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LOT 3 - 6 ORCHARD ROAD, WARRIEWOOD

WARRIEWOOD HOUSING

P563

DEVELOPMENT APPLICATION

September, 2022

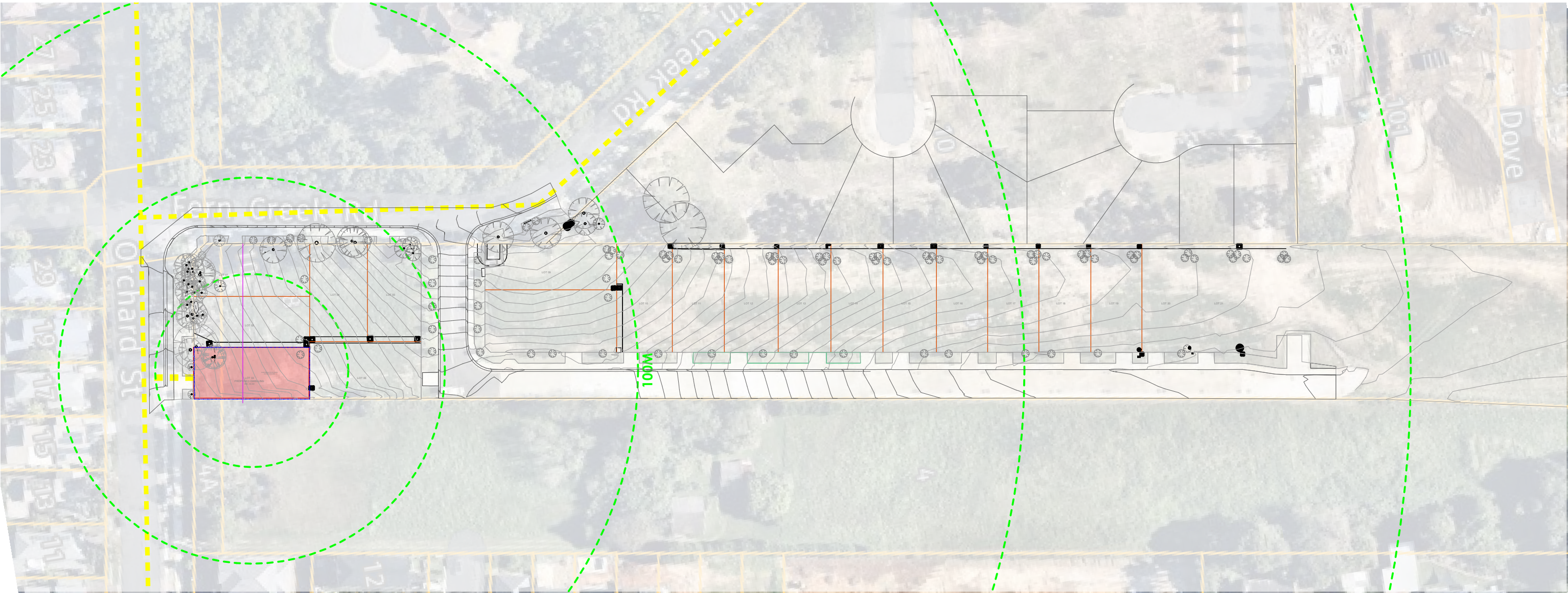
PREPARED FOR

SKYCORN AUSTRALIA

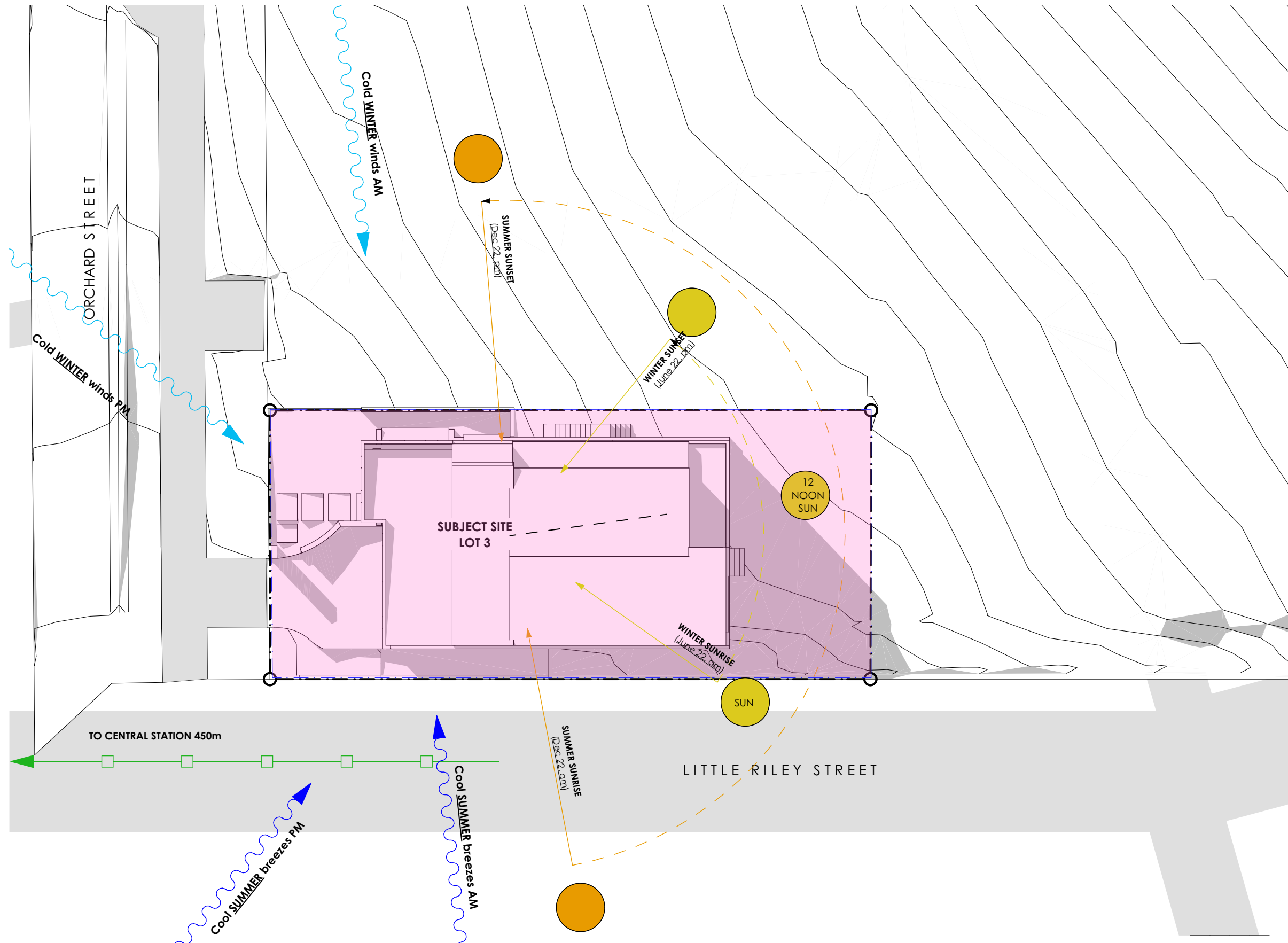
BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
WATER		No hot water reticulation required		
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>4.5 But<=6L/Min)	4 star	5 star	5 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	3000L	100 m2	Outdoor tap only
Swimming pool		...		
	Volume	Heated	Cover	Shaded
...	...	...	...	...
ENERGY				
Hot water	Type		Rating	
	Individual, gas instantaneous		5 star	
Mech. Ventilation	System		Operation Control	
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Cooling System	Type		Living areas	Bed rooms
	1 Phase Air conditioning: Day / Night Zoned		3 star (average zone)	3 star (average zone)
Heating System	Type		Living areas	Bed rooms
	1 Phase Air conditioning: Day / Night Zoned		3 star (average zone)	3 star (average zone)
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	All	All	Yes	Yes
Others	Indoor private Cloth Line		Not Required	
	Outdoor or sheltered Cloth Line		Yes	
	Well ventilated Fridge space		No	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
THERMAL				
	External Wall Insulation: R2.06 (BV Walls); R2.0 (framed walls)			
	Ceiling Insulation: R3.45			
	Roof type / colour :Metal roof flat ceiling / pitched roof, raked ceiling / pitced or skilion roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear U=6.7 SHGC =0.70			
	Skylight: Aluminium, moulded plastic single clear SG Clear U=6.7 SHGC =0.70			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			

