

COMPLIANCE TABLE

OVER ALL SITE AREA = 550.6M²
ZONE - R2 LOW DENSITY RESIDENTIAL

ITEM	DCP / LEP REQUIREMENT	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	8.5M	N/A	VARIES 10.301 to 10.572	ON MERIT
FLOOR AREA	330M ²	N/A	299.42M ²	YES
SITE COVERAGE	50% 275.3M ²	N/A	47.52% 261.62M ²	YES
LANDSCAPING	20% 110.12M ²	N/A	31.7% 174.6M ²	YES
CAR PARKING	2	0	2	YES
PRIVATE OPEN SPACE	24M ²	N/A	ABUNDANT	YES

ABSA Thermal Notes - 45A Orana St, Hornsby, NSW, 2077

External walls: Brick Veneer plus R2.7 insulation and wet plaster
External walls: Metal Cladding with R2.7 insulation and Plasterboard
Glazing: Aluminium Single Glaze Low Solar Gain Low-E: U = 5.6: SHGC = 0.36 - Awning, Casement, Doors
Glazing: Aluminium Single Glaze Low Solar Gain Low-E: U = 5.6: SHGC = 0.41 - Sliding, Fixed, Louvre
Glazing: Aluminium Single Glaze High Solar Gain Low-E: U = 5.40: SHGC = 0.49 - Awning, Casement, Doors - Bed 1, Bed 2, Bed 3
Glazing: Aluminium Single Glaze High Solar Gain Low-E: U = 5.40: SHGC = 0.58 - Sliding, Fixed, Louvre - Bath lower, Master, Ensuite
Glazing: Aluminium Double Glaze Air Fill Low Solar Gain low-E - Clear: U = 4.9: SHGC = 0.33 - Dining (North)
Lower Ground Floor: Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas
Ground Floor: Bare slab to garage, Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas to outside air
Ground Floor: Bare slab with R2.0 insulation and plasterboard to all areas to lower floor
Internal walls: Plasterboard on studs
Internal walls: Plasterboard on double studs
Roof: Tiles on Concrete slab with R2.0 insulation and plasterboard
Roof: Raked roof with R4.0 insulation and R1.0 blanket and foil

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ABN 50 635 856 503
Nominated Architect - Poulad Naghoni-Bakhtiari No.9746

ISSUE : DATE : DESCRIPTION :

A 08/02/2023 ISSUE FOR DA

DRAWING TITLE

SITE AND ROOF PLAN

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING

ADDRESS
45A ORANA AVENUE
HORNSBY



DRAWING NO.
22004 DA 002

ISSUE
A

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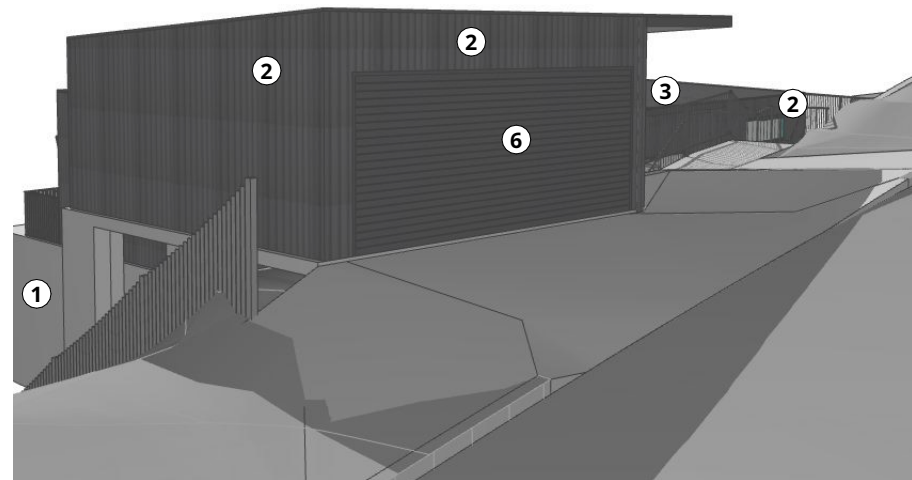
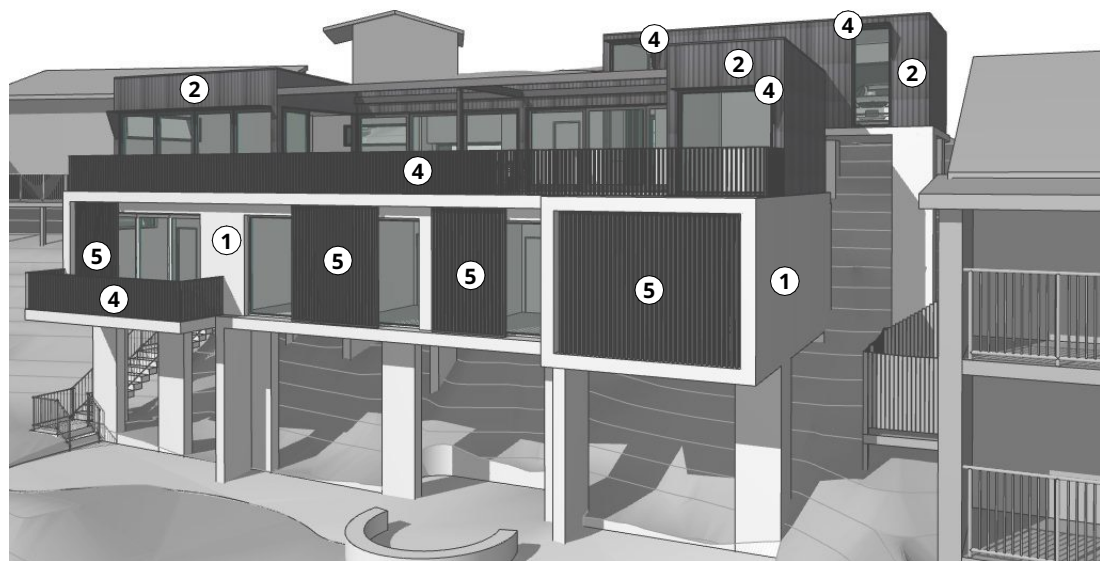
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EXTERNAL FINISHES SCHEDULE

