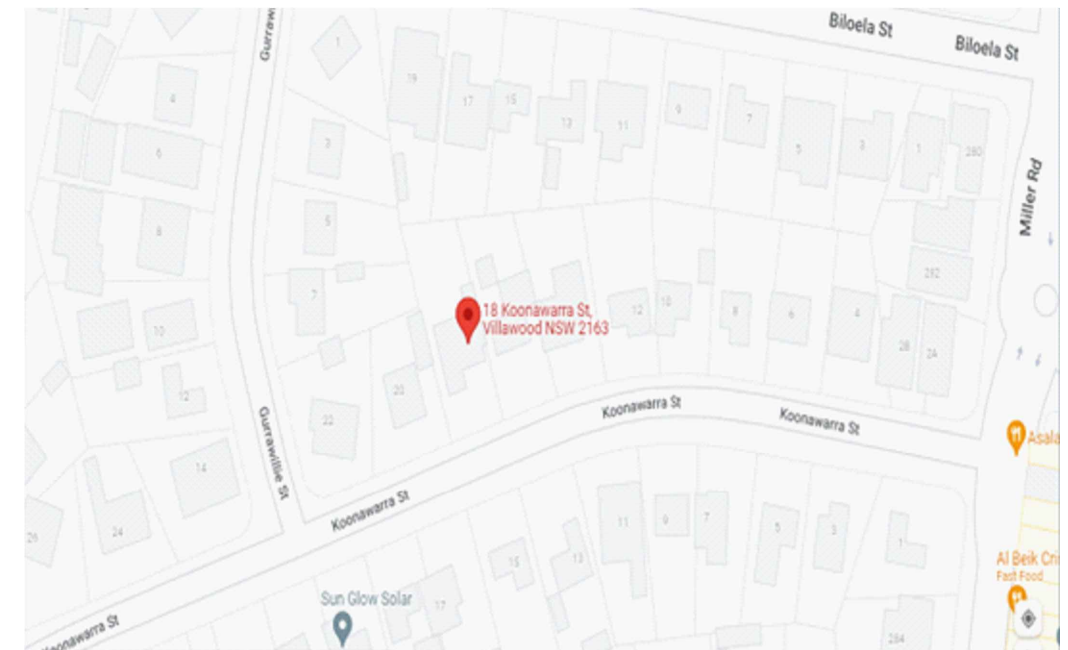


Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
 Stage 2: Construction of a secondary dwelling on lot. 2 only

## LOCATION MAP



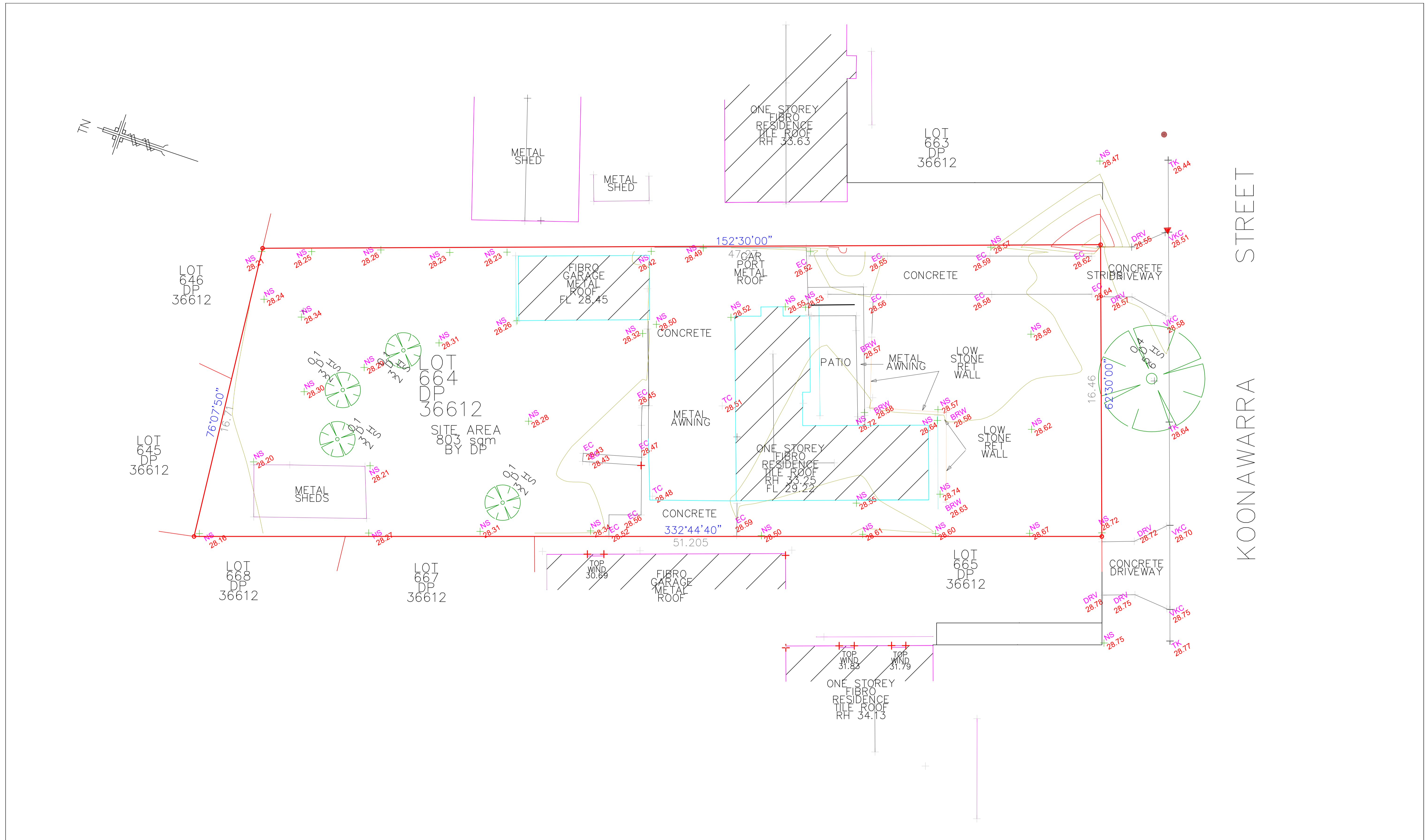
SITE LOCATION: 18 KOONAWARRA ST.VILLAWOOD  
 LOT 664 IN DP 36612

### SHEET SCHEDULE (ARCHITECTURAL)

SHEET	TITLE	SHEET	TITLE	SHEET	TITLE	SHEET	TITLE
000	COVER SHEET						
1	SURVEY PLAN -1/100	9	SOUTH WEST + NORTH EAST ELEVATIONS (DUPLEX)	17	EROSION & SEDIMENT CONTROL PLAN	25	
2	DEMOLISHING PLAN	10	SECTION A-A	18	BASIX COMMITMENTS PLAN U1	26	
3	SITE PLAN -1/100	11	FLOOR PLAN SECOND DWELLING +SWIMMING POOL DETAILS	19	BASIX COMMITMENTS PLAN U2	27	
4	SITET PLAN -1/200	12	ELEVATIONS SECOND DWELLING	20	LANDSCAPE PLAN	28	
5	GROUND FLOOR PLAN (DUPLEX)	13	SECTION B-B+ BASIX COMMITMENTS (SECOND DWELLING)	21	MATERIALS & FINISHES	29	
6	FIRST FLOOR PLAN (DUPLEX)	14	SHADOWS - JUNE	22	NOTIFICATION PLANS (1)	30	
7	ROOF PLAN	15	SITE ANALYSIS	23	NOTIFICATION PLANS (2)	31	
8	FRONT + NORTH ELEVATIONS (DUPLEX)	16	SUBDIVISION PLAN	24		32	

**SIGHT BUILDING DESIGN**  
 Architectural Design & Planning Consultant  
 Sam. Sallit (B. Arch.)  
 Member of the royal Australian Institute of Architects  
 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31 Farnell Street, Merrylands 2160 marsam2@outlook.com.au

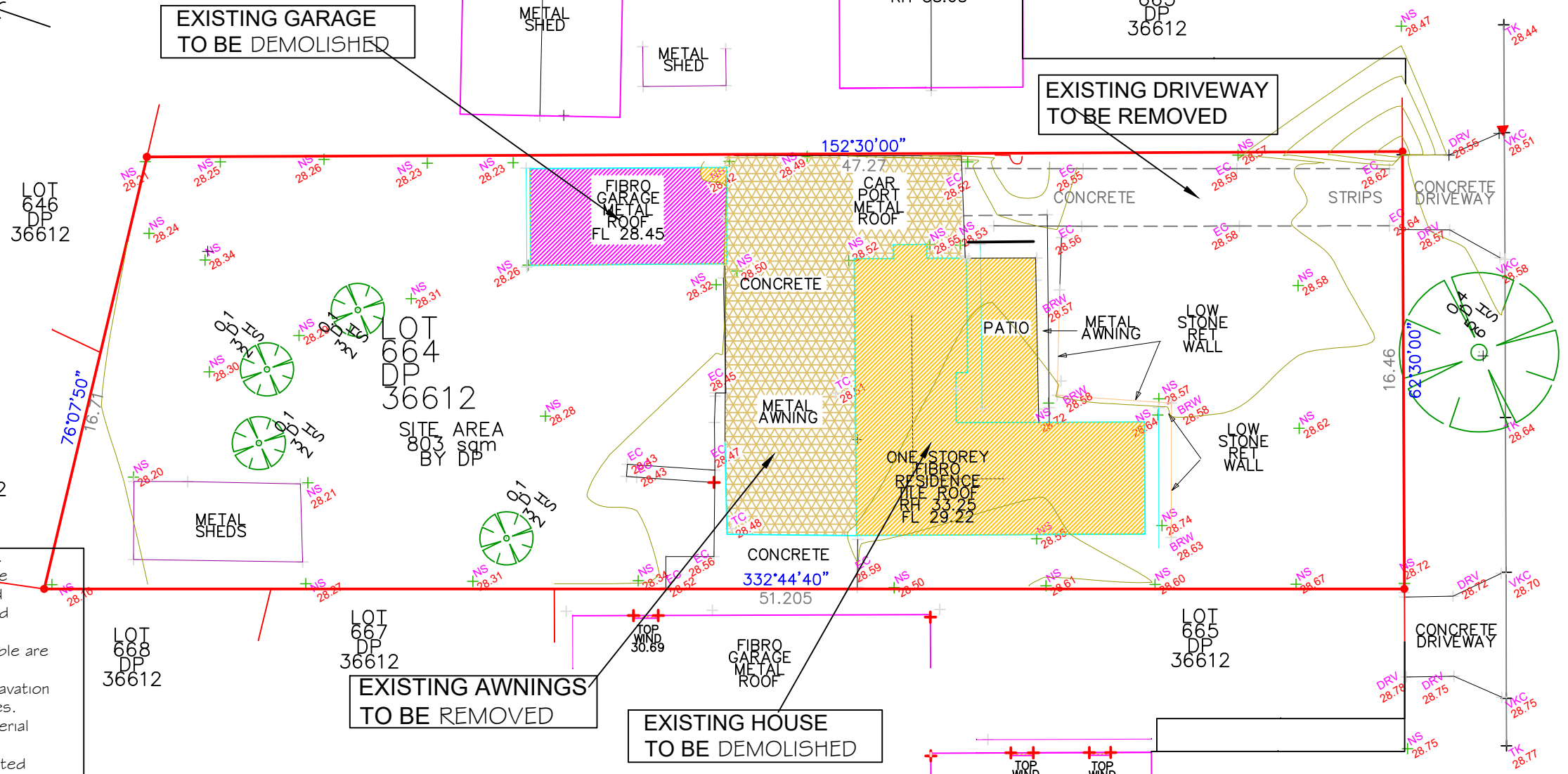
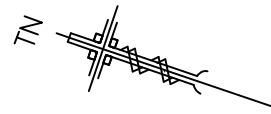
JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED ATTACHED DUAL OCCUPANCY (DUPLEX) UNIT (1) + UNIT (2) WITH TORRENS TITLE SUBDIVISION + BUILD NEW SECOND DWELLING (GRANNY FLAT) FOR EACH LOT	COVER PAGE	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO TO HYDRAULIC ENGINEER DETAILS - DONT SCALE.	DATE	27/04/2022					
	CLIENT NAME	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. - WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	CHECKED	SS					
	AT: 18 KOONAWARRA ST VILLAWOOD LOT 664 IN DP 36612		SCALE	1/500					
	Rasoul Rashidianfar		JOB NUMBER	871					
	0451 652 303		NUMBER IN SET	000					
			ISSUE						



AMENDMENTS		NOTES: IF ANY CONSTRUCTION WORK IS PLANNED THE CONCERNED SHOULD UNDERTAKE A FURTHER SURVEY TO DEFINE ANY BOUNDARIES AS NO BOUNDARIES HAVE BEEN DEFINED. DIMENSIONS AND BEARINGS ARE FROM DP 36612 . ANY POINT CRITICAL TO THE PREPARATION OF PLANS AND/OR CONSTRUCTION SHOULD BE CHECKED BY THE BUILDER BEFORE ANY WORK COMMENCING. ALL SERVICES ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST. ALL TREES ARE APPROXIMATE LOCATION AND SIZE ONLY. DIAL BEFORE YOU DIG SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION WORK ON 1100. PRIOR TO THE COMPLETION OF ANY PLANS AND/OR CONSTRUCTION FURTHER FIELD WORK SHOULD BE UNDERTAKEN.	URBANEX SURVEYORS		CLIENT:	JOB No:	
DATE:	DESCRIPTION:				CLIENT ADDRESS:	JOB ADDRESS: 18 KOONAWARRA STREET VILLAWOOD 2163	211-2021
					SCALE:1:200 ON A3	LEVELS:AHD	DATE:
							16/11/2021

PH: 9786 6734  
 SHOP 1 103 CANN ST BASS HILL  
 2197  
 EMAIL: survey@urbanex.net.au





**Demolition Notes:**

1. Refer to Landscape drawing for removal of trees. Do not remove topsoil within drip line of trees to be retained. Use hand methods to locate, expose, and cleanly remove the roots within any area of specified excavation.
  3. All Vegetated Areas to be retained where possible are to be fenced off, unless noted otherwise.
  4. Contact '1 100 Dial Before You Dig' prior to excavation to avoid damaging any existing underground services.
  5. No manoeuvring of vehicles or stockpiling of material should occur outside the construction site.
  6. All sediment control structures should be inspected and maintained by the site manager daily.
  7. All waste skips to be clear from drains, gutters and foot paths.
  8. Drainage is to be connected to storm water system as soon as possible.
  9. Roads and footpaths outside of site to be kept clean and clear at all times.
  10. Construction site stabilisation to commence immediately on demolition of building.
- Legend: To be demolished  
 Extent of existing ground surfaces to be removed  
 Existing trees to be retained (Refer to Landscape Drawings)  
 Existing trees to be removed (Refer to Landscape Drawings)  
 Existing site level from Survey Plan

