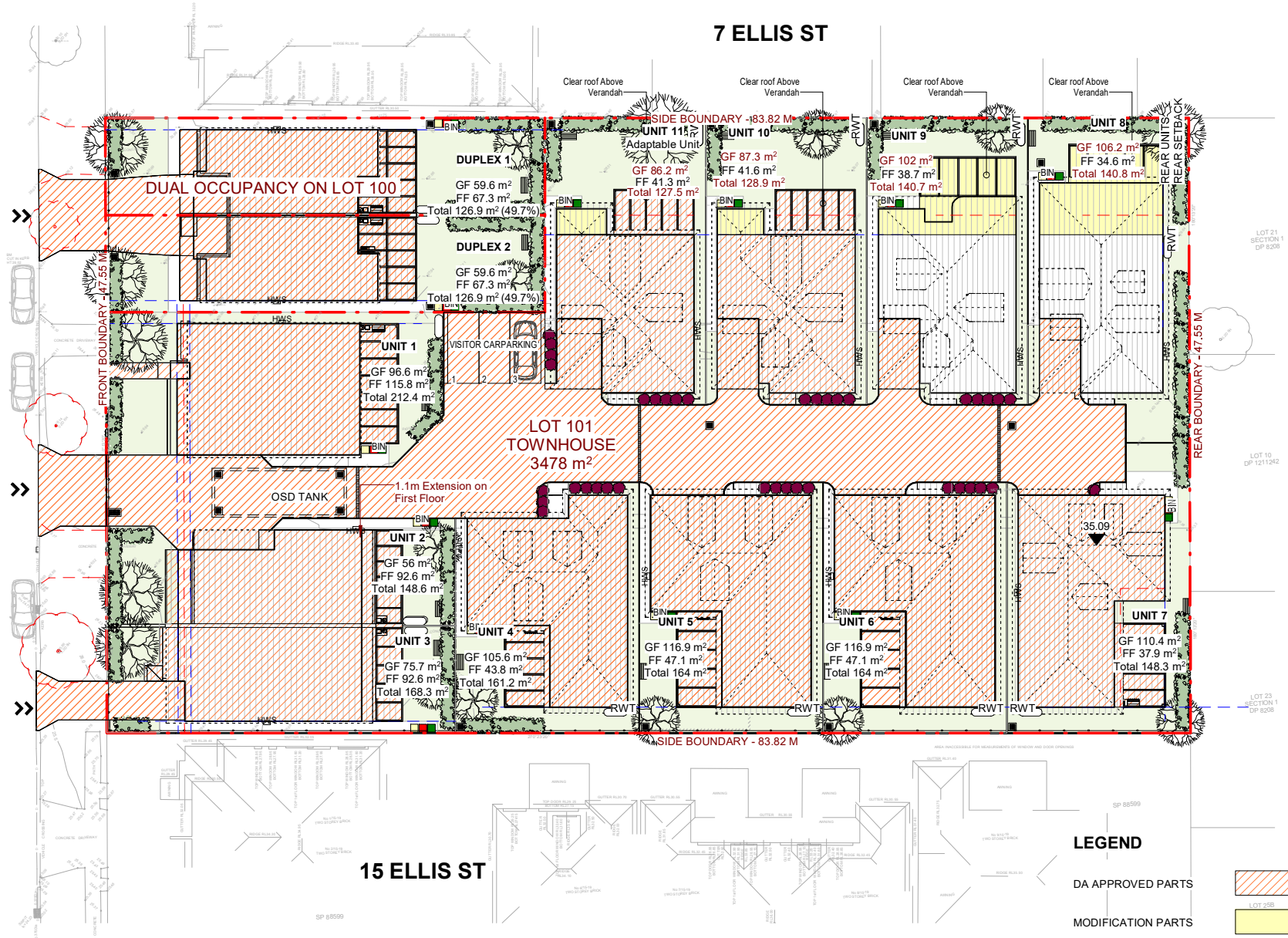


ELLIS ST
ELLIS ST

7 ELLIS ST



1 SITE PLAN 1 : 300

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES.
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- GROUND LEVELS ARE APPROXIMATE ONLY.
- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

