


Site Calculations	
Condition	139.37
Condition	113.29
	252.66 m²
Landscape	25.65
Landscape	77.74
	103.39 m²
POS	159.63
	159.63 m²
Roof	223.91
	223.91 m²
UnCondition	4.07
UnCondition	19.36
UnCondition	4.64
	28.07 m²

- Do not scale the drawings unless otherwise stated as written dimensions will take preference over scaling.  
- All dimensions and levels are to be checked and verified by the CONTRACTOR on the site before commencement of any work. All dimensions and levels are subject to final survey and set-out. Discrepancies to be reported to the designer prior to commencement of any works.  
- Where Engineers drawings are required such must take preference over this set of drawings.  
- Contours have been interpolated from the spot heights taken and are approximate only.  
- Finished site levels, banks excavations & filling may vary due to site conditions. Adjustment while complying with council requirements remain at the discretion on the builder.  
- All boundary clearances are to be verified by survey before any work.  
- All works to be carried out in accordance with the Building Codes Of Australia, All Local and State Government Ordinances, relevant Australian Standards.  
- Electricity and Water Authorities Regulations and all other relevant Authorities.

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ISSUE	AMENDEMENT	DATE	Site Analysis				SITE ADDRESS:	
A	FIRST SKETCH	05.03.24	SHEET No:  3/23	JOB No:  J093	DRAWN BY:  R.A.	SCALE:  1:200	LOT C, DP 325545	
B	Amendment	27.03.24					50 Phillip Street	
C	DA Submission	15.04.24					Roseland, NSW, 2196	
-	-	-	CLIENT:  Pashupati Pokhrel & Kamala Devkota Pokhrel				DATE:	ISSUE:
-	-	-					05.03.24	C
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