

MODIFICATION CONSTRUCTION CERTIFICATE

SAKELLARIS RESIDENCE

3 Summit Avenue DEE WHY NSW

ADDITIONS & ALTERATIONS

DRAWING REGISTER

NO.	DRAWING	SCALE	REV	DATE
Mod-01	COVER SHEET	NTS	A	DEC 2024
Mod-02	SITE PLAN	1:200	A	DEC 2024
Mod-03	GROUND FLOOR PLAN	1:100	A	DEC 2024
Mod-04	FIRST FLOOR PLAN	1:100	A	DEC 2024
Mod-05	ELEVATIONS	1:100	A	DEC 2024
Mod-06	ELEVATIONS	1:100	A	DEC 2024
Mod-07	STREET ELEVATION	1:100	A	DEC 2024
Mod-08	SECTIONS	1:100	A	DEC 2024
Mod-09	SECTION C:C	1:100	A	DEC 2024
Mod-10	SECTION D:D	1:100	A	DEC 2024

SECTION 4.55 AMENDMENTS
SHOWN CLOUDED & BLUE

SECTION 4.55 AMENDMENT SCHEDULE

- Window W04 deleted from East Elevation.
- Proposed New Security Gate, Pathway, North East.
- Louvred Roof deleted replaced with Metal Roof & Skylights.
- Part of the existing Front Awning removed.
- Ramp up from Store deleted. Extend Steps to rear yard across the Store. Add additional steps from Store to rear yard.
- Extend Garage Roof 250mm to form eave overhang at Storage Area.
- Extend pathway from Laundry to Rear Yard at RL 53.50.
- Provide Metal Privacy Screen independent to existing masonry wall to 1.8m from proposed pathway RL 53.50.
- Timber Screen to be solid brick in Outdoor Terrace, West Elevation .
- Double Swing Door to Pantry & new opening Pantry to Laundry.
- W17 to be Glass Louvre, W12 larger (1200x600)
- Existing Front Decks to be Tile Finish in Lieu of Timber
- Minor amendment to Colour Scheme
- Stone Cladding to Front Facade as shown.
- Vertical Timber Slat Garage Door - Extend Slats on Front Wall as shown.
- Planters to existing front deck - western side to match eastern side.
- First Floor Bathroom Layout amended.
- Rear Yard Low Landscape Wall to replace existing wall.

BUILDING DESIGN STATEMENT

In accordance with the provisions of Clause A2.2 of, The National Construction Code 2022 (NCC) Volume 2, I hereby certify that the design of this project as documented on drawings, 1619 - Mod-01 through Mod-10, meets the requirements of the NCC. The design follows established building design principles and is in accordance with all relevant Australian Standards.

Regards



GRANT SEGHERS B.Arch(Hon) Assoc Dip Surv.
Building Designer - MBDA - 10791
GS DESIGN
ABN:93 370 632 963
0424 428 602

NOTES:

ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN BASIX CERTIFICATE No. A307857_03.

REFER TO STAMPED PLANS & NOTICE OF DETERMINATION DA2018/0383, DATED 24 MAY 2018.

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Grant Seghers Design

REV DATE AMENDMENT
A DEC 2024 SECTION 4.55 MODIFICATION APPLICATION

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DRAWING TITLE
COVER SHEET

SCALE
N.T.S.

