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	DA-001-002	N_CGI Images 2
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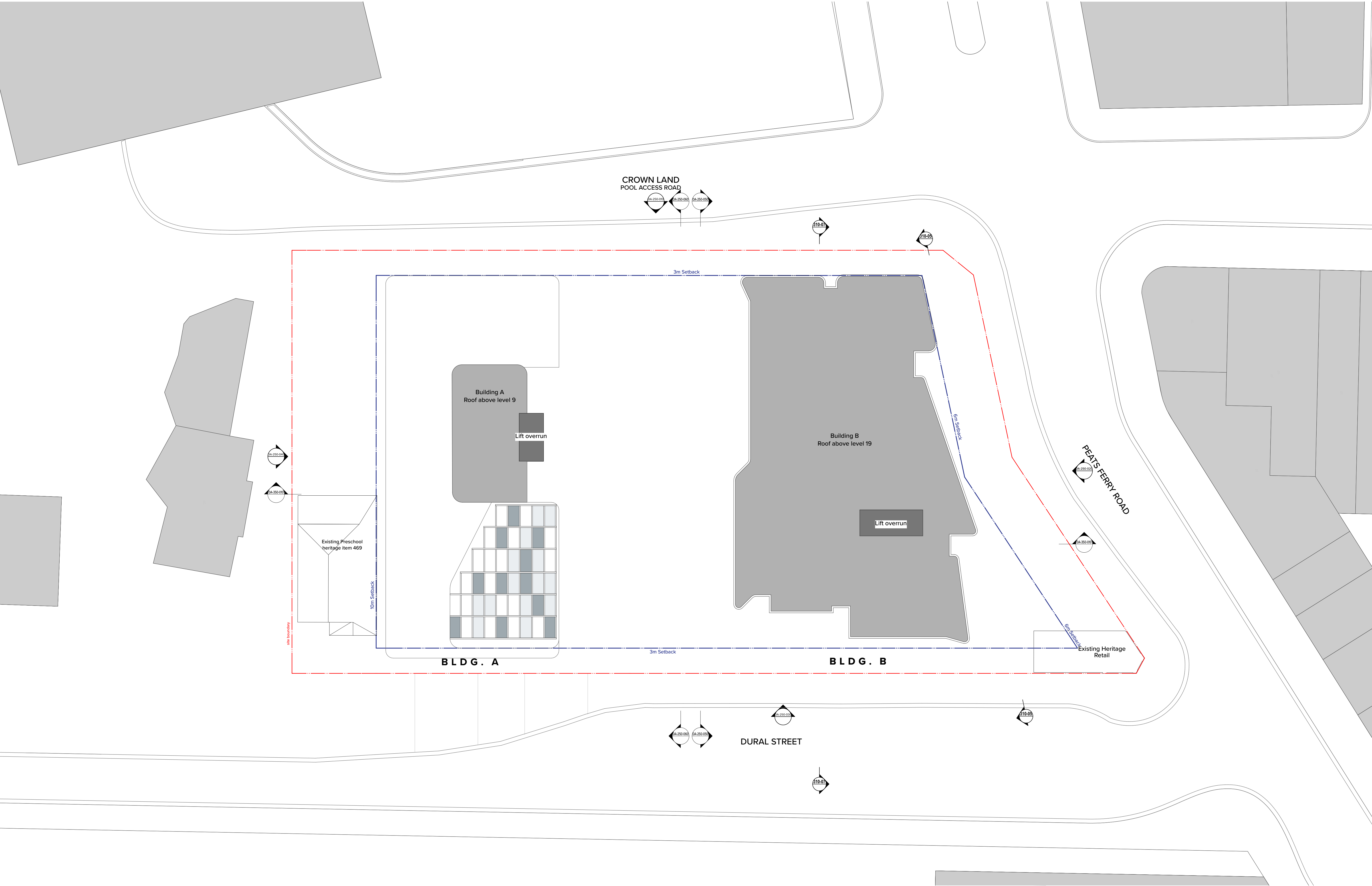
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Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GENERAL  
Drawing List**

N 19.02.20 YO FOR DA UPDATES			
Rev.	Date	Approved by	Revision Notes
Scale		Project No.	16104
Status	Development Application	Dwg No.	DA-001-001
		Drawn by	YO,CC,AM
		Rev	N





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Turner & Associates Pty Ltd, 153 Walker Street North Sydney NSW 2060

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

FOR DA UPDATES			
Rev.	Date	Approved by	Revision Notes
1	19.02.20	YO	
Scale		Project No.	16104
1:200 @A1, 50%@A3		Drawn by	YO,CC,AM
Status		Rev	N
Development Application		Dwg No.	DA-110-001

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Notified Architect Nicholas Turner 6055, APR 99 504 094 811

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

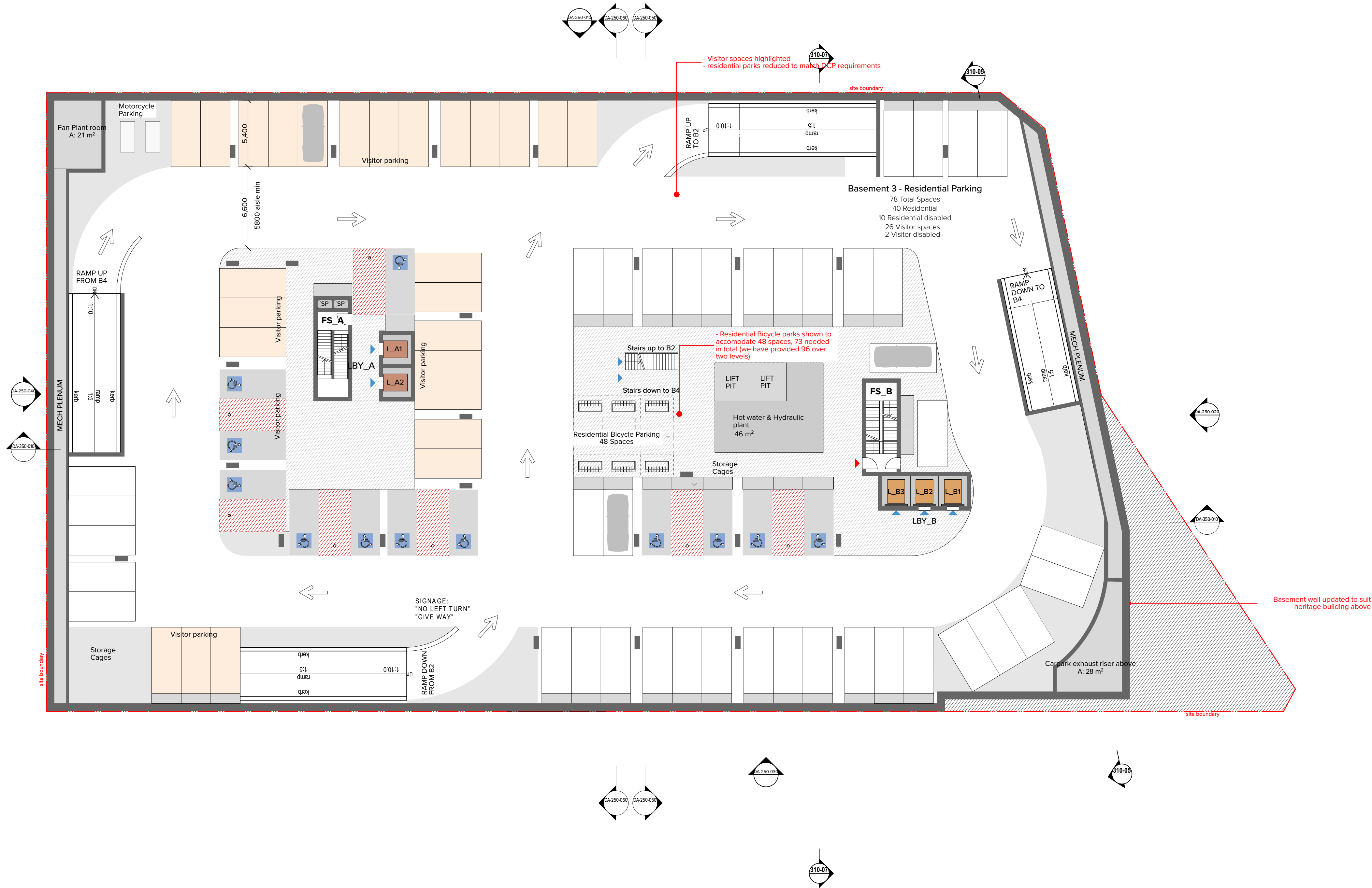
N 19.02.20 YO FOR DA UPDATES

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

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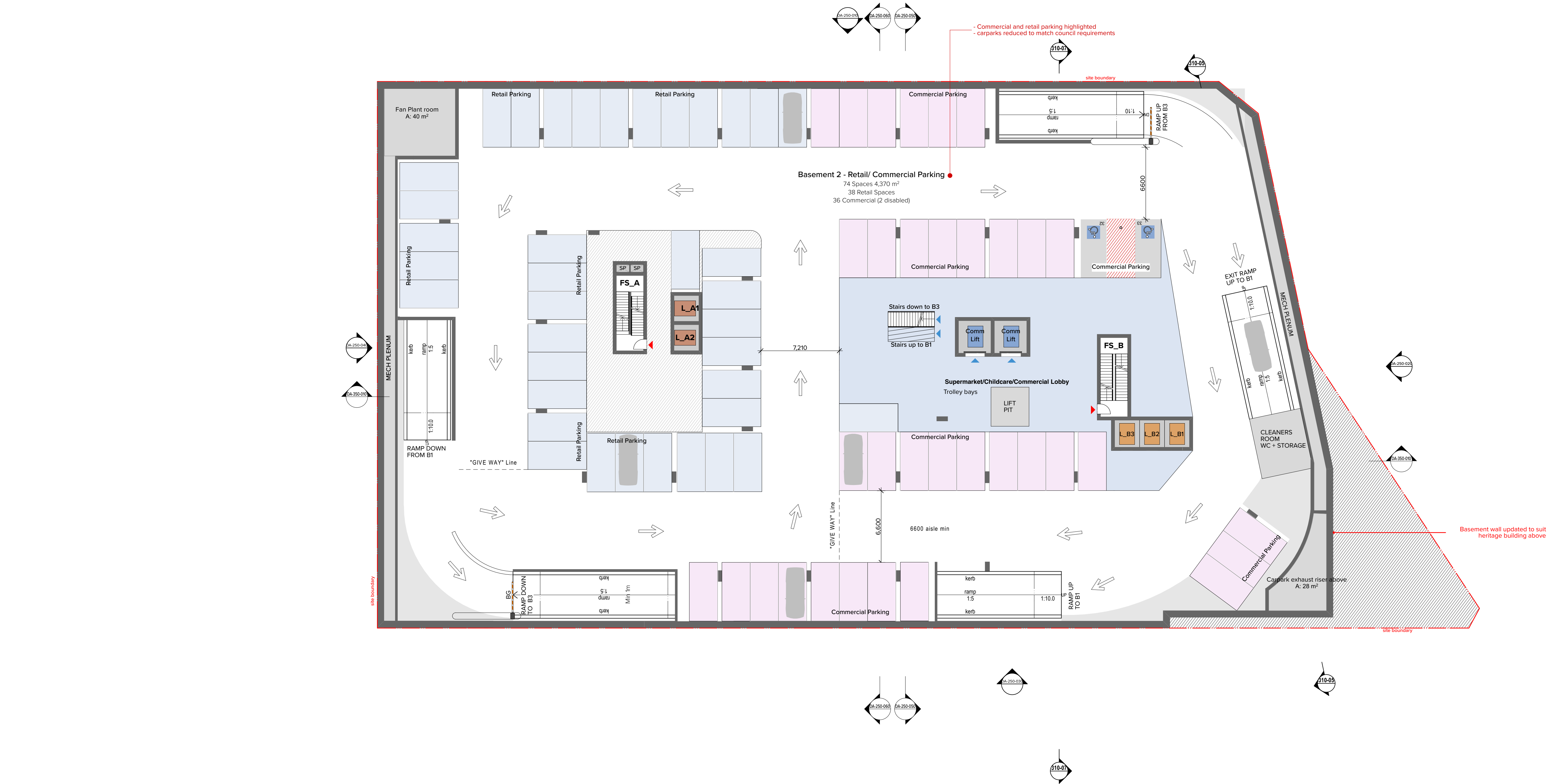
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Basement 3 - Residential Carpark**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
1:200	@A1, 50% @A3					YO, CC, AM	
Status				Dwg No.	DA-110-003	Rev	N
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 2 - Retail Carpark**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-005	Rev	N	
Status	Development Application							

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Notified Architect Nicholas Turner 6055, APR 99 504 394 871

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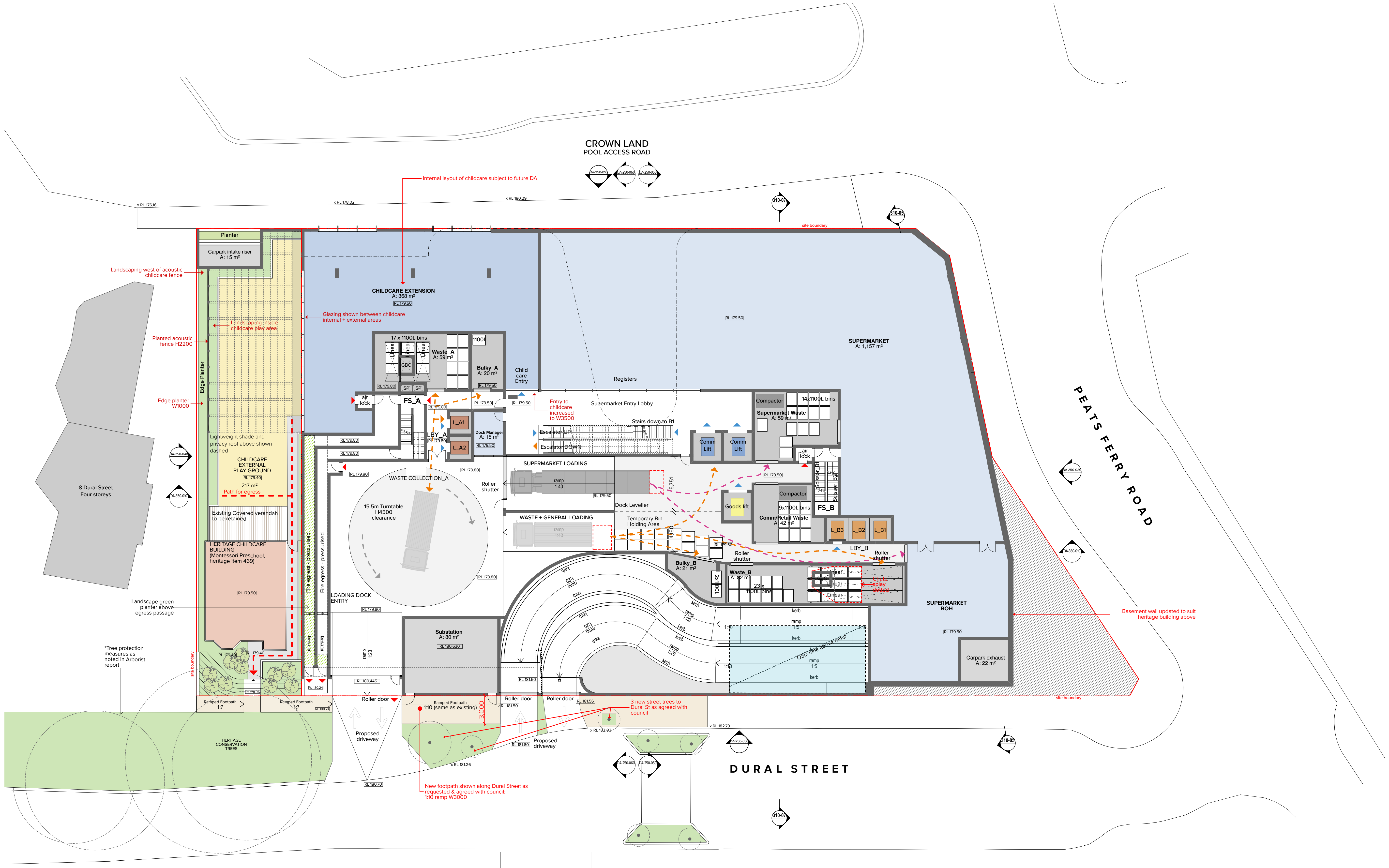
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Basement 1 - Retail Carpark**

P	20.03.02	YO	FOR DA UPDATES
Rev.	Date	Approved by	Revision Notes
Scale	1:200 @A1, 50% @A3	Project No.	16104
Status	Development Application	Dwg No.	DA-110-006
Rev	P	Drawn by	YO,CC,AM
North			

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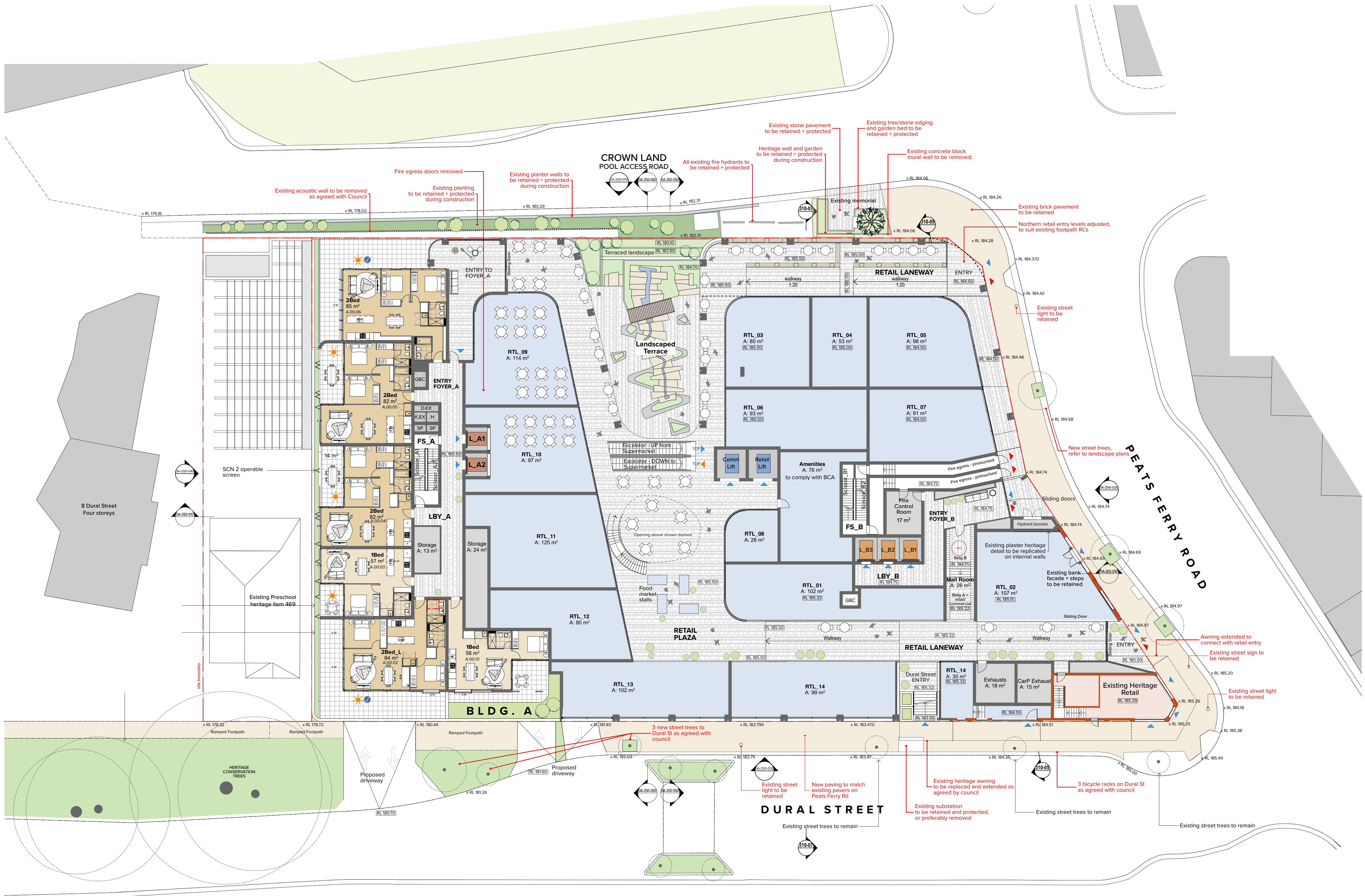
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 25476  
Notified Architect: Nicholas Turner 9392, APR 99 984 084 911

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Lower Ground - Loading/Supermarket/Childcare**

Rev.	Date	Approved by	Revision Notes	Project No.	Dwg No.	Rev.	North
Q	08.04.20	YO	FOR DA UPDATES	16104	DA-110-007	Q	↑
Scale	1:200 @A1, 50% @A3						
Status	Development Application						

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Turner and Black Nicholas Turner 6055, APR 98 984 984 971

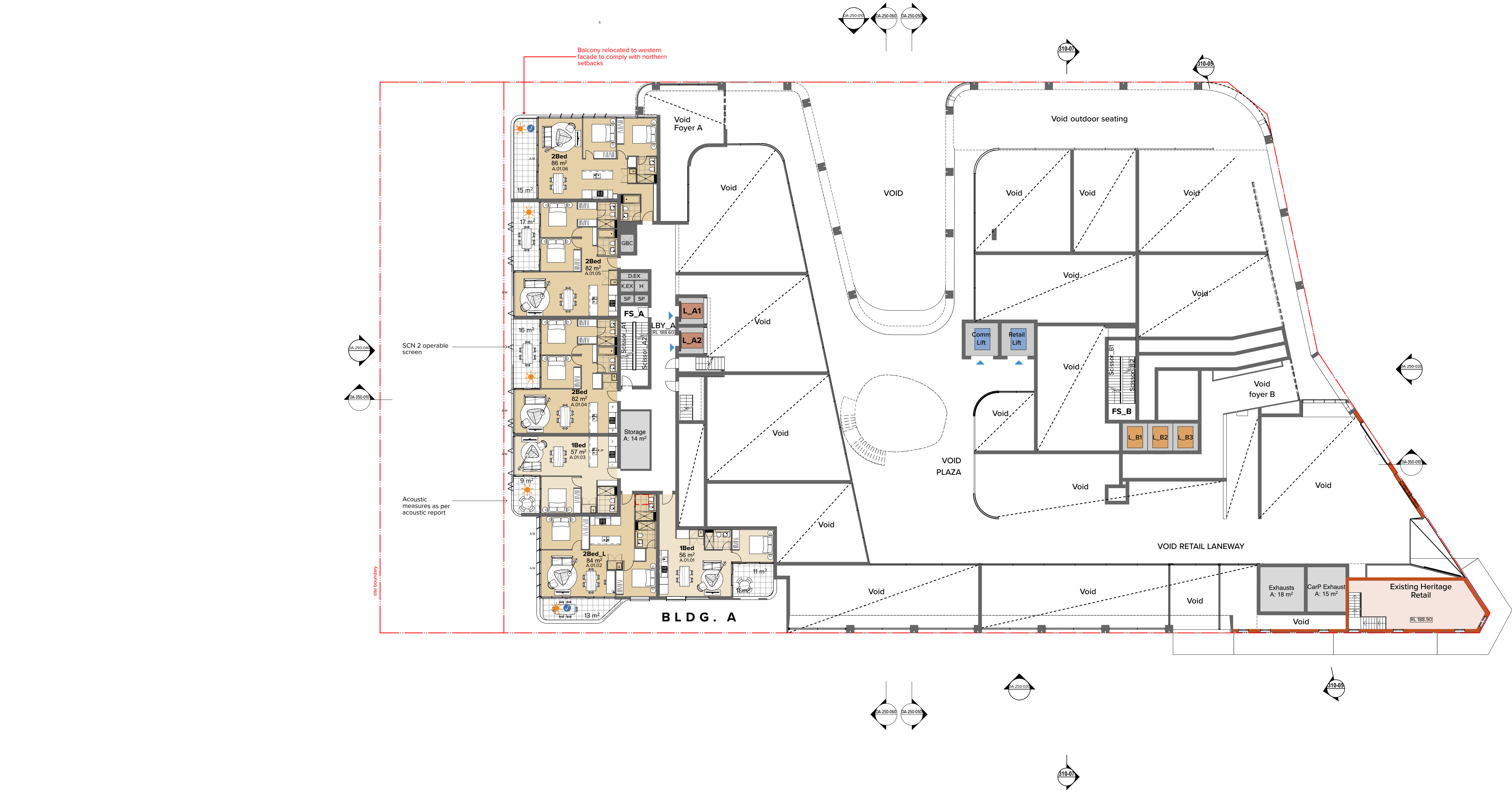
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Ground Level - Retail**

P	20.03.02	YO	FOR DA UPDATES
Rev.	Date	Approved by	Revision Notes
Scale	1:200 @A1, 50% @A3	Project No.	16104
Status	Development Application	Dwg No.	DA-110-008
Rev		Rev	P

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DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476  
Notified Architect Nicholas Turner 6055, APR 99 594 394 871

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Level 1 - Mezzanine**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-010	Rev	P	
Status	Development Application							

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notwithstanding to whomsoever, the liability of the architect shall not be limited by any limitation of the liability of the architect.

