



Record of Neighbour Notifications sent relating to:

DA: 2014/510

At: 150 Mowbray Road & 670-680 Willoughby Road, WILLOUGHBY



- Deposited Plan
- Strata Plan
- Plan lodged on Roadway
- Reserve
- Crown Land
- Railway Land
- Lands Outside WCC
- "On Street" Paid Parking (Meter and Bay)



NR* All land parcels depicted herein are representations only of lands which are correctly defined by their registered Linen Plans. Overlying and overlapping Strata and Statum cannot be correctly depicted on the adjacent two dimensional map and may be represented as stylised shapes. This is done solely to highlight the existence of such lands and accurate positional details and dimensions should be taken from registered Linen Plans.

Comments by author:
Amended Notification Map (enlarged notification area)

Created on : Tuesday, 25 November 2014
Created by : DR

Map Scale : Please scale from scale bar on map
Map Width : 655.1 m

Caveat

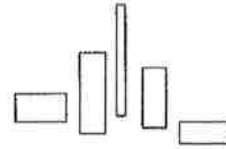
The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council's "pathway" software application and this data should be seen as Council's official source of information relating to this Development Application.

Willoughby City Council
11 Vicke Street
Chatswood NSW 2067

PO Box 57 Chatswood NSW 2057
www.willoughby.nsw.gov.au

Phone 02 9777 1000 Fax 02 9411 8309
Email enquiries@willoughby.nsw.gov.au
ABN 47 074 826 099

Level 2 Postal address: **T** 02 9262 6188 **E** info@pvlaw.com.au
50 King Street GPO Box 164 **F** 02 9262 6175 **W** www.pvlaw.com.au
Sydney 2000 Sydney 2001 **DX** 521 Sydney **ABN** 77 357 538 421



PIKES & VEREKERS
LAWYERS

27 March 2015

Mr D McNamara
Ceerose Pty Ltd
No. 2 Argyle Place
WEST PENNANT HILLS NSW 2125

BY EMAIL dmps@me.com

Dear Sir

150 MOWBRAY ROAD, WILLOUGHBY
ADVICE RE PROPOSED DEVELOPMENT
Our ref PMJ:KEG:150008

We refer to previous correspondence concerning the subject matter and in particular to our letter to Ceerose of 4 February 2015, a further copy of which is **enclosed**.

In our February letter to Ceerose we state in part as follows:

- "4.4 *Thus, the task to be undertaken in this matter is to determine whether the proposal as articulated in the suite of architectural drawings which have been provided to us, as properly categorised, is "shop-top housing" within the meaning of the LEP. The drawings which we have considered include the drawings identified "Option 2B for Lower Ground 1:200 03/02/15"; "Option 2B for Ground Floor 1:200 03/02/15" and "Section GG Option 2B 1:200 03/02/15" ("the concept drawings").*
- 4.5 *In our opinion it is reasonably open to the decision maker to come to the view, on a proper characterisation of the use that the proposal identified in the architectural drawings as submitted is for "shop top housing". However, based upon recent decisions of the Land and Environment Court, a view might be taken that the proposal as submitted is not for "shop top housing". Ceerose is considering amending the DA to remove any doubt concerning permissibility.*
- 4.11 *Our advice is qualified to the extent that we have not yet considered a full set of amended architectural drawings reflecting the concepts."*

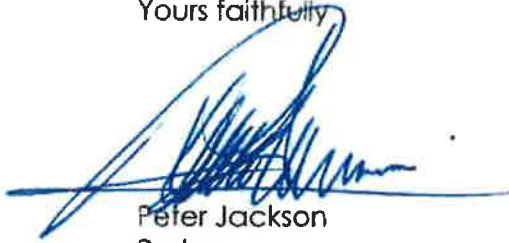
We have now had the benefit of examining extracts from the final architectural drawings, namely DrwA.102D – A.104D, A.150C, and A.161C.