①	EXTERNAL WALLS - NEW RENDERED MASONRY AND PAINTED CONCRETE - FINISH: WHITE
②	WIDE PROFILE VERTICAL CLADDING . FINAL PRODUCT AND PROFILE TO BE CONFIRMED - FINISH: DARK GREY
③	CORRUGATED ROOF SHEETING. USE A SUITABLE PROFILE FOR NEW ROOFS, PROFILE TBC. GUTTER AND DOWNPIPE COLOURS TO MATCH - FINISH: DARK GREY
④	NEW EXTERNAL HOODS, AWNINGS, TRIMS, BALUSTRADES, ETC. FINISH: DARK GREY
⑤	SHADING SCREENS - FINISH: DARK GREY
⑥	ROLLER DOOR - FINISH: DARK GREY



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Ground Floor: Bare slab with R2.0 insulation and plasterboard to all areas to lower floor

Internal walls: Plasterboard on studs

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Roof: Raked roof with R4.0 insulation and R1.0 blanket and foil



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PROJECT

PERRING RESIDENCE

CLIENT

ADAM AND TANYA PERRING

ADDRESS

45A ORANA AVENUE

HORNSBY

DRAWING NO.

22004 DA 020

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8/02/2023

@A3

SCALE

0m 1 2 3 4 5



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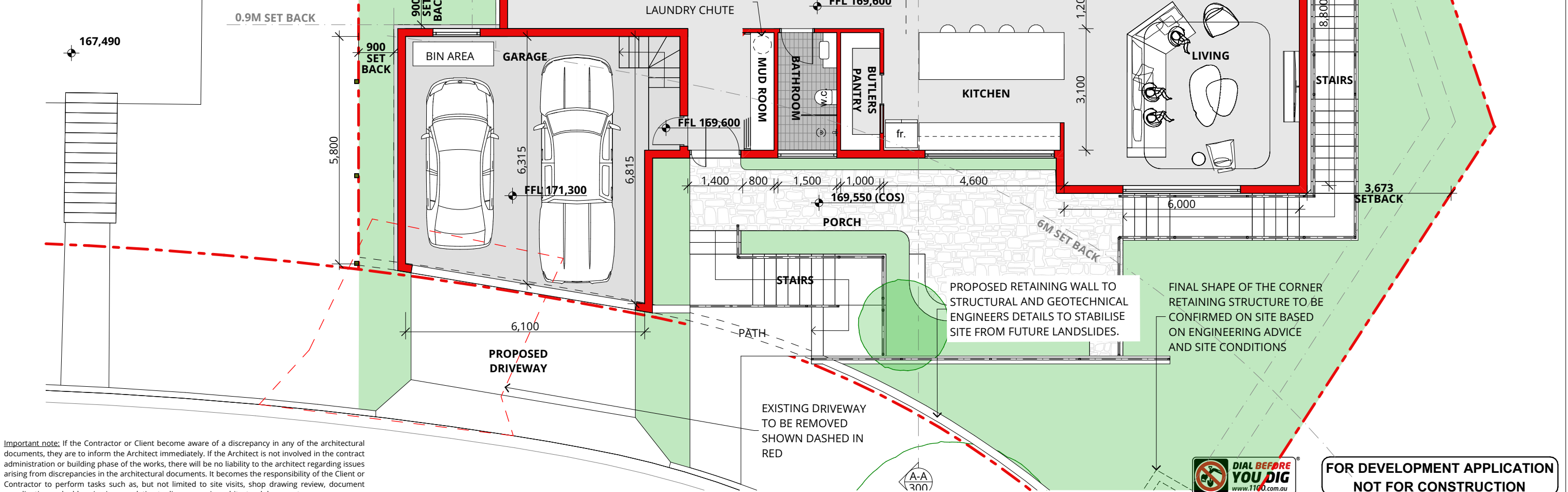
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DRAWING TITLE
GROUND FLOOR

