

DOUBLE STOREY DWELLING  
#10,Raven circuit,Warriewood

- General notes:**
- All materials and work practices shall comply with all-relevant current Australian standards (as amended) referred to therein.
  - These drawings shall be read in conjunction with all relevant structural and all other consultant's drawings/details and with any other written instructions issued.
  - Figured dimensions take precedence over scaled dimensions.
  - The builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
  - The contractor/builder is responsible for setting out and checking all levels and measurements on site.
  - All dimensions and levels are to be checked and verified by the Owner/builder and any discrepancies in the documents must be resolved before ordering commencement of any works.
  - Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows are to be flashed all around.
  - Installation of all services shall comply with supply authority requirements.
  - The builder and subcontractor shall ensure that all stormwater drains, Sewer pipes and the like are located at a sufficient distance from any footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and under mining of any building and its footing system.



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Single Dwelling

Certificate number: 1776820S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Monday, 09 December 2024  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



**Basix-Commitments-Secondary Dwelling**

/for details: See the Basix certificate/

**Alternative water**

- The applicant must install a rainwater tank of at least 2000 litres.  
The rainwater tank to collect rain runoff from at least 60m2 of the roof.  
The applicant must connect the rainwater tank to:
- all toilets in the development
  - the cold water tap that supplies each clothes washer
  - at least one outdoor tap in the development

**Fixtures**

- Shower heads ..... 4 star (>6.0but <= 7.5 L/min)
- Toilets.....4 star
- Kitchen tap.....4 star
- Basin Taps.....4 star

**Hot Water System:** gas instantaneous with a performance of 6.0 stars /or a system with a higher energy rating/

**Heating/Cooling**

- The applicant must install the following heating/cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air-conditioning- non ducted; Energy rating: 3 star (average zone)
- The bedrooms must not incorporate any heating/cooling system, or any ducting which is designed to accommodate a heating/cooling system.

**Ventilation**

- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light with timer off
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: individual fan, ducted to façade or roof; Operation control: manual switched on/off

**Artificial lighting:**

- The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

**OTHER**

- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
- The applicant must install a fixed outdoor clothes drying line as part of the development.

***The Basix certificate should be read in conjunction with the Nathers certificate (including the additional notes pages 4 & 5).***

**Building Elements-Secondary Dwelling**

/For Details: see the Nathers certificate

**Thermal Comfort-Simulation method**

*A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.  
The dwelling design has been assessed with NatHERS software from an accredited assessor*

**External Walls**

- Timber Stud Frame Brick Veneer, R2.5 Anti-glare foil with bulk no gap

**Internal Wall**

- Brick, plaster on studs R2.5, No insulation one side, Bulk Insulation the other
- Timber Stud Frame, Direct Fix Plasterboard, No Insulation

**External Floor**

- Concrete Slab on Ground

**External Ceiling**

- Plasterboard on Timber, R2.5 Bulk Insulation Unventilated roofspace(Reduced insulation near the eave in the distance of 580mm)
- Plasterboard on Timber, R4.0 Bulk Insulation Unventilated roofspace(All others/unaffected ceiling area)

**Roof**

- Corrugated Iron Timber Frame, R1.3 Bulk, Reflective Side Down, No Air Gap Above

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

The building fabric, including insulation and air cavity ventilation, must meet the requirements specified in Part H Energy Efficiency (Volume 2) of the NCC and the ABCB Housing Provisions 10.8 and 13.2. These standards are essential to ensure proper energy efficiency and compliance in construction practices.

Note-Ceiling fans: For the number and the location, see the Nathers certificate.

***For additional information please refer to the additional notes on the Nathers certificate.***

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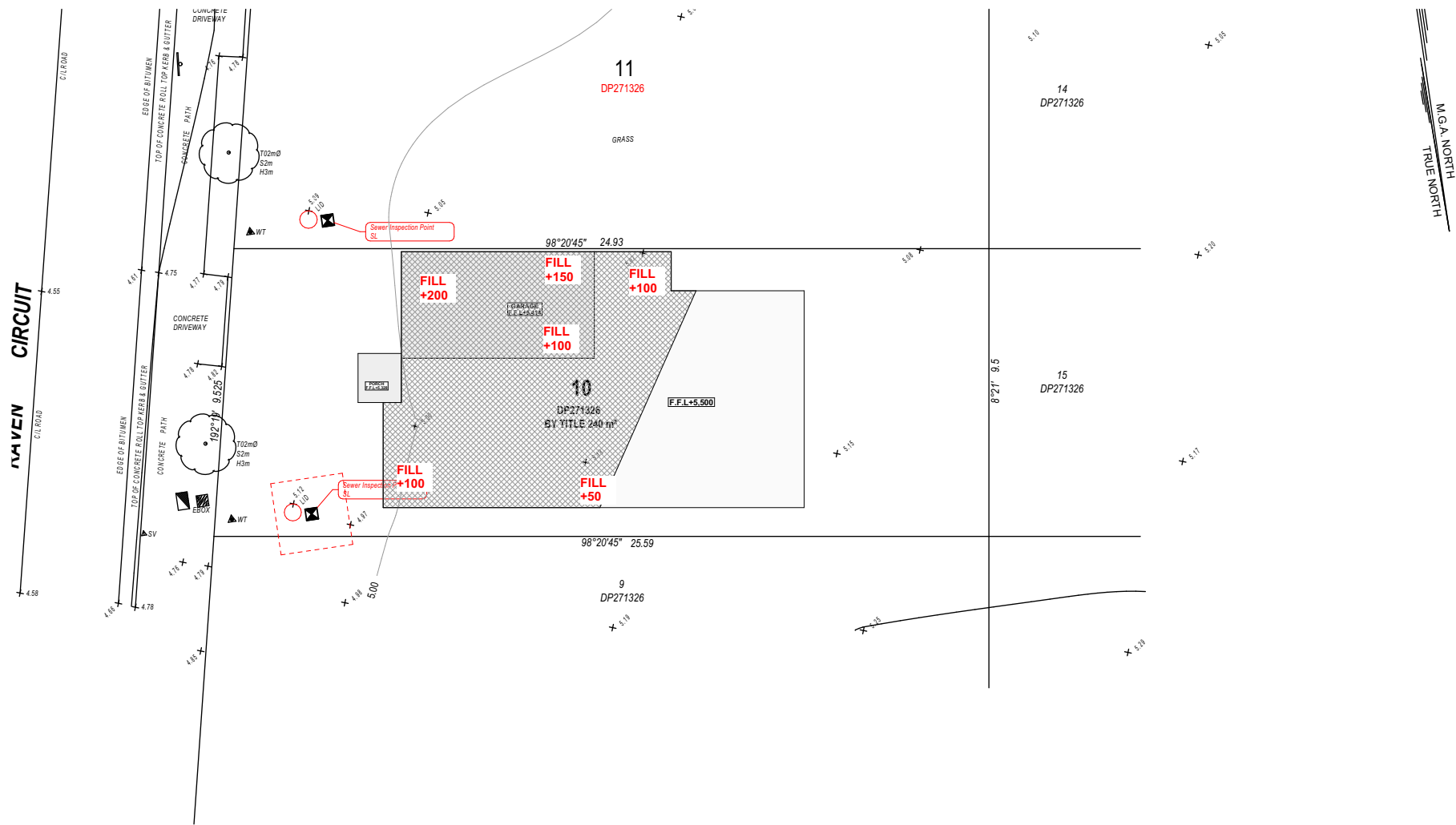
B	19/05/2025	Changes as per Council Letter
A	24/01/2025	Issue for DA

DRAWING :	<b>Basix Notes</b>
CLIENT :	<b>Skymark Luxury Living Pty Ltd</b>
PROJECT :	<b>DOUBLE STOREY DWELLING #10,Raven circuit,Warriewood Lot-10 D.P 271326</b>

DRAWN BY:	DATE :
GS	<b>19/05/2025</b>
SCALE:	APPLICATION :
	DA
PAGE SIZE A3	PAGE NO: 2

PROJECT NO.
<b>2411 791</b>
ISSUE
<b>B</b>

Cut and Fill is only under Slab.  
Cut and Fill on the site is minimal, Hence does not  
required Retaining wall.