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**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-030	Rev	N	
Status	Development Application							

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notified Address: Nicholas Turner 6005, APR 99 304 394 871

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

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-110-040	Rev	N

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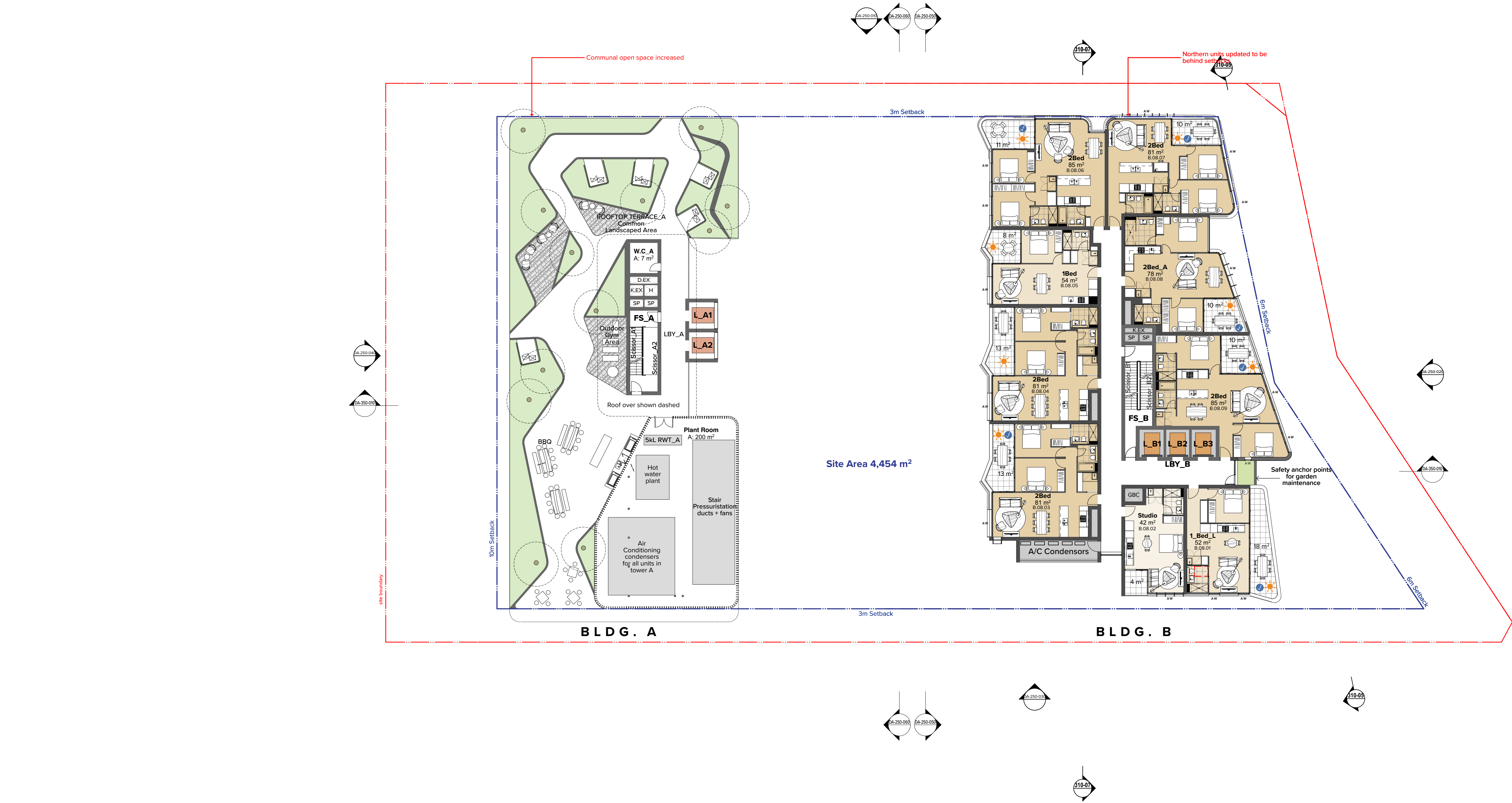
**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**GA Plans**  
**Level 7 & 8 Bldg A Upper Residential**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-070	Rev	N	
Status	Development Application							

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DLC3 Quality Endorsement Company ISO 9001:2015, Registration Number 23476  
Notified Architect Nicholas Turner 6055, APR 99 594 094 871

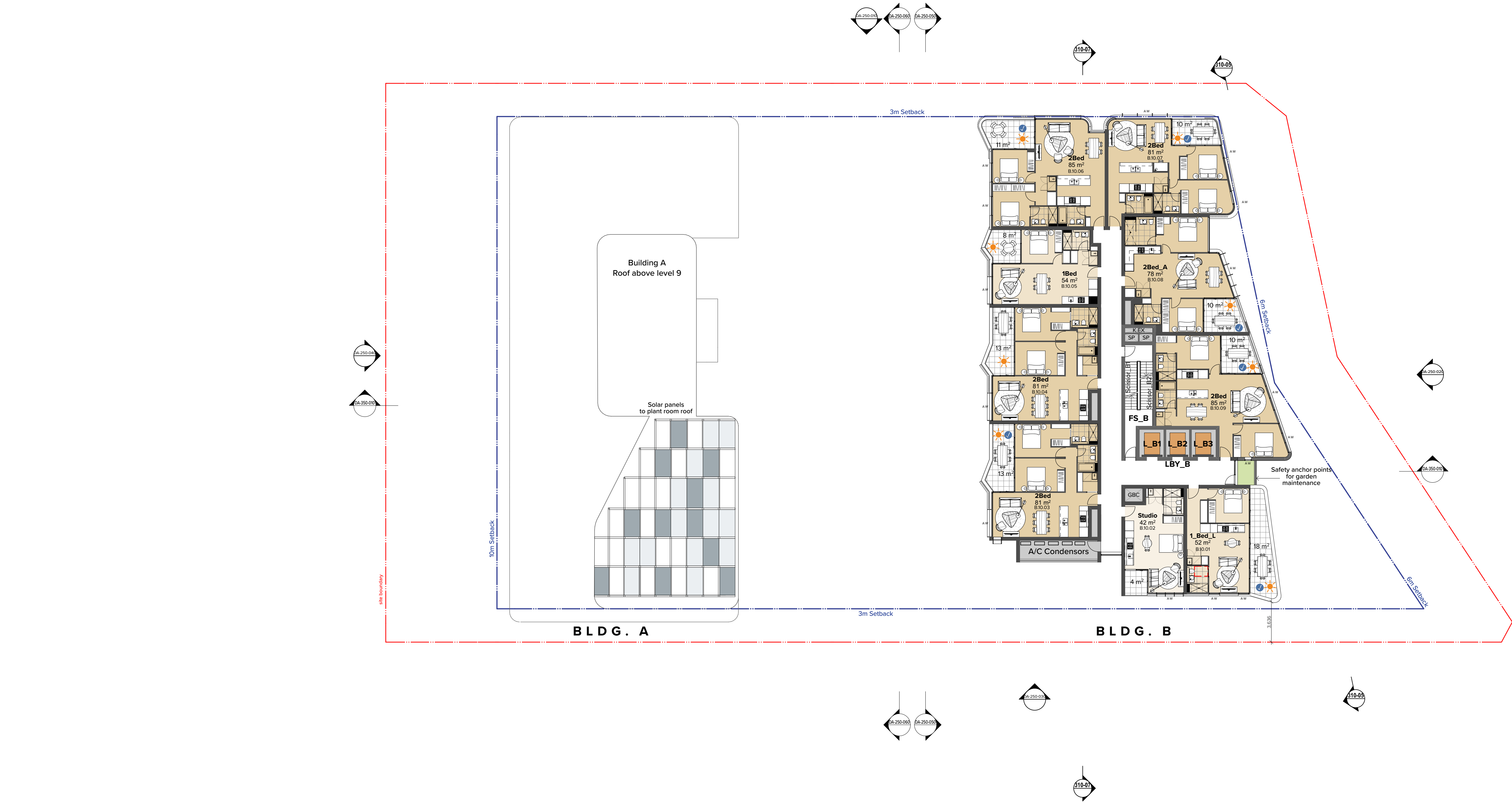
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Plans**  
**Level 9 Bldg A Roof Terrace**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-090	Rev	N	
Status	Development Application							

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notified Architect Nicholas Turner 6085, APR 99 594 594 811

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**GA Plans**  
**Level 10 - 16 Bldg B Typical lower**

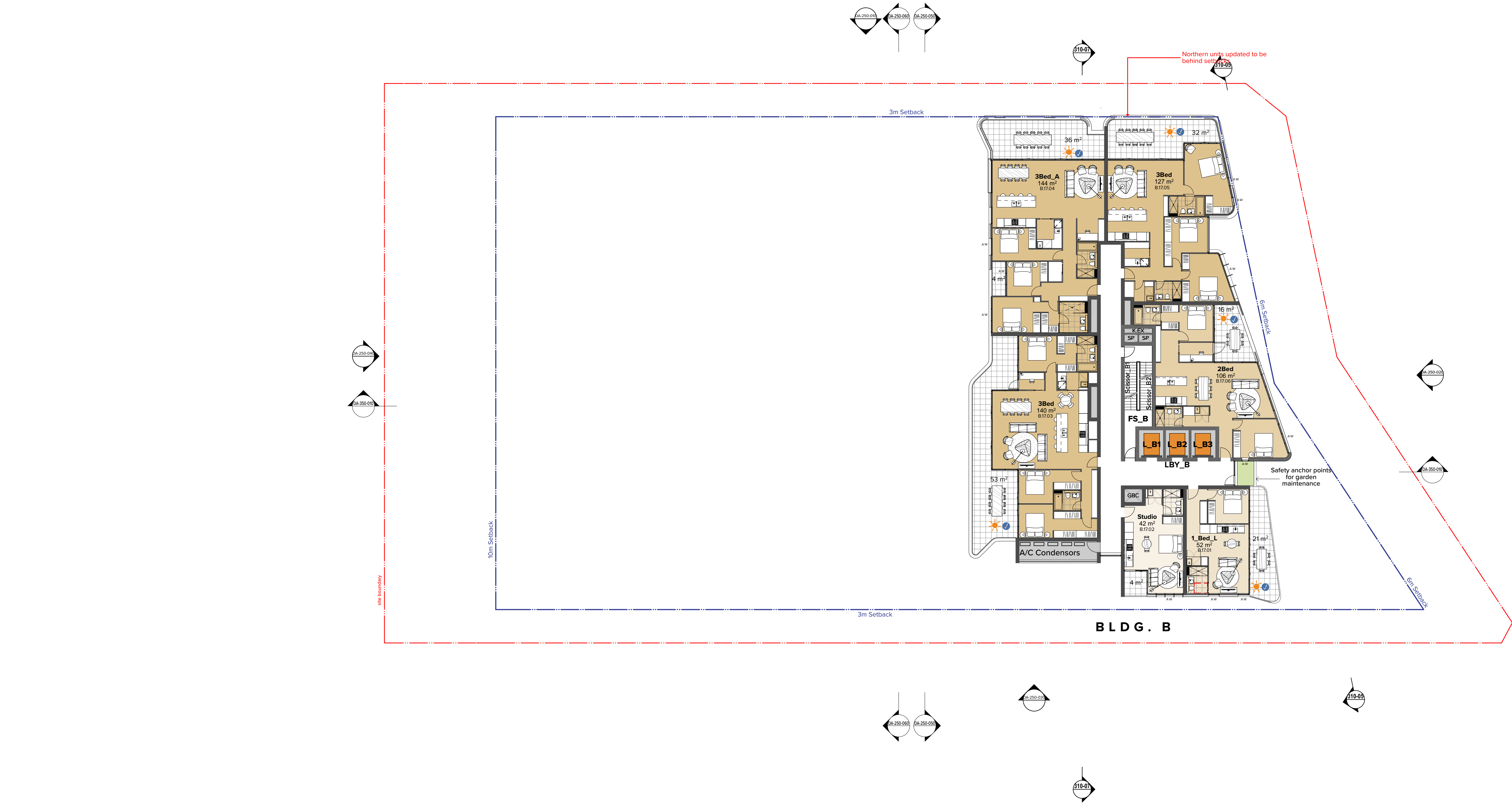
N 19.02.20 YO FOR DA UPDATES

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-100	Rev	N	
Status	Development Application							

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

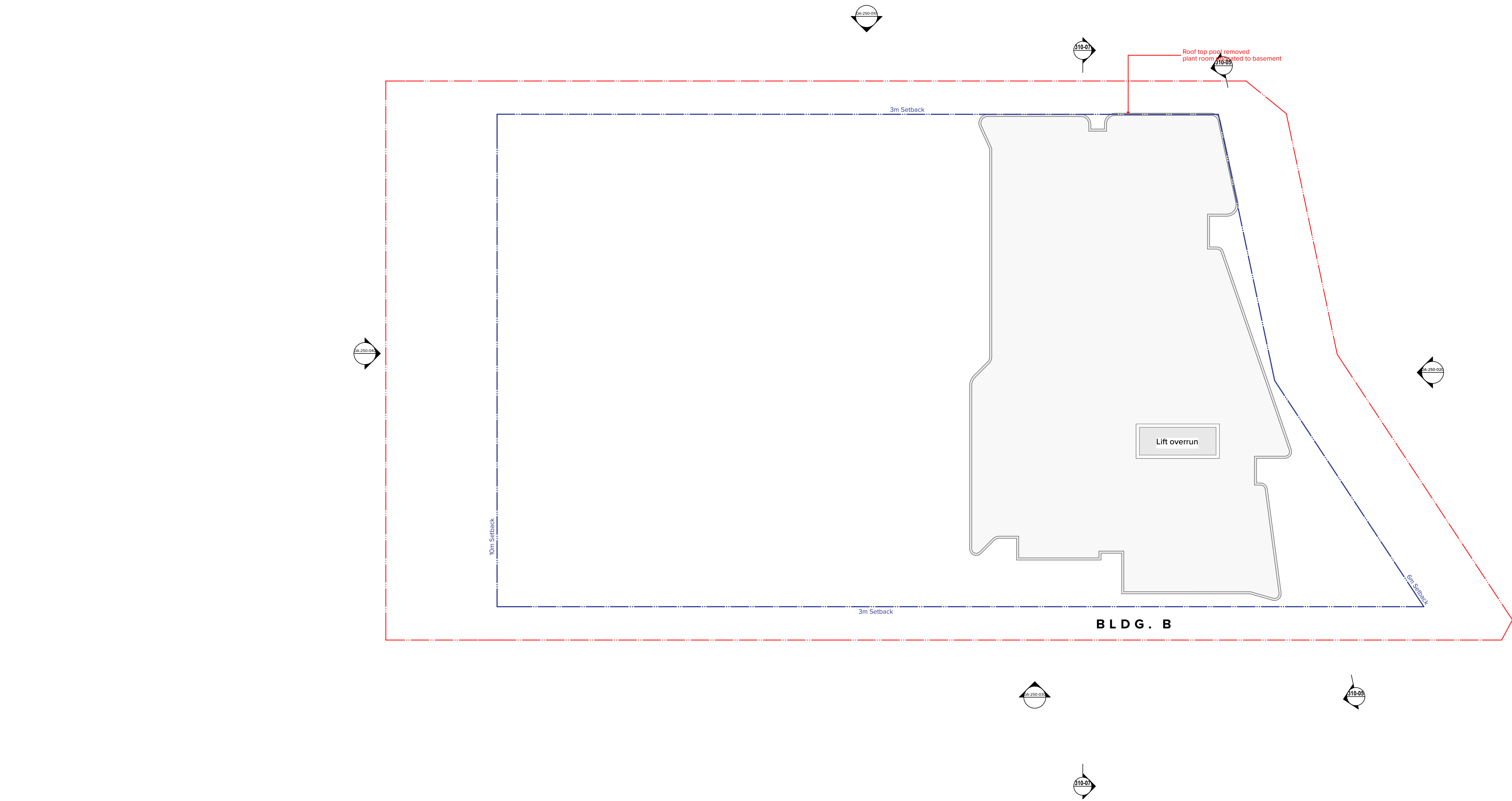
Drawing Title  
**GA Plans**  
**Level 17 -19 - Bldg B\_Typical Upper Residential**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-110-170	Rev	N	
Status	Development Application							

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Notified Address: Nicholas Turner 6005, APR 99 504 034 911

**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  
Drawing Title  
**GA Plans**  
**Level 20 - Bldg B\_Roof Terrace**

N 19.02.20 YO FOR DA UPDATES

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

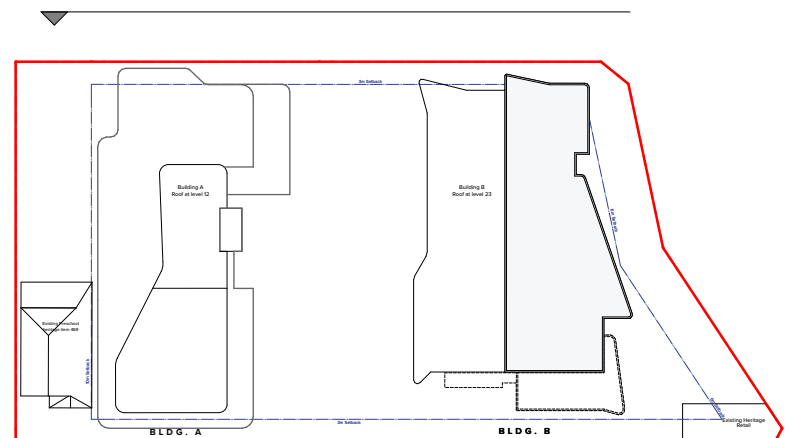
**TURNER**

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F +61 2 8668 0088  
turner@tdo.com.au





- Legend
- AWN 1 Reinstate awning as per heritage report recommendations
  - BAL 1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL 2 Semi-frameless full height clear glass balustrade system, Framing system, aluminium, powder coat finish, Colour to match PCF2.
  - BAL 3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL 4 Rooftop pool glass H 1.8m glass balustrade
  - CLD 1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD 2 Cladding 2\_Painted concrete spandrel
  - CLD 3 Cladding 3\_Painted rendered masonry
  - CLD 4 Cladding 4\_face Brick
  - CLD 5 Face Brick screen treatment
  - CLD 6 Cladding 6\_Sandstone Cladding
  - CLD 7 Cladding 7\_Timber soffit to retail laneway
  - GL 1 Glazing 1: Powdercoated aluminium framed clear glazing
  - GL 2 Glazing 2:Feature 'box window' frame powder coated aluminium
  - GL 3 Glazing 3: Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PP 1 Paint finish, colour to match Dulux 'Vivid White'.
  - PP 2 Paint finish, colour to match Dulux 'Black'.
  - PC 1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PC 2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PC 3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SC 1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
  - SC 2 Screen 2 50x100 Powder coated aluminium battens screen operable
  - SC 3 Screen 3\_Louvre Plant room screen
  - SC 4 Fixed aluminium fins
  - SC 5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SC 6 1800mm height planted fence to Childcare extension/play area
  - SC 7 Operable Folding screen



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**Lyon Tanner Hornsby P/L**  
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NSW 2060

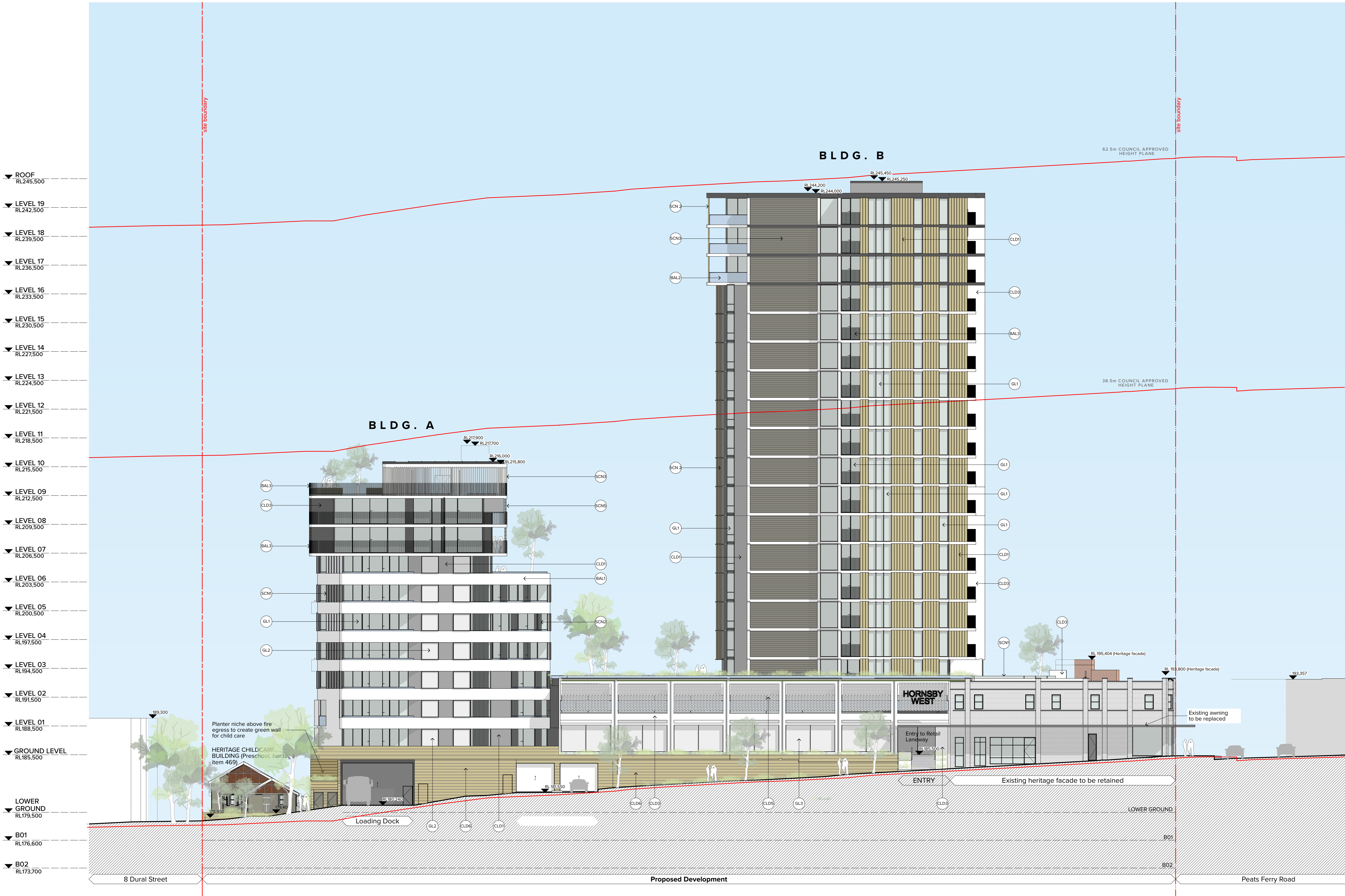
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GA Elevation  
North Elevation**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
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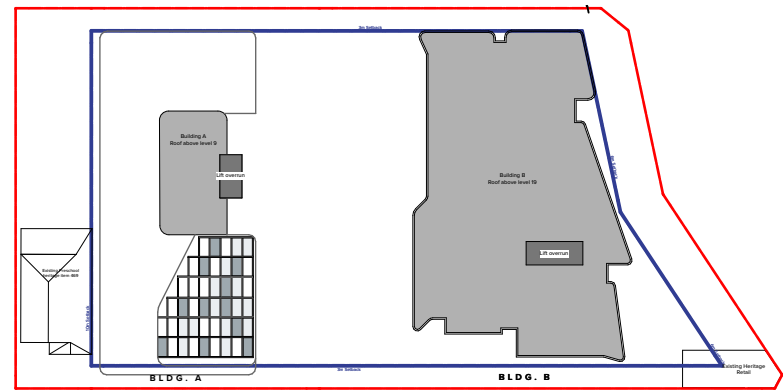




- Legend
- (AWN1) Reinstall awning as per heritage report recommendations
  - (BAL1) Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - (BAL2) Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - (BAL3) Vertical 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  
RL189,650

RETAIL GROUND  
RL185,500



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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  
Drawing Title  
**GA Elevation  
Bldg A South Elevation**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
1	19.02.20	YO	FOR DA UPDATES			YO,CC,AM	
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▼ ROOF  
RL245,500

▼ LEVEL 19  
RL242,500

▼ LEVEL 18  
RL239,500

▼ LEVEL 17  
RL236,500

▼ LEVEL 16  
RL233,500

▼ LEVEL 15  
RL230,500

▼ LEVEL 14  
RL227,500

▼ LEVEL 13  
RL224,500

▼ LEVEL 12  
RL221,500

▼ LEVEL 11  
RL218,500

▼ LEVEL 10  
RL215,500

▼ LEVEL 09  
RL212,500

▼ LEVEL 08  
RL209,500

▼ LEVEL 07  
RL206,500

▼ LEVEL 06  
RL203,500

▼ LEVEL 05  
RL200,500

▼ LEVEL 04  
RL197,500

▼ LEVEL 03  
RL194,500

▼ LEVEL 02  
RL191,500

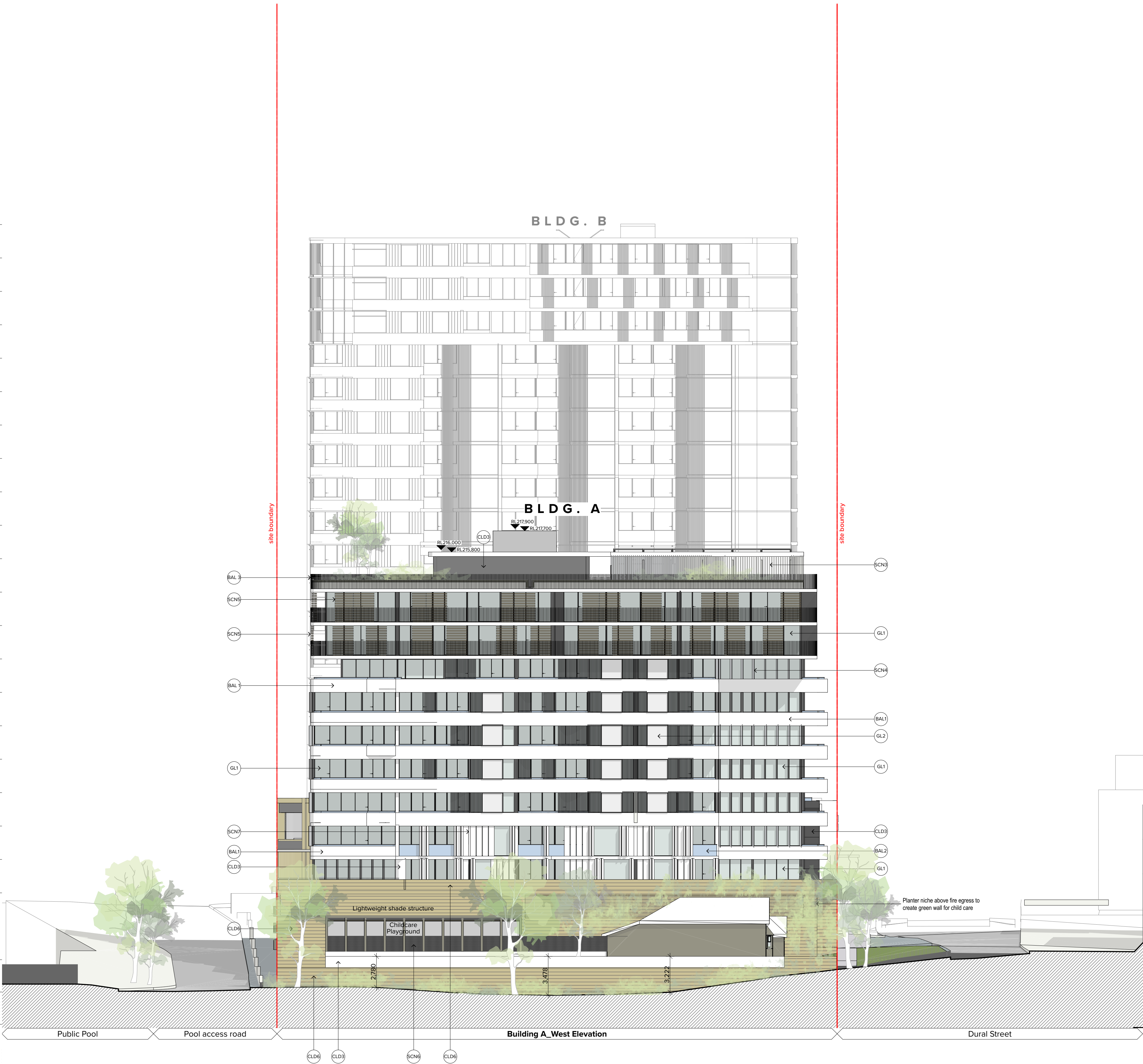
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RL188,500

▼ GROUND LEVEL  
RL185,500

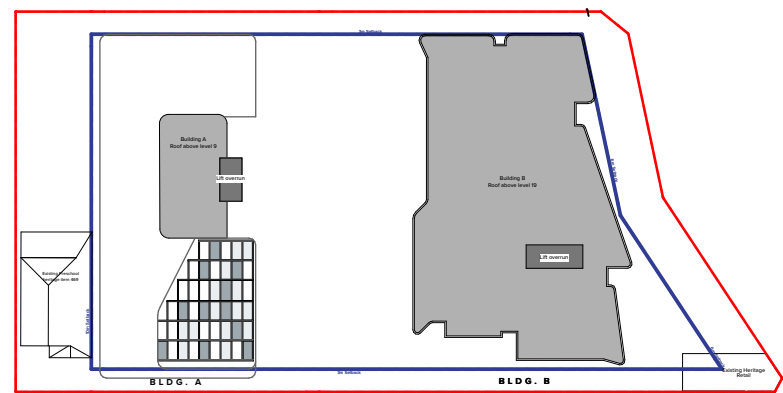
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RL179,500

