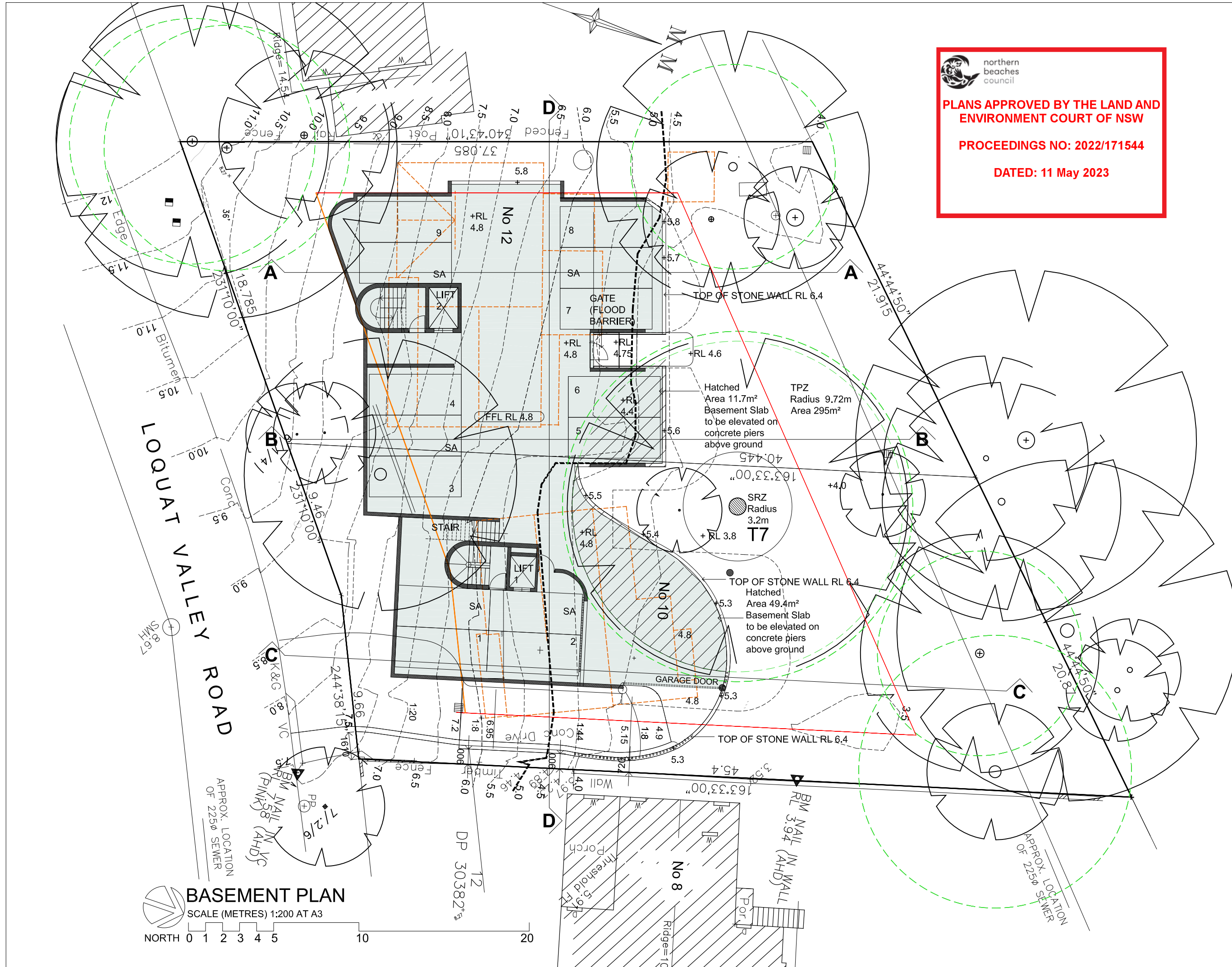


 northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023



BASEMENT PLAN
SCALE (METRES) 1:200 AT A3



| ISSUE | DATE | REVISIONS TO BASEMENT LAYOUT AMENDMENTS |
|-------|--------|---|
| A | 3/4/22 | |


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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW
 LOTS 13 & 14 IN DP 30382

Drawing
BASEMENT PLAN

Scale 1:200 Drawn BR
 File DA 10-12 Loquat Valley Rd Bayview NSW 17/Jan
 Plotted 3/02/2023 2:06 PM
 Job No 2103
 Version DA Drawing No: **A02F**

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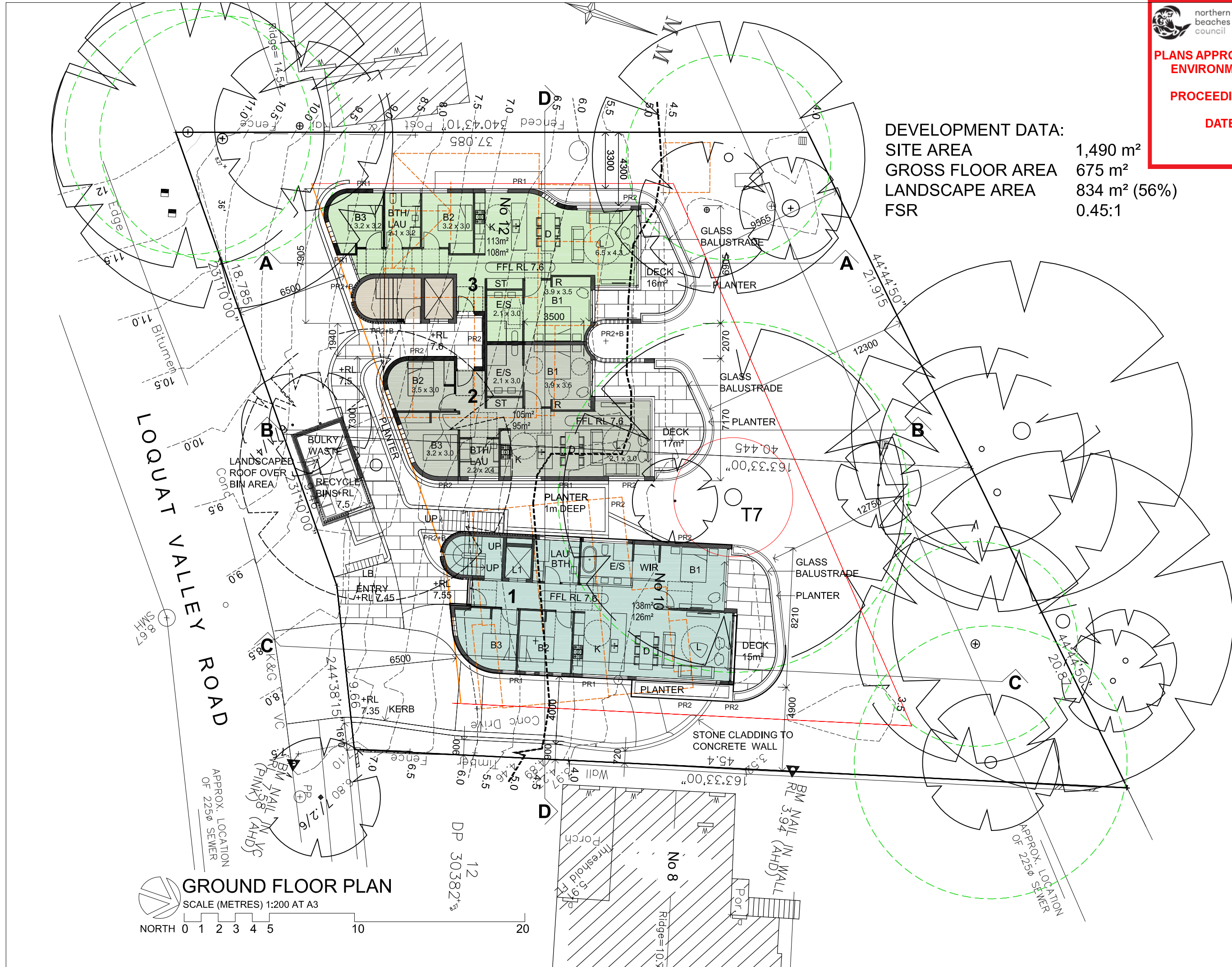
DEVELOPMENT DATA:

SITE AREA 1,490 m²

GROSS FLOOR AREA 675 m²

LANDSCAPE AREA 834 m² (56%)

FSR 0.45:1



GROUND FLOOR PLAN

SCALE (METRES) 1:200 AT A3

NORTH 0 1 2 3 4 5 10 20

| ISSUE | DATE | REVISIONS TO GROUND FLOOR AMENDMENTS |
|-------|--------|--------------------------------------|
| A | 3/4/22 | REVISIONS TO GROUND FLOOR |

