

FERN CREEK ROAD RESIDENCES - DA02

Fern Creek Road Warriewood NSW 2102



LOCALITY PLAN

SITE SUBJECT TO DEVELOPMENT APPLICATION



CONCEPT PERSPECTIVE

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0053

NOTES:

- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL WORKS RELATING TO ROAD WORKS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL WORKS RELATING TO LANDSCAPE. TREES SHOWN IN ARCHITECTURAL DRAWINGS ARE NOMINAL AND HIDDEN ON ELEVATIONS FOR CLARITY.

D	15/01/21	FOR COORDINATION	AZ	BB
B	11/01/21	FOR COORDINATION	QL	BB
B	18/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Drawn	Check
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SCHEDULE OF BASIX COMMITMENTS

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for that dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table.		✓	✓
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	✓	✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for that dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	All shower heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
V.L1	4 star (> 4 but <= 7.5 L/min)	3 star	3 star	3 star	no	-	-	18.0	no	outdoors	no	-	-	-
All other dwellings	4 star (> 4 but <= 7.5 L/min)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
TH9, TH10, TH11	Individual water tank (no. 1)	Tank size (min) 1500.0 litres	To collect run-off from at least: 89.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	-	no	no
All other dwellings	Individual water tank (no. 1)	Tank size (min) 1500.0 litres	To collect run-off from at least: 90.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	-	no	no

(i) Energy

(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.

(i) Energy	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, prior to at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.	✓	✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below but only to the extent specified for that room or area. The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	✓	✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below but only to the extent specified for that room or area. The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool); if specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water system	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system
All dwellings	solar (gas boosted, flat plate) 15 to 20 STCs	Individual fan, ducted to tapade or roof	Individual fan, ducted to tapade or roof	Individual fan, ducted to tapade or roof

Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
SM6	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
TH5	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes
V.L1	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	3	yes
TH6, TH12	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
TH7, TH8, TH9, TH10, TH11	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All other dwellings	1-phase airconditioning 4 star (average zone)	-	1-phase airconditioning 4 star (average zone)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
V.L1	no heating	yes	-	-	gas cooktop & electric oven	-	-	-	-	-	no	yes
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort

(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of the BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.

(iii) Thermal Comfort

(iii) Thermal Comfort	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.		✓	
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			✓
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.		✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.		✓	✓

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All dwellings	40.0	26.0

Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Construction of floors and walls	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	50	-	-	30	No

Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL/s) greater than that specified for the pool or spa in the table.		✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy

(ii) Energy	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

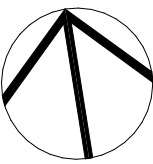
- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate (or complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate).
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

- Commitments identified with a **✓** in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a **✓** in the "Show on CC/DC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a **✓** in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Title Page

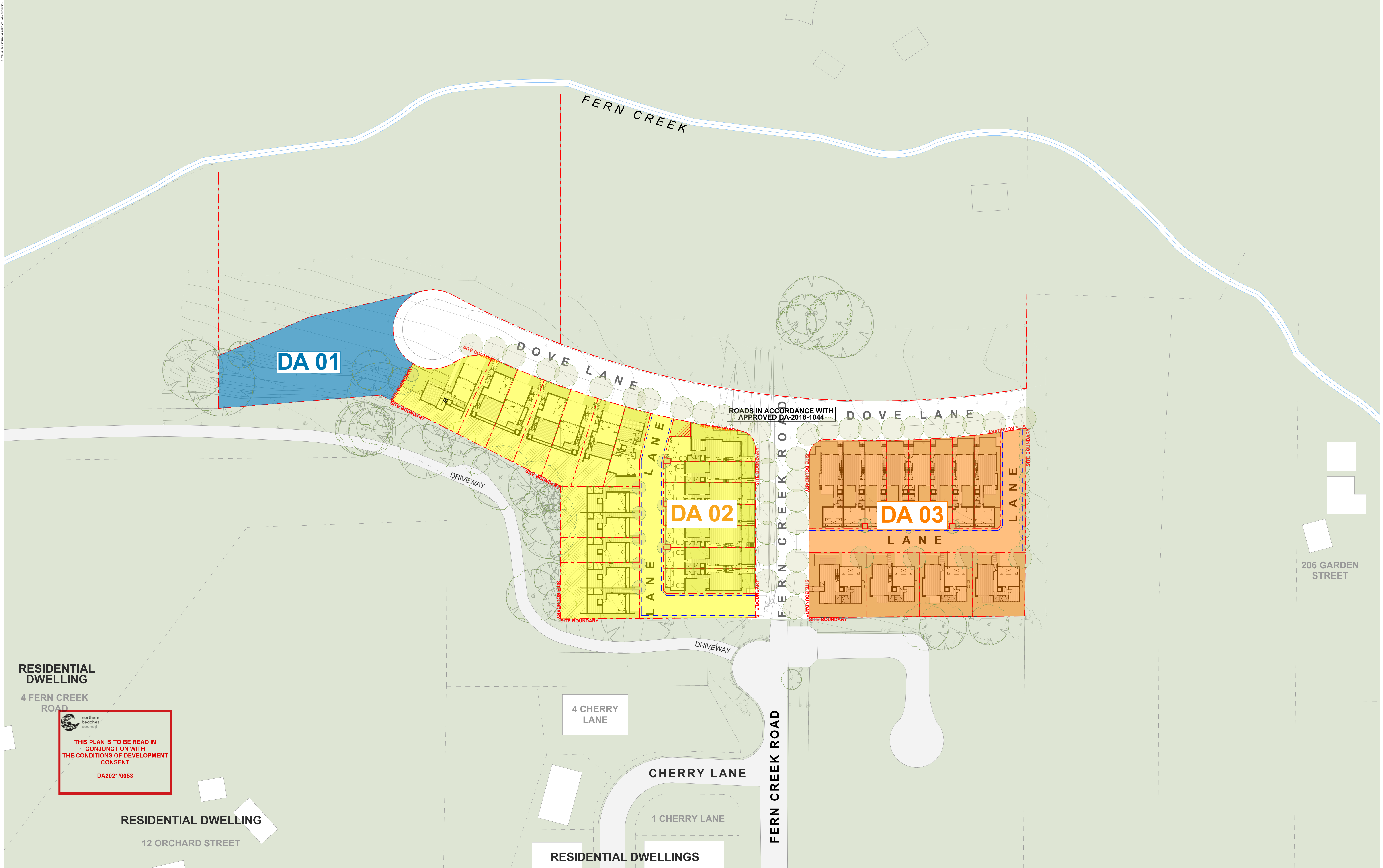
Drawing No.
0574-DA200

Scale
at A1 size

Revision
D

Date
15/01/21

13/01/21 DA2021/0053



RESIDENTIAL DWELLING

4 FERN CREEK ROAD

 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
DA2021/0053

RESIDENTIAL DWELLING

12 ORCHARD STREET

4 CHERRY LANE

CHERRY LANE

1 CHERRY LANE

RESIDENTIAL DWELLINGS

FERN CREEK ROAD

ROADS IN ACCORDANCE WITH APPROVED DA-2018-1044

206 GARDEN STREET

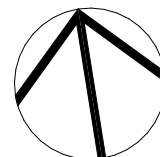
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A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Dwn	Clk

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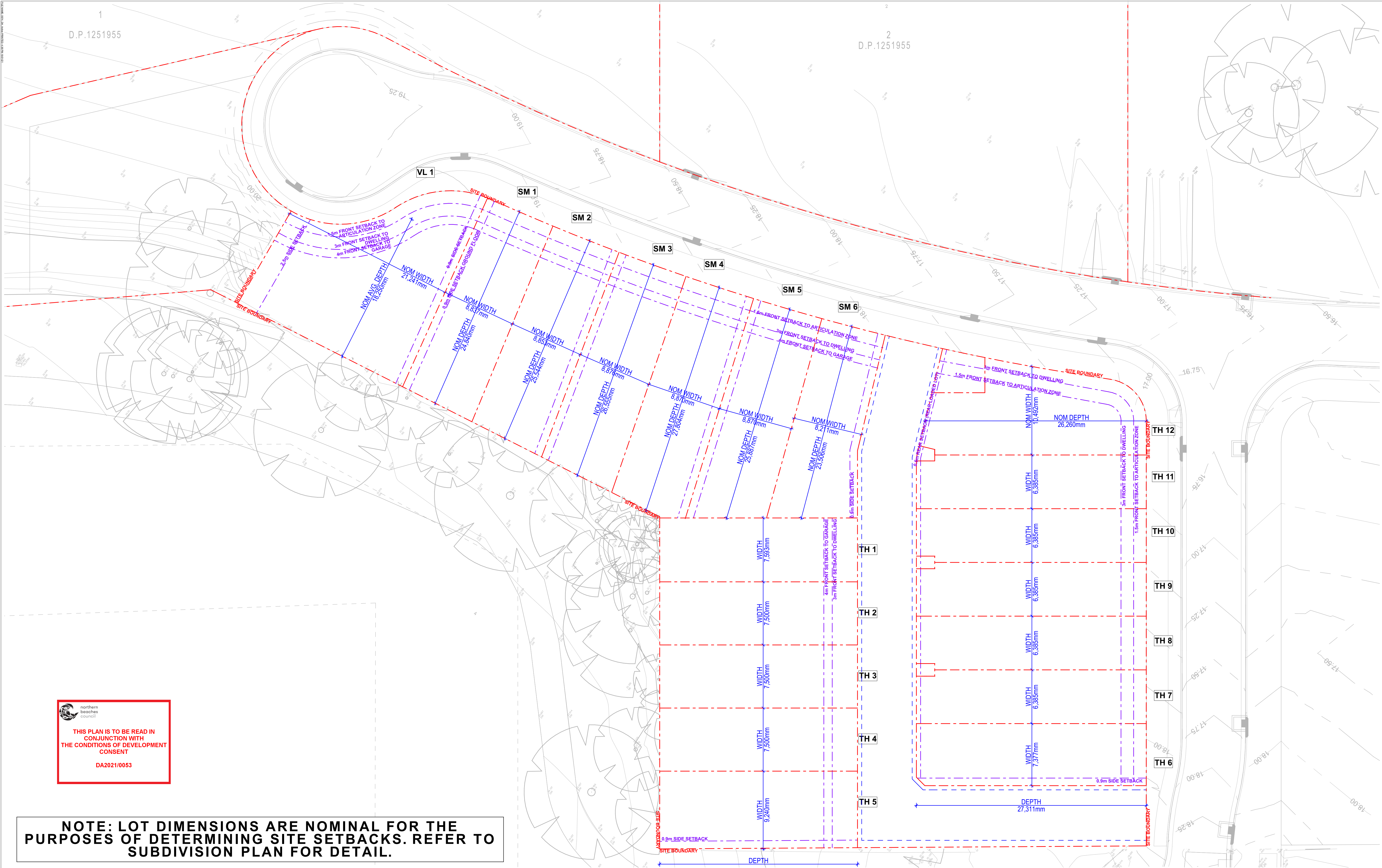
Title
Area Plan

Drawing No.
0574-DA201

Scale
1:500 at A1 size

Revision
E

Date
15/01/21



 **northern beaches council**

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DA2021/0053

NOTES:

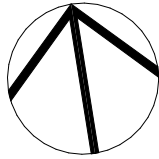
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Rev Date Amendment
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A2 08
Dwn Clk

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PRELIMINARY

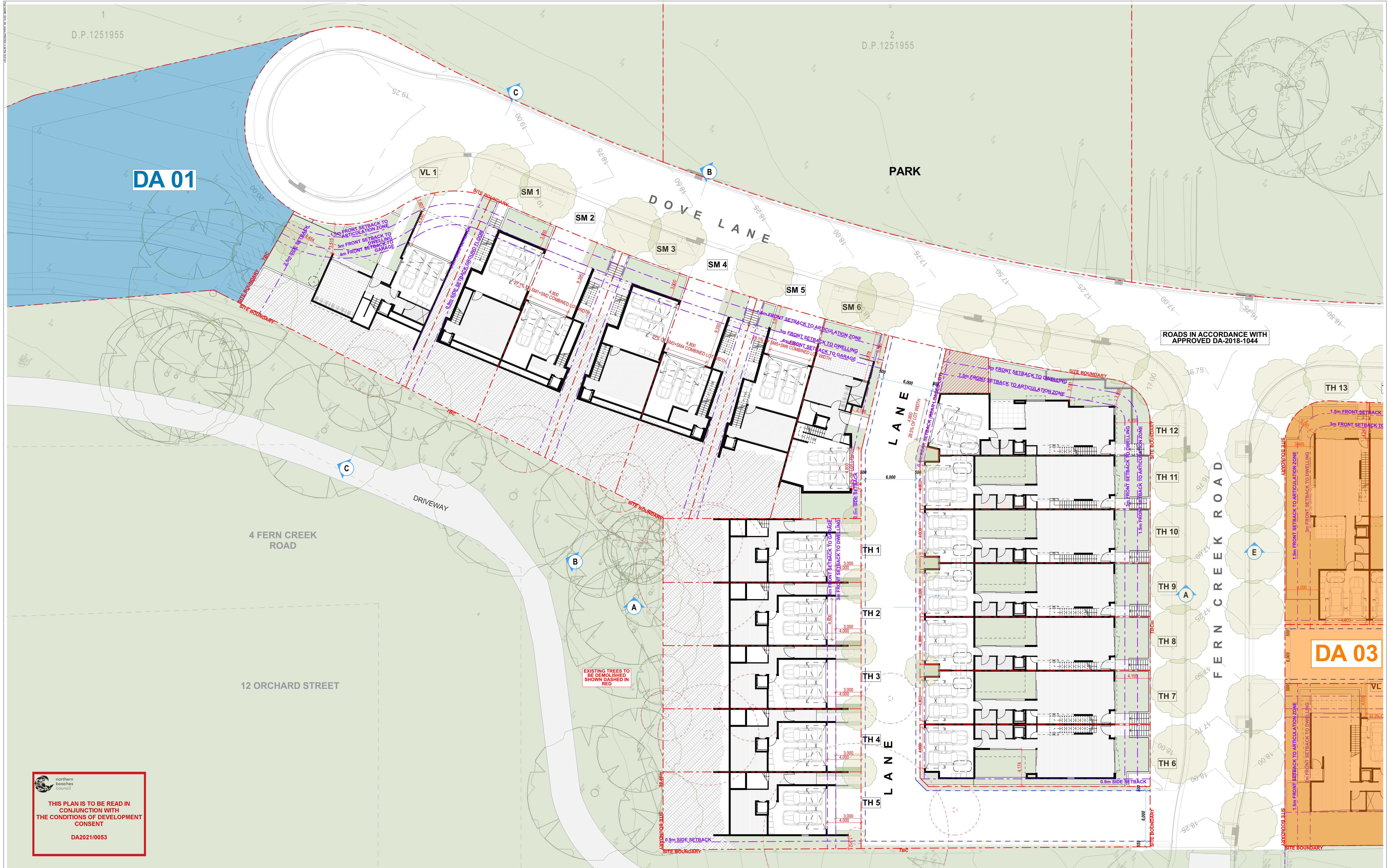
Title
Lot Size and Setback Diagram

Drawing No.
0574-DA203

Scale
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Revision
A

Date
15/01/21



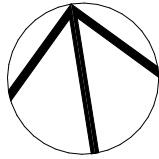
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D
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15/01/21
11/01/21
18/1/20
09/1/20
04/1/20
FOR COORDINATION
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FOR REVIEW
Date
Approval
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DA2021/0053

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Client
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Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Site Plan - Level 01
Drawing No.
0574-DA204
Scale
1:200 at A1 size
Revision
E
Date
15/01/21

DA 01

ROADS IN ACCORDANCE WITH
APPROVED DA-2018-1044

DA 03

 **northern
beaches
council**

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DA2021/0053

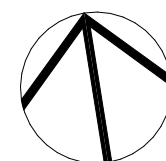
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Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Site Plan - Level 02

Drawing No.
0574-DA205

Scale
1:200 at A1 size

Revision
B

Date
15/01/21



NOTES:

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- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
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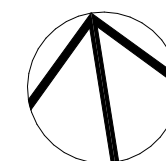
E 15/01/21 FOR COORDINATION
D 11/01/21 FOR COORDINATION
C 18/1/20 FOR REVIEW
B 09/1/20 FOR REVIEW
A 04/1/20 FOR REVIEW
Rev Date Amendment Dwnr Clk

AZ BB
GL BB
AZ BB
AZ BB
AZ BB
Dwnr Clk

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

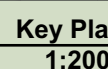
Title
Level 01 Plan (Part A)

