

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
500	SHADOW DIAGRAM
510	SHADOW DIAGRAM
600	AREA CALCULATION
700	EXTERNAL FINISH SCHEDULE



DEVELOPMENT APPLICATION
PROPOSED DWELLING AT LOT 14,
10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

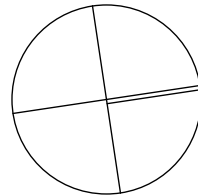
BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1249774S				
WATER		No hot water reticulation required		
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star
Alternate 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			

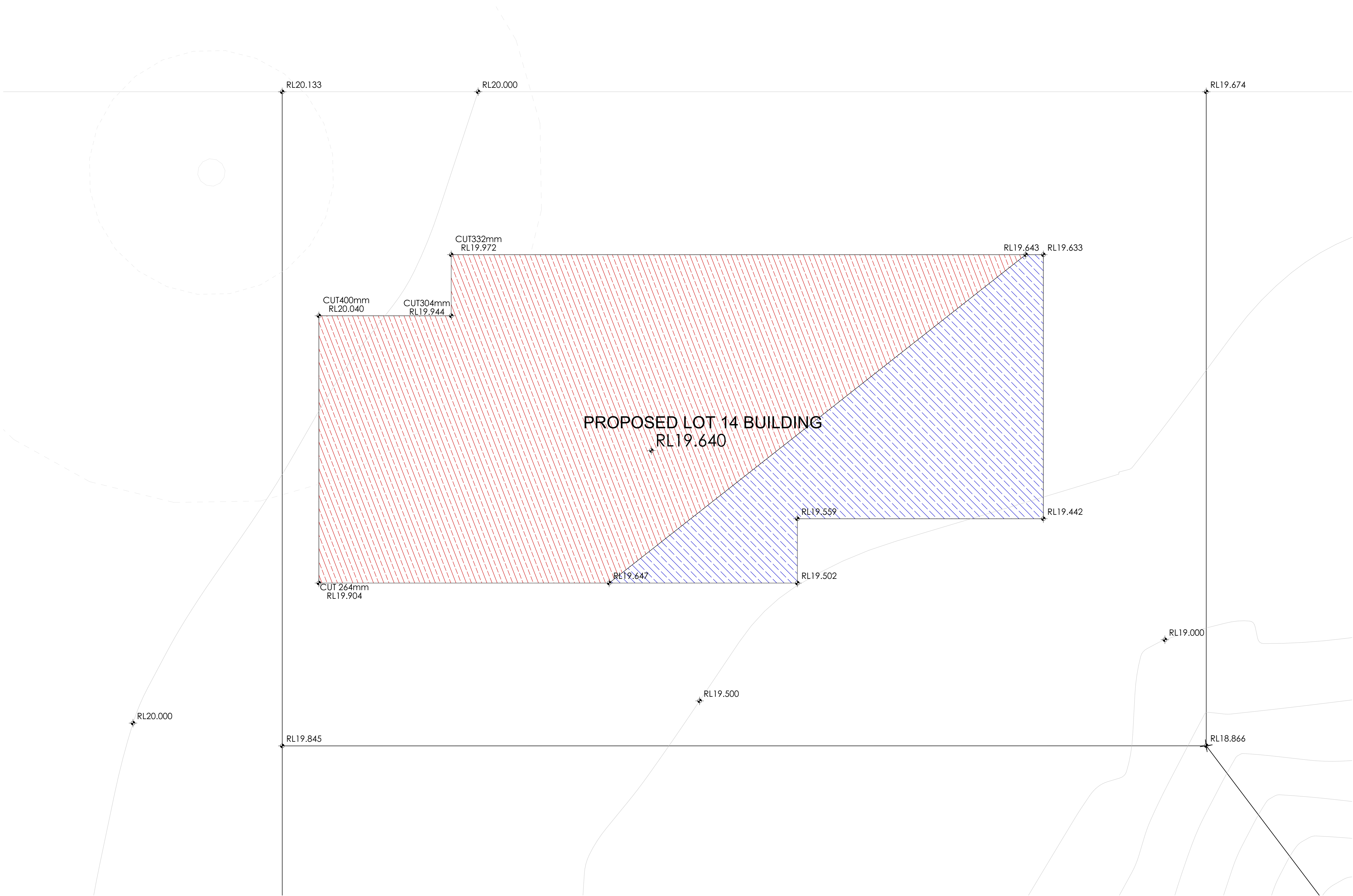


1 LOCATION PLAN

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE



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



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010.
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150
+ 61 2 9283 0880 | www.ptiarchitecture.com.au
Nominated Registered Architect: Peter Israel (Reg no 50964)
ABN 90 050 071 022

- 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	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A
B

DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

KC/PI
GF/PI

15.10.21
11.11.21

CLIENT

SKYCORP AUSTRALIA

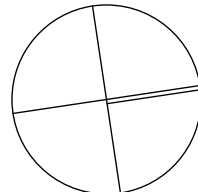
PROJECT

LOT 14, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

CUT&FILL PLAN

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

DA

020

B

disc

stage

dwg no.

revision

CHECKED

PI / KC

SCALE

1:50@A1

1 SITE ANALYSIS PLAN
1:100



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A
B

DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

KC/PI
GF/PI

15.10.21
11.11.21

CLIENT

SKYCORP AUSTRALIA

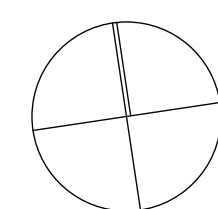
PROJECT

LOT 14, 10 FERN CREEK ROAD,
WARRIWOOD

DRAWING

SITE ANALYSIS PLAN

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

disc

CHECKED

PI / KC

SCALE
1:100@A1

DA

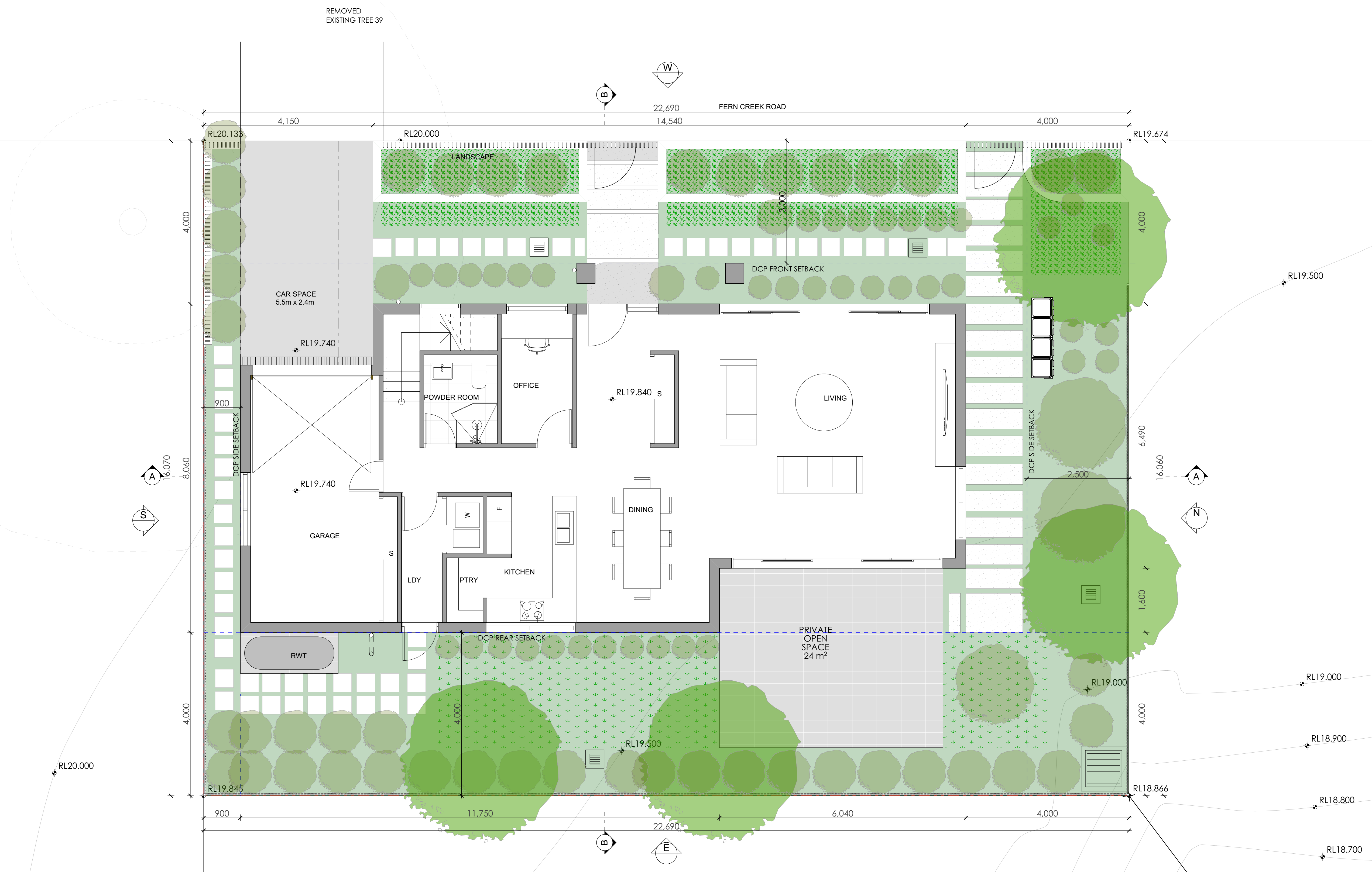
stage

050

dwg no.

