

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

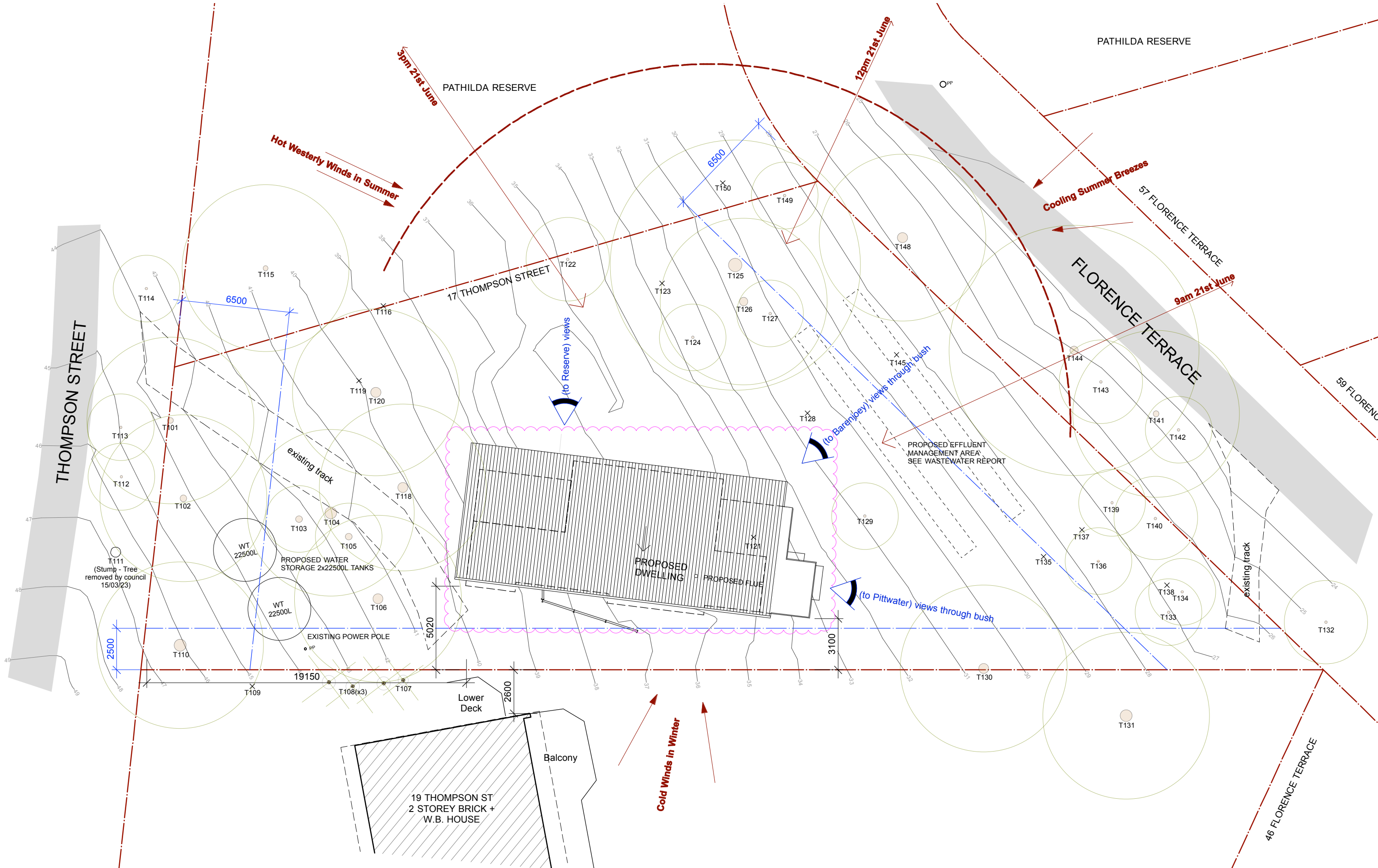
Windows, Glazed Doors + Skylights - All glazing shall be installed in accordance with the specifications listed in the table within the BASIX certificate. The dwelling may have 1 skylight (<0.7sqm) not listed. The glass and frame type as well as overshadowing as specified in said table.

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.



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.2
	DA 05.02.22 Issue for DA	FOR MODIFICATION TO DA	17 THOMPSON ST	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		CLIENT			DRAWN BY:	JMc	
	DA.2 15.11.23 For mod to DA. Drawing list updated		MADDY			THIS ISSUE:	15.11.23	
						FIRST ISSUE:	05.02.22	
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	DA 05.02.22 Issue for DA	FOR MODIFICATION TO 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
	DA.2 15.11.23 Issue for mod to DA. Rotate house					THIS ISSUE:	15.11.23		
						FIRST ISSUE:	05.02.22		
		NOT FOR CONSTRUCTION					DA.2		



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)
- SITE ENCLOSURE
- SEDIMENT CONTROL BARRIER
- TRUNK PROTECTION (T102, T104, T106, T118)

