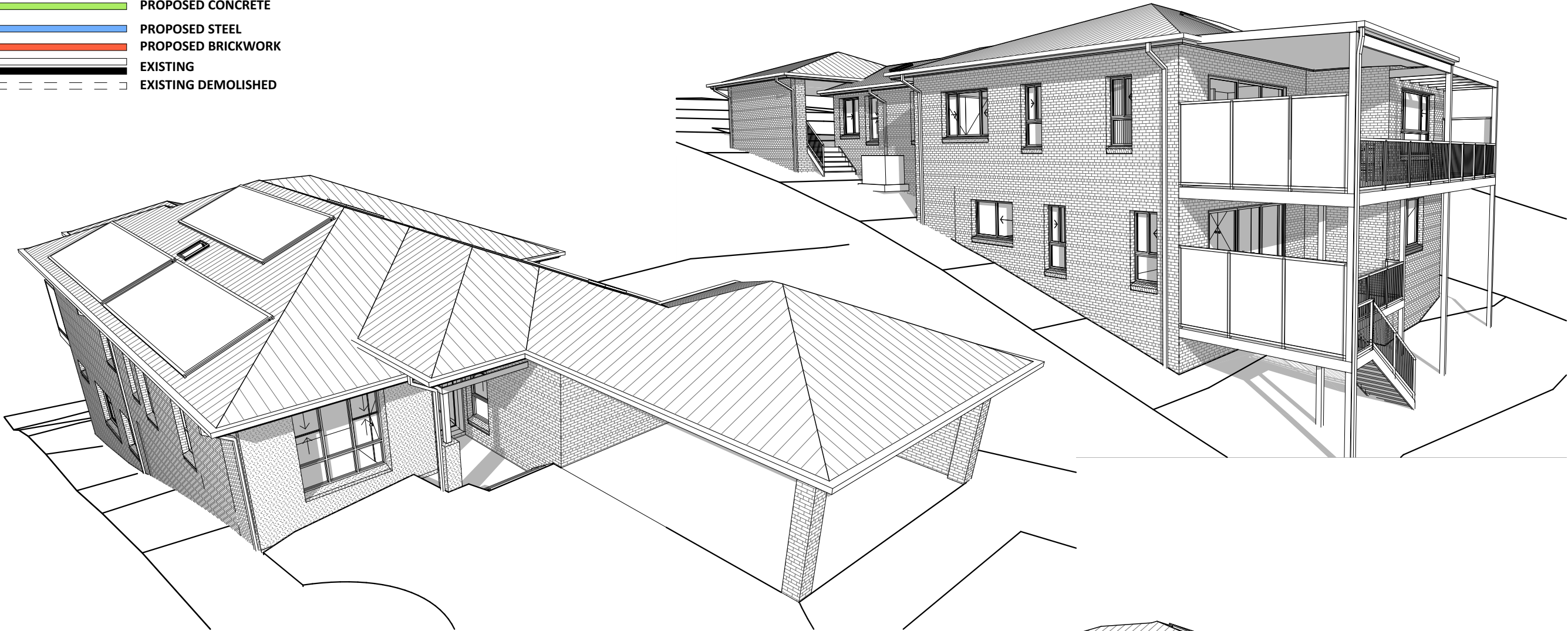








- LEGEND
- PROPOSED TIMBER/CLADDING
  - PROPOSED CONCRETE
  - PROPOSED STEEL
  - PROPOSED BRICKWORK
  - EXISTING
  - EXISTING DEMOLISHED



NEW HOME ON BATTLE AXE LOT  
LOT 75 DP660810, No.15 POMONA ST PENNANT  
HILLS 2120 NSW REV L



 PROPOSED TIMBER/CLADDING  
 PROPOSED CONCRETE  
 PROPOSED STEEL  
 PROPOSED BRICKWORK  
 EXISTING  
 EXISTING DEMOLISHED



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TO ANY WORK BEING UNDERTAKEN.

## TREE REMOVAL PLAN

Rev:	AMENDMENT:	BY:	DATE:	CLIENT: MR MOHIT SAHNI	DEVELOPMENT APP			
					DRAWN: DG	DATE: 6/01/2022	Rev:  L	
				SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120	SCALE: @ A3 1:200	CHECKED: DG		
					SHEET: 2	JOB No: 10064		

PLN FILE SAVED 8:25 AM 6/01/2022

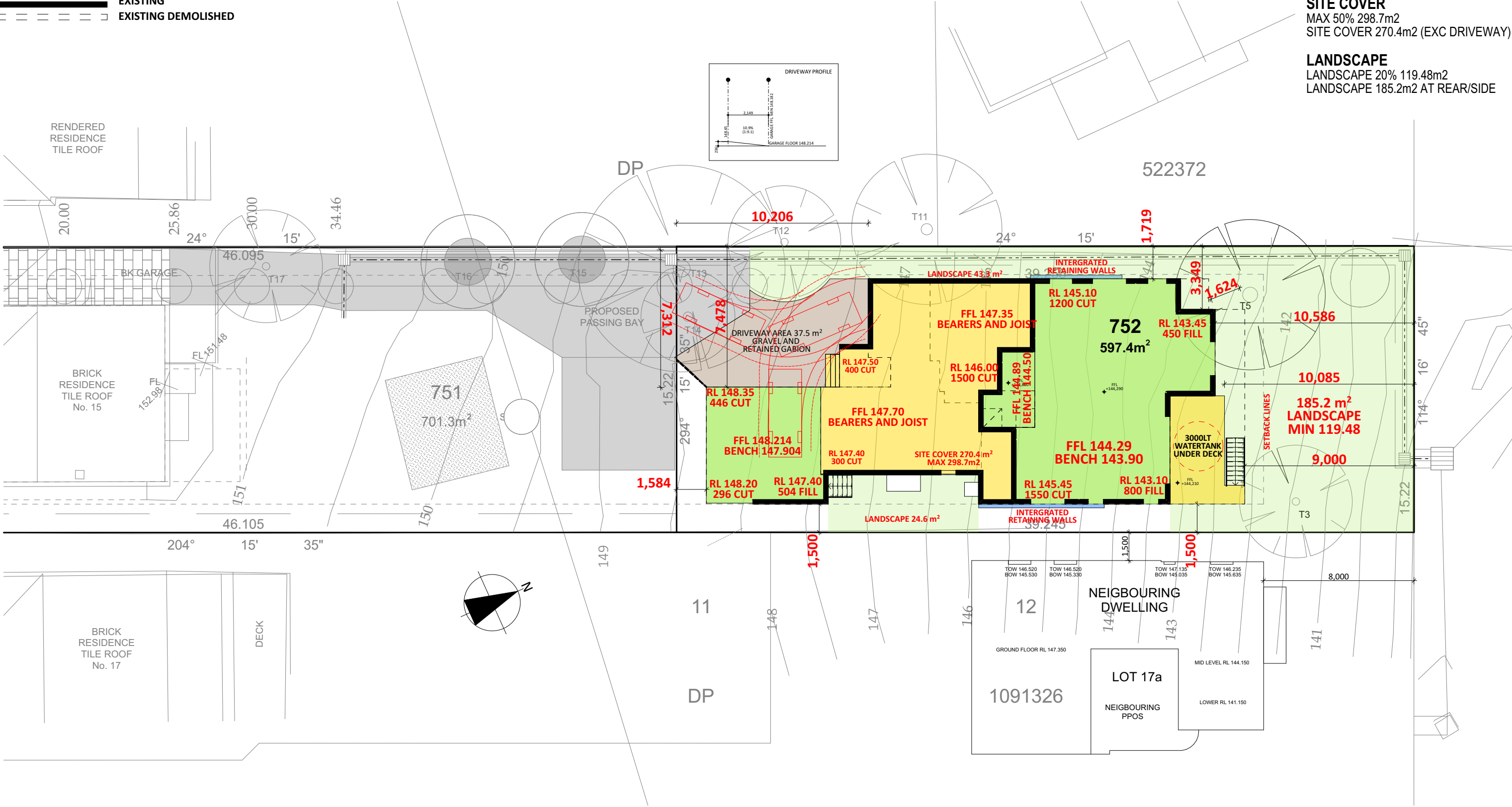


- LEGEND**
- PROPOSED TIMBER/CLADDING
  - PROPOSED CONCRETE
  - PROPOSED STEEL
  - PROPOSED BRICKWORK
  - EXISTING
  - EXISTING DEMOLISHED

**FLOOR SPACE RATIO**  
MAX FSR 330m2  
LOWER FLOOR 114.9m2  
UPPER FLOOR 200.1m2  
**TOTAL 314.9m2**

**SITE COVER**  
MAX 50% 298.7m2  
SITE COVER 270.4m2 (EXC DRIVEWAY)

**LANDSCAPE**  
LANDSCAPE 20% 119.48m2  
LANDSCAPE 185.2m2 AT REAR/SIDE



**SITE PLAN**  
SCALE: 1:200



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**SITE PLAN**

Rev:	AMENDMENT:	BY:	DATE:

CLIENT:  
**MR MOHIT SAHNI**

SITE ADDRESS:  
**LOT 75 DP660810, No.15  
POMONA ST  
PENNANT HILLS, NSW 2120**

DEVELOPMENT APP			
DRAWN: DG	DATE: 6/01/2022	Rev: L	
SCALE: 1:200	CHECKED: DG		
SHEET: 3	JOB No: 10064		

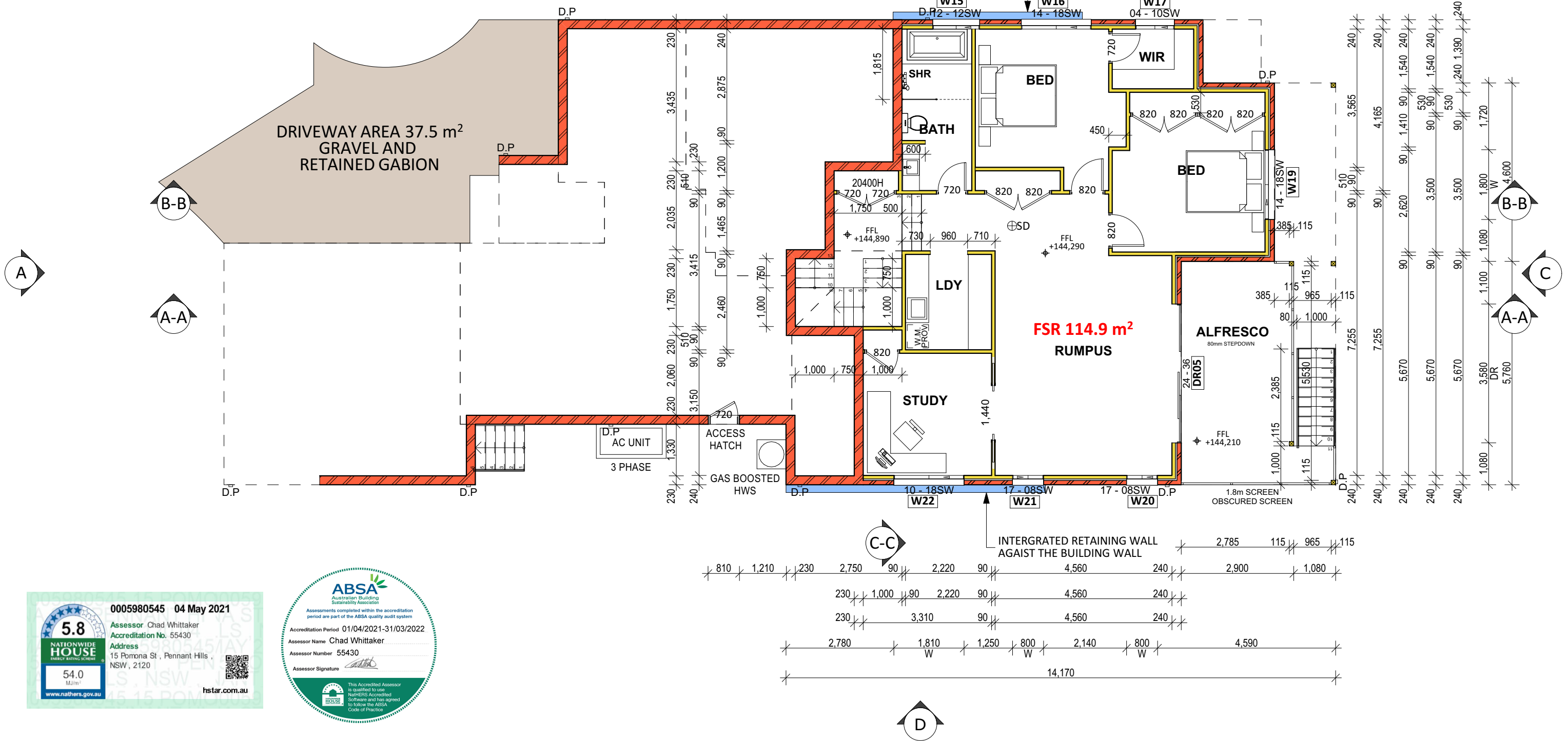


- LEGEND**
- PROPOSED TIMBER/CLADDING
  - PROPOSED CONCRETE
  - PROPOSED STEEL
  - PROPOSED BRICKWORK
  - EXISTING
  - EXISTING DEMOLISHED

**CONSTRUCTION TO COMPLY  
WITH BUSHFIRE BAL LOW**

**PROPOSED FLOOR AREAS**

1 PROPOSED LOWER FLOOR	114.93
2 PROPOSED LOWER ALFRESCO	17.78
3 PROPOSED CARPORT	38.55
3 PROPOSED UPPER FLOOR	200.13
4 PROPOSED VOID	5.16
5 PROPOSED PORCH	5.33
6 PROPOSED BALCONY	32.64
	<b>414.52 m<sup>2</sup></b>



**LOWER FLOOR PLAN**

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	<b>DEVELOPMENT APP</b>		
				MR MOHIT SAHNI	DRAWN:	DATE:	Rev:
					DG	6/01/2022	L
				SITE ADDRESS:	SCALE:	CHECKED:	
				LOT 75 DP660810, No.15	1:100	DG	
				POMONA ST	SHEET:	JOB No:	
				PENNANT HILLS, NSW 2120	4	10064	

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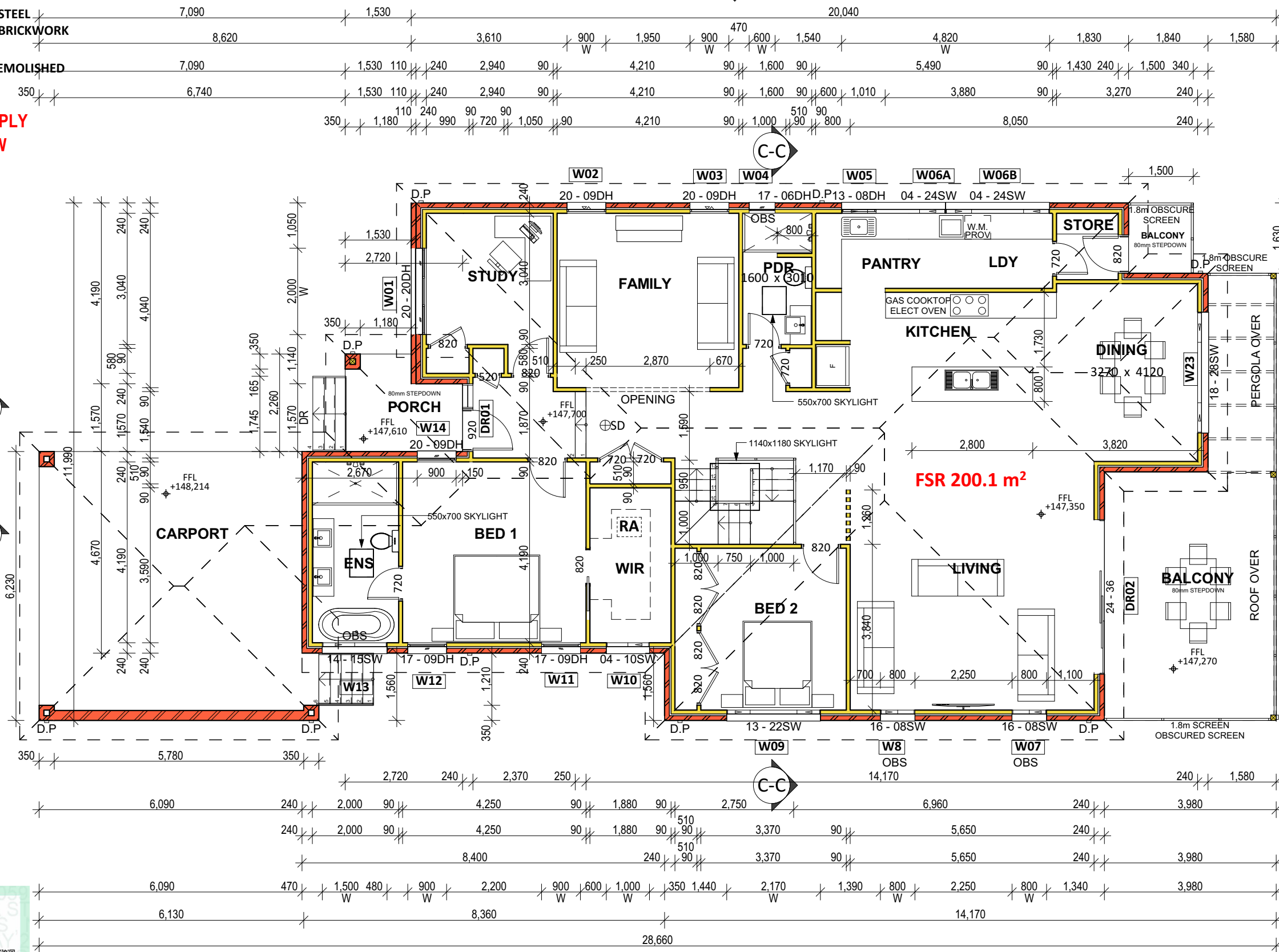
## LEGEND

	PROPOSED TIMBER/CLADDING
	PROPOSED CONCRETE
	PROPOSED STEEL
	PROPOSED BRICKWORK
	EXISTING
	EXISTING DEMOLISHED

CONSTRUCTION TO COMPLY  
WITH BUSHFIRE BAL LOW

## PROPOSED FLOOR AREAS

1 PROPOSED LOWER FLOOR	114.93
2 PROPOSED LOWER ALFRESCO	17.78
3 PROPOSED CARPORT	38.55
4 PROPOSED UPPER FLOOR	200.13
5 PROPOSED VOID	5.16
6 PROPOSED PORCH	5.33
6 PROPOSED BALCONY	32.64
	<b>414.52 m²</b>



## NOTE:

ALL CONSTRUCTION TO COMPLY WITH  
AS STANDARDS AND NCC.

CONSTRUCTION TO COMPLY WITH  
ENGINEERING DETAILS

2400H INTERNAL DOORS

⊕SD = SMOKE ALARM



## UPPER FLOOR PLAN

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	DEVELOPMENT APP		
				MR MOHIT SAHNI	DRAWN:	DATE:	Rev:
					DG	6/01/2022	L
				SITE ADDRESS:	SCALE:	CHECKED:	
				LOT 75 DP660810, No.15	1:100, 1:1	DG	
				POMONA ST	SHEET:	JOB No:	
				PENNANT HILLS, NSW 2120	5	10064	



