

EXISTING SITE & BUILDING PLAN (INCLUDING UNAUTHORISED ADDITIONS – SUBJECT TO APPROVAL)

THIS PROPOSAL REDUCES AN EXISTING UNAUTHORISED DUAL OCCUPANCY ARRANGEMENT TO A COMPLIANT SINGLE SECONDARY DWELLING WITH ANCILLARY STUDIO

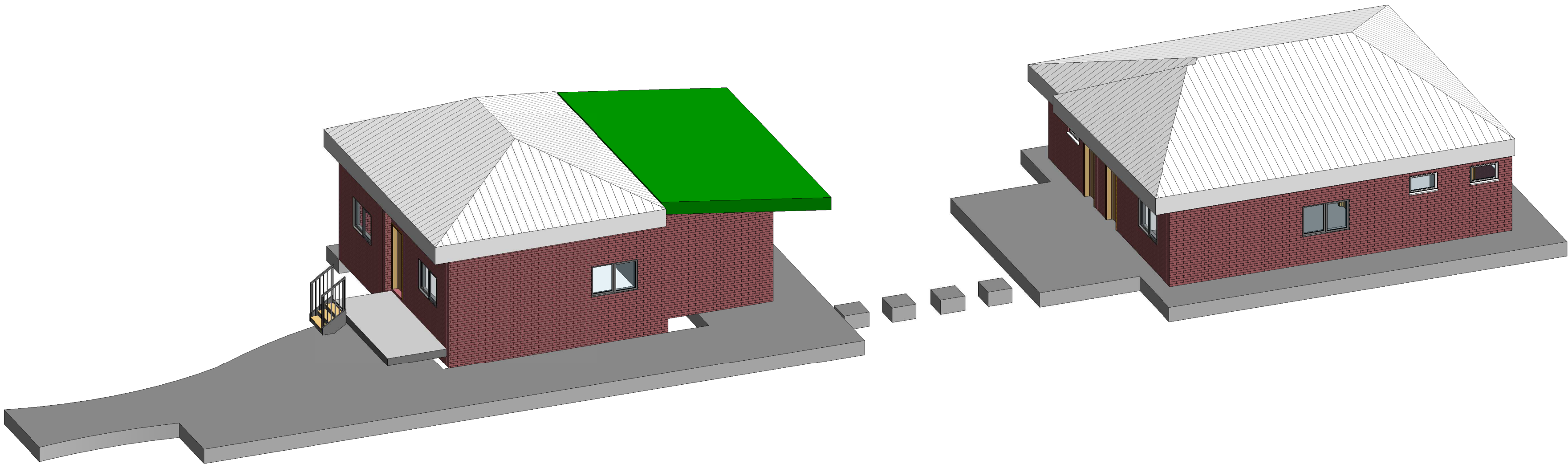
16 Nowill Street Condell Park, NSW 2200
LOT / SECTION / PLAN NO:138/-/DP15227 CANTERBURY-BANKSTOWN COUNCIL



SPECIALITY	COMPANY	NAME	PHONE	EMAIL
STRUCTURES STORMWATER	TECHNICAL PROJECT CONSULTANT	ROHAN DUTT	0429689278	rohan@tpc-eng.com.au
DESIGNER	GREEN DESIGN SYDNEY	FARSHID HOSSEINI	0426967745	Greendesignsydney@gmail.com
SURVEYOR	A & C SURVEYORS		0296309299	sales@acdsurveyors.com.au

Site Area:
542.5 sqm

Proposal:
Retention of Existing Additions + Secondary Dwelling + Ancillary Studio



DRAWINGS LIST					
Sheet Number	Sheet Name	Checked By	Drawn By	Current Revision Date	Current Revision
SD01.1	COVER	A.P	F.H	20/06/2026	A
SD04.1	SITE PLAN	A.P	F.H	20/06/2026	A
SD04.2	EXISTING PLAN	A.P	F.H	20/06/2026	A
SD04.3	DEMOLISH PLAN	A.P	F.H	20/06/2026	A
SD04.4	PROPOSED PLAN	A.P	F.H	20/06/2026	A
SD04.5	ELEVATIONS	A.P	F.H	20/06/2026	A
SD04.6	Unnamed	A.P	F.H	20/06/2026	A
SD04.7	MATERIAL AND COLOUR SCHEDULE	A.P	F.H	20/06/2026	A

