

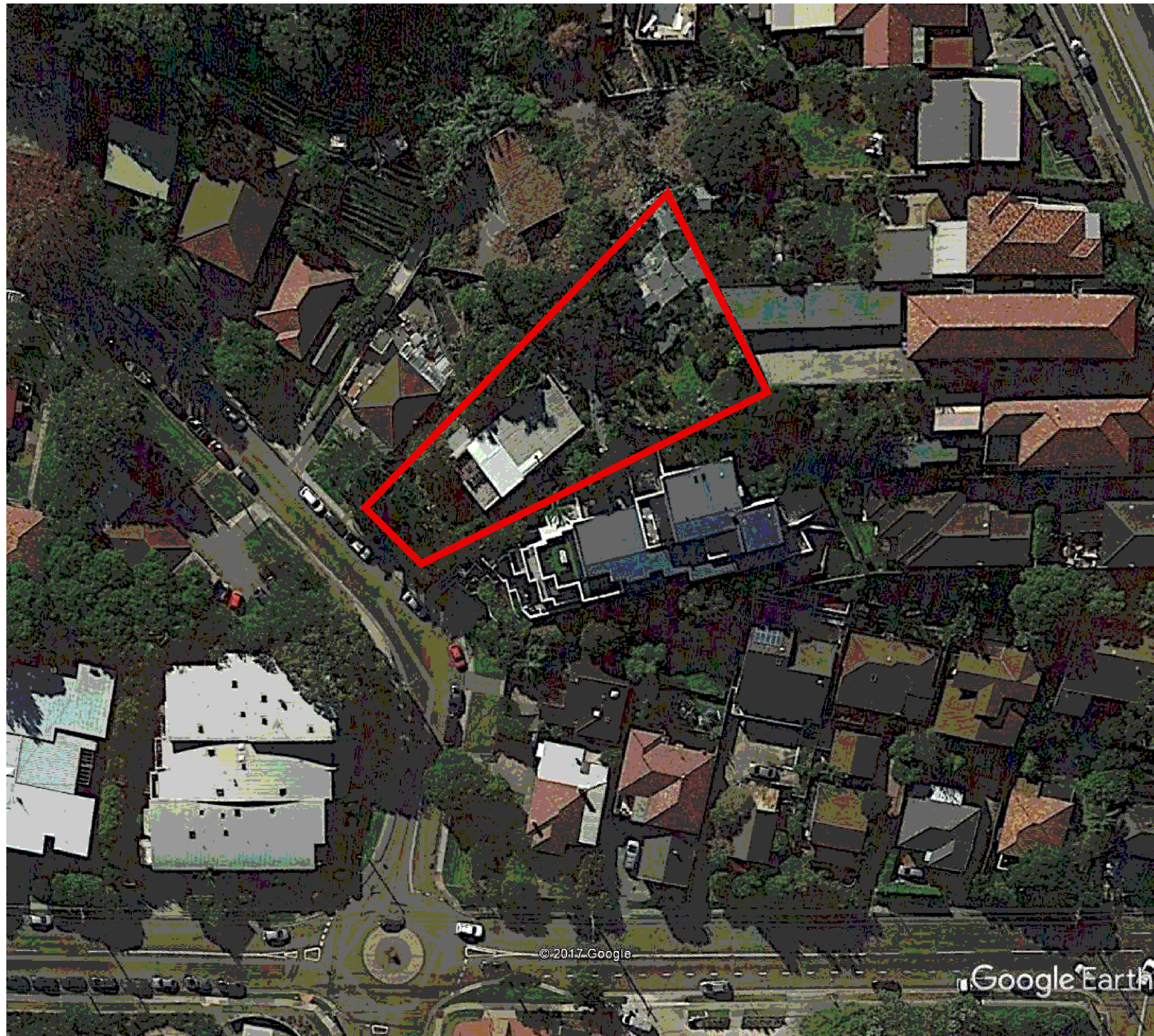
4 BROOKVALE AVE BROOKVALE

LIST OF DRAWINGS

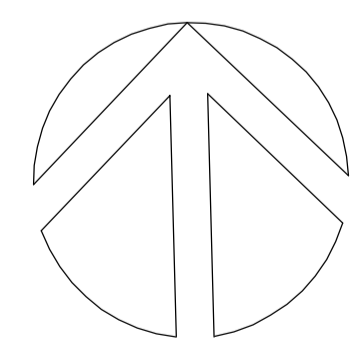
- A01 LOCATION DIAGRAM
- A02 SITE ANALYSIS PLAN
- A03 GROUND FLOOR PLAN
- A04 FIRST FLOOR PLAN
- A05 SECOND FLOOR PLAN
- A06 THIRD FLOOR PLAN
- A07 FOURTH FLOOR PLAN
- A08 FIFTH FLOOR PLAN
- A09 SIXTH FLOOR PLAN
- A10 ROOF PLAN
- A11 SOUTH ELEVATION
- A12 WEST ELEVATION
- A13 NORTH & EAST ELEVATIONS
- A14 SECTIONS
- A15 SHADOW DIAGRAMS - SHEET 1
- A16 SHADOW DIAGRAMS - SHEET 2
- A17 DEMOLITION PLAN
- A18 EXTERNAL COLOUR SCHEDULE

SURVEY

PLAN OF LOT 45 IN D.P. 6040
 AT No. 4 BROOKVALE AVE., BROOVEVALE.
 BY: DP Surveying
 DATE: 23 May, 2017
 REF: 2999



LOCATION DIAGRAM



NORTH

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 www.barryrush.com.au

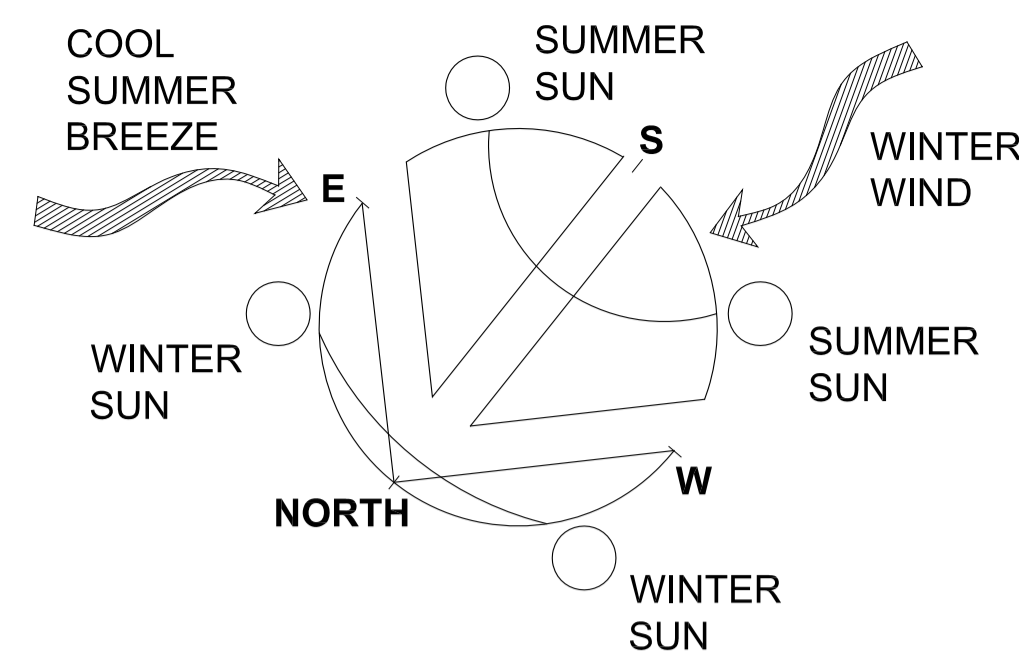
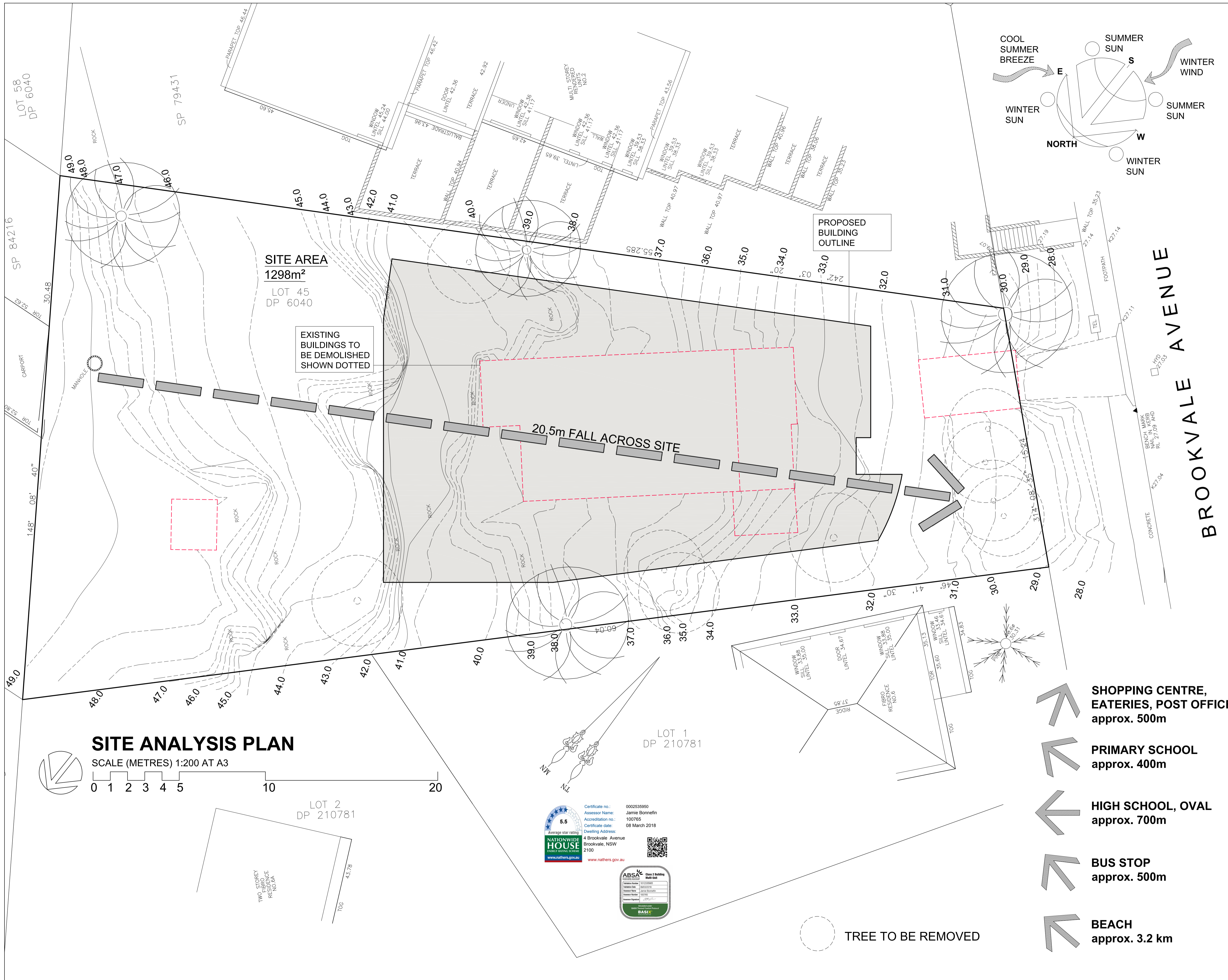
Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
LOCATION DIAGRAM

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File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	9/03/2018 1:35 PM		
Job No	1706		
Version	DA	Drawing No:	A01

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SITE AREA
1298m²
LOT 45
DP 6040

EXISTING BUILDINGS TO BE DEMOLISHED SHOWN DOTTED

20.5m FALL ACROSS SITE

PROPOSED BUILDING OUTLINE

BROOKVALE AVENUE

SITE ANALYSIS PLAN

SCALE (METRES) 1:200 AT A3
0 1 2 3 4 5 10 20

SHOPPING CENTRE, EATERIES, POST OFFICE approx. 500m

PRIMARY SCHOOL approx. 400m

HIGH SCHOOL, OVAL approx. 700m

BUS STOP approx. 500m

BEACH approx. 3.2 km

TREE TO BE REMOVED

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Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

LOT 45 IN DP 6040

Drawing
SITE ANALYSIS PLAN

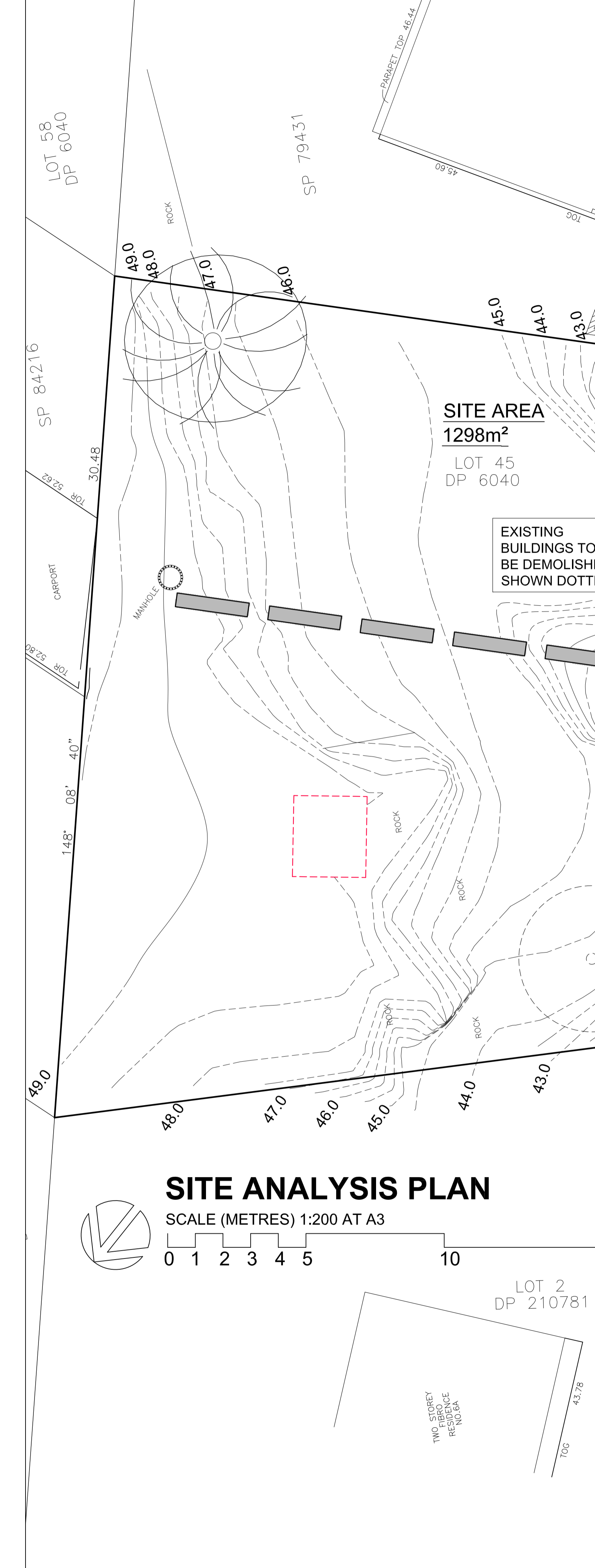
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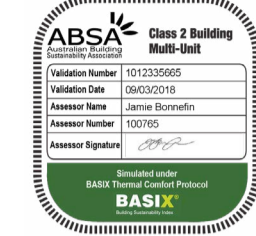
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5.5
Average star rating
NATIONWIDE HOUSE
Prestige Accredited
www.natherrush.com.au