B

revision



1 GROUND FLOOR PLAN
1:50



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Nominated Registered Architect: Peter Israel (Reg no 5096)
ABN 90 050 071 022

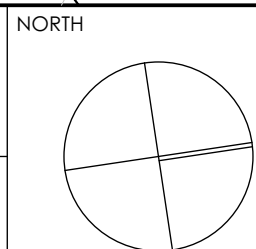
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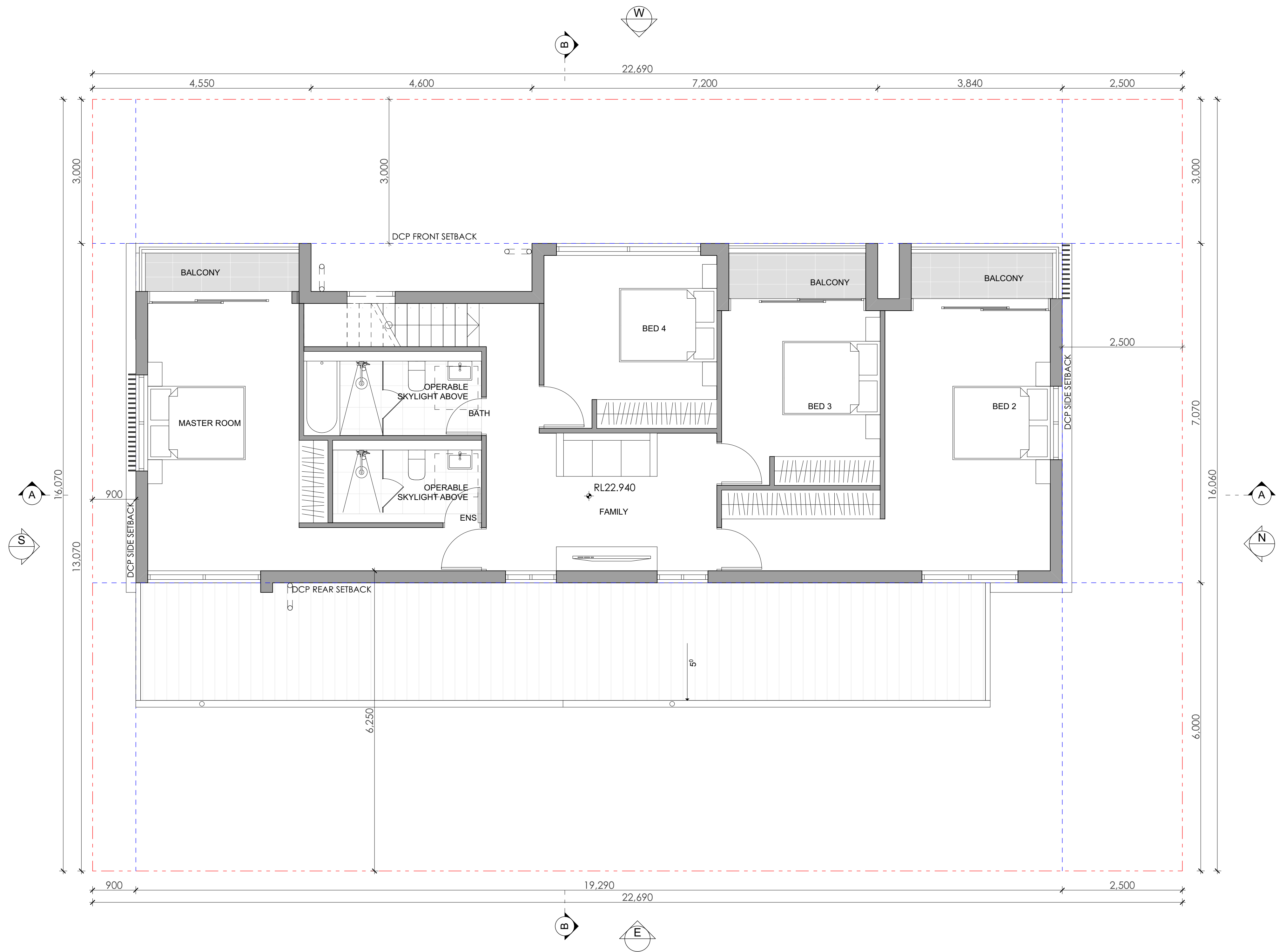
REVISIONS				DEVELOPMENT APPLICATION SURVEY ISSUE			
REV	DESCRIPTION	BY	CHK	REV	DESCRIPTION	BY	CHK

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT 14, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
GROUND FLOOR PLAN

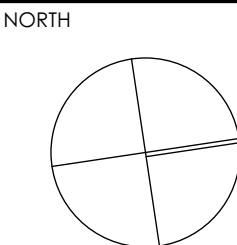


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PROJECT No P563	SCALE 1:50@A1
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disc	stage
dwg no.	revision