CONSENT AUTHORITY STAMP

REV	DATE	DESCRIPTION	BY
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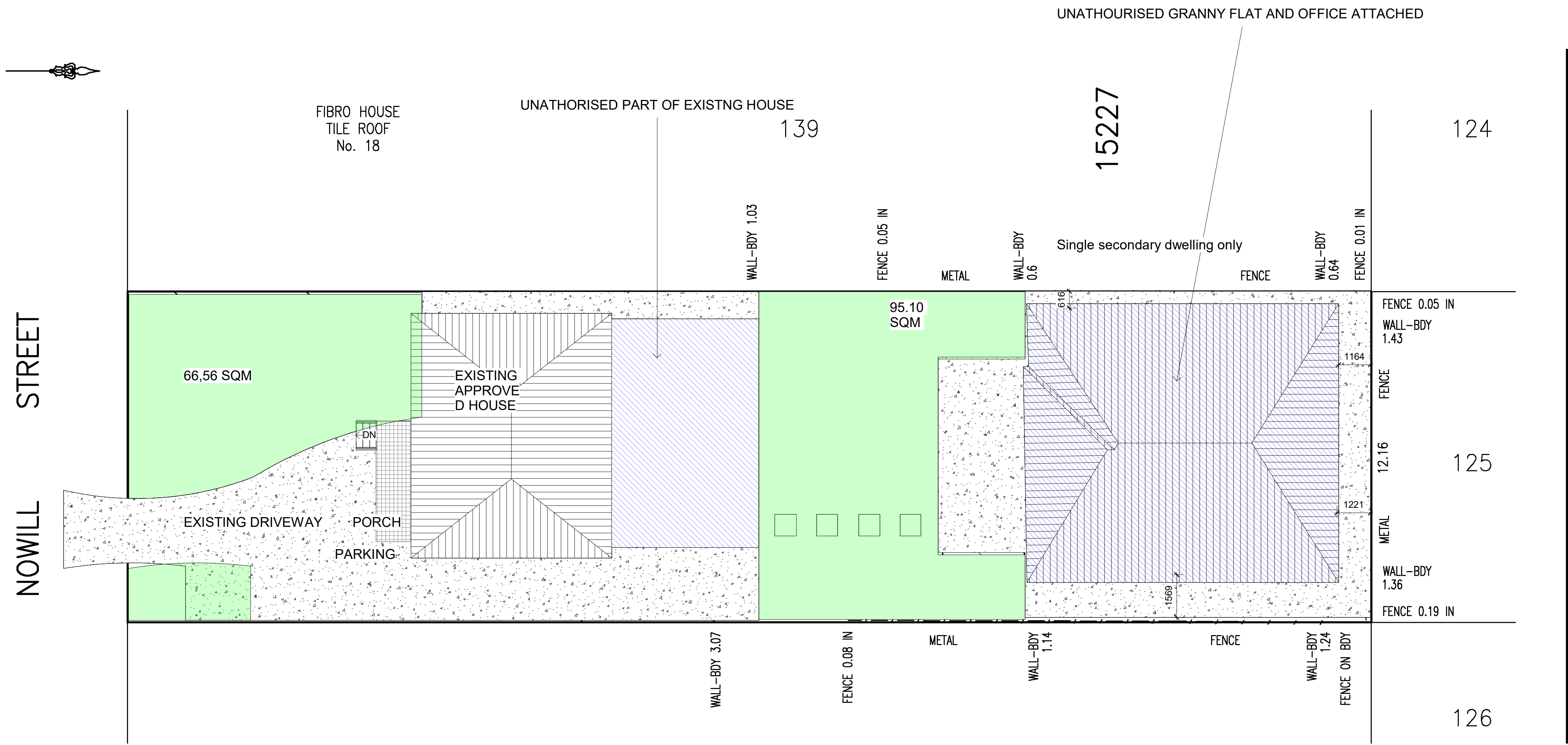
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PROPOSED WORK	Job Number	Drawing Number	Sheet scale
Existing Site & Building Plan (As Built – Subject to Approval)	2154	SD.01.1	A1
ADDRESS	Scale	Page Total	
16 Nowill Street Condell Park, NSW 2200		8	
SHEET NAME	Drawn By	Checked By	
COVER	FARSHID HOSSEINI	A.P	
	Date	Revision	
	20/06/2026	B	



The application seeks approval for existing additions to the principal dwelling and reconfiguration of the rear structure.

