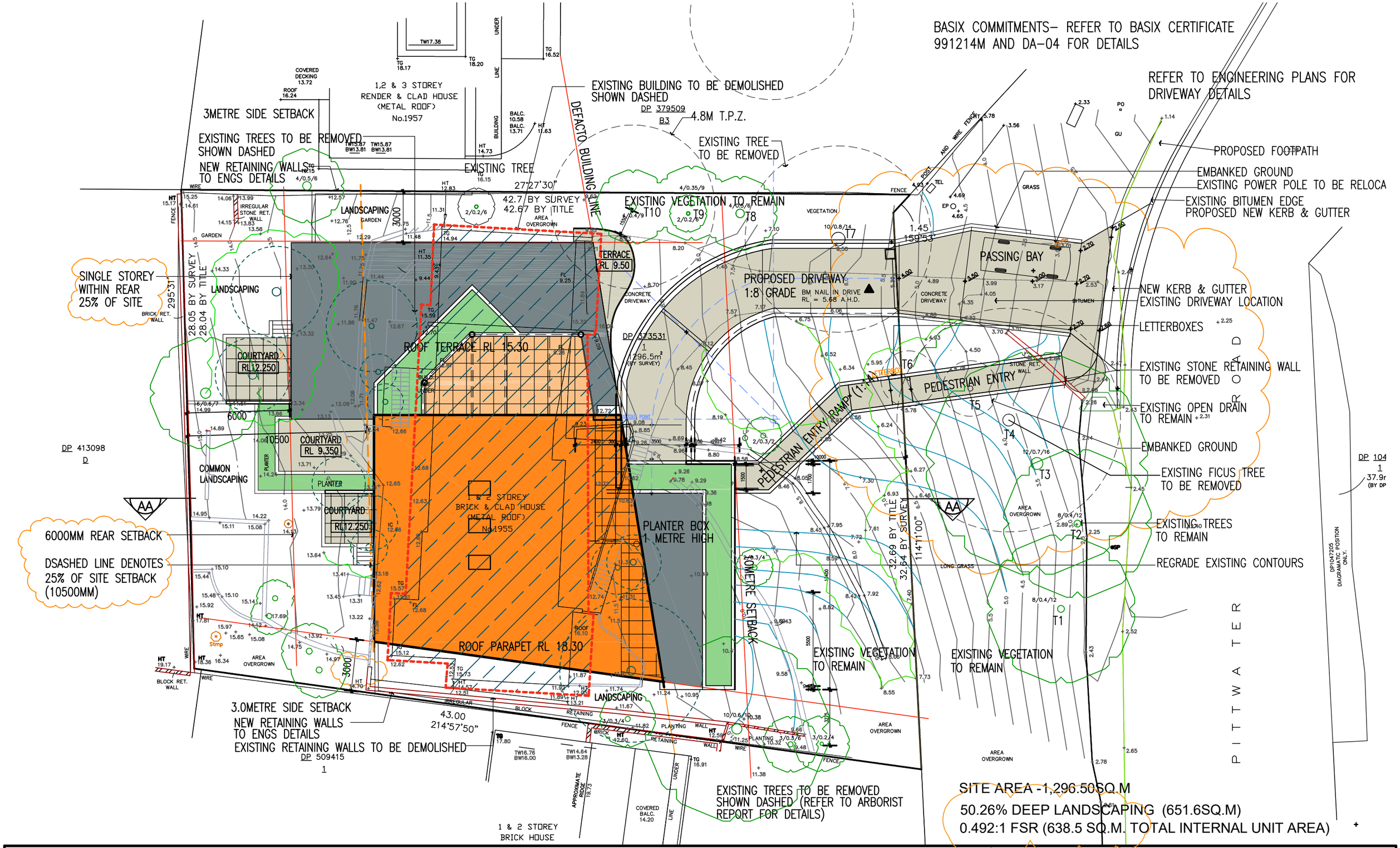


LEECH HARMON ARCHITECTS

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

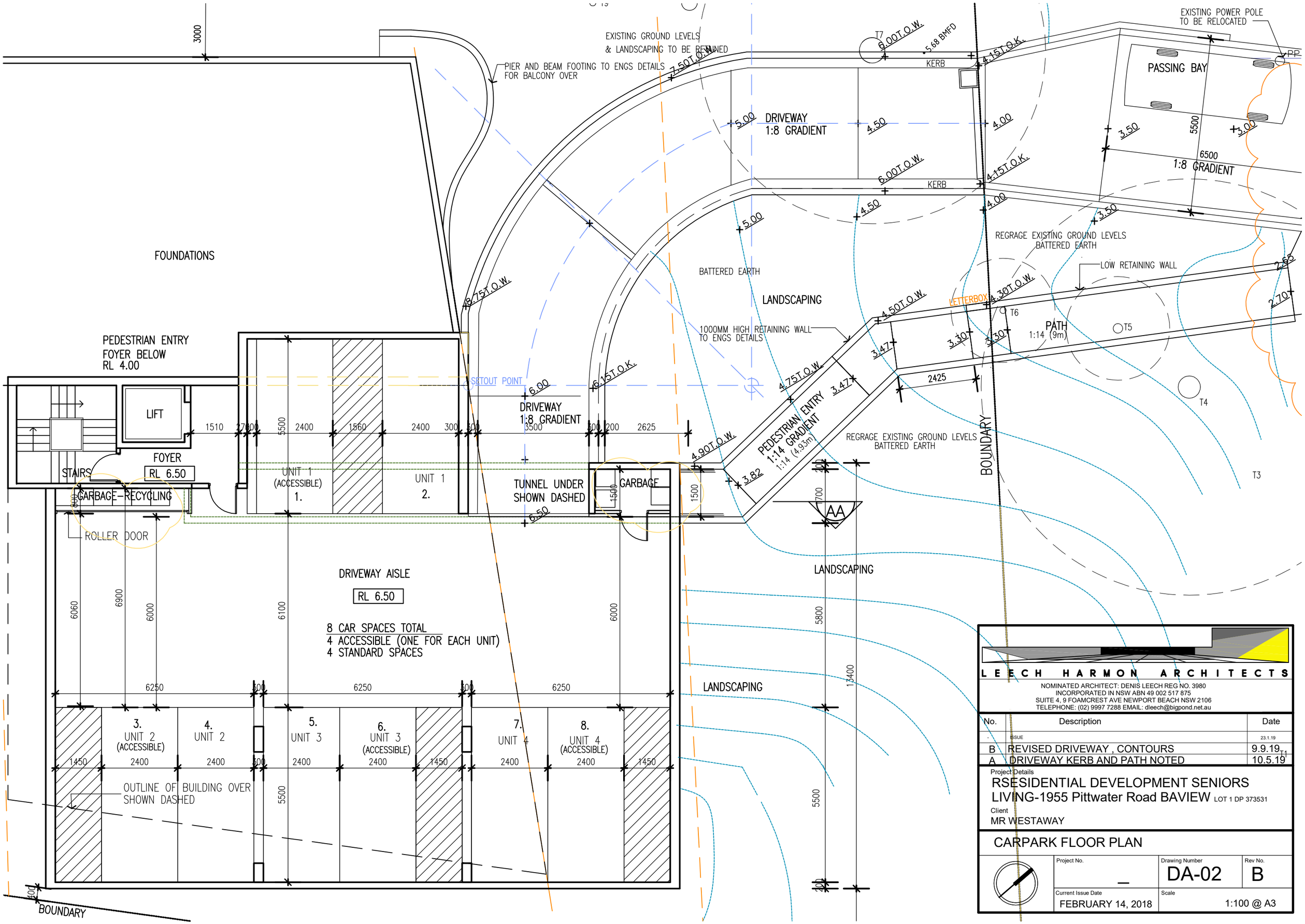
No.	Description	Date
-		
A	DRIVEWAY KERB -PATH NOTED, NOTES ADDED	16.5.19
B	REVISED CONTOURS, DRIVEWAY	9.9.19

