

DRAWING LIST	
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005	BASIX COMMITMENT
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020	CUT&FILL PLAN
050	SITE ANALYSIS
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DEVELOPMENT APPLICATION
PROPOSED DWELLING AT LOT 05,
10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1264370S (Lot 5A)1264367S (Lot 5B)				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	3 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	2000L	70 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		2.5 star (average zone)	2.5 star (average zone)
Heating System	Type		Living areas	Bed rooms
	1 Phase Air conditioning: Day / Night Zoned		2.5 star (average zone)	2.5star (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: R4.5			
	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			



1 LOCATION PLAN

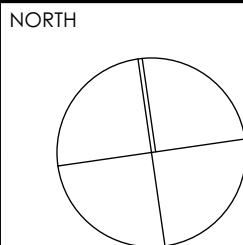
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					A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21
					B	SURVEY ISSUE	DL	GF/PI	11.11.21
					C	COUNCIL RFI RESPONSE	GF	GF/PI	25.05.22
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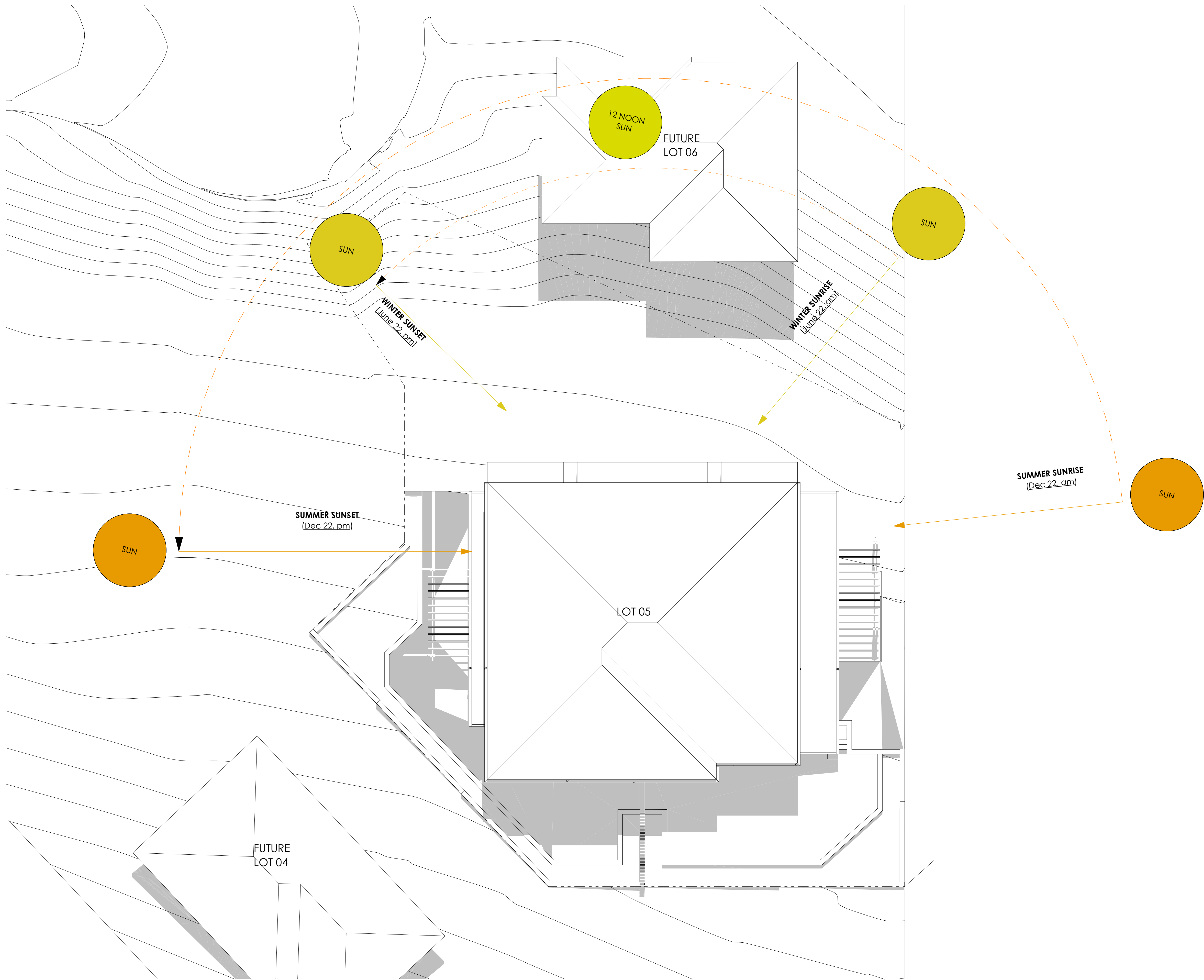
CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
LOCATION PLAN



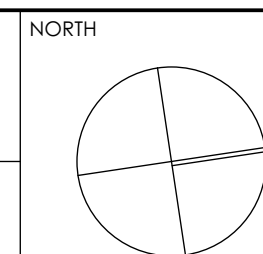
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disc	stage
dwg no.	revision

DRAWN DL		CHECKED PI / GF	
PROJECT No P563		SCALE 1:50@A1,	
B	DA	020	C
disc	store	drawn no.	revision



1 SITE ANALYSIS PLAN
1:100

					A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21
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DRAWN DL	CHECKED PI / GF
PROJECT No P563	SCALE 1:100@A1,
B disc	DA stage
050 dwg no.	C revision



1 GROUND FLOOR PLAN
1:70



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Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150
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Nominated Registered Architect: Peter Israel (Eng no 5096)
ABN 90 050 071 022