REVISION	AMENDMENTS	Date
1	AMENDMENT TO COUNCIL	13/8/19
2	AMENDMENT TO COUNCIL	27/9/19
3	AMENDMENT TO COUNCIL	7/11/19
4	SECTION 4.55 (1a)	12/3/24
7	SECTION 4.55(1a) AMENDMENT	8/8/26



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DRAWING TITLE:
NOTIFICATION PLAN 1/6
DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-
DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON
LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2
AT: NO. 9-13 ELLIS ST, CONDELL PARK

SECTION 4.55 (1A) MODIFICATIONS

PLOT DATE: 28/07/26

SCALE: As indicated (A3)

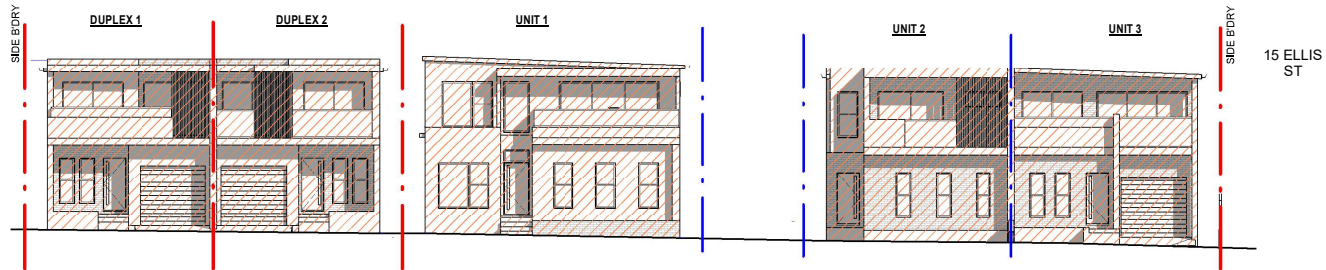
DRAWN BY: LN

SHEET: A 09.00

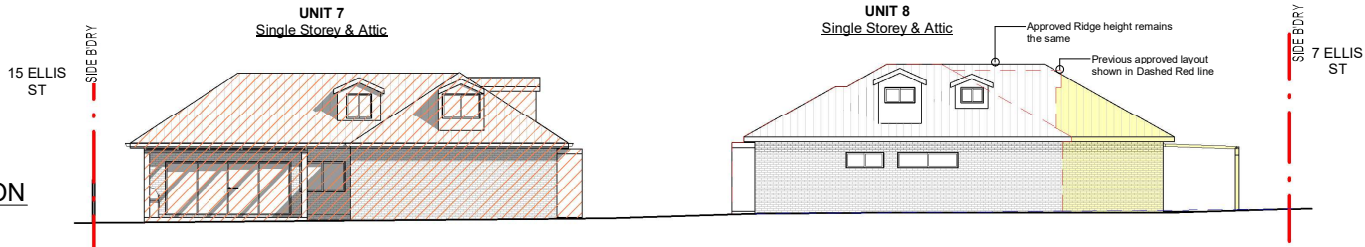
LEGEND