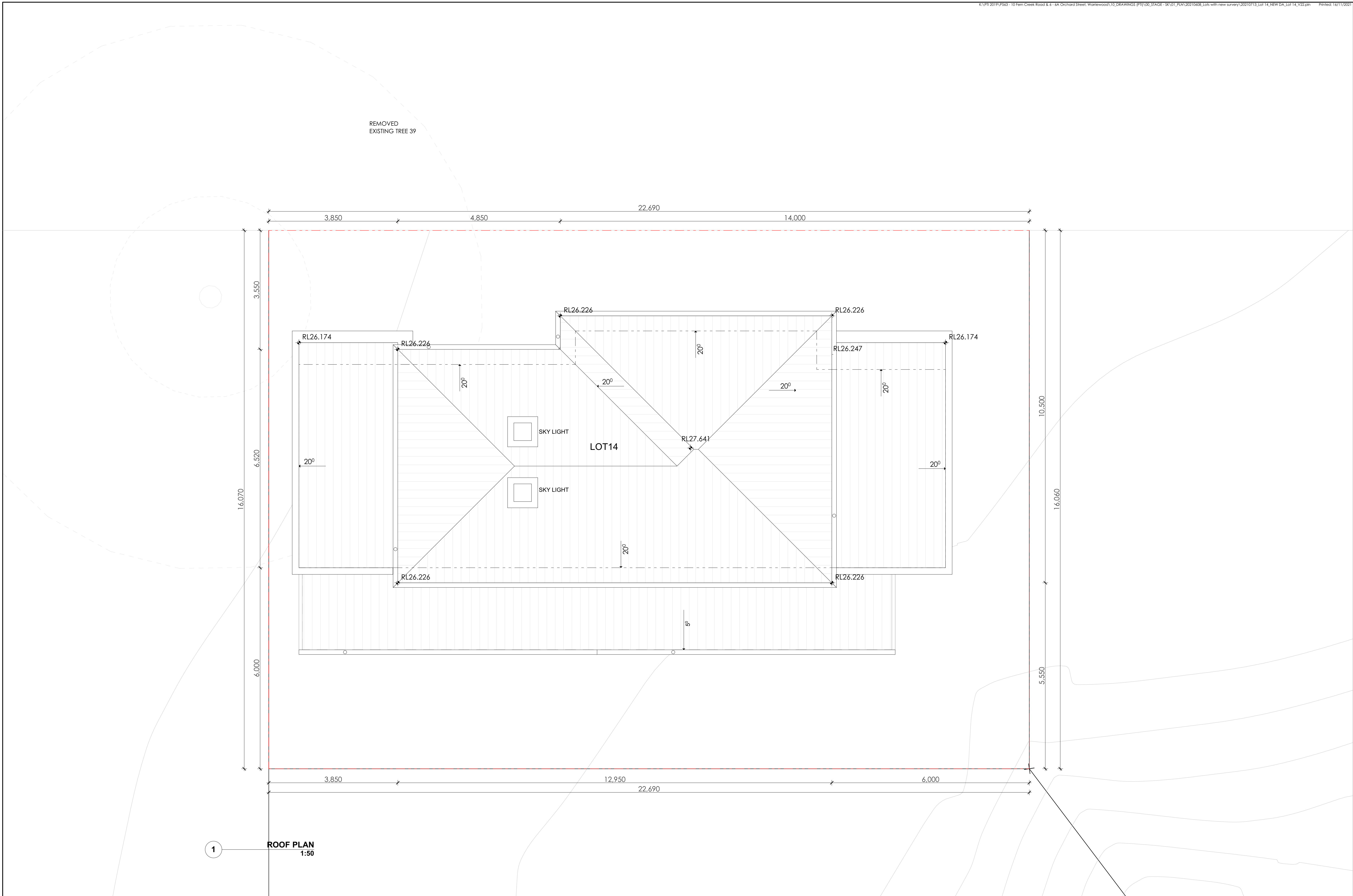


1 LEVEL 1 FLOOR PLAN
1:50

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

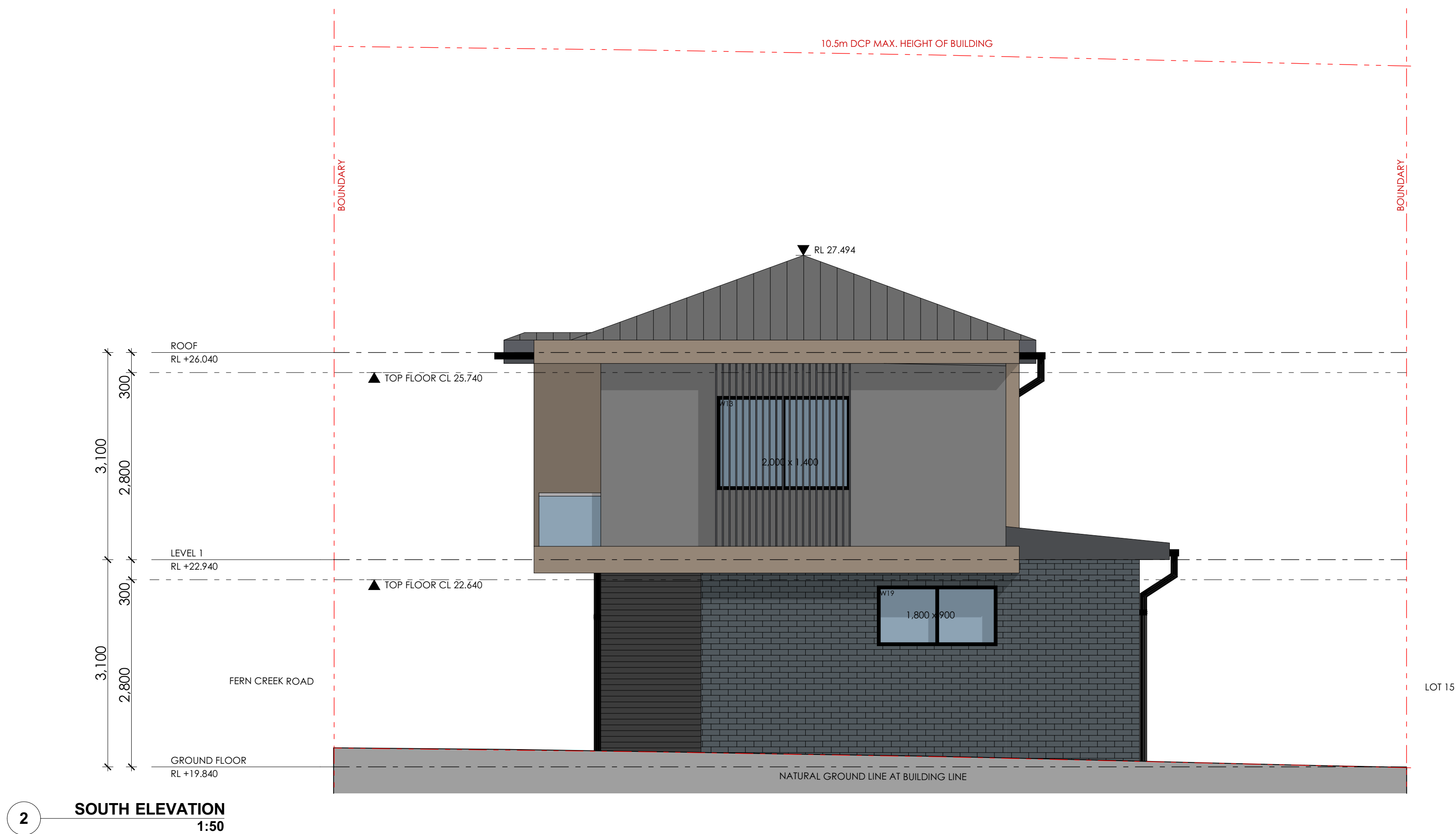
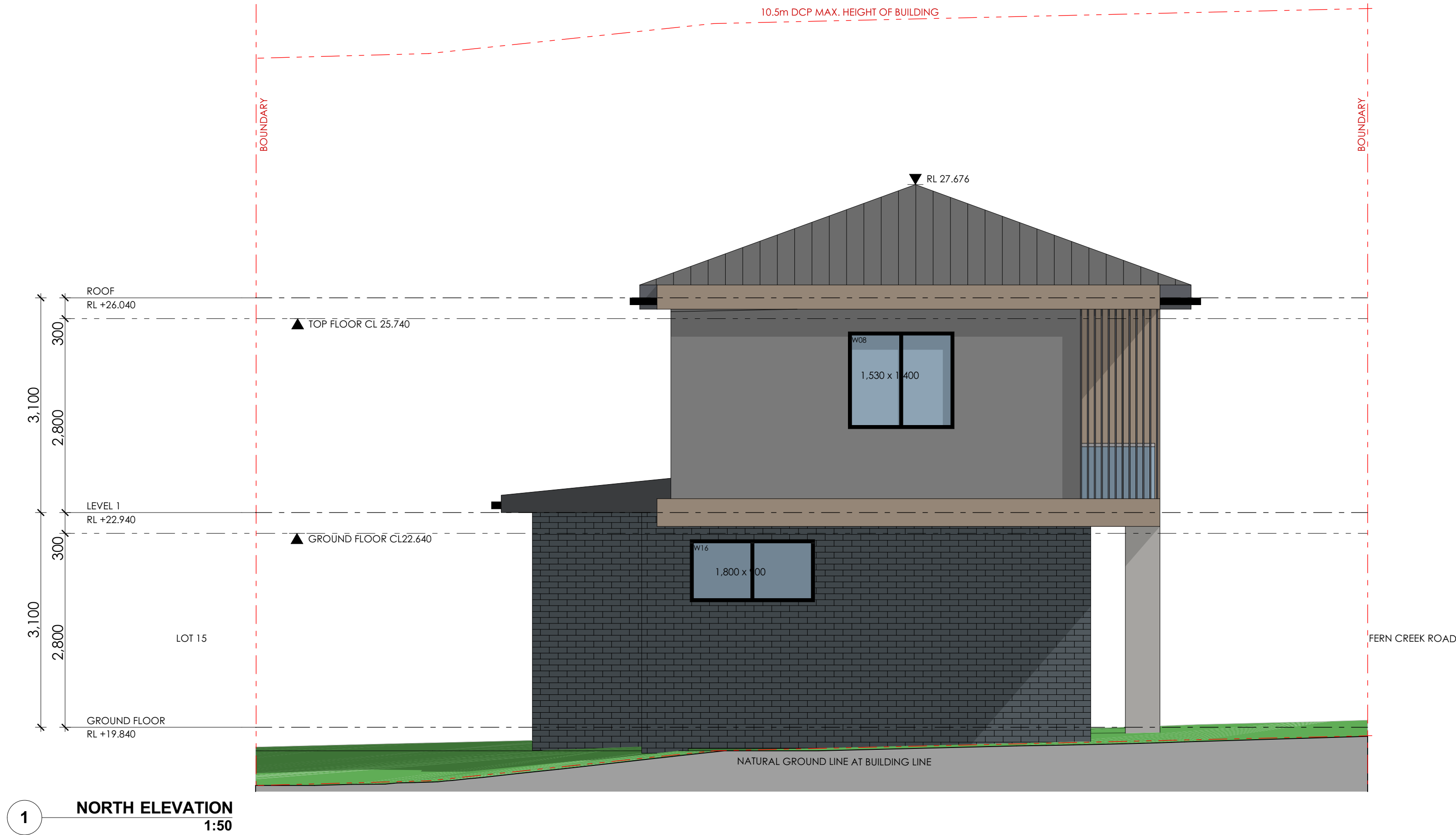


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PROJECT No P563	SCALE 1:50@A1
B	DA 130 B
disc	stage
dwg no.	revision





