

DRAWING LIST	
DRAWING No.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
050	SITE ANALYSIS
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 19, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE )				
BASIX Certificate # 1249737S				
<b>WATER</b>	No hot water reticulation required			
<b>Fixtures</b>	<b>All shower heads</b>	<b>All toilets</b>	<b>All kitchen taps</b>	<b>All bathrooms taps</b>
<b>Rating</b>	4 Star(>4.5 But<=6L/Min)	4 star	4 star	4 star
<b>Alternate water source</b>				
<b>Rain Water Tank</b>	<b>Type</b>	<b>Size</b>	<b>Roof area connected</b>	<b>Connections</b>
	Individual RWT	2000L	90 m2	Outdoor tap for landscape only
<b>Swimming pool</b>				
	<b>Volume</b>	<b>Heated</b>	<b>Cover</b>	<b>Shaded</b>
	....	....	....	....
<b>ENERGY</b>				
<b>Hot water</b>	<b>Type</b>			<b>Rating</b>
	Individual, gas instantaneous			5 star
<b>Mech. Ventilation</b>	<b>System</b>	<b>Operation Control</b>		
<b>Bath</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>L'dry</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>Kitchen</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>Cooling System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	3 star ( average zone)	3 star ( average zone)	
<b>Heating System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	3 star ( average zone)	3 star ( average zone)	
<b>Artificial Lighting</b>	<b>Primary type of artificial lighting is fluorescent or light emitting diode (LED)</b>			
	<b>No. of Bed rms &amp; study</b>	<b>No. of Living</b>	<b>Each Kitchen, Bath / Toilet</b>	<b>L'dry &amp; Hallway</b>
	All	All	Yes	Yes
<b>Others</b>	<b>Indoor private Cloth Line</b>	<b>Not Required</b>		
	<b>Outdoor or sheltered Cloth Line</b>	<b>Yes</b>		
	<b>Well ventilated Fridge space</b>	<b>Yes</b>		
	<b>Kitchen Cook top / Oven</b>	<b>Gas Cook top + Electric Oven</b>		
<b>THERMAL</b>	<b>As per thermal simulation carried out by assessor</b>			
(refer assessor's stamped drawings)	<b>External Wall Insulation: R2.8</b>			
	<b>Ceiling Insulation: R3.0</b>			
	<b>Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)</b>			
	<b>ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539</b>			
	<b>All External doors &amp; windows to be weather sealed</b>			
	<b>Eaves / shading as per drawings</b>			



1 LOCATION PLAN



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
 Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
 + 61 2 9253 0880 | www.ptiarchitecture.com.au  
 Nominated Registered Architect (Peer review) (Reg no 50564)  
 ABN 60 050 071 022

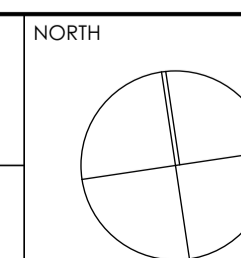
- NOTE
- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
  - Figured dimensions to be taken in preference to scaled dwgs.
  - This drawing is to be read in conjunction with the specification and engineers drawings.

This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

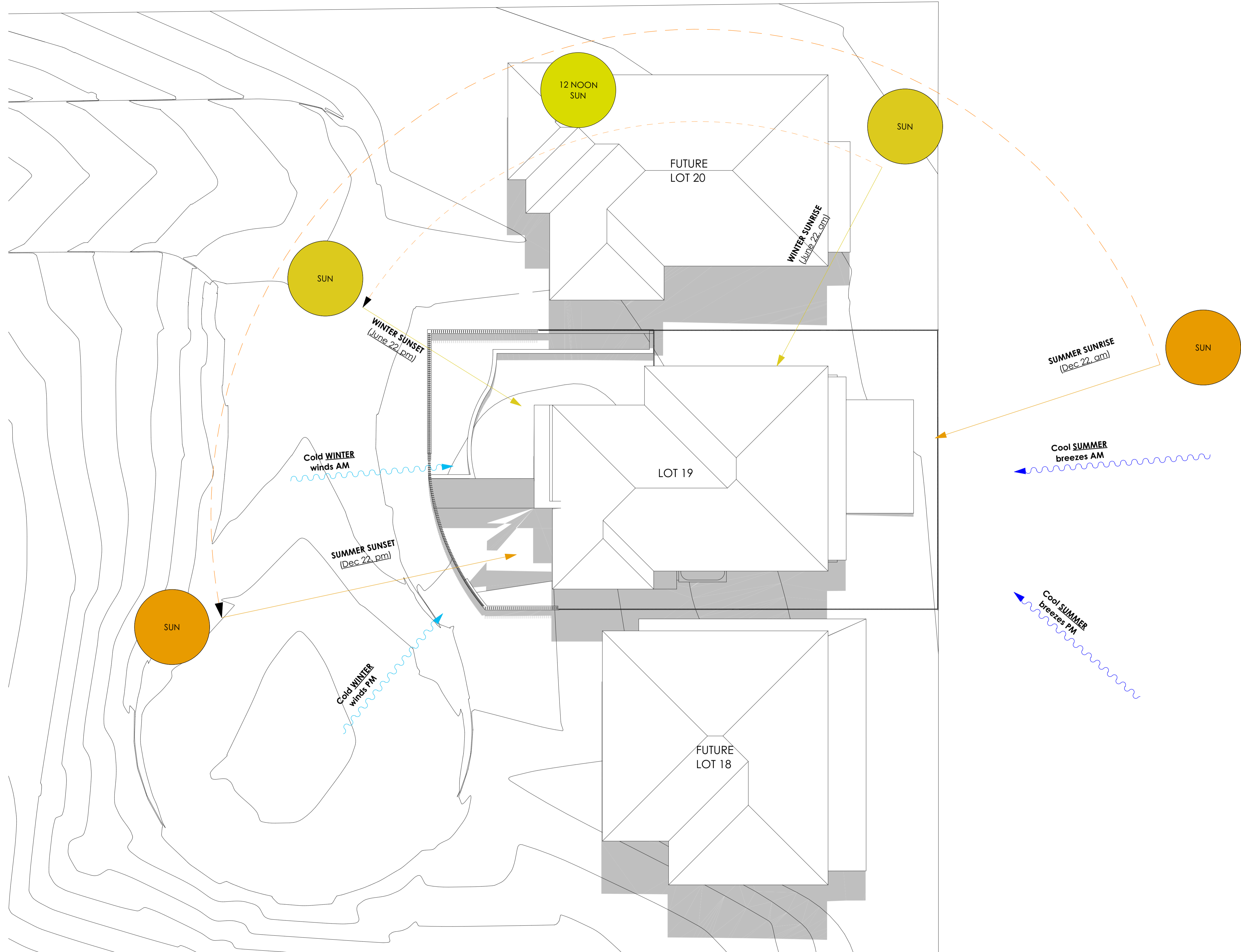
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION				DL	KC/PI	13.07.21		
B	SURVEY ISSUE				DL	GF/PI	11.11.21		

CLIENT  
 SKYCORP AUSTRALIA

PROJECT  
 LOT 19, 10 FERN CREEK ROAD,  
 WARRIEWOOD  
 DRAWING  
 LOCATION PLAN



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



1 SITE ANALYSIS PLAN 1:100



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 9293 0880 | www.ptarchitecture.com.au  
 National Registered Architect (Lic no 50564)  
 A/N 60 050 071 022

- 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.

This drawing is the copyright of PT 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 PT Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 19, 10 FERN CREEK ROAD, WARRIWOOD	
DRAWING	
SITE ANALYSIS	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>050</b>	<b>B</b>
disc	stage	chwg no.	revision

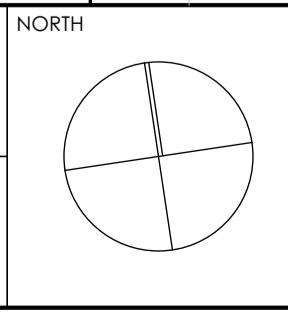
**1 GROUND FLOOR PLAN**  
1:50

**NOTE**  
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
 2. Figured dimensions to be taken in preference to scaled dwgs.  
 3. This drawing is to be read in conjunction with the specification and engineers drawings.  
 This drawing is the copyright of PFI 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 PFI Architecture Pty Ltd.