## DEMOLISHING PLAN 1/200



**Sam. Sallit (B. Arch.)**

Member of the royal Australian Institute of architect  
 (Tel - fax) 9637 1491 Mob: 0410 316 294

31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
PROPOSED ATTACHED DUAL OCCUPANCY (DUPLEX) UNIT (1) & UNIT (2) WITH TORRENTS TITLE SUBDIVISION + Swimming Pool for Unit (1) + SECOND DWELLING FOR UNIT (2) LOT	DEMOLISHING PLAN	- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN - ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE. - THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS. - THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. - STORM WATER TO H. ENGINEER DETAILS - DONT SCALE. - SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL. - WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE	DATE	11/03/2022					
AT: 18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612	CLIENT NAME Mr. ZAMEL NIAMAH 0422238478		CHECKED	SS		SCALE	1/200		
			JOB NUMBER	873					
			NUMBER IN SET	2					
			ISSUE						



**AREAS CALCULATIONS:**

SITE AREA: 803 m<sup>2</sup>

**UNIT (1) SITE AREA 353 m<sup>2</sup>**

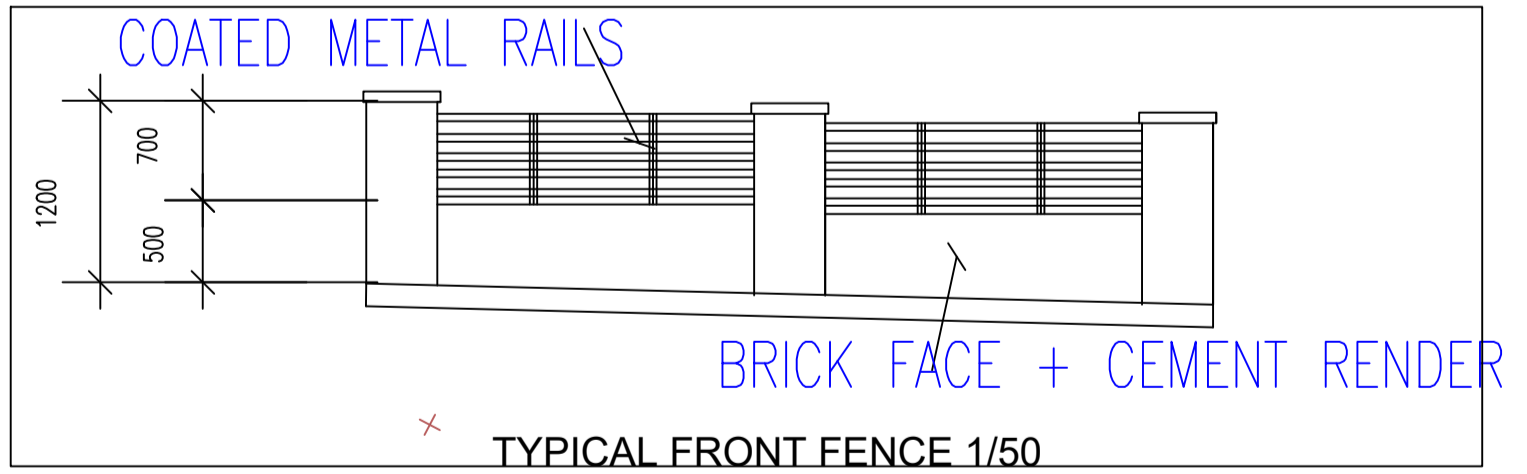
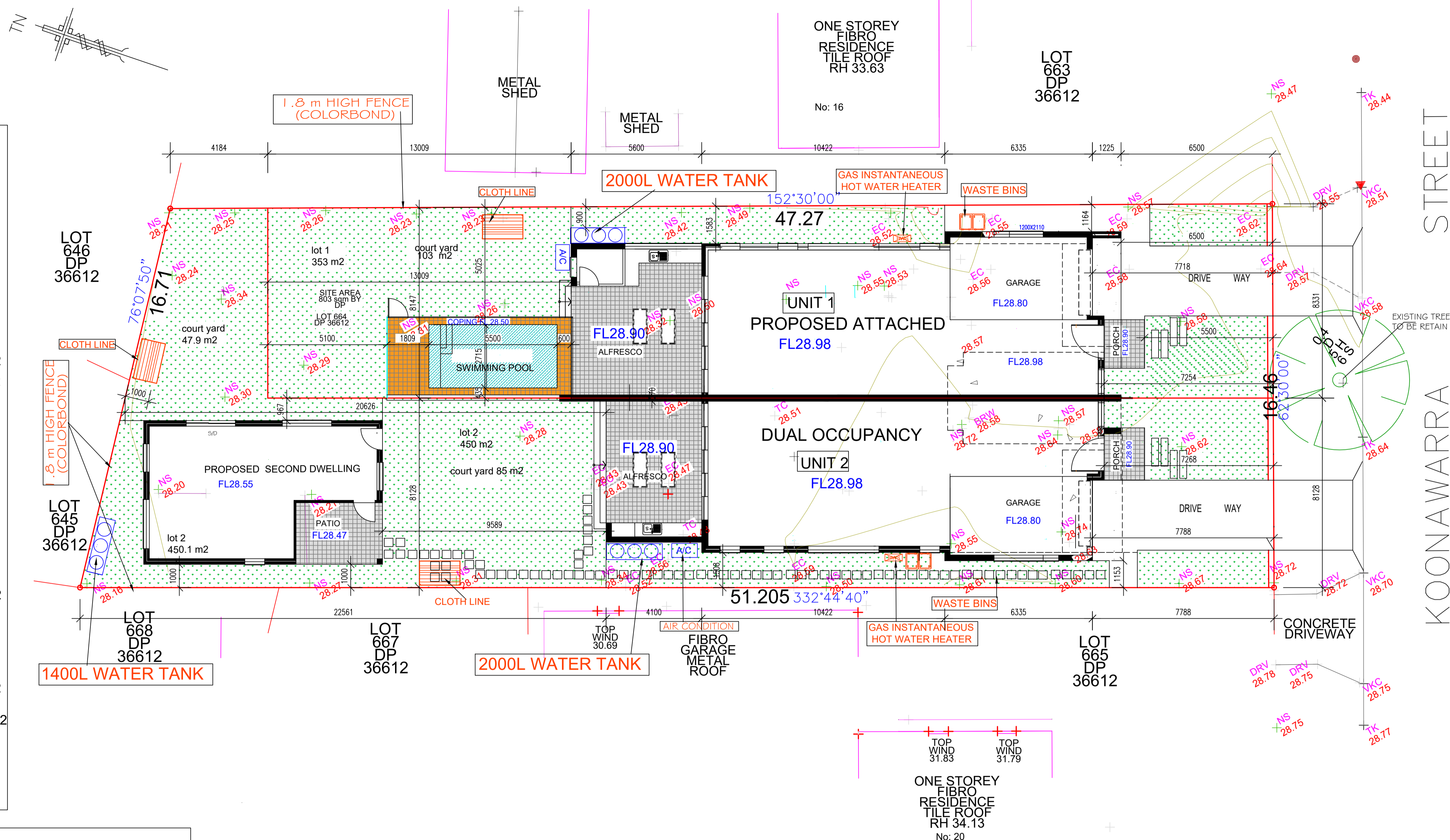
**GROUND FLOOR:**  
 (LIVING AREA EXCLUDE WALL THICKNESS) 81.6 m<sup>2</sup>  
 GARAGE: EXCLUDE WALL THICKNESS ) 23 m<sup>2</sup>  
 ALFRESCO: 34.8 m<sup>2</sup>  
 PORCH : 4.17 m<sup>2</sup>  
 SWIMMING POOL: CAPACITY 18 KL  
 COURT YARD (1) : OPEN SPACE 103 m<sup>2</sup>

**FIRST FLOOR:**  
 (LIVING AREA EXCLUDE WALL THICKNESS + VOIDS) = 75.78 m<sup>2</sup>  
 FRONT BALCONY : 17.4 m<sup>2</sup>  
 TOTAL LIVING AREA (G+ F) : 157.38 m<sup>2</sup>  
 FLOOR SPACE RATIO : 44.58%  
 FRONT AREA AT FRONT OF BUILDING: 54.2 m<sup>2</sup>  
 LANDSCAPE AREA AT FRONT OF BUILDING: 25.1 m<sup>2</sup> = 46.30%

**UNIT (2) SITE AREA 450 m<sup>2</sup>**

**GROUND FLOOR:**  
 (LIVING AREA EXCLUDE WALL THICKNESS) 81.6 m<sup>2</sup>  
 GARAGE: EXCLUDE WALL THICKNESS ) 23 m<sup>2</sup>  
 ALFRESCO: 34.8 m<sup>2</sup>  
 PORCH : 4.17 m<sup>2</sup>  
 SECOND DWELLING (GRANNY FLAT) AREA: 45.12 m<sup>2</sup>  
 TOTAL COURT YARD (2) : OPEN SPACE 132.9m<sup>2</sup>

**FIRST FLOOR:**  
 (LIVING AREA EXCLUDE WALL THICKNESS + VOIDS) = 75.78 m<sup>2</sup>  
 FRONT BALCONY : 17.4 m<sup>2</sup>  
 TOTAL LIVING AREA (G+ F) : 157.38 m<sup>2</sup>  
 TOTAL LIVING AREA (U2 + Second dwelling)=202.50m<sup>2</sup>  
 FLOOR SPACE RATIO : 45%  
 FRONT AREA AT FRONT OF BUILDING: 52.8m<sup>2</sup>  
 LANDSCAPE AREA AT FRONT OF BUILDING: 25.1 m<sup>2</sup> = 47.5%



**SITE PLAN 1/100**

**SIGHT BUILDING DESIGN**  
 Sam. Sallit (B. Arch.)  
 Member of the royal Australian Institute of architect  
 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

<b>JOB DESCRIPTION</b>	Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1 Stage 2: Construction of a secondary dwelling on lot 2 only
<b>DRAWING TITLE</b>	<b>SITE PLAN</b>
<b>CLIENT NAME</b>	Mr. ZAMEL NIAMAH 0422238478
<b>AT:</b>	18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612

<b>NOTES</b>	<ul style="list-style-type: none"> <li>- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN</li> <li>- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.</li> <li>- THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS.</li> <li>- THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.</li> <li>- STORM WATER TO H. ENGINEER DETAILS</li> <li>- DONT SCALE.</li> </ul>
	<ul style="list-style-type: none"> <li>- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.</li> <li>- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE</li> </ul>

<b>DRAWN</b>	SS
<b>DATE</b>	11/03/2022
<b>CHECKED</b>	SS
<b>SCALE</b>	1/100
<b>JOB NUMBER</b>	873
<b>NUMBER IN SET</b>	<b>3</b>
<b>ISSUE</b>	

<b>NORTH</b>	
<b>ISSUE</b>	
<b>AMENDMENT</b>	
<b>BY</b>	
<b>DATE</b>	



**AREAS CALCULATIONS:**

SITE AREA: 803 m<sup>2</sup>

**UNIT (1) SITE AREA 353 m<sup>2</sup>**

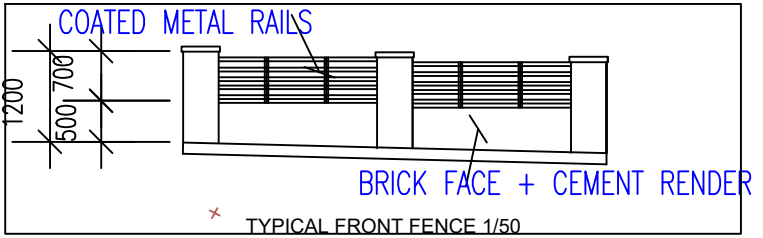
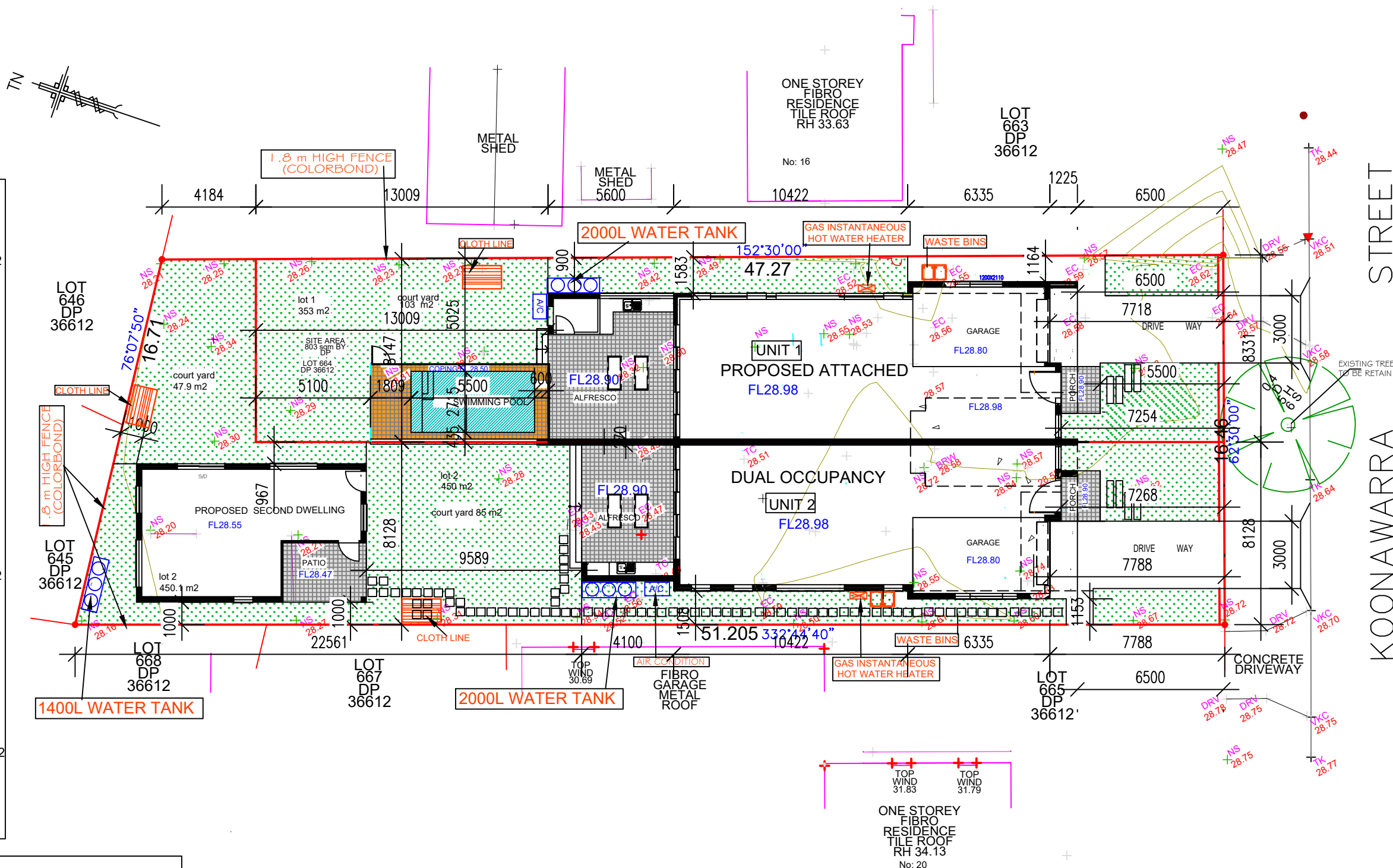
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 ALFRESCO: 34.8 m<sup>2</sup>  
 PORCH : 4.17 m<sup>2</sup>  
 SWIMMING POOL: CAPACITY 18 KL  
 COURT YARD (1) : OPEN SPACE 103 m<sup>2</sup>