1

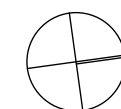
BASIX COMMITMENTS

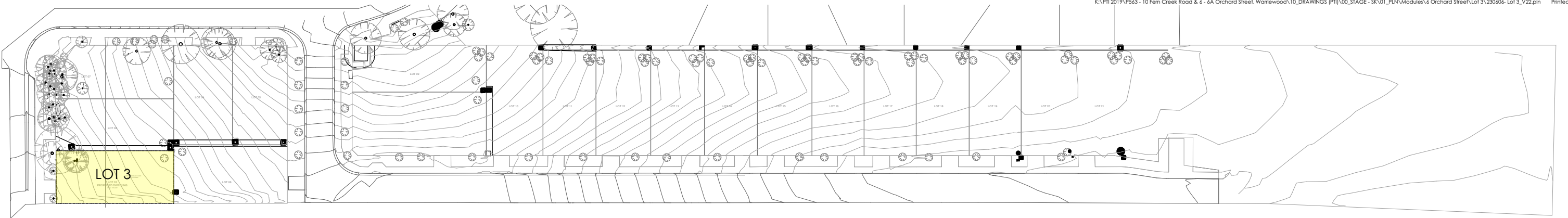


1 LOCATION PLAN
1:1000

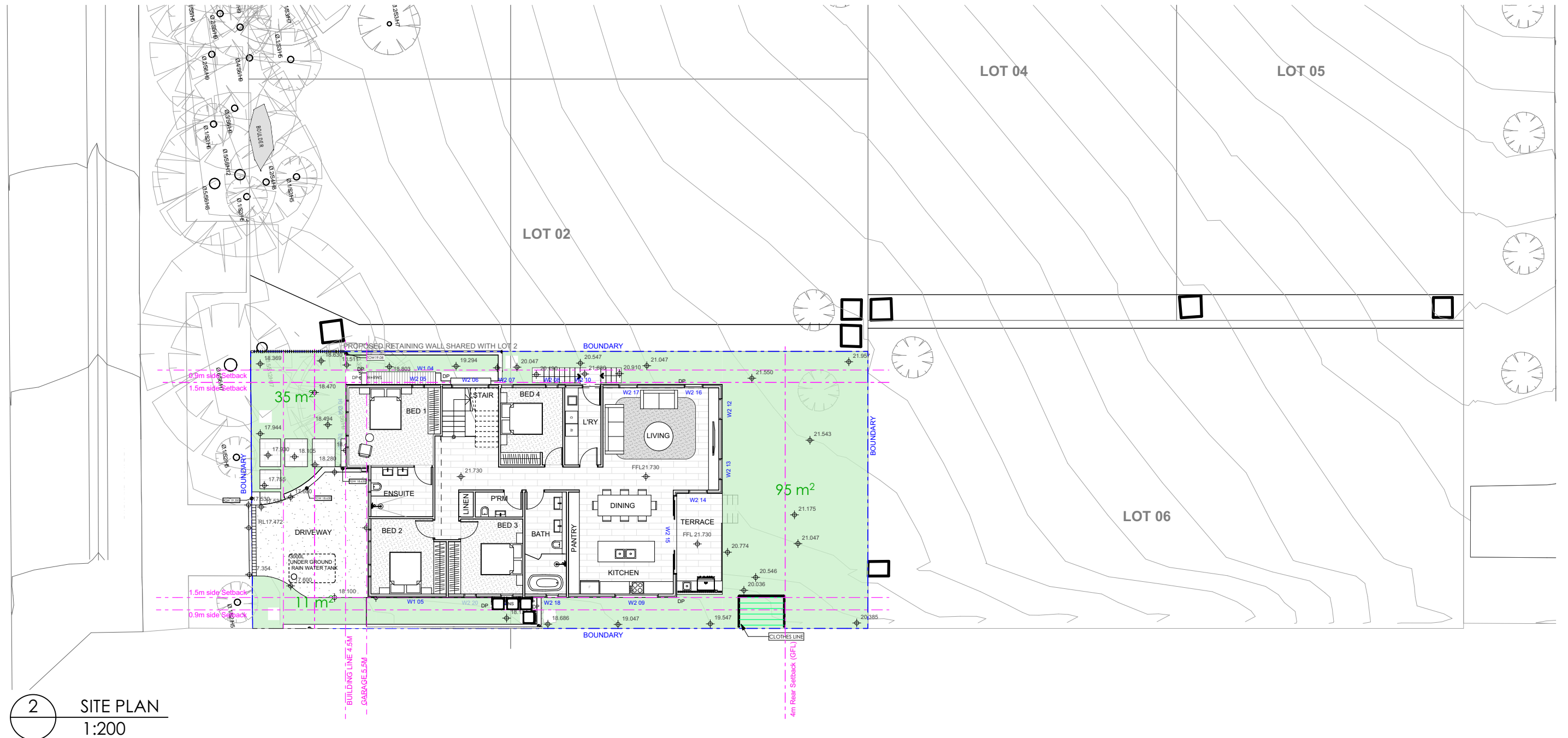


1 SITE ANALYSIS PLAN
1:200

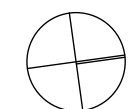


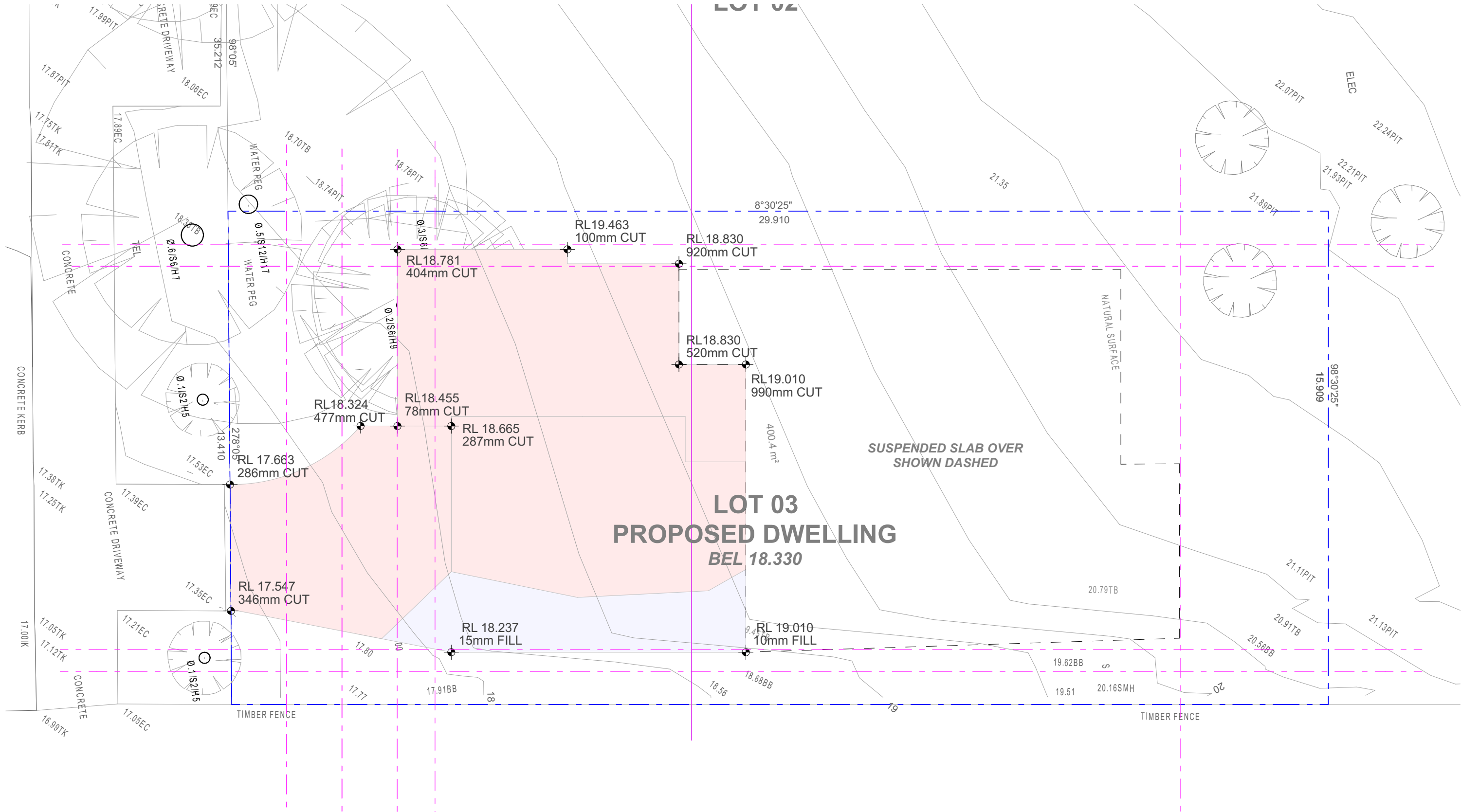


1 KEY MAP
1:1000



2 SITE PLAN
1:200



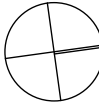


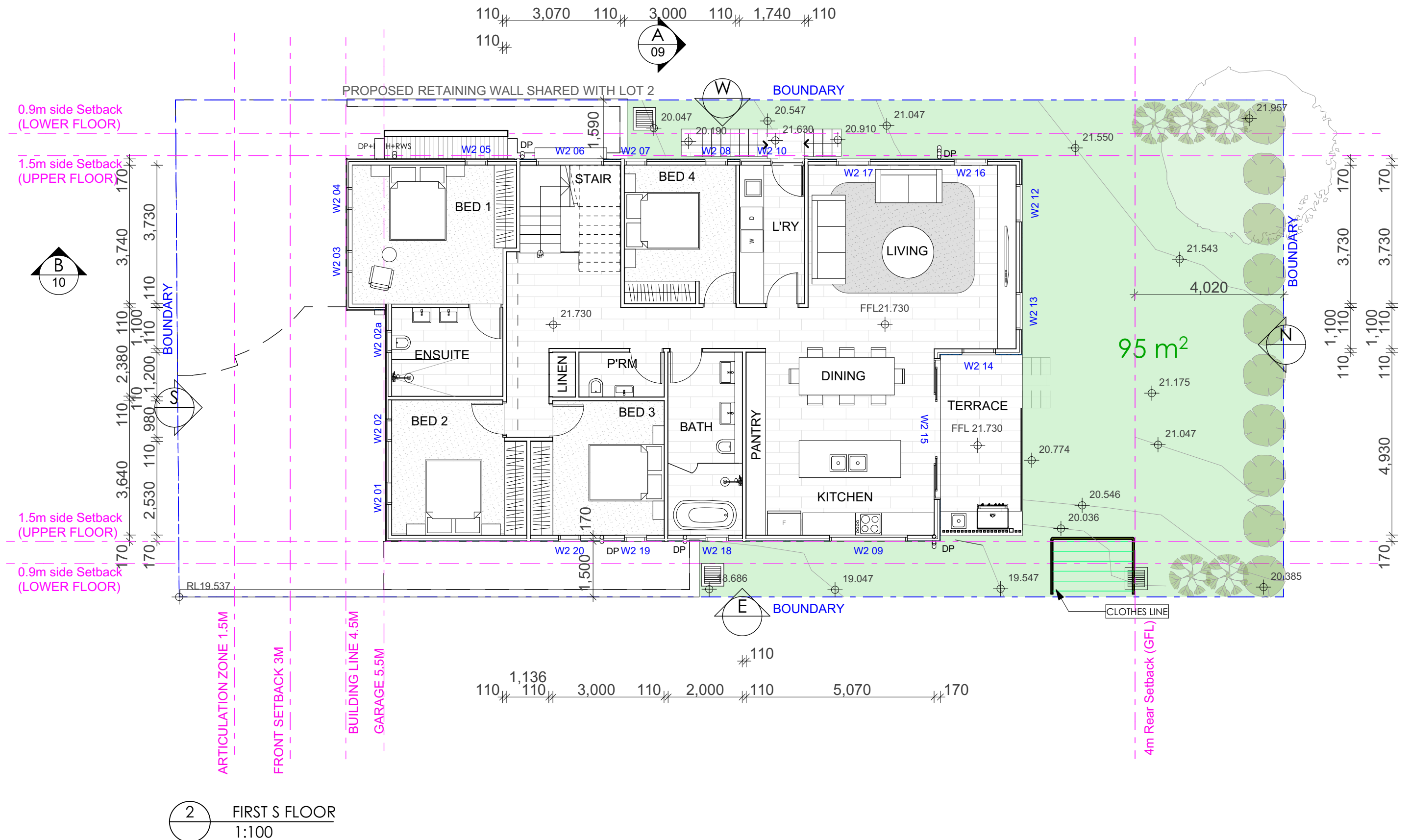
1 CUT AND FILL PLAN
1:100

LEGEND

CUT

FILL





REV	DESCRIPTION
P1	-
P6	DRAFT ISSUE
P7	ISSUE FOR DA

BY	DATE
-	-
TC	15.09.26
TC	15.09.30

CLIENT:

SKYCORP AUSTRALIA

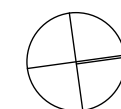
PROJECT TITLE:

6 ORCHARD ROAD, WARRIEWOOD

DRAWING TITLE:

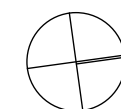
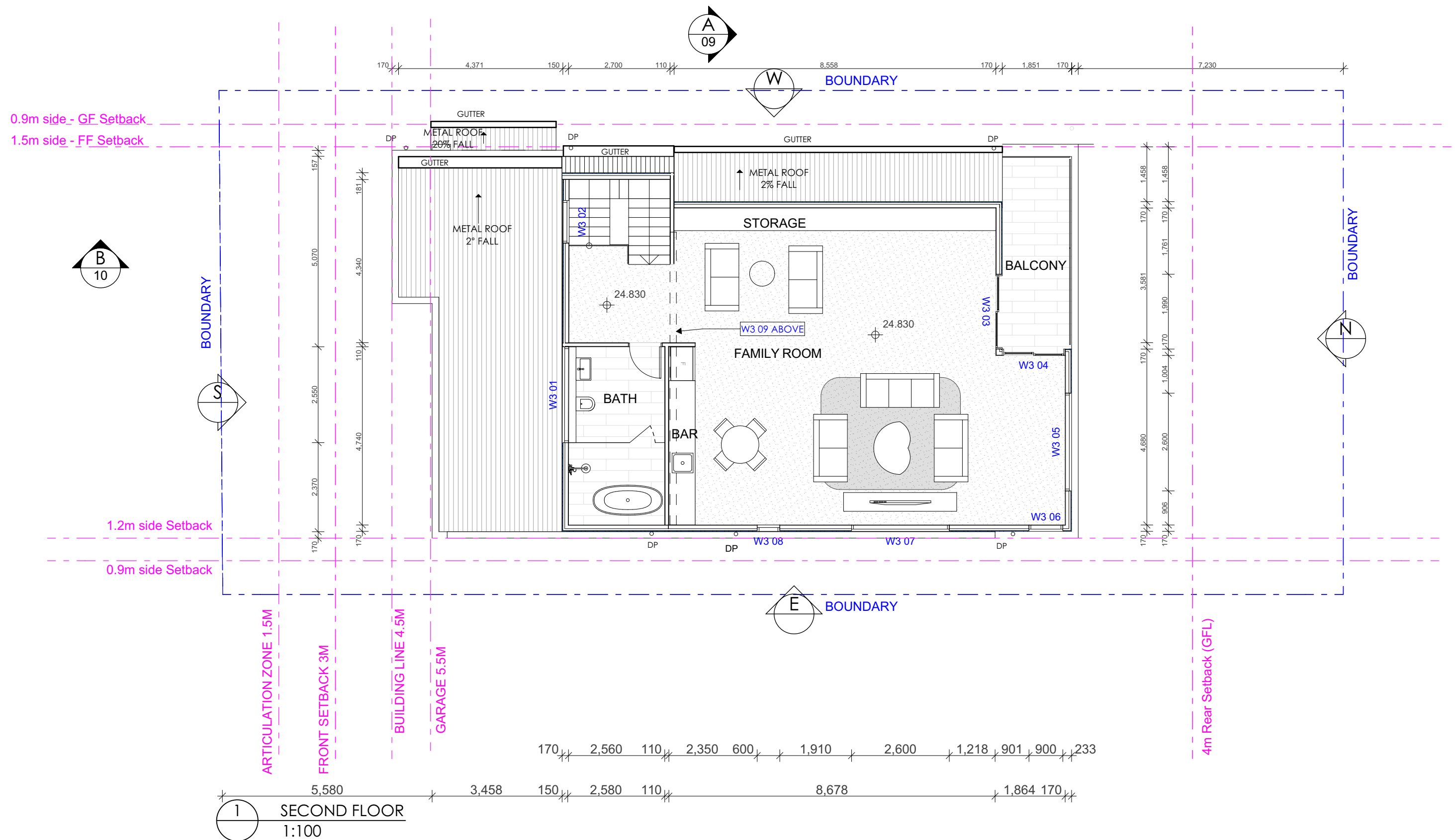
LOT 3 - FIRST FLOOR PLAN

