

DRAWING LIST	
DRAWING NO.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS
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200	ELEVATION
210	ELEVATION
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510	SHADOW DIAGRAM
600	AREA CALCULATION
700	EXTERNAL FINISH SCHEDULE



DEVELOPMENT APPLICATION PROPOSED DWELLING AT LOT 03, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMARY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1266847S				
WATER	No hot water reticulation required			
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	3 Star(>4.5 But<=8L/Min)	4 star	5 star	5 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	100 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			



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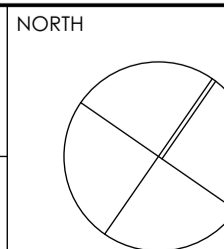
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B	SURVEY ISSUE				DL	GF/PI			11.11.21
C	TREE 14 RETENTION AND TPZ MODIFICATIONS				GF	GF/PI			27.05.22

CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT03, 10 FERN CREEK ROAD,
 WARRIEWOOD**
 DRAWING
BASIX COMMITMENT



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	@A1
B	DA	005	C
disc	stage	chwg no.	revision



1 LOCATION PLAN

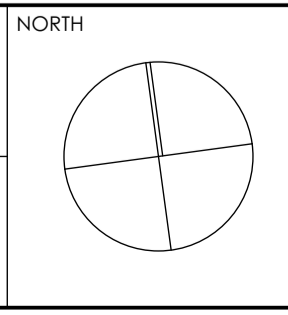
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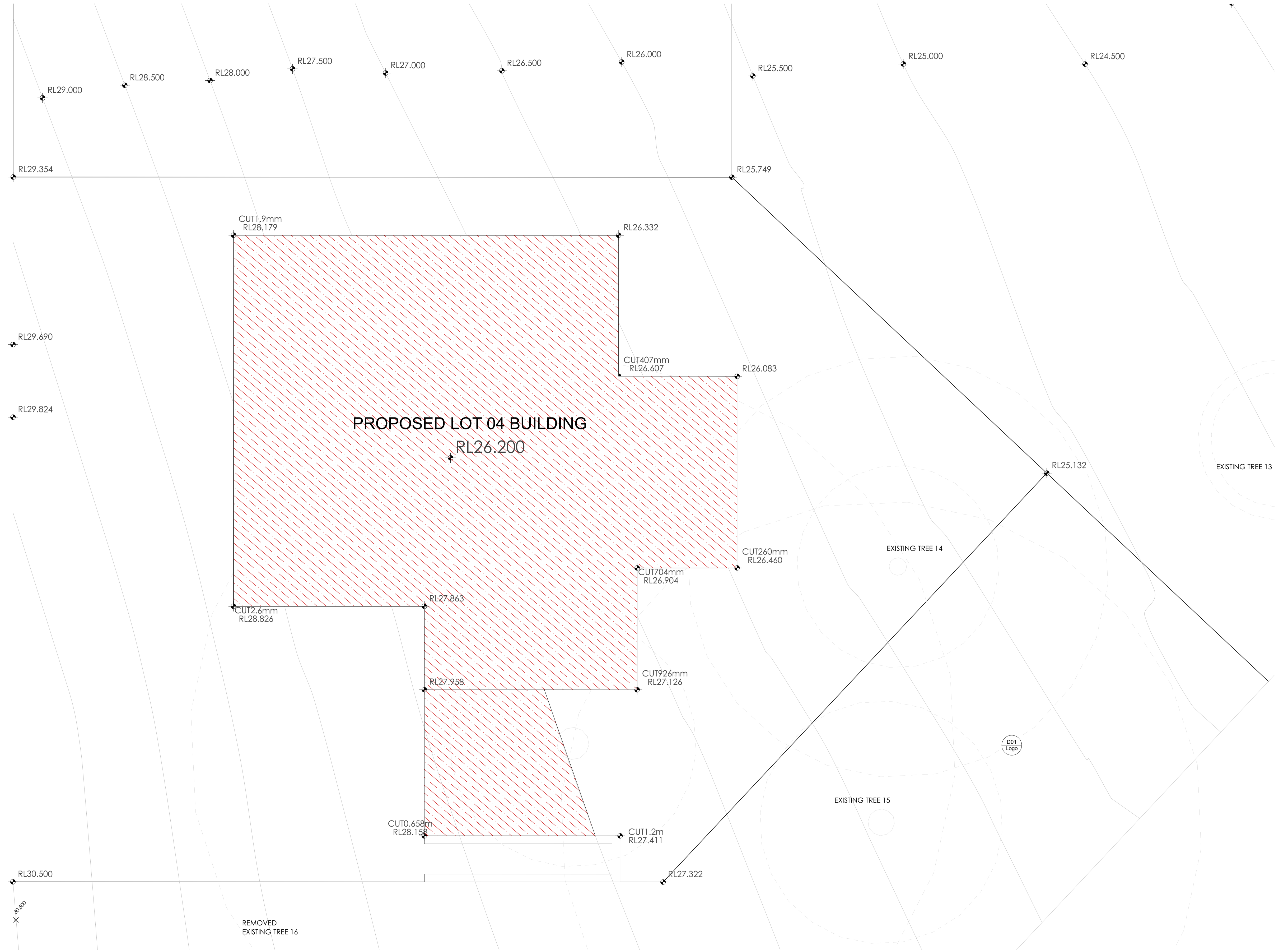
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CLIENT
SKYCORP AUSTRALIA

PROJECT
**LOT03, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
LOCATION PLAN



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



1 CUT&FILL PLAN
1:50



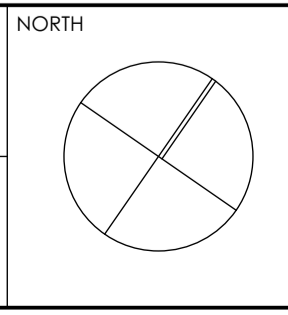
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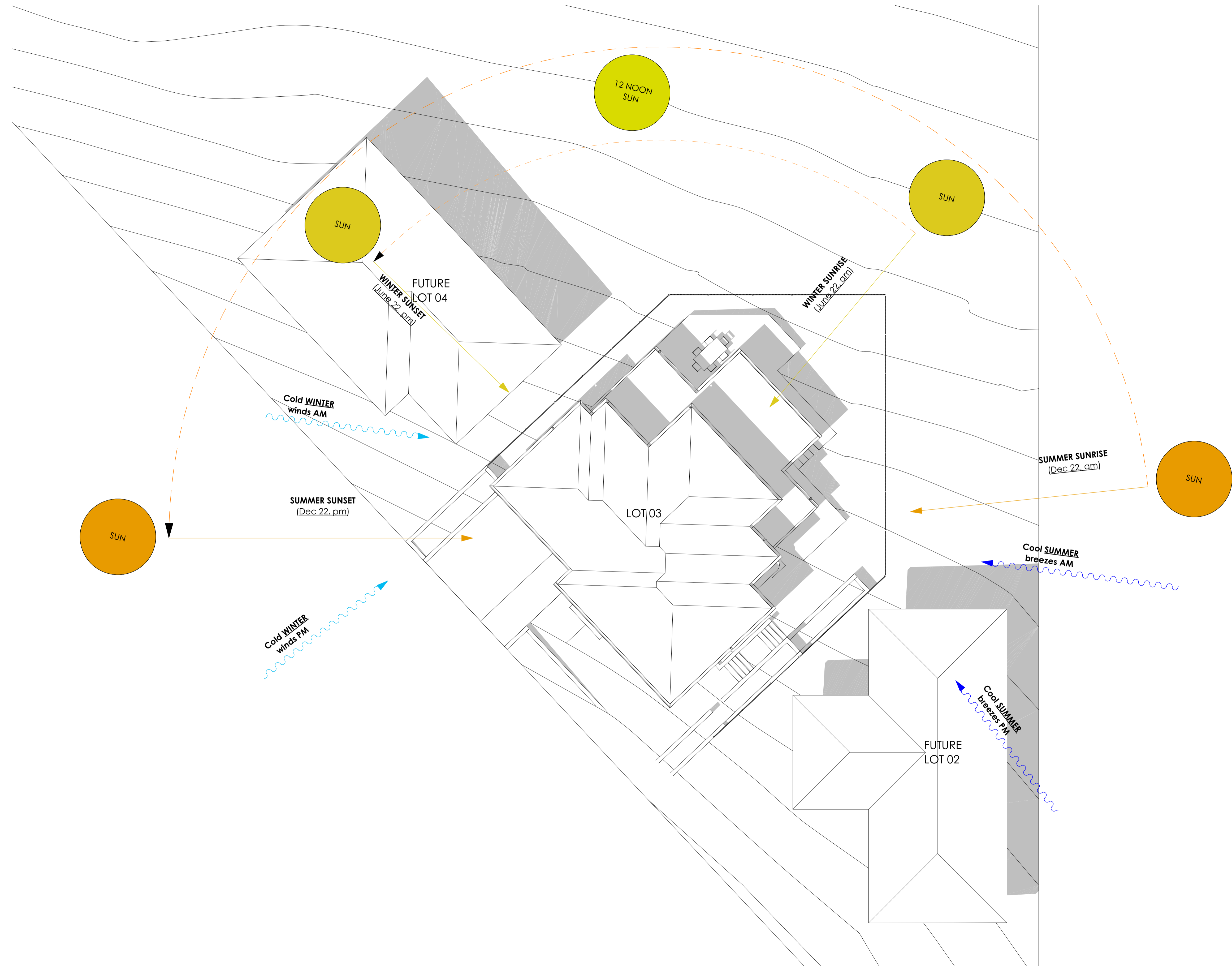
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PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIEWOOD
 DRAWING
CUT&FILL PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:50@A1
B	DA	020	C
disc	stage	dwg no.	revision