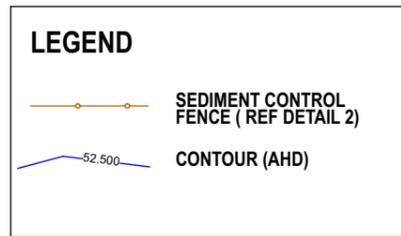
PROJECT NO.
1619

DRAWN BY
GS

DRAWING NO.
Mod-01

PLOT DATE
9/12/2024

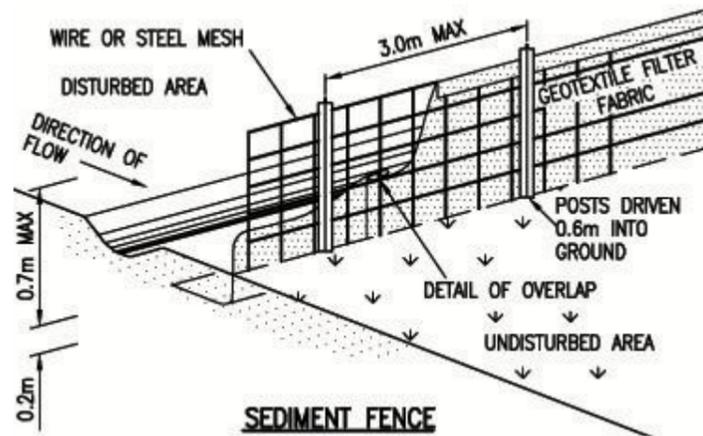
REVISION
A



NOTES

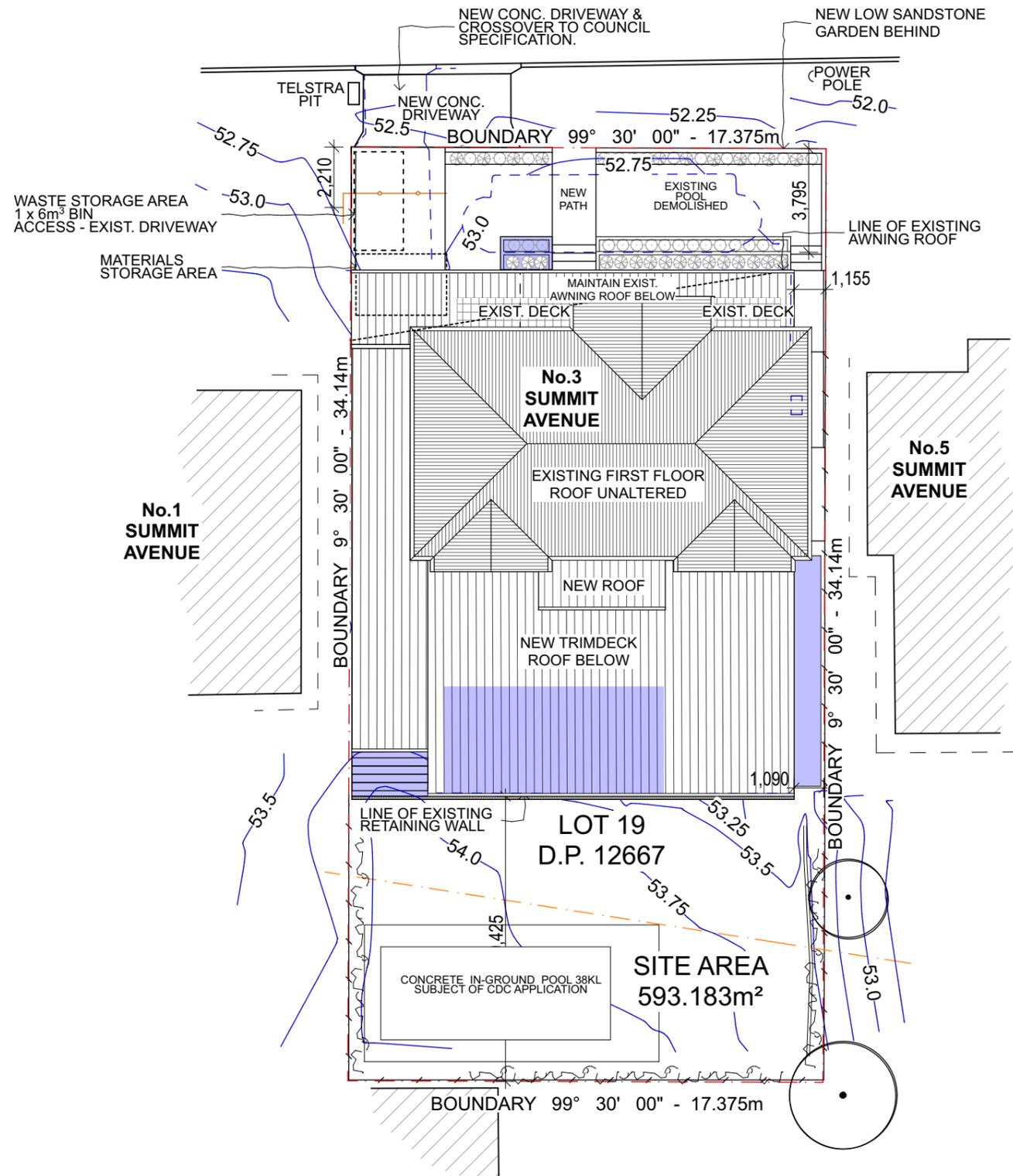
- EROSION CONTROL TO CONSIST OF STAKED GEOTECH FABRIC FENCES AND SOCKS.
- CONSTRUCTION FENCING AND ACCESS GATES TO FULLY SECURE THE CONSTRUCTION SITE BETWEEN THE EXISTING SIDE BOUNDARY FENCES
- "WARNING CONSTRUCTION SITE- DO NOT ENTER" SIGNAGE TO BE FIXED TO SECURITY FENCING
- ALL DOWNPIPES AND STORMWATER TO BE DIRECTED INTO THE EXISTING SUMMIT AVE STORMWATER NETWORK VIA GRAVITY
- ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN BASIX CERTIFICATE No. A307857_03.

