

DRAWING LIST	
DRAWING NO.	DRAWING LIST
000	COVER PAGE
005	BASIX COMMITMENT
010	LOCATION PLAN
020	CUT&FILL PLAN
050	SITE ANALYSIS
120	GROUND FLOOR PLAN
130	LEVEL 1 PLAN
140	ROOF PLAN
200	ELEVATION
210	ELEVATION
300	SECTION
500	SHADOW DIAGRAM
510	SHADOW DIAGRAM
600	AREA CALCULATION
700	EXTERNAL FINISH SCHEDULE
800	PERSPECTIVE



DEVELOPMENT APPLICATION PROPOSED DWELLING AT LOT 02, 10 FERN CREEK ROAD, WARRIEWOOD

PREPARED FOR

SKYCORP AUSTRALIA

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
BASIX Certificate # 1266843S				
WATER		No hot water reticulation required		
Fixtures	All shower heads	All toilets	All kitchen taps	All bathrooms taps
Rating	3 Star(>4.5 But<=6L/Min)	4 star	5 star	5 star
Alternate water source				
Rain Water Tank	Type	Size	Roof area connected	Connections
	Individual RWT	2000L	100 m2	Outdoor tap for landscape only
Swimming pool			
	Volume	Heated	Cover	Shaded

ENERGY				
Hot water	Type	Rating		
		Individual, gas instantaneous 5 star		
Mech. Ventilation	System	Operation Control		
Bath	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
L'dry	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Kitchen	Indiv. fan, ducted to facade or roof		Manual Switch On/Off	
Cooling System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star (average zone)	2.5 star (average zone)	
Heating System	Type	Living areas	Bed rooms	
	1 Phase Air conditioning: Day / Night Zoned	2.5 star (average zone)	2.5star (average zone)	
Artificial Lighting	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	No. of Bed rms & study	No. of Living	Each Kitchen, Bath / Toilet	L'dry & Hallway
	All	All	Yes	Yes
Others	Indoor private Cloth Line		Not Required	
	Outdoor or sheltered Cloth Line		Yes	
	Well ventilated Fridge space		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
THERMAL	As per thermal simulation carried out by assessor			
(refer assessor's stamped drawings)	External Wall Insulation: R2.8			
	Ceiling Insulation: R4.5			
	Roof type / colour : Metal roof, Medium Colour (SA 0.475 - 0.7) + SS Foil (R1.3)			
	ALM-002-01 A: Aluminium B SG Clear / tint U=6.6 SHGC =0.441 - 0.539			
	All External doors & windows to be weather sealed			
	Eaves / shading as per drawings			



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ABN 90 050 071 022

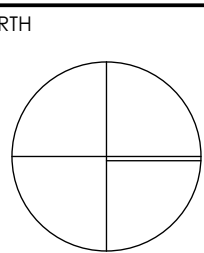
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					A B	DEVELOPMENT APPLICATION SURVEY ISSUE	DL DL	KC/PI GF/PI	08.11.21 11.11.21	CLIENT SKYCROP AUSTRALIA
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE	

PROJECT
LOT02,10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING
BASIX COMMITMENT



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



1 LOCATION PLAN

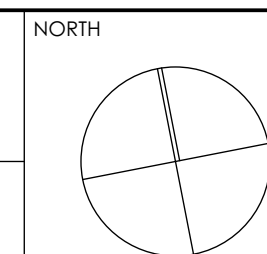
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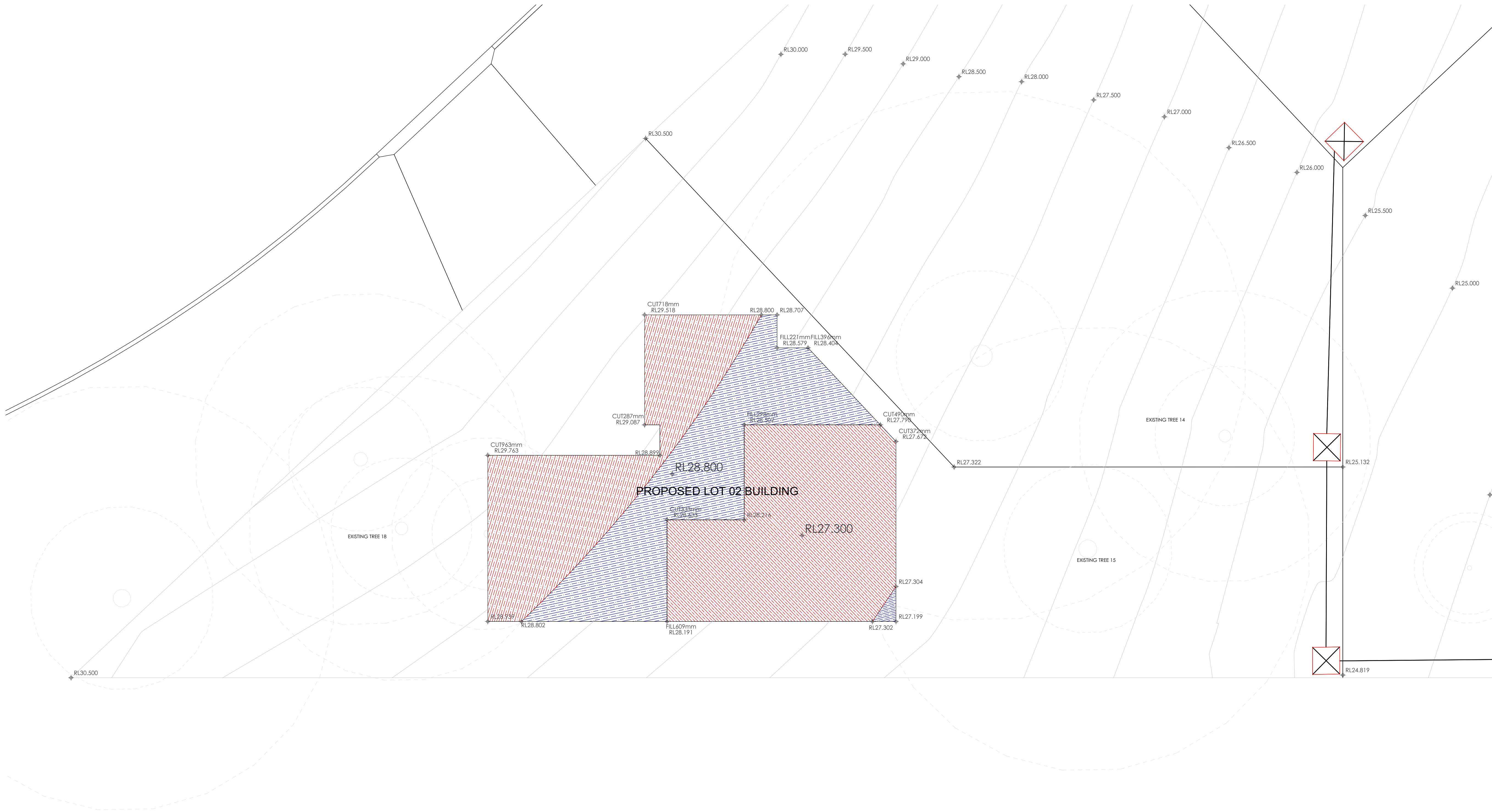
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DEVELOPMENT APPLICATION				SURVEY ISSUE			
DL	KC/PI	08.11.21	CLIENT	BY	CHK	DATE	
DL	GF/PI	11.11.21	SKYCORP AUSTRALIA				
REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY

PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
LOCATION PLAN



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



1 CUT&FILL PLAN
1:75



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A
B

DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

KC/PI
GF/PI

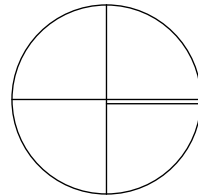
08.11.21
11.11.21

CLIENT

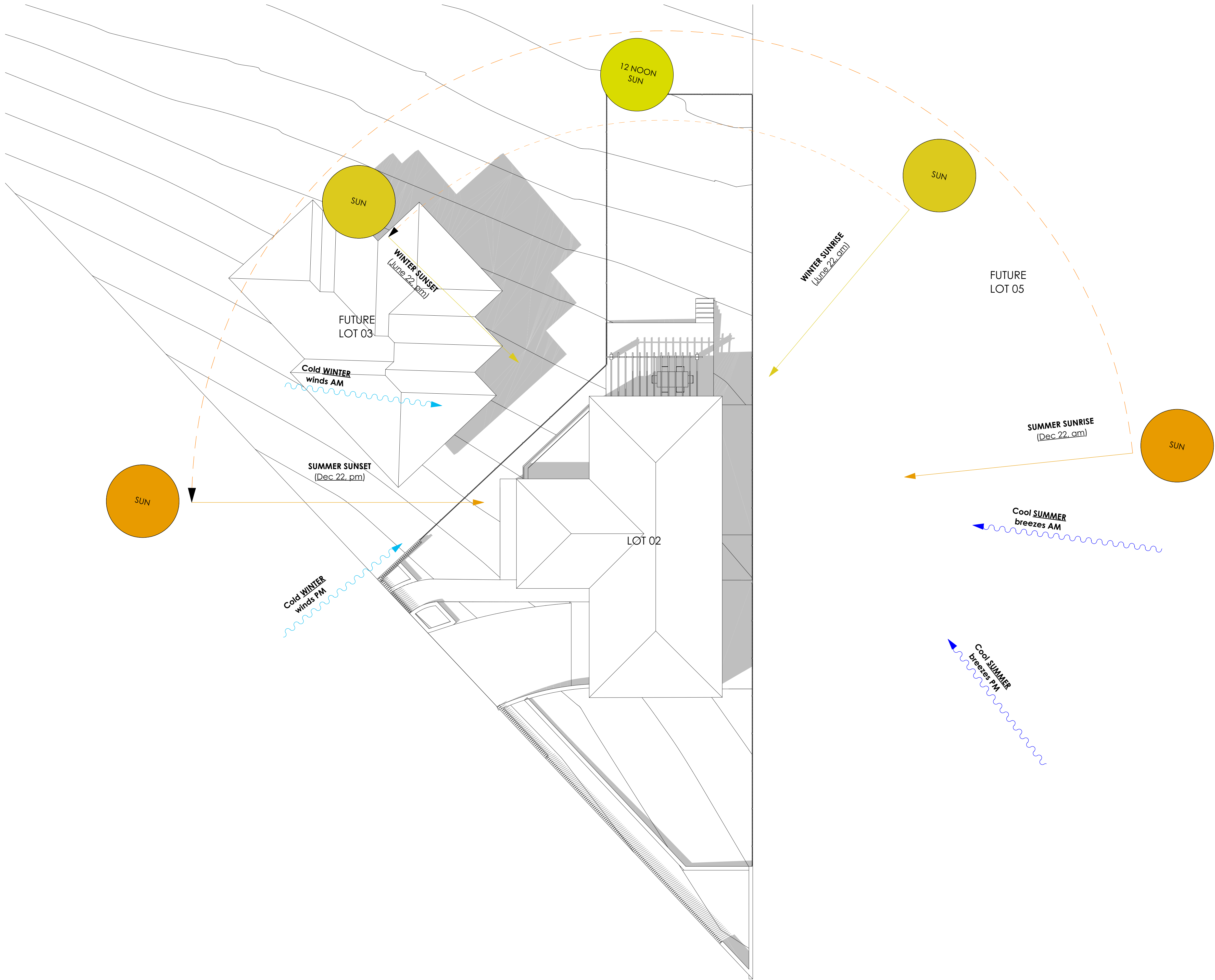
SKYCORP AUSTRALIA

PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
CUT&FILL PLAN

NORTH



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



1 SITE ANALYSIS PLAN
1:100



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NOTE

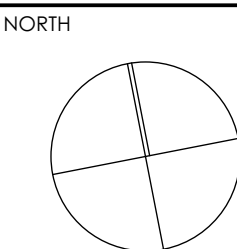
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CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
SITE ANALYSIS



