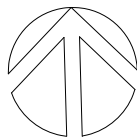


LOCATION DIAGRAM



NORTH

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
- A15 VIEWS FROM SUN
- A16 VIEWS FROM SUN
- A17 DRIVEWAY SECTION
- A18 EXTERNAL COLOUR SCHEDULE

SURVEY



LEGEND

ISSUE	DATE	AMENDMENTS



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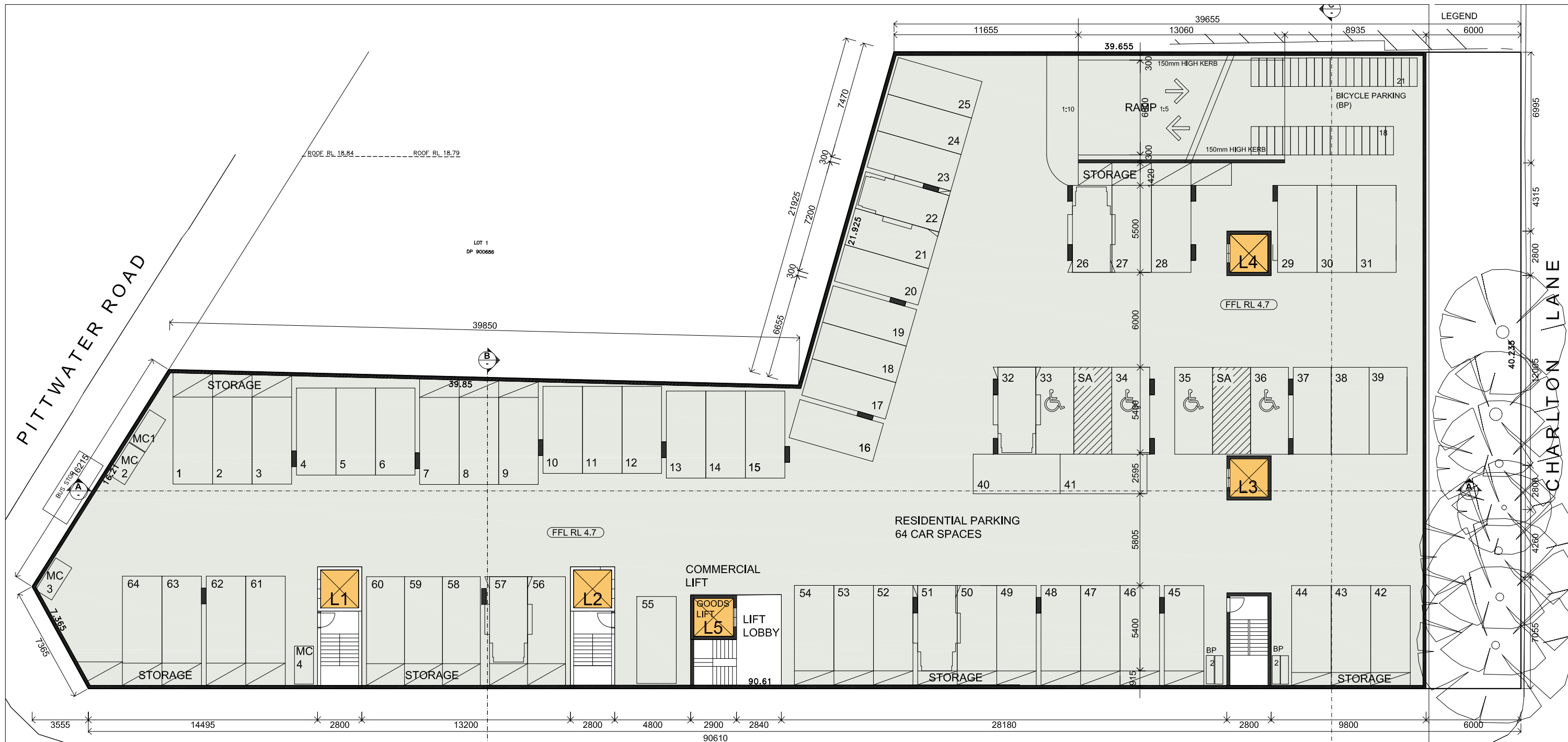
Project
**638 PITWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
LOCATION DIAGRAM

Scale	NTS	Drawn	BR
File	DA 638e Pittwater Rd Brookvale.dwg		
Plotted	4/10/2019 11:22 AM		
Job No	1802		
Version	DA	Drawing No:	A01

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

NORTH

ORCHARD ROAD

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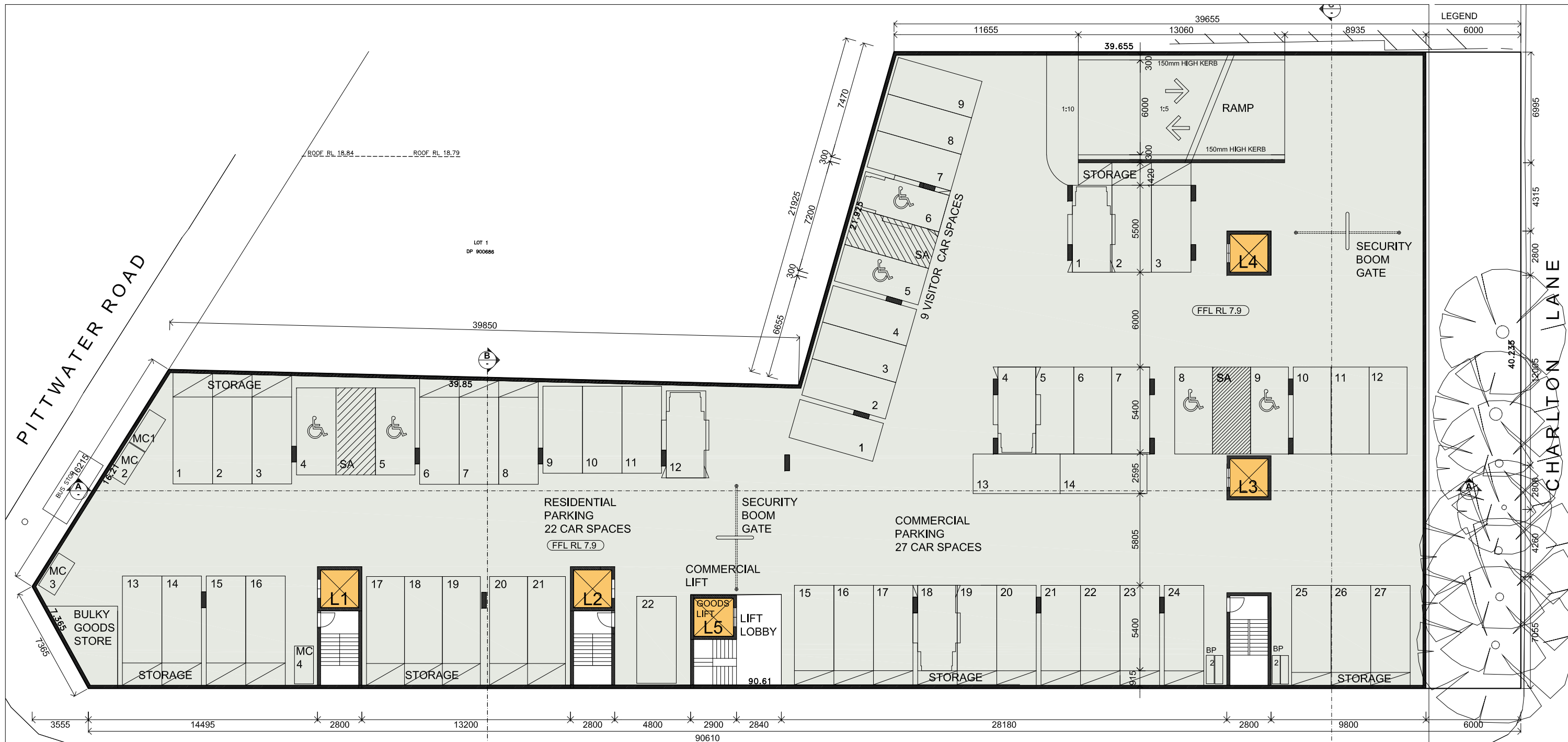
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B3

Scale 1:125 Drawn BR
 File DA 638e Pittwater Rd Brookvale.dwg
 Plotted 4/10/2019 11:22 AM
 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
 NORTH 0 1 2 3 4 5 10 20

ORCHARD ROAD

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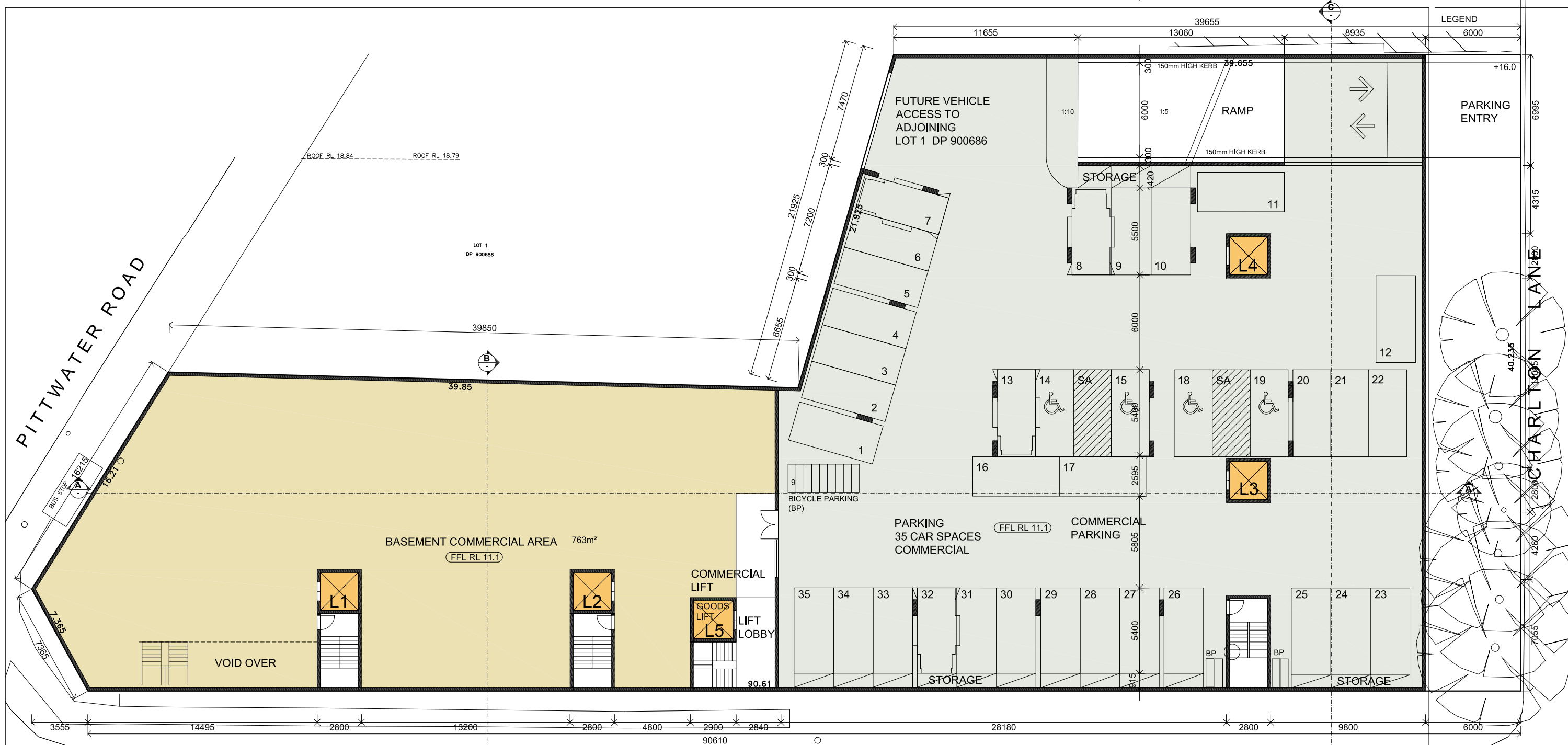
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B2

Scale 1:125 Drawn BR
 File DA 638e Pittwater at Brookvale.rvt
 Plotted 4/10/2019 11:22 AM
 Job No 1802
 Version DA Drawing No: **A03**

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LEGEND

6000	
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BASEMENT LEVEL B1 FLOOR PLAN
 SCALE (METRES) 1:250 AT A3
 NORTH 0 1 2 3 4 5 10 20