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING

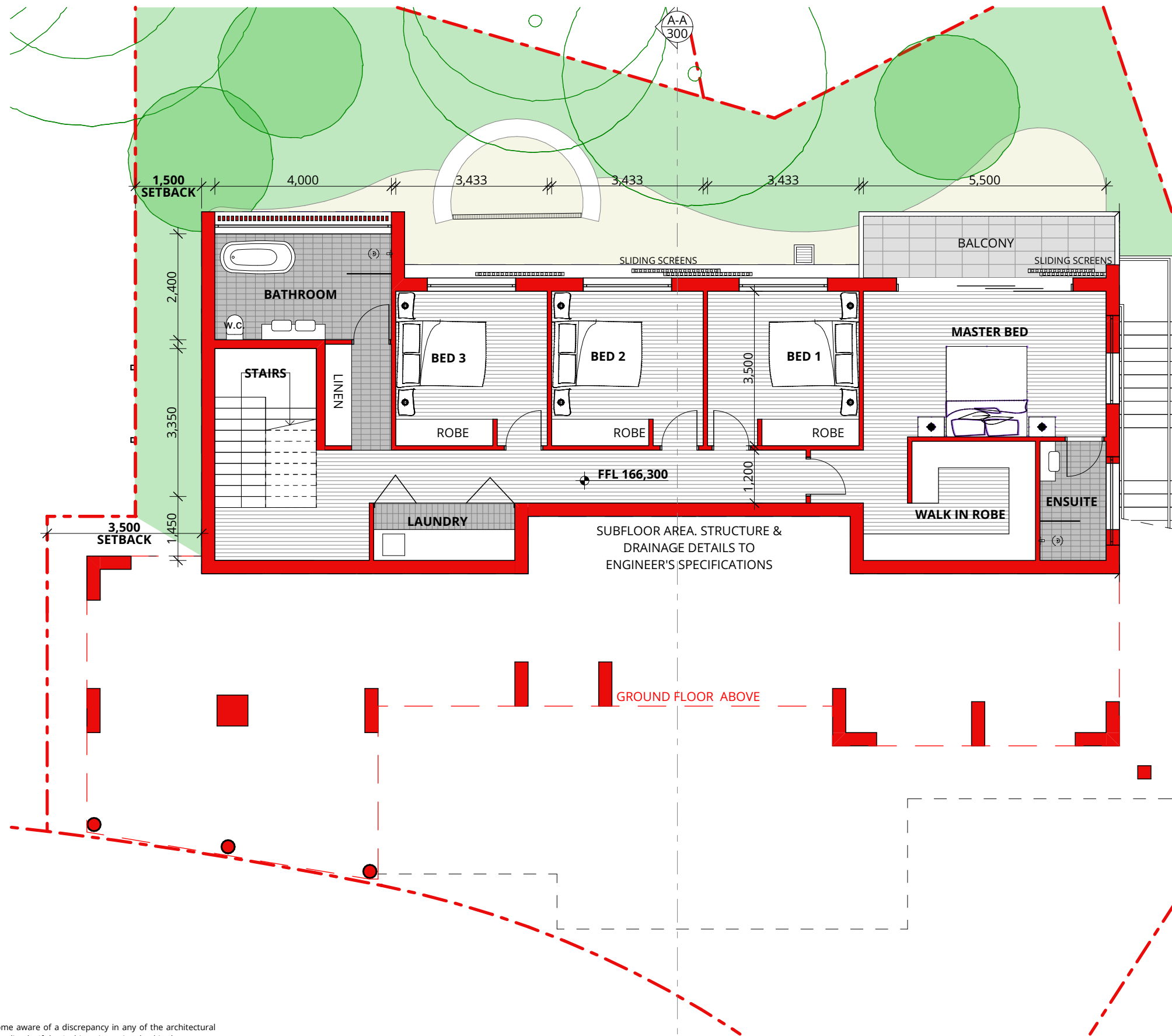
ADDRESS
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HORNSBY



DRAWING NO.
22004 DA 110

ISSUE
A

ARCHITECT
PNB
DRAWN
PNB
DATE
8/02/2023
@A3
SCALE 0m 1 2 3 4 5



LANDSCAPING NOT SHOWN FOR
CLARITY. TO LANDSCAPE
ARCHITECTS DETAILS AND
SPECIFICATIONS

STORMWATER DESIGN TO CIVIL
ENGINEERS'S DETAILS



0008408767 09 Feb 2023
Assessor: Brian Teplicanec
Accreditation No: 100588
Address
Unit A, 45 Orana Street,
Hornsby, NSW, 2077