0 SITE ANALYSIS PLAN
1:100

pt ARCHITECTURE
Tourism • Residential

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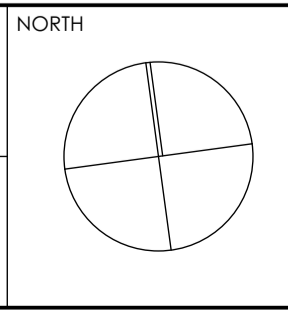
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CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIWOOD

DRAWING
SITE ANALYSIS



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



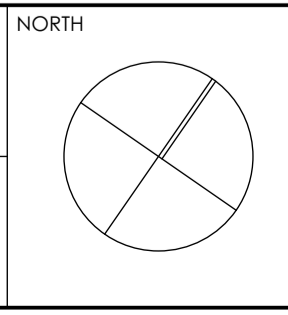
1 LOWER GROUND PLAN
1:50

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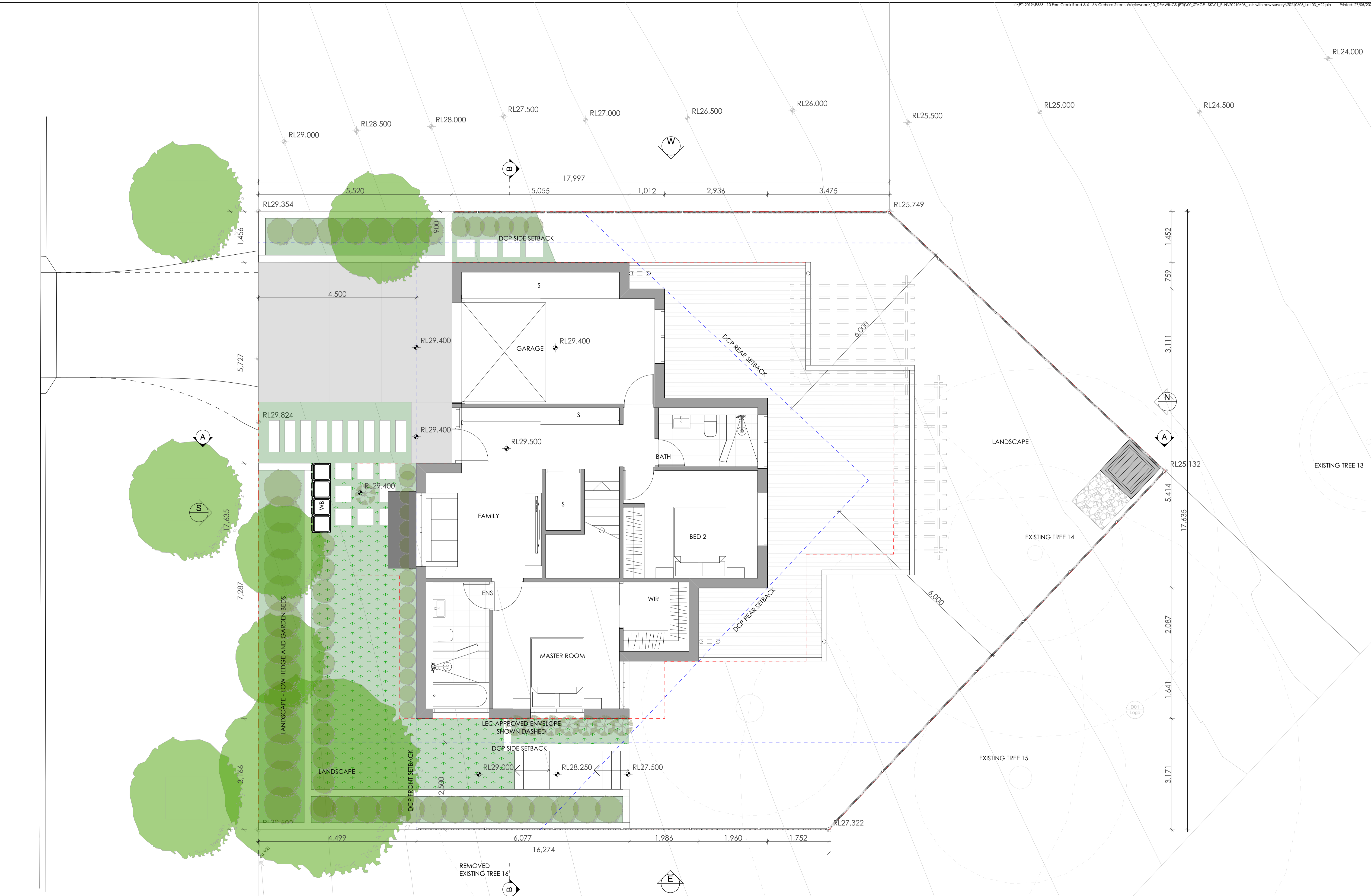
PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING
LOW GROUND FLOOR PLAN



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PROJECT No	P563	SCALE	1:50@A1
B	DA	120	C
dsc	stage	chwg no.	revision



