DEVELOPMENT APPLICATION

DRAWING SCHEDULE

SITE ANALYSIS PLAN 001
PROPOSED SITE PLAN 010

PROPOSED GROUND FLOOR PLAN 101

PROPOSED ROOF PLAN 102 ELEVATIONS 300

SECTION VIEW 310

SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES 320

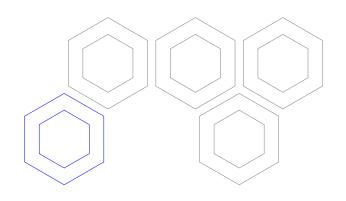
PROPOSED SHADOW DIAGRAMS - 21st JUNE 900
PROPOSED SHADOW DIAGRAMS - 22nd MARCH 901

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

77 WASTE MANAGEMENT PLAN



PROPOSED ALTERATIONS AND ADDITIONS

9 WINIFRED STREET, CONDELL PARK NSW 2200

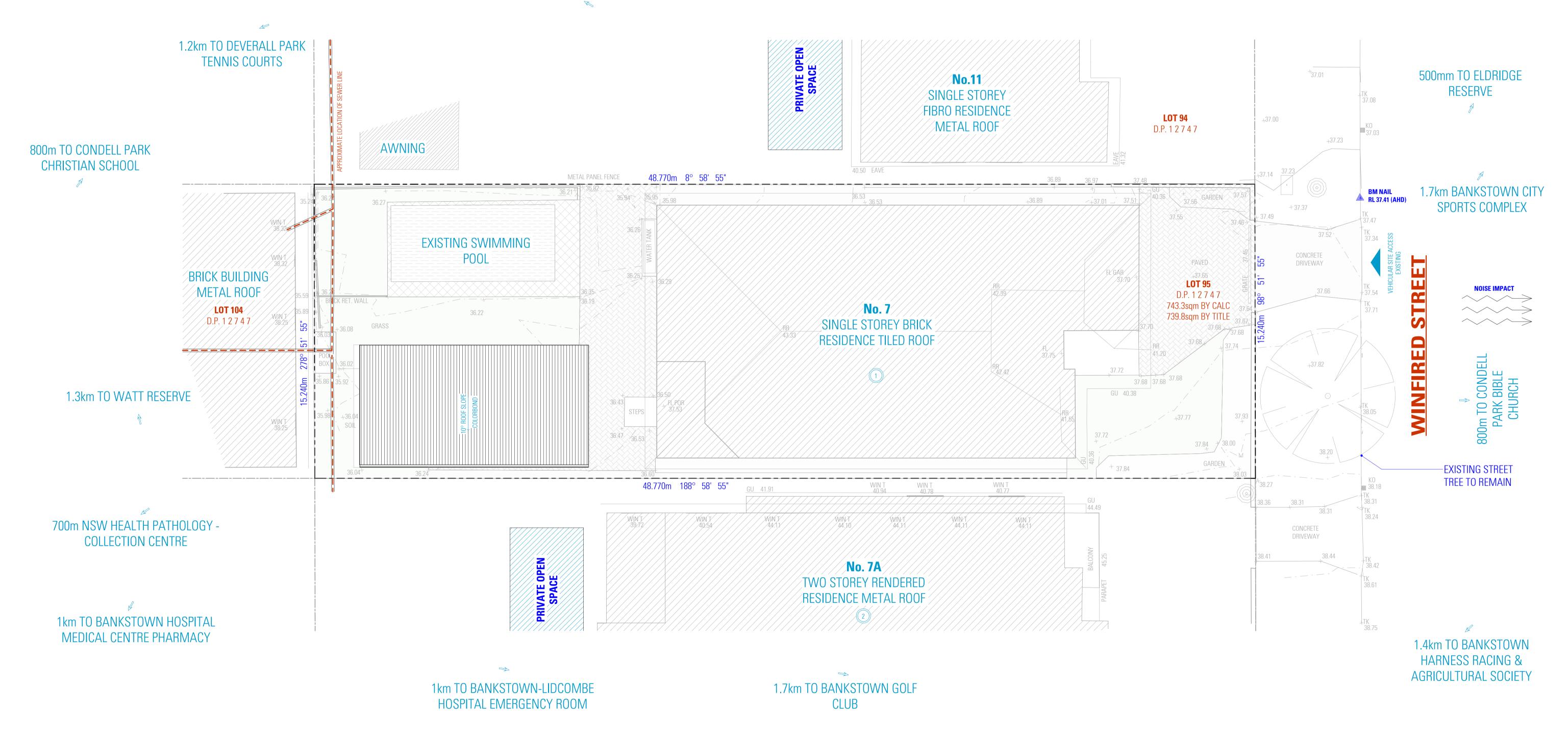
JOHN KHOURY





ITEM NUMBER OF STOREYS POSSIBLE OVERLOOKING PRIVATE OPEN SPACE REDUCED LEVELS $^{\prime w_{0}}$ BOUNDARY LINE _____

1.6km TO CONDELL PARK HIGH SCHOOL



NOT FOR CONSTRUCTION

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

NOTES

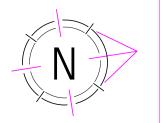
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

A 18.02.2025 ISSUED FOR DA ISSUE DATE DESCRIPTION







DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA

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

DRAWING SITE ANALYSIS PLAN

SCALE 1:100/ A1 JOHN KHOURY **ISSUE** A 18.02.2025

NOTES:

