

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 herby 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

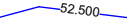
NOTES:

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.

LEGEND

 SEDIMENT CONTROL FENCE (REF DETAIL 2)

 52.500 CONTOUR (AHD)

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

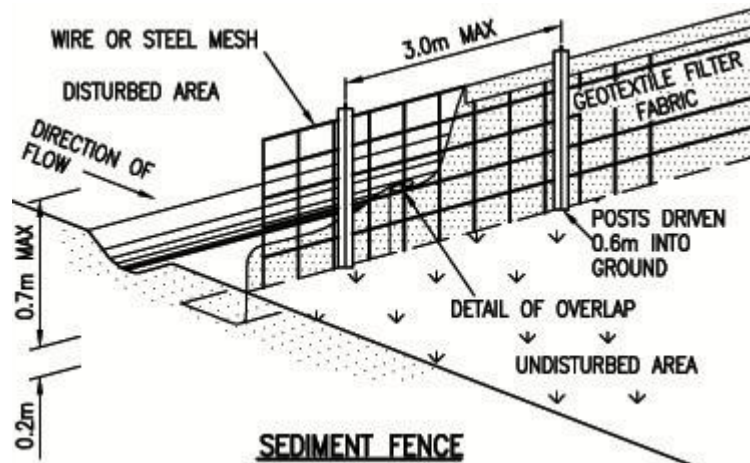
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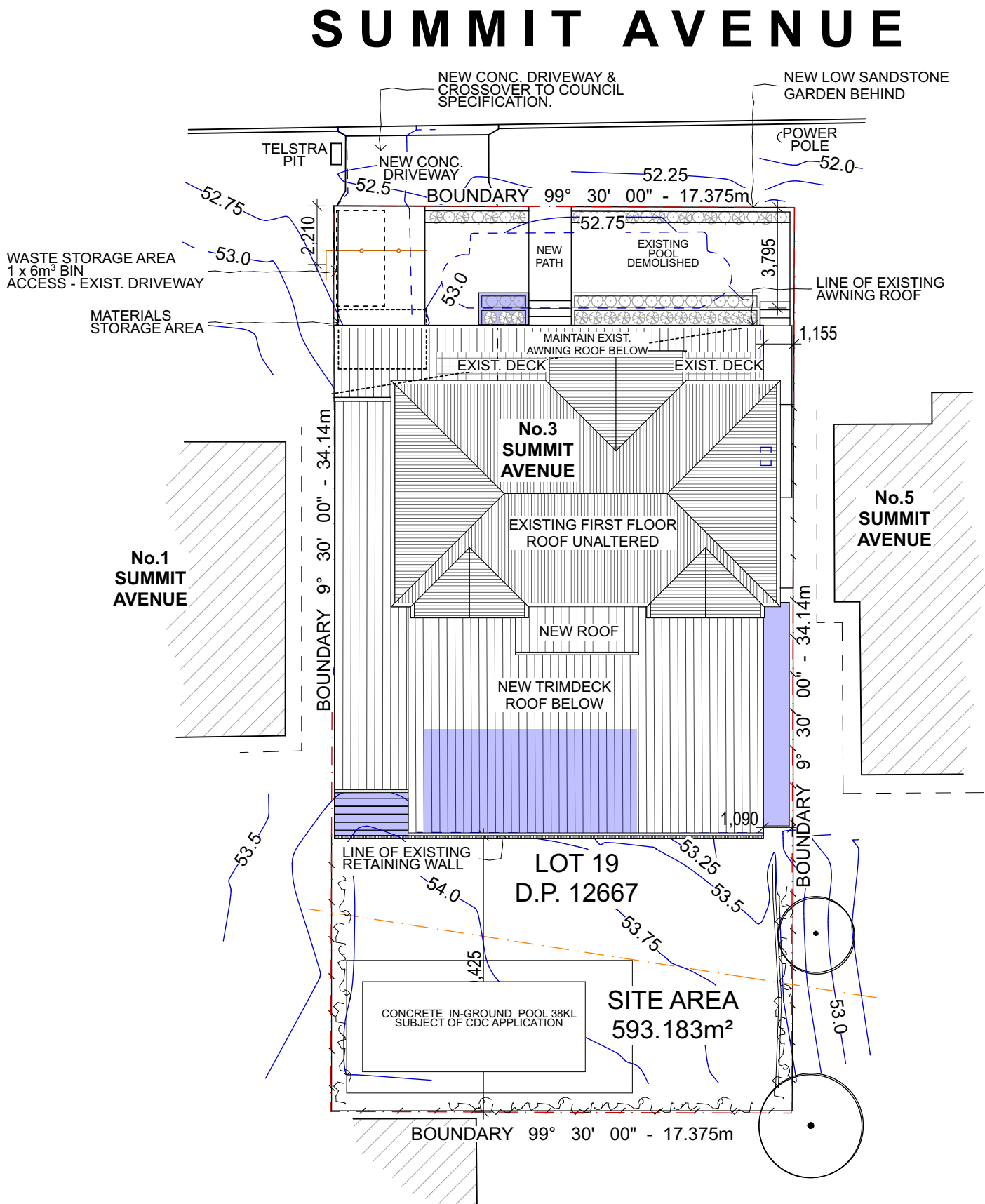