▼ B01  
RL176,600

▼ B02  
RL173,700



- Legend
- AWN 1 Reinstate 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
  - PP1 Paint finish, colour to match Dulux 'Vivid White'.
  - PP2 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

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

N 19.02.20 YO FOR DA UPDATES

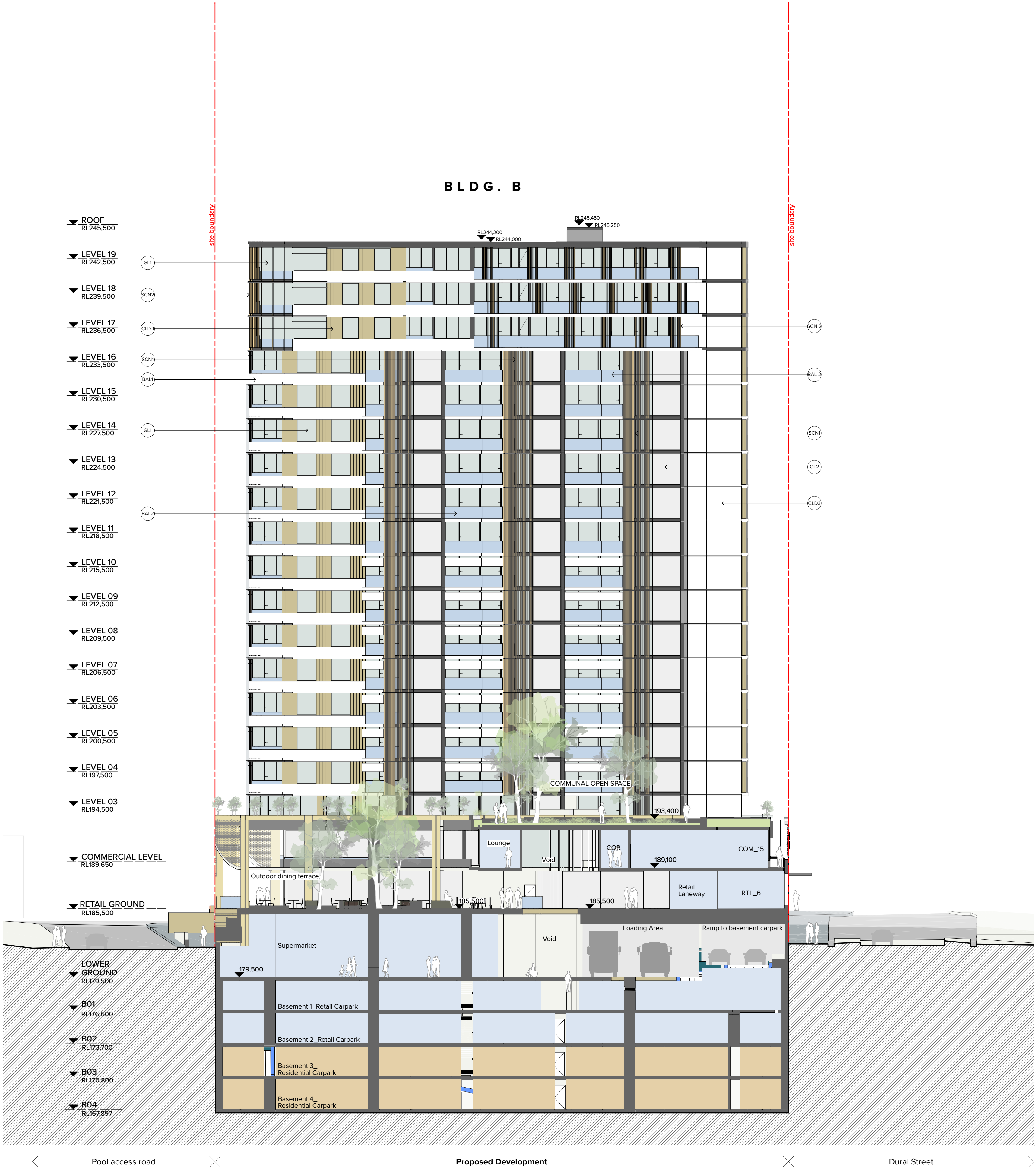
Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
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Development Application				Dwg No.	DA-250-040	Rev	N

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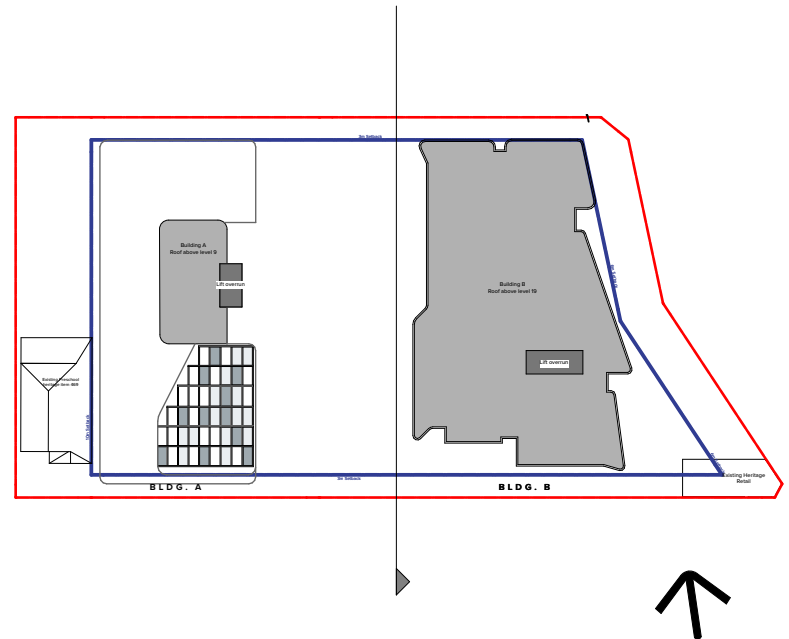
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Darlinghurst NSW 2010  
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- Legend
- AWN 1 Reinstate awning as per heritage report recommendations
  - BAL 1 Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass
  - BAL 2 Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.
  - BAL 3 Vertical 75 x 10 steel baluster, no top rail. Powder coat finish, colour to match PCF2.
  - BAL 4 Rooftop pool glass H 1.8m glass balustrade
  - CLD 1 Cladding 1\_Equitone/compressed fibre cement cladding
  - CLD 2 Cladding 2\_Painted concrete spandrel
  - CLD 3 Cladding 3\_Painted rendered masonry
  - CLD 4 Cladding 4\_face Brick
  - CLD 5 Cladding 5\_Face Brick screen treatment
  - CLD 6 Cladding 6\_Sandstone Cladding
  - CLD 7 Cladding 7\_Timber soffit to retail laneway
  - GL 1 Glazing 1: Powdercoated aluminium framed clear glazing
  - GL 2 Glazing 2:Feature 'box window' frame powder coated aluminium
  - GL 3 Glazing 3: Retail / Commercial powder coated aluminium framed glazing to suit energy requirements
  - PF 1 Paint finish, colour to match Dulux 'Vivid White'.
  - PF 2 Paint finish, colour to match Dulux 'Black'.
  - PCP 1 Powdercoat finish, colour to match Dulux - Electro 'Golden Touch'.
  - PCF 2 Powdercoat finish, colour to match Dulux Electro 'Black Ace'.
  - PCF 3 Powdercoat finish, colour to match Dulux Electro 'Natural Silver'.
  - SCN 1 Screen 1 50x100 Powder coated aluminium framed glazing (Vertical)
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  - SCN 3 Screen 3\_Louvre Plant room screen
  - SCN 4 Fixed aluminium fins
  - SCN 5 Screen 1 50x100 Powder coated aluminium framed glazing (Horizontal)
  - SCN 6 1800mm height planted fence to Childcare extension/play area
  - SCN 7 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

Drawing Title  
**GA Elevation  
Bldg B Western Elevation**

Rev. Date Approved by Revision Notes

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

Status  
**Development Application**

Project No.  
**16104**

Dwg No.  
**DA-250-050**

Drawn by  
**YO,CC,AM**

Rev  
**N**

North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notwithstanding to Nicholas Turner 6885, ABN 98 584 094 871

CLIENT

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

Project Title

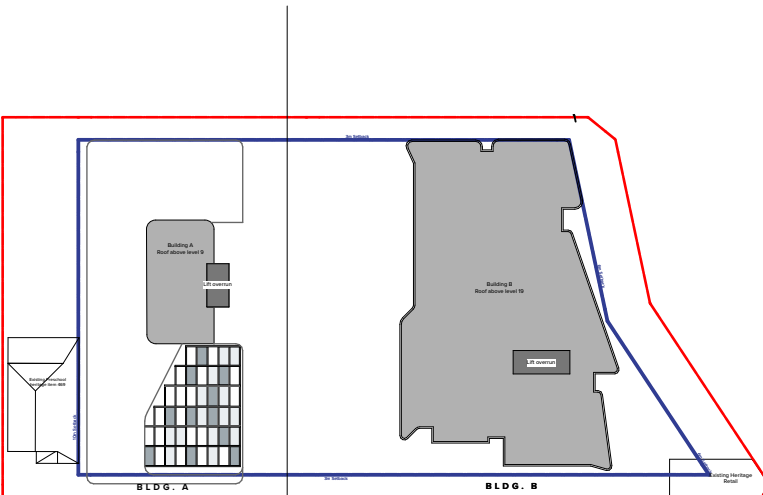
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia

Drawing Title

**GA Elevation**  
**Bldg A East Elevation**

Legend

- (AWN1) Reinstate 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



N 19.02.20 YO FOR DA UPDATES

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

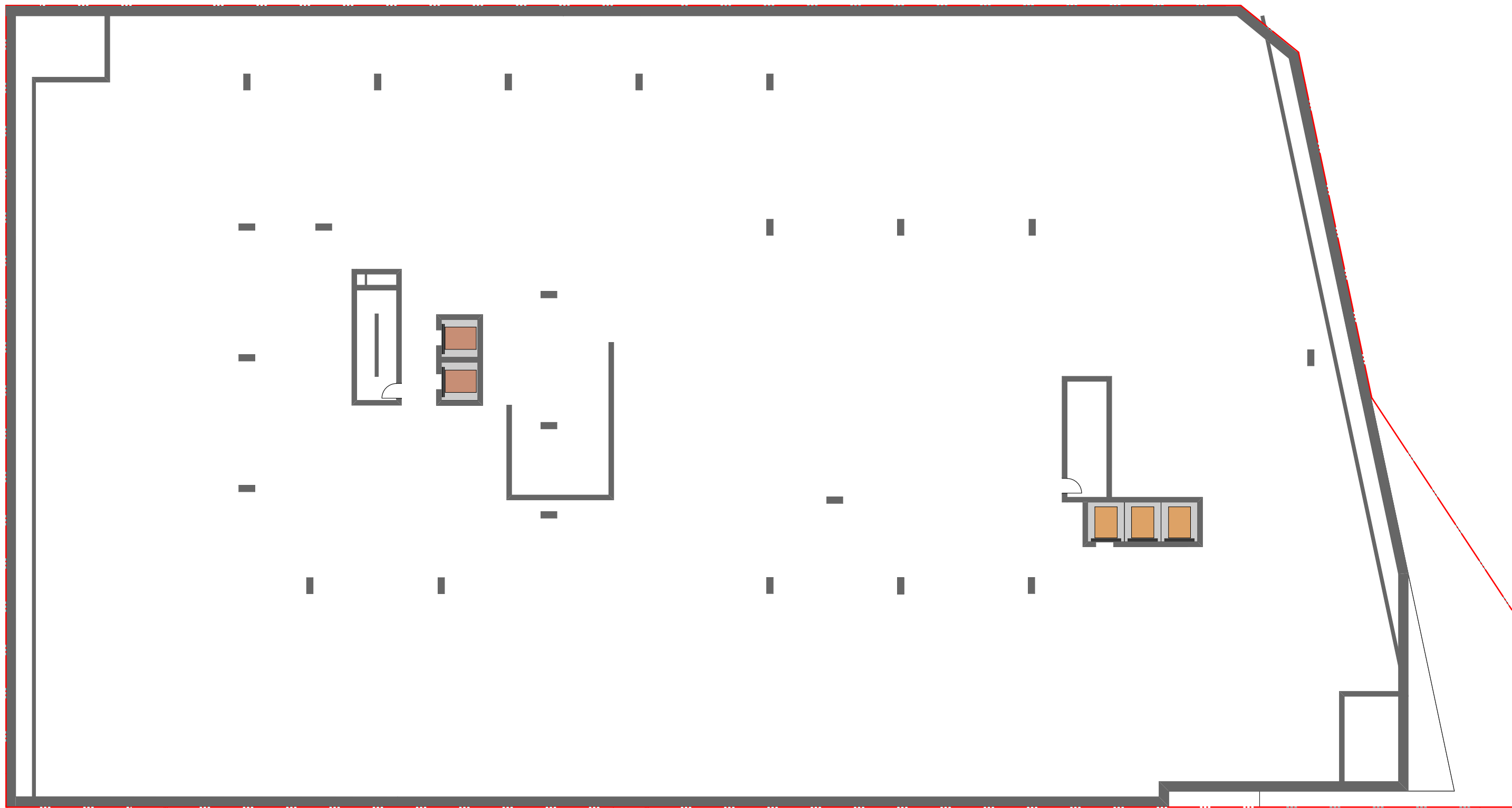
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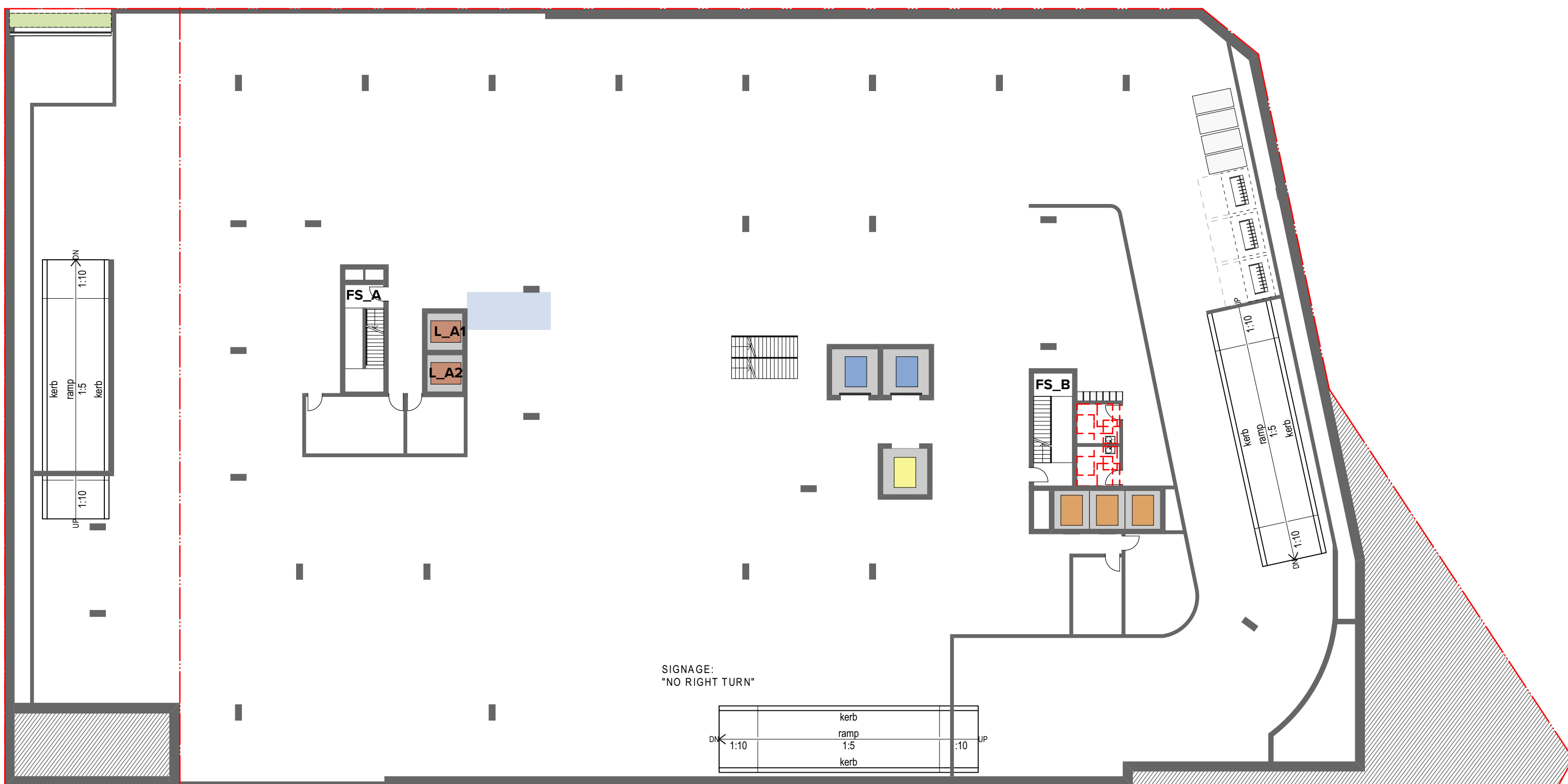




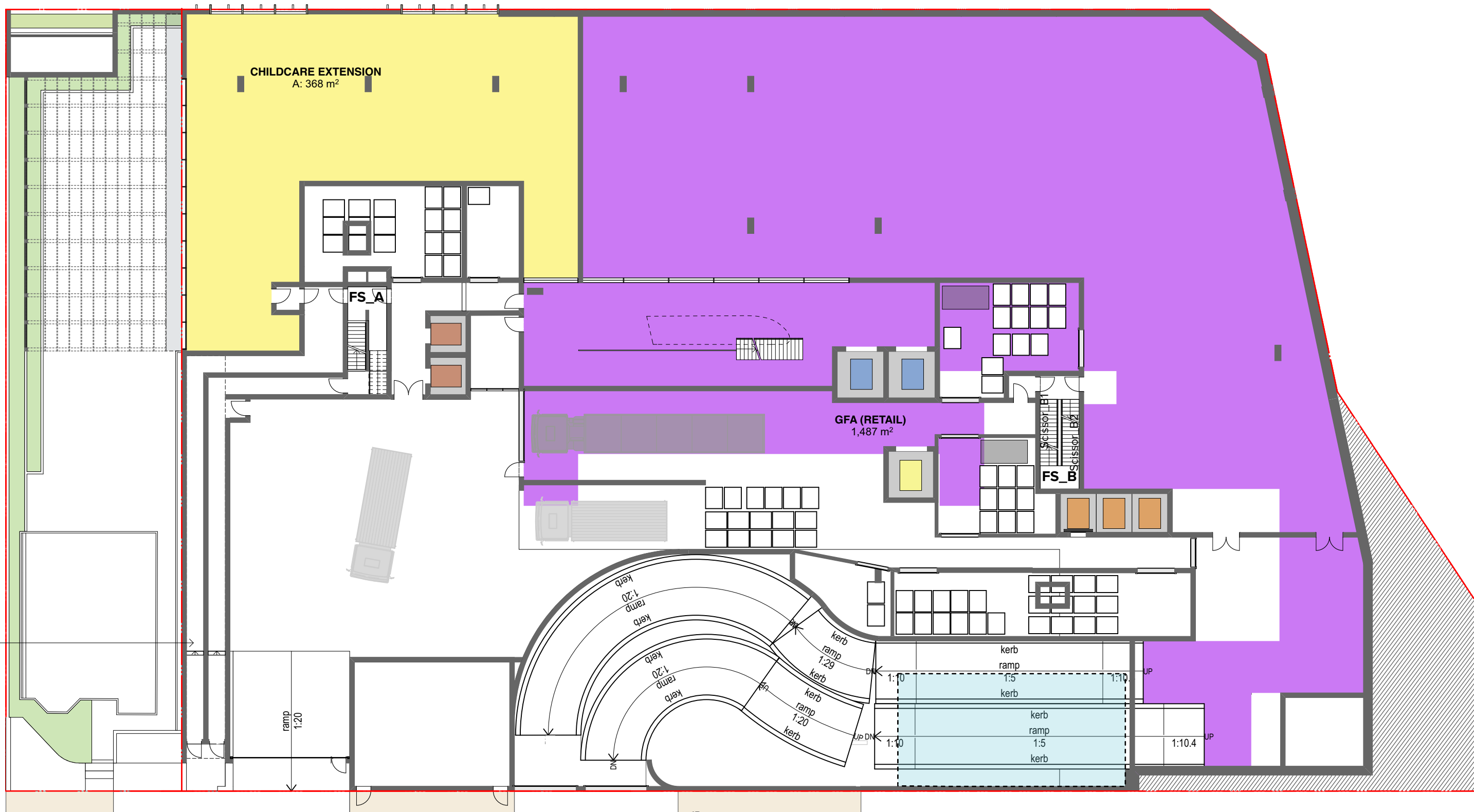




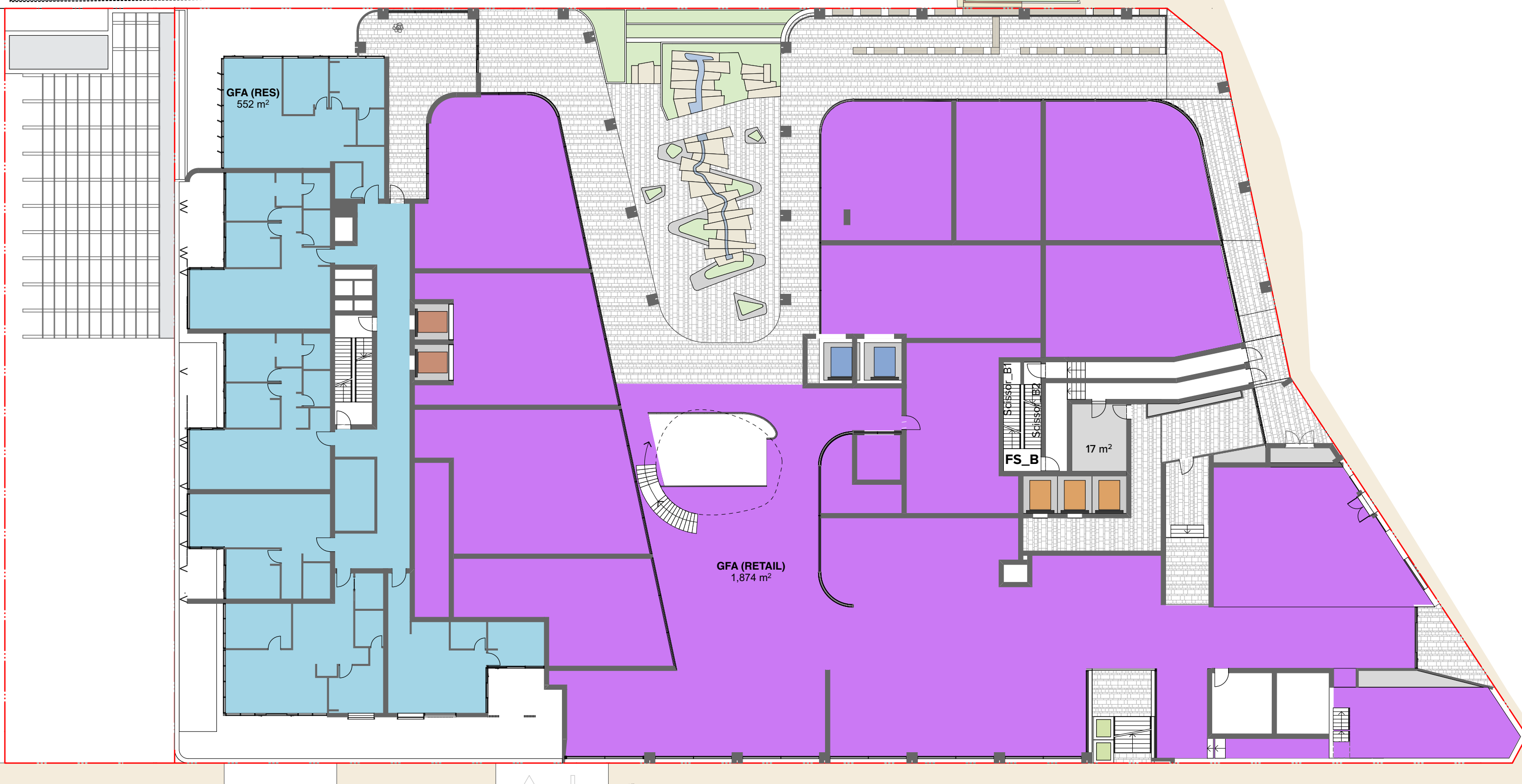
Basement Residential L B3 & B4  
GFA 0m<sup>2</sup>



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
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- 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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Notified Address: Nicholas Turner 6005, APR 98 504 394 971

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**

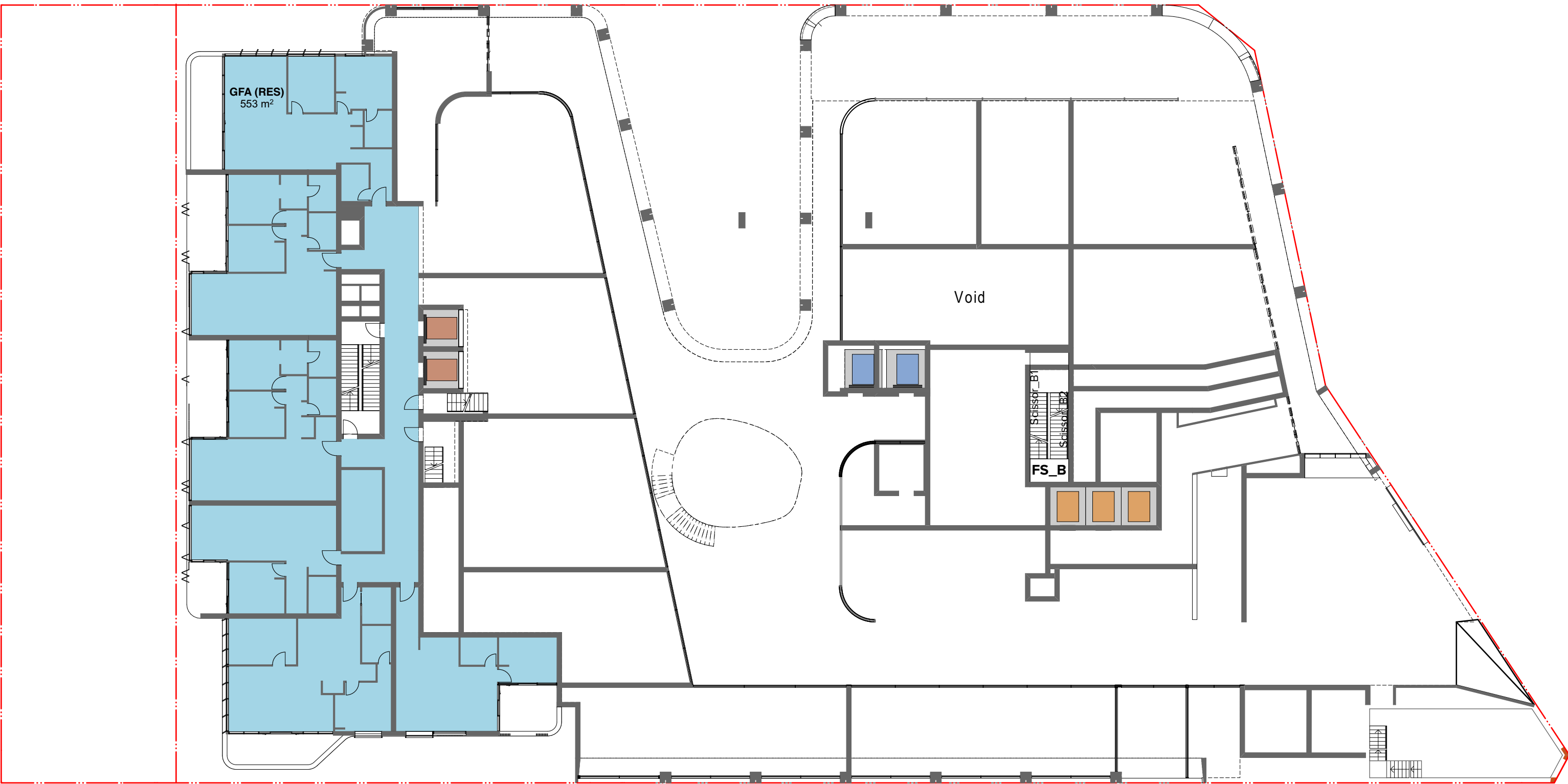
Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
1:250	@A1, 50% @A3					YO,CC,AM	
Development Application				Dwg No.	DA-710-011	Rev	N