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

Client
MR WESTAWAY

SITE PLAN

Project No.	Drawing Number	Rev No.
_	DA-01	B
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:200@A3	



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
-	ISSUE	23.1.19
B	REVISED DRIVEWAY , CONTOURS	9.9.19
A	DRIVEWAY KERB AND PATH NOTED	10.5.19

Project Details

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

Client

MR WESTAWAY

CARPARK FLOOR PLAN

Project No.	Drawing Number	Rev No.
_	DA-02	B
Current Issue Date	Scale	
FEBRUARY 14, 2018	1:100 @ A3	

BOUNDARY

EXISTING TREE TO BE RETAINED

T8

T9

EXISTING GROUND LEVELS
& LANDSCAPING TO BE RETAINED
TO ENGS DETAILS

T7

6.00T.O.W.

5.68 BMFD

4.15T.O.K.

KERB

7.50T.O.W.

5.50

5.00

EXISTING POWER POLE
TO BE RELOCATED

PP

PASSING BAY

DRIVEWAY
1:8 GRADIENT

5.00

4.50

4.00

3.50

5500

3.00

6500

1:8 GRADIENT

2.75

2.65

2.50

6.00T.O.W.

4.15T.O.K.

KERB

4.50

4.00

3.50

5.00

REGRADE EXISTING GROUND LEVELS
BATTERED EARTH

BATTERED EARTH

LANDSCAPING

LOW RETAINING WALL

2.65

NEW
FOOTPATH

2.70

4.50T.O.W.

LETTERBOX

4.30T.O.W.

T6

PATH
1:14 (9m)

T5

1000MM HIGH RETAINING WALL
TO ENGS DETAILS

3.47

3.30

3.30

4.75T.O.W.

3.47

2425

T4

200

2625

4.90T.O.W.

PEDESTRIAN ENTRY
1:14 GRADIENT
1:14 (4.93m)

3.82

REGRADE EXISTING GROUND LEVELS
BATTERED EARTH

BOUNDARY

T3

GARBAGE

1500

1500

1700

AA

LANDSCAPING

6000

5800

T2

SP

2.38 PIT

2.25 PIT

1.94 PIT

1.92 PIT

1.94 PIT

2.09 NS

2.13 EB

2.26 EB

2.36 EB

2.42 EB

2.50 EB

NEW
FOOTPATH

NEW KERB AND GUTTER

NEW LAYBACK CROSSOVER
TO COUNCIL'S SPECIFICATIONS

PITTWATER
ROAD

REFER TO ENGINEERS DRAWINGS
FOR DRIVEWAY/STORMWATER DETAILS

EDGE OF EXISTING BITUMEN VERGE

NEW GUTTER OPEN TO CULVET

HEAD WALL NEEDED TO SUPPORT
LEVEL AREA OVER
(1000MM HIGH FOR PEDESTRIANS)

EDGE OF EXISTING BITUMEN VERGE

1.91 TKB

1.98 TKB

2.01 TKB

2.04 TKB

2.05 TKB

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
-	ISSUE	23.1.19
B	REVISED DRIVEWAY , CONTOURS	9.9.19
A	DRIVEWAY KERB AND PATH NOTED	16.5.19

Project Details

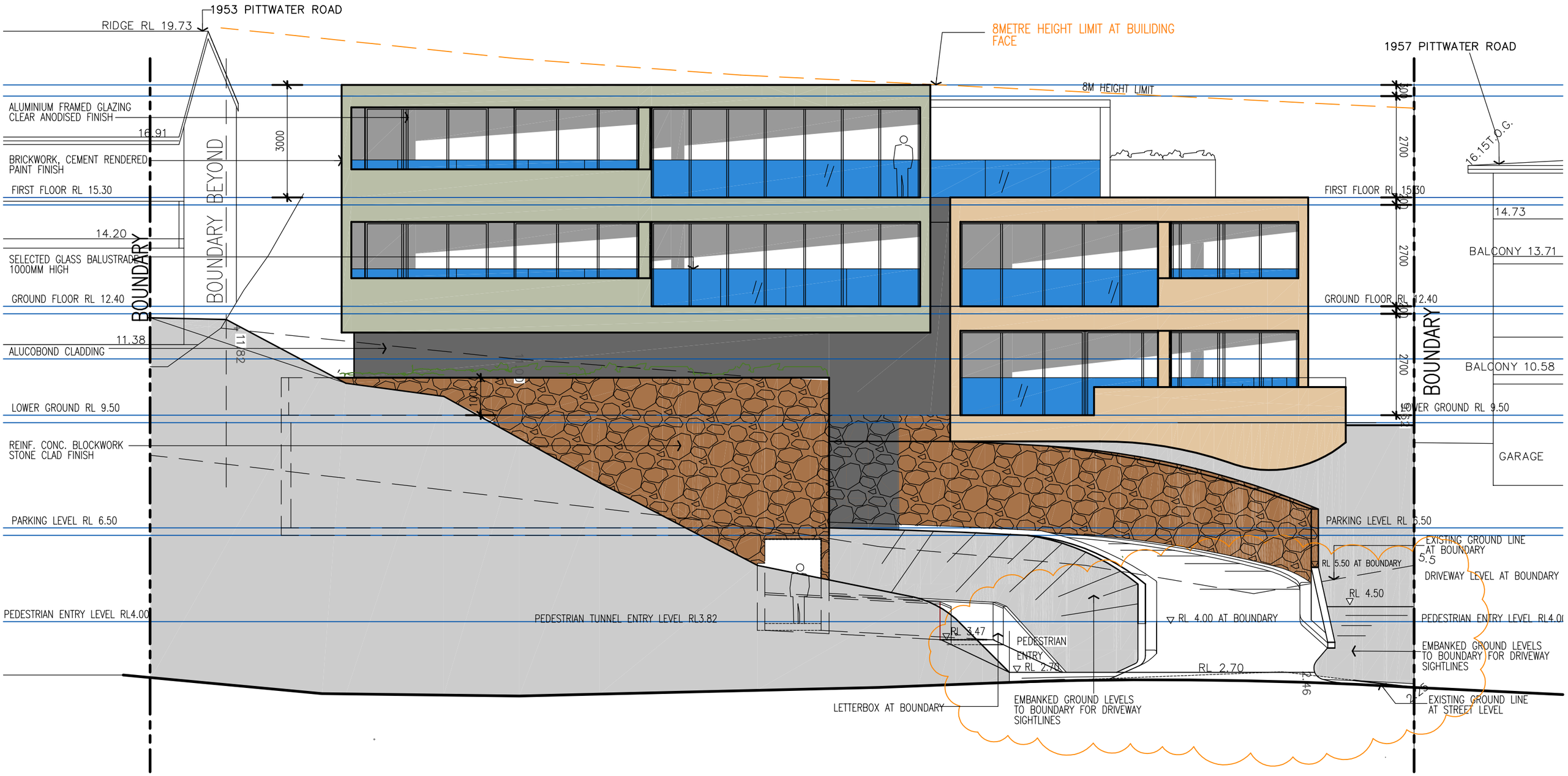
RSESIDENTIAL DEVELOPMENT SENIORS LIVING-1955 Pittwater Road BAVIEW LOT 1 DP 373531

