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DEVELOPMENT APPLICATION
PROPOSED DWELLING AT LOT 08,
10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1263355S				
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	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	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: 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 (Reg no 50964)
ABN 90 050 071 022

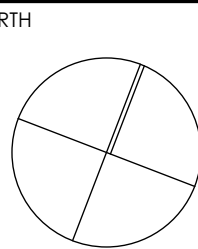
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE	

PROJECT
LOT08,10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
BASIX COMMITMENT



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



1

LOCATION PLAN



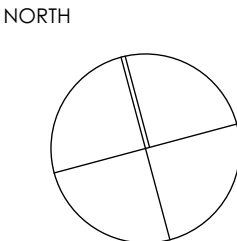
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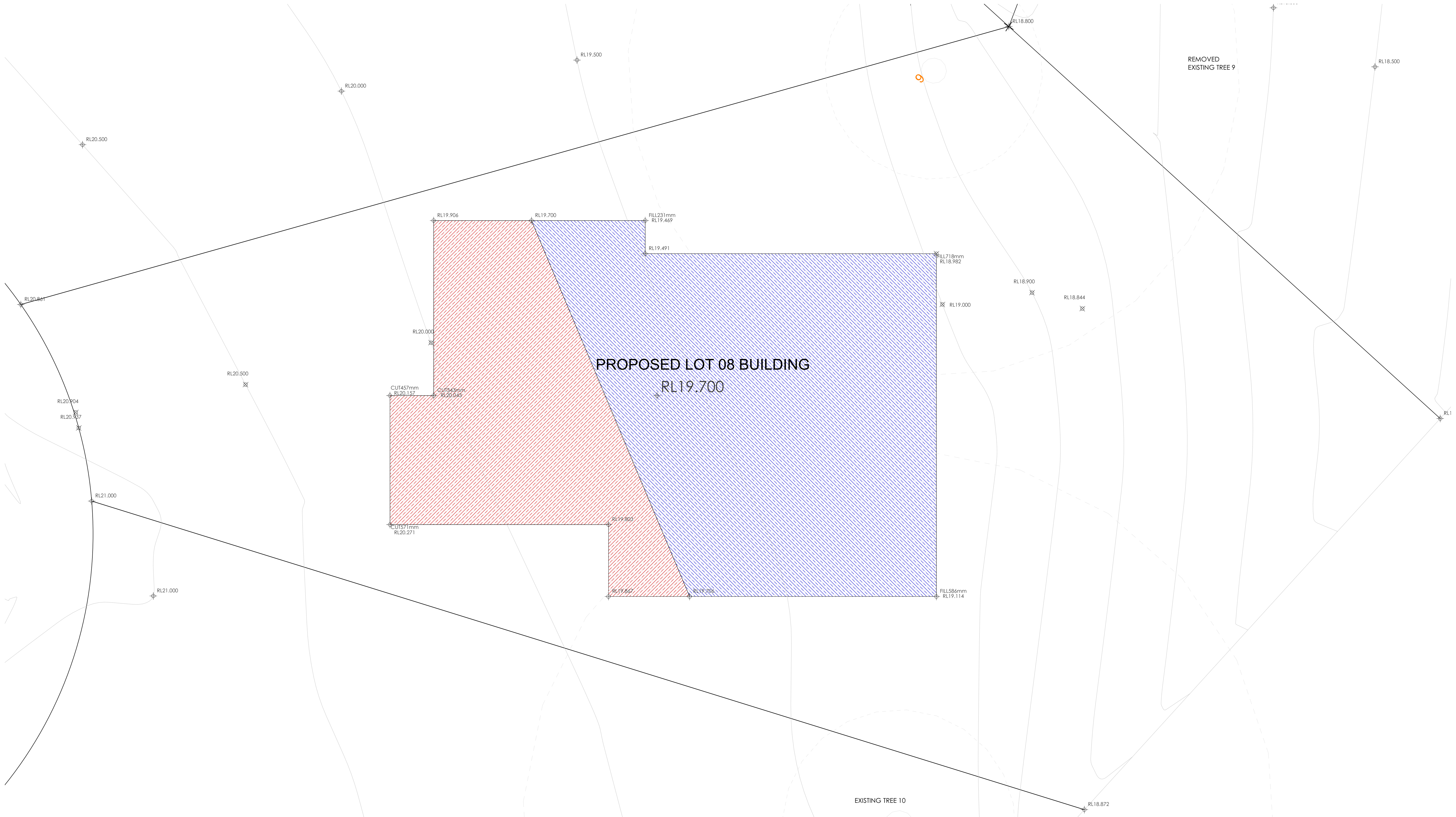
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DL	GF/PI	11.11.21		DL	GF/PI	11.11.21	
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY

PROJECT
LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
LOCATION PLAN



DRAWN	DL	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



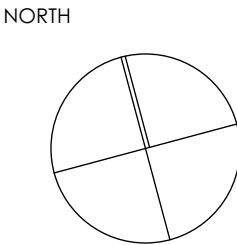
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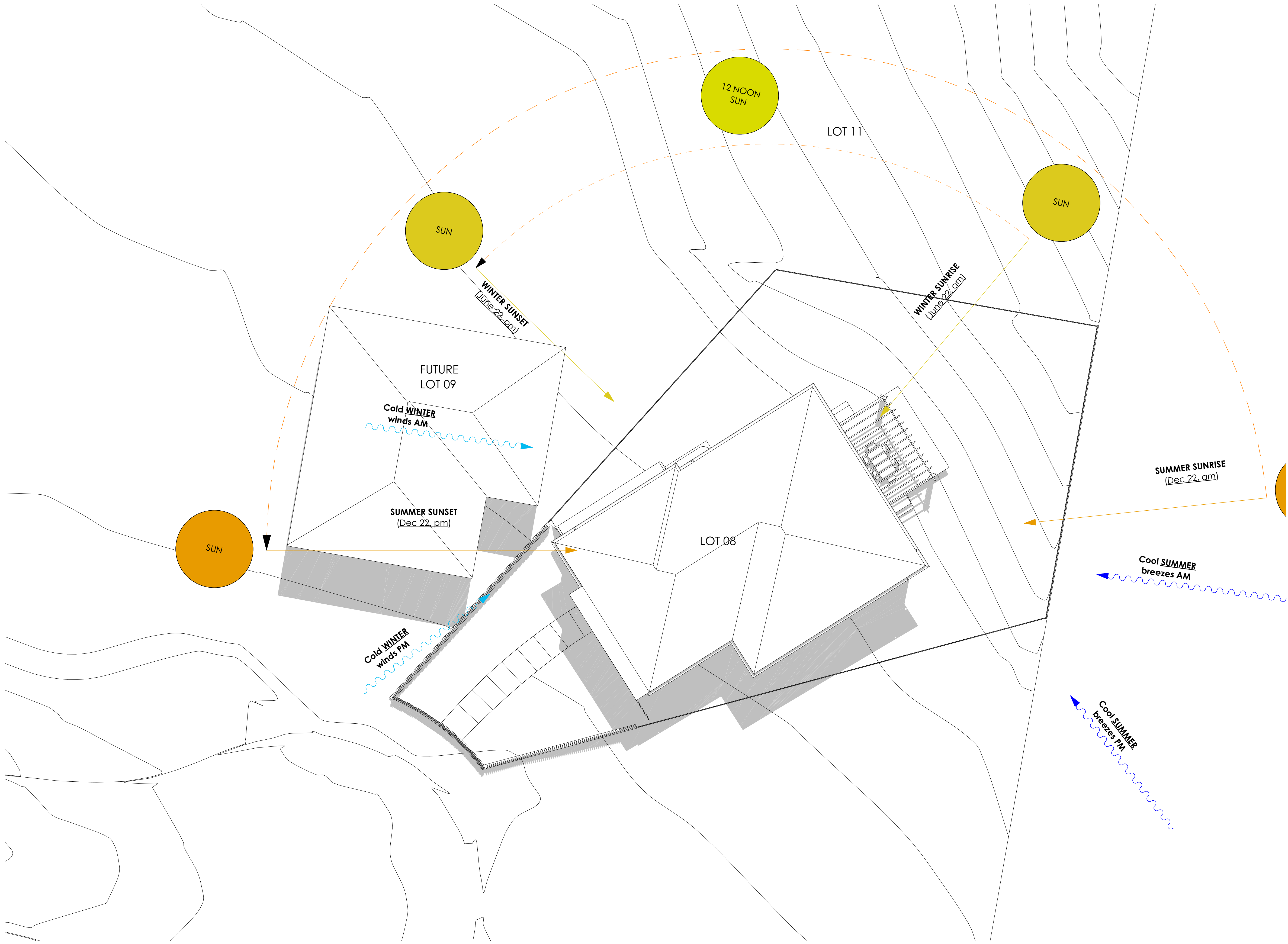
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PROJECT
LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
CUT&FILL PLAN



