

**LEECH HARMON ARCHITECTS**

NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980  
INCORPORATED IN NSW ABN 49 002 517 875  
SUITE 4, 9 FOAMCREST AVE NEWPORT BEACH NSW 2106  
TELEPHONE: (02) 9997 7288 EMAIL: dleech@bigpond.net.au

No.	Description	Date
A	ISSUE	9.6.20
B	SECTION 4.56	18.2.21
C	SECTION 4.56 APPLICATION-STORE ROOMS	18.5.21

Project Details

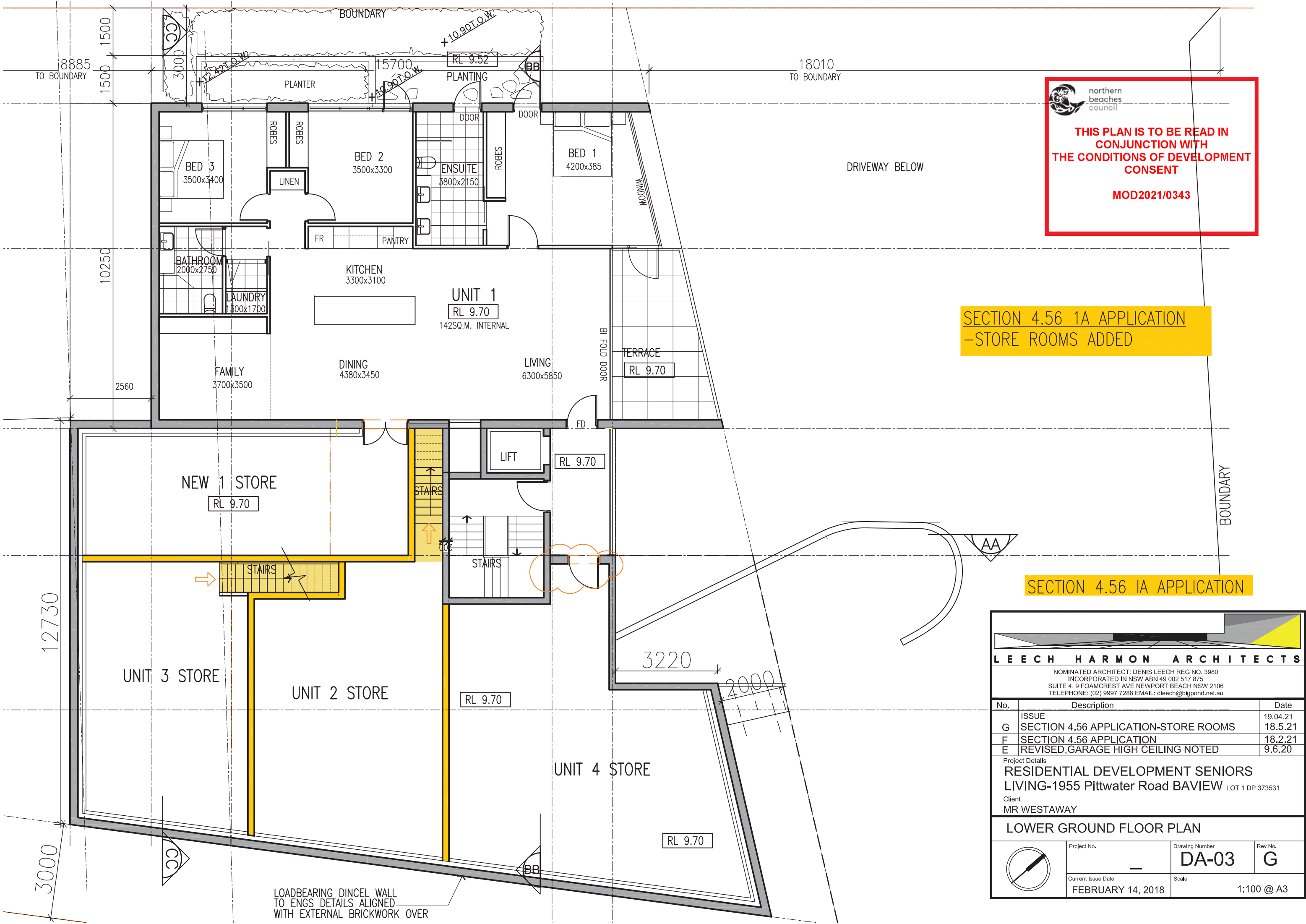
**RESIDENTIAL DEVELOPMENT  
SENIORS LIVING-LOT 1 DP 373531  
1955 Pittwater Road BAVIEW**