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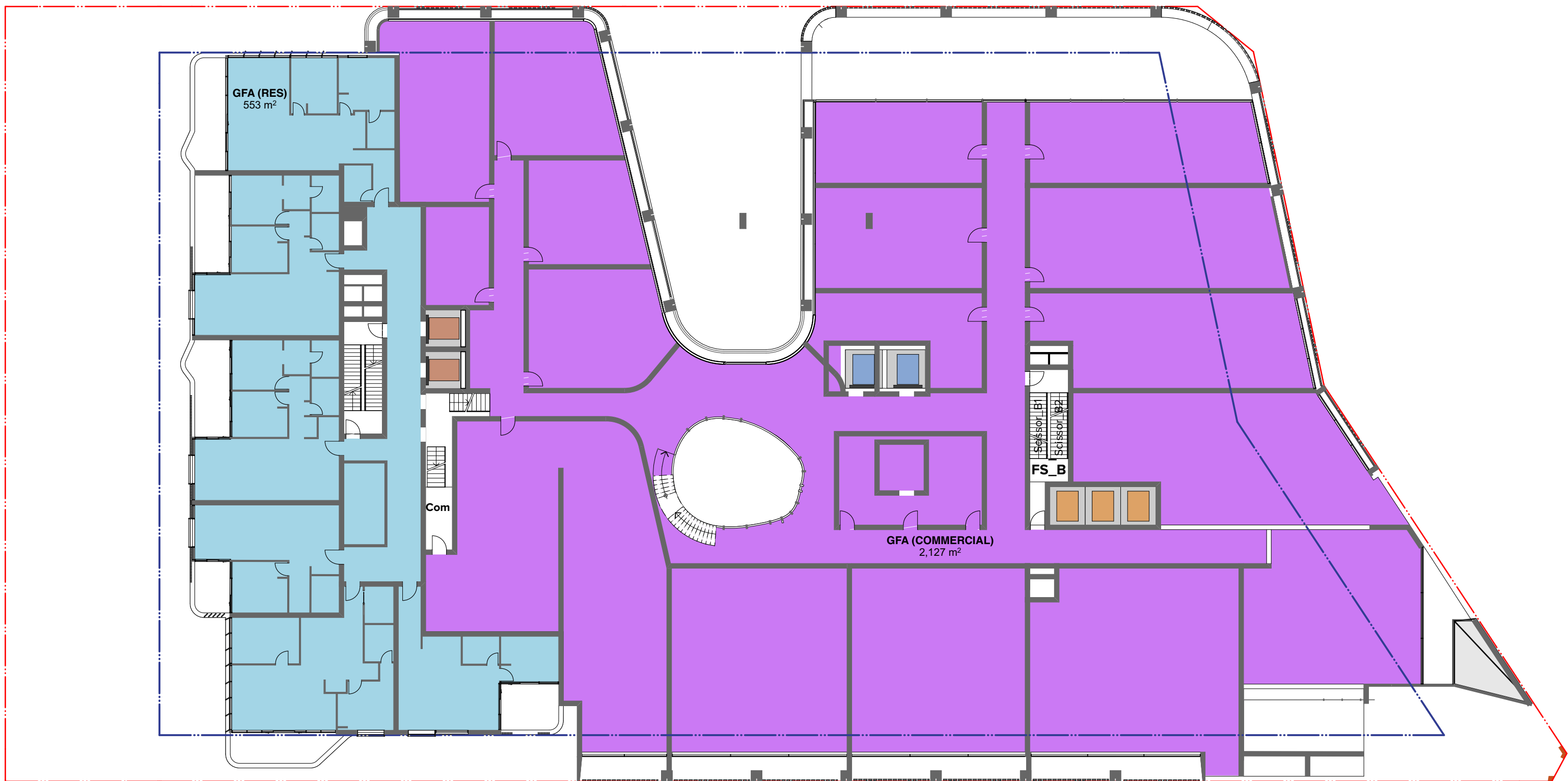
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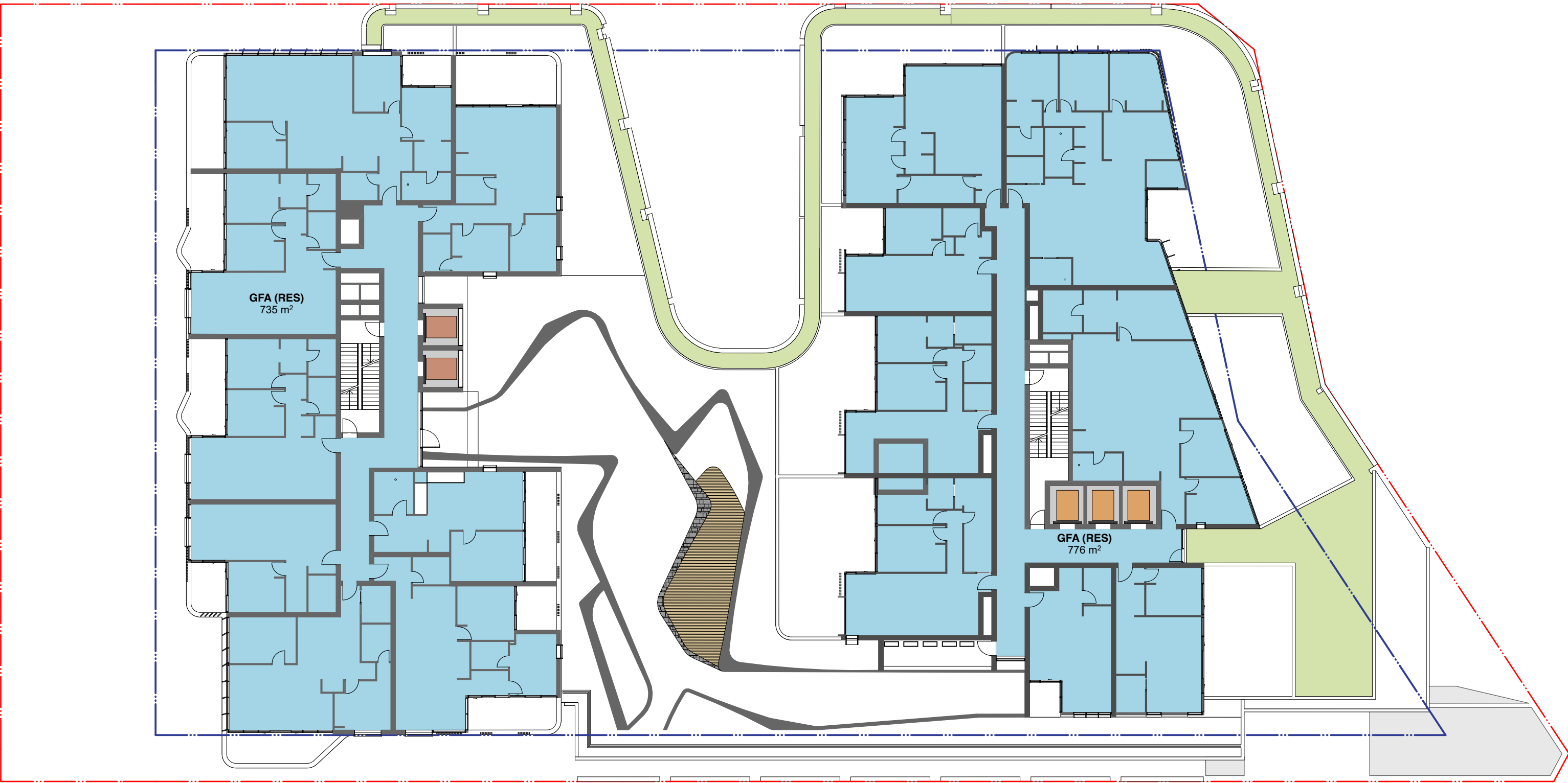




Level 1  
■ Residential GFA 553m<sup>2</sup>



Level 2  
■ Residential GFA 553m<sup>2</sup>  
■ Commercial GFA 2127m<sup>2</sup>



Level 3 Podium  
■ Residential GFA 1511m<sup>2</sup>



Level 4-5  
■ Residential GFA 1480m<sup>2</sup>

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Notified Architect Nicholas Turner 6055, APR 98 504 034 871

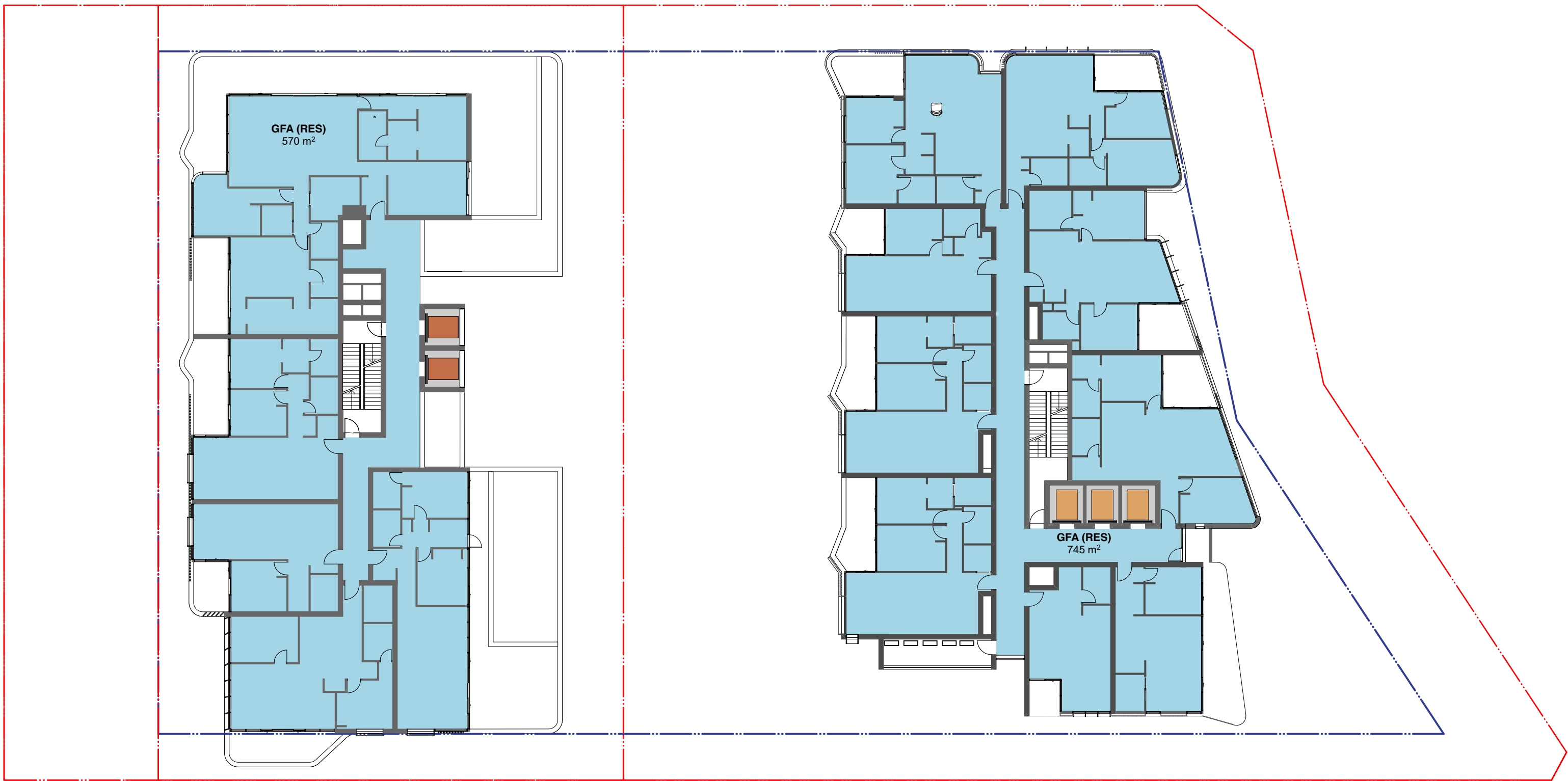
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GFA Diagrams**  
**GFA Diagrams L1-8**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
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Development Application				Dwg No.	DA-710-012	Rev	N

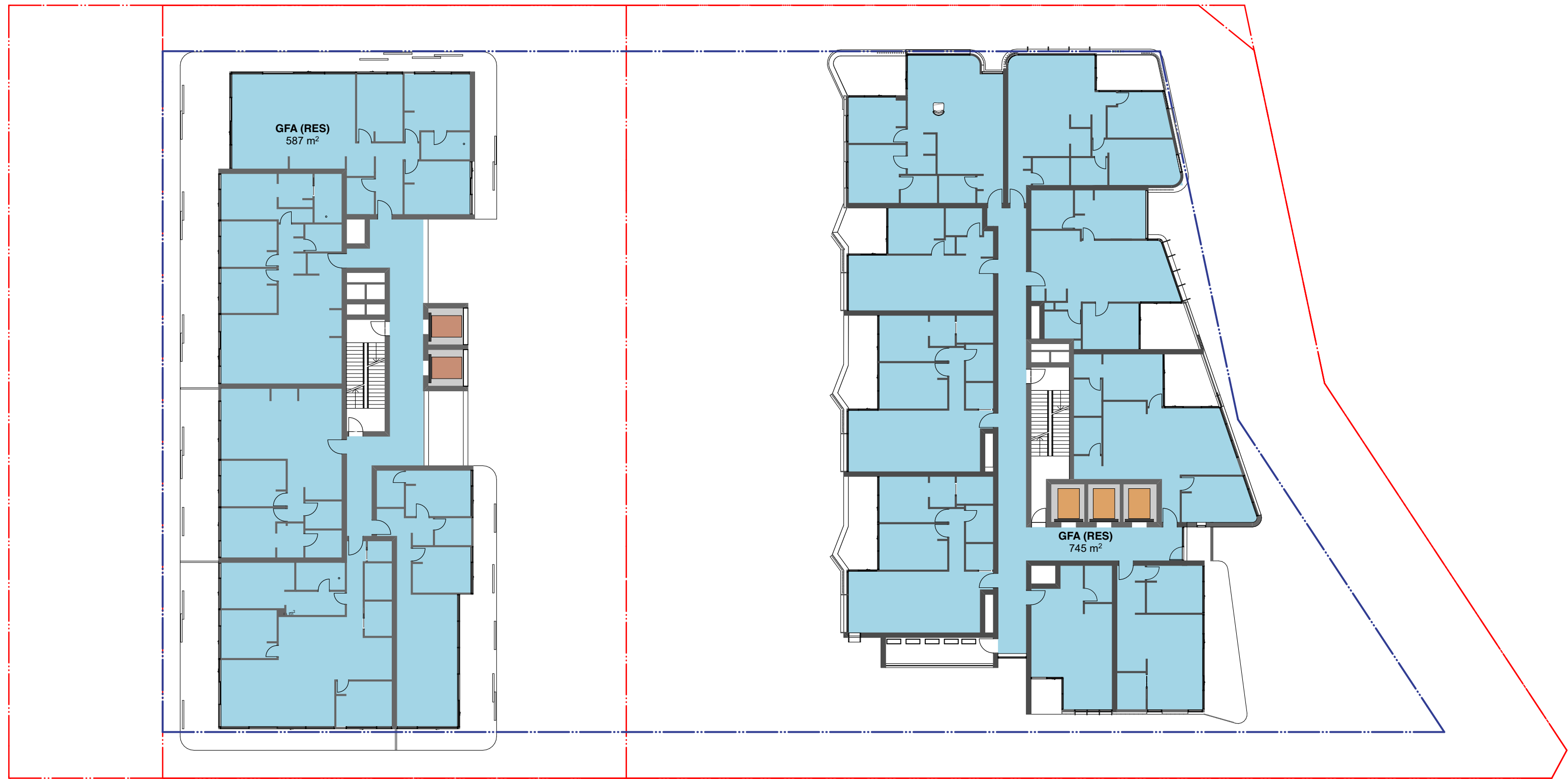
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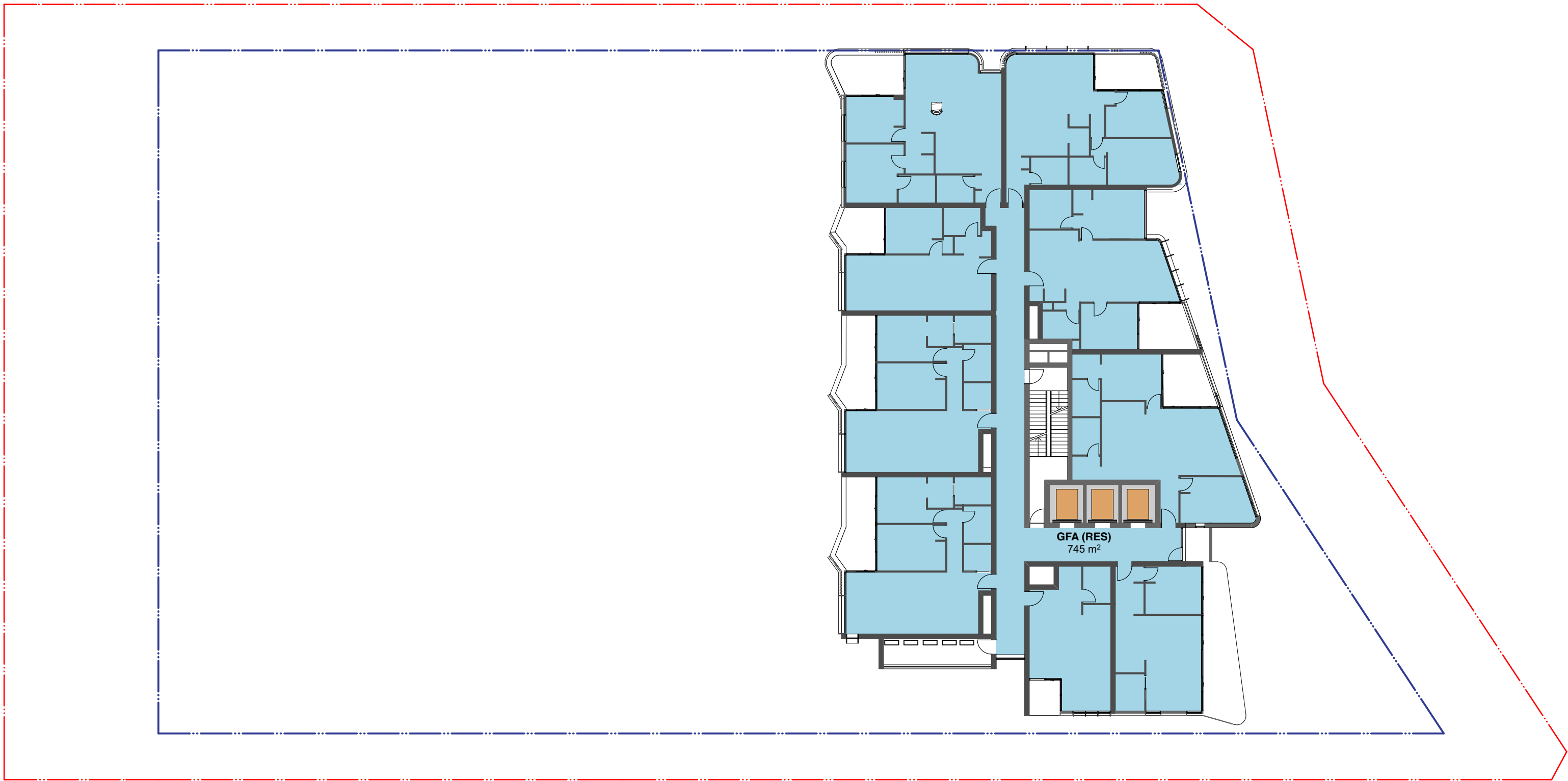




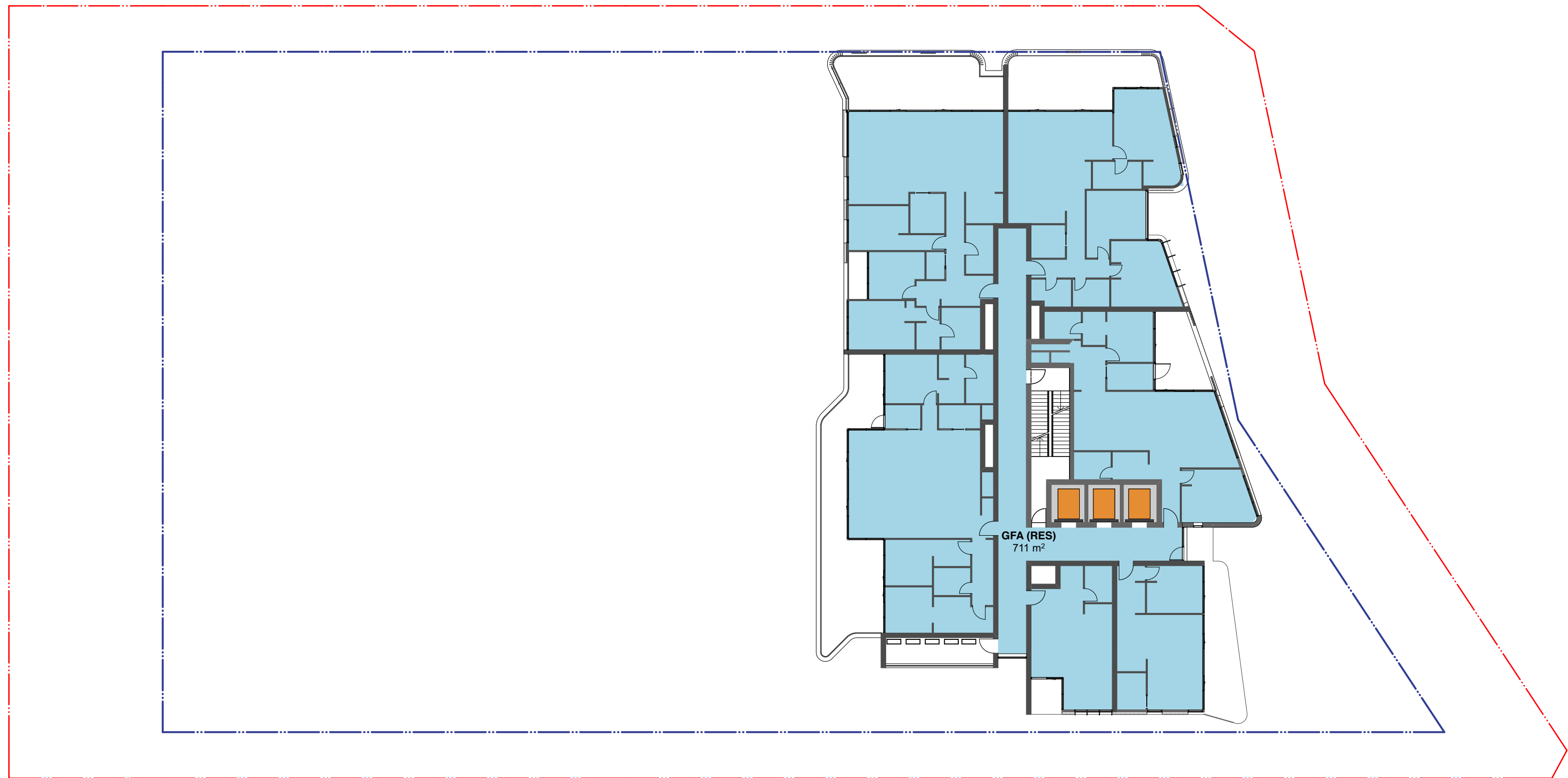
Level 6  
■ Residential GFA 1315m²



Level 7 - 8  
■ Residential GFA 1332m²



Level 9-16  
■ Residential GFA 745m²



Level 17-19  
■ Residential GFA 711m²

Gross Floor Area  
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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  
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Notified Architect Nicholas Turner 6055, APR 99 594 094 871

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**GFA Diagrams L9-22**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
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2	19.02.20	YO	FOR DA UPDATES	16104	YO,CC,AM	
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100	19.02.20	YO	FOR DA UPDATES	16104	YO,CC,AM	

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21st June - 8 am



21st June - 10 am

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Turner and Black Nicholas Turner 6055, ABN 96 594 094 811

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Shadow Diagrams**  
**Shadow Diagram Plans 21st June\_8am-10am**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
N	19.02.20	YO	FOR DA UPDATES	16104	YO,CC,AM	↑
Scale	1:1000 @A1, 50%@A3			Dwg No.	DA-720-040	Rev
Status	Development Application					N

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21st June - 12pm



21st June - 2pm

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NSW 2060

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Turner and Black Nicholas Turner 6055, APR 99 504 034 811

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**Shadow Diagrams**  
**Shadow Diagram Plans 21st June\_12pm-2pm**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
N	19.02.20	YO	FOR DA UPDATES	16104	YO.CC.AM	↑
Scale	1:1000 @A1, 50%@A3			Dwg No.	DA-720-050	Rev
Status	Development Application					N

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21st June - 4pm

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

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 236176  
Turner and Black Nicholas Turner 6055 489 99 994 994 911

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Shadow Diagrams**  
**Shadow Diagram Plans 21st June\_4pm**

N 19.02.20 YO FOR DA UPDATES

Rev.	Date	Approved by	Revision Notes
1	19.02.20	YO	FOR DA UPDATES
2	19.02.20	YO	FOR DA UPDATES
3	19.02.20	YO	FOR DA UPDATES
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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

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6895, APN 99 304 394 911

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

Rev.	19.02.20	YO	FOR DA UPDATES
Date	Approved by	Revision Notes	
Scale	1:1.25, 1:1 @A1, 50% @A3	Project No.	16104
Status	Development Application	Dwg No.	DA-725-005
Drawn by	YO,CC,AM	North	
Rev	N		

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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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Notified Architect Nicholas Turner 6885, APR 98 504 034 811

Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	YO,CC,AM	North
Scale	1:1 @A1, 50% @A3			Dwg No.	DA-725-010	Rev	N	
Status	Development Application							

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Sun Eye Diagram 2pm 21st June



Sun Eye Diagram 3pm 21st June

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Suite 601, 153 Walker Street North Sydney  
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Notified Architect Nicholas Turner 6895, APR 99 594 094 911