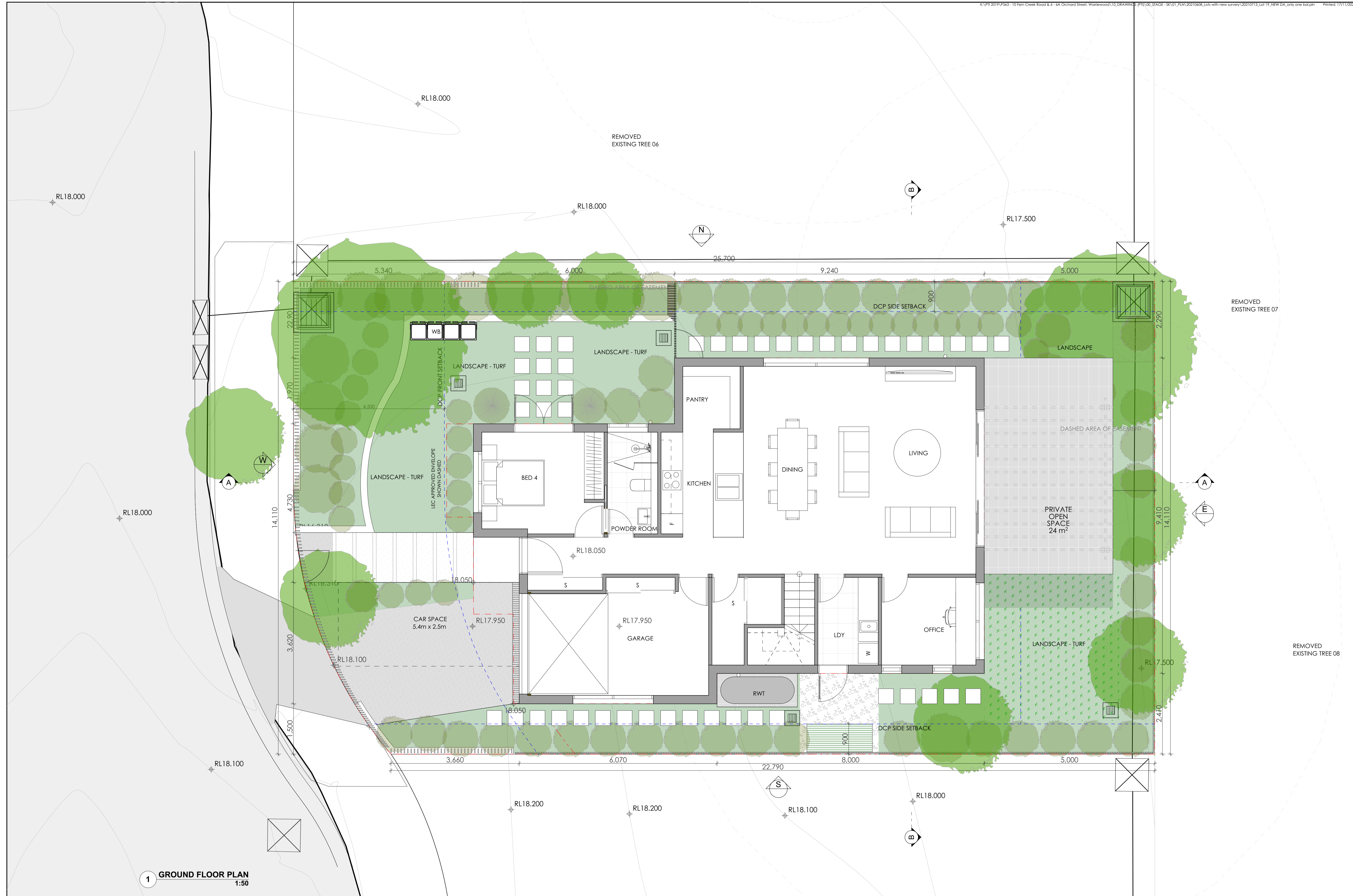
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION				DL	KC/PI			13.07.21
B	SURVEY ISSUE				DL	GF/PI			11.11.21

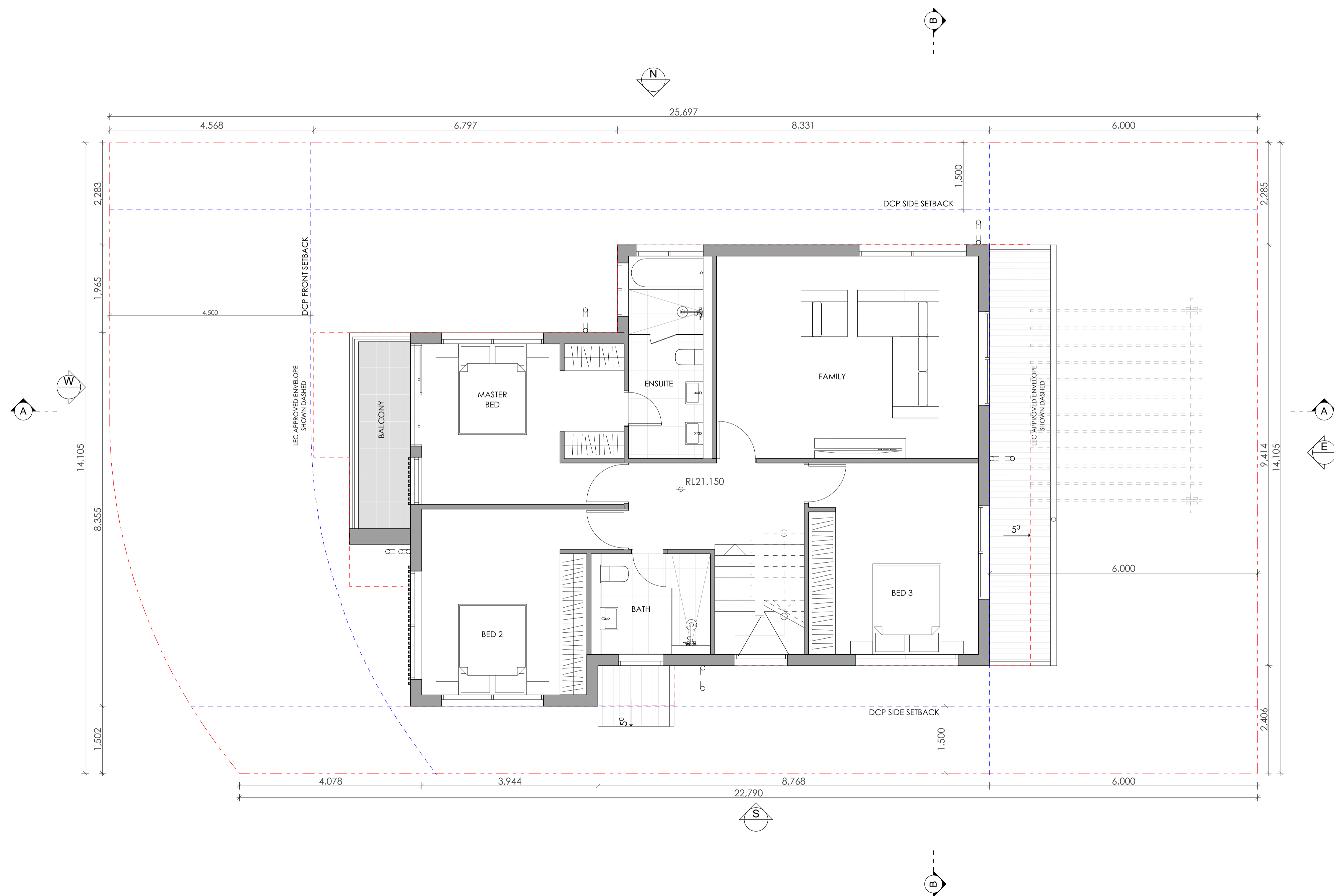
CLIENT	SKYCORP AUSTRALIA
--------	-------------------

PROJECT	LOT 19, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING	GROUND FLOOR PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT NO	P563	SCALE	1:50@A1
<b>B</b>	<b>DA</b>	<b>120</b>	<b>B</b>
dsc	stage	chng no.	revision





**1** LEVEL 1 PLAN  
1:50



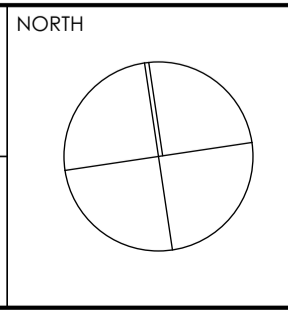
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
 Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
 + 61 2 9293 0880 | www.piaarchitecture.com.au  
 Nominated Registered Architect, Peter Israel (Reg no 50564)  
 A/N 60 050 071 022

**NOTE**  
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
 2. Figured dimensions to be taken in preference to scaled dwgs.  
 3. This drawing is to be read in conjunction with the specification and engineers drawings.  
 This drawing is the copyright of PI 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 PI Architecture Pty Ltd.

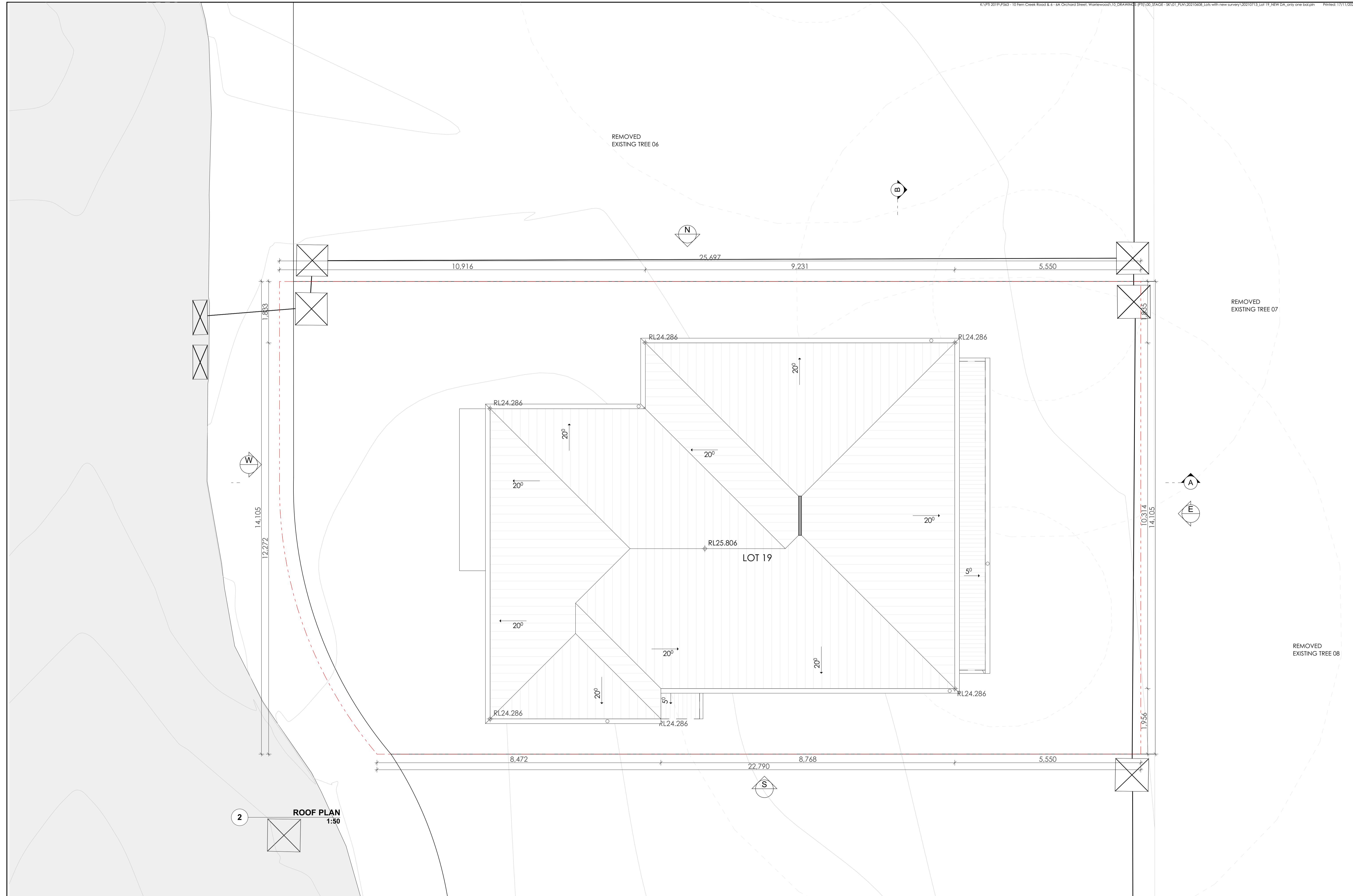
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DEVELOPMENT APPLICATION SURVEY ISSUE	DL	KC/PI	13.07.21	CLIENT	SKYCORP AUSTRALIA
	DL	GF/PI	11.11.21		