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BEFORE YOU DIG

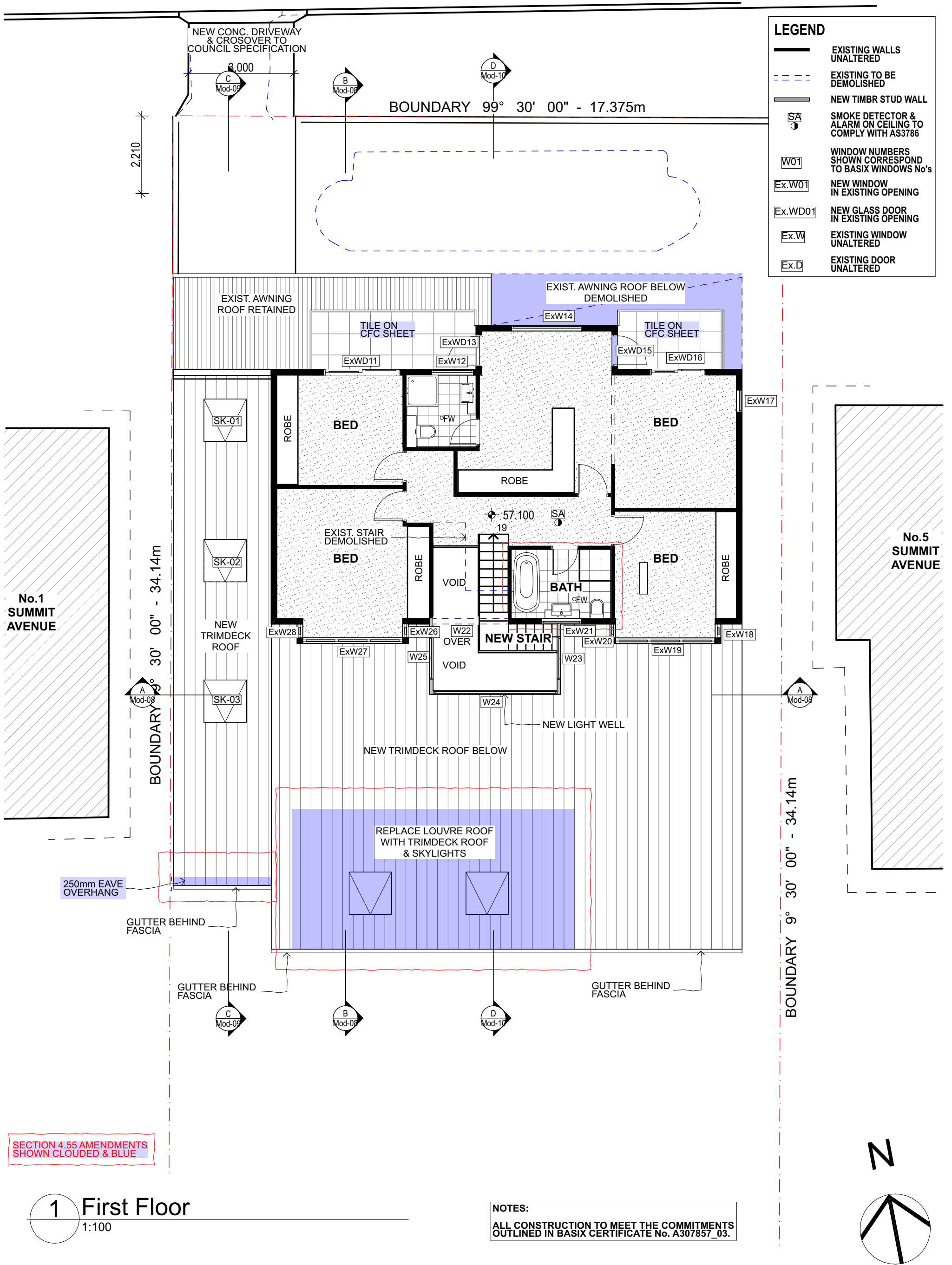


