



VIEW - PEATS FERRY ROAD

BLDG. B

BLDG. A

# HORNSBY WEST DEVELOPMENT

187-203 Peats Ferry Road, Hornsby  
July 2019

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ELCS Quality Endorsed Company 152 800 1205, Registration Number 20476  
Notified Architect: Nicholas Turner, 8005, 480 N St, St 111

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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GENERAL**  
**Cover Sheet**

FOR DA AMENDMENTS			
Rev.	Date	Approved by	Revision Notes
J	17.07.19	YO	
Scale		Project No.	16104
Status		Drawn by	YO.CC.AM
Development Application		DA-001-000	Rev J

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D R A W I N G   L I S T

000 GENERAL		
	DA-001-000	J_Cover Sheet
	DA-001-001	J_Drawing List
	DA-001-002	J_CGI Images 1
	DA-001-002	J_CGI Images 2
100 Site Plans		
	DA-100-001	J_Location Plan
	DA-100-002	J_Site Analysis Plan
110 GA Plans		
	DA-110-001	J_Overall Roof Plan
	DA-110-002	J_Basement 4 - Residential Carpark
	DA-110-003	J_Basement 3 - Residential Carpark
	DA-110-005	J_Basement 2 - Retail Carpark
	DA-110-006	J_Basement 1 - Retail Carpark
	DA-110-007	J_Lower Ground - Loading/Supermarket/Childcare
	DA-110-008	J_Ground Level - Retail
	DA-110-010	J_Level 1 - Mezzanine
	DA-110-020	J_Level 2 - Commercial Level
	DA-110-030	J_Level 3 - Podium / Communal Open Space
	DA-110-040	J_Level 4-Typical Lower Residential
	DA-110-090	J_Level 8
	DA-110-100	J_Level 9 Bldg A Upper Resi/Bldg B Typical lower
	DA-110-120	J_Level 11 - Bldg A_Roof Terrace / Bldg B Lower Resi
	DA-110-130	J_Level 12-17 - Bldg A Roof Plan / Bldg B Lower Resi
	DA-110-210	J_Level 18- 21 - Bldg B_Upper Residential
	DA-110-230	J_Level 22 - Bldg B_Roof Terrace

120 Floor Space Transfer Concept		
	DA-120-006	B_Basement 1 - Retail Carpark
	DA-120-007	B_Lower Ground - Loading/Supermarket/Childcare

250 GA Elevation		
	DA-250-010	J_North Elevation
	DA-250-020	J_Peats Ferry Rd_East Elevation
	DA-250-030	J_Bldg A South Elevation
	DA-250-040	J_Dural Street_West Elevation
	DA-250-050	J_Bldg B Western Elevation
	DA-250-060	J_Bldg A East Elevation

350 GA Sections		
	DA-350-010	J_Long Section
	DA-350-030	J_Long Section ADG Height Comparison

710 GFA Diagrams		
	DA-710-011	J_GFA Diagrams Basement levels, LG & G
	DA-710-012	J_GFA Diagrams L1-8
	DA-710-013	J_GFA Diagrams L9-22
725 Sun Eye Diagrams		
	DA-725-005	B_Sun Eye Diagrams 21st of June
	DA-725-010	B_Sun Eye Diagrams 21st of June
	DA-725-020	B_Sun Eye Diagrams 21st of June
730 Solar Diagrams		
	DA-730-010	J_Solar Access and Cross Ventilation Ground - Level 8
	DA-730-020	J_Solar Access and Cross Ventilation Level 9 - 22
	DA-735-010	F_BASIX Specification
740 Livable and Adaptable Diagrams		
	DA-740-010	J_Livable Apartments
	DA-740-020	J_Adaptable Apartments - 1 & 2 bed
	DA-740-030	J_Adaptable Apartments - 3 bed
760 Landscape Areas		
	DA-760-010	J_Communal Open Space
	DA-760-010	J_Soft Landscape Area
950 Sample Board		
	DA-950-010	A_Material Legend Reference
	DA-950-010	G_Materials & Finishes Sample Board

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Project Title  
187-203 Peats Ferry Rd, Hornsby  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
GENERAL  
Drawing List

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale		Project No.	16104
Status	Development Application	Dwg No.	DA-001-001
		Drawn by	North
		Rev	J

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VIEW - DURAL STREET

BLDG. A

BLDG. B



VIEW - DURAL STREET  
HERITAGE STREET TREES SHOWN

BLDG. A

BLDG. B

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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GENERAL  
CGI Images 1**

J 17.07.19 YO FOR DA AMENDMENTS			
Rev.	Date	Approved by	Revision Notes
Scale		3AS	Project No. <b>16104</b> Drawn by <b>YOCCAM</b> Status Development Application DA-001-002 Rev <b>J</b>

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VIEW - PEATS FERRY ROAD BLDG. A

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**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GENERAL**  
**CGI Images 2**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale		Project No.	16104
Status		Dwg No.	DA-001-002
Development Application		Rev	J

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**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**Drawing Title**  
**Site Plans**  
**Location Plan**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YO.CC.AM	↑
Scale			Project No. <b>16104</b>	Rev	
Status			Diag No.	Rev	
Development Application			<b>DA-100-001</b>	<b>J</b>	

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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**Site Plans**  
**Site Analysis Plan**

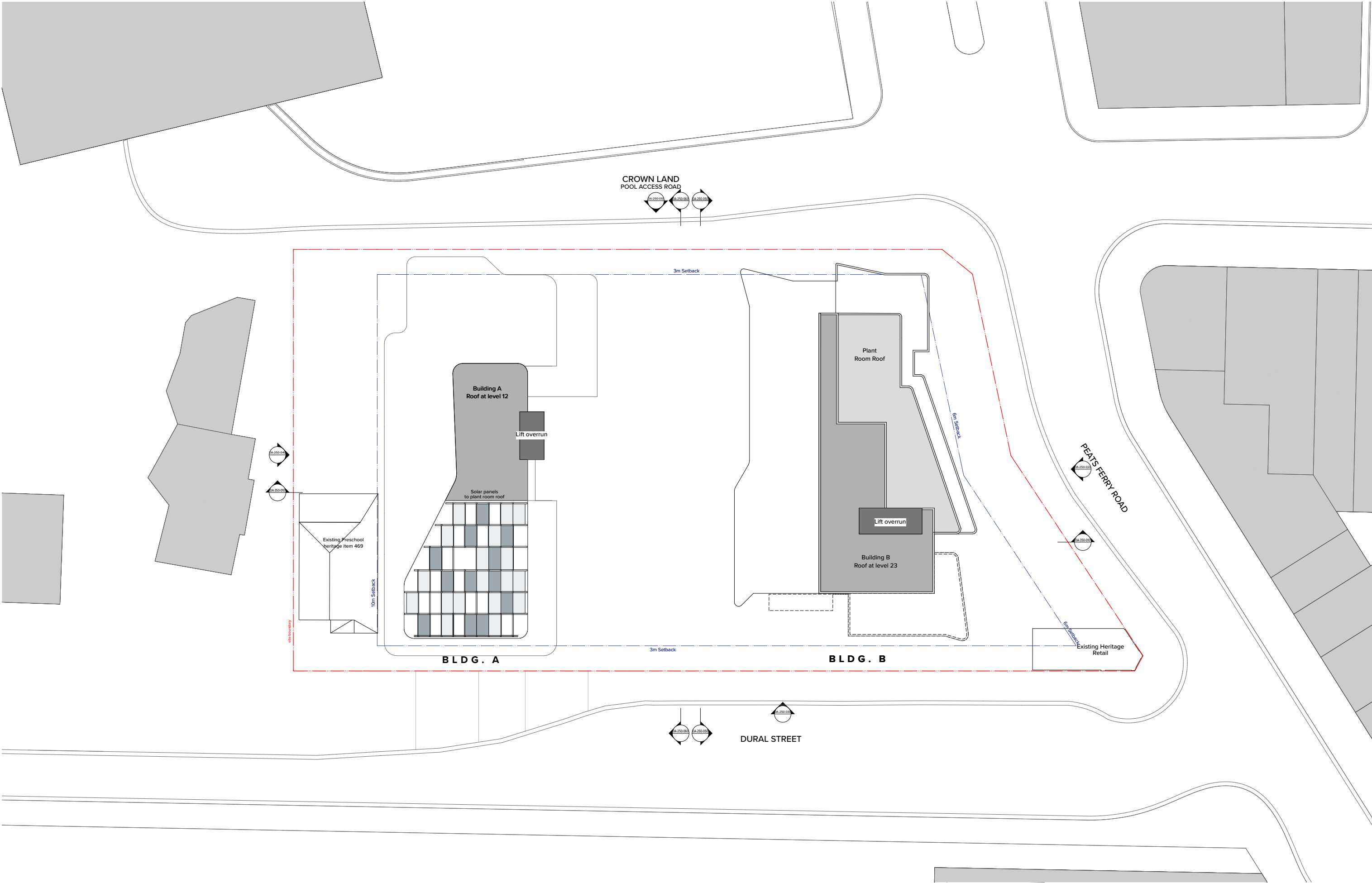
J 17.07.19 YO FOR DA AMENDMENTS							
Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North	
				<b>16104</b>	<b>YOCCAM</b>		
Status				Dwg No.	Rev		
Development Application				<b>DA-100-002</b>			

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Notional Architect Nicholas Turner 8000 488 90 004 804 010

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road, Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Overall Roof Plan**

J		17.07.19		YO		FOR DA AMENDMENTS	
Rev.	Date	Approved by	Revision Notes		Drawn by	North	
Scale			Project No.	16104	YO,CC,AM		↑
1:200 @A1, 50% @A3							
Status			Draw No.	DA-110-001	Rev	J	
Development Application							

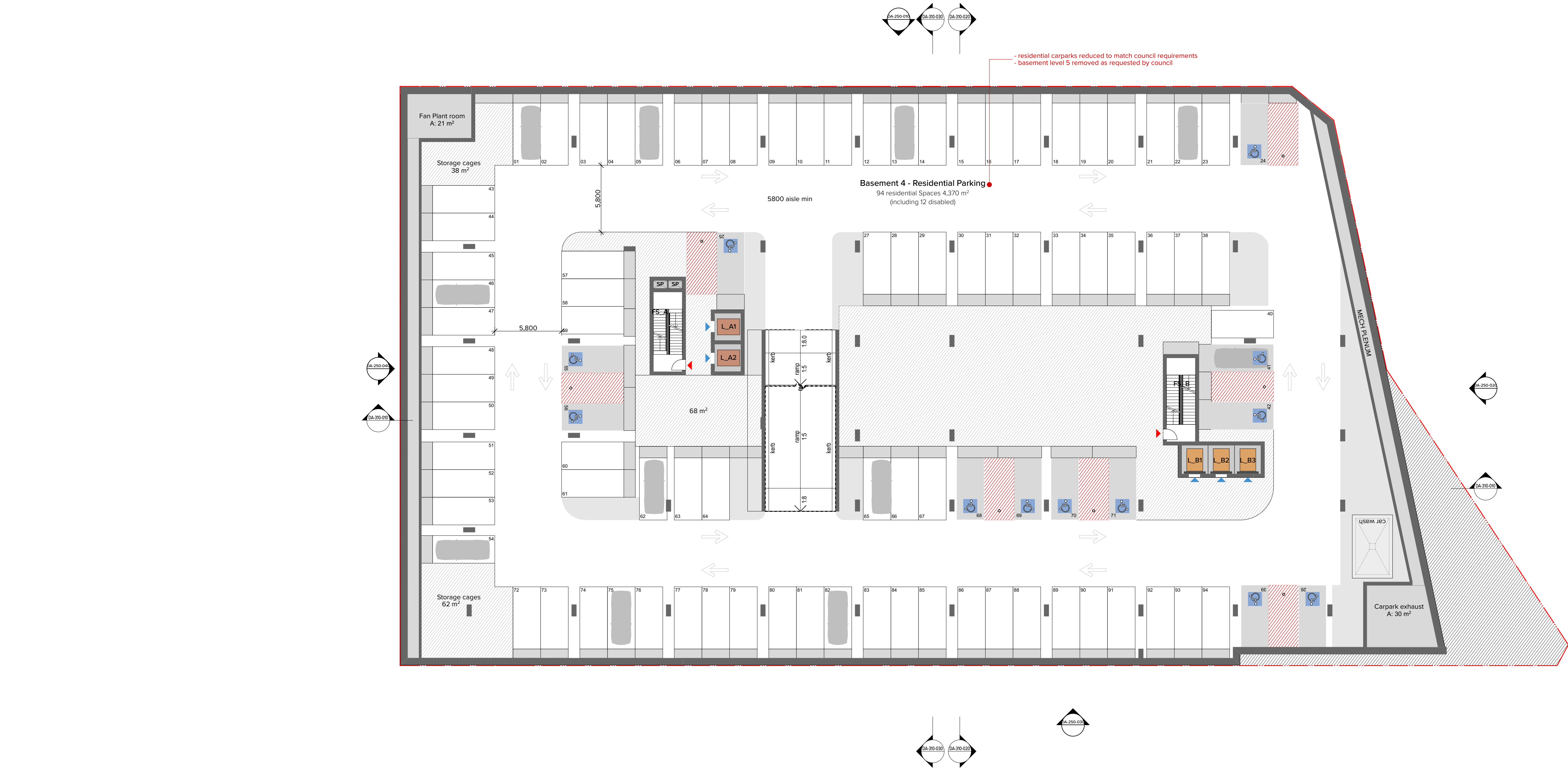
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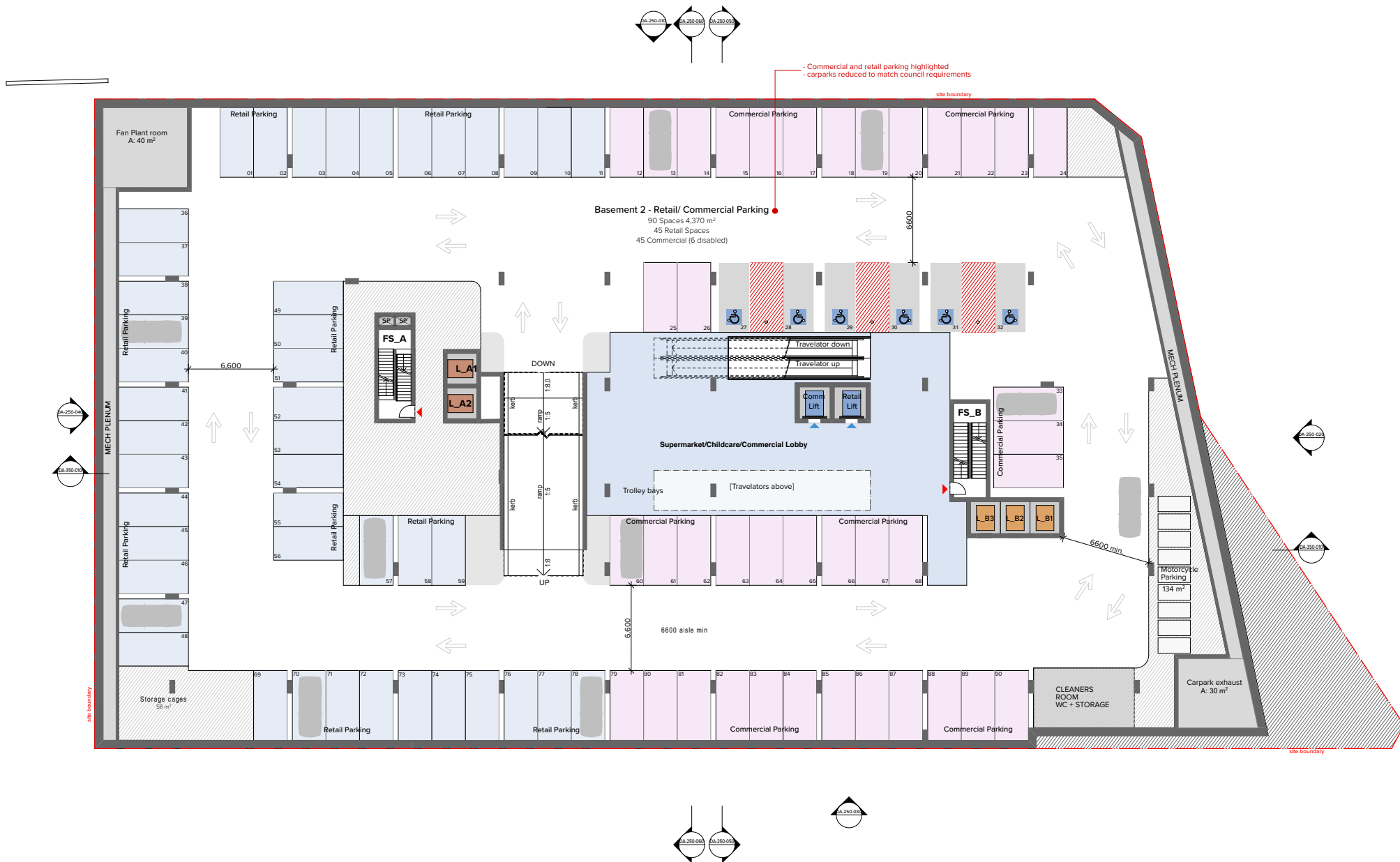
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Basement 4 - Residential Carpark**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
Scale	1:200 @A1, 50% @A3					YO,CC,AM	
Status	Development Application			Dwg No.	DA-110-002	Rev	K

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SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notional Architect Nicholas Turner 8000 488 90 804 804 810

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Basement 2 - Retail Carpark**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale	1:200 @A1, 50%@A3	Project No.	16104
Status	Development Application	Dwg No.	DA-110-005
Drawn by	YOCCAM	North	↑
Rev	J		

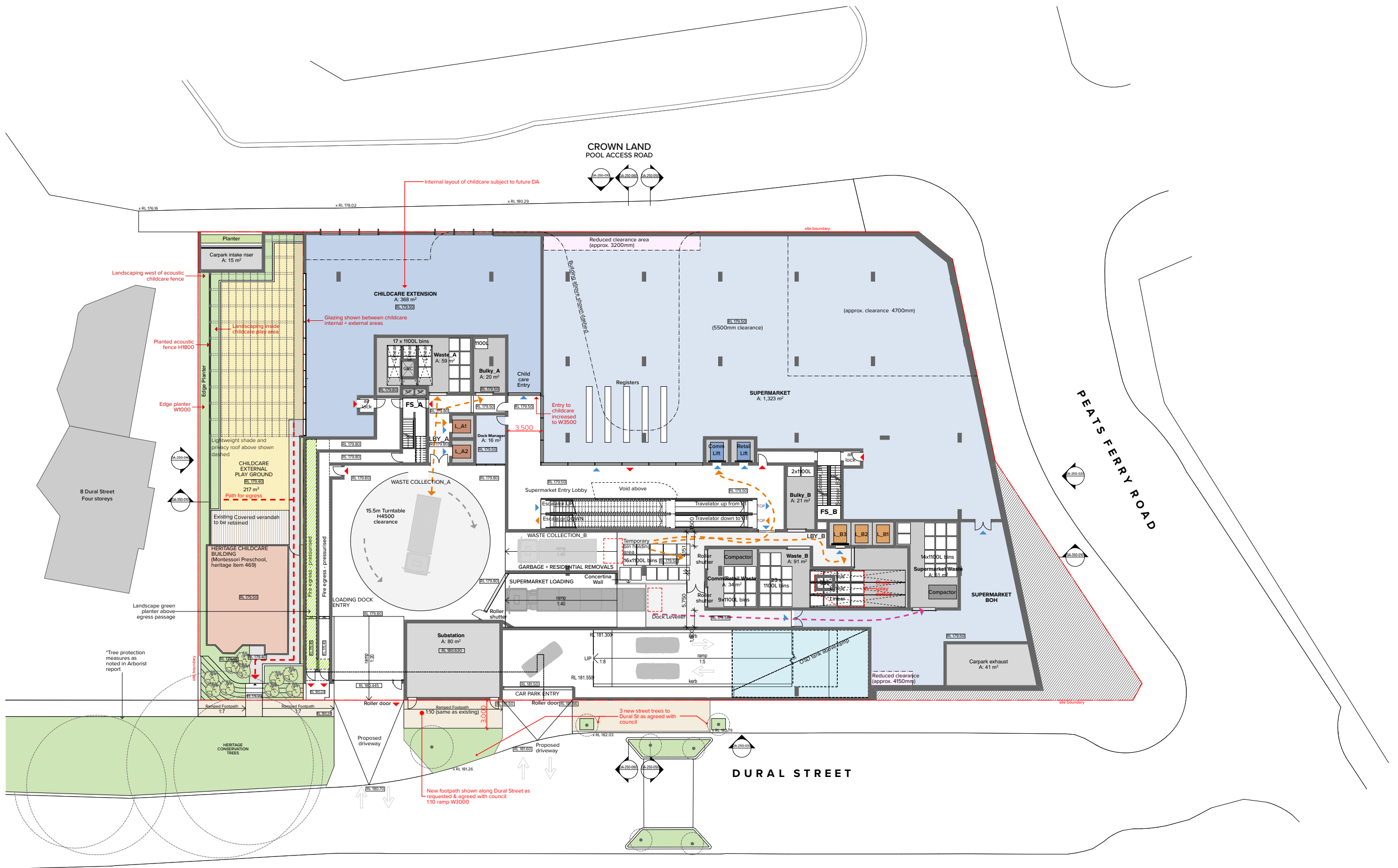
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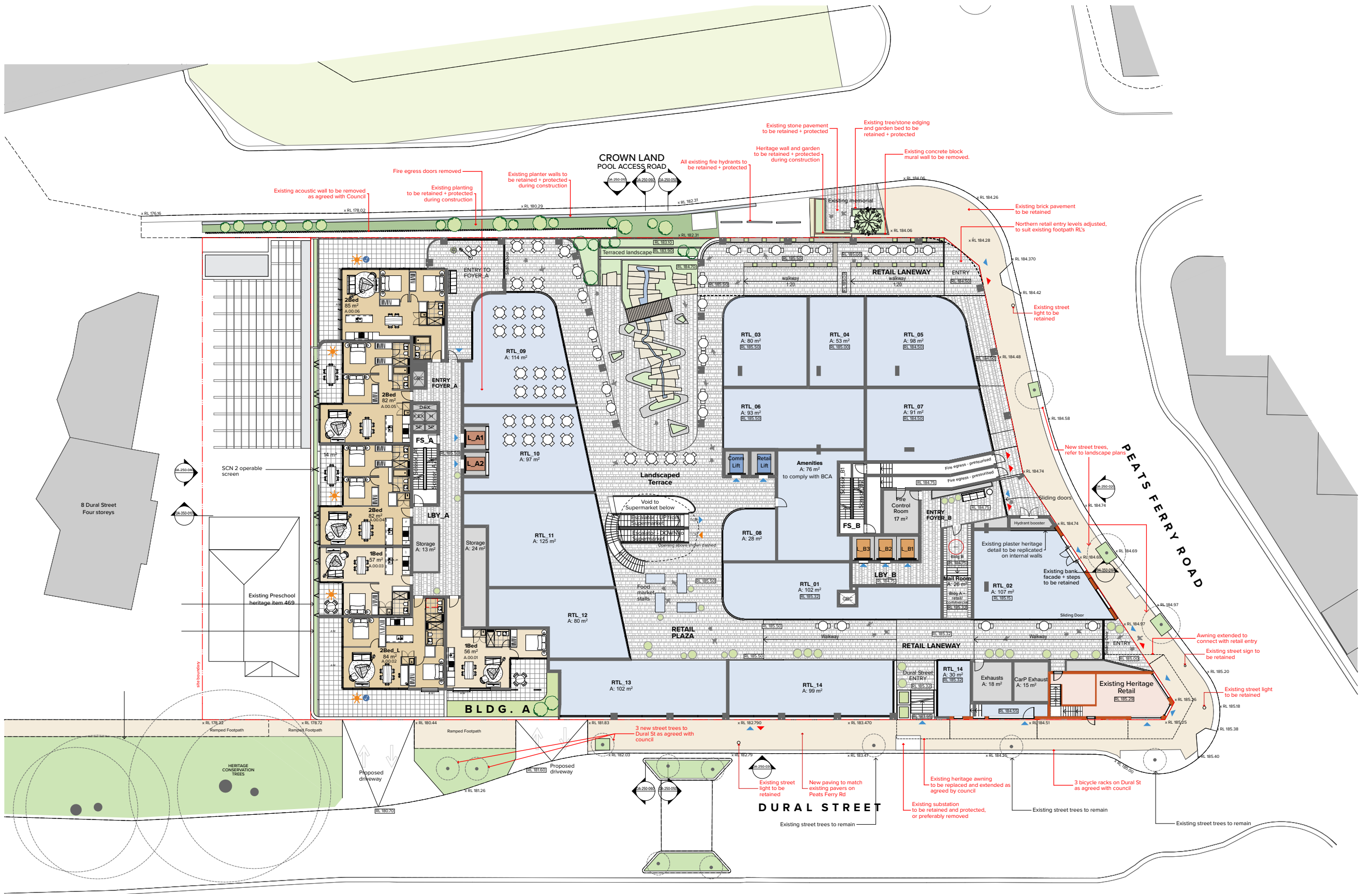












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ELCS Quality Endorsed Company 100 8001 2008 Registration Number 20476

