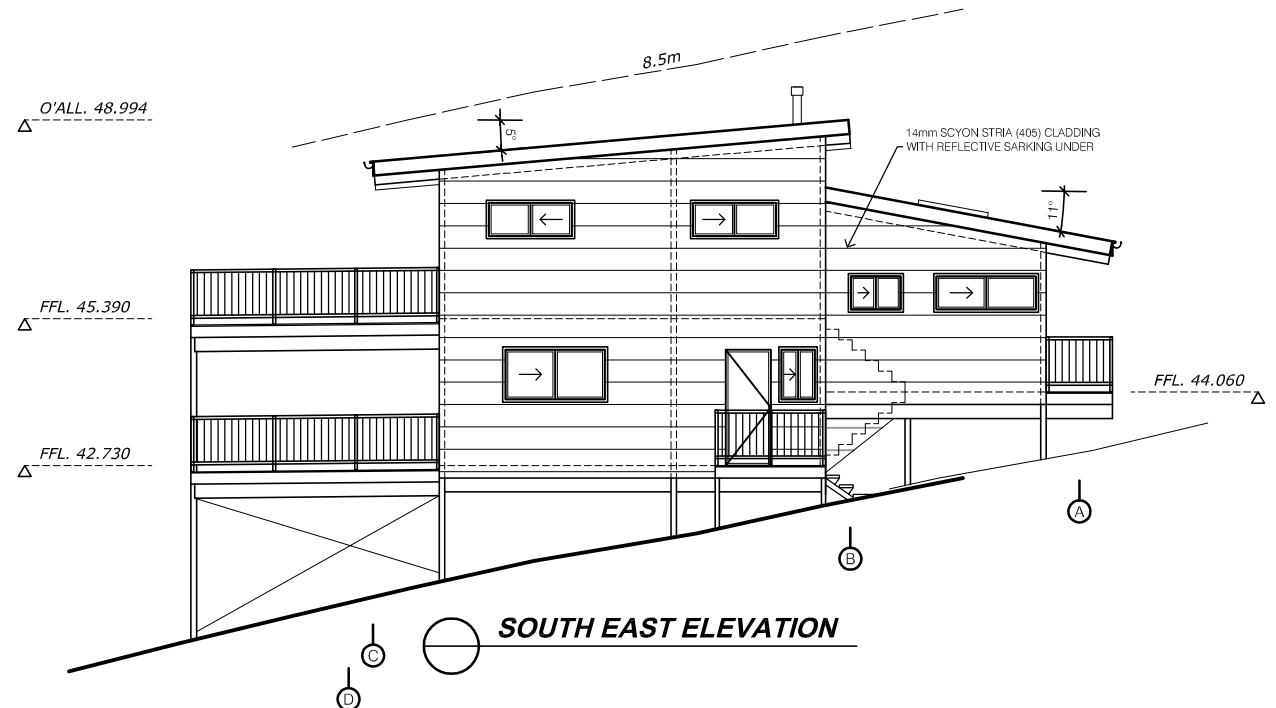


**NORTH EAST ELEVATION**

| COLOUR SCHEDULE                      |                         |
|--------------------------------------|-------------------------|
| ROOF & FIXINGS                       | COLORBOND "Basalt"      |
| GUTTERS / DOWNPIPES                  | COLORBOND "Basalt"      |
| FASCIA / BARGE CAPPING & END CAPPING | COLORBOND "Basalt"      |
| ROOF BEAM SIDE & END CAPS            | COLORBOND "Shale Grey"  |
| WINDOW FLASHING                      | COLORBOND "Surfmist"    |
| EXTERNAL WALL CLADDING               | COLORBOND "Shale Grey"  |
| WINDOW FRAMES & TRIMS                | COLORBOND "Pearl White" |



**SOUTH EAST ELEVATION**



**EZY HOMES AUSTRALIA PTY. LTD.**

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Ph: (07) 3807 0937 Fax: (07) 3382 6339  
Lic No.: 10417911 ABN: 37 571 717 674  
www.ezyhomes.com.au

Builder

**Edmund & Maria  
Burke**

Client

**Lot 166 (No.131)  
Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
19 Clients' Amendments 12.02.19 JR  
20. Colour Schedule 18.07.19 AS