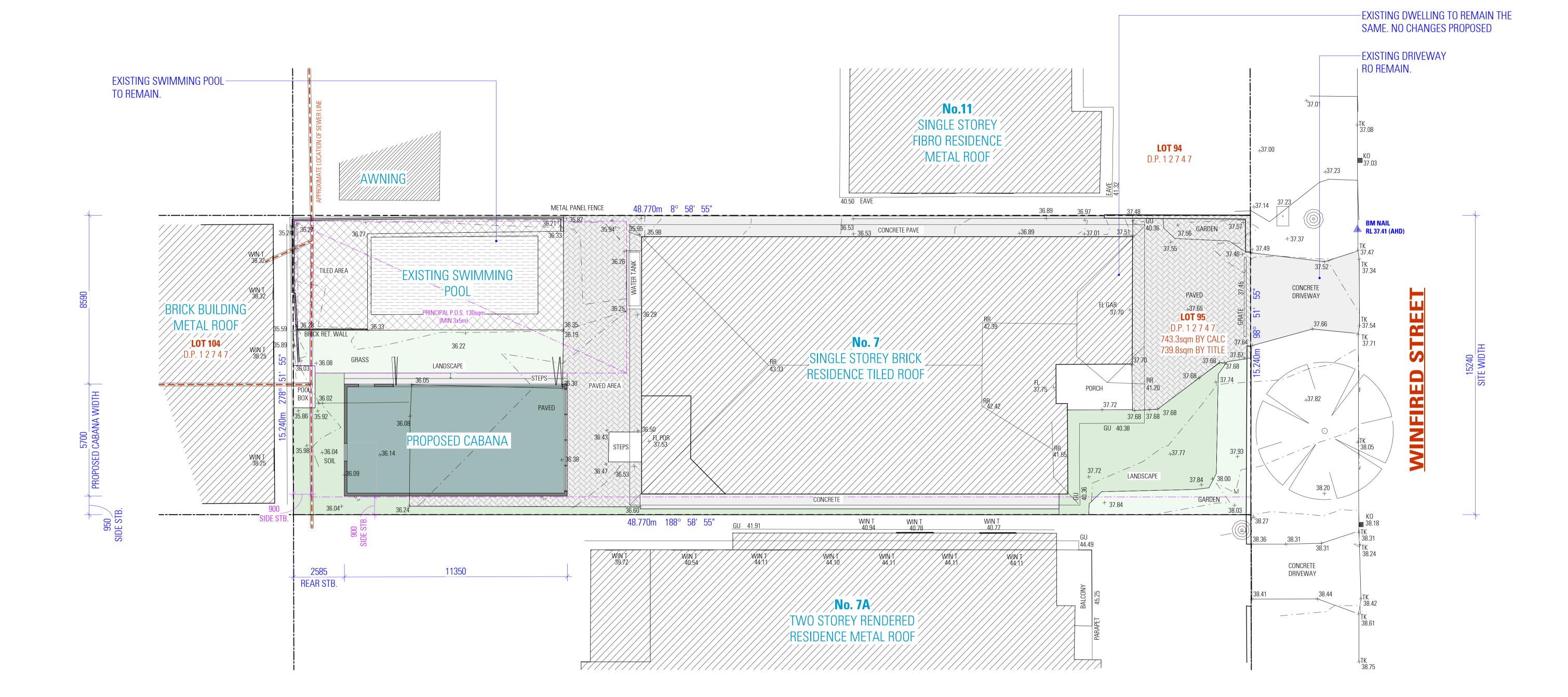
• REFER TO LANDSCAPE PLAN FOR DETAILS

• REFER TO STORMWATER PLAN FOR STORMWATER DETAILS

EXISTING DWELLING 743.115sqm 283.95sqm / SEDIMENT AND EROSION CONTROL PLAN PROPOSED CABANA 60sqm REFER TO STORMWATER PLAN AND BASIX REPORT FOR TOTAL FLOOR AREA 283.95sqm RAINWATER TANK DETAILS

ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL FLOOR SPACE RATIO PRIVATE OPEN SPACE 130sqm LANDSCAPE AREA (SITE) 117.03sqm 56.37sqm 60.66sqm LANDSCAPE AREA (FRONT) LANDSCAPE AREA (REAR) IMPERVIOUS AREA

621.953sqm



	LEG	LEGEND		
	ITEM	SYMBOL		
	GROUND FLOOR AREA			
	LINE OF FIRST FLOOR	[]		
	SITE BOUNDARY			
	COMPLIANCE LINE			
	COMPLIANCE DIMENSION	*		
	NEIGHBOURING BUILDINGS			
	GRASS ZONE			
	LANDSCAPING ZONE			

NOT FOR CONSTRUCTION

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS 2. VERIFY ALL DIMENSIONS ON SITE

3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER

5. ALL WORKS TO COMPLY WITH THE NATIONAL

CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

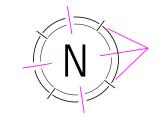
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

