

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

SITE ANALYSIS PLAN	01
COASTAL AREA ANALYSIS PLAN	02
PROPOSED SITE PLAN	03
EXISTING GROUND FLOOR PLAN	04
EXISTING FIRST FLOOR PLAN	05
EXISTING ROOF PLAN	06
DEMOLITION GROUND FLOOR PLAN	07
DEMOLITION FIRST FLOOR PLAN	08
PROPOSED LOWER G.F & GROUND FLOOR PLAN	09
PROPOSED FIRST FLOOR & ROOF PLAN	10
EXISTING AND PROPOSED NORTH ELEVATION	11
EXISTING AND PROPOSED EAST ELEVATION	12
EXISTING AND PROPOSED SOUTH ELEVATION	13
EXISTING AND PROPOSED WEST ELEVATION	14
SECTION VIEW A1	15
SECTION VIEW A2 & A3	16
DRIVEWAY GRADE DETAILS A3	17
FRONT FENCE DETAILS	18
SHADOW DIAGRAMS - 21st JUNE	19
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES	20
BOAT SHED PLAN	21
BOAT SHED ROOF PLAN	22
BOAT SHED ELEVATIONS	23
BOAT SHED SECTION	24
BOAT SHED SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES	25
IN-GROUND SWIMMING POOL DETAILS	26
LANDSCAPE AREA CALCULATION SHEET	27
GROSS FLOOR AREA CALCULATION SHEET	28
BASIX COMMITMENTS	29
STREETSCAPE ANALYSIS PLAN	30
NEIGHBOUR NOTIFICATION PLAN	31
VIEW LOSS ANALYSIS	32
VIEW ANALYSIS	33
3D VIEW	34

ISSUE DETAILS

A	24.12.2024	ISSUED FOR DEVELOPMENT APPLICATION
B	30.04.2024	ISSUED FOR LETTER OF ASSESSMENT

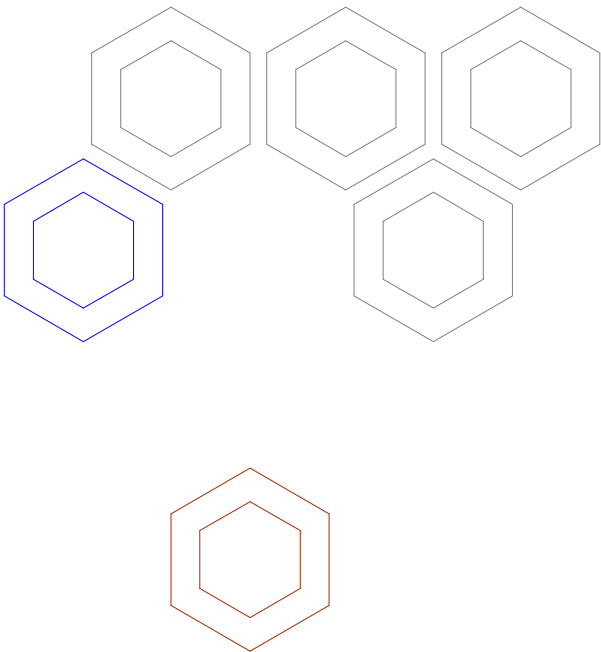
ADDITIONAL INFORMATION

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	STORMWATER PLAN
A04	STORMWATER SYSTEM REPORT
A05	BASIX & NATHERS CERTIFICATION
A06	LANDSCAPE PLAN
A07	GEOTECHNICAL REPORT
A08	ARBORICULTURAL IMPACT ASSESSMENT AND TREE MANAGEMENT PLAN
A09	CLAUSE 4.6 VARIATION
A10	STATEMENT OF ENVIRONMENTAL EFFECTS
A11	WASTE MANAGEMENT PLAN
A12	QUANTITY SURVEYOR REPORT
A13	TRAFFIC ENGINEERING ASSESSMENT
A14	CIVIL DESIGN CERTIFICATE
A15	FLORA AND FAUNA REPORT
A16	STRUCTURAL CERTIFICATE FOR EXISING BUILDING

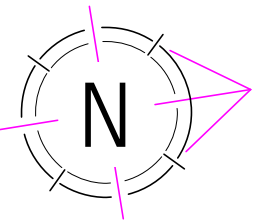
ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD,  
HEIGHTS NSW 2211

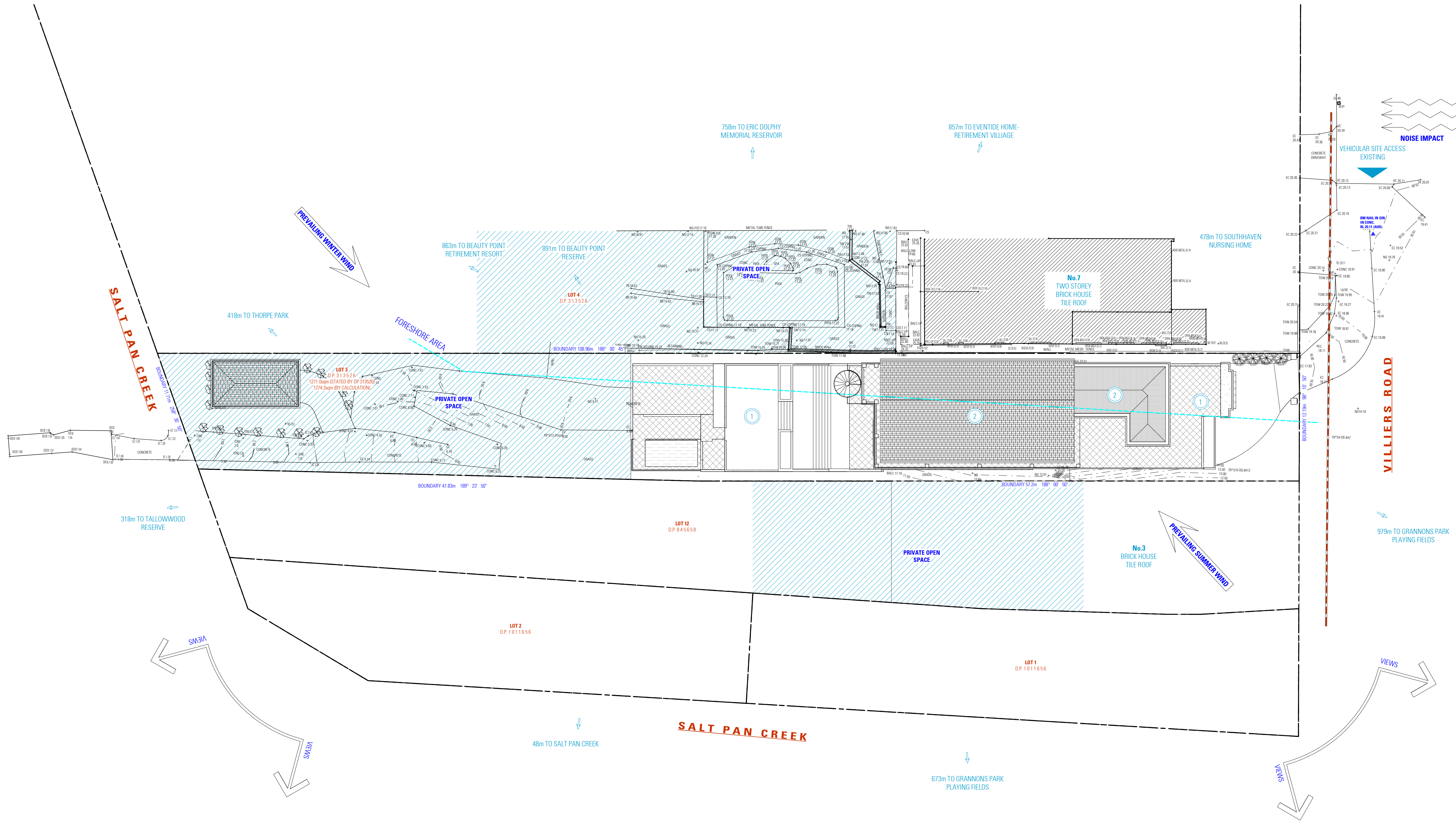
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KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
SITE		
SITE DETAILS		
SITE LENGTH (APPROX.)		108.96 m
SITE WIDTH (APPROX.)		12.19 m
SITE AREA		1274.3 m²



## SITE ANALYSIS PLAN

**NOTES**

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
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ACCREDITED BUILDING REGULATORY

**DESIGN** BENITA ZEATER  
**DRAFTED** FARAH KAYAL

**ALTERATIONS AND ADDITIONS**  
5 VILLIERS ROAD, HEIGHTS NSW 2211

**DRAWING**  
SITE ANALYSIS PLAN

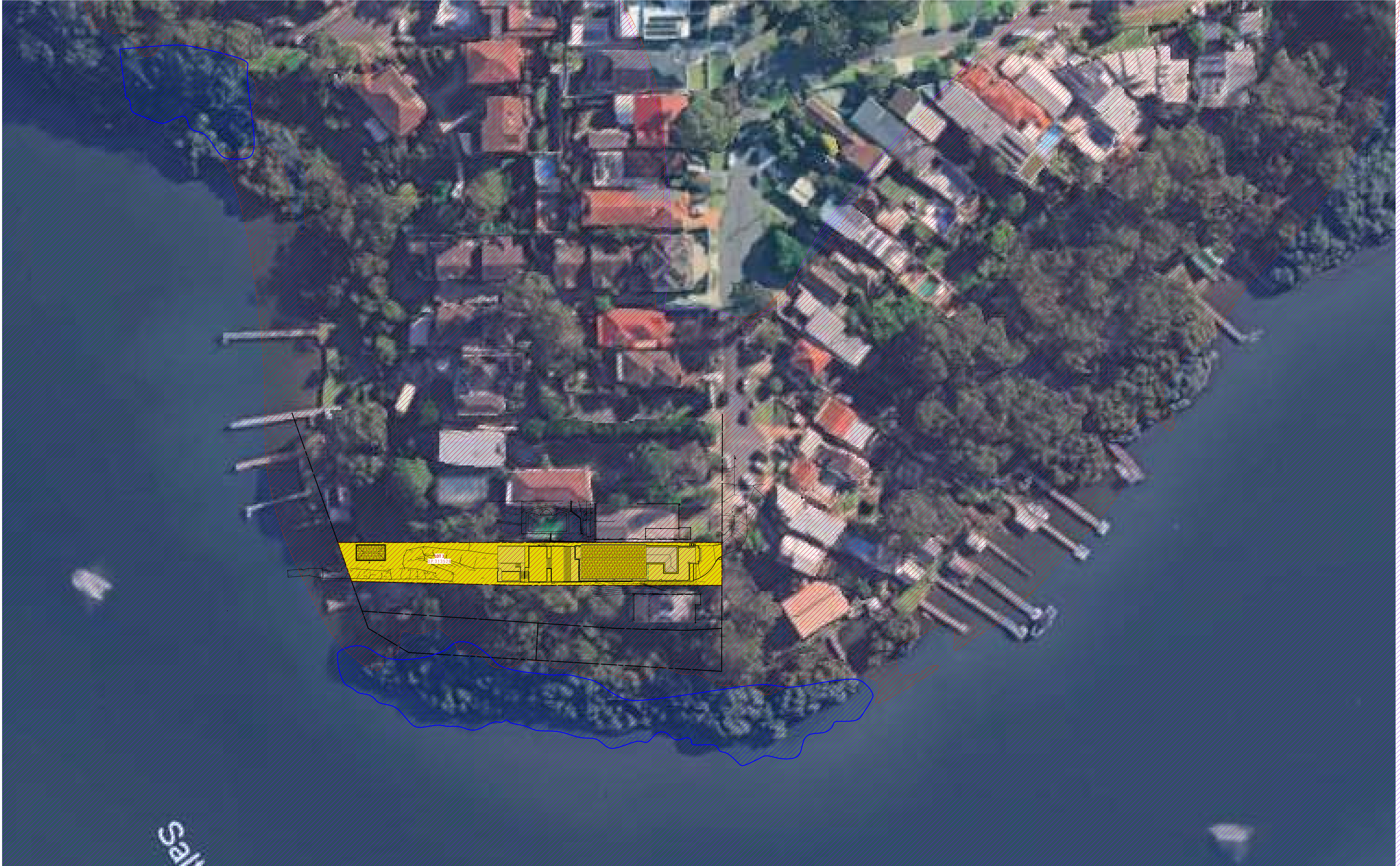
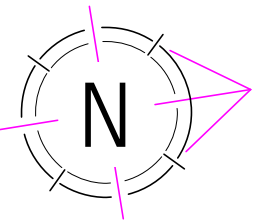
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DWG No. 24103 - 01

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LEGEND	
ITEM	SYMBOL
SITE BOUNDARY	
COASTAL WETLANDS AREA MAP	
COASTAL ENVIRONMENTAL AREA MAP	
COASTAL USE AREA MAP	

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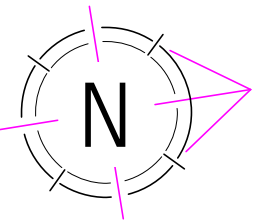
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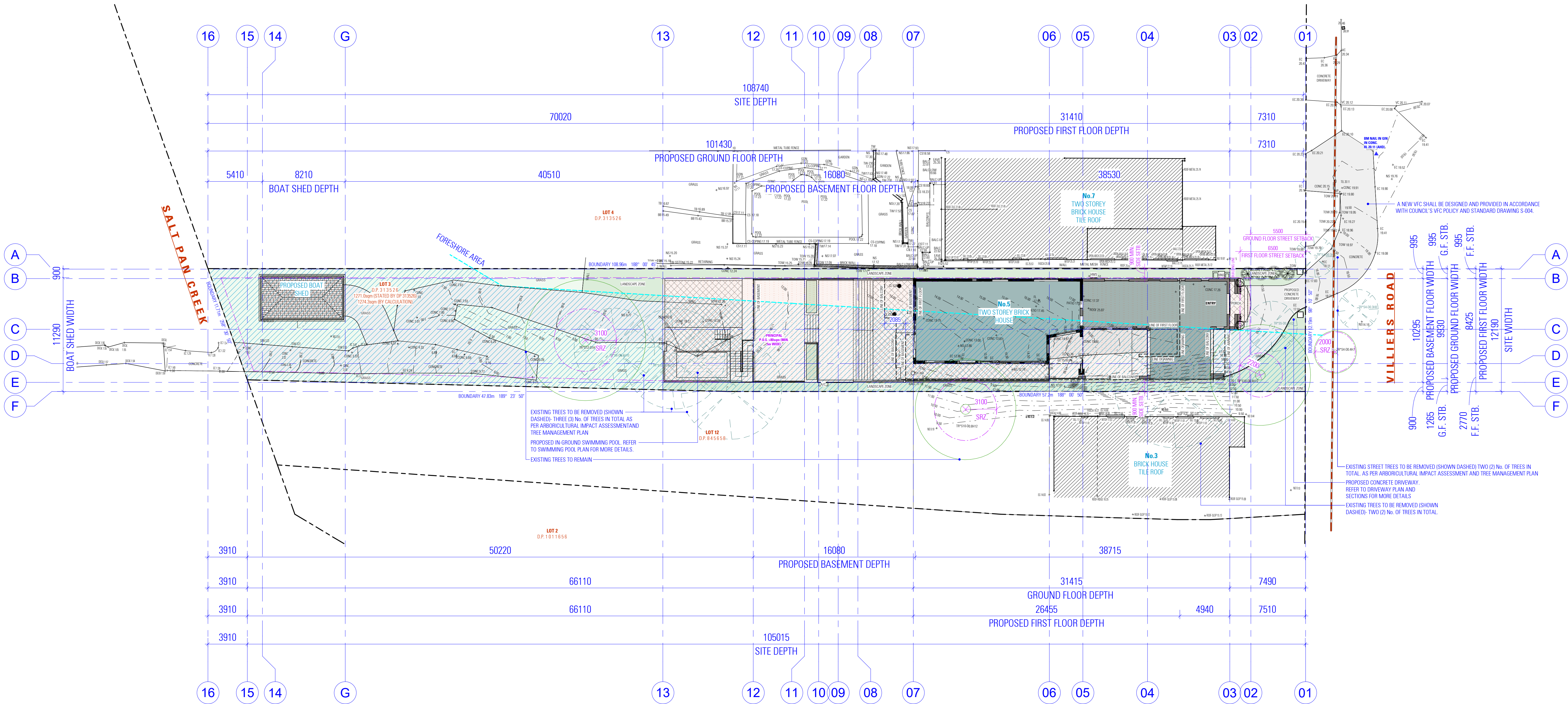
**DRAWING**  
COASTAL AREA ANALYSIS PLAN  
**SCALE** As / A1  
**ISSUE** B 30.04.2024

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SITE CALCULATION		REQUIREMENT	EXISTING	PROPOSED
ITEM				
TOTAL SITE AREA				1274.3sqm
LOWER GROUND FLOOR AREA			- sqm	149.87sqm
GROUND FLOOR AREA				213.02sqm
FIRST FLOOR AREA			124.44sqm	165.38sqm
BOAT SHED AREA				28.72 sqm
TOTAL GROSS FLOOR AREA		<637.15 sqm	227.99sqm	557sqm
FLOOR SPACE RATIO		<0.5:1.0		0.43:1.0
LANDSCAPE AREA (SITE)				452.74sqm
LANDSCAPE AREA (FORWARD BUILDING LINE)		>41.87 sqm		46.70sqm
LANDSCAPE AREA (BEHIND BUILDING LINE)				413.00sqm
IMPREVIOUS AREA		< 75% ( 955.72 m <sup>2</sup> )		866.87 m <sup>2</sup>
PRIVATE OPEN SPACE	(MIN. 5.0m WIDE)		>80.00 sqm	>80.00 sqm
HARDSTAND SPACE	2863W x 6000L	ONE SPACE		TWO SPACES



## PROPOSED SITE PLAN

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**ALTERATIONS AND ADDITIONS**

5 VILLIERS ROAD, HEIGHTS NSW 2211

**DRAWING**

PROPOSED SITE PLAN

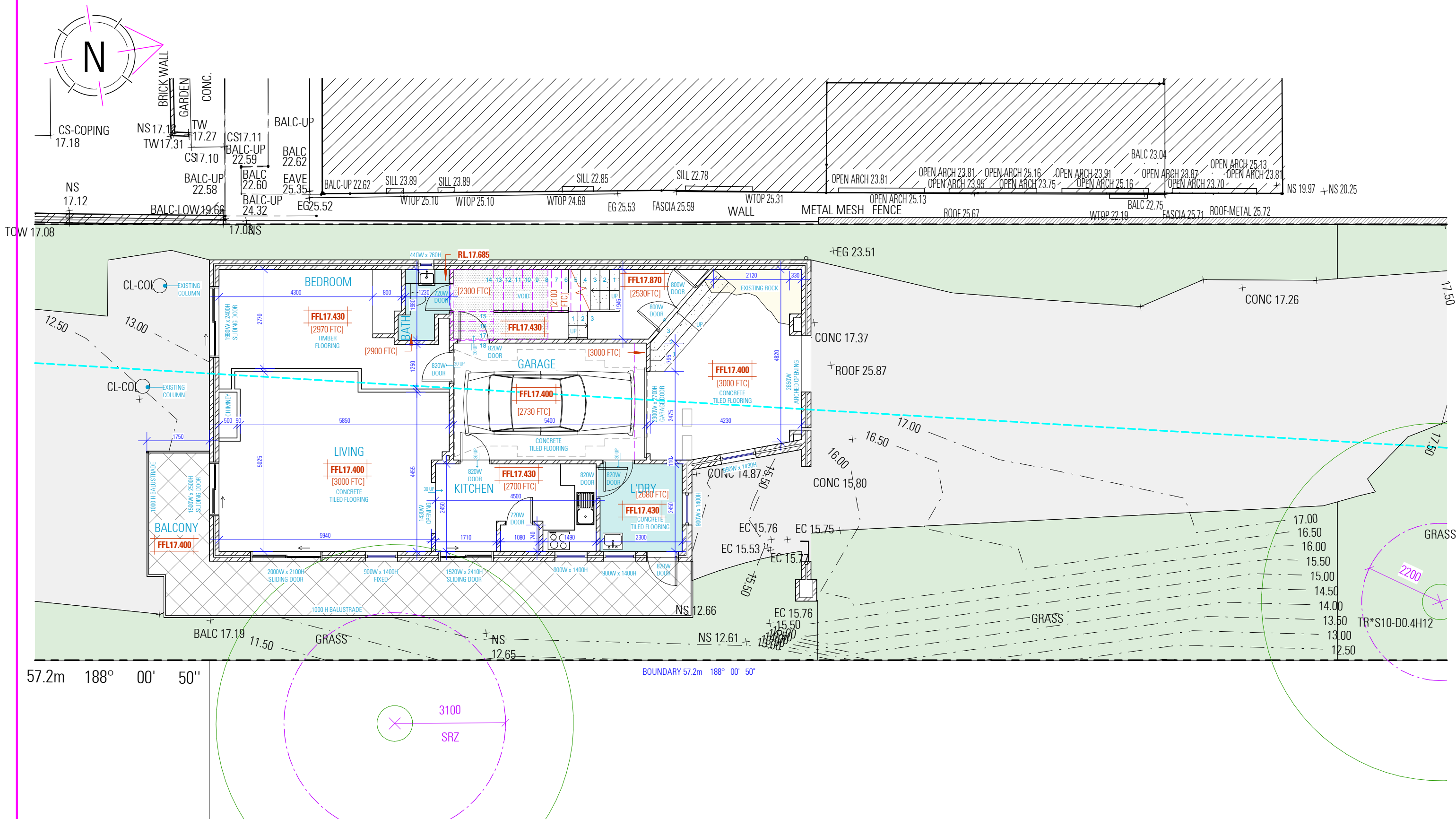
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## EXISTING GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

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HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

### DRAWING

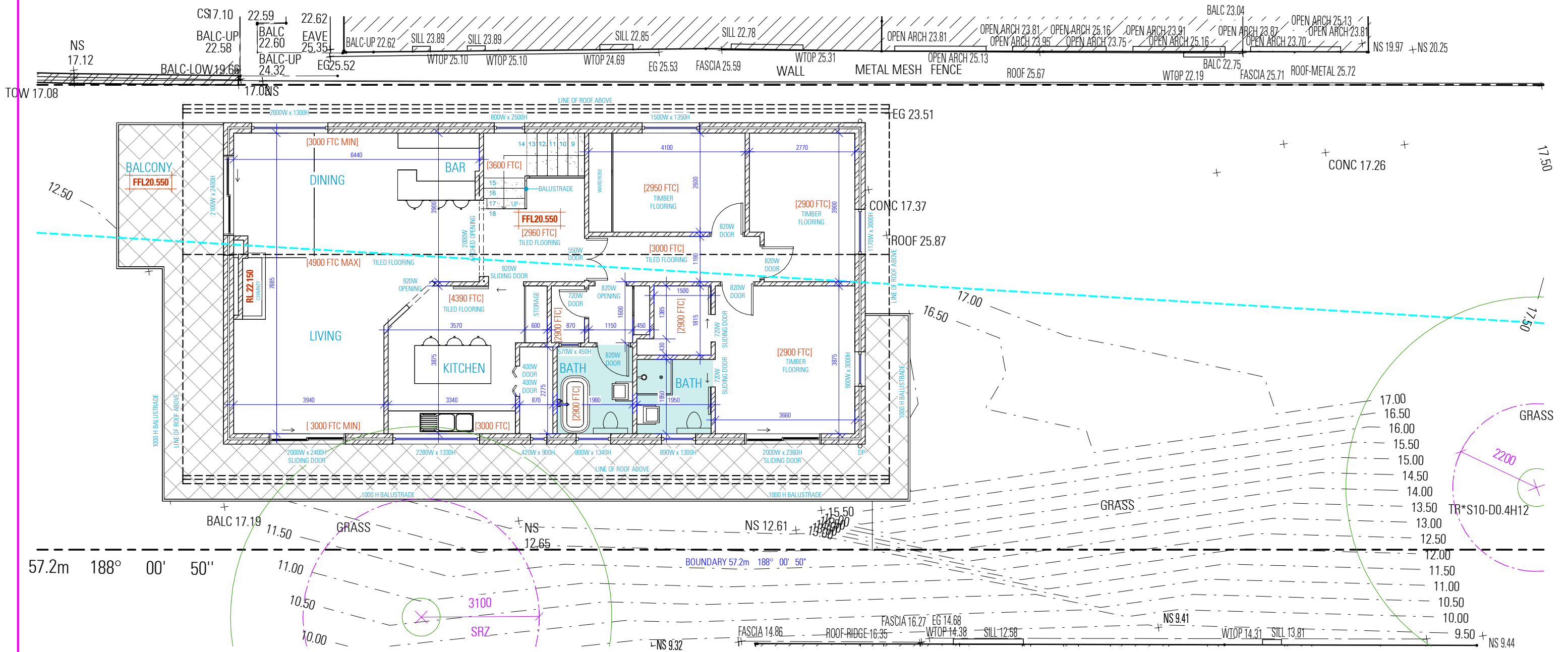
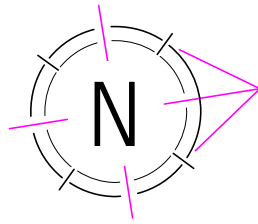
EXISTING GROUND FLOOR PLAN

SCALE  
ISSUE

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B 30.04.2024

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## EXISTING FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

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### ALTERATIONS AND ADDITIONS