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA 050 B
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1 GROUND FLOOR PLAN
1:75



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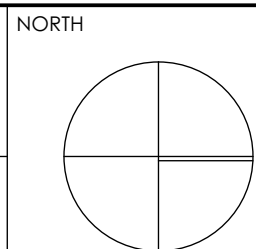
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DEVELOPMENT APPLICATION
SURVEY ISSUE

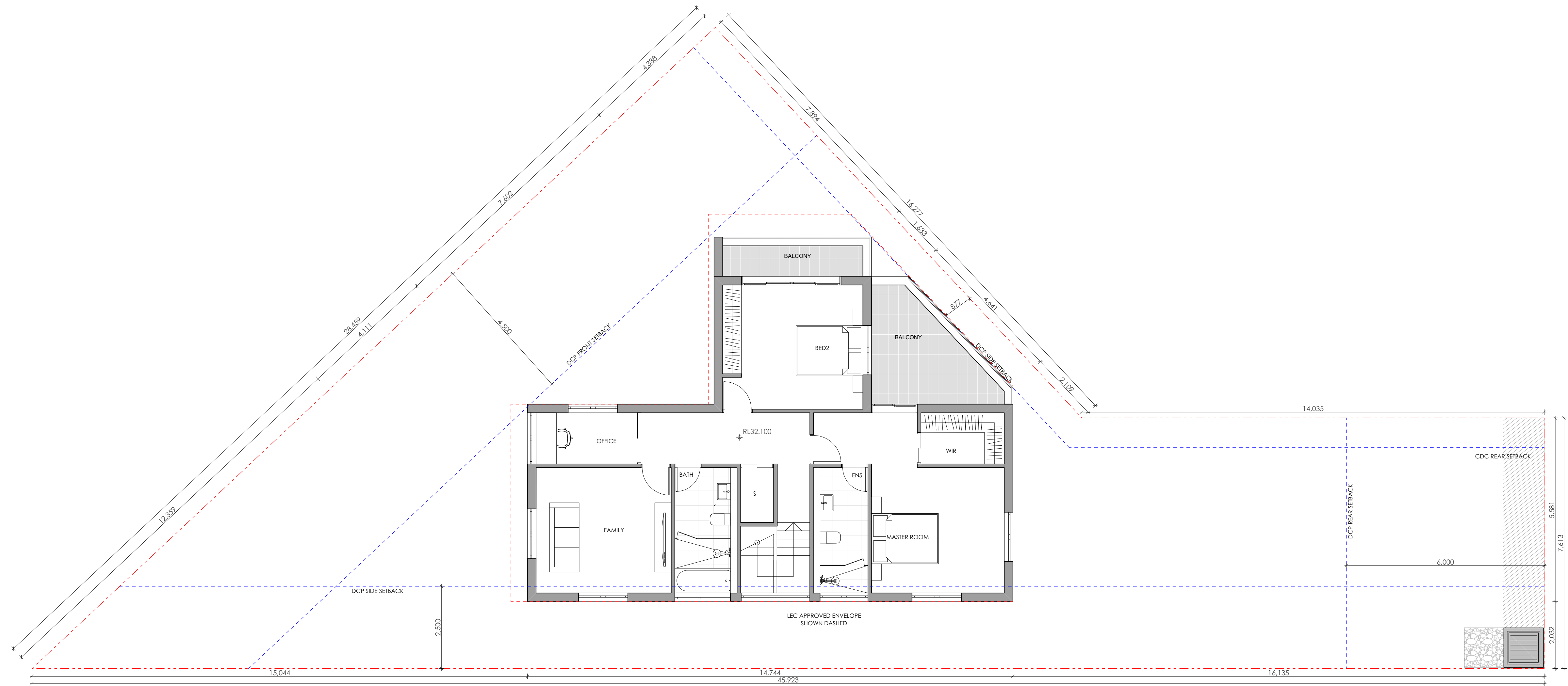
DL	KC/PI	08.11.21
DL	GF/PI	11.11.21

CLIENT
SKYCORP AUSTRALIA

PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
GROUND FLOOR PLAN



DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:50@A1
B	DA 120 B
disc	stage
dwg no.	revision



1 LEVEL 1 PLAN
1:75



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					B	SURVEY ISSUE	DL	GF/PI	11.11.21

CLIENT

SKYCORP AUSTRALIA

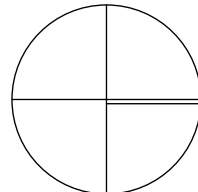
PROJECT

LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

LEVEL 1 PLAN

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

DA

130

B

disc

stage

dwg no.

revision

CHECKED

PI / KC

SCALE
1:50@A1

1 **ROOF PLAN**
1:75

NOTE

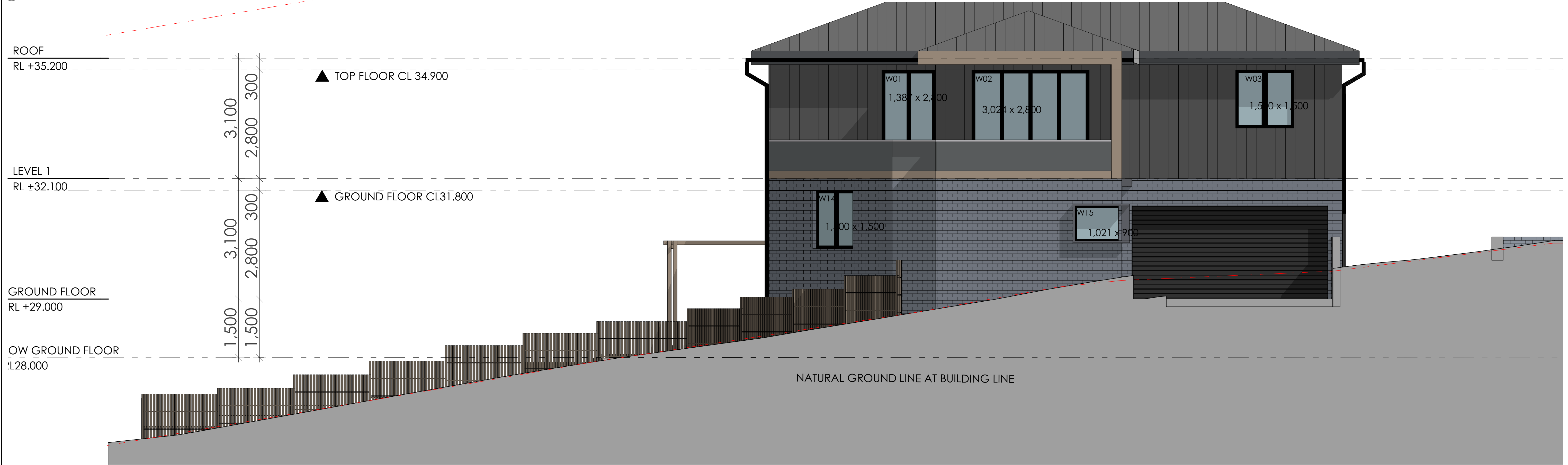
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																				PROJECT No P563		SCALE 1:50@A1							
																DRAWING ROOF PLAN				<div style="display: flex; justify-content: space-between; align-items: center;"><div style="text-align: center;">B disc</div><div style="text-align: center;">DA stage</div><div style="text-align: center;">140 dwg no.</div><div style="text-align: center;">B revision</div></div>									
REV	DESCRIPTION							BY	CHK	DATE	REV	DESCRIPTION												BY	CHK	DATE			



1 EAST ELEVATION
1:50



2 WEST ELEVATION
1:50



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DEVELOPMENT APPLICATION
SURVEY ISSUE

A
B

DL
DL

KC/PI
GF/PI

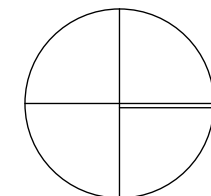
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SKYCORP AUSTRALIA

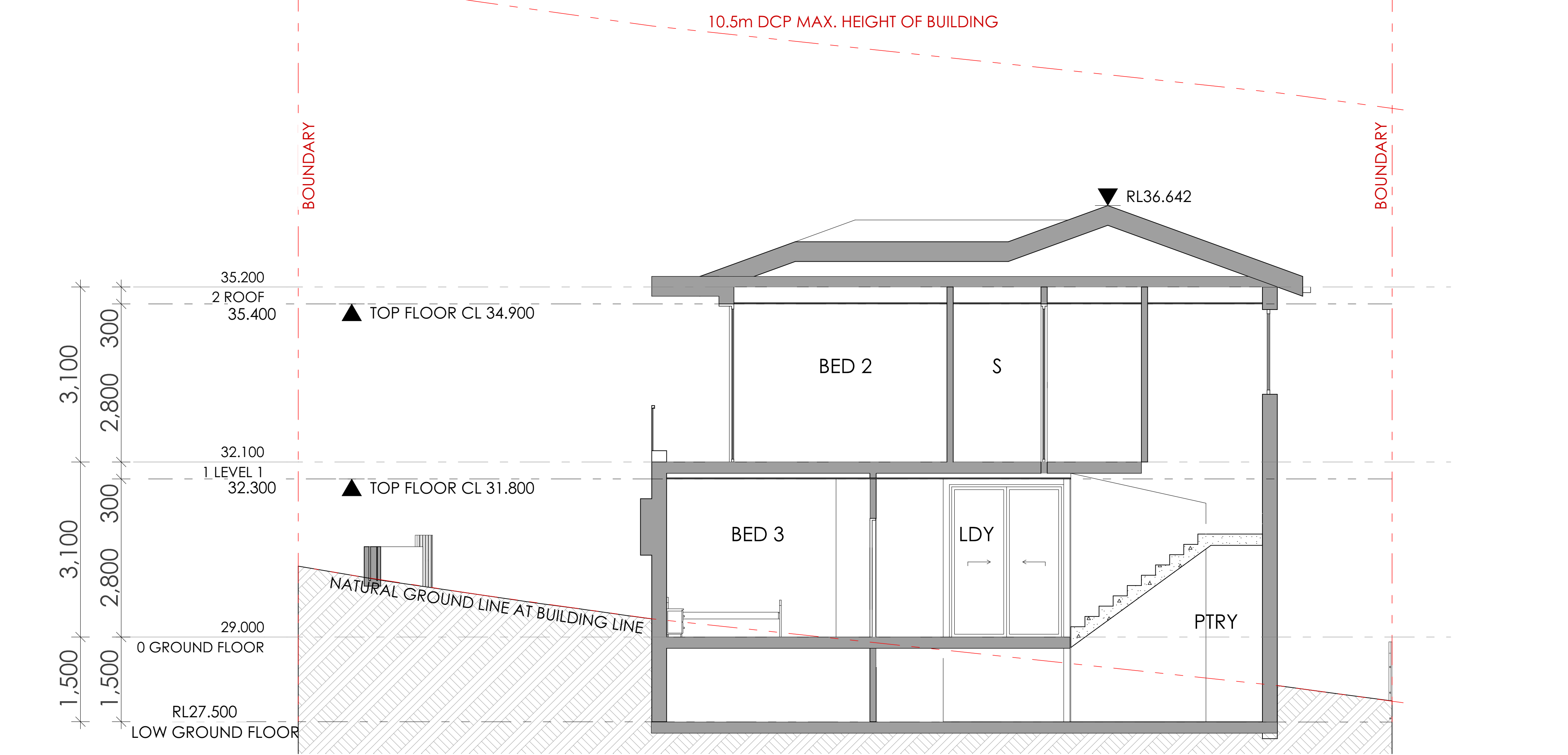
PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIWOOD
DRAWING
ELEVATION

