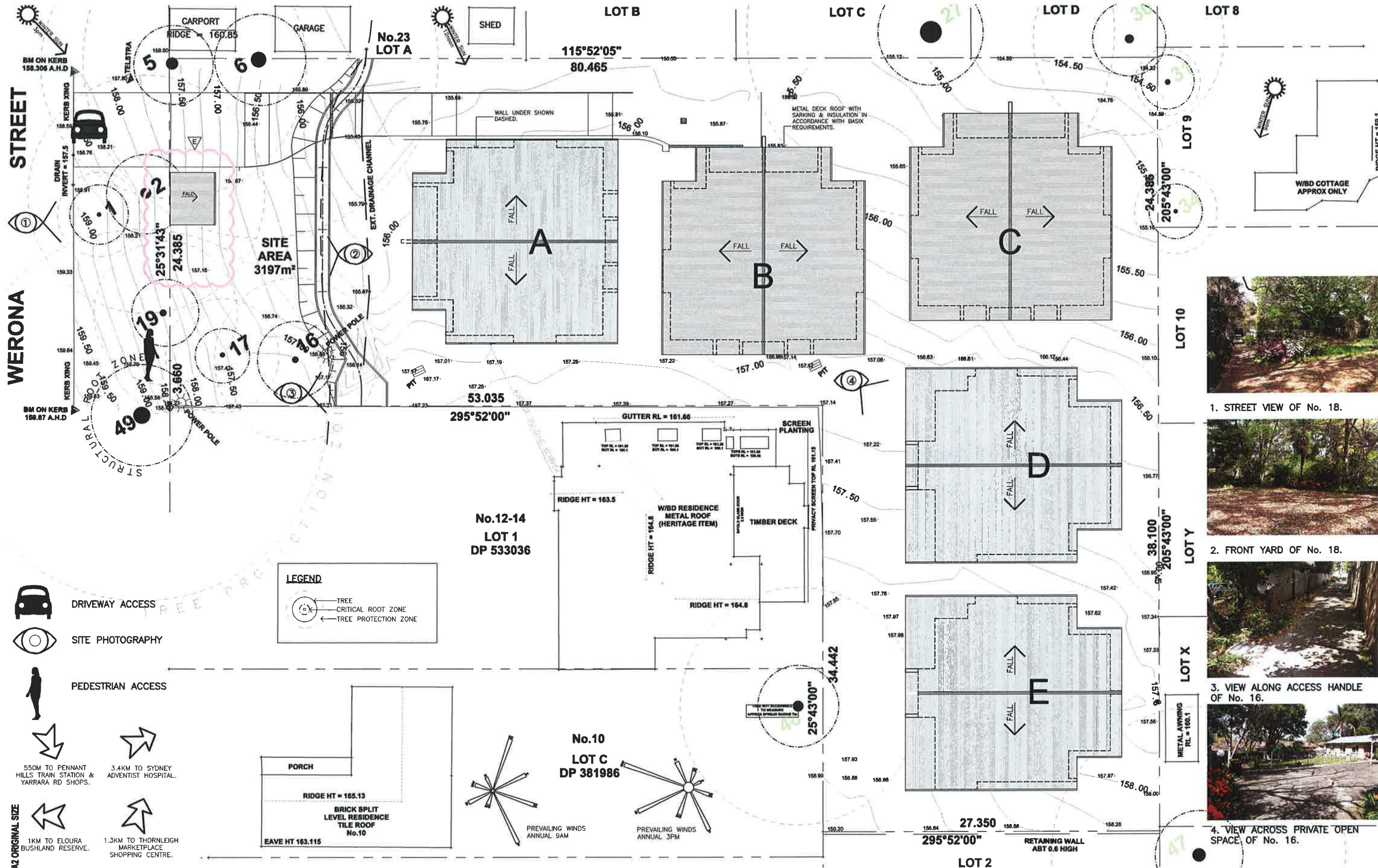
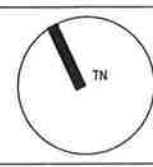




amend	date	description	by
E	28/03/14	REVISED DEVELOPMENT APPLICATION ISSUE	
D	04/02/14	REVISED DEVELOPMENT APPLICATION ISSUE	
C	20/01/14	REVISED DA 24 UNITS REDUCED TO 20 UNITS	
B	19/09/13	DEVELOPMENT APPLICATION ISSUE	
A	12/09/13	CONSULTANT ISSUE	