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HEIGHTS NSW 2211

DESIGN  
DRAFTED  
BENITA ZEAITER  
FARAH KAYAL

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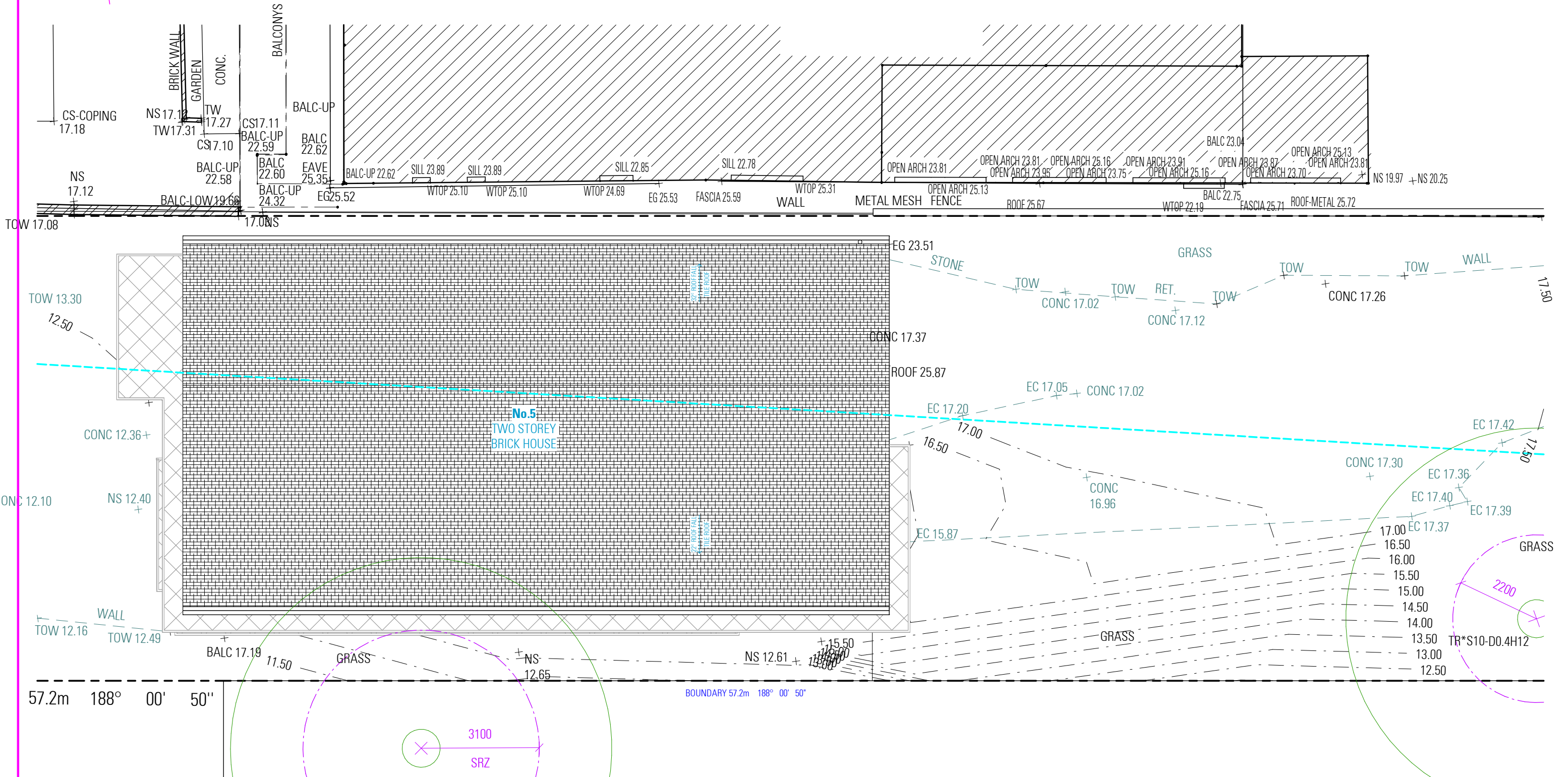
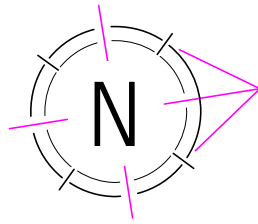
### DRAWING

EXISTING FIRST FLOOR PLAN

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## EXISTING ROOF PLAN

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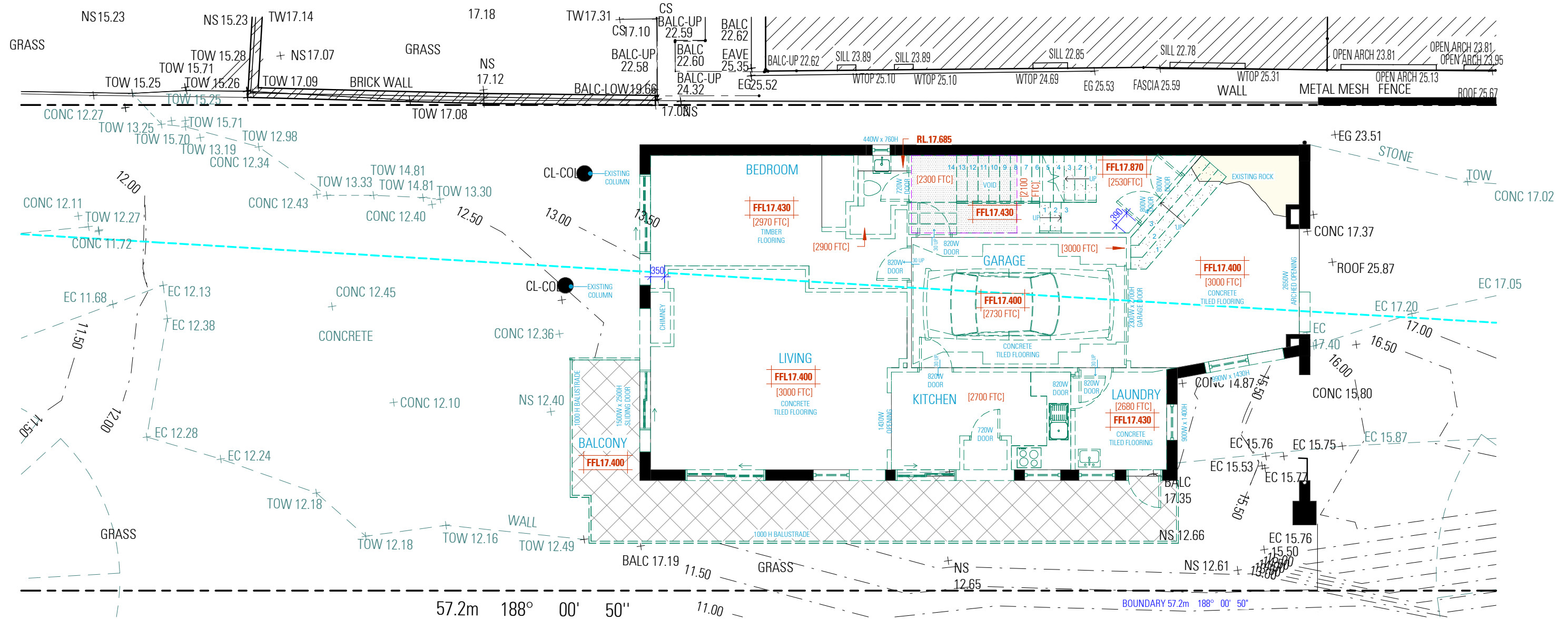
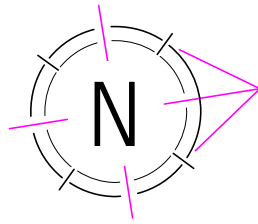
EXISTING ROOF PLAN

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ISSUE

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## DEMOLITION GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

### NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7

### NOTES

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### ALTERATIONS AND ADDITIONS

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HEIGHTS NSW 2211

DESIGN BENITA ZEAITER  
DRAFTED FARAH KAYAL

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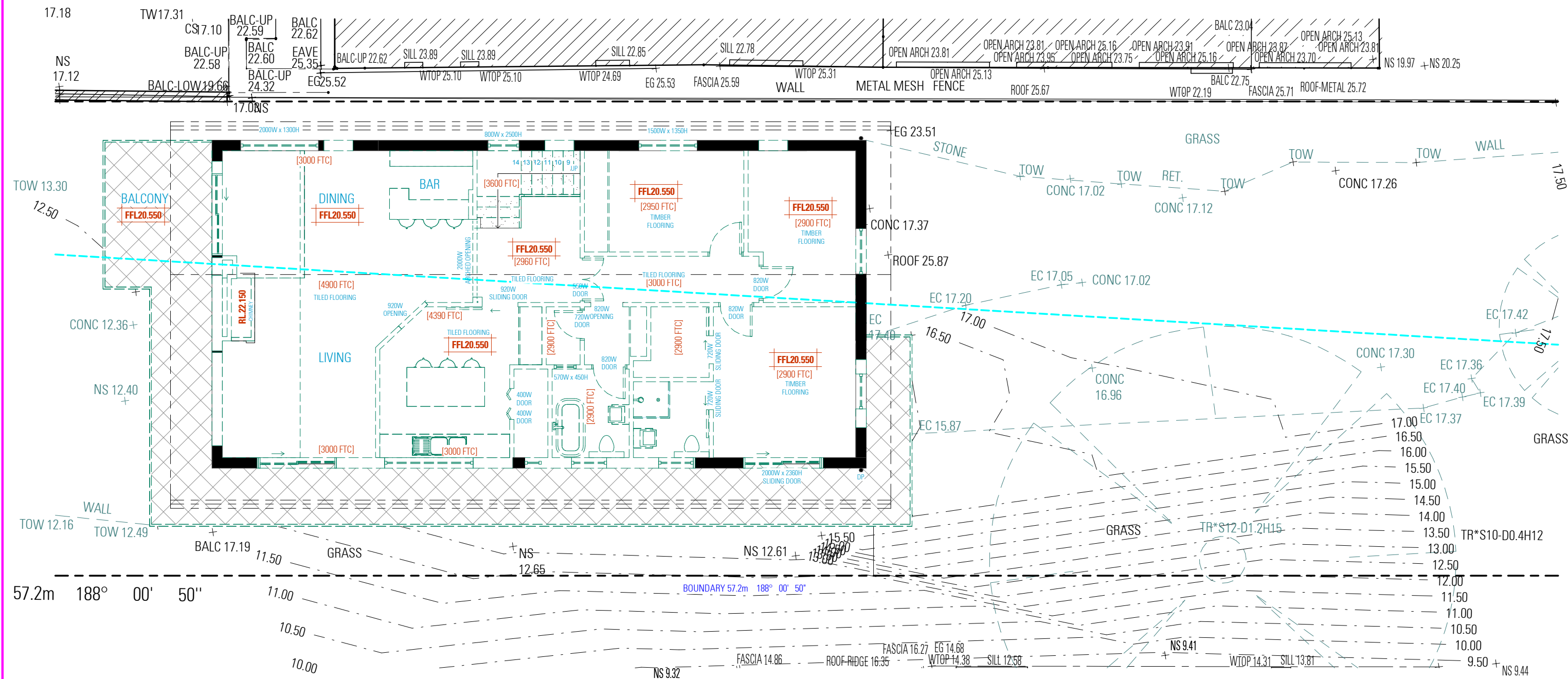
### DRAWING

DEMOLITION GROUND FLOOR PLAN

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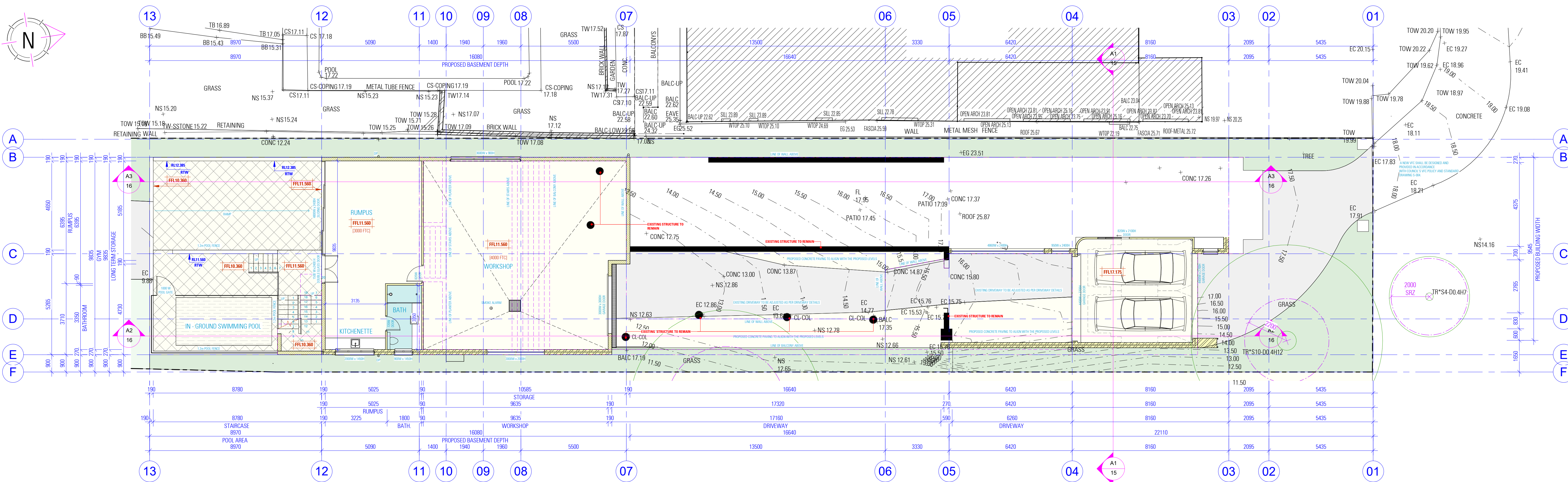
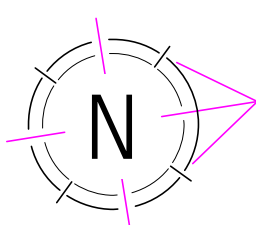




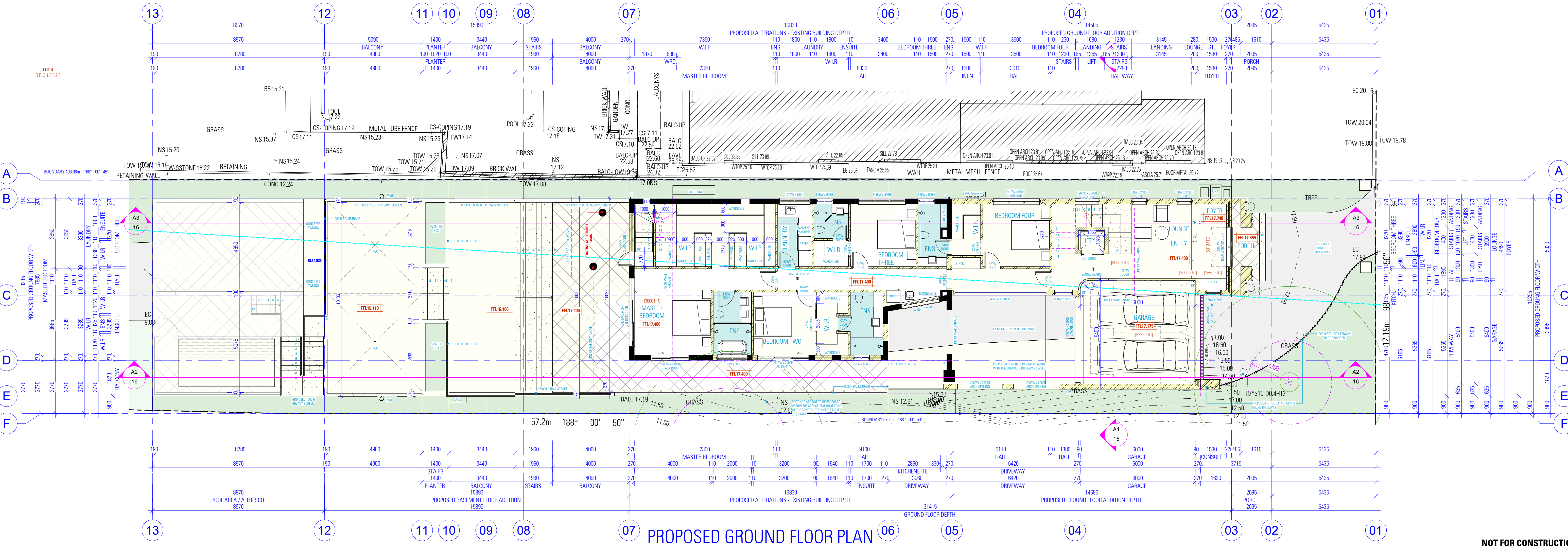
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PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

NOTES:

- HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.5
- EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED DIRECTLY OUT VIA A SHAFT OR DUCT TO OUTDOOR AIR OR A VENTILATED ROOF SPACE IN ACCORDANCE WITH PART 3.8.7

NOTES:

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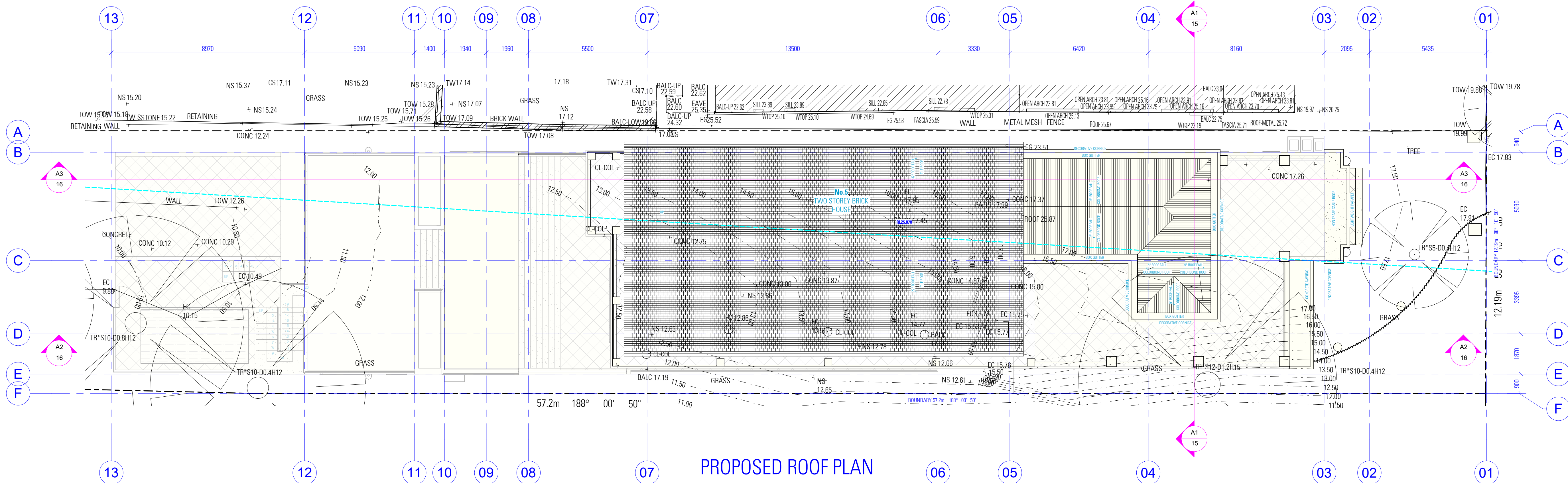
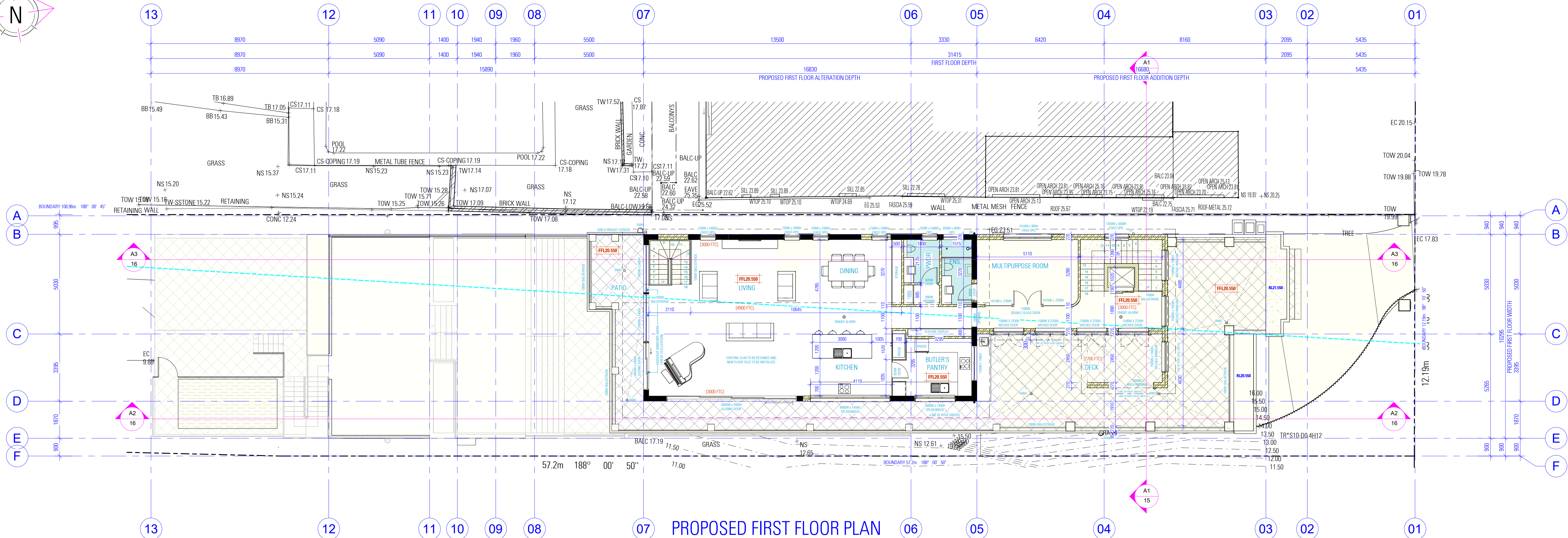
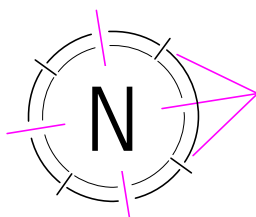
PROPOSED LOWER G.F. & GROUND FLOOR PLAN

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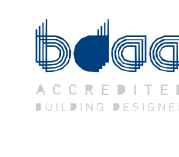


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- NOTES**
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H306
  - PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H407

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#### ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD, HEIGHTS NSW 2211

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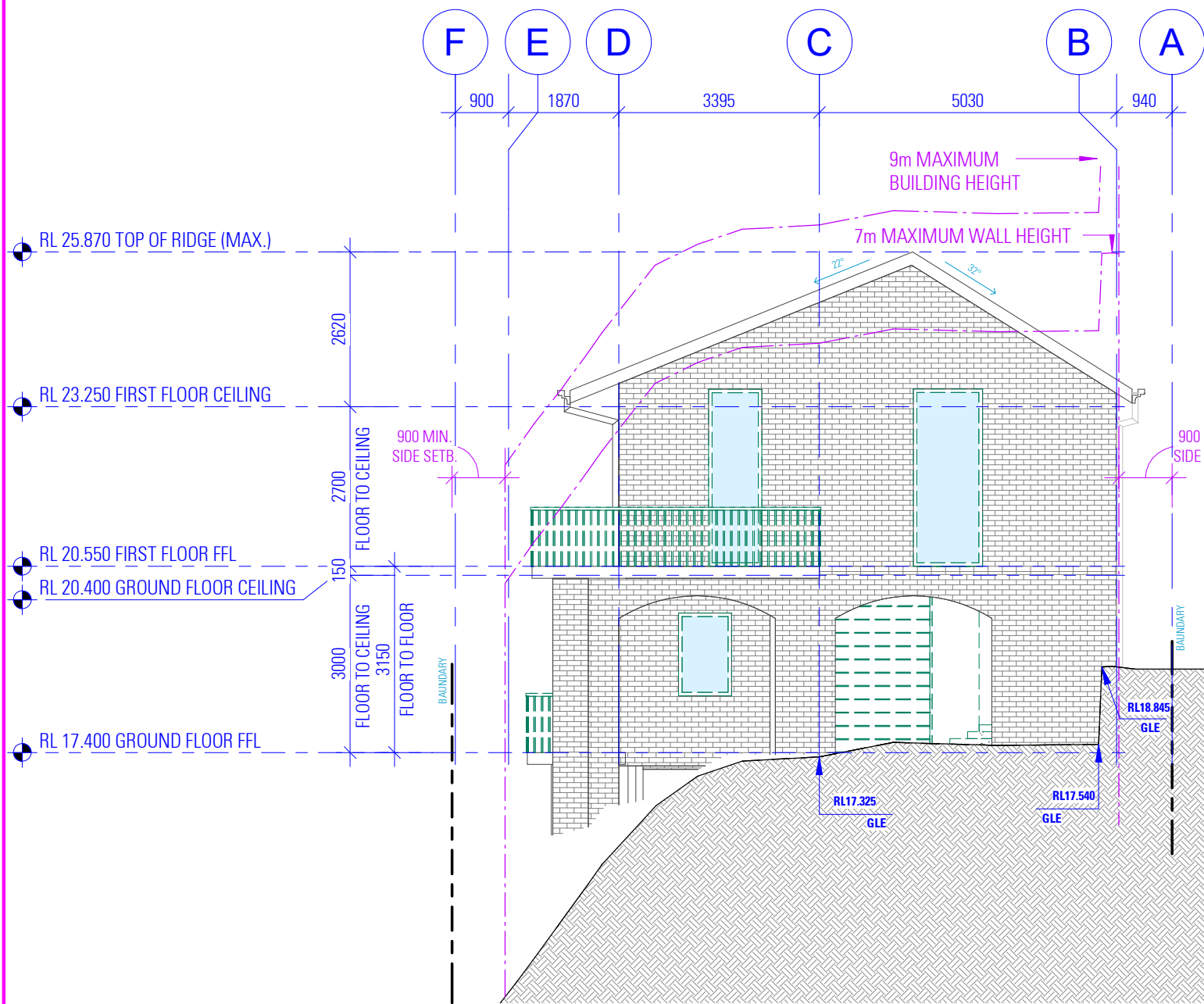
PROPOSED FIRST FLOOR & ROOF PLAN