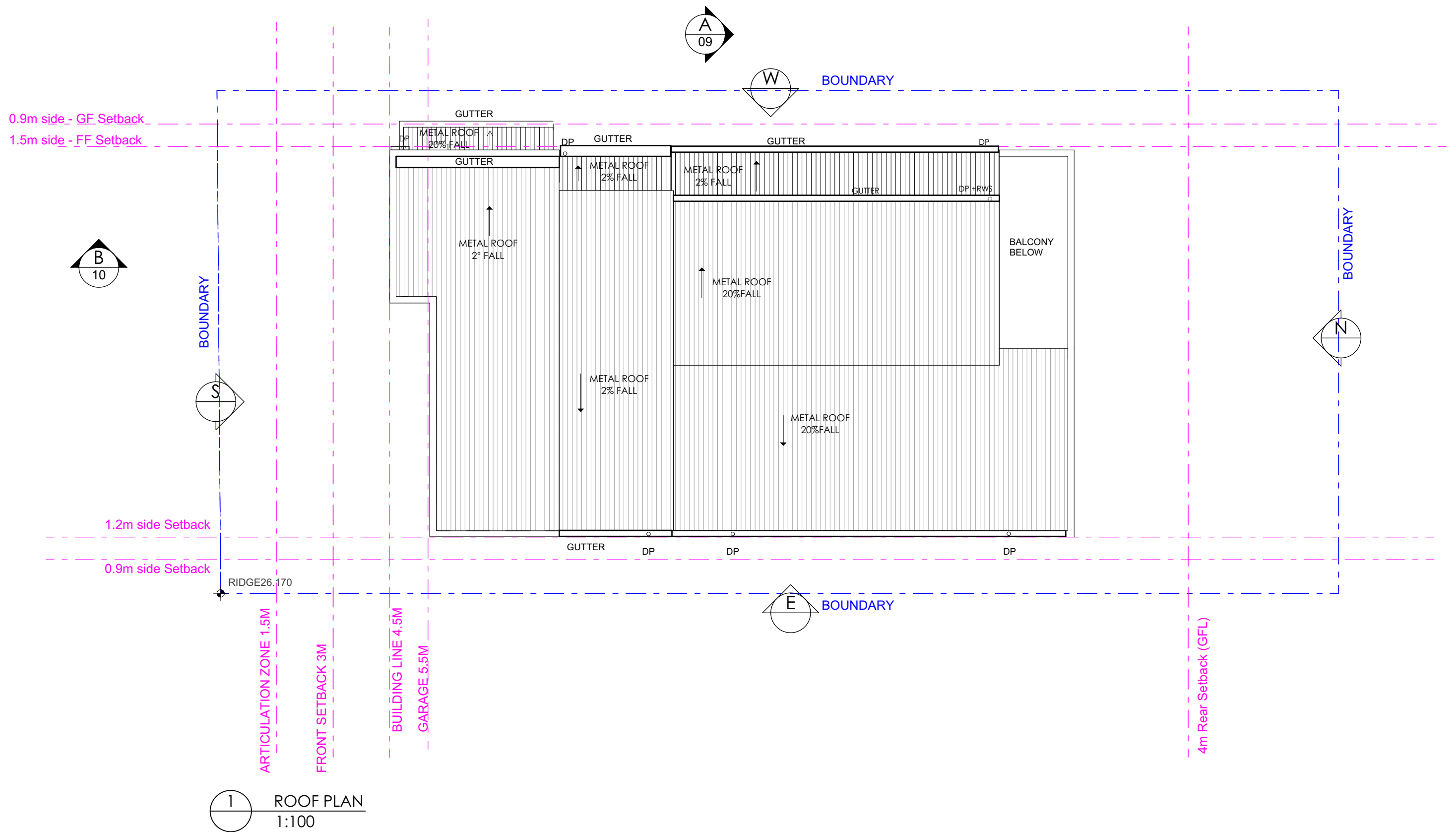
NORTH POINT:

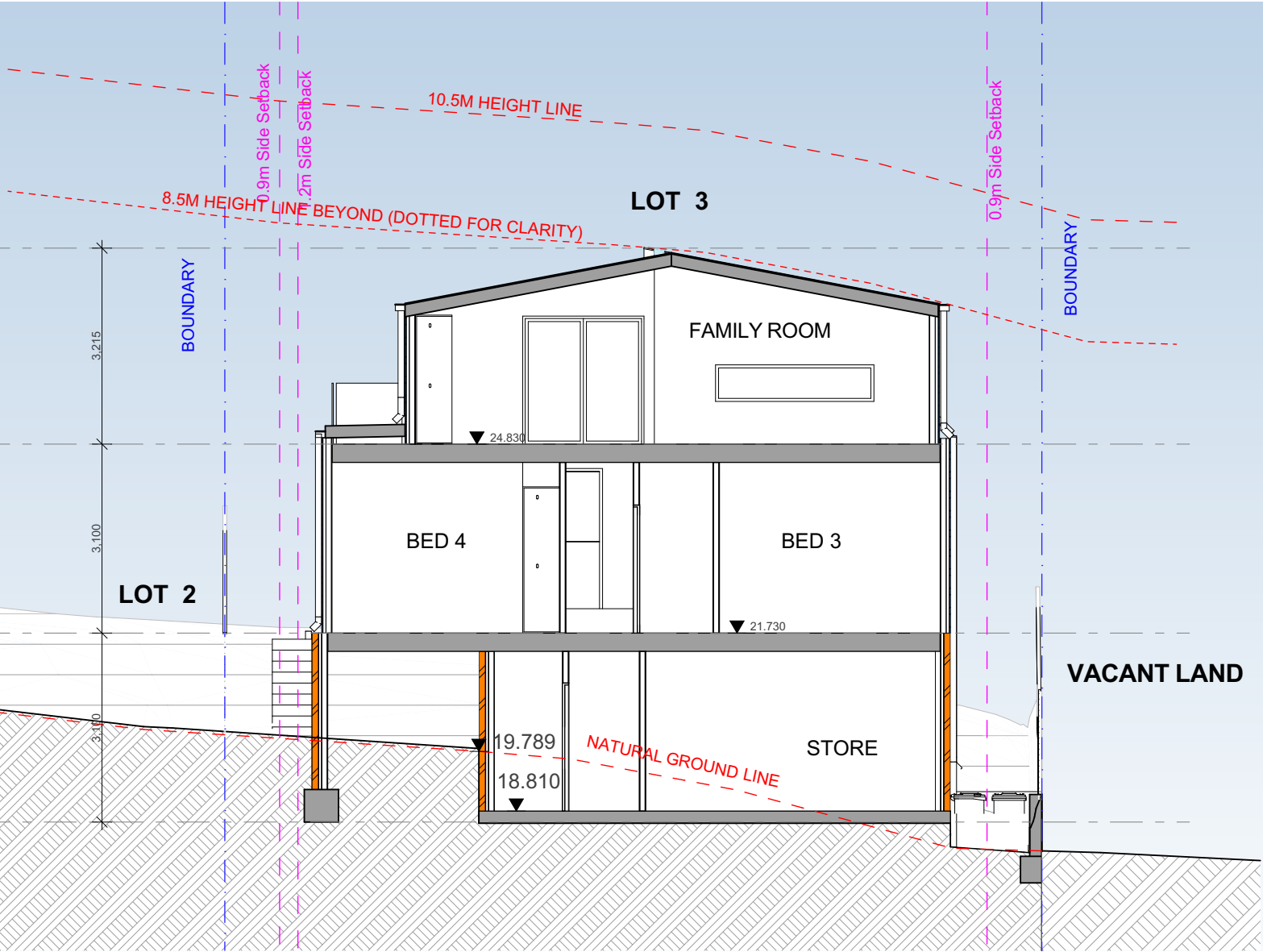


DRAWN BY: CR
CHECKED BY: PI
SCALE:
PROJECT No: P563

DA 07 P7
stage. dwg no. revision







2 SECTION A
1:100

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled dwgs.
- This drawing is to be read in conjunction with the specification and engineers drawings.

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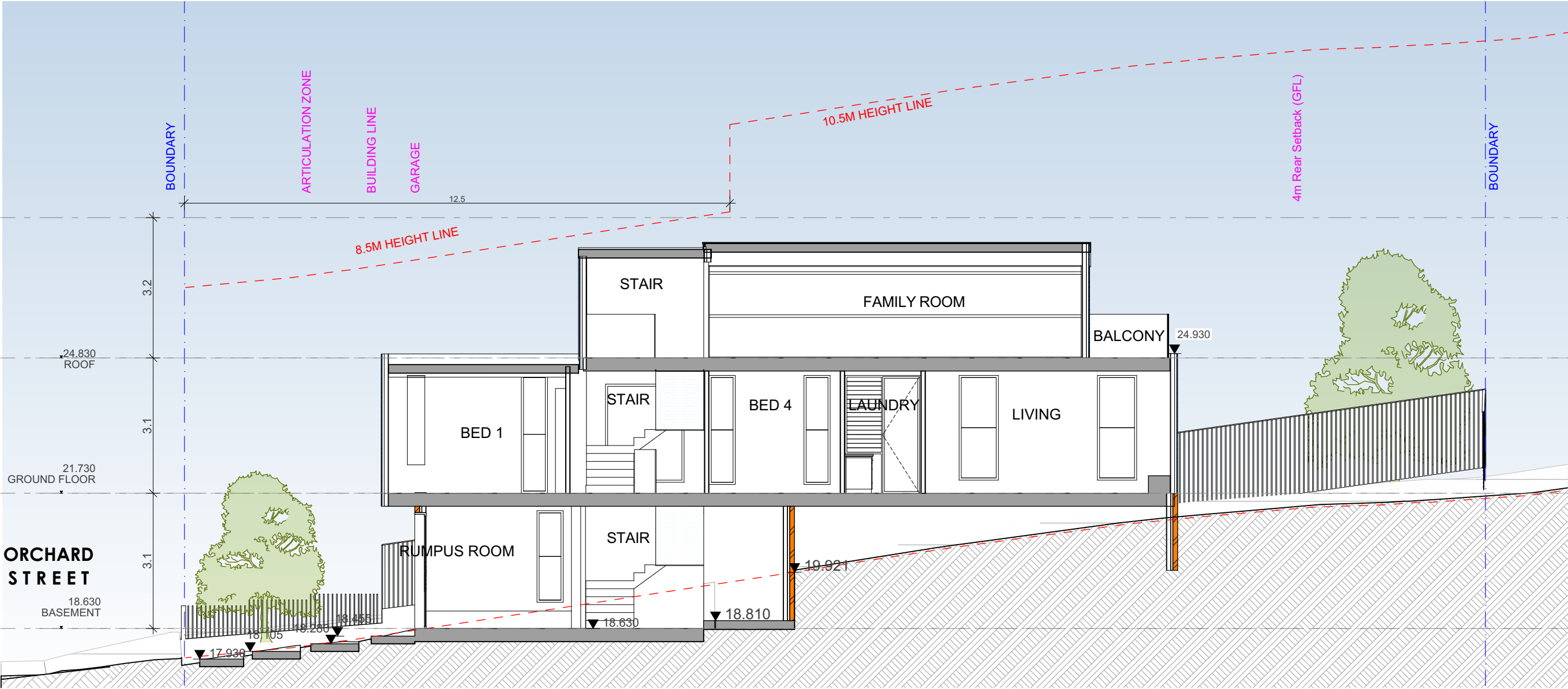
REV	DESCRIPTION	BY	DATE
P6	DRAFT ISSUE	TC	15.09.26
P7	ISSUE FOR DA	TC	15.09.30

CLIENT:
SKYCORP AUSTRALIA
(CLIENT ADDRESS 1)