Notwithstanding to whomsoever, Turner 8000 4800 90 90 90 90

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Scale  
**1:200 @A1, 50% @A3**

Drawing Title  
**GA Plans**  
**Ground Level - Retail**

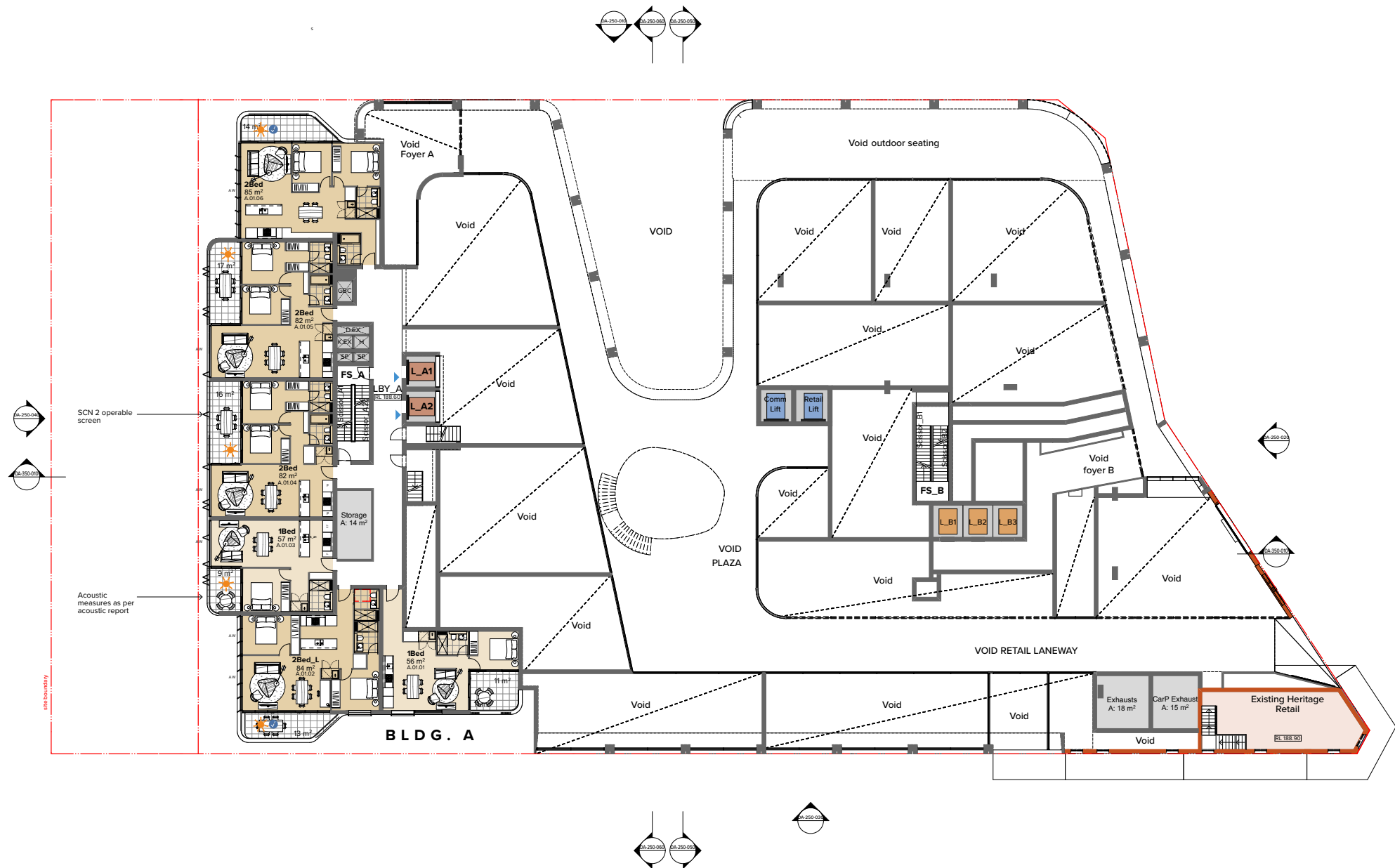
Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	16104	YOCCAM	North
Status				Design No.	Rev	
Development Application				DA-110-008	J	

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Notwithstanding to whomsoever, 8800, 4800 90 904 904 910

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**GA Plans**  
**Level 1 - Mezzanine**

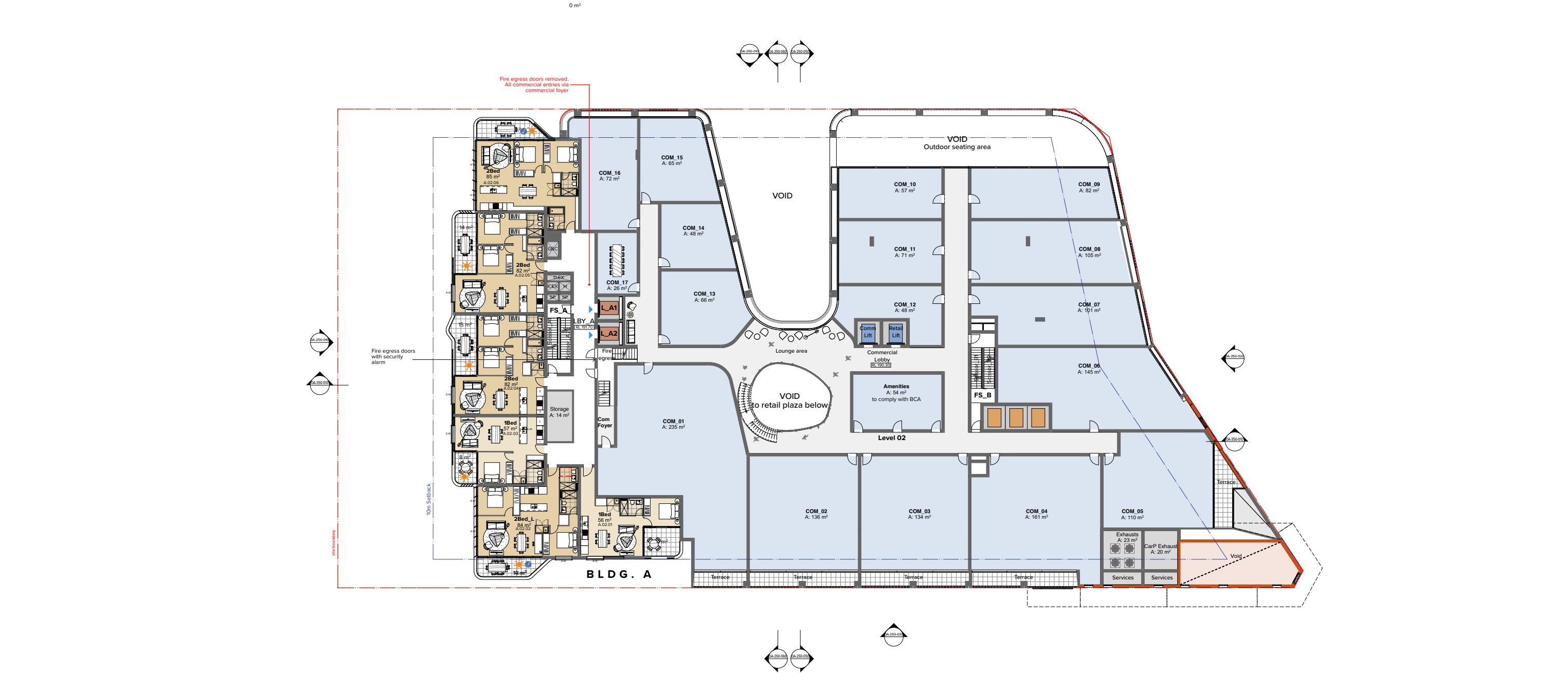
J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale:	1:200 @A1, 50% @A3	Project No:	16104
Status:	Development Application	Dwg No:	DA-110-010
Drawn by:	YOCCAM	North	↑
Rev:	J		

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SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notional Architect: Nicholas Turner 8000 4800 90 004 104 101

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**Drawing Title**  
**GA Plans**  
**Level 2 - Commercial Level**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale:	1:200 @A1, 50%@A3	Project No:	16104
Status:	Development Application	Dwg No:	DA-110-020
Drawn by:	YO.CC.AM	Rev:	J
North	↑		

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Notwithstanding to whomsoever, 8800, 4800 90 904 904 910

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road, Hornsby NSW 2077 Australia

Drawing Title  
**GA Plans**  
**Level 3 - Podium / Communal Open Space**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale:	1:200 @A1, 50% @A3	Project No:	16104
Status:	Development Application	Drawn by:	YO.CC.AM
		Rev:	J
		Drawn by:	North
		Rev:	J

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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**GA Plans**  
**Level 4-Typical Lower Residential**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale:	1:200	@A1, 50% @A3	Project No: 16104
Status:	Development Application	Dwg No: DA-110-040	Drawn by: YO.CC.AM Rev: J

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**187-203 Peats Ferry Rd, Hornsby**  
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Drawing Title  
**GA Plans**  
**Level 8**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YOCCAM	↑
Scale:	1:200 @A1, 50% @A3	Project No:	16104	Rev	J
Status:	Development Application	Draw No:	DA-110-090		

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NSW 2060

SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notified Architect Nicholas Turner 8005 488 90 84 84 81

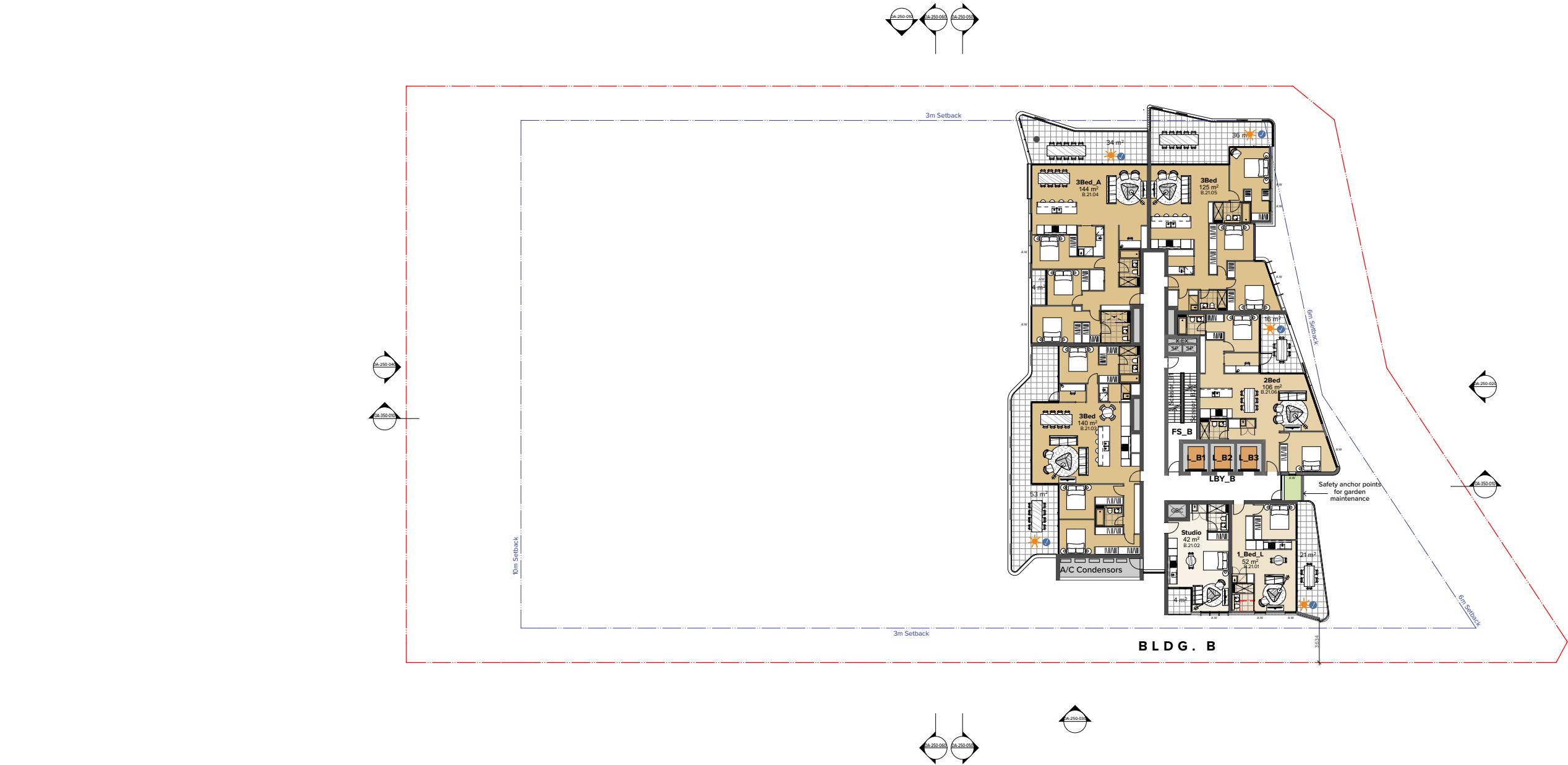
**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**Drawing Title**  
**GA Plans**  
**Level 12-17 - Bldg A Roof Plan / Bldg B Lower Resi**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YO	North
Scale:	1:200 @A1, 50% @A3	Project No:	16104	YO	CC
Status:	Development Application	Draw No:	DA-110-130	Rev	J

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Suite 601, 153 Walker Street North Sydney  
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SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notwithstanding to whomsoever, 8805, 4800 N. Hwy 101

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

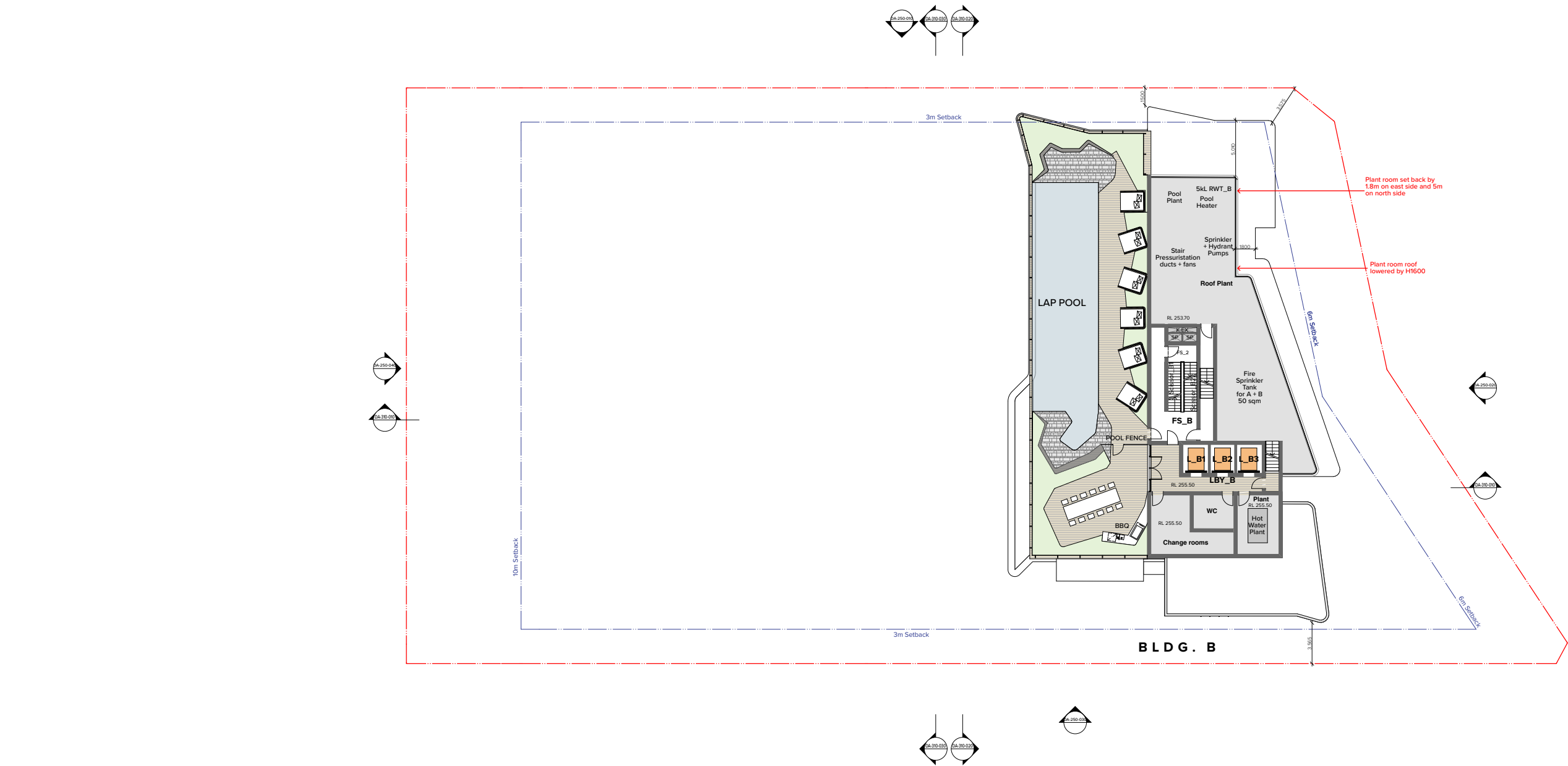
**Drawing Title**  
**GA Plans**  
**Level 18-21 - Bldg B\_Upper Residential**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YO	CC
Scale:	1:200 @A1, 50% @A3	Project No:	16104	Drawn by:	YO
Status:	Development Application	Draw No:	DA-110-210	Rev:	J

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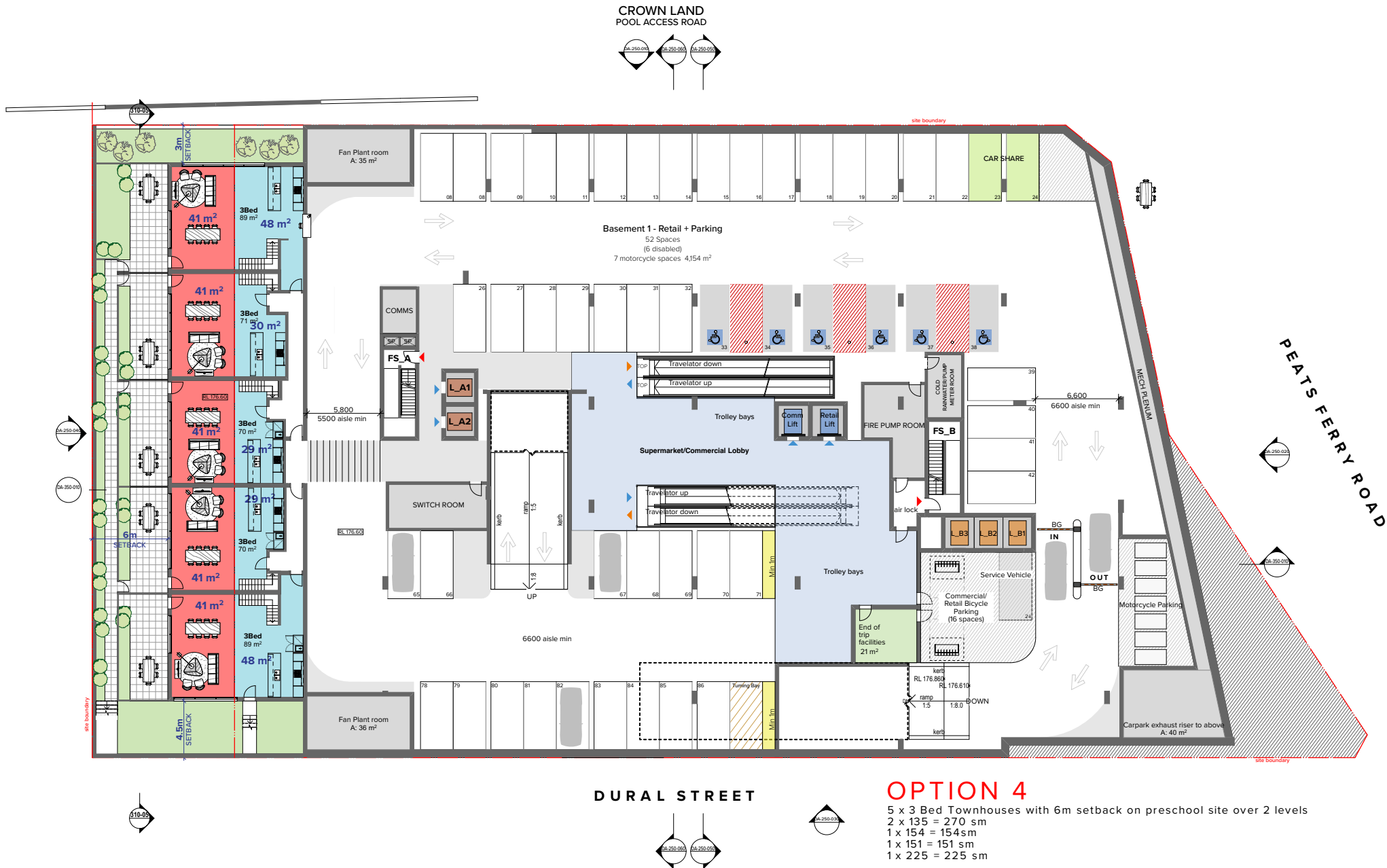
SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notional Architect Nicholas Turner 8000 488 90 044 88 010

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**GA Plans**  
**Level 22 - Bldg B\_Rooftop Terrace**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YO	CCAM
Scale:	1:200 @A1, 50% @A3	Project No:	16104	Rev	J
Status:	Development Application	Dwg No:	DA-110-230		

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- Legend
- BAL1 Balustrade 1,2/3 Painted precast concrete spandrel 12 glass
  - BAL2 H 12m glass Balustrade
  - BAL3 Vertical metal bar balustrade
  - BAL4 Rooftop pool glass H 1.8m glass balustrade
  - CLD1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD2 Cladding 2\_Painted concrete spandrel
  - CLD3 Cladding 3\_Painted rendered masonry
  - CLD4 Cladding 4\_face Brick
  - CLD5 Cladding 5\_Face Brick screen treatment
  - CLD6 Cladding 6\_Sandstone Cladding
  - GL1 Glazing 1\_Powdercoated aluminium framed glazing
  - GL2 Glazing 2\_Feature 'box window' frame powder coated aluminium
  - SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SCN2 Screen 2 50x100 Powder coated aluminium bottom screen operable
  - SCN3 Screen 3\_Louvre Plant room screen
  - SCN4 Angled aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - RR1 Reinstate awaiting as per heritage report recommendations

NOTES

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NSW 2060

LCS Quality Endorsed Company 100 0001 2008, Registration Number 20476  
Incorporated Australian National Toner 8000 480 91 04 04 01

Project Title  
187-203 Peats Ferry Rd, Hornsby  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
Floor Space Transfer Concept  
Basement 1 - Retail Carpark

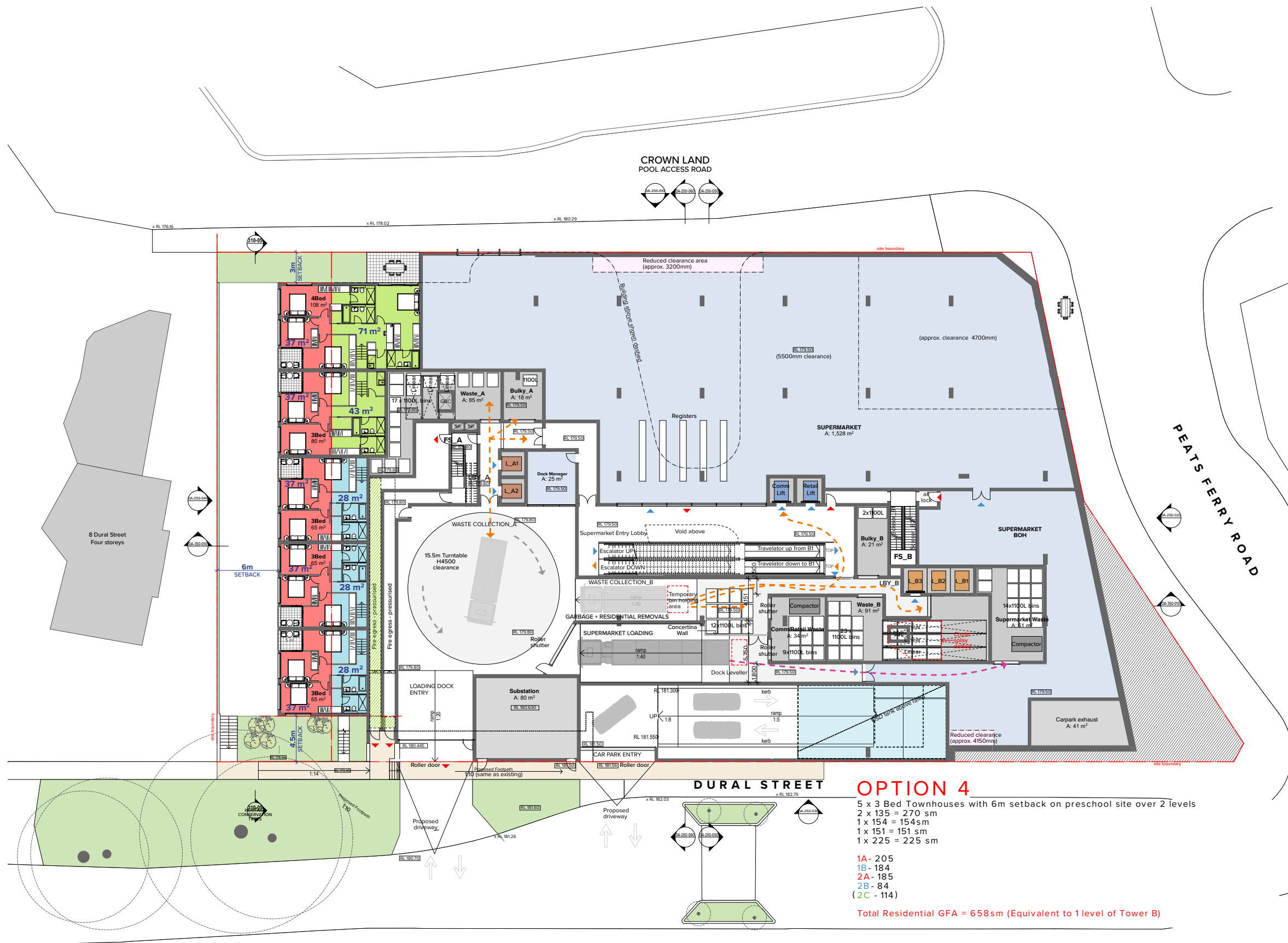
Rev.	Date	Approved by	Revision Notes	Drawn by	North
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100	17.07.19	YO	FLOOR SPACE TRANSFER CONCEPT	YOCCAM	North

