BELROSE RB1 Pty Ltd

Water and Sewer Servicing Assessment & Strategy:
Lot 9 DP 737255,
171 Forest Way, Belrose, NSW

P2108124JR03V02
July 2022

martens consulting engineers

ENVIRONMENTAL

WATER

WASTEWATER

GEOTECHNICAL

CIVIL

PROJECT MANAGEMENT

Limitations Statement

The sole purpose of this report and the associated services performed by Martens & Associates Pty Ltd is to prepare a water and sewer servicing assessment & strategy report in accordance with the scope of services set out in the contract / quotation between Martens & Associates Pty Ltd and BELROSE RB1 Pty Ltd (hereafter known as the Client). That scope of works and services were defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Martens & Associates Pty Ltd derived the data in this report primarily from a number of sources which may include for example site inspections, correspondence regarding the proposal, examination of records in the public domain, interviews with individuals with information about the site or the project, and field explorations conducted on the dates indicated. The passage of time, manifestation of latent conditions or impacts of future events may require further examination / exploration of the site and subsequent data analyses, together with a re-evaluation of the findings, observations and conclusions expressed in this report.

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Head Office
Suite 201, 20 George St
Hornsby, NSW 2077, Australia
ACN 070 240 890 ABN 85 070 240 890
Phone: +61-2-9476-9999
Fax: +61-2-9476-8767
Email: mail@martens.com.au
Web: www.martens.com.au

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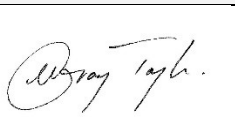
Author(s)	Reviewer(s)	Project Manager	Signature
Ramin Kolahdoozha	Soroush Ziaee Gray Taylor	Gray Taylor	

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All enquiries regarding this project are to be directed to the Project Manager.

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1 Introduction

1.1 Overview

Martens and Associates Pty Ltd (MA) have been engaged to develop a preliminary water and sewer servicing strategy to support a development application (DA) for proposed senior living development at 171 Forest Way, Belrose, NSW (the site).

Existing services within and adjacent to the site have been identified that can potentially service the proposed development via direct connection or extension, and is based on information provided in a Sydney Water feasibility letter dated 7th September 2021 (Attachment A).

1.2 Scope

The scope of the report includes:

1. Locate existing utility services near to the site.
2. Determine likely demand for the service from the proposed development.
3. Comment on the likely capacity of the existing infrastructure to service the proposed development.

1.3 Proposed Development

We understand that the proposed senior living development is to consist of the following key elements:

- 35 x 2,3,4 bedrooms senior living apartments.
- General landscaping and shared recreation area consisting of lawn and picnic area.
- Total Car spaces 72 spaces.
- Site stormwater management system.
- Pump to sewer arrangement.
- Sydney Water 150/200 mm water main extension to site.

Refer to Attachment B for proposed development plans.

1.4 Site Description

Site description is summarised in Table 1.

Table 1: Site summary.

Element	Detail
Site address	171 Forest Way, Belrose, NSW
Lot/DP	Lot 9 DP 737255
Local Government Area (LGA)	Northern Beaches Council (NBC)
Zoning	Under deliberation, as 'deferred matter'
Current land use	Residential
Proposed land use	Residential
Surrounding land uses	Residential, rural residential, bushland

2 Water Servicing

2.1 Water Servicing Strategy

The existing site is currently serviced by an onsite water supply system and is not currently connected to the Sydney Water mains network.

The attached Sydney Water feasibility letter indicates the following:

1. Sydney Water has an existing 200 mm water main in Ralston Avenue and a 150 mm water main in Childs Circuit. Refer to Attachment C for Sydney Water Dial Before You Dig (DBYD) Plans showing these services.

2. Either water mains are available for connection.

3. A 150 mm main extension is required for either of these connection points.

4. Approval for a water connection to service the proposed development is required. This should take place at the detailed design stage.

5. Appropriate backflow prevention is required.

Sydney Water network plans generated by a DBYD information request are included in Attachment C.

2.2 Water Demand Rates

Demand for potable water from the development was calculated using the Water Supply Code of Australia, WSA 03-2011-3.1 and is summarised in Table 2.

Sydney Water have analysed these demand rates as part of their feasibility study and determined that the two water mains put forward have enough capacity to meet this peak demand.

A connection will be required to service the proposed development. This will involve applying to Sydney Water via a Water Servicing Coordinator once a hydraulic layout and a list of all fixtures and fittings are known. These details are to be confirmed at the detailed design stage.

Table 2: Water supply demand calculations

Element	Value	Units
Net hectare [1]	1.2473	ha
Number of units [2]	35	unit
Units per net ha [3]	28.06	units / net ha
Average Day Demand per unit [4]	0.7	kL/unit/day
Average Day Demand [5]	24.5	kL/day
Max Day Demand per unit [4]	1.6	kL/unit/day
Max Day Demand [6]	56	kL/day
Max Hour Demand [7]	1.42	L/s

Notes
1. Based on site area (1.085 ha) plus half of the front road areas (72.3x33/2+42.7x20.12/2=0.1623 ha).
2. Based on 35 (2,3,4 bedrooms) senior living apartment.
3. No of units divided by net hectare.
4. Based on town house <30 units / net ha (Water Supply Code of Australia, WSA 03-2011-3.1, Table SW2.2).
5. Average day demand per unit multiplied by no of units.
6. Max day demand per unit multiplied by no of units.
7. Max day demand multiplied by peak hour factor of 2.2 (based on Water Supply Code of Australia, WSA 03-2011-3.1, Table SW2.2) with unit conversion.

2.3 Fire Services Demand

An internal fire hydrant service will need to be provided to service the proposed development.

In accordance with AS 2419 (2014) Table 2.2 for Class 2 buildings greater than 3 storeys with fire compartments less than 500 m^2, only 1 fire hydrant is required to flow simultaneously.

Hydrant performance (attack hydrant) specification is 10 L/s at 25 m residual head pressure (i.e. 250 kPa) in accordance with AS 2419 (2014) Table 2.7. Hydrants should be positioned to ensure that all areas may be reached by a 10 m jet of water from a 60 m length of hose attached to a hydrant. Attack fire hydrants shall be above ground, have two outlets, each individually valve controlled.

Sydney Water have considered these flow demands and determined that the two connection points have enough capacity to meet these flows.

Depending on the size of connection to the site, number of external hydrants required, and whether internal hydrants will be used, a booster pump assembly may be required to maintain the minimum required

pressure mentioned above and is to be confirmed at the detailed design phase.

2.4 Preliminary System Design

According to the Sydney Water feasibility letter the two proposed connection points put forward have adequate capacity to service the proposed development in terms of flow. In terms of pressure requirement, a booster pump assembly may be required for fire services demand and is to be confirmed at the detailed design stage.

2.5 Operational Management

1. All system manual shut-off and backflow prevention valves and plumbing connections shall be inspected on a six-monthly basis by a qualified plumber.

2. All hydrants and other fire protection system components should be tested and certified in accordance with AS 1851-2012 and manufacturers specifications by a suitably qualified person.

3 Sewer Servicing

3.1 Existing Sewer Infrastructure

Currently, the property is serviced by an on-site septic tank in the south-west corner of the site as there is no connection to the Sydney Water sewer network. Sydney Water plans are included in Attachment A showing the local sewer network.

A sewer main located outside 75 Childs Circuit (approximately 350 m south east of the site) services residential lots south of the site. The sewer main is a 150 mm PVC main and has a maintenance hole and vent shaft. There is already a 63 mm rising main connection to this node.

Additionally, there is another 150 mm PVC sewer main on the western portion of Childs Circuit (18 Childs Circuit) with 2 manholes either side of the road way, approximately 200 m south of the site.

3.2 Sewer Servicing Strategy

The scope of this sewer strategy includes:

1. Estimate sewage generation rates.
2. Propose a preliminary concept system design.
3. Document broad operating requirements.

As on-site Wastewater management is not feasible due to shallow soils, steep slopes, and insufficient site area being available for onsite assimilation of the predicted treated wastewater volume, therefore Sydney Water is prepared to accept a pump to sewer service. The provided sewer main connection point is the 150 mm main located outside 75 Childs Circuit, as indicated in the marked-up Sydney Water plan (Attachment D). The following are Sydney Water's connection requirements:

1. Pump to Sydney Water's sewer network at a maximum flow rate of 2 L/s.
2. Construct a waste water main extension to serve the development, discharging to the manhole outside 75 Childs Circuit.

The connection point proposed by Sydney Water is not as convenient as the sewer manhole on the western portion of Childs Circuit at number 18. Sydney Water would not comment on the suitability of this potential connection point when queried. The use of this connection point is

therefore considered an opportunity to be explored further at the detailed design stage. The proposed rising main routes are shown in Attachment D.

3.3 Sewer Generation Rates

Sewer flows for the development were calculated using the Sewerage Code of Australia, WSA 02-2002-2.2 and are summarised in Table 3. Groundwater infiltration was assumed to be zero as the proposed development will most likely utilise new uPVC pipework.

Table 3: Sewer demand calculations

Element	Value	Units
Number of units [1]	35	Each
Total Equivalent Population [2]	105	EP
Average Dry Weather Flow (ADWF) [3]	0.22	L/s
Gross hectarage (A) [4]	1.2473	ha
Peak Dry Weather Flow (PDWF) [5]	1.57	L/s
IIF [6]	1.52	L/s
GWI [7]	0.02	L/s
PWWF Design Sewer Flow [3]	3.11	L/s

Notes

1. Based on 35 (2,3,4 bedrooms) senior living apartment.
2. Number of units multiplied by 3.0 Equivalent Population/dwelling based on 'single occupancy medium density dwelling units' (Sewerage Code of Australia, WSA 02-2002-2.2 Sydney Water Edition Version 3, Table A1).
3. Total Equivalent Population multiplied by 0.0021 (based on Sewerage Code of Australia, WSA 02-2002-2.2 Sydney Water Edition Version 3, Appendix B, Section B2) with unit correction.
4. Based on site area (1.085 ha) plus half of the front road areas (72.3x33/2+42.7x20.12/2=0.1623 ha).
5. Based on peaking factor of d = 7.136 calculated for gross hectarage using the 'd' correlation formula (based on Sewerage Code of Australia, WSA 02-2002-2.2 Sydney Water Edition Version 3, Appendix B, Section B2) with unit correction.
6. Calculated for rainwater dependent inflow and infiltration (IIF) using the formula (Sewerage Code of Australia, WSA 02-2002-2.2 Sydney Water Edition Version 3, Appendix B, Section B4) based on Aeff = 0.96, C = 0.7 (soil aspect of low impact and defect aspect of average) and I = 81.1 (based on I1,2 = 32.5, Factor (size) = 1.516 and Factor (contamination) = 1.646).
7. Calculated for Ground water infiltration (GWI) using the formula (Sewerage Code of Australia, WSA 02-2002-2.2 Sydney Water Edition Version 3, Appendix B, Section B3) based on Portion wet = 0.7, GWI = 0.025xAx Portion wet=0.025x1.2473*0.7=0.02 L/s.

3.4 Concept System Design

The proposed pump to sewer system component design is provided in Table 4. Design specifications are as follows:

1. Gravity sewer drainage of the proposed development to an onsite pumping station, located to the south east of the site's developed area. Gravity sewer drainage design is to occur at the detailed design stage.

2. An onsite sewer pumping station discharging to Sydney Water's sewer network at a maximum flow rate of 2 L/s. The pumping station is to be fitted with a dual (duty and standby) operation transfer pump (pump type to be confirmed at the detailed design stage). Connection to Sydney Water's sewer network is to be designed and approved by Sydney Water at the detailed design stage.

3. Intermediate and high-level alarms are to be provided on sewer holding tanks.

4. Pump station capacity of 78.05 kL, as detailed in Table 4.

5. Final location and the arrangement of sewer and pump station components are to be confirmed during detailed design.

6. Control shed or similar area to contain electrical control boards, maintenance register and ancillary items relating to the pump to sewer system.

7. The rising main from the sewer pump station is likely to consist of a DN80 PE discharge line connecting to the sewer manhole outside 75 Childs Circuit, as indicated by the marked up DBYD plan (Attachment D).

8. Provision of a 3.0m wide access way for a medium rigid vehicle (MRV) for emergency and maintenance access to the sewer pump station and holding tank.

Table 4: Pump to sewer system component design.

Element	Value	Units
Wet weather overflow storage [1]	55.44	kL
Additional emergency storage [2]	22.61	kL
Total onsite storage [3]	78.05	kL
Pumping station discharge rate (maximum) [4]	2	L/s

Notes
1. Volume generated from ground water infiltration and rainfall inflow over 10 hours. Wet weather overflow storage=GWI+IIF (over 10 hours) = (0.02*3600/1000+1.52*3600/1000) x10) =55.44 kL
2. Volume generated from 24 hours of average dry weather flow (ADWF) = 0.22*3600*24/1000 = 19kL or 4 hours of peak daily dry weather flow (PDWF) = 1.57*3600*4/1000 = 22.61 kL, whichever is greater.
3. Sum of wet weather overflow and additional emergency storage excluding operational storage.
4. Sydney Water maximum allowable flow rate.

3.5 Operational Management

3.5.1 Visual Impact

All tanks, pumps, and lines will largely be below ground and therefore will have minimal visual impact.

3.5.2 Noise Considerations

All wastewater transfer pumps will be submersible pumps (ie. operate below water level). Impact assessment for the operation of the pump station is as follows:

1. Pumps will not generate nuisance noise to any nearby buildings due to pumps being submersed and encased in a sealed tank below ground.

2. The pump to sewer system is not expected to generate excessive nuisance noise levels impacting on either proposed units or existing adjacent dwellings along Forest Way.

3.5.3 Odour Considerations

A vent with attached scrubber is to be located to the east of the site away from units to reduce likelihood of nuisance odours.

3.5.4 Emergency Response

The proposed system provides holding capacity of generated sewer volumes from the following:

1. 24 hours storage of normal sewer flows or 4 hours of peak daily dry weather flows (PDWF).