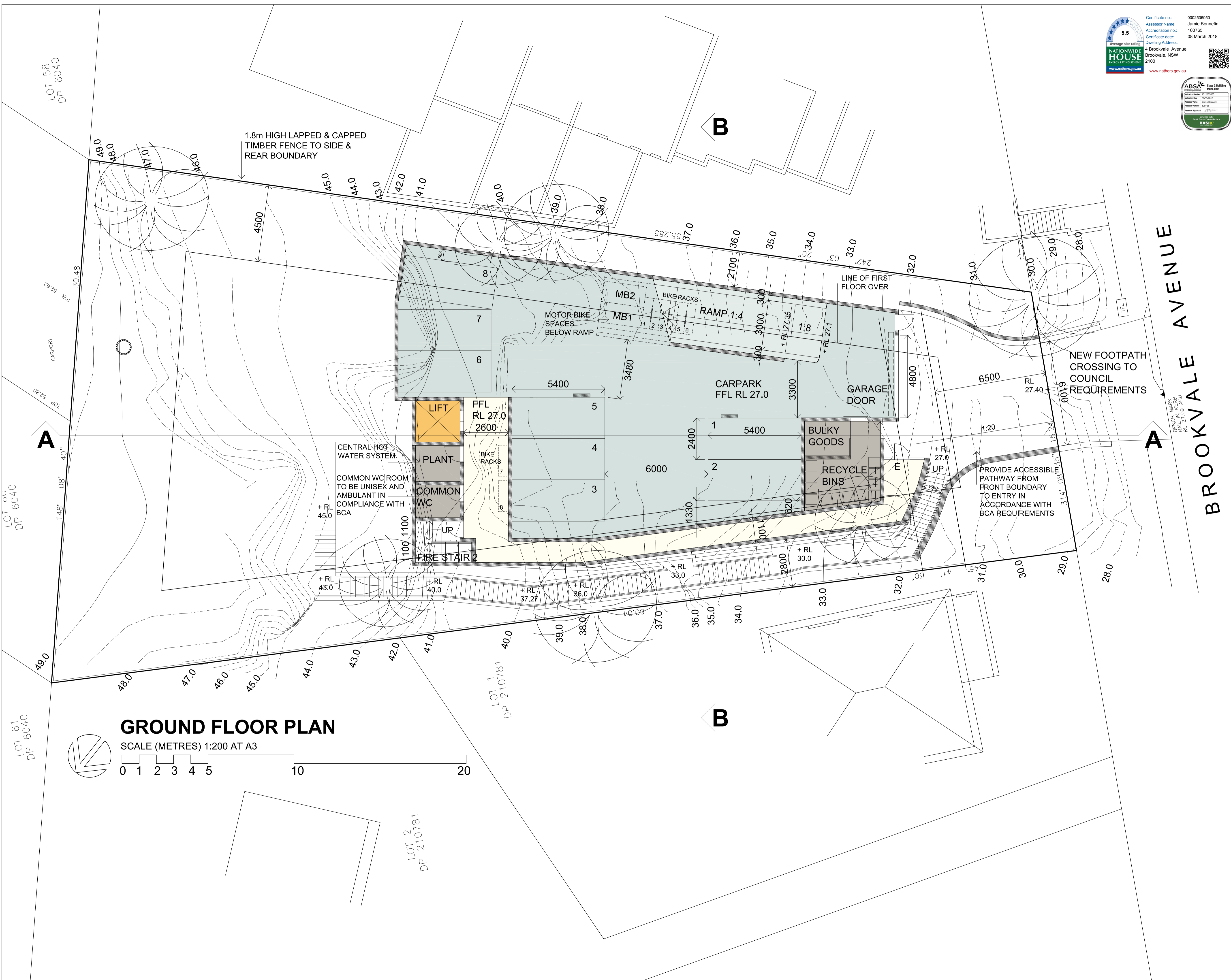
Certificate no.: 0002535950
Assessor Name: Jamie Bonnell
Accreditation no.: 100765
Certificate date: 08 March 2018
Dwelling Address:
4 Brookvale Avenue
Brookvale, NSW
2100

ABSA
Class 4 Rating
www.absa.com.au



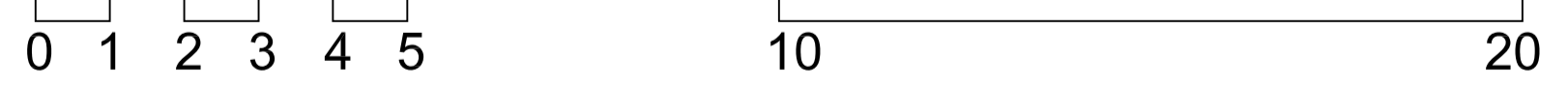
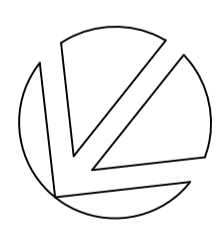


LEGEND



GROUND FLOOR PLAN

SCALE (METRES) 1:200 AT A3



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Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

LOT 45 IN DP 6040
 Drawing
GROUND FLOOR PLAN

Scale	1:100	Drawn	BR
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Plotted	9/03/2018 1:35 PM		
Job No	1706		
Version	DA	Drawing No:	A03

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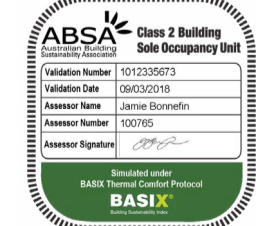
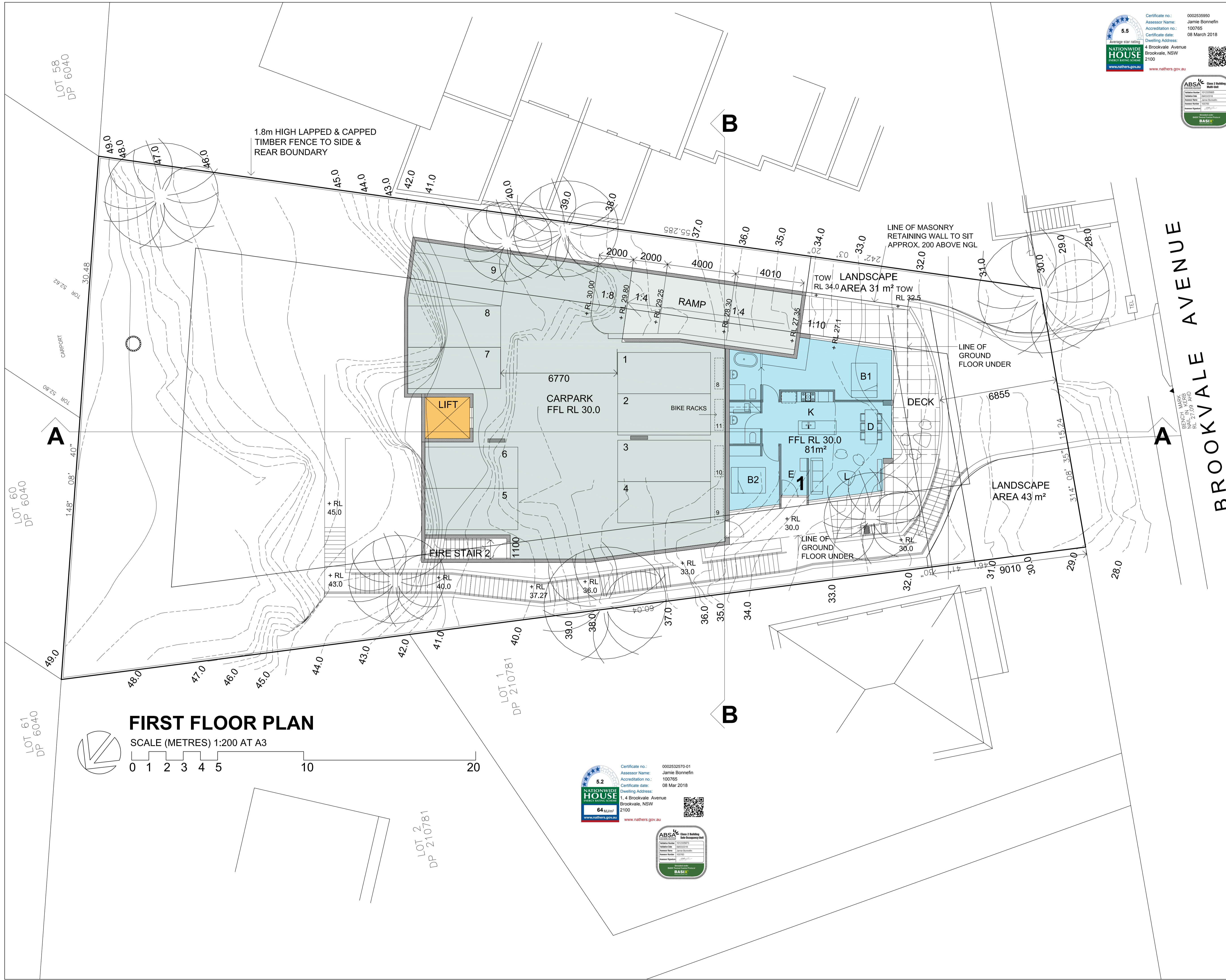
Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

LOT 45 IN DP 6040
 Drawing
FIRST FLOOR PLAN

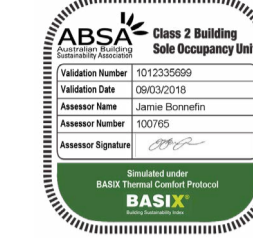
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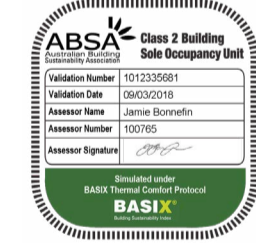
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 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 3, 4 Brookvale Avenue
 Brookvale, NSW
 2100
 www.nathers.gov.au



Certificate no.: 0002535650
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 4 Brookvale Avenue
 Brookvale, NSW
 2100
 www.nathers.gov.au



Certificate no.: 0002535647
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
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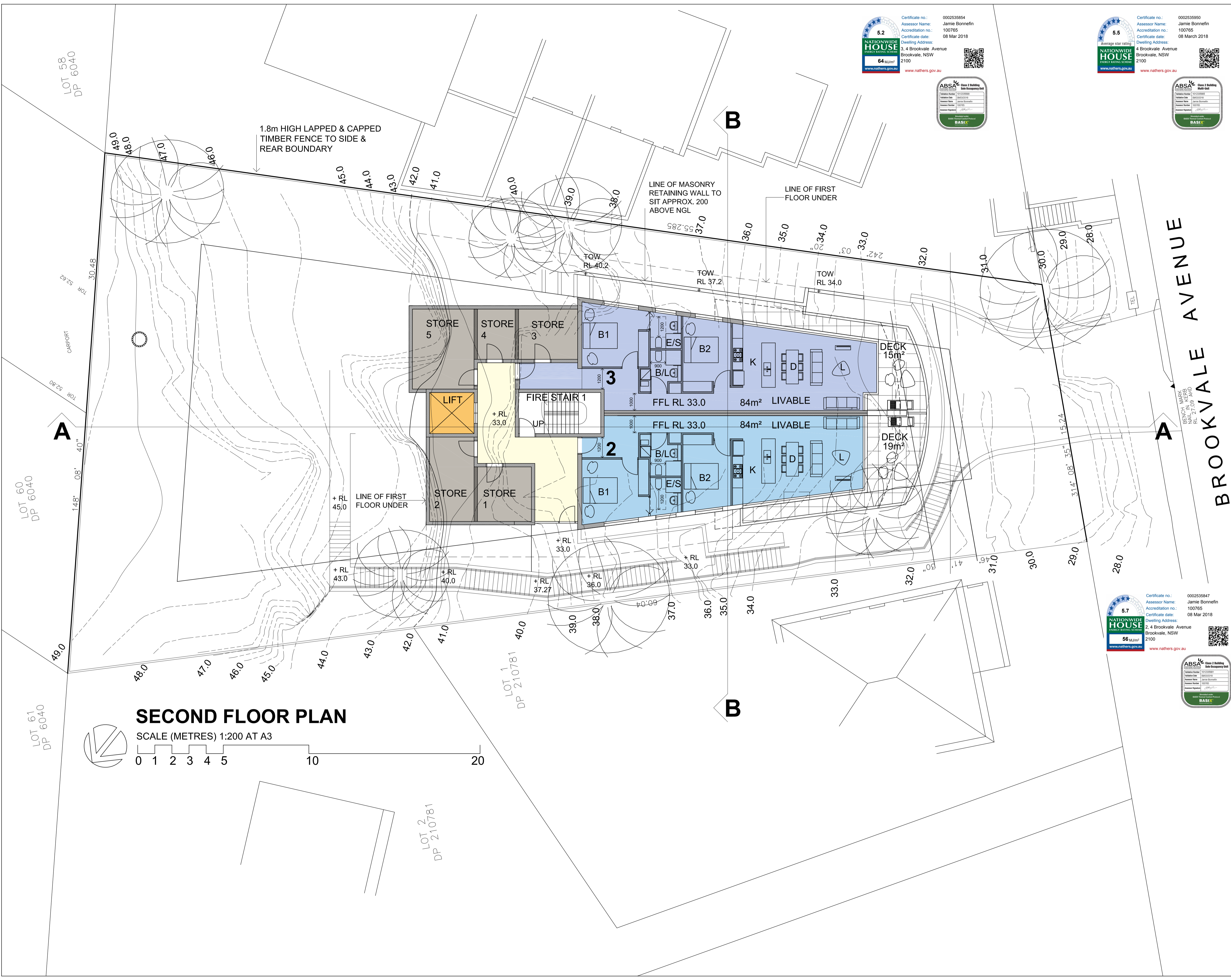
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LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
SECOND FLOOR PLAN

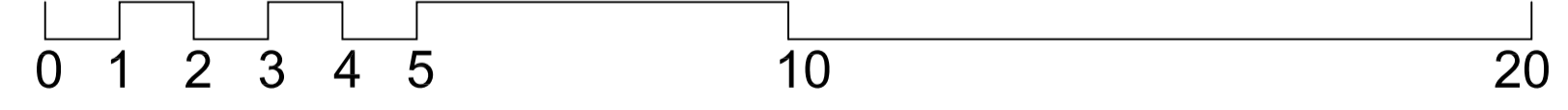
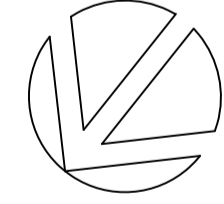
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Version	DA	Drawing No:	A05

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SECOND FLOOR PLAN

SCALE (METRES) 1:200 AT A3



LOT 58
 DP 6040

LOT 60
 DP 6040

LOT 61
 DP 6040

LOT 1
 DP 210781

LOT 2
 DP 210781

1.8m HIGH LAPPED & CAPPED
 TIMBER FENCE TO SIDE &
 REAR BOUNDARY

LINE OF MASONRY
 RETAINING WALL TO
 SIT APPROX. 200
 ABOVE NGL

LINE OF FIRST
 FLOOR UNDER

+ RL 45.0
 LINE OF FIRST
 FLOOR UNDER

+ RL 33.0

+ RL 40.0

+ RL 37.27

+ RL 33.0

+ RL 36.0

TOW
 RL 40.2

TOW
 RL 37.2

TOW
 RL 34.0

TEL

BEING MARK
 BENCH MARK
 RL 27.09 AND
 RL 27.09

BROOKVALE AVENUE

Certificate no.: 000253588-01
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 5, 4 Brookvale Avenue Brookvale, NSW 2100
 www.nathers.gov.au

Certificate no.: 000253590
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 4 Brookvale Avenue Brookvale, NSW 2100
 www.nathers.gov.au

ABSA Class 2 Building Site Occupancy Use
 Licence No: 101230088
 Licence Exp: 08/03/2018
 Assessor: Jamie Bonnefin
 Licence No: 100765
 Licence Exp: 08/03/2018
 www.nathers.gov.au