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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW

LOTS 13 & 14 IN DP 30382

Drawing
GROUND FLOOR PLAN

Scale 1:200 Drawn BR
 File DA 10-12 Loquat Valley Bayview New 17Ja
 Plotted 3/02/2023 2:06 PM
 Job No 2103
 Version DA Drawing No: **A03F**

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PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023



LOQUAT VALLEY ROAD

FIRST FLOOR PLAN
SCALE (METRES) 1:200 AT A3

| ISSUE | DATE | REVISIONS TO FIRST FLOOR AMENDMENTS |
|-------|--------|-------------------------------------|
| A | 3/4/22 | |



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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD BAYVIEW
LOTS 13 & 14 IN DP 30382

Drawing
FIRST FLOOR PLAN

Scale 1:200 Drawn BR
File DA 10-12 Loquat Valley Rd Bayview NSW 17Ja
Plotted 3/02/2023 2:06 PM
Job No 2103
Version DA Drawing No: **A04F**

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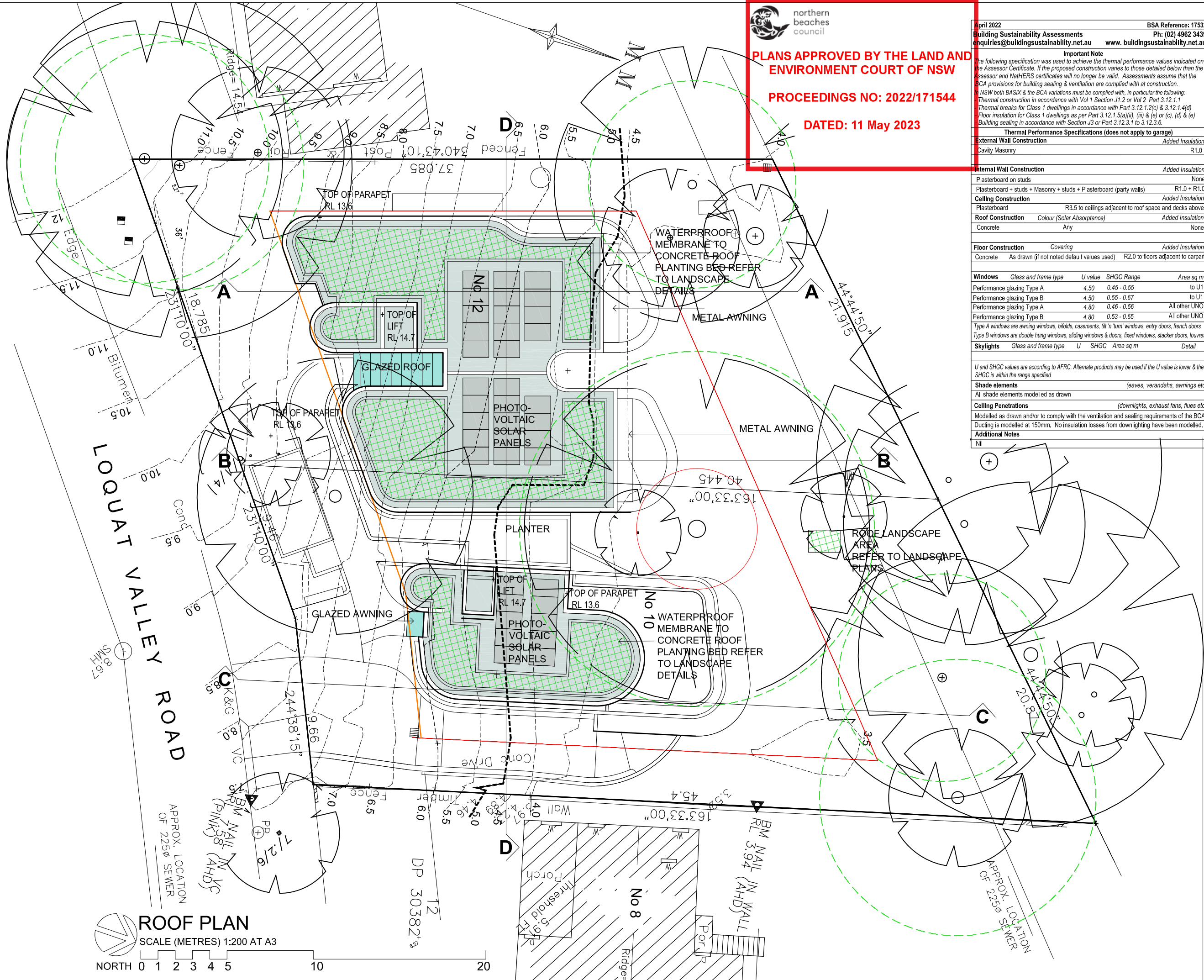
PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023

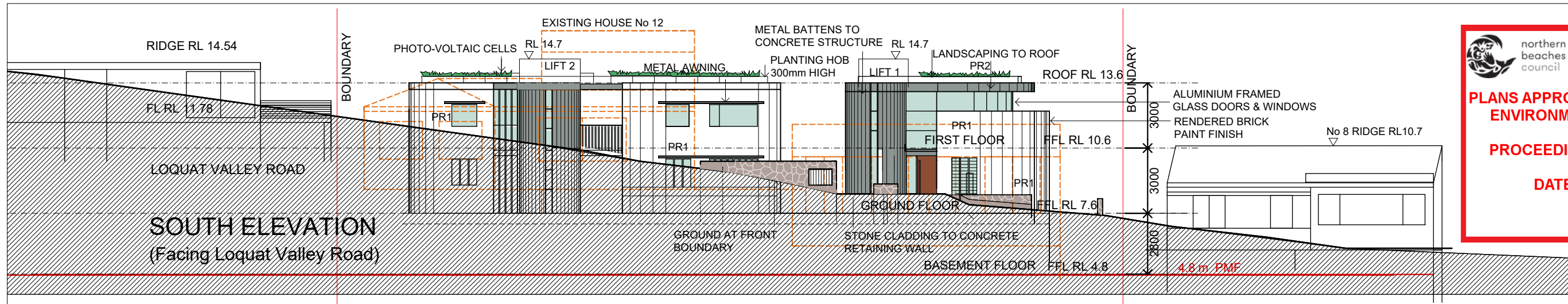
| | |
|--|--|
| April 2022 | BSA Reference: 17532 |
| Building Sustainability Assessments | Ph: (02) 4962 3439 |
| enquiries@buildingsustainability.net.au | www.buildingsustainability.net.au |
| Important Note | |
| The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. | |
| In NSW both BASIX & the BCA variations must be complied with, in particular the following: | |
| Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 | |
| Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d) | |
| Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e) | |
| Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6. | |
| Thermal Performance Specifications (does not apply to garage) | |
| External Wall Construction | Added Insulation |
| Cavity Masonry | R1.0 |
| Internal Wall Construction | Added Insulation |
| Plasterboard on studs | None |
| Plasterboard + studs + Masonry + studs + Plasterboard (party walls) | R1.0 + R1.0 |
| Ceiling Construction | Added Insulation |
| Plasterboard | R3.5 to ceilings adjacent to roof space and decks above |
| Roof Construction | Colour (Solar Absorbance) |
| Concrete | Any |
| Floor Construction | Covering |
| Concrete | As drawn (if not noted default values used) R2.0 to floors adjacent to carpark |
| Windows | Glass and frame type |
| Performance glazing Type A | U value SHGC Range Area sq m |
| Performance glazing Type B | 4.50 0.45 - 0.55 to U1 |
| Performance glazing Type A | 4.80 0.55 - 0.67 to U1 |
| Performance glazing Type B | 4.80 0.46 - 0.56 All other UNO |
| Performance glazing Type B | 4.80 0.53 - 0.65 All other UNO |
| Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors | |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers | |
| Skylights | Glass and frame type U SHGC Area sq m Detail |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified | |
| Shade elements | (eaves, verandahs, awnings etc) |
| All shade elements modelled as drawn | |
| Ceiling Penetrations | (downlights, exhaust fans, flues etc) |
| Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA | |
| Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled. | |
| Additional Notes | |
| Nil | |