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**ISSUE** B 30.04.2024

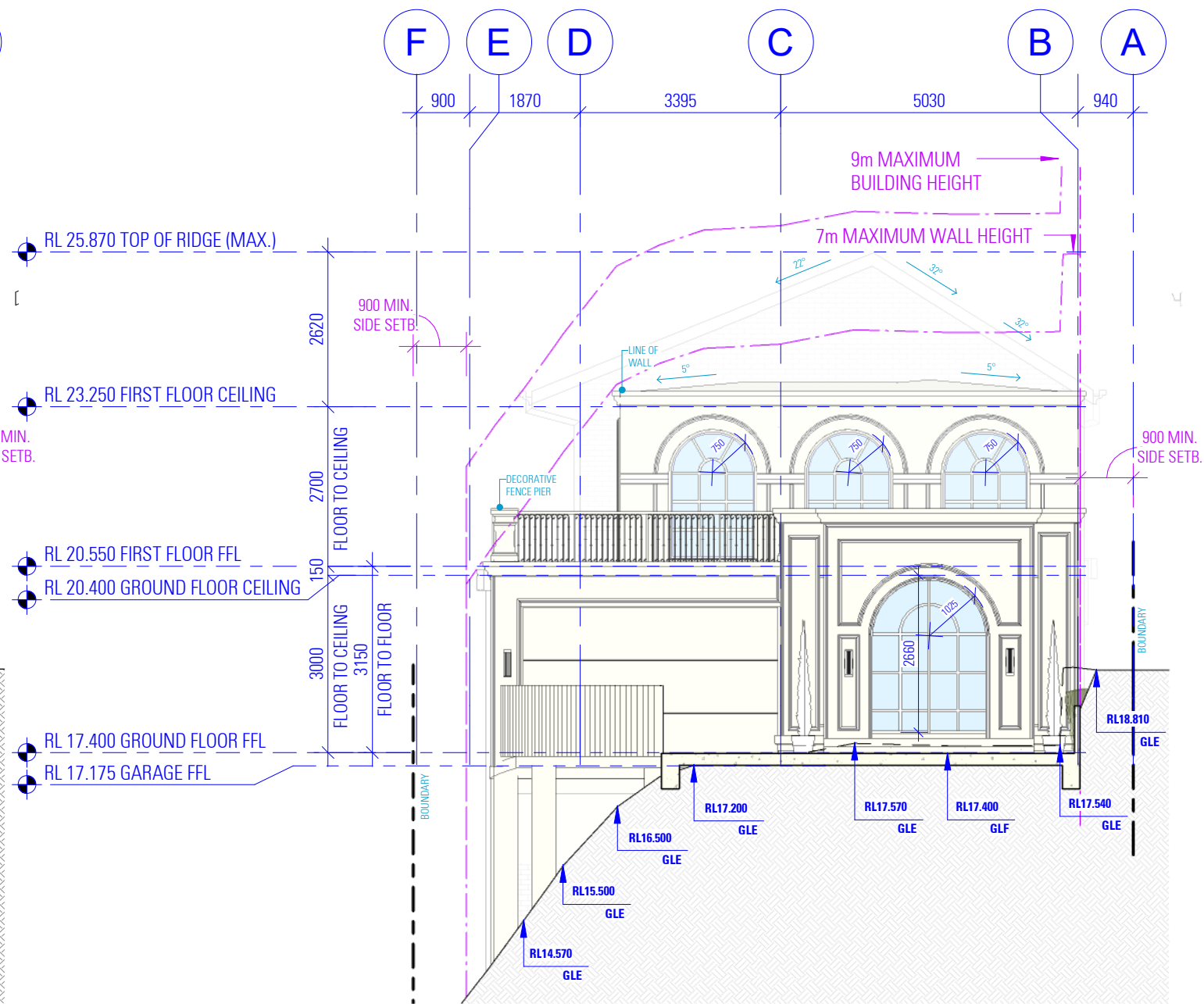
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NORTH ELEVATION - EXISTING  
AS SEEN FROM VILLIERS ROAD



NORTH ELEVATION - PROPOSED  
AS SEEN FROM VILLIERS ROAD

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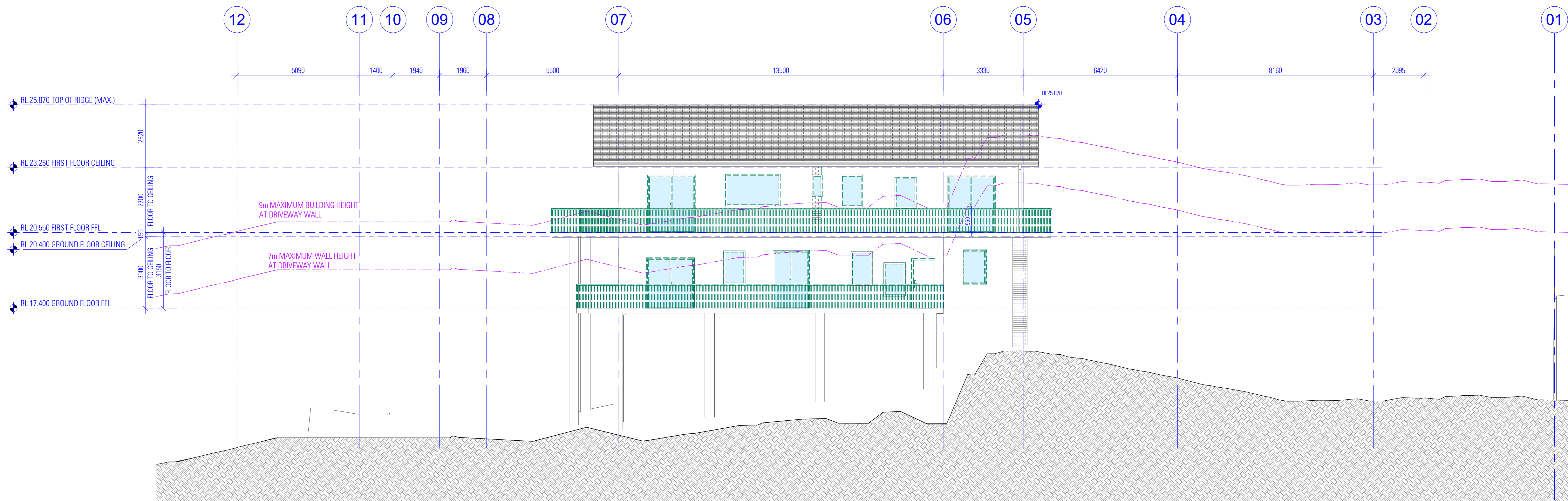
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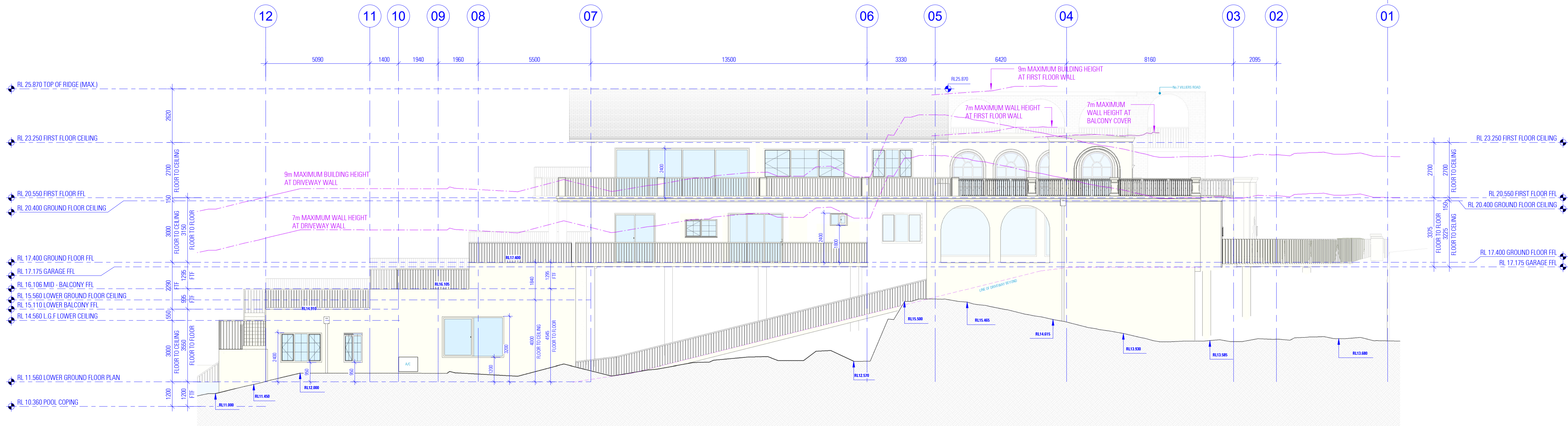
**ALTERATIONS AND ADDITIONS**  
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DESIGN DRAFTED BENITA ZEAITER FARAH KAYAL  
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**DRAWING**  
EXISTING AND PROPOSED NORTH ELEVATION  
SCALE 1:100 / A1  
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EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

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ALTERATIONS AND ADDITIONS

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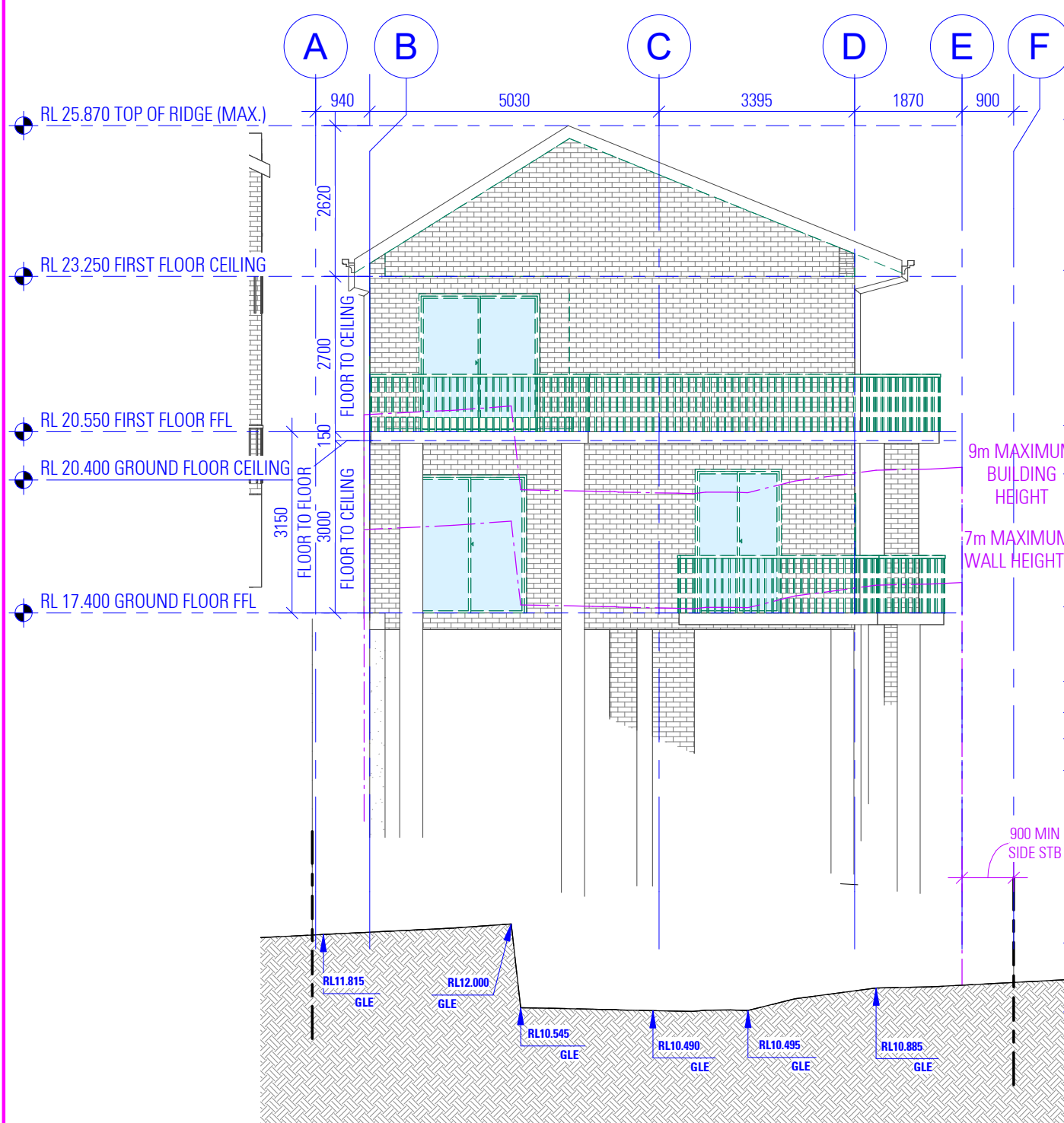
DRAWING

EXISTING AND PROPOSED EAST ELEVATION

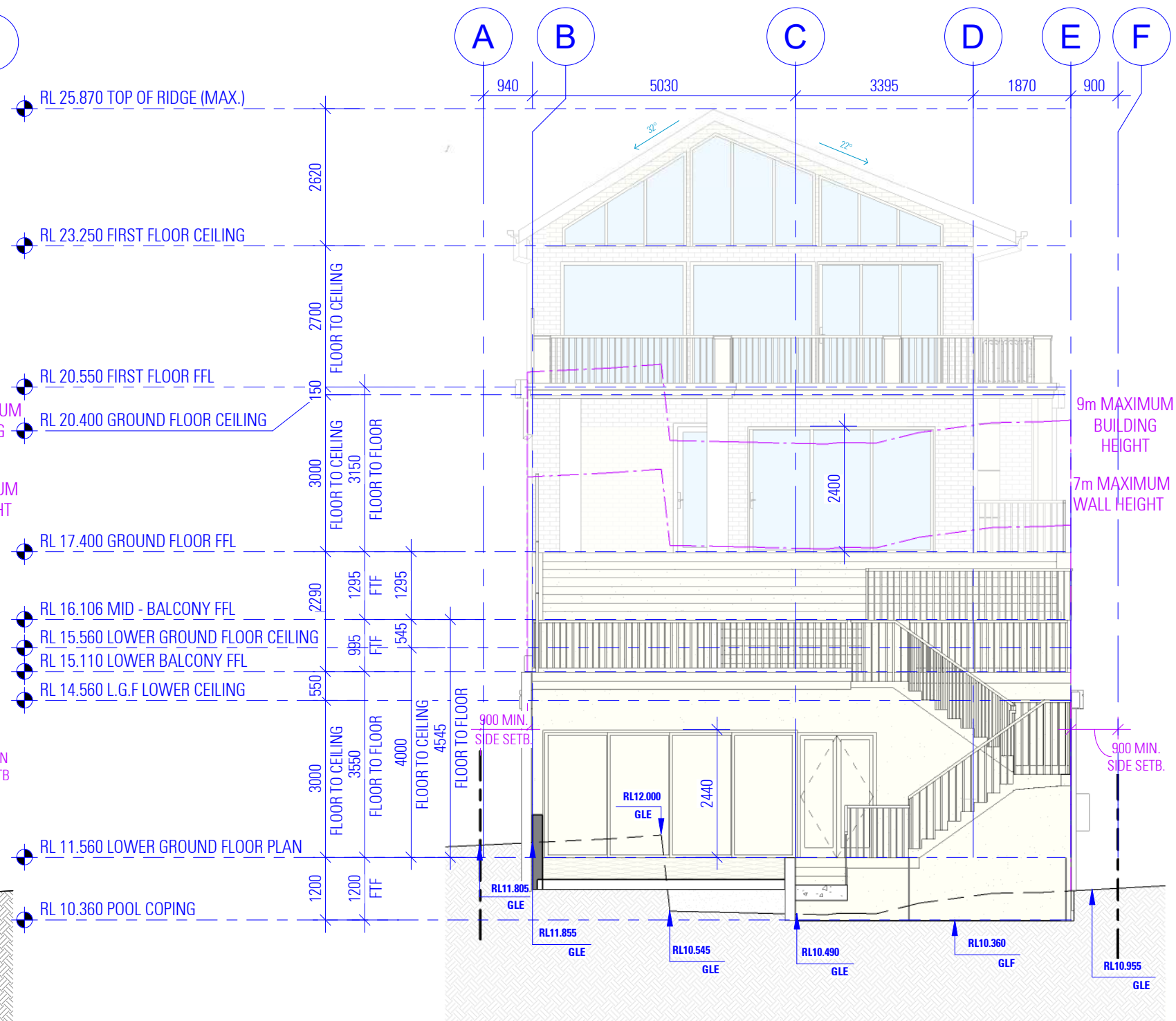
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SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED

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FARAH KAYAL

SAM KHOURY

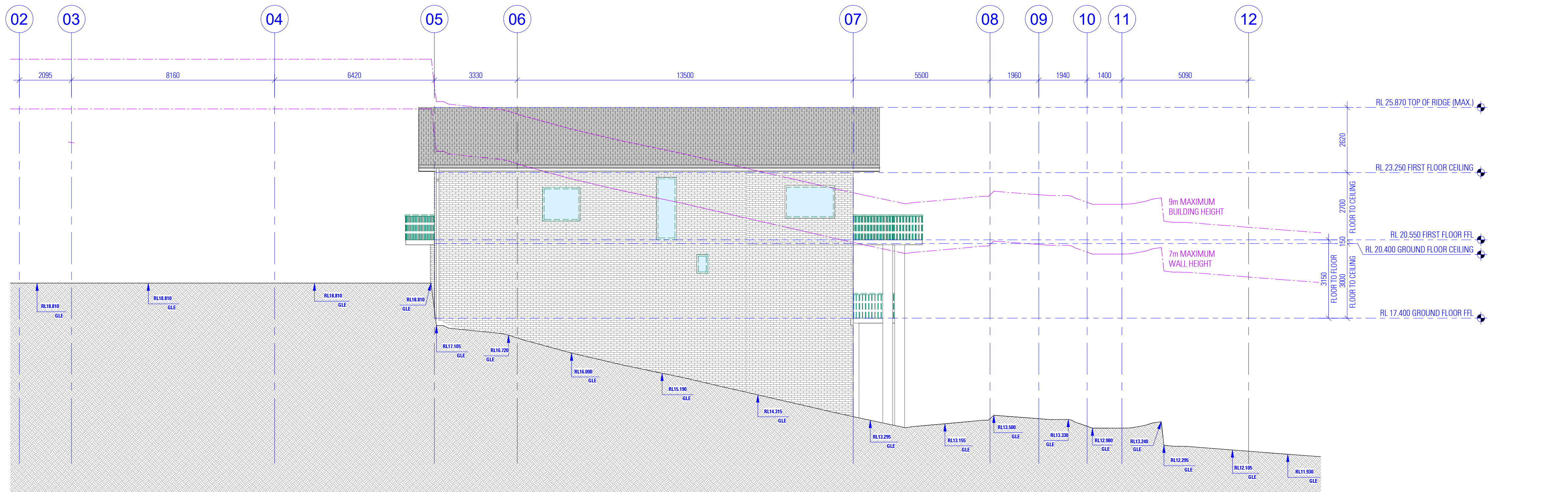
DRAWING

EXISTING AND PROPOSED SOUTH  
ELEVATION

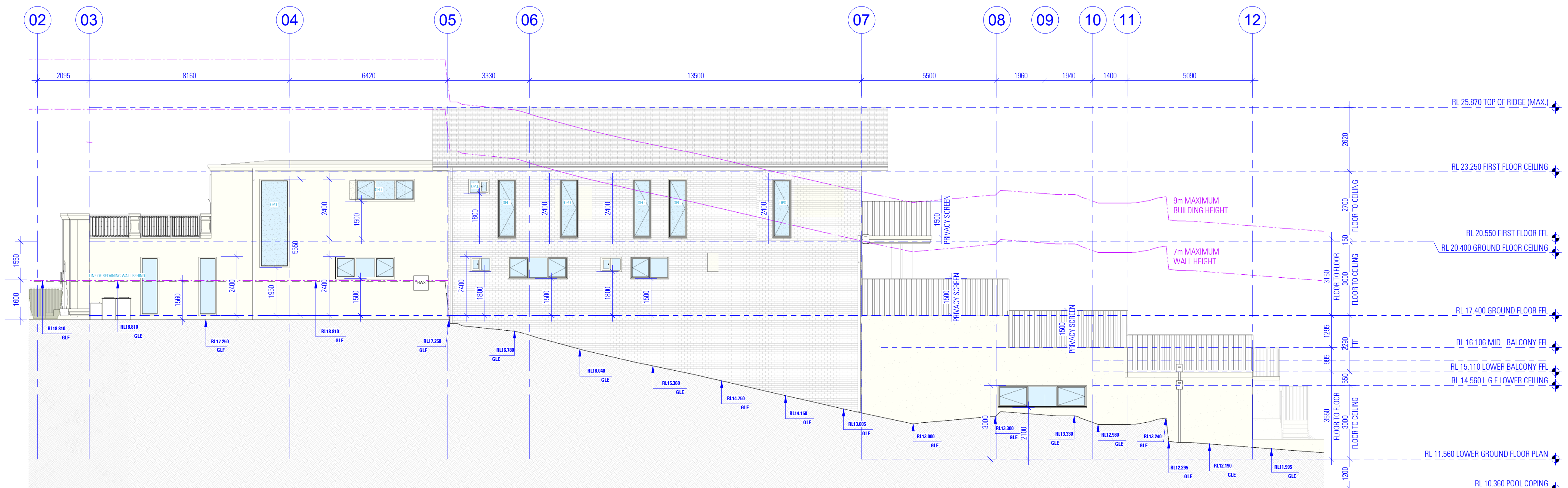
SCALE  
ISSUE  
1 : 100 / A1  
B 30.04.2024

DWG No. 24103 - 13





WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED

**NOTES**  
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3. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY  
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER  
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

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**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

**ALTERATIONS AND ADDITIONS**

5 VILLIERS ROAD, HEIGHTS NSW 2211

**DRAWING**

EXISTING AND PROPOSED WEST ELEVATION

**SCALE** 1:100 / A1  
**ISSUE** B 30.04.2024

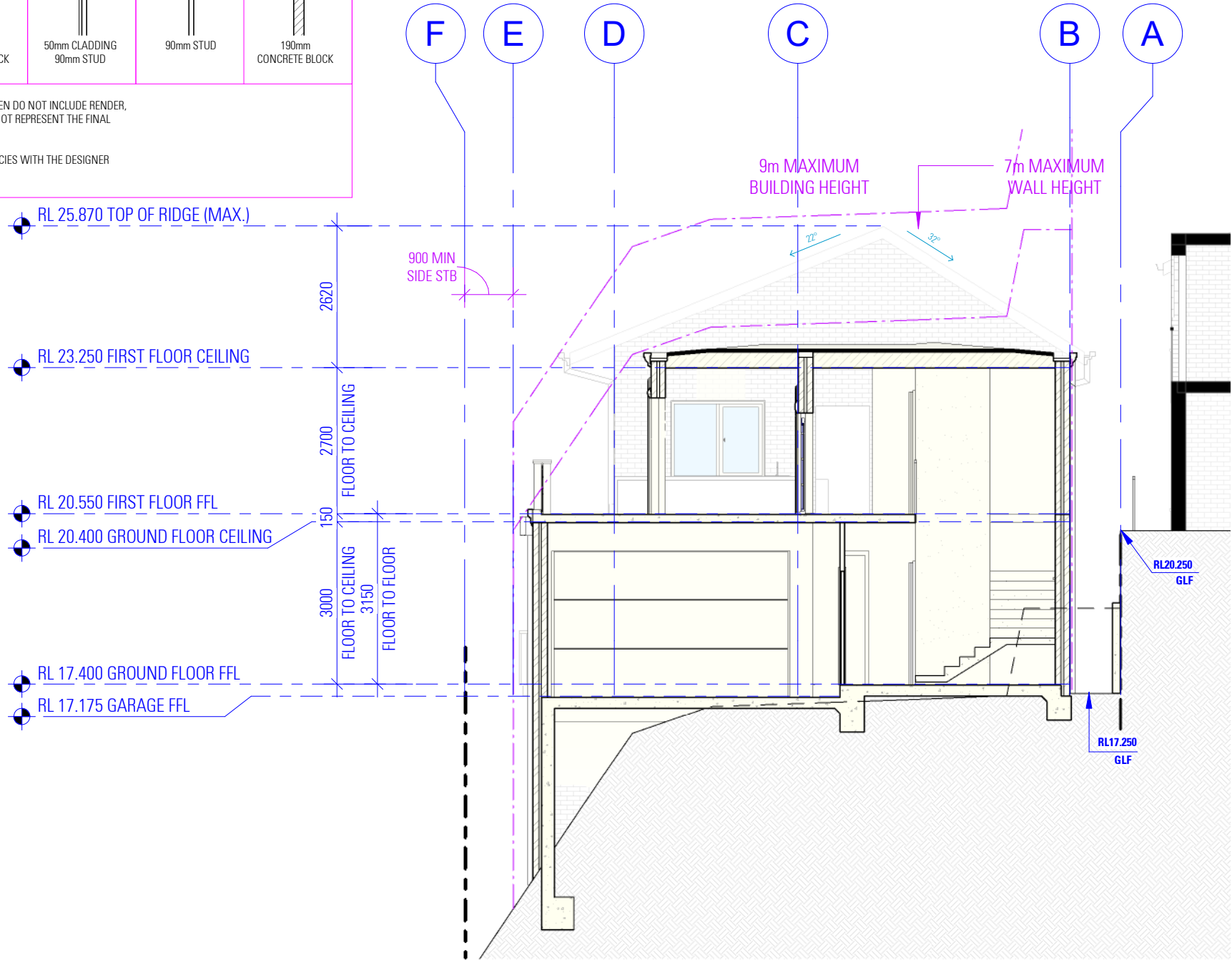
SAM KHOURY

DWG No. 24103 - 14

NOT FOR CONSTRUCTION



WALL SCHEDULE						
270mm CAVITY BRICK	230mm DOUBLE BRICK	110mm SINGLE BRICK	190mm RETAINING WALL	140mm EXTERIOR STUD	90mm INTERNAL STUD	190mm RETAINING WALL
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm BRICK SKIN	190mm CONCRETE BLOCK	50mm CLADDING 90mm STUD	90mm STUD	190mm CONCRETE BLOCK
<b>NOTES</b> 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS. 2. EXISTING WALLS SHOWN SOLID HATCHED. 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION. 4. REFER TO BASIX CERTIFICATE FOR INSULATION REQUIREMENTS.						



SECTION

04-11

\*02

GENERAL REQUIREMENTS/SPECIFICATIONS  
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING WHERE RELEVANT

**EARTHWORKS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022 H1D3 AND HOUSING PROVISIONS PART 3.2

**STORM WATER**

- POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
- REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

**NATIONAL CONSTRUCTION CODE (NCC)**

- DRAINAGE IS TO BE IN ACCORDANCE WITH BCA 2022 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6

**TERMITE PROTECTION**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H1D3 AND ABCB HOUSING PROVISIONS PART 3.4

**FOOTINGS AND SLABS**

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

**NATIONAL CONSTRUCTION CODE (NCC)**

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 H1D4 AND H2D3

**AUSTRALIAN STANDARD (AS)**

- PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

**FLOORING**

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.

