

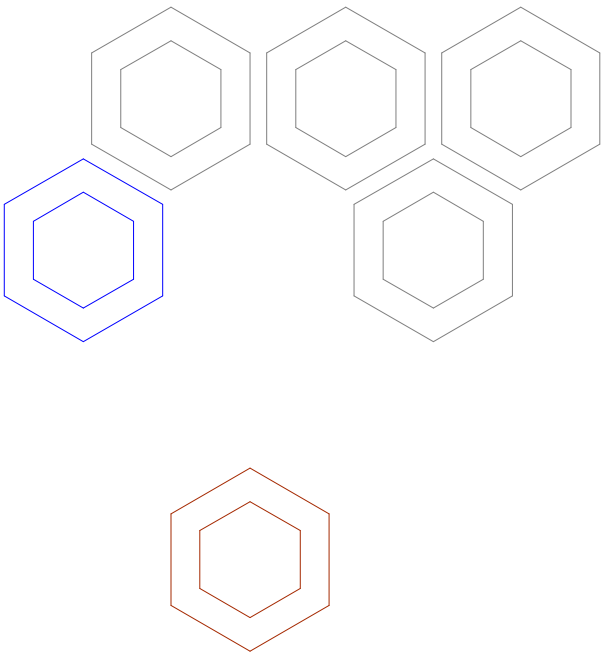
DEVELOPMENT APPLICATION

DRAWING SCHEDULE

SITE ANALYSIS PLAN	001
PROPOSED SITE PLAN	010
PROPOSED GROUND FLOOR PLAN	101
PROPOSED ROOF PLAN	102
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PERVIOUS AND IMPERVIOUS AREAS CALCULATION SHEET	920
GROSS FLOOR AREA CALCULATION SHEET	921

ISSUE DETAILS

A 18.02.2025 ISSUED FOR DA



ADDITIONAL INFORMATION

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	COST SUMMARY REPORT
A04	STORMWATER PLAN
A05	LANDSCAPE PLAN
A06	STATEMENT OF ENVIRONMENTAL EFFECTS
A07	WASTE MANAGEMENT PLAN



PROPOSED ALTERATIONS AND ADDITIONS

9 WINIFRED STREET,  
CONDELL PARK NSW 2200

JOHN KHOURY



KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
	BOUNDARY LINE	

1.6km TO CONDELL PARK HIGH SCHOOL

1.2km TO DEVERALL PARK  
TENNIS COURTS

800m TO CONDELL PARK  
CHRISTIAN SCHOOL

AWNING

PRIVATE OPEN  
SPACE

**No.11**  
SINGLE STOREY  
FIBRO RESIDENCE  
METAL ROOF

**LOT 94**  
D.P. 12747

500mm TO ELDRIDGE  
RESERVE

1.7km BANKSTOWN CITY  
SPORTS COMPLEX

BRICK BUILDING  
METAL ROOF

**LOT 104**  
D.P. 12747

EXISTING SWIMMING  
POOL

**No. 7**  
SINGLE STOREY BRICK  
RESIDENCE TILED ROOF

**LOT 95**  
D.P. 12747  
743.3sqm BY CALC  
739.8sqm BY TITLE

**WINFIRE STREET**

NOISE IMPACT

800m TO CONDELL  
PARK BIBLE  
CHURCH

EXISTING STREET  
TREE TO REMAIN

1.3km TO WATT RESERVE

700m NSW HEALTH PATHOLOGY -  
COLLECTION CENTRE

1km TO BANKSTOWN HOSPITAL  
MEDICAL CENTRE PHARMACY

1km TO BANKSTOWN-LIDCOMBE  
HOSPITAL EMERGENCY ROOM

1.7km TO BANKSTOWN GOLF  
CLUB

1.4km TO BANKSTOWN  
HARNESS RACING &  
AGRICULTURAL SOCIETY

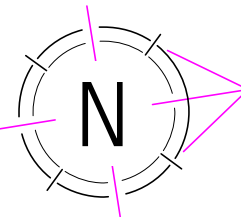
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DESIGN ELIE SLEIMAN  
DRAFTED ANDREA SAOUMA