ABSA Class 2 Building Site Occupancy Use
 Licence No: 101230088
 Licence Exp: 08/03/2018
 Assessor: Jamie Bonnefin
 Licence No: 100765
 Licence Exp: 08/03/2018
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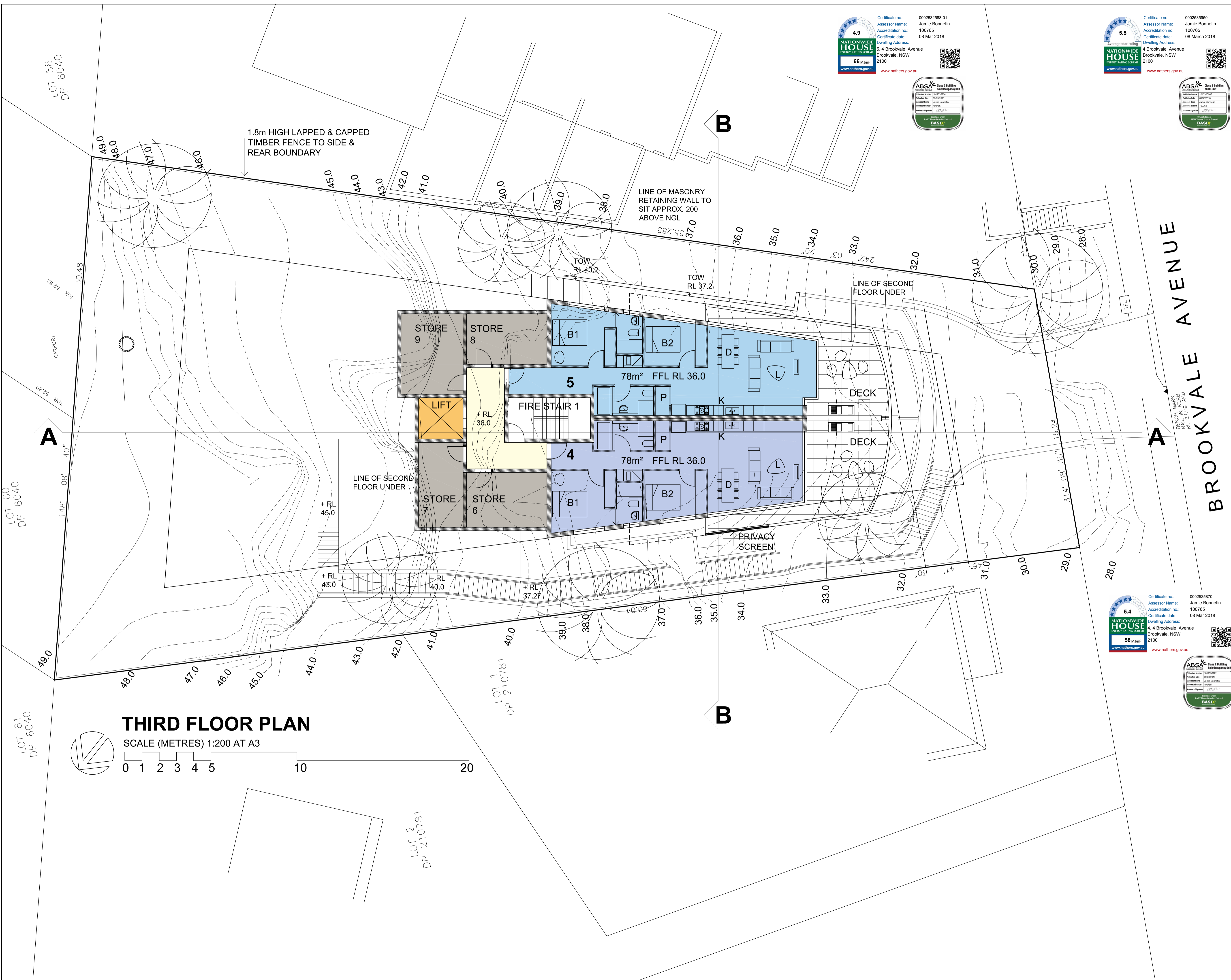
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LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

Lot 45 IN DP 6040
 Drawing
THIRD FLOOR PLAN

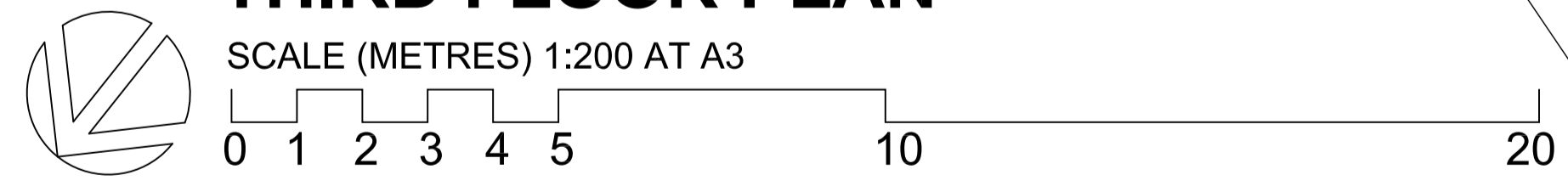
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Version	DA	Drawing No:	A06

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THIRD FLOOR PLAN

SCALE (METRES) 1:200 AT A3



1.8m HIGH LAPPED & CAPPED
 TIMBER FENCE TO SIDE &
 REAR BOUNDARY

LINE OF MASONRY
 RETAINING WALL TO
 SIT APPROX. 200
 ABOVE NGL

LINE OF SECOND
 FLOOR UNDER

PRIVACY
 SCREEN

BROOKVALE AVENUE

LOT 58
 DP 6040

LOT 60
 DP 6040

LOT 61
 DP 6040

LOT 1
 DP 210781

LOT 2
 DP 210781

A

A

B

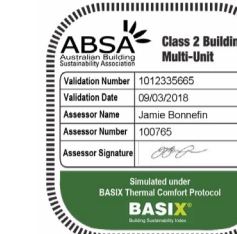
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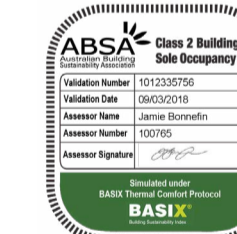
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 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 7, 4 Brookvale Avenue Brookvale, NSW 2100
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Certificate no.: 0002535860
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 4 Brookvale Avenue Brookvale, NSW 2100
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Certificate no.: 0002535839
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 6, 4 Brookvale Avenue Brookvale, NSW 2100
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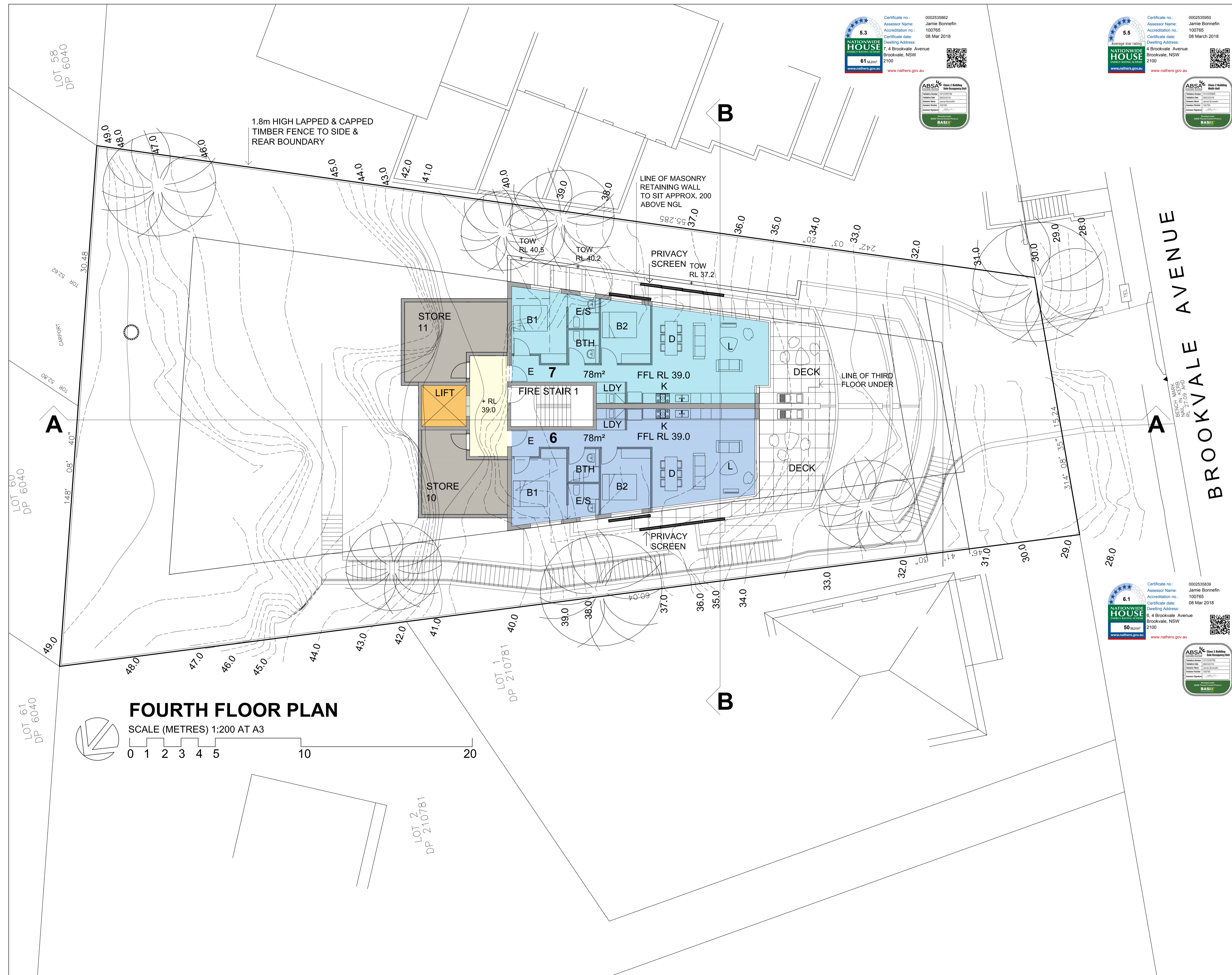
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LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

Lot 45 in DP 6040
 Drawing
FOURTH FLOOR PLAN

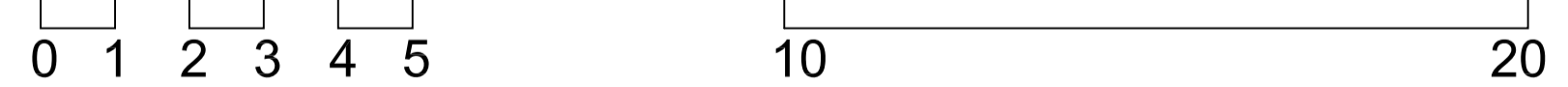
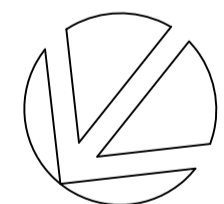
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 Version DA Drawing No: **A07**

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FOURTH FLOOR PLAN

SCALE (METRES) 1:200 AT A3



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 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 9, 4 Brookvale Avenue Brookvale, NSW 2100

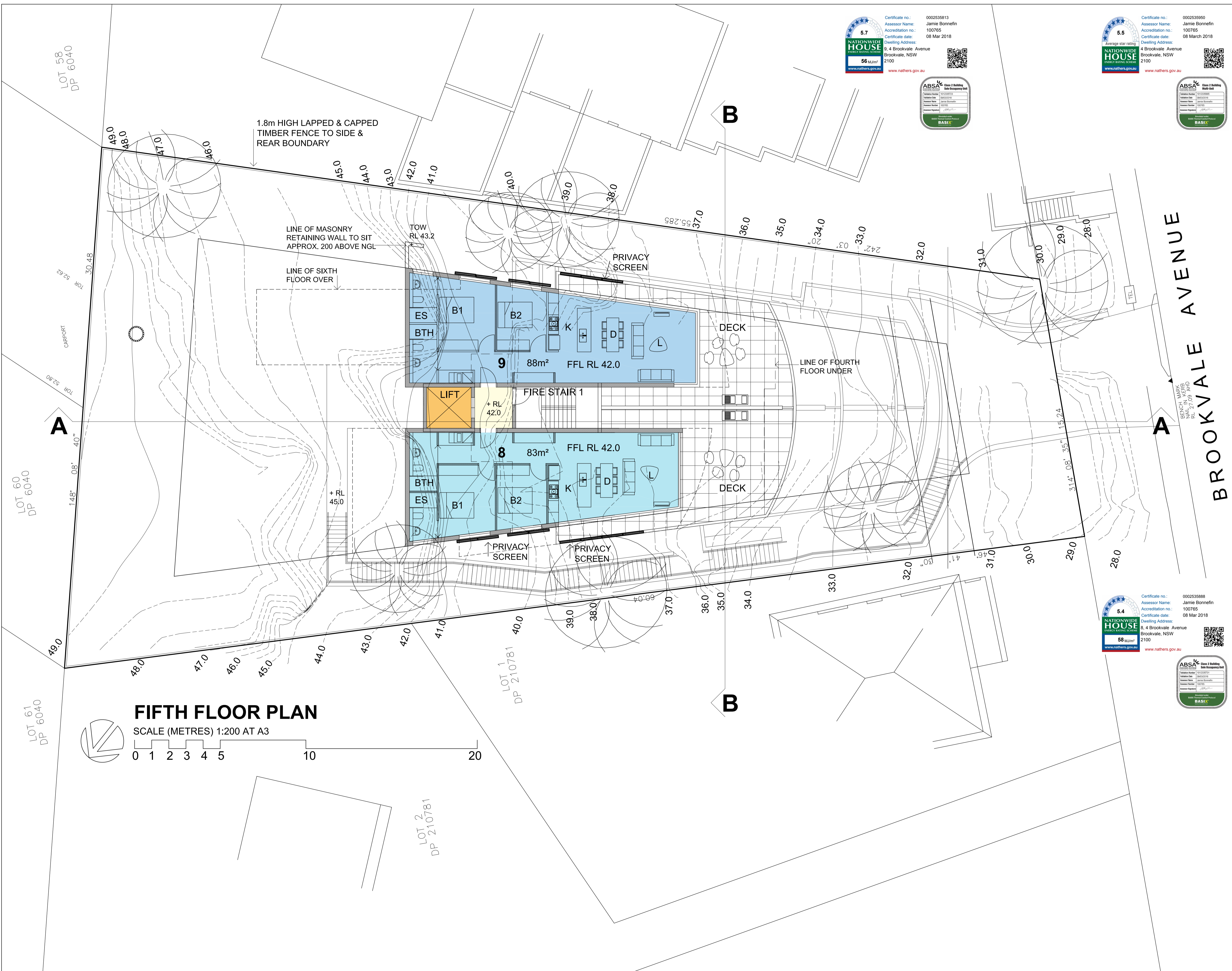
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 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 March 2018
 Dwelling Address: 4 Brookvale Avenue Brookvale, NSW 2100

ABS Class 2 Building
 BASIX

ABS Class 2 Building
 BASIX

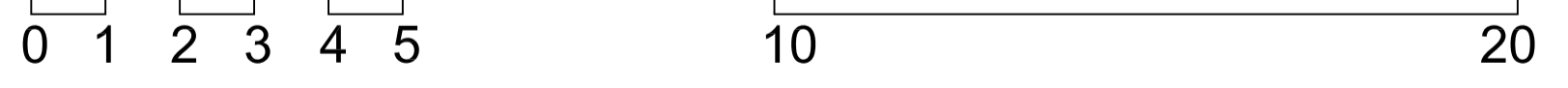
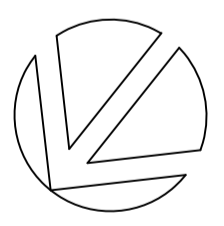
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 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 8, 4 Brookvale Avenue Brookvale, NSW 2100

