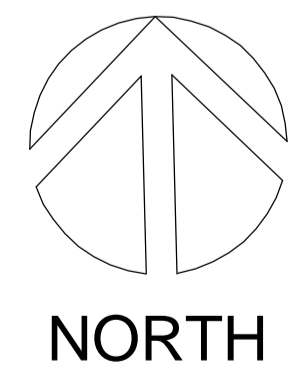




LOCATION DIAGRAM



638 PITWATER ROAD
BROOKVALE

LIST OF DRAWINGS

- A01 LOCATION DIAGRAM
- A02 B3 BASEMENT FLOOR PLAN
- A03 B2 BASEMENT FLOOR PLAN
- A04 B1 BASEMENT FLOOR PLAN
- A05 GROUND FLOOR PLAN
- A06 FIRST FLOOR PLAN
- A07 SECOND FLOOR PLAN
- A08 ROOF PLAN
- A09 ELEVATIONS
- A10 ELEVATIONS
- A11 SECTIONS
- A12 SHADOW DIAGRAMS
- A13 SITE ANALYSIS
- A14 DEMOLITION PLAN

SURVEY

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

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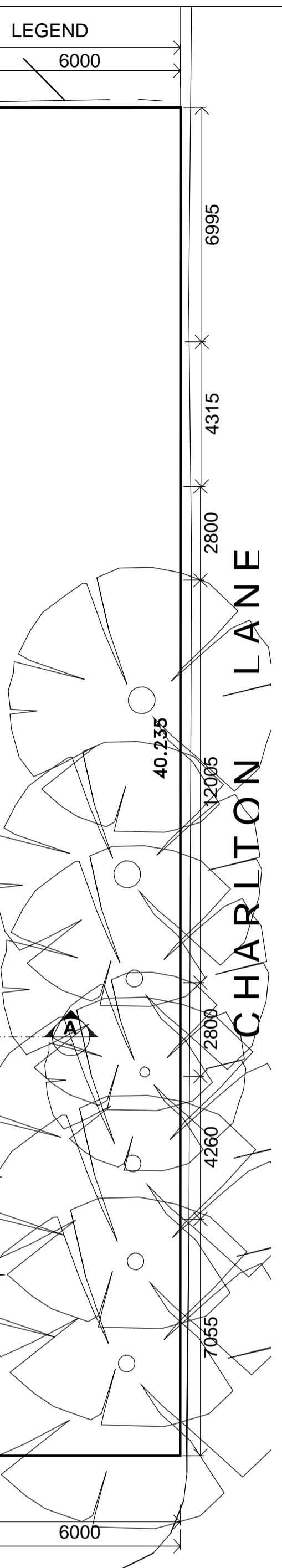
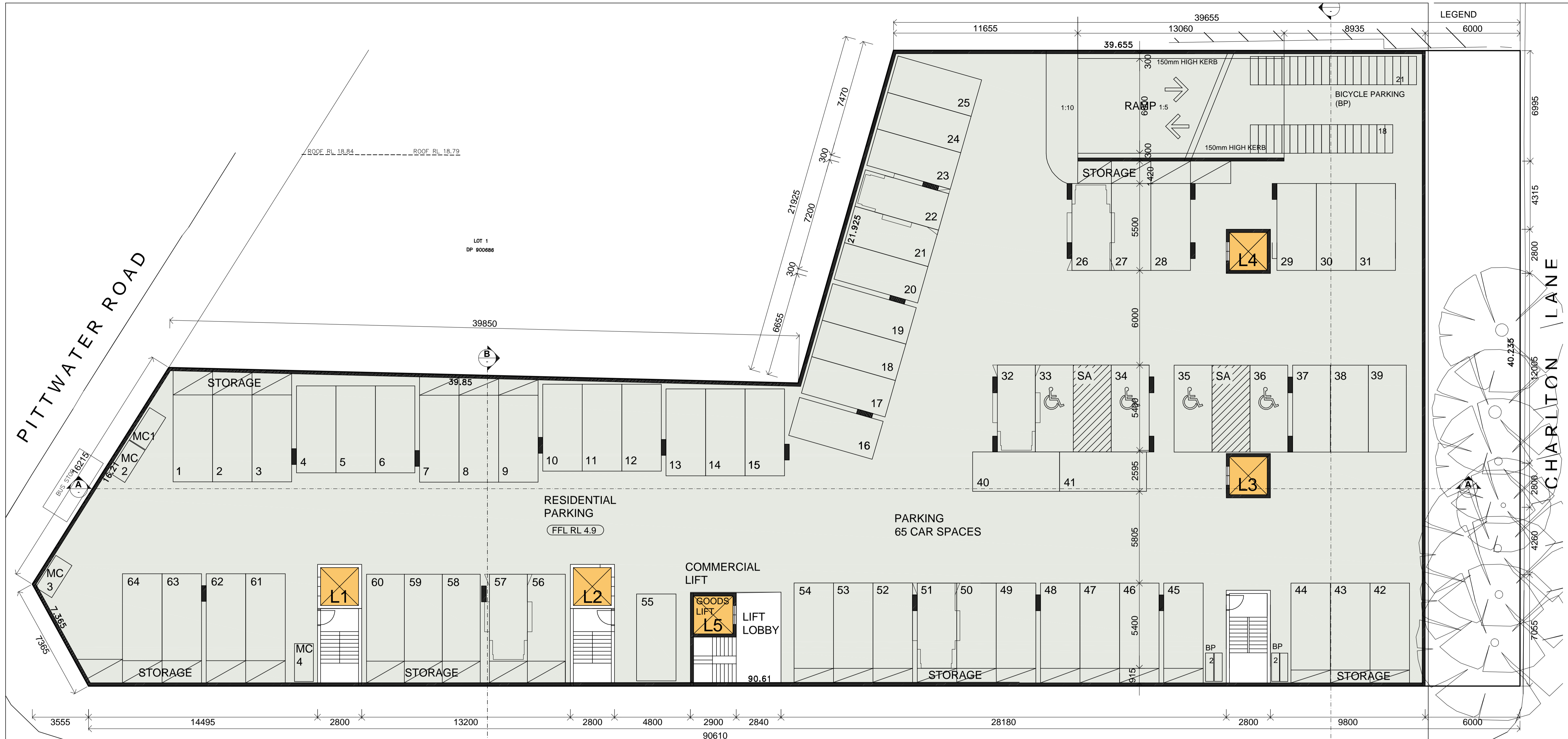
Project
**638 PITWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
LOCATION PLAN

Scale 1:100	Drawn BR
File DA 638c Pittwater Rd Checked BR	
Plotted 14/11/2018 3:39 PM	
Job No 1802	
Version DA	Drawing No: A01