PROPOSED ALTERATIONS AND ADDITIONS  
9 WINFIRE STREET, CONDELL PARK NSW 2200

#### DRAWING

SITE ANALYSIS PLAN

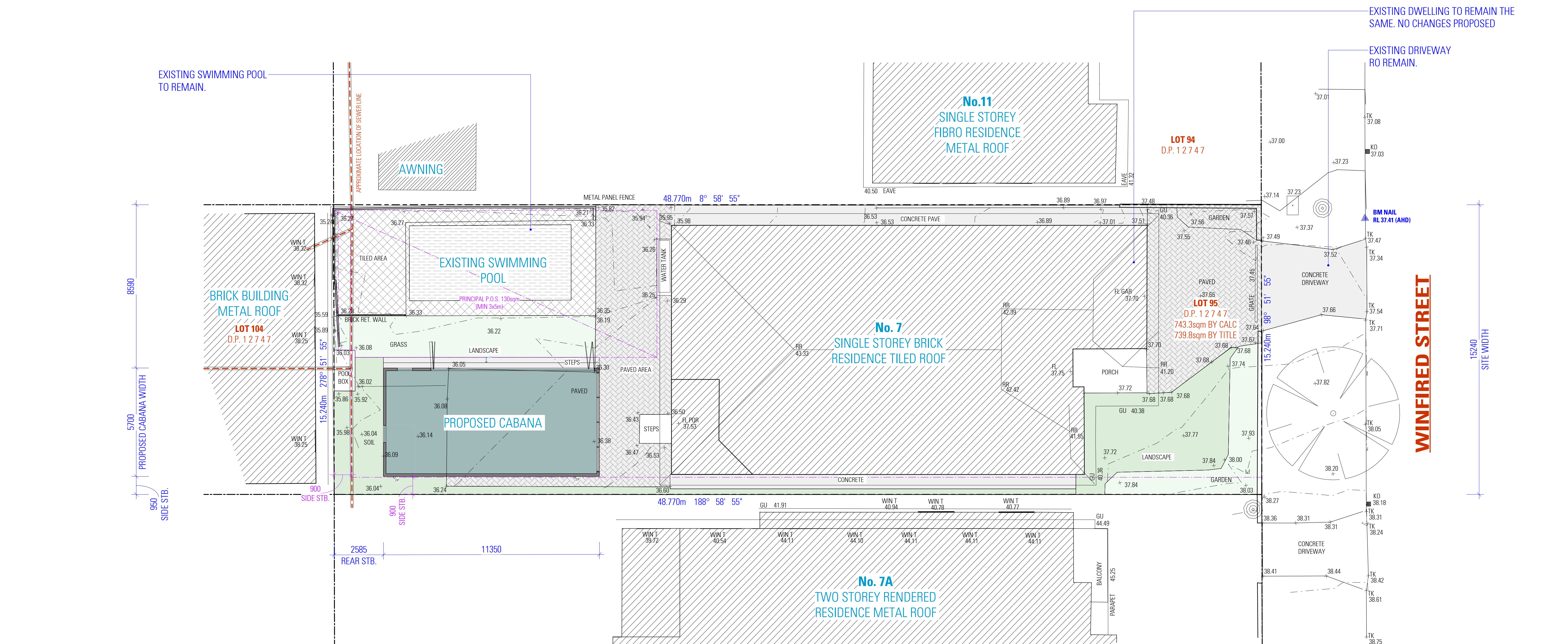
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NOTES:	SITE CALCULATION
• REFER TO LANDSCAPE PLAN FOR DETAILS	TOTAL SITE AREA743.115sqm
• REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN	EXISTING DWELLING283.95sqm
• REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS	PROPOSED CABANA60sqm
• ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL	TOTAL FLOOR AREA283.95sqm
	FLOOR SPACE RATIO0.4:1
	PRIVATE OPEN SPACE138sqm
	LANDSCAPE AREA (SITE)117.03sqm
	LANDSCAPE AREA (FRONT)56.37sqm
	LANDSCAPE AREA (REAR)60.66sqm
	IMPERVIOUS AREA621.953sqm



LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	[Solid Grey Box]
LINE OF FIRST FLOOR	[Dashed Line]
SITE BOUNDARY	[Long Dash - Short Dash Line]
COMPLIANCE LINE	[Dotted Line]
COMPLIANCE DIMENSION	[Line with X Marks]
NEIGHBOURING BUILDINGS	[Hatched Box]
GRASS ZONE	[Light Green Box]
LANDSCAPING ZONE	[Dark Green Box]

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PROPOSED ALTERATIONS AND ADDITIONS		DRAWING	
9 WINIFRED STREET, CONDELL PARK NSW 2200		PROPOSED SITE PLAN	
DESIGN	ELIE SLEIMAN	SCALE	1 : 100/ A1
DRAFTED	ANDREA SAOUMA	ISSUE	A 18.02.2025
JOHN KHOURY		DWG No.	6211 - 010

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NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H206
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H407
- EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H206 & AS 4854.1 & 2

NOTES

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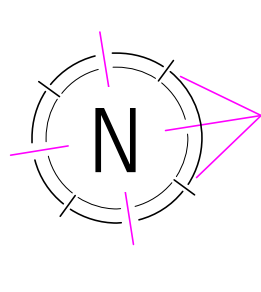
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DESIGN ELIE SLEIMAN  
DRAFTED ANDREA SAOUMA

