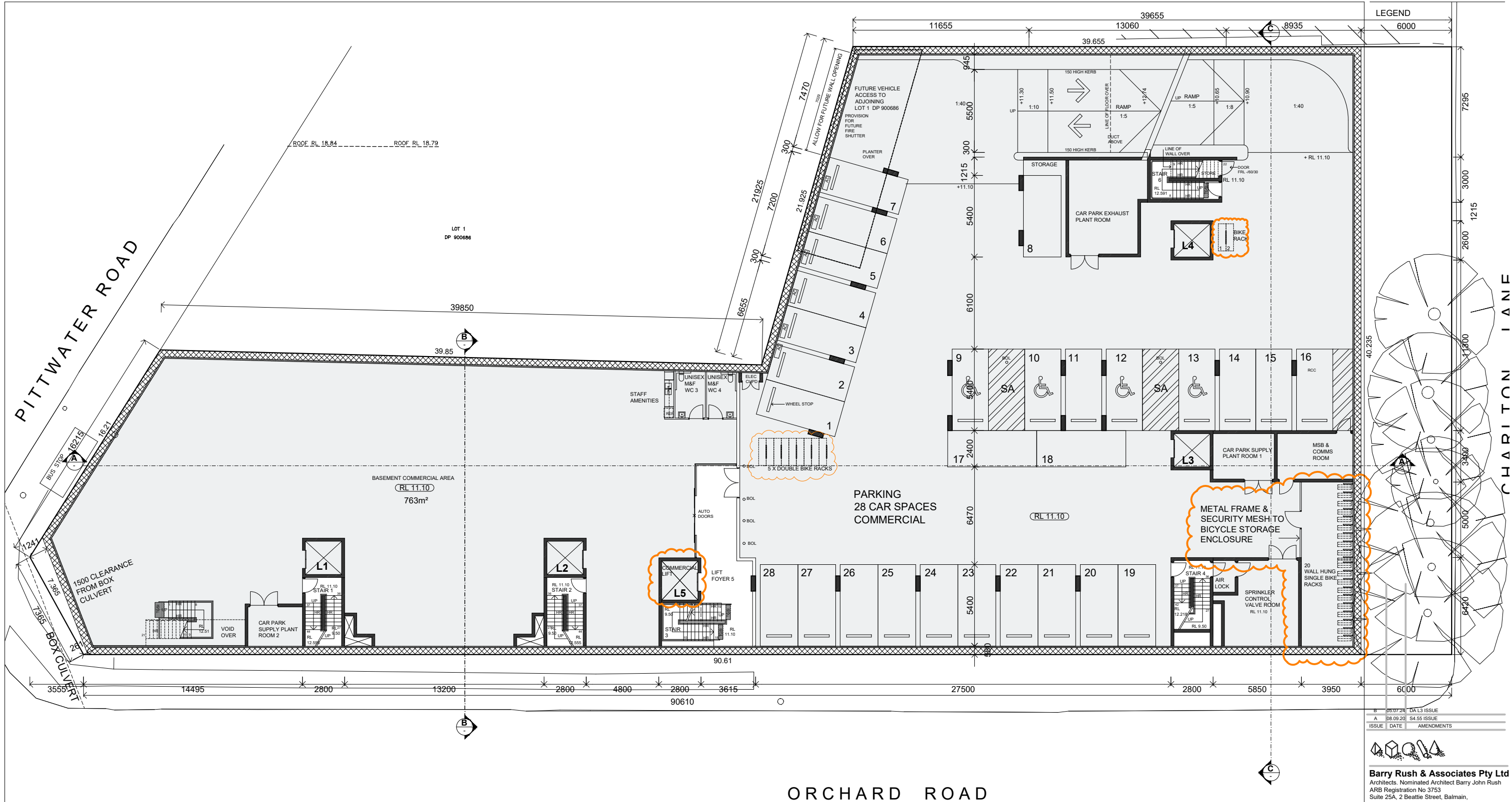
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B2

Scale	1:125	Drawn	BR
File	DA L3D Pittwater Rd Brookvale.dwg		
Plotted	17/04/2025 11:13 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No	A03B

© COPYRIGHT BRAA P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



BASEMENT LEVEL B1 FLOOR PLAN

SCALE (METRES) 1:200 AT A3

0 1 2 3 4 5 10 20

ISSUE	DATE	AMENDMENTS
B	05.07.24	DA L3 ISSUE
A	08.09.20	S4 S5 ISSUE



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY INVESTMENT TRUST

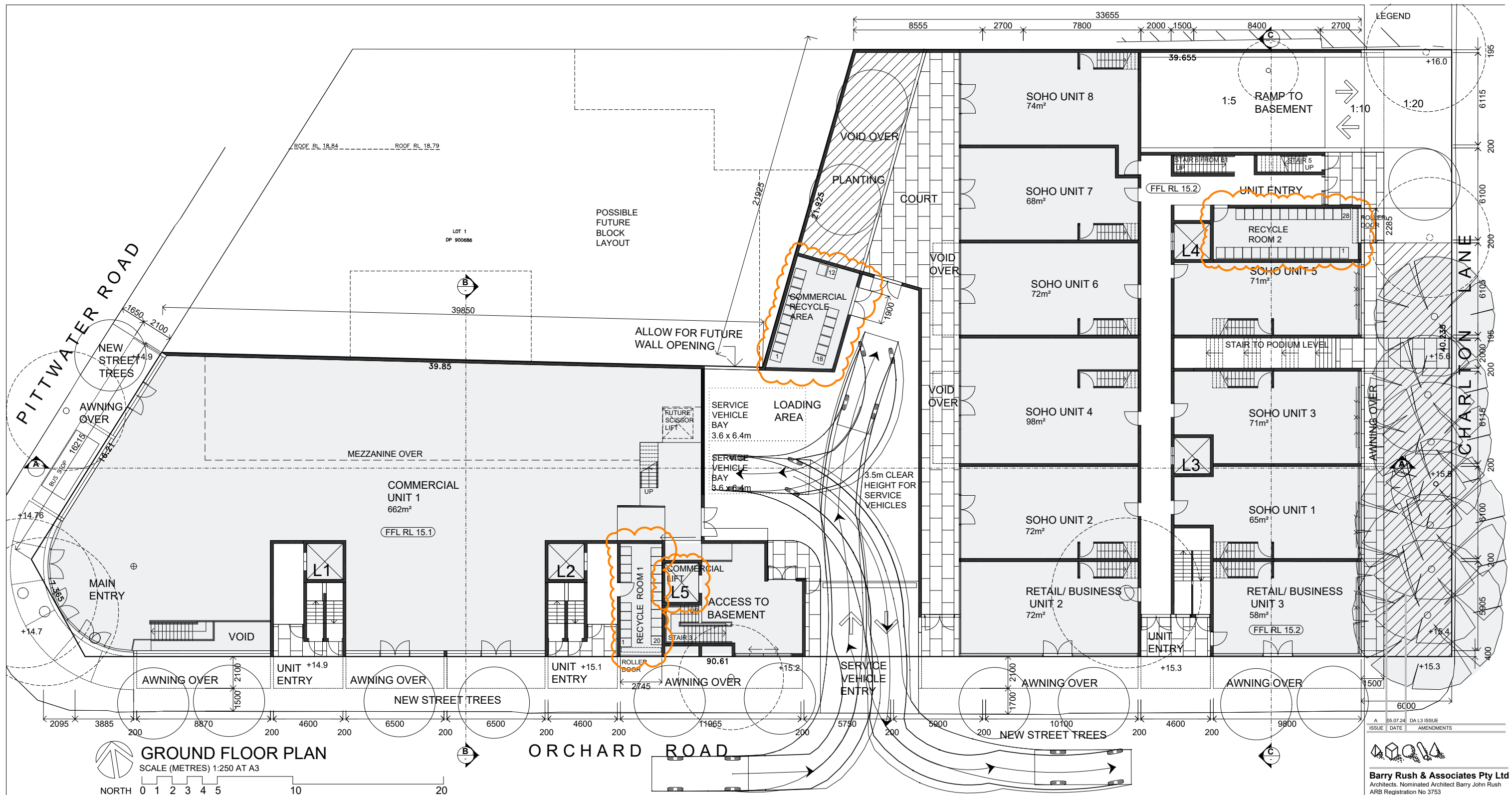
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B1

Scale 1:125 Drawn BR
File DA L3D Pittwater Rd Brookvale.dwg
Plotted 17/04/2025 11:13 AM
Job No 1802 Checked BR
Version DA Drawing No: **A04B**

© COPYRIGHT BRRA P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



GROUND FLOOR PLAN

SCALE (METRES) 1:250 AT A3



NORTH 0 1 2 3 4 5 10 20



EXISTING TREE TO REMAIN



TREE TO BE REMOVED



NEW TREES REFER TO
LANDSCAPE FOR DETAILS

COMMON OPEN AREA CALCULATION:

COMMUNAL OPEN SPACE:	344m²(G)+368m²(F)
COMMON LANDSCAPE AREA:	178m²(G)+107m²(F)
DEEP SOIL ZONE:	177.6m²



DEEP SOIL
ZONE

LEGEND

— DA REVISIONS

A 05.07.24 DA L3 ISSUE
ISSUE DATE AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

**BROOKVALE PROPERTY
INVESTMENT TRUST**

Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
GROUND FLOOR LEVEL

Scale 1:125 Drawn BR

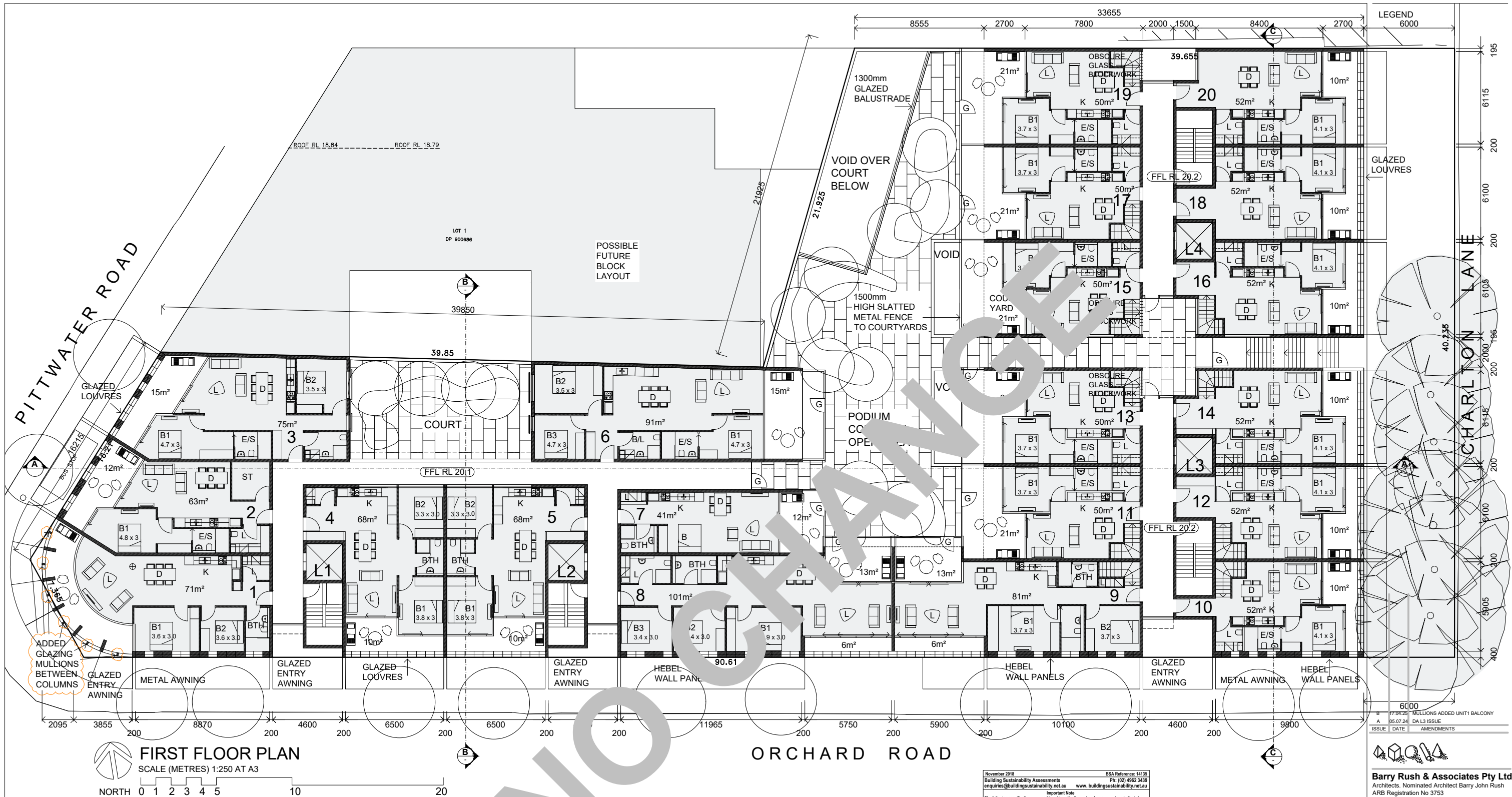
File DA L3D Pittwater Rd Brookvale.dwg

Plotted 17/04/2025 11:13 AM

Job No 1802 Checked BR

Version DA Drawing No: **A05A**

© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



November 2018		BSA Reference: 14135	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@building-sustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
120mm AAC + stud + plasterboard		R2.0	
200mm concrete + battens + plasterboard		R1.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		none	
200mm concrete + stud + Plasterboard (party walls)		none	
Ceiling Construction		Added Insulation	
Plasterboard		R2.0 to ceilings adjacent to roof space and decks above	
Roof Construction		Added Insulation	
Concrete		none	
Floor Construction		Added Insulation	
Concrete		R1.0 where open below	
Windows			
Glass and frame type		U Value	SHGC Range
Performance glazing Type A		5.40	0.44 - 0.54
Performance glazing Type B		4.40	0.52 - 0.64
Performance glazing Type A		4.80	0.46 - 0.56
Performance glazing Type B		4.80	0.53 - 0.65
Performance glazing Type A		4.50	0.45 - 0.55
Performance glazing Type B		4.50	0.55 - 0.67
Performance glazing Type A		4.30	0.42 - 0.52
Performance glazing Type B		4.30	0.48 - 0.58
ALM-001-01 A Alum. Type A Single clear		6.70	0.51 - 0.63
ALM-002-01 A Alum. Type B Single clear		6.70	0.63 - 0.77
Type A windows are awning windows, double, casements, tilt & turn windows, entry doors, French doors		All other glazing	
Type B windows are double hung windows, sliding windows & doors, fixed windows, slider doors, louvers		All other glazing	
Skylights		Glass and frame type	
Double glazed Opal in aluminium frames		As drawn	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading (louvers, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY INVESTMENT TRUST

Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
FIRST FLOOR LEVEL

Scale 1:125 Drawn BR

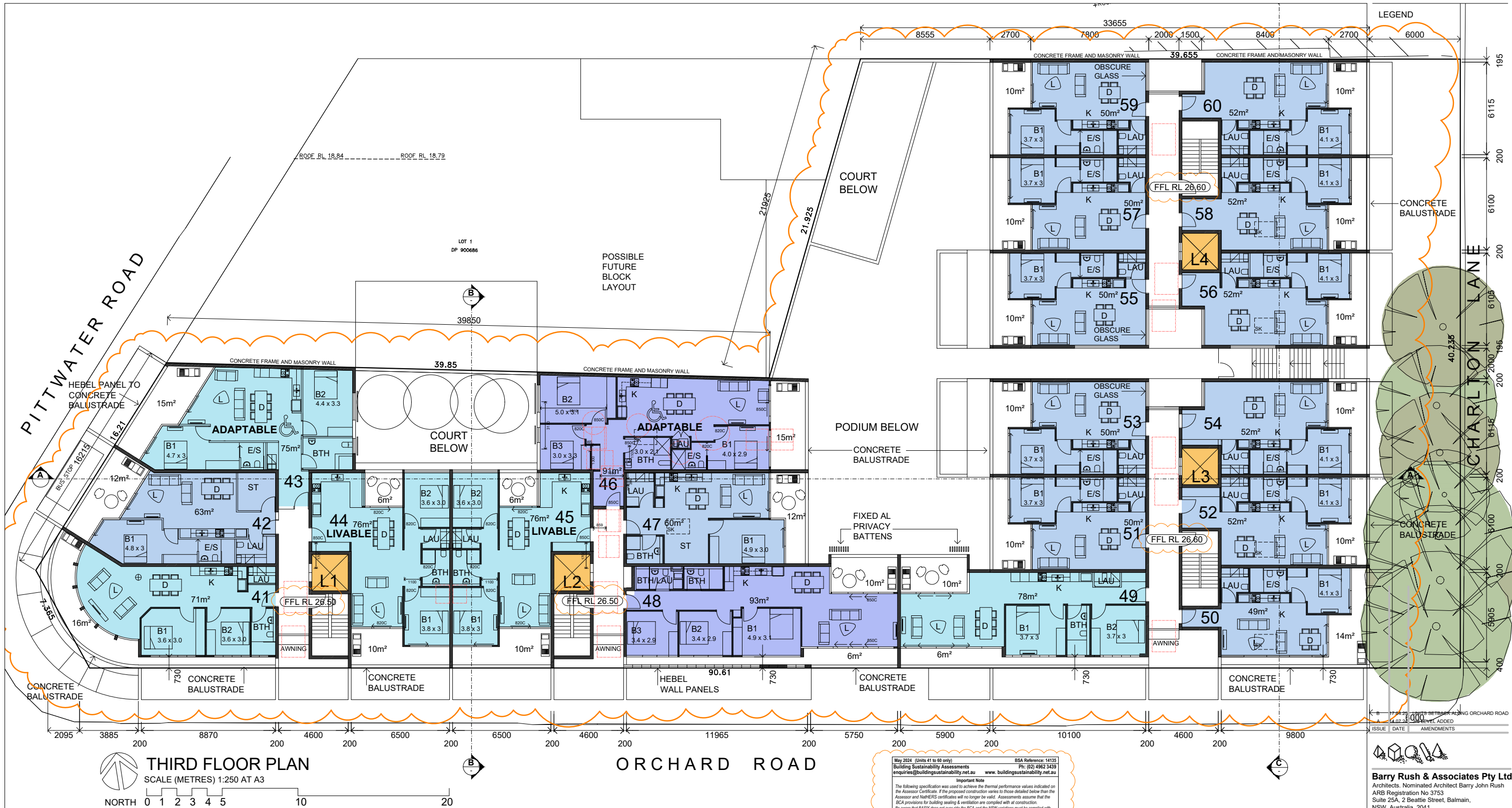
File DA L3D Pittwater Rd Brookvale.dwg

Plotted 17/04/2025 11:13 AM

Job No 1802 Checked BR

Version DA Drawing No: **A06B**

© COPYRIGHT BRRA P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



May 2024 (Units 41 to 48 only)		BSA Reference: 14133
Building Sustainability Assessments		Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au
Important Note		
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NABERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.		
Thermal Performance Specifications (sole occupancy units only)		
External Wall Construction	Added Insulation	
75mm AAC on battens + Metal stud frame	R2.5	
200mm Concrete + Metal stud frame	R2.5	
Internal Wall Construction	Added Insulation	
Plasterboard on metal studs (internal to units)	None	
75mm AAC on battens + Metal stud frame (adjacent to open lobbies)	R2.5	
Concrete + Plasterboard (adjacent to lift shaft cores)	R1.0	
75mm AAC on battens + Metal stud frame (party wall between units)	R1.0	
Ceiling Construction	Added Insulation	
Plasterboard	R5.0 to ceilings adjacent to concrete roof above	
Roof Construction	Colour (Solar Absorptance)	Added Insulation
Concrete	Concrete default (SAB 70)	None
Floor Construction	Covering	Added Insulation
Concrete	As drawn (if not noted default values used)	None
Windows	U value SHGC Range	Area sq m
Performance glazing Type A	4.50 0.48 - 0.53	Units 41 & 50 Only
Performance glazing Type B	4.50 0.58 - 0.64	Units 41 & 50 Only
Performance glazing Type A	4.80 0.48 - 0.54	Units 44, 45, 48, 50, 52, 55, 56 Only
Performance glazing Type B	4.80 0.56 - 0.62	Units 44, 45, 48, 50, 52, 55, 56 Only
Performance glazing Type A	6.70 0.54 - 0.60	All other units
Performance glazing Type B	6.70 0.67 - 0.74	All other units
Type A windows are awning windows, double, casements, lift & turn windows, entry doors, french doors		
Type B windows are double hung windows, sliding windows & doors, fixed windows, casement doors, louvers		
Skylights	Glass and frame type U SHGC Area sq m	Detail
Double glazed to units 46, 47, 50, 52, 55 & 58 only		
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified		
Shade elements	(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn		
Ceiling Penetrations	(downlights, exhaust fans, flues etc)	
Downlights are modelled as IC rated with insulation fitted over the fixtures		
All exhaust fans are modelled as sealed		
Additional Notes		
Nil		

Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY INVESTMENT TRUST

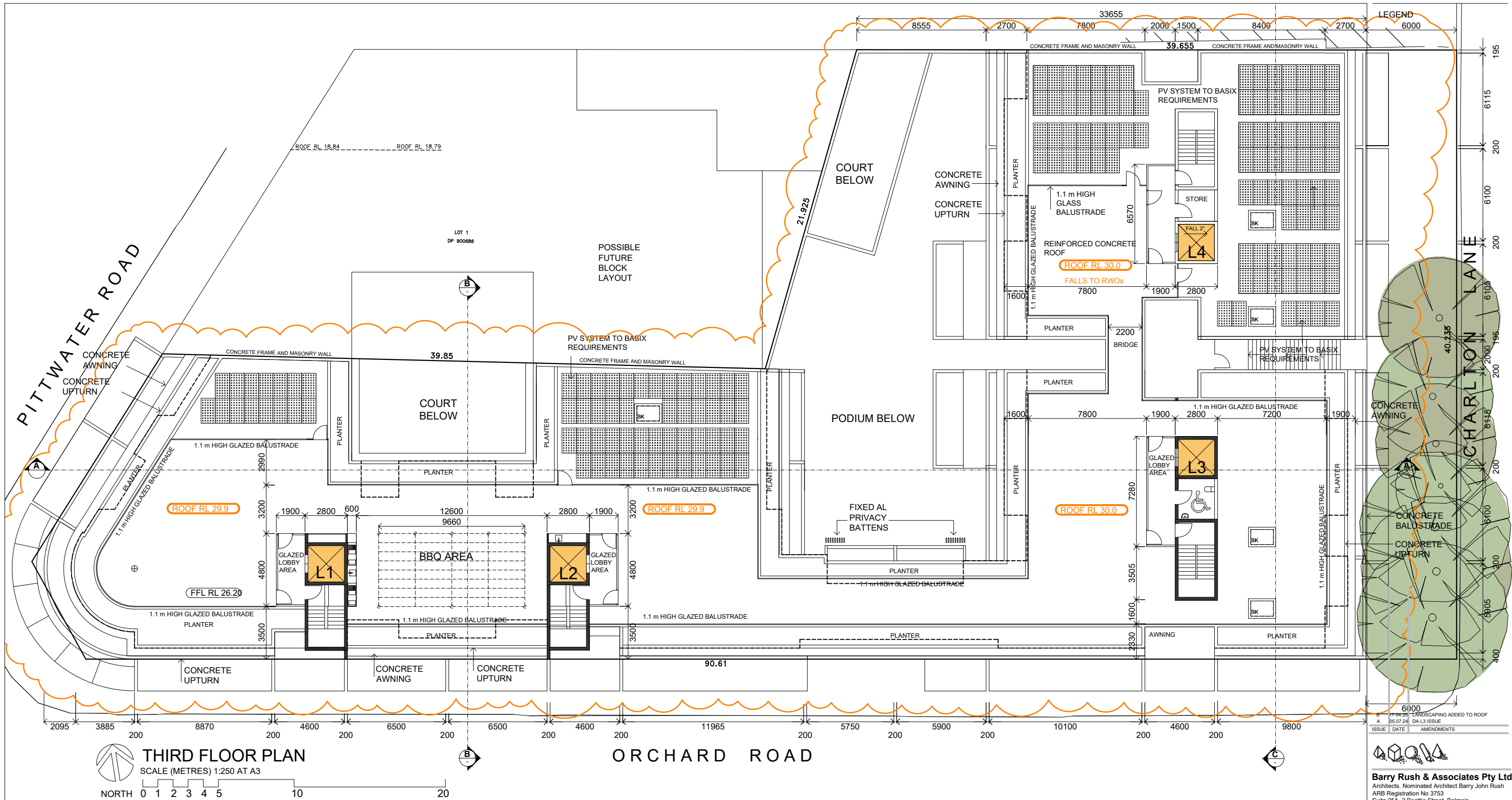
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
THIRD FLOOR LEVEL

Scale 1:125 Drawn BR
File DA L3D Pittwater Rd Brookvale.dwg
Plotted 17/04/2025 11:13 AM
Job No 1802 Checked BR
Version DA Drawing No: **A20B**

© COPYRIGHT BRUA P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



LEGEND

— DA REVISIONS

B	17.04.25	LANDSCAPING ADDED TO ROOF
A	05.07.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS

Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
**BROOKVALE PROPERTY
INVESTMENT TRUST**

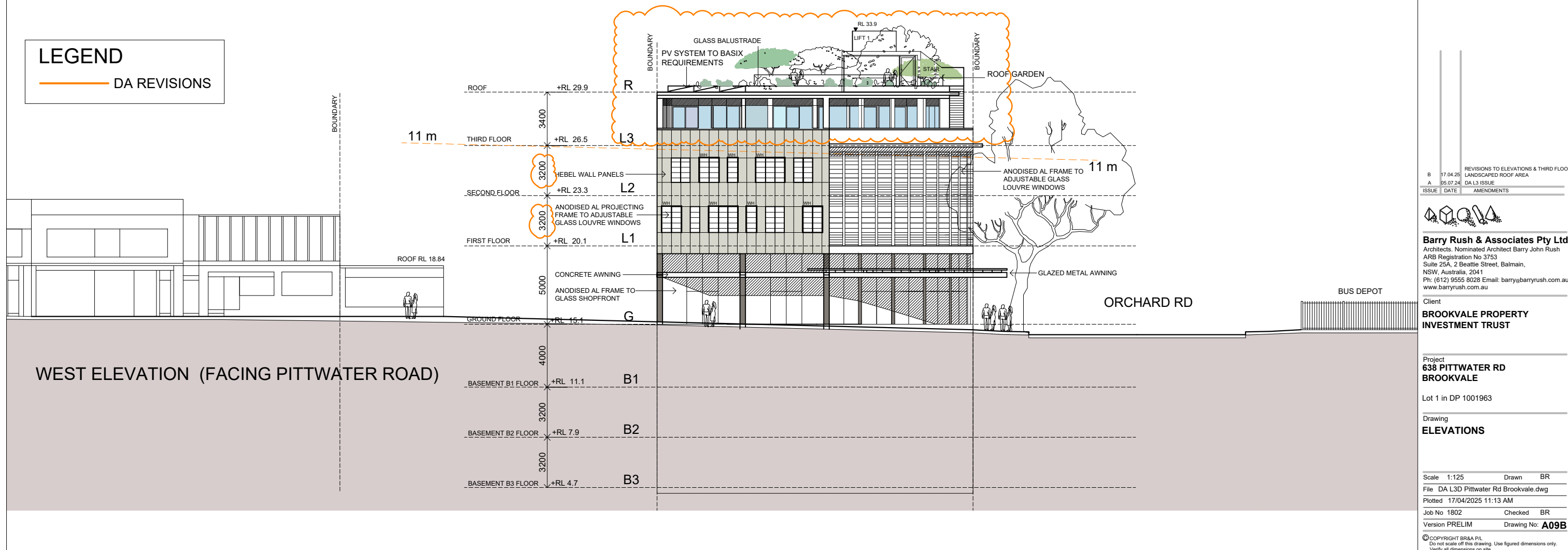
Project
**638 PITTWATER RD
BROOKVALE**

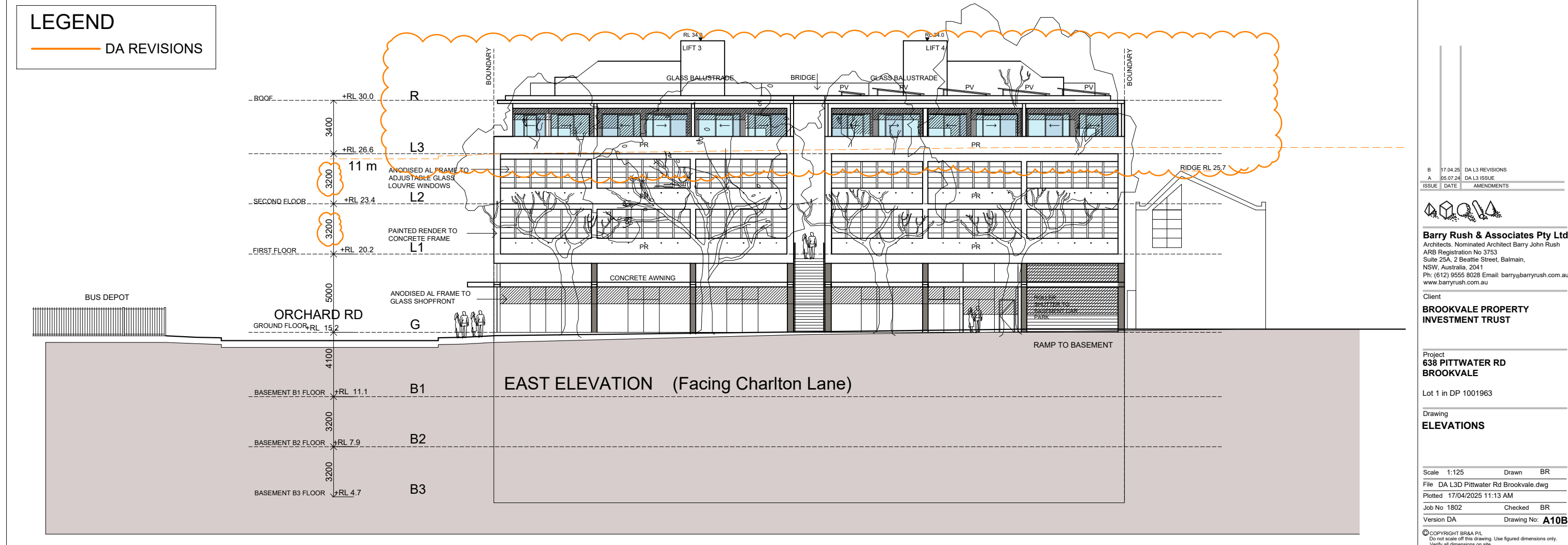
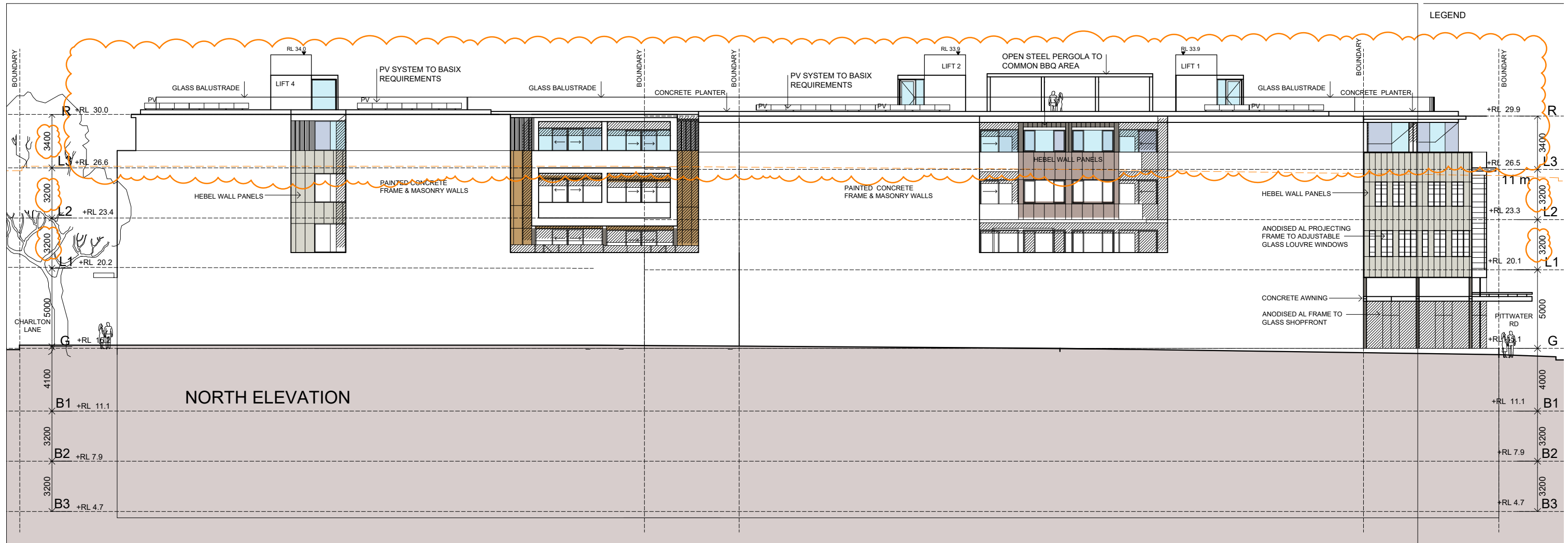
Lot 1 in DP 1001963

Drawing
ROOF PLAN

Scale	1:125	Drawn	BR
File	DA L3D Pittwater Rd Brookvale.dwg		
Plotted	17/04/2025 11:13 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No:	A08B

© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.