ORCHARD ROAD

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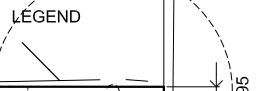
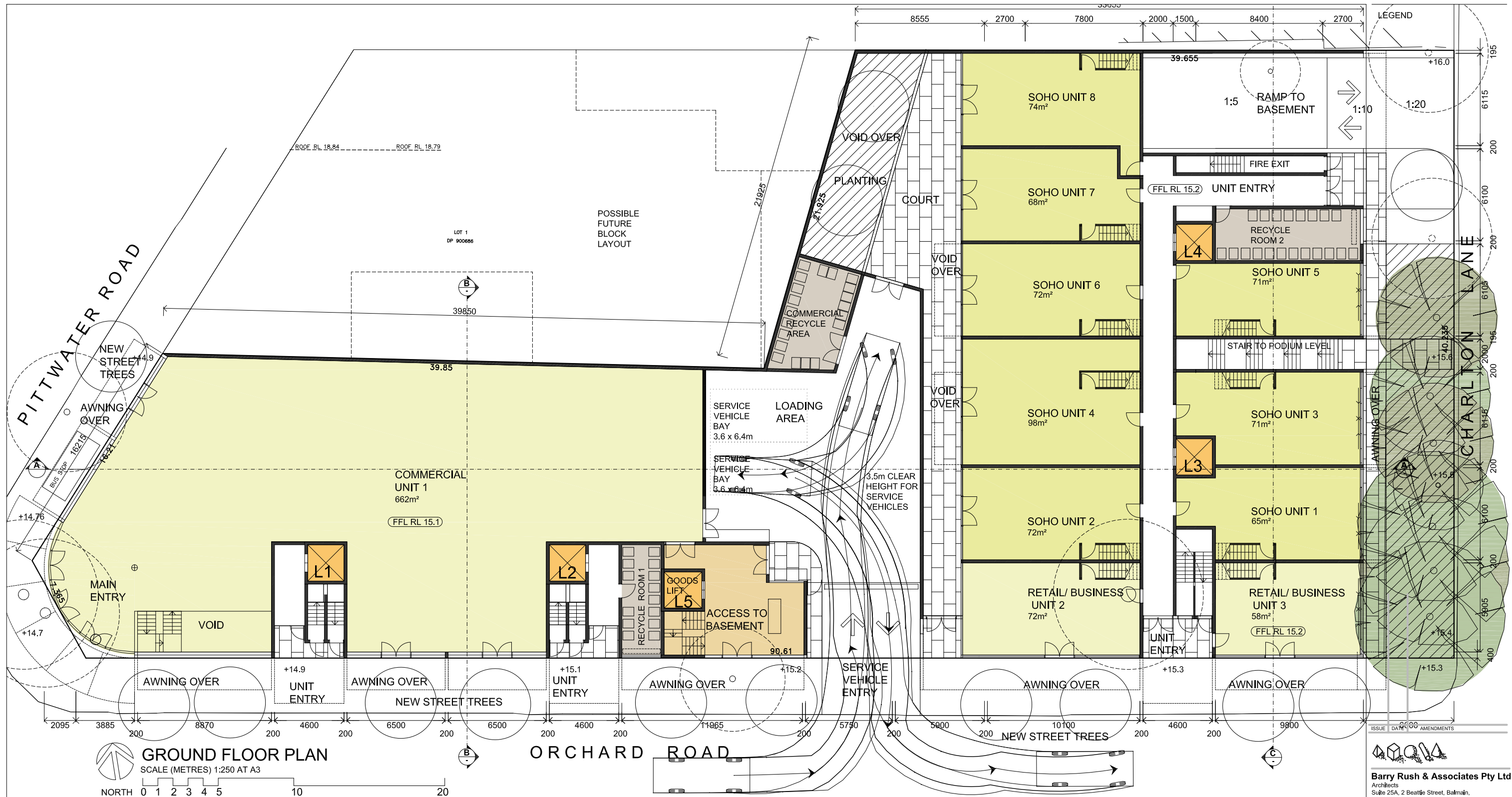
Project
638 PITWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
BASEMENT LEVEL B1

Scale 1:125 Drawn BR
 File DA 638e Pittwater Rd Brookvale, NSW
 Plotted 4/10/2019 11:22 AM
 Job No 1802
 Version DA Drawing No: **A04**

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

COMMON OPEN AREA CALCULATION:	
COMMUNAL OPEN SPACE:	344m ² (G)+368m ² (F)
COMMON LANDSCAPE AREA:	178m ² (G)+107m ² (F)
DEEP SOIL ZONE:	177.6m ²

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

ISSUE DATE AMENDMENTS



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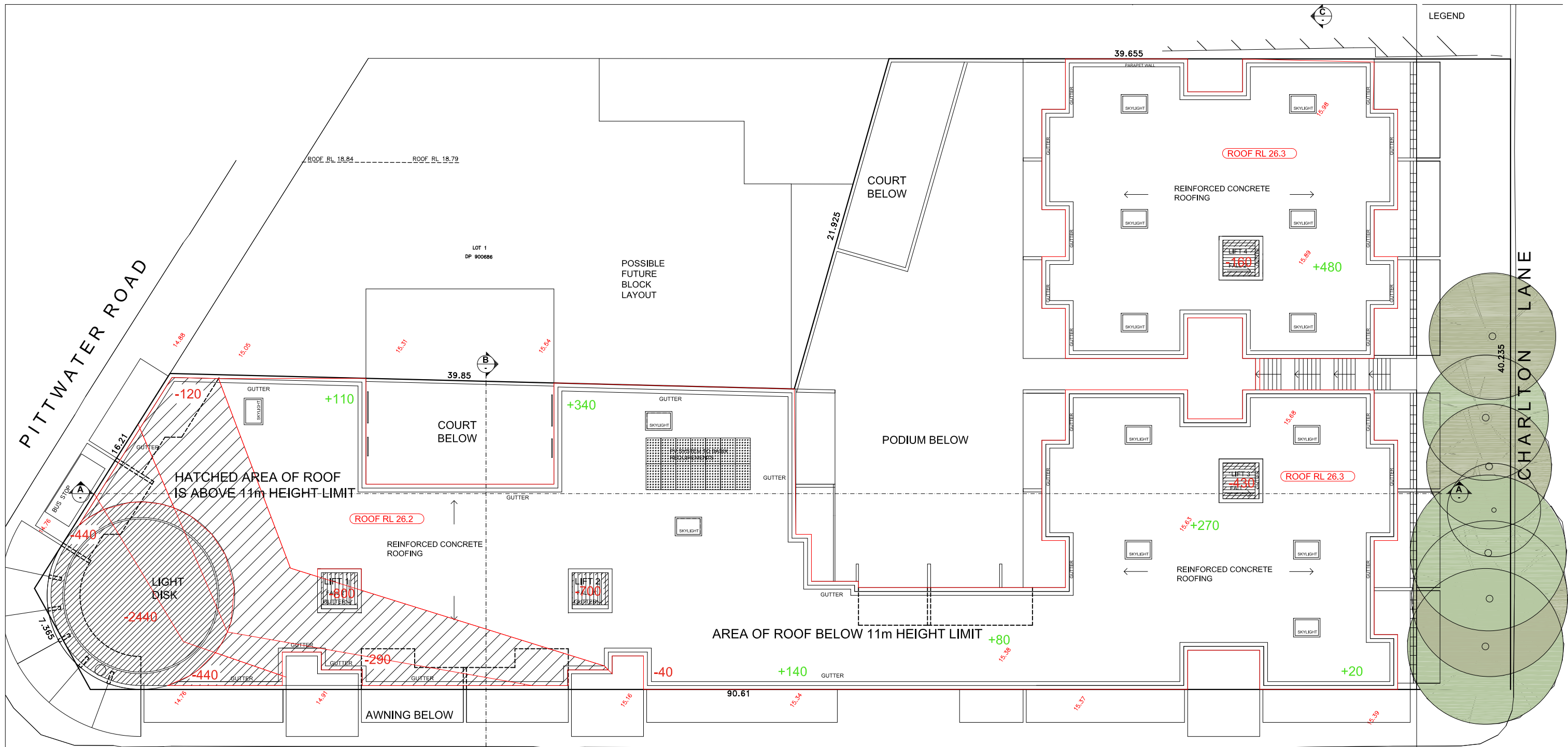
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
GROUND FLOOR LEVEL

Scale 1:125 Drawn BR
 File DA 638e Pittwater Rd 01963.dwg
 Plotted 4/10/2019 11:22 AM
 Job No 1802
 Version DA Drawing No: **A05**

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LEGEND

PITTWATER ROAD

CHARLTON LANE

ORCHARD ROAD

ROOF PLAN
SCALE (METRES) 1:250 AT A3



TOTAL ROOF AREA = 1679.4m²
ROOF AREA BELOW 11M HEIGHT = 1367.1m² 81%

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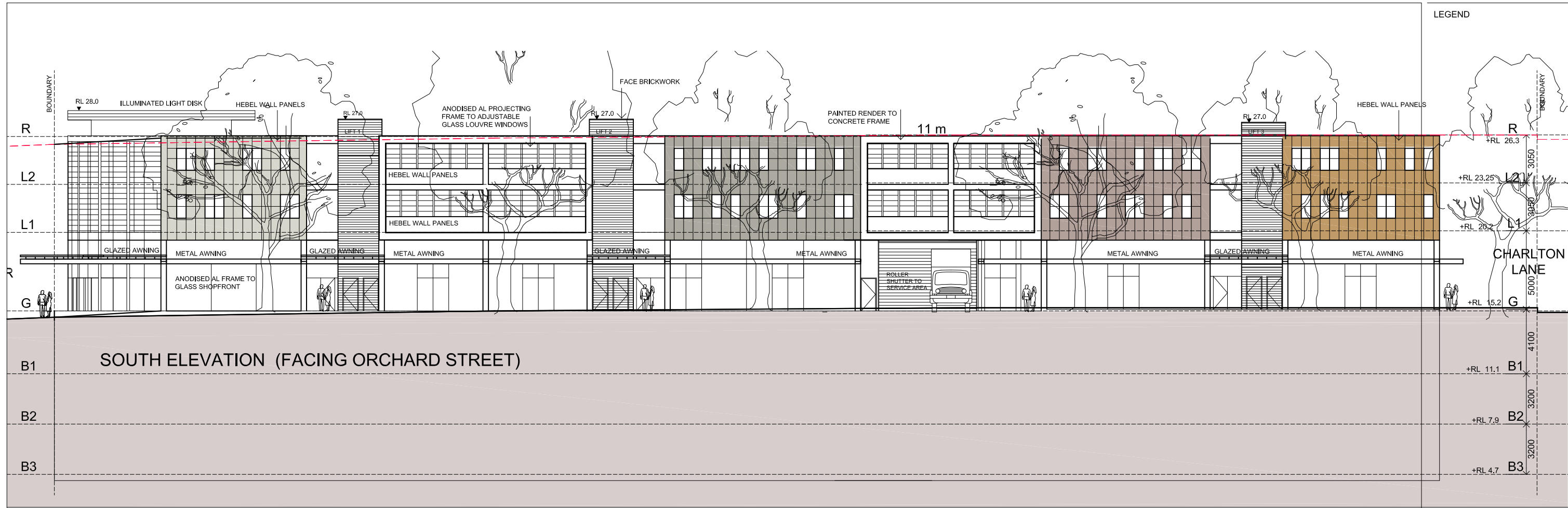
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