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2 Sediment Control Fence

SUMMIT AVENUE



1

Site Plan

1:200



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DRAWING TITLE
 SITE PLAN &
 SITE ANALYSIS PLAN

SCALE
 1:200@A3

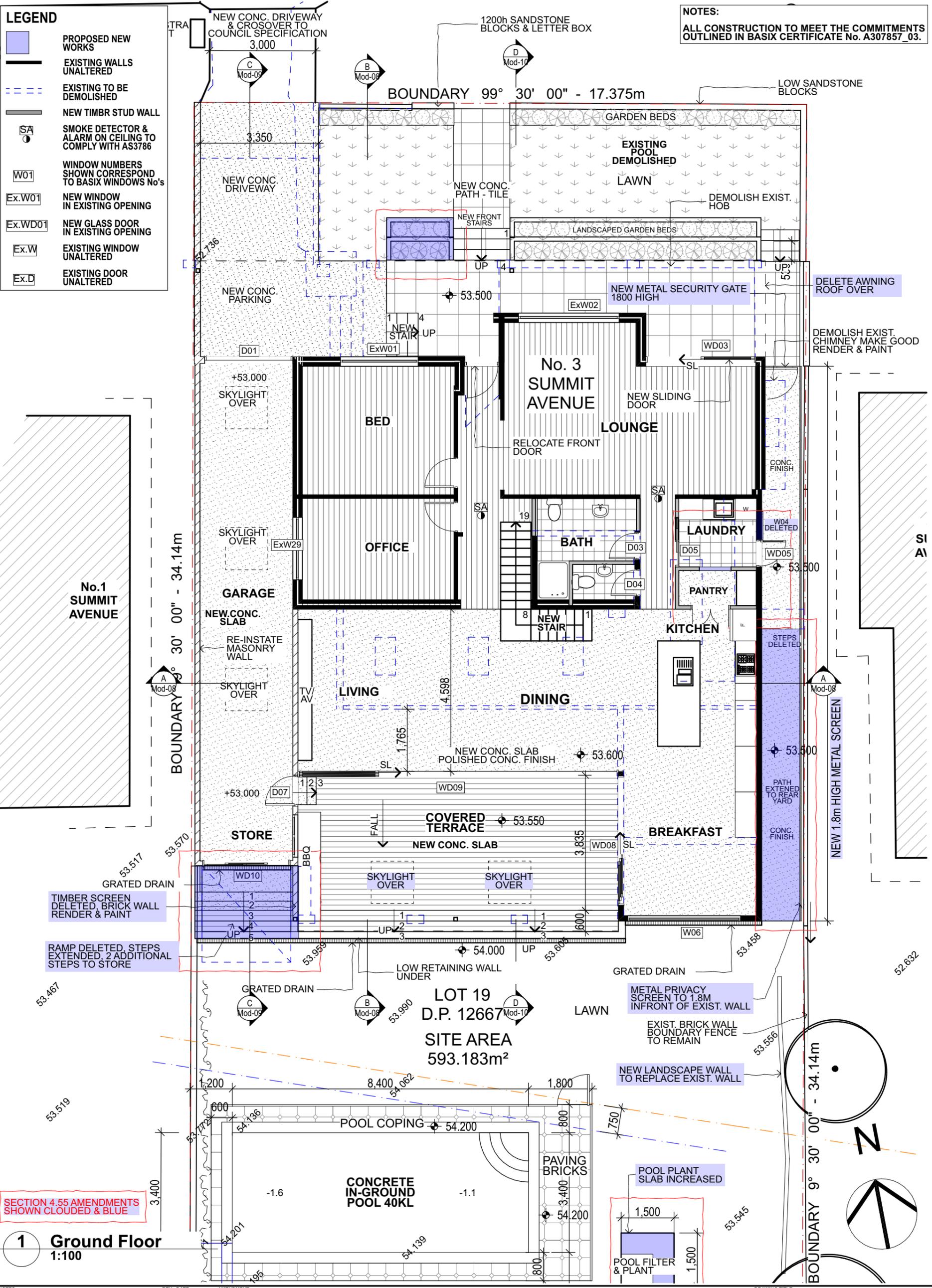
PROJECT NO.
 1619

DRAWN BY
 GS

PLOT DATE
 9/12/2024

DRAWING NO.
 Mod-02

REVISION
 A



LEGEND

- PROPOSED NEW WORKS
- EXISTING WALLS UNALTERED
- EXISTING TO BE DEMOLISHED
- NEW TIMBR STUD WALL
- SA SMOKE DETECTOR & ALARM ON CEILING TO COMPLY WITH AS3786
- W01 WINDOW NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
- Ex.W01 NEW WINDOW IN EXISTING OPENING
- Ex.WD01 NEW GLASS DOOR IN EXISTING OPENING
- Ex.W EXISTING WINDOW UNALTERED
- Ex.D EXISTING DOOR UNALTERED

NOTES:
ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN BASIX CERTIFICATE No. A307857_03.

SECTION 4.55 AMENDMENTS SHOWN CLOUDED & BLUE

1 Ground Floor
1:100

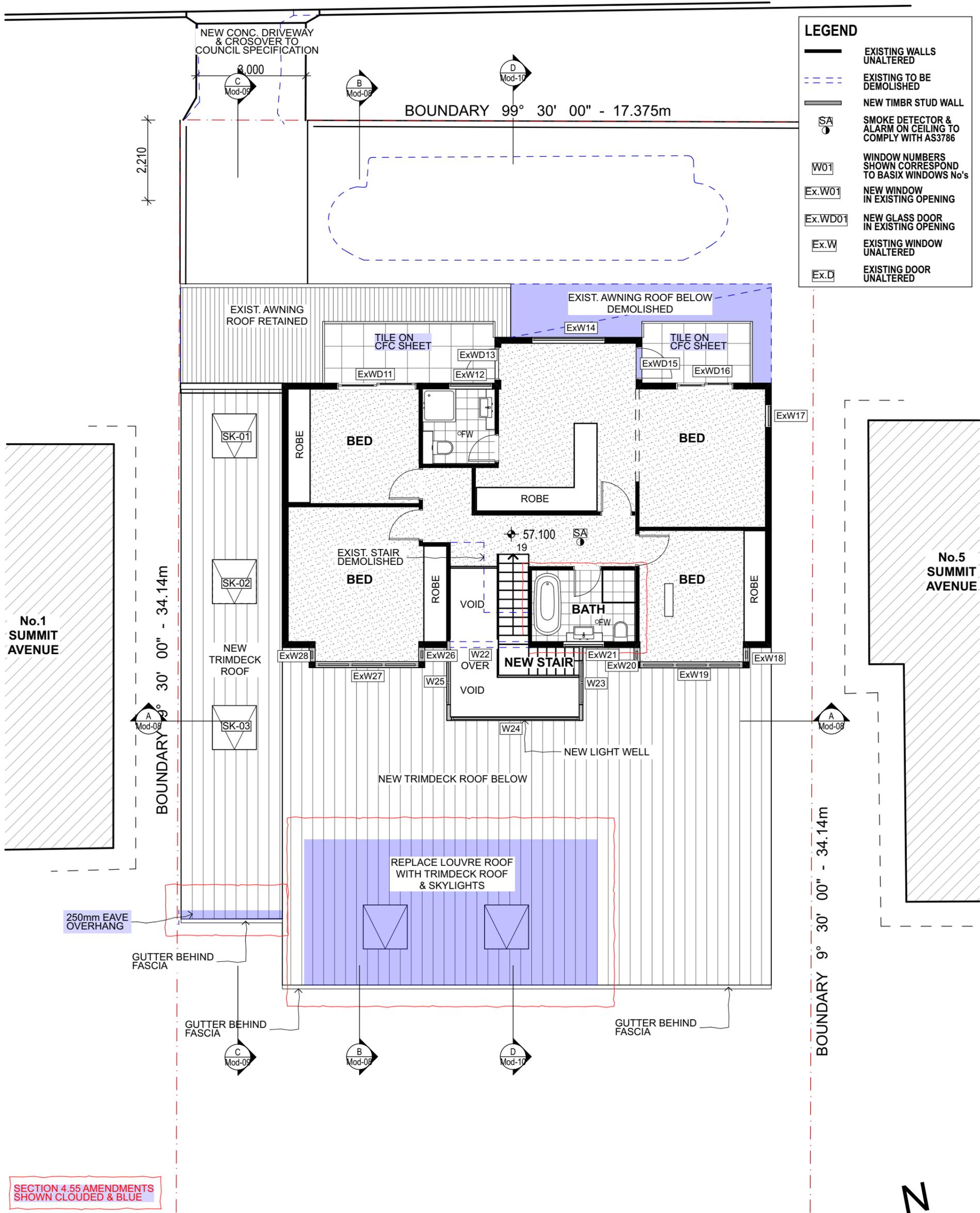
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A DEC 2024 SECTION 4.55 MODIFICATION APPLICATION