LEGEND

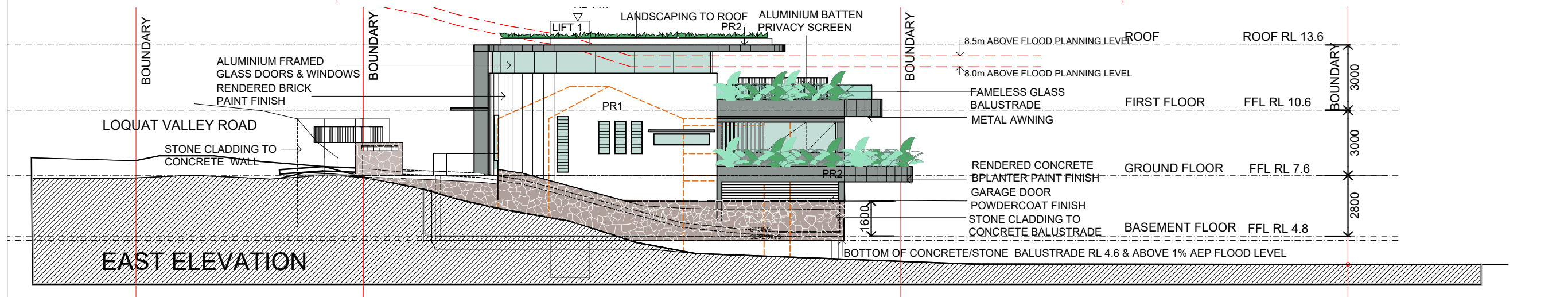
| | | |
|--|--|-------------------------|
| A | 34/22 | REVISIONS TO ROOF PLAN |
| ISSUE | DATE | AMENDMENTS |
| | | |
| Barry Rush & Associates Pty Ltd Architects Suite 25A, 2 Beattie Street, Balmain, NSW, Australia, 2041 Phone: (612) 9555 8028 Fax: (612) 9810 0161 Email: info@barryrush.com.au www.barryrush.com.au | | |
| Client | | |
| A KOOLLOOS M HAZLETT | | |
| Project | | |
| 10-12 LOQUAT VALLEY ROAD BAYVIEW | | |
| LOTS 13 & 14 IN DP 30382 | | |
| Drawing | | |
| ROOF PLAN | | |
| Scale | 1:200 | Drawn BR |
| File | DA 10-12 Loquat Valley Rd Bayview 173a | |
| Plotted | 3/02/2023 2:06 PM | |
| Job No | 2103 | |
| Version | DA | Drawing No: A05F |
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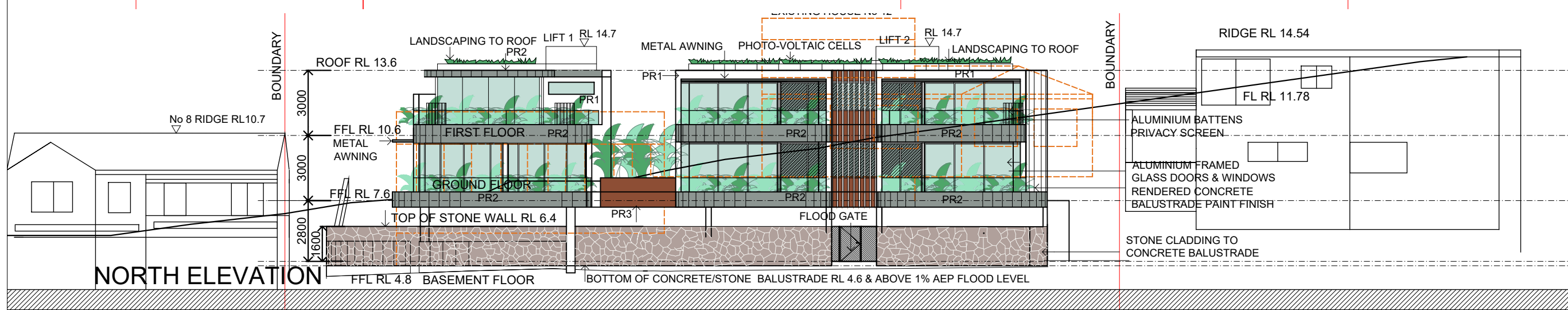
ROOF PLAN
 SCALE (METRES) 1:200 AT A3



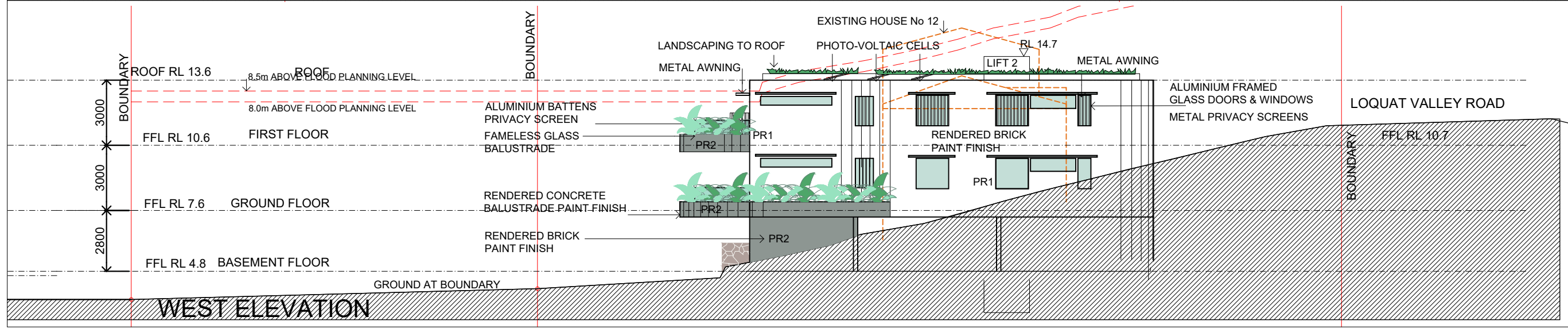
SOUTH ELEVATION
(Facing Loquat Valley Road)



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

LEGEND




PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023

A 34/22 REVISIONS TO ELEVATIONS
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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW
LOTS 13 & 14 IN DP 30382

Drawing
ELEVATIONS

Scale 1:200 Drawn BR
File DA 10-12 Loquat Valley Rd BR Rev 3Feb20
Plotted 14/03/2023 12:40 PM
Job No 2103
Version DA Drawing No **A06G**