А	18.02.2025	ISSUED FOR DA
ISSUE	DATE	DESCRIPTION







DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA

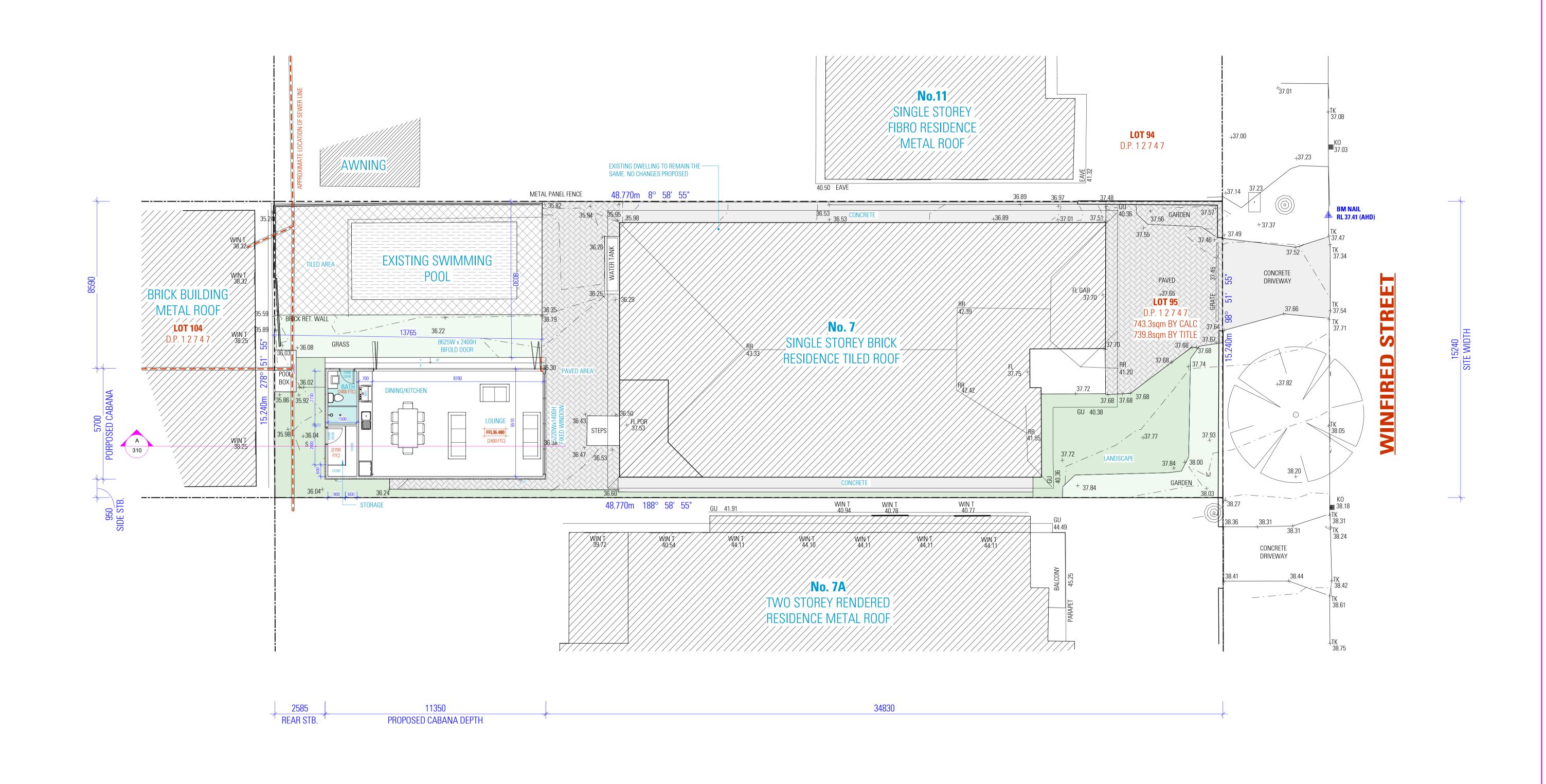
PROPOSED ALTERATIONS AND ADDITIONS 9 WINIFRED STREET, CONDELL PARK NSW 2200

DRAWING PROPOSED SITE PLAN

JOHN KHOURY SCALE 1:100/ A1 **ISSUE** A 18.02.2025

DWG No.

6211 - 010



NOTES

SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
 PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
 EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

COPYRIGHT

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

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF SUBJECT TO COPYRIGHT LAWS.

A 18.02.2025

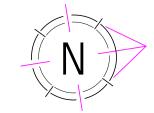
ISSUE DATE

ISSUED FOR DA

DESCRIPTION



BUILDING DESIGNER



DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA



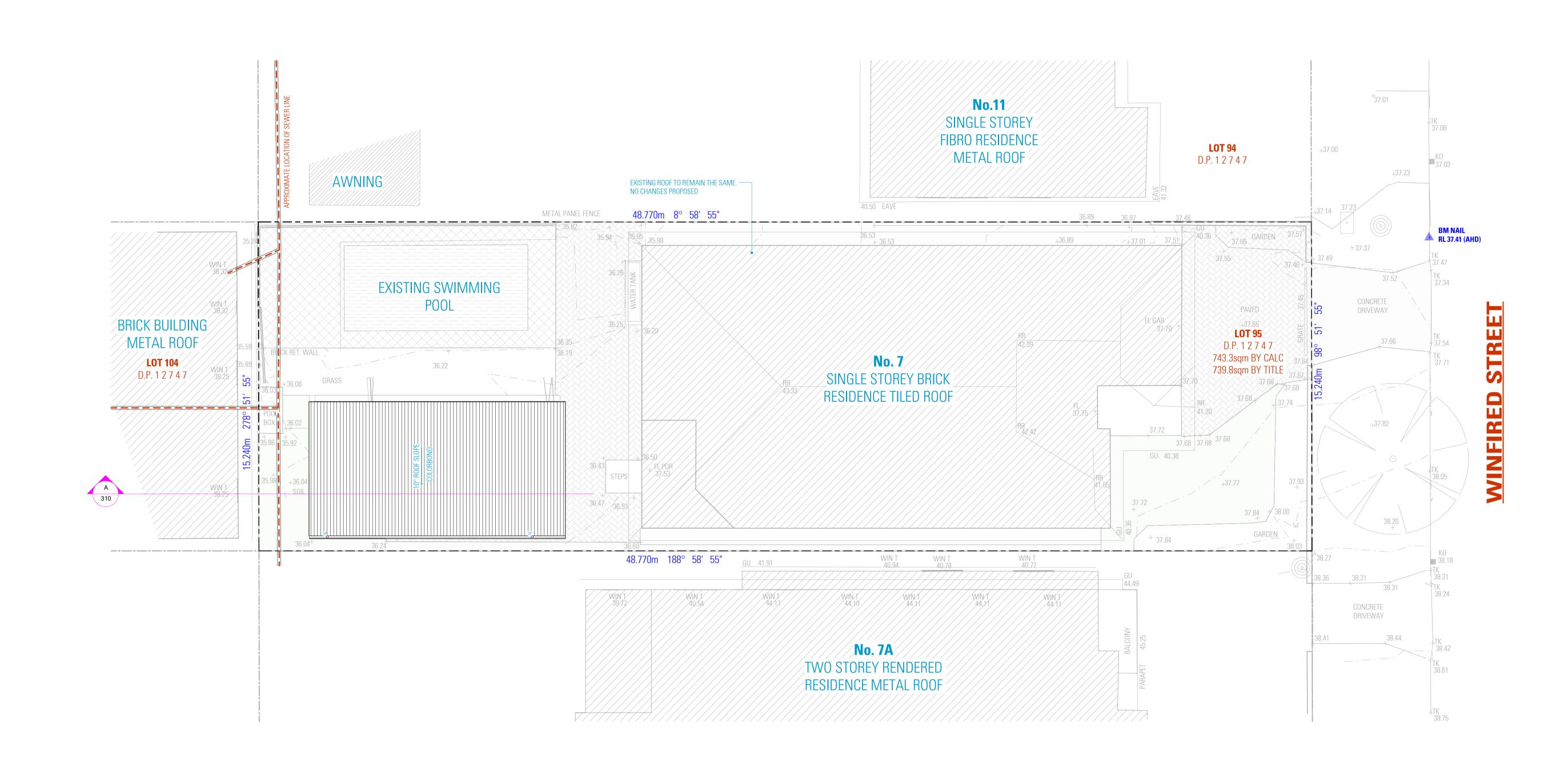
DRAWING PROPOSED GROUND FLOOR PLAN

JOHN KHOURY SCALE 1:100/ A1 **ISSUE** A 18.02.2025

DWG No.