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



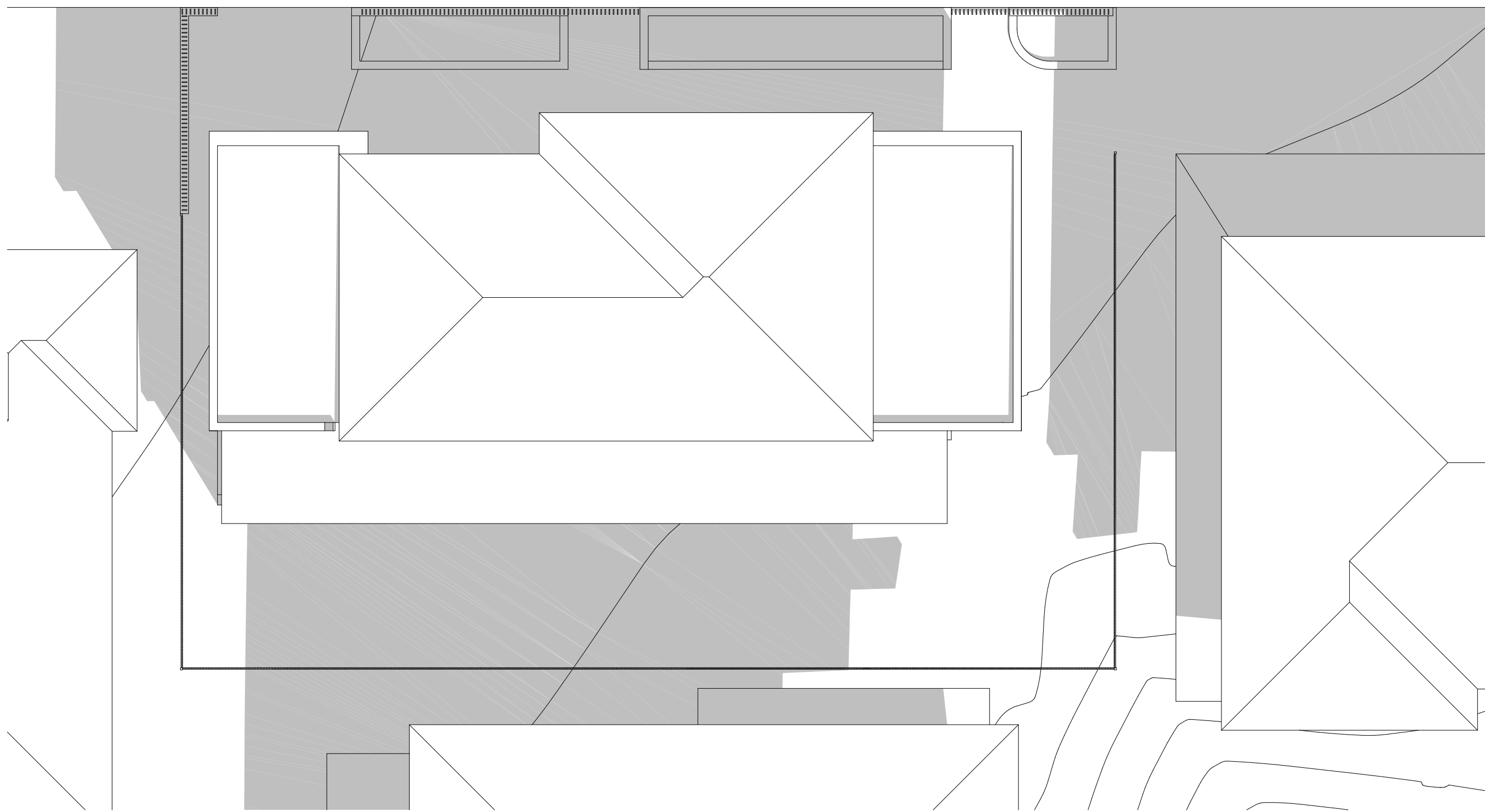
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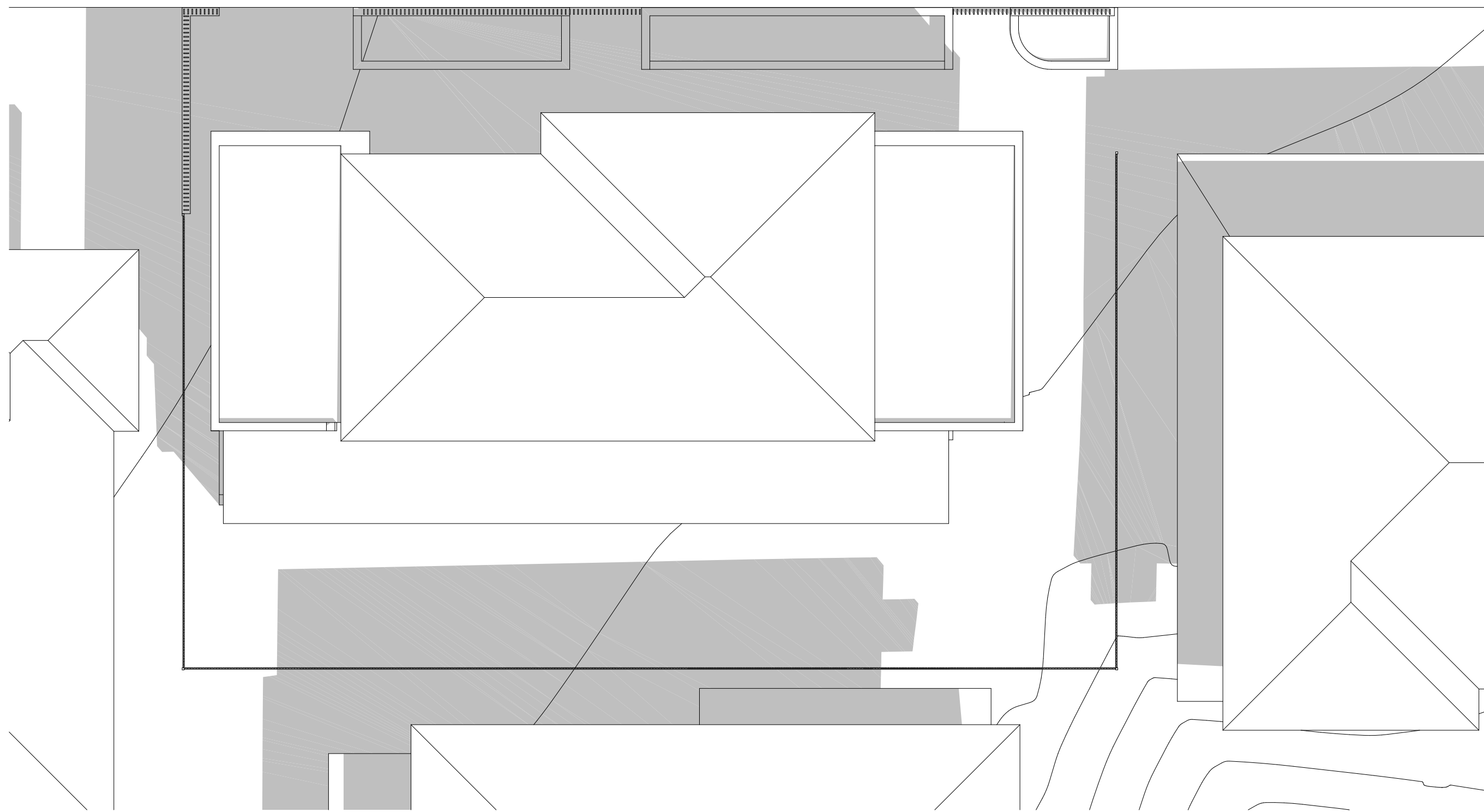
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						B	SURVEY ISSUE	DL	GF/PI	11.11.21
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE	

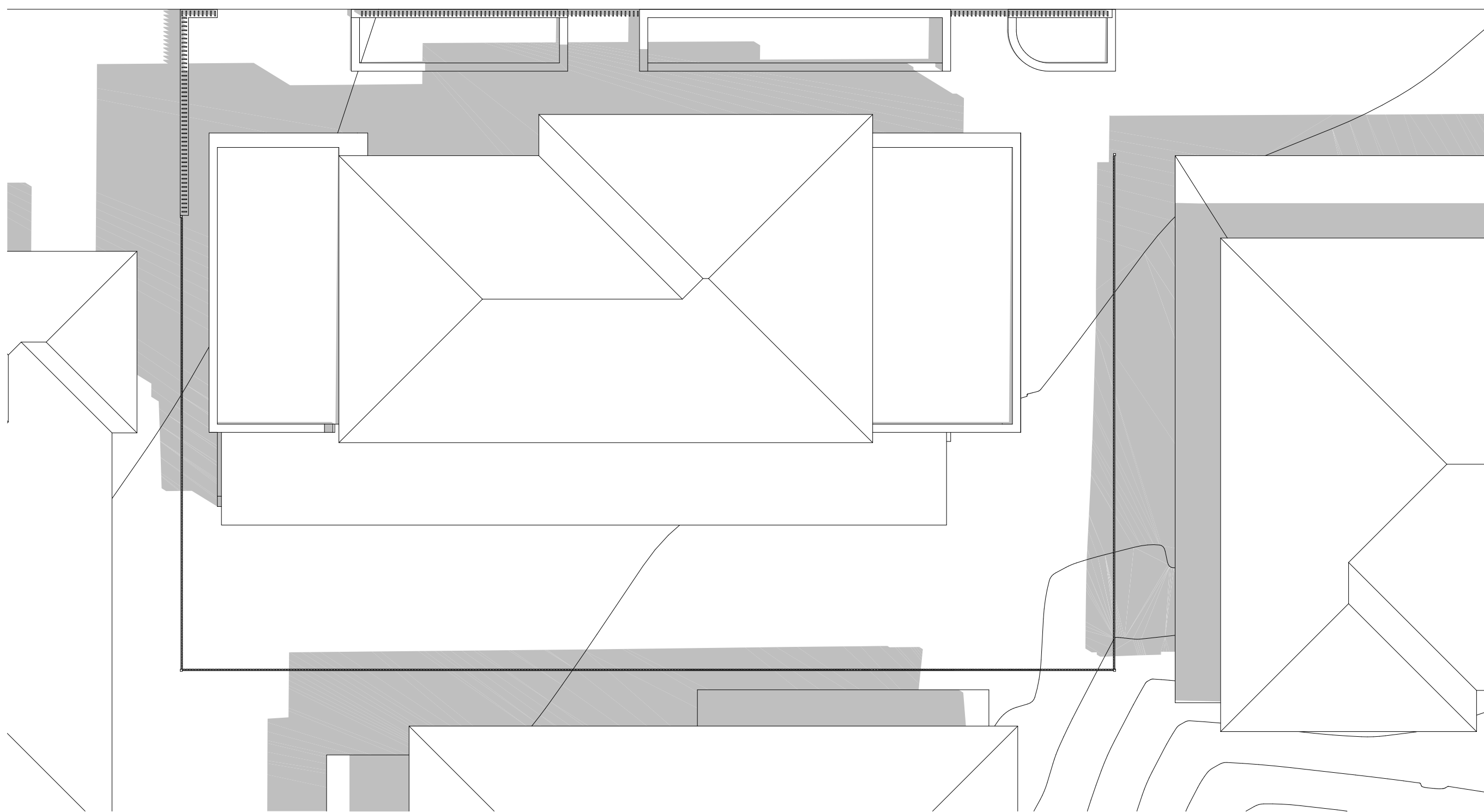
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PROJECT No	P563	SCALE	1:100@A1
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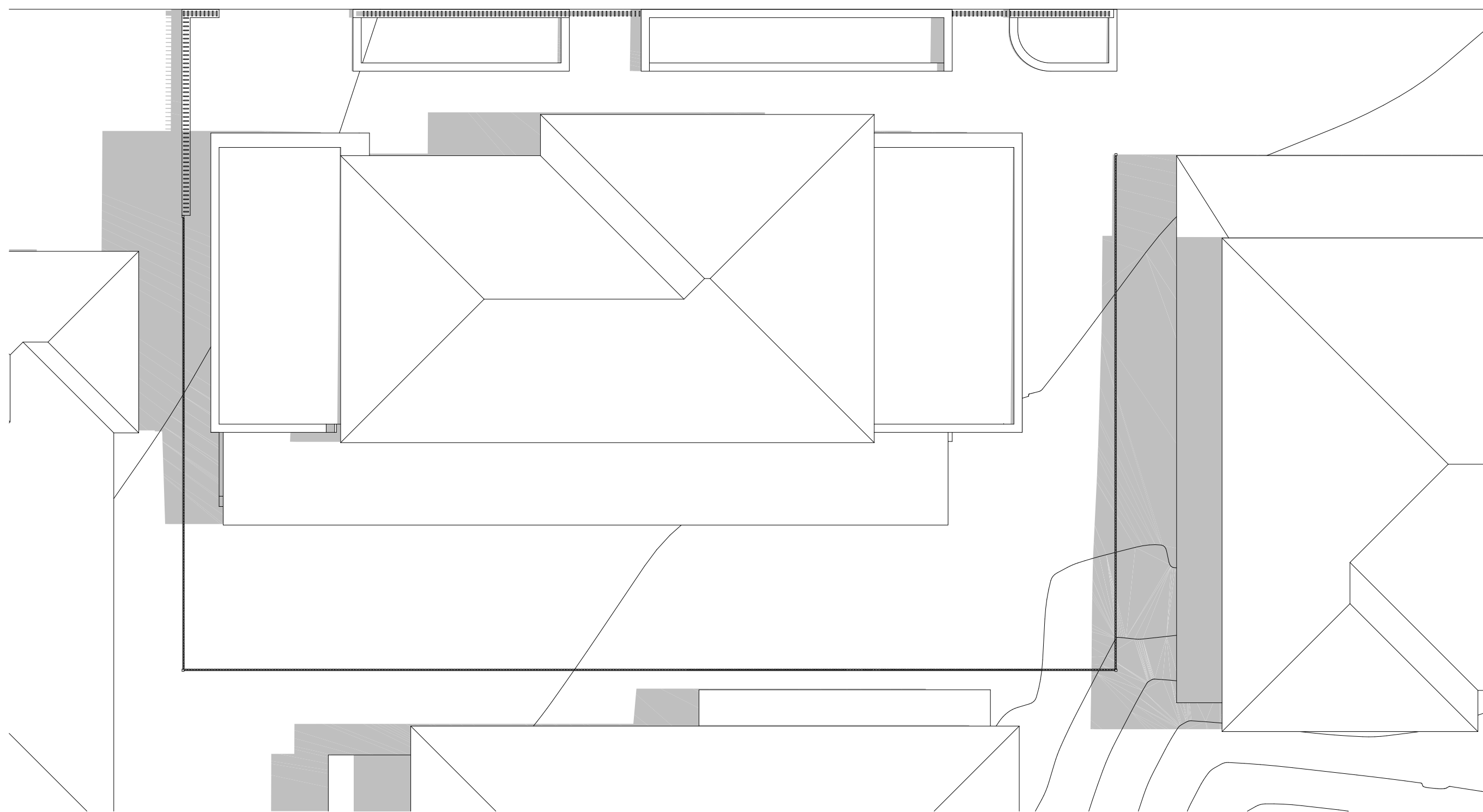
1 SHADOW DIAGRAM JUNE 21 9AM
1:100



