

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

PROPOSED NEW 2 STOREY DWELLING &
HOME OFFICE STUDIO

DEVELOPMENT APPLICATION DOCUMENTATION

ARCHITECTURAL DRAWING LIST

2001 - 01	DA	Cover Page	NTS
2001 - 02	DA	Site Plan	1:200
2001 - 03	DA	Construction Management Plan	1:200
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2001 - 11	DA	Lower Level Plan	1:200
2001 - 12	DA	Floor Plans	1:100
2001 - 15	DA	Stormwater Plan	1:200
2001 - 16	DA	Landscape Plan	1:200
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2001 - 20	DA	North Elevation	1:100
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2001 - 30	DA	Schedule of Finishes	NTS

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

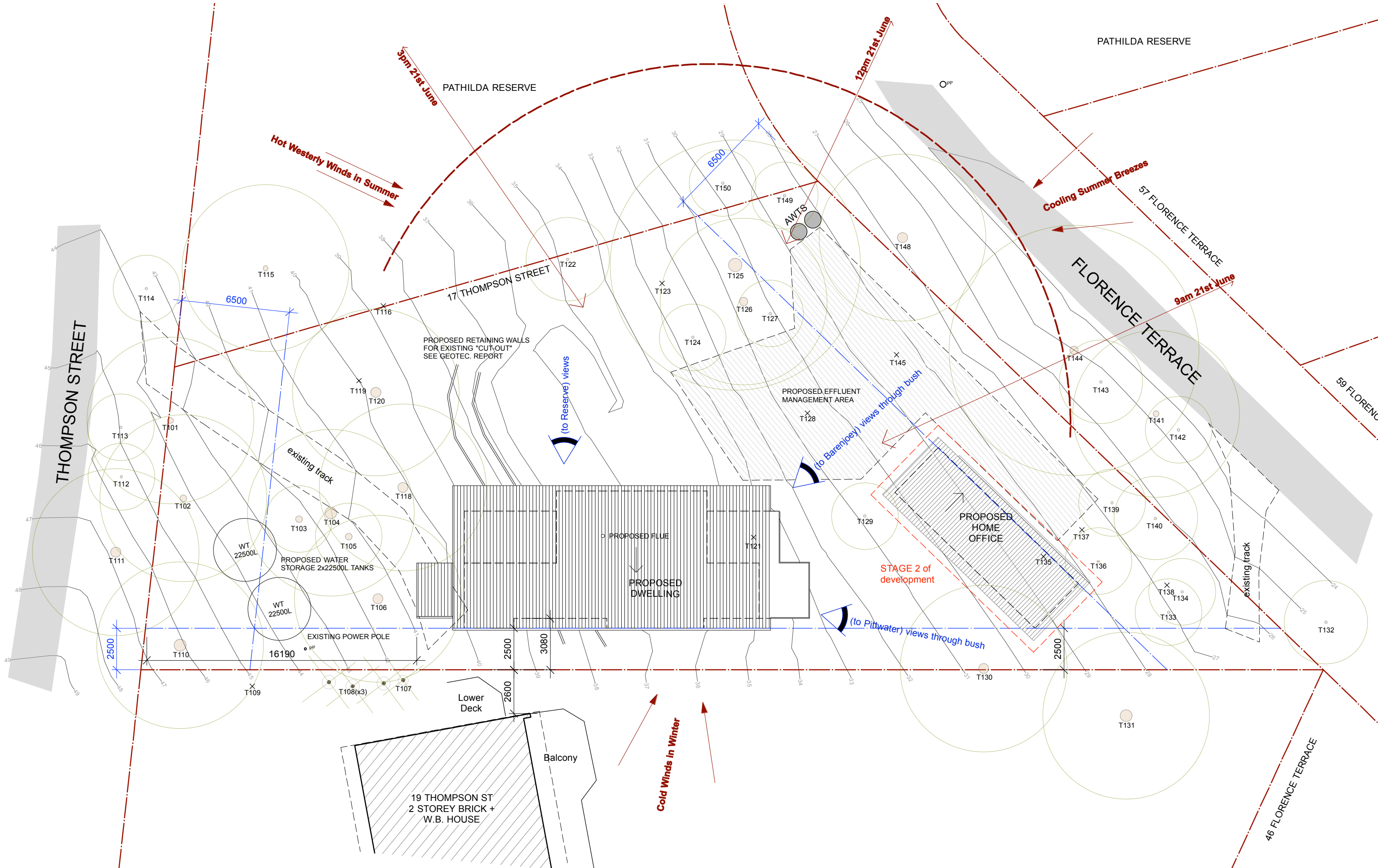
Windows, Glazed Doors + Skylights - All glazing shall be installed in accordance with the specifications listed in the table within the BASIX certificate. The dwelling may have 1 skylight (<0.7sqm) not listed. The glass and frame type as well as overshadowing as specified in said table.

Hot Water - The applicant must install the following hot water system or a system with a higher energy rating than 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.



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		N DWG NO: 01 REVISION: DA
	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	
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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
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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
- STOCKPILE
- CONSTRUCTION ACCESS POINT (GROUND PROTECTION)
- TREE PROTECTION FENCING & SITE ENCLOSURE
- TREE PROTECTION FENCING (STAGE 2)
- SEDIMENT CONTROL BARRIER

