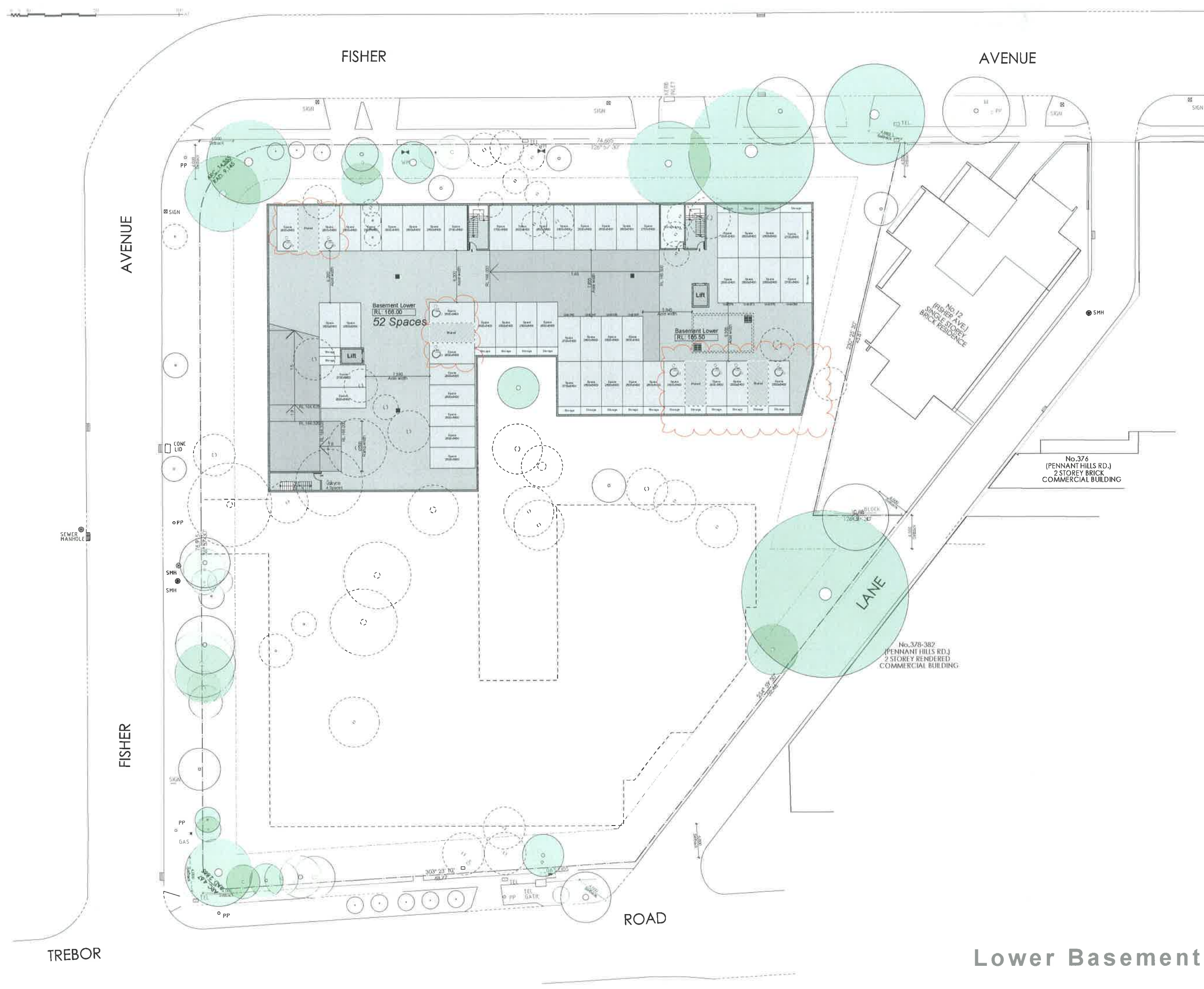




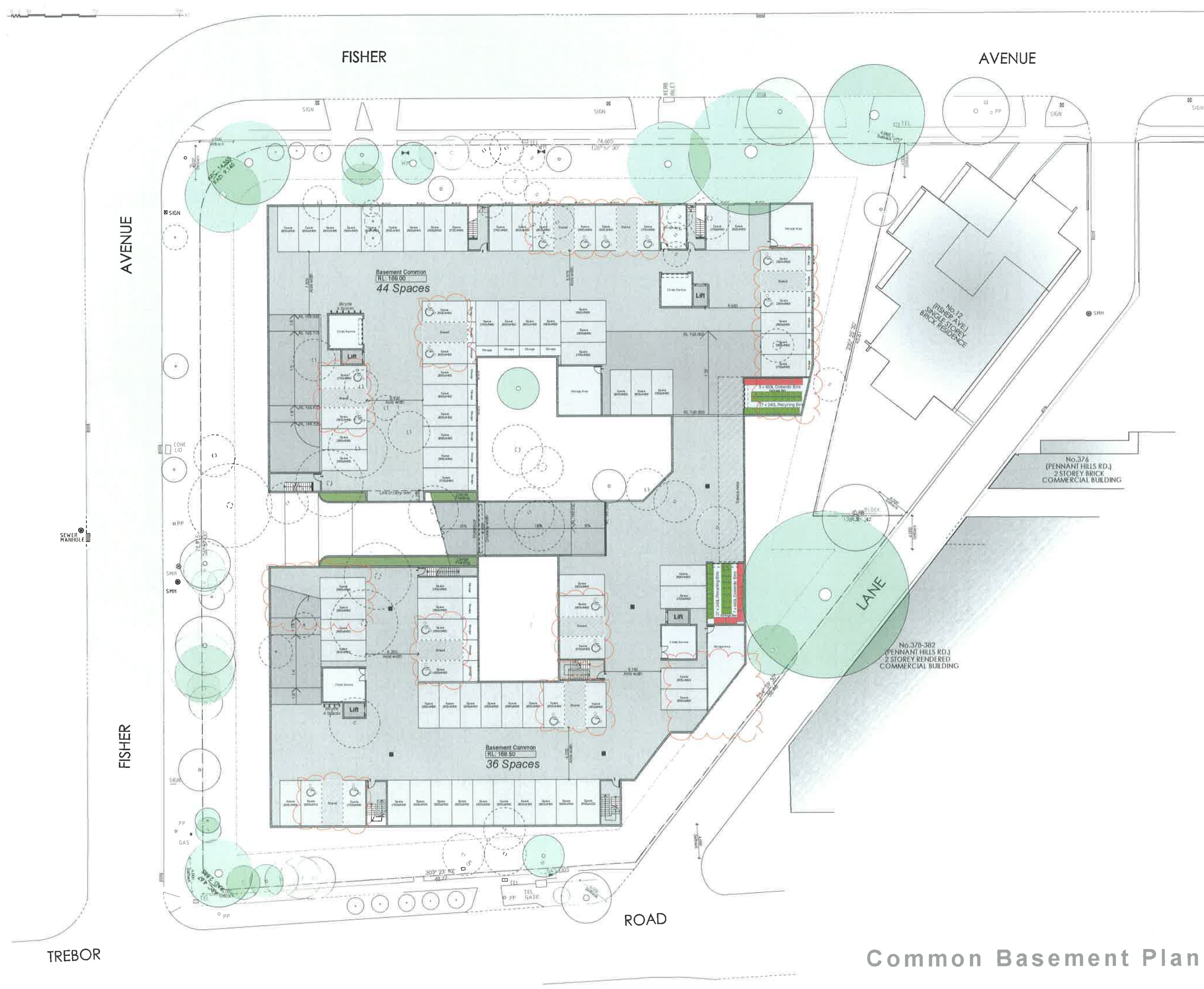
BASIC:
THE OWNER / BUILDER MUST VERIFY ALL PLANS IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS:
1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL PLUMBING REGULATIONS (NPR).
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL REGULATIONS (NER) AND THE NATIONAL GAS REGULATIONS (NGR).
3. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WATER SUPPLY REGULATIONS (NWSR) AND THE NATIONAL SEWERAGE REGULATIONS (NSR).
4. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ROAD REGULATIONS (NRR) AND THE NATIONAL FENCING REGULATIONS (NFR).
5. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE REGULATIONS (NLAR) AND THE NATIONAL GARDENING REGULATIONS (NGR).
6. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS (NCR) AND THE NATIONAL CONSTRUCTION REGULATIONS (NCR).
7. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS (NCR) AND THE NATIONAL CONSTRUCTION REGULATIONS (NCR).
8. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS (NCR) AND THE NATIONAL CONSTRUCTION REGULATIONS (NCR).
9. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS (NCR) AND THE NATIONAL CONSTRUCTION REGULATIONS (NCR).
10. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CONSTRUCTION REGULATIONS (NCR) AND THE NATIONAL CONSTRUCTION REGULATIONS (NCR).

