

- List of Modifications
- Lower Ground Floor

1.

Increased building setback to the north-eastern boundary from 900mm to 1.2m. This improves building separation with the adjoining property.

2.

Utilise the lower ground floor for living space in lieu of a workshop. This involves the relocation the guest bedroom from the mid floor to the lower floor with an ensuite bathroom. The remaining area will be a rumpus/gym room. The lower floor will be internally connected with a stair and is not for separate occupation. FFL lowered from 51.2 to 50.95 (-0.25).

3.

Patio added to the rear of the rumpus room.
- Mid Floor

4.

Relocate the living room deck from the north-western side to the south-western side. This is in response to neighbour's requests which will have the effect of increasing privacy.

5.

Internally, rearrange the locations of the laundry, WC, media room and study. This change is inconsequential.
- Upper Floor

6.

Remove Window W18 and relocate the walk-in-robe (WIR) in Bedroom 2.

7.

Reduce WIR's to Bedrooms 3 and 4 to wardrobes.

8.

Slightly reconfigure Master Bedroom, WIR and ensuite while maintaining the same location.
- South-East Elevation

9.

Delete previous workshop window and replace with highlight window to guest bathroom. Privacy is increased in doing so.

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11.

Introduce highlight windows to Bedrooms 3 and 4.

12.

Adjust Master Bedroom windows (W21 on S.4.55 plans) and hallway window (W22) to be more consistent.
- North-West Elevation

13.

Rationalise windows for improved aesthetic consistency: Former deck sliding doors deleted and replaced with two windows; Bedroom 2 highlight window introduced (27A). Allows privacy to neighbouring property.

14.

New laundry door.
- North-East Elevation

15.

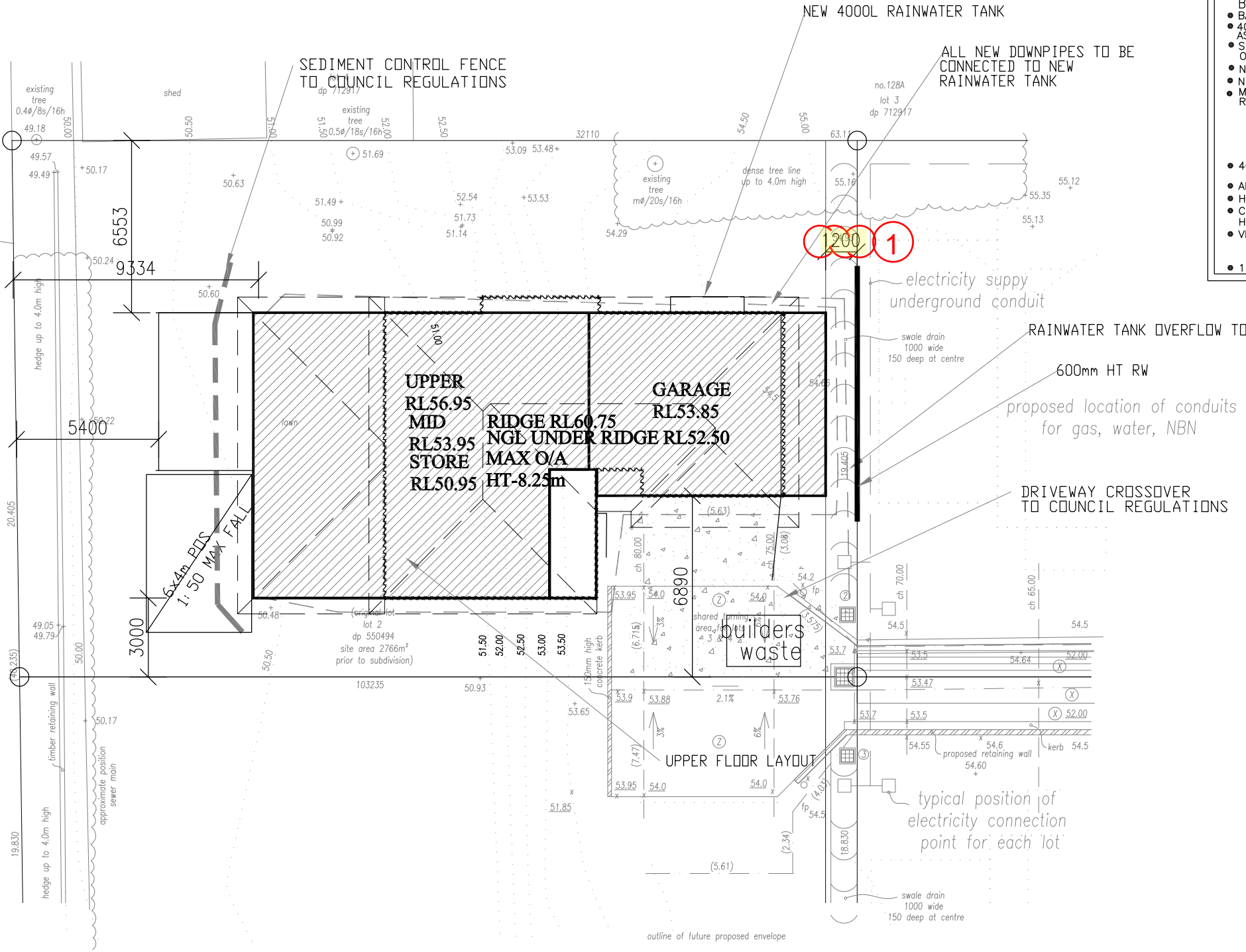
Reduce window sizes and make styling consistent for improved aesthetic consistency; Reduce garage window to highlight window.
- South-West Elevation

16.

Window revisions and introduce sliding door to lower ground floor and mid floor deck. Delete window to Master Bedroom (W12A) and replace with W19 and W20. Former window W16 to upper floor hall deleted.

17.

Note relocated deck.