PROJECT TITLE:
6 ORCHARD ROAD,
WARRIEWOOD

DRAWING TITLE:
LOT 3 - SECTION A

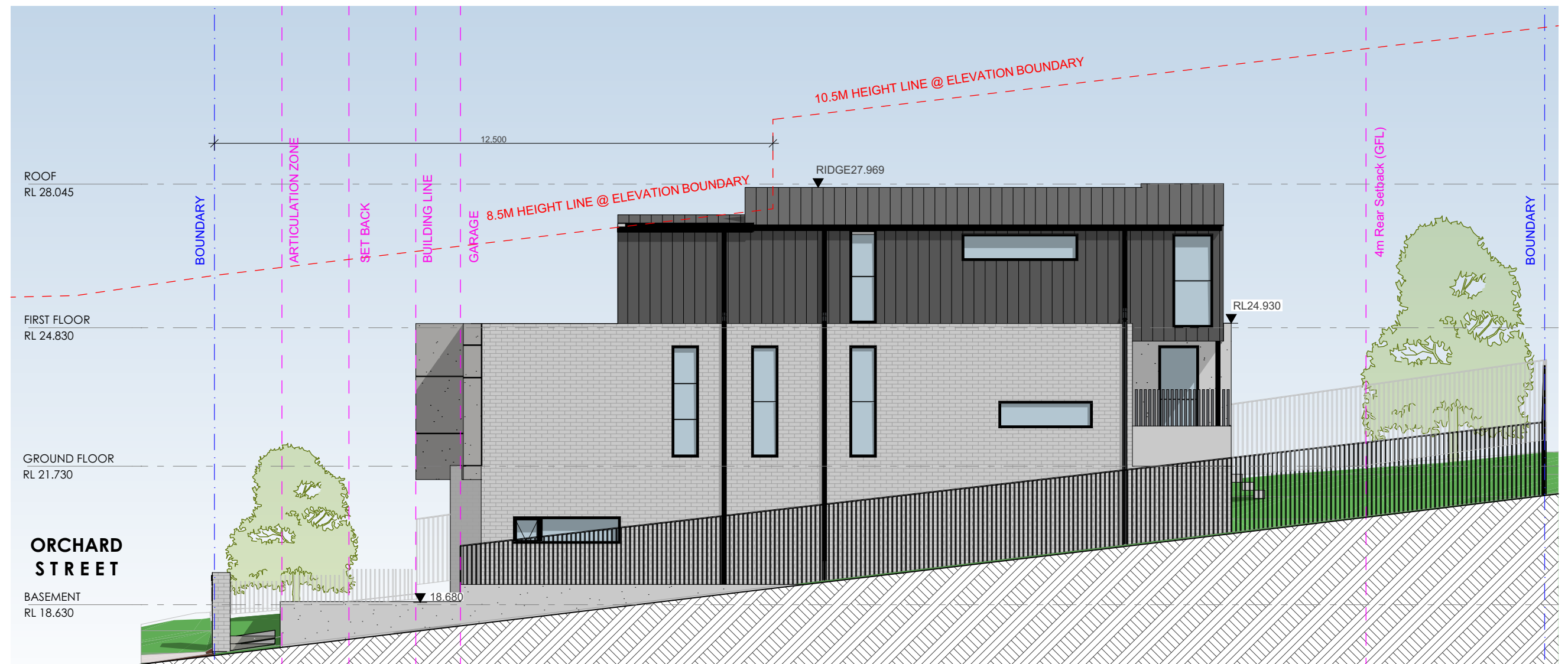
NORTH POINT:			
DRAWN BY: CR			
CHECKED BY: PI			
PROJECT No: P563		SCALE: 1:100	
A	CC	10	P7
disc	stage	dwg no.	revision