Client
 Mr Ray Nolan
 C/- MCCULLUM ASHBY ARCHITECTS

All dimensions are in millimetres. Verify all dimensions & levels on site prior to commencement of work. Report discrepancies to Architect. Do not scale off drawing. Copyright remains the property of mccullum ashby architects.
 Nominated Architects: Christian McCullum Reg 7463 & Murray Ashby Reg 8055

Project
 PROPOSED DEVELOPMENT
 LOT 1 DP 172343 & LOT 2 DP 533036
 16-18 WERONA ST, PENNANT HILLS, NSW
 Title
 SITE ANALYSIS PLAN

PRELIMINARY ONLY		
Scale 1:200 @ A2	Drawn/Checked --/--	Drawing No. DA
Project No. MAA1328	Revision E	02

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Nominated Architects: Christian McCullum Reg:7463 & Murray Ashby Reg:8055

PRELIMINARY ONLY		
Scale 1:200 @ A2	Drawn/Checked -/-	Drawing No. DA
Project No. MAA1328	Revision E	04

THE LIFT MUST BE GEARLESS TRACTION WITH
VVF MOTOR.

VERONA

A2 ORIGINAL SIZE



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D	04/02/14	REVISED DEVELOPMENT APPLICATION ISSUE
C	20/01/14	CONSULTANT ISSUE FOR QUOTING
B	19/09/13	DEVELOPMENT APPLICATION ISSUE
A	12/09/13	CONSULTANT ISSUE
amend	date	description by

