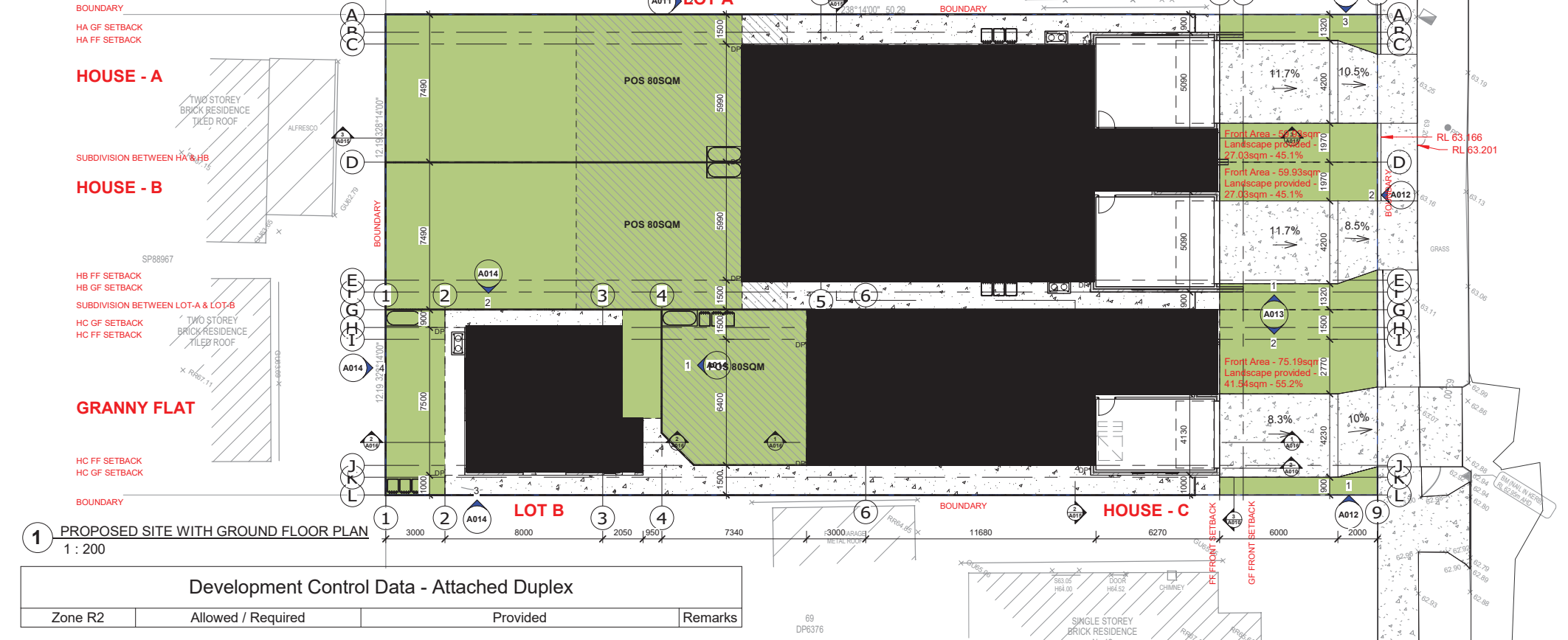


FOR DA - NOT FOR CONSTRUCTION

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

NOTIFICATION PLAN



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 |

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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DRAWING REVISION SCHEDULE

| No. | AMENDMENTS | DATE | BY |
|-----|----------------------------------|------------|----|
| A | FIRST ISSUE (Preliminary 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&C Split 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 |

