

VERIFY ALL DIMENSIONS WITH
ACTUAL JOB SIZES AND
MODIFY WHERE NECESSARY
BEFORE COMMENCING SITE WORK
OR SHOP FABRICATION.

N°	DATE	REVISION
A	13/02/2023	for DA

at
808 HENRY LAWSON DRIVE
PICNIC POINT
NSW 2213
(Lot 6 in DP 607372)
(City of Canterbury Bankstown Council)

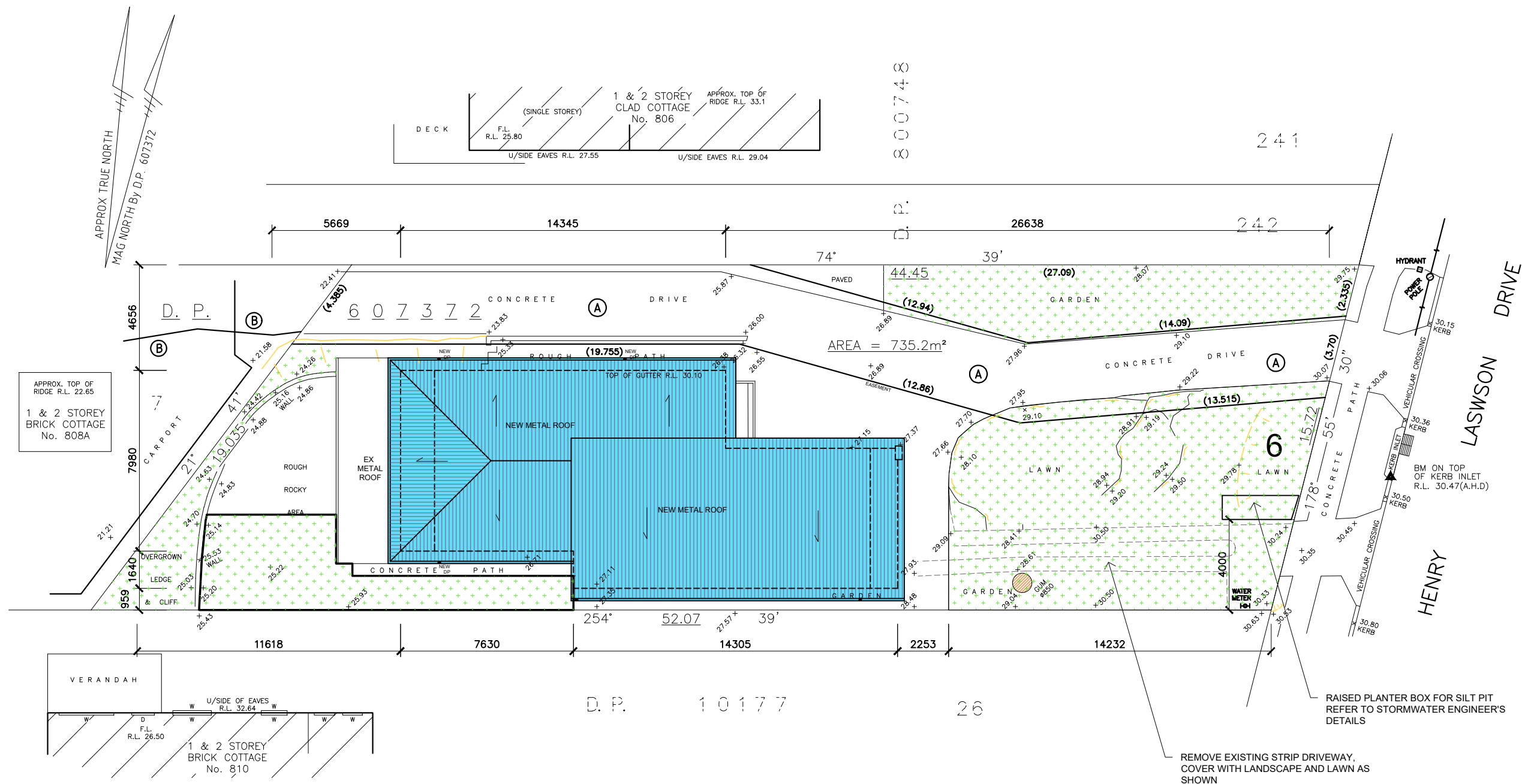
DRAWING TITLE

**ROBERT LEE ARCHITECTS
PTY LTD**
ABN 25 000 971 488

**CAMBRIDGE HOUSE
2 ROSE STREET HURSTVILLE**
NSW 2220

TELEPHONE: (02) 9570 1644
FACSIMILE: (02) 9570 3034

SHEET SIZE	A3	SCALE	1:200
DATE	Feb 2023	DRG No.	DA -02A
DRAWN BY	Fang Zhou		



- (A) RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 3.50 WIDE
- (B) EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES APPROX. POSITION

SITE AREA = 735.2 SQM
EXISTING GF AREA = 124.3 SQM
EXISTING BASEMENT AREA = 29.9 SQM (REMAIN UNCHANGED)
EXISTING CARPORT AREA =15.6 SQM
EXISTING LANDSCAPED AREA = 246.7 SQM (33.5% OF SITE AREA)

PROPOSED GF AREA = 90.7 SQM
 PROPOSED 1F AREA = 134.6 SQM
 PROPOSED GARAGE / WORKSHOP AREA = 68 SQM (NOT COUNT IN GFA)
 PROPOSED GFA = 255.2 SQM
 PROPOSED FSR=0.347:1
 PROPOSED LANDSCAPED AREA = 268.2SQM (36.5% OF SITE AREA)



PROPOSED SITE PLAN & ROOF PLAN