27 March 2015
Ceerose Pty Ltd
Page 2

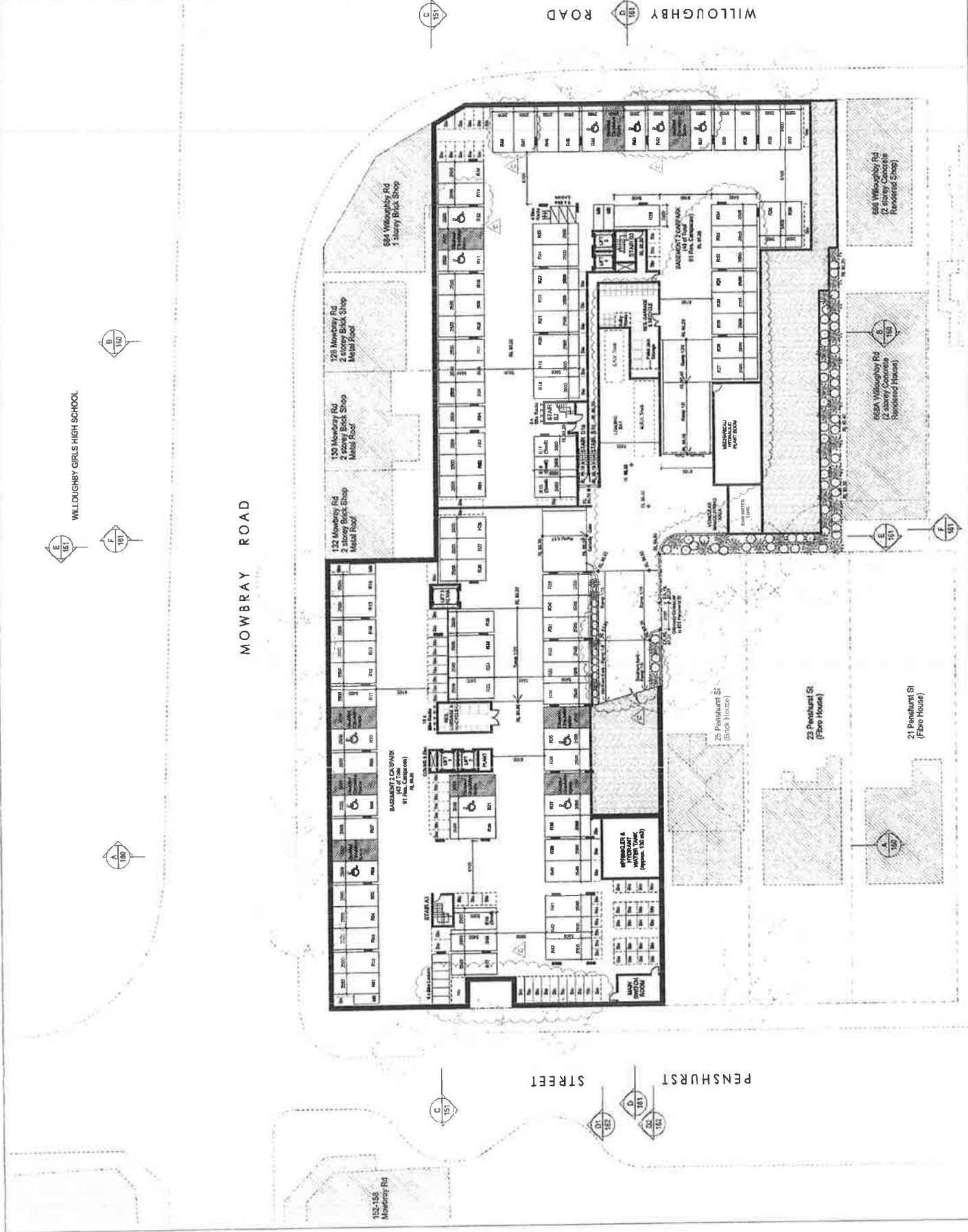
We are of the opinion that as properly characterised the proposed development as reflected in the above final architectural drawings, as properly categorised, is for "shop top housing" and, thus, is permissible with Council's consent. Please do not hesitate to contact Peter Jackson of our office if you wish to discuss any aspect of our advice.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Peter Jackson', is written over a horizontal line.

Peter Jackson
Partner

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PD NATION PT LTD
150 Mowbray Rd / 870-880 Willoughby Rd
Willoughby NSW