PROPOSED ALTERATIONS AND ADDITIONS  
9 WINIFRED STREET, CONDELL PARK NSW 2200

JOHN KHOURY

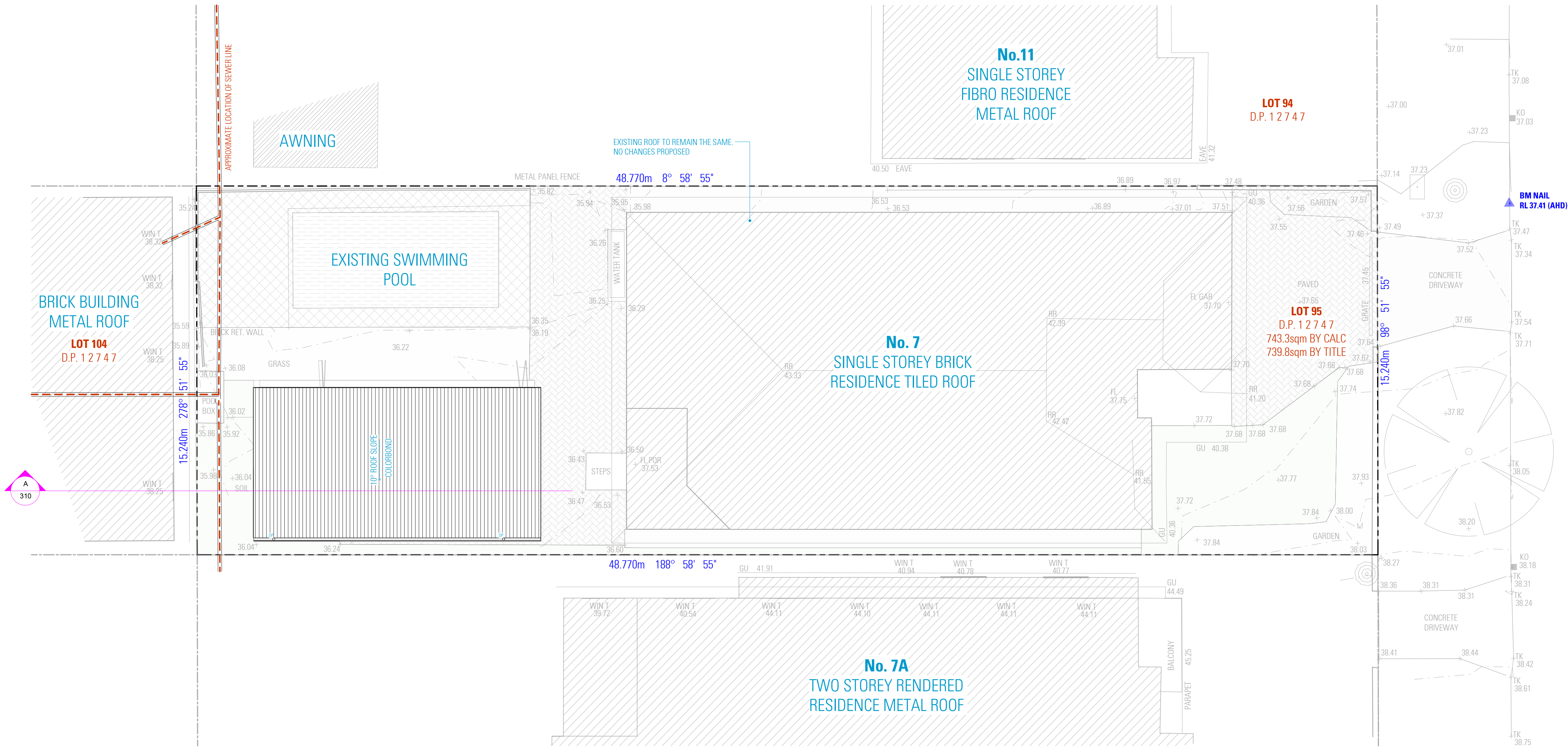
DRAWING  
PROPOSED GROUND FLOOR PLAN

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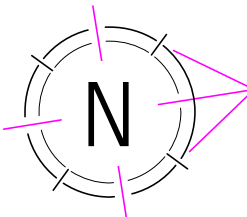
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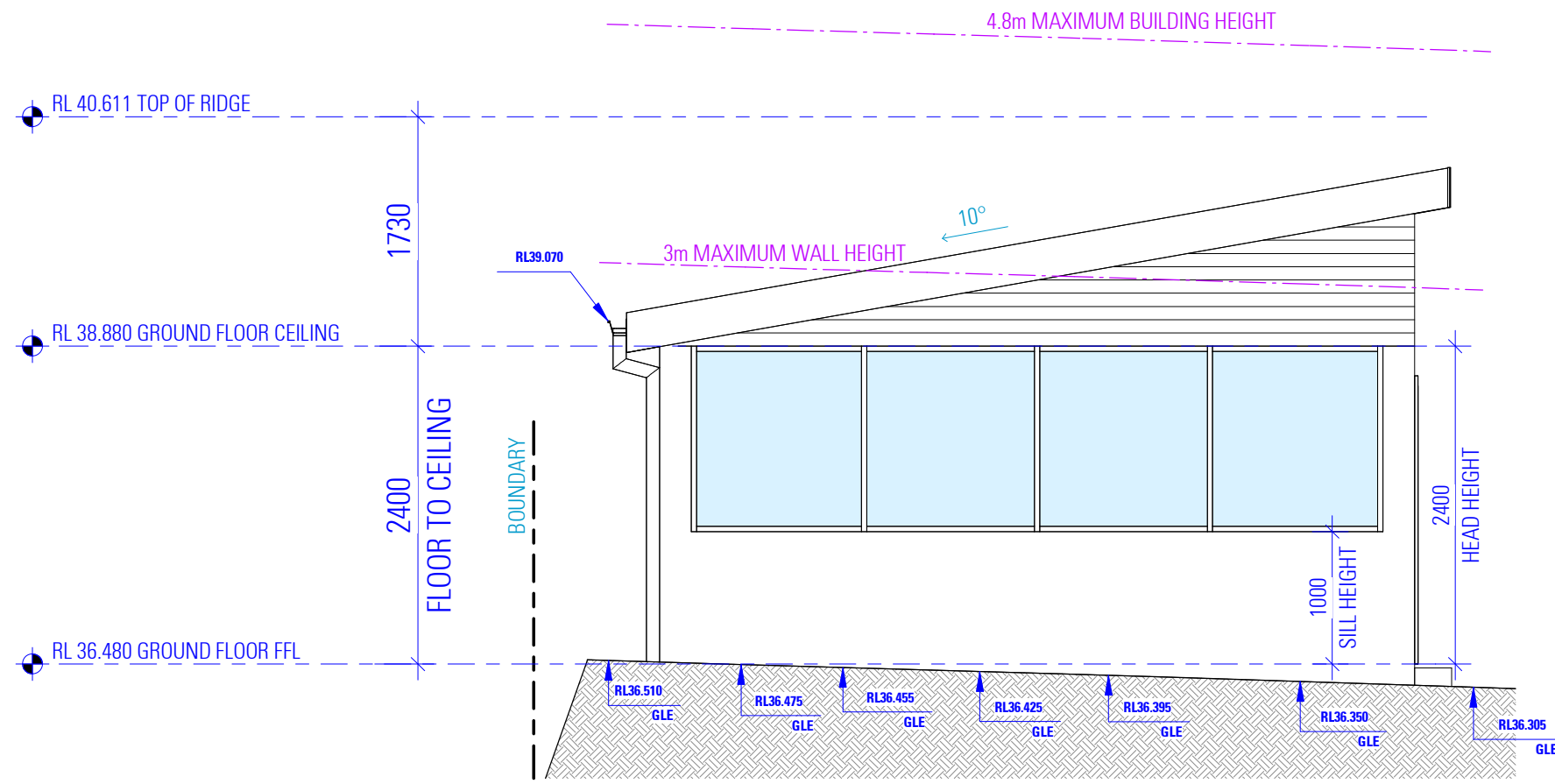
DESIGN ELIE SLEIMAN  
DRAFTED ANDREA SAOUMA