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DRAWING TITLE
GROUND FLOOR PLAN
SCALE
1:100@A3
PROJECT NO.
1619
DRAWN BY
GS
PLOT DATE
9/12/2024
DRAWING NO.
Mod-03
REVISION
A



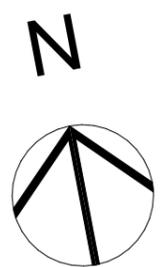
LEGEND

- EXISTING WALLS UNALTERED
- EXISTING TO BE DEMOLISHED
- NEW TIMBR STUD WALL
- SMOKE DETECTOR & ALARM ON CEILING TO COMPLY WITH AS3786
- W01 WINDOW NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
- Ex.W01 NEW WINDOW IN EXISTING OPENING
- Ex.WD01 NEW GLASS DOOR IN EXISTING OPENING
- Ex.W EXISTING WINDOW UNALTERED
- Ex.D EXISTING DOOR UNALTERED

SECTION 4.55 AMENDMENTS SHOWN CLOUDED & BLUE

1 First Floor
1:100

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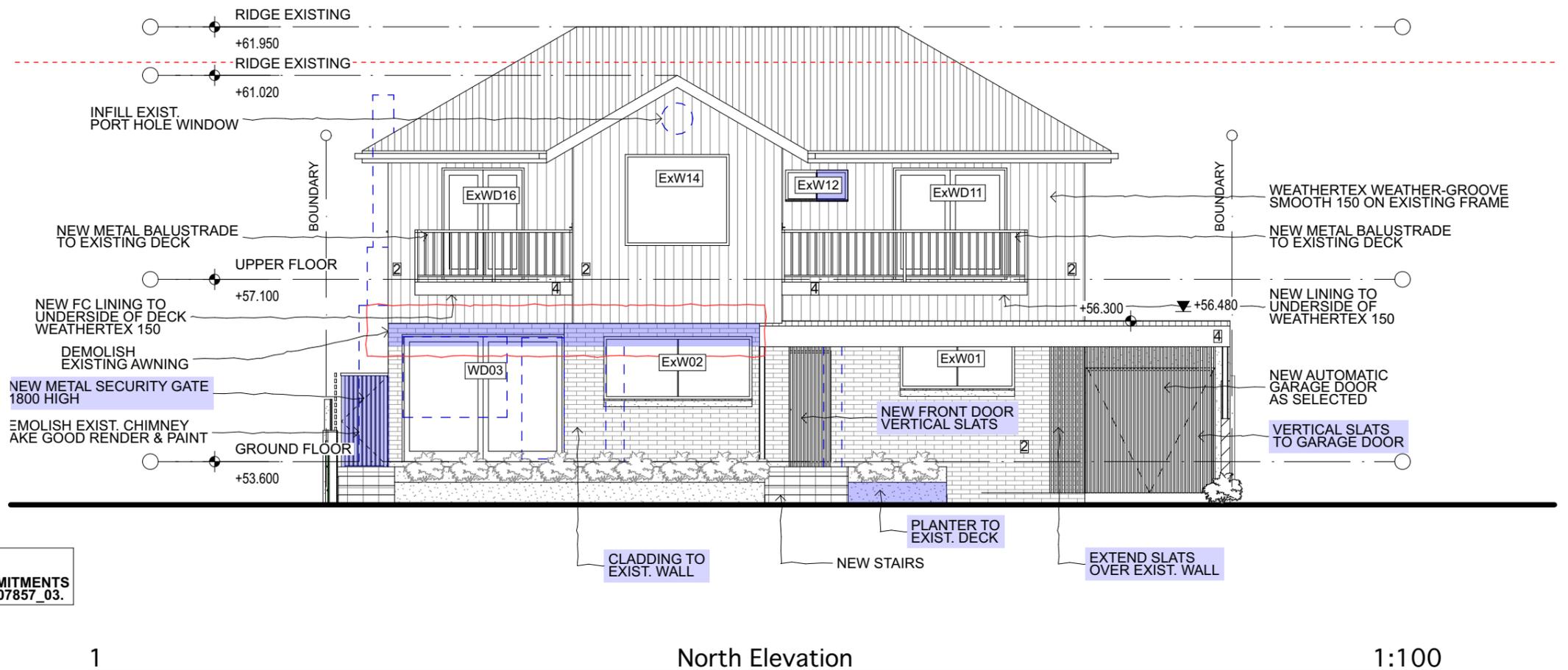
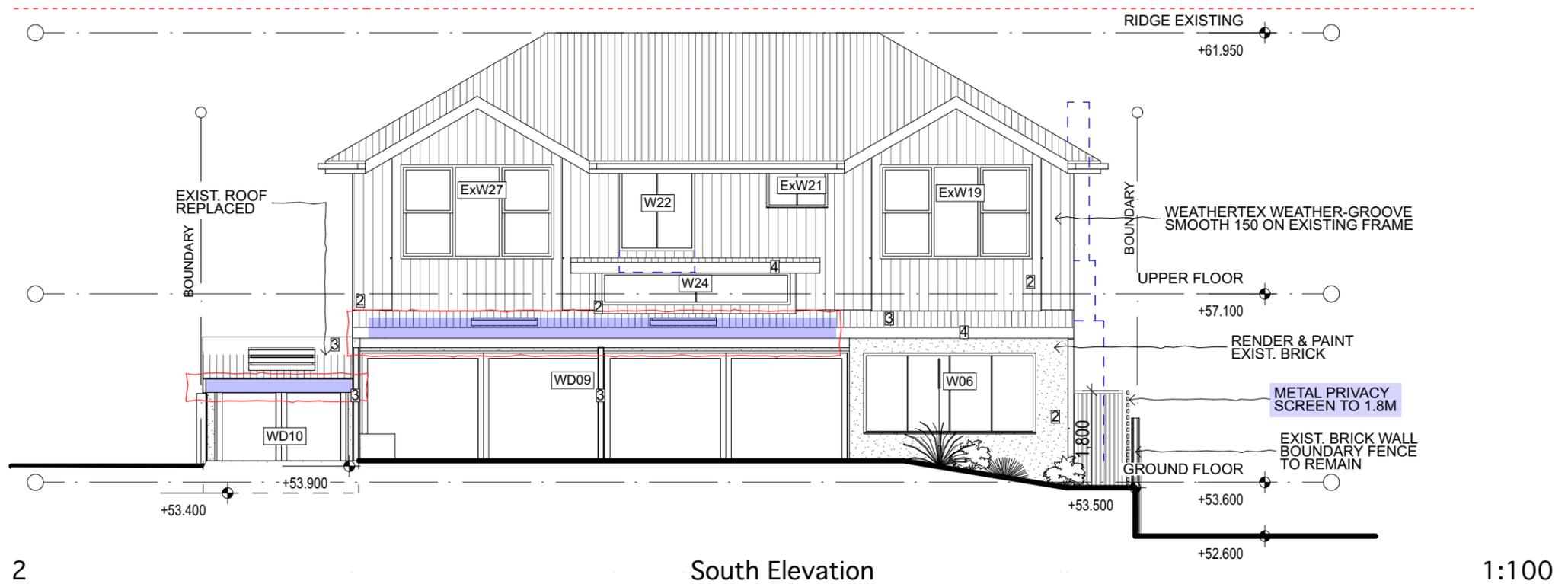
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DRAWING TITLE
FIRST FLOOR PLAN
SCALE
1:100@A3
PROJECT NO.
1619
DRAWN BY
GS
PLOT DATE
9/12/2024
DRAWING NO.
Mod-04
REVISION
A