2 Sediment Control Fence



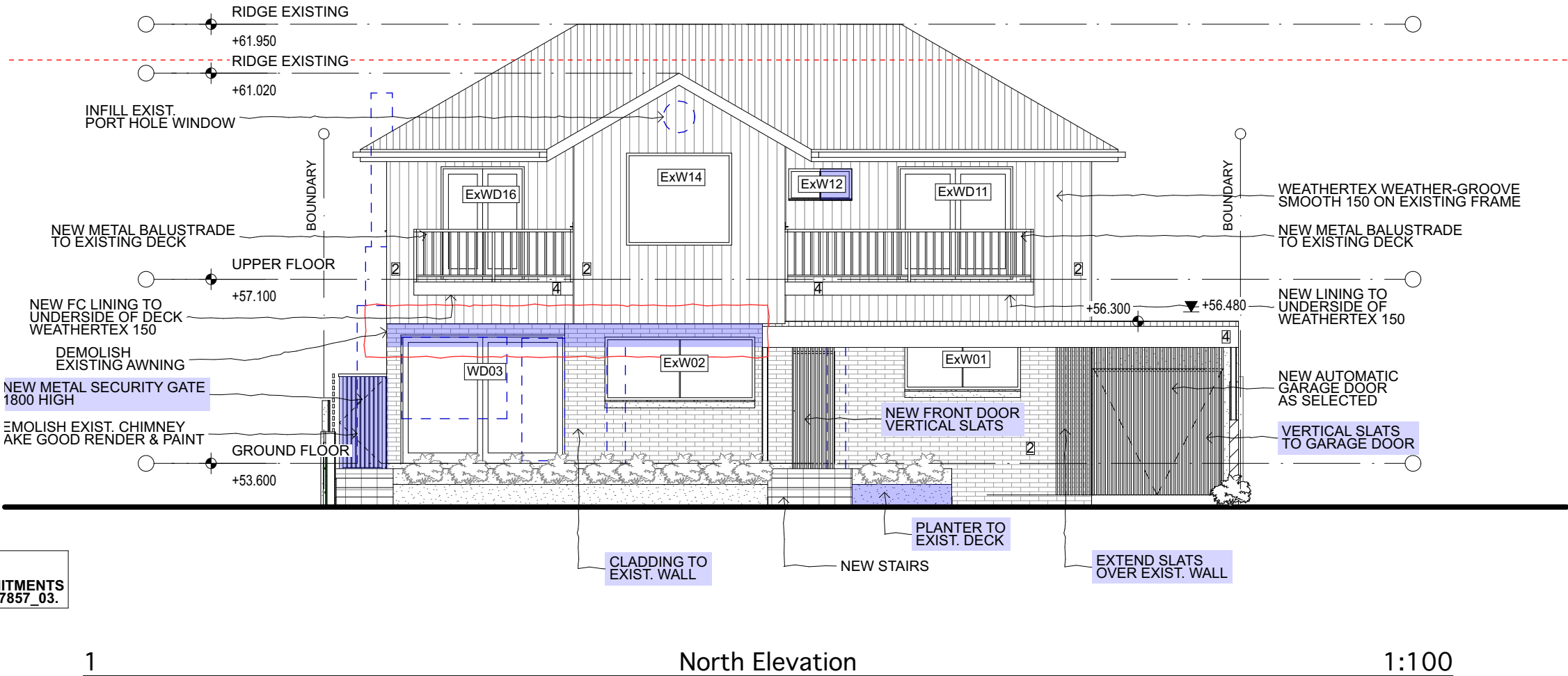
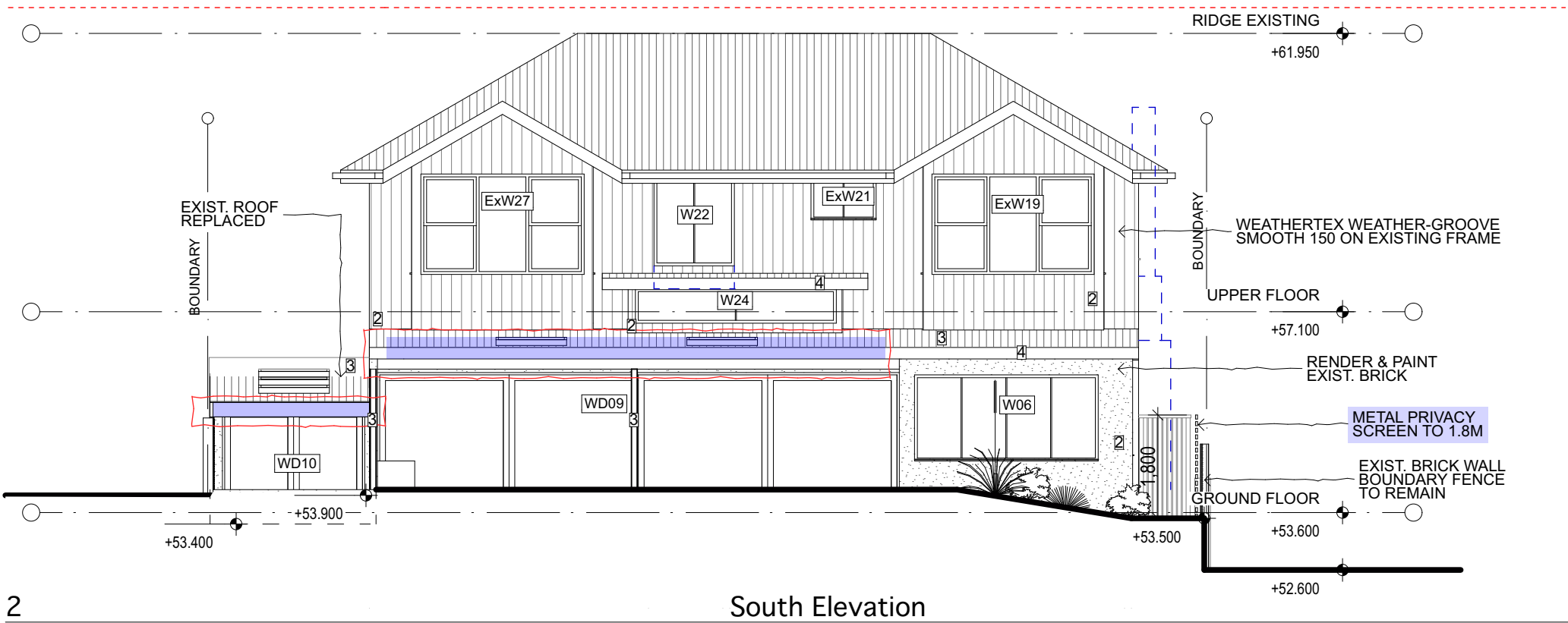
1 Site Plan

