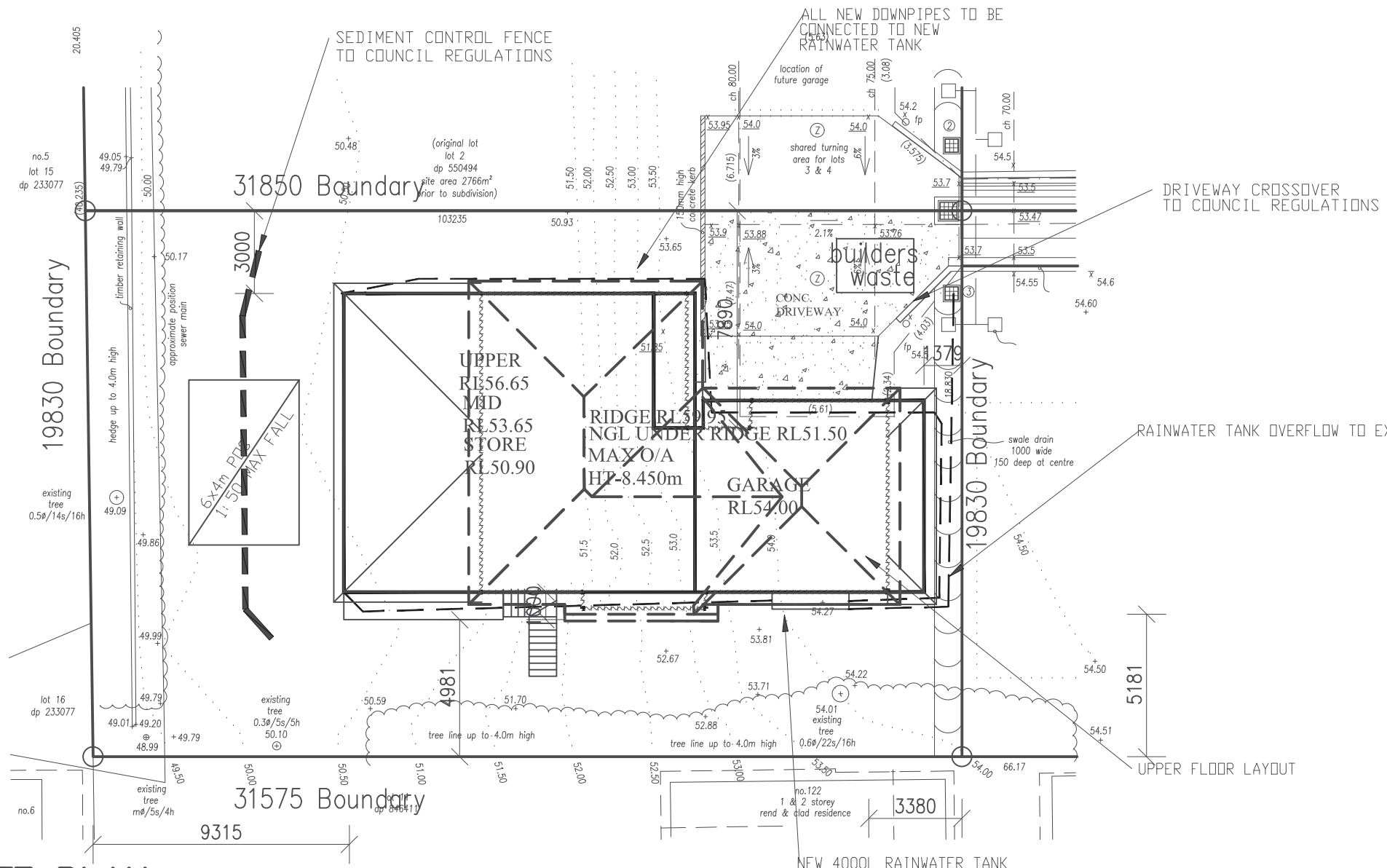
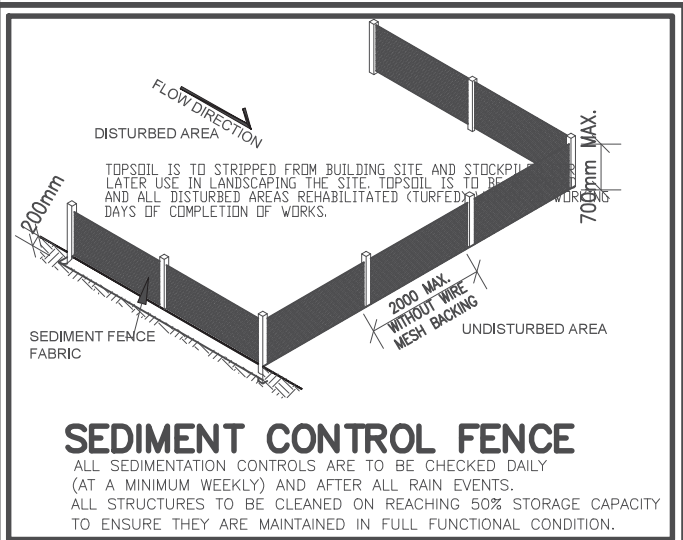


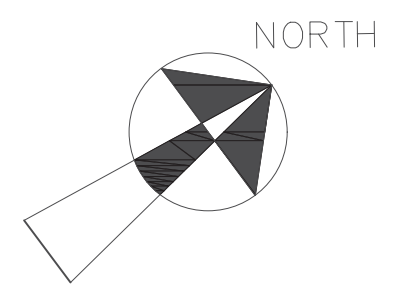
SITE PLAN  
STORMWATER PLAN  
SEDIMENT CONTROL



- BASIX COMMITMENTS DWELLING**
- BASIX CERTIFICATE NUMBER 1204481S\_04
  - 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 — R2.2 UP
    - ROOF — FOIL/SARKING
    - CEILING — UNVENTILATED
    - ROOF — MEDIUM COLOUR
    - FLOOR — R0.8 (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



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:

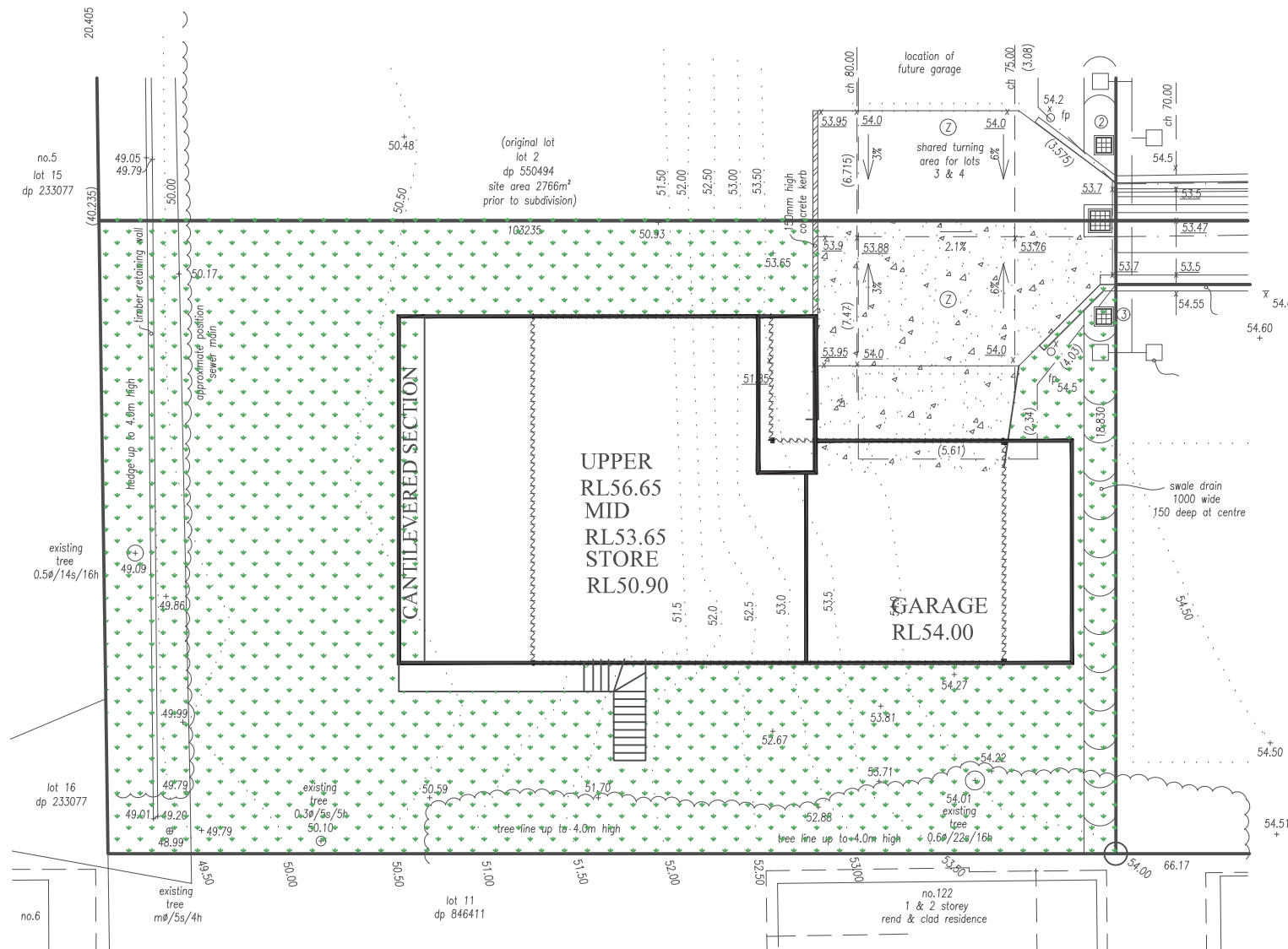
- STRUCTURAL DETAILS SIGNED BY QUALIFIED STRUCTURAL ENGINEER
- AND ALL ELEMENTS CHECKED TO COMPLY WITH THE BCA AND RELEVANT AS BY BUILDER OR ACCREDITED CERTIFIER
- ALL NEW WORKS TO ADHERE TO THE BCA AND CURRENT AUSTRALIAN STANDARDS
- NOTE- DIMENSIONS ARE TAKEN FROM EXISTING DWELLING, VERIFY DIMENSIONS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

|                            |
|----------------------------|
| SITE AREA- 628.8SQM        |
| SITE COVERAGE- 39.15%      |
| 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

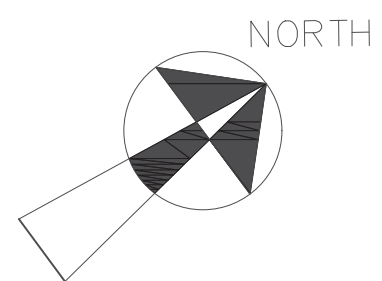
|            |                                                                |         |                      |         |           |                                                                                     |                                                      |              |                     |                        |
|------------|----------------------------------------------------------------|---------|----------------------|---------|-----------|-------------------------------------------------------------------------------------|------------------------------------------------------|--------------|---------------------|------------------------|
| proprietor | JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project | proposed<br>DWELLING | drawing | SITE PLAN | ECODIMENSIONS                                                                       | AMENDMENT                                            | scale        | date                | drawn by               |
|            |                                                                |         |                      |         |           | JUSTIN CROFT<br>0417436249<br>© copyright<br>all dimensions to be clarified on site | DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.24 | 1:200, 1:100 | MAR'21              | jdc                    |
|            |                                                                |         |                      |         |           |                                                                                     | ADJUSTMENT<br>amend<br>amend<br>amend                |              | drawing no.<br>1OF8 | project no.<br>2021395 |