B	17.04.25	DA L3 REVISIONS
A	05.07.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS

Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY INVESTMENT TRUST

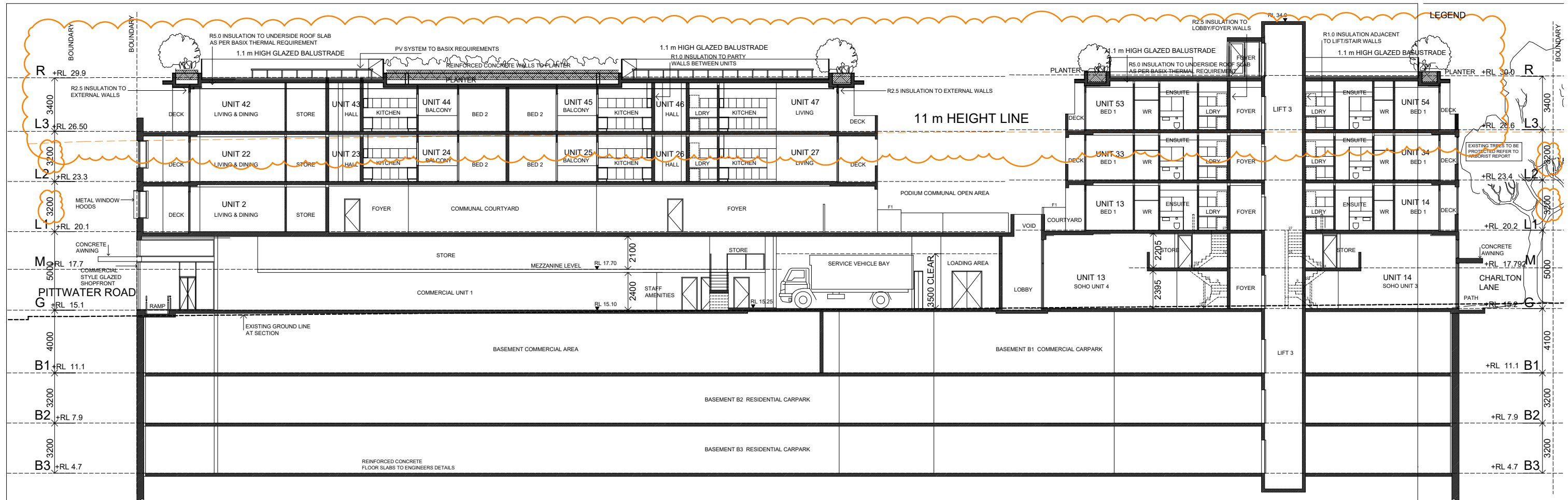
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

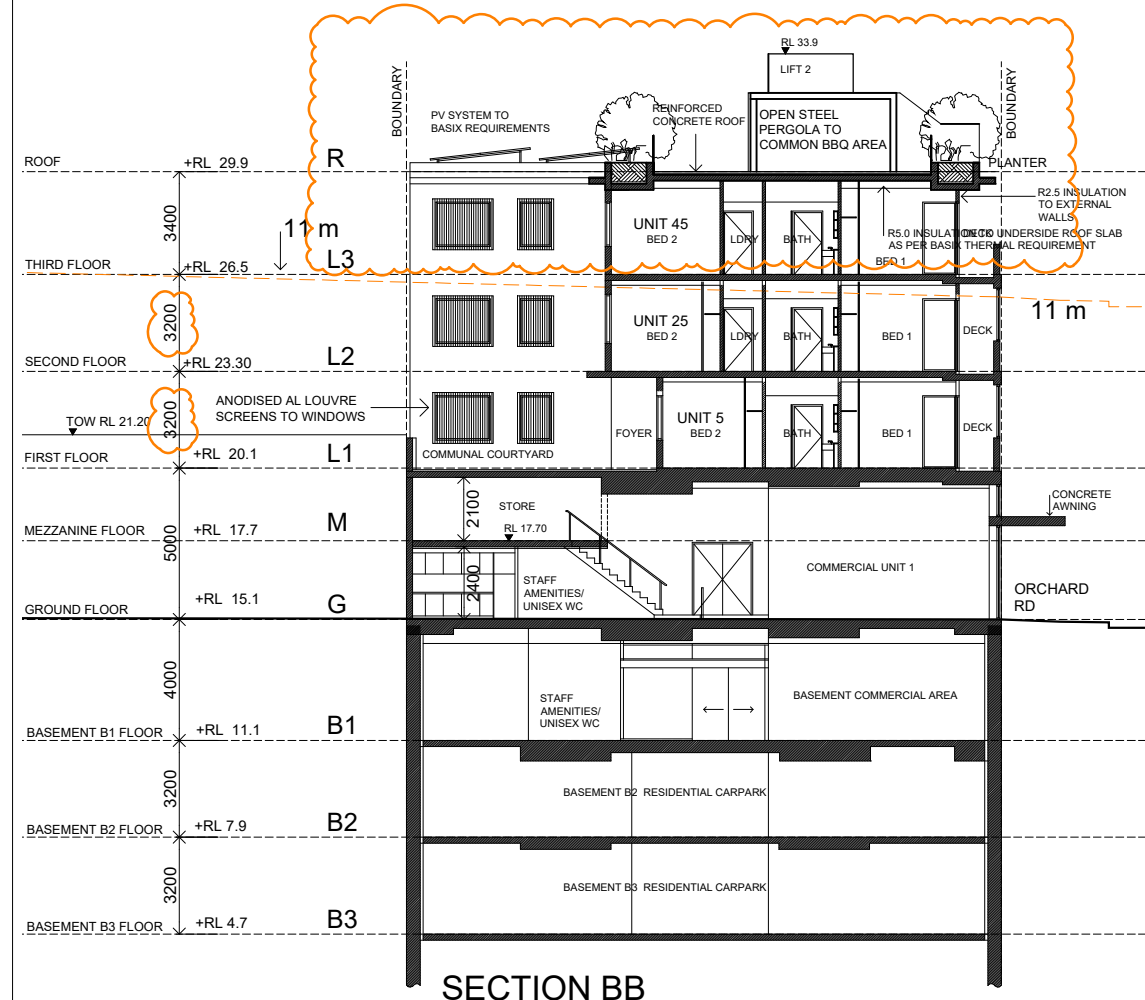
Drawing
ELEVATIONS

Scale 1:125 Drawn BR
File DA L3D Pittwater Rd Brookvale.dwg
Plotted 17/04/2025 11:13 AM
Job No 1802 Checked BR
Version DA Drawing No: **A10B**

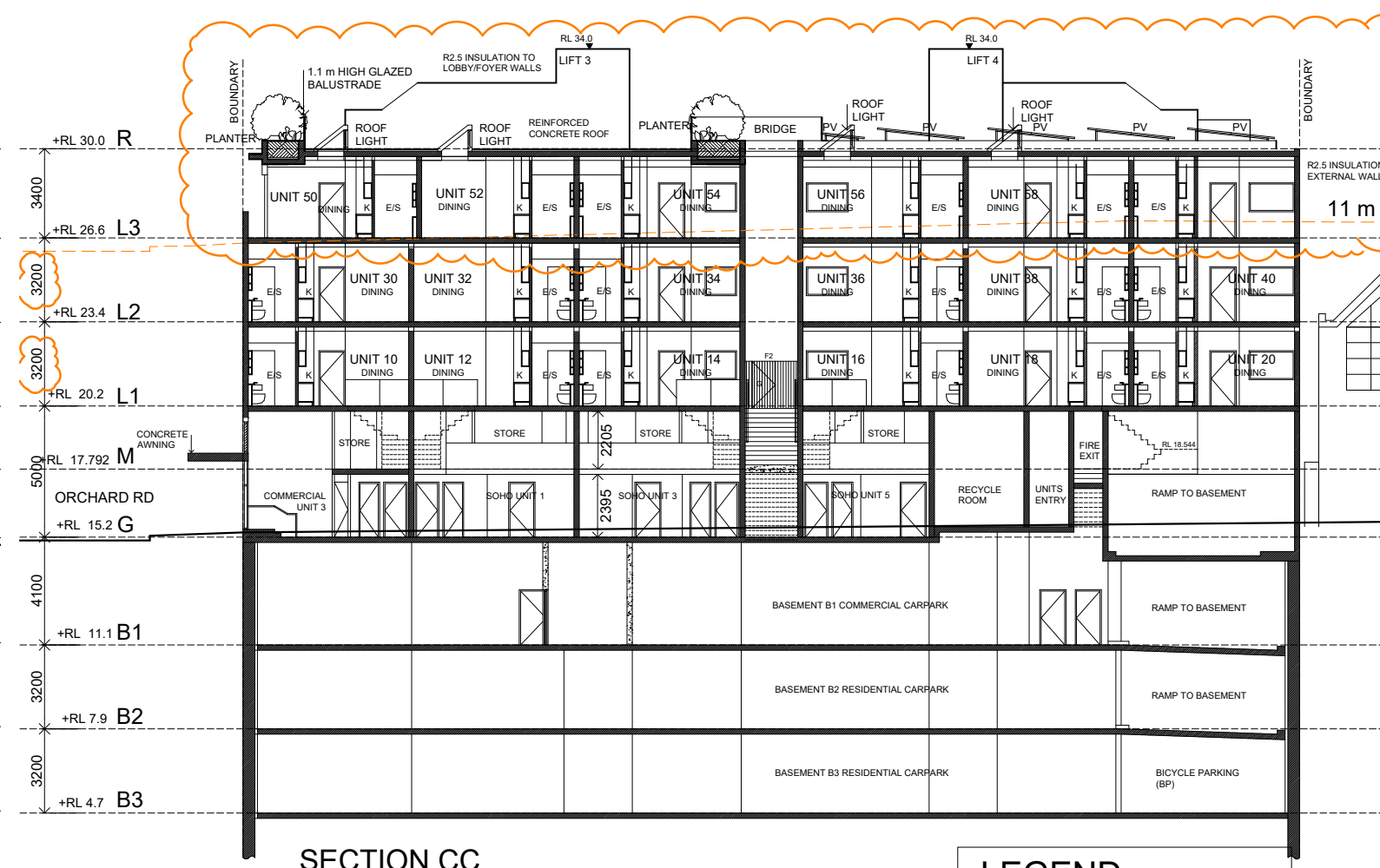
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



SECTION AA



SECTION BB



SECTION CC

LEGEND

DA REVISIONS

LEGEND

DA REVISIONS

Scale 1:125 Drawn BR

File DA L3D Pittwater Rd Brookvale.dwg

Plotted 17/04/2025 11:13 AM

Job No 1802 Checked BR

Version DA Drawing No: **A11B**

© COPYRIGHT BRAA P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.

Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

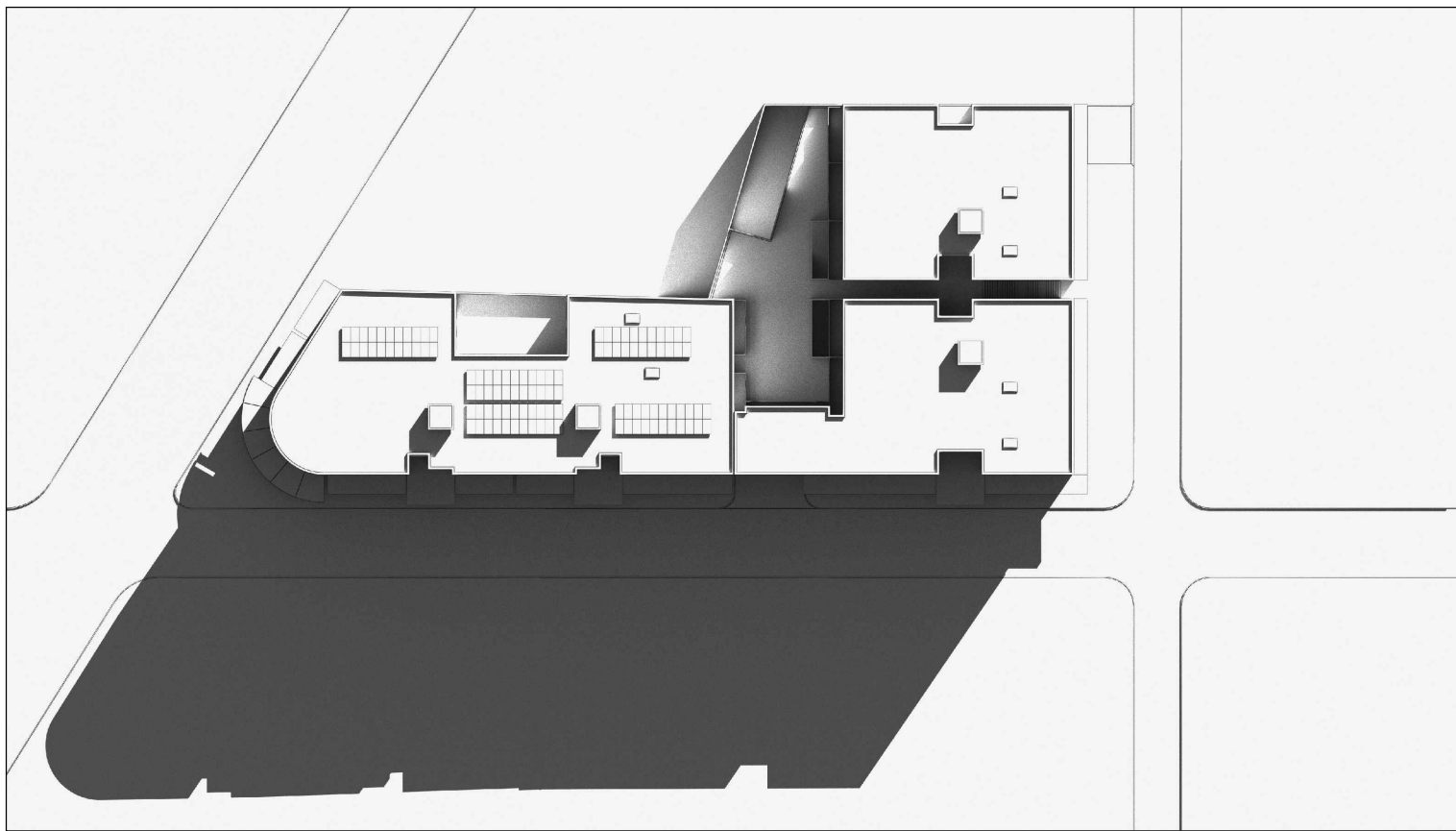
Client
BROOKVALE PROPERTY INVESTMENT TRUST