- DA APPROVED PARTS
- MODIFICATION PARTS

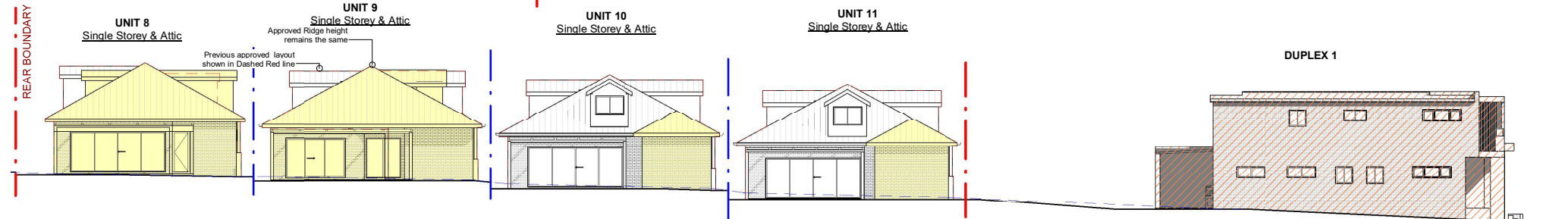
5 WEST ELEVATION
1 : 200



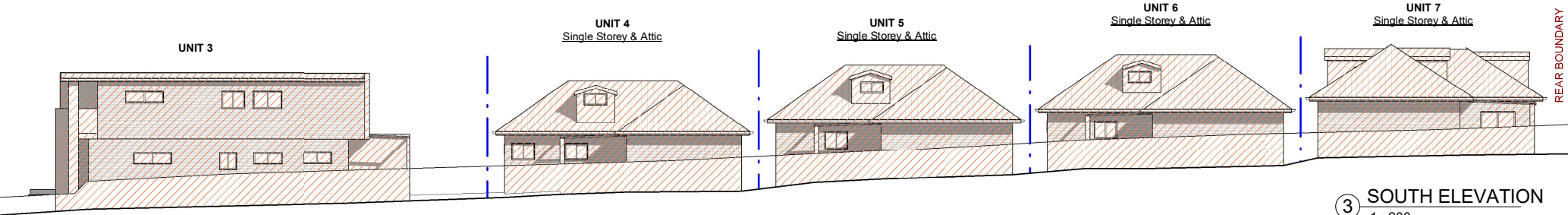
1 EAST ELEVATION
1 : 200



2 NORTH ELEVATION
1 : 200



3 SOUTH ELEVATION
1 : 200



GENERAL NOTES

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REVISION	AMENDMENTS	Date
1	AMENDMENT TO COUNCIL	13/8/19
2	AMENDMENT TO COUNCIL	27/9/19
3	AMENDMENT TO COUNCIL	7/11/19
4	SECTION 4.55 (1a)	12/3/24
7	SECTION 4.55(1a) AMENDMENT	8/8/26



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DRAWING TITLE:
NOTIFICATION PLAN 2/6
DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2
AT: NO. 9-13 ELLIS ST, CONDELL PARK

