

# PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY AT 14 AVOCA STREET, YAGOONA, NSW 2199

DRAWING REGISTER					
SHEET	SHEET NAME	REVISION	DATE	Current Revision Issued	Sheet Issue Date
A001	COVER SHEET	K	30-06-2025	No	27-06-2025
A002	EXISTING SITE PLAN	A	16-04-2025	No	27-06-2025
A003	DEMOLITION PLAN	A	16-04-2025	No	27-06-2025
A004	SITE WITH GROUND FLOOR PLAN	J	27-06-2025	No	27-06-2025
A005	GROUND FLOOR LAYOUT PLAN (HA& HB)	G	27-06-2025	No	27-06-2025
A006	GROUND FLOOR LAYOUT PLAN (HC & GRANNY)	G	13-06-2025	No	27-06-2025
A007	FIRST FLOOR LAYOUT PLAN	G	05-06-2025	No	27-06-2025
A008	FIRST FLOOR LAYOUT PLAN (HA& HB)	E	20-05-2025	No	27-06-2025
A009	FIRST FLOOR LAYOUT PLAN (HC)	F	05-06-2025	No	27-06-2025
A010	ROOF PLAN	F	05-06-2025	No	27-06-2025
A011	EXTERNAL ELEVATIONS	F	05-06-2025	No	27-06-2025
A012	EXTERNAL ELEVATIONS	H	27-06-2025	No	27-06-2025
A013	EXTERNAL ELEVATIONS	C	05-06-2025	No	27-06-2025
A014	EXTERNAL ELEVATIONS	C	05-06-2025	No	27-06-2025
A015	SECTIONS	G	27-06-2025	No	27-06-2025
A016	SECTIONS	F	05-06-2025	No	27-06-2025
A017	SUBDIVISION PLAN	A	30-06-2025	No	27-06-2025
DW01	DOOR & WINDOW SCEDULE	B	20-05-2025	No	27-06-2025
R001	3D VIEW	B	27-06-2025	No	27-06-2025
R002	3D VIEW	B	27-06-2025	No	27-06-2025
R003	3D VIEW	B	27-06-2025	No	27-06-2025
SD01	SHADOW ANALYSIS	F	05-06-2025	No	27-06-2025

Total Sheets: 22

DRAWING REVISION SCHEDULE			
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A	FIRST ISSUE (Priliminary sketch)	28-03-2025	NS
B	Revision 2 (Front 3 options)	16-04-2025	NS
C	Revision 3 (HC pos adjustment)	09-05-2025	NS
D	Revision 4 (Granny redesign)	16-05-2025	NS
E	Revision 5 (HA,B&CSplit level)	19-05-2025	NS
F	Revision 6 (Granny reposition)	20-05-2025	NS
G	Revision 7 (Driveway adjustment)	05-06-2025	NS
H	Revision 8 (DA submission)	13-06-2025	NS
J	Revision 9 (Front stone wall)	27-06-2025	NS
K	Revision 10 (Subdivision)	30-06-2025	NS

REV - K

30-06-2025

FOR DA - NOT FOR CONSTRUCTION

PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199, Lot 67 & 68, DP-6376

CLIENT: Sohidullah

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DESIGNED:

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ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

COVER SHEET

SCALE:

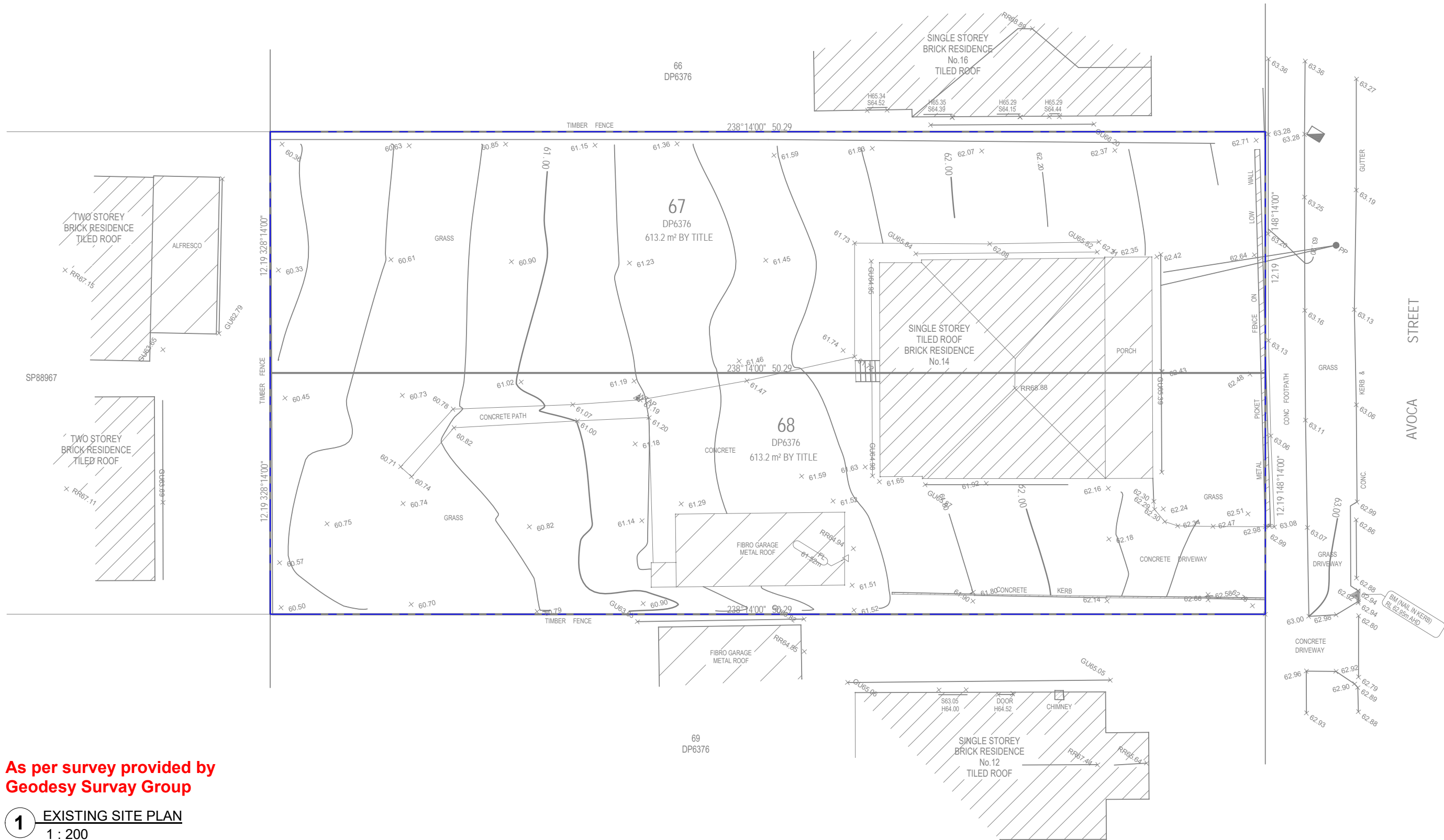
DRAWN:NS

JOB / DRAWING No.

A001

REVISION

K



As per survey provided by  
Geodesy Survey Group

1 EXISTING SITE PLAN  
1 : 200

0m 2m 4m 6m 8m 10m 20m  
SCALE BAR 1:200

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HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

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DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2 (Front 3 options)	16-04-2025	NS

EXISTING SITE PLAN

NORTH



SCALE: 1 : 200

DRAWN: NS

JOB / DRAWING No.

**A002**

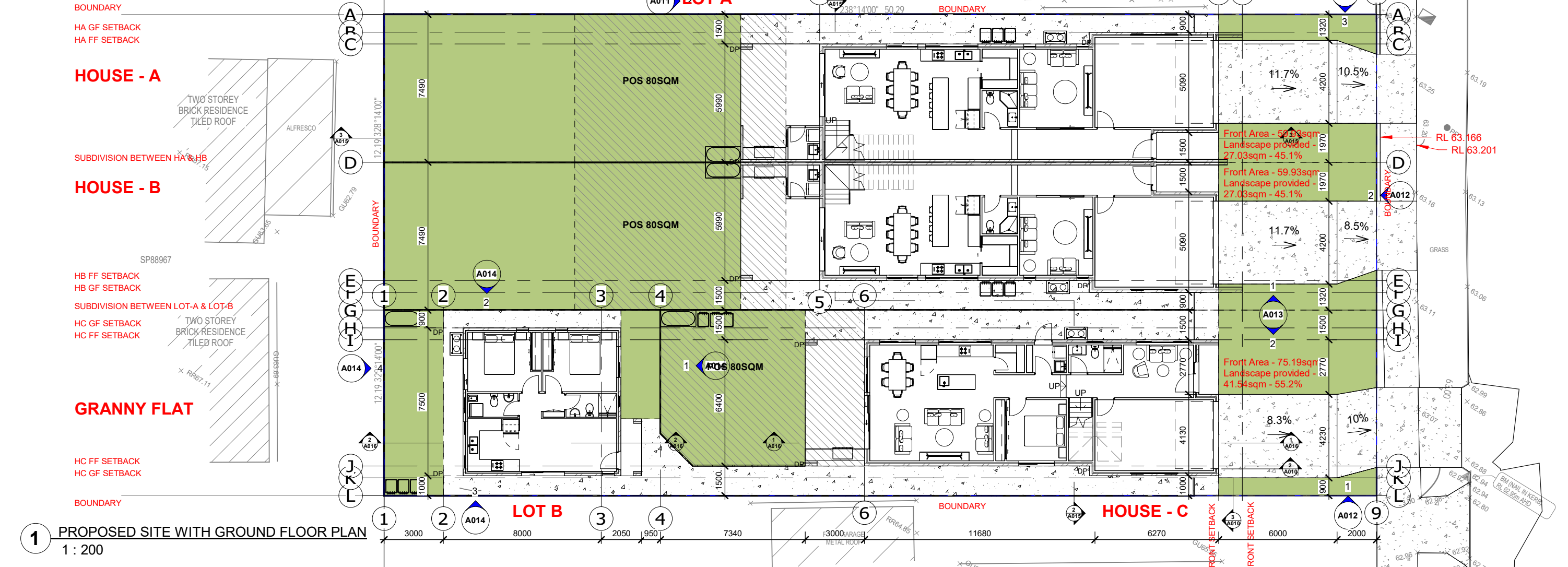
REVISION

**A**



FOR DA - NOT FOR CONSTRUCTION

0m 2m 4m 6m 8m 10m 20m  
SCALE BAR 1:200



1 PROPOSED SITE WITH GROUND FLOOR PLAN  
1 : 200

### Development Control Data - Attached Duplex

Zone R2	Allowed / Required	Provided	Remarks
Lot size	250sqm & 450sqm	1226.4sqm	Comply
Height	9m	7.5m	Comply
Each Lot Size	250sqm & 450sqm	LOT A-753.4sqm & LOT B-472.72sqm	Comply
Storey	2 Storied	2 Storied	Comply
Floor Space Ratio	0.5:1- 613.2sqm	612.99sqm	Comply
Proposed Floor Area	LOT A - 376.7sqm & LOT B - 236.36sqm	LOT A - 376.7sqm & LOT B-236.29sqm	Comply
	HA 188.35sqm	House A = GF-83.91 & FF-104.44 - 188.35sqm	Comply
	HB 188.35sqm	House B = GF-83.91 & FF-104.44 - 188.35sqm	Comply
	HC - 176.36sqm	House C = GF-80.71 & FF-95.58 - 176.29sqm	Comply
	GRANNY - 60sqm	Granny = 60.0sqm	Comply
Set Back			
Primary Road	GF - 5.5m	8m	Comply
	FF - 6.5m	6.8m	Comply
Side Setback (GF)	0.9m	0.9m	Comply

### Development Control Data - Attached Duplex

Zone R2	Allowed / Required	Provided	Remarks
Side Setback (FF)	1.5m	1.5m	Comply
Landscape			
Min. Landscape	Lot A-HA-45% front landscape- 26.96sqm	27.03sqm @ 45.1%	Comply
	Lot A-HB-45% front landscape- 26.96sqm	27.03sqm @ 45.1%	Comply
	Lot B- HC-45% front landscape- 33.83sqm	41.54sqm @ 55.2%	Comply
POS	80sqm, min 5m wide	80sqm, 7.9m wide	Comply
Parking	Min 2 car park each dwelling	2 car park each dwelling	Comply
	6m front setback	8m	Comply

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J	Revision 9 (Front stone wall)	27-06-2025	NS

SITE WITH GROUND  
FLOOR PLAN

NORTH



SCALE: 1 : 200

JOB / DRAWING No.