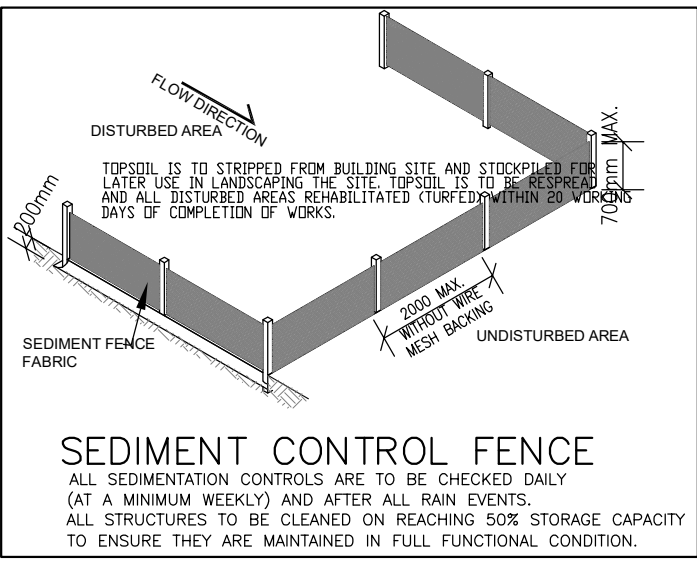


- BASIX COMMITMENTS DWELLING
- BASIX CERTIFICATE NUMBER 1204866S
- 40% COMPACT FLUORESCENT OR LIGHT-EMITTING-DIODE LAMPS AS INDICATED ON BASIX REPORT
- SHOWERHEADS TO HAVE FLOW RATE OF NO GREATER THAN 7.5L OR 4 STAR RATING (<=6l)
- NEW TOILETS MIN. 4 STAR WATER RATING.
- NEW TAPS MIN. 4 STAR WATER RATING.
- MIN. ADDITIONAL INSULATION REQUIREMENTS
- WALLS — R3.00 (3.40 INCL. CONST.)
- CEILING — R3.95 UP
- ROOF — FOIL/SARKING
- CEILING — UNVENTILATED
- ROOF — MEDIUM COLOUR
- FLOOR — R1.0 (OR 1.8INCL. CONST.)
- 4000L RAINWATER TANK — 150SQM OF ROOF — PLUMBED TO WC'S, CLOTHES WASH. 1 TAP
- AL. WINDOWS — SINGLE GLAZED CLEAR
- HWS — GAS INSTANTANEOUS — 5 STAR
- COOLING — 3 PHASE 3.0-3.5
- HEATING — 3 PHASE 3.0-3.5
- VENTILATION — BATH — FAN NOT DUCTED MANUAL ON/OFF
- L'DRY — FAN NOT DUCTED MANUAL ON/OFF
- KITCHEN — FAN NOT DUCTED MANUAL ON/OFF
- 1.5kw PHOTOVOLTAIC SYSTEM

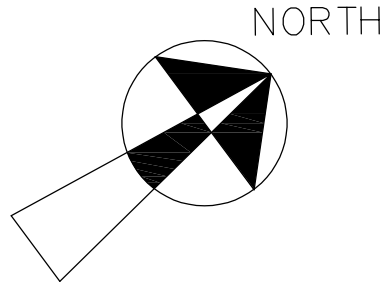
SITE PLAN

STORMWATER PLAN

SEDIMENT CONTROL



NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT



NOTES

ALL TIMBER ROOF & WALL FRAMING TO BE DESIGNED TO AS1684

TIMBER STRUCTURE CODE FOR THE FOLLOWING DESIGN CRITERIA:-

WIND SPEED N2

TERRAIN CATEGORY 2.5

REGION A

PARTIAL SHIELDING

SITE CLASSIFICATION TO BE DETERMINED

Note:

DRAWINGS FOR CONSTRUCTION PURPOSES WHEN:

- STRUCTURAL DETAILS SIGNED BY QUALIFIED STRUCTURAL ENGINEER
- AND ALL ELEMENTS CHECKED TO COMPLY WITH THE BCA AND RELEVANT AS BY BUILDER OR ACCREDITED CERTIFIER
- ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS
- NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION
- ENSURE STAIR DETAILS CONFIRMED PRIOR TO MANUFACTURE
- DO NOT SCALE DRAWINGS

SITE AREA- 652.76SQM
SITE COVERAGE- 38.30%
NEW SUB-FLOOR - 56.6sqm
NEW MID FLOOR - 136.4sqm
NEW UPPER FLOOR - 132.4sqm
NEW GARAGE - 55.5sqm



NO STORMWATER RUNOFF WILL AFFECT PROPOSED DEVELOPMENT

proprietor	RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project	proposed DWELLING	drawing	SITE PLAN	D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg	AMENDMENT	DATE	ADJUSTMENT	scale	date	drawn by
						JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site		08.04.21 04.11.22 28.11.22	amend amend amend	1:200, 1:100	MAR'21	jdc
								31.05.23	amend		drawing no. 1OF8	project no. 2021381