LEGEND	
W01	NEW WINDOW WINDOW NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
Ex.W01	NEW WINDOW IN EXISTING OPENING
Ex.WD01	NEW GLASS DOOR IN EXISTING OPENING
Ex.W	EXISTING WINDOW UNALTERED
Ex.D	EXISTING DOOR UNALTERED

COLOUR SCHEME LEGEND	
①	DELETED
②	DULUX - NATURAL WHITE - 15W
③	COLORBOND - SHALE GREY - C4
④	DULUX - LINDSEED
	WINDOW FRAMES - BLACK



SECTION 4.55 AMENDMENTS
SHOWN CLOUDED & BLUE

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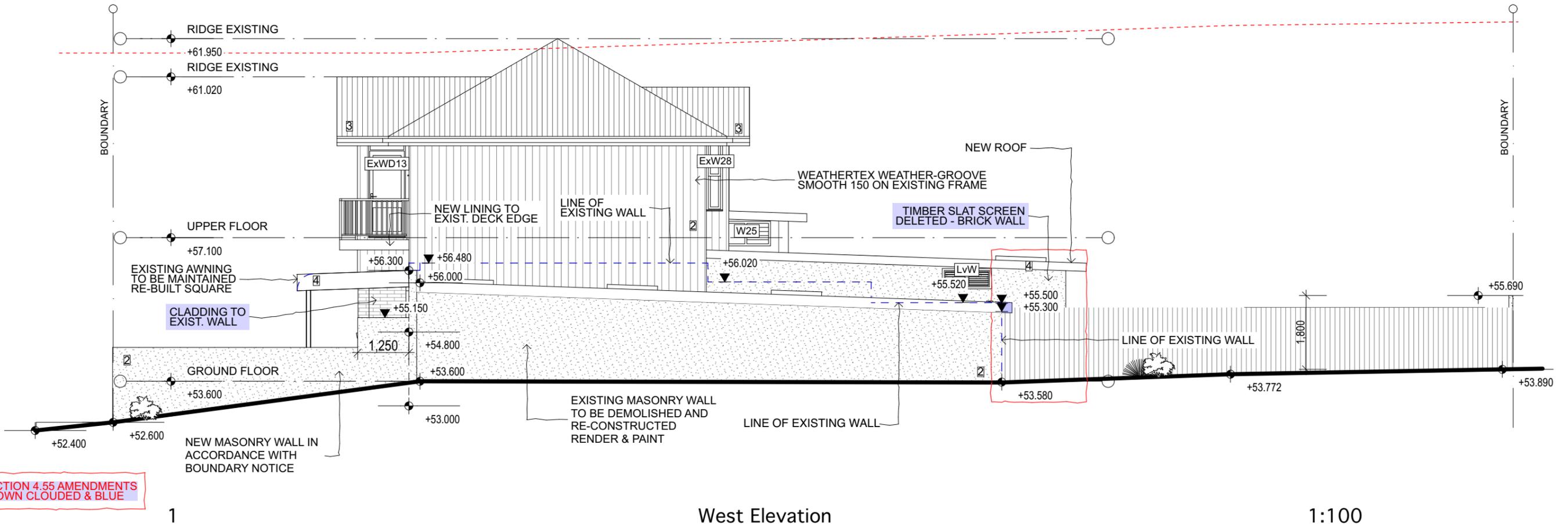
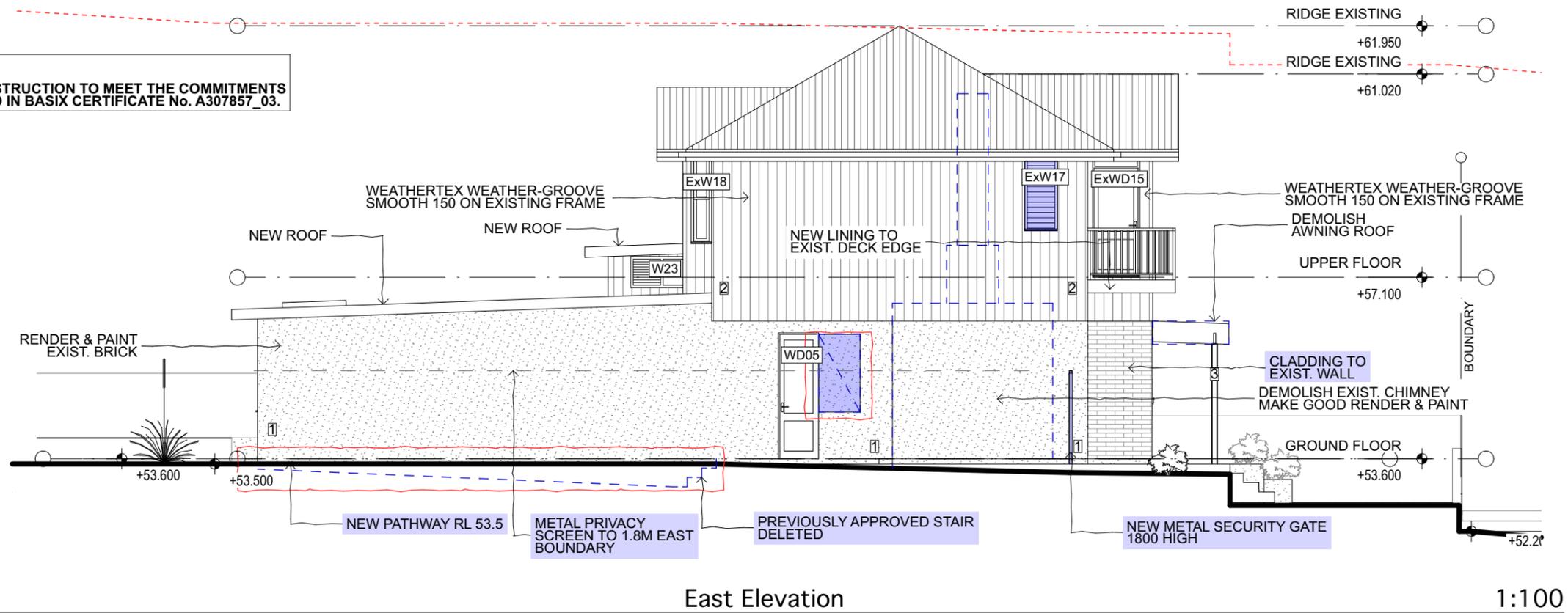
DRAWING TITLE
ELEVATIONS