- HARDSTAND
- LANDSCAPED AREA

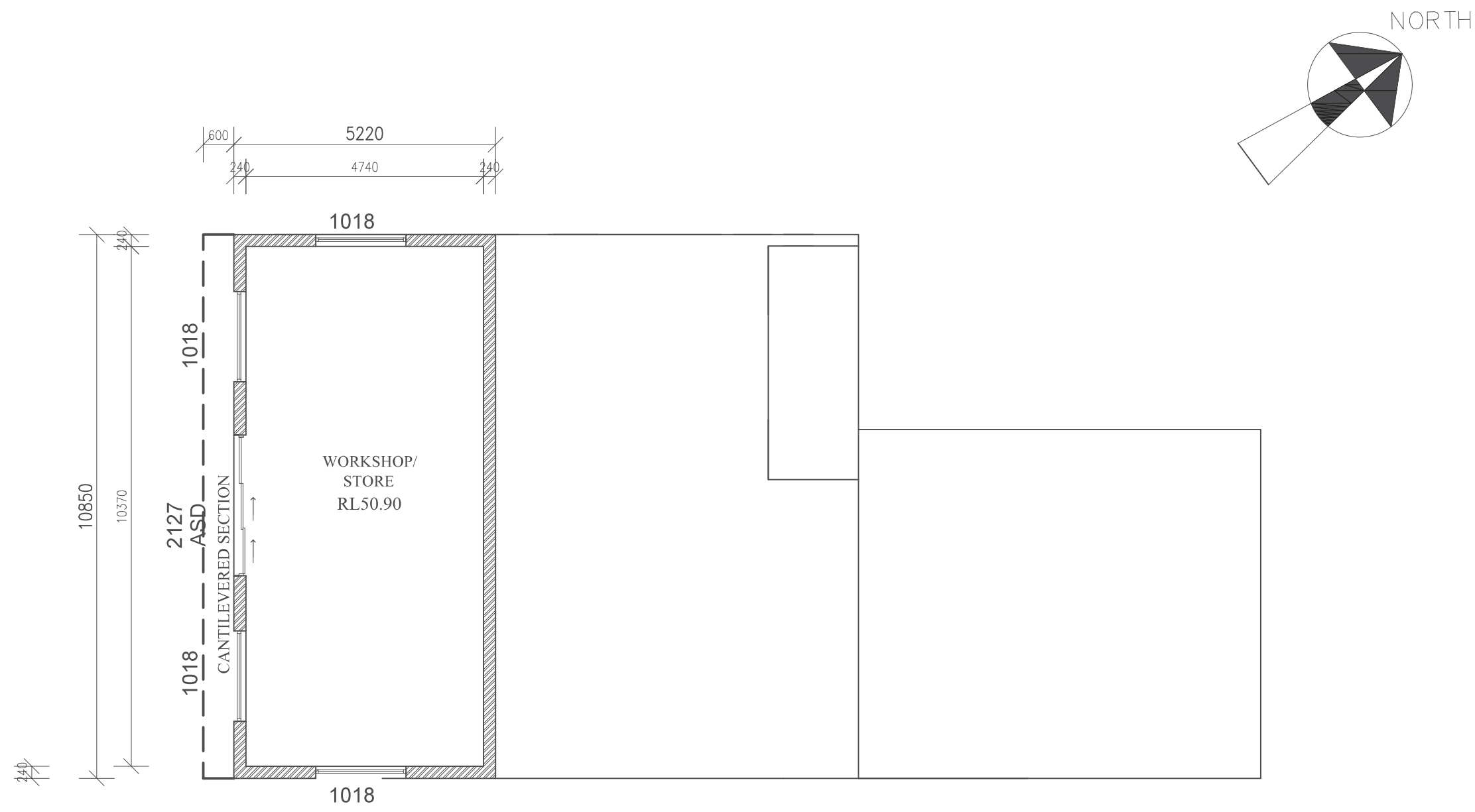
CURRENT 377.0sqm = 60.05%

REQUIRED 628.8sqm/60% = 376.98sqm



# LANDSCAPED AREAS PLAN

|                                                                              |                                 |                            |                                                                                                      |                                                                                                            |                       |                     |                        |
|------------------------------------------------------------------------------|---------------------------------|----------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------|
| proprietor<br>JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>LANDSCAPE AREAS | ECODIMENSIONS<br>JUSTIN CROFT<br>0417436249<br>© copyright<br>all dimensions to be clarified on site | AMENDMENT<br>DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.23<br>ADJUSTMENT<br>amend<br>amend<br>amend | scale<br>1:200, 1:100 | date<br>MAR'21      | drawn by<br>jdc        |
|                                                                              |                                 |                            |                                                                                                      |                                                                                                            |                       | drawing no.<br>2OF8 | project no.<br>2021395 |



LOWER FLOOR PLAN

|                                                                           |                                 |                             |                                                                                                                            |                                                                                                            |                       |                     |                        |
|---------------------------------------------------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------|
| proprietor JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>LOWER FLOOR PLAN | <div>ECODIMENSIONS</div> <div>JUSTIN CROFT<br/>0417436249<br/>© copyright<br/>all dimensions to be clarified on site</div> | AMENDMENT<br>DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.24<br>ADJUSTMENT<br>amend<br>amend<br>amend | scale<br>1:200, 1:100 | date<br>MAR'21      | drawn by<br>jdc        |
|                                                                           |                                 |                             |                                                                                                                            |                                                                                                            |                       | drawing no.<br>3OF8 | project no.<br>2021381 |

WINDOW SCHEDULE

| NO.  | ORI. | SIZE                                           | AREA    | TYPE |
|------|------|------------------------------------------------|---------|------|
| W-1  | NW   | 600ht x 1500w Fixed                            | 0.90sqm | C    |
| W-2  | NW   | 600ht x 1500w Fixed                            | 0.90sqm | C    |
| W-3  | NE   | 1500ht x 2100w double hung/ fixed/ double hung | 3.15sqm | C    |
| W-4  | NE   | 1500ht x 900 Louvre                            | 1.35sqm | C    |
| W-5  | SE   | 1500 x 900 double hung                         | 1.35sqm | C    |
| W-6  | SE   | 1500 x 900 double hung                         | 1.35sqm | C    |
| W-7  | SE   | 1500 x 900 double hung                         | 1.35sqm | C    |
| W-8  | SW   | 1200ht x 2100w double hung/ fixed/ double hung | 2.52sqm | C    |
| W-9  | SW   | 1500 x 900 double hung                         | 1.35sqm | C    |
| D-01 | SE   | 2136 ASD                                       | 7.56sqm | C    |

NOTES

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

NORTH

MID FLOOR PLAN

proprietor JOHN  
LOT 4, DP550494  
126 ELIMATTA ROAD  
MONA VALE 2103

project  
proposed  
DWELLING

drawing  
MID FLOOR PLAN

ECODIMENSIONS  
JUSTIN CROFT  
0417436249  
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all dimensions to be clarified on site

AMENDMENT  
DATE  
08.04.21  
28.11.22  
13.01.23  
27.08.24  
ADJUSTMENT  
amend  
amend  
amend