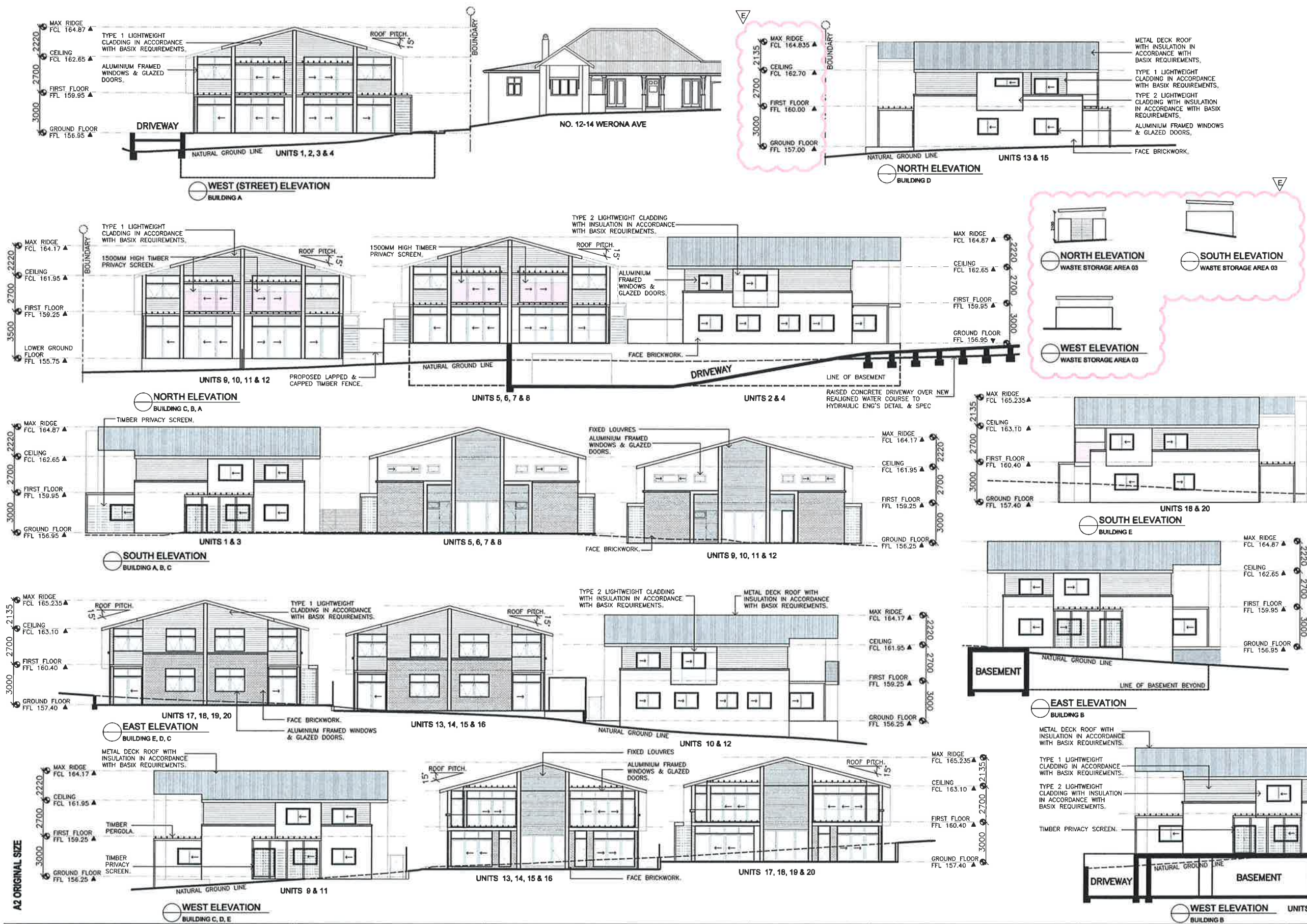


Client
Mr Ray Nolan
C/- McCULLUM ASHBY ARCHITECTS

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Nominated Architects: Christian McCullum Reg:7463 & Murray Ashby Reg:6055

Project	PROPOSED DEVELOPMENT LOT A DP 172343 & LOT 2 DP 533036 16-18 WERONA ST, PENNANT HILLS, NSW
Title	FIRST FLOOR PLAN

D.A. SUBMISSION		
Scale 1:200 @ A2	Drawn/Checked --/--	Drawing No. DA
Project No. MAA1328	Revision D	05



BASIX COMMITMENTS

REFER TO BASIX CERTIFICATE FOR FULL DETAILS.

WATER
ALL SHOWER HEADS MUST HAVE MIN. 3 STAR RATING.
ALL TOILETS, KITCHEN & BATHROOM TAPS MUST HAVE MIN. 4 STAR RATING. ALL DISHWASHERS MUST HAVE MIN. 2 STAR RATING.

ENERGY
EACH DWELLING MUST HAVE GAS INSTANTANEOUS HOT WATER SYSTEM, MINIMUM 3 STAR RATING.
EACH BATHROOM, LAUNDRY & KITCHEN MUST HAVE AN EXHAUST FAN DUCTED TO ROOF OR CEILING WITH MANUAL ON/OFF SWITCH.

DWELLINGS TO HAVE 1-PHASE AIRCONDITIONING WITH MINIMUM 1 STAR RATING.

ONE BATHROOM IN EACH UNIT MUST HAVE ACCESS TO NATURAL LIGHT.

KITCHENS TO HAVE GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO HAVE MIN. 2.5 STAR ENERGY RATING.

CLOTHES DRYER TO HAVE MIN. 1.5 STAR RATING.

WINDOWS
ALL WINDOWS TO BE ALUMINIUM FRAMED GLAZING TO HAVE 6.35 U VALUE OR 0.77 SHGC.

INSULATION

FLOORS
CONCRETE FLOORS SUSPENDED ABOVE BASEMENT CARPARK TO HAVE ADDITIONAL R1.5 INSULATION.

WALLS
CAVITY BRICK- NO ADDITIONAL INSULATION REQUIRED.
FC CLADDING TO HAVE SARKING & ADDITIONAL R2.0 INSULATION. FC CLADDING ENCLOSING ROOF SPACE REQUIRES SARKING ONLY.

CEILINGS
ADDITIONAL R3.0 INSULATION REQUIRED.

ROOF
ADDITIONAL R1.0 FOR METAL DECK ROOF.
ADDITIONAL R1.5 FOR CONCRETE ROOF.

COMMON AREAS
A CENTRAL RAINWATER OR STORMWATER TANK WITH MINIMUM OF 10,000L CAPACITY MUST BE CONNECTED TO COLLECT RUN-OFF FROM A MINIMUM OF 15m² OF ROOF AREA.

INTERNAL COMMON AREAS TO BE PRIMARILY LIT BY COMPACT FLUORESCENT FITTINGS WITH DAYLIGHT & MOTION SENSORS.

CARPARK TO BE PRIMARILY LIT BY FLUORESCENT LIGHT FITTINGS WITH DAYLIGHT & MOTION SENSORS.

THE LIFT CAR IS TO BE PRIMARILY LIT BY LED FITTINGS CONNECTED TO LIFT CALL BUTTON.