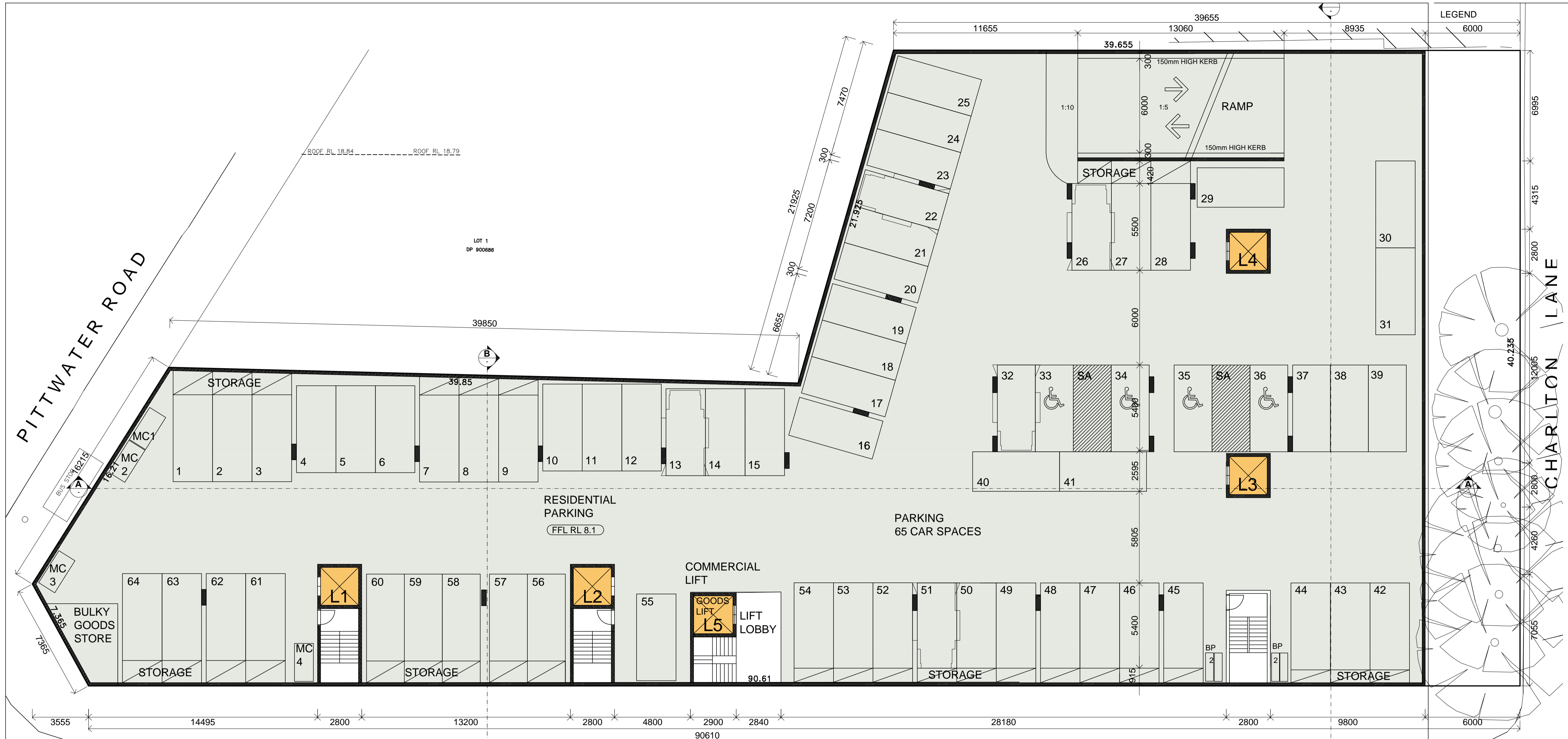
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BASEMENT LEVEL B3 FLOOR PLAN
 SCALE (METRES) 1:250 AT A3

ORCHARD ROAD

ISSUE	DATE	AMENDMENTS
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Project		
638 PITTWATER RD BROOKVALE		
Lot 1 in DP 1001963		
Drawing		
BASEMENT LEVEL B3		
Scale	1:125	Drawn BR
File	DA 638c Pittwater Rd	Checked BR
Plotted	14/11/2018 3:39 PM	
Job No	1802	
Version	DA	Drawing No: A02
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ISSUE	DATE	AMENDMENTS

BASEMENT LEVEL B2 FLOOR PLAN
 SCALE (METRES) 1:250 AT A3



ORCHARD ROAD

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 Suite 25A, 2 Beattie Street, Balmain,
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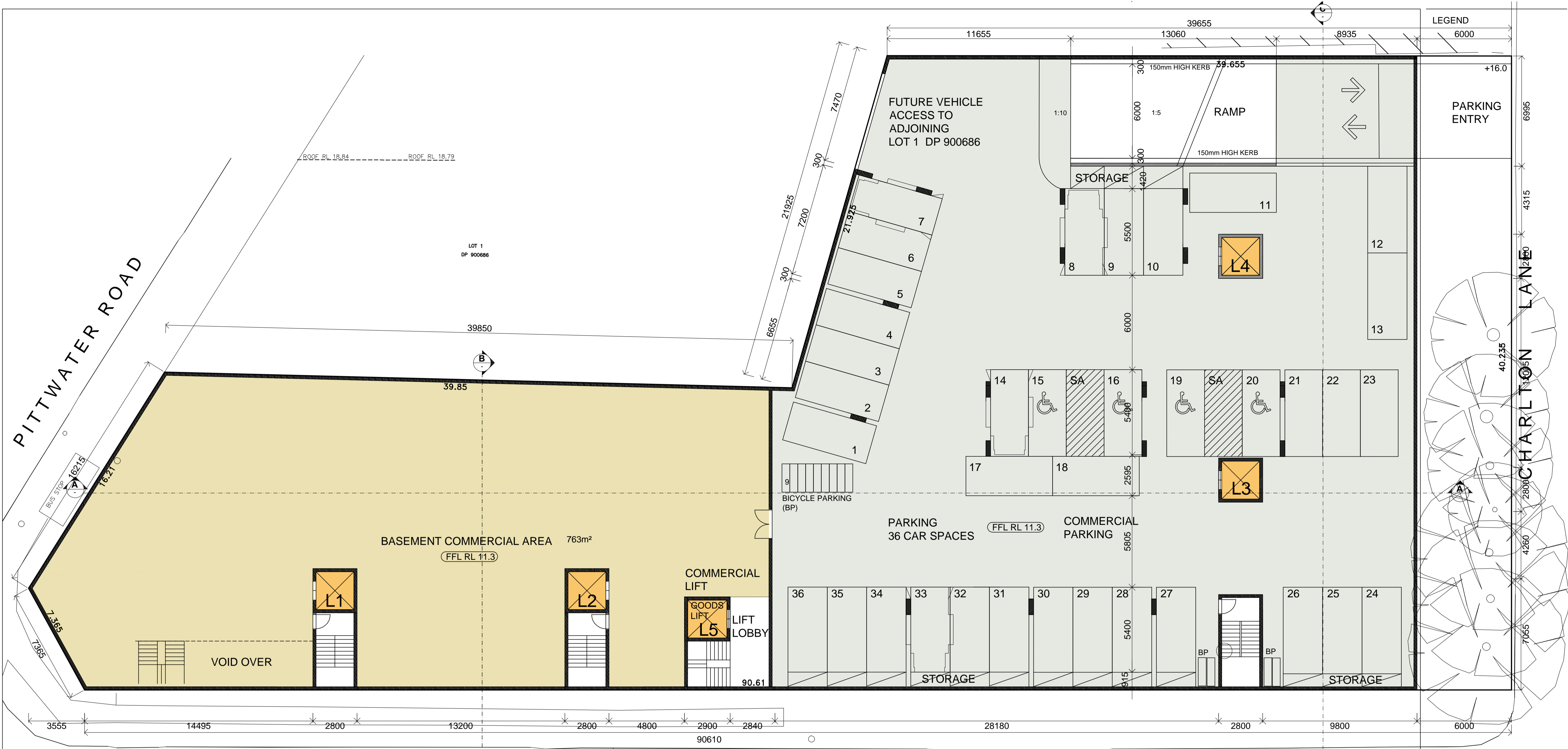
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B2