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**LEGEND**

PROPOSED TIMBER/CLADDING

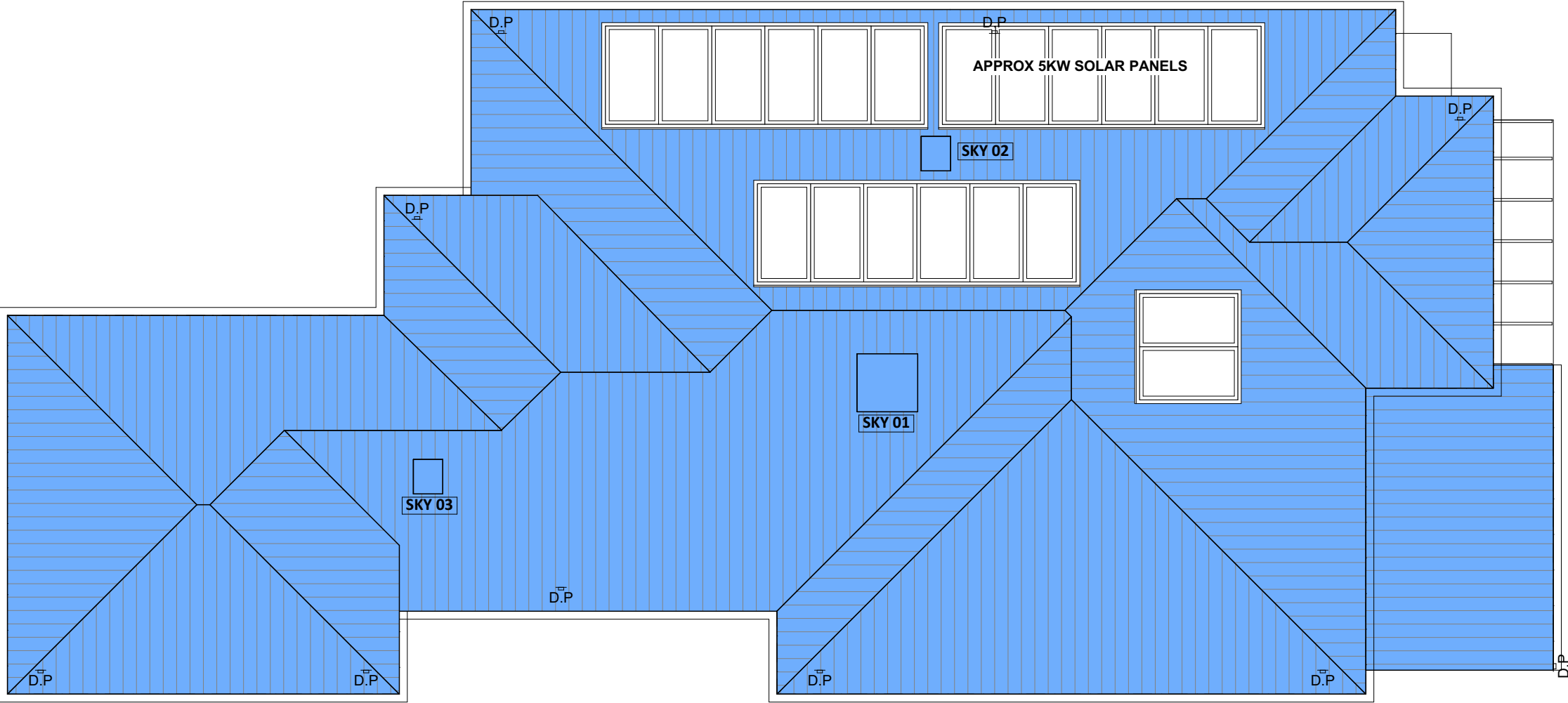
PROPOSED CONCRETE

PROPOSED STEEL

PROPOSED BRICKWORK


EXISTING

EXISTING DEMOLISHED



ROOF PLAN

SCALE: 1:100

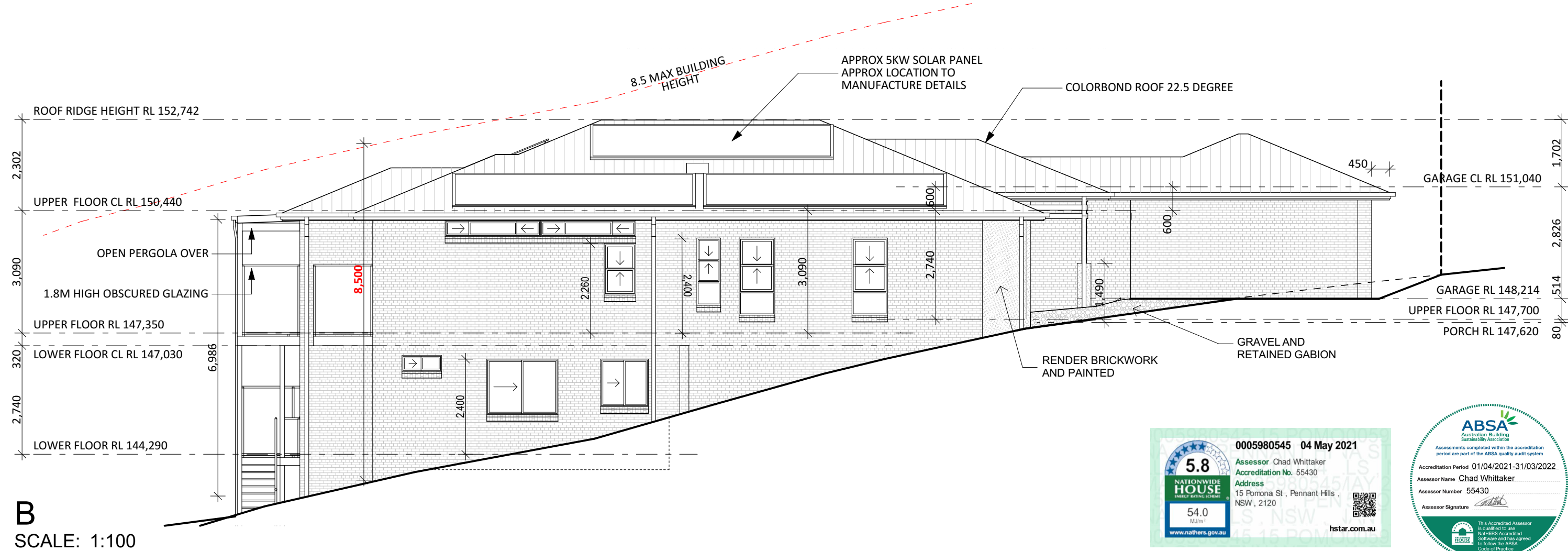
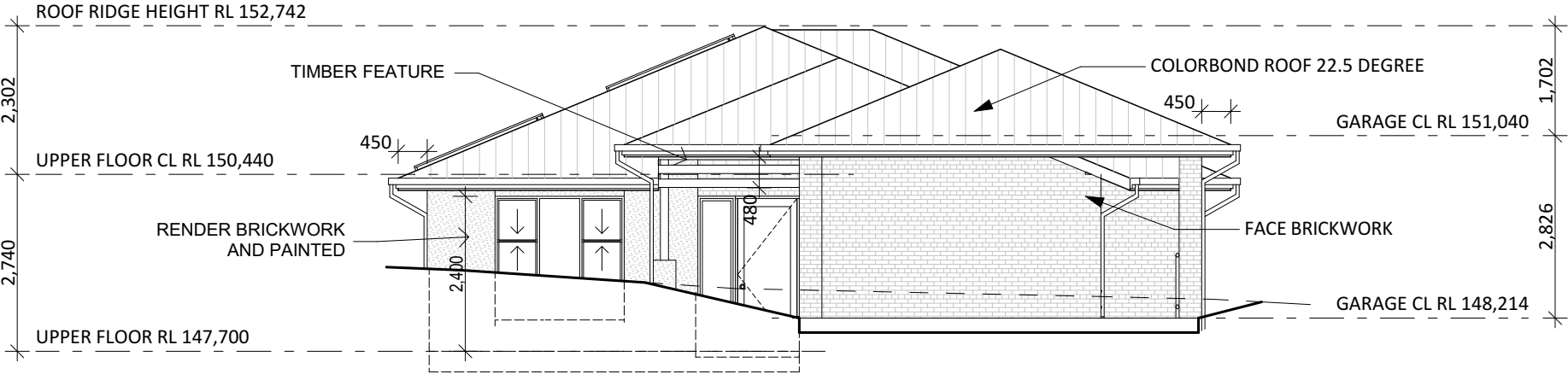
<div><div>TECQ   EDGE</div><div>design and drafting</div></div> <div>Email: dgrgic@tecqedge.com.au 8 Lennox St Colyton Phone: 0433476181 © TecqEdge 2016</div>	<div>DISCLAIMER</div> <div>THIS DOCUMENTATION HAS BEEN CREATED WITH UTMOST DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CUSTOMER AND DESIGN PROVIDED. HOWEVER COMPLETE ACCURACY CANNOT BE GUARANTEED. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DOCUMENTATION.</div> <div>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div> <div>ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN.</div>	ROOF PLAN				Rev:	AMENDMENT:	BY:	DATE:	CLIENT: MR MOHIT SAHNI	DEVELOPMENT APP						
										SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120	DRAWN: DG	DATE: 6/01/2022	Rev: L				
											SCALE: 1:100 @ A3	CHECKED: DG					
										SHEET: 6	JOB No: 10064						



LEGEND

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED

A  
SCALE: 1:100



B  
SCALE: 1:100

5.8  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
54.0  
Mums  
www.nathers.gov.au

0005980545 04 May 2021  
Assessor Chad Whittaker  
Accreditation No. 55430  
Address  
15 Pomona St, Pennant Hills,  
NSW, 2120  
hstar.com.au

ABSA  
Australian Building  
Sustainability Association  
Assessments completed within the accreditation  
period are part of the ABSA quality audit system

Accreditation Period 01/04/2021-31/03/2022  
Assessor Name Chad Whittaker  
Assessor Number 55430  
Assessor Signature

This Accredited Assessor  
is qualified to use  
NahERS Accredited  
Software and has agreed  
to follow the ABSA  
Code of Practice

ELEVATIONS

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:
				MR MOHIT SAHNI
				SITE ADDRESS:
				LOT 75 DP660810, No.15
				POMONA ST
				PENNANT HILLS, NSW 2120