BERS Pro
house energy rating software
single dwelling rating: stars
multi-unit development (attach rating of ratings):
Accreditation Number: VICRDW121484
Signature: Date: 19/12/2012

Key
Tree protection zone
Trees to be removed
Trees to be retained
Significant trees

7-15 Fisher Avenue & 2-6 Trebor Road, Pennant Hills
110 units / 5 storey residential flat building over basement carpark - HSC DCP
Drawing by: Lower Basement
Client: Boronia Estate Pty Ltd
Council: Hornsby Shire Council
Date: 27/09/2013
Scale: 1:200 at A1
Drawn by: DA
Checked by: DA
DA 06 - 27
DIVISION OF IDRAFT GROUP PTY LTD
ADRIAAN WINTON ARCHITECTS Pty Ltd
In association with Idraft Group Pty Ltd
PO Box 427, Murrumbidgee NSW 2560
ABN 46 105 350 510
NSW Architects Registration Board No. 5347
Ph: 02 9891 5888
Fax: 02 9897 5865

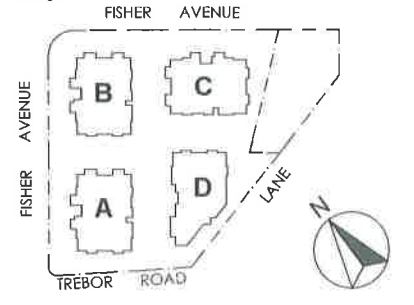
Lower Basement



NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL PLANNING SYSTEM.
4. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS PLAN.
5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS PLAN.
6. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS PLAN.
7. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS PLAN.
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9. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS PLAN.
10. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THIS PLAN.

BERS Pro
House energy rating software
[] single-dwelling rating [x] multi-unit development (attach listing of ratings)
Accreditation Number: VICEDAW121494
Signature: [] Date: 19/12/2012

Tree protection zone
Trees to be removed
Trees to be retained
Significant trees
Key



Drawn by	[]
Checked by	[]
Reviewed by	[]
Approved by	[]
Date	19/12/2012

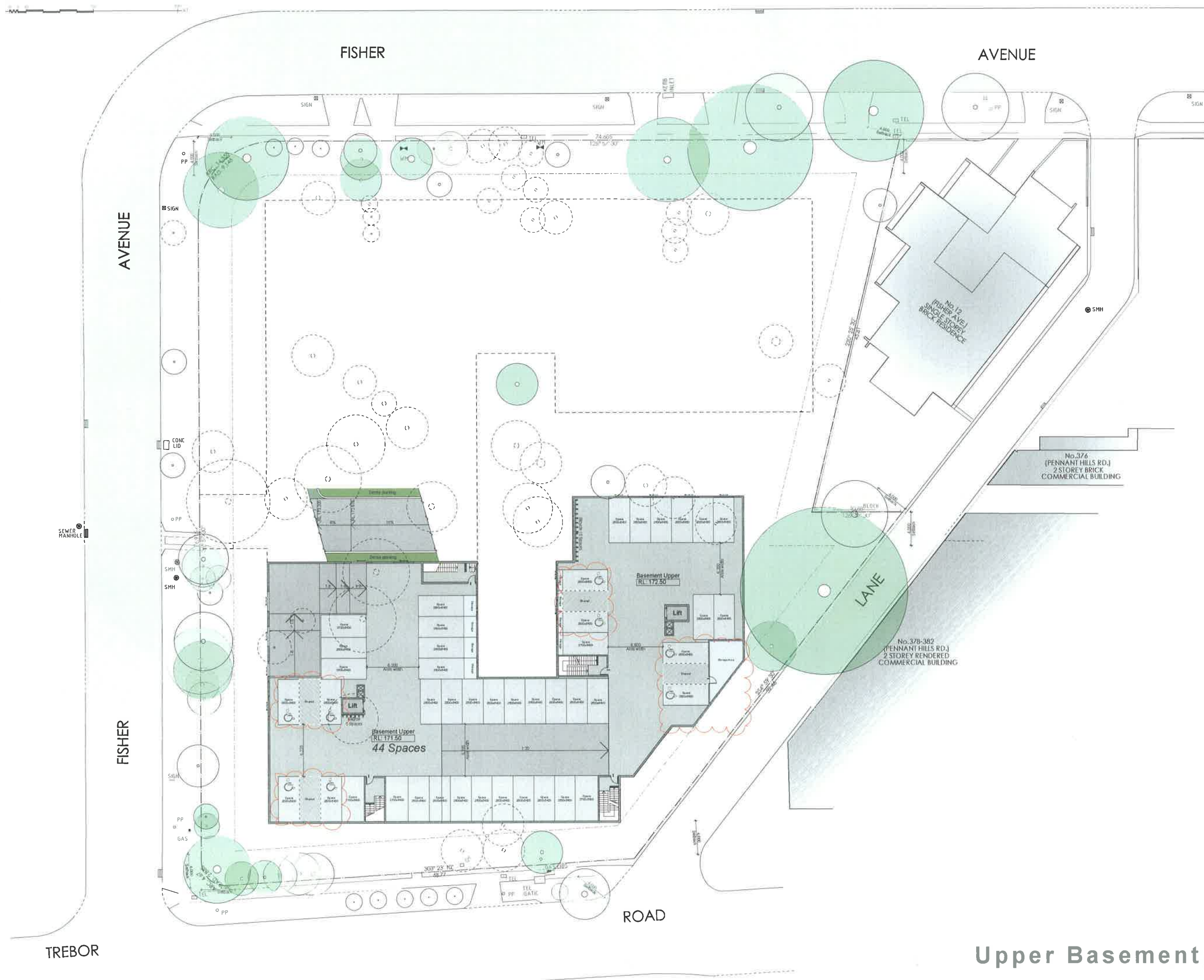
7-15 Fisher Avenue & 2-6 Trebor Road, Pennant Hills