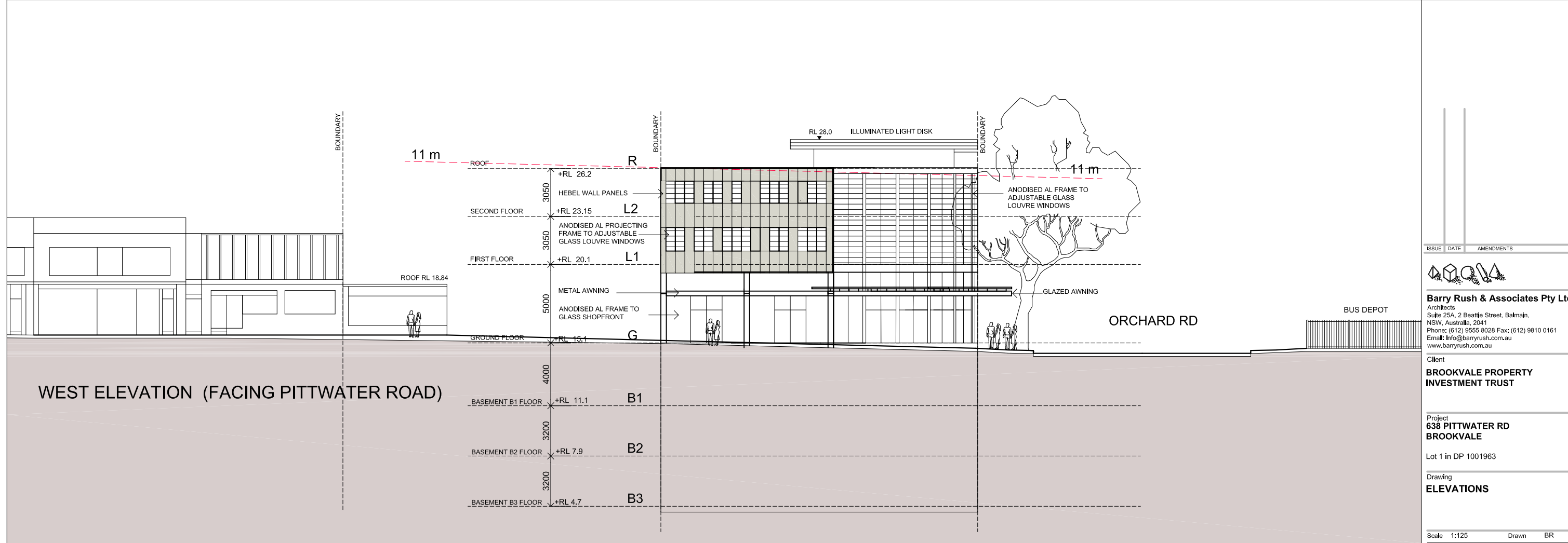
Drawing
ROOF PLAN

Scale 1:125	Drawn BR
File DA 638e Pittwater Rd Brookvale.dwg	
Plotted 4/10/2019 11:22 AM	
Job No 1802	
Version DA	Drawing No: A08

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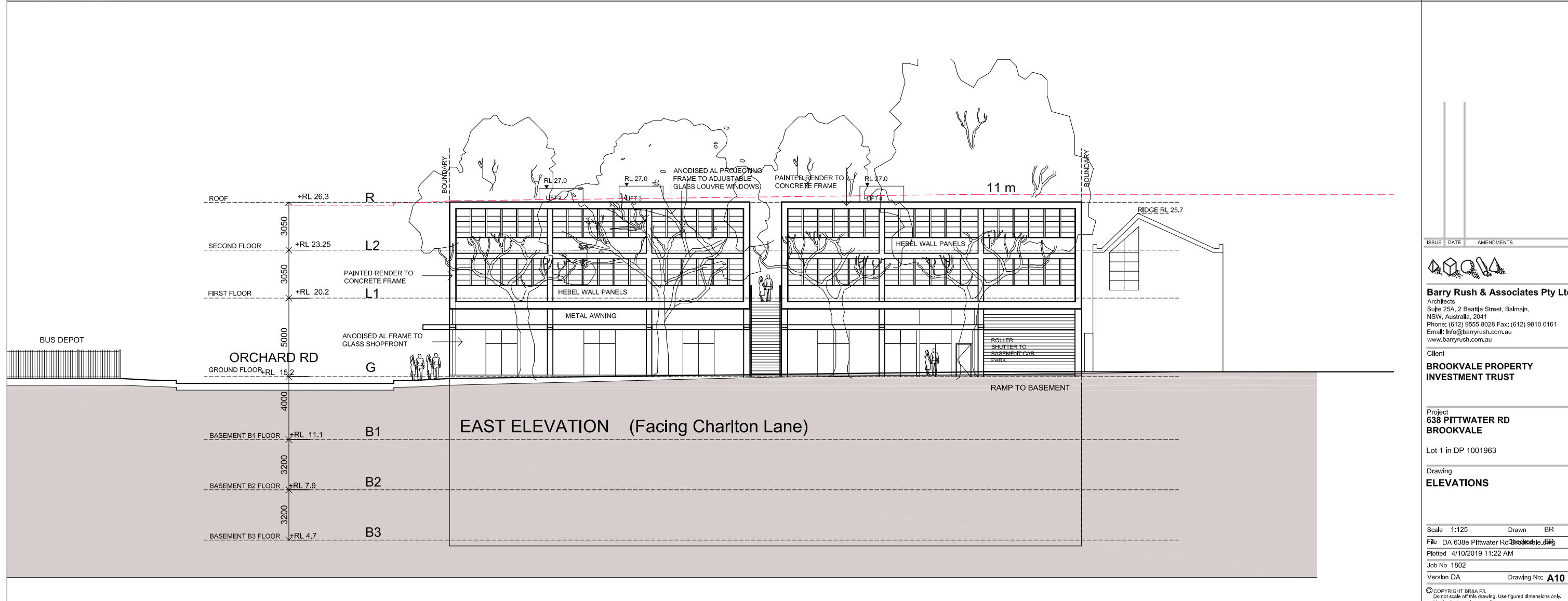
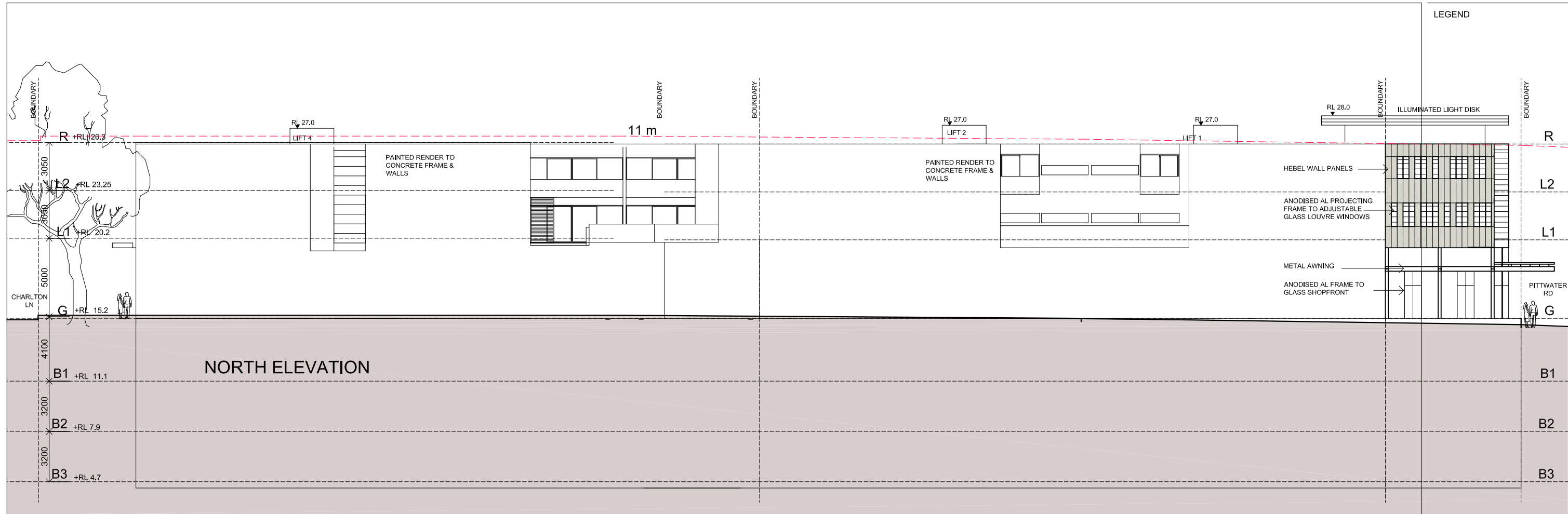
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
ELEVATIONS

Scale 1:125 Drawn BR
 File DA 638e Pittwater Rd Brookvale.dwg
 Plotted 4/10/2019 11:22 AM
 Job No 1802
 Version DA Drawing No: **A09**