DEVELOPMENT APP

DRAWN:	DATE:	Rev:
DG	6/01/2022	L
SCALE:	CHECKED:	
1:100	DG	
SHEET:	JOB No:	
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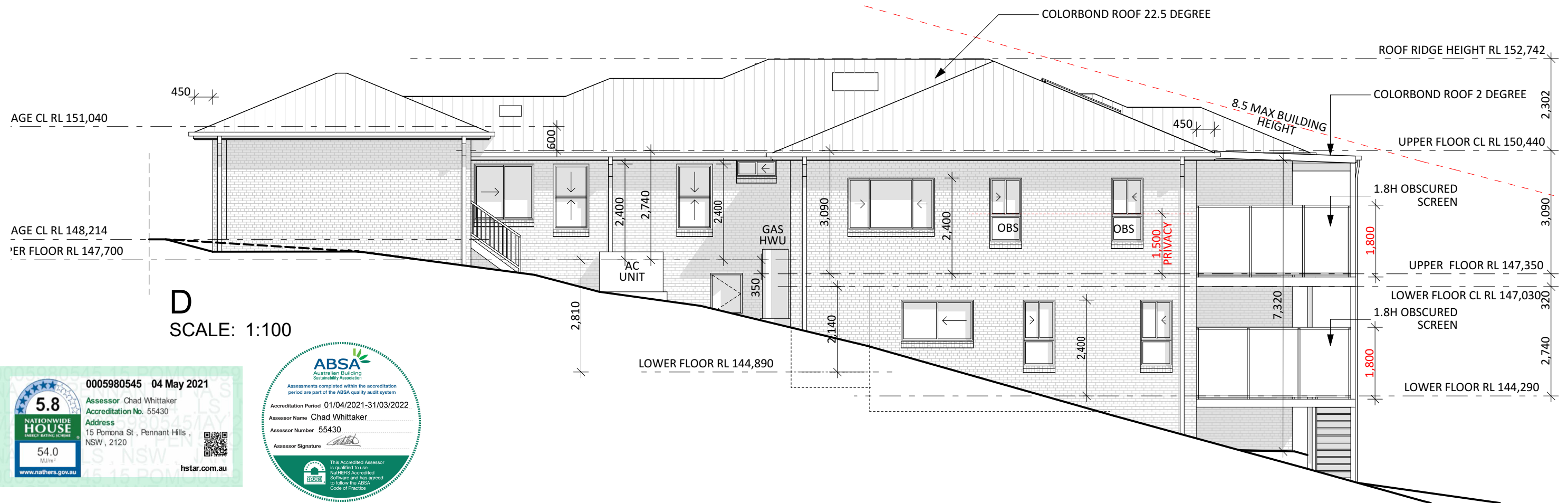
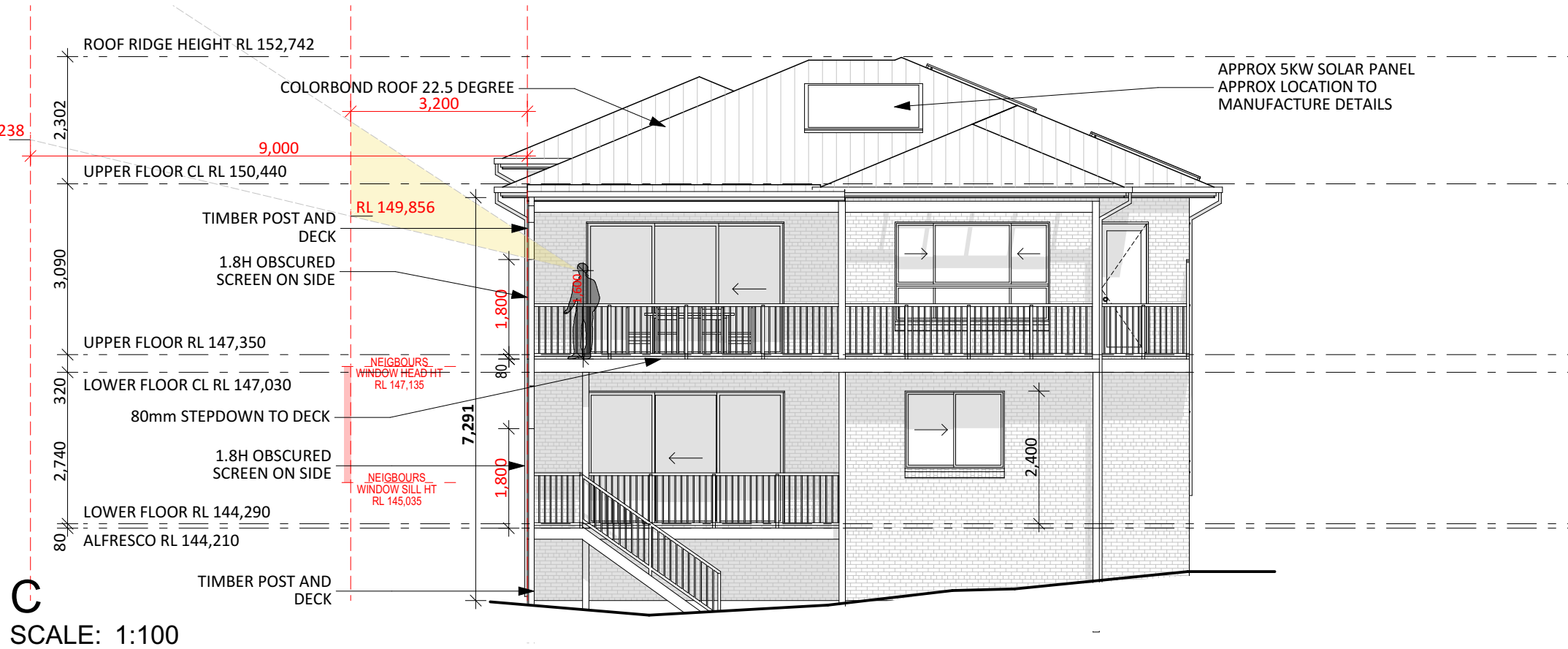
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

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## LEGEND

	PROPOSED TIMBER/CLADDING
	PROPOSED CONCRETE
	PROPOSED STEEL
	PROPOSED BRICKWORK
	EXISTING
	EXISTING DEMOLISHED



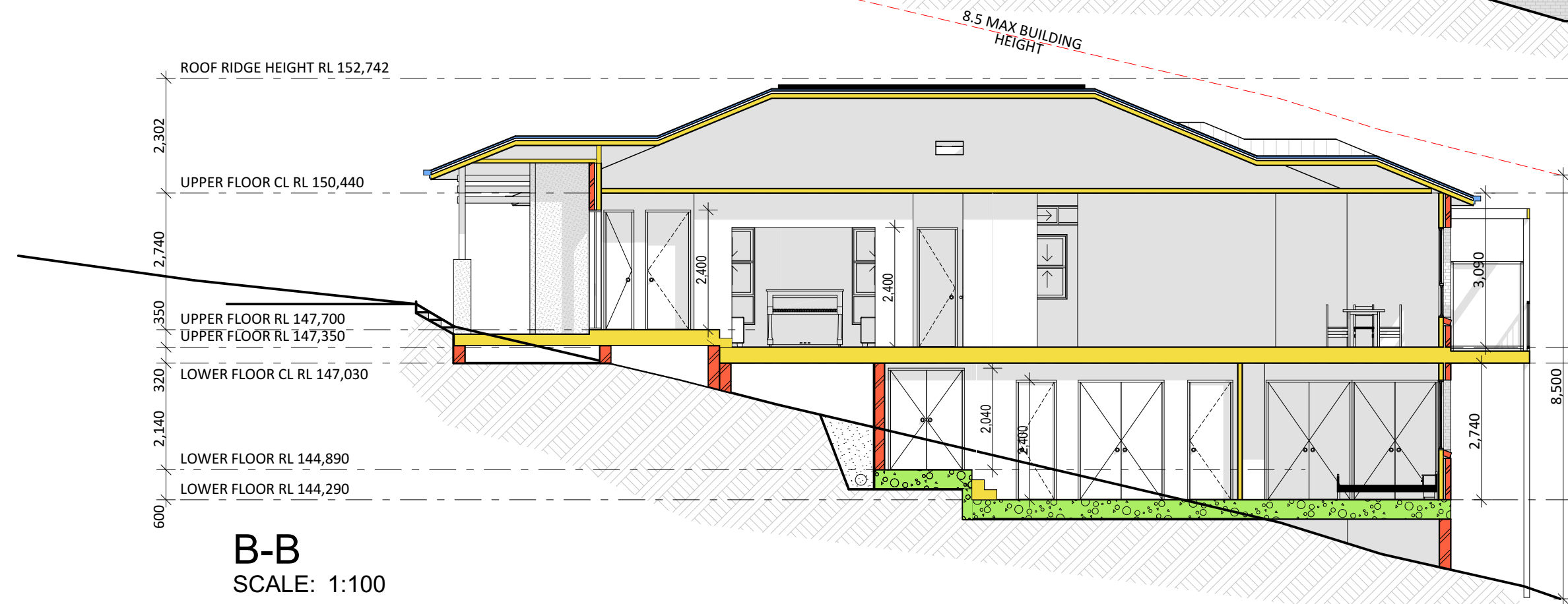
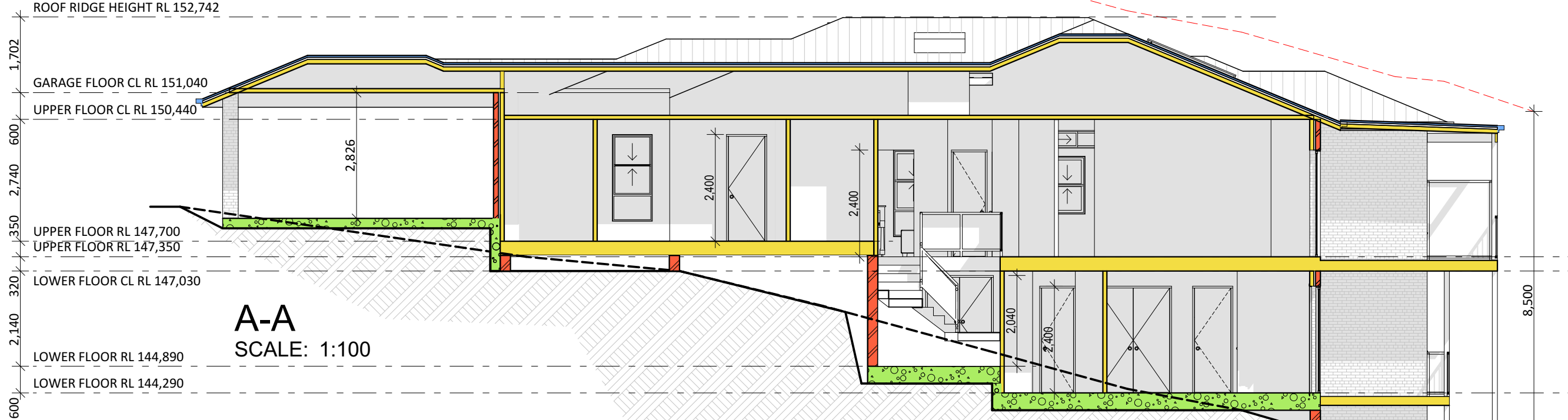
## ELEVATIONS

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	DEVELOPMENT APP		
				MR MOHIT SAHNI	DRAWN: DG	DATE: 6/01/2022	Rev: L
				SITE ADDRESS:	SCALE: 1:100 @ A3	CHECKED: DG	
				LOT 75 DP660810, No.15 POMONA ST	SHEET: 8	JOB No: 10064	
				PENNANT HILLS, NSW 2120			



LEGEND

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED



SECTION

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	DEVELOPMENT APP		
				MR MOHIT SAHNI	DRAWN:	DATE:	Rev:
					DG	6/01/2022	L
				SITE ADDRESS:	SCALE:	CHECKED:	
				LOT 75 DP660810, No.15	1:100 @ A3	DG	
				POMONA ST	SHEET:	JOB No:	
				PENNANT HILLS, NSW 2120	9	10064	



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LEGEND

PROPOSED TIMBER/CLADDING

PROPOSED CONCRETE

PROPOSED STEEL

PROPOSED BRICKWORK

EXISTING


EXISTING DEMOLISHED

WINDOW/DOOR LIST											
WINDOW/ DOOR	DR01	DR02	DR04	DR05	W01	W02	W03	W04	W05	W06A	W06B
ELEVATION											
WIDTH	920	3,580	820	3,580	2,000	900	900	600	800	2,410	2,410
HEIGHT	2,400	2,400	2,400	2,400	1,950	1,950	1,950	1,700	1,300	400	400
AREA	2.21	8.59	1.97	8.59	3.90	1.76	1.76	1.02	1.04	0.96	0.96

WINDOW/DOOR LIST														
WINDOW/ DOOR	W07	W8	W09	W10	W11	W12	W13	W14	W15	W16	W17	W19	W20	W21
ELEVATION														
WIDTH	800	800	2,170	1,000	900	900	1,500	900	1,210	1,800	1,000	1,800	800	800
HEIGHT	1,600	1,600	1,300	400	1,650	1,650	1,400	1,950	1,200	1,400	400	1,400	1,650	1,650
AREA	1.28	1.28	2.82	0.40	1.49	1.49	2.10	1.76	1.45	2.52	0.40	2.52	1.32	1.32

WINDOW/DOOR LIST		
WINDOW/ DOOR	W22	W23
ELEVATION		
WIDTH	1,810	2,800
HEIGHT	1,030	1,800
AREA	1.86	5.04

SKYLIGHTS LIST			
WINDOW/ DOOR	SKY 01	SKY 02	SKY 03
PLAN			
HEIGHT x WIDTH	1,140×1,180	550×700	550×700
AREA	1.35	0.39	0.39



design and drafting

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WINDOW/DOOR SCHEDULE

Rev:	AMENDMENT:	BY:	DATE:

CLIENT:  
MR MOHIT SAHNI

SITE ADDRESS:  
LOT 75 DP660810, No.15  
POMONA ST  
PENNANT HILLS, NSW 2120

DEVELOPMENT APP

DRAWN: DG

SCALE: @ A3

SHEET: 10

DATE: 6/01/2022

CHECKED: DG

JOB No: 10064

Rev: L

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# BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Single Dwelling

Certificate number: 1196401S




This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Tuesday, 04 May 2021  
To be valid, this certificate must be lodged within 3 months of the date of issue.