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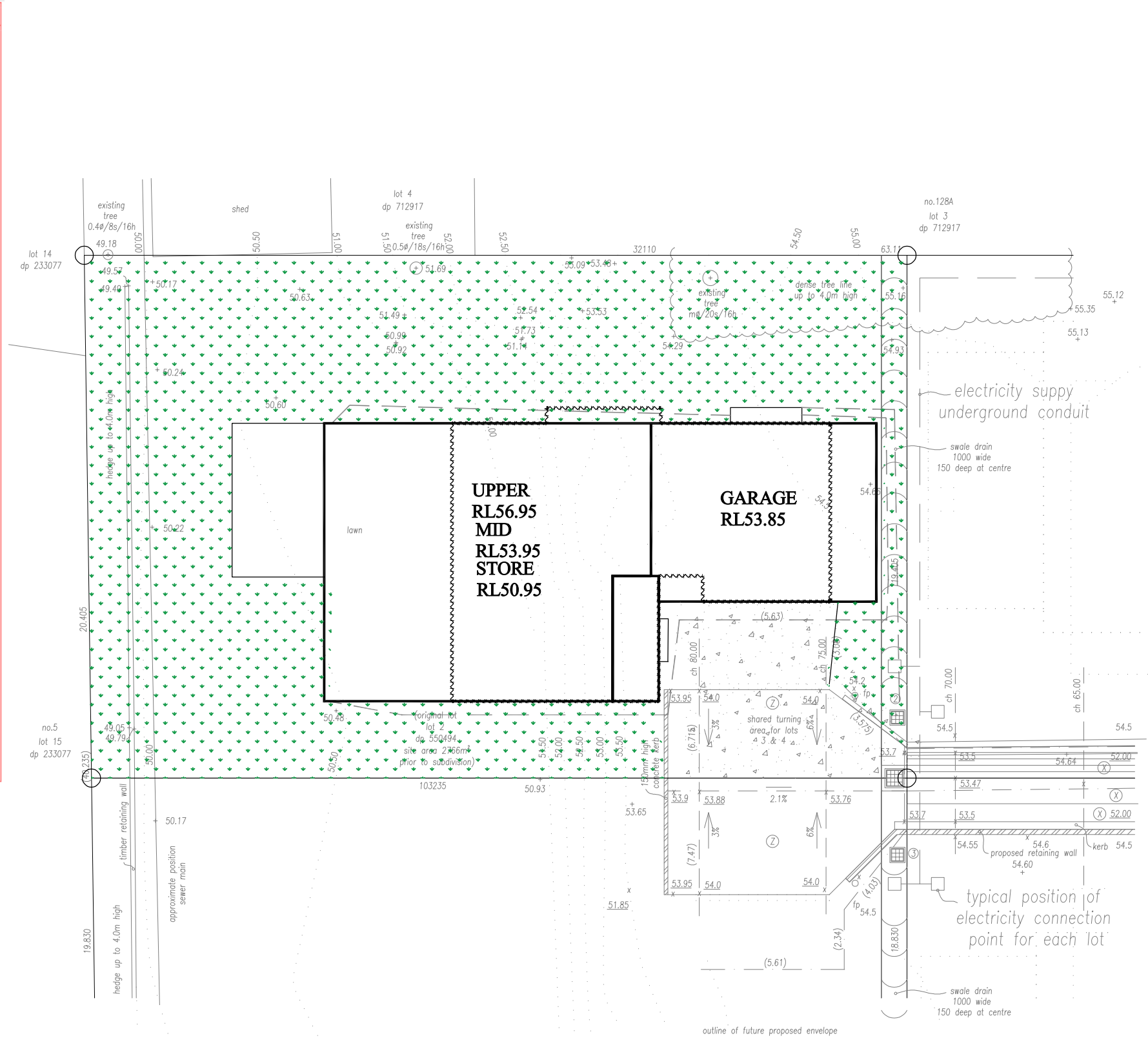
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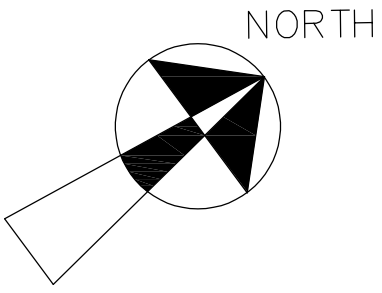


HARDSTAND

LANDSCAPED AREA

CURRENT 392sqm = 60.05%

REQUIRED 652.76sqm/60% = 391.66sqm



LANDSCAPED AREAS PLAN

proprietor	RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing LANDSCAPE AREAS PLAN	D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT			scale 1:200, 1:100	date MAR'21	jdc
					DATE 08.04.21 04.11.22 28.11.22 31.05.23	ADJUSTMENT amend amend amend	20.08.24 16.07.24 27.09.23		drawing no. 2OF8	project no. 2021381

WINDOW SCHEDULE

NO.	ORI.	SIZE	AREA	COUNTING
W-12	NW	1600Hx2400W DHFDH (+BARS)	3.84sqm	C
W-13	SE	400HTx1200W SF	0.48sqm	O
W-14	SW	1200Hx2400W DHFDH (+BARS)	2.88sqm	C
D-02	SW	2250x5100 STACKER	12.24sqm	C

NOTES

- SMOKE ALARM
 - LIFT OFF HINGE
 - BWCJ BRICK CONTROL JOINT
 - MECHANICAL EXHAUST
- KITCHEN LAYOUT TO SEPARATE MANUFACTURES DETAILED DRAWINGS.