**FIRST FLOOR:**  
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 FRONT BALCONY : 17.4 m<sup>2</sup>  
 TOTAL LIVING AREA (G+ F) : 157.38 m<sup>2</sup>  
 FLOOR SPACE RATIO : 44.58%  
 FRONT AREA AT FRONT OF BUILDING: 61.65 m<sup>2</sup>  
 LANDSCAPE AREA AT FRONT OF BUILDING: 25.1 m<sup>2</sup> = 40.71%

**UNIT (2) SITE AREA 450 m<sup>2</sup>**

**GROUND FLOOR:**  
 (LIVING AREA EXCLUDE WALL THICKNESS) 81.6 m<sup>2</sup>  
 GARAGE: EXCLUDE WALL THICKNESS +VOID) 23 m<sup>2</sup>  
 ALFRESCO: 34.8 m<sup>2</sup>  
 PORCH : 4.17 m<sup>2</sup>  
 SECOND DWELLING (GRANNY FLAT) AREA: 45.12 m<sup>2</sup>  
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 TOTAL LIVING AREA (U2 + Second dwelling)=202.50m<sup>2</sup>  
 FLOOR SPACE RATIO : 45%  
 FRONT AREA AT FRONT OF BUILDING: 61.65 m<sup>2</sup>  
 LANDSCAPE AREA AT FRONT OF BUILDING: 25.1 m<sup>2</sup> = 40.71%



**SITE PLAN 1/ 200**

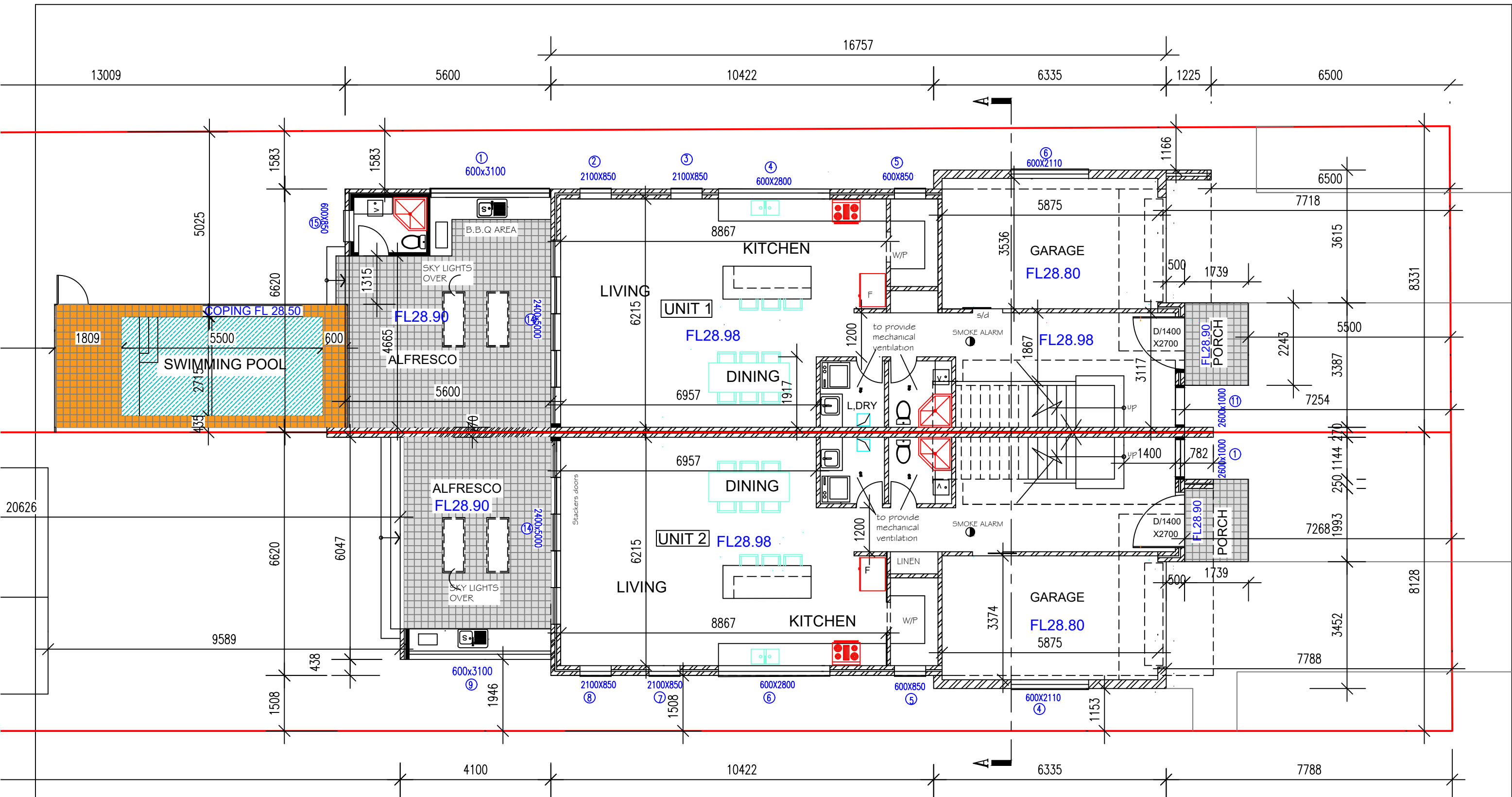


<b>JOB DESCRIPTION</b>	<b>DRAWING TITLE</b>
Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1 Stage 2: Construction of a secondary dwelling on lot 2 only	<b>SITE PLAN</b>
<b>CLIENT NAME</b>	<b>CLIENT NAME</b>
AT: 18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612	Mr. ZAMEL NIAMAH 0422238478

<b>NOTES</b>	
- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN	- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.
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- STORM WATER TO H. ENGINEER DETAILS	
- DONT SCALE.	

<b>DRAWN</b>	SS
<b>DATE</b>	11/03/2022
<b>CHECKED</b>	SS
<b>SCALE</b>	1/200
<b>JOB NUMBER</b>	873
<b>NUMBER IN SET</b>	4
<b>ISSUE</b>	

<b>NORTH</b>	<b>ISSUE</b>	<b>AMENDMENT</b>	<b>BY</b>	<b>DATE</b>



# GROUND FLOOR PLAN 1/100



**Sam. Sallit (B. Arch.)**  
 Member of the royal Australian Institute of architect  
 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

### JOB DESCRIPTION

Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
 Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST.  
 VILLAWOOD  
 LOT 664 IN DP 36612

### DRAWING TITLE

GROUND FLOOR PLAN

### CLIENT NAME

Mr. ZAMEL NIAMAH  
 0422238478

### NOTES

- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN
- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.
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- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE

### DRAWN

SS

DATE 11/03/2022

CHECKED SS

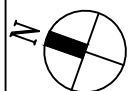
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NUMBER IN SET **5**

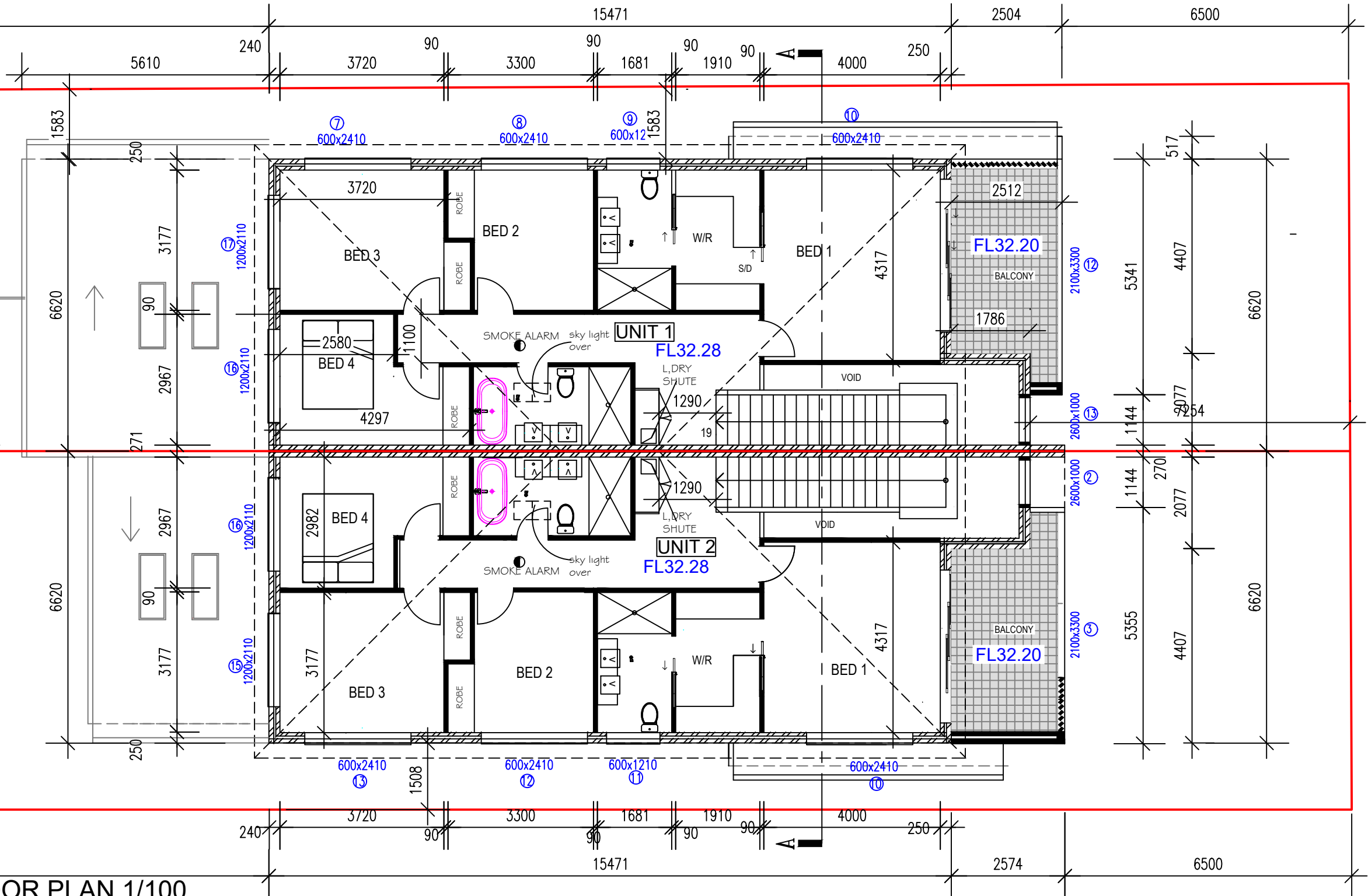
ISSUE

### NORTH



ISSUE	AMENDMENT	BY	DATE

18609



FIRST FLOOR PLAN 1/100

26661



Sam. Sallit (B. Arch.)  
 Member of the royal Australian Institute of architect  
 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

JOB DESCRIPTION

Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
 Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST. VILLAWOOD  
 LOT 664 IN DP 36612

DRAWING TITLE

FIRST FLOOR PLAN

CLIENT NAME

Mr. ZAMEL NIAMAH  
 0422238478

NOTES

- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN
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- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE

DRAWN

SS

DATE

11/03/2022

CHECKED

SS

SCALE

1/100

JOB NUMBER

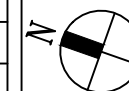
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NUMBER IN SET

6

ISSUE

NORTH

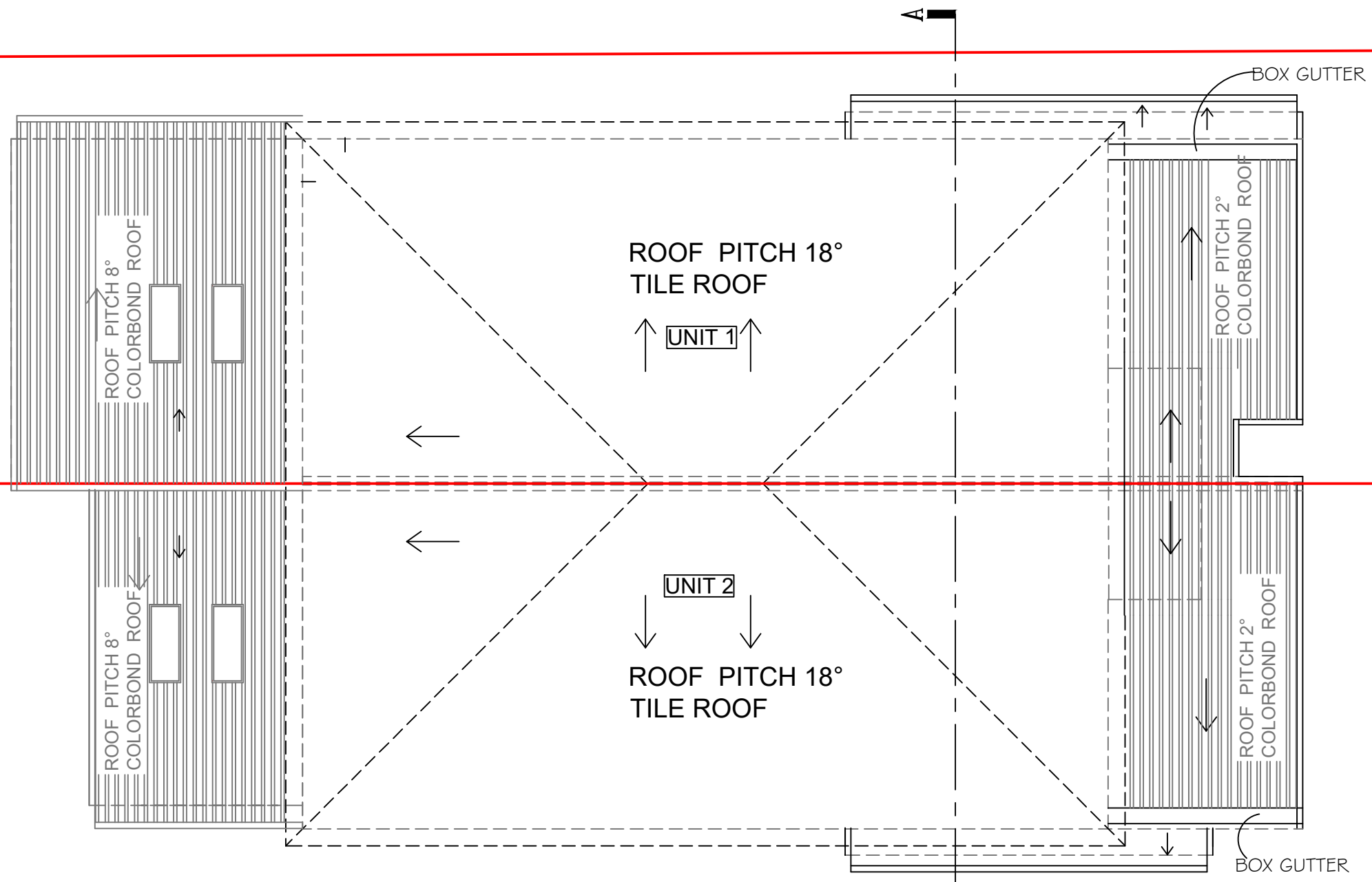
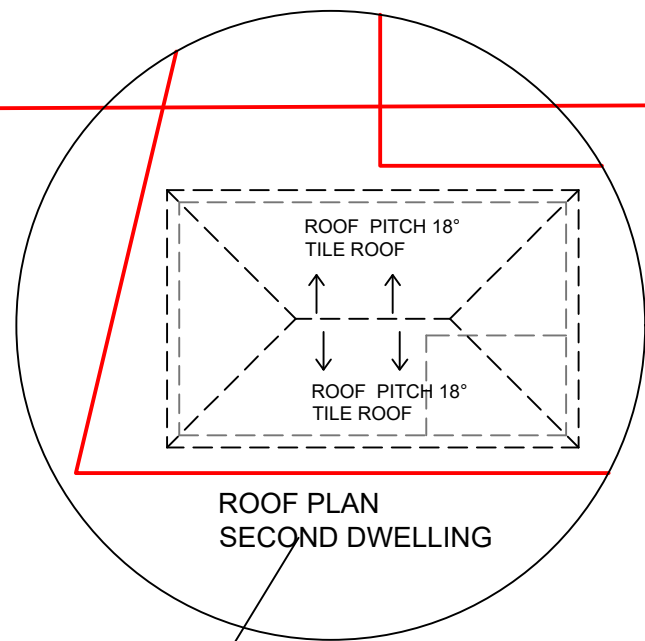