Scale 1:125 Drawn BR
 File DA 638c Pittwater Rchecked BR
 Plotted 14/11/2018 3:39 PM
 Job No 1802
 Version DA Drawing No: **A03**

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LEGEND

Symbol	6000
--------	------

BASEMENT LEVEL B1 FLOOR PLAN
 SCALE (METRES) 1:250 AT A3
 NORTH 0 1 2 3 4 5 10 20

ORCHARD ROAD

ISSUE	DATE	AMENDMENTS

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 Architects
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 NSW, Australia, 2041
 Phone: (612) 9555 8028 Fax: (612) 9810 0161
 Email: info@barryrush.com.au
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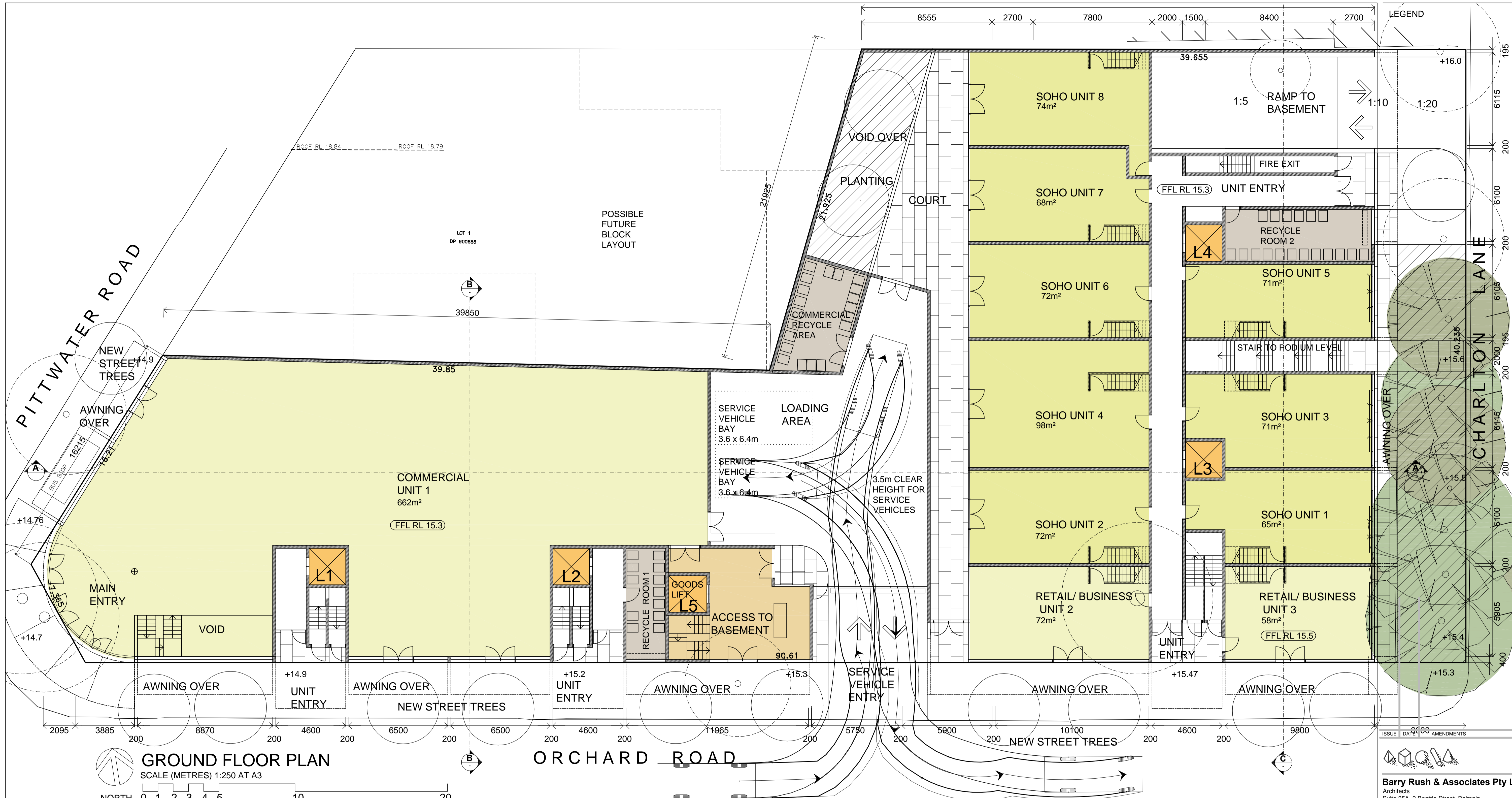
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B1

Scale 1:125 Drawn BR
 File DA 638c Pittwater Rd Checked BR
 Plotted 14/11/2018 3:39 PM
 Job No 1802
 Version DA Drawing No: **A04**

