

DRAWING LIST	
DRAWING NO.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS PLAN
120	GROUND FLOOR PLAN
130	LEVEL 1 PLAN
140	ROOF PLAN
200	ELEVATION
210	ELEVATION
300	SECTION
400	POST ADAPTABLE LAYOUTS
500	SHADOW DIAGRAM
510	SHADOW DIAGRAM
600	AREA CALCULATION
700	EXTERNAL FINISH SCHEDULE



DEVELOPMENT APPLICATION
PROPOSED DWELLING AT LOT 16,
10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1249755S				
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	4 star	4 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	90 m2	Outdoor tap for landscape 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		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
THERMAL	As per thermal simulation carried out by assessor			
(refer assessor's stamped drawings)	External Wall Insulation: R2.8			
	Ceiling Insulation: R3.0			
	Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			



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Nominated Registered Architect, Peter Israel (Eng no 50964)
ABN 90 050 071 022

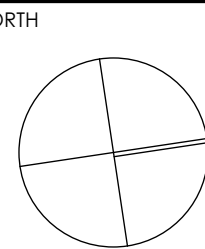
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					A B	DEVELOPMENT APPLICATION SURVEY ISSUE	DL DL	KC/PI GF/PI	15.10.21 11.11.21	CLIENT SKYCROP AUSTRALIA
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE	

PROJECT
LOT 16,10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
BASIX COMMITMENT



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:1@A1
B	DA
005	B
dsc	stage
dwg no.	revision



1

LOCATION PLAN



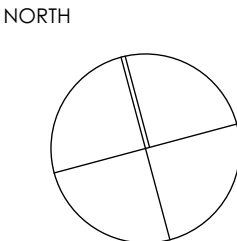
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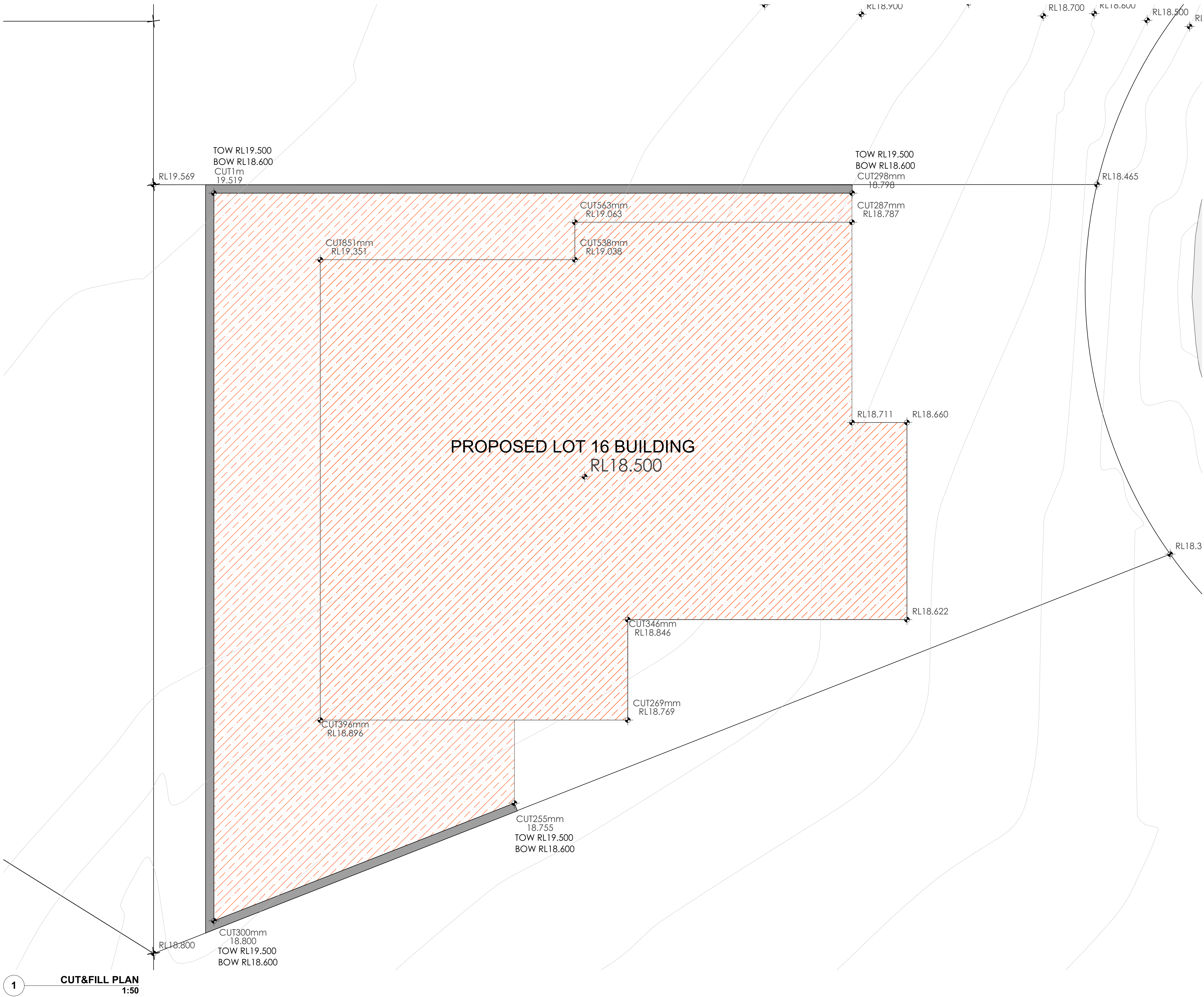
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PROJECT
LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
LOCATION PLAN



DRAWN		DL, KC		CHECKED		PI / KC	
PROJECT No		P563		SCALE		1:1000@A1	
B		DA		010		B	
disc		stage		dwg no.		revision	



1 CUT&FILL PLAN 1:50

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DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

KC/PI
GF/PI

15.10.21
11.11.21

CLIENT

SKYCORP AUSTRALIA

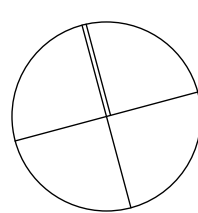
PROJECT

LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

CUT&FILL PLAN

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

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020

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disc

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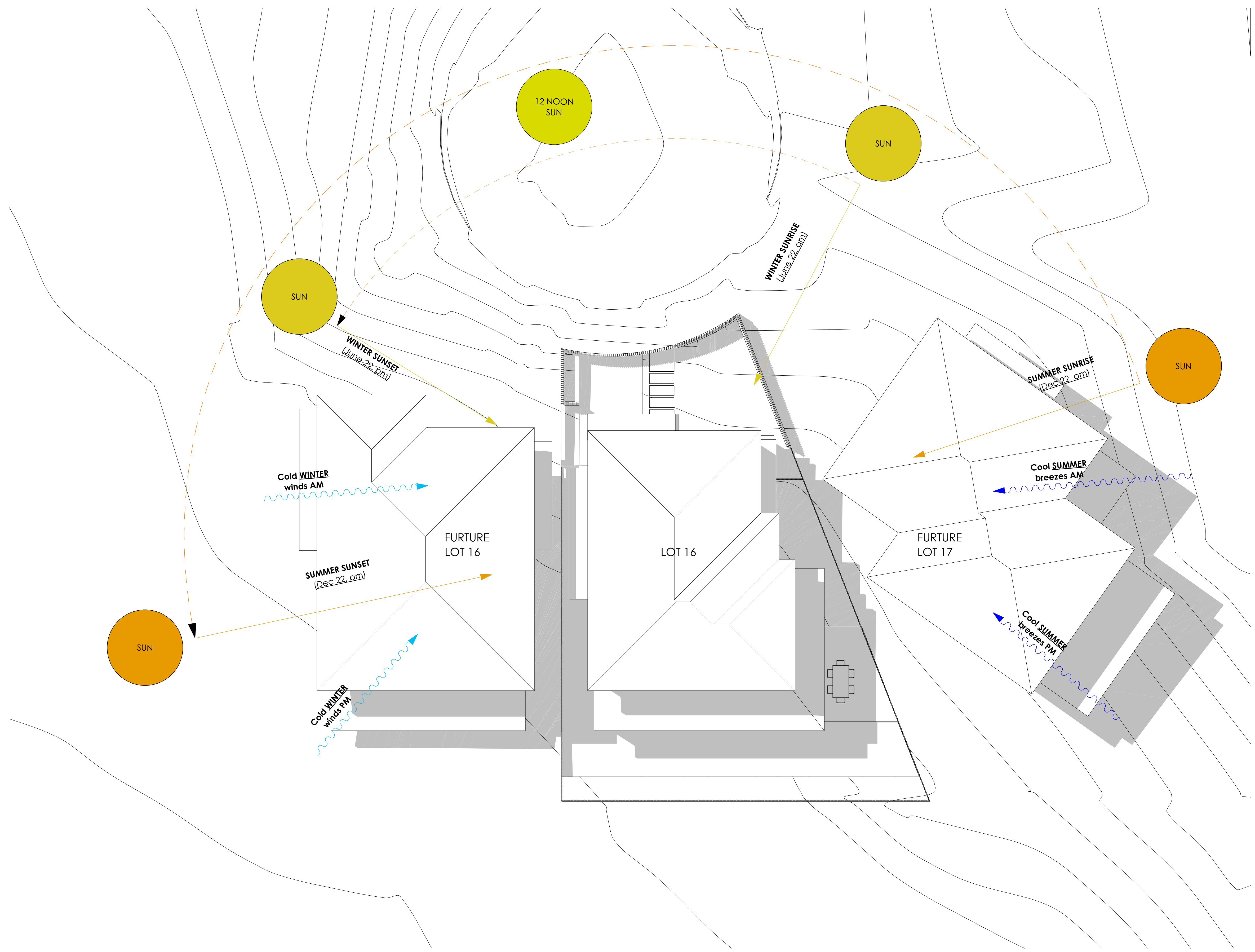
dwg no.