ISSUE

AMENDMENT

BY

DATE



## ROOF PLAN 1/100 CONVENTIONAL ROOF TO BE DONE ON SITE



**Sam. Sallit (B. Arch.)**  
Member of the royal Australian Institute of architect  
(Tel - fax) 9637 1491 Mob: 0410 316 294  
31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

**JOB DESCRIPTION**

Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST. VILLAWOOD  
LOT 664 IN DP 36612

**DRAWING TITLE**

**ROOF PLAN**

**CLIENT NAME**

Mr. ZAMEL NIAMAH  
0422238478

**NOTES**

- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN
- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.
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- STORM WATER TO H. ENGINEER DETAILS
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- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE

**DRAWN**

SS

**DATE**

11/03/2022

**CHECKED**

SS

**SCALE**

1/100

**JOB NUMBER**

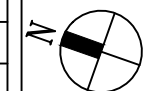
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**NUMBER IN SET**

7

**ISSUE**

**NORTH**



**ISSUE**

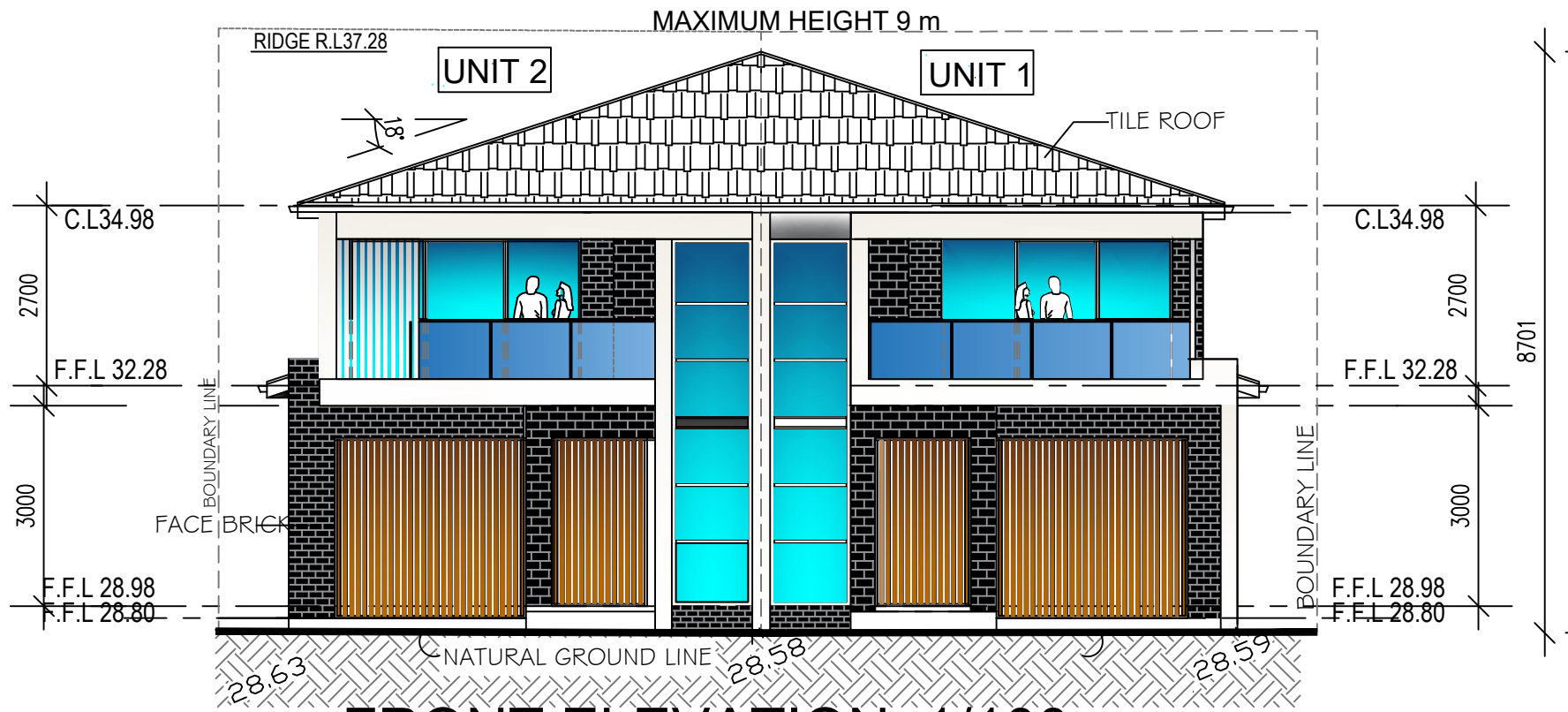
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**BY**

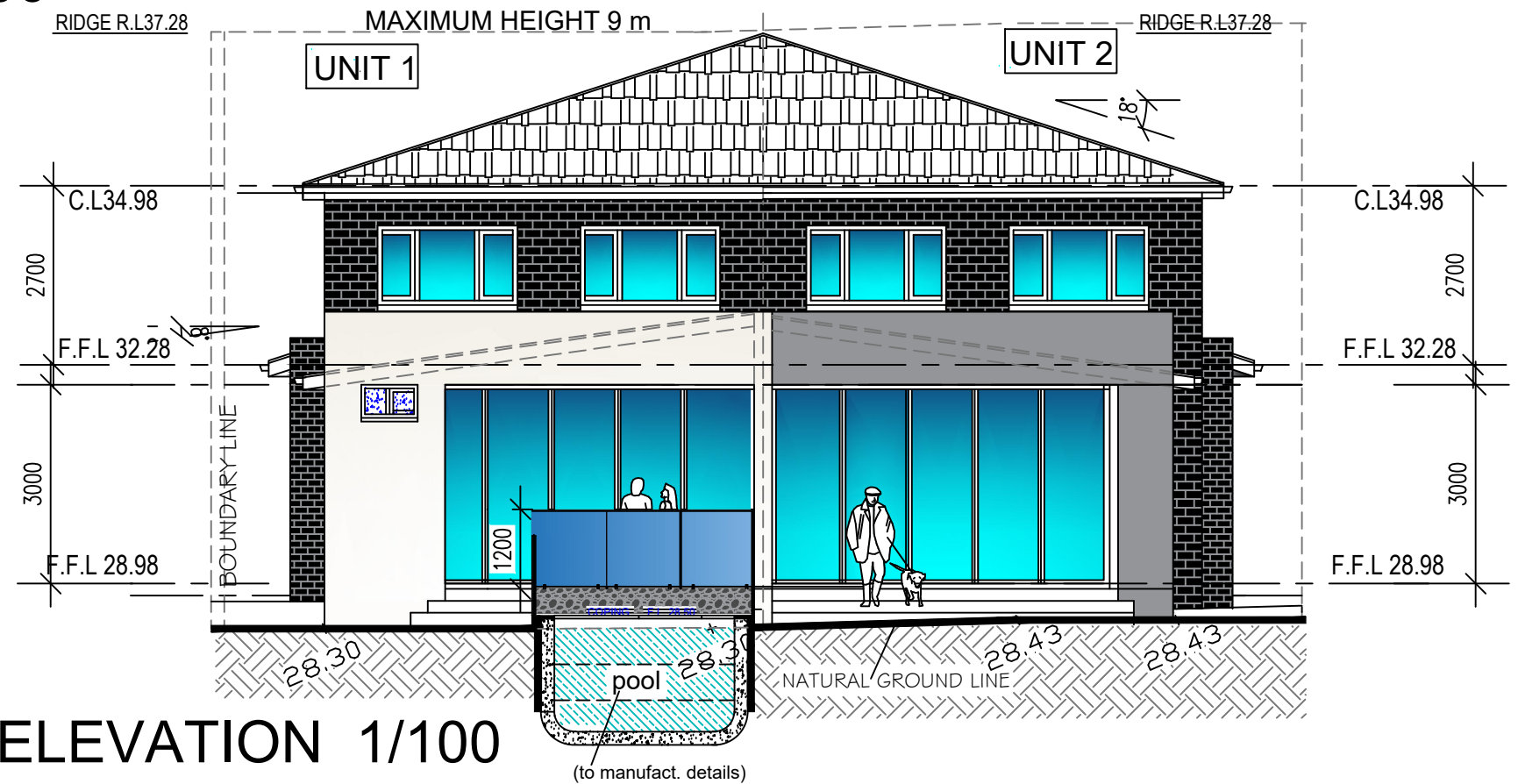
**DATE**

ISSUE	AMENDMENT	BY	DATE





**FRONT ELEVATION 1/100**



**REAR ELEVATION 1/100**

**SIGHT BUILDING DESIGN**  
 Sam. Sallit (B. Arch.)  
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 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

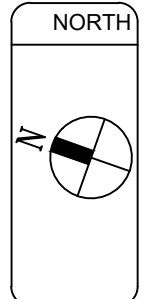
**JOB DESCRIPTION**  
 Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
 Stage 2: Construction of a secondary dwelling on lot. 2 only  
 AT: 18 KOONAWARRA ST. VILLAWOOD  
 LOT 664 IN DP 36612

**DRAWING TITLE**  
**FRONT + REAR ELEVATIONS**  
**CLIENT NAME**  
 Mr. ZAMEL NIAMAH  
 0422238478

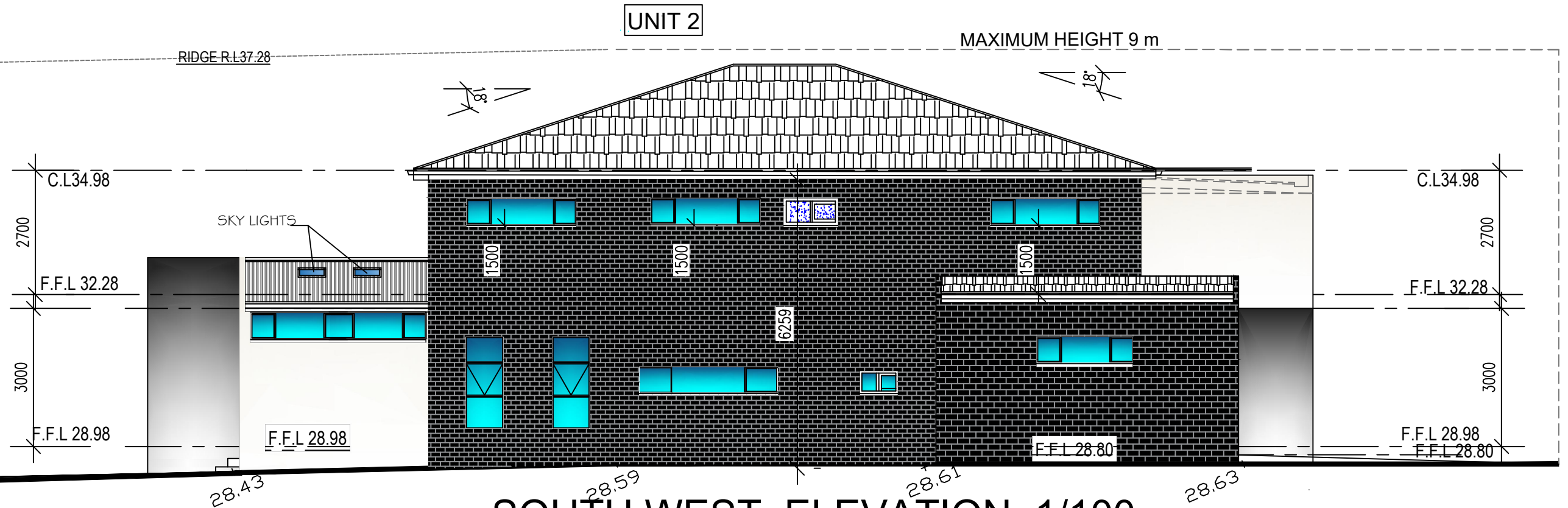
**NOTES**

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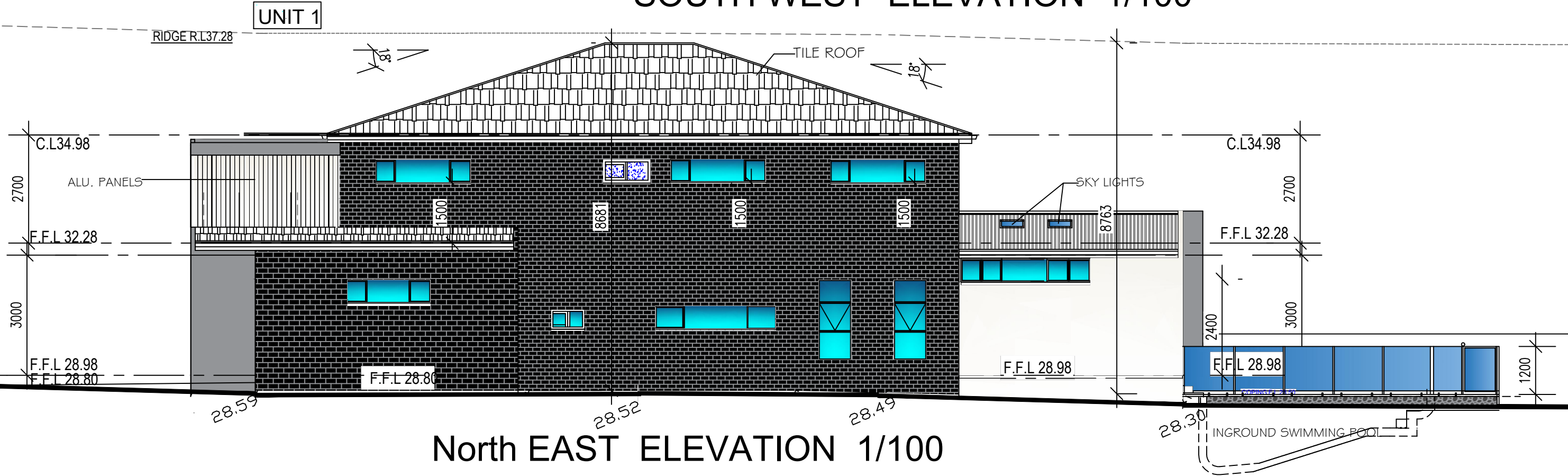
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<b>DATE</b>	11/03/2022
<b>CHECKED</b>	SS
<b>SCALE</b>	1/100
<b>JOB NUMBER</b>	873
<b>NUMBER IN SET</b>	<b>8</b>
<b>ISSUE</b>	