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LEGEND

	EXISTING TREE TO REMAIN
	TREE TO BE REMOVED
	NEW TREES REFER TO LANDSCAPE FOR DETAILS
	DEEP SOIL ZONE

GROUND FLOOR PLAN
SCALE (METRES) 1:250 AT A3

COMMON OPEN AREA CALCULATION:

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

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
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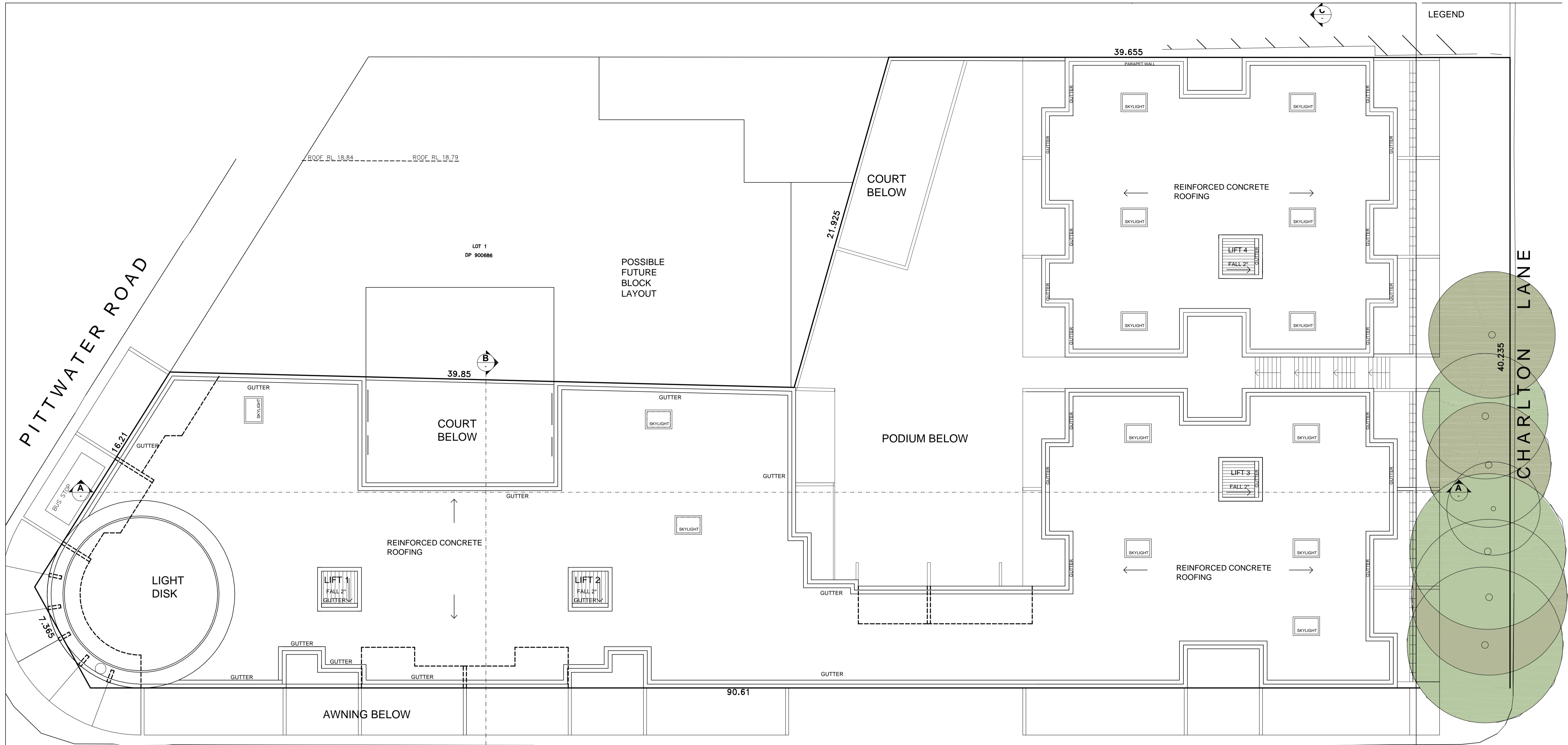
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Lot 1 in DP 1001963

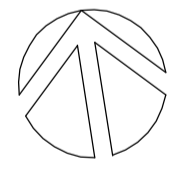
Drawing
GROUND FLOOR LEVEL

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File DA 638c Pittwater Rd Checked BR
Plotted 14/11/2018 3:39 PM
Job No 1802
Version DA Drawing No: **A05**

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LEGEND



ROOF PLAN
SCALE (METRES) 1:250 AT A3



ORCHARD ROAD

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

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Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
ROOF PLAN

Scale	1:125	Drawn	BR
File	DA 638c Pittwater Rd	Checked	BR
Plotted	15/09/2018 3:39 PM		
Job No	1802		
Version	DA	Drawing No:	A08

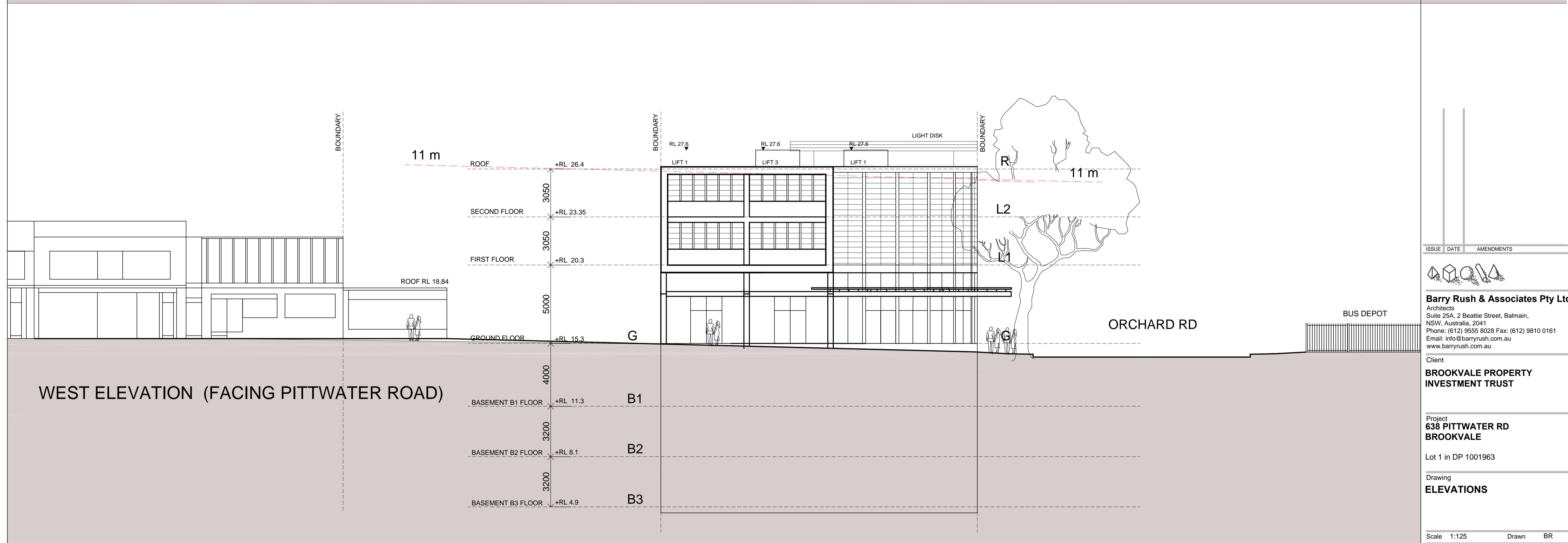
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LEGEND