revision

CHECKED

PI / KC

SCALE
1:50@A1



1 SITE ANALYSIS PLAN
1:100

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15.10.21
11.11.21

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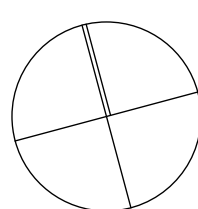
PROJECT

LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

SITE ANALYSIS PLAN

NORTH



DRAWN

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0. GROUND FLOOR PLAN
1:50



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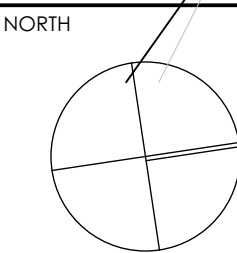
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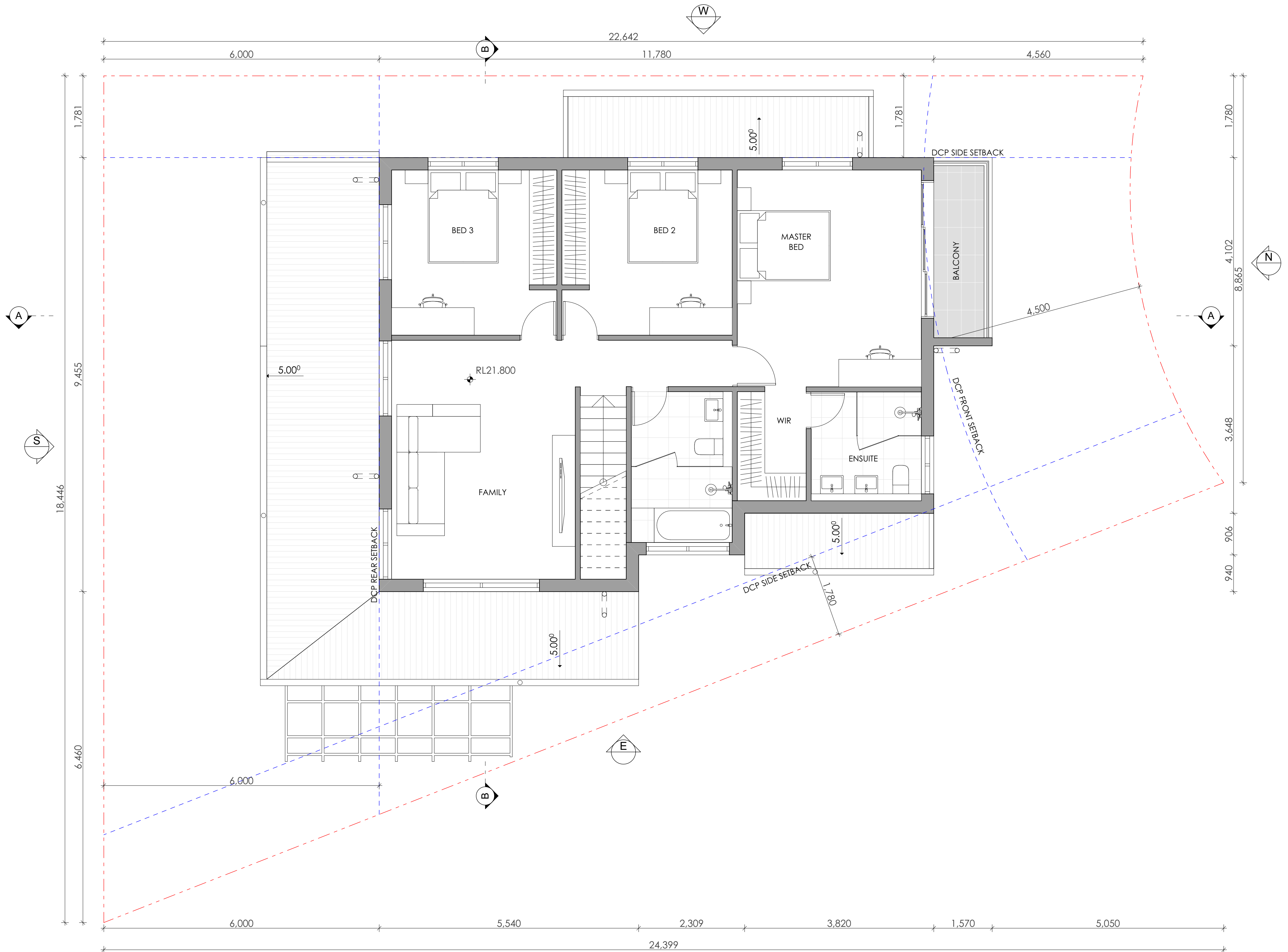
REVISIONS				REVISIONS			
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY

CLIENT
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PROJECT
LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
GROUND FLOOR PLAN



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1. LEVEL 1 PLAN
1:50



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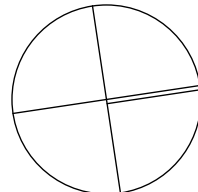
PROJECT

LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

LEVEL 1 PLAN

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

DA

130

B

CHECKED

PI / KC

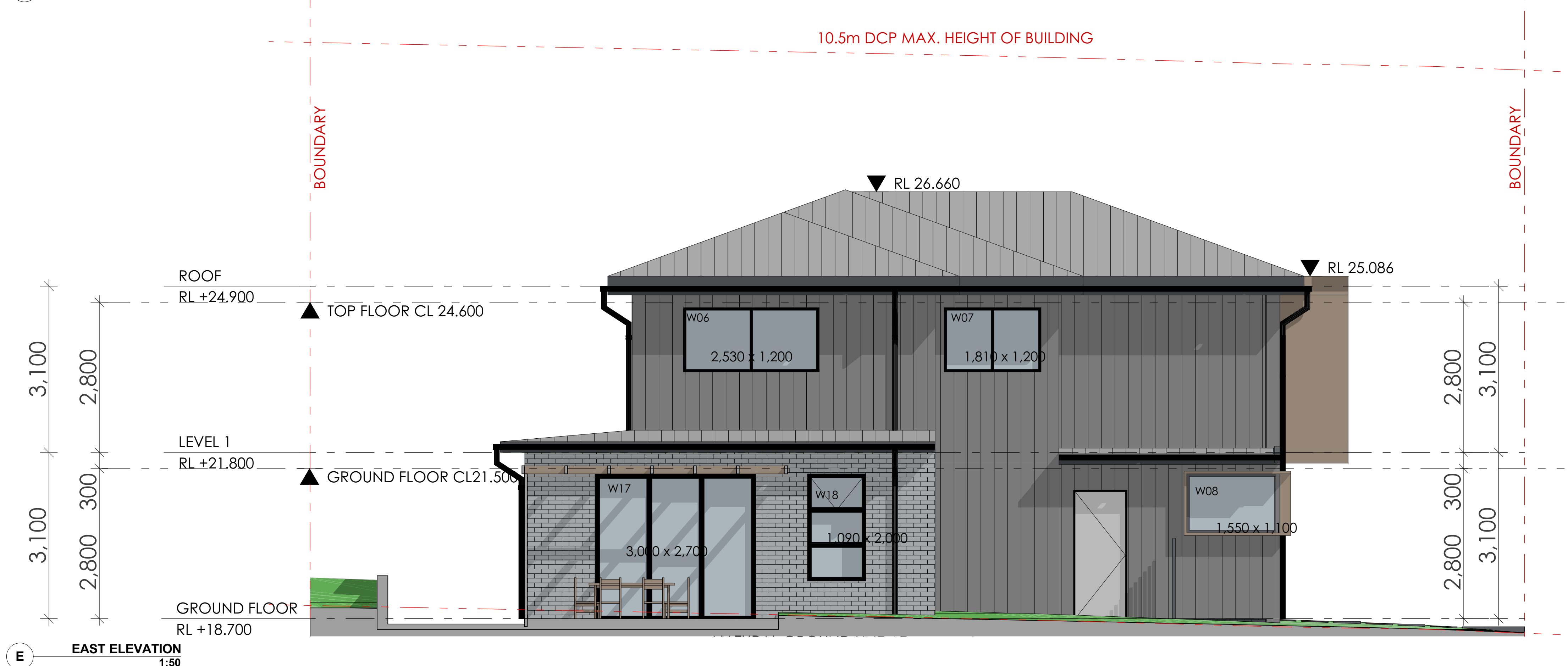
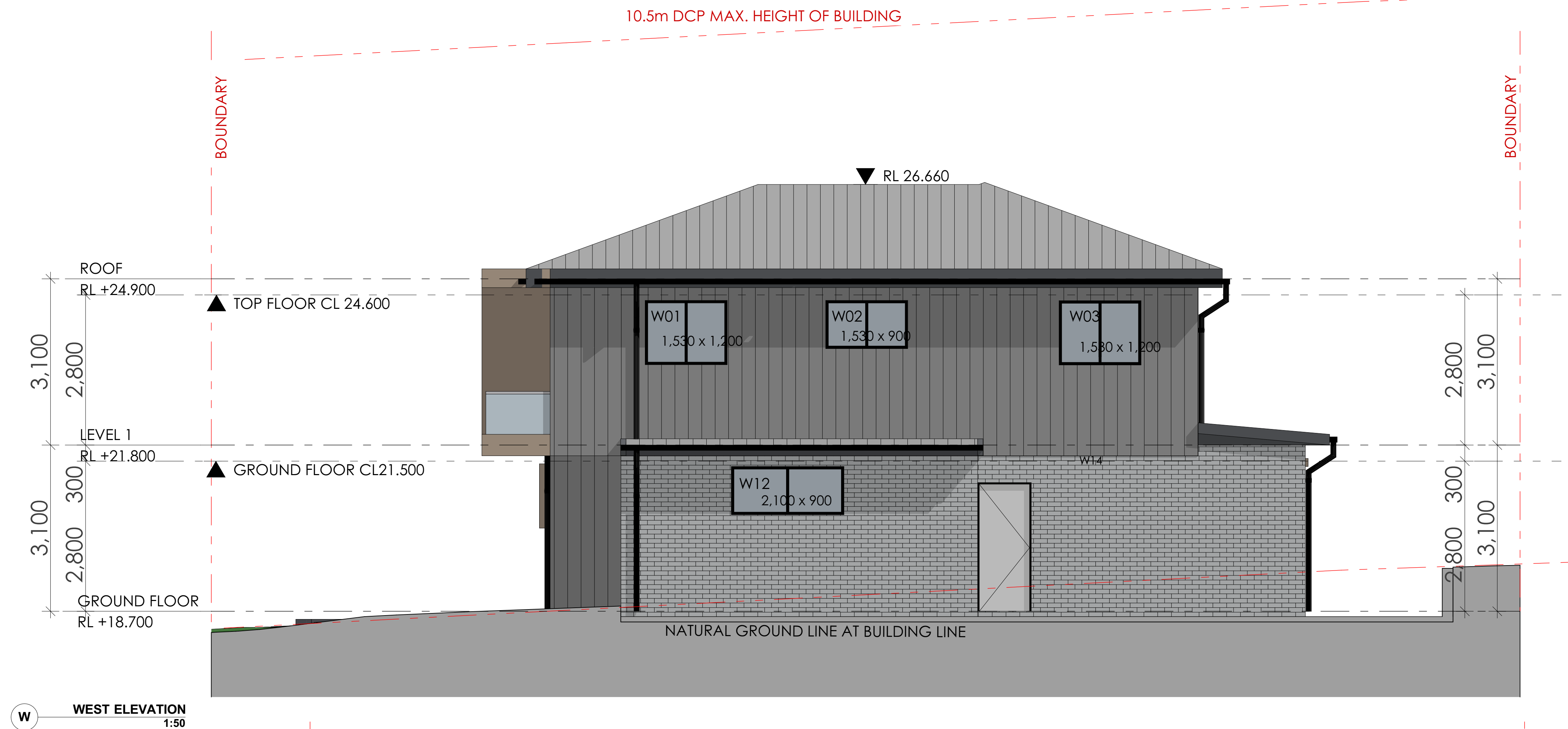
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1:50@A1