BASEMENT 2 PLAN



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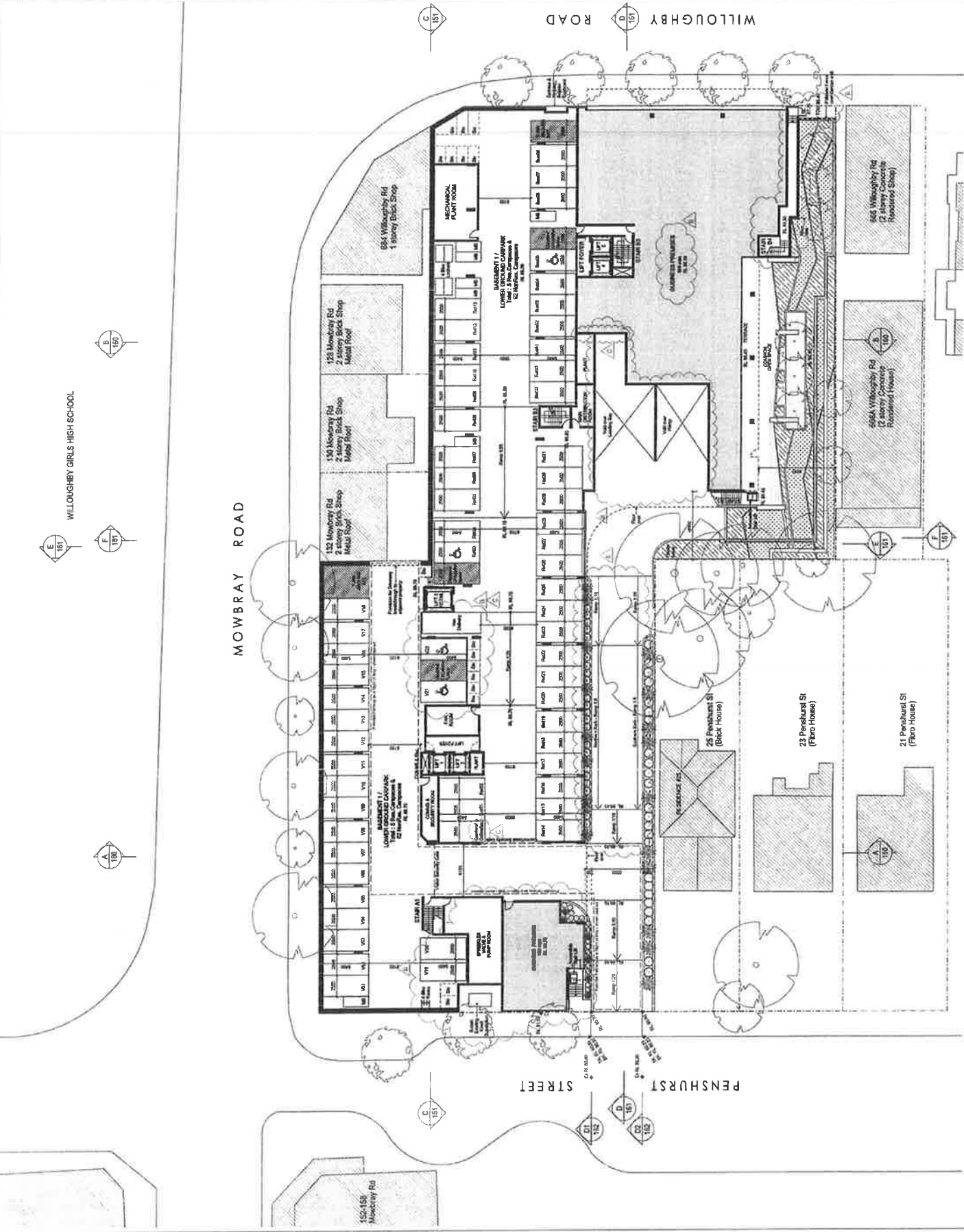
1	Site	150 Mowbray Rd / 670-680 Willoughby Rd Willoughby, NSW
2	Project	150 Mowbray Rd / 670-680 Willoughby Rd Willoughby, NSW
3	Client	DD ANCHOR PTY LTD
4	Architect	DAVID GILL
5	Engineer	COOPER
6	Structural Engineer	COOPER
7	Electrical Engineer	COOPER
8	Plumbing Engineer	COOPER
9	Mechanical Engineer	COOPER
10	Fire Engineer	COOPER
11	Landscaping Engineer	COOPER
12	Other	

DD ANCHOR PTY LTD
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby, NSW
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby, NSW

BASEMENT 1 /
LOWER GROUND PLAN

150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby, NSW

Scale	1:100
North	150
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Project	A.102
Sheet	D



High Level Windows: Auerling (Capezio Clothing),
1.50m A.F.F. Size

WILLOUGHBY GIRLS HIGH SCHOOL

MOWBRAY ROAD

WILLOUGHBY ROAD

GROUND FLOOR PLAN

Product
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

A.103

BLW - A	High Level Window - Airway (Oxiplex Galaxy)
	13.50mm A.P. 548
BLW - C	High Level Window - Dental (Oxiplex Galaxy)
	13.50mm A.P. 548

152-158
Hawthorne Rd.