R	+RL 26.4
L2	+RL 23.35
L1	+RL 20.3
G	+RL 15.3
B1	+RL 11.3
B2	+RL 8.1
B3	+RL 4.9

Vertical dimensions: 3050, 3050, 5000, 4000, 3200, 3200



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 Suite 25A, 2 Beattie Street, Balmain,
 NSW, Australia, 2041
 Phone: (612) 9555 8028 Fax: (612) 9810 0161
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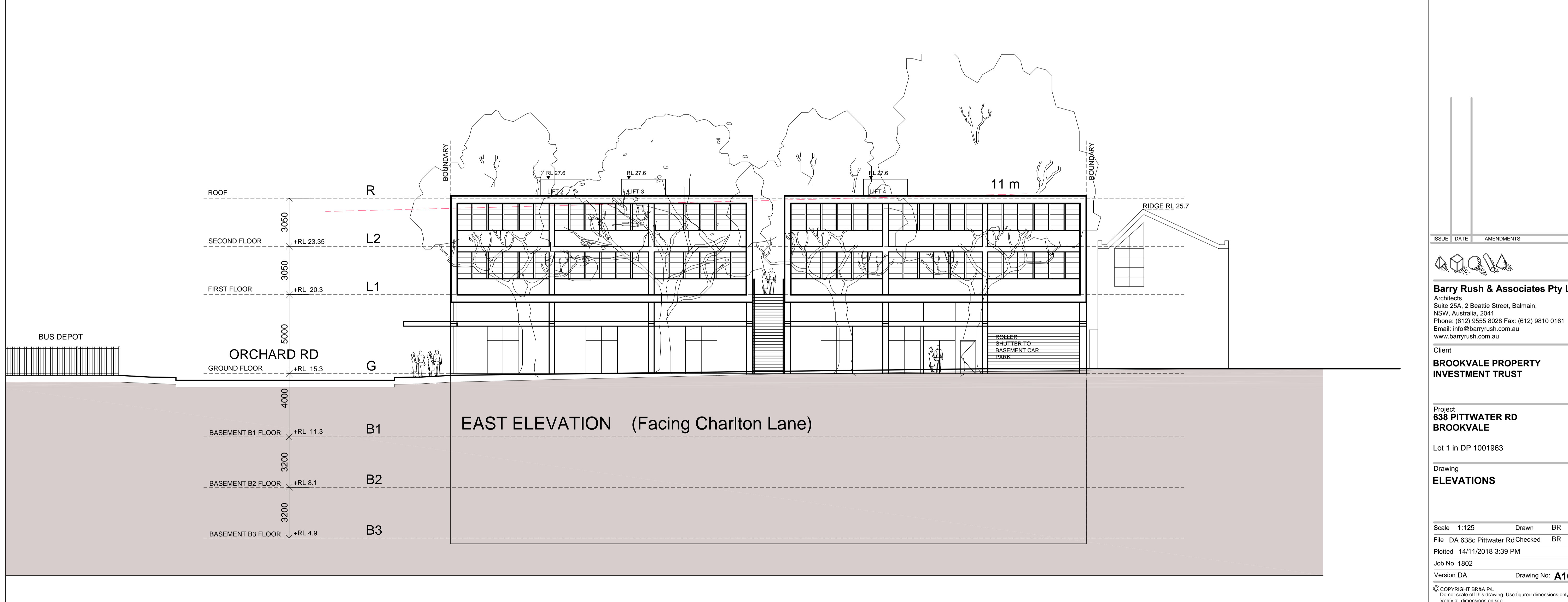
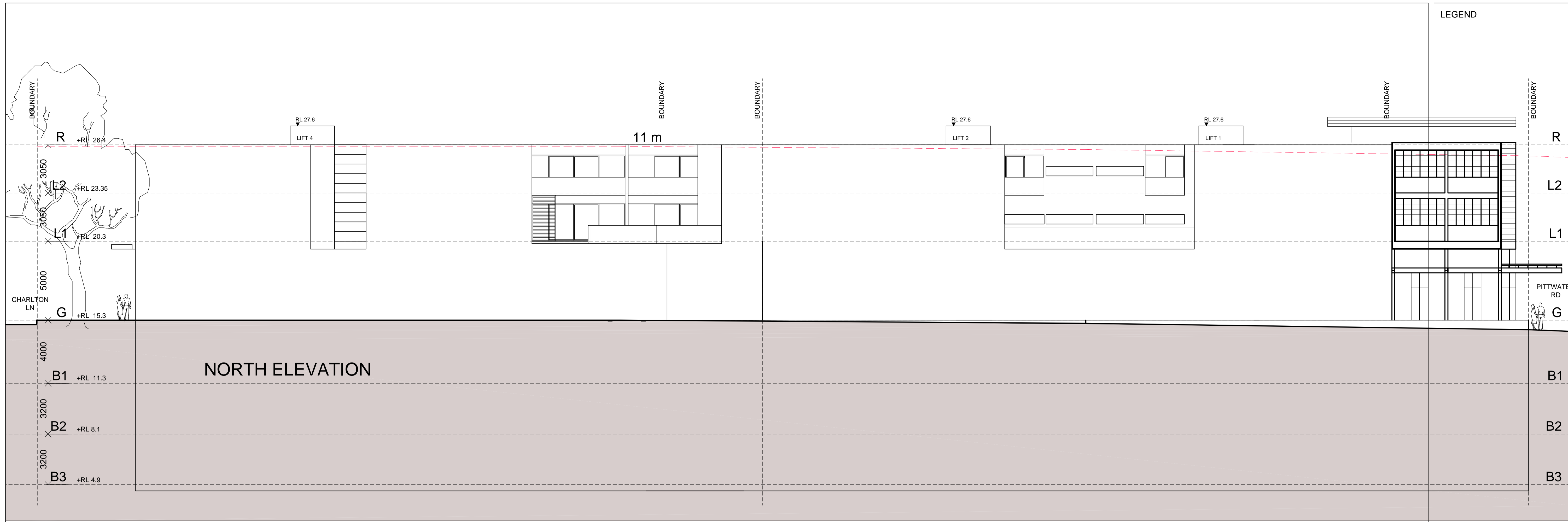
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
ELEVATIONS