Drawing No.
0574-DA206

Scale
1:100 at A1 size

Revision
E

Date
15/01/21

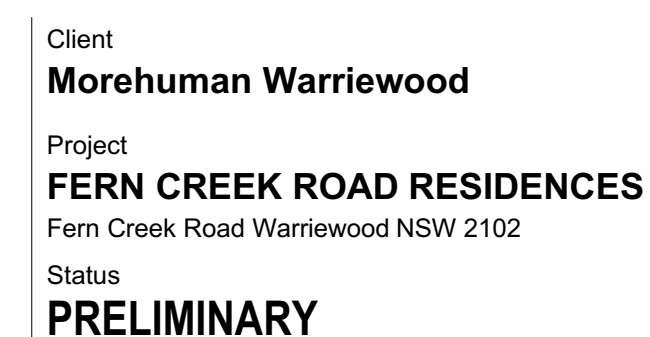


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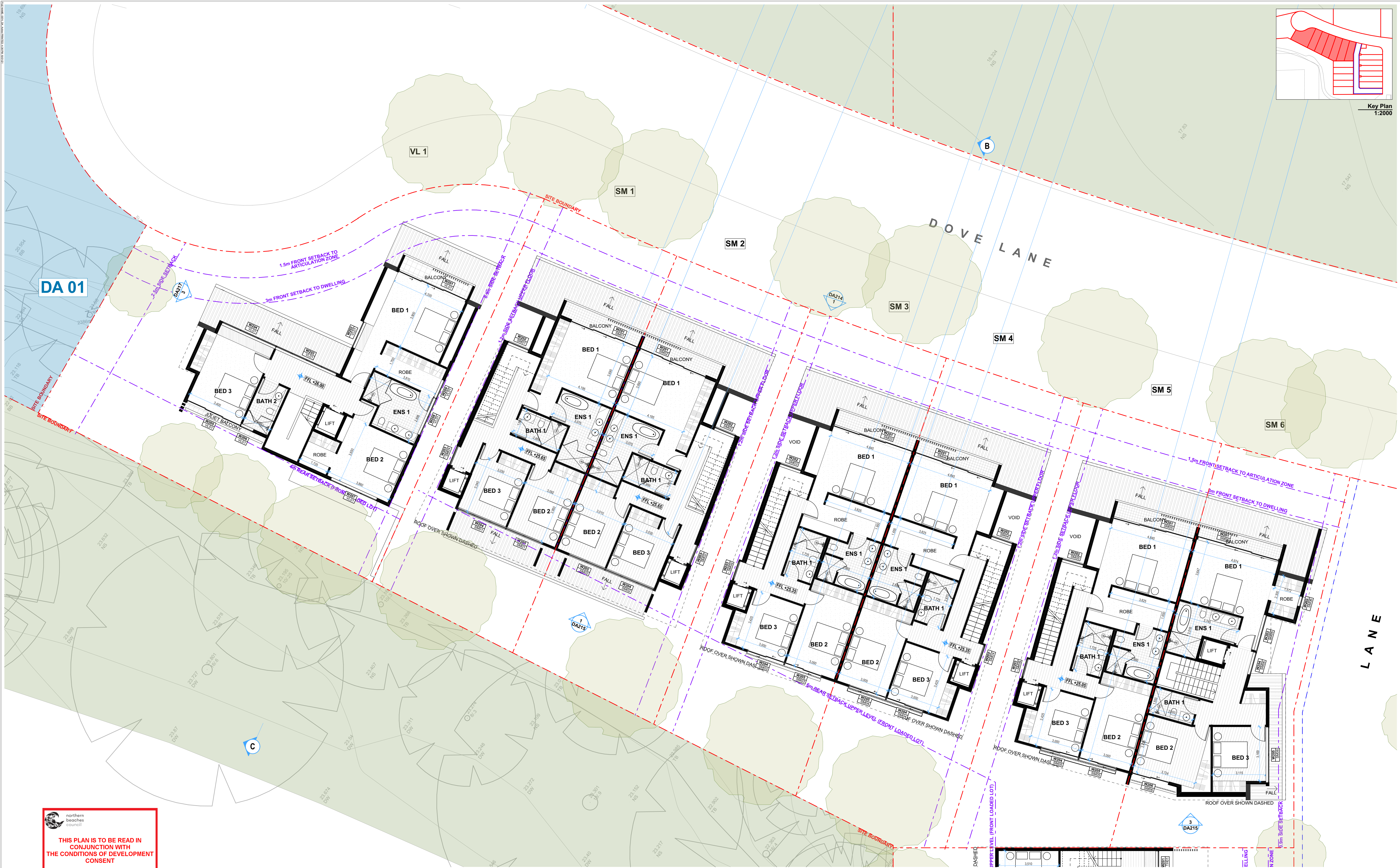
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D	11/01/21	FOR COORDINATION	GL	BB
C	18/12/20	FOR REVIEW	AZ	BB
B	08/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Drawn	Checked

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Scale	Date
1:100 at A1 size	15/01/21



 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0053

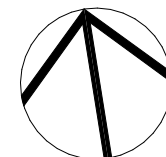
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D	11/01/21	FOR COORDINATION	GL	BB
C	16/12/20	FOR REVIEW	AZ	BB
B	09/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Dwn	Chk

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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

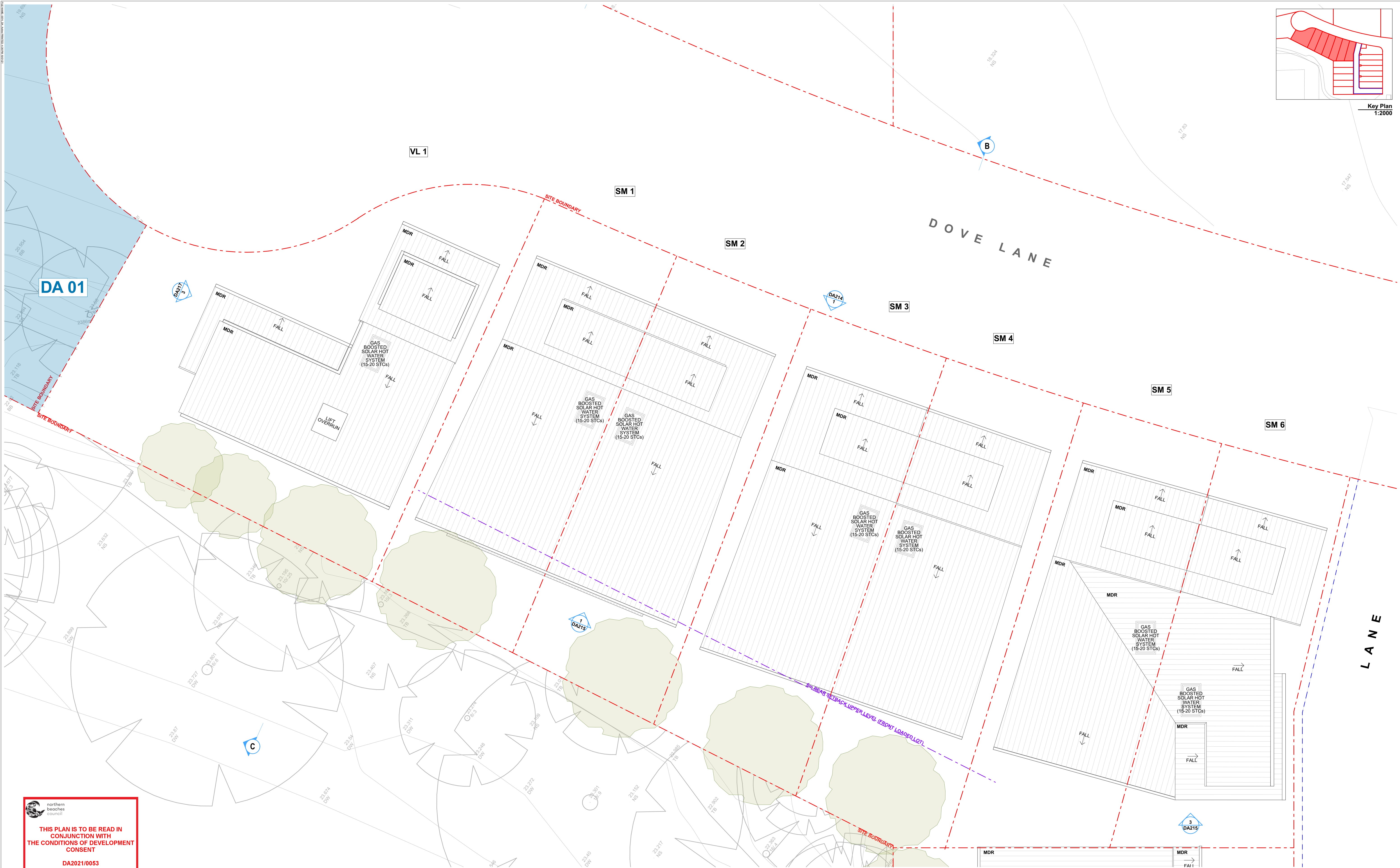
Title
Level 03 Plan (Part A)

Drawing No.
0574-DA208

Scale
1:100 at A1 size

Revision
E

Date
15/01/21



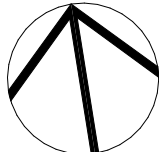
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DA2021/0053

- NOTES:**
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E	15/01/21	FOR COORDINATION	AZ	BB
D	11/01/21	FOR COORDINATION	GL	BB
C	16/12/20	FOR REVIEW	AZ	BB
B	09/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Drawn	Check
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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

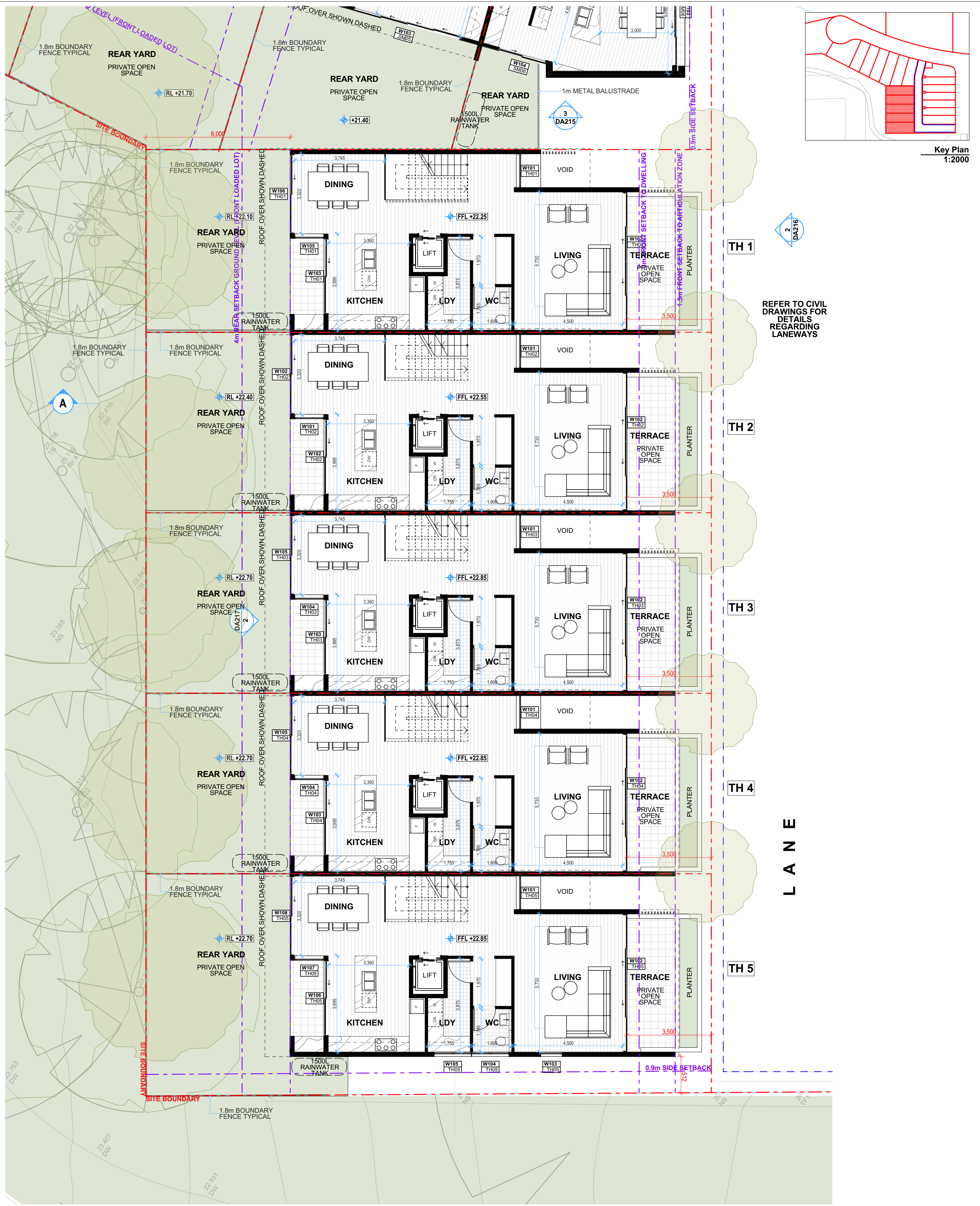
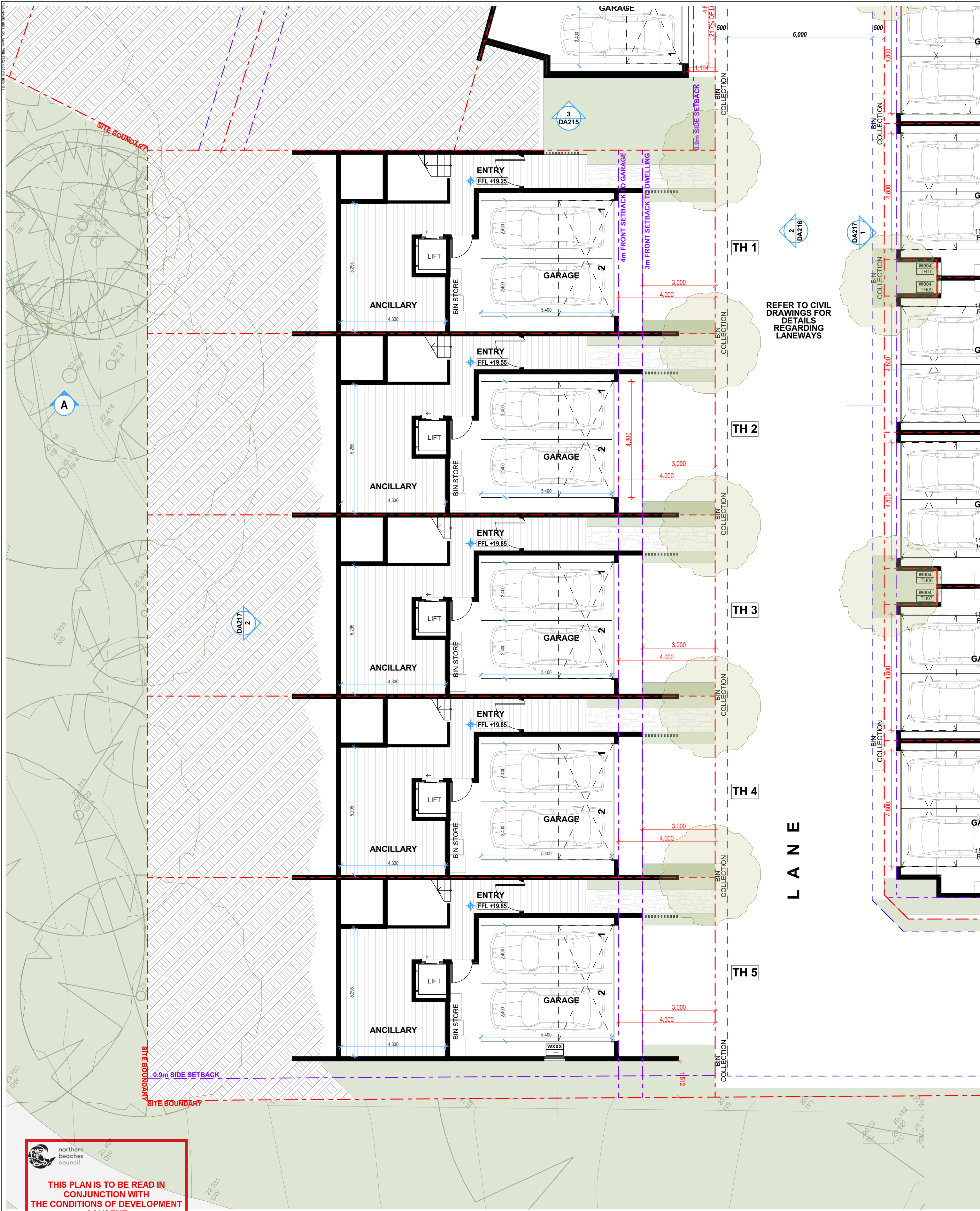
Title
Roof Plan (Part A)

Drawing No.
0574-DA209

Scale
1:100 at A1 size

Revision
E

Date
15/01/21



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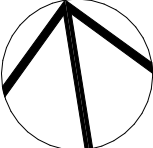
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E	15/01/21	FOR COORDINATION	GL	BB	AZ	BB
D	11/01/21	FOR COORDINATION	GL	BB	AZ	BB
C	16/1/20	FOR REVIEW	AZ	BB	AZ	BB
B	09/1/20	FOR REVIEW	AZ	BB	AZ	BB
A	04/1/20	FOR REVIEW	AZ	BB	AZ	BB
Rev	Date	Amendment	Drawn	Check		

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES

Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

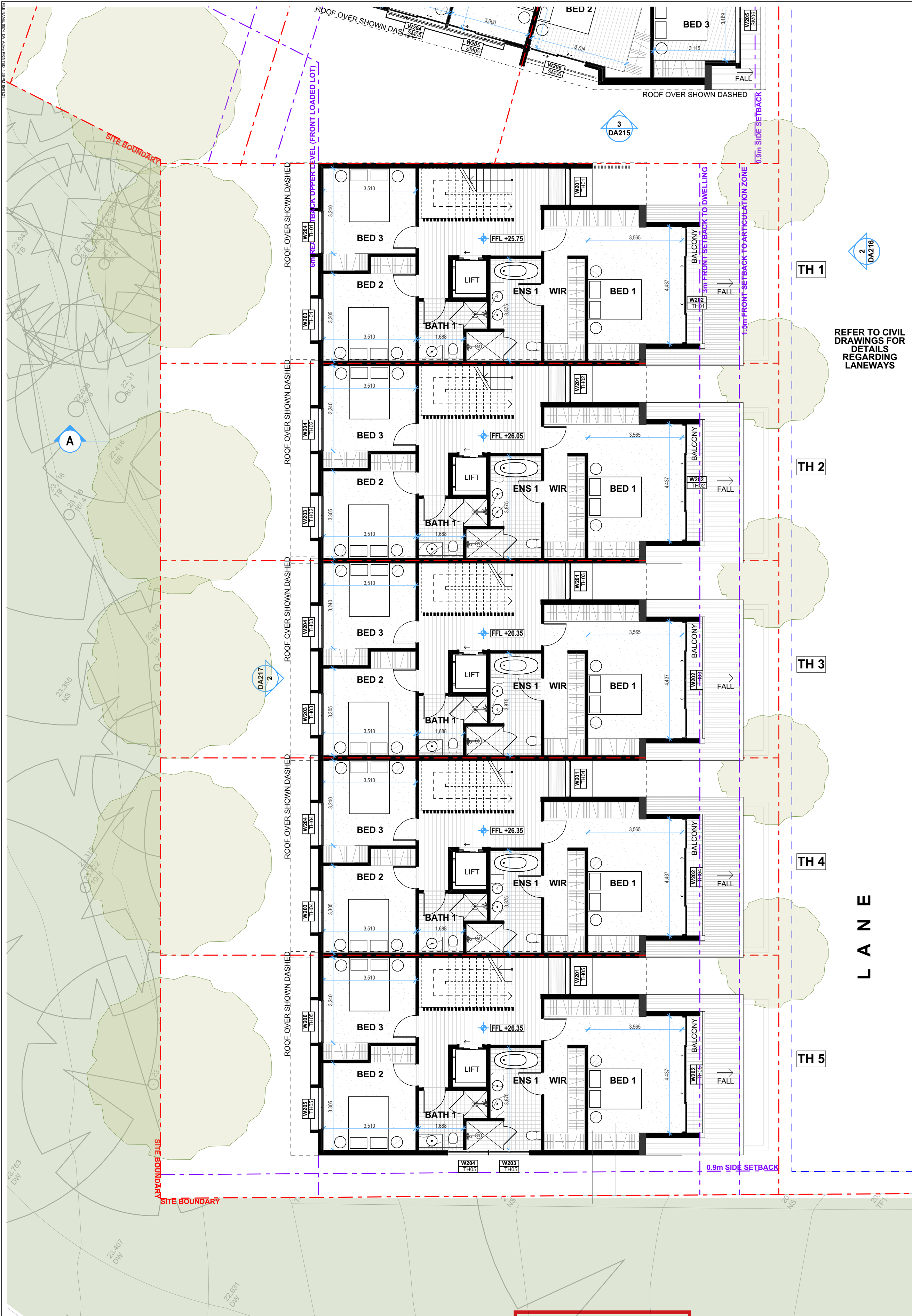
Title
Level 01 & 02 Plan (Part B)