1 Site Plan
1 : 100

FLOOR AREA SCHEDULE		
COMPONENT	DESCRIPTION	AREA (sqm)
Existing Approved Dwelling	Original approved house	95.10 sqm
Unauthorised Addition to Dwelling	Addition to main dwelling (subject to approval)	29.35 sqm
Secondary Dwelling	Proposed granny flat	58.57 sqm
Ancillary Studio	Non-habitable studio / office	35.96 sqm
TOTAL GROSS FLOOR AREA		218.98 sqm

FLOOR SPACE RATIO (FSR)	
ITEM	VALUE
Site Area	542.5 sqm
Total GFA	218.98 sqm
Proposed FSR	0.40 : 1
Permissible FSR (LEP)	0.5 : 1 (typical R2 — confirm)
Compliance	✔ COMPLIES

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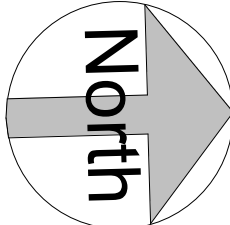
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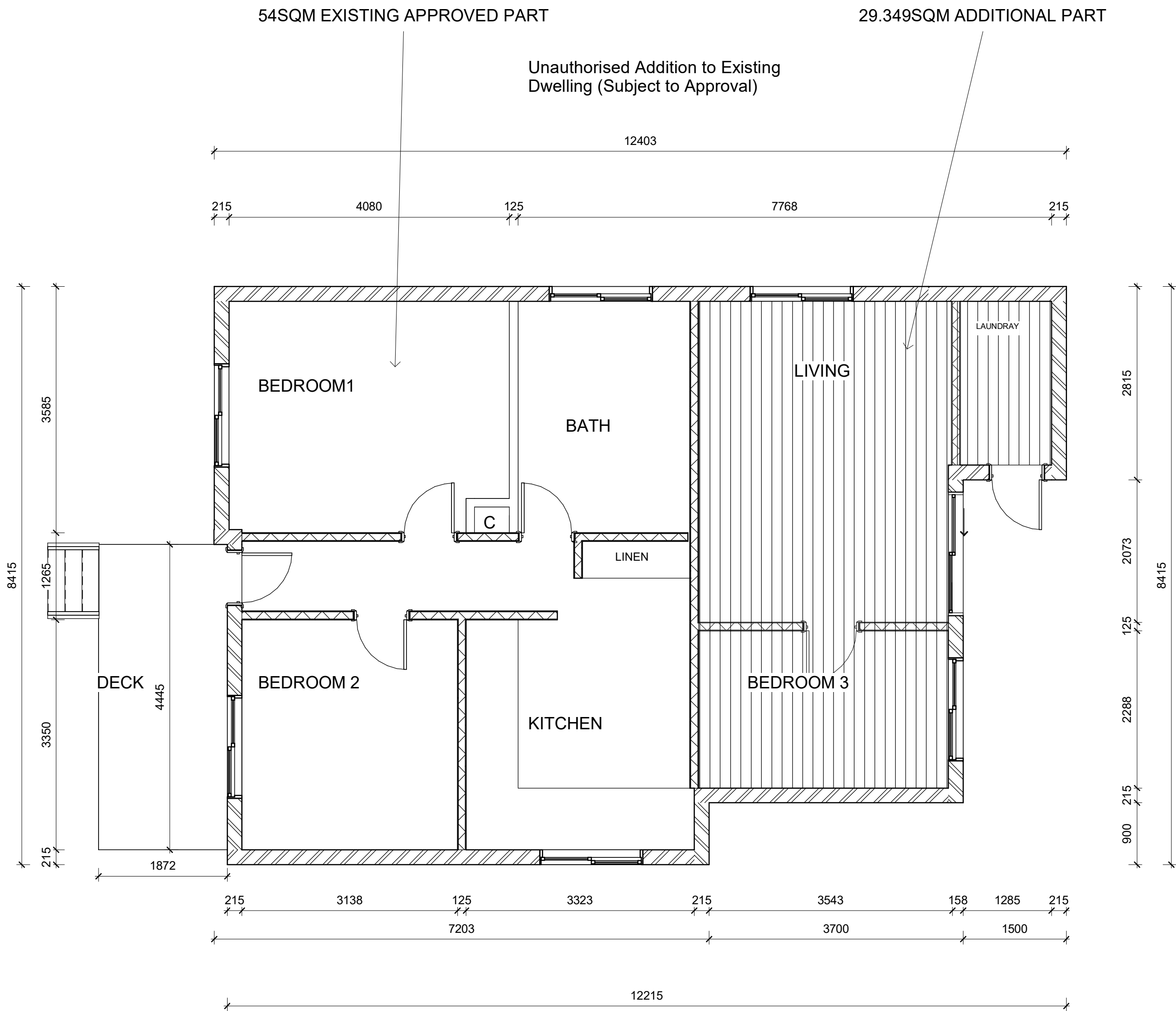