2. Plus 10 hours storage of rainfall dependent inflow and infiltration.

The proposed holding tank provides adequate reserve storage volume and therefore time to respond to possible emergencies. Table 4 outlines storage volumes provided.

In the event of equipment failure, extended power failure or excessive flows to the onsite sewer system, provision is to be made allowing pump out of the holding tank or emergency maintenance. The proposed tank location is to allow for a 3.0 m wide access way accommodating a medium rigid vehicle (MRV) to turn around for emergency and maintenance purposes.

4 References

Water Services Association of Australia (2011) *Sewerage Code of Australia – Sydney Water Edition Version 3.*

Water Services Association of Australia (2011) *Water Supply Code of Australia – Sydney Water Edition Version 3.1.*

Standards Australia (2005) *AS 2419.1-2005 Fire Hydrant Installations.*

5 Attachment A – Sydney Water Feasibility Letter

Case Number: **193084**

September 7, 2021

Belrose RB1 Pty Ltd
c/- QALCHEK PTY LTD

Feasibility Letter

Developer:	**Belrose RB1 Pty Ltd**
Your reference:	**PM 28209**
Development:	**Lot 9 DP737255 171 FOREST WAY, Belrose**
Development Description:	**Proposed Seniors Living Development of 29 Apartments and 6 NDIS Units**
Your application date:	**July 23, 2021**

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
  or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting Plumbing, building & developing page on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (WSC).**

   You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

   You'll find a list of WSC's at Listed providers on our website.

   The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).

3. **Developer Works Deed**

   After the WSC has submitted your new application, they'll receive our Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After we've signed the documents, one copy will be returned to the WSC.

   The Deed sets out for this project:
   - your responsibilities
   - our responsibilities
   - the Provider's responsibilities.

   You must do all the things that we ask you to do in that Deed. This is because your development does not have water and sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

   Note: The Coordinator must be fully authorised by us for the whole time of the agreement.

4. Water and Sewer Works

4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- The property does not have frontage to a reticulation size watermain.
- A 150mm water main extension will be required to service the proposed development.
- Two potential connection points for a water main extension are available:
  - **200mm water main in Ralston Avenue**
  - **150mm water main in Childs Circuit**
- The WSC will need to present the preferred servicing method as part of any future Section 73 application.
- If the development needs a larger size watermain for fire fighting purposes, this should be part of the presentation.

- **You must construct a water main extension to serve your development**. These works must be constructed by a constructor with the appropriate capability. **Your Coordinator will be able to provide further advice about this.**

4.2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

We've assessed your application and found that:

- The development site is located within a catchment which is currently not serviced by an existing Sydney Water sewer main.
- The Developer will need to investigate on-site wastewater management as a servicing option.
- If on-site management is not feasible or not permitted by Council, the WSC will need to provide a concept wastewater servicing solution to connect to the Sydney Water network.
- The preferred servicing would involve the creation of a connection point within the boundary of the development.

- An options study, that investigates gravity and low pressure extensions to the Sydney Water network is recommended, each option would have a life-cycle costing as part of the options assessment.
- The options report would recommend a preferred solution.
- Sydney Water would provide comment on the report and may endorse one of the options as the preferred option.

- **The following general information is provided to assist the WSC/Developer when considering the possible options**. Especially if a private pump to sewer servicing option for the proposed development is to be considered as one of the options. This is not a preferred solution.

General and Route of Private rising main

- **Joint private pump to sewer services will not be permitted**.
- As part of the design and construction of the private rising main you will need to ensure that sufficient clearances are maintained between water, sewer and other services and structures to allow for proper inspection, maintenance and repair of Sydney Water's assets on the future. Details can be obtained from the relevant Australian codes i.e. Water supply, Wastewater codes of Australia and the Asset adjustment and protection manual.
- The design of the private rising main demonstrating the compliance with the relevant code requirements should be submitted to Sydney Water for review.
- It is also recommended that the developer takes the opportunity to incorporate the private sewer rising main into the Sydney Water Geographic information System 'HYDRA'. This will require a surveyed Work As Constructed drawing, which would ensure the private sewer main can be identified on the Dial Before You Dig (DBYD) free national referral service designed to prevent damage and disruption to the vast pipe and cable networks.
- Sydney Water cannot permit the location of the private sewer rising main within the water main street allocation along the Forest Way. The developer will need contact the other impacted authorities to obtain the appropriate approval for the location and installation of the private sewer rising main along any road i.e. Local Council and or Gas, electricity etc.

System Capacity:

- Discharge flow rate limited to a maximum 2 l/s.

Connection point:

- A proposed connection point to the existing 150mm wastewater main located in Childs Circuit in front of 75 Childs Circuit, Belrose, constructed under CN 37261. Records show that the connection point has an existing 63mm sewer pressure main discharging to this sewer main and must be considered when designing any additional connection. It is understood that this private pressure main services the development along William Lord Place.
- A similar situation exists adjacent to 18 Childs Cct, where the development under Case 178099 has constructed an extension and then connected to the wastewater. This infrastructure is not yet in HYDRA.
- Any proposed discharge manhole may require a protective coating installed to prevent internal corrosion from H_2S (Hydrogen Sulphide). Please refer to Section 10.11.2 in the Sewerage Pumping Code of Australia WSA 04-2005-2.1 (Sydney Water 2012).
- Any works on the Sydney Water wastewater infrastructure must be carried out according to the Sewerage Code of Australia WSA 02-2002-2.2 (Sydney Water Edition 1 – Version 3) and or Sewerage Pumping Code of Australia WSA 04-2005-2.1 (Sydney Water 2012).

Wastewater Quality:

- It must be noted that depending on the length of any proposed private rising main it may contribute to both corrosion and odour problems in the our sewage system (refer to Section 2.4 in the Sewerage Code of Australia WSA 02-2002-2.2 (Sydney Water Edition1 – Version 3).The proponent will be required to obtain professional advice which will include a report detailing measures required to reduce septicity and odour control, at their cost.
- The owner will need to demonstrate that any private pump and rising main meets septicity and odour control requirements. Please refer to Section 2.8 and 2.9 in the Sewerage Pumping Code of Australia WSA 04-2005-2.1 (Sydney Water 2012)
- The trade waste acceptance limits for domestic and non-domestic substances shall be observed such:
    - >7<10 = pH
    - <5 ml/l= sulphides

- 10 ppm hydrogen sulphide.

- The above information is provided as a guide for the developer to assess their private pump to sewer proposal under this case. The developer must submit a report, including calculations, which will need to be endorsed by Sydney Water network operations under this case.
- If the proposal is endorsed and the developer completes the wastewater requirements under this case, a pump to wastewater connection approval application must be made via a Tap In™.

- Depending on the complexity of servicing proposal due to local conditions, your Water Service Coordinator may advise that it is necessary to engage a range of service providers to complete the concept documentation.

- If the above conditions cannot be adequately addressed the pump to sewer option will not be endorsed and the developer must adopt a preferred servicing method or contact Council regarding a private onsite wastewater management system to service the proposed development.

- **You must construct a wastewater main extension to serve your development**. The terms of the Deed define this extension as 'Major Works'. **Your Water Servicing Coordinator can provide more information about this.**

- Because your development requires adjustment/deviation of a "live" wastewater main you must work with your WSC to ensure that:
  - Your Building Plans are approved prior to temporary pipework and excavation
  - You submit your temporary pipework design (if required) with your permanent wastewater deviation design for approval
  - Accept in writing to bonding conditions that will be provided in the Bond Agreement
  - Submit your Bond and signed Bond Agreement
  - Submit the Construction Commencement Notice for construction of the temporary pipework
  - Have your temporary pipework constructed by a listed provider, and then
  - Complete your permanent deviation works.

Funding of works

Under our 'Funding of infrastructure to service growth' policy we **may** agree to contribute towards a portion of the cost of the works you are required to build. This is done either by our Schedule of Rates or via the Procurement process. Your WSC can advise you in relation to this policy, the likelihood of us sharing a portion of the cost and the process you need to satisfy our probity requirements.

If you do choose to request a quote through the Schedule of Rates for our contribution you will avoid going through the full procurement process. Your WSC can advise you of this option.

The funding assessment will be made at the detailed design stage, prior to any construction works commencing. A firm commitment would not be made by us until we:

- Have reviewed the detailed design
- Have reviewed the detailed construction quotations needed to meet our probity requirements
- Come to an agreement on the amount.

5. Ancillary Matters

5.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of

mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design, and construction costs **directly to your suppliers**. Additional costs payable to us may include:

- water main shutdown and disinfection
- connection of new water mains to our system(s)
- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your WSC can tell you about these costs.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at in our Tap in™ system Sydney Water Tap in ™.

This is not a requirement for the Certificate, but the approval is needed because the construction/building works may affect our assets (e.g. water, sewer, and stormwater mains).

If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site it must be referred to us for a detailed review.

Your Coordinator can tell you about the approval process including:

- Possible requirements
- Their costs
- Timeframes.

If your building plans need to be referred to us for detailed review you will be required to pay us for the costs associated with the detailed review.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http://www.waterrating.gov.au/
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's **customer contract** Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/ or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in ™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main will be available, once you have completed your drinking water main construction to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in ™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. We may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs
- the installation of backflow prevention devices;
- trade waste requirements
- large water connections and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END

6 Attachment B – Proposed Development Plans

BELROSE PAVILIONS
171 FOREST WAY BELROSE

LIST OF DRAWINGS

LOCATION DIAGRAM

NORTH

LEGEND

ISSUE	DATE	AMENDMENTS
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Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

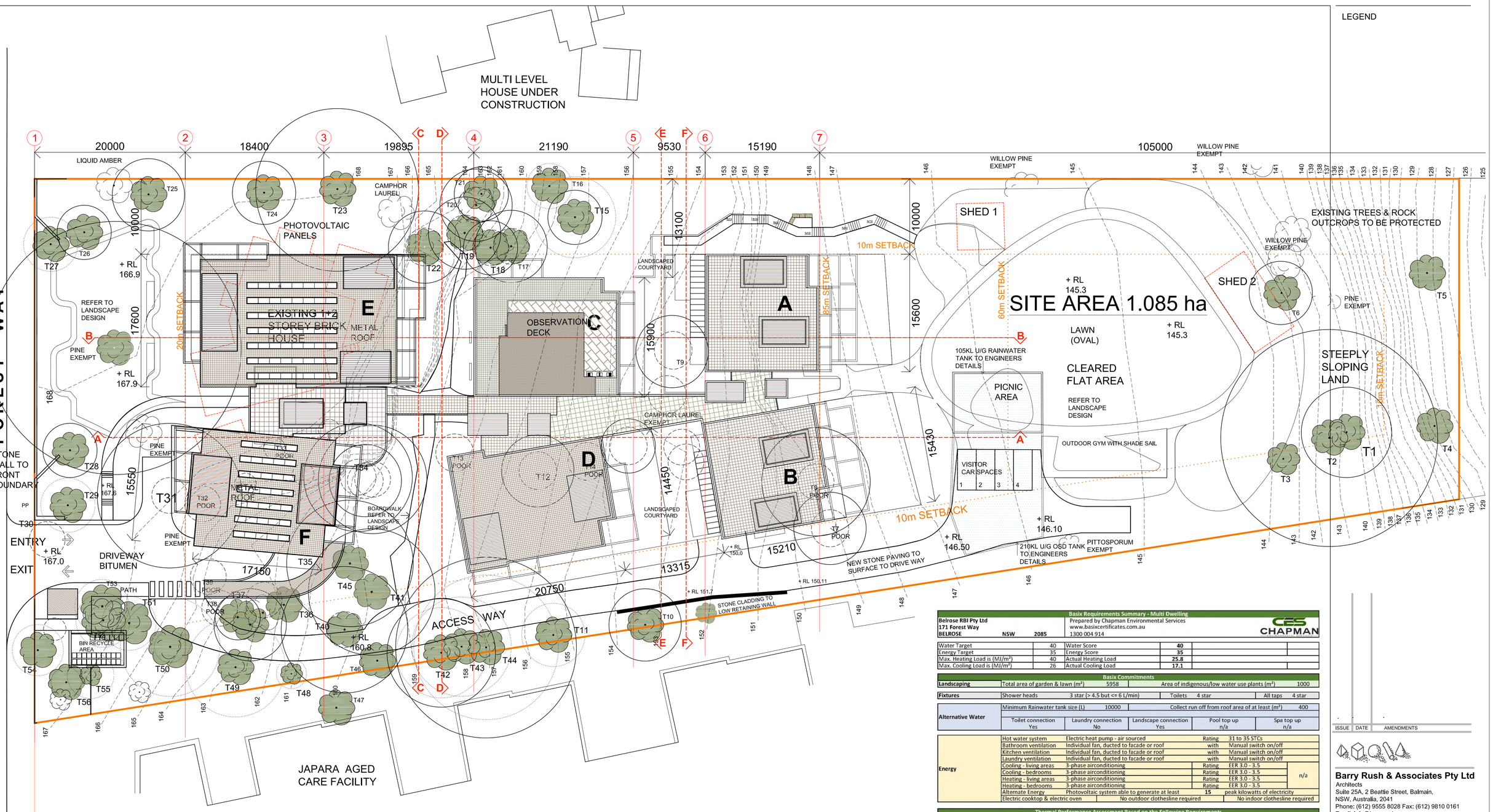
Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
LOCATION DIAGRAM

Scale	NTS	Drawn	BR
File	DA Pavilions November 2021 A.pln	Check	BR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A01**



SITE PLAN

SCALE (METRES) 1:500 AT A3

NORTH

0 5 10 20 30 40 50

TOTAL NUMBER OF **UNITS** 35
(12 x 2 BED, 23 x 3 BED)
TOTAL **CAR SPACES** - 72 SPACES
(DOUBLE GARAGES - 23)
(VISITOR SPACES - 17)
1x AMBULANCE & 1x SERVICE SRV VEHICLE

SITE AREA 10,854 sq.m. 50% = 5427 sq.m.
GROSS FLOOR AREA (LEP) 4805 sq.m.
FSR 0.44: 1