1:200



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
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All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.			
Figured dimensions to be used rather than scaling.			
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.			
CAD Ref: 3 Summit Ave_Sect4.55 Mod 3.pln			
Grant Seghers Design			

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PROJECT
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3 Summit Avenue
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Bensville NSW 2251
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DRAWING TITLE	
ELEVATIONS	
SCALE	DRAWN BY
1:100@A3	GS
PROJECT NO.	PLOT DATE
1619	9/12/2024
DRAWING NO.	REVISION
Mod-05	A

LEGEND

PROPOSED NEW WORK

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

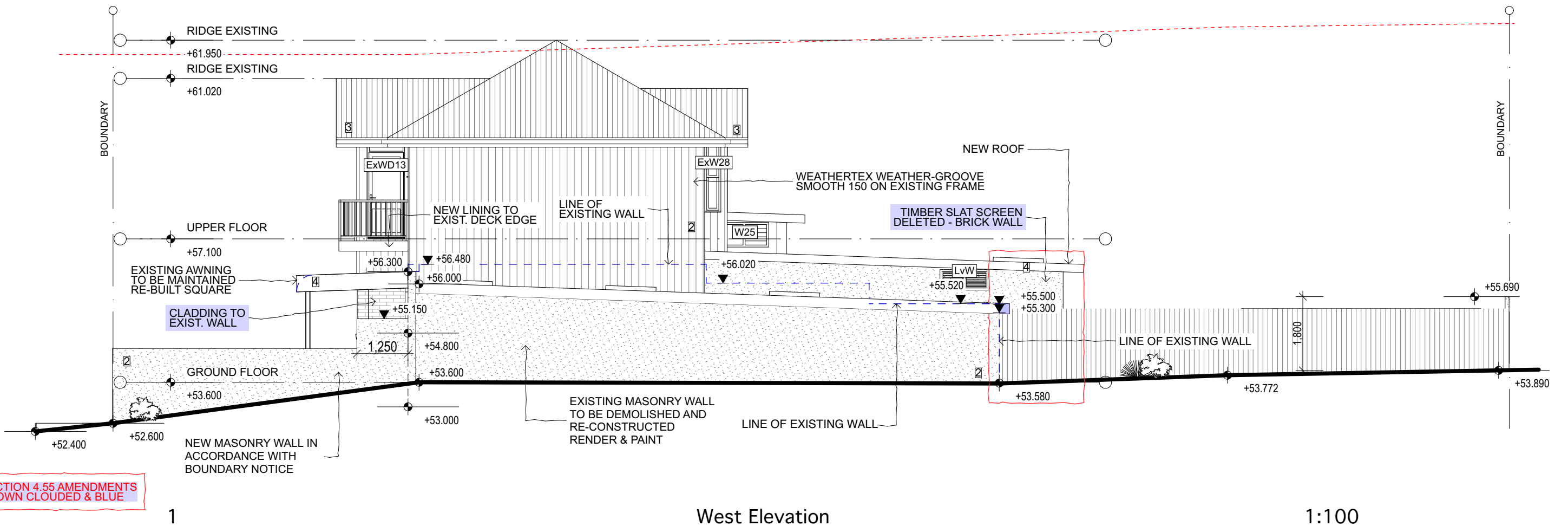
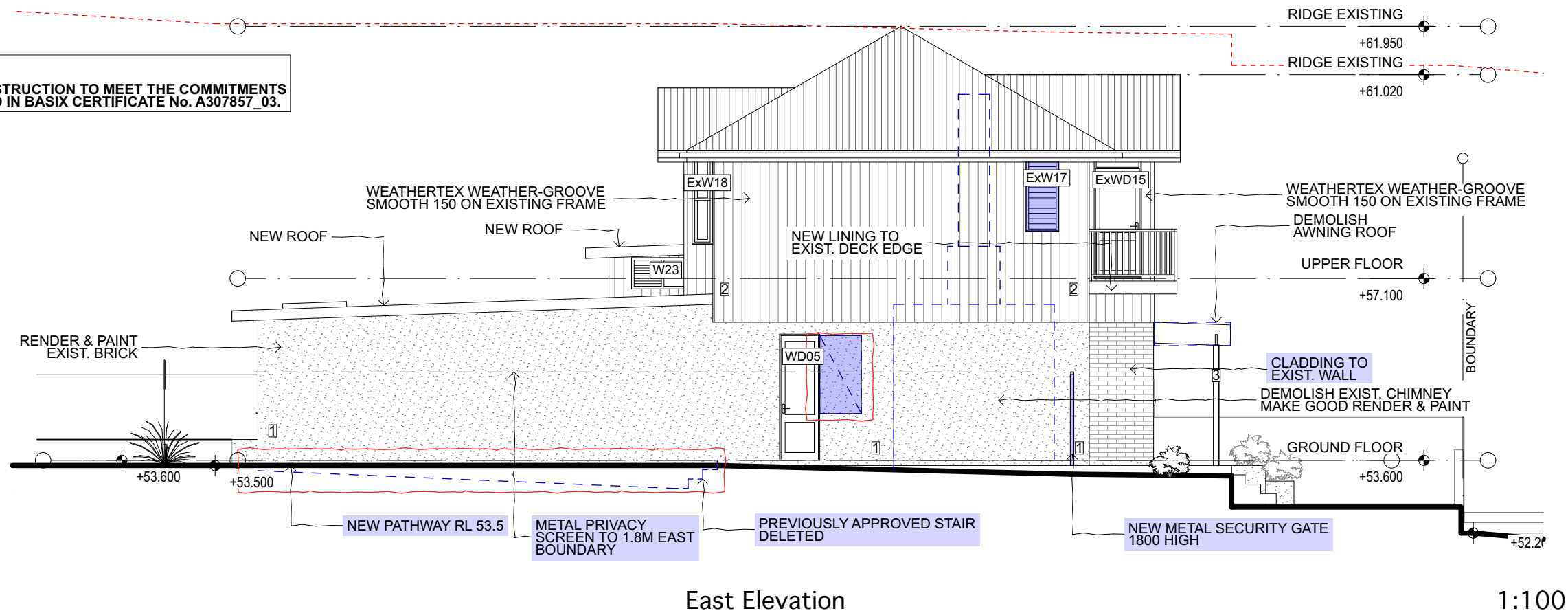
2 DULUX - NATURAL WHITE - 15W