Drawing No.
0574-DA210

Revision
E

Scale
1:100 at A1 size

Date
15/01/21



1

2

3

4

5

DA217 2

DA216 2

DA215 3

DA217 1

DA216 1

TH 1

TH 2

TH 3

TH 4

TH 5

LANE

REFER TO CIVIL DRAWINGS FOR DETAILS REGARDING LANEWAYS

Level 03

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NOTES:

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E 15/01/21 FOR COORDINATION

O 11/01/21 FOR COORDINATION

C 09/12/20 FOR REVIEW

B 09/12/20 FOR REVIEW

A 04/12/20 FOR REVIEW

Rev Date Amendment

AZ BB

GL BB

AZ BB

AZ BB

AZ BB

Drawn Check

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2

3

4

5

6

DA217 2

DA216 2

DA215 3

DA217 1

DA216 1

TH 1

TH 2

TH 3

TH 4

TH 5

LANE

REFER TO CIVIL DRAWINGS FOR DETAILS REGARDING LANEWAYS

Roof

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/0053

NOTES:

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Level 03

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/0053

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E 15/01/21 FOR COORDINATION

O 11/01/21 FOR COORDINATION

C 09/12/20 FOR REVIEW

B 09/12/20 FOR REVIEW

A 04/12/20 FOR REVIEW

Rev Date Amendment

AZ BB

GL BB

AZ BB

AZ BB

AZ BB

Drawn Check

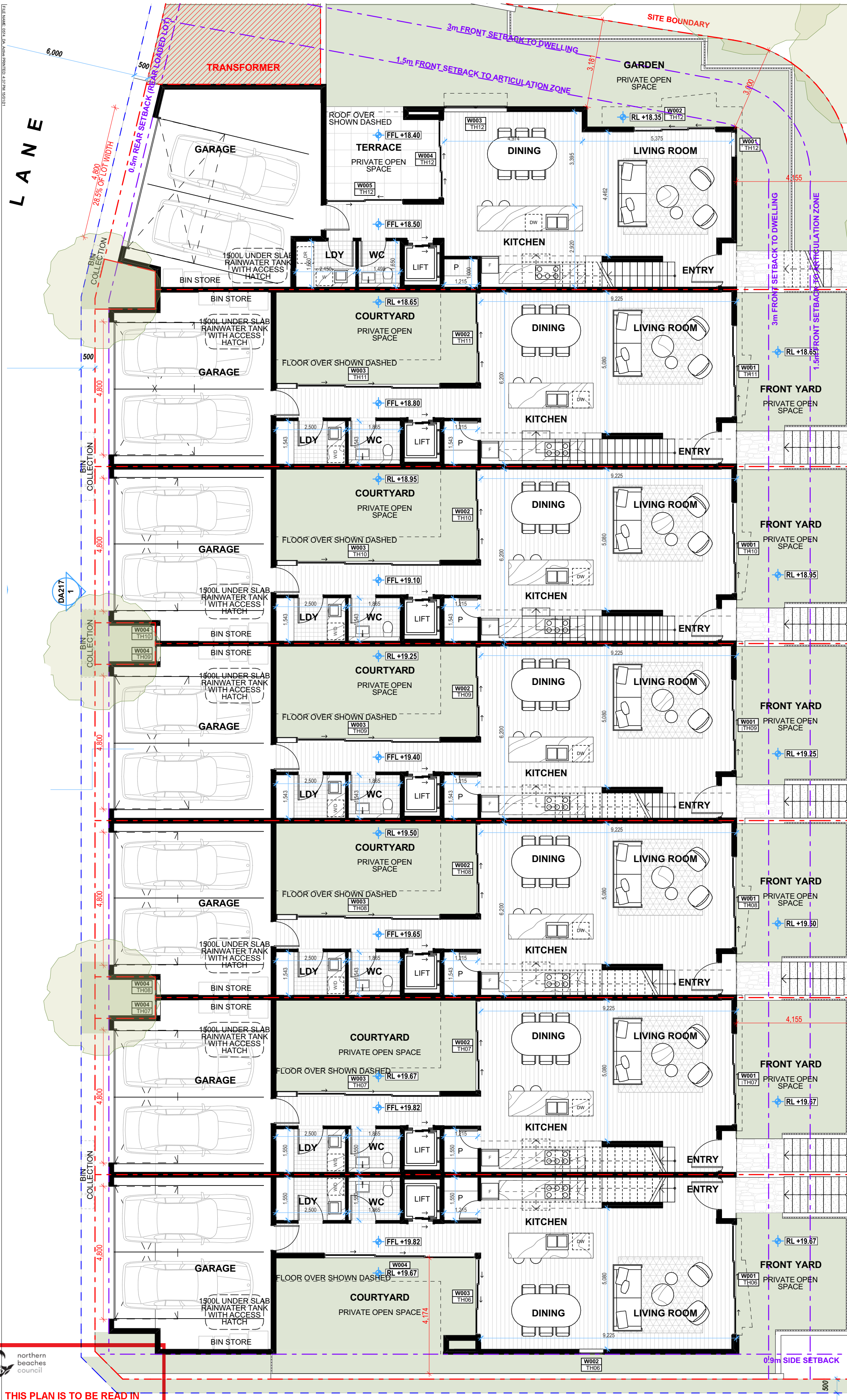
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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

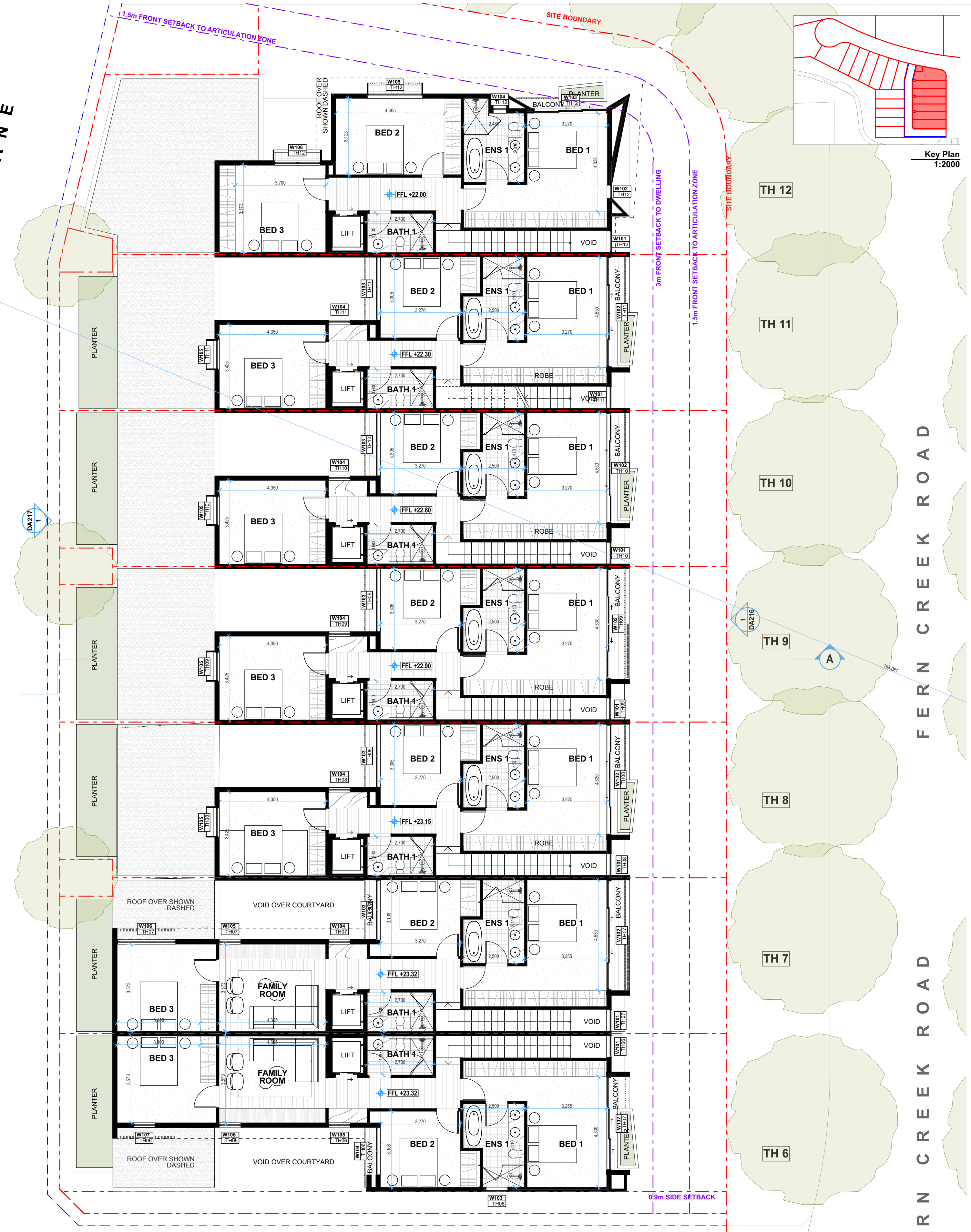
Title
Level 03 & Roof Plan (Part B)
Drawing No.
0574-DA211
Scale
1:100 at A1 size
Revision
E
Date
15/01/21



FERN CREEK ROAD

Level 01

2



Level 02

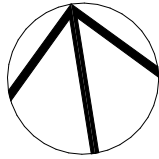
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DA2021/0053

E	15/01/21	FOR COORDINATION	GL	BB
D	11/01/21	FOR COORDINATION	GL	BB
C	09/12/20	FOR REVIEW	AZ	BB
B	09/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment		

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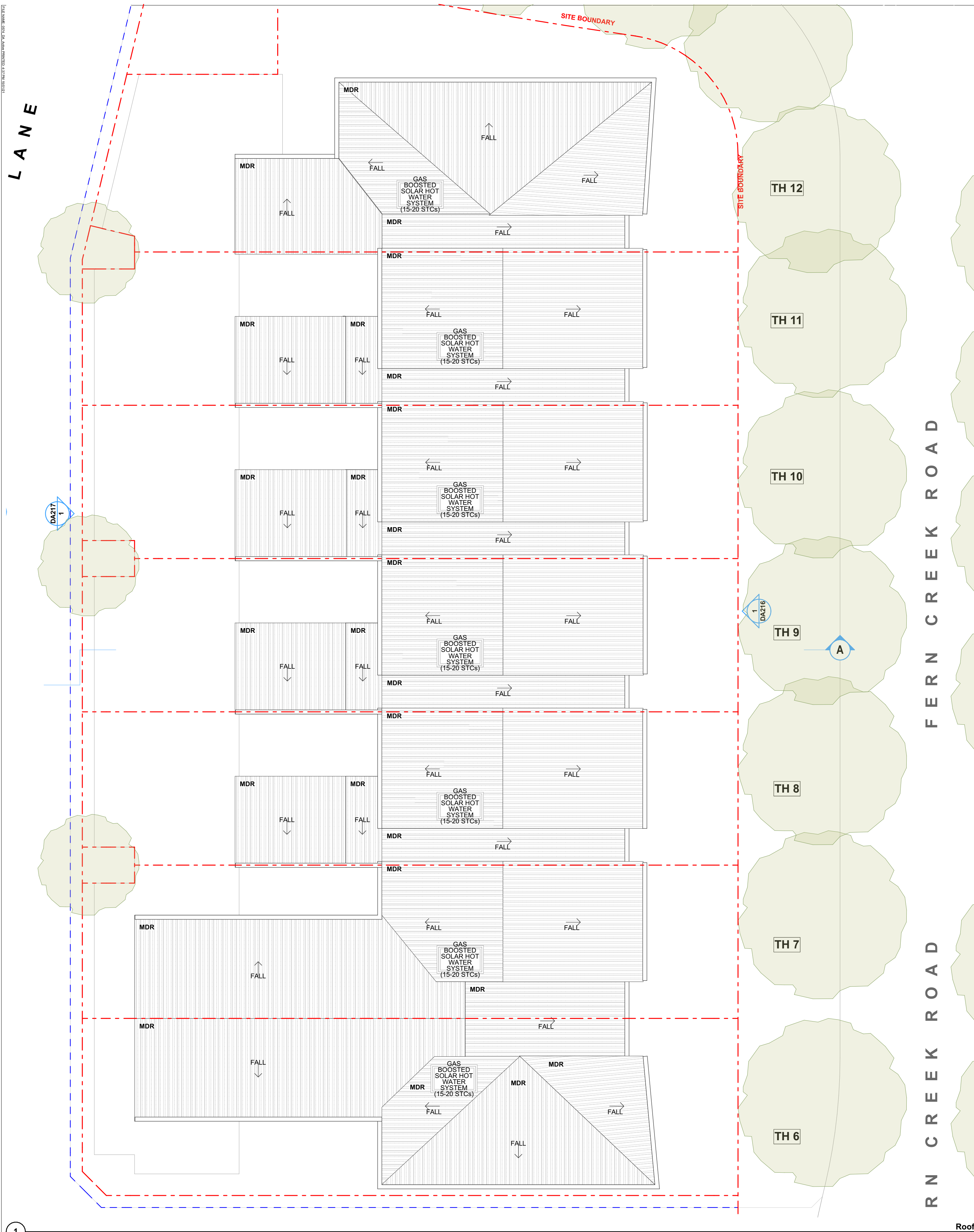
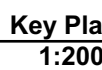
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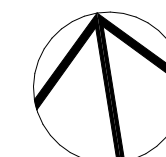
Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Level 01 & 02 Plan (Part C)
Drawing No.
0574-DA212
Revision
E
Scale
1:100 at A1 size
Date
15/01/21



DA2021/0053

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Morehuman Warriewood

Drawing No.	Revision
0574-DA213	E

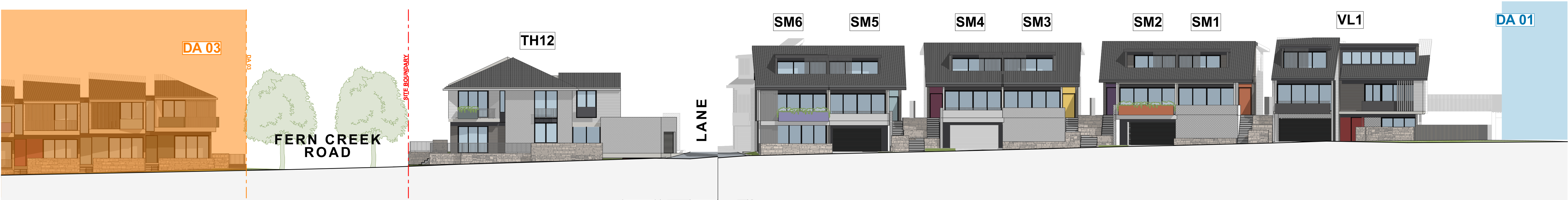
Scale 1:100 at A1 size Date 15/01/21

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E	15/01/21	FOR COORDINATION	AZ	BB
D	11/01/21	FOR COORDINATION	GL	BB
C	18/12/20	FOR REVIEW	AZ	BB
B	08/12/20	FOR REVIEW	AZ	BB
A	04/12/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Drawn	Checked

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E01(A & B) NORTH ELEVATION - DOVE LANE
1:200



E-01(B) NORTH ELEVATION - DOVE LANE
1:100



E-01(A) NORTH ELEVATION - DOVE LANE
1:100


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THE CONDITIONS OF DEVELOPMENT
CONSENT
DA2021/0053

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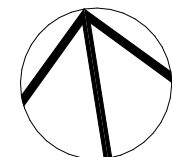
LEGEND:

- | | |
|-----|--------------------------------------|
| CO | CONCRETE |
| BR1 | BRICKWORK TYPE 1 (LIGHT) |
| BR2 | BRICKWORK TYPE 2 (DARK) |
| RM1 | RENDERED MASONRY TYPE 1 (LIGHT) |
| RM2 | RENDERED MASONRY TYPE 2 (DARK) |
| ST | STONE CLADDING |
| TC1 | TIMBER-LOOK CLADDING TYPE 1 (LIGHT) |
| TC2 | TIMBER-LOOK CLADDING TYPE 2 (DARK) |
| TC3 | TIMBER-LOOK CLADDING TYPE 3 (MEDIUM) |
| SC1 | SCREEN TYPE 1 (LIGHT) |
| SC2 | SCREEN TYPE 2 (DARK) |
| SC3 | SCREEN TYPE 3 (MEDIUM) |

- | | |
|------|---|
| MT1 | METAL TYPE 1 (LIGHT) |
| MT2 | METAL TYPE 2 (DARK) |
| FP | FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING) |
| GW | GLAZED WINDOWS (ALUMINIUM FRAMED) |
| SKY | GLAZED SKYLIGHT |
| DP | DOWNPIPE |
| GU | GUTTER |
| MB | METAL BALUSTRADE |
| MDR | METAL DECK ROOF |
| MF | METAL FENCE |
| TF | TIMBER FENCE |
| GDR1 | GARAGE DOOR TYPE 1 (LIGHT) |
| GDR2 | GARAGE DOOR TYPE 2 (DARK) |

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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Elevations 1 (North)

Drawing No.
0574-DA214

Scale
1:200, 1:100 at A1 size

Revision
C

Date
15/01/21

1:100 SOUTH ELEVATION - LANE



E-05 SOUTH ELEVATION - LANE
1:100

2



E-06(A & B) SOUTH ELEVATION
1:100

1


northern
beaches
council

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CONSENT**

DA2021/0053

NOTES:

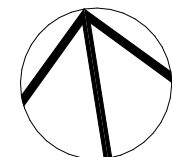
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LEGEND:

- | | | | |
|-----|--------------------------------------|------|---|
| CO | CONCRETE | MT1 | METAL TYPE 1 (LIGHT) |
| BR1 | BRICKWORK TYPE 1 (LIGHT) | MT2 | METAL TYPE 2 (DARK) |
| BR2 | BRICKWORK TYPE 2 (DARK) | FP | FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING) |
| RM1 | RENDERED MASONRY TYPE 1 (LIGHT) | GW | GLAZED WINDOWS (ALUMINIUM FRAMED) |
| RM2 | RENDERED MASONRY TYPE 2 (DARK) | SKY | GLAZED SKYLIGHT |
| ST | STONE CLADDING | DP | DOWNPIPE |
| TC1 | TIMBER-LOOK CLADDING TYPE 1 (LIGHT) | GU | GUTTER |
| TC2 | TIMBER-LOOK CLADDING TYPE 2 (DARK) | MB | METAL BALUSTRADE |
| TC3 | TIMBER-LOOK CLADDING TYPE 3 (MEDIUM) | MDR | METAL DECK ROOF |
| SC1 | SCREEN TYPE 1 (LIGHT) | MF | METAL FENCE |
| SC2 | SCREEN TYPE 2 (DARK) | TF | TIMBER FENCE |
| SC3 | SCREEN TYPE 3 (MEDIUM) | GDR1 | GARAGE DOOR TYPE 1 (LIGHT) |
| | | GDR2 | GARAGE DOOR TYPE 2 (DARK) |

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Elevations 2 (South)

Drawing No.
0574-DA215

Scale
1:100 at A1 size

Revision
C

Date
15/01/21

C 15/01/21 FOR COORDINATION AZ BB
B 11/01/21 FOR COORDINATION GL BB
A 15/01/21 FOR REVIEW CL BB
Rev Date Amendment Draw Check
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1:1000 SCALE (SEE DRAWING 05/20/2020) 1:1000 SCALE (SEE DRAWING 05/20/2020)



 **northern beaches council**

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DA2021/0053

NOTES:

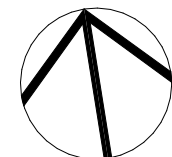
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LEGEND:

- | | | | |
|-----|--------------------------------------|------|---|
| CO | CONCRETE | MT1 | METAL TYPE 1 (LIGHT) |
| BR1 | BRICKWORK TYPE 1 (LIGHT) | MT2 | METAL TYPE 2 (DARK) |
| BR2 | BRICKWORK TYPE 2 (DARK) | FP | FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING) |
| RM1 | RENDERED MASONRY TYPE 1 (LIGHT) | GW | GLAZED WINDOWS (ALUMINIUM FRAMED) |
| RM2 | RENDERED MASONRY TYPE 2 (DARK) | SKY | GLAZED SKYLIGHT |
| ST | STONE CLADDING | DP | DOWNPIPE |
| TC1 | TIMBER-LOOK CLADDING TYPE 1 (LIGHT) | GU | GUTTER |
| TC2 | TIMBER-LOOK CLADDING TYPE 2 (DARK) | MB | METAL BALUSTRADE |
| TC3 | TIMBER-LOOK CLADDING TYPE 3 (MEDIUM) | MDR | METAL DECK ROOF |
| SC1 | SCREEN TYPE 1 (LIGHT) | MF | METAL FENCE |
| SC2 | SCREEN TYPE 2 (DARK) | TF | TIMBER FENCE |
| SC3 | SCREEN TYPE 3 (MEDIUM) | GDR1 | GARAGE DOOR TYPE 1 (LIGHT) |
| | | GDR2 | GARAGE DOOR TYPE 2 (DARK) |

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Elevations 3 (East)

Drawing No.
0574-DA216

Scale
1:100 at A1 size

Revision
C

Date
15/01/21

1:1000 SCALE: 15/01/21 DATE: 15/01/21



E-04 WEST ELEVATION - LANE
1:100



E-13 WEST ELEVATION



E-14 WEST ELEVATION - VILLA

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0053

3

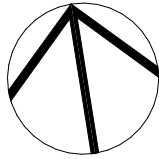
NOTES:
• ALL LEVELS TO AHD.
• REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
• REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL WORKS RELATING TO ROAD WORKS.
• REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL WORKS RELATING TO LANDSCAPE. TREES SHOWN IN ARCHITECTURAL DRAWINGS ARE NOMINAL AND HIDDEN ON ELEVATIONS FOR CLARITY.

LEGEND:
CO CONCRETE
BR1 BRICKWORK TYPE 1 (LIGHT)
BR2 BRICKWORK TYPE 2 (DARK)
RM1 RENDERED MASONRY TYPE 1 (LIGHT)
RM2 RENDERED MASONRY TYPE 2 (DARK)
ST STONE CLADDING
TC1 TIMBER-LOOK CLADDING TYPE 1 (LIGHT)
TC2 TIMBER-LOOK CLADDING TYPE 2 (DARK)
TC3 TIMBER-LOOK CLADDING TYPE 3 (MEDIUM)
SC1 SCREEN TYPE 1 (LIGHT)
SC2 SCREEN TYPE 2 (DARK)
SC3 SCREEN TYPE 3 (MEDIUM)

MT1 METAL TYPE 1 (LIGHT)
MT2 METAL TYPE 2 (DARK)
FP FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING)
GW GLAZED WINDOWS (ALUMINIUM FRAMED)
SKY GLAZED SKYLIGHT
DP DOWNPIPE
GU GUTTER
MB METAL BALUSTRADE
MDR METAL DECK ROOF
MF METAL FENCE
TF TIMBER FENCE
GDR1 GARAGE DOOR TYPE 1 (LIGHT)
GDR2 GARAGE DOOR TYPE 2 (DARK)

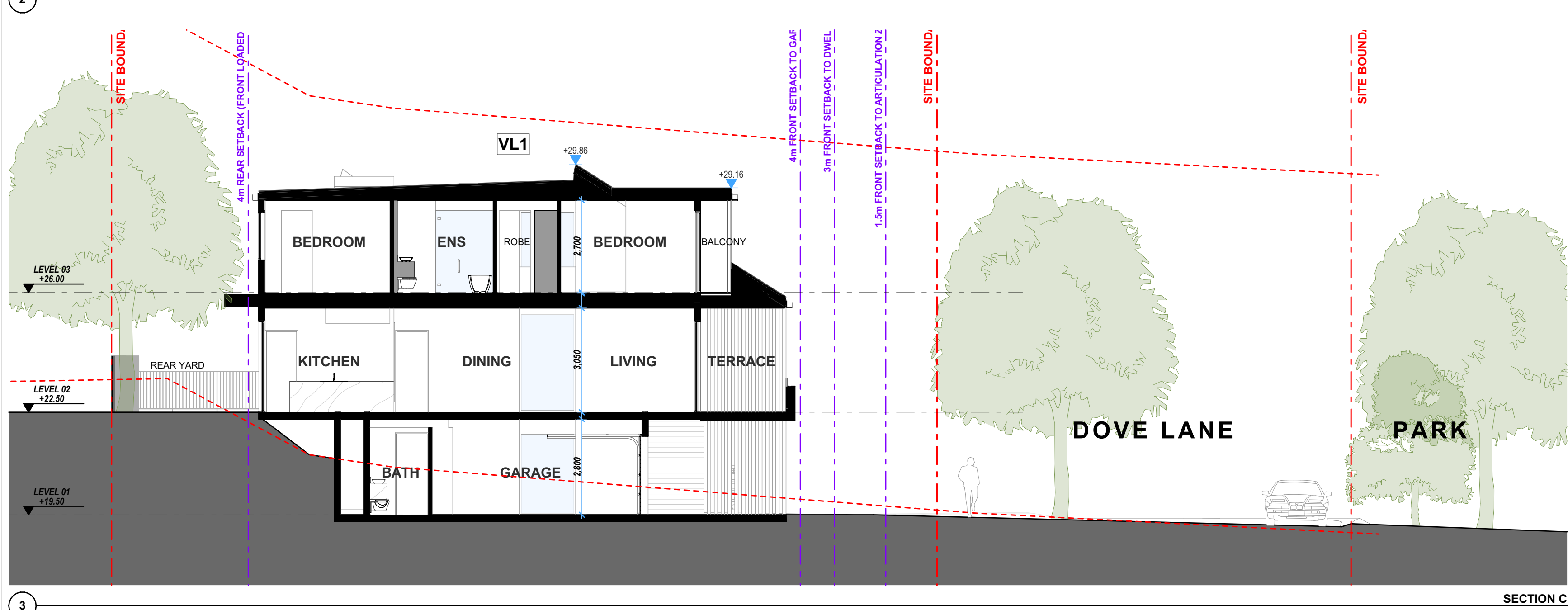
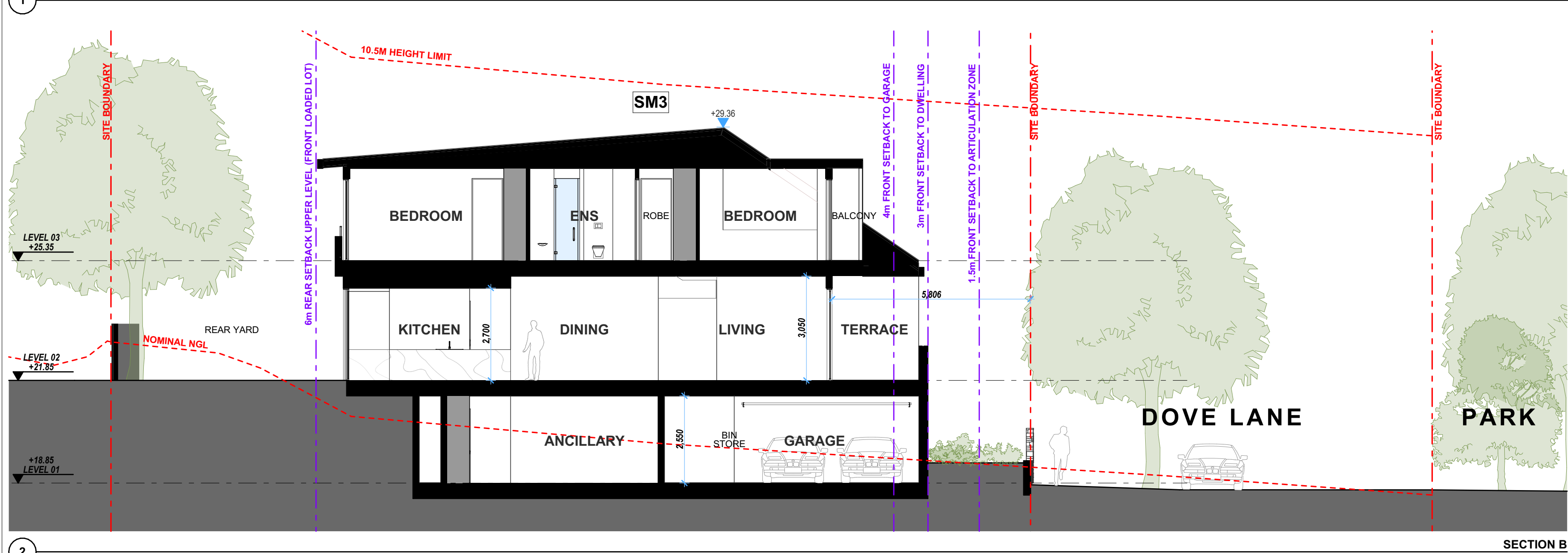
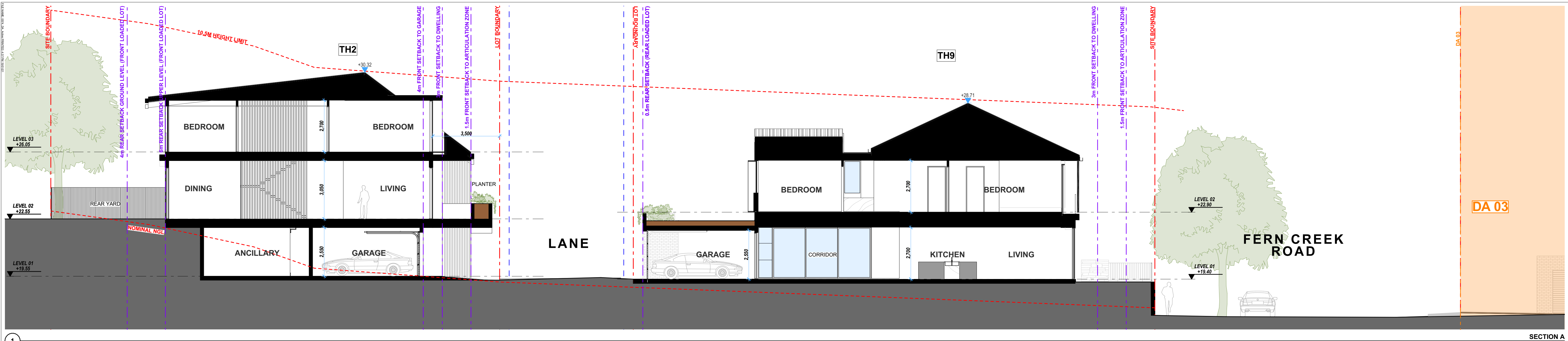
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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Elevations 4 (West)
Drawing No.
0574-DA217
Revision
C
Scale
1:100 at A1 size
Date
15/01/21



C	15/01/21	FOR COORDINATION	AZ	BB
B	11/01/21	FOR COORDINATION	AZ	BB
A	15/01/20	FOR REVIEW	AZ	BB
Rev	Date	Amendment	Drawn	Check
This drawing is copyright of Popov Bass Architects. It may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site. Alex Popov Architects Pty Ltd ABN 91 002 866 364, Brian Bass NSW ARB 6470.				

- NOTES:**
- ALL LEVELS TO AHD.
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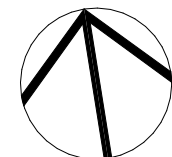
 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0053

