

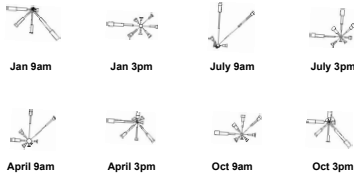
FLOOR SPACE CALCULATIONS

Existing - 271 Powderworks Road, Ingleside NSW

Site Area -	7371.00 Sqm.
Permissible FSR -	0.25 : 1
Existing FSR -	0.04 : 1
Existing Landscape Area -	5941.27 Sqm. - 80.6%
Existing Ground Floor Area -	122.17 Sqm.
Existing First Floor Area -	175.79 Sqm.
Total Existing Floor Area -	297.96 Sqm.

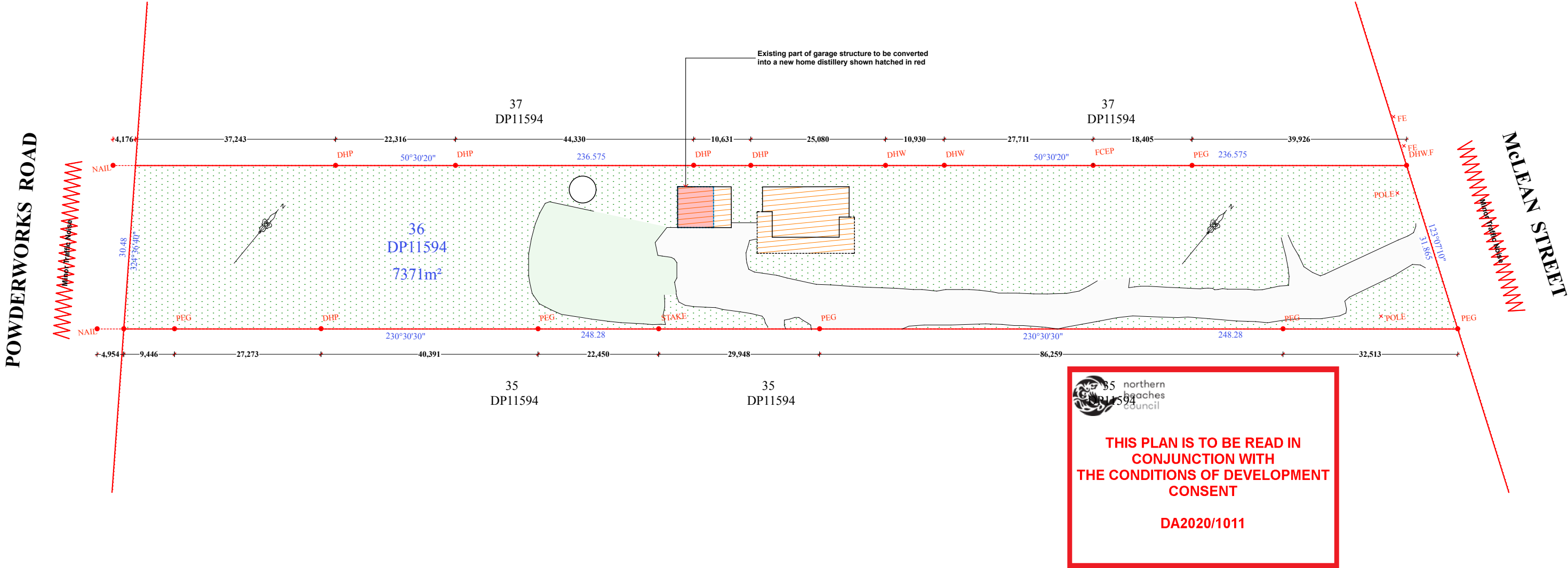
Proposed - 271 Powderworks Road, Ingleside NSW

Site Area -	7371.00 Sqm.
Permissible FSR -	0.25 : 1
Existing FSR -	0.04 : 1
Existing Landscape Area -	5941.27 Sqm. - 80.6%
Existing Ground Floor Area -	122.17 Sqm.
Existing First Floor Area -	175.79 Sqm.
Total Existing Floor Area -	297.96 Sqm.