6211 - 101

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

NOTES

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

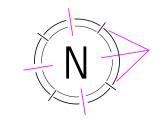
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

Α	18.02.2025	ISSUED FOR DA
ISSUE	DATE	DESCRIPTION







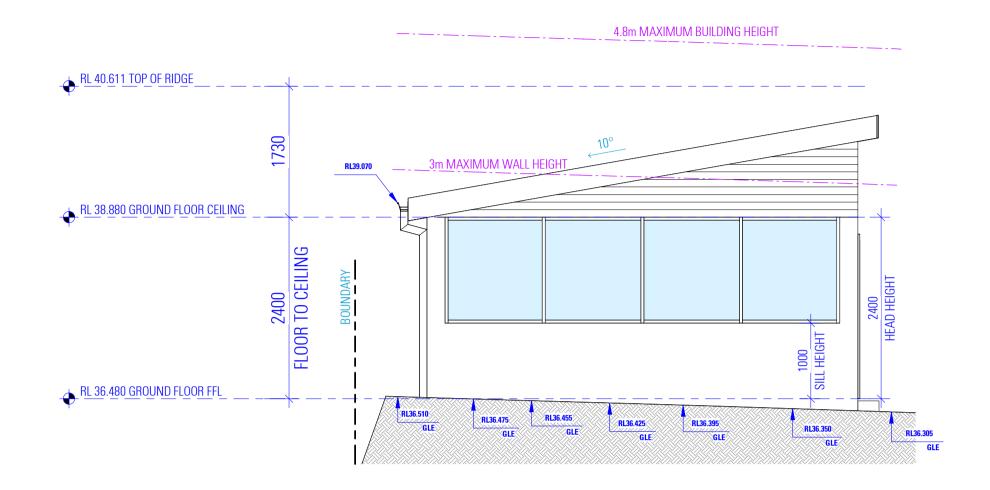
DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA

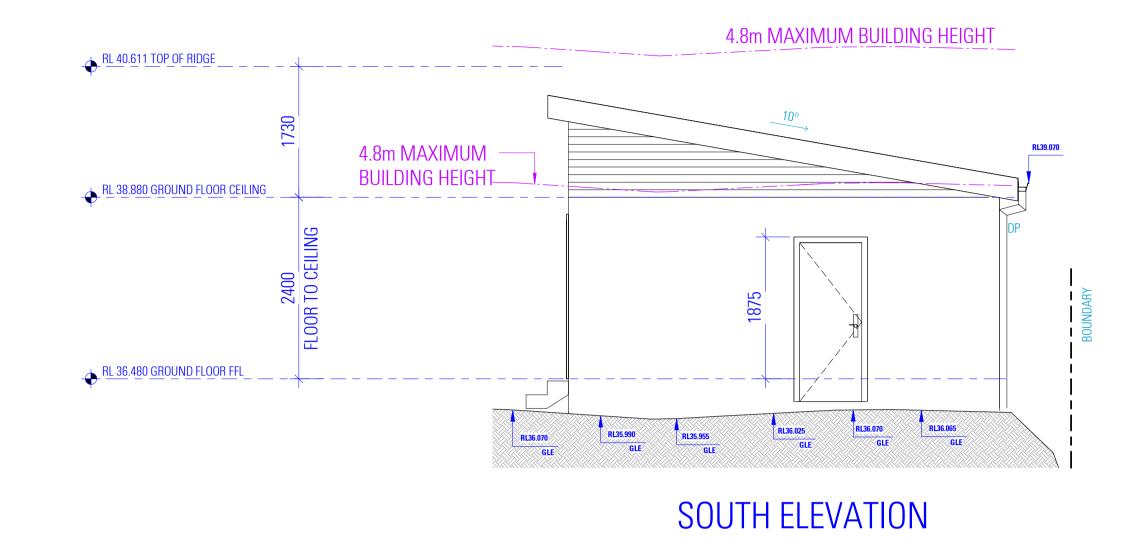
PROPOSED ALTERATIONS AND ADDITIONS 9 WINIFRED STREET, CONDELL PARK NSW 2200

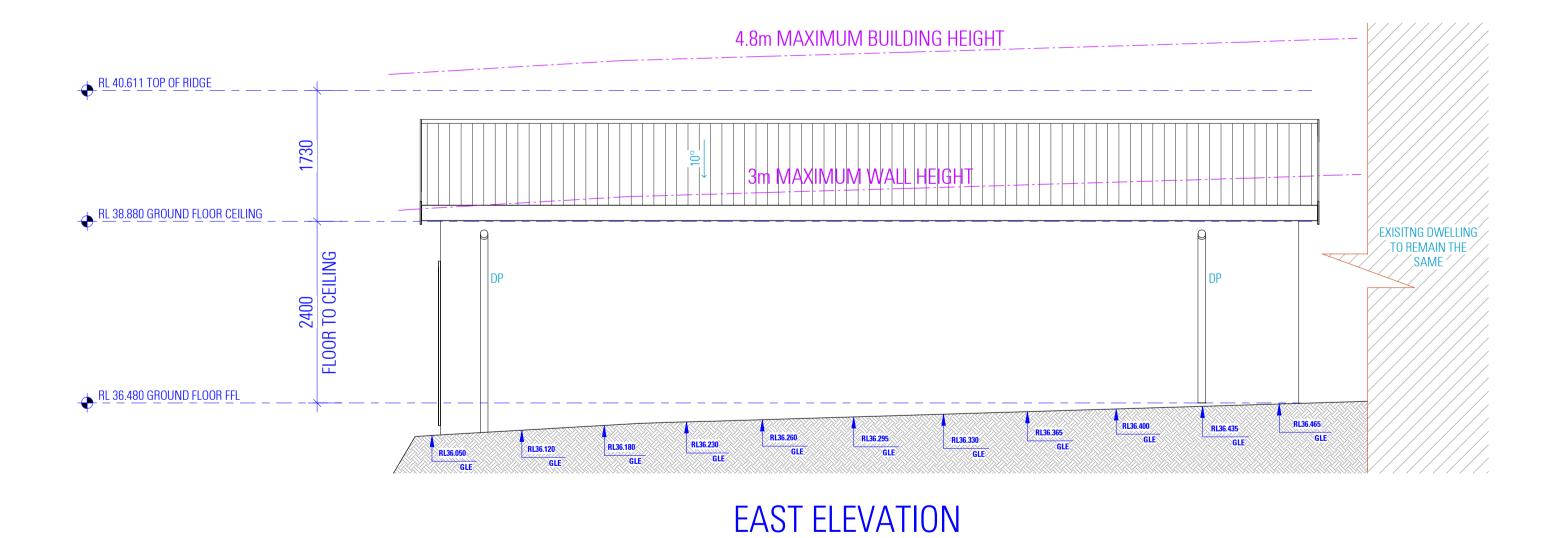
DRAWING PROPOSED ROOF PLAN

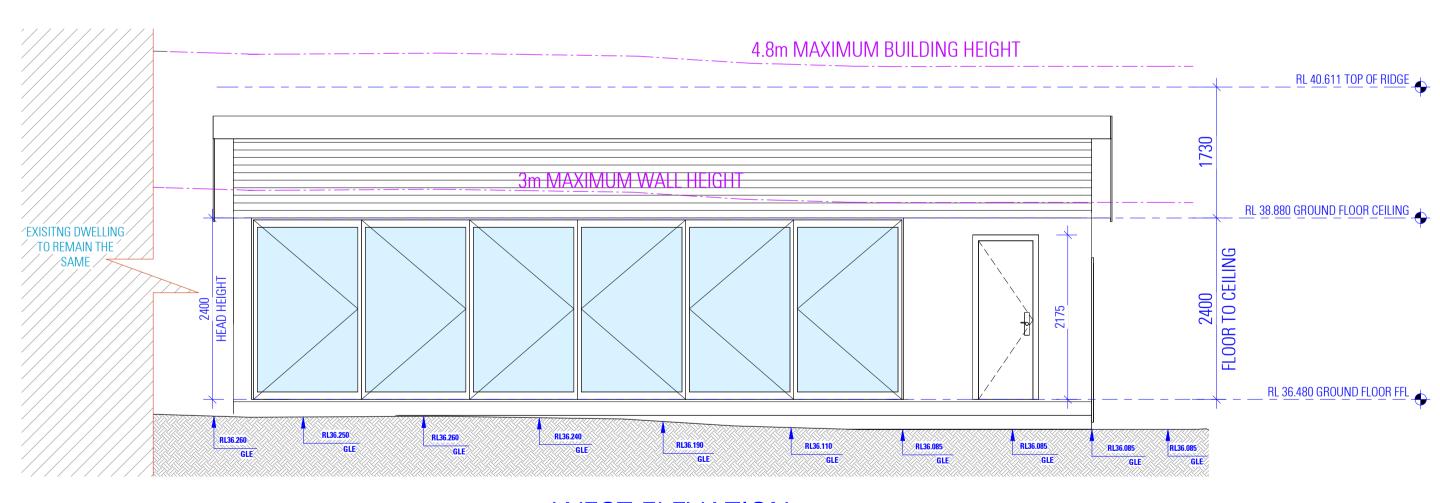
JOHN KHOURY SCALE 1:100/ A1 **ISSUE** A 18.02.2025



NORTH ELEVATION







WEST ELEVATION

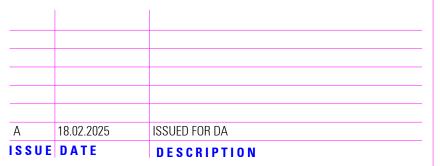
NOT FOR CONSTRUCTION

NOTES

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

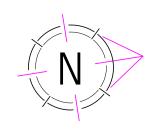
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.









DESIGN ANTHONY SAOUMA

DRAFTED ANDREA SAOUMA



CONDELL PARK NSW 2200 DRAWING
ELEVATIONS

JOHN KHOURY

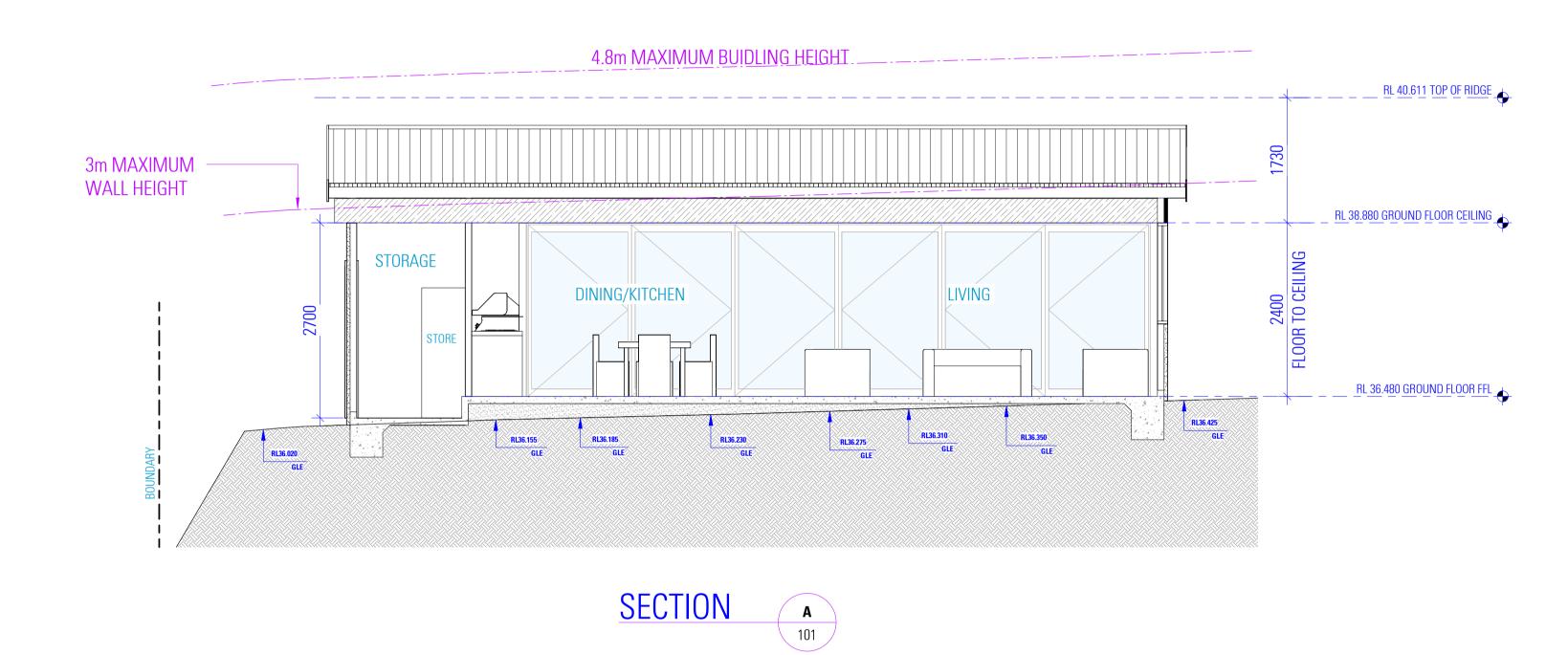
SCALE 1:50 / A1
ISSUE A 18.02.2025



1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS.

2. EXISTING WALLS SHOWN SOLID HATCHED.

3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION.