REVISION

DRAWN: NS

A004

J



REFER TO SPECIFICATION FOR COLOUR SELECTION, FINAL LAYOUT & FINISHES OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY UNLESS NOTED OTHERWISE

MECHANICAL VENTILATION.

PROVIDE MECHANICAL VENTILATION TO LAUNDRY, BATH & POWDER ROOM TO SATISFY CLAUSE 10.6.2 OF HOUSE PROVISION 2022

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

BALUSTRADES - NCC/BCA Part 3.9

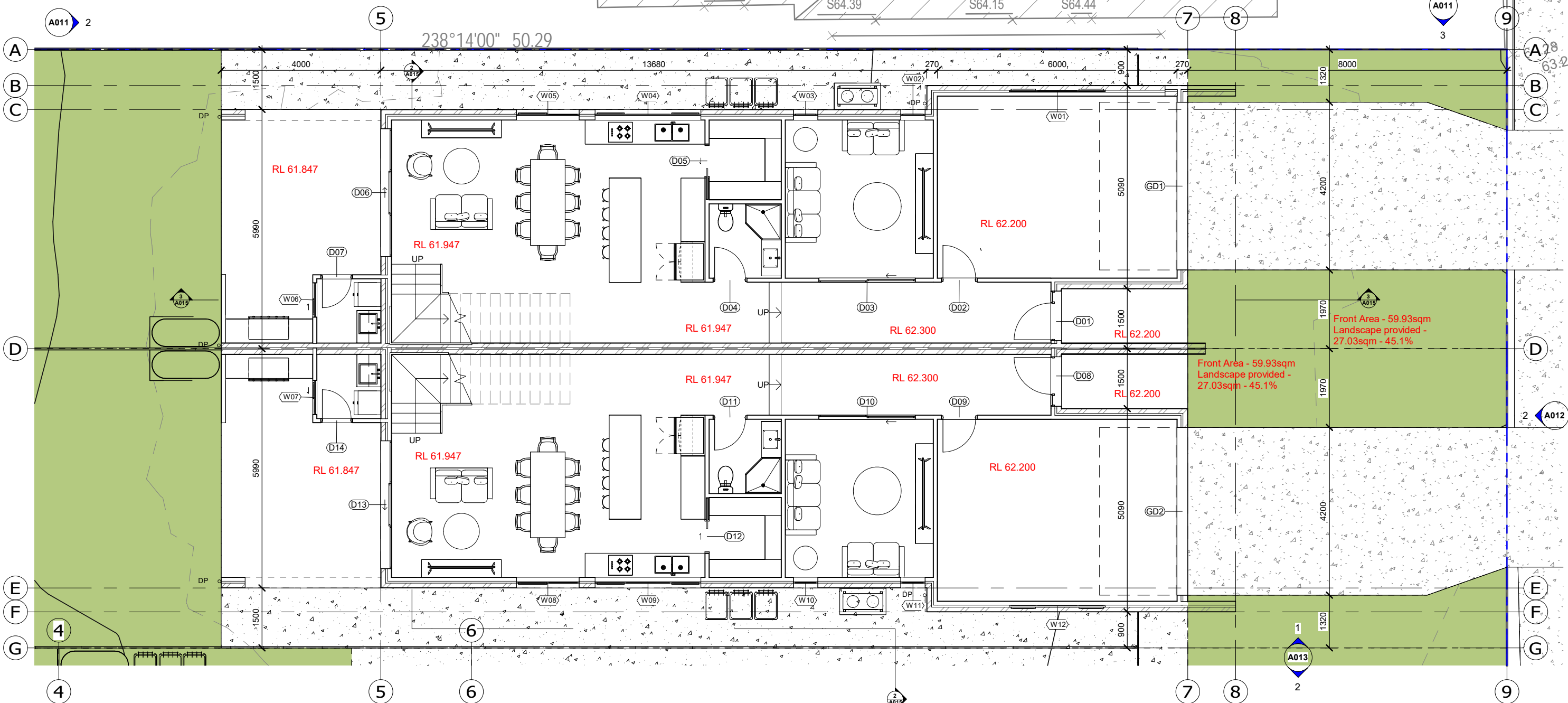
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH CLAUSE 9.5.4 OF HOUSING PROVISION 2022

FOR DA - NOT FOR CONSTRUCTION

0m 1m 2m 3m 4m 5m 10m  
SCALE BAR 1:100



1 GROUND FLOOR PLAN - Dependent 1 DP  
1 : 100

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Lot 67 & 68, DP-6376

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GROUND FLOOR  
LAYOUT PLAN (HA&  
HB)

SCALE: 1 : 100

DRAWN: NS

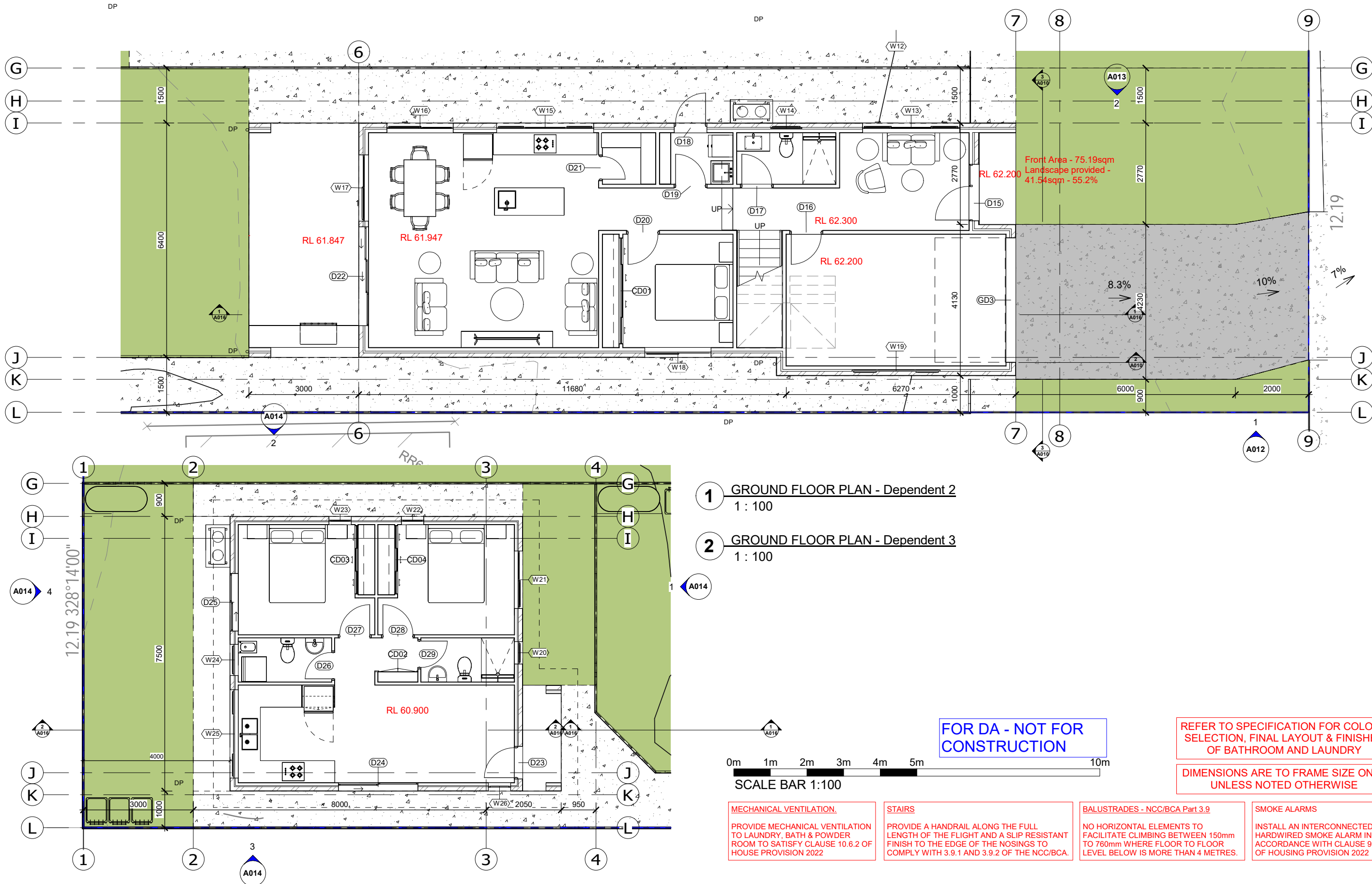
JOB / DRAWING No.

**A005**



REVISION

**G**



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G	Revision 8 (DA submission)	13-06-2025	NS

**GROUND FLOOR  
LAYOUT PLAN (HC &  
GRANNY)**

SCALE: 1 : 100

DRAWN: NS

JOB / DRAWING No.

**A006**

**NORTH**



REVISION

**G**

REFER TO SPECIFICATION FOR COLOUR  
SELECTION, FINAL LAYOUT & FINISHES  
OF BATHROOM AND LAUNDRY

DIMENSIONS ARE TO FRAME SIZE ONLY  
UNLESS NOTED OTHERWISE

MECHANICAL VENTILATION.