DRAWN		CHECKED	
DL		PI / KC	
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1 SITE ANALYSIS PLAN
1:100



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05.11.21
11.11.21

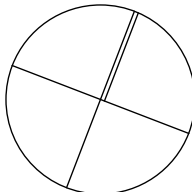
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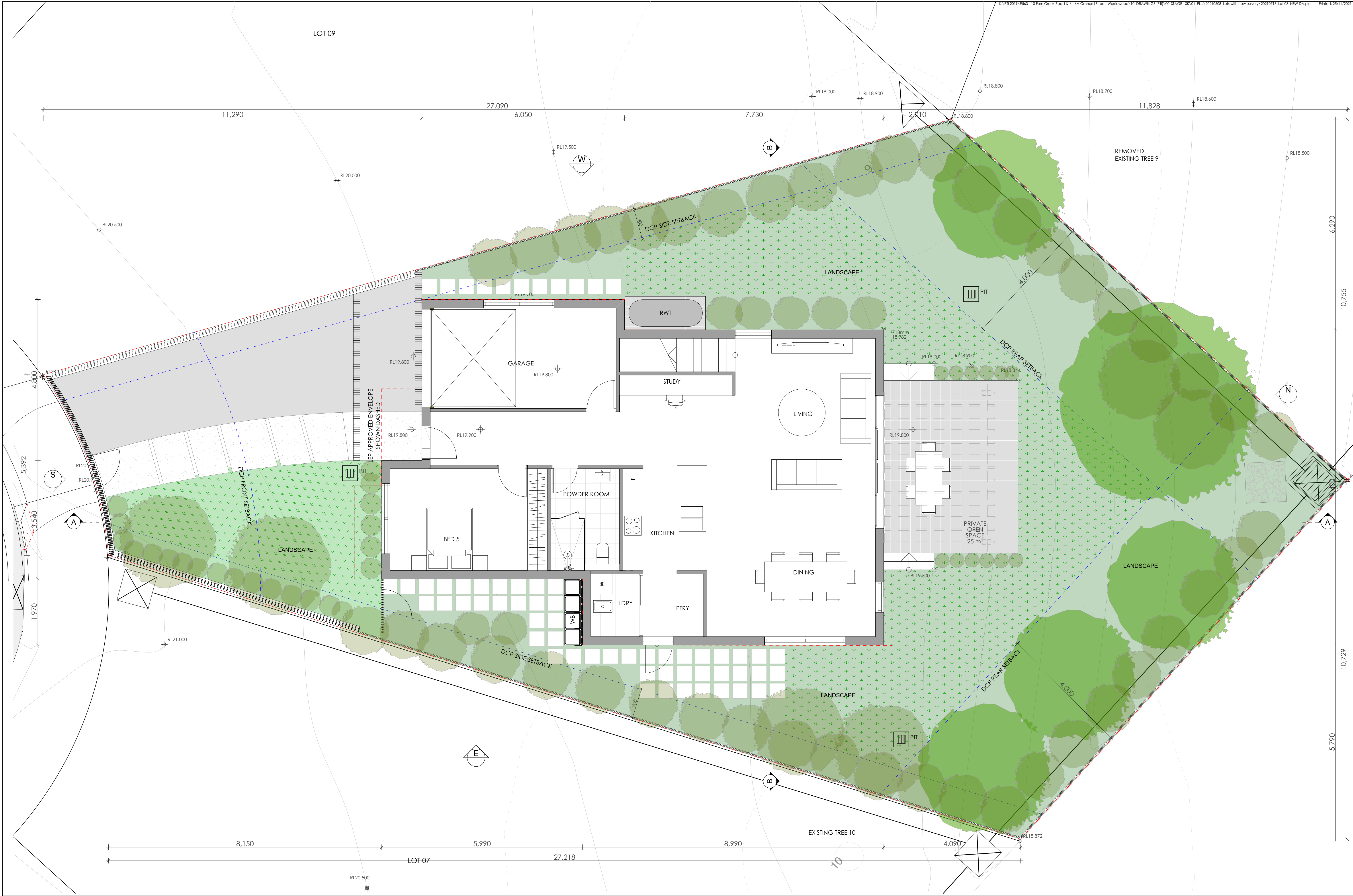
PROJECT
LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
SITE ANALYSIS

NORTH



DRAWN DL	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
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2

GROUND FLOOR PLAN

1:50

ARCHITECTURE

Tourism • Residential

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DEVELOPMENT APPLICATION

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PROJECT

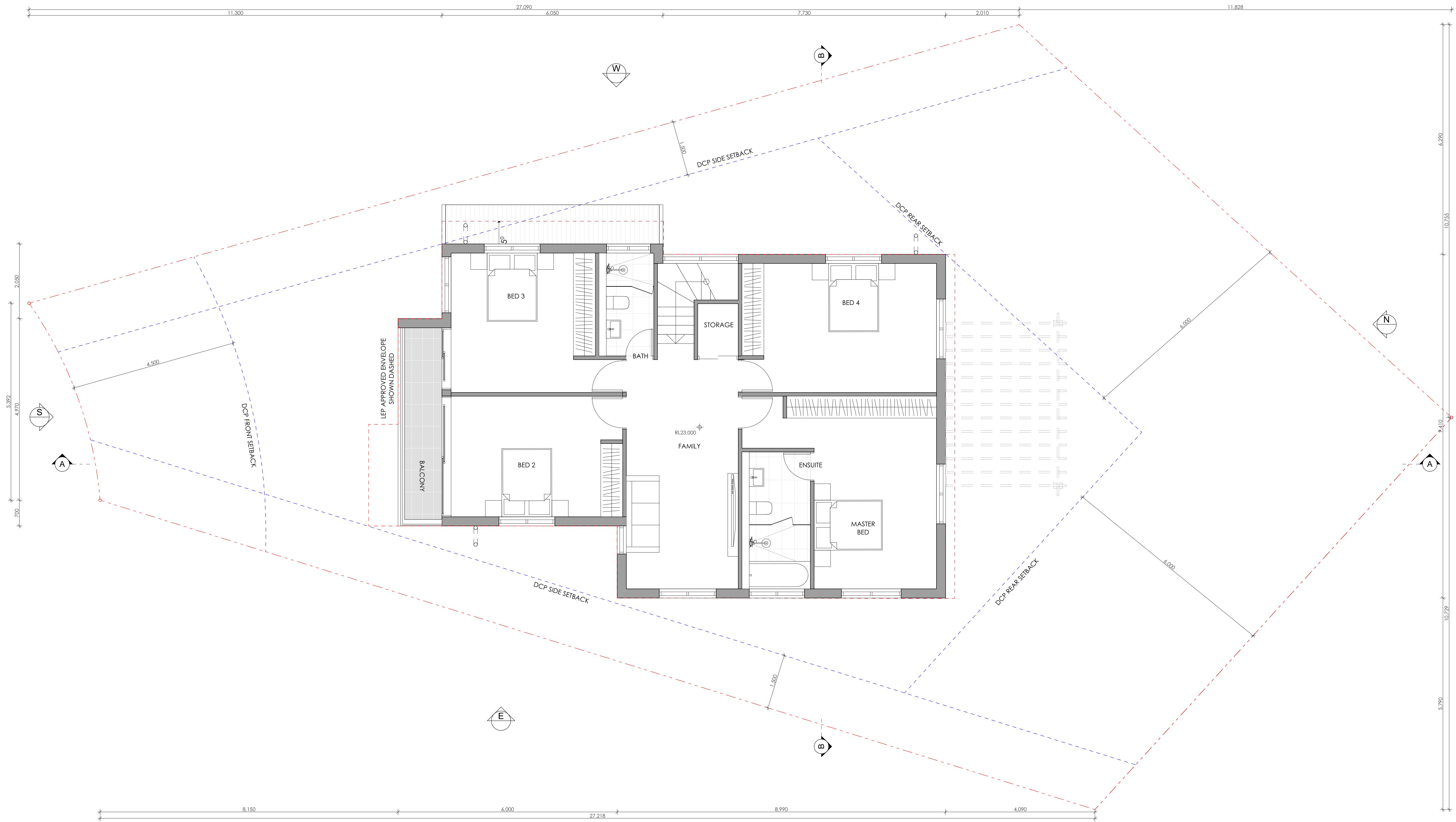
LOT08,10 FERN CREEK ROAD, WARRIWOOD

DRAWING

GROUND FLOOR PLAN

NORTH

DRAWN	DL	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
B	DA	120	B
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1 LEVEL 1 PLAN 1:50



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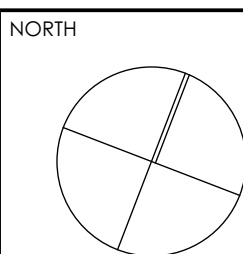
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SURVEY ISSUE