EARTHWORKS

NATIONAL CONSTRUCTION CODE (NCC) • EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BCA 2022

H1D3 AND HOUSING PROVISIONS PART 3.2

STORM WATER

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

NATIONAL CONSTRUCTION CODE (NCC)

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

TERMITE PROTECTION

NATIONAL CONSTRUCTION CODE (NCC) • PROTECTION MUST BE IN ACCORDANCE WITH BCA

2022 H1D3 AND ABCB HOUSING PROVISIONS PART

FOOTINGS AND SLABS

 PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)

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

AUSTRALIAN STANDARD (AS)

• PILED FOOTINGS ARE TO COMPLY WITH AS 2159-2009

FLOORING

- PROPOSED FLOOR CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
- ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A 85mm STEPDOWN FROM INTERNAL AREAS UNLESS NOTED OTHERWISE
- FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER) • SUB FLOOR VENTILATION IS TO COMPLY WITH BCA 2022 H2D5

NATIONAL CONSTRUCTION CODE (NCC)

- STEEL AND TIMBER FRAMING AND STRUCTURAL STEEL SECTIONS ARE TO COMPLY WITH BCA 2022 H1D6 • MASONRY, MASONRY COMPONENTS AND ACCESSORIES, AND
- WEATHERPROOFING OF MASONRY ARE TO COMPLY WITH BCA 2022 H1D5 AND H2D4 SOUND INSULATION IS TO BE IN ACCORDANCE WITH BCA 2022

• REINFORCED AUTOCLAVED AERATED CONCRETE IS TO COMPLY

H1D8 AND H2D7

• CONCRETE - POST-INSTALLED AND CAST-IN FASTENINGS IS

TO COMPLY WITH SA TA 101 • ROOF AND WALL CLADDING ARE TO COMPLY WITH BCA 2022 H2D6

STRUCTURE NATIONAL CONSTRUCTION CODE (NCC)

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

EXTERNAL WATERPROOFING

NATIONAL CONSTRUCTION CODE (NCC) • EXTERNAL WATERPROOFING IS TO COMPLY WITH BCA 2022 H2D8

GLAZING

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

NATIONAL CONSTRUCTION CODE (NCC) • ALL GLAZING IS TO BE IN ACCORDANCE WITH BCA 2022

<u>ROOFING</u> NATIONAL CONSTRUCTION CODE (NCC)

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

AUSTRALIAN STANDARD (AS)

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

NATIONAL CONSTRUCTION CODE (NCC) • THE FIRE HAZARD PROPERTIES OF MATERIALS ARE TO COMPLY

- WITH BCA 2022 H3D2 • FIRE SEPARATION OF EXTERNAL WALLS IS TO COMPLY WITH BCA 2022 H3D3
- FIRE PROTECTION OF SEPARATING WALLS AND FLOORS IS TO COMPLY WITH BCA 2022 H3D4 • FIRE SEPARATION OF GARAGE-TOP-DWELLINGS IS TO COMPLY
- WITH BCA 2022 H3D5 SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY
- WITH BCA 2022 H3D6

HEALTH & AMENITY

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

NATIONAL CONSTRUCTION CODE (NCC)

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

SAFE MOVEMENT & ACCESS

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

EXTERNAL FINISHES

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

CONSTRUCTION REQUIREMENTS NATIONAL CONSTRUCTION CODE (NCC)

ANCILLARY PROVISIONS AND ADDITIONAL

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

<u>LANDSCAPE</u> REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND

OUTDOOR SURFACE TREATMENTS

- THE RECOMMENDATIONS PROVIDED WITHIN THE BUSHFIRE ASSESSMENT REPORT ARE TO BE ADHERED TO. IN THE EVENT THAT THERE ARE INCONSISTENCIES, THE BUSHFIRE REPORT RECOMMENDATIONS ARE TO TAKE PRECEDENCE NATIONAL CONSTRUCTION CODE (NCC)
- BUSHFIRE AREAS ARE TO BE IN ACCORDANCE WITH BCA 2022 H7D4

STRUCTURAL SOFTWARE USED IN COMPUTER AIDED DESIGN OF A BUILDING OR STRUCTURE THAT USES DESIGN CRITERIA BASED ON THE DEEMED-TO-SATISFY PROVISIONS OF NCC **VOLUME TWO AND THE ABCB HOUSING** PROVISIONS, INCLUDING ITS REFERENCED DOCUMENTS, FOR THE DESIGN OF STEEL OR TIMBER TRUSSED ROOF AND FLOOR SYSTEMS AND FRAMED BUILDING SYSTEMS, MUST COMPLY WITH THE ABCB PROTOCOL FOR STRUCTURAL SOFTWARE WHERE RELEVANT, AS REFERRED TO IN ABCB HOUSING PROVISIONS **PART 2.2.5**

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

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

NOT FOR CONSTRUCTION

NOTES

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

COPYRIGHT

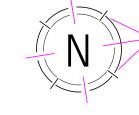
THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

A 18.02.2025 ISSUED FOR DA ISSUE DATE DESCRIPTION

WITH AS 5146.1-2015









DESIGN ELIE SLEIMAN DRAFTED ANDREA SAOUMA

9 WINIFRED STREET, CONDELL PARK NSW 2200

PROPOSED ALTERATIONS AND ADDITIONS DRAWING SECTION VIEW

SCALE 1:50 / A1 JOHN KHOURY **ISSUE** A 18.02.2025

6211 - 310



ALUMINIUM ROOF SHEETING RANGE:COLORBOND COLOUR: CLASIC CREAM OR ACCEPTABLE EQUIVALENT



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



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



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



SOLID CORE TIMBER DOOR COLOUR: WHITE OR ACCEPTABLE EQUIVALENT



NOT FOR CONSTRUCTION

NOTES

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

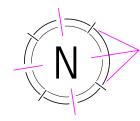
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUE	DATE	DESCRIPTION
А	18.02.2025	ISSUED FOR DA







DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA

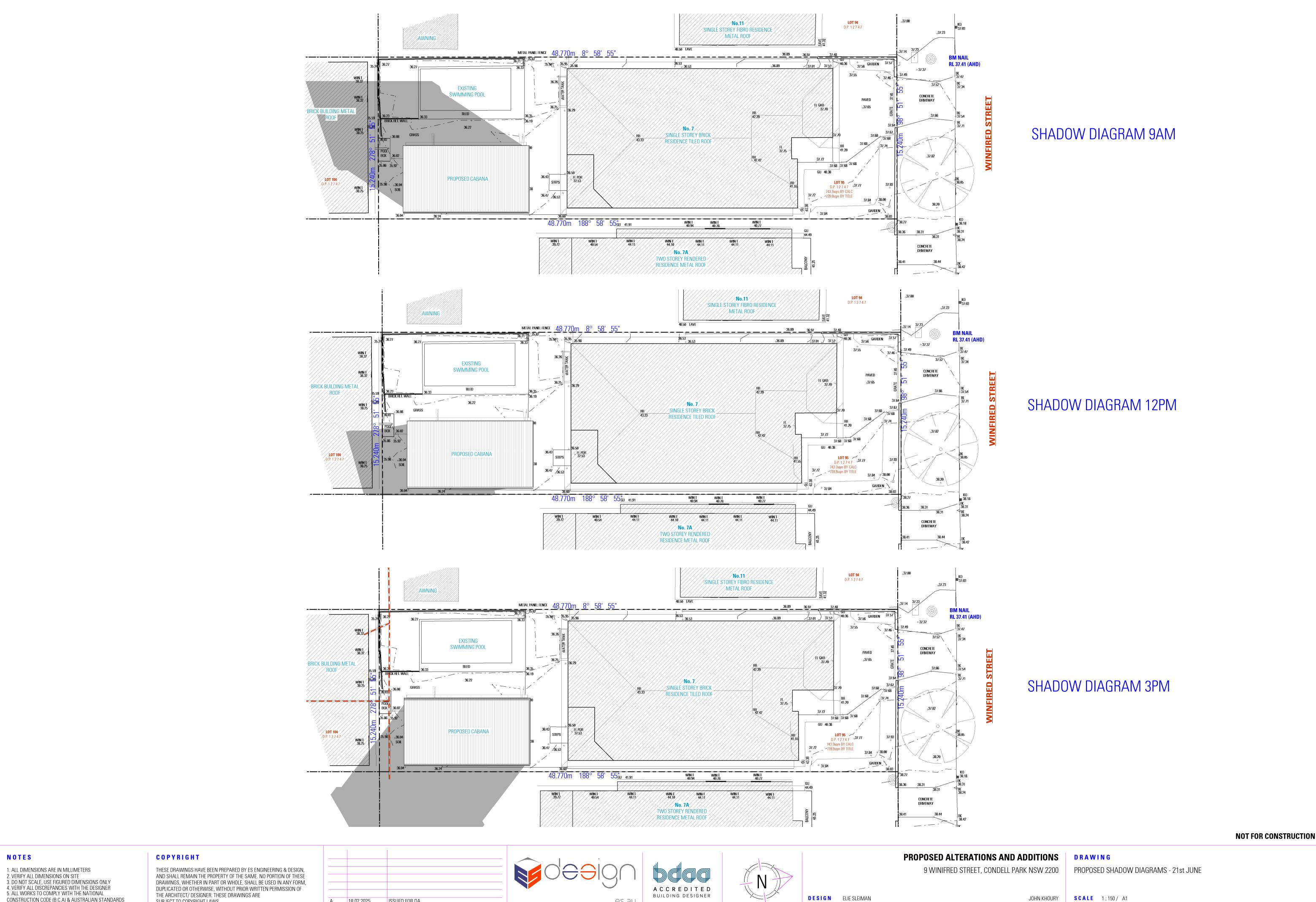


DRAWING

SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

JOHN KHOURY SCALE / A1 **ISSUE** A 18.02.2025

DWG No.



DRAFTED ANDREA SAOUMA

CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

SUBJECT TO COPYRIGHT LAWS.