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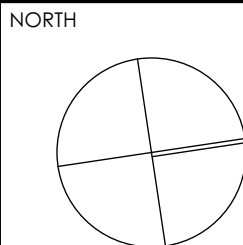
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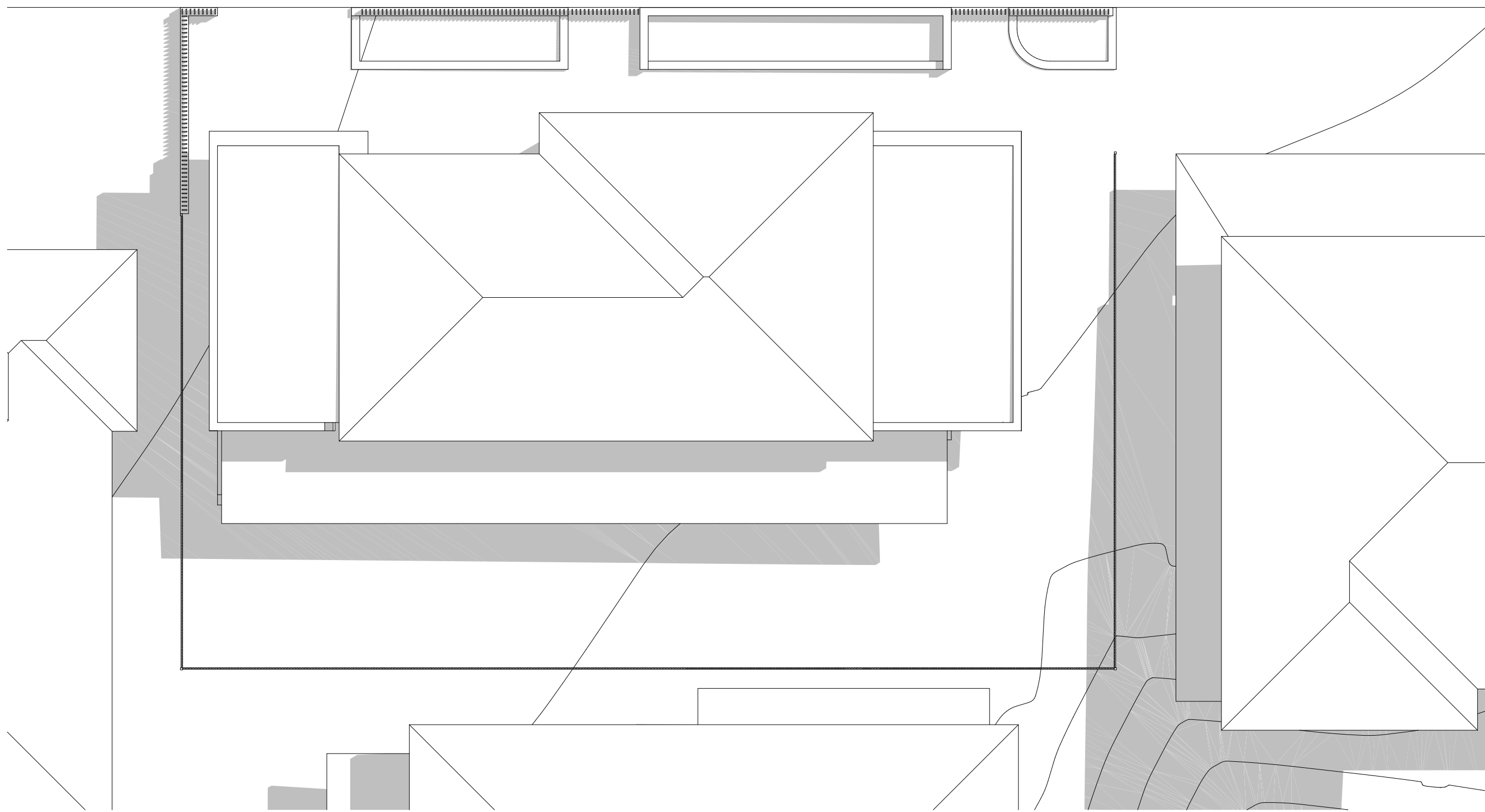
A	DEVELOPMENT APPLICATION	DL	KC/PI	15.10.21
B	SURVEY ISSUE	DL	GF/PI	11.11.21
REV	DESCRIPTION	BY	CHK	DATE

CLIENT
SKYCORP AUSTRALIA

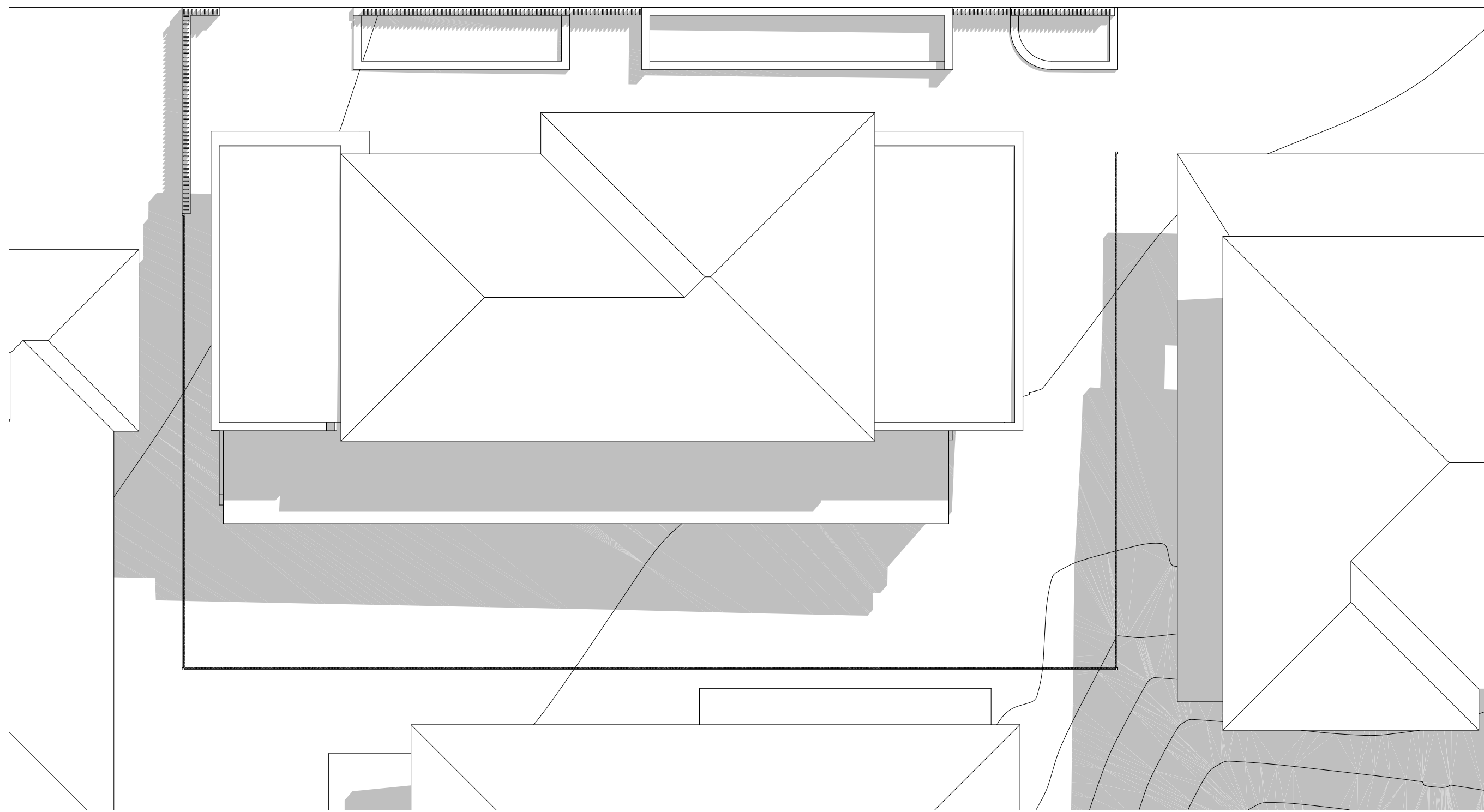
PROJECT
**LOT 14, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
SHADOW DIAGRAM



