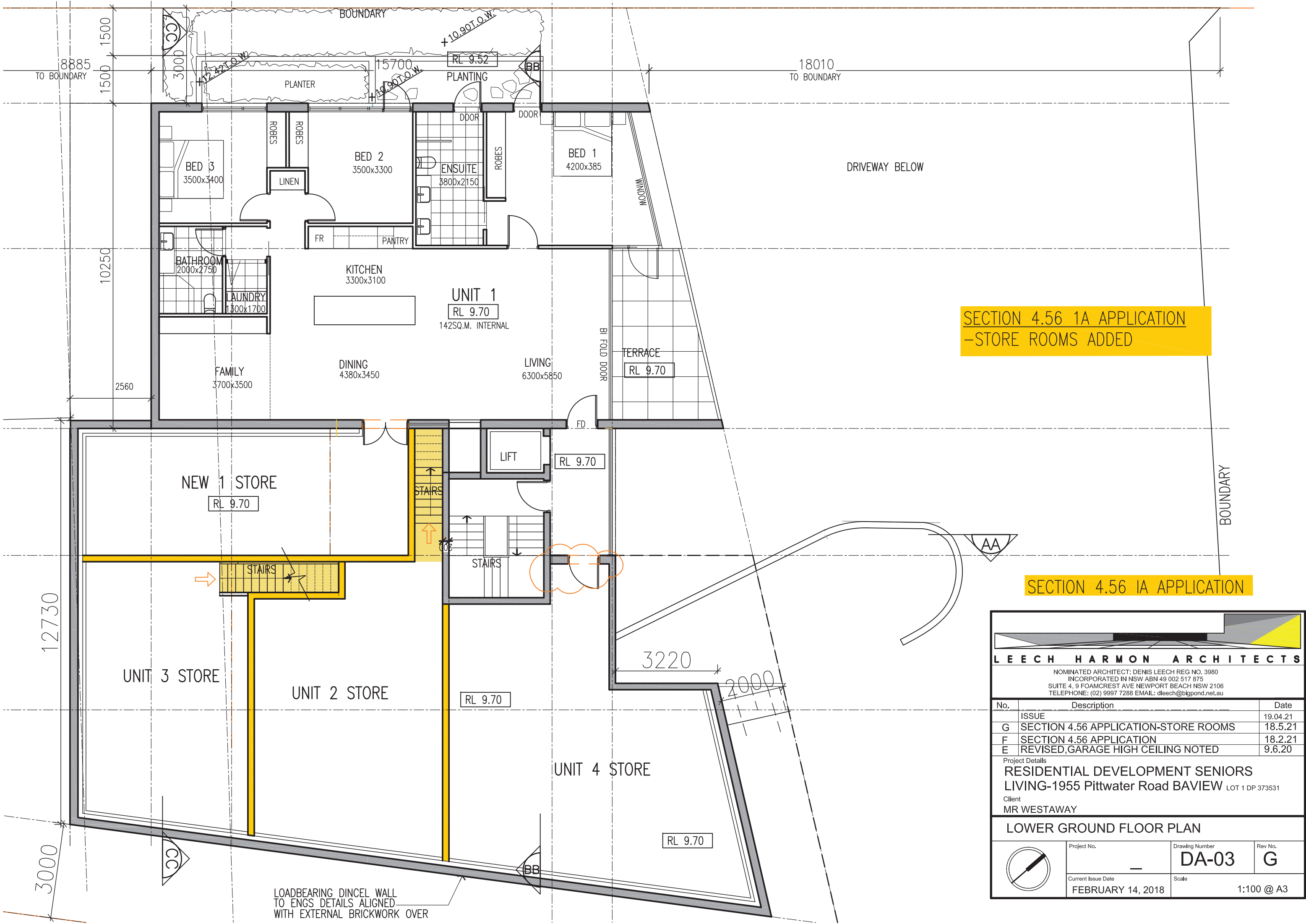




SECTION 4.56 1A APPLICATION
-STORE ROOMS ADDED

SECTION 4.56 1A APPLICATION



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	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