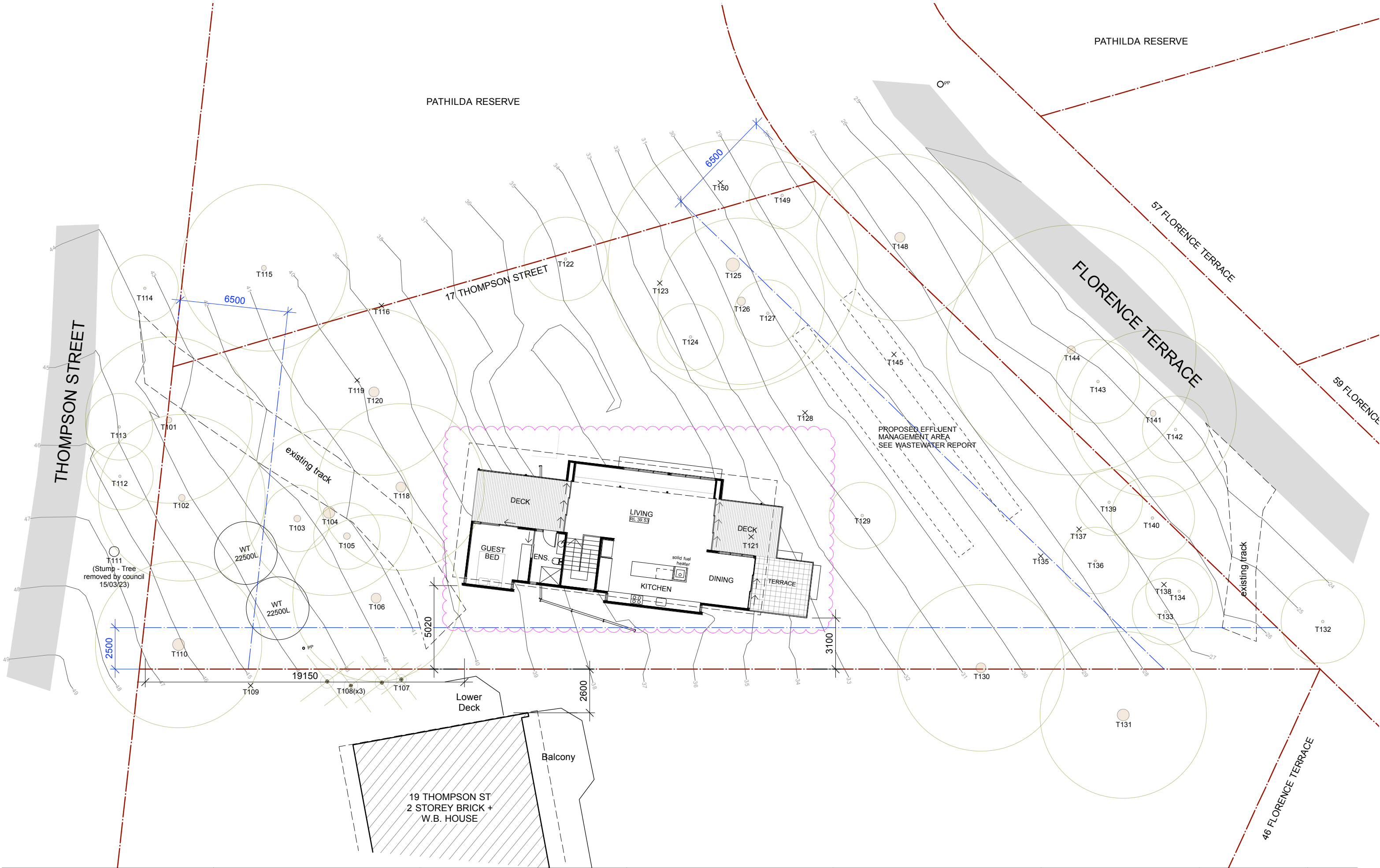
NOTES

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

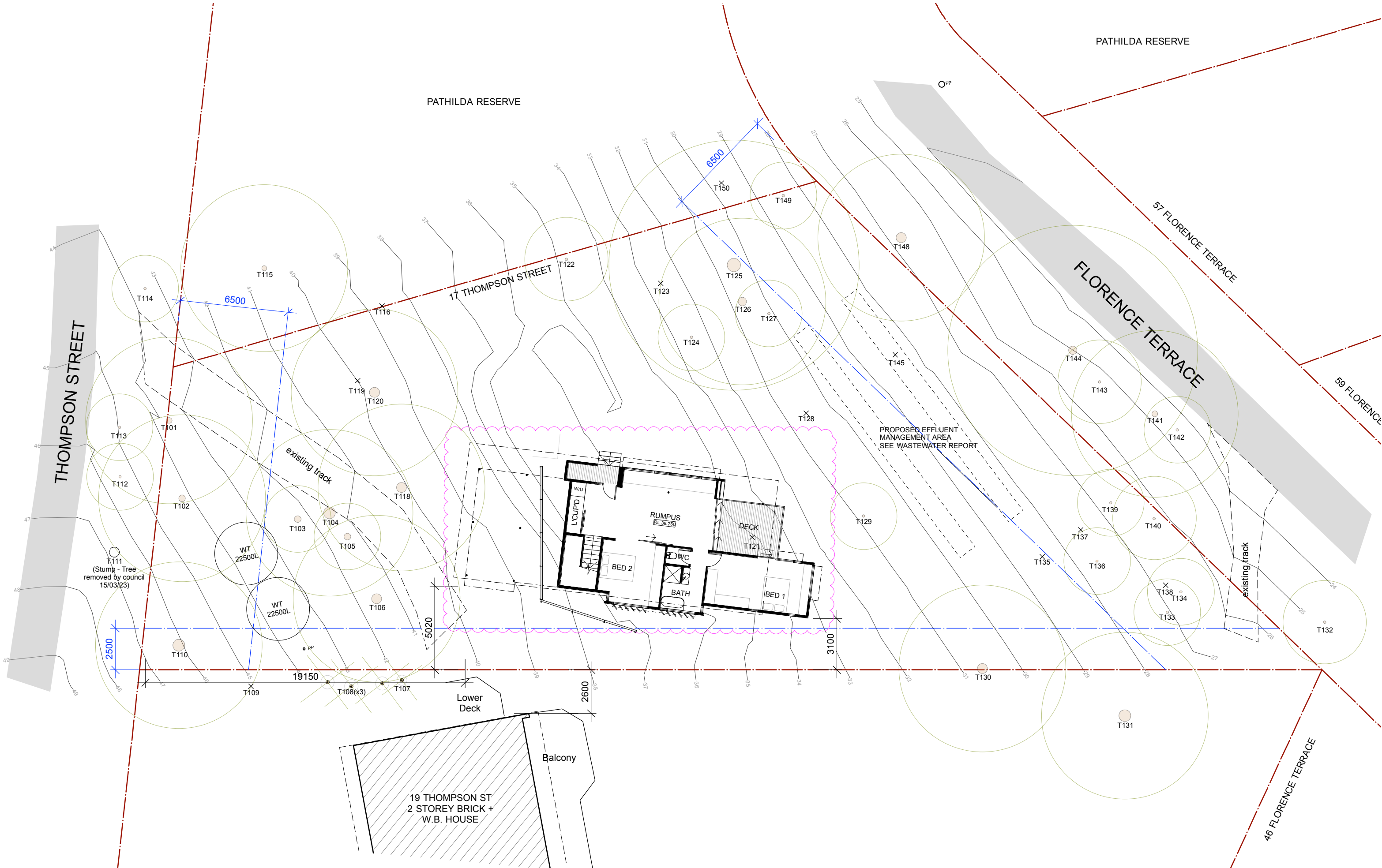
REFER TO ARBORIST REPORT BY ARBORSAW FOR DETAILS OF ALL TREE PROTECTION MEASURES.

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.