Client  
**MR WESTAWAY**

**SITE ANALYSIS PLAN**

Project No. — Drawing Number **SA-01** Rev No. **C**

Current Issue Date **FEBRUARY 14, 2019** Scale **1:250@A3**



THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2021/0343

SECTION 4.56 1A APPLICATION  
-STORE ROOMS ADDED

SECTION 4.56 1A APPLICATION

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No.	Description	Date
	ISSUE	19.04.21
G	SECTION 4.56 APPLICATION-STORE ROOMS	18.5.21
F	SECTION 4.56 APPLICATION	18.2.21
E	REVISED,GARAGE HIGH CEILING NOTED	9.6.20

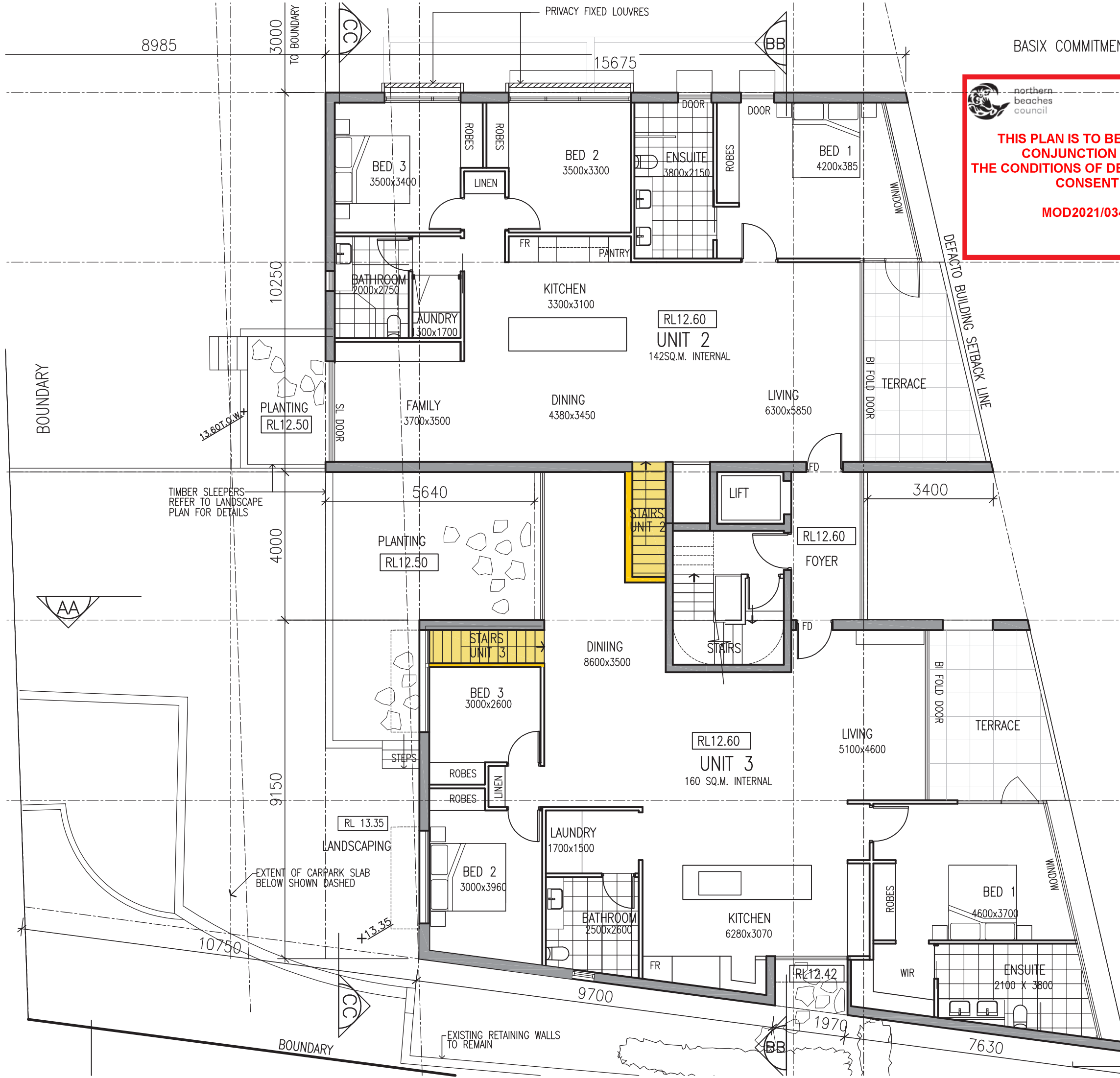
Project Details

**RESIDENTIAL DEVELOPMENT SENIORS**  
**LIVING-1955 Pittwater Road BAVIEW** LOT 1 DP 373531

Client  
**MR WESTAWAY**

**LOWER GROUND FLOOR PLAN**

	Project No.	Drawing Number	Rev No.
	—	<b>DA-03</b>	<b>G</b>
	Current Issue Date	Scale	
	<b>FEBRUARY 14, 2018</b>		<b>1:100 @ A3</b>



BASIX COMMITMENTS- REFER TO BASIX CERTIFICATE 991214M FOR DETAILS



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MOD2021/0343

Glazing Doors/windows	Aluminium framed, low-e single glazing to unit 4 only.
	Group A - awning + bifold + hinged glazed doors U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%) Group B - sliding doors/windows + fixed glazing U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)
Aluminium framed, single clear glazing elsewhere:	Group A - awning + bifold + hinged glazed doors U-value: 6.70 (equal to or lower than) SHGC: 0.57 (±10%) Group B - sliding doors/windows + fixed glazing U-value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%)