Cut and Fill Plan  
1:200

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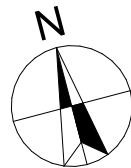
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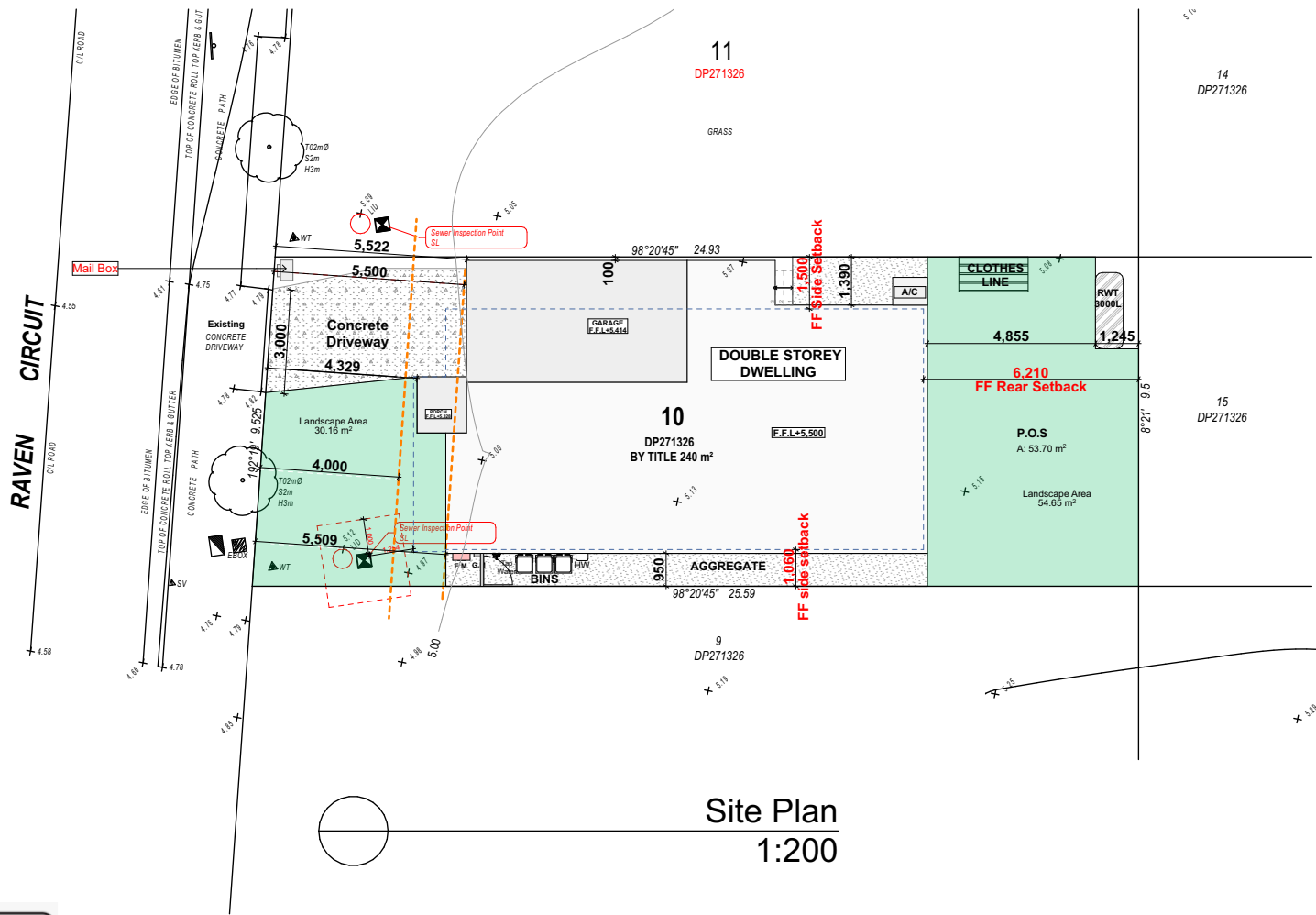
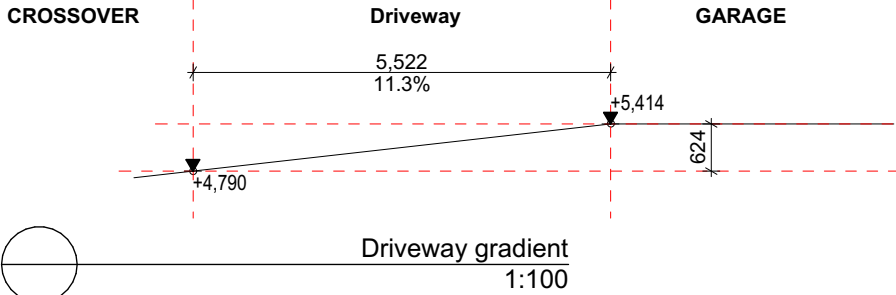
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DRAWING : **Cut and Fill Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10,Raven circuit,Wariewood**  
**Lot-10 D.P 271326**

DRAWN BY:	DATE :	PROJECT NO.
GS	19/05/2025	2411 791
SCALE:	APPLICATION :	ISSUE
1:200	DA	B
PAGE SIZE	PAGE NO:	
A3	3	

SITE CALCUALTIONS		
No.	Name	Area SQM
01	Site Area	240.00
02	Landscape Area	84.81



Site Plan  
1:200

SURVEY LEGEND	
SUBJECT BOUNDARY	—
ADJOINING BOUNDARY	—
EASEMENT	- - -
CONTOUR MAJOR	—
CONTOUR MINOR	—
BUILDING LINE	—
GUTTER LINE	- - -
RIDGE LINE	- - -
FENCE	/ / / /
TOP KERB	- - -
BOTTOM KERB	- - -
OVERHEAD POWER	—
WALL	—
TOP OF BANK	—
BOTTOM OF BANK	—
TOP OF ROCK	—
BOTTOM OF ROCK	—

LEGEND		
Ref.img	Mark	Name
	S.A	Smoke Alarm (AS3786 Hard Wired to Mains)
	R.W.T	Rain Water Tank
	E.M	Electric Meter
	A/C	Air Conditioner
	HW	Wall Mounted Hot water System
	P.O.S	Private Open Space
	FW	Floor Waste
	MV	Mechanical Ventilation (All vent to exhaust outside).
	ME	Mechanical Ventilation (All vent to exhaust outside).



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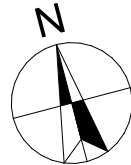
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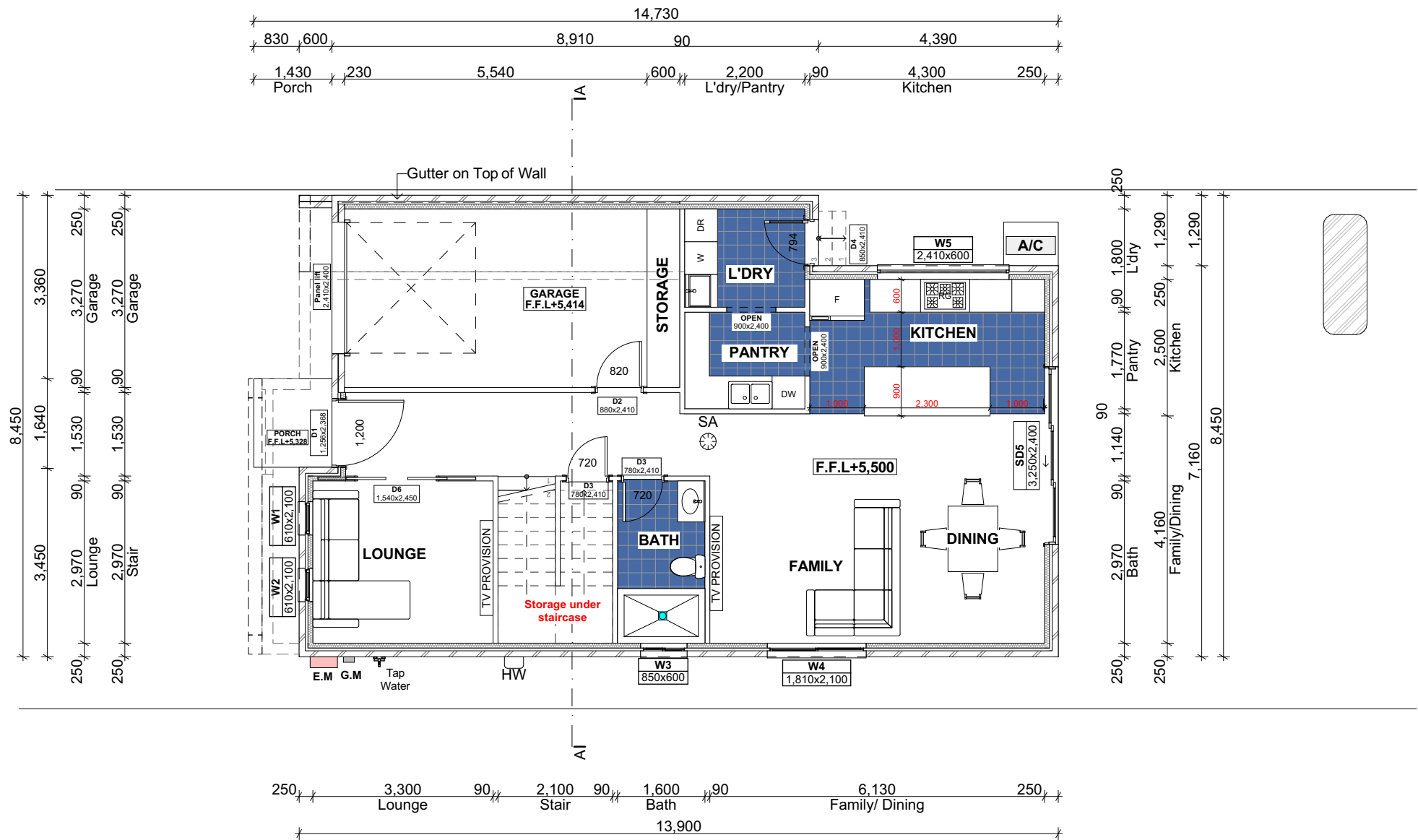


DRAWING : **Site Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10, Raven circuit, Warriewood**  
**Lot-10 D.P 271326**

DRAWN BY: GS  
SCALE: 1:200  
PAGE SIZE: A3  
DATE : 19/05/2025  
APPLICATION : DA  
PAGE NO: 4  
PROJECT NO. 2411 791  
ISSUE **B**



External Walls with vapour permeable membrane as per manufacturer detail.



0. Ground Floor  
1:100

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LEGEND		
Ref.img	Mark	Name
	S.A	Smoke Alarm (AS3786 Hard Wired to Mains)
	R.W.T	Rain Water Tank
	E.M	Electric Meter
	A/C	Air Conditioner
	HW	Wall Mounted Hot water System
	P.O.S	Private Open Space
	FW	Floor Waste
	MV	Mechanical Ventilation (All vent to exhaust outside).
	ME	Mechanical Ventilation (All vent to exhaust outside).