THE LIFT MUST BE GEARLESS TRACTION WITH VVVF MOTOR.

A2 ORIGINAL SIZE



McCULLUM ASHBY ARCHITECTS

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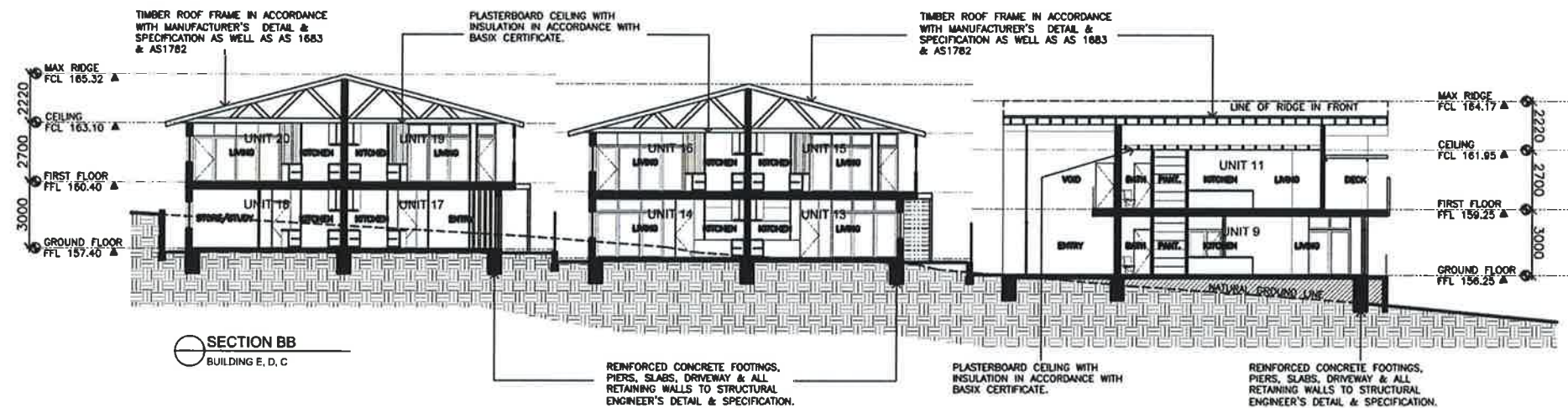
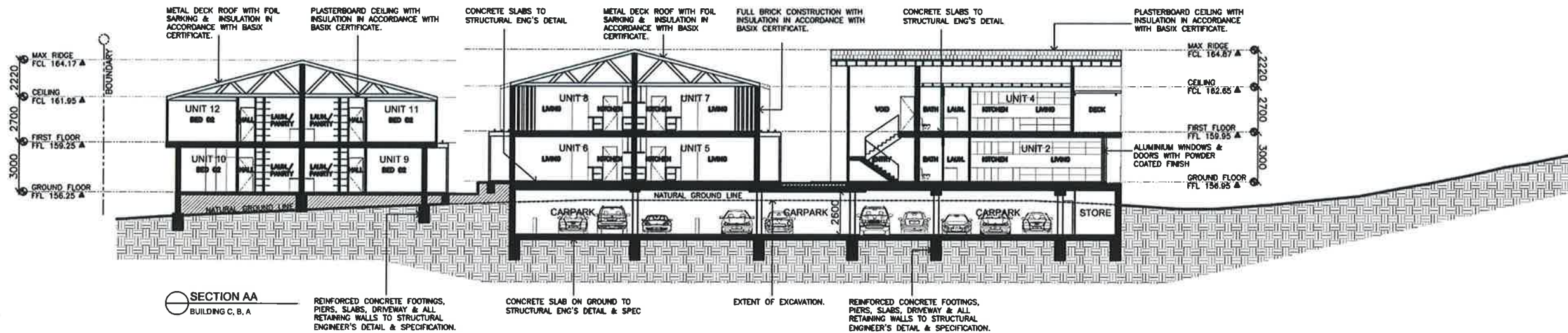
amend	date	description	by
E	28/03/14	REVISED DEVELOPMENT APPLICATION ISSUE	
D	04/02/14	REVISED DEVELOPMENT APPLICATION ISSUE	
C	16/01/14	FOR CLIENT REVIEW	
B	19/08/13	DEVELOPMENT APPLICATION ISSUE	
F	29/01/14	REVISED DA 24 UNITS REDUCED TO 20 UNITS	