Client

MR WESTAWAY

CARPARK FLOOR PLAN-SHEET 2

Project No.	Drawing Number	Rev No.
_	DA-02/2	B
Current Issue Date: FEBRUARY 14, 2018	Scale: 1:100 @ A3	



1 NORTH EAST ELEVATION

Scale: 1:100

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	NOTES ADDED, DRIVEWAY	16.5.19
B	DA REVISIONS	9.9.19

Project Details

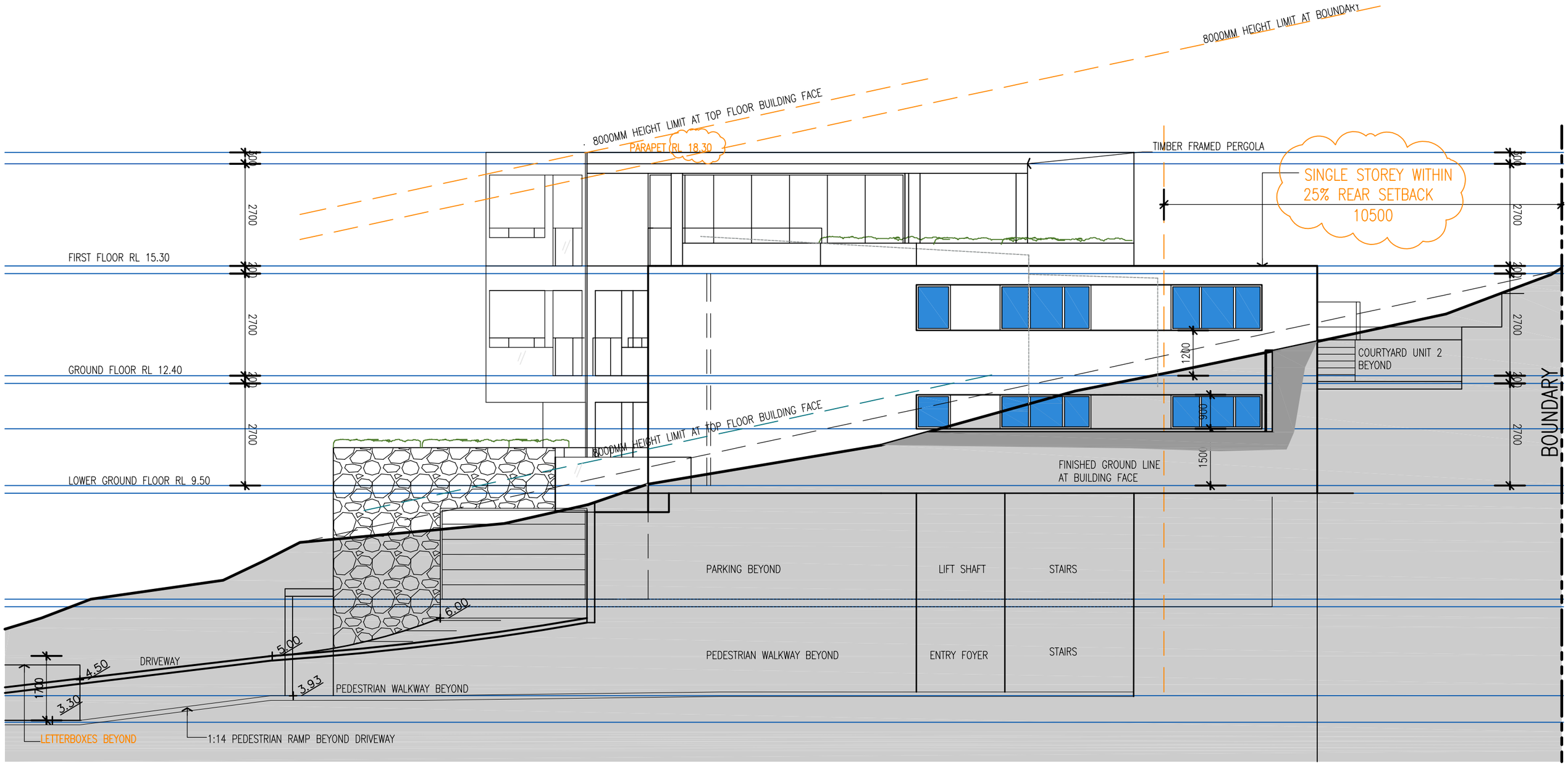
RESIDENTIAL DEVELOPMENT
SENIORS LIVING-LOT 1 DP 373531
1955 Pittwater Road BAVIEW

Client

MR WESTAWAY

NORTH EAST ELEVATION

Project No.	Drawing Number	Rev No.
–	DA-06	B
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:100 @ A3	



3 NORTH WEST ELEVATION

Scale: 1:100

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

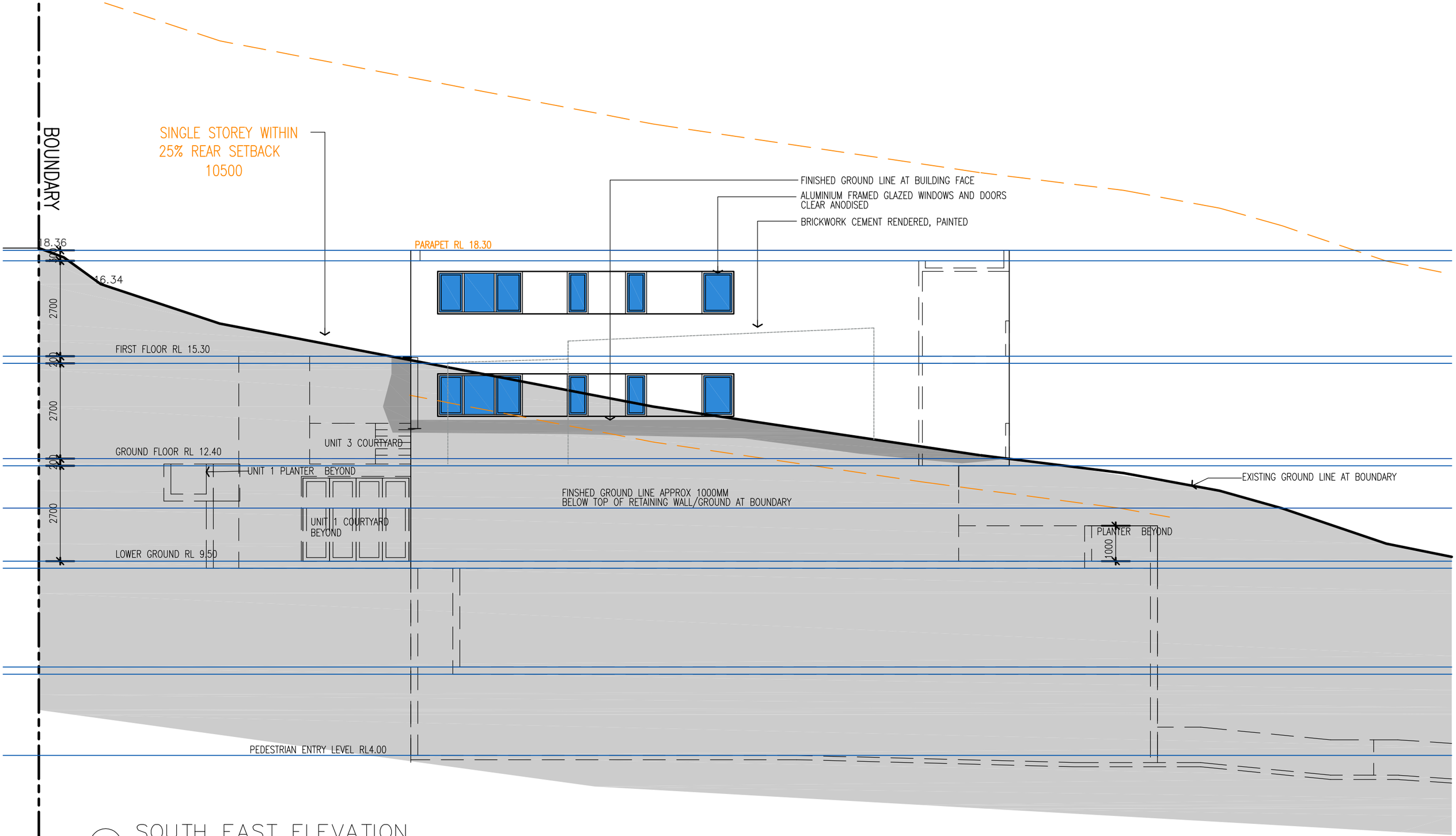
No.	Description	Date
-		
A	NOTES ADDED	16.5.19
B	DA REVISIONS	9.9.19