Drawing Title

**Elevations**

**166Thompson**  
Job No.

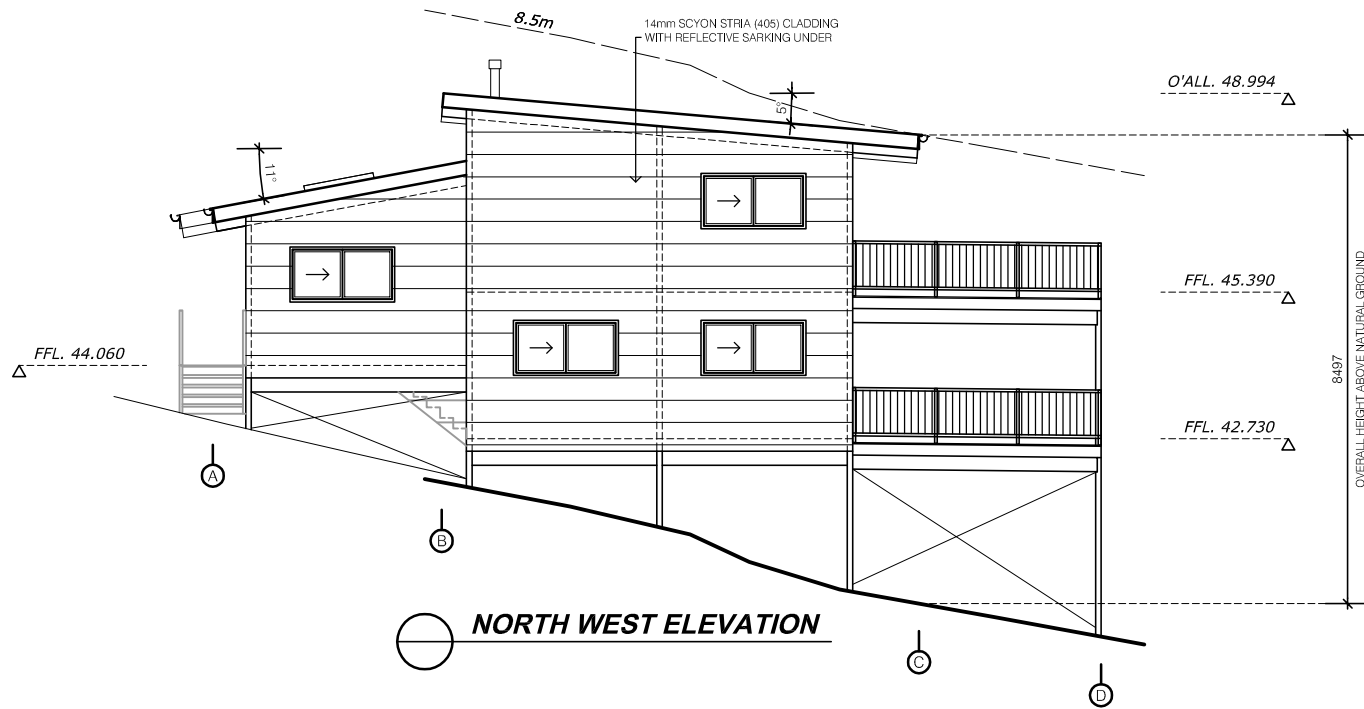
**N Shrestha**  
Drawn by

**18.07.19**  
Date

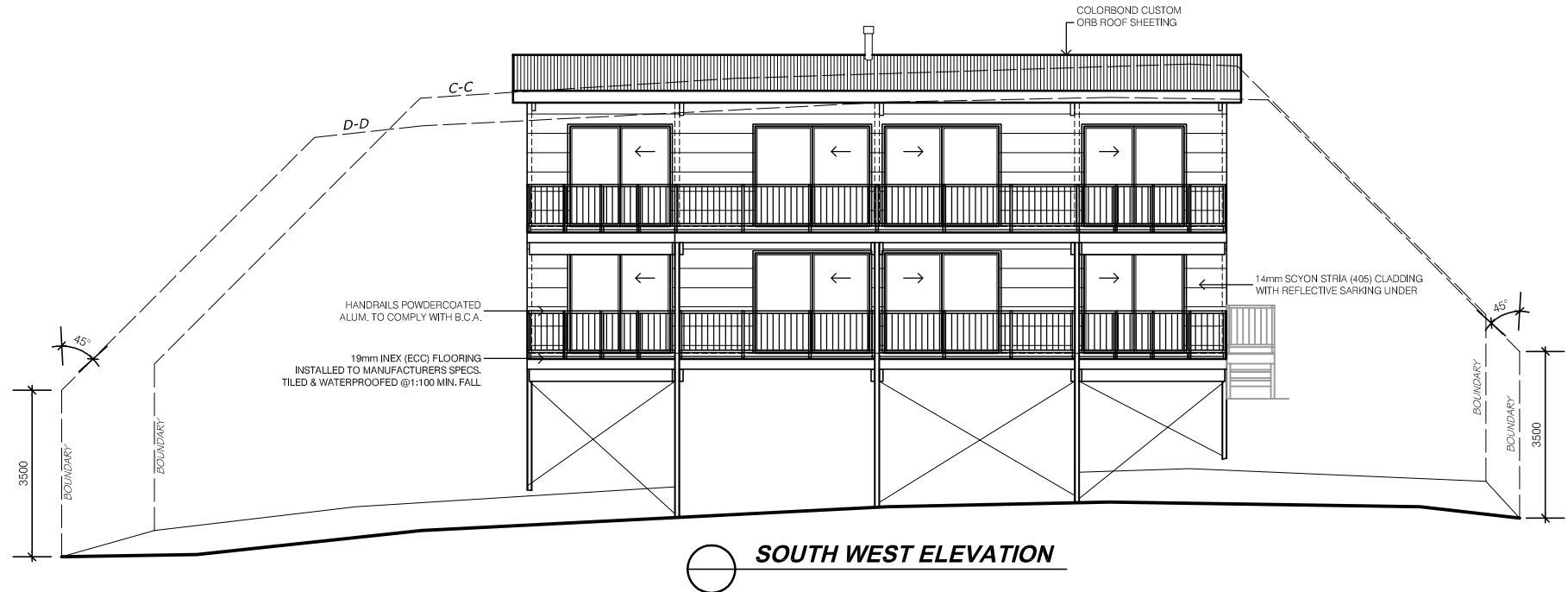
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Scale