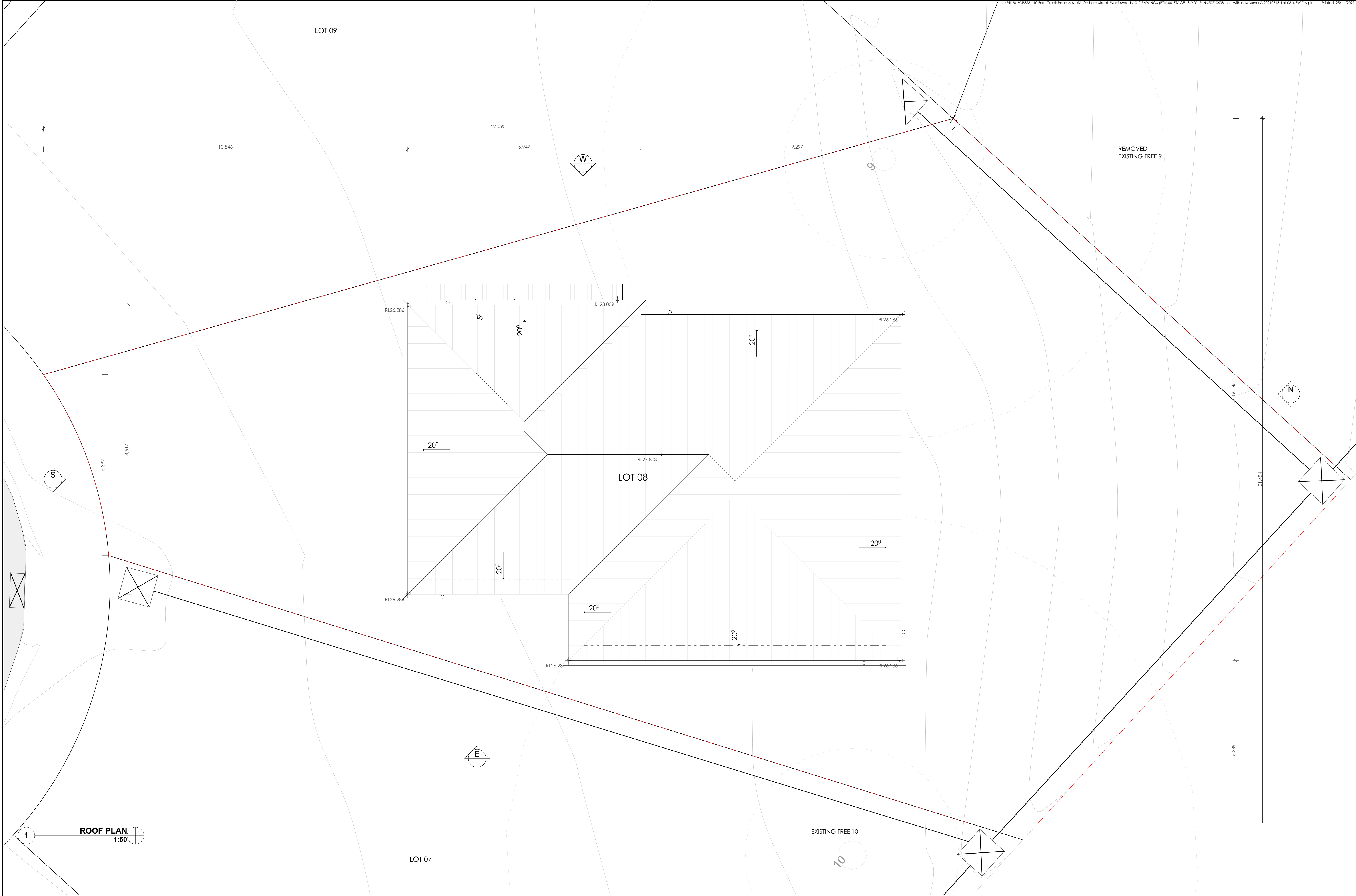
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11.11.21

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PROJECT
LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
LEVEL 1 FLOOR PLAN



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dsc	stage
dwg no.	revision



1 ROOF PLAN
1:50



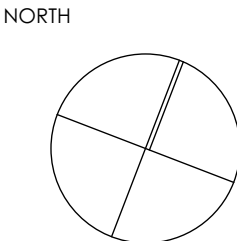
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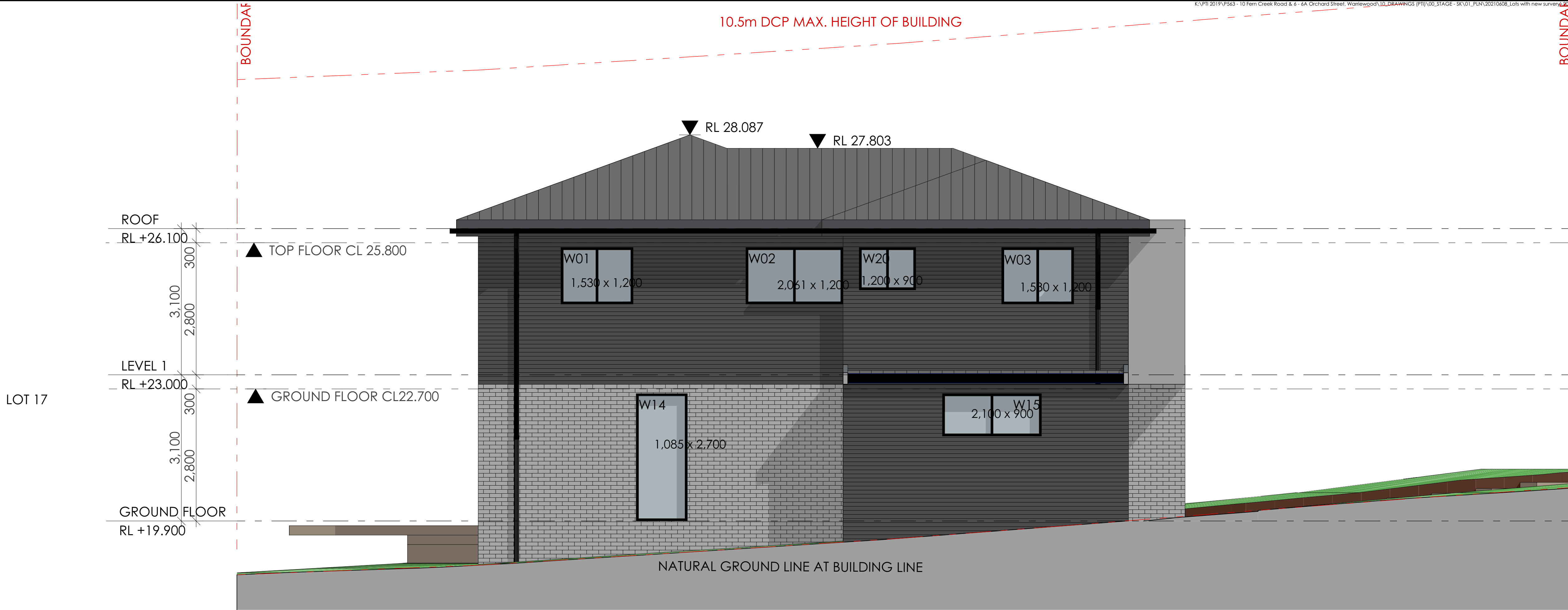
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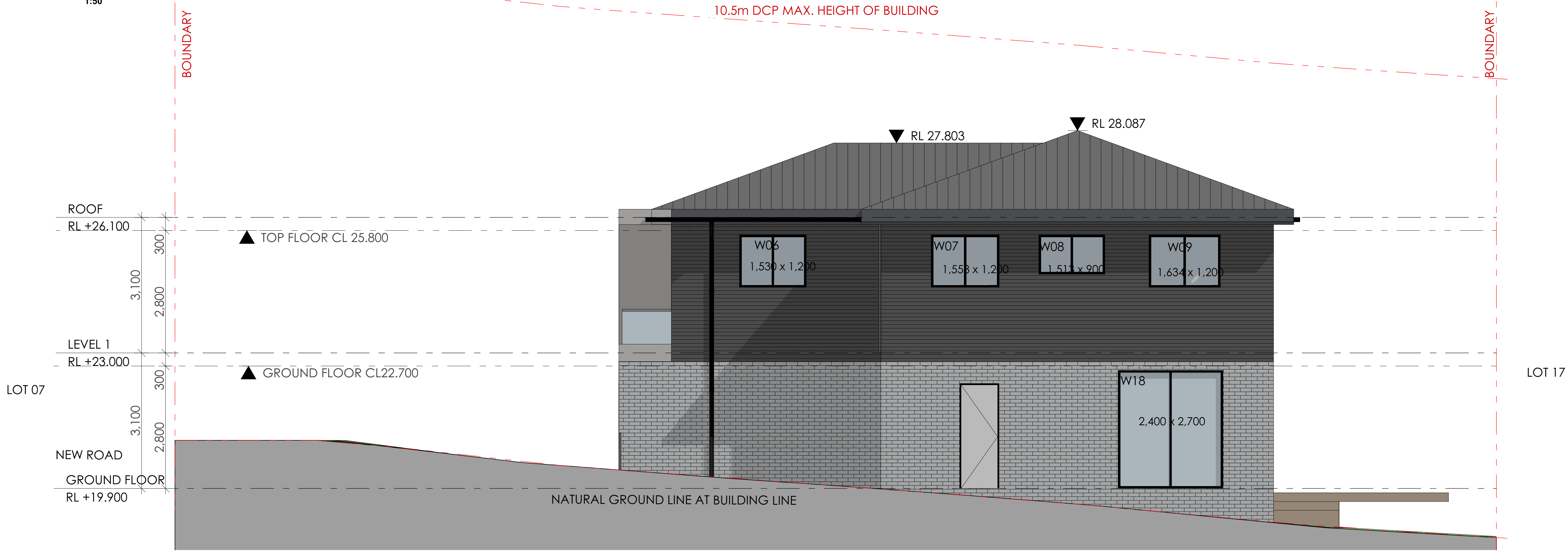
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LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
ROOF PLAN