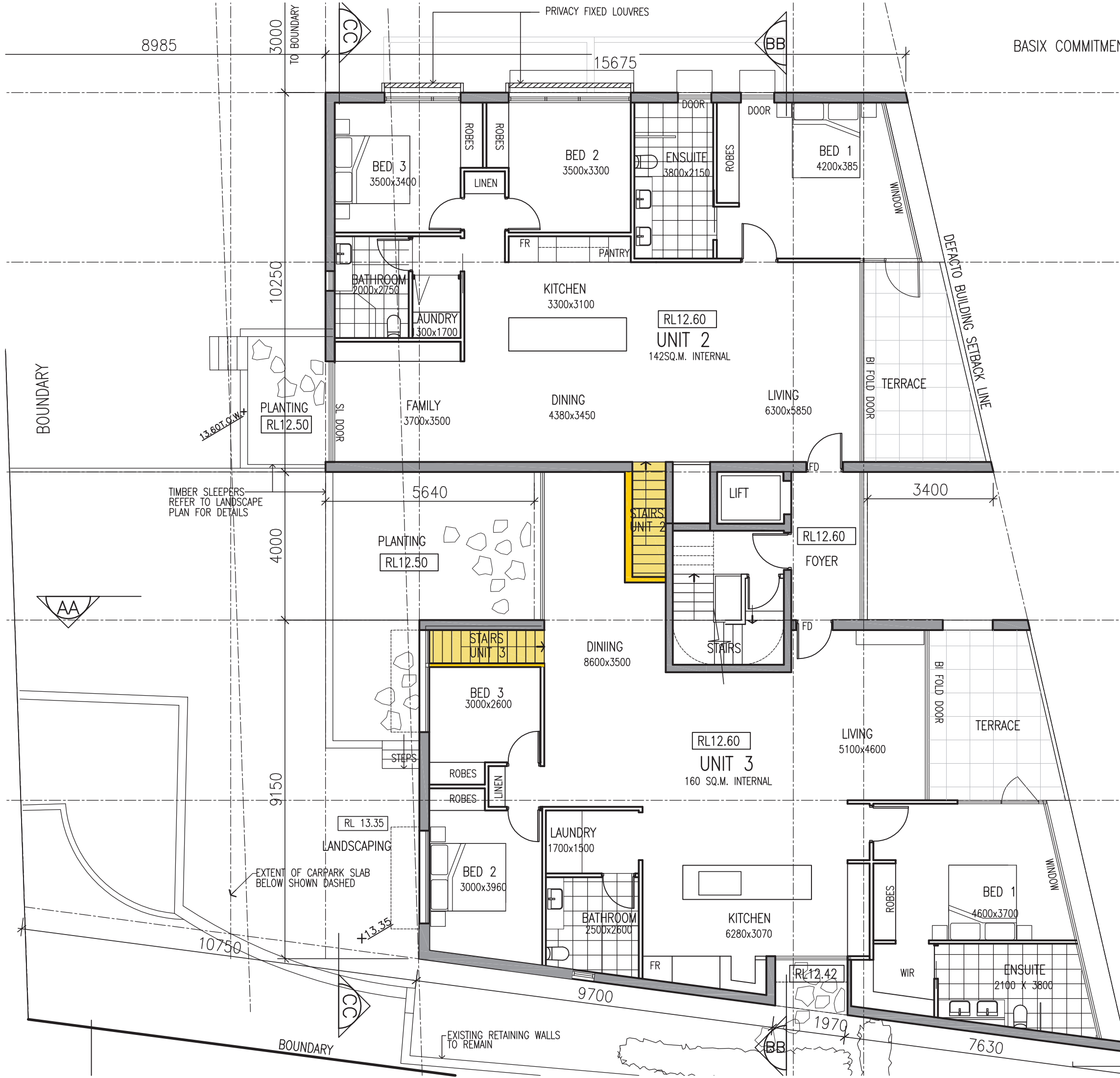
Project Details

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

Client
MR WESTAWAY

LOWER GROUND FLOOR PLAN

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



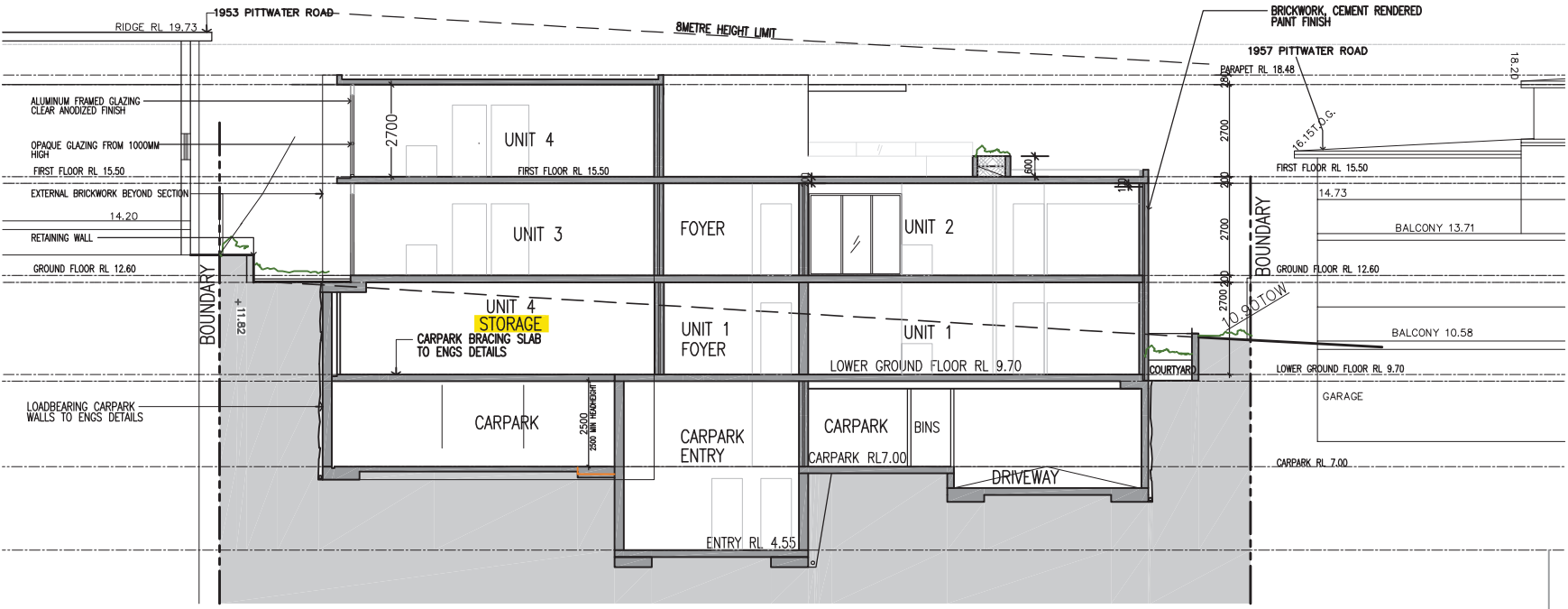
BASIX COMMITMENTS- REFER TO BASIX CERTIFICATE 991214M FOR DETAILS

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 _{u1.3} and R _{d1.3})
	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)
Inter tenancy walls	Default colour (0.475<S.A.<0.7)
	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.
Walls with in-dwellings	150mm concrete internally lined with plasterboard to walls adjacent to lift shafts and fire stairs, R1.2 insulation required.
	Plasterboard on studs - no insulation.
	Floors
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.
Hot water system	To be connected to irrigation of private/common landscaping
	Individual gas instantaneous system - minimum 6 star efficiency