Scale 1:125 Drawn BR
 File DA 638c Pittwater Rd Checked BR
 Plotted 14/11/2018 3:39 PM
 Job No 1802
 Version DA Drawing No: **A09**

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LEGEND

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 NSW, Australia, 2041
 Phone: (612) 9555 8028 Fax: (612) 9810 0161
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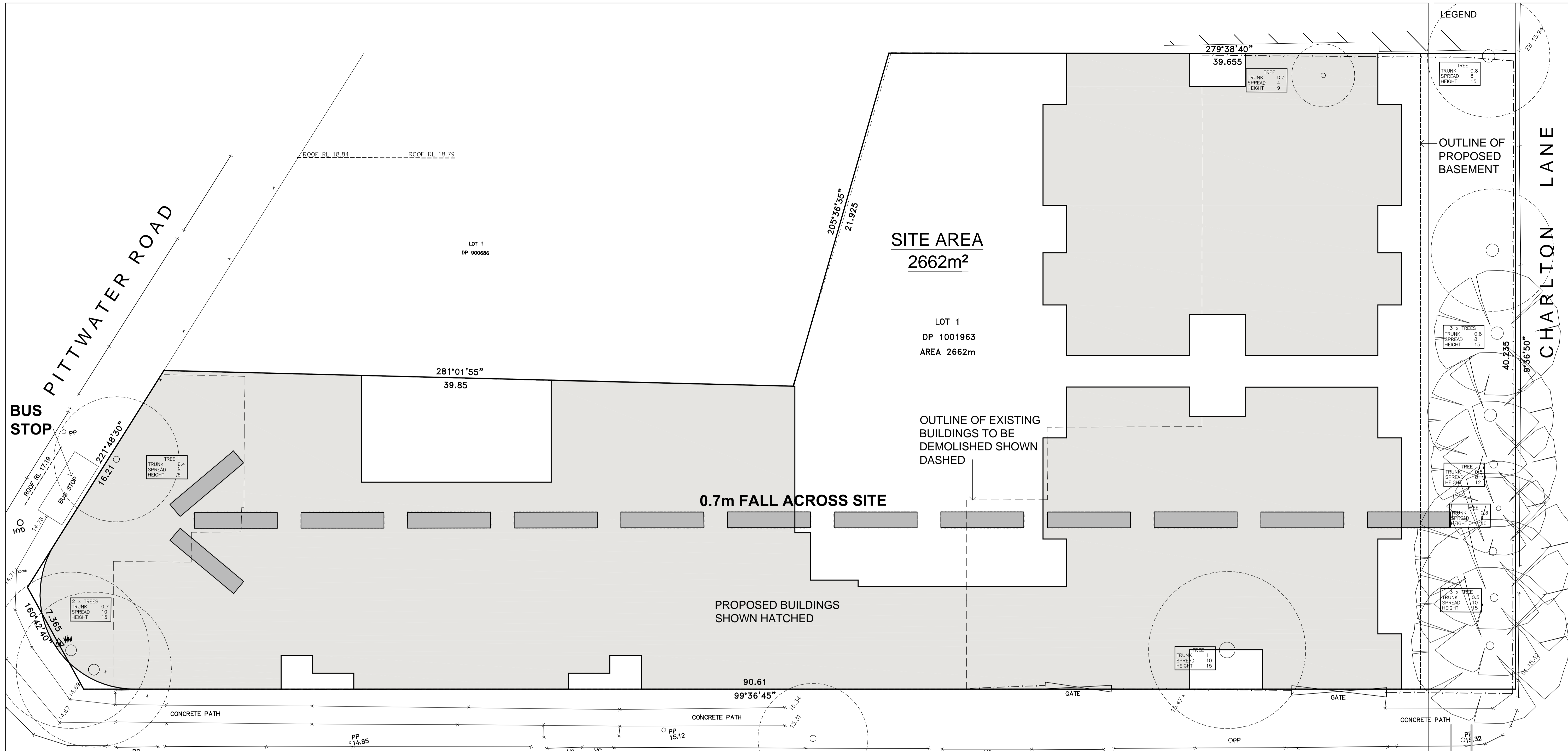
Project
**638 PITTWATER RD
 BROOKVALE**

Lot 1 in DP 1001963

Drawing
ELEVATIONS

Scale 1:125 Drawn BR
 File DA 638c Pittwater Rd Checked BR
 Plotted 14/11/2018 3:39 PM
 Job No 1802
 Version DA Drawing No: **A10**

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SITE ANALYSIS PLAN
SCALE (METRES) 1:250 AT A3