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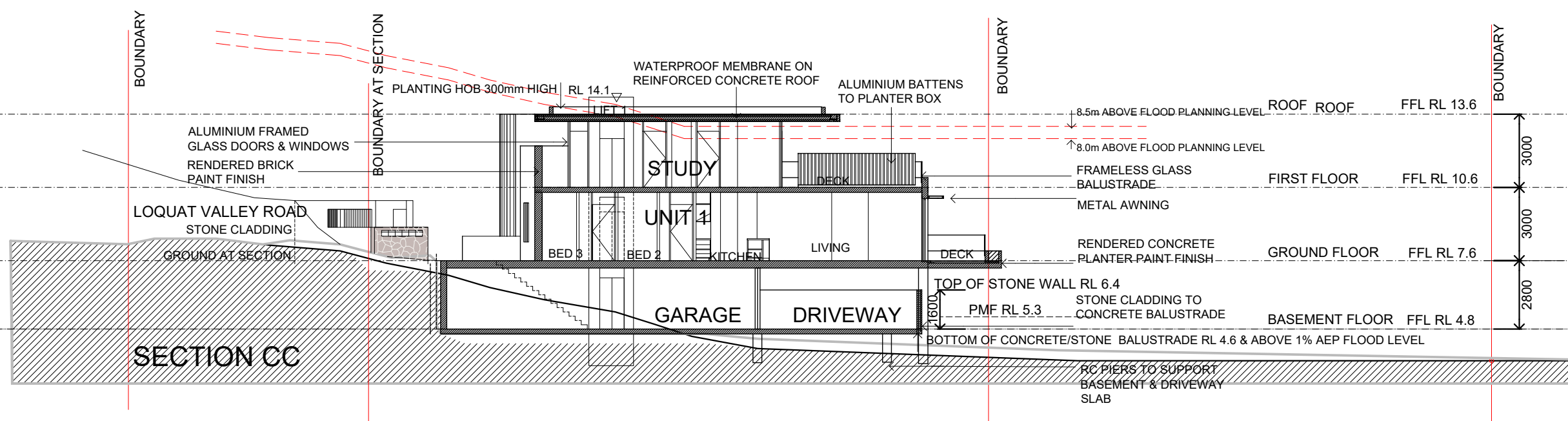
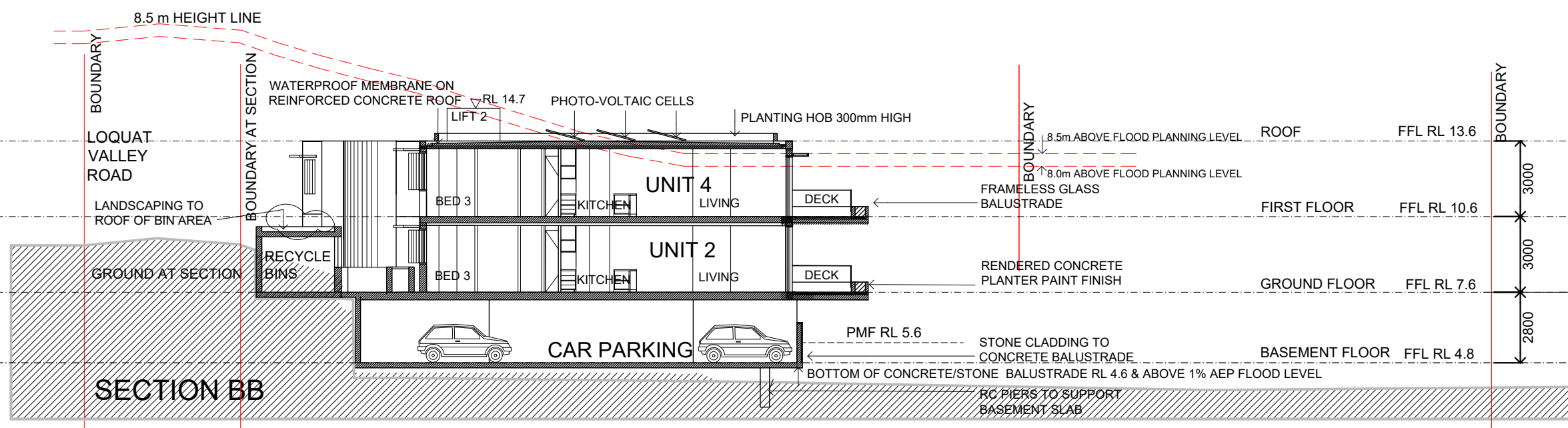
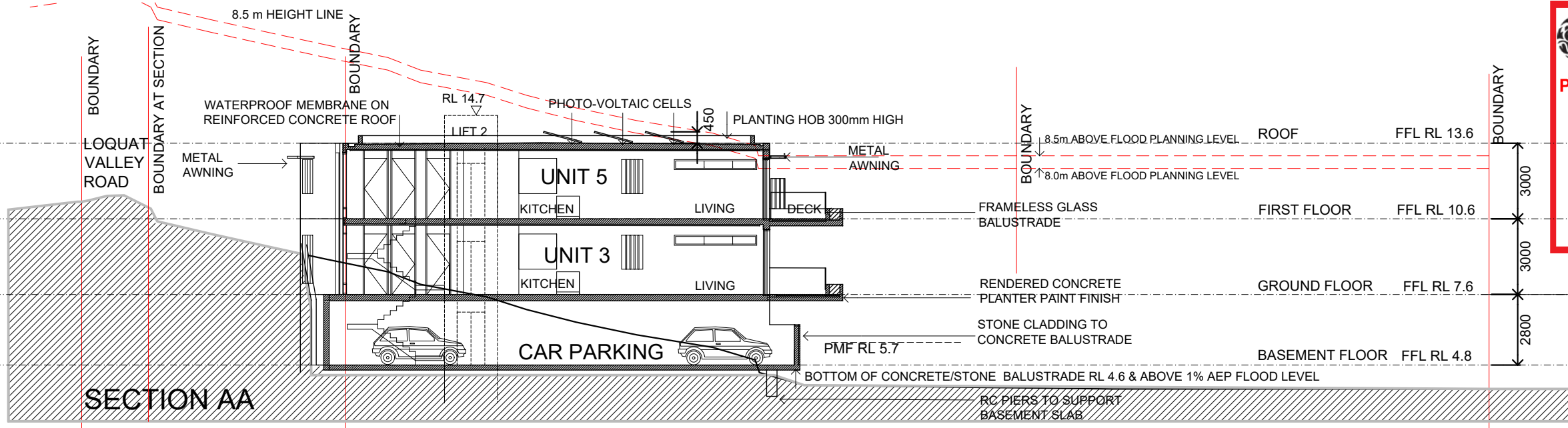
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PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023

LEGEND



| ISSUE | DATE | REVISIONS TO SECTIONS | AMENDMENTS |
|-------|-------|-----------------------|------------|
| A | 34/22 | REVISIONS TO SECTIONS | |



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

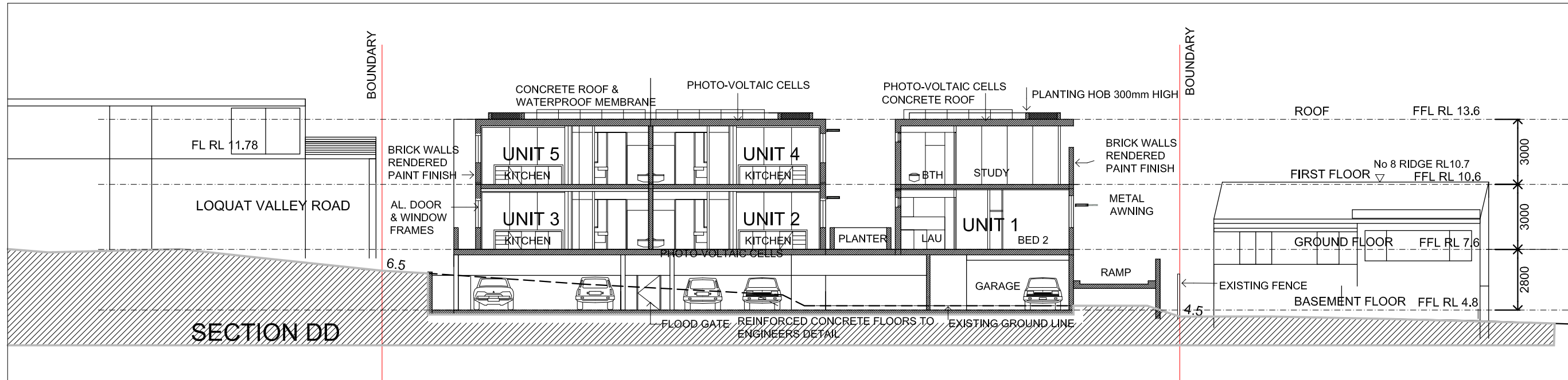
Client
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD BAYVIEW
 LOTS 13 & 14 IN DP 30382

Drawing
SECTIONS

Scale 1:200 Drawn BR
 File DA 10-12 Loquat Valley Rd Bayview 3Feb20
 Plotted 14/03/2023 12:40 PM
 Job No 2103
 Version DA Drawing No **A07G**

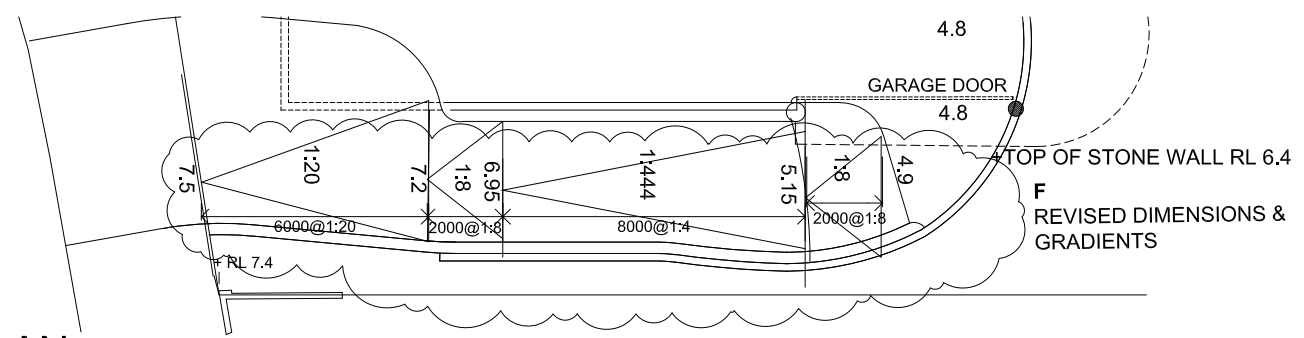
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SECTION DD