PROJECT	LOT 19, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	LEVEL 1 PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
<b>B</b>	<b>DA</b>	<b>130</b>	<b>B</b>
dsc	stage	dwg no.	revision



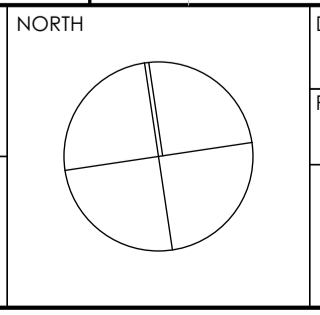
**2** ROOF PLAN  
1:50

**NOTE**  
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
 2. Figured dimensions to be taken in preference to scaled dwgs.  
 3. This drawing is to be read in conjunction with the specification and engineers drawings.  
 This drawing is the copyright of PI 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 PI Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	LOT 19, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	ROOF PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT NO	P563	SCALE	1:50@A1
<b>B</b>	<b>DA</b>	<b>140</b>	<b>B</b>
dsc	stage	dwg no.	revision



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.piaarchitecture.com.au  
 Nominated Registered Architect, Peter Israel (Reg no 50564)  
 A/N 60 050 071 022



ARCHITECTURE  
Tourism • Residential  
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 9293 0880 | www.ptiarchitecture.com.au  
Nominated Registered Architect, Peter Israel (Reg no 50564)  
ABN 60 050 071 022

**NOTE**  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Figured dimensions to be taken in preference to scaled dwgs.  
3. This drawing is to be read in conjunction with the specification and engineers drawings.  
  
This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 19, 10 FERN CREEK ROAD, WARRIWOOD	
DRAWING	
ELEVATION	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>200</b>	<b>B</b>
disc	stage	dwg no.	revision





1 NORTH ELEVATION  
1:50



2 SOUTH ELEVATION  
1:50



ARCHITECTURE  
Tourism • Residential  
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
+ 61 2 9293 0880 | www.ptiarchitecture.com.au  
Nominated Registered Architect (Prior to 2011) (Reg no 50564)  
ABN 60 050 071 022

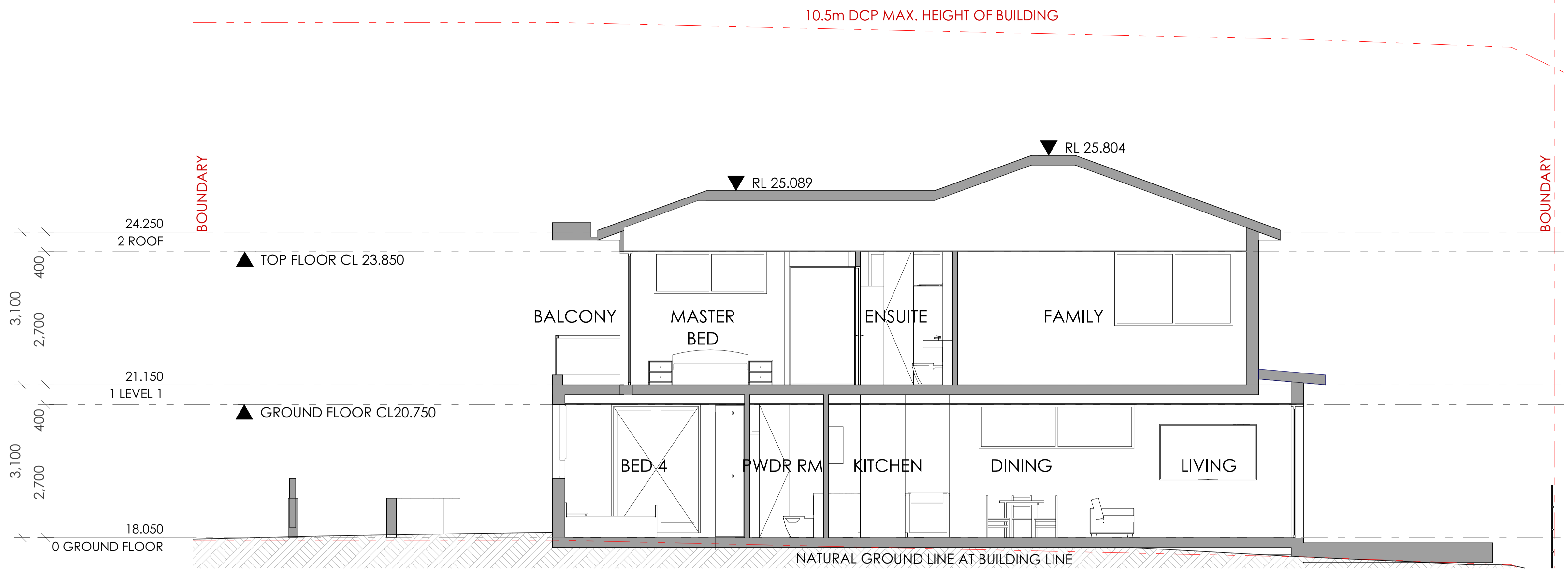
NOTE  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Figured dimensions to be taken in preference to scaled dwgs.  
3. This drawing is to be read in conjunction with the specification and engineers drawings.  
  
This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

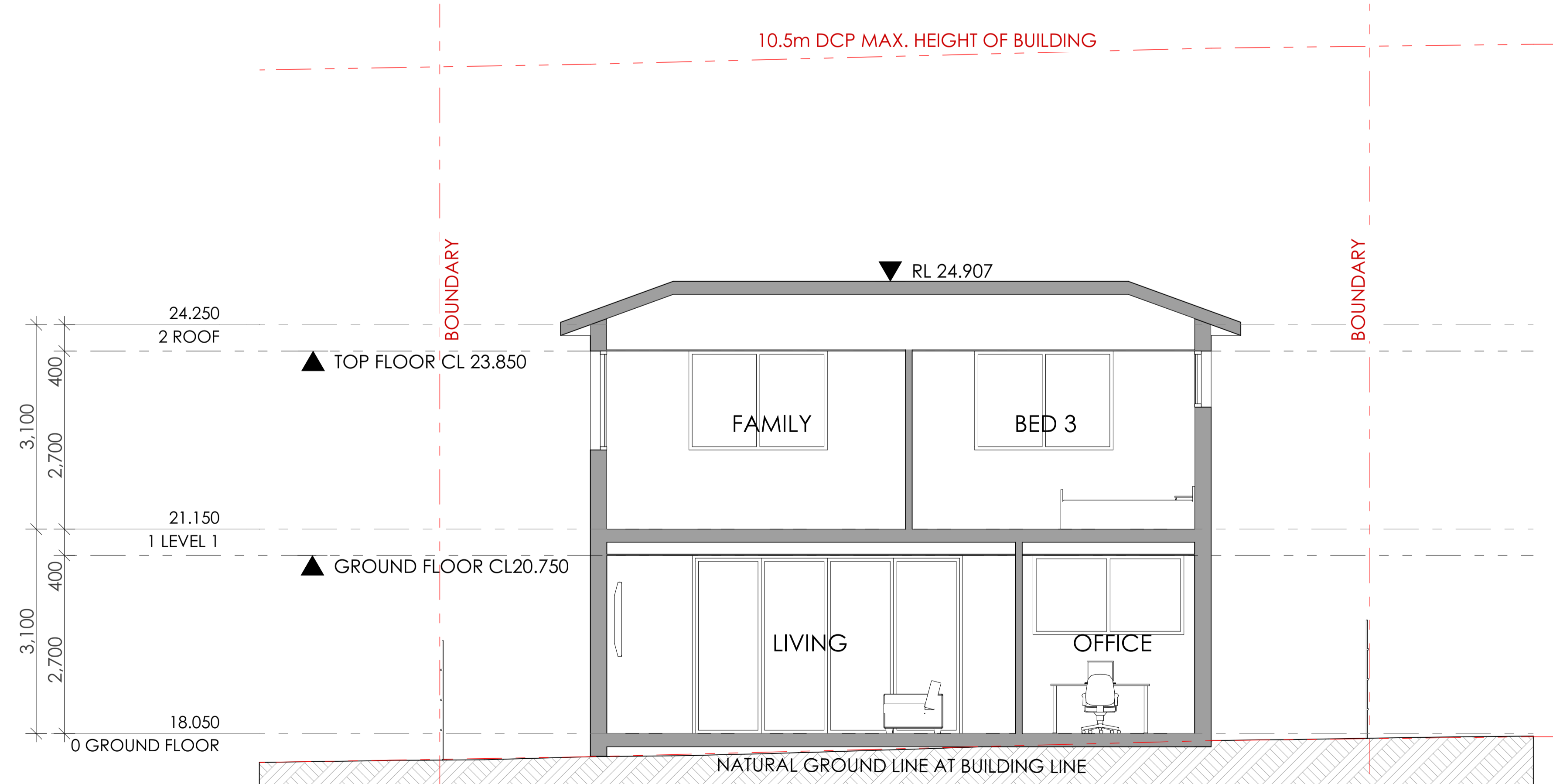
A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

