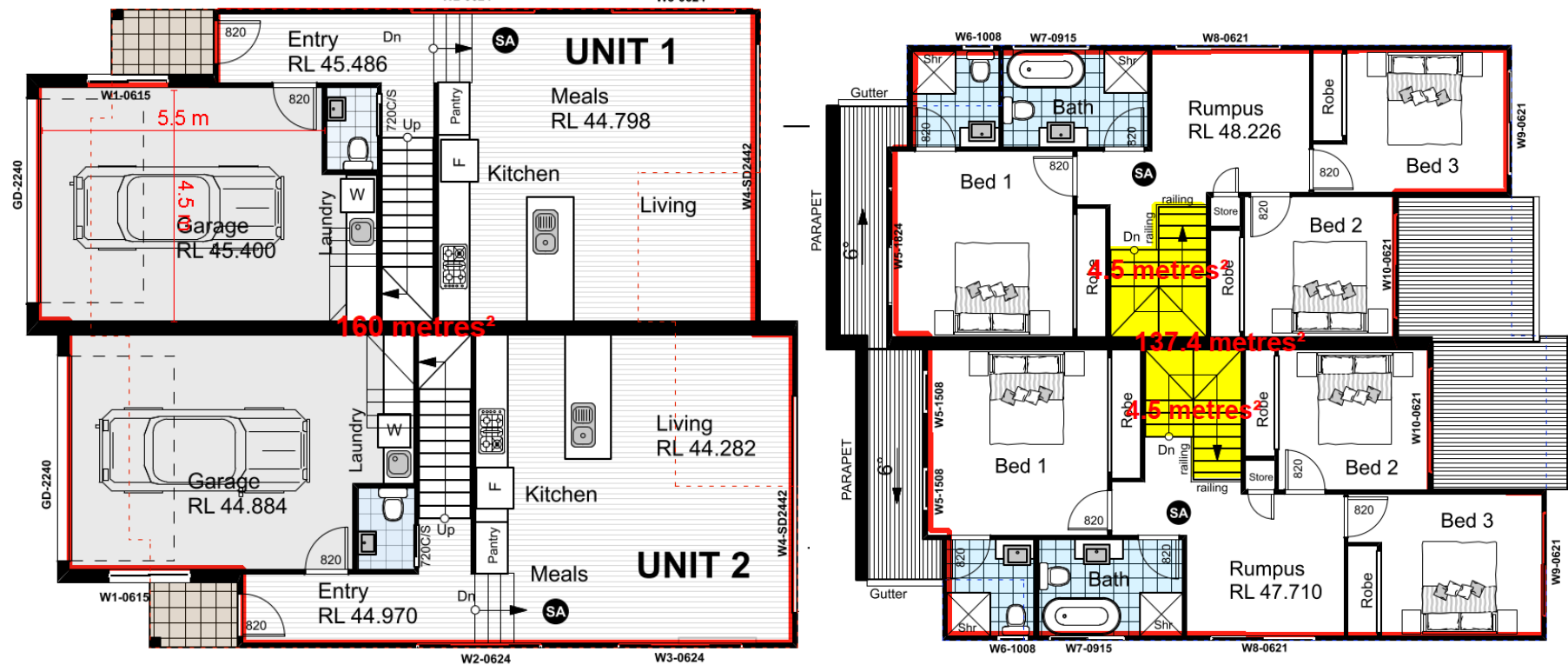


2.2 Two Storey – single garage



Ground Floor	160 m ²	
First Floor	137.4 m ²	
Exclusions	Car parking	34.1 m ² [(5.5m x 3.1m)x2] [note - garage proposed with dimensions more than required 5.5x3.1m, but only 17.05sqm excluded]
	Stairs	9 m ² (4.5 m ² + 4.5 m ²)
	Total exclusions	43.1 m ²
GFA	= 160 + 137.4 – 43.1 =254.3 m²	