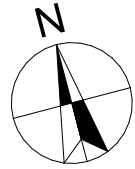
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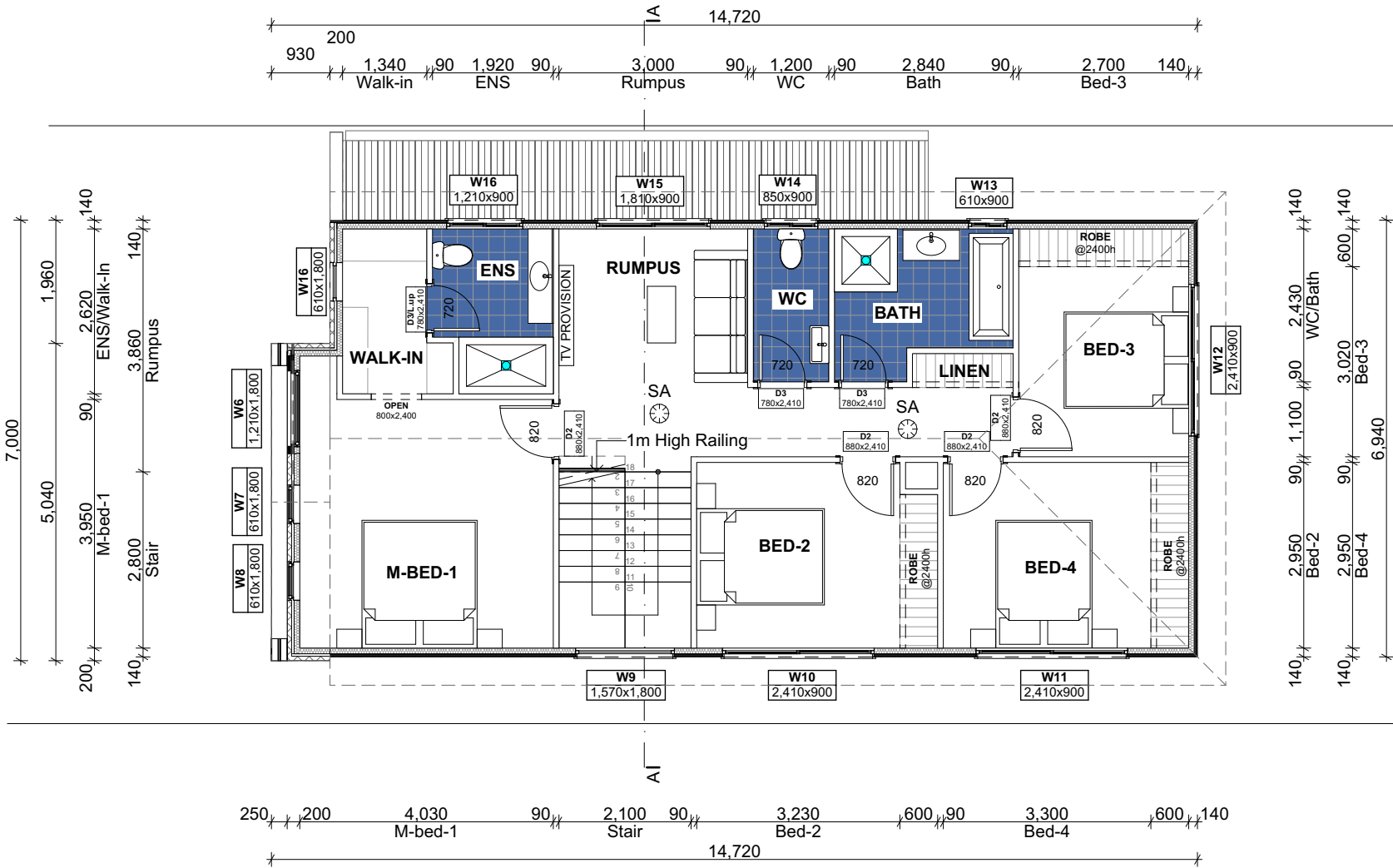
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DRAWING : **Ground Floor Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10,Raven circuit,Warriewood**  
**Lot-10 D.P 271326**

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SCALE: 1:100	APPLICATION : DA	ISSUE <b>B</b>
PAGE SIZE A3	PAGE NO: 5	

Selected Cladding with vapour permeable membrane as per manufacturer detail.



2. First Floor  
1:100

LEGEND		
Ref.img	Mark	Name
	S.A	Smoke Alarm (AS3786 Hard Wired to Mains)
	R.W.T	Rain Water Tank
	E.M	Electric Meter
	A/C	Air Conditioner
	HW	Wall Mounted Hot water System
	P.O.S	Private Open Space
	FW	Floor Waste
	MV	Mechanical Ventilation (All vent to exhaust outside).
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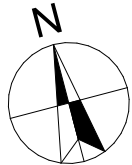
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DRAWING : **First Floor Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10,Raven circuit,Warriewood**  
**Lot-10 D.P 271326**

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DATE : 19/05/2025  
APPLICATION : DA  
PAGE NO: 6  
PROJECT NO. 2411 791  
ISSUE **B**

Fig. 10.8.3(explanatory)Example of roof space with low level ventilation

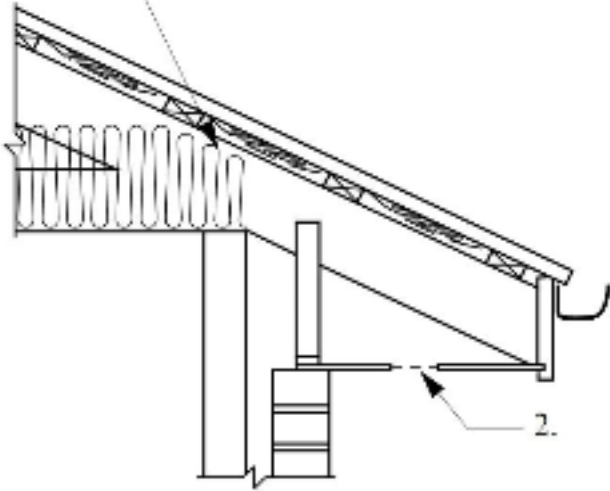
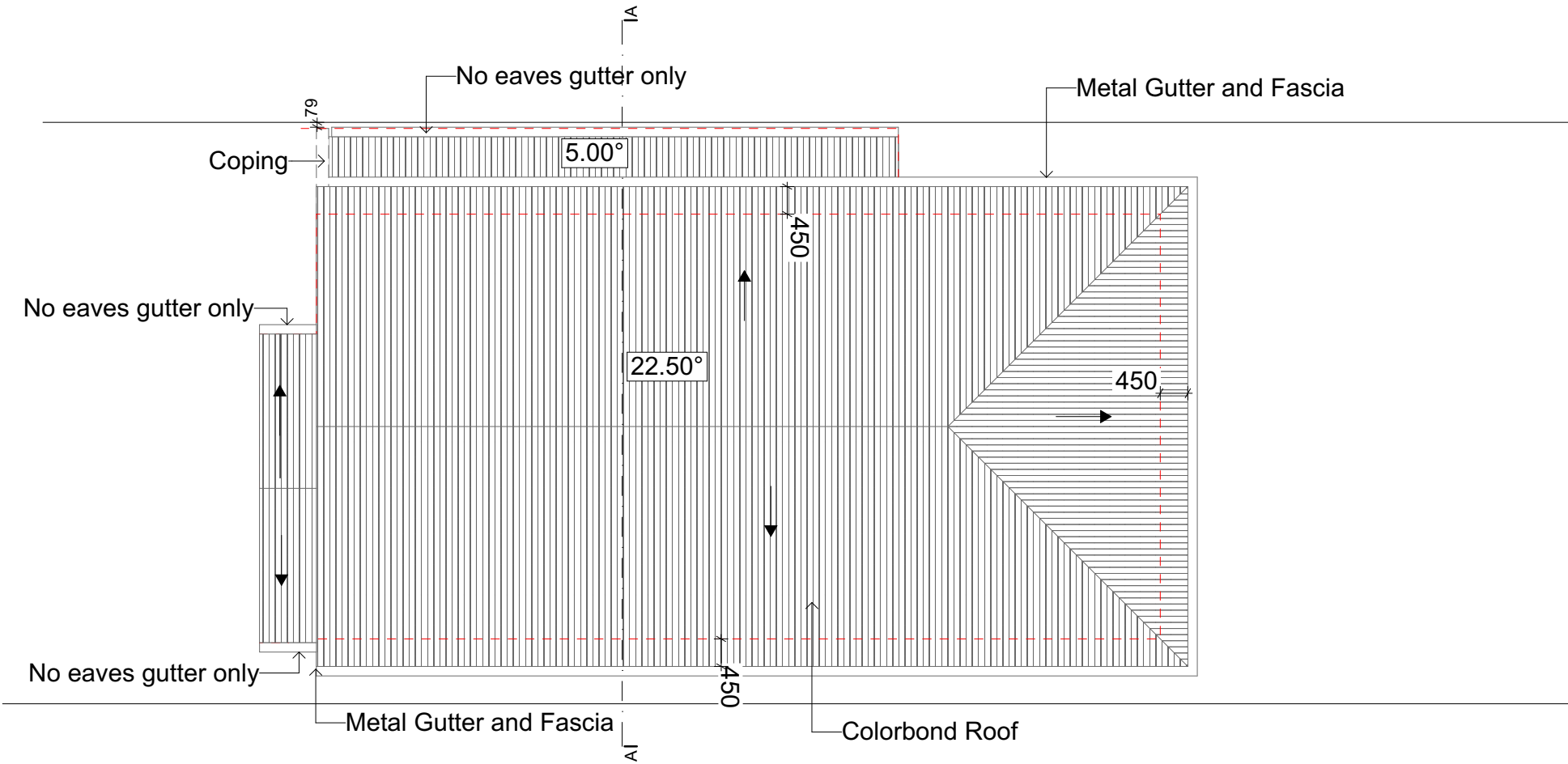


Figure Notes  
1. Min 20 mm gap maintained between insulation and sarking  
2. Eave ventilation opening in accordance with Table 10.8.3.