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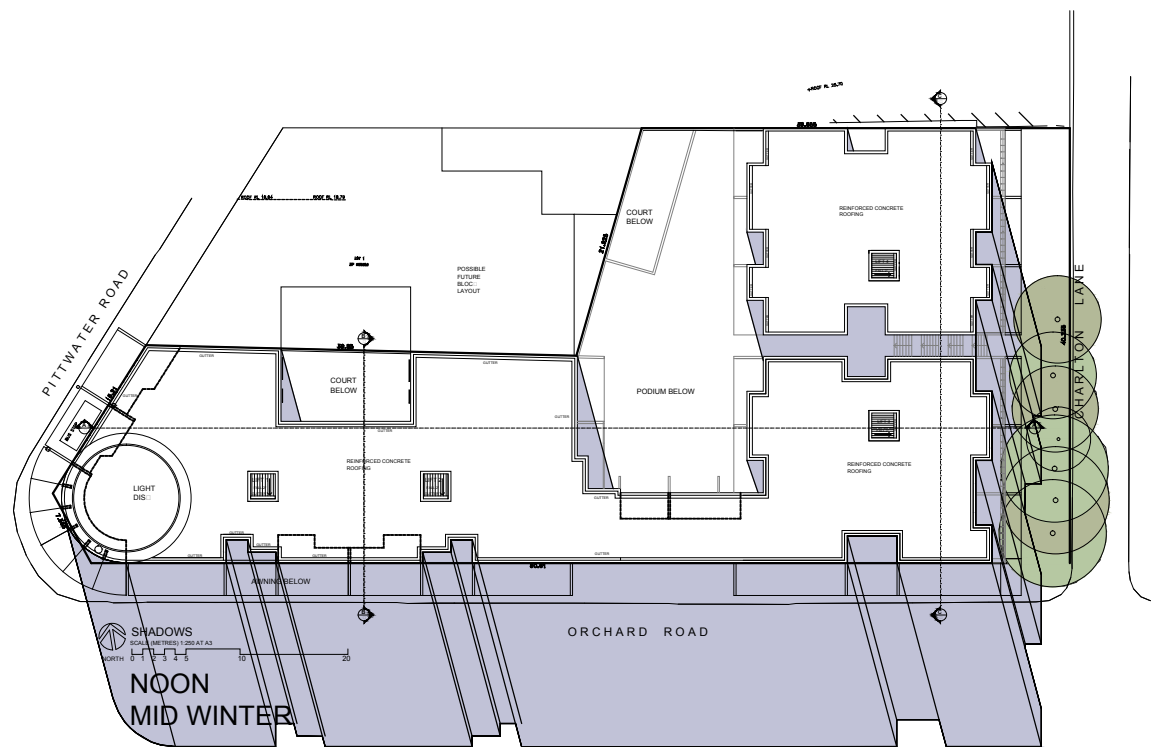
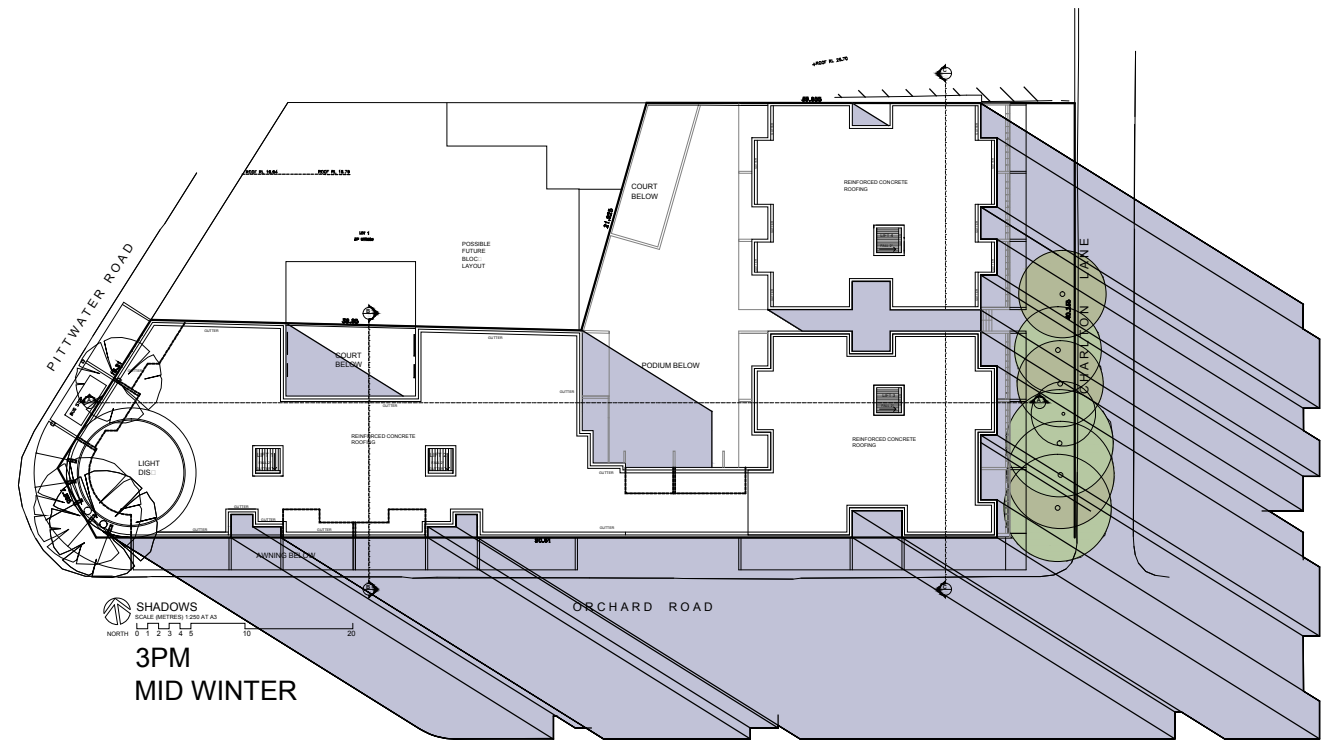
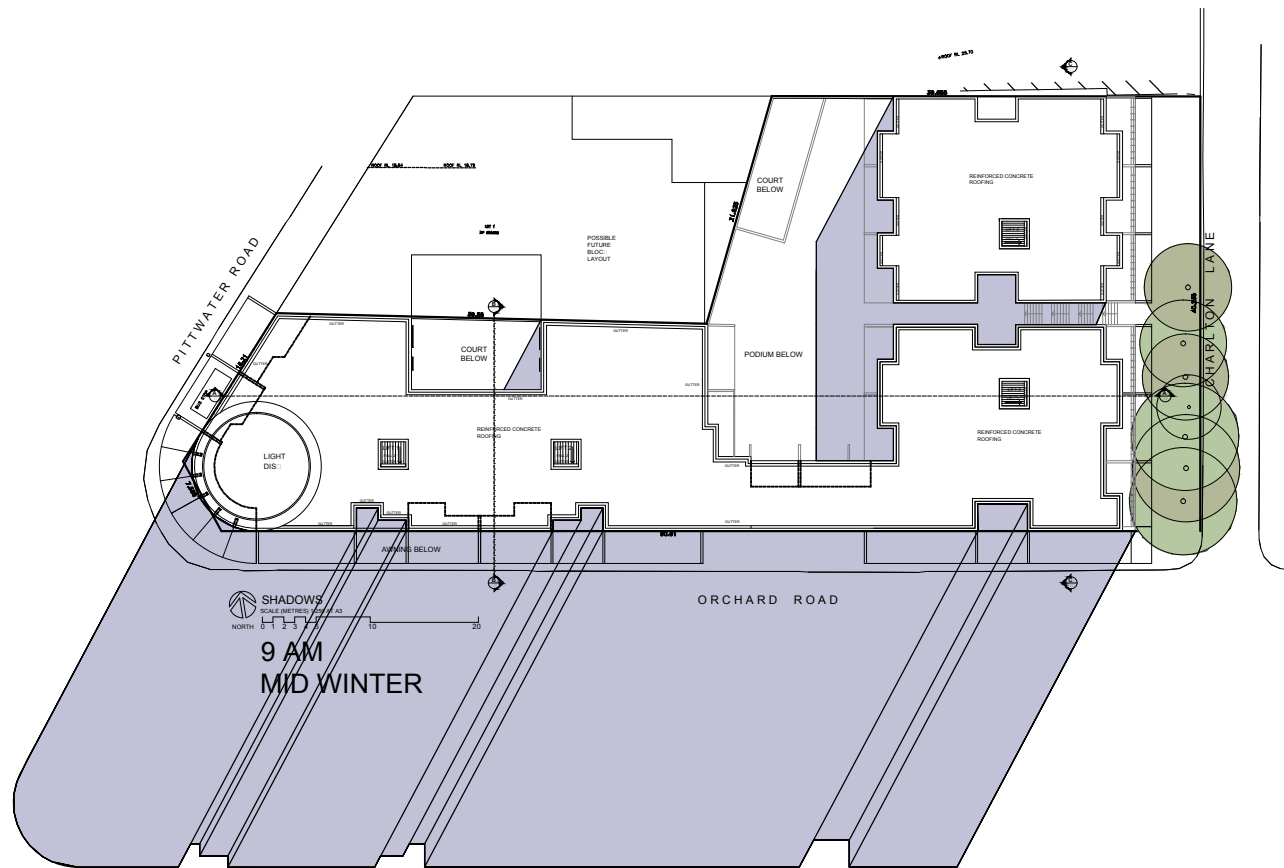
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

Drawing
ELEVATIONS

Scale 1:125 Drawn BR
 File DA 638e Pittwater Rd Brookvale.DWG
 Plotted 4/10/2019 11:22 AM
 Job No 1802
 Version DA Drawing No: **A10**

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APARTMENTS SCHEDULE		SOLAR ACCESS (H) JUNE 21 9am 3pm		CROSS VENTILATION	STORAGE (m3) BASEMENT	APARTMENTS SCHEDULE		SOLAR ACCESS (H) JUNE 21 9am 3pm		CROSS VENTILATION	STORAGE (m3) BASEMENT
UNIT No	TYPE	LIVING ROOM	POS			UNIT No	TYPE	LIVING ROOM	POS		
1	2 BED	2	2	YES	8	21	2 BED	2	2	YES	8
2	1 BED S	2	2	YES	8	22	1 BED S	2	2	YES	8
3	2 BED	2	2	YES	8	23	2 BED	2	2	YES	8
4	2 BED	2		YES	8	24	2 BED	2	2	YES	8
5	2 BED	2		YES	8	25	2 BED	2	2	YES	8
6	3 BED		1	YES	8	26	3 BED	2	2	YES	8
	STUDIO		2	YES	8	27	1 BED	2	2	YES	8
8	3 BED	2	2	YES	8	28	3 BED	2	2	YES	8
9	2 BED O	2	2	YES	8	29	2 BED	2	2	YES	8
10	1 BED O	1	1	YES	8	30	1 BED	2	2	YES	8
11	1 BED O	2	2	YES	8	31	1 BED	2	2	YES	8
12	1 BED O	1	1	YES	8	32	1 BED	2	1	YES	8
13	1 BED O	2	2	YES	8	33	1 BED	2	2	YES	8
14	1 BED O	2	2	YES	8	34	1 BED	2	2	YES	8
15	1 BED O	2	2	YES	8	35	1 BED	2	2	YES	8
16	1 BED O	1	1	YES	8	36	1 BED	2	1	YES	8
17	1 BED O	2	2	YES	8	37	1 BED	2	2	YES	8
18	1 BED	1	1		8	38	1 BED	2	1	YES	8
19	1 BED O	2	2	YES	8	39	1 BED	2	2	YES	8
20	1 BED	2	2	YES	8	40	1 BED	2	2	YES	8

A 01/2019 SCHEDULE REVISED
 ISSUE DATE AMENDMENTS



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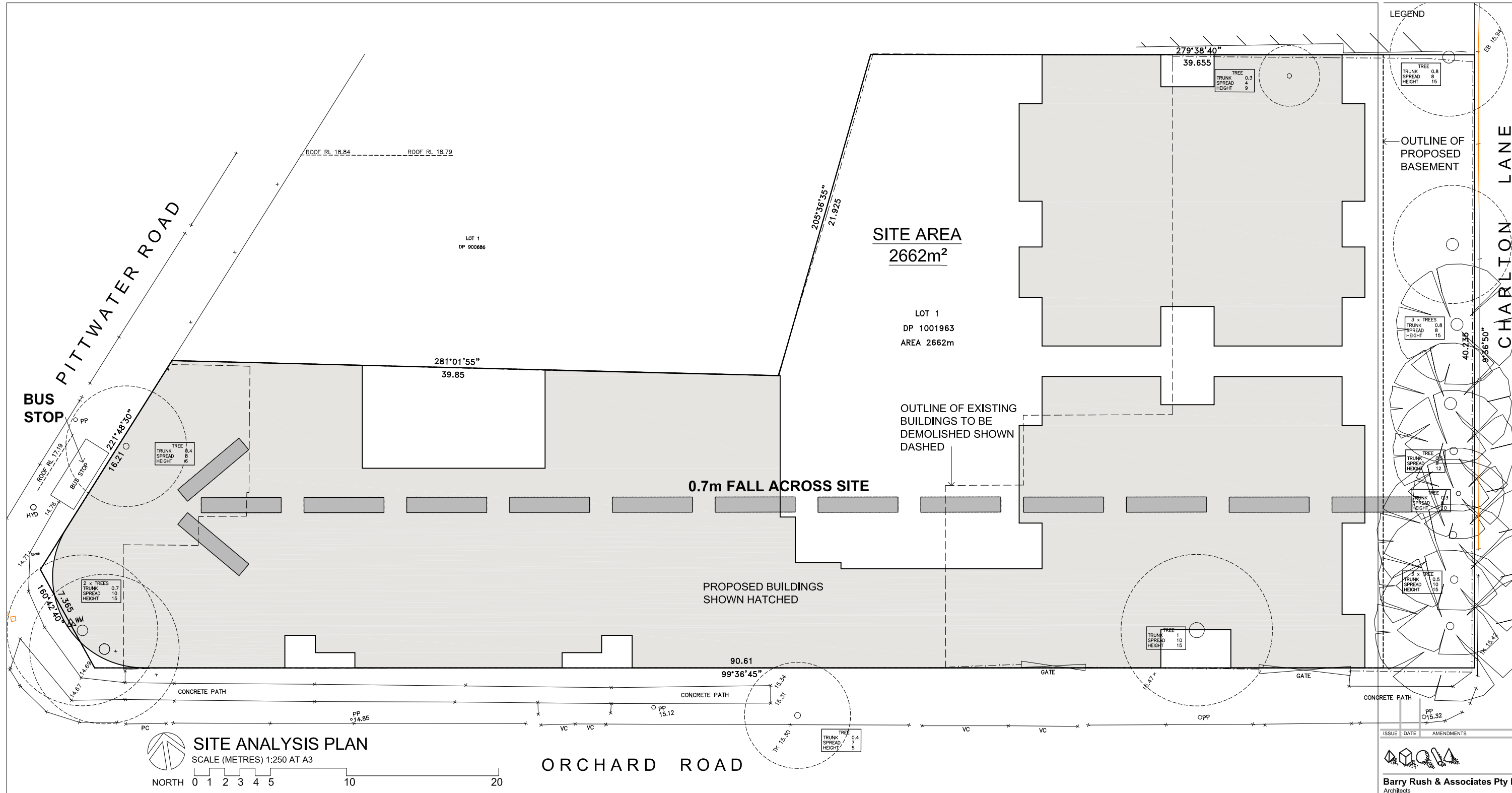
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Project
**638 PITTWATER RD
 BROOKVALE**

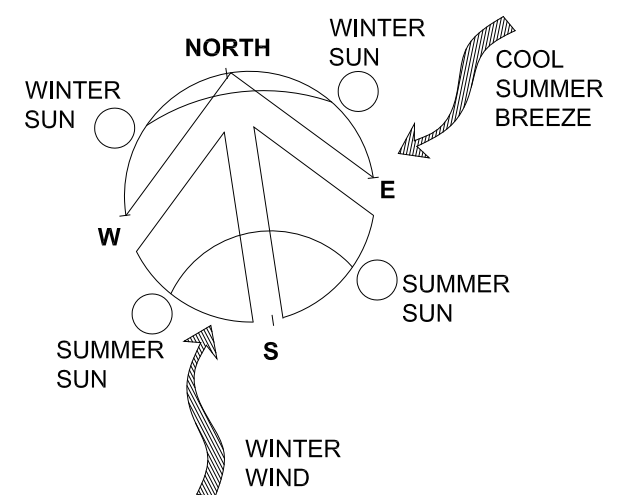
Lot 1 in DP 1001963

Drawing
**SHADOW DIAGRAMS
 MID WINTER
 9am, NOON, 3pm**

Scale 1:350 Drawn BR
 File DA 638c Pittwater Rd Brookvale.dwg
 Plotted 4/02/2019 1:25 PM
 Job No 1802
 Version DA Drawing No: **A12**