NORTH

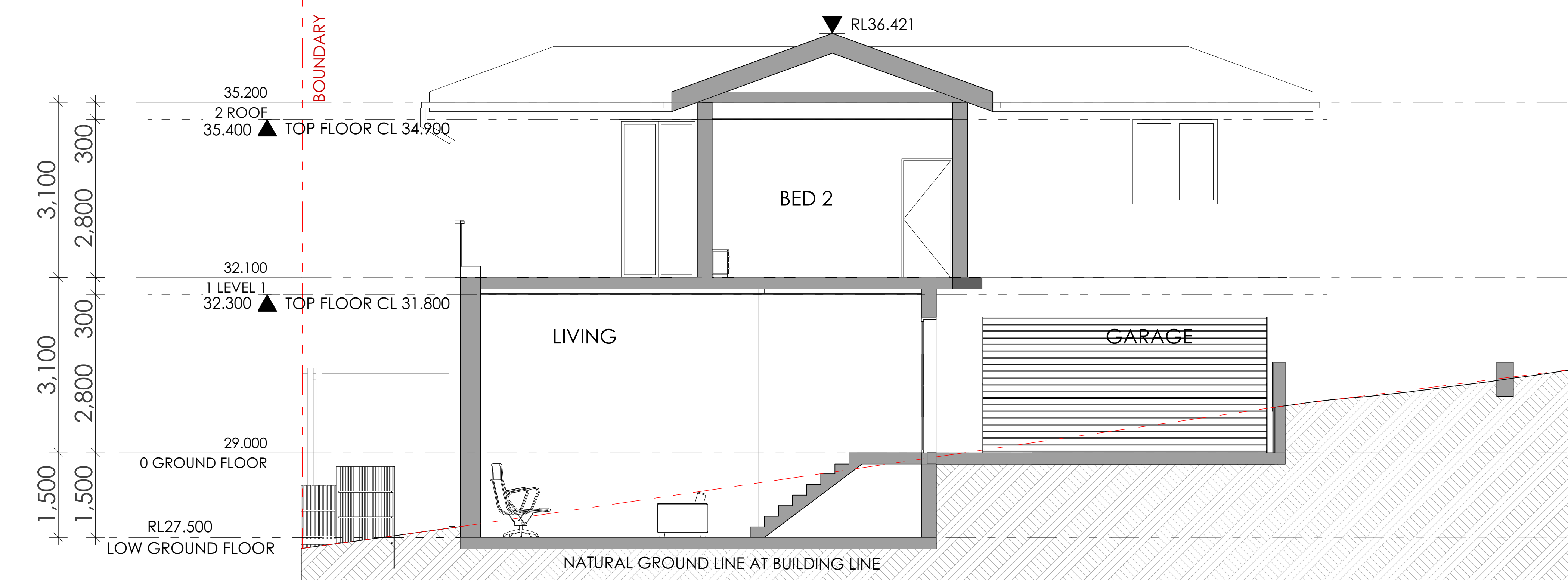


DRAWN DL, KC	CHECKED PI / KC
PROJECT No P563	SCALE 1:100@A1
B	DA
disc	stage
200	chg no.
B	revision





1 SECTION A
1:50



2 SECTION B
1:50



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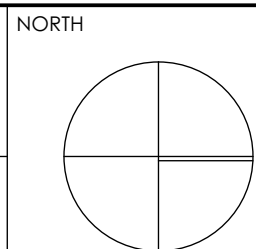
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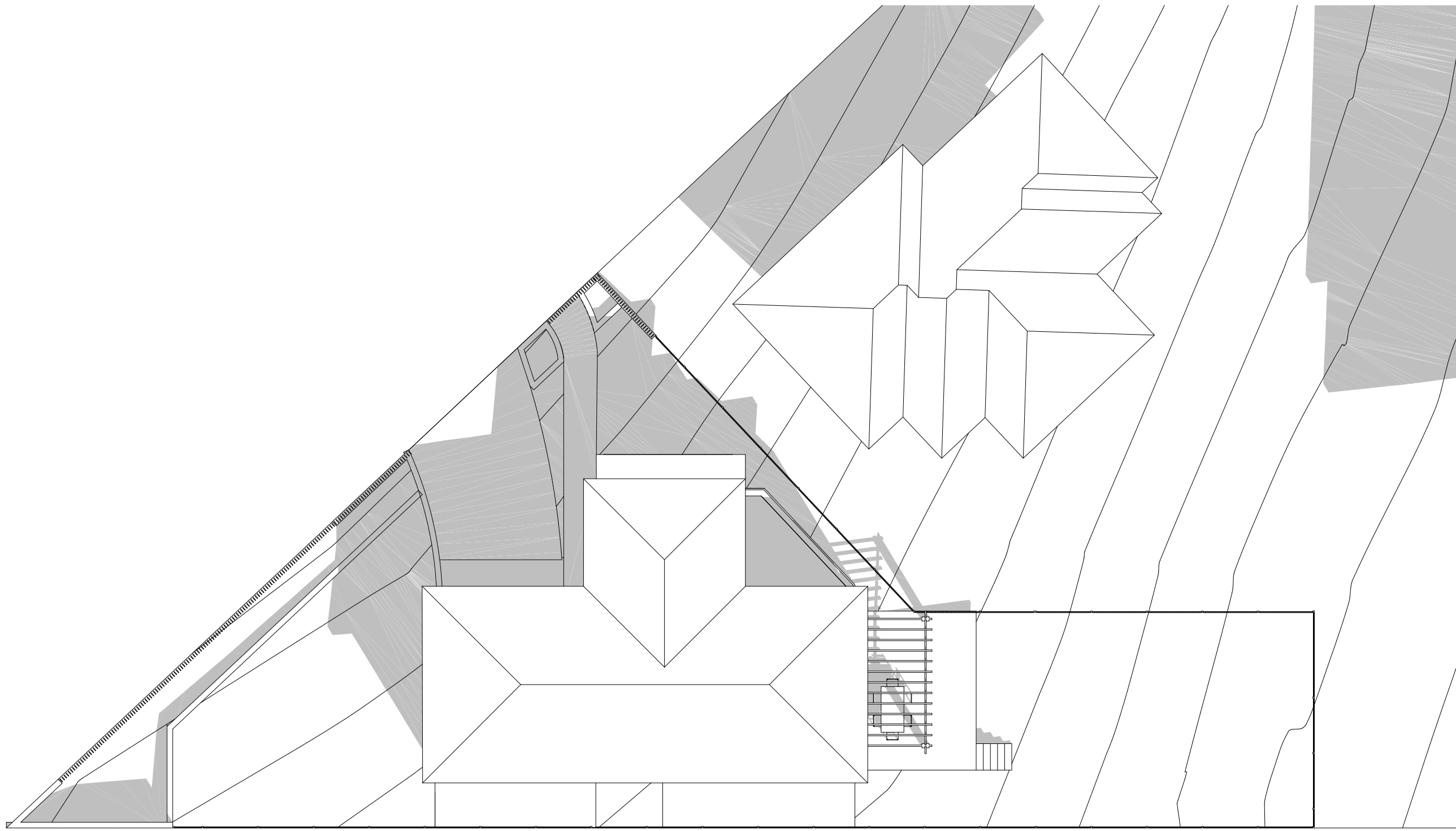
DEVELOPMENT APPLICATION
SURVEY ISSUE

CLIENT
SKYCORP AUSTRALIA

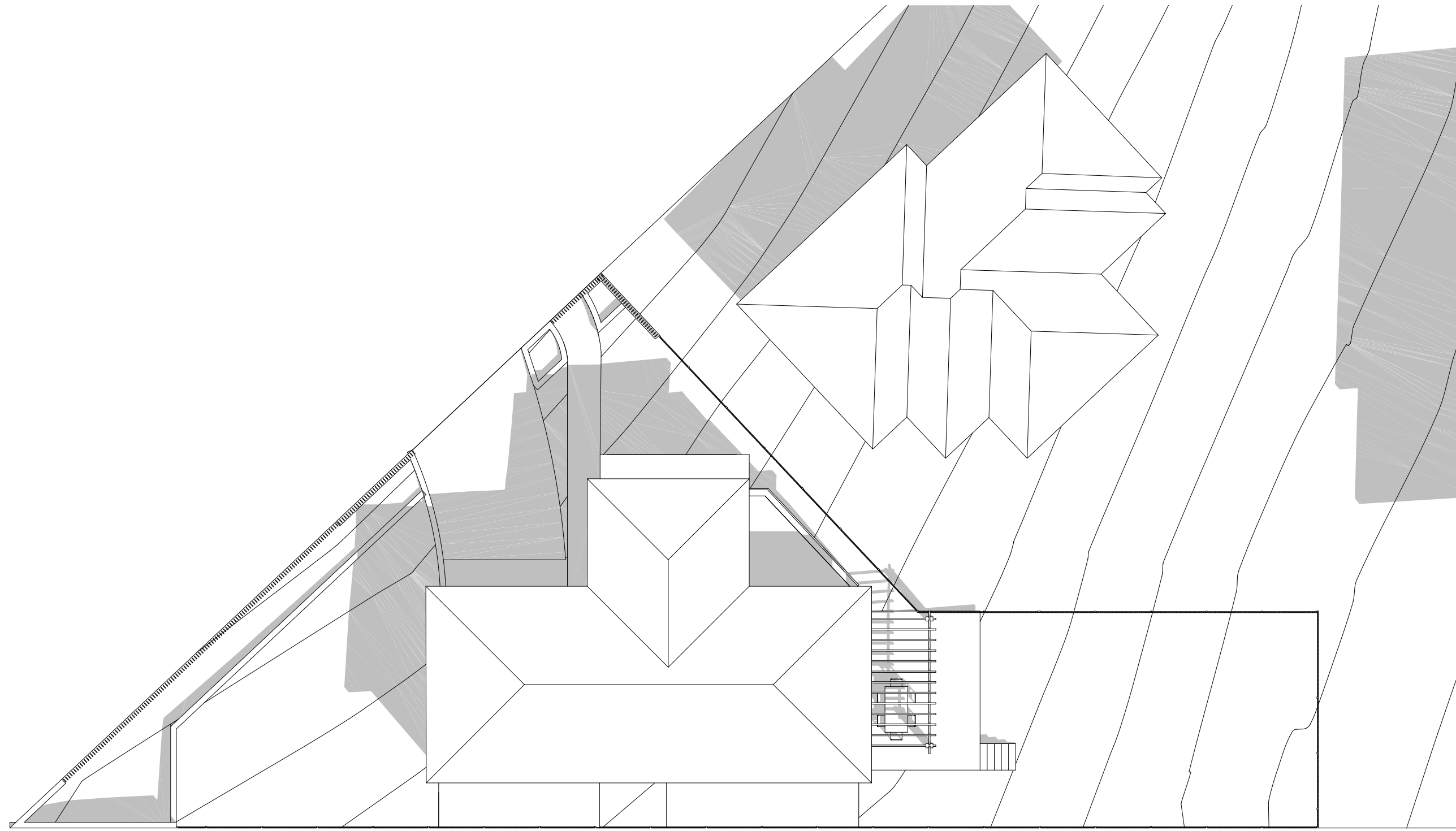
PROJECT
LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD
DRAWING
SECTION