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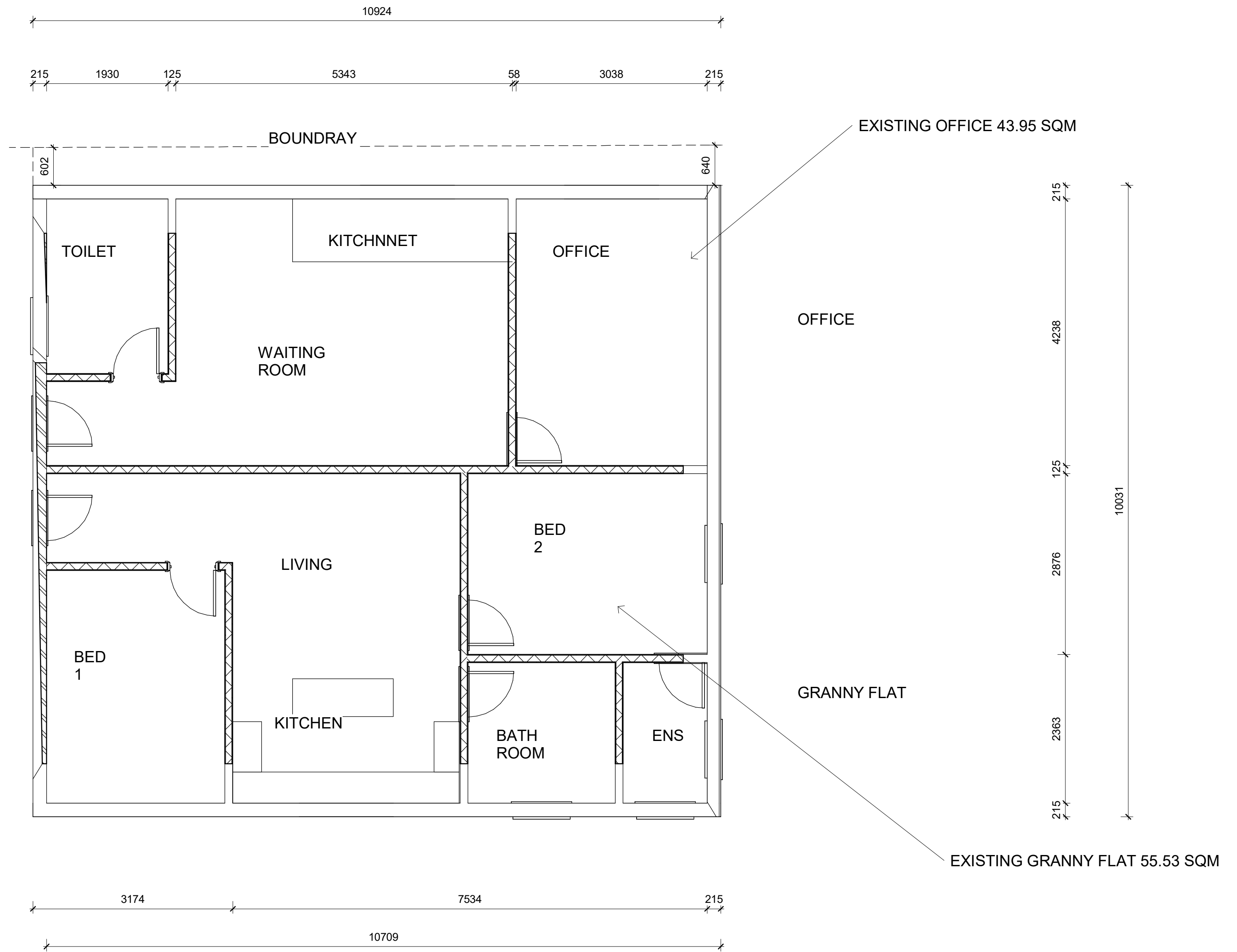
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Existing Site & Building Plan (As Built – Subject to Approval)	
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SHEET NAME	
SITEPLAN	