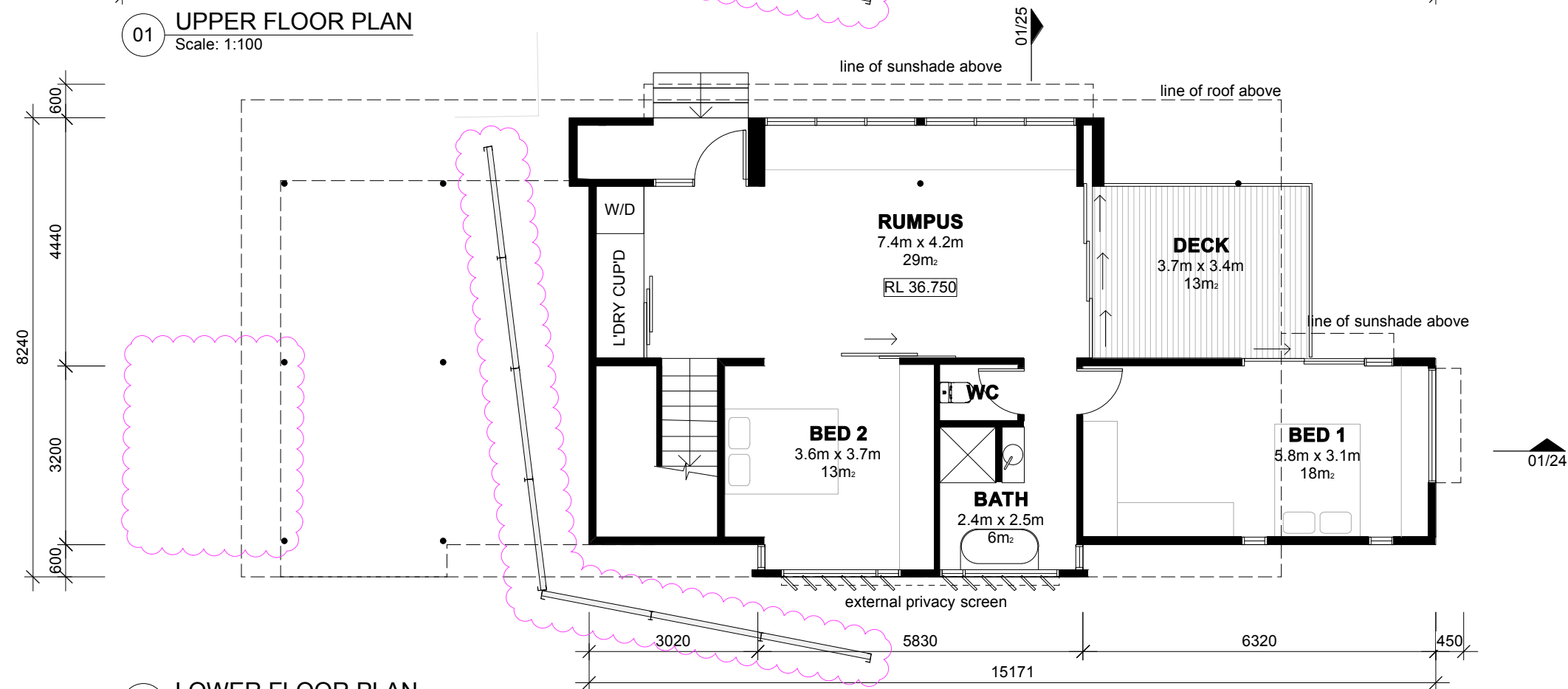
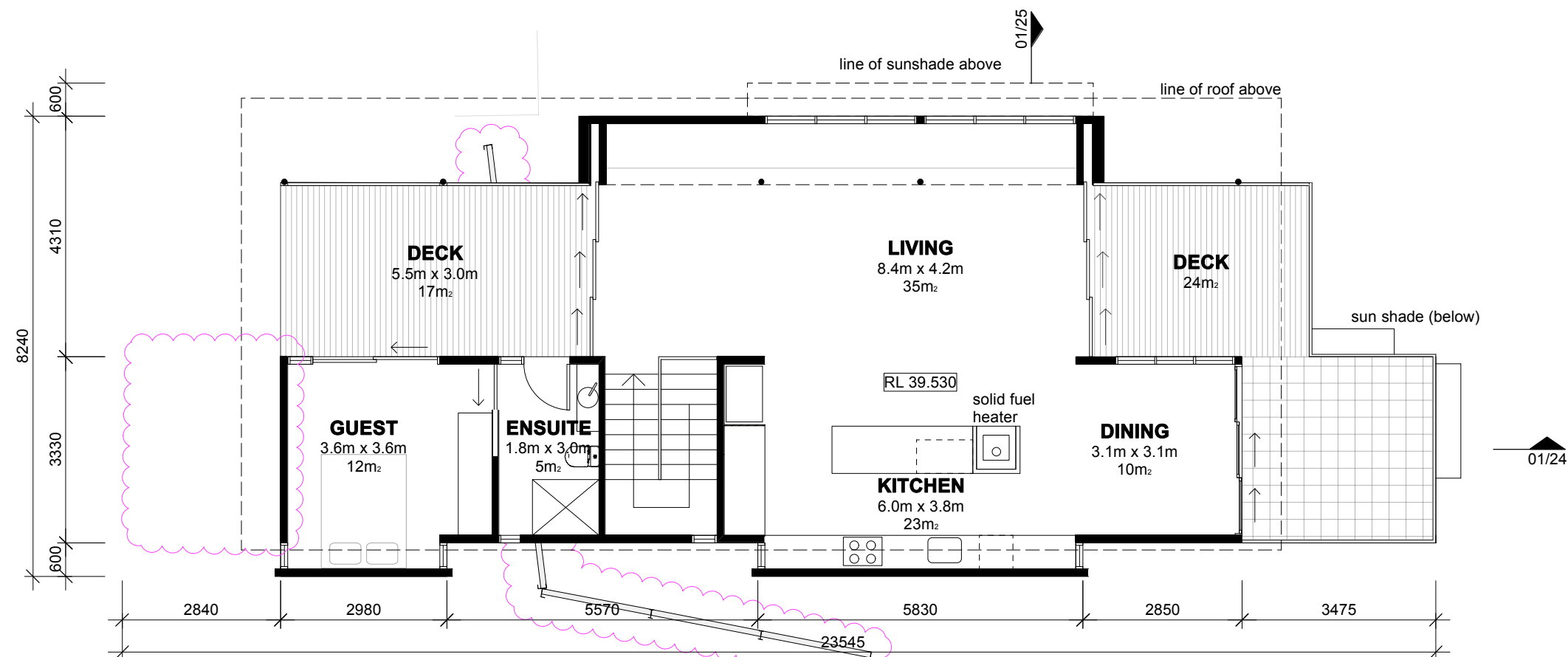
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	DA 05.02.22 Issue for DA		FOR MODIFICATION TO DA	17 THOMPSON ST SCOTLAND ISLAND 2105	CONSTRUCTION MANAGEMENT PLAN	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. 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	SCALE:	1:200 @ A3		DWG NO:
	DA.1 27.05.22 Remove Studio. w-water size						DRAWN BY:	JMc		03
	DA.2 15.11.23 Issue for mod to DA. Rotate house						THIS ISSUE:	15.11.23		REVISION:
							FIRST ISSUE:	05.02.22		DA.2



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	DA 05.02.22 Issue for DA	FOR MODIFICATION TO DA	17 THOMPSON ST	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	
	DA.1 03.05.22 Remove Studio. w-water size		SCOTLAND ISLAND 2105			
	DA.2 05.11.23 Issue for info. Rotate dwelling footprint. Delete store		CLIENT			
	DA.3 15.11.23 Issue for Mod to DA.		MADDY			
	NOT FOR CONSTRUCTION					