BOUNDARY

BOUNDARY



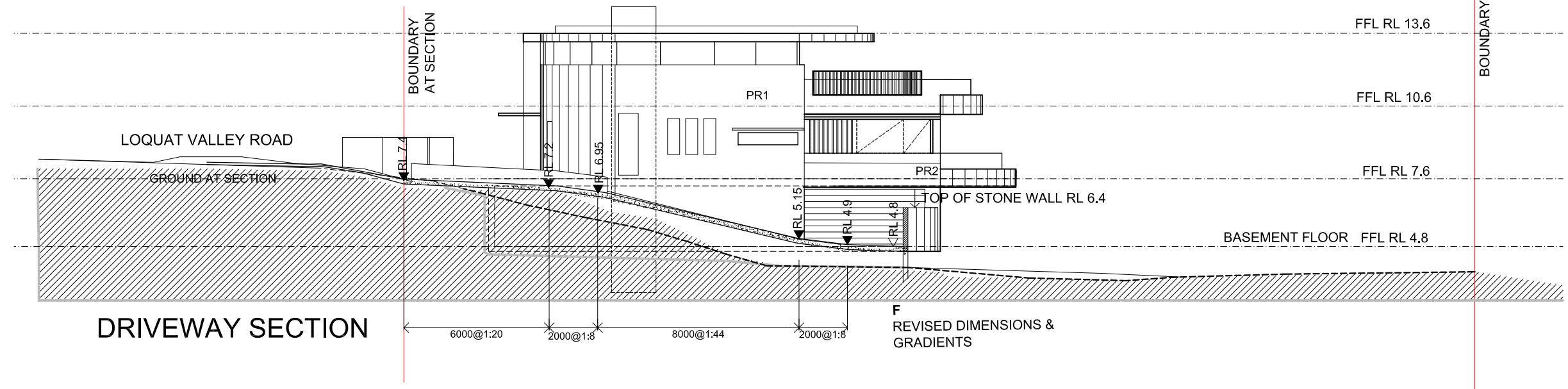
DRIVEWAY PLAN



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PROCEEDINGS NO: 2022/171544

DATED: 11 May 2023



DRIVEWAY SECTION

BOUNDARY AT SECTION

BOUNDARY AT SECTION

LEGEND

| ISSUE | DATE | REVISIONS TO RAMP LAYOUT AMENDMENTS |
|-------|--------|-------------------------------------|
| A | 3/4/22 | REVISIONS TO RAMP LAYOUT |

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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

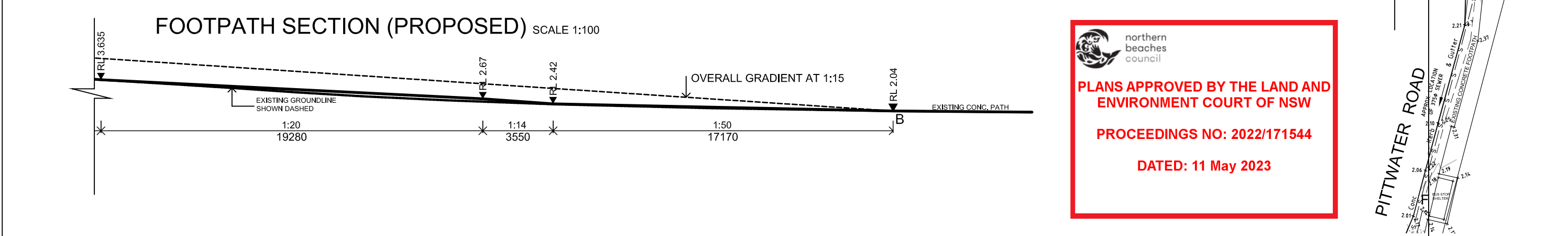
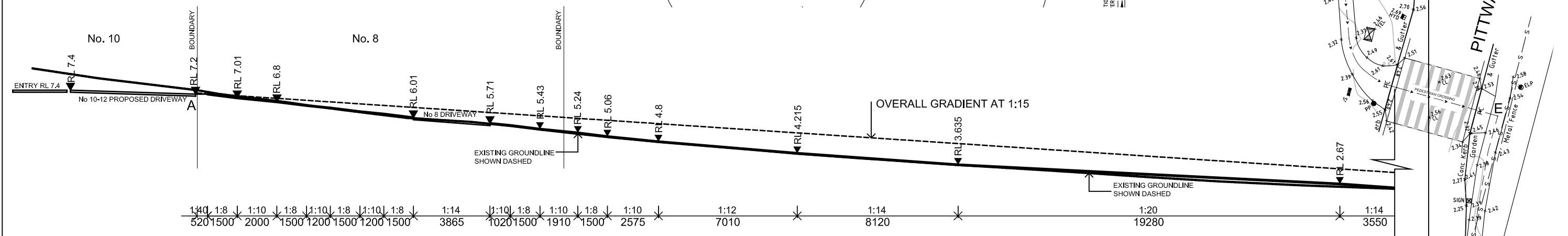
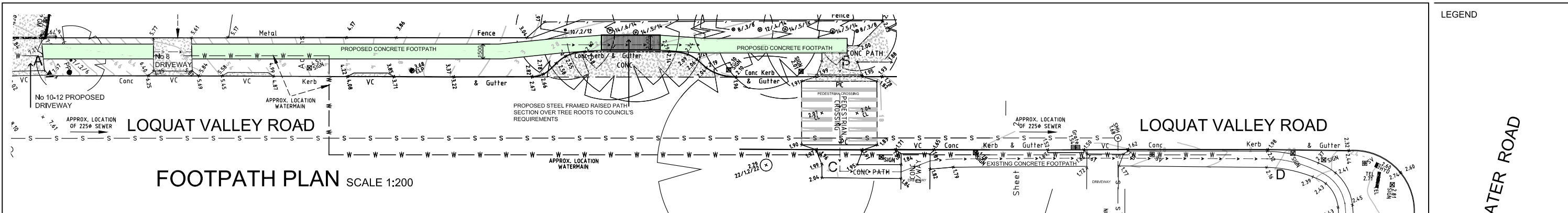
Client
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW
 LOTS 13 & 14 IN DP 30382

Drawing
SECTION DD
DRIVEWAY SECTION

Scale 1:200 Drawn BR
 File DA 10-12 Loquat Valley Rd Bayview 17Ja
 Plotted 3/02/2023 2:06 PM
 Job No 2103
 Version DA Drawing No: **A08F**

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PROCEEDINGS NO: 2022/171544
DATED: 11 May 2023

LEGEND

| ISSUE | DATE | REVISIONS TO FOOTPATH LAYOUT AMENDMENTS |
|-------|--------|---|
| A | 3/4/22 | REVISIONS TO FOOTPATH LAYOUT |



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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW
 LOTS 13 & 14 IN DP 30382