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- Legend**
- (BAL1) Balustrade 1,2/3 Painted precast concrete spandrel 12 glass
  - (BAL2) H 12m glass Balustrade
  - (BAL3) Vertical metal bar balustrade
  - (BAL4) Rooftop pool glass H 1.8m glass balustrade
  - (CLD1) Cladding 1\_Equitone/compressed fibre cement cladding
  - (CLD2) Cladding 2\_Painted concrete spandrel
  - (CLD3) Cladding 3\_Painted rendered masonry
  - (CLD4) Cladding 4\_Face Brick
  - (CLD5) Cladding 5\_Face Brick screen treatment
  - (CLD6) Cladding 6\_Sandstone Cladding
  - (GL1) Glazing 1\_Powdercoated aluminium framed glazing
  - (GL2) Glazing 2\_Feature 'box window' frame powder coated aluminium
  - (SCN1) Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - (SCN2) Screen 2 50x100 Powder coated aluminium battens screen operable
  - (SCN3) Screen 3\_Louvre Plant room screen
  - (SCN4) Angled aluminium fins
  - (SCN5) Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - (RR1) Reinstate existing as per heritage report recommendations

## OPTION 4

5 x 3 Bed Townhouses with 6m setback on preschool site over 2 levels  
2 x 135 = 270 sm  
1 x 154 = 154 sm  
1 x 151 = 151 sm  
1 x 225 = 225 sm

1A- 205  
1B- 184  
2A- 185  
2B- 84  
(2C - 114)

Total Residential GFA = 658sm (Equivalent to 1 level of Tower B)

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Suite 601, 153 Walker Street North Sydney  
NSW 2060

LCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Incorporated Australia National Tower 4005, 4006 St Vincent St

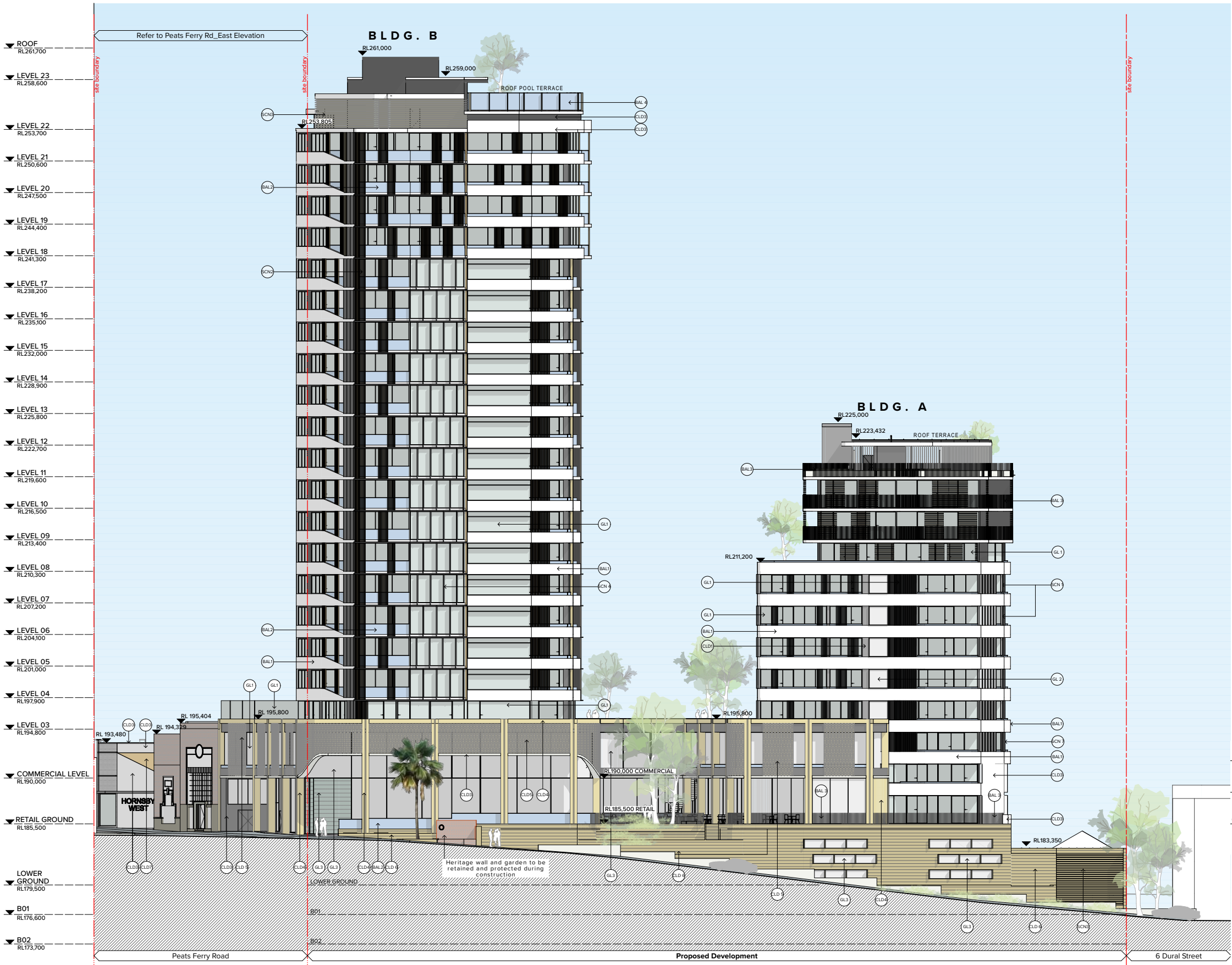
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**Floor Space Transfer Concept**  
**Lower Ground - Loading/Supermarket/Childcare**

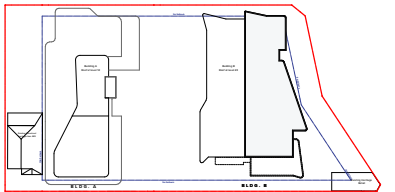
**B** 17.07.19 **YO** **FLOOR SPACE TRANSFER CONCEPT**  
Rev. Date Approved by Revision Notes  
Scale: 1:200 @A1, 50% @A3  
Status: Development Application  
Project No.: 16104  
Drawn by: YOCCAM  
Rev: B  
North  
DA-120-007

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- Legend
- AWN Reinstatement awning as per heritage report recommendations
  - BAL Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - BAL3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL4 Rooftop pool glass H 1.8m glass balustrade
  - CLD1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD2 Cladding 2\_Painted concrete spandrel
  - CLD3 Cladding 3\_Painted rendered masonry
  - CLD4 Cladding 4\_face Brick
  - CLD5 Cladding 5\_Face Brick screen treatment
  - CLD6 Cladding 6\_Sandstone Cladding
  - CLD7 Cladding 7\_Timber soffit to retail laneway
  - GL1 Glazing 1\_Powdercoated aluminium framed clear glazing
  - GL2 Glazing 2\_Feature 'box window' frame powder coated aluminium
  - GL3 Glazing 3\_Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PF1 Paint finish, colour to match Dulux 'Vivid White'.
  - PF2 Paint finish, colour to match Dulux 'Black'.
  - PCF1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PCF2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PCF3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SCN2 Screen 2 50x100 Powder coated aluminium bottoms screen operable
  - SCN3 Screen 3\_Louvre Plant room screen
  - SCN4 Fixed aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN6 1800mm height planted fence to Childcare extension/play area
  - SCN7 Operable Folding screen



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Suite 601, 153 Walker Street North Sydney  
NSW 2060

CLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Notified Architect: Nicholas Turner 4805 4806 4804 4804 4804

Drawing Title  
**GA Elevation  
North Elevation**

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1	17.07.19	YO	FOR DA AMENDMENTS	YO	CC
Scale:	1:200 @A1, 50% @A3	Project No:	16104	Rev	J
Status:	Development Application	Draw No:	DA-250-010		

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▼ ROOF  
RL261,700

▼ LEVEL 23  
RL258,600

▼ LEVEL 22  
RL253,700

▼ LEVEL 21  
RL250,600

▼ LEVEL 20  
RL247,500

▼ LEVEL 19  
RL244,400

▼ LEVEL 18  
RL241,300

▼ LEVEL 17  
RL238,200

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RL235,100

▼ LEVEL 15  
RL232,000

▼ LEVEL 14  
RL228,900

▼ LEVEL 13  
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▼ LEVEL 12  
RL222,700

▼ LEVEL 11  
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▼ LEVEL 10  
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▼ LEVEL 09  
RL213,400

▼ LEVEL 08  
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▼ LEVEL 07  
RL207,200

▼ LEVEL 06  
RL204,100

▼ LEVEL 05  
RL201,000

▼ LEVEL 04  
RL197,900

▼ LEVEL 03  
RL194,800

▼ COMMERCIAL LEVEL  
RL190,000

▼ RETAIL GROUND  
RL185,500

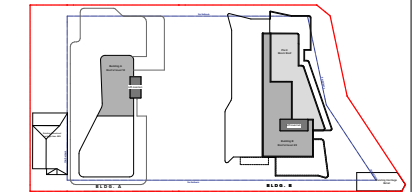
▼ LOWER GROUND  
RL179,500

▼ B01  
RL176,600

▼ B02  
RL173,700



- Legend
- AWN Reinstatement awning as per heritage report recommendations
  - BAL Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - BAL3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL4 Rooftop pool glass H 1.8m glass balustrade
  - CLD1 Cladding 1\_Equitone/compressed fibre cement cladding
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  - CLD5 Cladding 5\_Face Brick screen treatment
  - CLD6 Cladding 6\_Sandstone Cladding
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  - GL1 Glazing 1\_Powdercoated aluminium framed clear glazing
  - GL2 Glazing 2\_Feature 'box window' frame powder coated aluminium
  - GL3 Glazing 3\_Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PF1 Paint finish, colour to match Dulux 'Vivid White'.
  - PF2 Paint finish, colour to match Dulux 'Black'.
  - PCF1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PCF2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PCF3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SCN2 Screen 2 50x100 Powder coated aluminium battens screen operable
  - SCN3 Screen 3\_Louvre Plant room screen
  - SCN4 Fixed aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN6 1800mm height planted fence to Childcare extension/play area
  - SCN7 Operable Folding screen



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CLIENT

**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Scale  
**1:200 @A1, 50% @A3**

Drawing Title  
**GA Elevation**  
**Peats Ferry Rd\_East Elevation**

J 17.07.19 YO FOR DA AMENDMENTS

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1	17.07.19	YO	16104	YO	CC
2	17.07.19	YO	16104	YO	CC

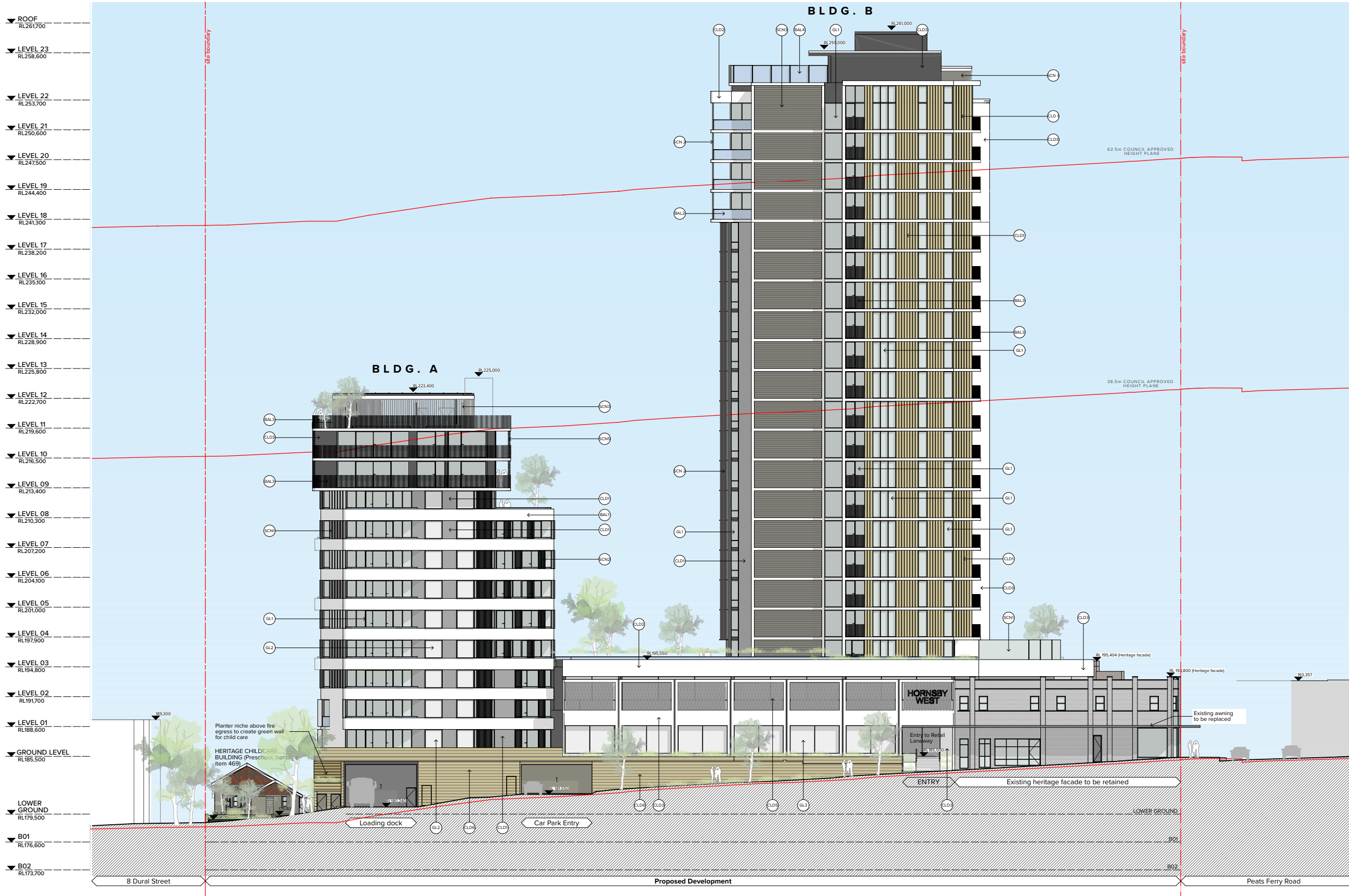
Development Application  
**DA-250-020**

J

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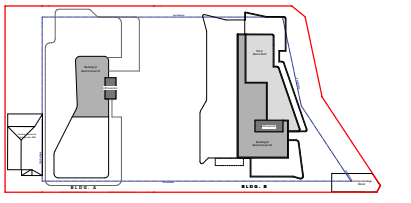
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F +61 2 8668 0088  
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- Legend
- AWN 3 Reinstated awning as per heritage report recommendations
  - BAL1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - BAL3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL4 Rooftop pool glass H 1.8m glass balustrade
  - CLD1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD2 Cladding 2\_Painted concrete spandrel
  - CLD3 Cladding 3\_Painted rendered masonry
  - CLD4 Cladding 4\_face Brick
  - CLD5 Cladding 5\_Face Brick screen treatment
  - CLD6 Cladding 6\_Sandstone Cladding
  - CLD7 Cladding 7\_Timber soffit to retail laneway
  - GL1 Glazing 1: Powdercoated aluminium framed clear glazing
  - GL2 Glazing 2:Feature 'box window' frame powder coated aluminium
  - GL3 Glazing 3: Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PF1 Paint finish, colour to match Dulux 'Vivid White'.
  - PF2 Paint finish, colour to match Dulux 'Black'.
  - PCF1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PCF2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PCF3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SCN2 Screen 2 50x100 Powder coated aluminium battens screen operable
  - SCN3 Screen 3\_Louvre Plant room screen
  - SCN4 Fixed aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN6 1800mm height planted fence to Childcare extension/play area
  - SCN7 Operable Folding screen

COMMERCIAL LEVEL  
RL190,000

RETAIL GROUND  
RL185,500



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CLIENT  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

CLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Renowned Architect Nicholas Turner 4005 4800 90 904 910

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Bldg A South Elevation**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1:200	@A1, 50% @A3		16104	YOCCAM	
Status		Devig No.	DA-250-030	Rev	J
Development Application					

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▼ ROOF  
RL261,700

▼ LEVEL 23  
RL258,600

▼ LEVEL 22  
RL263,700

▼ LEVEL 21  
RL250,600

▼ LEVEL 20  
RL247,500

▼ LEVEL 19  
RL244,400

▼ LEVEL 18  
RL241,300

▼ LEVEL 17  
RL238,200

▼ LEVEL 16  
RL235,100

▼ LEVEL 15  
RL232,000

▼ LEVEL 14  
RL228,900

▼ LEVEL 13  
RL225,800

▼ LEVEL 12  
RL222,700

▼ LEVEL 11  
RL219,600

▼ LEVEL 10  
RL216,500

▼ LEVEL 09  
RL213,400

▼ LEVEL 08  
RL210,300

▼ LEVEL 07  
RL207,200

▼ LEVEL 06  
RL204,100

▼ LEVEL 05  
RL201,000

▼ LEVEL 04  
RL197,900

▼ LEVEL 03  
RL194,800

▼ LEVEL 02  
RL191,700

▼ LEVEL 01  
RL188,600

▼ GROUND LEVEL  
RL185,500

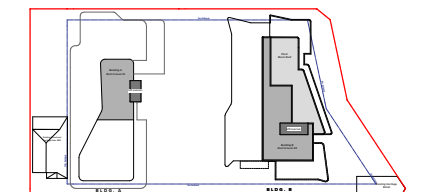
▼ LOWER GROUND  
RL179,500

▼ B01  
RL176,600

▼ B02  
RL173,700



- Legend
- AWN Reinstatement as per heritage report recommendations
  - BAL1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - BAL3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL4 Rooftop pool glass H 1.8m glass balustrade
  - CLD1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD2 Cladding 2\_Painted concrete spandrel
  - CLD3 Cladding 3\_Painted rendered masonry
  - CLD4 Cladding 4\_face Brick
  - CLD5 Cladding 5\_Face Brick screen treatment
  - CLD6 Cladding 6\_Sandstone Cladding
  - CLD7 Cladding 7\_Timber soffit to retail laneway
  - GL1 Glazing 1\_Powdercoated aluminium framed clear glazing
  - GL2 Glazing 2\_Feature 'box window' frame powder coated aluminium
  - GL3 Glazing 3\_Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PF1 Paint finish, colour to match Dulux 'Vivid White'.
  - PF2 Paint finish, colour to match Dulux 'Black'.
  - PCF1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PCF2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PCF3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SCN2 Screen 2 50x100 Powder coated aluminium bottoms screen operable
  - SCN3 Screen 3\_Louvre Plant room screen
  - SCN4 Fixed aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN6 1800mm height planted fence to Childcare extension/play area
  - SCN7 Operable Folding screen



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CLIENT

**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476

Notwithstanding to whomsoever, 4800 4800 4800 4800

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Scale  
**1:200 @A1, 50% @A3**

Drawing Title  
**GA Elevation**  
**Dural Street\_West Elevation**

J 17.07.19 YO FOR DA AMENDMENTS

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1	17.07.19	YO	16104	YO	CC
2	17.07.19	YO	16104	YO	CC

Development Application  
**DA-250-040**

Rev  
**J**

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▼ ROOF  
RL261,700

▼ LEVEL 23  
RL258,600

▼ LEVEL 22  
RL253,700

▼ LEVEL 21  
RL250,600

▼ LEVEL 20  
RL247,500

▼ LEVEL 19  
RL244,400

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RL241,300

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RL238,200

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RL235,100

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RL216,500

▼ LEVEL 09  
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RL210,300

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RL207,200

▼ LEVEL 06  
RL204,100

▼ LEVEL 05  
RL201,000

▼ LEVEL 04  
RL197,900

▼ LEVEL 03  
RL194,800

▼ COMMERCIAL LEVEL  
RL190,000

▼ RETAIL GROUND  
RL185,500

▼ LOWER GROUND  
RL179,500

▼ B01  
RL176,600

▼ B02  
RL173,700

▼ B03  
RL170,800

▼ B04  
RL167,897

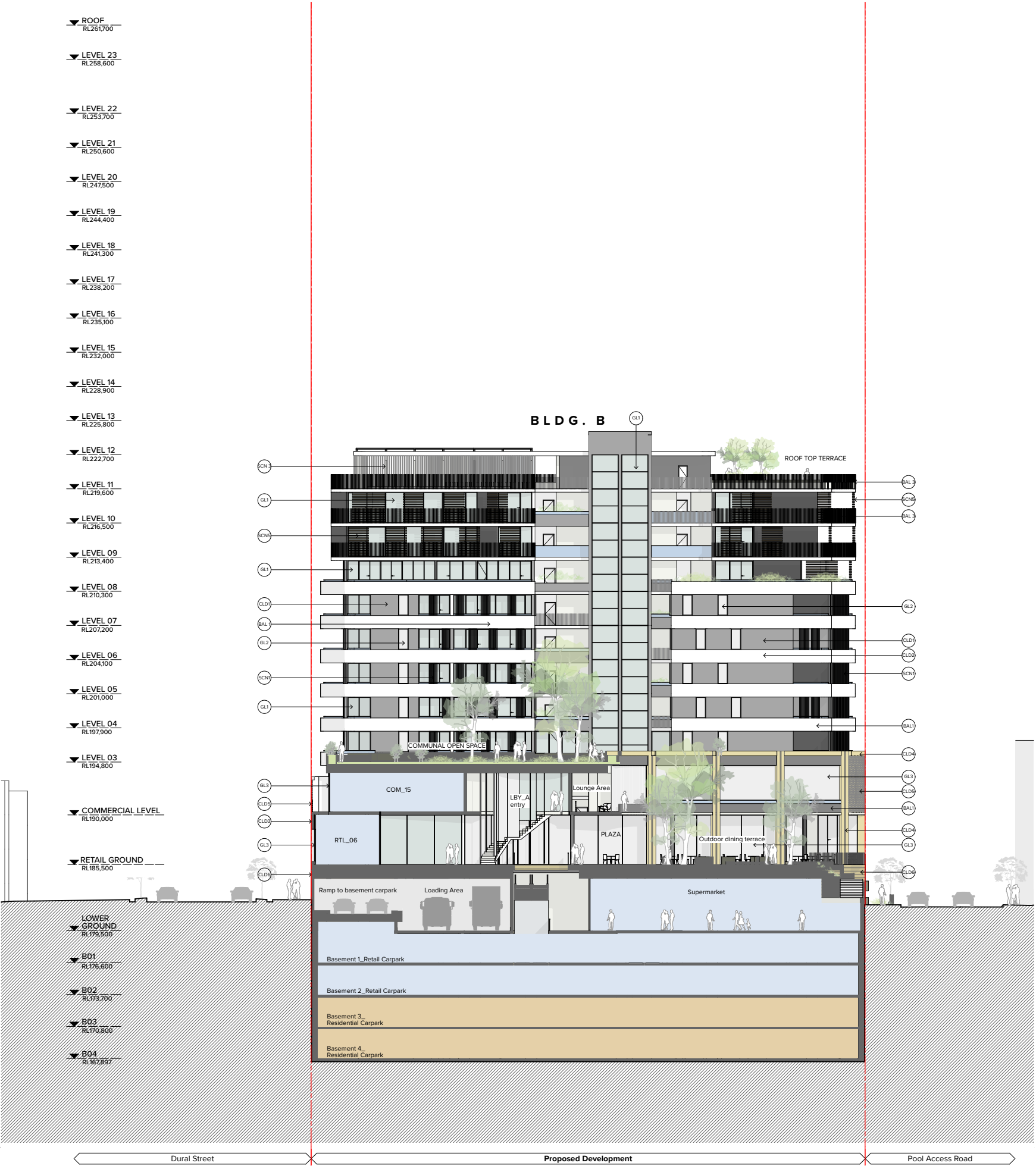
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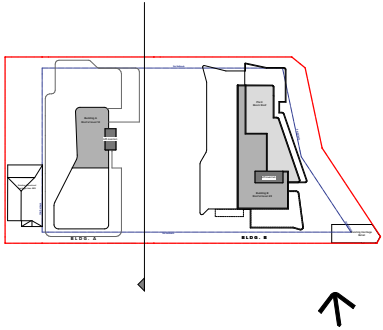
CLIENT