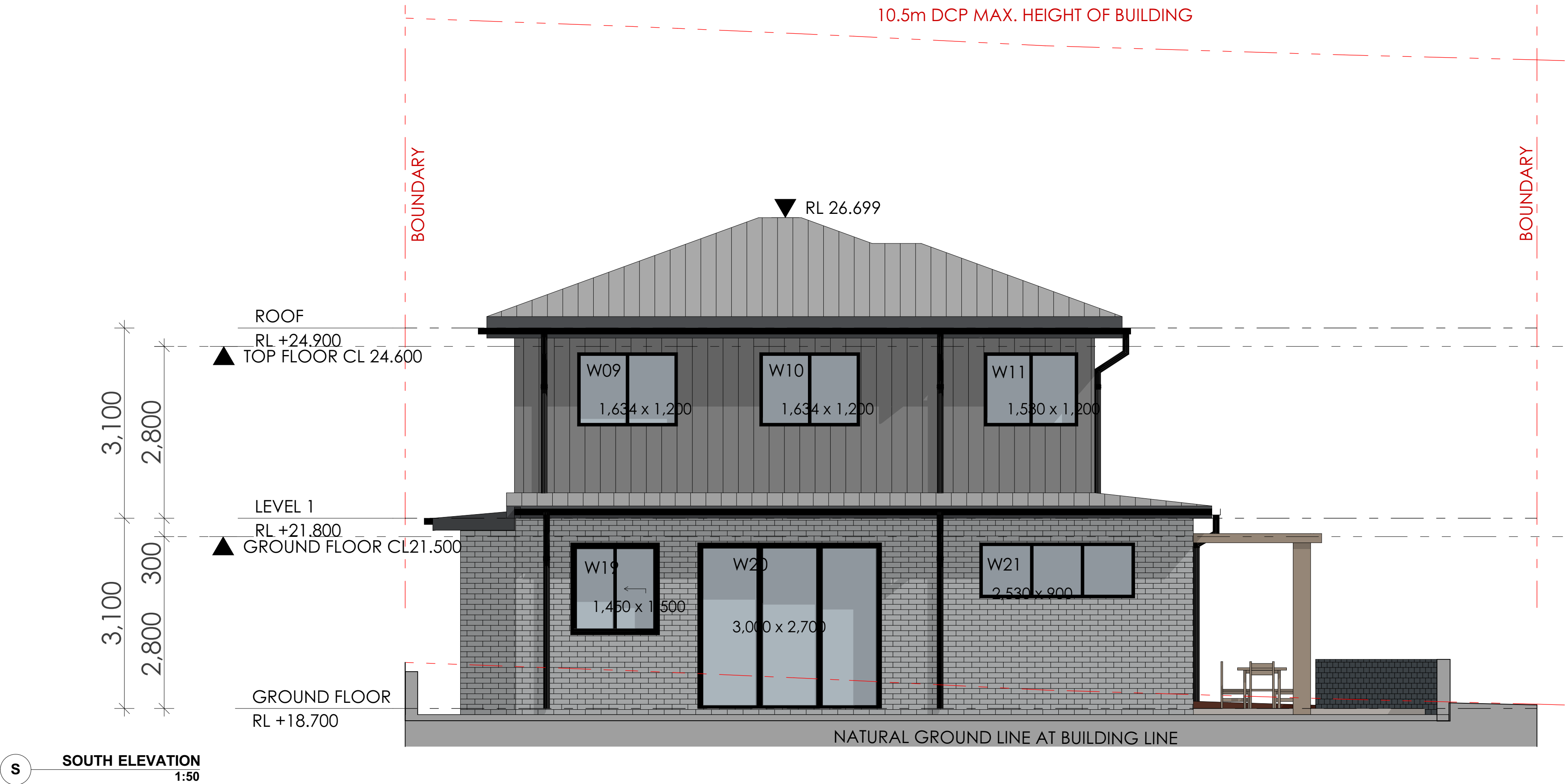
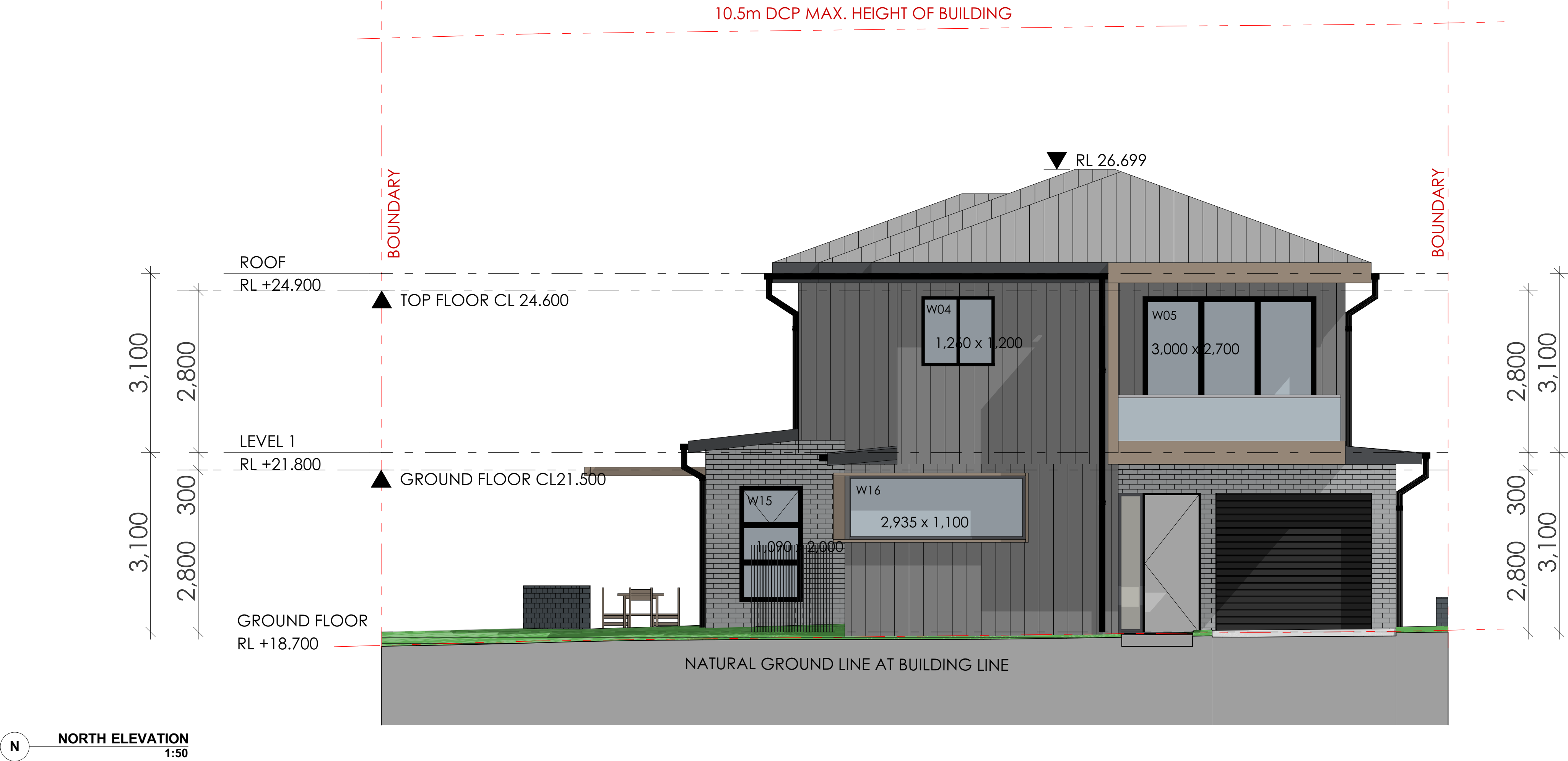
disc

stage

dwg no.

revision





REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

10.5m DCP MAX. HEIGHT OF BUILDING

BOUNDARY

BOUNDARY

RL 26.699

ROOF

RL +24.900

TOP FLOOR CL 24.600

LEVEL 1

RL +21.800

GROUND FLOOR CL 21.500

GROUND FLOOR

RL +18.700

NATURAL GROUND LINE AT BUILDING LINE

W04

1,250 x 1,200

W05

3,000 x 2,700

W15

1,090 x 2,000

W16

2,935 x 1,100

10.5m DCP MAX. HEIGHT OF BUILDING

BOUNDARY

BOUNDARY

RL 26.699

ROOF

RL +24.900

TOP FLOOR CL 24.600

LEVEL 1

RL +21.800

GROUND FLOOR CL 21.500

GROUND FLOOR

RL +18.700

NATURAL GROUND LINE AT BUILDING LINE

W09

1,634 x 1,200

W10

1,634 x 1,200

W11

1,580 x 1,200

W19

1,450 x 1,500

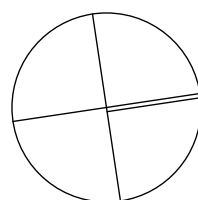
W20

3,000 x 2,700

W21

2,530 x 900

NORTH



DRAWN

DL, KC

CHECKED

PI / KC

PROJECT No
P563

SCALE
1:100@A1

B

DA

210

B

disc

stage

dwg no.