Drawing
PEDESTRIAN ACCESS TO
BUS STOP

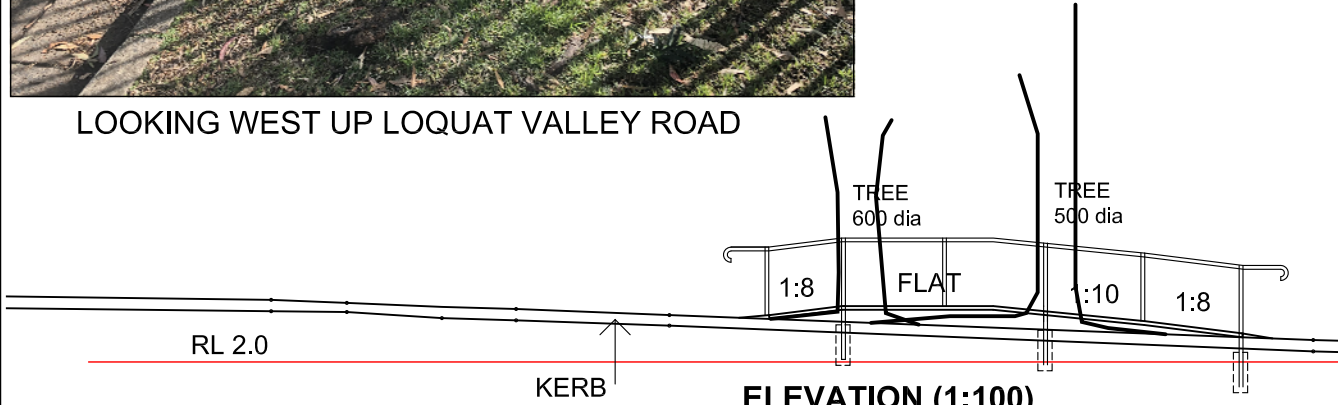
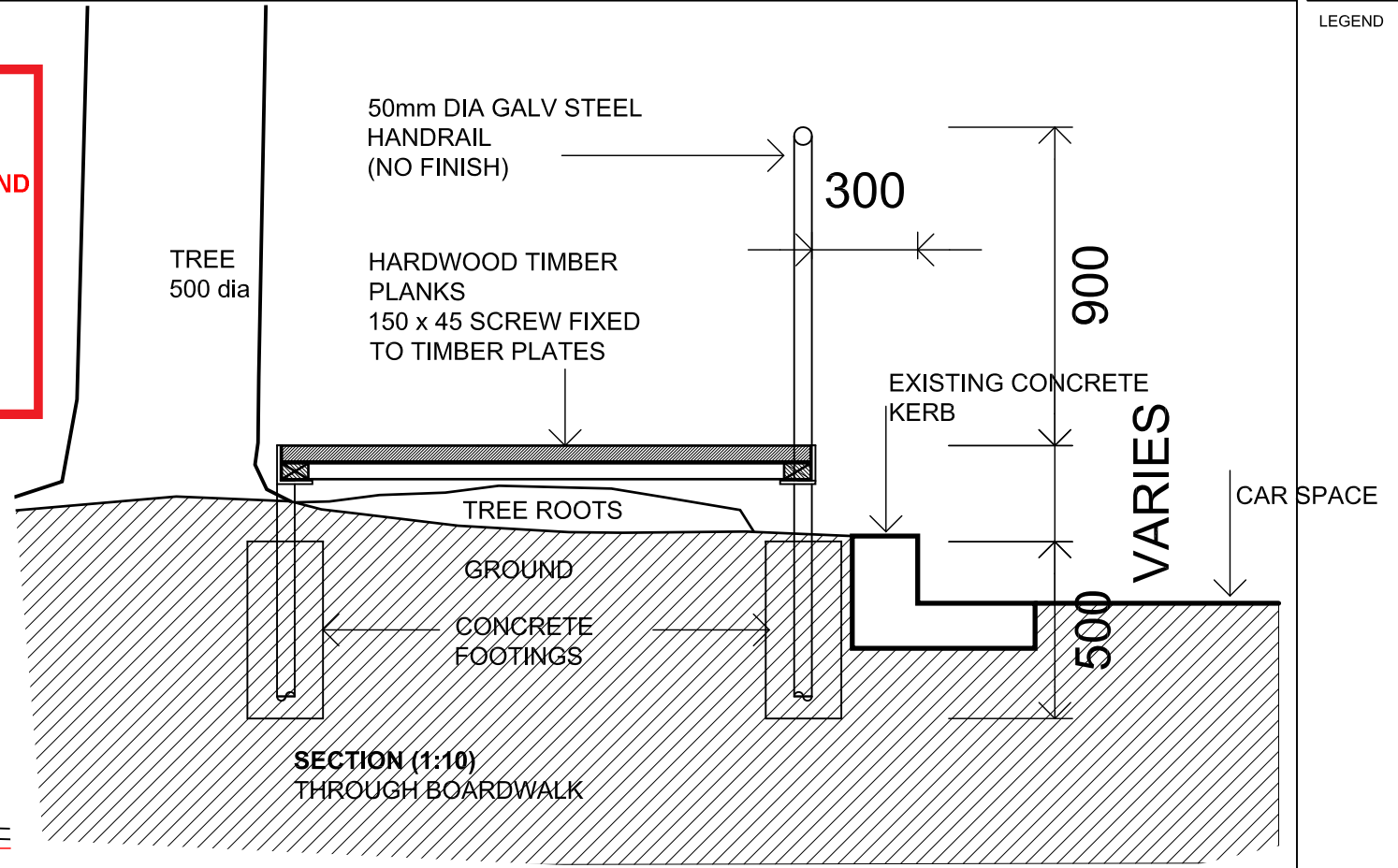
Scale 1:200 / 1:100 Drawn LP
 File DA 10-12 Loquat Valley Road New 1Apr
 Plotted 3/04/2022 3:52 PM
 Job No 2103
 Version DA Drawing No: **A09A**

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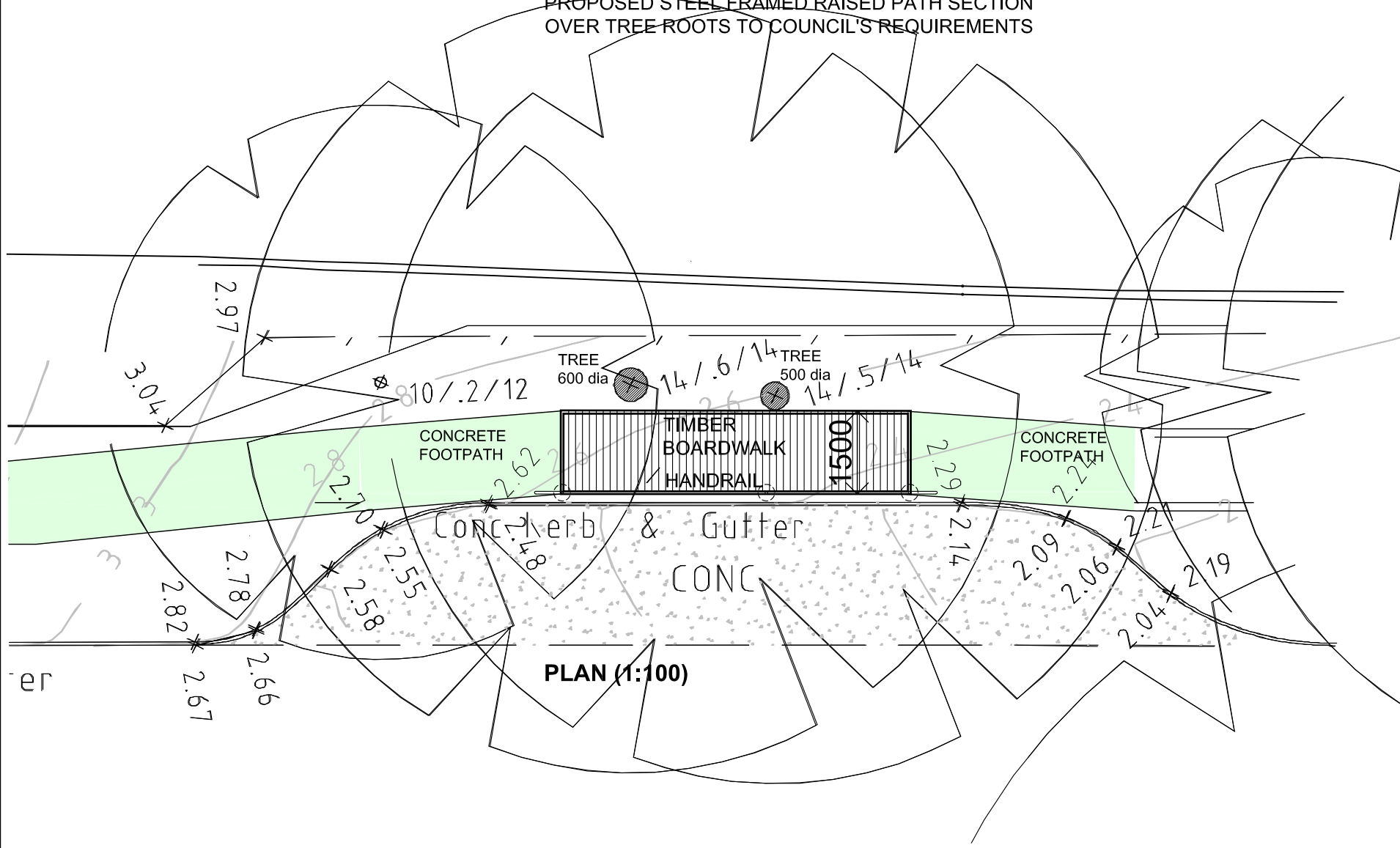


LOOKING WEST UP LOQUAT VALLEY ROAD


 northern beaches council
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PROCEEDINGS NO: 2022/171544
DATED: 11 May 2023



ELEVATION (1:100)
 PROPOSED STEEL FRAMED RAISED PATH SECTION
 OVER TREE ROOTS TO COUNCIL'S REQUIREMENTS



LOOKING EAST TOWARD PITTWATER ROAD

LEGEND

| ISSUE | DATE | REVISIONS TO FOOTPATH LAYOUT AMENDMENTS |
|-------|--------|---|
| A | 3/4/22 | REVISIONS TO FOOTPATH LAYOUT 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