3 COLORBOND - SHALE GREY - C4

4 DULUX - LINDSEED

WINDOW FRAMES - BLACK

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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

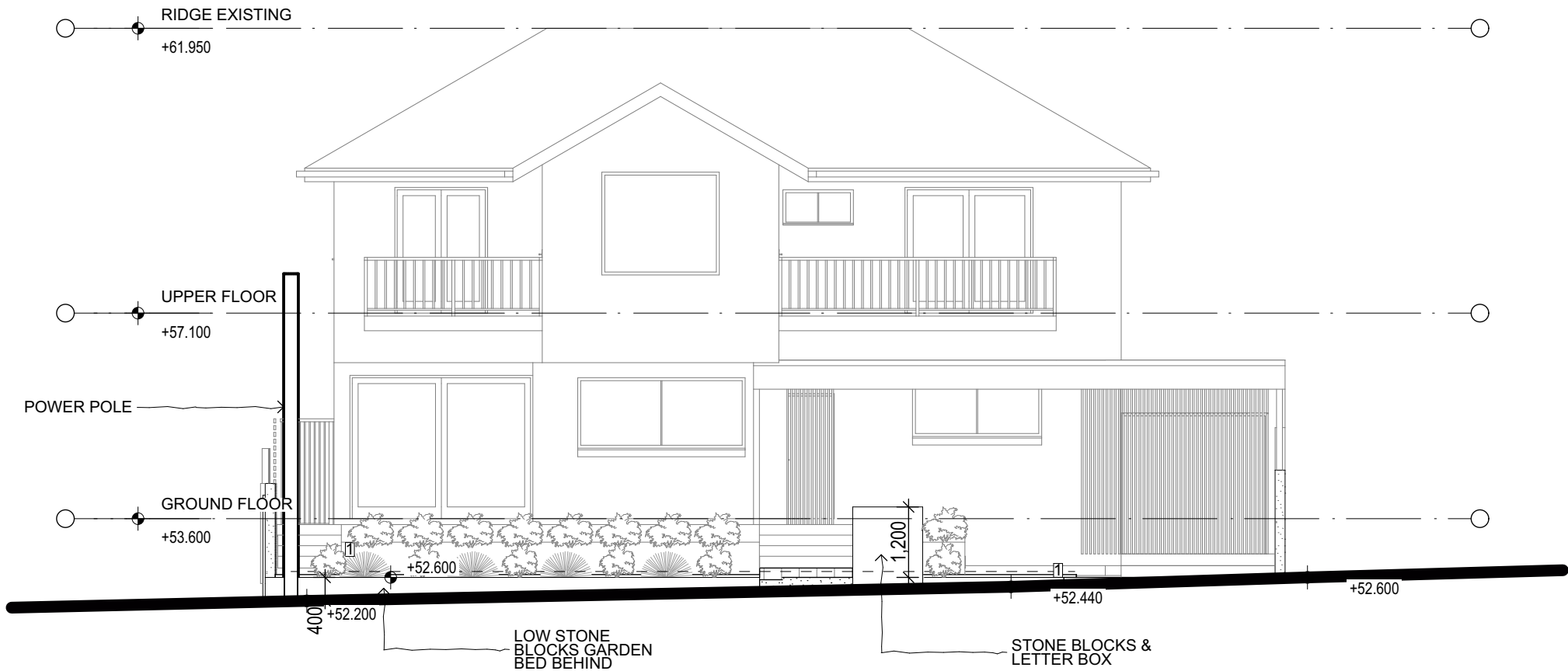
NEW GLASS DOOR
IN EXISTING OPENING

Ex.W

EXISTING WINDOW
UNALTERED

Ex.D

EXISTING DOOR
UNALTERED

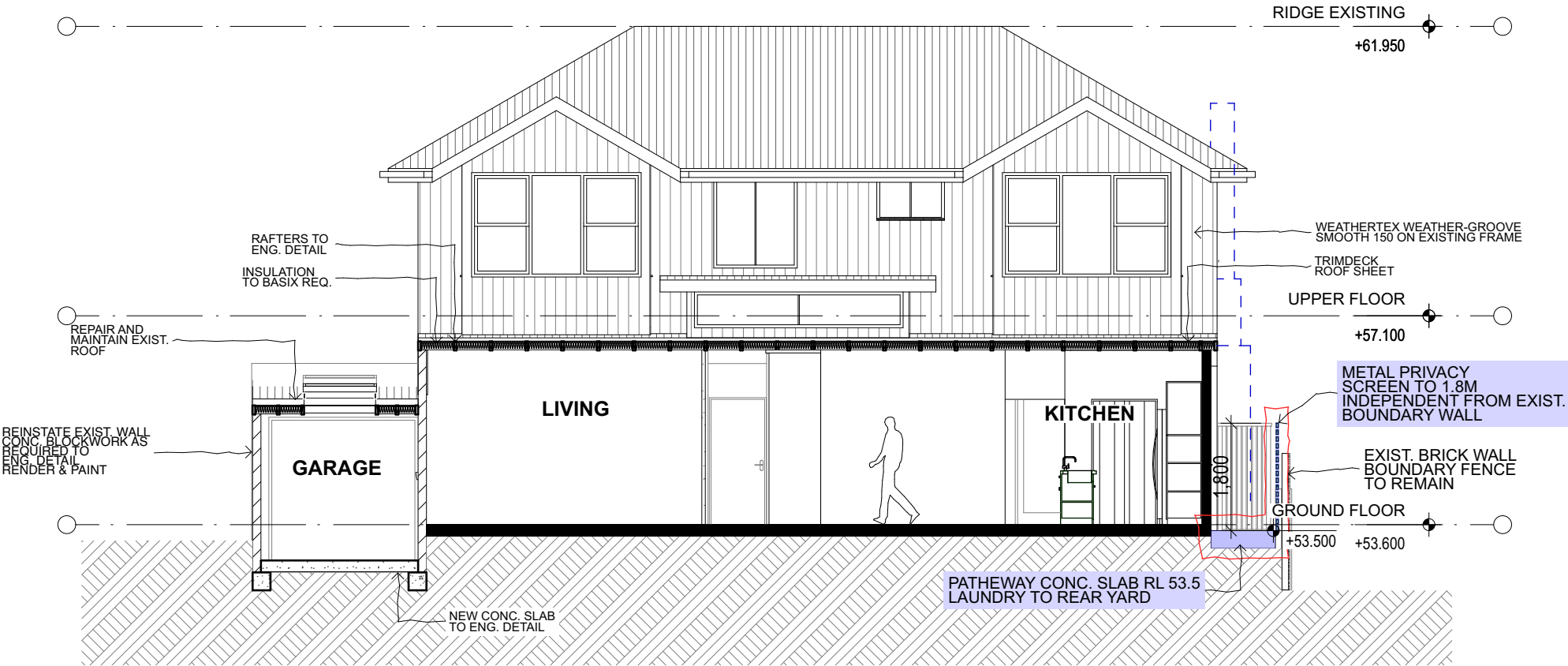