	Given values are AFRC total window system values (glass and frame) Note: Operability modelled as per BASIX Thermal Protocol - 4.14.2 and NatHERS Technical Note 1.2 - 10.11 with regards to restricted openings.
Roof	Concrete roof, no insulation Metal roof with foil backed blanket (R <sub>u1.3</sub> and R <sub>u1.3</sub> ) Light colour (0.475<S.A.<0.7)
Ceiling	Plasterboard ceiling, R3.0 insulation (insulation only value) where roof above Plasterboard ceiling, no insulation where neighbouring units are above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assume non-ventilated LED down lights.
External wall	Brick veneer with R1.5 insulation (insulation only value) Default colour (0.475<S.A.<0.7)
Inter tenancy walls	75mm Hebel Power Panel to walls adjacent to neighbours, no insulation required 75mm Hebel Power Panel to walls adjacent to foyers and hallways, R1.2 insulation required. 150mm concrete internally lined with plasterboard to walls adjacent to lift shafts and fire stairs, R1.2 insulation required.
Walls with in-dwellings	Plasterboard on studs - no insulation.
Floors	Concrete between levels, no insulation required Concrete slab on ground, no insulation required Suspended concrete, R1.2 insulation where car park/storage is below.
Floor coverings	Carpet to bedrooms, tiles to wet areas and, timber elsewhere
Alternative water system	4000L central rainwater tank collecting from 180m2 of roof area. To be connected to irrigation of private/common landscaping
Hot water system	Individual gas instantaneous system - minimum 6 star efficiency