## Description of project

Project address	
Project name	PomonaSt,PennantHills2LvDwell
Street address	15 Pomona Street Pennant Hills 2120
Local Government Area	Hornsby Shire Council
Plan type and plan number	Deposited Plan 660810
Lot no.	75
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m²)	597
Roof area (m²)	318
Conditioned floor area (m2)	280.0
Unconditioned floor area (m2)	18.2
Total area of garden and lawn (m2)	179

Project summary		
Project name	PomonaSt,PennantHills2LvDwell	
Street address	15 Pomona Street Pennant Hills 2120	
Local Government Area	Hornsby Shire Council	
Plan type and plan number	deposited 660810	
Lot no.	75	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	 44	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 89	Target 50

Assessor details and thermal loads		
Assessor number	55430	
Certificate number	0005980545	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	18	
Area adjusted heating load (MJ/m²·year)	36	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 44	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 89	Target 50



## Nationwide House Energy Rating Scheme NatHERS Certificate No. 0005980545

Generated on 04 May 2021 using BERS Pro v4.4.0.3 (3.21)

### Property

Address	15 Pomona St , Pennant Hills , NSW , 2120
Lot/DP	75/660810
NCC Class*	1A
Type	New Dwelling

### Plans

Main Plan	Mr Mohit Sahni
Prepared by	Darko Grgic TECQ Edge

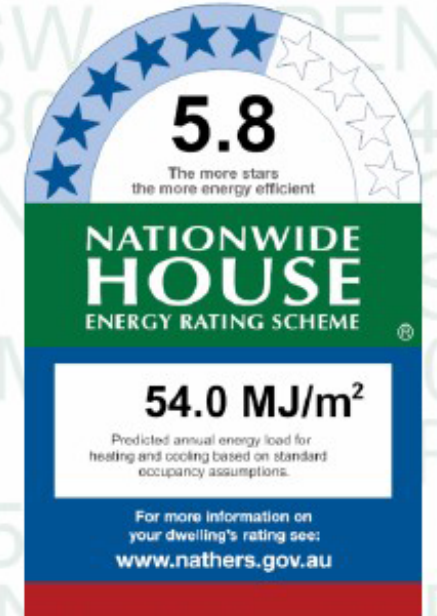
### Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned*	272.0
Unconditioned*	17.0
Total	290.0
Garage	0.0
Suburban	
NatHERS climate zone 56	



### Accredited assessor

Name	Chad Whittaker
Business name	Dartecha Design
Email	cw@dartechadesign.com.au
Phone	0439 622 809
Accreditation No.	55430
Assessor Accrediting Organisation	ABSA
Declaration of interest	None



### Thermal performance

Heating	Cooling
36.2 MJ/m²	17.7 MJ/m²

### About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=kMulkwGD](https://hstar.com.au/QR/Generate?p=kMulkwGD). When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)



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## BASIX REQUIREMENTS

Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	DEVELOPMENT APP		
				MR MOHIT SAHNI	DRAWN: DG	DATE: 6/01/2022	Rev: L
				SITE ADDRESS:	SCALE: @ A3	CHECKED: DG	
				LOT 75 DP660810, No.15	SHEET: 11	JOB No: 10064	
				POMONA ST			
				PENNANT HILLS, NSW 2120			





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## SITE ANALYSIS PLAN

Rev:	AMENDMENT:	BY:	DATE:

CLIENT:  
**MR MOHIT SAHNI**

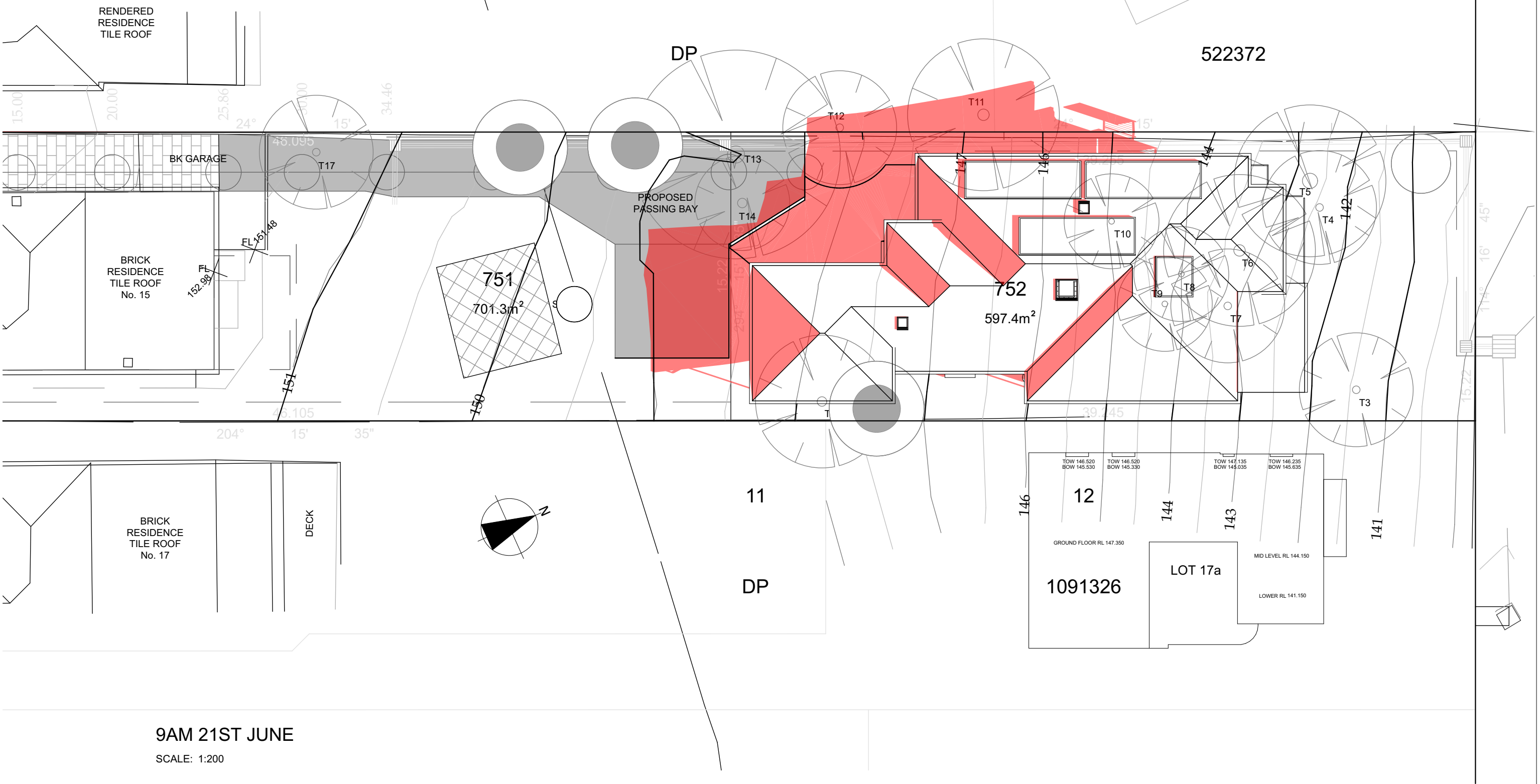
SITE ADDRESS:  
**LOT 75 DP660810, No.15  
POMONA ST  
PENNANT HILLS, NSW 2120**

DEVELOPMENT APP		
DRAWN: DG	DATE: 6/01/2022	Rev: L
SCALE: 1:200	CHECKED: DG	
SHEET: 12	JOB No: 10064	



**LEGEND**

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED



9AM 21ST JUNE  
SCALE: 1:200



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SHADOWS 9AM 21st JUNE

Rev:	AMENDMENT:	BY:	DATE:

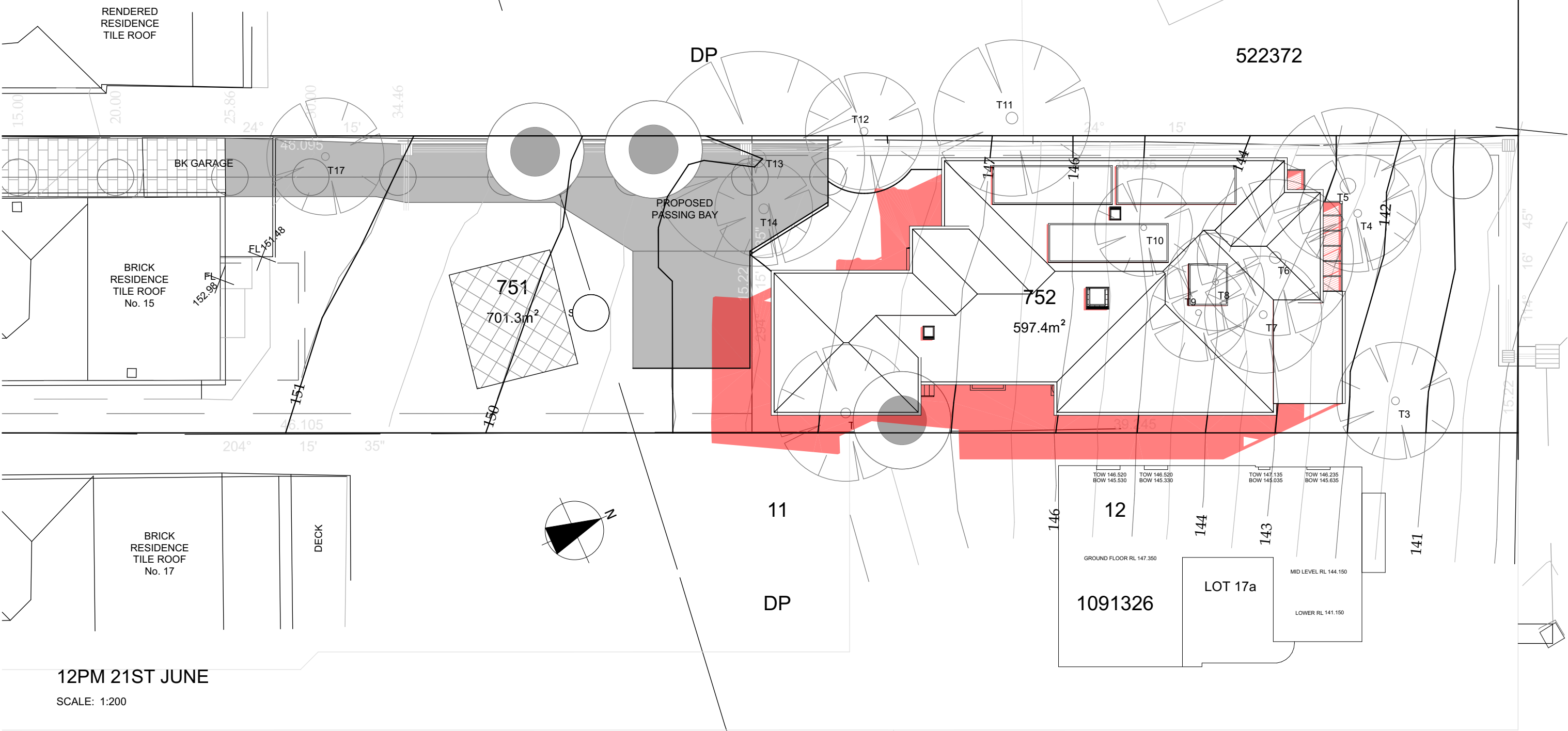
CLIENT: MR MOHIT SAHNI
SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120