PROJECT	NORTH
LOT 19, 10 FERN CREEK ROAD, WARRIWOOD	
DRAWING ELEVATION	

DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>210</b>	<b>B</b>
dsc	stage	chwg no.	revision



**SECTION A**  
1:50



**Section B**  
1:50



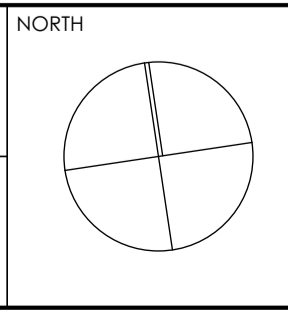
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
 Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
 + 61 2 9293 0880 | www.ptiarchitecture.com.au  
 Not a Notified Registered Architect (Pier Israel) (Reg no 50564)  
 ABN 60 050 071 022

**NOTE**  
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
 2. Figured dimensions to be taken in preference to scaled dwgs.  
 3. This drawing is to be read in conjunction with the specification and engineers drawings.  
 This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

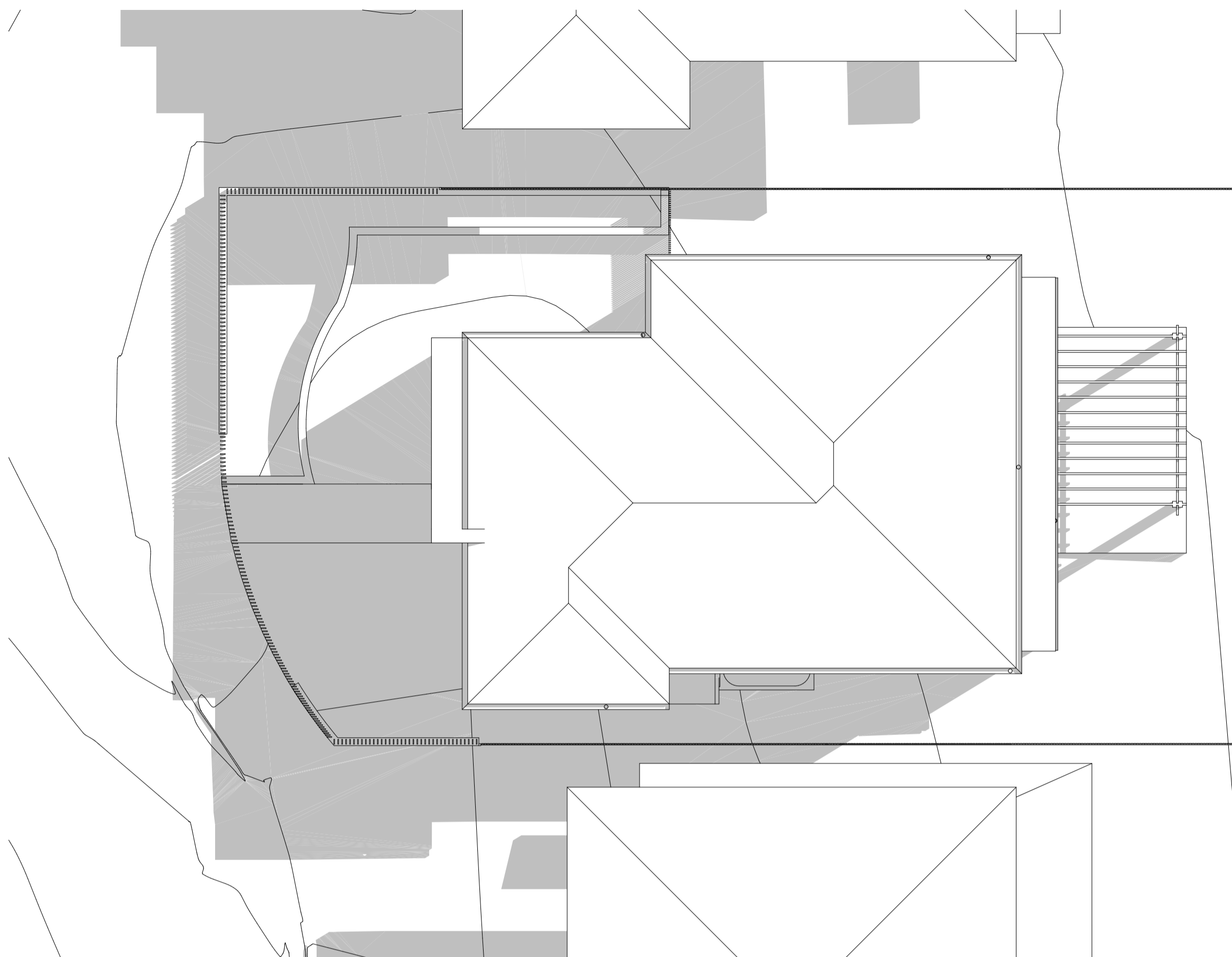
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT	SKYCORP AUSTRALIA
B	SURVEY ISSUE	DL	GF/PI	11.11.21		

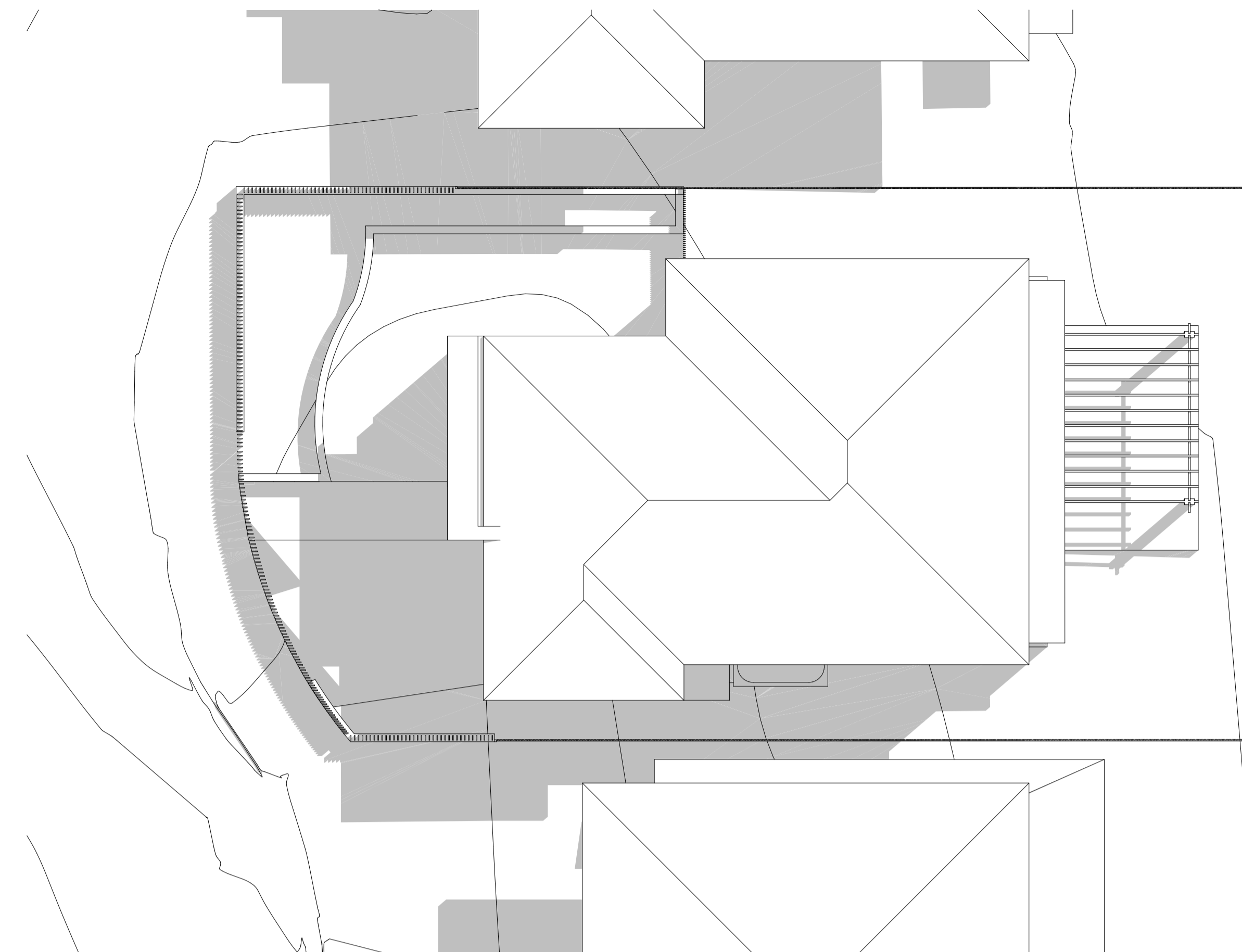
PROJECT	LOT 19, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING	SECTION