SITE WITH GROUND
FLOOR PLAN

NORTH



SCALE: 1 : 200

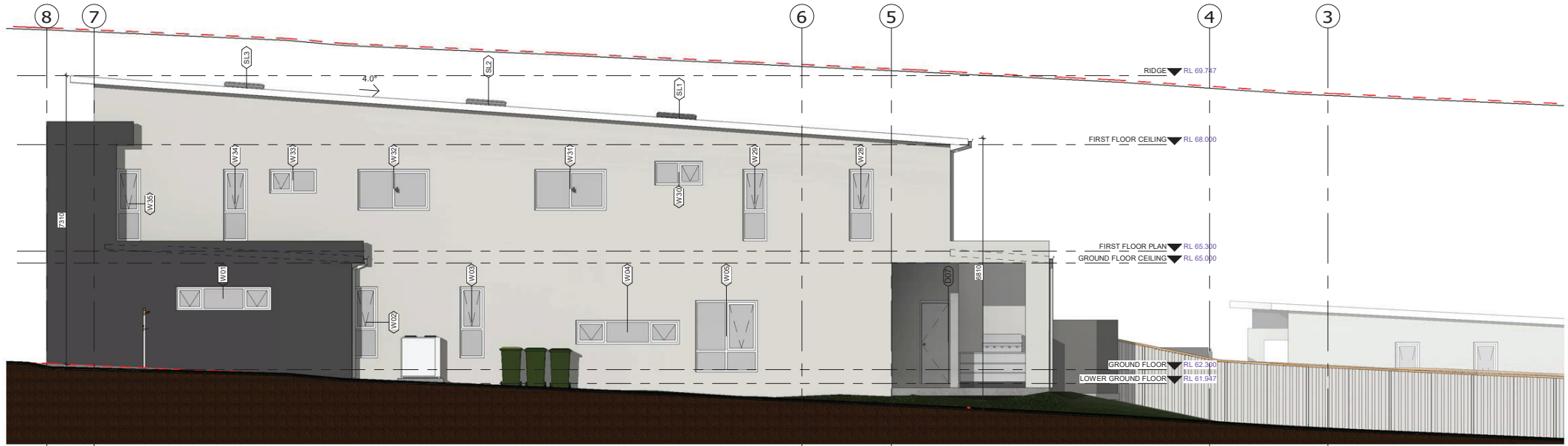
JOB / DRAWING No.