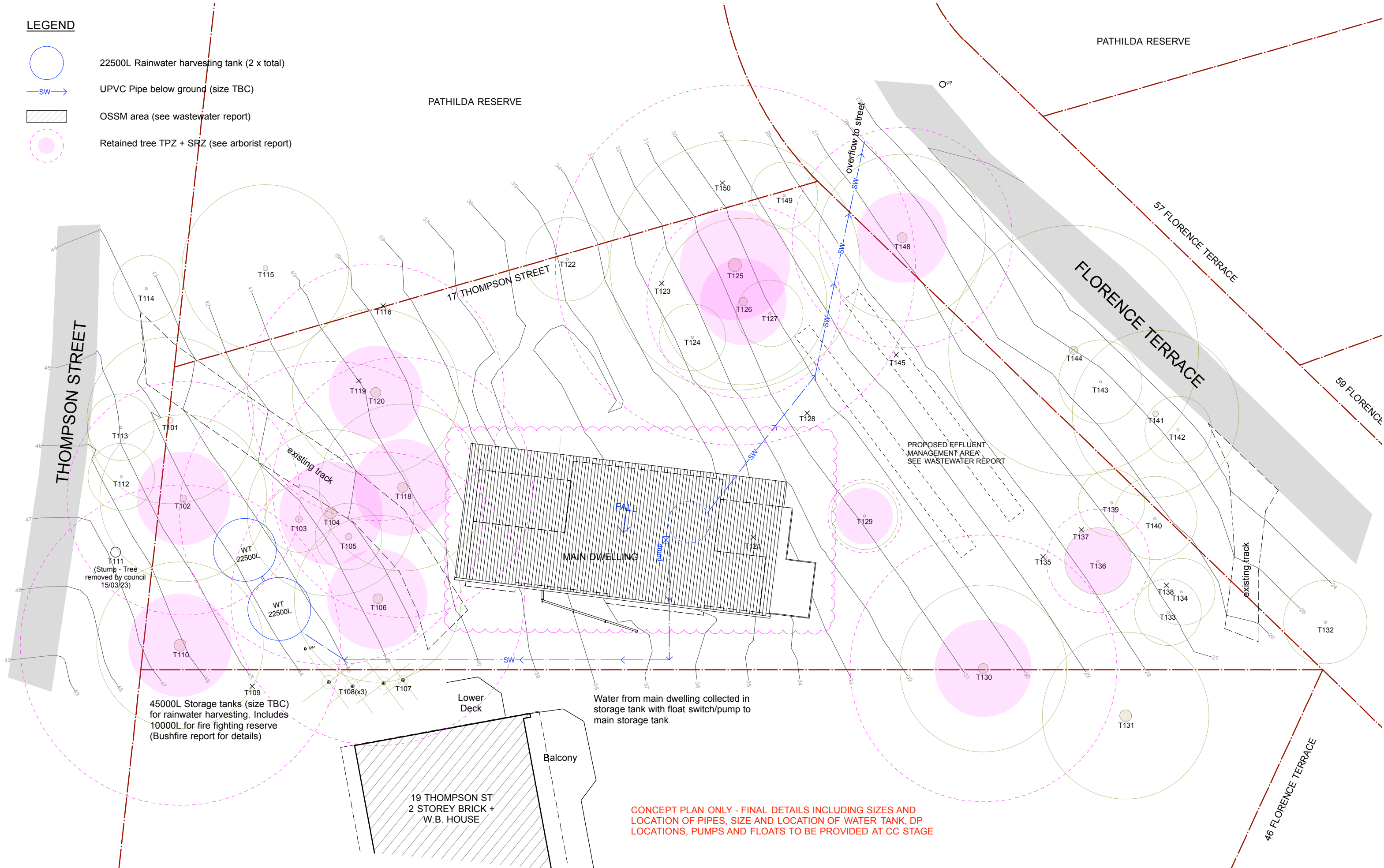
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	DA 05.02.22 Issue for DA	FOR MODIFICATION TO DA	17 THOMPSON ST SCOTLAND ISLAND 2105	LOWER FLOOR PLAN	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read 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	SCALE:	1:200 @ A3	
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	DA.2 15.11.23 Issue for Mod to DA. Rotate house					THIS ISSUE:	15.11.23	
						FIRST ISSUE:	02.08.21	
	NOT FOR CONSTRUCTION		CLIENT					
			MADDY					



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	DA 05.02.22	Issue for DA						
	DA.1 26.05.22	Remove Studio						
	DA.2 15.11.23	Issue for mod to DA						
	FOR MODIFICATION TO DA NOT FOR CONSTRUCTION		CLIENT MADDY			SCALE: 1:100 @ A3 DRAWN BY: JMc THIS ISSUE: 15.11.23 FIRST ISSUE: 05.02.22	DWG NO: 12 REVISION: DA.2	

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)



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DA 05.02.22 Issue for DA
DA.1 03.05.22 Remove Studio. w-water size
DA.2 15.11.23 Issue for mod to DA. Rotate
house

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FOR MODIFICATION TO DA
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PROJECT ADDRESS

17 THOMPSON ST
SCOTLAND ISLAND 2105

CLIENT

MADDY

DRAWING TITLE

STORMWATER PLAN
CONCEPT

CONTRACTORS NOTE

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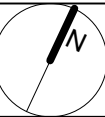
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THIS ISSUE: 15.11.23

FIRST ISSUE: 02.08.21



DWG NO:

15

REVISION:

DA.2



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	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