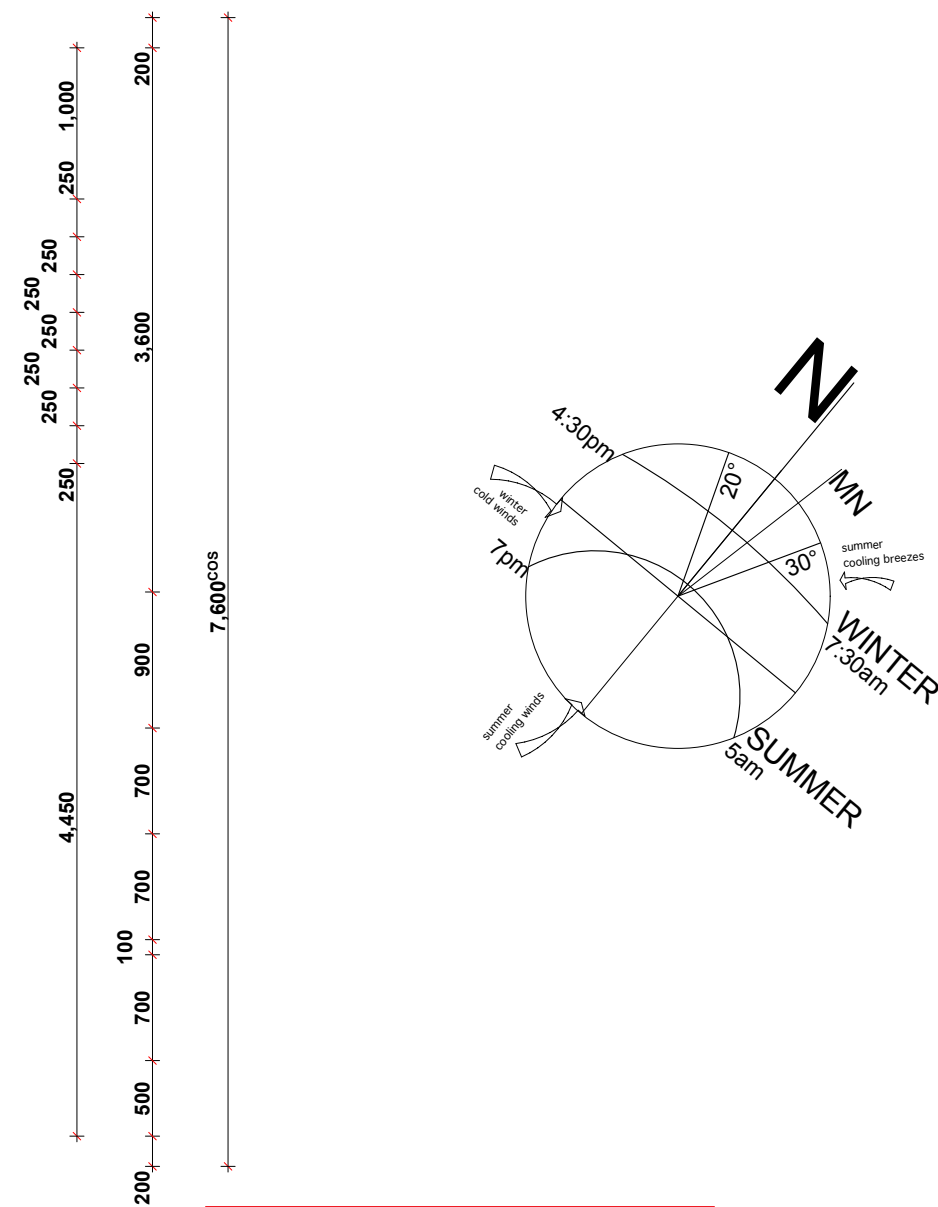
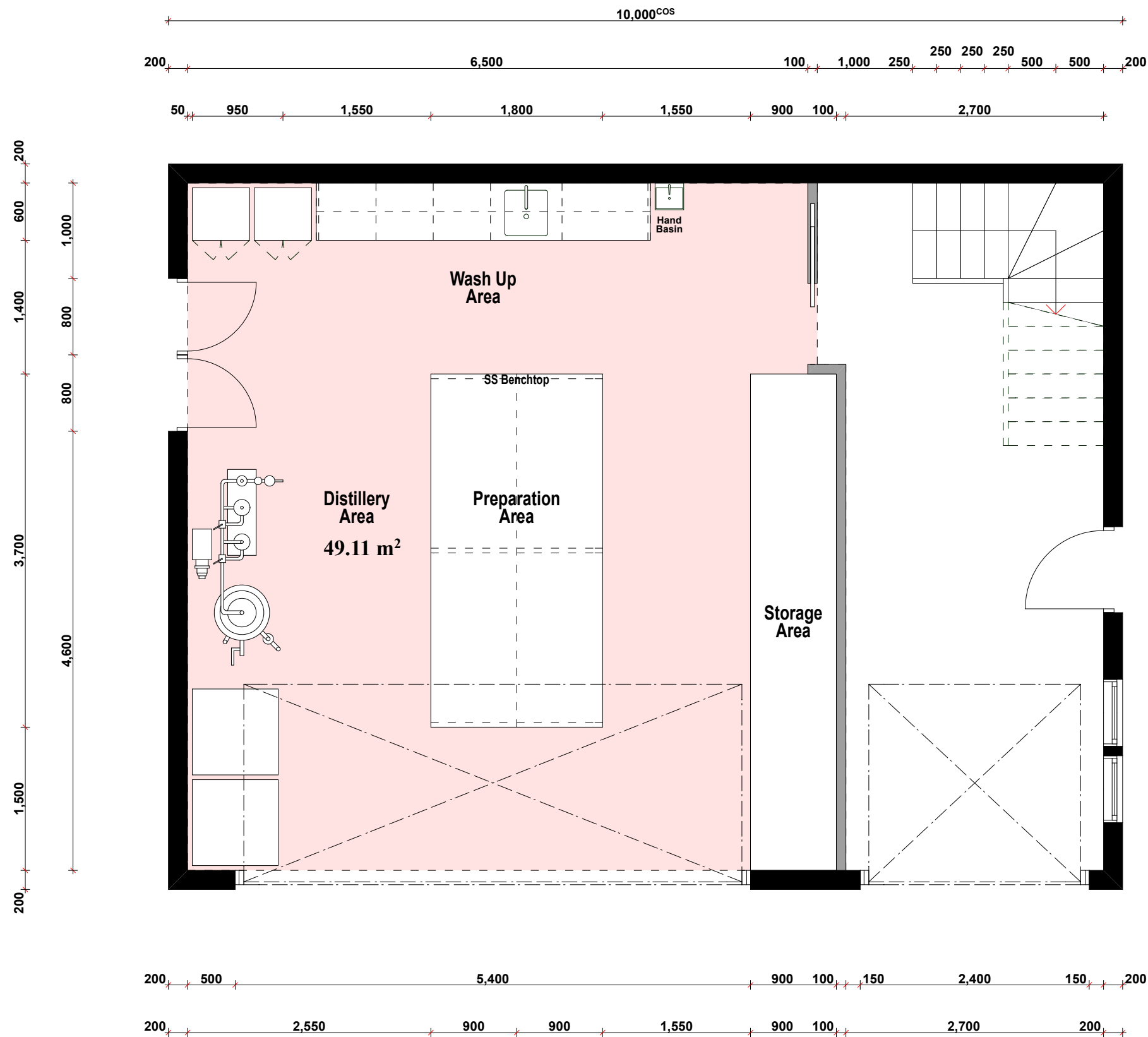
WIND ROSES