Job Number	2154	Drawing Number	SD04.1	Sheet scale	A1
Scale	1:100	Page Total	8		
Drawn By	FARSHID HOSSEINI	Checked By	A.P		
Date	20/06/2026	Revision	B		



1 HOUSE FLOOR
1 : 50



2 GRANNY FLAT AND OFFICE FLOOR PLAN
1 : 50

NOTES:

This application seeks approval for existing unauthorised additions to the principal dwelling.
The rear structure has been reconfigured to form one secondary dwelling and one ancillary studio.
The studio is not a separate dwelling and is ancillary to the residential use of the site.
The proposal reduces the intensity of use from a previously non-compliant arrangement.
The development complies with Floor Space Ratio controls under the applicable LEP.

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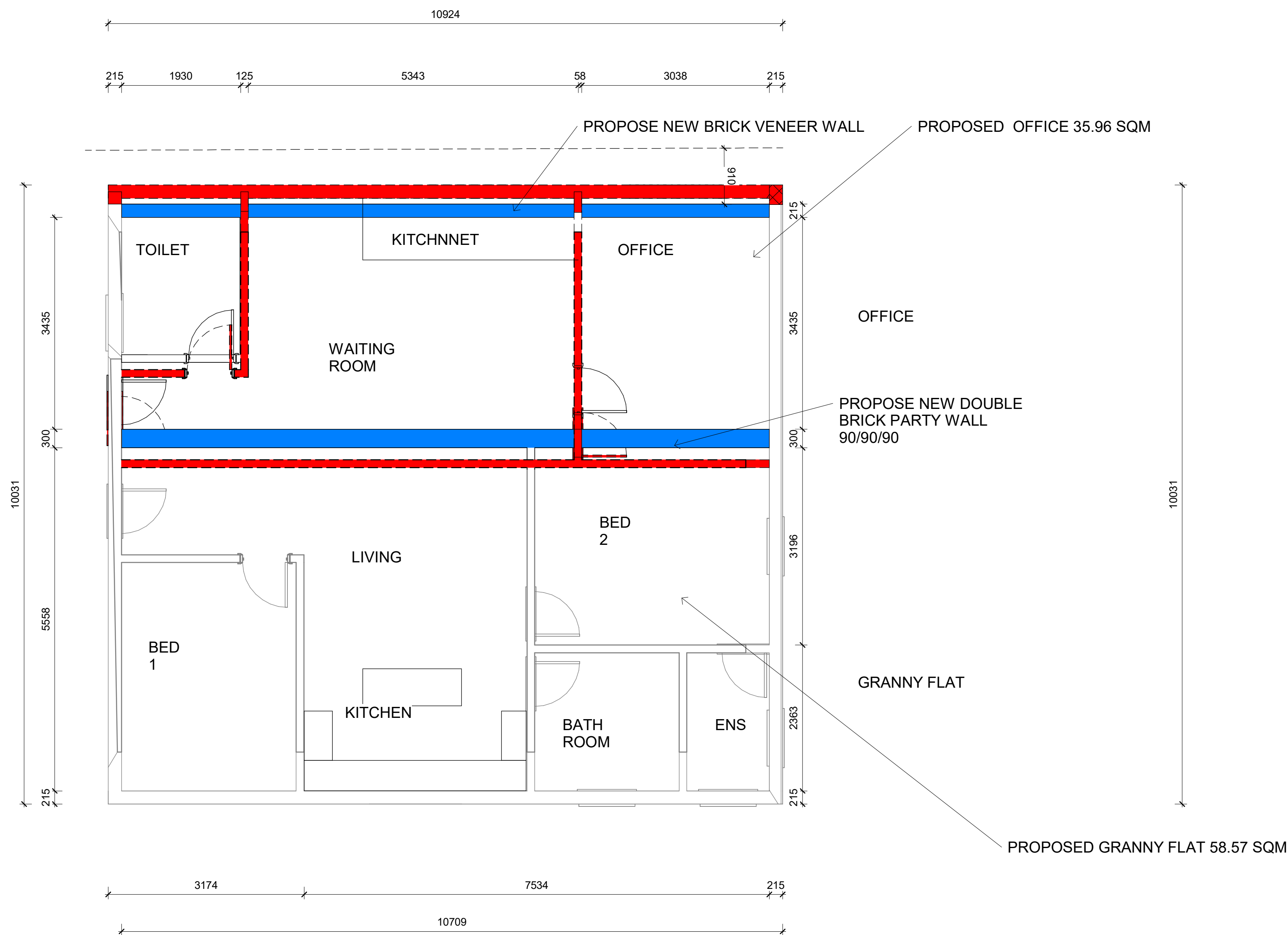
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PROPOSED WORK	Job Number 2154	Drawing Number SD.04.2	Sheet scale A1
Existing Site & Building Plan (As Built – Subject to Approval)	Scale 1:50	Page Total 8	
ADDRESS 16 Nowill Street Condell Park, NSW 2200	Drawn By FARSHID HOSSEINI	Checked By A.P	
SHEET NAME EXISTING PLANS	Date 20/06/2026	Revision B	