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North-West Elevation

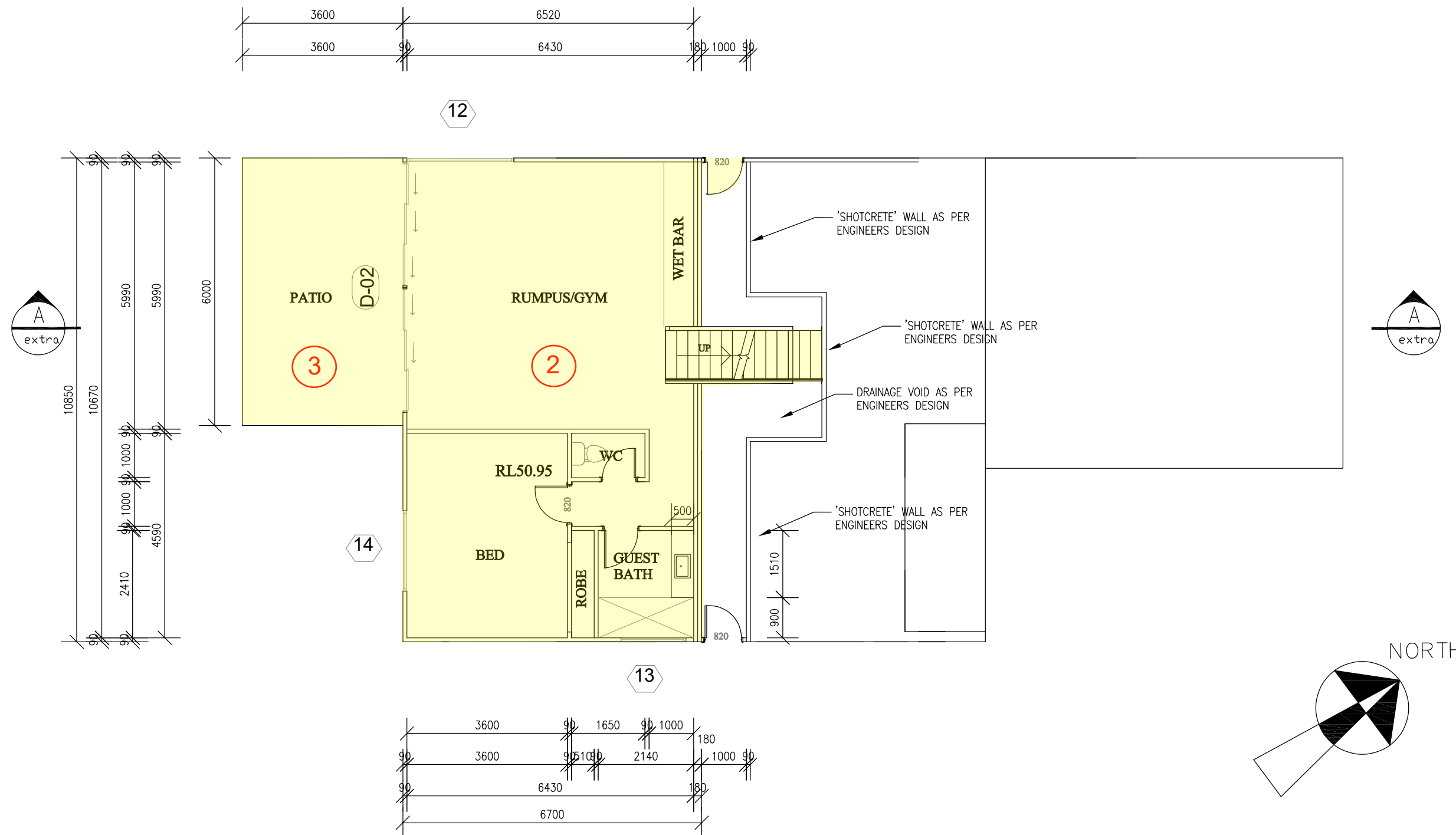
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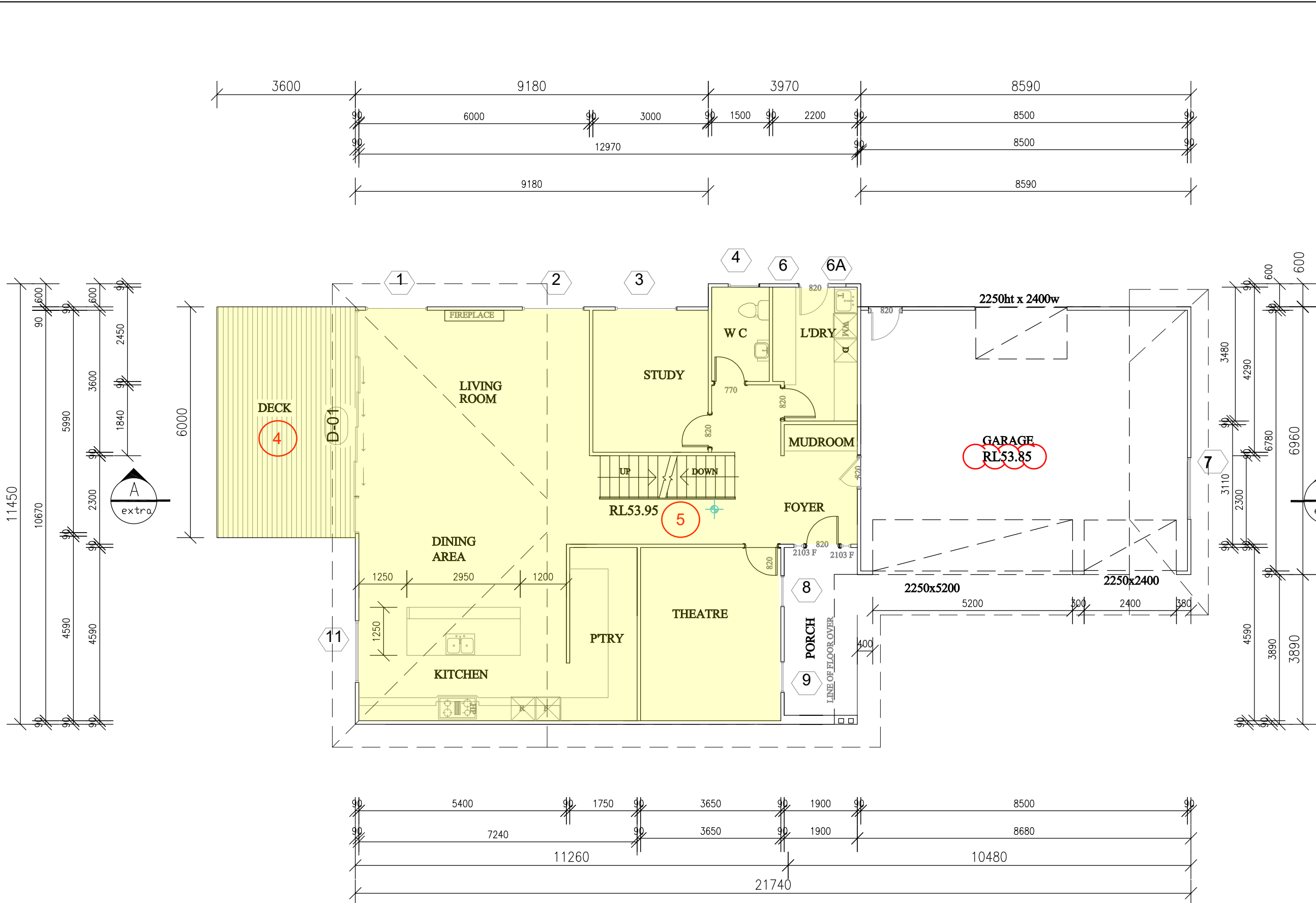
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17. Note relocated deck.