**4**

Sheet



| COLOUR SCHEDULE                      |                         |
|--------------------------------------|-------------------------|
| ROOF & FIXINGS                       | COLORBOND "Basalt"      |
| GUTTERS / DOWNPIPES                  | COLORBOND "Basalt"      |
| FASCIA / BARGE CAPPING & END CAPPING | COLORBOND "Basalt"      |
| ROOF BEAM SIDE & END CAPS            | COLORBOND "Shale Grey"  |
| WINDOW FLASHING                      | COLORBOND "Surfmist"    |
| EXTERNAL WALL CLADDING               | COLORBOND "Shale Grey"  |
| WINDOW FRAMES & TRIMS                | COLORBOND "Pearl White" |



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19 Clients' Amendments 12.02.19 JR  
20. Colour Schedule 18.07.19 AS

Drawing Title

## **Elevations**

**166Thompson**  
Job No.

**N Shrestha**  
Drawn by

**18.07.19**  
Date

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Scale

**5**

Sheet

LOT 166 (No. 131) THOMPSON STREET  
SCOTLAND ISLAND, NSW

LGA. PITTWATER

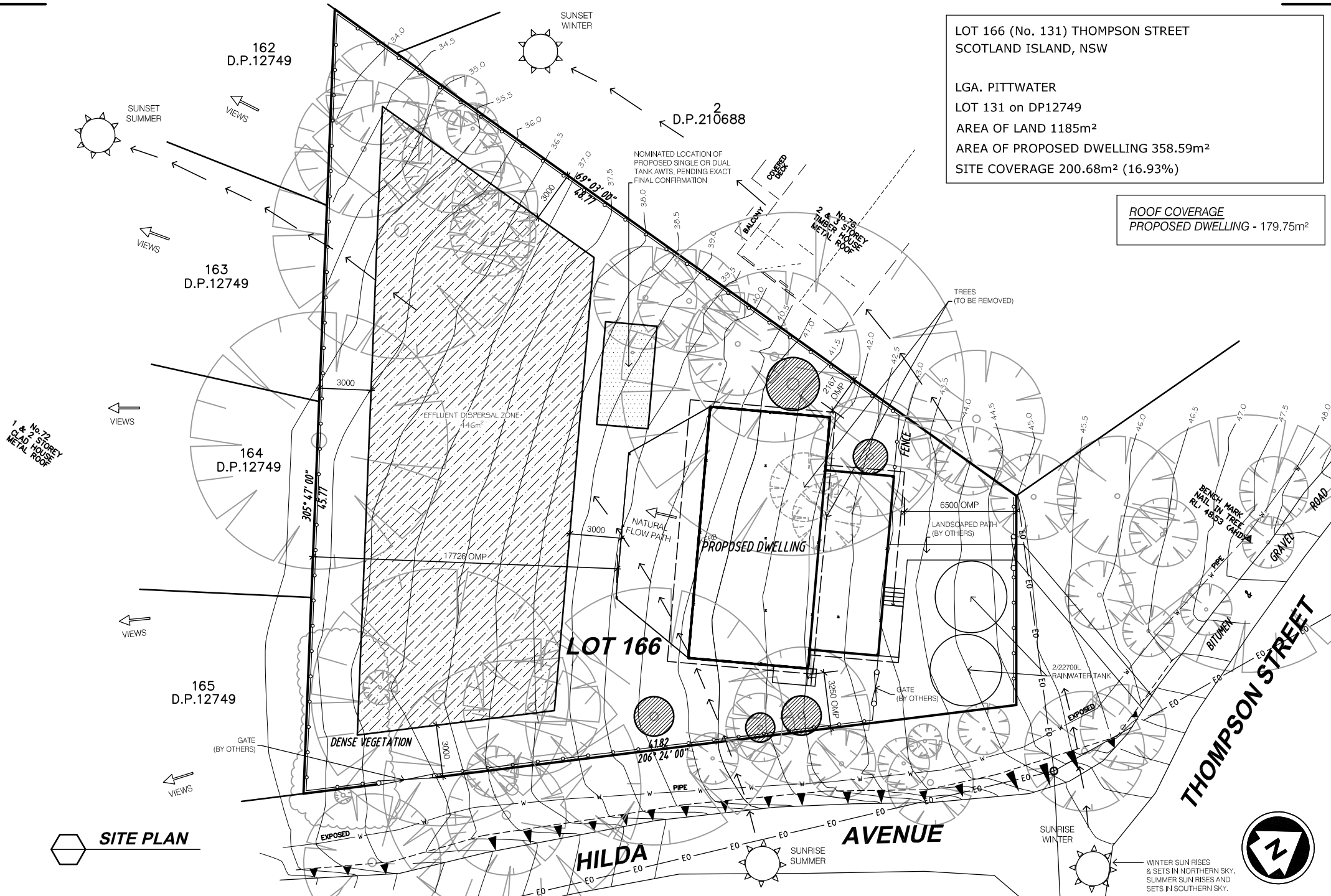
LOT 131 on DP12749

AREA OF LAND 1185m<sup>2</sup>

AREA OF PROPOSED DWELLING 358.59m<sup>2</sup>

SITE COVERAGE 200.68m<sup>2</sup> (16.93%)

ROOF COVERAGE  
PROPOSED DWELLING - 179.75m<sup>2</sup>



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**Lot 166 (No.131)  
Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
01 Preliminary Draft 15.02.19 AS  
02 Waste Water Design 12.03.19 JR

Drawing Title

**Site Analysis Plan**

166Thompson  
Job No.

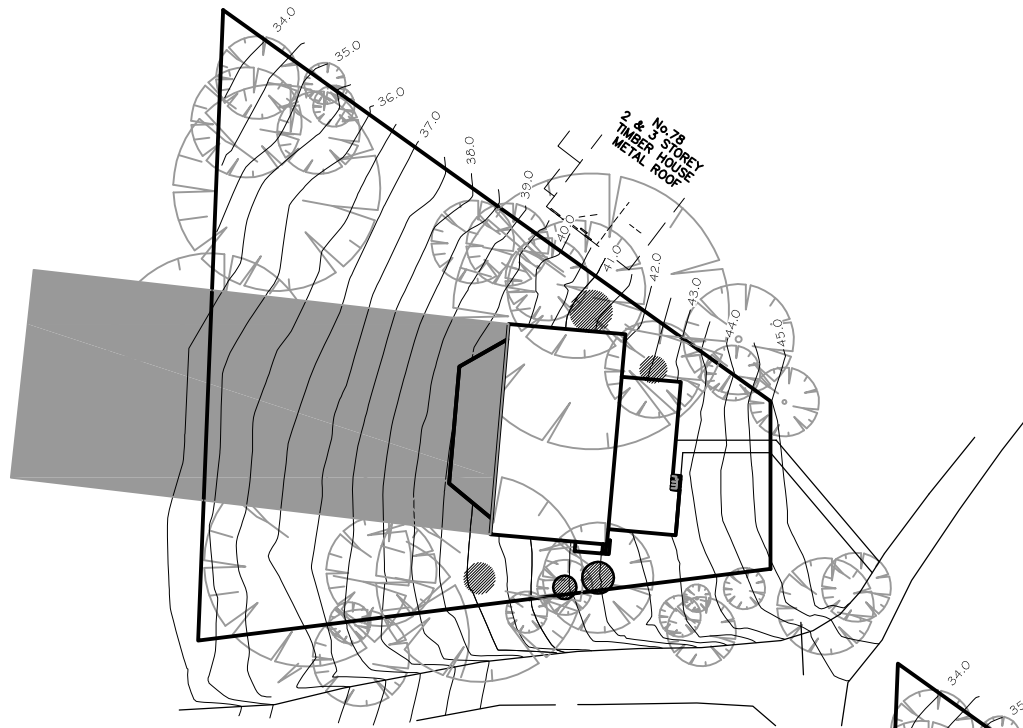
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Drawn by