SCALE 1:100@A3
PROJECT NO. 1619
DRAWN BY GS
PLOT DATE 9/12/2024
DRAWING NO. Mod-05
REVISION A

LEGEND	
	PROPOSED NEW WORK
	NEW WINDOW WINDOW NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
	NEW WINDOW IN EXISTING OPENING
	NEW GLASS DOOR IN EXISTING OPENING
	EXISTING WINDOW UNALTERED
	EXISTING DOOR UNALTERED

COLOUR SCHEME LEGEND	
	DELETED
	DULUX - NATURAL WHITE - 15W
	COLORBOND - SHALE GREY - C4
	DULUX - LINDSEED
	WINDOW FRAMES - BLACK

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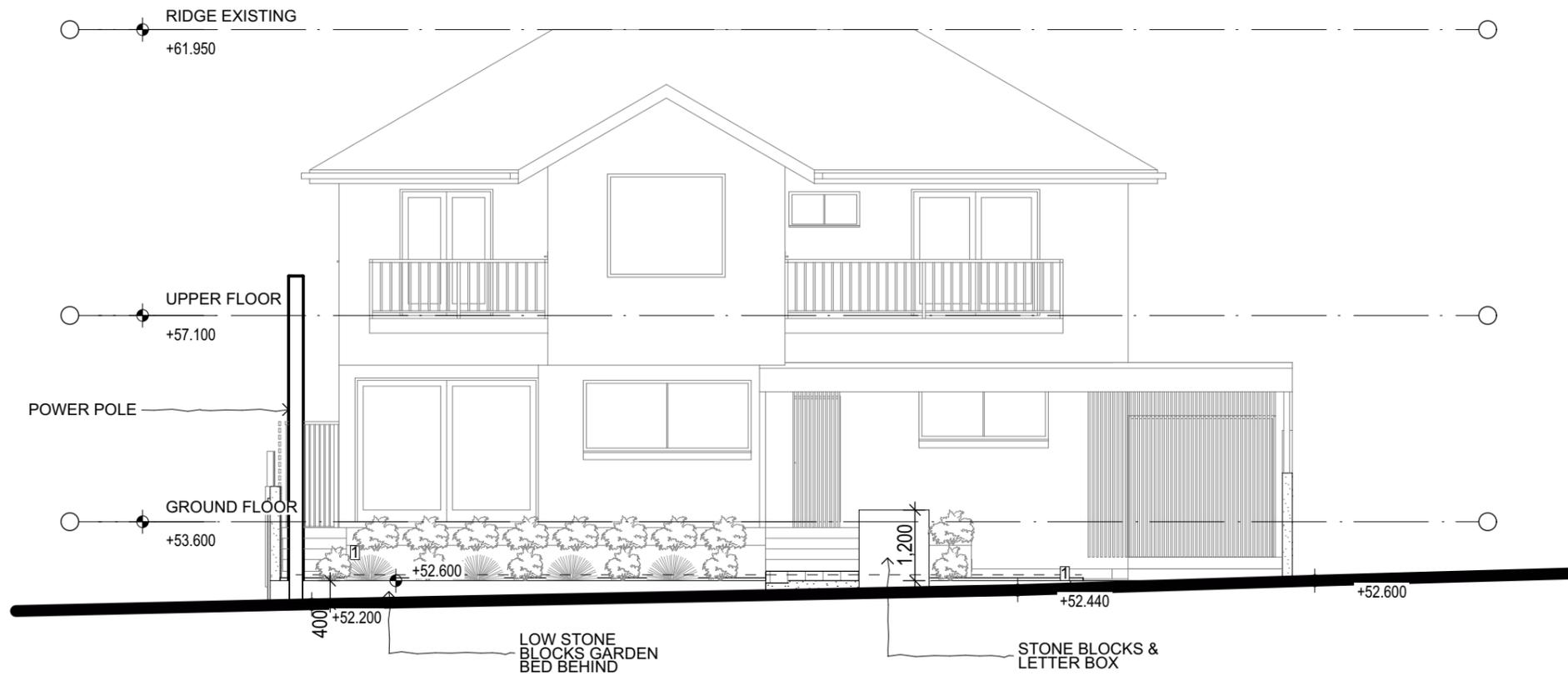
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DRAWING TITLE
ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	9/12/2024
PROJECT NO.	DRAWING NO.	REVISION
1619	Mod-06	A