ALL PORCHES, VERANDAHs & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE

- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
- SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H2D5

**WALLS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H2D6

**STRUCTURE**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1D11

**EXTERNAL WATERPROOFING**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H2D8

**GLAZING**

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

**NATIONAL CONSTRUCTION CODE (NCC)**

- ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022 H1D8 AND H2D7

**ROOFING**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

**AUSTRALIAN STANDARD (AS)**

- INSTALLATION OF ROOF TILES - AS 2050
- DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

**FIRE**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3

- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6

**HEALTH & AMENITY**

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

**NATIONAL CONSTRUCTION CODE (NCC)**

- WET AREAS ARE TO COMPLY WITH BCA 2022 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9

**SAFE MOVEMENT & ACCESS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H5D3
- THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
- THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

**EXTERNAL FINISHES**

- REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

**ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- SWIMMING POOLS ARE TO COMPLY WITH BCA 2022 NSW H7D2
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H7D4
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 H7D5

**LANDSCAPE**

- REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

**BUSHFIRE**

- THE RECOMMENDATIONS PROVIDED WITHIN THE BUSHFIRE ASSESSMENT REPORT ARE TO BE ADHERED TO. IN THE EVENT THAT THERE ARE INCONSISTENCIES, THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE

**NATIONAL CONSTRUCTION CODE (NCC)**

- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022 H7D4

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 22.5

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

NOT FOR CONSTRUCTION

NOTES

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ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

DRAWING




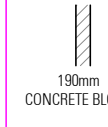

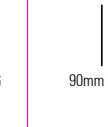
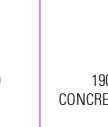
SECTION VIEW A1

SCALE  
ISSUE

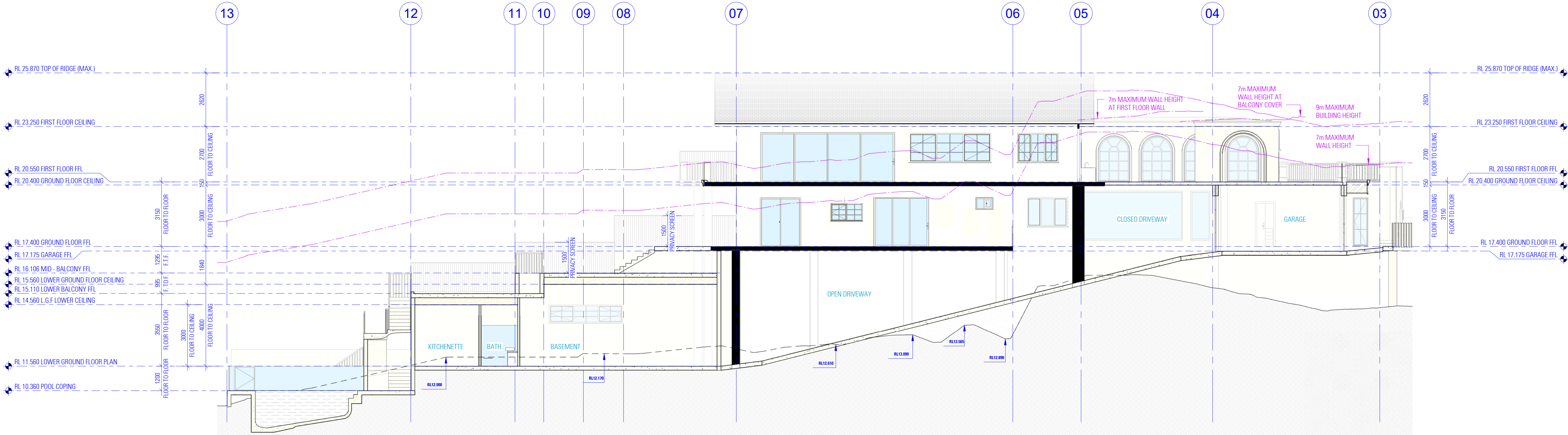
1 : 100 / A3  
B 30.04.2024

DWG No. 24103 - 15



WALL SCHEDULE							
270mm CAVITY BRICK	230mm DOUBLE BRICK	110mm SINGLE BRICK	100mm RETAINING WALL	140mm EXTERIOR STUD	90mm INTERNAL STUD	190mm RETAINING WALL	
							
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm BRICK SKIN	100mm CONCRETE BLOCK	50mm CLADDING 90mm STUD	90mm STUD	190mm CONCRETE BLOCK	

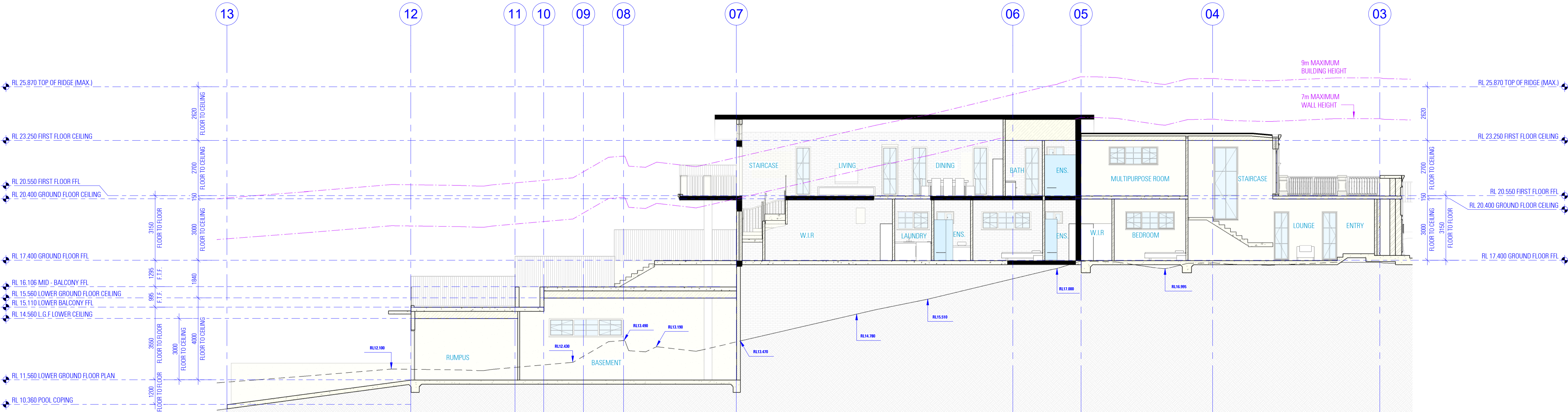
- NOTES
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SECTION

A2

\*02



SECTION

A3

\*02

NOT FOR CONSTRUCTION

NOTES

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www.es.au



DESIGN BENITA ZEAITER  
DRAFTED FARAH KAYAL

ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD, HEIGHTS NSW 2211

SAM KHOURY

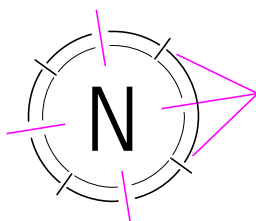
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SECTION VIEW A2 & A3

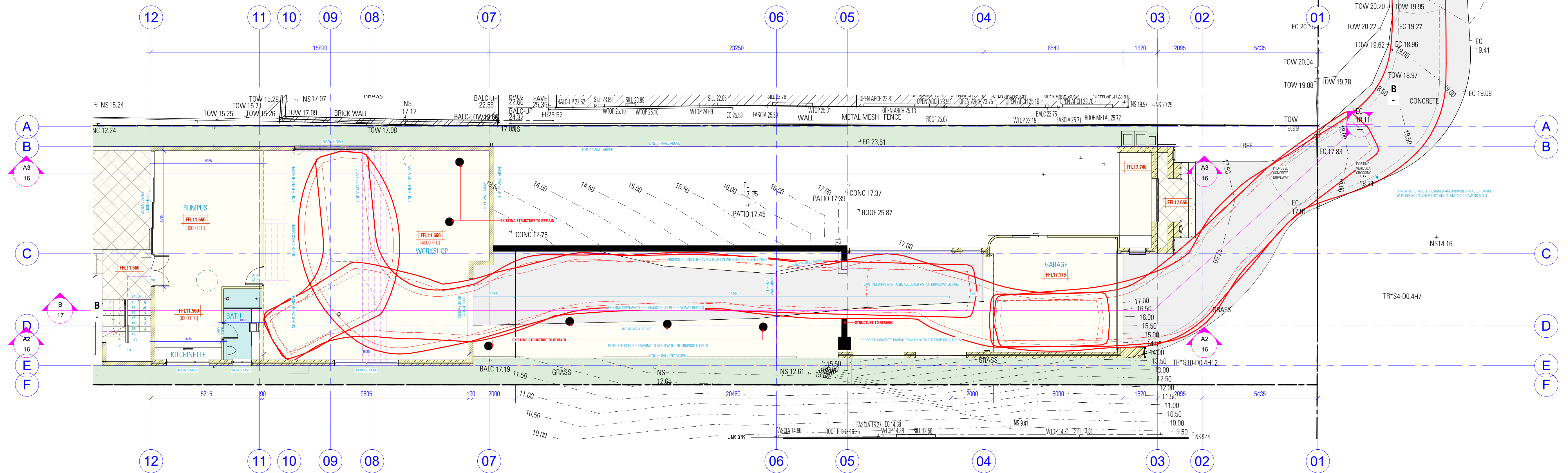
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ISSUE B 30.04.2024

DWG No. 24103 - 16

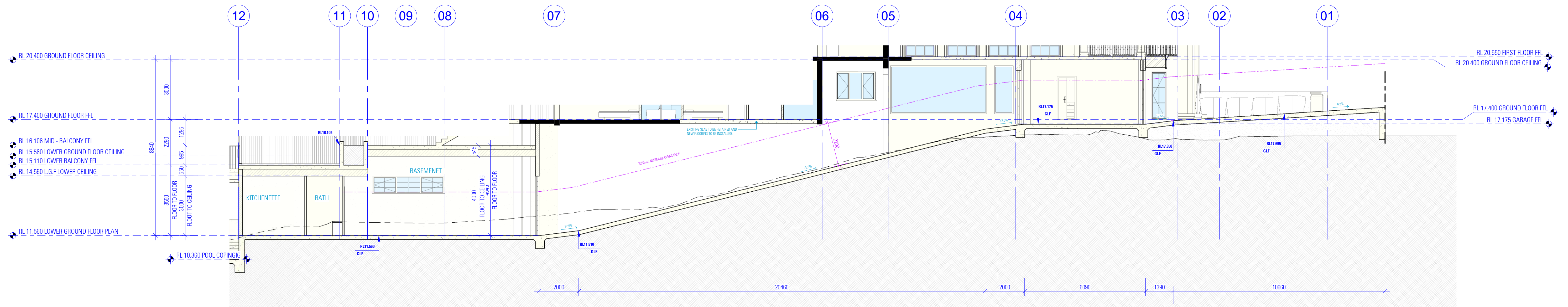




# DRIVEWAY GRADE DETAILS



PROPOSED DRIVEWAY PLAN



SECTION B-B

**NOTES**  
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**DESIGN** BENITA ZEITER  
**DRAFTED** FARAH KAYAL

**ALTERATIONS AND ADDITIONS**  
5 VILLIERS ROAD, HEIGHTS NSW 2211

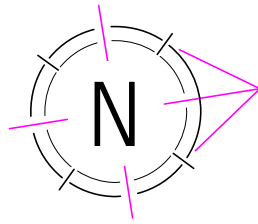
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DRIVEWAY GRADE DETAILS A3

**SCALE** 1:100 / A1  
**ISSUE** B 30.04.2024

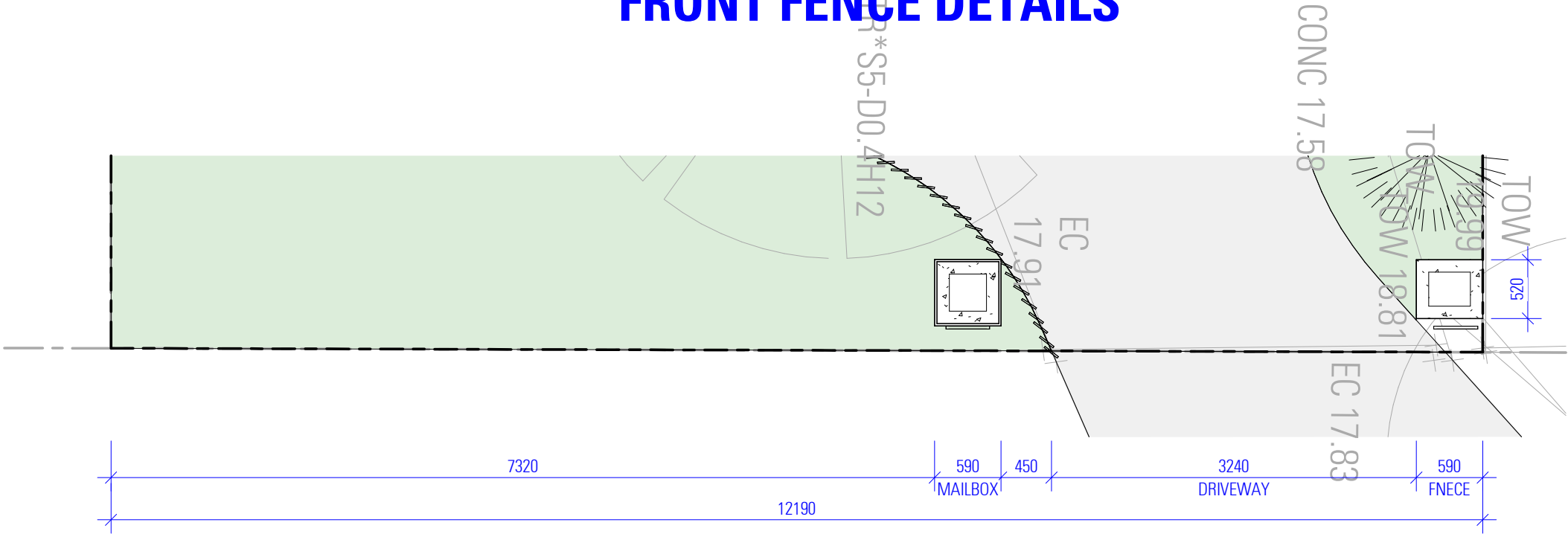
**DWG No.** 24103 - 17

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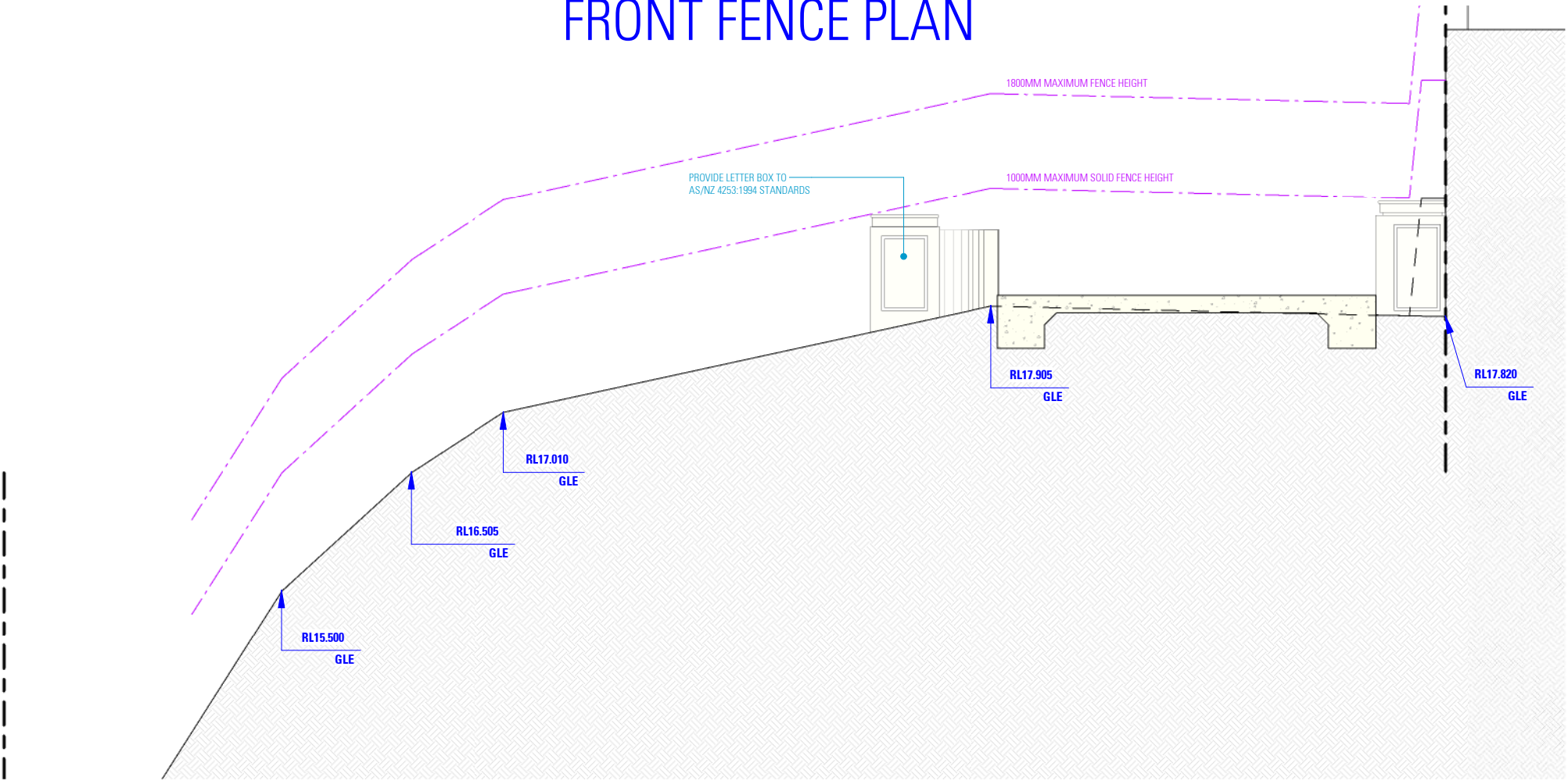




# FRONT FENCE DETAILS



# FRONT FENCE PLAN



# FRONT FENCE ELEVATION

AS SEEN FROM VILLIERS ROAD

NOT FOR CONSTRUCTION

## NOTES

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## ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

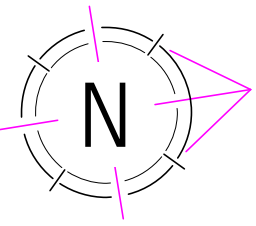
## DRAWING

FRONT FENCE DETAILS

SCALE  
ISSUE 1:50 / A3  
B 30.04.2024

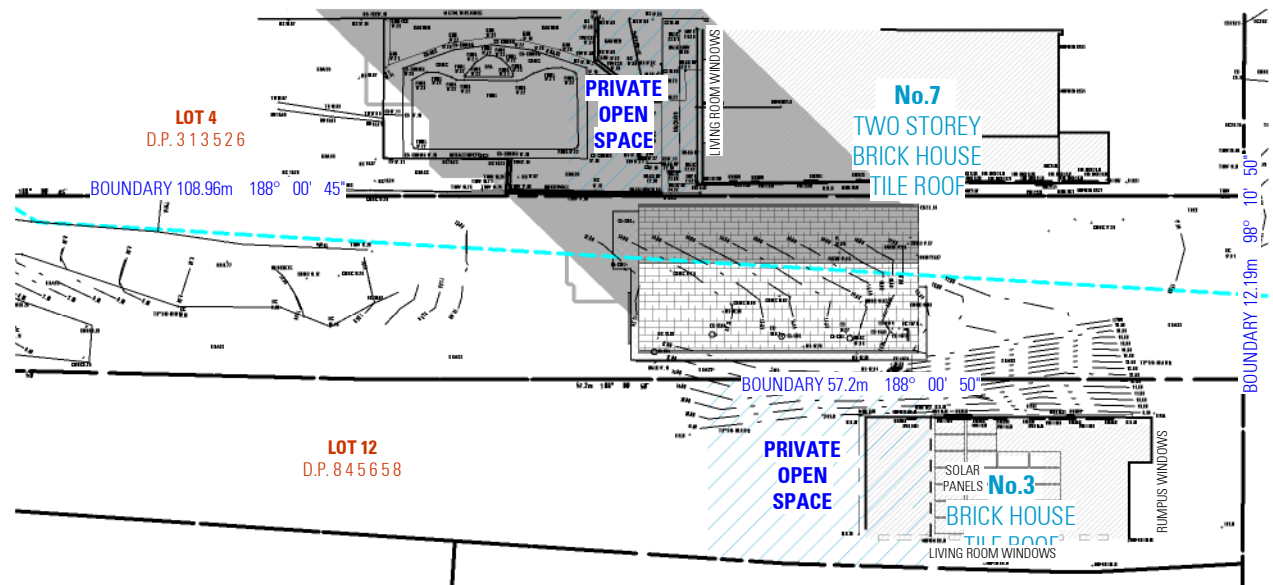
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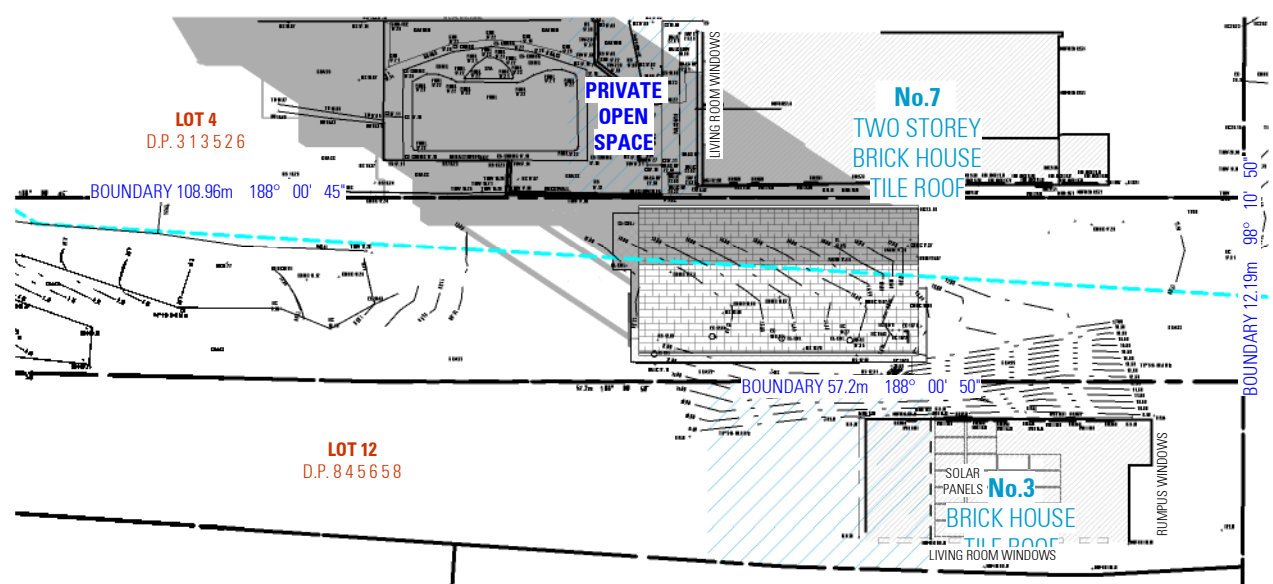