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1 GROUND FLOOR PLAN
1:50



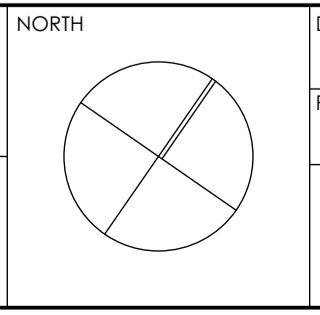
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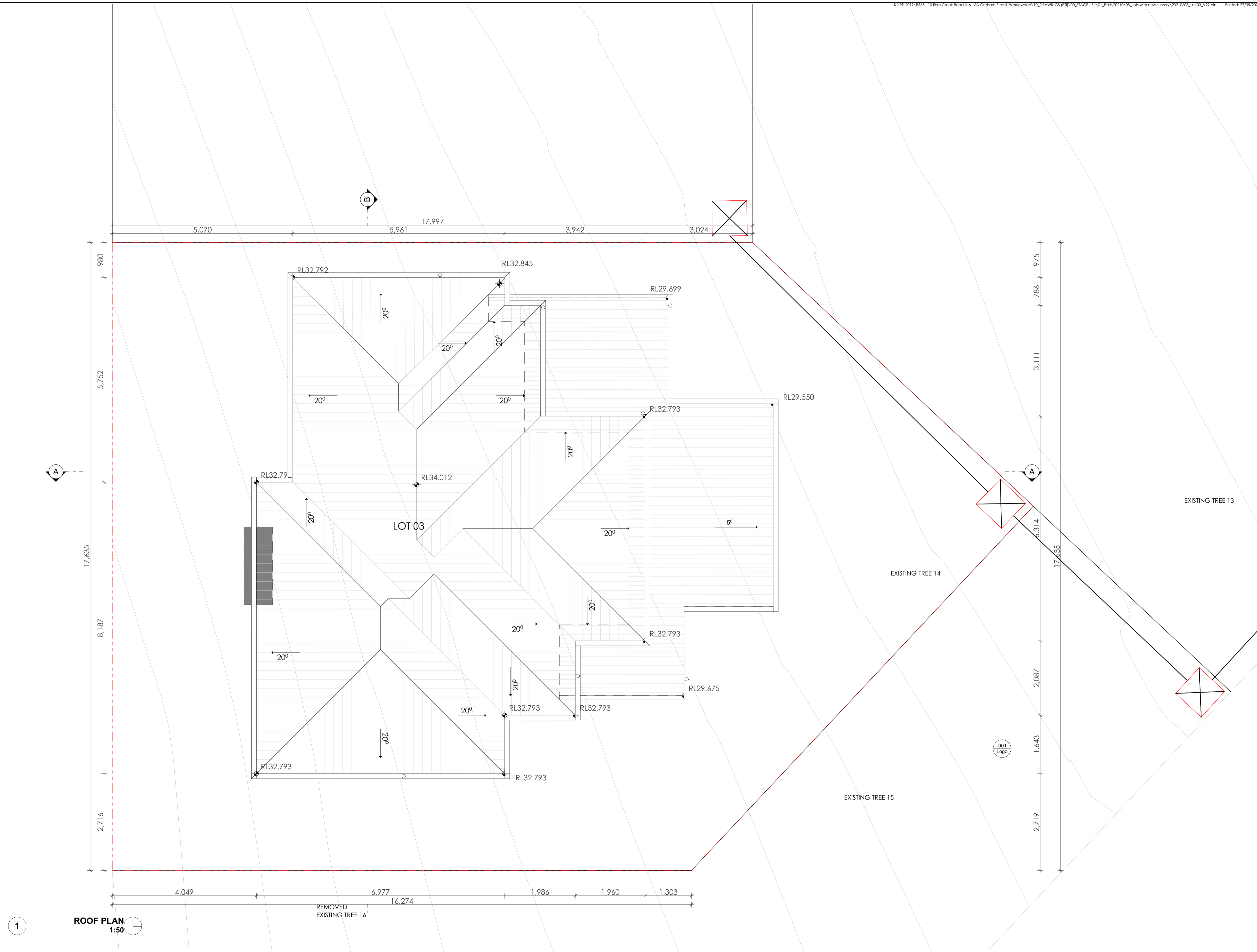
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PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIWOOD
 DRAWING
GROUND FLOOR PLAN



DRAWN	DL, KC	CHECKED	PI / KC
PROJECT NO	P563	SCALE	1:50@A1
B	DA	130	C
dsc	stage	chwg no.	revision



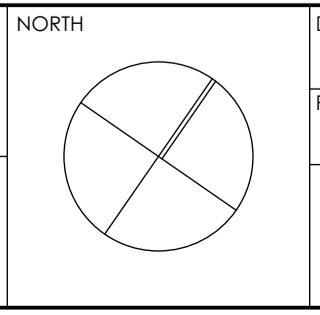
1 ROOF PLAN
1:50

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CLIENT
 SKYCORP AUSTRALIA
PROJECT
 LOT03, 10 FERN CREEK ROAD,
 WARRIEWOOD
DRAWING
 ROOF PLAN



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:50@A1
B	DA 140 C
<small>dsc</small>	<small>stage</small> <small>chwg no.</small> <small>revision</small>



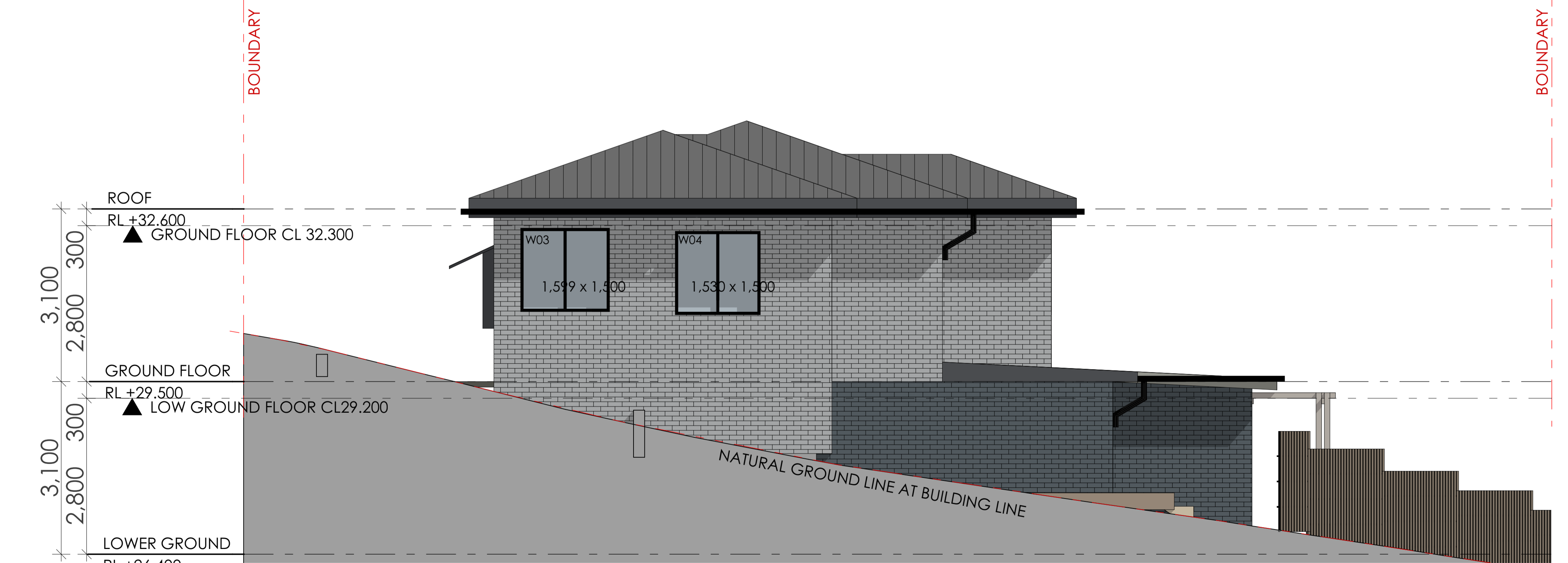
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10.5m DCP MAX. HEIGHT OF BUILDING

K:\PI\2019\P563 - 10 Fern Creek Road & 6 - 6A Orchard Street, Warriewood\10_DRAWINGS (PI)\00_STAGE - SK\01_P\N\20210608_Lots with new survey\20210608_Lot 03_V22.ph Printed: 27/05/2022



W WESTELEVATION 1:50



E EAST ELEVATION 1:50



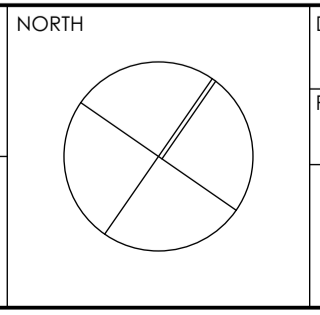
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C	TREE 14 RETENTION AND TPZ MODIFICATIONS	GF	GF/PI	27.05.22	GF	GF/PI	27.05.22		