12.03.19  
Date

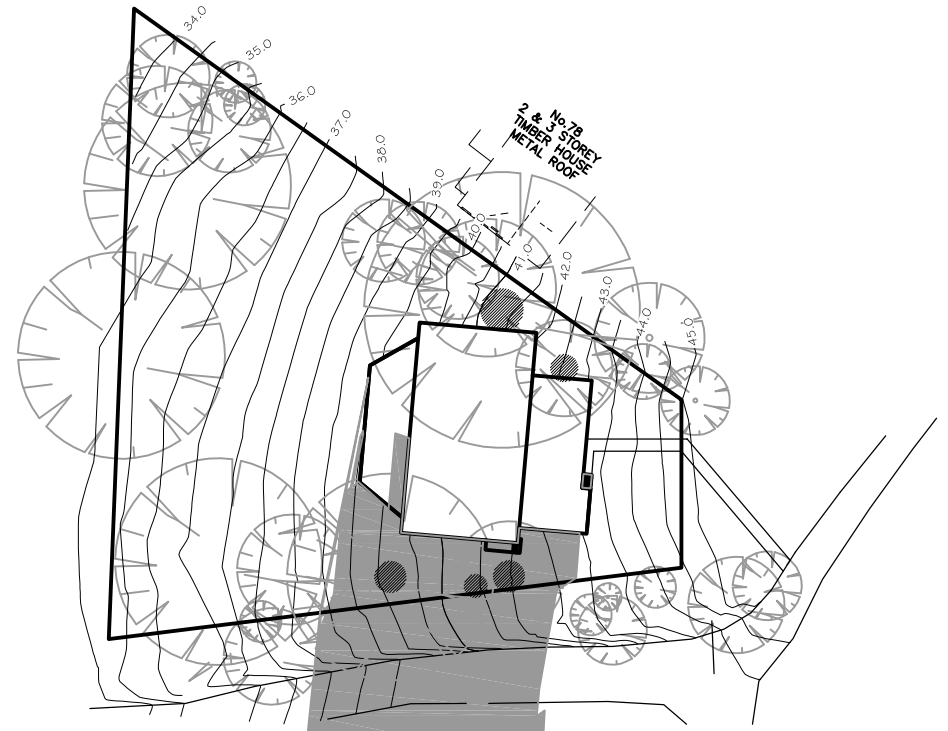
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7

Sheet



**21st JUNE 9am**



**21st JUNE 3pm**



**21st JUNE 12pm**



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Client

**Lot 166 (No.131)  
Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
 01 Preliminary Draft 15.02.19 NS

Drawing Title

**Shadow Diagram**

**166Thompson**  
 Job No.

**N Shrestha**  
 Drawn by

**15.02.19** Date  
**1:400 @ A3** Scale

**8**

Sheet



21st DEC 9am



21st DEC 12pm



21st DEC 3pm



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**Lot 166 (No.131)  
Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
01 Preliminary Draft 15.02.19 NS

Drawing Title

**Shadow Diagram**

**166Thompson**  
Job No.

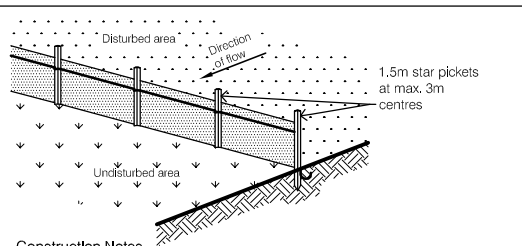
**N Shrestha**  
Drawn by

**15.02.19**  
Date

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Scale

**9**

Sheet



#### Construction Notes

1. Construct sediment fence as close as possible to parallel to the contours of the site.

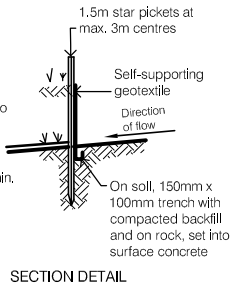
2. Drive 1.5m long star pickets into the ground, 3.0 meters apart (max.).

3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.

4. Fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.

5. Join sections of fabric at a support post with a 150mm overlap.

6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.



SECTION DETAIL

#### SEDIMENT FENCE

SD 6-8

#### NOTE:-

1. All construction & earth works will not start until the erosion and sediment control works outlined on this plan have been completed.

2. Gutters will be connected to the stormwater system or rain water tanks as soon as possible.

3. Approved bins for building waste, concrete and mortar slurries, paints, acid washing and litter will be provided and arrangements made for regular collection.