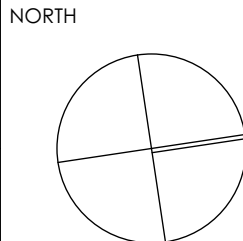
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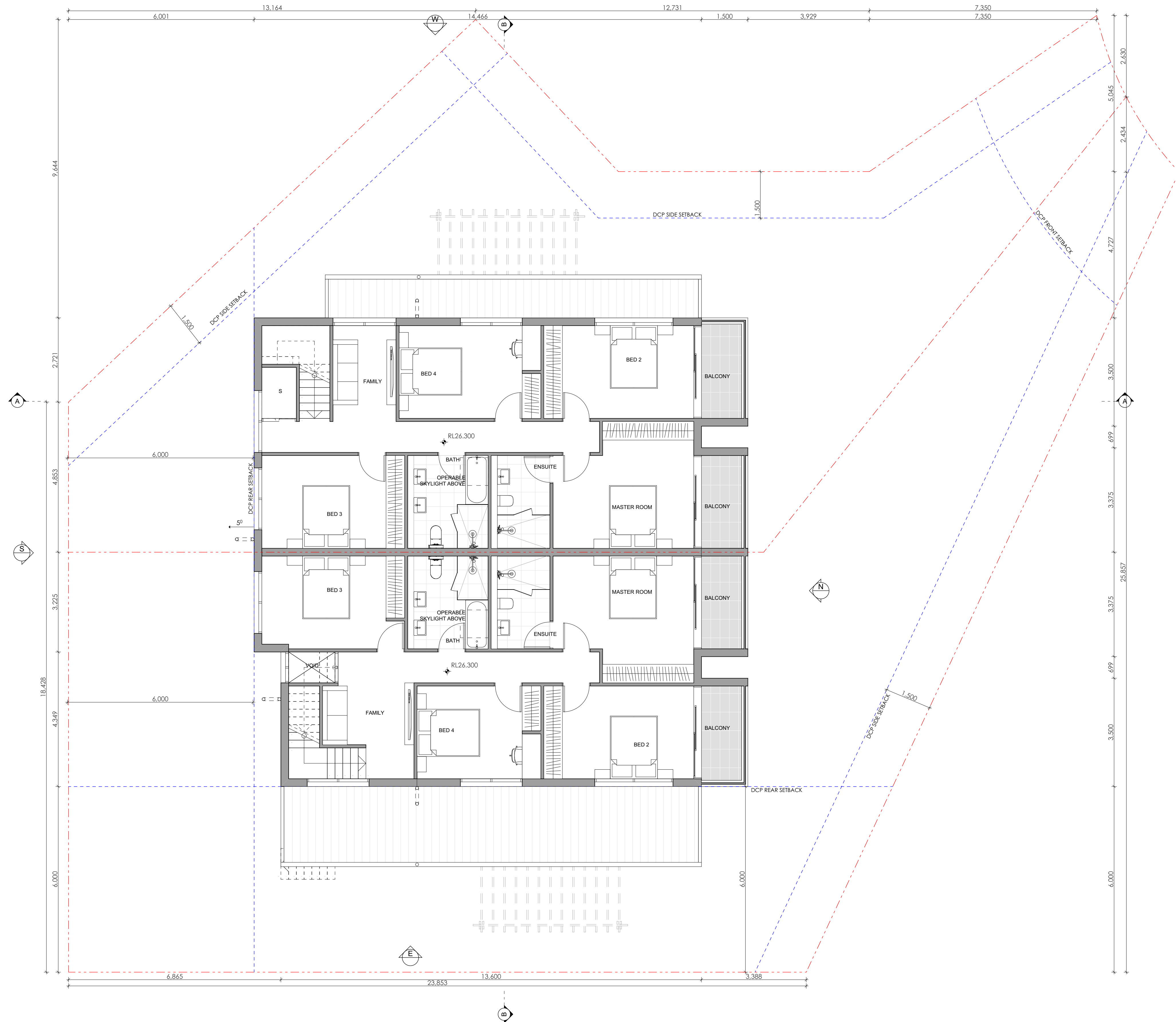
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B	SURVEY ISSUE				DL	GF/PI 11.11.21			
C	COUNCIL RFI RESPONSE				GF	GF/PI 25.05.22			

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 05, 10 FERN CREEK ROAD,
WARRIWOOD
DRAWING
GROUND FLOOR PLAN



DRAWN DL	CHECKED PI / GF
PROJECT No P563	SCALE 1:50@A1,
B	DA 120 C
disc	stage
chng no.	revision



1 LEVEL 1 FLOOR PLAN
1:70



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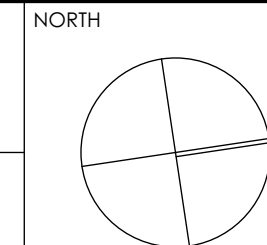
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A DEVELOPMENT APPLICATION
B SURVEY ISSUE
C COUNCIL RFI RESPONSE

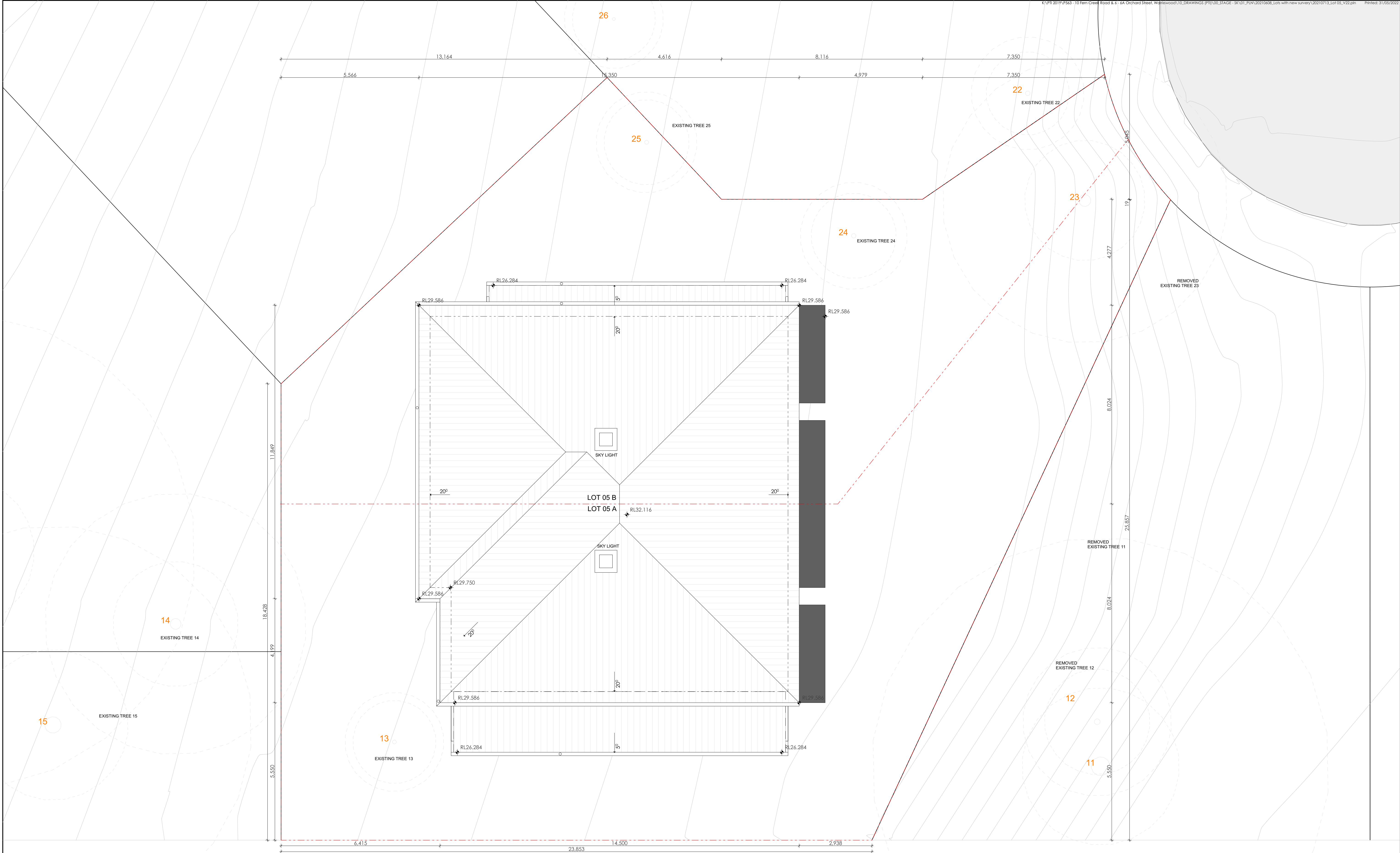
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DL	GF/PI	11.11.21
GF	GF/PI	25.05.22