PROVIDE MECHANICAL VENTILATION  
TO LAUNDRY, BATH & POWDER  
ROOM TO SATISFY CLAUSE 10.6.2 OF  
HOUSE PROVISION 2022

STAIRS

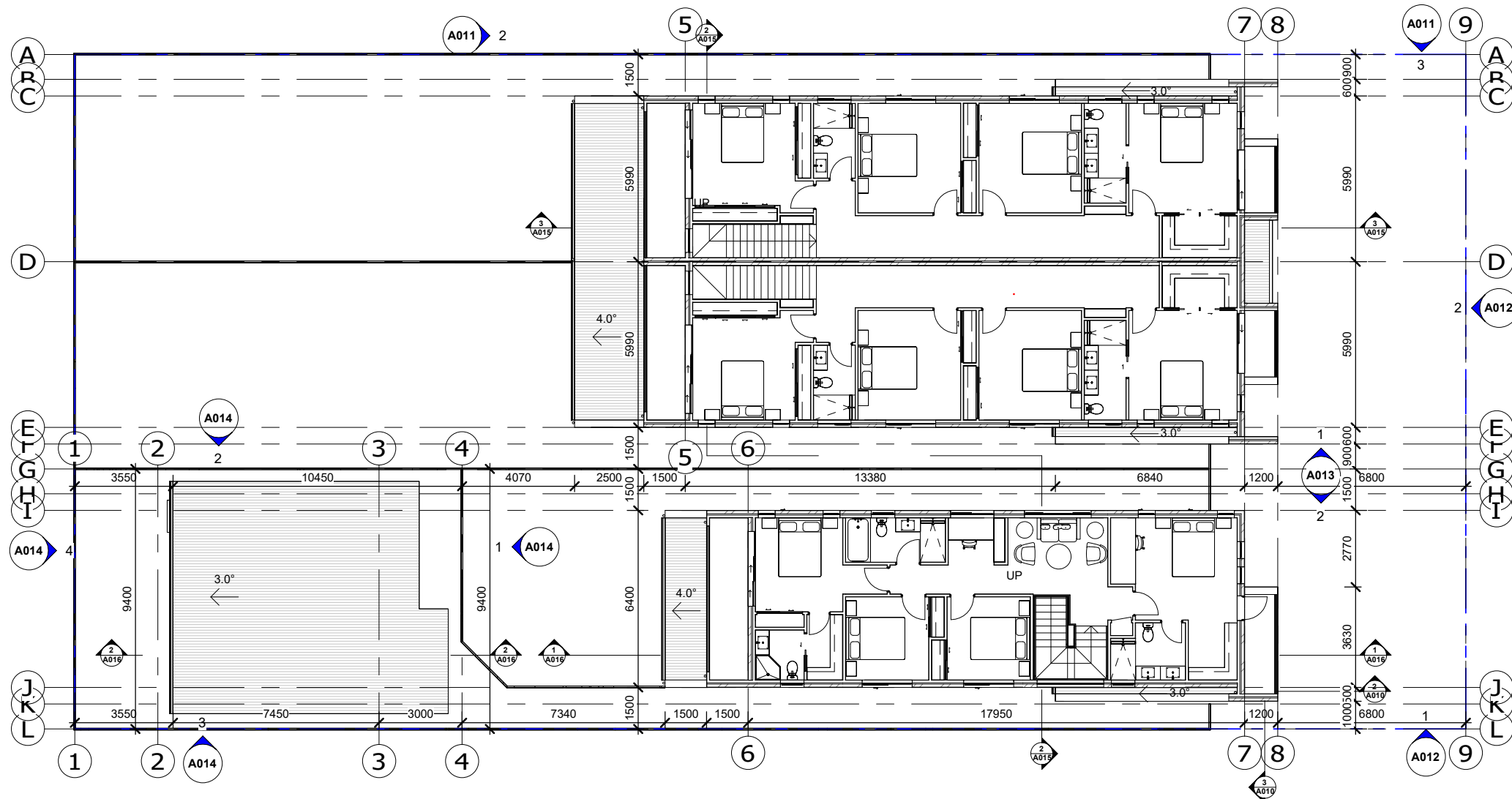
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BALUSTRADES - NCC/BCA Part 3.9

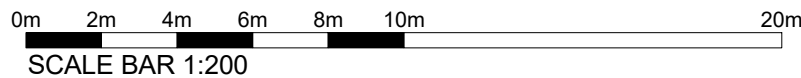
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LEVEL BELOW IS MORE THAN 4 METRES.

SMOKE ALARMS

INSTALL AN INTERCONNECTED /  
HARDWIRED SMOKE ALARM IN  
ACCORDANCE WITH CLAUSE 9.5.4  
OF HOUSING PROVISION 2022



1 PROPOSED SITE WITH FIRST FLOOR PLAN  
1 : 200



FOR DA - NOT FOR  
CONSTRUCTION

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FIRST FLOOR LAYOUT  
PLAN

SCALE:As indicated

DRAWN:NS

JOB / DRAWING No.

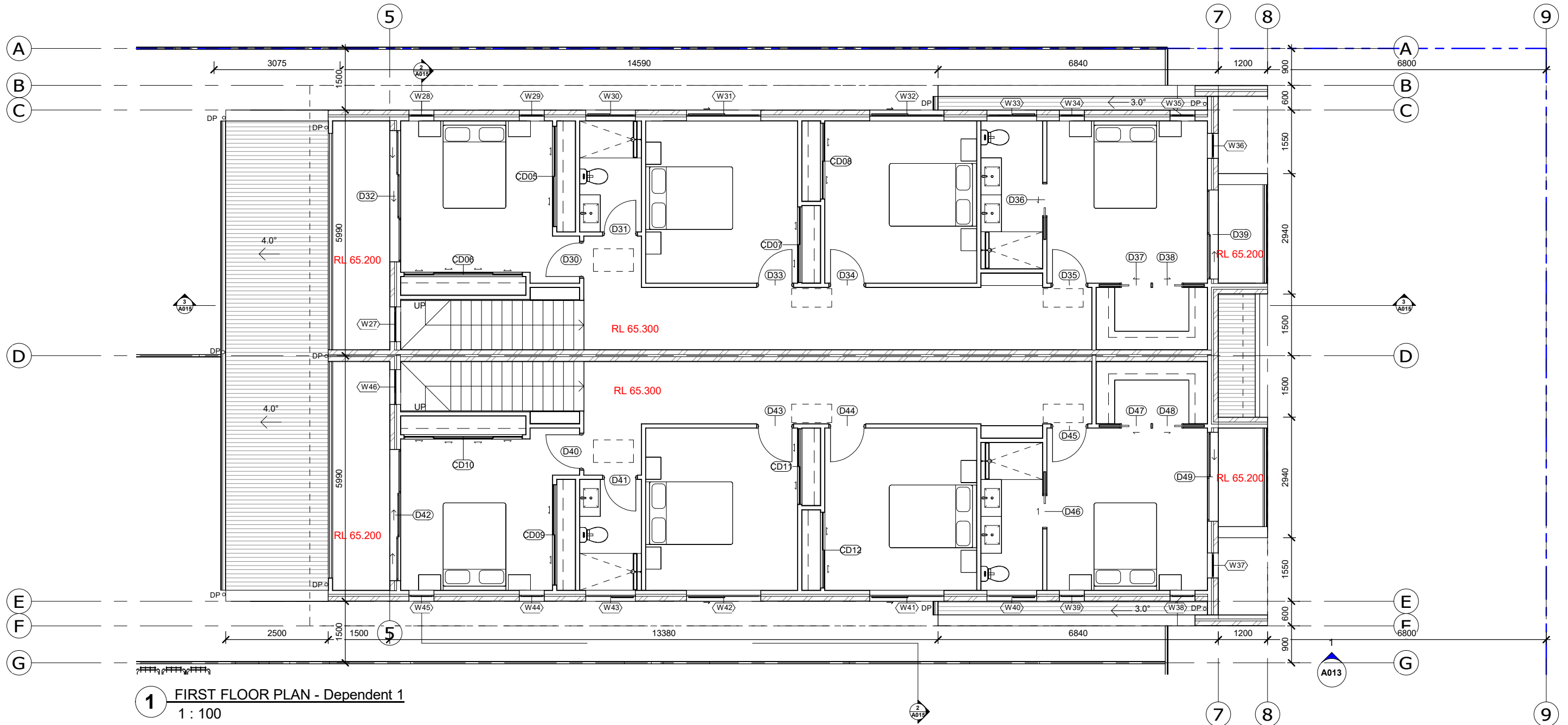
A007

NORTH

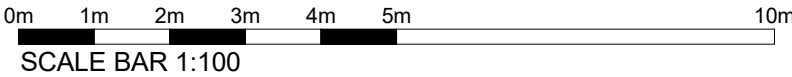


REVISION

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FIRST FLOOR LAYOUT  
PLAN (HA& HB)



SCALE: 1 : 100

DRAWN: NS

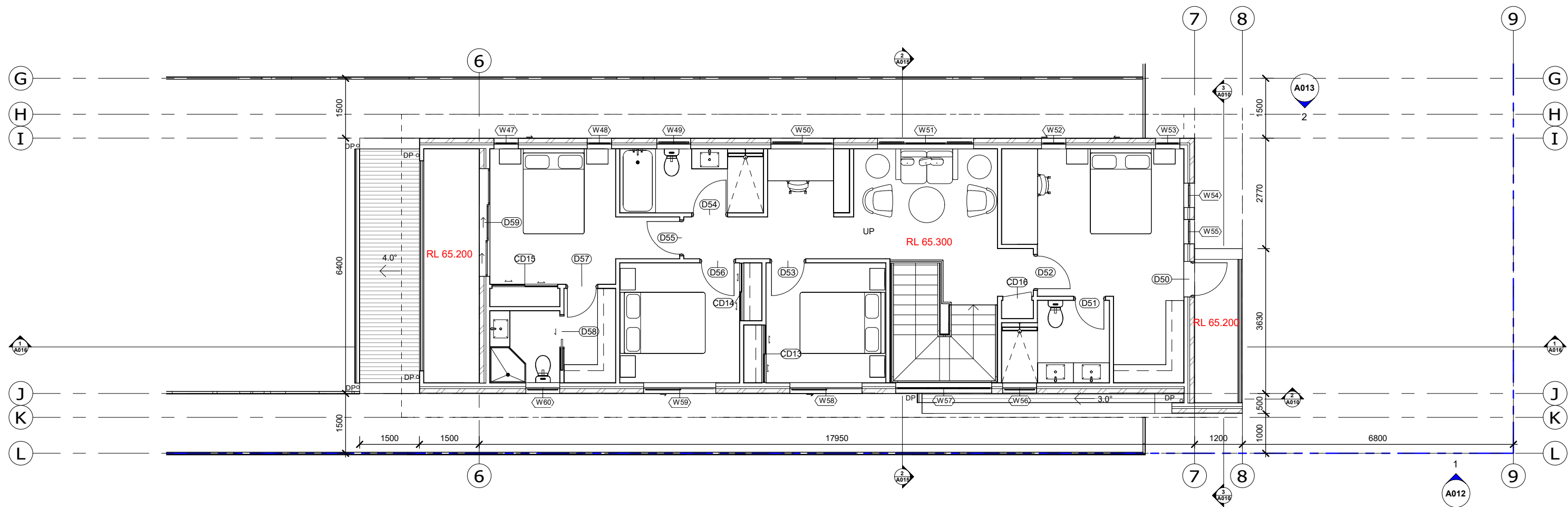
JOB / DRAWING No.

**A008**

REVISION

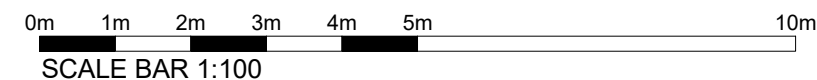
**E**





1 FIRST FLOOR PLAN - Dependent 2  
1 : 100

FOR DA - NOT FOR  
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ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 2 (Front 3 options)	16-04-2025	NS
B	Revision 3 (HC pos adjustment)	09-05-2025	NS
C	Revision 4 (Granny redesign)	16-05-2025	NS
D	Revision 5 (HA,B&C Split level)	19-05-2025	NS
E	Revision 6 (Granny reposition)	20-05-2025	NS
F	Revision 7 (Driveway adjustment)	05-06-2025	NS

FIRST FLOOR LAYOUT  
PLAN (HC)

SCALE: 1 : 100

DRAWN: NS

JOB / DRAWING No.