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

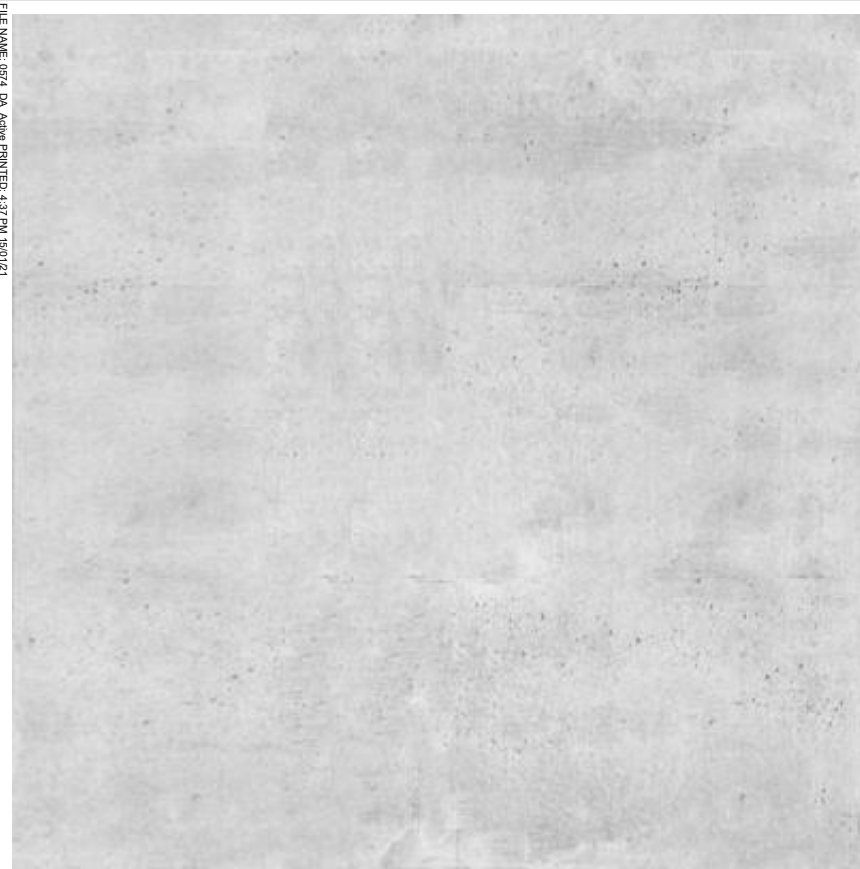
Title
Sections

Drawing No.
0574-DA218

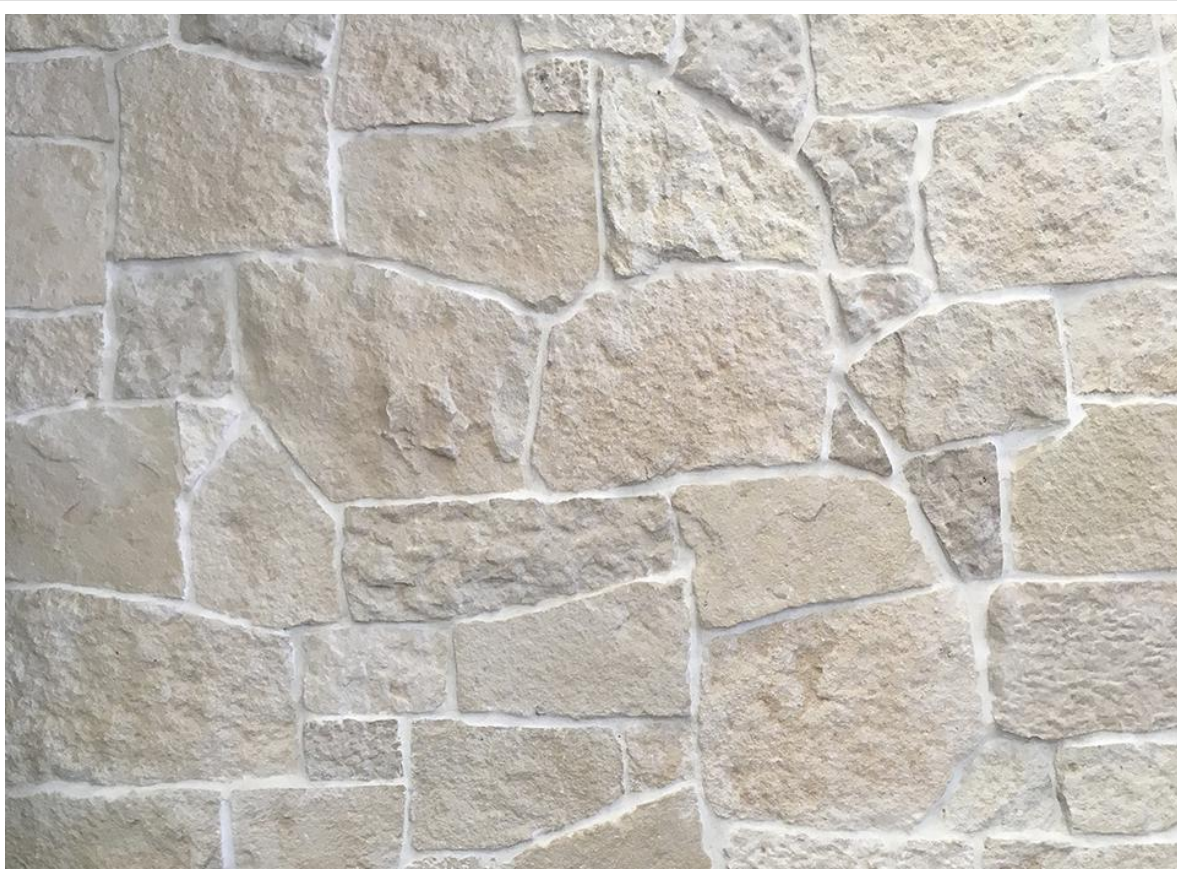
Scale
1:100 at A1 size

Revision
C

Date
15/01/21



CO
CONCRETE



ST
STONE CLADDING



MDR
METAL DECK ROOF



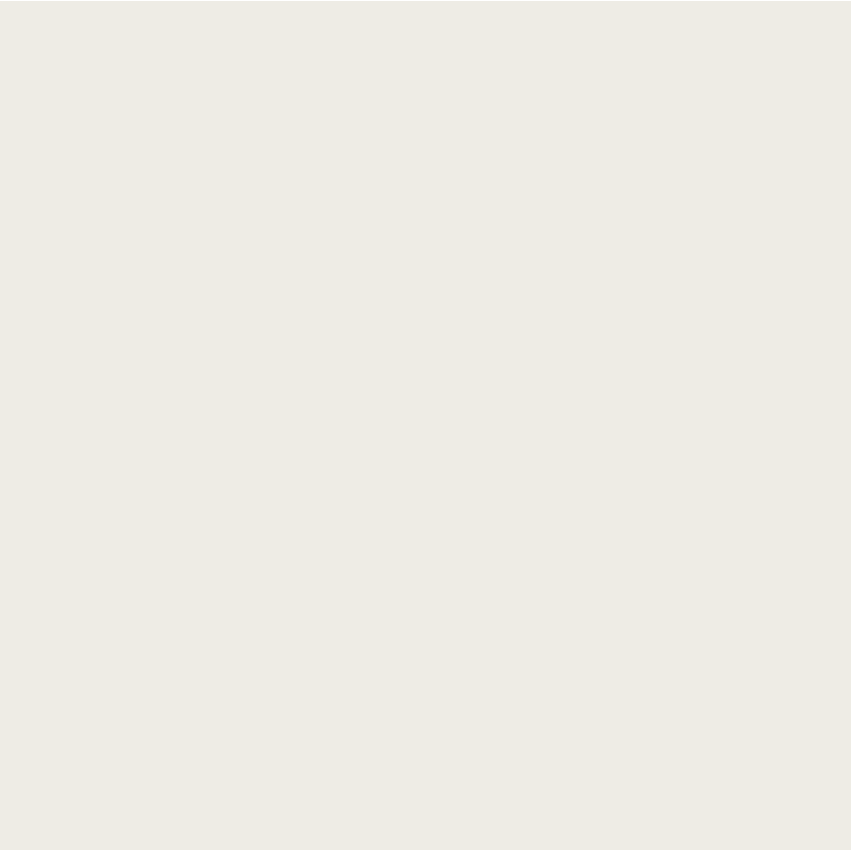
FP
FEATURE PAINT FINISH (COLOUR UNIQUE FOR INDIVIDUAL DWELLINGS)



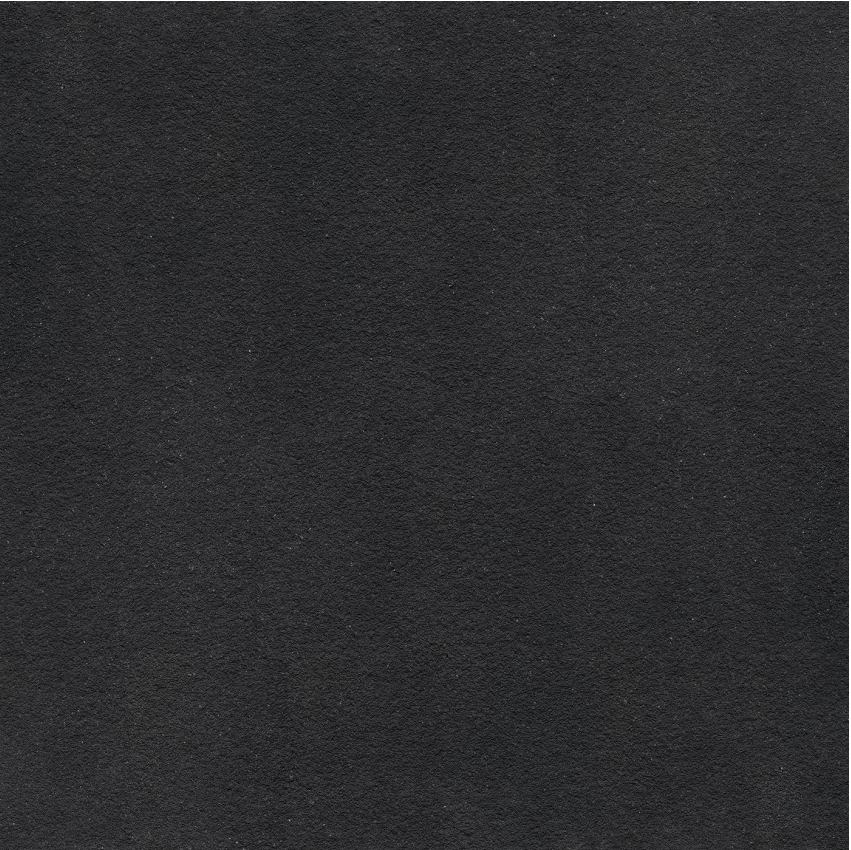
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BRICKWORK TYPE 1 (LIGHT)



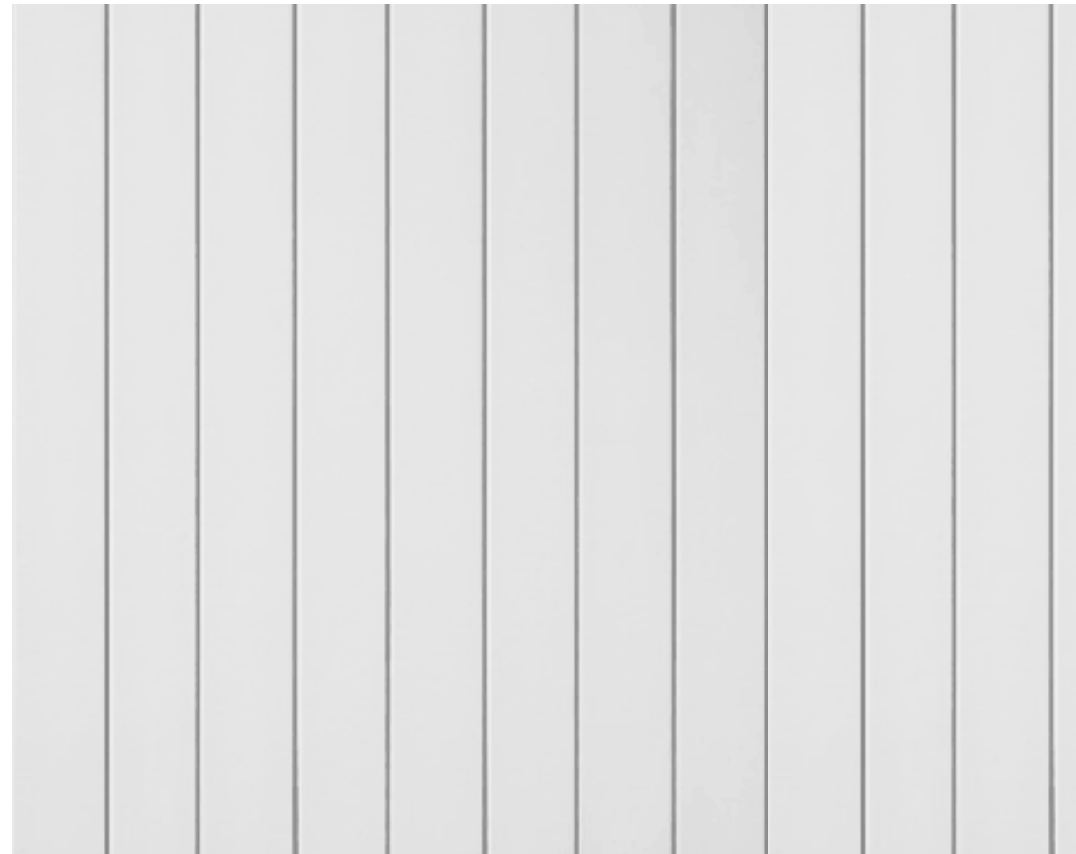
BR2
BRICKWORK TYPE 2 (DARK)



RM1
RENDERED MASONRY TYPE 1 (LIGHT)



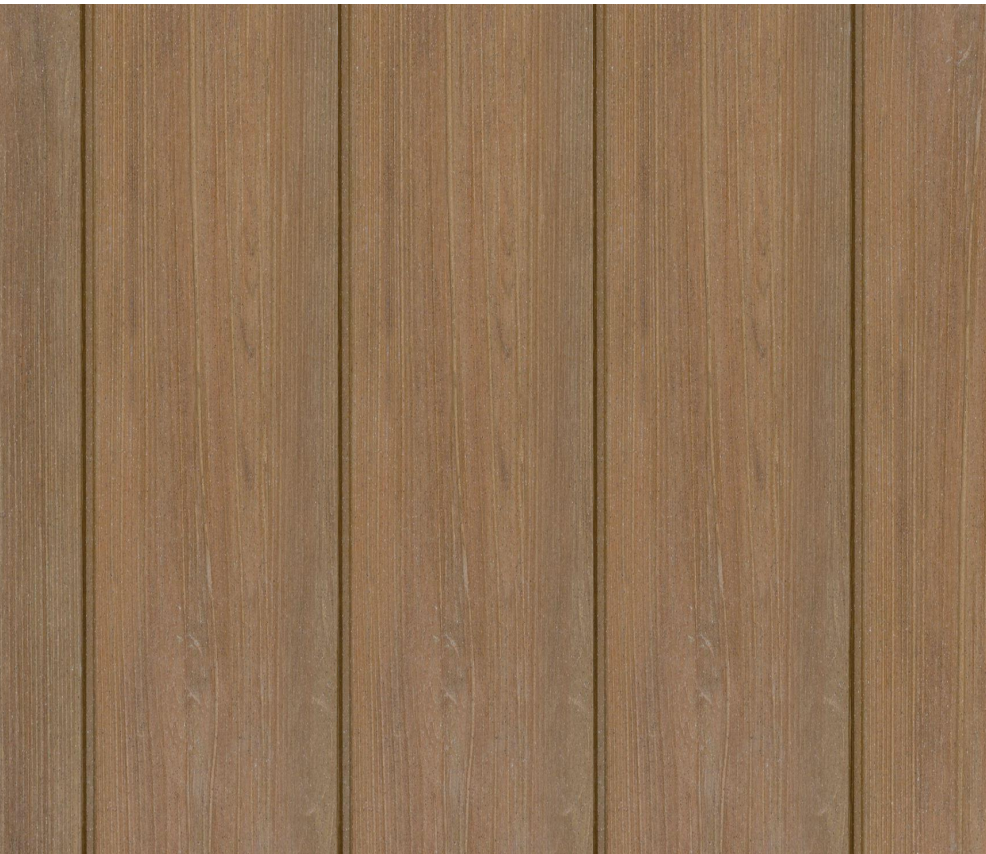
RM2
RENDERED MASONRY TYPE 2 (DARK)



TC1
TIMBER-LOOK CLADDING TYPE 1 (LIGHT)



TC2
TIMBER-LOOK CLADDING TYPE 2 (DARK)



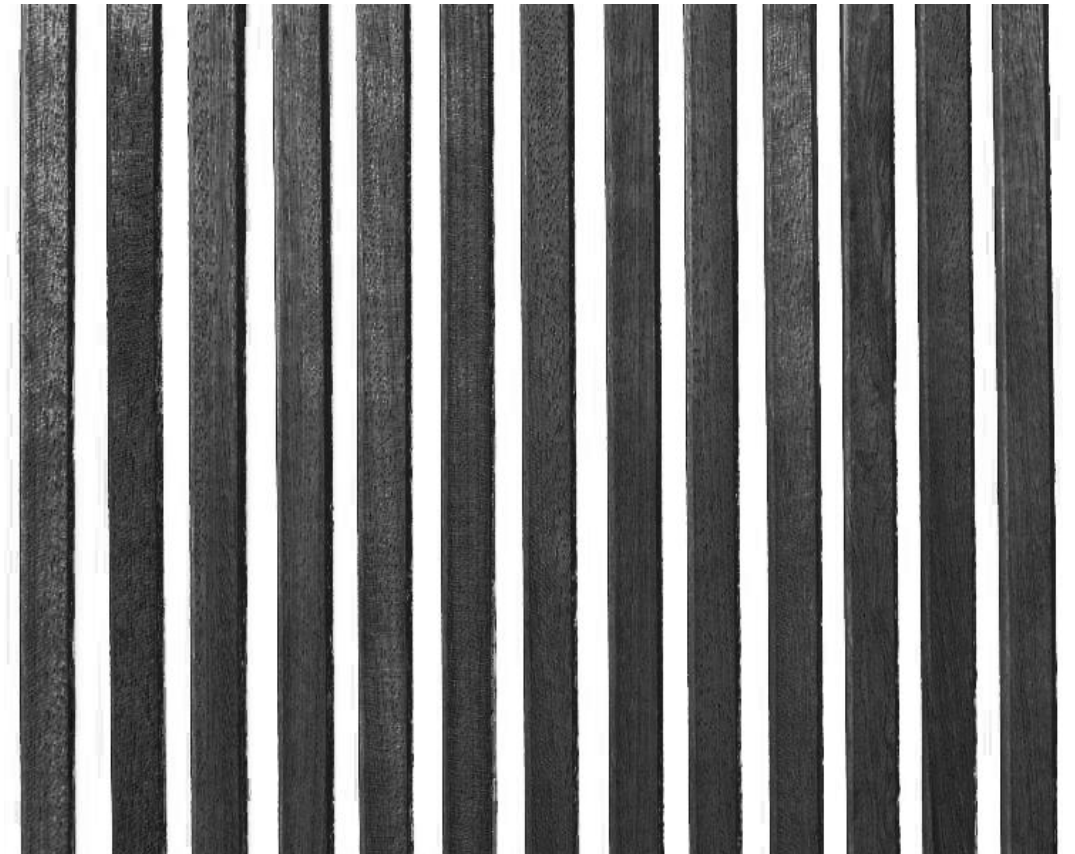
TC3
TIMBER-LOOK CLADDING TYPE 3 (MED)



MT1
METAL TYPE 1 (LIGHT)



MT2
METAL TYPE 2 (DARK)



SC2
SCREEN TYPE 1 (DARK)



SC3
SCREEN TYPE 1 (MED)

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SCREEN TYPE DEVELOPMENT CONSENT

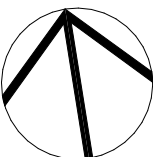
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NOTES:

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
External Finishes Schedule

Drawing No.
0574-DA219

Scale
at A1 size

Revision
B

Date
15/01/21

FERN CREEK ROAD RESIDENCES - DA03

Fern Creek Road Warriewood NSW 2102



LOCALITY PLAN



CONCEPT PERSPECTIVE

SITE SUBJECT TO DEVELOPMENT APPLICATION

DRAWING LIST

DRAWING No.	DESCRIPTION	SCALE	REV
DA300	Title Page		B
DA301	Area Plan	1:500	B
DA302	Site Analysis Plan	1:500	B
DA303	Lot Size and Setback Diagram	1:200	A
DA304	Site Plan	1:200	E
DA305	Level 01 Plan (Part D)	1:100	E
DA306	Level 02 Plan (Part D)	1:100	E
DA307	Roof Plan (Part D)	1:100	E
DA308	Level 01 & 02 Plan (Part E)	1:100	A
DA309	Roof Plan (Part E)	1:100	A
DA310	Elevations 1 (North & South)	1:100	C
DA311	Elevations 2 (South, East & West)	1:100	C
DA312	Sections	1:100	C
DA313	External Finishes Schedule		B
DA314	Landscaped Area & Private Open Space ...	1:200	F
DA315	Sun Eye Diagrams: June 21		C
DA316	Shadow Diagram: 9:00am June 21	1:200	B
DA317	Shadow Diagram: 12:00pm June 21	1:200	B
DA318	Shadow Diagram: 3:00pm June 21	1:200	B
DA319	Photomontages		A

NOTES:

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SCHEDULE OF BASIX COMMITMENTS

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:	✓	✓	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table.)		✓	✓
(c) If a rating is specified in the table below for a feature or appliance to be installed in the dwelling, the applicant must ensure that each such feature and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	All shower heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 9 but <= 9.5 L/min)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (no. 1)	Tank size (min) 1500.0 litres	To collect run-off from at least: 50.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area	yes	yes	-	no	no
None	-	-	-	-	-	-	-	-

(i) Energy

(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓		✓
(b) The applicant must install, in each bedroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(c) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling and Heating" columns in the table below, in for at least 1 living/bedroom area of the dwelling, if no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(i) Energy

(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.		✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool); if specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa); if specified, the applicant must install a timer to control the spa's pump.		✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water system (no.)	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system
All dwellings	solar (gas boosted, flat plate) 15 to 20 STCs	Each bathroom: individual fan, ducted to terrace or roof Operation control: manual switch on/off	Each kitchen: individual fan, ducted to terrace or roof Operation control: manual switch on/off	Each laundry: individual fan, ducted to terrace or roof Operation control: manual switch on/off