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
LEVEL 1 FLOOR PLAN



DRAWN DL	CHECKED PI / GF
PROJECT No P563	SCALE 1:50@A1,
B	DA 130 C
disc	stage
dwg no.	revision



1 ROOF PLAN
1:70



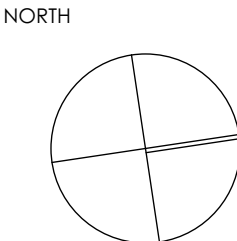
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE	

PROJECT
LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
ROOF PLAN



DRAWN	DL	CHECKED	PI / GF
PROJECT No	P563	SCALE	1:50@A1,
B	DA	140	C
disc	stage	dwg no.	revision





1 NORTH ELEVATION
1:50



2 SOUTH ELEVATION
1:50



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ABN 60 050 071 022

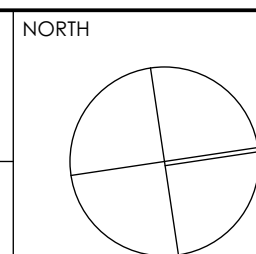
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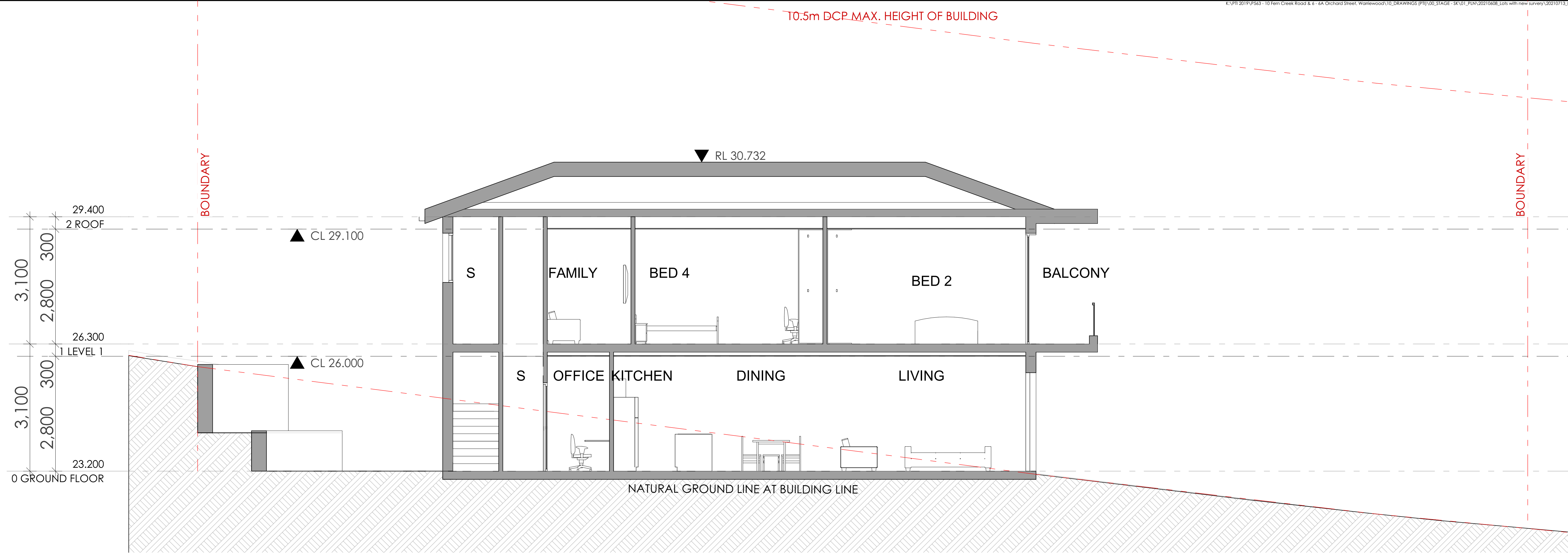
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B	SURVEY ISSUE				DL	GF/PI 11.11.21			
C	COUNCIL RFI RESPONSE				GF	GF/PI 25.05.22			

CLIENT
SKYCORP AUSTRALIA

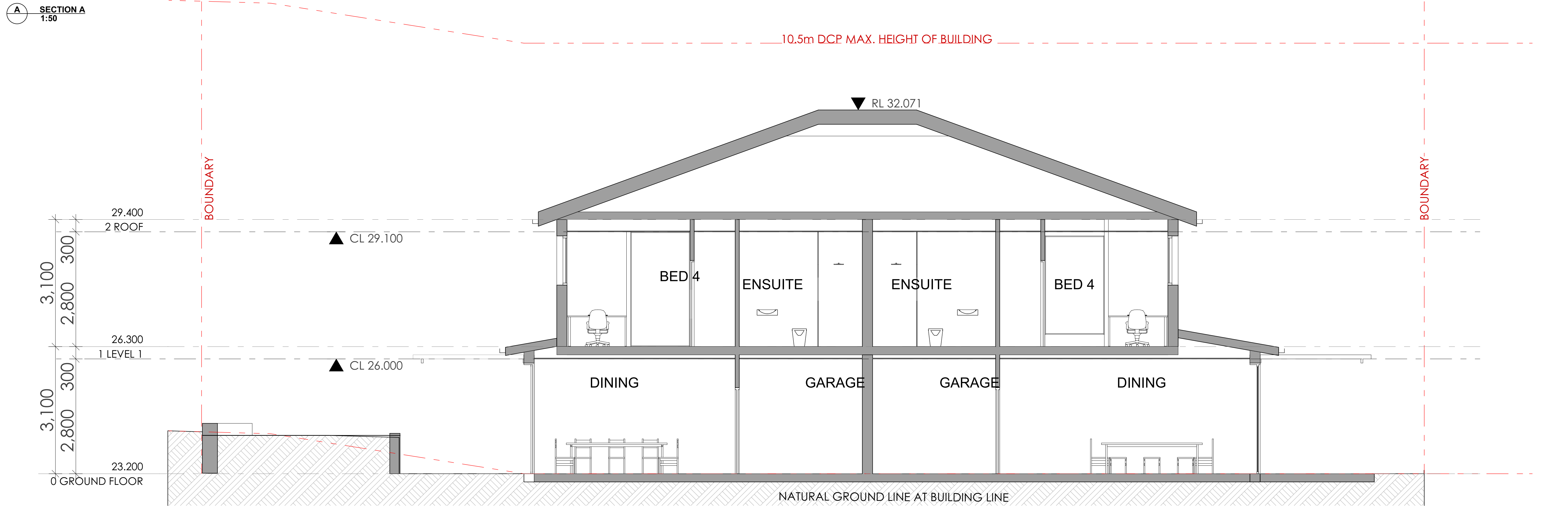
PROJECT
LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
ELEVATION