DEVELOPMENT APP			
DRAWN: DG	DATE: 6/01/2022	Rev: L	
SCALE: 1:200	CHECKED: DG		
SHEET: 13	JOB No: 10064		



**LEGEND**

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED



12PM 21ST JUNE  
SCALE: 1:200



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SHADOWS 12PM 21st JUNE

Rev:	AMENDMENT:	BY:	DATE:

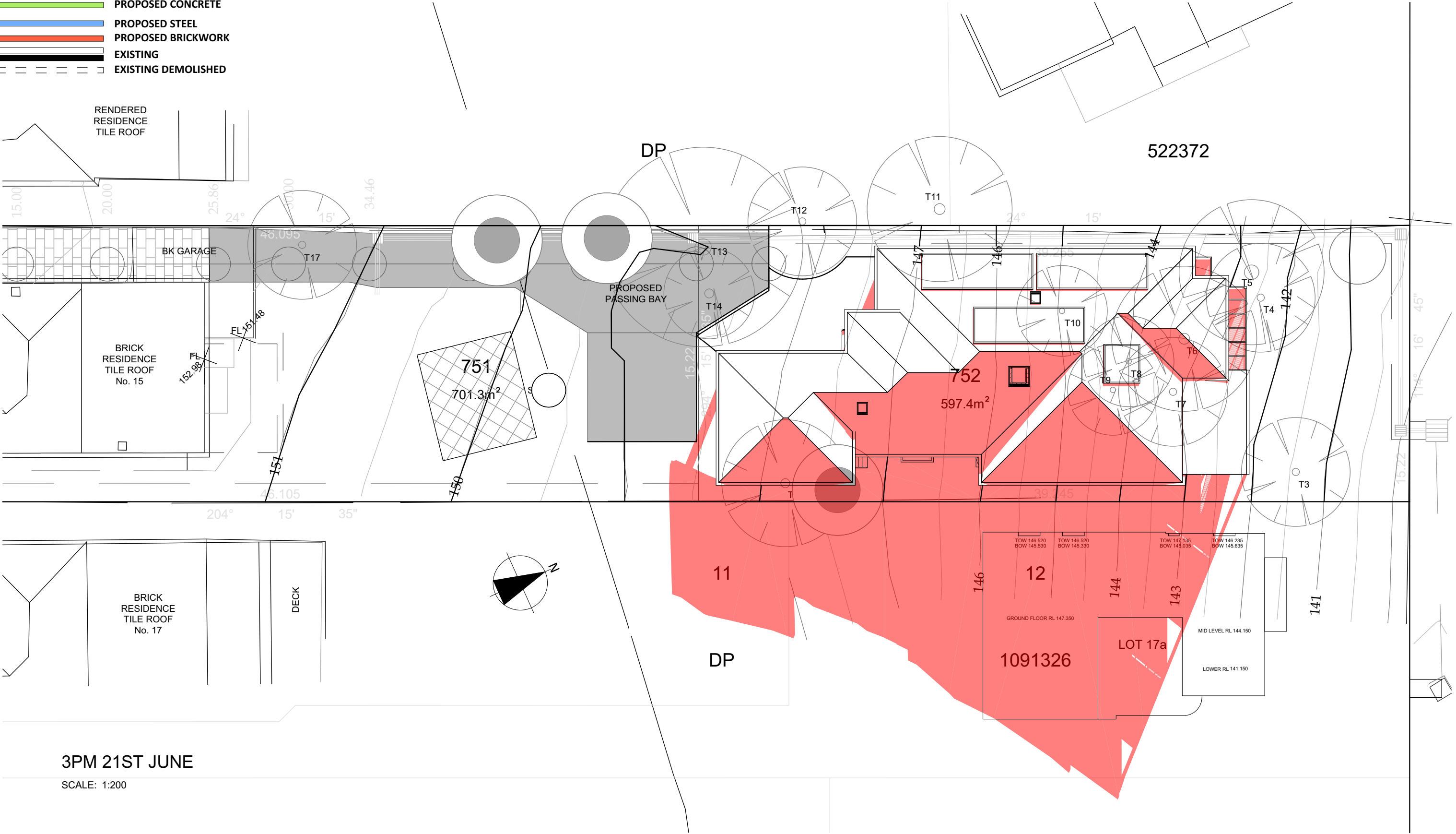
CLIENT: MR MOHIT SAHNI
SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120

DEVELOPMENT APP		
DRAWN: DG	DATE: 6/01/2022	Rev: L
SCALE: 1:200	CHECKED: DG	
SHEET: 14	JOB No: 10064	



**LEGEND**

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED



3PM 21ST JUNE  
SCALE: 1:200



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SHADOWS 3PM 21st JUNE

Rev:	AMENDMENT:	BY:	DATE:

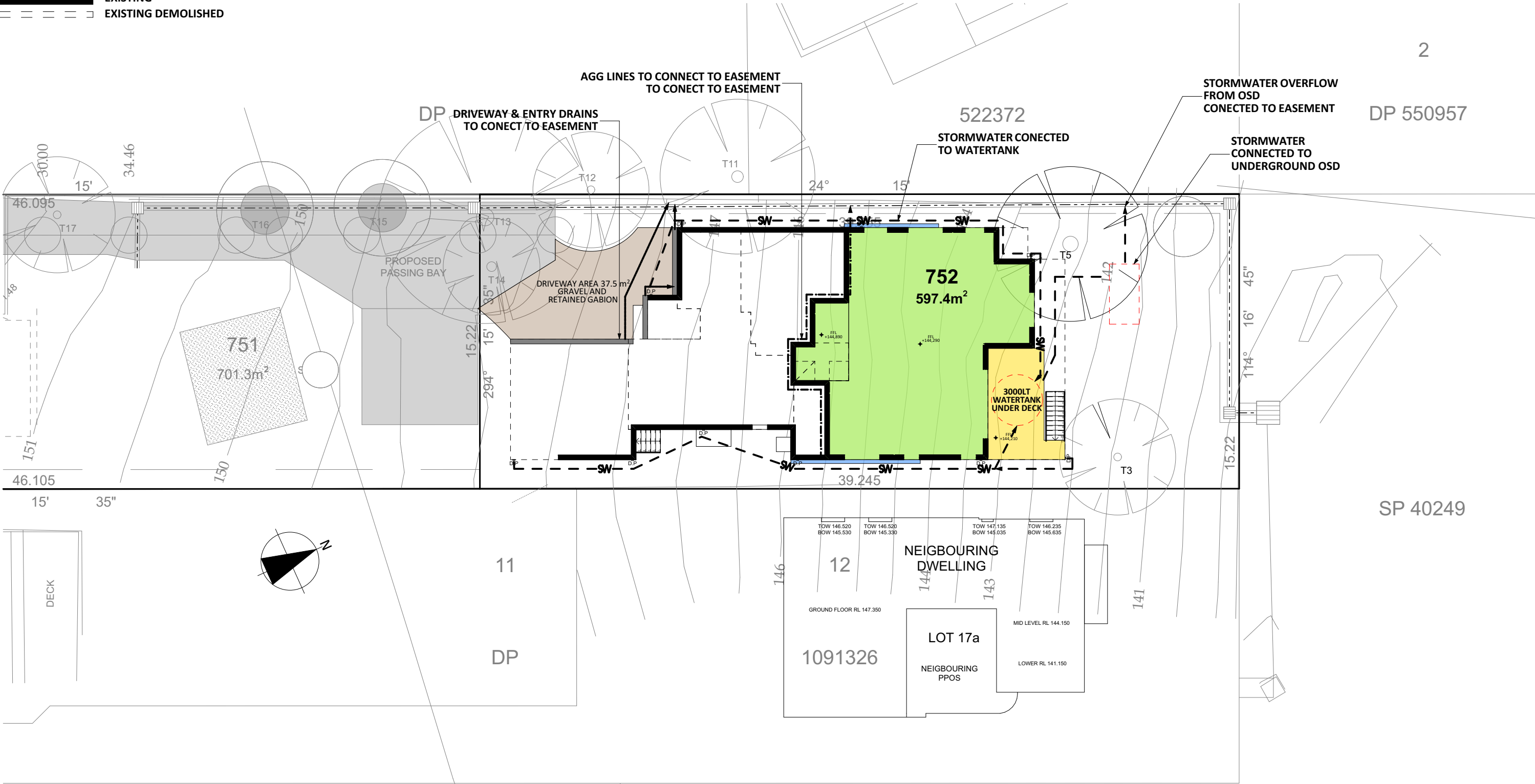
CLIENT: MR MOHIT SAHNI
SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120

DEVELOPMENT APP		
DRAWN: DG	DATE: 6/01/2022	Rev: L
SCALE: @ A3 1:200	CHECKED: DG	
SHEET: 15	JOB No: 10064	



**LEGEND**

- PROPOSED TIMBER/CLADDING
- PROPOSED CONCRETE
- PROPOSED STEEL
- PROPOSED BRICKWORK
- EXISTING
- EXISTING DEMOLISHED



**STORMWATER PLAN**  
SCALE: 1:200



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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.  
  