PROPOSED ALTERATIONS AND ADDITIONS  
9 WINIFRED STREET, CONDELL PARK NSW 2200

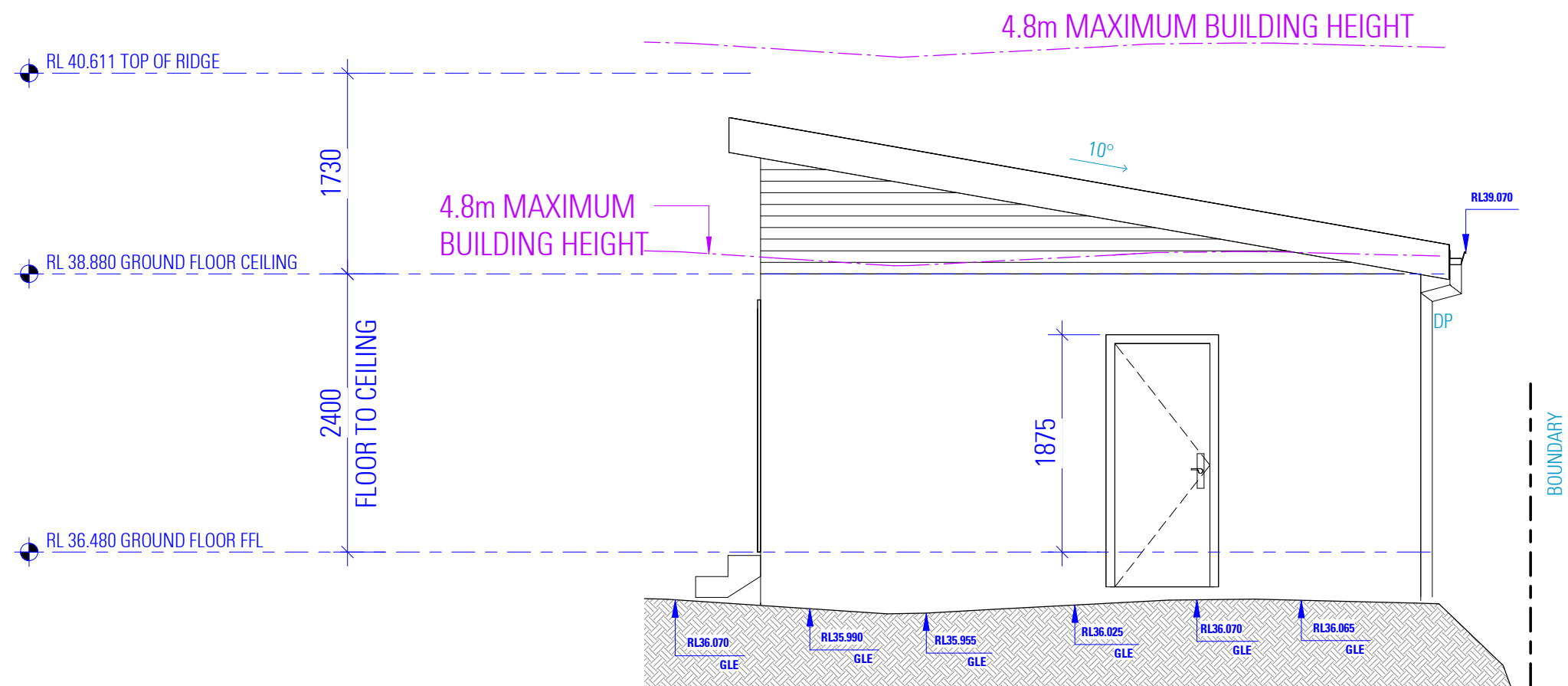
DRAWING  
PROPOSED ROOF PLAN

SCALE 1:100/ A1  
ISSUE A 18.02.2025

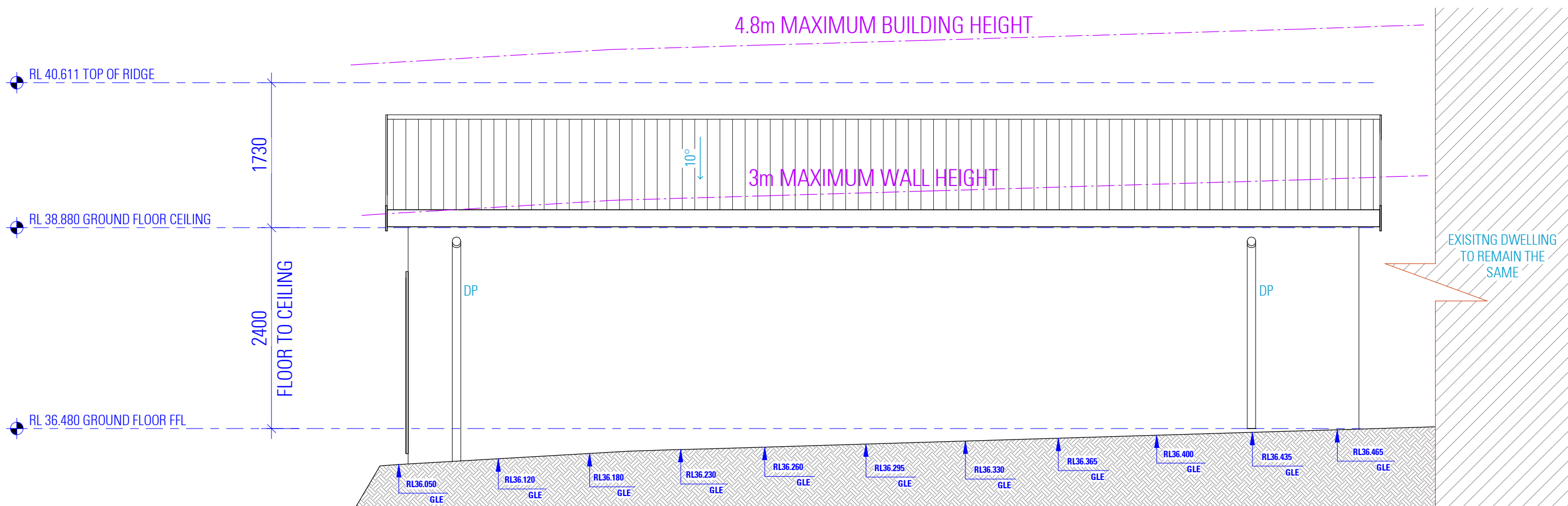
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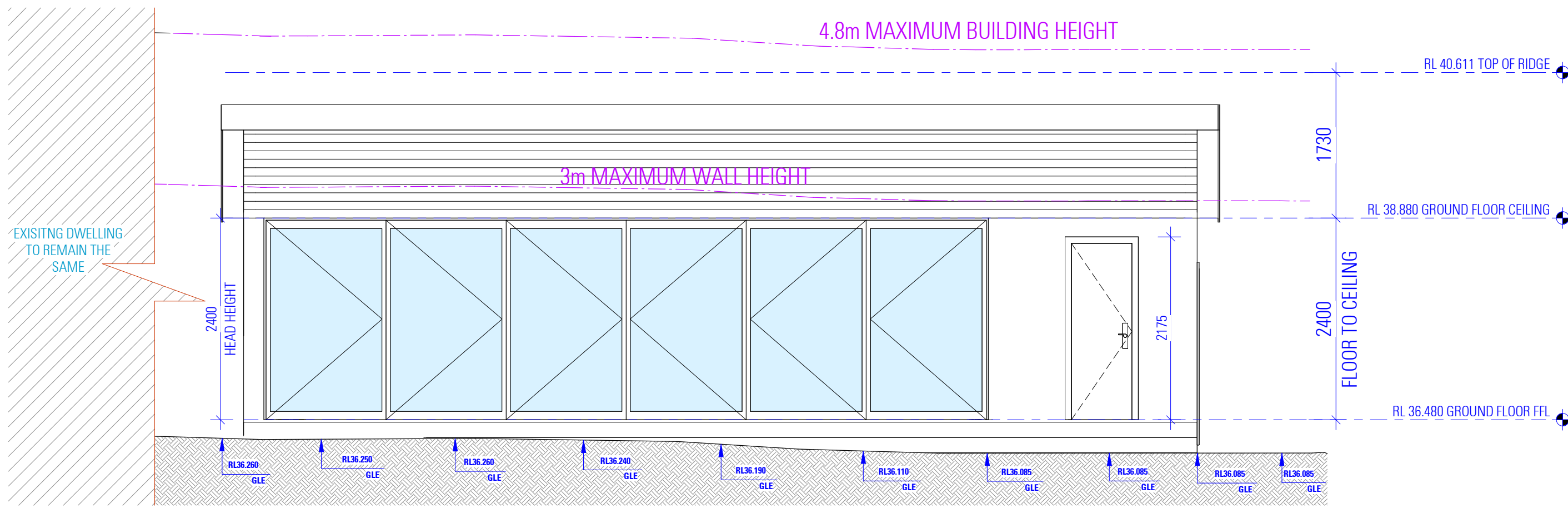
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