- PRIMARY SCHOOL** approx. 400m
- HIGH SCHOOL, BROOKVALE OVAL** approx. 600m
- MAJOR SHOPPING CENTRE, POST OFFICE** approx. 550m
- BEACH** approx. 2.9 km



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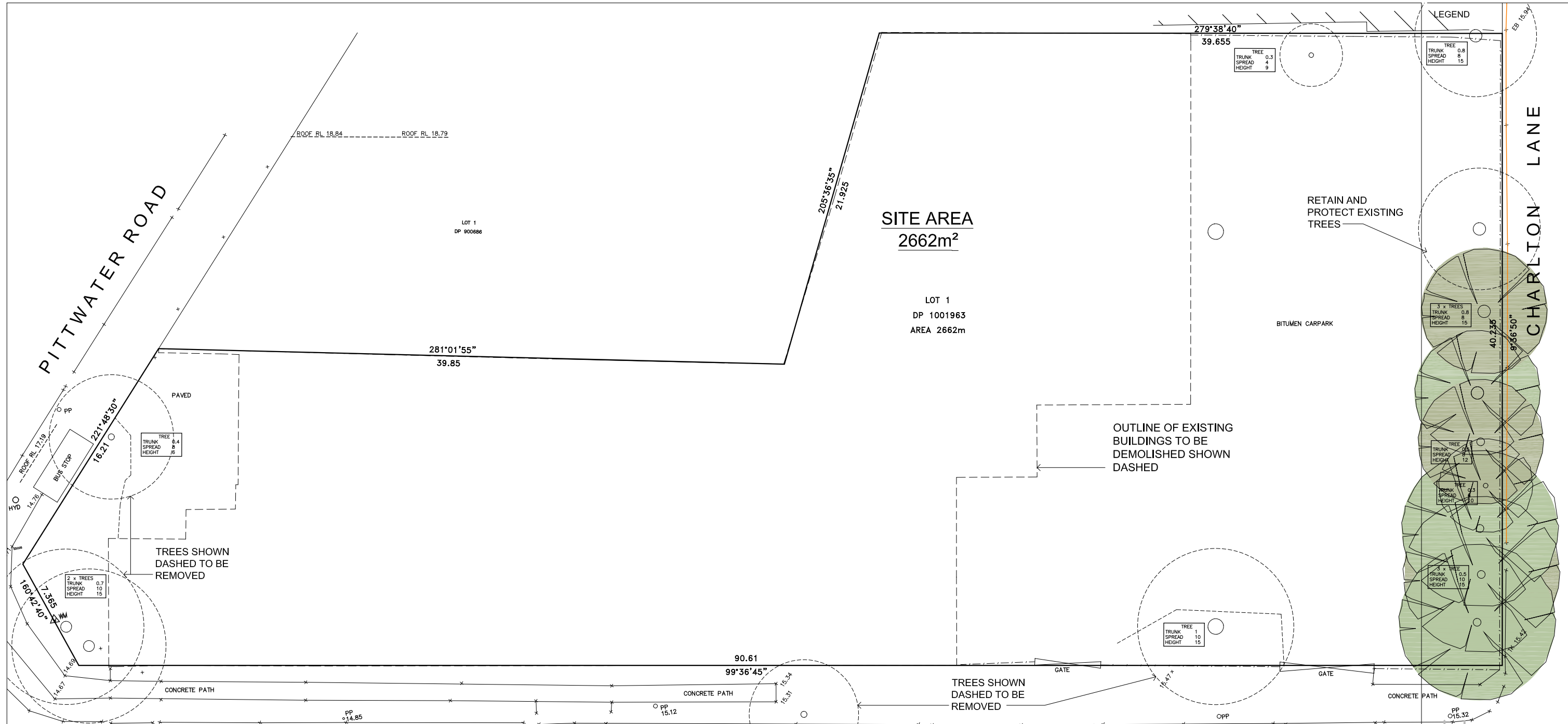
Project
**638 PITTWATER RD
BROOKVALE**

Lot 1 in DP 1001963

Drawing
SITE ANALYSIS PLAN

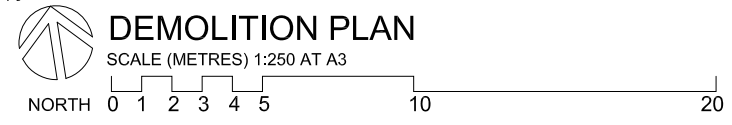
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File DA 638e Pittwater Rd Brookvale.dwg
Plotted 4/10/2019 11:22 AM
Job No 1802
Version DA Drawing No: **A13**

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LEGEND

TREE	TRUNK	SPREAD	HEIGHT
(Symbol)	0.3	4	9
(Symbol)	0.8	8	15
(Symbol)	0.4	8	16
(Symbol)	0.7	10	15
(Symbol)	0.5	10	15
(Symbol)	0.4	7	5



DEMOLITION PLAN

ORCHARD ROAD

-  EXISTING TREE TO REMAIN
-  TREE TO BE REMOVED

- DEMOLITION NOTES:**
1. ALL DEMOLITION TO AUSTRALIAN STANDARD AS2601-2001 DEMOLITION OF STRUCTURES.
 2. 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.
 3. SORT MATERIALS FOR POTENTIAL TO RECYCLE OR RE-USE ON-SITE.
 4. DISCONNECT AND REMOVE EXISTING SERVICE LINES AS REQUIRED.
 5. REMOVE EXISTING TREES & SHRUBS ON SITE INCLUDING STUMP GRINDING & GRUBBING (SHOWN DASHED).
 6. 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.
 7. REMOVE AND MAKE GOOD TO REDUNDANT DRIVEWAYS AND CROSSOVERS, REPLACE WITH KERB AND GUTTER, MAKE GOOD TO KERB AND GUTTER WHERE REQUIRED.
 8. REMOVAL OF ANY SURFACE BUILDING DEBRIS LEFT BEHIND BY DEMOLITION CONTRACTOR IS TO BE REMOVED, THIS INCLUDES CONCRETE, MASONRY AND ASBESTOS PARTICLES.

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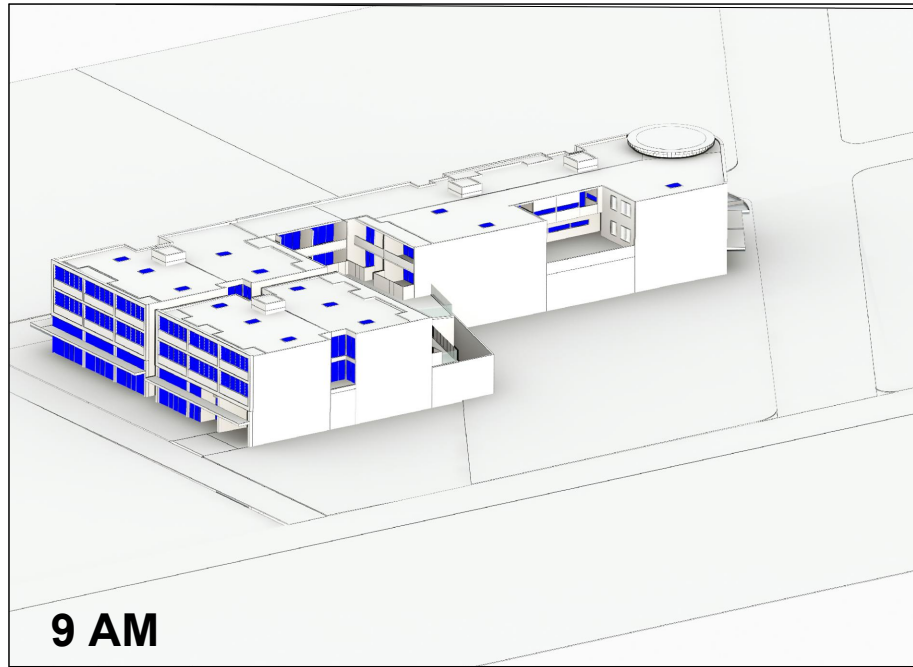
Project
638 PITTWATER RD BROOKVALE

Lot 1 in DP 1001963

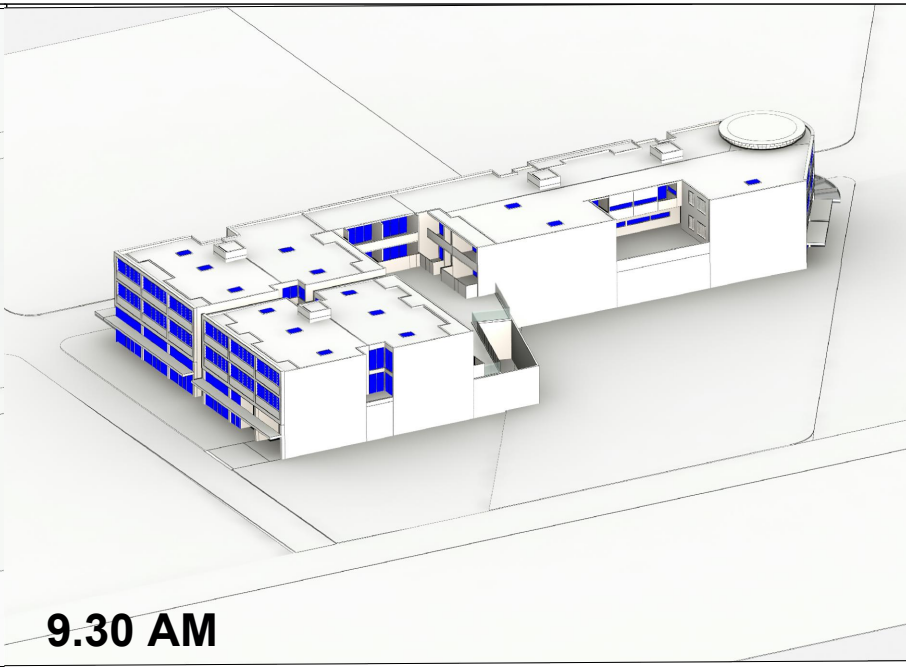
Drawing
DEMOLITION PLAN

Scale	1:125	Drawn	BR
File	DA 638e Pittwater Rd Brookvale.dwg		
Plotted	4/10/2019 11:22 AM		
Job No	1802		
Version	DA	Drawing No:	A14

