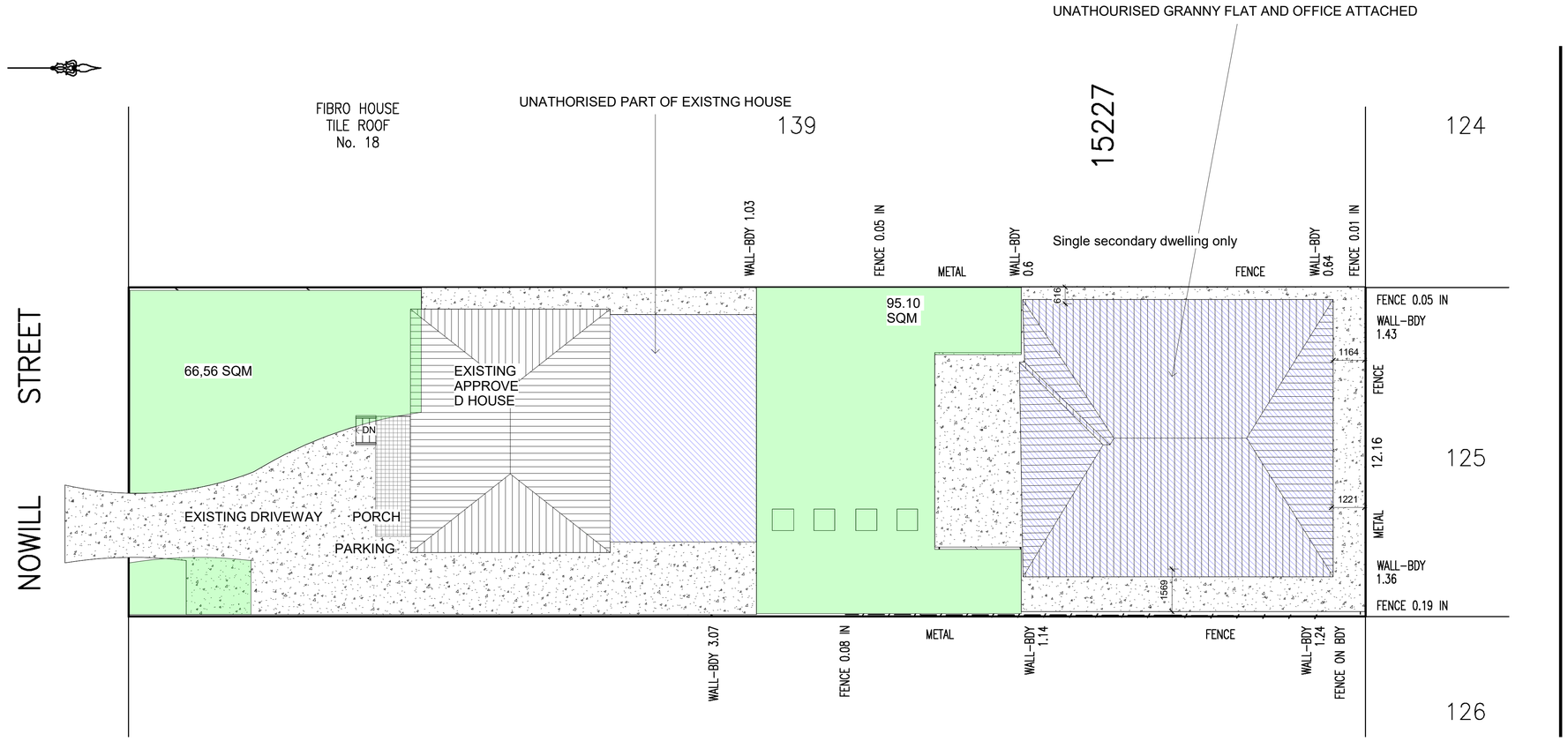


1 Site Plan
1 : 100

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

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

CONSENT AUTHORITY STAMP

REV	DATE	DESCRIPTION	BY
REV	DATE	DESCRIPTION	BY

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PROPOSED WORK
Existing Site & Building Plan (As Built – Subject to Approval)

ADDRESS
16 Nowill Street Condell Park, NSW 2200

SHEET NAME
SITEPLAN

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

Sheet scale **A1**

North