SUBFLOOR AREA. STRUCTURE &
DRAINAGE DETAILS TO
ENGINEER'S SPECIFICATIONS

GROUND FLOOR ABOVE

ABSA Thermal Notes - 45A Orana St, Hornsby, NSW, 2077

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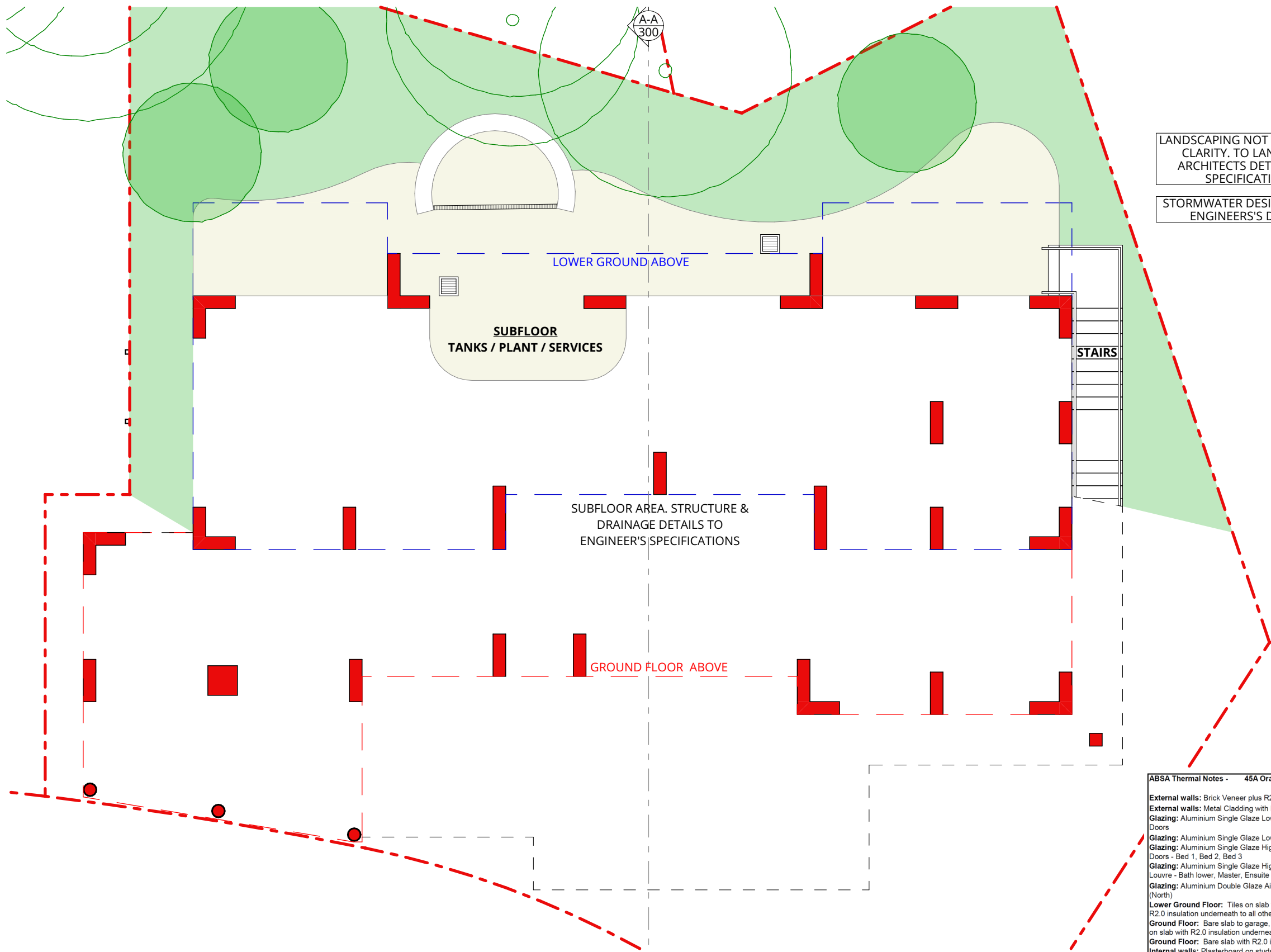
ISSUE :	DATE :	DESCRIPTION :
A	08/02/2023	ISSUE FOR DA

DRAWING TITLE
LOWER GROUND FLOOR

PROJECT PERRING RESIDENCE CLIENT ADAM AND TANYA PERRING	ADDRESS 45A ORANA AVENUE HORNSBY
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22004 DA 111		A
ARCHITECT	DRAWN	DATE
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LANDSCAPING NOT SHOWN FOR
CLARITY. TO LANDSCAPE
ARCHITECTS DETAILS AND
SPECIFICATIONS

STORMWATER DESIGN TO CIVIL
ENGINEERS'S DETAILS



0008408767 09 Feb 2023

Assessor Brian Taplicanec

Accreditation No. 100588

Address

Unit A, 45 Orana Street,

Hornsby, NSW, 2077

74.1

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hstar.com.au



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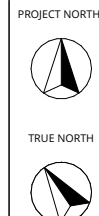
ISSUE : DATE : DESCRIPTION :