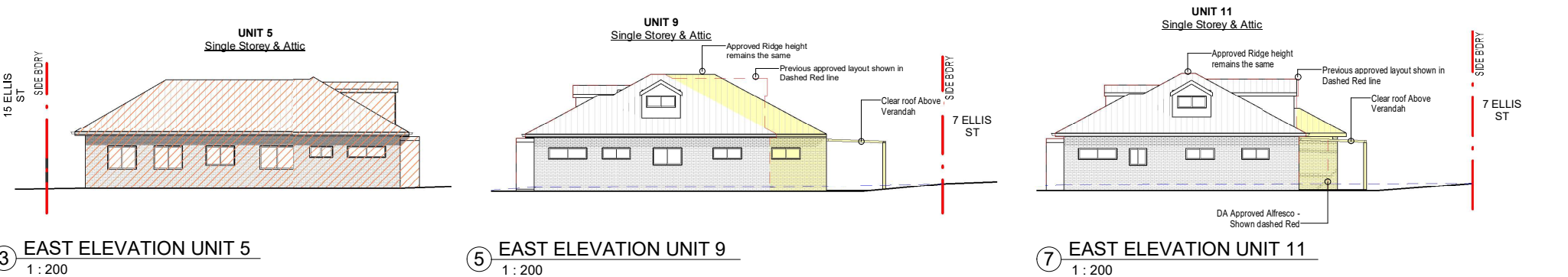
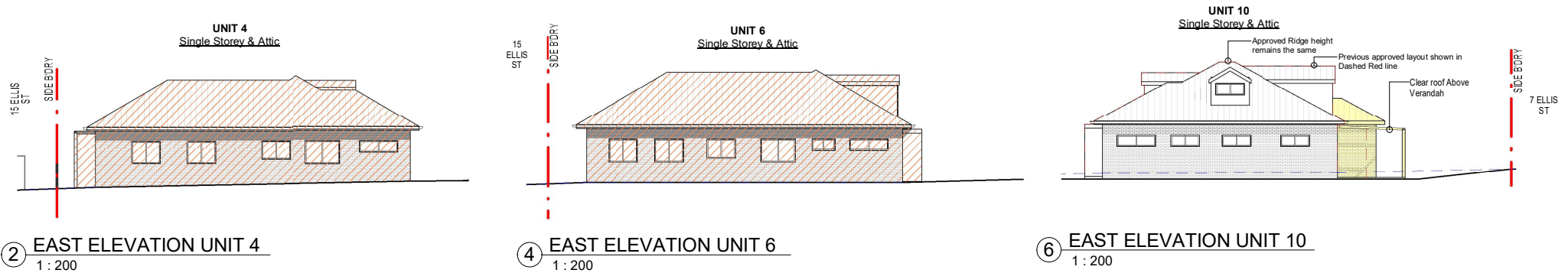
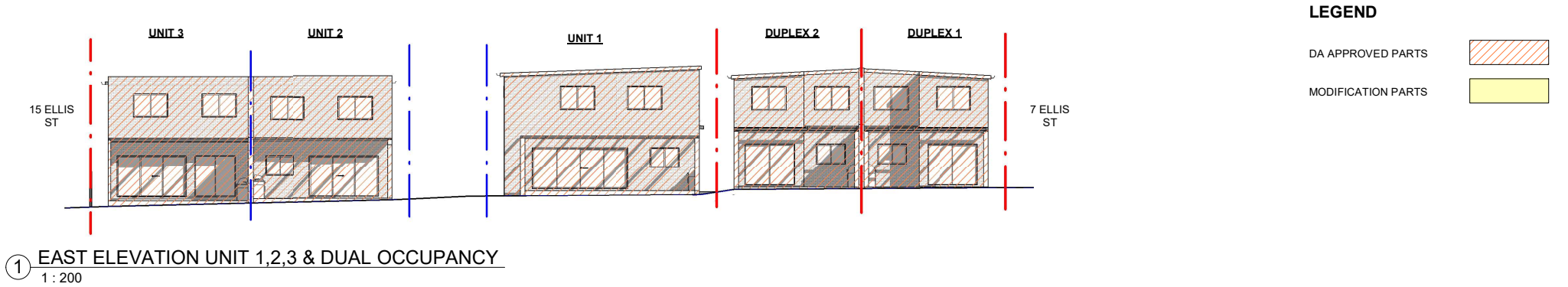
SECTION 4.55 (1A) MODIFICATIONS

PLOT DATE: 28/07/26

SCALE: 1 : 200 (A3)

DRAWN BY: LN

SHEET: A 09.01



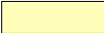
GENERAL NOTES - ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT. - ALL DIMENSIONS ARE IN MILLIMETRES. - WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY. - ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.	REVISION	AMENDMENTS	Date		EPW 109 WOOLCOTT ST. EARLWOOD NSW 2206 P (02) 9591 5292 M 0402206326 E epwdesigns@gmail.com	DRAWING TITLE:		28/07/26	
	4	SECTION 4.55 (1a)	12/3/24			NOTIFICATION PLAN 3/6		PLOT DATE:	
	7	SECTION 4.55(1a) AMENDMENT	8/8/26			DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2		SCALE: 1 : 200 (A3)	
						AT: NO. 9-13 ELLIS ST, CONDELL PARK		DRAWN BY: LN	
						SECTION 4.55 (1A) MODIFICATIONS		SHEET: A 09.02	