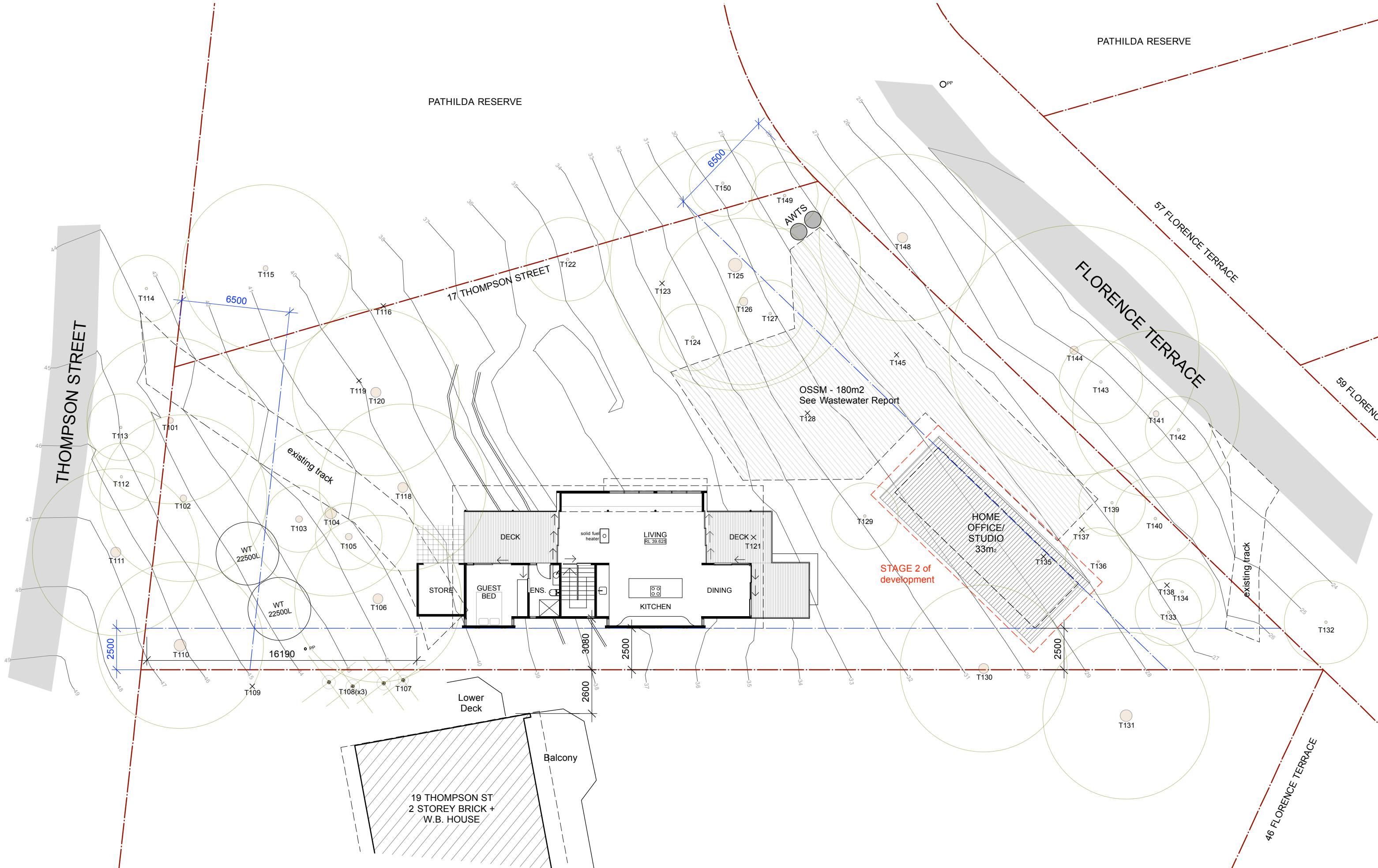
NOTES

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

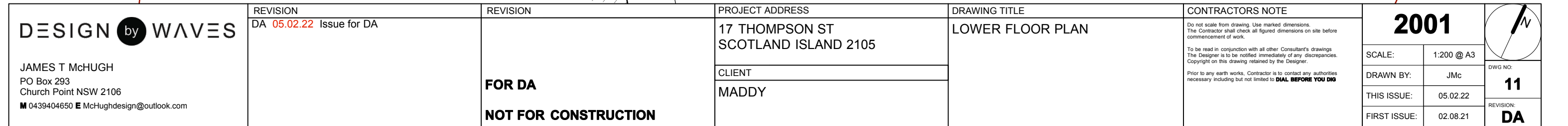
REFER TO ARBORIST REPORT BY ARBORSAW FOR DETAILS OF ALL TREE PROTECTION MEASURES.

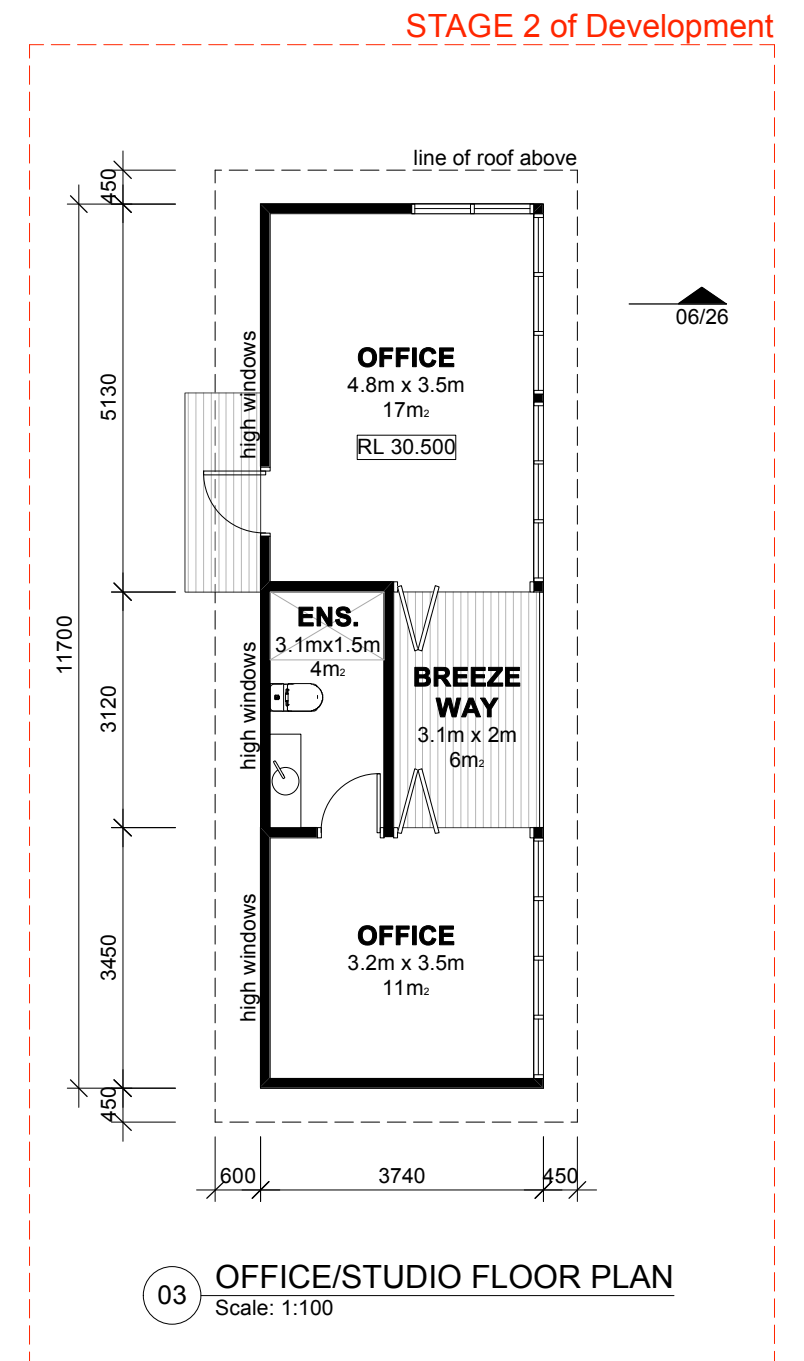
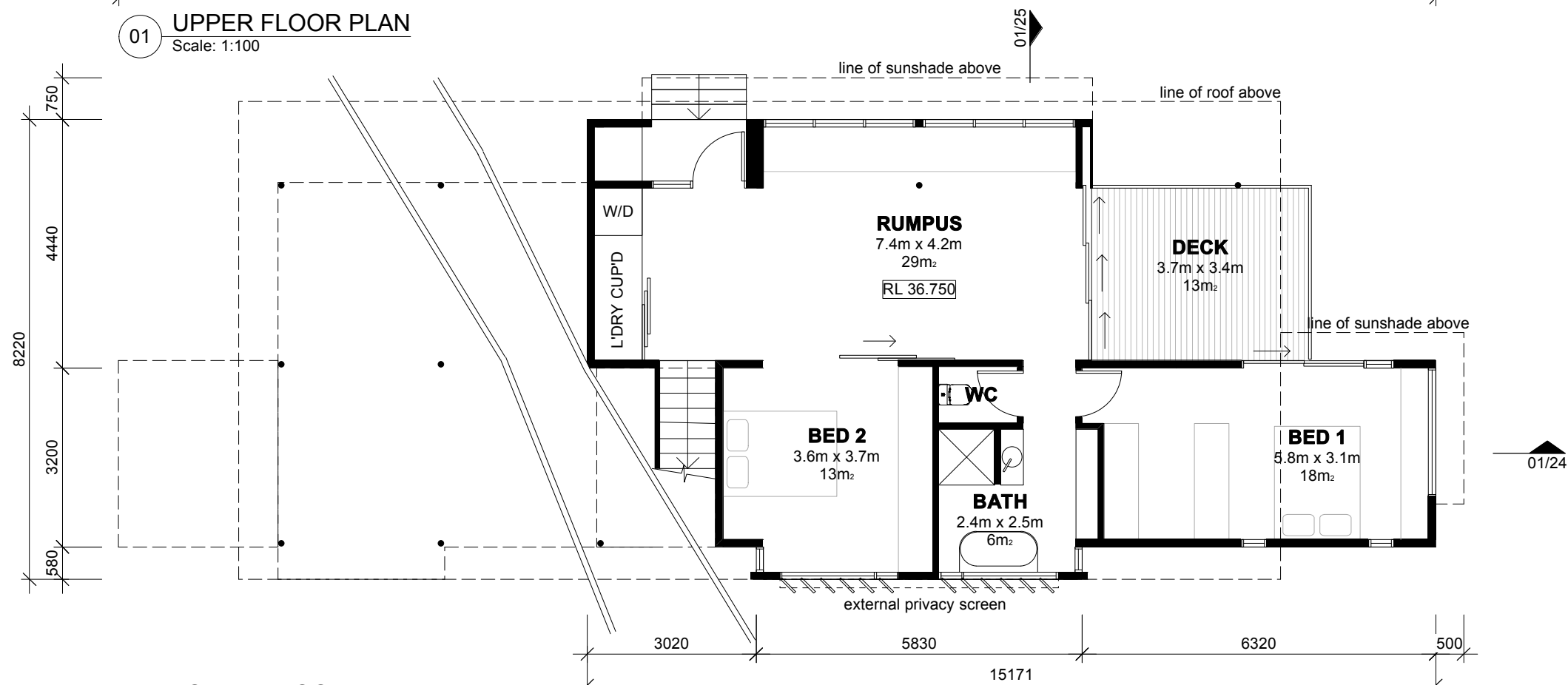
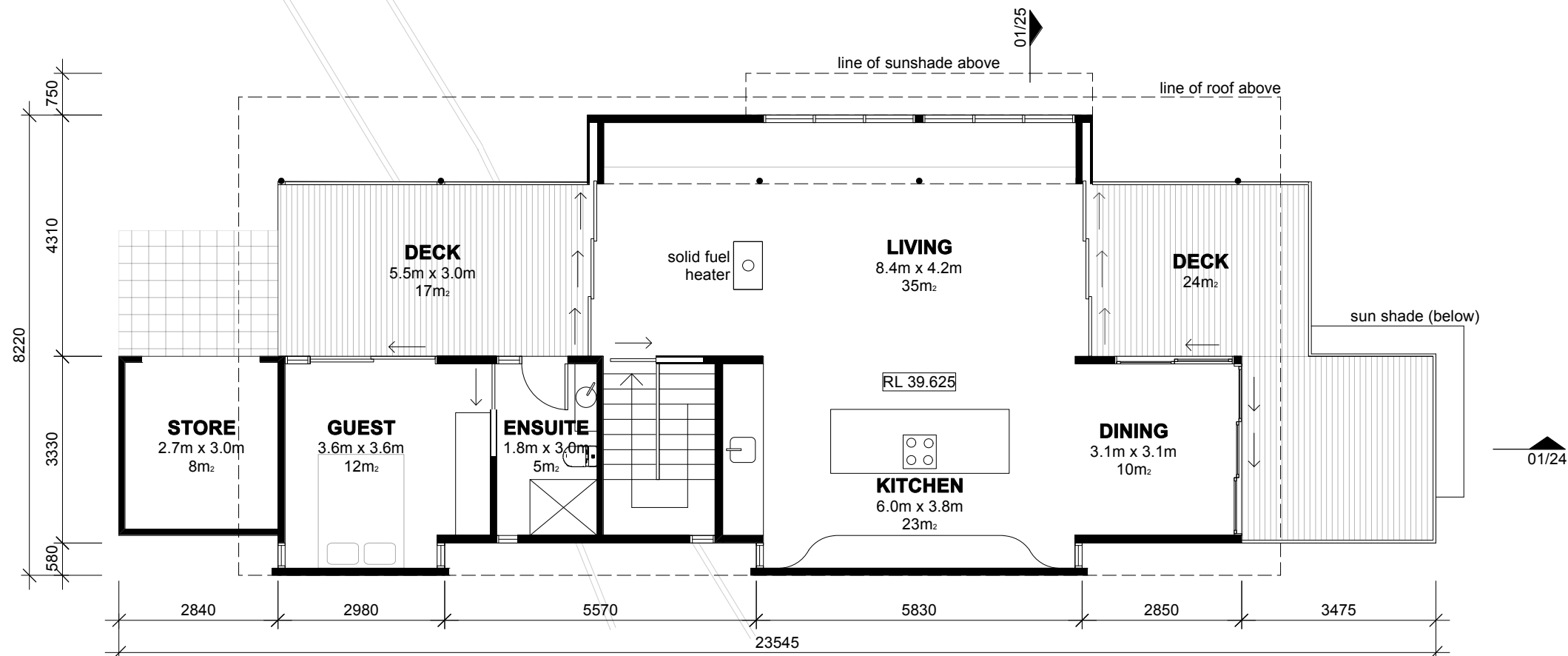
ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH CURRENT SEDIMENT CONTROL MEASURES. THIS INCLUDES REGUALR CHECKS, PARTICULARLY AFTER STORM EVENTS. THE FUNCTION OF THESE MEASURES ARE TO BE SET IN PLACE PRIOR TO ANY COMMENCEMENT OF WORKS AND MAINTAINED FOR THE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