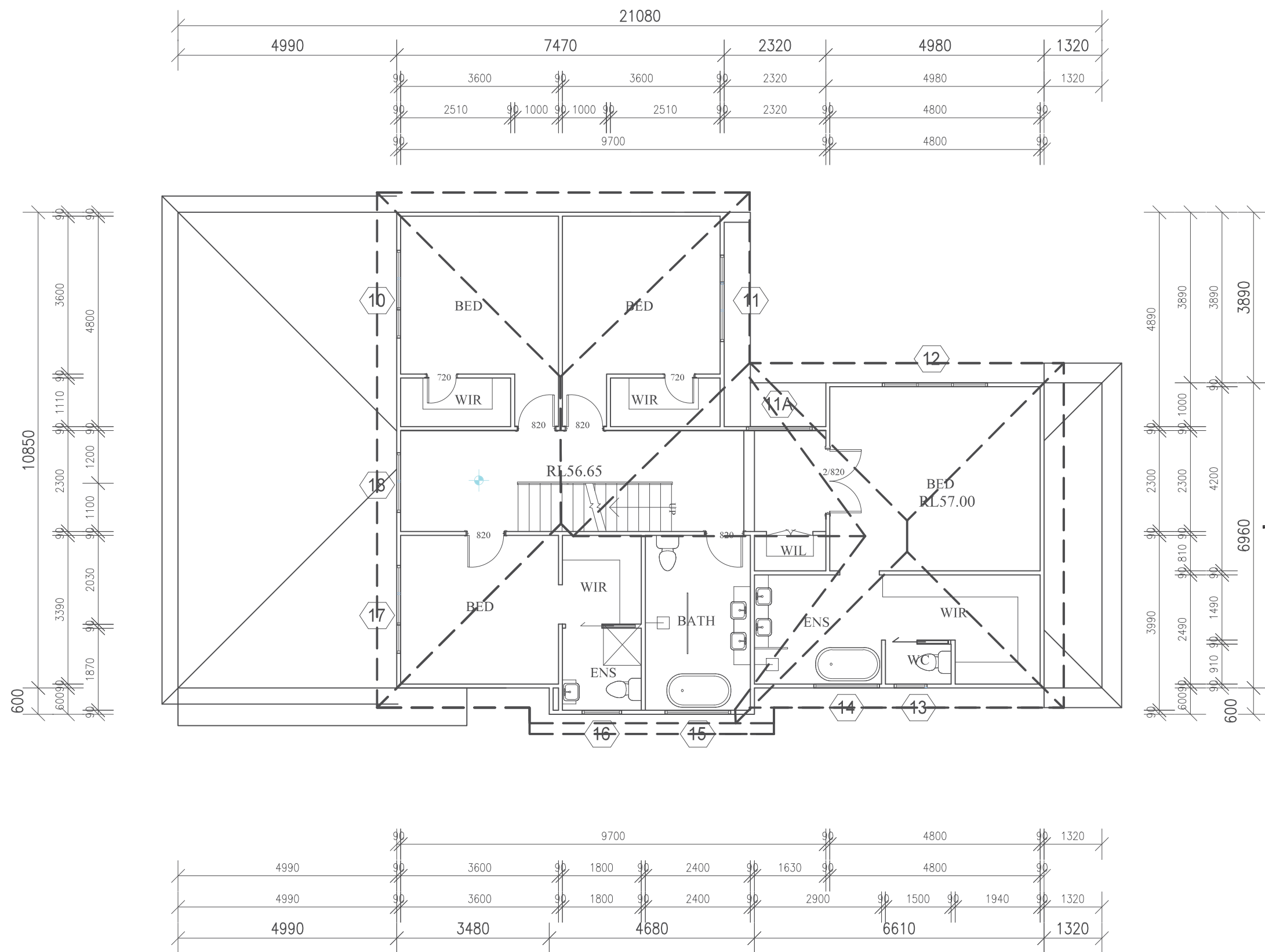
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date  
MAR'21

drawn by  
jdc

drawing no.  
4OF8

project no.  
2021381

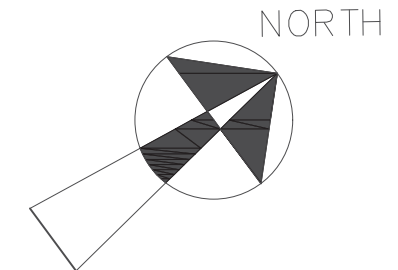


| WINDOW SCHEDULE |      |                                                   |         |      |
|-----------------|------|---------------------------------------------------|---------|------|
| NO.             | ORI. | SIZE                                              | AREA    | TYPE |
| W-10            | SW   | 1500ht x 2100w<br>double hung/ fixed/ double hung | 3.15sqm | C    |
| W-11            | NE   | 1500ht x 2100w<br>double hung/ fixed/ double hung | 3.15sqm | C    |
| W-11A           | NW   | 600ht x 1500w sliding Fixed                       | 0.90sqm | O    |
| W-12            | NW   | 1500ht x 2100w<br>double hung/ fixed/ double hung | 3.15sqm | C    |
| W-13            | SE   | 1000 x 900 double hung                            | 0.90sqm | O    |
| W-14            | SE   | 1000 x 1500<br>double hung double hung            | 1.5sqm  | O    |
| W-15            | SE   | 1000 x 1500<br>double hung double hung            | 1.5sqm  | C    |
| W-16            | SE   | 1000 x 900 double hung                            | 0.9sqm  | C    |
| W-17            | SW   | 1500ht x 2100w<br>double hung/ fixed/ double hung | 3.15sqm | C    |
| W-18            | SW   | 600ht x 1500w<br>double hung Fixed                | 0.90sqm | C    |
|                 |      |                                                   |         |      |
|                 |      |                                                   |         |      |
|                 |      |                                                   |         |      |
|                 |      |                                                   |         |      |