161

13 Penhurst St
Fibro House)141 Penshurst St
Fibro House)

655A Willoughby Rd
(2 story Concrete
Rendered House)

666 Wiloughby Rd
(2 story Concrete
Rendered Stone)

584 Wiloughby Rd
 1000 Wiloughby Rd, Shon

128 Monterey Rd
2 story Brick Shop
Metal Roof

130 Montbray Rd
2 storey Brick Shop
Metal Roof

132 Monterey Rd
2 story Brick Shop
Metal Roof

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Building A

25 Penhurst St
(Brick House)

23 Penhurst St.

21 Penhurst St
(Fibro House)

WILLOUGHBY ROAD

25 MAR 2015

HELP & SERVICE
CENTRE

Item	Advertisement Description	Media	Start Date	End Date
1	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
2	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
3	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
4	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
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8	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
9	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01
10	Advertisement for the University of Illinois at Chicago	Print	01/01/01	01/01/01

PD MAYOR PTY LTD

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ceerose.

LEVEL 1 PLAN

50 Mawbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Sub No. 1410

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File	File	File
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PD MAYOON PTY LTD
 A005 1011000400
 Public Inquiry - Registered Architect No 27192
 200 Thomas - Registered Architect (No 2727)
 40 Glenmore Road
 Tel: 01 278 5118
 Fax: 01 278 5118



LEVEL 2 PLAN

150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Order: 1570 @ A1	Job No: 1410
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NOT FOR CONSTRUCTION

WINDOW

W4-1-1 High Low Window - Security (Concrete, Steel) 1200mm x 1500mm
W4-1-2 High Low Window - Security (Concrete, Steel) 1200mm x 1500mm
W4-1-3 High Low Window - Security (Concrete, Steel) 1200mm x 1500mm

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1	Scale 1:100	1:100
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WILLOUGHBY GIRLS HIGH SCHOOL

MOWBRAY ROAD

PENSHURST STREET

PENSHURST STREET

WILLOUGHBY ROAD

Building B

Building A

152-153 Mowbray Rd

654 Willoughby Rd
1 storey Brick Shop

128 Mowbray Rd
2 storey Brick Shop
Metal Roof

130 Mowbray Rd
2 storey Brick Shop
Metal Roof

132 Mowbray Rd
2 storey Brick Shop
Metal Roof

25 Peshurst St
(Brick House)

23 Peshurst St
(Brick House)

21 Peshurst St
(Brick House)

658A Willoughby Rd
2 storey Concrete
Fenced House

658B Willoughby Rd
2 storey Concrete
Fenced House



A.107

D

Project
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Level 4 PLAN

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1	Site of Approved Development	22/03/15
2	Site of Approved Development	22/03/15
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DD PANCH PTY LTD
100 Mowbray Rd / 870-880 Willoughby Rd
Willoughby NSW
15/03/15

DAVOR
ARCHITECTS
15/03/15

ROOF PLAN

Project
100 Mowbray Rd / 870-880 Willoughby Rd
Willoughby NSW

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WILLOUGHBY GIRLS HIGH SCHOOL

MOWBRAY ROAD

PENSHURST STREET

PENSHURST STREET

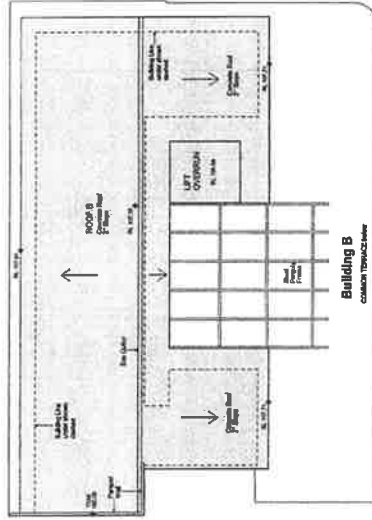
152-158
Mowbray Rd

854 Willoughby Rd
1 story Brick Shop

128 Mowbray Rd
2 story Brick Shop
Metal Roof

130 Mowbray Rd
2 story Brick Shop
Metal Roof

132 Mowbray Rd
2 story Brick Shop
Metal Roof



866 Willoughby Rd
12 story Concrete
Residential Shop

866A Willoughby Rd
12 story Concrete
Residential House

25 Peshurst St
(Brick House)

23 Peshurst St
(Brick House)

21 Peshurst St
(Brick House)

[illegible]