ABS Class 2 Building
 BASIX



FIFTH FLOOR PLAN

SCALE (METRES) 1:200 AT A3



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 www.barryrush.com.au

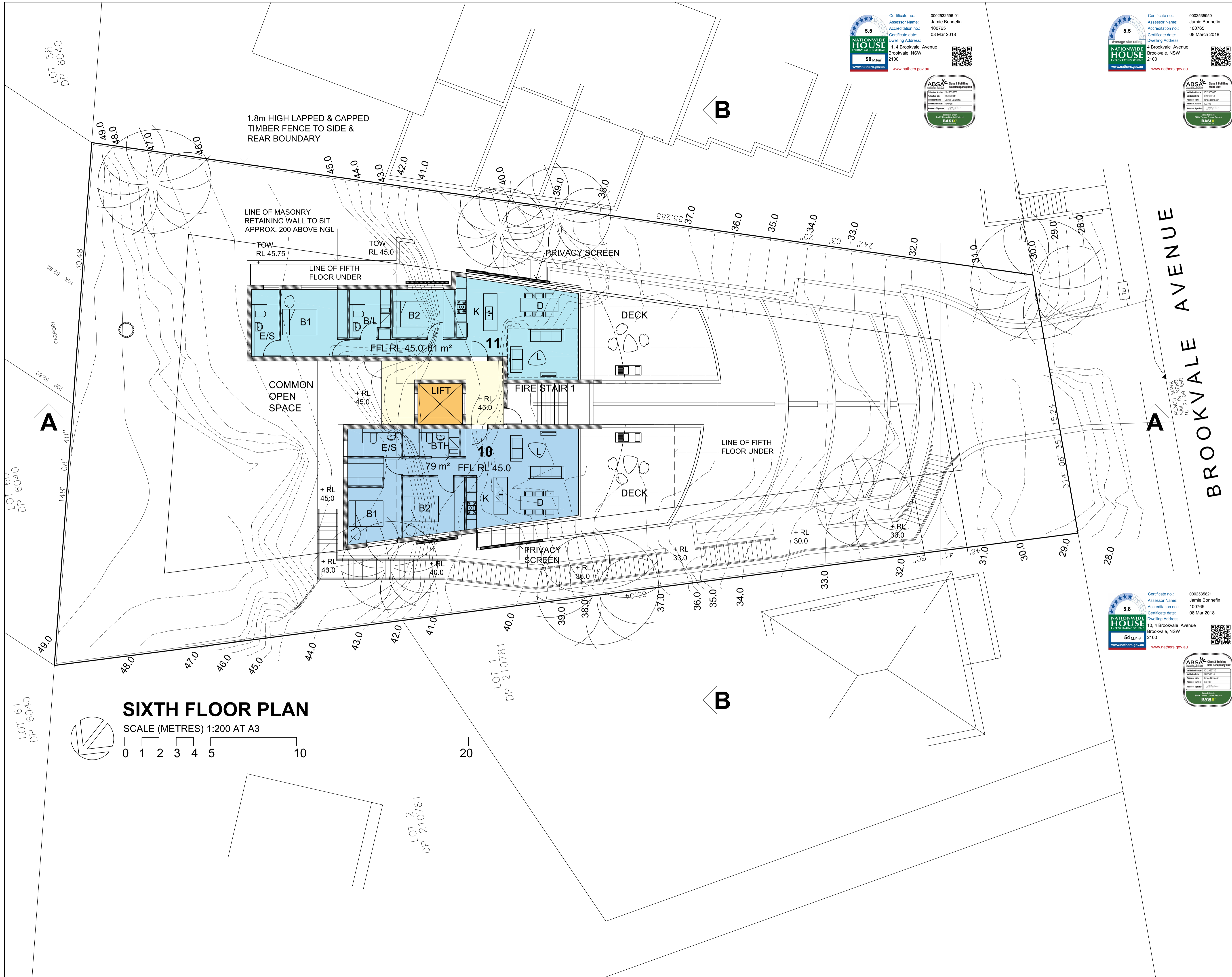
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LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
FIFTH FLOOR PLAN

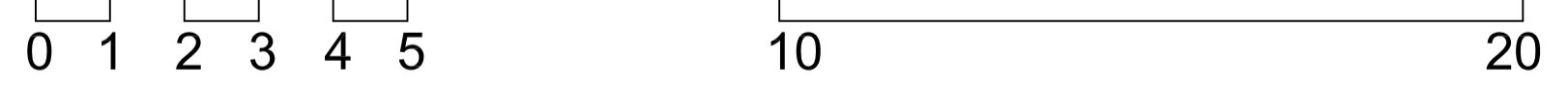
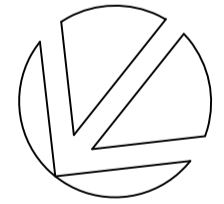
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Job No	1706		
Version	DA	Drawing No:	A08

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SIXTH FLOOR PLAN

SCALE (METRES) 1:200 AT A3



Certificate no.: 0002532596-01
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 11, 4 Brookvale Avenue Brookvale, NSW 2100
 5.5
 NATIONWIDE HOUSE ENERGY RATING SCHEME
 58 MJ/m²
 www.nathers.gov.au

ABSAR Class 2 Building Site Occupancy Test
 Certificate No: 100000000
 Issue Date: 08/03/2018
 Expiry Date: 08/03/2020
 Project Name: 11, 4 Brookvale Avenue
 Project No: 100765
 Project Manager: JPP
 BASIX

Certificate no.: 0002535950
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 March 2018
 Dwelling Address: 4 Brookvale Avenue Brookvale, NSW 2100
 5.5
 NATIONWIDE HOUSE ENERGY RATING SCHEME
 58 MJ/m²
 www.nathers.gov.au

ABSAR Class 2 Building Site Occupancy Test
 Certificate No: 100000000
 Issue Date: 08/03/2018
 Expiry Date: 08/03/2020
 Project Name: 4 Brookvale Avenue
 Project No: 100765
 Project Manager: JPP
 BASIX

Certificate no.: 0002535821
 Assessor Name: Jamie Bonnefin
 Accreditation no.: 100765
 Certificate date: 08 Mar 2018
 Dwelling Address: 10, 4 Brookvale Avenue Brookvale, NSW 2100
 5.8
 NATIONWIDE HOUSE ENERGY RATING SCHEME
 54 MJ/m²
 www.nathers.gov.au

ABSAR Class 2 Building Site Occupancy Test
 Certificate No: 100000000
 Issue Date: 08/03/2018
 Expiry Date: 08/03/2020
 Project Name: 10, 4 Brookvale Avenue
 Project No: 100765
 Project Manager: JPP
 BASIX

LEGEND

ISSUE DATE AMENDMENTS

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 www.barryrush.com.au

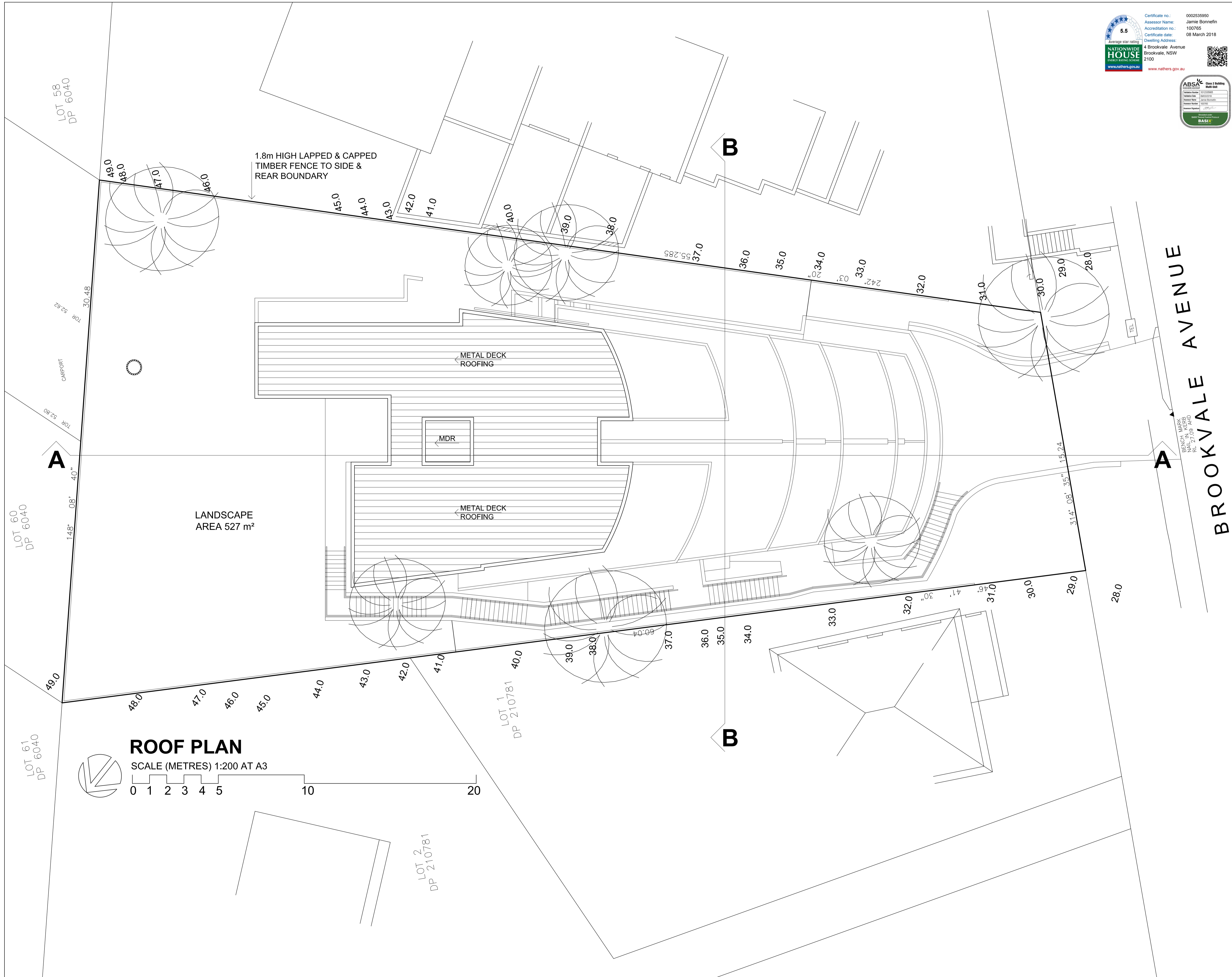
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LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

LOT 45 IN DP 6040
 Drawing
SIXTH FLOOR PLAN

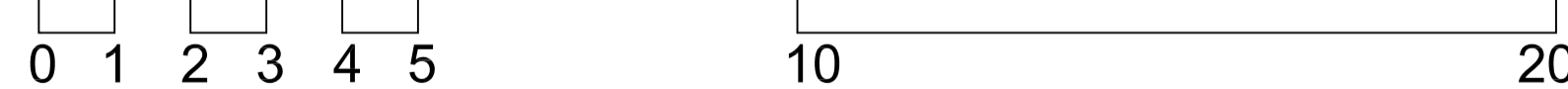
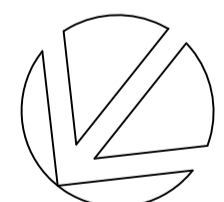
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 Plotted 9/03/2018 1:35 PM
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 Version DA Drawing No: **A09**

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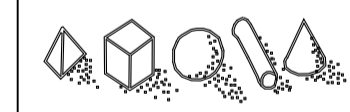


ROOF PLAN

SCALE (METRES) 1:200 AT A3



ISSUE	DATE	AMENDMENTS



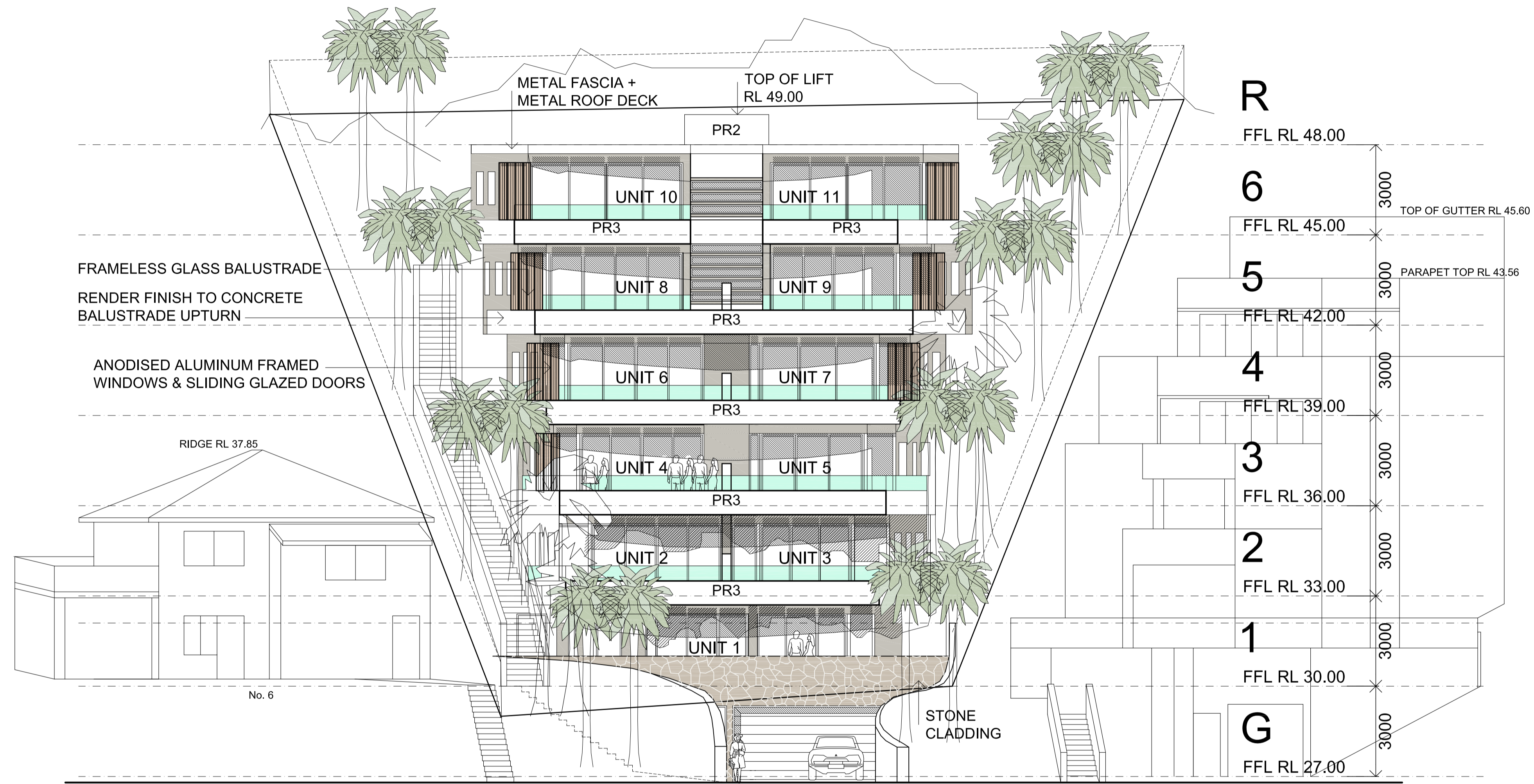
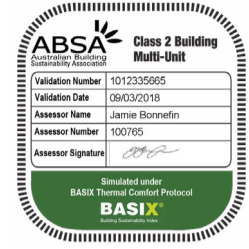
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 NSW, Australia, 2041
 Phone: (612) 9555 8028 Fax: (612) 9810 0161
 Email: info@barryrush.com.au
 www.barryrush.com.au

Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
ROOF PLAN

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	9/03/2018 1:35 PM		
Job No	1706		
Version	DA	Drawing No:	A10