LEGEND

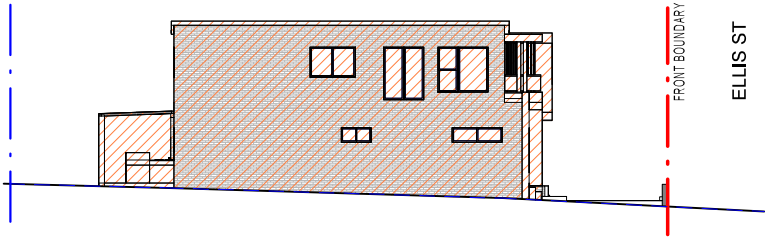
DA APPROVED PARTS



MODIFICATION PARTS

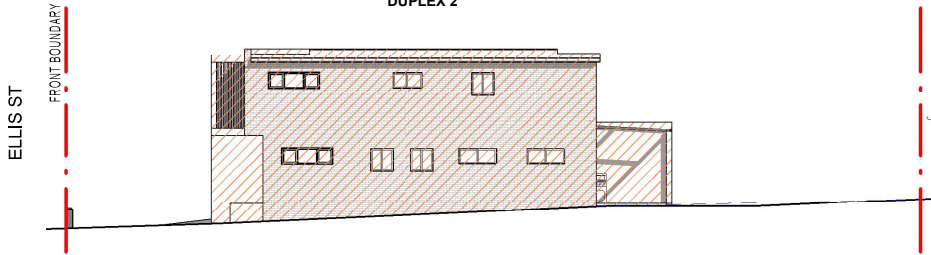


UNIT 1



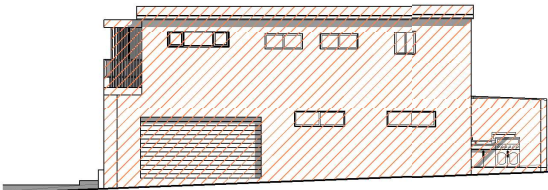
1 NORTH ELEVATION UNIT 1
1 : 200

DUPLEX 2

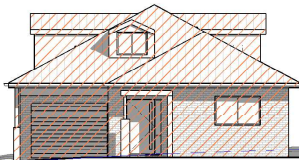


3 SOUTH ELEVATION DUPLEX 2
1 : 200

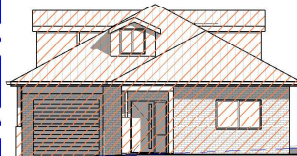
UNIT 1



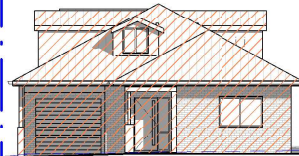
UNIT 11
Single Storey & Attic



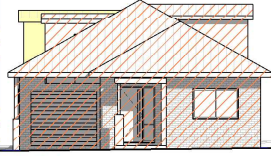
UNIT 10
Single Storey & Attic



UNIT 9
Single Storey & Attic

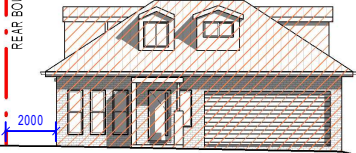


UNIT 8
Single Storey & Attic

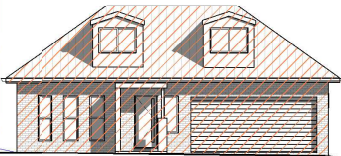


4 SOUTH ELEVATION UNIT 1-4-5-6-7
1 : 200

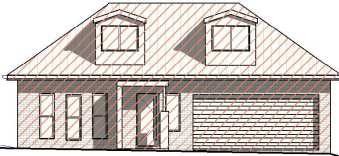
UNIT 7
Single Storey & Attic



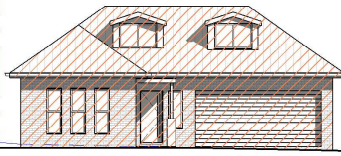
UNIT 6
Single Storey & Attic



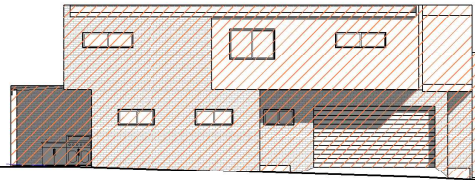
UNIT 5
Single Storey & Attic



UNIT 4
Single Storey & Attic



UNIT 2



2 NORTH ELEVATION UNIT 2,4,5,6 & 7
1 : 200

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
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- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- GROUND LEVELS ARE APPROXIMATE ONLY.
- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