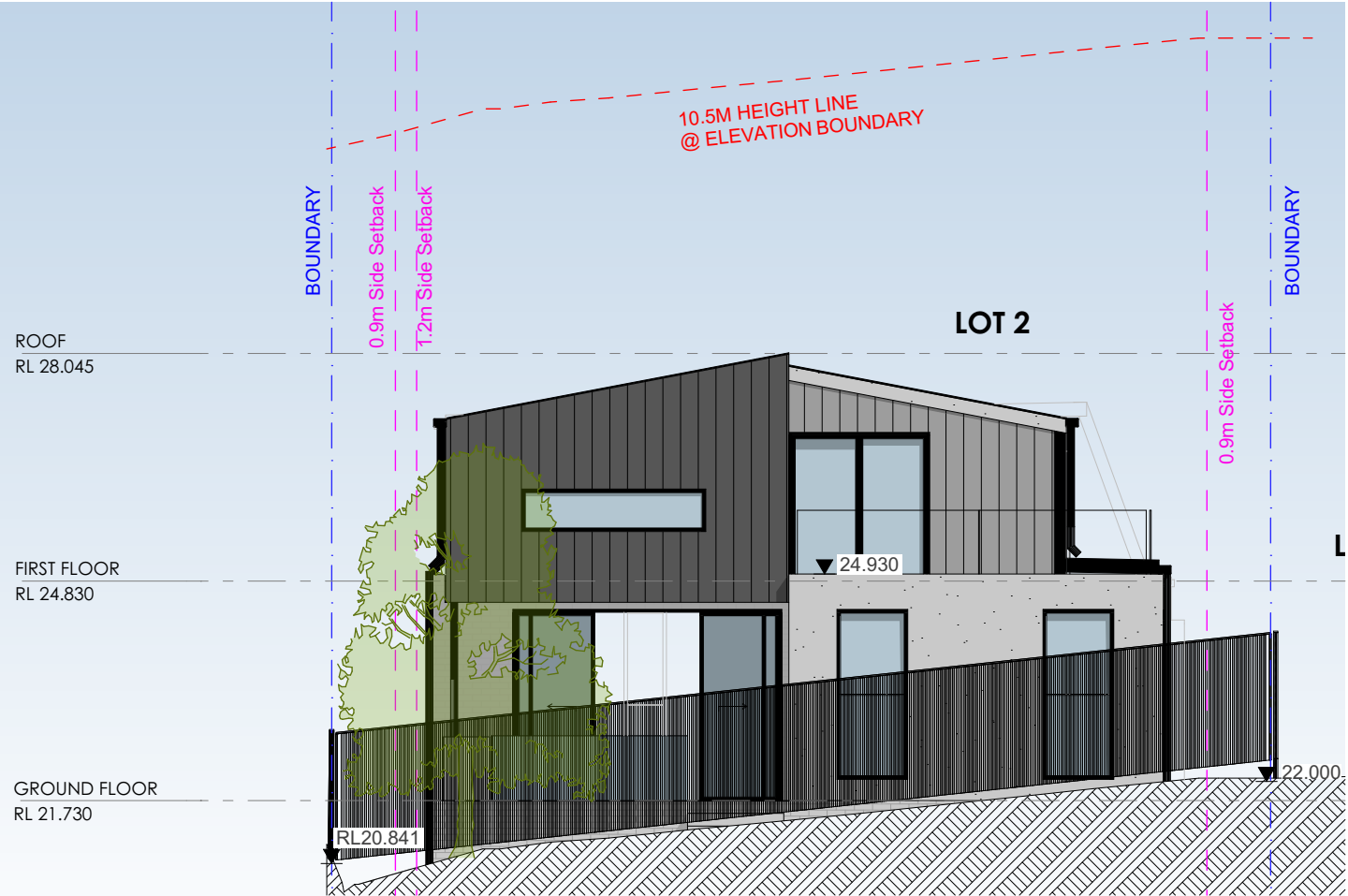
1 SECTION A
1:100



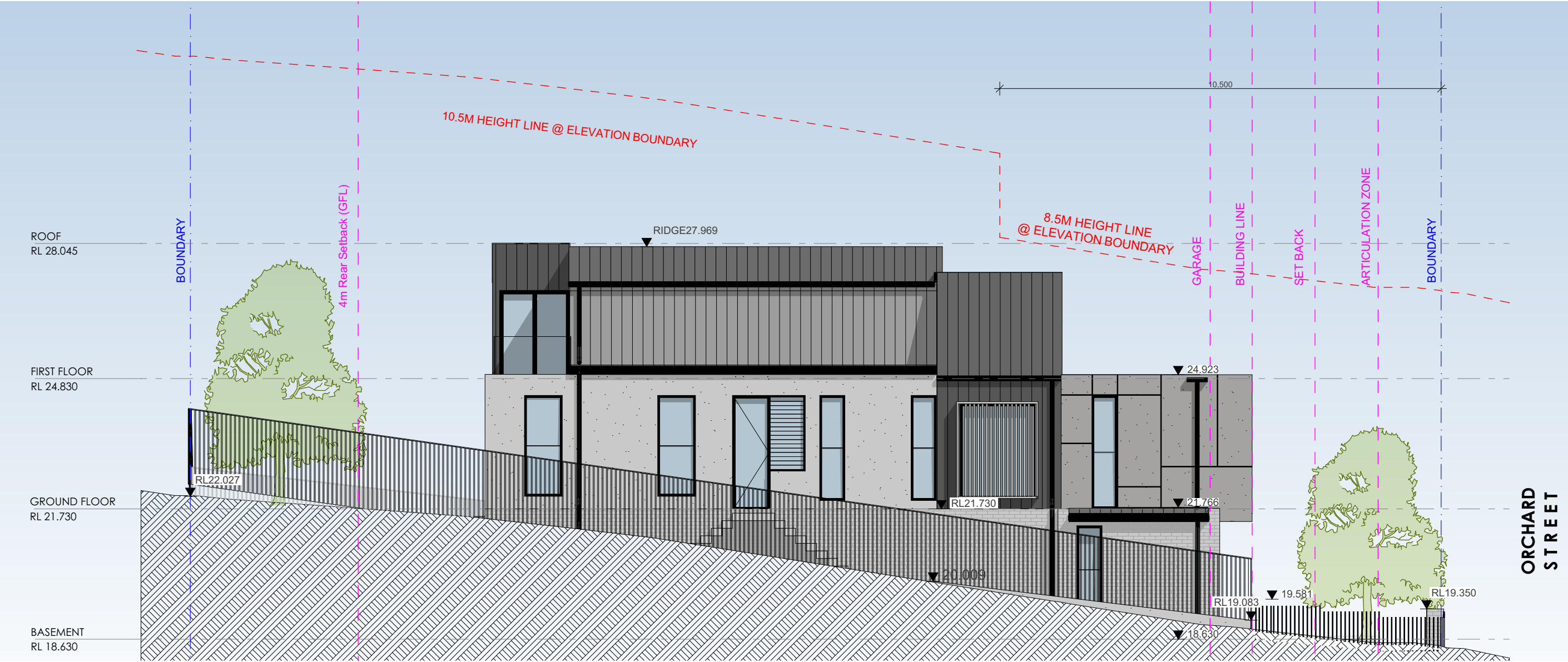
1 SOUTH ELEVATION
1:100



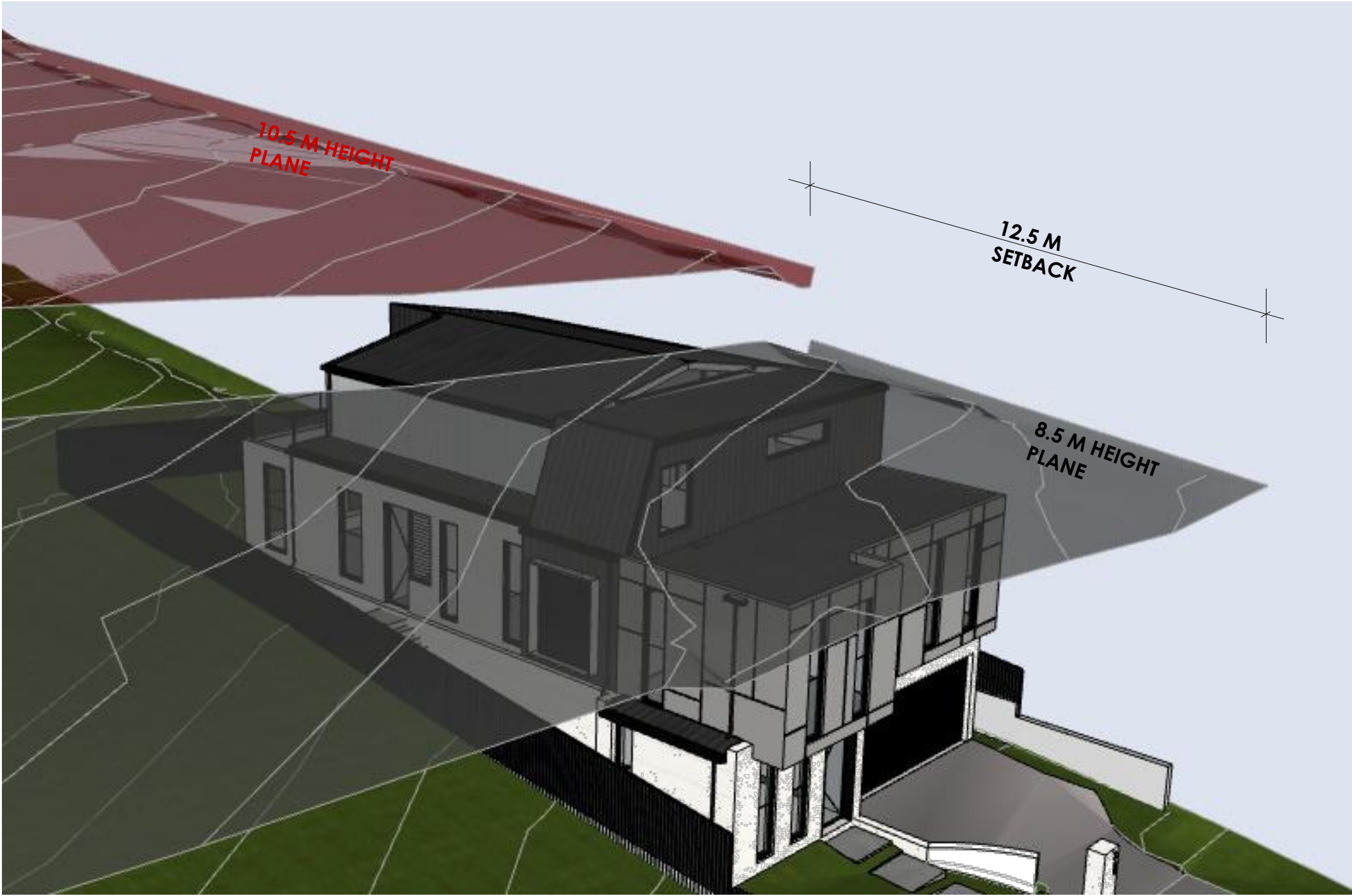
2 EAST ELEVATION
1:100



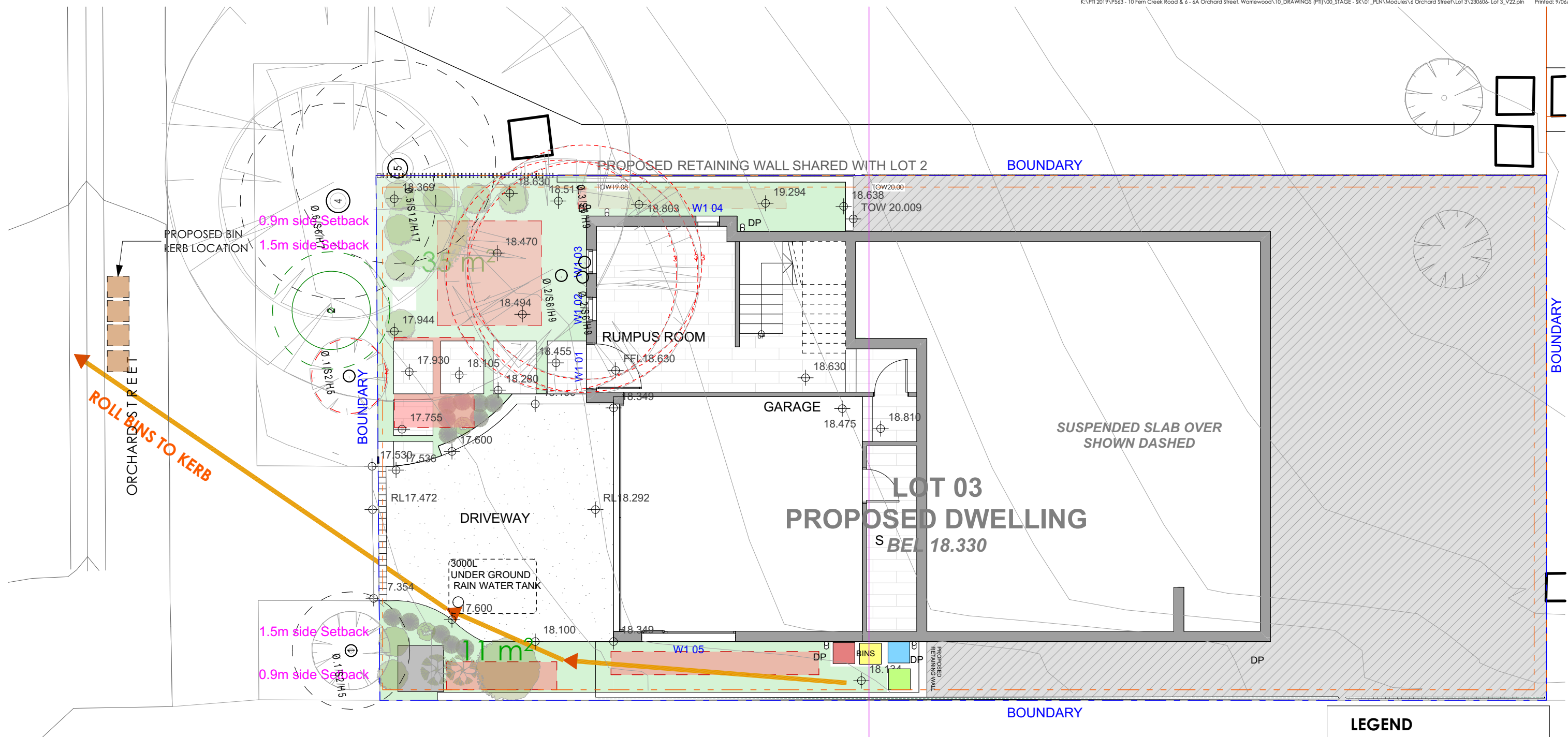
3 NORTH ELEVATION
1:100



2 WEST ELEVATION
1:100



1 3D VIEW HEIGHT PLANES



1 WASTE MANAGEMENT PLAN
1:100

LEGEND

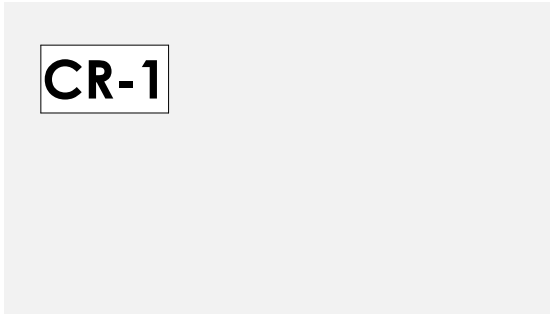
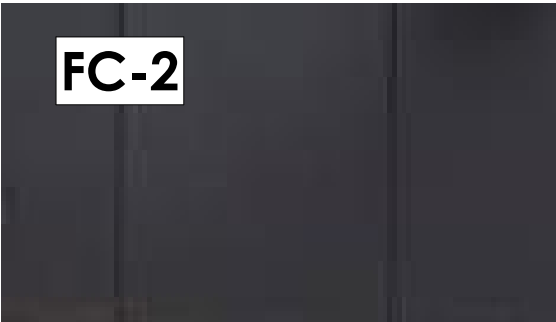
- RECYCLING PLASTIC SKIP BIN
- RECYCLING PAPER SKIP BIN
- WASTE SKIP BIN
- GREEN WASTE BIN
- PORTABLE TOILET
- TEMPORARY FENCE
- MATERIALS STORAGE

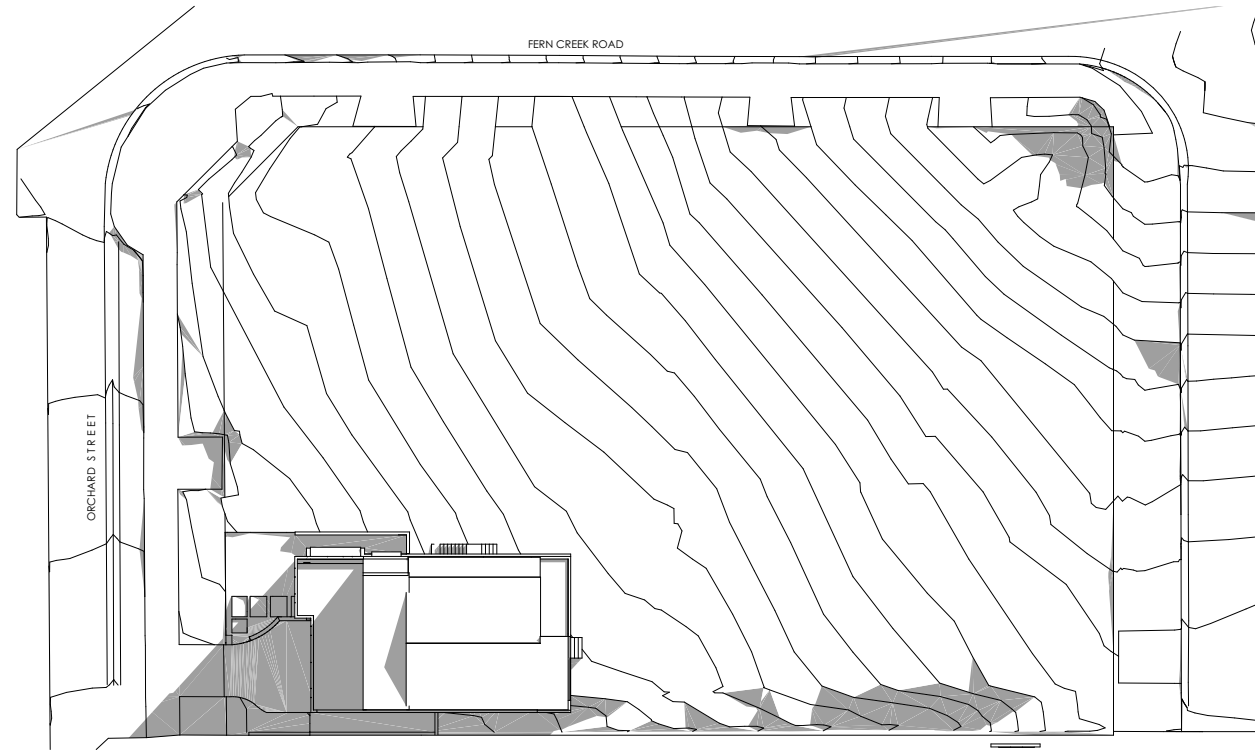




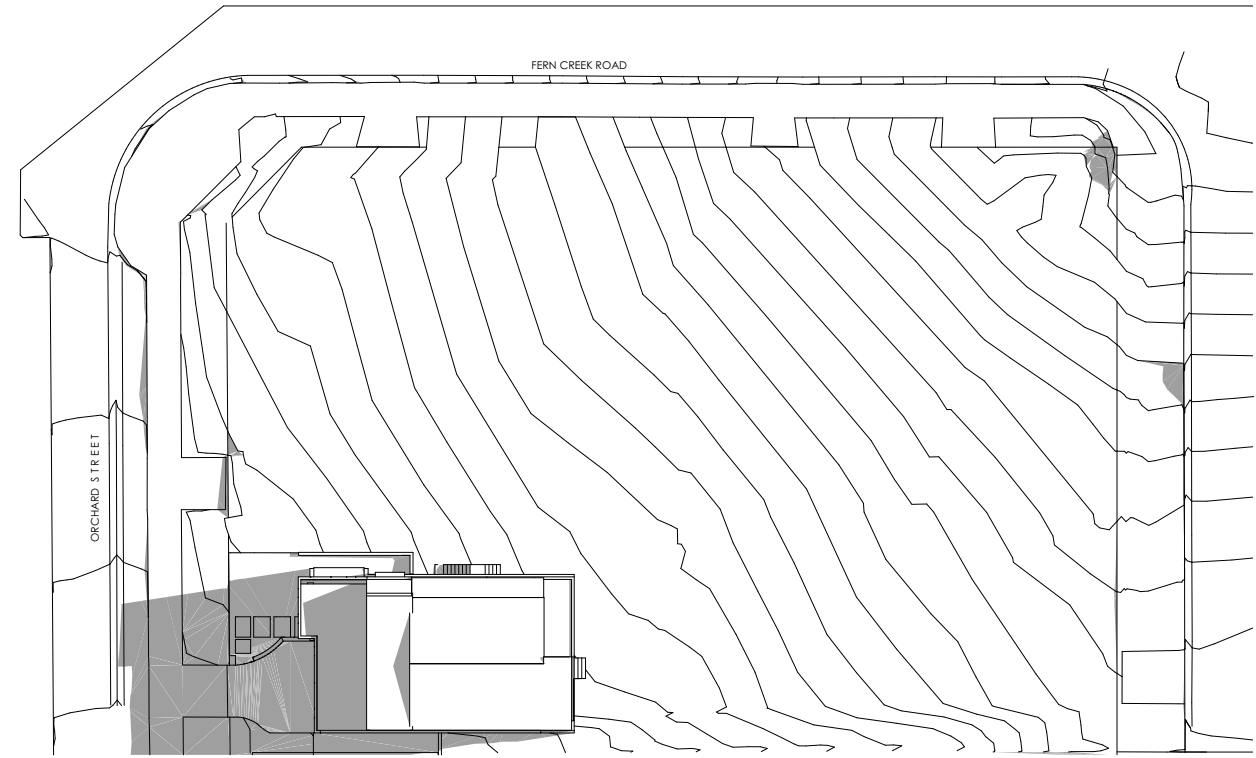
FINISHES KEY - ELEVATIONS

- FB-1** FACE BRICK TYPE 1 - AUSTRAL BRICKS 'MITRO-LA PALOMA' OR SIMILIAR
- FC-1** FIBER CEMENT PANEL TYPE 1 - JAMES HARDIE AXON CLADDING 133 PROFILE - PAINTED DULUX WAYWARD GREY OR SIMILAR
- FC-2** FIBER CEMENT PANEL TYPE 2 - JAMES HARDIE AXON CLADDING 400 PROFILE - PAINTED DULUX MONUMENT OR SIMILAR
- TW-1** WERATHERTEX VERTICAL CLADDING WEATHERGROOVE NATURAL 150 OR SIMILAR
- M-1** METAL ROOF TYPE 1 - LYSAGHT KLIP-LOK 700 HI-STRENGTH MOMUMENT COLOUR OR SIMILAR
- M-2** METAL FENCE - POWDERCOAT ALUMINIUM COLOUR - MONUMENT OR SIMILAR
- BAL-1** BALUSTRADE TYPE 1 - FRAMELESS GLASS
- CR-1** CEMENT RENDER TYPE 1 - PAINT FINISH - DULUX 'LEXICON QUARTER B11' OR SIMILIAR