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIEWOOD



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



N NORTH ELEVATION
1:50



S SOUTHELEVATION
1:50



ARCHITECTURE
Tourism • Residential
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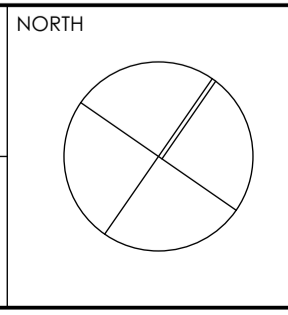
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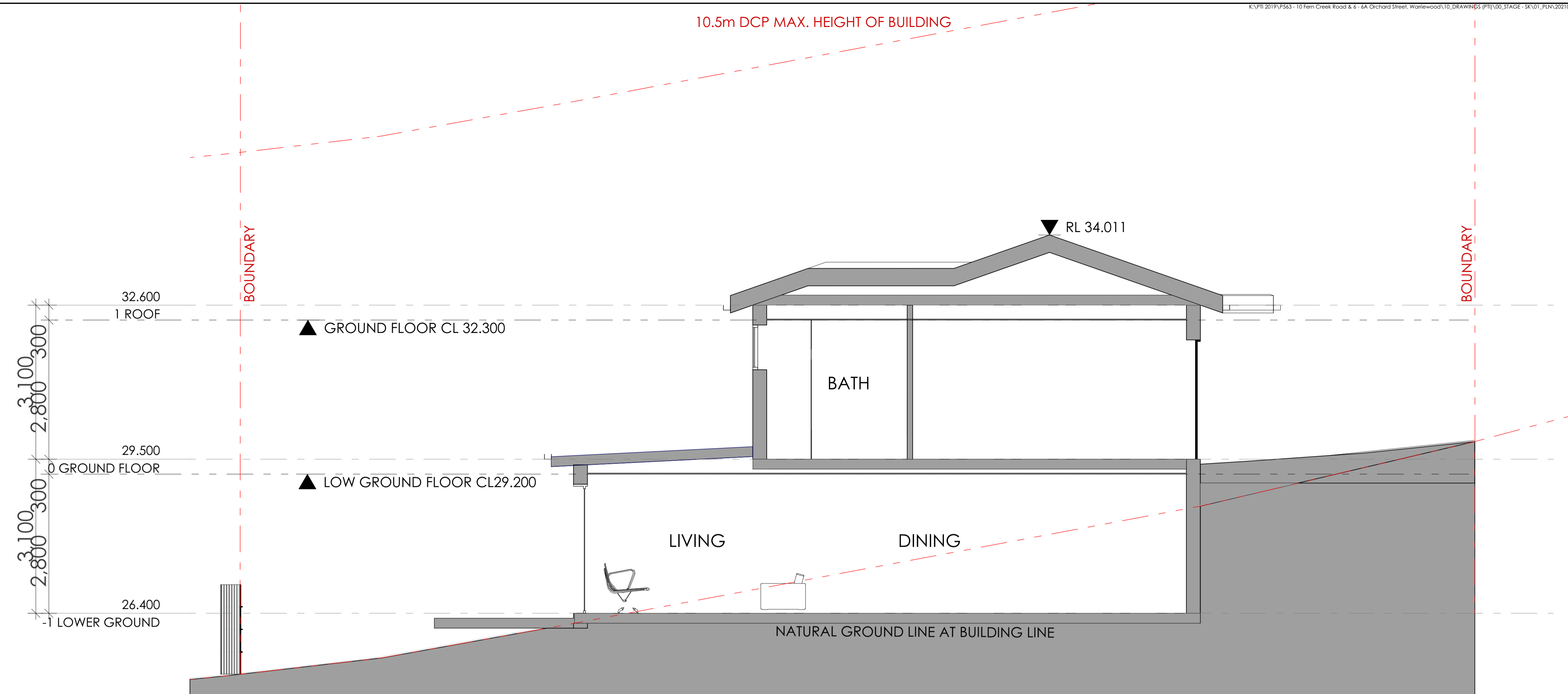
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SKYCORP AUSTRALIA

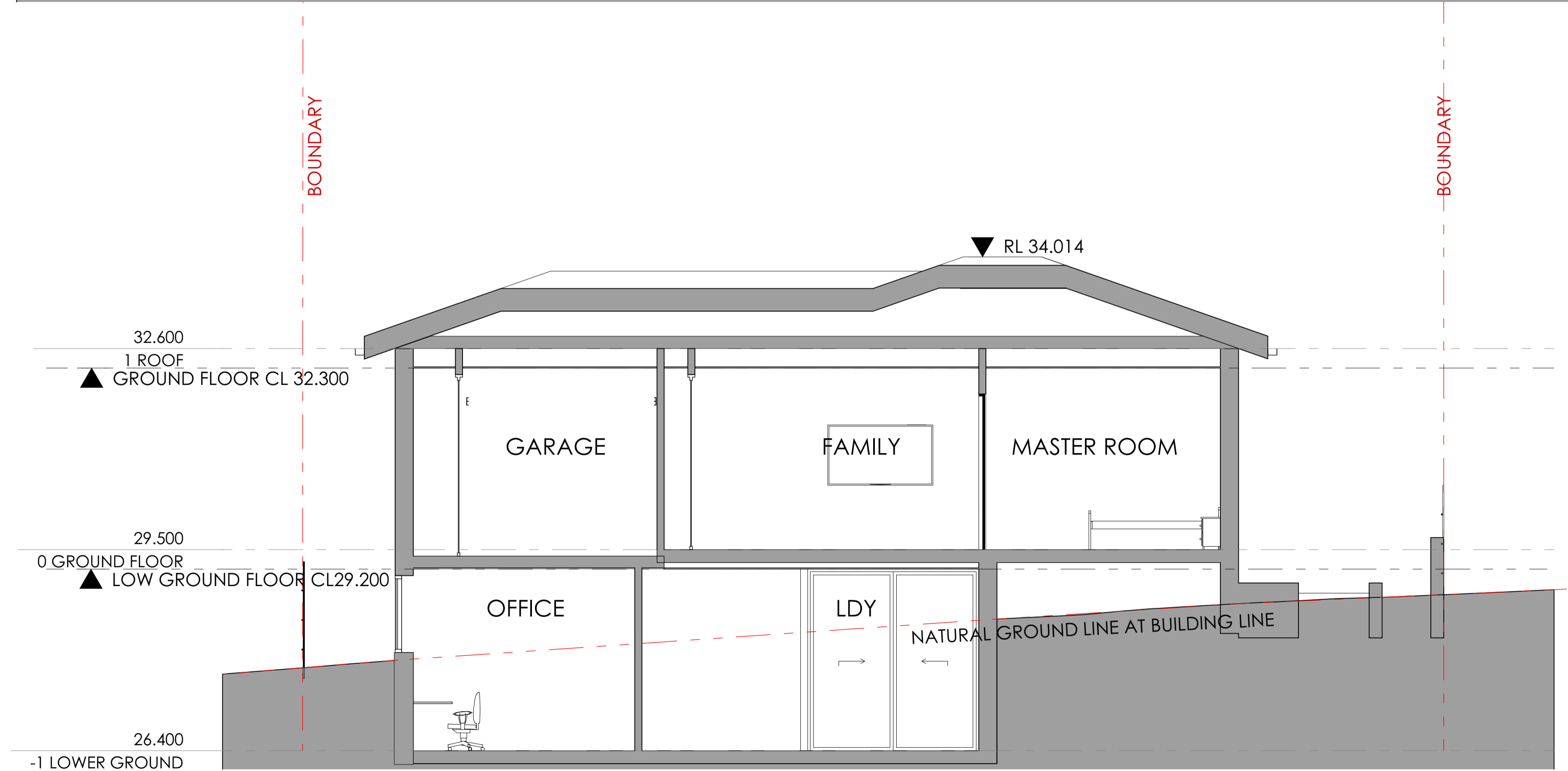
PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING
ELEVATION