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	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST SCOTLAND ISLAND 2105	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	FOR DA NOT FOR CONSTRUCTION	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

- AWTS

AWTS treatment system (see wastewater report)

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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|--|--------------------------|----------------------|----------|--------|-----------------|--|----------------------------|--|--------|--|------------|--|--|--|--|--|--|
| <div>DESIGN by WAVES</div> <div>JAMES T McHUGH</div> <div>PO Box 293</div> <div>Church Point NSW 2106</div> <div>0439404650 McHughdesign@outlook.com</div> | REVISION | | REVISION | | PROJECT ADDRESS | DRAWING TITLE | CONTRACTORS NOTE | 2001 | | <div><div></div><div>N</div></div> <div>DWG NO:</div> <div>15</div> <div>REVISION:</div> <div>DA</div> | | | | | | | |
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SCOTLAND ISLAND 2105 | STORMWATER PLAN
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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
<u>GROUND COVERS</u>		
<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
<u>SHRUBS AND TALL GRASSES</u>		
<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
<u>EFFLUENT MANAGEMENT AREA</u>		
<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

DESIGN by WAVES

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M 0439404650 E McHughdesign@outlook.com

REVISION

DA 05.02.22 Issue for DA

REVISION

PROJECT ADDRESS

17 THOMPSON ST
SCOTLAND ISLAND 2105

CLIENT

MADDY

DRAWING TITLE

LANDSCAPE PLAN

CONTRACTORS NOTE

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2001

SCALE: 1:200 @ A3

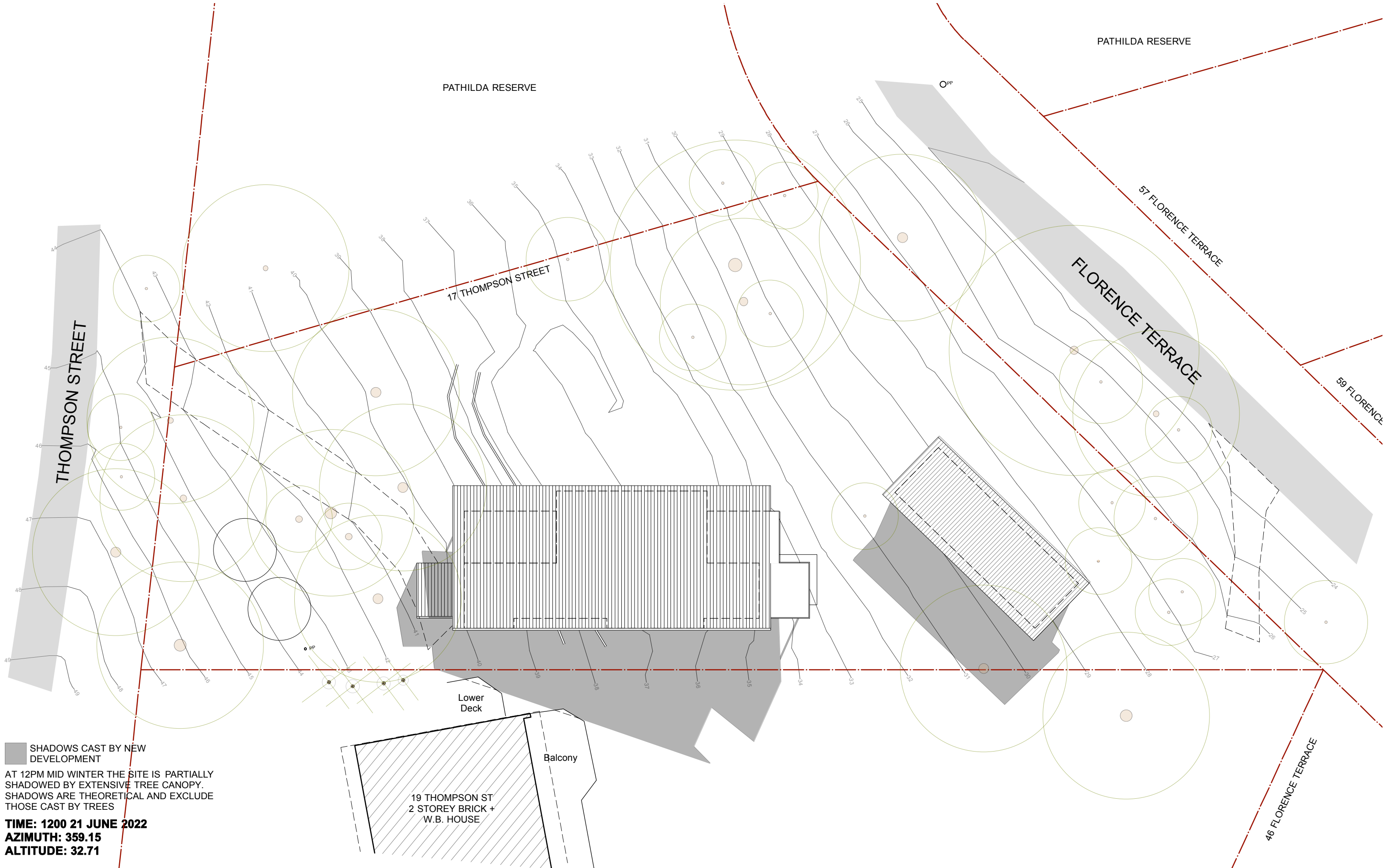
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FIRST ISSUE: 05.02.22