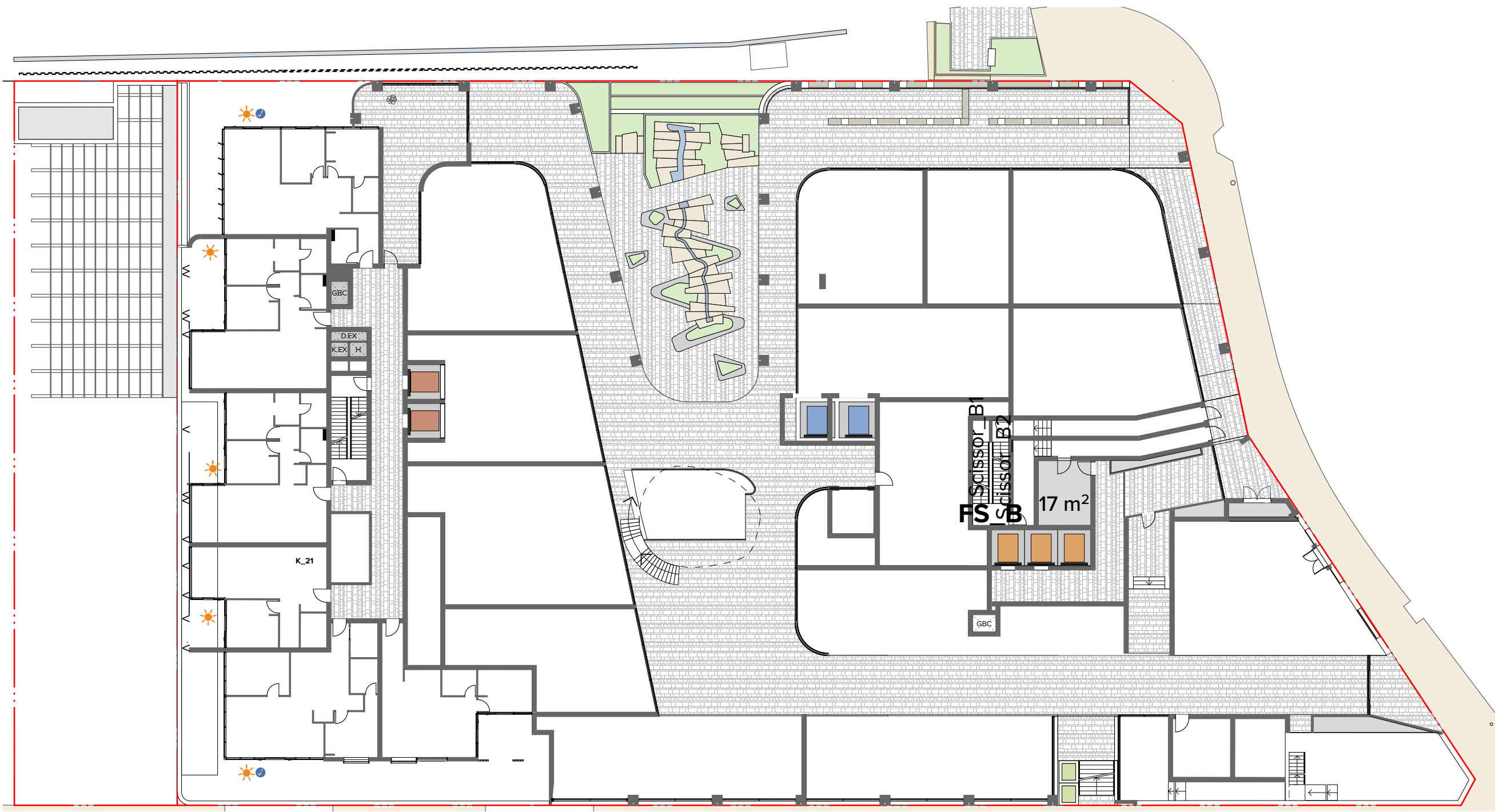
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**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**DIAGRAMS**  
**Sun Eye Diagrams 21st of June**

N19.02.20YOFOR DA UPDATES			
Rev.	Date	Approved by	Revision Notes
Scale	1:1 @A1, 50% @A3	Project No.	16104
Status	Development Application	Dwg No.	DA-725-020
Drawn by	YO,CC,AM	Rev	N

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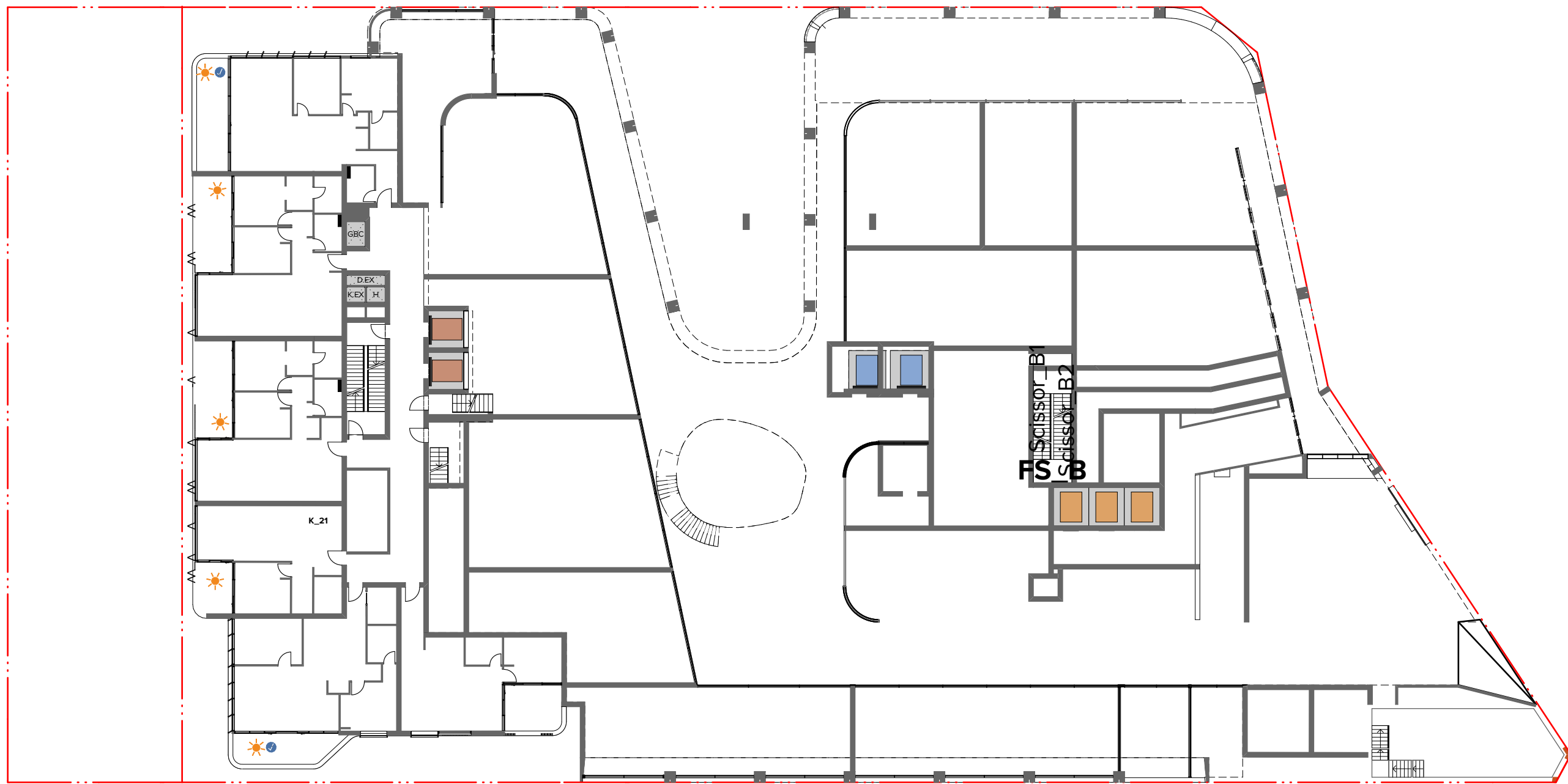
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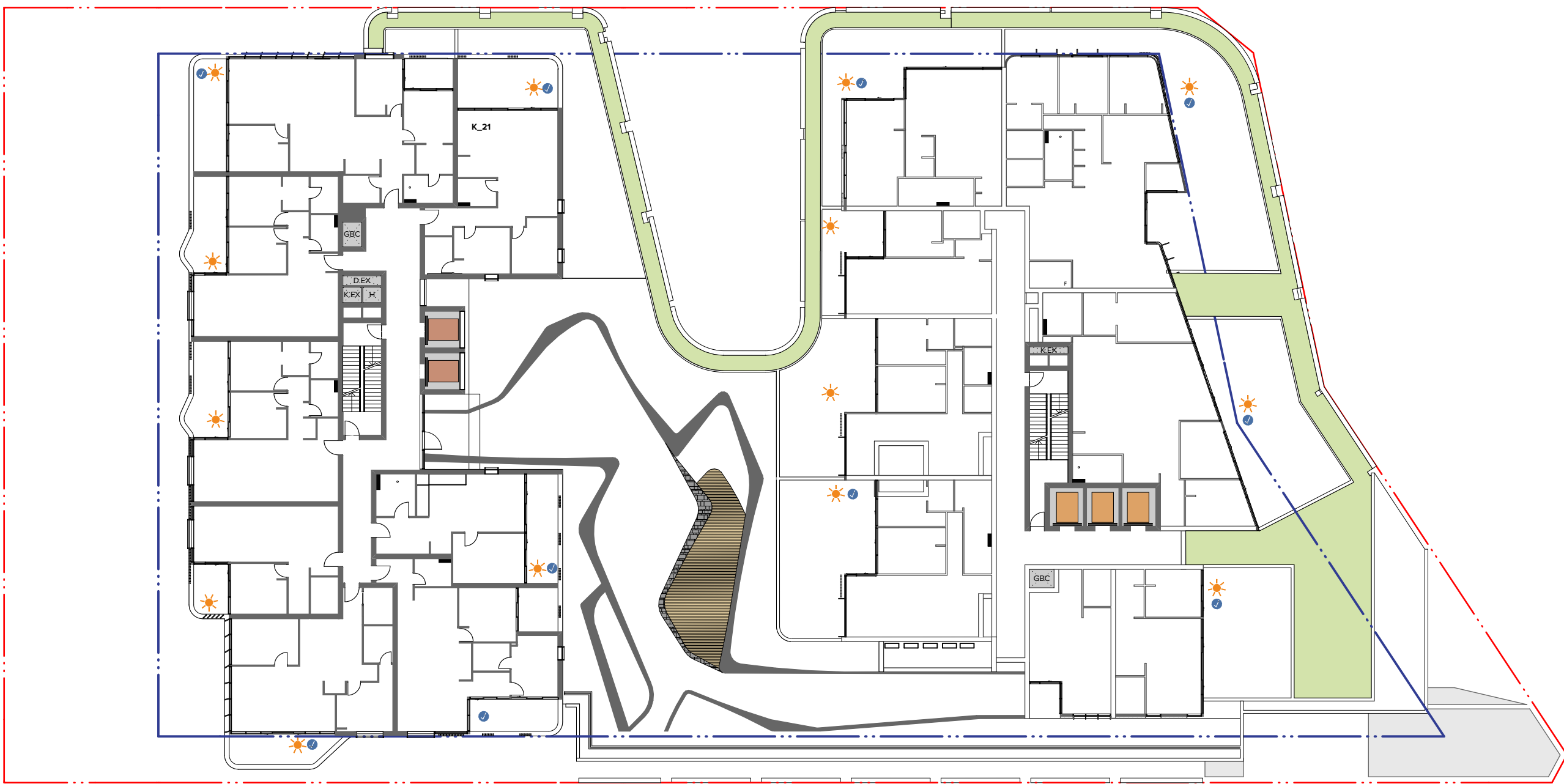
GROUND (RETAIL)

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



LEVEL 1&2

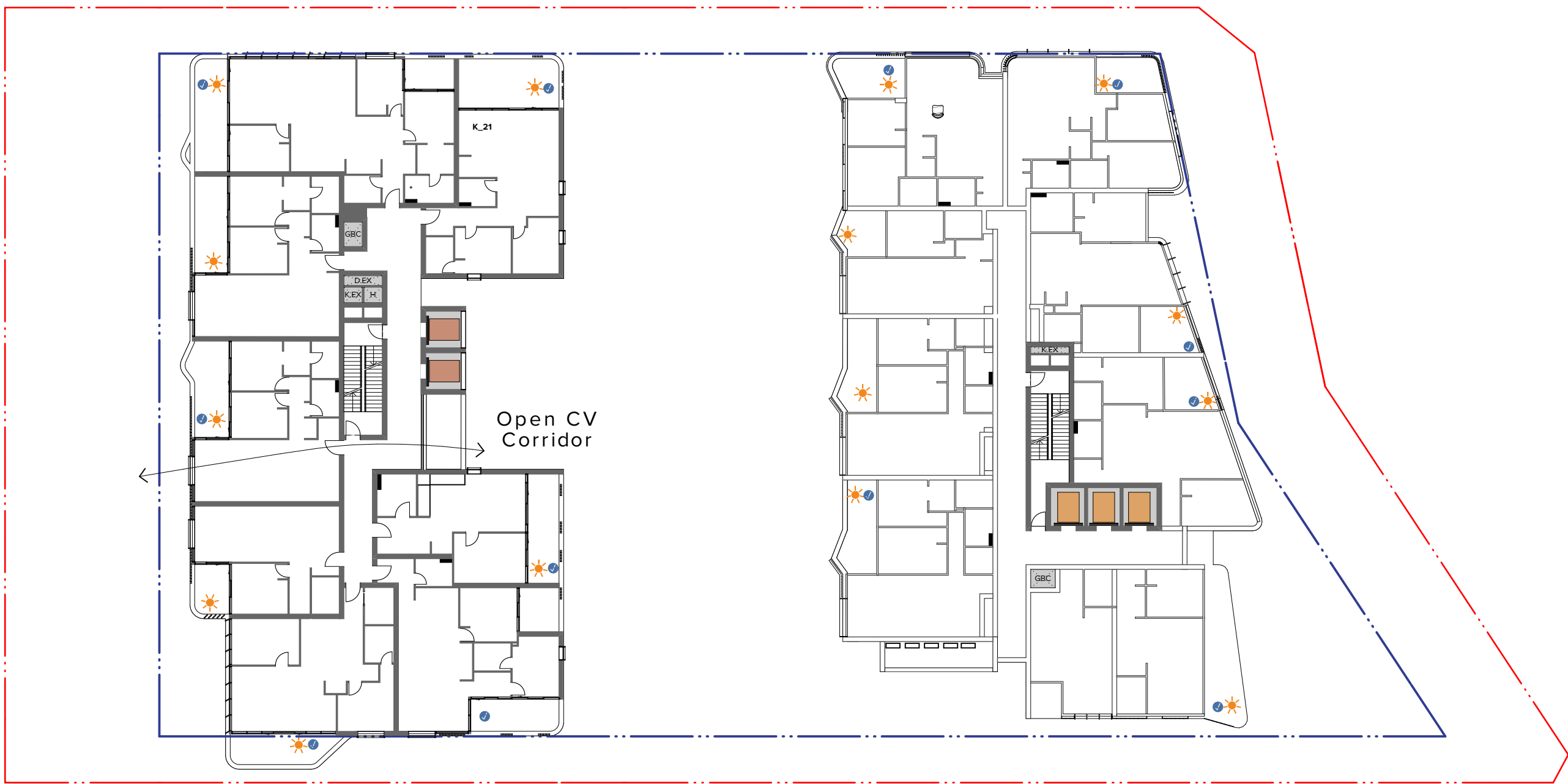
BUILDING A (x 2 levels)  
TOTAL SOLAR LIVING: 5/6  
TOTAL CROSS VENTILATION: 2/6



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 4-5 (TYPICAL LOWER LEVELS)

BUILDING A (x 2 levels)  
TOTAL SOLAR LIVING: 7/8  
TOTAL CROSS VENTILATION: 6/8

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

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NSW 2060

DLCS Quality Endorsement Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, ABN 55 594 394 871

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

N 19.02.20 YO FOR DA UPDATES

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
1:300	@A1, 50% @A3					YO,CC,AM	
Status				Dwg No.	DA-730-010	Rev	N
Development Application							

Drawing Title  
Solar Access and Cross Ventilation Ground - Level 8

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LEVEL 6

BUILDING A  
☀️ TOTAL SOLAR LIVING: 5/5  
💧 TOTAL CROSS VENTILATION: 4/5

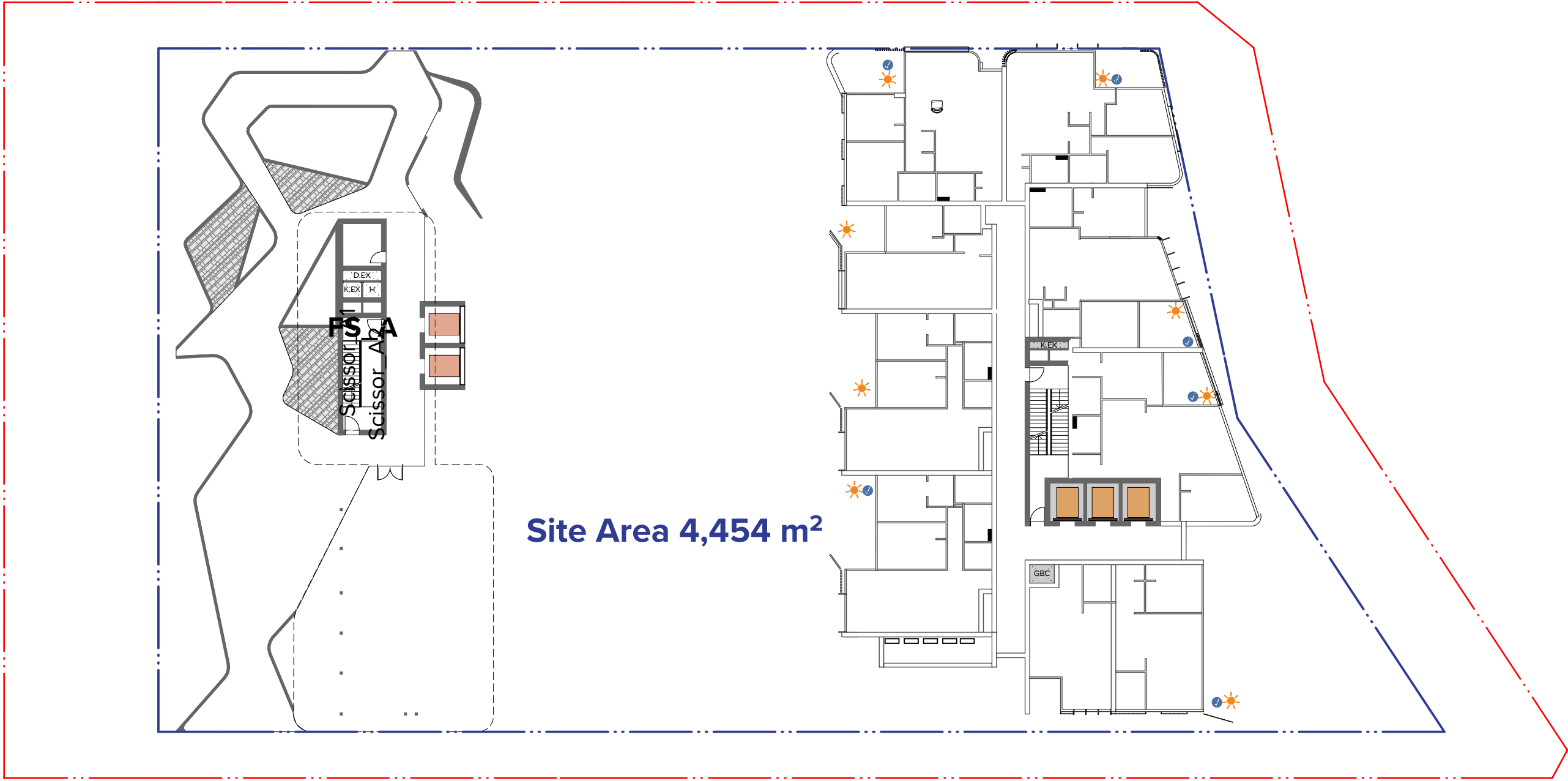
BUILDING B  
☀️ TOTAL SOLAR LIVING: 8/9  
💧 TOTAL CROSS VENTILATION: 6/9



LEVEL 7 & 8

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 9 - 16

BUILDING B (x 8 levels)  
☀️ TOTAL SOLAR LIVING: 8/9  
💧 TOTAL CROSS VENTILATION: 6/9



LEVEL 17 - 19

BUILDING B (x 3 levels)  
☀️ TOTAL SOLAR LIVING: 5/6  
💧 TOTAL CROSS VENTILATION: 5/6

TOTAL		REQUIRED
177/200 apartments achieve Solar	=88% complies	70%
70/104 apartments achieve Cross Ventilation (for first 9 stories)	=67% complies	60%

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Suite 601, 153 Walker Street North Sydney  
NSW 2060

DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 20476  
Turner and Associates Pty Ltd ABN 68 004 394 871

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

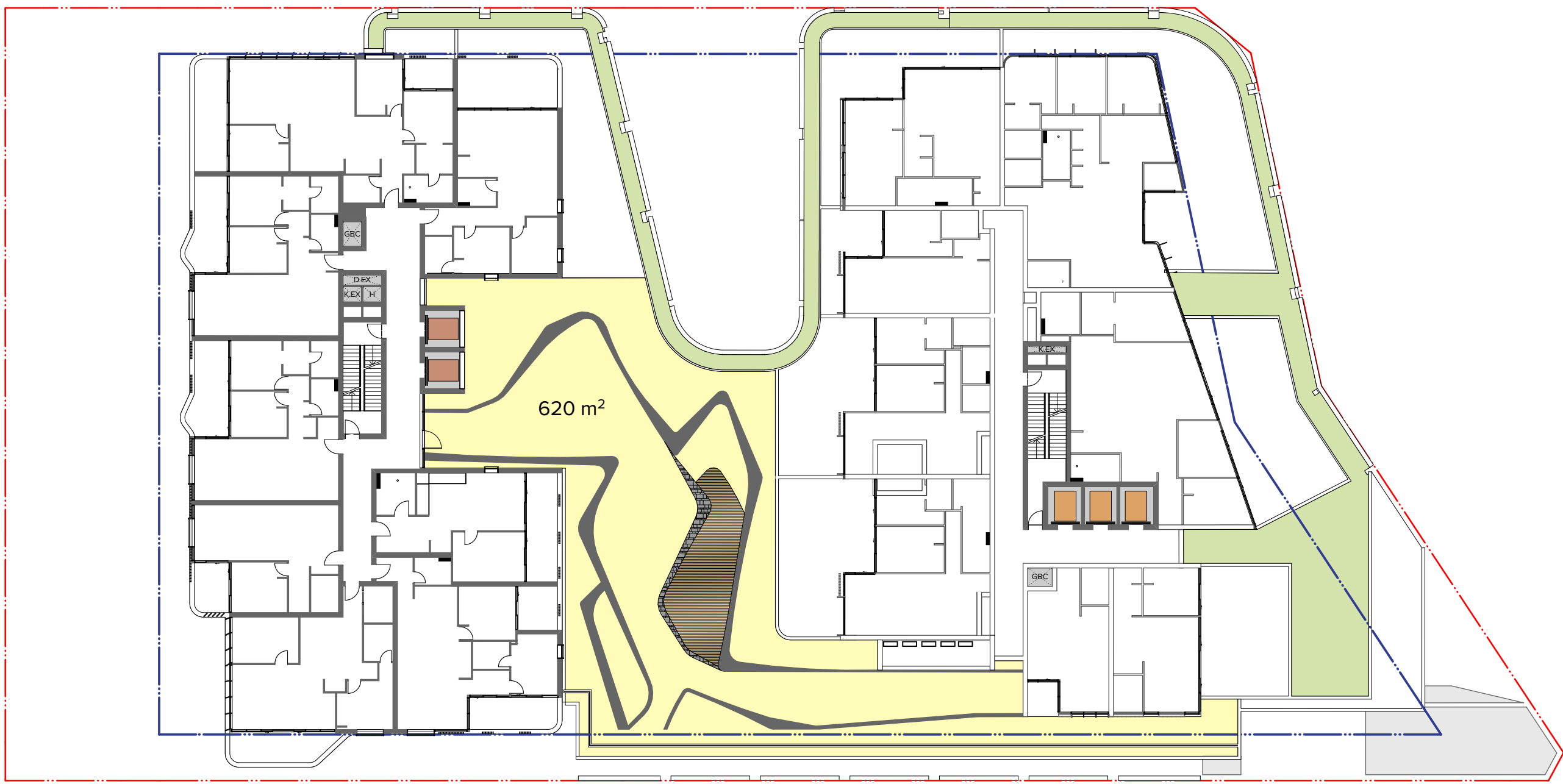
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Status	Development Application	Dwg No.	DA-730-020	Rev	N		

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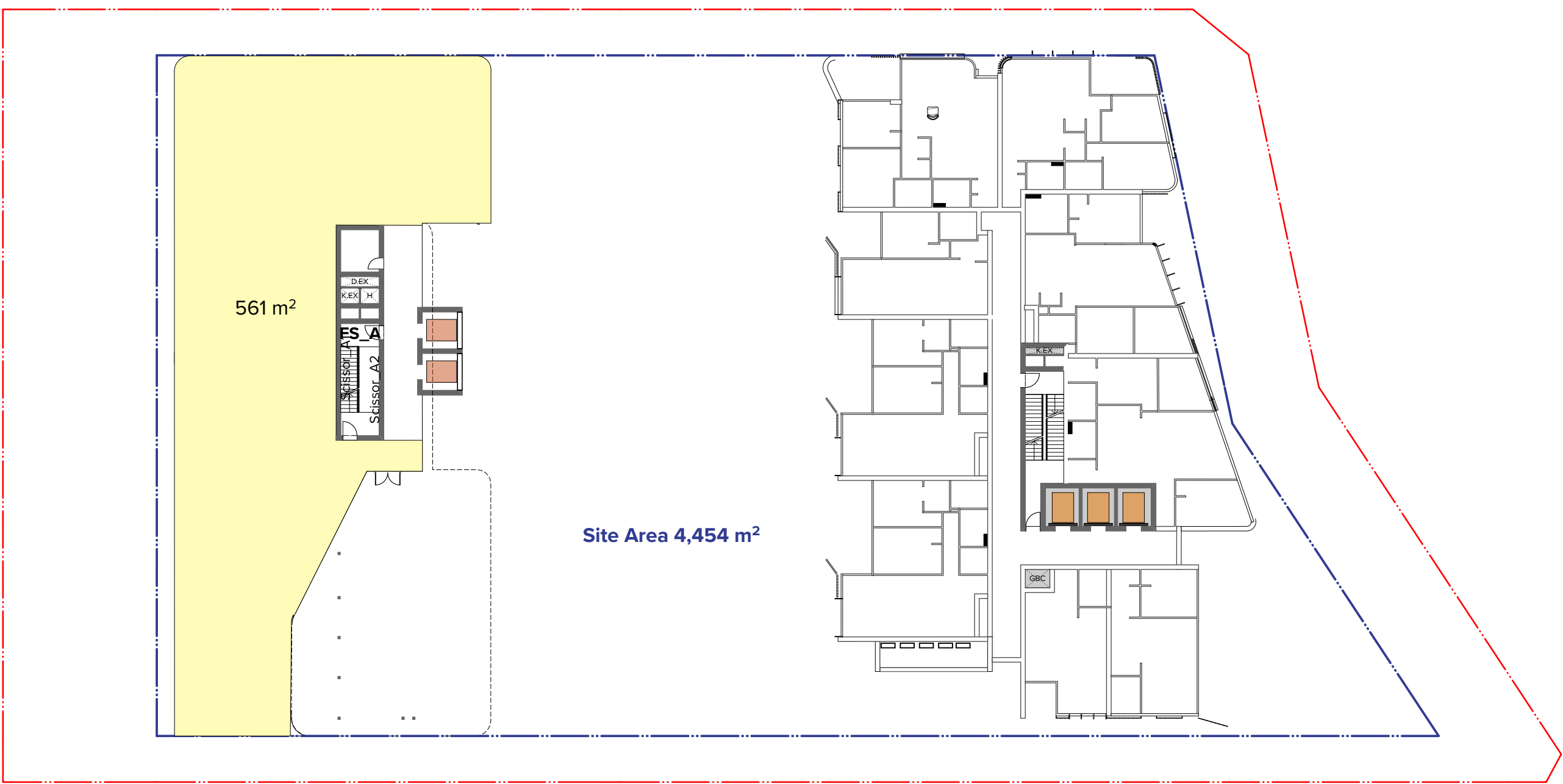
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Level 3  
■ Communal Open Space 620m<sup>2</sup>  
530m2 needed on rooftop of Building A



