

17 THOMPSON STREET, SCOTLAND ISLAND NSW 2105
LOT 242 IN DEPOSITED PLAN 12749

PROPOSED NEW 2 STOREY DWELLING

DEVELOPMENT APPLICATION DOCUMENTATION

ARCHITECTURAL DRAWING LIST

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BASIX COMMITMENTS

Landscape - The applicant must plant indigenous or low water use species of vegetation throughout 71sqm of the site.

Alternate Water - The applicant must install a rainwater tank of at least 45000L.

Floor, Walls + Ceilings - The applicant must construct floor, walls and ceilings as specified in the BASIX certificate

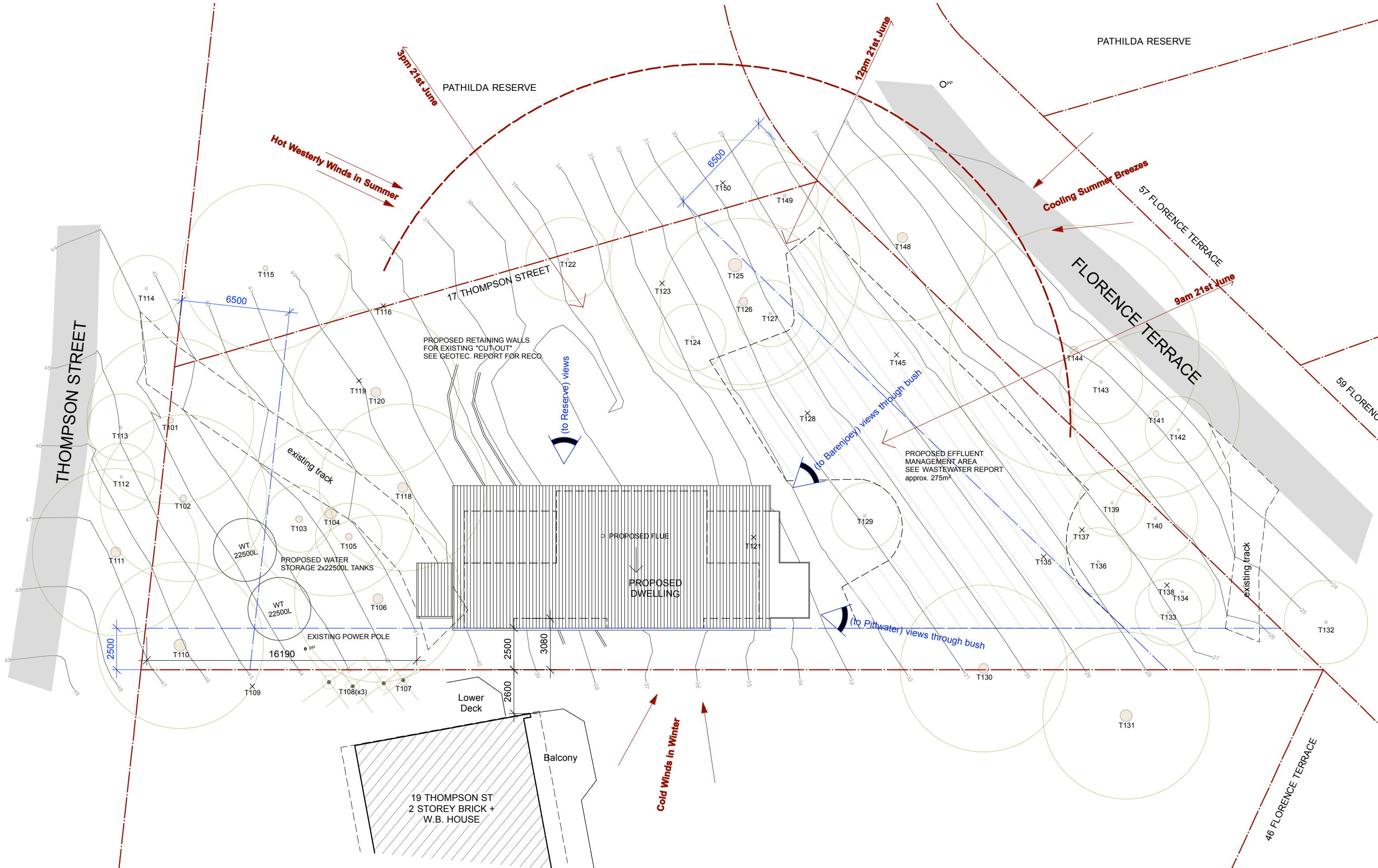
Windows, Glazed Doors + Skylights - All glazing shall be installed in accordance with the specifications listed in the table within the BASIX certificate. The dwelling may have 1 skylight (<0.7sqm) not listed. The glass and frame type as well as overshadowing as specified in said table.

Hot Water - The applicant must install the following hot water system or a system with a higher energy rating then an electric heat pump with a performance of 26-30 STCs or better.

Natural Lighting - The applicant must install a window and/or skylight in the kitchen as well as within 2 bathrooms for natural lighting.



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	DA	05.02.22	Issue for DA	17 THOMPSON ST SCOTLAND ISLAND 2105	COVER PAGE	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	N/S				
	DA.1	27.05.22	Drawing list updated				DRAWN BY:	JMc				
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	DA 05.02.22 Issue for DA	FOR DA	17 THOMPSON ST SCOTLAND ISLAND 2105	SITE ANALYSIS PLAN (ROOF PLAN)	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:200 @ A3		DWG NO:	
	DA.1 03.05.22 Remove Studio. w-water size					DRAWN BY:	JMc		02	
						THIS ISSUE:	03.05.22			REVISION:
						FIRST ISSUE:	05.02.22			DA.1
		NOT FOR CONSTRUCTION	CLIENT							
			MADDY							



LEGEND + PLANTING ZONES

- EXISTING TREE TO BE RETAINED
- EXISTING TREE PROPOSED TO BE REMOVED
Refer to Arborist Report
- PROPOSED RETAINING WALL TO 'CUT-OUT'
Refer to Geotec Report
- PROPOSED WATER TANK
- EXISTING TRACK
- STOCKPILE + SITE SHED
- CONSTRUCTION ACCESS POINT (GROUND PROTECTION)
- TREE PROTECTION FENCING & SITE ENCLOSURE
- SEDIMENT CONTROL BARRIER
- TRUNK PROTECTION (T102, T104, T106, T118)