1

Summit Street Elevation

1:100

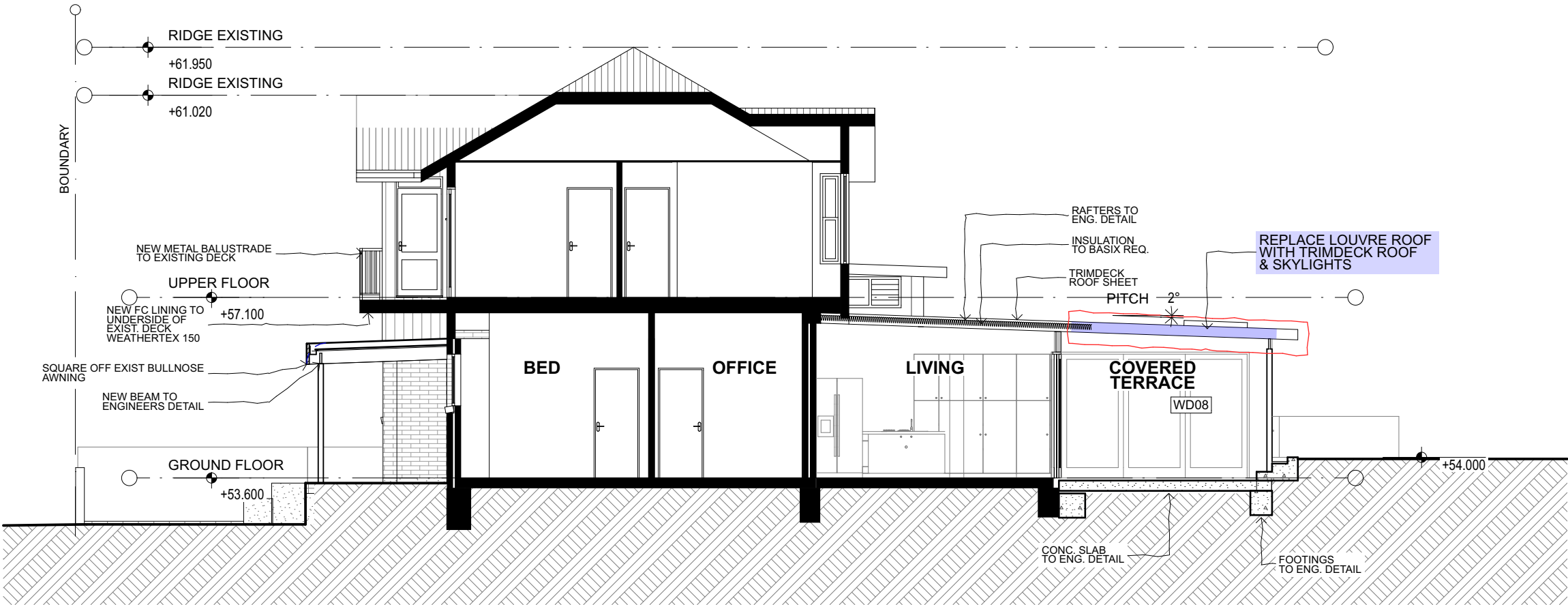
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1

Section A:A

1:100



SECTION 4.55 AMENDMENTS
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2

Section B:B

1:100

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A DEC 2024 SECTION 4.55 MODIFICATION APPLICATION