DRAWN	DL	CHECKED	PI / GF
PROJECT No	P563	SCALE	1:100@A1,
B	DA	210	C
dsc	stage	dwg no.	revision

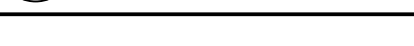


A SECTION A
1:50




B SECTION B
1:50

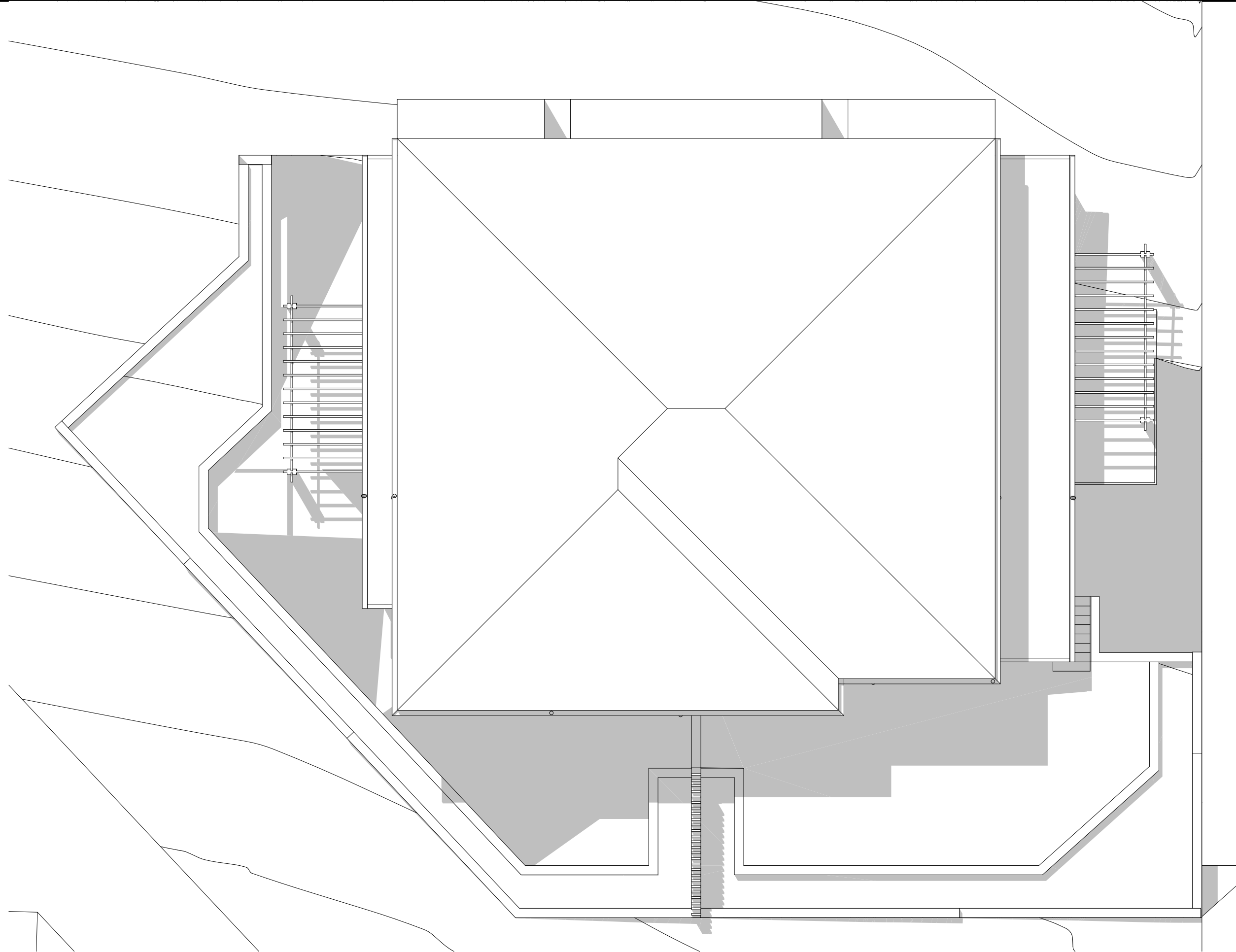
This architectural drawing shows a perspective view of a building's roof and upper facade. The central feature is a large square section with a gabled roof, divided into four triangular sections by a central ridge. To the left, a smaller section features a staircase with a railing. To the right, another section shows a staircase and a small structure. The drawing uses clean lines and shading to represent the building's form and surrounding environment.