revision

PROJECT

LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
ELEVATION

CLIENT

SKYCORP AUSTRALIA

DL

KC/PI

15.10.21

DL

GF/PI

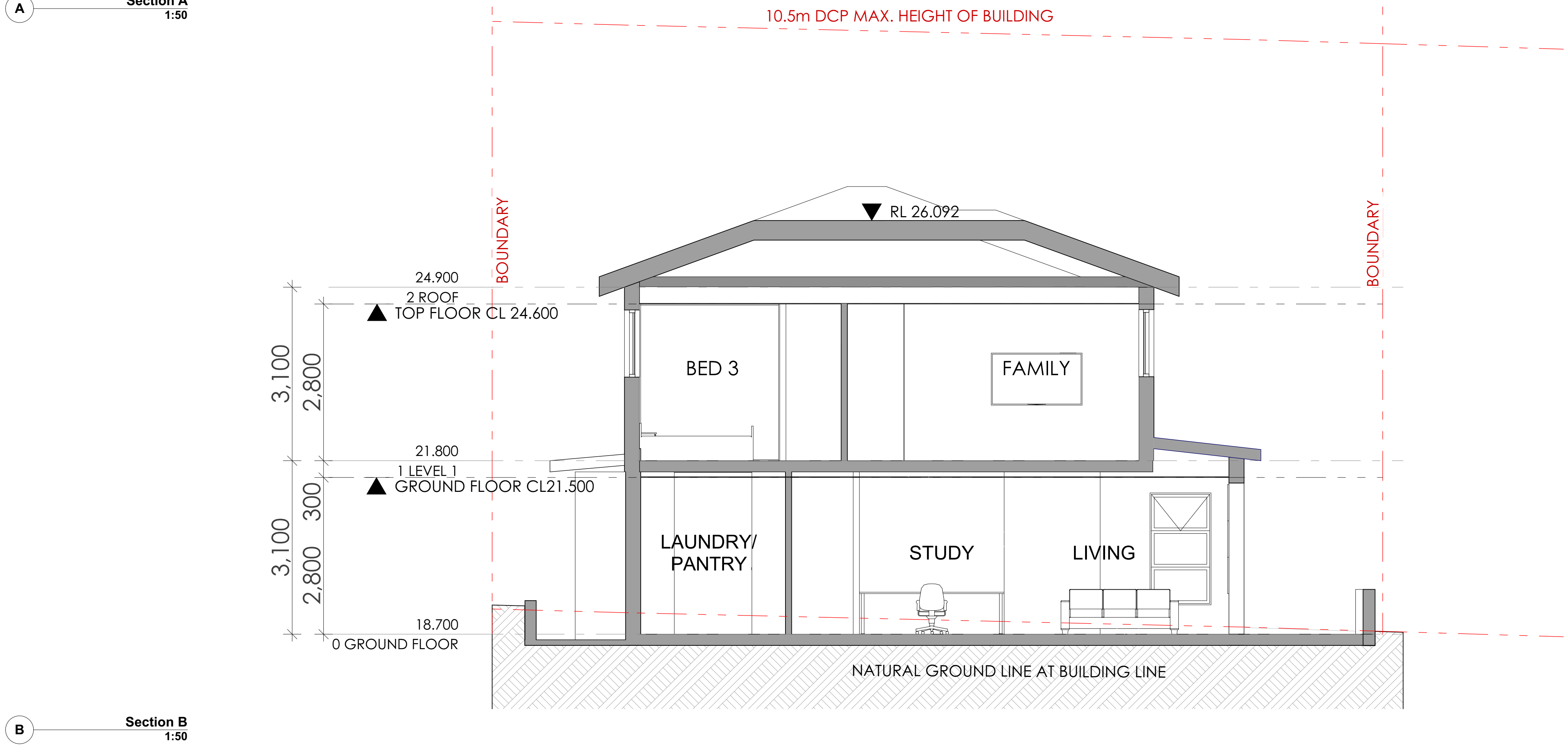
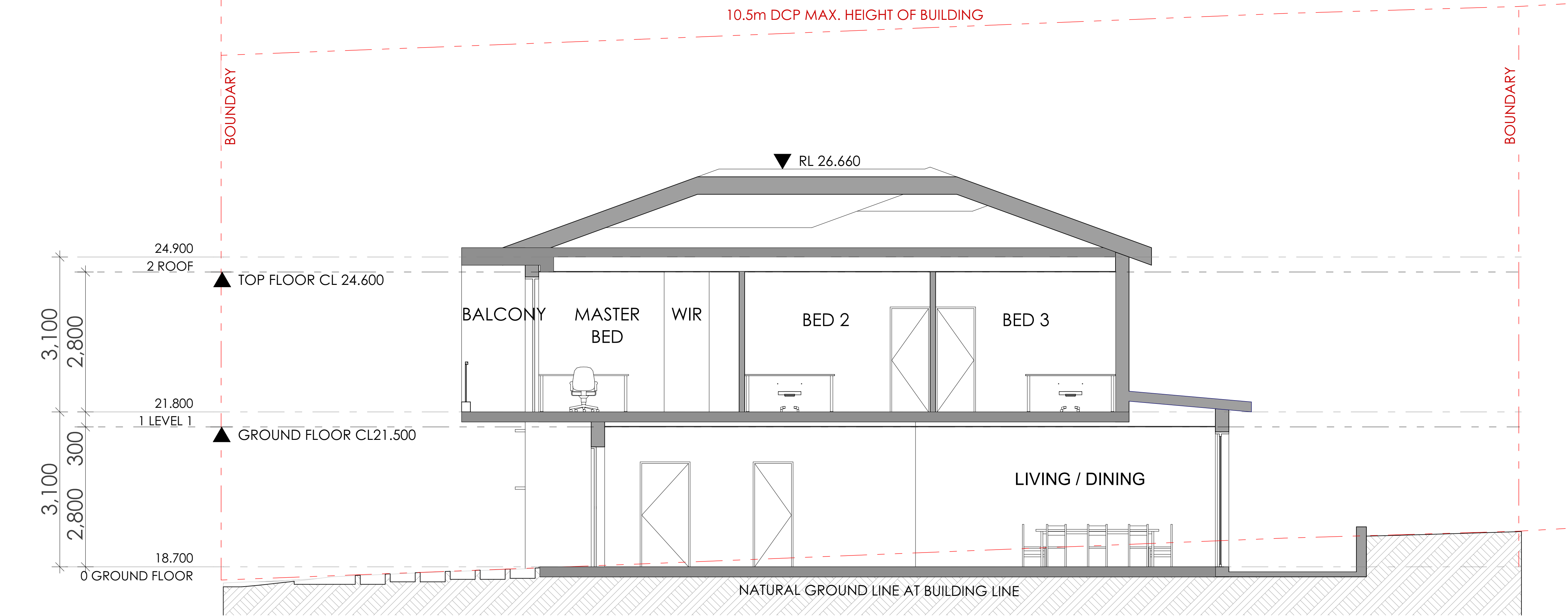
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DEVELOPMENT APPLICATION

SURVEY ISSUE

A

B



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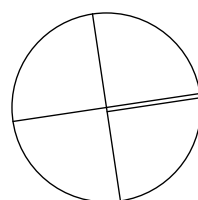
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CLIENT
SKYCORP AUSTRALIA