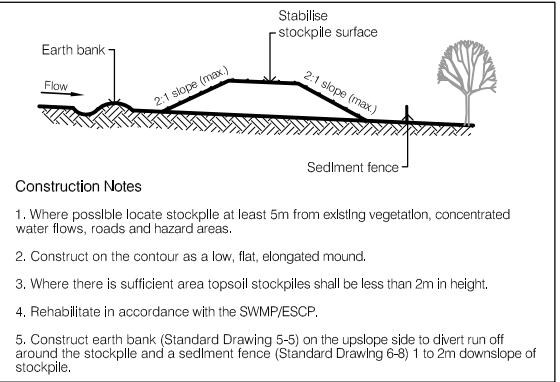
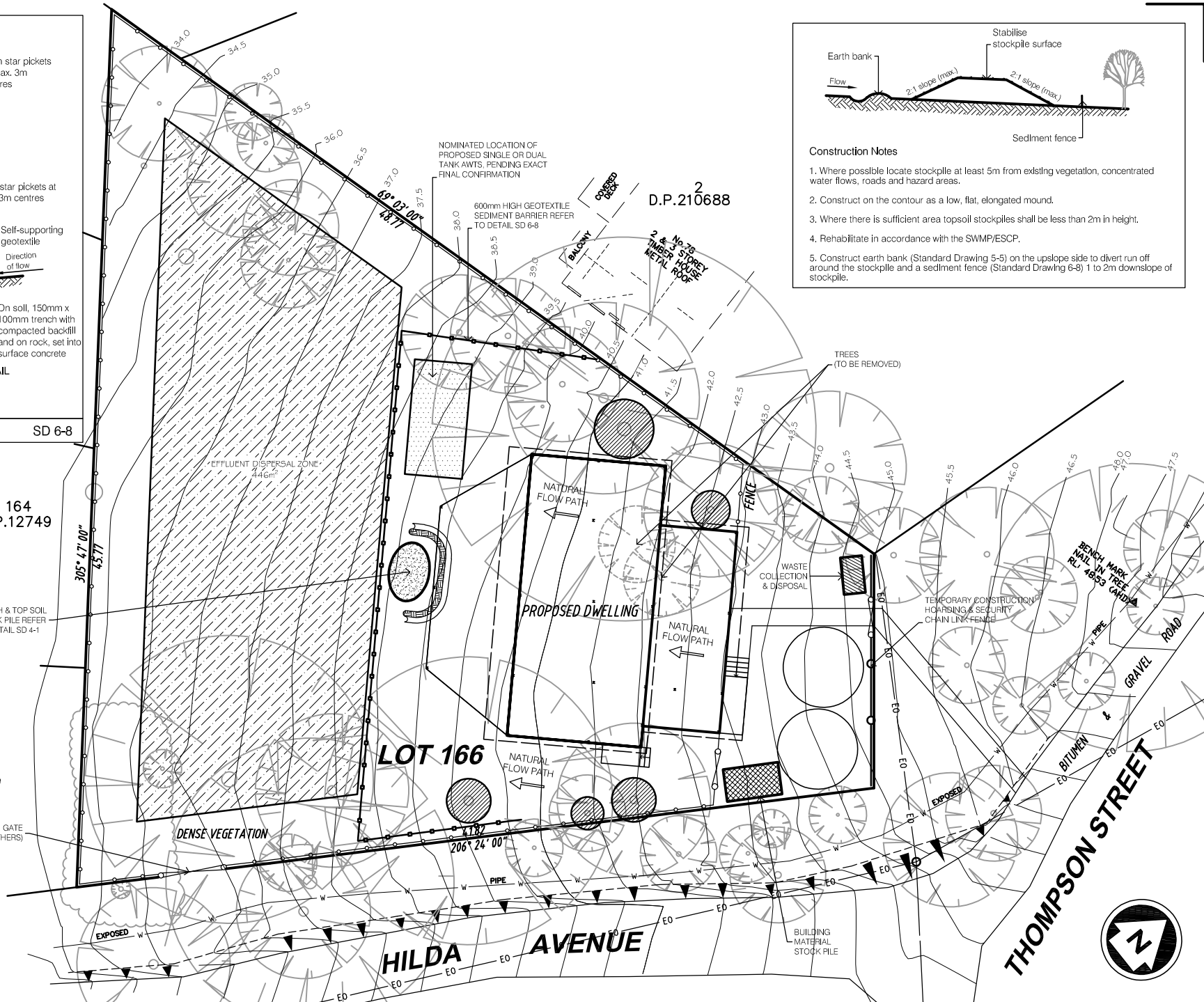
4. All stockpiles will be placed in the location shown and at least 2 meters clear of possible water flow.