LANDSCAPE AREA 6304 sq.m. 62%

LEGEND

Basix Requirements Summary - Multi Dwelling

Belrose RBI Pty Ltd
171 Forest Way
BELROSE NSW 2085

Prepared by Chapman Environmental Services
www.basixcertificates.com.au
1300 004 914

Water Target	40	Water Score	**40**		
Energy Target	35	Energy Score	**35**		
Max. Heating Load is (MJ/m²)	40	Actual Heating Load	**25.8**		
Max. Cooling Load is (MJ/m²)	26	Actual Cooling Load	**17.1**		

Basix Commitments

Landscaping	Total area of garden & lawn (m²) 5958		Area of indigenous/low water use plants (m²) 1000		
Fixtures	Shower heads 3 star (> 4.5 but <= 6 L/min)		Toilets 4 star		All taps 4 star
Alternative Water	Minimum Rainwater tank size (L) 10000		Collect run off from roof area of at least (m²) 400		
	Toilet connection Yes	Laundry connection No	Landscape connection Yes	Pool top up n/a	Spa top up n/a
Energy	Hot water system	Electric heat pump - air sourced	Rating	31 to 35 STCs	
	Bathroom ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Kitchen ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Laundry ventilation	Individual fan, ducted to facade or roof	with	Manual switch on/off	
	Cooling - living areas	3-phase airconditioning	Rating	EER 3.0 - 3.5	n/a
	Cooling - bedrooms	3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - living areas	3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Heating - bedrooms	3-phase airconditioning	Rating	EER 3.0 - 3.5	
	Alternate Energy	Photovoltaic system able to generate at least	15	peak kilowatts of electricity	
	Electric cooktop & electric oven	No outdoor clothesline required		No indoor clothesline required	

Thermal Performance Assessment Based on the Following Requirements

Floor Types	Concrete slab on ground	with	No insulation required
	Suspended concrete slab	with	R1.2 Foilboard insulation to Units above Basement carparks (U10: R1.9)
Floor Coverings	Tiles Wet Areas	Timber Living & Bedrooms	
	Carpet Nil	Concrete Basement	
External Walls	75mm Hebel (AAC) on battens	with Sarking and R2.5 bulk insulation	Colour Medium
	Timber framed Metal clad	with Sarking and R2.5 bulk insulation	Colour Medium
	190mm Concrete block lined	with Sarking and R2.5 bulk insulation	Colour Medium
Internal Walls	90mm Blockwork	with Nil	
	Plasterboard	with No insulation required	
Party Walls	162mm AFS or similar	with Nil	
Ceiling (floor over)	Concrete above plasterboard	with	
Ceilings (roof over)	Concrete above plasterboard	with R3.5 Foilboard insulation	
	Timber above plasterboard.	with R3.5 bulk insulation	
Roof	Concrete 0 degrees	with Waterproof membrane only	Colour Medium
	Metal 2 degrees	with R1.3 roof blanket	Colour Medium
Windows and Doors	AF single glazed clear Louvres	Group B | ALM-002-01 | U-Value 6.70 or less | SHGC 0.70 +/- 5%	
	AF double glazed clear	Group A | ALM-003-01 | U-Value 4.80 or less | SHGC 0.51 +/- 5% Group B | ALM-004-01 | U-Value 4.80 or less | SHGC 0.59 +/- 5%	
	AF double glazed LowE (U10: L3-SGD6), (U35: L9-SGD4, L9-SGD6)	Group B | ALM-004-03 | U-Value 4.30 or less | SHGC 0.53 +/- 5% Group B | ALM-004-04 | U-Value 4.90 or less | SHGC 0.33 +/- 5%	
	Group A windows are Awning, Bifold, Casement or Tilt'n'turn	Group A doors are Bifold, Entry, French or Hinged	
	Group B windows are Double hung, Fixed, Louvre or Sliding	Group B doors are Sliding or Stacker	
	AF = Aluminium Framed	TB = Thermally Broken Aluminium Framed	TF = Timber Framed
Notes	1. U7, U14, U29: 1 x 1200mm dia ceiling fan to living Rm 2. U33, U35: 1 x 1200mm dia ceiling fan to Living Room & Bedrooms		

ISSUE	DATE	AMENDMENTS
.	.	.

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

SITE PLAN 1:250
1:500 @A3

Scale	1:250	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	BR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A02**

FOREST WAY

1 2 3 C D 4 5 E F 6 7

20000 18400 19895 21190 9530 15190

LIQUID AMBER

WILLOW PINE EXEMPT

T25 T24 T23 T21 T20 T16 T15 T27 T26 T22 T19 T18 T17

CAMPHOR LAUREL

+ RL 166.9

20m SETBACK

LINE OF LEVEL 2 OVER

85m SETBACK

10m SETBACK

SHED 1

60m SETBACK

10000

15300

B

PINE EXEMPT

+ RL 167.9

168

STORE 1

UNIT 1 170 m²

U1

A

LIVING

DINING

B1 B2 B3/S

120 m²

138 sq m COURTYARD

TOW+ RL 147.3

LINE OF BALCONY OVER

ST 3

L3

LEVEL 1 RL 146.6

T9

CAMPHOR LAUREL EXEMPT

STONE WALL TO FRONT BOUNDARY

T28 T29 T30 T31 T32 POOR T33 POOR T34 T13 POOR T12 T14 POOR

PINE EXEMPT

BOARDWALK REFER TO LANDSCAPE DESIGN

U2

UNIT 2 152 m²

COURTYARD 176 m²

STONE CLAD WALL

T8 POOR

T7 POOR

10m SETBACK

LINE OF LEVEL 2 OVER

+ RL 150.0

10422

U/G OSD TANK

+ RL 146.50

ENTRY

EXIT

+ RL 167.0

T53 PATH

T39 POOR T38 POOR T37 T35 T45 T41

STONE PAVING TO SURFACE TO DRIVE WAY

+ RL 150.11

+ RL 151.7

STONE CLADDING TO LOW RETAINING WALL

ENTRY

T51 T36 T40 T10 T11

ACCESS WAY

+ RL 160.8

T52 BIN RECYCLE AREA

T54 T50 T55 T56 T49 T46 T48 T47 T42 T43 T44

JAPARA AGED CARE FACILITY

N

9 AM 10 AM 11 AM 12 NOON 1 PM 2 PM 3 PM

WINTER SUN ANGLE

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

LEVEL 1 FLOOR PLAN

GFA 342m²

LEGEND

ISSUE	DATE	AMENDMENTS

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
LEVEL 1 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A.pln	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A03**

FOREST WAY

STONE WALL TO FRONT BOUNDARY

ENTRY

EXIT

1 2 3 4 5 6 7 A B C D E F

20000 18400 19895 21190 9530 15190

LIQUID AMBER

WILLOW PINE EXEMPT

CAMPHOR LAUREL

PINE EXEMPT

T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 POOR T33 POOR T34 T35 T36 T37 T38 POOR T39 POOR T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T7 POOR T9 T10 T11 T12 T13 POOR T14 POOR T15 T16 T17 T18 T19 T20 T21 T22

+ RL 166.9

+ RL 167.9

+ RL 167.6

+ RL 167.0

+ RL 160.8

+ RL 150.0

+ RL 150.11

+ RL 146.50

+ RL 146.1

RL 151.7+

PATH

20m SETBACK

10m SETBACK

85m SETBACK

60m SETBACK

10000

15300

15300

9430

33530

BOARDWALK REFER TO LANDSCAPE DESIGN

ACCESS WAY

STONE PAVING TO SURFACE OF DRIVE WAY

STONE CLADDING TO LOW RETAINING WALL

U/G OSD TANK

SHED 1

LINE OF LEVEL 1 UNDER

LINE OF LEVEL 3 OVER

LEVEL 2 CARPARK 30 SPACES

GARAGE 1 GARAGE 2 GARAGE 3 GARAGE 4 GARAGE 5 GARAGE 6 GARAGE 7 GARAGE 8 GARAGE 9

GARAGE DOOR

ST 2 ST 3

L3 GLAZED LIFT

LEVEL 2 RL 149.7

+RL 149.7

VISITOR SA

UNIT 3 138 m² LIVING DINING

UNIT 4 138 m² LIVING DINING

40 m²

LINE OF BALCONY OVER

B1 B2 B3/S E/S WIR LAU BPC K BTH

JAPARA AGED CARE FACILITY

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

WINTER SUN ANGLE

N 1 PM 2 PM 3 PM 12 NOON 11 AM 10 AM 9 AM

LEVEL 2 FLOOR PLAN

GFA 297m²

LEGEND

ISSUE	DATE	AMENDMENTS
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Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 2 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A.pwg	Checked	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A04**

FOREST WAY

1 2 3 C D 4 5 E F 6 7

20000 18400 19895 21190 9530 15190

LIQUID AMBER

WILLOW PINE EXEMPT

T25 T24 T23 T21 T20 T16 T15 T27 T26 T22 T19 T18 T17

CAMPHOR LAUREL

+ RL 166.9

20m SETBACK

LINE OF LEVEL 2 UNDER

LINE OF LEVEL 4 OVER

85m SETBACK

10m SETBACK

60m SETBACK

SHED 1

10000

15600

UNIT 7 95m²

DECK 15 sq m

DECK 41 sq m

UNIT 9 118 m²

DECK 41 sq m

LINE OF BALCONY COVER

LANDSCAPED COURTYARD 1

DECK 30 sq m

UNIT 5 88 m²

RAISED ROOF & HIGHLIGHT WINDOWS OVER SHOWN DOTTED

B

PINE EXEMPT

+ RL 167.9

168

STORE 38m²

T9

LEVEL 3 RL 152.8

ST 3

L3 GLAZED LIFT LEVEL 3 RL 152.8

ST 2

L2

LEVEL 3 RL 152.8 215m²

LEVEL 3 COMMON AREA

A

PINE EXEMPT

T33 POOR

T34

T13 POOR

T14 POOR

SERVICES STORE 42m² T12

LANDSCAPED COURTYARD 2

LEVEL 3 RL 152.8

UNIT 6 88 m²

30 sq m DECK

T28 PATH

+ RL 167.5

T29

T31

T32 POOR

BOARDWALK REFER TO LANDSCAPE DESIGN

STONE WALL TO FRONT BOUNDARY

T30

ENTRY

EXIT

+ RL 167.0

PINE EXEMPT

UNIT 10 120m²

DECK 40 sq m

UNIT 8 95 m²

DECK 40 sq m

T7 POOR

10m SETBACK

U/G OSD TANK

+ RL 150.0

15200

11700

8550

+ RL 146.50

STONE PAVING TO SURFACE OF DRIVE WAY

+ RL 150.11

+ RL 151.7

STONE CLADDING TO LOW RETAINING WALL

T35

T53 PATH

T39 POOR

T37

T38 POOR

T45

T41

T51

T36

T40

ACCESS WAY

T10

T11

ENTRY

T52

BIN RECYCLE AREA

+ RL 160.8

T54

T50

T49

T48

T46

T47

T42

T43

T44

T55

T56

JAPARA AGED CARE FACILITY

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

LEVEL 3 FLOOR PLAN

GFA 665m²

N

3 PM 2 PM 1 PM 12 NOON 11 AM 10 AM 9 AM

WINTER SUN ANGLE

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 3 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.dwg	Check	AR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A05**

FOREST WAY

1 2 3 4 5 6 7

20000 18400 19895 21190 9530 15190

C D E F

LIQUID AMBER

WILLOW PINE EXEMPT

CAMPHOR LAUREL

T21 T20 T16 T15 T25 T24 T23 T22 T19 T18 T17

LINE OF BALCONY OVER

SHED 1

10m SETBACK

85m SETBACK

60m SETBACK

20m SETBACK

10000

15600

15600

+ RL 166.9

T27 T26

B

PINE EXEMPT

+ RL 167.9

168

LINE OF LEVEL 3 UNDER

STORE 62 m²

U15 140m²

C DINING LIVING

DECK 46 sq m

DECK BELOW

UNIT 13 95 m²

DECK 15 sq m

UNIT 11 88 m²

A

DECK 30 sq m

RAISED ROOF & HIGHLIGHT WINDOWS OVER SHOWN DOTTED

T9

ST 3

L3 GLAZED LIFT

LEVEL 4 RL 155.9

LINK CAMPHOR LAUREL EXEMPT

193 m²

COFFEE

LEVEL 4 RL 155.9

ST 2

L2

A

PATH

PINE EXEMPT

T28 T29 T30 T31 T32 POOR T33 POOR T34

+ RL 167.6

STONE WALL TO FRONT BOUNDARY

ENTRY

EXIT

+ RL 167.0

T13 POOR

STORE 37 m²

U16 153m²

T14 POOR

LIVING

D DINING

DECK 47 sq m

DECK BELOW

UNIT 12 88 m²

B

30 sq m DECK

UNIT 14 95 m²

T7 POOR

RAISED ROOF & HIGHLIGHT WINDOWS OVER SHOWN DOTTED

10m SETBACK

U/G OSD TANK

+ RL 146.50

BOARDWALK REFER TO LANDSCAPE DESIGN

LINE OF LEVEL 5 OVER

LINE OF BALCONY OVER

+ RL 150.0

15200

13675

11000

+ RL 151.7

+ RL 150.11

STONE PAVING TO SURFACE OF DRIVE WAY

STONE CLADDING TO LOW RETAINING WALL

ENTRY

T53 PATH T51 T52 BIN RECYCLE AREA T54 T55 T56

T39 POOR T38 POOR T37 T35 T36 T40 T45 T41 T46 T47 T48 T49 T50

+ RL 160.8

ACCESS WAY

T10 T11 T42 T43 T44

C D E F

147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168

JAPARA AGED CARE FACILITY

N

WINTER SUN ANGLE

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

LEVEL 4 FLOOR PLAN

GFA 716m²

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 4 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	AR
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A06**

LEVEL 5 FLOOR PLAN

GFA 571m²

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
LEVEL 5 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	AS
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A07**

LEVEL 6 FLOOR PLAN

GFA 571m²

LEGEND

ISSUE	DATE	AMENDMENTS
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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