ISSUE	AMENDMENT	BY	DATE



**SOUTH WEST ELEVATION 1/100**



**North EAST ELEVATION 1/100**

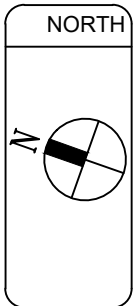


JOB DESCRIPTION
Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1 Stage 2: Construction of a secondary dwelling on lot. 2 only
AT: 18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612

DRAWING TITLE
<b>WEST + EAST ELEVATIONS</b>
CLIENT NAME
Mr. ZAMEL NIAMAH 0422238478

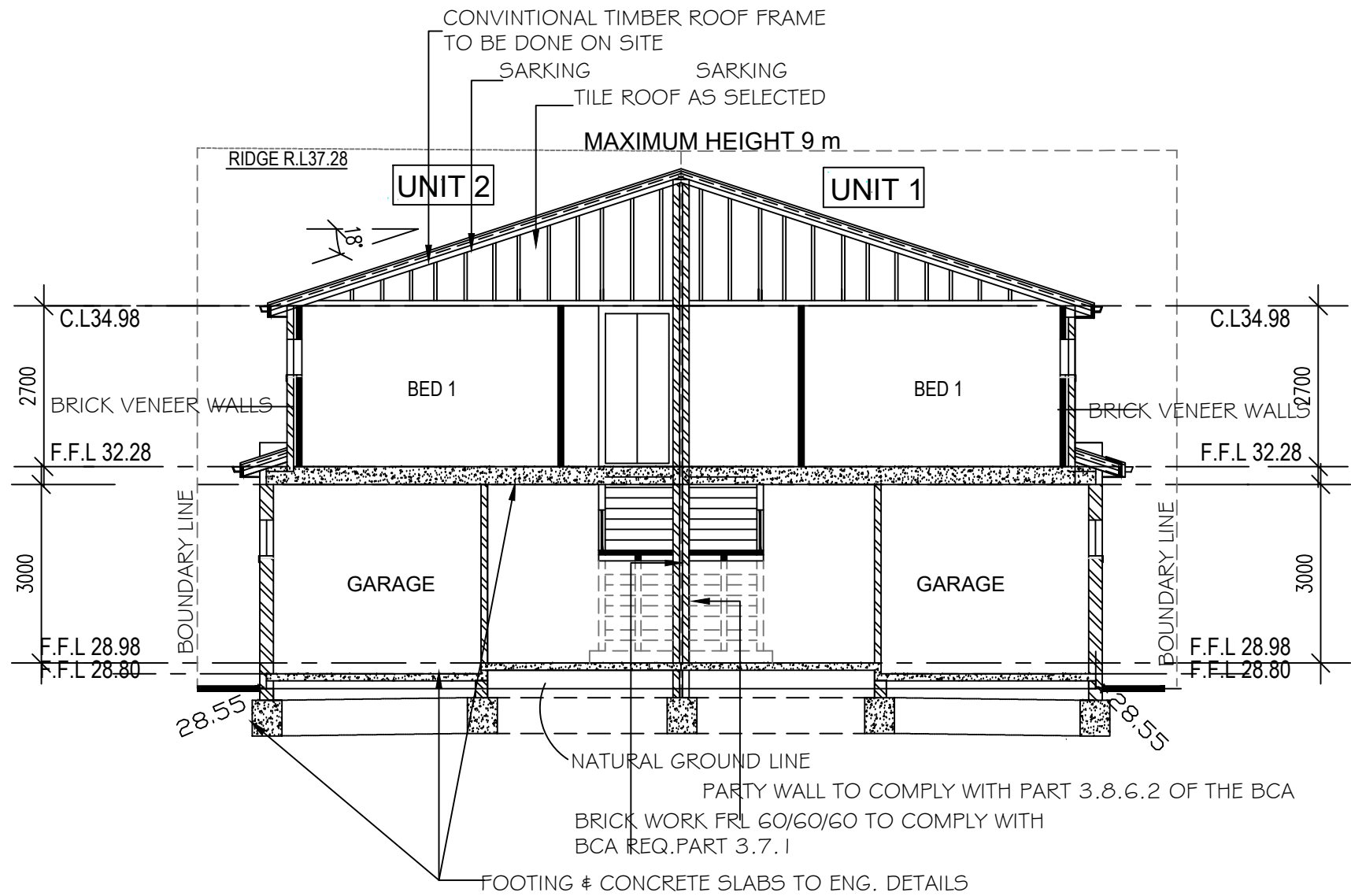
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DATE	11/03/2022
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SCALE	1/100
JOB NUMBER	873
NUMBER IN SET	<b>9</b>
ISSUE	



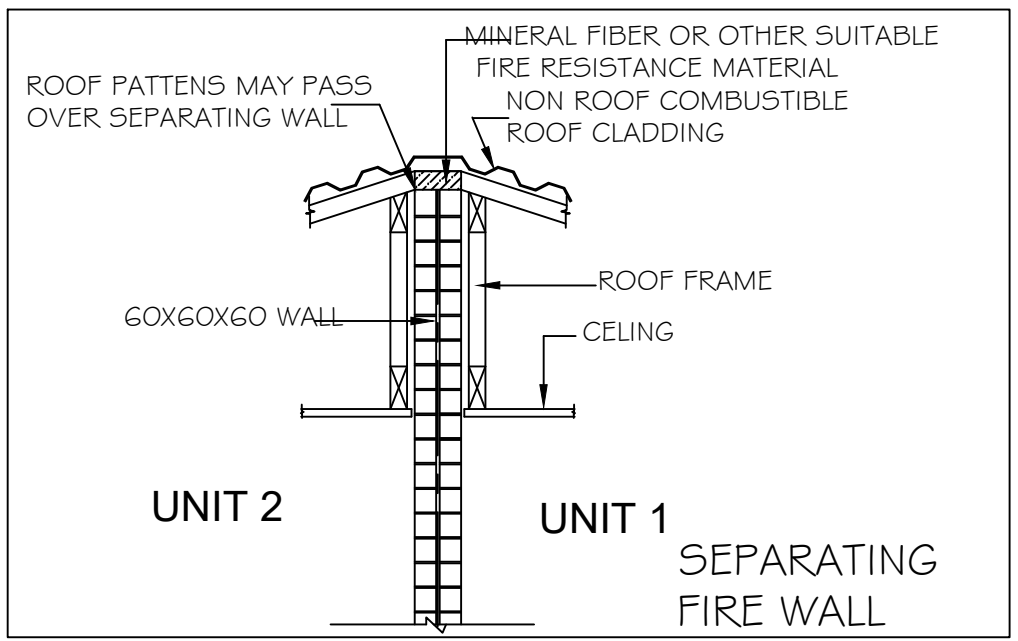
ISSUE	AMENDMENT	BY	DATE





**SECTION A - A 1/100**

- BCA notes housing provisions**
- The timber framing & wall bracing will comply with AS.1684
  - Smoke detectors will be installed in accordance with part 3.7.2 of the BCA housing provisions & AS.3786
  - The piers & slabs will be designed by a structural engineer in as per AS.2870
  - Termite protection will be provided in accordance with part 3.1.3 of the BCA housing provisions and AS.3660.1
  - The wet areas to be waterproofed in accordance with part 3.8.1 of the BCA housing provisions & AS.1740
  - The sanitary compartment doors will be constructed in accordance with part 3.8.3 of the BCA housing provisions
  - The timber framing & wall bracing will comply with AS.1684  
The driveway gradient complies with AS.2890.1
  - The buildings will be provided with gutters & downpipes as per AS.3500 & connected either to the stormwater easement or street
  - Mechanical ventilation will be provided to the bathrooms & laundry in accordance with the BCA housing provisions
  - The risers, treads & balustrade will comply with part 3.9.2 of the BCA housing provisions



**SIGHT BUILDING DESIGN**  
 Sam. Sallit (B. Arch.)  
 Member of the royal Australian Institute of architect  
 (Tel - fax) 9637 1491 Mob: 0410 316 294  
 31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

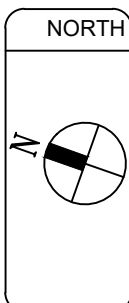
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 Stage 2: Construction of a secondary dwelling on lot. 2 only  
 AT: 18 KOONAWARRA ST. VILLAWOOD  
 LOT 664 IN DP 36612

**DRAWING TITLE**  
 SECTION A - A  
**CLIENT NAME**  
 Mr. ZAMEL NIAMAH  
 0422238478

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<b>JOB NUMBER</b>	873
<b>NUMBER IN SET</b>	10
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ISSUE	AMENDMENT	BY	DATE

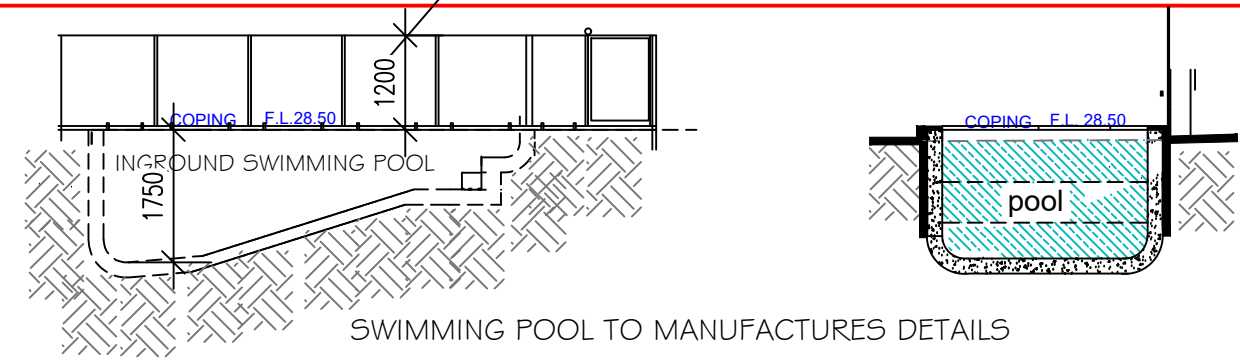
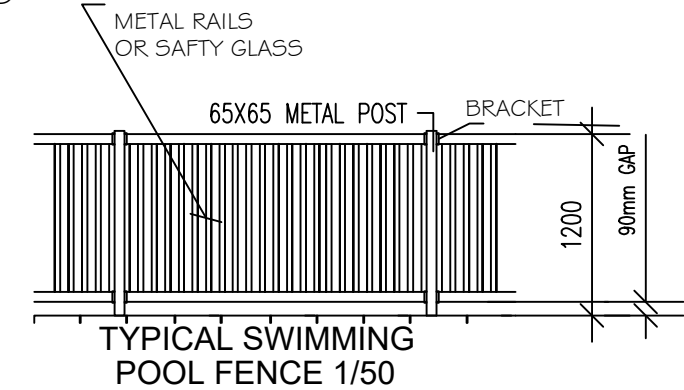
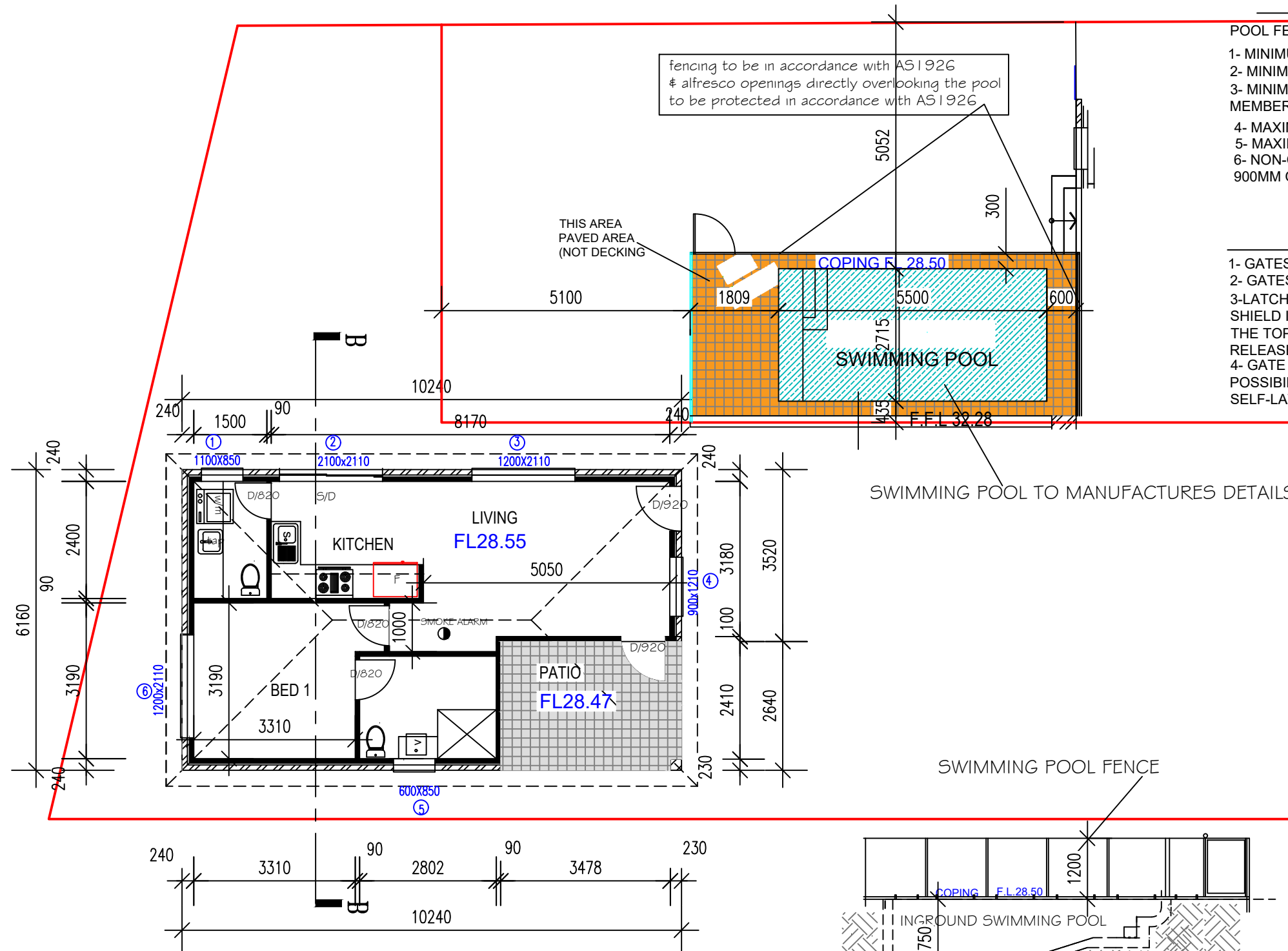
## POOL FENCE NOTE