REVISION

DRAWN: NS

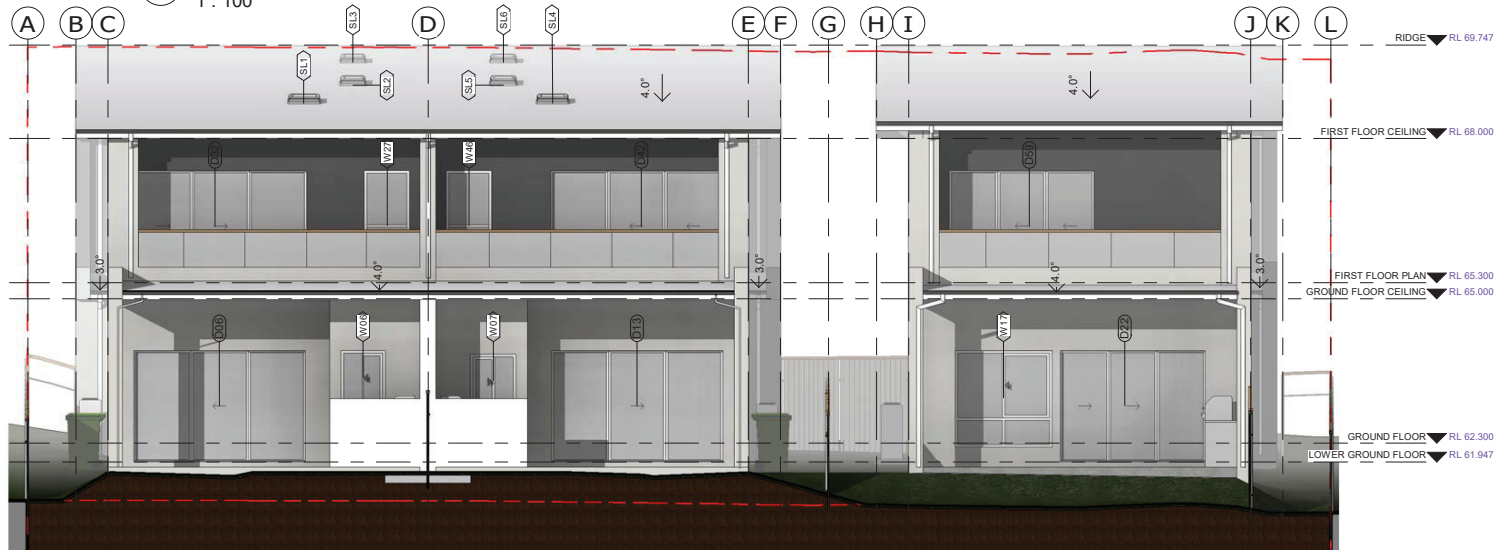
A004

J



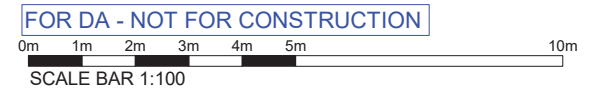
3 HA NORTH ELEVATION
1 : 100

Note:
No Excavation beyond 900mm



2 REAR WEST ELEVATION
1 : 100

NOTIFICATION PLAN



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

CLIENT: Sohiodullah

DESIGNED:

IFTEKHAR ABDULLAH FRAIA
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Architect (Reg.8626 NSW)

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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 |

EXTERNAL
ELEVATIONS

SCALE: 1 : 100

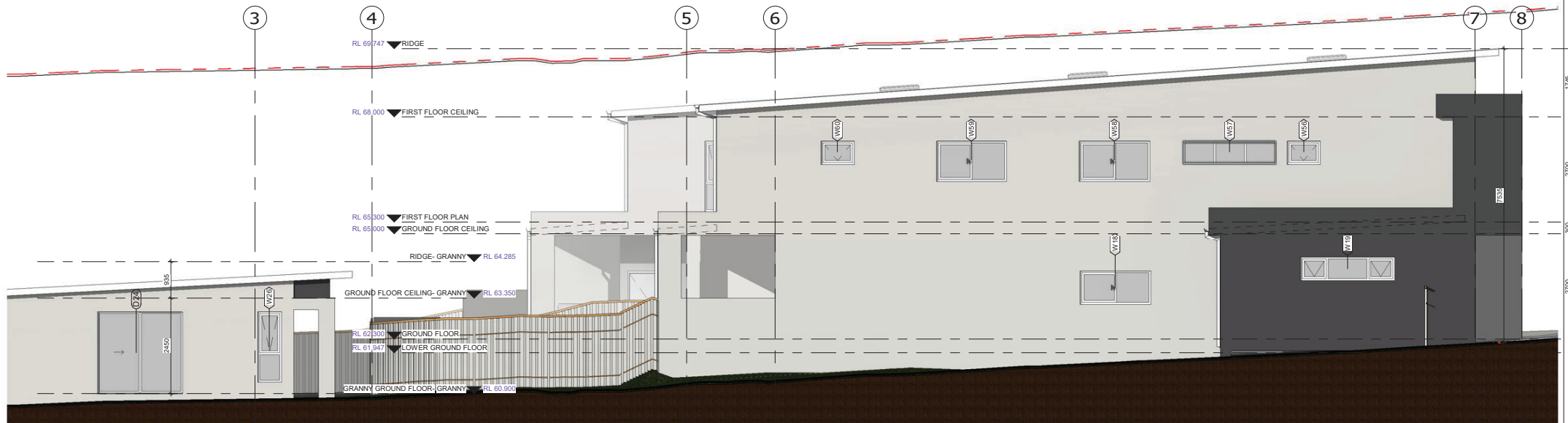
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JOB / DRAWING No.