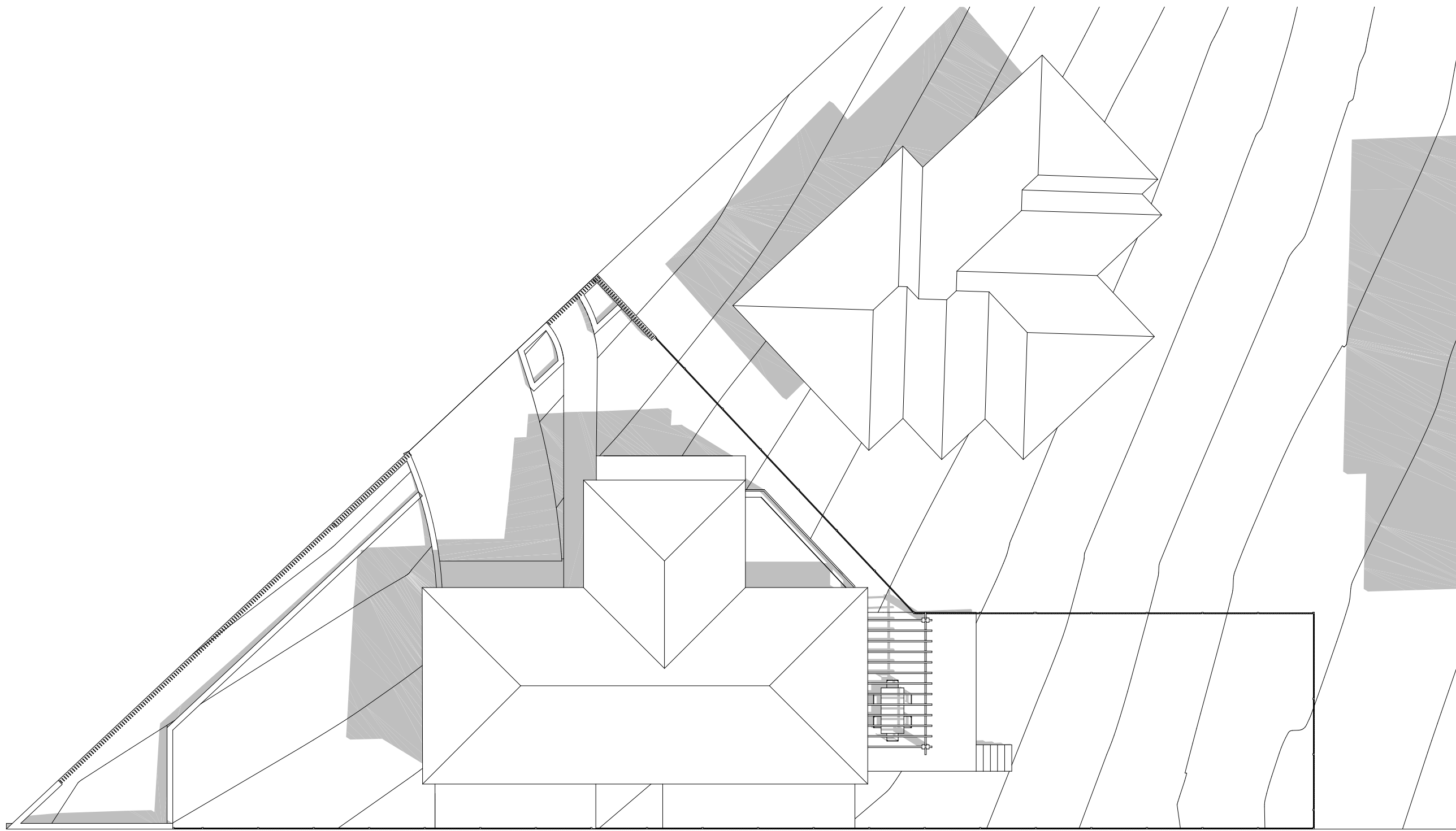
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PROJECT No P563	SCALE 1:100@A1
B	DA 300 B
disc	stage
dwg no.	revision