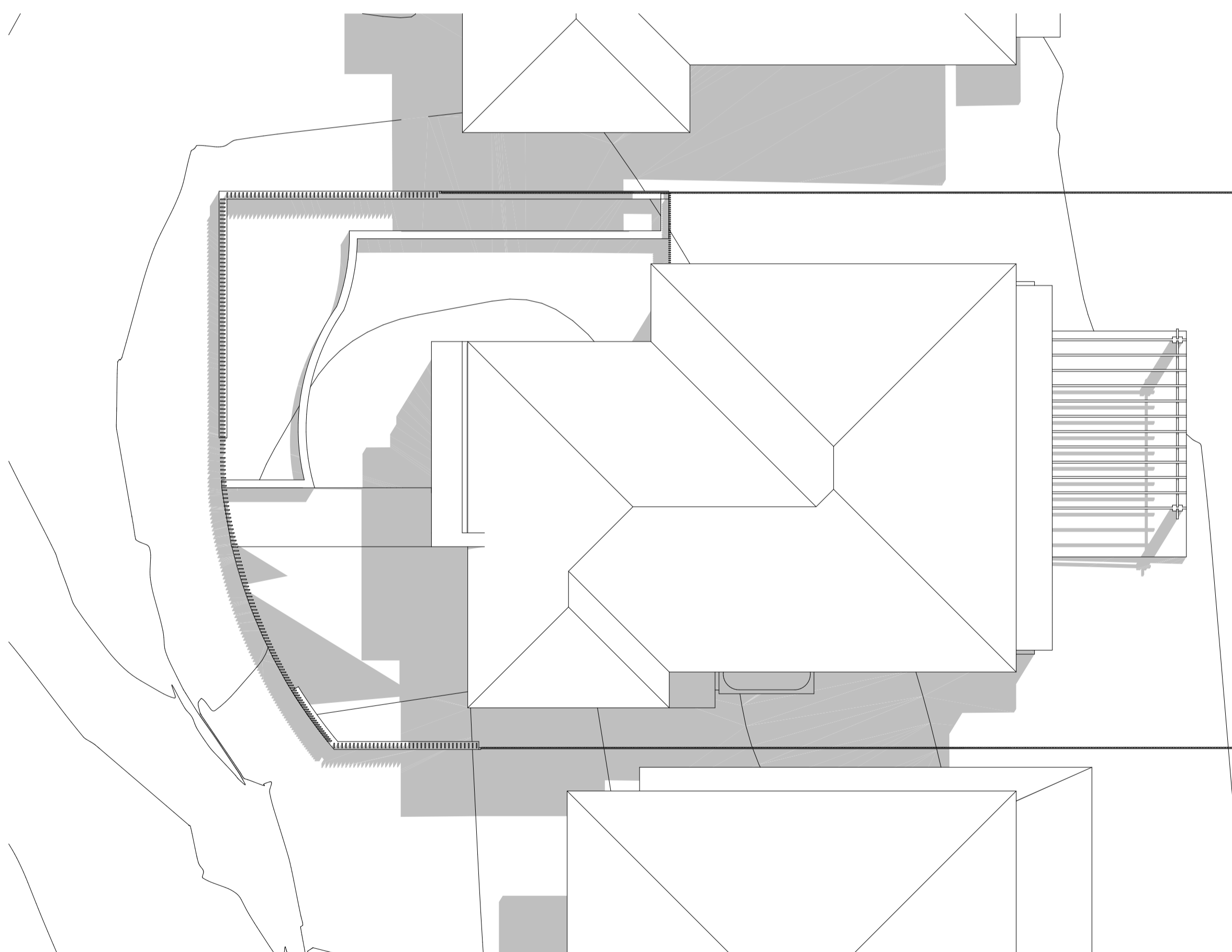
DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>300</b>	<b>B</b>
dsc	stage	chwg no.	revision



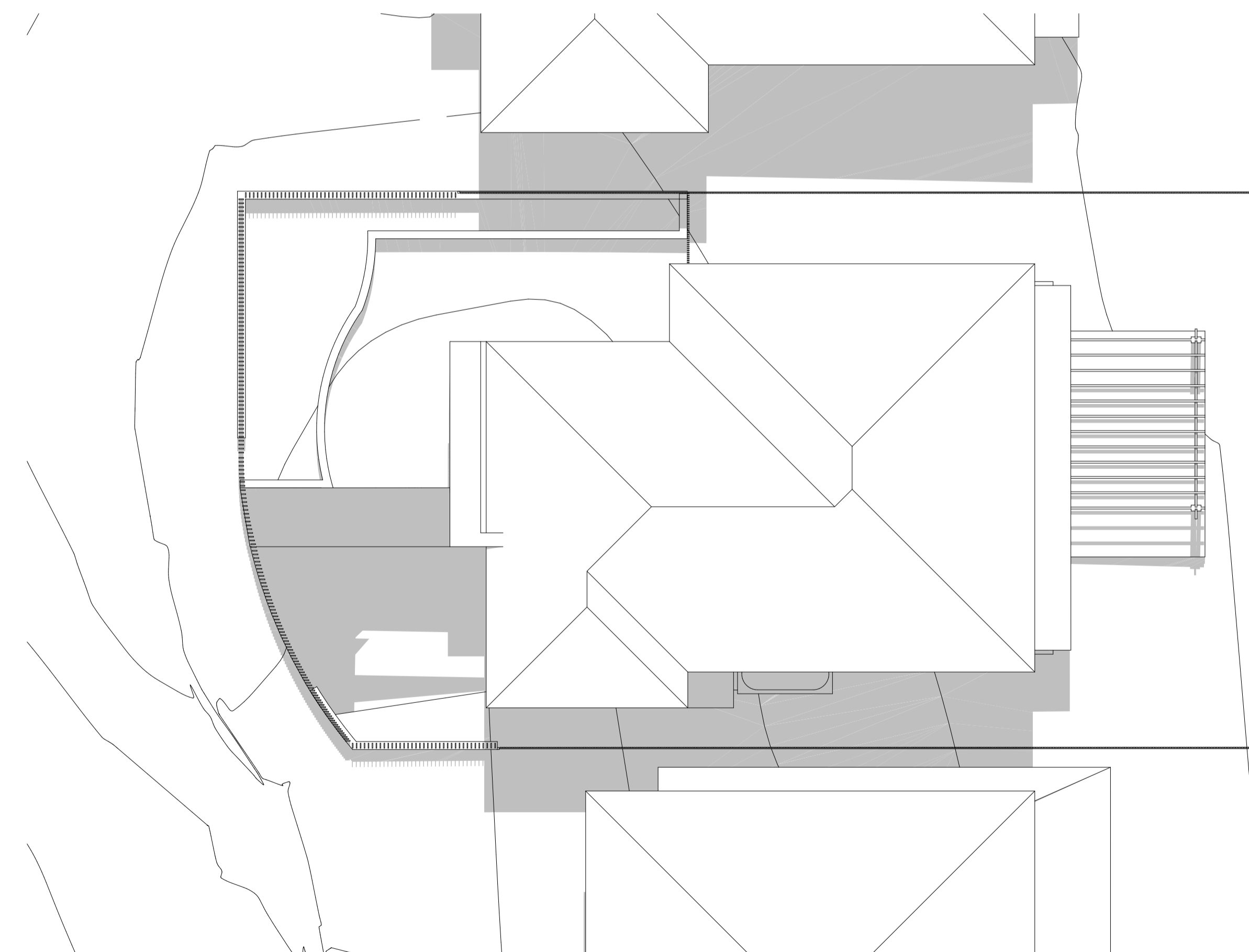
**1** SHADOW DIAGRAM JUNE 21 9AM  
1:100



**2** SHADOW DIAGRAM JUNE 21 10AM  
1:100



**3** SHADOW DIAGRAM JUNE 21 11AM  
1:100



**4** SHADOW DIAGRAM JUNE 21 12PM  
1:100



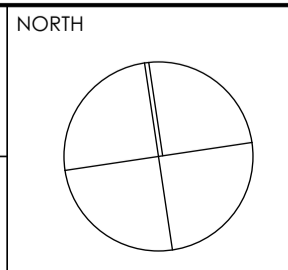
**ARCHITECTURE**  
Tourism • Residential  
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
+ 61 2 9293 0880 | www.ptiarchitecture.com.au  
Nominated Registered Architect, Peter Israel (Eng no 50564)  
ABN 60 050 071 022

**NOTE**  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Figured dimensions to be taken in preference to scaled dwgs.  
3. This drawing is to be read in conjunction with the specification and engineers drawings.  
  