SOUTH ELEVATION

ISSUE	DATE	AMENDMENTS



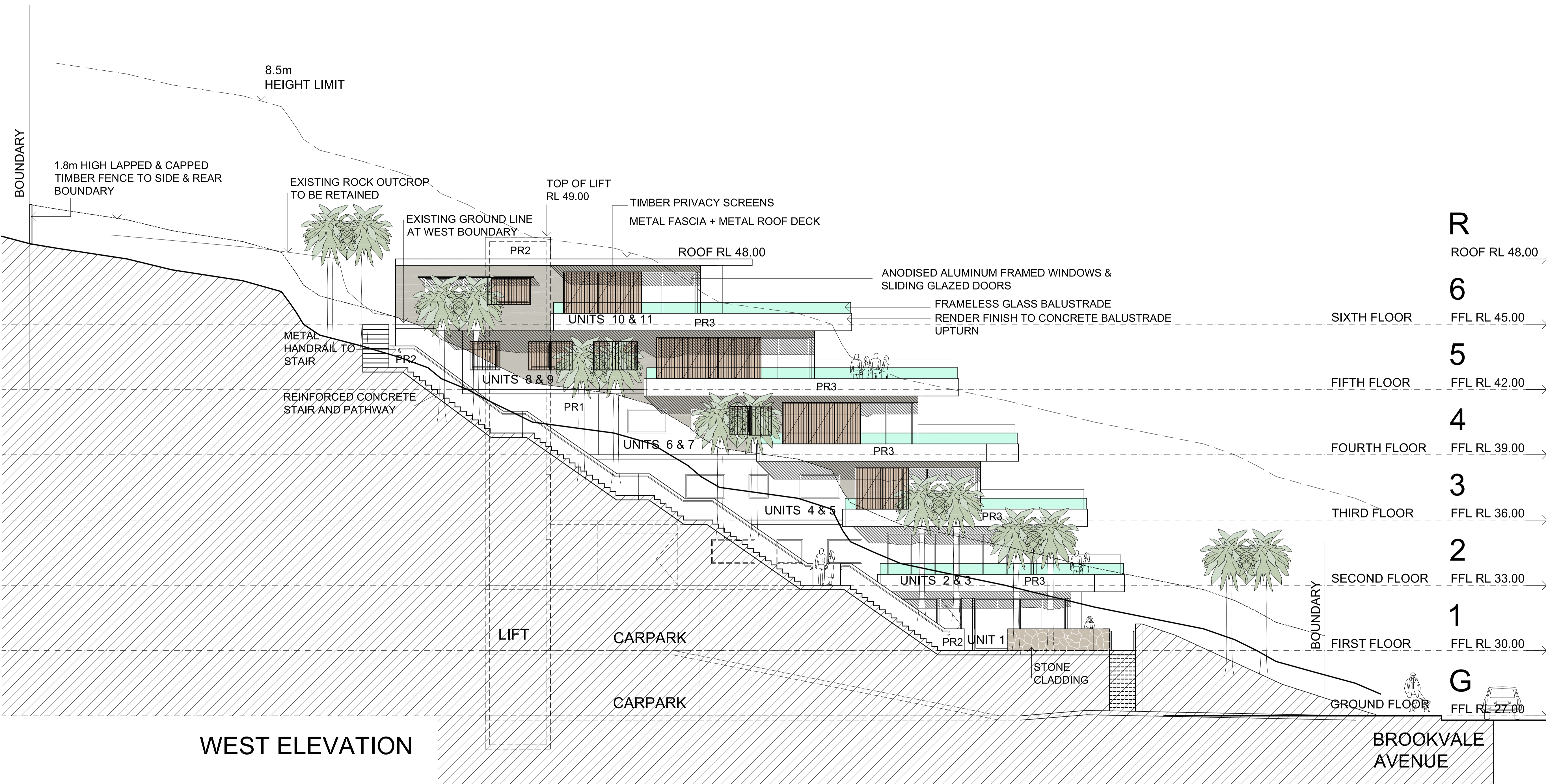
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 NSW, Australia, 2041
 Phone: (612) 9555 8028 Fax: (612) 9810 0161
 Email: info@barryrush.com.au
 www.barryrush.com.au

Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
SOUTH ELEVATION

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	9/03/2018 1:35 PM		
Job No	1706		
Version	DA	Drawing No:	A11



R	ROOF RL 48.00	
6	FFL RL 45.00	3000
5	FFL RL 42.00	3000
4	FFL RL 39.00	3000
3	FFL RL 36.00	3000
2	FFL RL 33.00	3000
1	FFL RL 30.00	3000
G	FFL RL 27.00	3000

ISSUE	DATE	AMENDMENTS



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 Email: info@barryrush.com.au
 www.barryrush.com.au

Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

LOT 45 IN DP 6040
 Drawing
WEST ELEVATION

Scale	1:100	Drawn	BR
File	DA 4 BROOKVALE AVE BROOKVALE		
Plotted	9/03/2018 1:35 PM		
Job No	1706		
Version	DA	Drawing No:	A12



LEGEND

Table with columns: ISSUE, DATE, AMENDMENTS

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www.barryrush.com.au

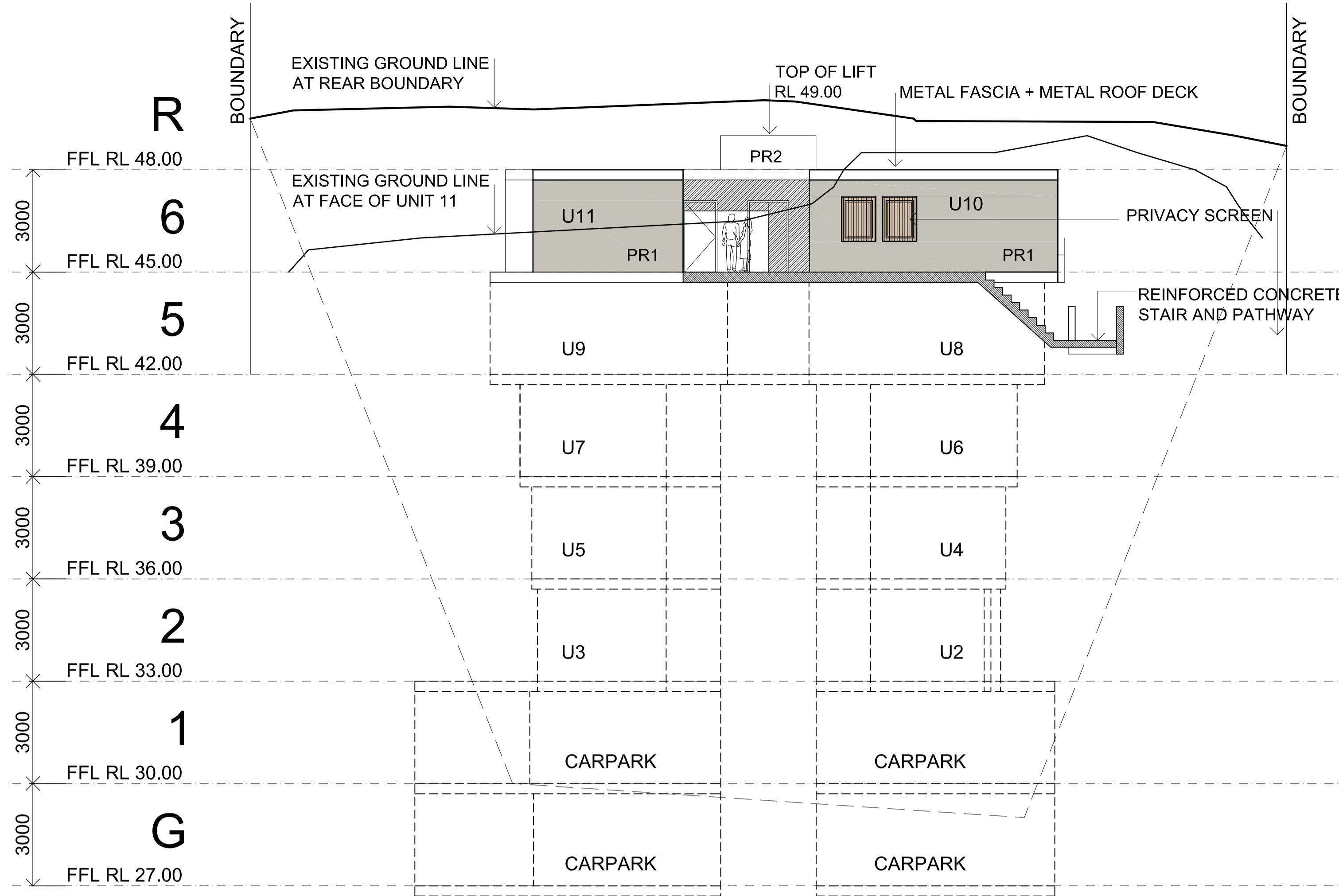
Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE
BROOKVALE

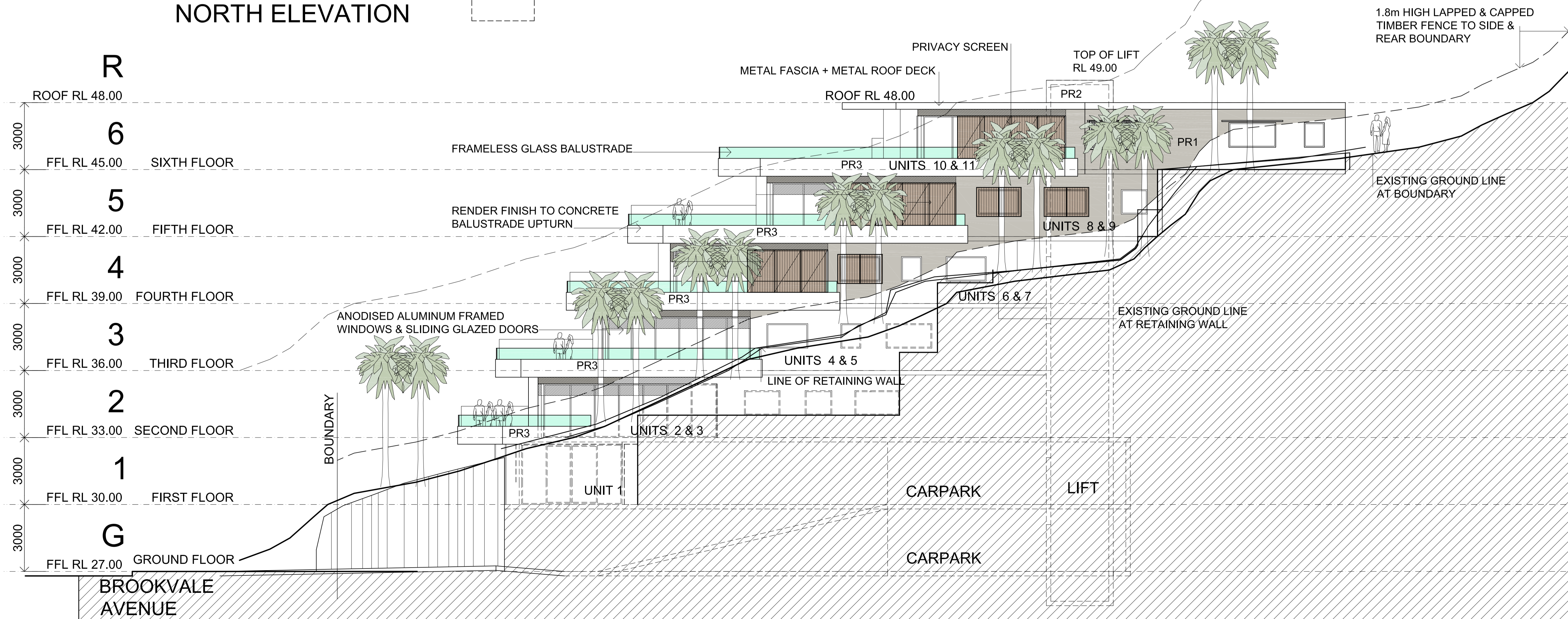
Lot 45 IN DP 6040
Drawing
NORTH & EAST ELEVATIONS

Scale 1:100
Drawn BR
File DA 4 BROOKVALE AVE BROOKVALE
Plotted 9/03/2018 1:35 PM
Job No 1706
Version DA Drawing No: A13

Technical specification table for building materials and systems, including categories like Water (All Dwellings), Energy (All Dwellings), Lifts, and Lighting.