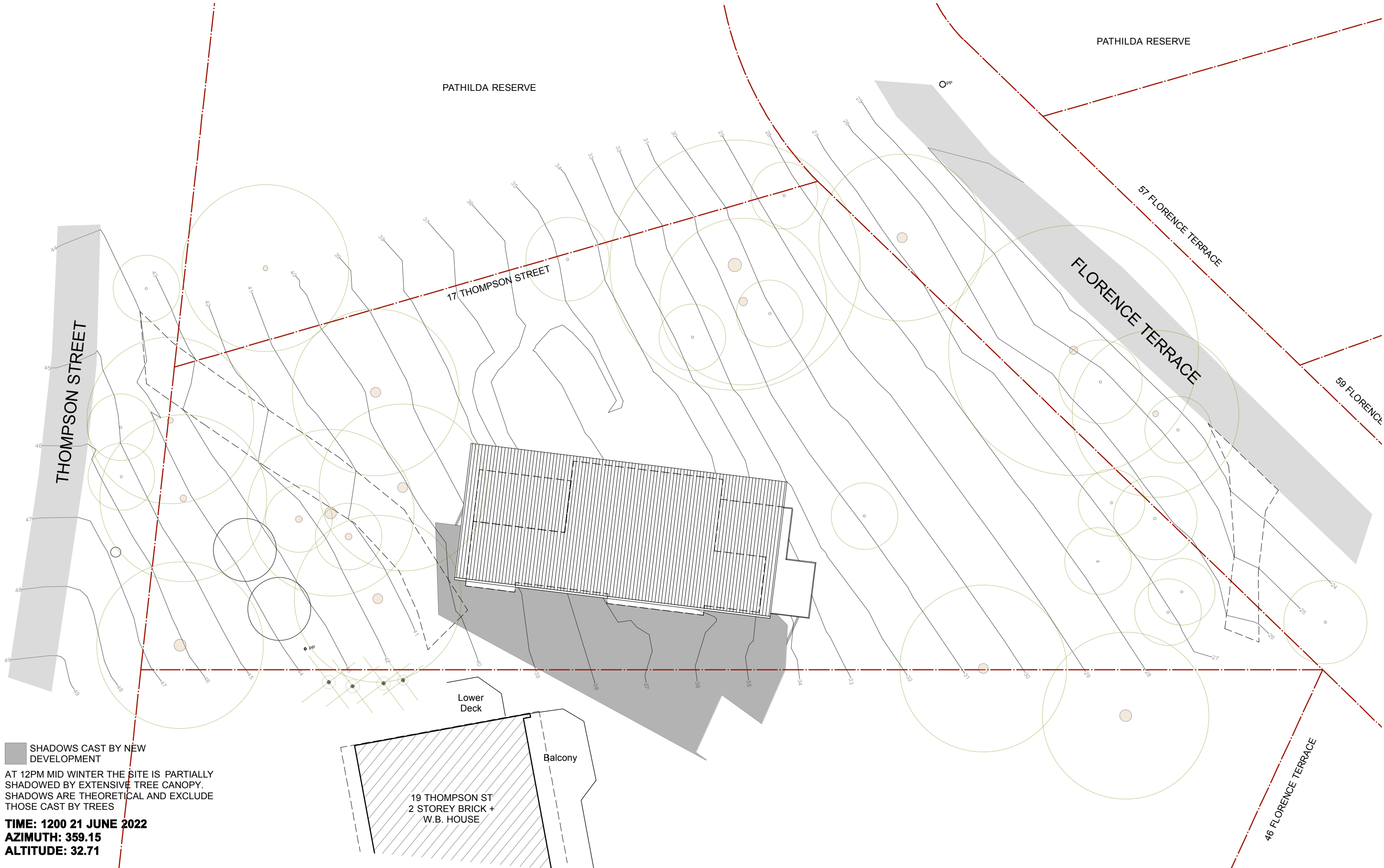
NOTES

- 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

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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			
	DA.1 26.05.22 Remove Studio. w-water size	FOR MODIFICATION TO DA NOT FOR CONSTRUCTION	CLIENT			DRAWN BY:	JMc	
	DA.2 15.11.23 Issue for mod to DA. Rotate house		MADDY			THIS ISSUE:	15.11.23	
					FIRST ISSUE:	05.02.22		



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	DA 05.02.22 Issue for DA	FOR MODIFICATION TO 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. 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 27.05.22 Remove Studio					DRAWN BY:	JMc	
	DA.2 15.11.23 Issue for mod to DA. Rotate house					THIS ISSUE:	15.11.23	
	house					FIRST ISSUE:	05.02.22	
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	DA 05.02.22 Issue for DA				17 THOMPSON ST		SHADOW DIAGRAM		Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work.		SCALE:			1:200 @ A3	DWG NO:
	DA.1 27.05.22 Remove Studio				SCOTLAND ISLAND 2105		1200 JUNE 21 2022		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.		DRAWN BY:			JMc	17
	DA.2 15.11.23 Issue for mod to DA. Rotate house				CLIENT				Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG		THIS ISSUE:			15.11.23	REVISION:
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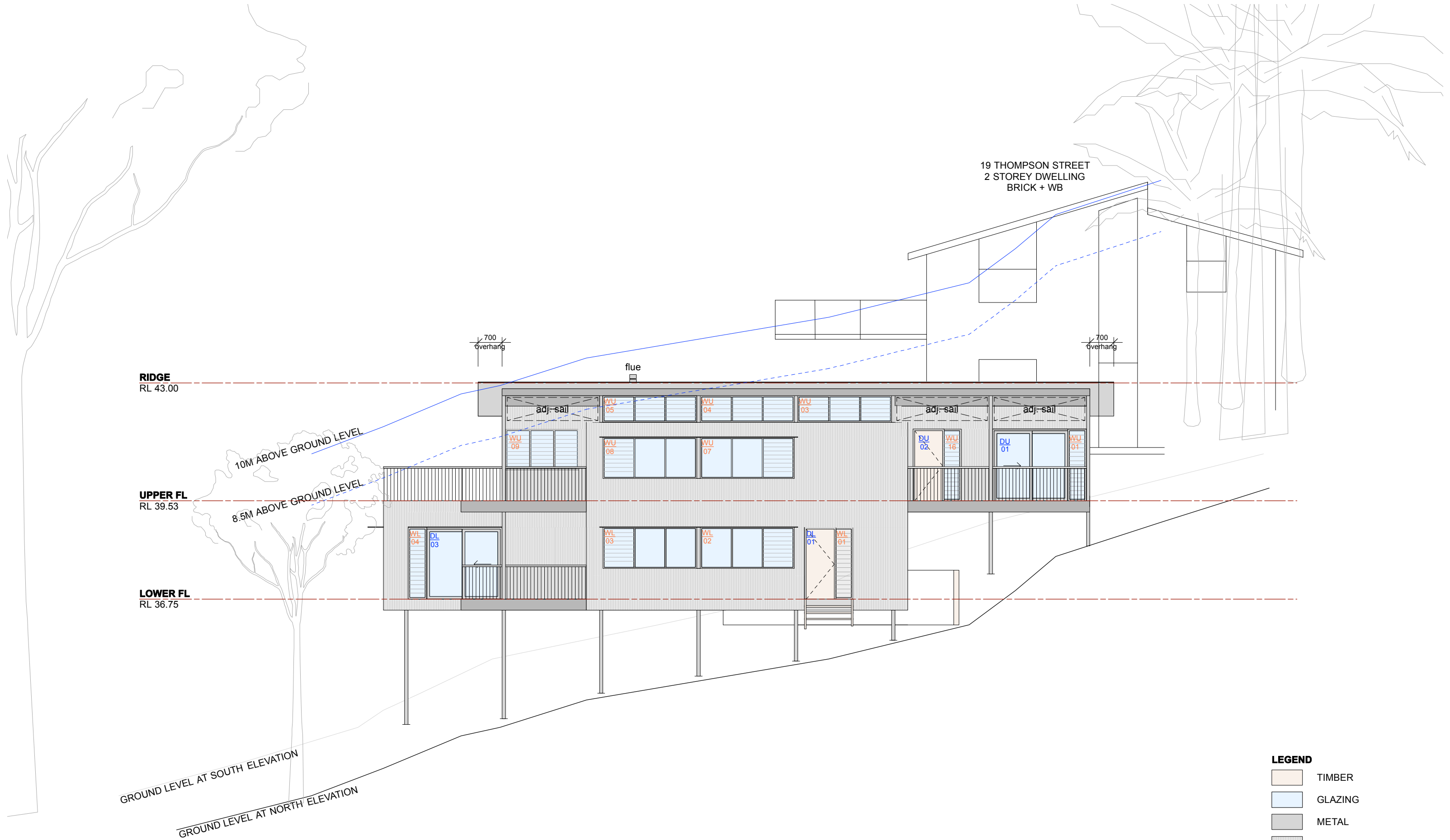


SHADOWS CAST BY
EXISTING TREES

AT 3PM MID WINTER THE SITE IS
PREDOMINANTLY SHADOWED BY
EXISTING TREES AND THE SLOPE OF THE
LAND TO THE WEST

TIME: 1500 21 JUNE 2022
AZIMUTH: 316.26
ALTITUDE: 18.09

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	DA 05.02.22 Issue for DA	FOR MODIFICATION TO DA NOT FOR CONSTRUCTION	17 THOMPSON ST	SHADOW DIAGRAM		
	DA.1 27.05.22 Studio Removed		SCOTLAND ISLAND 2105	1500 JUNE 21 2022		
	DA.2 15.11.23 Issue for mod to DA. Rotate house		CLIENT			
			MADDY			



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M 0439404650 E McHughdesign@outlook.com

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DA 05.02.22 Issue for DA
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REVISION