NOTES

- SMOKE ALARM
- LIFT OFF HINGE
- BWCJ BRICK CONTROL JOINT
- MECHANICAL EXHAUST

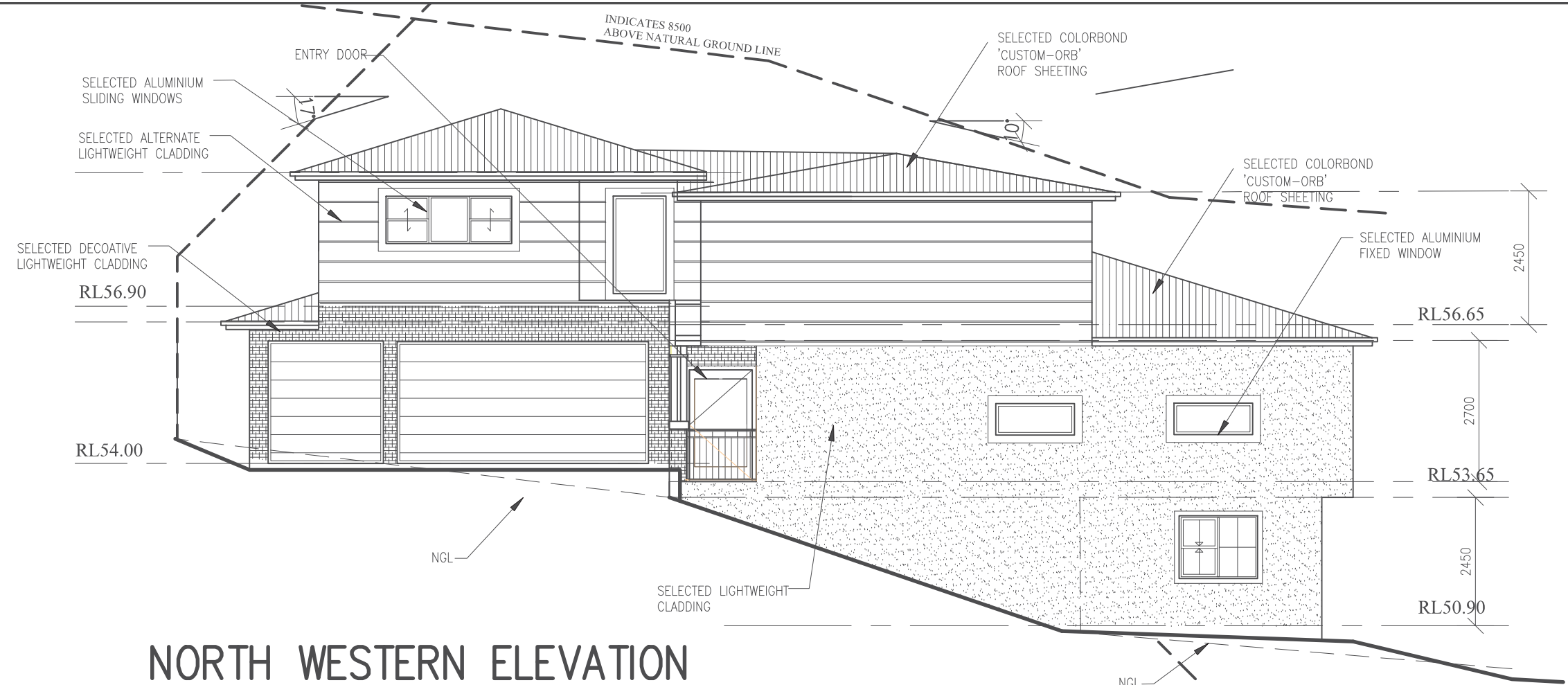
KITCHEN LAYOUT TO SEPARATE MANUFACTURES DETAILED DRAWINGS.



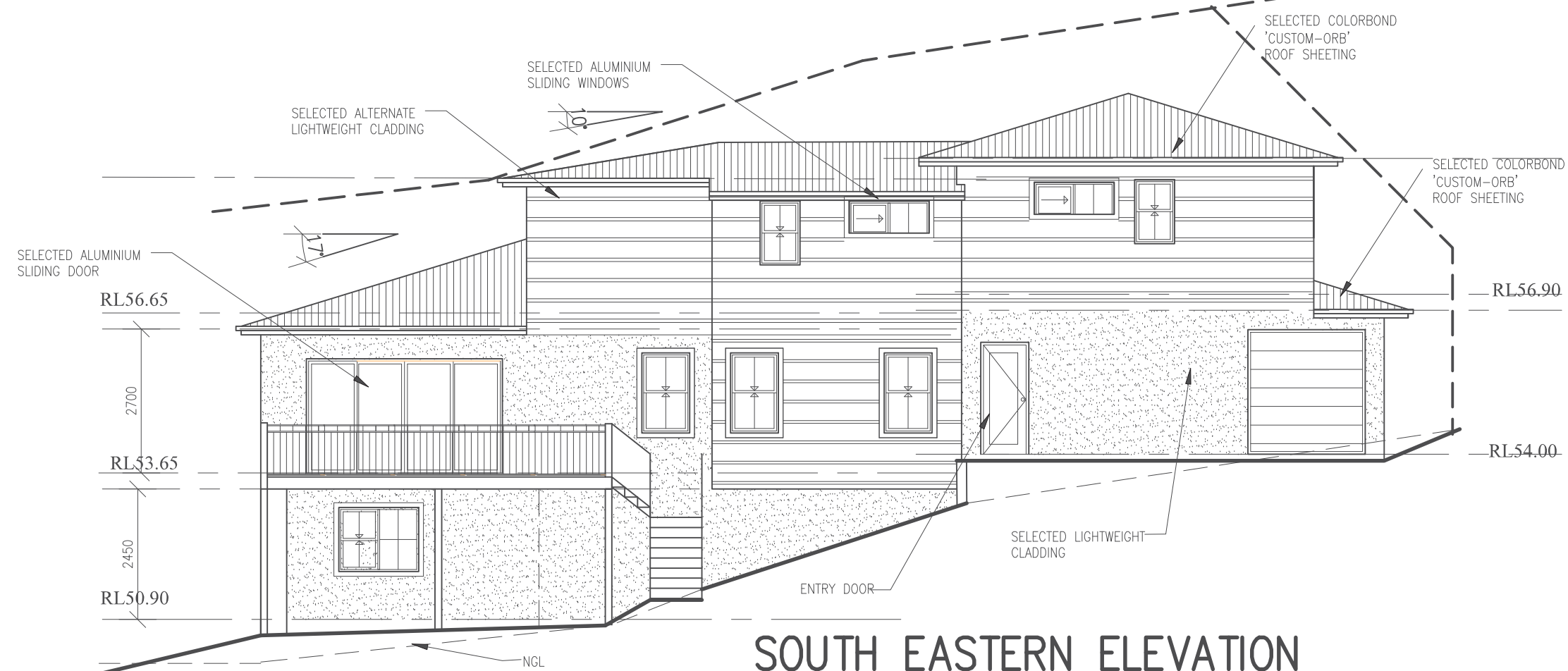
UPPER FLOOR PLAN

|                                                                           |                                 |                             |                                                                                                      |                                                                                                            |                       |                     |                        |
|---------------------------------------------------------------------------|---------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------|
| proprietor JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>UPPER FLOOR PLAN | ECODIMENSIONS<br>JUSTIN CROFT<br>0417436249<br>© copyright<br>all dimensions to be clarified on site | AMENDMENT<br>DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.24<br>ADJUSTMENT<br>amend<br>amend<br>amend | scale<br>1:200, 1:100 | date<br>MAR'21      | drawn by<br>jdc        |
|                                                                           |                                 |                             |                                                                                                      |                                                                                                            |                       | drawing no.<br>50F8 | project no.<br>2021381 |