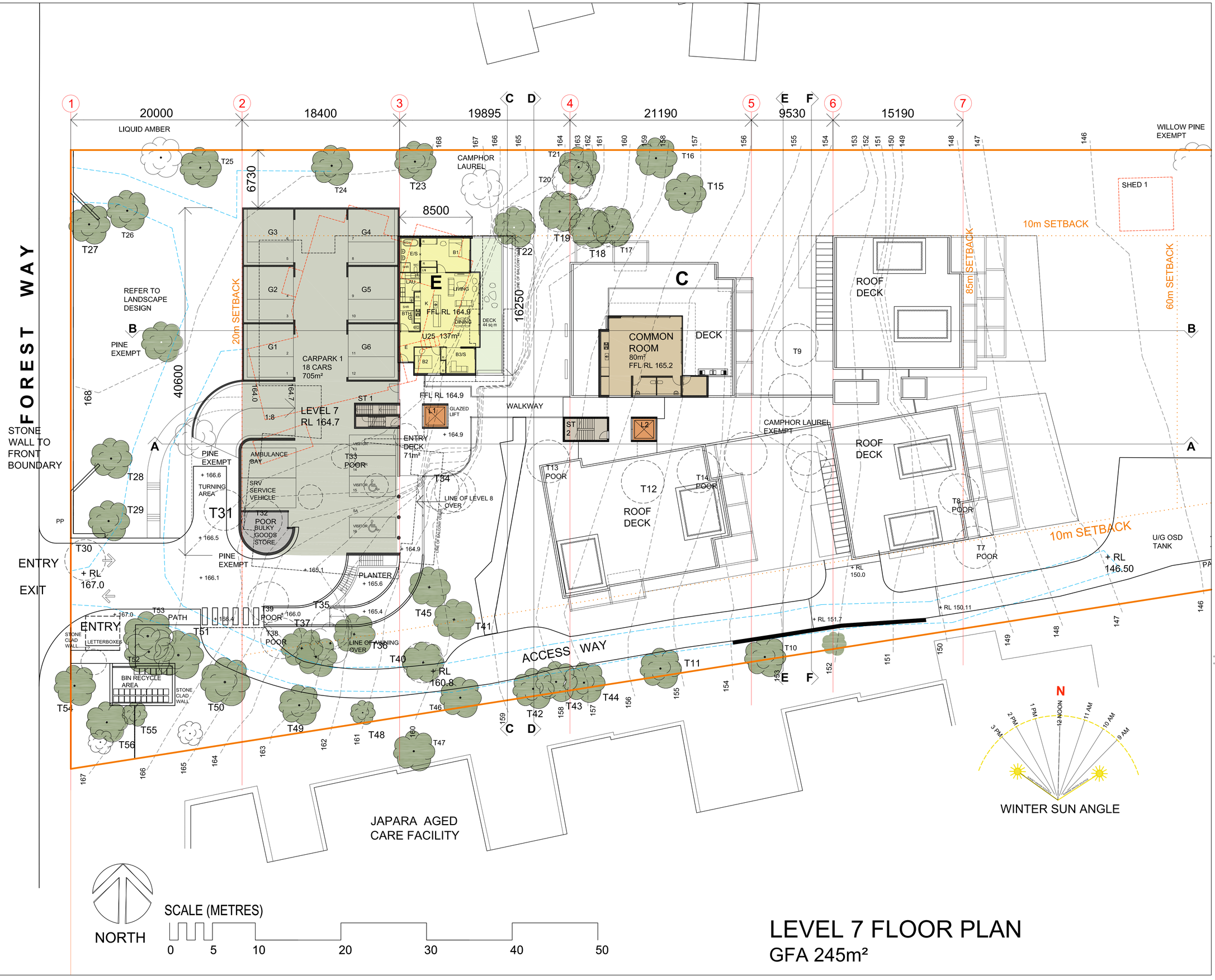
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 6 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.dwg	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A08**



LEGEND

ISSUE	DATE	AMENDMENTS

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 7 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A09**

LEVEL 7 FLOOR PLAN
GFA 245m²

FOREST WAY

LIQUID AMBER

WILLOW PINE EXEMPT

CAMPHOR LAUREL

CAMPHOR LAUREL EXEMPT

PINE EXEMPT

PINE EXEMPT

SHED 1

10m SETBACK

20m SETBACK

85m SETBACK

60m SETBACK

REFER TO LANDSCAPE DESIGN

+ RL 166.9

+ RL 167.9

+ RL 167.0

+ RL 160.8

+ RL 146.50

+ RL 150.0

+ RL 150.11

+ RL 151.7

LEVEL 8
RL 168.6

STONE CLAD WALL
TOW + RL 169.8

STONE CLAD WALL
TOW RL 170.0

LINE OF LEVEL 7 UNDER

POS 57 sq m

U29 145m²

U30 134m²

U27 108m²

U28 133m²

U26 133m²

DECK 29 sq m

DECK 28 sq m

DECK 27sq m

DECK 37 sq m

OBSERVATION DECK

ROOF DECK

ROOF DECK

ROOF DECK

T13 POOR

T14 POOR

T32 POOR

T38 POOR

T39 POOR

T8 POOR

T7 POOR

T33 POOR

T34

T12

T9

T10

T11

T15

T16

T17

T18

T19

T20

T21

T22

T23

T24

T25

T26

T27

T28

T29

T30

T31

T35

T36

T37

T40

T41

T42

T43

T44

T45

T46

T47

T48

T49

T50

T51

T52

T53

T54

T55

T56

ST 1

L1

GLAZED STAIR

GLAZED LIFT

VOID

SEAT

PLANTER

PATH

STEPS

TURNING AREA

ENTRY

EXIT

DRIVE WAY

AWNING

BIN RECYCLE AREA

U/G OSD TANK

JAPARA AGED CARE FACILITY

20000 | 18400 | 19895 | 21190 | 9530 | 15190

9000 | 26100 | 17320 | 15550 | 17150

1 2 3 C D 4 5 E F 6 7

146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168

A A B B

N

2 PM 1 PM 12 NOON 11 AM 10 AM 9 AM 3 PM

WINTER SUN ANGLE

SCALE (METRES)

0 5 10 20 30 40 50

NORTH

LEVEL 8 FLOOR PLAN

GFA 703m²

LEGEND

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 8 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A.pwg	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A10**

FOREST WAY

1 2 3 C D 4 5 E F 6 7

20000 18400 26100 19895 21190 9530 15190

LIQUID AMBER

WILLOW PINE EXEMPT

CAMPHOR LAUREL

T21 T20 T16 T15 T24 T23 T25 T26 T27 T22 T19 T18 T17

LINE OF LEVEL 8 UNDER

RAISED ROOF & HIGHLIGHT WINDOWS OVER SHOWN DOTTED

POS 57 sq m

U33 145m²

U31 108m²

U35 126m²

DECK 29 sq m

DECK 28 sq m

20m SETBACK

17320

REFER TO LANDSCAPE DESIGN

PINE EXEMPT

LEVEL 9 RL 171.7

ST 1

GLAZED STAIR

GLAZED LIFT

L1

VOID

OBSERVATION DECK

10m SETBACK

85m SETBACK

60m SETBACK

ROOF DECK

SHED 1

CAMPHOR LAUREL EXEMPT

T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56

U34 133m²

U32 133m²

DECK 31 sq m

DECK 07 sq m

T32 POOR

T33 POOR

T39 POOR

T38 POOR

T13 POOR

T14 POOR

T8 POOR

T7 POOR

T12

ROOF DECK

15550

17150

+ RL 167.5

+ RL 167.0

+ RL 160.8

+ RL 150.0

+ RL 146.50

+ RL 150.11

+ RL 151.7

STONE WALL TO FRONT BOUNDARY

ENTRY

EXIT

PATH

BIN RECYCLE AREA

ACCESS WAY

T9 T10 T11

U/G OSD TANK

JAPARA AGED CARE FACILITY

N

WINTER SUN ANGLE

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

LEVEL 9 FLOOR PLAN

GFA 695m²

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

LEVEL 9 FLOOR PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A.pwg	Checked	AB
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A11**

FOREST WAY

1 20000 2 18400 3 19895 C D 4 21190 5 E F 9530 6 15190 7

LIQUID AMBER

WILLOW PINE EXEMPT

CAMPHOR LAUREL

CAMPHOR LAUREL EXEMPT

T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 POOR T33 POOR T34 T35 T36 T37 T38 POOR T39 POOR T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 BIN RECYCLE AREA T53 PATH T54 T55 T56 T7 POOR T8 POOR T9 T10 T11 T12 T13 POOR T14 POOR

PHOTO-VOLTAIC CELLS

METAL PERGOLA STRUCTURE

RAISED ROOF & HIGHLIGHT WINDOWS

METAL ROOF

OBSERVATION DECK

ROOF DECK

SHED 1

REFER TO LANDSCAPE DESIGN

PINE EXEMPT

STONE WALL TO FRONT BOUNDARY

ENTRY

EXIT

+ RL 167.0

+ RL 160.8

+ RL 146.50

+ RL 146.

U/G OSD TANK

PATH

ACCESS WAY

10m SETBACK

20m SETBACK

85m SETBACK

60m SETBACK

JAPARA AGED CARE FACILITY

WINTER SUN ANGLE

N

12 NOON 11 AM 10 AM 9 AM 1 PM 2 PM 3 PM

NORTH

SCALE (METRES)

0 5 10 20 30 40 50

ROOF PLAN

LEGEND

ISSUE	DATE	AMENDMENTS

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

ROOF PLAN
1:200

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A.pwg	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2102		
Version	DA	Drawing No:	**A12**

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

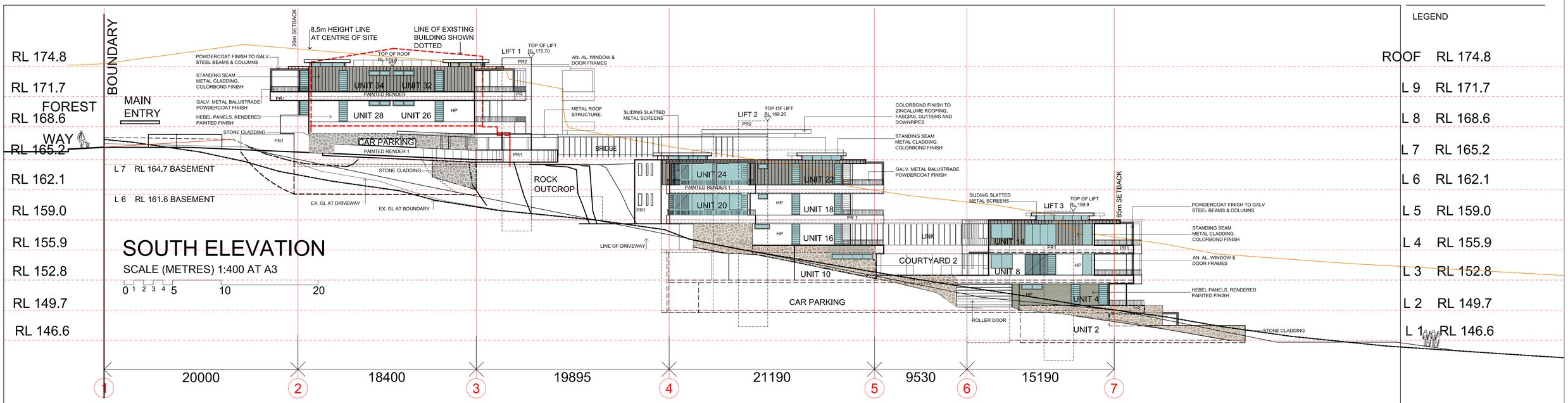
Client
BELROSE PAVILIONS

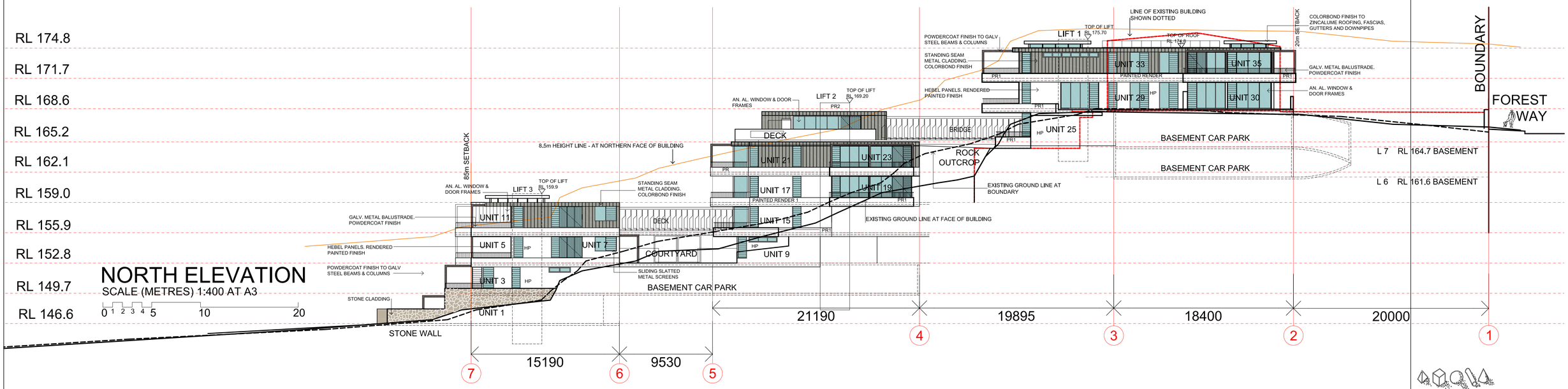
Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
ELEVATIONS
EAST & WEST

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A13**





LEGEND

ROOF	RL 174.8
L 9	RL 171.7
L 8	RL 168.6
L 7	RL 165.2
L 6	RL 162.1
L 5	RL 159.0
L 4	RL 155.9
L 3	RL 152.8
L 2	RL 149.7
L 1	RL 146.6