LOWER FLOOR PLAN

proprietor RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing LOWER FLOOR PLAN	<div>D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg</div> <div>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</div>	AMENDMENT			scale 1:200, 1:100	date MAR'21	jdc
				DATE	ADJUSTMENT			drawing no. 3OF8	project no. 2021381
				08.04.21	amend				
				04.11.22	amend	20.08.24	amend		
				28.11.22	amend				
				09.05.23	amend	16.07.24	amend		
				31.05.23	amend	27.09.23	amend		



WINDOW SCHEDULE				
NO.	ORI.	SIZE	AREA	SLAVE
W-1	NW	1600HTx1400W DH DH (+BARS)	2.24sqm	C
W-2	NW	1600HTx1400W DH DH (+BARS)	2.24sqm	C
W-3	NW	1200HTx1400W DH DH (+BARS)	1.68sqm	C
W-4	NW	1200HTx800W DH	0.96sqm	O
W-5		not used		
W-6	NW	2250x820	1.85sqm	C
W-6A	NW	1000HTx450W DH (+BARS)	0.45sqm	C
W-7	NE	400HTX2000W DH (+BARS)	0.80sqm	C
W-8	NE	1800HTx900W DH (+BARS)	1.62sqm	C
W-9	NE	1800HTx900W DH (+BARS)	1.62sqm	C
W-10	SE	1200HTx1000W DH DH (+BARS)	1.20sqm	C
W-11	SW	1600HTx2400W DHFDH	3.84sqm	C
D-01	SW	2250x5100 STACKER CENTER OPENING	11.48sqm	C

NOTES

SMOKE ALARM

LIFT OFF HINGE

BWCJ BRICK CONTROL JOINT

MECHANICAL EXHAUST

KITCHEN LAYOUT TO SEPARATE MANUFACTURES DETAILED DRAWINGS.

NORTH

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Upper Floor

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7.

Reduce WIR's to Bedrooms 3 and 4 to wardrobes.

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Slightly reconfigure Master Bedroom, WIR and ensuite while maintaining the same location.

South-East Elevation

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Adjust Master Bedroom windows (W21 on 5.4.55 plans) and hallway window (W22) to be more consistent.

North-West Elevation

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14.

New laundry door.

North-East Elevation

15.

Reduce window sizes and make styling consistent for improved aesthetic consistency; Reduce garage window to highlight window.

South-West Elevation

16.

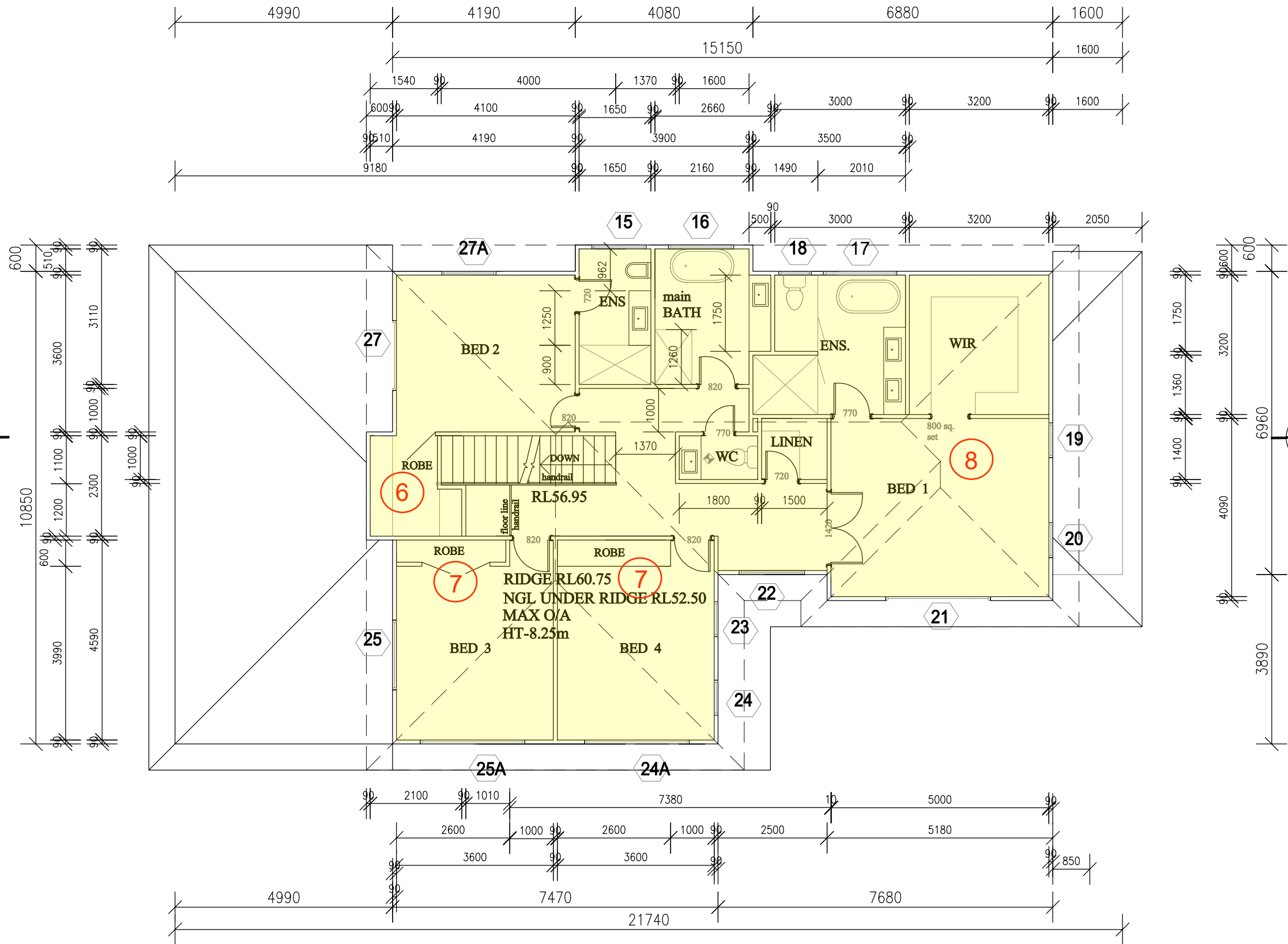
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Note relocated deck.