Project
638 PITTVATER RD BROOKVALE

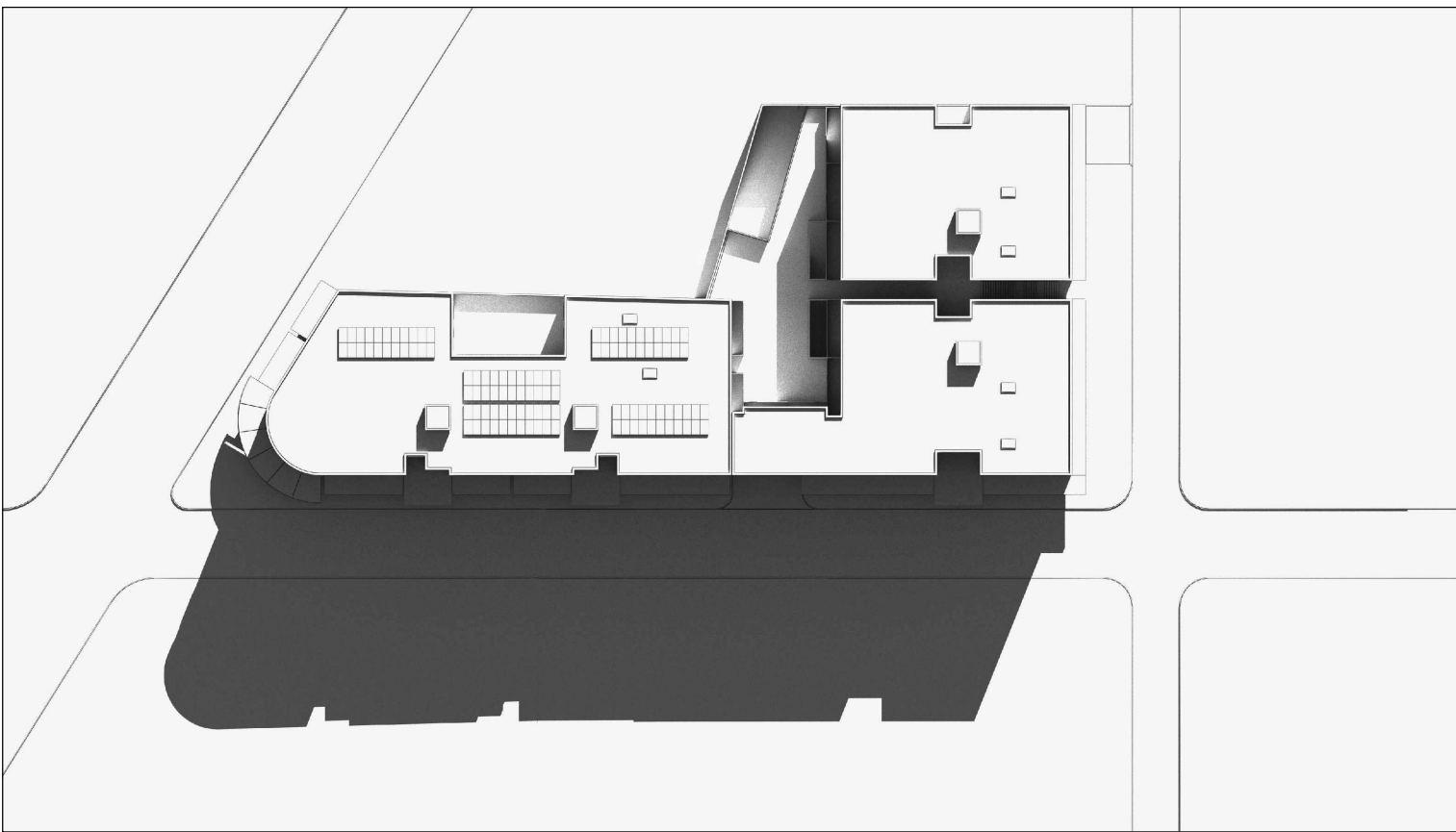
Lot 1 in DP 1001963

Drawing
SECTIONS

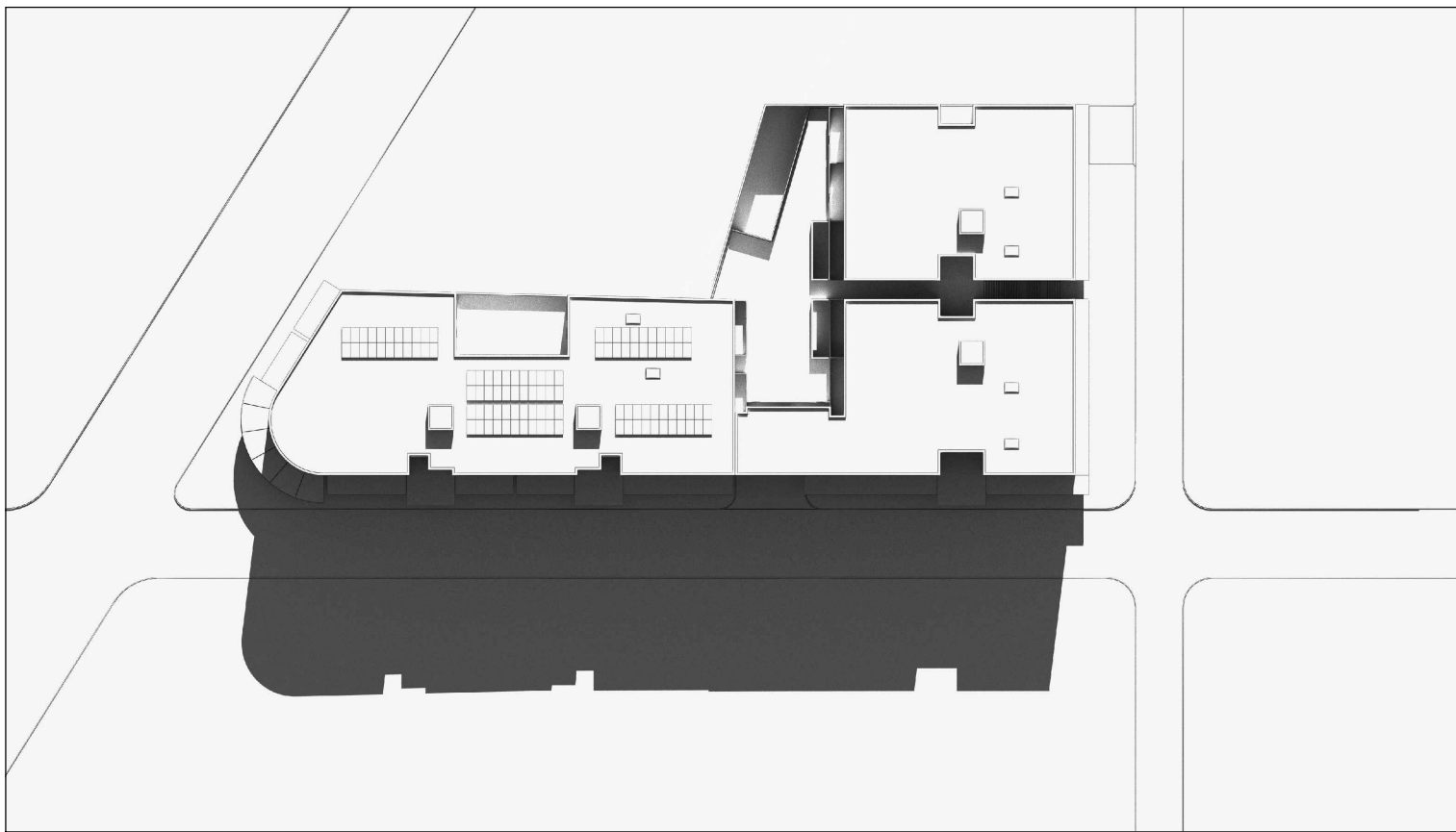
REVISION	DATE	AMENDMENTS
A	08.09.20	S4.55 ISSUE
B	17.04.25	DA L3 REVISIONS