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

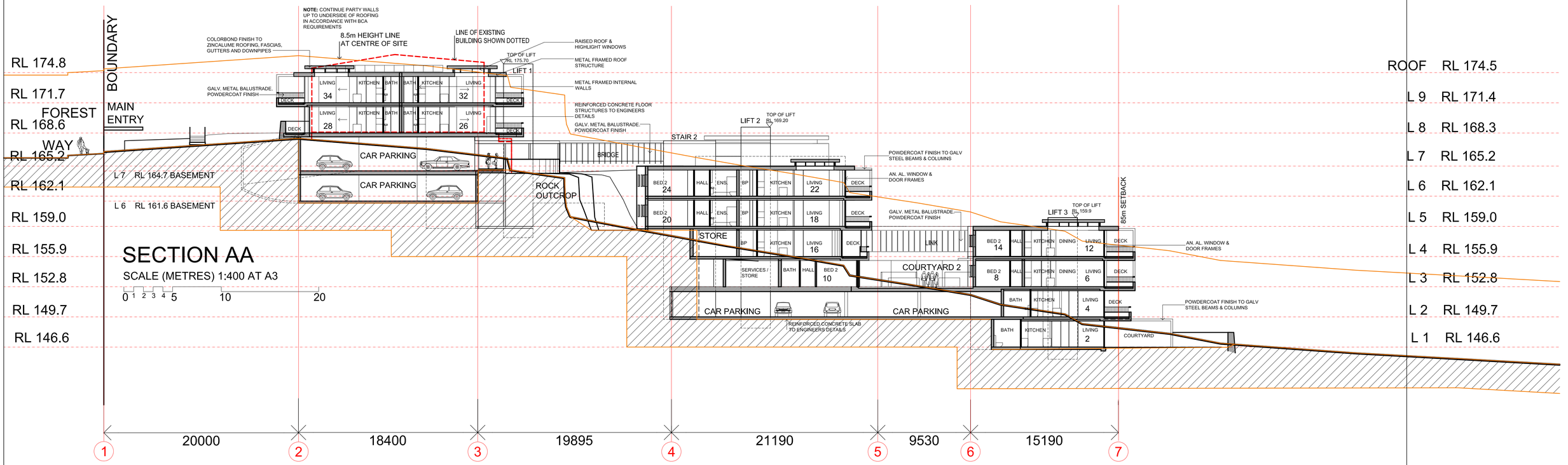
171 FOREST WAY
BELROSE

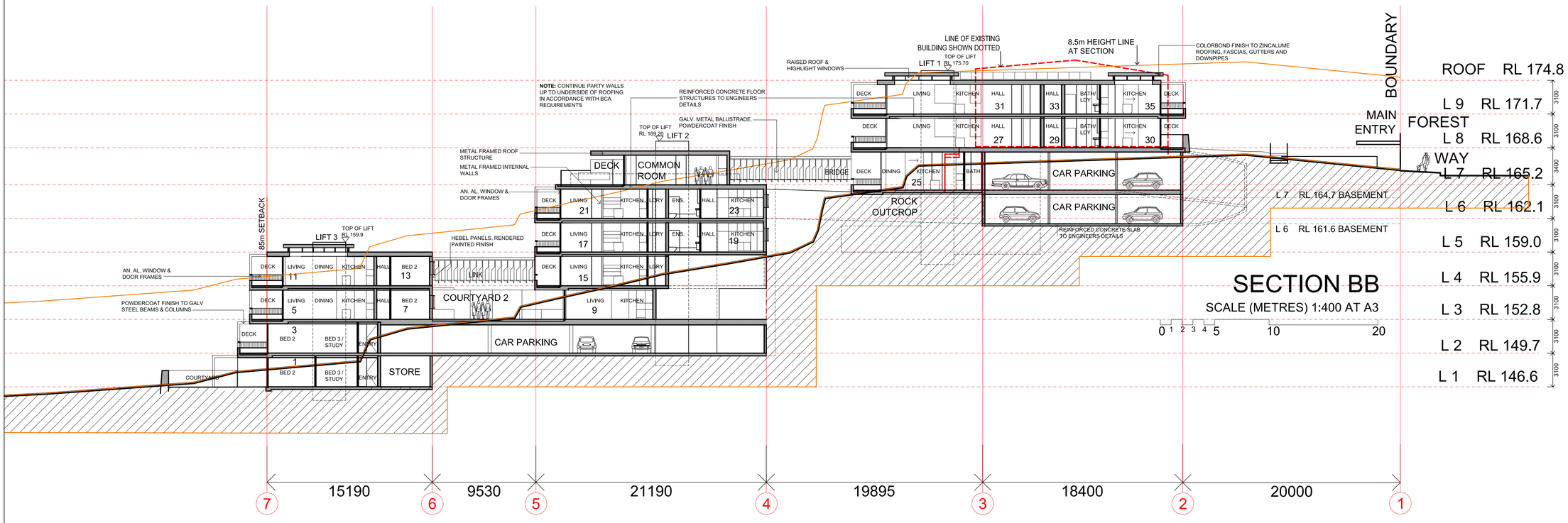
LOT 9 IN DP 737255

Drawing

SOUTH + NORTH ELEVATION

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pln	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A14**





ISSUE | DATE | AMENDMENTS

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

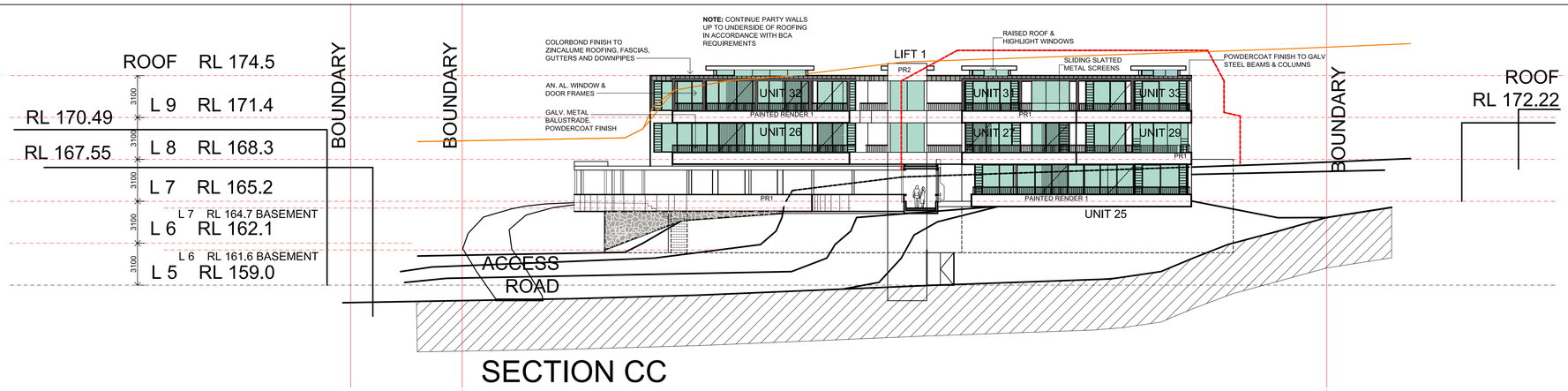
Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

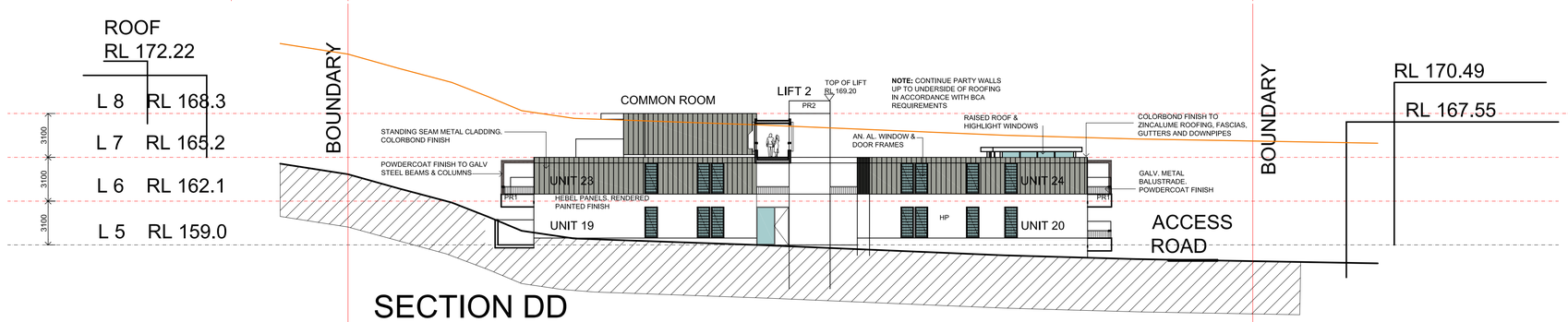
LOT 9 IN DP 737255

Drawing
SECTIONS AA + BB

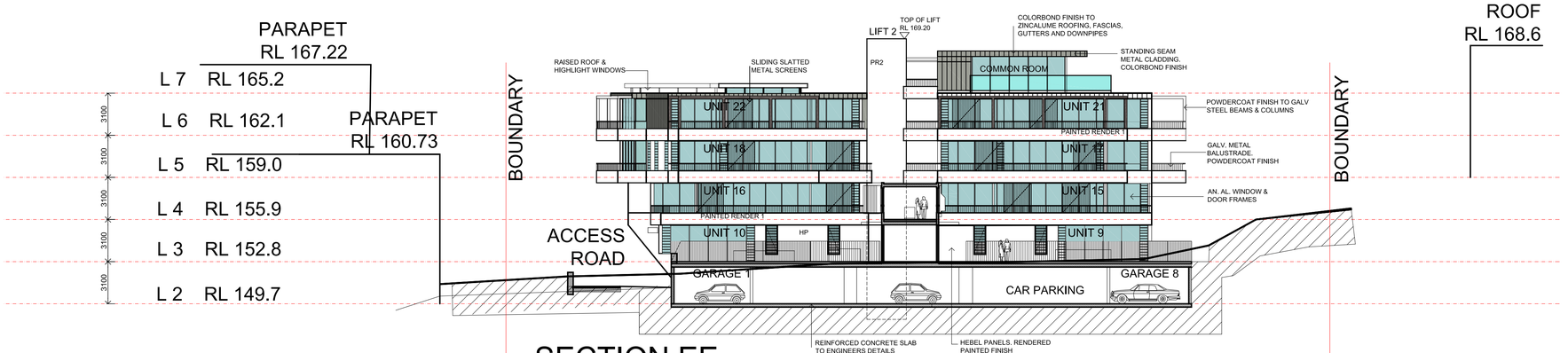
Scale	1:200	Drawn	BR
File	DA Pavilions November 2021 A3.pwg	Check	AS
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A15**



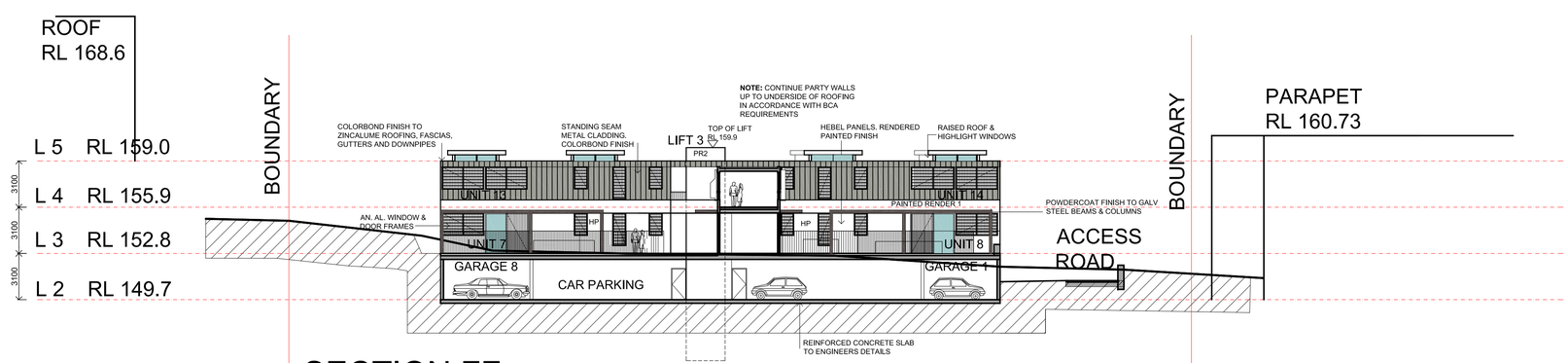
SECTION CC



SECTION DD



SECTION EE



SECTION FF

SCALE (METRES) 1:400 AT A3

0 1 2 3 4 5 10 20

LEGEND

ISSUE	DATE	AMENDMENTS
.	.	.