MID FLOOR PLAN

proprietor RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing MID FLOOR PLAN	<div>D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg</div> <div>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</div>	AMENDMENT			scale 1:200, 1:100	date MAR'21	jdc
				DATE	ADJUSTMENT			drawing no.	
				08.04.21	amend			project no. 2021381	
				04.11.22	amend	20.08.24	amend		
				28.11.22	amend	16.07.24	amend		
				09.05.23	amend	27.09.23	amend		
				31.05.23	amend				



WINDOW SCHEDULE

NO.	ORI.	SIZE	AREA	SLAVE
W-15	NW	1000HTx1200 DHDH	1.20sqm	0
W-16	NW	1000HTx1200 DHDH	1.20sqm	0
W-17	NW	1000HTx1200 DHDH	1.20sqm	0
W-18	NW	1000HTx800W DH	0.80sqm	0
W-19	NE	1600HTx600W DH (+BARS)	0.96sqm	C
W-20	NE	1600HTx600W DH (+BARS)	0.96sqm	C
W-21	SE	1600HTx2400W DHFDH (+BARS)	3.84sqm	C
W-22	SE	1600HTx1200W DHFDH (+BARS)	1.92sqm	C
W-23	NE	1200HTx800W DH	0.96sqm	C
W-24	NE	1200HTx800W DH	0.96sqm	C
W-24A	SE	400HTx2000W SLIDER 1850 OFF FLOOR	0.80sqm	C
W-25A	SE	400HTx2000W SLIDER 1850 OFF FLOOR	0.80sqm	C
W-25	SW	1200HTx2400W DHFDH (+BARS)	2.88sqm	C
W-26		NOT USED		
W-27	SW	1200HTx2400W DHFDH (+BARS)	2.88sqm	C
W-27A	NW	400HTx2000W SLIDER 1850 OFF FLOOR	0.80sqm	C

NOTES

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Mid Floor

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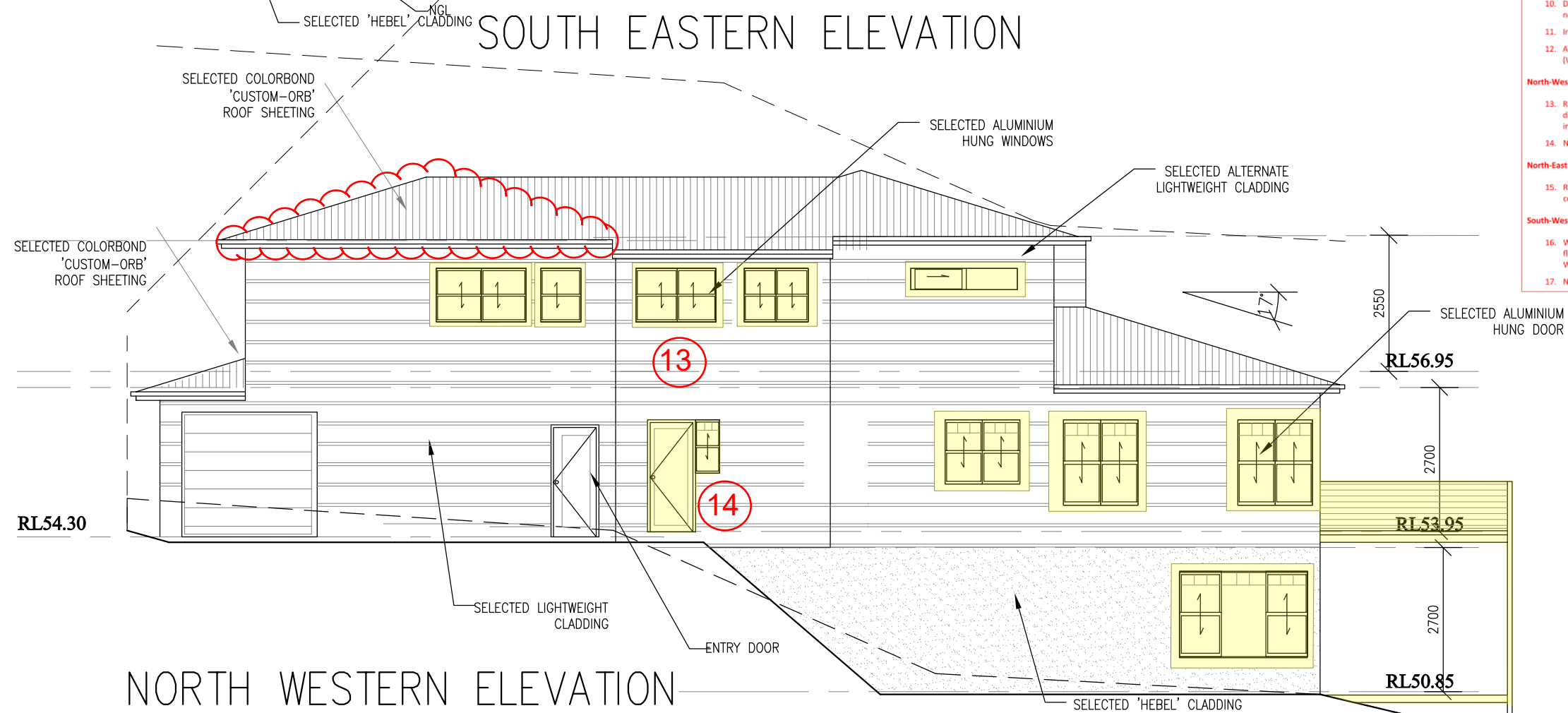
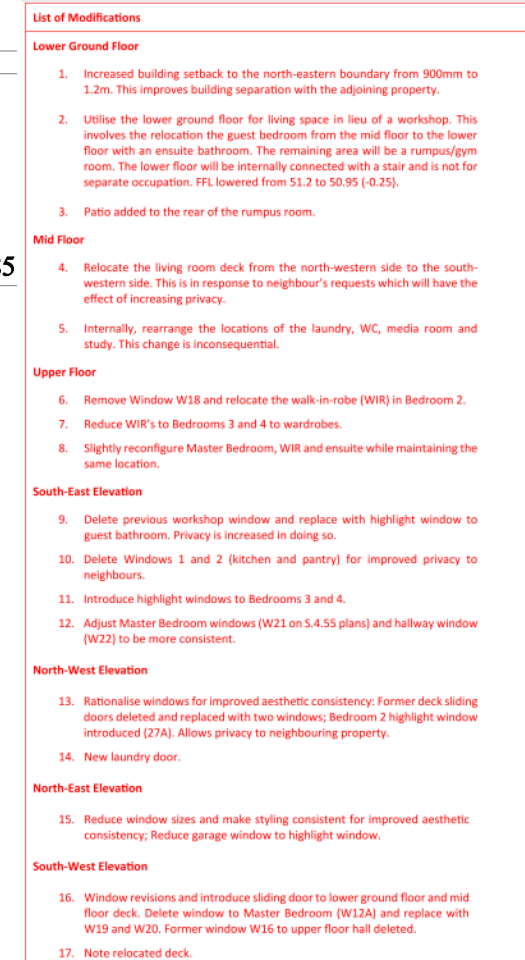
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UPPER FLOOR PLAN