164  
D.P.12749

165  
D.P.12749

GATE  
(BY OTHERS)

MULCH & TOP SOIL  
STOCK PILE REFER  
TO DETAIL SD 4-1



#### Construction Notes

- Where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
- Construct on the contour as a low, flat, elongated mound.
- Where there is sufficient area topsoil stockpiles shall be less than 2m in height.
- Rehabilitate in accordance with the SWMP/ESCP.
- Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2m downslope of stockpile.



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Builder

Edmund & Maria  
Burke

Client

Lot 166 (No.131)  
Thompson Street  
Scotland Island, NSW

Project

Amendment List  
01 Preliminary Draft 15.02.19 AS  
02 Waste Water Design 12.03.19 JR

Drawing Title

#### Erosion And Sediment Control Plan

166Thompson  
Job No.

A Shrestha  
Drawn by

12.03.19  
Date

1:400 @ A3  
Scale


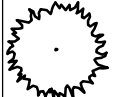

10

Sheet

162  
D.P.12749

2  
D.P.210688

AREA OF LAND - 1185m<sup>2</sup>  
AREA OF HARD LANDSCAPE - 281.22m<sup>2</sup>  
AREA OF SOFT LANDSCAPE - 903.78m<sup>2</sup>

| NEW TREE PLANTING SCHEDULE  |   |         |
|---|---|---------|
|   | WHITE SALLOW WATTLE<br>( <i>Acacia floribunda</i> ) | 16 Nos. |
|  | TURPENTINE<br>( <i>Syncarpha glomulifera</i> )      | 4 Nos.  |
|  | GRASS AREA  |         |

163  
D.P.12749

164  
D.P.12749

165  
D.P.12749

GATE  
(BY OTHERS)

DENSE VEGETATION

NOMINATED LOCATION OF  
PROPOSED SINGLE OR DUAL  
TANK AWTs. PENDING EXACT  
FINAL CONFIRMATION

COVERED  
DECK

2 & No. 76  
TOWER HOUSE  
METAL ROOF

TREES  
(TO BE REMOVED)

LANDSCAPED PATH  
(BY OTHERS)

PROPOSED DWELLING  
**LOT 166**

GATE  
(BY OTHERS)

THOMPSON STREET

HILDA AVENUE



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Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
01 Preliminary Draft 15.02.19 AS  
02 Waste Water Design 12.03.19 JR  
03 Client's Amendments 10.07.19 NS

Drawing Title

**Landscape Plan**

**166Thompson**  
Job No.

**A Shrestha**  
Drawn by

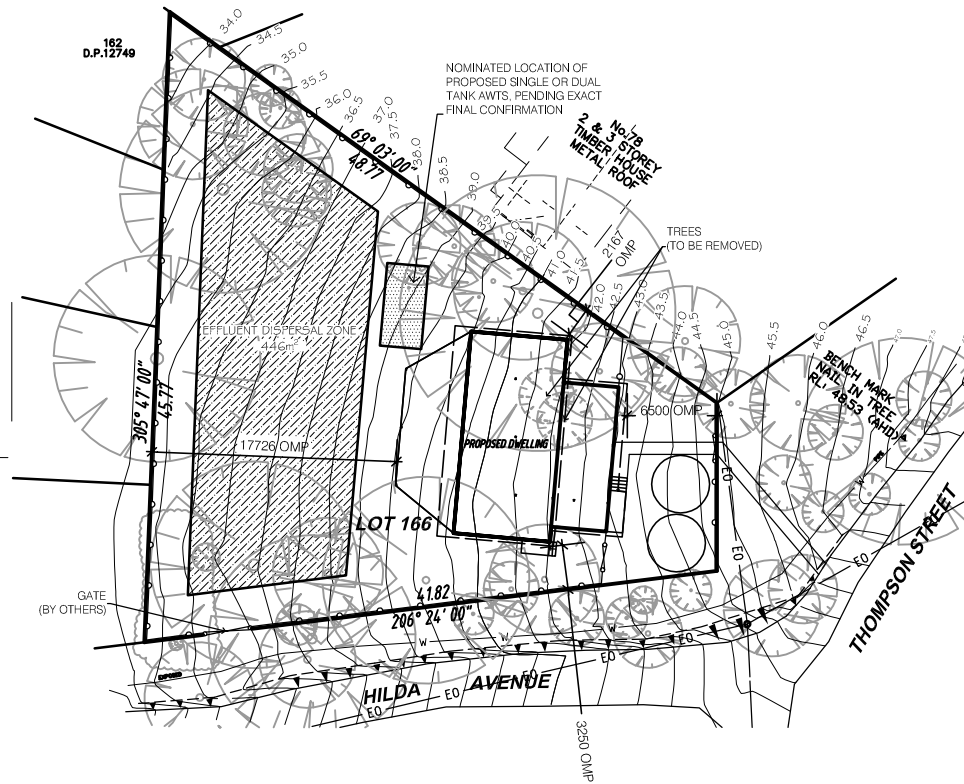
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Date Scale