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

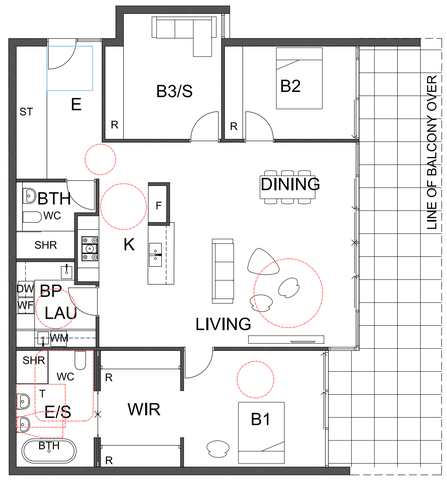
Drawing

SECTIONS CC, DD, EE + FF

Scale	1:200	Drawn	BR
File	DA Pavilions November 2021.pln	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A16**

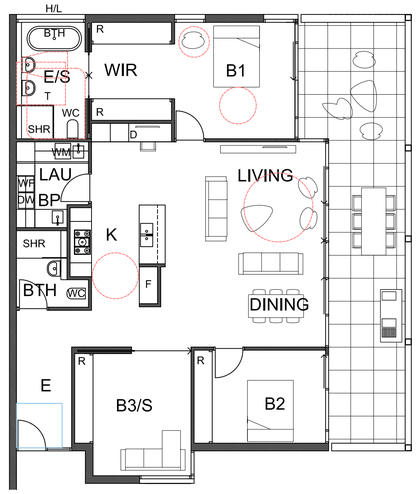
Type A1 Unit -

3 Bedroom
Unit 1 (170m²).



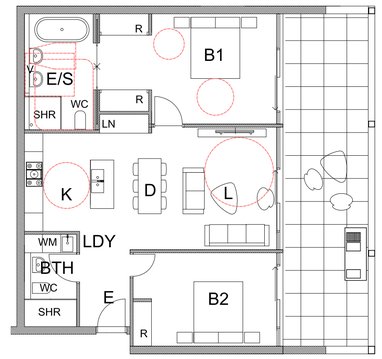
Type A2 Unit -

2 Bedroom + Third Bedroom/Study
Unit 2 (152m²)



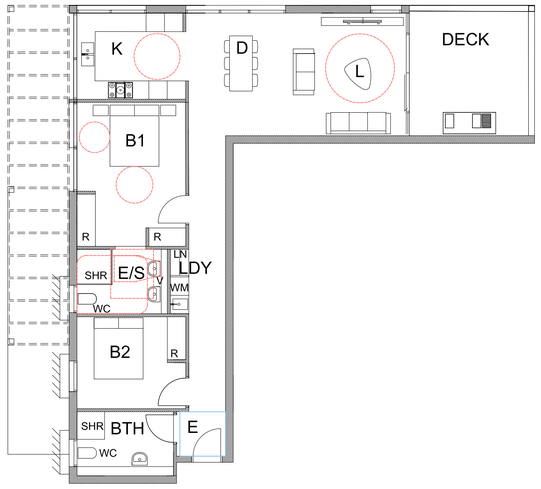
Typical Type B Unit -

2 Bedroom + Third Bedroom/Study
Unit 3 (138m²).
Unit 4 similar (138m²)



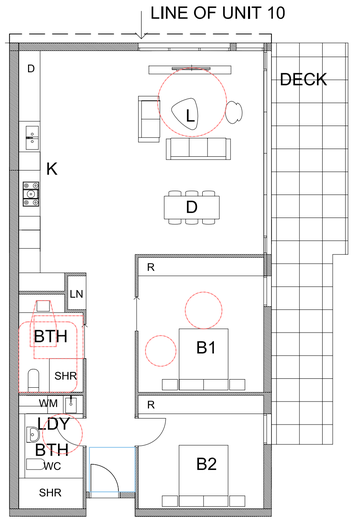
Typical Type C Unit -

2 Bedroom
Unit 5 (88m²).
Units 6 (88m²), 11 (88m²)
& 12 similar (88m²)



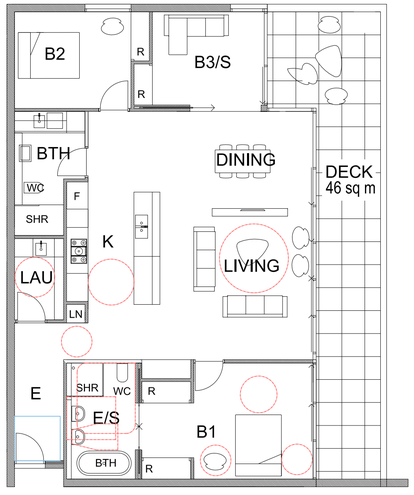
Typical Type D Unit -

2 Bedroom
Unit 7 (95m²).
Units 8 (95m²), 13 (95m²) & 14 similar (95m²)



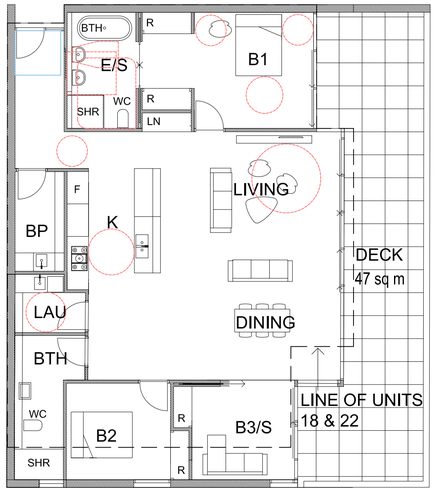
Typical Type E Unit -

2 Bedroom
Unit 9 (118m²).
Unit 10 similar (120m²)



Typical Type F Unit -

2 Bedroom + Third Bedroom/Study
Unit 15 (140m²).
Units 17 (138m²) & 21 (138m²) similar



Typical Type G Unit -

2 Bedroom + Third Bedroom/Study
Unit 16 (153m²).
Units 18 (140m²) & 22 (140m²) similar

LEGEND

ISSUE	DATE	AMENDMENTS

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

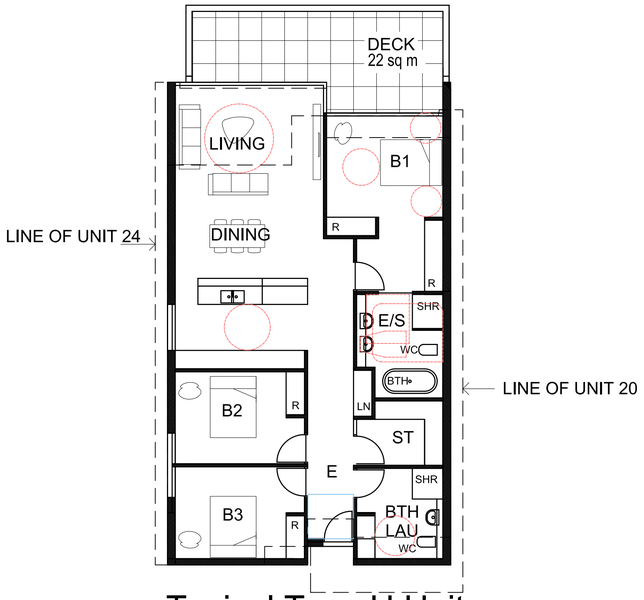
Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

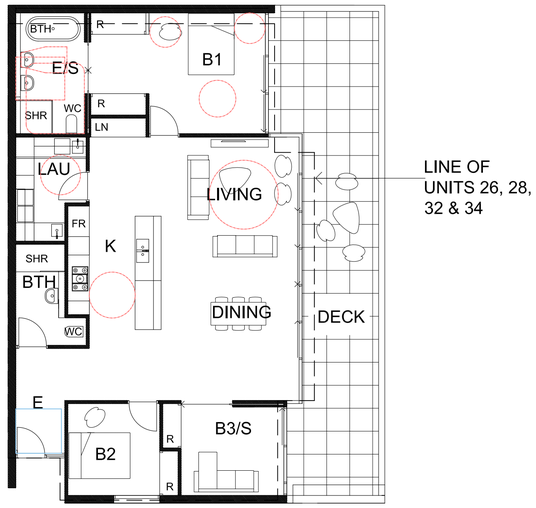
Drawing
TYPICAL UNIT PLANS - SHEET 1

Scale	1:100	Drawn	BR
File	DA Pavilions UNIT PLANS November 2021.c	Checked	BR
Plotted	8/12/2021 11:40 AM		
Job No	2101		
Version	DA	Drawing No:	**A17**



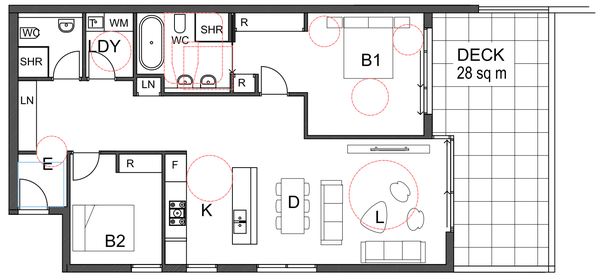
Typical Type H Unit -

3 Bedroom
Unit 19 (130m²).
Units 20 (128m²), 23 (130m²) & 24 (128m²) similar.
No store to units 20 & 24



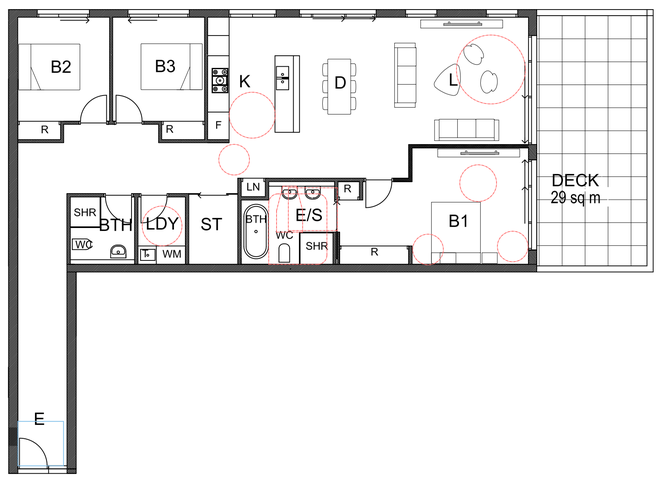
Typical Type I Unit -

2 Bedroom + Third Bedroom/Study
Unit 25 (137m²).
Units 26 (133m²), 28, 32 & 34 (133m²) similar



Typical Type J Unit -

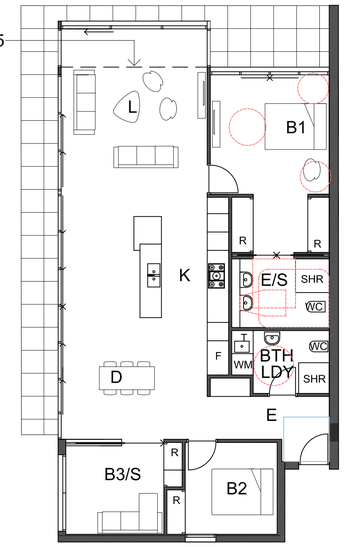
2 Bedroom
Unit 27 (108m²).
Unit 31 similar (108m²)



Typical Type K Unit -

3 Bedroom
Unit 29 (145m²).
Unit 33 (145m²) similar

LINE OF UNIT 35



Typical Type L Unit -

2 Bedroom + Third Bedroom/Study
Unit 30 (134m²).
Unit 35 (126m²) similar

NOTE:

PRIVATE OPEN SPACE LAYOUT
AND SIZE VARIES PER UNIT

LEGEND

ISSUE	DATE	AMENDMENTS

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

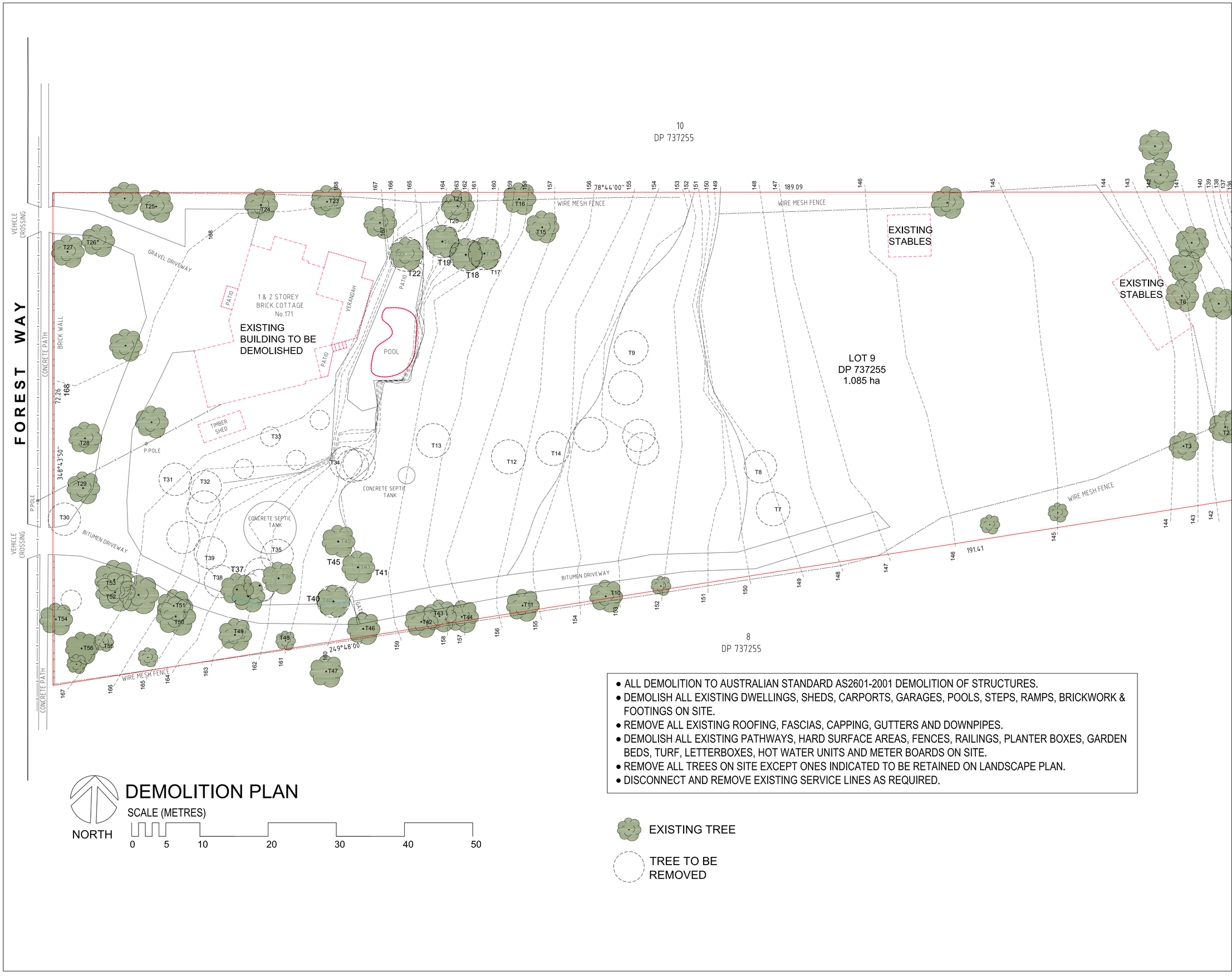
Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
TYPICAL UNIT PLANS - SHEET 2

Scale	1:100	Drawn	BR
File	DA Pavilions UNIT PLANS November 2021.d		
Plotted	8/12/2021 11:40 AM		
Job No	2101		
Version	DA	Drawing No:	**A18**



- ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
- DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, POOLS, STEPS, RAMPS, BRICKWORK & FOOTINGS ON SITE.
- REMOVE ALL EXISTING ROOFING, FASCIAS, CAPPING, GUTTERS AND DOWNPIPES.
- DEMOLISH ALL EXISTING PATHWAYS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, GARDEN BEDS, TURF, LETTERBOXES, HOT WATER UNITS AND METER BOARDS ON SITE.
- REMOVE ALL TREES ON SITE EXCEPT ONES INDICATED TO BE RETAINED ON LANDSCAPE PLAN.
- DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.