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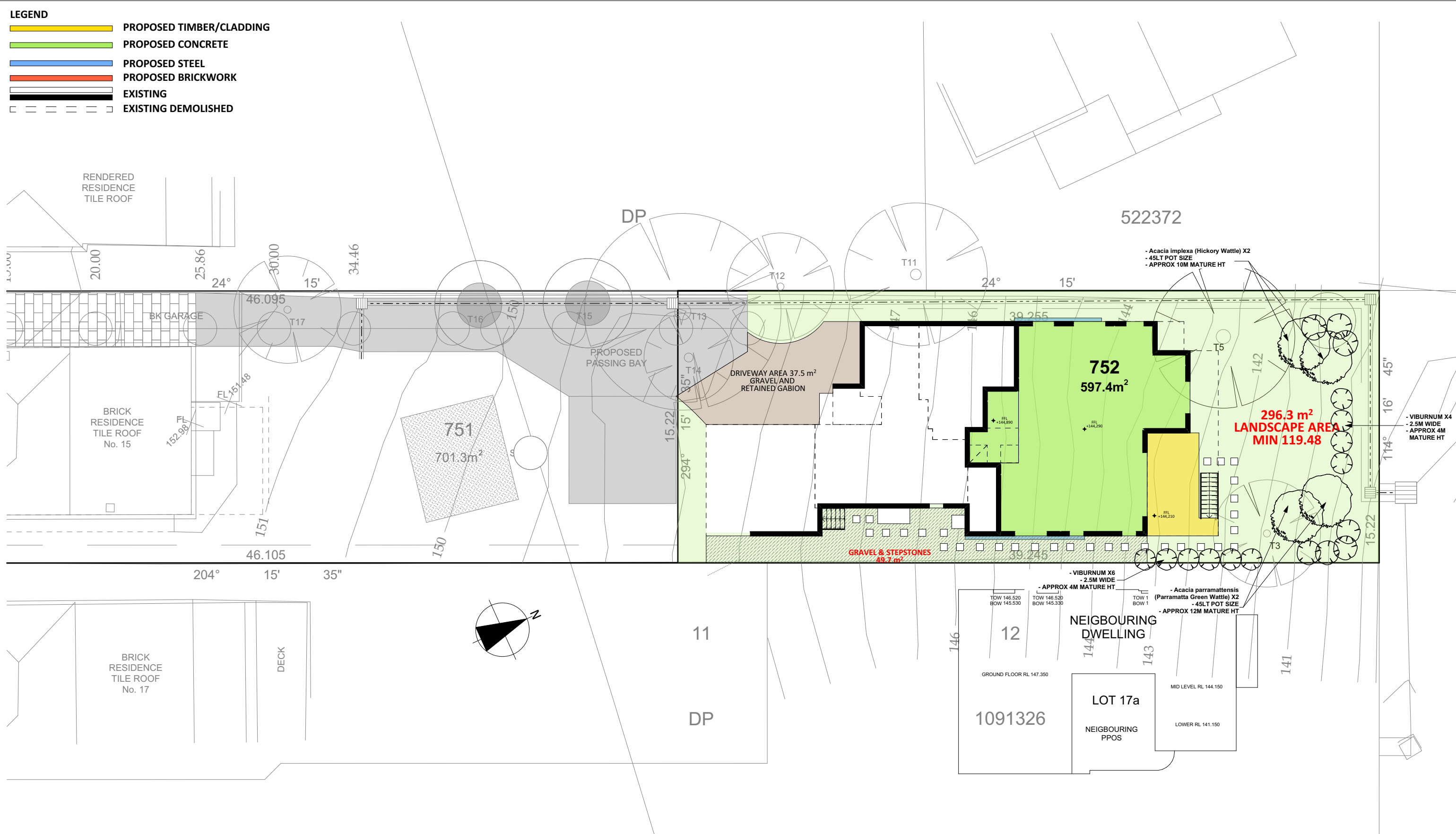
**CONCEPT  
STORMWATER PLAN**

Rev:	AMENDMENT:	BY:	DATE:

CLIENT:  
**MR MOHIT SAHNI**  
  
SITE ADDRESS:  
**LOT 75 DP660810, No.15  
POMONA ST  
PENNANT HILLS, NSW 2120**

DEVELOPMENT APP		
DRAWN: DG	DATE: 6/01/2022	Rev: L
SCALE: 1:200	CHECKED: DG	
SHEET: 16	JOB No: 10064	











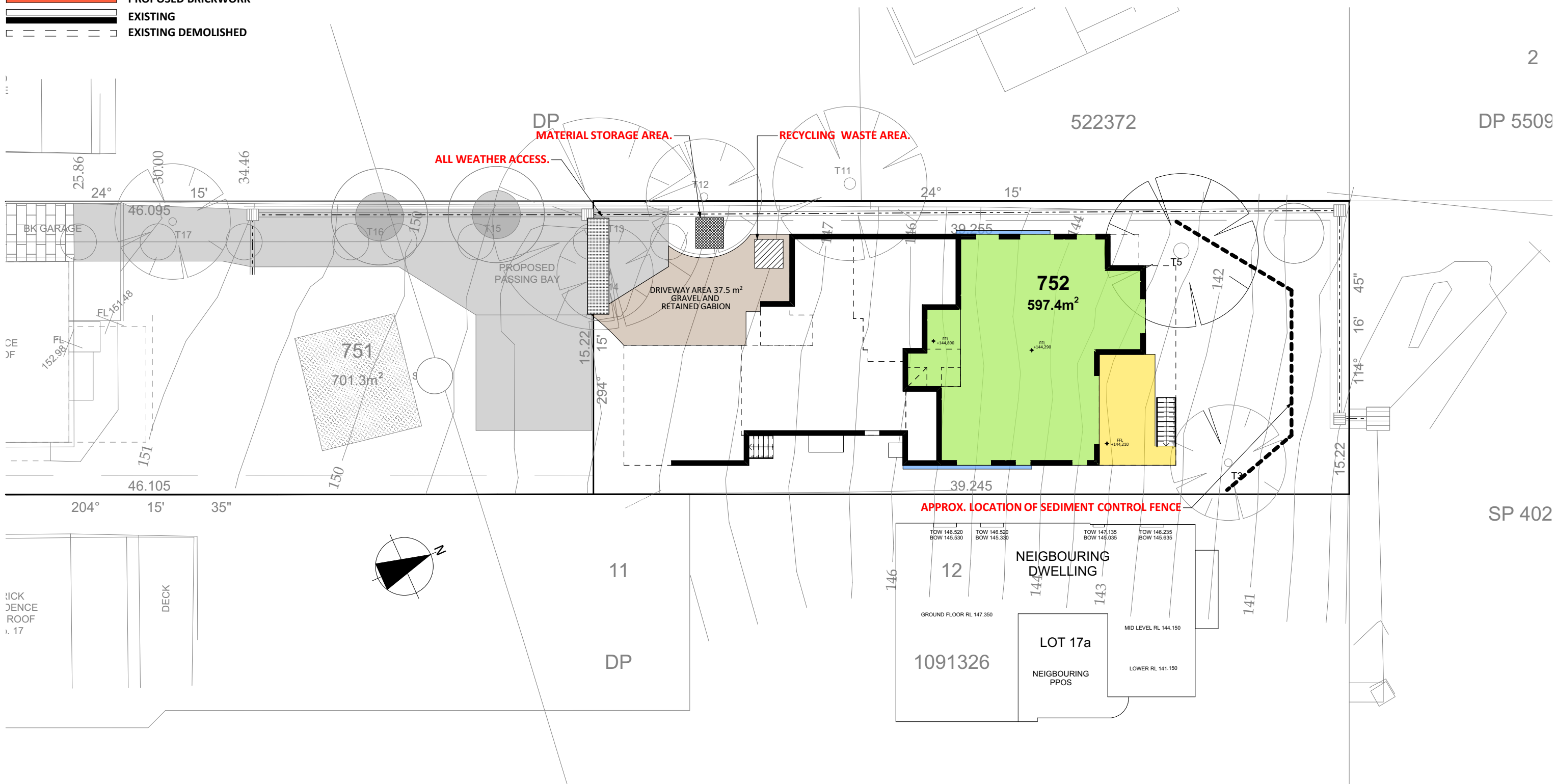
## LANDSCAPE PLAN

SCALE: 1:200

<div><p>TECQ   EDGE design and drafting</p></div> <div>Email: dgrgic@tecqedge.com.au 8 Lennox St Colyton Phone: 0433476181 © TecqEdge 2016</div>	<div>DISCLAIMER THIS DOCUMENTATION HAS BEEN CREATED WITH UTMOST DUE CARE AND TO THE REQUIREMENTS SPECIFIED BY THE CUSTOMER AND DESIGN PROVIDED. HOWEVER COMPLETE ACCURACY CANNOT BE GUARANTEED. NO LIABILITY WILL BE ACCEPTED FOR ANY LOSS OR DAMAGE INCURRED THROUGH THE USE OF THIS DOCUMENTATION.</div> <div>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div> <div>ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN.</div>	CONCEPT LANDSCAPE PLAN				Rev:	AMENDMENT:	BY:	DATE:	CLIENT: MR MOHIT SAHNI	DEVELOPMENT APP		
										SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120	DRAWN: DG	DATE: 6/01/2022	Rev: L
											SCALE: 1:200 @ A3	CHECKED: DG	
										SHEET: 17	JOB No: 10064		