3. Roof  
1:100



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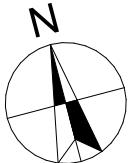
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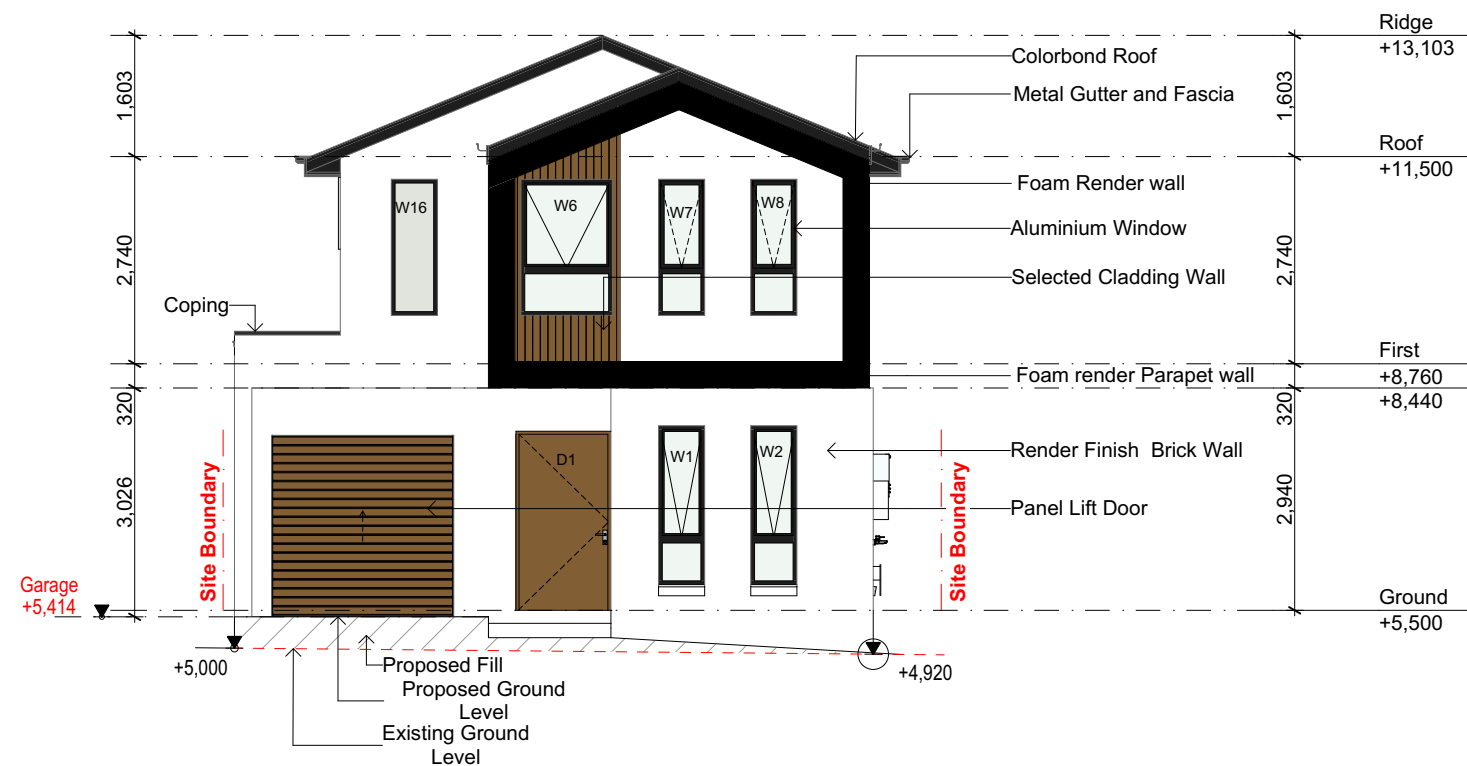


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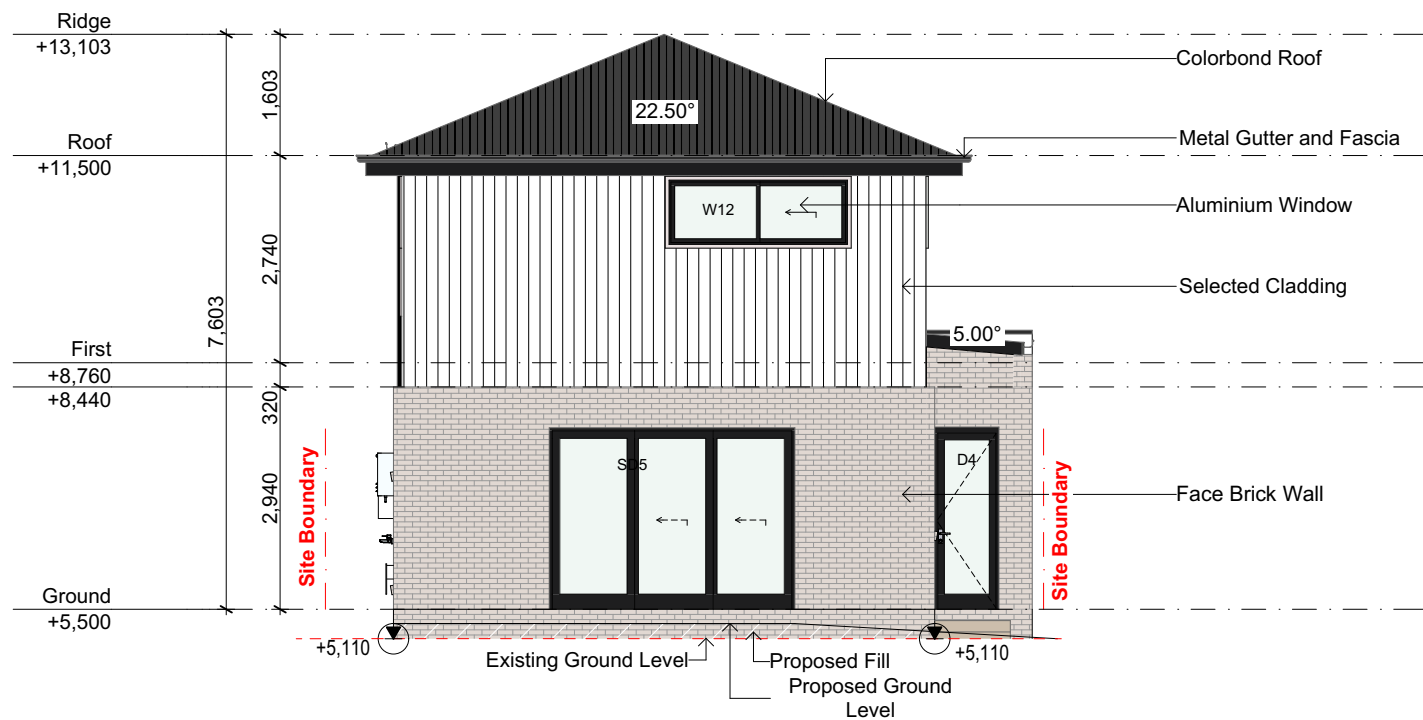


DRAWING : **Roof Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
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**#10,Raven circuit,Warriewood**  
**Lot-10 D.P 271326**