1 GRANNY FLAT AND OFFICE FLOOR PLAN DEMOLISH
1 : 50

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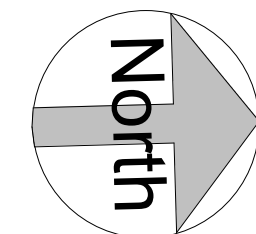


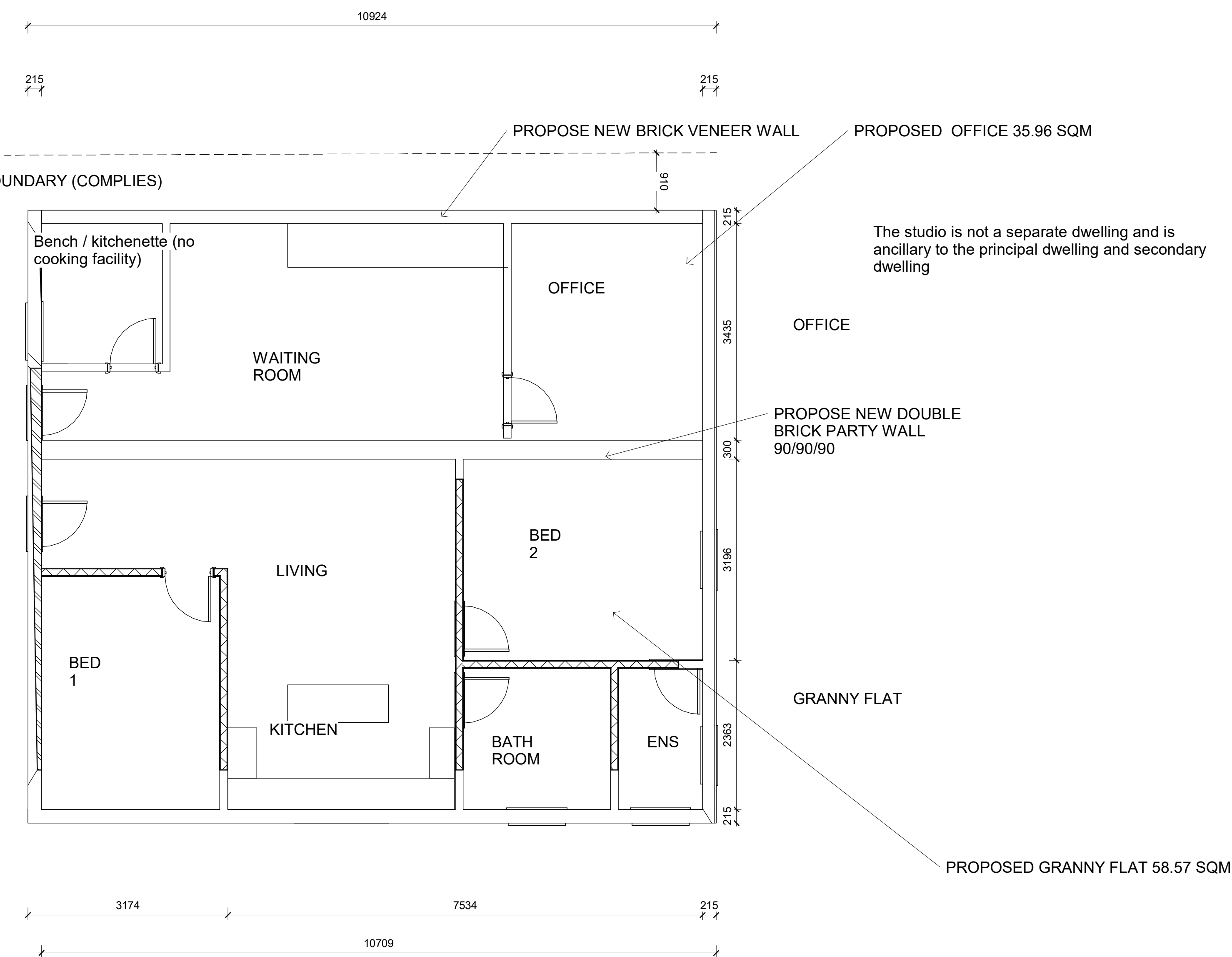
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SHEET NAME
DEMOLISH PLAN