Roof Terrace on Building A  
■ Communal Open Space 561m2  
  
ADG requires 25% of site area 4454m2 = 1,113m2  
Total Communal Open Space 1,181m2                      Complies

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NSW 2060

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, APR 99 594 594 611

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

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
N	19.02.20	YO	FOR DA UPDATES	16104	YO,CC,AM	
Scale	1:300 @A1, 50% @A3					
Status	Development Application					
Dwg No.	DA-760-010					
Rev	N					

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



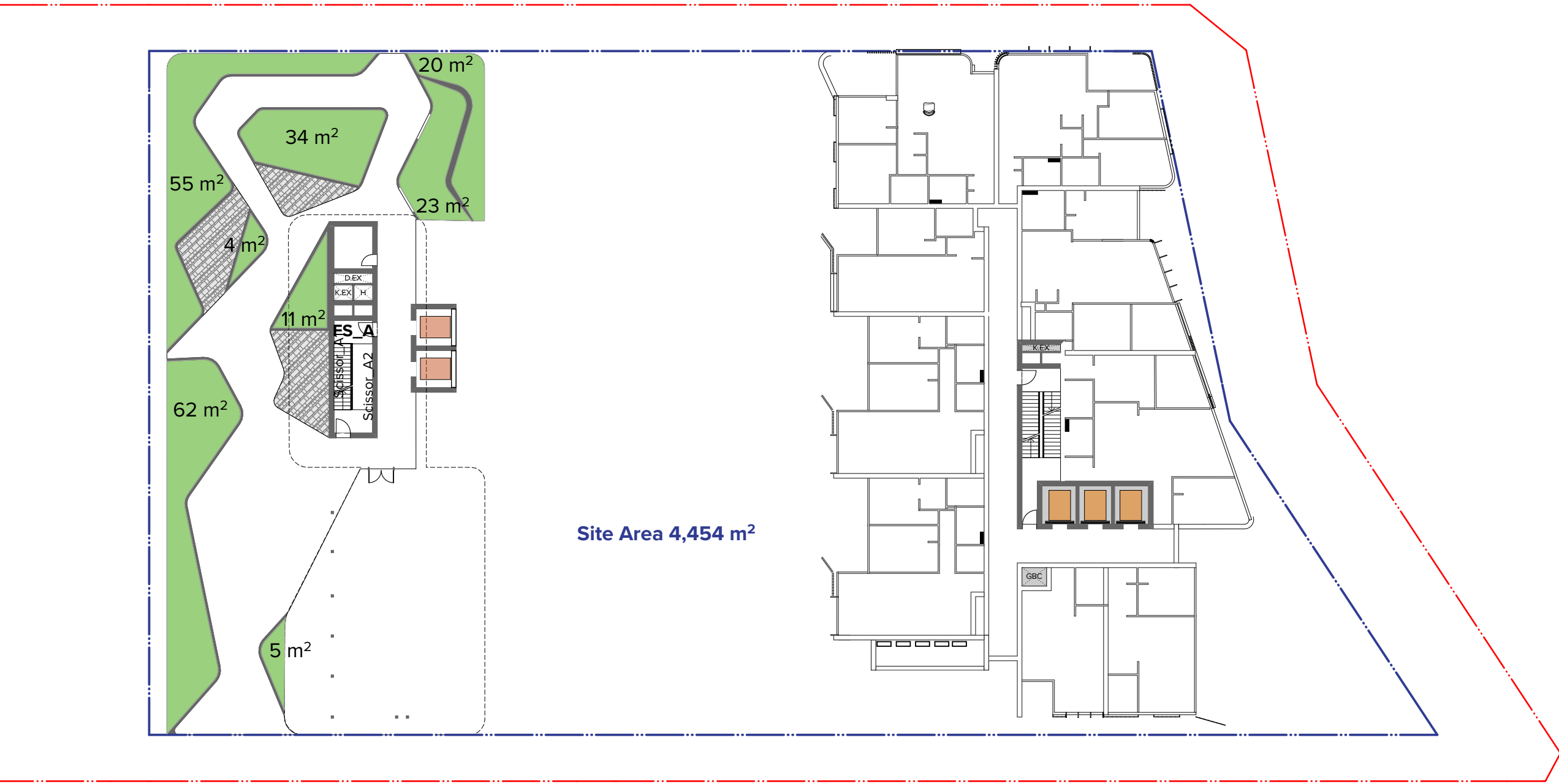
Level 3 Podium

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



Level 6

■ Landscaped Green Zone 121m<sup>2</sup>



Roof Terrace Building A

■ Landscaped Green Zone 214m<sup>2</sup>

■ Plus child care = 115m<sup>2</sup>  
Total Landscaped Green Zone 980m<sup>2</sup>

Site Area = 4454m<sup>2</sup>  
22% Soft landscaped area complies

No minimum % required by council DCP in town centre.

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NSW 2060

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476  
Turnerwater Australia Nicholas Turner 0855 489 99 994/994 911

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	Project No.	16104	Drawn by	North
1	19.02.20	YO	FOR DA UPDATES	16104	YO,CC,AM		
Status				Dwg No.	DA-760-010	Rev	N
Development Application							

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DA Submission submitted in July 2019



DA amendments submitted in November 2019

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Suite 601, 153 Walker Street North Sydney  
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6885, APR 99 504 394 811

**Project Title**  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
**Drawing Title**  
**3D VIEWS**  
**3D Comparison Views\_Southern**

Rev.	Date	Approved by	Revision Notes	Project No.	16104	Drawn by	North
M	05.12.19	YO	FOR DA UPDATES			YO,CC,AM	
Scale	@A1, 50% @A3			Dwg No.	DA-900-020	Rev	N
Status	Development Application						

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6665, AEN 86 064 034 911

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

Drawing Title

**3D VIEWS**  
**3D Comparison Views\_Northern**

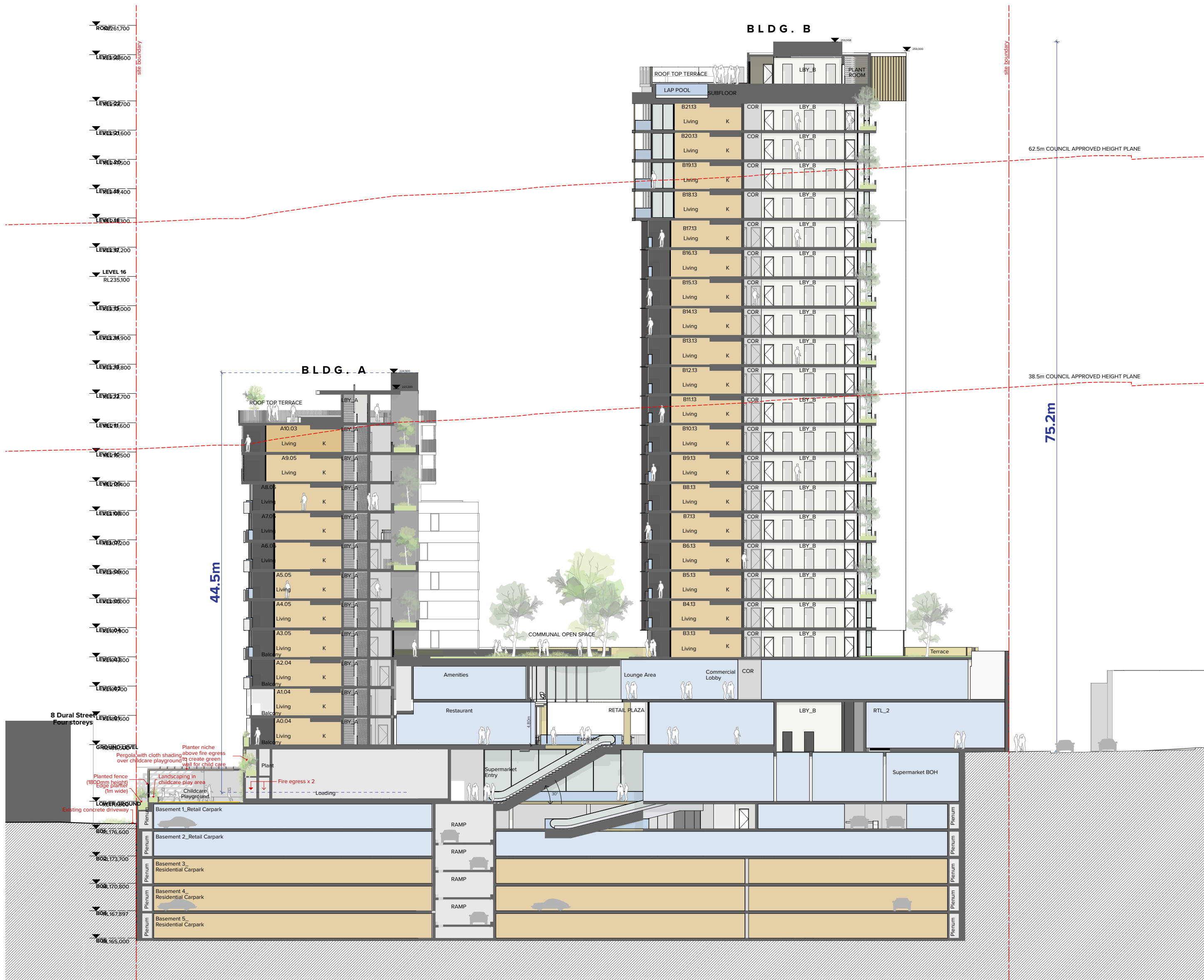
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Rev.	Date	Approved by	Revision Notes
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<u>@A1, 50% @A3</u>		<b>16104</b>	<b>YO.CC.AM</b>
Status		Dwg No.	Rev
<b>Development Application</b>		<b>DA-900-021</b>	<b>N</b>

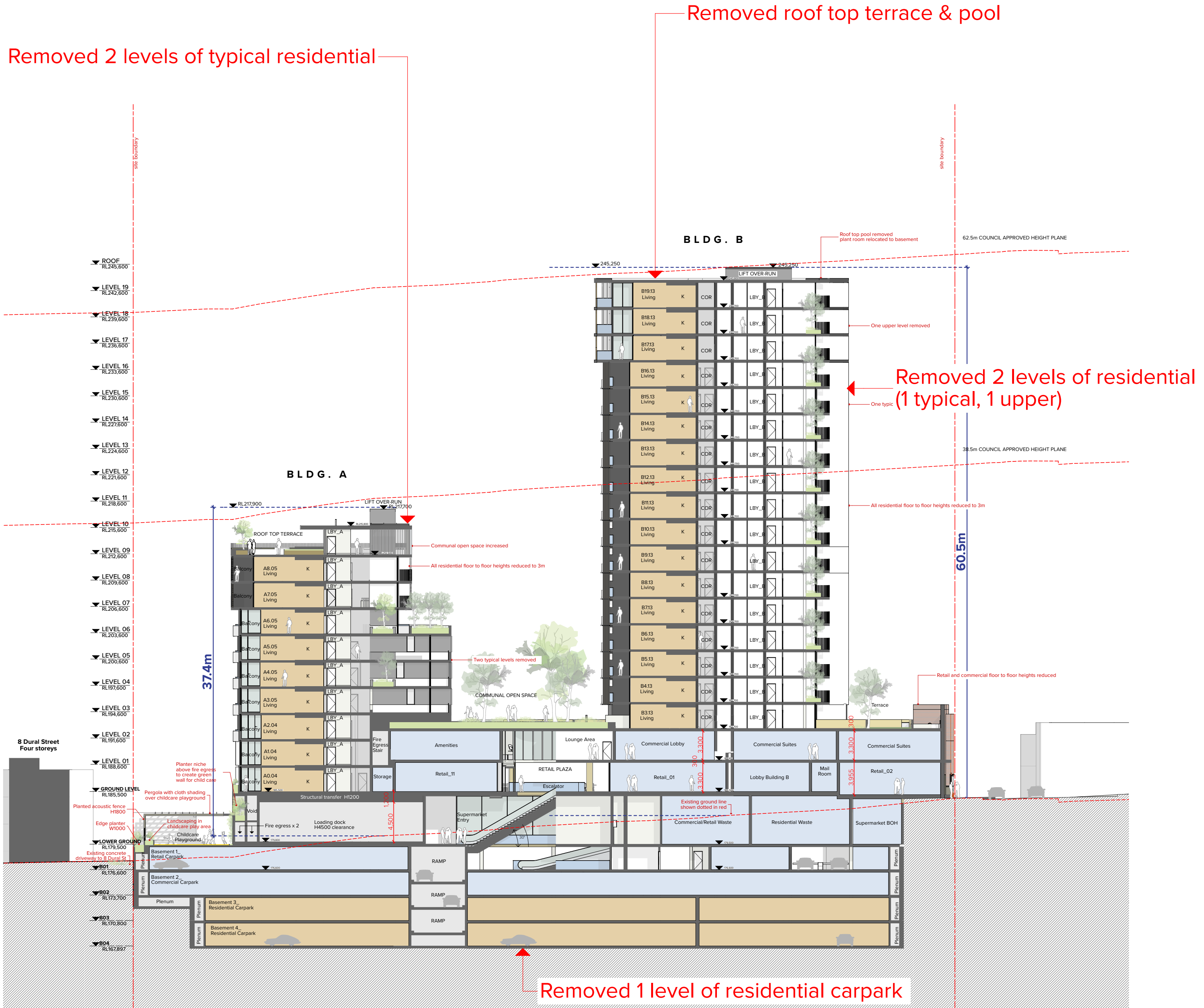
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**BUILDING A**  
 floor to floor height changed from 3.1m to 3m  
 Overall height reduced 7.1m

**BUILDING B**  
 floor to floor height changed from 3.1m to 3m  
 overall height reduced 14.7m

**OVERALL**  
 retail level reduced from 4.8m to 3.6m  
 commercial level reduced from 4.5m to 3.6m

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Project Title  
 187-203 Peats Ferry Rd, Hornsby  
 Peats Ferry Road Hornsby NSW 2077 Australia  
 Drawing Title  
 3D VIEWS  
 Section Comparison

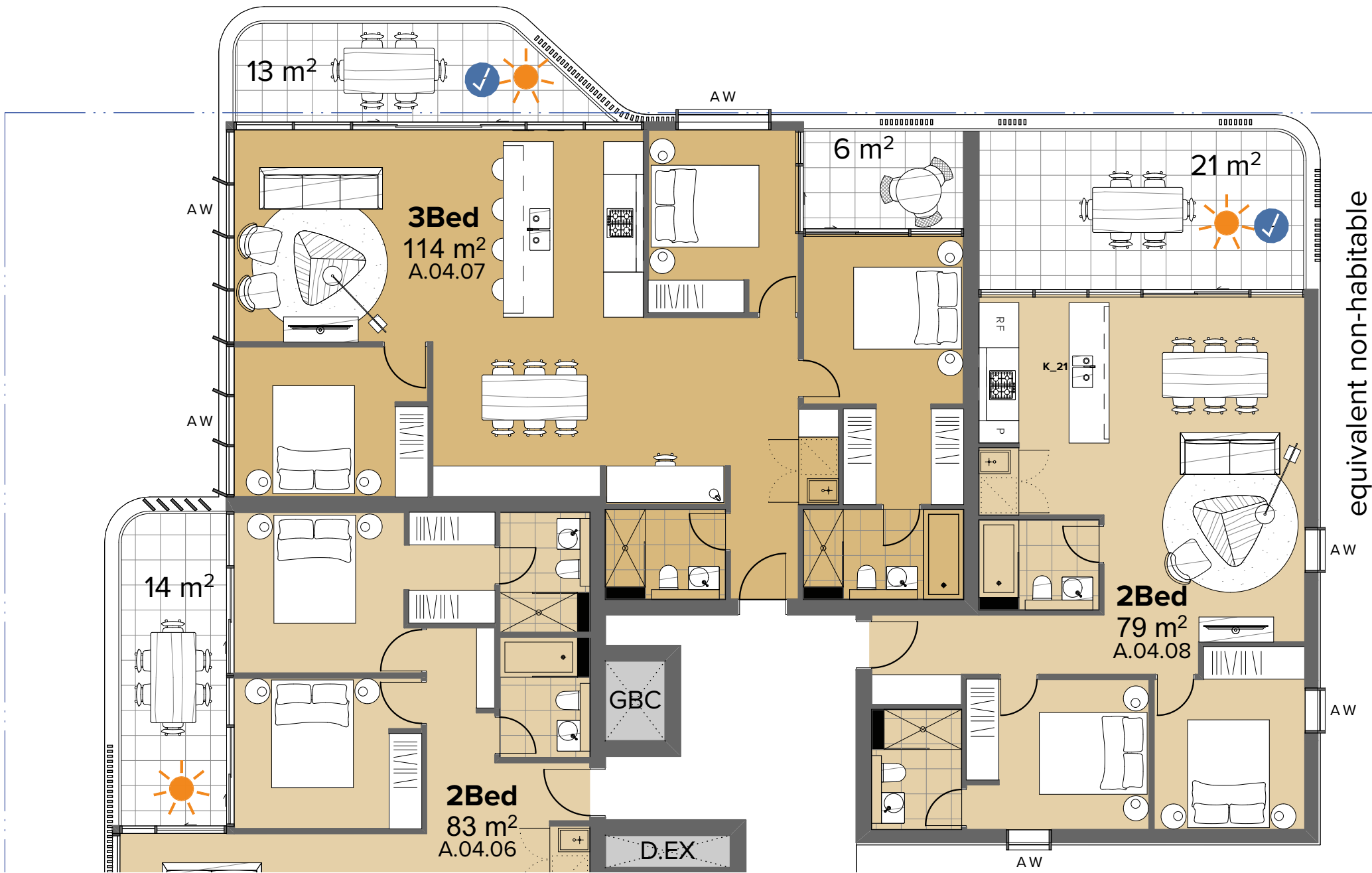
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17	11.07.2019	YO	16104
18	11.07.2019	YO	16104
19	11.07.2019	YO	16104
20	11.07.2019	YO	16104

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BUILDING A



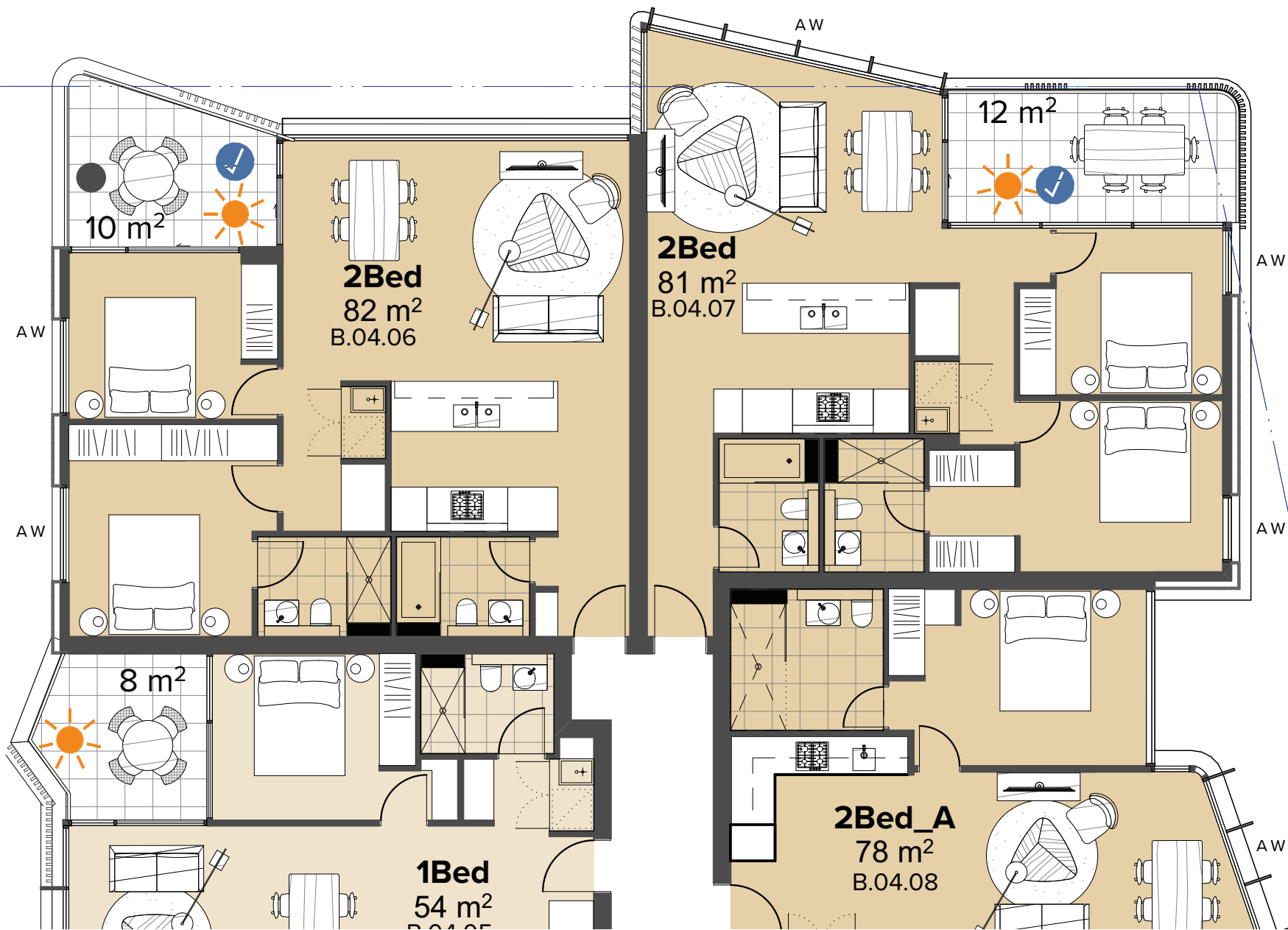
DA Submission submitted in July 2019

balcony rotated to the west to comply with 3m setback

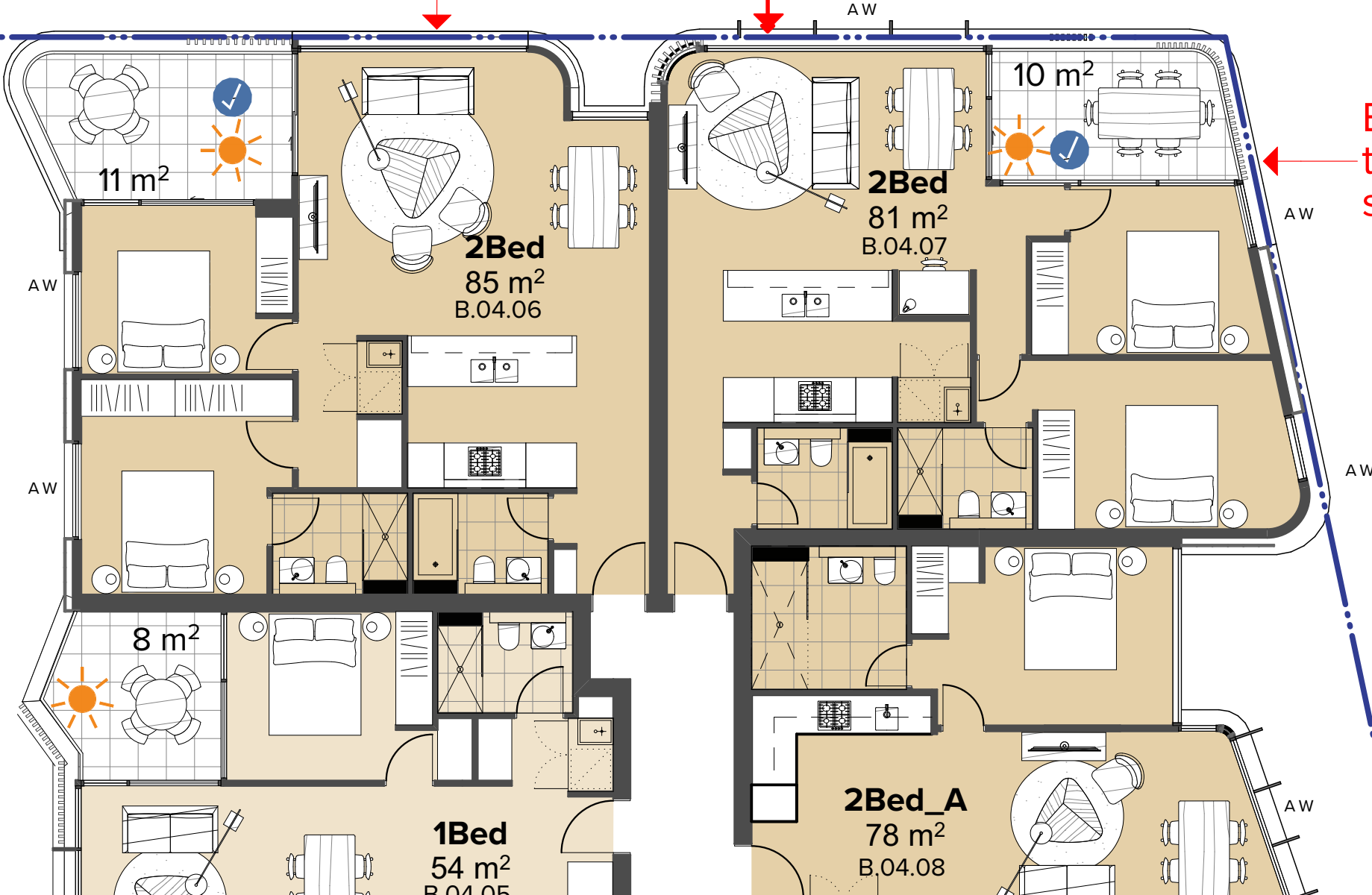


DA amendments submitted in November 2019

BUILDING B



Northern units updated to comply with 3m setback



Eastern facade updated to comply with 6m setback

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Turner and Associates Nicholas Turner 6055, APR 98 504 094 811