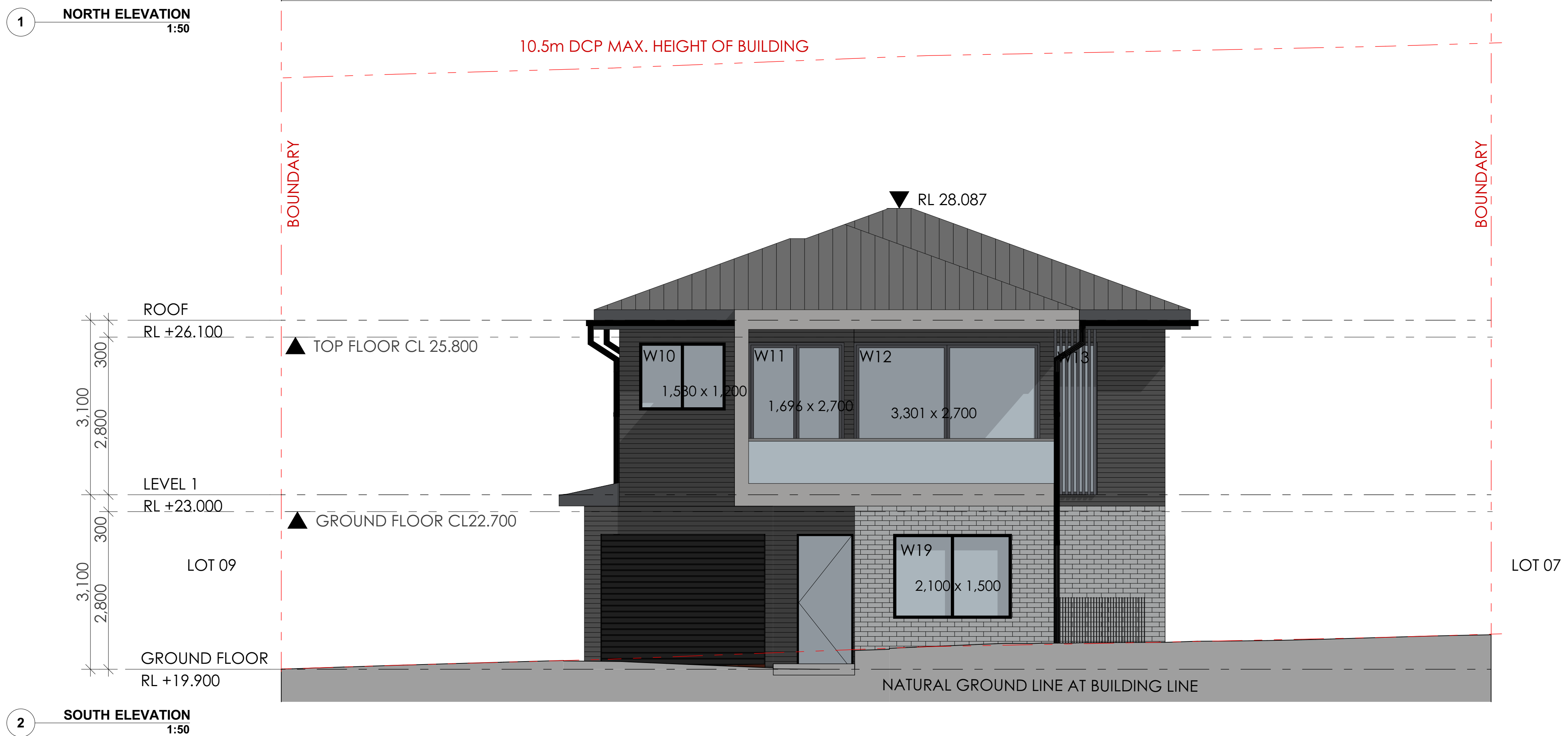
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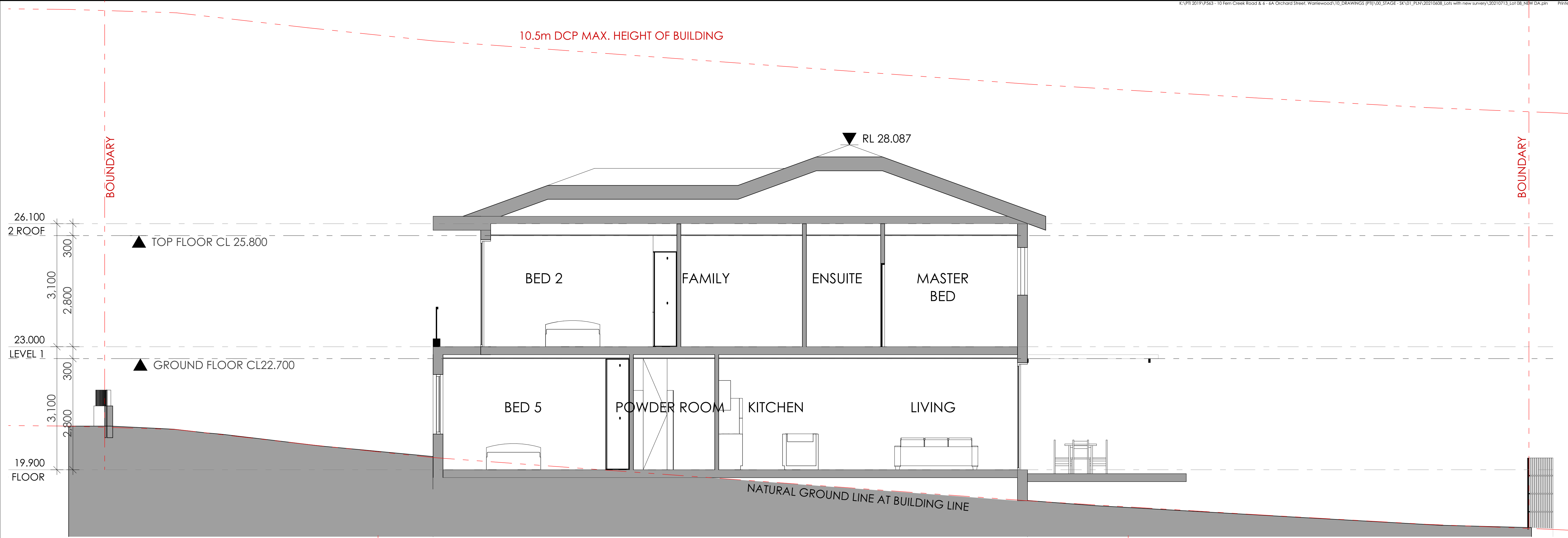
1 WEST ELEVATION
1:50