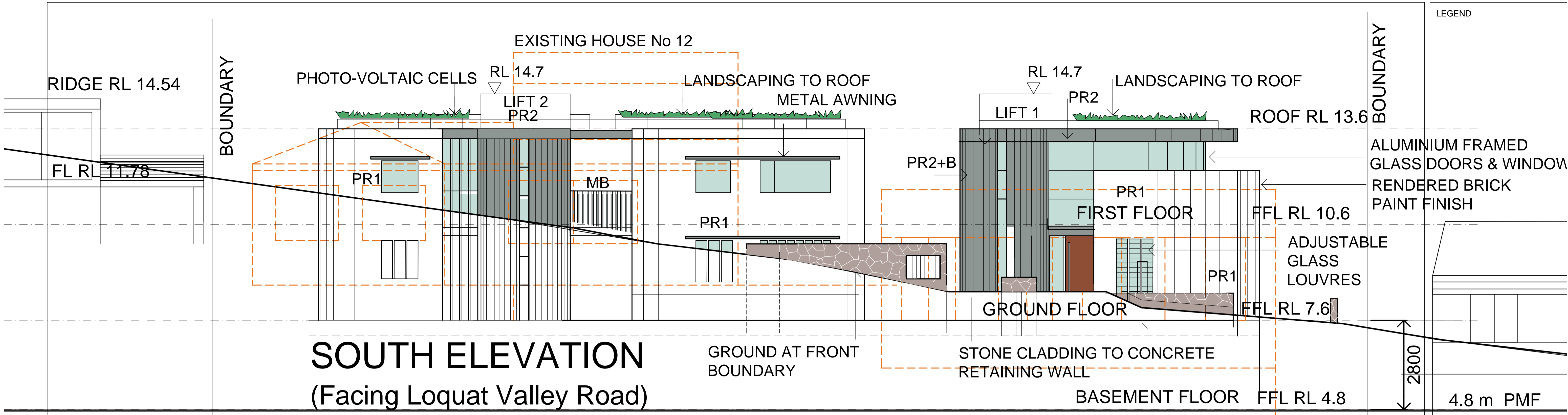
Client
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW
 LOTS 13 & 14 IN DP 30382

Drawing
BOARDWALK DETAIL

Scale 1:200 / 1:100 Drawn LP
 File DA 10-12 Loquat Valley Bayview 27M
 Plotted 27/05/2022 4:14 PM
 Job No 2103
 Version DA Drawing No: **A09B**

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EXTERNAL COLOUR/FINISHES SCHEDULE

| CODE | LOCATION | | DESCRIPTION | COLOUR |
|---------|---|--|--|--------------------|
| RM | ROOFING MEMBRANE | | WATERPROOF MEMBRANE TO ROOF | BASALT |
| MC2 | WALL CLADDING | | METAL WALL CLADDING STANDING SEAM | BASALT |
| PR1 | WALLS FACING LOQUAT VALLEY ROAD | | OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT | WATTYL TEMPEST |
| PR2 | BALCONY/ STRUCTURE AT REAR | | OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT | WATTYL FIRST RIDGE |
| MB | METAL BALUSTRADES | | BALUSTRADES - POWDERCOATED METAL | MONUMENT |
| PR2 + B | BATTENS TO CURVED STAIR WALLS FACING STREET | | POWDERCOAT ALUMINIUM ON OFF- FORM CONC. SKIM COAT RENDER + GRANOSITE | BASALT |

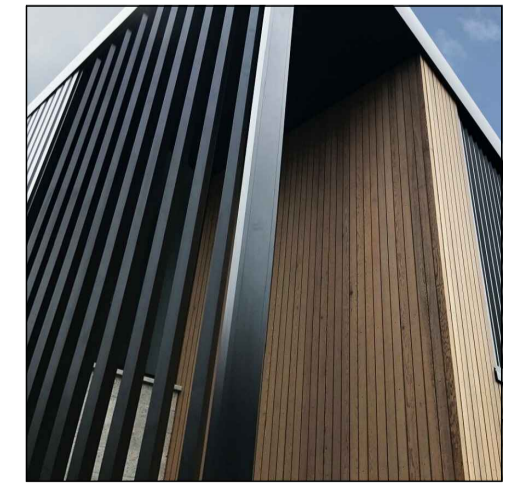
| CODE | LOCATION | | DESCRIPTION | COLOUR |
|-----------------------------|-------------------------------------|--|--|--------------------------|
| WH | WINDOW AWNINGS | | METAL POWDERCOATED | BASALT |
| ANODISED AL | WINDOWS & DOORS | | ANODISED ALUMINIUM | EBONY AAF EVERSIELD MATT |
| SS | HANDRAILS | | STAINLESS STEEL | SS MATT |
| STONE | SITE WALLS | | STONE CLADDING FIXED TO CONCRETE STRUCTURE | SANDSTONE |
| PLANTER BETWEEN UNITS 1 & 2 | WALLS | | PAINTED RENDERED CONCRETE | TERRAIN |
| BATTENS | REAR BALCONY BETWEEN UNITS 2&3, 4&5 | | POWDERCOAT ALUMINIUM | TERRAIN |