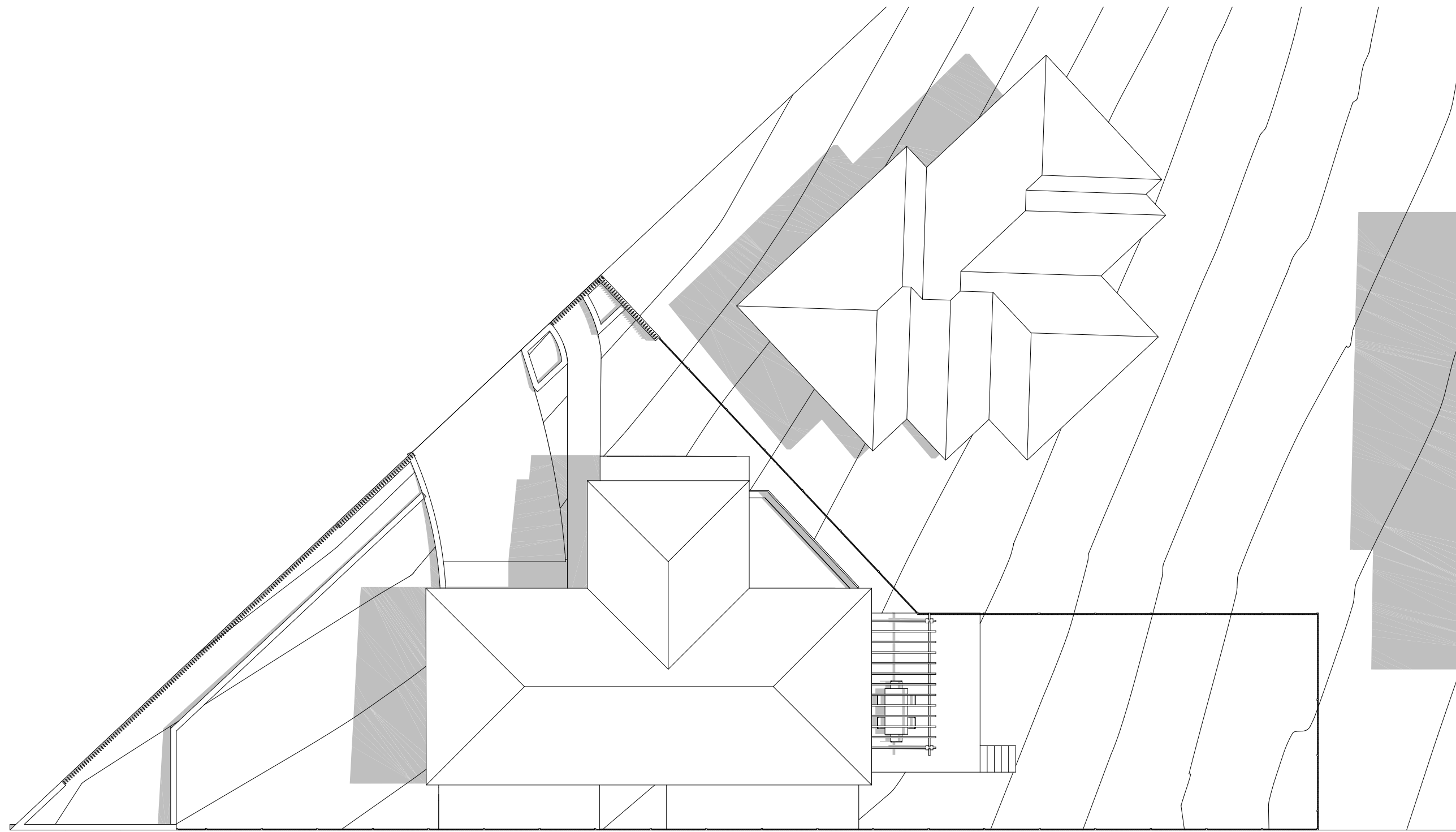
1 SHADOW DIAGRAM JUNE 21 9AM
1:150



2 SHADOW DIAGRAM JUNE 21 10AM
1:150



3 SHADOW DIAGRAM JUNE 21 11AM
1:150



4 SHADOW DIAGRAM JUNE 21 12PM
1:150

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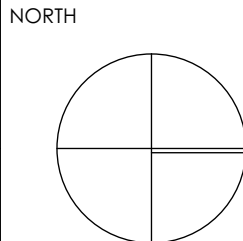
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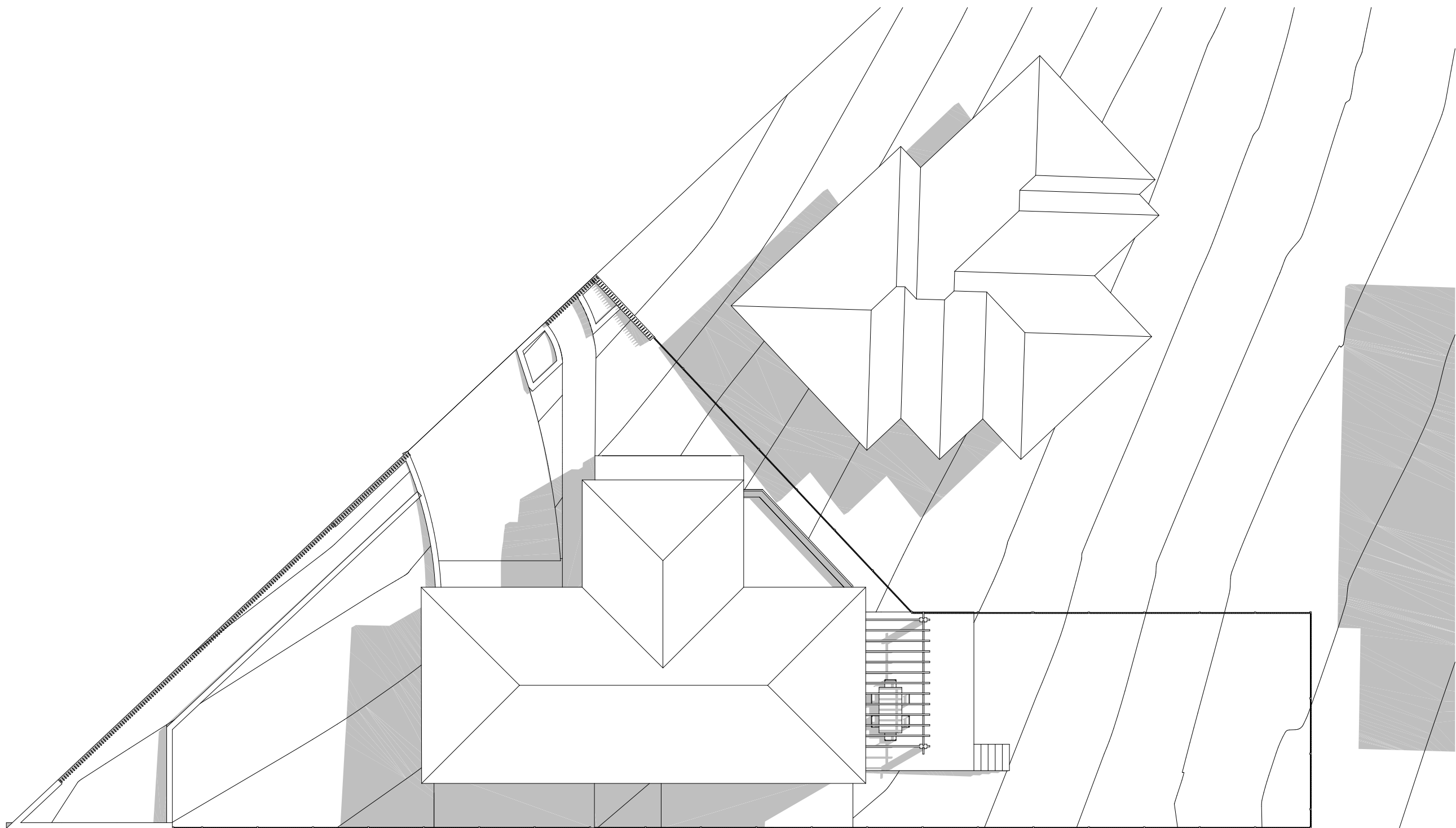
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SKYCORP AUSTRALIA

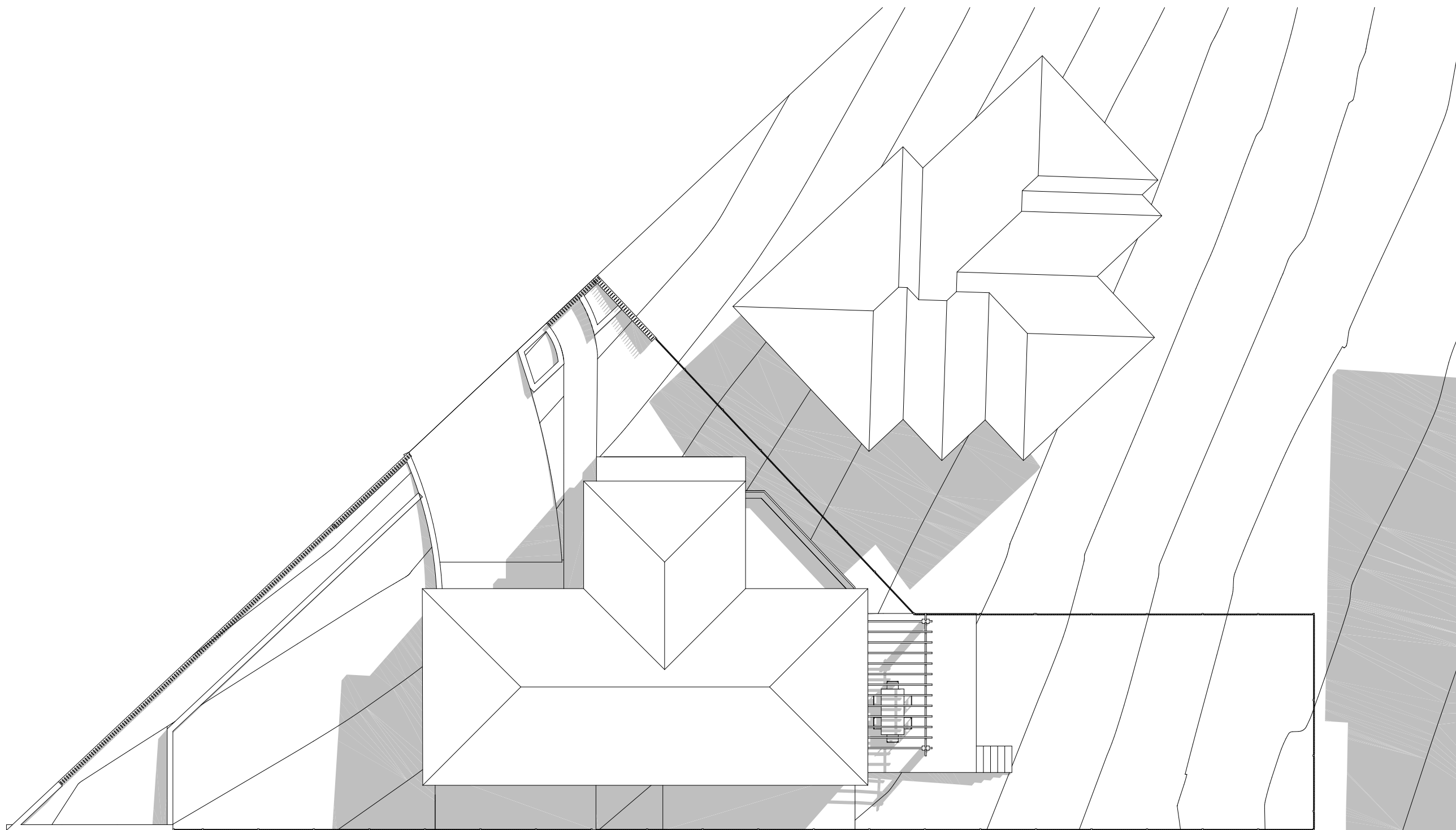
PROJECT
**LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD**
DRAWING
SHADOW DIAGRAM



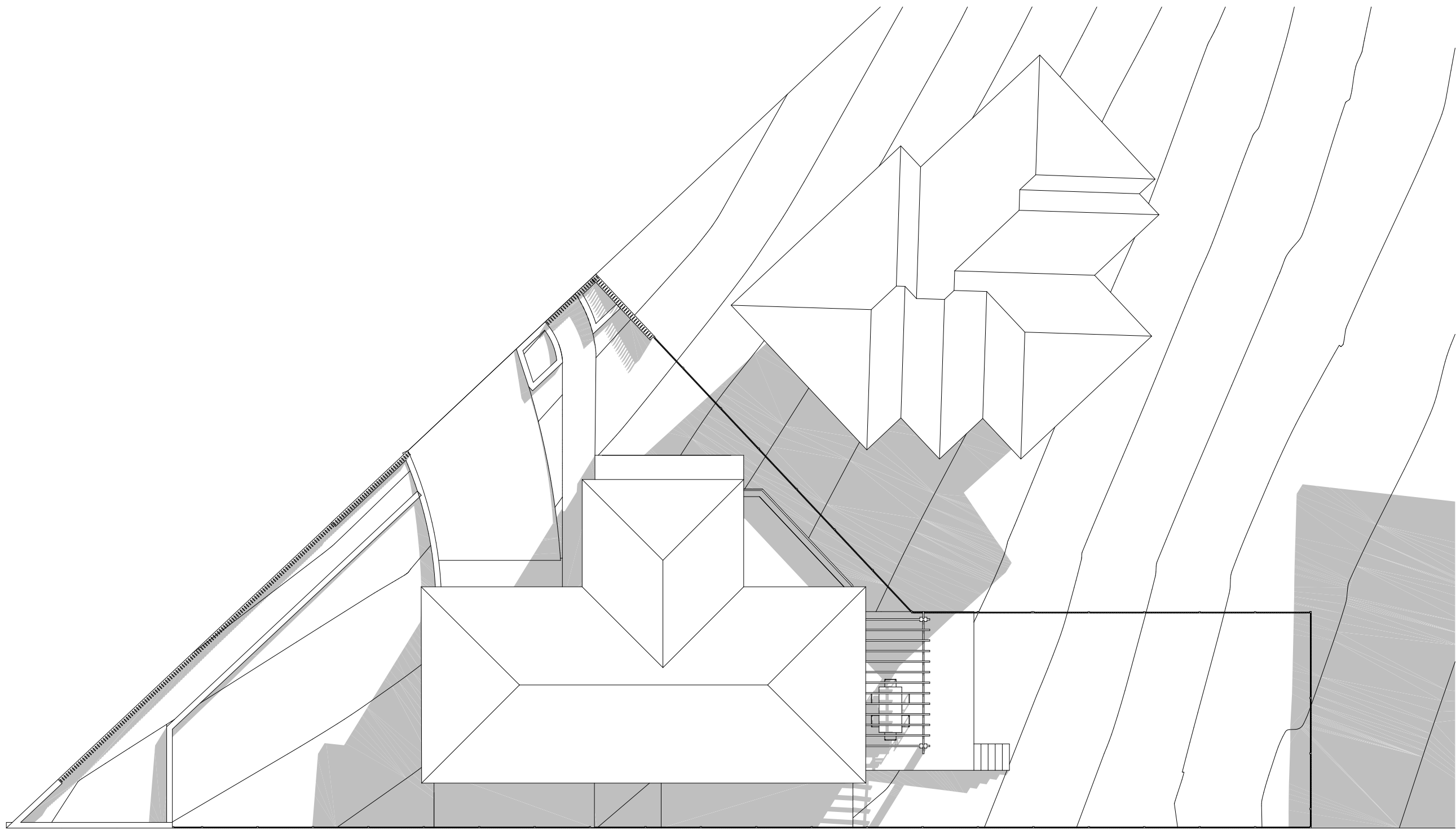
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PROJECT No P563	SCALE 1:100@A1
B	DA 500 B
disc	stage
dwg no.	revision