DWG NO: 16

REVISION: DA

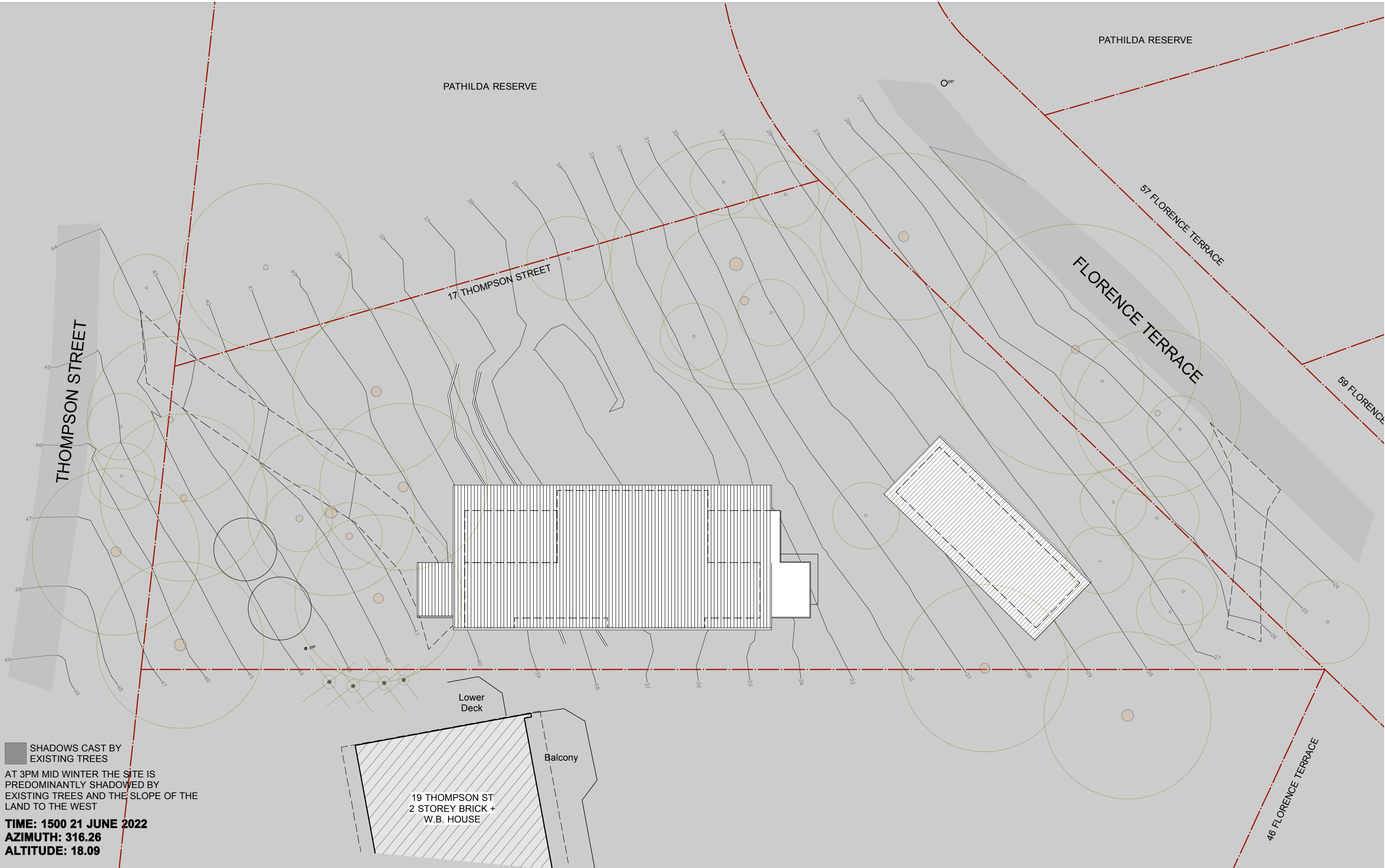


SHADOWS CAST BY NEW DEVELOPMENT

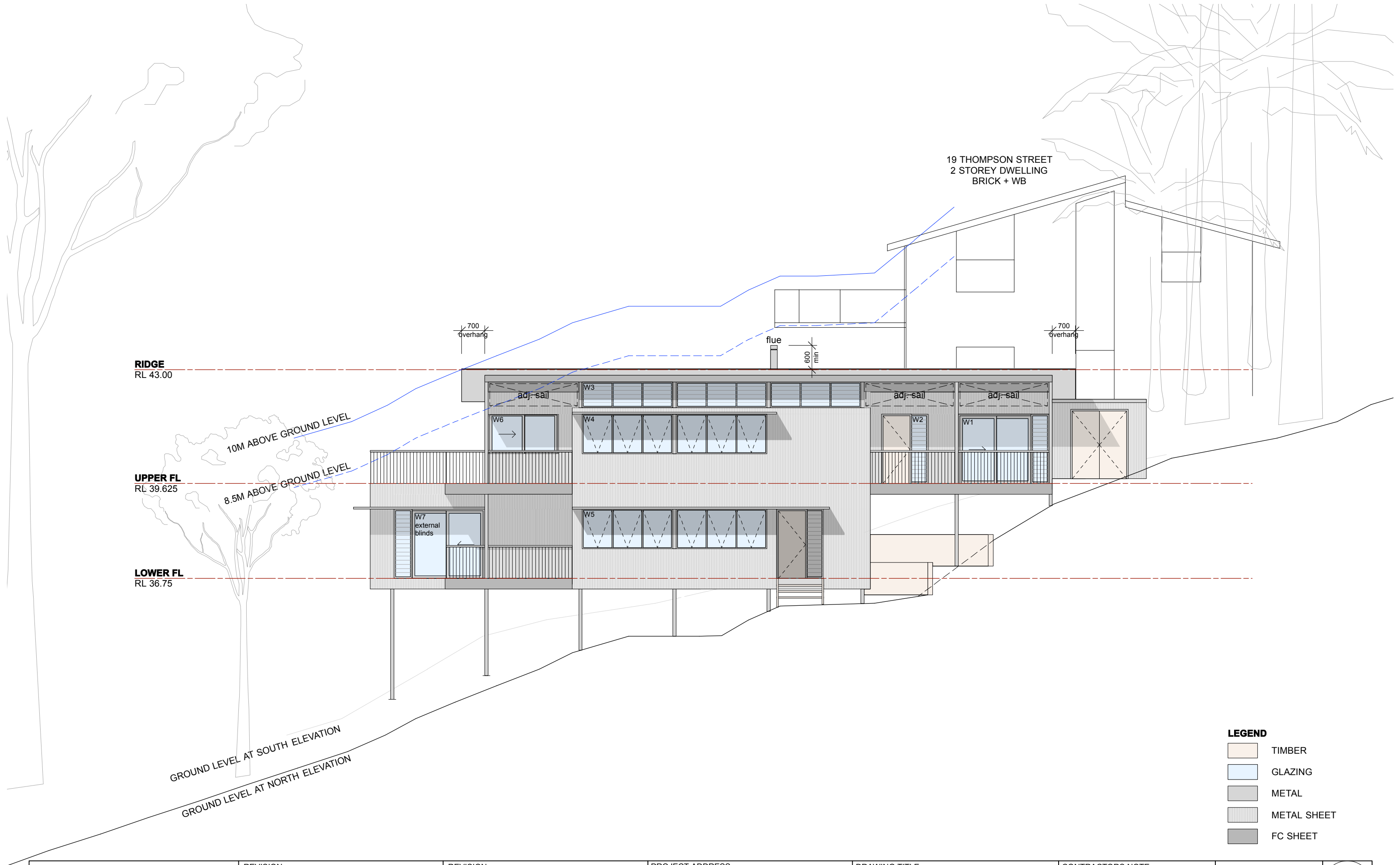
AT 12PM MID WINTER THE SITE IS PARTIALLY SHADOWED BY EXTENSIVE TREE CANOPY. SHADOWS ARE THEORETICAL AND EXCLUDE THOSE CAST BY TREES

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

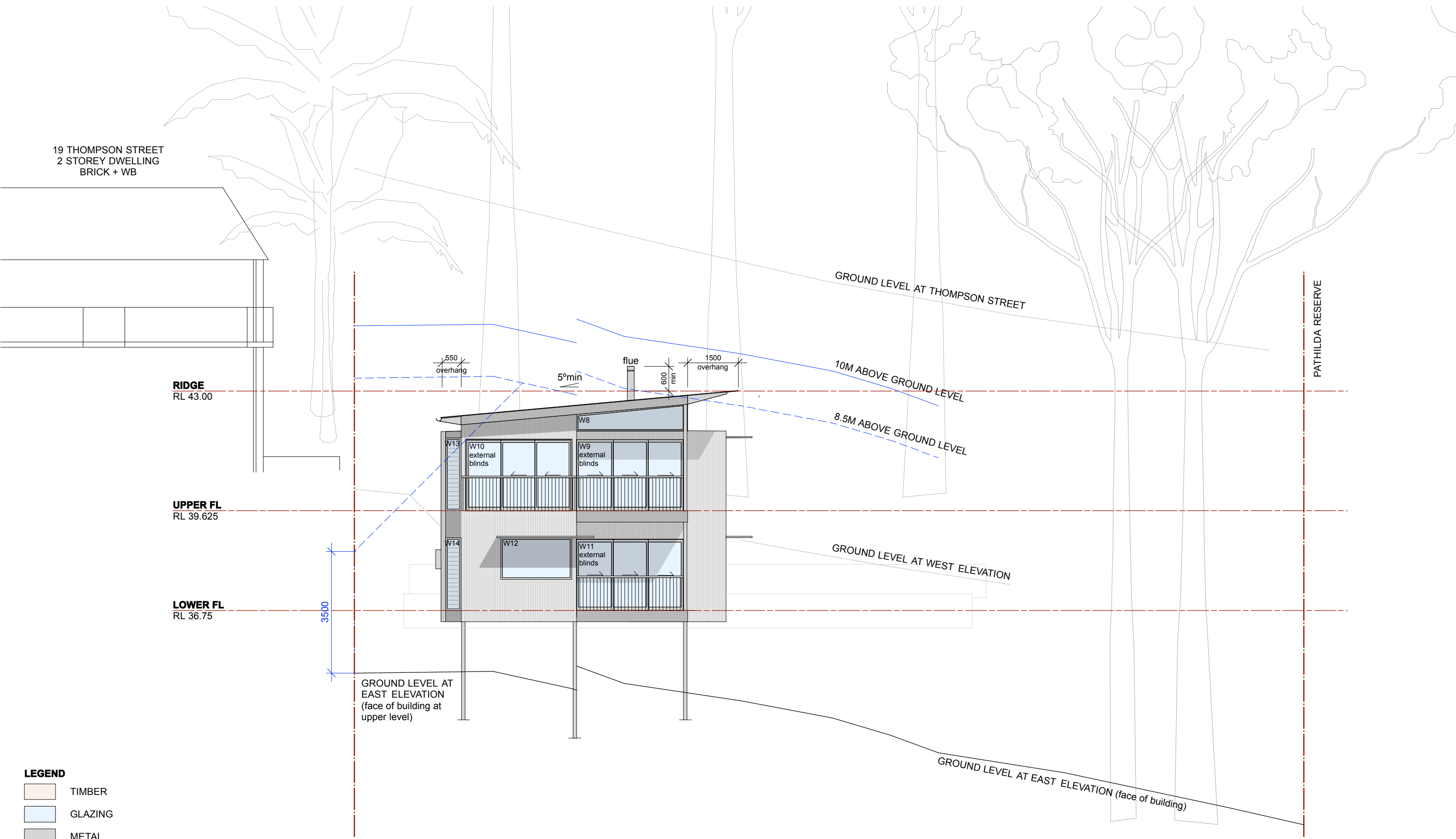
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	DA 05.02.22 Issue for