SITE WALLS
MIN 50mm DRY JOINT
ROUGH SANDSTONE
CLADDING FIXED TO
CONCRETE SUBSTRATE



BALUSTRADE
50 X 20mm RHS ALUMINIUM
BATTEN BALUSTRADE WITH
MAX 70mm SPACINGS
POWDERCOAT FINISH



FEATURE BATTENS
50 x 150mm RHS FIXED
VERTICAL ALUMINIUM BATTENS
WITH MAX 100mm SPACINGS
POWDERCOAT FINISH

LEGEND

BOUNDARY

BOUNDARY

ALUMINIUM FRAMED GLASS DOORS & WINDOW
RENDERED BRICK PAINT FINISH

ADJUSTABLE GLASS LOUVRES

2800

4.8 m PMF

A 3/4/22 REVISIONS TO COLOURS
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
**A KOOLLOOS
M HAZLETT**

Project
**10-12 LOQUAT VALLEY ROAD
BAYVIEW**
LOTS 13 & 14 IN DP 30382

Drawing
**EXTERNAL COLOUR
SCHEDULE**

Scale N.T.S. Drawn BR

File DA 10-12 Loquat Valley Rd Bayview 17

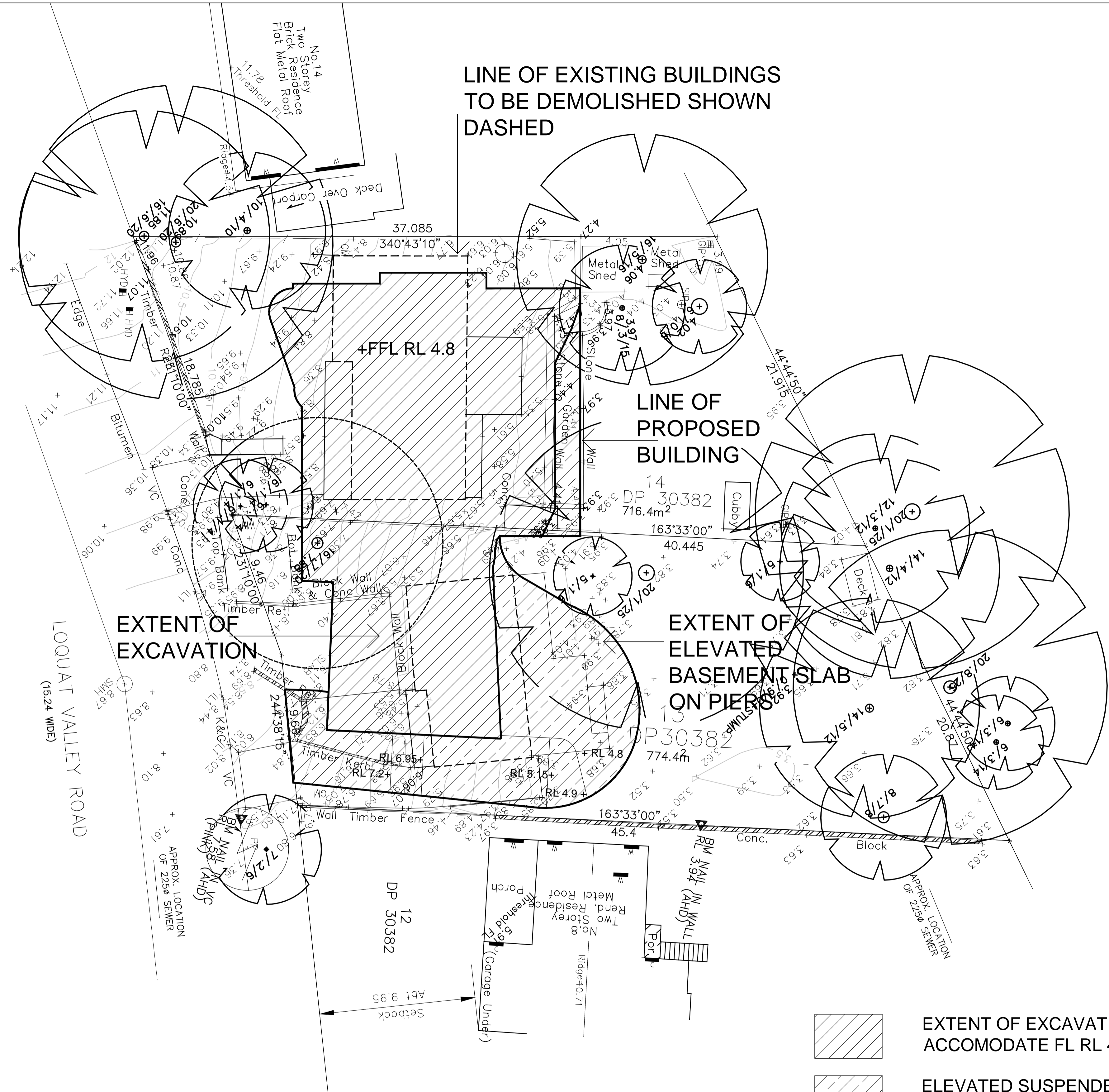
Plotted 3/02/2023 2:06 PM

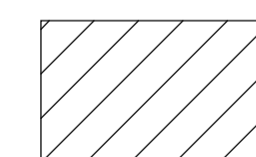
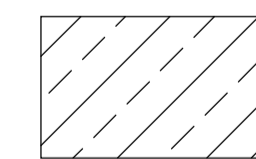
Job No 2103

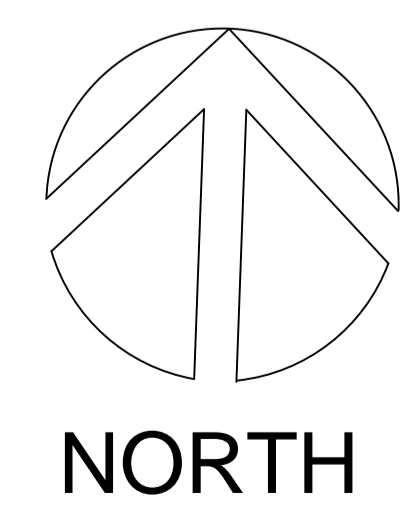
Version DA Drawing No: **A10F**

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 PROCEEDINGS NO: 2022/171544
 DATED: 11 May 2023

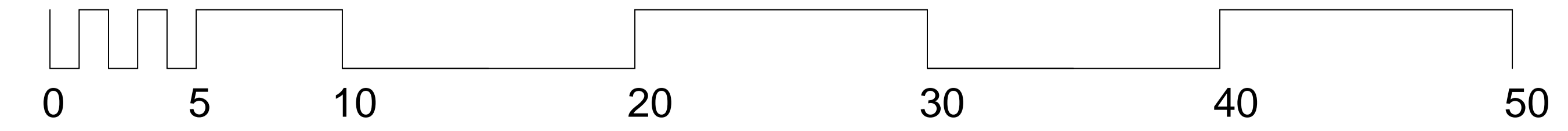


-  EXTENT OF EXCAVATION TO ACCOMODATE FL RL 4.8
-  ELEVATED SUSPENDED SLAB ON PIERS



EXCAVATION & FILL PLAN

SCALE (METRES)



| ISSUE | DATE | REVISIONS TO CURRENT PLAN | AMENDMENTS |
|-------|--------|---------------------------|------------|
| A | 4/4/23 | REVISIONS TO CURRENT PLAN | |



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
A KOOLLOOS
M HAZLETT

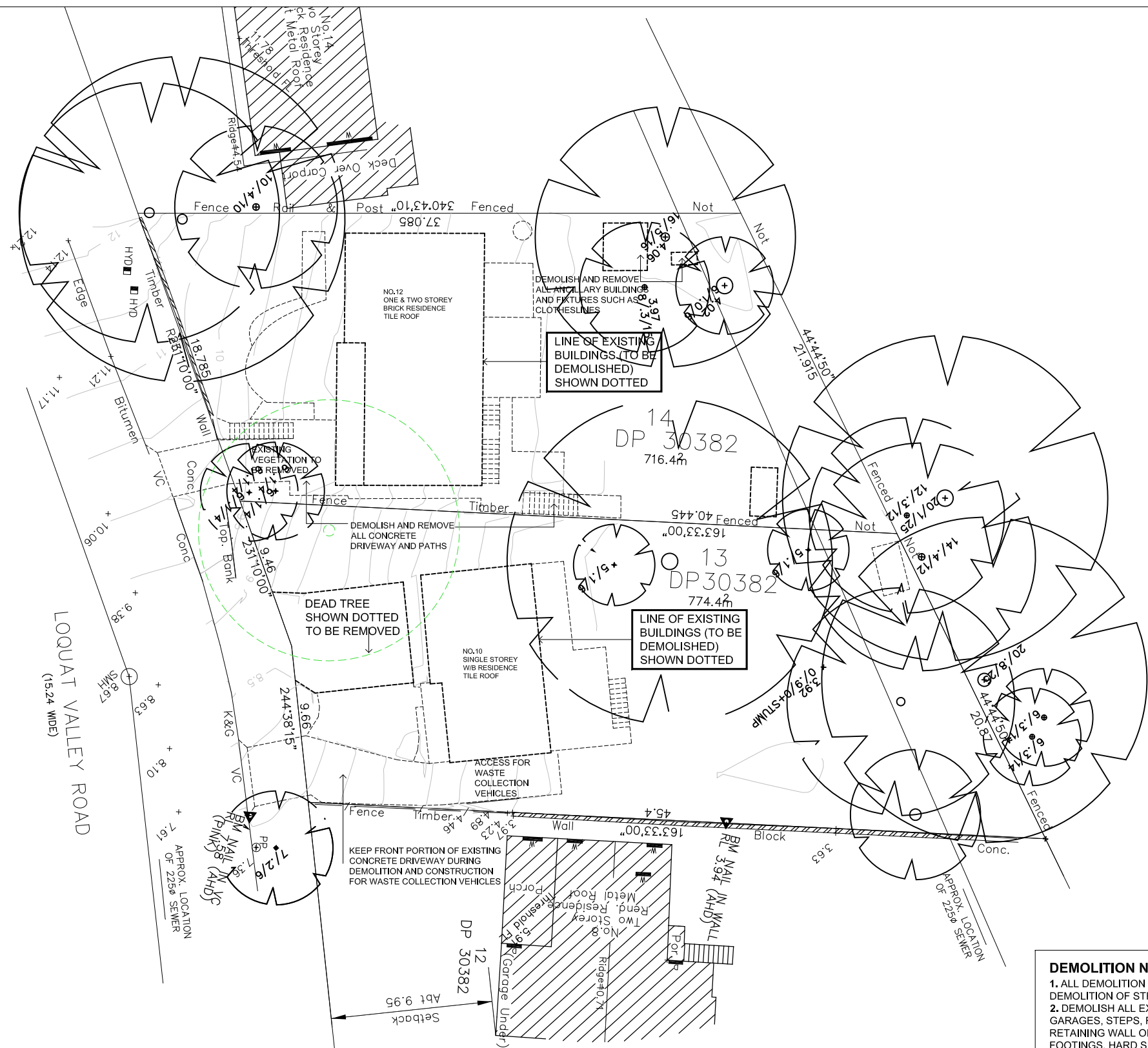
Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW

LOTS 13 & 14 IN DP 30382

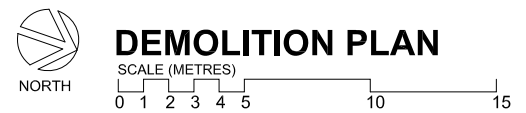
Drawing
EXCAVATION AND FILL
PLAN

| | | | |
|---------|----------------------|-------------|-------------|
| Scale | 1:150 | Drawn | LP |
| File | A13A Excavation Plan | Checked | BR |
| Plotted | 4/04/2023 10:19 AM | | |
| Job No | 2102 | | |
| Version | DA | Drawing No: | A13A |

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PROCEEDINGS NO: 2022/171544
DATED: 11 May 2023



- 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 (TBC WHEN RETAINING WALL ON BOUNDARY), 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.



| 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
A KOOLLOOS
M HAZLETT

Project
10-12 LOQUAT VALLEY ROAD
BAYVIEW

LOTS 13 & 14 IN DP 30382

Drawing
DEMOLITION PLAN

| | | | |
|---------|---|-------------|------------|
| Scale | NTS | Drawn | BR |
| File | DA demolition plan 10-12 Loquat Valley Rd | | |
| Plotted | 28/09/2021 11:29 AM | | |
| Job No | 2103 | | |
| Version | DA | Drawing No: | A14 |

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Verify all dimensions on site.