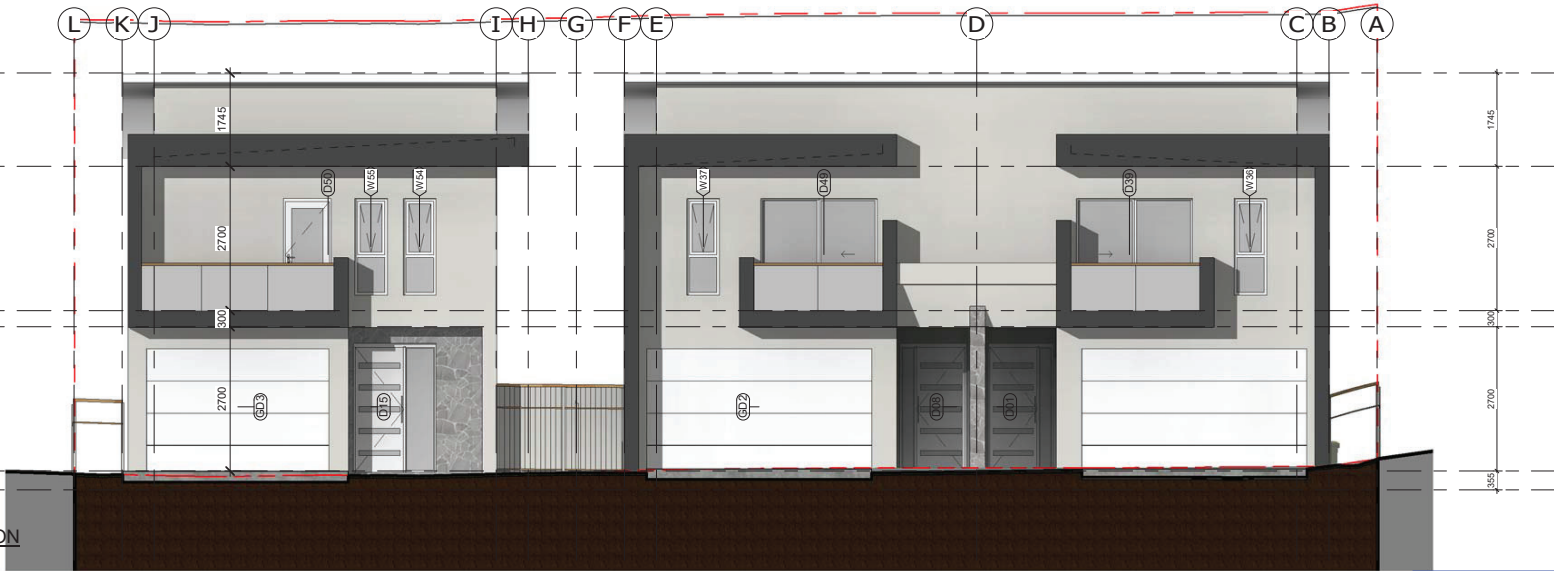
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REVISION

F



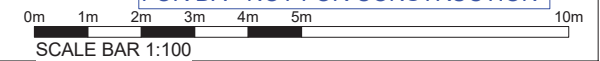
1 HC SOUTH ELEVATION
1 : 100



2 FRONT EAST ELEVATION
1 : 100

NOTIFICATION PLAN

FOR DA - NOT FOR CONSTRUCTION



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

CLIENT: Sohiddullah

DESIGNED:

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

SCALE: 1 : 100

DRAWN: NS

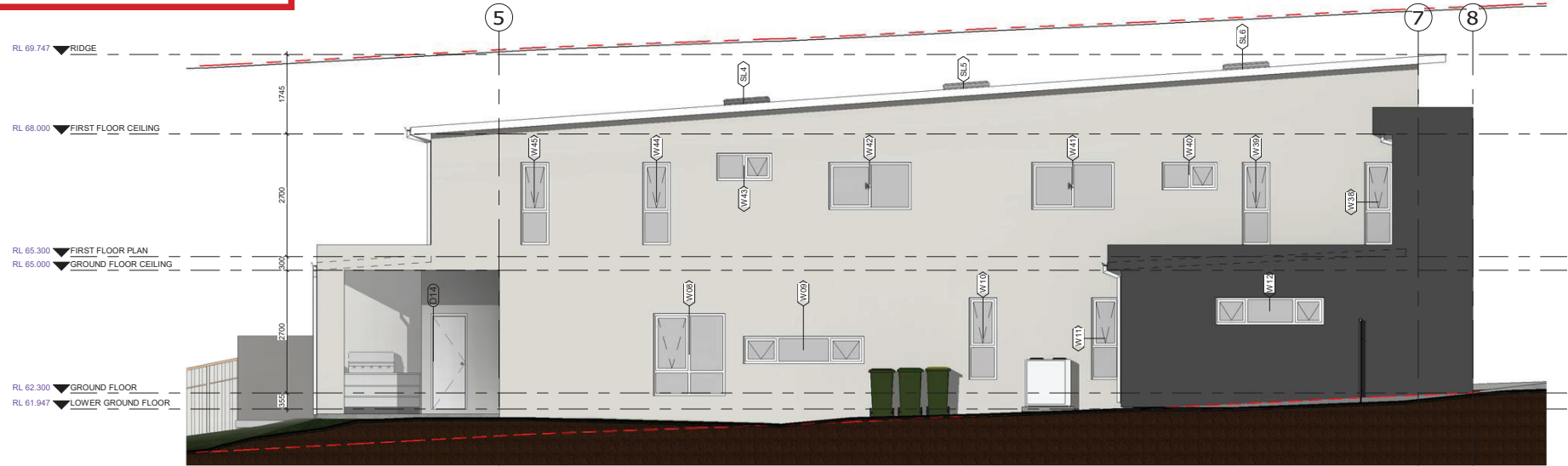
JOB / DRAWING No.