Client
Mr Ray Nolan
C/- McCULLUM ASHBY ARCHITECTS

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Nominated Architects: Christian McCullum Reg 7463 & Murray Ashby Reg 8055

Project
PROPOSED DEVELOPMENT
LOT A DP 172343 & LOT 2 DP 533036
16-18 WERONA ST, PENNANT HILLS, NSW
Title
ELEVATIONS

PRELIMINARY ONLY		
Scale 1:200 @ A2	Drawn/Checked OP/CM	Drawing No. DA
Project No. MAA1328	Revision E	06



BASIX COMMITMENTS

REFER TO BASIX CERTIFICATE FOR FULL DETAILS.

WATER
ALL SHOWER HEADS MUST HAVE MIN. 3 STAR RATING.
ALL TOILETS, KITCHEN & BATHROOM TAPS MUST HAVE MIN. 4 STAR RATING. ALL DISHWASHERS MUST HAVE MIN. 2 STAR RATING.

ENERGY
EACH DWELLING MUST HAVE GAS INSTANTANEOUS HOT WATER SYSTEM, MINIMUM 3 STAR RATING.

EACH BATHROOM, LAUNDRY & KITCHEN MUST HAVE AN EXHAUST FAN DUCTED TO ROOF OR CEILING WITH MANUAL ON/OFF SWITCH.

DWELLINGS TO HAVE 1-PHASE AIRCONDITIONING WITH MINIMUM 1 STAR RATING.

ONE BATHROOM IN EACH UNIT MUST HAVE ACCESS TO NATURAL LIGHT.

KITCHENS TO HAVE GAS COOKTOP & ELECTRIC OVEN. DISHWASHER TO HAVE MIN. 2.5 STAR ENERGY RATING.

CLOTHES DRYER TO HAVE MIN. 1.5 STAR RATING.

WINDOWS
ALL WINDOWS TO BE ALUMINIUM FRAMED GLAZING TO HAVE 6.35 U VALUE OR 0.77 SHGC.

INSULATION
FLOORS
CONCRETE FLOORS SUSPENDED ABOVE BASEMENT CARPARK TO HAVE ADDITIONAL R1.5 INSULATION.

WALLS
CAVITY BRICK - NO ADDITIONAL INSULATION REQUIRED.
FC CLADDING TO HAVE SARKING & ADDITIONAL R2.0 INSULATION. FC CLADDING ENCLOSING ROOF SPACE REQUIRES SARKING ONLY.

CEILING
ADDITIONAL R3.0 INSULATION REQUIRED.

ROOF
ADDITIONAL R1.0 FOR METAL DECK ROOF.
ADDITIONAL R1.5 FOR CONCRETE ROOF.

COMMON AREAS
A CENTRAL RAINWATER OR STORMWATER TANK WITH MINIMUM OF 10,000L CAPACITY MUST BE CONNECTED TO COLLECT RUN-OFF FROM A MINIMUM OF 135m² OF ROOF AREA.

INTERNAL COMMON AREAS TO BE PRIMARILY LIT BY COMPACT FLUORESCENT FITTINGS WITH DAYLIGHT & MOTION SENSORS.

CARPARK TO BE PRIMARILY LIT BY FLUORESCENT LIGHT FITTINGS WITH DAYLIGHT & MOTION SENSORS.

THE LIFT CAR IS TO BE PRIMARILY LIT BY LED FITTINGS CONNECTED TO LIFT CALL BUTTON.

THE LIFT MUST BE GEARLESS TRACTION WITH VVVF MOTOR.

Energy Rating		Certificate Number	14720152
☐ single-dwelling rating	5.2 stars		
☒ multi-unit development (attach listing of ratings)	heating 41.7 MJ/m ²		
	cooling 23.0 MJ/m ²		
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number Raymond Sleiman VIC/BDV12/1472			
Assessor Signature <i>[Signature]</i> Date 04/02/2014			