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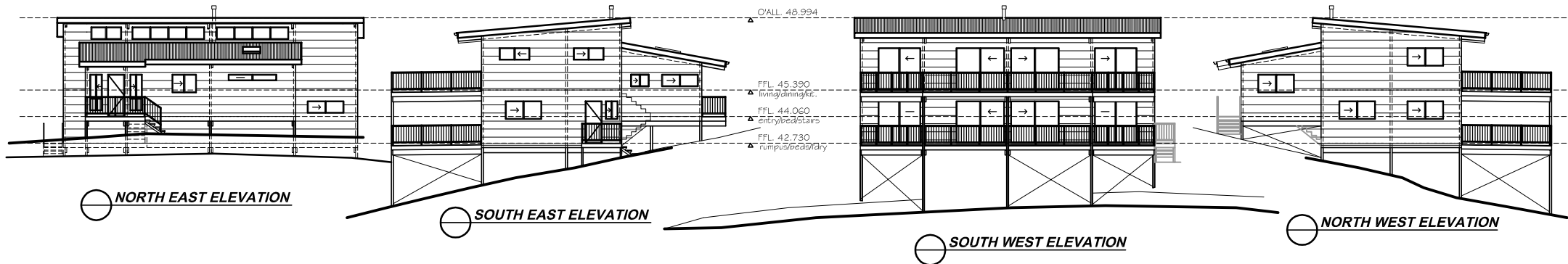
**SITE PLAN**  
scale 1:400



LOT 166 (No. 131) THOMPSON STREET  
SCOTLAND ISLAND, NSW

LGA. PITTWATER  
LOT 131 on DP12749  
AREA OF LAND 1185m<sup>2</sup>  
AREA OF PROPOSED DWELLING 358.59m<sup>2</sup>  
SITE COVERAGE 200.68m<sup>2</sup> (16.93%)

ROOF COVERAGE  
PROPOSED DWELLING - 179.75m<sup>2</sup>



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Thompson Street  
Scotland Island, NSW**

Project

**Amendment List**  
01 Preliminary Draft 15.02.19 AS  
02 Waste Water Design 12.03.19 JR

Drawing Title

**Notification Plan**

166Thompson  
Job No.

A Shrestha  
Drawn by

12.03.19  
Date

1:200 @ A3  
Scale

**12**

Sheet

**Water Commitments**

**Fixtures**

The applicant must install showerheads with a minimum rating of 3 star (>7.5 but <= 9 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

**Alternative water**

**Rainwater tank**

The applicant must install a rainwater tank of at least 45,000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 170square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- all hot water systems in the development
- all indoor cold water taps (not including taps that supply clothes washers) in the development

**Greywater treatment system**

The applicant must install a greywater treatment system on the site. This system must meet, and be installed in accordance with, the requirements of all applicable authorities.

The applicant must configure the greywater treatment system so that greywater for recycling is collected from:

- the laundry
- each bathroom (but not the toilets)
- the entire household

The applicant must connect the greywater treatment system to:  
a sub-surface or non-aerosol irrigation system, or if the greywater has been appropriately treated in accordance with applicable regulatory requirements, to at least one outdoor tap in the development (Note: NSW health does not recommend that greywater be used to irrigate edible plants which are consumed raw)

**Energy Commitments**

**Hot water**

The applicant must install the following hot water system in the development, or a system with a higher energy rating: Electric instantaneous

**Cooling system**

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The cooling system must provide for day/night zoning between living areas and bedrooms.

**Heating system**

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning ; Energy rating: EER 3.5 - 4.0

The heating system must provide for day/night zoning between living areas and bedrooms.

**Ventilation**

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off

Kitchen: individual fan, ducted to facade or roof; Operation

control: manual switch on/off

Laundry: individual fan, ducted to facade or roof;  
Operation control: manual switch on/off

**Artificial lighting**

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 3 of the bedrooms / study;
- at least 3 of the living / dining rooms;
- the kitchen;
- all bathrooms/toilets;
- the laundry;
- all hallways;

**Natural lighting**

The applicant must install a window and/or skylight in kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting

**Alternative Energy**

The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

**Other**

The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.