A009

NORTH



REVISION

F

FOR DA - NOT FOR CONSTRUCTION

0m 2m 4m 6m 8m 10m 20m  
SCALE BAR 1:200

BOUNDARY

HA GF SETBACK  
HA FF SETBACK

HOUSE - A

SUBDIVISION BETWEEN HA & HB

HOUSE - B

HB FF SETBACK  
HB GF SETBACK

SUBDIVISION BETWEEN LOT-A & LOT-B

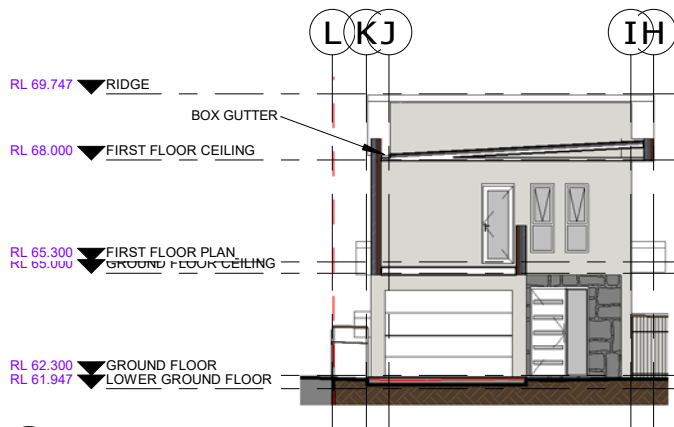
HC GF SETBACK  
HC FF SETBACK

GRANNY FLAT

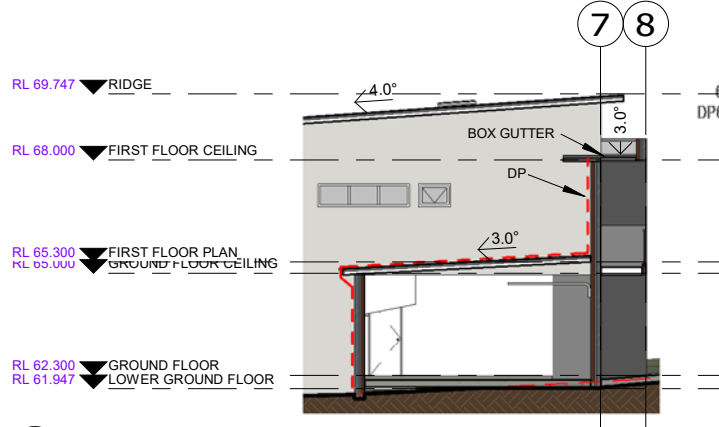
HC FF SETBACK  
HC GF SETBACK

BOUNDARY

1 ROOF PLAN  
1 : 200



3 SECTION E  
1 : 200



2 SECTION D  
1 : 200

LOT A

LOT B

HOUSE - C

LOWER ROOF  
SEE DETAIL  
SECTION D

PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

IFTEKHAR ABDULLAH FRAIA  
B. Arch., M. Urb. Des. (Sydney Uni.)  
Architect (Reg.8626 NSW)

Nazmus Sakib  
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F	Revision 7 (Driveway adjustment)	05-06-2025	NS

ROOF PLAN

SCALE: 1 : 200

DRAWN: NS

JOB / DRAWING No.

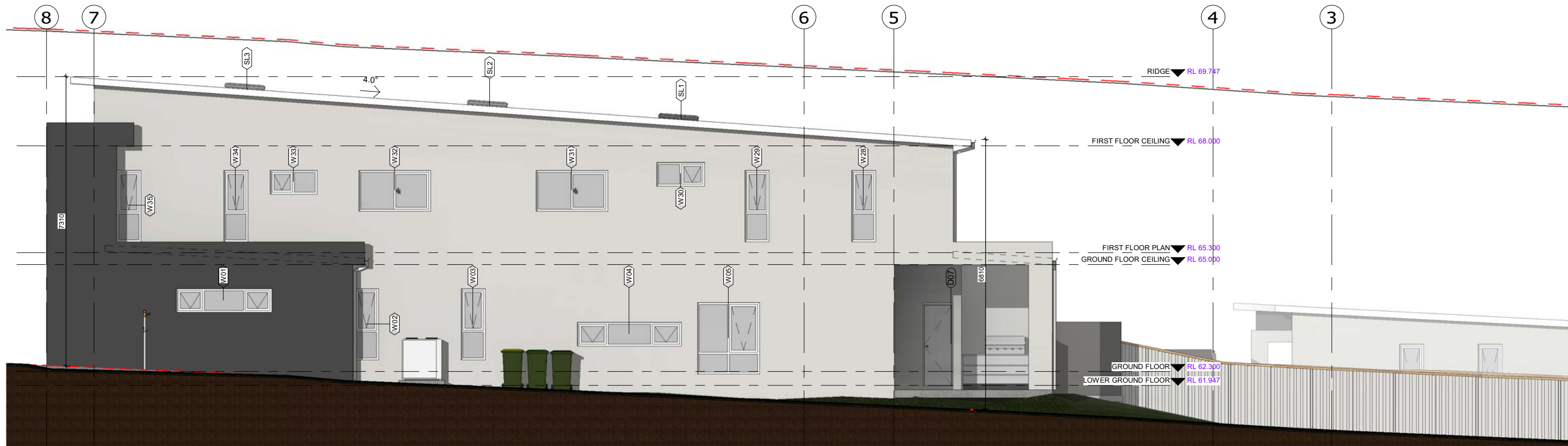
A010

NORTH



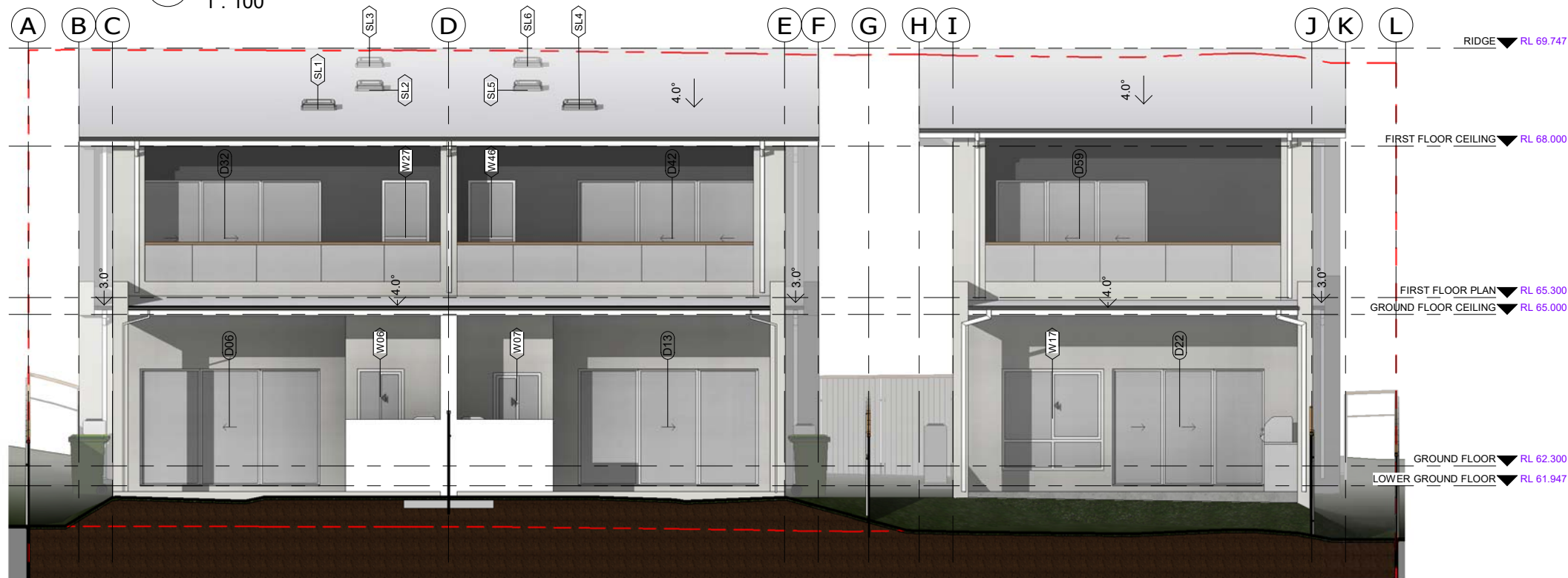
REVISION

F



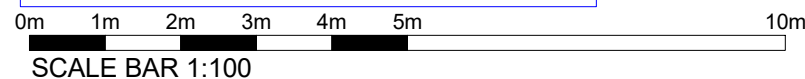
3 HA NORTH ELEVATION  
1 : 100

Note:  
No Excavation beyond 900mm



2 REAR WEST ELEVATION  
1 : 100

FOR DA - NOT FOR CONSTRUCTION



PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

**IFTEKHAR ABDULLAH** FRAIA  
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Architect (Reg.8626 NSW)

**Nazmus Sakib**  
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F	Revision 7 (Driveway adjustment)	05-06-2025	NS

EXTERNAL  
ELEVATIONS

SCALE: 1 : 100

DRAWN: NS

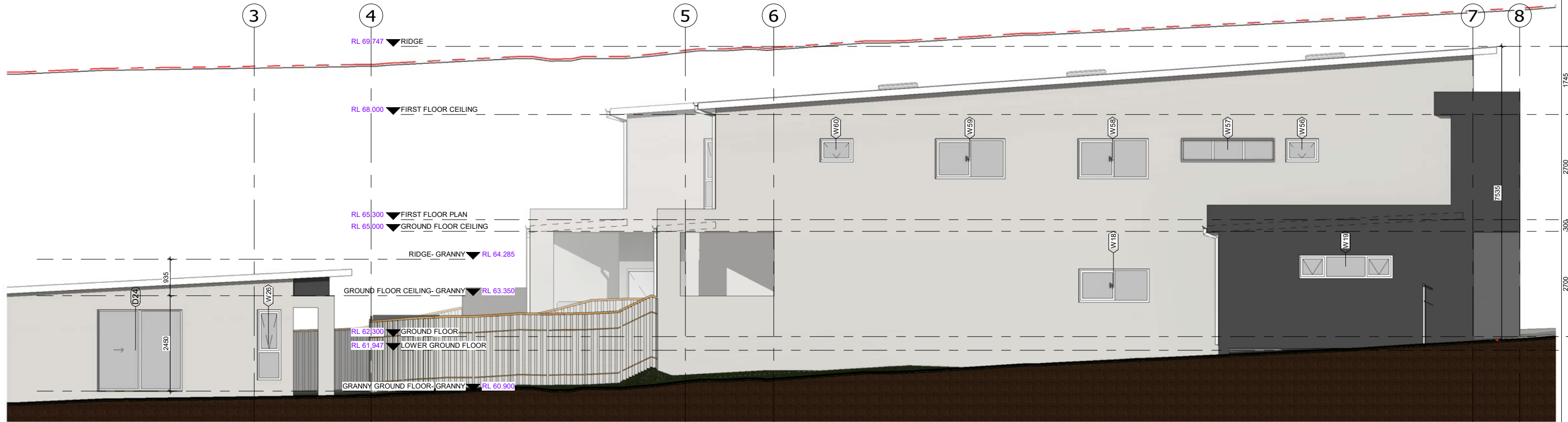
JOB / DRAWING No.