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

Client
MR WESTAWAY

NORTH WEST ELEVATION

Project No.	Drawing Number	Rev No.
–	DA-07	B
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:100 @ A3	



5 SOUTH EAST ELEVATION

Scale: 1:100

L E E C H H A R M O N A R C H I T E C T S

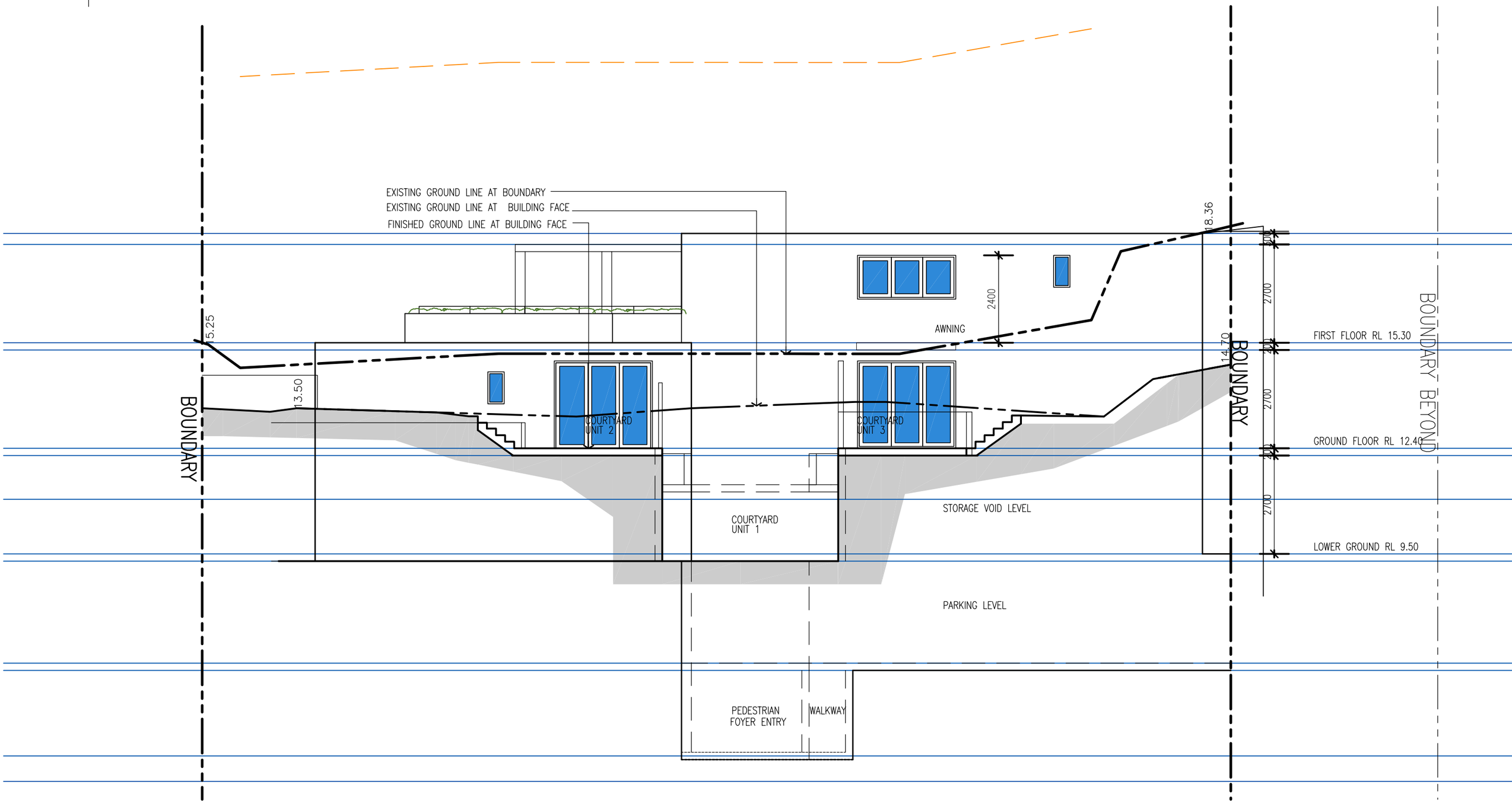
NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980
INCORPORATED IN NSW ABN 49 002 517 875
SUITE 4, 9 FOAMCREST AVE NEWPORT BEACH NSW 2106
TELEPHONE: (02) 9997 7288 EMAIL: dleech@bigpond.net.au

No.	Description	Date
-		
A	NOTE ADDED	16.5.19
B	DA REVISIONS	9.9.19

Project Details
RESIDENTIAL DEVELOPMENT
SENIORS LIVING-LOT 1 DP 373531
1955 Pittwater Road BAVIEW
Client
MR WESTAWAY

SOUTH EAST ELEVATION

Project No.	Drawing Number	Rev No.
–	DA-08	B
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:100 @ A3	