1 SHADOW DIAGRAM JUNE 1PM
1:150



2 SHADOW DIAGRAM JUNE 2PM
1:150



3 SHADOW DIAGRAM JUNE 3PM
1:150

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A
B

DEVELOPMENT APPLICATION
SURVEY ISSUE

DL KC/PI 08.11.21
DL GF/PI 11.11.21

CLIENT

SKYCORP AUSTRALIA

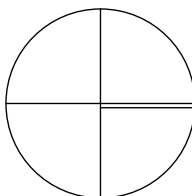
PROJECT

LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

SHADOW DIAGRAM

NORTH



DRAWN

DL, KC

PROJECT No
P563

B

DA

CHECKED

PI / KC

SCALE
1:100@A1

510

B

disc stage dwg no revision

PROJECT INFORMATION - DEVELOPMENT APPLICATION		
SITE AREA (LOT 02) 460m ²	m/m ²	COMPLIANCE
PERMISSABLE GFA	N/A	Y
PROPOSED GFA	167m ²	
LOT WIDTH AT FRONT BUILDING LINE	23.7m	Y
LANDSCAPE		
REQUIRED LANDSCAPING AREA (45% OF SITE AREA)	207m ²	Y
PROPOSED LANDSCAPING TOTAL AREA	212m ²	
PROPOSED COMPLIANT LANDSCAPE AREA	144m ²	
PROPOSED NON COMPLIANT LANDSCAPE AREA	68m ²	
PRIVATE OPEN SPACE		
REQUIRED PRIVATE OPEN SPACE	24m ²	Y
PROPOSED PRIVATE OPEN SPACE	24m ²	