110 units / 5 storey residential flat building over basement carpark - HSC DCP
Common Basement Plan
Hornsby Shire Council 27/09/2013 1:200 at A1
AW, MT, CN DA 27951 DA 07-27

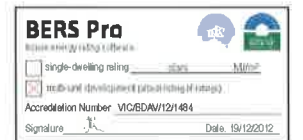
ADRIAN WINTON ARCHITECTS Pty Ltd
In association with Idrart Group Pty Ltd
PJW 425, Murrumbidgee Highway
ADRIAN WINTON ARCHITECTS
NSW Architects Registration Number: 5347

Project Name: 7-15 Fisher Avenue & 2-6 Trebor Road, Pennant Hills
Project Number: 27951
Project Date: 19/12/2012
Project Status: Approved
Project Location: Pennant Hills, NSW
Project Description: 110 units / 5 storey residential flat building over basement carpark - HSC DCP
Project Owner: Boronia Estate Pty Ltd
Project Architect: Adrian Winton Architects Pty Ltd
Project Engineer: []
Project Surveyor: []
Project Planner: []
Project Designer: []
Project Drafter: []
Project Checker: []
Project Approver: []
Project Date: 19/12/2012

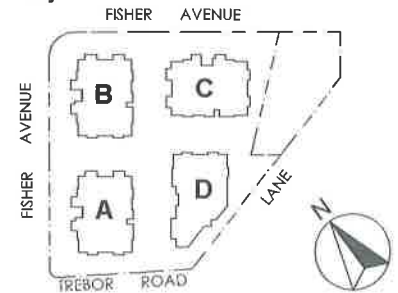
Common Basement Plan



NOTES:
 1. This drawing is a preliminary design and is not to be used for construction purposes.
 2. All dimensions are in meters unless otherwise stated.
 3. All levels are in Australian Height Datum (AHD) unless otherwise stated.
 4. The client is responsible for obtaining all necessary permits and approvals.
 5. The client is responsible for ensuring that the design complies with all applicable laws and regulations.
 6. The client is responsible for ensuring that the design is suitable for the intended use.
 7. The client is responsible for ensuring that the design is suitable for the site conditions.
 8. The client is responsible for ensuring that the design is suitable for the budget.
 9. The client is responsible for ensuring that the design is suitable for the time schedule.
 10. The client is responsible for ensuring that the design is suitable for the overall project goals.



- Key**
- Tree protection zone
 - Trees to be removed
 - Trees to be retained
 - Significant trees



Rev	Date	Description
1	27/09/2013	Initial design
2	27/09/2013	Revised design
3	27/09/2013	Final design

7-15 Fisher Avenue & 2-6 Trebor Road, Pennant Hills

Project: 110 units / 5 storey residential flat building over basement carpark - HSC DCP
 Client: Boronia Estate Pty Ltd
 Council: Hornsby Shire Council
 Date: 27/09/2013
 Scale: 1:200 at A1
 Drawn by: AW, MT, CN
 Checked by: DA
 Date: 27/09/2013
 Scale: 1:200 at A1
 Division of IDRAFT GROUP PTY LTD

ADRIAAN WINTON ARCHITECTS Pty Ltd
 In association with IDRAFT Group Pty Ltd
 PO Box 427, Maryland NSW 2160
 ABN 46 029 295 519
 NSW Architects Registration Board No 5347
 Ph: 02 9897 5888
 Fax: 02 9897 5855

Upper Basement