DA				17 THOMPSON ST SCOTLAND ISLAND 2105		SHADOW DIAGRAM 1200 JUNE 21 2022		Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read 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	FOR DA	17 THOMPSON ST SCOTLAND ISLAND 2105	SHADOW DIAGRAM 1500 JUNE 21 2022	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:
			CLIENT			DRAWN BY:	JMc		18
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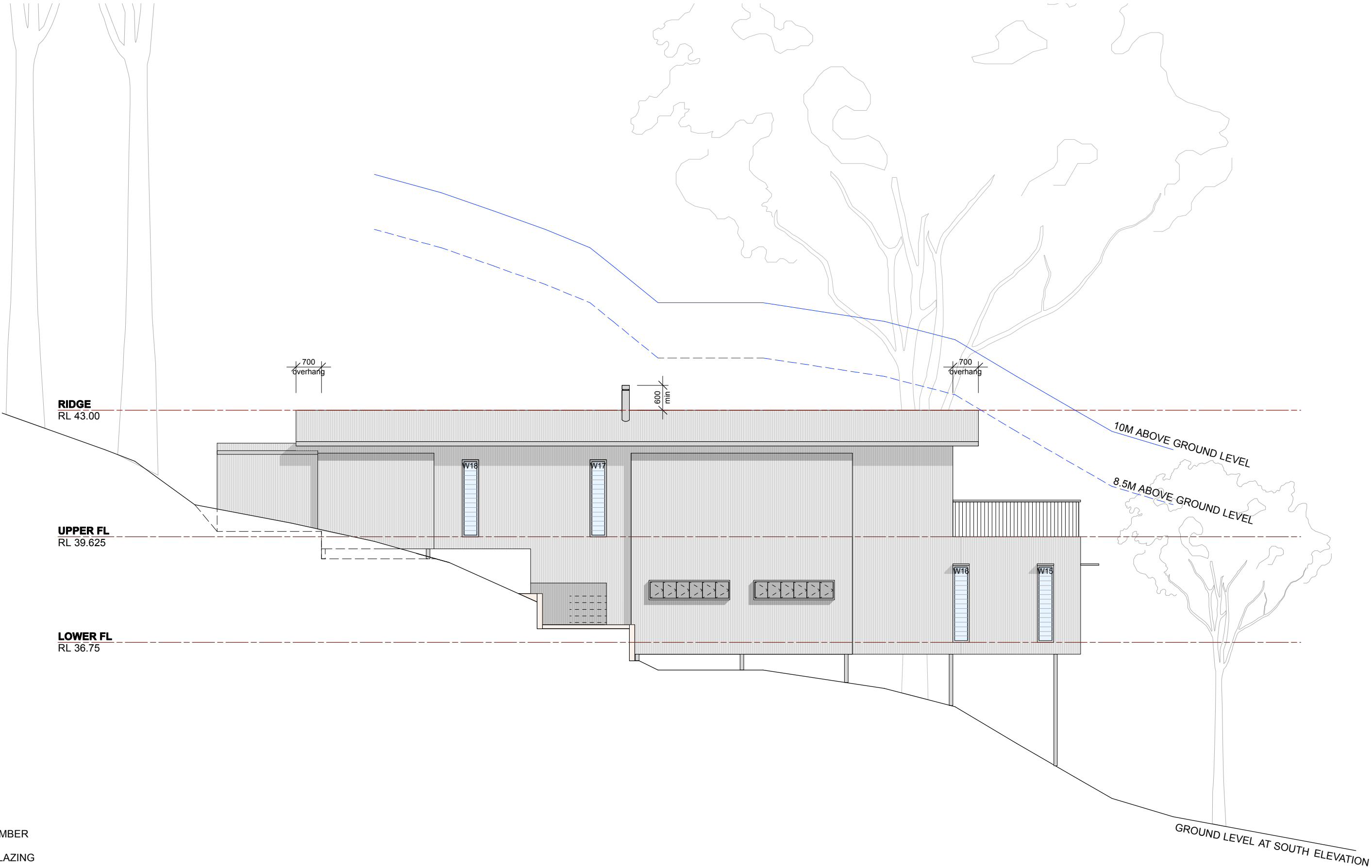