Lyon Tanner Hornsby P/L  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notwendig: Andrew Nicholas Turner 8000 4800 RL 164 164 161



- Legend
- AWN Reinstatement awning as per heritage report recommendations
  - BAL1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
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  - CLD4 Cladding 4\_face Brick
  - CLD5 Cladding 5\_Face Brick screen treatment
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  - GL1 Glazing 1\_Powdercoated aluminium framed clear glazing
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  - SCN4 Fixed aluminium fins
  - SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN6 1800mm height planted fence to Childcare extension/play area
  - SCN7 Operable Folding screen



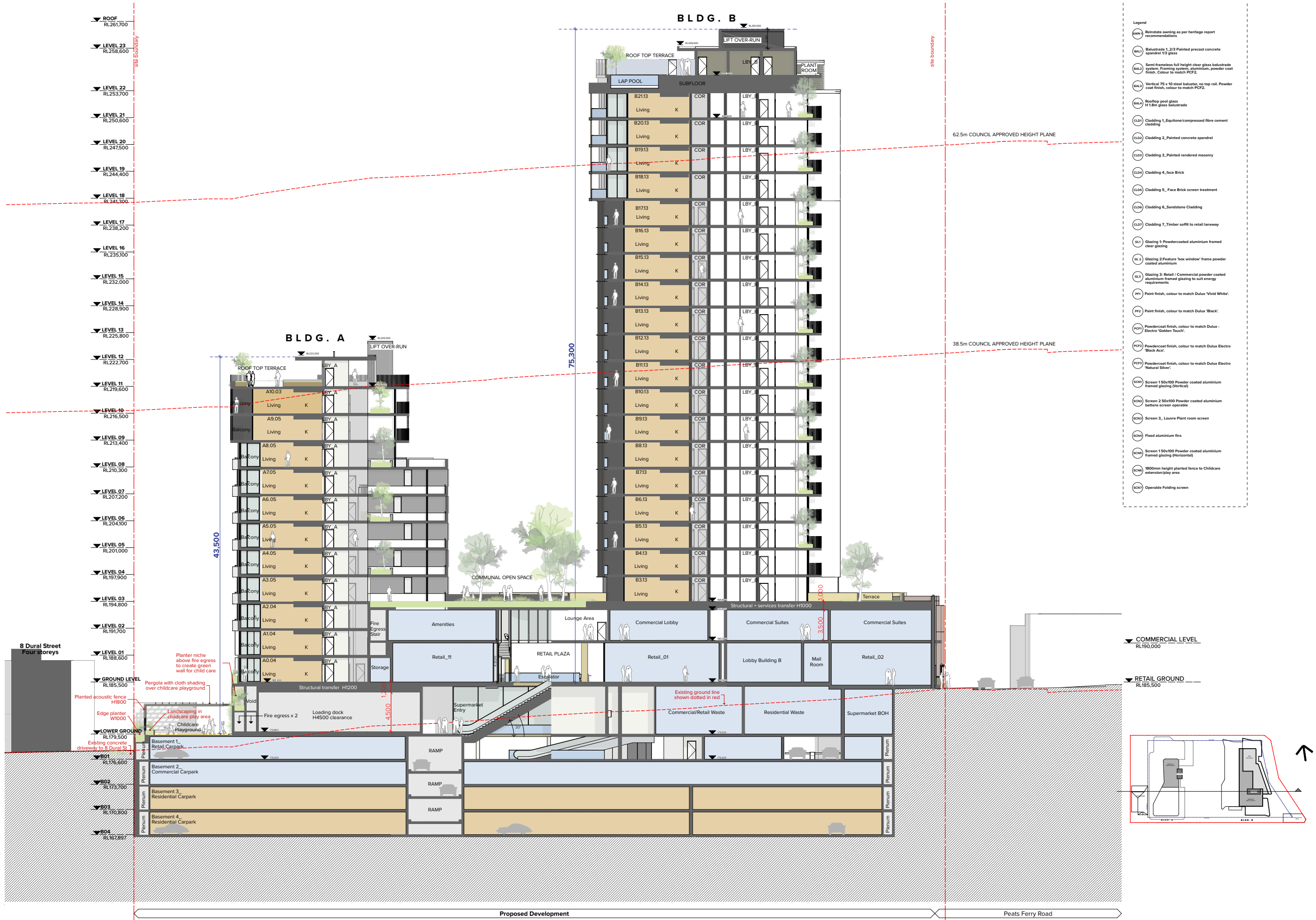
Project Title  
187-203 Peats Ferry Rd, Hornsby  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
GA Elevation  
Bldg A East Elevation

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1:200	17.07.19	YO	FOR DA AMENDMENTS	YO	CC
Scale	1:200	@A1, 50% @A3	Project No. 16104	YO	CC
Status	Development Application	DA-250-060	Rev	J	

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CLIENT  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

CLCS Quality Endorsed Company 152 801 2005 Registration Number 20476  
Renowned Architectural Firm 8000 488 864 864 811

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

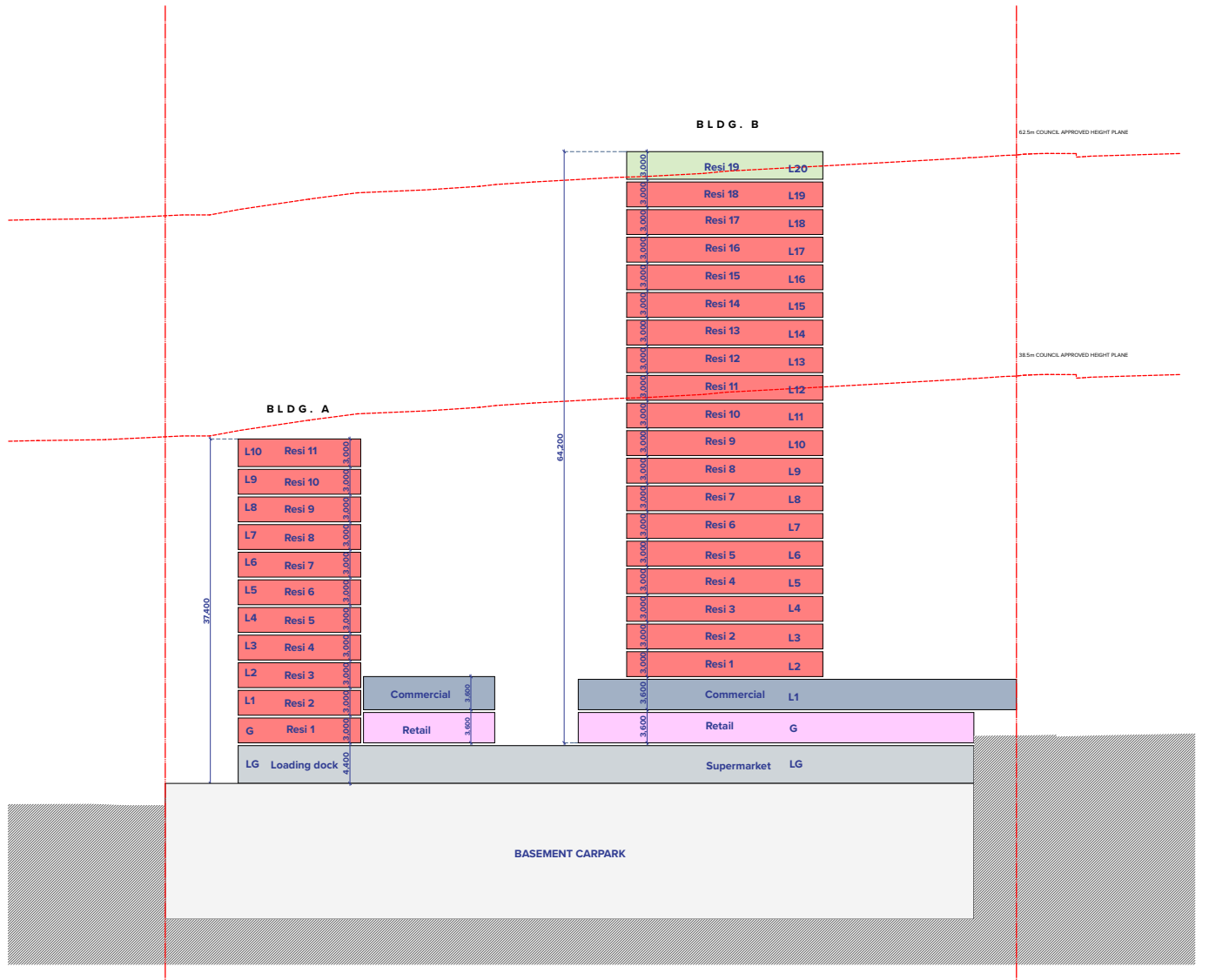
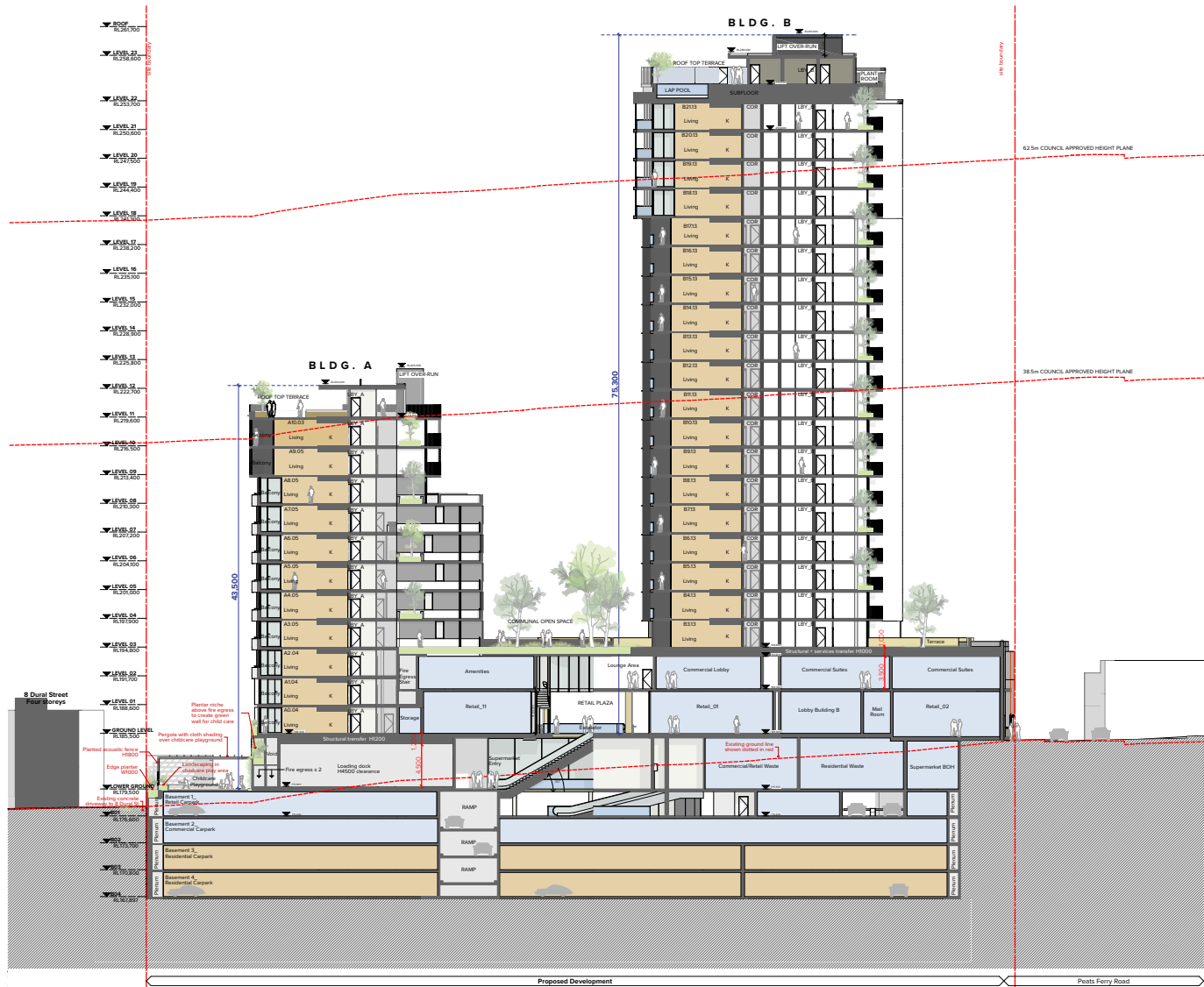
Drawing Title  
**GA Sections  
Long Section**

J 17.07.19 YO FOR DA AMENDMENTS  
Rev. Date Approved by Revision Notes  
Scale: 1:200 @A1, 50% @A3 Project No: 16104 Drawn by YOCCAM North  
Status: Development Application Dwg No: DA-350-010 Rev J

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COUNCIL MINIMUM SLAB TO SLAB HEIGHTS SHOWN

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CLIENT  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Notional Architect Nicholas Turner 8005 488 95 04 554 510

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

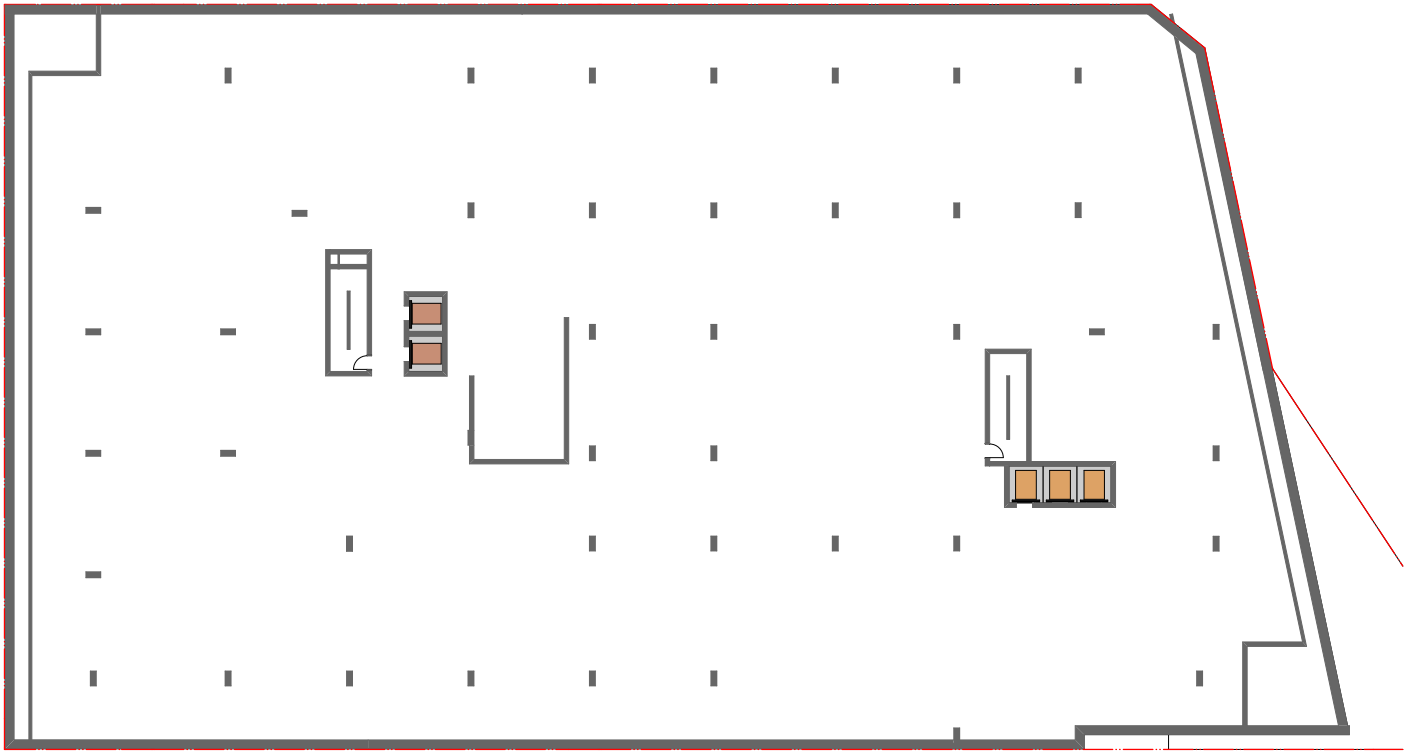
Drawing Title  
**GA Sections**  
**Long Section ADG Height Comparison**

J 17.07.19 YO FOR DA AMENDMENTS

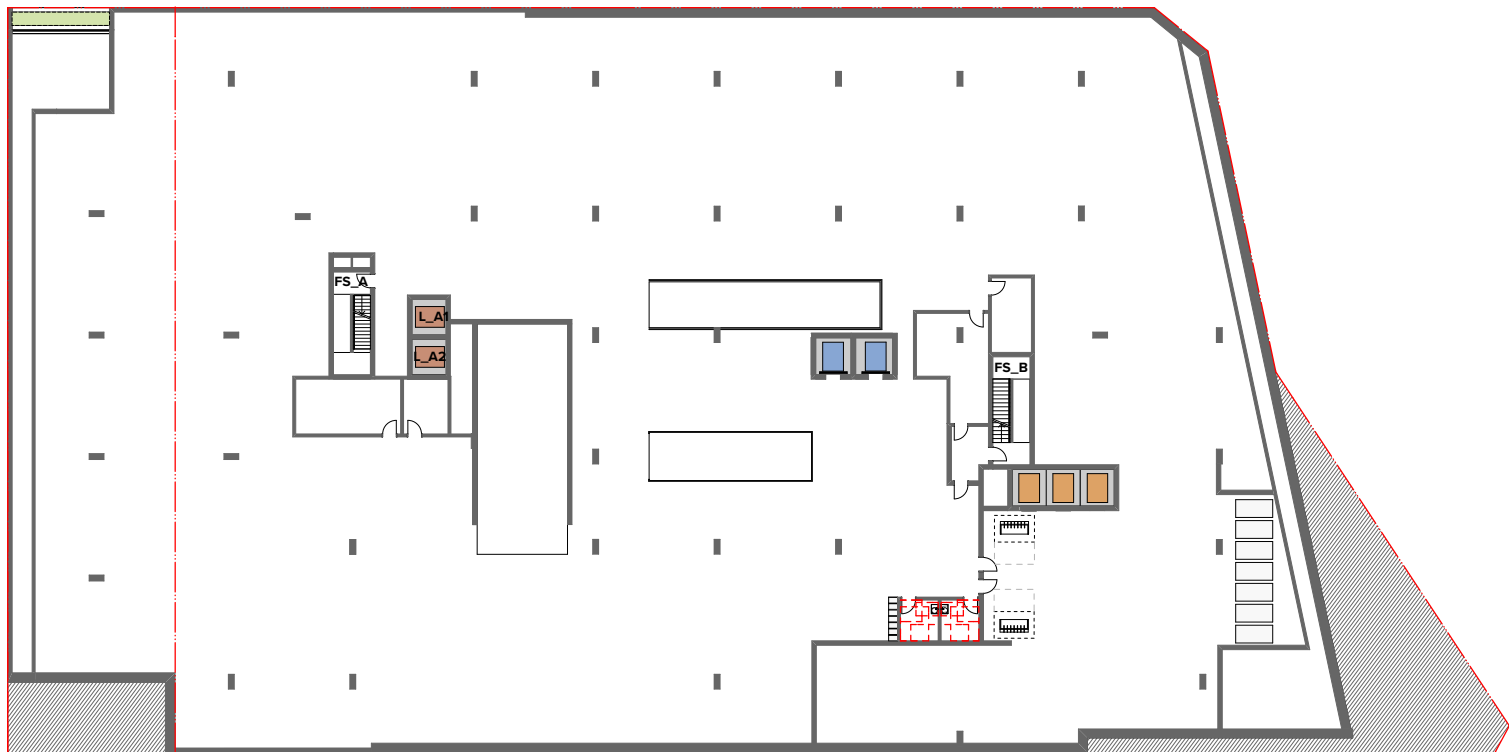
Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
Scale	1:350 @A1, 50% @A3			Project No.	16104	YOCCAM	
Status	Development Application			Drawn by		J	

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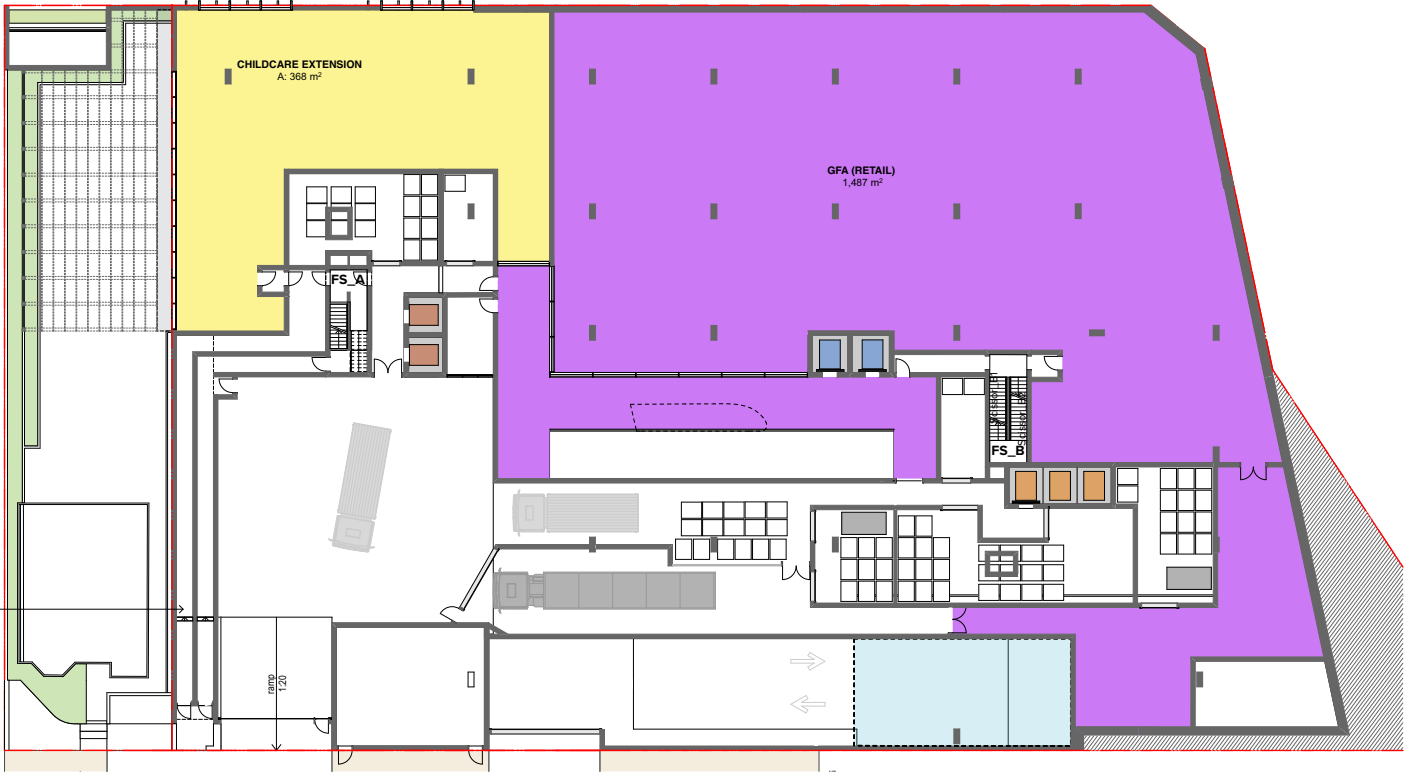
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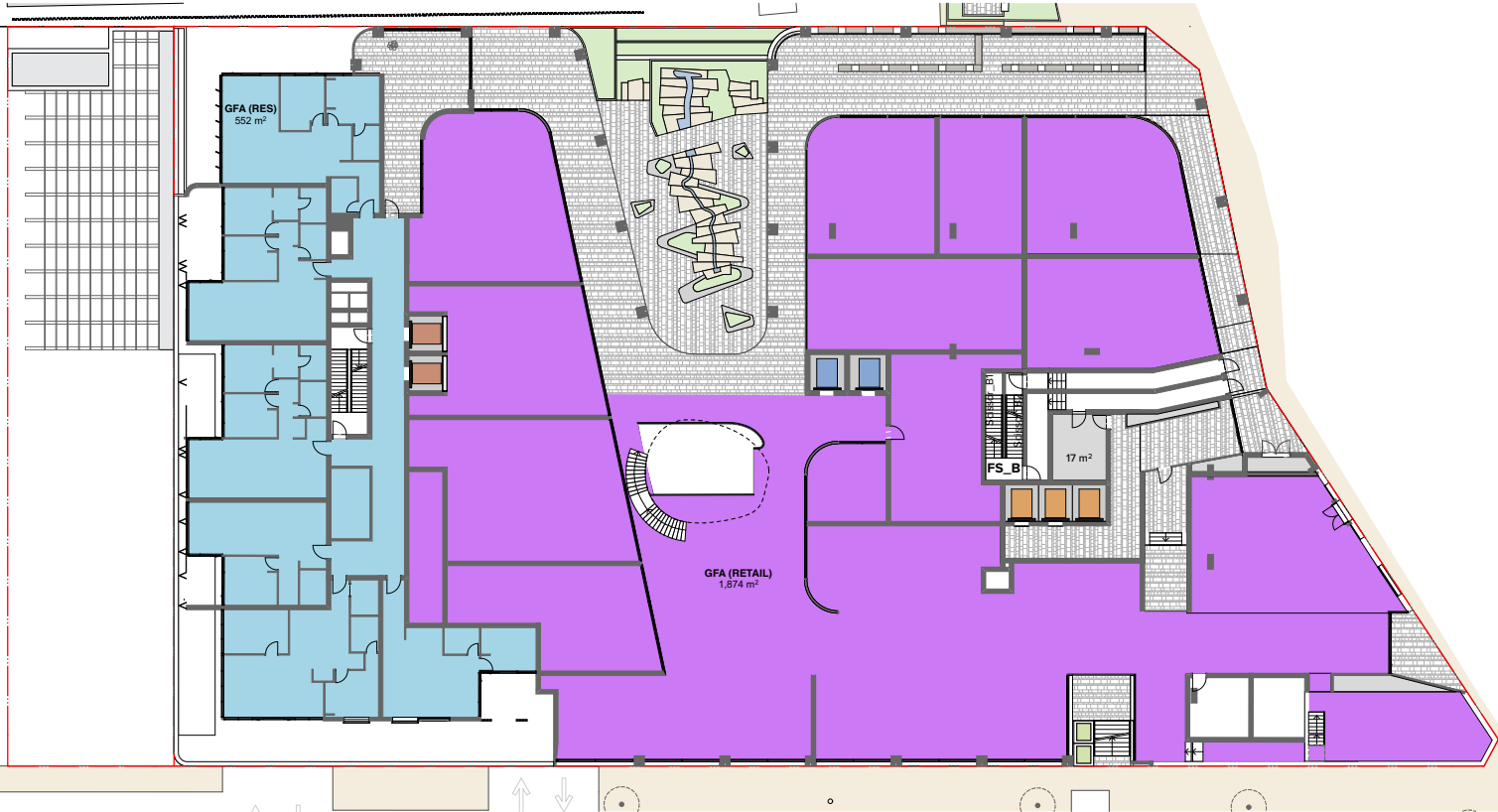
Basement Residential L B3 & B4  
GFA 0m<sup>2</sup>



Basement Retail/Commercial L B1 & B2  
GFA 0m<sup>2</sup>



Lower Ground  
■ Retail GFA 1487m<sup>2</sup>  
■ Childcare extension GFA 368m<sup>2</sup>



Ground  
■ Residential GFA 552m<sup>2</sup>  
■ Retail GFA 1874m<sup>2</sup>

Gross Floor Area  
Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:  
a) the area of a mezzanine, and  
b) habitable rooms in a basement or an attic, and  
c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:  
d) any area for common vertical circulation, such as lifts and stairs, and  
e) any basement:  
i) storage, and  
ii) vehicular access, loading areas, garbage and services, and  
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and  
g) car parking to meet any requirements of the consent authority (including access to that car parking), and  
h) any space used for the loading or unloading of goods (including access to it), and  
i) terraces and balconies with outer walls less than 1.4 metres high, and  
j) voids above a floor at the level of a storey or storey above.