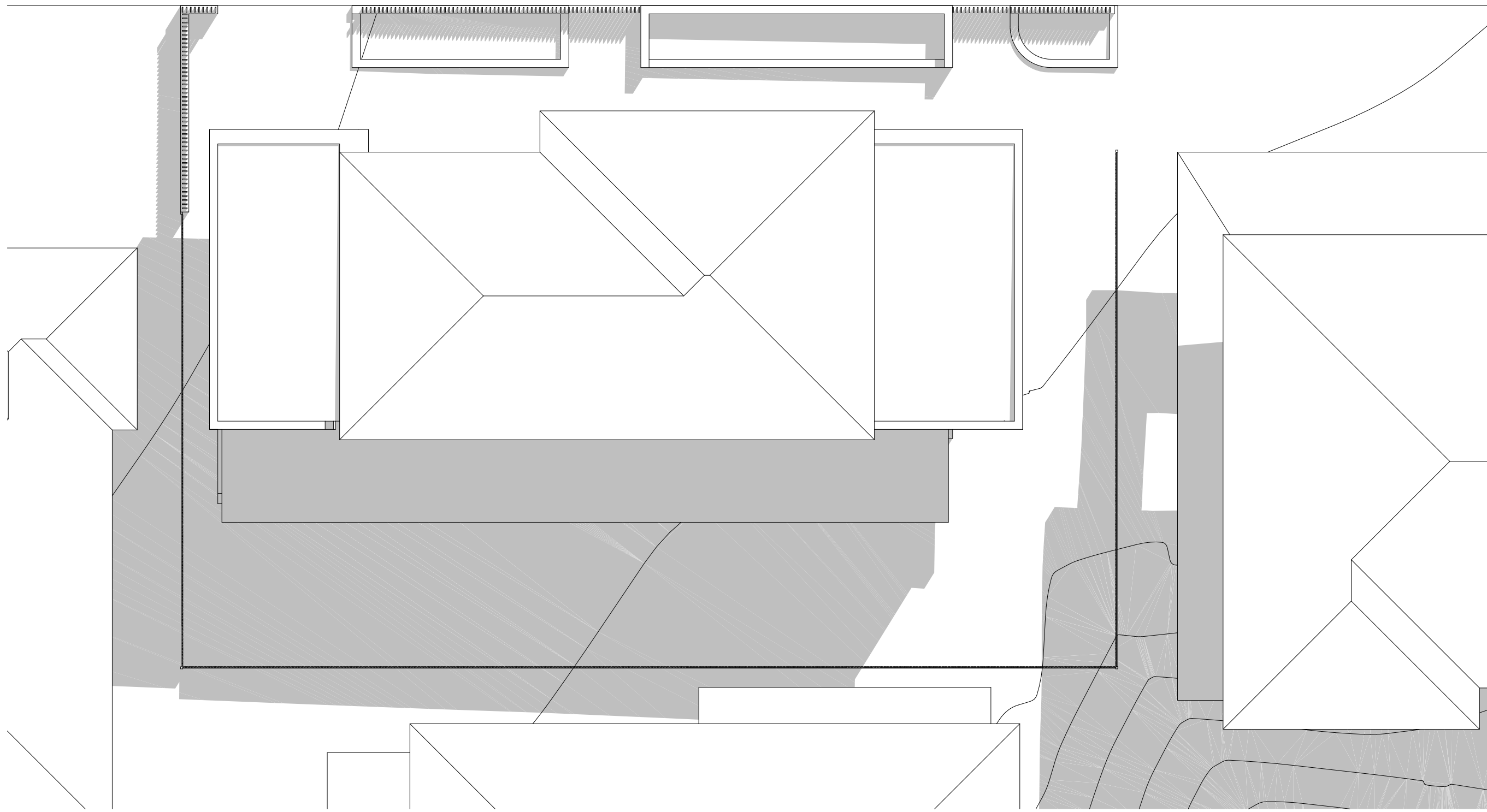
DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA 500 B
disc	stage
dwg no.	revision



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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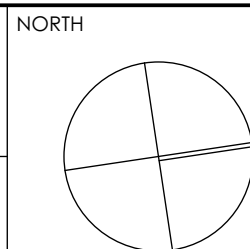
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REV	DESCRIPTION	BY	CHK	DATE

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

CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT14, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
SHADOW DIAGRAM



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

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 14) 373m ²	m/m ²	COMPLIANCE
PERMISSABLE GFA	N/A	Y
PROPOSED GFA	270m ²	
LOT WIDTH AT FRONT BUILDING LINE	22.7m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	164.25m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	187m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	170m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	17m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	24m ²	Y
PROPOSED PRIVATE OPEN SPACE	27m ²	