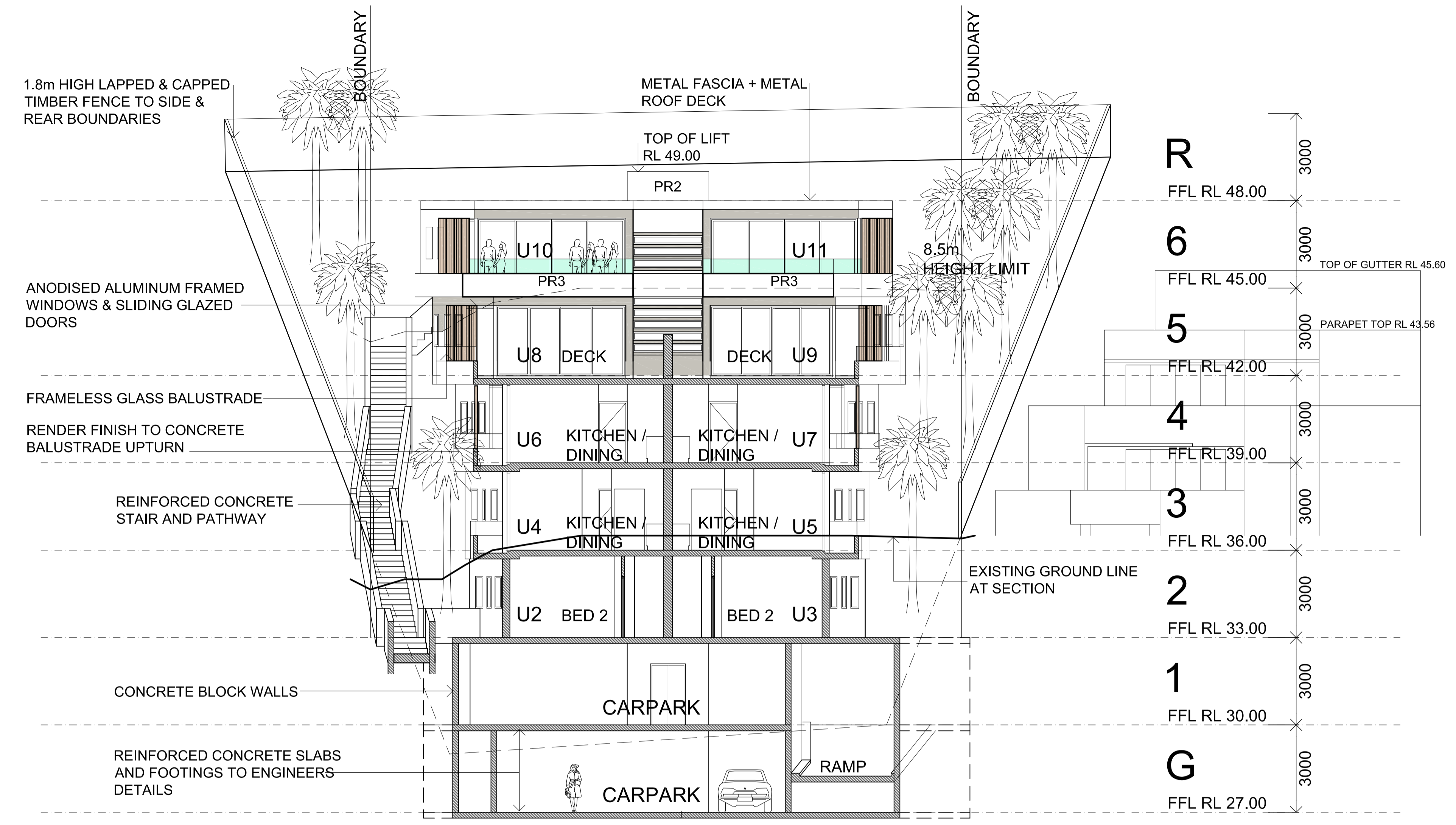
NORTH ELEVATION



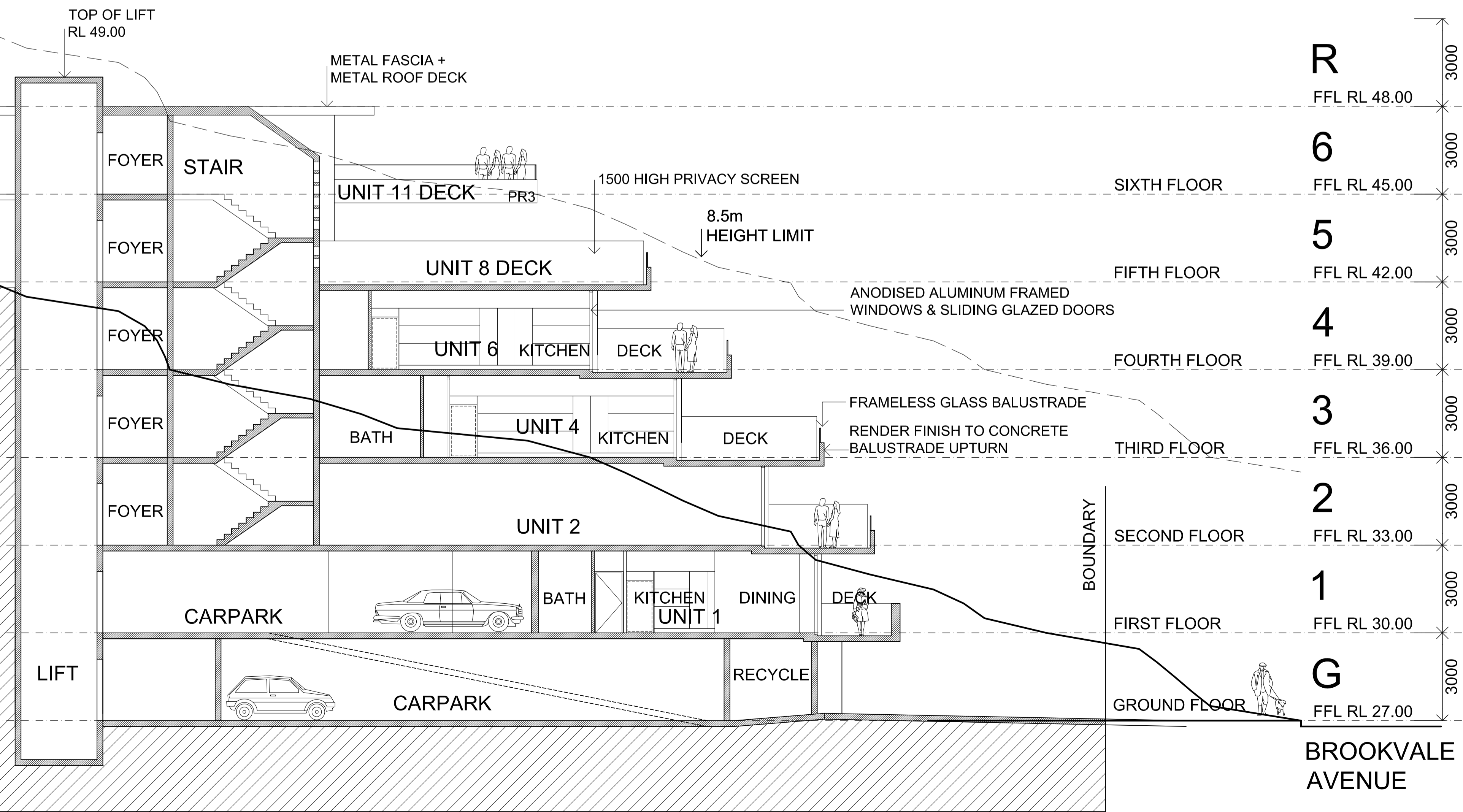
EAST ELEVATION

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SECTION B-B



SECTION A-A



ISSUE	DATE	AMENDMENTS

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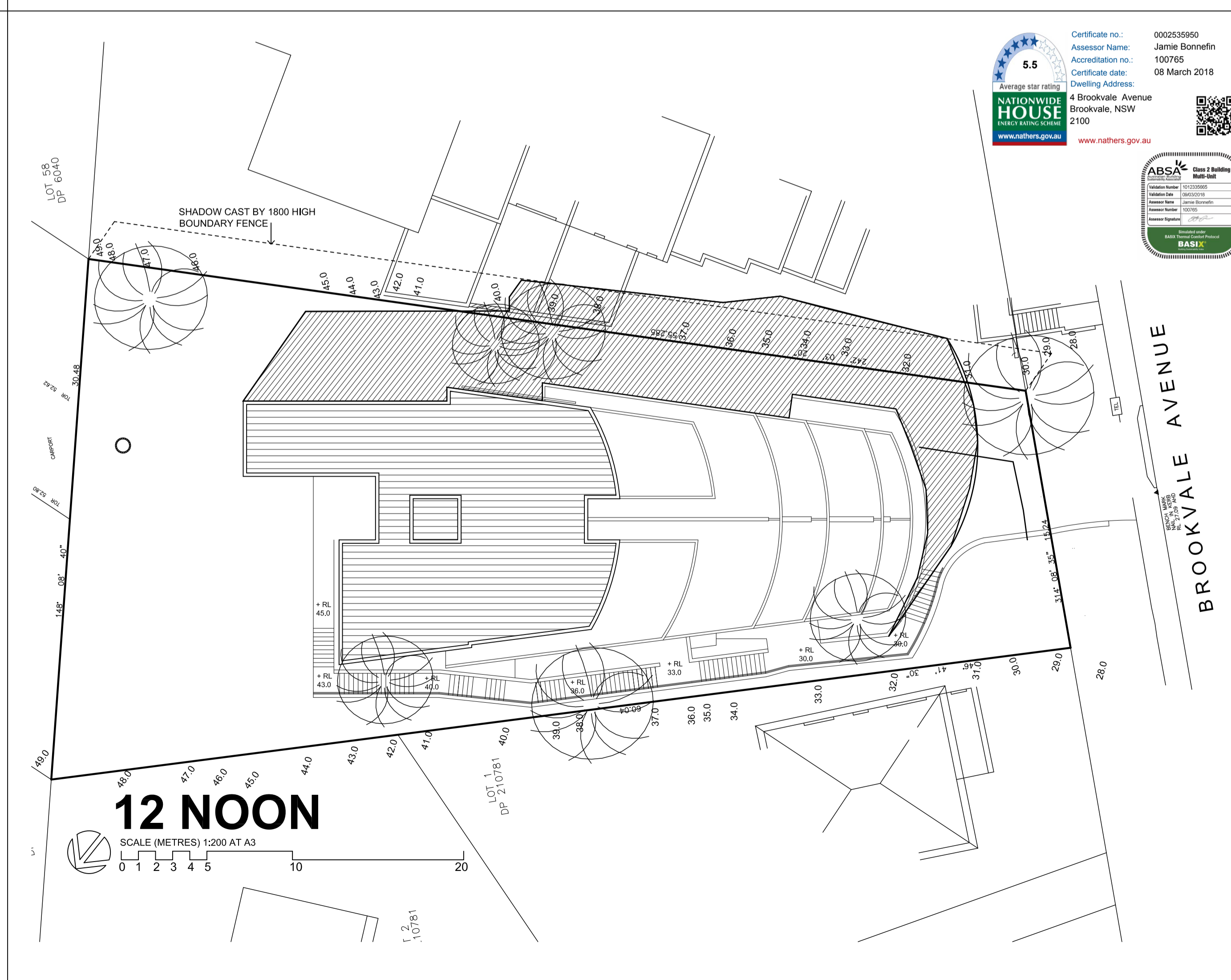
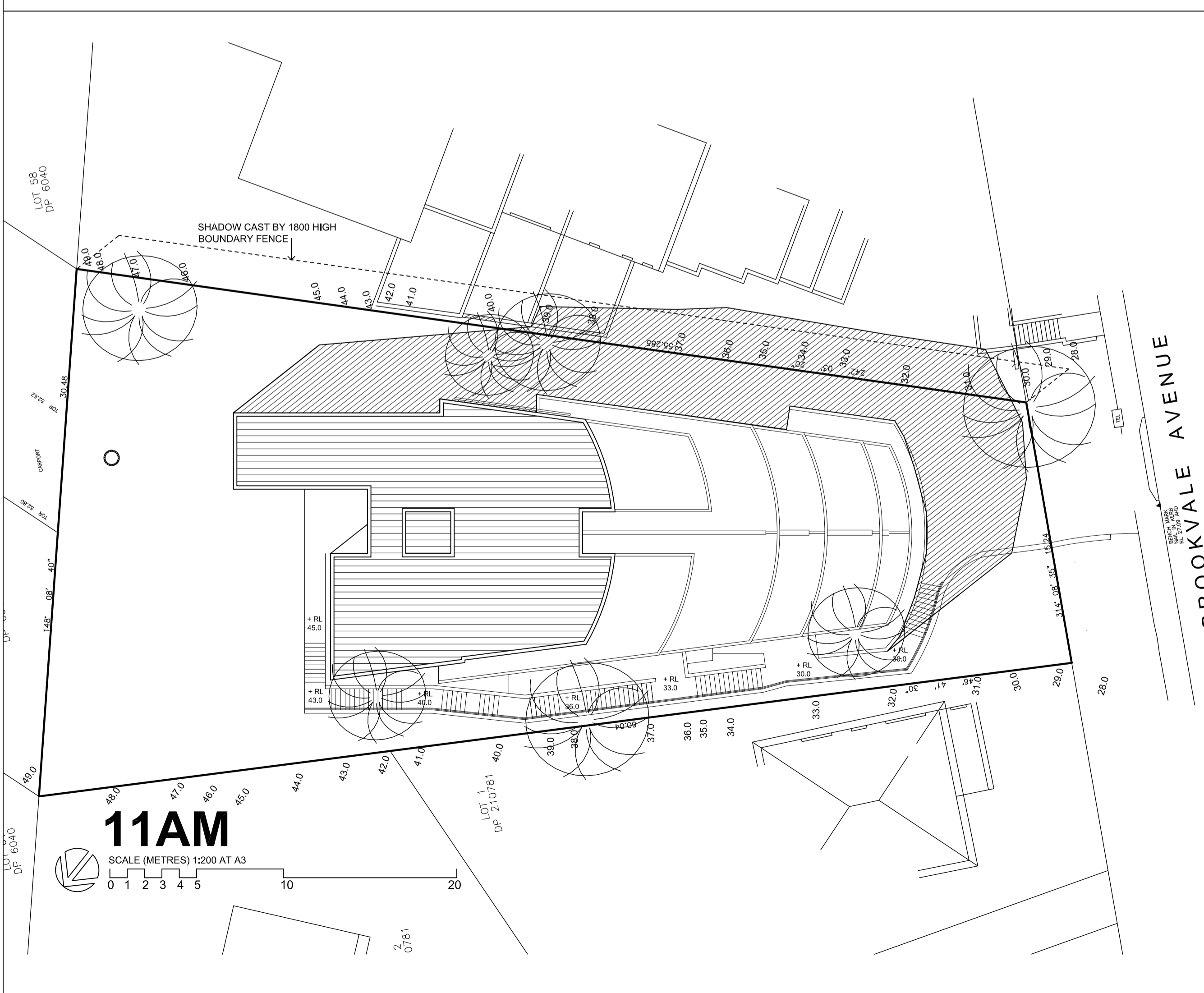
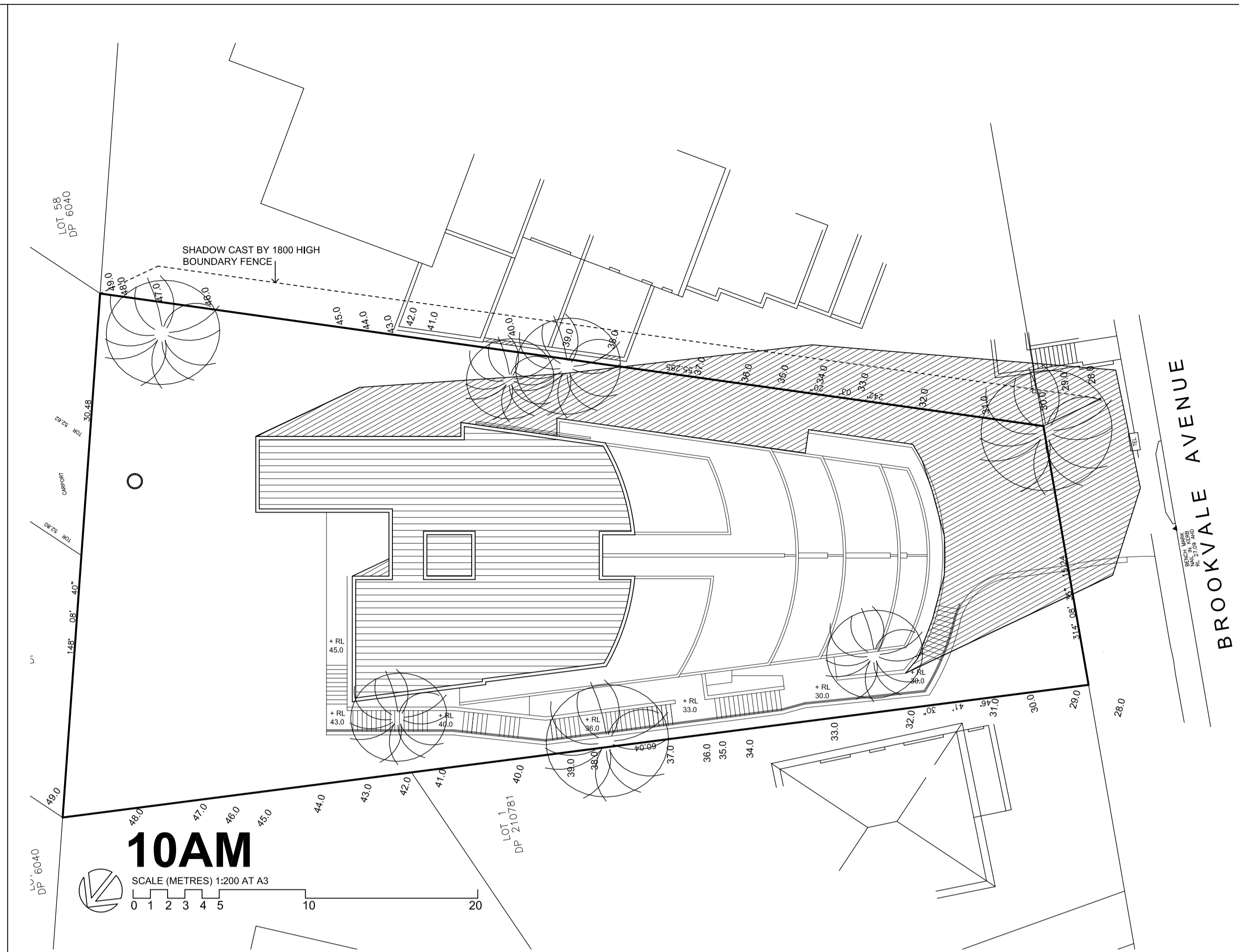
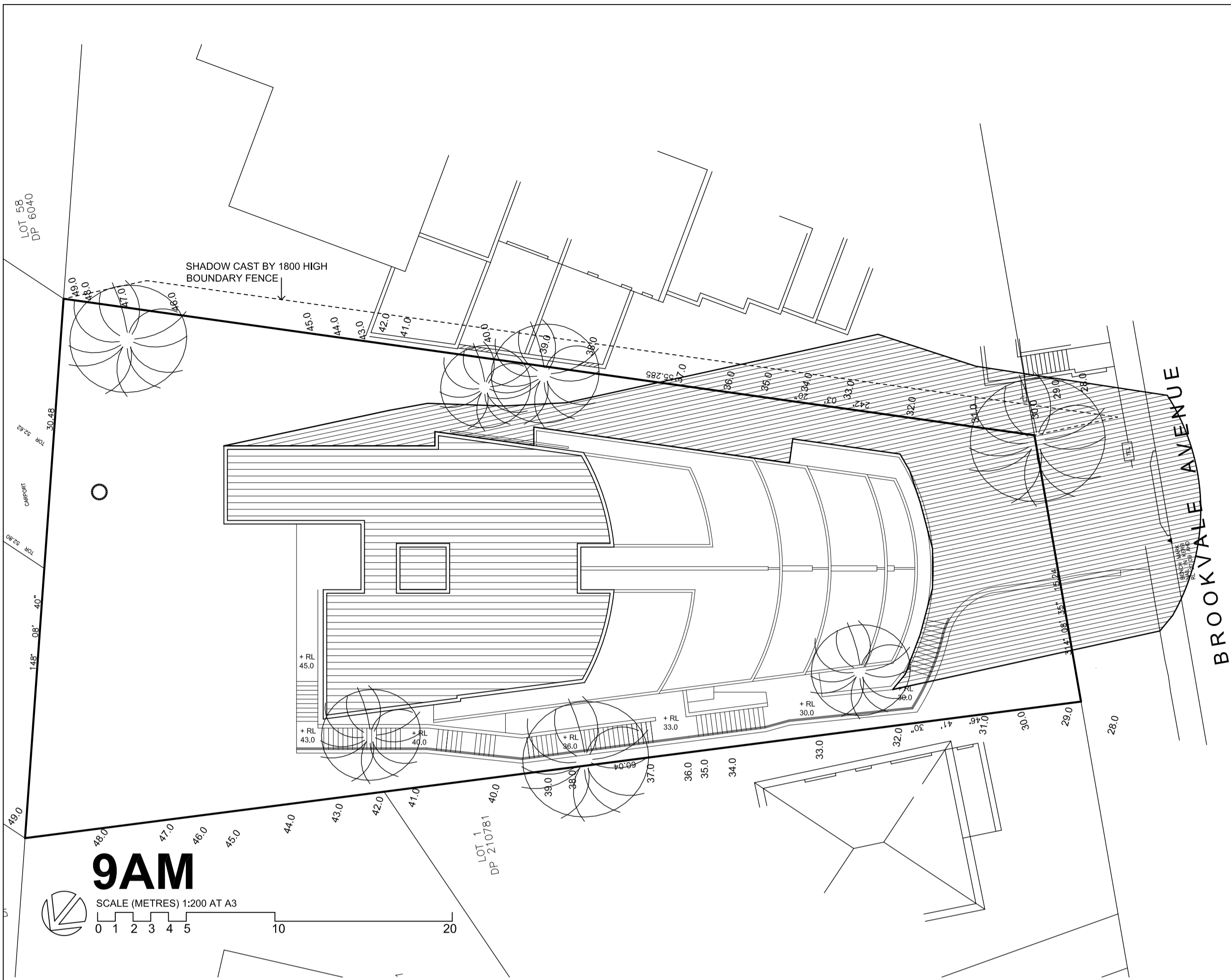
Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
BROOKVALE**