SHADOW DIAGRAMS EXISTING- 21st JUNE    SHADOW DIAGRAMS PROPOSED- 21st JUNE

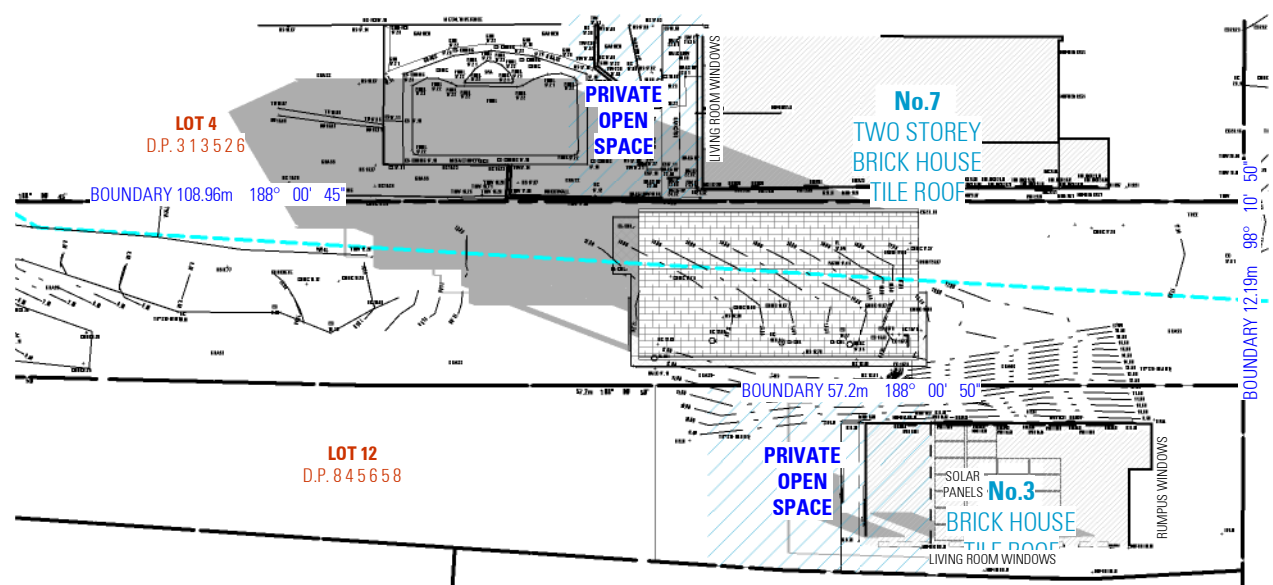
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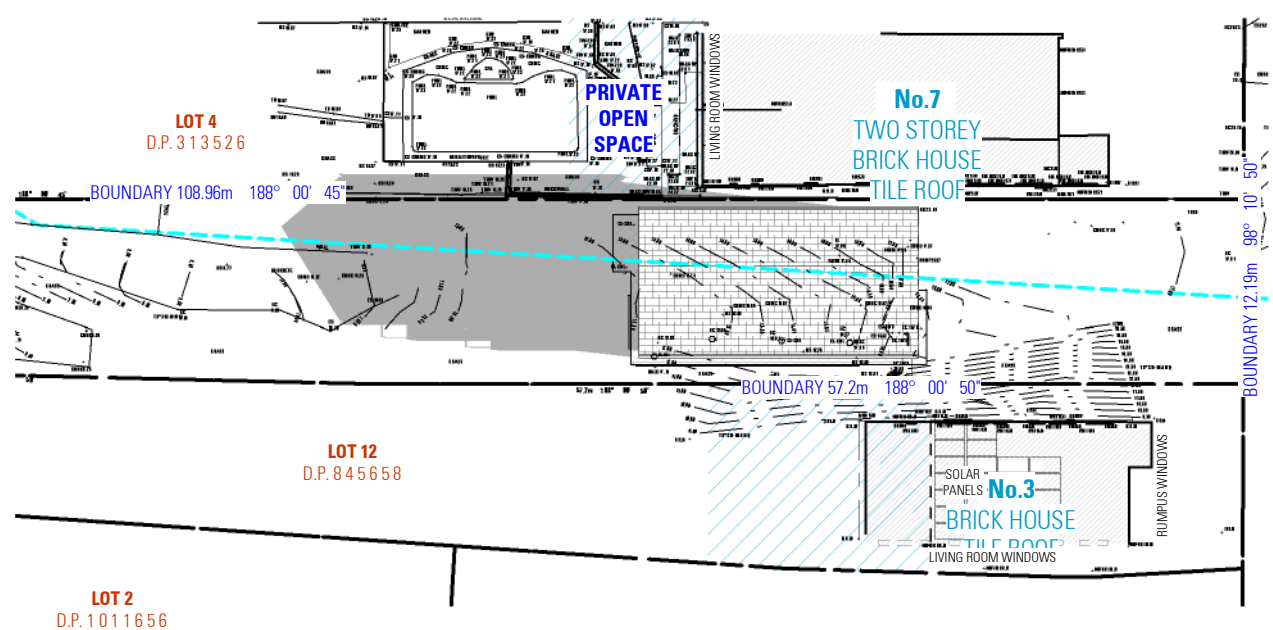
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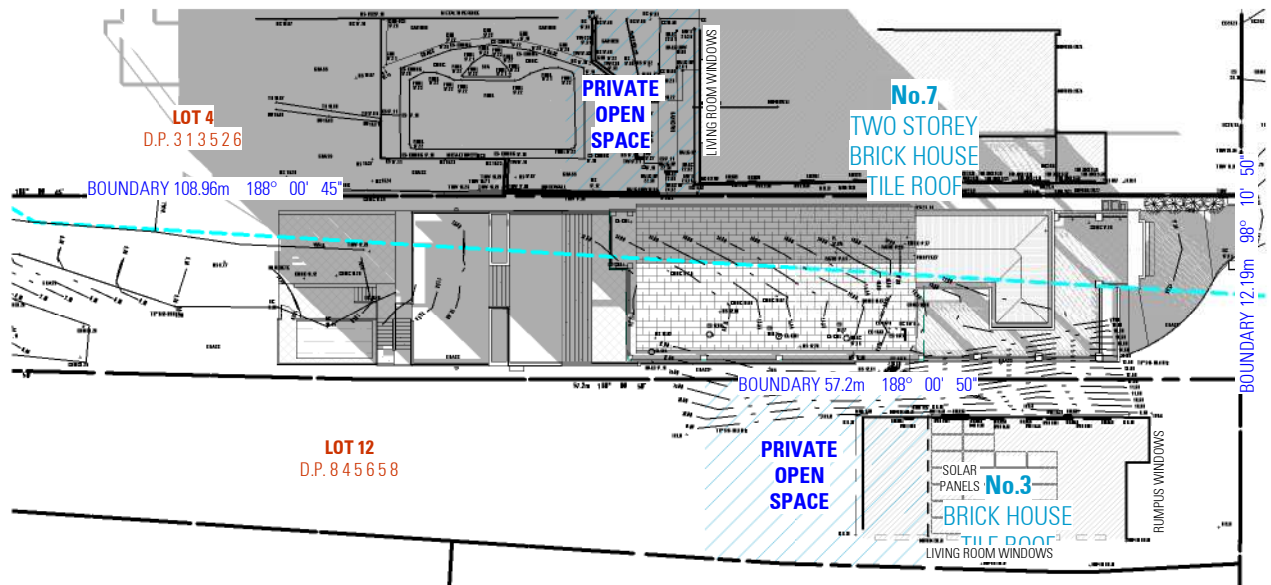
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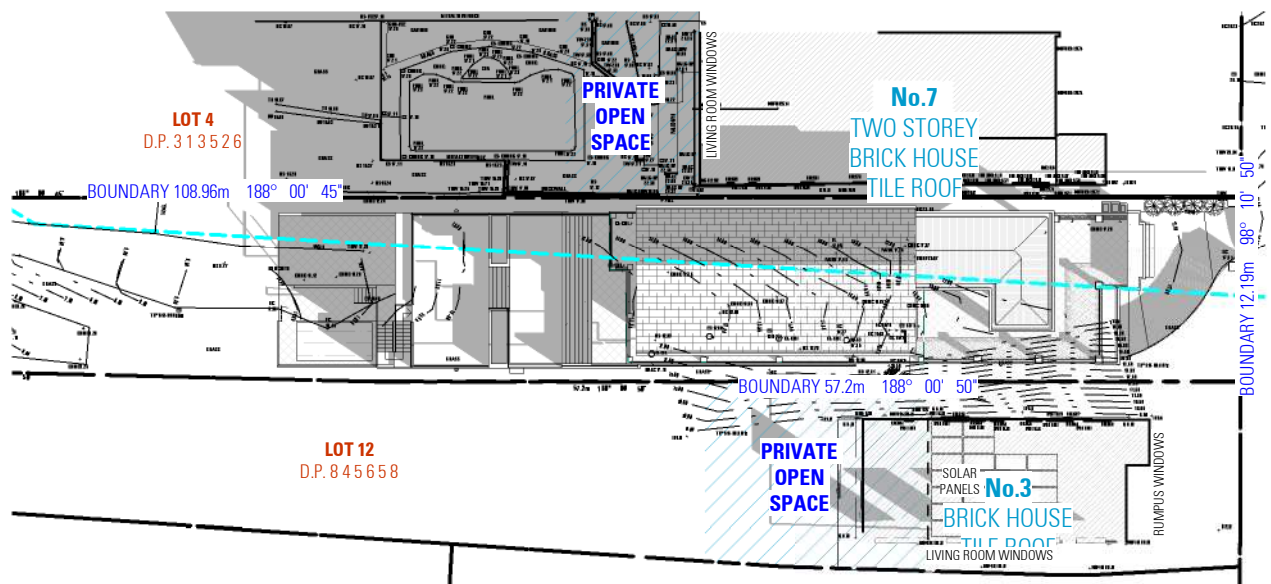
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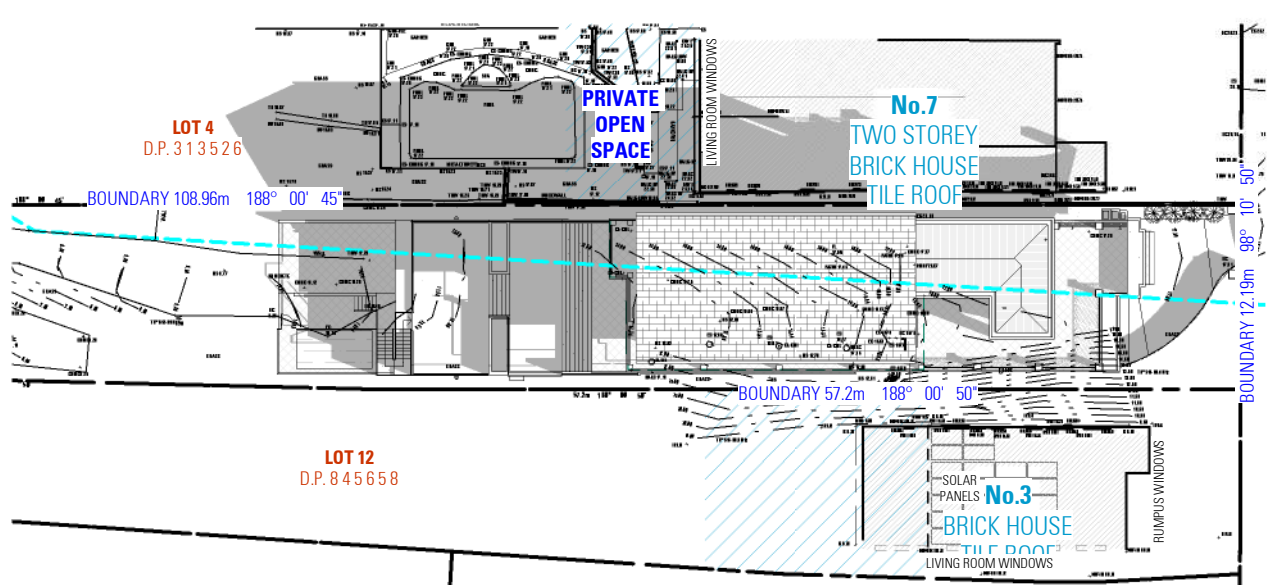
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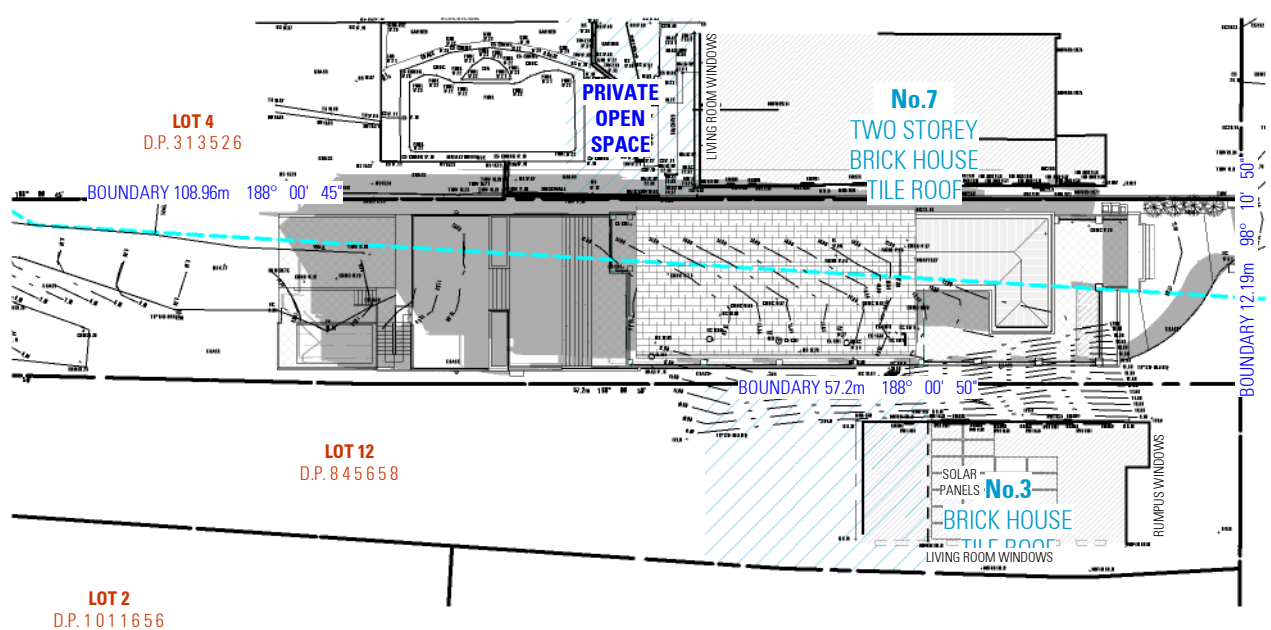
9AM    1 PM



10AM    2 PM

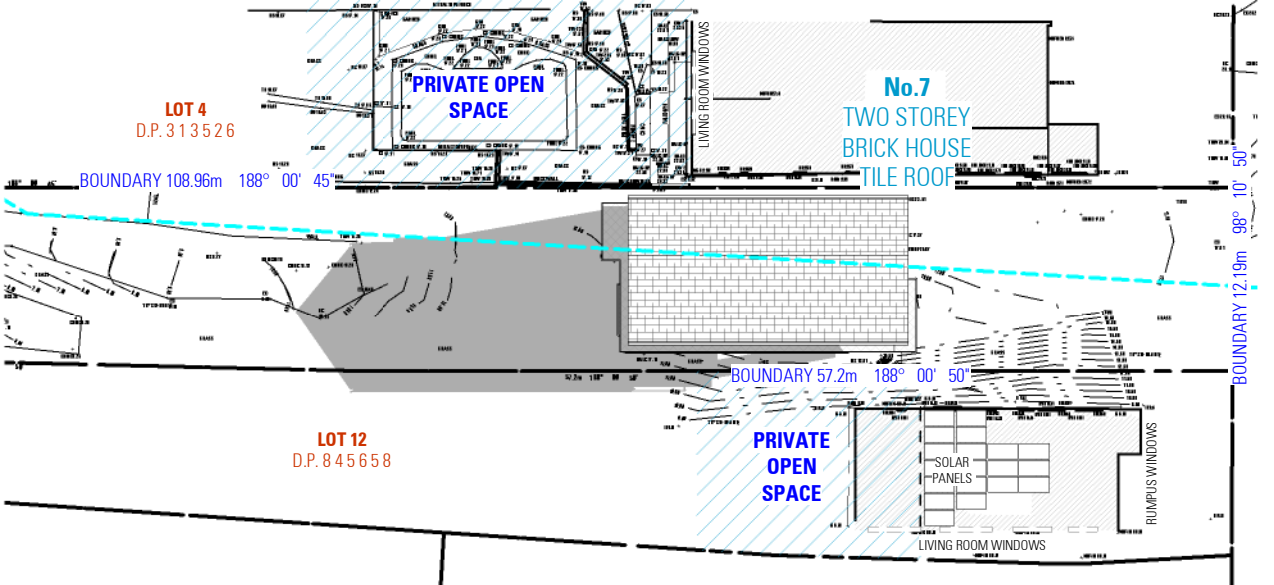


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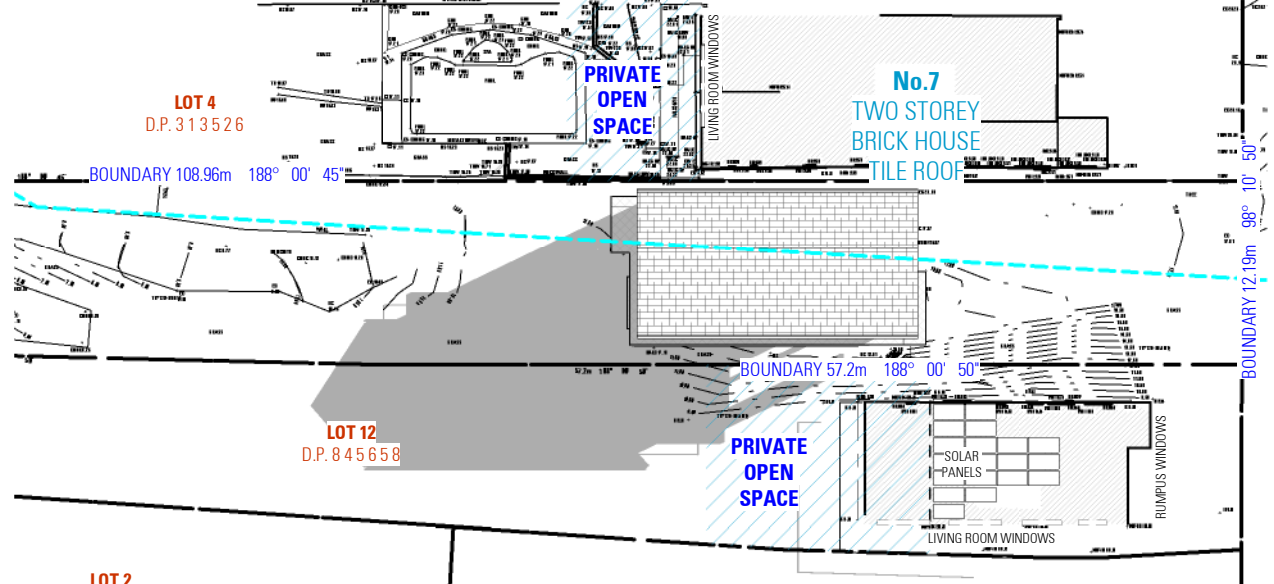


SHADOW DIAGRAMS EXISTING- 21st JUNE    SHADOW DIAGRAMS PROPOSED- 21st JUNE

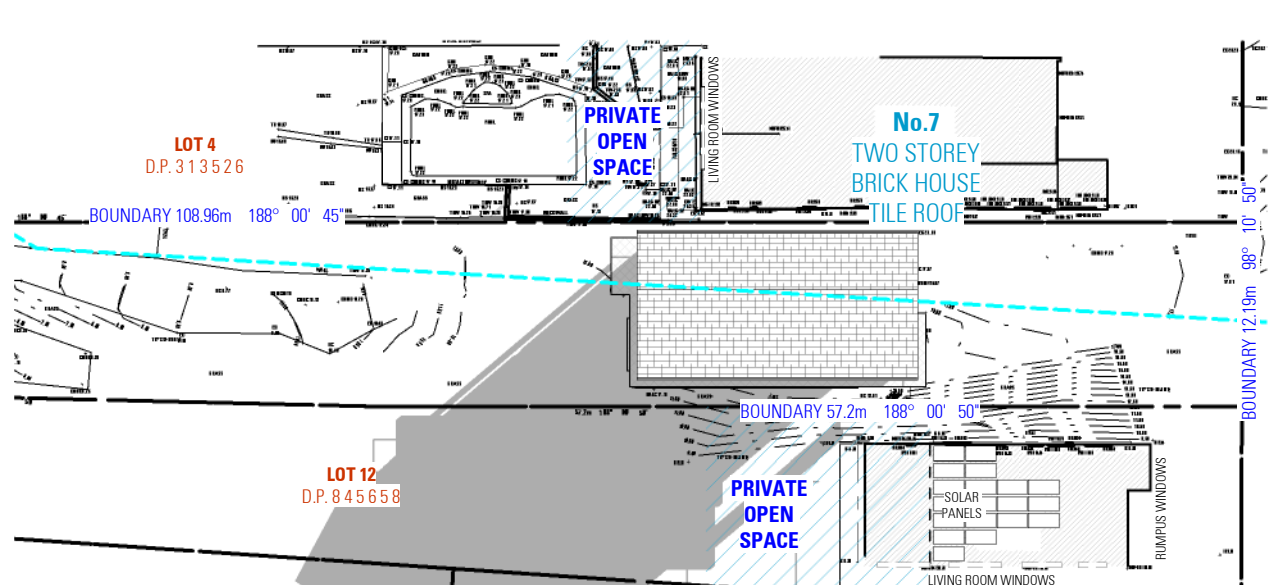
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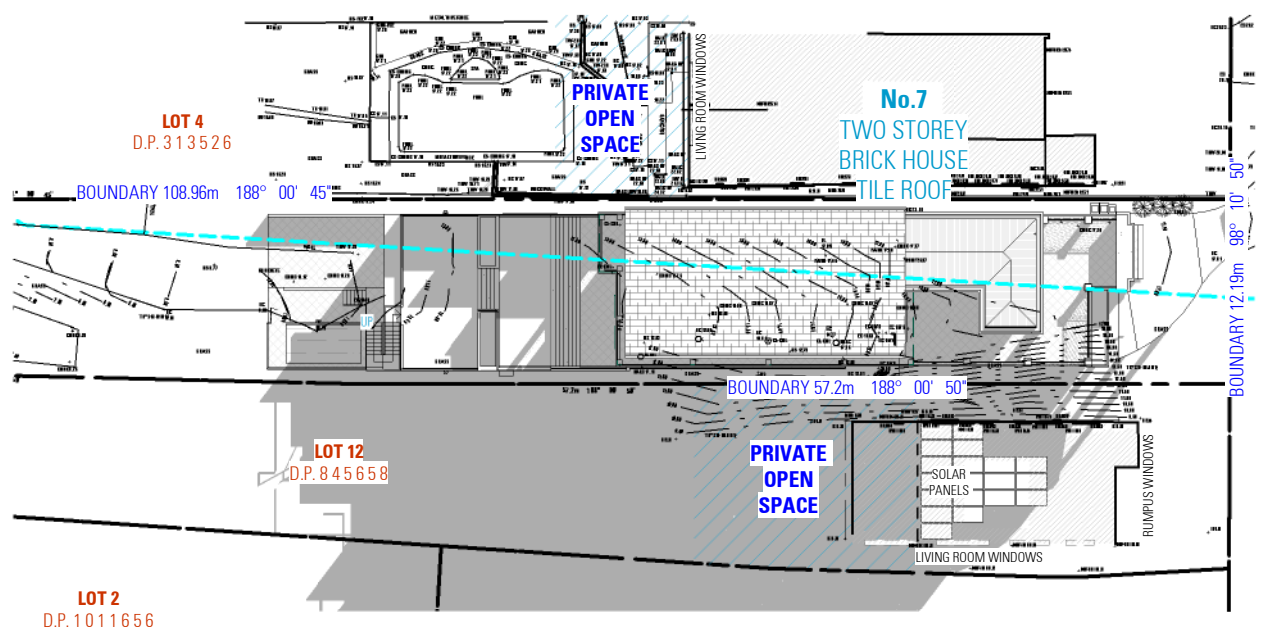
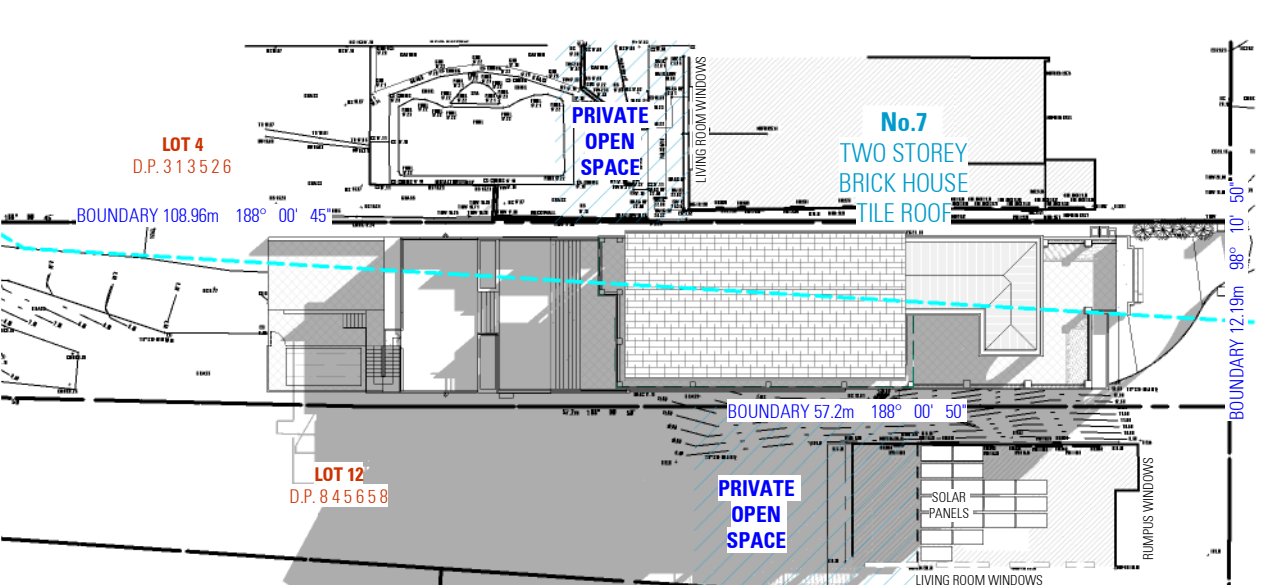
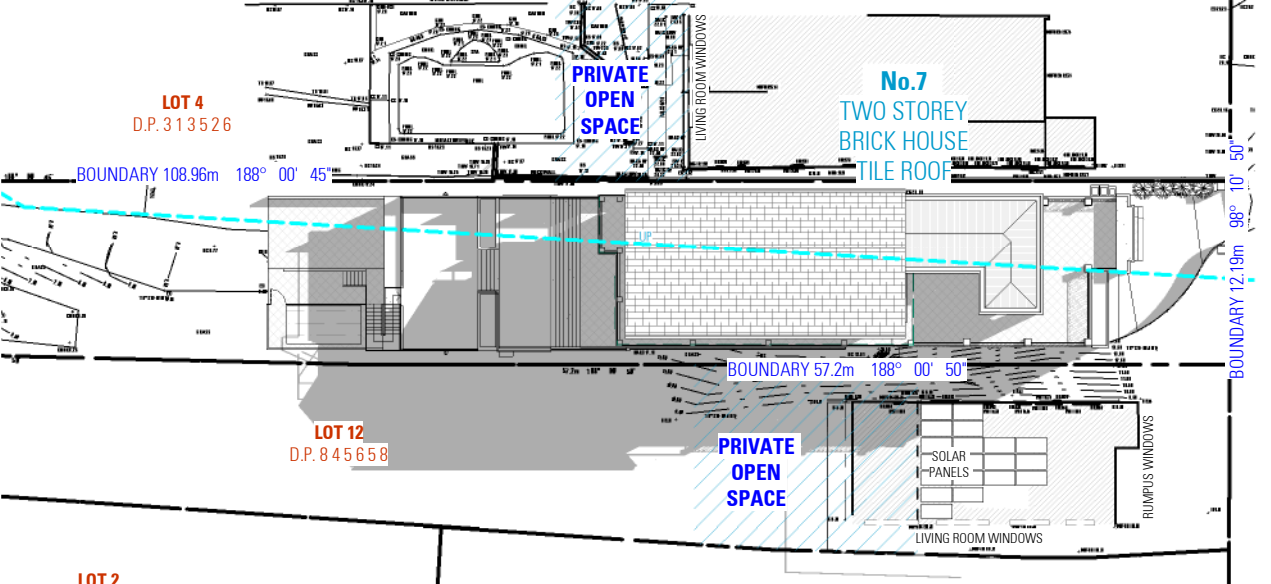
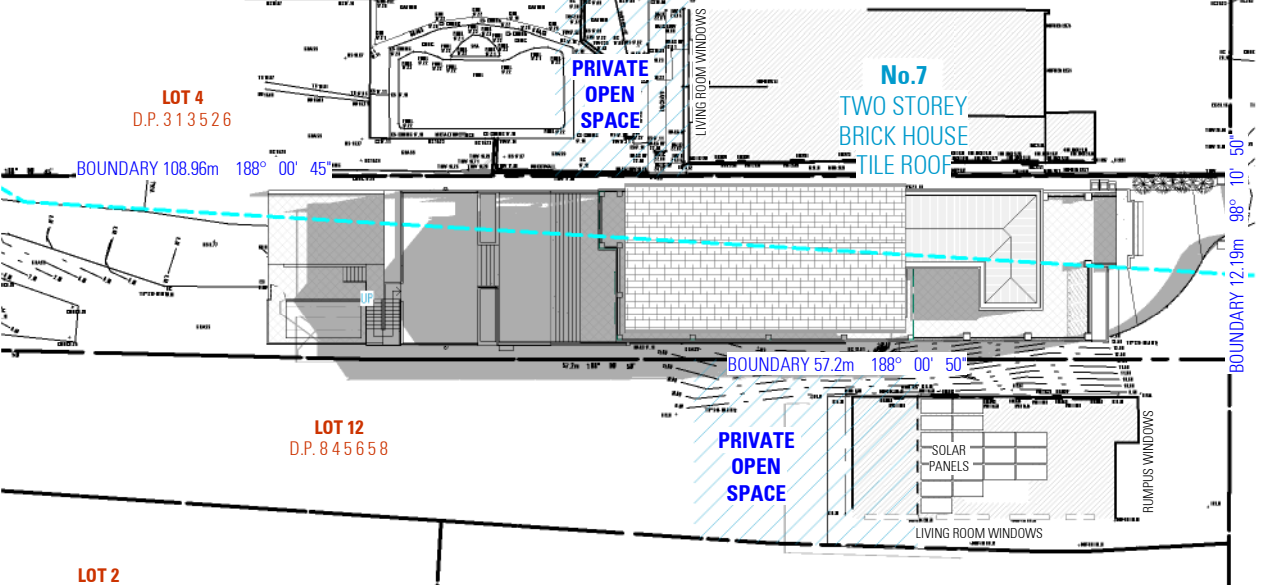
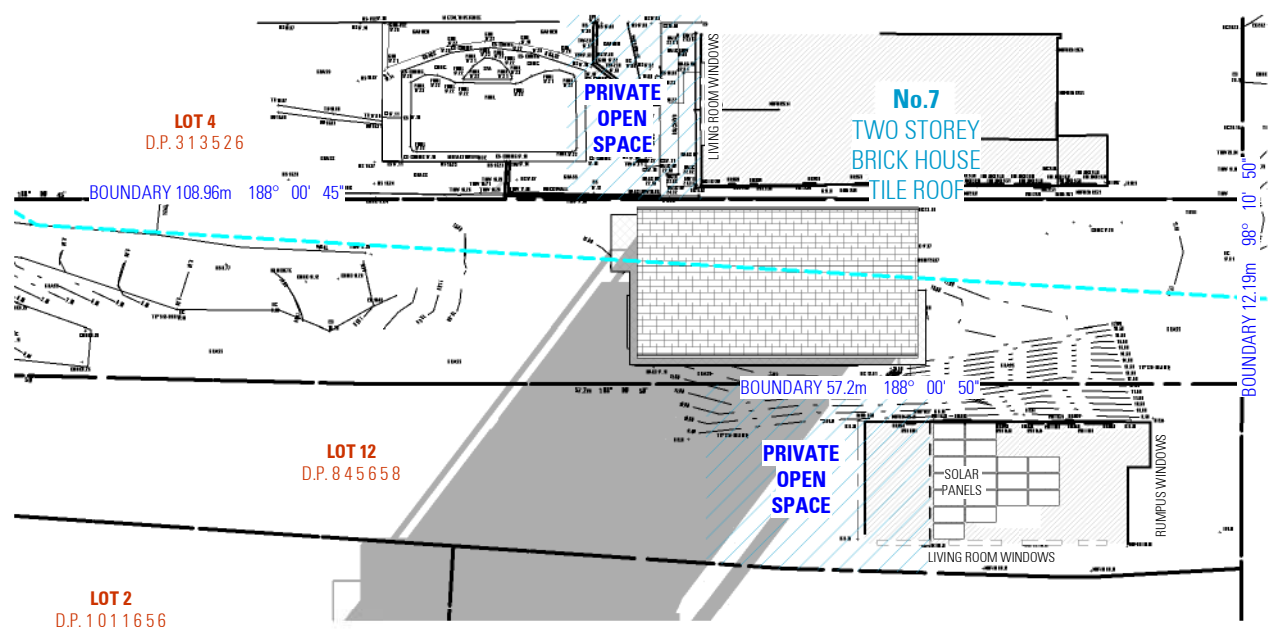
1 PM