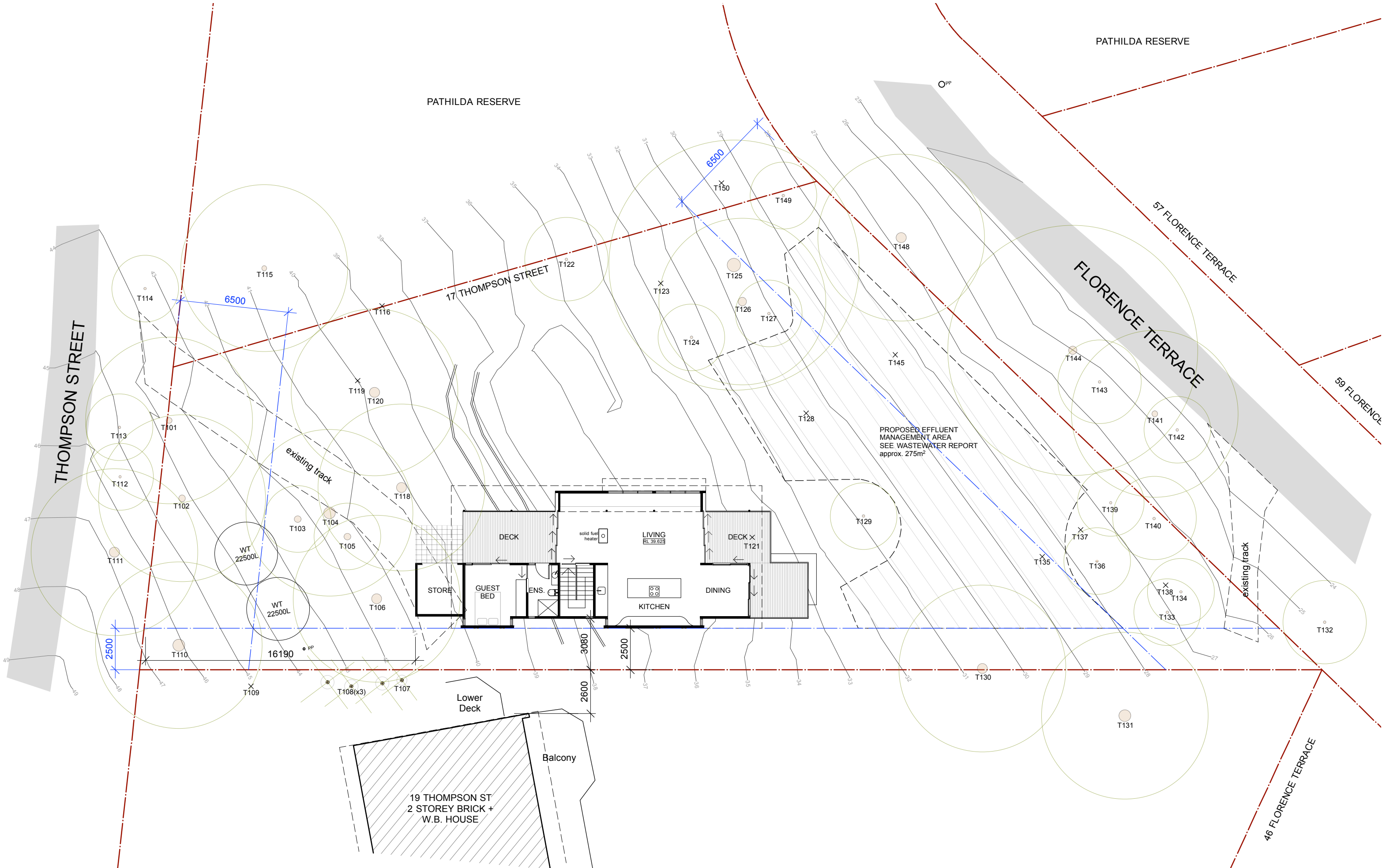
NOTES

CONCEPT PLAN ONLY - FINAL DETAILS OF CONSTRUCTION MANAGEMENT IS TO BE DCONFIRMED IN DETAIL BY APPOINTED BUILDER AT CONSTRUCTION CERTIFICATE STAGE.

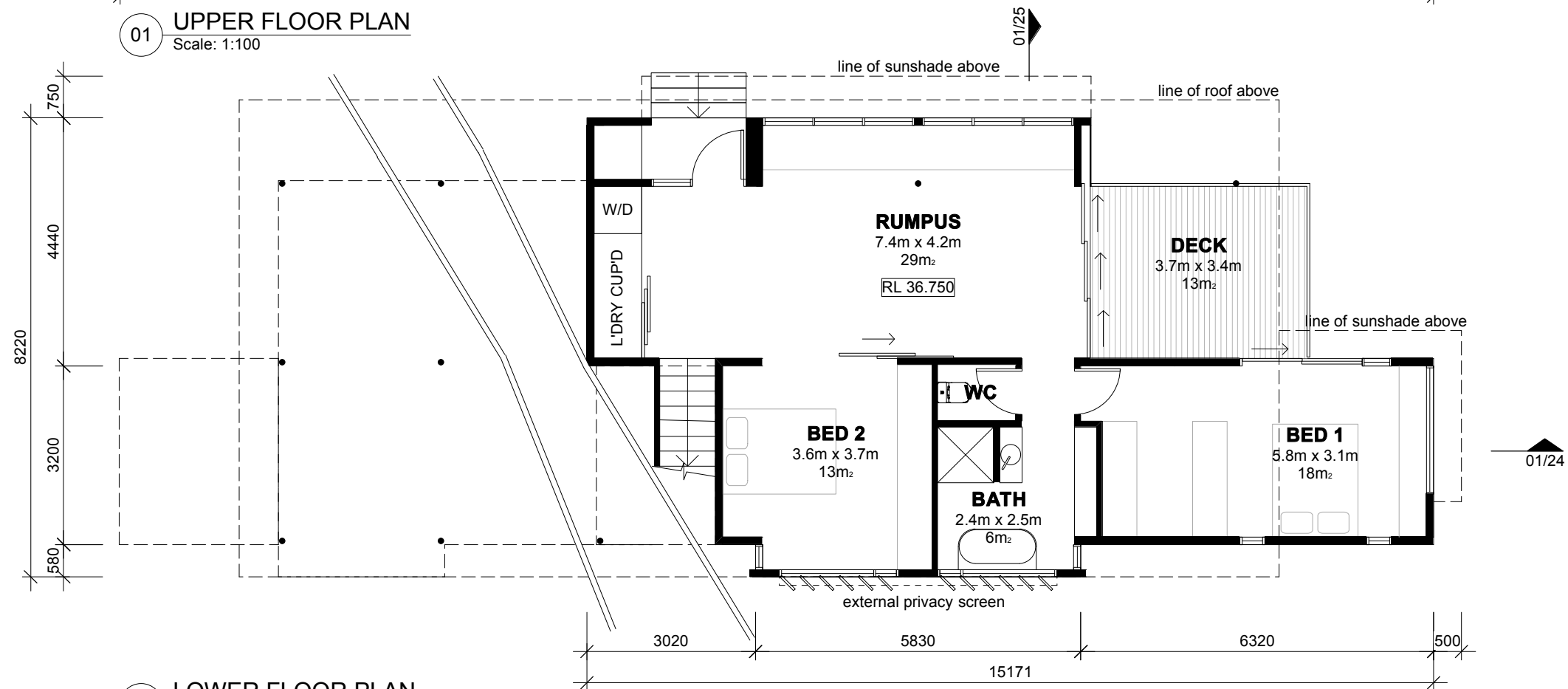
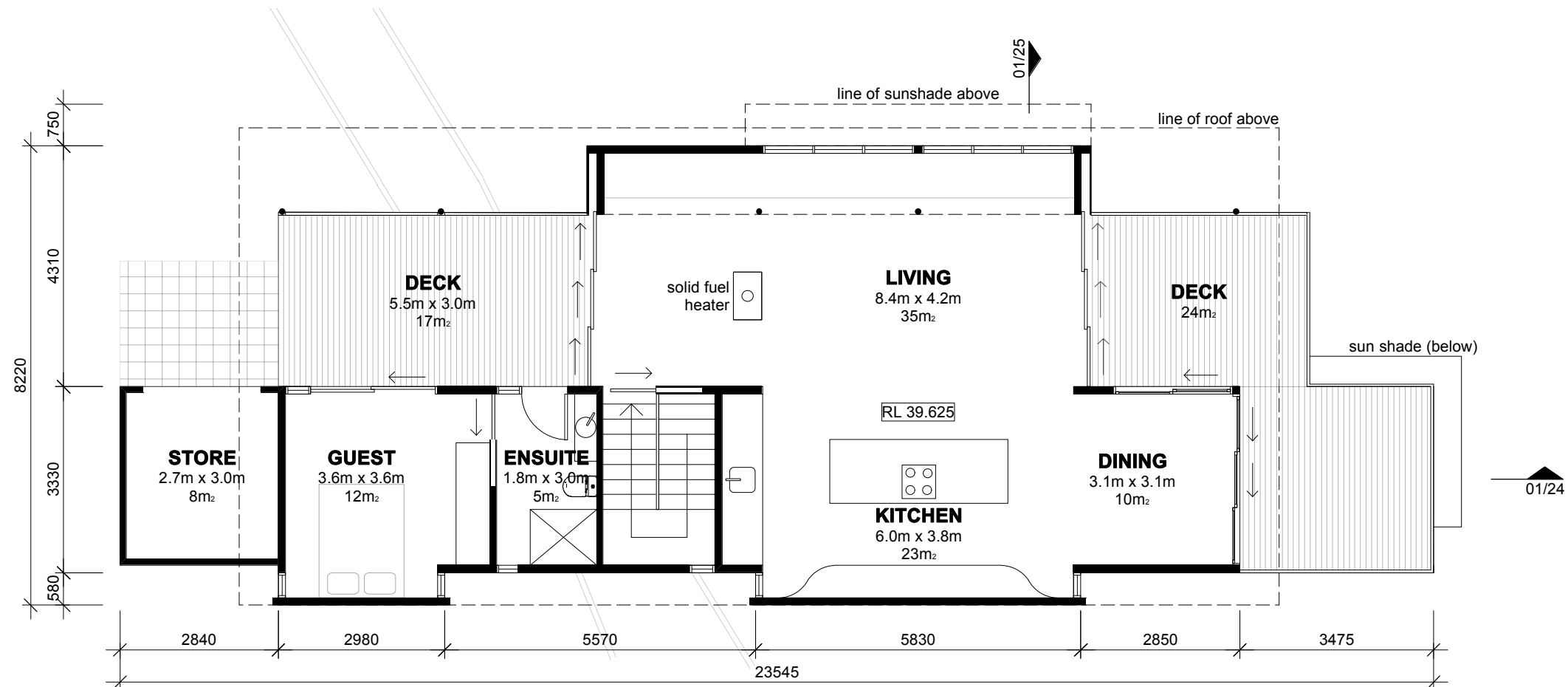
REFER TO ARBORIST REPORT BY ARBORSAW FOR DETAILS OF ALL TREE PROTECTION MEASURES.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH CURRENT SEDIMENT CONTROL MEASURES. THIS INCLUDES REGULAR CHECKS, PARTICULARLY AFTER STORM EVENTS. THE FUNCTION OF THESE MEASURES ARE TO BE SET IN PLACE PRIOR TO ANY COMMENCEMENT OF WORKS AND MAINTAINED FOR THE DURATION.