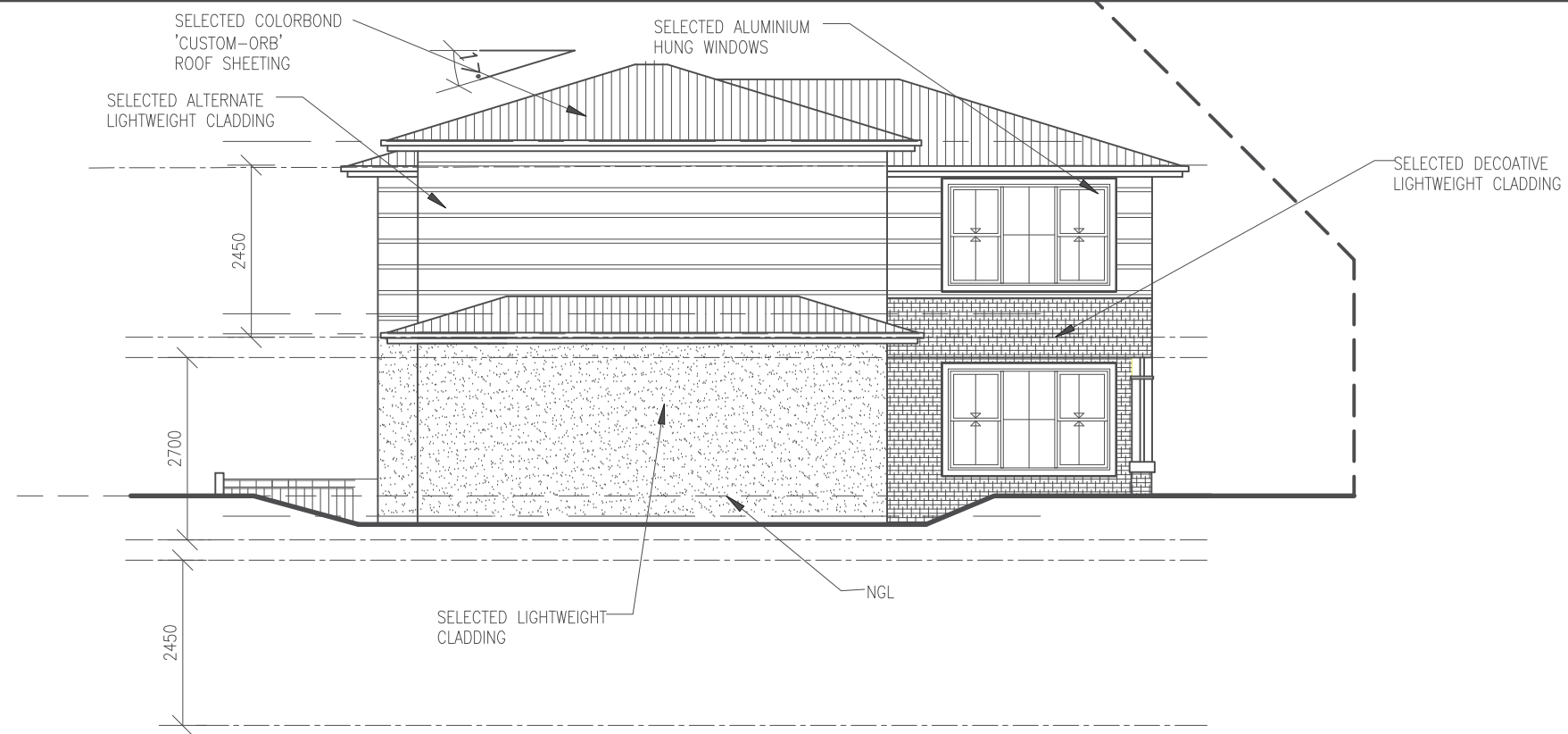


NORTH WESTERN ELEVATION

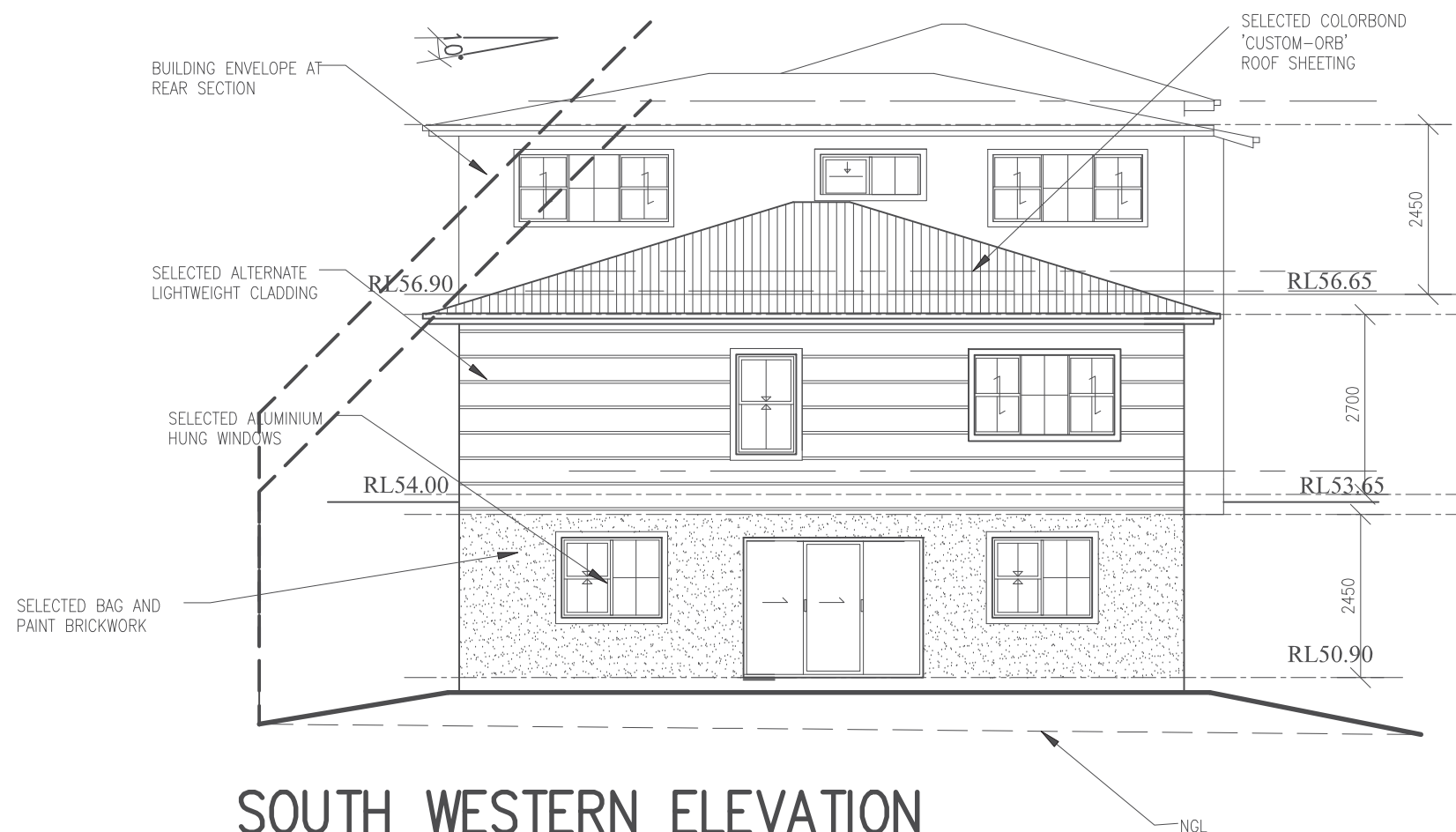


SOUTH EASTERN ELEVATION

|                                                                              |                                 |                       |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                               |                                                                                              |                                                                                                                                                                                  |                                                                                                                                                                                      |
|------------------------------------------------------------------------------|---------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| proprietor<br>JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>ELEVATIONS | <div data-bbox="1489 1919 1905 1978" data-label="Text"> <p><b>ECODIMENSIONS</b></p> </div> <div data-bbox="1656 1978 1762 2028" data-label="Text"> <p>JUSTIN CROFT<br/>0417436249<br/>© copyright</p> </div> <div data-bbox="1596 2028 1822 2041" data-label="Text"> <p>all dimensions to be clarified on site</p> </div> | <div