A011

REVISION

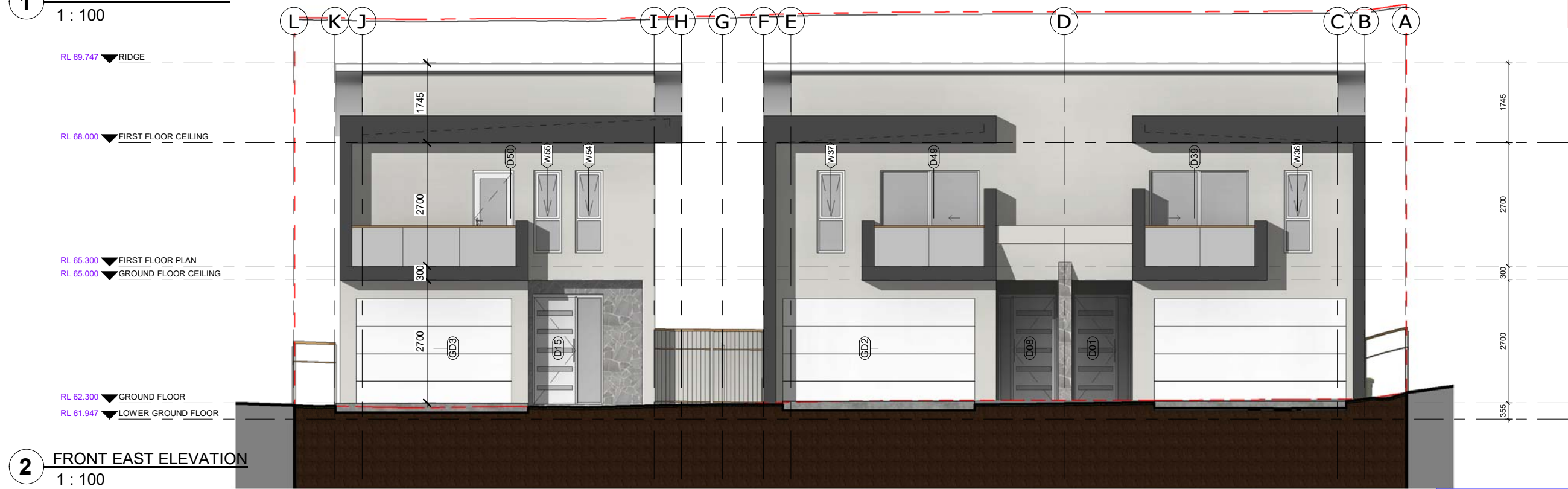
F





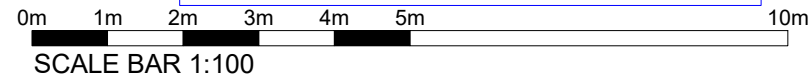
1 HC SOUTH ELEVATION  
1 : 100

Note:  
No Excavation beyond 900mm



2 FRONT EAST ELEVATION  
1 : 100

FOR DA - NOT FOR CONSTRUCTION



PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

**IFTEKHAR ABDULLAH FRAIA**  
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E	Revision 6 (Granny reposition)	20-05-2025	NS
F	Revision 7 (Driveway adjustment)	05-06-2025	NS
G	Revision 8 (DA submission)	13-06-2025	NS
H	Revision 9 (Front stone wall)	27-06-2025	NS

EXTERNAL  
ELEVATIONS

SCALE: 1 : 100

DRAWN: NS

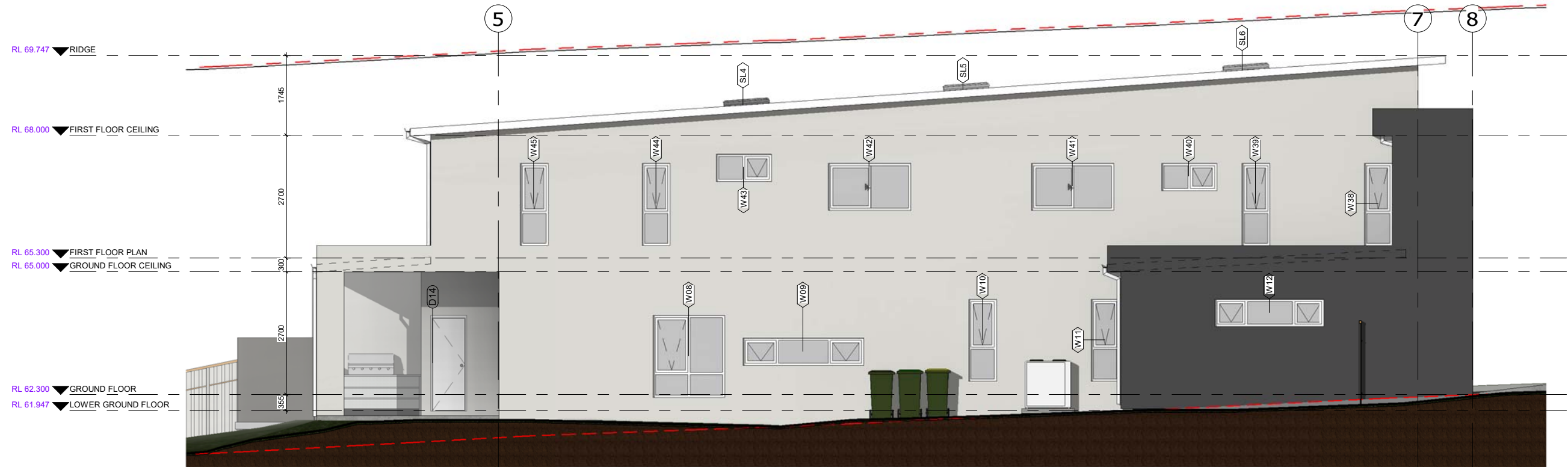
JOB / DRAWING No.

A012

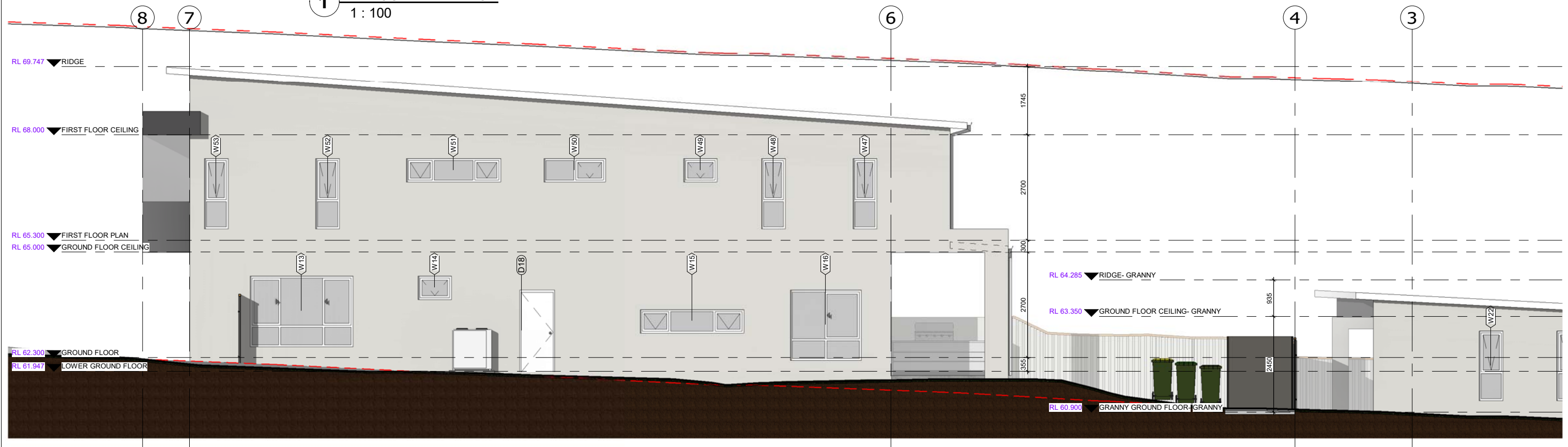
REVISION

H





1 HB SOUTH ELEVATION  
1 : 100



2 HC NORTH ELEVATION  
1 : 100

PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:  
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No.	AMENDMENTS	DATE	BY
A	Revision 5 (HA,B&C Split level)	19-05-2025	NS
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C	Revision 7 (Driveway adjustment)	05-06-2025	NS

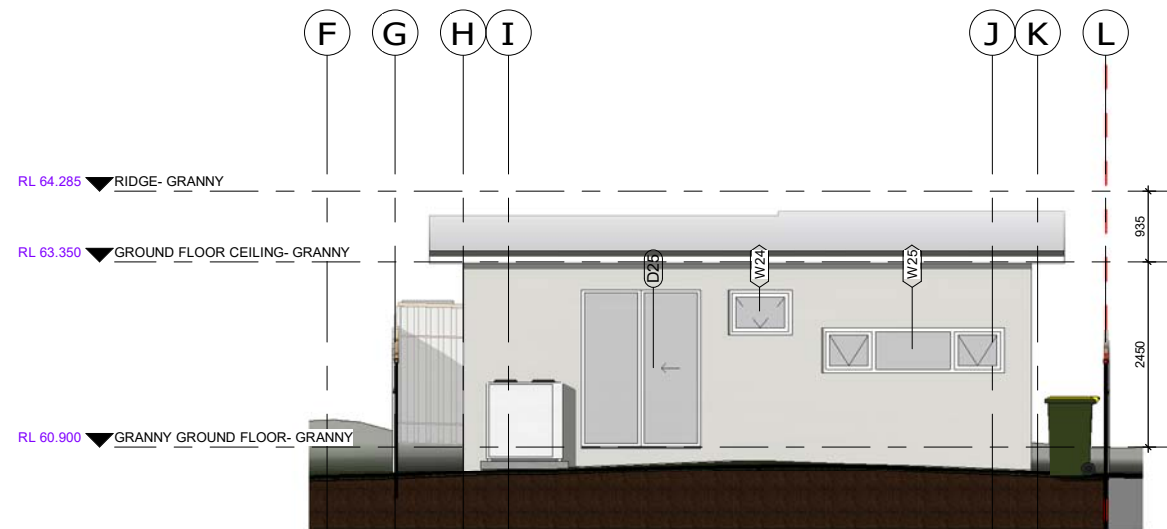
EXTERNAL  
ELEVATIONS

SCALE: 1 : 100

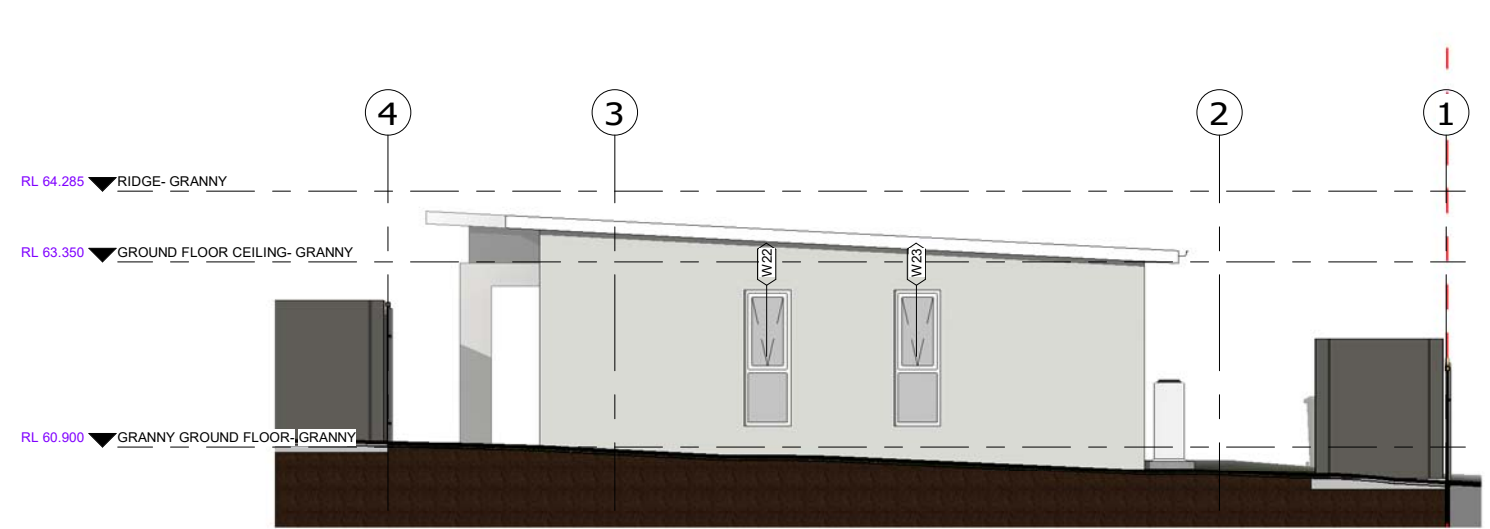
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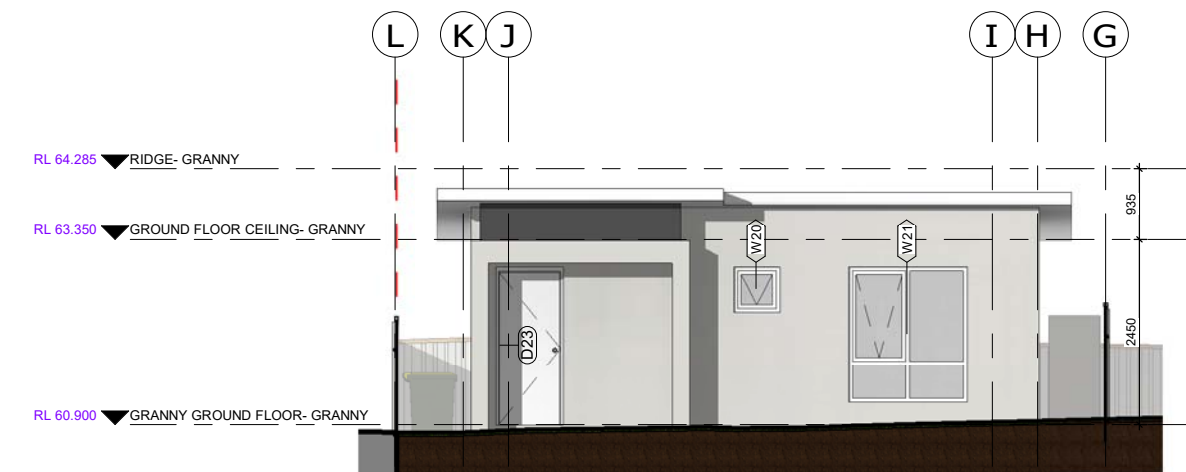
REVISION  
**C**