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	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST	CONSTRUCTION MANAGEMENT PLAN	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG			
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	DA 05.02.22 Issue for DA				17 THOMPSON ST SCOTLAND ISLAND 2105		UPPER FLOOR PLAN		Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG			
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	DA 05.02.22 Issue for DA DA.1 26.05.22 Remove Studio			17 THOMPSON ST SCOTLAND ISLAND 2105	FLOOR PLANS	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:100 @ A3	
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LEGEND

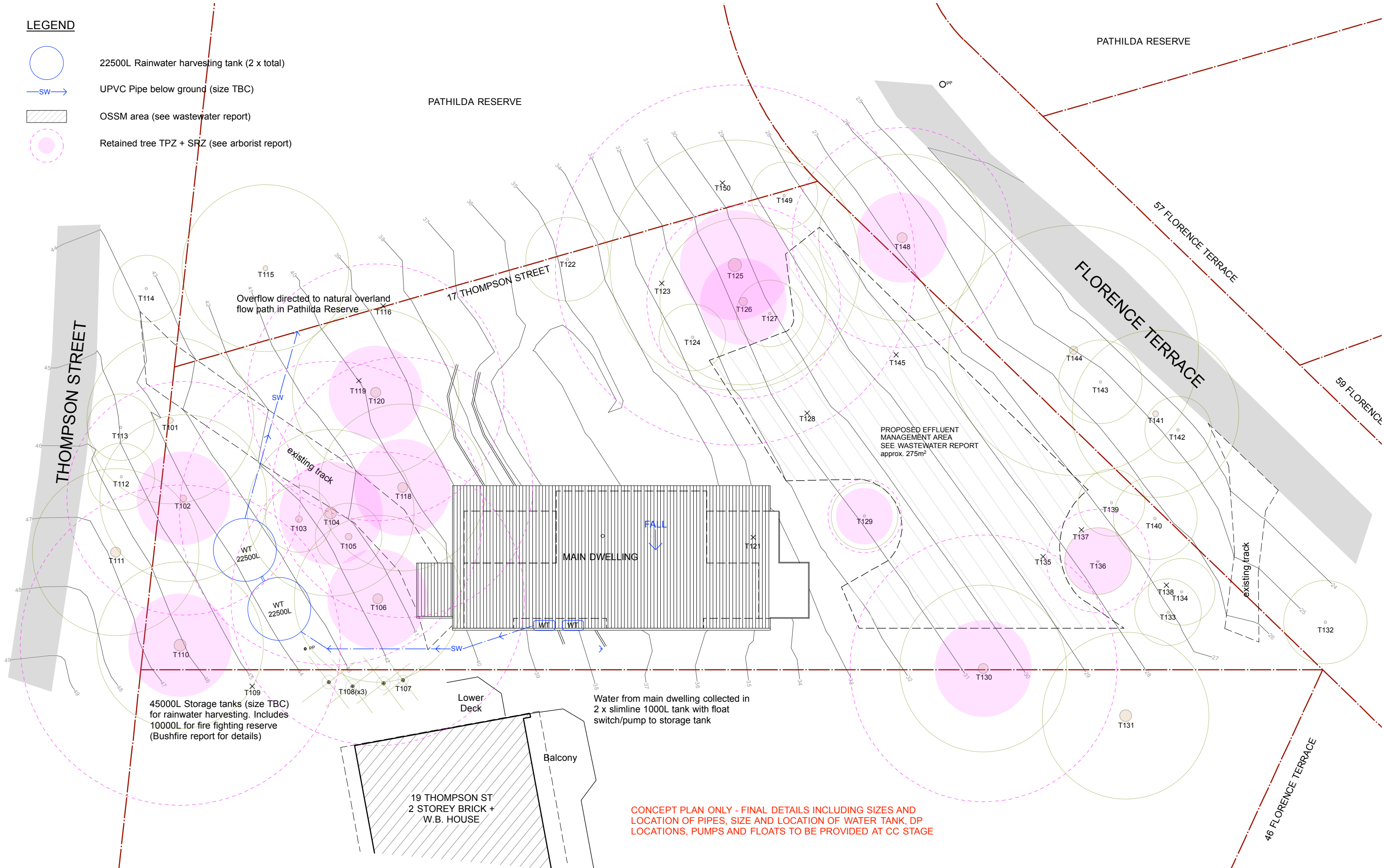
- 

22500L Rainwater harvesting tank (2 x total)
- 

UPVC Pipe below ground (size TBC)
- 

OSSM area (see wastewater report)
- 

Retained tree TPZ + SRZ (see arborist report)