LEGEND	
W01	NEW WINDOW WINDOW NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
Ex.W01	NEW WINDOW IN EXISTING OPENING
Ex.WD01	NEW GLASS DOOR IN EXISTING OPENING
Ex.W	EXISTING WINDOW UNALTERED
Ex.D	EXISTING DOOR UNALTERED



1

Summit Street Elevation

1:100

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DRAWING TITLE
STREET ELEVATION

SCALE 1:100@A3
PROJECT NO. 1619

DRAWN BY GS
DRAWING NO. Mod-07

PLOT DATE 9/12/2024
REVISION A

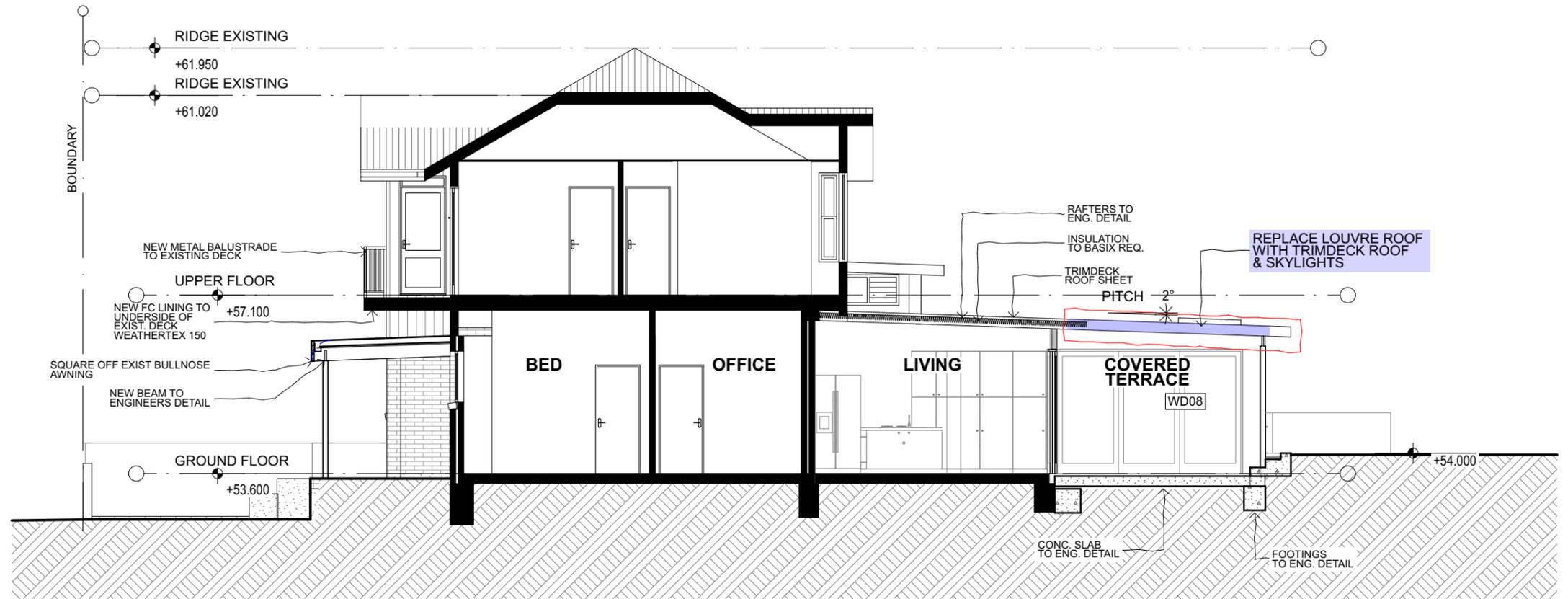
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1