Job Number	2154	Drawing Number	SD04.3	Sheet scale	A1
Scale	1:50	Page Total	8		
Drawn By	FARSHID HOSSEINI	Checked By	A.P		
Date	20/06/2026	Revision	B		





Proposed Secondary Dwelling and Ancillary Studio
FLOOR PLAN PROPOSED
 1 1 : 50

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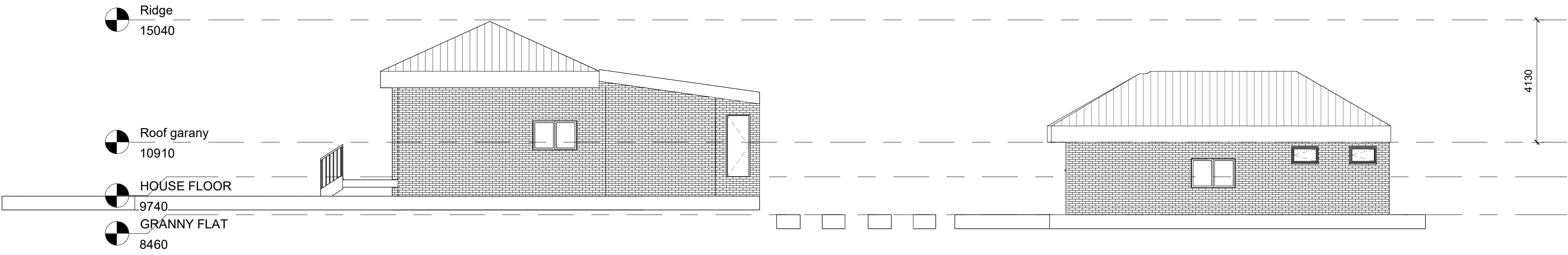
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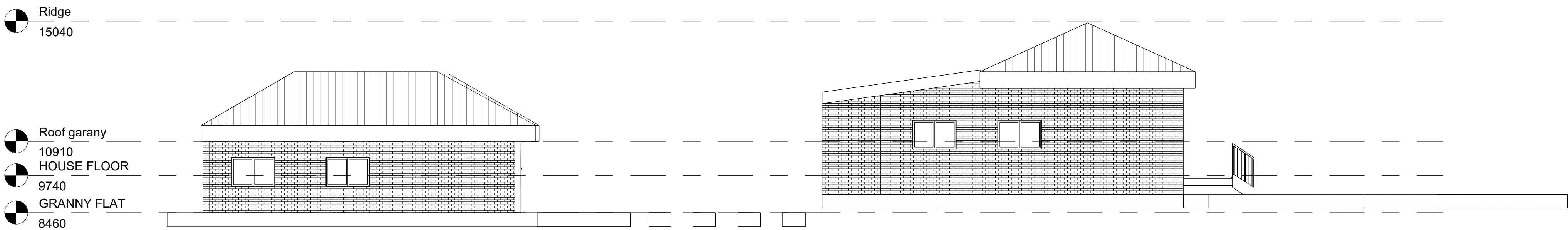
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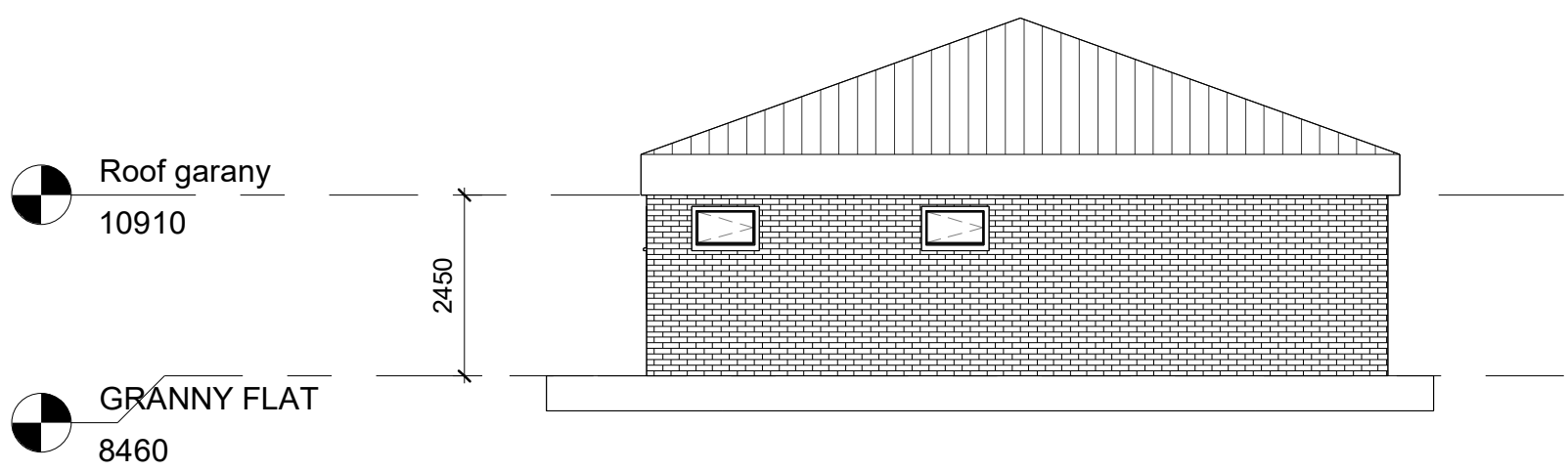
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SHEET NAME PROPOSED PLAN		Date 20/06/2026	Revision B	



3 EAST
1 : 100



2 WEST
1 : 100



1 SOUTH
1 : 100



4 NORTH
1 : 100

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ADDRESS 16 Nowill Street Condell Park, NSW 2200	Drawn By FARSHID HOSSEINI	Checked By A.P	
SHEET NAME ELEVATIONS	Date 20/06/2026	Revision B	

1. Retain all existing fencing unless noted otherwise.
2. Repair disturbed lawn with new turf.
3. Planting to be watered until established.
4. All planting beds to receive 75 mm organic mulch.
5. All plants to be maintained in a healthy condition.
6. Clothesline to be installed in accordance with manufacturer's recommendations.
7. No existing significant trees are proposed to be removed.



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LANDSCAPE

Date	20/06/2026
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Revision	B
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EXTERNAL WALLS
Light Grey Render
(Existing)

COLUMNS / TRIMS /
FASCIA / GUTTER
Charcoal Grey
(Existing)

WINDOW FRAMES /
GATE
Black
(Existing)

ENTRY DOOR
Natural Timber Finish
(Existing)

FLOOR TILES
Grey Tiles
(Existing)

FENCE
Colorbond Green
(Existing)



RENDER FINISH

COLUMNS / TRIMS

WINDOW FRAMES

ENTRY DOOR

FLOOR TILES

SIDE GATE

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