2 PM



3PM



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**ALTERATIONS AND ADDITIONS**  
5 VILLIERS ROAD, HEIGHTS NSW 2211  
**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

**DRAWING**  
SHADOW DIAGRAMS - 21st JUNE  
**SCALE** 1:500 / A1  
**ISSUE** B 30.04.2024  
SAM KHOURY

NOT FOR CONSTRUCTION

DWG No. 24103 - 19



# SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1

ALUMINIUM ROOF SHEETING  
RANGE: COLORBOND  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 2

ALUMINIUM GUTTERS AND DOWNPIPES  
RANGE: DULUX  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 3

CEMENT RENDER AND PAINT EXTERNAL  
WALLS DULUX  
COLOUR: 'MENISCUS'
- 4

POWDER-COATED ALUMINIUM WINDOWS  
AND GLASS DOORS  
RANGE: DULUX  
COLOUR: BLUEGUM
- 5

SELECTED WROUGHT IRON BALUSTRADING  
RANGE: DULUX  
COLOUR: MONUMENT  
OR ACCEPTABLE EQUIVALENT
- 6

ALUMINIUM SECTIONAL ROLLER GARAGE DOOR  
RANGE: DULUX  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 7

GLASS ENTRY DOOR  
RANGE: DULUX  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 5
- 3



AS SEEN FROM VILLIERS ROAD

NOT FOR CONSTRUCTION

**NOTES**

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**ALTERATIONS AND ADDITIONS**

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HEIGHTS NSW 2211

**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

SAM KHOURY

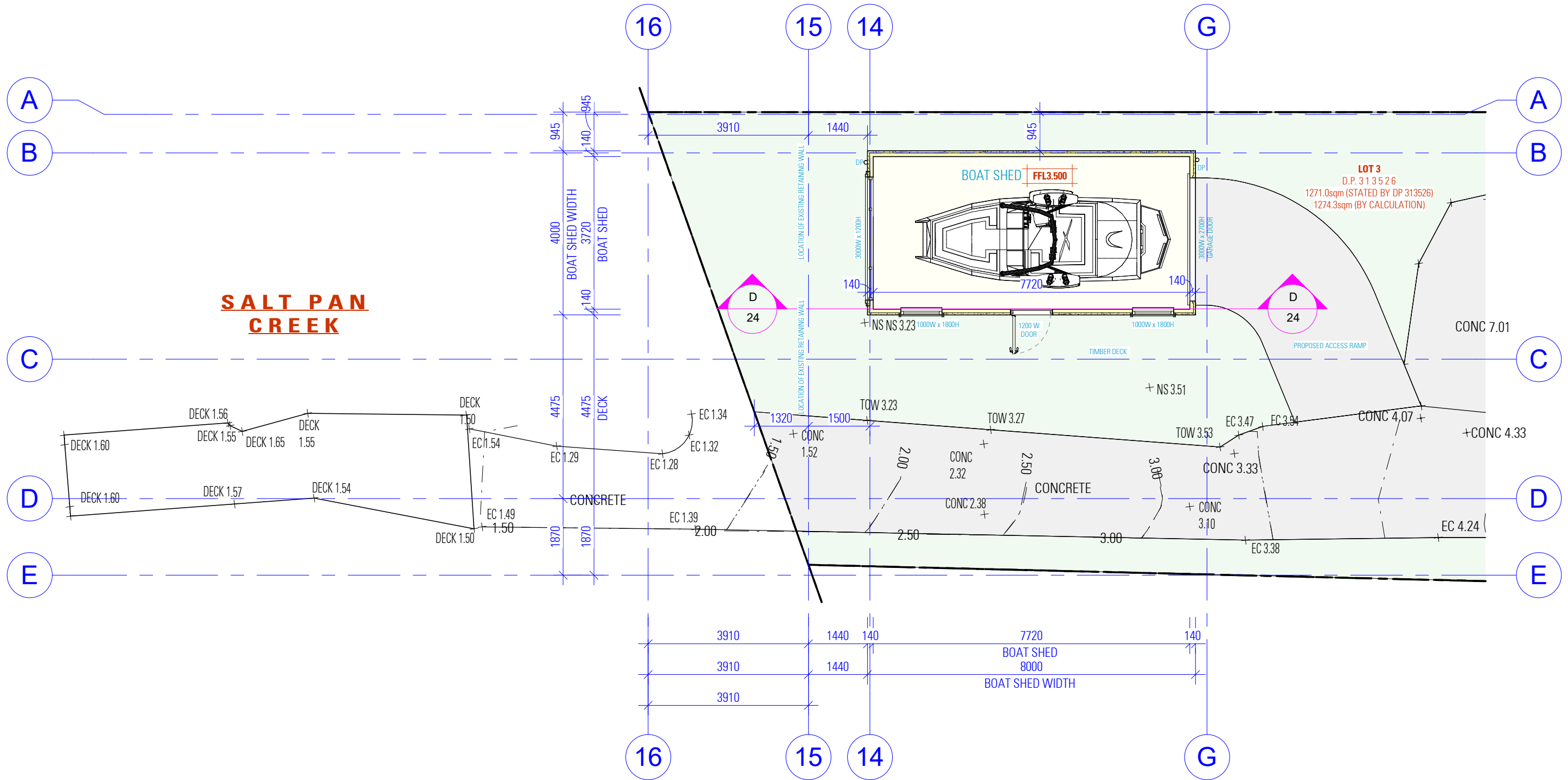
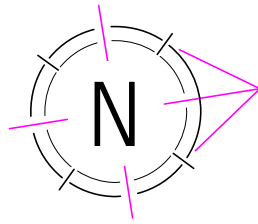
**DRAWING**

SCHEDULE OF EXTERNAL MATERIALS,  
COLOURS AND FINISHES

**SCALE** / A3  
**ISSUE** B 30.04.2024

**DWG No.** 24103 - 20





## BOAT SHED PLAN

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ACCREDITED  
BUILDING DESIGNER

### ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

### DRAWING

BOAT SHED PLAN

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

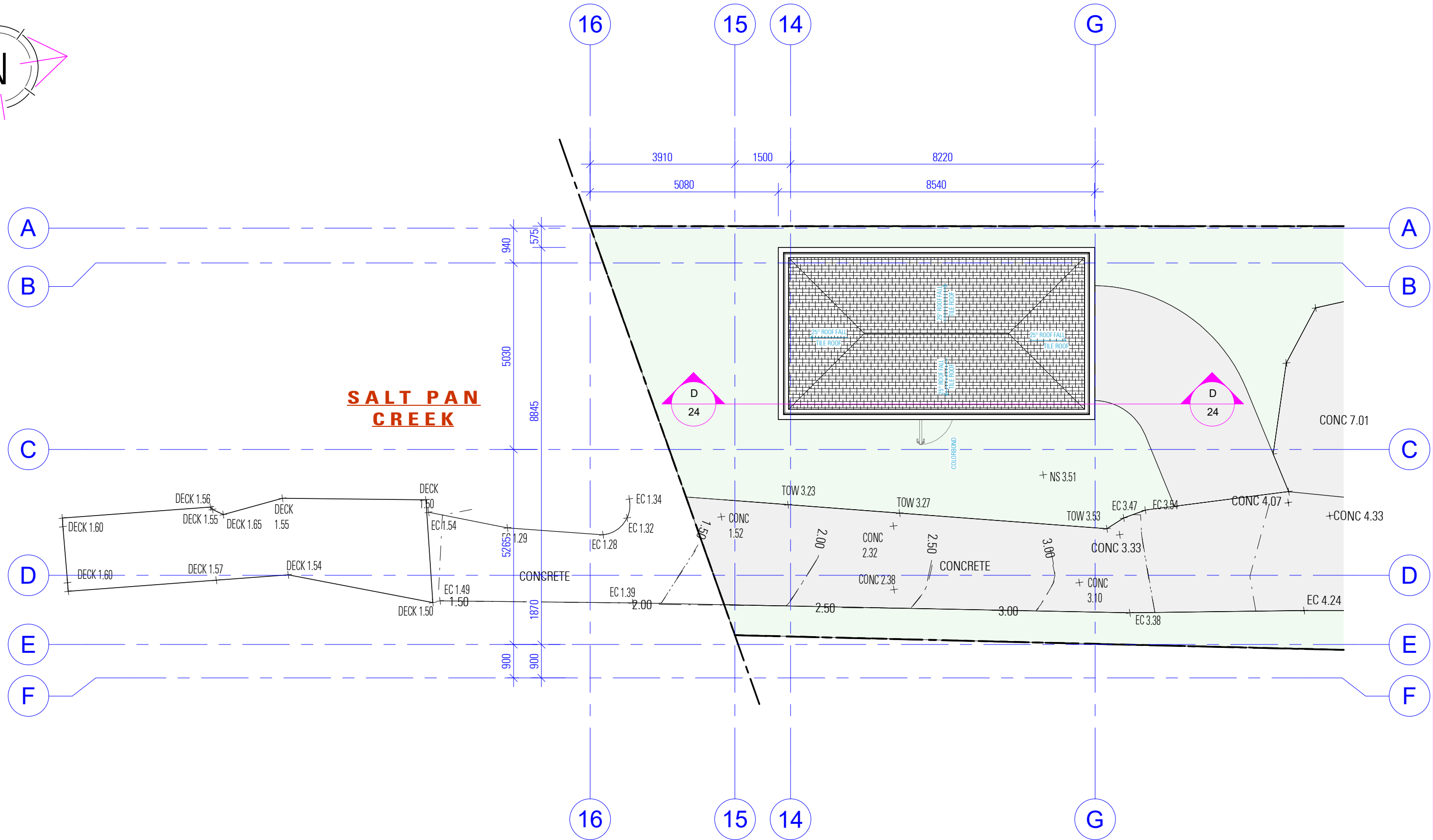
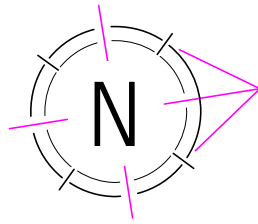
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## BOAT SHED ROOF PLAN

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### ALTERATIONS AND ADDITIONS

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### DRAWING

BOAT SHED ROOF PLAN

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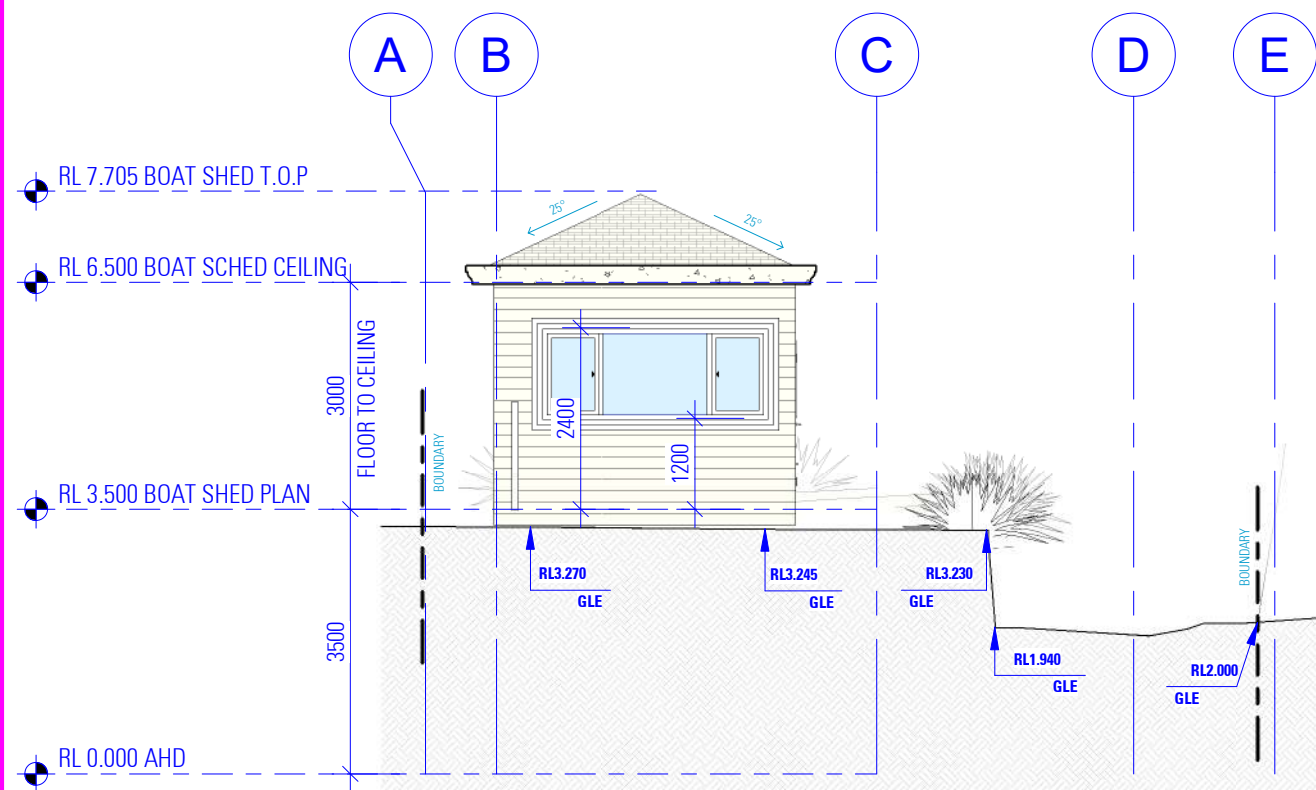
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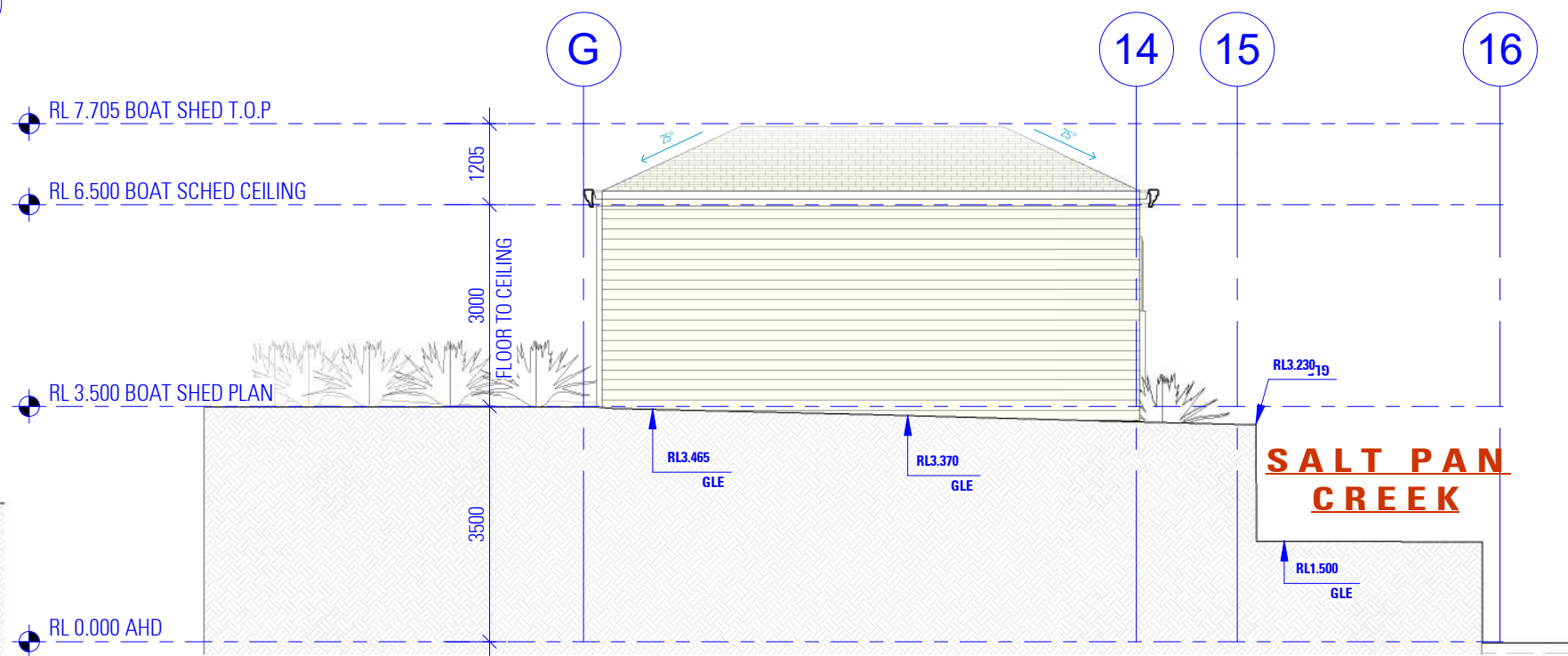
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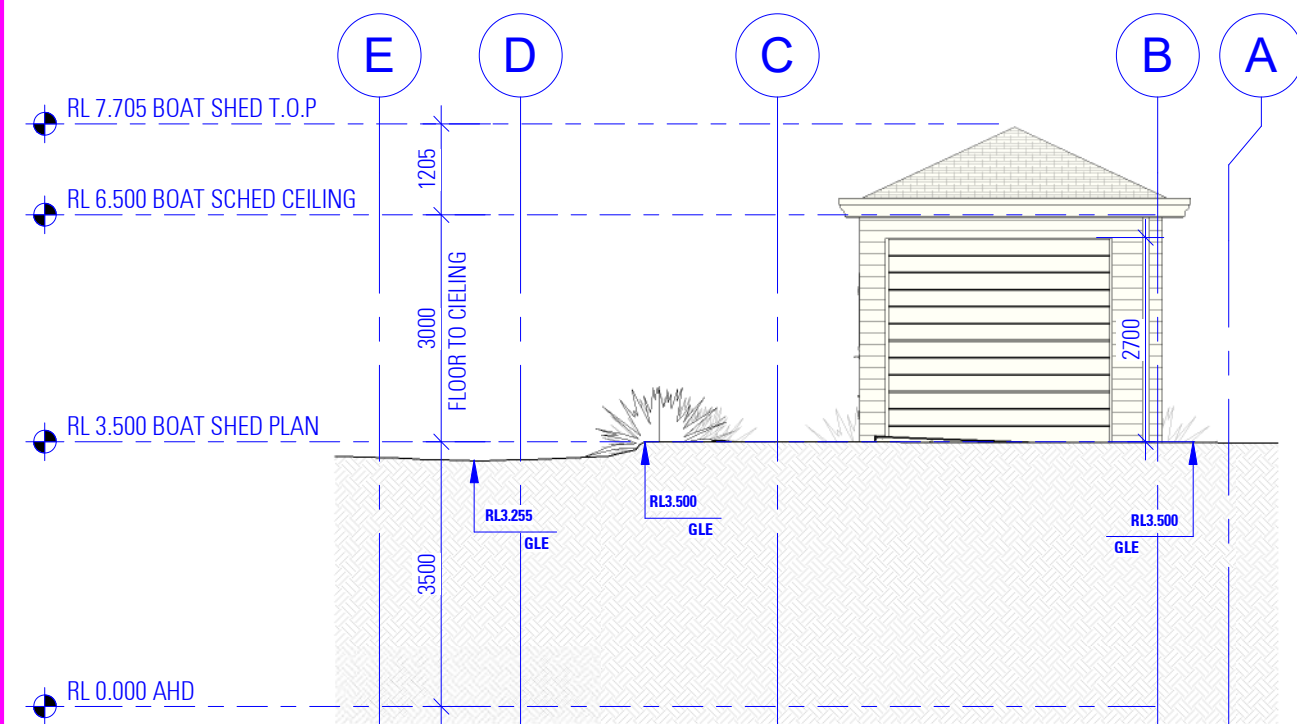




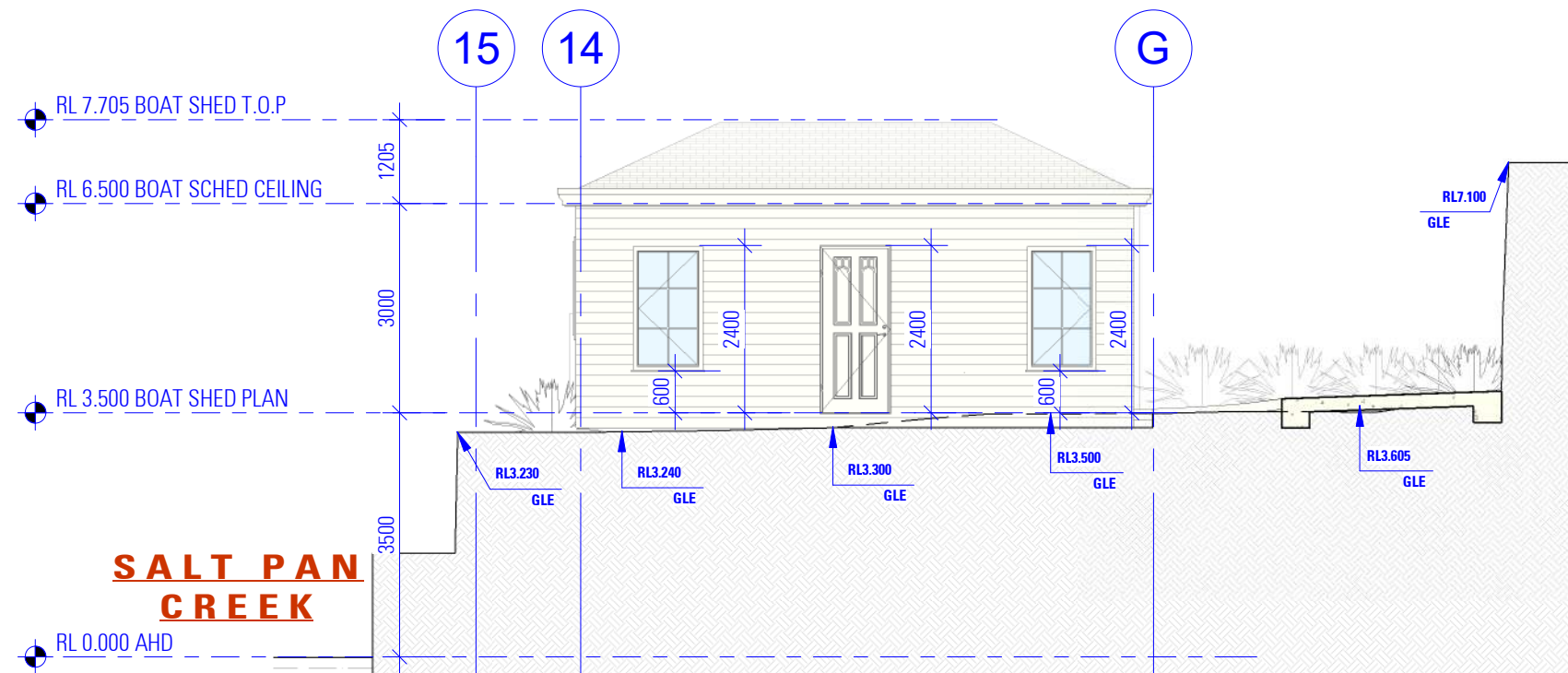
BOAT SHED SOUTH ELEVATION



BOAT SHED WEST ELEVATION



BOAT SHED NORTH ELEVATION



BOAT SHED EAST ELEVATION

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**ALTERATIONS AND ADDITIONS**