 <p> ARCHITECTURE Tourism + Residential </p>	<p> Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010 Parramatta Office: Level 16, Deloitte Building, 21 Station Street, Parramatta NSW 2150 P + 61 2 955 1080 www.pjiarchitecture.com.au Nominated Registered Architect: Peter Selinger (reg no 50064) AEN 90 050 071 022 </p>	<p>NOTE</p> <ol style="list-style-type: none"> Contractors to verify all dimensions on site before any shop drawings or work is commenced. Figured dimensions to be taken in preference to scaled dwg's. This drawing is to be read in conjunction with the specification and engineers drawings. <p>This drawing is the copyright of PJI Architecture Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means, in part or in whole without the written permission of PJI Architecture Pty Ltd.</p>	<table border="1"> <thead> <tr> <th data-bbox="1000 1917 1056 1953">REV</th> <th data-bbox="1056 1917 1181 1953">DESCRIPTION</th> <th data-bbox="1181 1917 1237 1953">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	BY			
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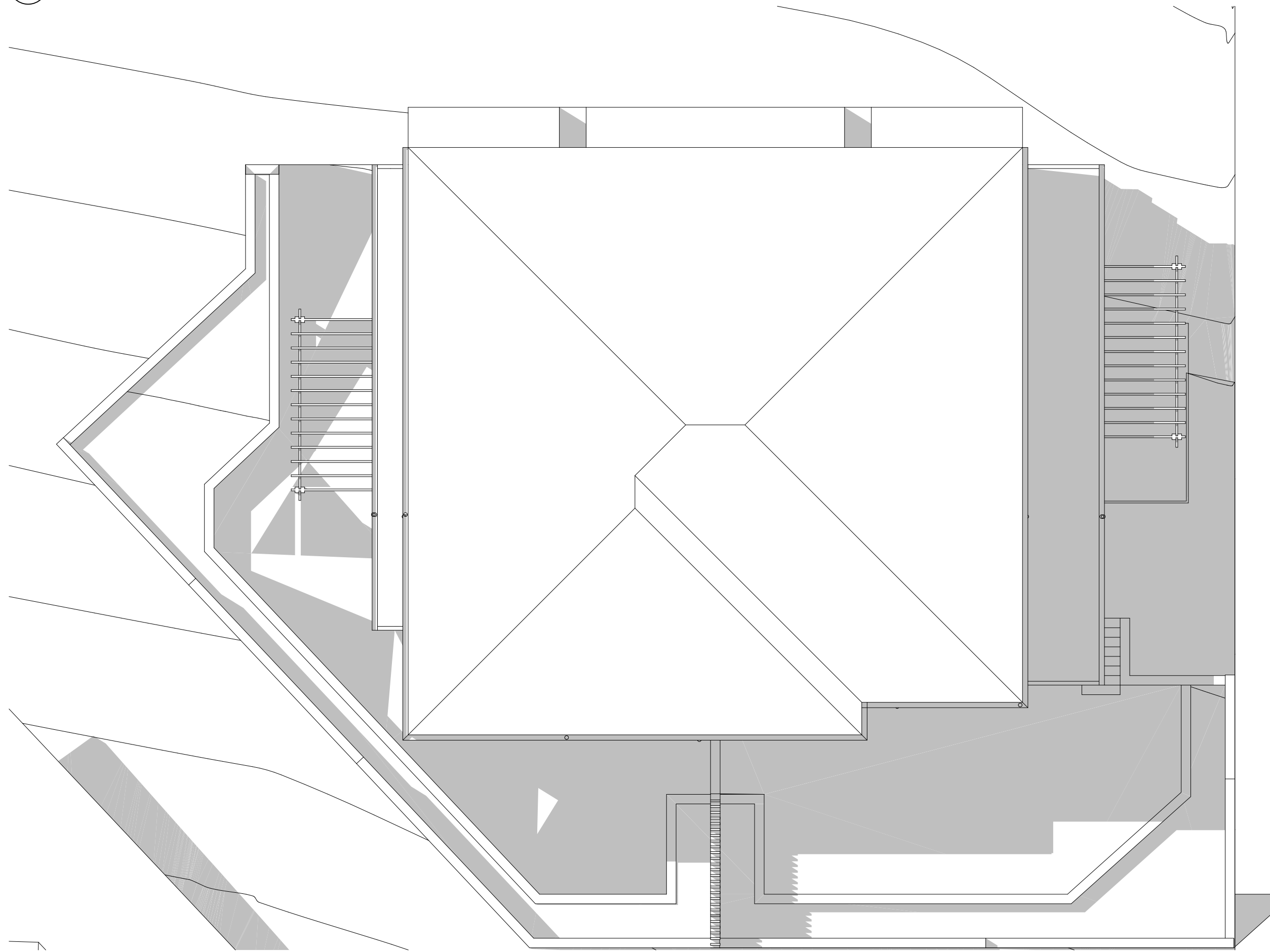
This architectural section drawing illustrates a building with a complex, multi-level roof structure. The central part of the building features a large, open space with a flat roof, flanked by two smaller, gabled roof sections. To the left, a staircase is visible, leading up to a higher level. The drawing shows various structural elements, including walls, floors, and roof supports. The overall design suggests a modern, multi-story building with a focus on open, flexible interior spaces.

DL	KC/PI	08.11.21	CLIENT	SKYCORP AUSTRALIA	PROJECT LOT 05,10 FERN CREEK ROAD, WARRIEWOOD	NORTH 	DRAWN	DL
GF	GF/PI	11.11.21					PROJECT No	P563
GF	GF/PI	25.05.22					<div> <div>B</div> <div>DA</div> </div> <div> <div>disc</div> <div>stage</div> </div>	
	BY	CHK	DATE		DRAWING SHADOW DIAGRAM			

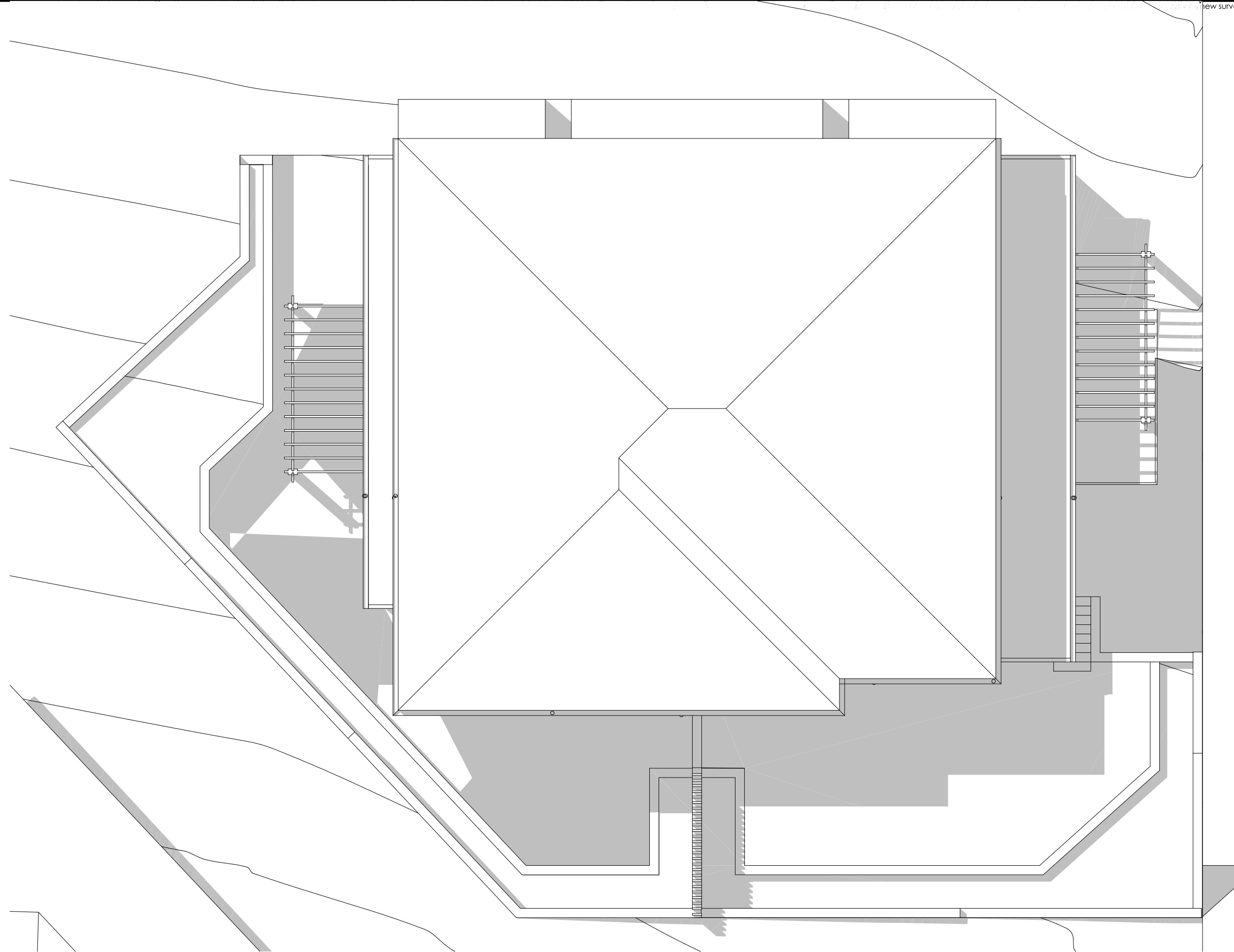
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DL		PI / GF
PROJECT No	P563	SCALE 1:100@A1,
B	DA	500
disc	stage.	dwg no.