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



A SECTION A
1:50



B SECTION B
1:50



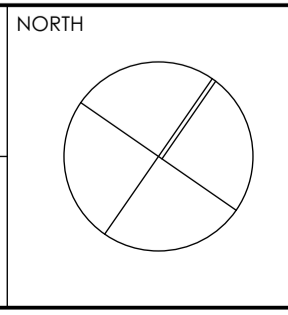
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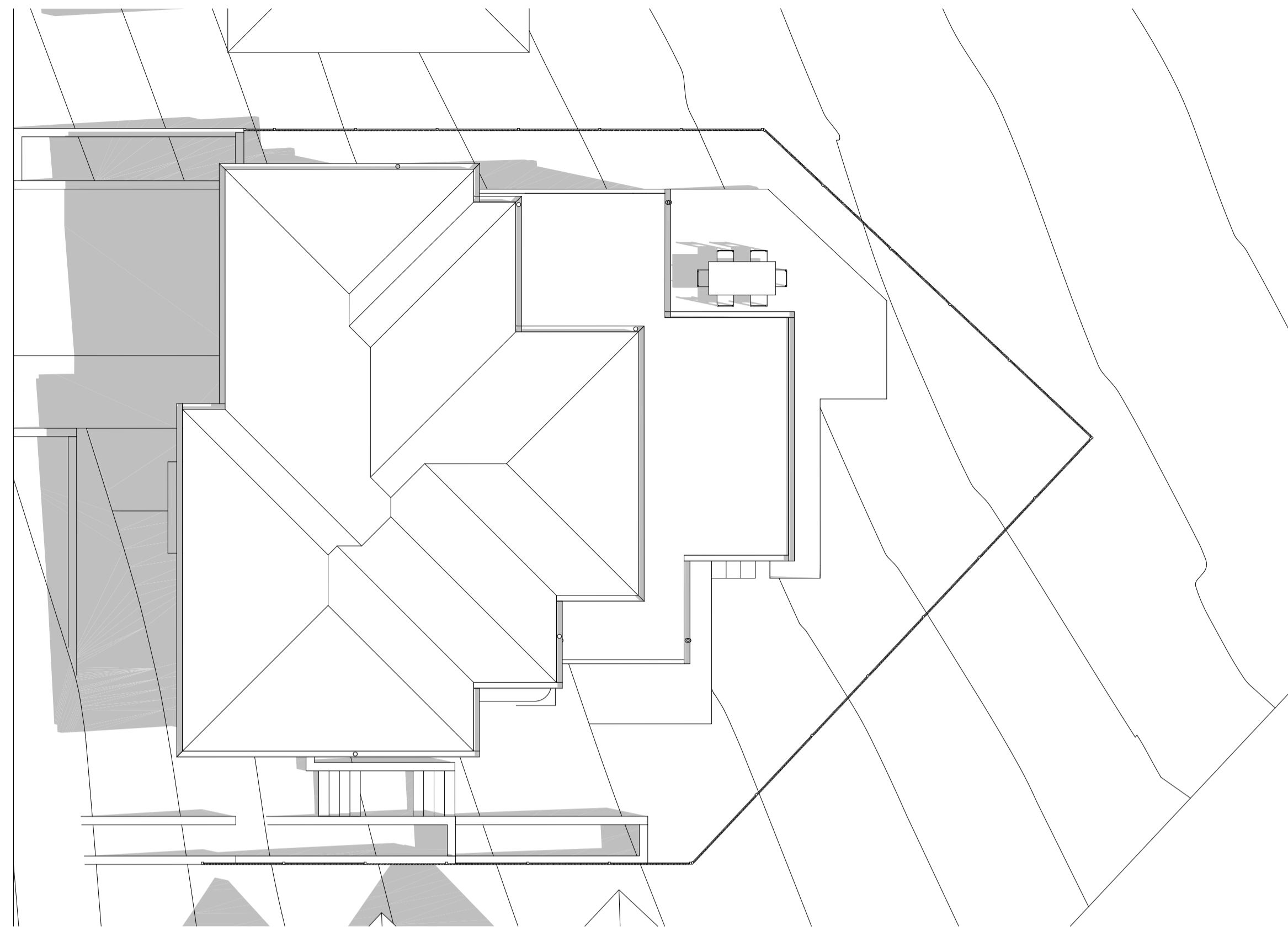
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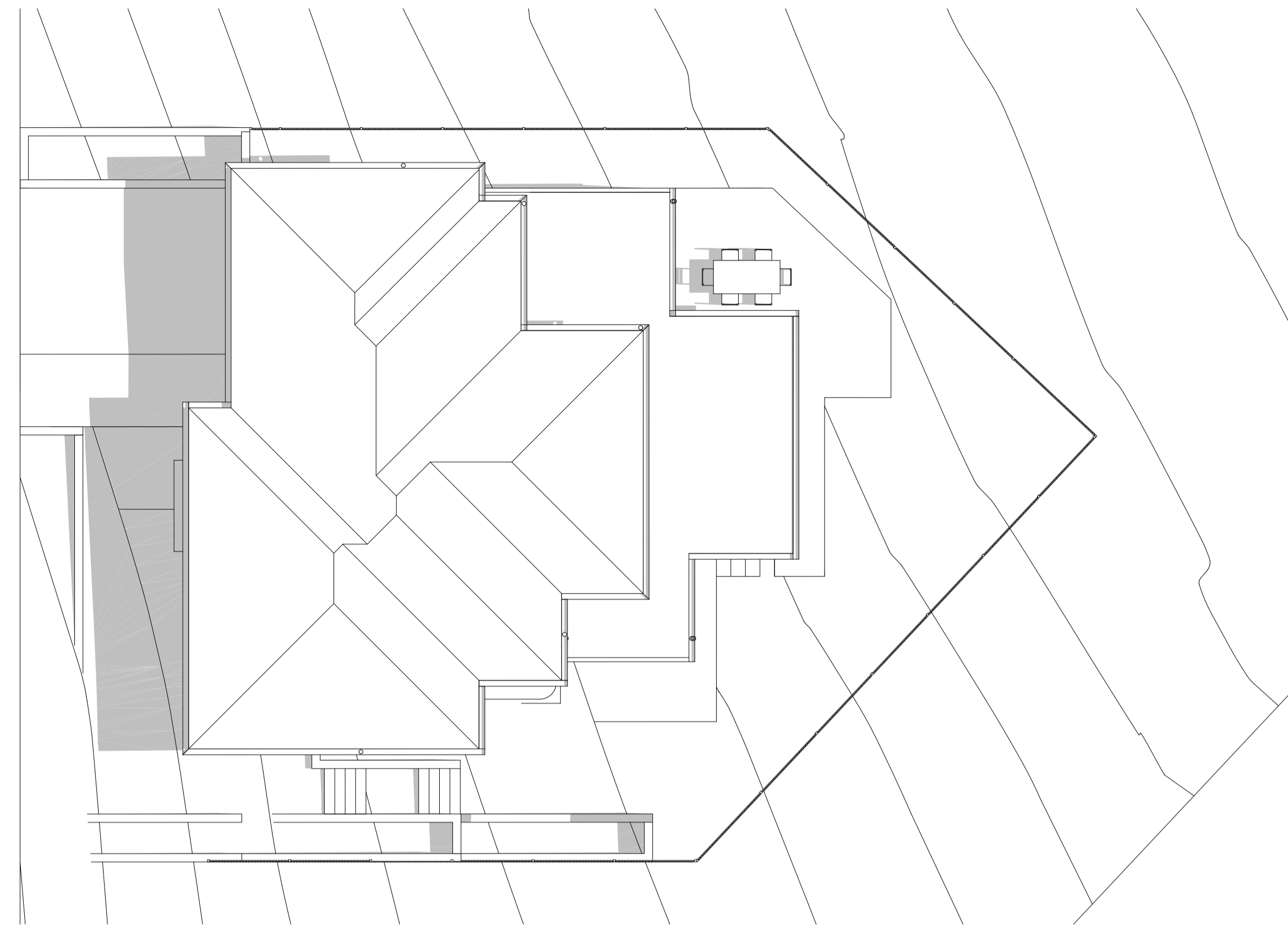
PROJECT	LOT03, 10 FERN CREEK ROAD, WARRIWOOD
DRAWING	SECTION