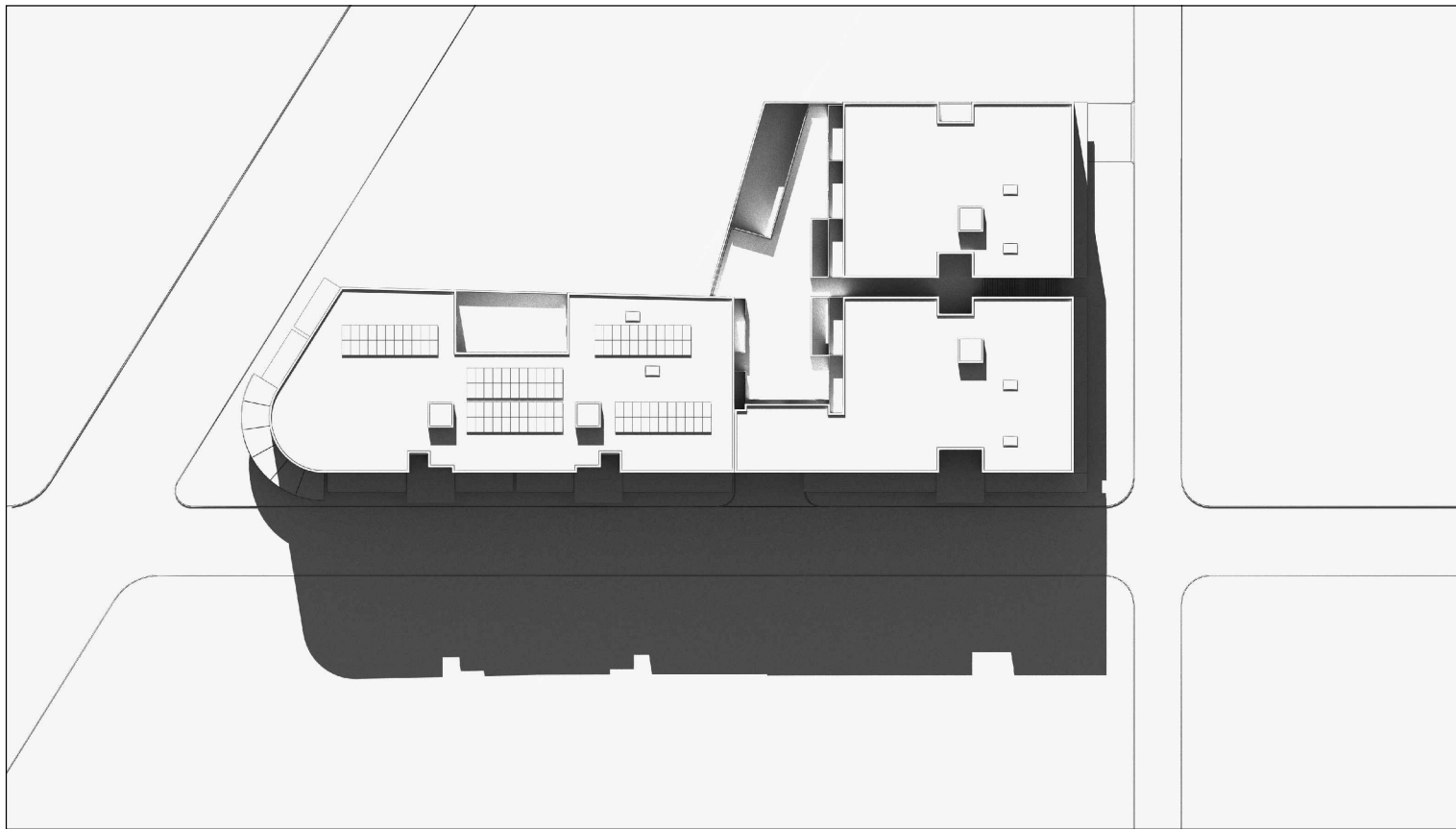
9AM



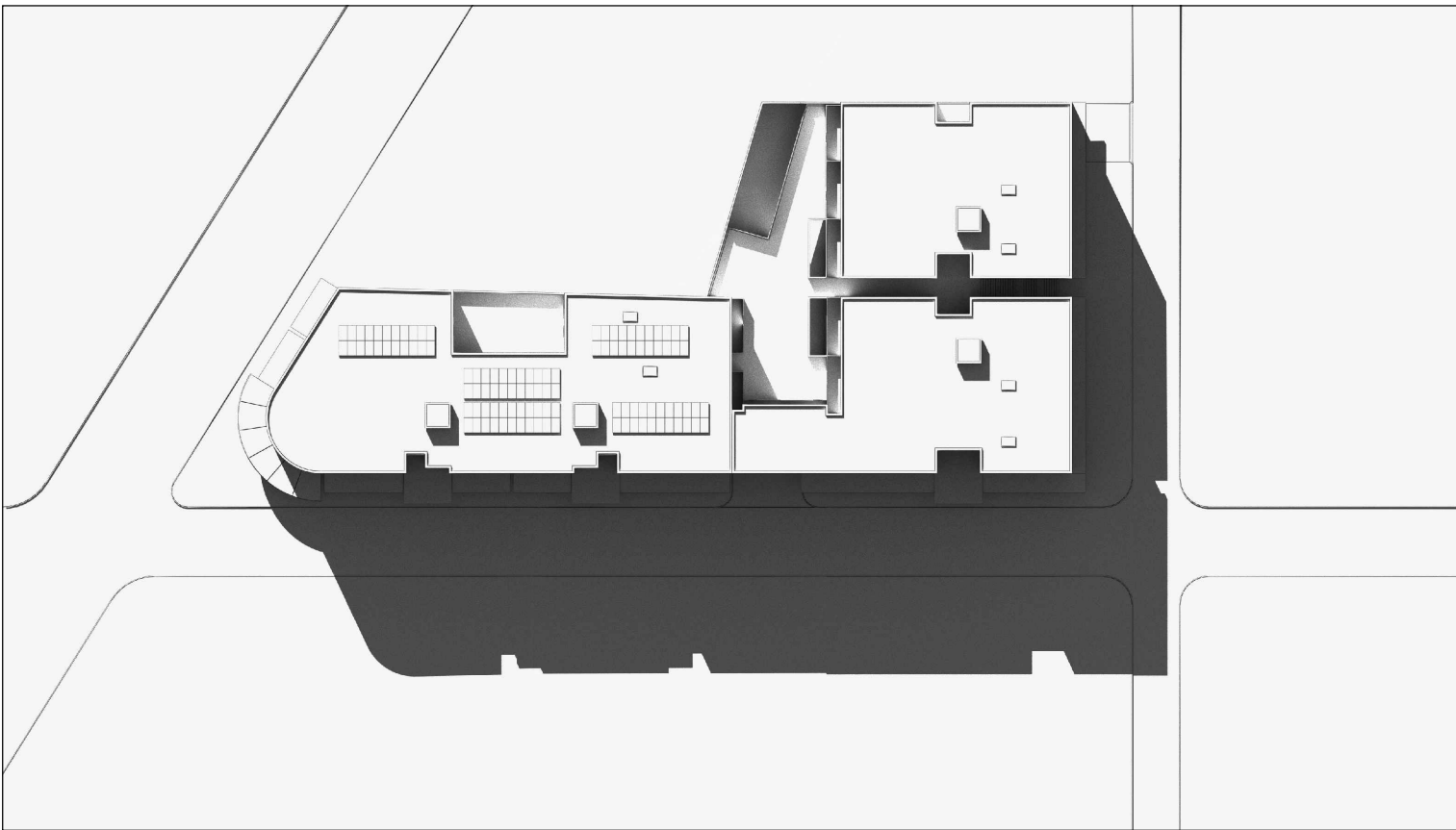
10AM



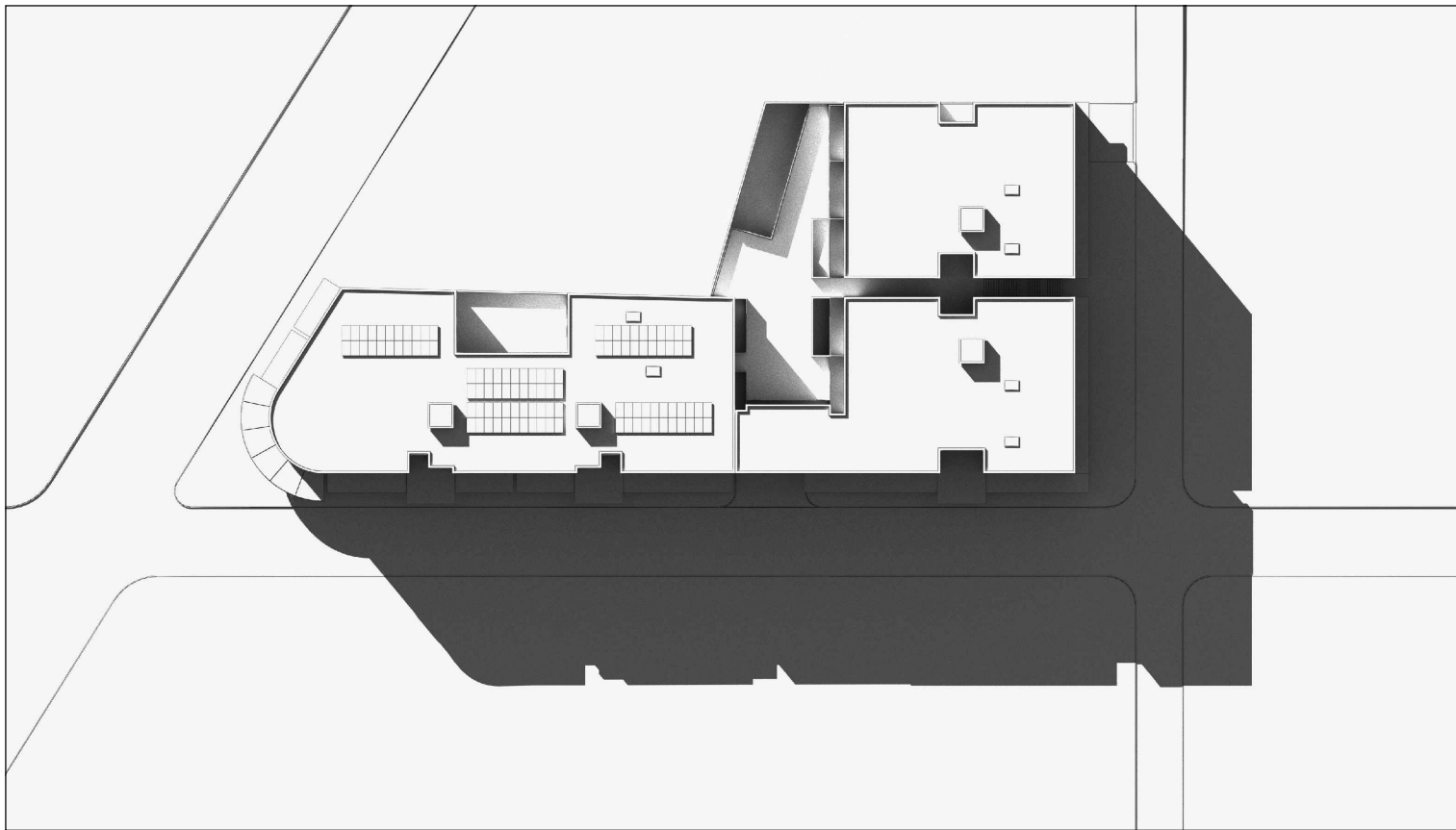
11AM



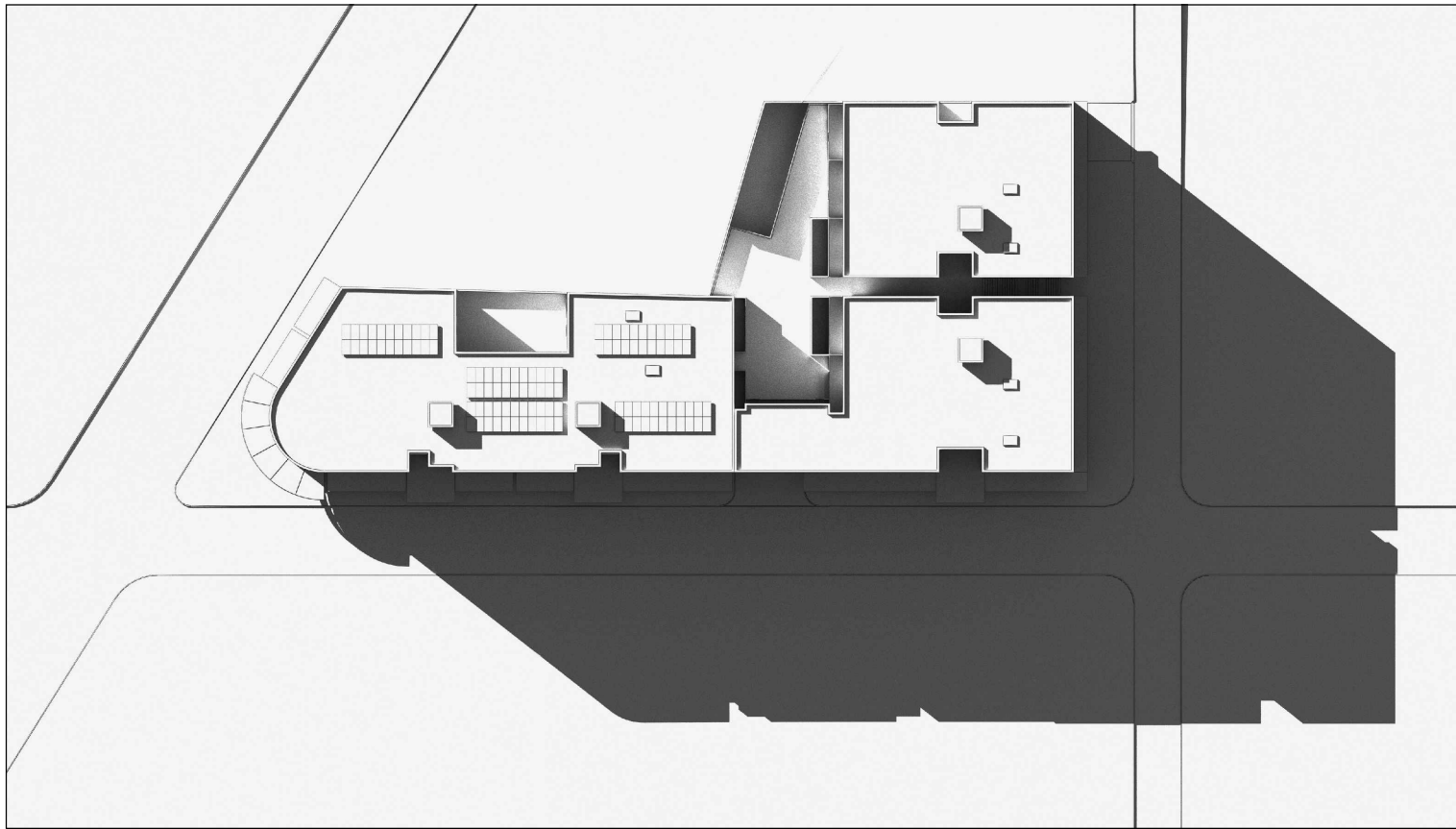
12 NOON



1PM



2PM



3PM



APARTMENTS SCHEDULE LEVEL 1						APARTMENTS SCHEDULE LEVEL 2						APARTMENTS SCHEDULE LEVEL 3					
UNIT No	TYPE	SOLAR ACCESS (H) JUNE 21 9am-3pm		CROSS VENTILATION	STORAGE (m³) BASEMENT	UNIT No	TYPE	SOLAR ACCESS (H) JUNE 21 9am-3pm		CROSS VENTILATION	STORAGE (m³) BASEMENT	UNIT No	TYPE	SOLAR ACCESS (H) JUNE 21 9am-3pm		CROSS VENTILATION	STORAGE (m³) BASEMENT
		LIVING ROOM	POS					LIVING ROOM	POS					LIVING ROOM	POS		
1	2 Bed	2	> 2	YES	> 8	21	2 Bed	2	> 2	YES	> 8	41	2 Bed	2	> 2	YES	> 8
2	1 Bed+S	2	> 2	-	> 8	22	1 Bed+S	> 2	> 2	-	> 8	42	1 Bed+S	> 2	> 2	-	> 8
3	2 Bed	2	> 2	YES	> 8	23	2 Bed	> 2	> 2	YES	> 8	43	2 Bed	> 2	> 2	YES	> 8
4	2 Bed	> 2	-	YES	> 8	24	2 Bed	> 2	> 2	YES	> 8	44	2 Bed	> 2	> 2	YES	> 8
5	2 Bed	> 2	-	YES	> 8	25	2 Bed	> 2	> 2	YES	> 8	45	2 Bed	> 2	> 2	YES	> 8
6	3 Bed	-	1	YES	> 8	26	3 Bed	-	1	YES	> 8	46	3 Bed	> 2	1	YES	> 8
7	Studio	-	1	-	> 8	27	Studio	-	1	-	> 8	47	Studio	> 2	1	-	> 8
8	3 Bed	> 2	> 2	YES	> 8	28	3 Bed	> 2	> 2	YES	> 8	48	3 Bed	> 2	> 2	YES	> 8
9	2 Bed+O	> 2	> 2	YES	> 8	29	2 Bed	> 2	> 2	YES	> 8	49	2 Bed	> 2	> 2	YES	> 8
10	1 Bed+O	1	2	YES	> 8	30	1 Bed	1	2	YES	> 8	50	1 Bed	> 2	2	YES	> 8
11	1 Bed+O	2	> 2	-	> 8	31	1 Bed	2	> 2	-	> 8	51	1 Bed	2	> 2	-	> 8
12	1 Bed+O	1	2	-	> 8	32	1 Bed	1	2	-	> 8	52	1 Bed	> 2	2	-	> 8
13	1 Bed+O	2	> 2	YES	> 8	33	1 Bed	2	> 2	YES	> 8	53	1 Bed	> 2	> 2	YES	> 8
14	1 Bed+O	2	2	YES	> 8	34	1 Bed	2	2	YES	> 8	54	1 Bed	> 2	2	YES	> 8
15	1 Bed+O	2	> 2	YES	> 8	35	1 Bed	2	> 2	YES	> 8	55	1 Bed	2	> 2	YES	> 8
16	1 Bed+O	1	2	YES	> 8	36	1 Bed	1	2	YES	> 8	56	1 Bed	> 2	2	YES	> 8
17	1 Bed+O	2	> 2	YES	> 8	37	1 Bed	2	> 2	-	> 8	57	1 Bed	2	> 2	-	> 8
18	1 Bed	1	2	-	> 8	38	1 Bed	1	2	-	> 8	58	1 Bed	> 2	2	-	> 8
19	1 Bed+O	> 2	> 2	YES	> 8	39	1 Bed	> 2	> 2	YES	> 8	59	1 Bed	> 2	> 2	YES	> 8
20	1 Bed	> 2	2	YES	> 8	40	1 Bed	> 2	2	YES	> 8	60	1 Bed	> 2	2	YES	> 8
UNIT TOTALS		14	16	15		UNIT TOTALS		14	18	14		UNIT TOTALS		20	18	14	

SOLAR ACCESS SUMMARY			UNIT TOTAL	TOTAL (%)
UNITS WITH MIN 2 HRS TO LIVING ROOM			48	80
UNITS WITH MIN 2 HRS TO POS			52	86

CROSS VENTILATION SUMMARY			UNIT TOTAL	TOTAL (%)
UNITS WITH CROSS VENTILATION			43	71

LEGEND

B	14.05.24	DA L3 ISSUE
A	04/02/19	SCHEDULE REVISED
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

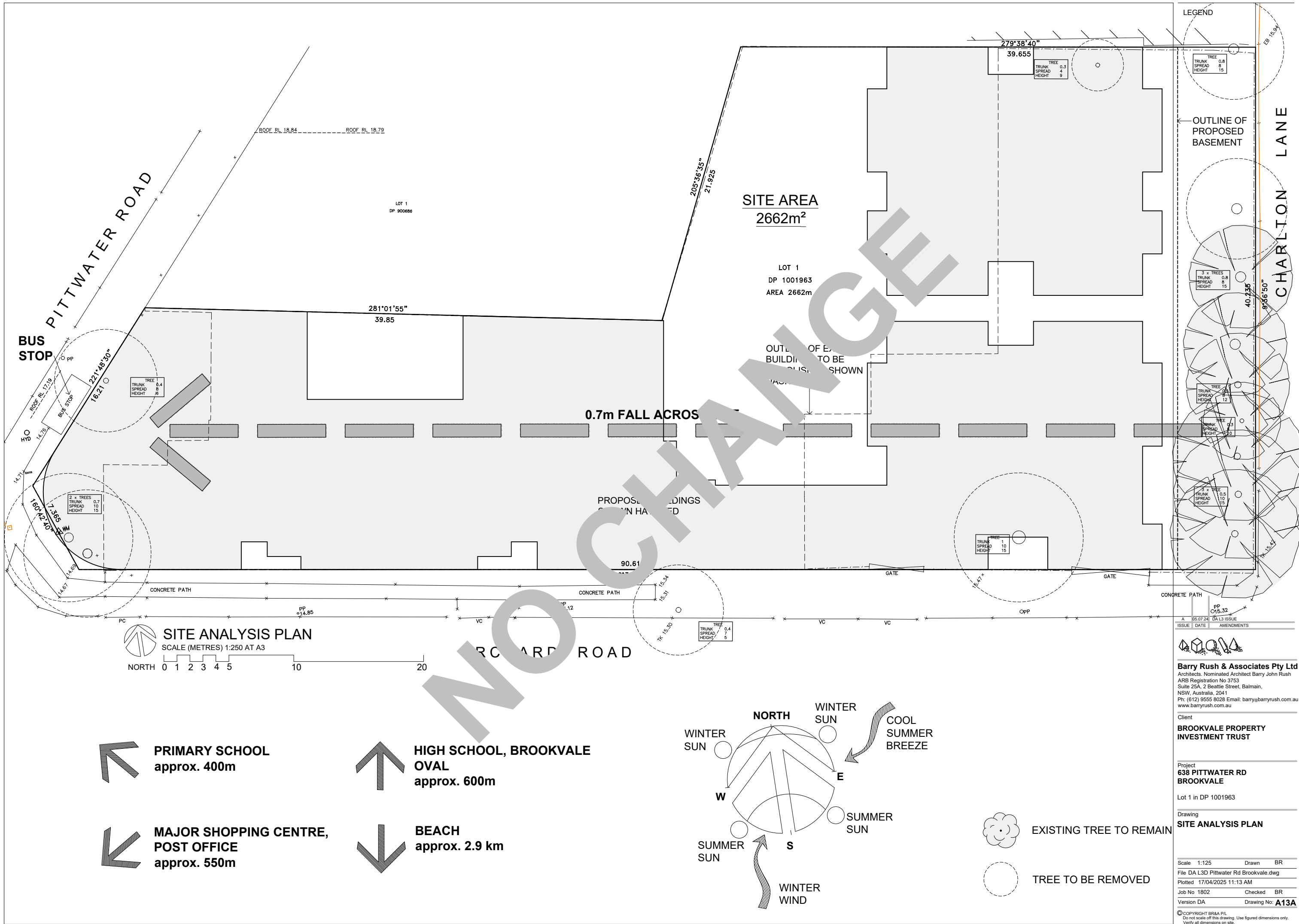
**BROOKVALE PROPERTY
INVESTMENT TRUST**

Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
**SHADOW DIAGRAMS
MID WINTER**

Scale NTS Drawn JL
File DA L3a Pittwater Rd Brookvale Shadows.dwg
Plotted 14/05/2024 10:47 AM
Job No 1802 Checked BR
Version DA Drawing No: **A12B**
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.