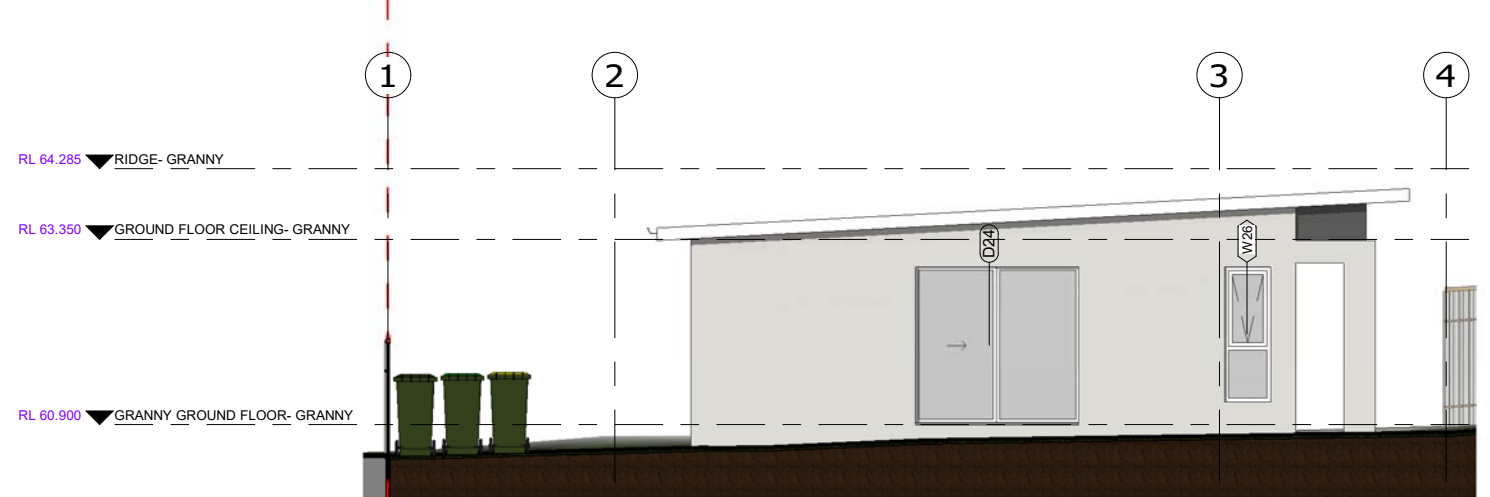
4 GRANNY WEST ELEVATION  
1 : 100



2 GRANNY NORTH ELEVATION  
1 : 100



1 GRANNY EAST ELEVATION  
1 : 100



3 GRANNY SOUTH ELEVATION  
1 : 100

PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

DESIGNED:

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DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 5 (HA,B&CSplit level)	19-05-2025	NS
B	Revision 6 (Granny reposition)	20-05-2025	NS
C	Revision 7 (Driveway adjustment)	05-06-2025	NS

EXTERNAL  
ELEVATIONS

SCALE: 1 : 100

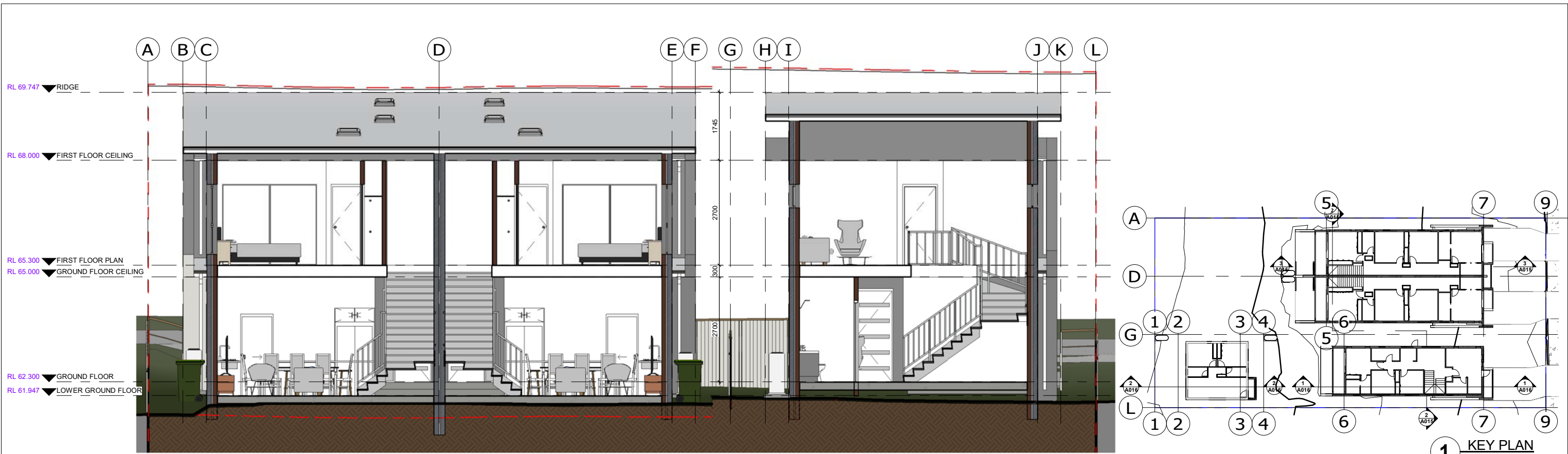
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JOB / DRAWING No.

**A014**

REVISION

**C**



2 SECTION C  
1 : 100

Note:  
No Excavation beyond 900mm



3 SECTION A  
1 : 100

0m 1m 2m 3m 4m 5m 10m  
SCALE BAR 1:100

**PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY**  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

DESIGNED:  
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G	Revision 9 (Front stone wall)	27-06-2025	NS

**SECTIONS**

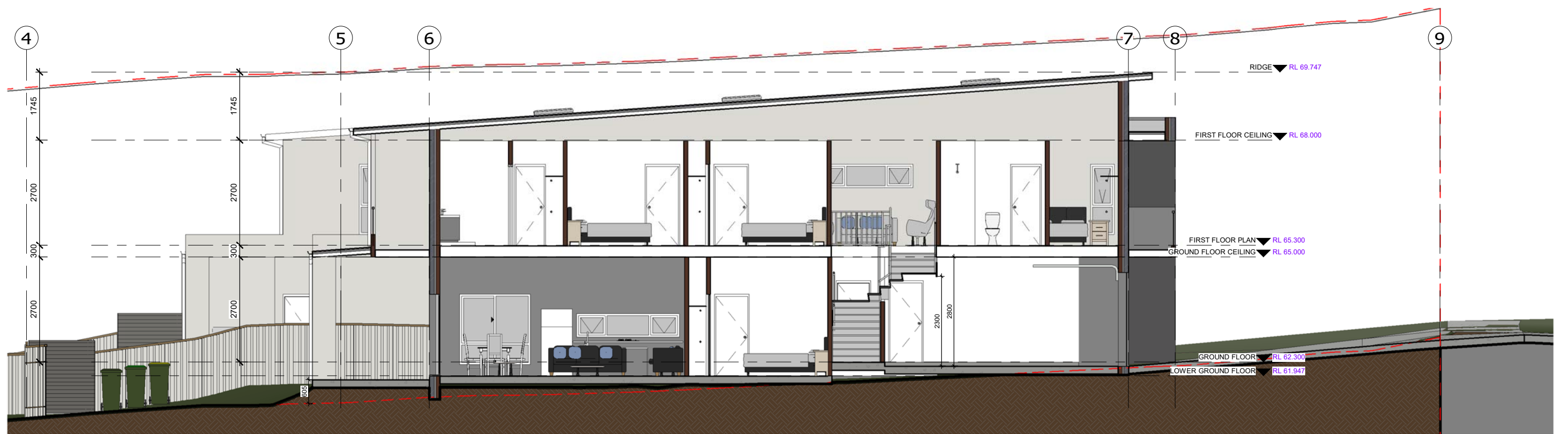
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JOB / DRAWING No.  
**A015**

REVISION  
**G**

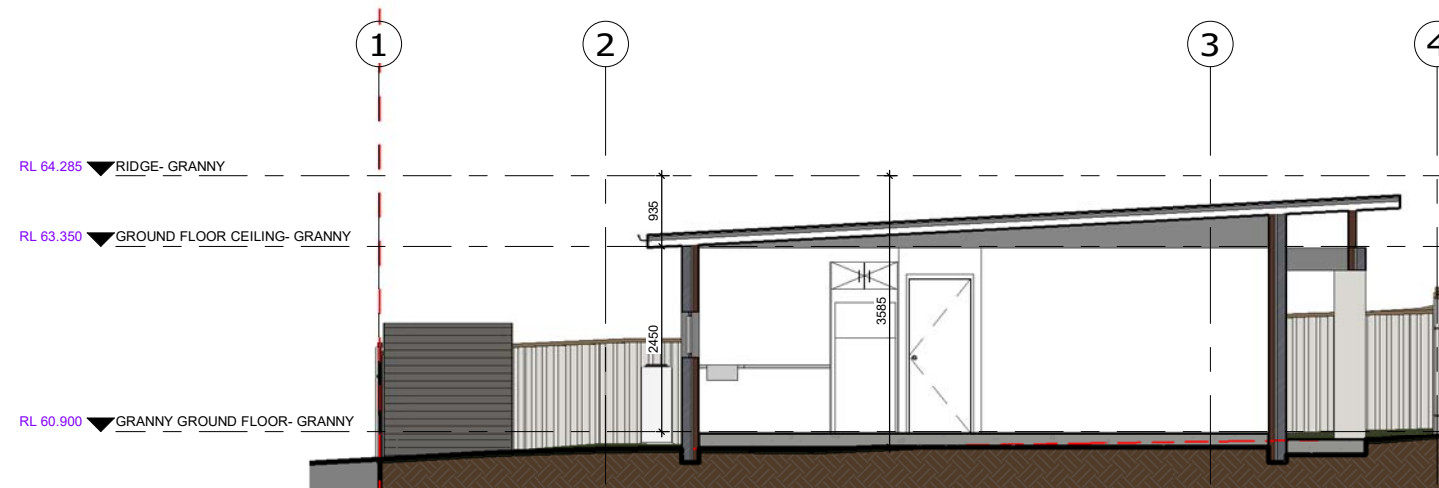
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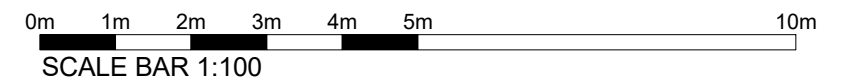
1 SECTION B - Dependent 1  
1 : 100