4 SOUTH WEST ELEVATION

Scale: 1:100

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

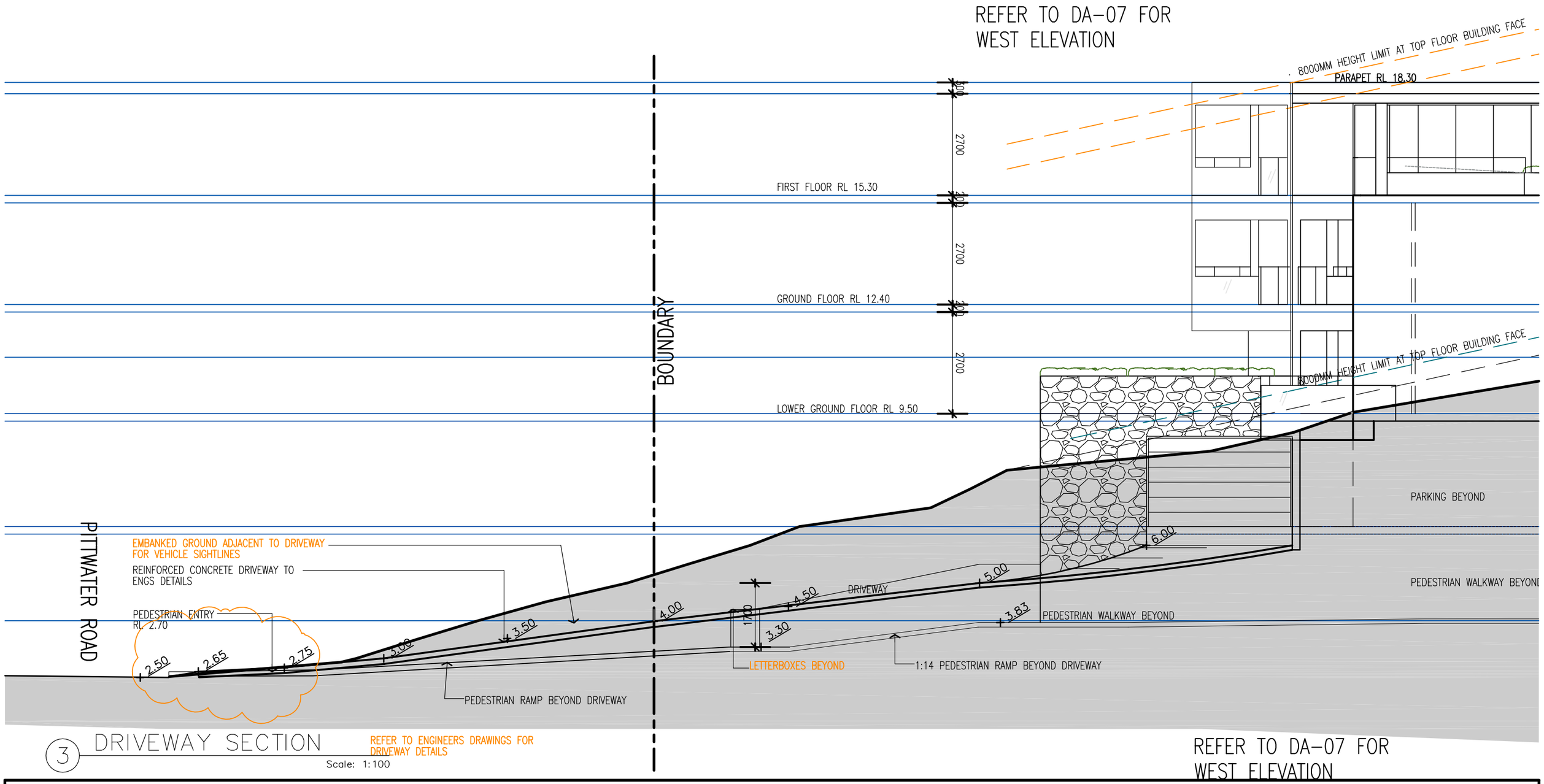
No.	Description	Date
-		
A	DA REVISIONS	9.9.19

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

Client
MR WESTAWAY

SOUTH WEST ELEVATION

Project No.	Drawing Number	Rev No.
–	DA-09	A
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:100 @ A3	



3 DRIVEWAY SECTION

REFER TO ENGINEERS DRAWINGS FOR DRIVEWAY DETAILS

Scale: 1:100

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	DRIVEWAY KERB AND PATH NOTED	16.5.19
B	DA REVISIONS	9.9.19

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

Client
MR WESTAWAY

DRIVEWAY SECTION

Project No.	Drawing Number	Rev No.
_	DA-11	B
Current Issue Date: FEBRUARY 14, 2019	Scale: 1:100 @ A3	