SECTION 4.56 1A APPLICATION  
-STORE ROOMS ADDED

SECTION 4.56 1A APPLICATION

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No.	Description	Date
	ISSUE	19.04.21
F	SECTION 4.56 APPLICATION-STORE ROOMS	18.5.21
E	SECTION 4.55	18.2.21
D	REVISED, POST SECTION 34	21.4.20

Project Details

RESIDENTIAL DEVELOPMENT SENIORS  
LIVING-1955 Pittwater Road BAVIEW LOT 1 DP 373531

Client  
MR WESTAWAY

UNIT 2 AND 3 FLOOR PLAN-GROUND FLOOR

Project No.	Drawing Number	Rev No.
—	DA-04	F
Current Issue Date	Scale	
FEBRUARY 14, 2018	1:100 @ A3	

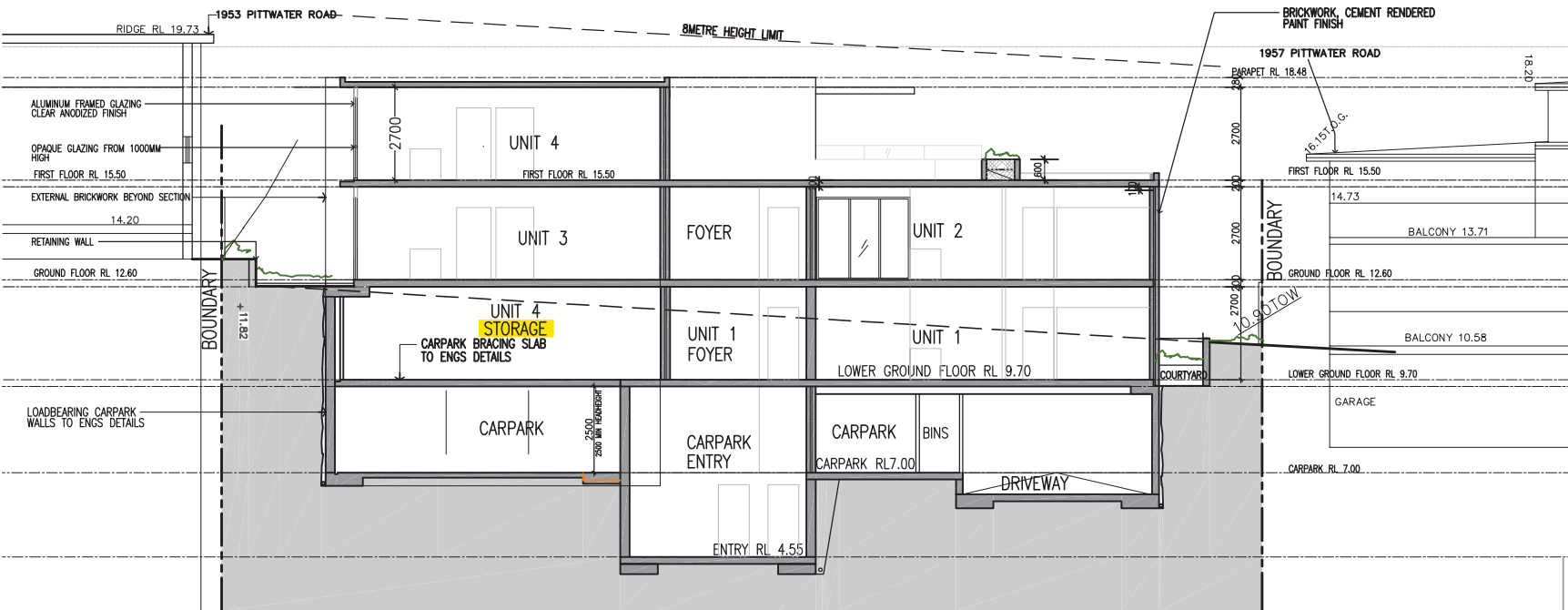




northern  
beaches  
council

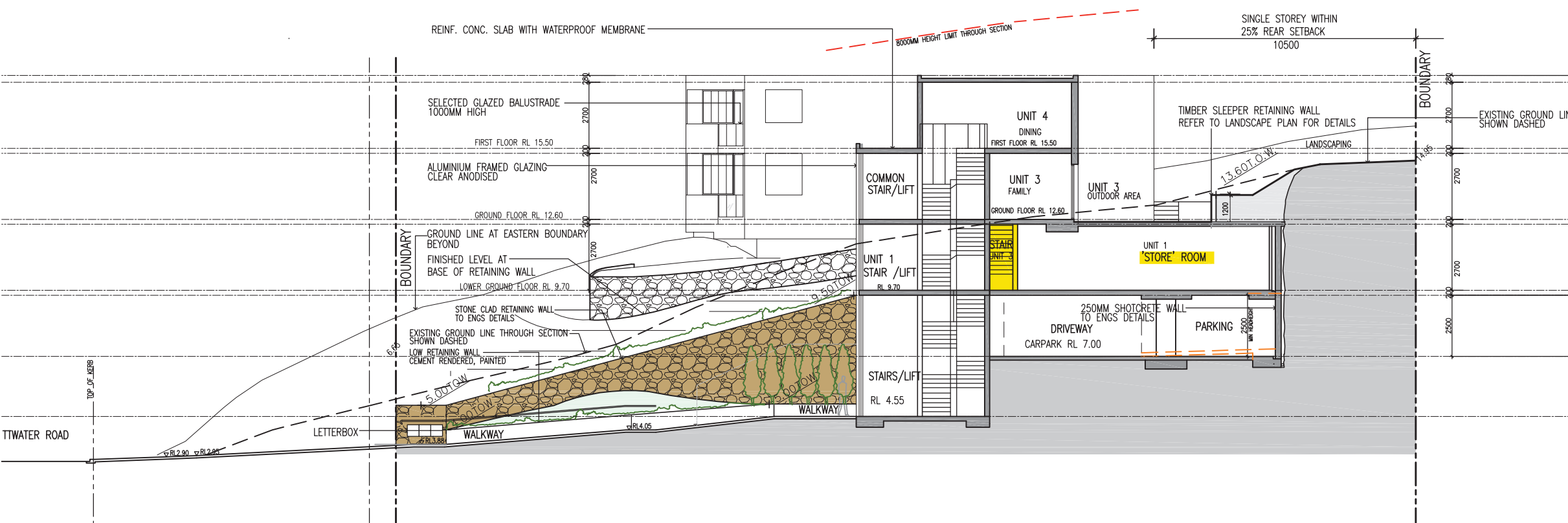
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MOD2021/0343



SECTION BB  
Scale: 1:200

SECTION CC  
Scale: 1:200




SECTION AA THROUGH WALKWAY  
Scale: 1:200

SECTION 4.56 1A APPLICATION  
-STORE ROOMS ADDED

0M 5M  
SCALE

SECTION 4.56 1A APPLICATION



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No.	Description	Date
E	SECTION 4.56 APP.-STORE ROOMS	18.5.21
D	SECTION 4.56 APPLICATION	18.2.21
C	REVISED, FLAT ROOF	11.6.20
B	SECTION CC ADDED, EAST BALCONY REMOVED	9.6.20

Project Details

RESIDENTIAL DEVELOPMENT  
SENIORS LIVING-LOT 1 DP 373531  
1955 Pittwater Road BAVIEW

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MR WESTAWAY

SECTIONS AA, BB, CC



Project No.  
—

Current Issue Date  
FEBRUARY 14, 2019

Drawing Number  
DA10

Scale  
1:100 @ A3

Rev No.  
E