Note:  
No Excavation beyond 900mm



2 SECTION B - Dependent 2  
1 : 100

FOR DA - NOT FOR  
CONSTRUCTION



PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

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F	Revision 7 (Driveway adjustment)	05-06-2025	NS

#### SECTIONS

SCALE: 1 : 100

DRAWN: NS

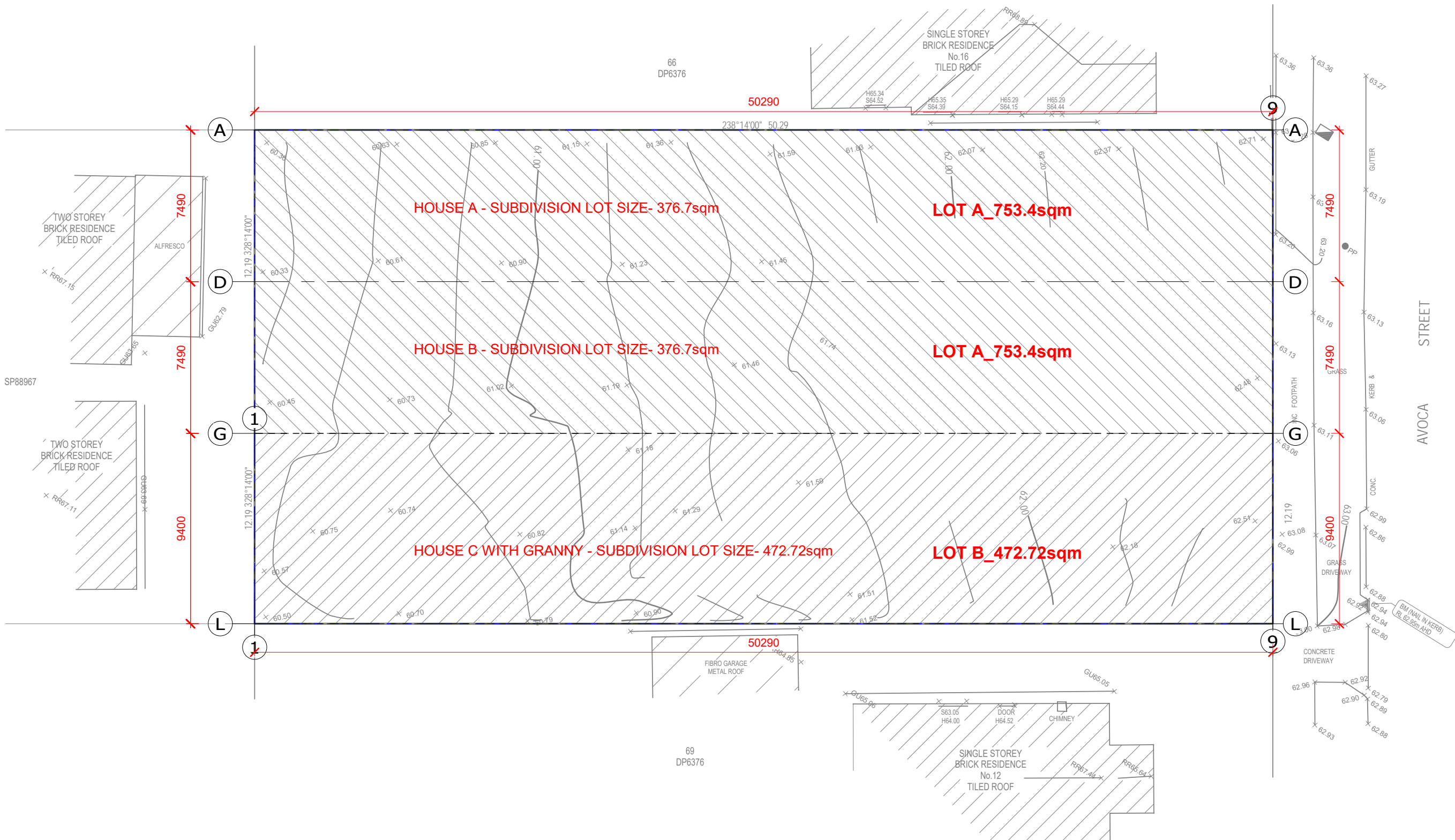
JOB / DRAWING No.

**A016**


REVISION

**F**





1 SUBDIVISION PLAN  
1 : 200

<b>Project Name:</b> PROPOSED DUPLEX, DWELLING HOUSE WITH <b>Address:</b> 14 AVGRANNYET YAGOONA 2199, Lot 67 & 68, DP-6376		<b>DESIGNE</b> <b>IFTEKHAR ABDULLAH</b> FRAIA B. Arch., M. Urb. Des. (Sydney Uni.) Architect (Reg.8626 NSW)		 Architects • Urban Designers iftekhar + design associates Pty Ltd 17 Warragamba Cr. Leumeah, NSW - 2560 Ph: 02 46257733, Mobile: 0404 891 326 e-mail: info@ideas-design.com.au www.ideas-design.com.au	<b>DRAWING REVISION SCHEDULE</b> <table><tr><th>No.</th><th>AMENDMENTS</th><th>DATE</th><th>BY</th></tr><tr><td>A</td><td>Revision 10 (Subdivision)</td><td>30-06-2025</td><td>NS</td></tr></table>				No.	AMENDMENTS	DATE	BY	A	Revision 10 (Subdivision)	30-06-2025	NS	<b>SUBDIVISION PLAN</b>	
No.	AMENDMENTS	DATE	BY															
A	Revision 10 (Subdivision)	30-06-2025	NS															
<b>CLIENT:</b> Sohidullah		<b>NAZMUS SAKIB</b> Nazmus Sakib B. Arch. M.Arch (UTS)		This drawing is protected by copyright. <b>NOTES:</b> ALL WORKS TO COMPLY WITH CURRENT VERSIONS OF BCA, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS AND OTHER RELATED BUILDING REGULATIONS. ALL LEVELS AND DIMENSIONS SHALL BE VERIFIED BY BUILDER / MANUFACTURER PRIOR TO COMMENCEMENT OF ANY WORK AND ANY DISCREPANCY THIS OFFICE MUST BE NOTIFIED. DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATION, ENGINEERING DESIGN AND RELEVANT CONSULTANTS DRAWINGS.		SCALE: 1 : 200		JOB / DRAWING No. REVISION										
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DOOR SCHEDULE				
MARK	Level	WIDTH	Height	HEAD HT
CD01	LOWER GROUND FLOOR	2880	2040	2100
CD02	GRANNY GROUND FLOOR- GRANNY	1040	2040	2100
CD03	GRANNY GROUND FLOOR- GRANNY	1860	2040	2100
CD04	GRANNY GROUND FLOOR- GRANNY	1860	2040	2100
CD05	FIRST FLOOR PLAN	2440	2040	2100
CD06	FIRST FLOOR PLAN	2880	2040	2100
CD07	FIRST FLOOR PLAN	1840	2040	2100
CD08	FIRST FLOOR PLAN	1840	2040	2100
CD09	FIRST FLOOR PLAN	2440	2040	2100
CD10	FIRST FLOOR PLAN	2880	2040	2100
CD11	FIRST FLOOR PLAN	1840	2040	2100
CD12	FIRST FLOOR PLAN	1840	2040	2100
CD13	FIRST FLOOR PLAN	1440	2040	2100
CD14	FIRST FLOOR PLAN	1440	2040	2100
CD15	FIRST FLOOR PLAN	1640	2040	2100
CD16	FIRST FLOOR PLAN	720	2040	2100
D01	GROUND FLOOR	920	2340	2400
D02	GROUND FLOOR	820	2040	2100
D03	GROUND FLOOR	2410	2100	2100
D04	LOWER GROUND FLOOR	770	2040	2100
D05	LOWER GROUND FLOOR	770	2040	2100
D06	LOWER GROUND FLOOR	3200	2100	2100
D07	LOWER GROUND FLOOR	720	2040	2100
D08	GROUND FLOOR	920	2340	2400
D09	GROUND FLOOR	820	2040	2100
D10	GROUND FLOOR	2410	2100	2100
D11	LOWER GROUND FLOOR	770	2040	2100
D12	LOWER GROUND FLOOR	770	2040	2100
D13	LOWER GROUND FLOOR	3200	2100	2100
D14	LOWER GROUND FLOOR	720	2040	2100
D15	GROUND FLOOR	920	2340	2400
D16	GROUND FLOOR	820	2040	2100
D17	GROUND FLOOR	820	2040	2100
D18	LOWER GROUND FLOOR	820	2040	2100
D19	LOWER GROUND FLOOR	820	2040	2100
D20	LOWER GROUND FLOOR	820	2040	2100
D21	LOWER GROUND FLOOR	620	2040	2100
D22	LOWER GROUND FLOOR	2700	2100	2100
D23	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D24	GRANNY GROUND FLOOR- GRANNY	2170	2100	2100
D25	GRANNY GROUND FLOOR- GRANNY	1570	2100	2100
D26	GRANNY GROUND FLOOR- GRANNY	720	2040	2100
D27	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D28	GRANNY GROUND FLOOR- GRANNY	820	2040	2100
D29	GRANNY GROUND FLOOR- GRANNY	720	2040	2100
D30	FIRST FLOOR PLAN	820	2040	2100
D31	FIRST FLOOR PLAN	770	2040	2100
D32	FIRST FLOOR PLAN	3200	2100	2100
D33	FIRST FLOOR PLAN	820	2040	2100
D34	FIRST FLOOR PLAN	820	2040	2100
D35	FIRST FLOOR PLAN	820	2040	2100
D36	FIRST FLOOR PLAN	770	2040	2100
D37	FIRST FLOOR PLAN	720	2040	2100
D38	FIRST FLOOR PLAN	720	2040	2100
D39	FIRST FLOOR PLAN	2170	2100	2100
D40	FIRST FLOOR PLAN	820	2040	2100
D41	FIRST FLOOR PLAN	770	2040	2100
D42	FIRST FLOOR PLAN	3200	2100	2100
D43	FIRST FLOOR PLAN	820	2040	2100
D44	FIRST FLOOR PLAN	820	2040	2100
D45	FIRST FLOOR PLAN	820	2040	2100
D46	FIRST FLOOR PLAN	770	2040	2100
D47	FIRST FLOOR PLAN	720	2040	2100
D48	FIRST FLOOR PLAN	720	2040	2100
D49	FIRST FLOOR PLAN	2170	2100	2100
D50	FIRST FLOOR PLAN	820	2040	2100