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	DA 05.02.22 Issue for DA	FOR DA NOT FOR CONSTRUCTION	17 THOMPSON ST SCOTLAND ISLAND 2105	NORTH ELEVATION	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be 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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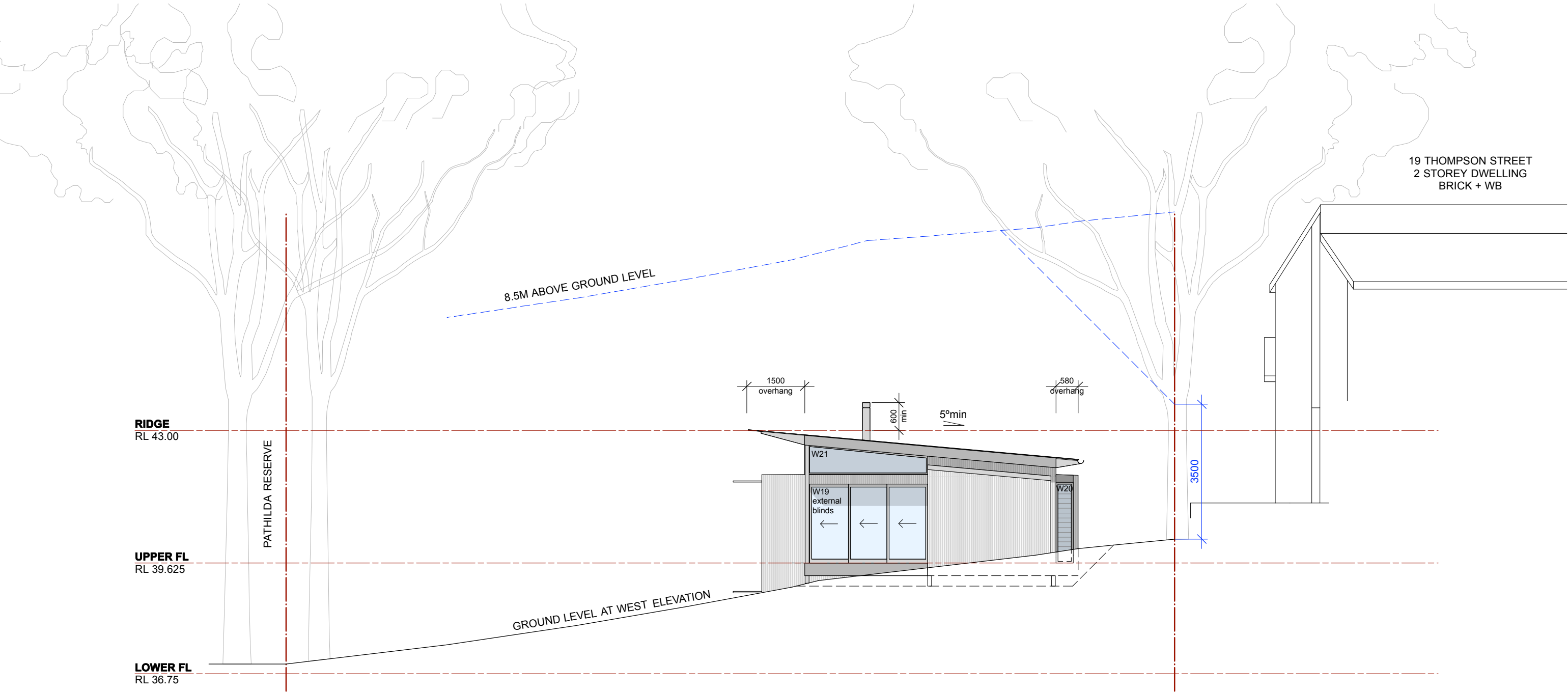
- LEGEND**
- TIMBER
 - GLAZING
 - METAL
 - METAL SHEET
 - FC SHEET

DESIGNby 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: 21 REVISION: DA
	DA 05.02.22 Issue for DA	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. 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	
			CLIENT			DRAWN BY:	JMc	
			MADDY			THIS ISSUE:	05.02.22	
			NOT FOR CONSTRUCTION			FIRST ISSUE:	02.08.21	