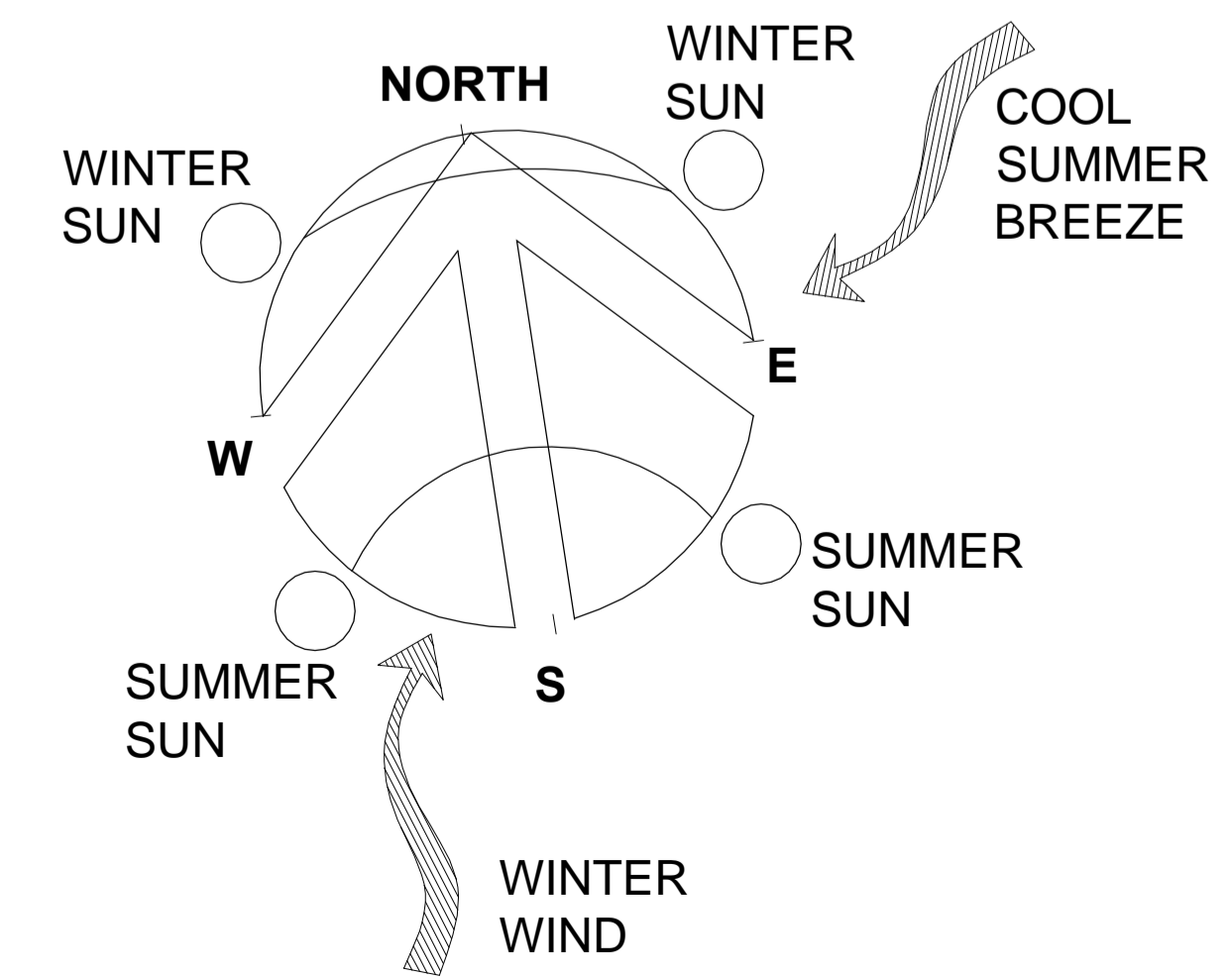
ORCHARD ROAD

PRIMARY SCHOOL
approx. 400m

HIGH SCHOOL, BROOKVALE OVAL
approx. 600m

MAJOR SHOPPING CENTRE, POST OFFICE
approx. 550m

BEACH
approx. 2.9 km



- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

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
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Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
SITE ANALYSIS PLAN

Scale	1:125	Drawn	BR
File	DA 638c Pittwater Rd	Checked	BR
Plotted	14/11/2018 3:39 PM		
Job No	1802		
Version	DA	Drawing No:	A13

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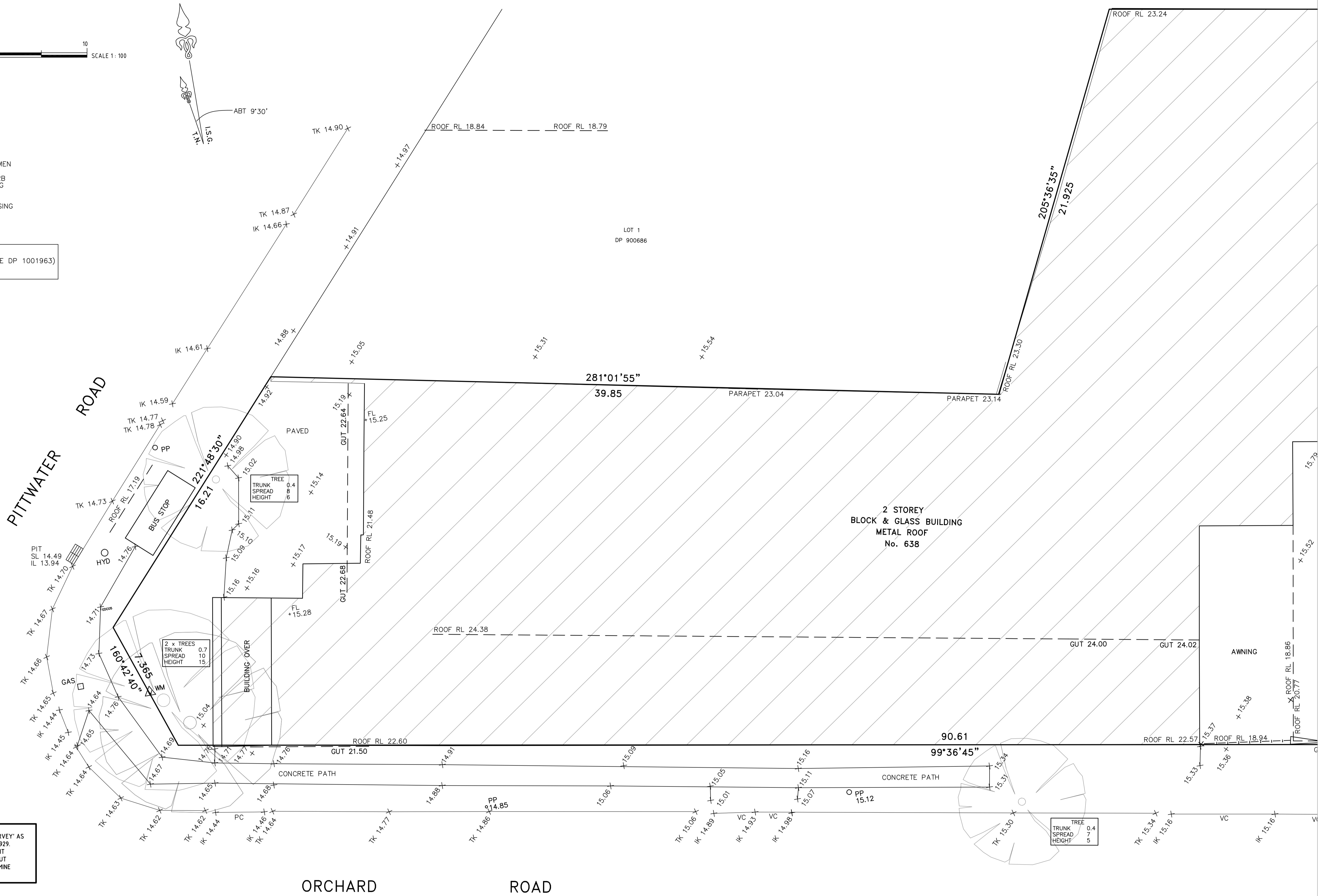
DETAIL PLAN