A2 ORIGINAL SIZE

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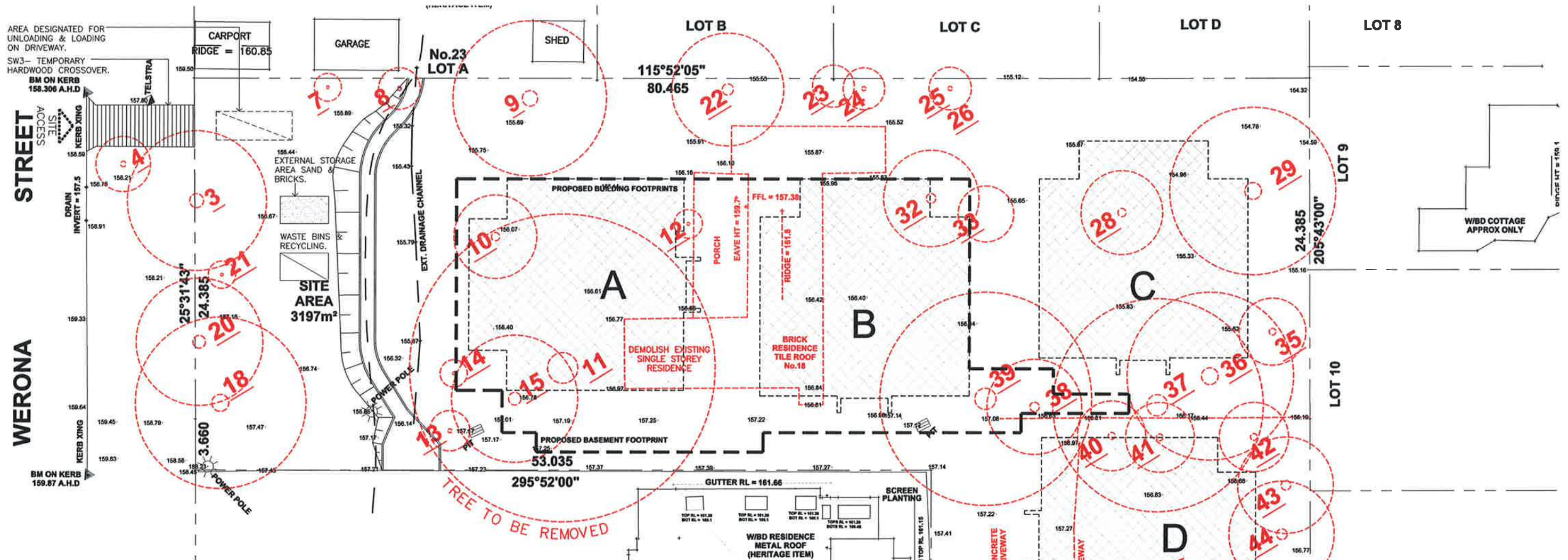
amend	date	description	by
D	04/02/14	REVISED DEVELOPMENT APPLICATION ISSUE	
C	22/01/14	CONSULTANT ISSUE	
B	19/09/13	DEVELOPMENT APPLICATION ISSUE	
A	12/09/13	CONSULTANT ISSUE	

Client
Mr Ray Nolan
C/- MCCULLUM ASHBY ARCHITECTS

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Nominated Architects: Christian McCullum Reg:7463 & Murray Ashby Reg:8065

Project
PROPOSED DEVELOPMENT
LOT A DP 172343 & LOT 2 DP 533036
16-18 WERONA ST, PENNANT HILLS, NSW
Title
SECTIONS

D.A. SUBMISSION		
Scale 1:200 @ A2	Drawn/Checked —/—	Drawing No. DA
Project No. MAA1328	Revision D	07



DEMOLITION STAGE

TYPE OF MATERIAL	ESTIMATED VOLUME (m³)	DESTINATION		
		ON-SITE	OFF-SITE	DISPOSAL
EXCAVATION MATERIAL	2685	KEEP & REUSE TOPSOIL FOR LANDSCAPING. USE SOME BEHIND RETAINING WALLS ETC.	NIL	REMAINDER TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.
GREEN WASTE	400	SEPARATED, SOME CHIPPED & STORED ON SITE FOR REUSE ON LANDSCAPING.	NIL	STUMPS & LARGE TRUNKS TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.
BRICKS	80	CLEAN & REUSE LIME MORTAR BRICKS.	NIL	REMAINDER TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.
CONCRETE	30	USE FOR FILL BEHIND RETAINING WALLS.	NIL	REMAINDER TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.
TIMBER	30	RE-USE FOR FORMWORK & STUD WORK.	NIL	NIL
GLASS & METALS	6	NIL	TO KIMBRIKI RECYCLERS, MONA VALE RD, TERREY HILLS.	REMAINDER TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.

