

LOT	224
DP	24922
SITE AREA = 983.6 m ²	
PRIMARY DWELLING AREA = 314.48 m ² SECONDARY DWELLING AREA = 78.75	
FSR RATIO 0.41:1 MAX FSR = 403.276m ² EXISTING FSR 393.23m ²	

TRUE NORTH: 	NOTES (E & OE) • All structures including stormwater & drainage to engineer's details. • Do not obtain dimensions by scaling drawings. • All dimensions are to be checked on site prior to starting work. • These drawings are to be read in conjunction with all other consultant's drawings and specifications. • All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements. • New materials are to be used throughout unless otherwise noted. • Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.
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REV:	DATE:	DESCRIPTION:
A	19/05/25	PROPOSED CHANGE OF USE

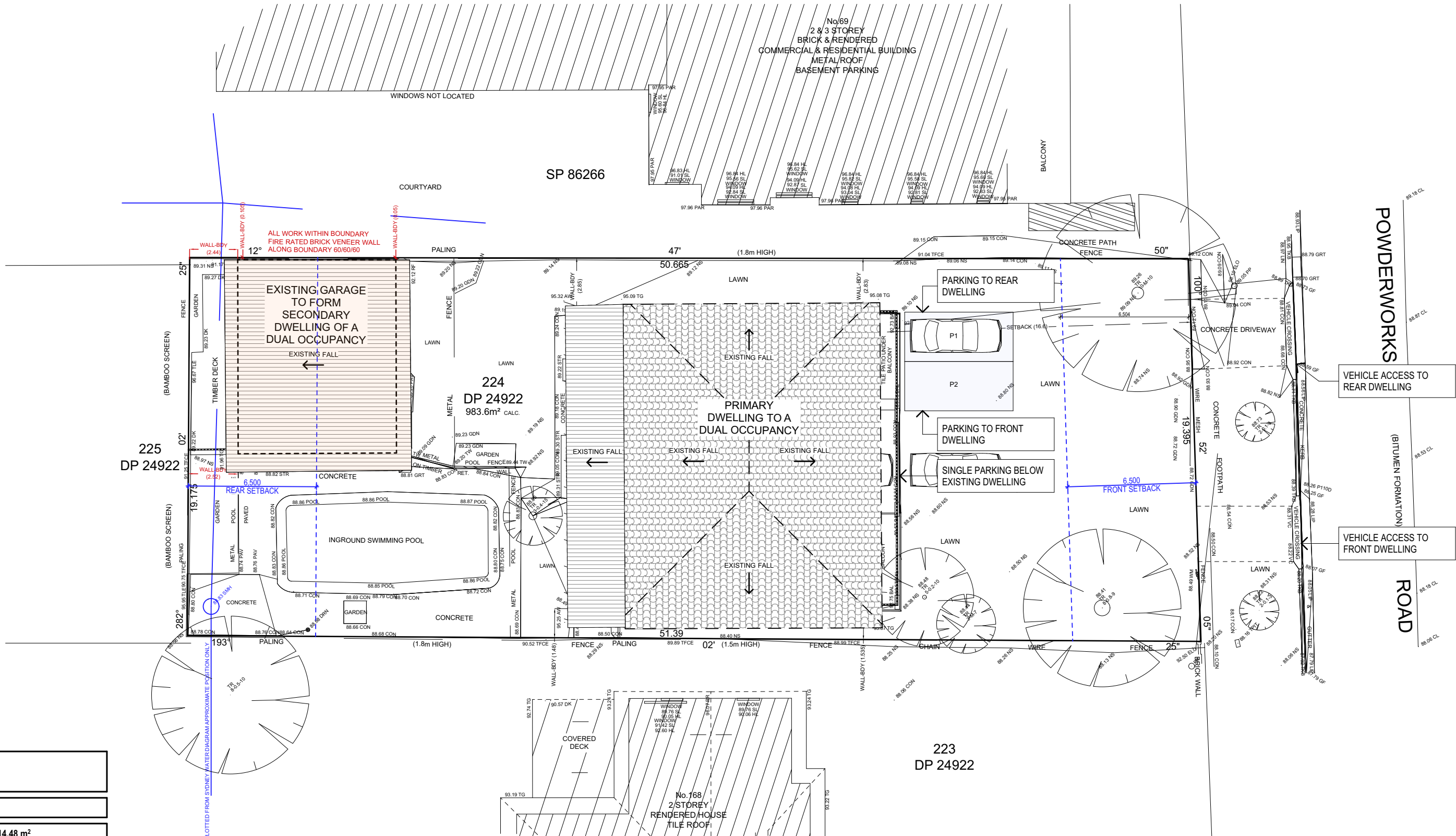
PROPOSED CHANGE OF USE 170 Powderworks Rd, Elanora Heights 2101 CLIENT: May Liang DRAWING TITLE: SITE PLAN

JOB No: 1358/25

DRAWN BY: PP DATE: MAR/25

SCALE: 1:200 @ A3 DRAWING No: DA.02

 ACCREDITED BUILDING DESIGNER CHECKED BY: JJ
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EXISTING SITE PLAN