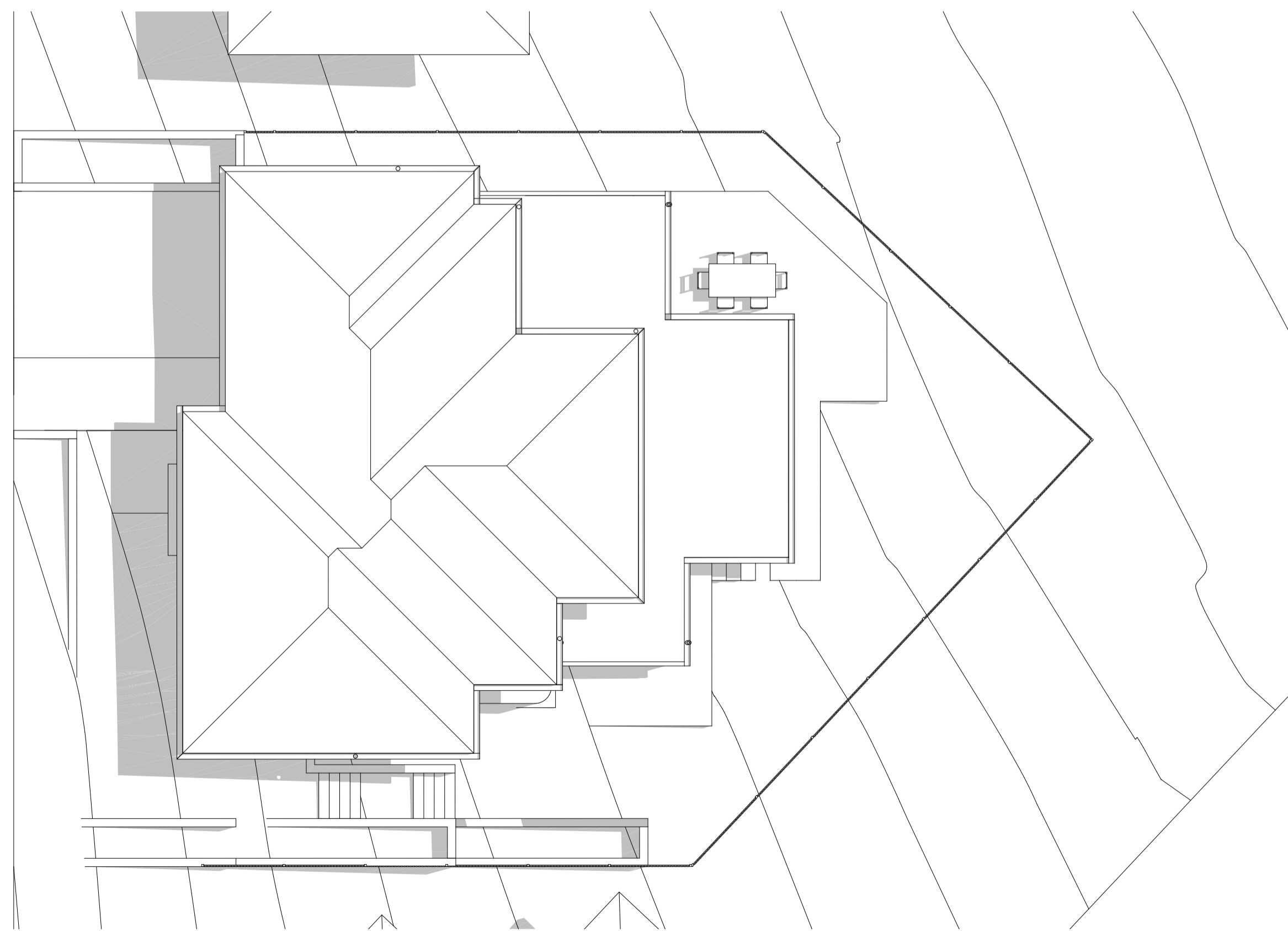
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PROJECT No	P563	SCALE	1:100@A1
B	DA	300	C
dsc	stage	chwg no.	revision



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



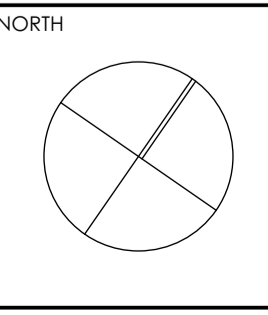
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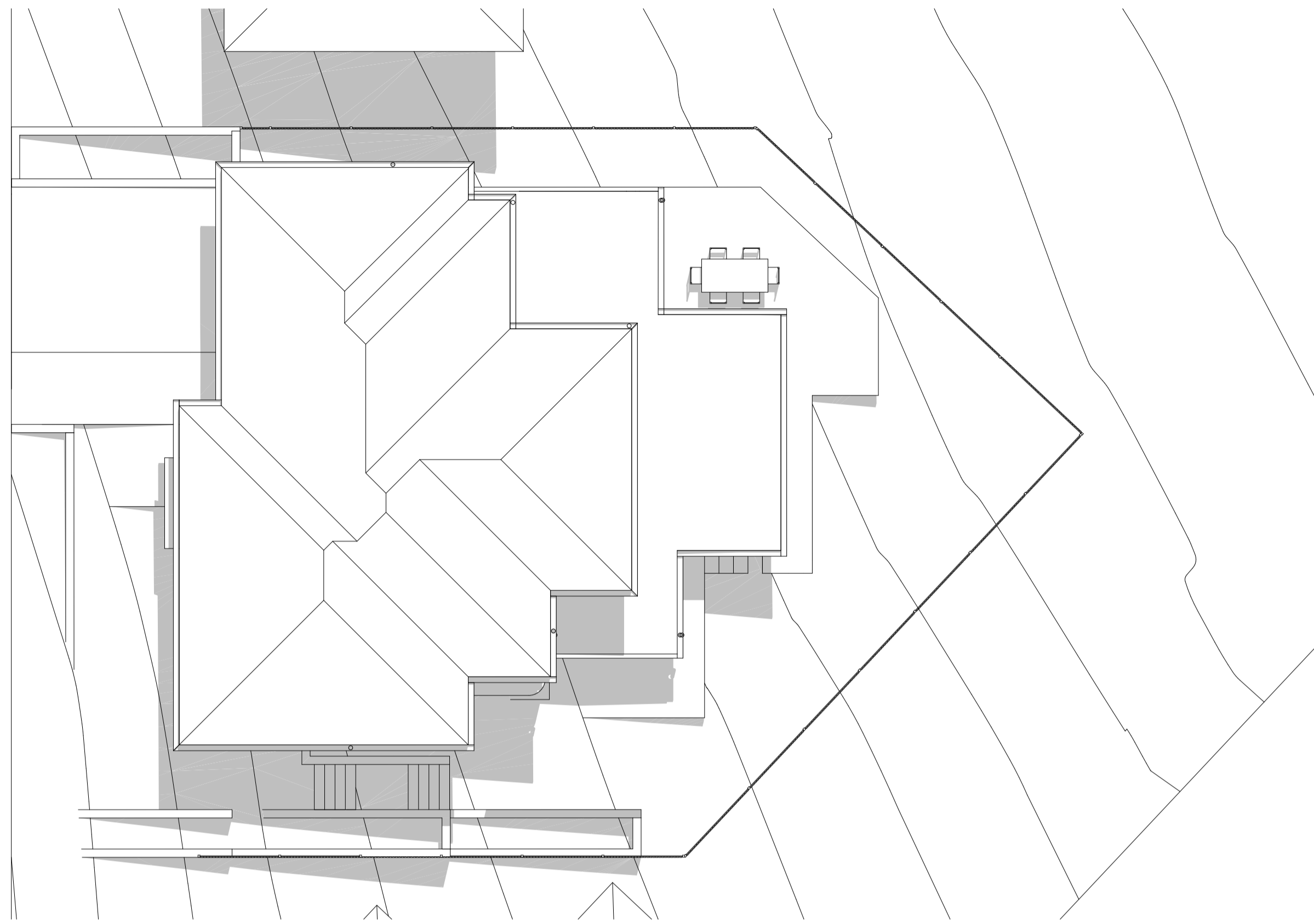
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PROJECT
 LOT03, 10 FERN CREEK ROAD,
 WARRIEWOOD
 DRAWING
 SHADOW DIAGRAM



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



5 SHADOW DIAGRAM JUNE 21 1PM
1:100



6 SHADOW DIAGRAM JUNE 21 2PM
1:100



7 SHADOW DIAGRAM JUNE 21 3PM
1:100



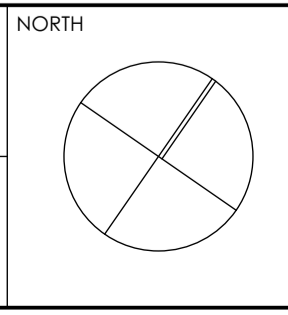
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CLIENT
SKYCORP AUSTRALIA