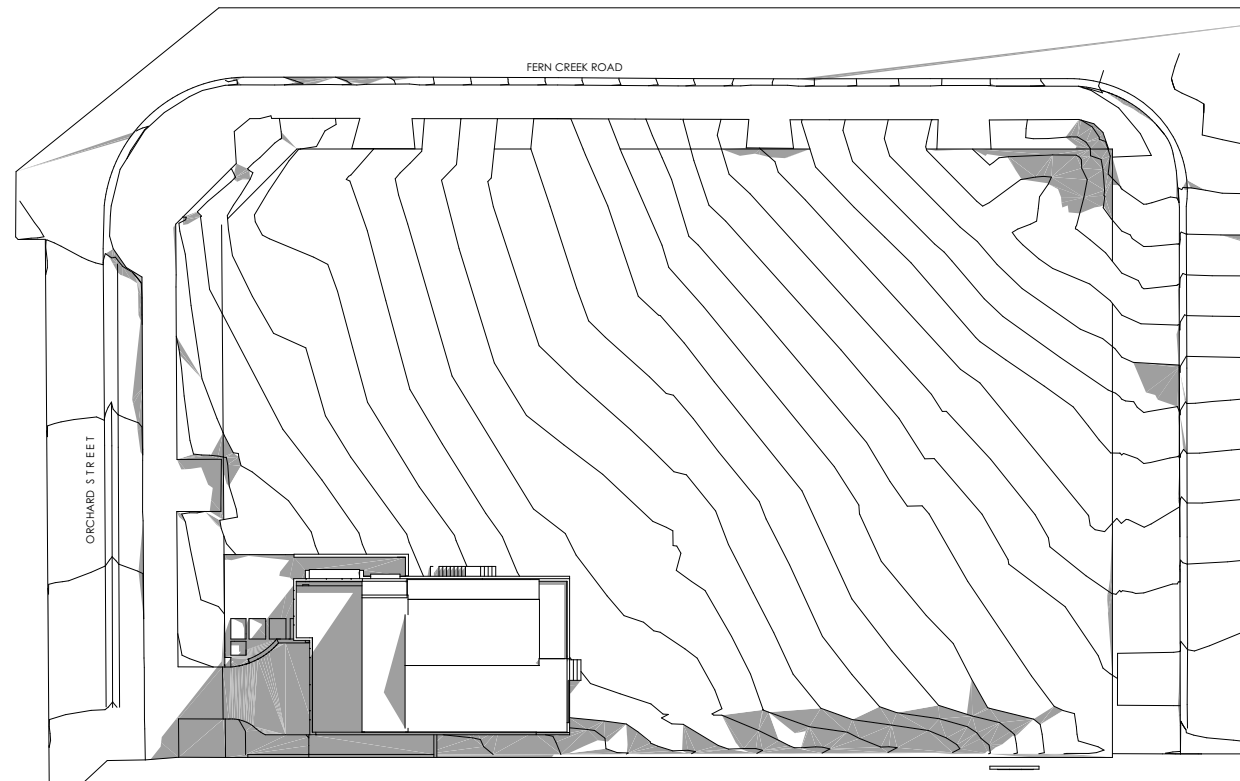




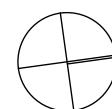
1 SHADOW DIAGRAM JUNE 21 9AM
1:500

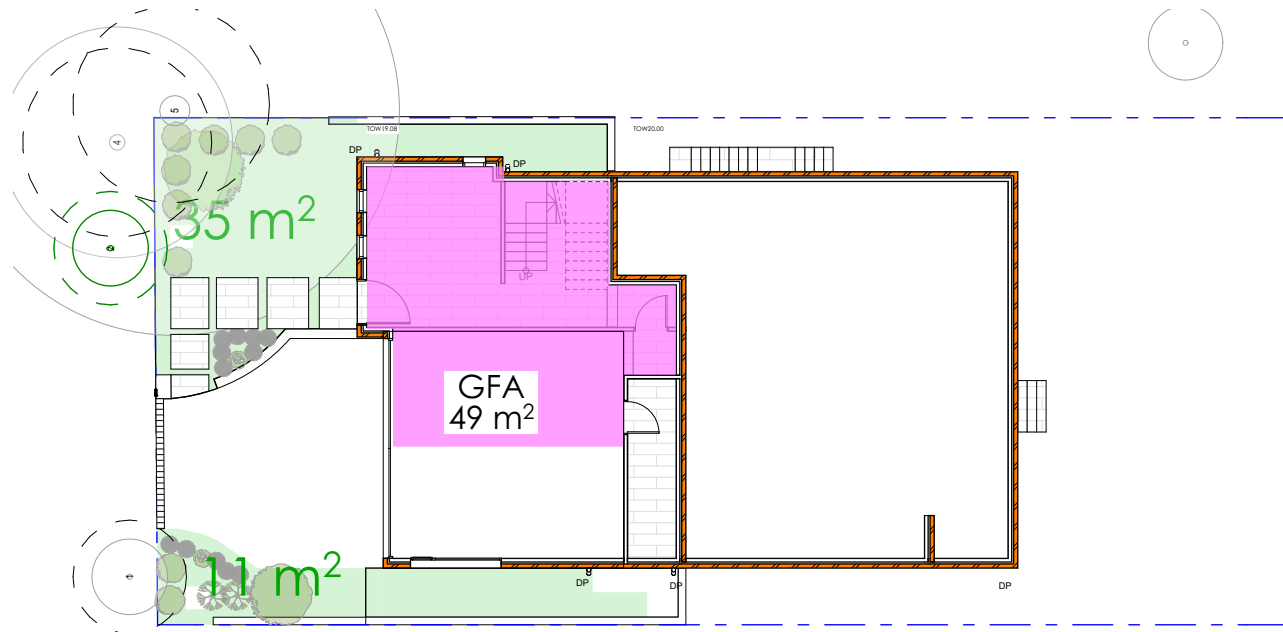


3 SHADOW DIAGRAM JUNE 12 NOON
1:500

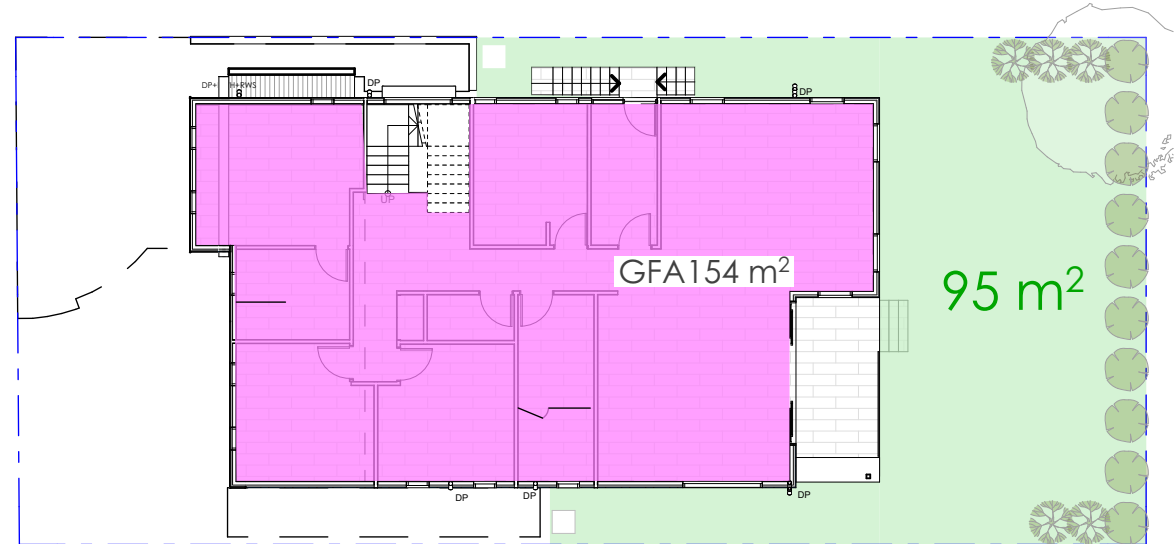


1 SHADOW DIAGRAM JUNE 3 PM
1:500





1 GROUND FLOOR
1:200



2 FIRST FLOOR
1:200

GFA & FSR LEGEND

GROSS FLOOR AREA

GROUND FLOOR	53 M ²
FIRST FLOOR	154 M ²
SECOND FLOOR	101 M ²

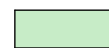


TOTAL GROSS FLOOR AREA

- ALLOWED : N/A
- PROPOSED: 308 M²

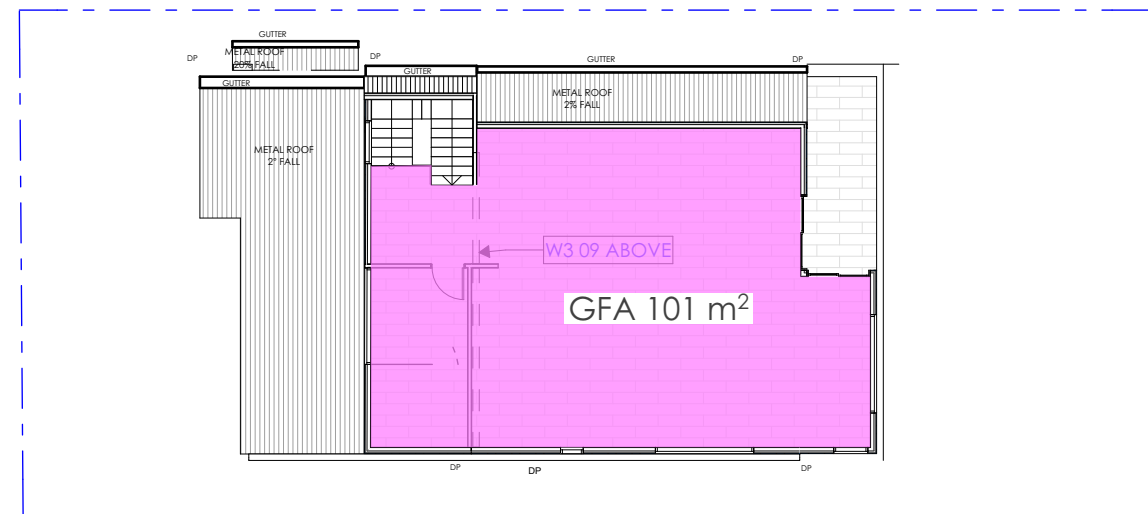
LANDSCAPE AREA

GROUND FLOOR	46 M ²
FIRST FLOOR	95 M ²

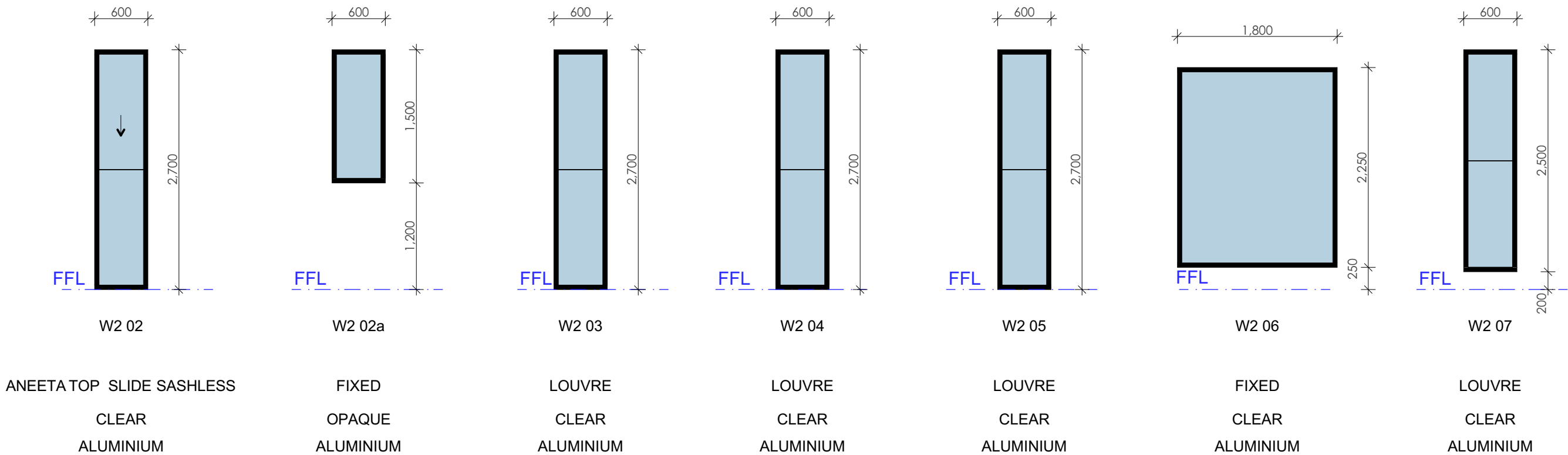
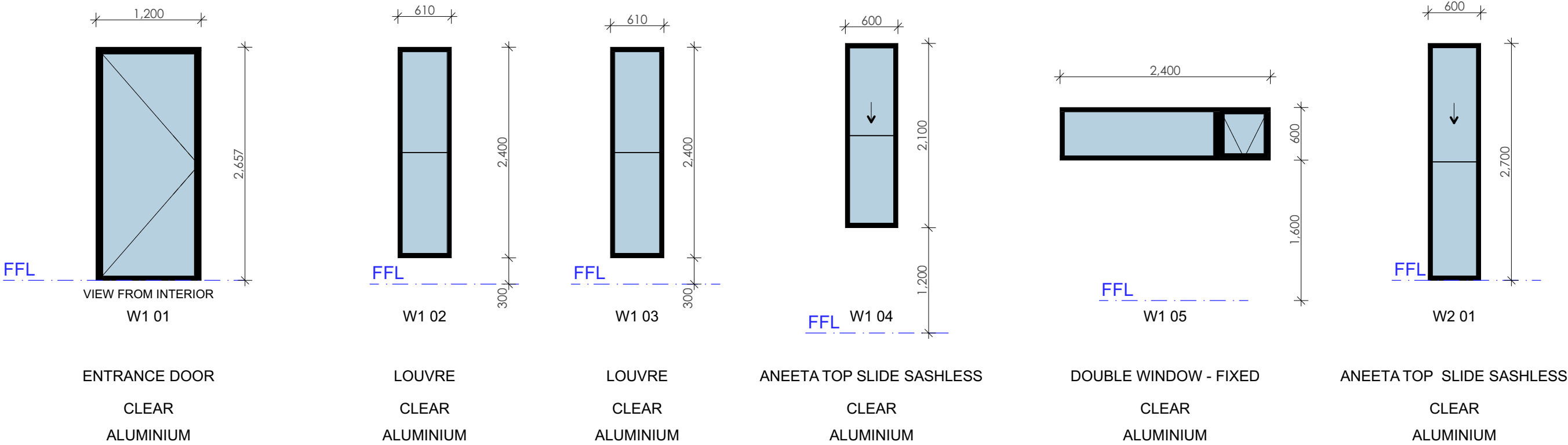


LANDSCAPING AREA

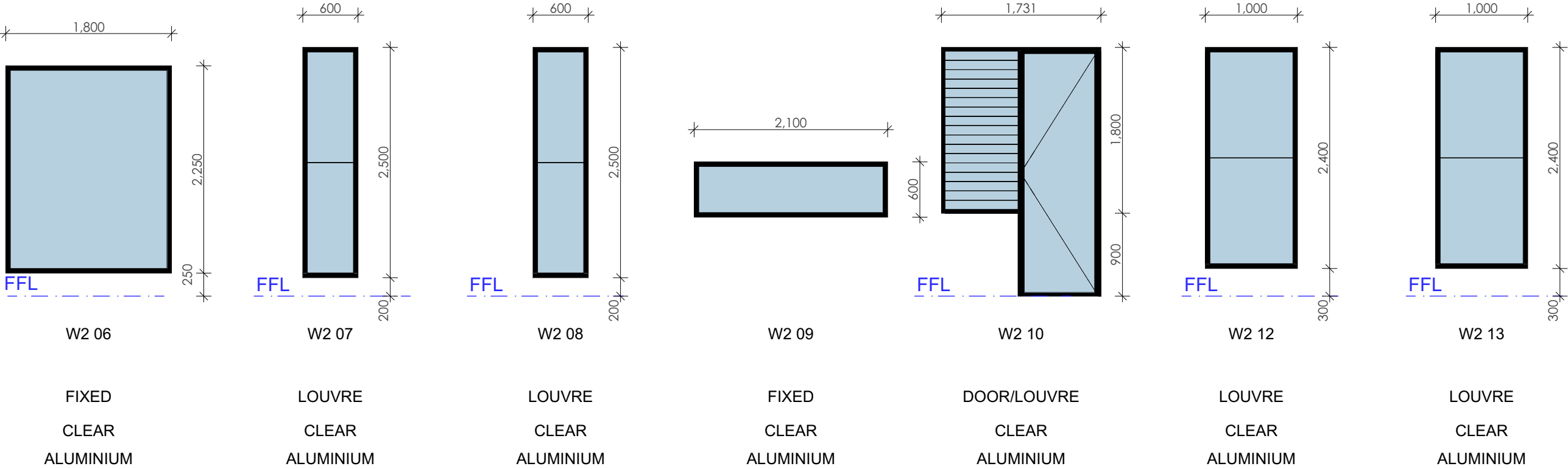
- ALLOWED : 140M²