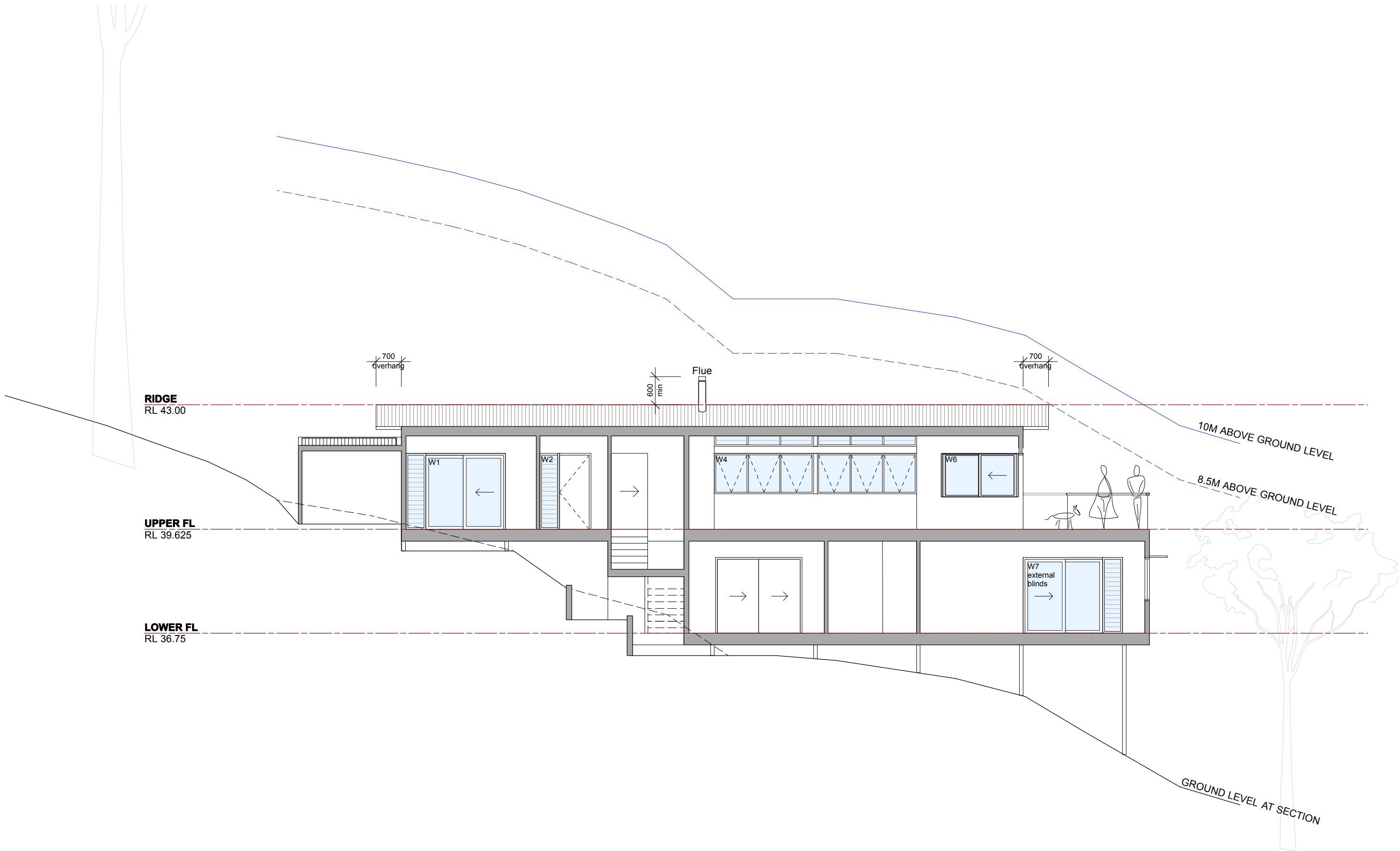
- LEGEND**
- TIMBER
 - GLAZING
 - METAL
 - METAL SHEET
 - FC SHEET

DESIGN  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			
	DA 05.02.22 Issue 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		DWG NO:
			CLIENT			DRAWN BY:	JMc		22
			MADDY			THIS ISSUE:	05.02.22		REVISION:
			NOT FOR CONSTRUCTION			FIRST ISSUE:	02.08.21		DA



- LEGEND**
- TIMBER
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 - METAL
 - METAL SHEET
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	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST	WEST 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	
				SCOTLAND ISLAND 2105			DRAWN BY:	JMc	
				CLIENT			THIS ISSUE:	05.02.22	
				MADDY			FIRST ISSUE:	02.08.21	



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PROJECT ADDRESS

17 THOMPSON ST
SCOTLAND ISLAND 2105

CLIENT

MADDY

DRAWING TITLE

LONG SECTION

CONTRACTORS NOTE

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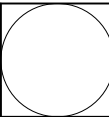
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FIRST ISSUE: 02.08.21



DWG NO:

24

REVISION:

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

DESIGN by WAVES

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REVISION

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PROJECT ADDRESS

17 THOMPSON ST
SCOTLAND ISLAND 2105

CLIENT

MADDY

DRAWING TITLE

CROSS SECTION

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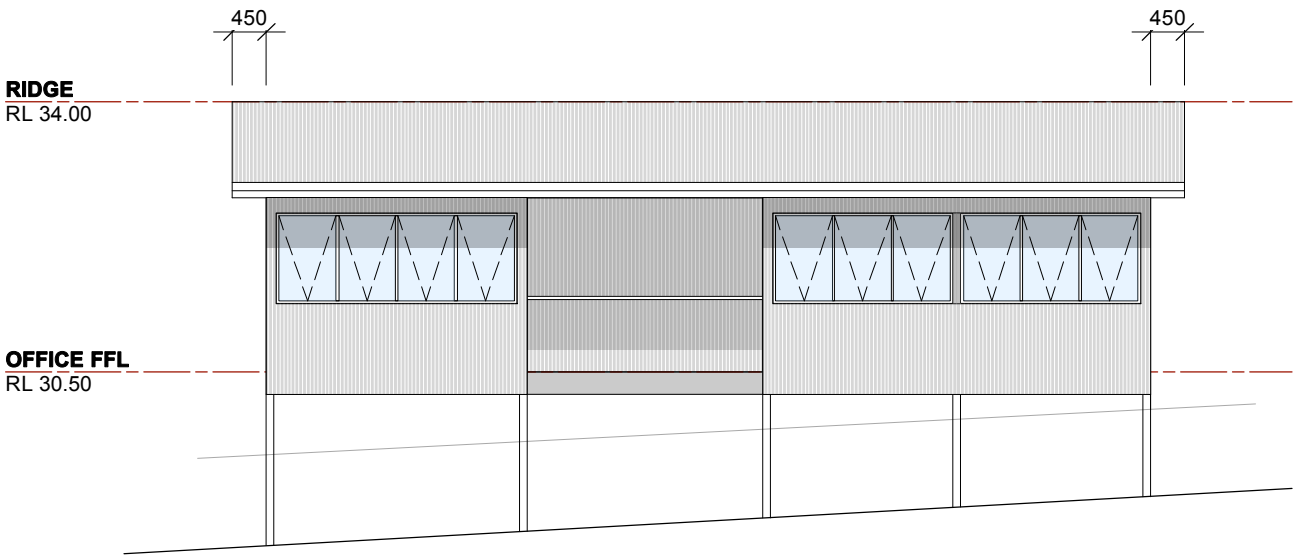
FIRST ISSUE: 05.02.22

DWG NO:

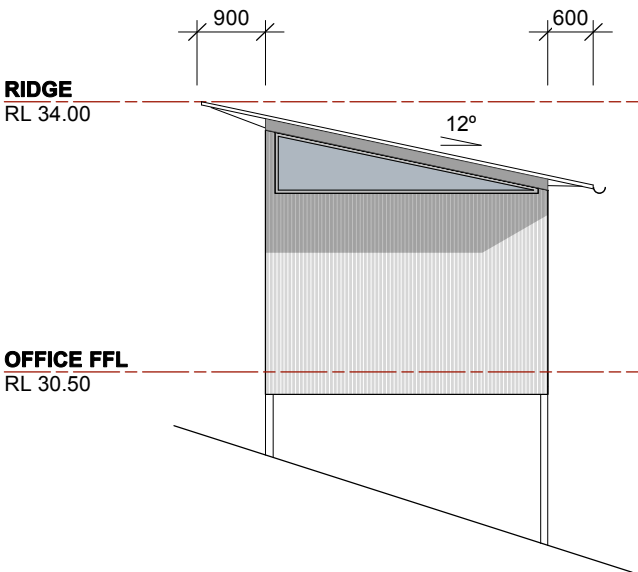
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REVISION:

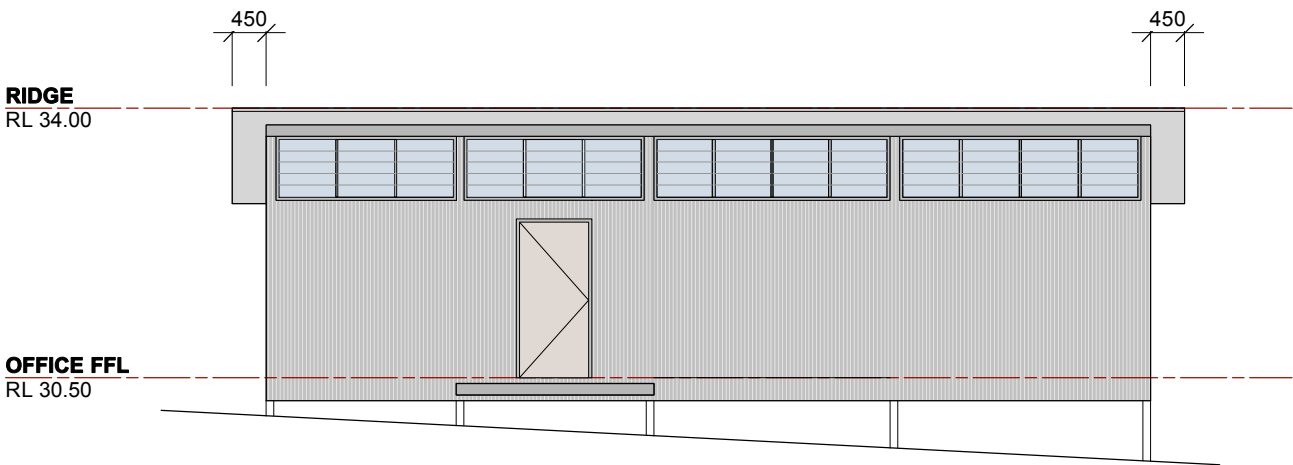
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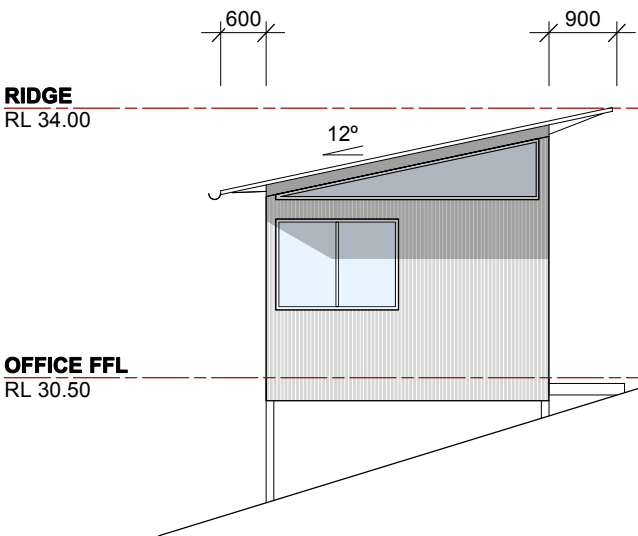
01 OFFICE NORTH ELEVATION
Scale: 1:100



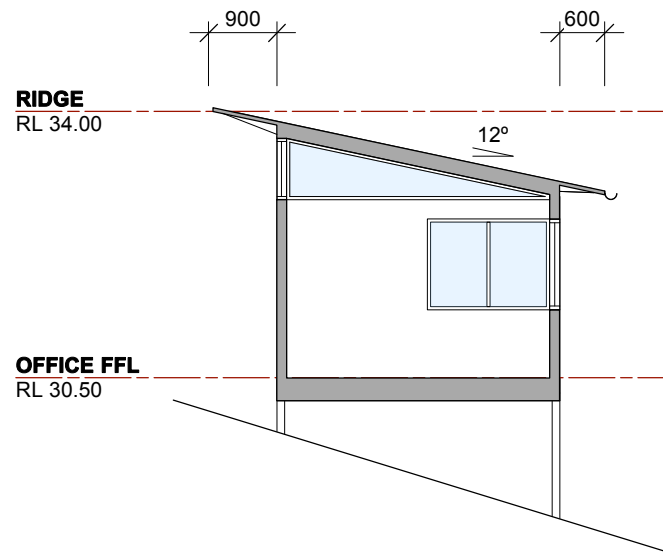
02 OFFICE EAST ELEVATION
Scale: 1:100



03 OFFICE SOUTH ELEVATION
Scale: 1:100



04 OFFICE WEST ELEVATION
Scale: 1:100



05 OFFICE CROSS SECTION
Scale: 1:100

- LEGEND**
- TIMBER
 - GLAZING
 - METAL
 - METAL SHEET
 - FC SHEET

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	DA 05.02.22 Issue for DA		FOR DA	17 THOMPSON ST SCOTLAND ISLAND 2105	OFFICE/STUDIO ELEVATIONS + SECTION	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		
				CLIENT			DRAWN BY: JMc		
				MADDY			THIS ISSUE: 05.02.22		
							FIRST ISSUE: 05.02.22		
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CLADDING - COLORBOND



DOORS & WINDOWS - ALUMINIUM FRAME

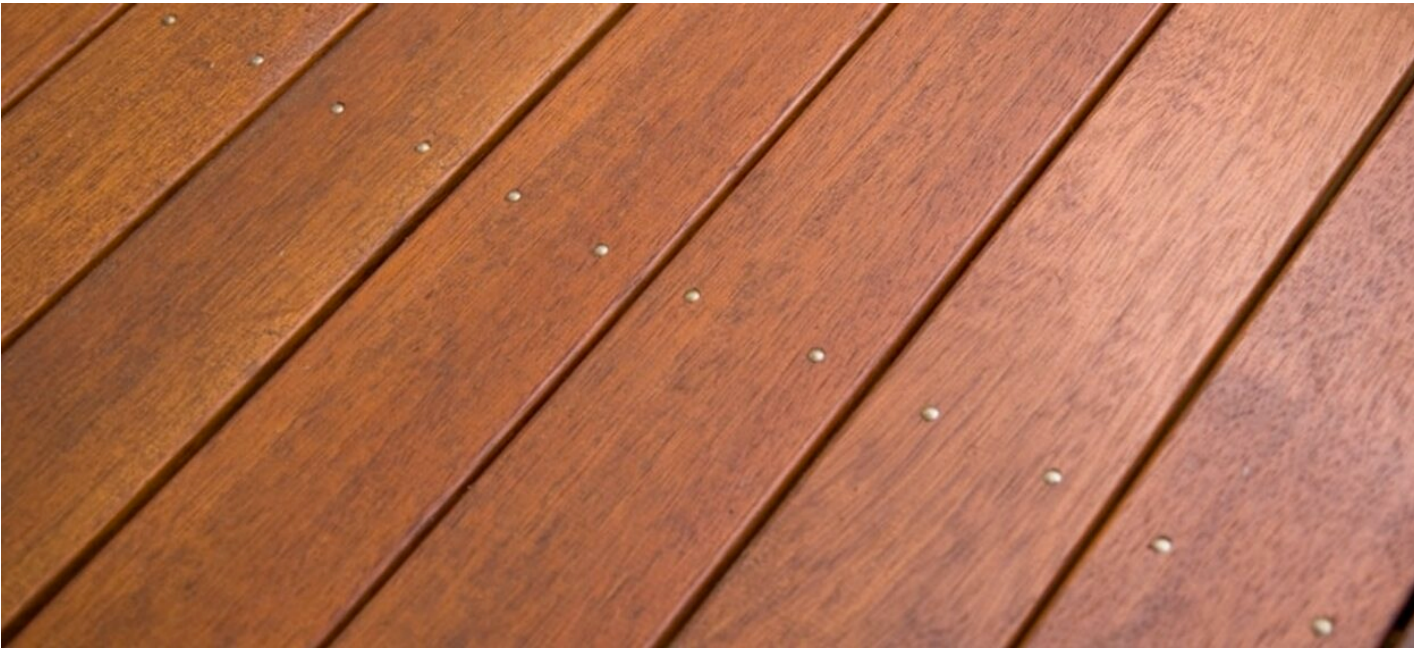


BALUSTRADE - STEEL WITH TIMBER RAIL

ROOFING - COLORBOND



DECKING - AUSTRALIAN HARDWOOD



CLADDING
MONUMENT



ROOFING
WALLABY



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	DA 05.02.22 Issue for DA		FOR DA NOT FOR CONSTRUCTION	17 THOMPSON ST SCOTLAND ISLAND 2105	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	
				CLIENT			DRAWN BY:	JMc	
				MADDY			THIS ISSUE:	05.02.22	
							FIRST ISSUE:	05.02.22	