CONCEPT PLAN ONLY - FINAL DETAILS INCLUDING SIZES AND LOCATION OF PIPES, SIZE AND LOCATION OF WATER TANK, DP LOCATIONS, PUMPS AND FLOATS TO BE PROVIDED AT CC STAGE

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STORMWATER PLAN
CONCEPT

CONTRACTORS NOTE

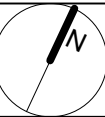
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15

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LEGEND + PLANTING ZONES



EXISTING TREE TO BE RETAINED



EXISTING TREE PROPOSED TO BE REMOVED
Refer to Arborist Report



PROPOSED RETAINING WALL TO 'CUT-OUT'
Refer to Geotec Report



PROPOSED WATER TANK



EXISTING TRACK



GRAVEL MULCH (or similar)



GROUND COVERS



SHRUBS AND TALL GRASSES



EFFLUENT MANAGEMENT AREA
MOISTURE TOLERANT PLANTS



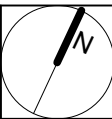
EXISTING GRASSED TRACK
AREA TO BE RETAINED

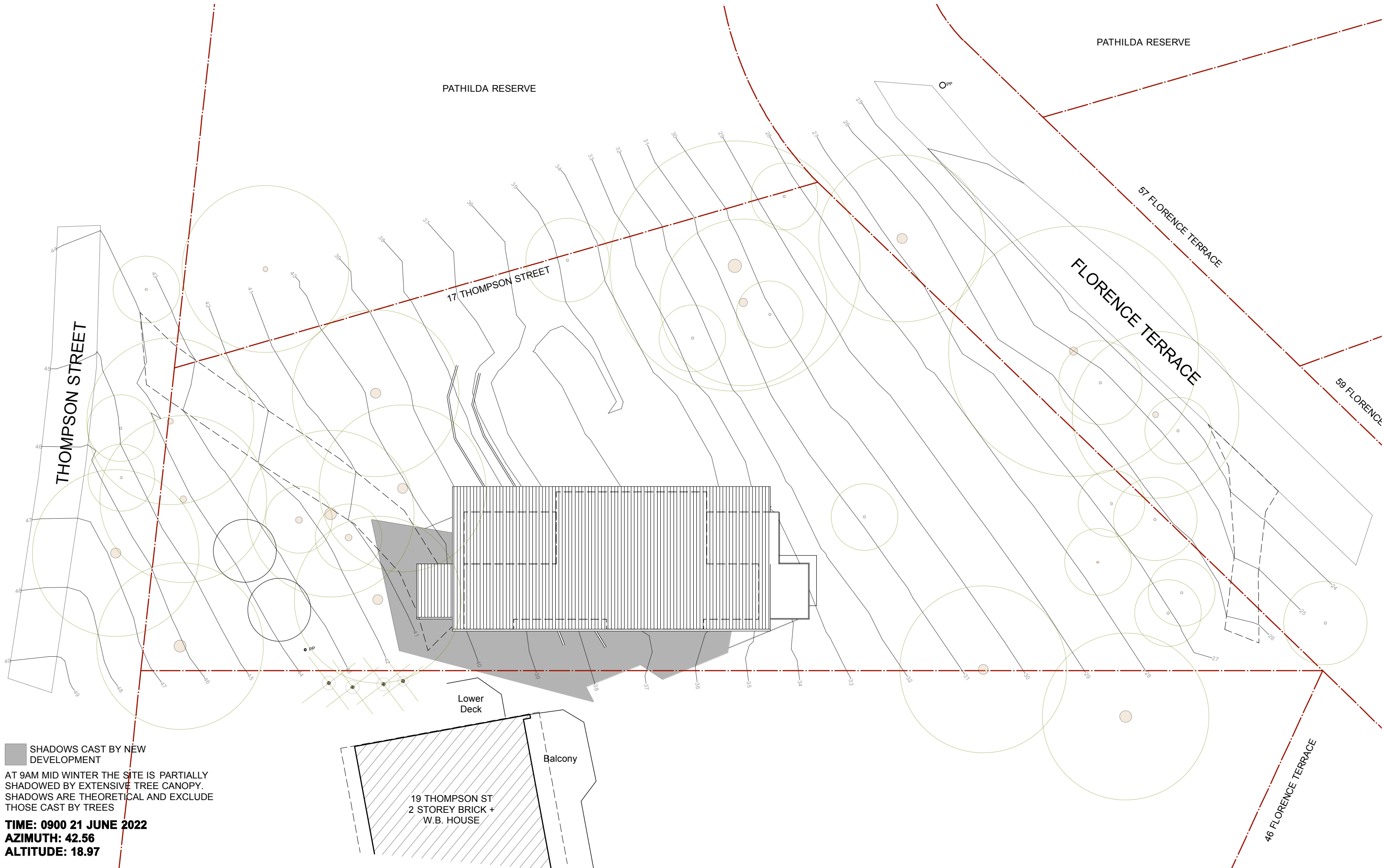
NATIVE PLANTING LIST

Plant	Pot Size	Mature Height
GROUND COVERS		
<i>Themeda australis</i> - kangaroo grass	140mm tube	0.9 - 1.2m
<i>Dianella caerulea</i> - blue flax lily	tube	0.45 - 0.5m
<i>Adiantum aethiopicum</i> - common maidenhair	tube	0.3 - 0.45m
<i>Cissus antarctica</i> - kangaroo vine	tube	0.1 - 0.3m
<i>Lobelia alata</i> - lobelia	tube	0.25 - 0.3m
<i>Lomandra filiformis</i> - mat rush	tube	0.25 - 0.5m
<i>Dichondra repens</i> - kidney weed	tube	0.0 - 0.3m
SHRUBS AND TALL GRASSES		
<i>Lomandra multiflora</i> - multi-flowered mat rush	140mm	0.4 - 0.75m
<i>Lomandra longifolia</i> - spiny-headed mat rush	140mm	0.75 - 0.9m
<i>Xanthorrhoea macronema</i> - grass-tree	140mm	1.5 - 2m
<i>Themeda australis</i> - kangaroo grass	140mm	0.9 - 1.2m
EFFLUENT MANAGEMENT AREA		
<i>Lomandra longifolia</i> - spiny-headed mat rush	140mm	0.75 - 0.9m
<i>Isolepis nodosa</i> - knobby club rush	140mm	0.6 - 0.75m
<i>Gleichenia dicarpa</i> - coral fern	140mm	0.6 - 1.5m