DEMOLITION PLAN

SCALE (METRES)

NORTH

0 5 10 20 30 40 50

EXISTING TREE

TREE TO BE REMOVED

LEGEND

ISSUE	DATE	AMENDMENTS

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Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
DEMOLITION PLAN

Scale	1:250	Drawn	BR
File	DA Pavilions November 2021 A3.dwg	Check	BR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A19**

1 EXISTING RESIDENCE

LARGE 2 STOREY BRICK & TILE HOUSE.
HIDDEN FROM FOREST WAY BY EXISTING TREES.

2 VIEW OF SITE ALONG FOREST WAY

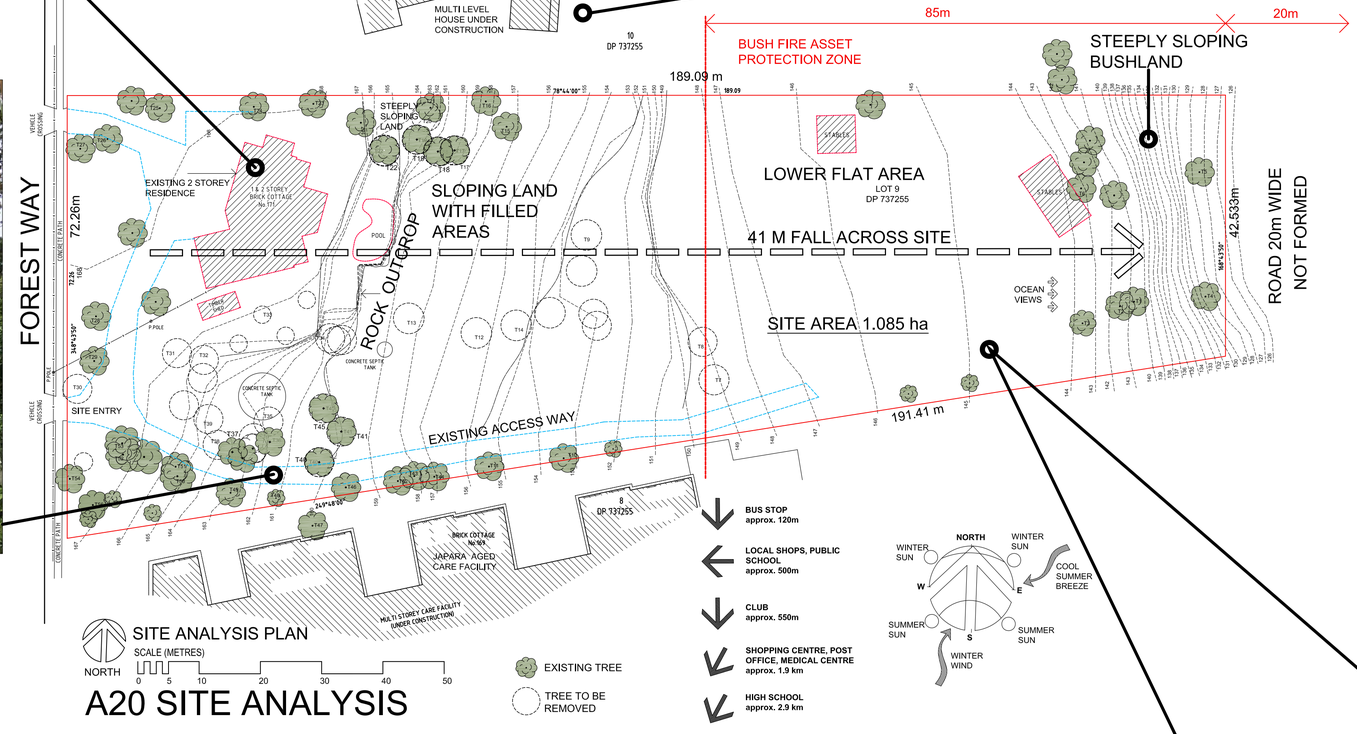
VIEW OF SITE IN BUSHLAND SETTING, SIGNIFICANT TREE CANOPY

3 NEW MULTI-LEVEL HOUSE

4 ROCK OUTCROP ACROSS SITE

7 LARGE TREES ALONG ACCESS DRIVEWAY

TALL NATIVE TREES PROVIDING A HIGH CANOPY.



A20 SITE ANALYSIS

6 VIEW OF SITE FROM CHILDS CRESCENT

SHOWING THE EXTENSIVE EASTERLY VIEWS OVER THE GARIGAL NATIONAL PARK

LOWER FLAT AREA WITH HORSES

5 LOWER FLAT AREA

LEGEND

Barry Rush & Associates Pty Ltd
Architects
Suite 2SA, 2 Beattie Street, Balmain,
NSW Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client
BELROSE PAVILIONS

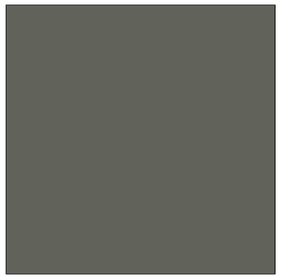
Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
SITE ANALYSIS PLAN

Scale	NTS	Drawn	BR
File	DA Pavilions November 2021 A.dwg	Checked	AR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A20**

LEGEND

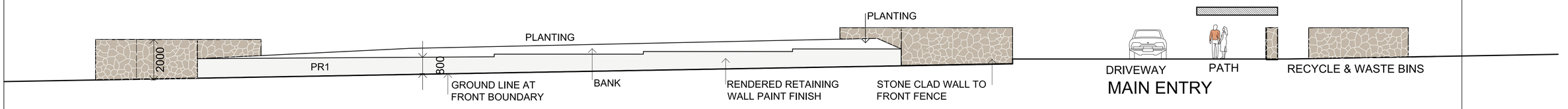


COLORBOND "WOODLAND GREY"
(A) (D)

(G) STONE CLADDING

(D) STANDING SEAM CLADDING

WESTERN ELEVATION (FACING FOREST WAY)



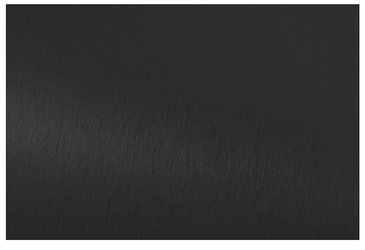
MAIN ENTRY

FRONT FENCE (FACING FOREST WAY)

(B) PR1 WATTYL "WHITE"

(C) PR2 WATTYL "ALABASTER"

COLORBOND "MONUMENT"
(F)



(H) "EBONY"
ANODISED ALUMINIUM

EXTERNAL FINISHES & COLOURS SCHEDULE

(A)	ROOFING, GUTTERS, DOWNPIPES, FASCIAS, BARGES	COLORBOND "WOODLAND GREY"
(B)	PR1 PAINTED RENDER	WATTYL "WHITE"
(C)	PR2 PAINTED RENDER	WATTYL "ALABASTER"
(D)	STANDING SEAM METAL CLADDING	COLORBOND "WOODLAND GREY"
(E)	HEBEL PANELS	PR1
(F)	STEEL COLUMNS AND BEAMS, BALUSTRADES AND BALCONY SLIDING SCREENS	DULUX POWDERCOAT "MONUMENT"
(G)	STONE CLADDING	
(I)	HANDRAILS	STAINLESS STEEL
(H)	DOOR & WINDOW FRAMES	AAF EVERSHIELD MATT ANODISED ALUMINIUM "EBONY" E25TM

Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

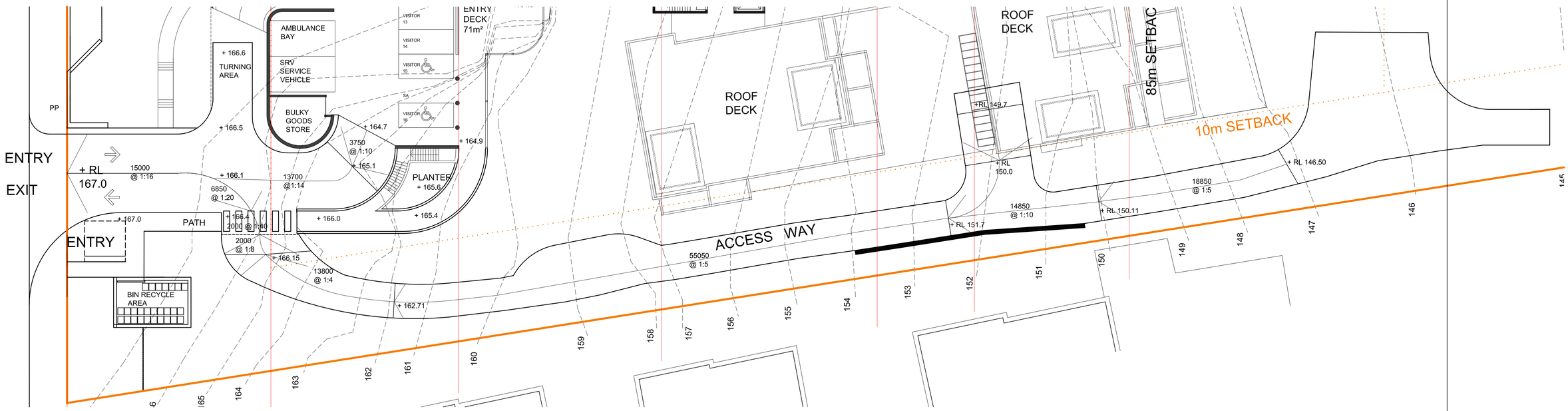
Client
BELROSE PAVILIONS

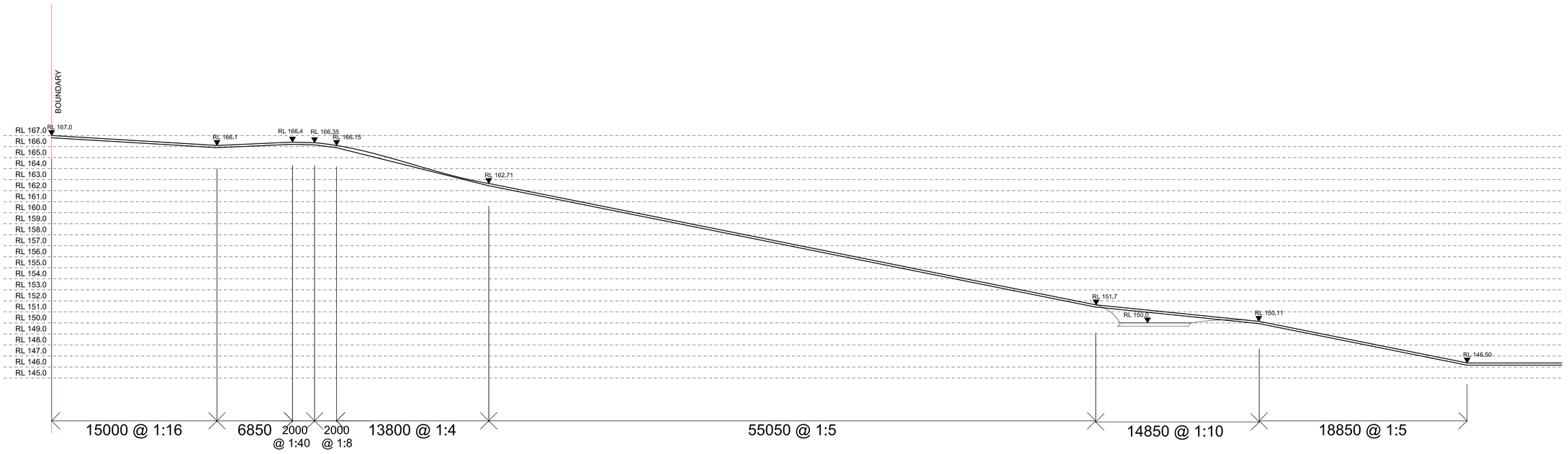
Project
171 FOREST WAY
BELROSE

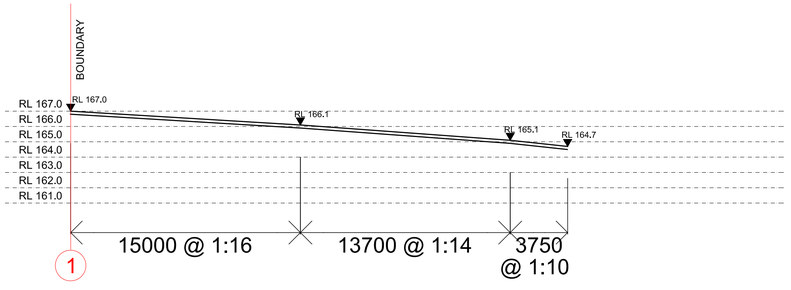
LOT 9 IN DP 737255

Drawing
EXTERNAL COLOUR SCHEDULE

Scale	NTS	Drawn	BR
File	DA Pavilions November 2021 A.pwg	Check	BR
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A21**







DRIVEWAY TO LEVEL 7 CARPARK

LEGEND

ISSUE	DATE	AMENDMENTS
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Barry Rush & Associates Pty Ltd
Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client