SECTION 4.56 1A APPLICATION
-STORE ROOMS ADDED

SECTION 4.56 1A APPLICATION

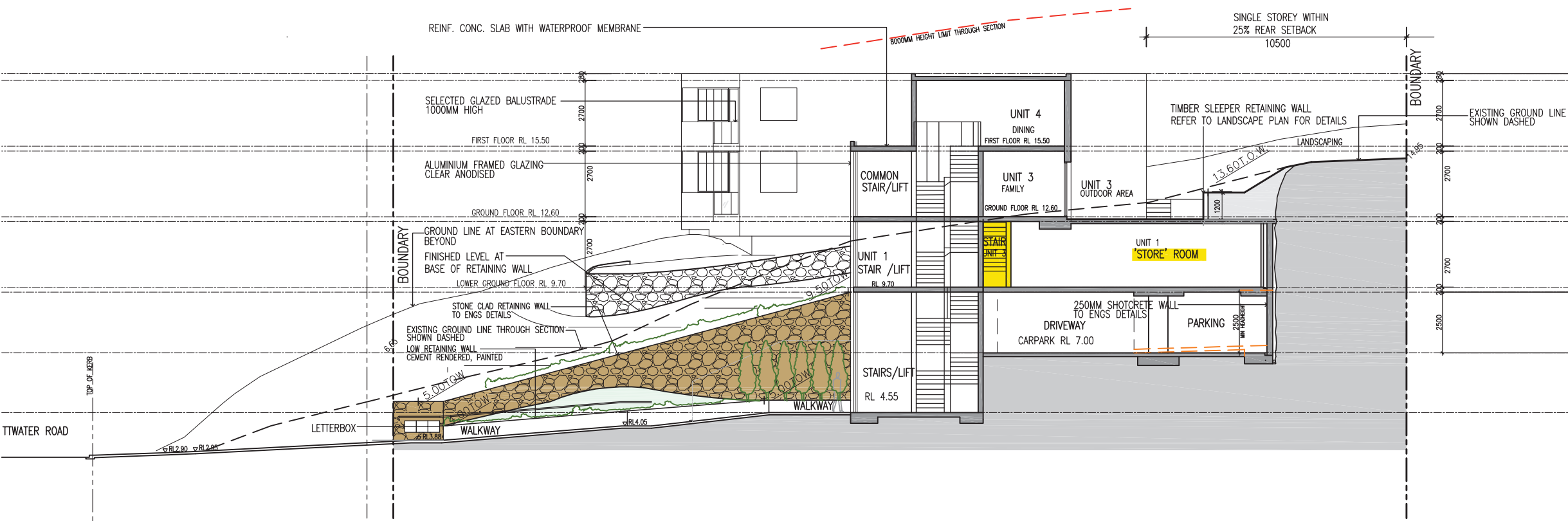
 LEECH HARMON ARCHITECTS		
NOMINATED ARCHITECT: DENIS LEECH REG NO. 3980 INCORPORATED IN NSW ABN 49 002 517 875 SUITE 4, 9 FOAMCREST AVE NEWPORT BEACH NSW 2106 TELEPHONE: (02) 9997 7288 EMAIL: dleech@bigpond.net.au		
No.	Description	Date
	ISSUE	19.04.21
F	SECTION 4.56 APPLICATION-STORE ROOMS	18.5.21
E	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
	—	DA-04
	Current Issue Date	Rev No.
	FEBRUARY 14, 2018	F
Scale		1:100 @ A3



BB SECTION BB
Scale: 1: 200



CC SECTION CC
Scale: 1: 200



AA SECTION AA THROUGH WALKWAY
Scale: 1: 200

SECTION 4.56 1A APPLICATION
-STORE ROOMS ADDED

0M 5M
SCALE

SECTION 4.56 1A APPLICATION



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

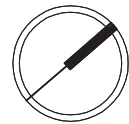
No.	Description	Date
E	SECTION 4.56 APP.-STORE ROOMS	18.5.21
D	SECTION 4.56 APPLICATION	18.2.21
C	REVISED, FLAT ROOF	11.6.20
B	SECTION CC ADDED, EAST BALCONY REMOVED	9.6.20

Project Details

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

Client
MR WESTAWAY

SECTIONS AA, BB, CC



Project No.	Drawing Number	Rev No.
—	DA10	E
Current Issue Date	Scale	
FEBRUARY 14, 2019	1:100 @ A3	