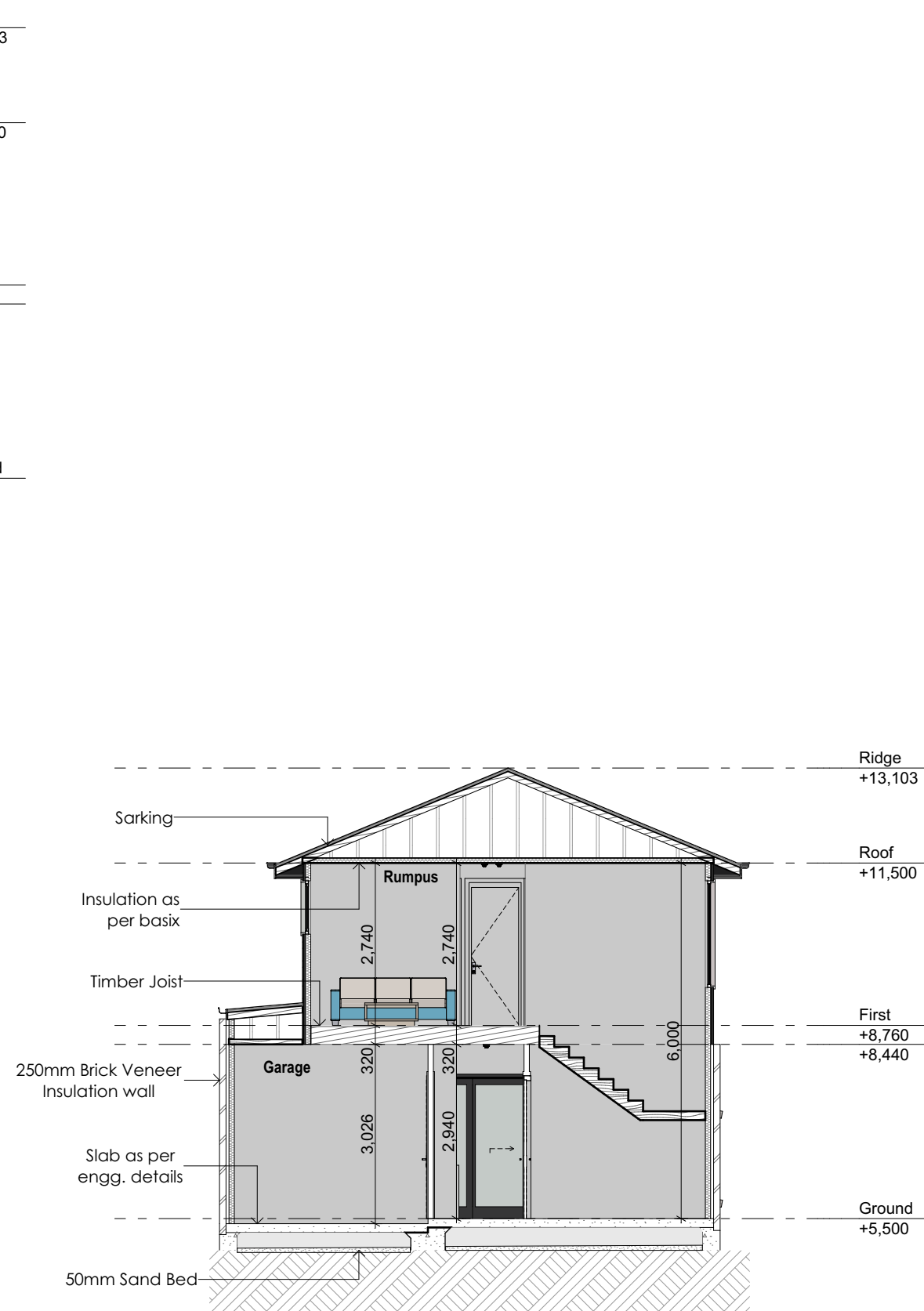
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GS	19/05/2025	2411 791
SCALE:	APPLICATION :	ISSUE
1:100	DA	B
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A3	7	



1 West Elevation (Front)  
1:100



2 East Elevation (Rear)  
1:100



Section A  
1:100

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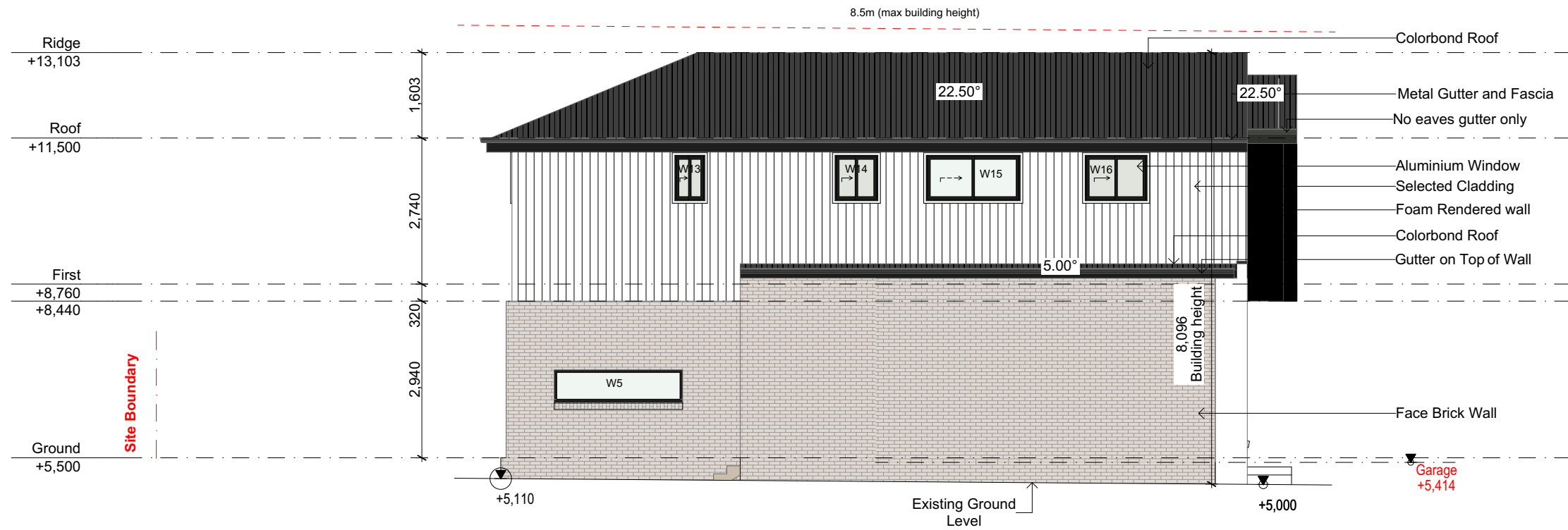
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DRAWING : Elevations & Section  
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#10, Raven circuit, Warriewood  
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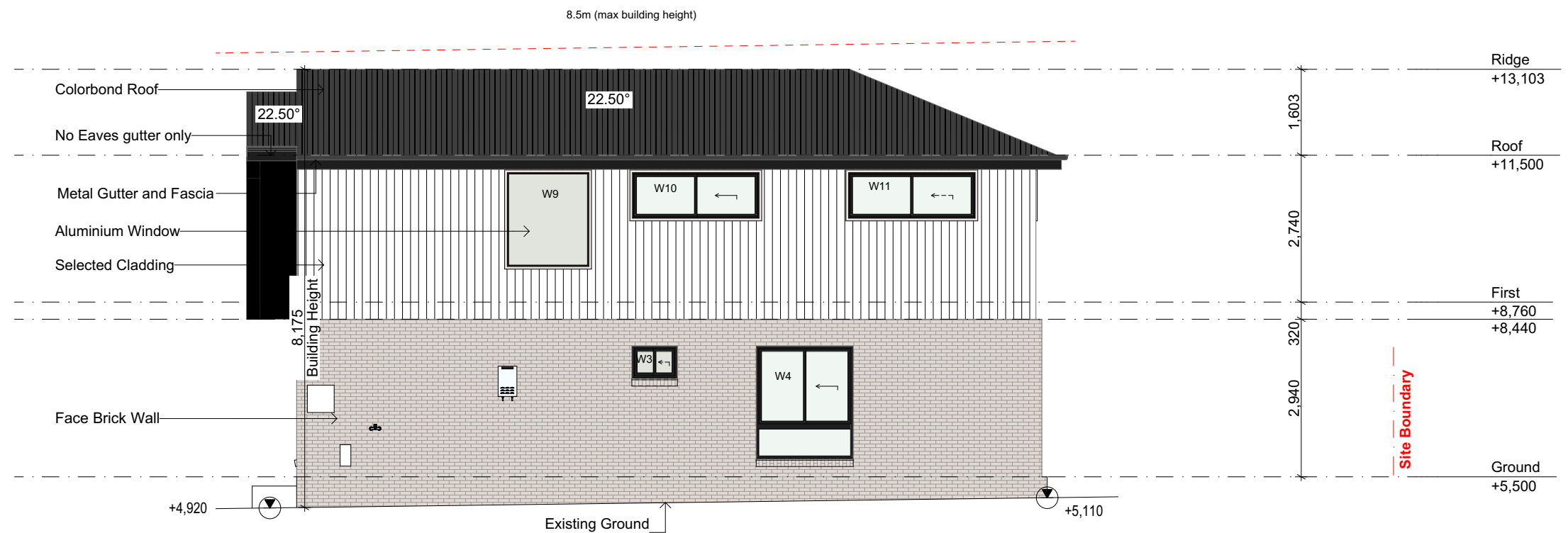
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APPLICATION : DA  
PAGE NO: 8

PROJECT NO. 2411 791  
ISSUE B





3 North Elevation (left Side)  
1:100



4 South Elevation (Right Side)  
1:100

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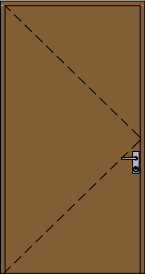
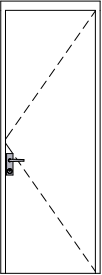
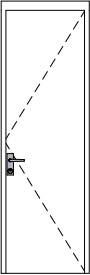
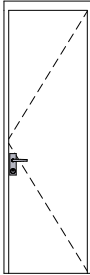
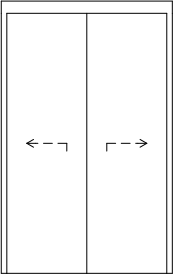


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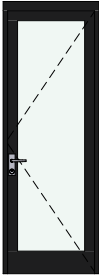
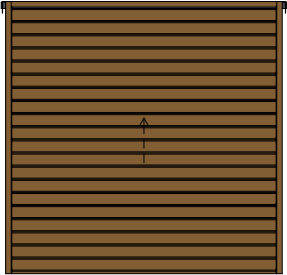
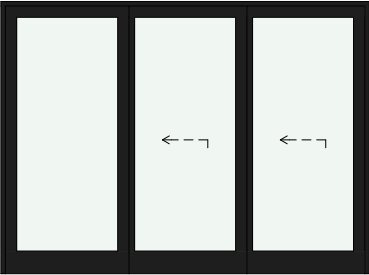


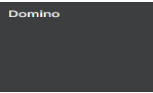

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DRAWING : **Side Elevations**  
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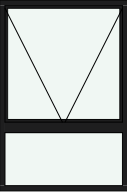