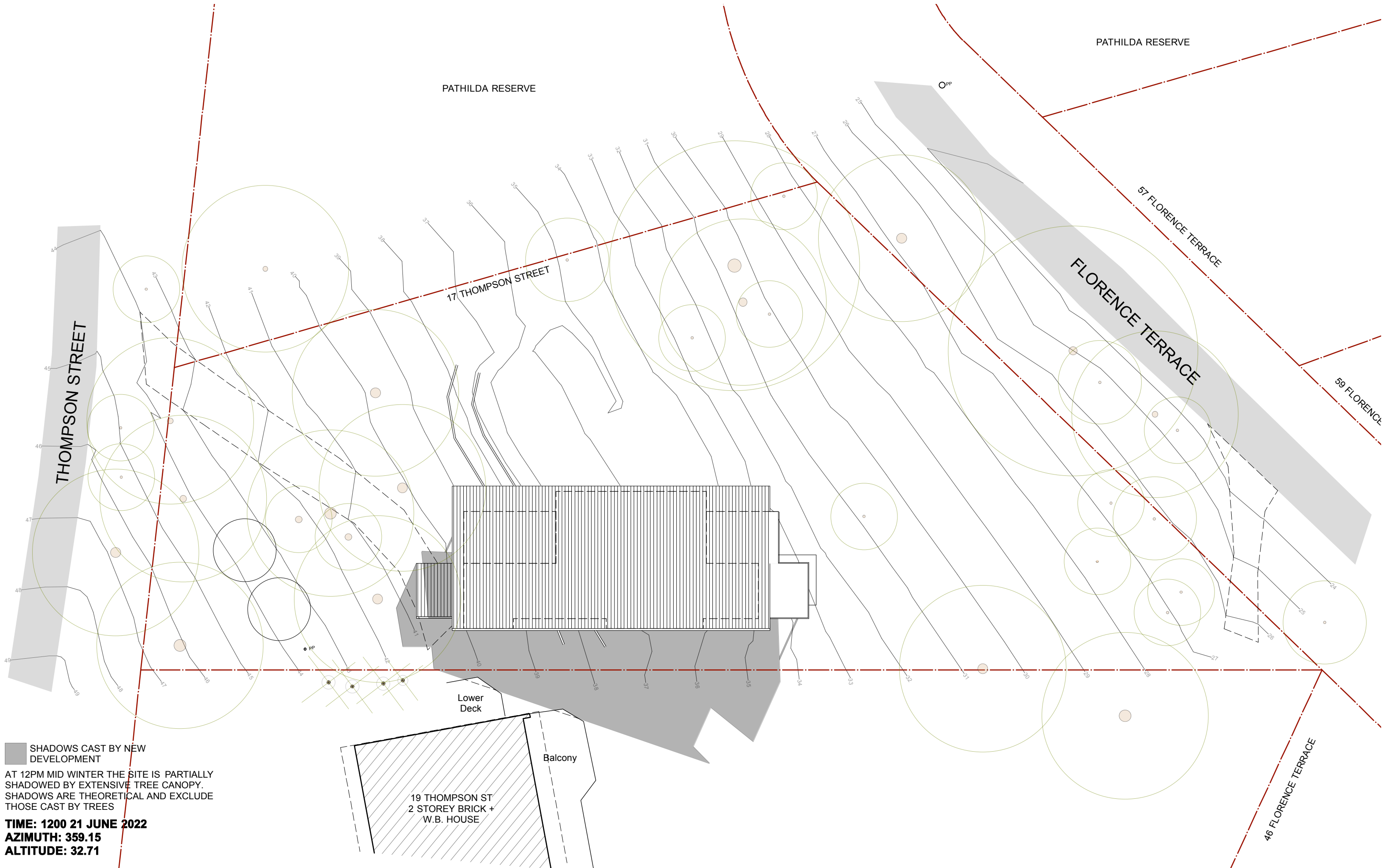
NOTES

- 1 - Landscaping primarily to be typical of the Pittwater Spotted Gum Forest (PSGF) species community list for regen purposes.
- 2 - Low impact bushland regeneration methods to be utilised for weed management.
- 3 - During construction, access to be restricted to the development footprint and access path.
- 4 - All tree protection fencing is to be maintained for the duration of construction and in accordance with the arborist report.
- 5 - Any native trees or shrubs being removed should be checked for seeds and collected if present for re-use.
- 6 - Installation of 4 nesting boxes for microbats are recommended.
- 7 - All landscaping to adhere to be maintained to the requirements of an Inner Protection Area. (APZ)
- 8 - Shrubs and groundcovers to be revegetated in scattered clumps.
- 9 - Gravel mulch (or similar) on top of weed mat to be used in undercroft space and around building for access and busfire protection.
- 10 - Refer to Arborist report prepared by ARBORSAW for full details of existing trees.
- 11 - Planting in accordance with BASIX certificate

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	DA 05.02.22 Issue for DA		17 THOMPSON ST	LANDSCAPE PLAN	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:200 @ A3	
	DA.1 26.05.22 Remove Studio. w-water size		SCOTLAND ISLAND 2105			DRAWN BY:	JMc	
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	DA 05.02.22 Issue for DA				17 THOMPSON ST SCOTLAND ISLAND 2105		SHADOW DIAGRAM 0900 JUNE 21 2022		Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work.				
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SHADOWS CAST BY NEW DEVELOPMENT

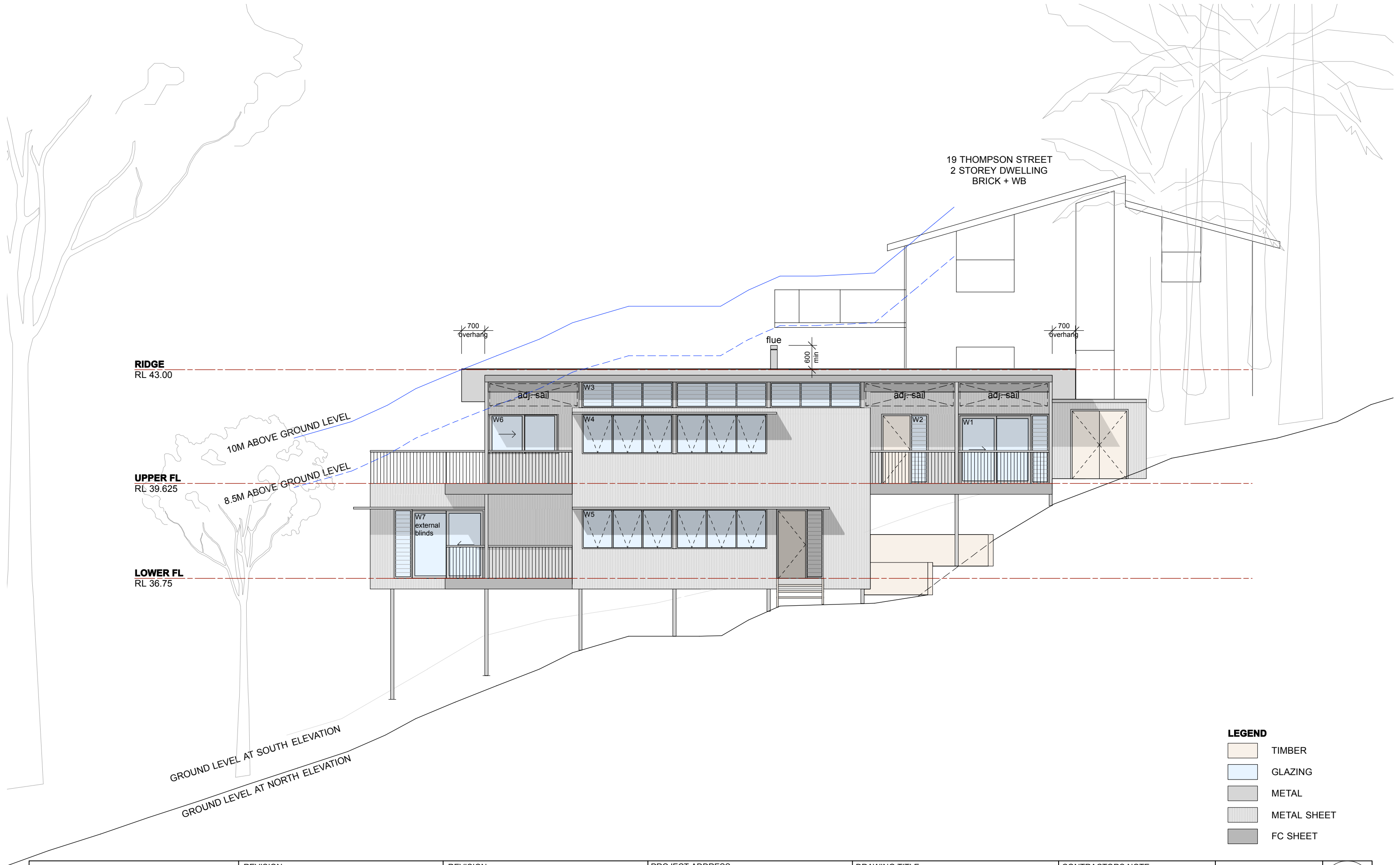
AT 12PM MID WINTER THE SITE IS PARTIALLY SHADOWED BY EXTENSIVE TREE CANOPY. SHADOWS ARE THEORETICAL AND EXCLUDE THOSE CAST BY TREES