Section A:A

1:100



SECTION 4.55 AMENDMENTS
 SHOWN CLOUDED & BLUE

2

Section B:B

1:100

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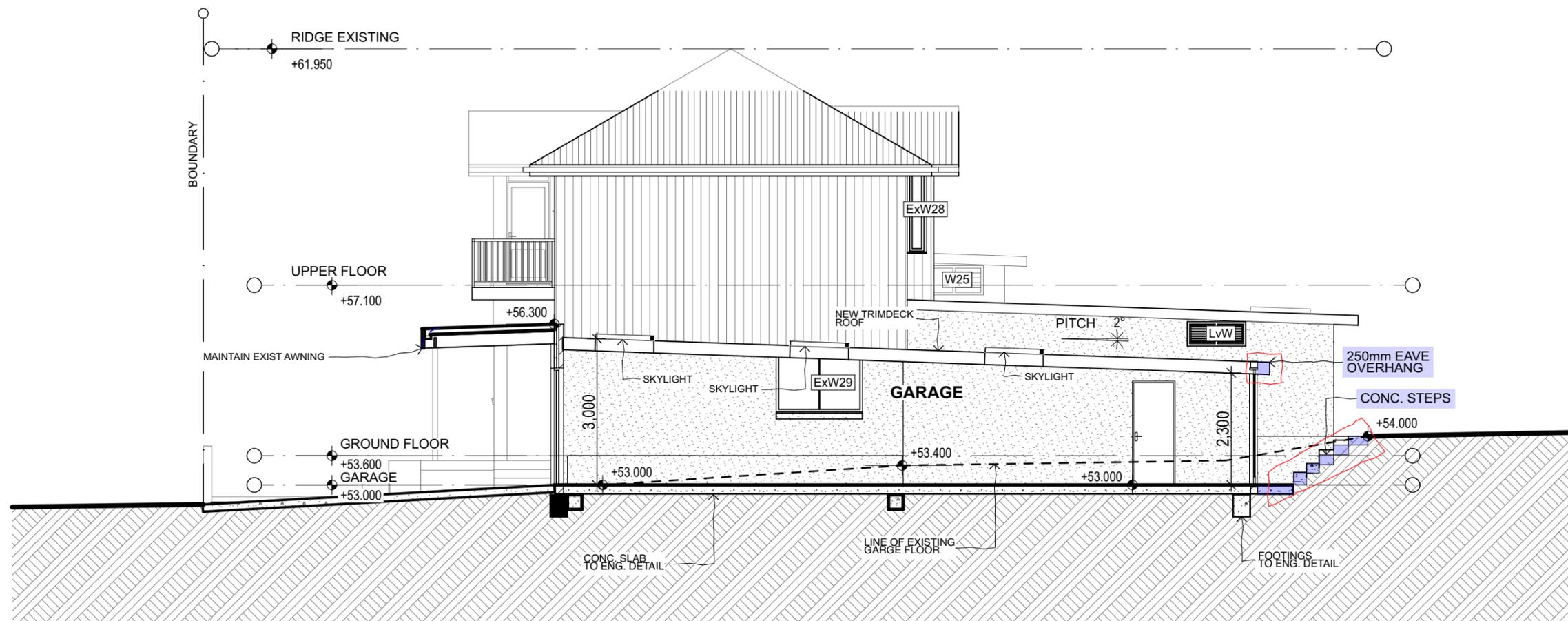


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DRAWING TITLE
 SECTIONS

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	9/12/2024
PROJECT NO.	DRAWING NO.	REVISION
1619	Mod-08	A



1

Section C:C

1:100

NOTES:
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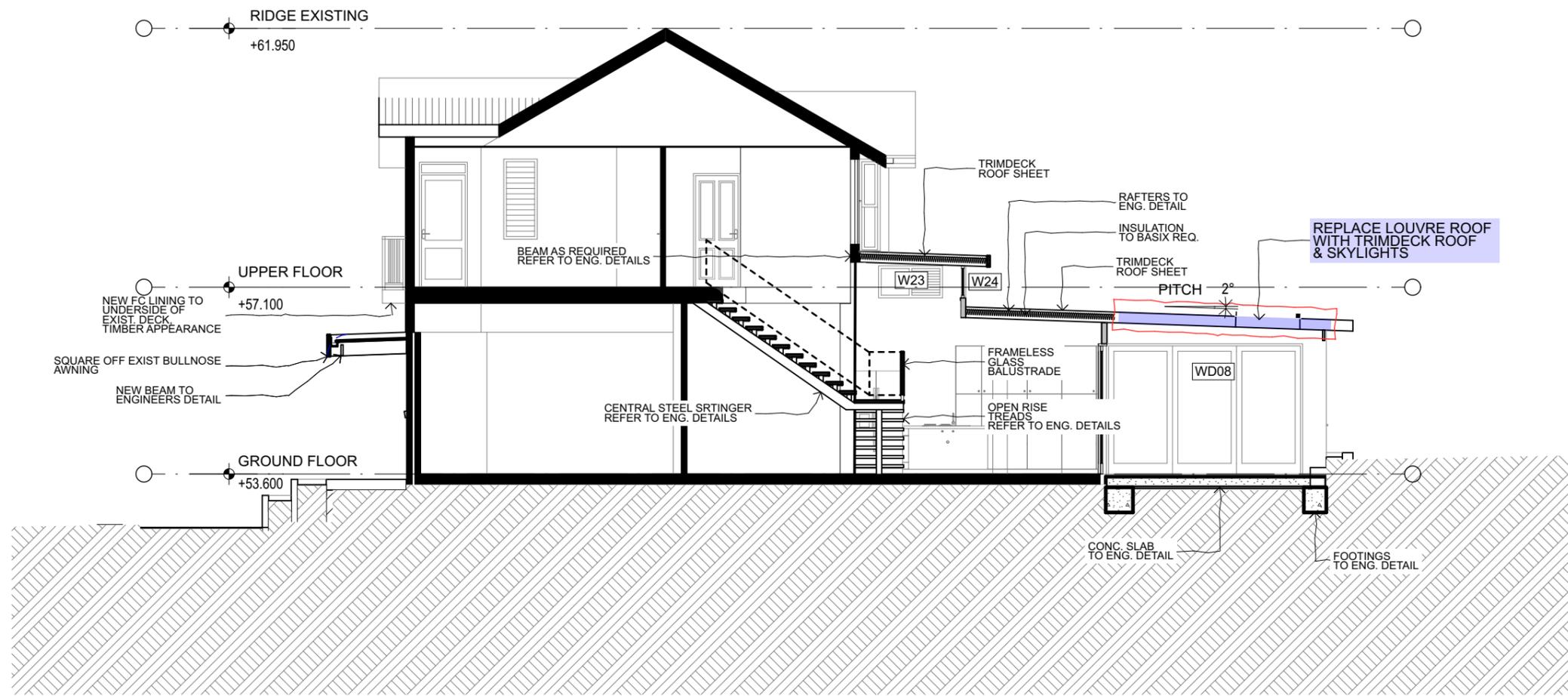


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DRAWING TITLE
SECTION C:C

SCALE 1:100@A3	DRAWN BY GS	PLOT DATE 9/12/2024
PROJECT NO. 1619	DRAWING NO. Mod-09	REVISION A



1

Section D:D

1:100

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A	DEC 2024	SECTION 4.55 MODIFICATION APPLICATION

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DRAWING TITLE
SECTION D:D

SCALE	DRAWN BY	PLOT DATE
PROJECT NO. 1619	GS	9/12/2024
DRAWING NO.	REVISION	
Mod-10	A	