HATCH DENOTES PROPOSED SHADOW

HATCH DENOTES EXISTING SHADOW

DP 379509
B3

EXISTING BUILDING TO BE REMOVED SHOWN DASHED

1,2 & 3 STOREY
RENDER & CLAD HOUSE
(METAL ROOF)
No.1957

COVERED DECKING 13.72

TW17.38

BALC. 10.58
BALC. 13.71

TW15.87 BW13.81
TW15.87 BW13.81

DP 413098
D

DP 509415
1

1 & 2 STOREY
BRICK HOUSE
(TILE ROOF)
No.1953

COVERED BALC. 14.20

TW16.76 BW16.00
TW14.64 BW13.28

PITTWATER ROAD

TRUE NORTH

EXISTING SHADOW

PROPOSED SHADOW

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

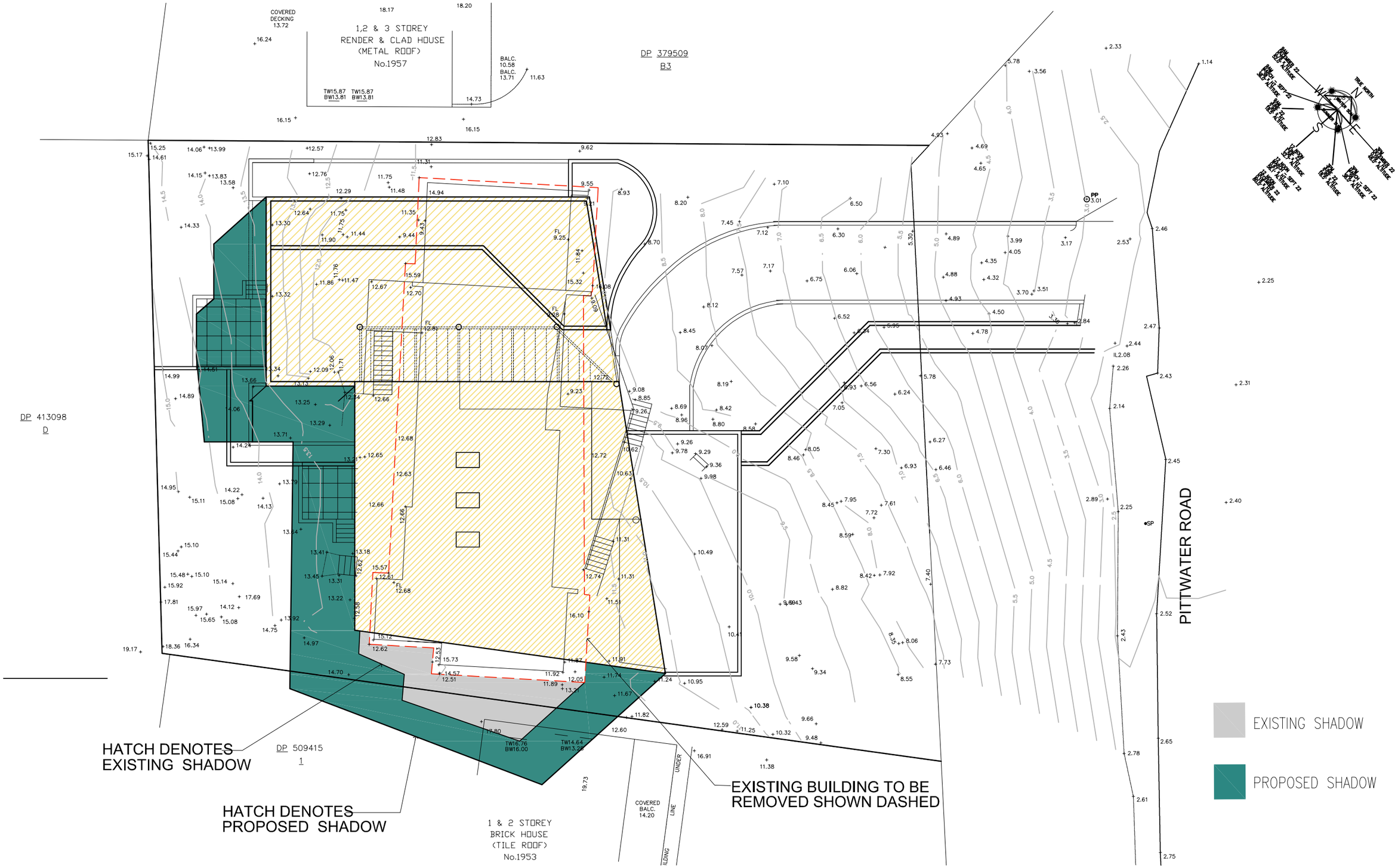
No.	Description	Date
-		

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

Client
MR WESTAWAY

SHADOW DIAGRAM 9AM JUNE 22

Project No.	Drawing Number	Rev No.
_	SD-01	-
Current Issue Date: JANUARY 2019	Scale: 1:200@A3	



L E E C H H A R M O N A R C H I T E C T S

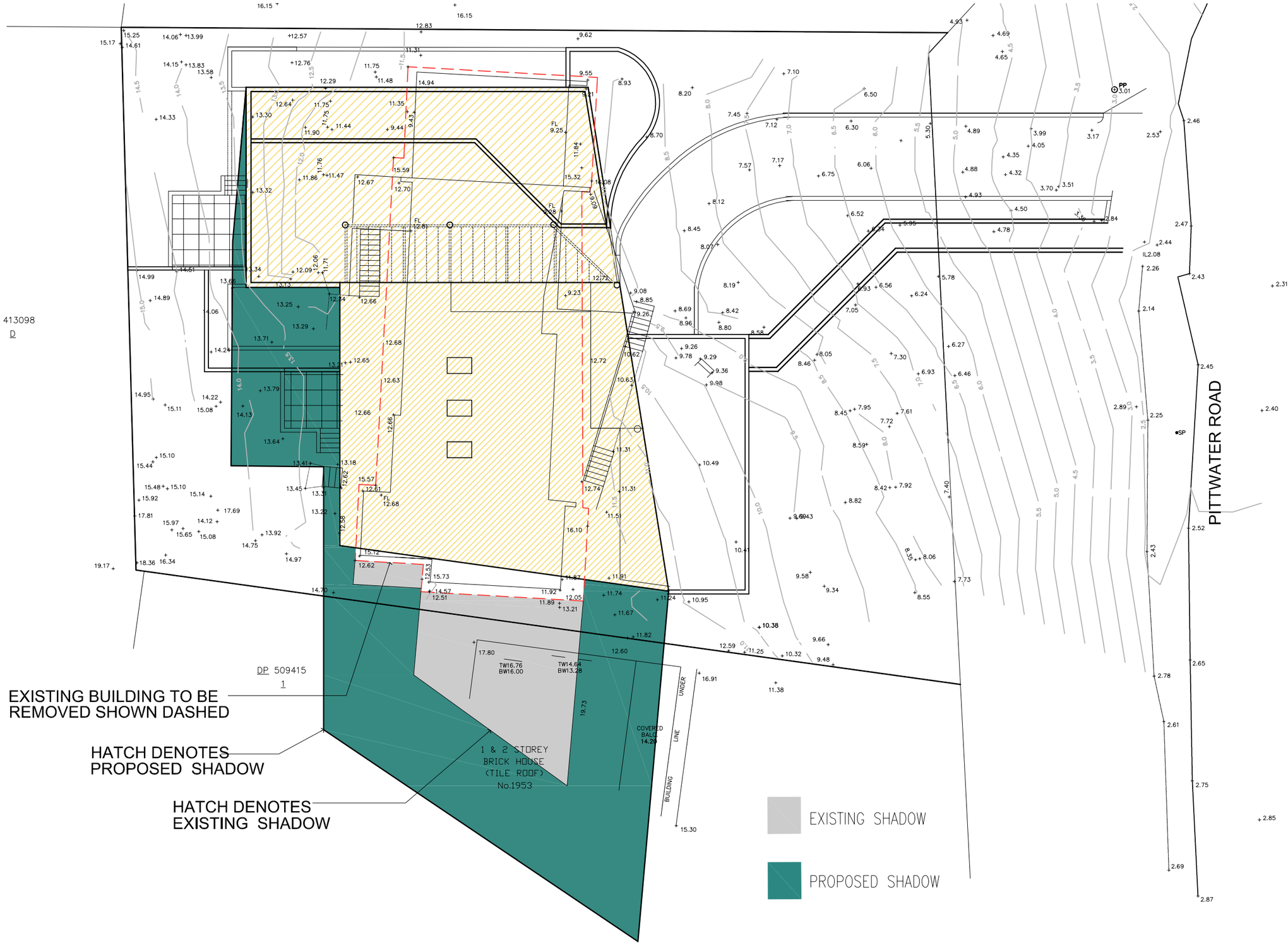
NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980
INCORPORATED IN NSW ABN 49 002 517 875
SUITE 4, 9 FOAMCREST AVE NEWPORT BEACH NSW 2106
TELEPHONE: (02) 9997 7288 EMAIL: dleech@bigpond.net.au

No.	Description	Date
-		

Project Details
RESIDENTIAL DEVELOPMENT
SENIORS LIVING-LOT 1 DP 373531
1955 Pittwater Road BAVIEW
Client
MR WESTAWAY

SHADOW DIAGRAM 12PM JUNE 22

Project No.	Drawing Number	Rev No.
_	SD-02	-
Current Issue Date: JANUARY 2019	Scale: 1:200@A3	



L E E C H H A R M O N A R C H I T E C T S

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
-		

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

Client
MR WESTAWAY

SHADOW DIAGRAM 3PM JUNE 22

Project No.	Drawing Number	Rev No.
_	SD-03	-
Current Issue Date: JANUARY 2019	Scale: 1:200@A3	

LANDSCAPE NOTES

SOIL PREPARATION
WHERE EARTHWORKS HAVE OCCURRED, THE CONTRACTOR IS TO ENSURE STOCKPILED TOPSOIL IS FREE OF UNWANTED MATTER SUCH AS ROCKS, CLAY LUMPS, TREE ROOTS, BUILDER'S RUBBISH AND ANY MATERIAL TOXIC TO PLANTS.

NOXIOUS PLANTS
ALL DECLARED NOXIOUS PLANTS LISTED FOR THE COUNCIL AREA ARE TO BE REMOVED FROM ALL AREAS OF THE SITE.

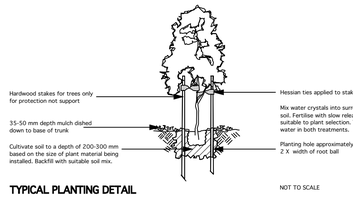
PREPARATION OF GARDEN BEDS
CULTIVATE GARDEN BEDS TO A DEPTH OF 300MM. INCORPORATE ORGANIC SOIL CONDITIONER WITH EXISTING SOIL WHEN PLANTING. DO NOT CULTIVATE SOIL BENEATH EXISTING TREES TO BE RETAINED. LEAF MULCH OR RECYCLED A GRADE WOOD MULCH, SUCH AS AUSTRALIAN NATIVE LANDSCAPES 'FOREST FINES' MULCH, TO BE INSTALLED TO A DEPTH OF 50MM TO GARDEN BEDS, COVING MULCH DOWN AROUND PLANT STEMS AND FINISHING FLUSH WITH ADJACENT SURFACES. FERTILISE PLANTS WITH SLOW RELEASE FERTILISER SUITABLE TO PLANT SELECTION AND THOROUGHLY WATER IN TREATMENT.