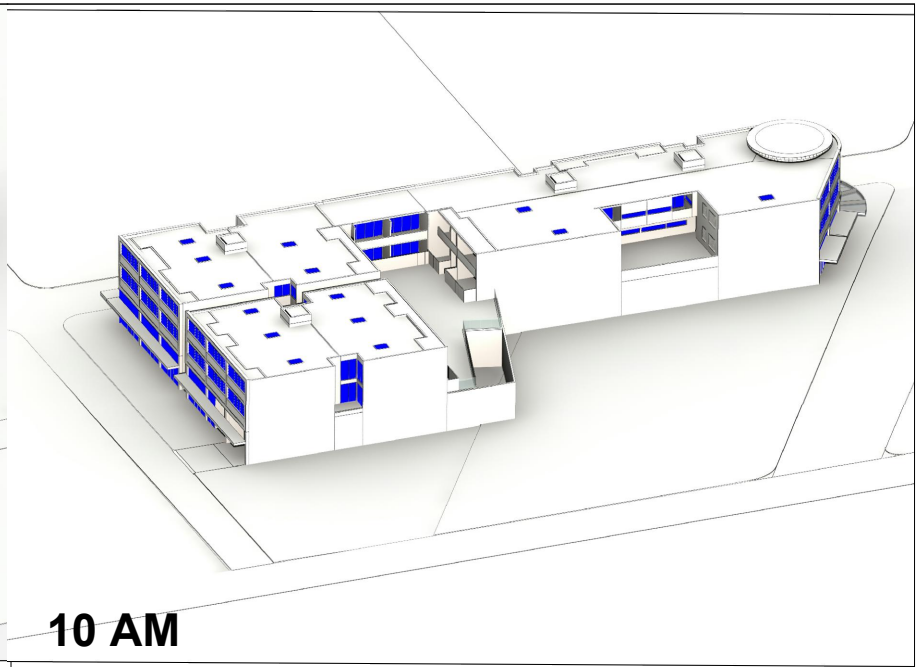
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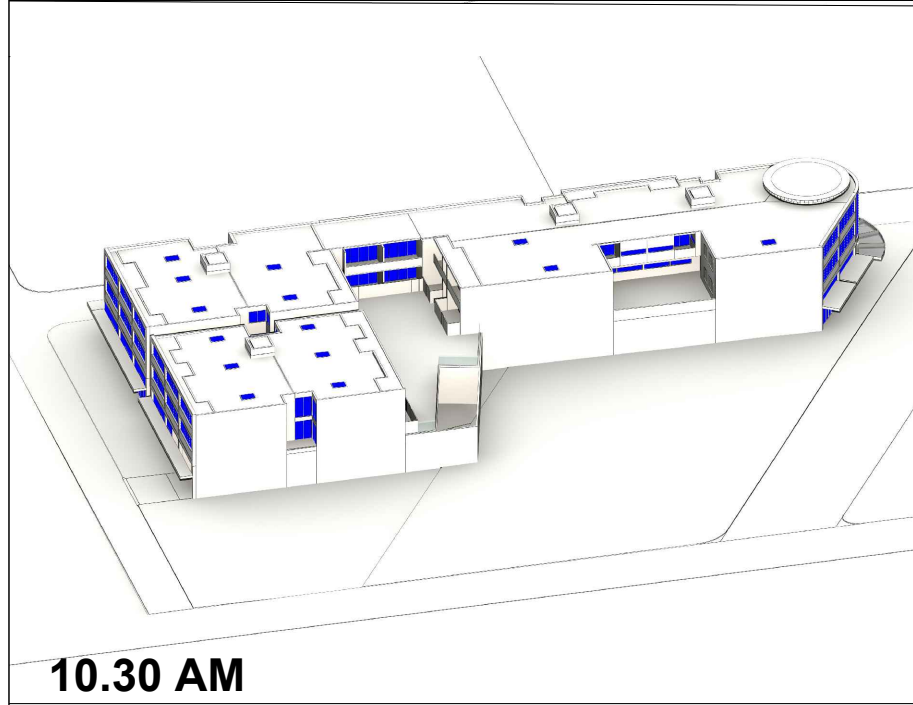
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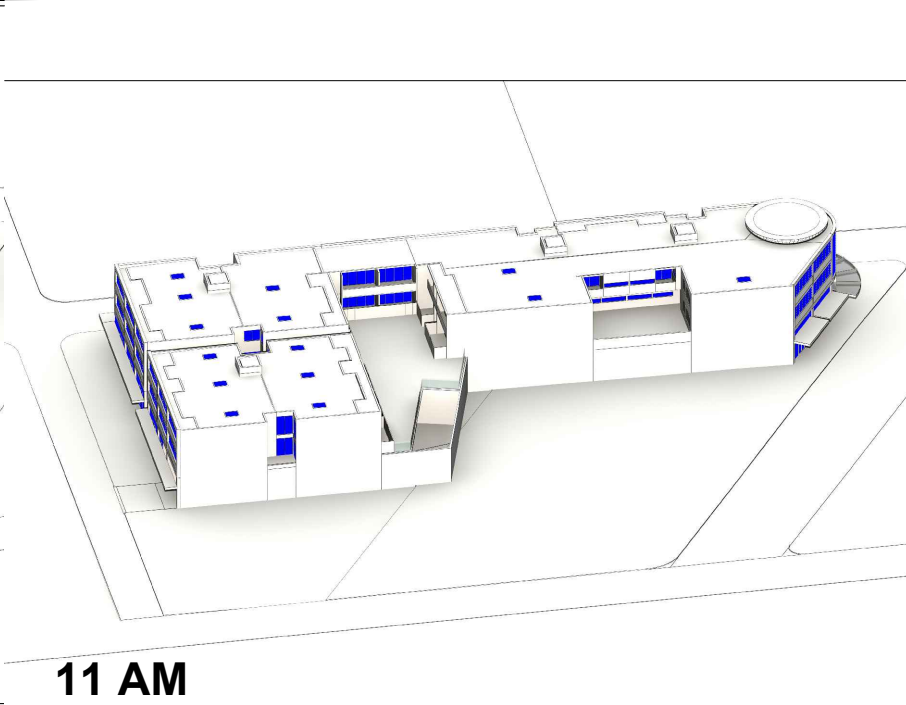
9.30 AM



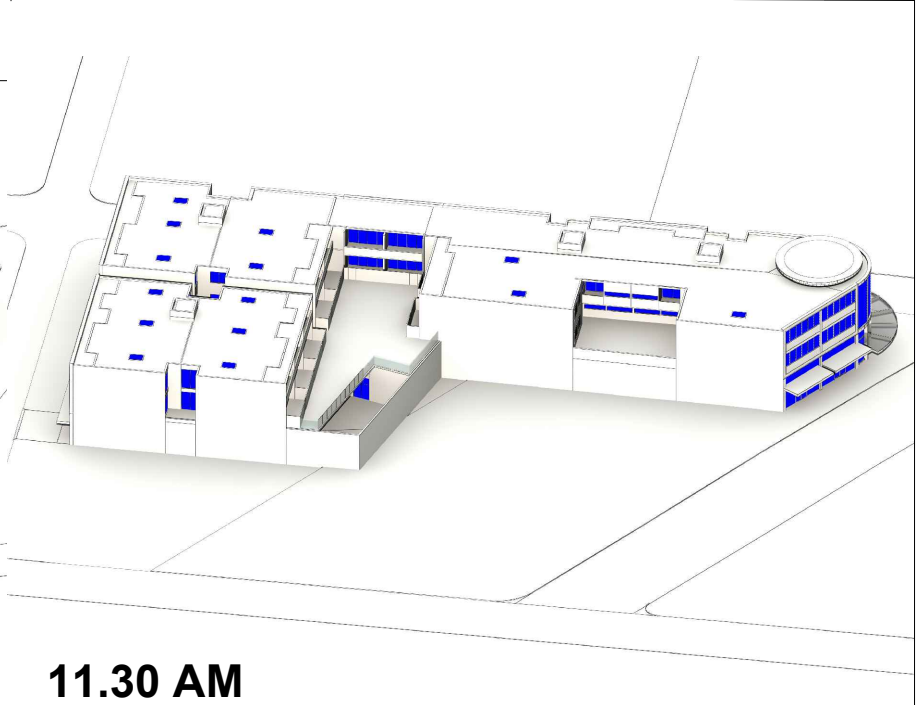
10 AM



10.30 AM



11 AM



11.30 AM

LEGEND

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Project
**638 PITTWATER RD
 BROOKVALE**

Lot 1 in DP 1001963

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

Scale NTS Drawn BR

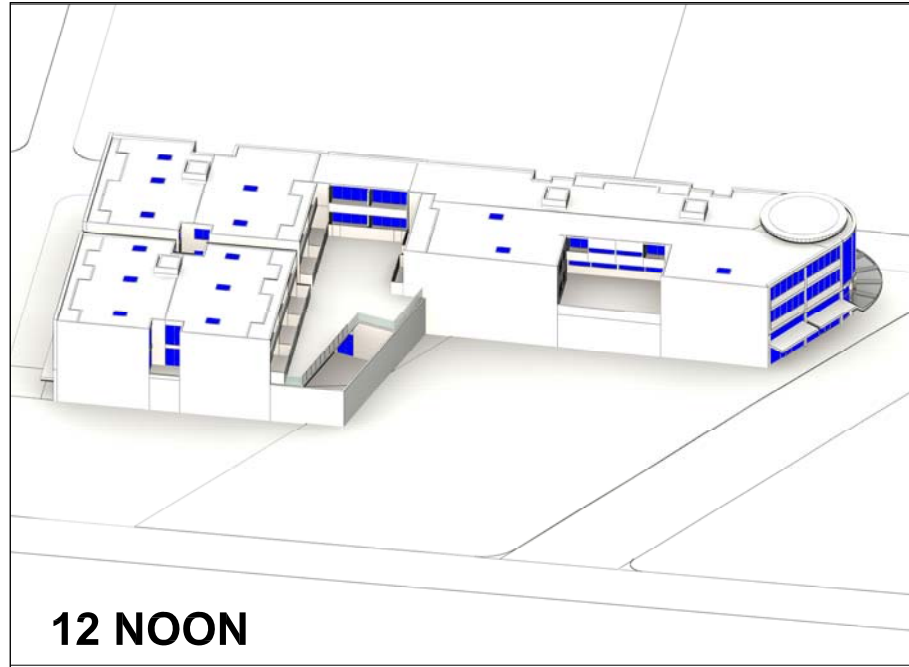
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Plotted 4/02/2019 1:25 PM

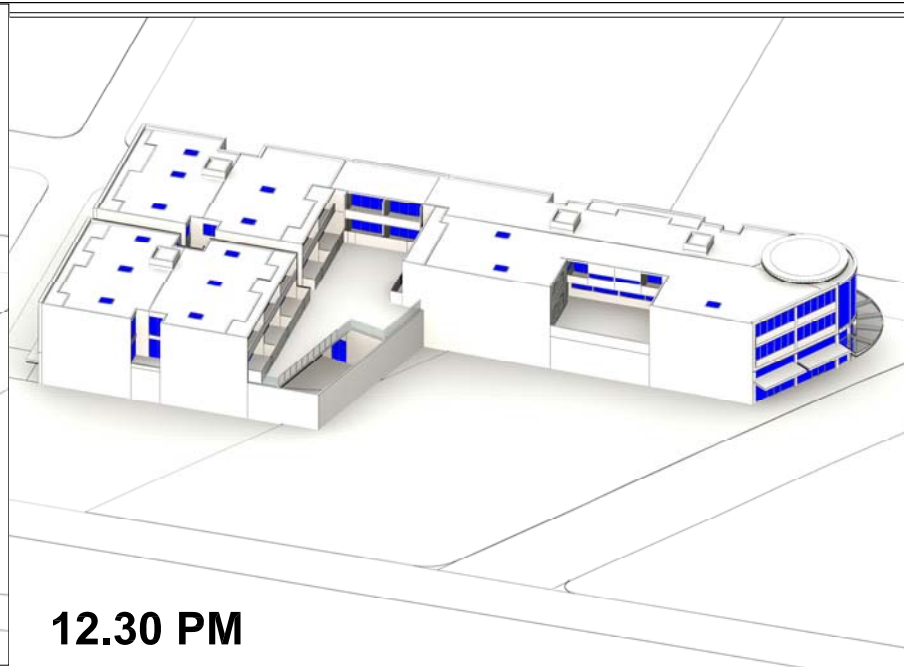
Job No 1802

Version DA Drawing No: **A15**

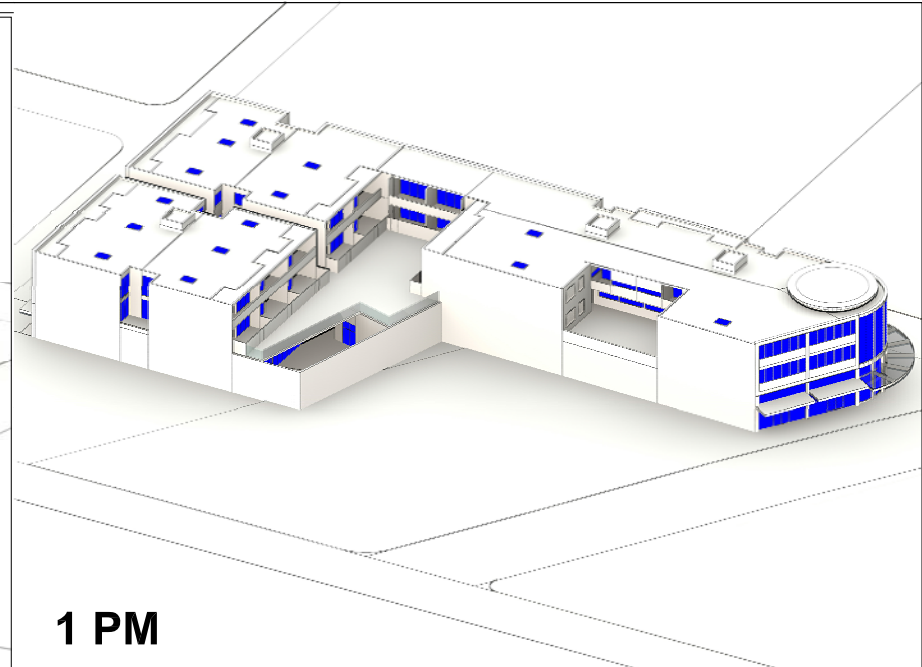
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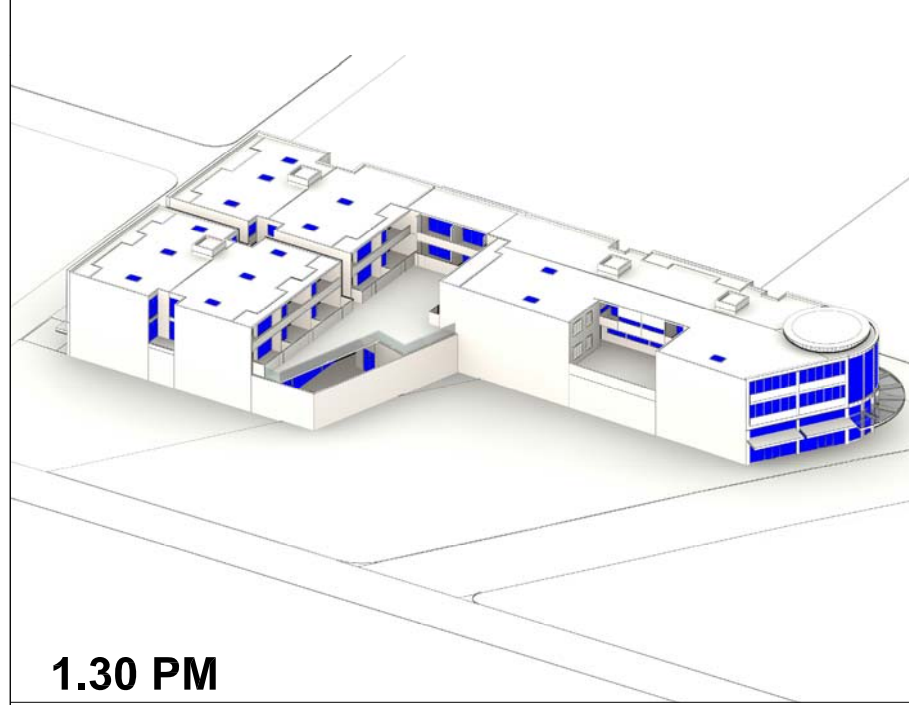
12 NOON