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CENTRE

C	Issues for Automated DA Generation			03/02/17	
B	Cost DA Attachments - Consultant Coordination			04/03/17	
A	Issues for Consultant Application			04/03/16	
Issue	Attachment Description				Case

PD MAYOH PTY LTD
ABN 1574056204
Polar Murex - Amphipolar Australia Pty 2/712
Jr. Murray Ave. - Brighton East Vic 3187
60 Spandau Avenue
P.O. Box 1204
Tel: +61 2 8054 2448
info@pdmayoh.com.au
www.pdmayoh.com.au

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STREET ELEVATIONS -
NORTH, EAST & WEST

Project
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Serial: 123456789	Chemical: PH	Element: TT	A.150	C
Lot: 123456789	Quantity: 100	Unit: 100		



Building A in distance

This architectural drawing shows the elevation of the building as seen from Wiloughby Road. The main part of the drawing is a detailed rendering of the building's facade, which features multiple stories with a variety of window sizes and styles, including large rectangular windows and smaller square ones. There are also several entrances or doorways visible. To the left of the building, there are stylized drawings of trees and shrubs. Above the building, there is a small inset map or site plan showing the building's location relative to surrounding streets, specifically No. 25 Pendergast Street and No. 27 Pendergast Street. A north arrow is also present in the upper right corner of the drawing.

01 SOUTH ELEVATION - BUILDING B

Building B (North Elevation)

Building A (in Section)

Architectural drawings of Building A (North Elevation) and Building B (North Elevation). Building A is a multi-story structure with units A.101 through A.105, A.106 through A.110, and A.111 through A.115. It features a central entrance and a large parking area. Building B is a multi-story structure with units B.1 through B.10, B.11 through B.20, and B.21 through B.30. It features a central entrance and a large parking area. The drawings include detailed floor plans, elevations, and sections.

SECTION CC / NORTH ELEVATION

Overlaid Title
**SOUTH ELEVATION (Building B)
& SECTION CC**

Project
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Symbol: 1200 00 41	Alt. desc: 1410
Change: PH	Shrink: TT
A.151 C	

WILLOUGHBY
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C.	Index for Integrated Job Satisfaction	2/2/2019
D.	Diff. (A) Assignments - Consulting Organization	06/01/15
E.	Index for Employment Application	20/10/19
F.	Person-based Identification	Case

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E.C.M.I.C.T.S.
www.mayonbicycles.com.au
P: +61 2 9508 6474
B: +61 2 9508 6474
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Australia
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Phone: Mayon - E-cargo and Archibald Bk. 2146
Auss 16274994295

Chester

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the art of conversation

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Overlaid Title
**SOUTH ELEVATION (Building B)
& SECTION CC**

Project
150 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Symbol: 1200 00 41	Alt. desc: 1410
Change: PH	Shrink: TT
A.151 C	

FIGURE 1. LEGEND:

1	Metall Chelating - equal to Vinodur
2	Large Form Ceramic Tile - equal to Lantech
3	Electrode - Chelating
4	Glass Electrode with Stainless Steel Housing
5	Acrylic Teflon Coating - Warm White
6	Fluor Aluminum Lovers - Horizontal
7	Orange Aluminum Lovers - Vertical
8	Fluorescent Stripped Cladding
9	Aluminum Framed Windows/Doors
10	Glass Lovers
11	Satin Ceramic Tiles - Flared Panel
12	Aluminum Framing - Satin Black primer-coated
13	Glass Lovers with Plastic Door with Orange
14	Aluminum Framed Window with Orange
15	Satin Purple Frame
16	Pre-painted Metal