A 08/02/2023 ISSUE FOR DA

DRAWING TITLE
SUB FLOOR PLAN

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING

ADDRESS
45A ORANA AVENUE
HORNSBY

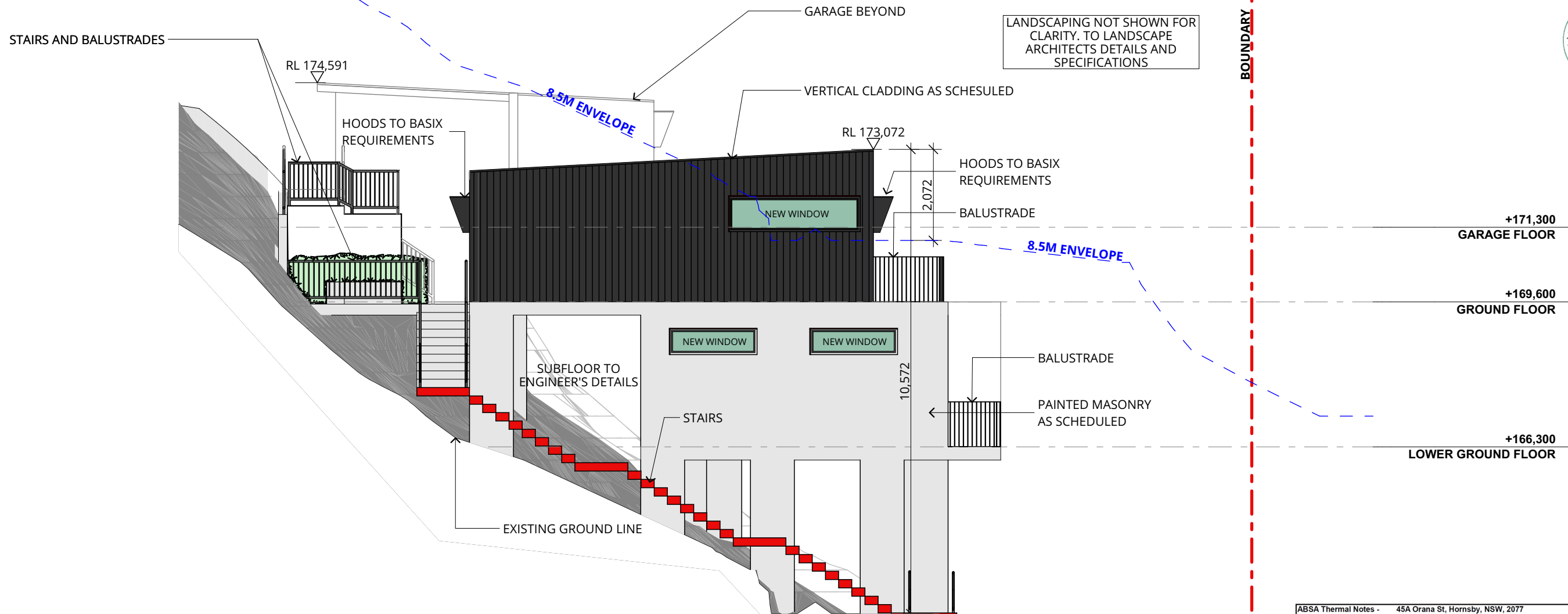


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8/02/2023

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ABSA Thermal Notes - 45A Orana St, Hornsby, NSW, 2077

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Nominated Architect - Poulad Naghoni-Bakhtiari No.9746

ISSUE : DATE : DESCRIPTION :

A 08/02/2023 ISSUE FOR DA

DRAWING TITLE
EASTERN ELEVATION

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING

ADDRESS
45A ORANA AVENUE
HORNSBY

DRAWING NO.
22004 DA 200
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0m 1 2 3 4 5



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ISSUE :	DATE :	DESCRIPTION :
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DRAWING TITLE
NORTHERN ELEVATION