1 SHADOW DIAGRAM JUNE 21 1PM
1:100



3 SHADOW DIAGRAM JUNE 21 3PM
1:100



2 SHADOW DIAGRAM JUNE 21 2PM
1:100



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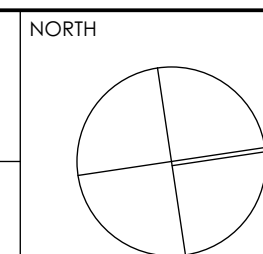
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CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
SHADOW DIAGRAM



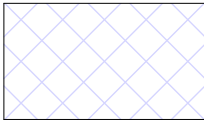
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PROJECT No P563	SCALE 1:100@A1,
B disc	DA stage
510 dwg no.	C revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION

SITE AREA (LOT 05)	792m ²			
PERMISSABLE GFA	m/m ²	COMPLIANCE		
PROPOSED TOTAL GFA	345m ²	Y		
PROPOSED LOT05A GFA	172m ²			
PROPOSED LOT05B GFA	173m ²	Y		
LOT WIDTH AT FRONT BUILDING LINE	25.9m			

LANDSCAPE				
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	356.4m ²	Y		
PROPOSED LANDSCAPING TOTAL AREA	343m ²			
PROPOSED COMPLIANT LANDSCAPE AREA	265m ²			
PROPOSED NON COMPLIANT LANDSCAPE AREA	78m ²			