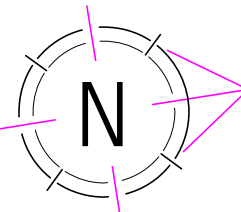
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PROPOSED ALTERATIONS AND ADDITIONS  
9 WINIFRED STREET, CONDELL PARK NSW 2200

DESIGN ANTHONY SAQUMA  
DRAFTED ANDREA SAQUMA

JOHN KHOURY

DRAWING  
ELEVATIONS

SCALE 1:50 / A1  
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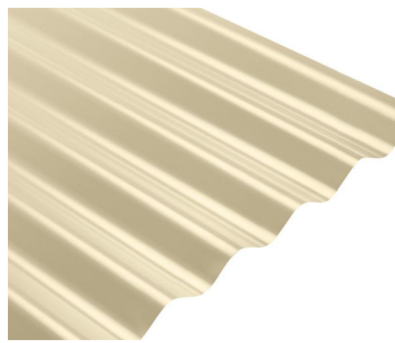
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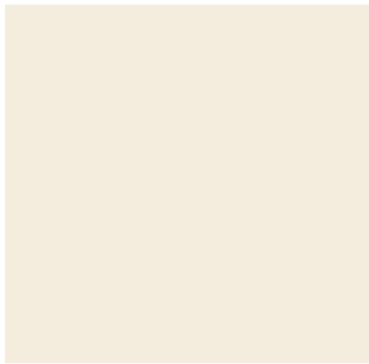
1 ALUMINIUM ROOF SHEETING  
RANGE:COLORBOND  
COLOUR: CLASIC CREAM  
OR ACCEPTABLE EQUIVALENT



2 ALUMINIUM SHEET, GUTTERS AND  
DOWNPIPES  
COLOUR: WHITE BRICH  
OR ACCEPTABLE EQUIVALENT



3 POWDER-COATED ALUMINIUM WINDOW  
AND DOOR  
COLOUR: WHITE  
OR ACCEPTABLE EQUIVALENT



4 EXTERNAL WALLS TO BE RENDERED  
RANGE:DULUX  
COLOUR: WHITE BRICH  
OR ACCEPTABLE EQUIVALENT



5 SOLID CORE TIMBER DOOR  
COLOUR: WHITE  
OR ACCEPTABLE EQUIVALENT



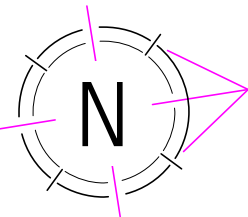
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DESIGN ELIE SLEIMAN  
DRAFTED ANDREA SAOUMA

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9 WINIFRED STREET, CONDELL PARK NSW 2200

JOHN KHOURY

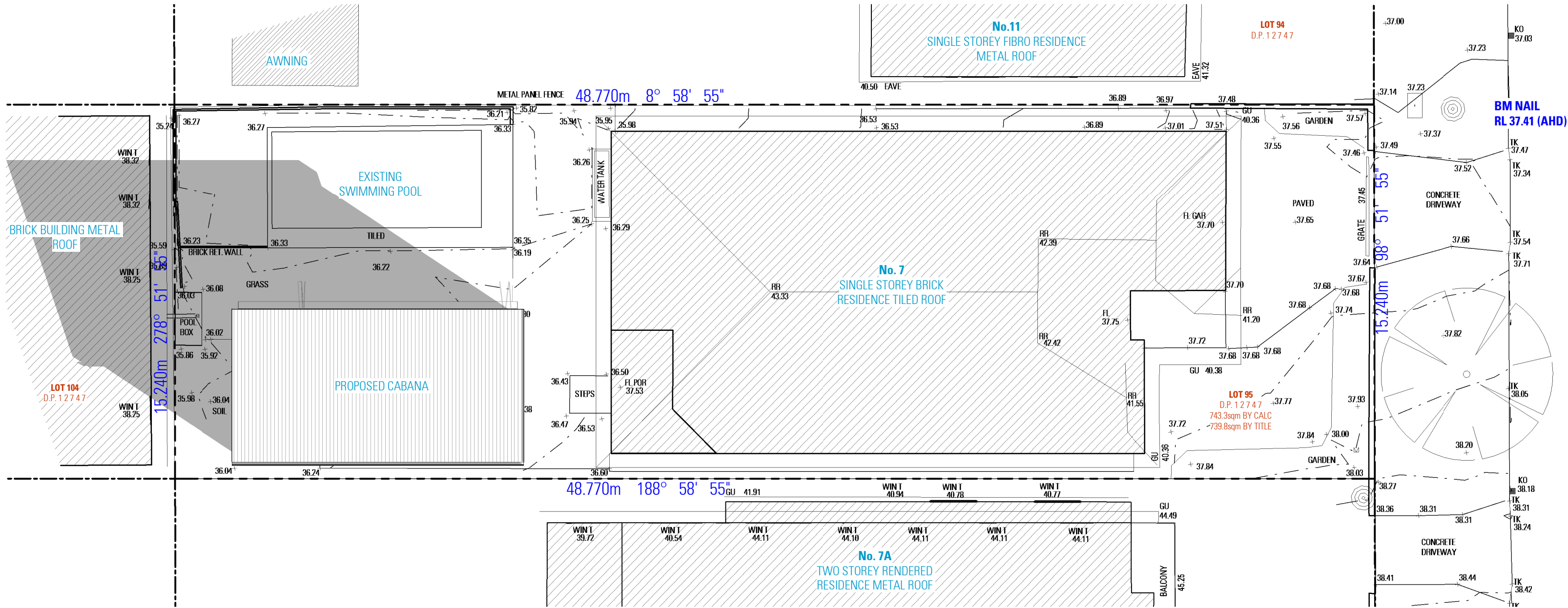
DRAWING  
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