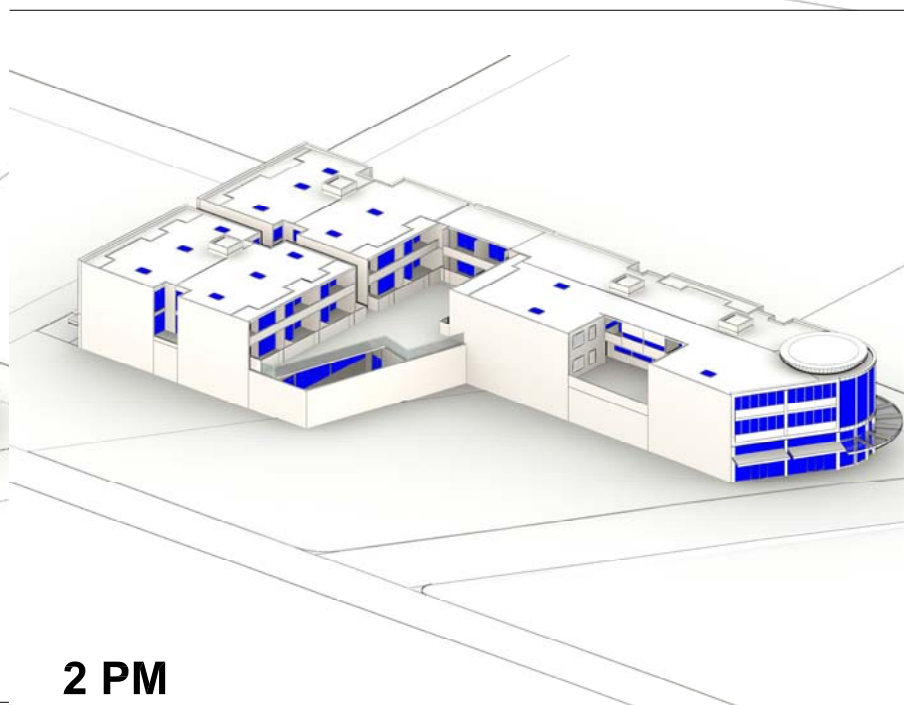
12.30 PM



1 PM



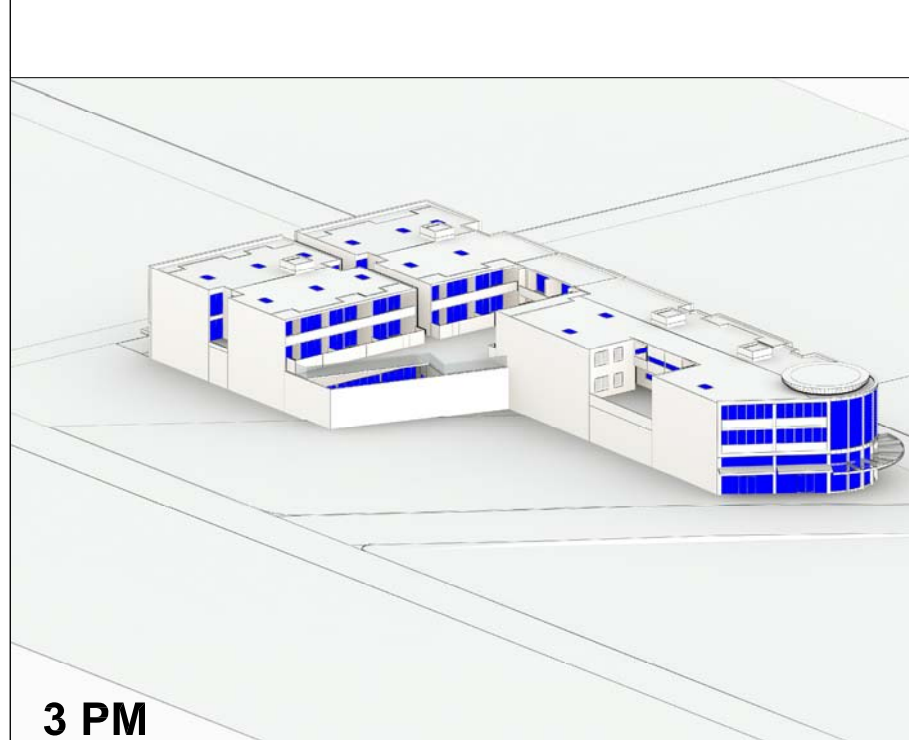
1.30 PM



2 PM



2.30 PM



3 PM

LEGEND

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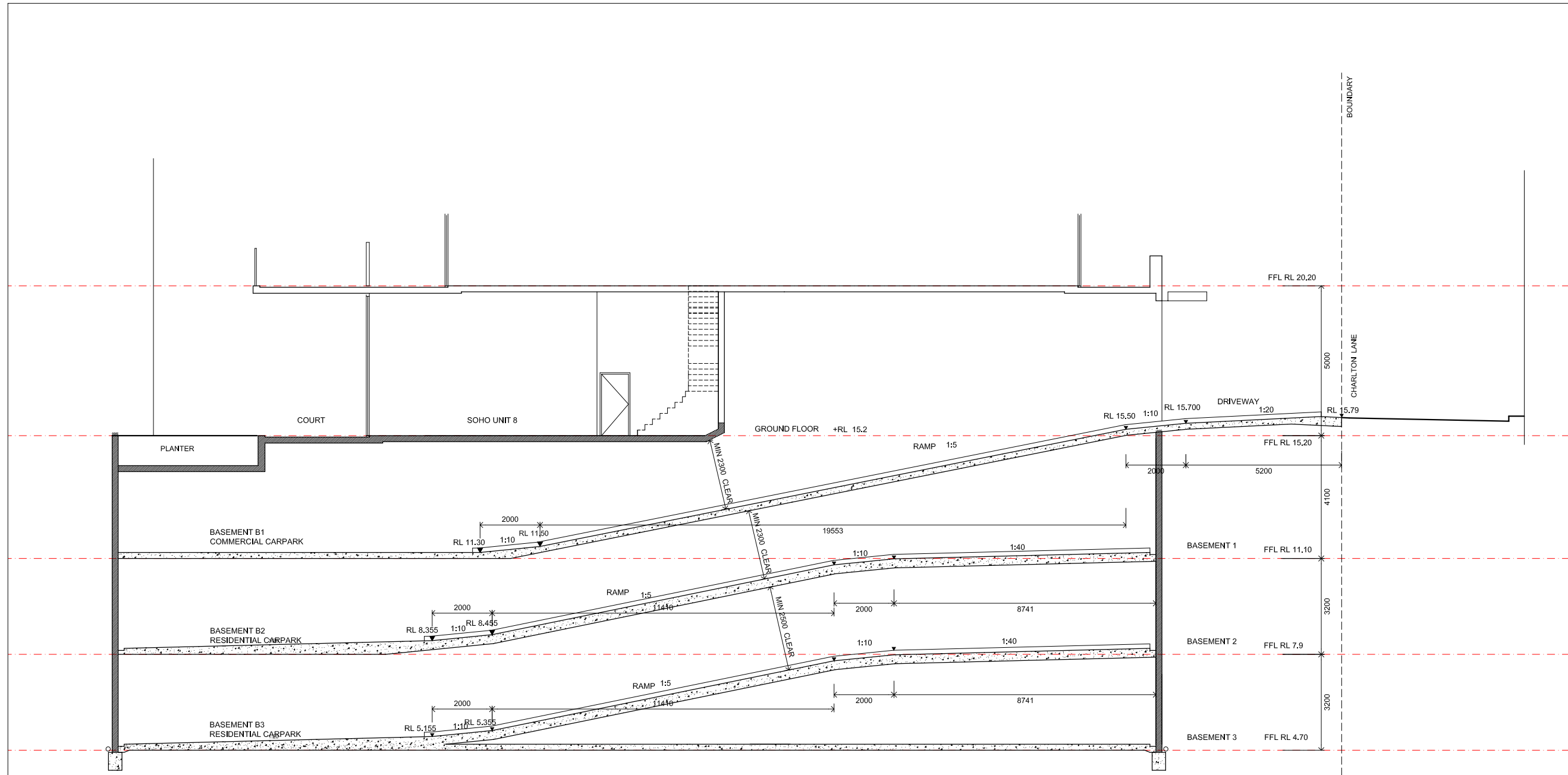
Project
**638 PITTWATER RD
 BROOKVALE**

Lot 1 in DP 1001963

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

Scale NTS Drawn BR
 File DA 638c Pittwater Rd Brookvale.dwg
 Plotted 4/02/2019 1:25 PM
 Job No 1802
 Version DA Drawing No: **A16**

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DRIVEWAY/RAMP SECTION 1:50

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Project
**638 PITTWATER RD
 BROOKVALE**

Lot 1 in DP 1001963

Drawing
DRIVEWAY SECTION

Scale 1:50 Drawn BR

File DA 638e Pittwater Rd Brookvale.dwg

Plotted 4/10/2019 11:22 AM

Job No 1802

Version DA Drawing No: **A17**

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SATIN SILVER GREY

SATIN SLATE GREY

LEGEND

LIGHT PANEL
TRANSLUCENT
GLAZED PANELS
WITH LED
LIGHTING
An. Aluminium Frame
"Satin Silver Grey"