LOT 45 IN DP 6040
Drawing
SECTIONS

Scale 1:100 Drawn BR
File DA 4 BROOKVALE AVE BROOKVALE
Plotted 9/03/2018 1:35 PM
Job No 1706
Version DA Drawing No: **A14**

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Certificate no.: 000253950
Assessor Name: Jamie Bonnefin
Accreditation no.: 100785
Certificate date: 08 March 2018
Dwelling Address: 4 Brookvale Avenue, Brookvale, NSW 2100

5.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

ABSA Class 2 Building Mark-It
Validation Number: 101210068
Validation Date: 20/03/2018
Member Name: Barry Bonnefin
Member Number: 500105
Member Status: Active

ISSUE	DATE	AMENDMENTS



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Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

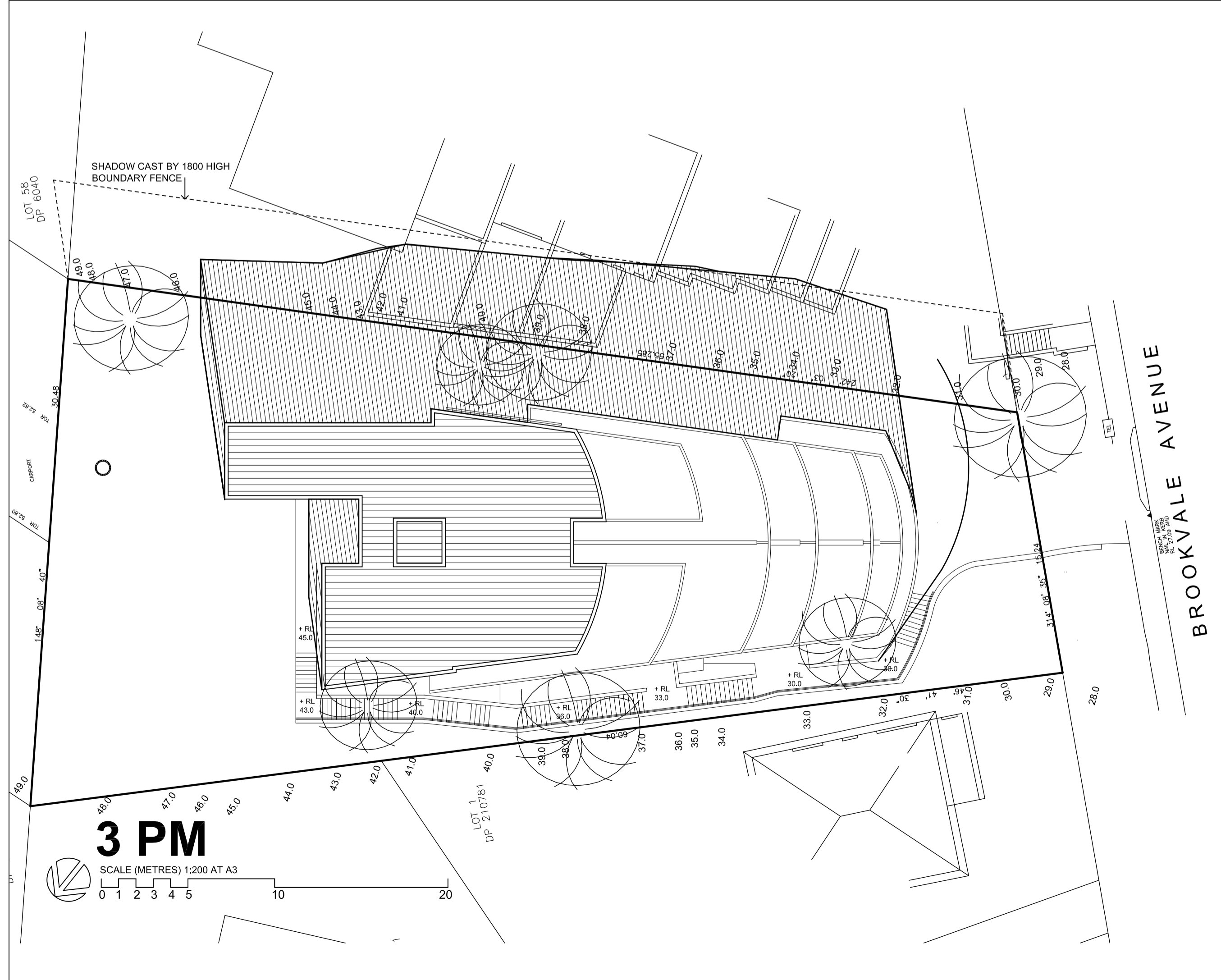
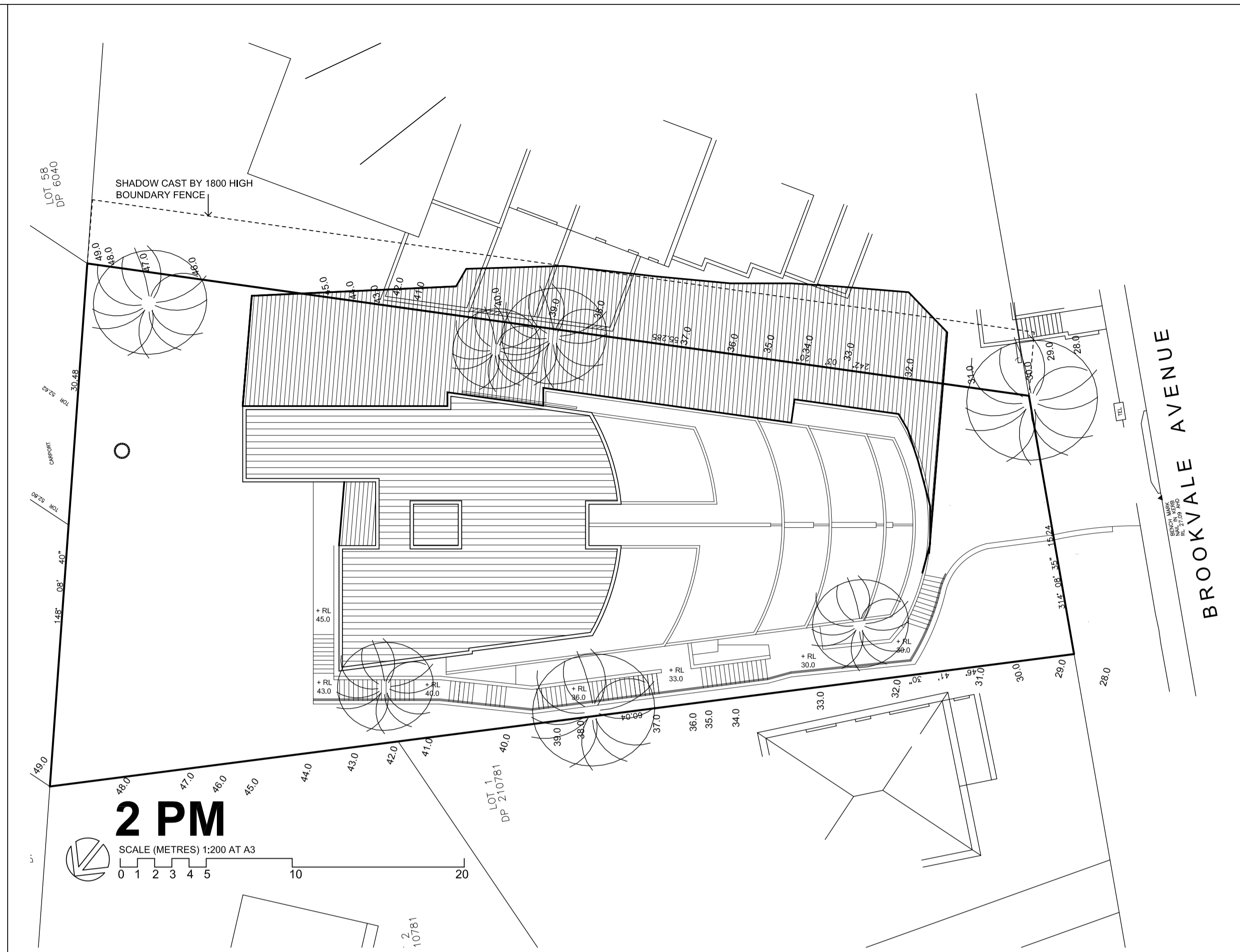
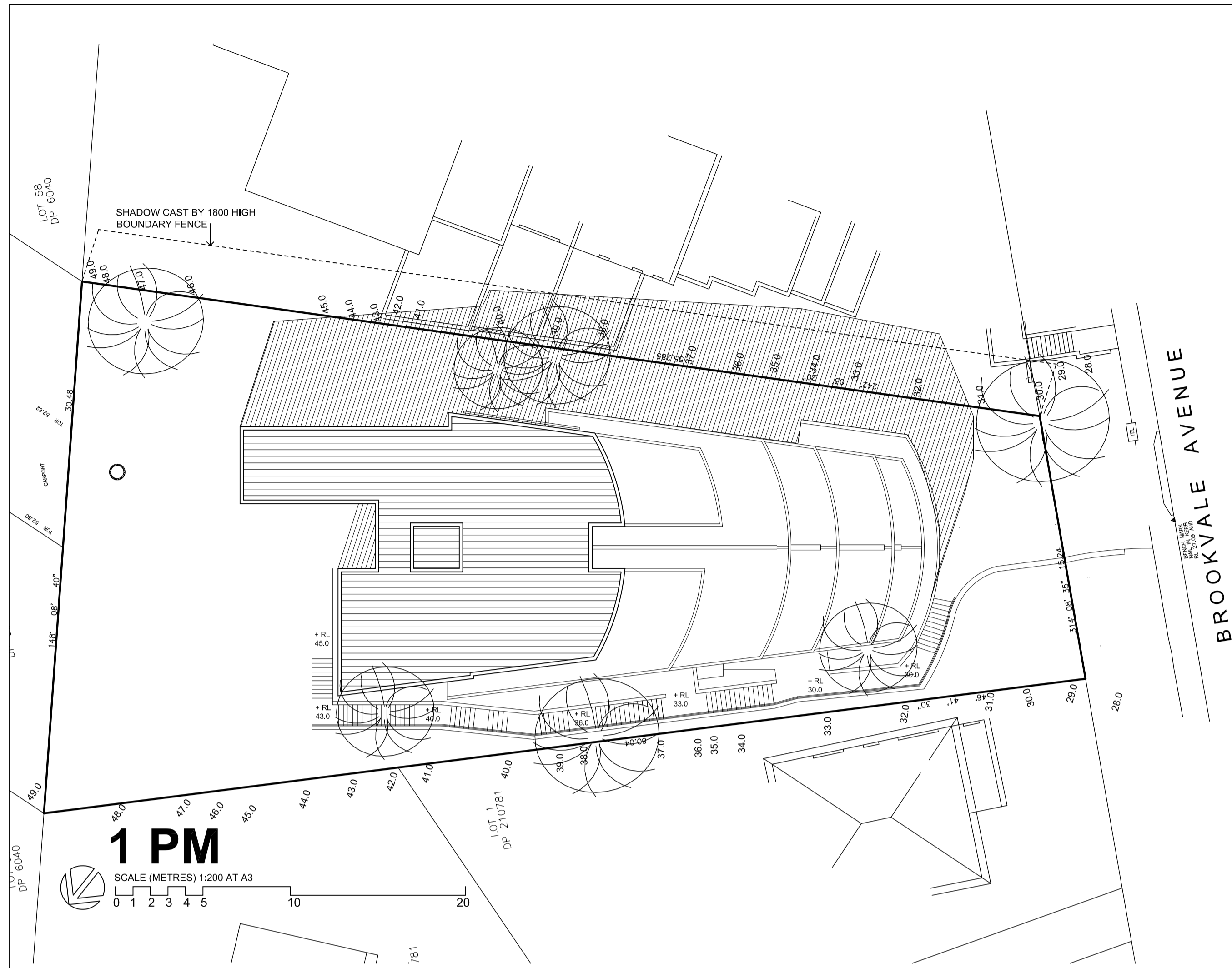
LOT 45 IN DP 6040
Drawing
SHADOW DIAGRAMS SHEET 1
JUNE 21st (MID WINTER)
9am 12 Noon, 3pm

Scale 1:100 Drawn BR
File DA shadows BROOKVALE AVE BROOKVALE

Plotted 9/03/2018 3:12 PM
Job No 1706

Version DA Drawing No: **A15**

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Class 2 Building
PROJECT CERTIFICATION