SCALE / A1  
ISSUE A 18.02.2025

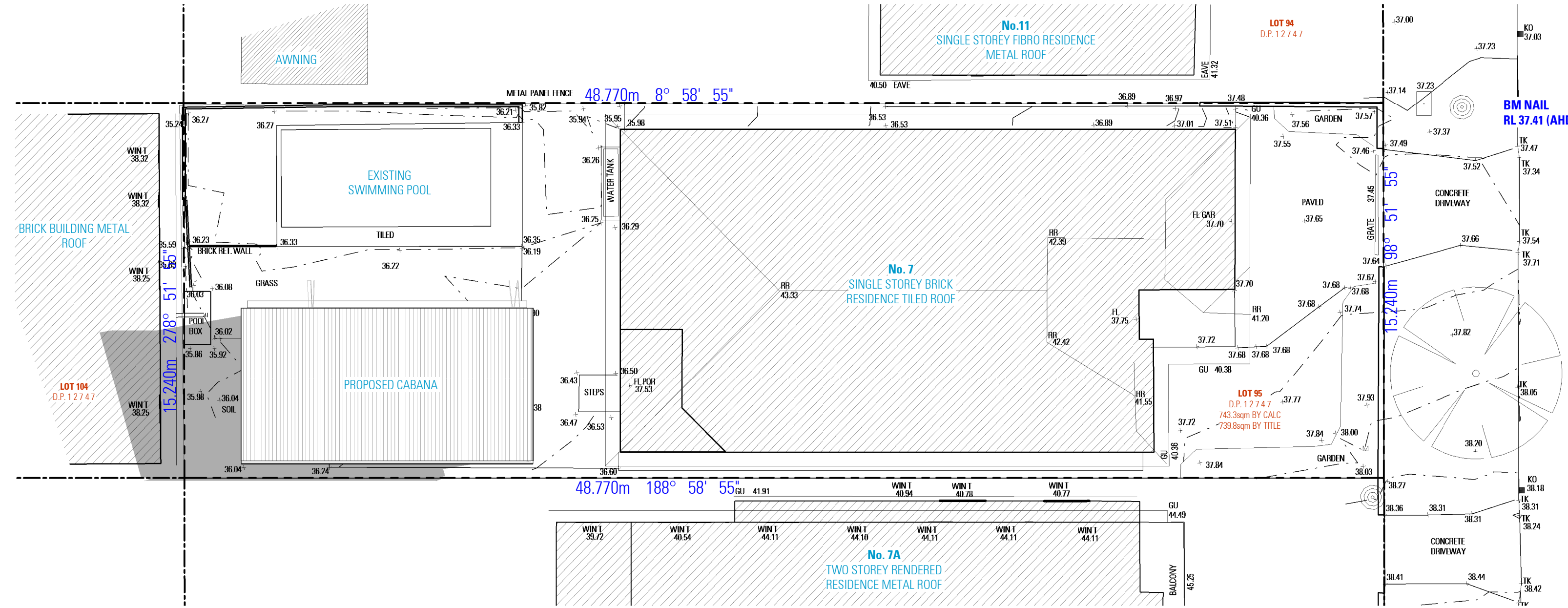
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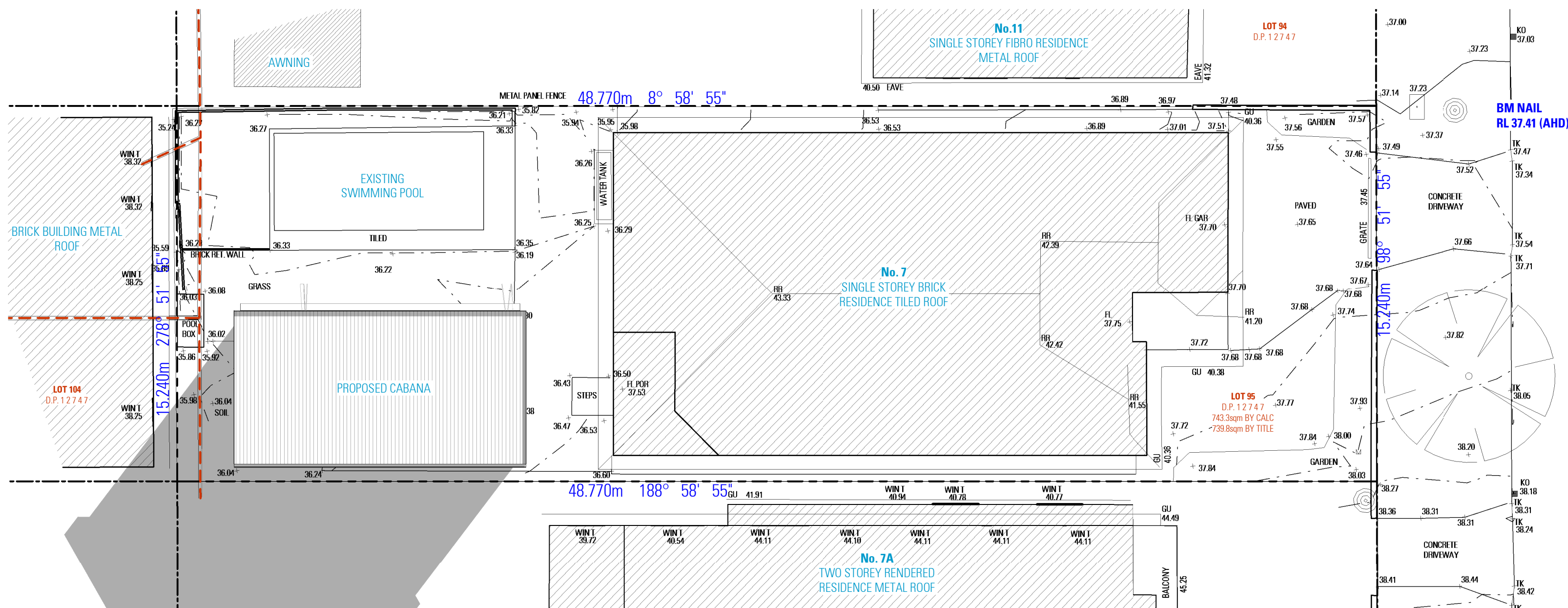




SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 3PM

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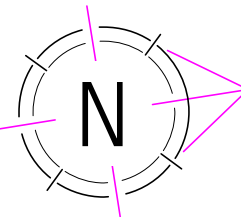
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PROPOSED ALTERATIONS AND ADDITIONS

9 WINIFRED STREET, CONDELL PARK NSW 2200

DESIGN  
DRAFTED

ELIE SLEIMAN  
ANDREA SAOUMA

JOHN KHOURY

DRAWING

PROPOSED SHADOW DIAGRAMS - 21st JUNE

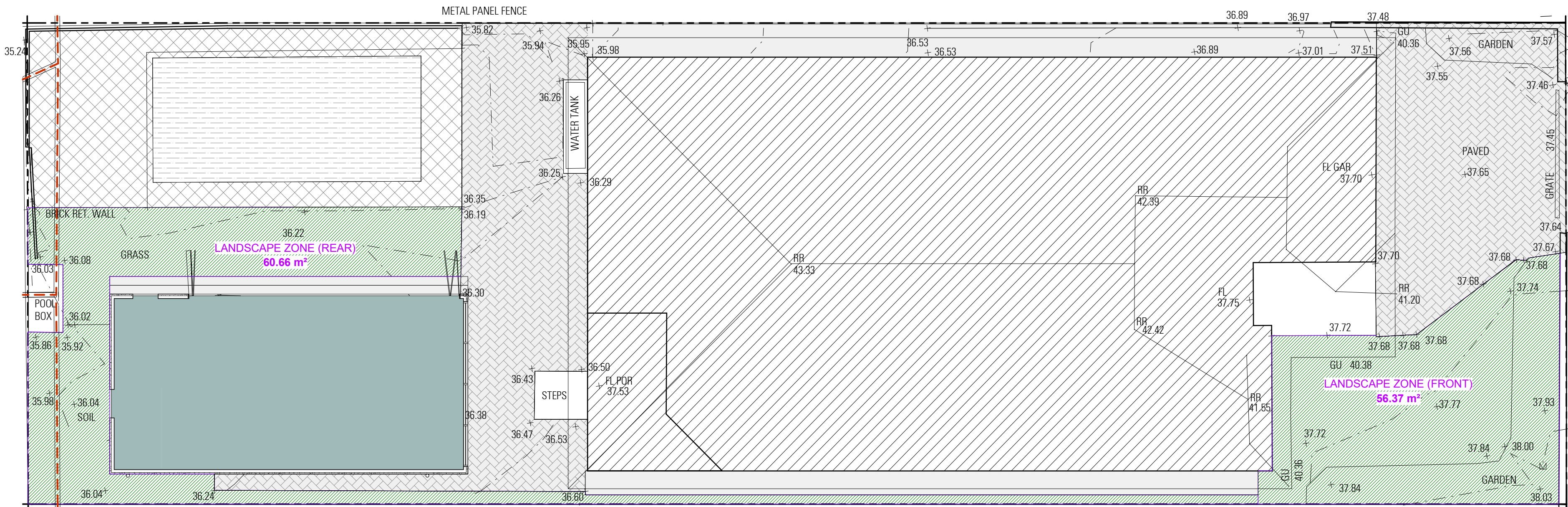
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1:150 / A1  
A 18.02.2025