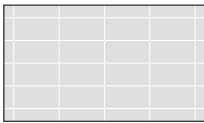
PROPOSED SITE AREA



PROPOSED GROSS FLOOR AREA



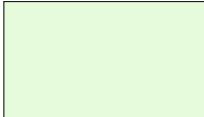
PROPOSED ARTICULATON ZONE



PROPOSED PRIVATE OPEN SPACE



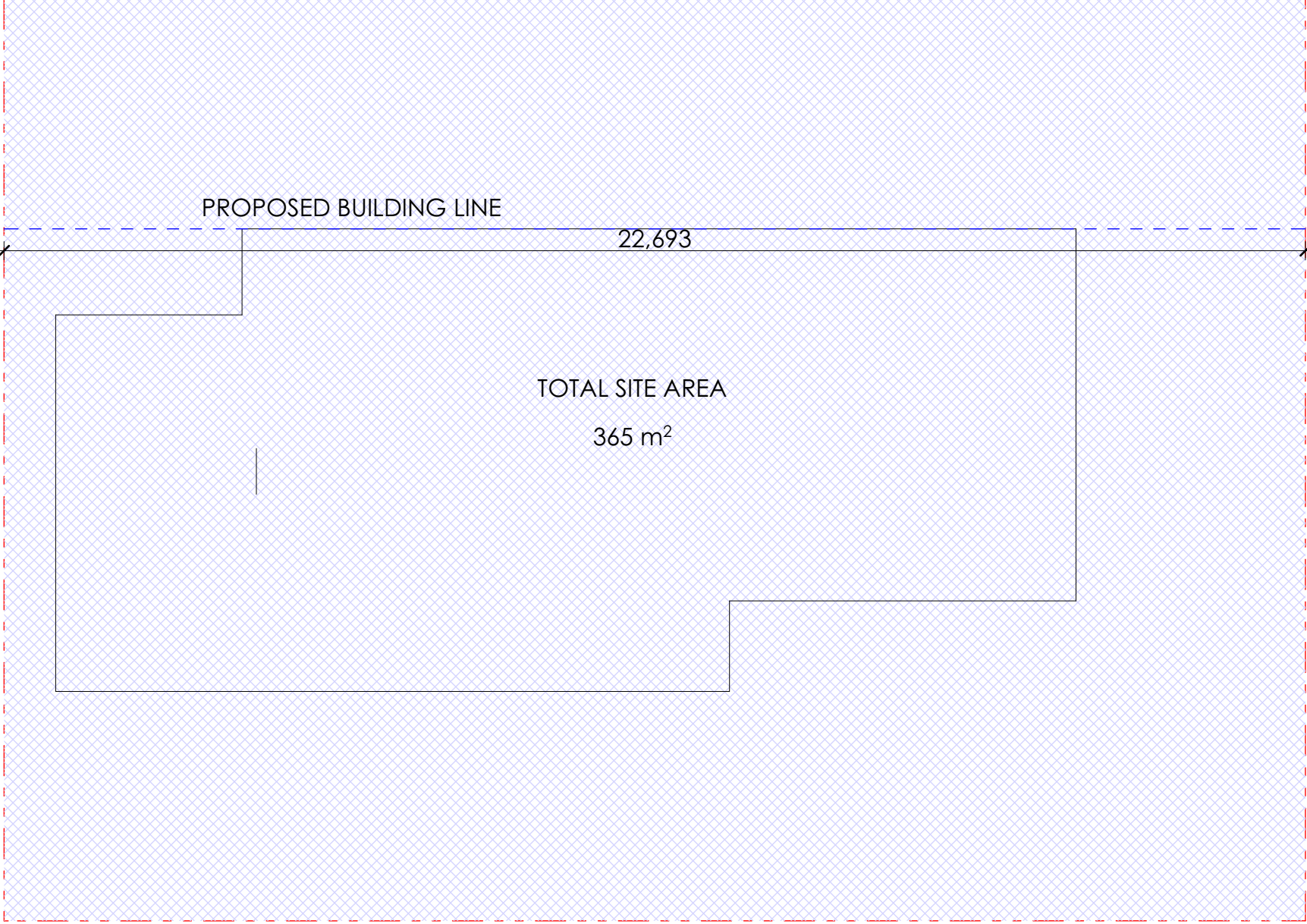
PROPOSED LANDSCAPE AREA



PROPOSED NON COMPLIANT LANDSCAPE AREA



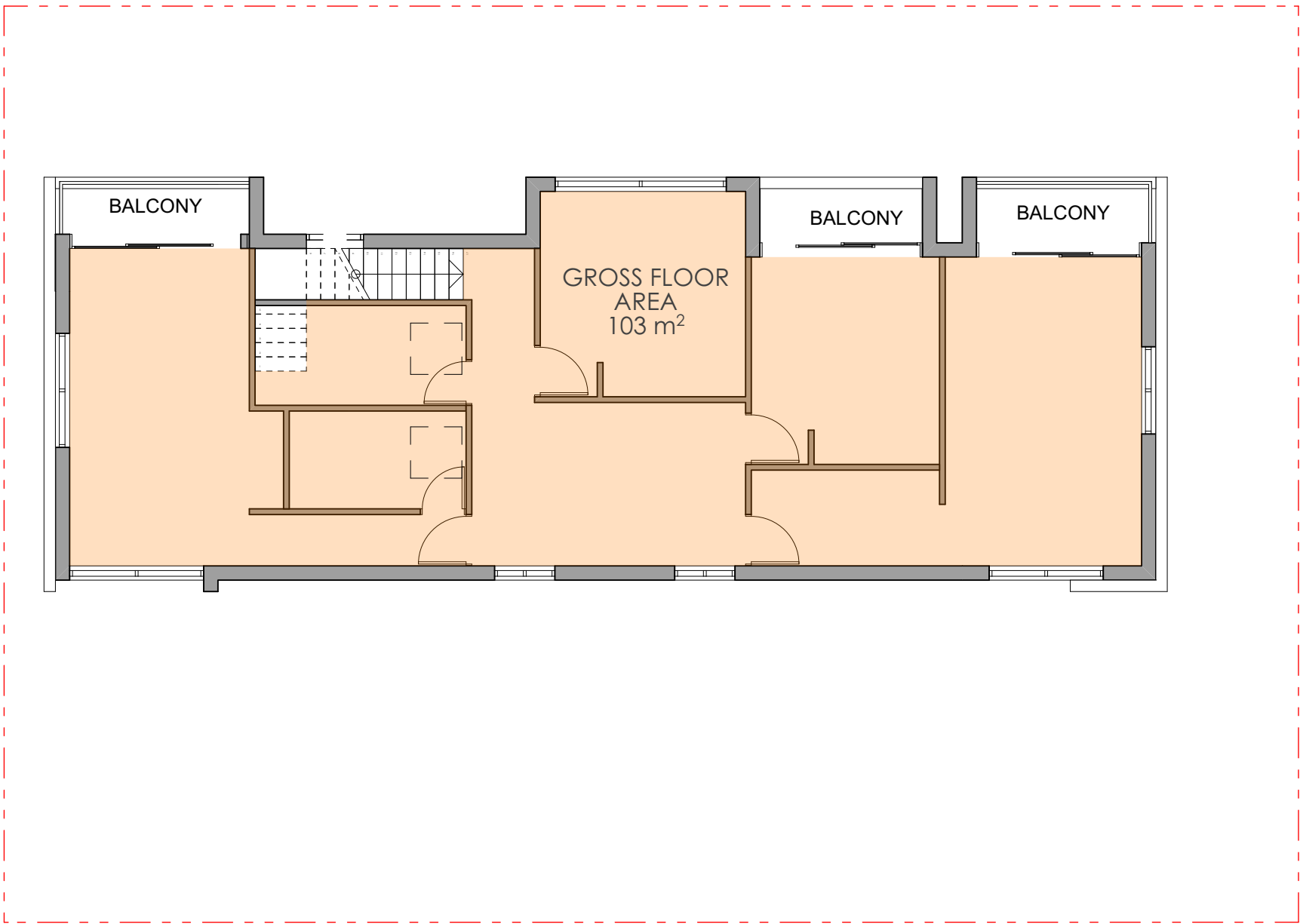
PROPOSED AREA EXCLUDED



1 SITE AREA PLAN
1:100



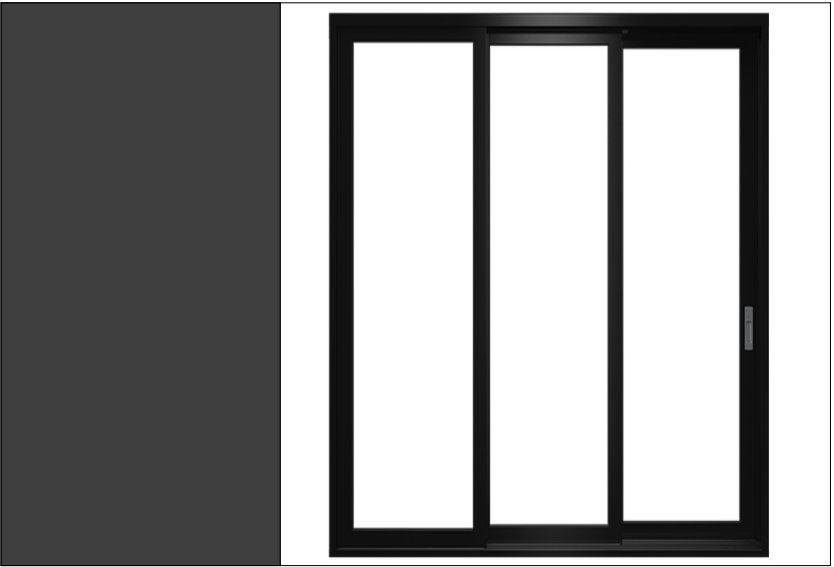
2 GROUND FLOOR AREA PLAN
1:100



0 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 BRAHMAN GRANITE



5. 3mm ALUMINIUM CLADDING - TIMBER LOOK
SILVER WAITWE



6. JAMES HARDIE - STRIA 255mm



7. RENDER &PAINT - DULUX DIESKAU

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A
B

DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

KC/PI
GF/PI

15.10.21
11.11.21

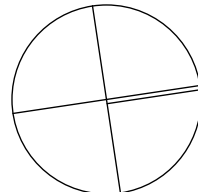
CLIENT

SKYCORP AUSTRALIA

PROJECT
LOT14, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
EXTERNAL FINISH SCHEDULE

NORTH



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100, 1:500@A1
B	DA 700 B
dsc	stage, dwg no, revision

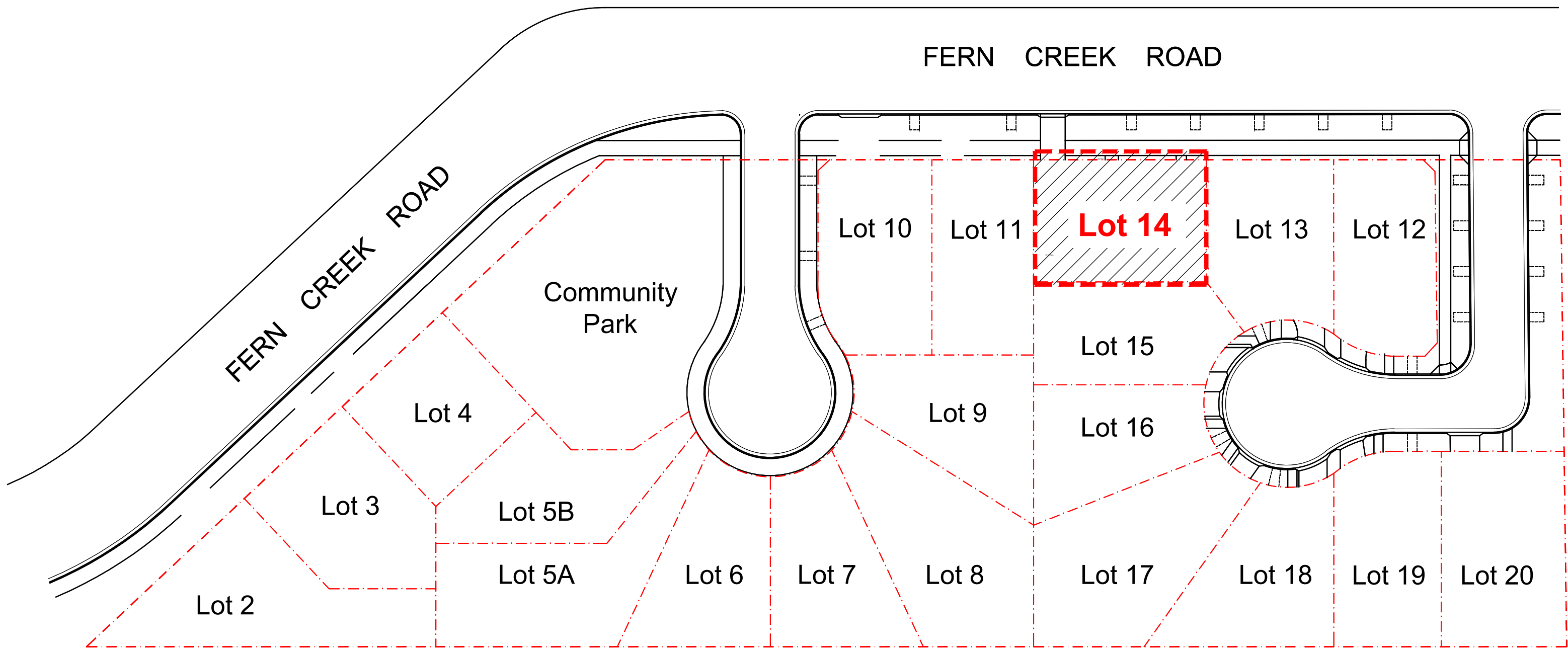
Proposed Dwellings

Lot 14, 10 Fern Creek Road Warriewood

Landscape Development Application

DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
014	COVER SHEET	N/A
114	LANDSCAPE PLAN - Lot 14	1:50
314	LANDSCAPE HARDSCAPE PLAN - Lot 14	1:50
414	LANDSCAPE PLANTING PLAN - Lot 14	1:50
514	LANDSCAPE SPECIFICATION & DETAILS - Lot 14	AS SHOWN



Key Plan | 1:500

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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