INSTALLATION OF PLANTING MATERIAL
ALL PLANTS ARE TO BE TRUE TO NAME, SIZE AND VARIETY, IN A WELL DEVELOPED HEALTHY CONDITION, FREE FROM INSECTS AND DISEASED AND WITH WELL ESTABLISHED ROOT SYSTEMS. SUBSTITUTES IN SIZE OR VARIETY ARE NOT TO BE MADE. REFER TO PLANTING SCHEDULE FOR SPECIES, CONTAINER SIZES & QUANTITIES.

NEW TURF
INSTALL SOFT LEAF BUFFALO, SUCH AS 'SIR WALTER', ON 7-15 MM DEPTH OF FREE DRAINING TURF UNDERLAY TO AREAS DISTURBED DURING THE CONSTRUCTION PROCESS. ALTERNATIVELY, REMOVE WEEDS IN AREAS TO BE RESTORED, LOOSEN EXISTING GROUND SOIL AND MIX IN APPROPRIATE SOIL CONDITIONER BEFORE LAYING TURF.

PAVING
PAVERS TO CLIENT SELECTION.

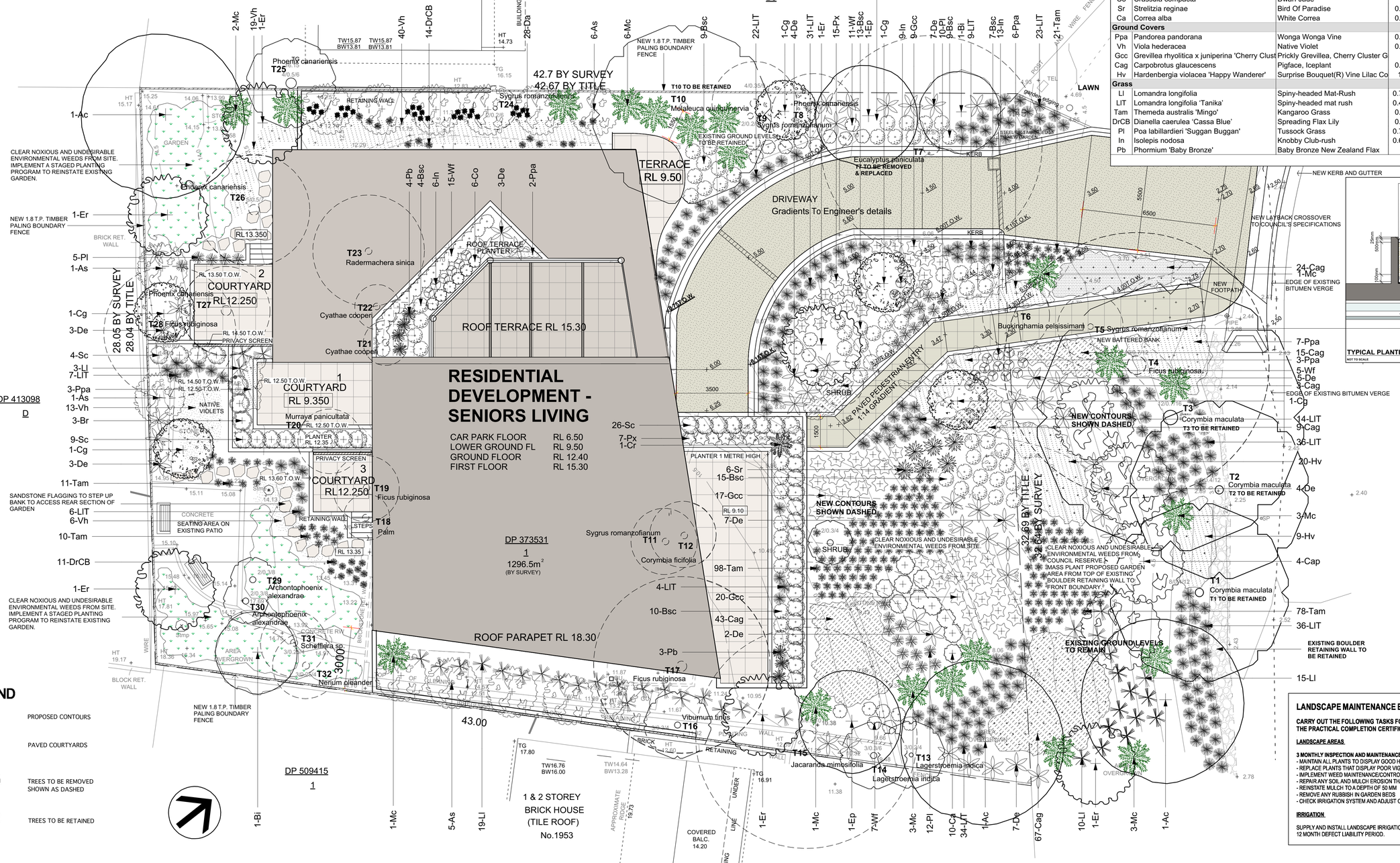
IRRIGATION
INSTALL AN IRRIGATION SYSTEM APPROVED BY COUNCIL AND/OR SYDNEY WATER TO ALL NEW GARDEN BEDS AND PLANTERS. CONNECT IRRIGATION SYSTEM TO RW TANKS.