PROJECT
PERRING RESIDENCE

CLIENT
ADAM AND TANYA PERRING

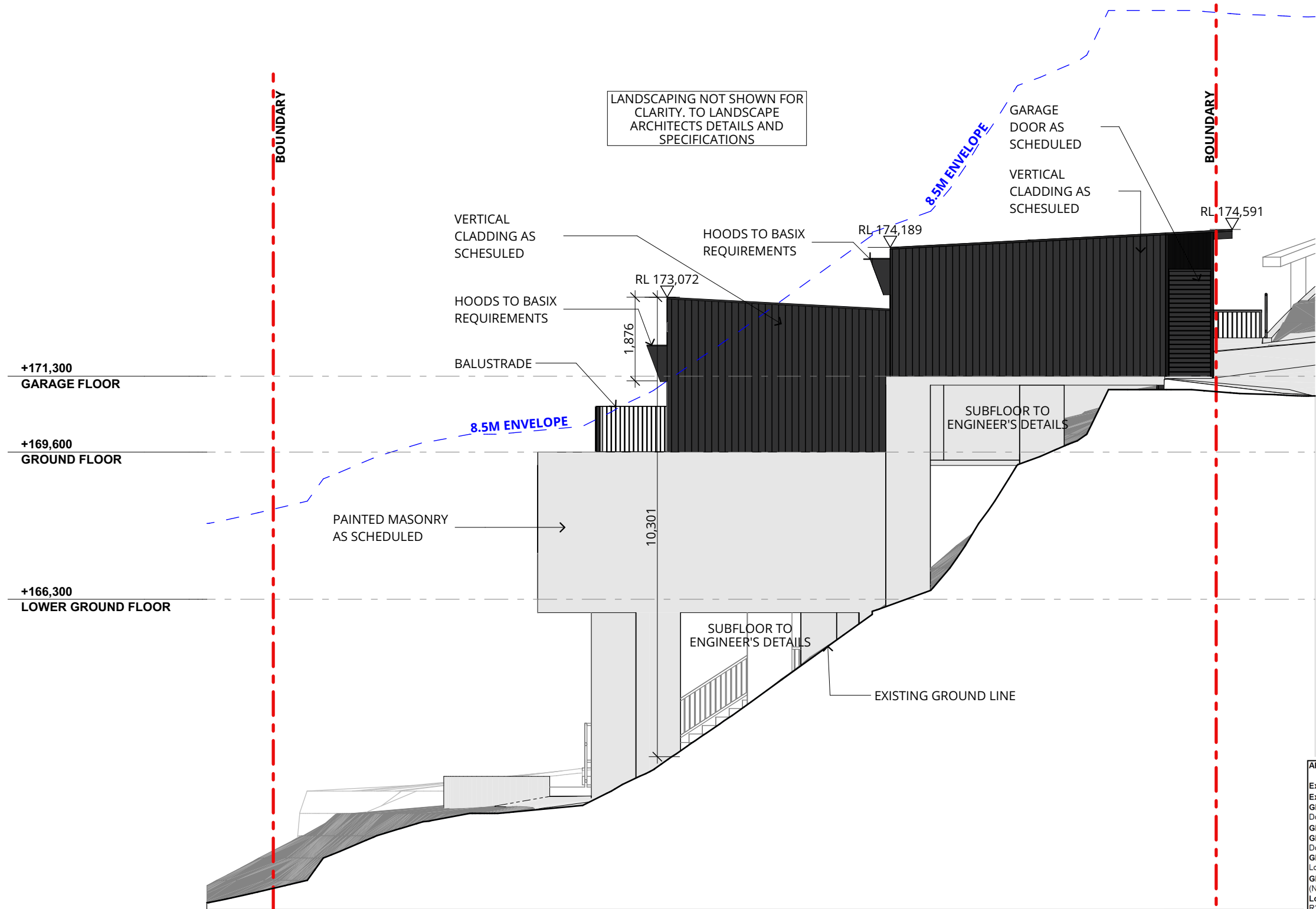
ADDRESS
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22004 DA 201	A

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@A3 0m 1 2 3 4 5

SCALE



ABSA Thermal Notes - 45A Orana St, Hornsby, NSW, 2077

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ISSUE : DATE : DESCRIPTION :

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DRAWING TITLE
WESTERN ELEVATION