5 VILLIERS ROAD  
HEIGHTS NSW 2211

**DRAWING**

BOAT SHED ELEVATIONS

**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

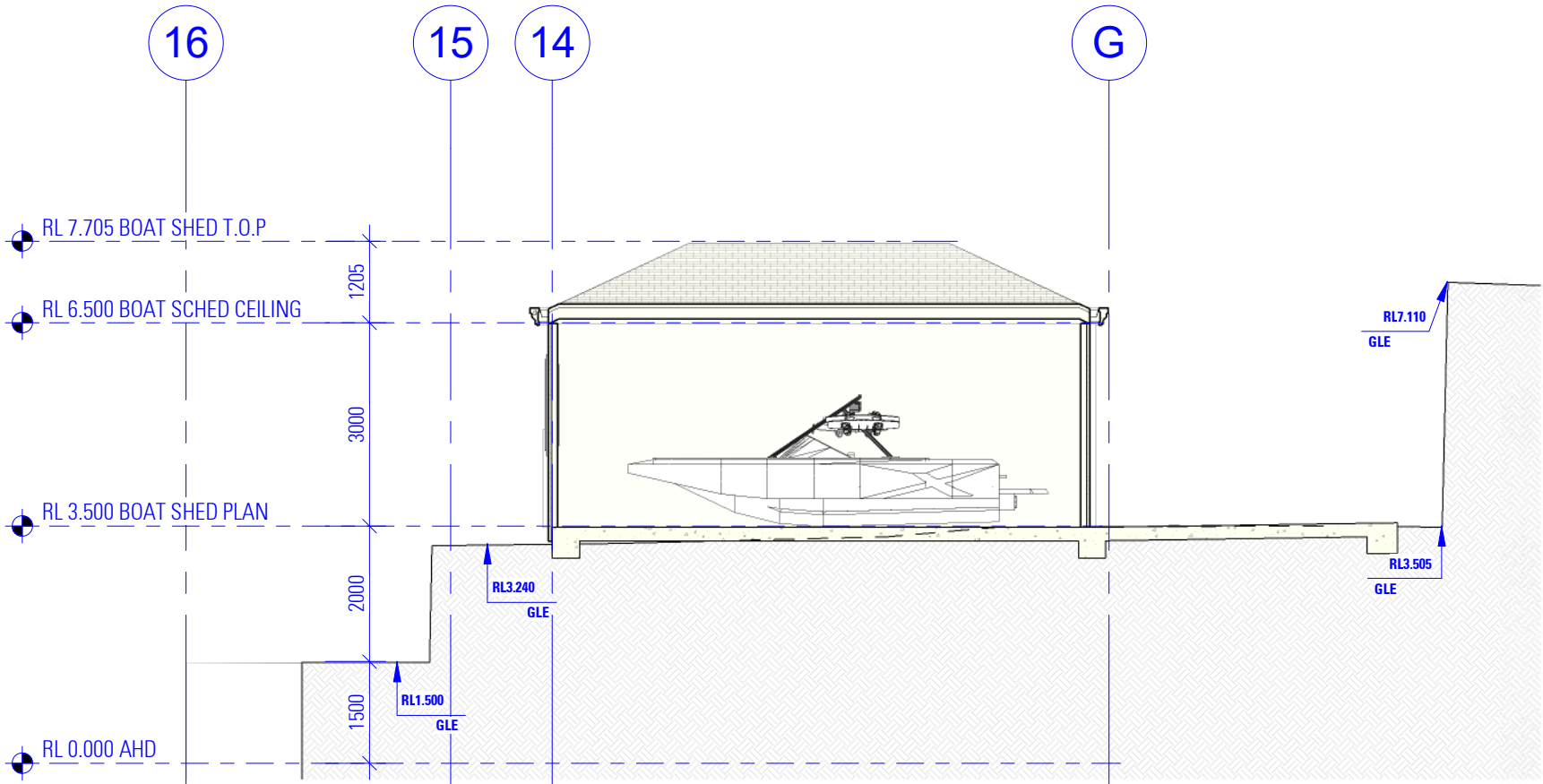
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**ISSUE** B 30.04.2024

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WALL SCHEDULE						
270mm CAVITY BRICK	230mm DOUBLE BRICK	110mm SINGLE BRICK	190mm RETAINING WALL	140mm EXTERIOR STUD	90mm INTERNAL STUD	190mm RETAINING WALL
110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm BRICK SKIN	190mm CONCRETE BLOCK	50mm CLADDING 90mm STUD	90mm STUD	190mm CONCRETE BLOCK
<b>NOTES</b> 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS. 2. EXISTING WALLS SHOWN SOLID HATCHED. 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION. 4. REFER TO BASIX CERTIFICATE FOR INSULATION REQUIREMENTS.						



SECTION

D

21

GENERAL REQUIREMENTS/SPECIFICATIONS  
BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING WHERE RELEVANT

**EARTHWORKS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022 H1D3 AND HOUSING PROVISIONS PART 3.2

**STORM WATER**

- POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
- REFER TO STORMWATER PLAN FOR ALL SITE DRAINAGE DETAILS AND CALCULATIONS.

**NATIONAL CONSTRUCTION CODE (NCC)**

- DRAINAGE IS TO BE IN ACCORDANCE WITH BCA 2022 H2D2
- ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH BCA 2022 H1D7 AND H2D6

**TERMITE PROTECTION**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- PROTECTION MUST BE IN ACCORDANCE WITH BCA 2022 H1D3 AND ABCB HOUSING PROVISIONS PART 3.4

**FOOTINGS AND SLABS**

- PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

**NATIONAL CONSTRUCTION CODE (NCC)**

- FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BCA 2022 H1D4 AND H2D3

**AUSTRALIAN STANDARD (AS)**

- PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

**FLOORING**

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.

ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE

- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
- SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H2D5

**WALLS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6
- MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4
- SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022 H4D8
- REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY WITH AS 5146.1-2015
- CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS TO COMPLY WITH SA TA 101
- ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H2D6

**STRUCTURE**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
- STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11
- ATTACHMENT OF FRAMED DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE IS TO COMPLY WITH BCA 2022 H1D11

**EXTERNAL WATERPROOFING**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H2D8

**GLAZING**

- POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS UNLESS NOTED OTHERWISE.

**NATIONAL CONSTRUCTION CODE (NCC)**

- ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022 H1D8 AND H2D7

**ROOFING**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

**AUSTRALIAN STANDARD (AS)**

- INSTALLATION OF ROOF TILES - AS 2050
- DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

**FIRE**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY WITH BCA 2022 H3D2
- FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3

- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4
- FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY WITH BCA 2022 H3D5
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6

**HEALTH & AMENITY**

- ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

**NATIONAL CONSTRUCTION CODE (NCC)**

- WET AREAS ARE TO COMPLY WITH BCA 2022 H4D2
- MATERIALS AND INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS ARE TO COMPLY WITH BCA 2022 H4D3
- ROOM HEIGHTS ARE TO COMPLY WITH BCA 2022 H4D4
- PROVISION OF LIGHT IS TO COMPLY WITH BCA 2022 H4D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- SOUND INSULATION IS TO COMPLY WITH BCA 2022 H4D8
- CONDENSATION MANAGEMENT IS TO COMPLY WITH BCA 2022 H4D9

**SAFE MOVEMENT & ACCESS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- STAIRWAY AND RAMP CONSTRUCTION ARE TO COMPLY WITH BCA 2022 H5D2
- BARRIERS AND HANDRAILS ARE TO COMPLY WITH BCA 2022 H5D3
- THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
- THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
- A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

**EXTERNAL FINISHES**

- REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

**ANCILLARY PROVISIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS**  
**NATIONAL CONSTRUCTION CODE (NCC)**

- SWIMMING POOLS ARE TO COMPLY WITH BCA 2022 NSW H7D2
- CONSTRUCTION IN BUSHFIRE PRONE AREAS IS TO COMPLY WITH BCA 2022 NSW H7D4
- HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO COMPLY WITH BCA 2022 H7D5

**LANDSCAPE**

- REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

**BUSHFIRE**

- THE RECOMMENDATIONS PROVIDED WITHIN THE BUSHFIRE ASSESSMENT REPORT ARE TO BE ADHERED TO. IN THE EVENT THAT THERE ARE INCONSISTENCIES, THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE

**NATIONAL CONSTRUCTION CODE (NCC)**

- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022 H7D4

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC VOLUME TWO AND THE ABCB HOUSING PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS PART 22.5

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

MINOR CHANGES TO BUILDING FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

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ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

DRAWING

BOAT SHED SECTION

SCALE  
ISSUE

1 : 100 / A3  
B 30.04.2024

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# SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

- 1
- ALUMINIUM ROOF SHEETING  
RANGE: COLORBOND  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 2
- ALUMINIUM GUTTERS AND DOWNPIPES  
RANGE: DULUX  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 3
- CEMENT RENDER AND PAINT EXTERNAL  
WALLS DULUX  
COLOUR: 'MENISCUS'
- 4
- POWDER-COATED ALUMINIUM WINDOWS  
AND GLASS DOORS  
RANGE: DULUX  
COLOUR: BLUEGUM
- 5
- ALUMINIUM SECTIONAL ROLLER GARAGE DOOR  
RANGE:DULUX  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT
- 6
- SOLID CORE ENTRY DOOR  
COLOUR: BLUEGUM  
OR ACCEPTABLE EQUIVALENT



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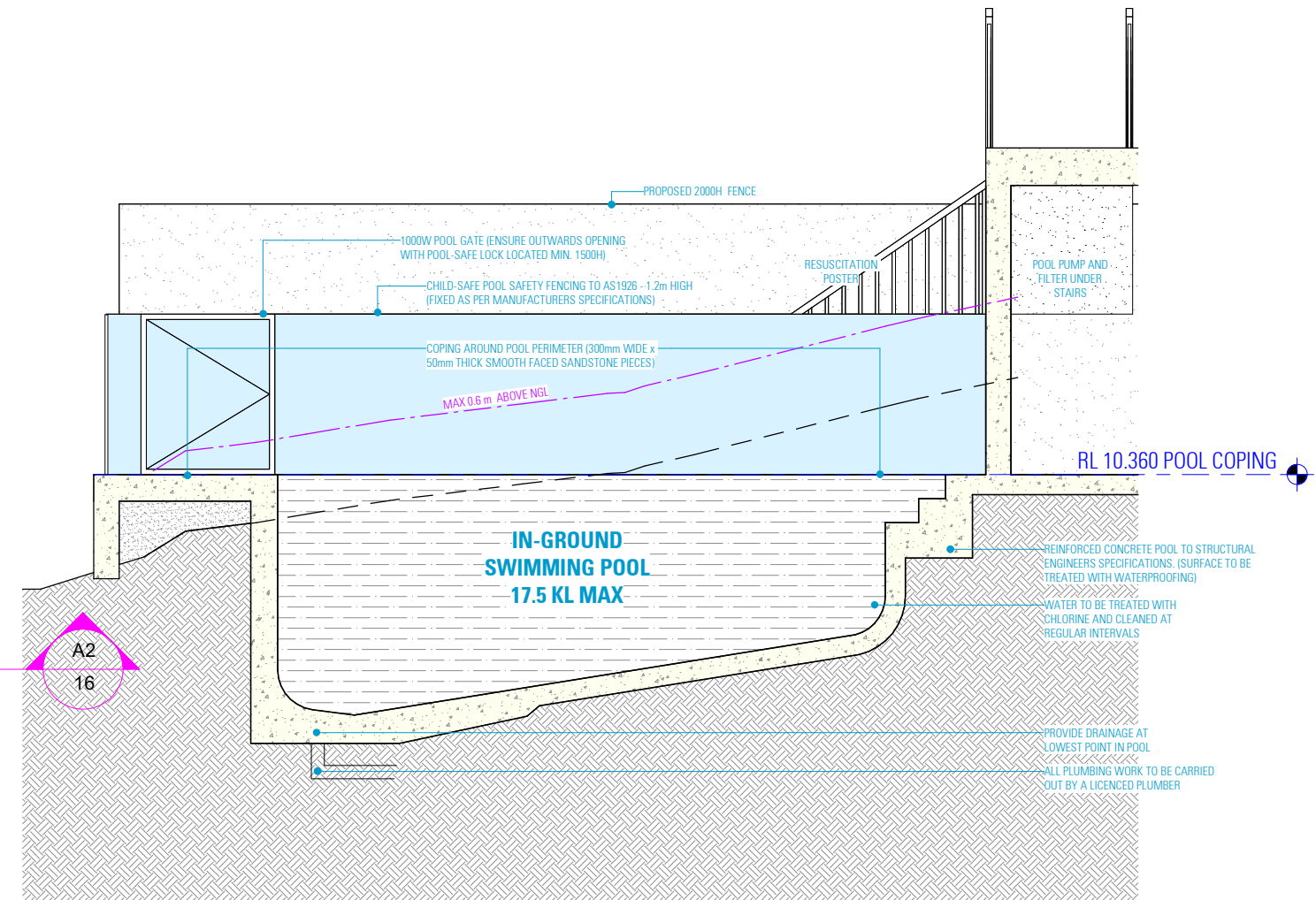
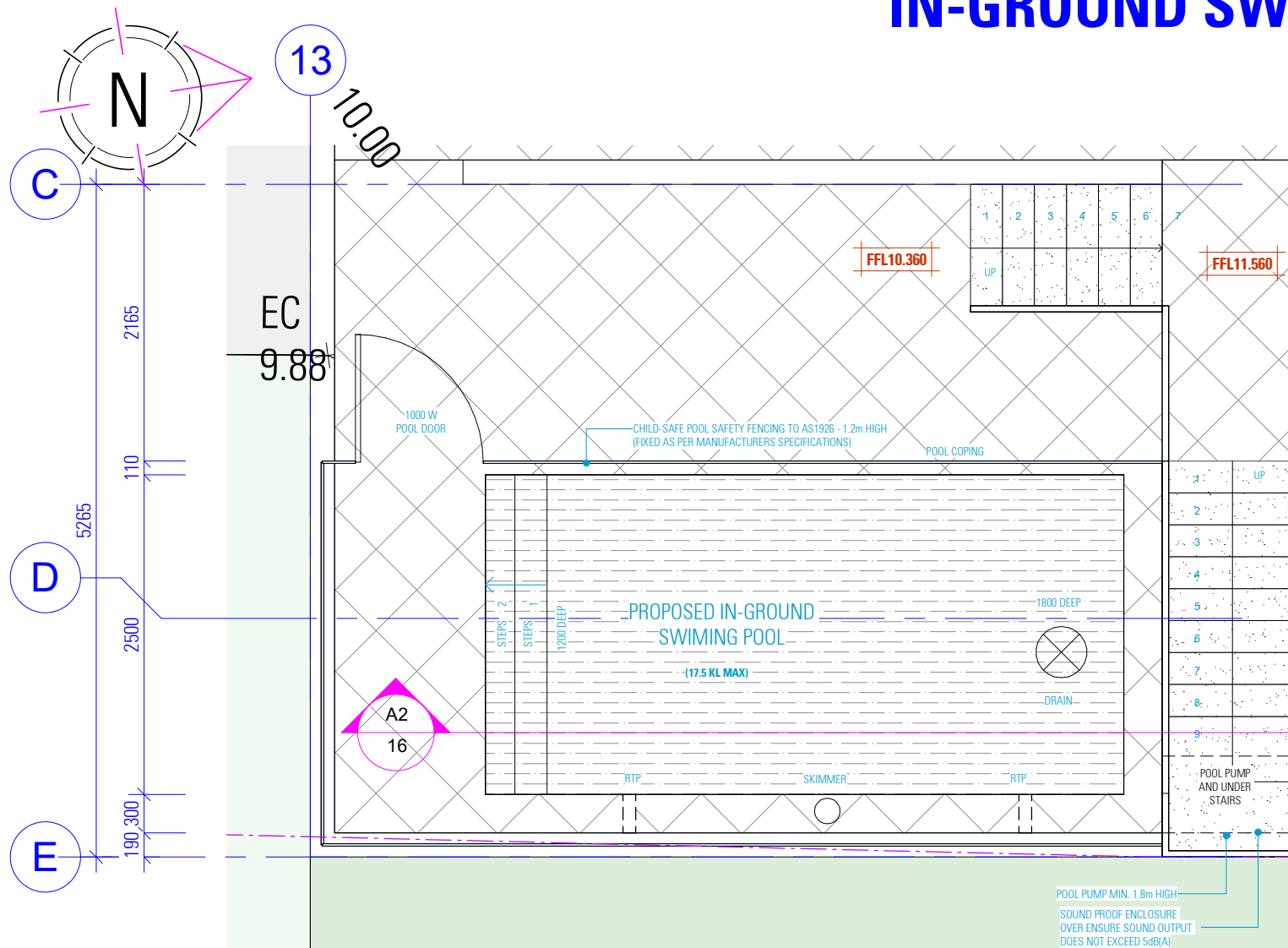


**ALTERATIONS AND ADDITIONS**  
  
5 VILLIERS ROAD  
HEIGHTS NSW 2211  
  
DESIGN DRAFTED BENITA ZEAITER FARAH KAYAL  
SAM KHOURY

**DRAWING**  
BOAT SHED SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES  
  
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DWG No. 24103 - 25

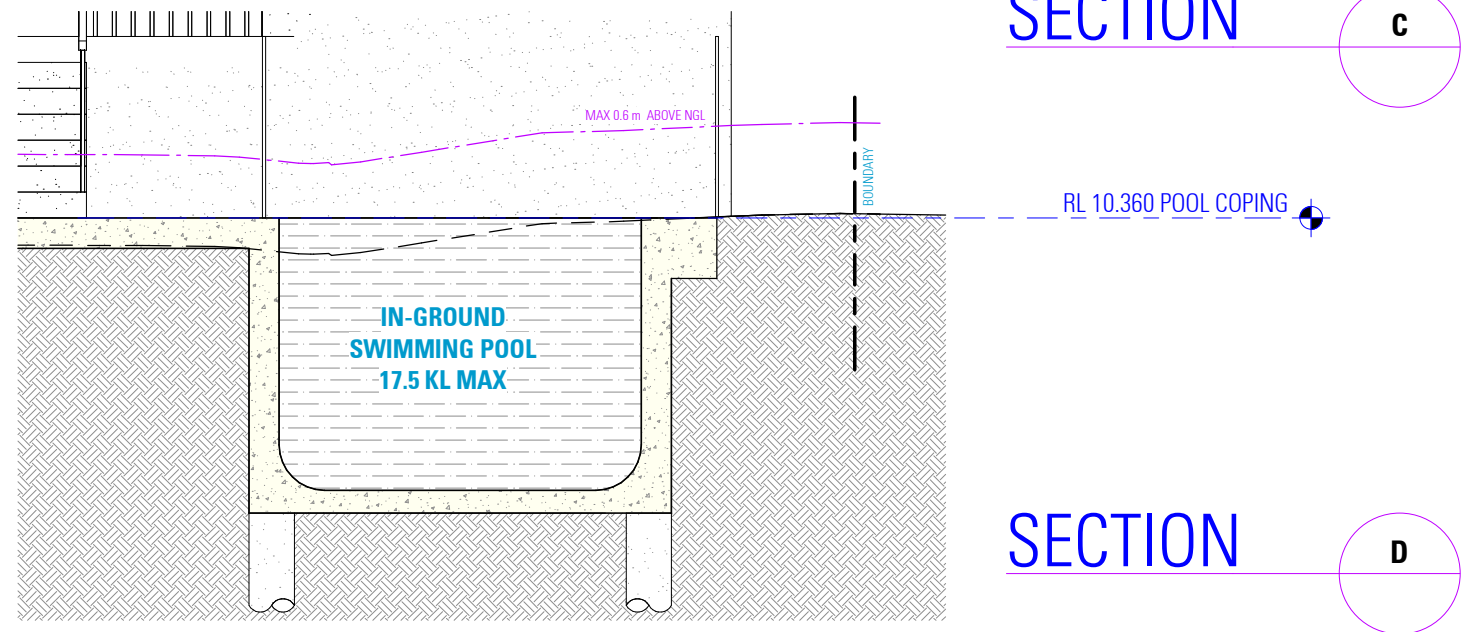


## IN-GROUND SWIMMING POOL DETAILS



# PROPOSED SITE PLAN

## SECTION



## SECTION

**NOT FOR CONSTRUCTION**

- ## SWIMMING POOL REQUIREMENTS:
- ### **GENERAL REQUIREMENTS**
- ALL POOLS MUST BE SEPARATED FROM RESIDENTIAL BUILDINGS AND ADJOINING PUBLIC OR PRIVATE PROPERTIES BY A COMPLYING CHILD-RESISTANT BARRIER MUST BE IN ACCORDANCE WITH THE REGULATIONS AND AS1926 1-2007 SWIMMING POOL SAFETY).
  - NO DOOR ACCESS FROM A RESIDENTIAL BUILDING INTO AN OUTDOOR POOL IS PERMITTED
  - ONLY STRUCTURES ASSOCIATED WITH THE POOL (FILTER HOUSING, ETC.) ARE PERMITTED WITHIN THE ENCLOSED POOL AREA
  - STRUCTURES SUCH AS CLOTHES LINES, BARBEQUE, SHEDS, ENTERTAINMENT STRUCTURE, OUTSIDE TOILETS, ETC. MUST ALL BE LOCATED OUTSIDE THE CHILD RESISTANT BARRIER.
- ### **POOL FENCING**
- SWIMMING POOL FENCING AND OTHER BARRIERS TO BE PROVIDED TO THE POOL AREA IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992.
  - BOUNDARY FENCE TO BE 1.8m IN HEIGHT, MEASURED FROM INSIDE OF THE FENCING.
  - SWIMMING POOL FENCING TO BE AT LEAST 1.2m HIGH, MEASURED ON THE OUTSIDE OF THE FENCING.
  - MINIMUM 900mm SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON-Climbable Zone
  - HORIZONTAL MEMBERS OF THE FENCE SHOULD BE PLACED ON THE INSIDE OF THE FENCE AND BE AT LEAST 900mm APART.
  - THE SPACING OF VERTICAL MEMBERS OF THE FENCE SHALL NOT EXCEED 100mm.
  - THE HEIGHT OF ANY OPENING BETWEEN THE BOTTOM OF THE FENCE AND FINISHED GROUND LEVEL SHALL NOT EXCEED 100mm.
  - ALL SWIMMING POOL FENCING TO BE MAINTAINED IN A GOOD CONDITION (IE. WITH NO HOLES, BROKEN OR LOOSE PALINGS).
  - NON-CLIMBABLE ZONE EXTENDS FROM THE POOL FENCE 300mm INTO THE POOL AREA AND 900mm OUTSIDE THE POOL AREA. TO PREVENT A CHILD TO CLIMB OVER THE FENCE, CLIMBABLE OBJECTS SUCH AS BARBEQUES, FURNITURE, PLANTER BOXES, TREES OR SHRUB ARE NOT PERMITTED WITHIN THIS NON-CLIMBABLE ZONE.
  - IF THE WALL OF THE HOUSE FORMS PART OF THE APPROVED CHILD-RESISTANT BARRIER TO THE POOL AREA (IE. IN RELATION TO POOLS INSTALLED BEFORE1 AUGUST 1990), ALL DOOR AND WINDOW OPENINGS IN THE WALL/S MUST BE CHILD-RESISTANT IN ACCORDANCE WITH THE REGULATIONS TO PREVENT CHILDREN ACCESSING THE POOL AREA.
- ### **POOL GATES**
- GATES TO THE SWIMMING POOL AREA ARE TO OPEN OUTWARDS AND ARE TO BE FULLY SELF-CLOSING AND SELF-LATCHING FROM ANY OPEN POSITION.
  - NO DOUBLE GATES ARE PERMITTED
  - GATES ARE NOT TO BE PROPPED OPEN AT ANY TIME.
  - THE LATCHING DEVICE TO THE POOL GATE IS TO BE LOCATED A MINIMUM 1.5m ABOVE GROUND LEVEL AND 1.4m FROM THE HIGHEST LOWER HORIZONTAL BARRIER MEMBER OR, ALTERNATIVELY, THE DEVICE IS TO BE LOCATED INSIDE THE GATE AND THE LATCHING DEVICE IS TO BE APPROPRIATELY SHIELDED FROM THE OUTSIDE IN ACCORDANCE WITH AS 1926 1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) TO ENSURE THE LATCHING DEVICE IS ONLY ACCESSIBLE BY REACHING OVER THE GATE.
  - GATE WIDTH IS TO BE KEPT TO A MINIMUM (NO MORE THAN 1 METRE) TO MINIMISE THE POSSIBILITY OF THE WEIGHT OF THE GATE CAUSING THE GATE TO DROP WITH THE SELF-LATCHING MECHANISM FAILING.
- ### **SPA POOLS**
- SPA POOLS ARE ALSO COVERED BY THE LEGISLATION AND SHOULD BE SEPARATED BY A CHILD-RESISTANT POOL SAFETY BARRIER IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1926 1-2007.
  - ALTERNATIVELY, THE SPA POOL MUST BE COVERED AND SECURED BY A LOCKABLE CHILD-SAFE STRUCTURE (SUCH AS A DOOR, LID, GRILLE OR MESH), SUCH LOCKABLE STRUCTURE MUST BE ABLE TO BE REMOVED/INSTALLED AND LOCKED BY A SINGLE PERSON.
- ### **RESUSCITATION WARNING SIGN**
- AN APPROPRIATE RESUSCITATION WARNING SIGN (AVAILABLE FROM COUNCIL OR THE ROYAL LIFE SAVING SOCIETY) IS DISPLAYED IN A PROMINANT POSITION IN THE IMMEDIATE VICINITY OF THE POOL AREA.
  - THE FOLLOWING WARNINGS STATEMENTS MUST BE CONTAINED WITHIN THE RESUSCITATION SIGN:
    - YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL
    - POOL GATES MUST BE KEPT CLOSED AT ALL TIMES
    - KEEP ARTICLES, OBJECTS AND STRUCTURES AT LEAST 900 MM CLEAR OF THE POOL FENCE AT ALL TIMES
  - THE RESUSCITATION SIGN MUST BE:
    - LEGIBLE FROM A DISTANCE OF AT LEAST THREE METRES
    - MAINTAINED IN A CLEARLY LEGIBLE CONDITION
- REFER TO THE SWIMMING POOLS ACT 1992, THE SWIMMING POOLS REGULATION 2018 AND AUSTRALIAN STANDARD AS 1926 1-2012 (EXCLUDING CLAUSE 2.8 OF THE STANDARD) FOR A COMPLETE LIST OF REQUIREMENTS.