proprietor	RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing UPPER FLOOR PLAN	JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site	AMENDMENT			scale 1:200, 1:100	date MAR'21	jdc
					DATE	ADJUSTMENT			drawing no. 5OF8	project no. 2021381
					08.04.21	amend				
					04.11.22	amend	20.08.24	amend		
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					31.05.23	amend				



proprietor RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing ELEVATIONS	JUSTIN CROFT 0417436249 © copyright all dimensions to be certified on site	AMENDMENT			scale	date	
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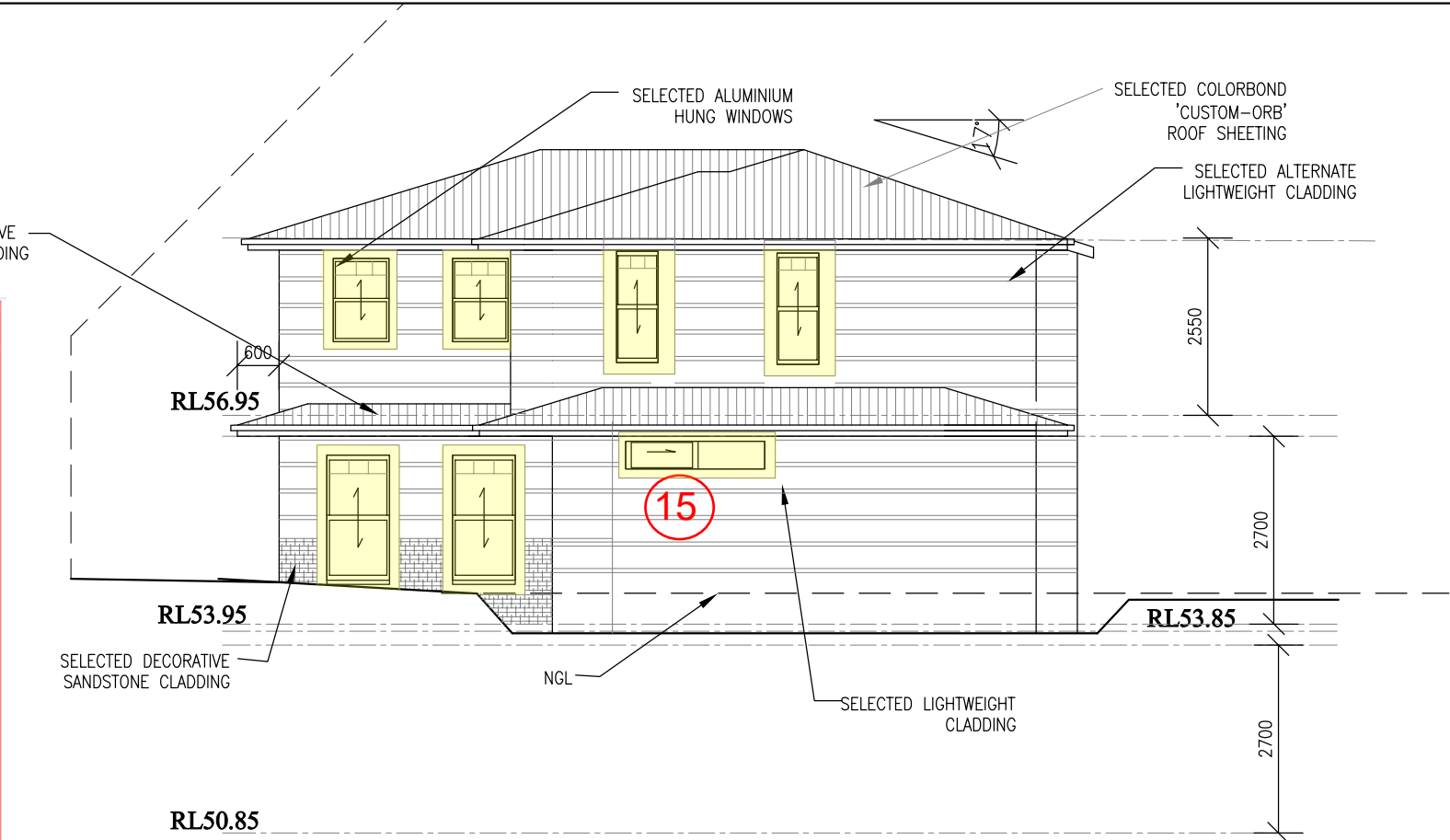
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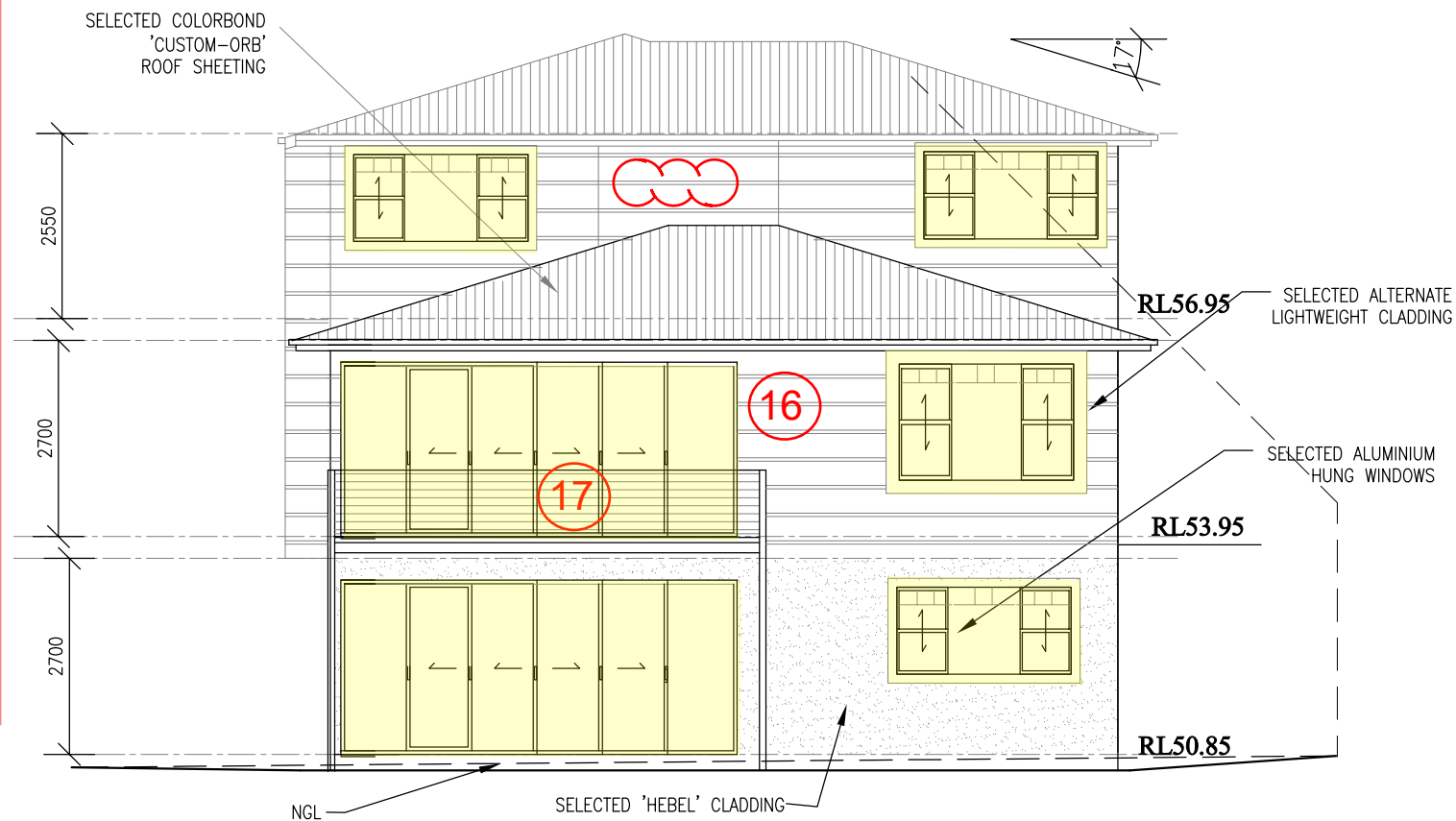
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NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION

proprietor RICHARD LOT 3, DP550494 126 ELIMATTA ROAD MONA VALE 2103	project proposed DWELLING	drawing ELEVATIONS	<div>D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg</div> <div>JUSTIN CROFT 0417436249 © copyright all dimensions to be clarified on site</div>	AMENDMENT			scale 1:200, 1:100	date MAR'21	jdc
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							drawing no. 7OF8	project no. 2021381	



- | | | | | | | | | | | |
|---|----------|---------|--|-----------|------------|----------|-------|--------------|--------|-----|
| proprietor
RICHARD
LOT 3, DP550494
126 ELIMATTA ROAD
MONA VALE 2103 | project | drawing |  <p>D:\OneDrive\2017\Old Stuff\May'19\EcoDimensions 2.jpg</p> <p>JUSTIN CROFT
0417436249
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all dimensions to be clarified on site</p> | AMENDMENT | | | | scale | date | |
| | proposed | SECTION | | DATE | ADJUSTMENT | | | 1:200, 1:100 | MAR'21 | jdc |
| | DWELLING | | | 08.04.21 | amend | | | | | |
| | | | | 04.11.22 | amend | 20.08.24 | amend | | | |
| | | | | 28.11.22 | amend | 16.07.24 | amend | | | |
| | | | | 09.05.23 | amend | 27.09.23 | amend | | | |
| | | | 31.05.23 | amend | | | | | | |