data-bbox="1923 1913 2071 1934" data-label="Text"> <p>AMENDMENT</p> </div> <div data-bbox="1923 1934 2006 2018" data-label="Text"> <p>DATE<br/>08.04.21<br/>28.11.22<br/>13.01.23<br/>27.08.24</p> </div> <div data-bbox="2041 1934 2178 2018" data-label="Text"> <p>ADJUSTMENT<br/>amend<br/>amend<br/>amend</p> </div> | <div data-bbox="2412 1913 2525 1955" data-label="Text"> <p>scale<br/>1:200, 1:100</p> </div> | <div data-bbox="2576 1913 2689 1955" data-label="Text"> <p>date<br/>MAR'21</p> </div> <div data-bbox="2576 1976 2689 2028" data-label="Text"> <p>drawing no.<br/>6OF8</p> </div> | <div data-bbox="2736 1913 2846 1955" data-label="Text"> <p>drawn by<br/>jdc</p> </div> <div data-bbox="2736 1976 2846 2028" data-label="Text"> <p>project no.<br/>2021381</p> </div> |
|------------------------------------------------------------------------------|---------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION

proprietor JOHN  
LOT 4, DP550494  
126 ELIMATTA ROAD  
MONA VALE 2103

project  
proposed  
DWELLING

drawing  
ELEVATIONS

**ECODIMENSIONS**  
JUSTIN CROFT  
0417436249  
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all dimensions to be clarified on site

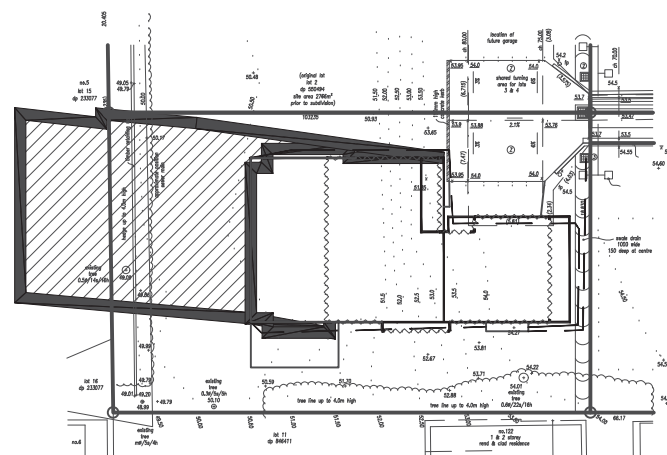
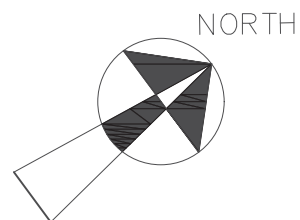
AMENDMENT  
DATE  
08.04.21  
28.11.22  
13.01.23  
27.08.24  
ADJUSTMENT  
amend  
amend  
amend