- PROPOSED: 141 M²



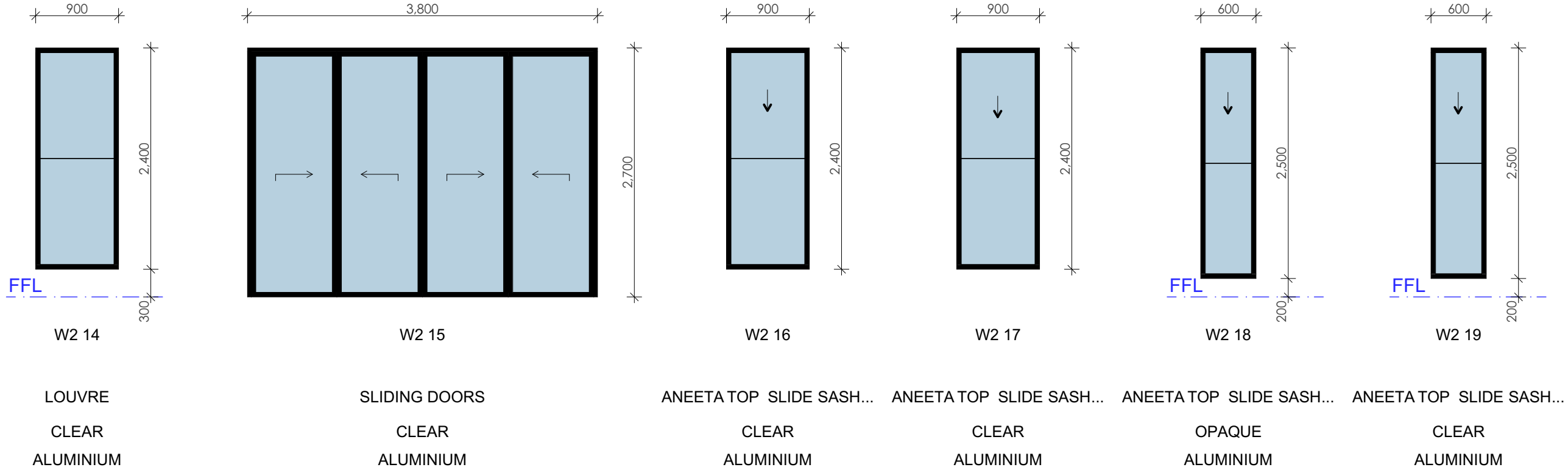
3 SECOND FLOOR
1:200



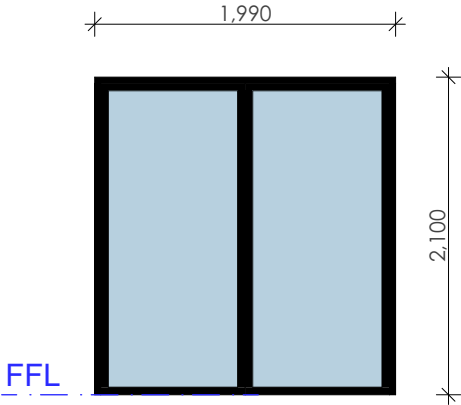
1 WINDOW SCHEDULE 1/3
1:100



W2.11 DELETED

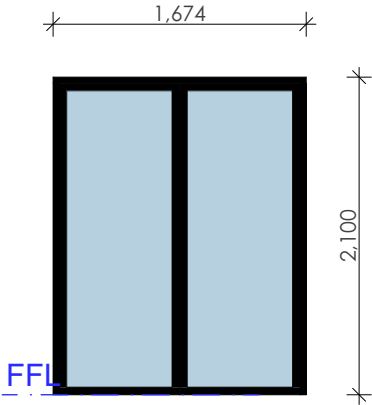


1 WINDOW SCHEDULE 2/3
1:100



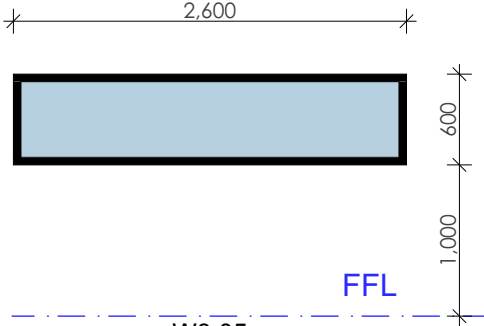
W3 03

SLIDING DOORS
CLEAR
ALUMINIUM



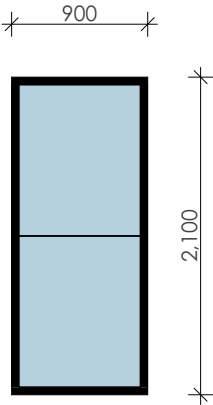
W3 04

SLIDING DOORS
ALUMINIUM



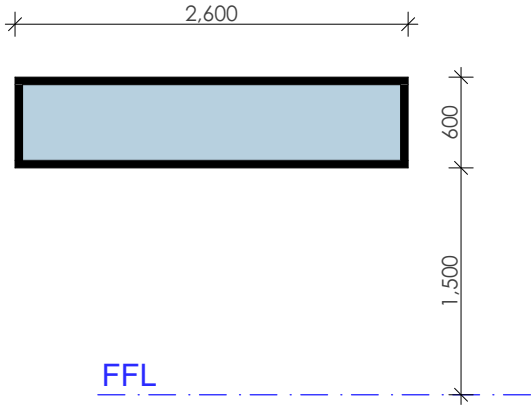
W3 05

FIXED
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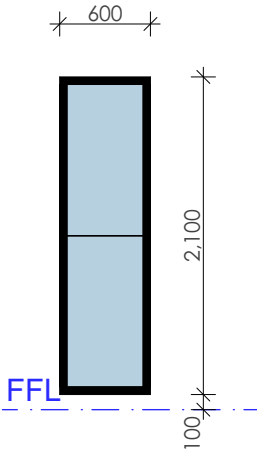
W3 06

LOUVRE
CLEAR
ALUMINIUM



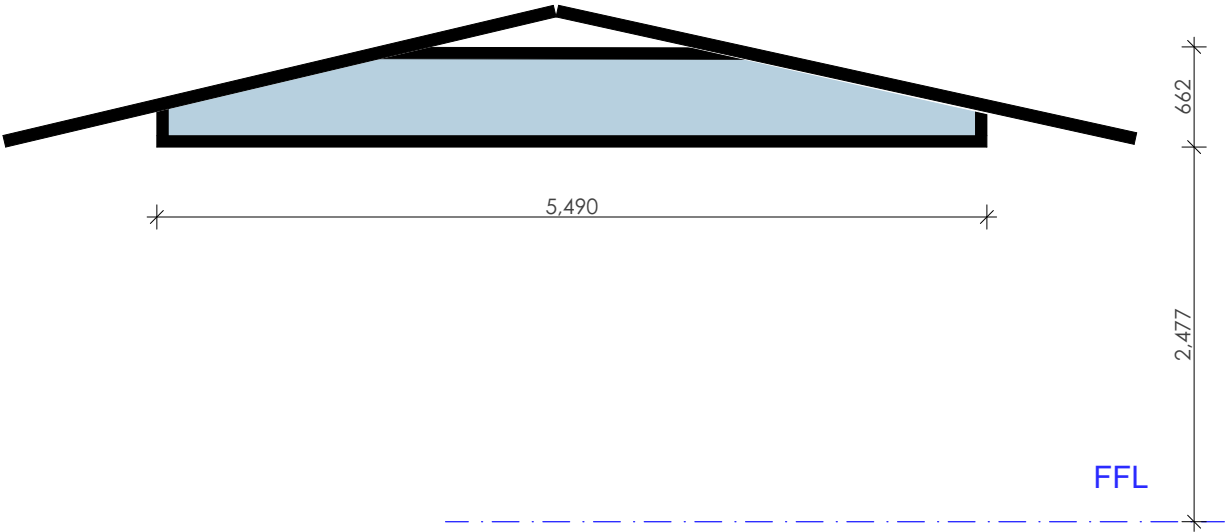
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FIXED
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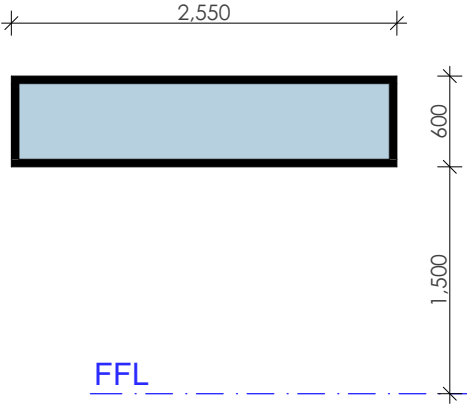
W3 08

