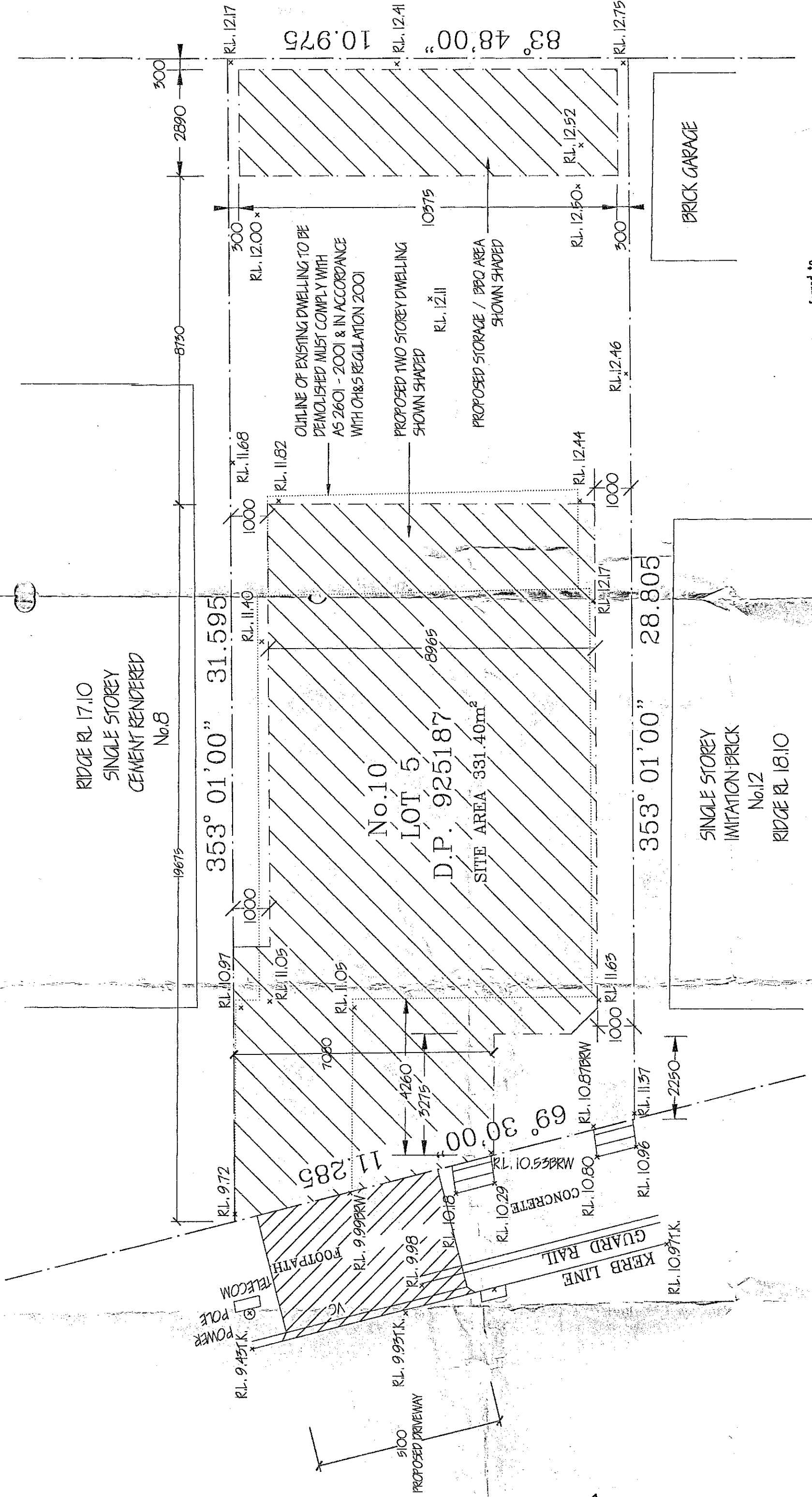


CALCULATIONS:

TOTAL SITE AREA:	331.40m ²
ALLOWABLE FSR RATIO:	0.65 / 1
PROPOSED DWELLING:	209.47m ²
(GROUND FLOOR-107.0m ²)	
(FIRST FLOOR-102.47m ²)	
PROPOSED GARAGE:	50.78m ²
GARAGE CONCESSION:	-45m ²
PROPOSED FSR:	215.25m ²
ALLOWABLE FSR:	215.41m ²
OUTBUILDING (storage):	29.98m ²
TOTAL COVERED BALCONY:	29.0m ²



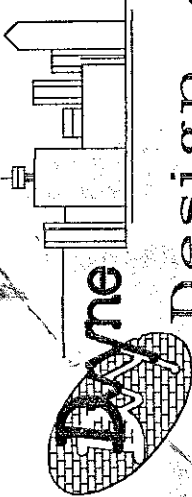
PROPOSED SITE PLAN

This is the plan referred to
in Essential Certifier's Certificate.

Cert. No. 231513

Officer B. COHEN
Accreditation No. 623

COUNCIL COPY

 Dyne Design & Construction 8 FERNET STREET LAKEMBA, NSW, 2165 TEL: 8750 2888 FAX: 8703 0757	JOB DESCRIPTION	DRAWING TITLE		GENERAL NOTES:	DRAWN	P.P.	ISSUE	AMENDMENT	BY	DATE
	PROPOSED TWO STOREY DWELLING AT 10 BAYVIEW AVENUE EARLWOOD	EXISTING / PROPOSED SITE PLAN		DO NOT SCALE THE DRAWING. READ ALL DIMENSIONS SHOWN. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING CONSTRUCTION. DIMENSIONS MAY VARY DUE TO SITE CONDITIONS. THESE DRAWINGS REMAIN THE PROPERTY OF DYNE DESIGN & CONSTRUCTION AND MAY NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT	CHECKED PETER	27/06/02	A DWELLING FLOOR SPACE	PP	JAN 02	
					SCALE: 1:100	1:100	B REDUCED GARAGE FLOOR AREA	PP	APRIL 02	
					NUMBER IN SET 1 of 7	1 of 7	C CONST. CERT. SUBMISSION	PP	JUNE 02	
					JOB NUMBER 0290-01	0290-01				
					ISSUE C	C				