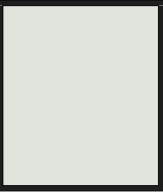

Door Shedule							
Element ID	D1	D2	D3	D3/L.up	D6	OPEN	OPEN
Wallhole Dimensions (W x H)	1,256×2,368	880×2,410	780×2,410	780×2,410	1,540×2,450	800×2,400	900×2,400
Leaf Dimensions	1,200×2,340	820×2,340	720×2,340	720×2,340	1,440×2,340	---	---
Elevation							
Quantity	1	5	4	1	1	1	2
Position	Exterior	Interior	Interior	Interior	Interior	Interior	Interior

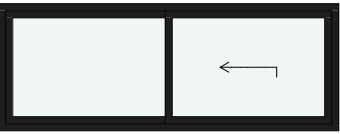
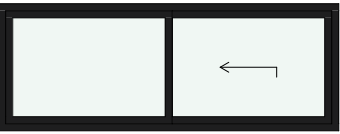
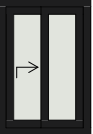


Aluminium Door Schedule			
ID	D4	Panel lift	SD5
Frame Dimensions (W X H)	850×2,410	2,410×2,400	3,250×2,400
Elevation			
QTY	1	1	1
Position	Exterior	Exterior	Exterior

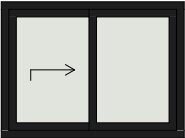

SCHEDULE OF FINISHES		
ELEMENT	SPECIFICATION	COLOUR
Walls		PGH Bricks- Botanicals- Sandalwood
Feature Wall		Dulux-Domino
F.F Walls		James hardie- Axon cladding 133mm smooth- Vivid white
Render Color Facade		Dulux-Vivid White
Window		Monument
Roof		Colorbond- Monument
Gutter		Monument
Fascia		Monument

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Window Schedule					
ID	W1	W2	W3	W4	W5
Frame Dimensions	610×2,100	610×2,100	850×600	1,810×2,100	2,410×600
Elevation					
Glass	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Clear	Glass - Clear
QTY	1	1	1	1	1

Window Schedule					
ID	W6	W7	W8	W9	W10
Frame Dimensions	1,210×1,800	610×1,800	610×1,800	1,570×1,800	2,410×900
Elevation					
Glass	Glass - Clear	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Clear
QTY	1	1	1	1	1

Window Schedule					
ID	W11	W12	W13	W14	W15
Frame Dimensions	2,410×900	2,410×900	610×900	850×900	1,810×900
Elevation					
Glass	Glass - Clear	Glass - Clear	Glass - Obscure	Glass - Obscure	Glass - Clear
QTY	1	1	1	1	1

Window Schedule		
ID	W16	W16
Frame Dimensions	1,210×900	610×1,800
Elevation		
Glass	Glass - Obscure	Glass - Obscure
QTY	1	1

NOTE:  
- TO BE CHECKED AND CONFIRMED BY BUILDER ON SITE BEFORE PLACING ORDER.  
- FALL PREVENTION FROM WINDOWS  
- WINDOWS TO BE MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF BCA CLAUSE 3.9.2.5  
1- If Opening withing 1700mm above the floor; and climable elements between 150 and 750 mm above the floor, opening must be permanently restricted to 125mm; or fitted with a non-removable robust screen.  
2-If opening between 865 and 1700mm above the floor; and no climable elements between 150 and 760mm bove the floor, opening must be restricted to 125mm; or fitted with a removable robust screen.  
3- If opening between 865 of the floor; and climable elements between 150 and 760mm above the floor;or fitted with a non-removable robust screen.  
4-If no opening within 1700mm of the floor. No restrictions apply.

**Part 3.9.2.6** Protection of openable windows - bedrooms  
(a) A window opening in a bedroom must be provided with protection, where the floor below the window is 2 m or more above the surface beneath.  
(b) Where the lowest level of the window opening covered by (a) is less than 1.7 m above the floor, the window opening must comply with the following:  
(i) The openable portion of the window must be protected with-  
(A) a device capable of restricting the window opening; or  
(B) a screen with secure fittings;  
(ii) A device or screen required by (i) must-  
(A) not permit a 125 mm sphere to pass through the window opening or screen; and  
(B) resist an outward horizontal action of 250 N against the-  
(aa) window restrained by a device; or  
(bb) screen protecting the opening; and  
(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.  
(c) Where a device or screen provided in accordance with (b)(i) is able to be removed, unlocked or overridden, a barrier with a height not less than 865 mm above the floor is required to the openable window in addition to window protection.  
(d) A barrier covered by (c) must not-  
(i) permit a 125 mm sphere to pass through it; and  
(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

**3.9.2.7** Protection of openable windows - rooms other than bedrooms  
(a) A window opening in a room other than a bedroom must be provided with protection where the floor below the window is 4 m or more above the surface beneath.  
(b) The openable part of the window covered by (a) must be protected with a barrier with a height of not less than 865 mm above the floor.  
(c) A barrier required by (b) must not-  
(i) permit a 125 mm sphere to pass through it; and  
(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

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A	24/01/2025	Issue for DA

DRAWING : **Windows Schedule**

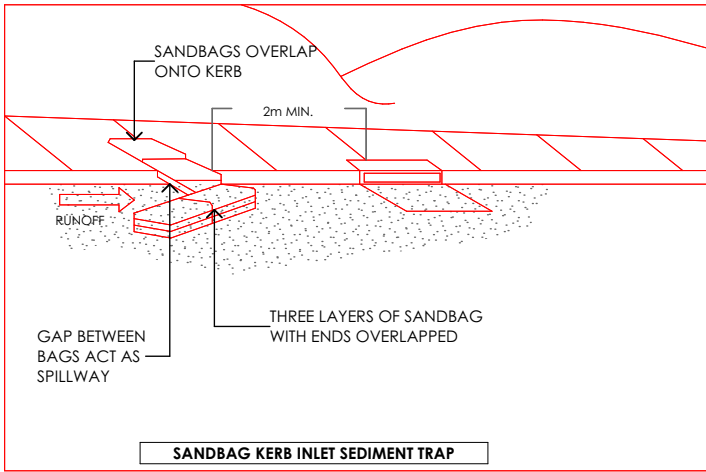
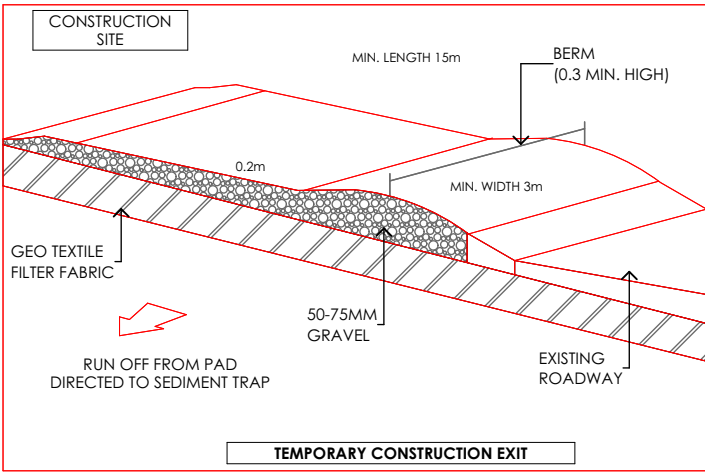
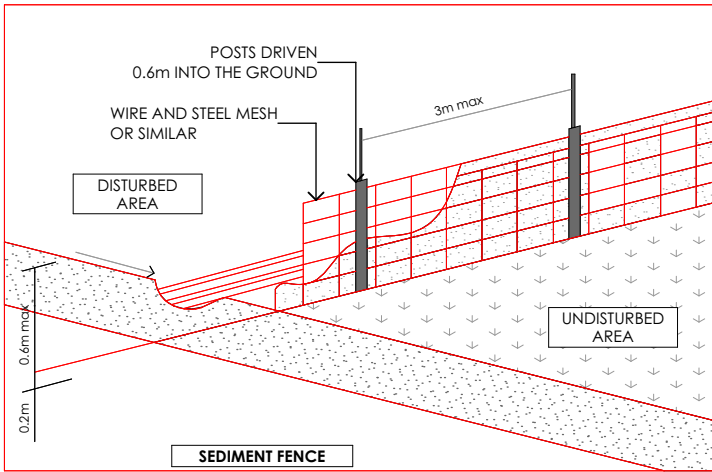
CLIENT : **Skymark Luxury Living Pty Ltd**

PROJECT : **DOUBLE STOREY DWELLING**  
**#10,Raven circuit,Warriewood**  
**Lot-10 D.P 271326**

DRAWN BY: GS  
SCALE:  
PAGE SIZE A3

DATE : **19/05/2025**  
APPLICATION : DA  
PAGE NO: 11

PROJECT NO. **2411 791**  
ISSUE **B**



### SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES AREA MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER.