REVISION	AMENDMENTS	Date
4	SECTION 4.55 (1a)	12/3/24
7	SECTION 4.55(1a) AMENDMENT	8/8/26



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DRAWING TITLE:

NOTIFICATION PLAN 4/6

DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2

AT: NO. 9-13 ELLIS ST, CONDELL PARK

SECTION 4.55 (1A) MODIFICATIONS

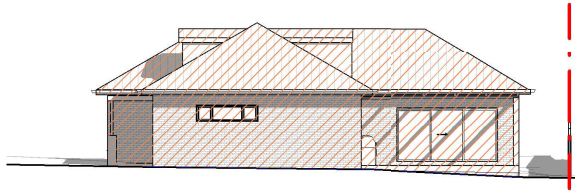
PLOT DATE: 28/07/26

SCALE: 1 : 200 (A3)

DRAWN BY: LN

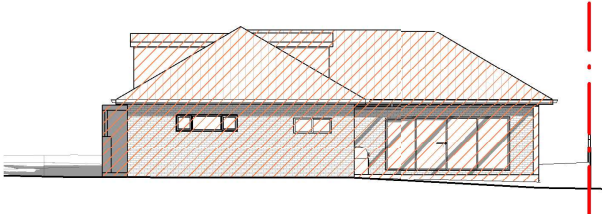
SHEET: A 09.03

UNIT 4
Single Storey & Attic



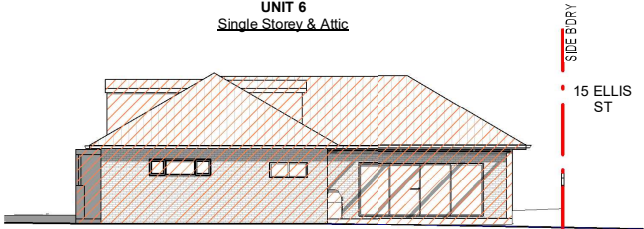
① WEST ELEVATION UNIT 4
1 : 200

UNIT 5
Single Storey & Attic



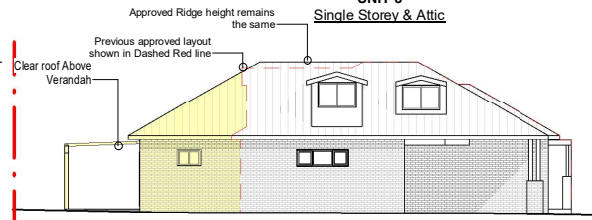
② WEST ELEVATION UNIT 5
1 : 200

UNIT 6
Single Storey & Attic



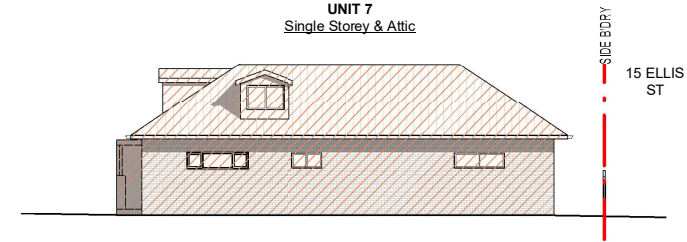
③ WEST ELEVATION UNIT 6
1 : 200

UNIT 8
Single Storey & Attic



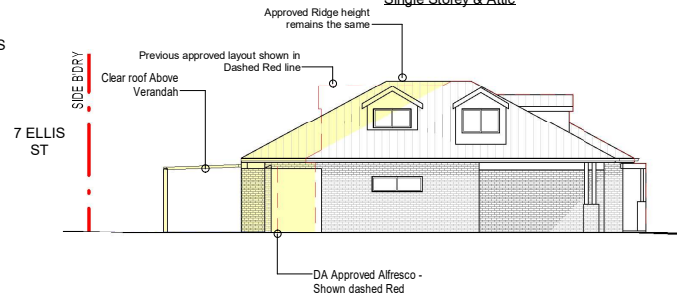
⑤ WEST ELEVATION UNIT 8
1 : 200

UNIT 7
Single Storey & Attic



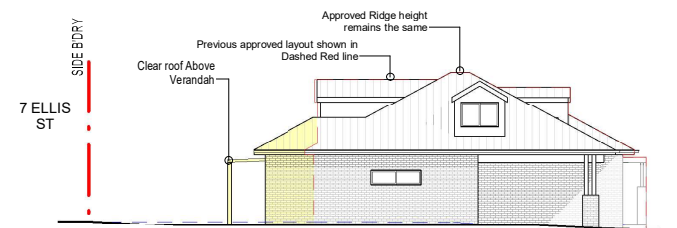
④ WEST ELEVATION UNIT 7
1 : 200

UNIT 9
Single Storey & Attic



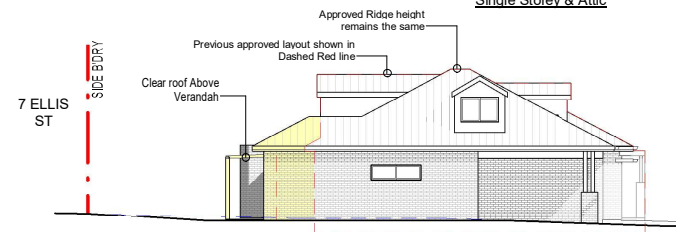
⑥ WEST ELEVATION UNIT 9
1 : 200

UNIT 11
Single Storey & Attic



⑧ WEST ELEVATION UNIT 11
1 : 200

UNIT 10
Single Storey & Attic



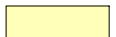
⑦ WEST ELEVATION UNIT 10
1 : 200

LEGEND

DA APPROVED PARTS



MODIFICATION PARTS



GENERAL NOTES

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- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