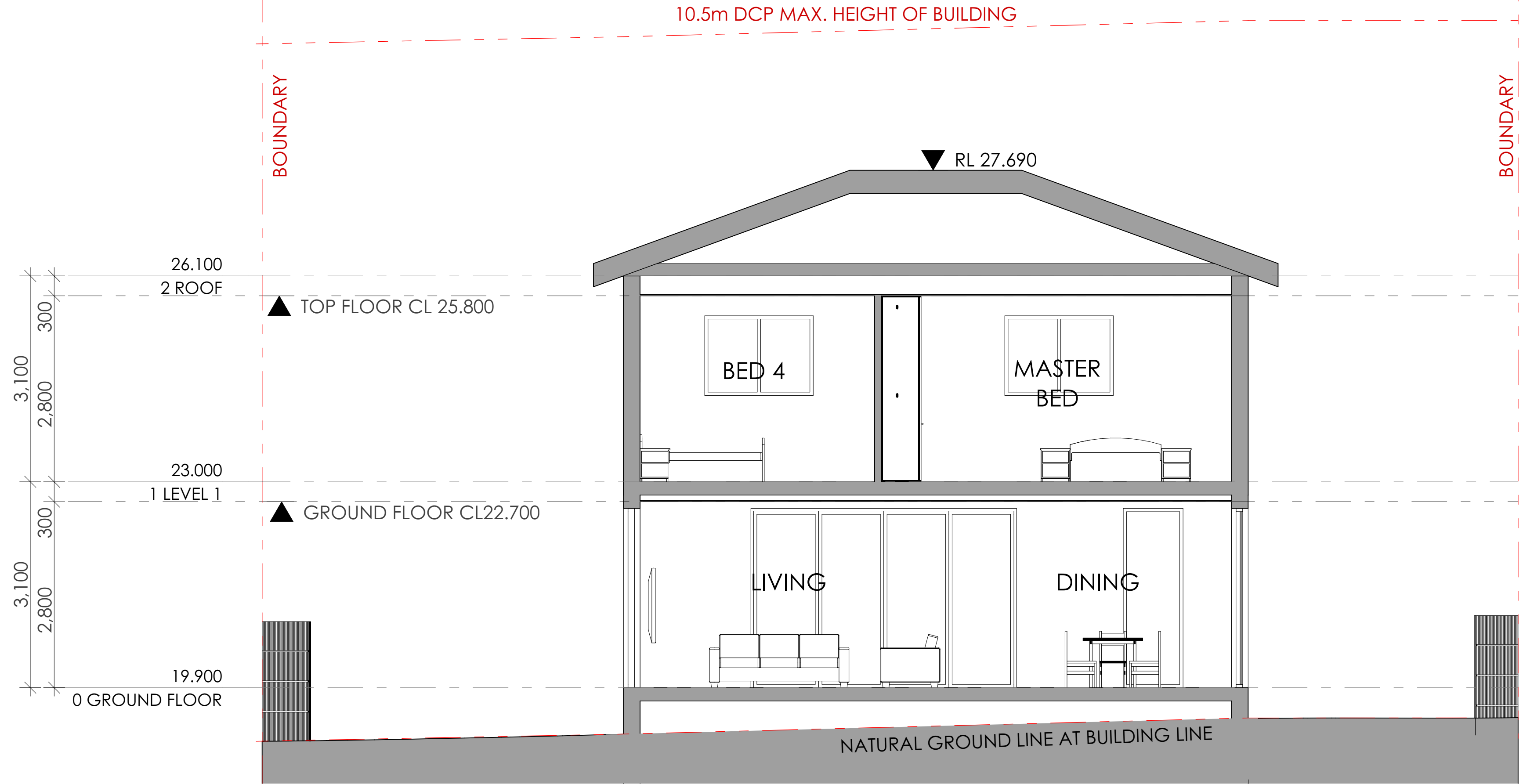
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1:50



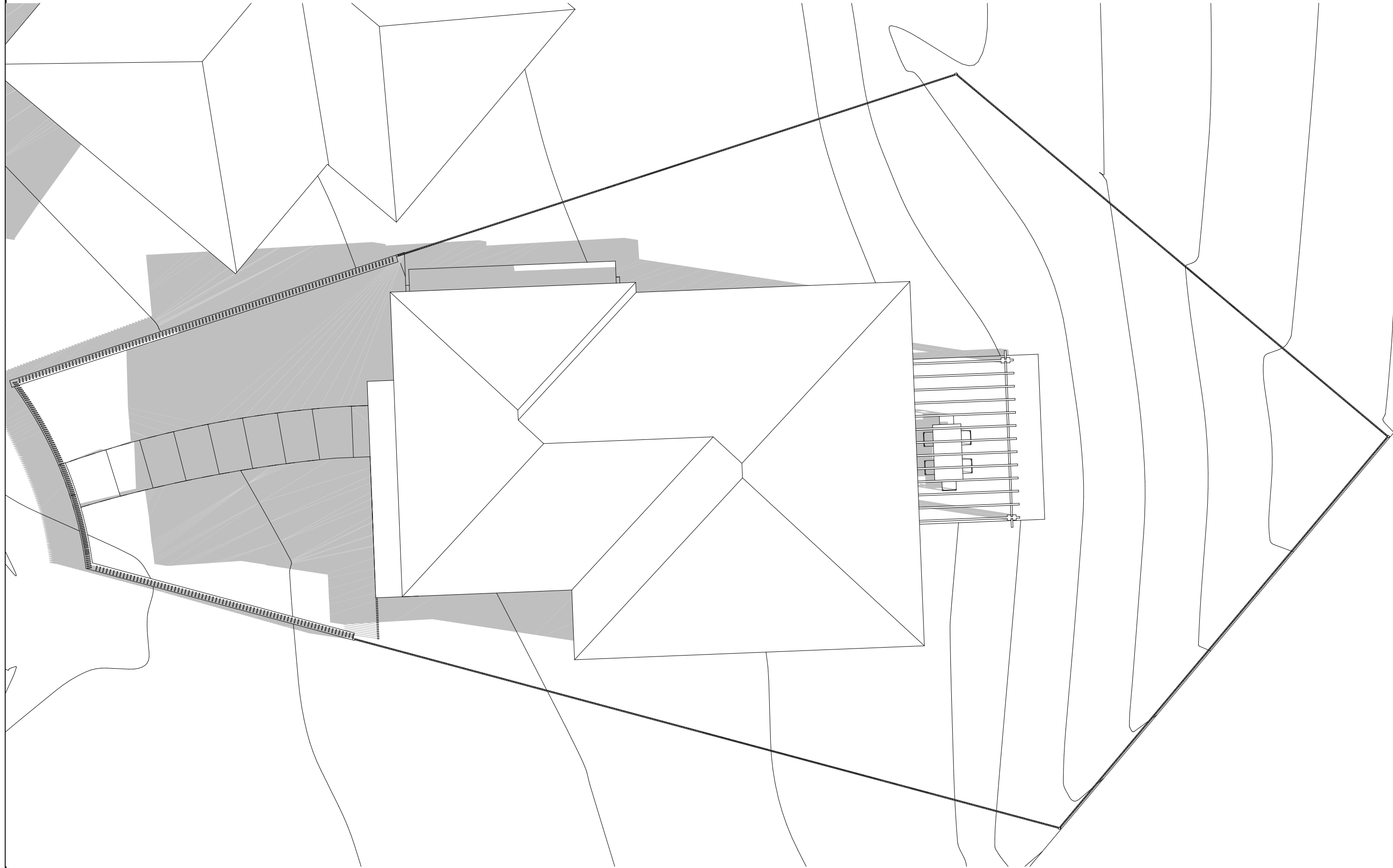
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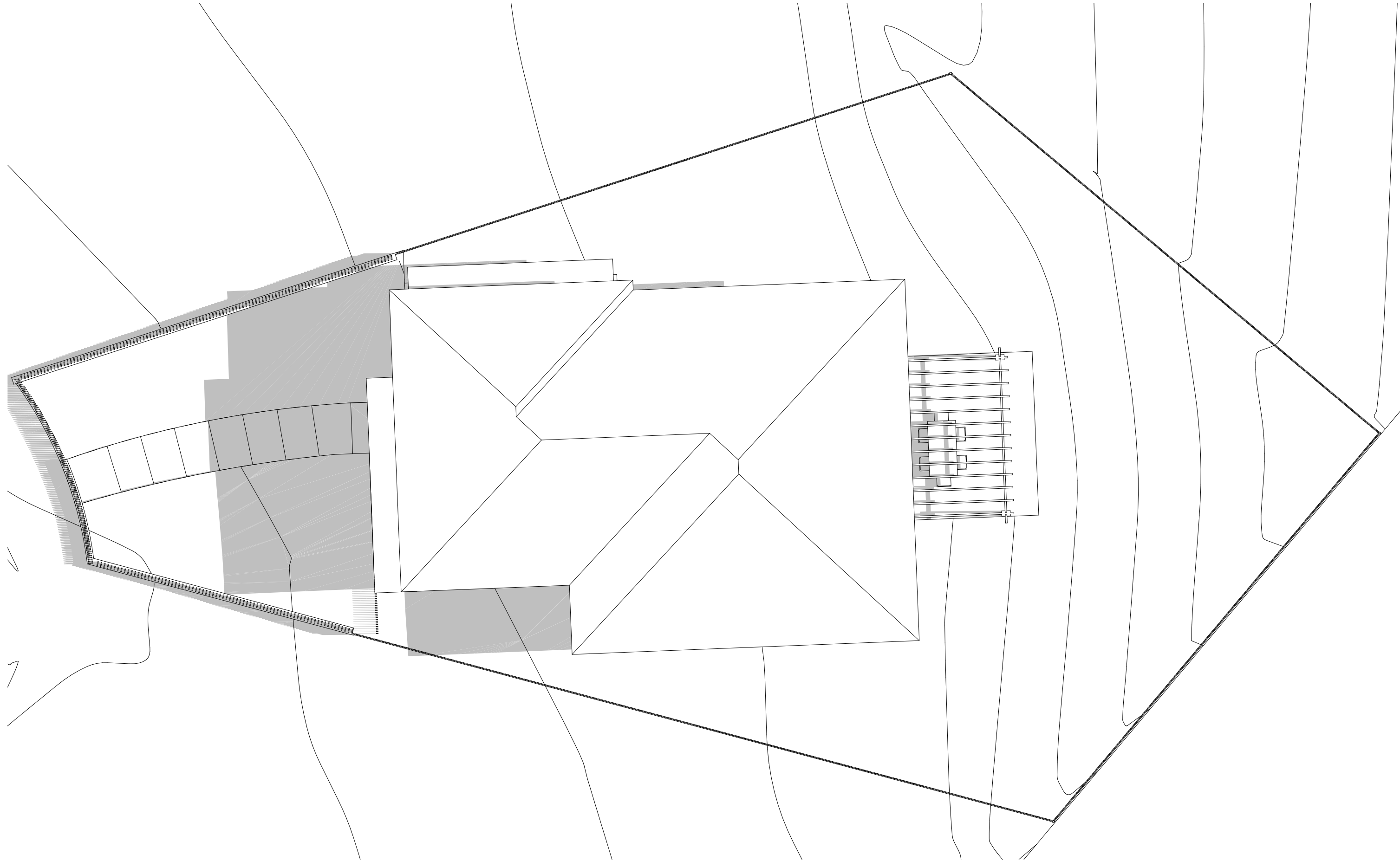
1 SECTION A
1:50