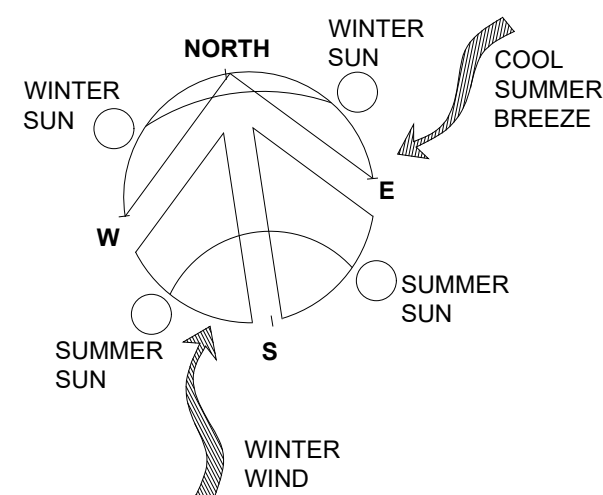


PRIMARY SCHOOL
approx. 400m

MAJOR SHOPPING CENTRE,
POST OFFICE
approx. 550m

HIGH SCHOOL, BROOKVALE
OVAL
approx. 600m

BEACH
approx. 2.9 km



- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

LEGEND

OUTLINE OF PROPOSED BASEMENT

CHARLTON LANE

Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY
INVESTMENT TRUST

Project
638 PITTWATER RD
BROOKVALE

Lot 1 in DP 1001963

Drawing
SITE ANALYSIS PLAN

Scale 1:125 Drawn BR

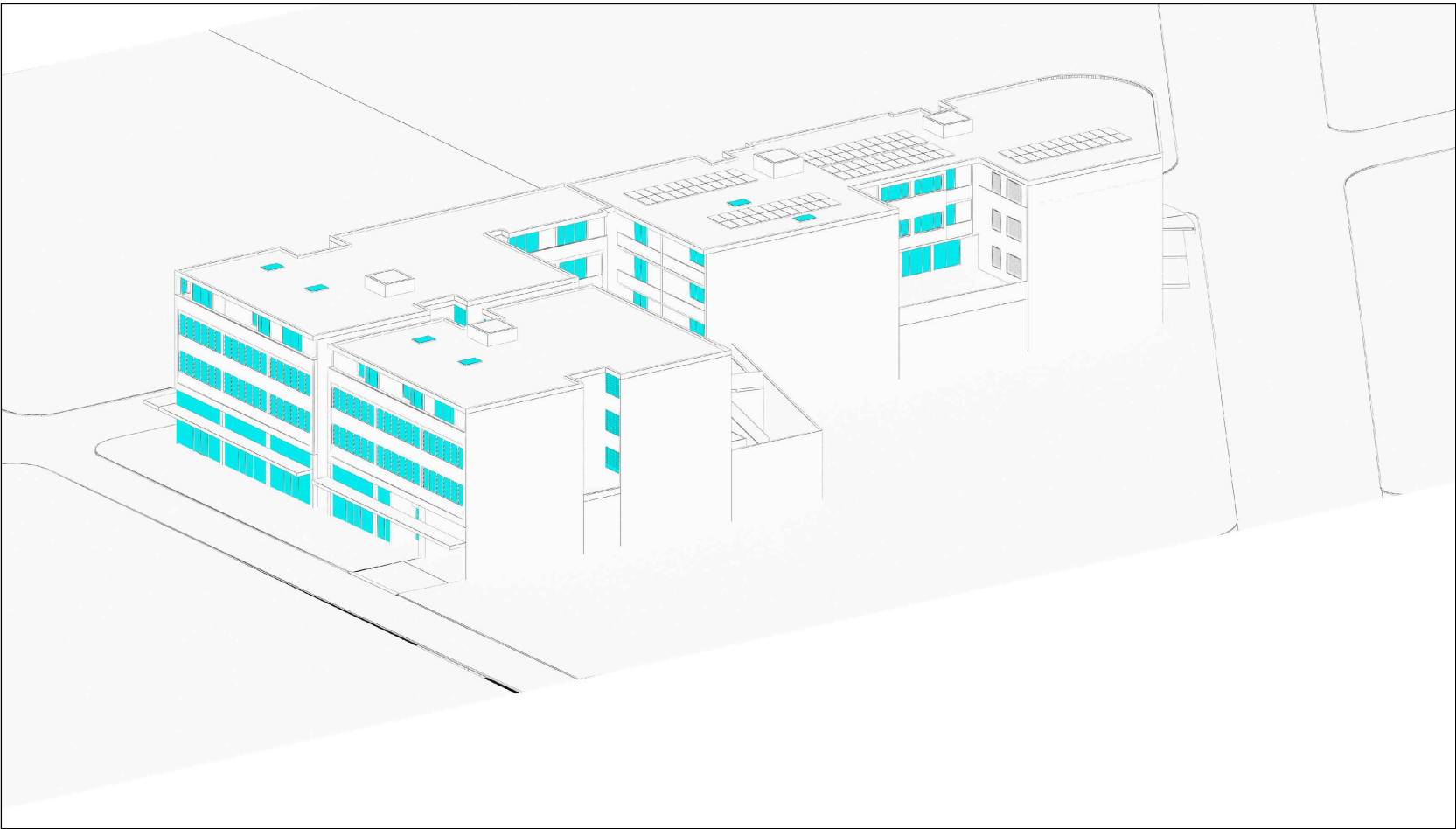
File DA L3D Pittwater Rd Brookvale.dwg

Plotted 17/04/2025 11:13 AM

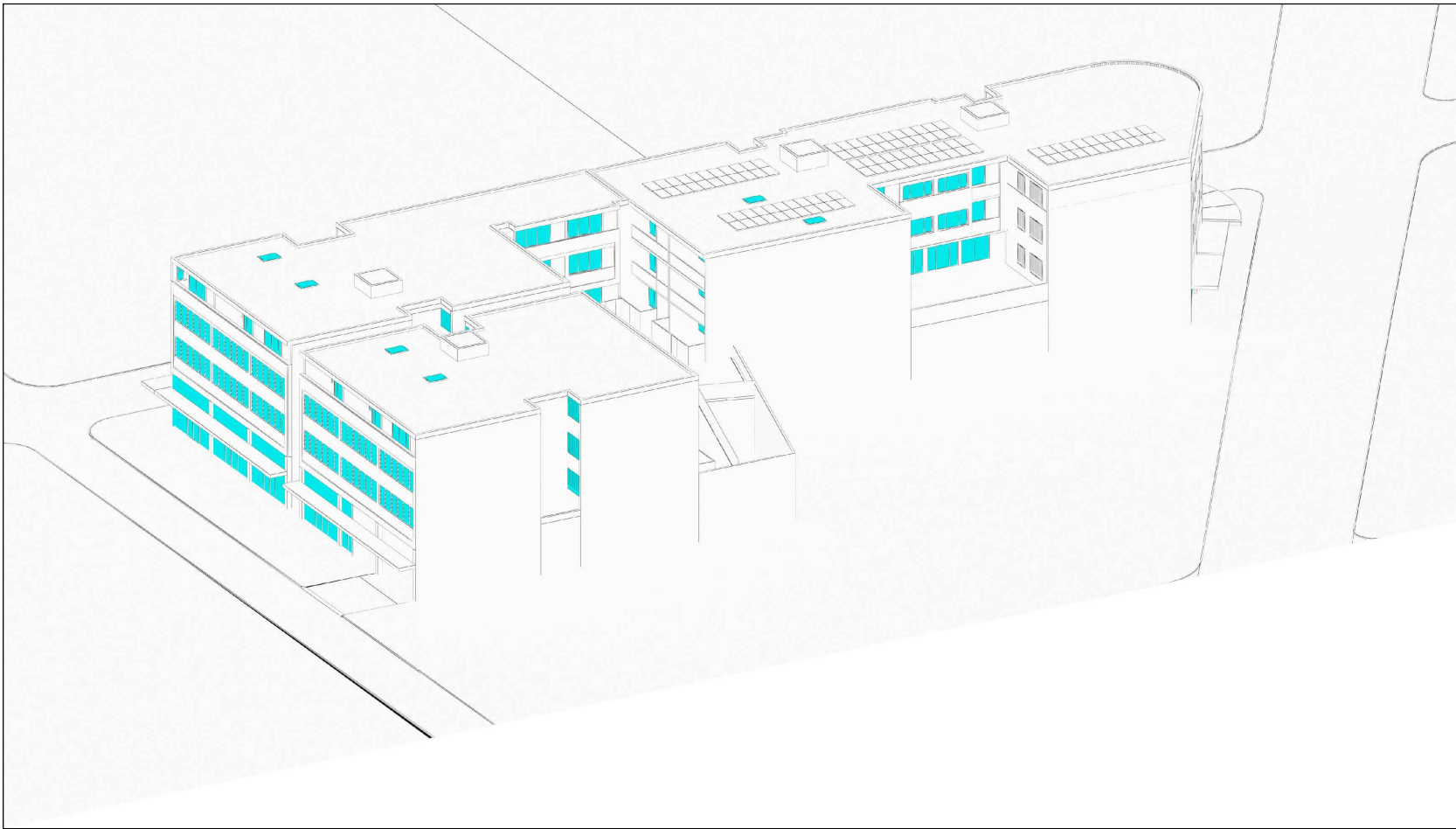
Job No 1802 Checked BR

Version DA Drawing No: A13A

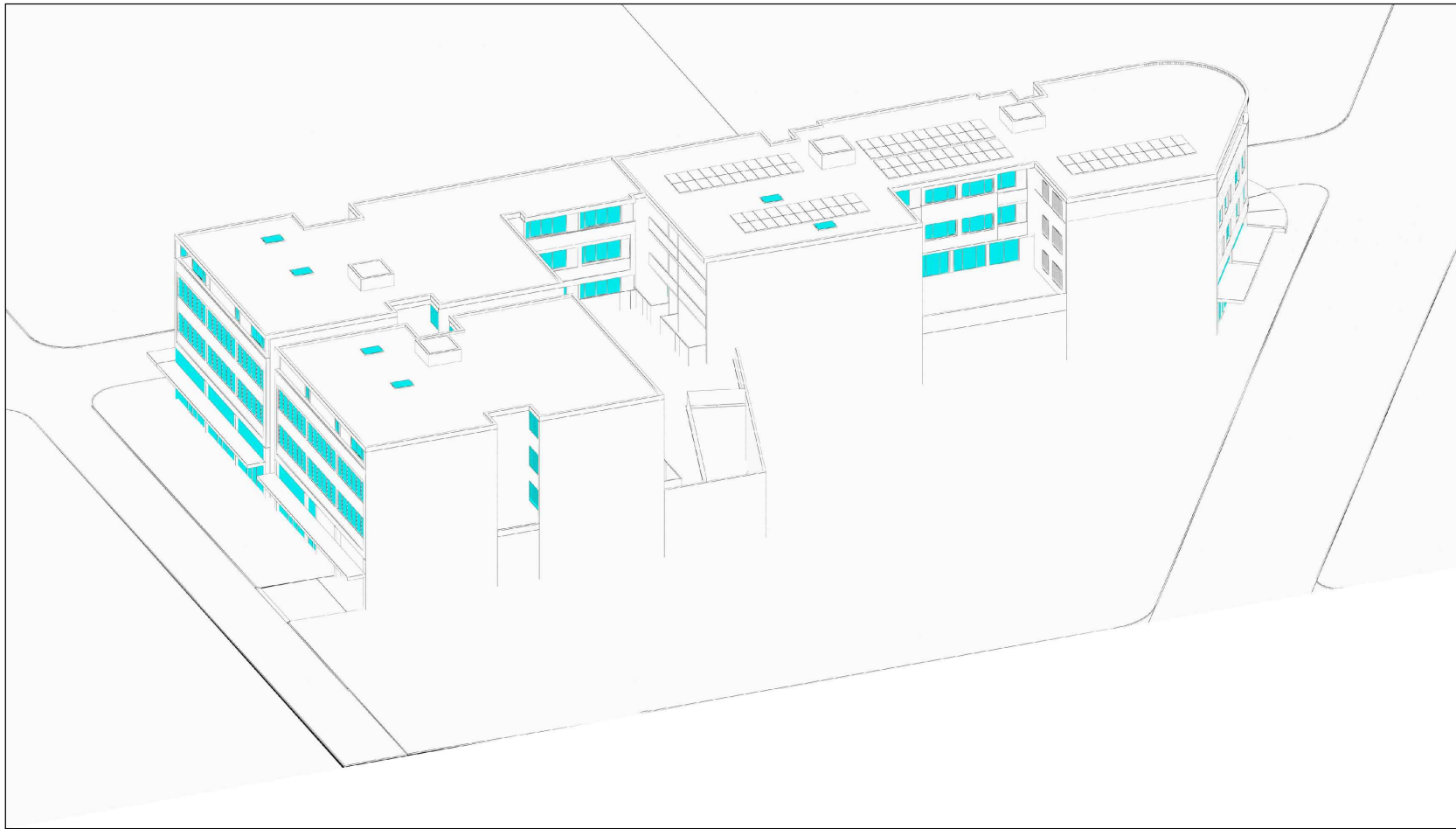
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



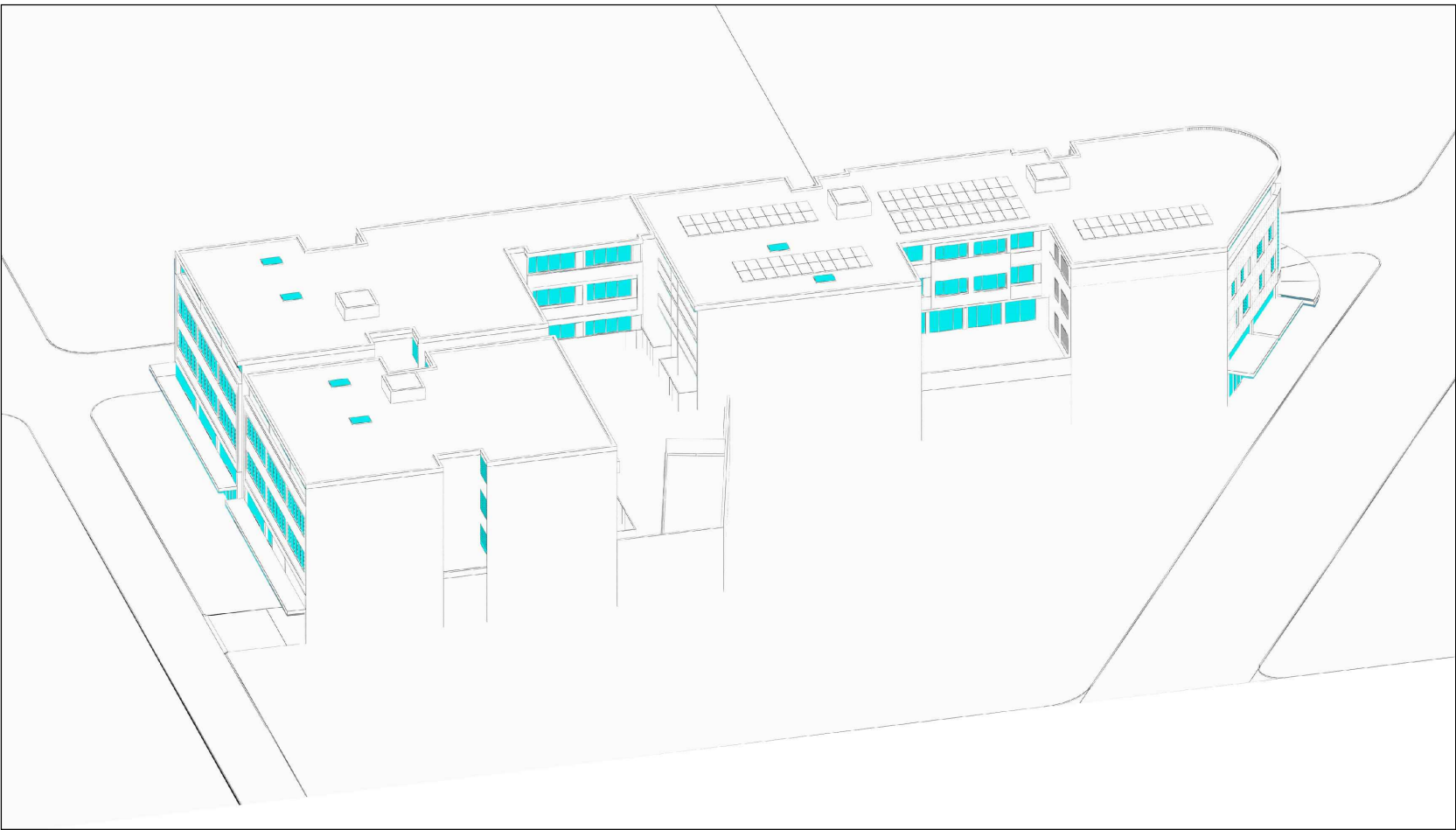
9AM



9:30AM



10AM



10:30AM



11AM



11:30AM

LEGEND

A	14.05.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

**BROOKVALE PROPERTY
INVESTMENT TRUST**

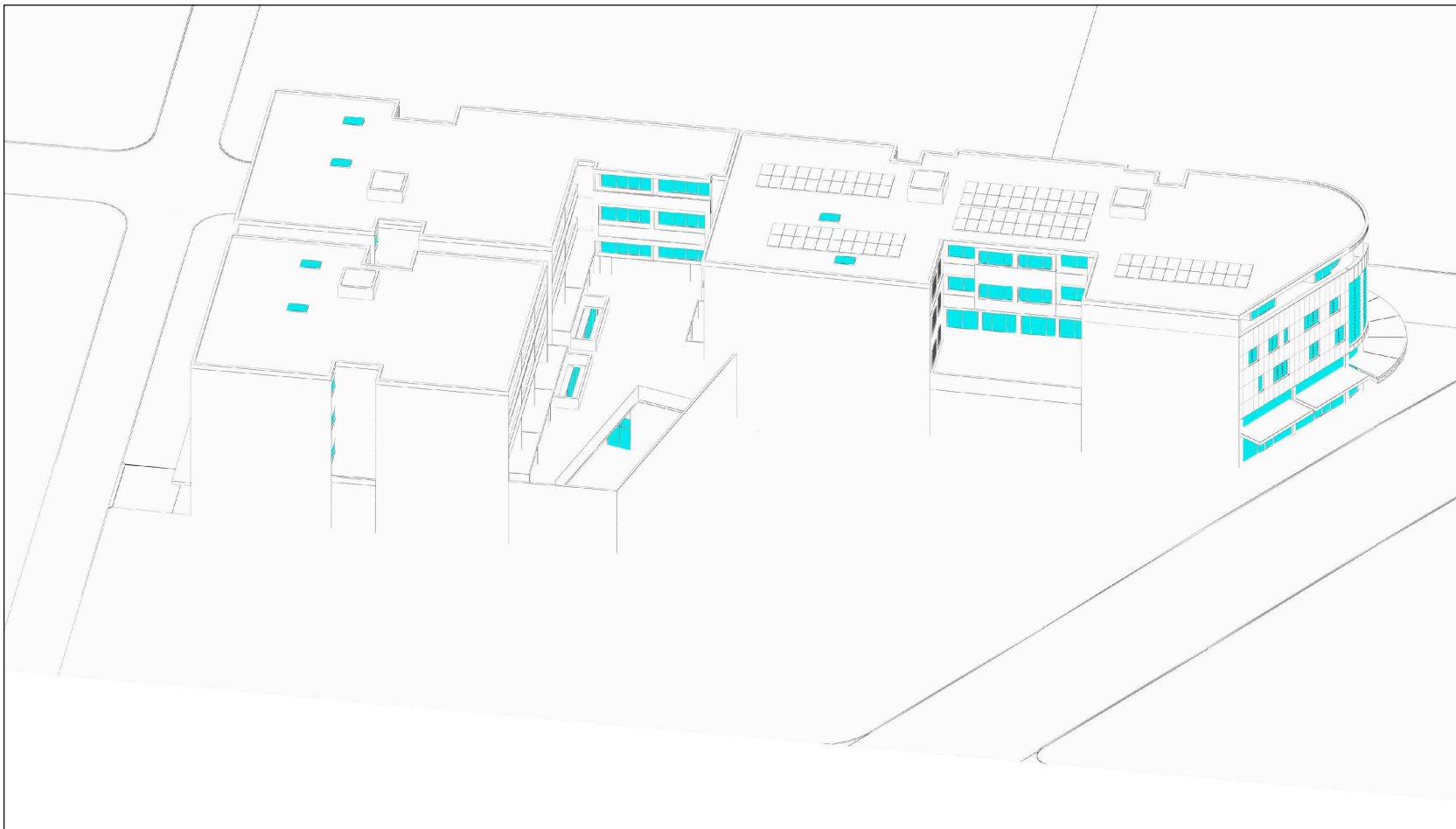
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

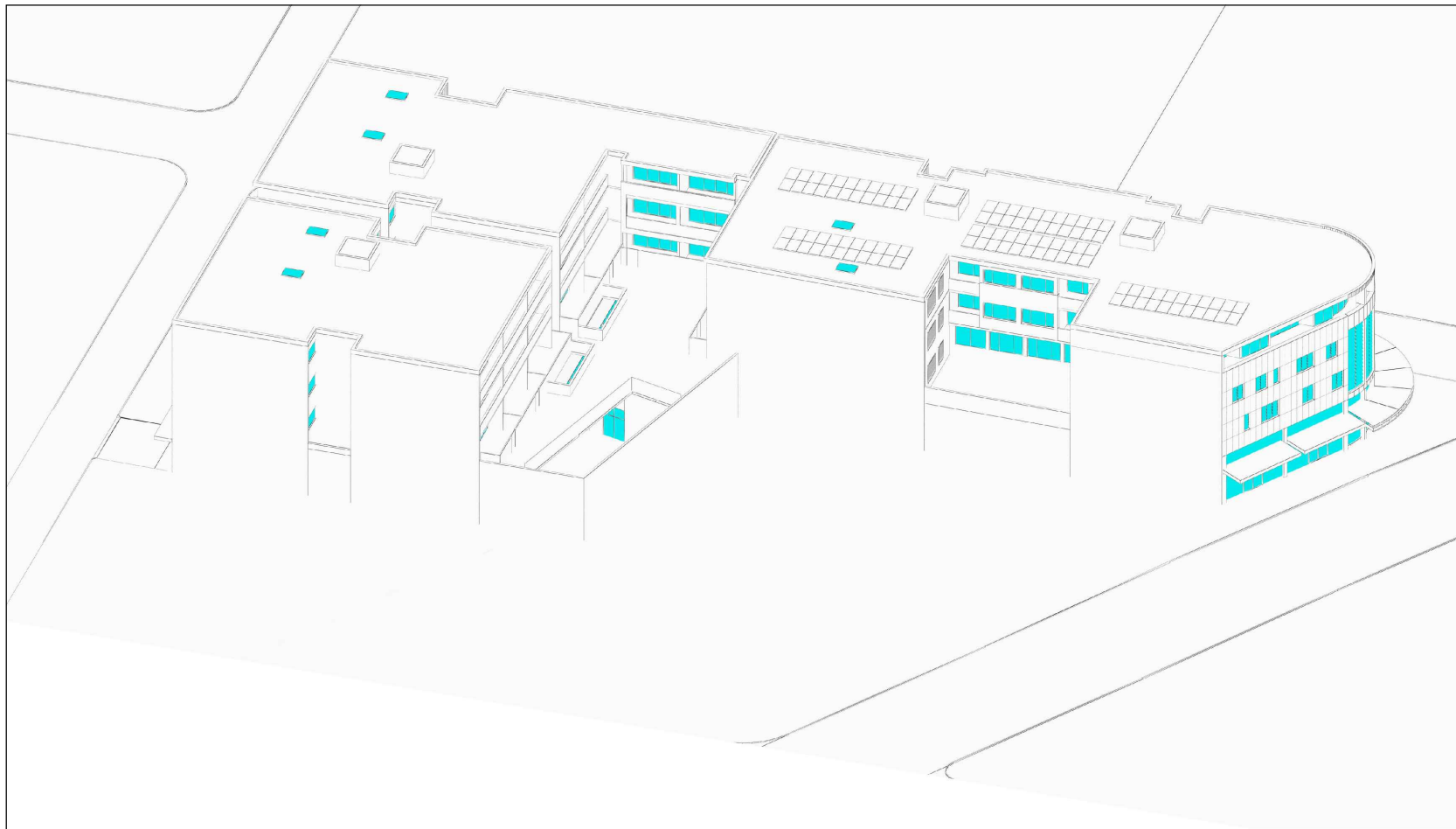
Drawing
**VIEWS FROM THE SUN
MID WINTER 21st JUNE**