FOR MODIFICATION TO DA

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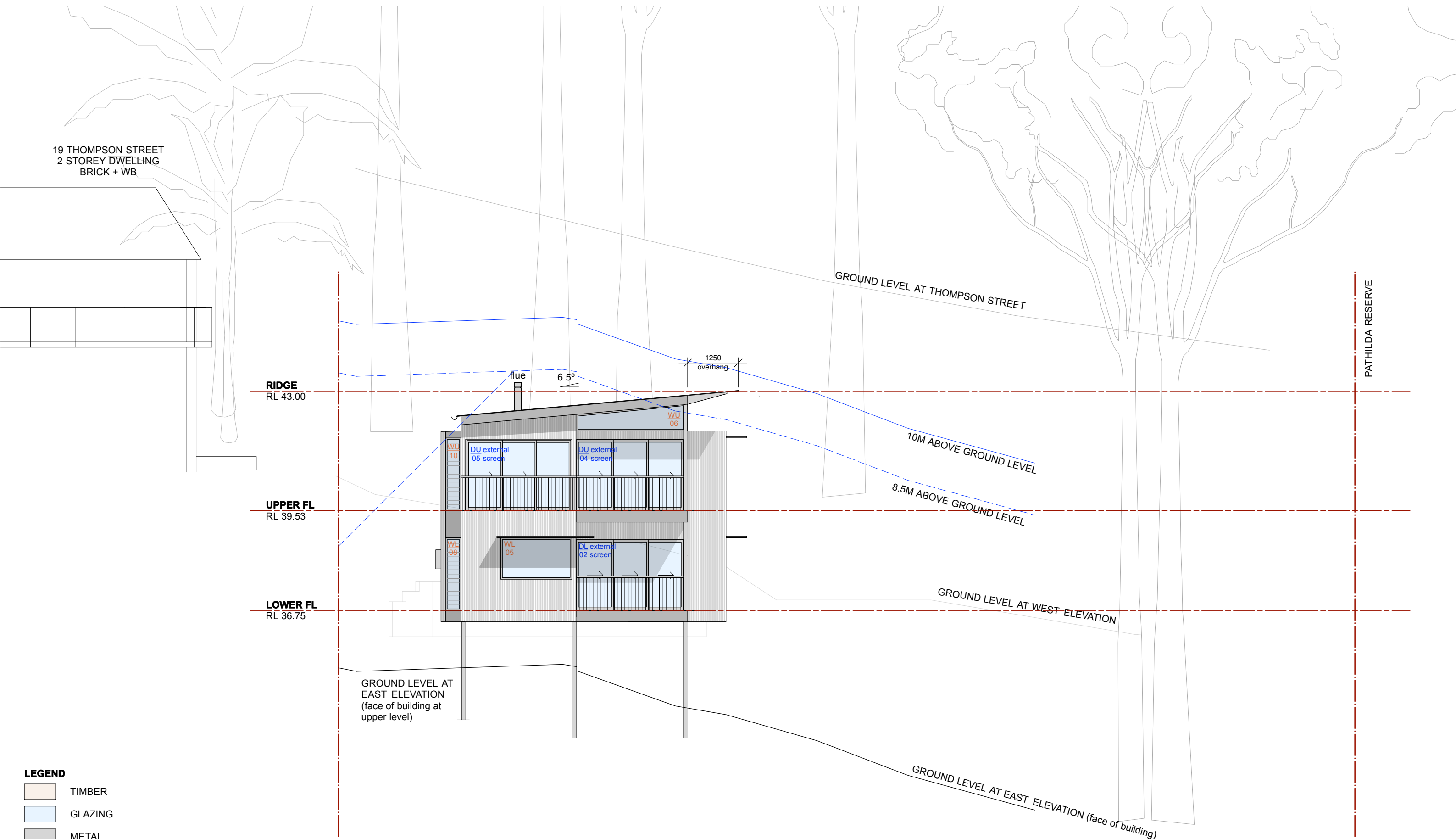
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NORTH ELEVATION

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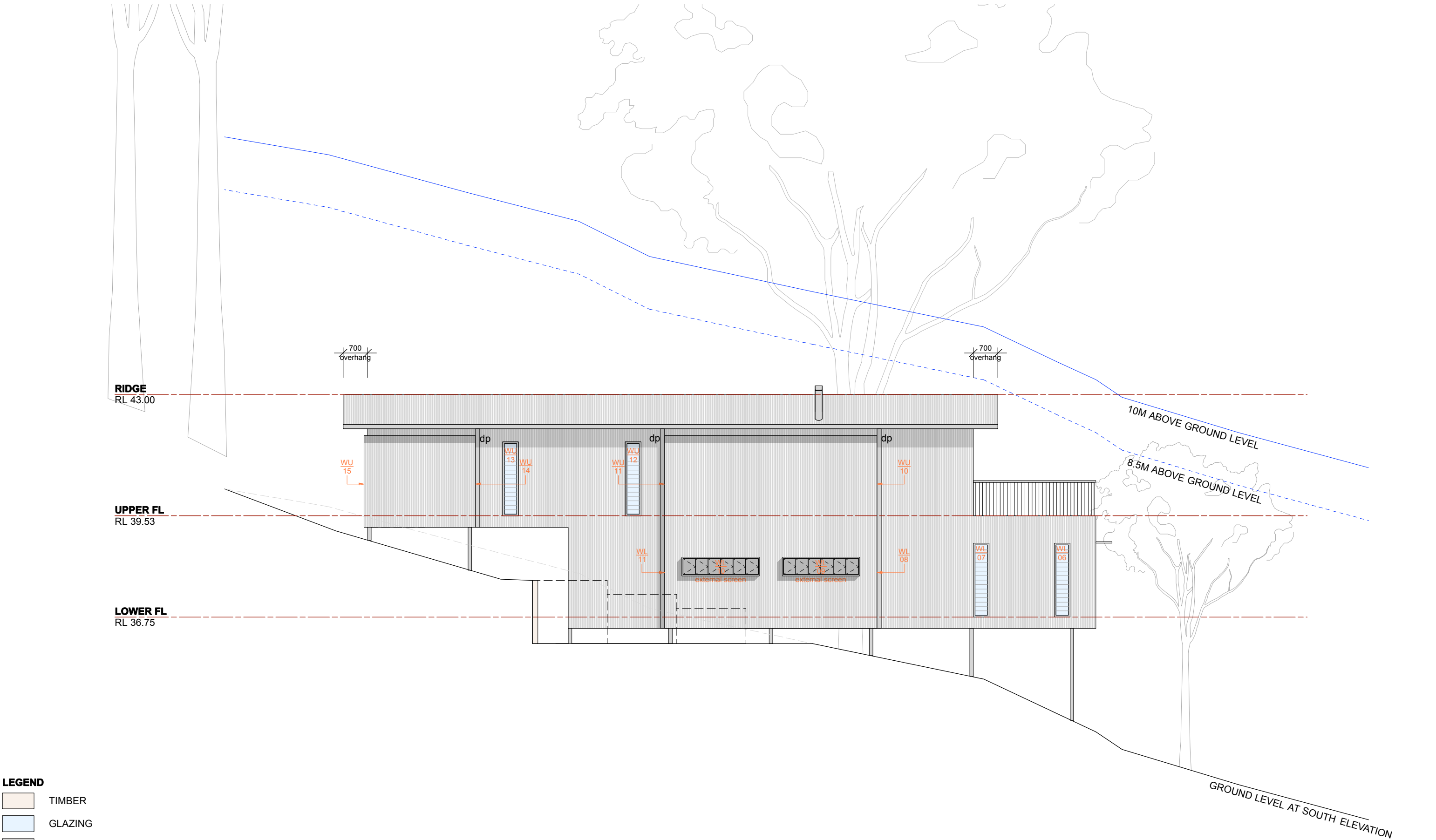
- LEGEND**
- TIMBER
 - GLAZING
 - METAL
 - METAL SHEET
 - FC SHEET