LOUVRE
CLEAR
ALUMINIUM



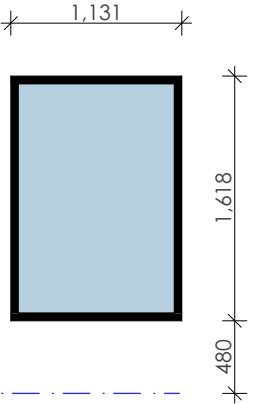
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FIXED
CLEAR
ALUMINIUM



W3 01

FIXED
OPAQUE
ALUMINIUM



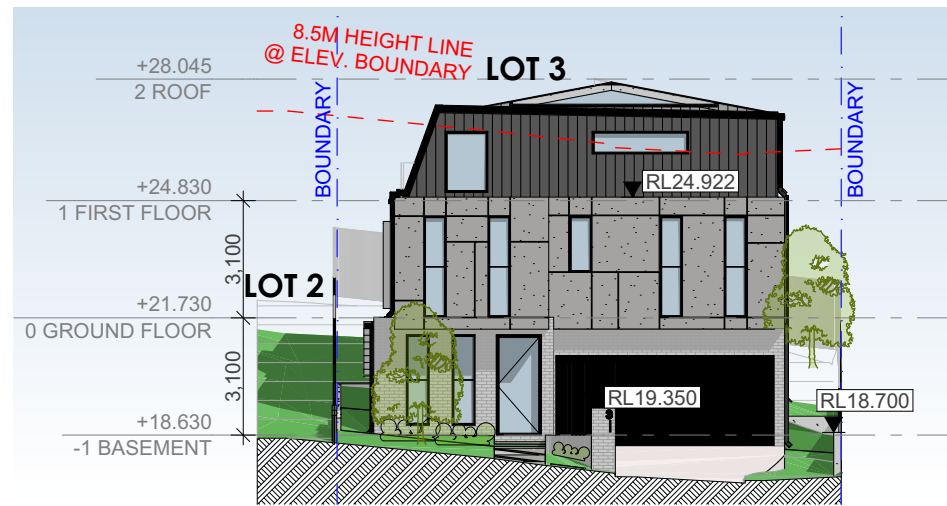
W3 02

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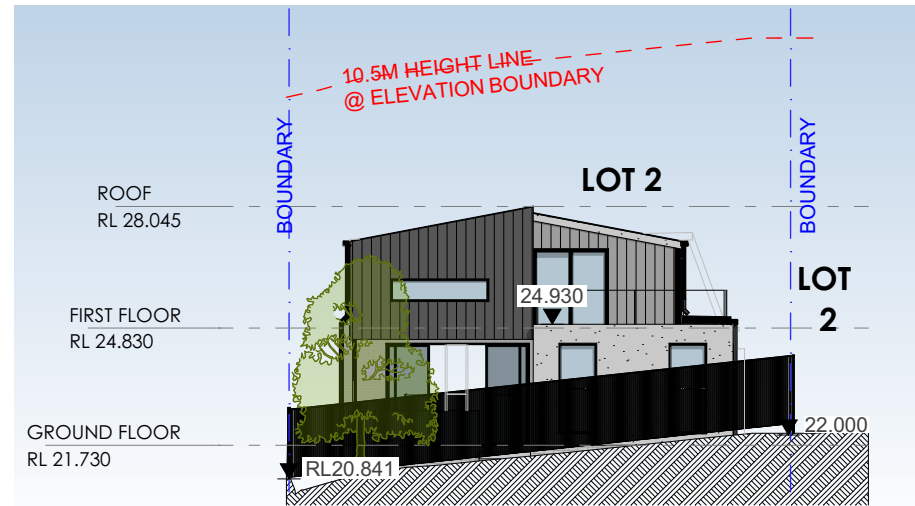
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WINDOW SCHEDULE 3/3

1:100



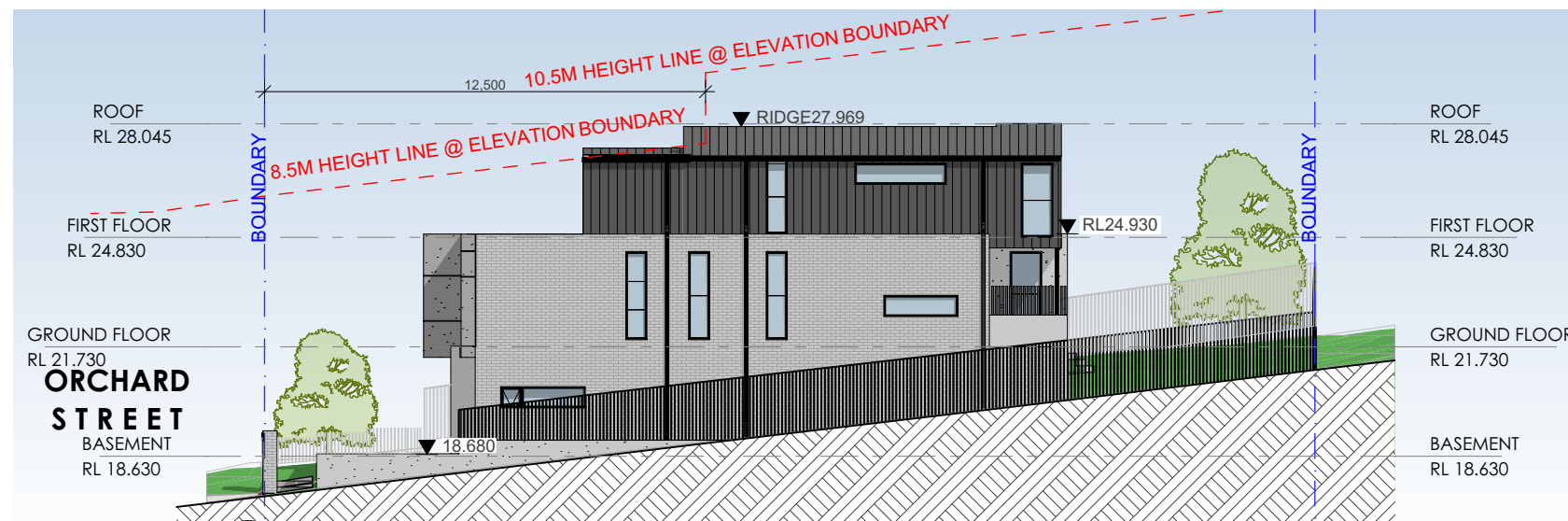
1 SOUTH ELEVATION
1:200



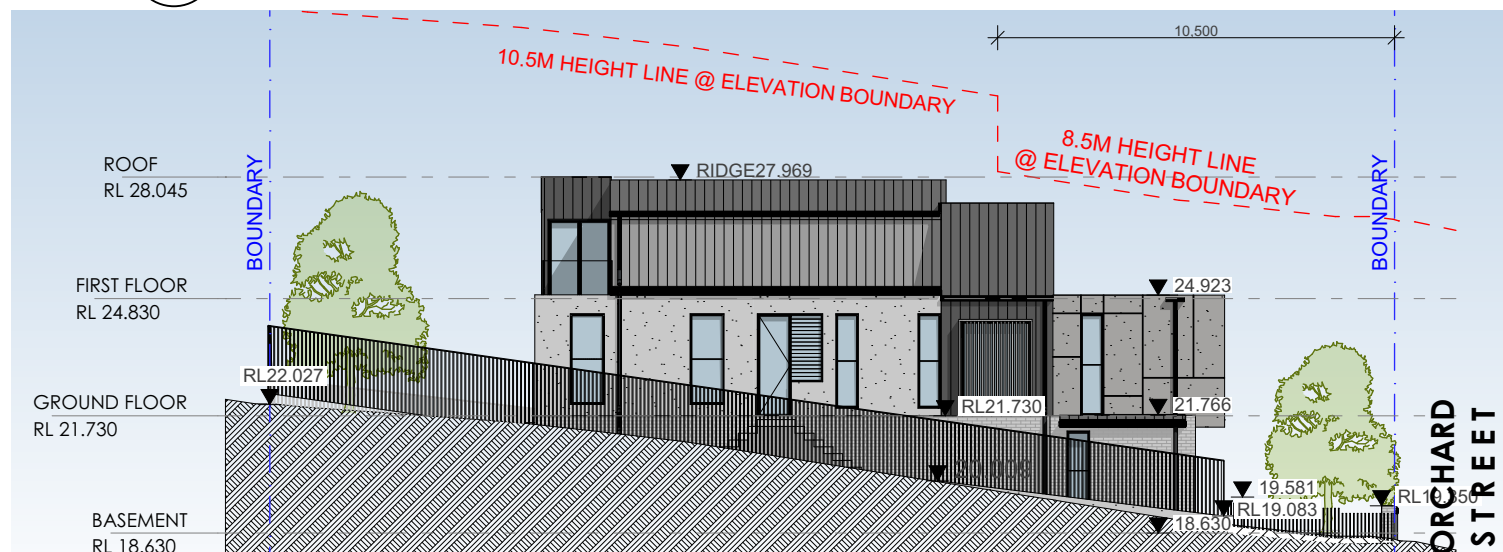
2 NORTH ELEVATION
1:200

NOTE

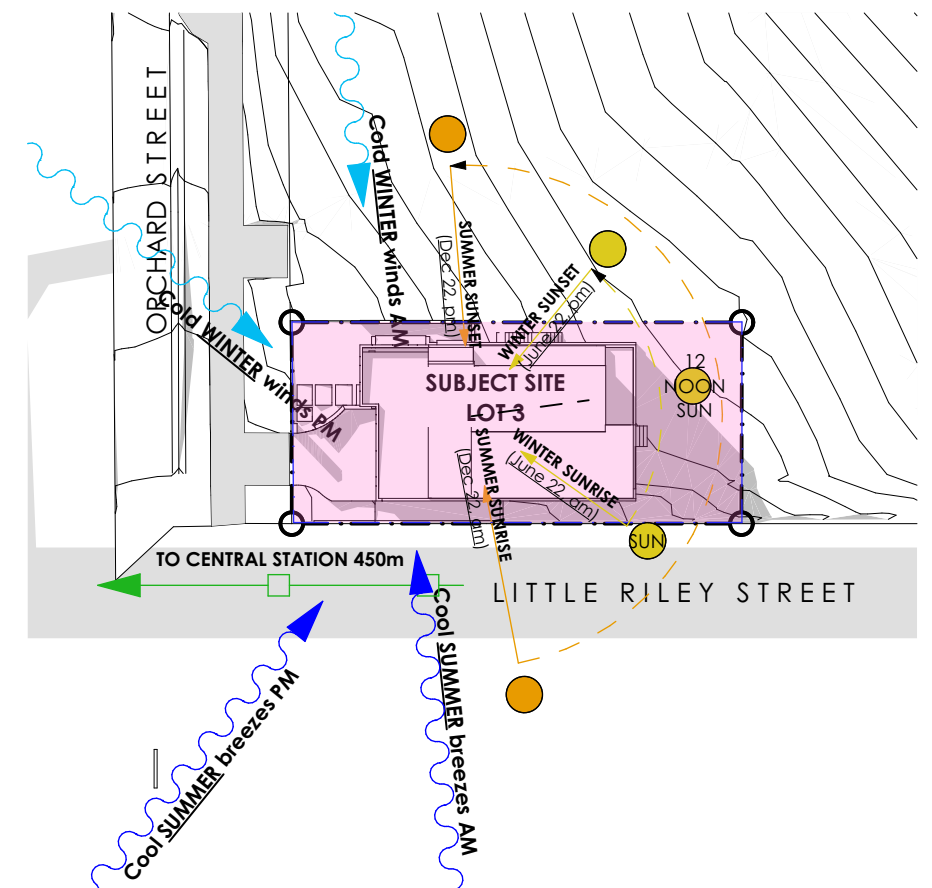
8.5 M. DASHED HEIGHT LINE IS DRAWN
STANDING AT BOUNDARY WHERE EACH
ELEVATION IS TAKEN
REFER TO SECTIONS A&B FOR THE 8.5 M.
DASHED HEIGHT LINE LIMIT



3 EAST ELEVATION
1:200



4 WEST ELEVATION
1:200



5 SITE ANALYSIS PLAN
1:500