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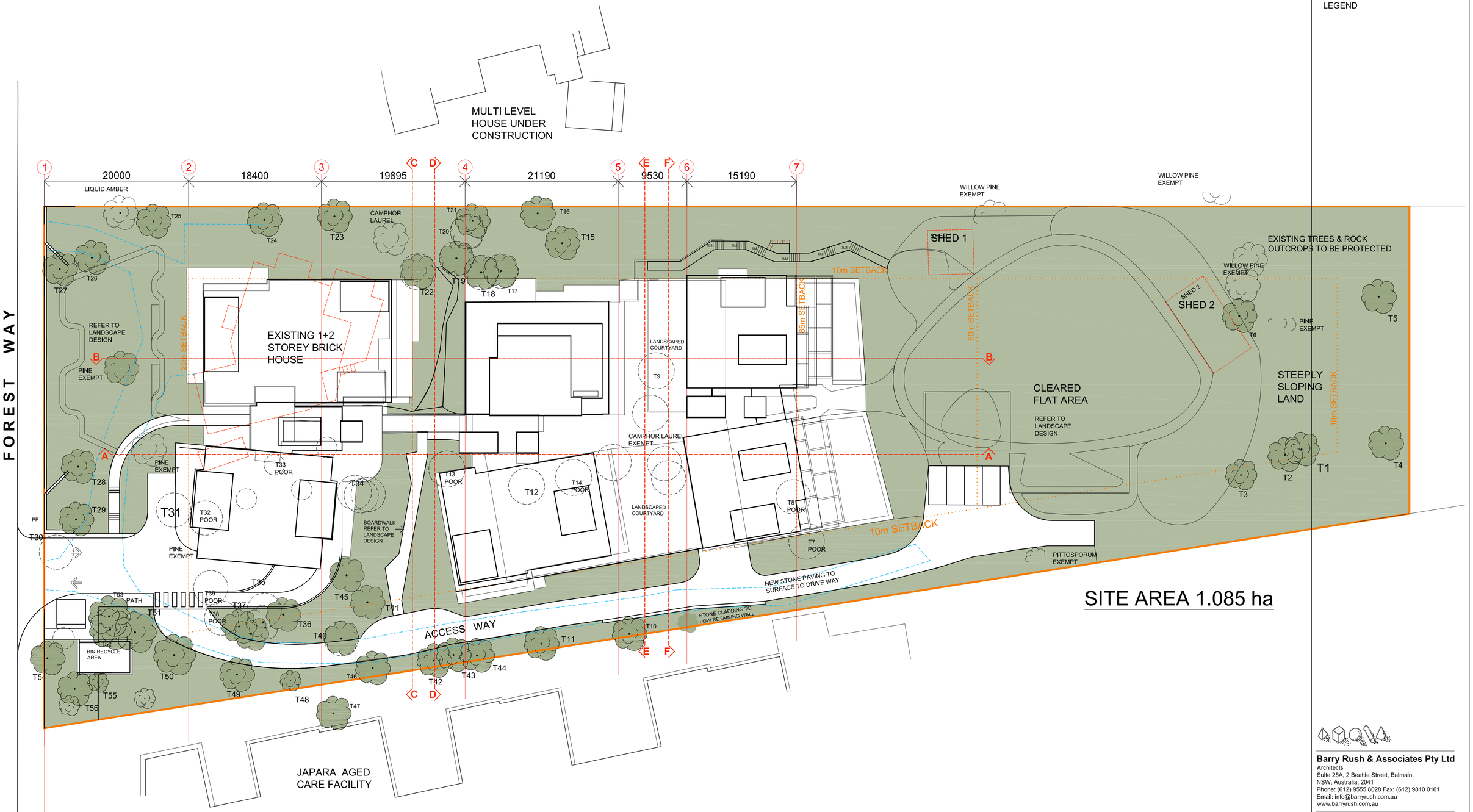
Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
DRIVEWAY PLAN AND SECTIONS
1:200

Scale	1:200	Drawn	BR
File	DA Driveway A 22 November 2021.dwg	Checked	BR
Plotted	8/12/2021 11:47 AM		
Job No	2102		
Version	DA	Drawing No:	**A22**



LEGEND

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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client
BELROSE PAVILIONS

Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
LANDSCAPE AREA

Scale	NTS	Drawn	BR
File	DA Pavilions November 2021 A3.dwg	Check	AB
Plotted	8/12/2021 10:10 AM		
Job No	2101		
Version	DA	Drawing No:	**A23**

EXCAVATION PLAN

SCALE (METRES)

NORTH

0 5 10 20 30 40 50

EXTENT OF SITE EXCAVATED TO ACCOMODATE FFL OF RL 146.6

EXTENT OF SITE EXCAVATED TO ACCOMODATE FFL OF RL 149.7

EXTENT OF SITE EXCAVATED TO ACCOMODATE FFL OF RL 159.0

EXTENT OF SITE EXCAVATED TO ACCOMODATE FFL OF RL 161.6

EXTENT OF SITE EXCAVATED TO ACCOMODATE FFL OF RL 164.7

LEGEND

ISSUE	DATE	AMENDMENTS
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Architects
Suite 25A, 2 Beattie Street, Balmain,
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Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

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BELROSE PAVILIONS

Project

171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing

EXCAVATION PLAN

Scale	1:250	Drawn	LP
File	DA24 Excavation Plan 8Dec2021.dwg		
Plotted	8/12/2021 11:35 AM		
Job No	2101		
Version	DA	Drawing No:	**A24**

NOTE: ACCESS AND LINE OF SIGHT TO No.173 WAS LIMITED AND THEREFORE RESIDENCE OUTLINE ON THE DRAWING MAY NOT BE A TRUE REPRESENTATION OF WHAT IS ON SITE. TO ACCURATELY LOCATE RESIDENCE ACCESS WILL BE REQUIRED TO PROPERTY.

MULTI STOREY RESIDENCE No.173

TOP GUTTER 170.86
ROOF LEVEL 172.42
TOP GUTTER 170.96
BALCONY ROOF LEVEL 171.56
ROOF LEVEL 168.66
BALCONY ROOF LEVEL 166.72

10
DP 737255

GRASSED AREA WITH DIVERSION BANK

SEDIMENT FENCE

STOCKPILE AREA

1 & 2 STOREY BRICK COTTAGE No.171

SKIP

OUTLINE OF PROPOSED BUILDING

9
DP 737255
1.085 ha

SEDIMENT FENCE

STRAW BALES

DIVERSION BANK

GRASSED AREA

METAL STABLES

AWN.

CONC.

DRAIN

WIRE MESH FENCE

GRAVEL DRIVEWAY

BITUMEN DRIVEWAY

CONCRETE 150.11

TIMBER SHED

CONCRETE SEPTIC TANK

STABILISED ENTRY / EXIT POINT

OUTLINE OF PROPOSED BUILDING

POOL

PATIO

VERANDAH

TOP GUTTER 174.10

RIDGE 176.56

FL 168.57

FL 168.40

78°44'00"

189.09

249°48'00"

348°43'50"

168°43'50"

191.41

42.535

10000

72.26

WAY

FOREST

TOP CONCRETE KERB

CONCRETE PATH

BRICK WALL

VEHICLE CROSSING

NAIL TOP 3 RL 165.75

AINAGE PIT RT 164.40

P.POLE

TOP GUTTER 170.49
WH169.70
WS167.70

WH166.55/163.30
WS164.30/161.05

WH166.55/164.35
WS163.35/162.55

ROOF LEVEL 167.22
TOP PARAPET 167.55

WH159.70
WS157.70

WH159.70
WS157.40

WH159.61/156.35
WS157.97/154.77

ROOF LEVEL 160.40
TOP PARAPET 160.73

MULTI STOREY CARE FACILITY (UNDER CONSTRUCTION)

LEGEND

STABILISED ENTRY / EXIT POINT
GEOTEXTILE FABRIC (AS 3706.4.9)
30 - 60mm AGGREGATE

GRASSED AREA

DIVERSION BANK

STRAW BALES

SEDIMENT FENCE

TN MN

ISSUE	DATE	AMENDMENTS
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Architects
Suite 25A, 2 Beattie Street, Balmain,
NSW, Australia, 2041
Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
www.barryrush.com.au

Client
BELROSE PAVILIONS

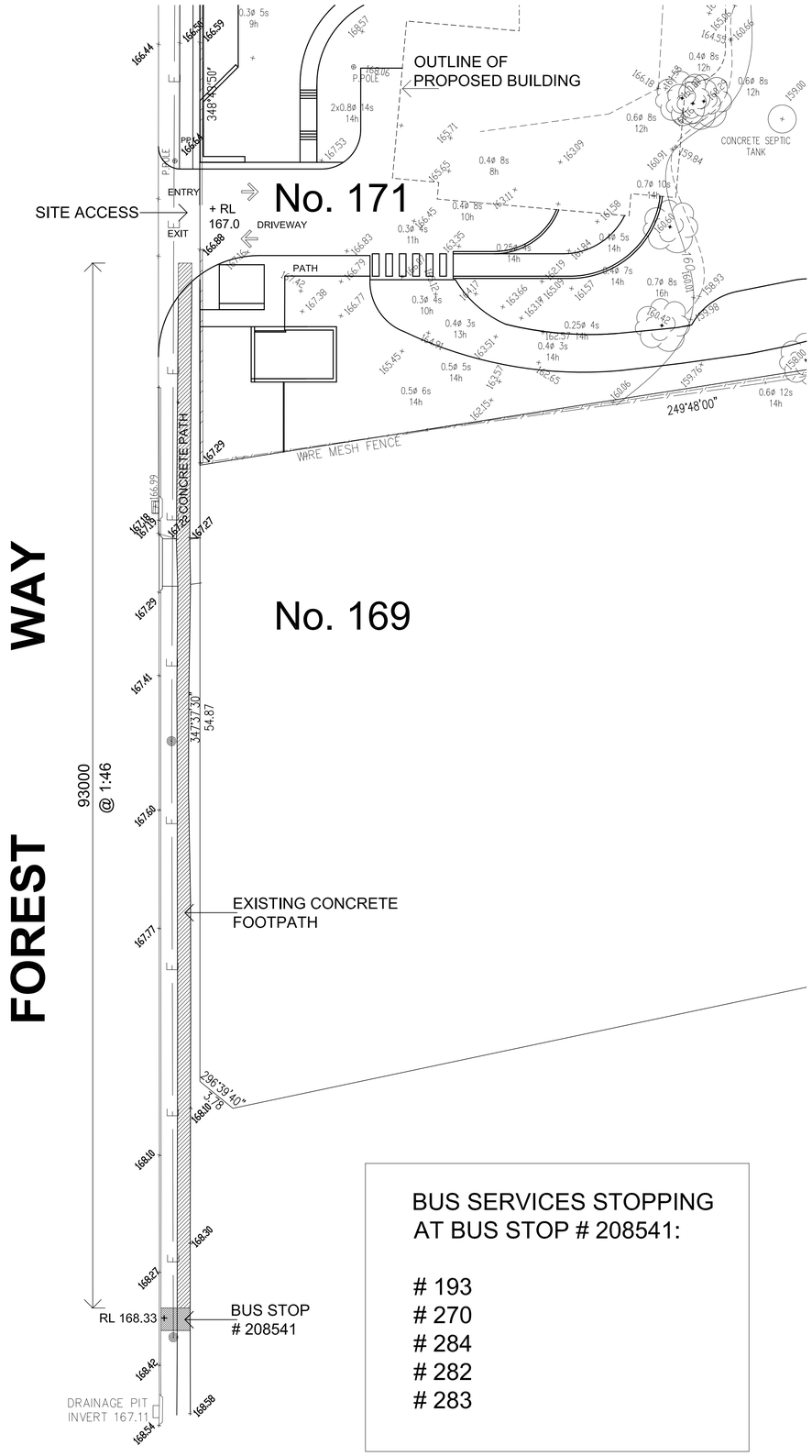
Project
171 FOREST WAY
BELROSE

LOT 9 IN DP 737255

Drawing
SEDIMENT CONTROL PLAN

1:500 @A3

Scale	1:250	Drawn	LP
File	DA25 Sediment Control Plan 05Dec2021 A.d		
Plotted	8/12/2021 11:36 AM		
Job No	2101		
Version	DA	Drawing No:	**A25**



BUS SERVICES STOPPING AT BUS STOP # 208541:

193
270
284
282
283

LEGEND

ISSUE	DATE	AMENDMENTS

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Architects
Suite 25A, 2 Beattie Street, Balmain,
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Phone: (612) 9555 8028 Fax: (612) 9810 0161
Email: info@barryrush.com.au
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Client
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BELROSE

LOT 9 IN DP 737255

Drawing
ACCESSIBLE FOOTPATH TO BUS STOP PLAN

Scale	1:250	Drawn	LP
File	DA26 Accessible Footpath to Bus Stop Plan.		
Plotted	8/12/2021 11:38 AM		
Job No	2101		
Version	DA	Drawing No:	**A26**

7 Attachment C – Dial Before You Dig Plan

A3

AVE
AVE
ST
FOREST
RD
HAMPDEN
COTSWOLD
CL
CLWYDON
CL
AVE
CCT
CCT
PERENTIE
RD
CHILDS
CHILDS
CHILDS
WILLIAM LORD
WILLIAM LORD
BELMONT
PL
PL
PL
LOT 1
LOT 1
Conc Encased
150 VC
225 PVC
150 PVC
200 CICL
150 CICL
100 CICL
750 SCI TBL
900 CICL
150 uPVC

DBYD Address:
171 Forest Way
Belrose NSW 2085

DBYD Job No: 21326410

DBYD Sequence No: 108002813

Scale: 1:1500

Date of Production: 25/03/2021

Plan 1 of 1

N

0m 9m 18m 27m 36m

8 Attachment D – Marked Up Dial Before You Dig Plan

A3

Site

Proposed Sewer Collection Tank and Pump Station

Proposed Sewer Rising Main to Discharge Point

Sydney Water Nominated Discharge Point at 75 Childs Circuit

Alternative Discharge Point at 18 Childs Circuit

AVE

ST

FOREST RD

COTSWOLD CL

HAMPDEN AVE

CLWYDON CL

AVE

TUDOR CL

PL

CCT

CHILDS

PERENTIE

WILLIAM LORD PL

BELMOUNT PL

PARAMOUNT CL

Plan 1 of 1

N

0m 9m 18m 27m 36m