Dwelling no.	Cooling	Heating	Artificial lighting	Natural lighting
TH13, TH20	1-phase airconditioning 4 star (average zone)	1-phase airconditioning 4 star (average zone)	No. of bedrooms &/or study: 3 (dedicated) No. of living &/or dining rooms: 1 (dedicated) Each kitchen: yes (dedicated) All bathrooms/toilets: yes (dedicated) Each laundry: yes (dedicated) All hallways: yes (dedicated)	1 Main kitchen: no
V12, V13, V14, V15	1-phase airconditioning 4 star (average zone)	1-phase airconditioning 4 star (average zone)	No. of bedrooms &/or study: 4 (dedicated) No. of living &/or dining rooms: 1 (dedicated) Each kitchen: yes (dedicated) All bathrooms/toilets: yes (dedicated) Each laundry: yes (dedicated) All hallways: yes (dedicated)	3 Main kitchen: no
All other dwellings	1-phase airconditioning 4 star (average zone)	1-phase airconditioning 4 star (average zone)	No. of bedrooms &/or study: 3 (dedicated) No. of living &/or dining rooms: 1 (dedicated) Each kitchen: yes (dedicated) All bathrooms/toilets: yes (dedicated) Each laundry: yes (dedicated) All hallways: yes (dedicated)	0 Main kitchen: no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

Dwelling no.	Alternative energy
All dwellings	Photovoltaic system (min rated electrical output in peak kW): -

(ii) Thermal Comfort	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓		
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to only that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	✓
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All dwellings	40.0	26.0

Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	50	-	-	30	No

Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kL/s) greater than that specified for the pool or spa in the table.		✓	✓
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	✓
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(i) Energy

(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.	Show on DA plans	Show on CCICDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

- In these commitments, "applicant" means the person carrying out the development.
- The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
- This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Comments in this certificate which are specified to apply to a "common area" or a building or the development apply only to that part of the building or development to be used for residential purposes.
- If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

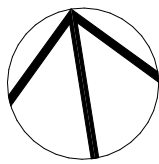
Legend

- Commitments identified with a **✓** in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
- Commitments identified with a **✓** in the "Show on CCICDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
- Commitments identified with a **✓** in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

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DA2021/0053

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

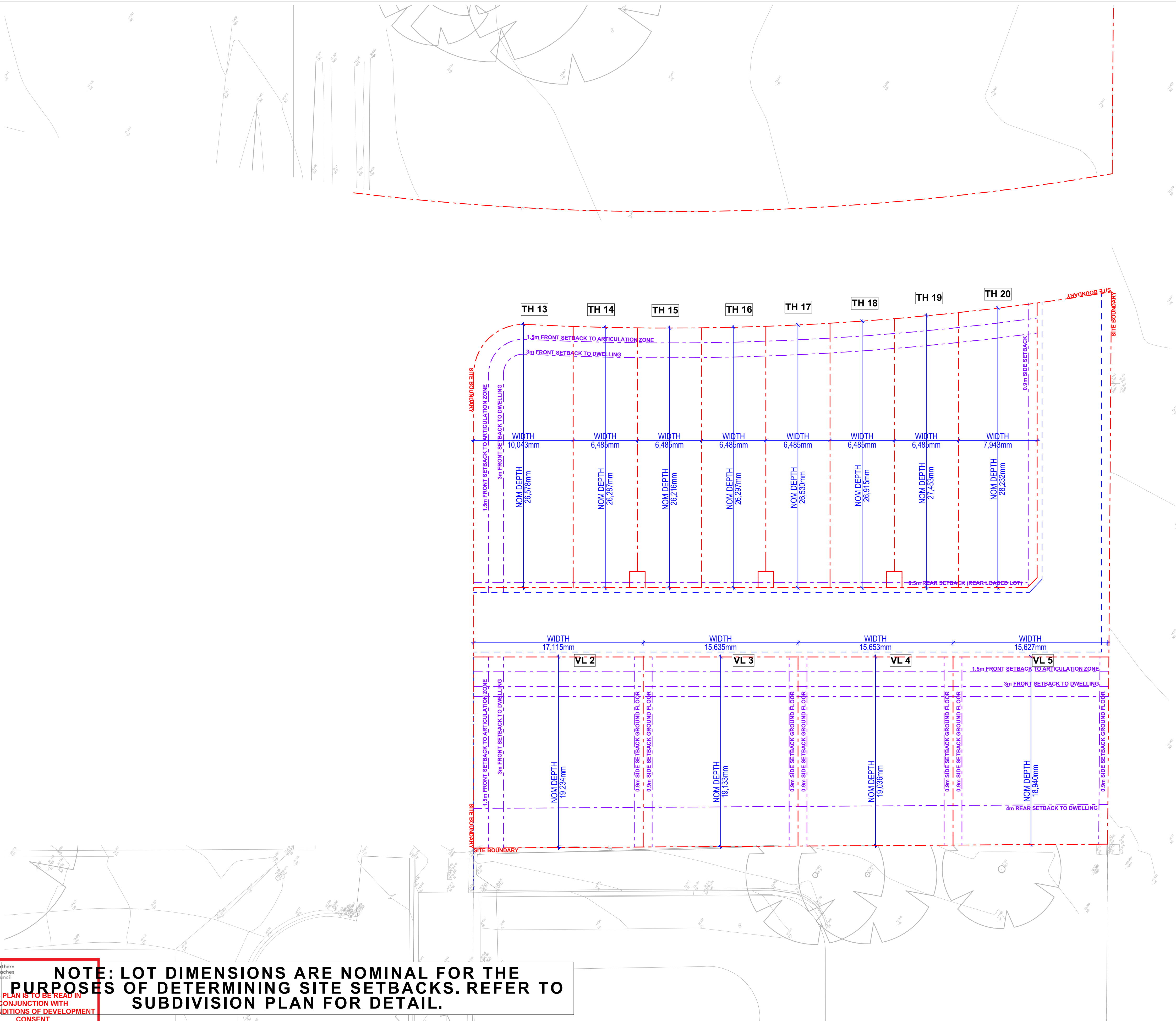
Title
Title Page

Drawing No.
0574-DA300

Scale
at A1 size

Revision
B

Date
15/01/21



NOTE: LOT DIMENSIONS ARE NOMINAL FOR THE PURPOSES OF DETERMINING SITE SETBACKS. REFER TO SUBDIVISION PLAN FOR DETAIL.

DA2021/0053

NOTES:

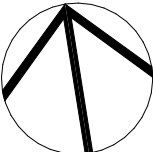
- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL WORKS RELATING TO ROAD WORKS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL WORKS RELATING TO LANDSCAPE. TREES SHOWN IN ARCHITECTURAL DRAWINGS ARE NOMINAL AND HIDDEN ON ELEVATIONS FOR CLARITY.

A	15/01/21	FOR COORDINATION	AZ	BB
Rev	Date	Amendment	Drawn	Checked

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Lot Size and Setback Diagram

Drawing No.
0574-DA303

Scale
1:200 at A1 size

Revision
A

Date
15/01/21

PARK

**ROADS IN ACCORDANCE WITH
APPROVED DA-2018-1044**

DOVE LANE

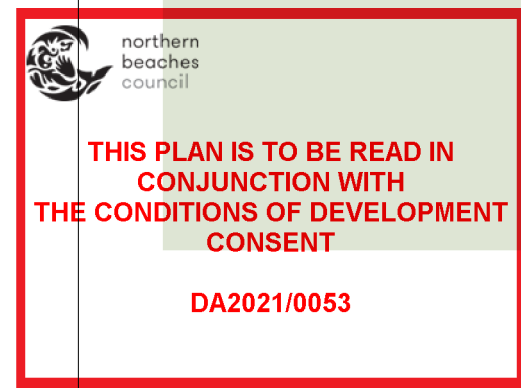
DA 02

FERN CREEK ROAD

LANE

LANE

DRIVEWAY



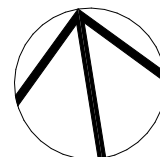
NOTES:

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES

Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Site Plan

Drawing No.
0574-DA304

Scale
1:200 at A1 size

Revision
E

Date
15/01/21

ROADS IN ACCORDANCE WITH
APPROVED DA-2018-1044

Key Plan
1:2000

DOVE LANE

FERN CREEK ROAD

LANE

LANE

REFER TO CIVIL DRAWINGS FOR
DETAILS REGARDING LANEWAYS

NOTES:

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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Level 01 Plan (Part D)
Drawing No.
0574-DA305
Revision
E
Scale
1:100 at A1 size
Date
15/01/21

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2021/0053

E 15/01/21 FOR COORDINATION
D 11/01/21 FOR COORDINATION
C 18/12/20 FOR REVIEW
B 09/12/20 FOR REVIEW
A 04/12/20 FOR REVIEW
Rev Date Amendment Dwn Clk

AZ BB
GL BB
AZ BB
AZ BB
AZ BB
AZ BB
Dwn Clk

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DOVE LANE

FERN CREEK ROAD

LANE

LANE

REFER TO CIVIL DRAWINGS FOR
DETAILS REGARDING LANEWAYS

VL 2

VL 3

VL 4

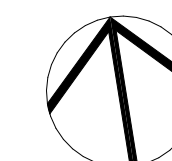
VL

1.5m FRONT SETBACK TO ARTICULATION ZONE

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES

Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title	
Level 02 Plan (Part D)	
Drawing No.	Revision
0574-DA306	E
Scale	Date
1:100 at A1 size	15/01/21

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

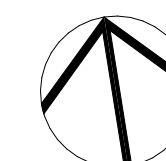
DA2021/0053



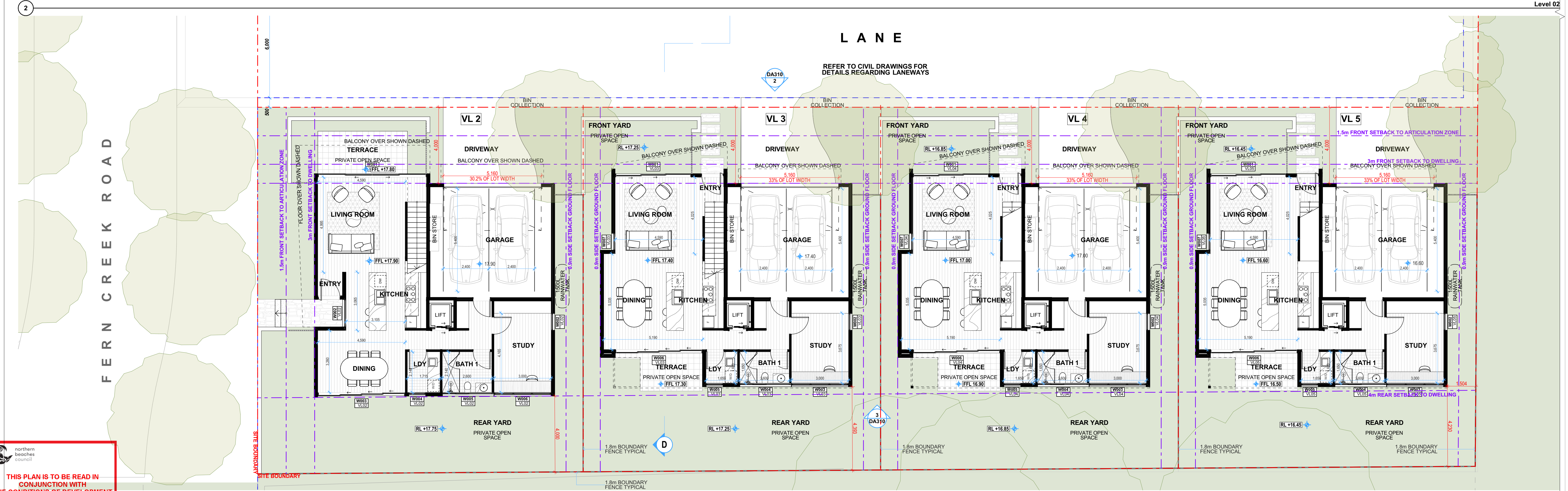
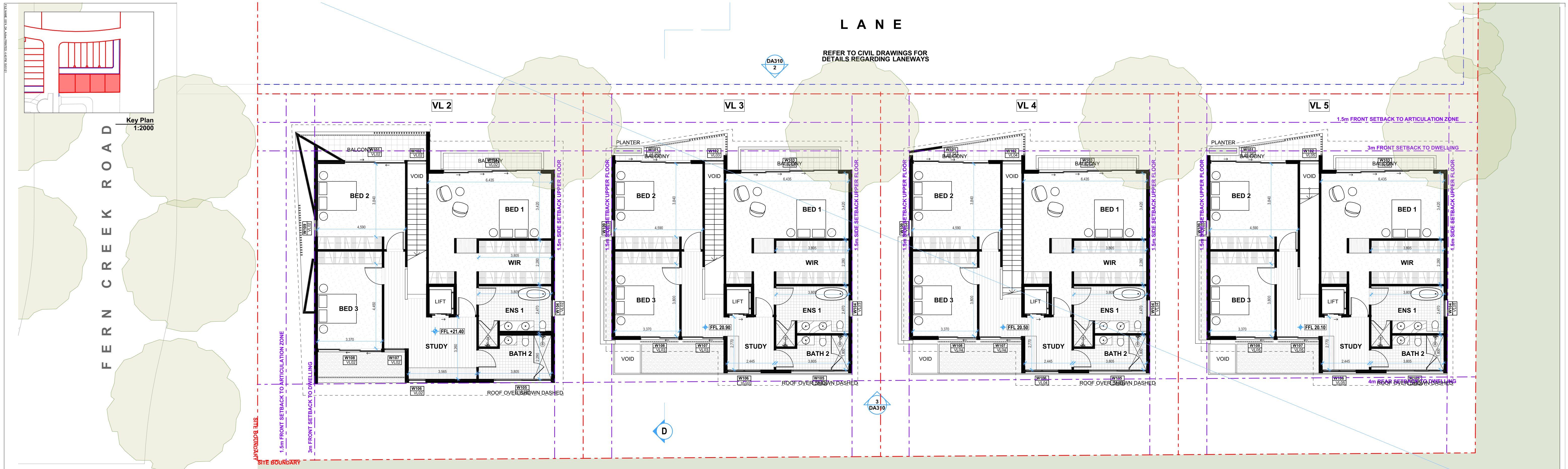
- ALL LEVELS TO AHD.
- REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
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AZ	BB
GL	BB
AZ	BB
AZ	BB
AZ	BB
Draw	Chab

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Title	
Roof Plan (Part D)	
Drawing No.	Revision
0574-DA307	E
Scale	Date
1:100 at A1 size	15/01/21

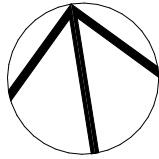


THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/0053

NOTES:
• ALL LEVELS TO AHD.
• REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA.
• REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL WORKS RELATING TO ROAD WORKS.
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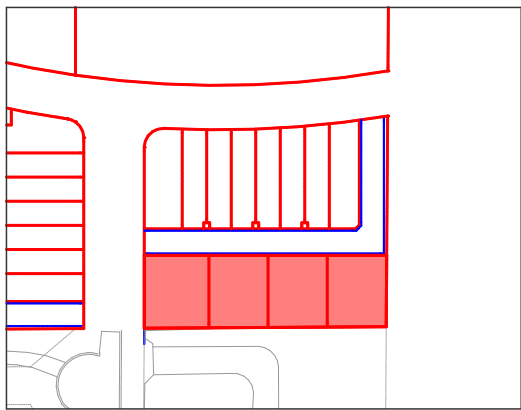
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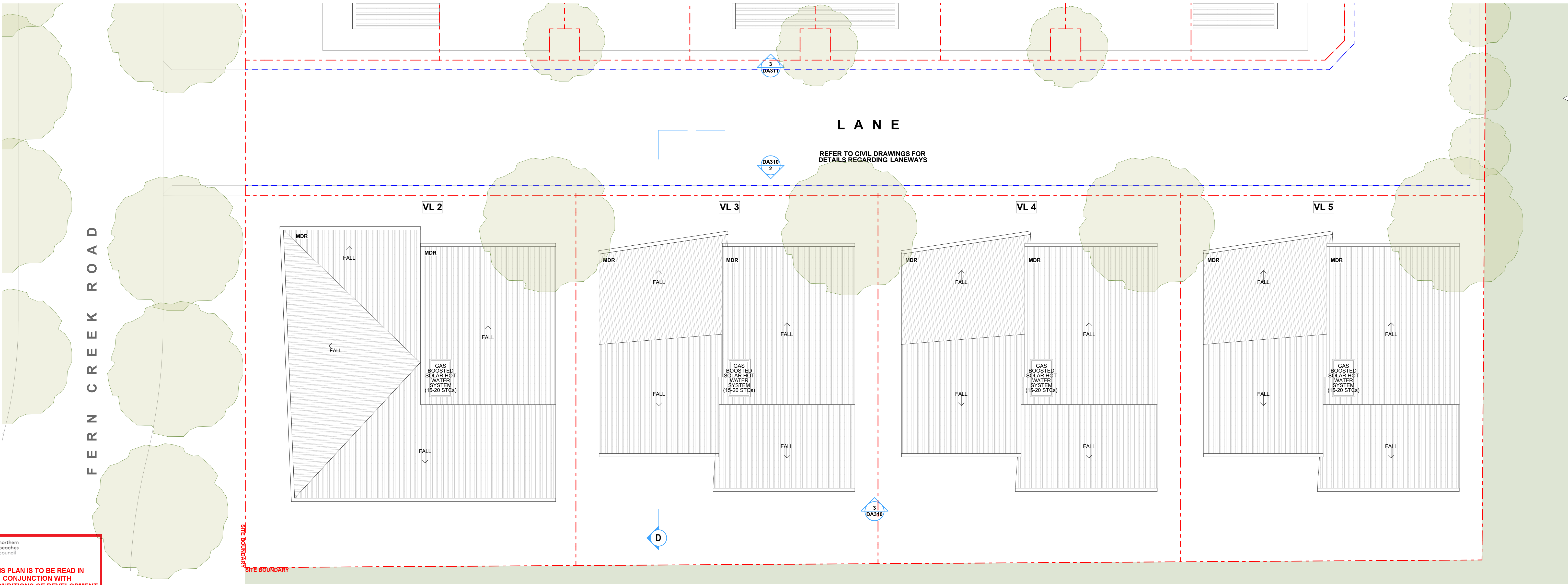


Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Level 01 & 02 Plan (Part E)
Drawing No.
0574-DA308
Scale
1:100 at A1 size
Revision
A
Date
15/01/21