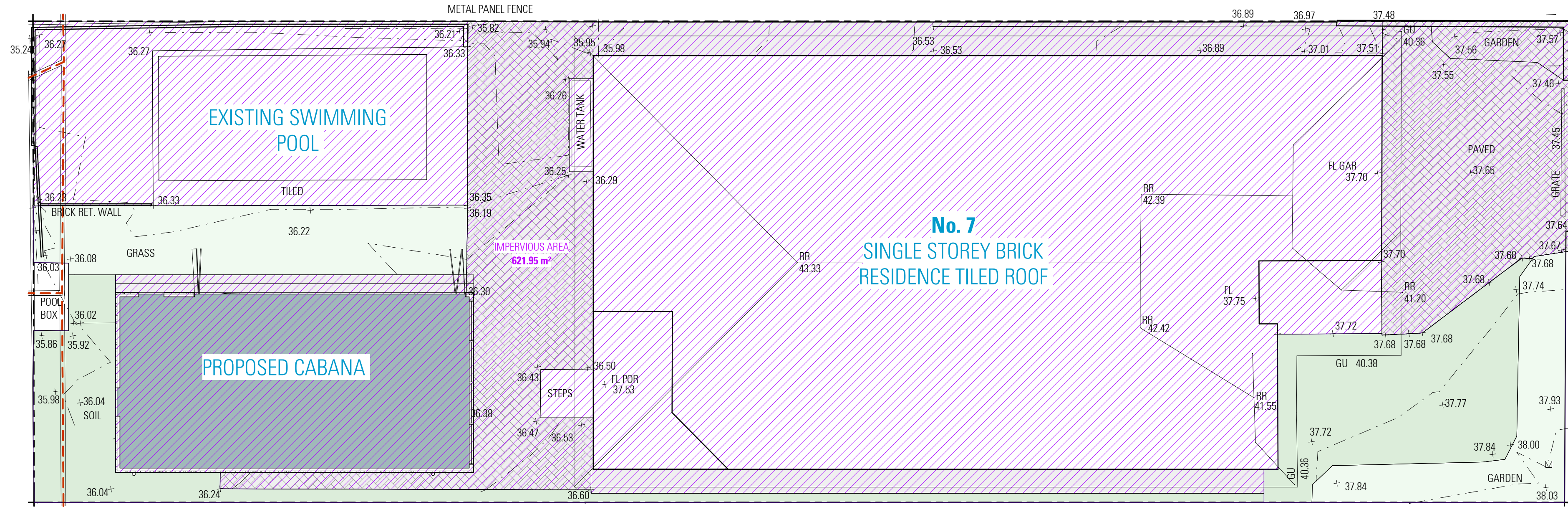
DWG No. 6211 - 900



PERVIOUS AND IMPERVIOUS CALCULATIONS	
LANDSCAPE AREA (SITE)	117.03sqm
LANDSCAPE AREA (FRONT)	56.37sqm
LANDSCAPE AREA (REAR)	60.66sqm
IMPERVIOUS AREA	621.95sqm
TOTAL SITE AREA (PARENT LOT)	743.11sqm



LANDSCAPE AREA CALCULATION PLAN



IMPERVIOUS AREA CALCULATION PLAN

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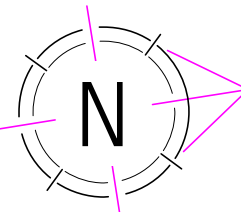
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DRAFTED ANDREA SAOUMA

JOHN KHOURY

DRAWING

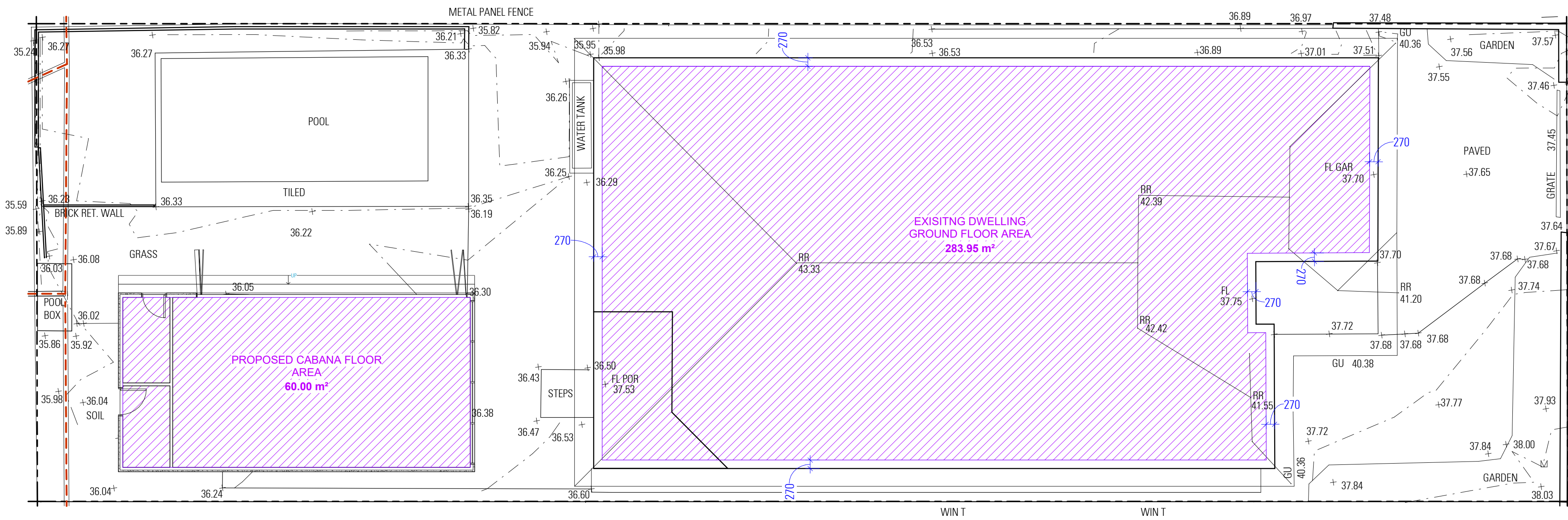
PERVIOUS AND IMPERVIOUS AREAS CALCULATION SHEET

SCALE 1:100/ A1  
ISSUE A 18.02.2025

DWG No. 6211 - 920



NOTES:	SITE CALCULATION	
<ul style="list-style-type: none"><li>REFER TO LANDSCAPE PLAN FOR DETAILS</li><li>REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN</li><li>REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS</li><li>ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL</li></ul>	TOTAL SITE AREA	743.115sqm
	EXISTING DWELLING	283.95sqm
	PROPOSED CABANA	60sqm
	TOTAL FLOOR AREA	283.95sqm
	FLOOR SPACE RATIO	0.4:1
	PRIVATE OPEN SPACE	130sqm
	LANDSCAPE AREA (SITE)	117.03sqm
	LANDSCAPE AREA (FRONT)	56.37sqm
	LANDSCAPE AREA (REAR)	60.66sqm
	IMPERVIOUS AREA	621.953sqm



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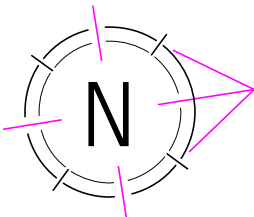
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9 WINIFRED STREET, CONDELL PARK NSW 2200

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DRAFTED ANDREA SAOUMA

JOHN KHOURY

#### DRAWING

GROSS FLOOR AREA CALCULATION SHEET

SCALE 1:100/ A1  
ISSUE A 18.02.2025

DWG No. 6211 - 921