scale  
1:200, 1:100

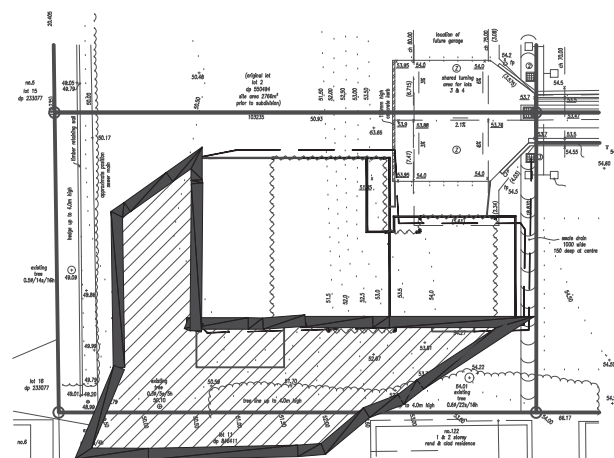
date  
MAR'21

drawing no.  
7OF8

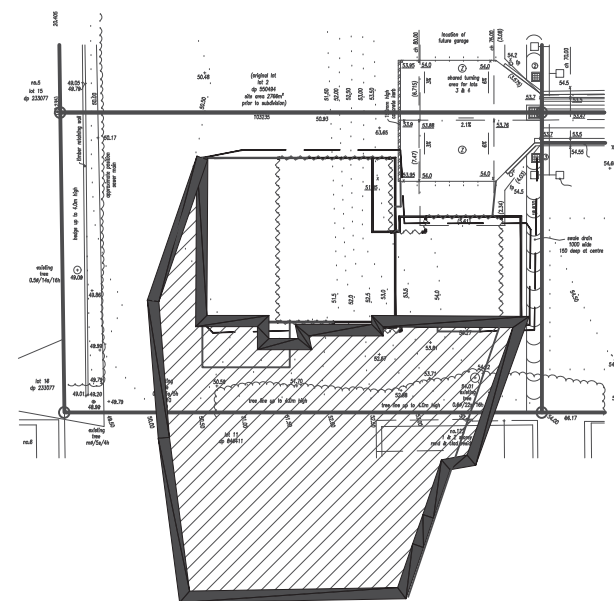
drawn by  
jdc  
project no.  
2021381



9am JUNE 22nd



12pm JUNE 22nd

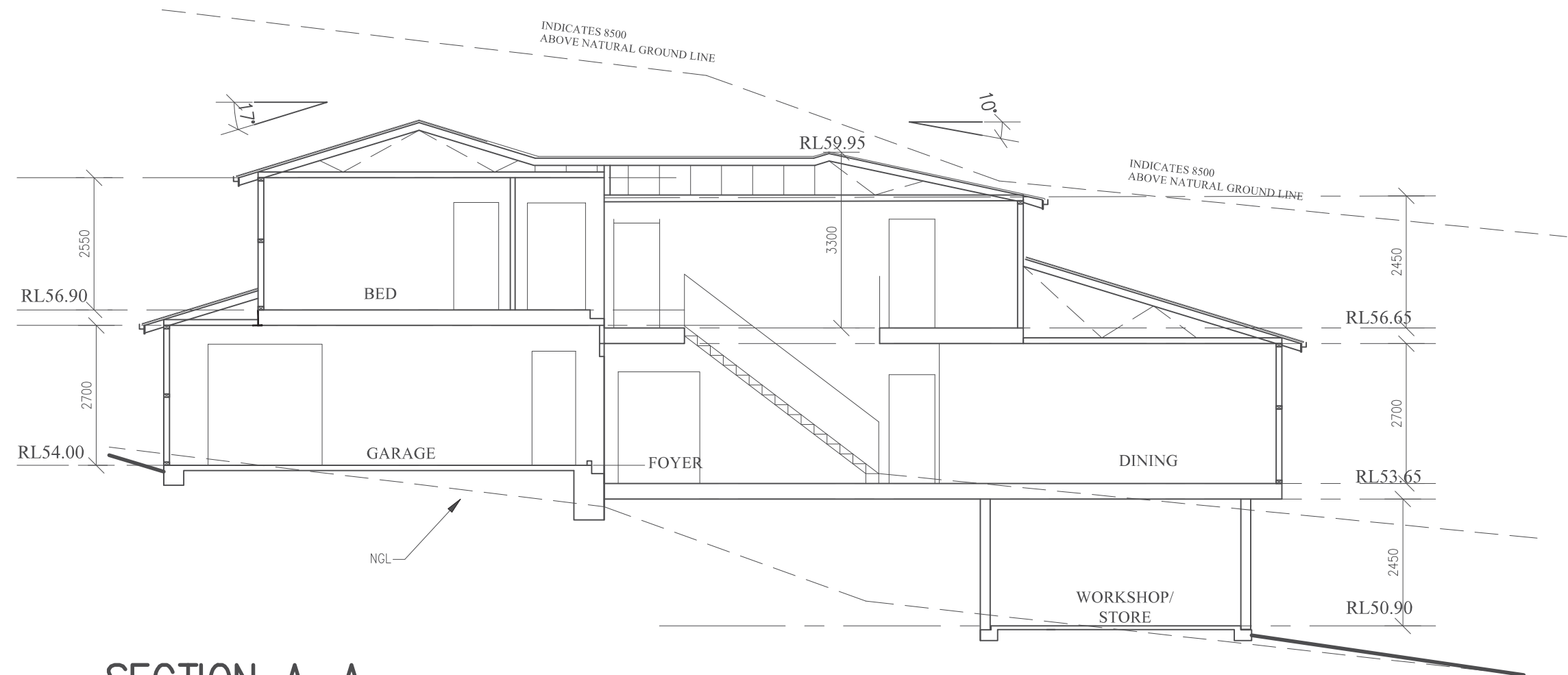


3pm JUNE 22nd

SHADOW DIAGRAMS FOR TRUE  
NORTH SHOWN AT 22ND JUNE  
USING SHADOWDRAW PROGRAM

|                                                                              |                                 |                    |                                                                                                      |                                                                                                            |                |                     |                        |
|------------------------------------------------------------------------------|---------------------------------|--------------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------|---------------------|------------------------|
| proprietor<br>JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>SHADOWS | ECODIMENSIONS<br>JUSTIN CROFT<br>0417436249<br>© copyright<br>all dimensions to be clarified on site | AMENDMENT<br>DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.24<br>ADJUSTMENT<br>amend<br>amend<br>amend | scale<br>1:500 | date<br>MAR'21      | drawn by<br>jdc        |
|                                                                              |                                 |                    |                                                                                                      |                                                                                                            |                | drawing no.<br>8OF8 | project no.<br>2021381 |





SECTION A-A

|                                                                              |                                 |                    |                                                                                                             |                                                      |                                       |                |                      |                        |
|------------------------------------------------------------------------------|---------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------|----------------|----------------------|------------------------|
| proprietor<br>JOHN<br>LOT 4, DP550494<br>126 ELIMATTA ROAD<br>MONA VALE 2103 | project<br>proposed<br>DWELLING | drawing<br>SECTION | <b>ECODIMENSIONS</b><br>JUSTIN CROFT<br>0417436249<br>© copyright<br>all dimensions to be clarified on site | AMENDMENT                                            |                                       | scale<br>1:500 | date<br>MAR'21       | drawn by<br>jdc        |
|                                                                              |                                 |                    |                                                                                                             | DATE<br>08.04.21<br>28.11.22<br>13.01.23<br>27.08.24 | ADJUSTMENT<br>amend<br>amend<br>amend |                | drawing no.<br>EXTRA | project no.<br>2021381 |