Key Plan
1:2000



Level 03

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

1

DA2021/0053

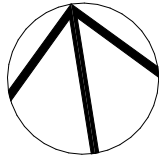
- NOTES:**
- ALL LEVELS TO AHD.
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Rev	Date	Amendment	Drawn	Check
A	15/01/21	FOR COORDINATION	AZ	BB

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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

Title
Roof Plan (Part E)

Drawing No.
0574-DA309

Scale
1:100 at A1 size

Revision
A

Date
15/01/21



NORTH ELEVATION - DOVE LANE
1:100



NORTH ELEVATION - LANE
1:100



SOUTH ELEVATION
1:100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0053

C 15/01/21 FOR COORDINATION
B 11/01/21 FOR COORDINATION
A 15/12/20 FOR REVIEW
Rev Date Amendment
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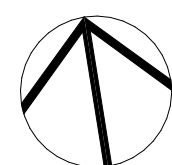
LEGEND:

- CO CONCRETE
BR1 BRICKWORK TYPE 1 (LIGHT)
BR2 BRICKWORK TYPE 2 (DARK)
RM1 RENDERED MASONRY TYPE 1 (LIGHT)
RM2 RENDERED MASONRY TYPE 2 (DARK)
ST STONE CLADDING
TC1 TIMBER-LOOK CLADDING TYPE 1 (LIGHT)
TC2 TIMBER-LOOK CLADDING TYPE 2 (DARK)
TC3 TIMBER-LOOK CLADDING TYPE 3 (MEDIUM)
SC1 SCREEN TYPE 1 (LIGHT)
SC2 SCREEN TYPE 2 (DARK)
SC3 SCREEN TYPE 3 (MEDIUM)

- MT1 METAL TYPE 1 (LIGHT)
MT2 METAL TYPE 2 (DARK)
FP FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING)
GW GLAZED WINDOWS (ALUMINIUM FRAMED)
SKY GLAZED SKYLIGHT
DP DOWNPIPE
GU GUTTER
MB METAL BALUSTRADE
MDR METAL DECK ROOF
MF METAL FENCE
TF TIMBER FENCE
GDR1 GARAGE DOOR TYPE 1 (LIGHT)
GDR2 GARAGE DOOR TYPE 2 (DARK)

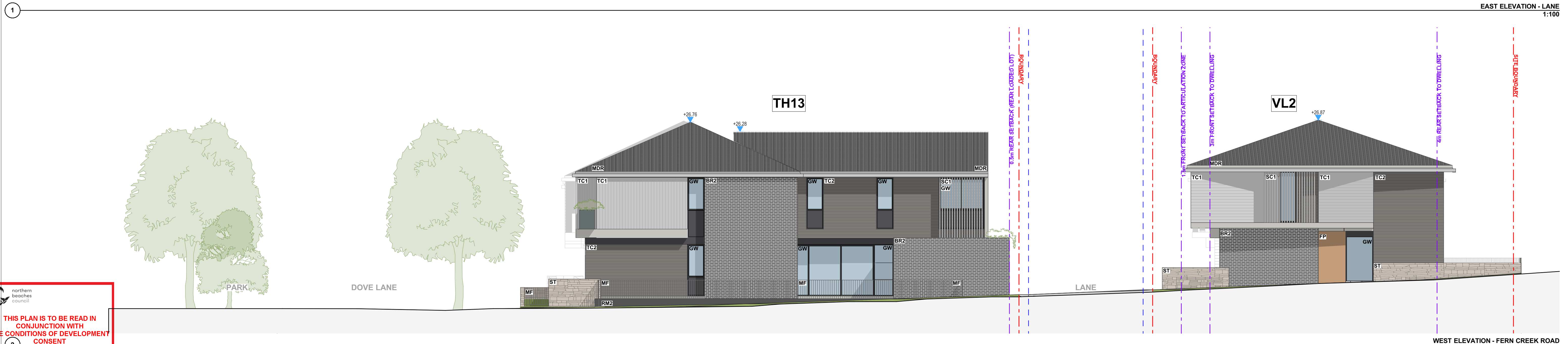
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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Elevations 1 (North & South)
Drawing No.
0574-DA310
Revision
C
Scale
1:100 at A1 size
Date
15/01/21



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0053

C 15/01/21 FOR COORDINATION
B 11/01/21 FOR COORDINATION
A 15/01/21 FOR REVIEW
Rev Date Amendment
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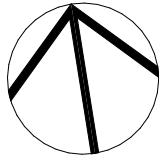
LEGEND:

- CO CONCRETE
BR1 BRICKWORK TYPE 1 (LIGHT)
BR2 BRICKWORK TYPE 2 (DARK)
RM1 RENDERED MASONRY TYPE 1 (LIGHT)
RM2 RENDERED MASONRY TYPE 2 (DARK)
ST STONE CLADDING
TC1 TIMBER-LOOK CLADDING TYPE 1 (LIGHT)
TC2 TIMBER-LOOK CLADDING TYPE 2 (DARK)
TC3 TIMBER-LOOK CLADDING TYPE 3 (MEDIUM)
SC1 SCREEN TYPE 1 (LIGHT)
SC2 SCREEN TYPE 2 (DARK)
SC3 SCREEN TYPE 3 (MEDIUM)

- MT1 METAL TYPE 1 (LIGHT)
MT2 METAL TYPE 2 (DARK)
FP FEATURE PAINT FINISH (COLOUR UNIQUE TO INDIVIDUAL DWELLING)
GW GLAZED WINDOWS (ALUMINIUM FRAMED)
SKY GLAZED SKYLIGHT
DP DOWNPIPE
GU GUTTER
MB METAL BALUSTRADE
MDR METAL DECK ROOF
MF METAL FENCE
TF TIMBER FENCE
GDR1 GARAGE DOOR TYPE 1 (LIGHT)
GDR2 GARAGE DOOR TYPE 2 (DARK)

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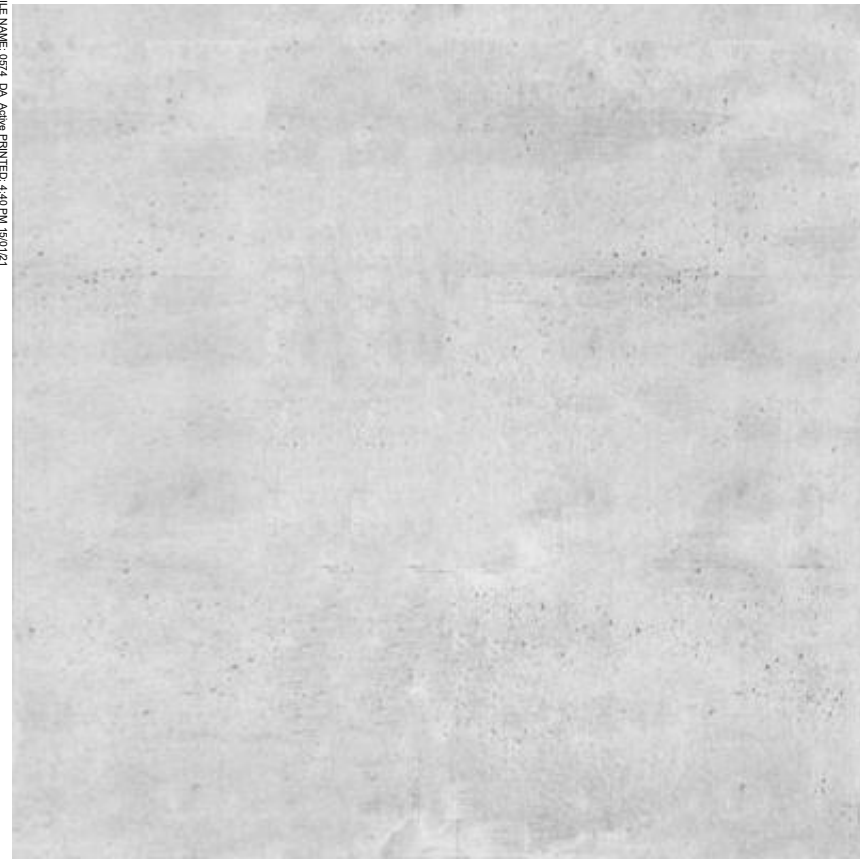
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Client
Morehuman Warriewood
Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102
Status
PRELIMINARY

Title
Elevations 2 (South, East & West)
Drawing No.
0574-DA311
Revision
C
Scale
1:100 at A1 size
Date
15/01/21

15/01/21 15:00:00 15/01/21 15:00:00 15/01/21 15:00:00



CO
CONCRETE



ST
STONE CLADDING



MDR
METAL DECK ROOF



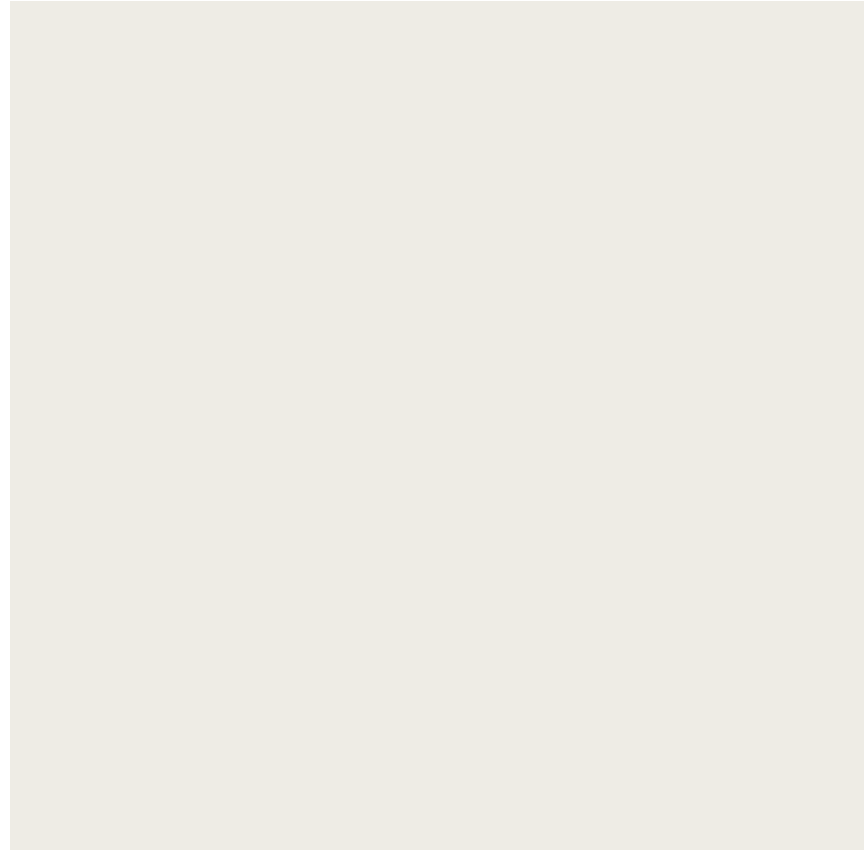
FP
FEATURE PAINT FINISH (COLOUR UNIQUE FOR INDIVIDUAL DWELLINGS)



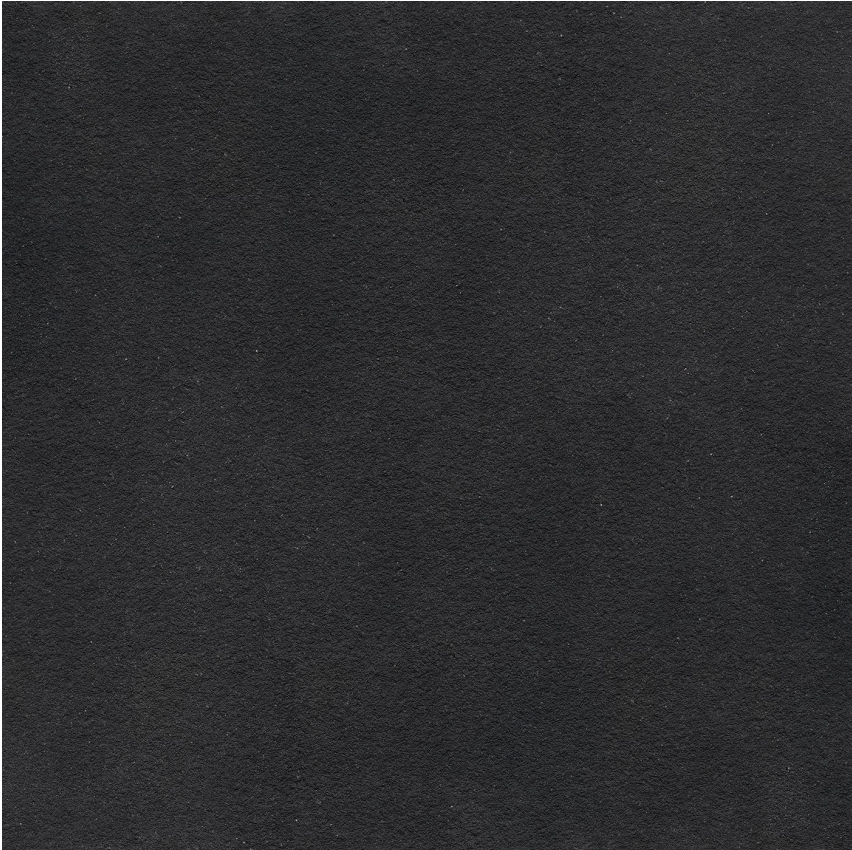
BR1
BRICKWORK TYPE 1 (LIGHT)



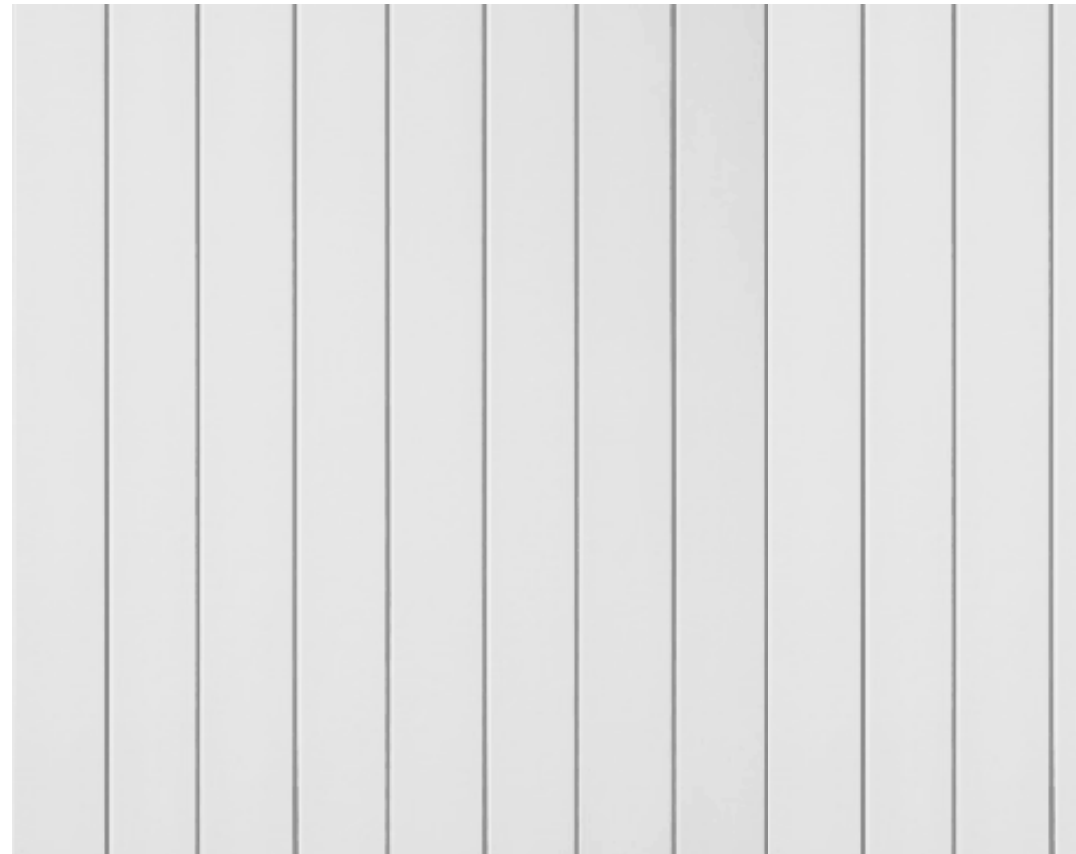
BR2
BRICKWORK TYPE 2 (DARK)



RM1
RENDERED MASONRY TYPE 1 (LIGHT)



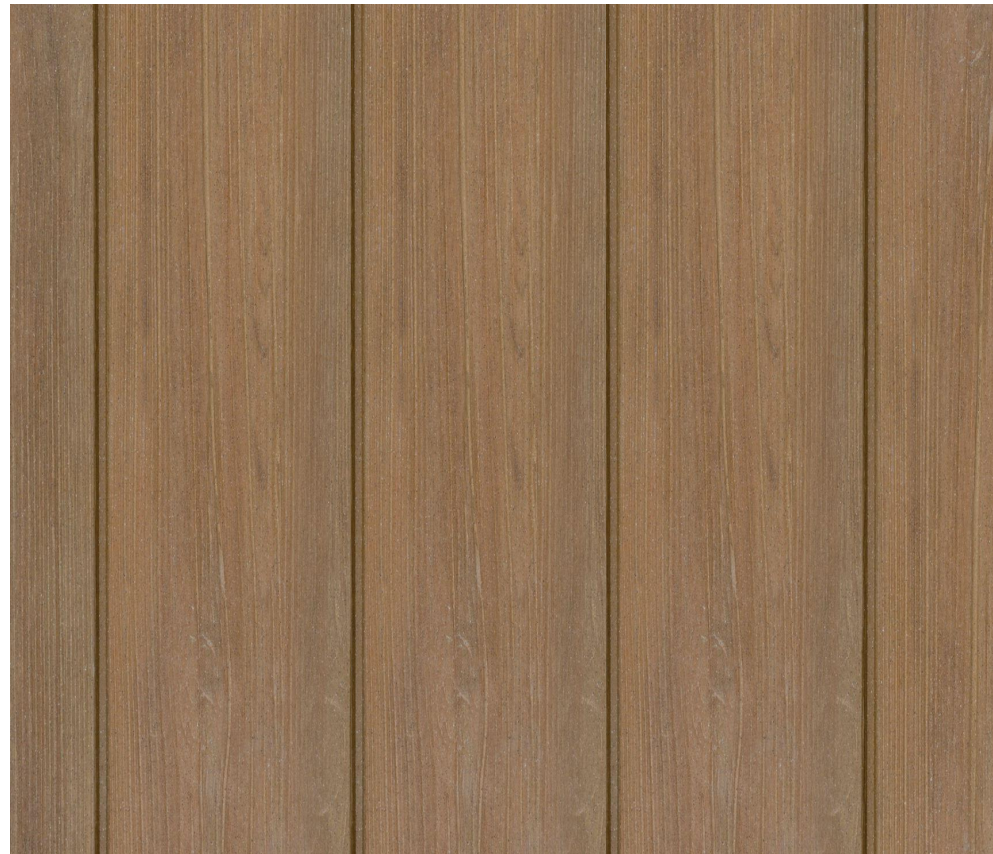
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RENDERED MASONRY TYPE 2 (DARK)