 PROPOSED TIMBER/CLADDING  
 PROPOSED CONCRETE  
 PROPOSED STEEL  
 PROPOSED BRICKWORK  
 EXISTING  
 EXISTING DEMOLISHED



SCALE: 1:200



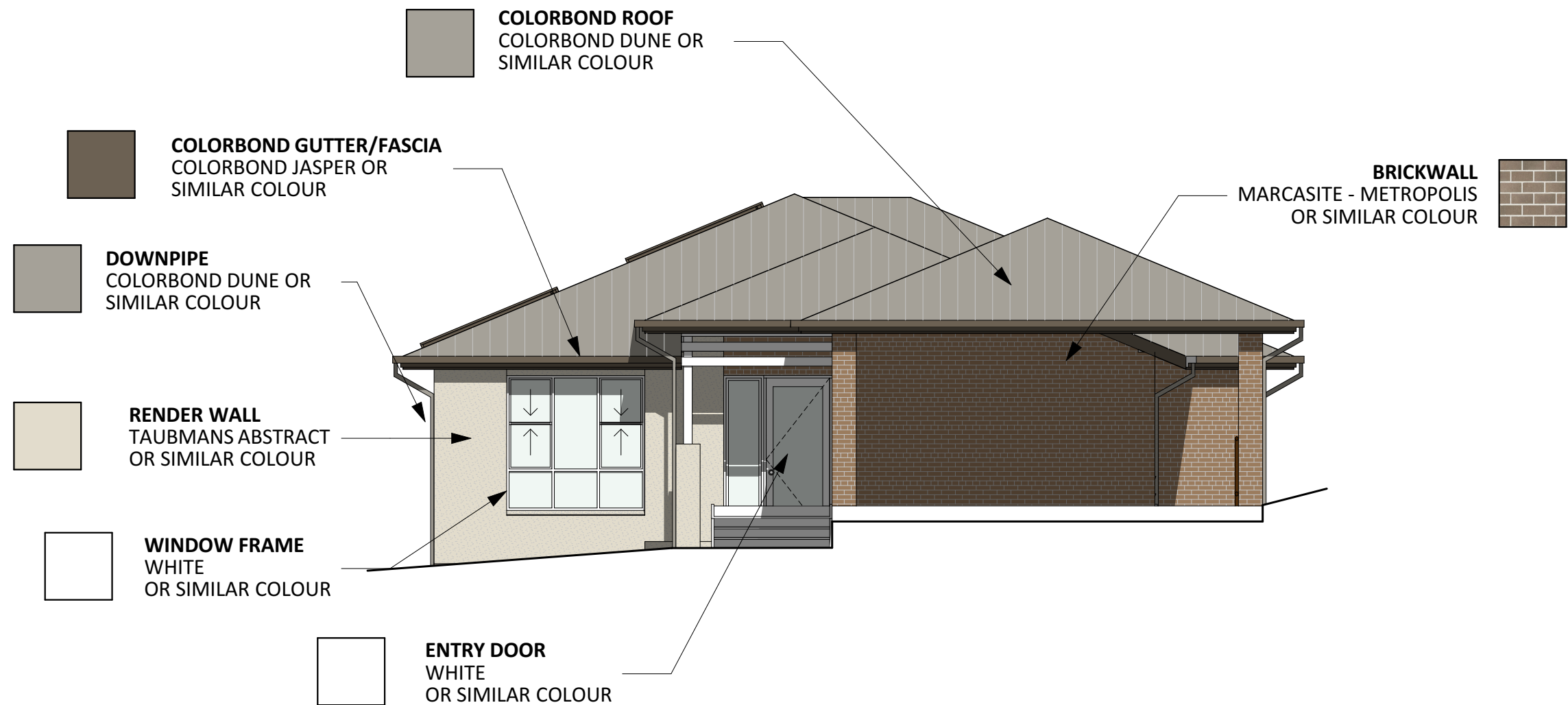
ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN.

# SITE MANAGMENT, EROSION AND SEDIMENT CONTROL PLAN

Rev:	AMENDMENT:	BY:	DATE:	CLIENT: MR MOHIT SAHNI	DEVELOPMENT APP		
				SITE ADDRESS: LOT 75 DP660810, No.15 POMONA ST PENNANT HILLS, NSW 2120	DRAWN: DG	DATE: 6/01/2022	Rev:
					SCALE: 1:200	@ A3 CHECKED: DG	L
					SHEET: 18	JOB No: 10064	

PLN FILE SAVED 8:25 AM 6/01/2022





## COLOR SCHEDULE

SCALE: 1:75

## COLOUR SCHEDULE

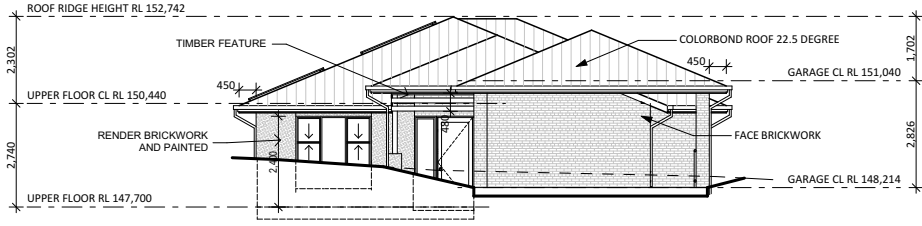
Rev:	AMENDMENT:	BY:	DATE:	CLIENT:	DEVELOPMENT APP		
				MR MOHIT SAHNI	DRAWN: DG	DATE: 6/01/2022	Rev: L
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				LOT 75 DP660810, No.15 POMONA ST	SHEET: 19	JOB No: 10064	
				PENNANT HILLS, NSW 2120			



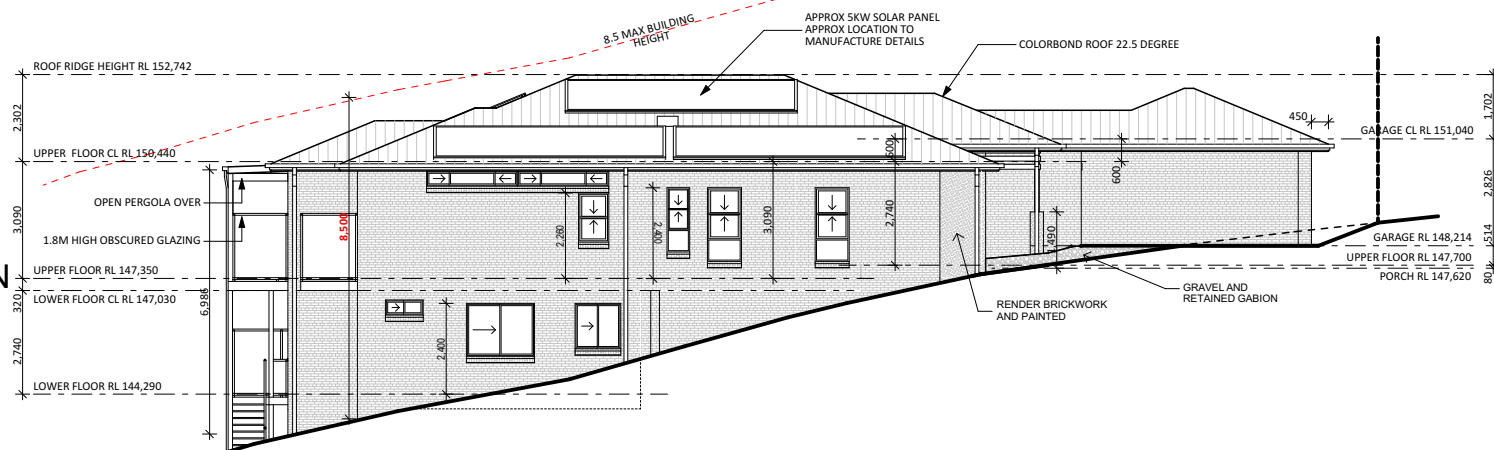
- LEGEND**
- PROPOSED TIMBER/CLADDING
  - PROPOSED CONCRETE
  - PROPOSED STEEL
  - PROPOSED BRICKWORK
  - EXISTING
  - EXISTING DEMOLISHED



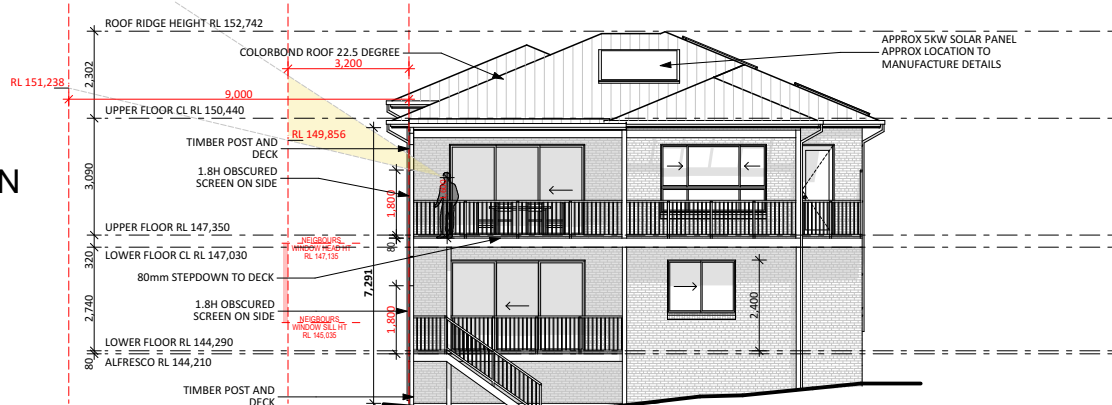
ELEVATION A



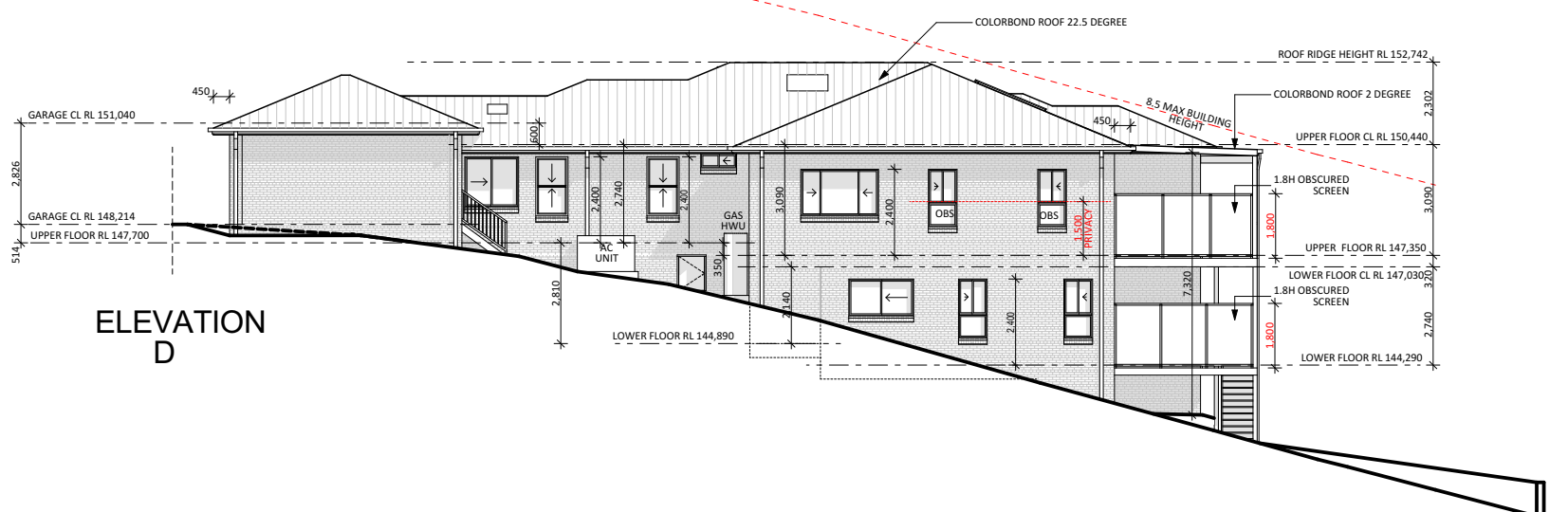
ELEVATION B



ELEVATION C



ELEVATION D



NOTIFICATION PLAN

Rev:	AMENDMENT:	BY:	DATE:

CLIENT:  
**MR MOHIT SAHNI**

SITE ADDRESS:  
**LOT 75 DP660810, No.15  
POMONA ST  
PENNANT HILLS, NSW 2120**

DEVELOPMENT APP			
DRAWN: DG	DATE: 6/01/2022	Rev: <b>L</b>	
SCALE: 1:200, 1:500	CHECKED: DG		
SHEET: <b>20</b>	JOB No: <b>10064</b>		



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