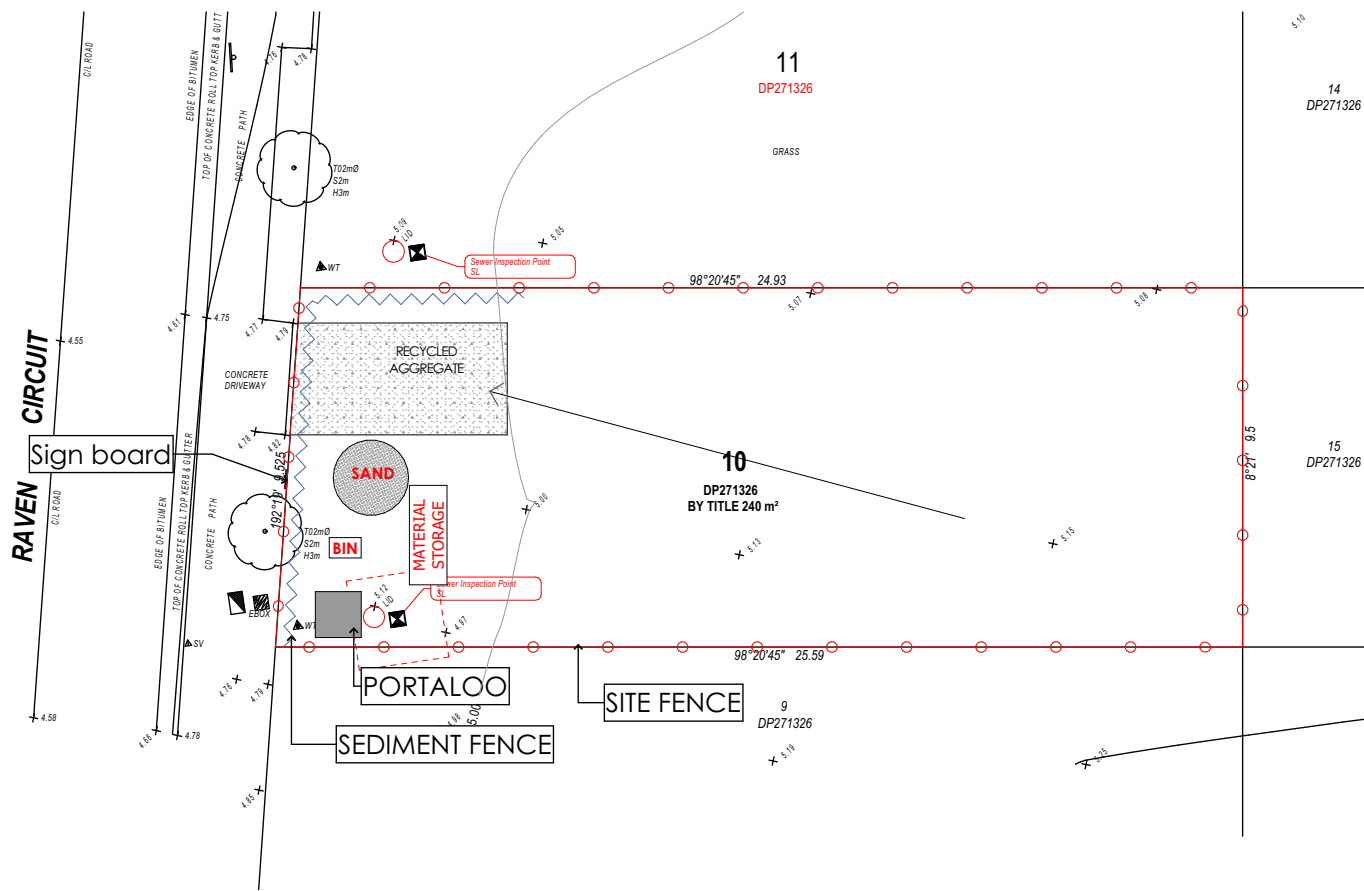
TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RE-SPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (i.e ALL FOOT-PATHS, BATTERS, SITE, REGRADING AREAS, DRAINAGE RESERVES AND CHANNELS). TOP SOIL SHALL NOT BE SPREAD ON ANY OTHER AREAS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWN STREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. (NO SILT SHALL BE PLACED OUTSIDE THE LIMITS OF WORKS). THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL

### SEDIMENT NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE AND PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 m LONG STAR PICKETS INTO GROUND Max 3 m Ctrs.
3. DIG A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF SUPPORTING GEOTEXILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A Min LAP OF 150 mm.

\*THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

- 1-ARCHITECTURAL PLANS
- 2-CONTOUR AND DETAIL SURVEY



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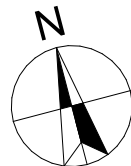
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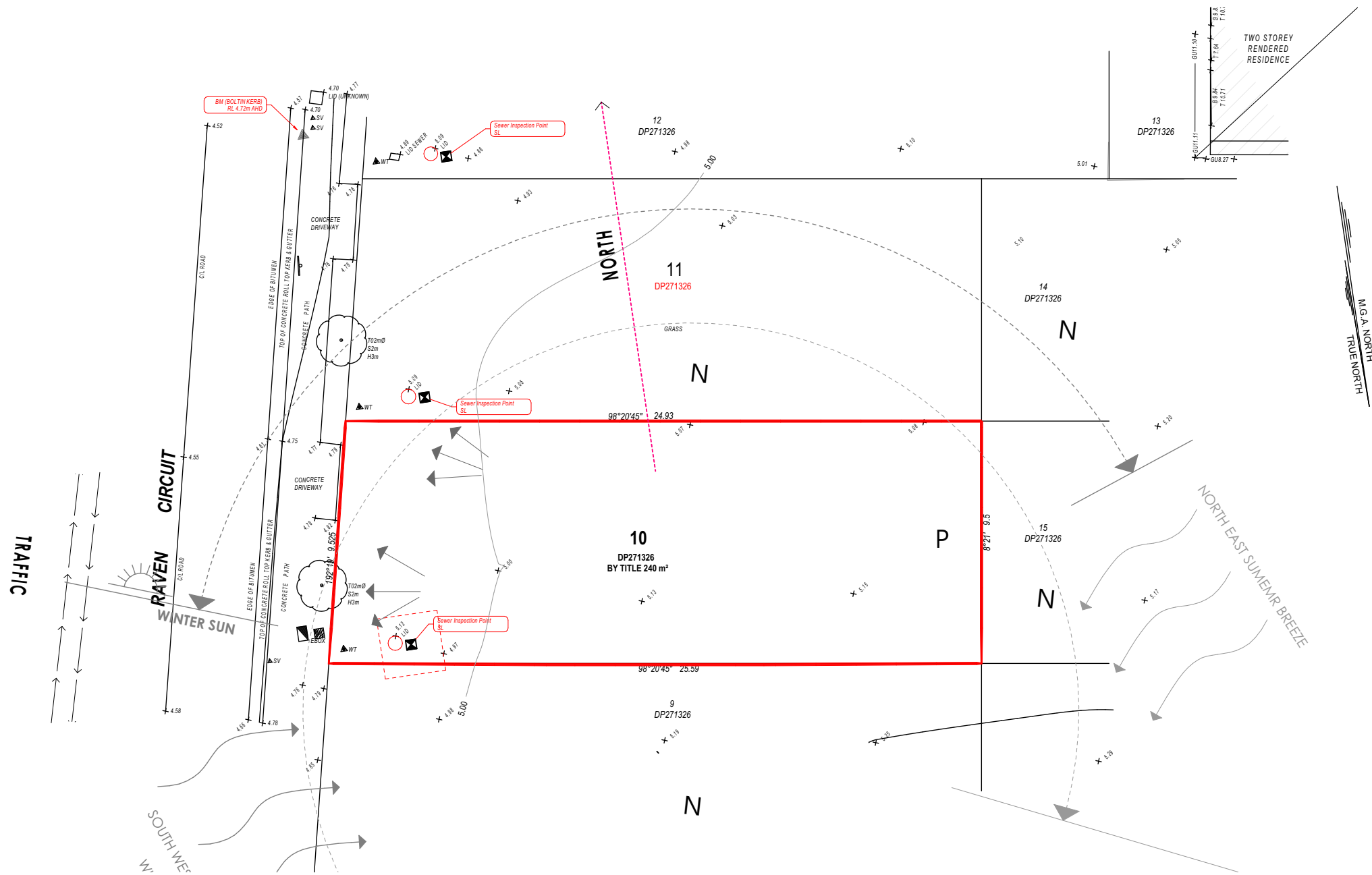
B	19/05/2025	Changes as per Council Letter
A	24/01/2025	Issue for DA



DRAWING : **Sediment Control Plan**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10, Raven circuit, Warriewood**  
**Lot-10 D.P 271326**