This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

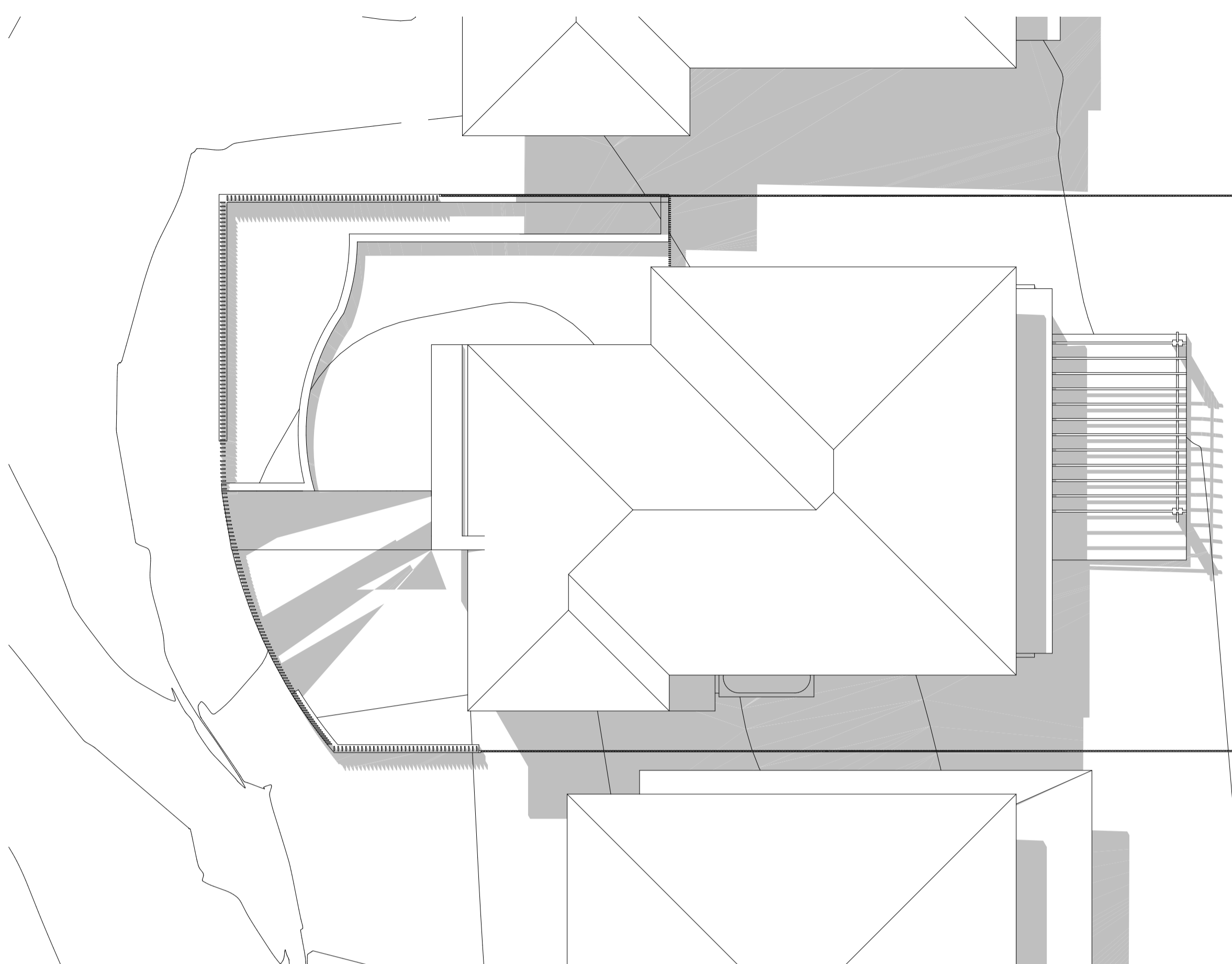
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

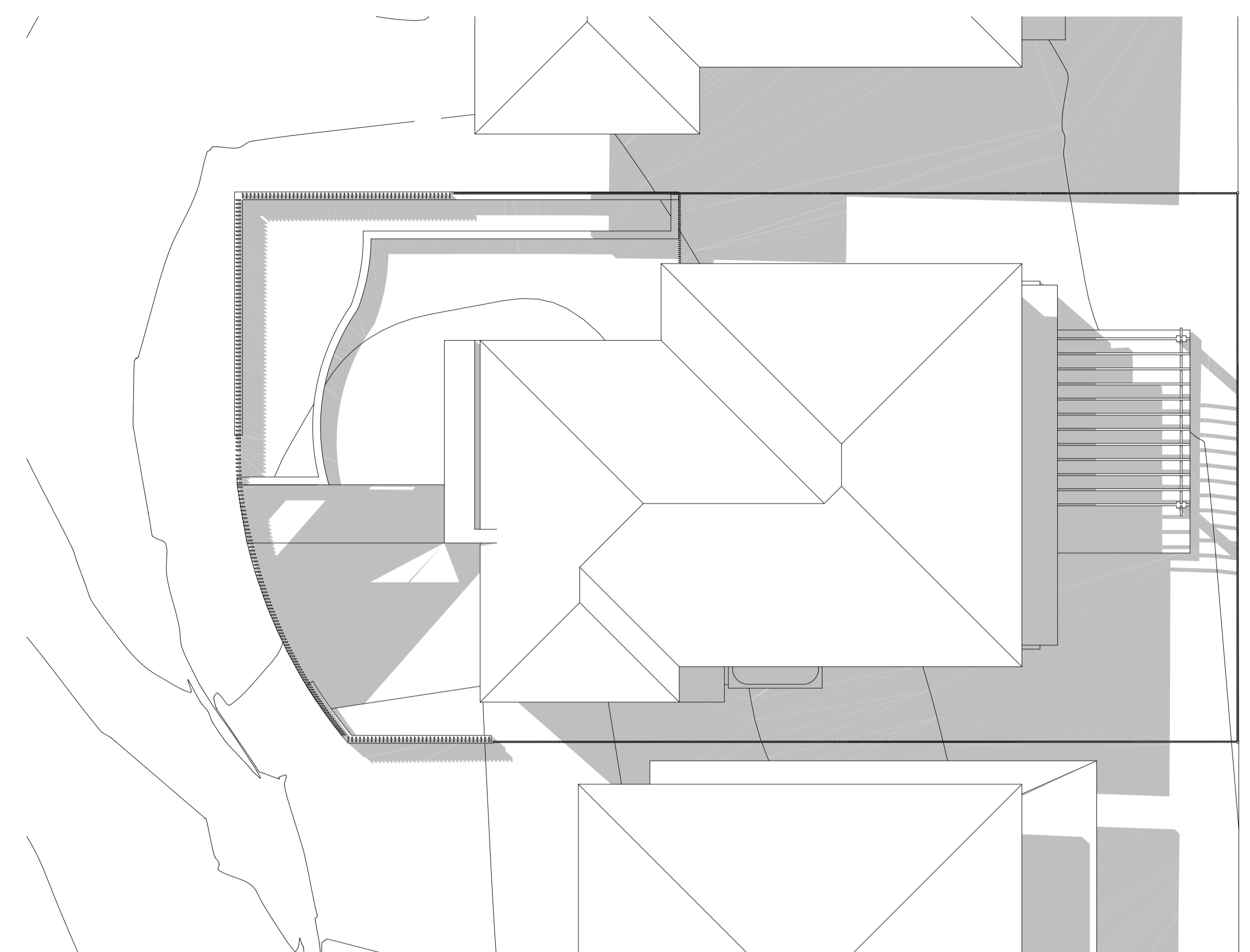
PROJECT  
**LOT 19, 10 FERN CREEK ROAD,  
WARRIEWOOD**  
DRAWING  
**SHADOW DIAGRAM**



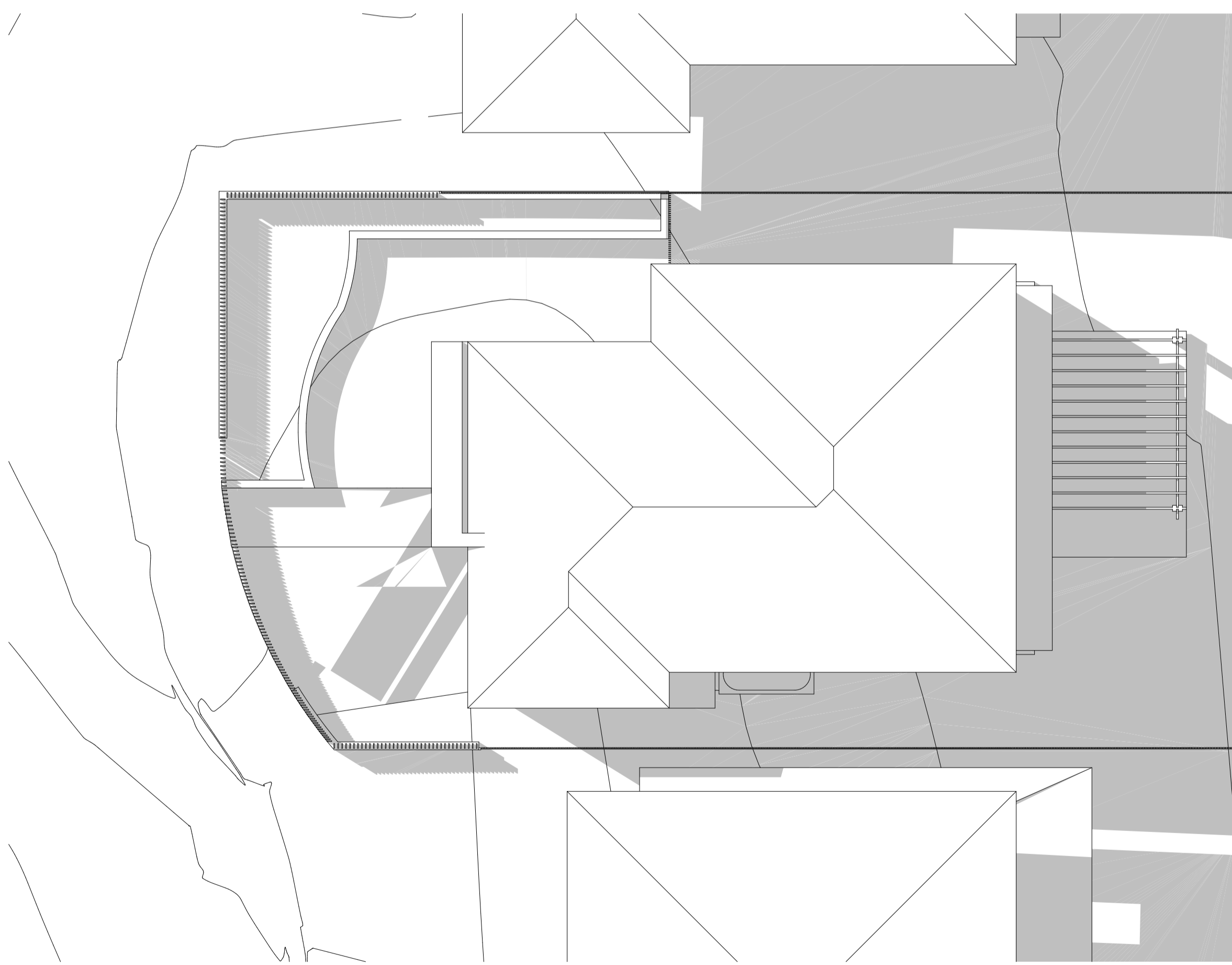
DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>500</b>	<b>B</b>
disc	stage	chwg no.	revision



1 SHADOW DIAGRAM JUNE 21 1PM  
1:100



2 SHADOW DIAGRAM JUNE 21 2PM  
1:100



3 SHADOW DIAGRAM JUNE 21 3PM  
1:100



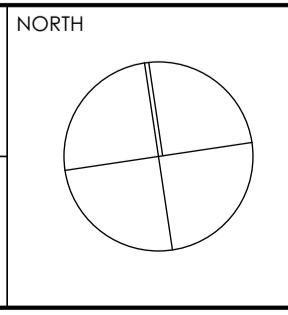
ARCHITECTURE  
Tourism • Residential  
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2500  
+ 61 2 9293 0880 | www.ptiarchitecture.com.au  
Nominated Registered Architect, Peter Israel (Eng no 50564)  
ABN 60 050 071 022

NOTE  
1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
2. Figured dimensions to be taken in preference to scaled dwgs.  
3. This drawing is to be read in conjunction with the specification and engineers drawings.  
  