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CLIENT  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Notwithstanding to whomsoever, Turner 1605, 4800 St. Hill St. Hill St.

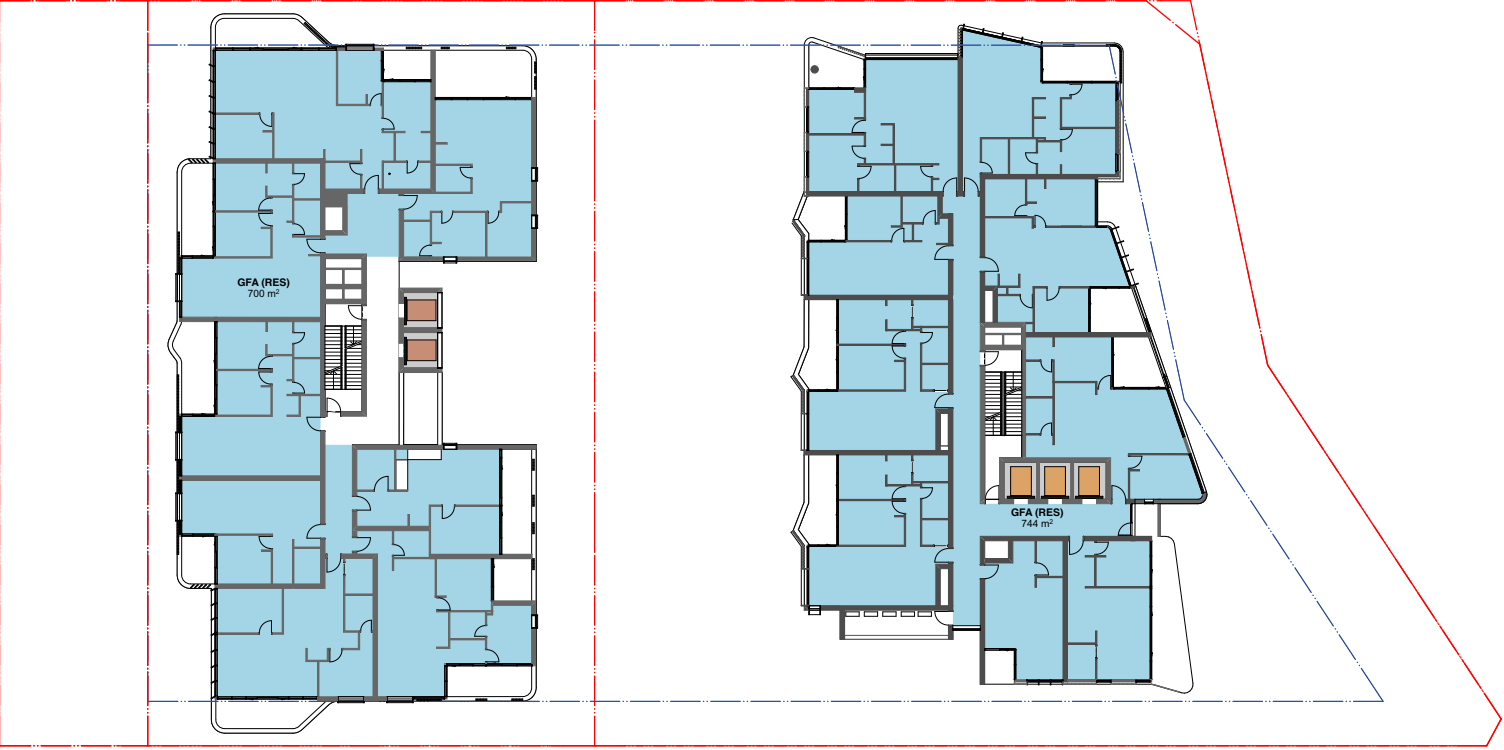
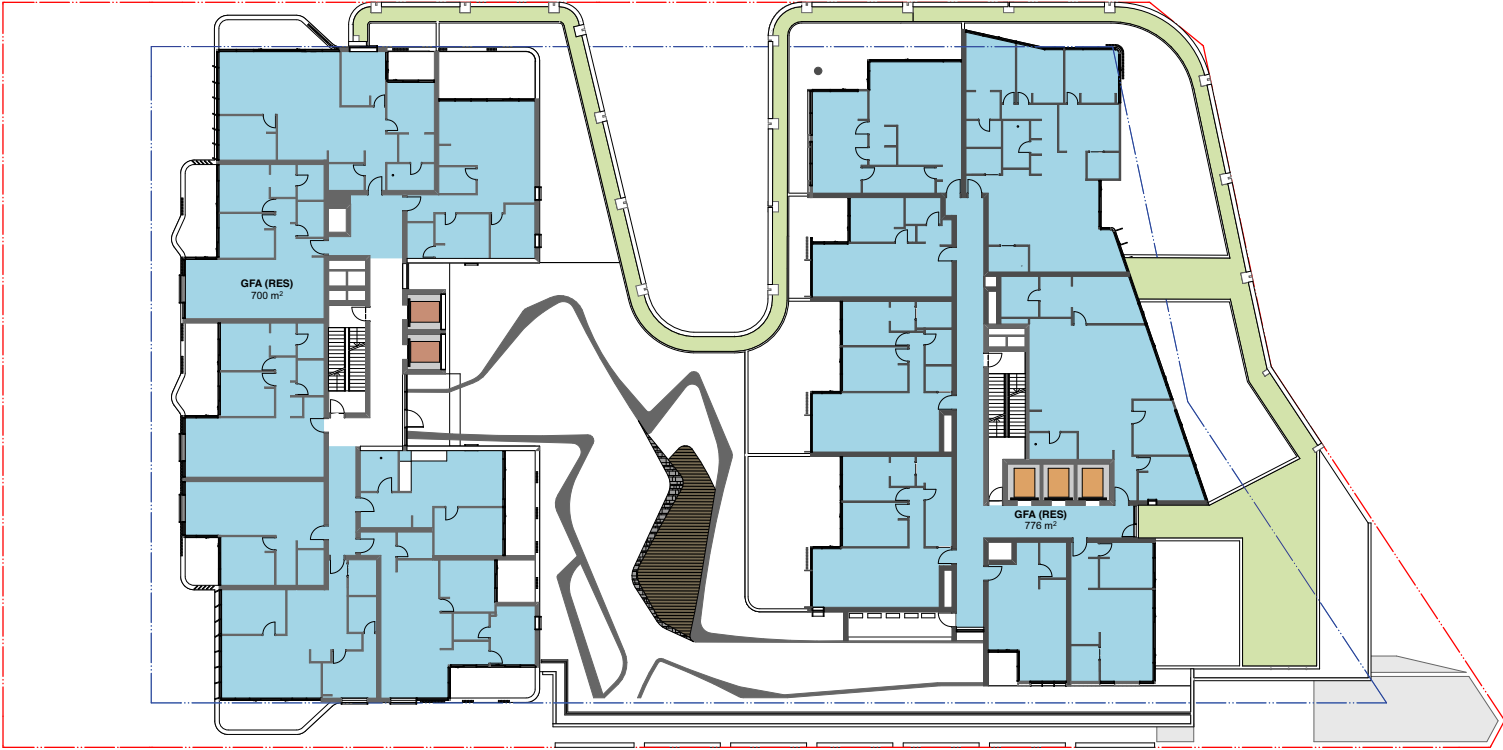
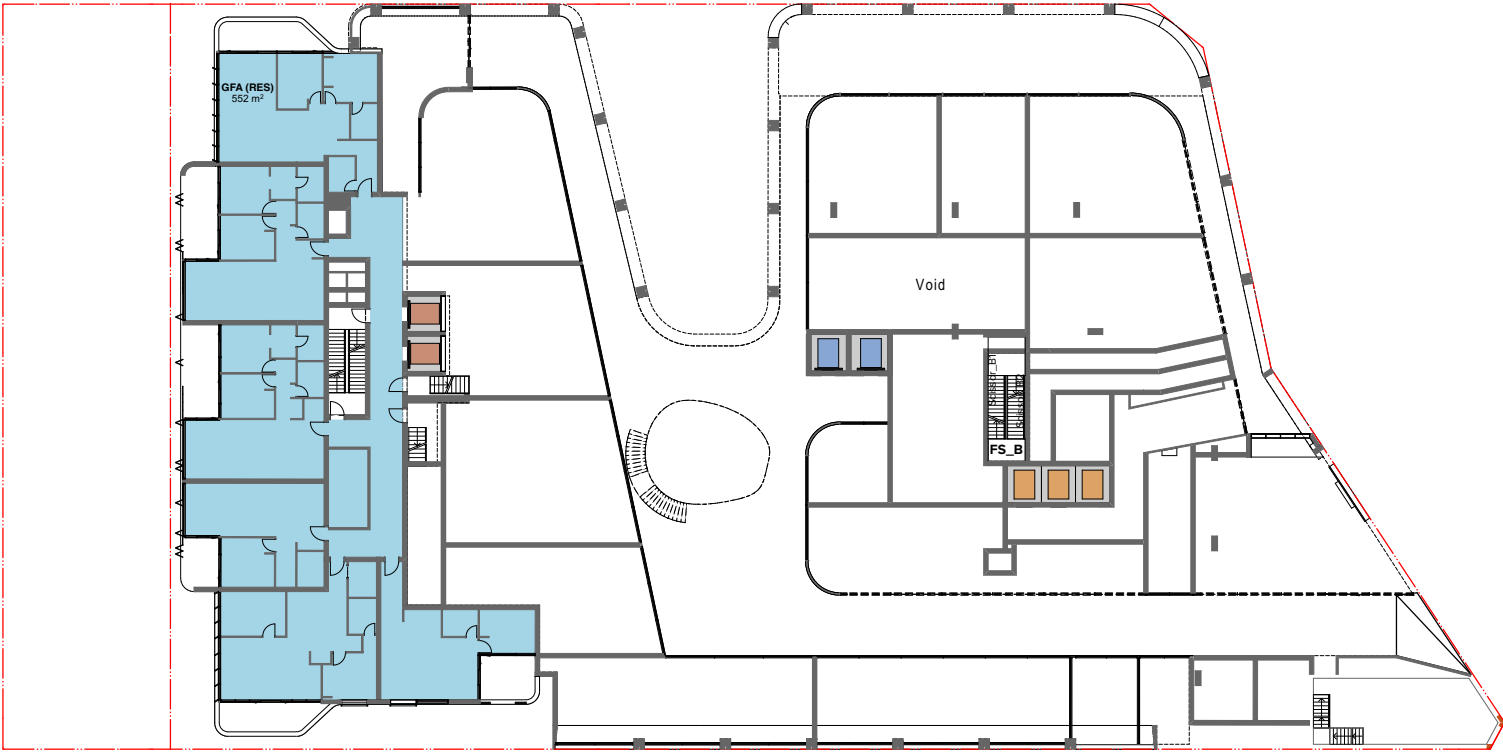
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**GFA Diagrams**  
**GFA Diagrams Basement levels, LG & G**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
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2	17.07.19	YO	FOR DA AMENDMENTS	16104	YO.CC.AM	
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Level 1  
■ Residential GFA 552m<sup>2</sup>

Level 2  
■ Residential GFA 552m<sup>2</sup>  
■ Commercial GFA 2127m<sup>2</sup>

Level 3 Podium  
■ Residential GFA 1476m<sup>2</sup>

Level 4-7  
■ Residential GFA 1444m<sup>2</sup>

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a) the area of a mezzanine, and
- b) habitable rooms in a basement or an attic, and
- c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- d) any area for common vertical circulation, such as lifts and stairs, and
- e) any basement:
- i) storage, and
- ii) vehicular access, loading areas, garbage and services, and
- f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- h) any space used for the loading or unloading of goods (including access to it), and
- i) terraces and balconies with outer walls less than 1.4 metres high, and
- j) voids above a floor at the level of a storey or storey above.

NOTES

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CLIENT

**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2005 Registration Number 20476

Approved Architect Nicholas Turner 8005 488 954 954 954

Project Title

**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title

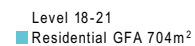
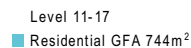
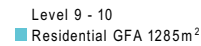
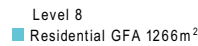
**GFA Diagrams**  
**GFA Diagrams L1-8**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
1:250	@A1, 50% @A3			16104	YOCCAM	
Status				Development Application	DA-710-012	J

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**Gross Floor Area**

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls,

or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

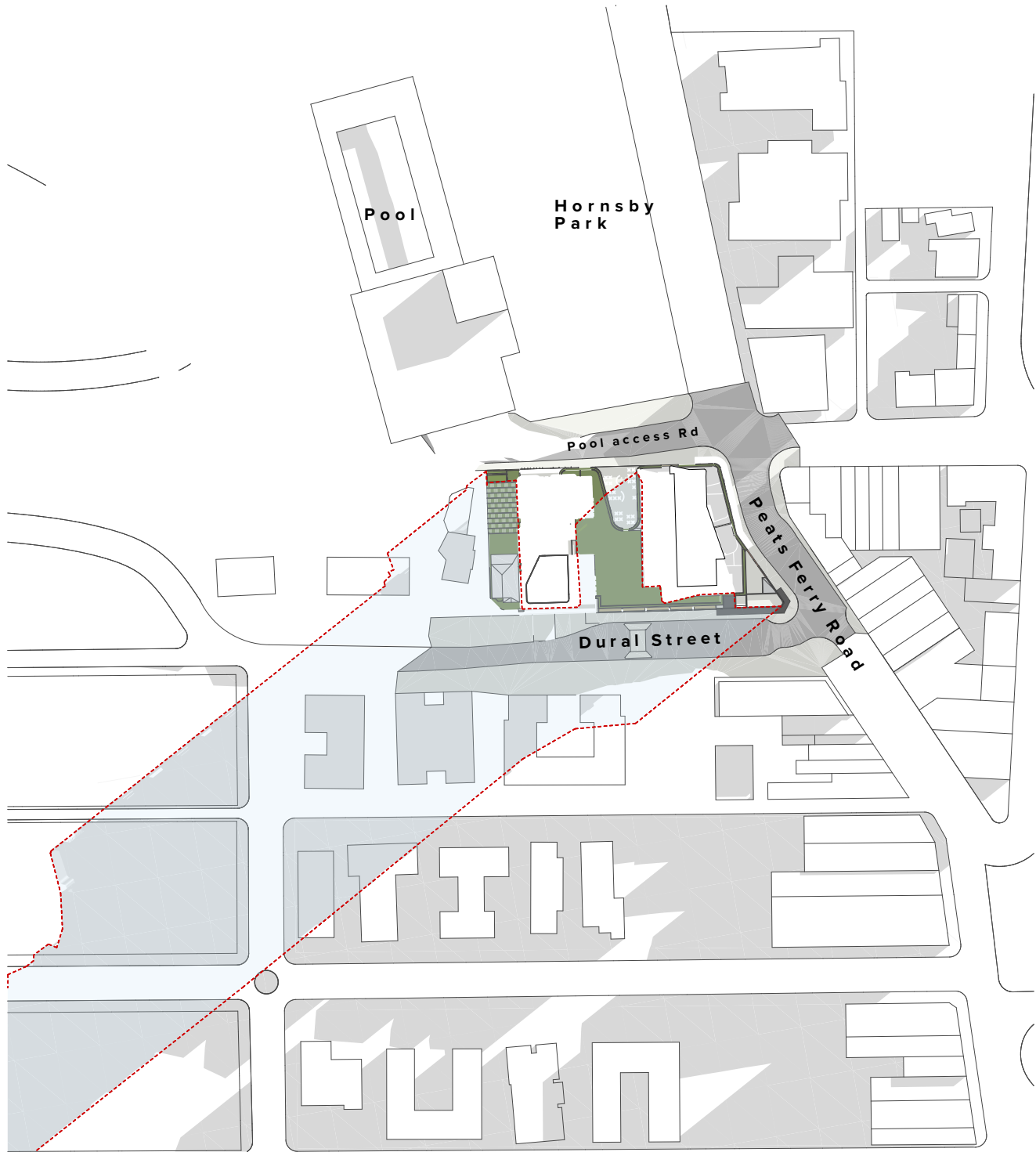
- a) the area of a mezzanine, and
- b) habitable rooms in a basement or an attic, and
- c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- d) any area for common vertical circulation, such as lifts and stairs, and
- e) any basement:
- i) storage, and
- ii) vehicular access, loading areas, garbage and services, and
- f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- h) any space used for the loading or unloading of goods (including access to it), and
- i) balconies and balconies with outer walls less than 1.4 metres high, and
- j) voids above a floor at the level of a storey or storey above.

**CLIENT**  
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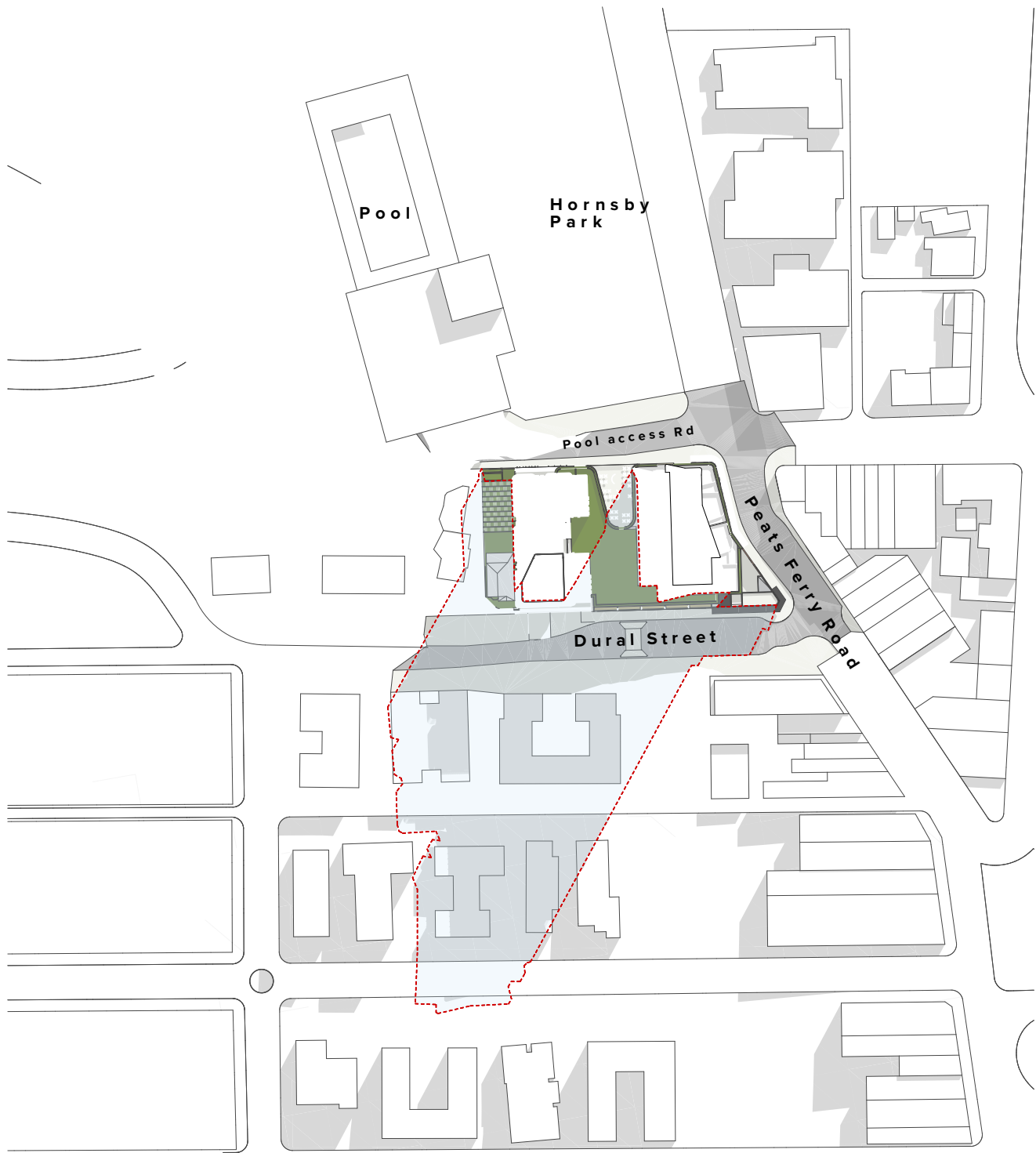
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Rev	Date	Approved by	Revision Notes		
Scale			Project No.		Drawn by North
1:250	@A1, 50% @A3		16104	YO,CC,AM	
Status			Dwg No.		Rev
Development Application			DA-710-013	J	

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21st June - 8am



21st June - 10am

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**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Notified Architect Nicholas Turner 8005 480 90 04 184 010