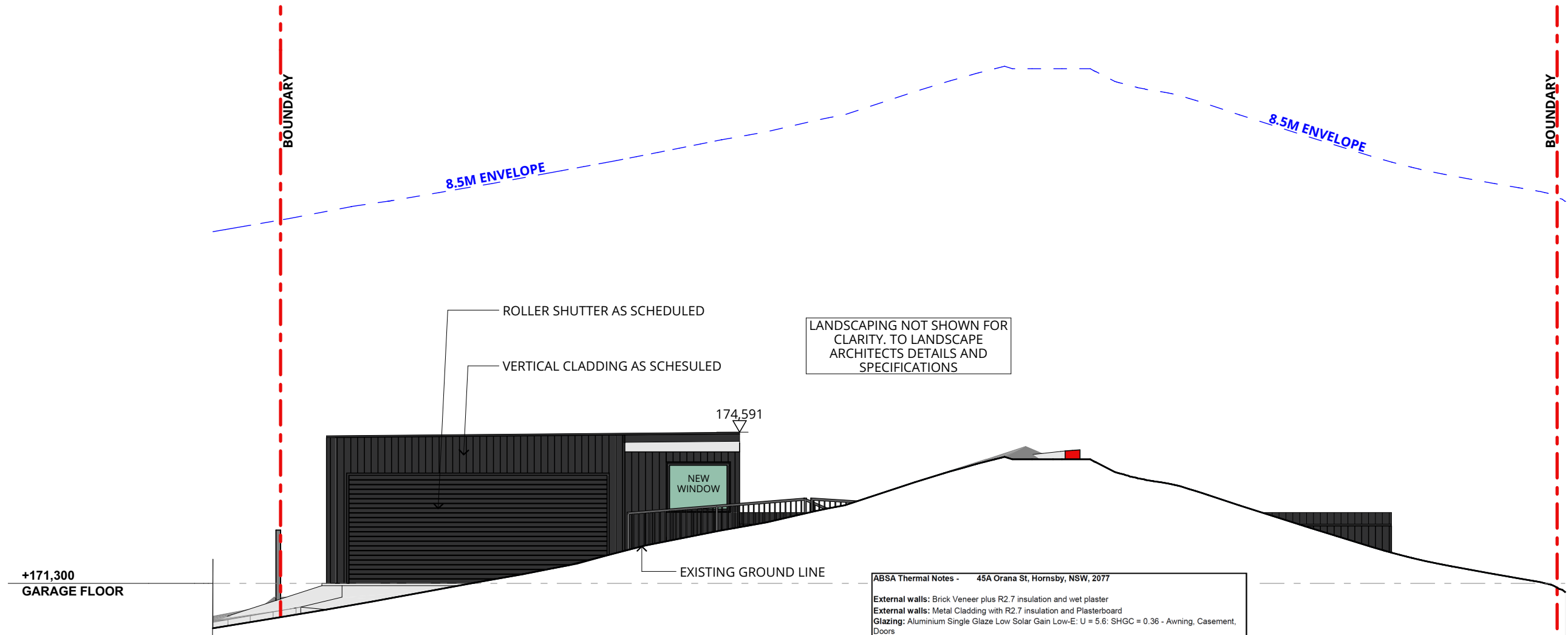
PROJECT
PERRING RESIDENCE
CLIENT
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ARCHITECT	DRAWN	DATE
PNB	PNB	17/04/2023
@A3 SCALE	0m 1 2 3 4 5	



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Glazing: Aluminium Single Glaze Low Solar Gain Low-E: U = 5.6: SHGC = 0.41 - Sliding, Fixed, Louvre
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Glazing: Aluminium Single Glaze High Solar Gain Low-E: U = 5.40: SHGC = 0.58 - Sliding, Fixed, Louvre - Bath lower, Master, Ensuite
Glazing: Aluminium Double Glaze Air Fill Low Solar Gain low-E -Clear: U = 4.9: SHGC = 0.33 - Dining (North)
Lower Ground Floor: Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas
Ground Floor: Bare slab to garage, Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas to outside air
Ground Floor: Bare slab with R2.0 insulation and plasterboard to all areas to lower floor
Internal walls: Plasterboard on studs
Internal walls: Plasterboard on double studs
Roof: Tiles on Concrete slab with R4.0 insulation and plasterboard
Roof: Raked roof with R4.0 insulation and R1.0 blanket and foil



FOR DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

PNB Architecture

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P 0401 820 037 A 2/68 Tullloh St, Willoughby, NSW 2068

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ABN 50 635 856 503
Nominated Architect - Poulad Naghoni-Bakhtiari No.9746

ISSUE : DATE : DESCRIPTION :