A012

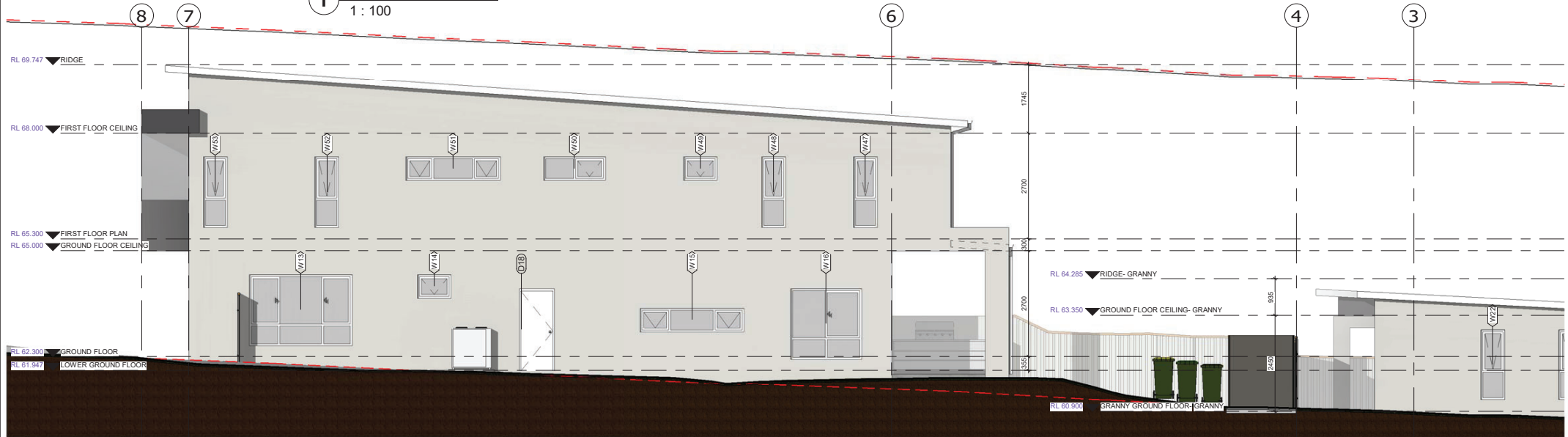
REVISION

(H)

NOTIFICATION PLAN



1 HB SOUTH ELEVATION
1 : 100



2 HC NORTH ELEVATION
1 : 100

PROPOSED DUPLEX, DWELLING
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Lot 67 & 68, DP-6376