LEGEND

- EB EDGE OF BITUMEN
- FL FLOOR LEVEL
- IK INVERT OF KERB
- PC PRAM CROSSING
- PP POWER POLE
- TK TOP OF KERB
- VC VEHICLE CROSSING
- WM WATER METER

LAND SUBJECT TO:
 POSITIVE COVENANT (VIDE DP 1001963)
 CAVEAT (VIDE AK79135)



THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

CitiSurv Pty Ltd ABN 32 122 758 276 CONSULTING SURVEYORS 35/42 SWAN AVENUE STRATHFIELD, 2135 PHONE: 9764 5880 FAX: 9764 5881 E-mail: info@citisurv.com.au	SCALE 1:100	SHEET 1 OF 2	ISSUE A	AMENDMENTS INITIAL ISSUE	DATED 11-1-16	CLIENT PMC CONSTRUCTIONS PTY LTD	DATUM AHD ORIGIN OF LEVELS: PM 1498 RL 14.42 DATED: 7-JAN-2016	PLAN DETAIL & LEVEL SURVEY SITE 638 PITTWATER ROAD BROOKVALE	L.G.A. WARRINGAH PARISH MANLY COVE COUNTY CUMBERLAND	TITLE LOT 1 DP 1001963	NOTES 1. BOUNDARIES NOT SURVEYED. 2. AREAS & DIMENSIONS COMPILED FROM PLANS OBTAINED FROM THE LAND TITLES OFFICE 3. TREE SYMBOLS ARE TO APPROXIMATE SCALE FOR TRUNK & CANOPY SPREAD 4. ALL OTHER SYMBOLS ARE NOT TO SCALE AND ARE DIAGRAMMATIC ONLY. 5. NO SERVICES SEARCH HAS BEEN UNDERTAKEN. 6. ONLY VISIBLE ABOVE GROUND SERVICES HAVE BEEN LOCATED. 7. ALL KERB LEVELS ARE ON THE TOP OF KERB UNLESS OTHERWISE STATED. 8. PLAN IS ACCURATE TO PLOT SCALE ONLY. 9. PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY. 10. CONTOUR INTERVAL: 0.5m
	DATE OF SURVEY 7-1-2016	PLOT FILE 9998-DET	DRAWN JC								

A1

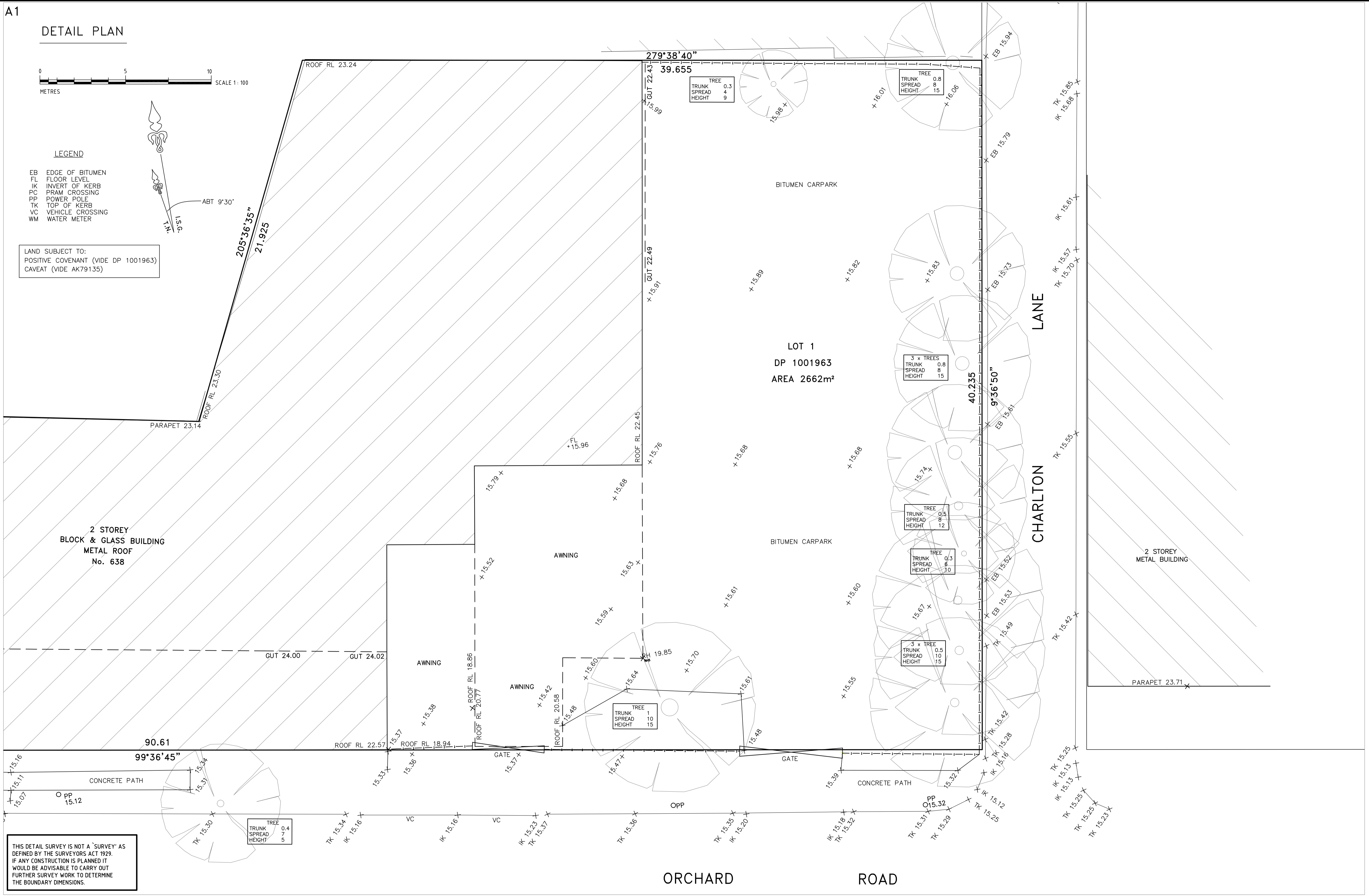
DETAIL PLAN



LEGEND

- EB EDGE OF BITUMEN
- FL FLOOR LEVEL
- IK INVERT OF KERB
- PC PRAM CROSSING
- PP POWER POLE
- TK TOP OF KERB
- VC VEHICLE CROSSING
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		DATE OF SURVEY 7-1-2016	PLOT FILE 9998-DET						SITE 638 PITTWATER ROAD BROOKVALE	PARISH MANLY COVE		
		SURVEY IH	DRAWN JC							COUNTY CUMBERLAND		