A 08/02/2023 ISSUE FOR DA

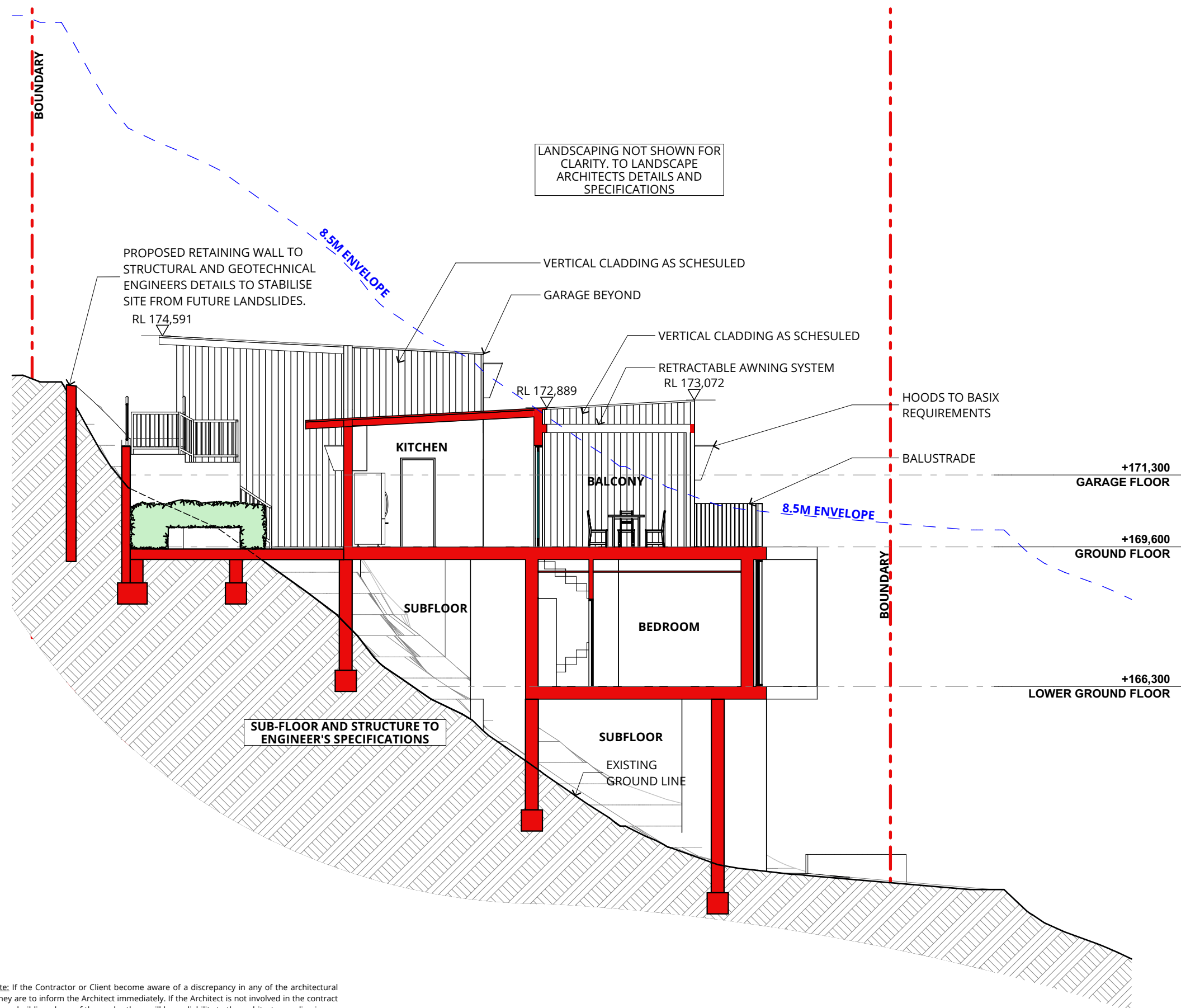
DRAWING TITLE
SOUTHERN ELEVATION

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING
ADDRESS
45A ORANA AVENUE
HORNSBY

DRAWING NO.
22004 DA 203
ISSUE
A

ARCHITECT
PNB
DRAWN
PNB
DATE
8/02/2023

@A3
SCALE 0m 1 2 3 4 5



Important note: If the Contractor or Client become aware of a discrepancy in any of the architectural documents, they are to inform the Architect immediately. If the Architect is not involved in the contract administration or building phase of the works, there will be no liability to the architect regarding issues arising from discrepancies in the architectural documents. It becomes the responsibility of the Client or Contractor to perform tasks such as, but not limited to site visits, shop drawing review, document coordination and addressing issues relating to discrepancy in architectural documents.

ABSA Thermal Notes - 45A Orana St, Hornsby, NSW, 2077

External walls: Brick Veneer plus R2.7 insulation and wet plaster

External walls: Metal Cladding with R2.7 insulation and Plasterboard

Glazing: Aluminium Single Glaze Low Solar Gain Low-E: U = 5.6; SHGC = 0.36 - Awning, Casement, Doors

Glazing: Aluminium Single Glaze Low Solar Gain Low-E: U = 5.6; SHGC = 0.41 - Sliding, Fixed, Louvre

Glazing: Aluminium Single Glaze High Solar Gain Low-E: U = 5.40; SHGC = 0.49 - Awning, Casement, Doors - Bed 1, Bed 2, Bed 3

Glazing: Aluminium Single Glaze High Solar Gain Low-E: U = 5.40; SHGC = 0.58 - Sliding, Fixed, Louvre - Bath lower, Master, Ensuite

Glazing: Aluminium Double Glaze Air Fill Low Solar Gain low-E -Clear: U = 4.9; SHGC = 0.33 - Dining (North)

Lower Ground Floor: Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas

Ground Floor: Bare slab to garage, Tiles on slab with R2.0 insulation underneath to wet areas, Timber on slab with R2.0 insulation underneath to all other areas to outside air

Ground Floor: Bare slab with R2.0 insulation and plasterboard to all areas to lower floor

Internal walls: Plasterboard on studs

Internal walls: Plasterboard on double studs

Roof: Tiles on Concrete slab with R2.0 insulation and plasterboard

Roof: Raked roof with R4.0 insulation and R1.0 blanket and foil



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Nominated Architect - Poulad Naghoni-Bakhtiari No.9746

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**DRAWING TITLE
SECTIONS**

PROJECT
PERRING RESIDENCE
CLIENT
ADAM AND TANYA PERRING

ADDRESS
45A ORANA AVENUE
HORNSBY

DRAWING NO.
22004 DA 300

ISSUE
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