TIME: 1200 21 JUNE 2022
AZIMUTH: 359.15
ALTITUDE: 32.71

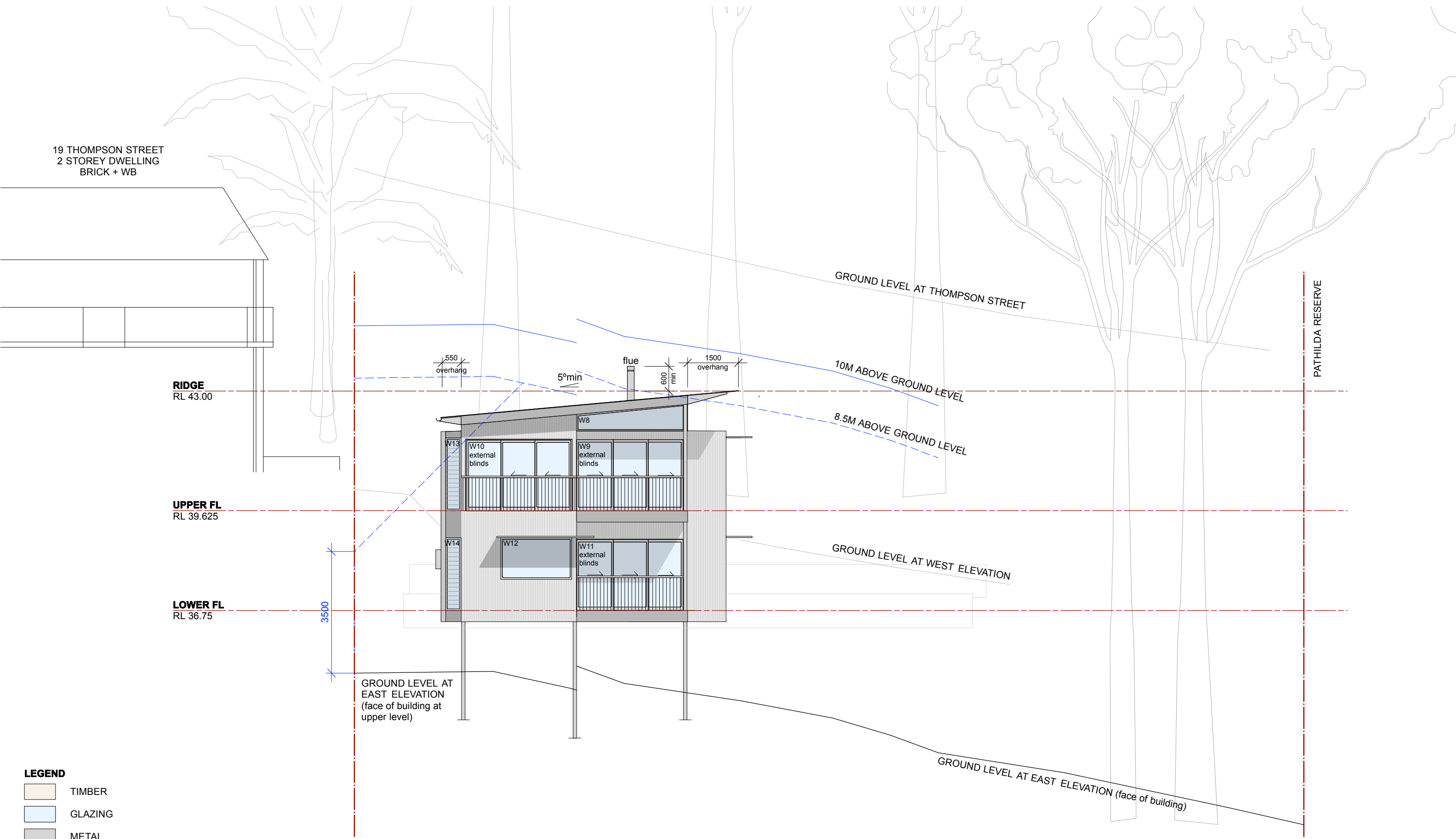
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	DA 05.02.22 Issue for DA			17 THOMPSON ST	SHADOW DIAGRAM		
	DA.1 27.05.22 Remove Studio			SCOTLAND ISLAND 2105	1200 JUNE 21 2022		
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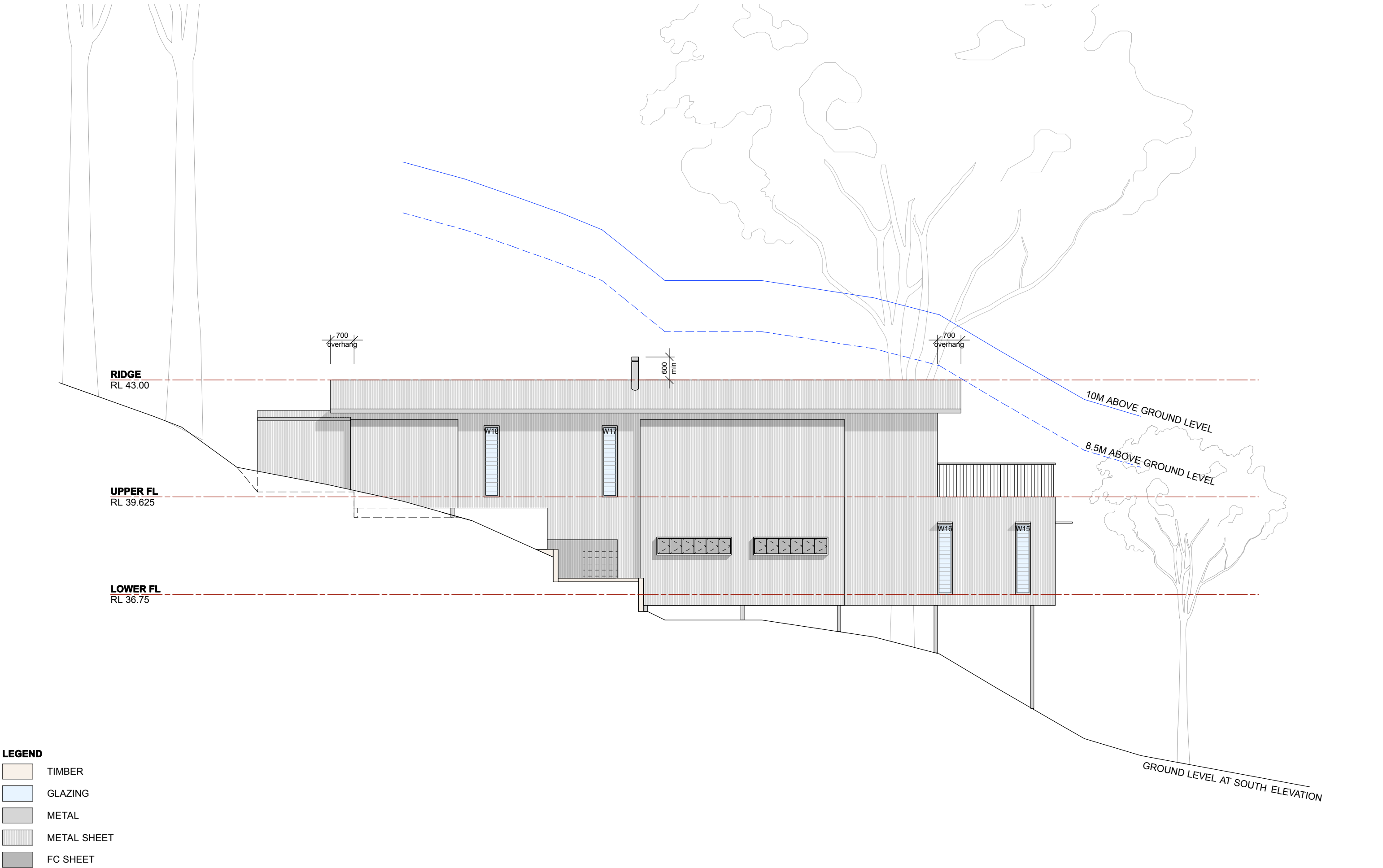