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## ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

## DRAWING

## IN-GROUND SWIMMING POOL DETAILS

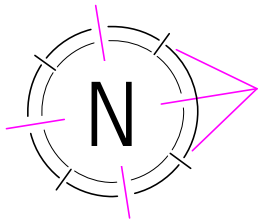
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**ISSUE** B 30.04.2024

DWG No. 24103 - 26

**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

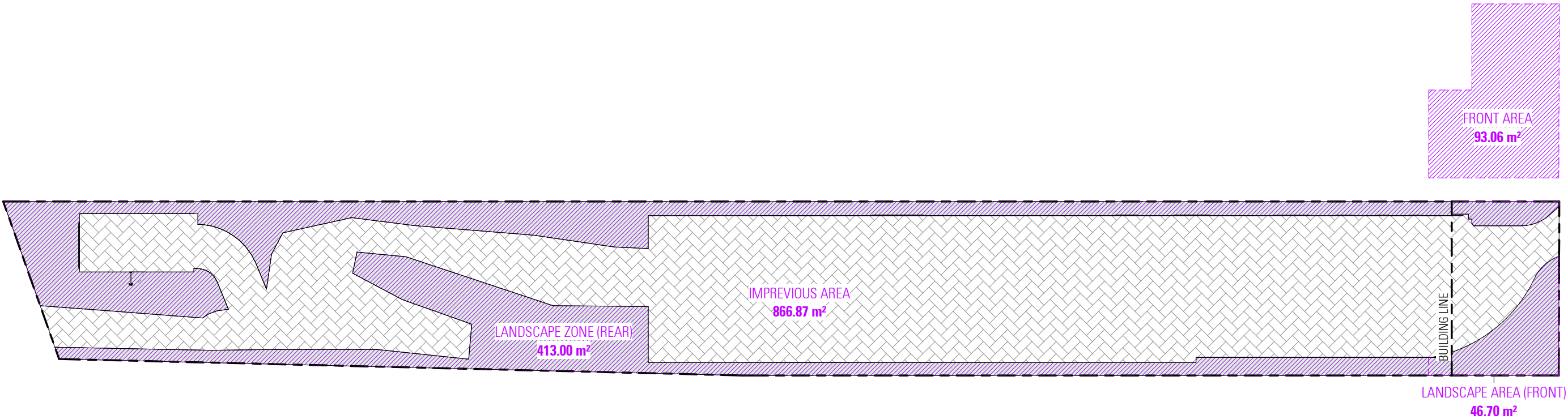
SAM KHOURY





- NOTES:**
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
  - REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
  - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
  - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATION				
ITEM		REQUIREMENT	EXISTING	PROPOSED
TOTAL SITE AREA				1274.3sqm
LOWER GROUND FLOOR AREA			- sqm	149.87sqm
GROUND FLOOR AREA			103.55sqm	213.02sqm
FIRST FLOOR AREA			124.44sqm	165.39sqm
BOAT SHED AREA			- sqm	28.72 sqm
TOTAL GROSS FLOOR AREA		<637.15 sqm	227.99sqm	557sqm
FLOOR SPACE RATIO		<0.5:1.0		0.43:1.0
LANDSCAPE AREA (SITE)				452.74sqm
LANDSCAPE AREA (FORWARD BUILDING LINE)		>41.87 sqm		46.70sqm
LANDSCAPE AREA (BEHIND BUILDING LINE)				413.00sqm
IMPREVIOUS AREA		< 75% ( 955.72 m <sup>2</sup> )		866.87 m <sup>2</sup>
PRIVATE OPEN SPACE	(MIN. 5.0m WIDE)	>80.00 sqm		>80.00 sqm
HARDSTAND SPACE	2883W x 6000L	ONE SPACE		TWO SPACES



# LANDSCAPE AREA CALCULATION PLAN

NOT FOR CONSTRUCTION

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
  2. VERIFY ALL DIMENSIONS ON SITE
  3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
  4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
  5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

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**ALTERATIONS AND ADDITIONS**

5 VILLIERS ROAD  
HEIGHTS NSW 2211

**DESIGN** BENITA ZEAITER  
**DRAFTED** FARAH KAYAL

SAM KHOURY

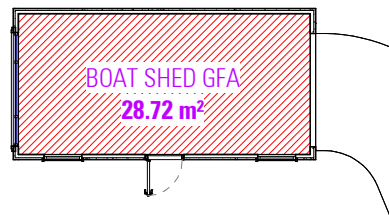
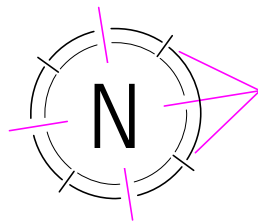
**DRAWING**

LANDSCAPE AREA CALCULATION SHEET

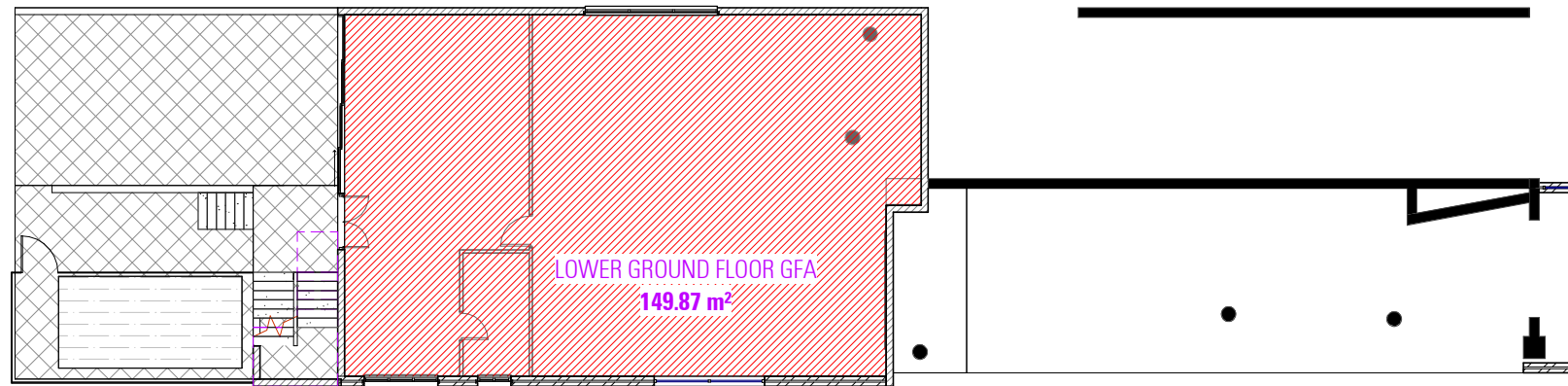
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**ISSUE** B 30.04.2024

**DWG No.** 24103 - 27

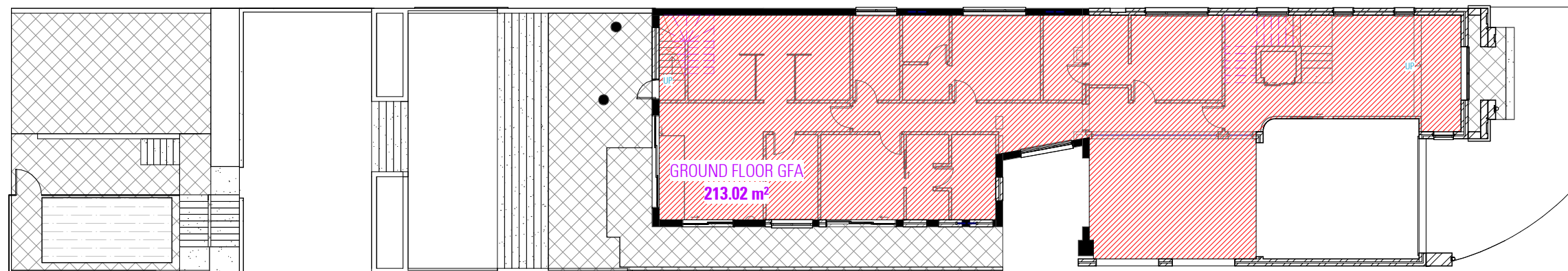




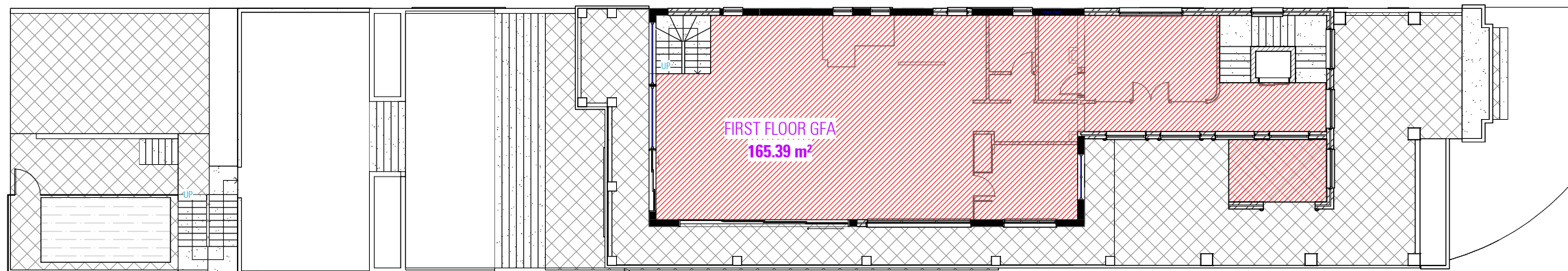
BOAT SHED GFA



LOWER GROUND FLOOR GFA



GROUND FLOOR GFA



FIRST FLOOR GFA

SITE CALCULATION			
ITEM	REQUIREMENT	EXISTING	PROPOSED
TOTAL SITE AREA			1274.3sqm
LOWER GROUND FLOOR AREA		- sqm	149.87sqm
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IMPREVIOUS AREA	< 75% ( 955.72 m²)		866.87 m²
PRIVATE OPEN SPACE	(MIN. 5.0m WIDE)	>80.00 sqm	>80.00 sqm
HARDSTAND SPACE	2883W x 6000L	ONE SPACE	TWO SPACES

NOT FOR CONSTRUCTION

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DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

SAM KHOURY

DRAWING

GROSS FLOOR AREA CALCULATION  
SHEET

SCALE  
ISSUE

1 : 200 / A3  
B 30.04.2024

DWG No. 24103 - 28



This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Definitions' dated 05/02/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

Saturday  
Date of issue: Wednesday, 10 December 2024  
To be valid, this certificate must be lodged with 3 months of the date of issue.



Project address	
Project name	5, ul
Street address	5 VILLIERS ROAD - PADSTOW HEIGHTS 2211
Local Government Area	Camdenbury-Bankstown Council
Plan type and number	Deposited Plan 313528
Lot number	3
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$20,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by	
Name / Company Name:	Noura Al Hazout
ABN (if applicable):	88673366711

Pool and Spa	Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 8 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 0 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓		✓
The swimming pool must not have a capacity greater than 29.6 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: solar (electric boosted).		✓	✓

Fixtures and systems	Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 5 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 8 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s)) in accordance with the specifications listed in the table below, except that (a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , (b) insulation specified is not required for parts of altered construction where insulation already exists.			
	✓	✓	✓
Construction			
Construction	Additional insulation required (R-value)	Other specifications	
external slab on ground floor	nil	NA	
external wall cavity/brick	nil		
internal wall shared with garage-single skin masonry (R0.15)	nil		
flat ceiling, pitched roof	ceiling: R2.80 (up), roof: not-rotating	medium (solar absorbance 0.475 - 0.75)	

Glazing requirements	Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overhauling specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fire Protection Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each awning, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overhauling battens or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overhauling' column in the table below.	✓	✓	✓

Glazing requirements					Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements							
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type	
W1	W	3.24	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W2	E	6	12	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W3	E	1.3	12	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W4	E	2.9	12	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W5	W	1.4	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	

Glazing requirements						Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m.2)	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type		
W6	W	1.4	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W7	W	0.51	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W8	W	2.10	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W9	W	0.51	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		
W10	W	2.10	0.7	1.8	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)		

Glazing requirements				Show on DA Plans	Show on CCQDC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type
W11	W	4.5	0.7	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)
W12	W	4.1	0.7	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)
W13	W	4.1	0.7	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)
W14	E	5.21	12	1.5	none	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)
W15 - W16	E	18.0	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)

Glazing requirements							Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type			
W17	E	2.9	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W18	E	0.51	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W19	S	1.40	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
D1-D5	E	11.28	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W20	W	1.8	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			

Glazing requirements					Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements							
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type	
W21	W	1.8	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W22	W	1.8	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W23	W	1.8	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W24	W	1.8	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W25	W	0.51	5.3	1.8	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	

Glazing requirements							Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m.2)	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type			
W26	W	2.1	5.3	1.8	new verandah/ pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W27	N	3	0	0	new verandah/ pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W28	N	2.03	0	0	new verandah/ pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W29	E	2.9	0	0	new verandah/ pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
W30	E	5.8	0	0	new verandah/ pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			

Glazing requirements					Show on DA Plans	Show on CCQDC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements							
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type	
W31	S	5.7	0	0	projection height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W32	S	2.4	0	0	projection height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W33	S	4.8	0	0	projection height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
W34	S	2.7	0	0	projection height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	
SD1	S	11.02	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)	

Glazing requirements							Show on DA Plans	Show on CCQDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m <sup>2</sup> )	Overhauling height (m)	Overhauling distance (m)	Shading device	Frame and glass type			
SD2	E	6.5	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
SD3	E	6.5	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
SD4	S	6.6	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
SD5	E	10.0	0	0	new verandah pergola/balcony >=400 mm	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			
SD6-SD7	S	11.02	0	0	projection height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.65, SHGC: 0.75)			

Legend
In these commitments, 'applicant' means the person carrying out the development.
Commitments identified with a ✓ in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the 'Show on CCQDC plans & specs' column must be shown in the plans and specifications accompanying the application for a construction certificate (if complying development certificate for the proposed development).
Commitments identified with a ✓ in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

## NOTES

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## ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

## DRAWING

BASIX COMMITMENTS

SCALE  
ISSUE

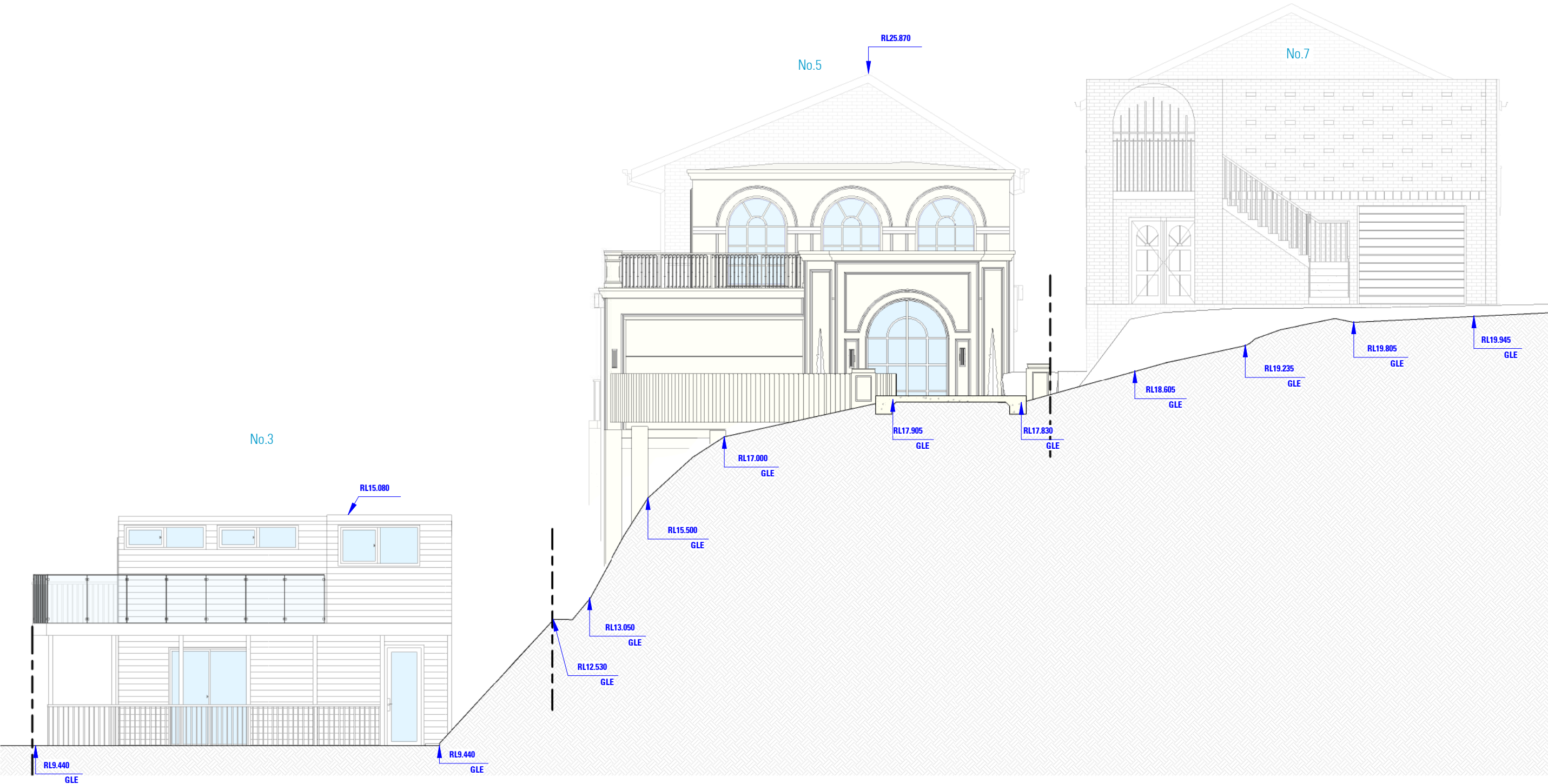
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B 30.04.2024

DWG No. 24103 - 29

NOT FOR CONSTRUCTION



# STREETSCAPE ANALYSIS PLAN



NOT FOR CONSTRUCTION

## NOTES

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## ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED  
BENITA ZEAITER  
BENITA ZEAITER

SAM KHOURY

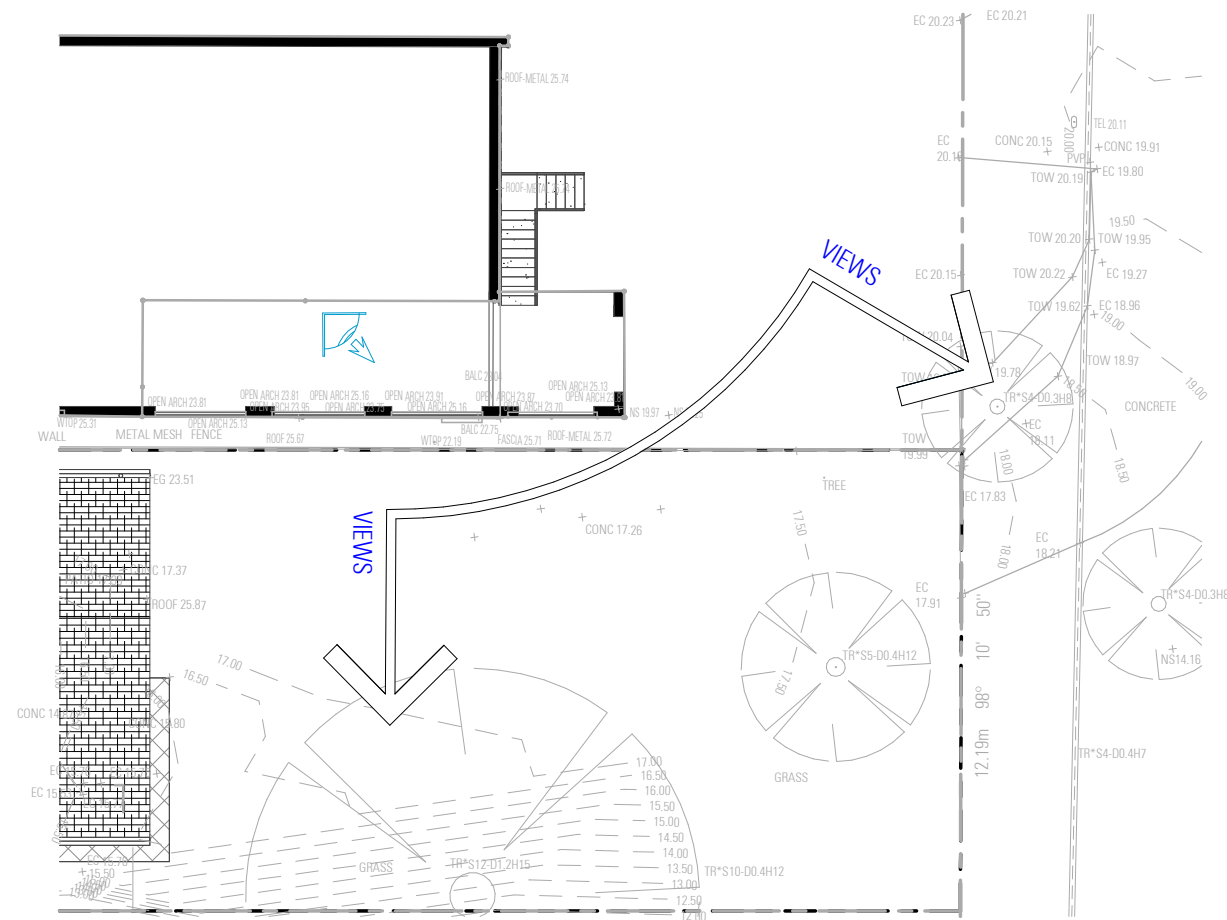
## DRAWING

STREETSCAPE ANALYSIS PLAN

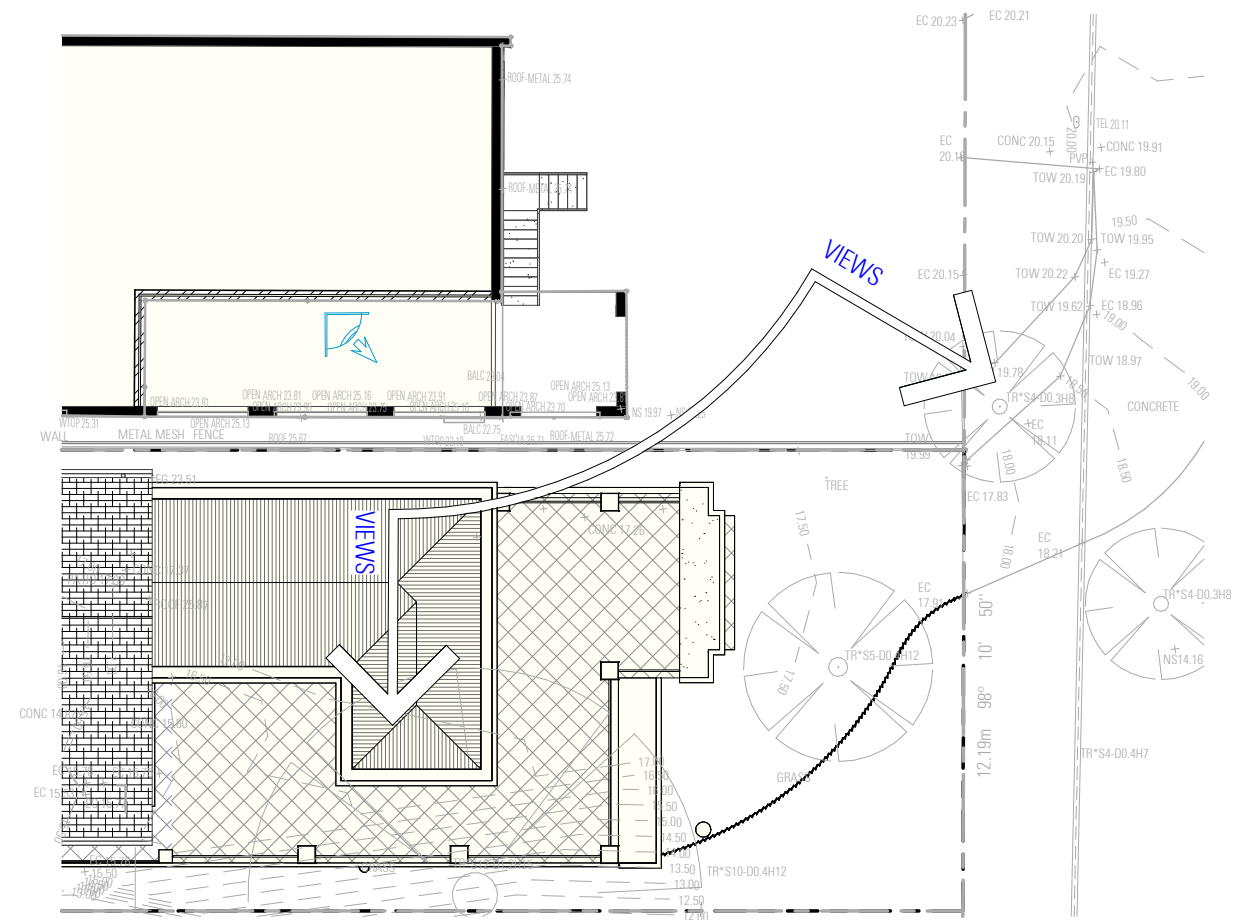
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B 30.04.2024

DWG No. 24103 - 30





EXISTING BUILDING VIEWS



PROPOSED BUILDING VIEWS



NOT FOR CONSTRUCTION

NOTES

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DESIGN  
DRAFTED

BENITA ZEAITER  
BENITA ZEAITER

SAM KHOURY

ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DRAWING

VIEW LOSS ANALYSIS

SCALE  
ISSUE

1 : 200 / A4  
B 30.04.2024

DWG No. 24103 - 32





AS SEEN FROM SALT PAN CREEK

NOT FOR CONSTRUCTION

<p><b>NOTES</b></p> <p>1. ALL DIMENSIONS ARE IN MILLIMETERS 2. VERIFY ALL DIMENSIONS ON SITE 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) &amp; AUSTRALIAN STANDARDS</p>	<p><b>COPYRIGHT</b></p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.</p>	<p> es.au</p>	<p> ACCREDITED BUILDING DESIGNER</p>	<p><b>ALTERATIONS AND ADDITIONS</b></p> <p>5 VILLIERS ROAD HEIGHTS NSW 2211</p> <p><b>DESIGN</b> BENITA ZEAITER <b>DRAFTED</b> BENITA ZEAITER</p> <p>SAM KHOURY</p>	<p><b>DRAWING</b></p> <p>VIEW ANALYSIS</p> <p><b>SCALE</b> / A4 <b>ISSUE</b> B 30.04.2024</p> <p><b>DWG No.</b> 24103 - 33</p>
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ALTERATIONS AND ADDITIONS

5 VILLIERS ROAD  
HEIGHTS NSW 2211

DESIGN  
DRAFTED

BENITA ZEAITER  
FARAH KAYAL

SAM KHOURY

DRAWING

3D VIEW

SCALE  
ISSUE

/  
B 30.04.2024

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