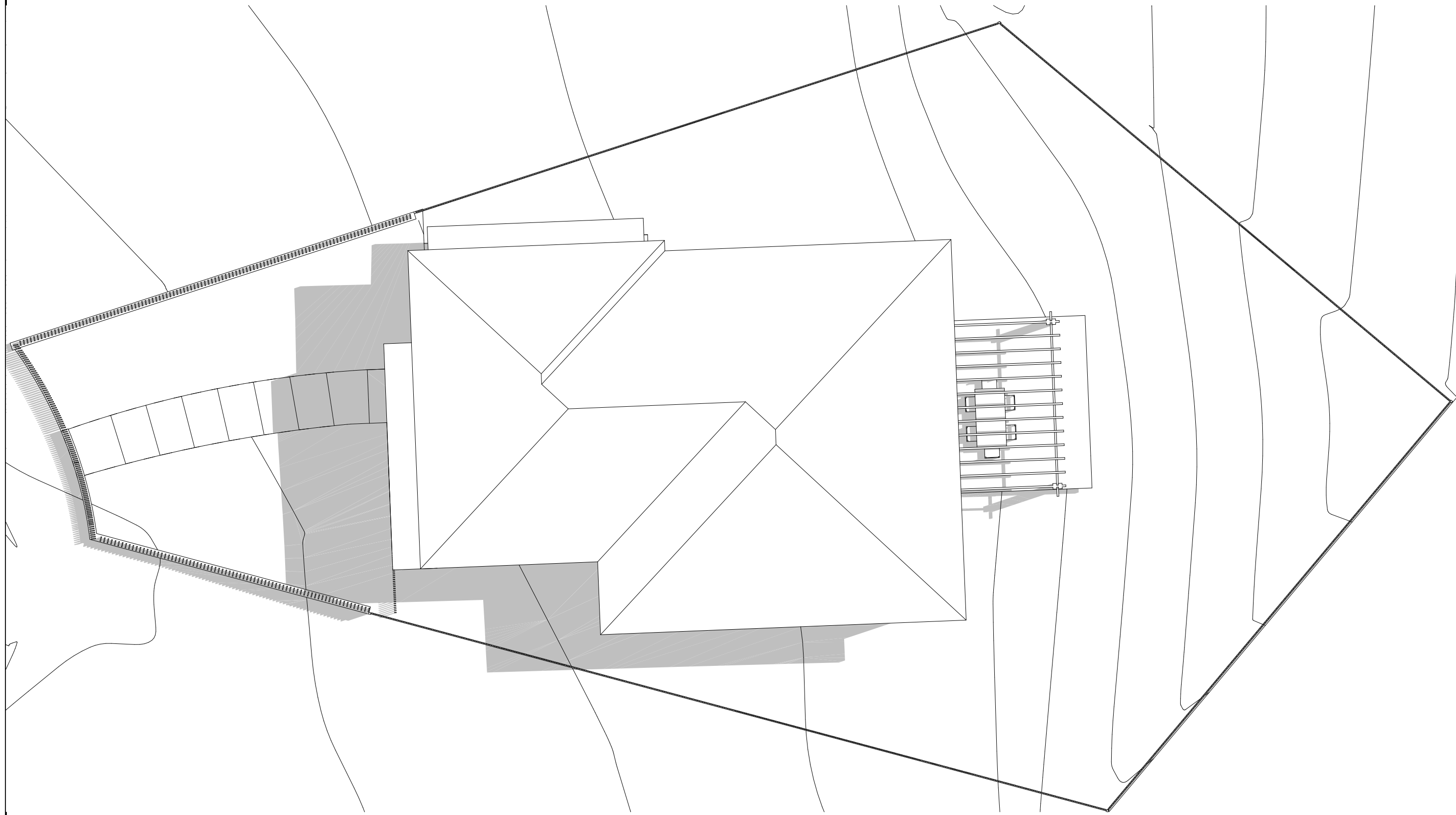
2 SECTION B
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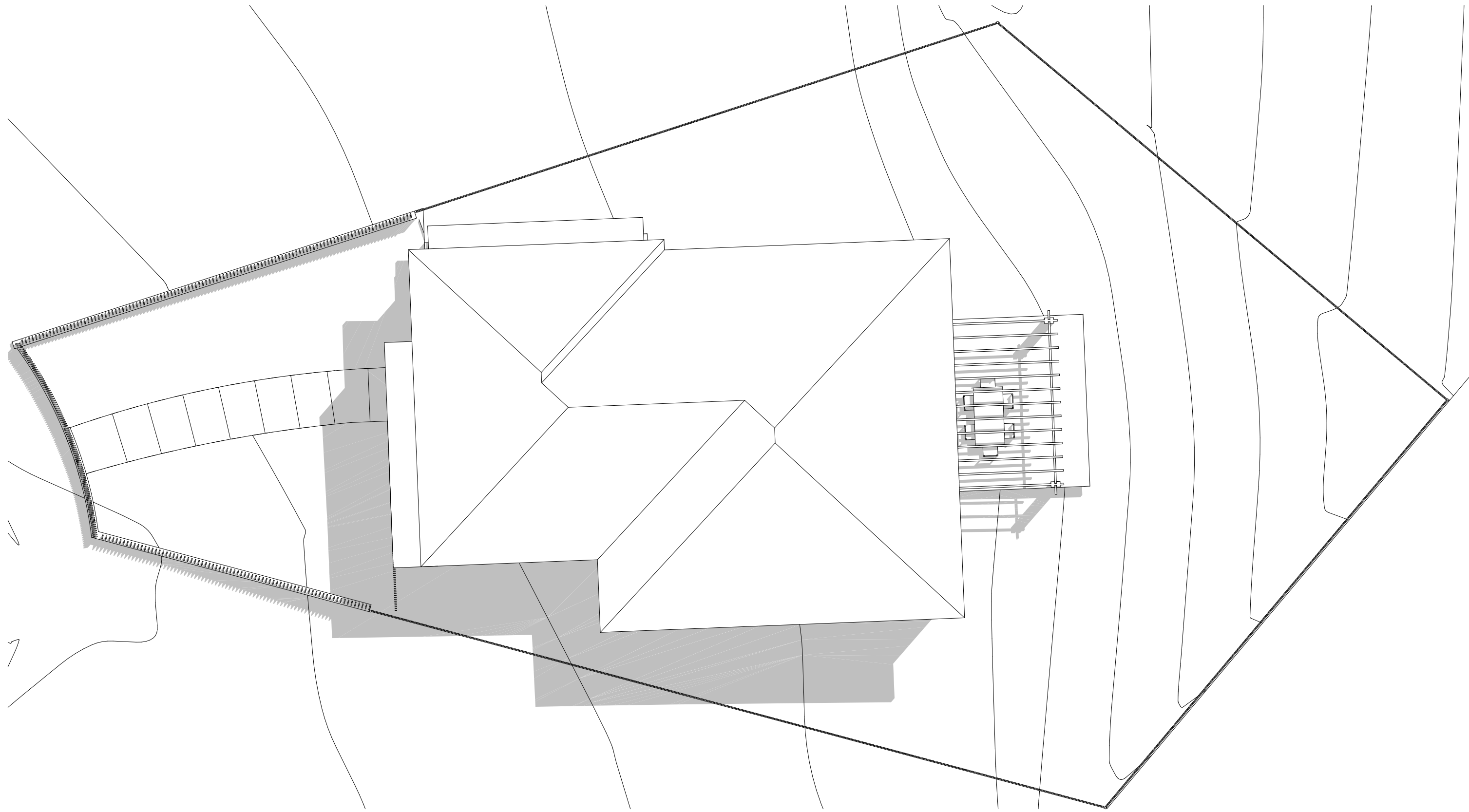
1 SHADOW DIAGRAM JUNE 21 9AM
1:100