2001		
SCALE:	1:100 @ A3	
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THIS ISSUE:	15.11.23	
FIRST ISSUE:	02.08.21	REVISION: DA.1



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

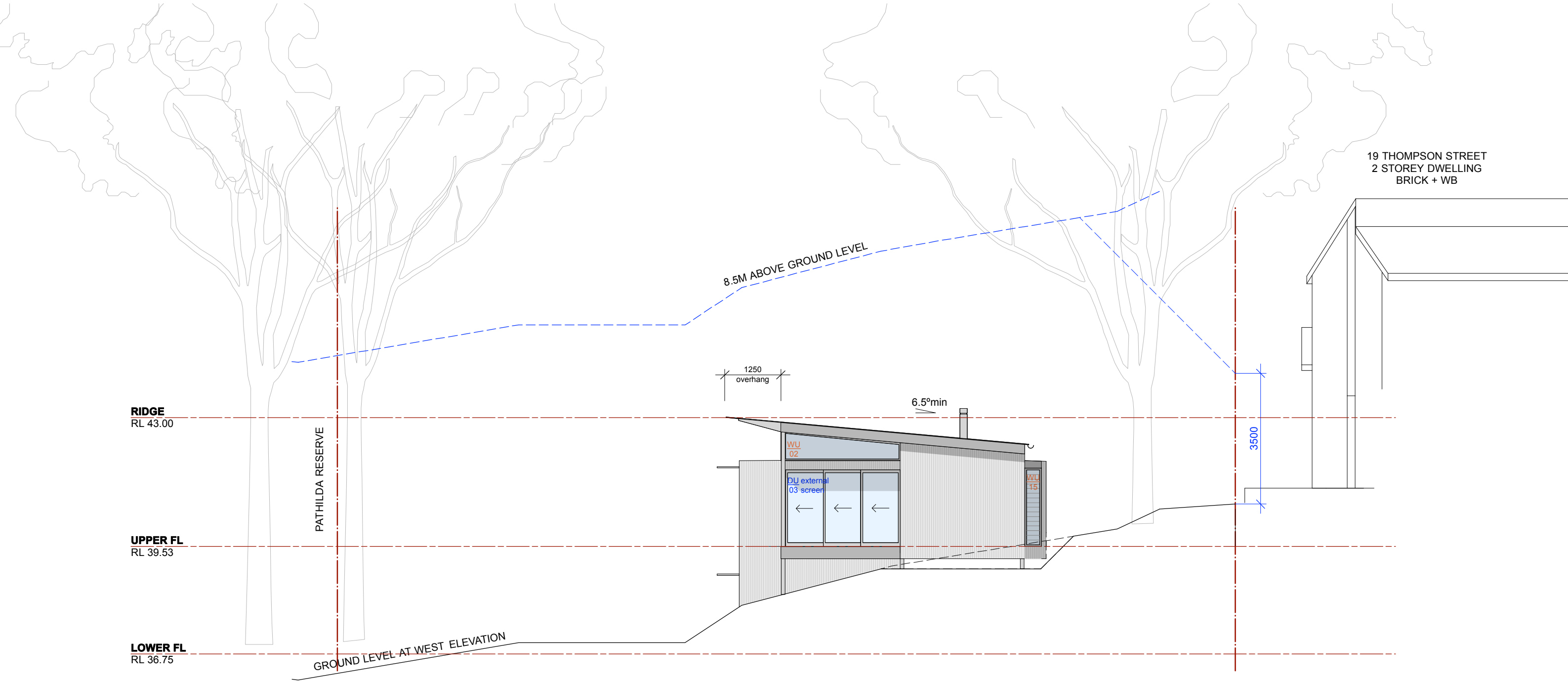
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	DA 05.02.22 Issue for DA	FOR MODIFICATION OF DA	17 THOMPSON ST SCOTLAND ISLAND 2105	EAST ELEVATION	Do not scale from drawing. Use marked dimensions. The Contractor shall check all figured dimensions on site before commencement of work. To be read 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	
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						THIS ISSUE:	15.11.23	
						FIRST ISSUE:	02.08.21	
	NOT FOR CONSTRUCTION		CLIENT					
			MADDY					



LEGEND

- TIMBER
- GLAZING
- METAL
- METAL SHEET
- FC SHEET

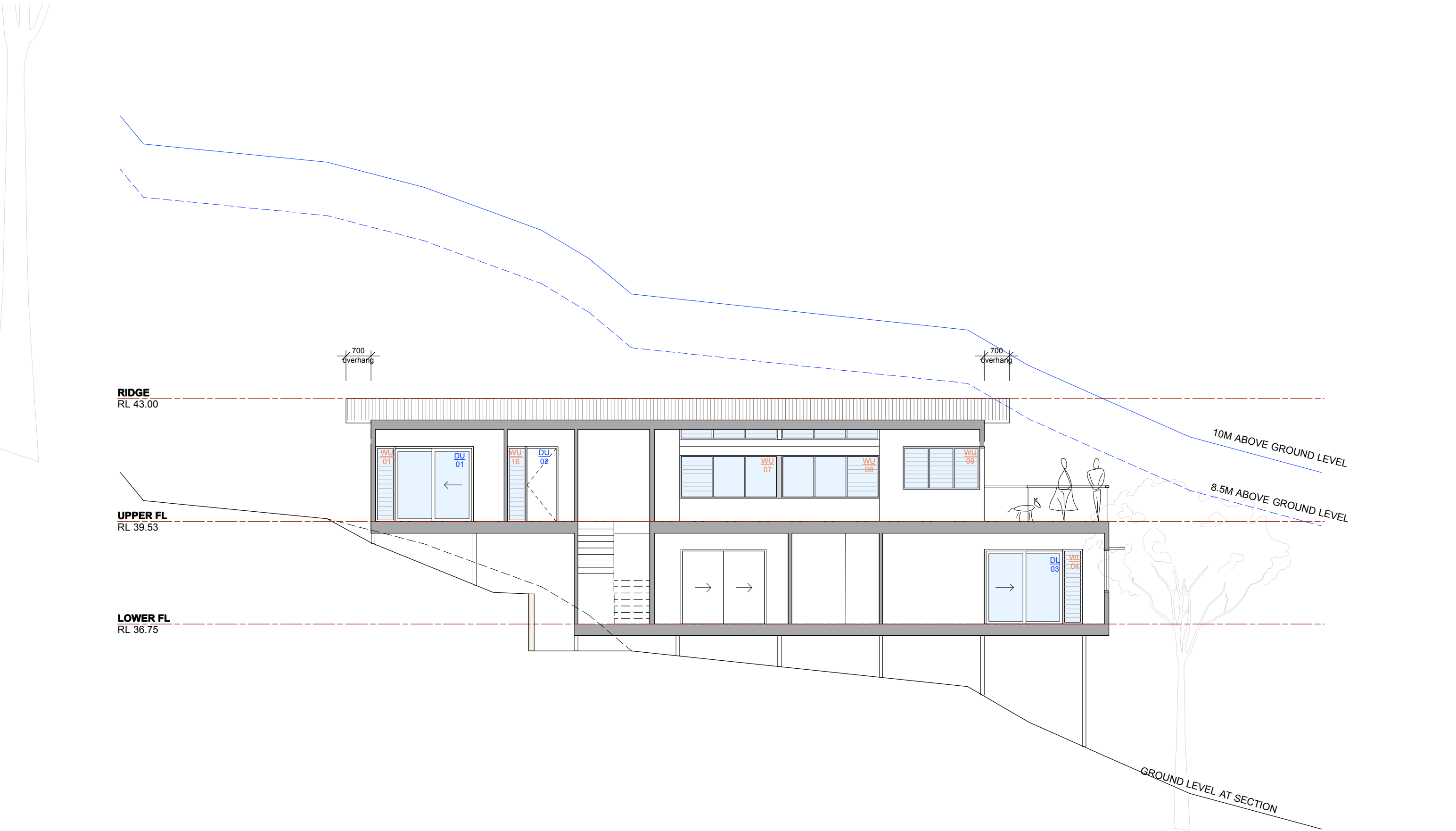
DESIGNby WAVES JAMES T McHUGH PO Box 293 Church Point NSW 2106 M 0439404650 E McHughdesign@outlook.com	REVISION	REVISION	PROJECT ADDRESS	DRAWING TITLE	CONTRACTORS NOTE	2001		DWG NO: 22 REVISION: DA.1
	DA 05.02.22 Issue for DA	FOR MODIFICATION OF DA	17 THOMPSON ST SCOTLAND ISLAND 2105	SOUTH ELEVATION	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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LEGEND