This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION				DL	KC/PI	13.07.21		
B	SURVEY ISSUE				DL	GF/PI	11.11.21		

CLIENT  
**SKYCORP AUSTRALIA**

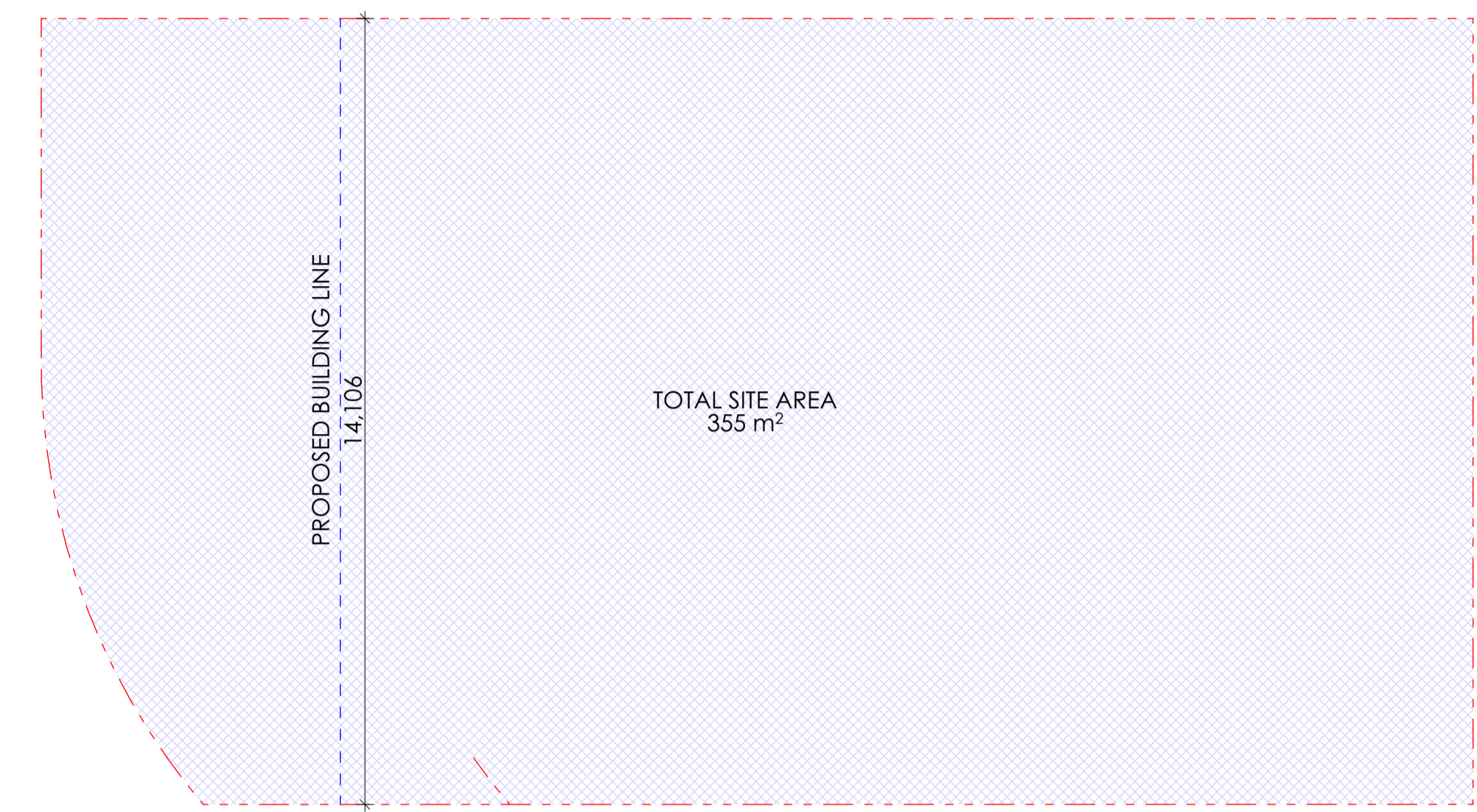
PROJECT  
**LOT 19, 10 FERN CREEK ROAD,  
WARRIEWOOD**  
DRAWING  
**SHADOW DIAGRAM**



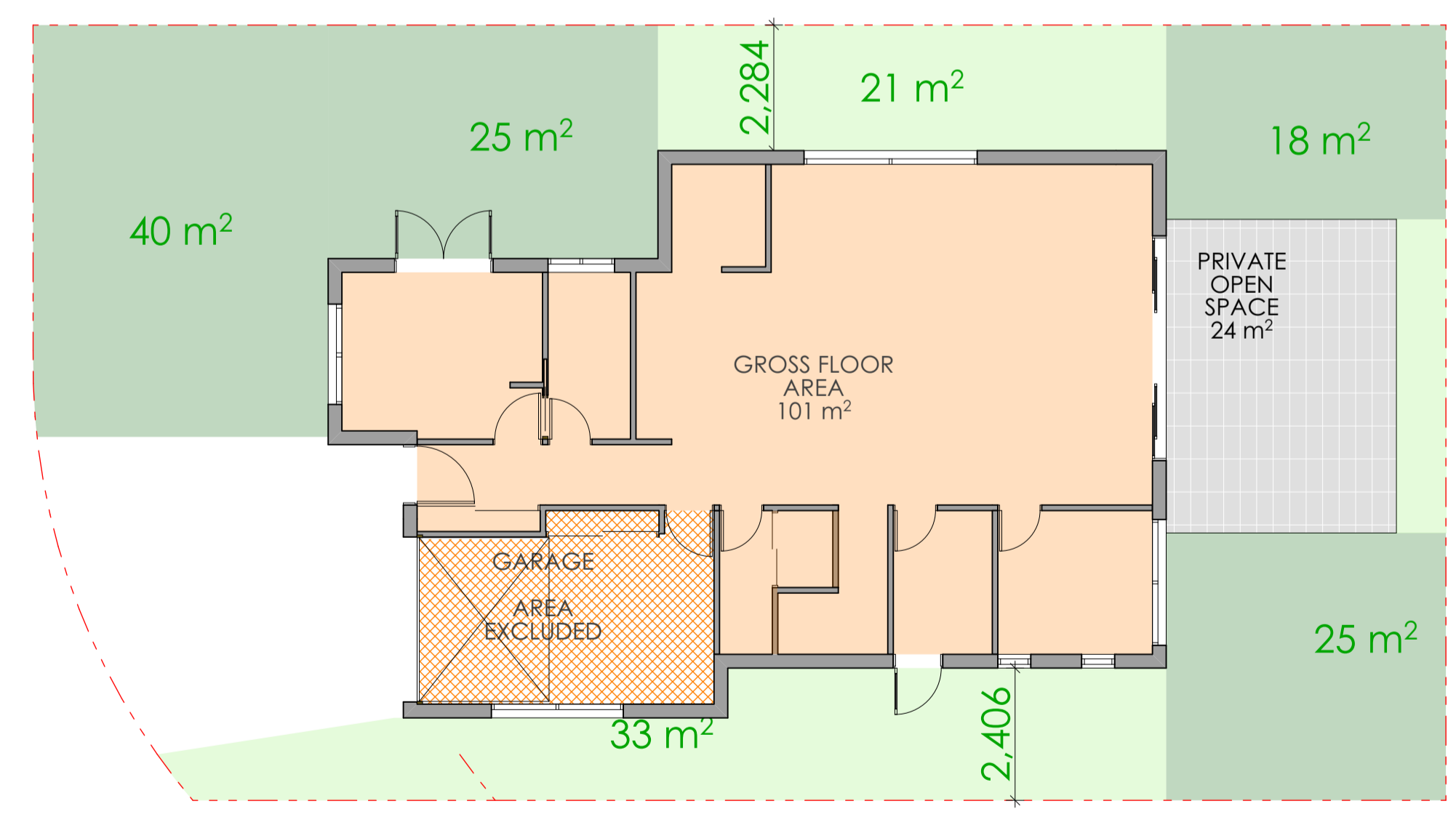
DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>510</b>	<b>B</b>
disc	stage	dwg no.	revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 19) 355m <sup>2</sup>	m/m <sup>2</sup>	COMPLIANCE
PERMISSIBLE GFA	N/A	Y
PROPOSED GFA	201m <sup>2</sup>	
LOT WIDTH AT FRONT BUILDING LINE	14.1m	Y
<b>LANDSCAPE</b>		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	159.8m <sup>2</sup>	Y
PROPOSED LANDSCAPING TOTAL AREA	163m <sup>2</sup>	
PROPOSED COMPLIANT LANDSCAPE AREA	108m <sup>2</sup>	
PROPOSED NON COMPLIANT LANDSCAPE AREA	54m <sup>2</sup>	
<b>PRIVATE OPEN SPACE</b>		
REQUIRED PRIVATE OPEN SPACE	24m <sup>2</sup>	Y
PROPOSED PRIVATE OPEN SPACE	24m <sup>2</sup>	