Scale	NTS	Drawn	JL
File	DA L3a Pittwater Rd Brookvale Shadows.dwg		
Plotted	14/05/2024 10:47 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No:	A15A

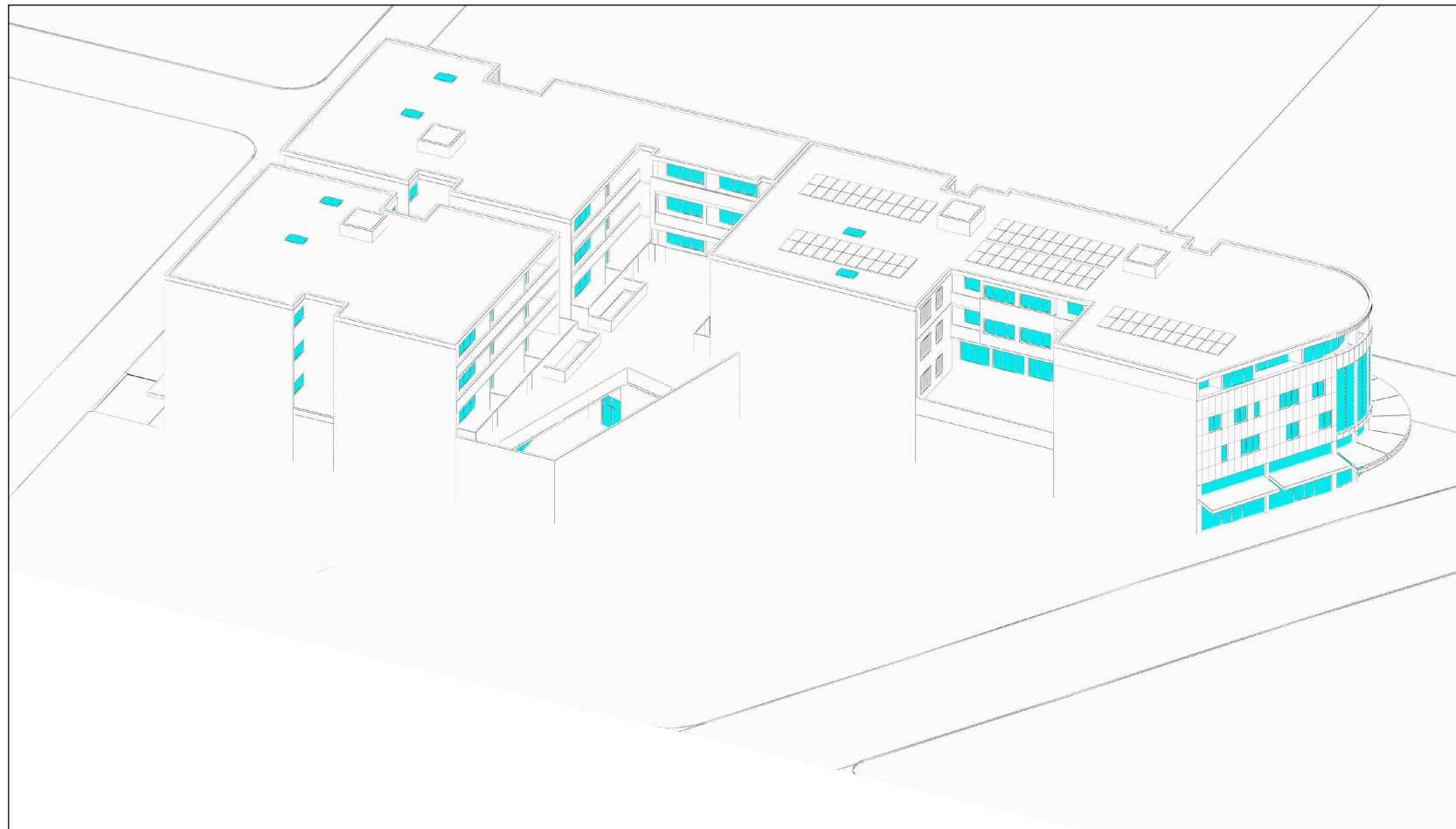
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



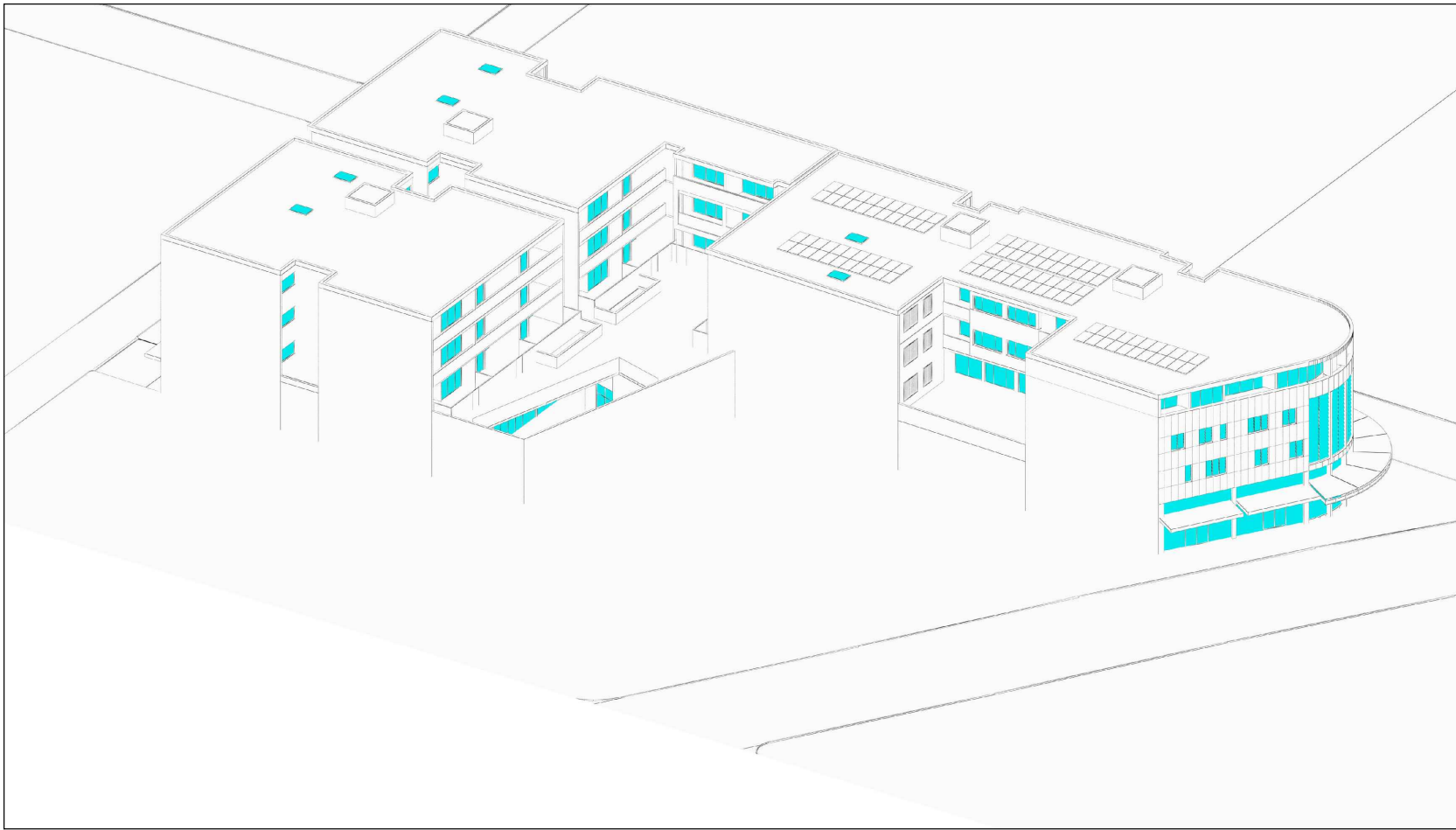
12 NOON



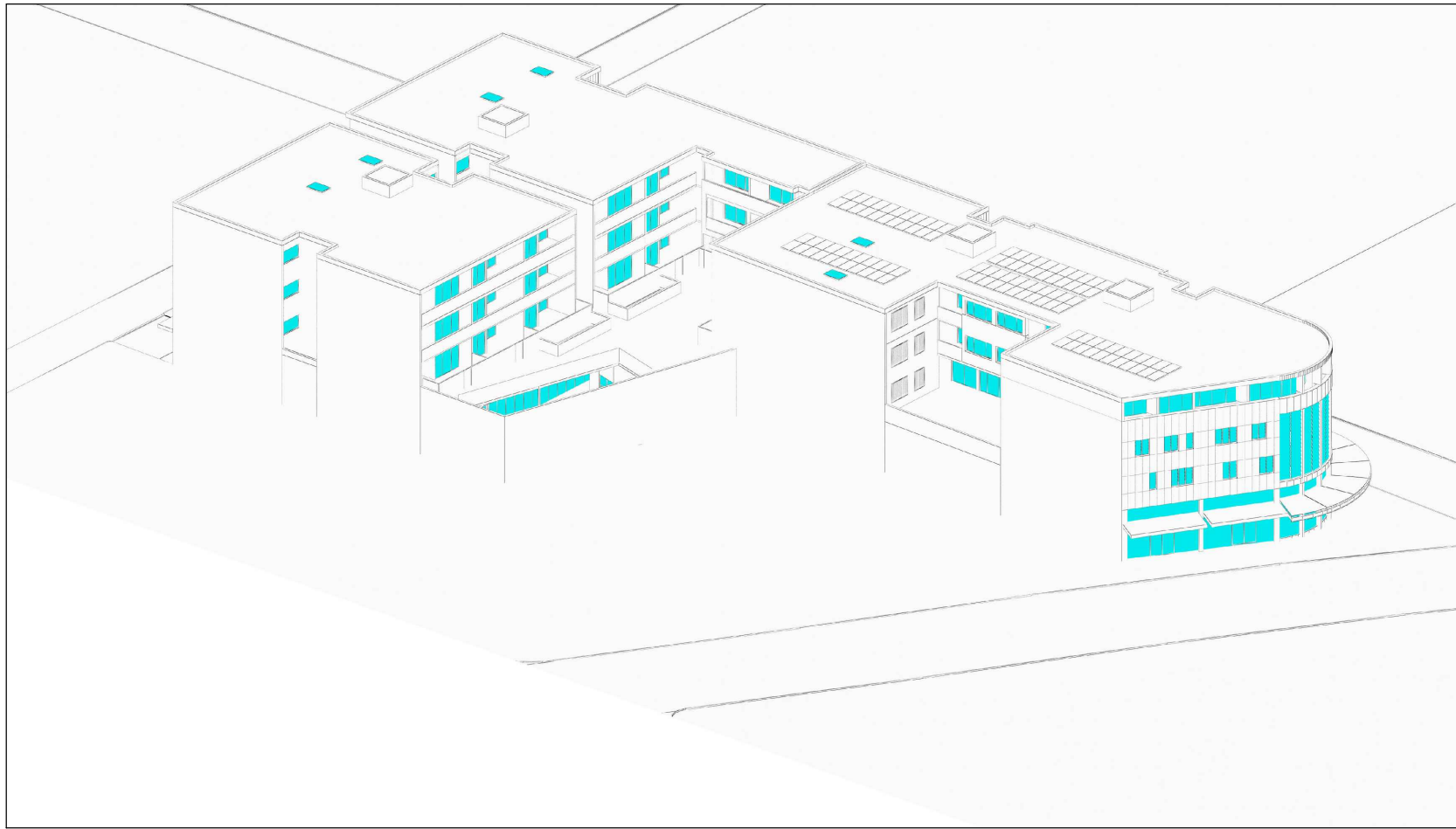
12:30PM



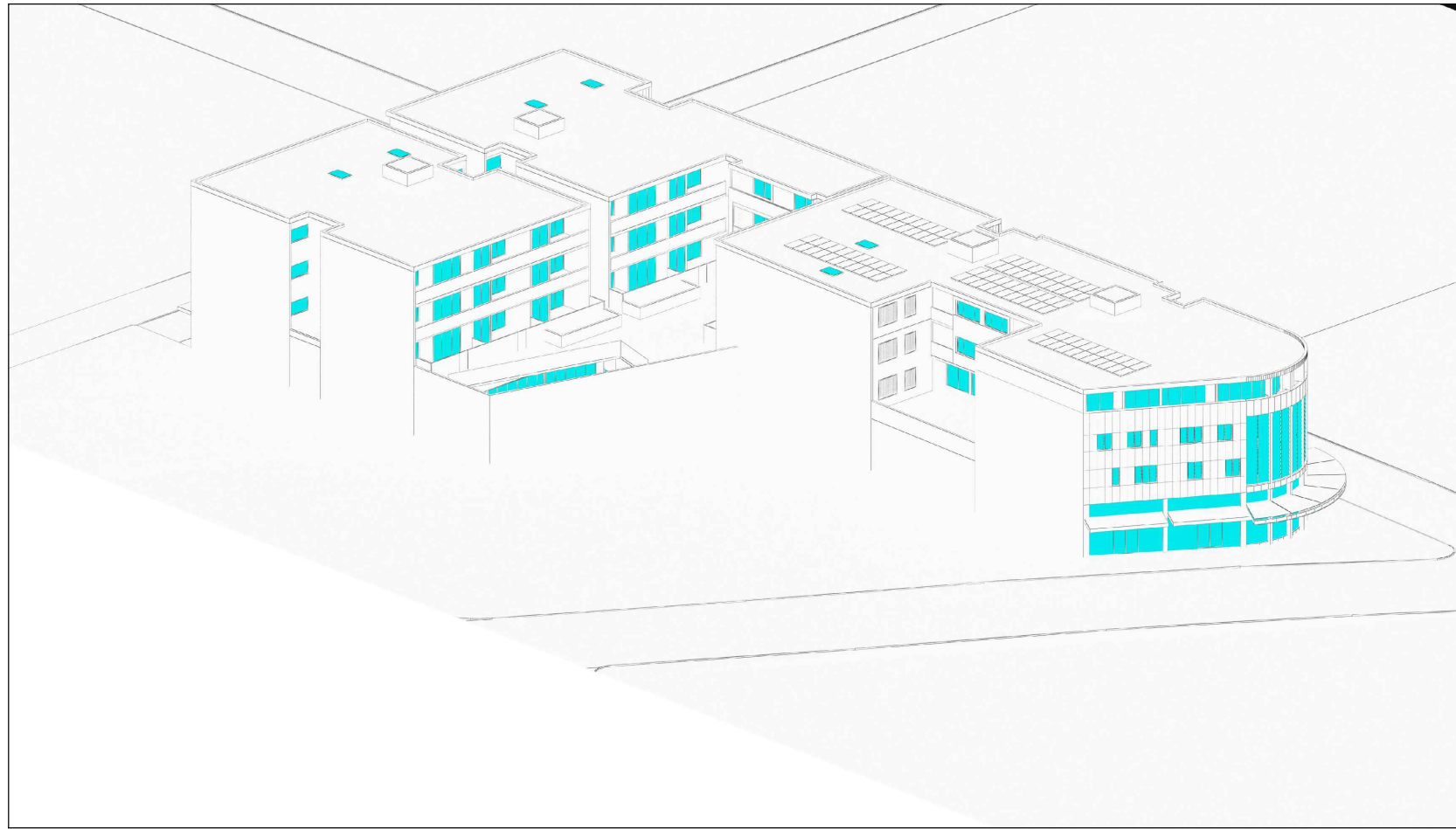
1PM



1:30PM



2PM



2:30PM



3PM

LEGEND

A	14.05.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
**BROOKVALE PROPERTY
INVESTMENT TRUST**

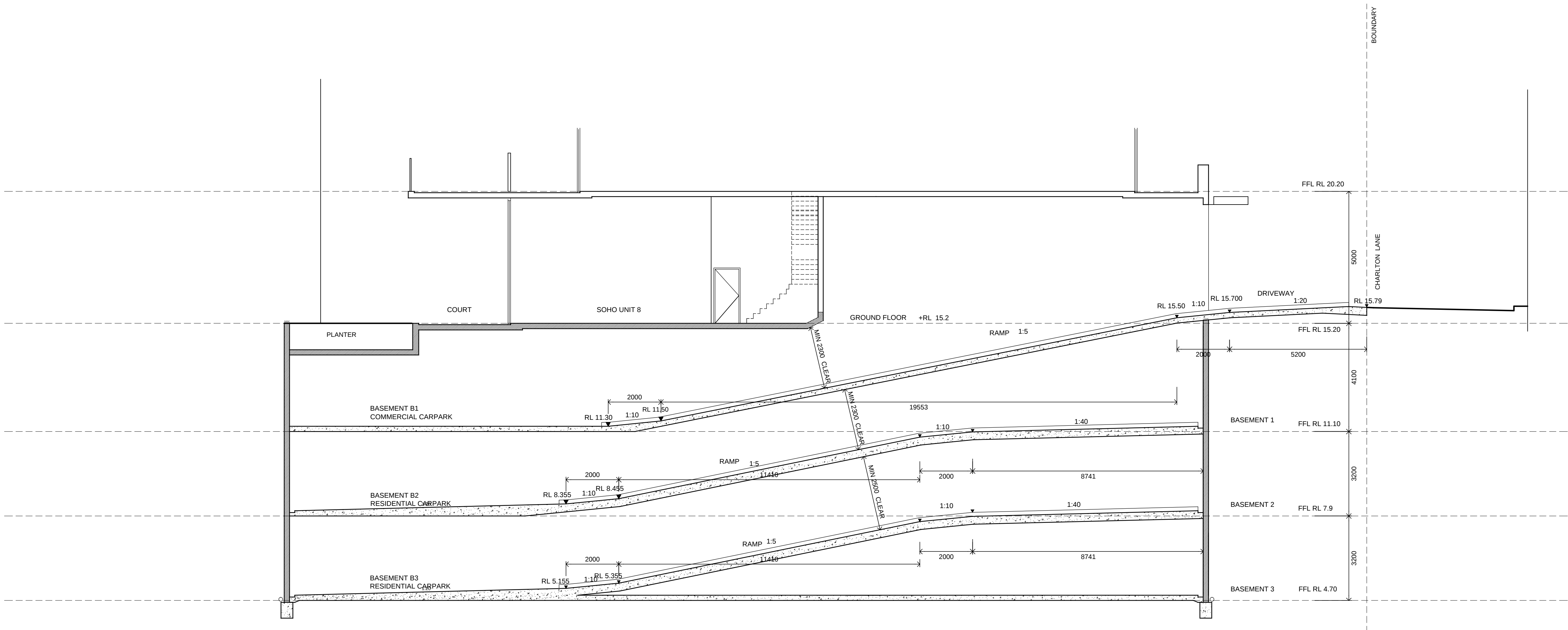
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
**VIEWS FROM THE SUN
MID WINTER 21st JUNE**

Scale	NTS	Drawn	JL
File	DA L3a Pittwater Rd Brookvale Shadows.dwg		
Plotted	14/05/2024 10:47 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No:	A16A

© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.