Sl. No.	Category	Particulars	Amount	Total
1	General	...	...	...
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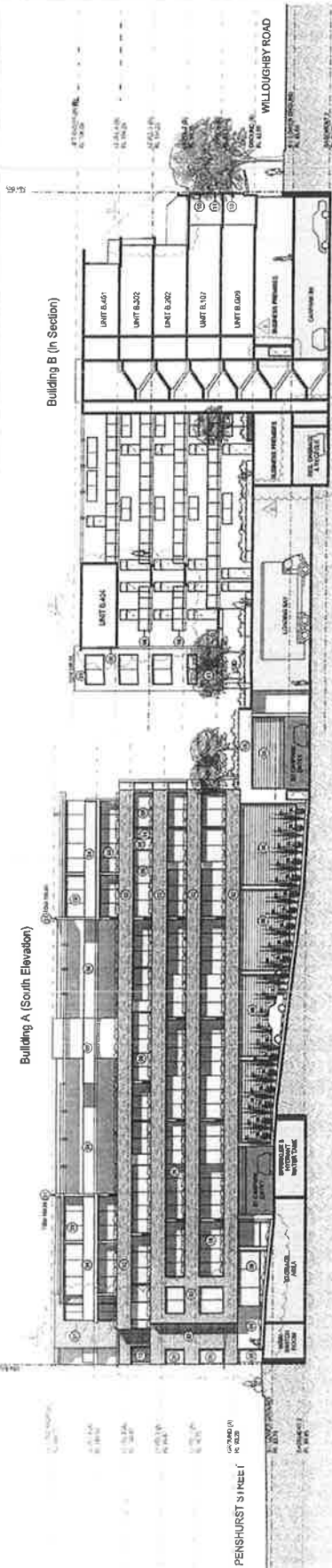
SECTIONS AA & BB

50 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

1000 @ A1		Genes T7	A.160	C
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Building A (South Elevation)



PENSHURST STREET

100' 0" (30.48m)

100' 0" (30.48m)

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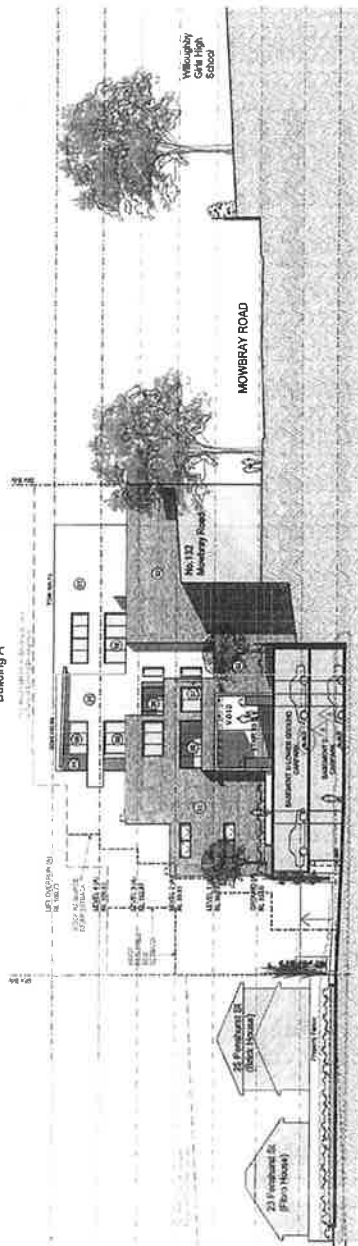
100' 0" (30.48m)

100' 0" (30.48m)