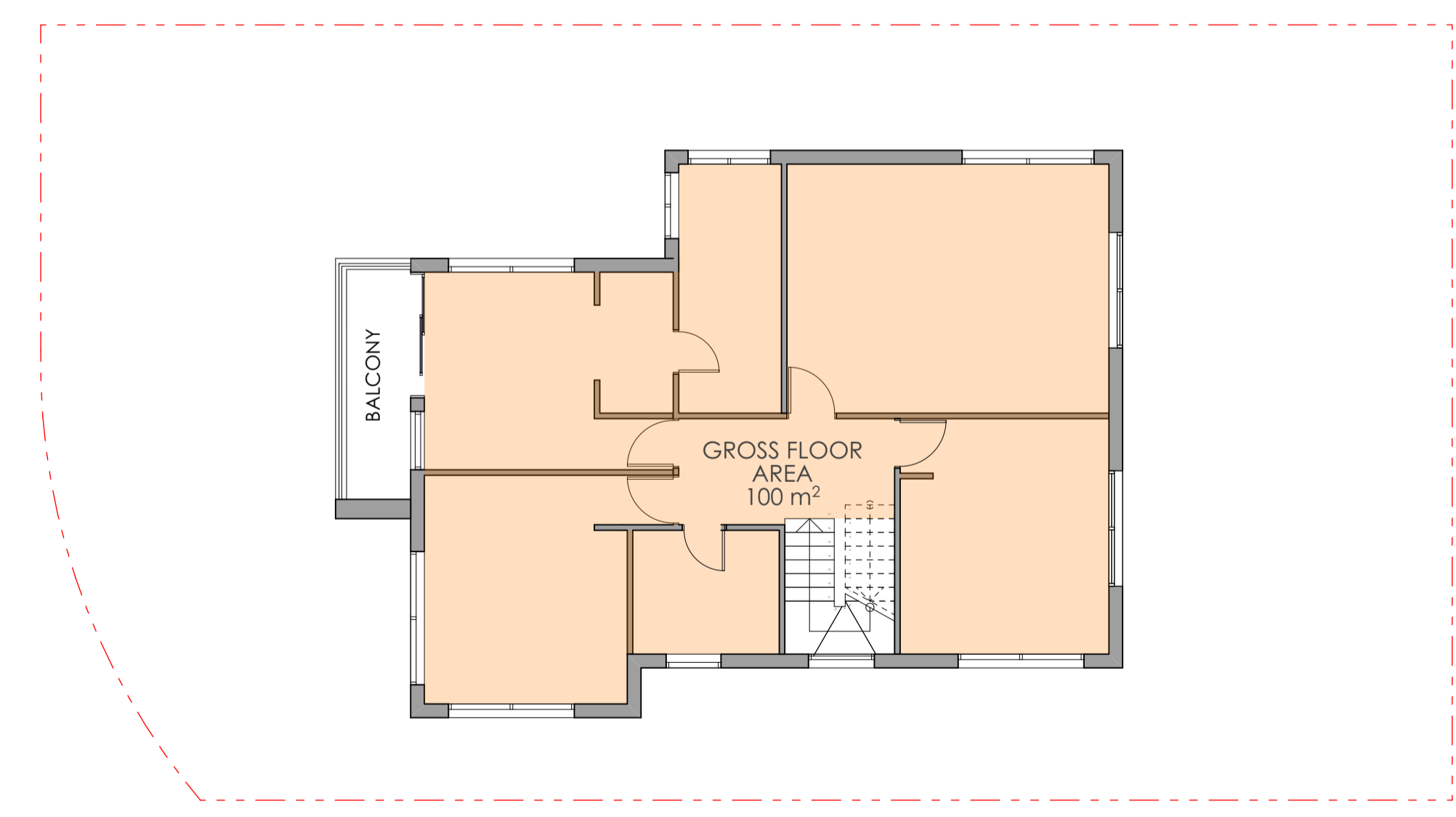
-  PROPOSED SITE AREA
-  PROPOSED GROSS FLOOR AREA
-  PROPOSED ARTICULATION ZONE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED LANDSCAPE AREA
-  PROPOSED NON COMPLIANT LANDSCAPE AREA
-  PROPOSED AREA EXCLUDED



1 SITE AREA PLAN  
1:100



2 GROUND FLOOR AREA PLAN  
1:100

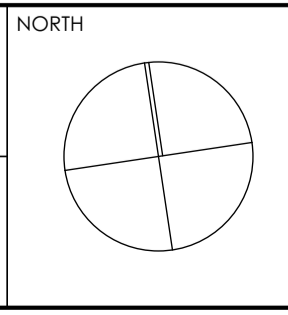


3 LEVEL 1 AREA PLAN  
1:100

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21	CLIENT
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA

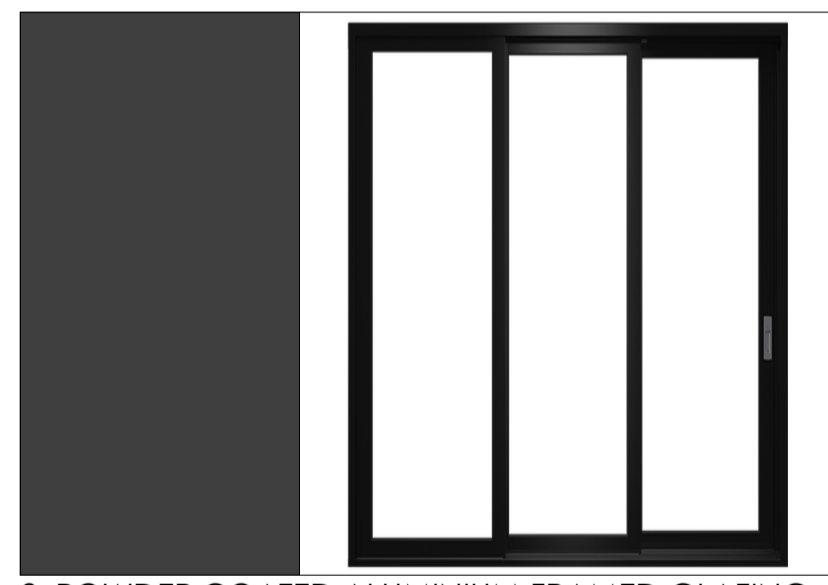
PROJECT	LOT 19, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	AREA CALCULATION



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
<b>B</b>	<b>DA</b>	<b>600</b>	<b>B</b>
disc	stage	chwg no.	revision



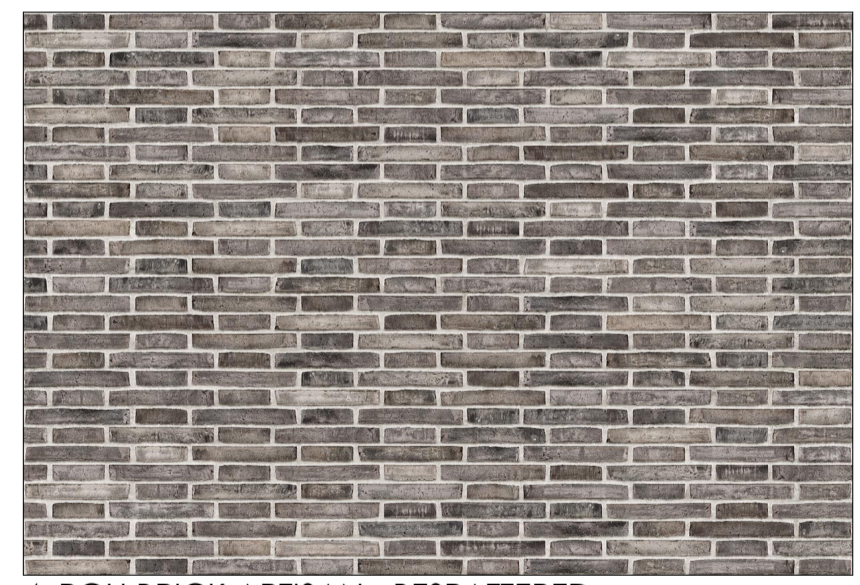
1. STAINLESS STEEL AND GLAZED BALUSTRADE



2. POWDER COATED ALUMINIUM FRAMED GLAZING



3. COLORBOND MONUMENT METAL ROOF



4. PGH BRICK ARTISAN - BESPATTERED



5. RENDER & PAINT - DULUX DIESKAU



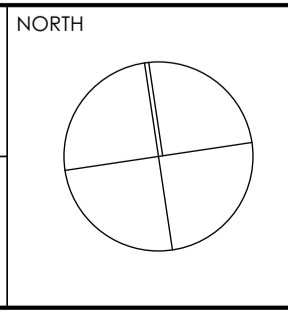
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010  
 Parramatta Office: Level 15, Deloitte Building, 60 Station Street, Parramatta NSW 2150  
 + 61 2 9293 0880 | www.ptiarchitecture.com.au  
 Nominated Registered Architect, Peter Israel (Reg no 50564)  
 ABN 60 050 071 022

**NOTE**  
 1. Contractors to verify all dimensions on site before any shop drawings or work is commenced.  
 2. Figured dimensions to be taken in preference to scaled dwgs.  
 3. This drawing is to be read in conjunction with the specification and engineers drawings.  
 This drawing is the copyright of Pti 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 Pti Architecture Pty Ltd.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
					A	DEVELOPMENT APPLICATION	DL	KC/PI	13.07.21
					B	SURVEY ISSUE	DL	GF/PI	11.11.21

CLIENT  
**SKYCORP AUSTRALIA**

PROJECT  
**LOT 19, 10 FERN CREEK ROAD, WARRIEWOOD**  
 DRAWING  
**EXTERNAL FINISH SCHEDULE**



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