Legend

Key Plan



Client
SKYCORP AUSTRALIA

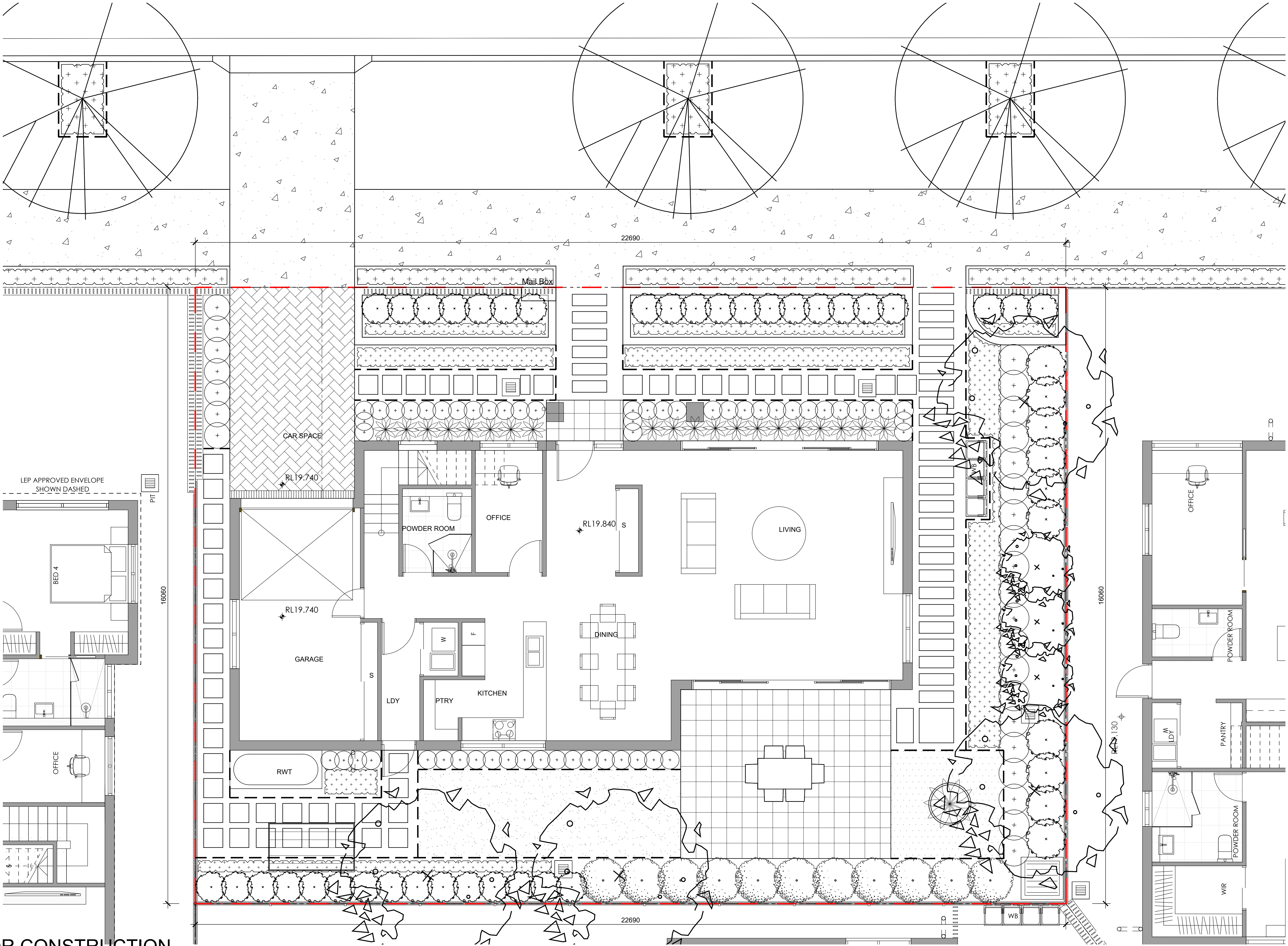
Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Coversheet
- Lot 14

DEVELOPMENT APPLICATION

Scale
Job Number
SS21-4780

Drawing Number
Issue
014 A



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Legend			
	Existing tree to be removed - Refer Arborist report		Timber edge
	Proposed street trees		Exposed concrete
	Proposed trees		Paved driveway
	Shrub and accent planting		Timber decking
	Groundcovers		Stepping pavers in gravel - Type 1
	Lawn		Stepping pavers in gravel - Type 2
	Mail box		Clothing lines
	Property boundary		

Key Plan

SITE IMAGE
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9598 2877
www.siteimage.com.au

Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Plan
- Lot 14

DEVELOPMENT APPLICATION
Scale 1:50 @ A1
Job Number
SS21-4780
Drawing Number
114
Issue
A

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A For Approval
Issue Revision Description

PH RS 18.10.2021
Drawn Check Date

Legend

- Timber edge
- Exposed concrete
- Paved driveway
- Timber decking
- Stepping pavers in gravel - Type 1
- Stepping pavers in gravel - Type 2

- Mail box
- Clothing lines
- Property boundary

Key Plan

SITE IMAGE

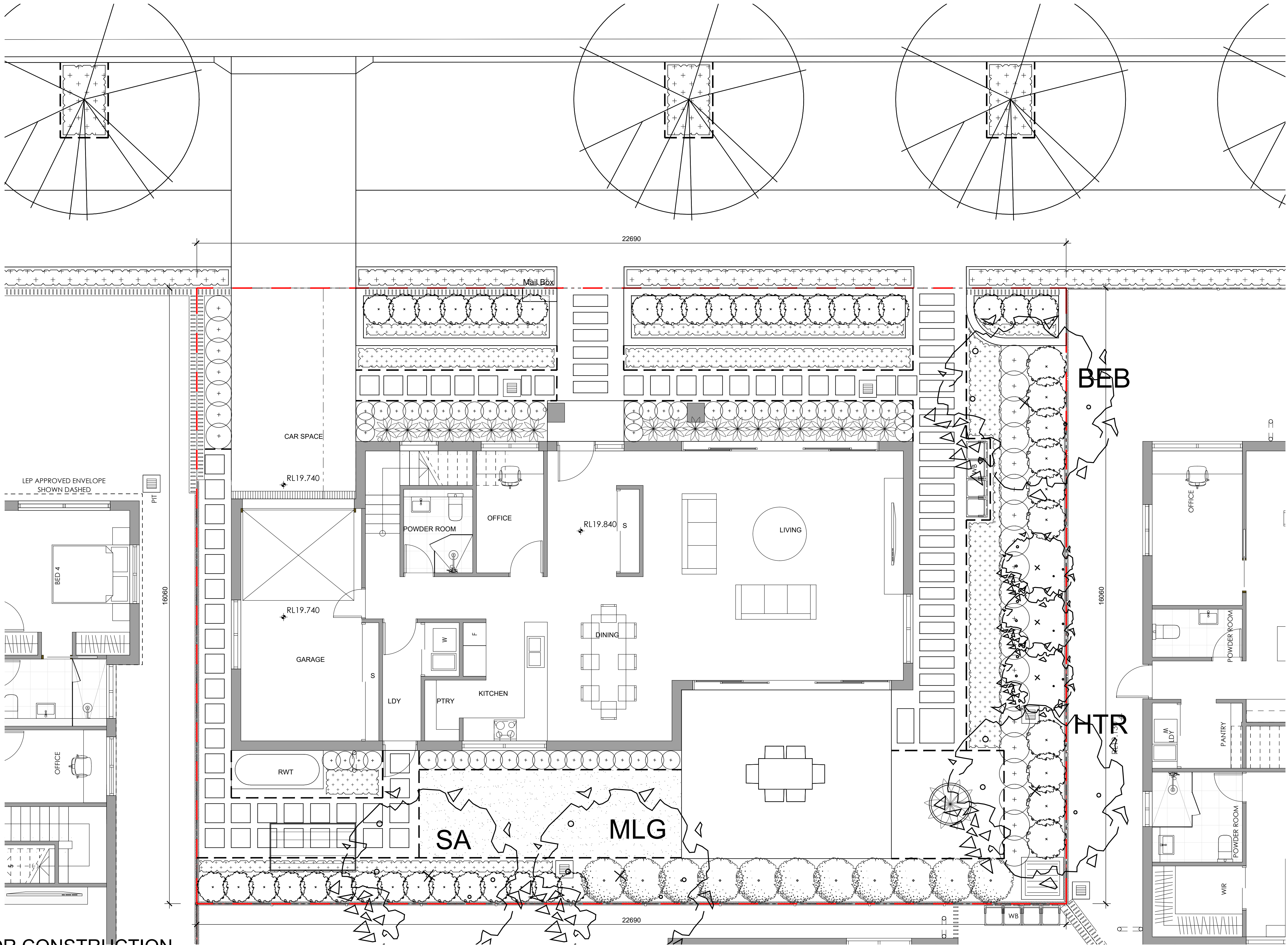
Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Client
SKYCORP AUSTRALIA
Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Hardscape Plan
- Lot 14

DEVELOPMENT APPLICATION
Scale 1:50 @ A1
Job Number
SS21-4780
Drawing Number
314
Issue
A

NOT FOR CONSTRUCTION



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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

- Legend
- Existing tree to be removed
- Refer Arborist report
 - Proposed street trees
- By others
 - Proposed trees
 - Shrub and accent planting
 - Groundcovers

Indicative plant schedule refer to drawing sheet 514

Key Plan

SITE IMAGE
Landscape Architects
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Client
SKYCORP AUSTRALIA

Project
Proposed Dwellings
10 Fern Creek Road
Warriewood

Drawing Name
Landscape Planting Plan
- Lot 14

DEVELOPMENT APPLICATION

Scale 1:50 @ A1
Job Number
SS21-4780

0 0.5 1 1.5 2 2.5m
Drawing Number
414
Issue
A