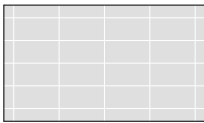
PROPOSED SITE AREA



PROPOSED GROSS FLOOR AREA



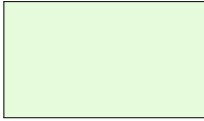
PROPOSED ARTICULATION ZONE



PROPOSED PRIVATE OPEN SPACE



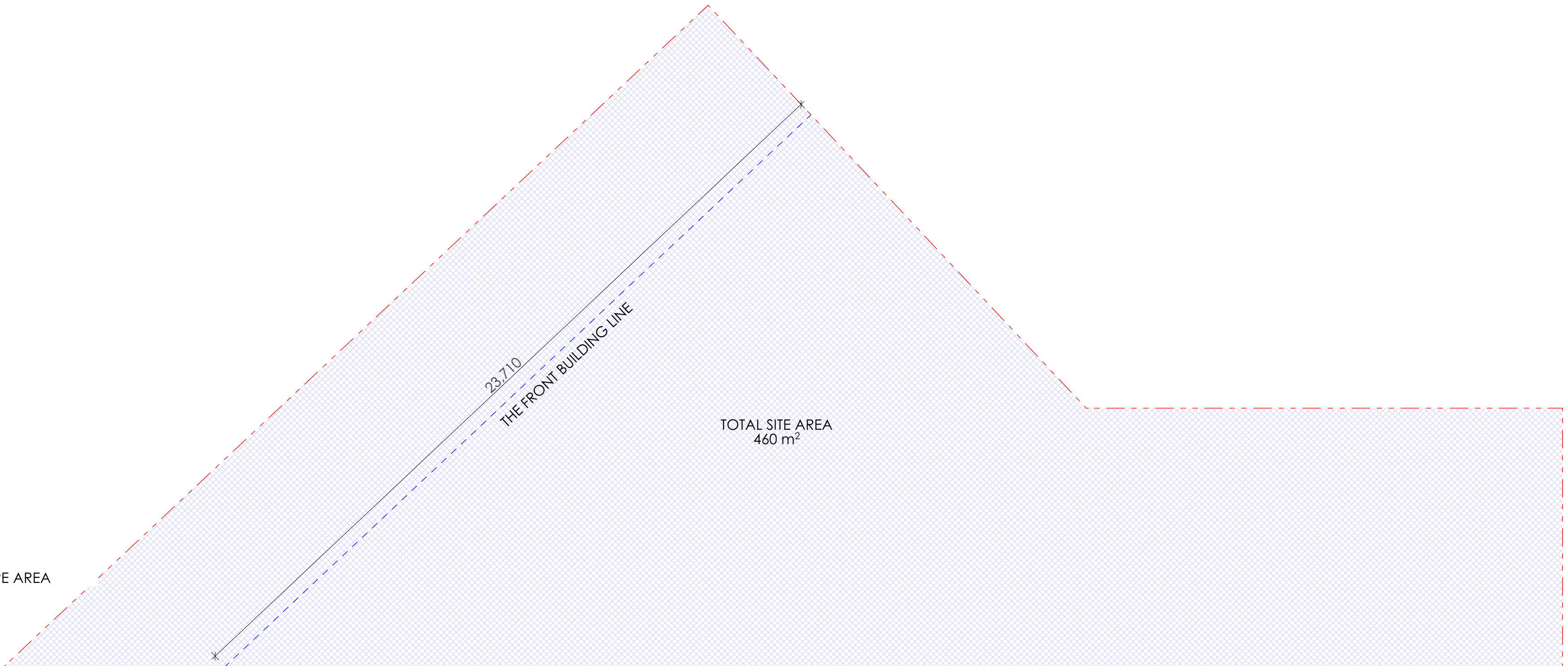
PROPOSED LANDSCAPE AREA



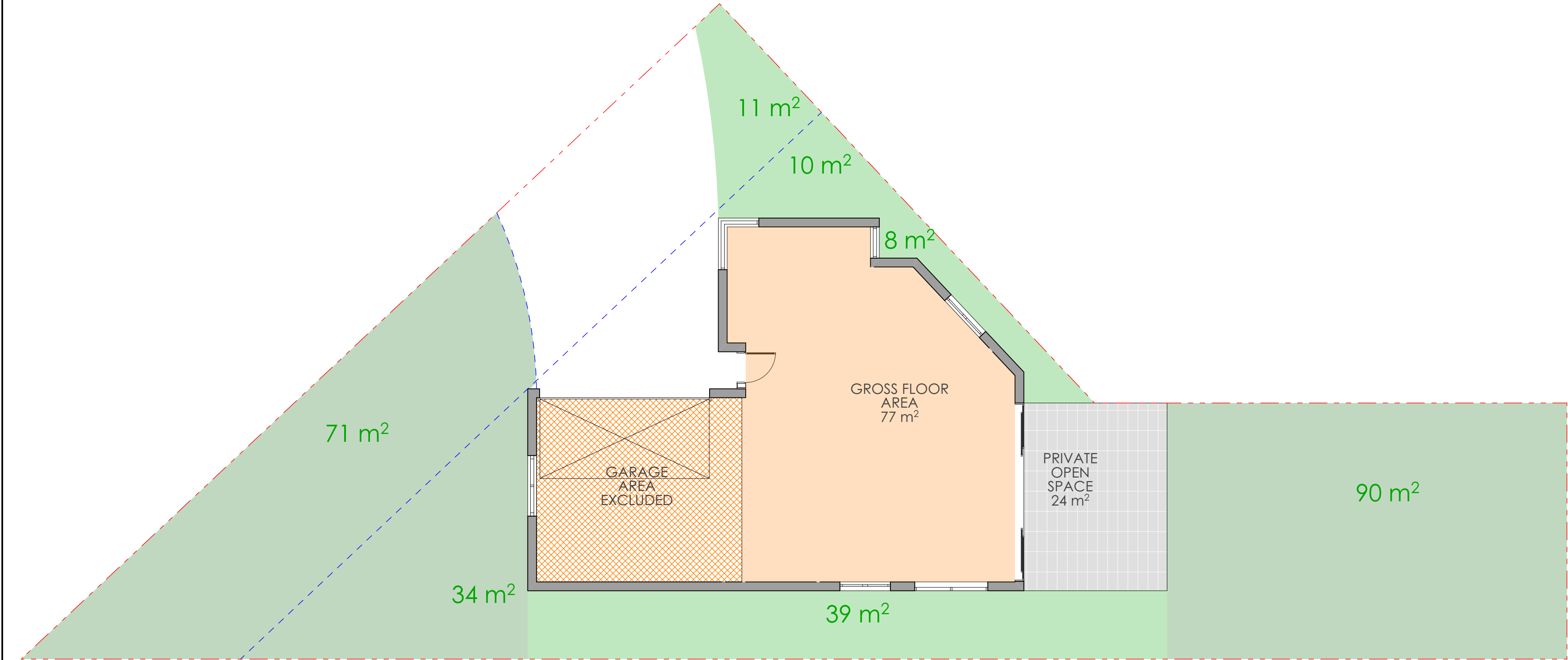
PROPOSED NON COMPLIANT LANDSCAPE AREA



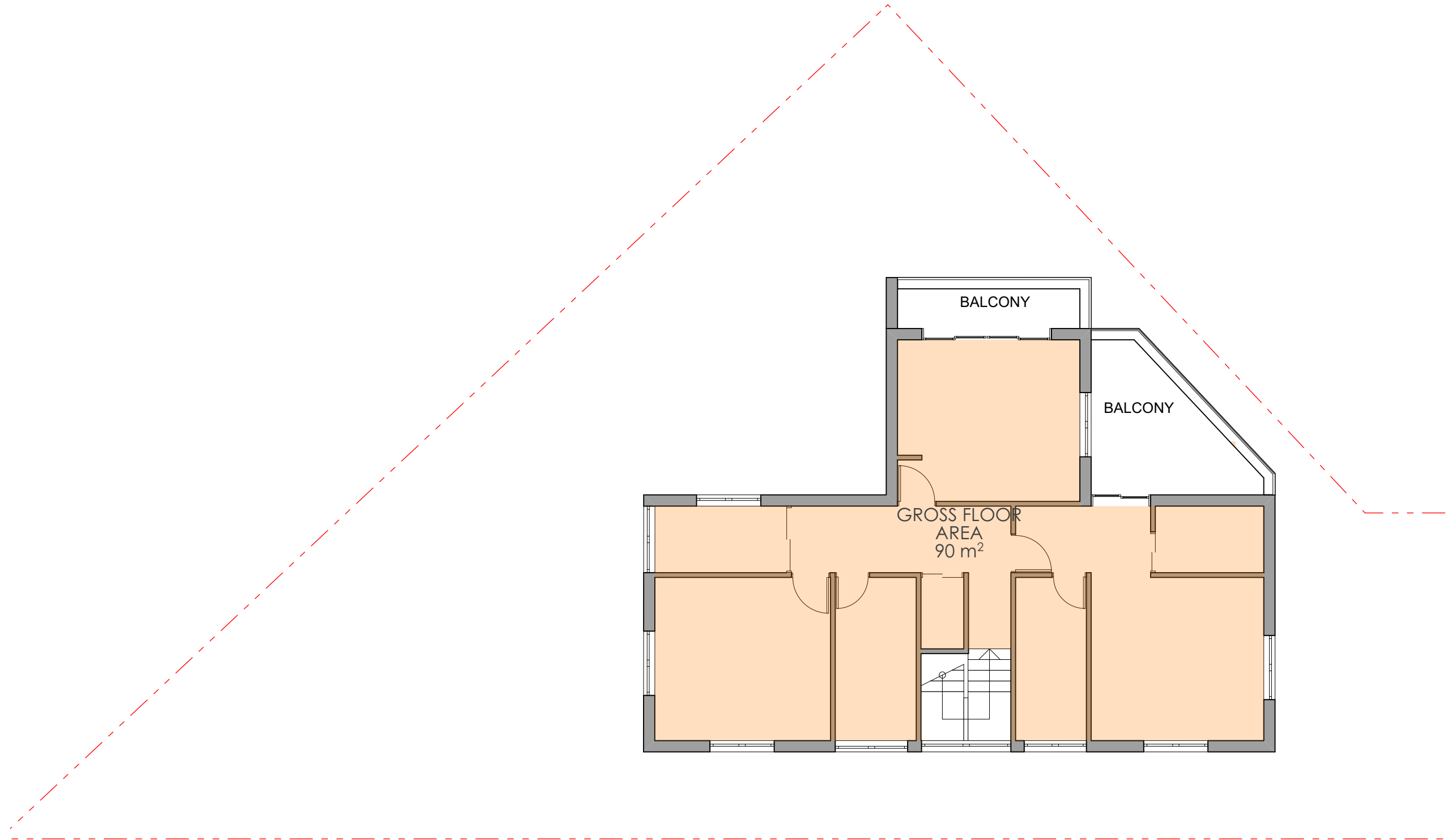
PROPOSED AREA EXCLUDED



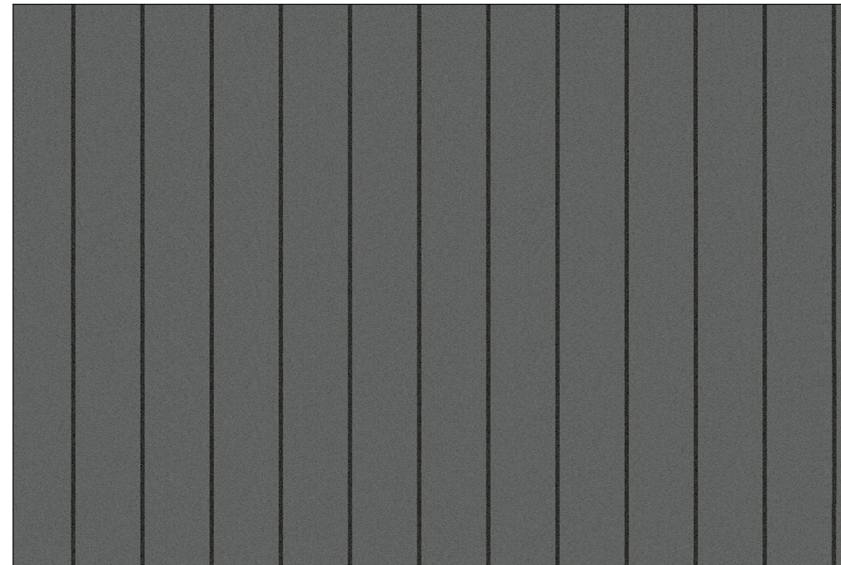
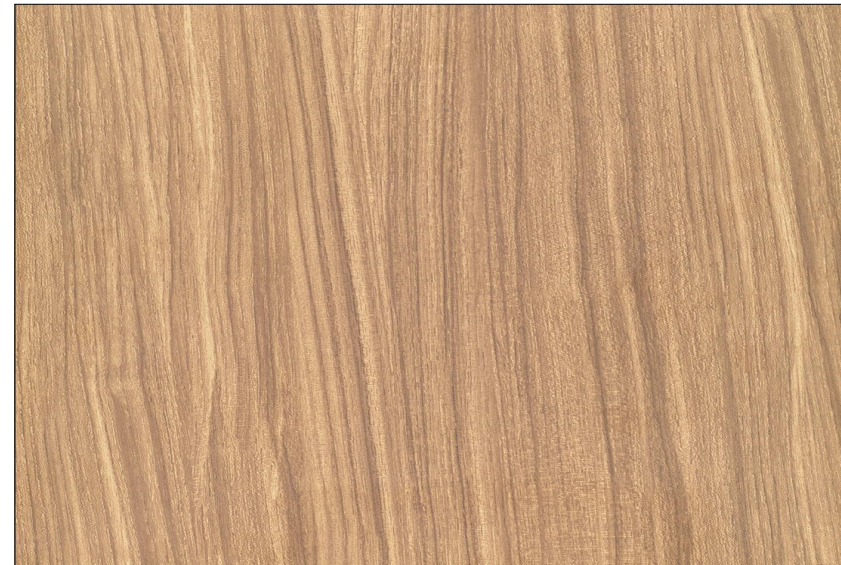
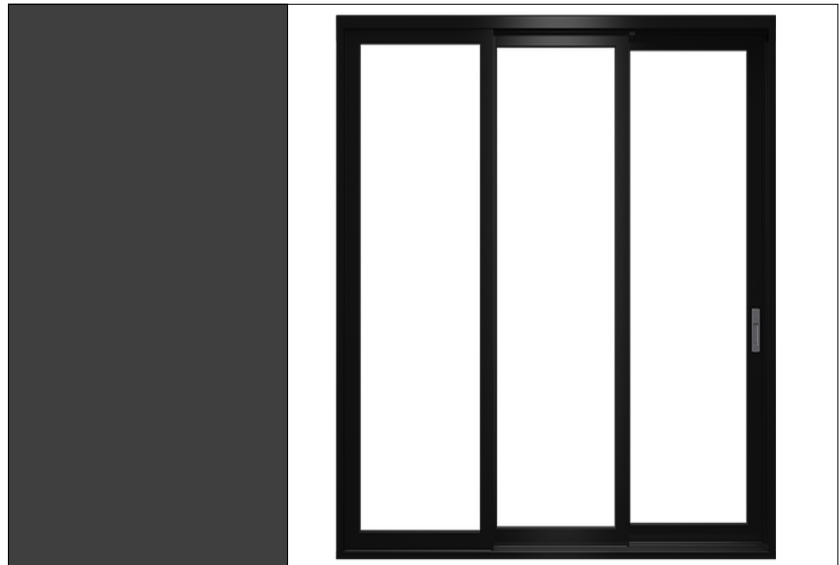
1 SITE AREA PLAN
1:100



2 GROUND FLOOR AREA PLAN
1:100



3 LEVEL 1 AREA PLAN
1:100



2. POWDER COATED ALUMINIUM FRAMED GLAZING

3. COLORBOND MONUMENT METAL ROOF

4. AUSTRAL BRICKS BRAHMAN GRANITE

5. 3mm ALUMINIUM CLADDING - TIMBER LOOK
SILVER WAITWE

6. JAMES HARDIE - STRIA 255mm

7. RENDER &PAINT - DULUX WAYWARD GREY

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DEVELOPMENT APPLICATION
SURVEY ISSUE

DL
DL

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CLIENT

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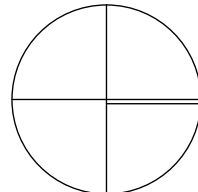
PROJECT

LOT02, 10 FERN CREEK ROAD,
WARRIEWOOD

DRAWING

EXTERNAL FINISH SCHEDULE

NORTH



DRAWN

DL, KC

PROJECT No

P563

SCALE

1:100, 1:500@A1

DISC

DA

700

B

stage

dwg no.

revision

CHECKED

PI / KC

NOTE: FOR OWNER/BUILDER/PLUMBER
REGULAR 2 MONTHLY MAINTENANCE IS REQUIRED
TO ALL PITS. OWNER/BUILDER/TENANT TO ENSURE
ALL PITS ARE CLEANED.

NOTE: BASIX REQUIREMENTS
ENSURE MINIMUM ROOF CATCHMENT
AREA DRAINS TO ABOVE GROUND
RAINWATER TANK. REFER BASIX
REPORT AND REQUIREMENTS

NOTE: BASIX REQUIREMENTS
MINIMUM RAINWATER TANK CAPACITY = 2000L
PROVIDED RAINWATER TANK CAPACITY = 3000L
MINIMUM COLLECTED ROOF RUNOFF = 100sqm
PROVIDED COLLECTED ROOF RUNOFF = 130sqm

PLEASE NOTE
AN IMPERMEABLE LINER SUCH AS BIDIM A44 GEO-FABRIC MUST BE
INSTALLED AT THE BASE
(AND UP THE EDGES) OF THE RAIN GARDEN TO STOP GROUND WATER
FILTERING INTO SURROUNDING SOIL
NOTING THE LANDSLIDE RISK EVIDENT PRIMARILY LINKED TO
GROUNDWATER.

WATER SENSITIVE URBAN DESIGN ELEMENTS FORM PART OF THIS PROJECT
- RAIN GARDEN AND RAINWATER REUSE TANK
- REUSE OF TANK IN ACCORDANCE WITH BASIX REQUIREMENTS OR AS PER
COUNCIL REQUIREMENTS

RAIN GARDEN:

PROVIDED RAIN GARDEN AREA: 1.21m²

LEGEND

RL 00.000	NEW REDUCED LEVEL
GFL. 00.00	GROUND FLOOR LEVEL
FFL. 00.00	FINISH FLOOR LEVEL
A,B,C,D, etc.	REFER TO PIPE SEHEDULE
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
● DP	DOWNPIPE
□ RWH	RAIN WATER HEAD
	PIT: SIZE AS MARKED
	SEALED PIT: SIZE AS MARKED
	W:200mm x D:200mm GRADED DRAIN
	GROUND FALL
	OVERLAND FLOW
	100mm UPVC CHARGED LINE
	DRAINAGE PIPE IN GROUND
	RAINWATER TANK OVERFLOW PIPE

PIPE SCHEDULE

TO ALL GUTTERS

TAG	PIPE Ø	MATERIAL	Min. GRADE
A	100	PVC	1%
B	100 OVERFLOW	PVC	1%
C	100 CHARGED	PVC	-
DP	100	PVC	-

NOTES

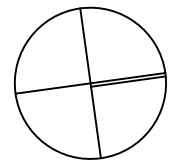
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
- PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. 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.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

DANGER

WHEN EXCAVATING WITHIN ANY
SITE, FOOTPATH AND ROADWAY,
ALL SERVICES SHALL BE LOCATED
PRIOR TO COMMENCEMENT OF
THE EXCAVATION WORKS.
CONTACT "DIAL BEFORE YOU DIG"
ON PHONE No. 1100 OR GO TO THE
WEB SITE
"www.dialbeforeyoudig.com.au"

DRAINAGE LAYOUT PLAN

SCALE : 1:100



NEW LEVEL

EXISTING LEVEL

NOTE SERVICES

APPROXIMATE LOCATIONS OF
EXISTING SERVICES SHOWN EXACT
LOCATIONS & DEPTHS TO BE
ACCURATELY LOCATED BY BUILDER
CONTRACTOR BY CONTACTING THE
RELEVANT AUTHORITIES BEFORE
COMMENCEMENT OF ANY WORKS

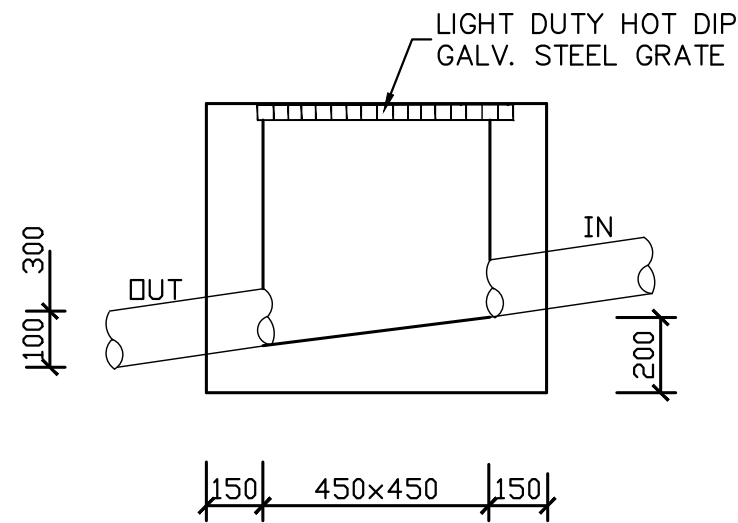
RAINWATER TANK NOTES:

RAINWATER TANK AND PIPE WORK IS TO
BE PAINTED IN COLOURS MATCHING THE
EXTERNAL FINISHES OF THE DWELLING AND
IS TO BE NON-REFLECTIVE FINISH.