POOL FENCING MUST COMPLY WITH AS 1926.1-2007 SOME OF THE REQUIRMENTS ARE:

- 1- MINIMUM HEIGHT 1200mm FOR THE FENCING BETWEEN THE POOL AND THE HOUSE
- 2- MINIMUM HEIGHT OF 1800MM FOR BOUNDARY FENCING
- 3- MINIMUM 900MM SEPARATION BETWEEN THE UPPER AND LOWER HORIZONTAL MEMBERS TO MAINTAIN NON-CLIMABLE ZONE
- 4- MAXIMUM 100MM GAP UNDER THE FENCE
- 5- MAXIMUM 100MM GAP IN VERTICAL MEMBERS INCLUDING ANY FLEX IN MATERIAL
- 6- NON-CLIMABLE ZONE EXTENTS FROM THE BARRIER 300MM INTO THE POOL AREA AND 900MM OUTSIDE POOL AREA

## POOL GATE NOTE

- 1- GATES MUST BE SELF-CLOSING AND SELF-LATCHING AND MUST BE CLOSED AT ALL TIMES.
- 2- GATES TO OPEN OUTWARDS FROM THE POOL AREA.
- 3- LATCH RELEASE MECHANISM TO B 1.5 METRES ABOVE THE GROUND EXCEPT WHERE A SHIELD IS USED. IF A SHIELD IS USED THE LATCH IS POSITIONED ON THE POOL SIDE NEAR THE TOP OF THE GATE. THE SHIELD MAKES IT NECESSARY TO REACH OVER THE GATE TO RELEASE THE LATCH MECHANISM.
- 4- GATE WIDTH IS TO BE KEPT 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.



## SECOND DWELLING FLOOR PLAN (AT REAR UNIT -2-)



### JOB DESCRIPTION

Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
 Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST.  
 VILLAWOOD  
 LOT 664 IN DP 36612

### DRAWING TITLE

FLOOR PLAN  
 (SECOND DWELLING)  
 +SWIMMING POOL  
 DETAILS

### CLIENT NAME

Mr. ZAMEL NIAMAH  
 0422238478

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### DATE

11/03/2022

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### SCALE

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### JOB NUMBER

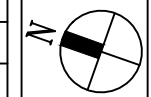
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11

### ISSUE

### NORTH



### ISSUE

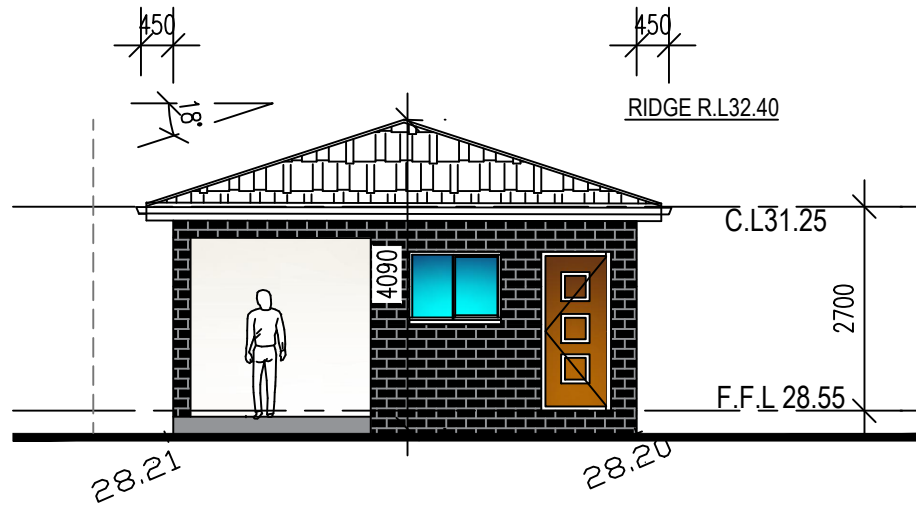
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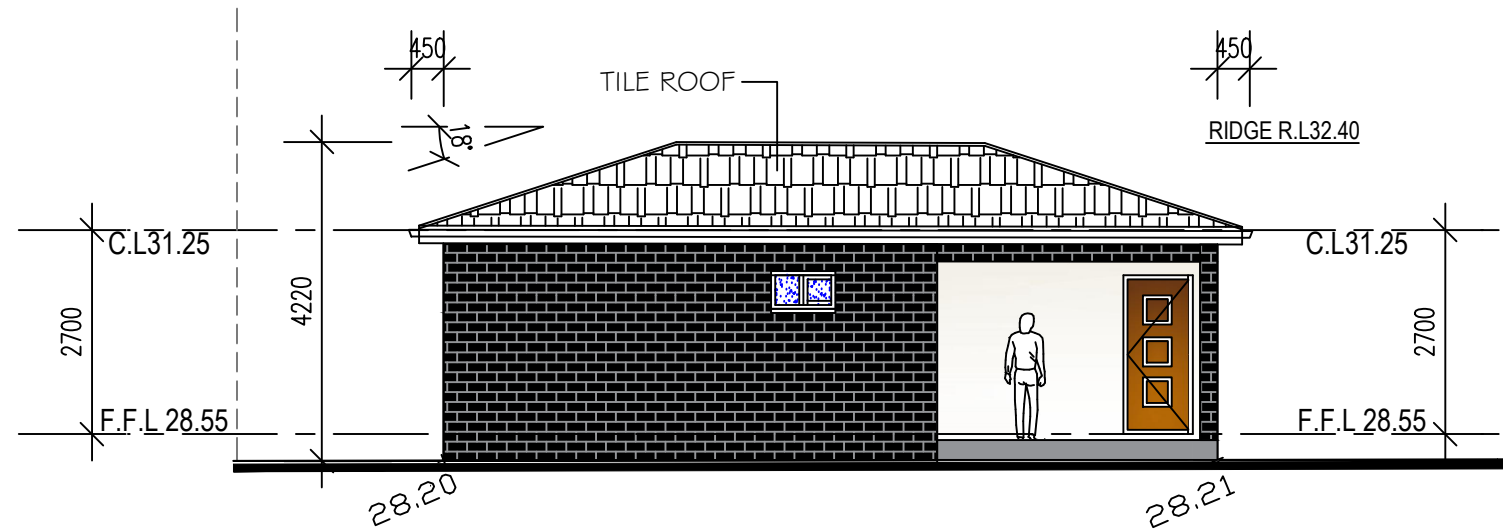
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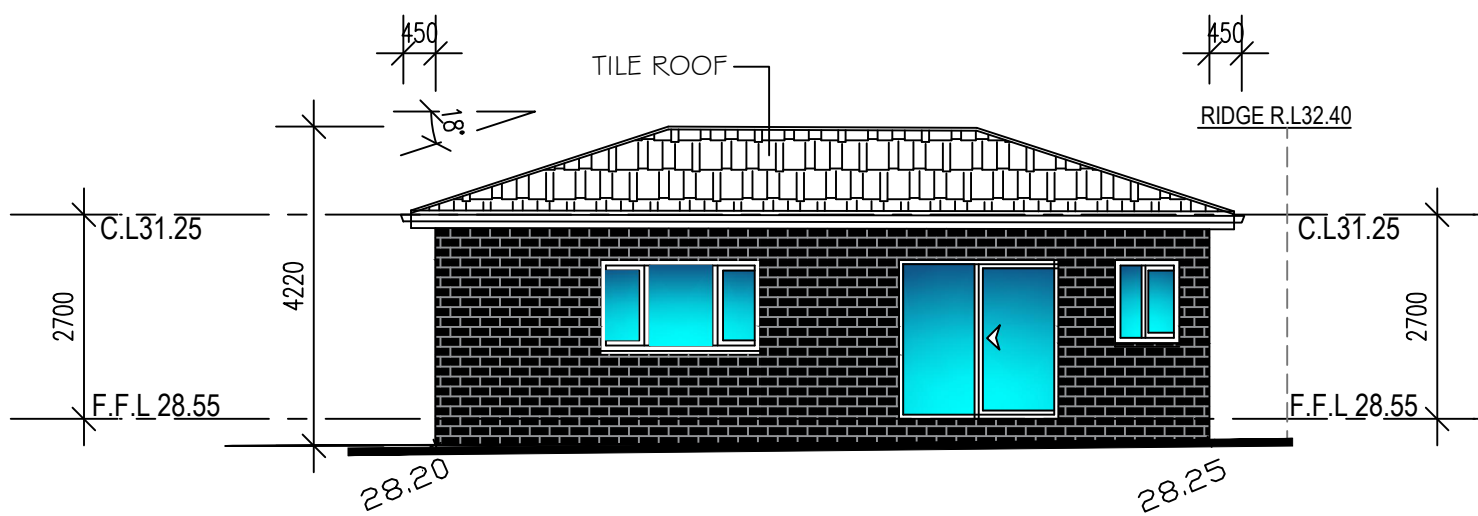




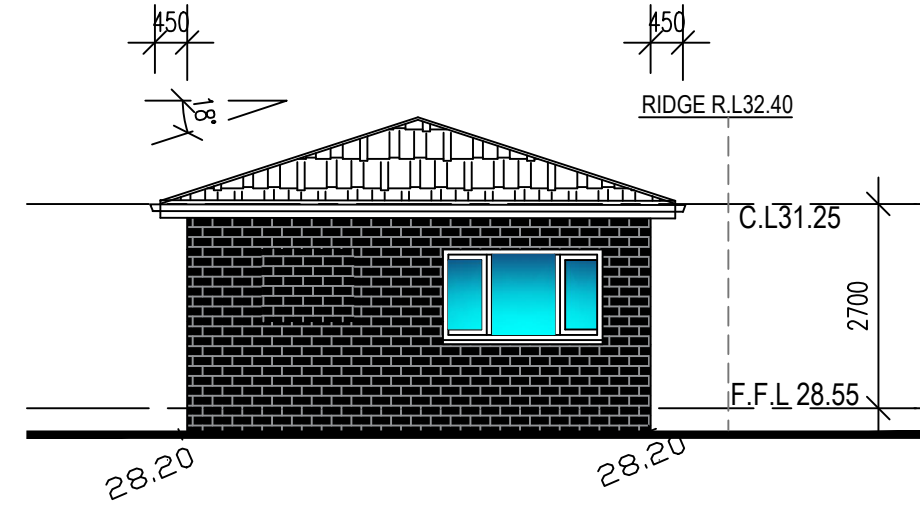
**SOUTH ELEVATION 1/100**  
(SECOND DWELLING)



**WEST ELEVATION 1/100**  
(SECOND DWELLING)



**EAST ELEVATION 1/100**  
(SECOND DWELLING)



**NORTH ELEVATION 1/100**  
(SECOND DWELLING)



**JOB DESCRIPTION**

Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1  
Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST. VILLAWOOD  
LOT 664 IN DP 36612

**DRAWING TITLE**

**ELEVATIONS  
(SECOND DWELLING)**

**CLIENT NAME**

Mr. ZAMEL NIAMAH  
0422238478

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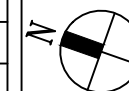
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**NUMBER IN SET**

12

**ISSUE**

**NORTH**



**ISSUE**

**AMENDMENT**

**BY**

**DATE**

ISSUE	AMENDMENT	BY	DATE

**basix commitmnets Certificate number: 1310080S**

**Water Commitments**

**Landscape**

The applicant must plant indigenous or low water use species of vegetation throughout 29 square metres of the site.

**Fixtures**

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.

The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

**Alternative water**

**Rainwater tank**

The applicant must install a rainwater tank of at least 1400 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 rain runoff from at least 32 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water sup

**Thermal Comfort Commitments Show on**

**General features**

The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

**Floor, walls and ceiling/roof**

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

floor - concrete slab on ground nil

external wall - brick veneer 1.86 (or 2.40 including construction)

external wall - framed (weatherboard, fibre cement, metal clad) 2.20 (or 2.60 including construction)

ceiling and roof - flat ceiling / pitched roof ceiling: 3.5 (up), roof: foil/sarking unventilated; dark (solar absorptance >0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials

**Thermal Comfort Commitments**

**Windows, glazed doors and skylights**

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.
- Vertical external louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn oclosed.

Window/glazed door no. Maximum height (mm) Maximum width (mm)

Type Shading (Dimension within 10%) Overshadowing

**North East facing**

W01 1100x850 aluminium, single, clear

W02 2100 x2110 aluminium, single, clear

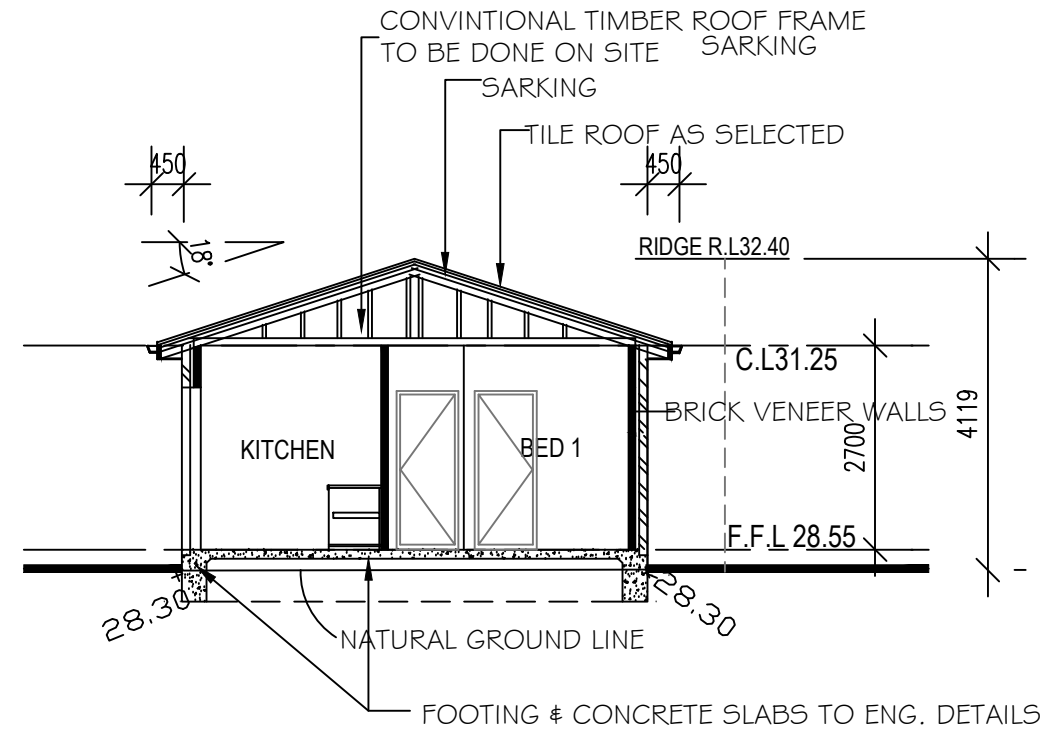
W03 1200x2110 aluminium, single, clear

**W04 900x1210 aluminium, single, clear**

W05 600x850 U-value: 6.6, SHGC: 0.441 - 0.539(aluminium, single, tint)

**North West facing**

W06 1200 x2110 aluminium, single, clear



**SECTION B - B 1/100 (SECOND DWELLING)**

**Energy Commitments**

**Hot water**

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.