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REVISION	AMENDMENTS	Date
4	SECTION 4.55 (1a)	12/3/24
7	SECTION 4.55(1a) AMENDMENT	8/8/26



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DRAWING TITLE:

NOTIFICATION PLAN 5/6

DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2

AT: NO. 9-13 ELLIS ST, CONDELL PARK

SECTION 4.55 (1A) MODIFICATIONS

PLOT DATE: 28/07/26

SCALE: 1 : 200 (A3)

DRAWN BY: LN

SHEET: A 09.04

7 ELLIS ST

UNIT 11 Adaptable Unit
POS 112 m²

UNIT 10
POS 105.8 m²

UNIT 9
POS 86 m²

UNIT 8
POS 65 m²

BIKE RACK & STO. 6.2m² (Non-habitable)

ALFRESCO

BIGG

LIV

GARAGE

EXTENSION 13.7 m² (Habitable)

SETBACK FROM HORSE STABLES

METAL SHED

CINDER BLOCK GARAGE

Approved Common driveway

LOT 101 TOWNHOUSE
3478 m²

REAR BOUNDARY - 47.95 M

SIDE BOUNDARY - 83.82 M

No legitimate horse stable is recorded at 78 Simmat Avenue. Refer to the supporting documentation for further details.

GENERAL NOTES

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REVISION	AMENDMENTS	Date
6	SECTION 4.55 (1a)	9/2/26
7	SECTION 4.55(1a) AMENDMENT	8/8/26



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DRAWING TITLE: NOTIFICATION PLAN 6/6 DEMOLITION OF EXISTING STRUCTURES & CONSTRUCTION OF A MULTI-DWELLING HOUSING COMPRISING OF 11 UNITS WITH FRONT FENCE ON LOT 1; AND DUAL OCCUPANCY WITH FRONT FENCE ON LOT 2 AT: NO. 9-13 ELLIS ST, CONDELL PARK SECTION 4.55 (1A) MODIFICATIONS

PLOT DATE:		28/07/26
SCALE:		1 : 150 (A3)
DRAWN BY:		LN
SHEET:	A 09.05	