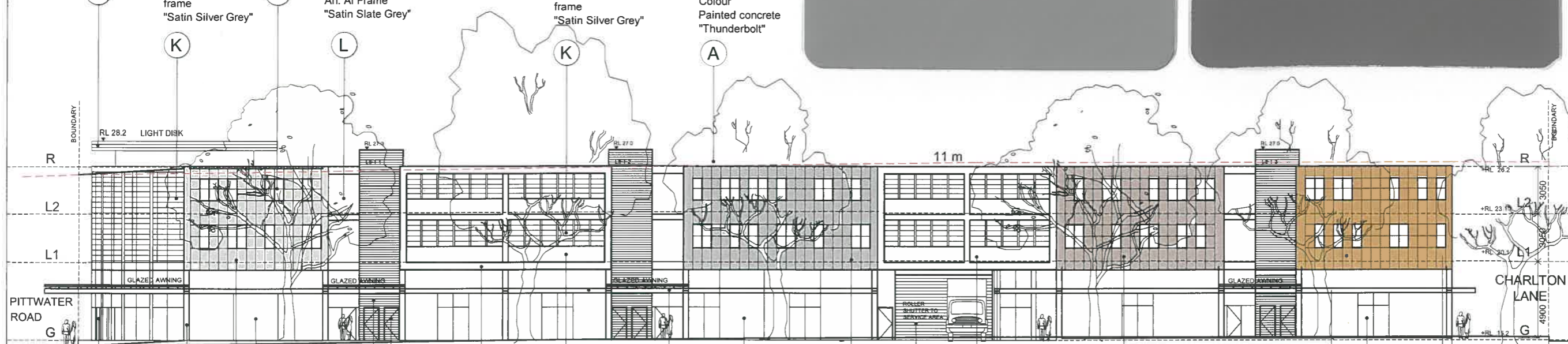
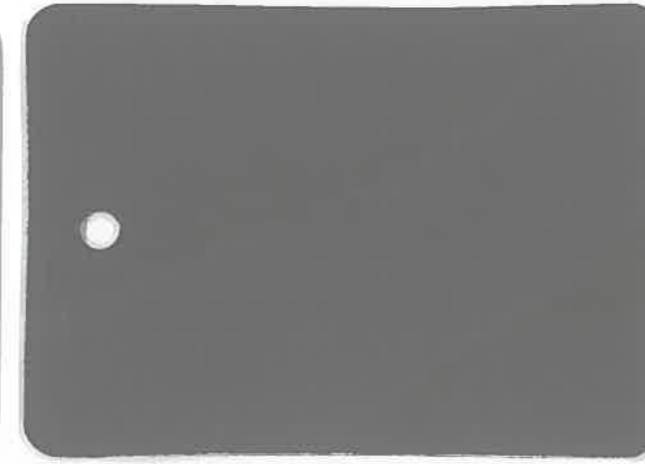
GLASS
LOUVRES
An. Al Frame
Adjustable
"Breezeway"
frame
"Satin Silver Grey"

CASEMENT
WINDOWS
with protruding
An. Al Frames
"Satin Slate Grey"

FIXED
GLAZING
An. Al Frame
"Satin Slate Grey"

GLASS
LOUVRES
An. Al Frame
Adjustable
"Breezeway"
frame
"Satin Silver Grey"

ROOF
Colour
Painted concrete
"Thunderbolt"



SOUTH ELEVATION (FACING ORCHARD STREET)

G
GLAZED
ENTRY DOORS
Frames:
An. Aluminium
"Satin Silver Grey"

H
GLAZED
SHOPFRONT
Frames:
An. Aluminium
"Satin Silver Grey"

A
CONCRETE
FRAME
Painted Render
Wattyl
"Thunderbolt"

B
HEBEL PANEL
Wattyl colour
"Purest White"

L
GLAZED
SHOPFRONT
Frames:
An. Aluminium
"Satin Slate Grey"

E
ROLLER
DOOR
Colorbond Steel
"Basalt"

B
HEBEL PANEL
Wattyl colour
"Purest White"

H
GLAZED
SHOPFRONT
Frames:
An. Aluminium
"Satin Silver Grey"

A
CONCRETE FRAME
Painted Render
Wattyl
"Thunderbolt"

B
HEBEL PANEL
Wattyl colour
"Purest White"

CD
FACE
BRICKWORK
PGH Premium
Collection
"Black & Tan"

EXIT DOORS
Paint Finish
Wattyl
"Pilbara Sand"

E
GLAZED AWNING
Steel Frame
Colorbond
"Basalt"

F
HEBEL PANEL
Colorbond colour
"Windspray"

G
HEBEL PANEL
Dulux colour
"Tomorrow's Taupe"

H
METAL AWNING
Steel Frame
Colorbond
"Surfmist"

J
HEBEL PANEL
Wattyl colour
"Beehive"



THUNDERBOLT



PUREST WHITE



PGH BLACK & TAN



PILBARA SAND



BASALT



WINDSPRAY



TOMORROW'S TAUPE



SURFMIST



BEEHIVE

ISSUE DATE AMENDMENTS



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www.barryrush.com.au

Client
BROOKVALE PROPERTY
INVESTMENT TRUST

Project
638 PITTWATER RD
BROOKVALE

Lot 1 in DP 1001963

Drawing
EXTERNAL COLOUR
SCHEDULE

Scale 1:50 Drawn BR

File DA 638e Pittwater Rd@brookvale.dwg

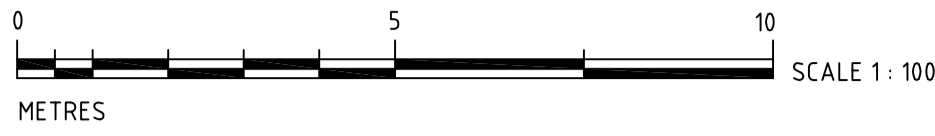
Plotted 24/09/2019 2:35 PM

Job No 1802

Version DA Drawing No: A18

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

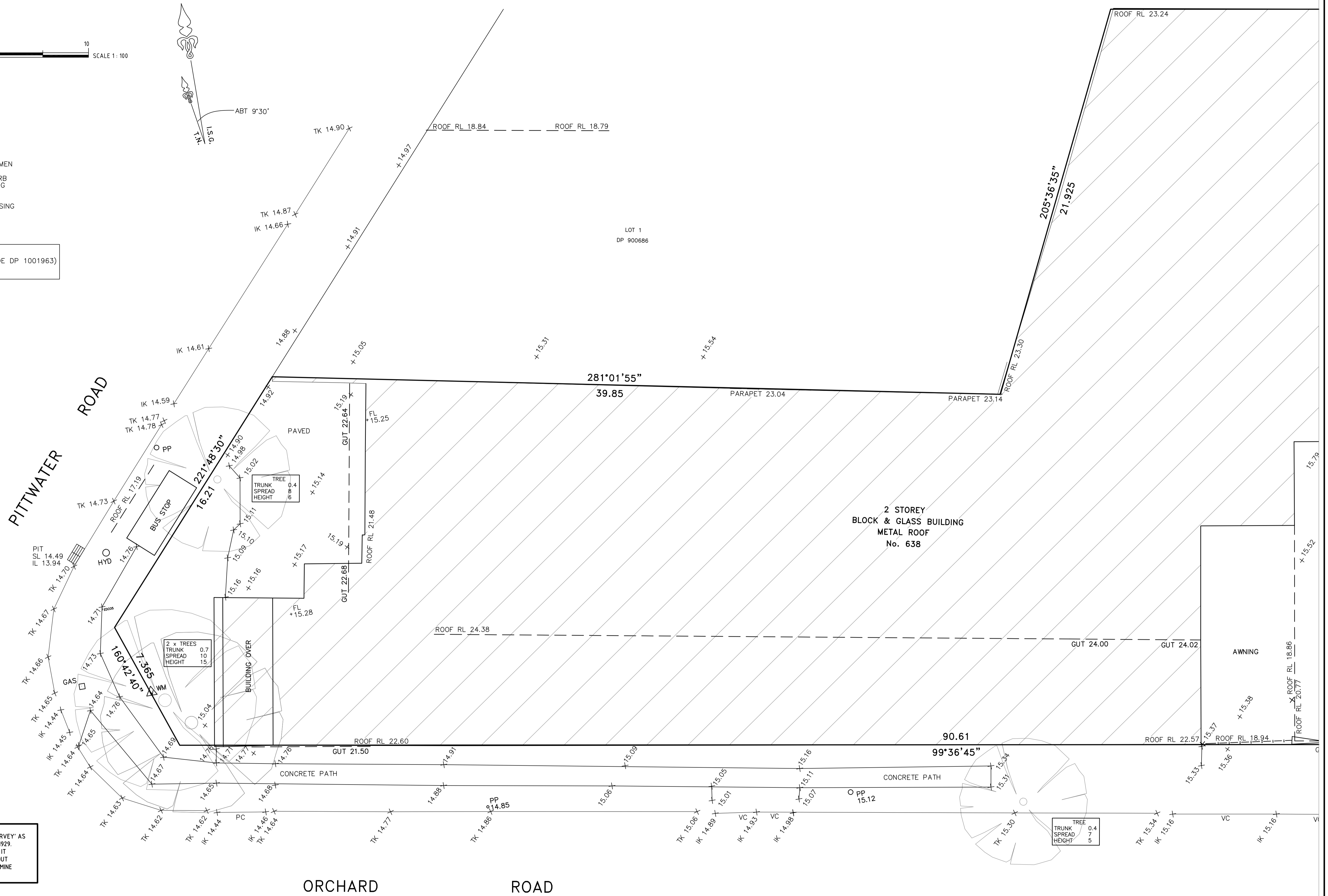
DETAIL PLAN



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	L.G.A.	WARRINGAH	TITLE	LOT 1 DP 1001963	NOTES
	DATE OF SURVEY	7-1-2016	PLOT FILE	9998-DET																		

A1

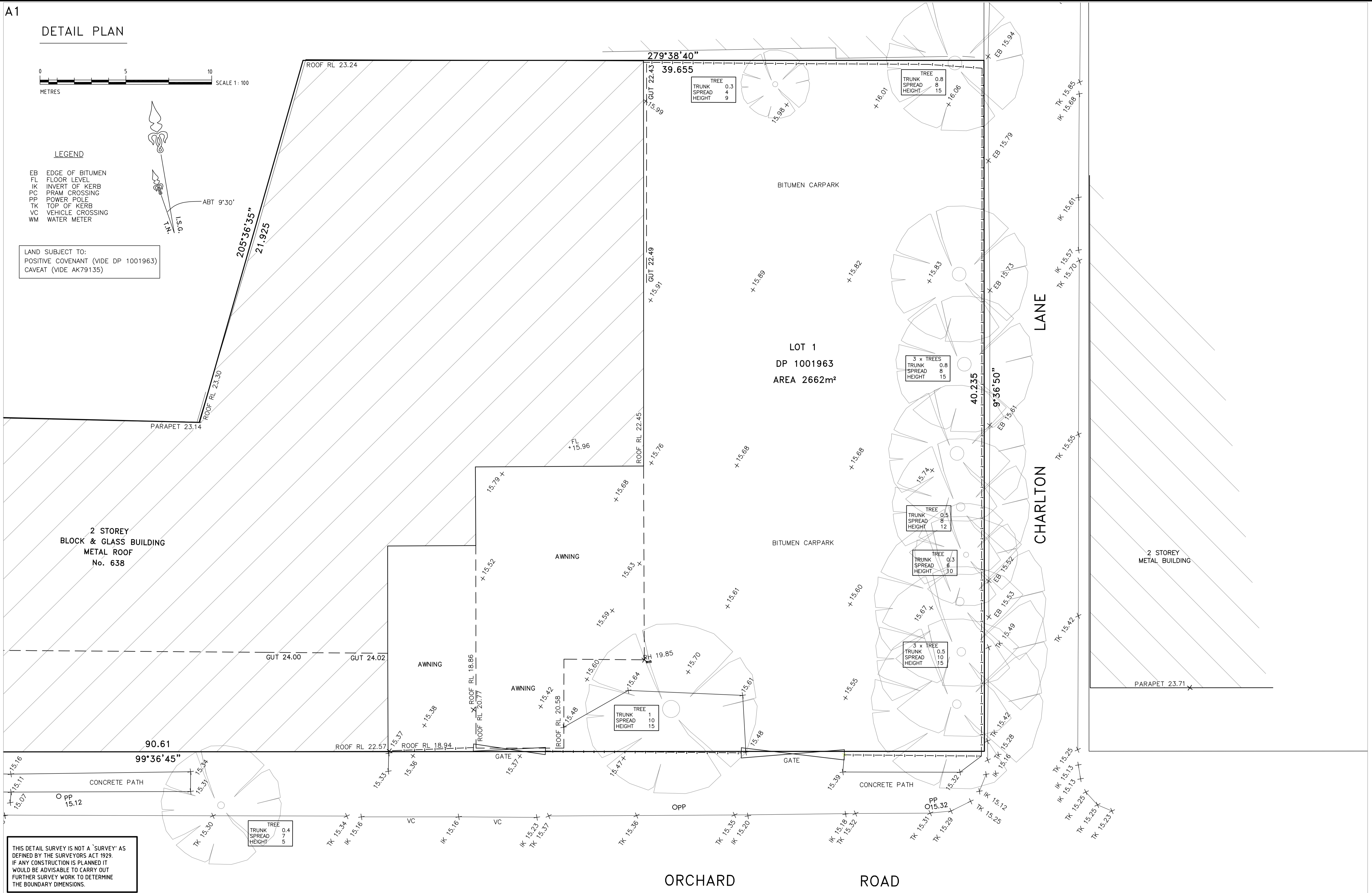
DETAIL PLAN



LEGEND

- EB EDGE OF BITUMEN
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- IK INVERT OF KERB
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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 2 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								