**Cooling system**

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star

The cooling system must provide for day/night zoning between living areas and bedrooms.

**Heating system**

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star

The heating system must provide for day/night zoning between living areas and bedrooms.

**Ventilation**

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off

Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

**Artificial lighting**

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 2 of the bedrooms / study;

**Energy Commitments**

- at least 1 of the living / dining rooms;• the kitchen;

- all bathrooms/toilets;• the laundry;• all hallways;

**Natural lighting**

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

**Other**

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the developme

JOB DESCRIPTION	DRAWING TITLE	NOTES	DRAWN	SS	NORTH	ISSUE	AMENDMENT	BY	DATE
			<p>Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1</p> <p>Stage 2: Construction of a secondary dwelling on lot. 2 only</p> <p>AT: 18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612</p>	<p>Basix Commitments - Second Dwelling (Granny Flat)</p> <p>CLIENT NAME</p> <p>Mr. ZAMEL NIAMAH 0422238478</p>					



Sam. Sallit (B. Arch.)  
Member of the royal Australian Institute of architect  
(Tel - fax) 9637 1491 Mob: 0410 316 294  
31Fornell Street, Merrylands 2160 marsam2@outlook.com.au





**LEGENED**

② PROPOSED DUAL OCCUPANCY (DUPLEX)

PROPOSED SECOND DWELLING

① EXISTING ONE STOREY FIBROUS HOUSE WITH TILE ROOF

EXISTING METAL SHED

EXISTING FIBROUS GARAGE WITH METAL ROOF

PROPOSED SWIMMING POOL

EXISTING TREE TO BE RETAIN

A OVER LOOKING

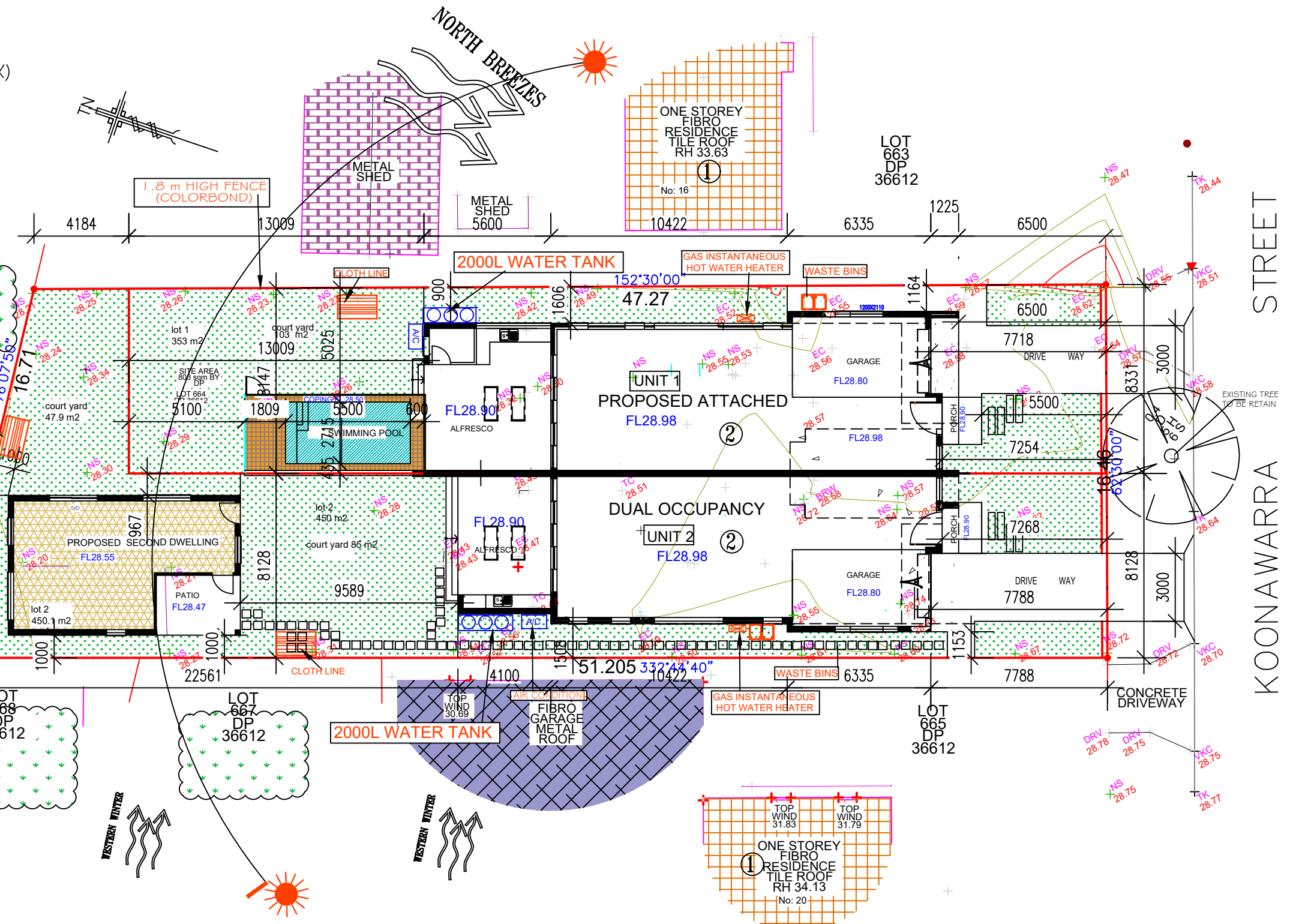
COURT YARD

STEPPING STONE

PREVAILING WINDS

SOURCE OF NOISE

PROPOSED BUILDINGS LINES



**SITE PLAN 1/ 200**

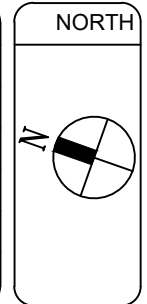
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Mr. ZAMEL NIAMAH 0422238478

DRAWING TITLE
SITE ANALYSIS
CLIENT NAME
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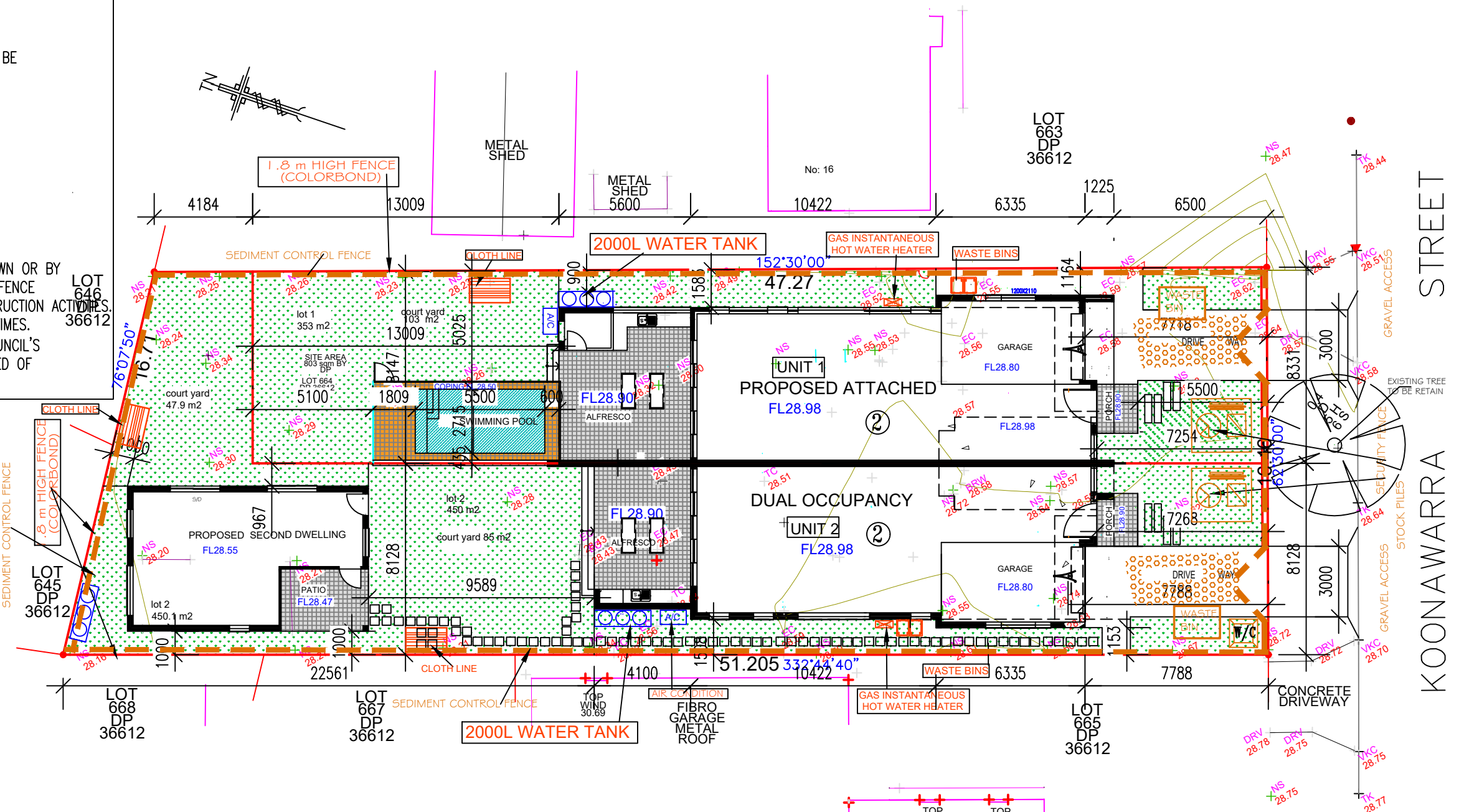
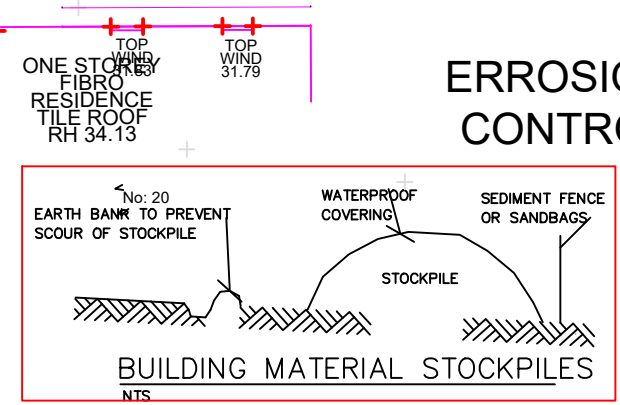
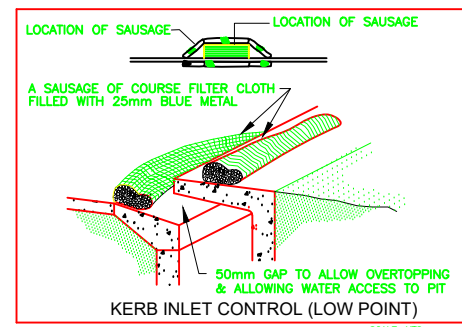
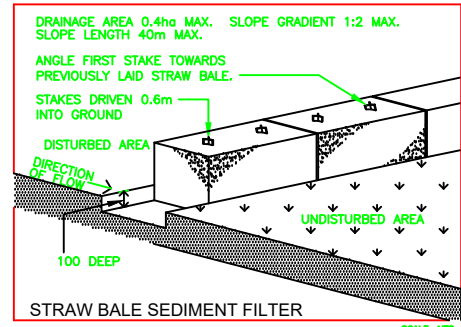
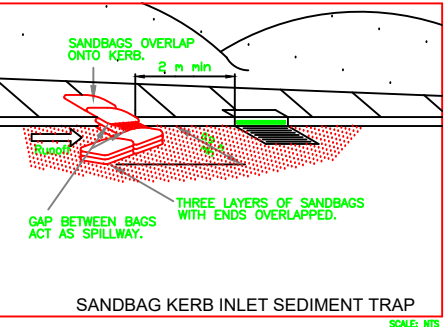
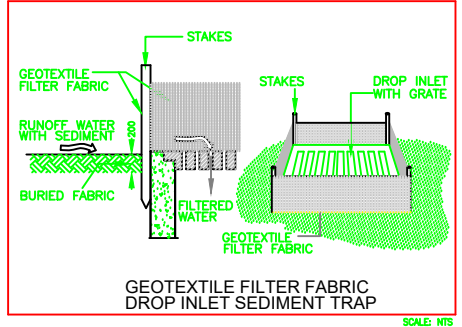
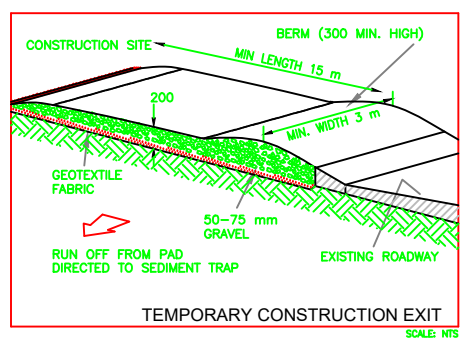
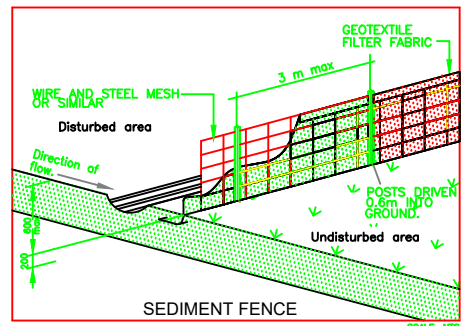
ISSUE	AMENDMENT	BY	DATE





**EROSION NOTES:**

- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 2- MINIMISE DISTURBED AREAS.
- 3- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 4- DRAINAGE TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
- 5- ROAD AND FOOTPATH TO BE SWEEPED DAILY.
- 6- NO MATERIALS TO BE STORED ON FOOTPATH.
- 7- SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR DIRECTED BY COUNCIL'S REPRESENTATIVE. THE SILT FENCES ARE TO BE CLEARED OF SILT AND OTHER BUILT UP MATERIALS.