SECTION DD

01

Building A



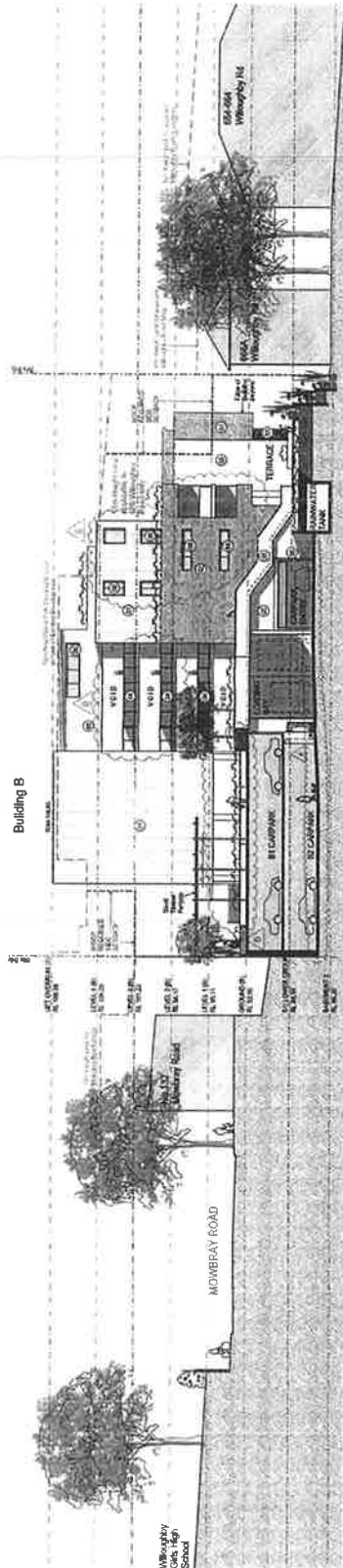
WILLOUGHBY GATE HIGH SCHOOL

MOWBRAY ROAD

SECTION EE

02

Building B



WILLOUGHBY GATE HIGH SCHOOL

MOWBRAY ROAD

SECTION FF

03

NOT FOR CONSTRUCTION

CONSTRUCTION

- 1) Metal Cladding - equal to Valwood
- 2) Large Form Concrete - equal to Limestone
- 3) Concrete Cladding
- 4) Glass Balustrade with Stainless Steel Handrail
- 5) Acrylic Tinted Concrete - Warm White
- 6) Floor Aluminium Louvers - Vertical
- 7) Opalite Aluminium Louvers - Vertical
- 8) Translucent Shiplap Cladding
- 9) Aluminium Framed Windows/Doors
- 10) Glass Louvers
- 11) Solid Opalite Glass - Solid Panel
- 12) Metal Framing - Solid Black Powdercoated
- 13) Glass Filling with Painted Steel Framing
- 14) Aluminium Framed Windows/Doors with Opalite Glass
- 15) Solid Painted Frame
- 16) Retractable Awnings

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1	Author	DD PAVON PTY LTD
2	Client	DD PAVON PTY LTD
3	Project	158 Mowbray Rd / 670-680 Willoughby Rd
4	Location	Willoughby NSW
5	Scale	1:100
6	Drawn	DD PAVON PTY LTD
7	Checked	DD PAVON PTY LTD
8	Approved	DD PAVON PTY LTD

DD PAVON PTY LTD
158 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW 1586
P: 02 9333 3333
F: 02 9333 3333
www.ddpavon.com.au

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ELEVATION / SECTION
DD, EE & FF

Project
158 Mowbray Rd / 670-680 Willoughby Rd
Willoughby NSW

Author	DD PAVON PTY LTD
Client	DD PAVON PTY LTD
Project	158 Mowbray Rd / 670-680 Willoughby Rd
Location	Willoughby NSW
Scale	1:100
Drawn	DD PAVON PTY LTD
Checked	DD PAVON PTY LTD
Approved	DD PAVON PTY LTD
Sheet	A.161
Of	C

NOT FOR CONSTRUCTION

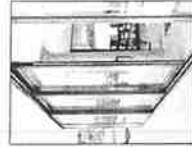
FINISHES SCHEDULE

- (1) Metal Cladding - galvalume Vertical
- (2) Large Format Ceramic Tile - equal to Lustrum
- (3) Blomstone Cladding
- (4) Glass Substrate with Integrated Solid Panel
- (5) Acrylic Tissue Coating - Warm White
- (6) Fixed Aluminium Louvers - Horizontal
- (7) Operable Aluminium Louvers - Vertical
- (8) Permanent Shopfront Glazing
- (9) Aluminium Framed Windows/Doors
- (10) Glass Louvers
- (11) Solid Opaque Glass - Powder Coated
- (12) Metal Framing - Solid Black powder-coated
- (13) Glass Awnings with Powder Coated Steel Framing
- (14) Aluminium Framed Windows/Doors with Opaque Glass
- (15) Solid Powder Coated
- (16) Reinforced Awnings



(10)

Permanent Shopfront Glazing
Clear glass - no external fabric framing



(11)

Aluminium framed Windows/Doors
Fixed clear double glazed



(12)

Clear Louvers - Clear Glass



(13)

Aluminium framed Windows/Doors
Equal to the above - Clear double glazed



(14)

Large Format Ceramic Tile
Equal to Lustrum - Available Finish



(15)

Blomstone Cladding - Powder Coat



(16)

Clear Louvers with solid frame
Clear Glass with solid frame, color equal to Dulux
Outdoor Cladding - Clear Powder Coat Finish