A 18.02.2025

ISSUE DATE

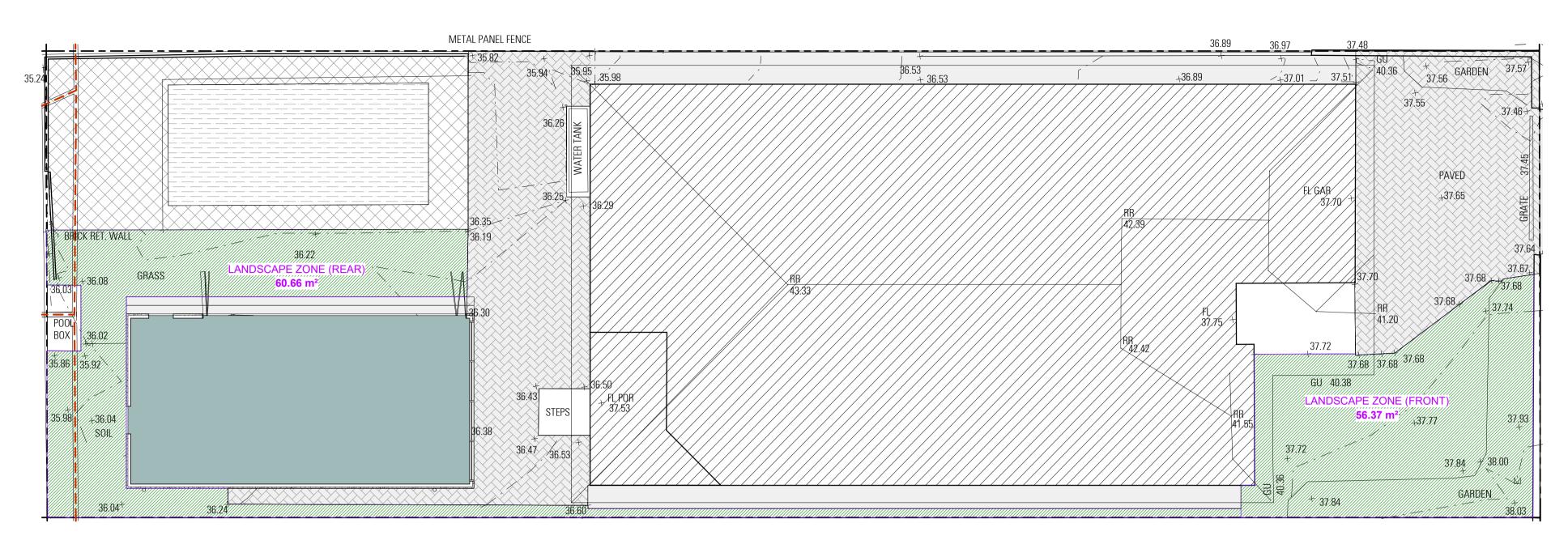
ISSUED FOR DA

DESCRIPTION

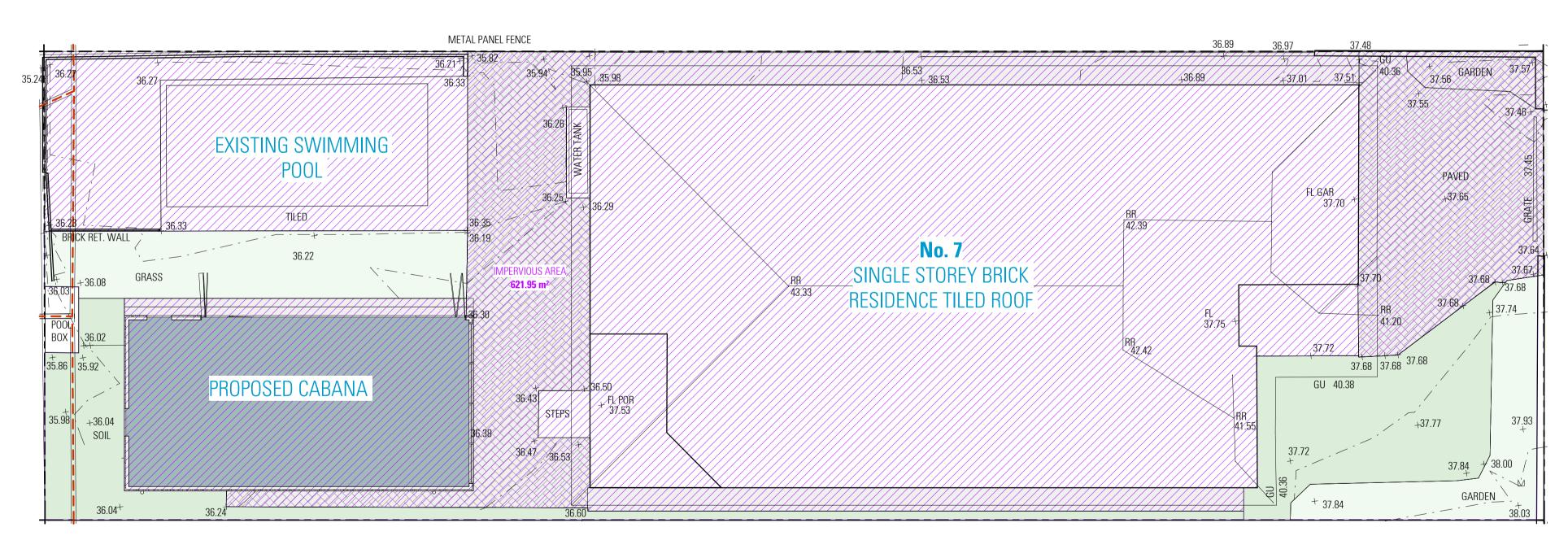
6211 - 900

DWG No.

ISSUE A 18.02.2025



LANDSCAPE AREA CALCULATION PLAN



IMPERVIOUS AREA CALCULATION PLAN

NOT FOR CONSTRUCTION

NOTES

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

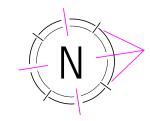
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUE	DATE	DESCRIPTION
А	18.02.2025	ISSUED FOR DA







DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA



DRAWING

JOHN KHOURY

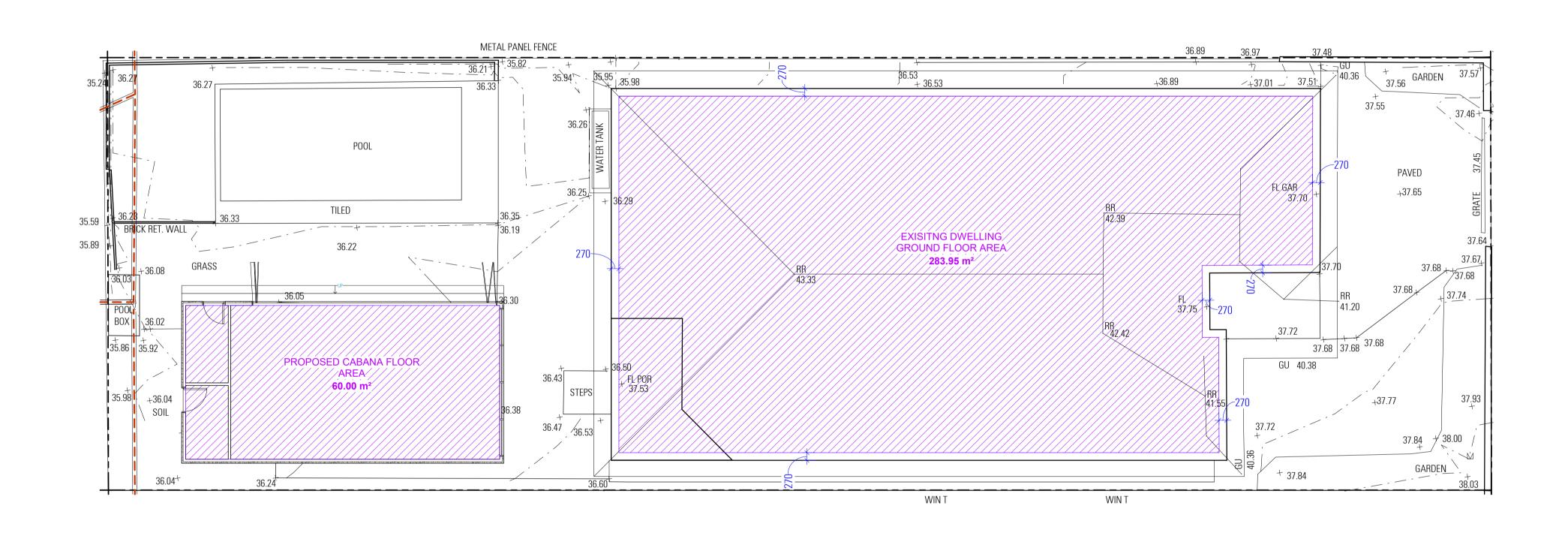
PERVIOUS AND IMPERVIOUS AREAS CALCULATION SHEET

SCALE 1:100/ A1 **ISSUE** A 18.02.2025

 REFER TO LANDSCAPE PLAN FOR DETAILS TOTAL SITE AREA REFER TO STORMWATER PLAN FOR STORMWATER DETAILS
 EXISTING DWELLING 283.95sqm / SEDIMENT AND EROSION CONTROL PLAN PROPOSED CABANA 60sqm REFER TO STORMWATER PLAN AND BASIX REPORT FOR TOTAL FLOOR AREA 283.95sqm RAINWATER TANK DETAILS

ALL BOUNDARY FENCING TO BE MAINTAINED OR FLOOR SPACE RATIO 0.4:1 PRIVATE OPEN SPACE 130sqm CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL LANDSCAPE AREA (SITE) 117.03sqm LANDSCAPE AREA (FRONT) 56.37sqm LANDSCAPE AREA (REAR) IMPERVIOUS AREA 60.66sqm

621.953sqm



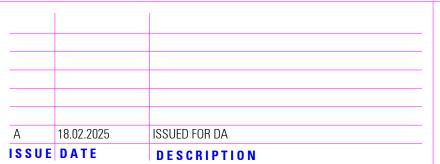
NOT FOR CONSTRUCTION

NOTES

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

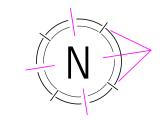
COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES ENGINEERING & DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT/ DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.









DESIGN ELIE SLEIMAN

DRAFTED ANDREA SAOUMA

PROPOSED ALTERATIONS AND ADDITIONS

9 WINIFRED STREET, CONDELL PARK NSW 2200

DRAWING

GROSS FLOOR AREA CALCULATION SHEET

JOHN KHOURY SCALE 1:100/ A1 **ISSUE** A 18.02.2025

DWG No.

6211 - 921