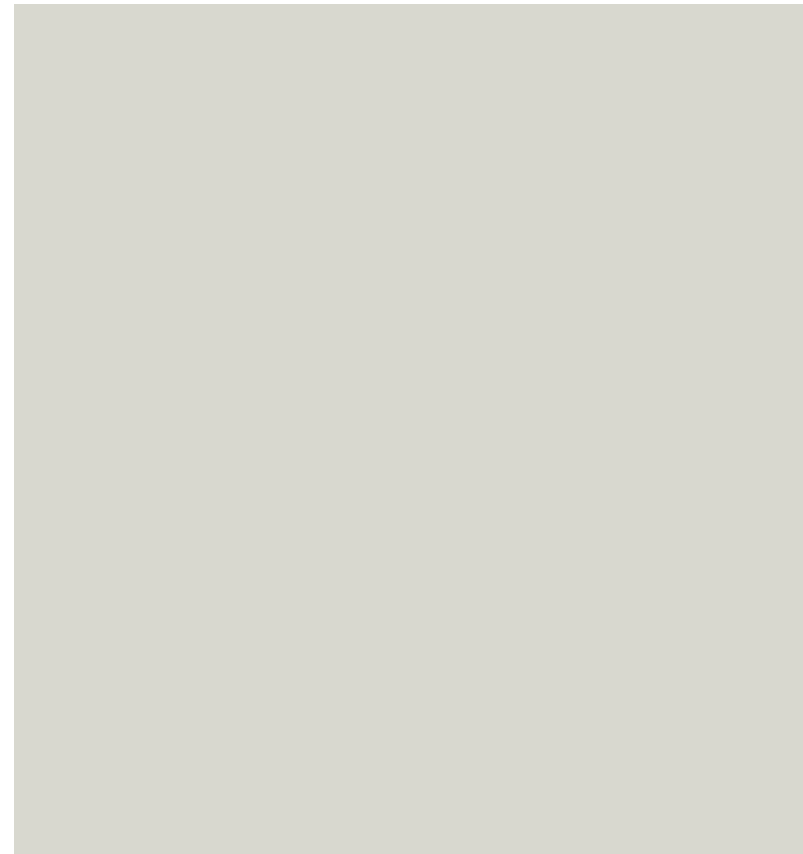
TC1
TIMBER-LOOK CLADDING TYPE 1 (LIGHT)



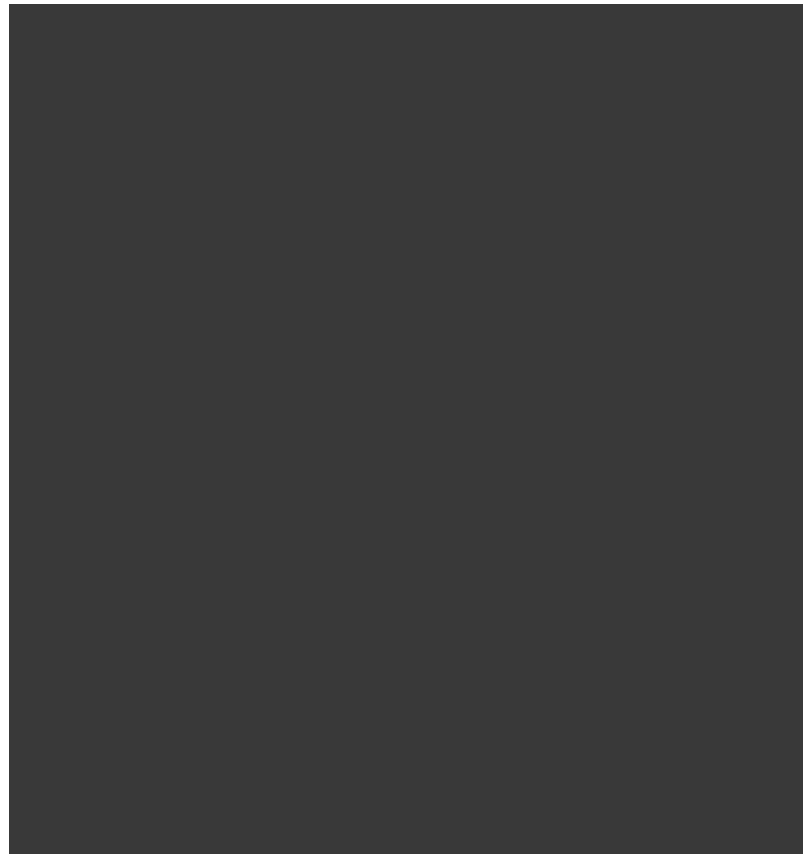
TC2
TIMBER-LOOK CLADDING TYPE 2 (DARK)



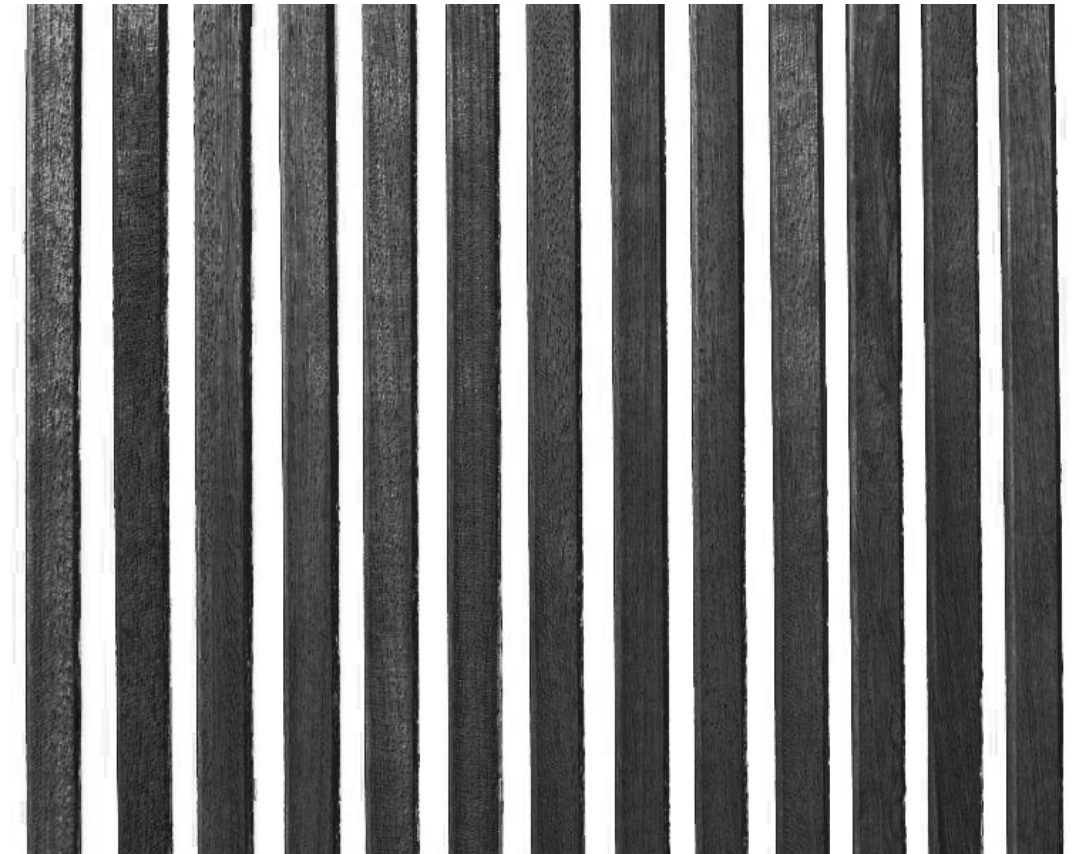
TC3
TIMBER-LOOK CLADDING TYPE 3 (MED)



MT1
METAL TYPE 1 (LIGHT)



MT2
METAL TYPE 2 (DARK)



SC2
SCREEN TYPE 1 (DARK)



SC3
SCREEN TYPE 1 (MED)

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE SCREEN TYPE 1 (LIGHT)
CONSENT**

DA2021/0053

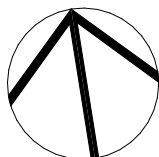
NOTES:

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B	15/01/21	FOR COORDINATION	AZ	BB
A	15/01/21	FOR COORDINATION	GL	BB
Rev	Date	Amendment	Drawn	Check
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Client
Morehuman Warriewood

Project
FERN CREEK ROAD RESIDENCES
Fern Creek Road Warriewood NSW 2102

Status
PRELIMINARY

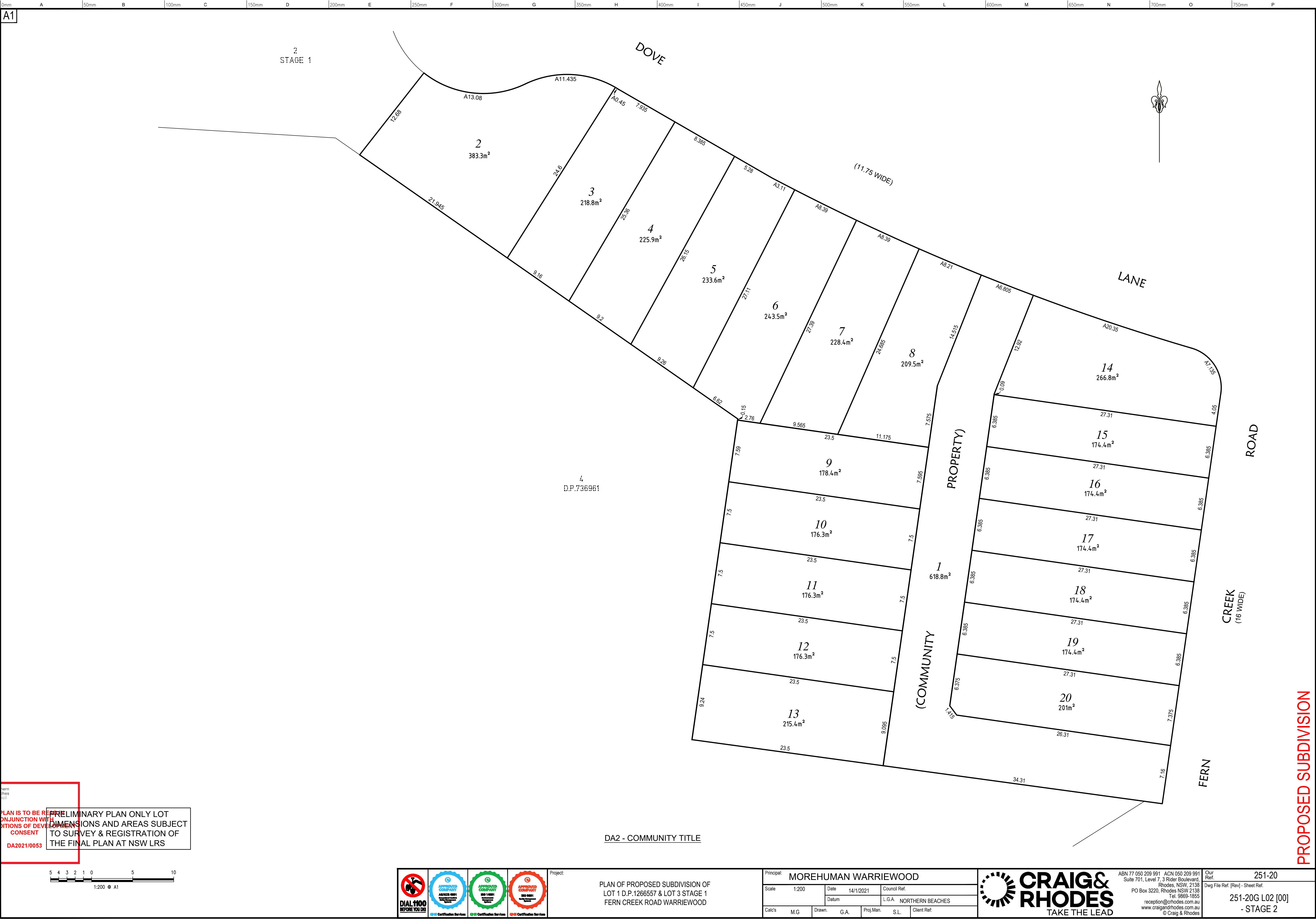
Title
External Finishes Schedule

Drawing No.
0574-DA313

Scale
at A1 size

Revision
B

Date
15/01/21



A1

2
STAGE 1

DOVE

LANE

ROAD

CREEK
(16 WIDE)

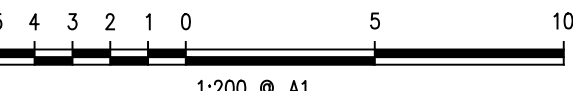
FERN

4
D.P.736961

DA2 - COMMUNITY TITLE

PROPOSED SUBDIVISION

THIS PLAN IS TO BE REPRODUCED IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2021/0053



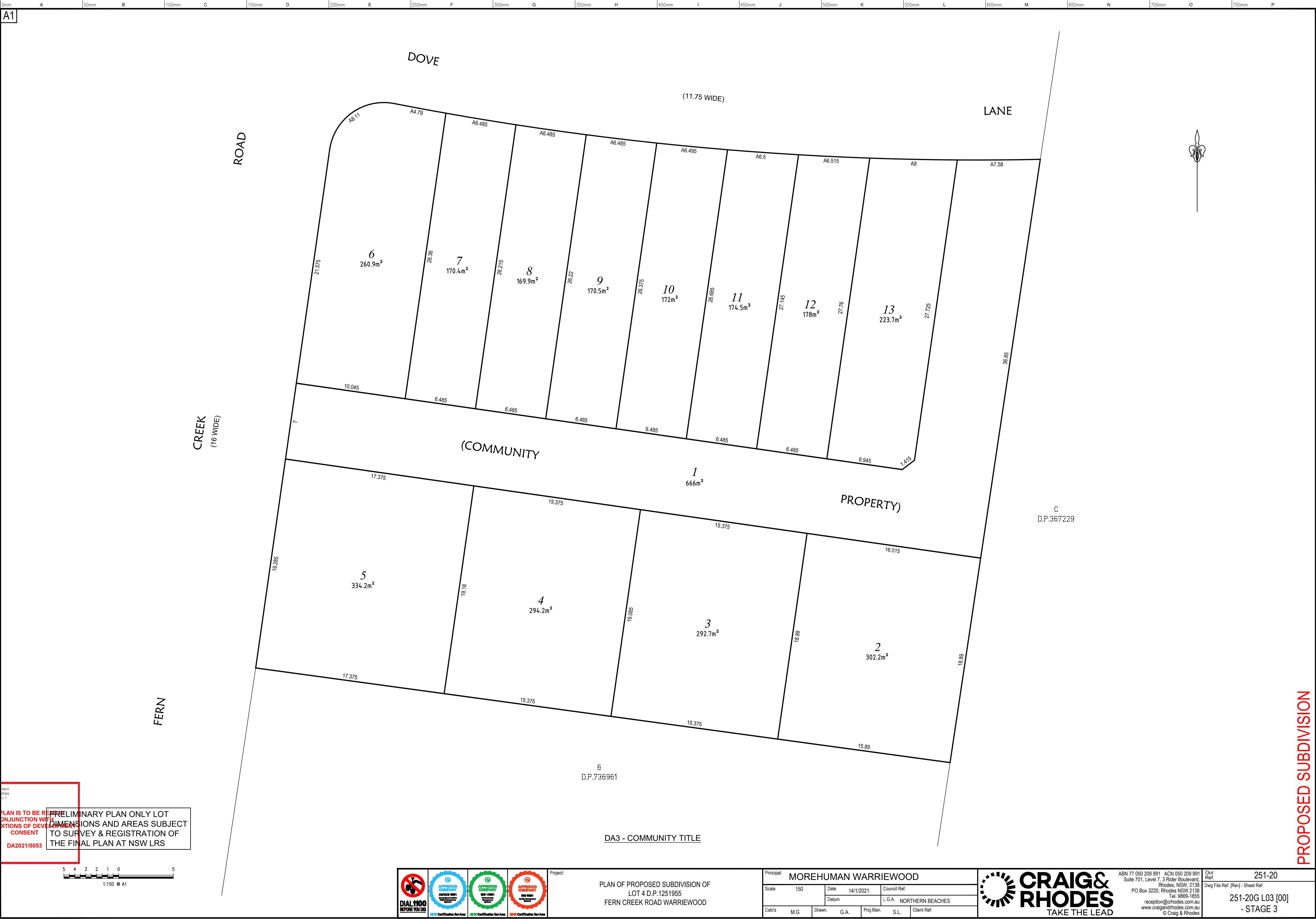
Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 1 D.P.1266557 & LOT 3 STAGE 1
FERN CREEK ROAD WARRIEWOOD

Principal: MOREHUMAN WARRIEWOOD					
Scale: 1:200		Date: 14/1/2021		Council Ref:	
Cal's: M.G.		Datum:		L.G.A.: NORTHERN BEACHES	
Drawn: G.A.		Proj.Man: S.L.		Client Ref:	



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Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel: 9869-1655
reception@craigandrhodes.com.au
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Our Ref: 251-20
Dwg File Ref. (Rev) - Sheet Ref.
251-20G L02 [00]
- STAGE 2



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PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS



Project: PLAN OF PROPOSED SUBDIVISION OF LOT 4 D.P.1251955 FERN CREEK ROAD WARRIEWOOD

Principal: MOREHUMAN WARRIEWOOD						
Scale 150		Date 14/1/2021		Council Ref.		
		Datum		L.G.A. NORTHERN BEACHES		
Calc's M.G.		Drawn. G.A.		Proj.Man. S.L.		Client Ref.



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Our Ref. 251-20
Dwg File Ref. (Rev) - Sheet Ref.
251-20G L03 [00]
- STAGE 3

PROPOSED SUBDIVISION