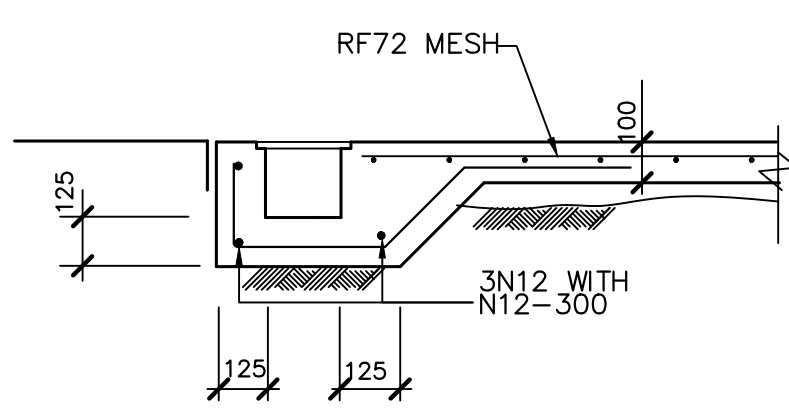
NOTE:

- TANK WATER IS NOT RECOMMENDED
FOR HUMAN CONSUMPTION.
- A SIGN STATING NOT FOR DRINKING
MUST BE AFFIXED TO THE TANK AND
OR TAP FIXTURE

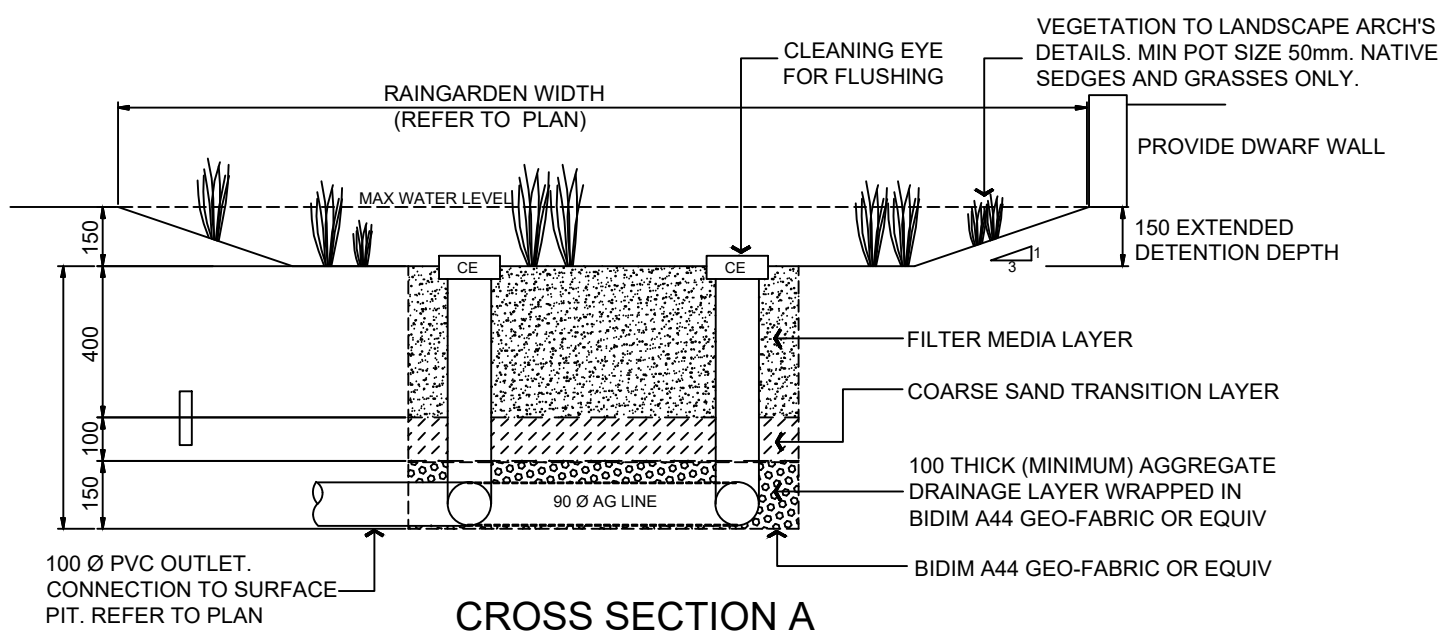
NOTE:
ANY PUMP INSTALLED
FOR THE RAINWATER
TANKS IS TO BE NO
LOUDER THAN 5dB(A)
ABOVE BACKGROUND
NOISE LEVELS



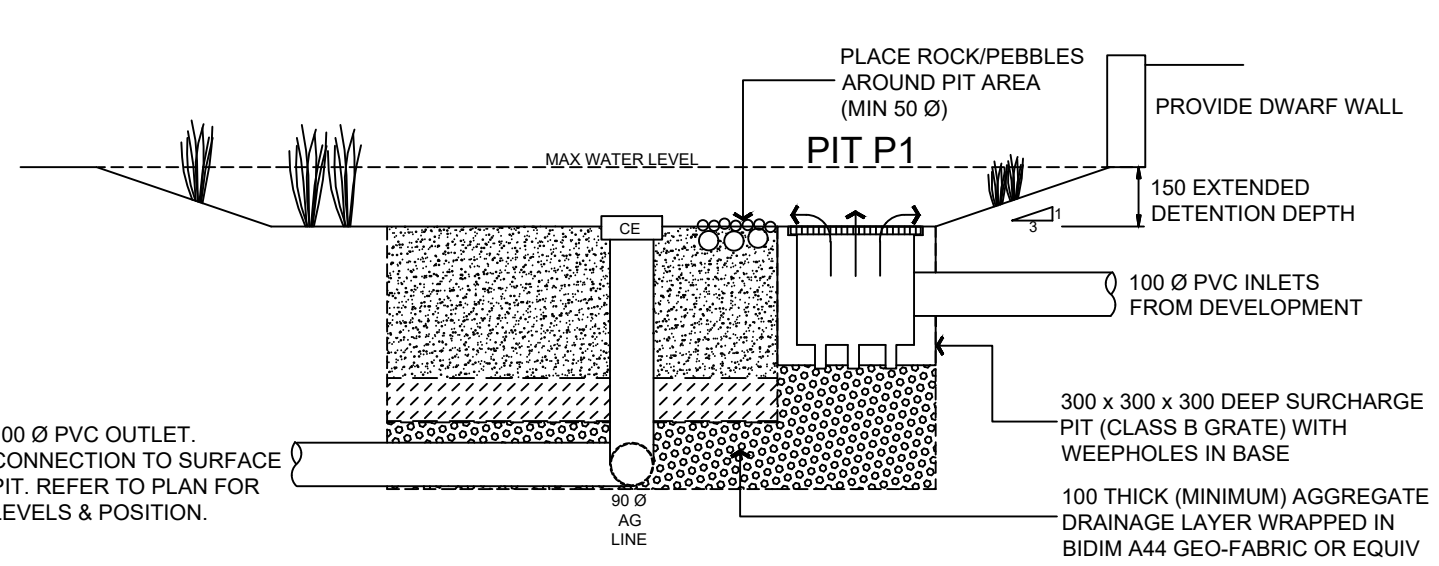
TYPICAL INTERNAL PIT



GRADED DRAIN



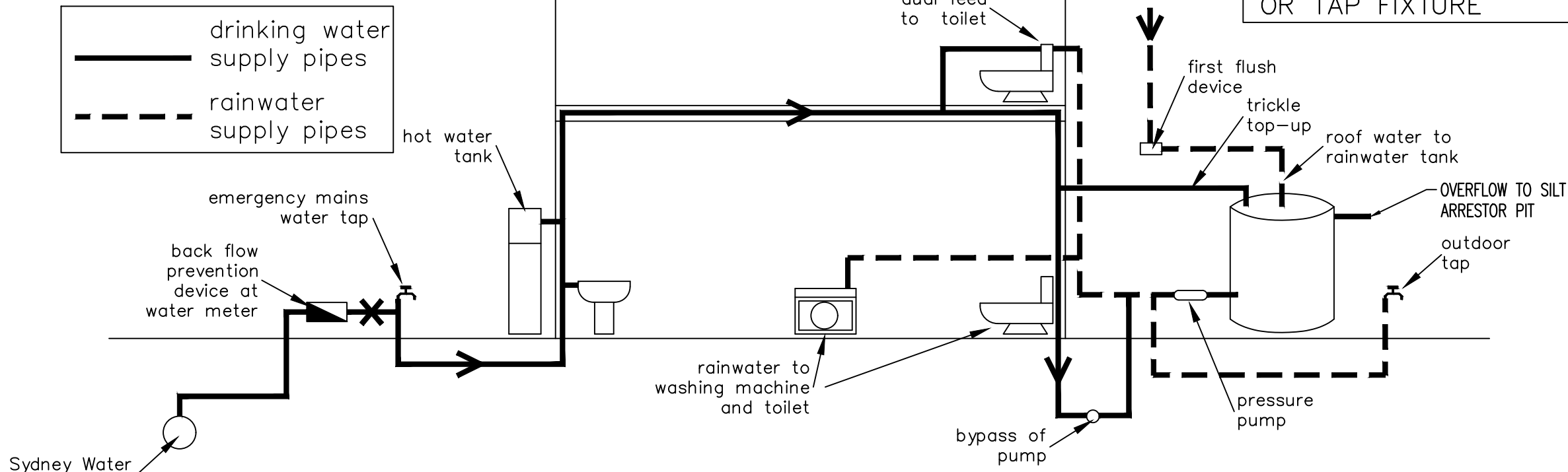
CROSS SECTION A



CROSS SECTION B

RAIN GARDEN DETAILS

RAINWATER TANK EXPLANATORY DIAGRAM (not to scale)



SUITE 303 / 29-31 LEXINGTON DRIVE
NORWEST BUSINESS PARK,
BELLA VISTA N.S.W. 2153
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BAULKHAM HILLS NSW 2153
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EMAIL. andrew@camconsulting.com.au

PROJECT
PROPOSED DEVELOPMENT
LOT 2, 10 FERN CREEK ROAD,
WORRIEWOOD, NSW
CLIENT
SKYCORP
ARCHITECT / PROJECT MANAGER
KAE CHAN

DRAWING TITLE
DRAINAGE LAYOUT PLAN

SCALES A1 - 1:100	DESIGNED A.C.	DRAFTED M.W.
DRAWING NO. C21187-SW01	APPROVED A.C.	REVISION B