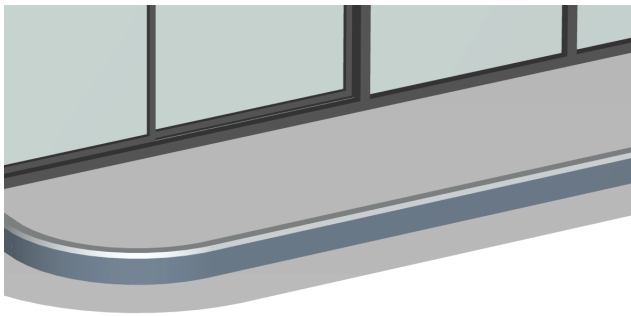
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**3D VIEWS**  
**Plan Comparison**

FOR DA UPDATES				
Rev.	Date	Approved by	Revision Notes	Drawn by
2:1	@A1, 50% @A3		16104	YO.CC.AM
Status		Dwg No.	DA-900-023	Rev. B
Development Application				

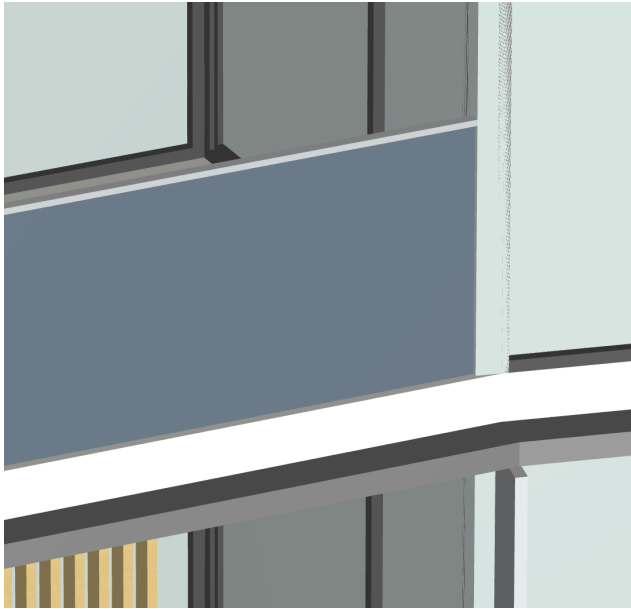
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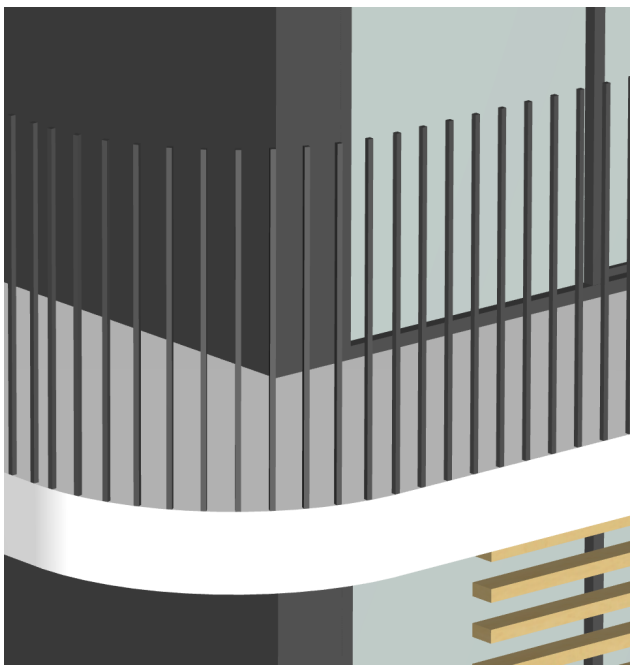




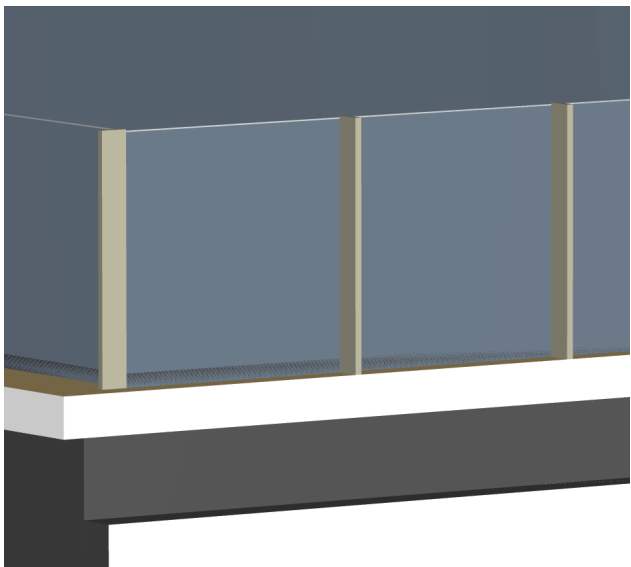
**BAL1** Balustrade 1\_2/3 Painted precast concrete spandrel 1/3 glass



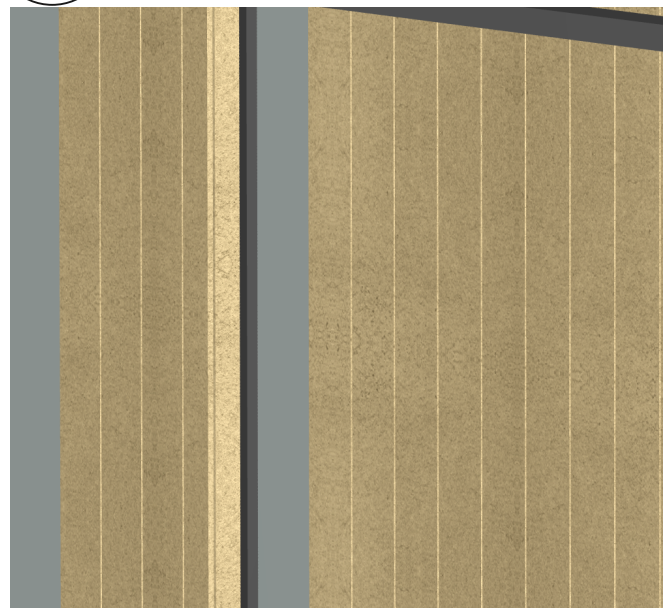
**BAL2** Semi-frameless full height clear glass balustrade system. Framing system, aluminium, powder coat finish. Colour to match PCF2.



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



**BAL4** Rooftop pool glass , PCF2  
H 1.8m glass balustrade, PCF2



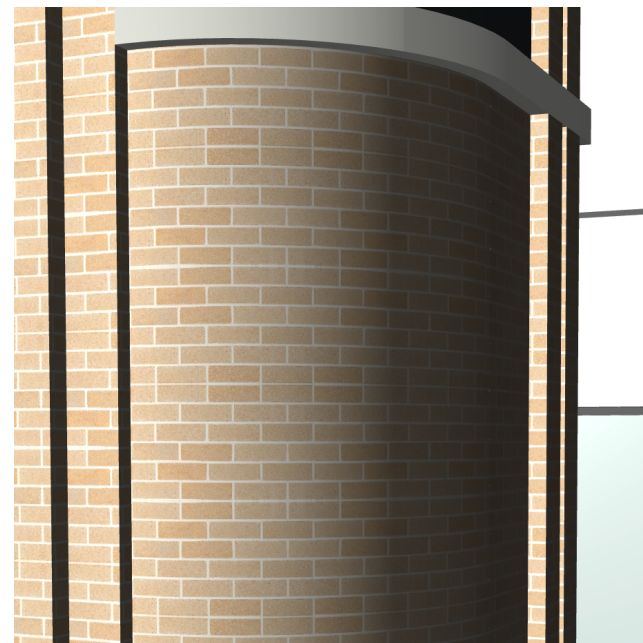
**CLD1** Cladding 1\_Equitone/compressed fibre cement cladding



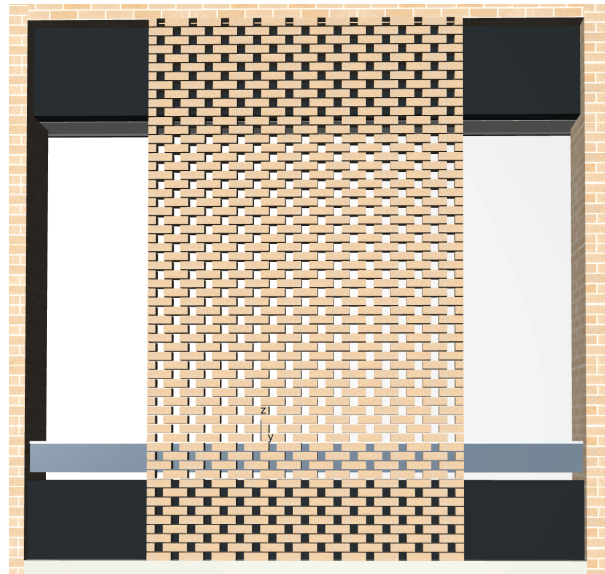
**CLD2** Cladding 2\_Painted concrete spandrel



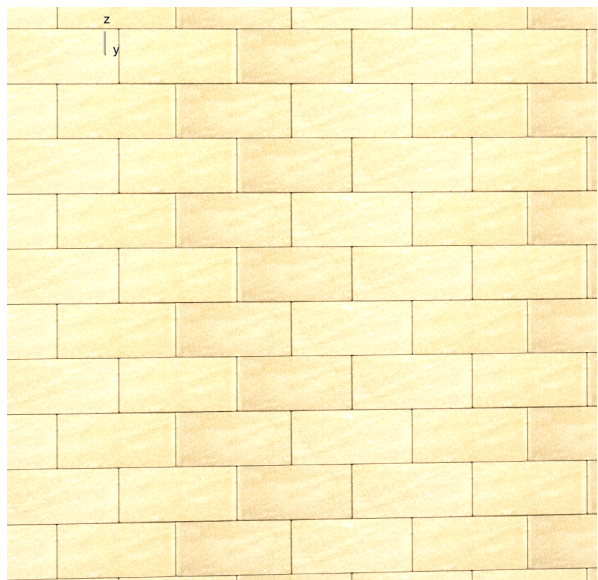
**CLD3** Cladding 3\_Painted rendered masonry



**CLD4** Cladding 4\_face Brick



**CLD5** Cladding 5\_ Face Brick screen treatment



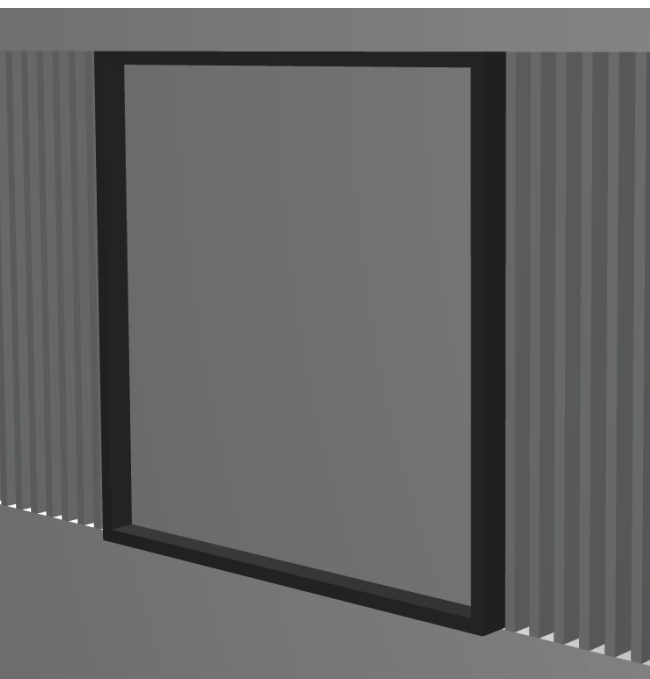
**CLD6** Cladding 6\_Sandstone Cladding



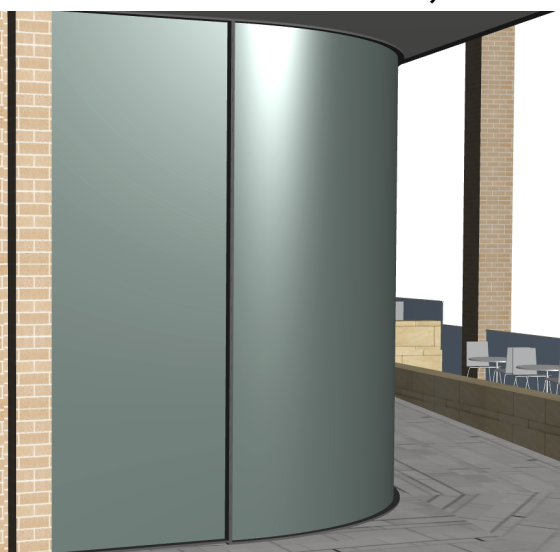
**CLD7** Cladding 7\_Timber soffit to retail laneway



**GL1** Glazing 1\_Powdercoated aluminium framed clear glazing, PCF2



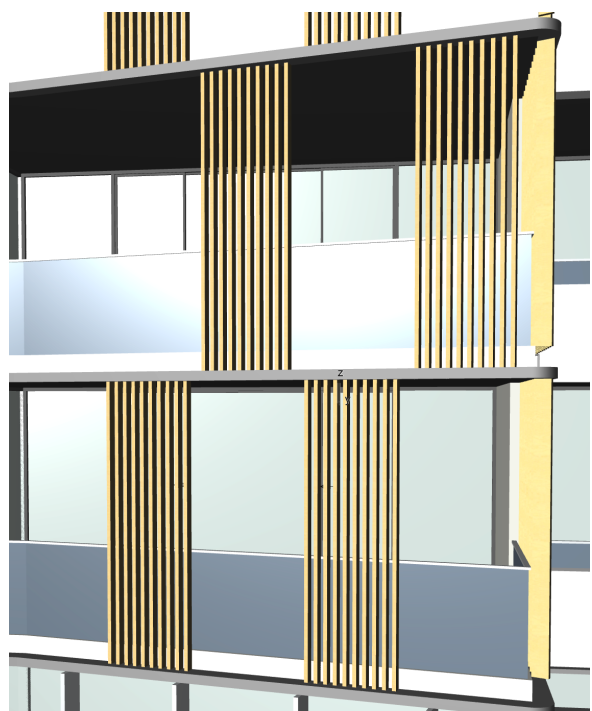
**GL 2** Glazing 2:Feature 'box window' frame powder coated aluminium, PCF2



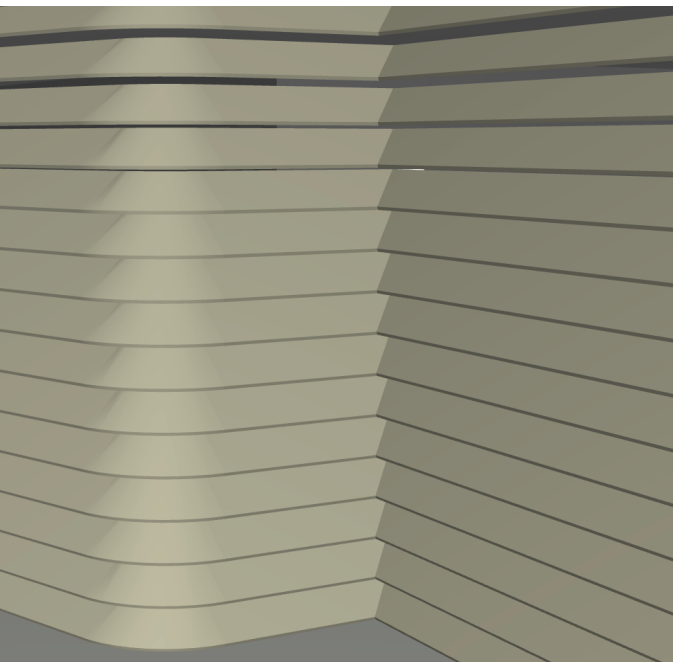
**GL3** Glazing 3: Retail / Commercial powder coated aluminium framed glazing to suit energy requirements, PCF2



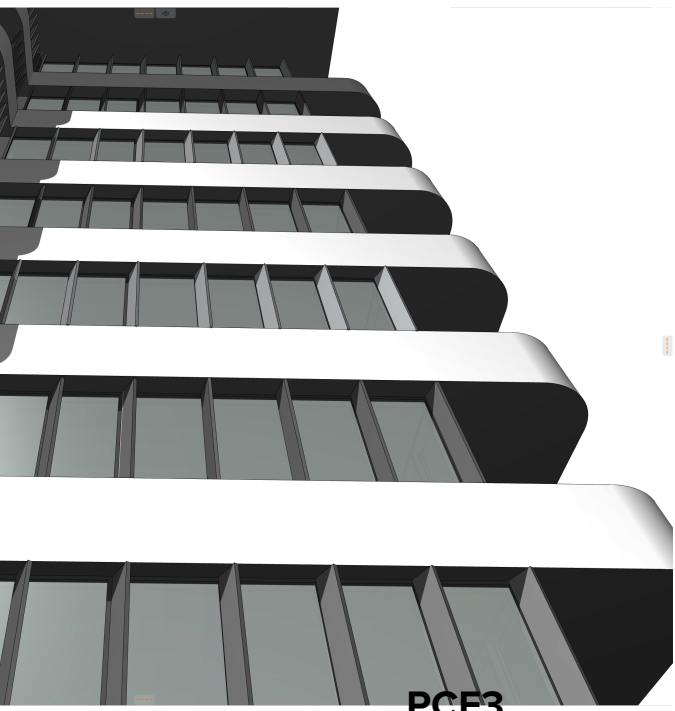
**SCN1** Screen 1 50x100 Powder coated aluminium framed glazing (Vertical), PCF3



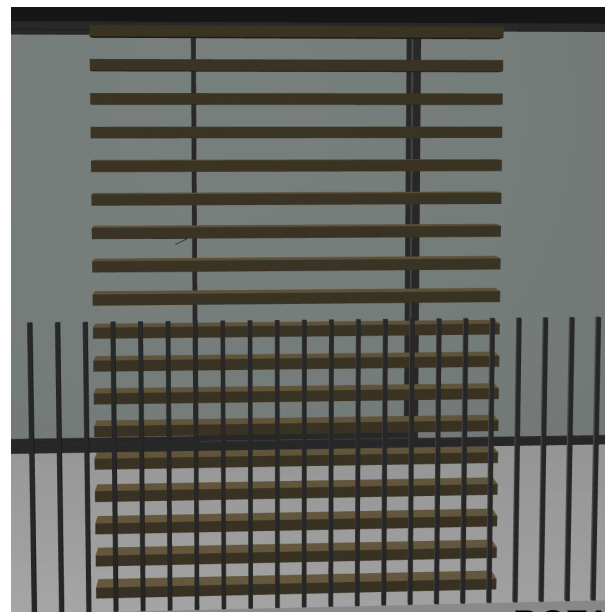
**SCN2** Screen 2 50x100 Powder coated aluminium battens screen operable, PCF1



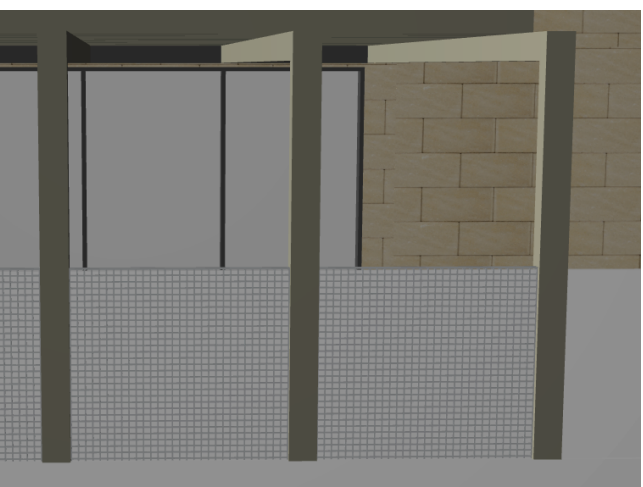
**SCN3** Screen 3\_Louvre Plant room screen, PCF1



**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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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Turner & Associates Architects Pty Ltd ABN 68 004 394 811

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

Rev.	19.02.20	YO	FOR DA UPDATES
Date	Approved by	Revision Notes	
Scale	1:2.01, 1:1 @A1, 50%@A3	Project No.	16104
Status	Development Application	Dwg No.	DA-950-010
Drawn by	YO,CC,AM	Rev	N

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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



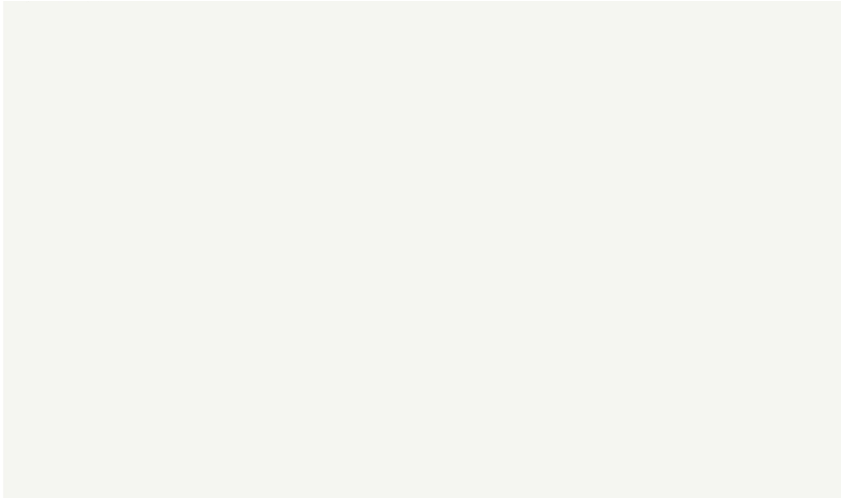
CLD6\_Sandstone Base Precedent Image



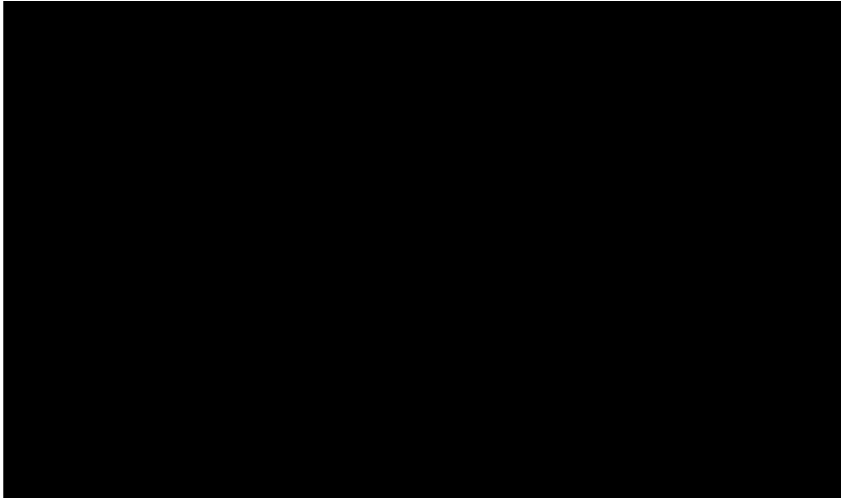
SCN 5, Aluminium Battens Precedent



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

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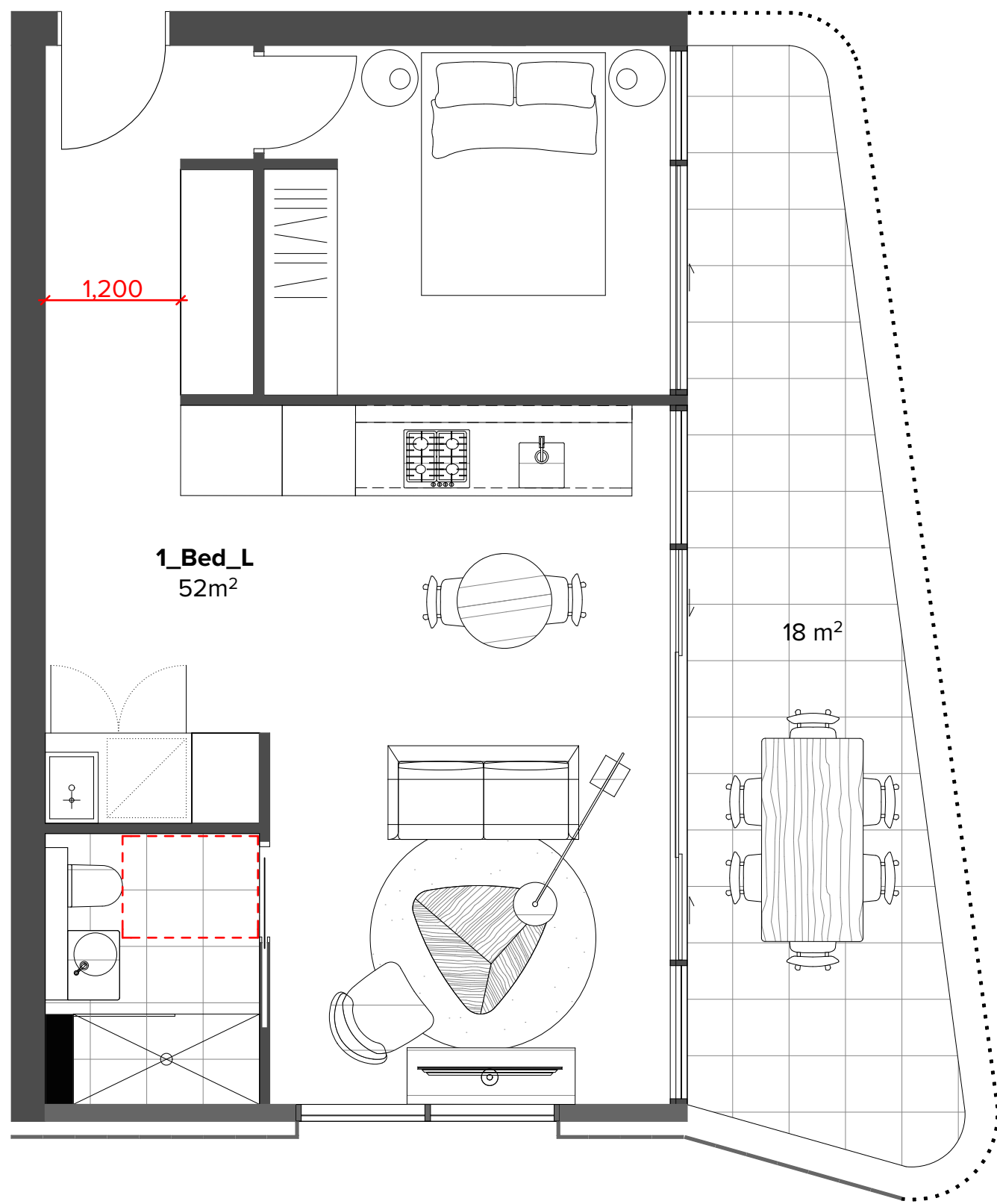
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Sample Board**

FOR DA UPDATES				
Rev.	Date	Approved by	Revision Notes	
N	19.02.20	YO		
Scale	1:169.48 @A1, 50%@A3		Project No.	16104
Status	Development Application		Dwg No.	DA-950-010
Drawn by	YO,CC,AM		Rev	N