DRAWN BY: GS  
SCALE: 1:200  
PAGE SIZE: A3  
DATE : 19/05/2025  
APPLICATION : DA  
PAGE NO: 12

PROJECT NO. **2411 791**  
ISSUE **B**



Site Analysis  
1:200



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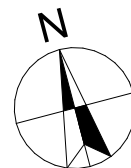
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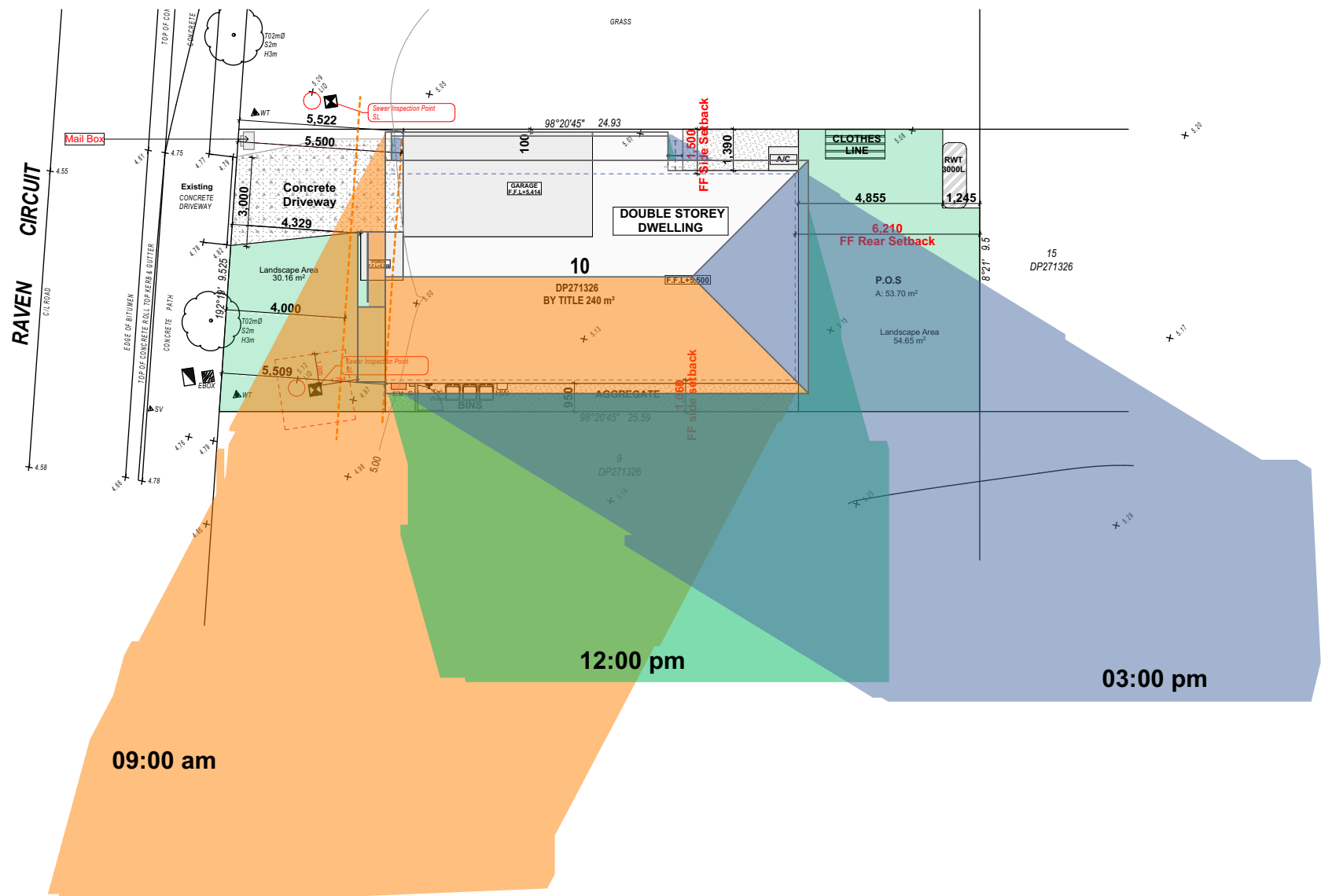


DRAWING : **Site Analysis**  
CLIENT : **Skymark Luxury Living Pty Ltd**  
PROJECT : **DOUBLE STOREY DWELLING**  
**#10, Raven circuit, Warriewood**  
**Lot-10 D.P 271326**

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SCALE: 1:200  
PAGE SIZE: A3  
DATE : 19/05/2025  
APPLICATION : DA  
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PROJECT NO. **2411 791**  
ISSUE **B**





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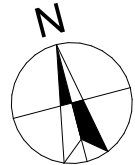
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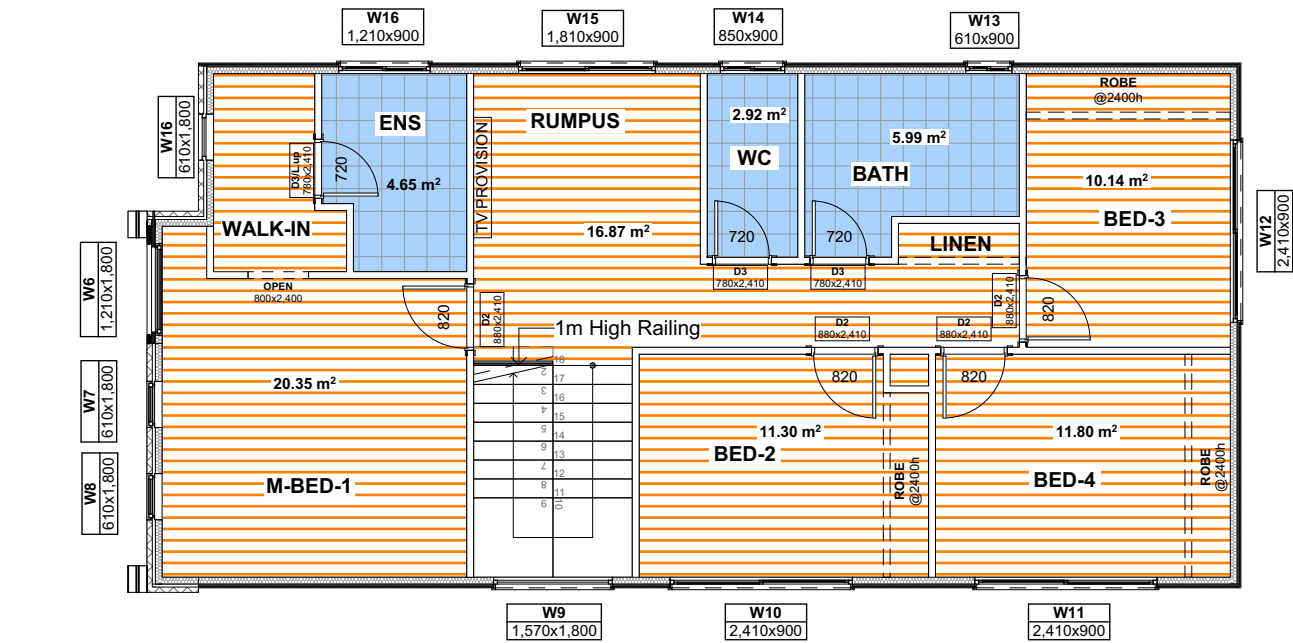
B	19/05/2025	Changes as per Council Letter
A	24/01/2025	Issue for DA



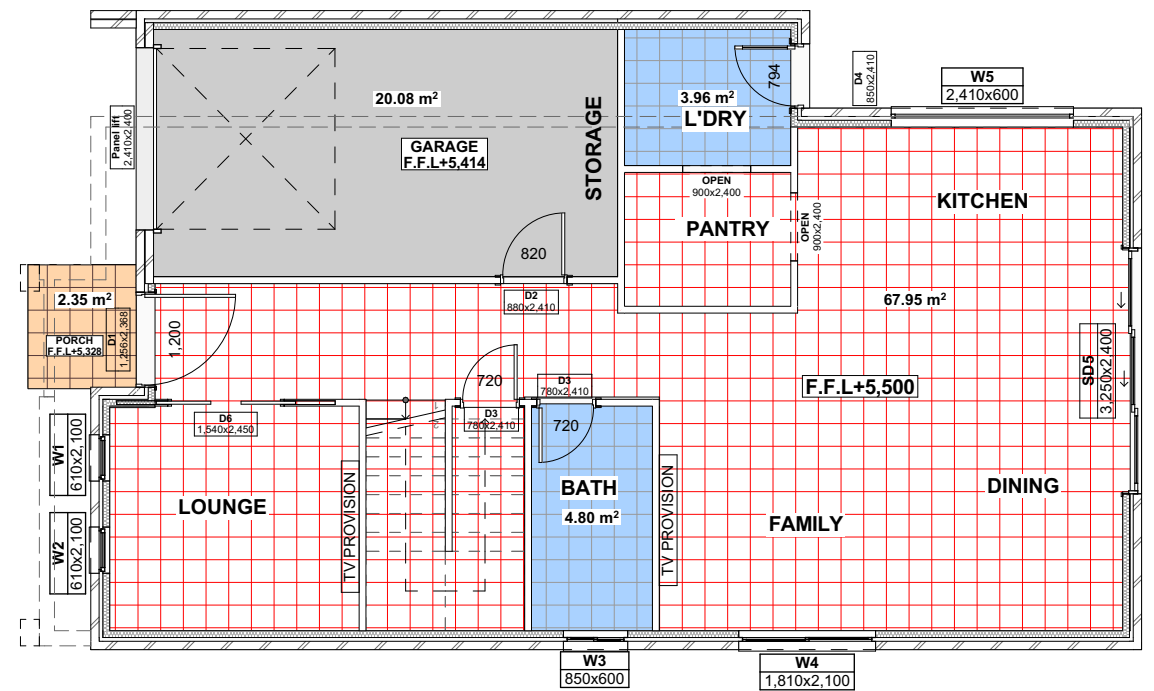
DRAWING : Shadow Analysis  
CLIENT : Skymark Luxury Living Pty Ltd  
PROJECT : DOUBLE STOREY DWELLING  
#10, Raven circuit, Warriewood  
Lot-10 D.P 271326

DRAWN BY: GS  
SCALE: 1:200  
PAGE SIZE: A3  
DATE : 19/05/2025  
APPLICATION : DA  
PAGE NO: 14

PROJECT NO. 2411 791  
ISSUE B



Floor Finish- First Floor  
1:100



Floor Finish- Ground Floor  
1:100



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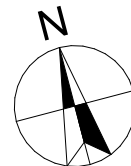
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DRAWING : Floor Finish  
CLIENT : Skymark Luxury Living Pty Ltd  
PROJECT : DOUBLE STOREY DWELLING  
#10, Raven circuit, Warriewood  
Lot-10 D.P 271326

DRAWN BY: GS  
SCALE: 1:100  
PAGE SIZE: A3  
DATE : 19/05/2025  
APPLICATION : DA  
PAGE NO: 15  
PROJECT NO. 2411 791  
ISSUE B

LEGEND	
Ref.img	Name
	Indoor Tiles
	Outdoor Tiles
	Concrete finish
	Tile for wet area
	Timber finish