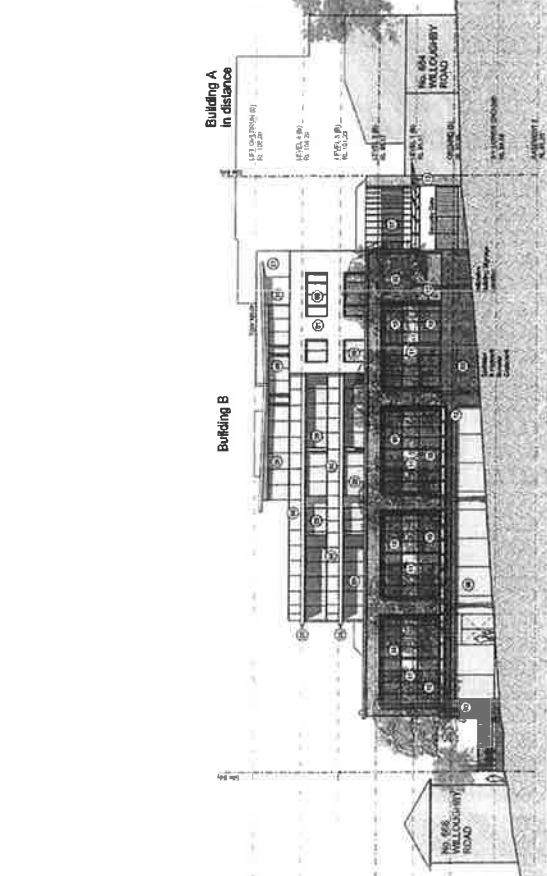
(17)

Fixed Aluminium Louvers - Horizontal
Clear Glass with solid frame, color equal to Dulux
Outdoor Cladding - Clear Powder Coat Finish

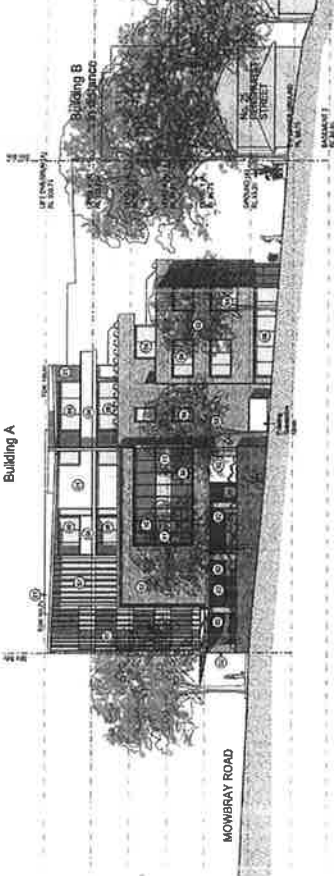


(18)

Operable Aluminium Louvers - Vertical
Clear Glass with solid frame, color equal to Dulux
Outdoor Cladding - Clear Powder Coat Finish



STREET ELEVATION - EAST
WILLOUGHBY ROAD VIEW



STREET ELEVATION - WEST
PENSURST STREET VIEW

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Item	Description	Quantity	Unit
1	Clear Louvers with solid frame	100	m ²
2	Clear Louvers with solid frame	100	m ²
3	Clear Louvers with solid frame	100	m ²
4	Clear Louvers with solid frame	100	m ²
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14	Clear Louvers with solid frame	100	m ²
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16	Clear Louvers with solid frame	100	m ²
17	Clear Louvers with solid frame	100	m ²
18	Clear Louvers with solid frame	100	m ²

PD/ARCH PT LTD
MAXON ARCHITECTS
10/100 WILLOUGHBY ROAD
WILLOUGHBY NSW 1580
PH: 02 9438 1000
FX: 02 9438 1001
WWW.MAXONARCHITECTS.COM.AU

Client
WILLOUGHBY CITY COUNCIL
10/100 WILLOUGHBY ROAD
WILLOUGHBY NSW 1580

EXTERNAL FINISHES SCHEDULE

Project
100 WILLOUGHBY RD / 675-680 WILLOUGHBY RD
WILLOUGHBY NSW

Item	Description	Quantity	Unit
1	Clear Louvers with solid frame	100	m ²
2	Clear Louvers with solid frame	100	m ²
3	Clear Louvers with solid frame	100	m ²
4	Clear Louvers with solid frame	100	m ²
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14	Clear Louvers with solid frame	100	m ²
15	Clear Louvers with solid frame	100	m ²
16	Clear Louvers with solid frame	100	m ²
17	Clear Louvers with solid frame	100	m ²
18	Clear Louvers with solid frame	100	m ²