Page 1 of 3

Class 2 Building
PROJECT CERTIFICATION

Page 2 of 3

Certificate no.: 0002535960
Assessor Name: Jamie Bonnefin
Accreditation no.: 100765
Certificate date: 08 March 2018
Dwelling Address: 4 Brookvale Avenue Brookvale, NSW 2100
www.nathers.gov.au

Sole-Occupancy Unit (SOU) Thermal Performance Specifications						
Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	
01	1012335673	80.0	0.0	38.1	25.5	5.2/10
02	1012335681	83.0	0.0	34.0	22.4	5.7/10
03	1012335699	89.0	0.0	38.7	25.7	5.2/10
04	1012335772	74.0	0.0	35.3	22.7	5.4/10
05	1012335764	90.0	0.0	40.0	26.0	4.9/10
06	1012335756	76.0	0.0	27.3	22.8	6.1/10
07	1012335749	77.0	0.0	42.3	18.9	5.3/10
08	1012335731	81.0	0.0	37.7	20.4	5.4/10
09	1012335723	84.0	0.0	36.9	19.6	5.7/10
10	1012335715	77.0	0.0	35.7	18.2	5.8/10

Client Details: Lotus Projects
Project Address: Lot 45 4 Brookvale Ave Brookvale NSW 2100

Software: BERSPro v4.3.0.1 (BERSPro) Climate Zone: 56

Averaged Simulated Energy: HEATING: 37.2 MJ/m² pa

Averaged Simulated Energy: COOLING: 21.5 MJ/m² pa

Averaged Simulated Energy: TOTAL: 58.7 MJ/m² pa

Averaged NatHERS Star Rating **5.5**

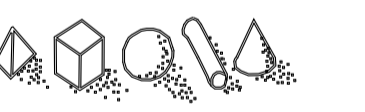
Class 2 Building
PROJECT CERTIFICATION

Page 3 of 3

Project Certification Number: 1012335665
Certification Date: 09/03/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications						
Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	
11	1012335707	82.0	0.0	43.6	14.4	5.5

ISSUE	DATE	AMENDMENTS



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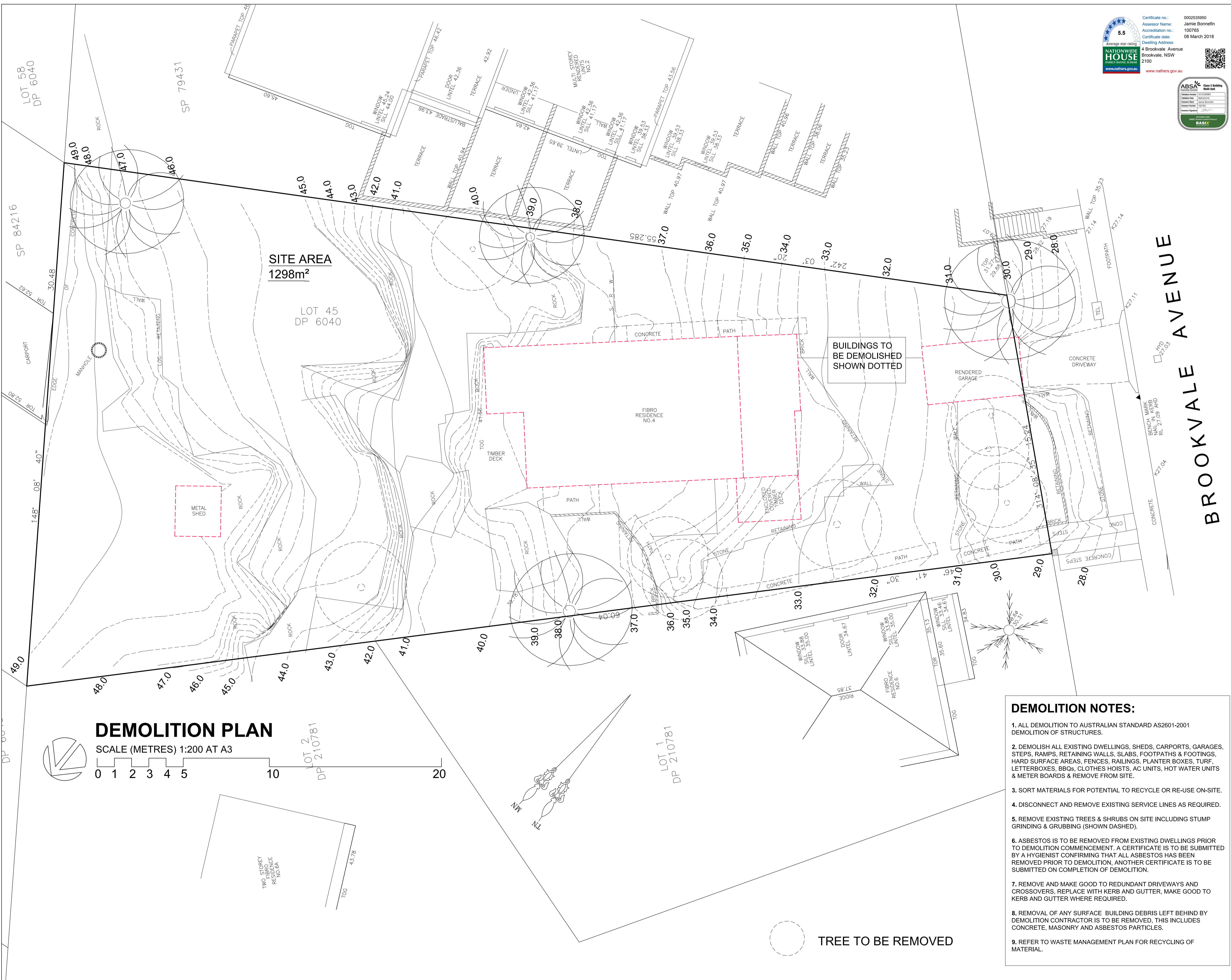
Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
BROOKVALE**

LOT 45 IN DP 6040
Drawing
SHADOW DIAGRAMS SHEET 1
JUNE 21st (MID WINTER)
1 pm, 2 pm, 3pm

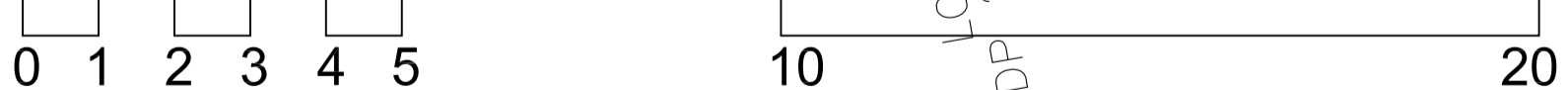
Scale 1:100 Drawn BR
File DA shadows BROOKVALE AVE.BRO
Plotted 9/03/2018 3:12 PM
Job No 1706
Version DA Drawing No: **A16**

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DEMOLITION PLAN

SCALE (METRES) 1:200 AT A3



DEMOLITION NOTES:

- ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
- DEMOLISH ALL EXISTING DWELLINGS, SHEDS, CARPORTS, GARAGES, STEPS, RAMPS, RETAINING WALLS, SLABS, FOOTPATHS & FOOTINGS, HARD SURFACE AREAS, FENCES, RAILINGS, PLANTER BOXES, TURF, LETTERBOXES, BBQs, CLOTHES HOISTS, AC UNITS, HOT WATER UNITS & METER BOARDS & REMOVE FROM SITE.
- SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
- DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
- REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).
- ASBESTOS IS TO BE REMOVED FROM EXISTING DWELLINGS PRIOR TO DEMOLITION COMMENCEMENT. A CERTIFICATE IS TO BE SUBMITTED BY A HYGIENIST CONFIRMING THAT ALL ASBESTOS HAS BEEN REMOVED PRIOR TO DEMOLITION. ANOTHER CERTIFICATE IS TO BE SUBMITTED ON COMPLETION OF DEMOLITION.
- REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.
- REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED. THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.
- REFER TO WASTE MANAGEMENT PLAN FOR RECYCLING OF MATERIAL.

ISSUE	DATE	AMENDMENTS



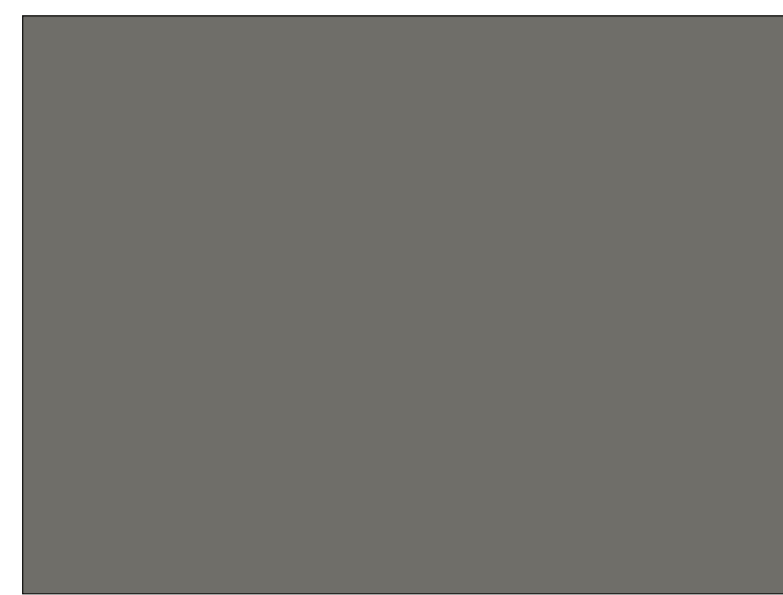
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Client
LOTUS PROJECTS

Project
**4 BROOKVALE AVE
 BROOKVALE**

LOT 45 IN DP 6040
 Drawing
DEMOLITION PLAN

Scale	1:100	Drawn	BR
File	DA Site Analysis a6000.dwg		
Plotted	9/03/2018 3:13 PM		
Job No	1706		
Version	DA	Drawing No:	A17



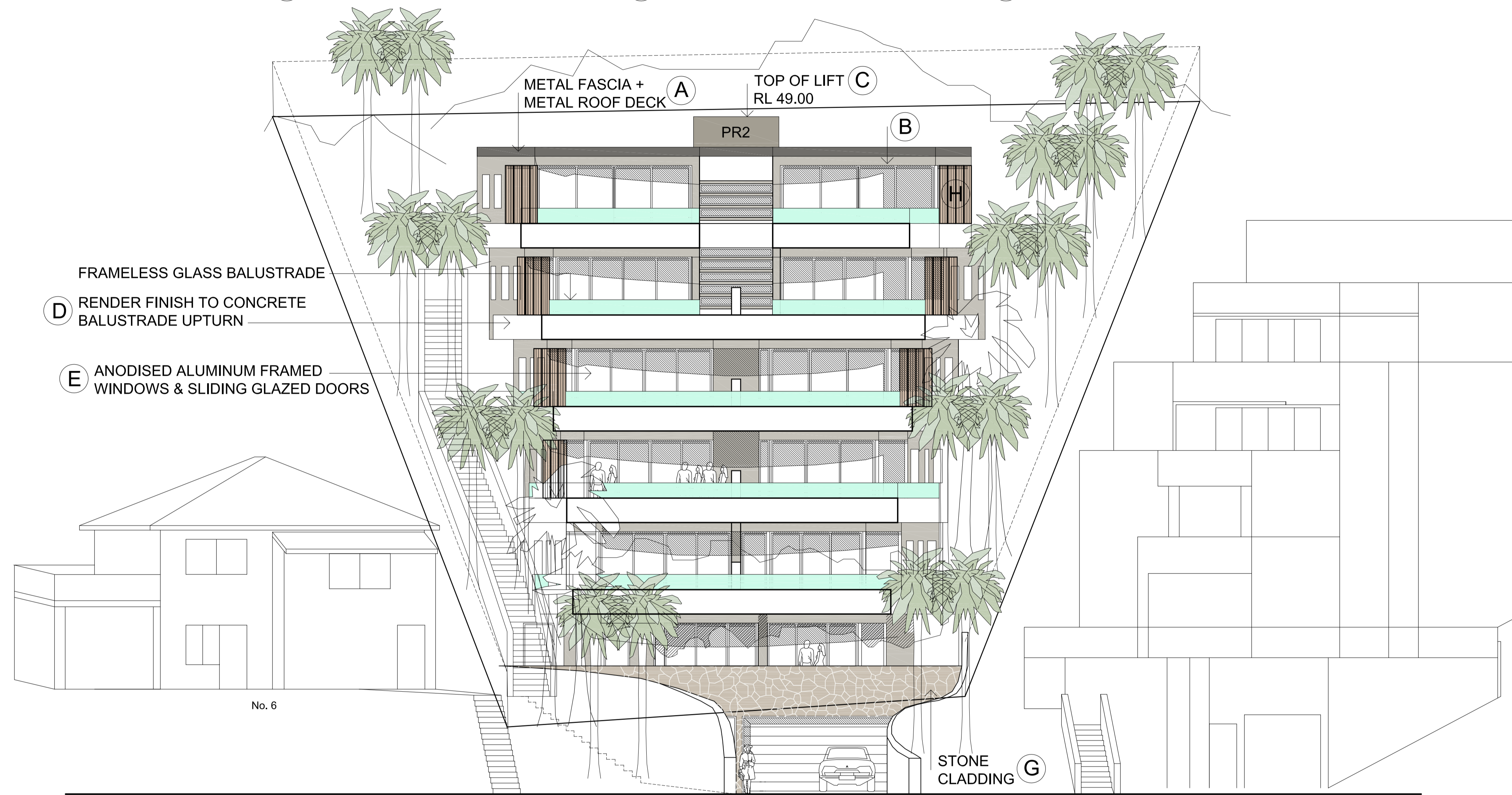
(A) COLORBOND "WALLABY"



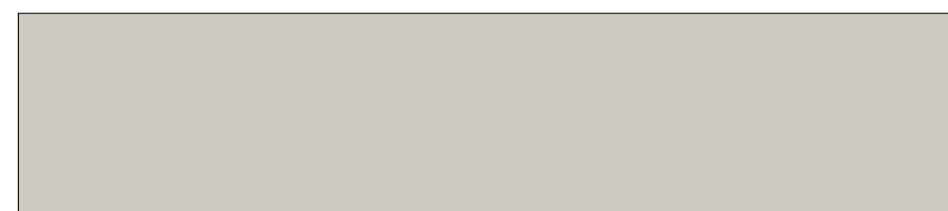
(G) STONE CLADDING



(H) TIMBER SCREENS



SOUTH ELEVATION (FACING BROOKVALE AVE)



(B) PR1 WATTYL "DEWKIST"



(C) PR2 WATTYL "BOTANY GREY"



(D) PR3 WATTYL "COTTON GREY"



(E) "SATIN SPANISH SILVER" ANODISED ALUMINIUM

EXTERNAL FINISHES & COLOURS SCHEDULE

- (A) ROOFING, GUTTERS, DOWNPIPES, COLORBOND WALLABY FASCIAS, BARGES
- (B) PR1 PAINTED RENDER WATTYL "DEWKIST"
- (C) PR2 PAINTED RENDER WATTYL "BOTANY GREY"
- (D) PR3 PAINTED RENDER WATTYL "COTTON GREY"
- (E) DOOR & WINDOW FRAMES SATIN SPANISH SILVER ANODISED ALUMINIUM
- (F) HANDRAILS, BALUSTRADO SATIN STAINLESS STEEL
- (G) RETAINING WALLS, FENCES STONE CLADDING
- (H) BALCONY SLIDING SCREENS TIMBER

ISSUE DATE AMENDMENTS

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Client
LOTUS PROJECTS

Project
4 BROOKVALE AVE BROOKVALE

Lot 45 IN DP 6040

Drawing
EXTERNAL COLOUR SCHEDULE

Scale 1:100 Drawn BR
 File DA 4 BROOKVALE AVE BROOKVALE
 Plotted 9/03/2018 1:35 PM
 Job No 1706
 Version DA Drawing No: **A18**

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