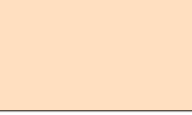

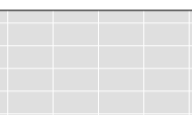

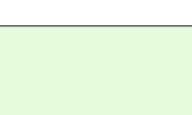

PROJECT
**LOT03, 10 FERN CREEK ROAD,
 WARRIEWOOD**
 DRAWING
SHADOW DIAGRAM

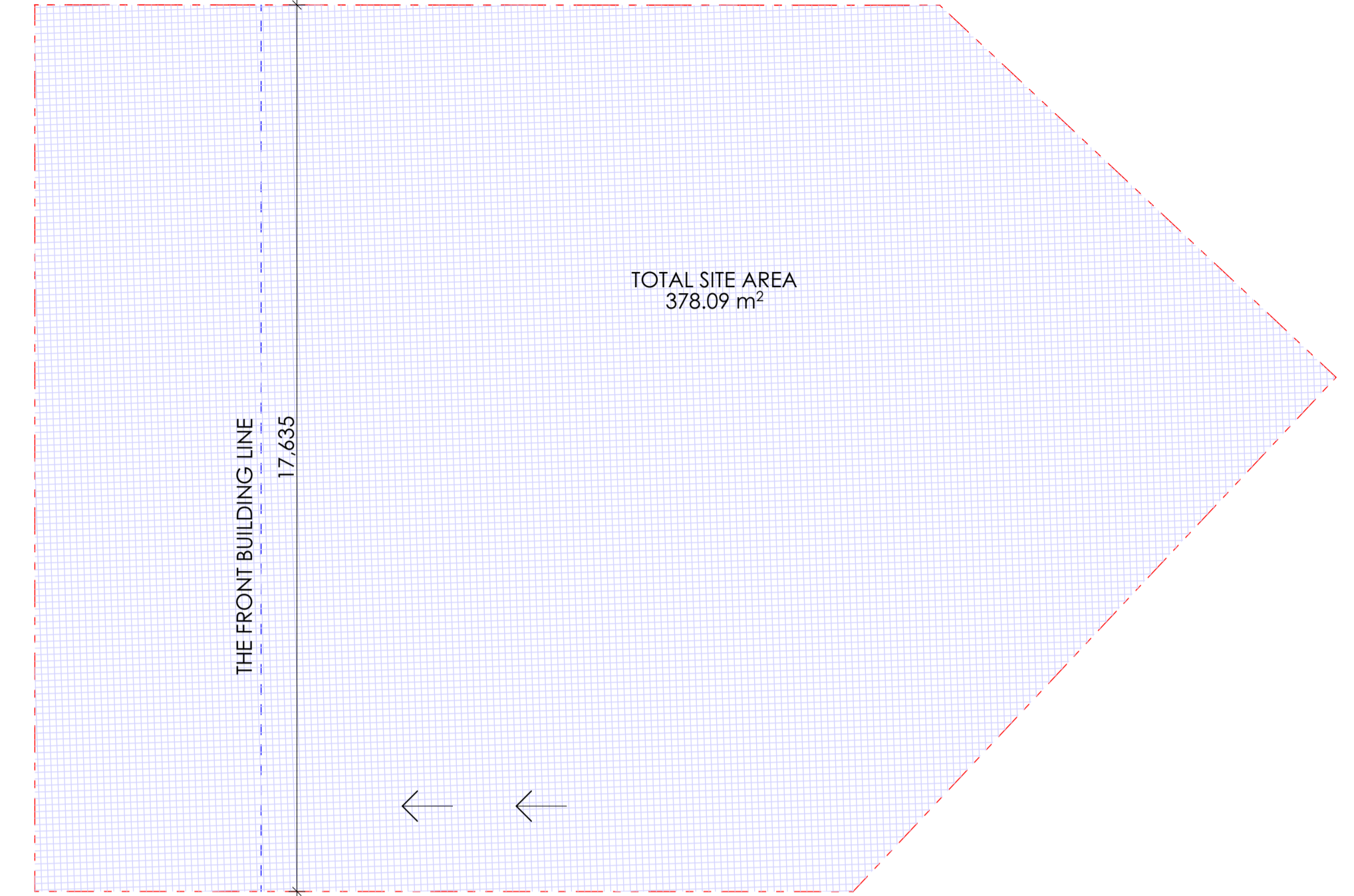


DRAWN	DL, KC	CHECKED	PI / KC
PROJECT No	P563	SCALE	1:100@A1
B	DA	510	C
dsc	stage	dwg no.	revision

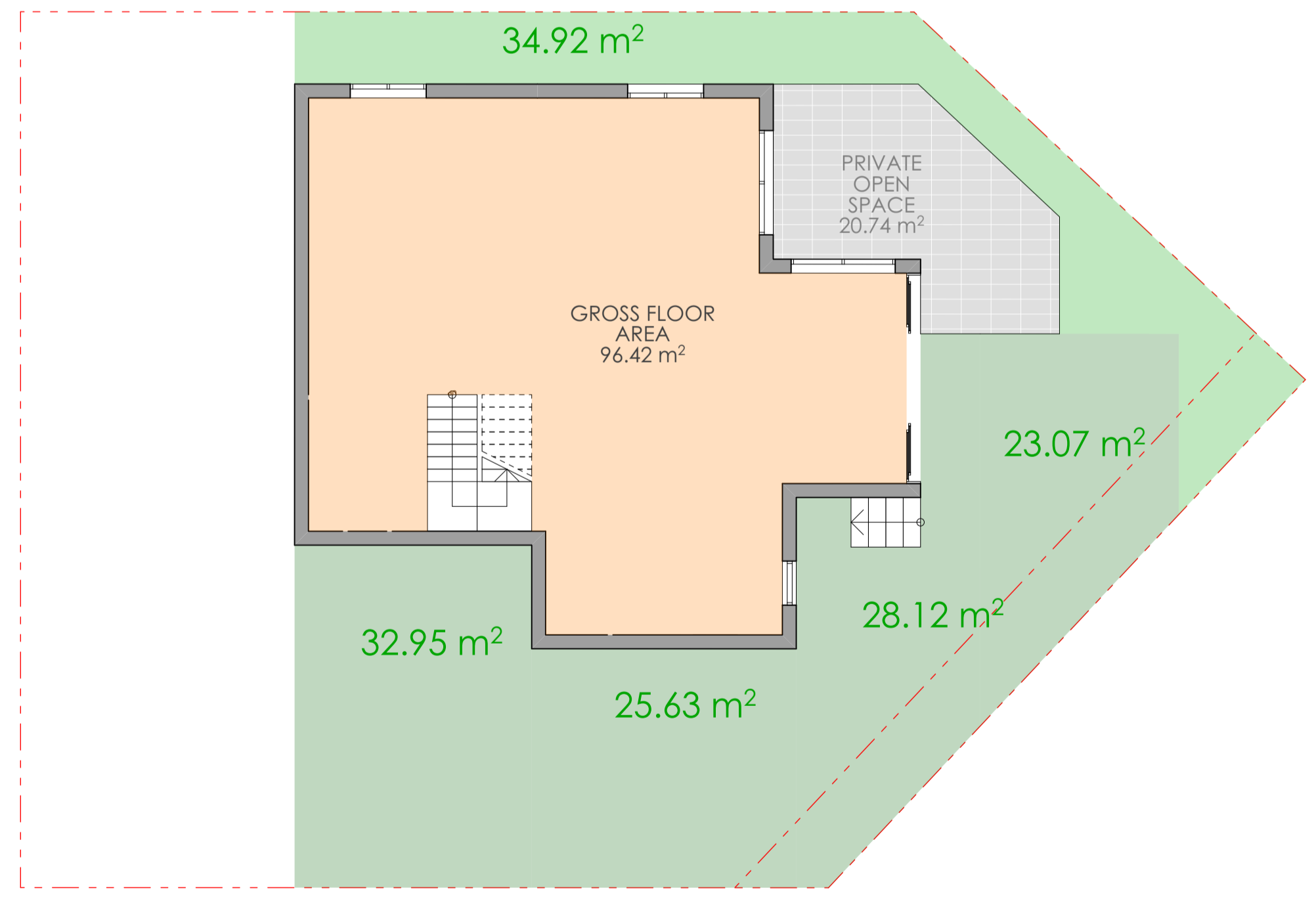
PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 04) 378.1m ²	m/m ²	COMPLIANCE
PERMISSIBLE GFA	N/A	Y
PROPOSED GFA	165.78m ²	
LOT WIDTH AT FRONT BUILDING LINE	17.6m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	170.1m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	195.79m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	152.84m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	42.95m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	24m ²	N*
PROPOSED PRIVATE OPEN SPACE	20.74m ²	