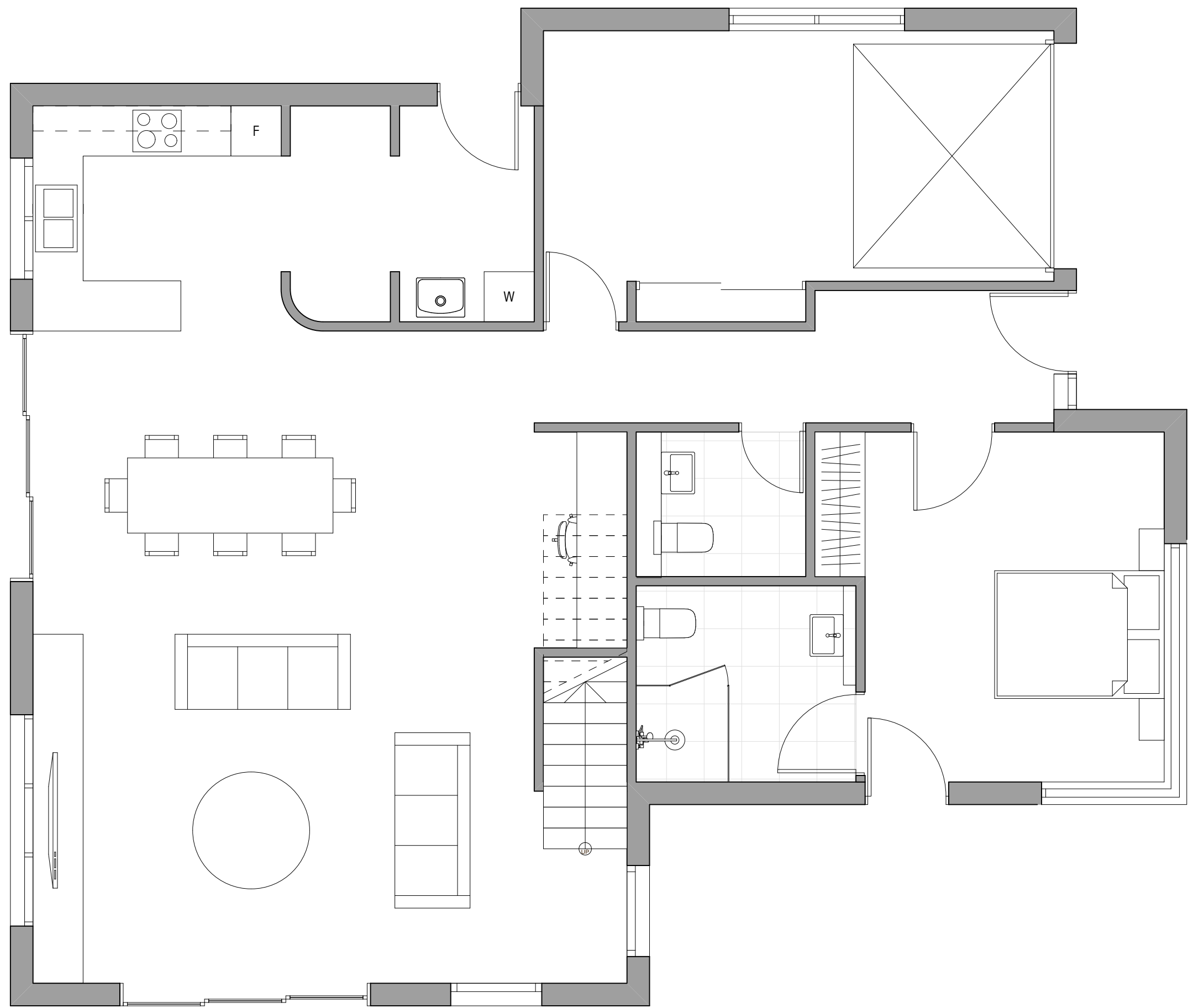
PROJECT
**LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD**

DRAWING
SECTION

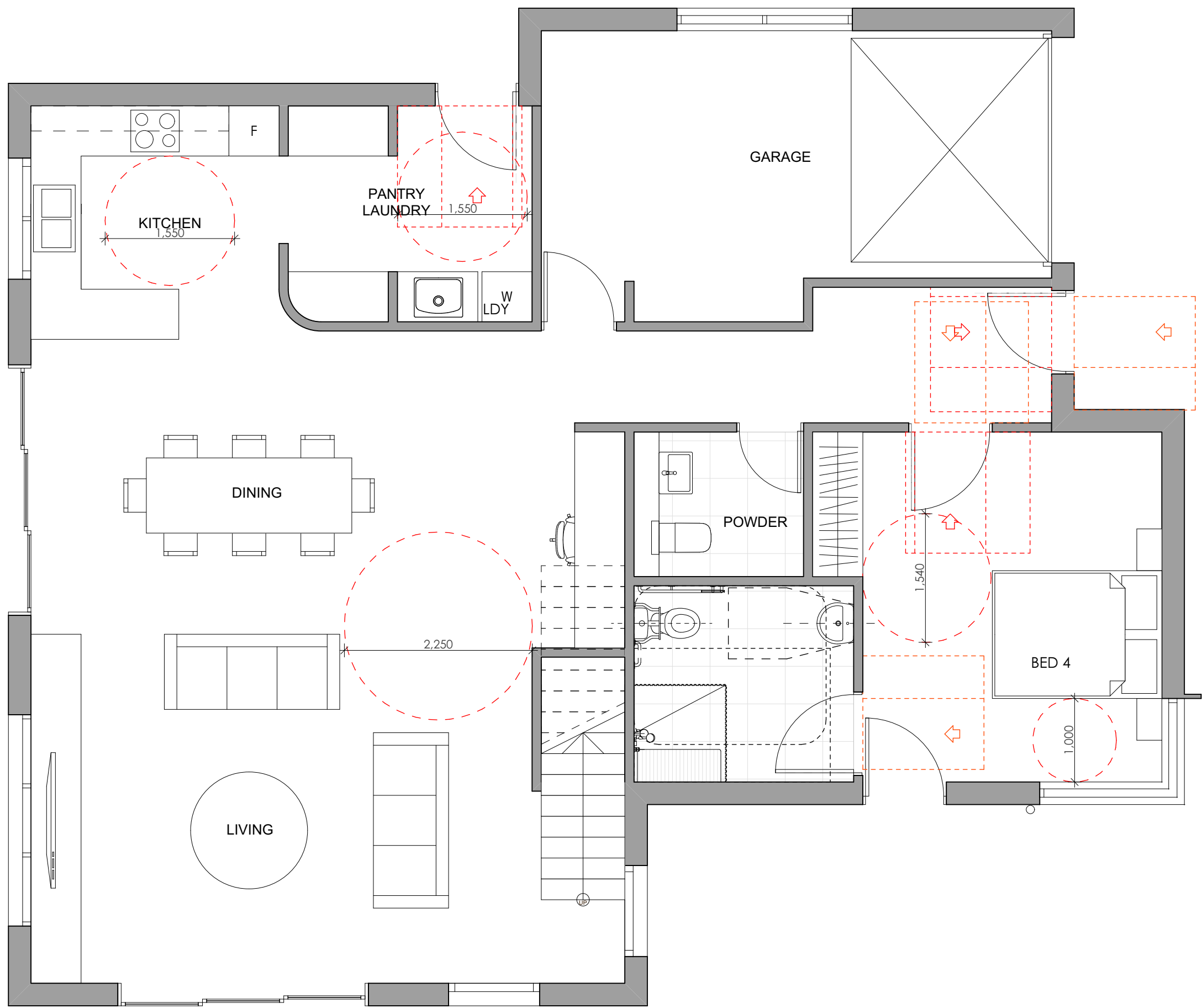
NORTH



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA 300 B
disc	stage
dwg no.	revision



1 PRE ADAPTABLE LAYOUTS



2 POST ADAPTABLE LAYOUTS

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DEVELOPMENT APPLICATION
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DL
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11.11.21

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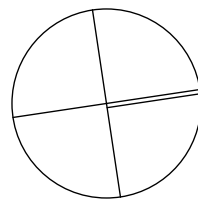
PROJECT

LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

POST ADAPTABLE LAYOUTS

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

disc

DA

stage

400

dwg no.

B

revision

CHECKED

PI / KC

SCALE

1:50@A1

1 SHADOW DIAGRAM JUNE 21 9AM
1:100

2 SHADOW DIAGRAM JUNE 21 10AM
1:100

3 SHADOW DIAGRAM JUNE 21 11AM
1:100

4 SHADOW DIAGRAM JUNE 21 12PM
1:100



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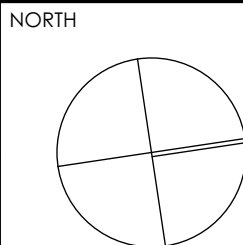
DEVELOPMENT APPLICATION
SURVEY ISSUE

DL KC/PI 15.10.21
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SKYCORP AUSTRALIA

PROJECT
**LOT 16,10 FERN CREEK ROAD,
WARRIEWOOD**

DRAWING
SHADOW DIAGRAM



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA 500 B
disc	stage, chg no, revision

1 SHADOW DIAGRAM JUNE 21 1PM
1:100

2 SHADOW DIAGRAM JUNE 21 2PM
1:100

3 SHADOW DIAGRAM JUNE 21 3PM
1:100



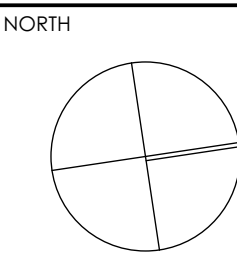
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LOT 16,10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
SHADOW DIAGRAM



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B	DA	510	B
disc	stage	dwg no.	revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 16) 319m ²	m/m ²	COMPLIANCE
PERMISSABLE GFA	N/A	Y
PROPOSED GFA	196m ²	
LOT WIDTH AT FRONT BUILDING LINE	11.5m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (35% OF SITE AREA)	111.7m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	120m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	71m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	49m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	20m ²	Y
PROPOSED PRIVATE OPEN SPACE	20m ²	