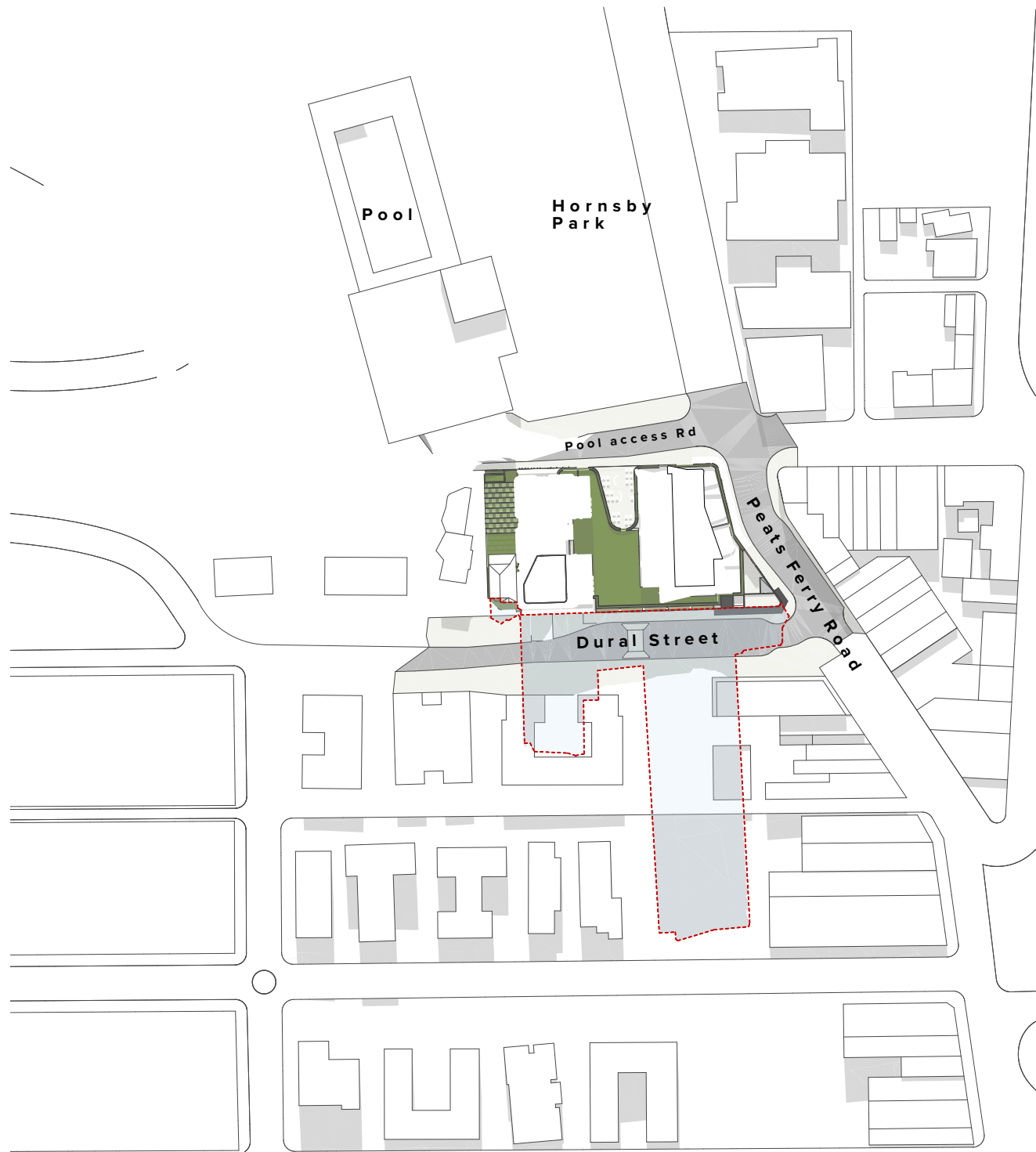
**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**Shadow Diagrams**  
**Shadow Diagram Plans 21st June\_8am-10am**

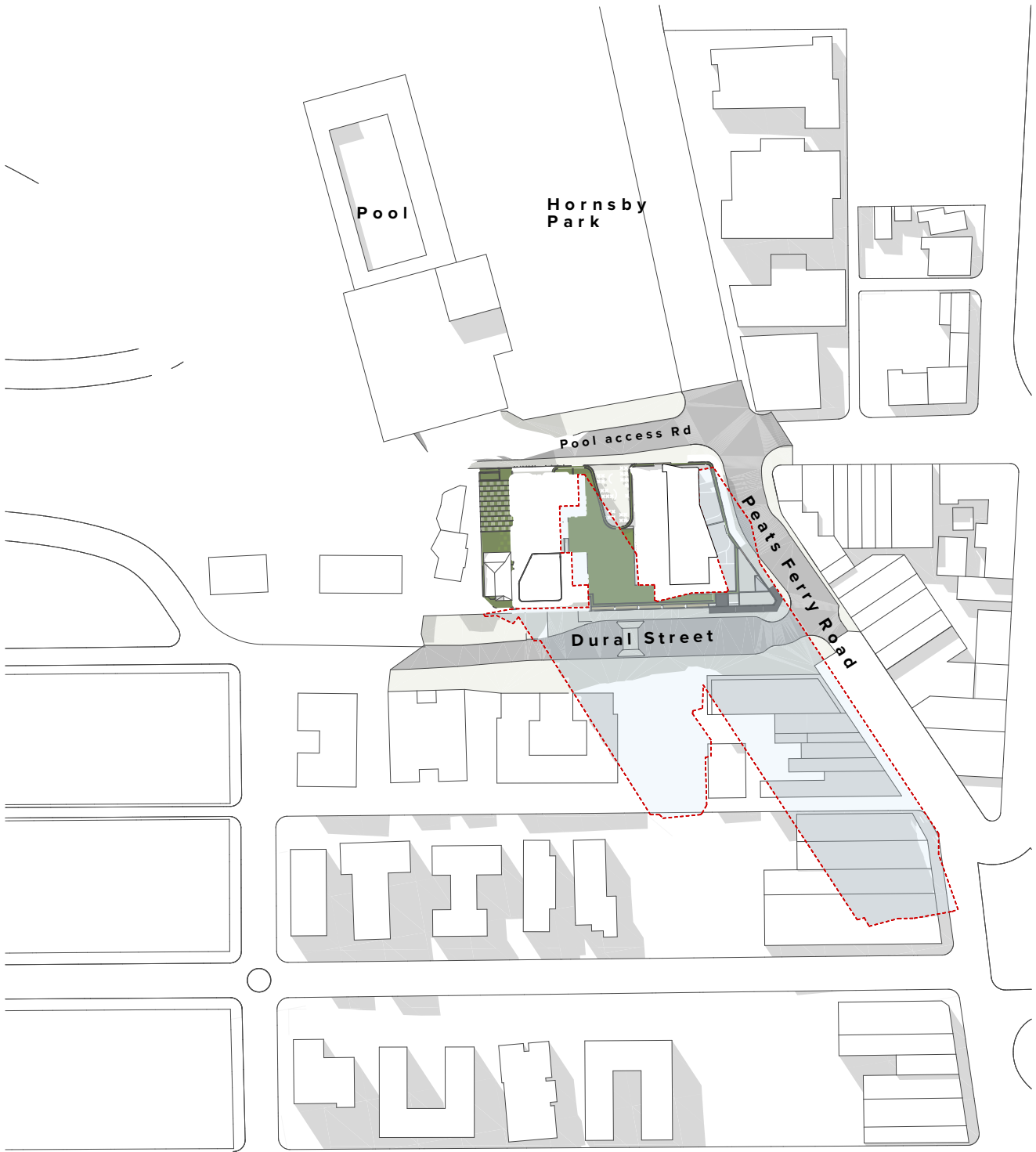
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Rev.	Date	Approved by	Revision Notes
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21st June - 12pm



21st June - 2pm

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**CLIENT**  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notified Architect Nicholas Turner 8005 488 90 04 184 010

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

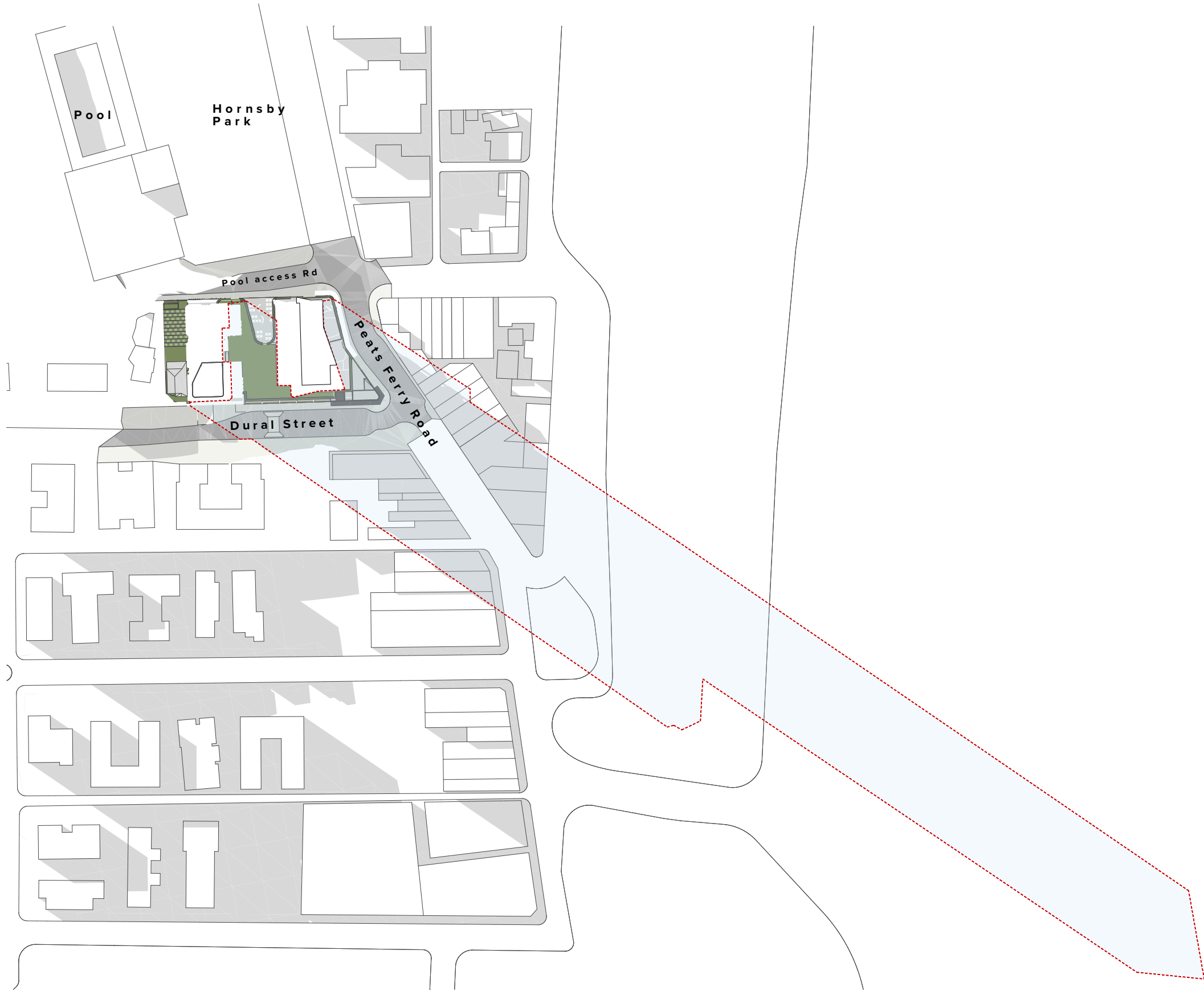
**Shadow Diagrams**  
**Shadow Diagram Plans 21st June\_12pm-2pm**

FOR DA AMENDMENTS						
Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
J	17.07.19	YO				
					YO.CC.AM	↑
					Rev	
					16104	
					DA-720-050	
					J	

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21st June - 4 p m

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SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notified Architect Nicholas Turner 8000 4800 90 004 004 010

**CLIENT**  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Shadow Diagrams  
Shadow Diagram Plans 21st June\_4pm

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS	YO.CC.AM	↑
Scale:	1:1000 @A1, 50% @A3	Project No:	16104	Rev	J
Status:	Development Application	Dwg No:	DA-720-060		

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Sun Eye Diagram 9am 21st June



Sun Eye Diagram 9.15am 21st June



Sun Eye Diagram 9.30am 21st June



Sun Eye Diagram 9.45am 21st June

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**CLIENT**  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

ELCS Quality Endorsed Company 152 5001 2005, Registration Number 20476  
Notified Architect Nicholas Turner 8005 4800 90 04 104 110

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

FOR DA AMENDMENTS						
Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
B	17.07.19	YO		16104	YO.CC.AM	
Scale					Rev	B
1:1.35, 1:0.99 @A1, 50% @A3						
Status						
Development Application						
Dwg No.						
DA-725-005						

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Sun Eye Diagram 10am 21st June



Sun Eye Diagram 11am 21st June



Sun Eye Diagram 12pm 21st June



Sun Eye Diagram 1pm 21st June

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**CLIENT**  
**Lyon Tanner Hornsby P/L**  
Suite 601, 153 Walker Street North Sydney  
NSW 2060

ELCS Quality Endorsed Company 152 5001 2005 Registration Number 20476

Turner Architect Nicholas Turner 0800 488 96 04 04 010

**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

FOR DA AMENDMENTS			
Rev.	Date	Approved by	Revision Notes
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70	17.07.19	YO	16104
71	17.07.19	YO	16104
72	17.07.19	YO	16104
73	17.07.19	YO	16104
74	17.07.19	YO	16104
75	17.07.19	YO	16104
76	17.07.19	YO	16104
77	17.07.19	YO	16104
78	17.07.19	YO	16104
79	17.07.19	YO	16104
80	17.07.19	YO	16104
81	17.07.19	YO	16104
82	17.07.19	YO	16104
83	17.07.19	YO	16104
84	17.07.19	YO	16104
85	17.07.19	YO	16104
86	17.07.19	YO	16104
87	17.07.19	YO	16104
88	17.07.19	YO	16104
89	17.07.19	YO	16104
90	17.07.19	YO	16104
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92	17.07.19	YO	16104
93	17.07.19	YO	16104
94	17.07.19	YO	16104
95	17.07.19	YO	16104
96	17.07.19	YO	16104
97	17.07.19	YO	16104
98	17.07.19	YO	16104
99	17.07.19	YO	16104
100	17.07.19	YO	16104

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Newport, Rhode Island, 02840, USA. 401.333.0044, 401.333.0045

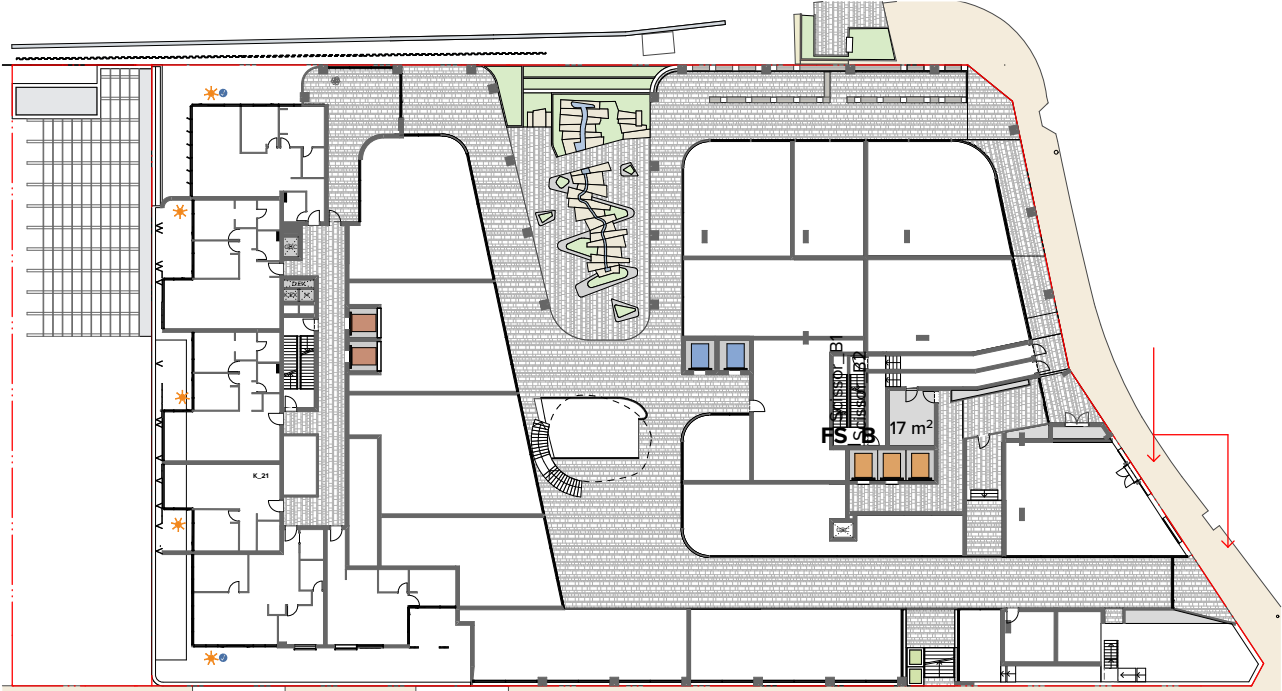
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

B	17.07.19	YO	FOR DA AMENDMENTS	
Rev	Date	Approved by	Revision Notes	
Scale			Project No.	Drawn by North
1:1.46, 1:1.55	@A1, 50% @A3		16104	YO, CC, AM
Status			Dwg No.	Rev
Development Application		DA-725-020		B

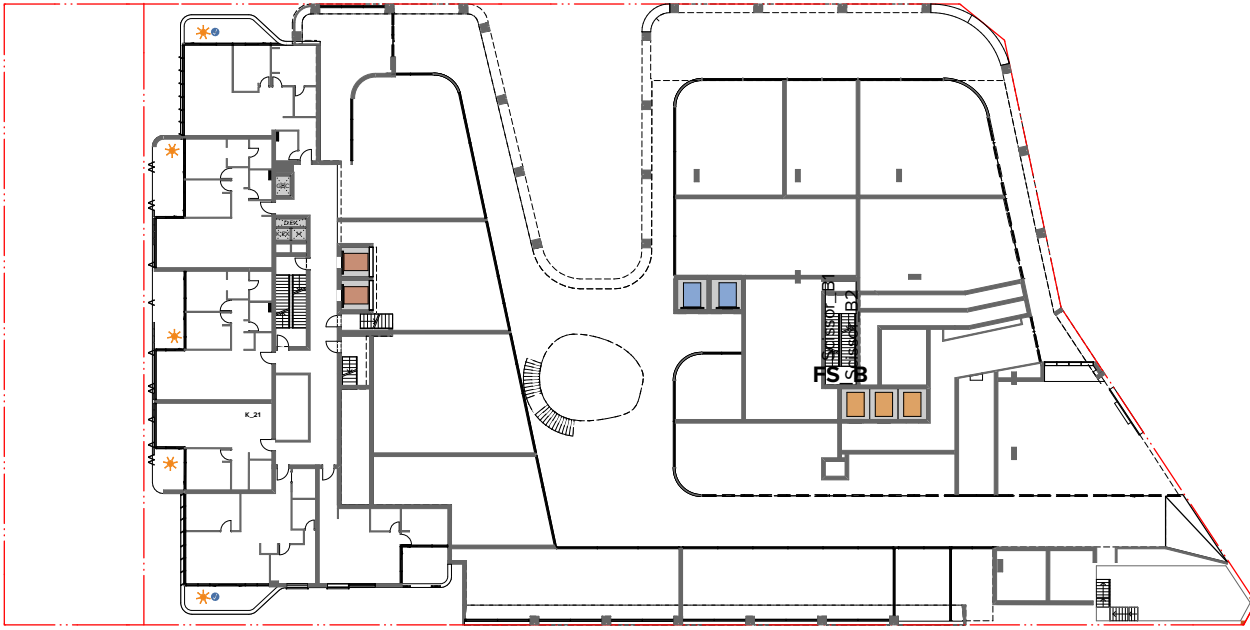
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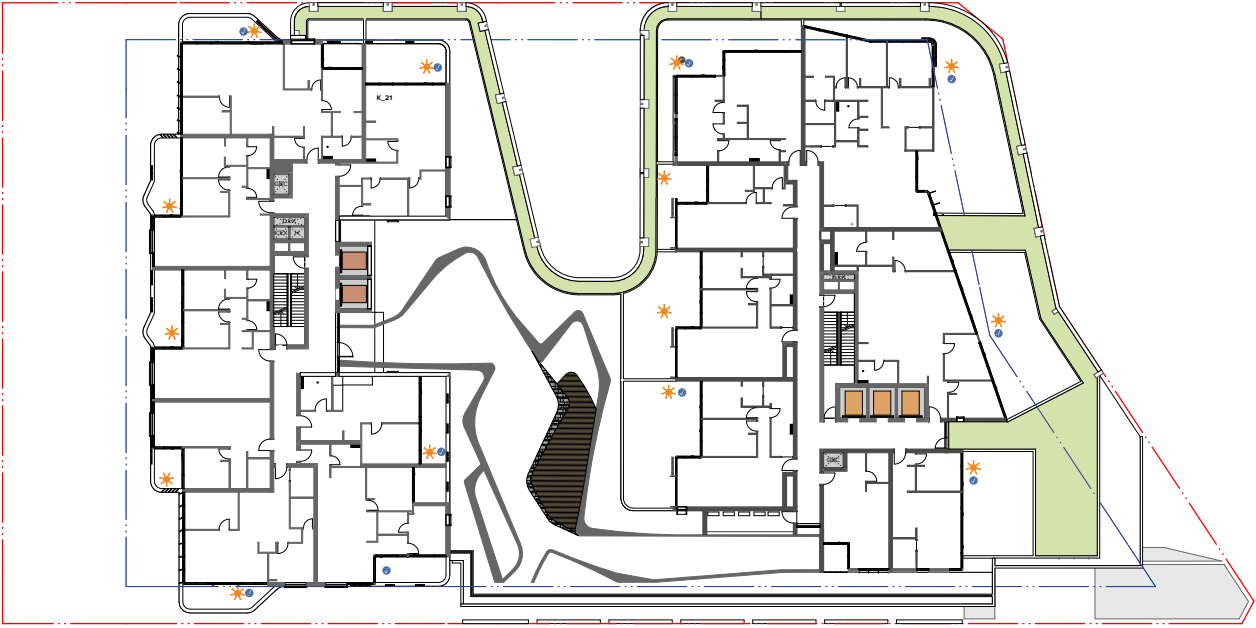
GROUND (RETAIL)

BUILDING A  
★ TOTAL SOLAR LIVING: 5/6  
● TOTAL CROSS VENTILATION: 2/6



LEVEL 1&2

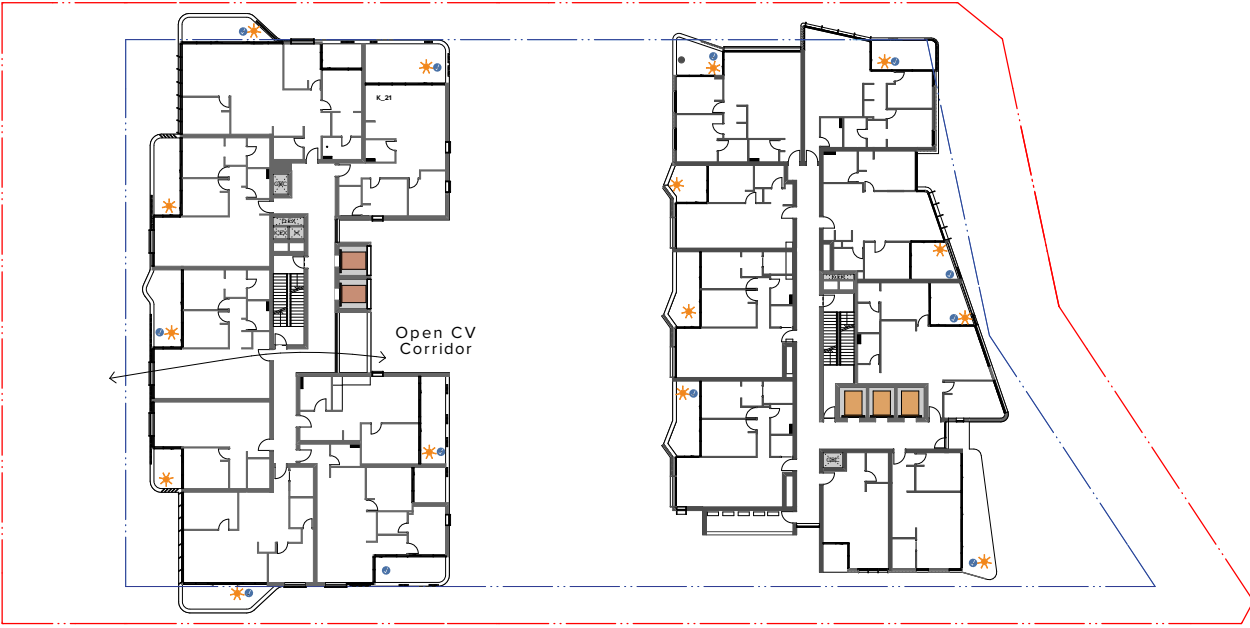
BUILDING A (x 2 levels)  
★ TOTAL SOLAR LIVING: 5/6  
● TOTAL CROSS VENTILATION: 2/6



LEVEL 3 (PODIUM)

BUILDING A  
★ TOTAL SOLAR LIVING: 7/8  
● TOTAL CROSS VENTILATION: 5/8

BUILDING B  
★ TOTAL SOLAR LIVING: 7/8  
● TOTAL CROSS VENTILATION: 5/8



LEVEL 4-7 (TYPICAL LOWER LEVELS)

BUILDING A (x 4 levels)  
★ TOTAL SOLAR LIVING: 7/8  
● TOTAL CROSS VENTILATION: 6/8

BUILDING B (x 4 levels)  
★ TOTAL SOLAR LIVING: 8/9  
● TOTAL CROSS VENTILATION: 6/9

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SLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
Scale:	1:300	@A1, 50% @A3		Project No.	16104	YOCCAM	
Status:				Draw No.	DA-730-010	J	
Development Application							