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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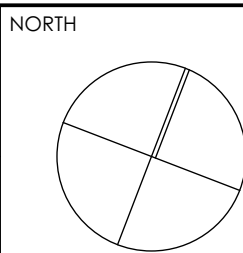
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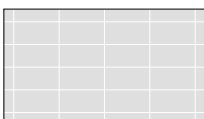


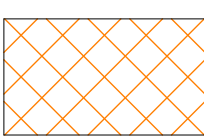
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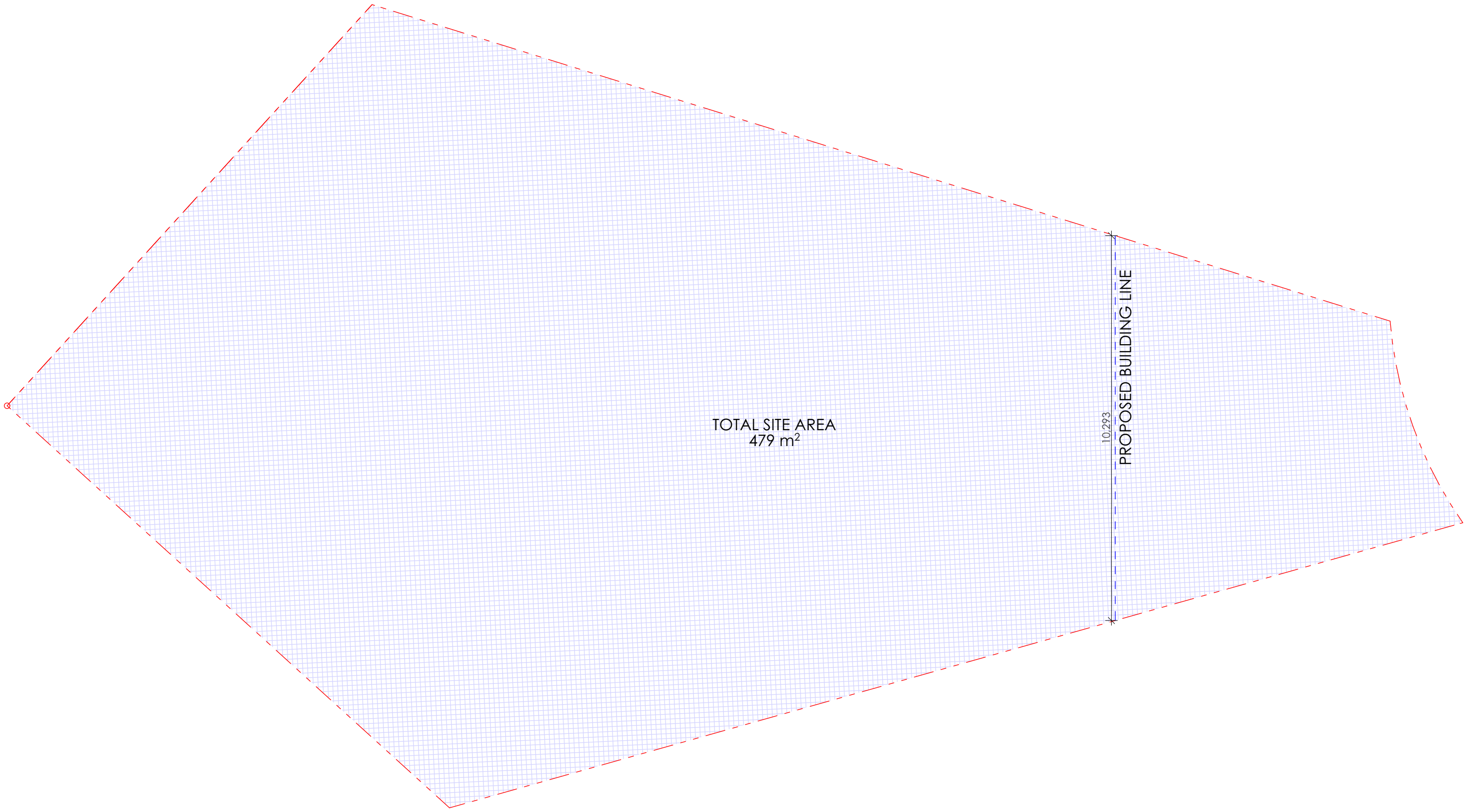
PROJECT
LOT08, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
SHADOW DIAGRAM



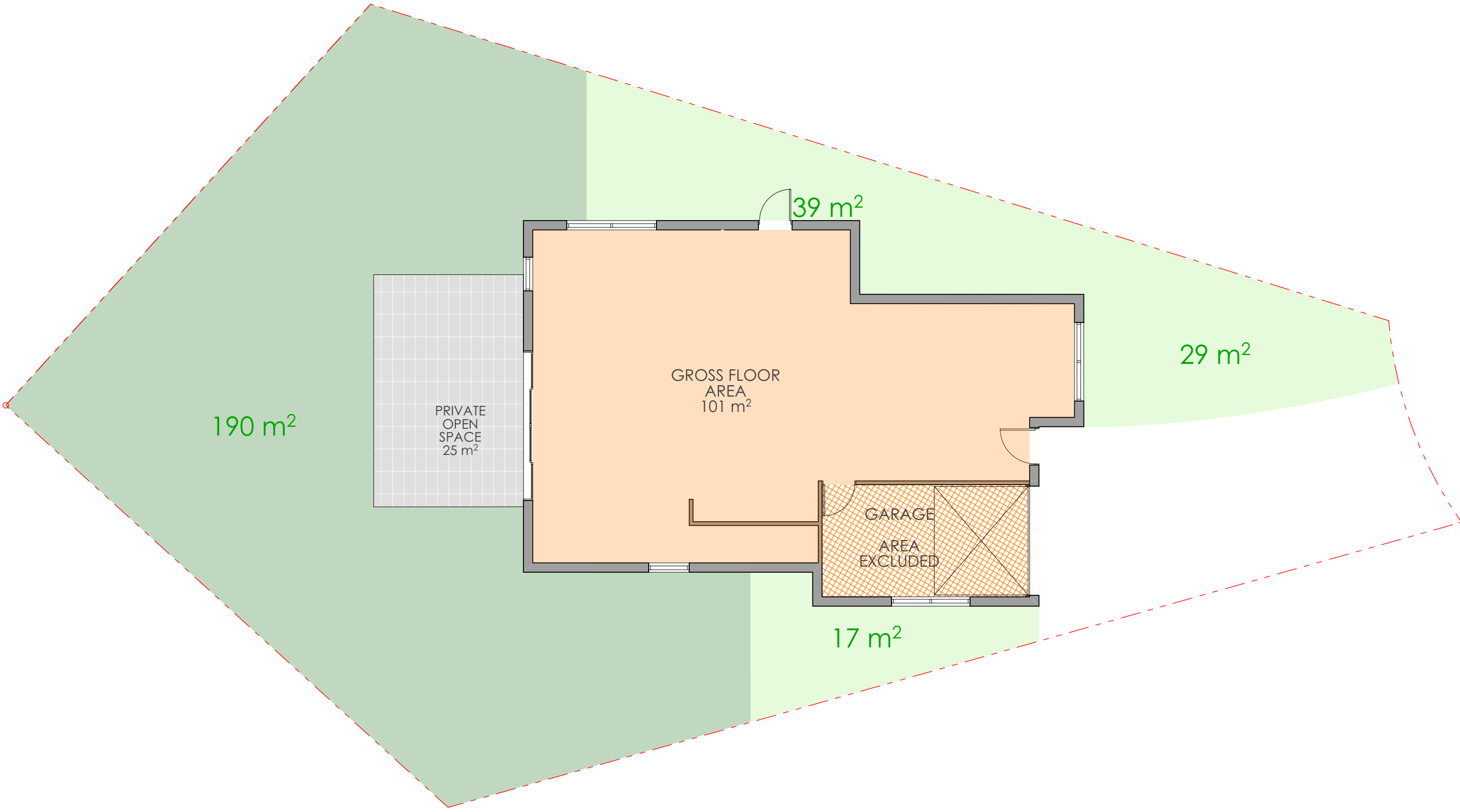
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B DA 500 B	disc stage chg no revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 08) 479m ²	m/m ²	COMPLIANCE
PERMISSABLE GFA	N/A	Y
PROPOSED GFA	207m ²	
LOT WIDTH AT FRONT BUILDING LINE	10.3m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (35% OF SITE AREA)	167.7m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	275m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	190m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	85m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	20m ²	Y
PROPOSED PRIVATE OPEN SPACE	25m ²	