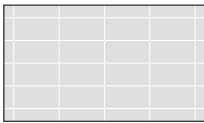
PROPOSED SITE AREA



PROPOSED GROSS FLOOR AREA



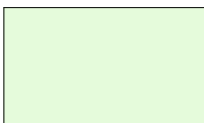
PROPOSED ARTICULATON ZONE



PROPOSED PRIVATE OPEN SPACE



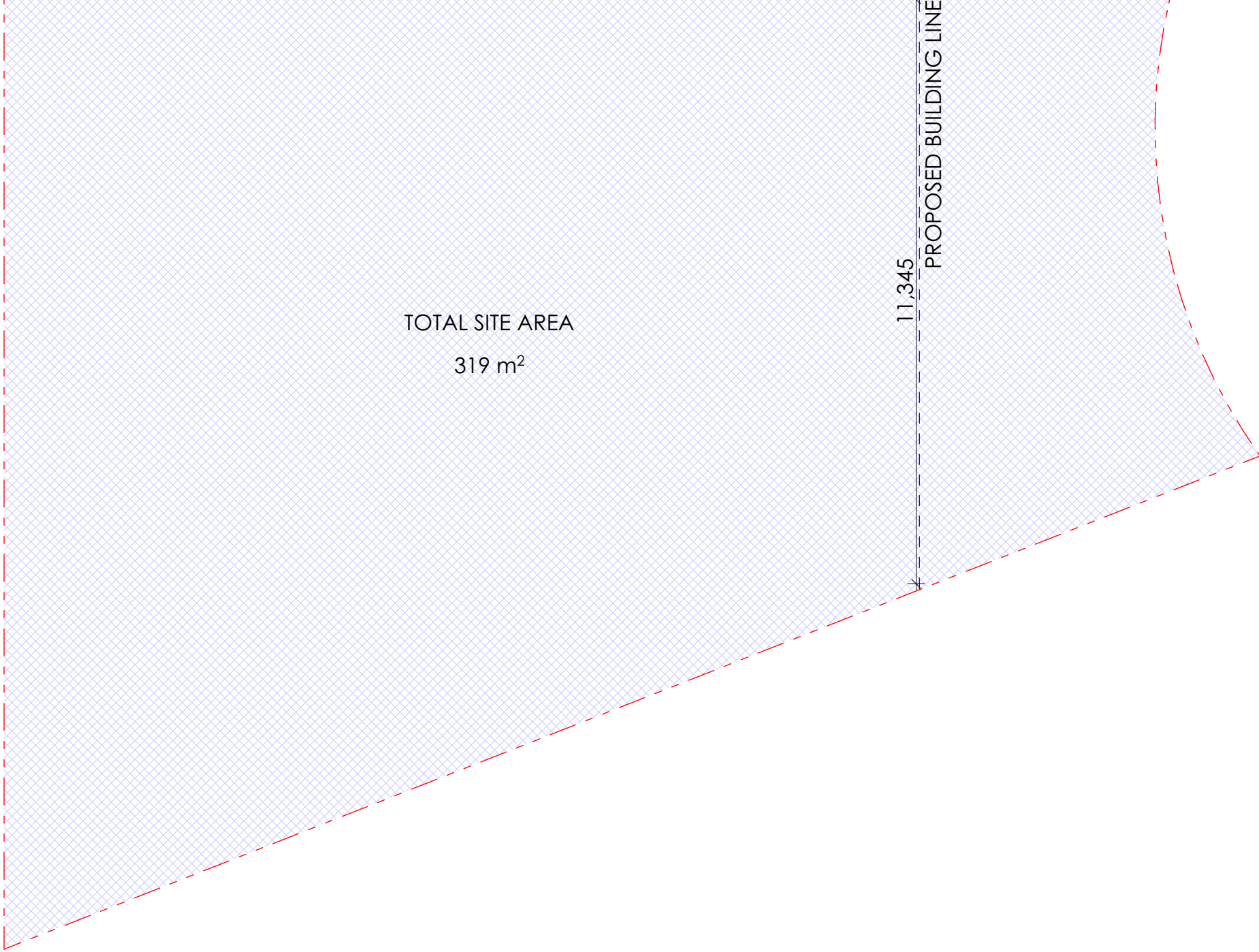
PROPOSED COMPLIANT LANDSCAPE AREA



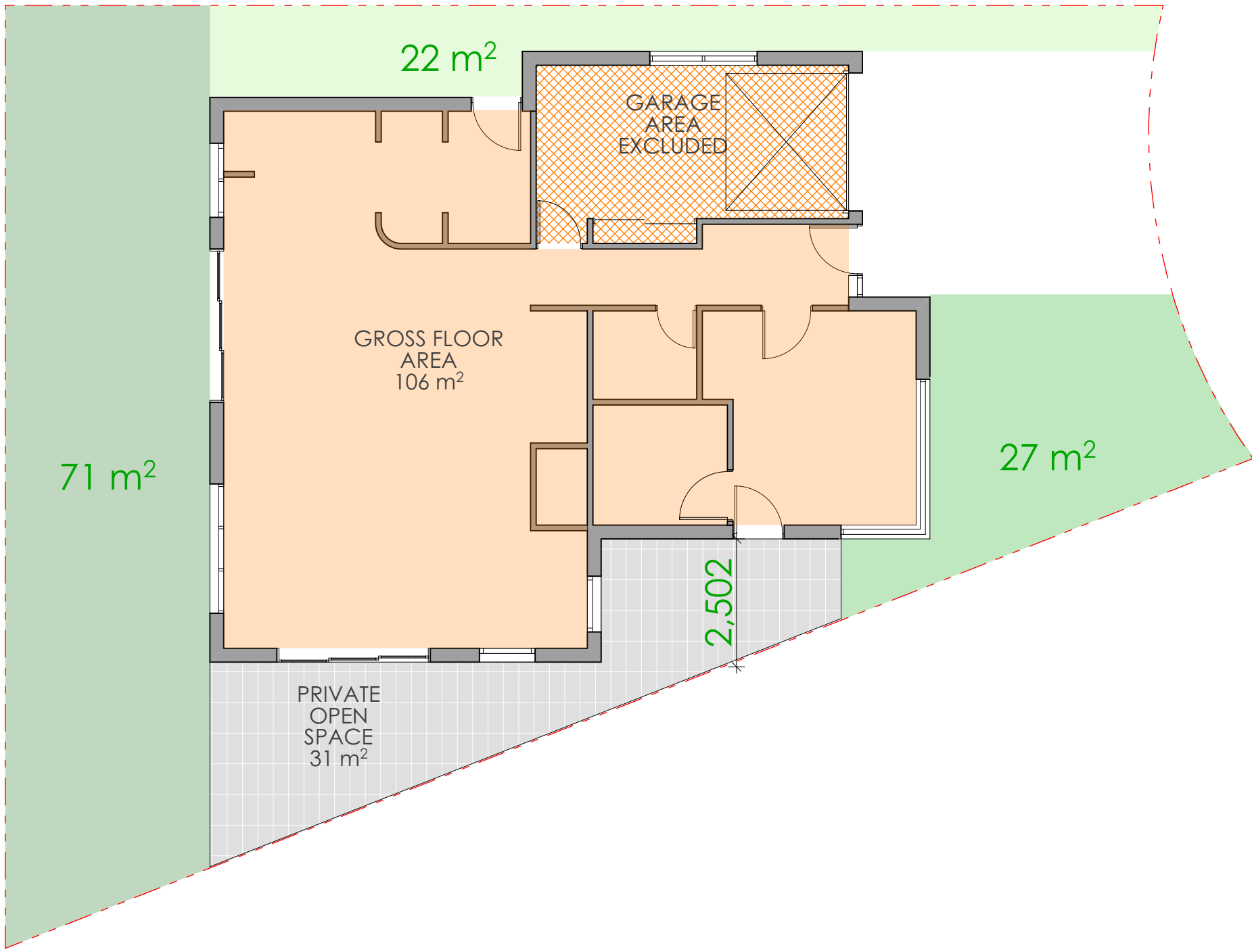
PROPOSED NON COMPLIANT LANDSCAPE AREA



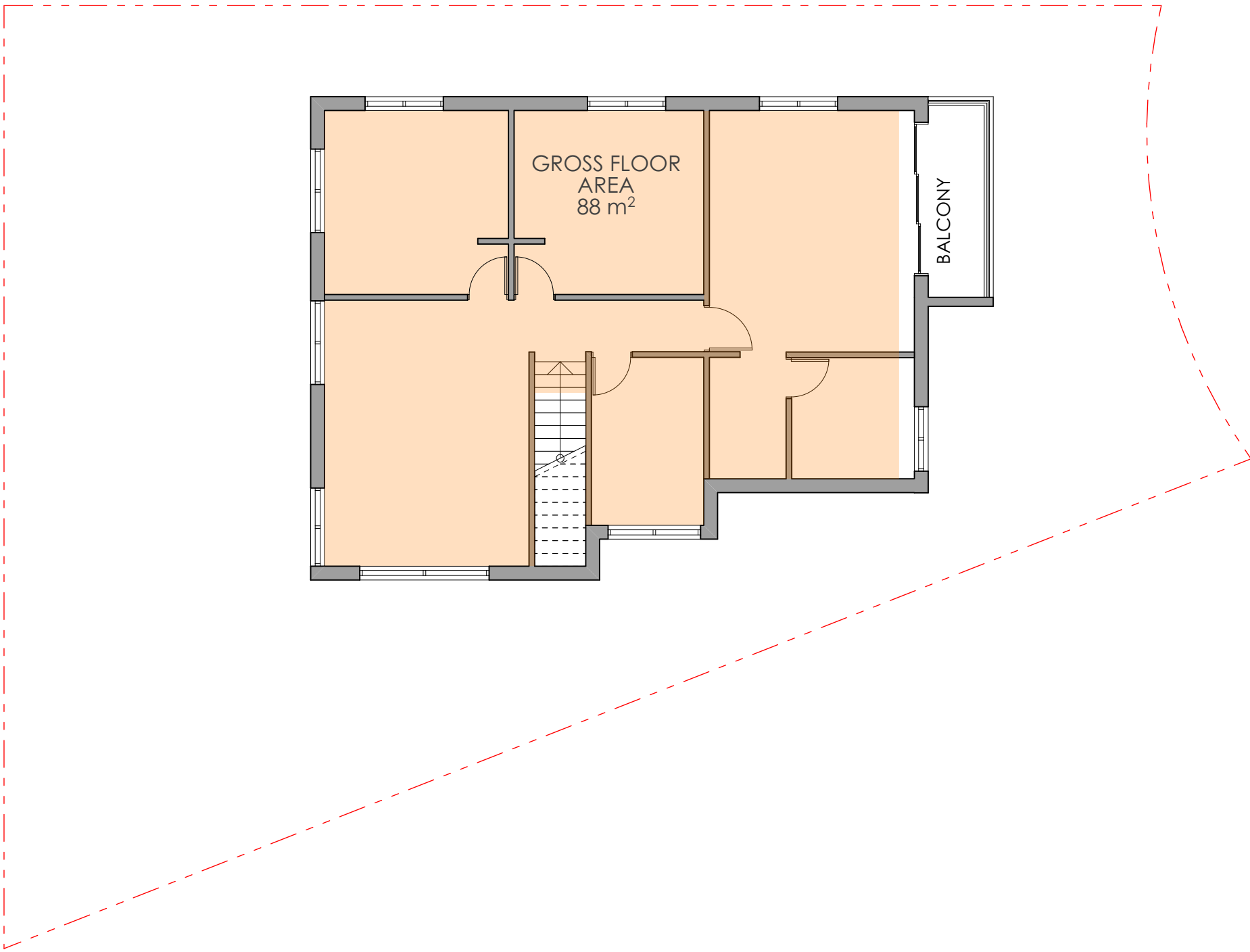
PROPOSED AREA EXCLUDED



1 SITE AREA PLAN
1:100



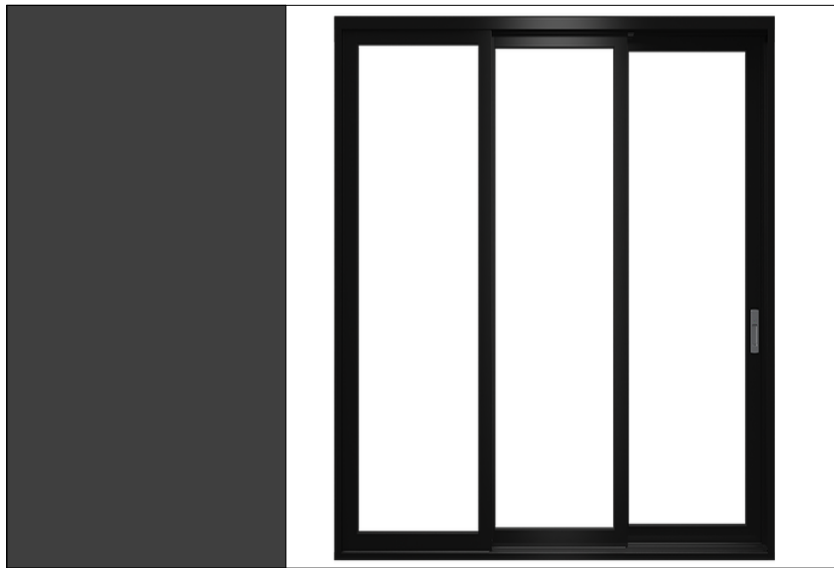
2 GROUND FLOOR AREA PLAN
1:100



3 LEVEL 1 AREA PLAN
1:100



1. STAINLESS STEEL AND GLAZED BALUSTRADE



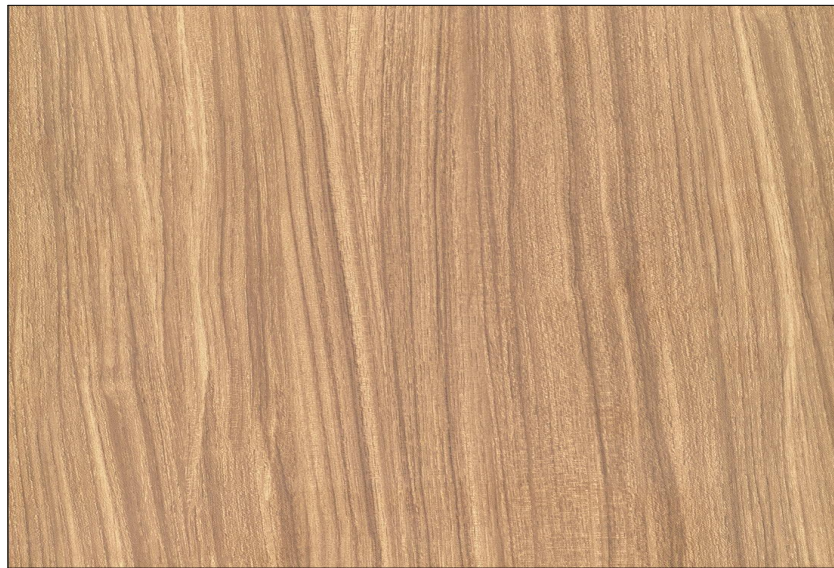
2. POWDER COATED ALUMINIUM FRAMED GLAZING
SILVER WHITE



3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS BRAHMA GRANITE



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK



6. JAMES HARDIE - STRIA 255mm



7. AUSTRAL BRICKS MAJESTIC GREY

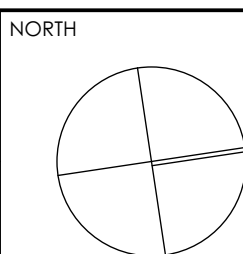
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SURVEY ISSUE

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PROJECT
**LOT 16, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
EXTERNAL FINISH SCHEDULE



DRAWN DL, KC	CHECKED PI / KC
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B disc	DA stage
700 dwg no.	B revision