* DUE TO THE RETENTION OF TREE 14 AND ITS TPZ

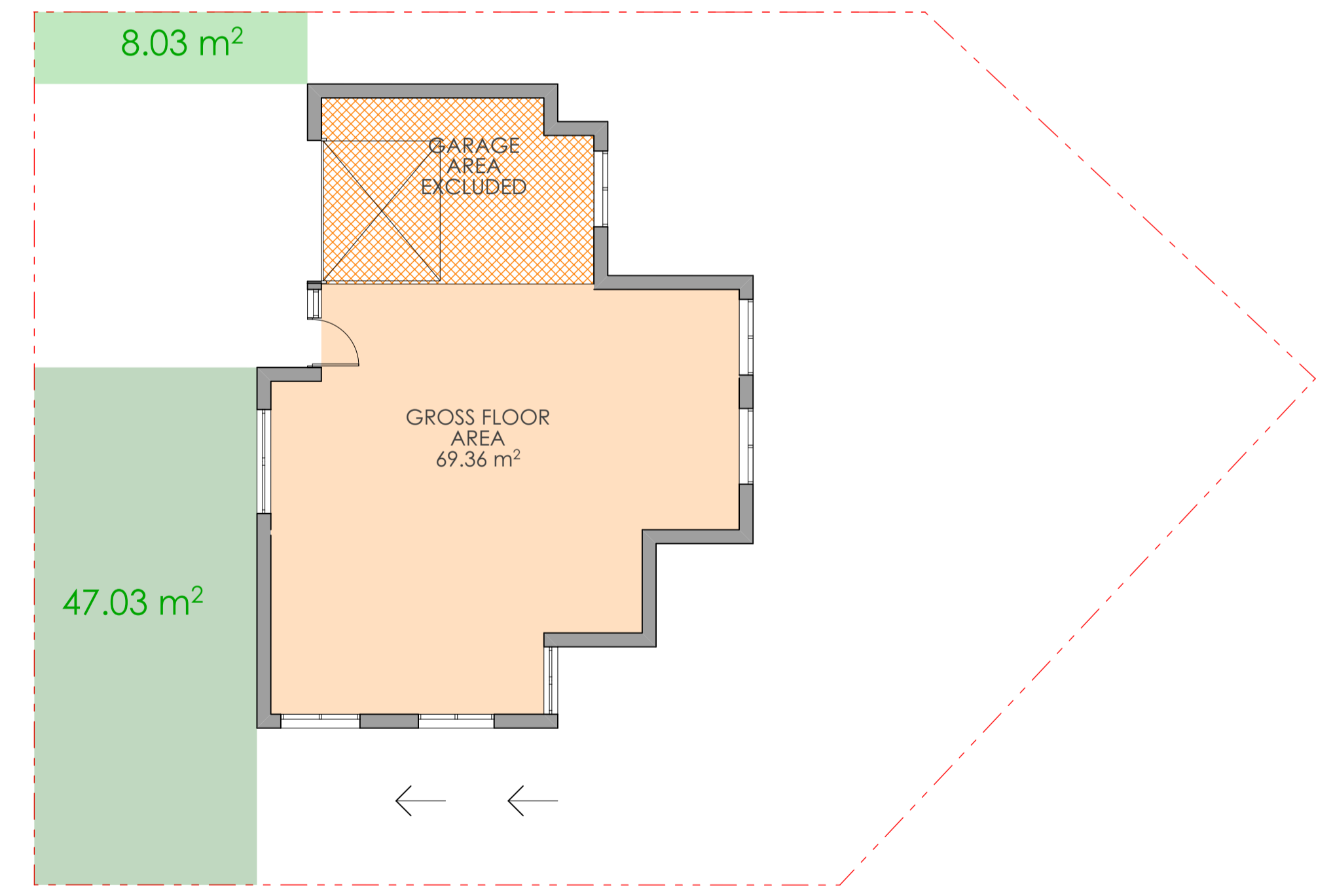
-  PROPOSED SITE AREA
-  PROPOSED GROSS FLOOR AREA
-  PROPOSED ARTICULATION ZONE
-  PROPOSED PRIVATE OPEN SPACE
-  PROPOSED COMPLIANT LANDSCAPE AREA
-  PROPOSED NON COMPLIANT LANDSCAPE AREA
-  PROPOSED AREA EXCLUDED



0 SITE AREA PLAN
1:100



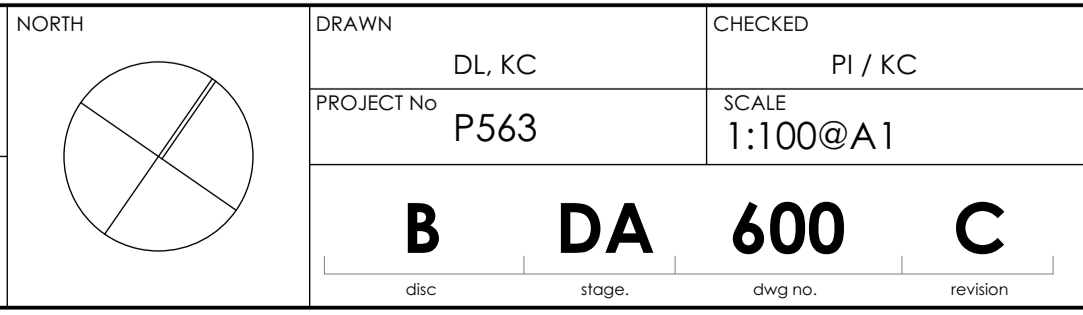
1 LOW GROUND FLOOR AREA PLAN
1:100

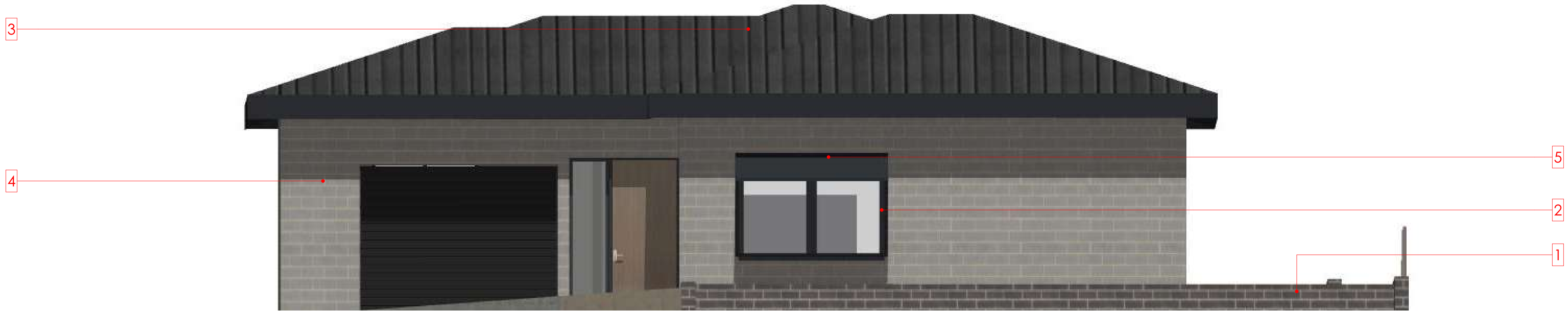


2 GROUND FLOOR AREA PLAN
1:100

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION	DL	KC/PI	08.11.21	CLIENT				
B	SURVEY ISSUE	DL	GF/PI	11.11.21	SKYCORP AUSTRALIA				
C	TREE 14 RETENTION AND TPZ MODIFICATIONS	GF	GF/PI	27.05.22					

PROJECT	LOT03, 10 FERN CREEK ROAD, WARRIEWOOD
DRAWING	AREA CALCULATION
DRAWN	DL, KC
CHECKED	PI / KC
PROJECT No	P563
SCALE	1:100@A1
B	DA 600 C
disc	stage
chwg no.	revision





1. AUSTRAL BRICKS BRAHMAN GRANITE



2. POWDER COATED ALUMINIUM FRAMED GLAZING



3. COLORBOND MONUMENT METAL ROOF



4. AUSTRAL BRICKS MAJESTIC GREY



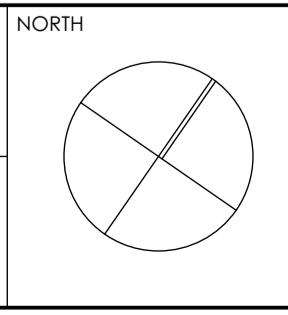
5. RENDER & PAINT - DULUX WAYWARD GREY

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.
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REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	DEVELOPMENT APPLICATION				DL	KC/PI	08.11.21		
B	SURVEY ISSUE				DL	GF/PI	11.11.21		
C	TREE 14 RETENTION AND TPZ MODIFICATIONS				GF	GF/PI	27.05.22		

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT03, 10 FERN CREEK ROAD, WARRIWOOD
 DRAWING
EXTERNAL FINISH SCHEDULE



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



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 ABN 60 050 071 022