DOOR SCHEDULE				
MARK	Level	WIDTH	Height	HEAD HT
D51	FIRST FLOOR PLAN	720	2040	2100
D52	FIRST FLOOR PLAN	820	2040	2100
D53	FIRST FLOOR PLAN	820	2040	2100
D54	FIRST FLOOR PLAN	820	2040	2100
D55	FIRST FLOOR PLAN	820	2040	2100
D56	FIRST FLOOR PLAN	820	2040	2100
D57	FIRST FLOOR PLAN	720	2040	2100
D58	FIRST FLOOR PLAN	770	2040	2100
D59	FIRST FLOOR PLAN	2700	2100	2100
GD1	GROUND FLOOR	4200	2400	2400
GD2	GROUND FLOOR	4200	2400	2400
GD3	GROUND FLOOR	3400	2400	2400

Grand Total: 78

WINDOW SCHEDULE					
MARK	Level	Sill Height	WIDTH	HEIGHT	HEAD HT
SL1	FIRST FLOOR CEILING		550	980	
SL2	FIRST FLOOR CEILING		450	980	
SL3	FIRST FLOOR CEILING		450	980	
SL4	FIRST FLOOR CEILING		550	980	
SL5	FIRST FLOOR CEILING		450	980	
SL6	FIRST FLOOR CEILING		450	980	
W01	GROUND FLOOR	1500	2410	600	2100
W02	GROUND FLOOR	300	610	1800	2100
W03	GROUND FLOOR	300	610	1800	2100
W04	LOWER GROUND FLOOR	1000	2650	600	1600
W05	LOWER GROUND FLOOR	300	1570	1800	2100
W06	LOWER GROUND FLOOR	1070	850	1030	2100
W07	LOWER GROUND FLOOR	1000	850	1030	2030
W08	LOWER GROUND FLOOR	300	1570	1800	2100
W09	LOWER GROUND FLOOR	1000	2650	600	1600
W10	GROUND FLOOR	300	610	1800	2100
W11	GROUND FLOOR	300	610	1800	2100
W12	GROUND FLOOR	1500	2410	600	2100
W13	GROUND FLOOR	300	2650	1800	2100
W14	GROUND FLOOR	1500	850	600	2100
W15	LOWER GROUND FLOOR	1000	2650	600	1600
W16	LOWER GROUND FLOOR	300	1810	1800	2100
W17	LOWER GROUND FLOOR	300	1810	1800	2100
W18	LOWER GROUND FLOOR	1240	1810	860	2100
W19	GROUND FLOOR	1500	2410	600	2100
W20	GRANNY GROUND FLOOR- GRANNY	1500	610	600	2100
W21	GRANNY GROUND FLOOR- GRANNY	300	1570	1800	2100
W22	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W23	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W24	GRANNY GROUND FLOOR- GRANNY	1500	850	600	2100
W25	GRANNY GROUND FLOOR- GRANNY	1000	2410	600	1600
W26	GRANNY GROUND FLOOR- GRANNY	300	610	1800	2100
W27	FIRST FLOOR PLAN	40	850	2060	2100
W28	FIRST FLOOR PLAN	300	610	1800	2100
W29	FIRST FLOOR PLAN	300	610	1800	2100
W30	FIRST FLOOR PLAN	1700	1210	600	2300
W31	FIRST FLOOR PLAN	1070	1810	1030	2100
W32	FIRST FLOOR PLAN	1070	1810	1030	2100
W33	FIRST FLOOR PLAN	1500	1210	600	2100
W34	FIRST FLOOR PLAN	300	610	1800	2100
W35	FIRST FLOOR PLAN	300	610	1800	2100
W36	FIRST FLOOR PLAN	300	610	1800	2100
W37	FIRST FLOOR PLAN	300	610	1800	2100
W38	FIRST FLOOR PLAN	300	610	1800	2100
W39	FIRST FLOOR PLAN	300	610	1800	2100
W40	FIRST FLOOR PLAN	1500	1210	600	2100
W41	FIRST FLOOR PLAN	1070	1810	1030	2100
W42	FIRST FLOOR PLAN	1070	1810	1030	2100
W43	FIRST FLOOR PLAN	1700	1210	600	2300
W44	FIRST FLOOR PLAN	300	610	1800	2100
W45	FIRST FLOOR PLAN	300	610	1800	2100
W46	FIRST FLOOR PLAN	40	850	2060	2100
W47	FIRST FLOOR PLAN	300	610	1800	2100
W48	FIRST FLOOR PLAN	300	610	1800	2100
W49	FIRST FLOOR PLAN	1500	850	600	2100
W50	FIRST FLOOR PLAN	1500	1570	600	2100
W51	FIRST FLOOR PLAN	1500	2410	600	2100
W52	FIRST FLOOR PLAN	300	610	1800	2100
W53	FIRST FLOOR PLAN	300	610	1800	2100
W54	FIRST FLOOR PLAN	300	610	1800	2100
W55	FIRST FLOOR PLAN	300	610	1800	2100
W56	FIRST FLOOR PLAN	1500	850	600	2100
W57	FIRST FLOOR PLAN	1500	2410	600	2100
W58	FIRST FLOOR PLAN	1070	1810	1030	2100
W59	FIRST FLOOR PLAN	1070	1810	1030	2100
W60	FIRST FLOOR PLAN	1500	850	600	2100

Grand Total: 66

PROPOSED DUPLEX, DWELLING HOUSE WITH GRANNY

14 AVOCA STREET YAGOONA 2199, Lot 67 & 68, DP-6376

CLIENT: Sohidullah

DESIGNED:

IFTEKHAR ABDULLAH FRAIA

B. Arch., M. Urb. Des. (Sydney Uni.)

Architect (Reg.8626 NSW)

Nazmus Sakib

B. Arch, M.Arch, RAIA

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FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS

ALL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 5 (HA,B&CSplit level)	19-05-2025	NS
B	Revision 6 (Granny reposition)	20-05-2025	NS

DOOR & WINDOW SCEDULE

SCALE:

DRAWN:NS

JOB / DRAWING No.

DW01

REVISION

B





**PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY**  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

DESIGNED:

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**DRAWING REVISION SCHEDULE**

No.	AMENDMENTS	DATE	BY
A	Revision 8 (DA submission)	13-06-2025	NS
B	Revision 9 (Front stone wall)	27-06-2025	NS

**3D VIEW**

SCALE:

DRAWN: NS

JOB / DRAWING No.

**R001**

REVISION

**B**





**PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY**  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

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**DRAWING REVISION SCHEDULE**

No.	AMENDMENTS	DATE	BY
A	Revision 8 (DA submission)	13-06-2025	NS
B	Revision 9 (Front stone wall)	27-06-2025	NS

**3D VIEW**

SCALE:

DRAWN: NS

JOB / DRAWING No.

**R002**

REVISION

**B**





PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

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DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE	BY
A	Revision 8 (DA submission)	13-06-2025	NS
B	Revision 9 (Front stone wall)	27-06-2025	NS

3D VIEW

SCALE:

DRAWN: NS

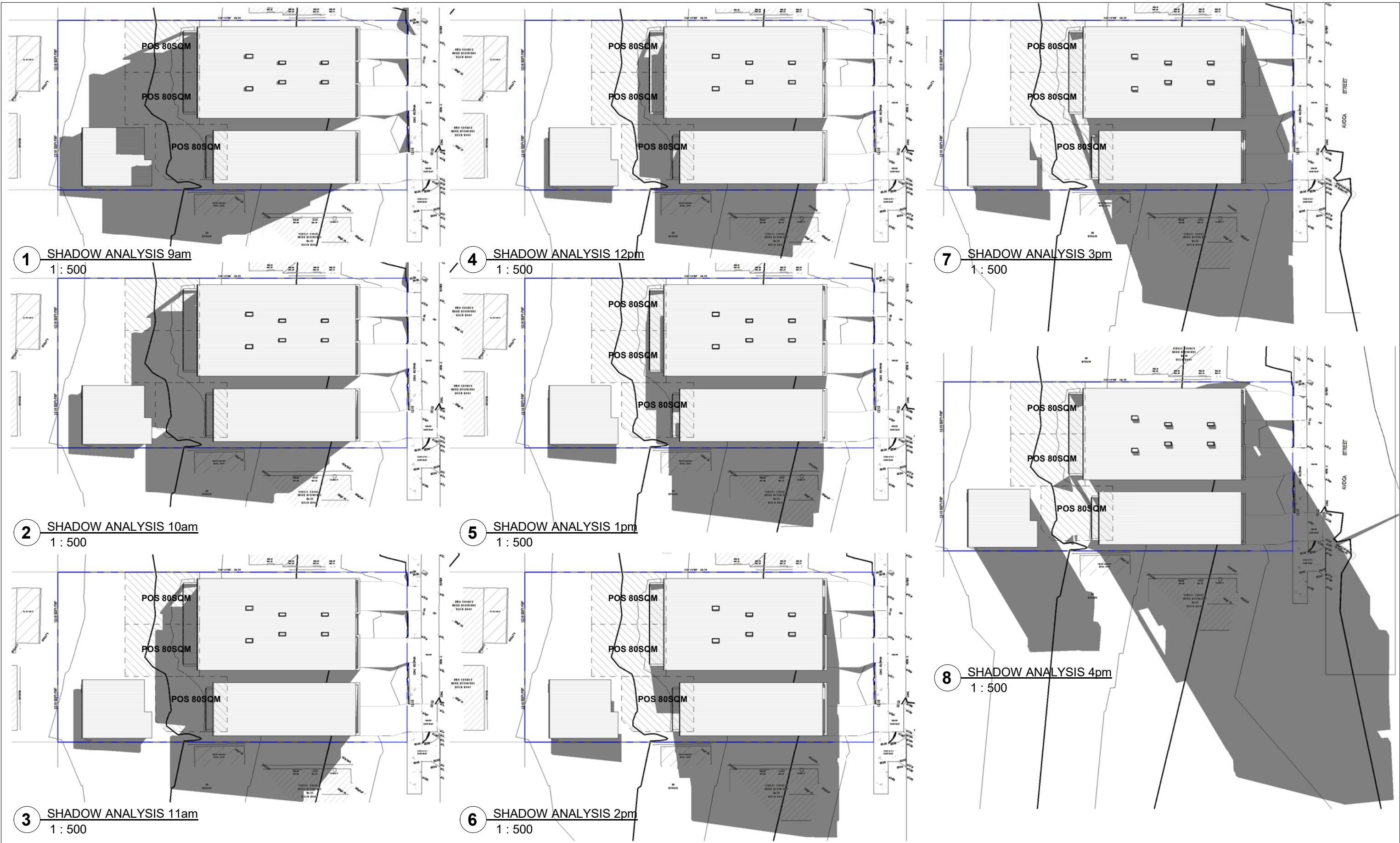
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**R003**

REVISION

**B**





**PROPOSED DUPLEX, DWELLING  
HOUSE WITH GRANNY**  
14 AVOCA STREET YAGOONA 2199,  
Lot 67 & 68, DP-6376

CLIENT: **Sohidullah**

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DRAWING REVISION SCHEDULE			
No.	AMENDMENTS	DATE	BY
A	Revision 2 (Front 3 options)	16-04-2025	NS
B	Revision 3 (HC pos adjustment)	09-05-2025	NS
C	Revision 4 (Granny redesign)	16-05-2025	NS
D	Revision 5 (HA,B&C Split level)	19-05-2025	NS
E	Revision 6 (Granny reposition)	20-05-2025	NS
F	Revision 7 (Driveway adjustment)	05-06-2025	NS

**SHADOW ANALYSIS**

**NORTH**

SCALE: 1 : 500

JOB / DRAWING No.

SD01

REVISION

F

DRAWN: NS