CONSTRUCTION STAGES

TYPE OF MATERIAL	ESTIMATED VOLUME (m³)	DESTINATION		
		ON-SITE	OFF-SITE	DISPOSAL
EXCAVATION MATERIAL				REFER TO DEMOLITION STAGE
GREEN WASTE				REFER TO DEMOLITION STAGE
BRICKS	8	USE FOR FILL BEHIND RETAINING WALLS.	REMAINDER TO KIMBRIKI RECYCLERS, MONA VALE RD, TERREY HILLS.	NIL
CONCRETE	6	USE FOR FILL BEHIND RETAINING WALLS.	REMAINDER TO KIMBRIKI RECYCLERS, MONA VALE RD, TERREY HILLS.	NIL
TIMBER	7	RE-USE FOR FORMWORK & STUD WORK. CHIP REMAINDER FOR USE IN LANDSCAPING.	TO KIMBRIKI RECYCLERS, MONA VALE RD, TERREY HILLS.	NIL
METALS	3	NIL	TO KIMBRIKI RECYCLERS, MONA VALE RD, TERREY HILLS.	REMAINDER TO KIMBRIKI LANDFILL SITE, MONA VALE RD, TERREY HILLS.

ON GOING MANAGEMENT

- The waste storage and recycling area will be suitably located and bins clearly marked as required.
- Tenants and owners will be responsible for transferring materials to the area and keeping the area clean and tidy.
- Bins located in Waste Storage Area 01 & 02 in the basement will be transported by the site caretaker to the collection point Waste Storage Area 03 for roadside collection.
- Waste Storage Area 02 to be utilized by Units 5 & 6. All other Units to utilise Waste Storage Area 01.

systematic manner with minimum inconvenience to adjoining properties.

- Debris should be watered to reduce dust during demolition.

SAFETY

- Site to be securely locked after hours.
- Sign to be fixed outlining "danger, do not enter."
- All other requirements to be in accordance with the Occupational Health & Safety Act.

TREE PRESERVATION

- All trees in the vicinity of the work area shall be protected from damage by:-
- stopping palms around the base of the trunk.
- placing stakes around the drip line of the tree to prevent excavation or damage to the roots in this area.

SOIL AND WATER MANAGEMENT

SW1. Refer to Hydraulic Engineer's drawing for Erosion and sedimentation control measures.

SW2. Sediment fencing is to be removable across site access.

SW3. Provide vehicle shake down area at site access.

SW4. Do not remove vegetative cover from any areas of the site which are not affected by the building works.

SW5. Topsoil from nominated areas is to be stripped and stockpiled on site.

SW6. All disturbed areas are to be stabilized upon completion of the works.

SW7. All sediment control structures are to be inspected for structural damage after each rainfall event and all trapped sediment is to be removed to the topsoil stockpile.

SW8. The builder shall ensure that all sub-contractors, drivers of delivery vehicles, and others involved in the works, are informed of their responsibilities in minimising the potential for soil erosion and pollution of downslope areas, drains and waterways.

LEGEND

11° TREE TO BE REMOVED

CONSTRUCTION NOISE/ DEMOLITION

- All excavation work to be carried out during days/hours as per development approval.
- All demolition to be carried out in a careful and

A2 ORIGINAL SITE

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Wahroonga NSW 2076
t: 02 9487 4033
e: info@mccullumashby.com.au

E	28/02/14	REVISED DEVELOPMENT APPLICATION ISSUE
D	04/02/14	REVISED DEVELOPMENT APPLICATION ISSUE
C	28/01/14	REVISED DA 24 UNITS REDUCED TO 20 UNITS
B	19/09/13	DEVELOPMENT APPLICATION ISSUE
A	12/09/13	CONSULTANT ISSUE
amend	date	description



Client
Mr Ray Nolan
C/- MCCULLUM ASHBY ARCHITECTS

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Notional Architects: Christian McCullum Reg 7463 & Murray Ashby Reg 2056

Project
PROPOSED DEVELOPMENT
LOT A DP 172343 & LOT 2 DP 533036
16-18 WERONA ST, PENNANT HILLS, NSW
Title
DEMOLITION & WASTE MANAGEMENT PLAN

PRELIMINARY ONLY		
Scale 1:200 @ A2	Drawn/Checked --/--	Drawing No. DA
Project No. MAA1328	Revision E	08