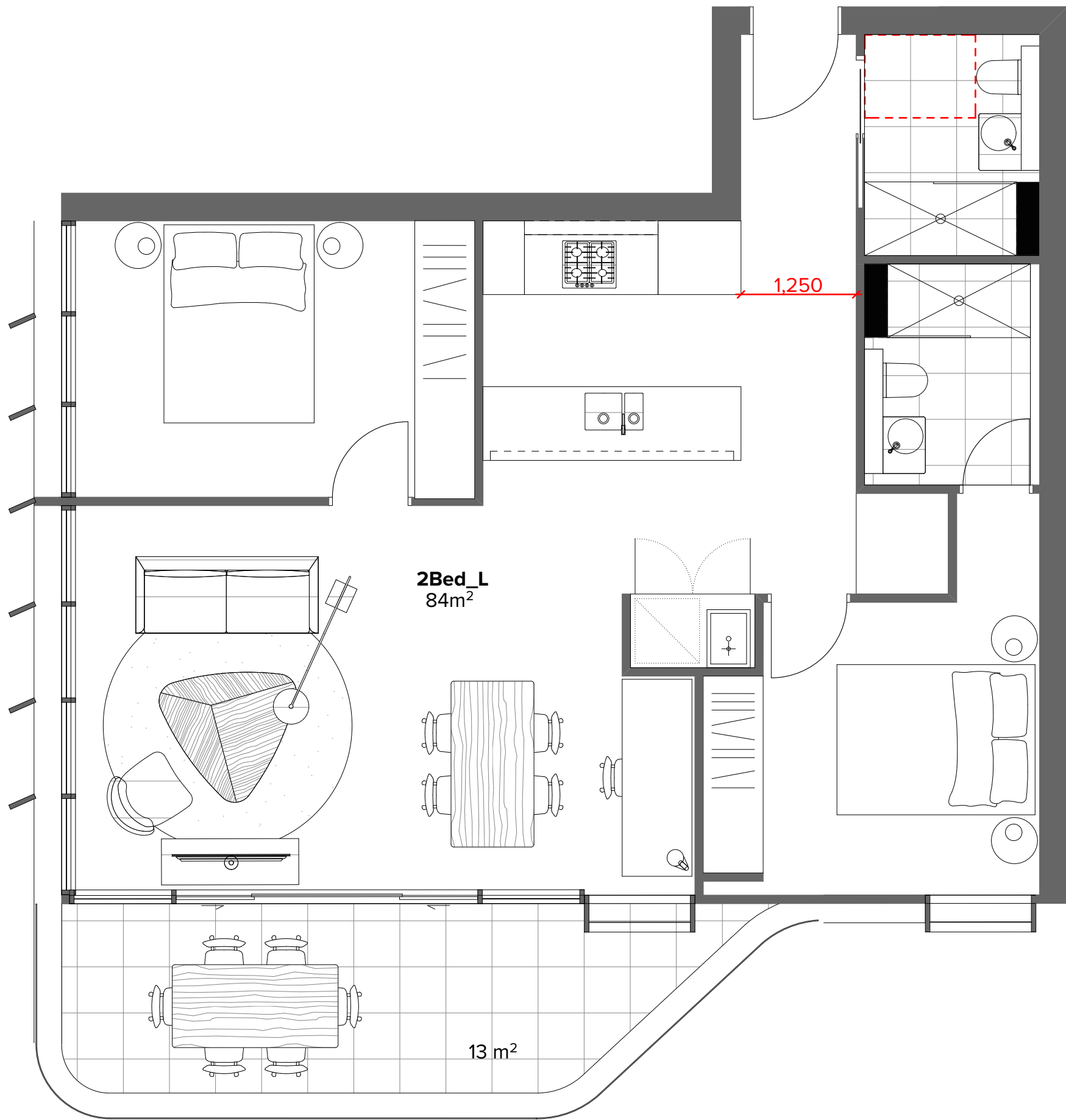
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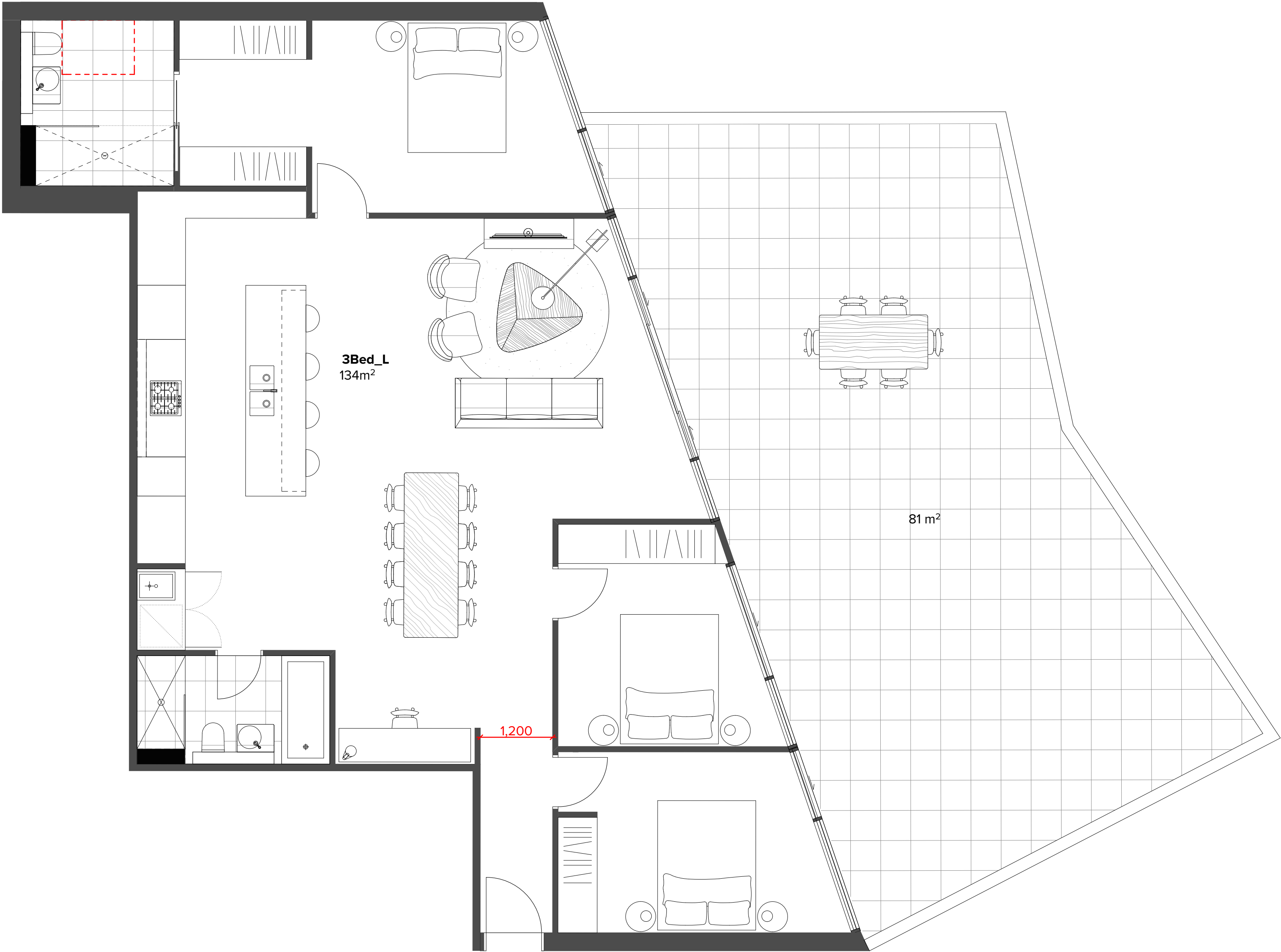




Liveable 1 bed      B.03.01 Typical



Liveable 2 bed      A.00.02 Typical



Liveable 3 Bed      B.03.08 Typical

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Notified Address: Nicholas Turner 6055, APR 99 594 594 611

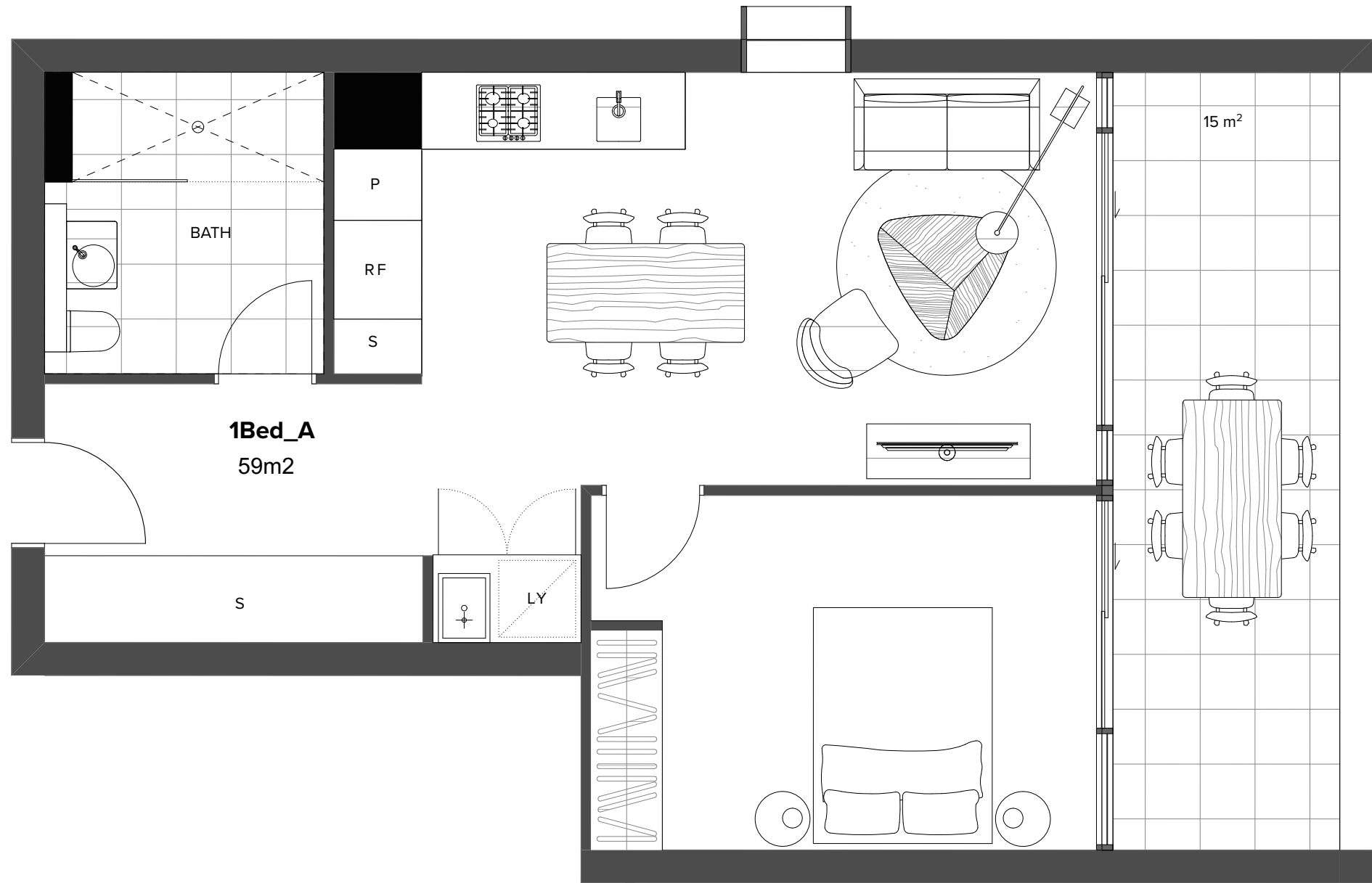
Project Title  
**187-203 Peats Ferry Rd, Hornsby**  
Peats Ferry Road Hornsby NSW 2077 Australia  
Drawing Title  
**Livable Apartments**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
M	18.11.19	YO	FOR DA UPDATES	16104	YO,CC,AM	
Scale	1:50 @A1, 50%@A3			Dwg No.	DA-740-010	Rev
Status	Development Application					M

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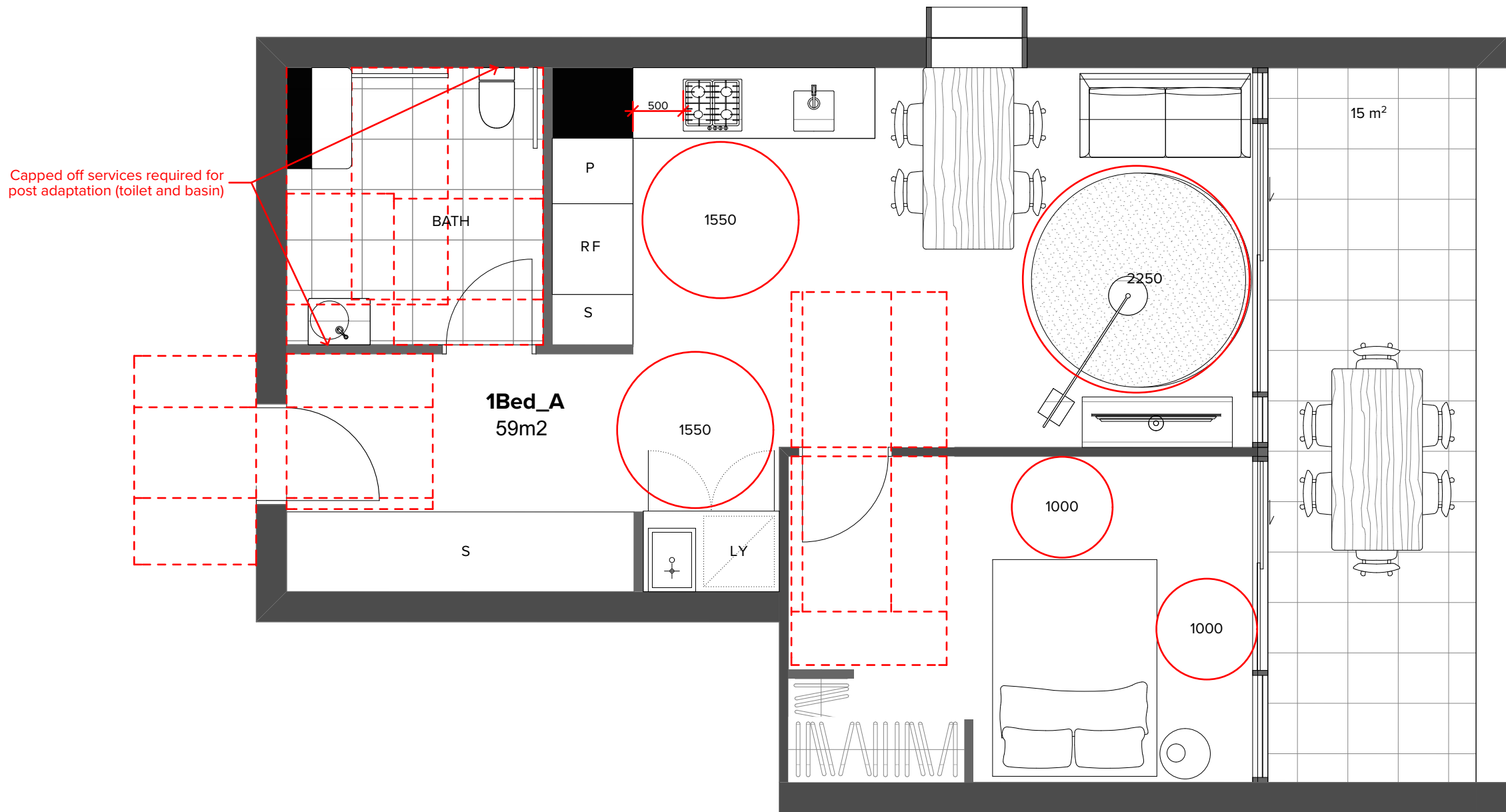




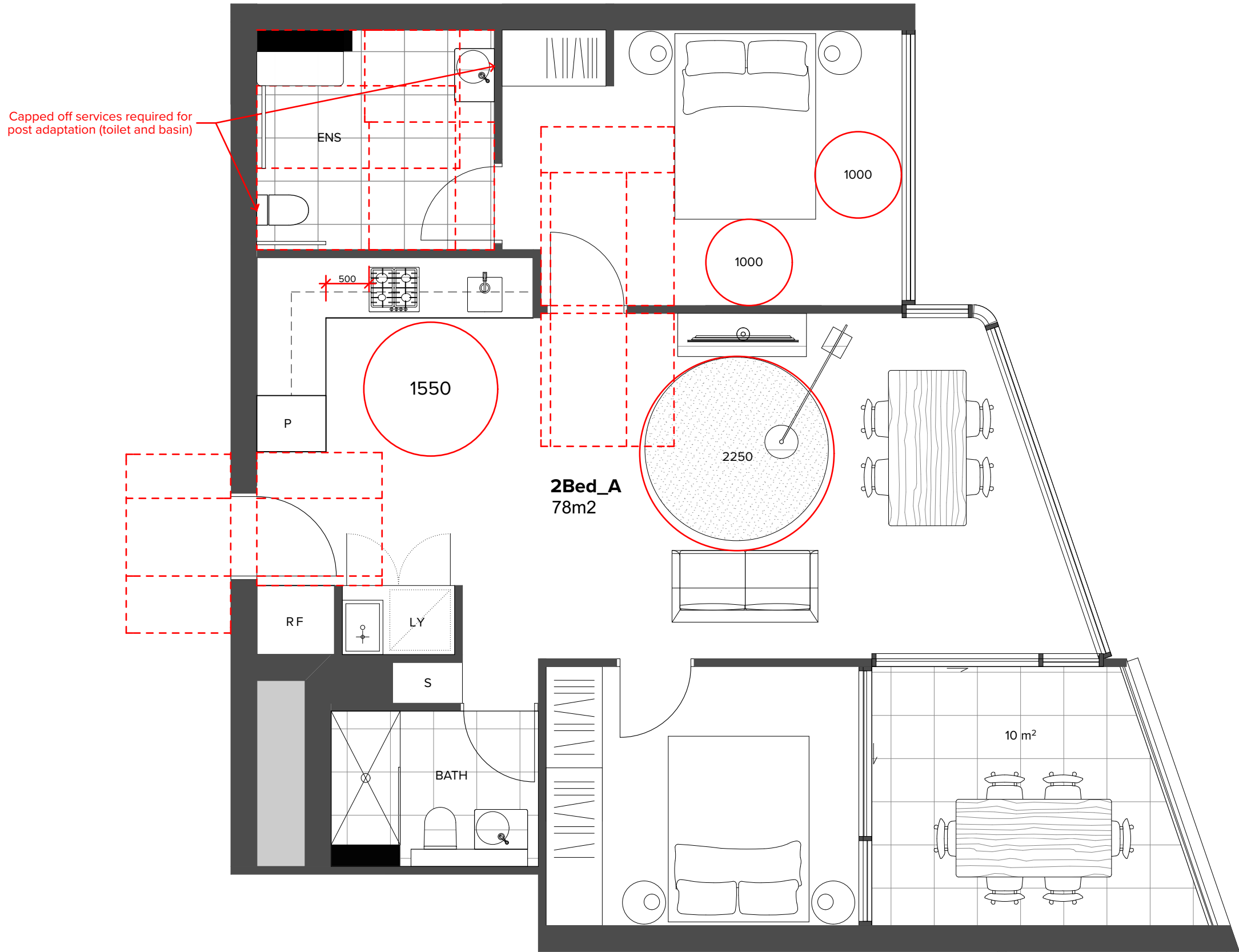
Pre Adaption 1 bed A.03.01 Typical



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 Address: Nicholas Turner 6005, 40/41-50/51A/51/1

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

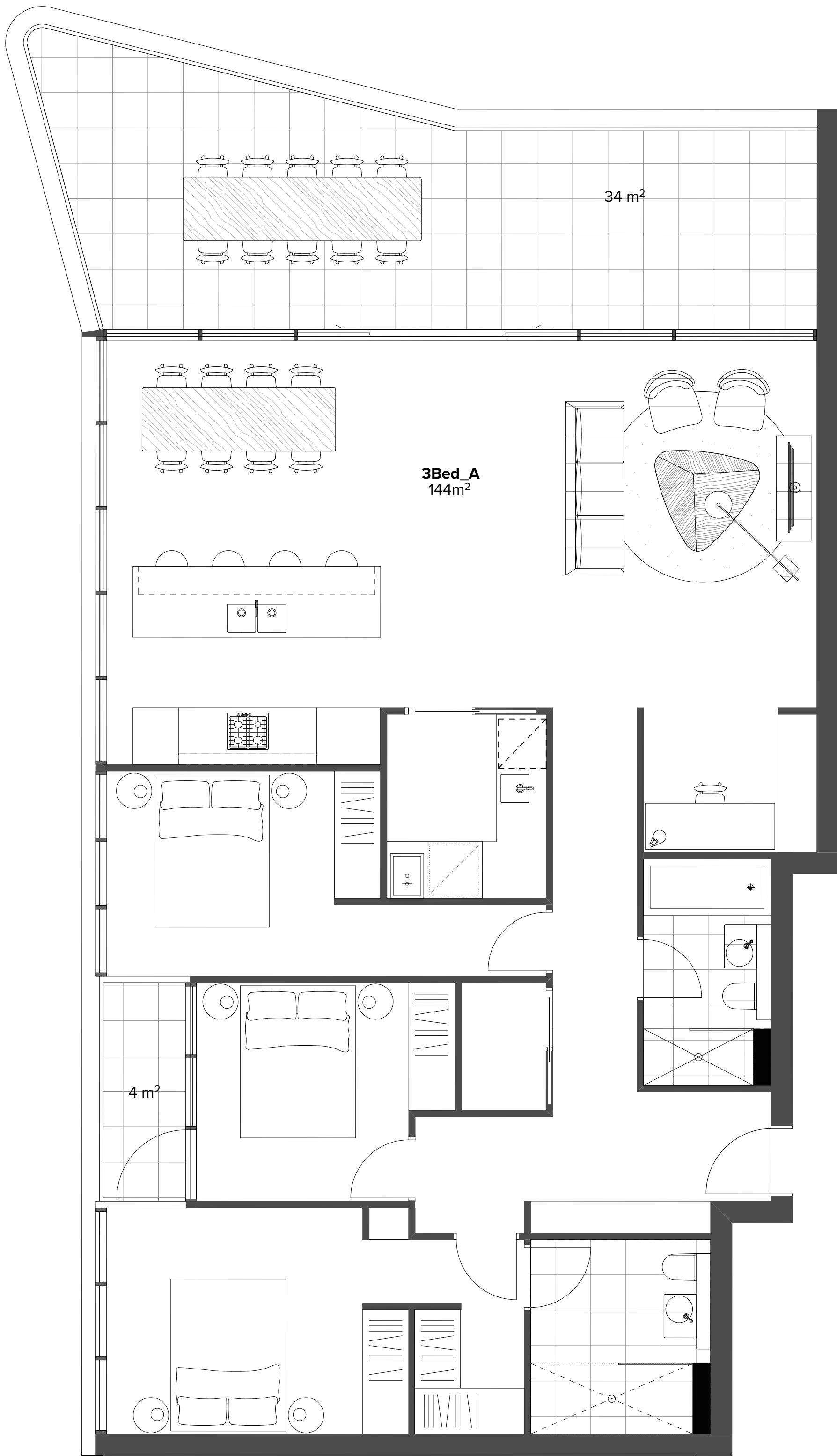
Adaptable Apartments - 1 & 2 bed

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
M	18.11.19	YO	FOR DA UPDATES	16104	YO,CC,AM	
Scale	1:50 @A1, 50%@A3					
Status	Development Application			DA-740-020	Rev	M

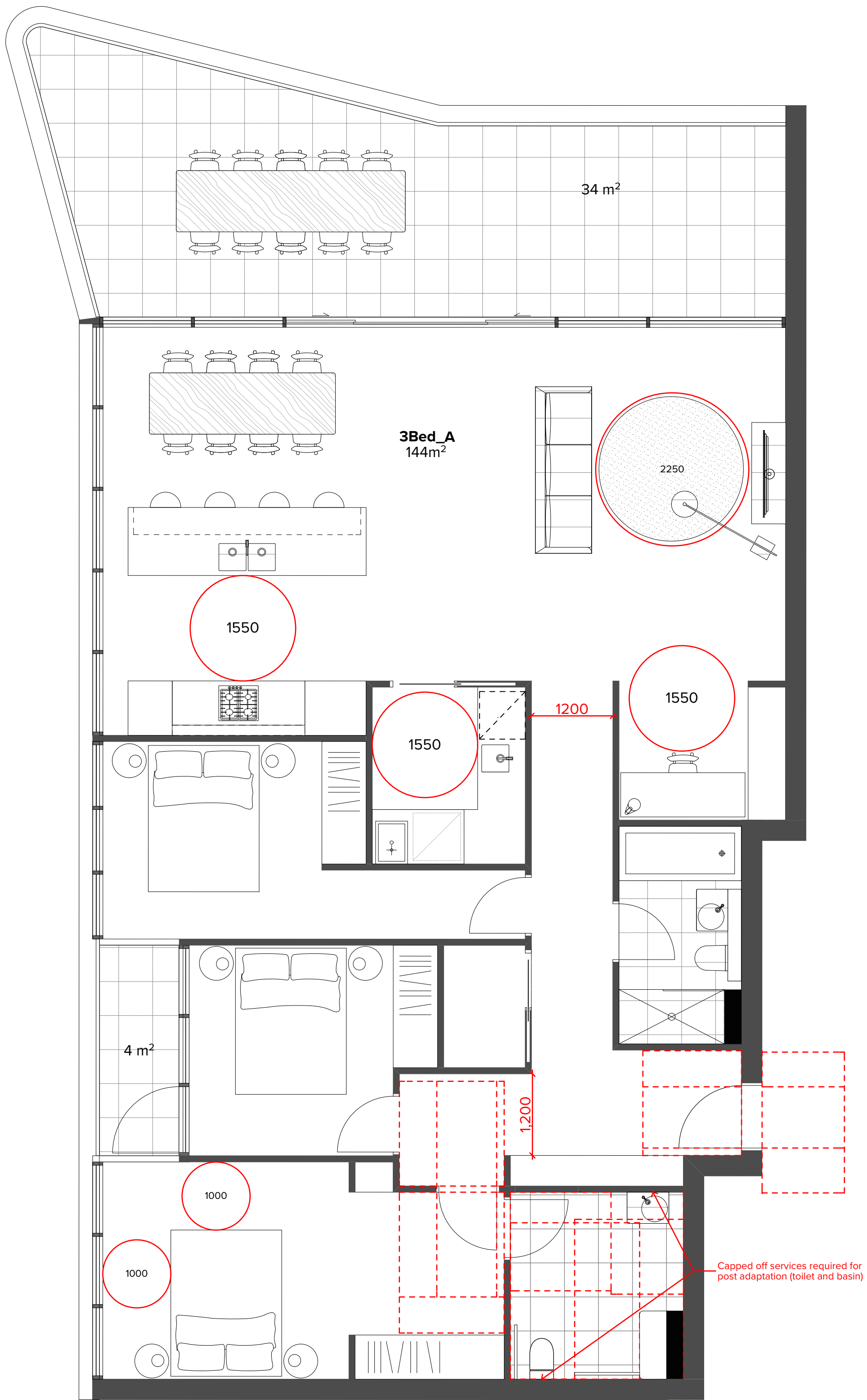
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Pre Adaption 3 bed B.18.04 Typical



Post Adaption 3 bed

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Project Title  
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Drawing Title  
**Adaptable Apartments - 3 bed**

Rev.	Date	Approved by	Revision Notes	Project No.	Drawn by	North
M	18.11.19	YO	FOR DA UPDATES	16104	YO,CC,AM	
Scale	1:50 @A1, 50%@A3					
Status	Development Application	Dwg No.	DA-740-030	Rev	M	

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