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	DA 05.02.22 Issue for DA	FOR DA NOT FOR CONSTRUCTION	17 THOMPSON ST SCOTLAND ISLAND 2105	NORTH ELEVATION	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:100 @ A3	
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- LEGEND**
- TIMBER
 - GLAZING
 - METAL
 - METAL SHEET
 - FC SHEET

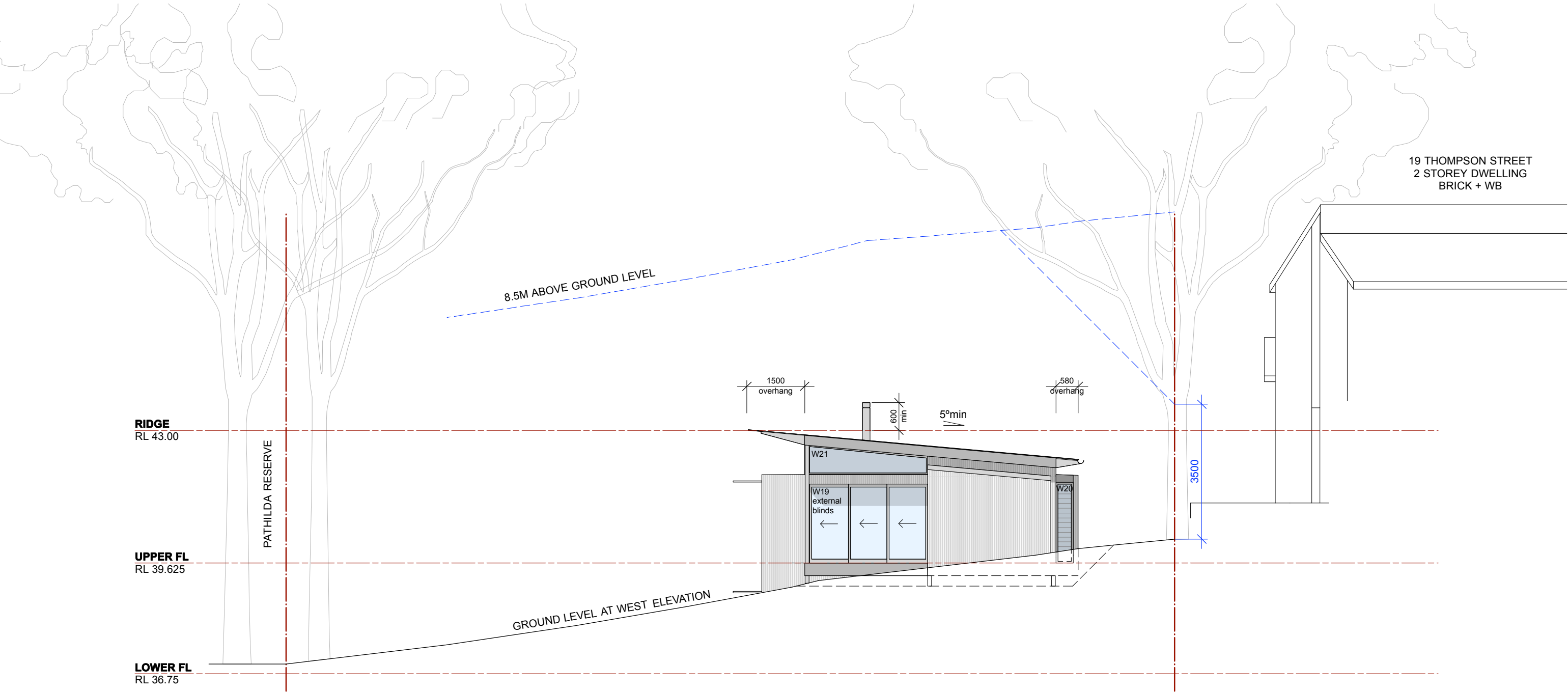
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	DA 05.02.22 Issue for DA		17 THOMPSON ST SCOTLAND ISLAND 2105	EAST ELEVATION	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work.	SCALE:	1:100 @ A3	
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LEGEND