Solar Access and Cross Ventilation Ground - Level 8

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LEVEL 8

BUILDING A  
★ TOTAL SOLAR LIVING: 5/5  
● TOTAL CROSS VENTILATION: 4/5

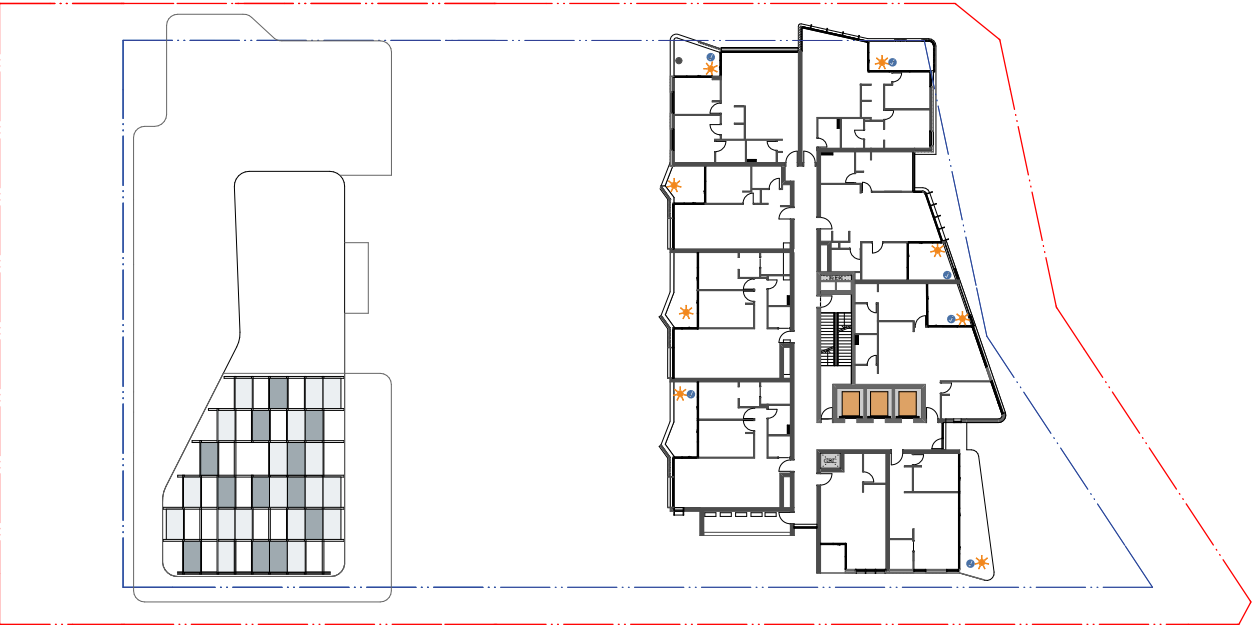
BUILDING B  
★ TOTAL SOLAR LIVING: 8/9  
● TOTAL CROSS VENTILATION: 6/9



LEVEL 9 & 10

BUILDING A (x 2 levels)  
★ TOTAL SOLAR LIVING : 5/5  
● TOTAL CROSS VENTILATION : 5/5

BUILDING B (x 2 levels)  
★ TOTAL SOLAR LIVING: 8/9  
● TOTAL CROSS VENTILATION: 6/9



LEVEL 11 - 17

BUILDING B (x 7 levels)  
★ TOTAL SOLAR LIVING: 8/9  
● TOTAL CROSS VENTILATION: 6/9



LEVEL 18 - 21

BUILDING B (x 4 levels)  
★ TOTAL SOLAR LIVING: 5/6  
● TOTAL CROSS VENTILATION: 5/6

TOTAL

199/231 apartments achieve Solar  
74/121 apartments achieve Cross Ventilation  
(for first 9 stories)

=85% complies  
=61% complies

REQUIRED

70%  
60%

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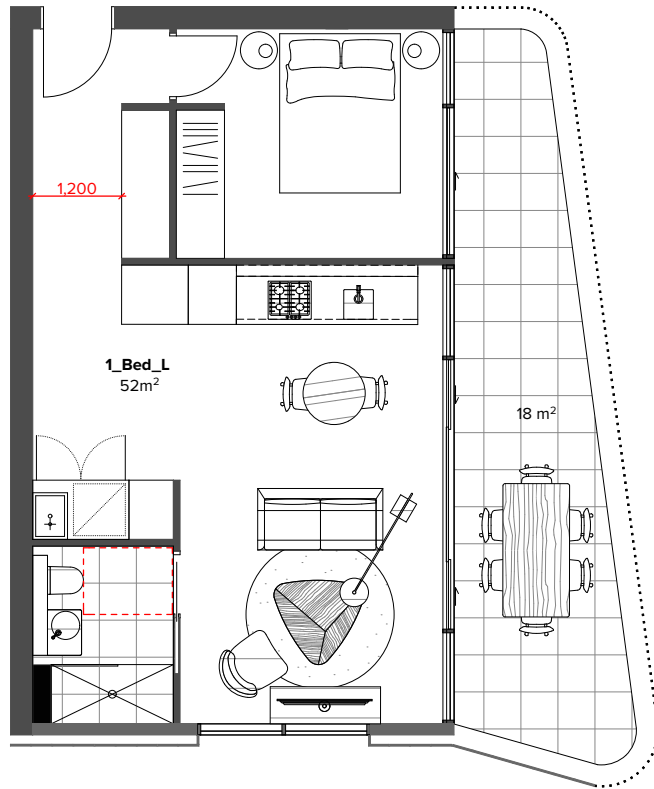
SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notwithstanding to whomsoever, 8885, 4888 90 04 184 171

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Solar Access and Cross Ventilation Level 9 - 22**

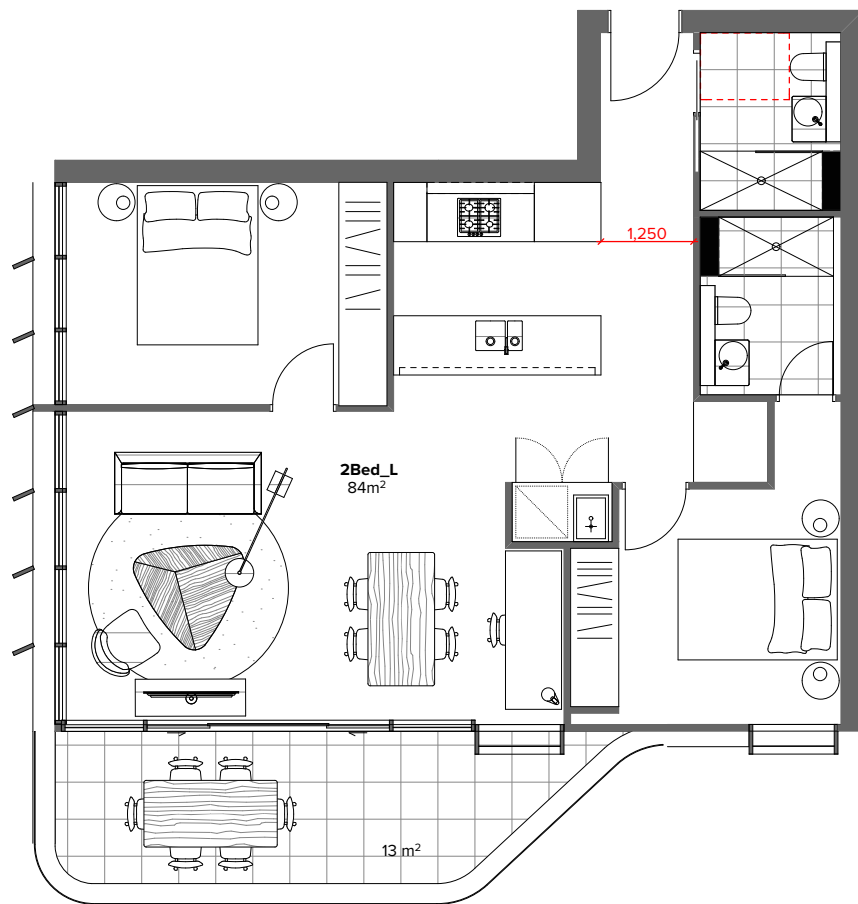
J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale:	1:300 @A1, 50% @A3	Project No:	16104
Status:	Development Application	Drawn by:	YO.CC.AM
		Rev:	J

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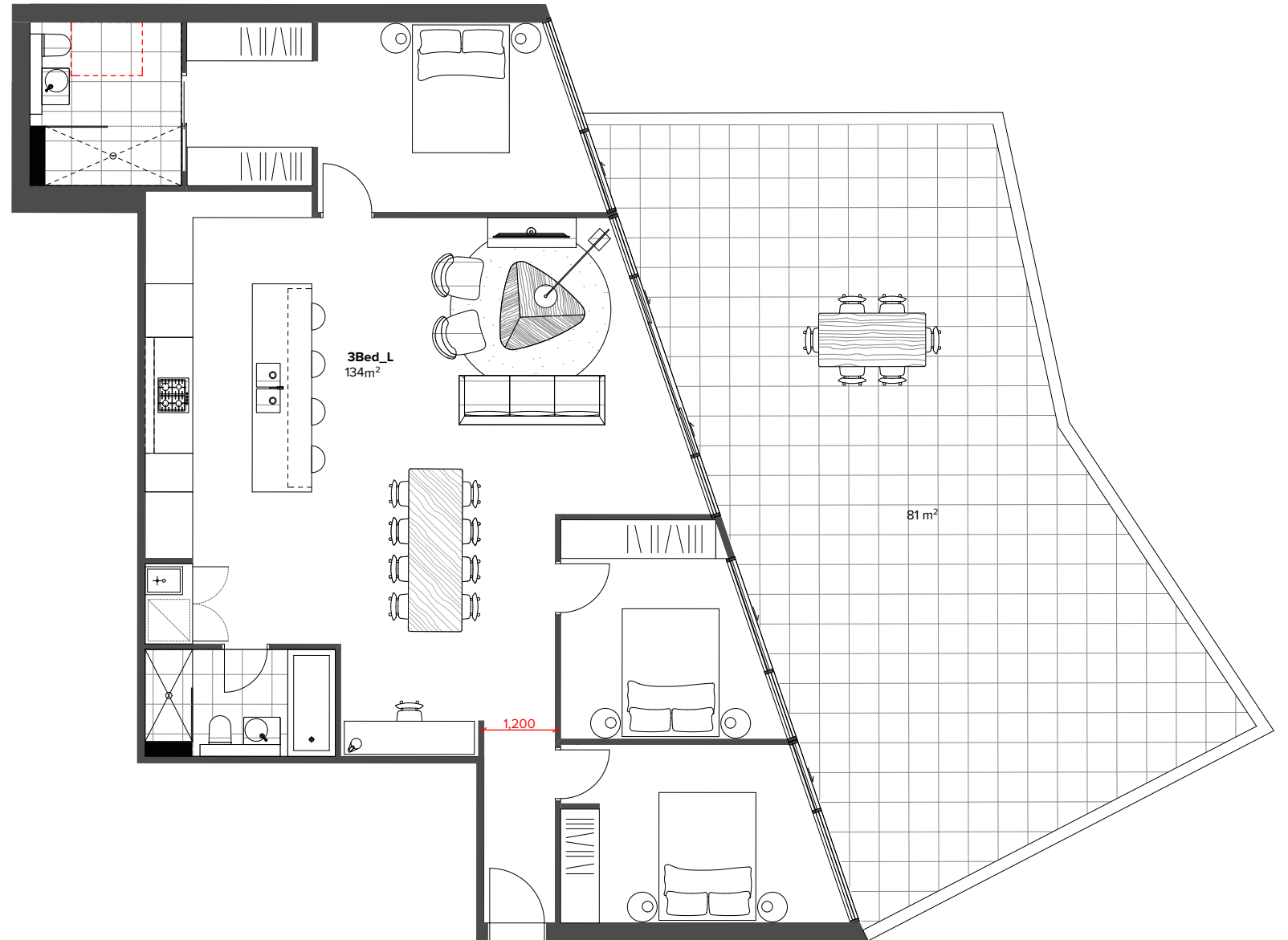
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Liveable 1 bed B.03.01 Typical



Liveable 2 bed A.00.02 Typical



Liveable 3 Bed B.03.08 Typical

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SLCS Quality Endorsed Company 152 8001 2008, Registration Number 20476  
Notified Architect Nicholas Turner 8005 488 90 804 804 810

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
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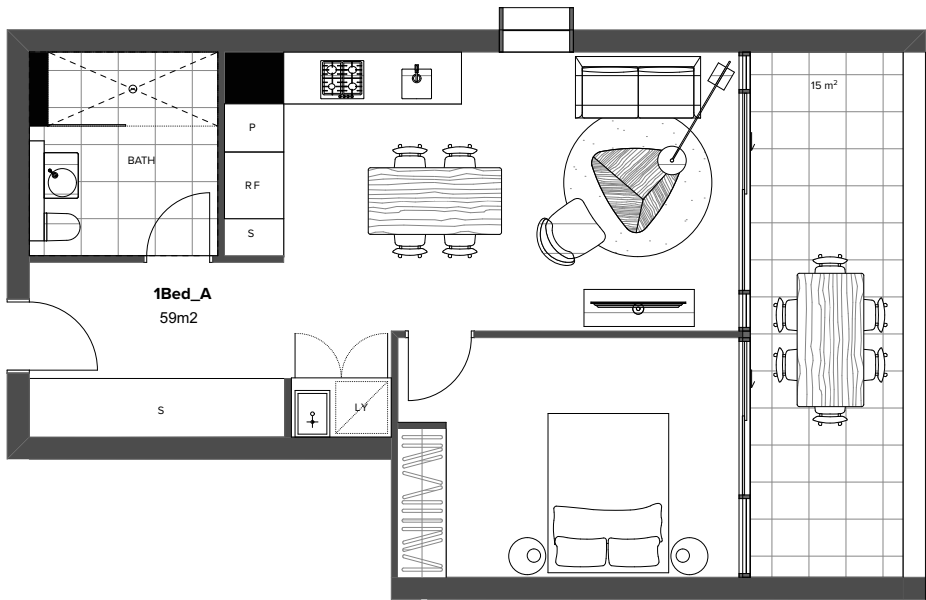
**Livable Apartments**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
Scale						YOCCAM	
1:50 @A1, 50% @A3						Rev	
Status							
Development Application							
DA-740-010						J	

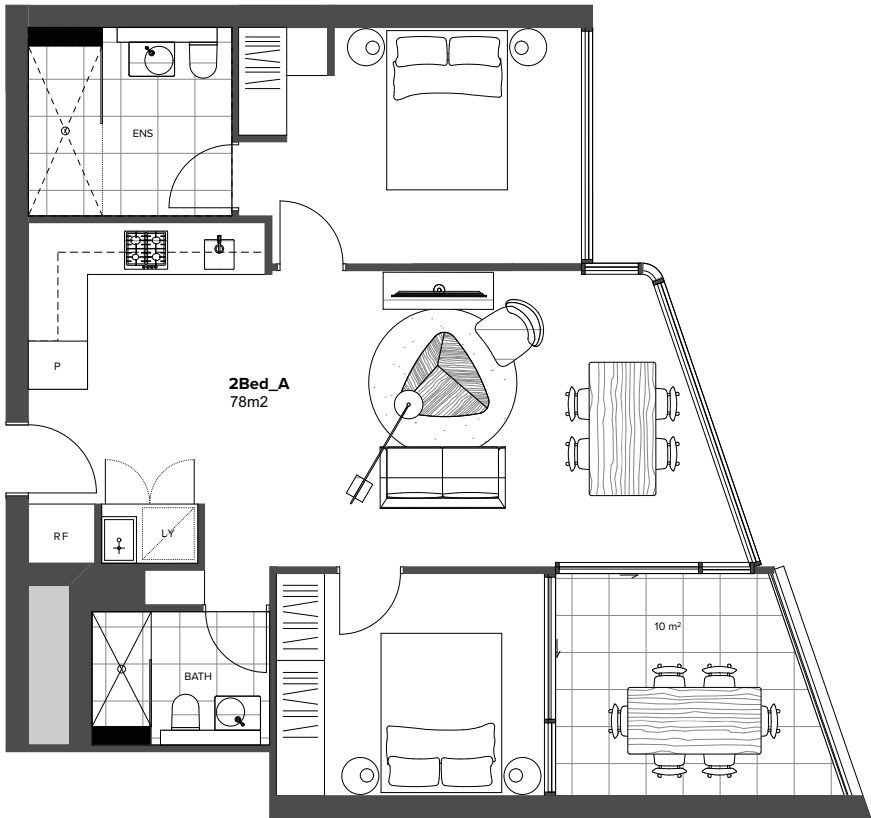
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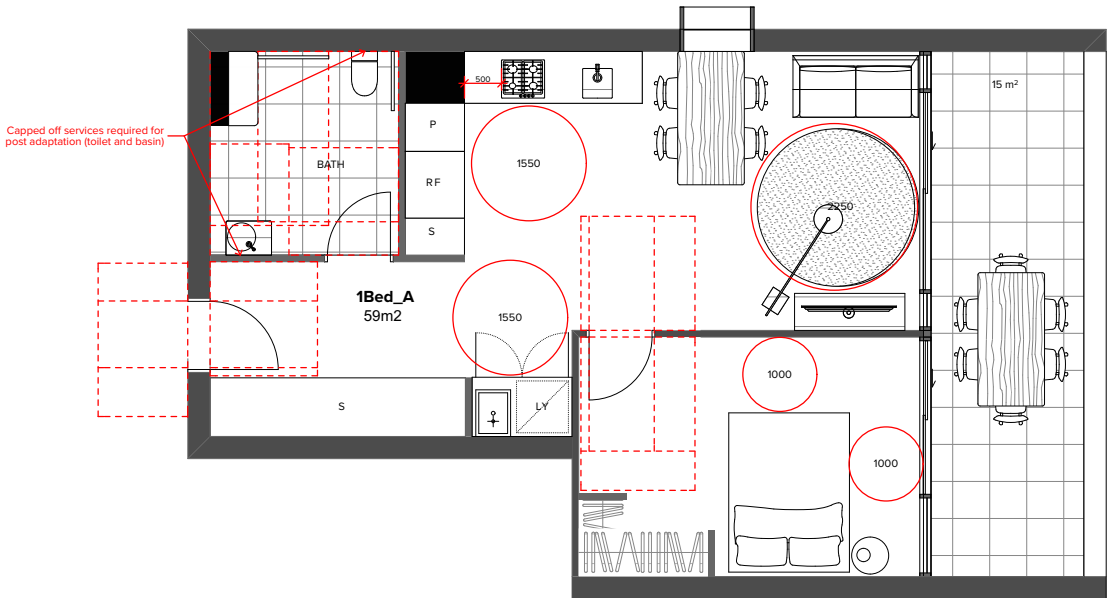




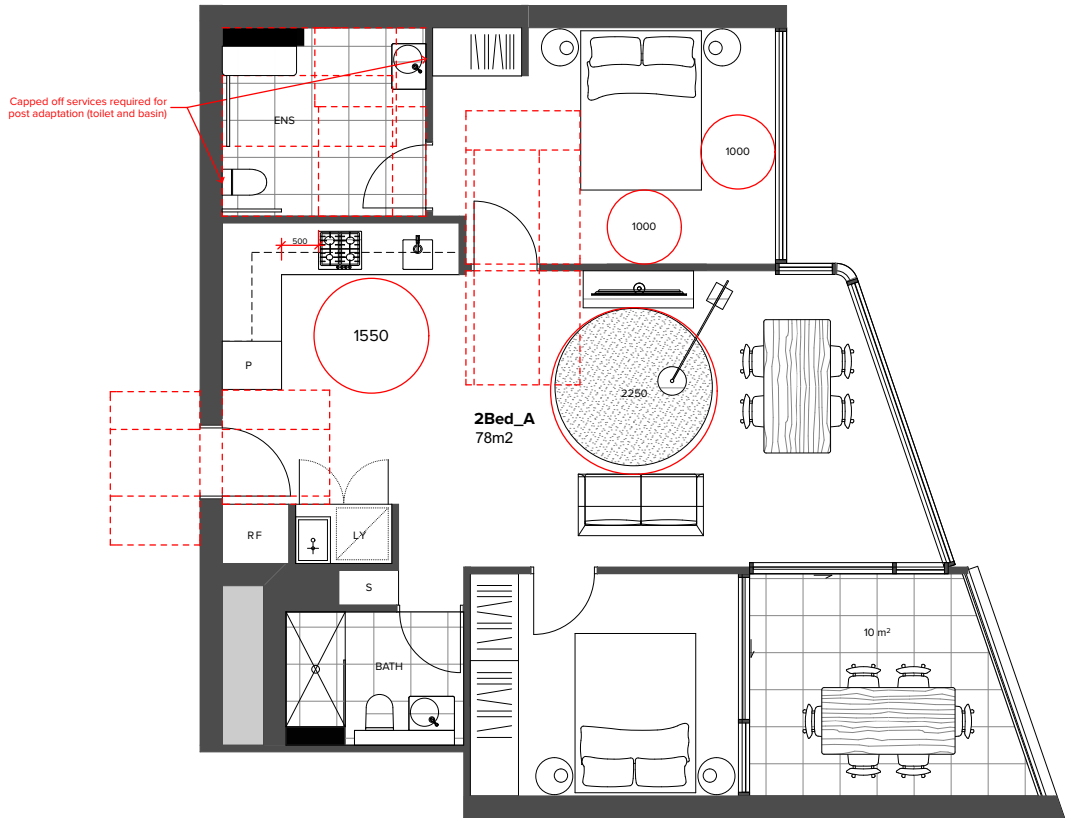
Pre Adaption 1 bed A.03.01 Typical



Pre Adaption 2 bed B.04.08 Typical



Post Adaption 1 bed A.03.01 Typical



Post Adaption 2 bed B.04.08 Typical

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Notified Architect Nicholas Turner 8005 480 90 04 58 01

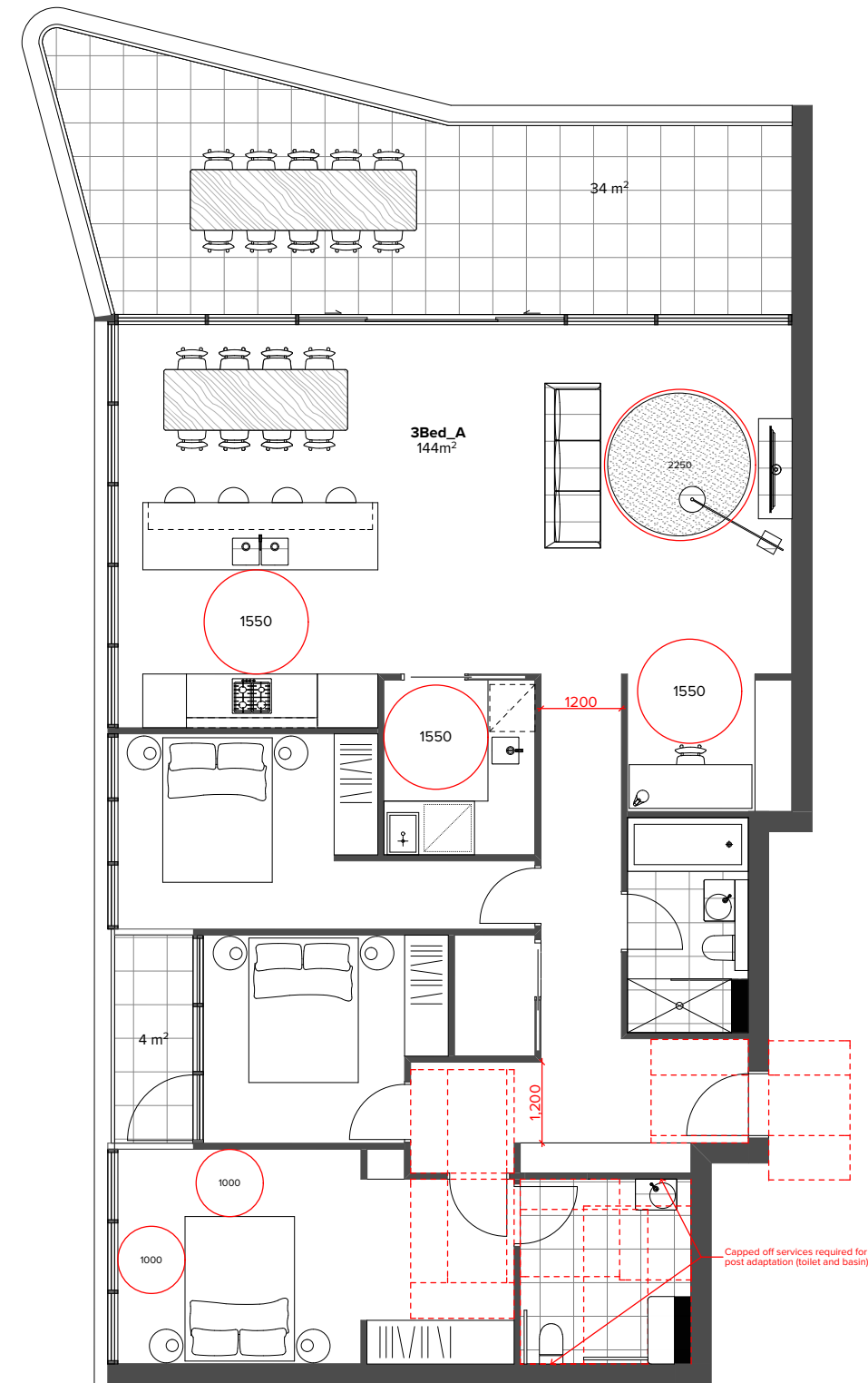
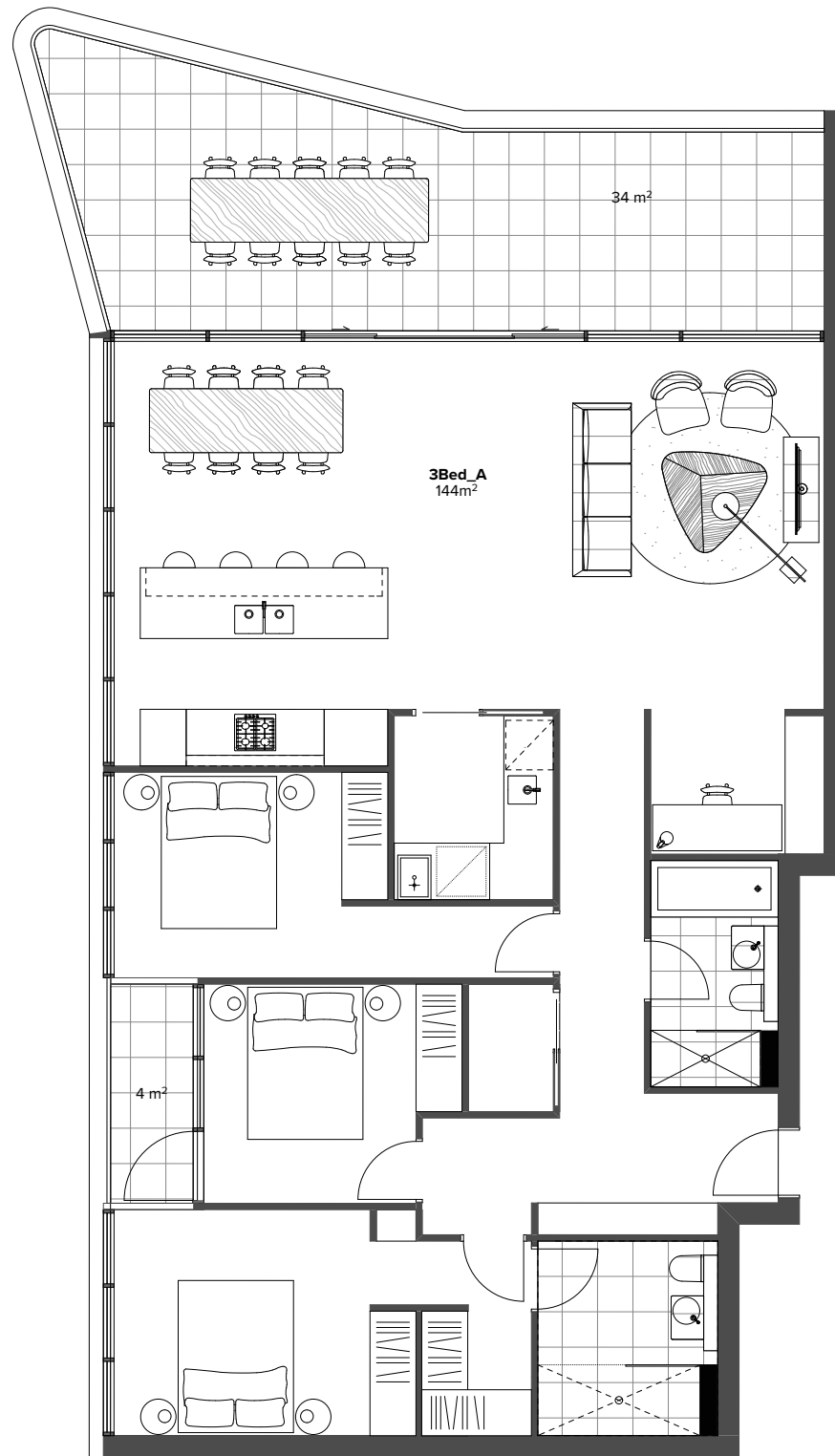
**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