PRIVATE OPEN SPACE				
REQUIRED PRIVATE OPEN SPACE	24m ²	Y		
PROPOSED PRIVATE OPEN SPACE	24m ²			



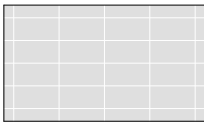
PROPOSED SITE AREA



PROPOSED GROSS FLOOR AREA



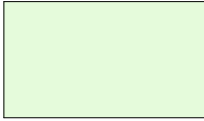
PROPOSED ARTICULATON ZONE



PROPOSED PRIVATE OPEN SPACE



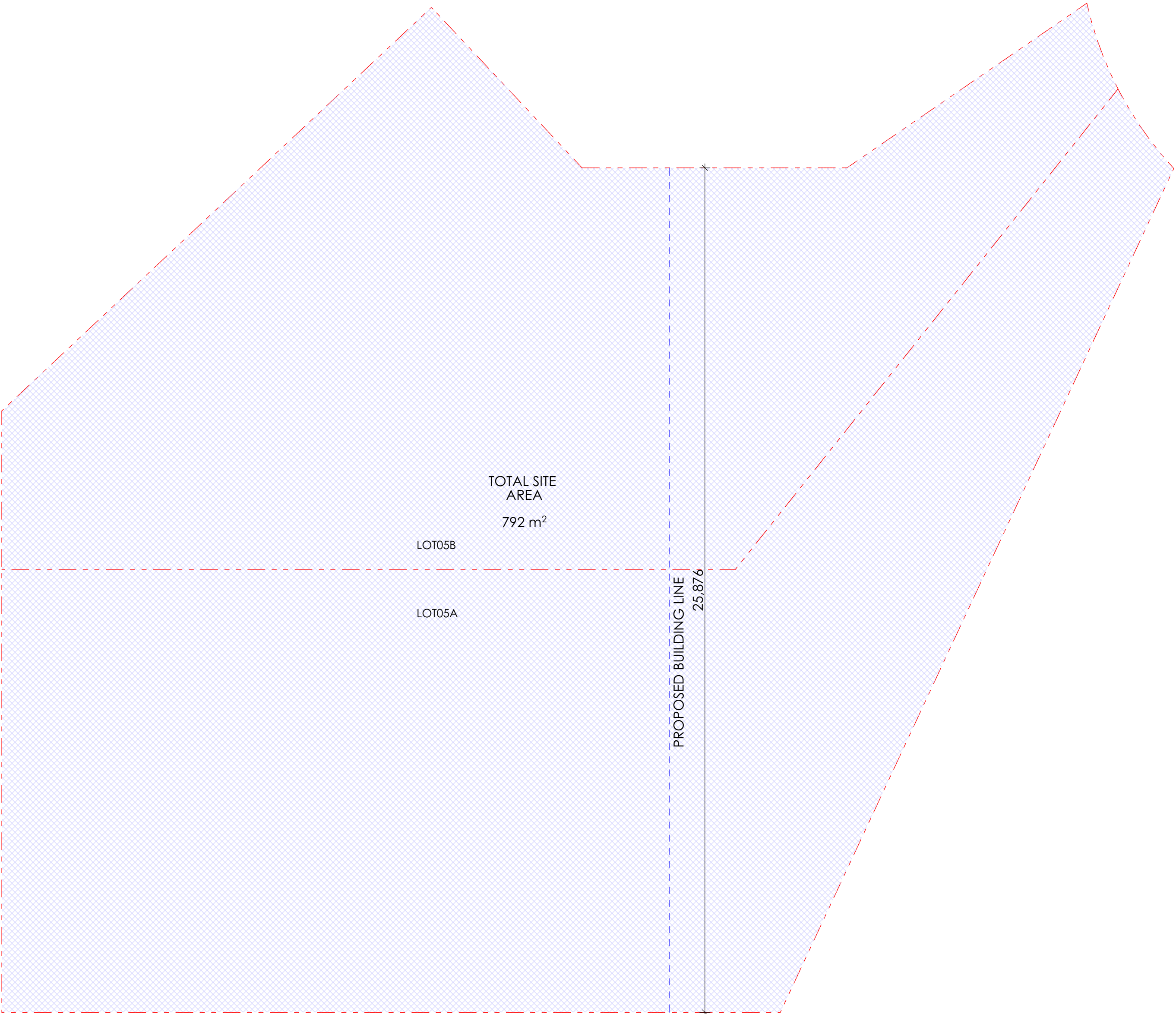
PROPOSED LANDSCAPE AREA



PROPOSED NON COMPLIANT LANDSCAPE AREA



PROPOSED AREA EXCLUDED



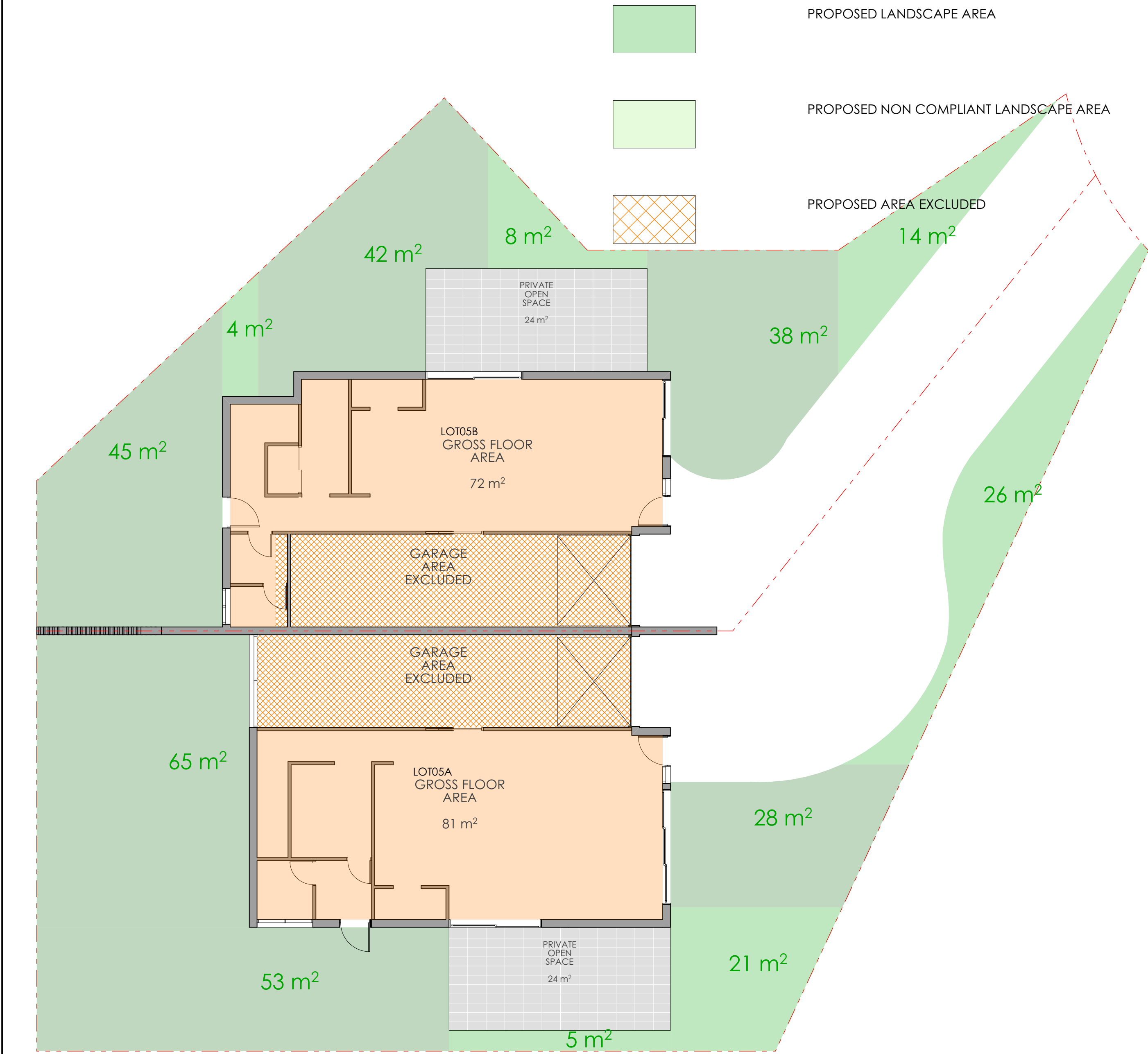
1 SITE AREA PLAN
1:100

PROJECT INFORMATION - DEVELOPMENT APPLICATION

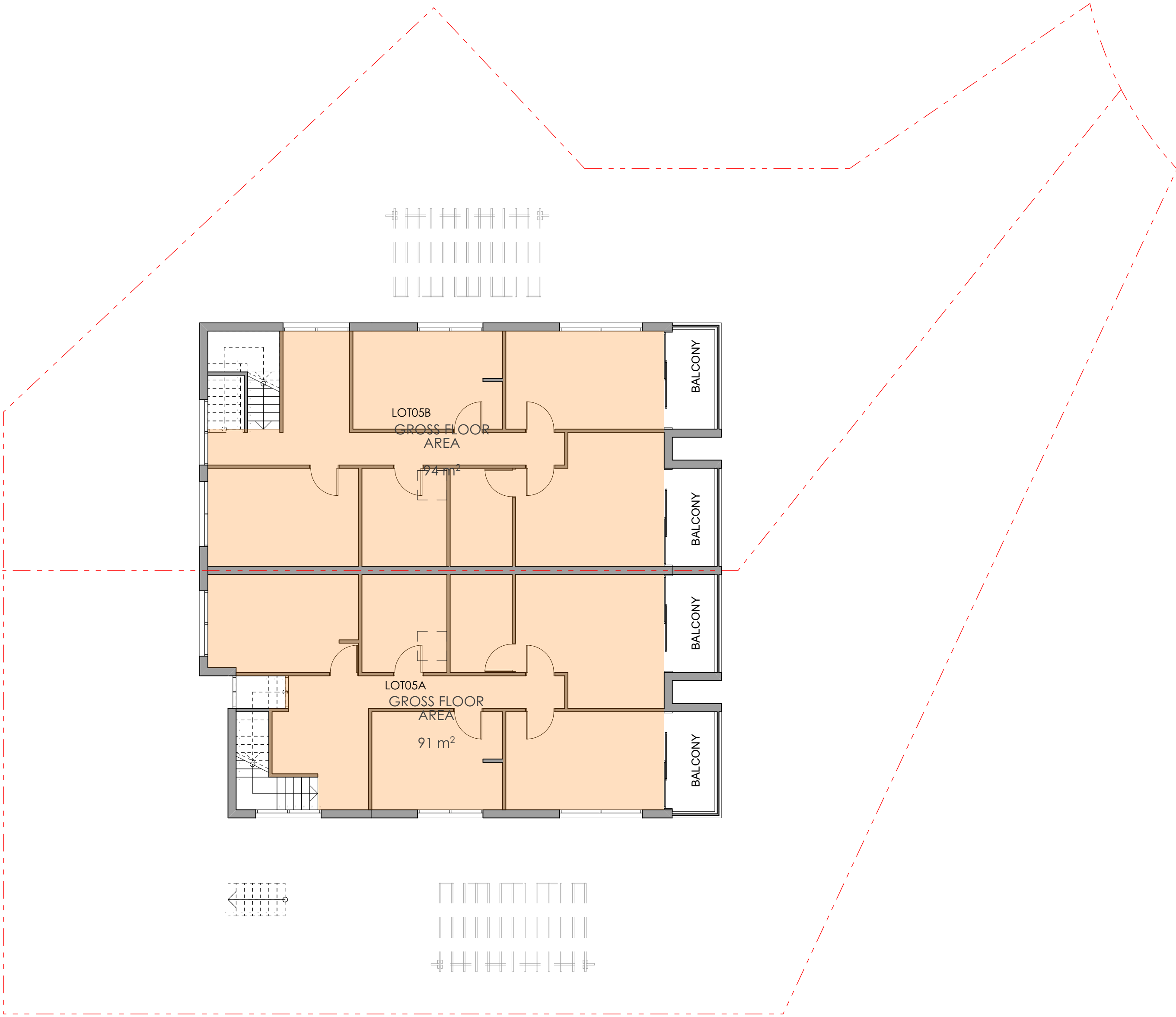
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PROPOSED TOTAL GFA	345m ²	Y		
PROPOSED LOT05A GFA	172m ²			
PROPOSED LOT05B GFA	171m ²			
LOT WIDTH AT FRONT BUILDING LINE	25.9m	Y		