**SIGHT BUILDING DESIGN**  
Sam. Sallit (B. Arch.)  
Member of the royal Australian Institute of architect  
(Tel - fax) 9637 1491 Mob: 0410 316 294  
31Fornell Street, Merrylands 2160 marsam2@outlook.com.au

<b>JOB DESCRIPTION</b>	Proposal: Stage 1: Demolition of existing structures and construction of an attached two storey dual occupancy with Torrens title subdivision+swimming pool on lot 1 Stage 2: Construction of a secondary dwelling on lot 2 only
<b>DRAWING TITLE</b>	EROSION & SEDIMENT CONTROL PLAN
<b>CLIENT NAME</b>	Mr. ZAMEL NIAMAH 0422238478
<b>AT:</b>	18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612

<b>NOTES</b>	<ul style="list-style-type: none"> <li>- ALL WORK ADDITIONS ARE TO BE CONSIDERED PART OF THIS AMENDED PLAN</li> <li>- ALL GROUND LINES ARE APPROXIMATE ONLY, AND ARE TO BE VERIFIED ON SITE.</li> <li>- THE BUILDER IS RESPONSIBLE FOR THE CORRECTINGS OF ALL PLANS AND DIMENSIONS.</li> <li>- THE BUILDER HAS TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.</li> <li>- STORM WATER TO H. ENGINEER DETAILS</li> <li>- DONT SCALE.</li> </ul>
	<ul style="list-style-type: none"> <li>- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786-1993. ALARMS ARE TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE OF 300mm FROM ANY WALL.</li> <li>- WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGSE</li> </ul>

<b>DRAWN</b>	SS
<b>DATE</b>	11/03/2022
<b>CHECKED</b>	SS
<b>SCALE</b>	1/200
<b>JOB NUMBER</b>	873
<b>NUMBER IN SET</b>	17
<b>ISSUE</b>	

<b>NORTH</b>	
<b>ISSUE</b>	
<b>AMENDMENT</b>	
<b>BY</b>	
<b>DATE</b>	





## BASIX COMMITMENTS- UNIT -2- Certificate number: 1310067S

### Water Commitments

#### Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 22 square metres of the site.

#### Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

#### Alternative water

##### Rainwater tank

The applicant must install a rainwater tank of at least 2000 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 rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply)

### Thermal Comfort Commitments

#### General features

The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room. Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

floor - concrete slab on ground, 96.38 square metres nil

floor - above habitable rooms or mezzanine, 61 square

metres, concrete nil

floor - suspended floor above garage, concrete nil

external wall - Cavity brick 0.5 (or 1.17 including construction)

external wall - Brick Veneer 1.86 (or 2.40 including construction)

external wall - framed (weatherboard, fibre cement, metal clad) 2.20 (or 2.60 including construction) internal wall shared with garage - single skin masonry - nil

internal wall shared with garage - single skin masonry - nil

Ceiling and roof - flat ceiling / pitched roof ceiling: 4 (up), roof: foil/ sarking unventilated; dark (solar absorptance >0.70)

ceiling and roof - flat ceiling / flat roof, framed ceiling: 3.5(up), roof: thermocellular reflective framed; medium (solar absorptance 0.475 - 0.70)

Note • Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building material

#### Energy Commitments

##### Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

##### Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: 3.5 - 4Star

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: : 3-phase airconditioning; Energy rating: 3.5 - 4Star

The cooling system must provide -4 for day/night zoning between living areas and bedrooms.

##### Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: 3.5 -4Star

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: : 3-phase airconditioning; Energy rating: 3.5 - 4Star

The heating system must provide for day/night zoning between living areas and bedrooms.

##### Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off

Kitchen: individual fan, not ducted; Operation control: manual switch on/off

Laundry: individual fan, not ducted; Operation control: manual switch on/off

##### Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 4 of the bedrooms / study;

Window/glazed door no. Maximum height (mm) Maximum width (mm)

Type Shading Device (Dimension within 10%) of window or glazed door Overshadowing

South East: facing

W1 2600x1000 aluminium, single, clear

W2 2600x1000 aluminium, single, clear

W3 2100x3300 aluminium, single, clear

South West: facing

W4 600x2110 aluminium, single, clear

W05 600x 850 aluminium, single clear

W06 600 x2800 aluminium, single, clear

W07 2100 x850 aluminium, single, clear

W08 2100x 850 aluminium, single, clear

W09 600 x3100 aluminium, single, clear

W10 600x2410 aluminium, single, clear

W11 600x 1210 aluminium, single, tint (or U-value:6.6, SHGC:0.441 -0.5390)

W12 600 x2410 aluminium, single, clear

W13 2600 x2410 aluminium, single, clear

North West: facing

W14 2400x5000 aluminium, single, clear

W15 1200x 2110 aluminium, single, clear

W16 1200x2110 aluminium, single, clear

- at least 1 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;

#### Natural lighting

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

#### Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development



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#### JOB DESCRIPTION

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Stage 2: Construction of a secondary dwelling on lot. 2 only

AT: 18 KOONAWARRA ST. VILLAWOOD  
LOT 664 IN DP 36612

#### DRAWING TITLE

Basix Commitments Unit (2)

#### CLIENT NAME

Mr. ZAMEL NIAMAH  
0422238478

#### NOTES

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#### DRAWN

SS

#### DATE

11/03/2022

#### CHECKED

SS

#### SCALE

1/200

#### JOB NUMBER

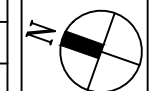
873

#### NUMBER IN SET

19

#### ISSUE

#### NORTH



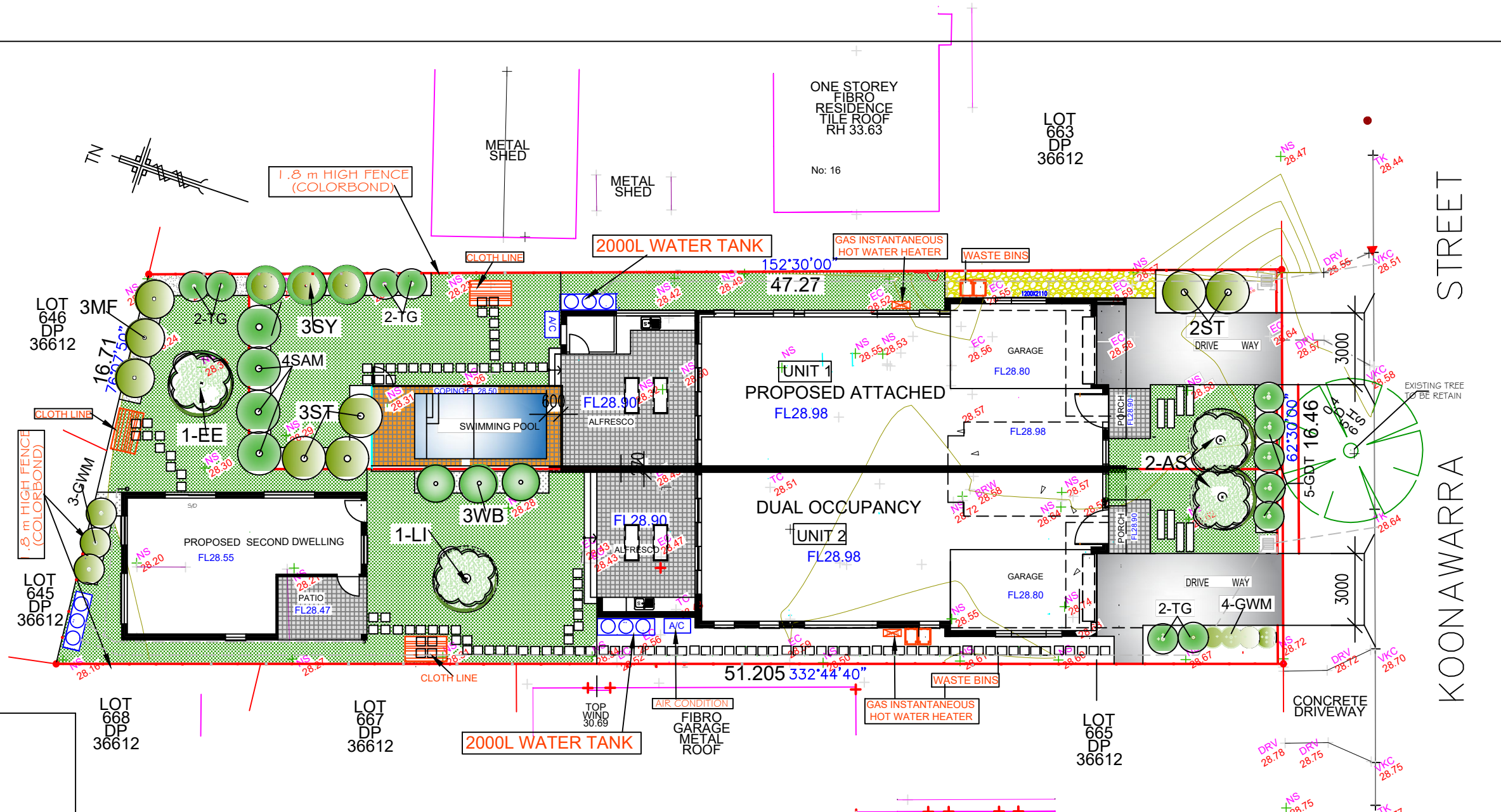
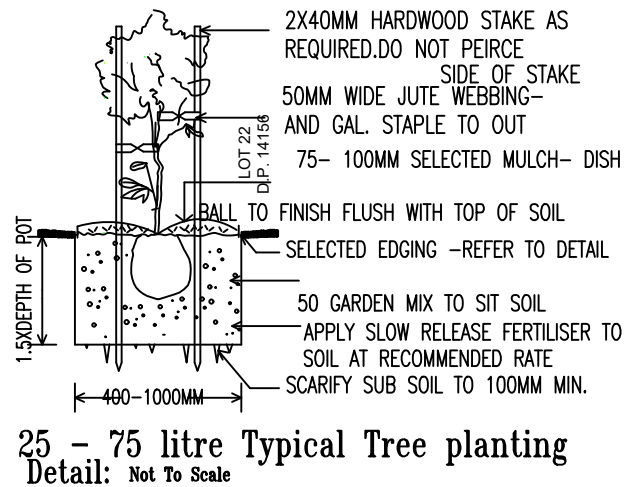
#### ISSUE

#### AMENDMENT

#### BY

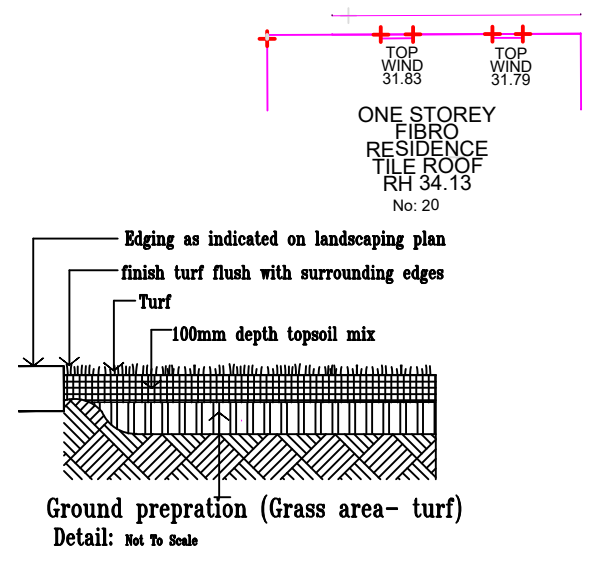
#### DATE





**LANDSCAPE PLAN 1/200**

ID	Qty	Common Name	Botanical Name	SIZE	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
AS	2	Lillipilli	Acmena Smithii	75Litre	6 - 8m	3.5 - 6m	N
EE	1	Eumundi Quandong	Elaeocarpus eumundi	75Litre	6 - 8m	3.5 - 6m	N
LI	1	Crepe Myrtle	Lagerstroemia indica 'Natchez'	75Litre	6 - 8m	3.5 - 6m	
<b>Shrubs</b>							
MF	3	Banan Shrub	Michelia figo	200mm	1.5 - 3m	2.0 - 3.5m	
ST	5	Tiny Trev	Syzygium australe 'Tiny Trev'	200mm	0.8 - 1m	0.6 - 0.8m	N
SY	3	Cascade Lilly Pilly	'Cascade'	200mm	2 - 3m	1.2 - 2.0m	N
SAM	4	Minnie Magic	Acmena 'Minnie Magic'	200mm	0.8 - 1.0m	0.8 - 1.0m	N
WB	3	Blue Gem	Westringia 'Blue Gem'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
<b>Native Grasses &amp; Ground Covers</b>							
TJ	6	Star jasmine	Trachelospermum Jasminoides	150mm	0.3 - 0.6m	1 - 4m	
GWM	7	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45 - 0.6m	0.9 - 1.2m	N
GDT	5	Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.6 - 0.7m	0.4 - 0.6m	N



LEGEND	
	Proposed tree plantings
	Proposed shrub plantings
	Concrete driveway / path pavement
	Non slip pavement
	Proposed garden bed
	Proposed turfed area
	Porous decorative pebble surface
	stepping stones
	Proposed 1800mm 'ysaght' 'miniscreen' in 'grey ridge' colour
	STORM WATER PIPE LINE

**PLANTING AND MAINTENANCE NOTES**

**-PLANTING MIX:**  
Imported planting mix to planting beds is to comprise an approved soil mix of:

- \* 60% soil mix (75% coarse sand and 25% blacksoil)
- \* 10% Mushroom compost
- \* 10% composted sawdust
- \* 10% pine bark fines
- \* 10% compost manure

**-Mulch:**  
\* Mulch shall Hardwood chip mulch free from exotic plant material

**-Plant Material:**  
\* All plants shall be free of fungus and insect damage, all plants shall be healthy, well shaped, not soft or force grown and not root bound

**-Turfed areas:**  
\* All new turfed areas are to be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly with staggered joints, flush with adjacent surfaces and have even runing falls to all drainage points.

**-Maintenance/Plant Establishment:**  
\* landscaping contractors to provide 13 weeks for maintenance/ plant establishment period. carry out recurrent works of amaintenance nature including, but not limited to ,watering, mowing , weeding, rubbish removal, fertilising, pest and disease control, returfing, staking, and tying, replanting, cultivating, pruning, hedge, clippin, top dressing, and keep the site neat & tidy.

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**AT: 18 KOONAWARRA ST. VILLAWOOD LOT 664 IN DP 36612**

**DRAWING TITLE**  
LANDSCAPE PLAN

**CLIENT NAME**  
Mr. ZAMEL NIAMAH  
0422238478

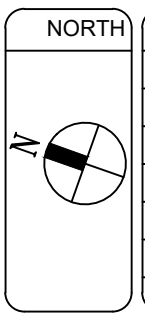
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**DRAWN** SS  
**DATE** 11/03/2022  
**CHECKED** SS  
**SCALE** 1/200  
**JOB NUMBER** 873  
**NUMBER IN SET** 20  
**ISSUE**



ISSUE	AMENDMENT	BY	DATE