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	DA 05.02.22 Issue for DA		FOR MODIFICATION OF 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.	SCALE:	1:100 @ A3		
	DA.1 15.11.23 Issue for mod of DA. Rotate house			SCOTLAND ISLAND 2105						THOMPSON STREET
				CLIENT						
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	DA.1 15.11.23 Issue for mod to DA. Rotate house				SCOTLAND ISLAND 2105				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.		DRAWN BY:	JMc		
					CLIENT				Prior to any earth works, Contractor is to contact any authorities necessary including but not limited to DIAL BEFORE YOU DIG		THIS ISSUE:	15.11.23		
					MADDY						FIRST ISSUE:	02.08.21		
			FOR MODIFICATION TO DA											
			NOT FOR CONSTRUCTION											





CLADDING - COLORBOND



DOORS & WINDOWS - ALUMINIUM FRAME

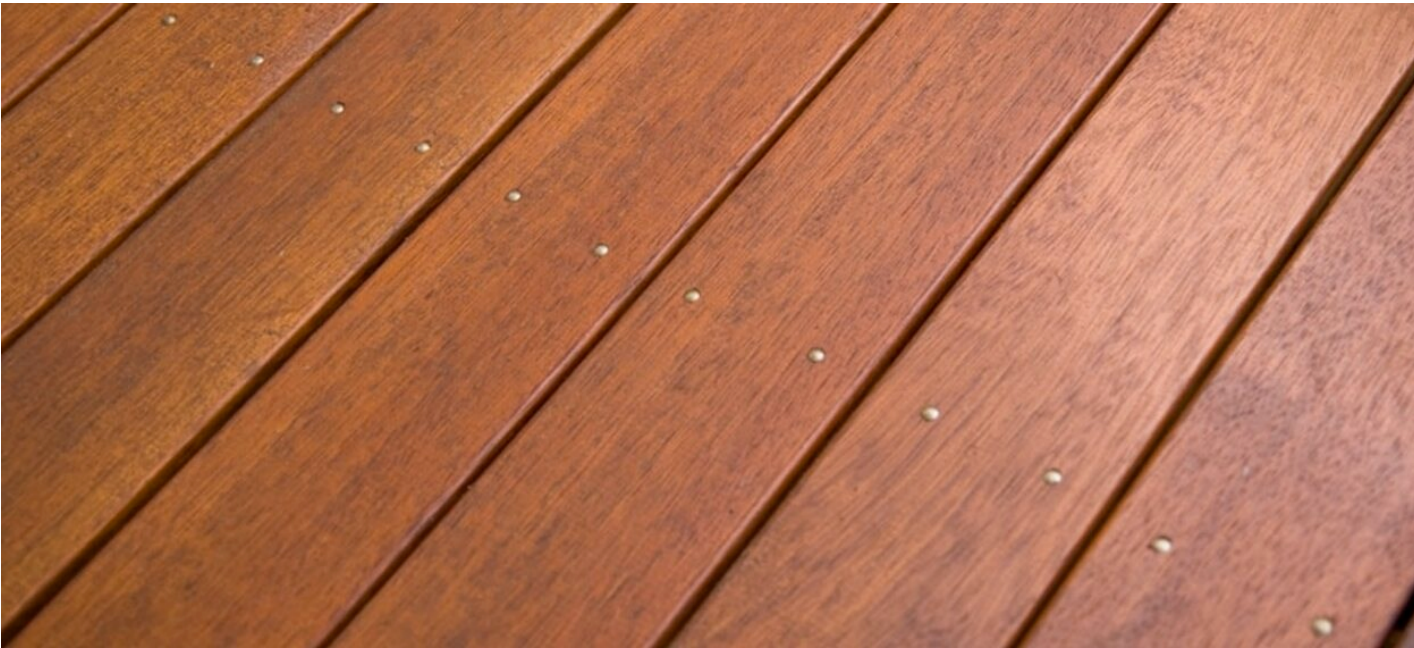


BALUSTRADE - STEEL WITH TIMBER RAIL

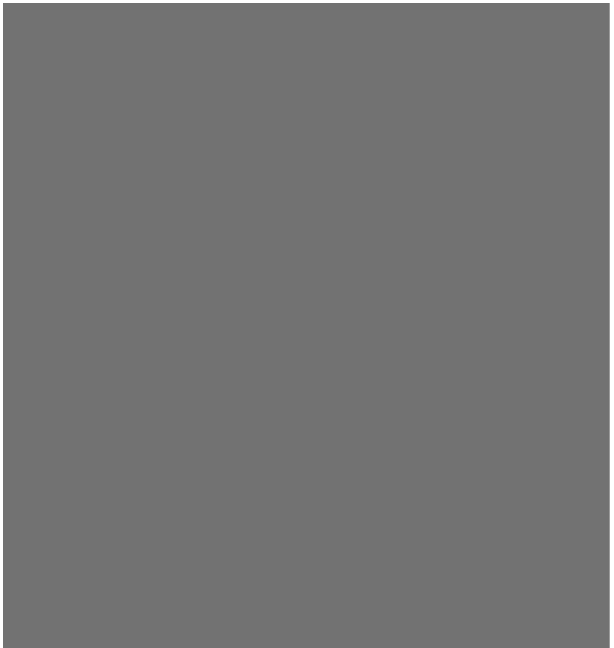
ROOFING - COLORBOND



DECKING - AUSTRALIAN HARDWOOD



CLADDING/ROOFING
MONUMENT



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.1
	DA 05.02.22 Issue for DA		FOR MODIFICATION TO 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	
	DA.1 15.11.23 Issue for mod to DA			SCOTLAND ISLAND 2105			DRAWN BY:	JMc	
				CLIENT			THIS ISSUE:	15.11.23	
				MADDY			FIRST ISSUE:	05.02.22	
		NOT FOR CONSTRUCTION							