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REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	356.4m ²	Y		
PROPOSED LANDSCAPING TOTAL AREA	343m ²			
PROPOSED COMPLIANT LANDSCAPE AREA	265m ²			
PROPOSED NON COMPLIANT LANDSCAPE AREA	78m ²			

PRIVATE OPEN SPACE				
REQUIRED PRIVATE OPEN SPACE	24m ²	Y		
PROPOSED PRIVATE OPEN SPACE	24m ²			



1 GROUND FLOOR AREA PLAN
1:100



2 LEVEL 1 AREA PLAN
1:100



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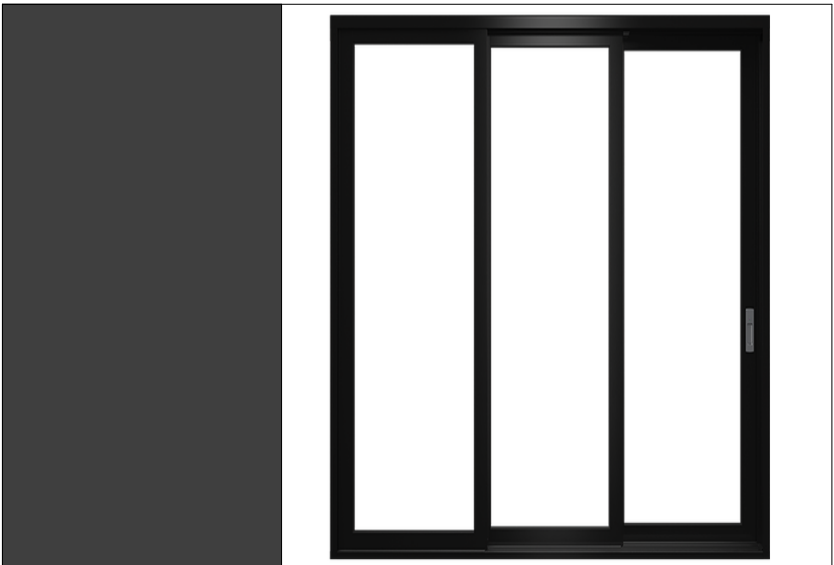
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C	COUNCIL RFI RESPONSE	GF	GF/PI	25.05.22									
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE				

DRAWING	AREA CALCULATION DIAGRAMS
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B	DA	610	C
disc	stage	dwg no.	revision



1. STAINLESS STEEL AND GLAZED BALUSTRADE



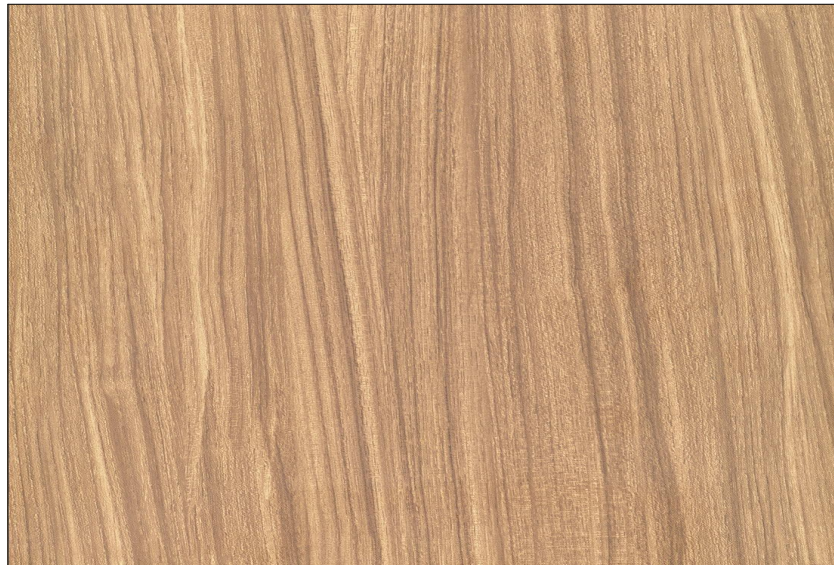
2. POWDER COATED ALUMINIUM FRAMED GLAZING



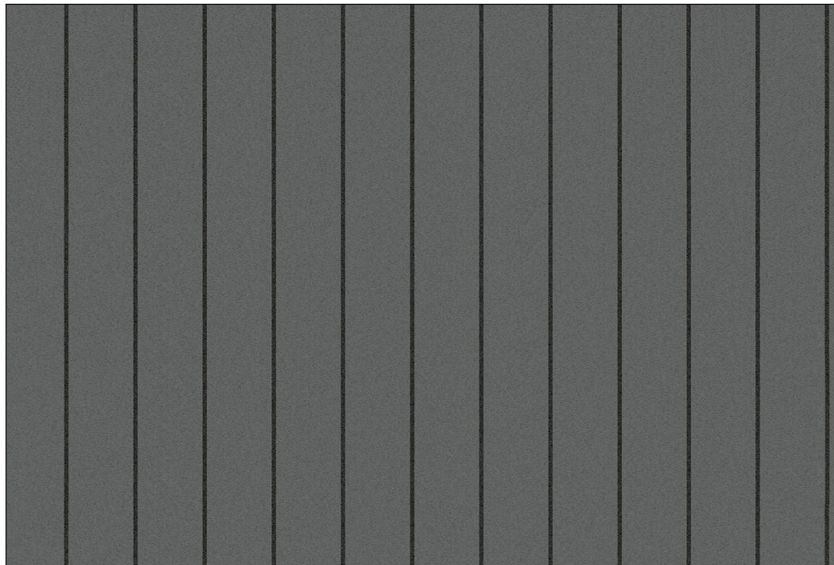
3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS MAJESTIC GREY



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK
SILVER WAITWE



6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX WAYWARD GREY

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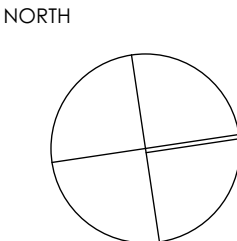
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C COUNCIL RFI RESPONSE

DL KC/PI 08.11.21
DL GF/PI 11.11.21
GF GF/PI 25.05.22

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SKYCORP AUSTRALIA

PROJECT
**LOT 05, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
EXTERNAL FINISHES SCHEDULE



DRAWN DL	CHECKED PI / GF
PROJECT No P563	SCALE 1:100, 1:500@A1,
B disc	DA stage
700 dwg no.	C revision