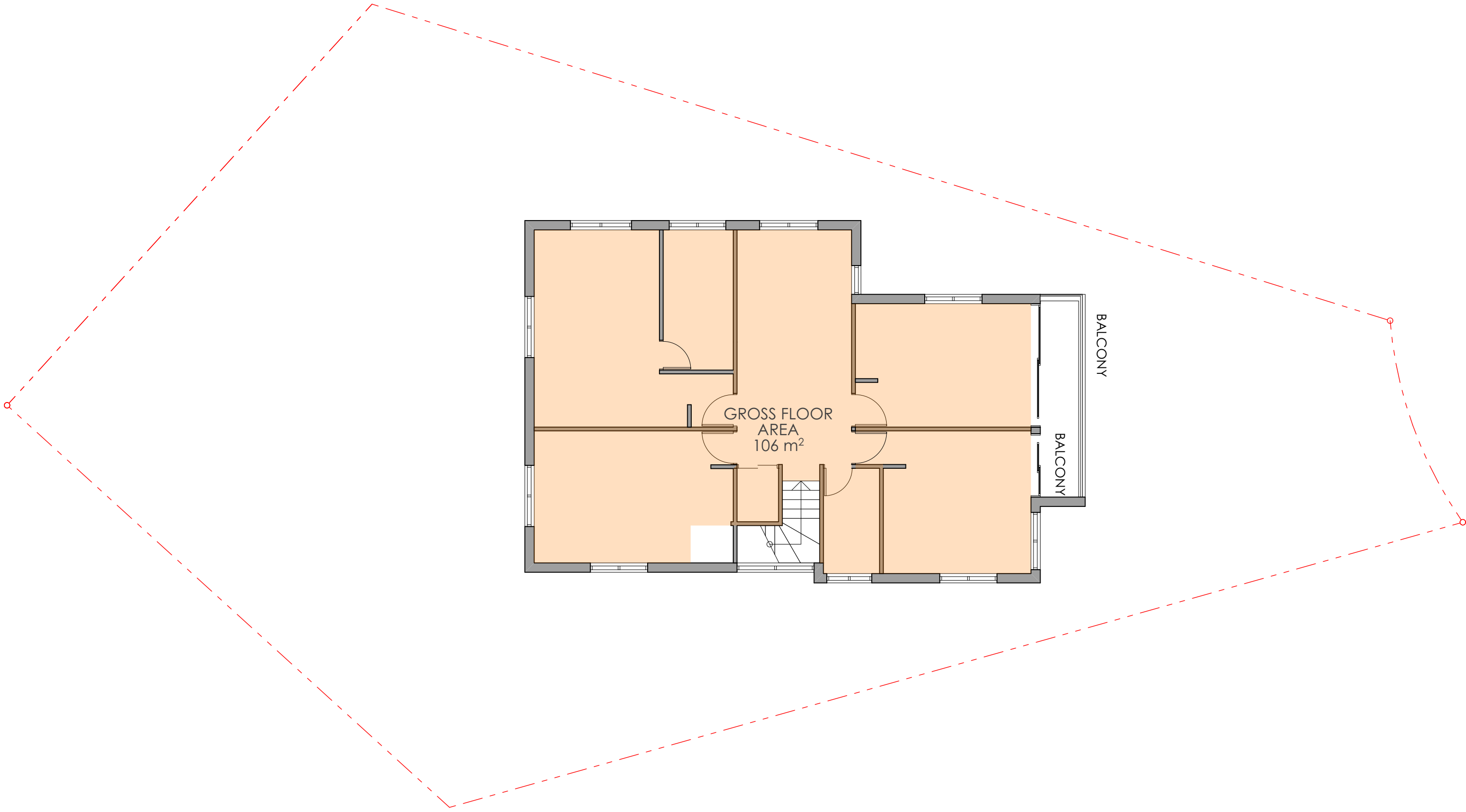
	PROPOSED SITE AREA
	PROPOSED GROSS FLOOR AREA
	PROPOSED ARTICULATION ZONE
	PROPOSED PRIVATE OPEN SPACE
	PROPOSED LANDSCAPE AREA
	PROPOSED NON COMPLIANT LANDSCAPE AREA
	PROPOSED AREA EXCLUDED



1 SITE AREA PLAN
1:100



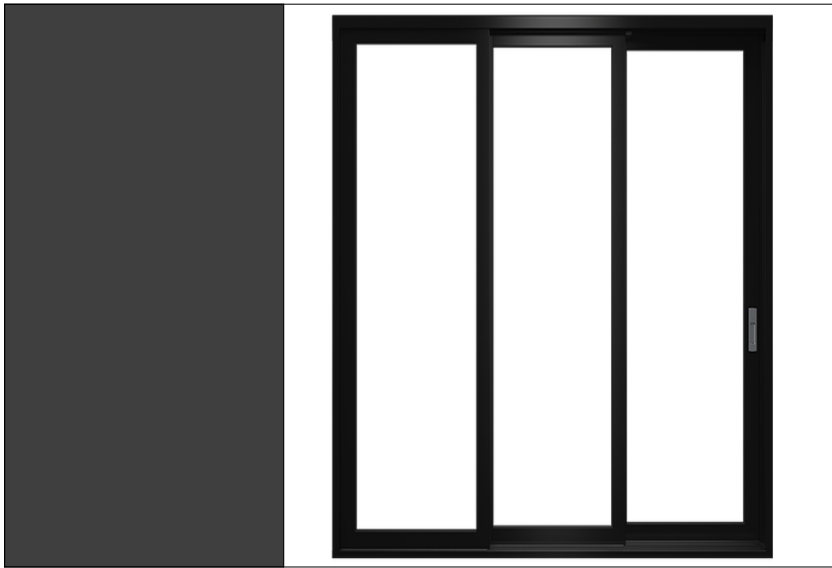
2 GROUND FLOOR AREA PLAN
1:100



3 LEVEL 1 AREA PLAN
1:100



1. STAINLESS STEEL AND GLAZED BALUSTRADE



2. POWDER COATED ALUMINIUM FRAMED GLAZING



3. COLORBOND MONUMENT METAL ROOF



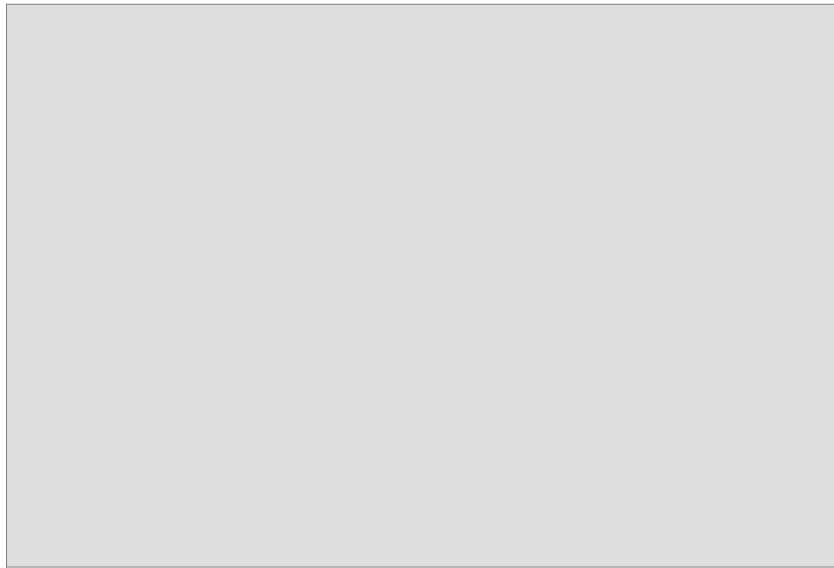
4. AUSTRAL BRICKS MAJESTIC GREY



5. AUSTRAL BRICKS BRAHMAN GRANITE

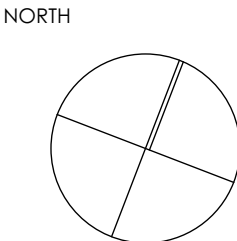


6. JAMES HARDIE - STRIA 255mm



7. RENDER & PAINT - DULUX SILKWORT

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B disc	DA stage
700 dwg no.	B revision