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EXTERNAL ELEVATIONS

SCALE: 1 : 100

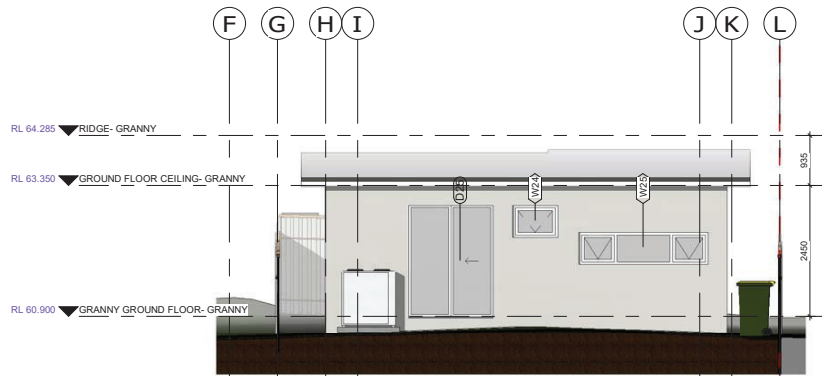
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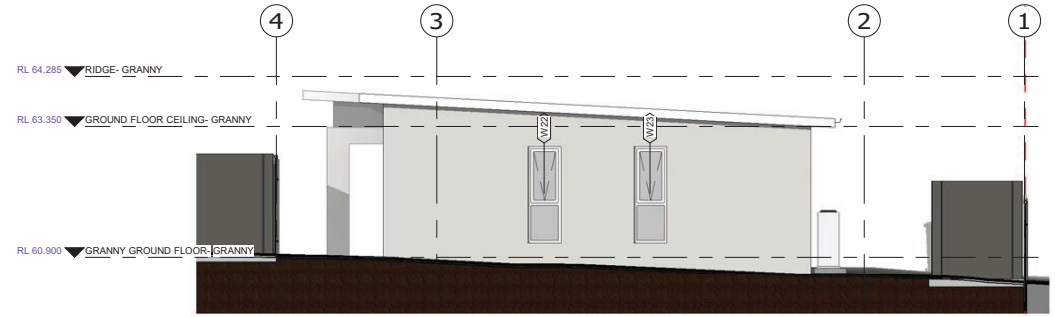
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REVISION

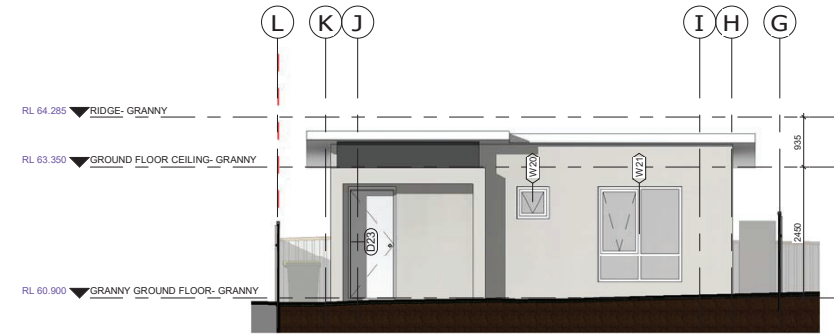
C



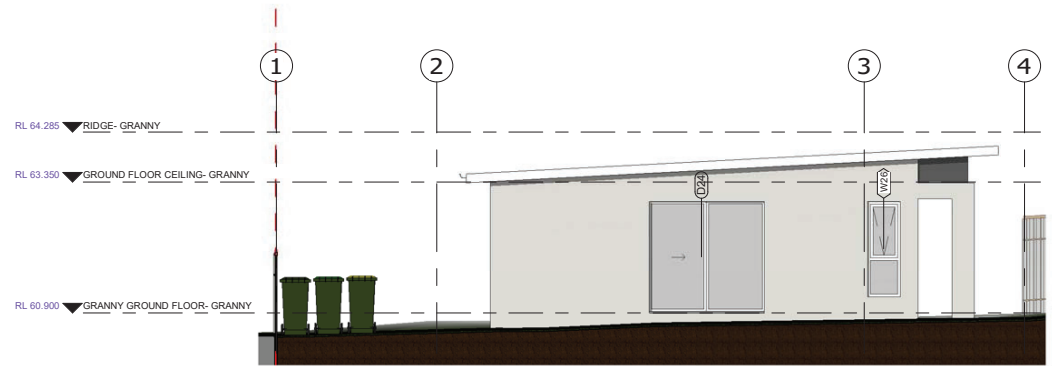
4 GRANNY WEST ELEVATION
1 : 100



2 GRANNY NORTH ELEVATION
1 : 100



1 GRANNY EAST ELEVATION
1 : 100



3 GRANNY SOUTH ELEVATION
1 : 100

NOTIFICATION PLAN

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Lot 67 & 68, DP-6376

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EXTERNAL ELEVATIONS

SCALE: 1 : 100

DRAWN: NS

JOB / DRAWING No.

A014

REVISION

C