Sydney Airport AMO/
AWS: Source NSW
Bureau of Meteorology



Site Analysis Plan

<div>ISA DESiGNS</div> <div>Alon Musael</div>			This drawing and design is subject to copyright and may not be reproduced without prior written consent. Detail drawings are to be taken in preference to more general drawings. All dimensions to be verified on site prior to commencement of any work. All discrepancies shall be reported to the designer immediately.		<div>PROJECT:</div> <div>Alterations & Additions</div> <div>DP. 11594 Lot 36</div> <div>271 Powderworks Road Ingleside NSW 2101</div>	<div>CLIENT:</div> <div>Noble Craft Pty Ltd</div> <div>Julian Noble & Amir Halpert</div> <div>271 Powderworks Road Ingleside NSW 2101</div>	<div>Drawing Name:</div> <div>Site Analysis Plan</div>		<div>Date:</div> 29.06.2020	<div>Revision Description:</div>
			<div>FOR CONSTRUCTION</div>				<div>Sent:</div> 23.07.2020	Preliminaries & Schematic Design Client Review		
<div>Project No:</div> DA_200629	<div>Scale:</div> 1 : 750 @ A3	<div>Issue:</div> 2								
<div>Drawing No:</div> DA_004	<div>Drawn:</div> AM	<div>Revision:</div> B								



Proposed Garage Floor Plan

 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/1011

ISA DESIGNS

Alon Musael

Postal
Address
Mobile
Email

PO Box 7516
Bondi Beach NSW 2026
+61 451 867 426
alon@isadesigns.com.au



This drawing and design is subject to copyright and may not be reproduced without prior written consent. Detail drawings are to be taken in preference to more general drawings. All dimensions to be verified on site prior to commencement of any work. All discrepancies shall be reported to the designer immediately.

FOR CONSTRUCTION

PROJECT:

Alterations & Additions

DP. 11594 Lot 36

271 Powderworks Road
Ingleside NSW 2101

CLIENT:

Noble Craft Pty Ltd

Julian Noble & Amir Halpert

271 Powderworks Road
Ingleside NSW 2101

Drawing Name:

Proposed Garage Floor Plan

Project No: DA_200629

Drawing No: DA_006

Scale: 1 : 50 @ A3

Drawn: AM

Date: 29.06.2020

Sent: 23.07.2020

Issue: 2

Revision: B

Revision Description:

Preliminaries & Schematic Design
Client Review