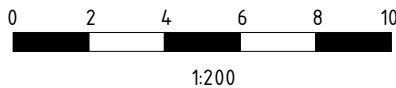
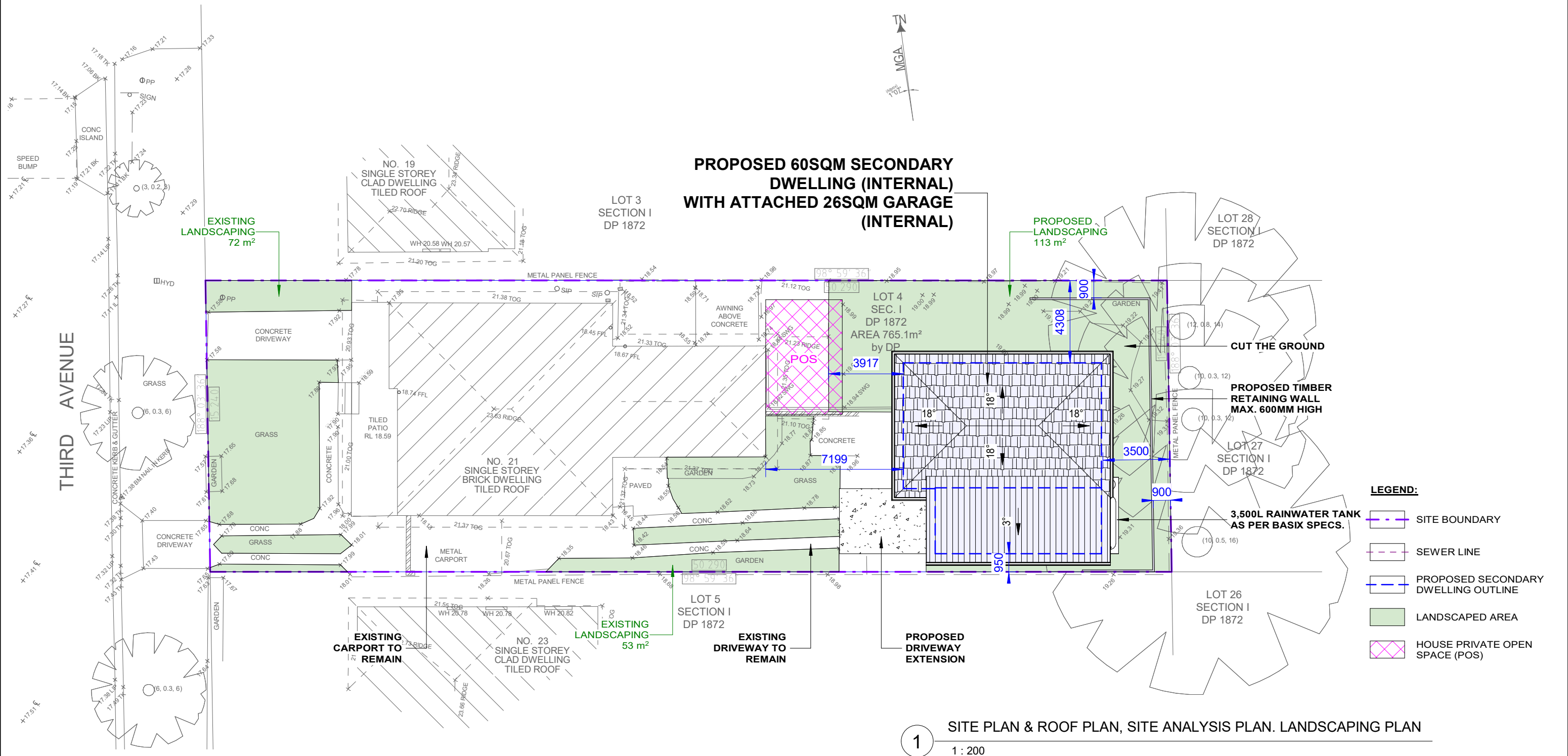


SITE CALCULATIONS	
SITE AREA:	765.1m <sup>2</sup>
FLOOR AREA CALCULATIONS	
MAX. ALLOWABLE TOTAL FLOOR AREA:	382.6m <sup>2</sup>
EXISTING HOUSE AREA:	158.4m <sup>2</sup>
PROPOSED SECONDARY DWELLING AREA:	60m <sup>2</sup>
PROPOSED TOTAL FLOOR AREA:	218.4m <sup>2</sup> < 382.6m <sup>2</sup>
LANDSCAPING CALCULATIONS	
PROPOSED TOTAL LANDSCAPED AREA:	238m <sup>2</sup> (31%)



REV	DATE	DESCRIPTION	BY
A	29.01.2024	DA ISSUE	AA

For:  
**MWC CONSTRUCTIONS**

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ACCREDITED  
BUILDING DESIGNER  
Accreditation No: 6589

**PROPOSED SECONDARY DWELLING WITH ATTACHED GARAGE**  
21 THIRD AVE, CONDELL PARK NSW 2200  
LOT 4, SEC I, DP 1872  
**SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN. LANDSCAPING PLAN**

JOB NUMBER: <b>22082</b>	DWG NUMBER: <b>A02</b>	ORIGINAL SIZE: A3
DESIGNED BY: A.A.	DATE: <b>08.12.2023</b>	
DRAWN BY: A.A.	SCALE: AS SHOWN	

28/02/2024 4:50:38 PM