**Adaptable Apartments - 1 & 2 bed**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS		
Scale	1:50 @A1, 50% @A3	Project No.	16104	YO.CC.AM	
Status	Development Application	Draw No.	DA-740-020	Rev	J

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Pre Adaption 3 bed B.18.04 Typical

Post Adaption 3 bed

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Newmont Ashcroft Nickelodeon Tower, 2007, 3791 St. John St. Ashcroft, BC

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title

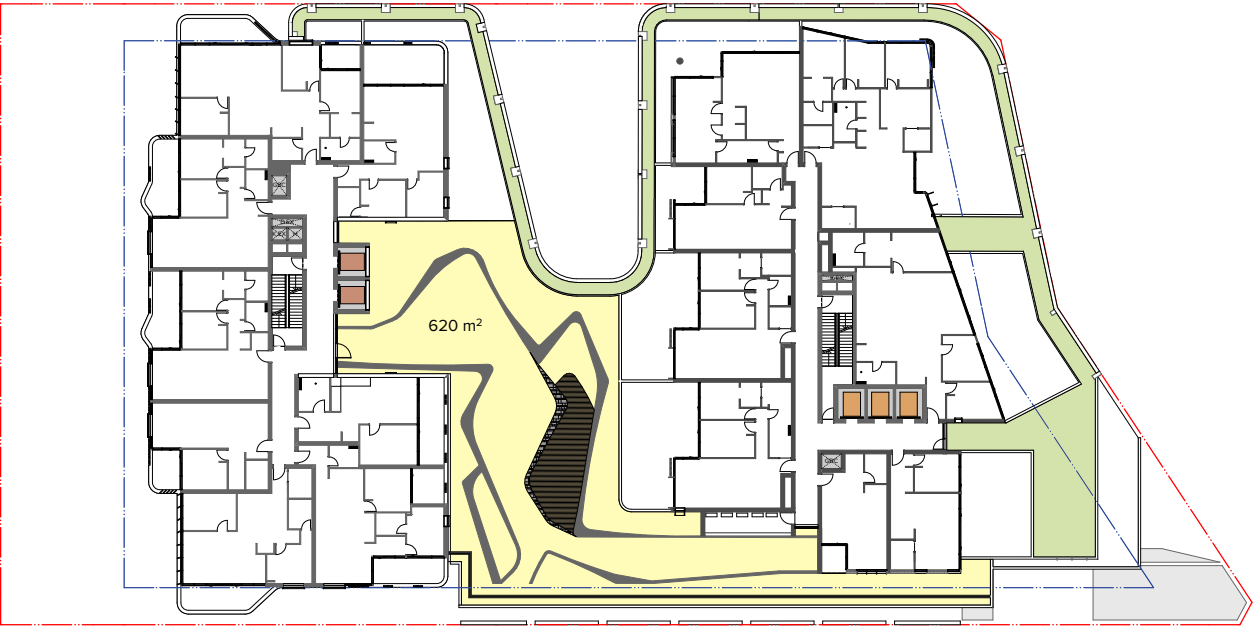
J	17.07.19	YO	FOR DA AMENDMENTS	
Rev.	Date	Approved by	Revision Notes	
Scale			Project No.	Drawn by North
1:50 @A1, 50% @A3			16104	YO.CC.AM
Status			Dwg No.	Rev
Development Application			DA-740-030	J

### Adaptable Apartments - 3 bed

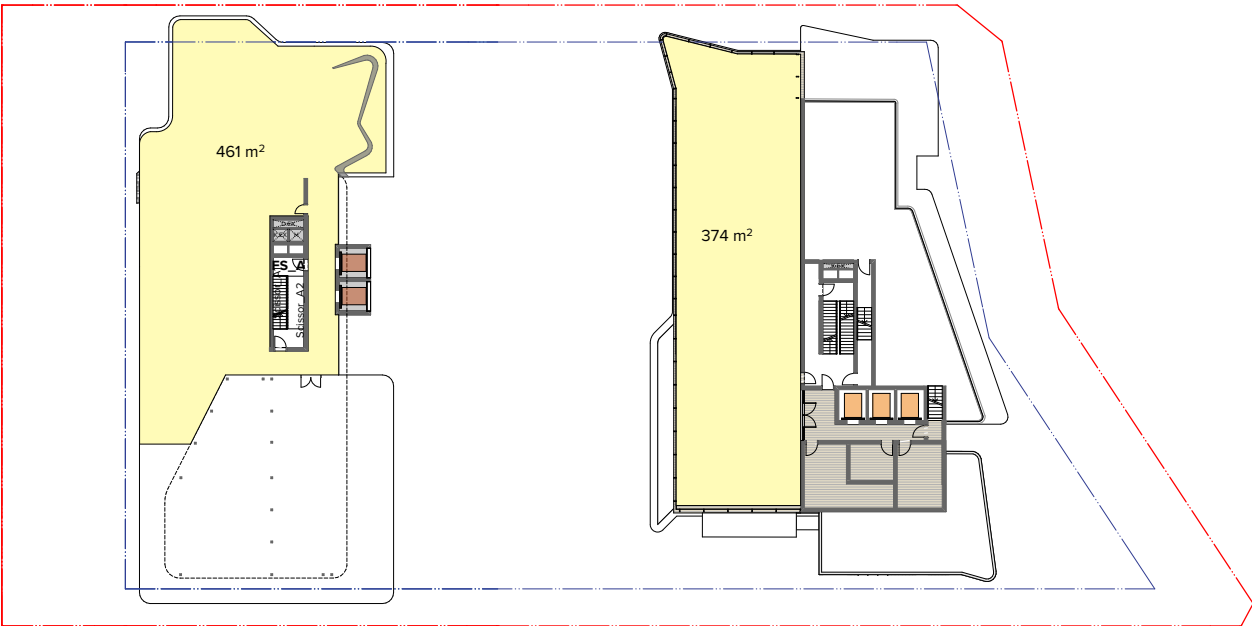
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Level 3  
■ Communal Open Space 620m<sup>2</sup>



Roof Terraces on Building A + B  
■ Communal Open Space 835m<sup>2</sup>

Total Communal Open Space 1,455m<sup>2</sup>      complies  
Required minimum 50m<sup>2</sup>

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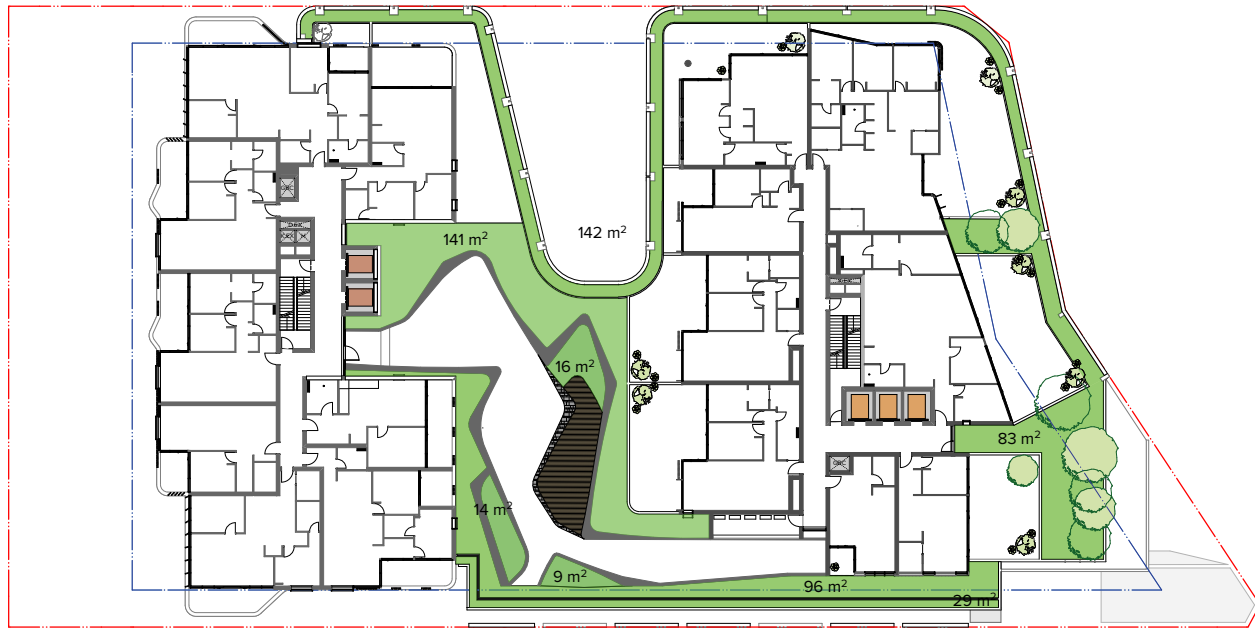
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Landscape Areas**  
**Communal Open Space**

J	17.07.19	YO	FOR DA AMENDMENTS
Rev.	Date	Approved by	Revision Notes
Scale		Project No.	Drawn by
1:300 @A1, 50% @A3		16104	YO.CC.AM
Status		Draw No.	Rev
Development Application		DA-760-010	J

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Site Area 4,454 m<sup>2</sup>



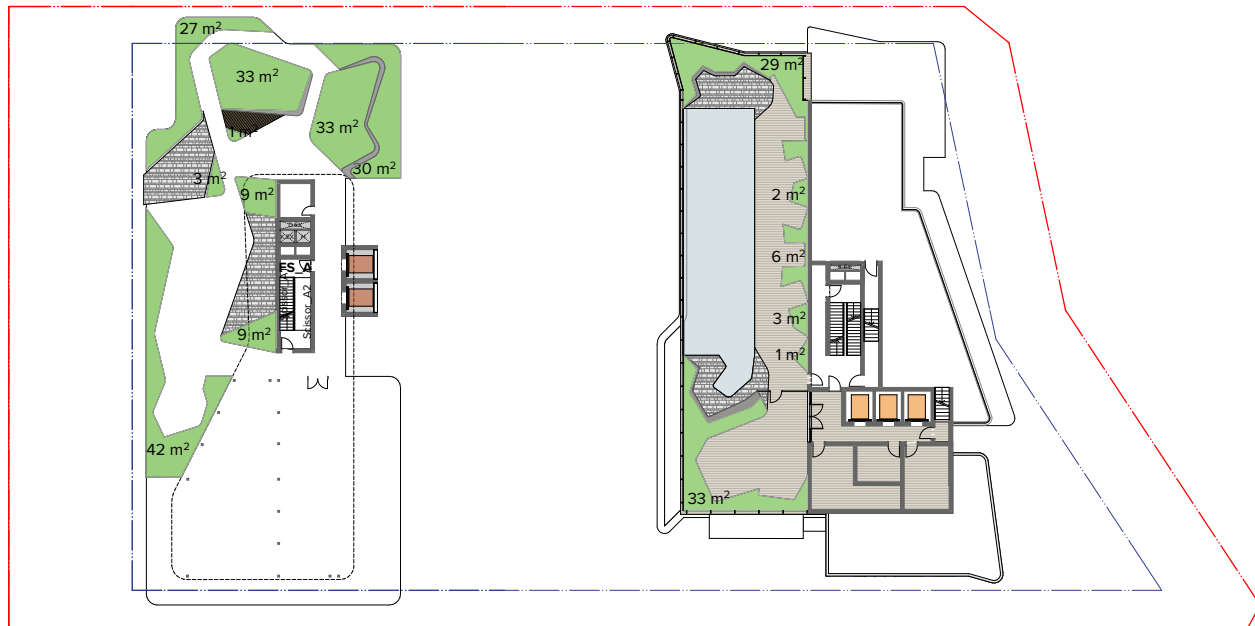
Level 3

■ Landscaped Green Zone 530m<sup>2</sup>



Level 8

■ Landscaped Green Zone 124m<sup>2</sup>



Roof Terrace Building A = 187m<sup>2</sup>

■ Landscaped Green Zone 261m<sup>2</sup>

Roof Terrace Building B = 74m<sup>2</sup>

■ Plus child care = 115m<sup>2</sup>  
Total Landscaped Green Zone 1,030m<sup>2</sup>

Site Area = 4454m<sup>2</sup>

23% Soft landscaped area complies

No minimum % required by council DCP in town centre.

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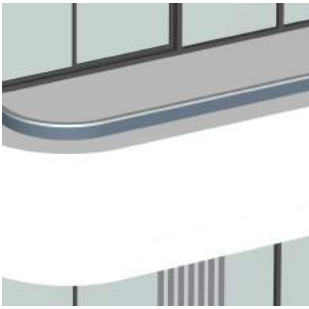
SLCS Quality Endorsed Company 152 8001 2005, Registration Number 20476  
Notified Architect Number: 1605, 488 90 04 164 010

**Project Title**  
187-203 Peats Ferry Rd, Hornsby  
Peats Ferry Road Hornsby NSW 2077 Australia

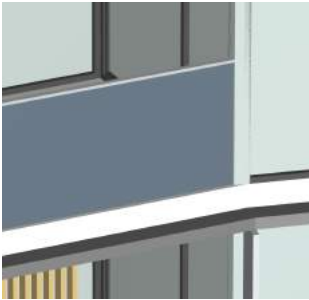
**Drawing Title**  
Landscape Areas  
Soft Landscape Area

Rev.	Date	Approved by	Revision Notes	Drawn by	North
J	17.07.19	YO	FOR DA AMENDMENTS		
Scale:	1:300 @A1, 50% @A3	Project No:	16104	YO.CC.AM	
Status:	Development Application	Draw No:	DA-760-010	Rev	J

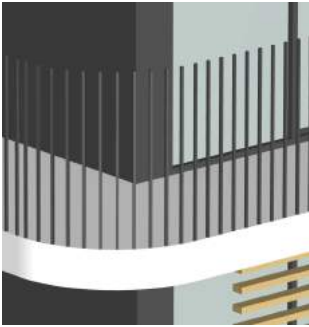
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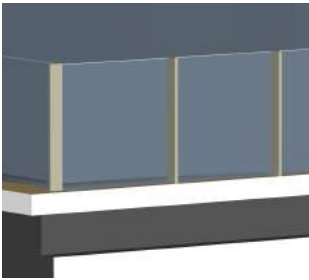
BAL1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass



BAL2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.



BAL3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.



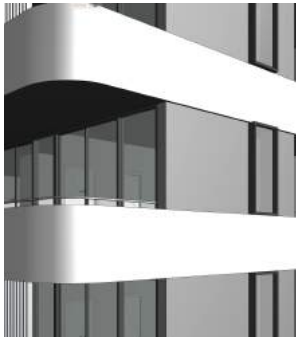
BAL4 Rooftop pool glass H 1.8m glass balustrade, PCF2



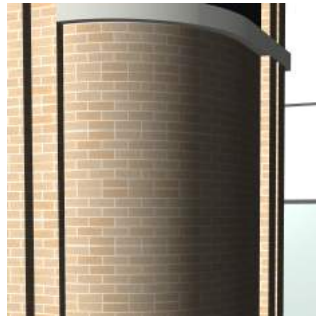
CLD1 Cladding 1\_Equitone/compressed fibre cement cladding



CLD2 Cladding 2\_Painted concrete spandrel



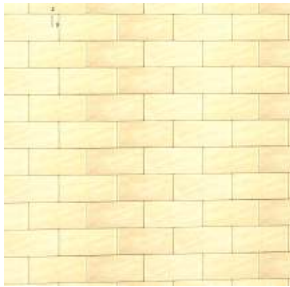
CLD3 Cladding 3\_Painted rendered masonry



CLD4 Cladding 4\_face Brick



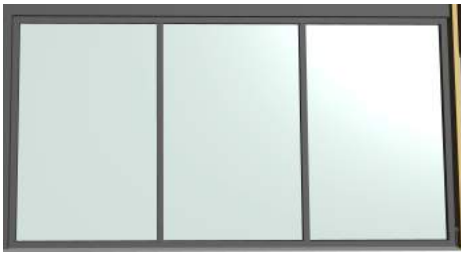
CLD5 Cladding 5\_ Face Brick screen treatment



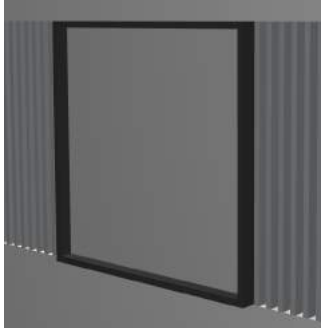
CLD6 Cladding 6\_Sandstone Cladding



CLD7 Cladding 7\_Timber soffit to retail laneway



GL1 Glazing 1: Powdercoated aluminium framed clear glazing, PCF2



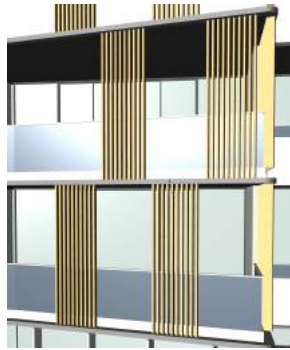
GL 2 Glazing 2:Feature 'box window' frame powder coated aluminium, PCF2



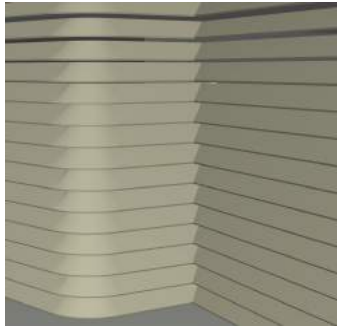
GL3 Glazing 3: Retail / Commercial powder coated aluminium framed glazing to suit energy requirements, PCF2



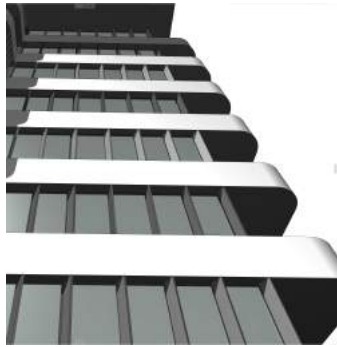
SCN1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical), PCF3



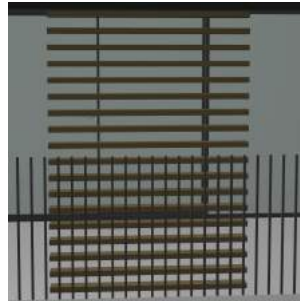
SCN2 Screen 2 50x100 Powder coated aluminium battens screen operable, PCF1



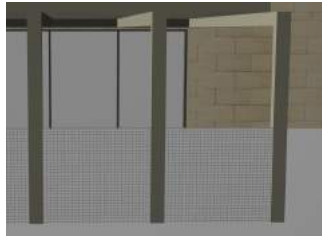
SCN3 Screen 3\_ Louvre Plant room screen, PCF1



SCN4 Fixed aluminium fins , PCF3



SCN5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal), PCF1



SCN6 1800mm height planted fence to Childcare extension/play area



SCN7 Operable Folding screen, PCF3

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CLD1 Quality Endured Company 100 001 000, Registration Number 20476  
Renowned Architect Nicholas Turner 0800 480 961 04 104 010

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NSW 2060

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title  
**Sample Board**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1:2.61	@A1, 50% @A3		16104	YOCCAM	
Status	Development Application	DA-950-010	Rev	A	

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BAL 2, 4



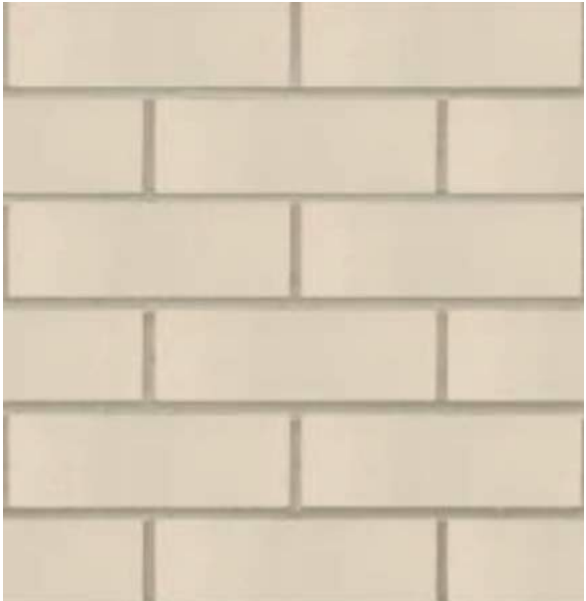
BAL3



GL2, Box Window Precent Image



Vertical Fins Precedent image



CLD4 - Face brick colour to match austral bricks "Tempo"



SCN 7, Folding Screen precedent



CLD 1, Equitone "Materia" Cladding precedent



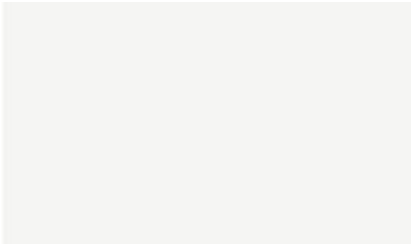
CLD6\_Sandstone Base Precedent Image



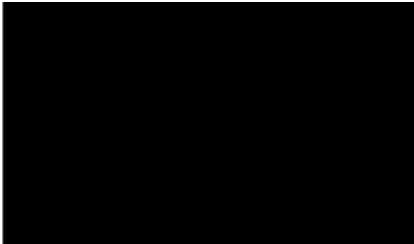
SCN 5, Aluminium Battens Precedent



CLD 5, Brick Detail Precedent



PF1\_Paint finish, colour to match dulux "vivid white"



PF2\_Paint finish, colour to match dulux black



PCF1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.



PCF2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.



PCF3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.

All cladding will be non-combustable to comply with all comments and relevant Australian standards

NOTES  
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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Sample Board**

Rev.	Date	Approved by	Revision Notes	Drawn by	North
Scale			Project No.	16104	YO.CC.AM
Status			Diag No.	DA-950-010	Rev G
Development Application					

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