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DRAWING TITLE
SECTIONS

SCALE
1:100@A3

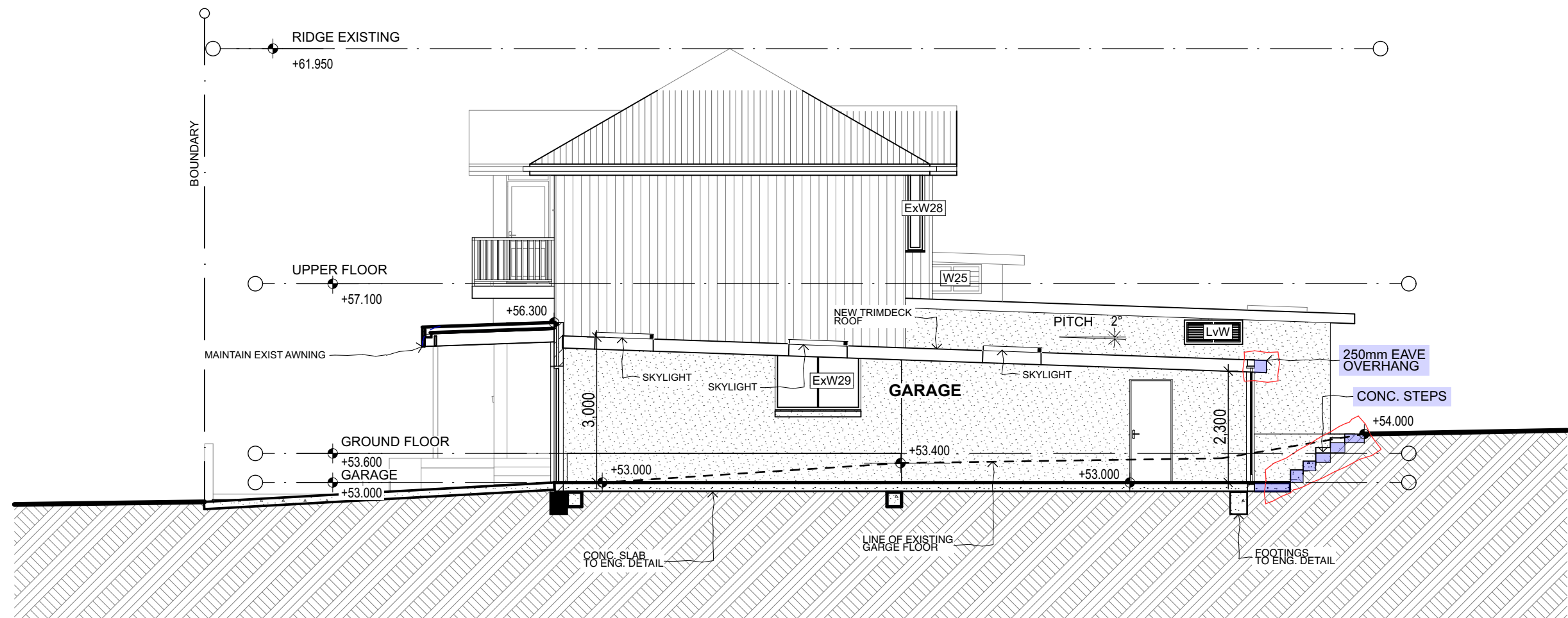
PROJECT NO.
1619

DRAWN BY
GS

PLOT DATE
9/12/2024

DRAWING NO.
Mod-08

REVISION
A



1

Section C:C

1:100

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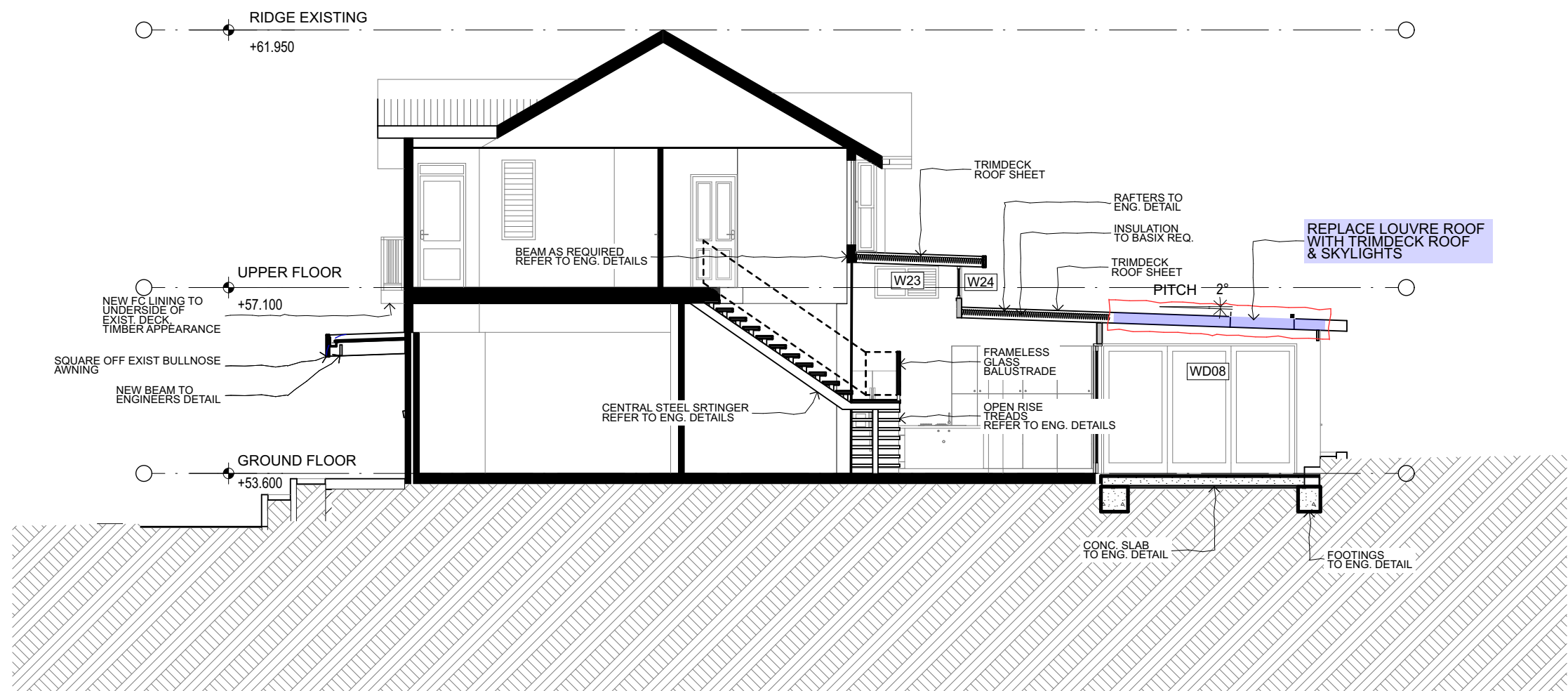
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DRAWING TITLE
SECTION C:C

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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SECTION D:D

SCALE	DRAWN BY	PLOT DATE
	GS	9/12/2024

PROJECT NO.	DRAWING NO.	REVISION
1619	Mod-10	A