DRIVEWAY/RAMP SECTION 1:50

LEGEND

A	14.05.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
**BROOKVALE PROPERTY
INVESTMENT TRUST**

Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
DRIVEWAY SECTION

Scale	1:50	Drawn	BR
File	DA L3b Pittwater Rd Brookvale.dwg		
Plotted	14/05/2024 10:59 AM		
Job No	1802	Checked	BR
Version	DA	Drawing No:	A17A

© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.

— DA REVISIONS

B	17.04.25	DA L3 REVISIONS
A	05.07.24	DA L3 ISSUE
ISSUE	DATE	AMENDMENTS



Barry Rush & Associates Pty Ltd
Architects. Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client

**BROOKVALE PROPERTY
INVESTMENT TRUST**

Project
638 PITTWATER RD
BROOKVALE

Lot 1 in DP 1001963

Drawing

EXTERNAL COLOUR SCHEDULE

Scale NTS Drawn BR

File DA L3D Pittwater Rd Brookvale.dwg

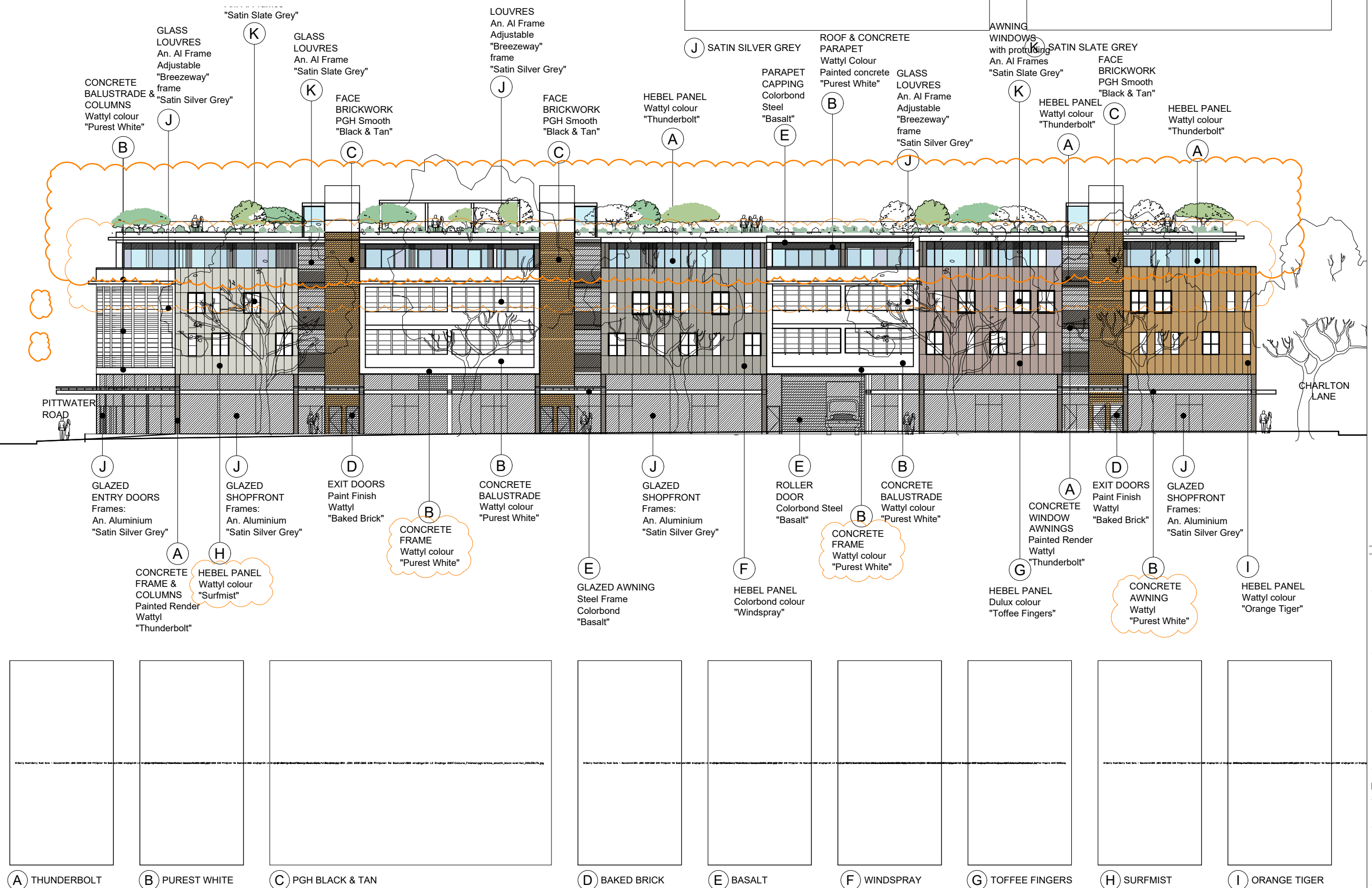
Plotted 17/04/2025 11:13 AM

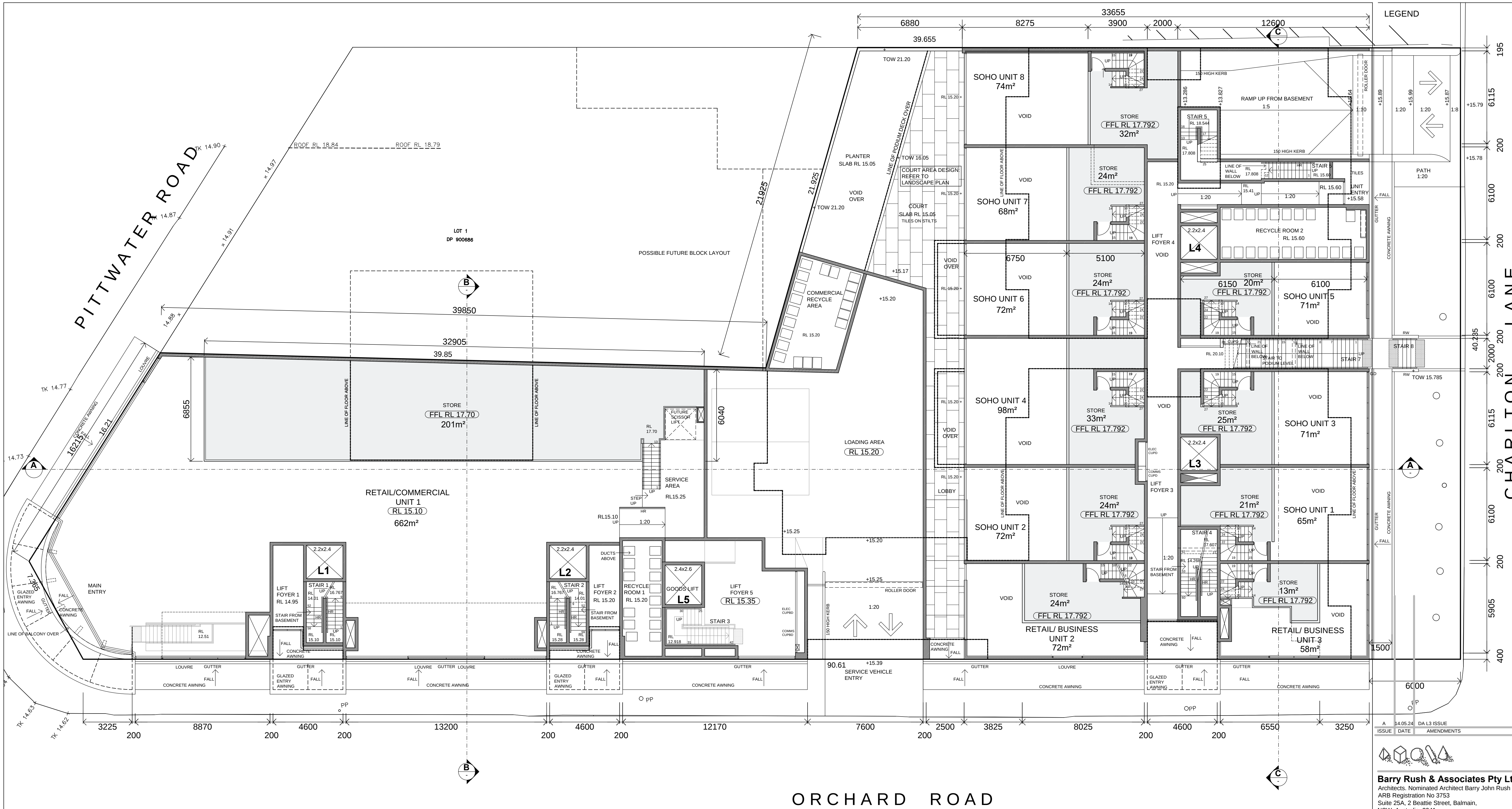
Job No 1802 Checked

Version DA Drawing No: **A18A**

© COPYRIGHT BR&A P/L

Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.





MEZZANINE FLOOR PLAN

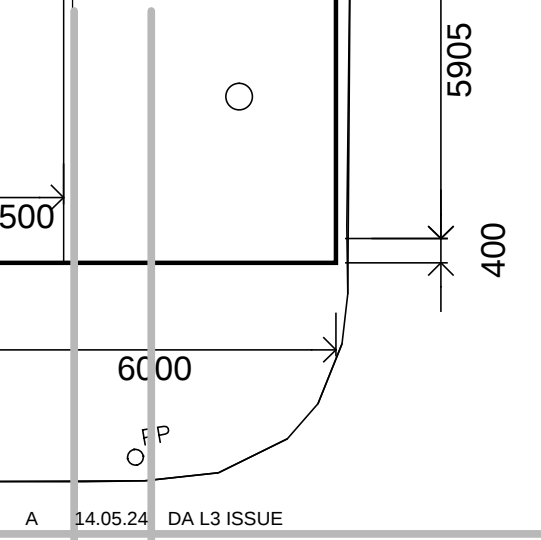
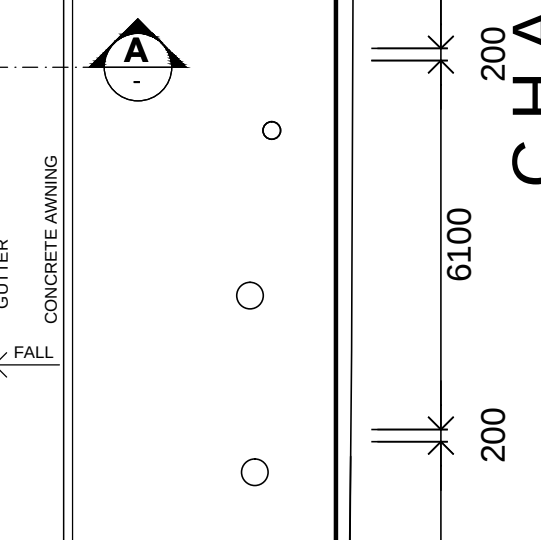
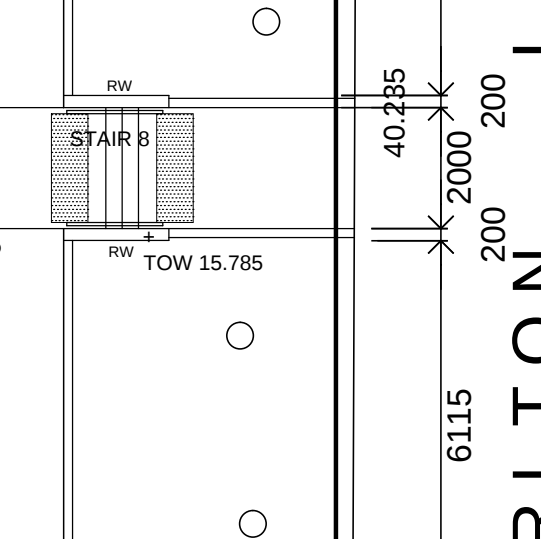
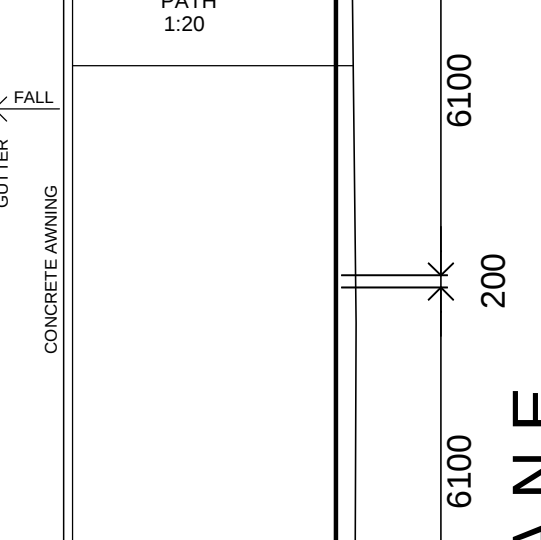
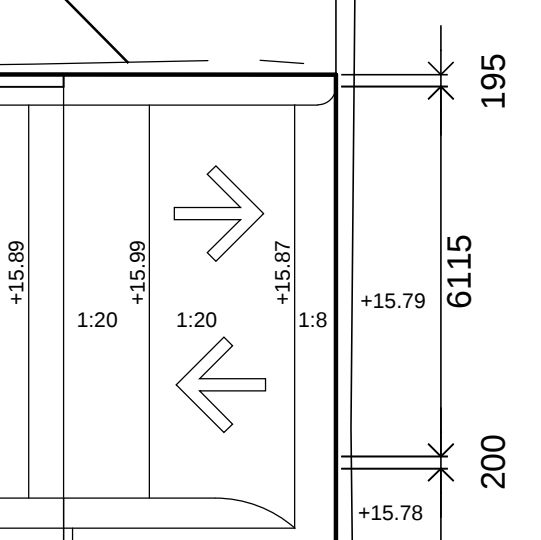
SCALE (METRES) 1:200 AT A3

0 1 2 3 4 5 10 20

DATA TABLE

UNIT	GROUND FLOOR AREA	MEZZANINE FLOOR AREA
RETAIL 1	662m ²	201m ²
RETAIL 2	72m ²	24m ²
RETAIL 3	58m ²	13m ²
SOHO 1	65m ²	21m ²
SOHO 2	72m ²	24m ²
SOHO 3	71m ²	25m ²
SOHO 4	98m ²	33m ²
SOHO 5	71m ²	20m ²
SOHO 6	72m ²	24m ²
SOHO 7	68m ²	24m ²
SOHO 8	74m ²	32m ²

LEGEND



Barry Rush & Associates Pty Ltd
Architects, Nominated Architect Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Ph: (612) 9555 8028 Email: barry@barryrush.com.au
www.barryrush.com.au

Client
BROOKVALE PROPERTY INVESTMENT TRUST

Project
638 PITTWATER RD BROOKVALE

Drawing
MEZZANINE FLOOR LEVEL

Lot 1 in DP 1001963

Version DA Drawing No: **A19A**

Scale 1:125 Drawn BR
File DA L3b Pittwater Rd Brookvale.dwg
Plotted 14/05/2024 10:59 AM
Job No 1802 Checked BR
© COPYRIGHT BR&A P/L
Do not scale off this drawing. Use figured dimensions only.
Verify all dimensions on site.