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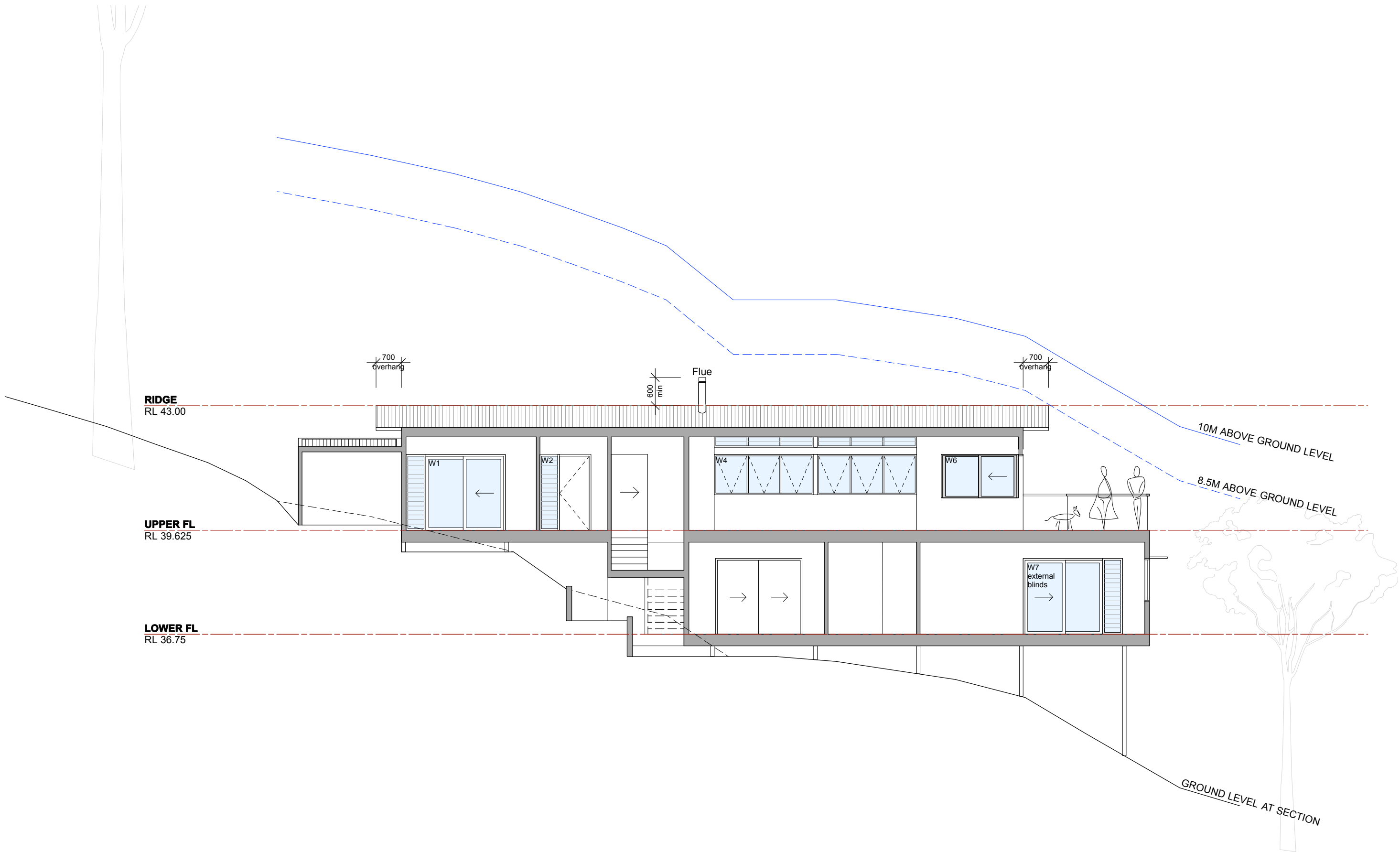
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	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST SCOTLAND ISLAND 2105	SOUTH ELEVATION	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:100 @ A3	
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	DA	05.02.22	Issue for DA	17 THOMPSON ST SCOTLAND ISLAND 2105	WEST ELEVATION THOMPSON STREET	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	1:100 @ A3		
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DA 05.02.22 Issue for DA

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17 THOMPSON ST
SCOTLAND ISLAND 2105

CLIENT

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LONG SECTION

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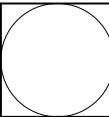
2001

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FIRST ISSUE: 02.08.21



DWG NO:

24

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DA

RIDGE
RL 43.00

UPPER FL
RL 39.625

LOWER FL
RL 36.75

10M ABOVE GROUND LEVEL

8.5M ABOVE GROUND LEVEL

1500
overhang

5°min

580
overhang

3500

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17 THOMPSON ST
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CROSS SECTION

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REVISION:

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CLADDING - COLORBOND



DOORS & WINDOWS - ALUMINIUM FRAME

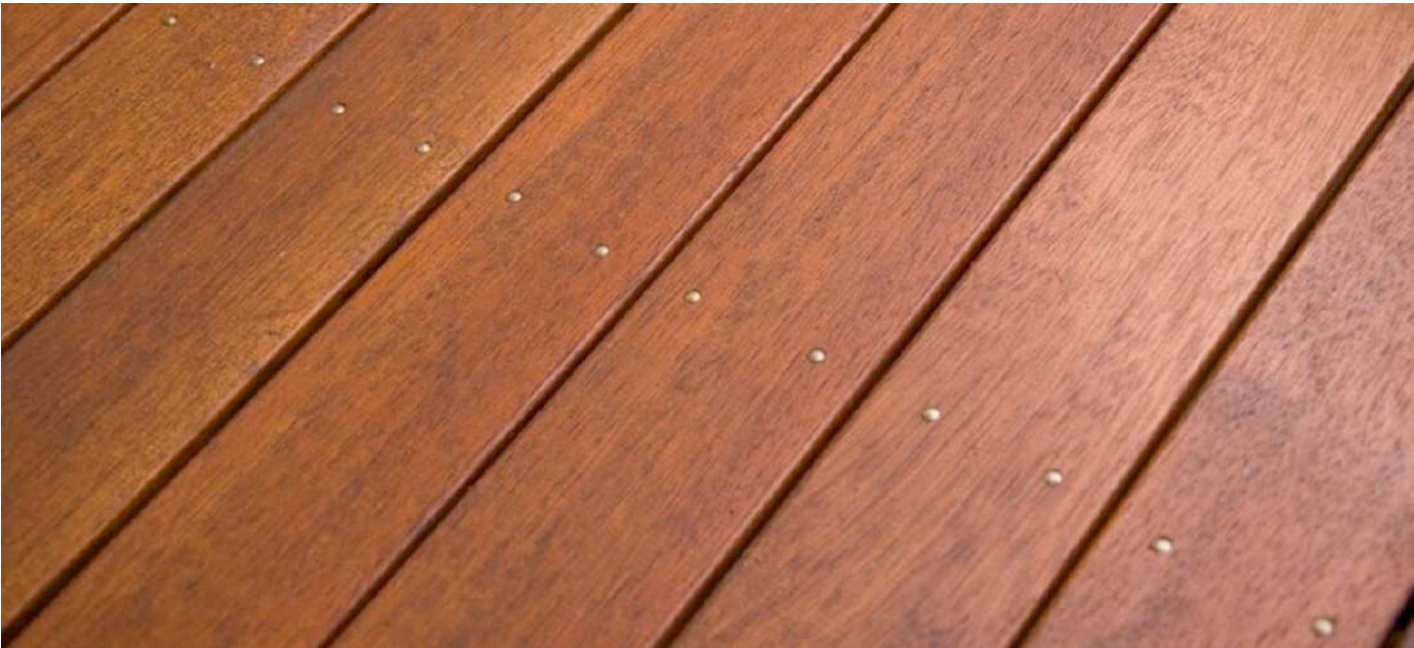


BALUSTRADE - STEEL WITH TIMBER RAIL

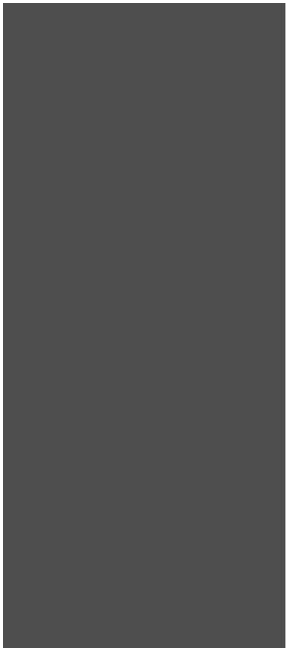
ROOFING - COLORBOND



DECKING - AUSTRALIAN HARDWOOD



CLADDING
MONUMENT



ROOFING
WALLABY



DESIGN by WAVES JAMES T McHUGH PO Box 293 Church Point NSW 2106 M 0439404650 E McHughdesign@outlook.com	REVISION		REVISION	PROJECT ADDRESS	DRAWING TITLE	CONTRACTORS NOTE	2001		DWG NO: 30 REVISION: DA
	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST	SCHEDULE OF FINISHES	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read in conjunction with all other Consultant's drawings The Designer is to be notified immediately of any discrepancies. Copyright on this drawing retained by the Designer. Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG	SCALE:	N/S	
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