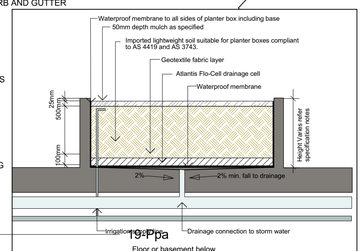


TYPICAL PLANTING DETAIL

Plant Schedule

ID	Botanical Name	Common Name	Height	Spread	Qty	Scheduled Size
Trees						
Ac	Angophora costata	Sydney Red Gum, Smooth-barked	15 - 20m	6 - 10m	3	45 Ltr
Cg	Ceratopetalum gummiferum	NSW Christmas Bush	6m	2 - 3m	5	45 Ltr
Er	Elaeocarpus reticulatus	Blueberry Ash	6 - 9m	3 - 4m	6	45 Ltr
Bi	Banksia integrifolia	Coastal Banksia	5 - 10m	3.5 - 6m	2	45 Ltr
Ep	Eucalyptus punctata	Grey Gum	25 - 30m	3.5 - 6m	2	45 Ltr
Cap	Ceratopetalum apetalum	Coachwood	15 - 20m	3.5 - 6m	4	200 mm
Shrubs						
Sc	Syzygium 'Cascade'	Lillypilly	2 - 3m	1 - 2m	39	300 mm
Br	Bauera rubioides	River Rose, Dog Rose	0.75 - 0.9m	1.2 - 2.0m	3	200 mm
As	Acmena smithii var minor	Acmina smithii Minor	3- 5 m	2 - 3 m	13	300 mm
De	Dovyanthes excelsa	Gymea Lily, Giant Lily	1.5 - 3m	1.2 - 2.0m	45	200 mm
Bsc	Banksia spinulosa	Banksia ' Cherry Candles' PBR	0.30 - 0.45m	0.6 - 0.9m	67	200 mm
Px	Philodendron 'Xanadu'	Xanadu Philodendron	1.0 - 1.2 m	0.7- 0.9 m	22	200 mm
Wf	Westringia fruticosa 'Jervis Gem'	Coastal Rosemary	0.9 - 1.5m	0.9 - 1.2m	38	200 mm
Mc	Macrozamia communis	Burrawang, Cycad	1.5 - 3m	2.0 - 3.5m	20	200 mm
Da	Doodia aspera	Prickly Rasp Fern	0.6 - 0.75m	0.0 - 0.3m	28	200 mm
Cr	Cycas revoluta	Sago Palm	0.7 - 0.9 m	1.2 - 2.2 m	1	300 mm
Co	Crassula compacta	Dwarf Jade	60 cm	60 cm	6	200 mm
Sr	Strelitzia reginae	Bird Of Paradise	0.9 - 1.5m	0.9 - 1.2m	6	200 mm
Ca	Correa alba	White Correa	0.9 - 1.5m	0.9 - 1.2m	10	200 mm
Ground Covers						
Ppa	Pandorea pandorana	Wonga Wonga Vine	0.3 - 0.5m	0.6 - 0.9m	40	100 mm
Vh	Viola hederacea	Native Violet	0.0 - 0.3m	1.2 - 2.0m	78	tubestock
Gcc	Grevillea rhyolitica x juniperina 'Cherry Clust	Prickly Grevillea, Cherry Cluster G	0.5 m	0.8 m	46	200 mm
Cag	Carpobrotus glaucescens	Pigface, Iceplant	0.0 - 0.3m	1.2 - 2.0m	161	140 mm
Hv	Hardenbergia violacea 'Happy Wanderer'	Surprise Bouquet(R) Vine Lilac Co	1.5 - 3m	2.0 - 3.5m	29	140 mm
Grass						
Ll	Lomandra longifolia	Spiny-headed Mat-Rush	0.75 - 0.9m	0.9 - 1.2m	47	200mm
LIT	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	0.45 - 0.6m	0.6 - 0.9m	222	50 mm
Tam	Themeda australis 'Mingo'	Kangaroo Grass	0.2 - 0.3m	0.5 - 0.6m	218	50 mm
DrCB	Dianella caerulea 'Cassa Blue'	Spreading Flax Lily	0.4 - 0.5m	0.4m	25	50 mm
Pl	Poa labillardieri 'Suggan Buggan'	Tussock Grass	0.75 - 1.0m	0.6 - 1.0m	27	50 mm
In	Isolepis nodosa	Knobby Club-rush	0.6 - 0.75m	0.3 - 0.6m	28	100 mm
Pb	Phormium 'Baby Bronze'	Baby Bronze New Zealand Flax	0.75m	0.75m	7	200 mm
				Total	**1248**	





TYPICAL PLANTER BOX DETAIL
NOT TO SCALE

LEGEND

- PROPOSED CONTOURS
- PAVED COURTYARDS
- TREES TO BE REMOVED SHOWN AS DASHED
- TREES TO BE RETAINED

LANDSCAPE MAINTENANCE ESTABLISHMENT

CARRY OUT THE FOLLOWING TASKS FOR AN 12 MONTH PERIOD COMMENCING FROM THE ISSUE OF THE PRACTICAL COMPLETION CERTIFICATE TO THE PRINCIPLE CONTRACTOR:

LANDSCAPE AREAS

3 MONTHLY INSPECTION AND MAINTENANCE:
- MAINTAIN ALL PLANTS TO DISPLAY GOOD HEALTH AND VIGOUR
- REPLACE PLANTS THAT DISPLAY POOR VIGOUR, STRESS OR DISEASE
- IMPLEMENT WEED MAINTENANCE/CONTROL MEASURES
- REPAIR ANY SOIL AND MULCH EROSION THAT OCCURS
- REINSTATE MULCH TO A DEPTH OF 50 MM
- REMOVE ANY RUBBISH IN GARDEN BEDS
- CHECK IRRIGATION SYSTEM AND ADJUST OR REPAIR AS REQUIRED

IRRIGATION

SUPPLY AND INSTALL LANDSCAPE IRRIGATION SYSTEMS AS REQUIRED TO MAINTAIN WATERING THROUGHOUT THE 12 MONTH DEFECT LIABILITY PERIOD.

LANDSCAPE DESIGNER
PETA GILLILAND LANDSCAPE DESIGN
16 melaleuca street newport nsw 2106
T:02 9979 9223 E: peta.g@optusnet.com.au

AMENDMENTS
8.2.19 ISSUE FOR DA
12.9.19 AMENDMENTS IN ACCORDANCE WITH UPDATED ARCHITECTURAL PLANS REV B DATED 9/9/19

ALL CIVIL, STRUCTURAL AND HYDRAULIC WORKS ASSOCIATED WITH THIS PROJECT SHALL BE TO THE RELEVANT ENGINEER'S DETAILS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE. THIS LANDSCAPE PLAN HAS BEEN PREPARED ON AN A1 SHEET OF PAPER TO BE READ AT 1:100 SCALE.

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
1955 PITTWATER ROAD, BAYVIEW
Mr I. Westaway

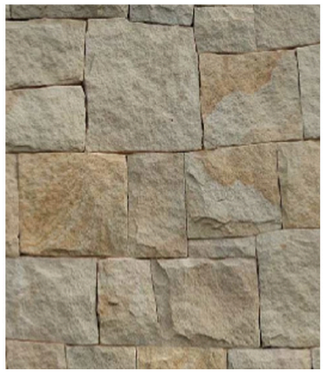
DRAWN	SCALE	DATE	DWG NO	REV
PG	1:100 @ A1	5/2/19	L001	B

TITLE: Landscape Concept Plan
Sheet 1/1

ALUMINIUM FRAMED WINDOWS AND DOORS
CLEAR ANODISED

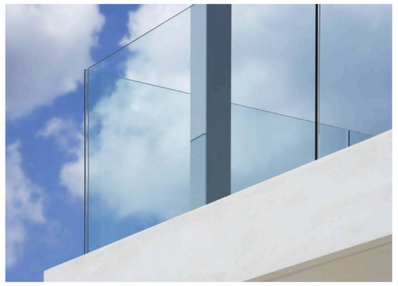
ALUMINUM FRAMED VENTILATION LOUVRES
CLEAR ANODISED

EXTERNAL BRICKWORK CEMENT RENDERED, PAINTED
EQUAL TO DULUX 'DIESKAU'



REINFORCED CONCRETE BLOCKWORK
SANDSTONE CLAD FINISH

COLORBOND KLIP-LOK ROOF SHEETING, GUTTERS AND DOWNPIPES, EQUAL TO COLORBOND 'BASSALT'



CLEAR GLASS BALUSTRADE

EAVES SOFFIT PAINT FINISH EQUAL TO DULUX 'LEXICON QUARTER'

REINFORCED CONCRETE BLOCKWORK
CEMENT RENDERED, PAINT FINISH EQUAL TO DULUX 'MALAY GREY'

L E E C H H A R M O N A R C H I T E C T S

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No.	Description	Date
-	DA ISSUE	

Project Details
1955 PITTWATER ROAD BAVIEW

FINISHES SHEDULE

Name: S.H.	Rev No.	
Current Issue Date: -	Scale: NTS@A4	